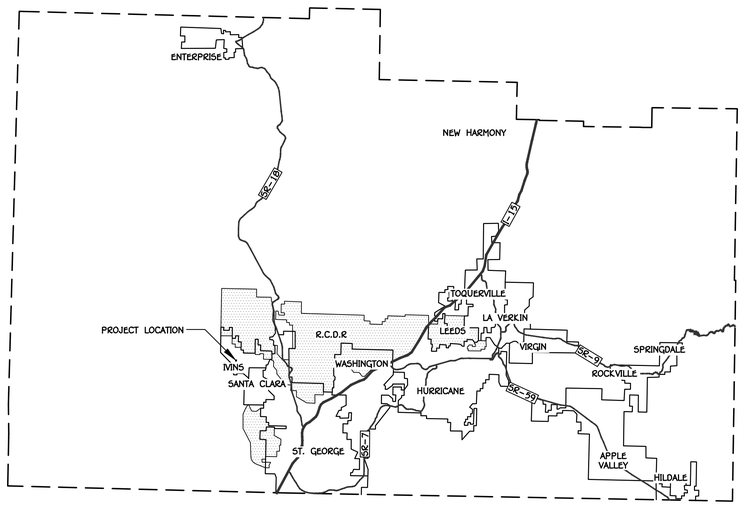
ONYX VALLEY

IVINS, UTAH

PRELIMINARY PLAN

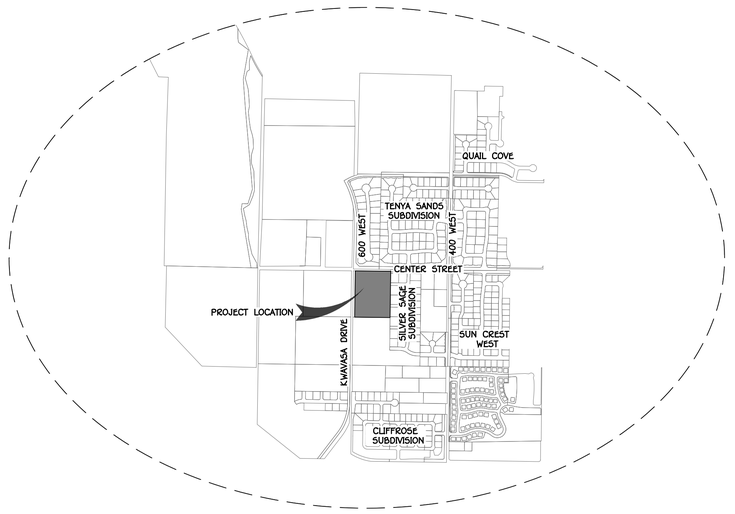
APRIL 2024



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 SHEET
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, DRAINAGE & LID PLAN
6	P.5.1	EROSION CONTROL PLAN

LEGAL DESCRIPTION	PRELIMINARY PLAT SITE DATA	PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
A PORTION OF LOT 5, BLOCK 17, OF THE ST. GEORGE AND SANTA CLARA IRRIGATION COMPANY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 17 AND RUNNING THENCE SOUTH 89°24'17" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET 495.29 FEET TO A POINT ON THE WEST LINE OF SILVER SAGE PHASE 1 SUBDIVISION; THENCE SOUTH 00°46'09" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 647.40 FEET TO A POINT ON THE SOUTH LINE OF LOT 5, BLOCK 17; THENCE NORTH 89°20'33" WEST ALONG SAID SOUTH LOT LINE 495.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 600 WEST STREET; THENCE NORTH 00°46'17" EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY 646.86 FEET TO THE POINT OF BEGINNING. CONTAINING 320,521 SQUARE FEET OR 7.36 ACRES.	**Onyx Valley** CURRENT ZONING: RE-15.0 PROJECT AREA 7.36 ACRES (320,521 S.F.) NO. OF LOTS & DENSITY 16 LOTS (2.17 D.U./ACRE)	**S&S HOMES** 1363 E 170 S STE 301 ST, GEORGE, UT 84790 CONTACT: DEVIN SULLIVAN PHONE: (435) 467-7805 EMAIL: devin@sshomes.info	**APPLIED GEOTECHNICAL (AGEC)** 1420 S. 270 E. ST. GEORGE, UT 84790 CONTACT: WAYNE ROGERS PHONE: (435) 673-6850 EMAIL: rogers@agecinc.com	**AMERICAN CONSULTING & ENGINEERING** 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 84770 CONTACT: AUSTIN CHAPPELL PHONE: (435) 200-3330 EMAIL: austin@alcsg.com	**AMERICAN CONSULTING & ENGINEERING** 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 84770 PRIMARY CONTACT: ADAM ALLEN PHONE: (435) 200-3330 EMAIL: adam@alcsg.com

