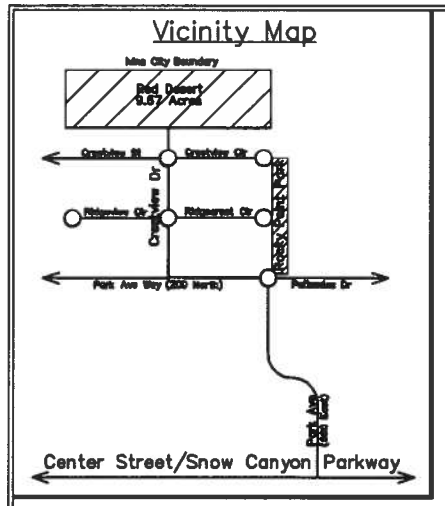
# RED DESERT CONCEPT PLAN
# PROPOSED RESIDENTIAL SUBDIVISION
# OCTOBER 20, 2016
# (9.67 ACRES)




Red Desert Initial Phases
Approximately 4.3 Acres
Western Street Alignment Plus 8 Lots
(Lots A–1 Through A–5, and B–6 Through B–8)

Red Desert Future Phases
Approximately 5.4 Acres
Eastern Street Alignment Plus 10, or 5 Lots
(Lots 9 Through 18, or Lots 9 Through 13)

N

Red Cliffs Desert Reserve/Snow Canyon State Park

Approved HCA Initial Phase Future Wall/Fence

Approved HCA Phased Future Wall/Fence

Approved HCA Phased Future Wall/Fence

Red Mountain Estates

Existing Block Wall along Western Boundary

20' Storm Drainage Easement

154.74' | 148.72' | 148.72' | 148.72' | 147.81' | 181.71' | 143.58' | 143.59'

181.05'

A–1 24,598 Sq Ft 0.56 Ac

A–2 23,504 Sq Ft 0.54 Ac

A–3 23,604 Sq Ft 0.54 Ac

9 23,549 Sq Ft 0.54 Ac

11 23,364 Sq Ft 0.54 Ac

Existing Pool

Existing Pool Pump House

Existing Home

13 28,873 Sq Ft 0.66 Ac

Existing Power Transformer

15 21,983 Sq Ft 0.50 Ac

17 22,698 Sq Ft 0.52 Ac

178.09'

Future Block Wall along Eastern Boundary

The Palisades at Snow Canyon

50.00'

43.00'

Western Street Alignment
(Total of 8 Lots on 4.3 Acres)
Roush Enterprises, LLC Parcel I–SB–18–C, 5.00 Acres

43.00'

Base Case Future Eastern Street Alignment
(10 Lots on 5.4 Acres for a Total of 18 Lots on 9.67 Acres)
Roush Enterprises, LLC Parcel I–SB–18–B–1, 2.65 Acres

43.00'

50.00'

Roush Enterprises, LLC Parcel I–SB–18–D–1, 2.02 Acres

166.10'

A–4 18,032 Sq Ft 0.41 Ac

A–5 14,831 Sq Ft 0.34 Ac

B–6 15,905 Sq Ft 0.37 Ac

B–7 15,905 Sq Ft 0.37 Ac

B–8 18,293 Sq Ft 0.42 Ac

127.89'

132.90'

10 19,018 Sq Ft 0.44 Ac

12 16,630 Sq Ft 0.38 Ac

14 16,630 Sq Ft 0.38 Ac

16 15,605 Sq Ft 0.36 Ac

18 18,211 Sq Ft 0.42 Ac

43.00'

38.00'

50.00'

166.35'

Entry Gate

Alternate Case Future Eastern Street Alignment
(5 Lots on 5.4 Acres for a Total of 13 Lots on 9.67 Acres)

38.00'

118.88' | 110.00' | 110.00' | 110.00' | 124.40' | 129.40' | 115.00' | 115.00' | 115.00' | 120.00'

50.00'

Existing Block Wall along Southern Boundary

Existing Block Wall along Southern Boundary

The Palisades Phase 2

The Palisades Phase 1

Existing Utility Access Note –
All Required Utilities for Red Desert Phase 1
are Stubbed at the Terminus of Crestview Dr

| Title | Graphic Scale (Feet) |
|---|---|
| Red Desert Concept Plan Submitted to Ivins City | |
| Drawn By – Robert Roush, Red Earth Development Co.<br>Date – October 20, 2016 | 100.00' 200.00' |