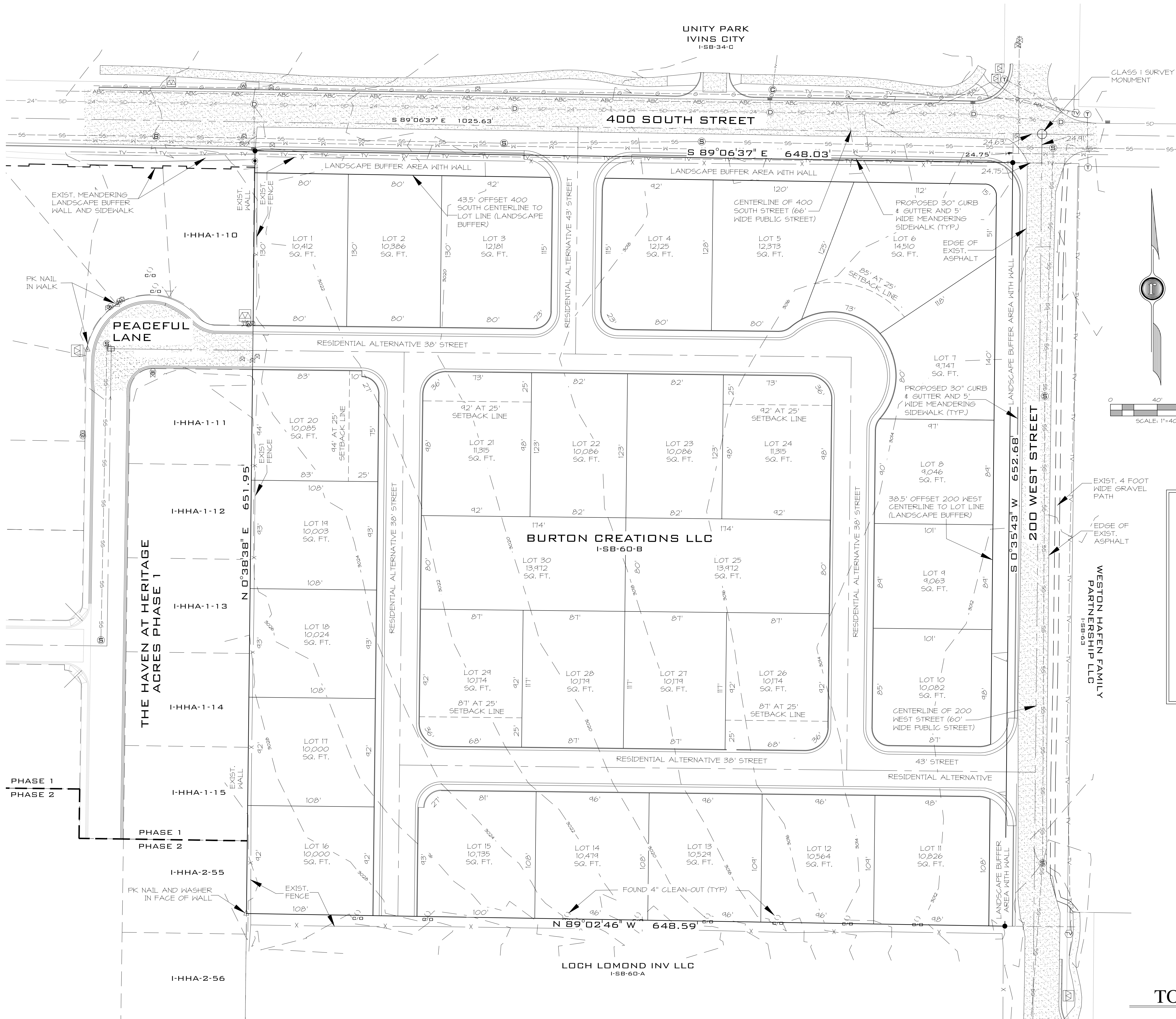




SITE DATA

TAX ID NUMBER: I-SB-60-B

CURRENT ZONES:
R-1-10 SINGLE-FAMILY RESIDENTIAL DISTRICT
R-1-10 (SLA) SUBDIVISION LOT AVERAGING OVERLAY

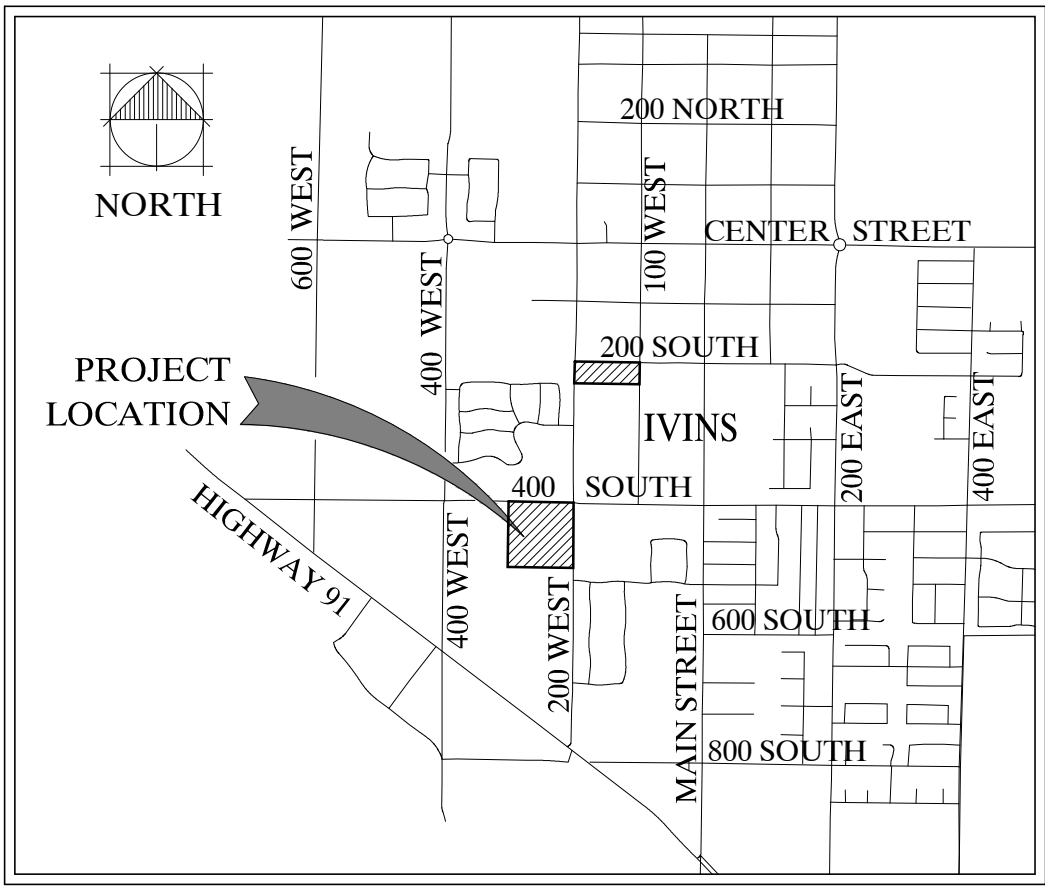
TOTAL ACREAGE: 445,618.45 SQ. FT. - 10.23 ACRES

PROJECT THEME: SINGLE FAMILY SUBDIVISION
(7500 SQ. FT. MINIMUM LOTS)

TOTAL NUMBER OF LOTS: 30
10,000 MIN. SQ. FT. LOTS: 27
7500 MIN. SQ. FT. LOTS: 3

LEGEND

=EXISTING ASPHALT
=REBAR & CAP
=SURVEY CONTROL MONUMENT - CLASS I
=EXISTING SEWER MANHOLE
=EXISTING SEWER MAIN
=EXISTING STORM DRAIN MANHOLE
=EXISTING STORM DRAIN CATCH BASIN
=EXISTING STORM DRAIN
=EXISTING TV
=EXISTING TELEPHONE
=EXISTING WATER MAIN
=EXISTING WATER VALVE
=EXISTING IRRIGATION VALVE
=EXISTING NATURAL GAS
=EXISTING PRIMARY POWER
=EXISTING TRANSFORMER
=EXISTING COMMUNICATIONS MANHOLE
=EXISTING FENCE



VICINITY MAP
IVINS, UTAH
NOT TO SCALE

CIVIL ENGINEER
RICK ROSENBERG, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE
