

LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL 10' WIDE ADA RAMP

LEGAL DESCRIPTION

THE SOUTH 6/10 OF LOT SEVEN (7), BLOCK TWENTY-TWO (22), ST GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY'S SURVEY, BEING IN SECTION 6,TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 6.188 ACRES

PROJECT INFO

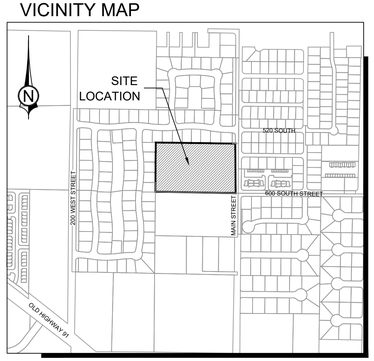
RESIDENTIAL AREA: 6.188 ACRES
ZONE: R1-10
UNITS: 19 LOTS
DENSITY: 3.07 DU/ACRE
PUBLIC STREETS

OWNER / DEVELOPER CONTACT
RASMUSSEN PROPERTIES LLC
1473 E 1710 S
ST GEORGE, UT 84790

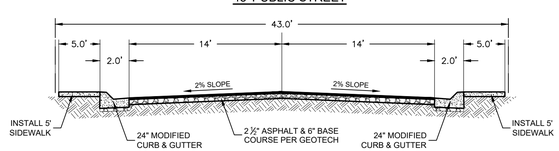
PARCEL: I-SB-65
550 SOUTH MAIN STREET

0 40 20 80
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

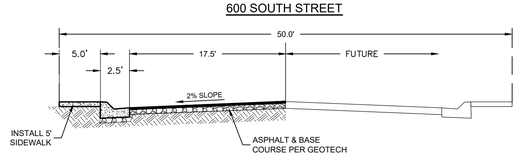
VICINITY MAP



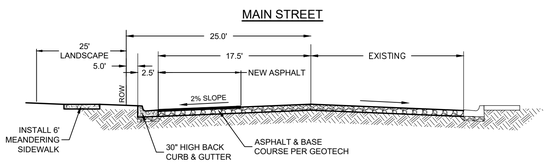
43' PUBLIC STREET



600 SOUTH STREET



MAIN STREET



SERENITY ESTATES

CONCEPT PLAN

SERENITY ESTATES

CONCEPT PLAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PROJ. #: 21248.00
DRAWN BY: BLW
DATED: 10/20/2021
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET 1 OF 1