


MULTI FAMILY

R-1-5

DRIVE AISLES

PARCEL ID: I-5B-5B-B

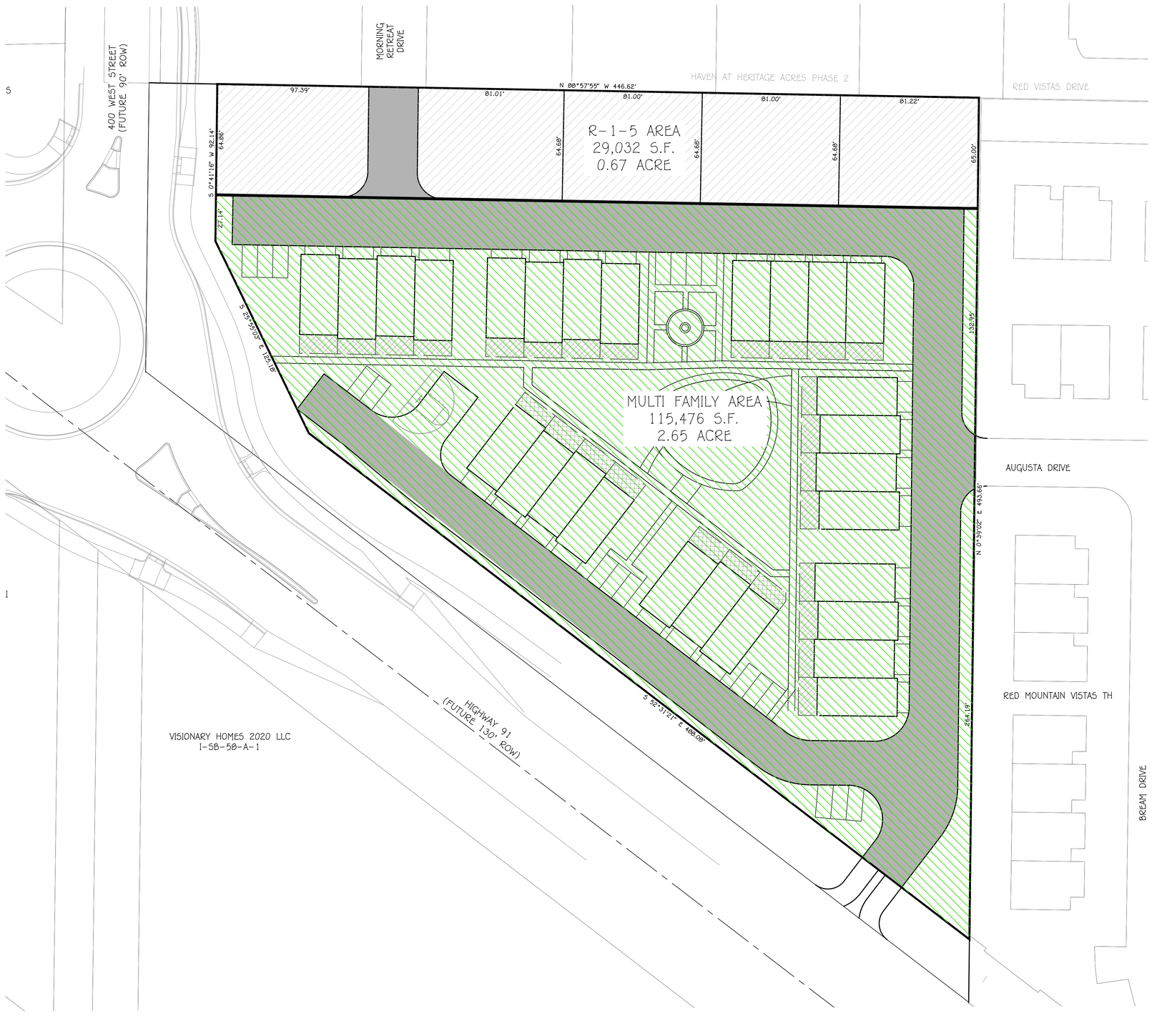
SITE DATA

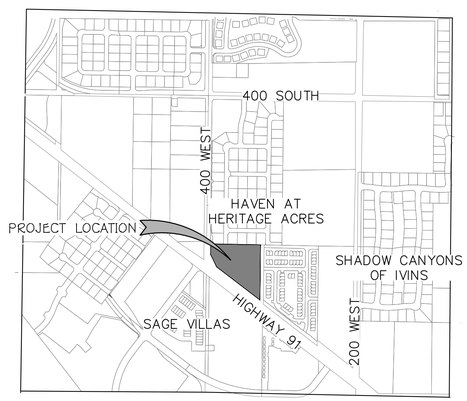
R-1-5-0.67 ACRES

MULTI FAMILY-2.65 ACRES

TOTAL 3.32 ACRES

NOTE:
ALL DRIVE ISLES IN THIS DEVELOPMENT WILL BE SIGNED NO PARKING PER FIRE CODE