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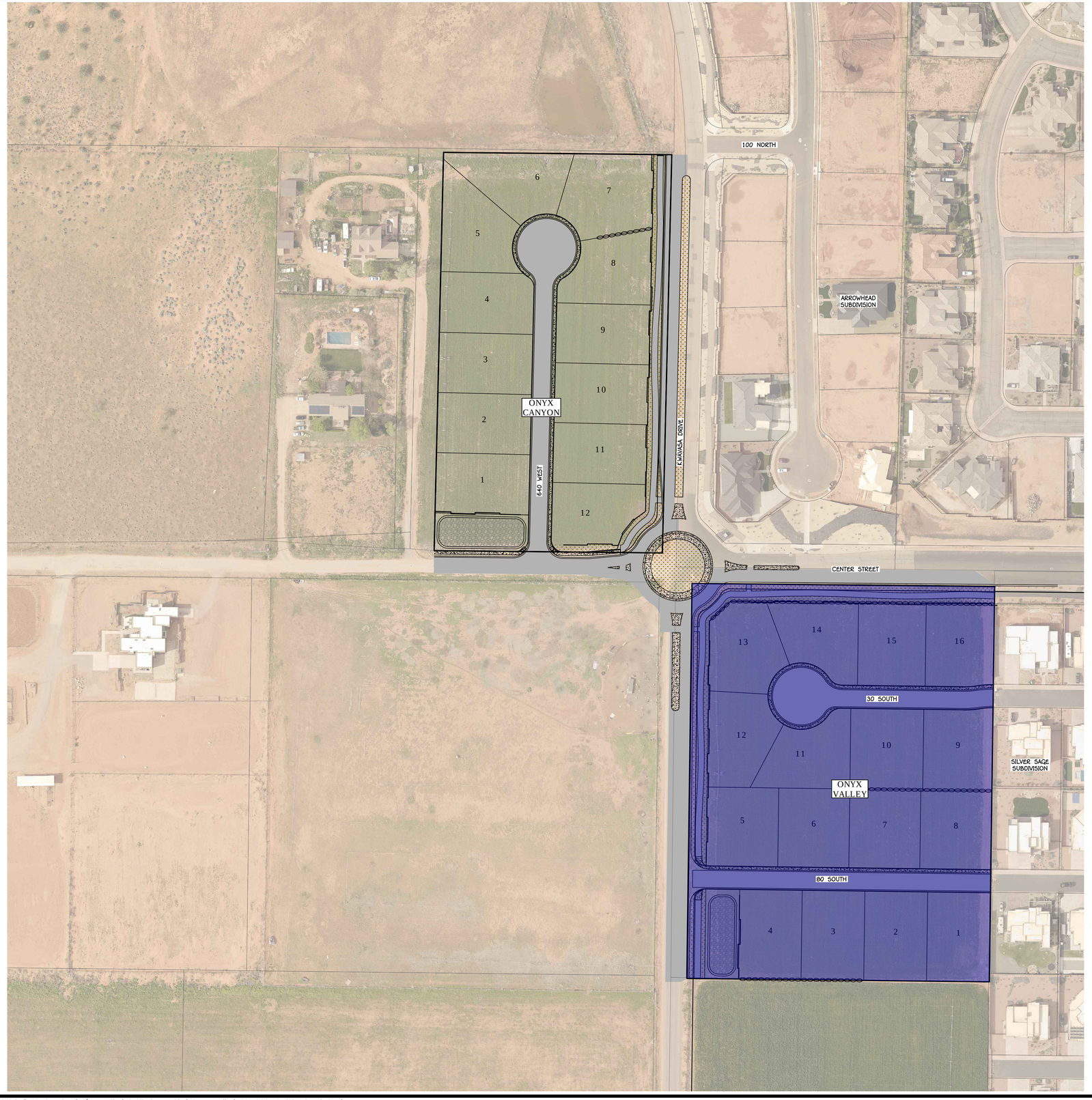
ONYX VALLEY
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS, UTAH