SUITE A-2
ST. GEORGE, UTAH 84710
(435) 673-8586

GEOTECHNICAL ENGINEER
AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84710
(435) 680-6849

OWNER/DEVELOPER
OWNER: BURTON CREATIONS LLC
DEVELOPER: TONY ALLEN
45 EAST 100 SOUTH
IVINS, UTAH 84710
(435) 680-5811

PROPERTY LOCATION
THE PROPERTY IS LOCATED
SOUTH OF 400 SOUTH
STREET AND WEST OF 200
WEST STREET, IVINS, UTAH

PARCEL ACREAGE
445,618 SQ. FT.
10.23 ACRES

TONY ALLEN SUBDIVISION

A SINGLE FAMILY SUBDIVISION
LOCATED IN SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST
OF THE SALT LAKE BASIN AND MERIDIAN IN THE CITY OF IVINS, WASHINGTON COUNTY, UTAH.

DATE:	4-12-21
JOB NO.:	12510-21
DESIGNED BY:	LMP
CHECKED BY:	RR
DWG:	R-1-10 ConstBase
DATE	
REVISIONS	

ROSENBERG
A S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84710
Ph (435) 673-8586, Fx (435) 673-8397
www.rscivil.com

CONCEPT PLAN FOR TONY ALLEN SUBDIVISION IVINS, UTAH

NOT
FOR
CONSTRUCTION

SHEET
CP-1