VICINITY MAP
N.T.S

| REV. | DATE: | REVISION |
|---|---|---|
| | | |

AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 500
ST. GEORGE, UT 84770

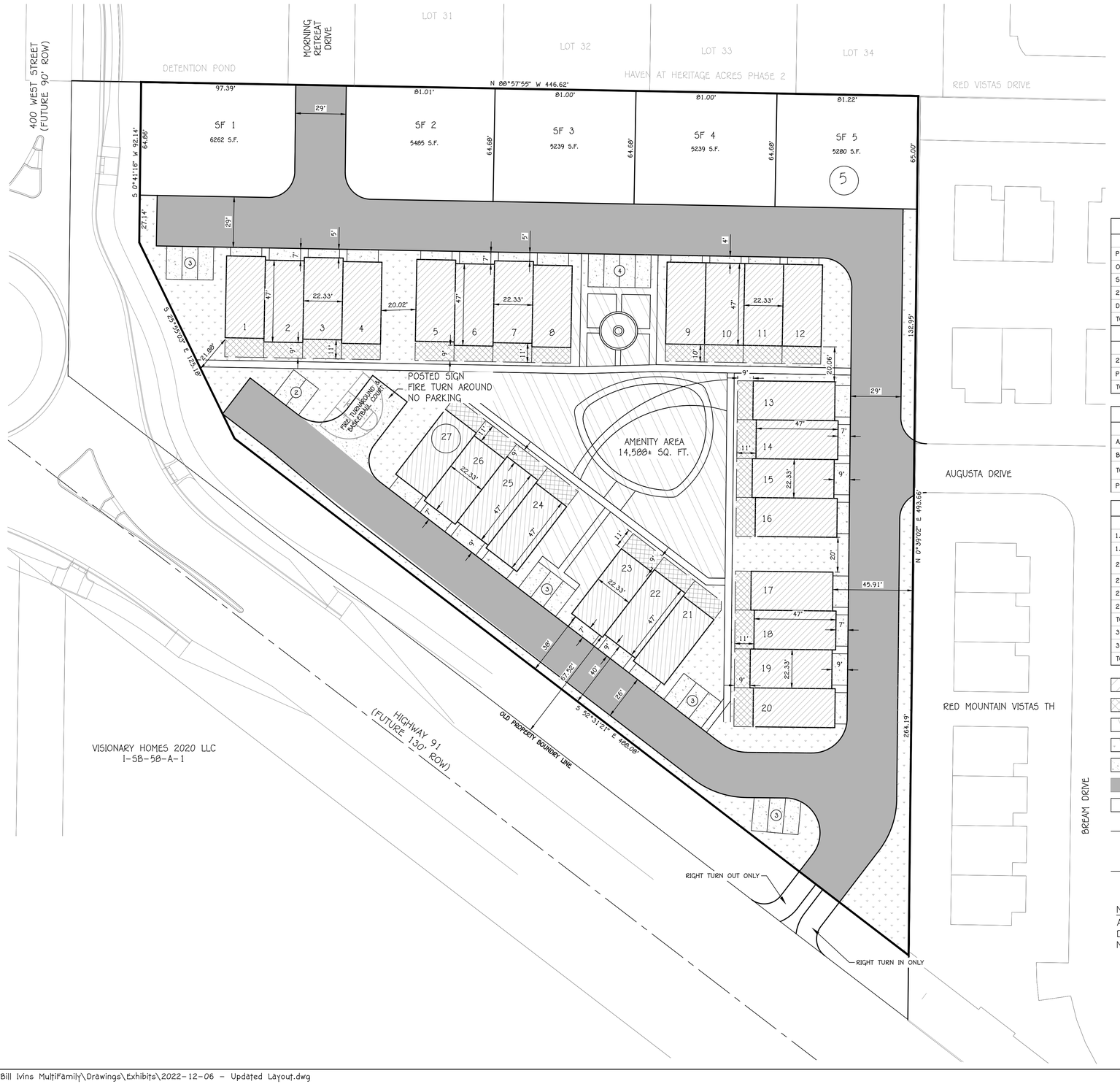
| | |
|---|---|
| DATE: | 12/21/2022 |
| JOB #: | 21-042 |
| DRAWN BY: | ASA |
| CHECKED BY: | ASA |

