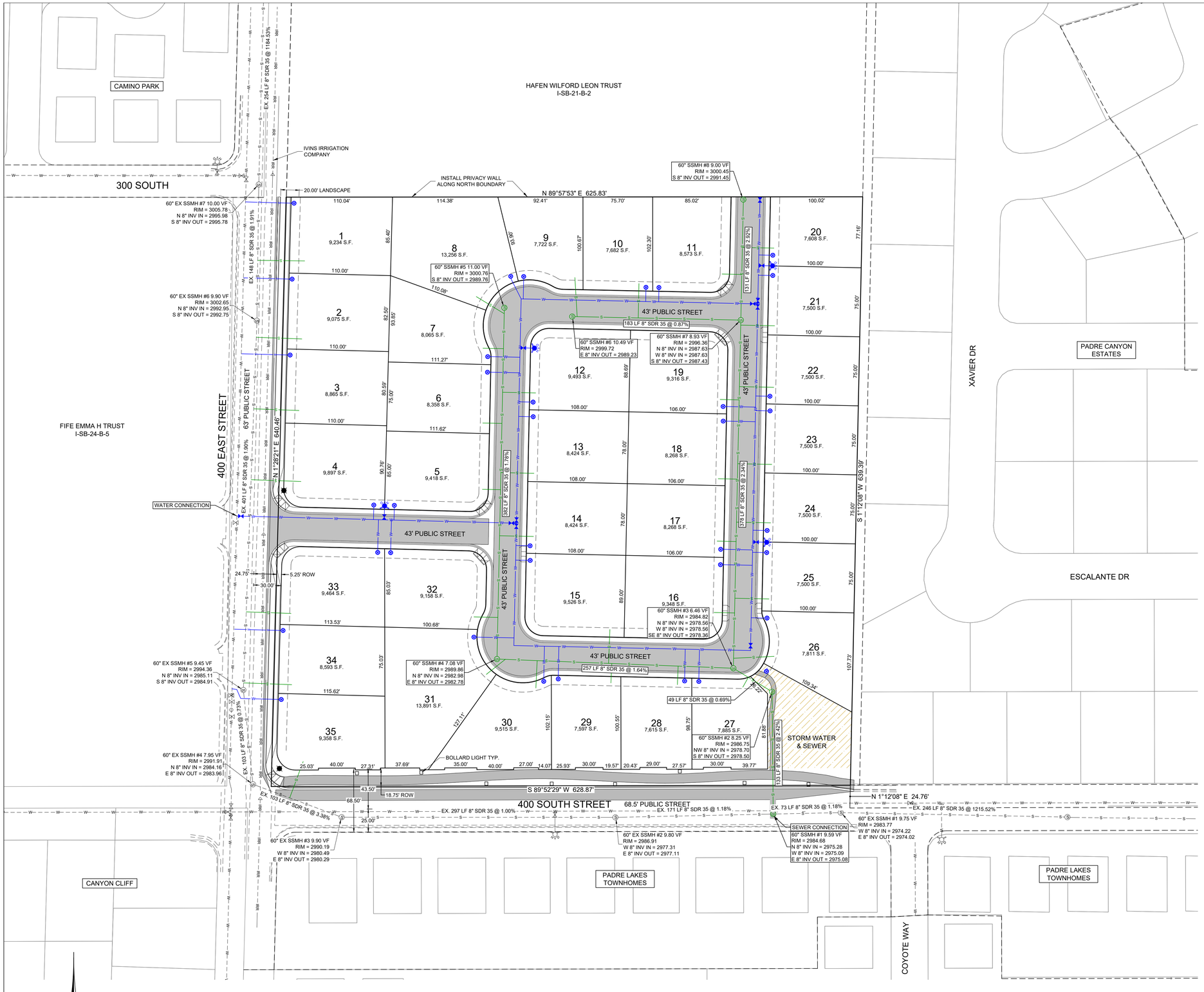


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SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)



VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION

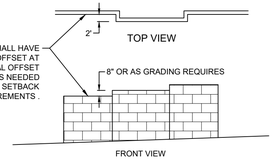
BEGINNING AT A POINT WHICH IS S 89°52'29" W 1961.23 FEET ALONG THE CENTER SECTION LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND N 1°12'08" E 24.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 5, AND RUNNING THENCE S 89°52'29" W 628.87 FEET; THENCE N 1°28'21" E 640.46 FEET, TO THE SOUTH LINE OF LOT 3, BLOCK 12, OF THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 89°57'53" E 625.83 FEET ALONG SAID SOUTH LINE, TO A POINT ON THE WEST BOUNDARY LINE OF PADRE CANYON ESTATES PHASE 6, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 1°12'08" W 639.39 FEET ALONG SAID BOUNDARY LINE AND THE EXTENSION THEREOF, TO THE POINT OF BEGINNING.

CONTAINS 401,333 SQ FT OR 9.21 ACRES MORE OR LESS

LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE
- IRRIGATION LATERAL & SERVICE
- EXISTING WATER LINE
- 4" IRRIGATION LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL ADA RAMP (PER CITY STD)
- RING & LID MONUMENT
- EXISTING COBRA LIGHT
- PROPOSED STREET LIGHT
- COMMON AREA (TO BE DEDICATED TO IVINS CITY)

PRIVACY WALL DETAIL
(400 SOUTH)



PRIVACY WALLS SHALL HAVE A VERTICAL OFFSET AT HORIZONTAL OFFSET MINIMUM OR AS NEEDED WITHIN SETBACK REQUIREMENTS .

AREA: 9.21 ACRES
UNITS: 35 LOTS
DENSITY: 3.8 DU/ACRE

43' PUBLIC STREETS
CURRENT LAND USE: MDR
CURRENT ZONE: R-1-7.5

APPLICANT
CLARK COLLEDGE
1192 E DRAPER PKWY #447
DRAPER, UT 84020
CLARK@CLARKCOLLEDGE.COM

OWNER
HAFEN FARMS LLC
1192 E DRAPER PKWY #447
DRAPER, UT 84020

HAFEN FARMS
PRELIMINARY PLAN
PARCEL: I-SB-21-B-1

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

HAFEN FARMS
PRELIMINARY PLAN
LOCATED IN IVINS, UTAH

PROJ. #:24613
DRAWN BY: BLW
DATED: 05/29/2025
CHECKED BY:
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 1 OF 4

