CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-E

CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-D-1

HIGHWAY 91

RICHARD B & SHERON S
HAFEN TRUST
PARCEL ID # I-SB-54-A

KWAVASA DR.
(60' ROW)

COWICHAN, LLC.
PARCEL ID # I-SB-52-A-1

JKE, L.C. et. al
PARCEL ID # I-6-2-6-330

N58° 49' 23"W 315.94'
S39° 15' 14"W 298.60'
S0° 46' 28"W 46.45'
R=970.00'
L=201.51'
Δ=11°54'10"
T=101.12'
R=1030.00'
L=244.74'
Δ=13°36'50"
T=122.95'
N89° 22' 59"W 677.27'
S1° 26' 50"W 199.20'
S37° 47' 21"E 165.96'
R=475.00'
L=227.98'
Δ=27°29'57"
T=116.23'
S89° 22' 59"E 342.11'
R=275.00'
L=181.02'
Δ=37°42'58"
T=93.93'
N52° 54' 03"E 33.56'
NORMANDY RD.
(60' ROW)
N37° 05' 57"W 65.82'
N52° 54' 03"E 50.47'
R=275.00'
L=74.08'
Δ=15°26'07"
T=37.27'
R=25.00'
L=39.05'
Δ=89°30'04"
T=24.78'
N37° 27' 56"E 265.49'
EARL ROAD
(50' ROW)

1	18,165 S.F. 0.42 AC	2	13,284 S.F. 0.30 AC
3	16,331 S.F. 0.37 AC	4	10,814 S.F. 0.25 AC
5	12,639 S.F. 0.29 AC	6	11,055 S.F. 0.25 AC
7	9,693 S.F. 0.22 AC	8	9,881 S.F. 0.23 AC
9	15,036 S.F. 0.35 AC	10	18,893 S.F. 0.43 AC
11	15,795 S.F. 0.36 AC	12	12,912 S.F. 0.30 AC
13	15,601 S.F. 0.36 AC	14	13,810 S.F. 0.32 AC
15	14,248 S.F. 0.33 AC	16	17,508 S.F. 0.40 AC
17	16,530 S.F. 0.38 AC	18	18,406 S.F. 0.42 AC

2.65 ACRES

5.00 ACRES

(43' ROW)

(50' ROW)

LEGEND:

- PROPOSED RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED STREET CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 2660 EXISTING CONTOUR LINE
- SWR PROPOSED SEWER LINE
- WTR PROPOSED WATER LINE
- IRR EXISTING IRRIGATION LINE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

SAGE COVE SITE DATA:

PARCEL ID:	I-6-2-6-325, I-6-2-6-326
ZONING:	RE-12.5 LOT AVERAGING OVERLAY
TOTAL DWELLING UNITS:	18 UNITS
SITE AREA:	7.65 ACRES
DENSITY:	2.24 DU/AC

OWNER

QUALITY DEVELOPMENT, LLC. et. al.
1472 E 3950 SOUTH
ST. GEORGE, UTAH 84790

DEVELOPER

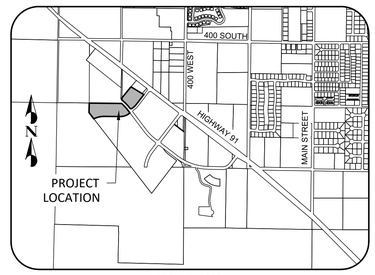
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

N

50 0 50 100
SCALE IN FEET



VICINITY MAP
SCALE: 1" = 1500'

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : SAGE COVE
NORMANDY RD & EARL RD IVINS, UT 84738
SHEET NAME : CONCEPT PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

DATE :	JUNE 2018
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	16-039
SCALE :	1" = 50'

SHEET NUMBER :

CP-1

1 OF 1 TOTAL