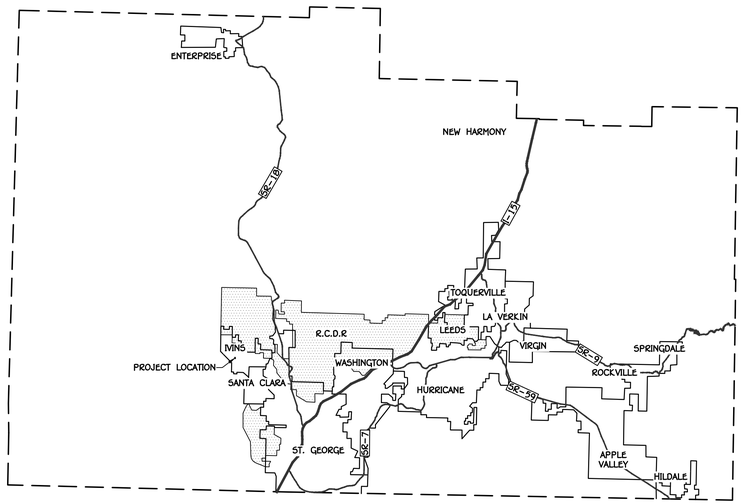
ONYX CANYON

IVINS CITY, UTAH

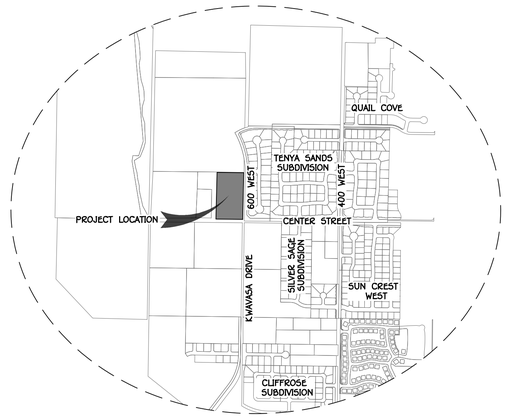
PRELIMINARY PLAN

APRIL 2024



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE PLAN
4	P.3.1	UTILITY & LIGHTING PLAN
5	P.4.1	GRADING
6	P.5.1	EROSION CONTROL PLAN

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 5, OF THE ST. GEORGE AND SANTA CLARA IRRIGATION COMPANY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 AND RUNNING THENCE NORTH 89°24'17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET 373.57 FEET; THENCE NORTH 01°21'03" EAST 652.37 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 5; THENCE SOUTH 89°24'21" EAST ALONG SAID NORTH LINE 373.61 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET; THENCE SOUTH 01°21'14" WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY 652.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 243,699 SQUARE FEET OR 5.59 ACRES.

PRELIMINARY PLAT SITE DATA

Onyx Canyon

CURRENT ZONING:	RE-15.0
PROJECT AREA	5.59 ACRES (243,699 S.F.)
NO. OF LOTS & DENSITY	12 LOTS (2.0 D.U./ACRE)

PROPERTY OWNER

S&S HOMES

1363 E 170 S STE 301

ST, GEORGE, UT 84790

CONTACT: DEVIN SULLIVAN

PHONE: (435) 467-7805

EMAIL: devin@sshomes.info

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)