COVER SHEET
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 valley\23-038-2 Cover.dwg



0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

PROPOSED PARCEL BOUNDARY

EXISTING/ADJACENT PARCEL BOUNDARY

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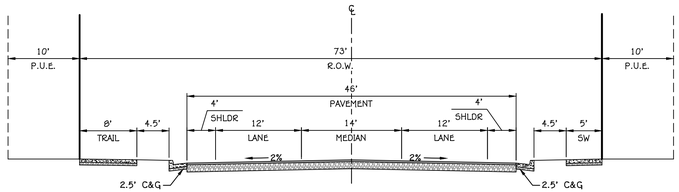
Onyx Valley
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS, UTAH

OVERALL SITE PLAN
PRELIMINARY PLAN

P.1.2

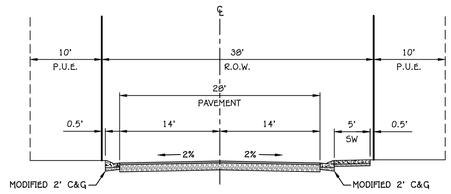
SHEET: 2 of 6

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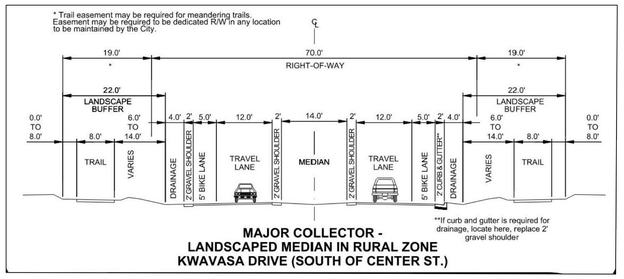


CENTER STREET
(73' PUBLIC STREET)

