SITE NOTES

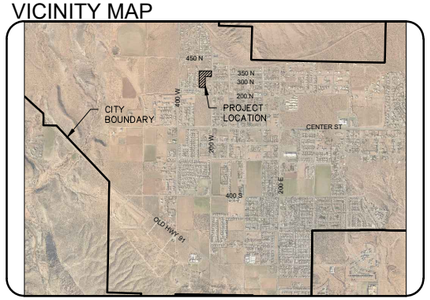
OWNER/DEVELOPER/APPLICANT
FRED & AUDREY LLC
P.O. BOX 655
MONA, UTAH 84645

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
APPROXIMATELY 200 WEST 325 NORTH
IVINS, UTAH 84738

PLAT: T41S, R16W, SEC31, SLBM
ASSESSOR PARCEL: I-SB-15-A-1-H-2-A, I-SB-15-A-1-H-3

VICINITY MAP



N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft. (22x34 SHEET)
1 inch = 60 ft. (11X17 SHEET)

350 NORTH
300 NORTH
200 WEST (55' ROW)
PRIVATE STREET
GAP IN DEEDS
325 NORTH
TALON COURT
I-SB-15-A-1-N
I-SB-15-A-1-H-3
I-SB-15-A-1-H-2-A
I-SB-15-A-1-D-1
I-SB-15-A-5
LOT 1 I-LMF-1
LOT 2 I-LMF-2
LOT 1 HARDY SUBD.
LOT 1 15468 SF
LOT 2 14521 SF
LOT 3 14536 SF
LOT 4 14346 SF
LOT 5 12130 SF
LOT 6 19913 SF
LOT 7 10462 SF
LOT 8 34826 SF
LOT 9 13421 SF
LOT 10 14002 SF
25' INGRESS/EGRESS EASEMENT
20' SEWER EASEMENT
N89°27'51"E 938.00
154.7'
99.8'
100.0'
93.7'
155.7'
155.3'
134.1'
175.6'
126.0'
146.1'
26.0'
80.3'
90.2'
112.7'
110.8'
124.6'
135.2'
88.5'
109.9'
103.4'
125.9'
233.4'
132.9'
125.3'
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
17+86
36
35
34
33
32

REVISIONS

NO.	DATE	BY	DESCRIPTION

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: CONCEPT PLAN
PROJECT: HARDY SUBDIVISION AMENDED AND EXTENDED IVINS, UTAH

PROJECT #	1235-01
NAME	JTM
DATE	MARCH 29, 2017
SCALE	AS NOTED
SHEET	1
	1 OF 1
FILE	1235-01 EXH.dwg

P:\1235-01 Jeff Richards Ivins Subdivision\Drawings\Exhibit Drawings\1235-01 EXH.dwg, CONCEPT PLAN, 3/29/2017 6:57:30 AM, jmadsen, DWG To PDF.pc3