CAMINO PARK

HAFEN WILFORD LEON TRUST
I-SB-21-B-2

300 SOUTH

FIFE EMMA H TRUST
I-SB-24-B-5

63' PUBLIC STREET

400 EAST STREET

43' PUBLIC STREET

43' PUBLIC STREET

43' PUBLIC STREET

400 SOUTH STREET 68.5' PUBLIC STREET

SDCB #1
GRATE = 3000.28
S 18" INV OUT = 2995.34

SDCI #7
GRATE = 2997.12
SE 12" INV OUT = 2990.80

SDCI #8
GRATE = 2995.63
N 18" INV IN = 2986.72
SW 18" INV OUT = 2986.72

SDCI #6
GRATE = 2995.08
NE 18" INV IN = 2989.17
NW 12" INV IN = 2989.17
S 18" INV OUT = 2989.17

SDCI #5
GRATE = 2985.91
N 18" INV IN = 2982.06
SE 18" INV OUT = 2982.06

SDCI #4
GRATE = 2988.31
E 18" INV OUT = 2984.30

SDCI #3
GRATE = 2985.32
W 18" INV IN = 2981.76
SE 18" INV OUT = 2981.76

DBL SDCI #2
GRATE = 2985.51
NW 18" INV IN = 2981.63
NW 18" INV IN = 2981.63
SE 18" INV OUT = 2981.63

SDCI #1
GRATE = 2983.39
N 12" INV IN = 2979.58
E 12" INV OUT = 2979.58

OUTLET #1
GRATE = 2986.00
S 12" INV OUT = 2983.00

EX SDCI #1
RIM = 2982.83
NEW 12" INV IN = 2979.39
INV OUT = 2979.39

END SECTION #1
18" INV = 2984.00

1 9,234 S.F. PAD=3005.9
2 9,075 S.F. PAD=3004.1
3 8,865 S.F. PAD=3002.5
4 9,897 S.F. PAD=3000.9
5 9,418 S.F. PAD=2997.9
6 8,358 S.F. PAD=2999.9
7 8,065 S.F. PAD=3002.1
8 13,258 S.F. PAD=3002.5
9 7,722 S.F. PAD=3002.0
10 7,682 S.F. PAD=3001.7
11 8,573 S.F. PAD=3000.0
12 9,493 S.F. PAD=2999.0
13 8,424 S.F. PAD=2997.0
14 8,424 S.F. PAD=2995.5
15 9,526 S.F. PAD=2993.5
16 PAD=2990.5
17 8,268 S.F. PAD=2992.0
18 8,268 S.F. PAD=2994.5
20 7,608 S.F. PAD=3000.5
21 7,500 S.F. PAD=2997.5
22 7,590 S.F. PAD=2995.5
23 7,500 S.F. PAD=2993.9
24 7,500 S.F. PAD=2992.0
25 7,500 S.F. PAD=2990.4
27 7,885 S.F. PAD=2986.5
28 7,615 S.F. PAD=2987.5
29 7,597 S.F. PAD=2989.0
30 9,515 S.F. PAD=2990.0
31 13,891 S.F. PAD=2991.0
32 9,158 S.F. PAD=2996.0
33 9,464 S.F. PAD=2997.2
34 8,593 S.F. PAD=2995.7
35 9,358 S.F. PAD=2994.0

PAD=2997.8
PAD=2988.8

12" HDPE 62 L.F. @ 2.61%
18" HDPE 35 L.F. @ 7.04%
18" HDPE 153 L.F. @ 5.63%
8" HDPE 294 L.F. @ 2.42%
18" HDPE 174 L.F. @ 1.46%
18" HDPE 58 L.F. @ 0.74%
18" HDPE 58 L.F. @ 0.22%
18" HDPE 43 L.F. @ 5.45%
12" HDPE 27 L.F. @ 12.89%
12" HDPE 31 L.F. @ 0.60%

EX PAD=3000 ±
EX PAD=2997 ±
EX PAD=2995 ±
EX PAD=2994 ±
EX PAD=2992 ±
EX PAD=2992 ±
EX PAD=2986 ±

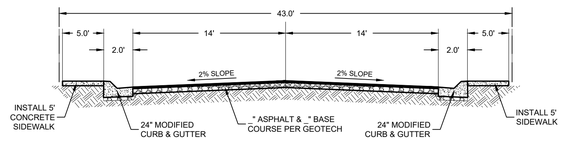
PADRE CANYON ESTATES
XAVIER DR
ESCALANTE DR
EXISTING STORM DRAIN (CITY)
STORM WATER & SEWER
CANYON CLIFF
PADRE LAKES TOWNHOMES
PADRE LAKES TOWNHOMES
COYOTE WAY

0 50
25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

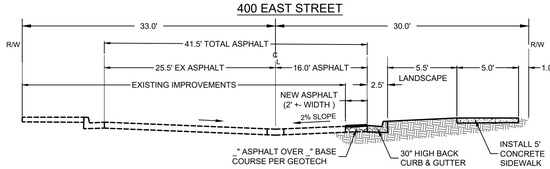
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED RETAINING WALL
- DRAINAGE FLOW DIRECTION
- PAD= 00.00 — FINISH PAD ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION

