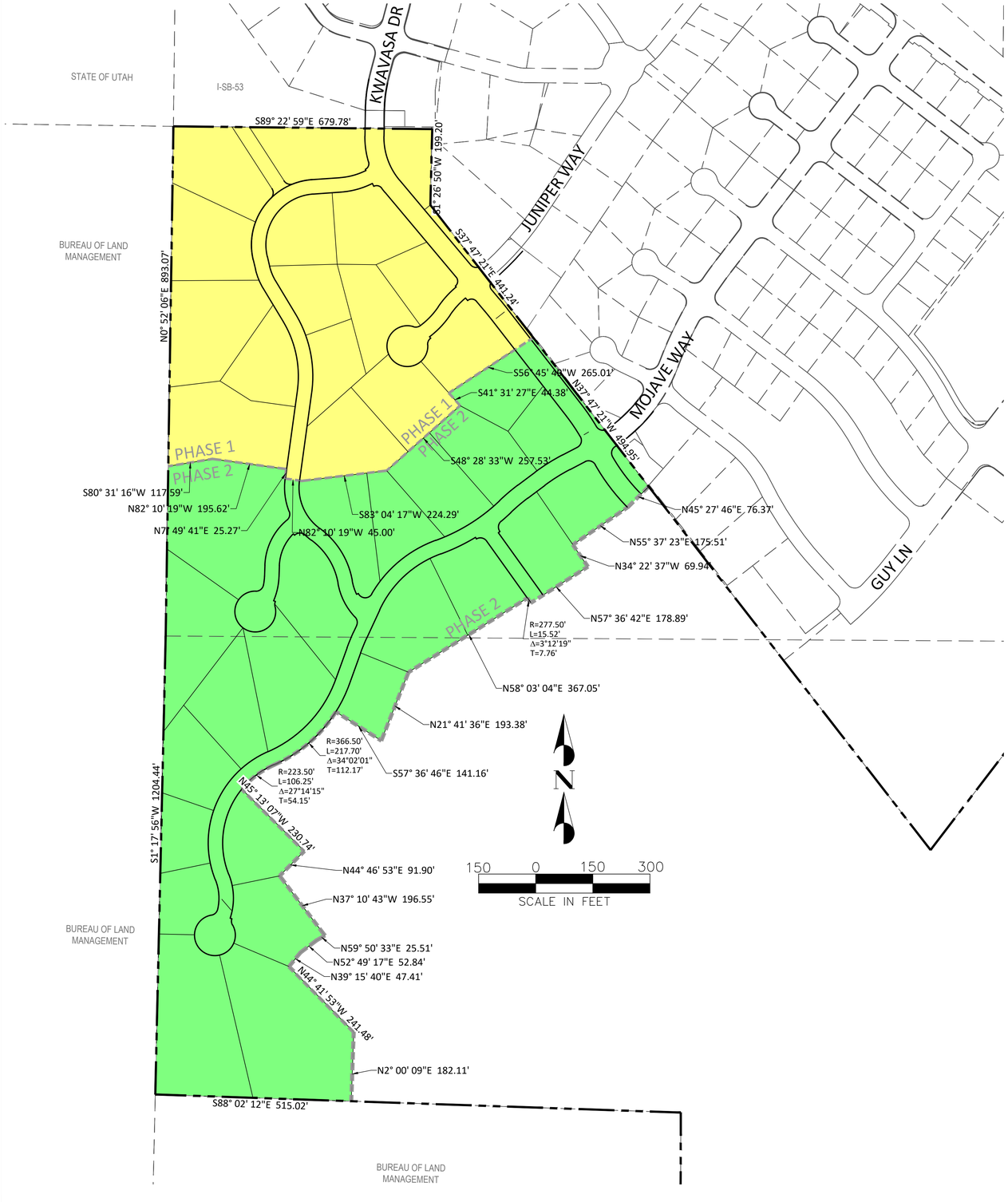
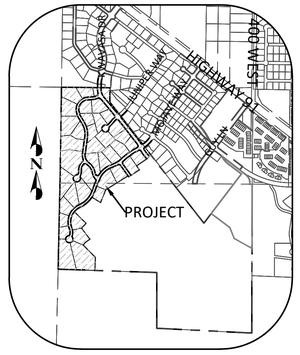
PRELIMINARY PLAN

FOR

CHINLE CLIFFS
PHASES 1 - 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 &
NORTHWEST QUARTER OF SEC 7, TOWNSHIP
42 SOUTH, RANGE 16 WEST, S.L.B.&M.





VICINITY MAP
SCALE 1:1000

GENERAL NOTES AND RESTRICTIONS

1. BECAUSE THESE LOTS ARE LOCATED IN A SENSITIVE LAND AREA, A DETAILED GRADING AND DRAINAGE PLAN PREPARED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER FOR EACH OF THE LOTS IS REQUIRED TO BE SUBMITTED WITH THE BUILDING PERMIT.

DEVELOPMENT AGREEMENT NOTE:

AN AUTHORIZED DEVELOPMENT AGREEMENT HAS BEEN EXECUTED ADDRESSING SEVERAL ITEMS INCLUDING BUT NOT LIMITED TO ACCESS FROM CHINLE CLIFFS IT EXISTING PUBLIC STREETS KWAVASA DR, JUNIPER WAY, MOJAVE WAY AND GUY LN. AS WELL IT ADDRESSES A DETENTION BASIN AGREEMENT AND PARK BOUNDARY. SEE SEPARATE DOCUMENT FOR AGREEMENT AND DETAILS.

LEGAL DESCRIPTION:

PHASE 1

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 00°52'06" EAST ALONG SAID SECTION LINE, A DISTANCE OF 445.938 FEET FROM THE WESTERLY SECTION CORNER COMMON TO SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'06" EAST ALONG SAID SECTION LINE, A DISTANCE OF 893.072 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°22'59" EAST ALONG THE SIXTEENTH LINE, A DISTANCE OF 679.785 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN WARRANTY DEED RECORDED ON JULY 1, 1998 AS ENTRY NUMBER 00608965, IN BOOK 1231, ON PAGE 298 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID DEED THE FOLLOWING (2) TWO COURSES: (1) SOUTH 01°26'50" WEST 199.201 FEET; AND (2) SOUTH 37°47'21" EAST 441.241 FEET; THENCE SOUTH 56°45'49" WEST 265.015 FEET; THENCE SOUTH 41°31'27" EAST 44.378 FEET; THENCE SOUTH 48°28'33" WEST 257.526 FEET; THENCE SOUTH 83°04'17" WEST 224.285 FEET; THENCE NORTH 82°10'19" WEST 45.000 FEET; THENCE NORTH 07°49'41" EAST 25.272 FEET; THENCE NORTH 82°10'19" WEST 195.624 FEET; THENCE SOUTH 80°31'16" WEST 117.594 FEET TO THE POINT OF BEGINNING.

CONTAINS 681,962 SQ. FT., (15.656 ACRES)

PHASE 2

BEGINNING AT THE WESTERLY SECTION CORNER COMMON TO SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°52'06" EAST ALONG SAID SECTION LINE, A DISTANCE OF 445.938 FEET; THENCE NORTH 80°31'16" EAST 117.594 FEET; THENCE SOUTH 82°10'19" EAST 195.624 FEET; THENCE SOUTH 07°49'41" WEST 25.272 FEET; THENCE SOUTH 82°10'19" EAST 45.000 FEET; THENCE NORTH 83°04'17" EAST 224.285 FEET; THENCE NORTH 48°28'33" EAST 257.526 FEET; THENCE NORTH 41°31'27" WEST 44.378 FEET; THENCE NORTH 56°45'49" EAST 265.015 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED RECORDED ON JULY 1, 1998 AS ENTRY NUMBER 00608965, IN BOOK 1231, ON PAGE 298 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 37°47'21" EAST ALONG SAID BOUNDARY, A DISTANCE OF 494.951 FEET; THENCE SOUTH 45°27'46" WEST 76.368 FEET; THENCE SOUTH 55°37'23" WEST 175.505 FEET; THENCE SOUTH 34°22'37" EAST 69.939 FEET; THENCE SOUTH 57°36'42" WEST 178.894 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 57°36'42" WEST); THENCE ALONG THE ARC OF A 277.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°12'19", A DISTANCE OF 15.524 FEET; THENCE SOUTH 58°03'04" WEST 367.052 FEET; THENCE SOUTH 21°41'36" WEST 193.379 FEET; THENCE NORTH 57°36'46" WEST 141.159 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 57°36'46" WEST); THENCE ALONG THE ARC OF A 366.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°02'01", A DISTANCE OF 217.701 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 223.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°14'15", A DISTANCE OF 106.248 FEET; THENCE SOUTH 45°13'07" EAST 230.737 FEET; THENCE SOUTH 44°46'53" WEST 91.900 FEET; THENCE SOUTH 37°10'43" EAST 196.552 FEET; THENCE SOUTH 59°50'33" WEST 25.505 FEET; THENCE SOUTH 52°49'17" WEST 52.843 FEET; THENCE SOUTH 39°15'40" WEST 47.407 FEET; THENCE SOUTH 44°41'53" EAST 241.481 FEET; THENCE SOUTH 02°00'09" WEST 182.110 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 88°01'05" WEST ALONG THE SIXTEENTH LINE, A DISTANCE OF 515.341 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 01°18'50" EAST ALONG THE SECTION LINE, A DISTANCE OF 1204.270 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,119,210 SQ. FT., (25.694 ACRES)

SITE DATA:

SITE AREA:	41.35 ACRES
TOTAL DWELLING UNITS:	40 UNITS
DENSITY:	0.96 DU/AC

SHEET INDEX

SHEET	NO.	DESCRIPTION
P-1	1	PRELIMINARY PLAN
SP-1-3	2-4	SITE PLAN AND UTILITIES
G-4-7	5-8	GRADING AND STORM DRAIN
DT-1	9	DETAILS AND SECTIONS
EC-1	10	EROSION CONTROL PLAN
LS-1	11	LANDSCAPE PLANS
PP-1-6	12-17	PLAN & PROFILE PLAN

OWNER/DEVELOPER

QUALITY DEVELOPMENT LLC
1472 E 3950 S
ST. GEORGE, UTAH 84790

CONTACT

LOGAN BLAKE, PE
(435) 628-2121

BENCHMARK

SOUTHWEST CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 17 WEST, SALT LAKE BASE & MERIDIAN
1968 WASHINGTON COUNTY BRASS CAP.

