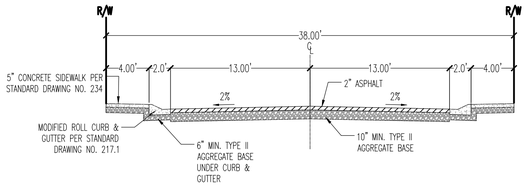
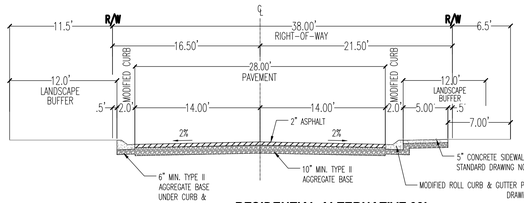


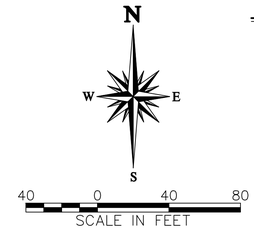
RESIDENTIAL COLLECTOR (800 SOUTH AND MAIN STREETS) CROSS SECTION



38 FT PROPOSED PRIVATE STREET CROSS SECTION

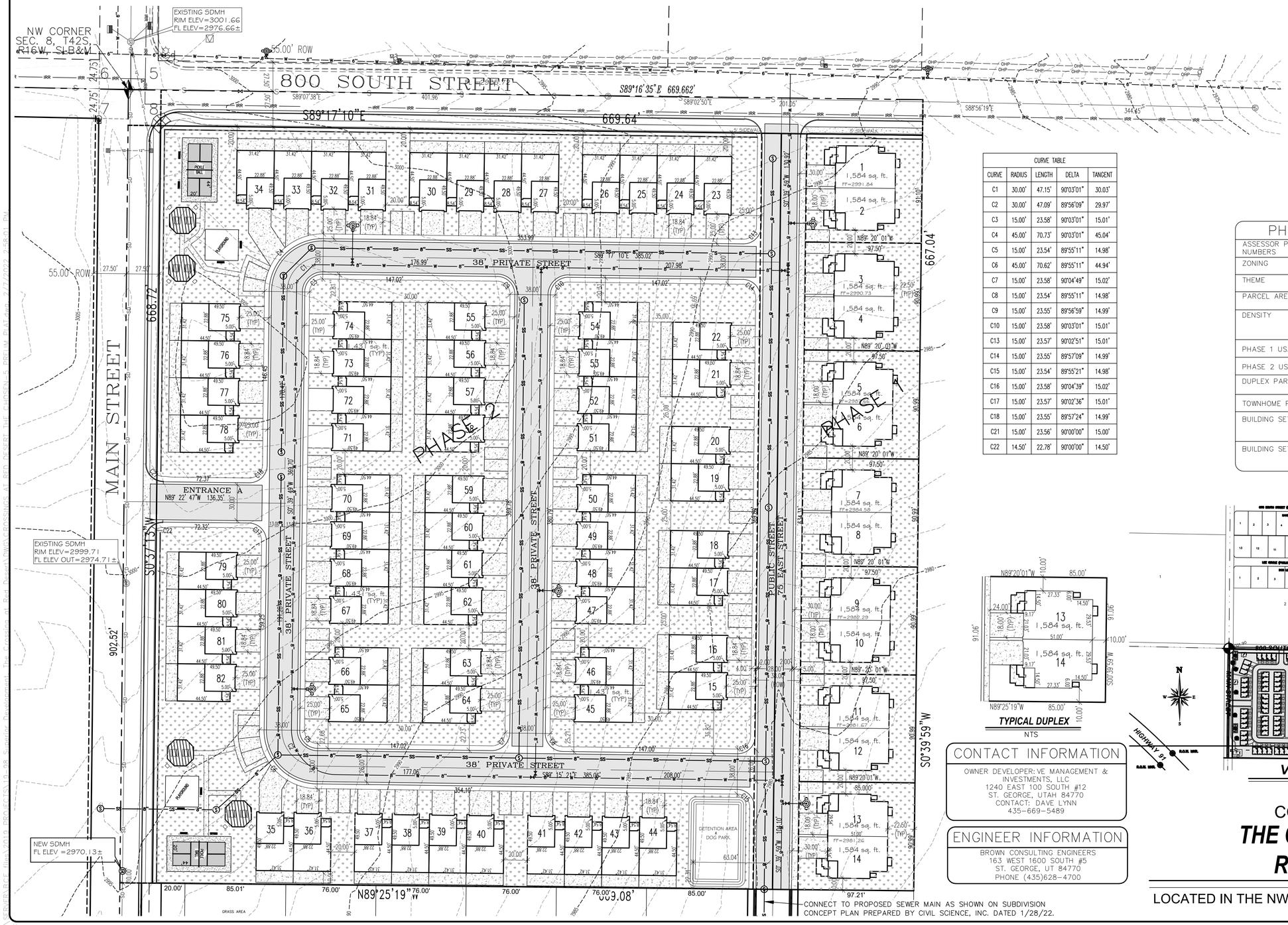


RESIDENTIAL ALTERNATIVE 38' CROSS SECTION



LEGEND

- BOUNDARY LINE
- 2650 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 2650 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CURB
- NEW 24" ROLL CURB
- RESIDENTIAL DRIVE ROW LINE
- W 6" EXISTING 6" WATER LINE
- S EXISTING SEWER LINE
- IRR IRR EXISTING IRRIGATION LINE
- OHP OHP EXISTING OVERHEAD POWER
- SS 8" PROPOSED 8" SEWER LINE
- W 8" EXISTING 8" WATER LINE
- PROPOSED FIRE HYDRANT SET
- PROPOSED GATE VALVE
- (S) PROPOSED SEWER MANHOLE
- (S) EXISTING SEWER MANHOLE
- NEW ASPHALT
- CONCRETE
- OPEN AREA