SECTION (C): 73' PUBLIC

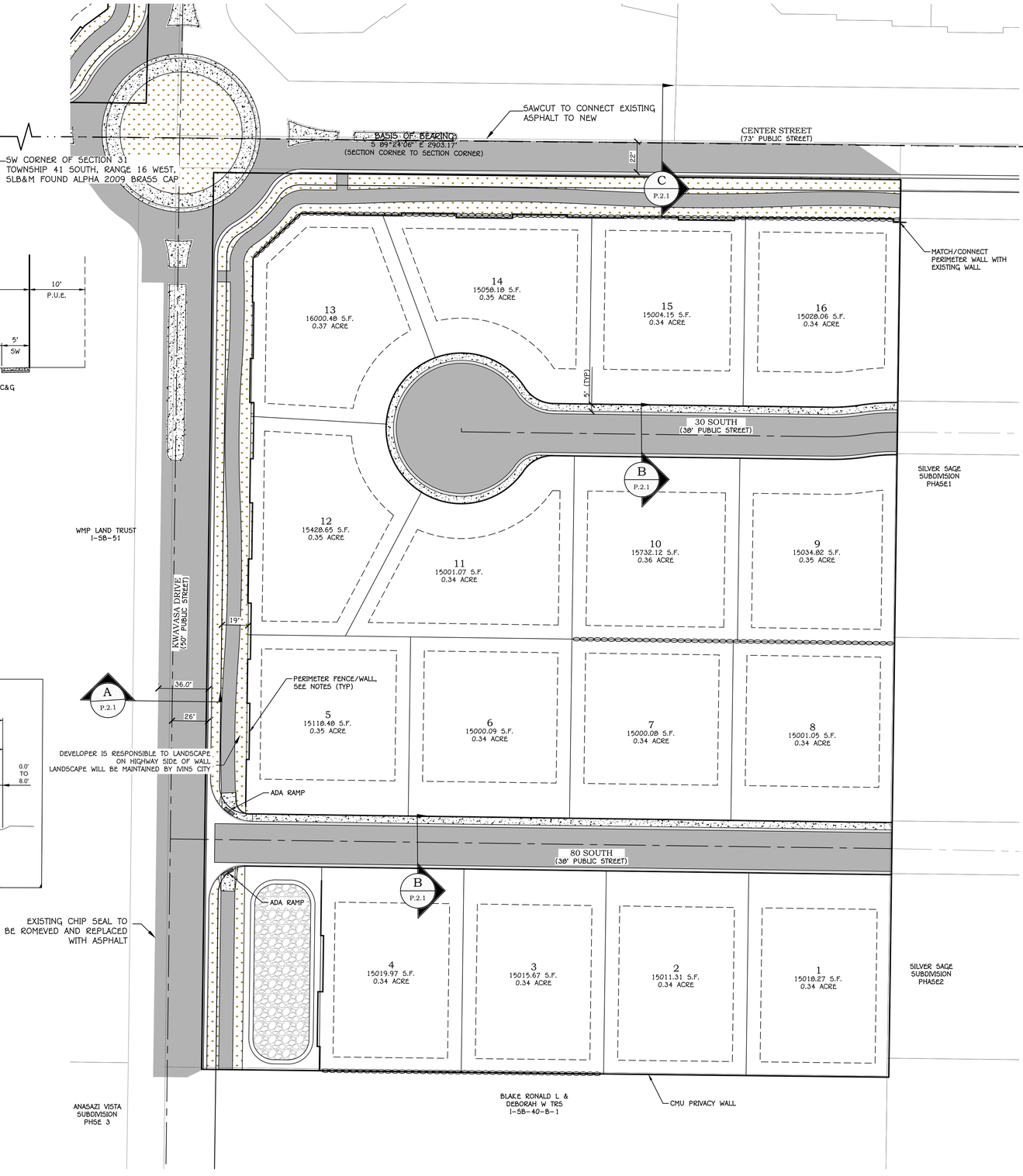


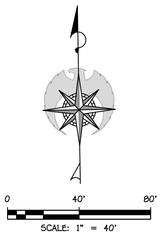
SECTION (B): 38' PUBLIC



MAJOR COLLECTOR -
LANDSCAPED MEDIAN IN RURAL ZONE
KWAVASA DRIVE (SOUTH OF CENTER ST.)

SECTIONS (A): KWAVASA DRIVE SOUTH 70' PUBLIC





LEGEND:

- 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	5.56	75.54
COMMON SPACE AREA	.46	6.25
STREETS	1.34	18.21
TOTAL	7.36	100.00

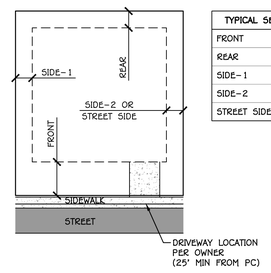
PROPERTY INFORMATION	
DESCRIPTION	UNITS
SINGLE FAMILY LOTS	16
TOTAL	16
TOTAL ACREAGE (ACRE)	5.56
DENSITY (UNITS/ACRE)	2.2

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. PREFEERABLY 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

