VE MANAGEMENT AND INVESTMENT CO., L.C. PARCEL NO. I-6-2-8-4410

69 INVESTMENTS, LLC PARCEL NO. I-6-2-8-445

DEBRA HAFEN FRIENDS MATTER TRUST PARCEL NO. I-6-2-8-4410

MAIN STREET

43' PUBLIC STREET

STORM WATER DETENTION

1 8,437 S.F.
2 7,600 S.F.
3 7,600 S.F.
4 7,600 S.F.
5 7,600 S.F.
6 8,414 S.F.
7 9,628 S.F.
8 10,582 S.F.
9 7,500 S.F.
10 7,500 S.F.
11 10,192 S.F.
12 8,344 S.F.
13 8,340 S.F.
14 9,000 S.F.
15 9,682 S.F.
16 11,365 S.F.
17 8,587 S.F.
18 7,500 S.F.
19 7,724 S.F.
20 8,507 S.F.
21 11,564 S.F.
22 8,000 S.F.
23 8,045 S.F.
24 11,023 S.F.
25 9,637 S.F.

OLD HIGHWAY 91

PROPOSED WESTERN CORRIDOR

HAFEN II, LLC PARCEL NO. I-6-2-8-4420

JOHN G. WHITE & ELLEN F. WHITE PARCEL NO. I-6-2-8-4430

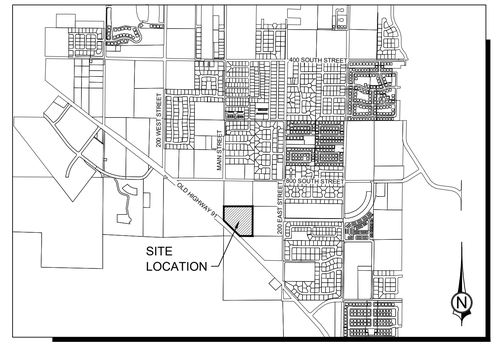
REMNANT PARCEL

RED MOUNTAIN TERRACE

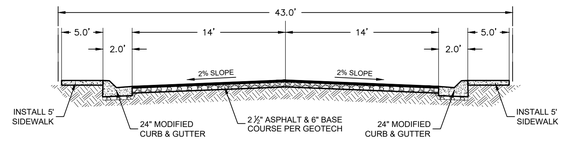
N 0°37'14" E 2674.42'

S 89°33'17" E 292.58'

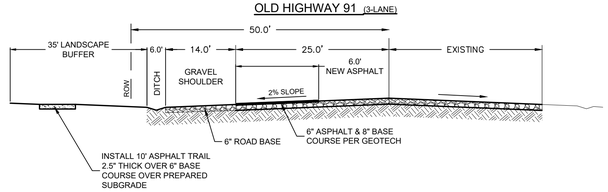
VICINITY MAP



43' PUBLIC STREET



OLD HIGHWAY 91 (3-LANE)



PROPOSED STREET NAMES:

CARNATION COURT
LILY PLACE
DAFFODIL WAY
DAISY LANE
MORNING GLORY
XANDER AVE

PROJECT INFO

RESIDENTIAL AREA: 7.85 ACRES
ZONE: R-1-7.5
UNITS: 25 LOTS
(SINGLE PHASE)

PUBLIC STREETS

OWNER / DEVELOPER CONTACT
JOHN & ELLEN WHITE (OWNER)
JON CROCKETT (APPLICANT)
435-229-3132

PARCEL: I-6-2-8-4430
MAIN STREET & OLD HWY 91

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

N

0 50 25 100

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

BLACK STONE

CONCEPT PLAN

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

CivilScience

CONCEPT PLAN
BLACK STONE
LOCATED IN IVINS, UTAH

PROJ. #:	21226
DRAWN BY:	BLW
DATED:	10/13/2021
CHECKED BY:	KCS
SCALE OF SHEET	HOR SCALE: 1" = 50'
SHEET	1 OF 1

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21266.00 - BLACK STONE\700 - CAD\DESIGN\21226 MP.DWG