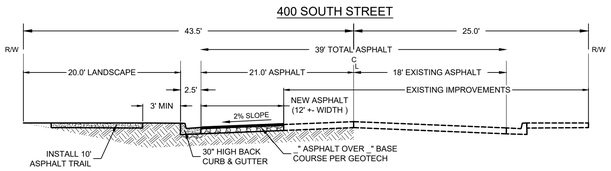
43' PUBLIC STREET



400 EAST STREET



400 SOUTH STREET



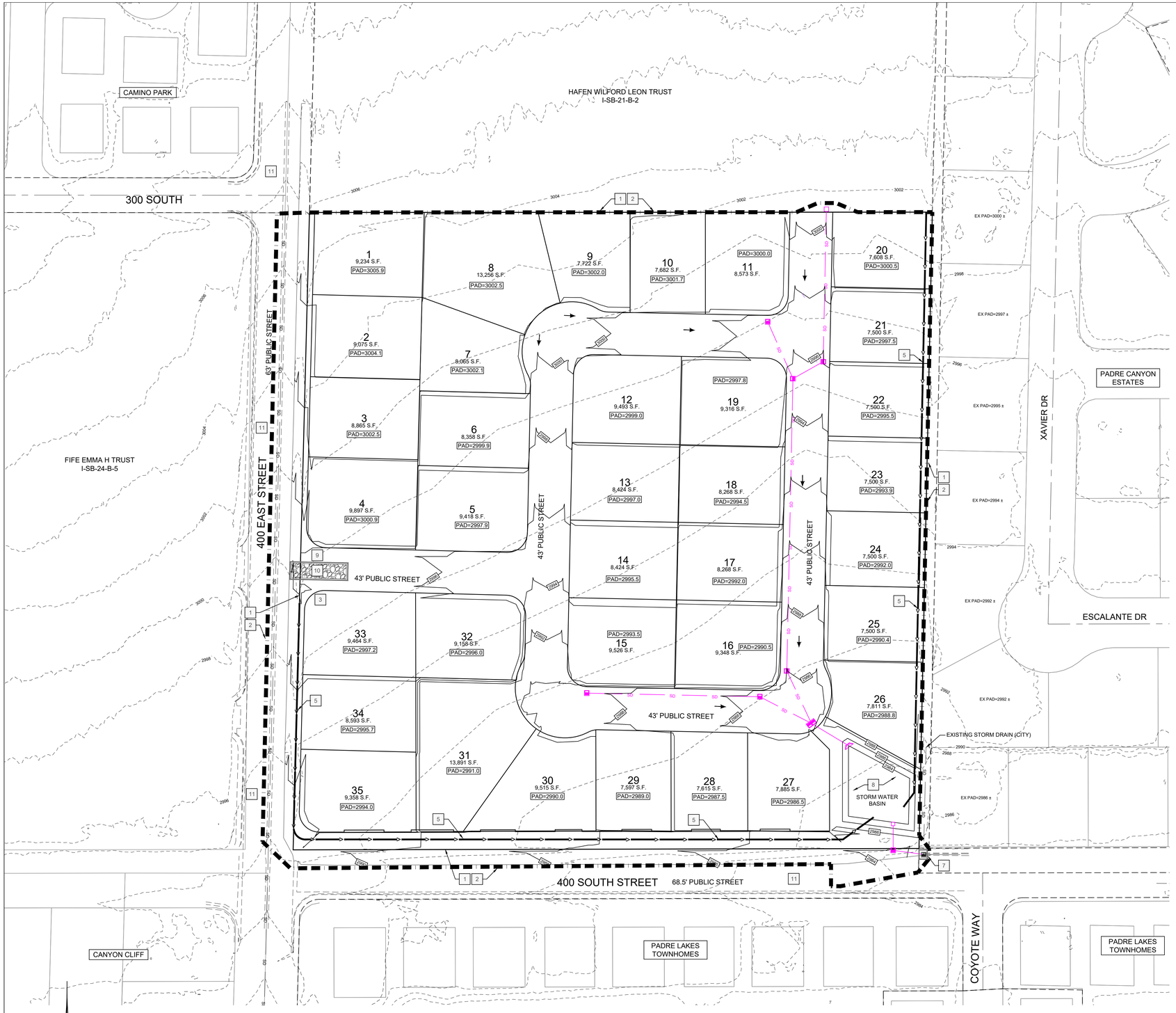
HAFEN FARMS
PRELIMINARY GRADING & DRAINAGE