1420 S. 270 E.

ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS

PHONE: (435) 673-6850

EMAIL: rogers@agecinc.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

CONTACT: AUSTIN CHAPPELL

PHONE: (435) 288-3330

EMAIL: austin@alcsg.com

APPLICANT-AGENT

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

PRIMARY CONTACT: ADAM ALLEN

PHONE: (435) 288-3330

EMAIL: adam@alcsg.com

REV.	DATE:	REVISION

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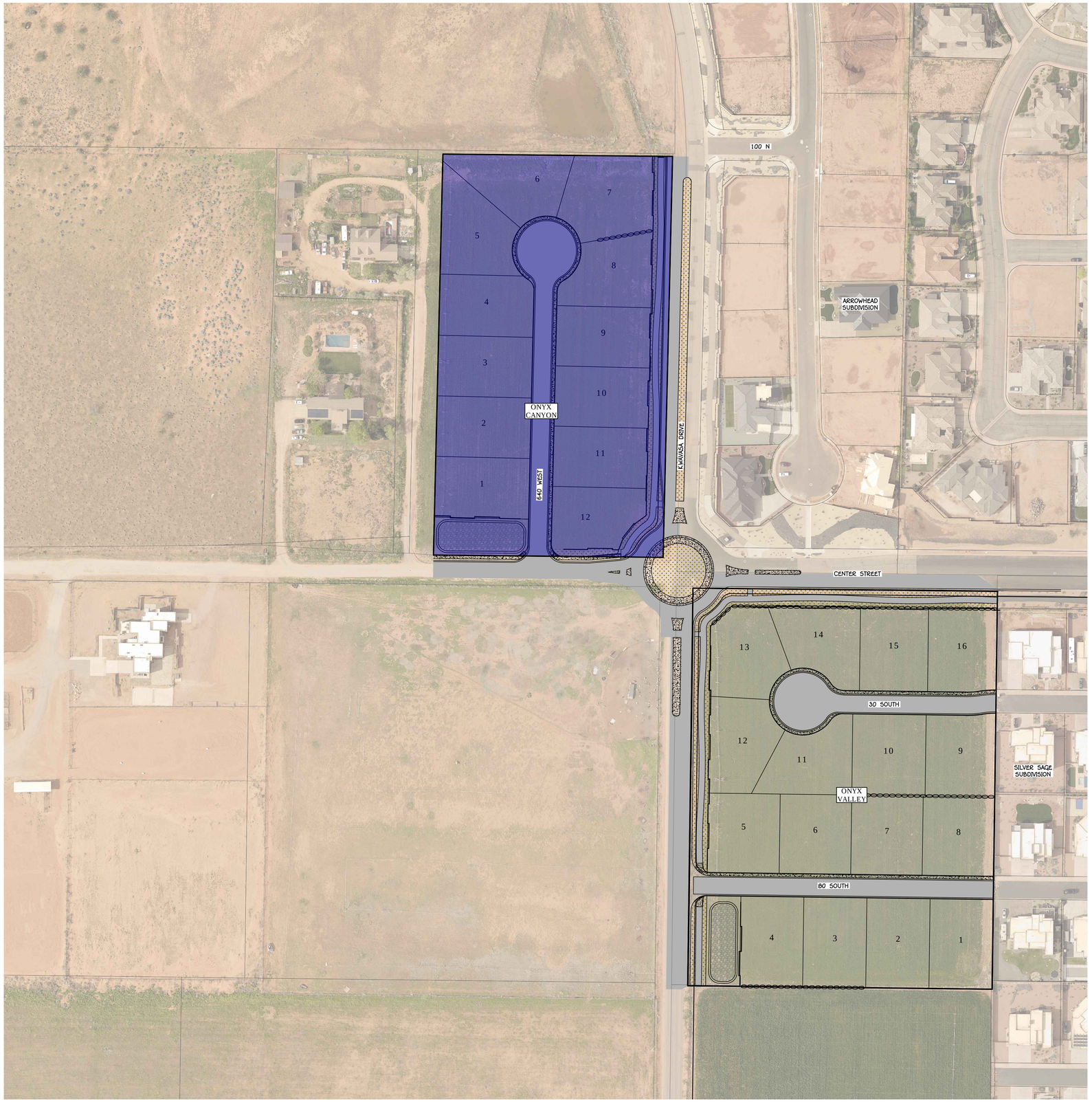
ONYX CANYON
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

COVER
PRELIMINARY PLAN

P.1.1

SHEET: 1 of 6

C:\Dropbox\American\03 Projects\2023\23-038 S&S Ivins\03 Drawings\Sheet Files\Preliminary Plat\Onyx Canyon\23-038-1 Cover.dwg



