QUAIL COVE SUBDIVISION

FALCON COURT

EX SMH #1 10.10 VF
RIM = 3111.88
8" INV OUT = 3101.78

EX SMH #2 10.67 VF
RIM = 3110.27
8" INV IN = 3099.97
8" INV OUT = 3099.97
8" INV OUT = 3099.33

200 NORTH STREET

EX. 190 LF 8" SDR 35 @ 0.95%

60.0' RIGHT OF WAY

60.00' RIGHT OF WAY

S 89°39'43" E 643.63'

5.0' MEANDERING SIDEWALK

12.50' LANDSCAPE (R.O.W.)

50.03' 84.99' 90.01' 90.01' 90.01' 140.51' 44.83'

150' LANDSCAPE (HOA)

20.00' LANDSCAPE

15.00' LANDSCAPE (DEDICATED TO IVINS CITY)

8.25' RIGHT OF WAY

400 WEST STREET

66.0' RIGHT OF WAY

320.70'

1 10,007 S.F.
2 10,782 S.F.
3 11,368 S.F.
4 11,398 S.F.
5 11,332 S.F.
6 10,788 S.F.
7 (9,136 S.F.

320.06'

INSTALL SMH #1 60" 9.55 VF
RIM = 3104.03
8" INV IN = 3094.48
8" INV IN = 3094.68
8" INV OUT = 3094.48

534 LF 8" SDR 35 @ 0.95%

43.0' PUBLIC STREET

INSTALL SMH #2 48" 10.53 VF
RIM = 3110.33
8" INV OUT = 3099.80

97.37'

N 12°57'57" E

47.81' 32.43'

14 10,042 S.F.
13 10,857 S.F.
12 11,456 S.F.
11 11,460 S.F.
10 11,396 S.F.
9 10,759 S.F.
8 9,009 S.F.

S 12°19'47" W 146.83'

79.83' 85.19' 90.01' 90.01' 90.01' 139.29' 46.05'

N 89°22'08" W 643.63'

CONNECT 5.0' MEANDERING SIDEWALK

EX. 478 LF 8" SDR 35 @ 2.69%

TENAYA ESTATES SUBDIVISION

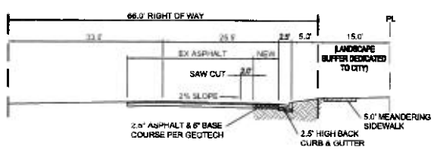
VICINITY MAP



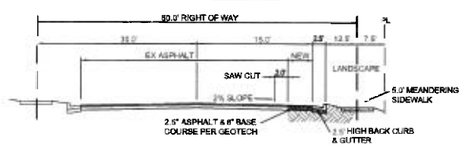
GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
1 inch = 30ft.

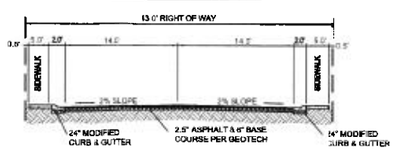
400 WEST CROSS SECTION



200 NORTH CROSS SECTION



43' STREET CROSS SECTION



CONTACT
PROPERTY OWNER:
WARD & JUDY GUBLER

AGENT:
MIKE & JOHN CROCKETT
435-229-3130

PROJECT INFO
TOTAL AREA: 4.73 ACRES
TOTAL UNITS: 14
DENSITY: 2.96 DU/ACRE
ZONING: R-1-10
PRIVATE STREET

CONCEPT PLAN
REDSTONE ESTATES
SUBDIVISION

BUSH & GUDGELL, INC.
Engineers Planners Surveyors
240 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: 7/07/14
DRAWN: SLR
APPROVED:
SCALE: 1" = 30'
JOB NO.: 14110B

CONCEPT PLAN
REDSTONE ESTATES
LOCATED IN IVINS, UT

SHEET 1 OF 1 SHEETS
FILE: 14110BBASE