CONTACT INFORMATION

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

PARCEL 1 (I-6-2-8-445):

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°17'08"E ALONG THE SECTION LINE 550.66 FEET TO THE POINT OF BEGINNING;THENCE CONTINUING S89°17'08"E ALONG THE SECTION LINE119.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST OAETER OF SAID SECTION 8; THENCE S00°39'53"W ALONG THE 1/64TH SECTION LINE 119.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°39'53"E 667.32 FEET TO THE POINT OF BEGINNING.

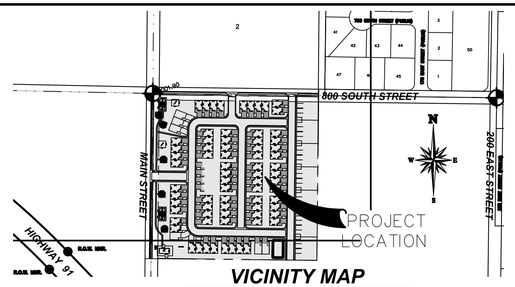
CONTAINS 1.82 ACRES

PARCEL 2 (I-6-2-8-4440):

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

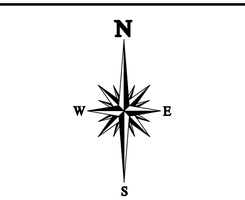
BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°17'08"E ALONG THE SECTION LINE 550.66 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°39'53"W 667.32 FEET TO A POINT LOCATED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N89°25'16"W ALONG THE 1/64TH SECTION LINE 550.11 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N00°37'04" ALONG THE SECTION LINE 668.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.44 ACRES



VICINITY MAP

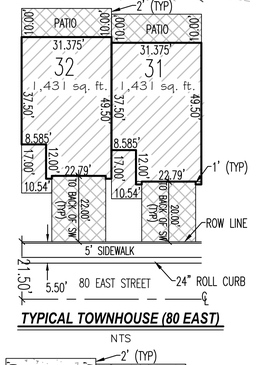
(NO SCALE)



LEGEND

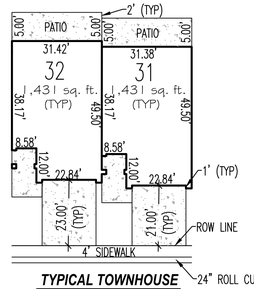
- BOUNDARY LINE
- 2650 PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 2650 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING CURB
- NEW 24" ROLL CURB
- RESIDENTIAL DRIVE ROW LINE
- W 6" EXISTING 6" WATER LINE
- S EXISTING SEWER LINE
- IRR IRR EXISTING IRRIGATION LINE
- OHP OHP EXISTING OVERHEAD POWER
- SS 8" PROPOSED 8" SEWER LINE
- W 8" PROPOSED 8" WATER LINE
- W 12" PROPOSED 2" WATER LINE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT SET
- PROPOSED GATE VALVE
- (S) PROPOSED SEWER MANHOLE
- (S) EXISTING SEWER MANHOLE
- NEW ASPHALT
- CONCRETE
- COMMON AREA/OPEN SPACE

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'



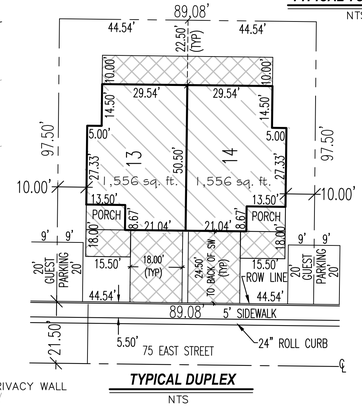
TYPICAL TOWNHOUSE (80 EAST)

