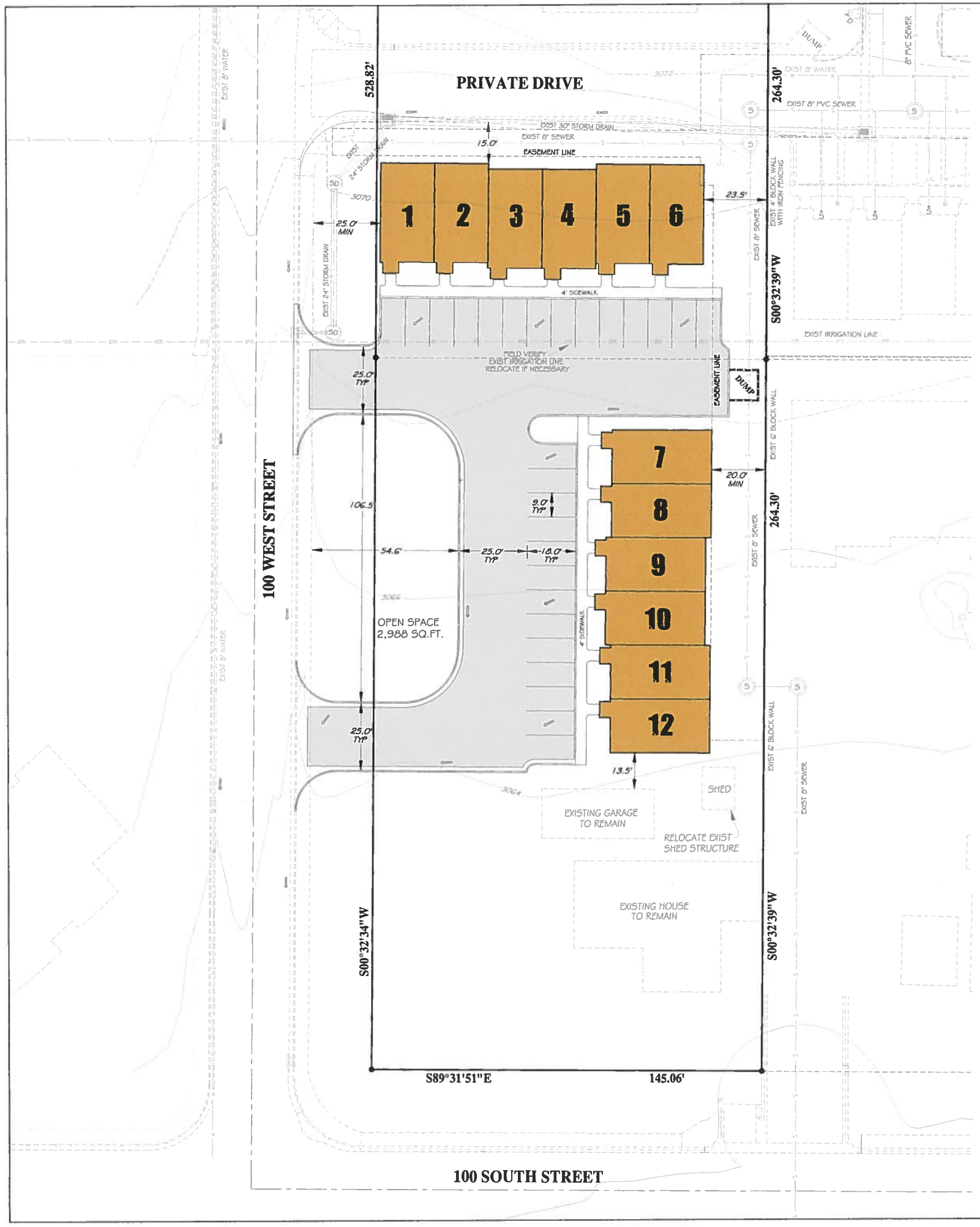


KAY'S COURT TOWNHOMES

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 41,083 SQ.FT. =100.00%
4.) BUILDING AREA = 9,168 SQ.FT. = 22.3%
5.) PARKING, SIDEWALKS & PATIOS = 16,134 SQ.FT. = 39.3%
6.) LANDSCAPE AREA = 15,781 SQ.FT. = 38.4%
7.) OPEN SPACE REQUIRED = 2,800 SQ.FT.
OPEN SPACE PROVIDED = 2,988 SQ.FT.
8.) DENSITY = 12 UNITS / 0.943 ACRES = 12.72 UNITS / ACRE
9.) PARKING = 12 UNITS X 2 / UNIT = 24 SPACES REQUIRED
24 SPACES PROVIDED
10.) GUEST PARKING = 12 UNITS X 0.25 / UNIT = 3 SPACES REQUIRED
3 SPACES PROVIDED

LEGEND

3021 = EXISTING 1' CONTOUR
3020 = EXISTING 5' CONTOUR
W = EXISTING WATER LINE
S = EXISTING SEWER LINE
IR = EXISTING IRRIGATION LINE
= PROPOSED WALL
= DIRECTION OF FLOW
= PROPERTY CORNER

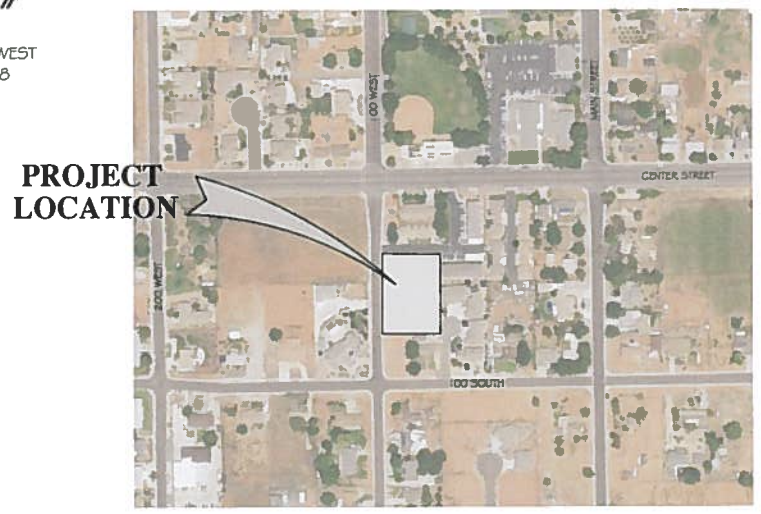
AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER, U.UT.

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # I-30
50 SOUTH & 100 WEST
IVINS, UTAH 84738

OWNER / DEVELOPER:
ROBERT ENCE
362 S 200 E
IVINS, UTAH 84738
435-467-5523

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



VICINITY MAP

N.T.S.

DATE:	9/5/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	RENCE

SCALE: 1" = 20'

CONCEPT PLAN
KAY'S COURT TOWNHOMES
ROBERT ENCE
IVINS, UTAH 84738

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

PROFESSIONAL ENGINEER
9/5/2017
License No. 322888
Marc R. Fonger
Marc R. Fonger
STATE OF UTAH

SHEET
CP