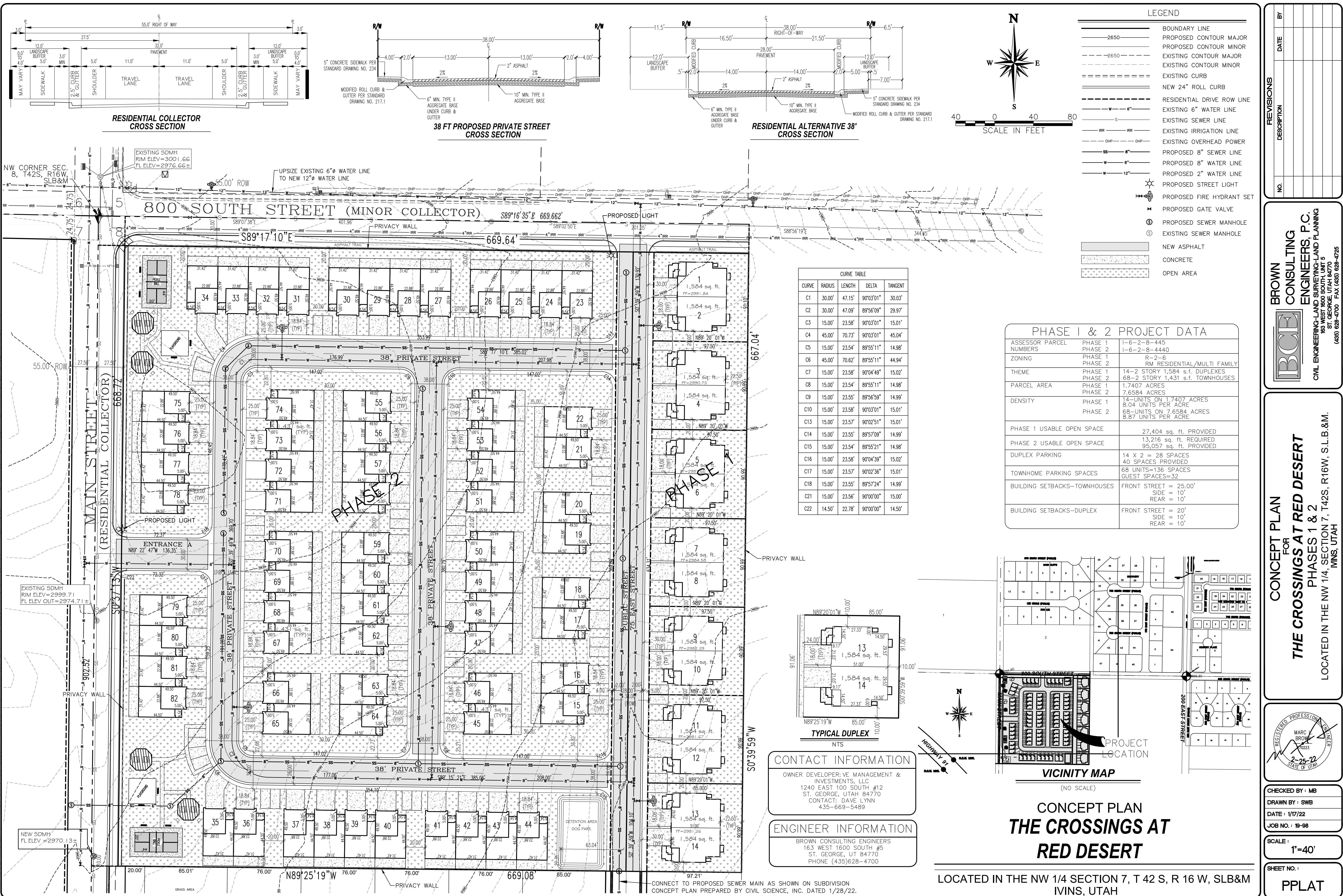
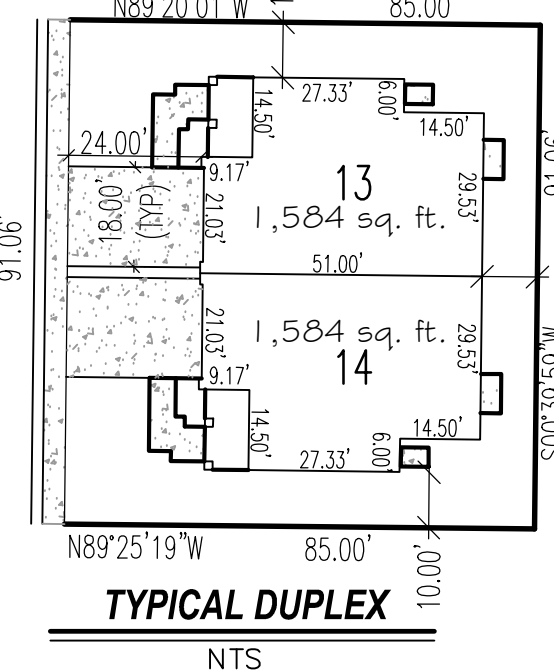




