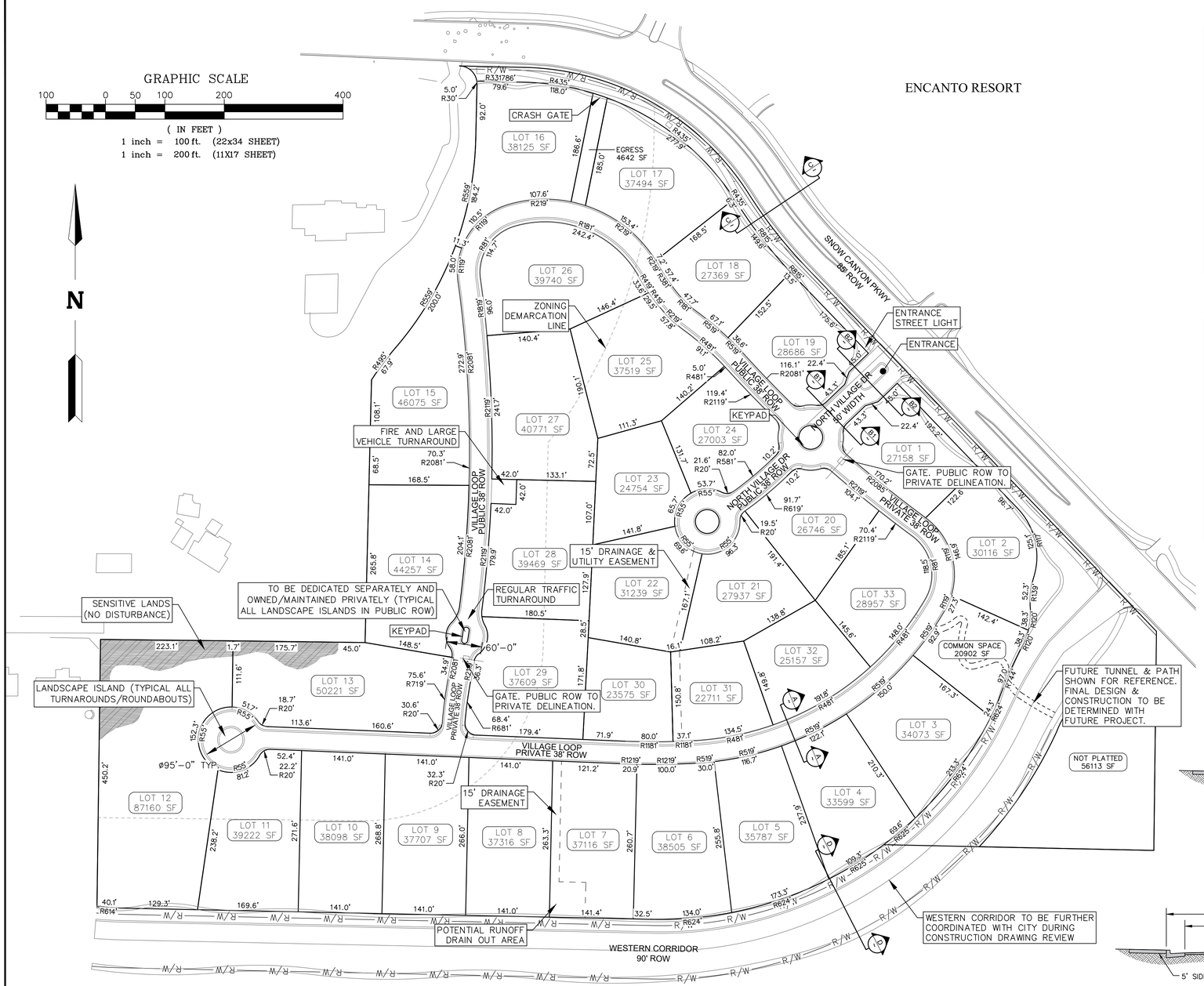


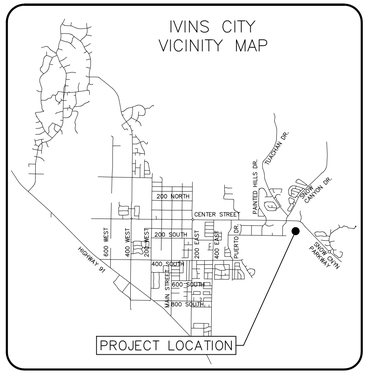
SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT, ENLAW LLC
ATTN: SEAN SKANCHY
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (385) 429-2480

