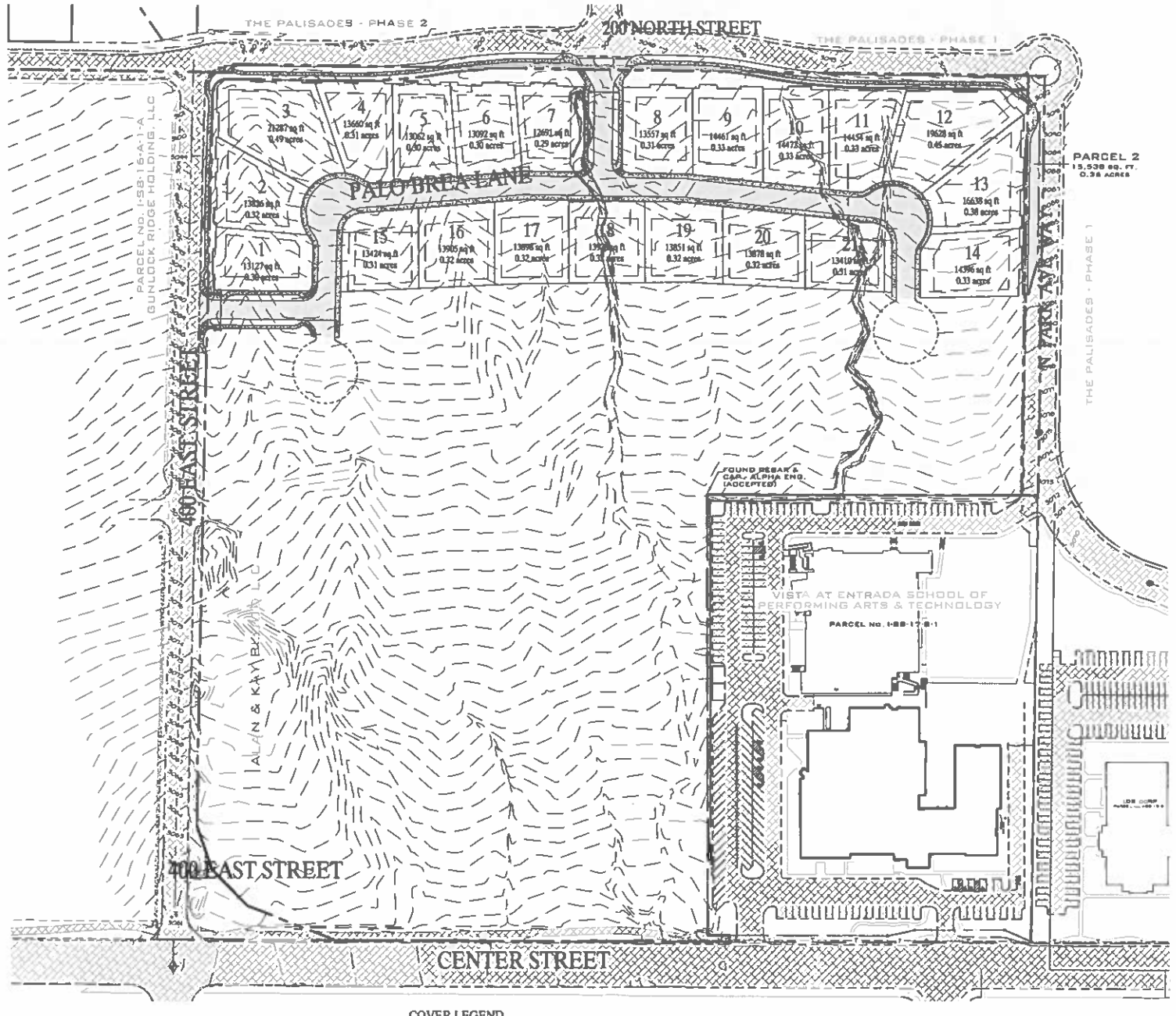
THE ARAVA PHASE 1

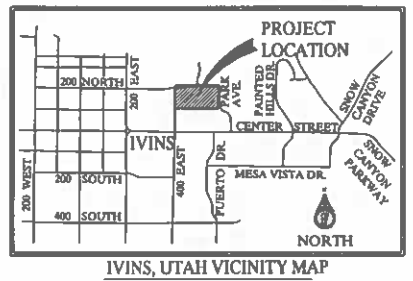
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
IVINS, UTAH -- WASHINGTON COUNTY





