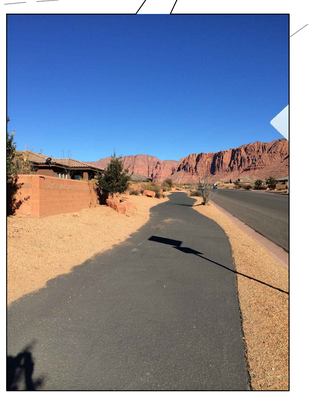








OWNER

Kendall Miller
622 North 1050 West
St. George, UT 84770
(435)680-5053

DEVELOPER

Development Solutions, Inc.
113 East 200 North #2
St. George, UT 84770
(435)628-2121

LEGAL DESCRIPTION:

Beginning at a point on the center section line, said point being South 00°41'20" West, 2018.22 Feet along the Center Section Line from the North One-Quarter Corner Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence South 00°41'20" West along said Center Section line, 671.86 Feet; thence North 89°06'57" West, 1338.23 Feet; thence North 00°46'21" East, 670.18 Feet; to a point on the extension of the Northerly boundary line of Lot 2, Block 17 of the St. George and Santa Clara Bench Irrigation Company Survey; thence along said lot 2 boundary and the Northerly boundary line of Lot 1, in said Block 17 and their extensions thereof, South 89°11'15" East, 1337.25 Feet to the Point of Beginning.
Containing: 20.56 Acres

SITE DATA:

TOTAL SITE AREA: 20.56 ACRES

PROPOSED ZONING: R-1-12.5 W/ SUBDIVISION ENHANCEMENT OVERLAY

BASE ALLOWABLE DENSITY: 0.8 X 20.56 X 43560 / 12500 = 57 DU
TOTAL OPEN SPACE/ADDITIONAL IMPROVED AREA: 2.05 ACRES (10% OF NET AREA, Not Including Required Right-of-way)
Consistency in Design Elements: +5%
Convenience in Layout, Variety of Lot Sizes, and Unique Features: +10%

ALLOWABLE DENSITY W/ 15% INCREASE: 57.32 X 1.15 = 65 DU

PROPOSED DWELLING UNITS: 65 DU

PROPOSED DENSITY: 65/20.56 = 3.16 DU/AC

NOTES:

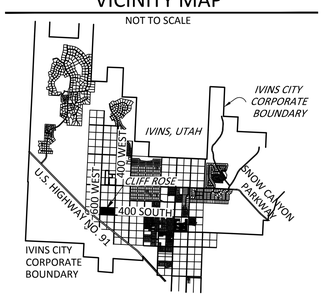
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO IVINS CITY STANDARDS.
2. ALL RESIDENTIAL STRUCTURES TO BE OF SIMILAR CONSTRUCTION.
3. ALL FRONT AND SIDE RESIDENTIAL YARD SPACES TO BE LANDSCAPED.
4. LANDSCAPE AREAS LOCATED ADJACENT TO 400 WEST, 600 WEST, AND 400 SOUTH STREETS TO BE PUBLIC. SAID AREAS TO INCLUDE XERISCAPE MATERIALS.
5. DECORATIVE CMU WALL TO BE CONSTRUCTED ON NORTHERLY PROJECT BOUNDARY ADJACENT TO RESIDENTIAL LOTS. CMU WALL CONSTRUCTION TO BE CONSTRUCTED WITH PHASED PLAN AS SHOWN.

50 0 50 100
SCALE IN FEET

N

VICINITY MAP

NOT TO SCALE

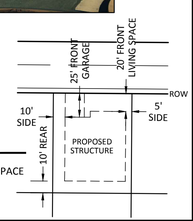


LEGEND:

- RIGHT-OF-WAY
- CENTERLINE
- PHASE BOUNDARY
- SWR — PROPOSED SANITARY SEWERLINE
- EX SWR — EXISTING SEWERLINE
- WTR WTR — PROPOSED WATERLINE
- IRR — PROPOSED IRRIGATION LINE
- EX WTR — EXISTING WATERLINE
- PROPOSED STORMDRAIN
- PROPOSED DECORATIVE CMU WALL W/ MIN. 1' OFFSETS @ 40' O.C. PER IVINS CITY STDS.
- 100W SPECTRA SP2 IND STREETLIGHT
- BOUNCE BOLLARD MODEL NO. BNB
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE

TYPICAL SETBACKS:

FRONT:	25' GARAGE, 20' LIVING SPACE
REAR:	10'
SIDE:	5', 10'
CORNER SIDE:	20'



REGISTERED PROFESSIONAL ENGINEER
KENDALL M. MILLER
NO. 187067
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CLIFFROSE SUBDIVISION IVINS, UT

SHEET NAME : PRELIMINARY PLAN

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE :	4/17/14
PM :	
DRAWN BY :	KMM
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	DR
SCALE :	1"=50'

SHEET NUMBER : 1