UNITY PARK
IVINS CITY
I-SB-34-C

400 SOUTH STREET

S 89°06'37" E 1025.63'

S 89°06'37" E 648.03'

CLASS 1 SURVEY MONUMENT

24.63'

24.91'

724.75'

24.75'

LANDSCAPE BUFFER AREA WITH WALL

EXIST. MEANDERING LANDSCAPE BUFFER WALL AND SIDEWALK

EXIST. WALL

EXIST. FENCE

43.5' OFFSET 400 SOUTH CENTERLINE TO LOT LINE (LANDSCAPE BUFFER)

CENTERLINE OF 400 SOUTH STREET (66' WIDE PUBLIC STREET)

PROPOSED 30" CURB & GUTTER AND 5' WIDE MEANDERING SIDEWALK (TYP.)

EDGE OF EXIST. ASPHALT

I-HHA-1-10

LOT 1
10,412
SQ. FT.

LOT 2
10,386
SQ. FT.

LOT 3
12,181
SQ. FT.

LOT 4
12,125
SQ. FT.

LOT 5
12,313
SQ. FT.

LOT 6
14,531
SQ. FT.

85' AT 25' SETBACK LINE

PK NAIL IN WALK

PEACEFUL LANE

RESIDENTIAL ALTERNATIVE 38' STREET

RESIDENTIAL ALTERNATIVE 43' STREET

I-HHA-1-11

LOT 20
10,085
SQ. FT.

94' AT 25' SETBACK LINE

LOT 21
11,750
SQ. FT.

LOT 22
10,000
SQ. FT.

LOT 23
10,000
SQ. FT.

LOT 24
11,750
SQ. FT.

LOT 7
9,747
SQ. FT.

PROPOSED 30" CURB & GUTTER AND 5' WIDE MEANDERING SIDEWALK (TYP.)

LANDSCAPE BUFFER AREA WITH WALL

LOT 8
9,805
SQ. FT.

38.5' OFFSET 200 WEST CENTERLINE TO LOT LINE (LANDSCAPE BUFFER)

EXIST. 4 FOOT WIDE GRAVEL PATH

EDGE OF EXIST. ASPHALT

I-HHA-1-12

LOT 19
10,040
SQ. FT.

N 0°38'38" E 651.95'

BURTON CREATIONS LLC
I-SB-60-B

LOT 30
13,972
SQ. FT.

LOT 25
13,972
SQ. FT.

S 0°35'43" W 652.68'

200 WEST STREET

LOT 9
9,316
SQ. FT.

I-HHA-1-13

LOT 18
8,639
SQ. FT.

LOT 29
11,750
SQ. FT.

LOT 28
10,000
SQ. FT.

LOT 27
10,000
SQ. FT.

LOT 26
11,750
SQ. FT.

WESTON HAFEN FAMILY PARTNERSHIP LLC
I-SB-63

LOT 10
10,082
SQ. FT.

CENTERLINE OF 200 WEST STREET (60' WIDE PUBLIC STREET)

I-HHA-1-14

LOT 17
10,008
SQ. FT.

THE HAVEN AT HERITAGE ACRES PHASE 1

PHASE 1
PHASE 2

I-HHA-1-15

LOT 16
12,162
SQ. FT.

80' AT 25' SETBACK LINE

LOT 15
10,004
SQ. FT.

LOT 14
9,632
SQ. FT.

LOT 13
9,638
SQ. FT.

LOT 12
10,046
SQ. FT.

LOT 11
10,042
SQ. FT.

LANDSCAPE BUFFER AREA WITH WALL

PHASE 1
PHASE 2

I-HHA-2-55

PK NAIL AND WASHER IN FACE OF WALL

EXIST. FENCE

FOUND 4" CLEAN-OUT (TYP)

N 89°02'46" W 648.59'

LOCH LOMOND INV LLC
I-SB-60-A

I-HHA-2-56

RESIDENTIAL ALTERNATIVE 43' STREET

SITE DATA

TAX ID NUMBER: I-SB-60-B

CURRENT ZONES:
R-1-10 SINGLE-FAMILY RESIDENTIAL DISTRICT
R-1-10 (SLA) SUBDIVISION LOT AVERAGING OVERLAY

TOTAL ACREAGE: 445,618.45 SQ. FT. - 10.23 ACRES

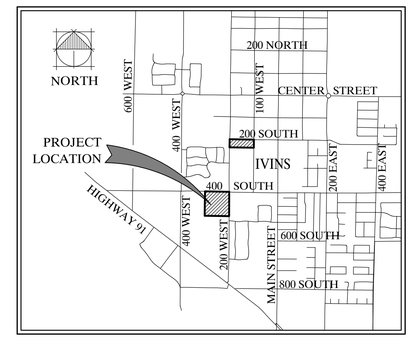
PROJECT THEME: SINGLE FAMILY SUBDIVISION
(7500 SQ. FT. MINIMUM LOTS)

TOTAL NUMBER OF LOTS: 30
10,000 MIN. SQ. FT. LOTS: 24
7,500 MIN. SQ. FT. LOTS: 6

LEGEND

- =EXISTING ASPHALT IN A PUBLIC STREET
- =REBAR & CAP
- =SURVEY CONTROL MONUMENT - CLASS 1
- =EXISTING SEWER MANHOLE
- SS =EXISTING SEWER MAIN
- =EXISTING STORM DRAIN MANHOLE
- =EXISTING STORM DRAIN CATCH BASIN
- SD =EXISTING STORM DRAIN
- TV =EXISTING TV
- T =EXISTING TELEPHONE
- W =EXISTING WATER MAIN
- =EXISTING WATER VALVE
- =EXISTING IRRIGATION VALVE
- G =EXISTING NATURAL GAS
- ABC =EXISTING PRIMARY POWER
- =EXISTING TRANSFORMER
- =EXISTING COMMUNICATIONS MANHOLE
- X =EXISTING FENCE

0 40' 80'
SCALE: 1"=40'



VICINITY MAP
IVINS, UTAH
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED SOUTH OF 400 SOUTH STREET AND WEST OF 200 WEST STREET, IVINS, UTAH

PARCEL ACREAGE

445,618 SQ. FT.
10.23 ACRES

CIVIL ENGINEER

RICK ROSENBERG, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE
SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

OWNER/DEVELOPER

OWNER: BURTON CREATIONS LLC
DEVELOPER: TONY ALLEN
45 EAST 100 SOUTH
IVINS, UTAH 84738
(435) 680-5811

TONY ALLEN SUBDIVSION

A SINGLE FAMILY SUBDIVISON

LOCATED IN SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF IVINS, WASHINGTON COUNTY, UTAH.

DATE:	4-5-21
JOB NO.:	12510-21
DESIGNED BY:	LMP
CHECKED BY:	RR
DWG:	R-1-10 ConstBase

REVISIONS
DATE

ROSENBERG ASSOCIATES
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www.racivil.com

CONCEPT PLAN
FOR
TONY ALLEN SUBDIVISION
IVINS, UTAH

NOT FOR CONSTRUCTION

SHEET
CP-1