

MIXED-USE PROJECT INFORMATION

SITE: 1.99 ACRES (86,642 SQ.FT.) DENSITY: 28.6 DWELLING UNITS/ACRE

COMMERCIAL AREA

AREA AND TYPES OF UNITS:

6,300 SQ.FT. OFFICE/RETAIL

PARKING:

1 PER 300 SQ.FT. = 21 STALLS
 LESS 20% MIXED USE = 4 STALLS
 TOTAL COMMERCIAL REQUIRED = 17 STALLS
 TOTAL COMMERCIAL PROVIDED = 17 STALLS

RESIDENTIAL AREA

TYPES OF UNITS:

2-BEDROOM APARTMENTS
 1-BEDROOM (1A) APARTMENTS
 1-BEDROOM (1B) APARTMENTS

NUMBER OF UNITS BY LEVEL (IN BOTH BUILDINGS):

LEVELS	1	2	3	4	5	TOTAL	UNIT MIX
2-BEDROOM APARTMENTS	4	5	5	5	5	24	42%
1-BEDROOM (1A) APARTMENTS	4	6	6	6	6	28	49%
1-BEDROOM (1B) APARTMENTS	1	1	1	1	1	5	9%
	9	12	12	12	12	57	

195 APARTMENTS ON SITE

PARKING:

1.9 STALLS PER UNIT = 109 STALLS
 LESS 20% MIXED USE = 21 STALLS
 TOTAL RESIDENTIAL REQUIRED = 88 STALLS
 TOTAL RESIDENTIAL PROVIDED = 88 STALLS

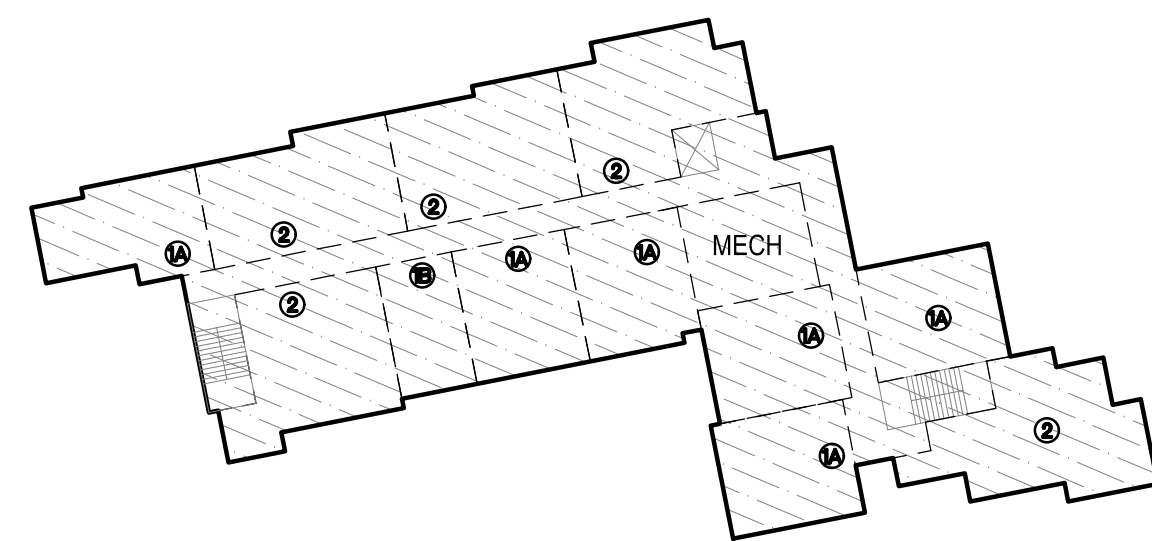
SHARED PARKING

119 TOTAL STALLS ON SITE

DURING BUSINESS HOURS, EMPLOYEES AND CUSTOMERS WILL USE 17 OF THE 119 STALLS.

OUTSIDE OF BUSINESS HOURS, LOT 08 RESIDENTIAL TENANTS WILL USE 88 STALLS AND NEIGHBORING RESIDENTIAL LOTS (LOT 7, LOT 9 AND LOT 13) MAY USE THE REMAINING 31 STALLS.

NOTE: THE 7 ADDITIONAL STREET STALLS ARE SHOWN ON THE SITE PLAN ARE NOT INCLUDED ABOVE.



L8-R1 Upper Floor Plans (Levels 2 through 5)

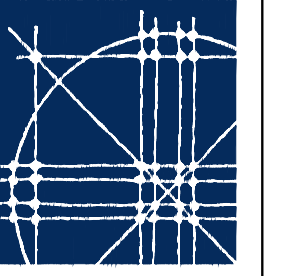
1" = 40'-0"
 (1" = 80'-0" ON 11x17 PAPER)



Red Bridge Lot 08 Ground Level - Site Plan

1" = 40'-0"
 (1" = 80'-0" ON 11x17 PAPER)

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RED BRIDGE STATION - LOT 08
 Payson, Utah
 SITE PLAN - LOT INFORMATION

Job #	
Dr. By	MTJ
Ch. By	
Rev. By	
Revisions	
Date:	PRELIMINARY
Sheet:	AS101
	of