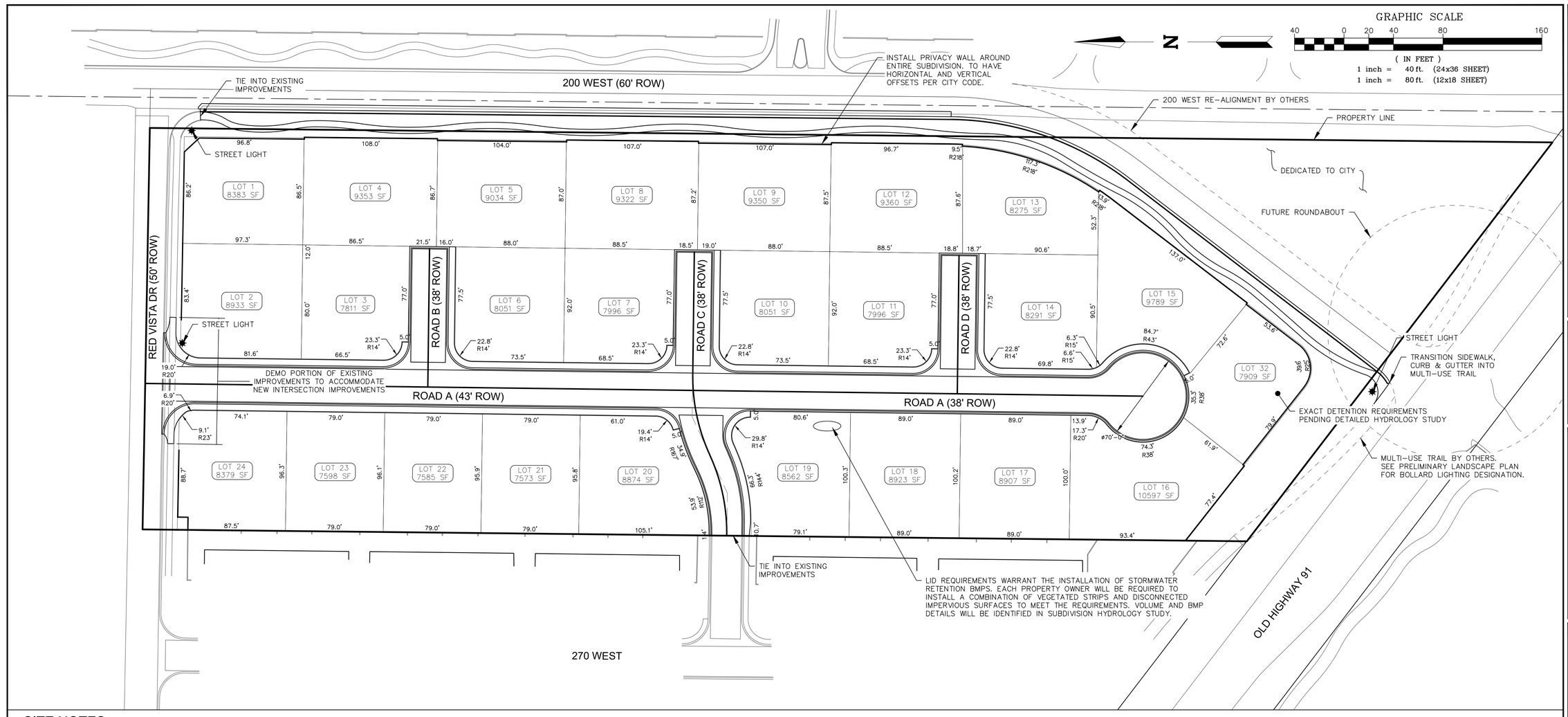


SITE NOTES

OWNER/DEVELOPER/APPLICANT
RICK SCADDEN
1260 WEST 620 NORTH CIRCLE
ST GEORGE, UTAH 84770
PH. (801) 725-0789

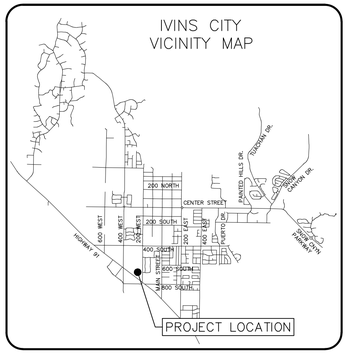
PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
200 WEST AND RED VISTA DRIVE
IVINS, UT 84738
PLAT: T42S, R16W, SEC6, SLBM
ASSESSOR PARCEL: I-SB-57-A

