

PROJECT ENGINEER:
 LARVIN POLLOCK
 ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 (801) 718-5993
 LARVIN@ELEVATENG.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING ASPHALT	-----
EXISTING SIDEWALK	-----
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]

SITE DATA

LOT AREA:	27,878	SF± (0.64 ACRES)
BUILDING AREA:	7,400	SF± 18.8%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

ZONING: C-1 (COMMERCIAL)
 PERMITTED USE
 PARCEL ID#: 33101760430000

BUILDING DATA

SETBACKS:
 FRONT=0 FEET **30 FEET**
 REAR=0 FEET
 SIDE=0 FEET

PARKING TABULATION

REQUIRED: 1 SPACE FOR EACH 250 SQ FT OF FLOOR SPACE WHERE BUSINESS IS TRANSACTED (EXCLUDES STORAGE, RESTROOMS, OFFICE, ETC.)

PROVIDED: 32 STALLS
 1 ADA STALLS

ITEMS IN LEGEND NOT SHOWN ON PLAN. EXISTING CURB GUTTER, FENCE, SETBACK, SIDEWALK, ETC. NOT SHOWN.

VEHICLE PATH IS NOT WITHIN ROADWAY

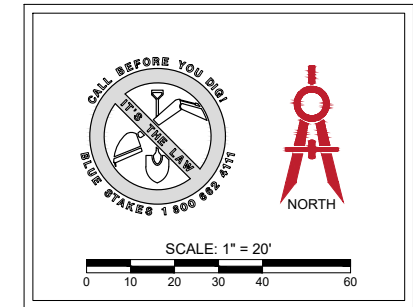
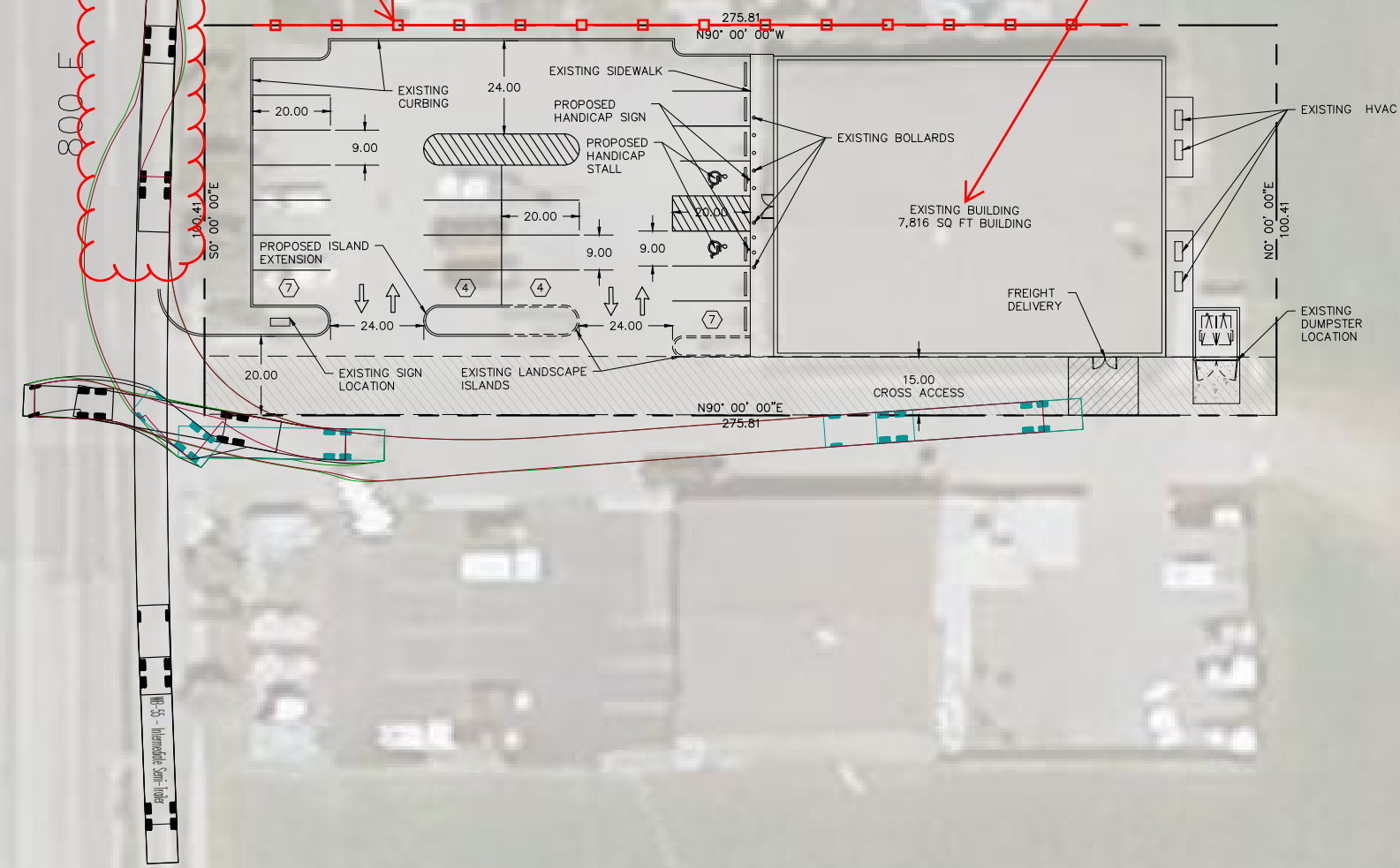
EXISTING FENCE

DIMENSIONS OF LOT DO NOT MATCH THE LEGAL DESCRIPTION ON DEED/PLAT

NEEDS TO AGREE

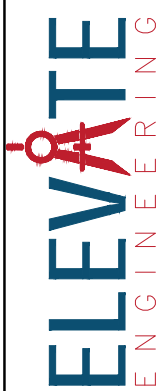
22 STALLS
 2 ADA

AT THE TIME OF PREPARATION THIS PROPERTY IS UNDER THE OWNERSHIP OF THE MICHAEL KEVIN MURPHY TRUST.

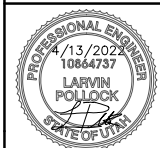


NO.	REVISIONS	BY	DATE

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O'REILLY AUTO PARTS
 SITE PLAN
 31 S 800 E, HYRUM, UT



SHEET:
C-1
 DATE:
 Apr 13, 2022