RED MOUNTAIN VISTAS



VICINITY MAP

N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111

PROPERTY INFO

PROPERTY ADDRESS = I-SB-56-A
HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

OWNER / DEVELOPER:

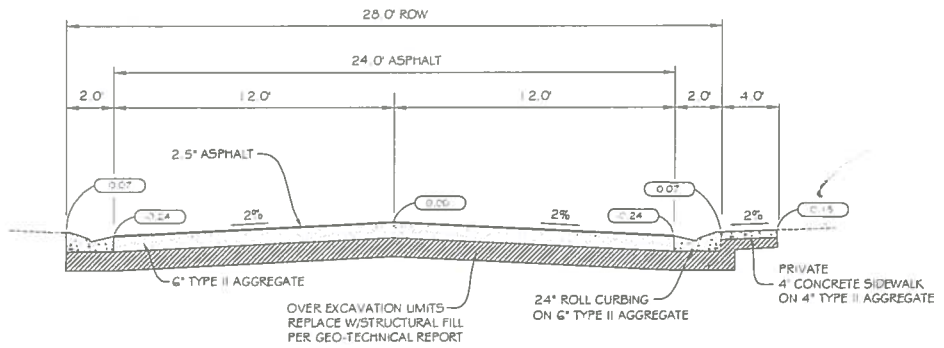
DUCHMAN LAND HOLDINGS
4000 RACHEL DRIVE
SANTA CLARA, UTAH 84765
BLAKE FREI
435-680-3985

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 346,239 SQ.FT. = 100.00%
4.) BUILDING AREA = 82,778 SQ.FT. = 23.9%
5.) ROADWAYS, SIDEWALKS, DRIVEWAYS & PARKING = 108,444 SQ.FT. = 31.3%
6.) LANDSCAPE AREA = 155,017 SQ.FT. = 44.8%
7.) OPEN SPACE REQUIRED = 15,000 SQ.FT.
OPEN SPACE PROVIDED = 16,511 SQ.FT.
8.) DENSITY = 72 UNITS / 7.948 ACRES = 9.05 UNITS / ACRE
9.) GUEST PARKING = 72 UNITS X 0.25/UNIT = 18 SPACES REQUIRED
19 SPACES PROVIDED

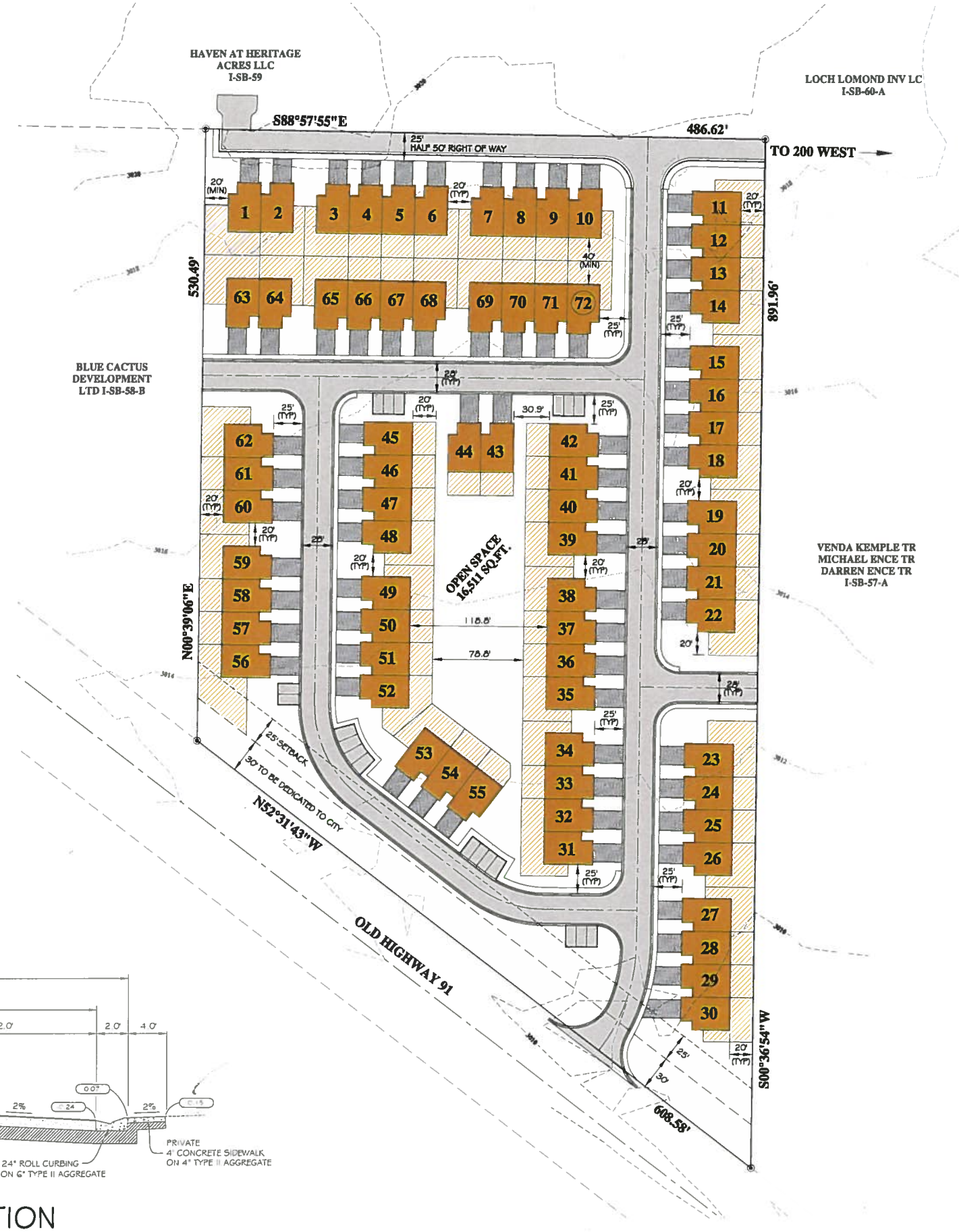
LEGEND

- 3014 = EXISTING 2' CONTOUR
- 3020 = EXISTING 10' CONTOUR
- = PROPERTY CORNER
- = PRIVATE (BUILDING AREA)
- = PRIVATE (BACK YARD AREA)
- = LIMITED COMMON
- = COMMON
- = COMMON (ASPHALT AREA)



ROADWAY SECTION

N.T.S.



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: 11/4/2017
DRAWN: AA
APPROVED:
SCALE: 1"=50'
JOB NO. 17

RED MOUNTAIN VISTAS
CONCEPT PLAN
OLD HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

SHEET 1 OF 1 SHEETS
FILE: CONCEPT