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

HAFEN FARMS
PRELIMINARY GRADING & DRAINAGE
LOCATED IN IVINS, UTAH

PROJ. #:24613
DRAWN BY: BLW
DATED: 05/29/2025
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET 2 OF 4



CONSTRUCTION NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

1. PROPERTY BOUNDARY
2. LIMITS OF CONSTRUCTION
3. CONCRETE WASHOUT (LINED / IMPERVIOUS)
4. EARTH DIKES AND DRAINAGE SWALES
5. BERM (OR EQUIVALENT)
6. RIP-RAP
7. STORM DRAIN INLET PROTECTION
8. DETENTION BASIN
9. ENTRANCE / OUTLET TIRE WASH
10. STABILIZED CONSTRUCTION ENTRANCE
11. **STREET SWEEPING AND VACUUMING**

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- LIMITS OF CONSTRUCTION
- EXISTING CURB & GUTTER
- EARTH DIKES AND DRAINAGE SWALES
- BERM (OR EQUIVALENT)
- DRAINAGE FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT (ROCK TO BE 4" MIN. X 12" DEEP MIN.)

N

0 50
25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

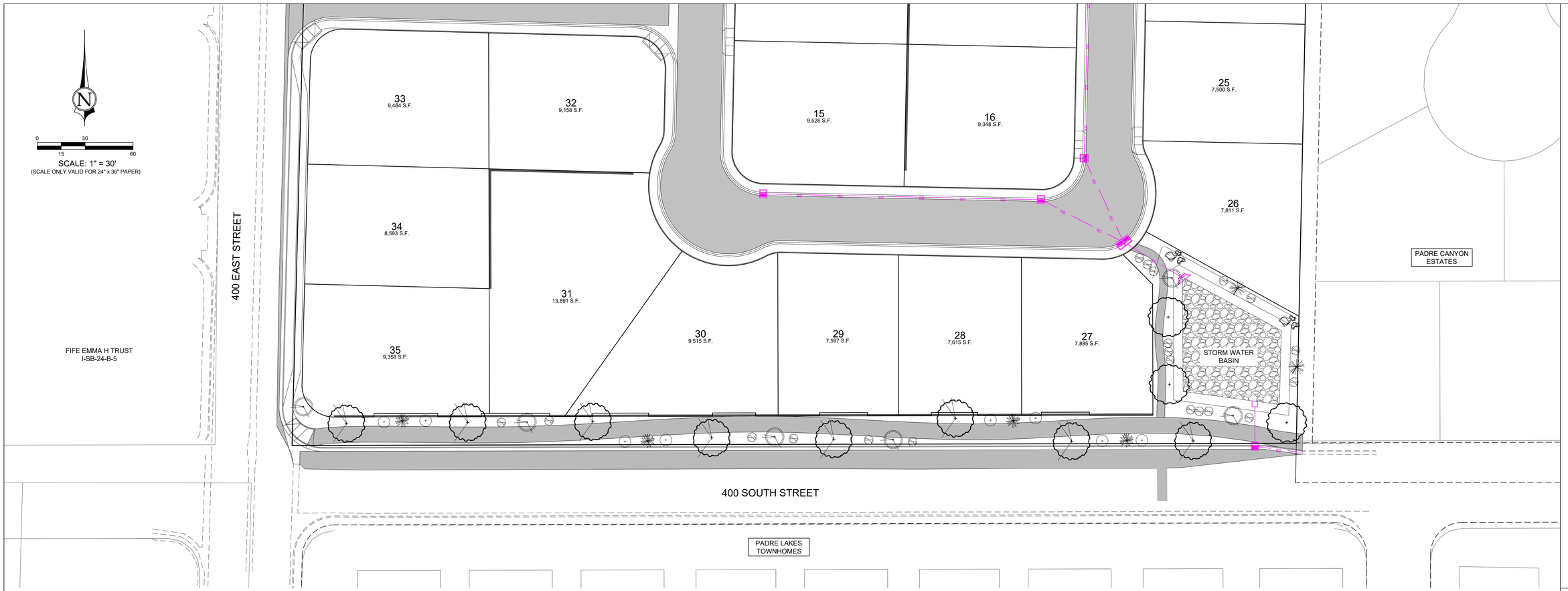
HAFEN FARMS
DUST & EROSION CONTROL PLAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