LEGEND	
	BOUNDARY LINE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING CURB
	NEW 24" ROLL CURB
	RESIDENTIAL DRIVE ROW LINE
	EXISTING 6" WATER LINE
	EXISTING SEWER LINE
	EXISTING IRRIGATION LINE
	EXISTING OVERHEAD POWER
	PROPOSED 8" SEWER LINE
	PROPOSED 8" WATER LINE
	PROPOSED 2" WATER LINE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT SET
	PROPOSED GATE VALVE
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	NEW ASPHALT
	CONCRETE
	OPEN AREA

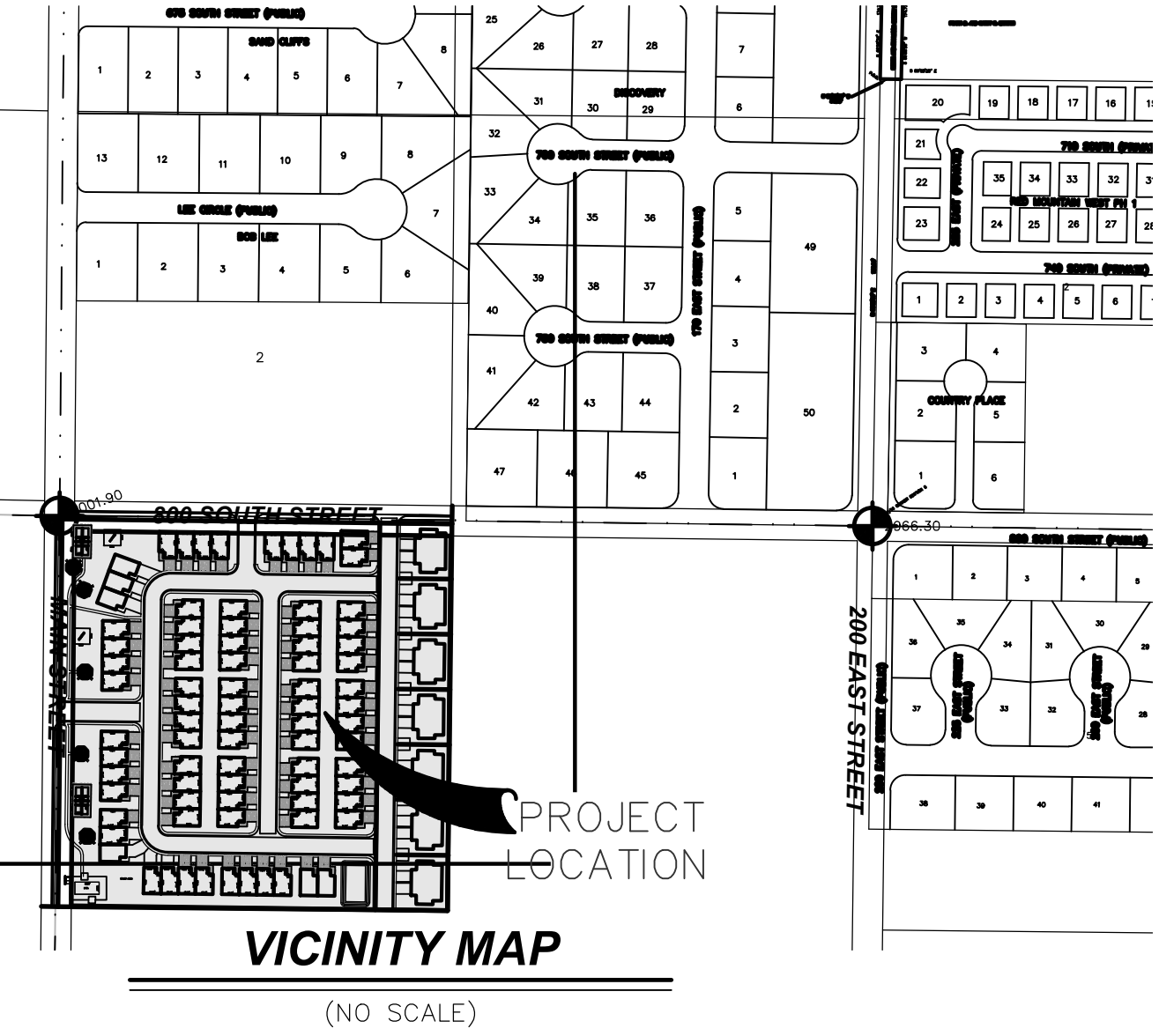
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	30.00'	47.15'	90°03'01"	30.03'
C2	30.00'	47.09'	89°56'09"	29.97'
C3	15.00'	23.58'	90°03'01"	15.01'
C4	45.00'	70.73'	90°03'01"	45.04'
C5	15.00'	23.54'	89°55'11"	14.98'
C6	45.00'	70.62'	89°55'11"	44.94'
C7	15.00'	23.58'	90°04'49"	15.02'
C8	15.00'	23.54'	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'
C22	14.50'	22.78'	90°00'00"	14.50'