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

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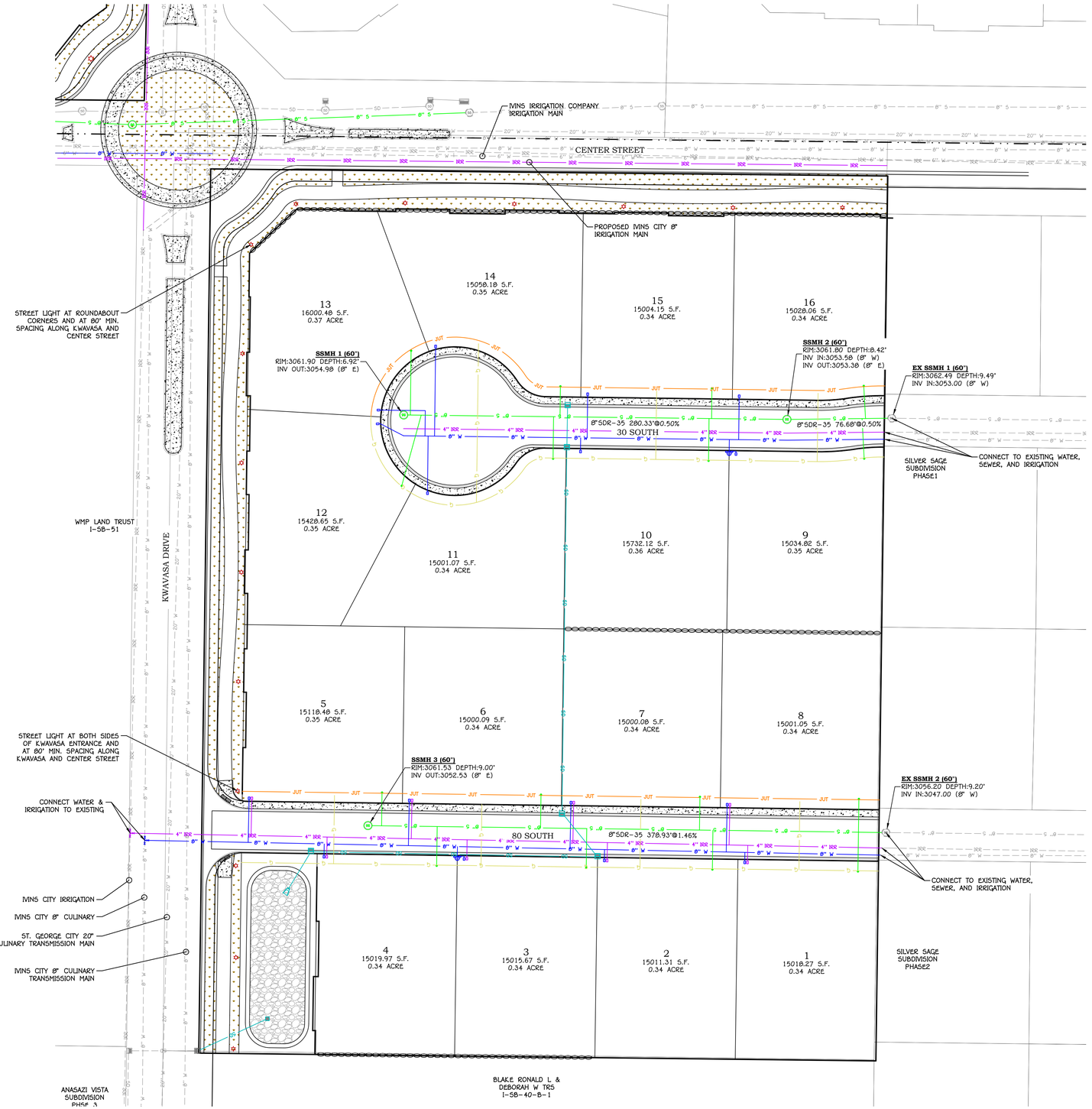
ONYX VALLEY
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS, UTAH

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 valley\23-038-2 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	
PROPOSED STORM PIPE (SIZE PER PLAN)	
EXISTING STORM PIPE (SIZE PER PLAN)	
CURB INLET SINGLE CATCH BASIN	
CURB INLET DOUBLE CATCH BASIN	
STANDARD STORM DRAIN MANHOLE	
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	