3137.068 (FEET) H.C.N. #147

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LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

SHEET NAME : PRELIMINARY PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	150

SHEET NUMBER :

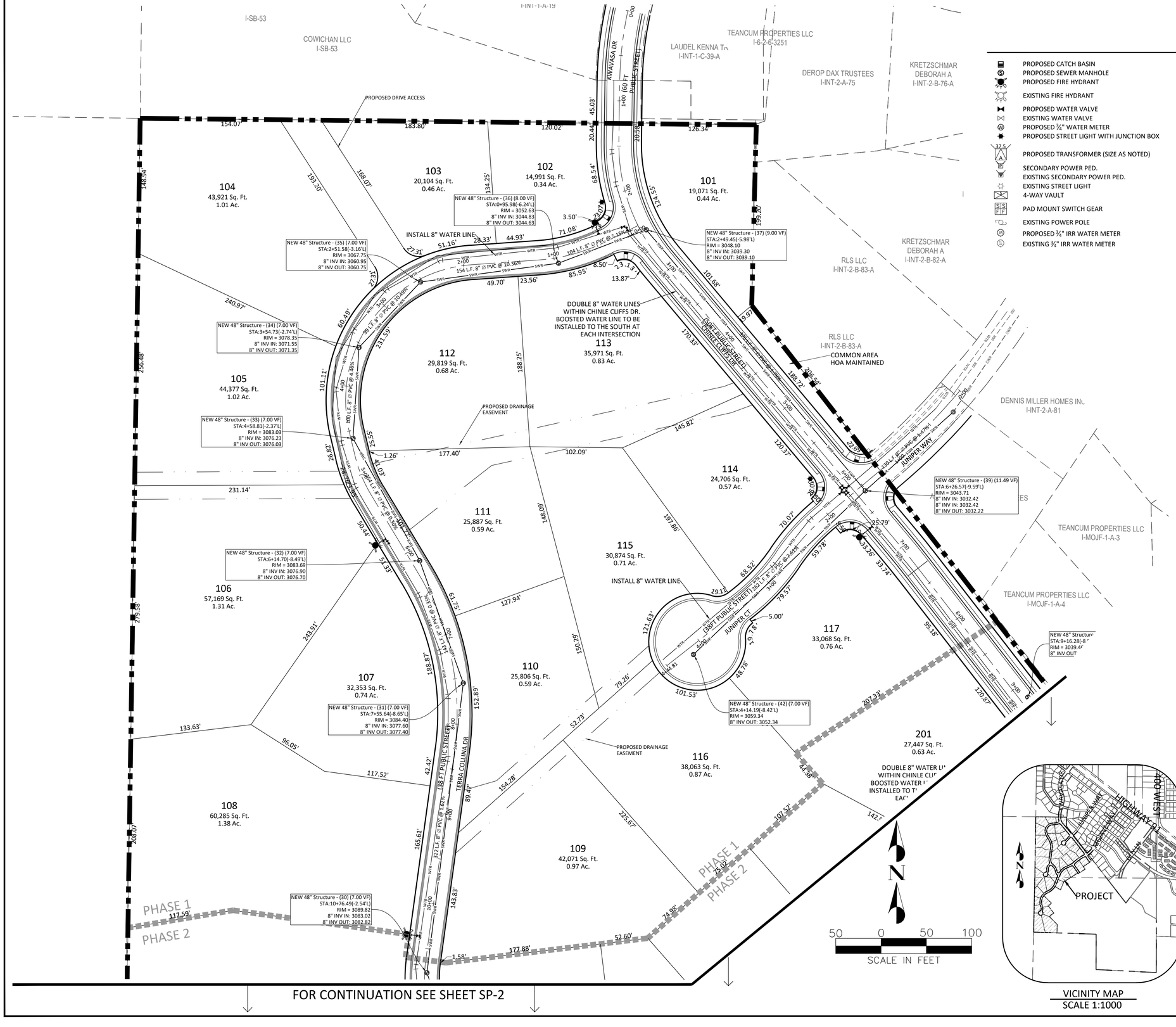
PP-1

1 OF 17 TOTAL

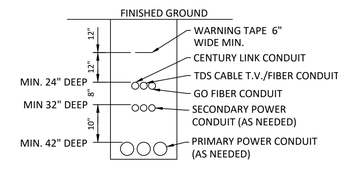
LEGEND

- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- EXISTING POWER POLE
- PROPOSED ¾" IRR WATER METER
- EXISTING ¾" IRR WATER METER

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED POWER LINE (PHASE AS NOTED)
- EXISTING OVERHEAD POWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED SEWER LATERAL
- PROPOSED P.U.E LINE



VICINITY MAP
SCALE 1:1000



JOINT UTILITY TRENCH

NOT TO SCALE

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LOGAN BLAKE
No. 7997785
9/5/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

SHEET NAME : SITE PLAN & UTILITIES

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

SP-1

2 OF 17 TOTAL

LEGEND

- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- EXISTING POWER POLE
- PROPOSED ¾" IRR WATER METER
- EXISTING ¾" IRR WATER METER

- RIGHT OF WAY LINE
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- EXISTING PROPERTY LINE
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- EXISTING OVERHEAD POWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED SEWER LATERAL
- PROPOSED P.U.E LINE

FOR CONTINUATION SEE SHEET SP-1

FOR CONTINUATION SEE SHEET SP-3

PHASE 1
PHASE 2

PHASE 2
PHASE 3

116
38,063 Sq. Ft.
0.87 Ac.

109
42,071 Sq. Ft.
0.97 Ac.

201
27,447 Sq. Ft.
0.63 Ac.

202
22,642 Sq. Ft.
0.52 Ac.

203
36,616 Sq. Ft.
0.84 Ac.

204
37,196 Sq. Ft.
0.85 Ac.

206
38,658 Sq. Ft.
0.89 Ac.

207
88,272 Sq. Ft.

205
29,147 Sq. Ft.
0.67 Ac.

223
27,937 Sq. Ft.
0.64 Ac.

222
32,481 Sq. Ft.
0.75 Ac.

221
35,395 Sq. Ft.
0.81 Ac.

209
46,336 Sq. Ft.
1.06 Ac.

208
53,917 Sq. Ft.
1.24 Ac.

220
46,861 Sq. Ft.
1.08 Ac.

210
50,139 Sq. Ft.
1.15 Ac.

219
24,285 Sq. Ft.
0.56 Ac.

211
41,231 Sq. Ft.
0.95 Ac.

DOUBLE 8" WATER LINES WITHIN CHINLE CLIFFS DR. BOOSTED WATER LINE TO BE INSTALLED TO THE SOUTH AT EACH INTERSECTION

INSTALL 8" WATER LINE

INSTALL 8" WATER LINE

INSTALL 10" WATER LINE TO THE SOUTH OF TERRA COLLINA DR INTERSECTION

NEW 48" Structure - (42) (7.00 VF)
STA:4+14.19(-8.42'L)
RIM = 3059.34
8" INV OUT: 3052.34

NEW 48" Structure - (30) (7.00 VF)
STA:10+76.49(-2.54'L)
RIM = 3089.82
8" INV IN: 3083.02
8" INV OUT: 3082.82

NEW 48" Structure - (29) (7.00 VF)
STA:11+77.91(-5.59'L)
RIM = 3094.77
8" INV IN: 3087.97
8" INV OUT: 3087.77

NEW 48" Structure - (28) (7.00 VF)
STA:0+84.92(-0.98'L)
RIM = 3096.83
8" INV IN: 3090.03
8" INV OUT: 3089.83

NEW 48" Structure - (27) (7.00 VF)
STA:1+86.05(-7.74'L)
RIM = 3103.91
8" INV IN: 3097.10
8" INV OUT: 3096.90

NEW 48" Structure - (26) (7.00 VF)
STA:2+93.74(-5.99'L)
RIM = 3112.23
8" INV OUT: 3105.23

