

SITE NOTES

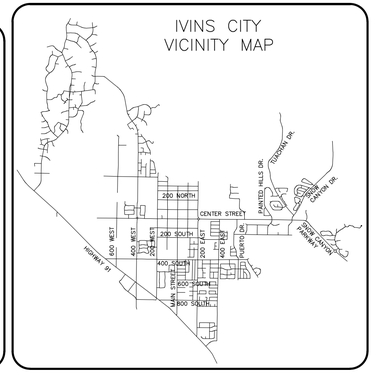
OWNER/DEVELOPER/APPLICANT
AMERICAN HERITAGE HOMES
PO BOX 669
WASHINGTON, UTAH 84780
PH. (435) 272–2824

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628–6500
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PROJECT LOCATION
400 WEST 400 SOUTH
IVINS, UT 84738
PLAT: T42S, R16W, SEC6, SLBM
ASSESSOR PARCEL: I–SB–59

DENSITY CALCULATIONS (R-1-10)
NET AREA: 20.47 AC (891,673 SF)
(891,673 SF X 80%) / 10,000 SF
71 LOTS ALLOWED
62 LOTS SHOWN

IVINS CITY
VICINITY MAP



LEGEND

- OHP — EXISTING OVERHEAD POWER LINE
- S — S — EXISTING 8" SEWER LINE
- W — W — EXISTING WATER LINE (SIZE INDICATED)
- SD — SD — EXISTING STORM DRAIN LINE
- X — X — EXISTING FENCE
- EXISTING IMPROVEMENTS
- EXISTING PROPERTY LINE
- NEW OPEN SPACE & LANDSCAPE AREA
- NEW OPEN SPACE & DETENTION AREA
- EXISTING POWER POLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SIGN

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C42	16.91	20.00	48.45
C43	29.21	55.00	30.43
C44	48.13	55.00	50.13
C45	48.13	55.00	50.13
C46	7.20	55.00	7.50
C47	31.36	20.00	89.84
C48	25.54	179.50	8.15
C49	28.37	179.50	9.05
C50	2.28	179.50	0.73
C51	63.01	360.67	10.01
C52	44.26	360.67	7.03
C53	4.09	360.67	0.65
C54	14.05	25.40	31.68
C55	17.33	321.50	3.09
C56	81.92	321.50	14.60
C57	3.54	278.50	0.73
C58	83.41	278.50	17.16
C59	22.77	14.50	89.97
C60	22.78	14.50	90.03
C61	10.39	14.50	41.06

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C62	35.14	55.00	36.60
C63	67.57	55.00	70.39
C64	62.43	56.23	63.61
C65	10.39	14.50	41.06
C66	22.78	14.49	90.07
C67	39.26	25.00	89.97
C68	19.68	15.00	75.16
C69	30.63	19.50	90.00
C70	19.66	15.00	75.09
C71	31.44	20.00	90.07
C72	19.71	15.00	75.28
C73	22.75	14.50	89.88
C74	19.71	15.00	75.29
C75	22.75	14.50	89.88
C76	23.33	14.50	92.18
C77	19.65	15.00	75.05
C78	19.71	15.00	75.28
C79	30.57	19.50	89.81
C80	19.57	15.00	74.75
C81	22.81	14.50	90.12

PARCEL CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C82	19.69	15.00	75.20
C83	19.69	15.00	75.20
C84	30.63	19.50	90.00
C85	19.68	15.00	75.16
C86	22.78	14.50	90.00
C87	39.28	25.00	90.03

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L47	20.36	S89° 17' 29"E
L48	38.00	S89° 06' 37"E
L49	20.34	S89° 06' 37"E
L50	26.16	S89° 06' 37"E
L51	36.00	S89° 06' 37"E
L52	19.00	S89° 06' 37"E
L53	33.20	S89° 06' 37"E
L54	25.00	S89° 06' 37"E
L55	33.00	S89° 06' 37"E
L56	22.00	S89° 06' 37"E
L57	39.50	S89° 06' 37"E
L58	15.00	S89° 06' 37"E
L59	21.52	S0° 41' 10"W
L60	29.34	S0° 41' 10"W
L61	31.31	N89° 21' 14"W
L62	17.81	S89° 18' 42"E
L63	20.00	S89° 18' 42"E
L64	20.00	S89° 18' 42"E
L65	40.00	S89° 18' 42"E
L66	11.13	S89° 18' 42"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L67	8.87	S89° 18' 42"E
L68	20.00	N55° 37' 03"E
L69	40.00	N55° 37' 03"E
L70	20.00	N55° 37' 03"E
L71	40.00	N55° 37' 03"E
L72	4.58	S89° 18' 40"E
L73	28.02	N0° 41' 20"E
L74	38.50	N0° 41' 20"E
L75	22.00	N0° 41' 20"E
L76	24.67	N0° 41' 20"E
L77	33.33	N0° 41' 20"E
L78	17.00	N0° 41' 20"E
L79	33.24	N0° 47' 58"E
L80	17.76	N0° 28' 55"E
L81	18.00	N0° 41' 20"E
L82	20.08	N0° 41' 20"E
L83	28.02	N0° 41' 20"E
L84	0.00	N0° 41' 20"E
L85	41.70	N0° 41' 20"E
L86	22.00	N0° 41' 20"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L87	19.54	N0° 41' 20"E
L88	4.46	N0° 41' 20"E
L89	35.54	N0° 41' 20"E
L90	26.21	N0° 41' 29"E
L91	17.50	N0° 41' 20"E
L92	50.75	N0° 41' 20"E
L93	8.00	N0° 41' 20"E
L94	4.50	N89° 16' 59"W
L95	4.50	N89° 21' 20"W
L96	3.14	S0° 39' 37"W
L97	20.75	N89° 16' 59"W
L98	4.50	S0° 43' 01"W
L99	4.50	N89° 09' 52"W
L100	4.50	S0° 43' 54"W
L101	4.50	S0° 43' 01"W
L102	4.50	N89° 09' 49"W
L103	4.50	S89° 09' 49"E
L104	4.50	S89° 16' 59"E
L105	19.00	N0° 41' 20"E
L106	26.00	N0° 41' 20"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L107	9.99	N0° 41' 20"E
L108	5.01	N0° 41' 20"E
L109	22.00	N0° 41' 20"E
L110	36.00	N0° 41' 20"E
L111	20.87	N0° 41' 20"E
L112	38.65	N0° 41' 20"E
L113	23.00	N6° 41' 25"W
L114	25.58	N11° 34' 33"W
L115	4.50	S89° 19' 14"E

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
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TITLE: PRELIMINARY PLAN

PROJECT: THE HAVEN AT HERITAGE ACRES SUBDIVISION
IVINS, UTAH

PROJECT #	1274-01
NAME	JTM
DATE	OCTOBER 31, 2017
SCALE	AS NOTED
SHEET	1 OF 4
FILE	1274-01 Preliminary Plan.dwg

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