0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

PROPOSED PARCEL BOUNDARY

EXISTING/ADJACENT PARCEL BOUNDARY

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Date:	04/24/2024
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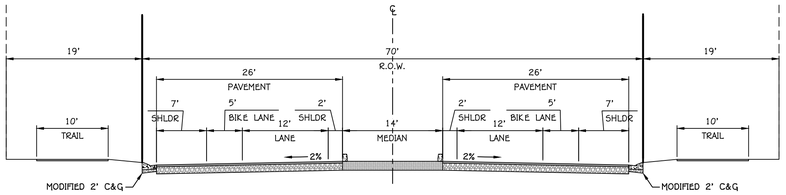
Onyx Canyon
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

OVERALL SITE PLAN
PRELIMINARY PLAN

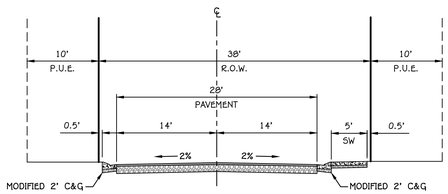
P.1.2

SHEET: 2 of 6

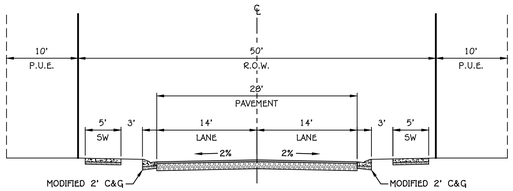
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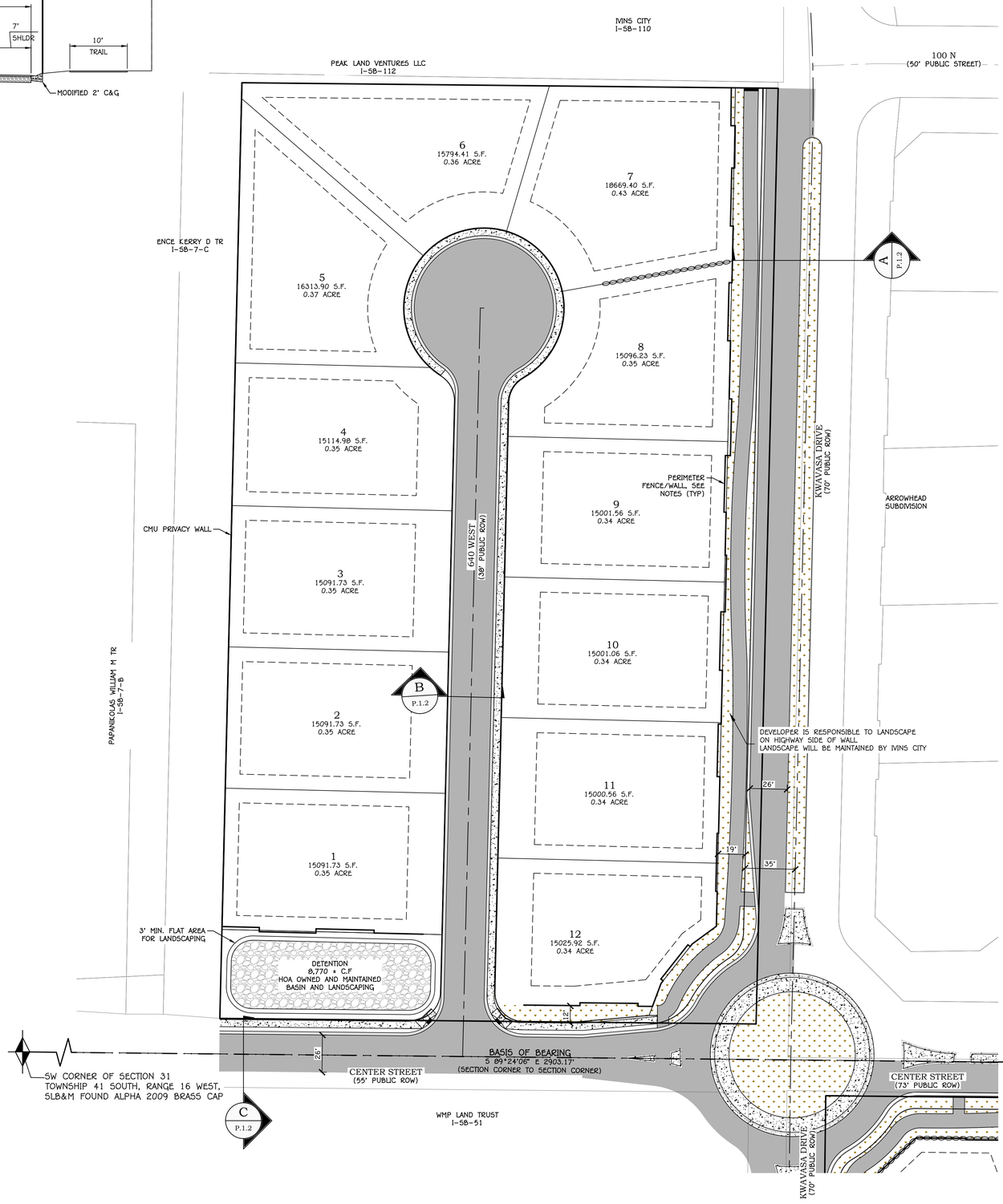
SECTION (A): KWAVASA 70' PUBLIC