NEW 48" Structure - (25) (8.28 VF)
STA:9+16.28(-8.53'L)
RIM = 3039.46
8" INV OUT: 3031.18

NEW 48" Structure - (23) (12.68 VF)
STA:11+62.97(-8.76'L)
RIM = 3036.11
8" INV IN: 3023.63
8" INV IN: 3023.63
8" INV OUT: 3023.43

NEW 48" Structure - (22) (7.50 VF)
STA:3+25.27(-4.84'L)
RIM = 3046.82
8" INV IN: 3039.52
8" INV OUT: 3039.32

NEW 48" Structure - (21) (11.41 VF)
STA:5+19.76(-6.13'L)
RIM = 3060.95
8" INV IN: 3049.74
8" INV IN: 3049.74
8" INV OUT: 3049.54

NEW 48" Structure - (20) (7.00 VF)
STA:6+74.90(-4.48'L)
RIM = 3073.25
8" INV IN: 3066.45
8" INV OUT: 3066.25

NEW 48" Structure - (19) (7.00 VF)
STA:7+92.98(-2.29'L)
RIM = 3084.22
8" INV IN: 3077.42
8" INV OUT: 3077.22

NEW 48" Structure - (18) (8.00 VF)
STA:9+13.14(-6.16'L)
RIM = 3095.25
8" INV IN: 3087.45
8" INV OUT: 3087.25

NEW 48" Structure - (17) (7.00 VF)
STA:11+84.24(-10.32'L)
RIM = 3120.24
8" INV IN: 3113.44
8" INV OUT: 3113.24

NEW 48" Structure - (46) (12.05 VF)
STA:2+63.67(-8.41'L)
RIM = 3063.58
8" INV IN: 3051.74
8" INV OUT: 3051.54

TEANCUM PROPERTIES LLC
I-MOJF-1-A-4

TEANCUM PROPERTIE
I-MOJF-1-A-2

ALLOY HOMES LLC
I-MOJF-1-A-5

COMMON AREA
HOA MAINTAINED

ALLOY HOMES LLC
I-MOJF-1-A-6

HANSEN STEVEN J & JANET H TRS
I-MOJF-1-A-7

TEANCUM PROPERTIES LLC
I-6-3-7-A

COMMON AREA
HOA MAINTAINED

CRAIG CRAIG TRUSTEE
I-MOJF-1-B-8

A N A ENTERPRISES LLC
I-MOJF-1-B-9

HER FAMILY MATTERS LC
I-6-2-7-410

BUREAU OF LAND MANAGEMENT

(43 FT PUBLIC STREET)

CHINLE CLIFFS DR
(50 FT PUBLIC STREET)

MOJAVE WAY
(38 FT PUBLIC STREET)

TERRA COLLINA DR
(38 FT PUBLIC STREET)

LIBRA COURT
(38 FT PUBLIC STREET)

BLUE MESA DR
(38 FT PUBLIC STREET)

HIGHWAY 191

FINISHED GROUND

- WARNING TAPE 6" WIDE MIN.
- CENTURY LINK CONDUIT
- TDS CABLE T.V./FIBER CONDUIT
- GO FIBER CONDUIT
- SECONDARY POWER CONDUIT (AS NEEDED)
- PRIMARY POWER CONDUIT (AS NEEDED)

MIN. 24" DEEP
MIN 32" DEEP
MIN. 42" DEEP

JOINT UTILITY TRENCH

NOT TO SCALE

50 0 50 100
SCALE IN FEET

PROJECT

VICINITY MAP
SCALE 1:1000

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5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

SHEET NAME : SITE PLAN & UTILITIES

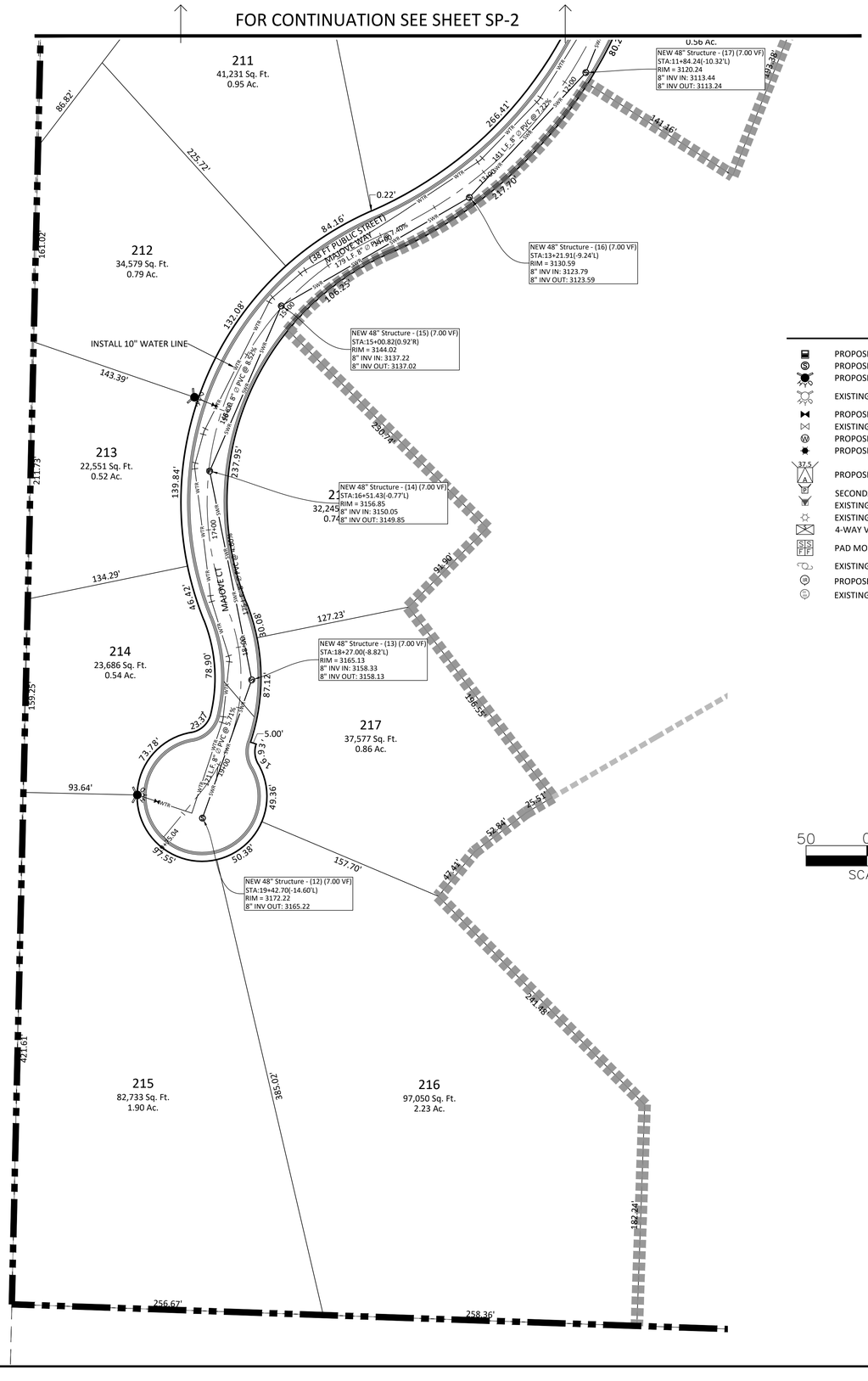
CHINLE CLIFFS
PHASE 1-2
LOCATED IN IVINS, UTAH

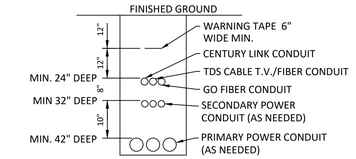
DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
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CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

SP-2



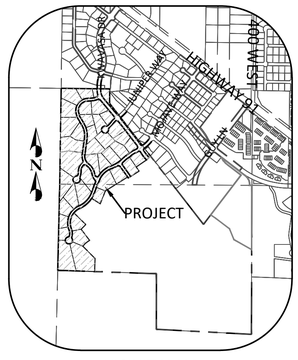


JOINT UTILITY TRENCH

NOT TO SCALE

LEGEND

- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
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- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED POWER LINE (PHASE AS NOTED)
- EXISTING OVERHEAD POWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED SEWER LATERAL
- PROPOSED P.U.E LINE



VICINITY MAP
SCALE 1:1000

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LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