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UT 84738
PLAT: T42S, R16W, SEC4, SLBM
ASSESSOR PARCEL: I-6-2-4-1401-BD1

IVINS CITY VICINITY MAP

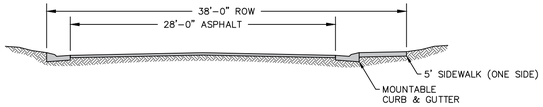


LAND USE

AREA
PRIVATE/PUBLIC ROADS: 6.15 ACRES
COMMON SPACE/EGRESS: 0.15 ACRES
RESIDENTIAL LOTS: 27.63 ACRES
NOT PLATTED: 1.29 ACRES
TOTAL: 35.22 ACRES

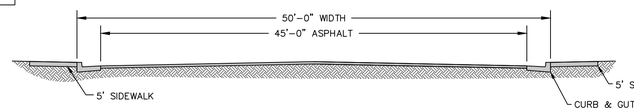
ZONING
EAST OF DEMARCATION LINE: RE-20.0
WEST OF DEMARCATION LINE: RE-37.0

DENSITY
RE-20.0 ZONING
LOTS: 1-7, 18-24, 30-33
NUMBER OF LOTS: 18
MINIMUM LOT SIZE: 22,711 SF
AVERAGE LOT SIZE: 29,472 SF
RE-37.0 ZONING
LOTS: 8-17, 25-29
NUMBER OF LOTS: 15
MINIMUM LOT SIZE: 37,316 SF
AVERAGE LOT SIZE: 43,386 SF

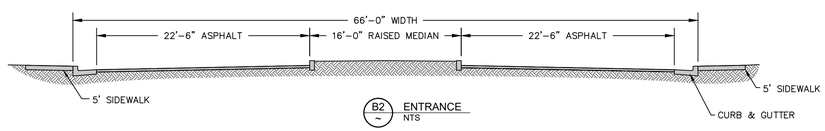


A ~ VILLAGE LOOP & NORTH VILLAGE DRIVE - 38' ROW
NTS

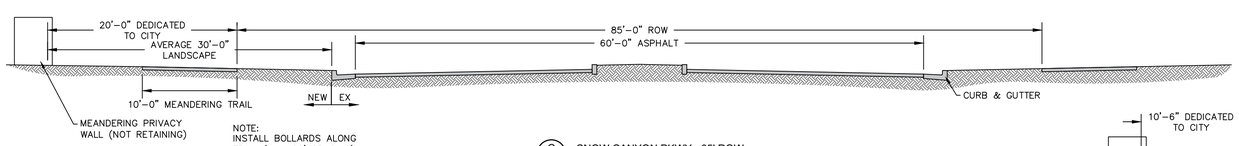
NOTE:
ROAD NAMES ARE PRELIMINARY PENDING FURTHER COORDINATION BETWEEN DEVELOPER AND CITY.



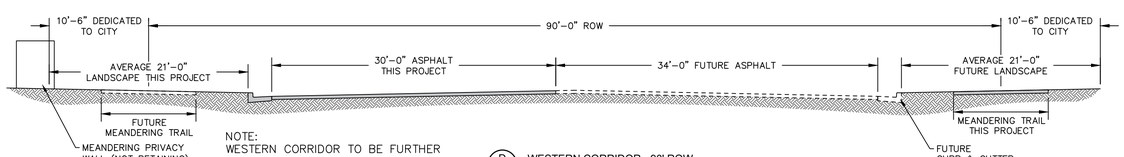
B1 ~ NORTH VILLAGE DRIVE - 50' WIDTH
NTS



B2 ~ ENTRANCE
NTS



C ~ SNOW CANYON PKWY - 85' ROW
NTS



D ~ WESTERN CORRIDOR - 90' ROW
NTS

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PRELIMINARY PLAN

BLACK DESERT NORTH ESTATE VILLAGE
IVINS, UTAH

TITLE
PROJECT

PROJECT #	1649-04
NAME	JTM
DATE	MARCH 14, 2022
SCALE	AS NOTED
SHEET	1 of 3
FILE	1649-04 MST.dwg

P:\1649-04 Black Desert Subdivision\Drawings\Construction Drawings\1649-04 MST.dwg, PE PLAN, 3/14/2022 9:56:11 AM, jmathews