SECTION (B): 38' PUBLIC



SECTION (C): 50' PUBLIC





LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	

SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
PRIVATELY OWNED AREA	4.30	76.92
COMMON AREA	.81	14.49
STREETS	.48	8.59
TOTAL	5.59	100.00

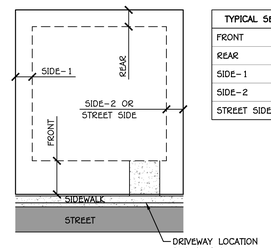
PROPERTY INFORMATION	
DESCRIPTION	UNITS
SINGLE FAMILY LOTS	12
TOTAL	12
TOTAL ACREAGE (ACRE)	5.59
DENSITY (UNITS/ACRE)	2.1

PERIMETER FENCING WALL NOTES:

PERIMETER FENCING WALL TO COMPLY WITH IVINS CITY CODE 16.11.135 SECTION 9:

1. CONCRETE MASONRY UNIT (CMU) BLOCK SHALL BE USED COLORED "SANDSTONE"
2. ALL FENCING WALLS SHALL HAVE ONE SPLIT FACED TEXTURED ROW OF BLOCK SET ON A ROW BENEATH THE CAPSTONE BLOCK.
3. CAPSTONES SHALL ALWAYS BE 4-INCHES TALL AND OVERHANG THE WALL FRONT BY 1-INCH.
4. CMU PILASTERS WITH SMOOTH FACED BLOCK SHALL BE SET AT EACH CHANGE IN WALL DIRECTION.
5. FENCING WALLS SHALL BE SEGMENTED HORIZONTALLY WITH THE APPEARANCE OF RANDOMNESS IN VARIABLE LENGTHS WITH NO STRAIGHT UNBROKEN WALL SEGMENTS LONGER THAN 40' AND NO INTERMEDIARY PILASTERS IN ANY ONE SEGMENT.
6. SHORT HORIZONTAL OFFSET DISTANCES BETWEEN THE LONGER WALL SEGMENTS SHOULD HAVE AN APPEARANCE OF RANDOMNESS IN VARIABLE LENGTHS BETWEEN 24-INCHES UP TO 72-INCHES.
7. EACH ADJACENT WALL SEGMENT SHALL BE AT LEAST ONE BLOCK HIGHER OR LOWER THAN AN ADJACENT SEGMENT, PREFERABLY SEGMENTS THAT ARE CLOSER TO THE STREET ARE LOWER THAN SEGMENTS THAT ARE FURTHER AWAY.
8. IF DUE TO EXCESSIVE GRADE CHANGE, THE WALL NEEDS TO INCREASE IN HEIGHT AT A FASTER RATE THAN ONE BLOCK PER LONG SEGMENT THAN A HEIGHT CHANGE MAY BE ALLOWED IN THE MIDDLE OF THE LONG SEGMENT.