SHEET NAME : SITE PLAN & UTILITIES

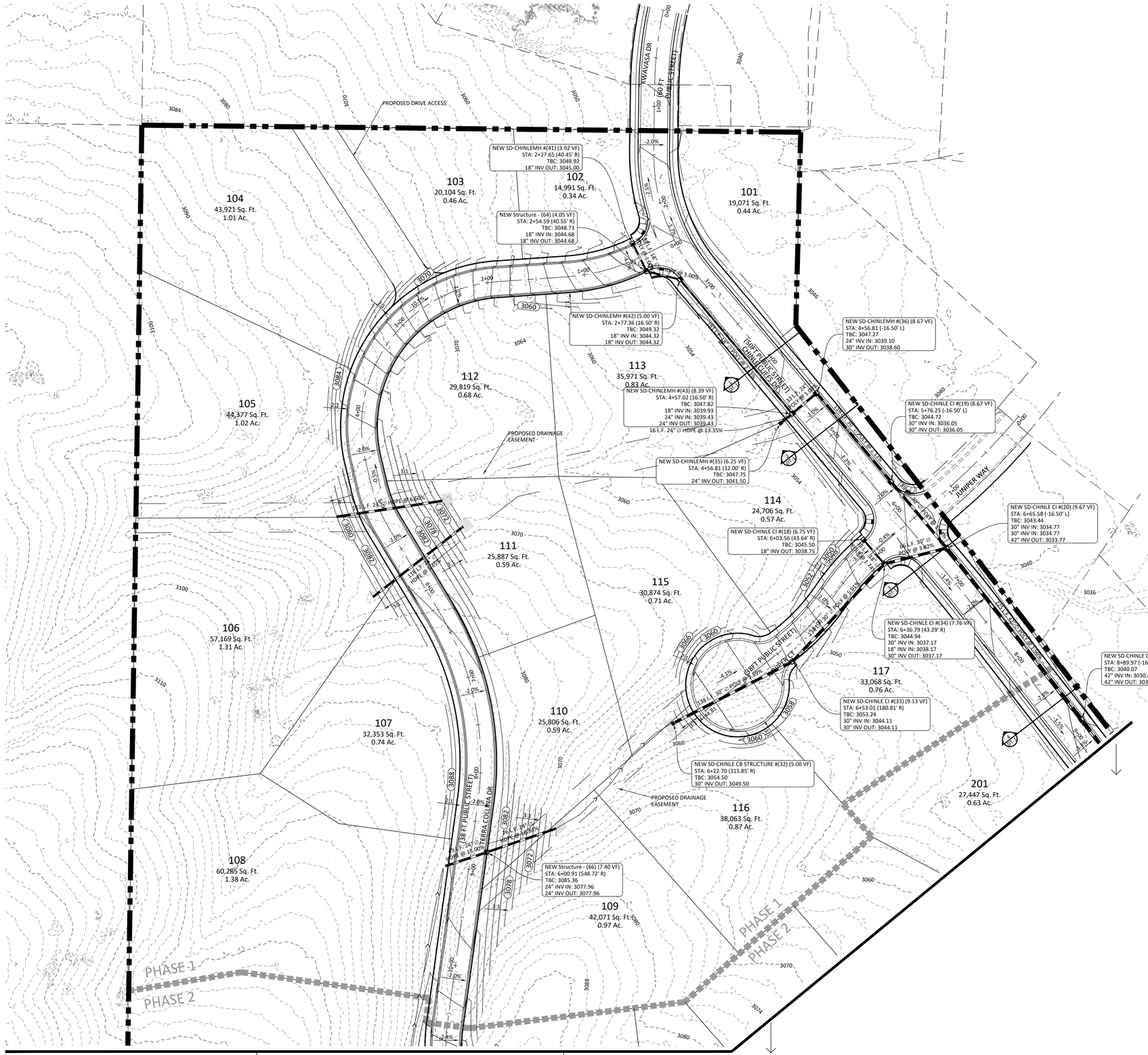
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LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
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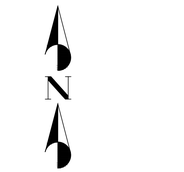
DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

SP-3

4 OF 17 TOTAL



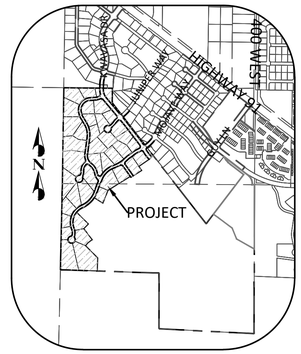


LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- BUILDING ENVELOPE LINE
- PROPOSED CONTOUR LINE (2700)
- EXISTING CONTOUR LINE (2660)
- PROPOSED GRADE TAG (STA: 1+00.00, TBC: 2700.00)
- EXISTING ELEVATION GRADE TAG (2700.00, TBC CR)
- CATCH BASIN
- PROPOSED EASEMENT

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS



VICINITY MAP
SCALE 1:1000

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LICENSED PROFESSIONAL ENGINEER
LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

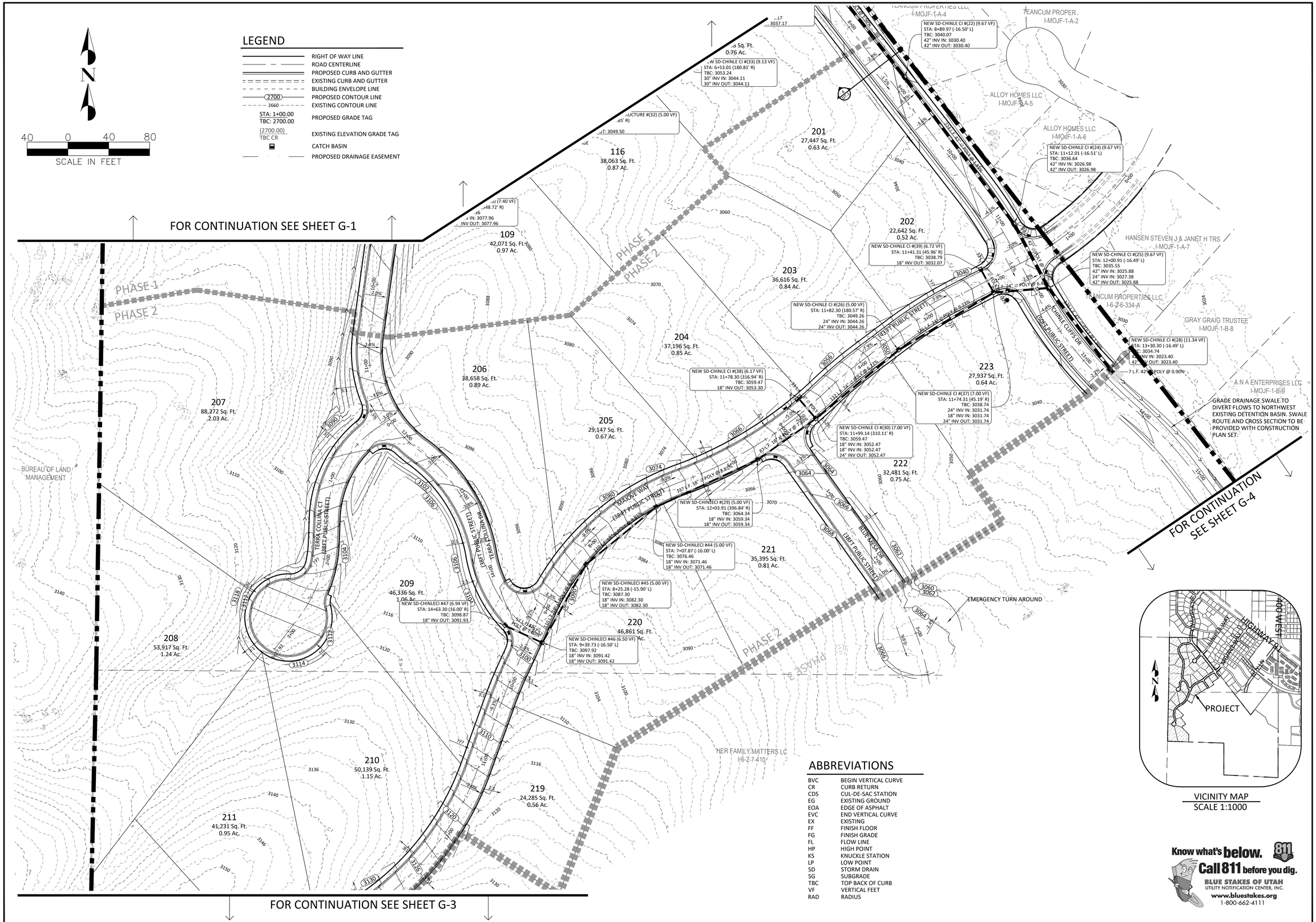
SHEET NAME : GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

G-1



ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS

VICINITY MAP
SCALE 1:1000

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LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