CONNECT TO PROPOSED SEWER MAIN AS SHOWN ON SUBDIVISION CONCEPT PLAN PREPARED BY CIVIL SCIENCE, INC. DATED 1/28/22.

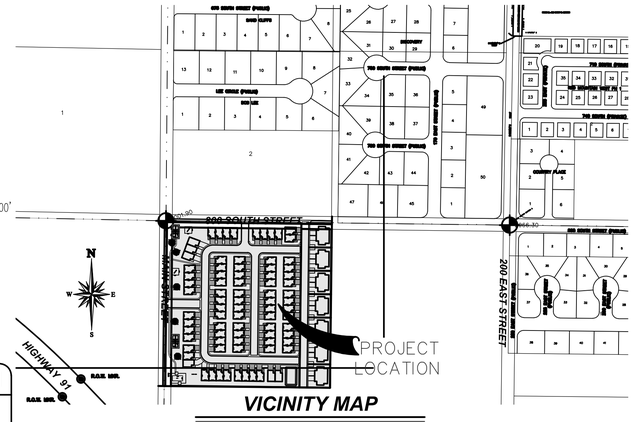
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00'	47.15'	90°03'01"	30.03'
C2	30.00'	47.09'	89°56'09"	29.97'
C3	15.00'	23.58'	90°03'01"	15.01'
C4	45.00'	70.73'	90°03'01"	45.04'
C5	15.00'	23.54'	89°55'11"	14.98'
C6	45.00'	70.62'	89°55'11"	44.94'
C7	15.00'	23.58'	90°04'49"	15.02'
C8	15.00'	23.54'	89°55'11"	14.98'
C9	15.00'	23.55'	89°56'59"	14.99'
C10	15.00'	23.58'	90°03'01"	15.01'
C13	15.00'	23.57'	90°02'51"	15.01'
C14	15.00'	23.55'	89°57'09"	14.99'
C15	15.00'	23.54'	89°55'21"	14.98'
C16	15.00'	23.58'	90°04'39"	15.02'
C17	15.00'	23.57'	90°02'36"	15.01'
C18	15.00'	23.55'	89°57'24"	14.99'
C21	15.00'	23.56'	90°00'00"	15.00'
C22	14.50'	22.78'	90°00'00"	14.50'

PHASE I & 2 PROJECT DATA

ASSESSOR PARCEL NUMBERS	PHASE 1	I-6-2-8-445
	PHASE 2	I-6-2-8-4440
ZONING	PHASE 1	R-2-6 RM RESIDENTIAL/MULTI FAMILY
	PHASE 2	
THEME	PHASE 1	14-2 STORY 1,584 s.f. DUPLEXES
	PHASE 2	68-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 1	1.7407 ACRES
	PHASE 2	7.6584 ACRES
DENSITY	PHASE 1	14-UNITS ON 1.7407 ACRES 8.04 UNITS PER ACRE
	PHASE 2	68-UNITS ON 7.6584 ACRES 8.87 UNITS PER ACRE
PHASE 1 USABLE OPEN SPACE		27,404 sq. ft. PROVIDED
PHASE 2 USABLE OPEN SPACE		13,216 sq. ft. REQUIRED 95,057 sq. ft. PROVIDED
DUPLEX PARKING		14 X 2 = 28 SPACES 40 SPACES PROVIDED
TOWNHOME PARKING SPACES		68 UNITS=136 SPACES GUEST SPACES=32
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' SIDE = 10' REAR = 10'
BUILDING SETBACKS-DUPLEX		FRONT STREET = 20' SIDE = 10' REAR = 10'

TYPICAL DUPLEX

NTS



VICINITY MAP

(NO SCALE)

CONTACT INFORMATION

OWNER DEVELOPER: VE MANAGEMENT & INVESTMENTS, LLC
1240 EAST 100 SOUTH #12
ST. GEORGE, UTAH 84770
CONTACT: DAVE LYNN
435-669-5489

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS
163 WEST 1600 SOUTH #5
ST. GEORGE, UT 84770
PHONE (435)628-4700

CONCEPT PLAN
THE CROSSINGS AT RED DESERT

LOCATED IN THE NW 1/4 SECTION 7, T 42 S, R 16 W, SLB&M
IVINS, UTAH

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

CONCEPT PLAN
FOR
THE CROSSINGS AT RED DESERT
PHASES 1 & 2
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
MARC BROWN
#9223
2-07-22
STATE OF UTAH

CHECKED BY :	MB
DRAWN BY :	SWB
DATE :	1/17/22
JOB NO. :	19-98
SCALE :	1"=40'
SHEET NO. :	PPLAT