TYPICAL SETBACKS:



TYPICAL SETBACKS	
FRONT	25'
REAR	10'
SIDE-1	10'
SIDE-2	10'
STREET SIDE	25'

REV.	DATE:	REVISION

PRELIMINARY
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

DATE:	04/24/2024
JOB #	23-038
DRAWN BY:	SSA
CHECKED BY:	ARC

ONYX CANYON

SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

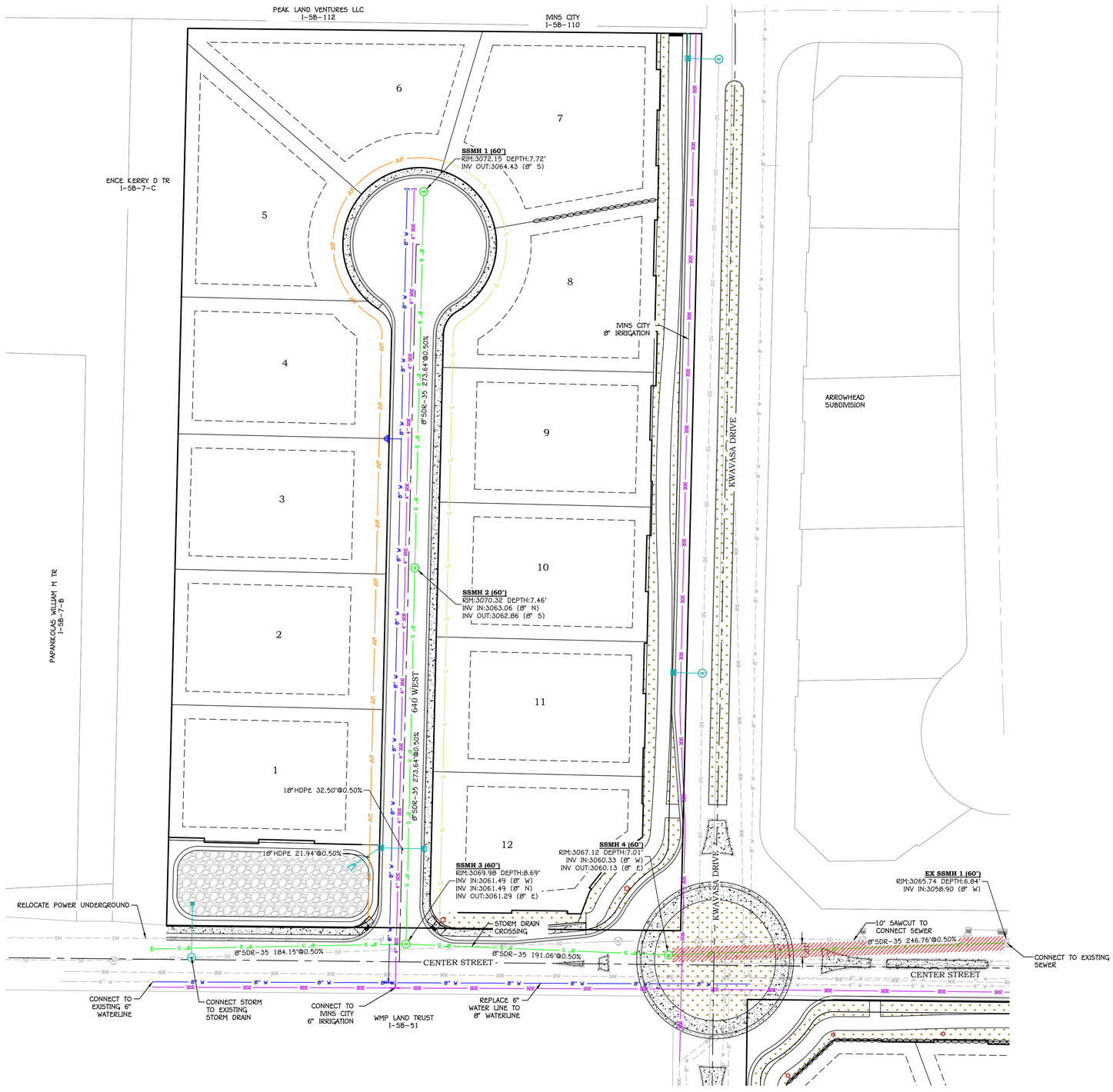
SITE PLAN

PRELIMINARY PLAN

P.2.1

SHEET: 3 of 6

C:\Dropbox\American\03 Projects\2023\23-038 S&S Ivins\03 Drawings\Sheet Files\Preliminary Plat\Onyx Canyon\23-038-1 Overall Site Plan.dwg



0 40' 80'

SCALE: 1" = 40'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
ASPHALT PAVEMENT SECTION	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	302
STANDARD AIR VAC VAULT	316
PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
EXISTING IRRIGATION DITCH	
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	220
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED JOINT UTILITY TRENCH	
EXISTING JOINT UTILITY TRENCH	
RELOCATED IRRIGATION LINE	
CURB INLET SINGLE CATCH BASIN	
CURB INLET DOUBLE CATCH BASIN	
STANDARD STORM DRAIN MANHOLE	
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	