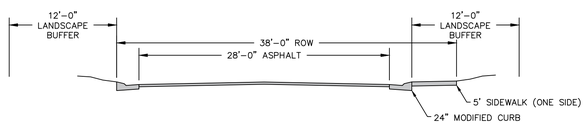
AREA
PUBLIC ROADS/LANDSCAPE: 2.17 ACRES
COMMON SPACE/DETENTION: 0.21 ACRES
RESIDENTIAL LOTS: 4.78 ACRES
TOTAL: 7.16 ACRES

ZONING
R-1-7.5

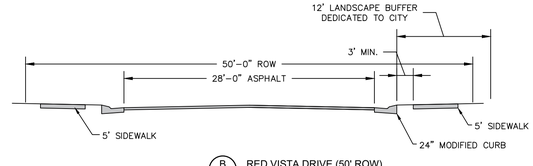
DENSITY
NUMBER OF LOTS: 24
MINIMUM LOT SIZE: 7,573 SF
AVERAGE LOT SIZE: 8,673 SF



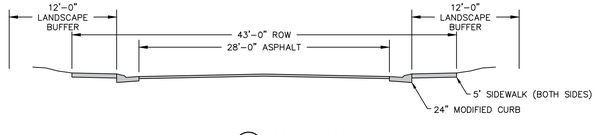
NOTE:
ROAD NAMES ARE PRELIMINARY PENDING FURTHER COORDINATION BETWEEN DEVELOPER AND CITY.



