CONTACT INFORMATION

OWNER/DEVELOPER OF PARCEL 1:
MOTEVAD, LLC.
194 S 300 W
Veyo, UT, 84782
702–280–5957

OWNER/DEVELOPER OF PARCEL 2:
IVINS RED DESERT, LLC.
1240 E 100 S # 12
ST. GEORGE, UT 84790
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, BEING DESCRIBED AS FOLLOWS:

COMMENCING 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 LINE, 119.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S00°39'53"W, ALONG THE 1/64TH SECTION LINE, 667.04 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°25'16"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.

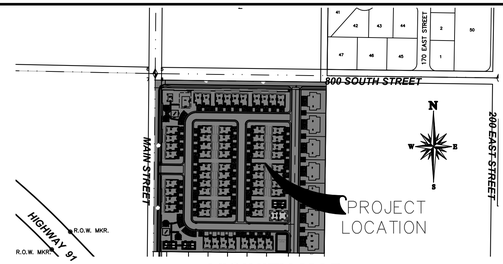
CONTAINS 1.82 ACRES

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

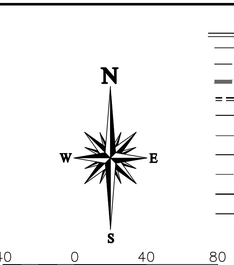
A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

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 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"E, ALONG THE SECTION LINE, 668.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.44 ACRES