COVER LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LOT LINES
- PROPOSED BUILDING ENVELOPE
- PROPOSED 24" MODIFIED CURB
- EXISTING CURB & GUTTER
- PROPERTY LINE
- PRIVACY WALL
- ROAD CENTER LINE



IVINS, UTAH VICINITY MAP
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED SOUTH OF 200 NORTH BETWEEN 400 EAST AND PARK AVENUE
HAT
IVINS, UTAH

DEVELOPER INFORMATION

THE DEVELOPER FOR THIS PROJECT IS
THE ARAVA, LLC
1600 PONCE DE LEON BLVD., SUITE 1208
CORAL GABLES, FLORIDA 33134
C/O TIMOTHY ANDERSON
301 N. 200 E. Ste. 3A
St. George, UT 84770

OWNER

KAMAS-OUTBACK, LLC
1600 PONCE DE LEON BLVD., SUITE 1208
CORAL GABLES, FLORIDA 33134
C/O TIMOTHY ANDERSON
301 N. 200 E. Ste. 3A
St. George, UT 84770

LANDSCAPE ARCHITECT

ASEC

1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-8844

GEOTECHNICAL ENGINEER

ASEC

1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-8844

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE
SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

APPROVALS

IVINS CITY ENGINEER	
IVINS CITY PUBLIC WORKS	
IVINS CITY BUILDING & ZONING	
IVINS CITY PUBLIC SAFETY	
IVINS CITY PARKS & RECREATION	
IVINS CITY LANDSCAPE PLANS & IRRIGATION PLANS	
IVINS IRRIGATION COMPANY	
ROCKY MOUNTAIN POWER	
DOMINION ENERGY	
CENTURY LINK	
TDS TELECOM	
UNITED STATES POSTAL SERVICE - POSTMASTER	

811 Know what's below. Call before you dig.

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PARCEL ACREAGE

1,283364 SQ. FT. - 29.99 ACRES
PHASE I -1,48,388 SQ. FT. - 9.82 ACRES
FUTURE PHASE -871,776 SQ. FT. - 20.02 ACRES

WATER	SEWER	POWER	NATURAL GAS	CATV SERVICE	TELEPHONE
IVINS CITY PUBLIC WORKS 55 NORTH MAIN STREET IVINS, UTAH 84738 (435) 634-0684	IVINS CITY PUBLIC WORKS 55 NORTH MAIN STREET IVINS, UTAH 84738 (435) 634-0684	ROCKY MOUNTAIN POWER 455 NORTH OLD HWY 91 HURRICANE, UTAH 84737 (435) 688-3108	DOMINION ENERGY 855 EAST 350 NORTH ST. GEORGE, UTAH 84770 (435) 674-6157	TDS TELECOM 912 WEST 1600 SOUTH #B103 ST. GEORGE, UTAH 84770 (435) 319-4590	CENTURY LINK COMMUNICATIONS 546 N. 1400 E. (TRAILER) ST. GEORGE, UTAH 84770 (435) 673-9634

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3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
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11. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINNING. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
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15. ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

SHEET LAYOUT

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS
C4.0	GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	CROSS SECTIONS
C4.3	CROSS SECTIONS
C4.4	WALL GRADING DETAILS
C4.5	GRADING AND DRAINAGE DETAILS
C5.0	UTILITY PLAN (POWER, WATER, SEWER)
C5.1	UTILITY PLAN (GAS, PHONE, CABLE)
C5.1	UTILITY PLAN (GAS, PHONE, CABLE)
C7.0	PLAN AND PROFILES
C7.1	PLAN AND PROFILES
C7.2	PLAN AND PROFILES
L1.0	LANDSCAPE PLANS

ENGINEER'S ACKNOWLEDGMENT:

I, ROBERT A. REID, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 184906. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: _____

