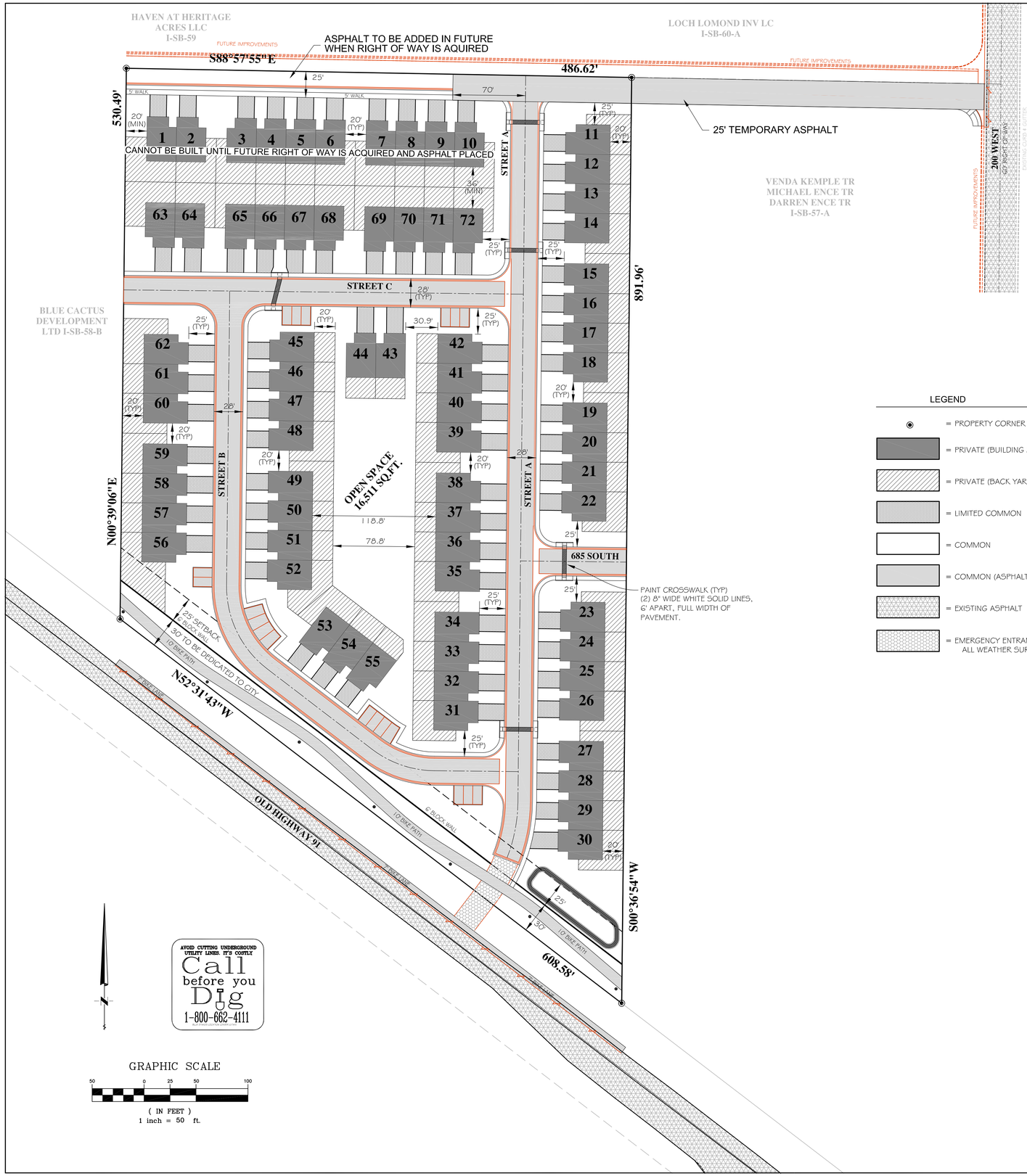


LEGEND

- = PROPERTY CORNER
- = PRIVATE (BUILDING AREA)
- = PRIVATE (BACK YARD AREA)
- = LIMITED COMMON
- = COMMON
- = COMMON (ASPHALT AREA)
- = EXISTING ASPHALT
- = EMERGENCY ENTRANCE / EXIT ALL WEATHER SURFACE

DEVELOPER:
DUCHMAN LAND HOLDINGS
4000 RACHEL DRIVE
SANTA CLARA, UT 84765

CONTACT:
BLAKE FREI
(435) 680-3985

BOUNDARY DESCRIPTION

REF # 00488304 BOOK 876 PAGE 361

THE WEST HALF (W1/2) OF LOT 2 AND 9 AND THAT PART OF THE EAST QUARTER (E1/4) OF LOT 4 WHICH LIES NORTH OF HIGHWAY 91, BLOCK 21, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN.

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

NOTE:

1. SIGNAGE IS UNDER SEPARATE PERMIT.

2. SEE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS FOR FOUNDATION AND PAD DETAIL.

BUSH & GUDGELL, INC.
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www.bushandgudgell.com

No	Date	By	Revision

DATE: MARCH 2016
DRAWN: MDS
APPROVED: AMP
SCALE: 1"=50'
JOB NO. 171.0929

SITE PLAN
RED MOUNTAIN VISTAS TOWNHOMES
LOCATED IN IVINS, UTAH

SHEET
C2

FILE: MDS MASTER BASE