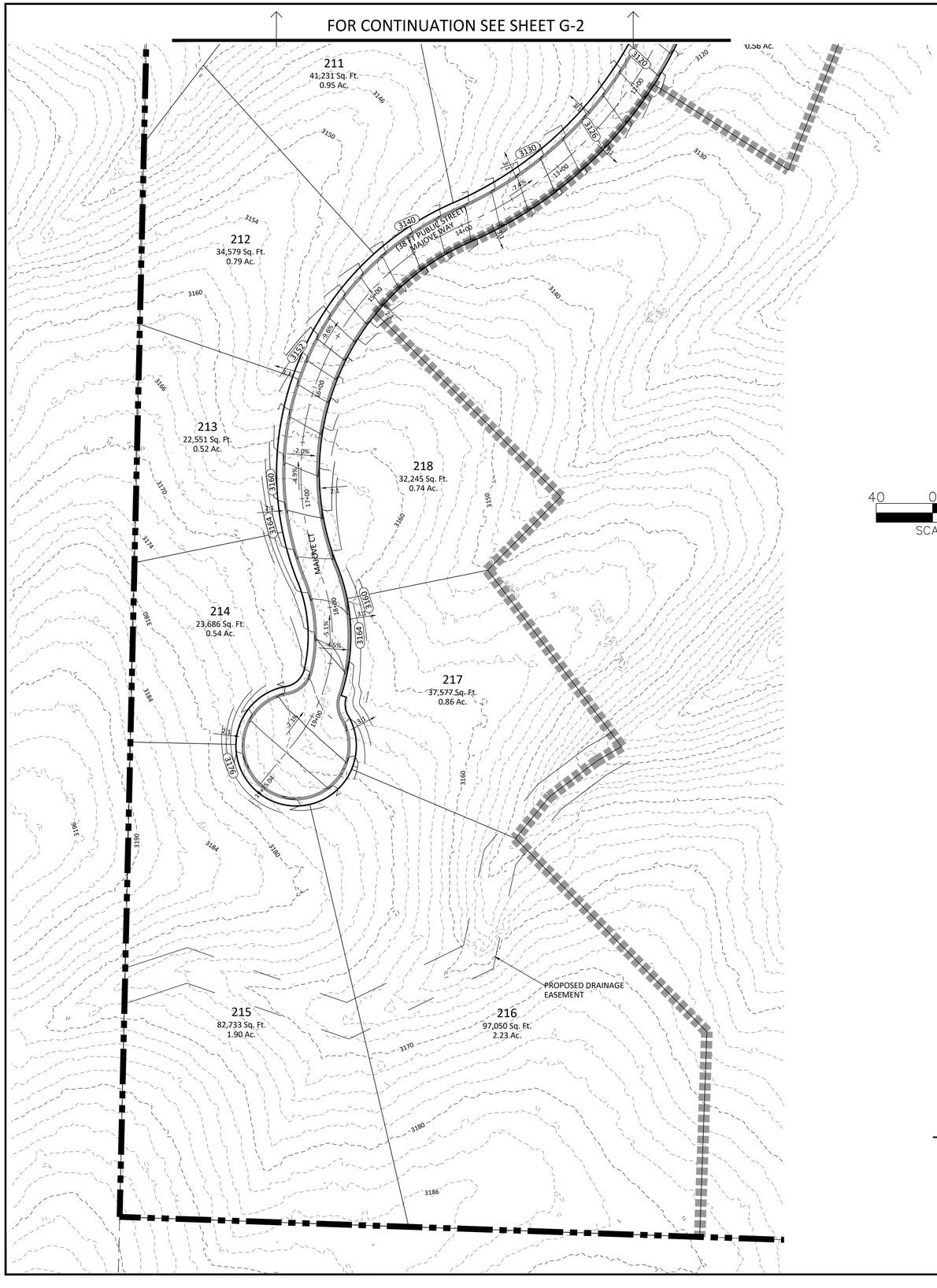
SHEET NAME: GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :

G-2

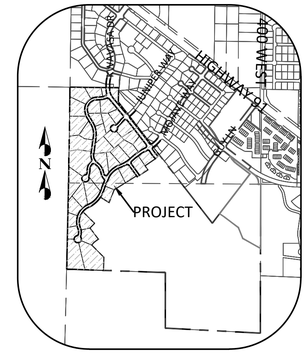


LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2700 — PROPOSED CONTOUR LINE
- 2660 — EXISTING CONTOUR LINE
- STA: 1+00.00 / TBC: 2700.00 — PROPOSED GRADE TAG
- (2700.00) / TBC CR — EXISTING ELEVATION GRADE TAG
- CATCH BASIN
- PROPOSED DRAINAGE EASEMENT

N

40 0 40 80
SCALE IN FEET



VICINITY MAP
SCALE 1:1000

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
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KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS

EARTHWORK

CUT: 20,185 C.Y. FILL: 17,596 C.Y. NET: 2,855 C.Y.* (C)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

SHEET NAME : GRADING & DRAINAGE PLAN

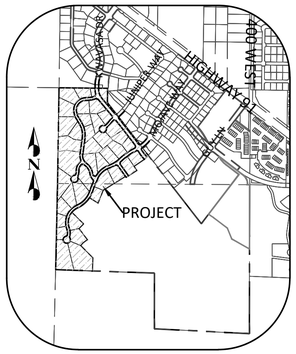
CHINLE CLIFFS
PHASE 1-2
LOCATED IN IVINS, UTAH

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :

G-3



VICINITY MAP
SCALE 1:1000

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2700 — PROPOSED CONTOUR LINE
- 2660 — EXISTING CONTOUR LINE
- STA: 1+00.00 / TBC: 2700.00 — PROPOSED GRADE TAG
- (2700.00) / TBC CR — EXISTING ELEVATION GRADE TAG
- CATCH BASIN
- PROPOSED DRAINAGE EASEMENT

GRADE DETENTION BASIN WITH THE PHASE 2 IMPEROVEMENTS. ELEVATION AND DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.

(60 FT PUBLIC STREET)

50 0 50 100
SCALE IN FEET

FOR CONTINUATION SEE SHEET G-2

HANSEN STEVEN M JR JANET H TRS
I-MOJF-1-A-7

GRAY CRAIG TRUSTEE
I-MOJF-1-B-8

A N A ENTERPRISES LLC
I-MOJF-1-B-9

DAVIS CAMERON JAY
I-MOJF-1-B-10

TEANCUM PROPERTIES LLC
I-5-2-5-340

TEANCUM PROPERTIES LLC
I-5-2-5-334-A

TEANCUM PROPERTIES LLC
I-5-2-5-324D1

GRADE DRAINAGE SWALE TO DIVERT FLOWS TO NORTHWEST EXISTING DETENTION BASIN. SWALE ROUTE AND CROSS SECTION TO BE PROVIDED WITH CONSTRUCTION PLAN SET.

NEW SD-CHINLE CI #(25) (9.67 VF)
STA: 12+00.91 (-16.49' L)
TBC: 3035.55
42" INV IN: 3025.88
24" INV OUT: 3025.68

NEW SD-CHINLE CI #(36) (11.34 VF)
TBC: 3034.74
42" INV IN: 3023.40
42" INV OUT: 3023.40

7 L.F. 42" ⌀ POLY @ 0.90%

12 L.F. 42" ⌀ POLY @ 0.90%

CHINLE CLIFFS DR
(50FT PUBLIC STREET)

-2.45%
-2.28%

223
21,997 Sq. Ft.
0.64 Ac.

NEW SD-CHINLE CI #(37) (7.00 VF)
STA: 11+74.31 (45.19' R)
TBC: 3038.74
24" INV IN: 3031.74
18" INV IN: 3031.74
24" INV OUT: 3031.74

9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

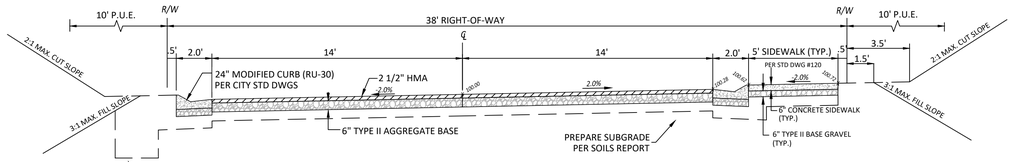
PROJECT NAME :
CHINLE CLIFFS
PHASE 1-2
LOCATED IN IVINS, UTAH

SHEET NAME :
GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE #2
St. George, UT 84770
Office (435) 628-2121

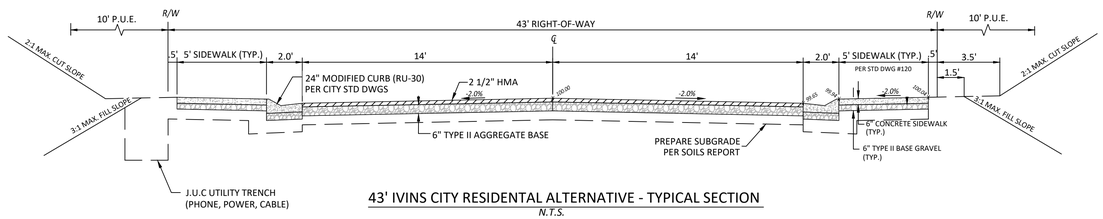
DATE :	JULY 2025
PM :	LB
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :
G-4



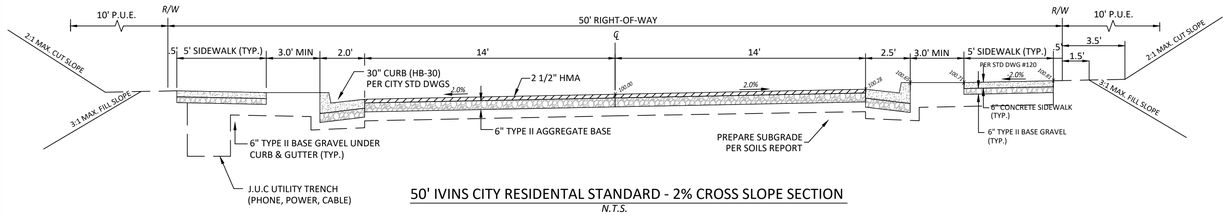
38' IVINS CITY RESIDENTAL ALTERNATIVE - 2% CROSS SLOPE SECTION

N.T.S.



