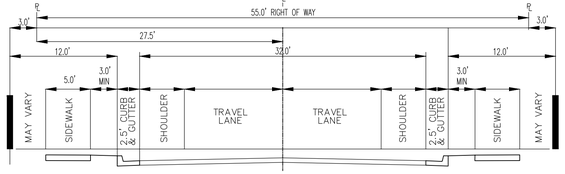
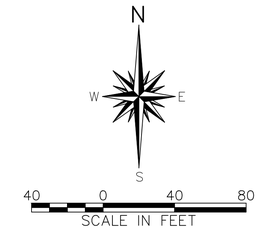
THE CROSSINGS AT RED DESERT ESTATES



RESIDENTIAL COLLECTOR
NOT TO SCALE





LEGEND

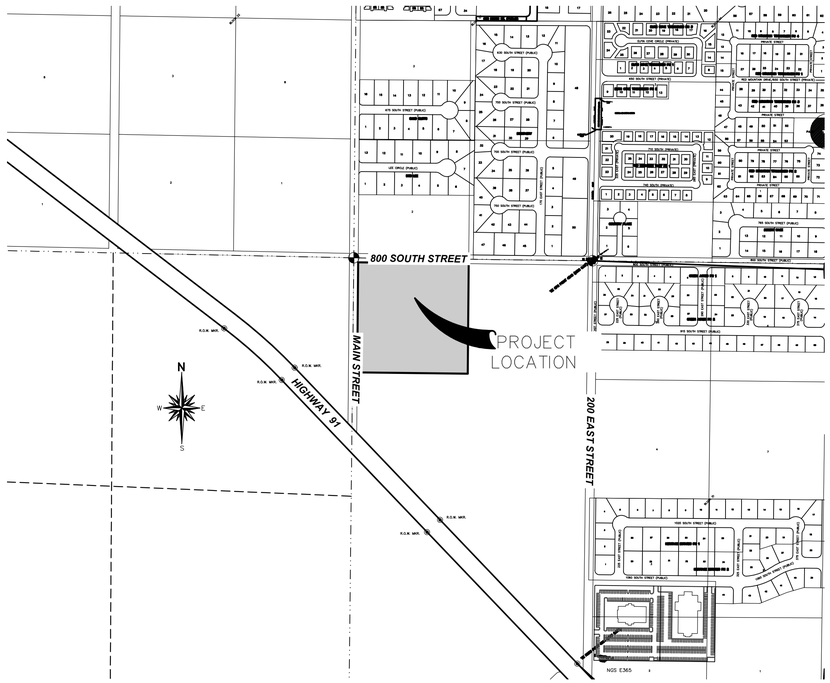
- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- SD — EXIST. STORM DRAIN
- W — EXIST. WATERLINE
- S — EXIST. SEWER
- X — EXIST. FENCE
- OHP — EXIST. OVERHEAD POWER
- T — EXIST. PHONE
- EXIST. SEWER MANHOLE
- EXIST. STORMDRAIN MANHOLE
- SECTION CORNER
- FOUND R/C (OR AS NOTED)
- BBQ
- BENCH
- PICNIC TABLE
- 8' X 10' TRASH ENCLOSURE

PROJECT DATA

ZONING	RM RESIDENTIAL/MULTI FAMILY
THEME	156-2 STORY 1,480 s.f. TOWNHOUSES
TOWNHOMES	114 UNITS
DENSITY	6.7075 acres 6 UNITS/ACRE
TOTAL PROPERTY SIZE	10.2635 acres GROSS 9.4763 acres NET
6,000 sq. ft. LOTS	30 UNITS
BUILDING SETBACKS	FRONT STREET = 25' SIDE = 10' REAR = 10'
USABLE OPEN SPACE	29,525 sq. ft.
TOWNHOME PARKING SPACES	252 REQ. 252 PROVIDED
LOT PARKING SPACES	60
ASSESSOR PARCEL NUMBER	1-6-2-8-4440
ADDRESS	850 SOUTH MAIN

CONTACT INFORMATION

OWNER: V.E. MANAGEMENT & INVESTMENT
DEVELOPER: SUPERIOR DEVELOPMENT
1240 EAST 100 SOUTH #12
ST. GEORGE, UTAH 84770
CONTACT: THOMAS AHEY
702-280-5957



VICINITY MAP

(NO SCALE)

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

CONCEPT PLAN
FOR
THE CROSSINGS AT RED DESERT ESTATES
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

PRELIMINARY FOR REVIEW ONLY 1-17-19

CHECKED BY : MB
DRAWN BY : SWB
DATE : JANUARY 2020
JOB NO. : 19-98
SCALE : 1"=40'
SHEET NO. : CONCEPT

\\SERVER\BCE files\2019 PROJECTS\19-98 Superior Development, The Crossing at Red Desert\DWG\CROSSINGS DRONE LOCATION 2-3.dwg, 1/17/2020 11:28:16 AM, 1:1