NTS



TYPICAL TOWNHOUSE

NTS



TYPICAL DUPLEX

NTS

PHASE I PROJECT DATA		
ASSESSOR PARCEL NUMBERS	PHASE 1	I-6-2-8-445 I-6-2-8-4440
ZONING	PHASE 1	R-2-6
THEME	PHASE 1	14-2 STORY 1,584 s.f. DUPLEXES 12-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 1	3.60 ACRES
DENSITY	PHASE 1	26-UNITS ON 3.60 ACRES 7.22 UNITS PER ACRE
PHASE 1 USABLE OPEN SPACE		5,600 sq. ft. REQUIRED 50,036 sq. ft. PROVIDED
DUPLEX PARKING TOWNHOUSE PARKING		14 X 2 = 28 12 X 2 = 24 =52 SPACES REQD +15 GUEST SPACES= 67 PROVIDED
BUILDING SETBACKS-DUPLEX		FRONT STREET = 20' SIDE = 10' REAR = 10'
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
PHASE 2 PROJECT DATA		
ASSESSOR PARCEL NUMBER	PHASE 2	I-6-2-8-4440
ZONING	PHASE 2	RM RESIDENTIAL/MULTI FAMILY
THEME	PHASE 2	22-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 2	3.14 ACRES
DENSITY	PHASE 2	22-UNITS ON 3.14 ACRES 7.01 UNITS PER ACRE
PHASE 2 USABLE OPEN SPACE		4,400 sq. ft. REQUIRED 31,063 sq. ft. PROVIDED
TOWNHOME PARKING SPACES		22 UNITS=44 SPACES REQD. +9 GUEST SPACES =53 TOTAL SPACES PROVIDED
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
PHASE 3 PROJECT DATA		
ASSESSOR PARCEL NUMBER	PHASE 3	I-6-2-8-4440
ZONING	PHASE 3	RM RESIDENTIAL/MULTI FAMILY
THEME	PHASE 3	30-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 3	3.53 ACRES
DENSITY	PHASE 3	30-UNITS ON 3.53 ACRES 8.50 UNITS PER ACRE
PHASE 3 USABLE OPEN SPACE		6,000 sq. ft. REQUIRED 38,577 sq. ft. PROVIDED
TOWNHOME PARKING SPACES		30 UNITS=60 SPACES REQD. + 18 GUEST SPACES =78 TOTAL SPACES PROVIDED
BUILDING SETBACKS-TOWNHOUSES		FRONT STREET = 25.00' FROM BACK OF CURB SIDE = 10' REAR = 10'
TOTAL COVERAGE AND DENSITY		
COMBINED AREA: 10.26 acre (446,925 sq. ft.)		
MAX DENSITY WITH OUT BONUS =15% ORD. 16.18.102(1) RESIDENTIAL STRUCTURES 64(1431 sq.ft.)+ 14(1584 sq.ft.) = 113,760 sq.ft 113,760 sq.ft./446,925 sq.ft.=25%		
10% ADDITIONAL DENSITY BONUS IMPROVEMENTS PROVIDED BY: b) OUTDOOR ACTIVITY IMPROVEMENTS-OUTDOOR ACTIVITY AREA 75 sq. ft. PER UNIT 75X78=5,850 sq. ft. REQUIRED: 1-PICKLE BALL COURTS 1-OUT DOOR VOLLEYBALL COURT		1,622 sq. ft X 3 =4,866 sq. ft 2,800 sq. ft COMBINED =7,666 sq. ft PROVIDED= +4% BONUS
OUTDOOR RECREATION IMPROVEMENTS c)PLAYGROUND/PICNIC BBQ AREAS		75 sq. ft. X 78 UNITS =5,850 sq.ft REQUIRED. 9,956± sq.ft. PROVIDED= +3% BONUS
d)SWIMMING POOL & SPLASH PAD IMPROVEMENTS		40 sq. ft. X 78 UNITS = 3,120 sq. ft REQUIRED. 3,240 sq. ft PROVIDED = +3% BONUS
TOTAL =+10% BONUS		

AMENDED PRELIMINARY 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

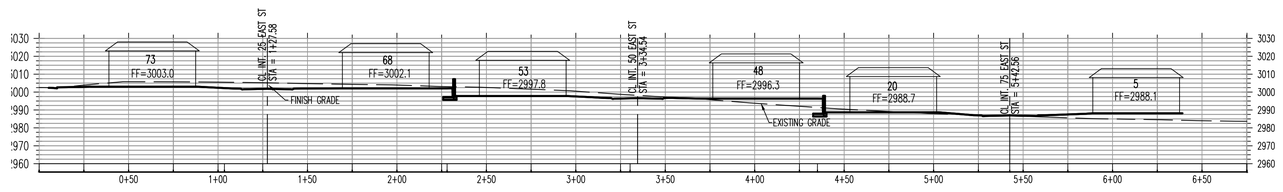
AMENDED PRELIMINARY PLAN
FOR
THE CROSSINGS AT RED DESERT
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
MARC BROWN
170223
3-09-23
STATE OF UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : 3/09/23
JOB NO. : 22-07

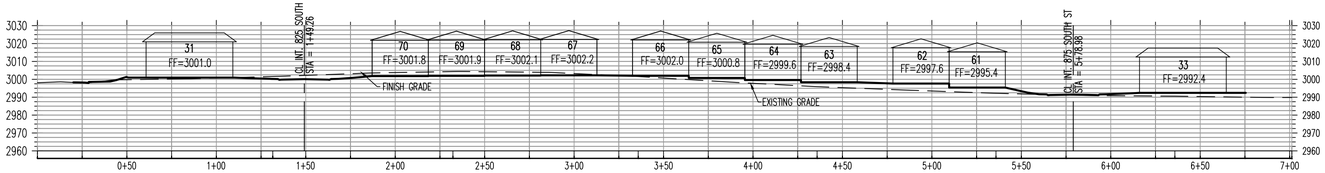
SCALE : 1"=40'