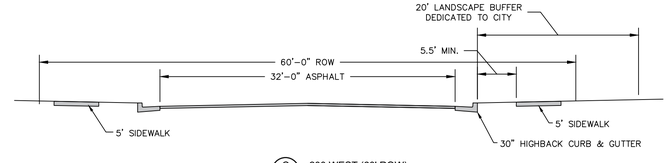
A1 ROADS A, B, C, D, E (38' ROW)
NTS



B RED VISTA DRIVE (50' ROW)
NTS



A2 ROAD A (43' ROW)
NTS



C 200 WEST (60' ROW)
NTS

NO.	DATE	BY	DESCRIPTION

REVISIONS

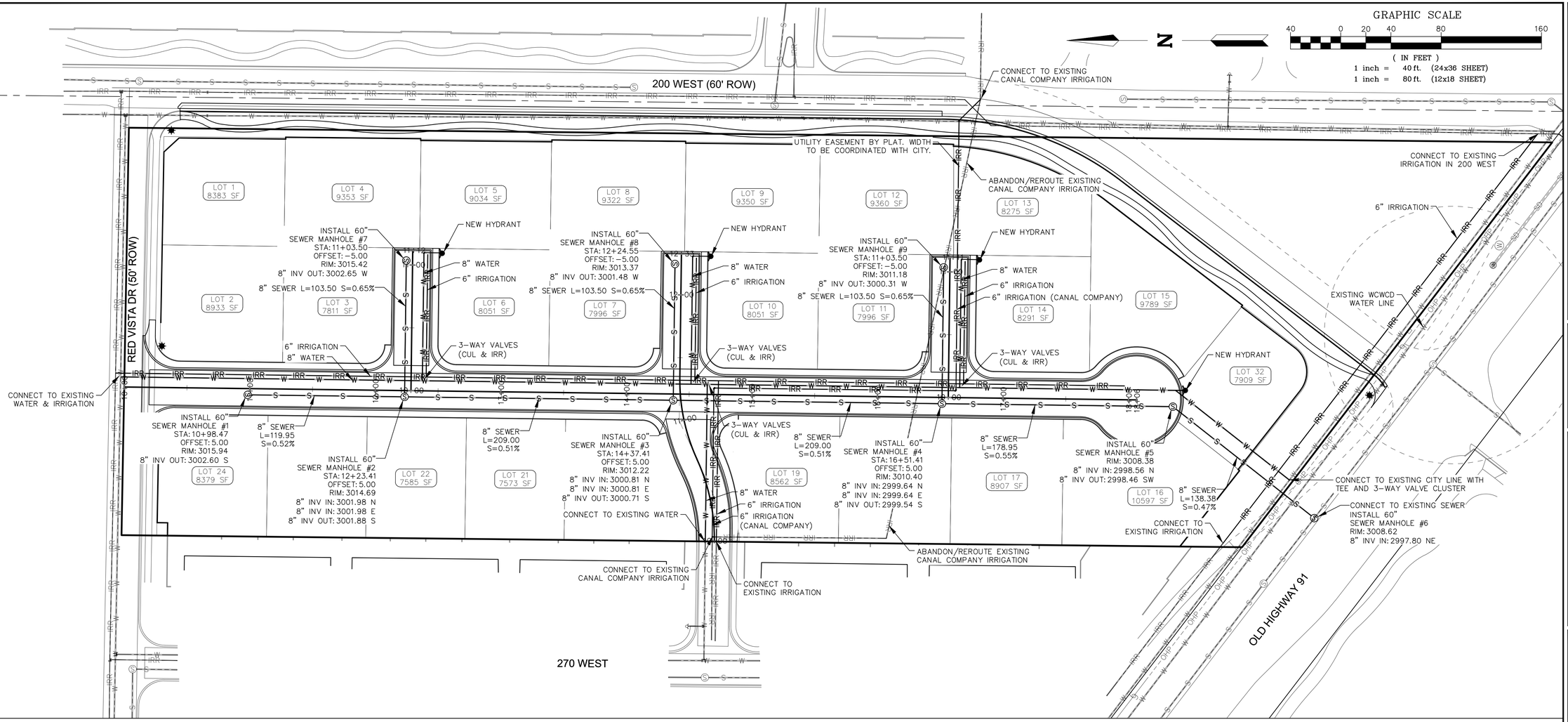
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T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PRELIMINARY PLAN
TITLE

VISTA ESTATES SUBDIVISION
IVINS, UTAH
PROJECT

PROJECT #	1846-01
NAME	JTM
DATE	JUNE 29, 2022
SCALE	AS NOTED
SHEET	1
	1 OF 5
FILE	1846-01 Preliminary Plan.dwg

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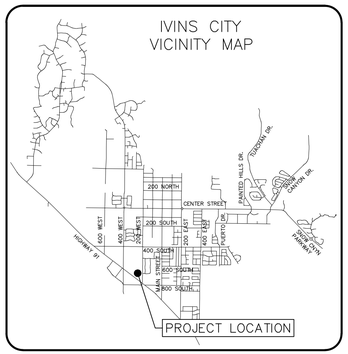


SITE NOTES

OWNER/DEVELOPER/APPLICANT
RICK SCADDEN
1260 WEST 620 NORTH CIRCLE
ST GEORGE, UTAH 84770
PH. (801) 725-0789

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
200 WEST AND RED VISTA DRIVE
IVINS, UT 84738
PLAT: T42S, R16W, SEC6, SLBM
ASSESSOR PARCEL: I-SB-57-A