REV.	DATE:	REVISION

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1173 S. 250 W. #504
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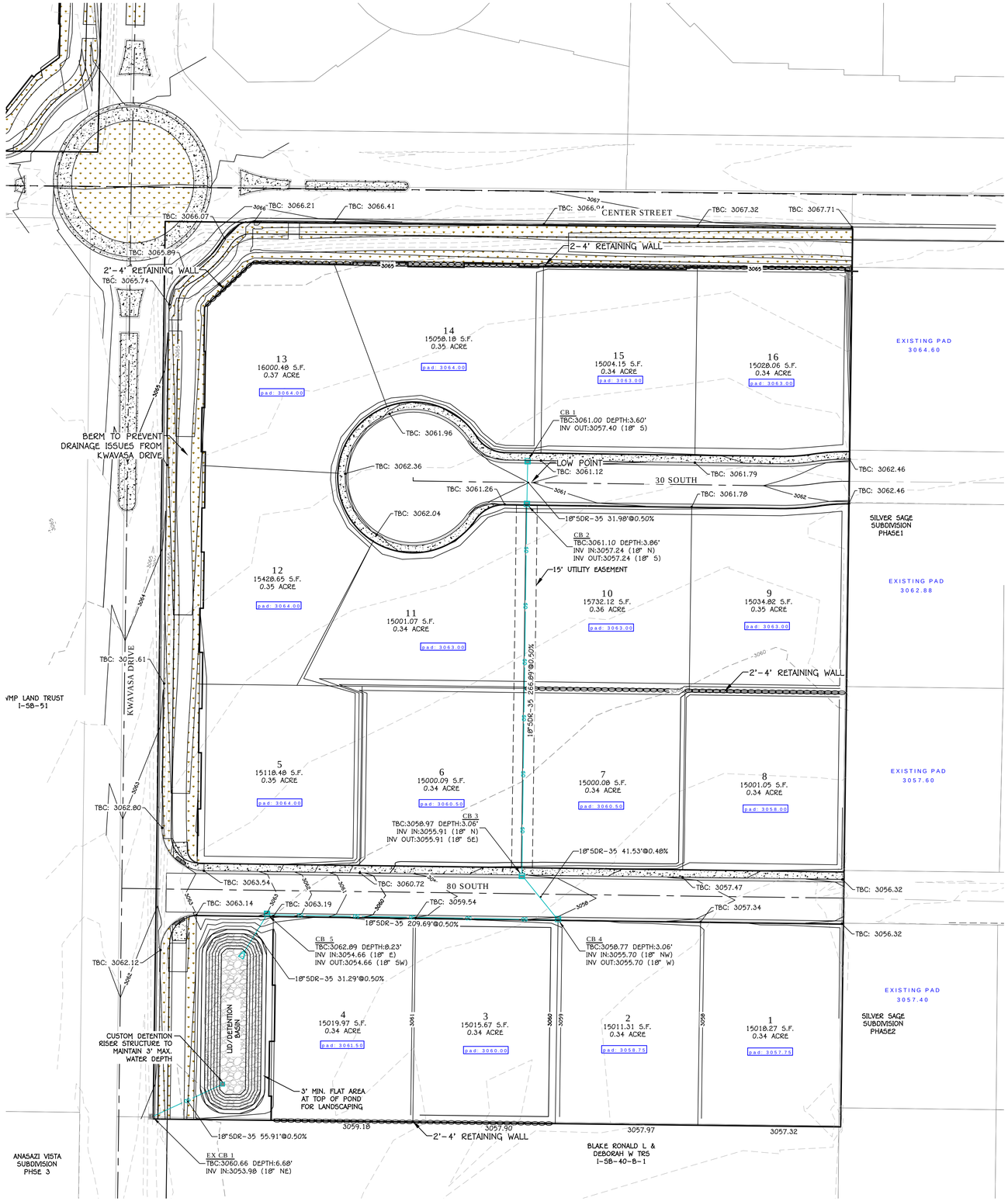
ONYX VALLEY
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS, UTAH

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
- STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PAD: XXXX.X PROPOSED PAD ELEVATION