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ONYX CANYON

SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

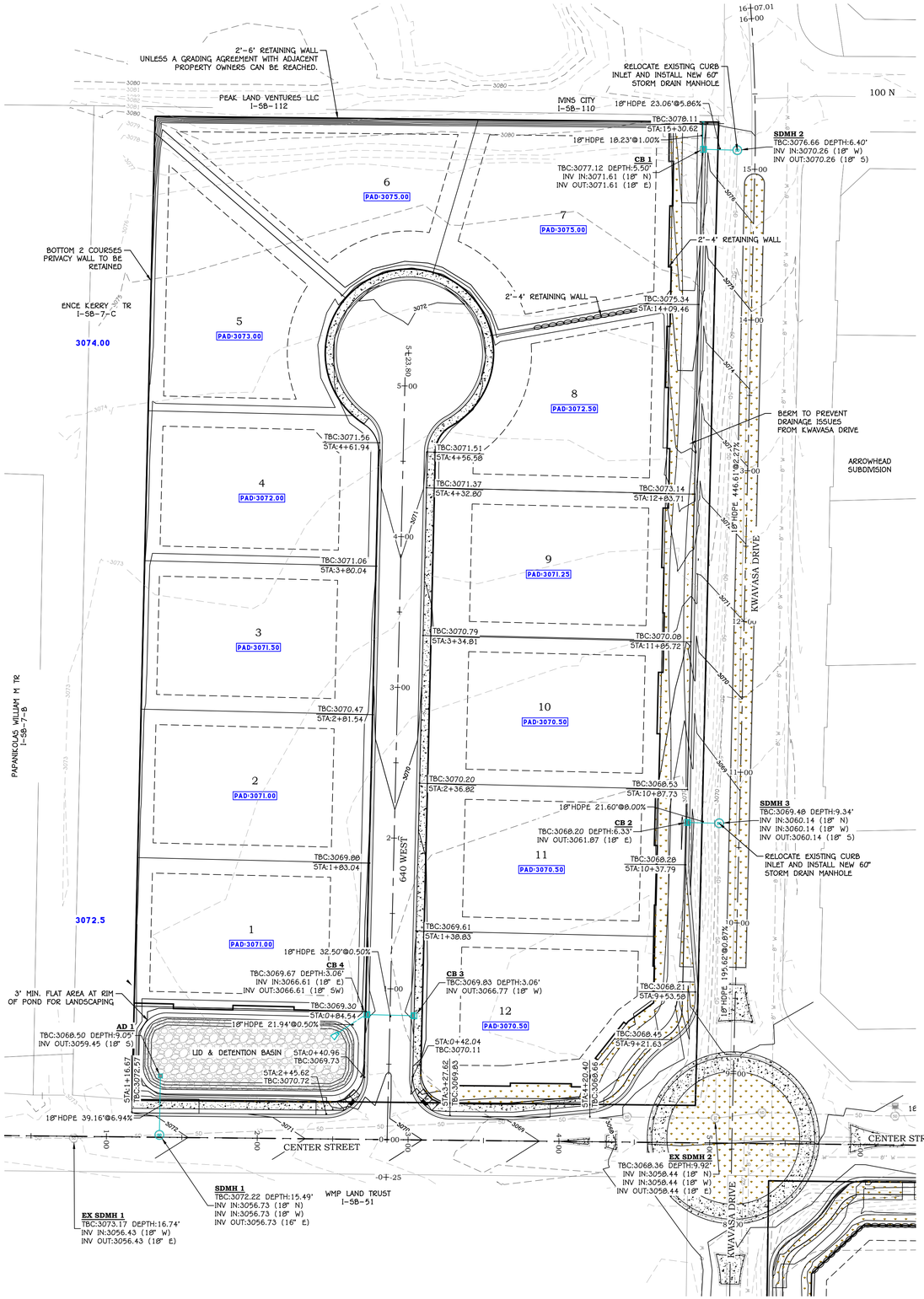
UTILITY & LIGHTING PLAN

PRELIMINARY PLAN

P.3.1

SHEET: 4 of 6

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0 40' 80'

SCALE: 1" = 40"

Blue Stakes of UTAH811 Bluestakes.org

Call Before You Dig!

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PAD: XXXX.X PROPOSED PAD ELEVATION