REVISIONS

NO.	DATE	BY	DESCRIPTION

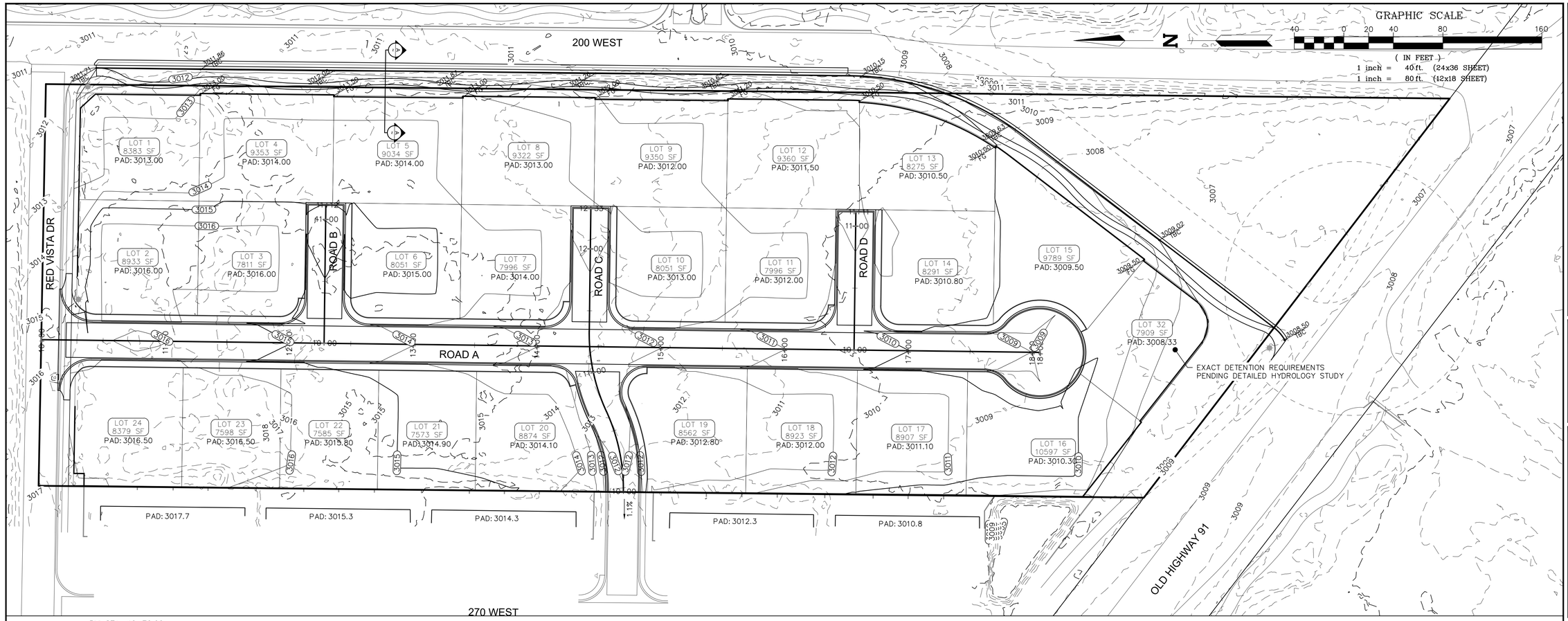
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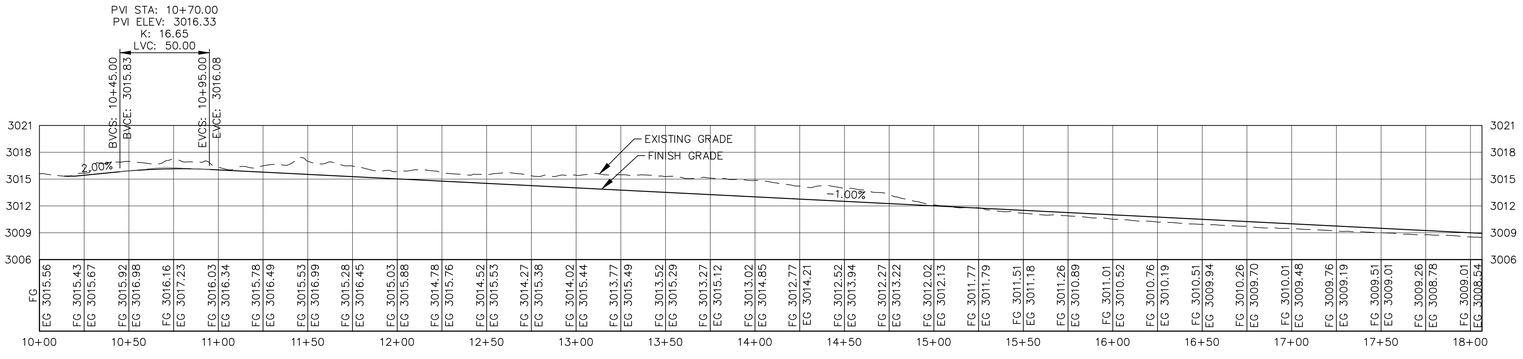
TITLE: PRELIMINARY UTILITY PLAN