Robert A. Reid, P.E. — Certificate No. 184906

DATE:	8/2/2024
JOB NO.:	1841-21-004
DESIGNED BY:	JDM
CHECKED BY:	RAR
DWG:	CONST. DOCS

REVISIONS / DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS - LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.rosenbergassociates.com

COVER SHEET
FOR
THE ARAVA PHASE 1
200 N AND 400 E
IVINS, UT

STATE OF UTAH — ROBERT A. REID — 184906 — REGISTERED PROFESSIONAL ENGINEER

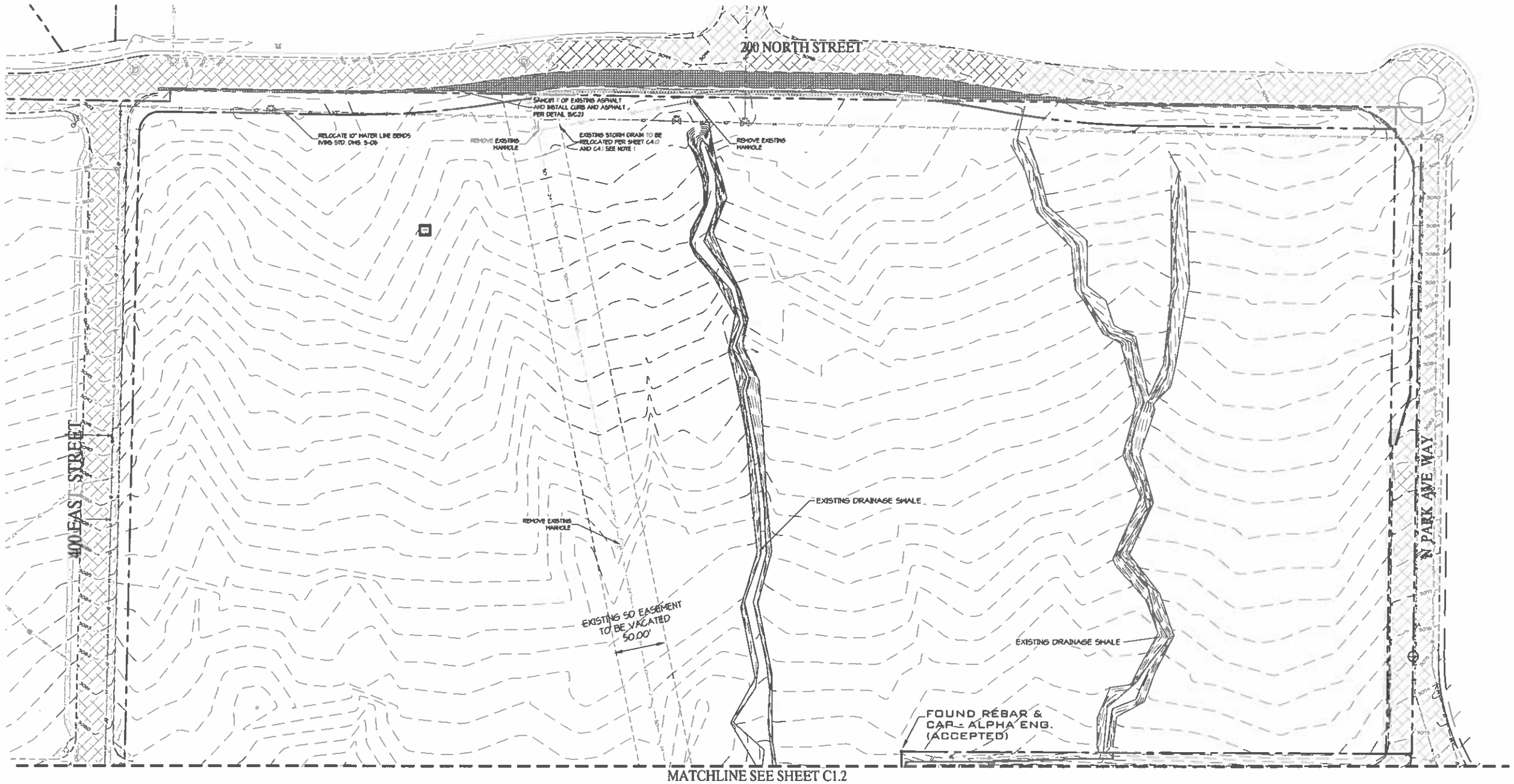
SHEET
C1.0
1 OF 21 SHEETS

SITE PLAN LEGEND

- EXISTING PAVEMENT
- REMOVE EXISTING PAVEMENT
- EXISTING CONCRETE
- REMOVE EXISTING SIDEWALK
- PUBLIC UTILITY EASEMENT
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING MANHOLE
- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)

