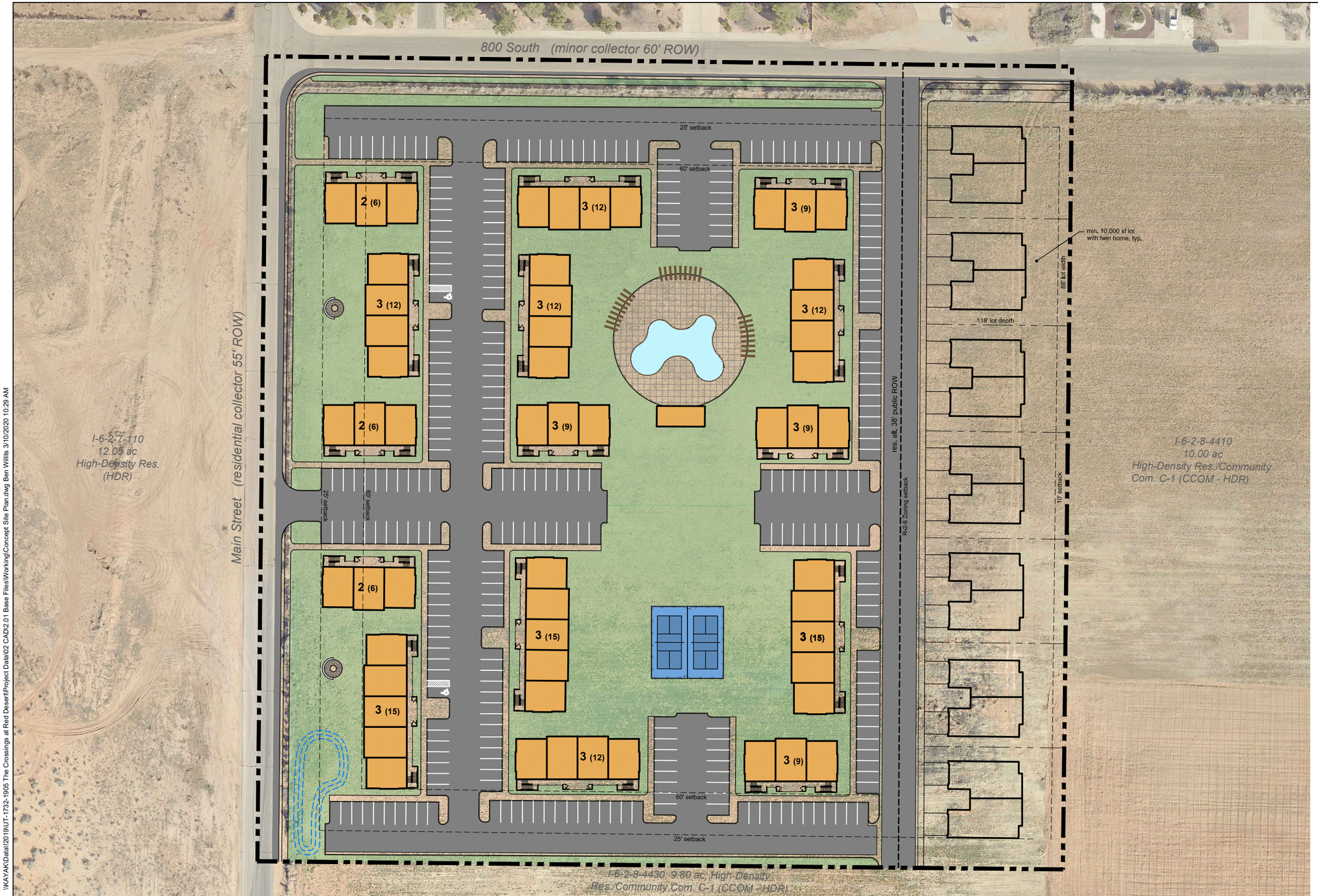


0 40' 80'

SCALE: 1" = 80'

Site Statistics

Current zoning: HDR - STR Overlay
Parcel ID: I-6-2-8-4440
Current Parcel area: 10.00 ac
R-2-6 Zone area: 2.23 ac
HDR Zone area: 7.77 ac

2/3-story condos: 159 units
• 2 bd/ 1 bth - 950 sf unit

2-story twinhomes: 14 units
• 3 bd/ 2.5 bth - 1800 sf unit

Parking: 318 stalls
Open Space: 2.0 ac

2 (6) — unit count
└ bldg. stories

HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

OWNER:

CITY: IVINS CITY

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

The Crossings at Red Desert

Attainable Workforce Condo with TH Concept Plan

DRAWING INFO
DATE 03/10/20
SCALE 1" = 80'
REV # | DATE
PROJ. NO: UT-1555-1901

CP-3

PAGE 1

\\KAYAK\Data\2019\UT-1732-1905 The Crossings at Red Desert\Project Data\02 CAD\2.01 Base Files\Working\Concept Site Plan.dwg Ben Willis 3/10/2020 10:29 AM