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

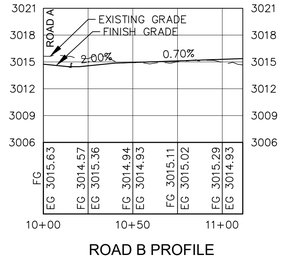
PROJECT #	1846-01
NAME	JTM
DATE	JUNE 29, 2022
SCALE	AS NOTED
SHEET	2
	2 OF 5
FILE	1846-01 Preliminary Plan.dwg

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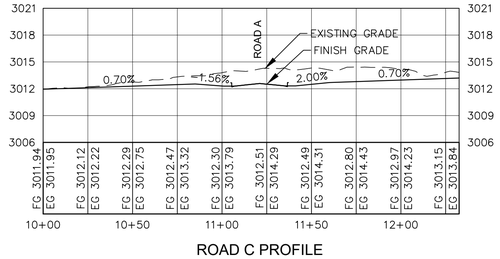




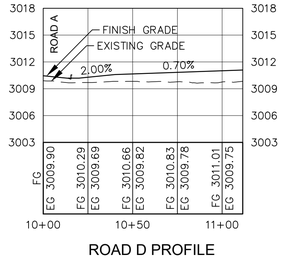
ROAD A PROFILE



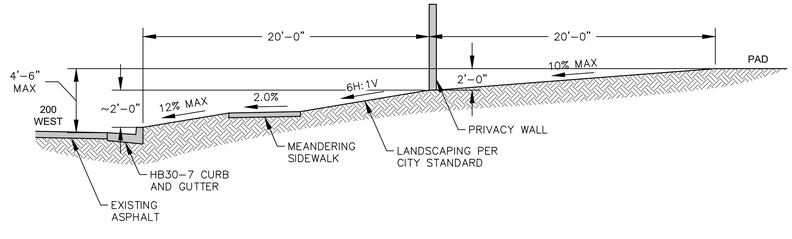
ROAD B PROFILE



ROAD C PROFILE



ROAD D PROFILE



SECTION A-A TYPICAL SECTION
SCALE: 1"= 5' (24x36)

REVISIONS

NO.	DATE	BY	DESCRIPTION

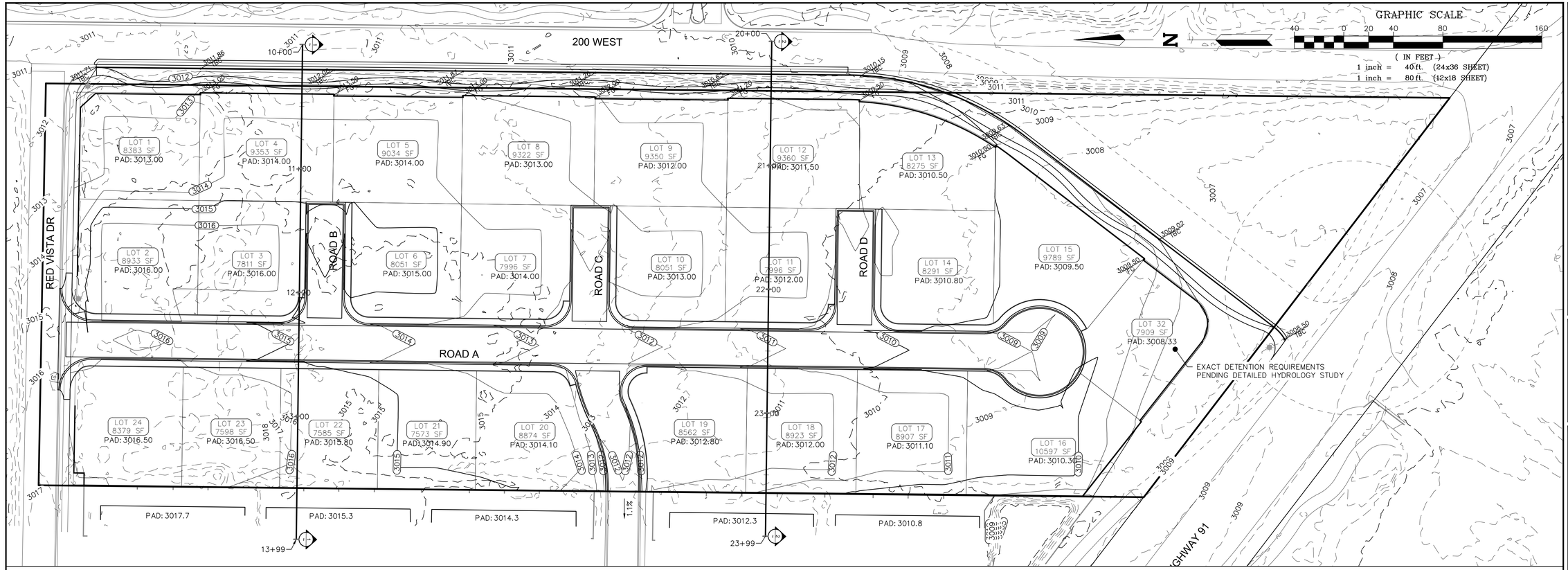
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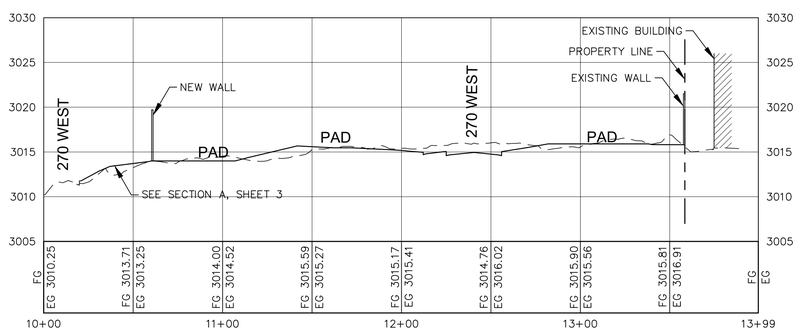
TITLE: PRELIMINARY GRADING PLAN