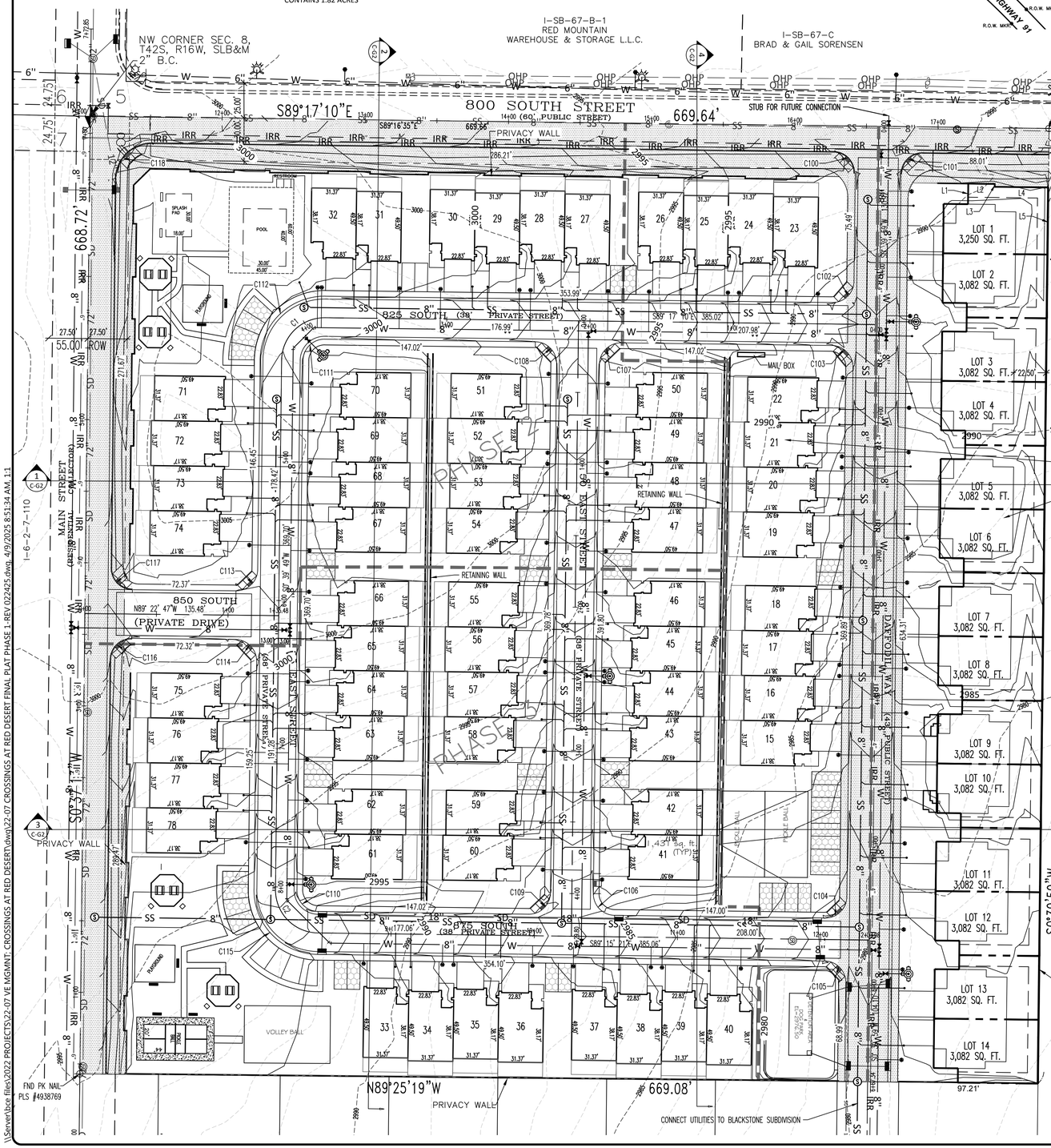


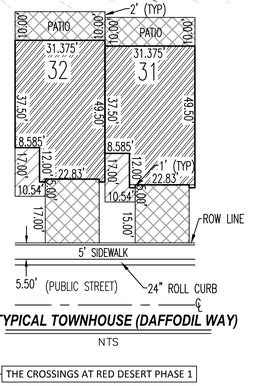
VICINITY MAP
(NO SCALE)



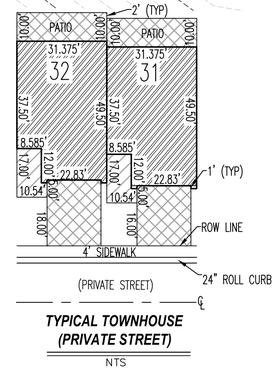
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PHASE LINE
- EXISTING CURB
- EXISTING 6" WATER LINE
- EXISTING SEWER LINE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER
- PROPOSED 8" SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED FIRE HYDRANT SET
- PROPOSED GATE VALVE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA AND PRIVATE STREETS
- RIGHT OF WAY TO BE DEDICATED TO THE CITY OF IVINS.
- GUEST PARKING STALL (COMMON AREA)
- PRIVATE AREA (BUILDING AREA)





TYPICAL TOWNHOUSE (DAFFODIL WAY)
NTS

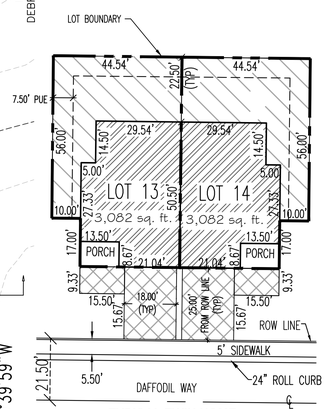


TYPICAL TOWNHOUSE (PRIVATE STREET)
NTS

THE CROSSINGS AT RED DESERT PHASE 1

THE CROSSINGS AT RED DESERT TWIN HOMES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°39'59"W	14.37'
L2	N89°16'41"W	18.51'
L3	N0°39'53"E	2.00'
L4	N89°19'00"W	37.49'
L5	N0°39'53"E	46.88'



TYPICAL TWIN HOME
NTS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00'	47.15'	90°03'01"	30.03'
C2	15.00'	47.09'	89°56'09"	29.97'
C100	14.25'	22.37'	89°55'33"	14.23'
C101	14.50'	22.79'	90°03'26"	14.51'
C102	15.00'	23.57'	90°02'51"	15.01'
C103	15.00'	23.55'	89°57'09"	14.99'
C104	15.00'	23.58'	90°04'39"	15.02'
C105	15.00'	23.54'	89°55'21"	14.98'
C106	15.00'	23.54'	89°55'11"	14.98'
C107	15.00'	23.58'	90°03'01"	15.01'
C108	15.00'	23.55'	89°56'59"	14.99'
C109	15.00'	23.58'	90°04'49"	15.02'
C110	15.00'	23.54'	89°55'11"	14.98'
C111	15.00'	23.58'	90°03'01"	15.01'
C112	45.00'	70.73'	90°03'01"	45.04'
C113	15.00'	23.55'	89°57'24"	14.99'
C114	15.00'	23.57'	90°02'36"	15.01'
C115	45.00'	70.62'	89°55'11"	44.94'
C116	14.50'	22.78'	90°00'00"	14.50'
C117	15.00'	23.56'	90°00'00"	15.00'

