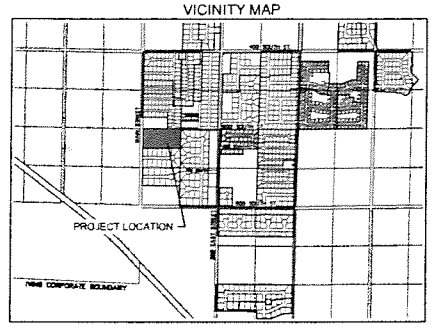
VICINITY MAP



LEGEND

- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- IRRIGATION VALVE
- EXISTING IRRIGATION LINE
- EXISTING STREET LIGHT
- EXISTING POWER LINE

NOTE NO ADDITIONAL STREET LIGHTS WILL BE INSTALLED WITH THIS PROJECT

DESERT BREEZE CONDOS

DEL CORONADO PHASE II

600 SOUTH 50' PUBLIC STREET

EXISTING 8" WATER LINE

MAIN STREET

EXISTING 42" STORM DRAIN

EXISTING 0" WATER LINE

EXISTING 72" STORM DRAIN

EXISTING 24" STORM DRAIN

EXISTING 18" STORM DRAIN

Lot	Area	Width	Depth
1	7,521 S.F.	89.86'	
2	7,500 S.F.	89.86'	83.85'
3	7,500 S.F.	89.68'	83.65'
4	7,500 S.F.	89.68'	83.65'
5	7,500 S.F.	95.37'	78.65'
6	8,937 S.F.	106.15'	85.00'
7	9,578 S.F.	98.32'	109.09'
8	7,500 S.F.	86.28'	86.28'
9	7,527 S.F.	89.66'	
10	7,500 S.F.	89.66'	
11	7,500 S.F.	89.86'	
12	7,560 S.F.	89.86'	
13	12,971 S.F.	86.55'	205.03'
14	7,511 S.F.	86.72'	86.70'
15	7,525 S.F.	86.86'	86.70'
16	7,540 S.F.	87.05'	86.70'
17	7,535 S.F.	104.05'	114.27'
18	12,013 S.F.	114.40'	68.70'
19	9,081 S.F.	85.00'	107.52'

DETENTION AREA

99.90'

110.33'

625 SOUTH

DISCOVERY SUBDIVISION

670 SOUTH

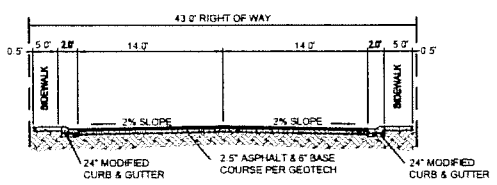
43' PUBLIC STREET

SAND CLIFFS SUBDIVISION

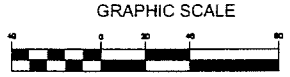
675 SOUTH STREET

CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORP

43' STREET CROSS SECTION



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PROJECT INFO
PROJECT AREA 4.61 ACRES
TOTAL LOTS 19
DENSITY 4.12 DU/AC
PROPOSED ZONING R-1-7.5

OWNER CONTACT
MIKE STEWART
962 E. PARUTE DRIVE
WASHINGTON, UT 84780
435-668-6646

CONCEPTUAL PLAN
RED CLIFF ESTATES

No.	Date	By	Revision

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

DATE 9/18/14 | DRAWN BLW | APPROVED | SCALE 1" = 40' | JOB NO. 141172

CONCEPT PLAN
RED CLIFF ESTATES
LOCATED IN IVINS, UT

SHEET 1 OF 1 SHEETS

FILE: 141172BASE