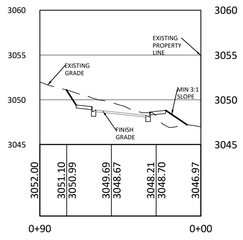
43' IVINS CITY RESIDENTAL ALTERNATIVE - TYPICAL SECTION

N.T.S.

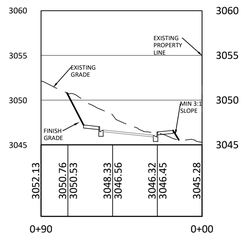


50' IVINS CITY RESIDENTAL STANDARD - 2% CROSS SLOPE SECTION

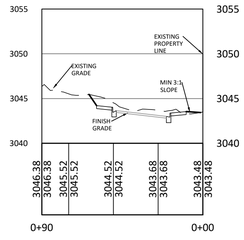
N.T.S.



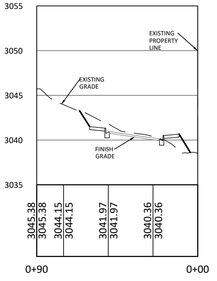
SECTION 1
H: 1"=50'
V: 1"=10'



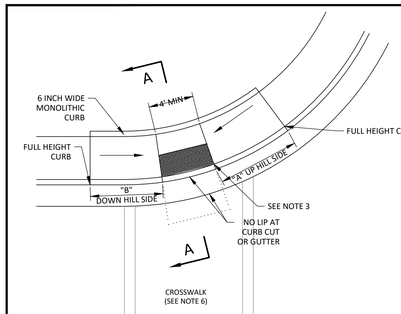
SECTION 2
H: 1"=50'
V: 1"=10'



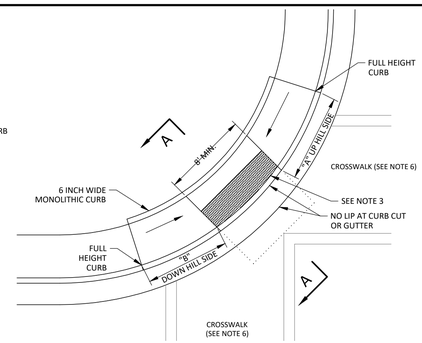
SECTION 3
H: 1"=50'
V: 1"=10'



SECTION 4
H: 1"=50'
V: 1"=10'



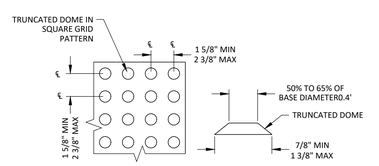
CORNER PEDESTRIAN RAMP SINGLE CROSSING



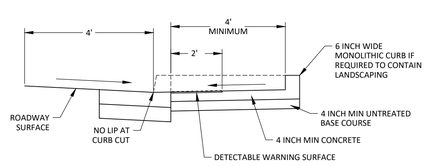
CORNER PEDESTRIAN RAMP DUAL CROSSING

NOTES:

1. DIMENSIONS SHOWN IN THE SLOPE TABLE ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1 INCH OF THE BACK OF CURB.
4. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.
5. CLEAR SPACE AND TURNING SPACE SIZE: 4 FT MIN. X 4 FT MIN.
6. CROSS WALK DELINEATION IF REQUIRED TO BE SHOWN ON PROJECT STRIPING PLAN.



DETECTABLE WARNING SURFACE



SECTION A-A

ADA ACCESSIBLE RAMP RIGHT-OF-WAY

N.T.S.

SLOPE TABLE			
	ITEM	MAX. RUNNING SLOPE *	MAX CROSS SLOPE *
	TURNING SPACE	2%	2% (c)
	RAMP	8.33%	2% (c)
	CLEAR SPACE	5%	2% (c)
	SIDEWALK	STREET GRADE	2%

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

(a) LENGTH OF RUNNING SLOPE FOR PARALLEL RAMPS IS REQUIRED TO NOT EXCEED 15 FT.

(b) MAINTAIN CONSISTENCY OF CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED CLEAR SPACE SLOPE AT CURB CUT.

(c) DO NOT EXCEED THE ROADWAY GRADE FOR THE CROSS SLOPE AT CROSSWALKS WITHOUT STOP OR YIELD CONTROL AND AT MID-BLOCK CROSSWALKS.

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS
PHASE 1-2
LOCATED IN IVINS, UTAH

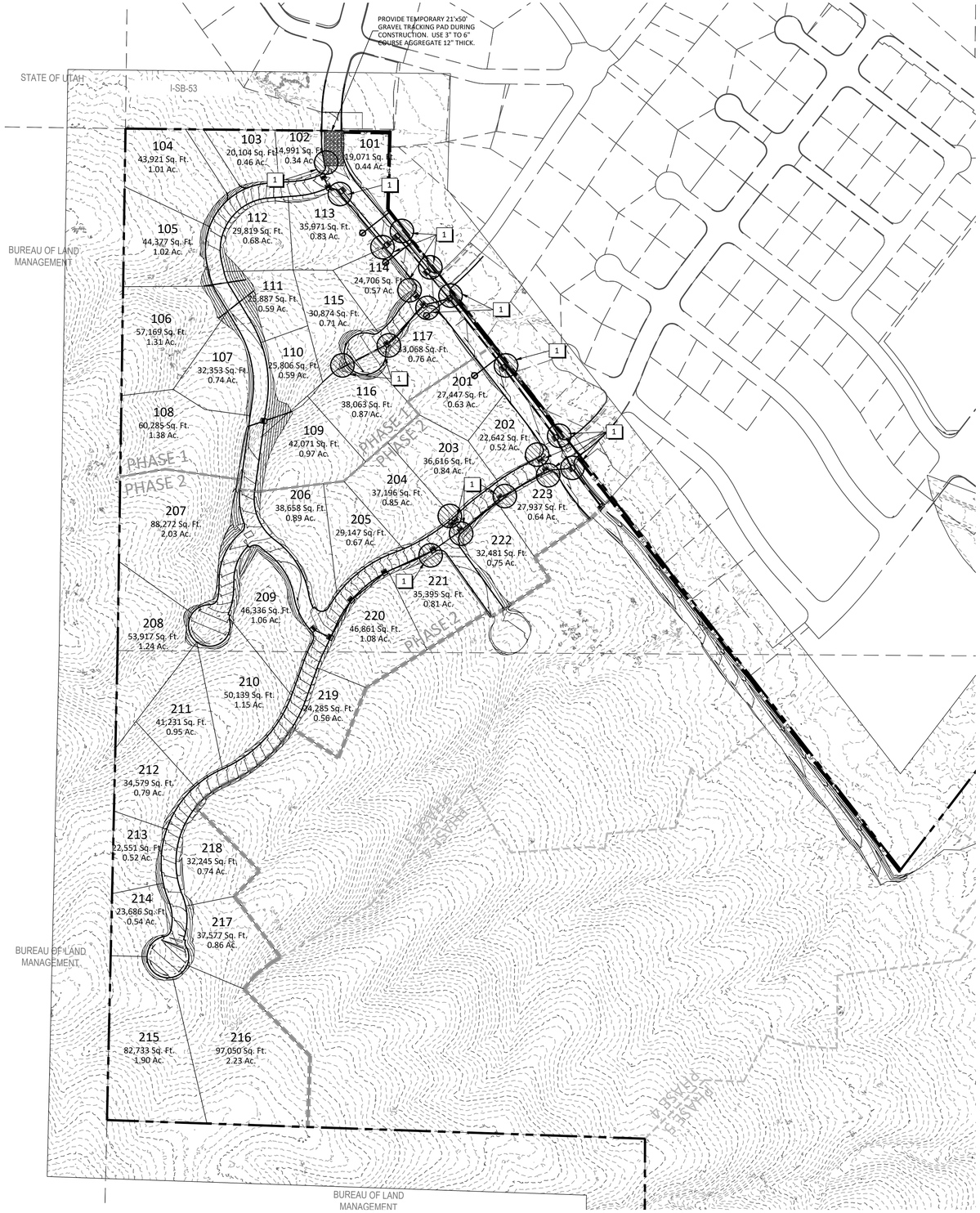
SHEET NAME : DETAILS

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :

DT-1



CONSTRUCTION NOTES

1 PROVIDE STORM DRAIN INLET PROTECTION (FILTERSOCK)

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
- SF SF SEDIMENT BERM LINE
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

TRACKING PAD NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

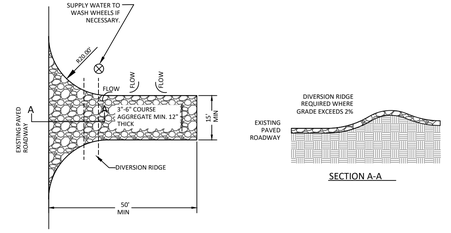
3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

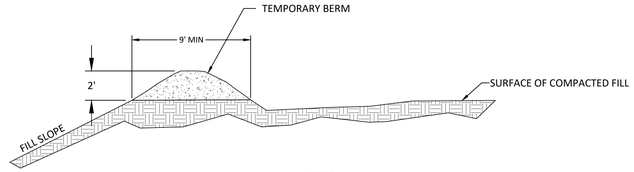
CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THEN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50.