# AREA BREAKDOWN
FOR
DESERT WILLOW TOWNHOMES
IVINS, UTAH
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB & M

EXH-1

SHEET: 1 of 2

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0 30 60

SCALE:1"=30'

## SITE AREA INFORMATION (MULTI-FAMILY)

| DESCRIPTION | ACRE | PERCENT |
|---|---|---|
| PUBLIC STREET R.O.W. | 0.83 | 31.00% |
| OPEN SPACE | 0.82 | 31.00% |
| SIDEWALK/PARKING LOTS | 0.14 | 5.50% |
| 27 UNITS, | 0.64 | 24.00% |
| DRIVEWAY,AND REAR YARD | 0.23 | 8.50% |
| TOTAL | 2.65 | 100.00% |

## PARKING

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| 2 CAR GARAGE | 54 | 54 |
| PUBLIC | 7 | 18 |
| TOTAL | 61 | 72 |

## SITE DENSITY

| DESCRIPTION | PERCENT | SQUARE FEET |
|---|---|---|
| ALLOWED | 15.00% | 17,321 |
| BONUS | 10.00% | 11,547 |
| TOTAL | 25.00% | 28,868 |
| PROPOSED | 24.00% | 27,738 |

## AMENITY TABLE

| AMENITY ELEMENT | REQUIRED | ACTUAL |
|---|---|---|
| 1. OUTDOOR ACTIVITY IMPROVEMENTS | 2,025' SF | |
| 1.1. BASKET BALL COURT | | 2,070' SF |
| 2. OUTDOOR REC. IMPROVMENTS | 2,025' SF | |
| 2.1.CHILDREN PLAY SPACE | | 1500' SF |
| 2.2.FIRE PIT AREA | | 1,980' SF |
| 2.3.PICNIC AREA | | 144' SF |
| TOTAL OUTDOOR REC | | 3,624 SF |
| 3.SWIMMING POOL IMPROVEMENTS | 1,080' SF | |
| 3.1.SPRAY PARK | | 1,095'± SF |
| TOTAL | 5,130' SF | 6,789' SF |

UNITS
COURTYARDS
AMENITY AREA
OPEN SPACE
CONCRETE SURFACE
ASPHALT SURFACE
5F SINGLE FAMILY LOT

TOTAL UNITS

5 HOUSES R-1-5

27 TOWNHOMES

33 TOTAL

NOTE:
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| REV. | DATE: | REVISION |
|---|---|---|
| | | |

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

| | |
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# SITE PLAN
FOR
DESERT WILLOW TOWNHOMES
IVINS, UTAH
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB & M

EXH-2

SHEET: 2 of 2

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