NOTES:

1. REMOVE OR ABANDON EXISTING STORM DRAIN LINE.



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N

0 50' 100'

SCALE: 1"=50'

DATE: 8/2/2024
JOB NO: 641-21-004
DESIGNED BY: JDW
CHECKED BY: RAR
DWG: CONST DOCS

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.rosenbergassociates.com

EXISTING CONDITIONS - DEMOLITION PLAN

FOR

THE ARAVA PHASE 1

200 N AND 400 E
IVINS, UT

STATE OF UTAH — JOSHUA D. WHITE — 10989523 — PROFESSIONAL ENGINEER

SHEET
C1.1
2 OF 21 SHEETS

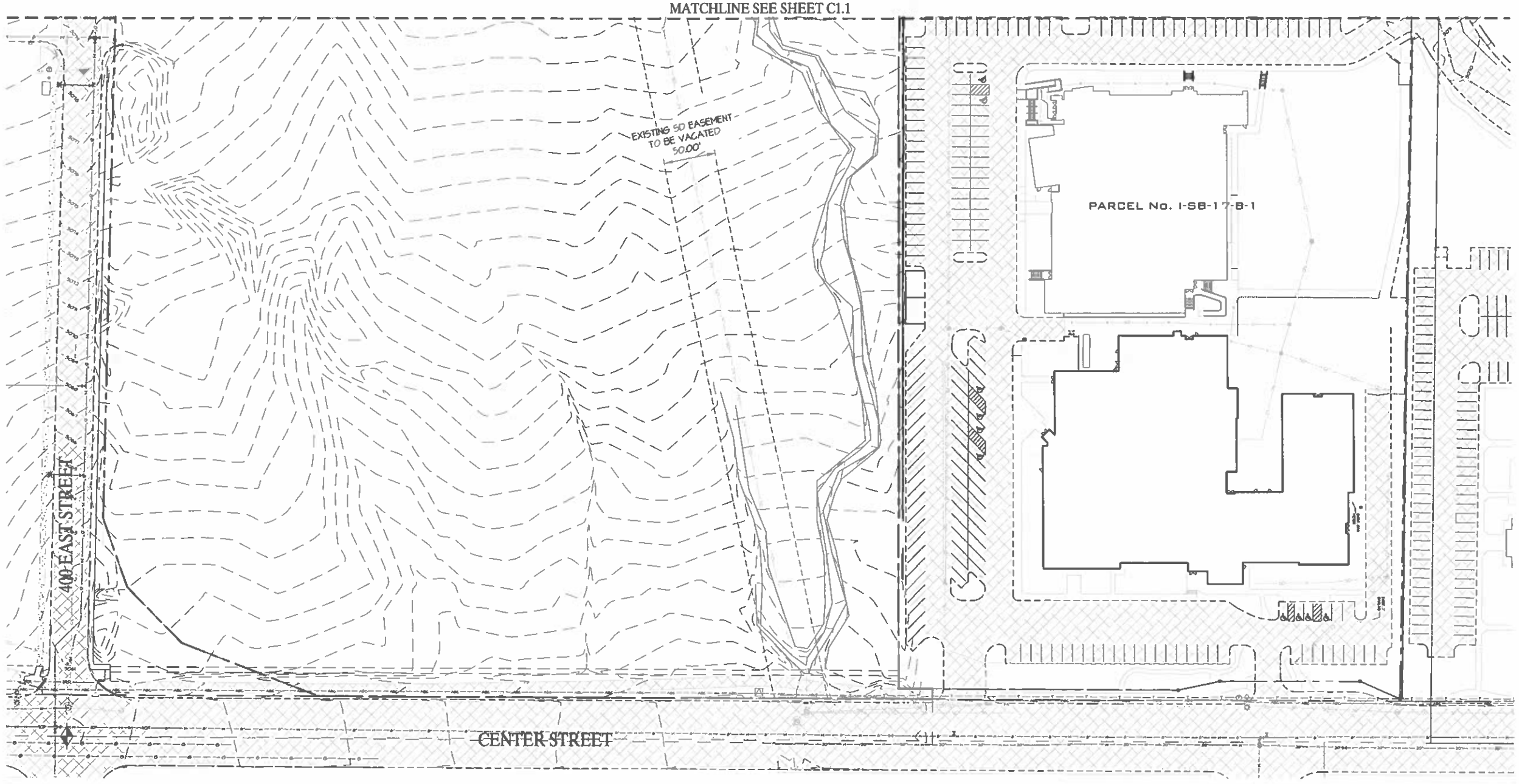
SITE PLAN LEGEND

EXISTING PAVEMENT
REMOVE EXISTING PAVEMENT
EXISTING CONCRETE
REMOVE EXISTING SIDEWALK
PUBLIC UTILITY EASEMENT
EXISTING CURB & GUTTER
EXISTING STORM DRAIN
EXISTING MANHOLE
PROPERTY LINE
EXISTING WATER LINE
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR (MINOR)

NOTES:

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MATCHLINE SEE SHEET C1.1



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N

0 30' 100'
SCALE: 1"=30'