HAFEN FARMS
DUST & EROSION CONTROL PLAN
LOCATED IN IVINS, UTAH

PROJ. #:	24613
DRAWN BY:	BLW
DATED:	05/09/2025
CHECKED BY:	
SCALE OF SHEET HOR SCALE:	1" = 50'

SHEET 3 OF 4



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
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GENERAL CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
9. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
12. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
13. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. ENGINEER SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.

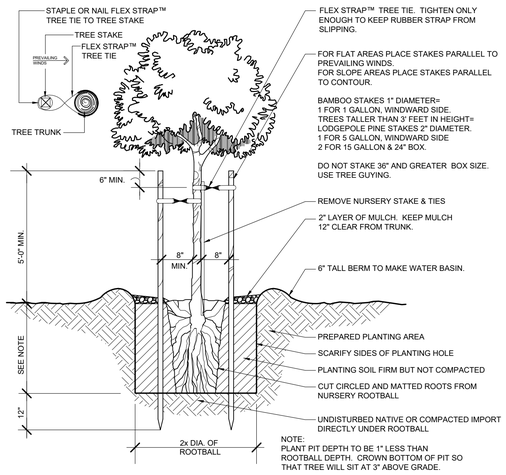
LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
7. GRANULAR TOP DRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.

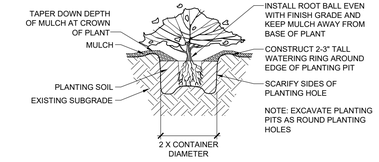
LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
	Trees				
	MAVERICK MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	3	24" BOX	STAKED
	HOLLY OAK	QUERCUS ILEX	3	24" BOX	STAKED
	Accents				
	YELLOW BIRD OF PARADISE	CAESALPINIA GILLIESII	4	15 GAL	
	RED YUCCA	HESPERALOE PARVIFLORA	13	3' X 3'	
	GRAY DESERT SPOON	DASYLIRION WHEELERI	7	5' X 5'	
	Shrubs				
	TEXAS RANGER, MIX	LEUCOPHYLLUM CANDIDUM, LAEVIGATUM	10	5 GAL	
	Flowering Perennials				
	DESERT PAINTBRUSH	CASTILLEJA CHROMOSA	40	1 GAL	
	ROCK MULCH TYPE 1	1/2" MINUS CHAT - LIGHT BROWN	5,990 s/f	1/2" MINUS. 3" DEPTH	
	ROCK MULCH TYPE 2	1.5"-6" ROCK MULCH - "CAPPUCCINO"	6,055 s/f	3"-6" DIA. 3" MIN. DEPTH	
	BOULDERS	BEIGE SANDSTONE	26	3'-5' DIA.	

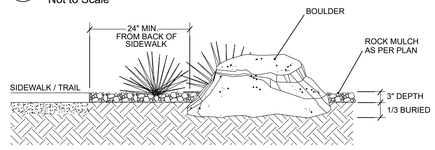
L-1 TREE PLANTING & STAKING DETAIL
Not to Scale



L-2 SHRUB PLANTING DETAIL
Not to Scale



L-3 ORNAMENTAL BOULDER LOCATION & PLACEMENT
Not to Scale



NOTES:
1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.

HAFEN FARMS
PRELIMINARY LANDSCAPE PLAN

LOCATED IN IVINS, UTAH

PROJ. #:24613
DRAWN BY: BLW
DATED: 05/29/2025
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
4
OF
4