SITE AREA INFORMATION

	PERVIOUS AREAS	
AREA DESCRIPTION	ACRE	PERCENT
PERVIOUS	3.8	68%
IMPERVIOUS	1.80	32%
TOTAL	5.60	100%

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ONYX CANYON

SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

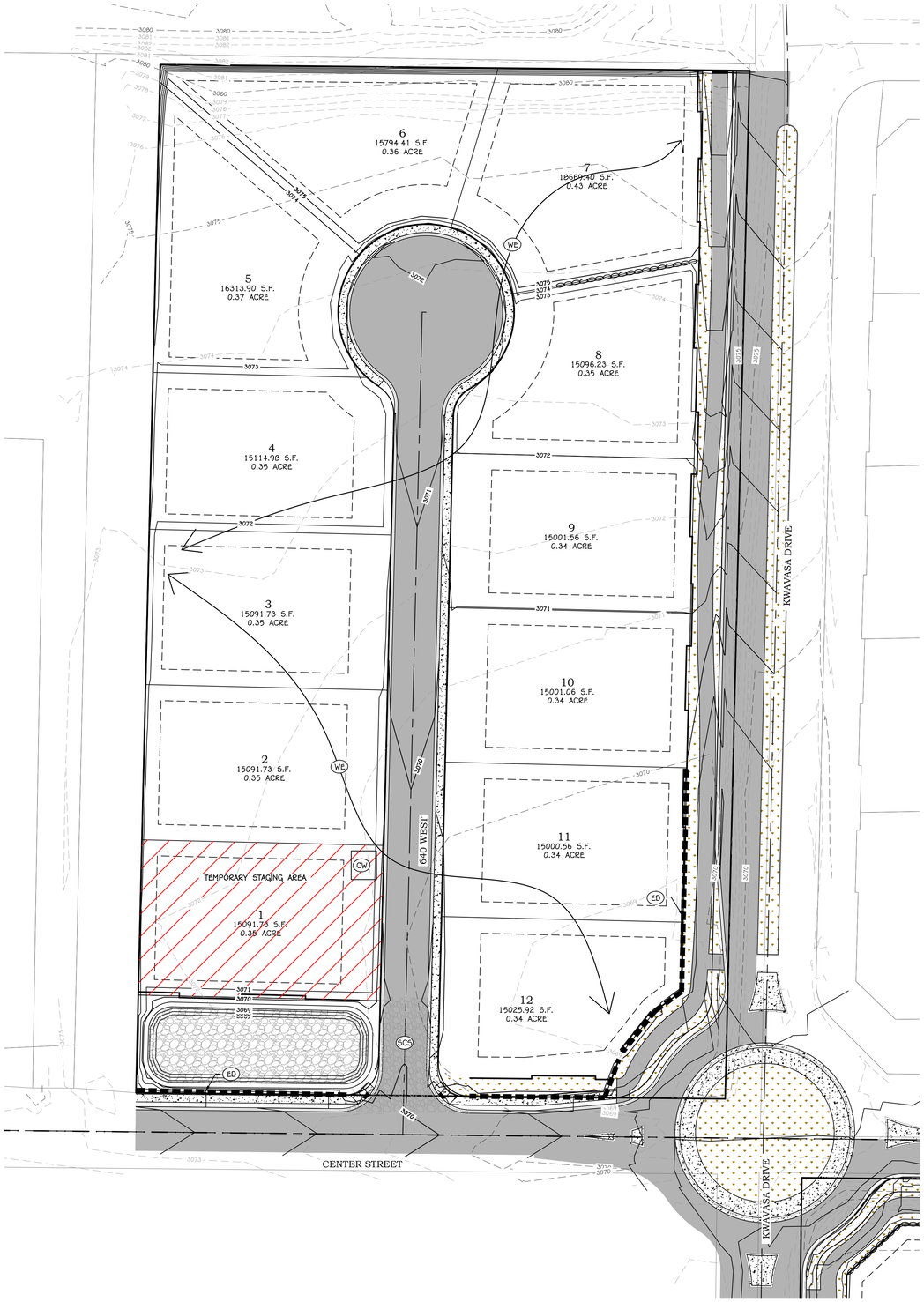
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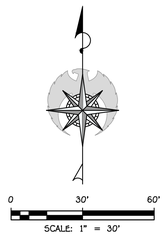
PRELIMINARY PLAN

P.4.1

SHEET: 5 of 6

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BMP KEYNOTES:

		CONTROL TYPE
CD	CHECK DAM	SEDIMENT
CW	CONCRETE WASHOUT	CONSTRUCTION
ED	EARTH DIKE/DRAINAGE SWALE	CONSTRUCTION
EOT	ENTRANCE/OUTLET TIRE WASH	CONSTRUCTION
FR	FIBER ROLLS	SEDIMENT
GM	GEOTEXTILES AND MATS	EROSION
GBB	GRAVEL BAG BERM	SEDIMENT
HM	HYDRAULIC MULCH	EROSION
HS	HYDROSEEDING	EROSION
RRC	RIPRAP CHANNEL	EROSION
RRS	RIPRAP SLOPE	EROSION
SBB	SANDBAG BARRIER	SEDIMENT
SB	SEDIMENT BASIN	SEDIMENT
ST	SEDIMENT TRAP	SEDIMENT
SF	SILT FENCE	SEDIMENT
SD	SLOPE DRAIN	EROSION
SCE	STABILIZED CONSTRUCTION ENTRANCE	SEDIMENT
SCS	STABILIZED CONSTRUCTION STAGING AREA	SEDIMENT
SDP	STORM DRAIN INLET PROTECTION	SEDIMENT
SWB	STRAW BALE BARRIER	SEDIMENT
SM	STRAW MULCH	EROSION
SV	STREET SWEEPING AND VACUUMING	SEDIMENT
VD	VELOCITY DISSIPATION DEVICE (OUTLET PROTECTION)	EROSION
WE	WIND EROSION CONTROL	EROSION

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- GRADING LIMITS OF DISTURBANCE
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STANDARD STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- SURFACE FLOW DIRECTION
- LANDSCAPING

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SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS CITY, UTAH

EROSION CONTROL PLAN
PRELIMINARY PLAN

P.5.1

SHEET: 6 of 6

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