PHASE 1 PROJECT DATA		
ASSESSOR PARCEL NUMBERS	PHASE 1	I-6-2-8-445 I-6-2-8-4440
ZONING	PHASE 1	R-2-6/RM
THEME	PHASE 1	14 TWIN HOMES 12 TOWNHOUSES
PARCEL AREA	PHASE 1	3.60 ACRES
DENSITY	PHASE 1	26–UNITS ON 3.60 ACRES 7.22 UNITS PER ACRE
PHASE 1 OPEN SPACE TWIN HOMES & TOWNHOMES		6,000 sq. ft. REQUIRED 29,404 sq. ft. PROVIDED
PARKING		14 UNITS @ 2 PER UNIT = 28 12 UNITS @ 2 PER UNIT = 24 GUEST PARKING PROVIDED = 15 TOTAL = 67 SPACES PROVIDED
BUILDING SETBACKS–TWIN HOMES		FRONT STREET = 25' FROM ROW LINE 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
THEME	PHASE 2	22 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		4,800 sq. ft. REQUIRED 31,063 sq. ft. PROVIDED
PARKING		22 UNITS @ 2 PER UNIT = 44 GUEST PARKING PROVIDED = 8 TOTAL = 52 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
THEME	PHASE 3	30 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		6,400 sq. ft. REQUIRED 38,577 sq. ft. PROVIDED
TOWNHOME PARKING SPACES		30 UNITS @ 2 PER UNIT = 60 GUEST PARKING = 17 TOTAL = 77 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:		
3–PICKLE BALL COURTS		1,622 sq. ft X 3 =4,866 sq. ft
1–OUTDOOR VOLLEYBALL COURT		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

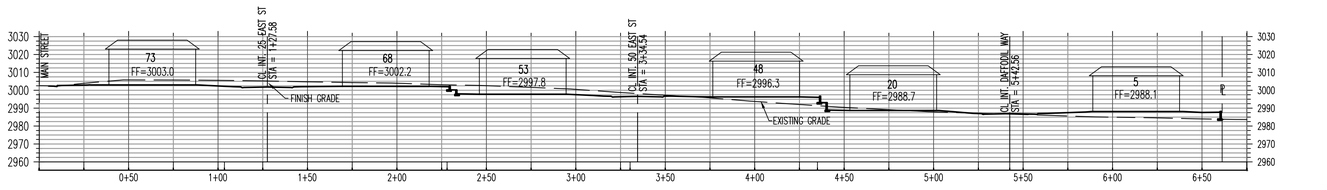
BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING–LAND SURVEYING–LAND PLANNING
736 SOUTH 900 EAST SUITE B-105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

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

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
4/8/25
STATE OF UTAH

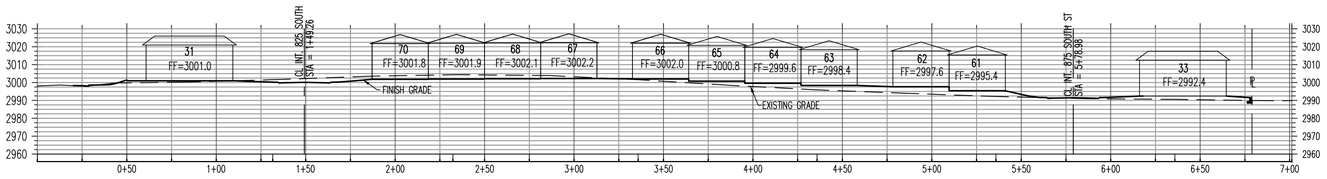
CHECKED BY : SK
DRAWN BY : SK
DATE : 4/8/25
JOB NO. : 22-07
SCALE : 1"=40'
SHEET NO. : 1 OF 2