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES, AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALE BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

MAINTENANCE:
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.





NOTES:

1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.

2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.

SEDIMENT BERM

LOGAN BLAKE
No. 7997785
5/5/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN IVINS, UTAH

SHEET NAME : EROSION CONTROL PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :

EC-1

10 OF 17 TOTAL



NOTES

PROPOSED PLANT TYPE & SIZE, PIPE SIZING, IRRIGATION VALVES, CONTROLLERS, ETC. TO BE PROVIDED PROVIDED WITH CONSTRUCTION PLANS.
PROPOSED LANDSCAPE ONLY ALONG CHINLE CLIFFS DR AS SHOWN.

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
CHINLE CLIFFS
PHASE 1-2
LOCATED IN IVINS, UTAH

SHEET NAME :
PRELIMINARY PLAT - LANDSCAPE PLAN

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
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DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	40

SHEET NUMBER :
LS-1
11 OF 17 TOTAL

LEGEND

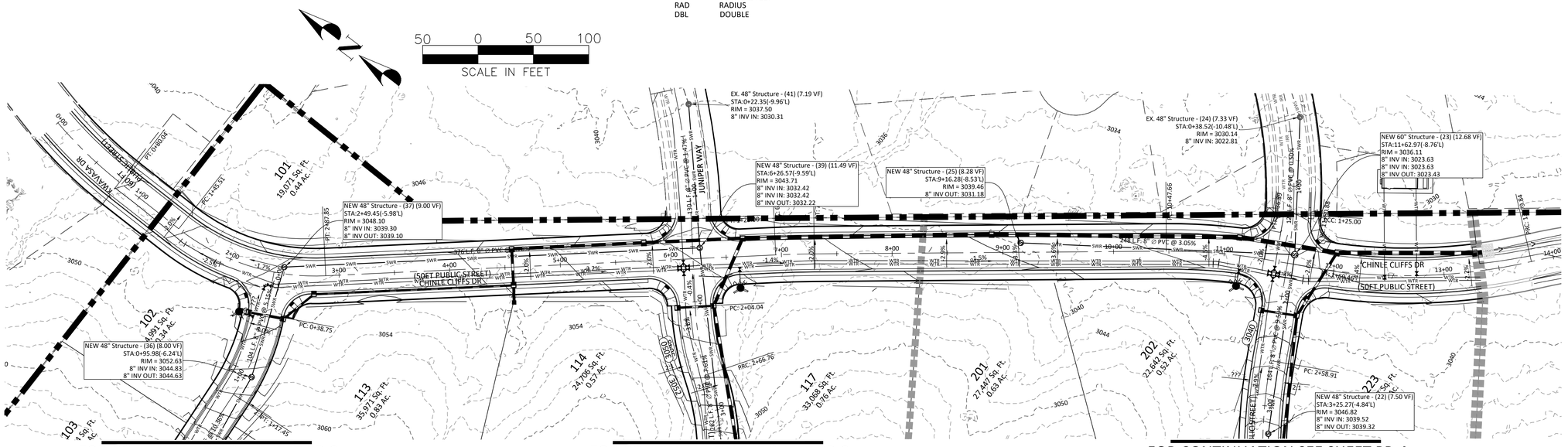
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 — PROPOSED CONTOUR LINE
- 2660 — EXISTING CONTOUR LINE
- SWR — PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR — PROPOSED WATER LINE (SIZE AS NOTED)
- IRR — PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

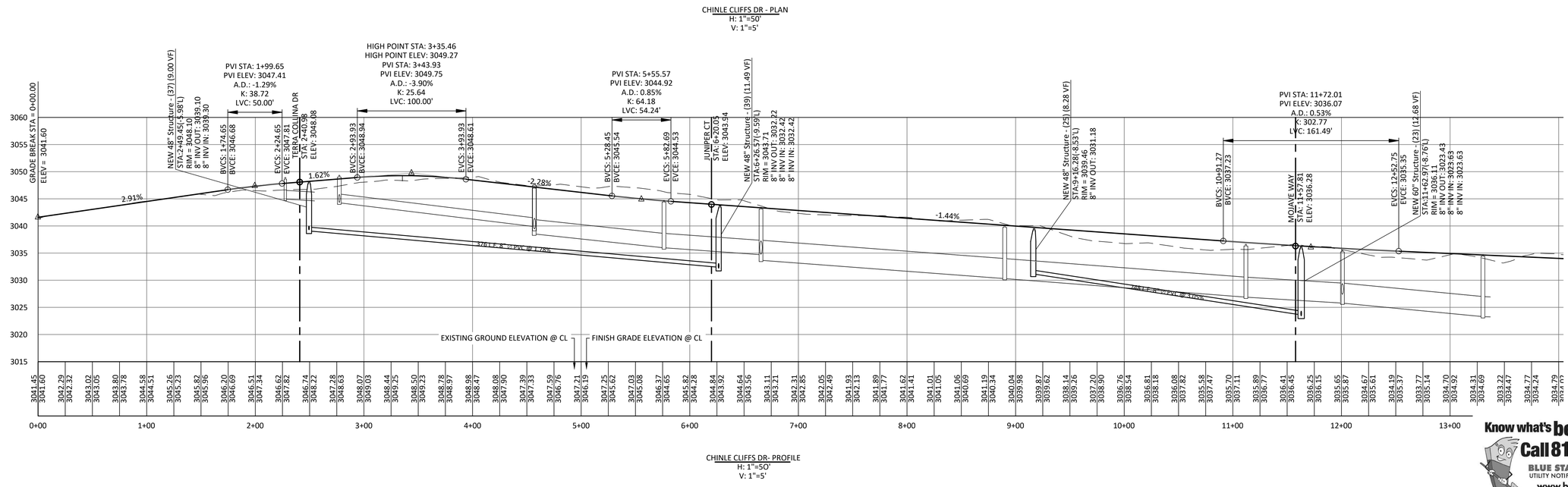
NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE





Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

SHEET NAME : CHINLE CLIFFS DR - PLAN & PROFILE

CHINLE CLIFFS
PHASE 1-2
LOCATED IN ST. GEORGE, UTAH

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

PP-1

12 OF 17 TOTAL

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

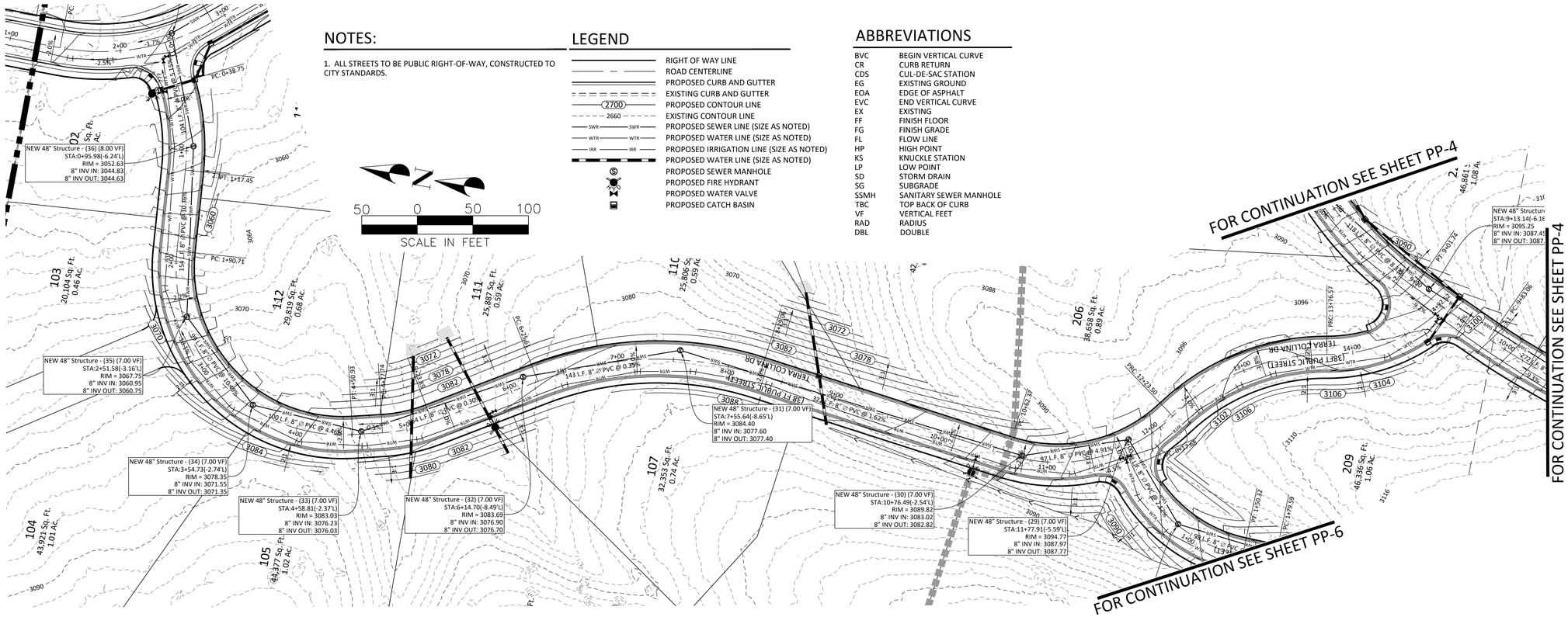
LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- IRR IRR PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

