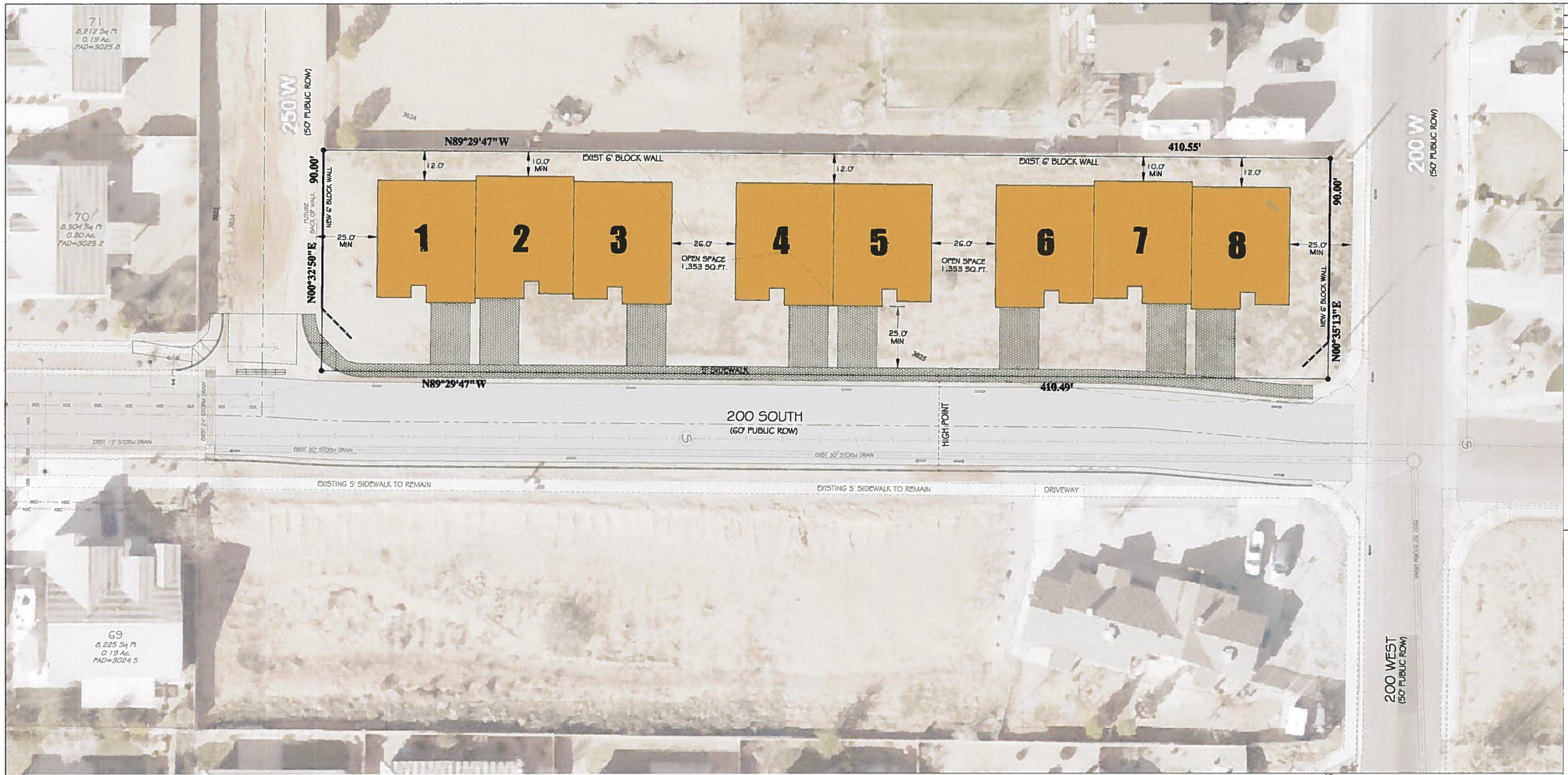
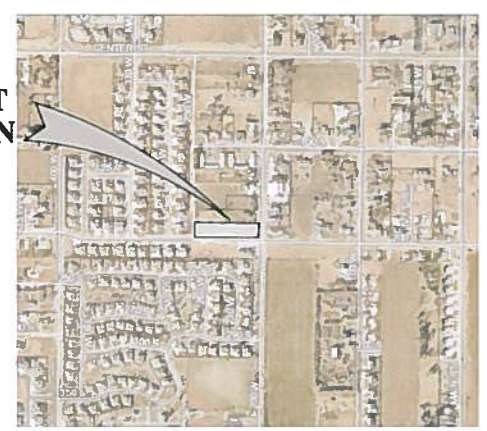


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BLUE STAKES | UTAH LOCATION CENTER (UTTAH)

LEGEND

- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = EXISTING WATER SERVICE
- = EXISTING SEWER SERVICE
- = PROPOSED WALL
- = DIRECTION OF FLOW
- = PROPERTY CORNER

PROJECT LOCATION



VICINITY MAP

N.T.S.

WESTBROOK
TOWNHOMES

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 36,943 SQ.FT. = 100.00%
4.) BUILDING AREA = 15,440 SQ.FT. = 41.8%
5.) SIDEWALKS & DRIVEWAYS = 5,007 SQ.FT. = 13.5%
6.) LANDSCAPE AREA = 16,496 SQ.FT. = 44.7%
7.) OPEN SPACE REQUIRED = 2,000 SQ.FT.
OPEN SPACE PROVIDED = 2,706 SQ.FT.

PROPERTY INFO

PROPERTY ADDRESS = 1-5B-3S-K
200 SOUTH & 200 WEST
IVINS, UTAH 84738

CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

OWNER / BUILDER:

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256-3034

DATE:	7/10/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

SCALE: 1" = 20'

CONCEPT PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
7/11/2017
License No. 382888
Marc R. Fonger
STATE OF UTAH

SHEET
CPT