SHEET NO. : 1 OF 2



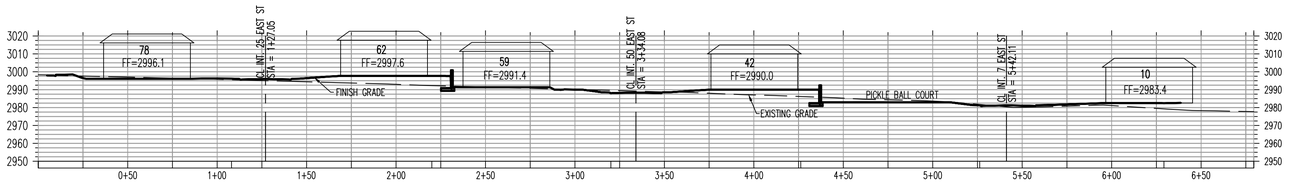
CROSS SECTION 1
00+00–6+75

SCALE: 1"= 40' HORIZ.&VERT.



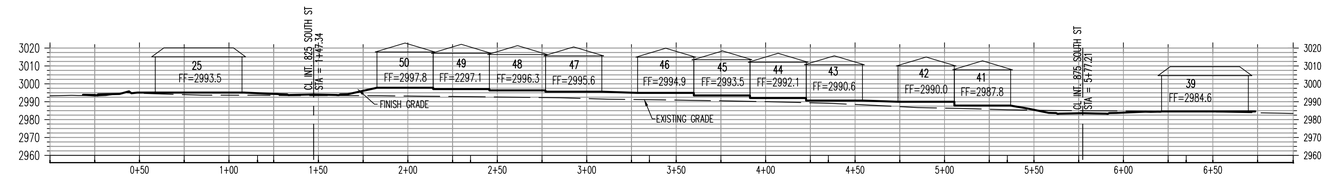
CROSS SECTION 2
00+00–7+00

SCALE: 1"= 40' HORIZ.&VERT.



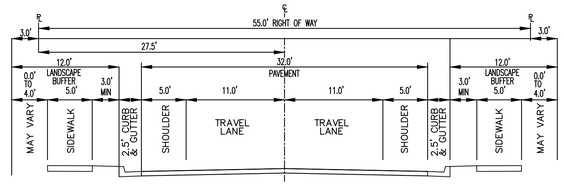
CROSS SECTION 3
00+00–6+75

SCALE: 1"= 40' HORIZ.&VERT.

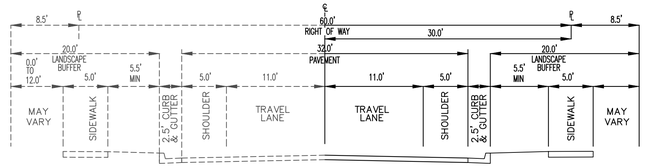


CROSS SECTION 4
00+00–6+75

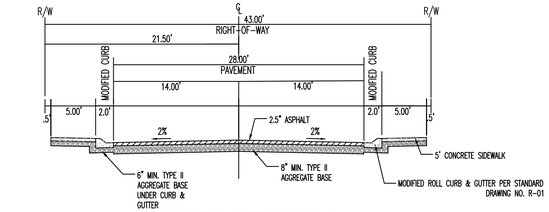
SCALE: 1"= 40' HORIZ.&VERT.



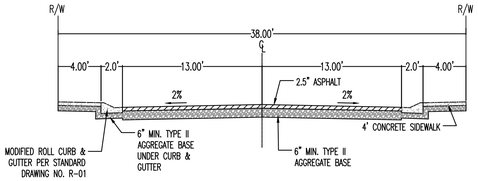
RESIDENTIAL COLLECTOR
CROSS SECTION



MINOR COLLECTOR
CROSS SECTION



RESIDENTIAL ALTERNATIVE 43'
CROSS SECTION (80 EAST)



38 FT PROPOSED PRIVATE STREET
CROSS SECTION (INTERIOR ROADS)

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

AMENDED PRELIMINARY 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 W. BROWN
170223
3-09-23
STATE OF UTAH

CHECKED BY : MB
DRAWN BY : SWB
DATE : 3/09/23
JOB NO. : 22-07

SCALE :
1"=40'

SHEET NO. :
2 OF 2