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

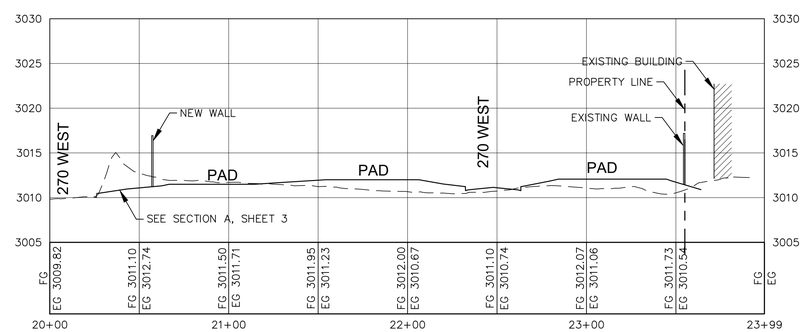
PROJECT #	1846-01
NAME	JTM
DATE	JUNE 29, 2022
SCALE	AS NOTED
SHEET	3
	3 OF 5
FILE	1846-01 Preliminary Plan.dwg

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SECTION 1 PROFILE



SECTION 2 PROFILE

NO.	DATE	BY	DESCRIPTION

REVISIONS

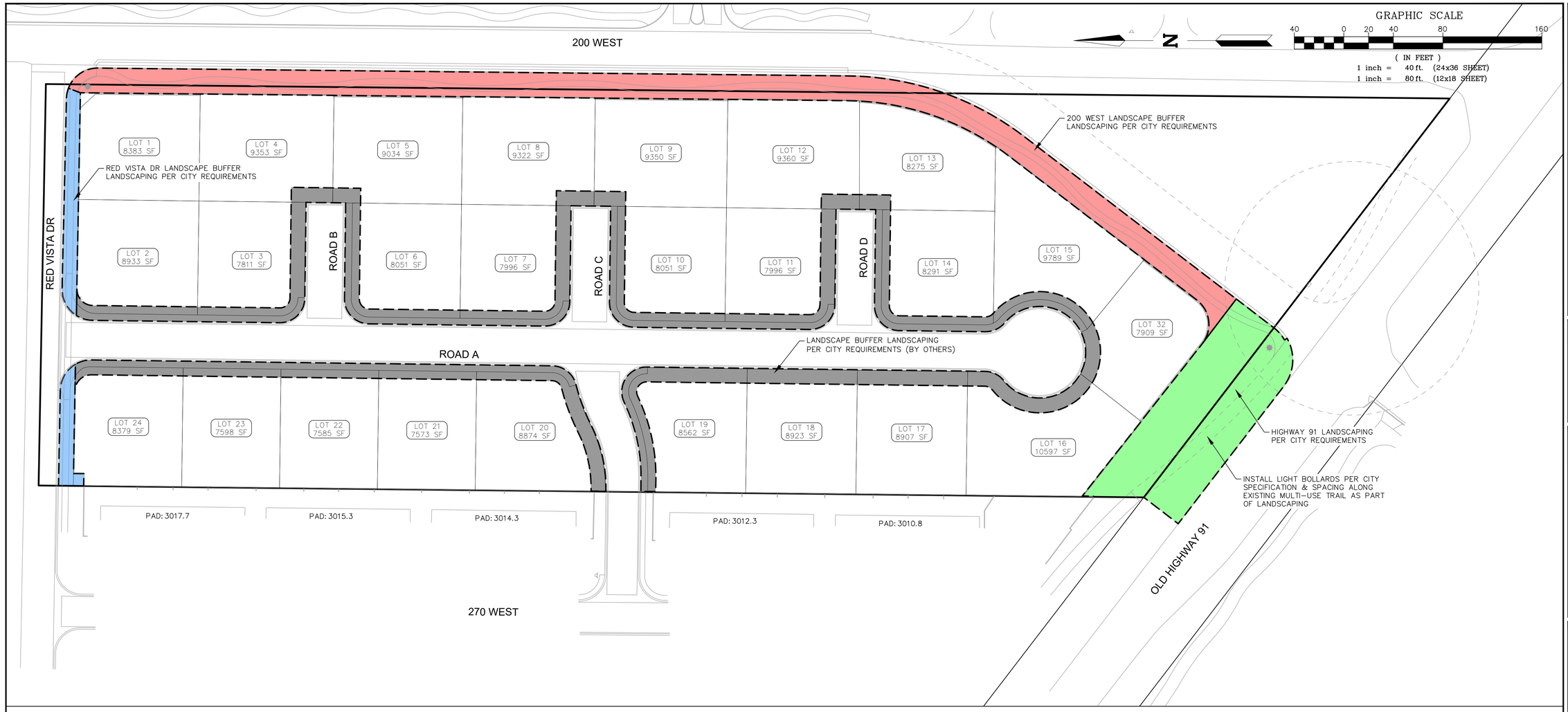
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TITLE: PRELIMINARY SITE TOPOGRAPHY

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT #	1846-01
NAME	JTM
DATE	JUNE 29, 2022
SCALE	AS NOTED
SHEET	4
	4 OF 5
FILE	1846-01 Preliminary Plan.dwg

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LANDSCAPE NOTES

1. THE LANDSCAPE BUFFERS CALLED OUT ON SHEET 1 ARE AVERAGE DISTANCES.
2. LANDSCAPE AREAS TO HAVE MAXIMUM 6H:1V SLOPE. RETAINING WALLS AND FURTHER COORDINATION WITH CITY REGARDING LANDSCAPE SETBACKS REQUIRED WITH SLOPES EXCEEDING MAXIMUM SLOPE.
3. PRIVACY WALLS ARE TO BE OFFSET VERTICALLY AND HORIZONTALLY ALONG MAJOR ROAD CORRIDORS PER CITY CODE. PRIVACY WALLS ARE TO BE INSTALLED OUTSIDE OF LANDSCAPE BUFFER.
4. SEPARATE WATER AND POWER METERS ARE TO BE PROVIDED TO EACH LANDSCAPE AREA (EXCEPT FOR INTERIOR ROADS, WHERE LANDSCAPE IS BEING INSTALLED BY EACH INDIVIDUAL LOT OWNER).
5. LANDSCAPE DESIGN TO BE COMPLETED WITH CONSTRUCTION DRAWINGS PER CITY STANDARDS, INCLUDING DETAILED PLANT CALLOUTS AND IRRIGATION PLANS.
6. FURTHER COORDINATION TO BE COMPLETED WITH CONSTRUCTION DRAWINGS.

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
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T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY LANDSCAPE PLAN

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT #	1846-01
NAME	JTM
DATE	JUNE 29, 2022
SCALE	AS NOTED
SHEET	5 OF 5
FILE	1846-01 Preliminary Plan.dwg

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