CENTER ST

PADRE CANYON EST

DOCENA DR

MESA VISTA RD

ENCANTO RESORT

RESERVE OF ENTRADA
AT SNOW CANYON PATIO HOMES

SNOW CANYON PKWY
80' PUBLIC ROW

LOT 18 38666 SF

EGRESS 25' WIDTH

LOT 19 34435 SF

GATE

LOT 20 31251 SF

LOT 28 45010 SF

LOT 21 29095 SF

LOT 27 34374 SF

LOT 17 35218 SF

LOT 29 28480 SF

LOT 26 27627 SF

LOT 1 26819 SF

LOT 16 29741 SF

LOT 30 28661 SF

LOT 25 23604 SF

LOT 22 29568 SF

LOT 2 24928 SF

LOT 15 27792 SF

LOT 31 33501 SF

LOT 24 33920 SF

LOT 23 25114 SF

LOT 36 28270 SF

LOT 3 25034 SF

LOT 13 24547 SF

LOT 14 26762 SF

LOT 32 31942 SF

LOT 33 22652 SF

LOT 34 23141 SF

LOT 35 27027 SF

LOT 4 29021 SF

LOT 12 85340 SF

LOT 11 30141 SF

LOT 10 31080 SF

LOT 9 31082 SF

LOT 8 31078 SF

LOT 7 30934 SF

LOT 6 30643 SF

LOT 5 30596 SF

30' REAR SETBACK
ALONG SNOW CANYON PKWY
(EXCEEDS ORDINANCE)

SNOW CANYON PKWY
LANDSCAPE BUFFER

PUBLIC ROW TO
PRIVATE ROAD
DELINEATION

PRIVATE ENTRANCE 60' WIDTH

PRIVATE RD 33' ROW

POTENTIAL RUNOFF
DRAIN OUT AREA

DRAINAGE AND
UTILITY EASEMENT

PRIVATE ROAD
33' ROW

DRAINAGE
EASEMENT

COMMON
10' WIDTH

PEDESTRIAN
AT-GRADE
CROSSING

PUBLIC

PRIVATE

SENSITIVE LANDS
(NO DISTURBANCE)

LANDSCAPE ISLAND (TYPICAL ALL
TURNAROUNDS/ROUNDABOUTS)

SETBACKS U.N.O.
STREET FRONT: 25'
SIDE/REAR: 10'

30' REAR SETBACK
ALONG WESTERN CORRIDOR
(EXCEEDS ORDINANCE)

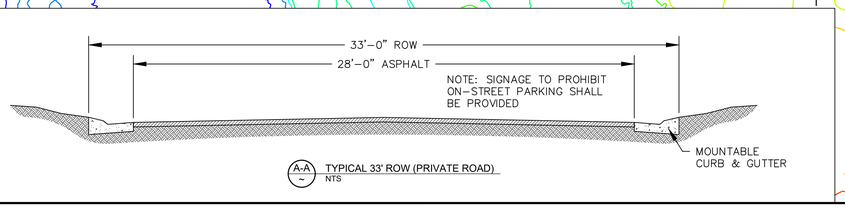
POTENTIAL RUNOFF
DRAIN OUT AREA

WESTERN CORRIDOR
LANDSCAPE BUFFER

WESTERN CORRIDOR
110' RIGHT-OF-WAY

TRAIL

TRAILHEAD
PARKING



A-A
TYPICAL 33' ROW (PRIVATE ROAD)
NTS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft. (24x36 SHEET)
1 inch = 200 ft. (12x18 SHEET)

N

REVISIONS

NO.	DATE	BY	DESCRIPTION

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TITLE
CONCEPT PLAN

PROJECT
BLACK DESERT NORTH ESTATE VILLAGE
IVINS, UTAH

PROJECT #	1649-04
NAME	JTM
DATE	OCTOBER 27, 2021
SCALE	AS NOTED
SHEET	1 OF 1
FILE	1649-04 EXH.dwg

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