PROPOSED CROSSINGS AT RED DESERT SUBDIVISION

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

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

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

MAIN STREET

OLD HIGHWAY 91

200 EAST

MORNING GLORY AVENUE
43' PUBLIC STREET

DAFFODIL WAY
43' PUBLIC STREET

LILY PLACE
43' PUBLIC STREET

EASY LANE
43' PUBLIC STREET

PROPOSED WESTERN CORRIDOR

APPROVED CONCEPT PLAN

DETENTION BASIN LOCATION

NEW CONCEPT APPLICATION LIMITS

STUB FOR FUTURE DEVELOPMENT

INSTALL PRIVACY WALL (SEE DETAIL THIS SHEET)

INSTALL NEW STREET LIGHT

INSTALL 8" C-900 WATER LINE

INSTALL 10' ASPHALT TRAIL PER CITY STD.

INSTALL BOLLARD LIGHTS PER CITY STD (TYP)

32.00' FUTURE ASPHALT WIDTH

130.00' RIGHT-OF-WAY WIDTH

64.00' FUTURE ASPHALT WIDTH

111.00' FUTURE RIGHT-OF-WAY

FUTURE 10' TRAIL (DESIGN BY OTHERS)

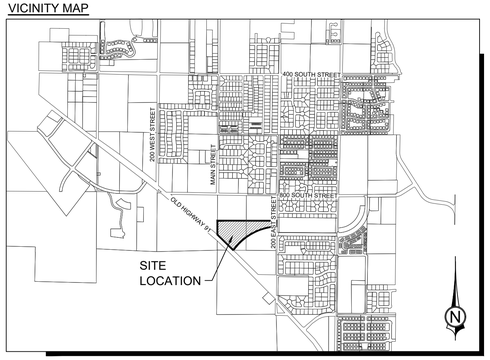
FUTURE CURB & GUTTER

STORM DRAIN CONNECTION POINT

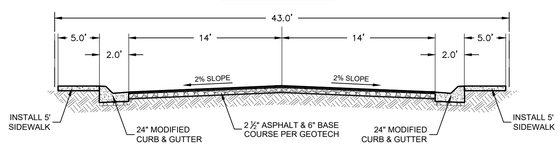
SEWER CONNECTION POINT

1 8,394 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 10,192 S.F. | 8 8,344 S.F. | 9 8,340 S.F. | 10 9,000 S.F. | 11 10,582 S.F. | 12 7,500 S.F. | 13 7,500 S.F. | 14 9,662 S.F.
15 11,363 S.F. | 16 8,587 S.F. | 17 8,579 S.F. | 18 8,392 S.F. | 19 11,838 S.F. | 20 11,726 S.F. | 21 10,193 S.F. | 22 11,888 S.F.
23 10,614 S.F. | 24 9,182 S.F. | 25 8,914 S.F. | 26 8,200 S.F. | 27 8,200 S.F. | 28 8,200 S.F. | 29 8,200 S.F. | 30 8,144 S.F.
31 13,935 S.F. | 32 14,552 S.F. | 33 12,978 S.F. | 34 9,488 S.F.

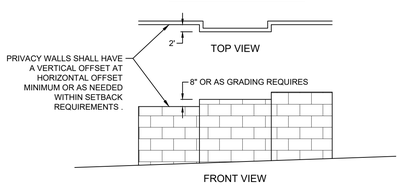
VICINITY MAP



43' PUBLIC STREET



PRIVACY WALL DETAIL



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
- DETENTION BASIN HATCH

N

0 50 25 100

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

PROJECT INFO (BOTH PARCELS COMBINED)
RESIDENTIAL AREA: 10.4 ACRES
ZONE: R-1-7.5
UNITS: 34 LOTS (SINGLE PHASE)

PUBLIC STREETS

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

PARCEL: I-6-2-8-4430 & I-6-2-8-4420
MAIN STREET & OLD HWY 91

BLACK STONE

CONCEPT PLAN (HAFEN PARCEL)

LOCATED IN IVINS, UTAH

BLACK STONE

CONCEPT PLAN (HAFEN PARCEL)

PROJ. #:	21266
DRAWN BY:	AWS
DATED:	5/12/2022
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	1 OF 1

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

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21266.00 - BLACK STONE\700 - CAD\DESIGN\21266 MP.DWG