DATE: 8/2/2024
JOB NO.: 1841-21-009
DESIGNED BY: JDH
CHECKED BY: RAR
DWG: CONST. DOCS

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.rosenlt.com

EXISTING CONDITIONS - DEMOLITION PLAN

FOR

THE ARAVA PHASE 1

200 N AND 400 E
IVINS, UT

STATE OF UTAH — RICHARD A. ROSENBERG — 5509251 — REGISTERED PROFESSIONAL ENGINEER

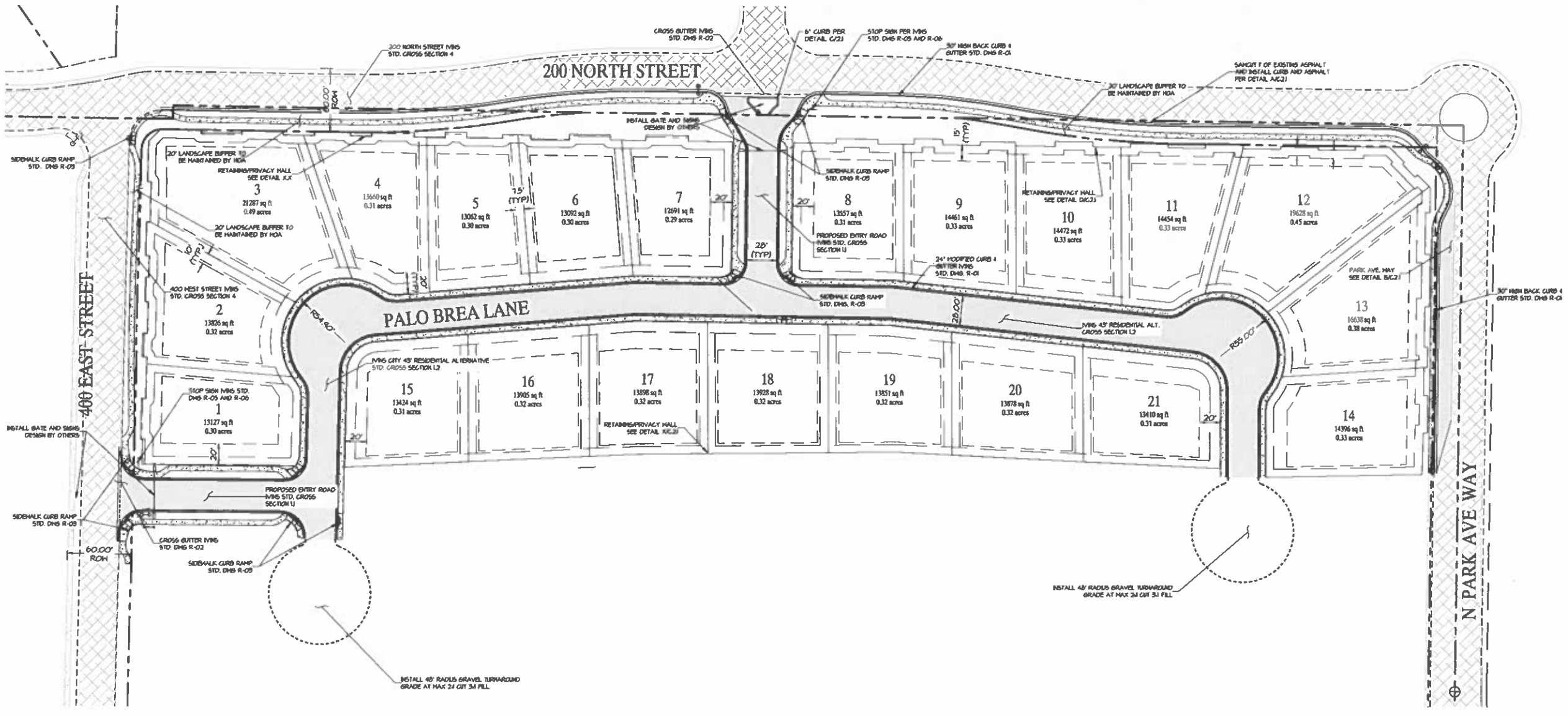
SHEET
C1.2
3 OF 21 SHEETS

SITE PLAN LEGEND

- FUTURE DEVELOPMENT
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PRIVACY WALL
- PROPOSED BUILDING ENVELOPE
- PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- PROPOSED LOT LINES
- GRAVEL TURNAROUND
- PROPOSED LIGHT POLE (SEE NOTES 1-4)
- STOP SIGN

IVINS CITY NOTES:

- ALL STREET LIGHTING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH CITY STANDARDS.
- CONTRACTOR SHALL PROVIDE THE CITY PRODUCT SUBMITTALS TO VERIFY THAT ALL MATERIALS COMPLY WITH STANDARDS PRIOR TO ORDERING.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF STREET LIGHTS, BOLLARDS, PULL BOXES, CONDUIT, AND METER BASES PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF SIGNS PRIOR TO INSTALLATION.



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SITE DATA

CURRENT ZONE: RE-43 TOTAL AREA: 9.62 ACRES
PROJECT LAND USE: SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS: 21 (AVERAGE LOT SIZE 0.33 ACRES)
FUTURE PHASE: UNDETERMINED
HEIGHT OF BUILDING: NOT TO EXCEED 25'

N

0 50' 100'
SCALE: 1"=50'