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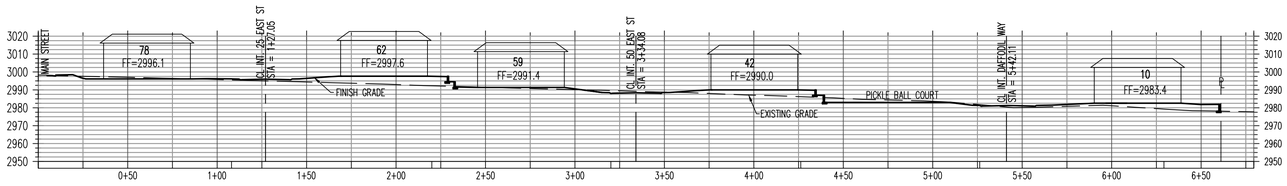
CROSS SECTION 1
00+00–6+75

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



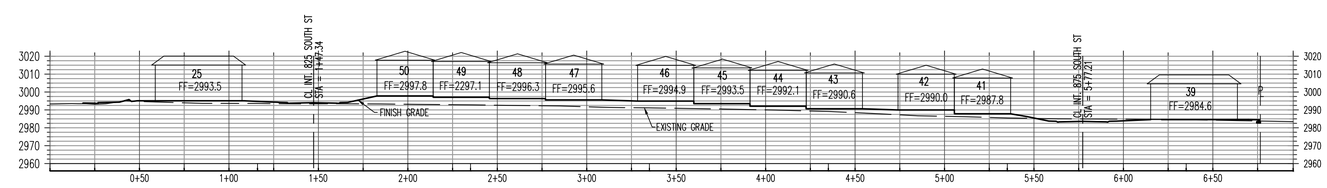
CROSS SECTION 2
00+00–7+00

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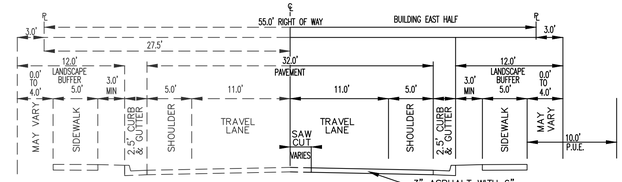
CROSS SECTION 3
00+00–6+75

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

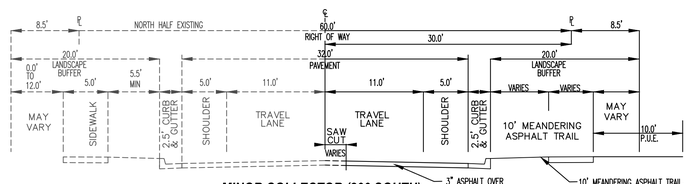


CROSS SECTION 4
00+00–6+75

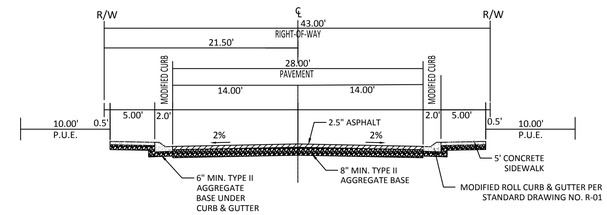
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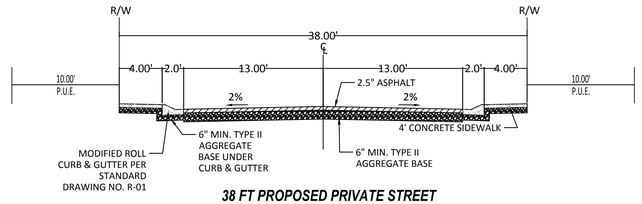
RESIDENTIAL COLLECTOR (MAIN STREET) CROSS SECTION



MINOR COLLECTOR (800 SOUTH) CROSS SECTION



RESIDENTIAL ALTERNATIVE 43' CROSS SECTION (DAFFODIL WAY)



38 FT PROPOSED PRIVATE STREET CROSS SECTION (PRIVATE ROADS)

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
738 SOUTH 900 EAST SUITE B-105
ST. GEORGE, UTAH 84790
(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.
WNS, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
4/8/25
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 4/8/25
JOB NO. : 22-07

SCALE : 1"=40'

SHEET NO. :
2 OF 2

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