PHASE 1 & 2 PROJECT DATA		
ASSESSOR PARCEL NUMBERS	PHASE 1 PHASE 2	1-6-2-8-445 1-6-2-8-4440
ZONING	PHASE 1 PHASE 2	R-2-6 RM RESIDENTIAL/MULTI FAMILY
THEME	PHASE 1 PHASE 2	14-2 STORY 1,584 s.f. DUPLEXES 68-2 STORY 1,431 s.f. TOWNHOUSES
PARCEL AREA	PHASE 1 PHASE 2	1.7407 ACRES 7.6584 ACRES
DENSITY	PHASE 1 PHASE 2	14-UNITS ON 1.7407 ACRES 3.04 UNITS PER ACRE 68-UNITS ON 7.6584 ACRES 8.87 UNITS PER ACRE
PHASE 1 USABLE OPEN SPACE	27,404 sq. ft. PROVIDED	
PHASE 2 USABLE OPEN SPACE	13,216 sq. ft. REQUIRED 95,057 sq. ft. PROVIDED	
DUPLEX PARKING	14 X 2 = 28 SPACES 40 SPACES PROVIDED	
TOWNHOME PARKING SPACES	68 UNITS=136 SPACES GUEST SPACES=32	
BUILDING SETBACKS-TOWNHOUSES	FRONT STREET = 25.00' SIDE = 10' REAR = 10'	
BUILDING SETBACKS-DUPLEX	FRONT STREET = 20' SIDE = 10' REAR = 10'	



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

ENGINEER INFORMATION
BROWN CONSULTING ENGINEERS
163 WEST 1600 SOUTH #5
ST. GEORGE, UT 84770
PHONE (435) 628-4700



CONCEPT 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

CONCEPT 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

MARCH 2023

2-25-22

STATE OF UTAH

CHECKED BY: MB

DRAWN BY: SWB

DATE: 1/17/22

JOB NO.: 19-98

SCALE:

1"=40'

SHEET NO.:

PPLAT