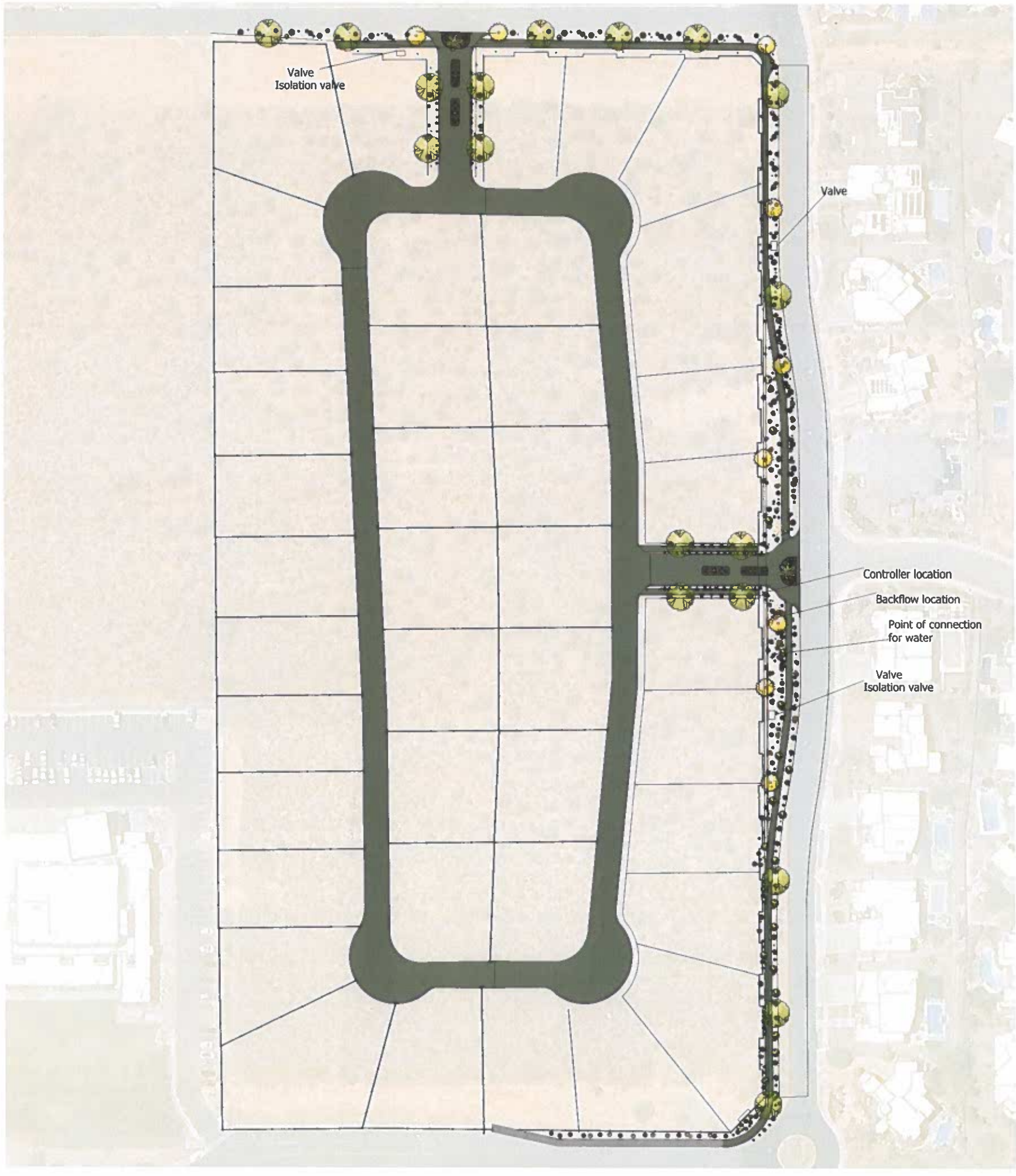
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SITE PLAN
FOR
THE ARAVA PHASE 1
200 N AND 400 E
IVINS, UT

SHEET
C2.0
4 OF 21 SHEETS

Arava Subdiviiion Phase 1



Lighting:
-15 uplights, 3W LED
-100 downlights 3W LED

Rock:
-200 Ton of 3-5' Landscape boulders
-1/2"lava fines

Mounding along roadway 2-4'

Symbol	Qty	Common Name	Botanical Name	Container
	49	Cardon Grande, Mature	Trichocereus terscheckii	15 Gal
	68	Barrel Cactus	Ferocactus Echidne	15 Gal
	4	Cardon Grande, Small	Trichocereus terscheckii	15 Gal
	4	African Milk Tree	Euphorbia Trigona	36" Box
	40	Artichoke Agave	Agave Parryi Truncata	15 Gal
	3	Blue Agave	Agave tequilana	15 Gal
	58	Butterfly Agave	Agave Potatorum	15 Gal
	47	Desert Spoon, Unbloomed	Dasylirion wheeleri	15 Gal
	47	Ice Plant	Lampranthus primivernus	3 Gal
	4	Ocotillo, Spring	Fouquieria splendens	10-12'
	48	Yucca, Red	Hesperaloe parviflora	15 Gal
	4	Mediterranean Fan Palm, Multi Trunk	Chamaerops humilis	48" Box
	46	Bubble Gum Sage	Leucophyllum pruinosum	15 Gal
	4	Soaptree Yucca	Yucca Elata	24 Box
	18	Desert Museum Palo Verde	Cercidium Desert Museum	36" Box
	9	Desert Museum Palo Verde, Spring	Cercidium Desert Museum	36" Box
	23	Honey Mesquite	Prosopis glandulosa	36" Box
	26	Joshua Tree, Sapling	Yucca brevifolia	6'

N

KJ Bylund
3-11-24