SITE AREA INFORMATION

AREA DESCRIPTION	PERVIOUS AREAS	
	ACRE	PERCENT
PERVIOUS	4.07	56%
IMPERVIOUS	3.23	44%
TOTAL	7.30	100%

REV.	DATE:	REVISION

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CONSTRUCTION

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #500 ST. GEORGE, UT 84770

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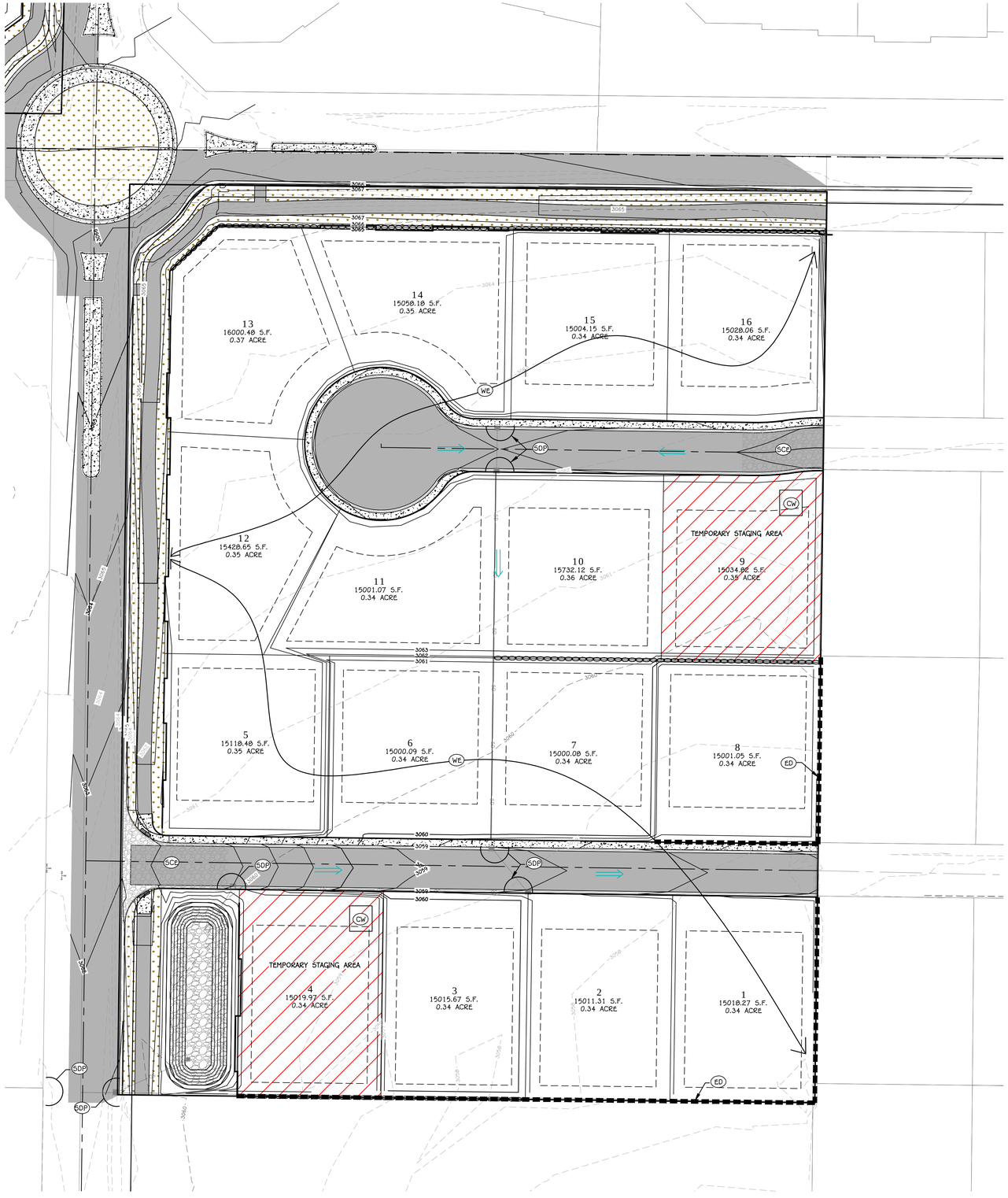
Onyx Valley
SECTION 31, TOWNSHIP 41 S, RANGE 16 W, SLB&M
IVINS, UTAH

GRADING, DRAINAGE & LID PLAN
PRELIMINARY PLAN

P.4.1

SHEET: 5 of 6

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0 40' 80'

SCALE: 1" = 40'

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

EROSION CONTROL PLAN
PRELIMINARY PLAN

P.5.1

SHEET: 6 of 6

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