\\SERVER\BCE files\2017 PROJECTS\17-12 AHEY-SUPERIOR DEVELOPEMENT-IVINS\DWG\THE CROSSING AT RED DESERT ESTATES

N

W E

S

50 0 50 100

SCALE IN FEET

PROJECT DATA	
ZONING	RM RESIDENTIAL/MULTI FAMILY
THEME	41-8000 MIN. s.f. HIGH DENSITY LOTS WITH 1,200-2,000 s.f. HOMES
TOTAL PROPERTY SIZE	10.0490 ACRES
DENSITY	4.08 UNITS/ACRE
BUILDING SETBACKS	FRONT = 25' SIDE = 7.5' STREET SIDE = 25' REAR = 10'
ASSESSOR PARCEL NUMBER	1-6-2-7-110
ADDRESS	850 SOUTH MAIN

CONTACT INFORMATION

OWNER: V.E. MANAGEMENT & INVESTMENT
DEVELOPER: SUPERIOR DEVELOPMENT
1240 EAST 100 SOUTH #12
ST. GEORGE, UTAH 84770
CONTACT: THOMAS AHEY
702-280-5957

EXISTING 55MH
RIM ELEV=3003.69
IN ELEV=2990.50

EXISTING 49.5' R/W

800 SOUTH STREET

NE CORNER SEC. 7,
T42S, R16W, SLB&M

EXISTING 55VH
RIM ELEV=3001.66
IN ELEV=2976.66

EXISTING 55VH
RIM ELEV=3001.87
IN ELEV=2986.46

EXISTING 49.5' R/W

S88°48'01"E
1049.67'

S52°30'07"E
514.91'

LANDSCAPE BUFFER

43' PUBLIC ROAD

43' PUBLIC ROAD

MAIN STREET

902.52'

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
ADDITIONAL 5.75'
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41

PRIVACY WALL

PRIVACY WALL

24.75' 24.75'

21.5 21.5

50.00'

30'

EXISTING 100' R/W

NEW 10' WIDE TRAIL

HIGHWAY 91

Δ=8°49'45"
R=2922.28'
L=450.32'
T=225.61'

N43°40'22"W
429.07'

S0°37'13"W

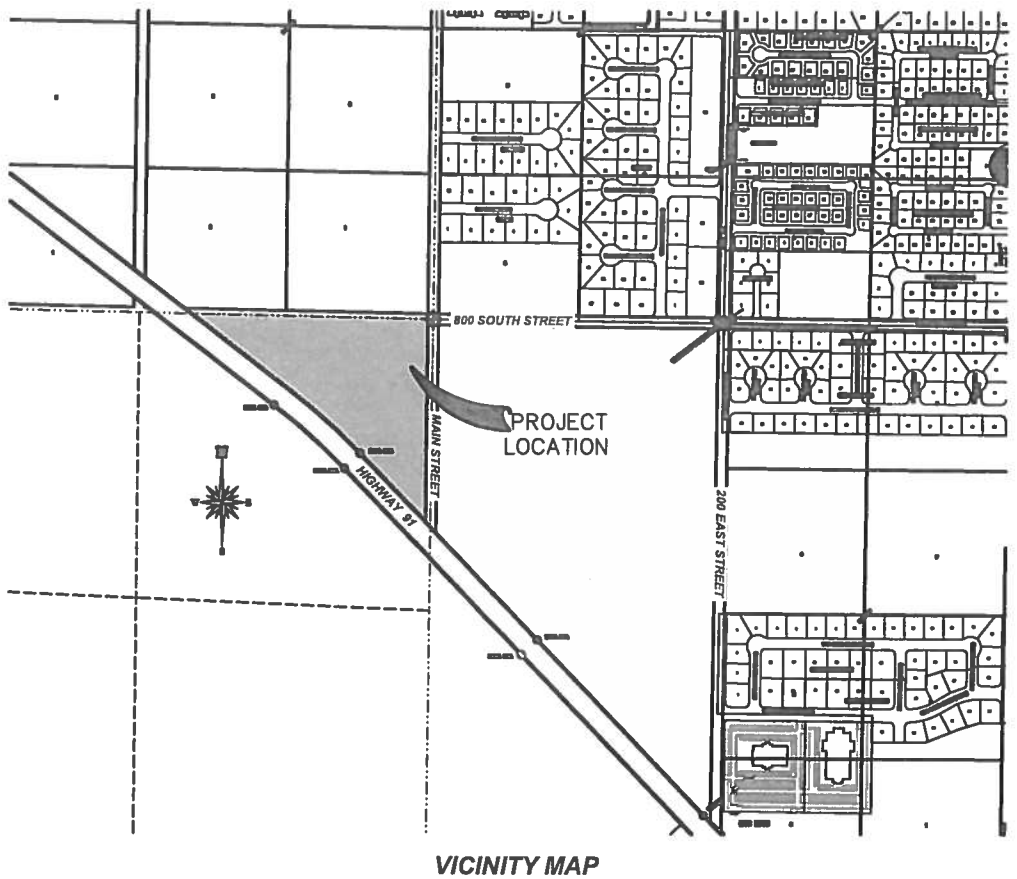
ADDITIONAL 5.75'

EXISTING 55VH
RIM ELEV=2991.16
IN ELEV=2985.61
OUT ELEV=2985.16

EXISTING 55VH
RIM ELEV=2999.71
OUT ELEV=2974.71

LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- SD — EXIST. STORM DRAIN
- W — EXIST. WATERLINE
- S — EXIST. SEWER
- EXIST. FENCE
- EXIST. OVERHEAD POWER
- EXIST. PHONE
- SECTION CORNER
- FOUND R/C (OR AS NOTED)



VICINITY MAP
(NO SCALE)

THE CROSSINGS AT RED DESERT ESTATES

41 LOTS

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
180 WEST 800 SOUTH, UNIT 6
ST. GEORGE, UTAH 84770
(435) 652-4700 FAX (435) 652-4705

CONCEPT PLAN
FOR
THE CROSSINGS AT RED DESERT ESTATES
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : MARCH 2017
JOB NO. : 17-08
SCALE : 1"=50'
SHEET NO. : CONCEPT