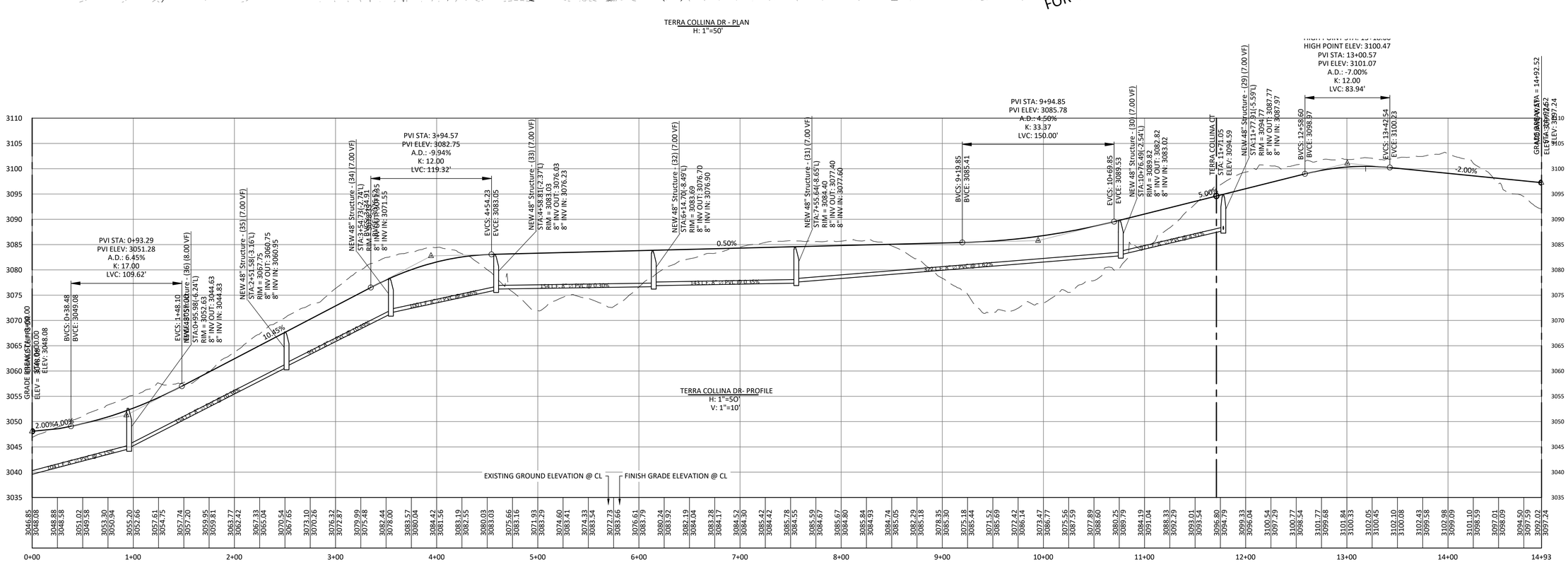
ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE

50 0 50 100
SCALE IN FEET



TERRA COLLINA DR - PLAN
H: 1"=50'



TERRA COLLINA DR- PROFILE
H: 1"=50'
V: 1"=10'

LOGAN BLAKE
No. 7997785
5/5/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

CHINLE CLIFFS
PHASE 1-2
LOCATED IN ST. GEORGE, UTAH

PROJECT NAME :

SHEET NAME : TERRA COLLINA DR - PLAN & PROFILE

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

PP-2

13 OF 17 TOTAL

NOTES:

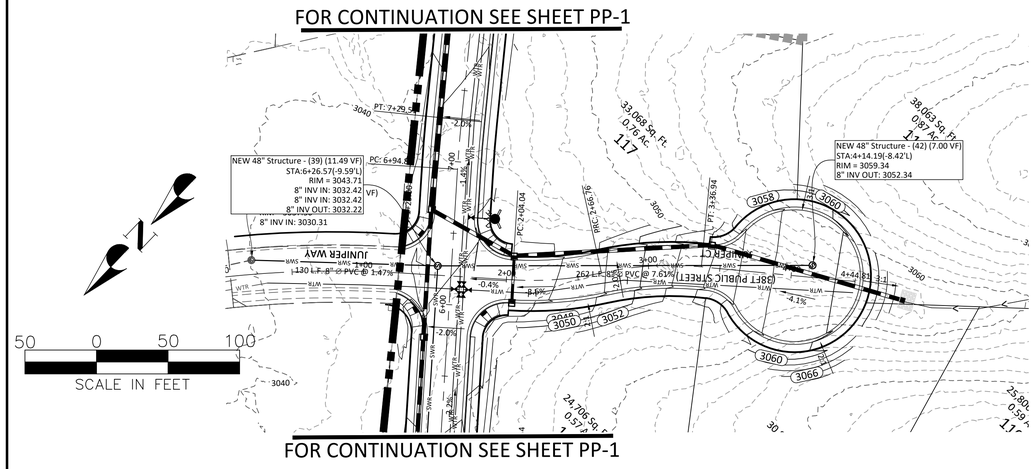
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

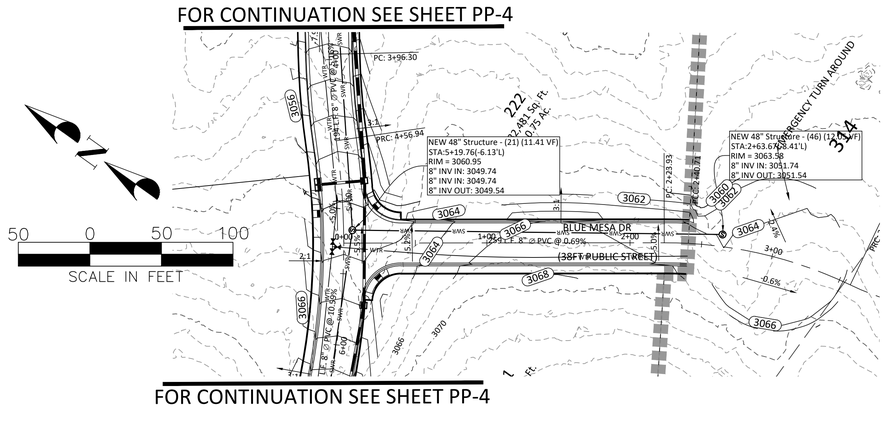
LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

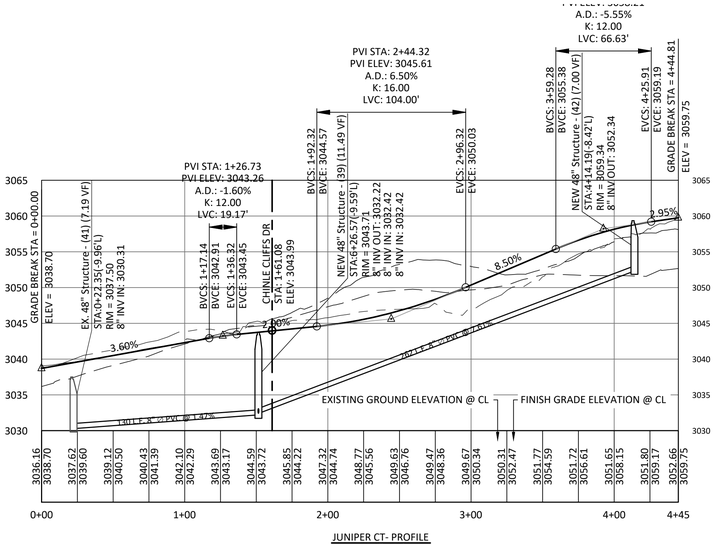
ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE



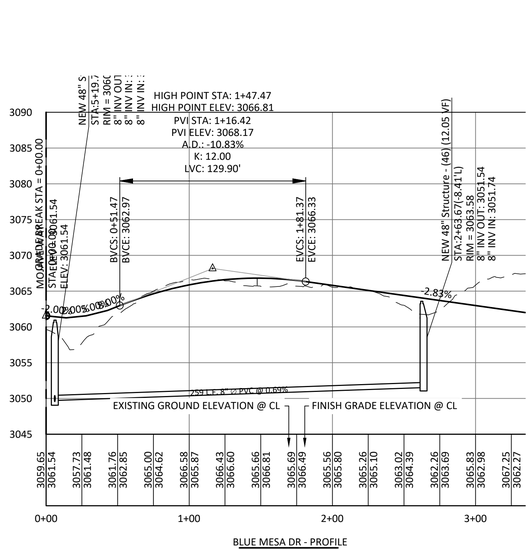


JUNIPER CT - PLAN
H: 1"=50'



JUNIPER CT- PROFILE
H: 1"=50'
V: 1"=10'

BLUE MESA DR - PLAN
H: 1"=50'



BLUE MESA DR - PROFILE
H: 1"=50'
V: 1"=10'

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS
PHASE 1-2
LOCATED IN ST. GEORGE, UTAH

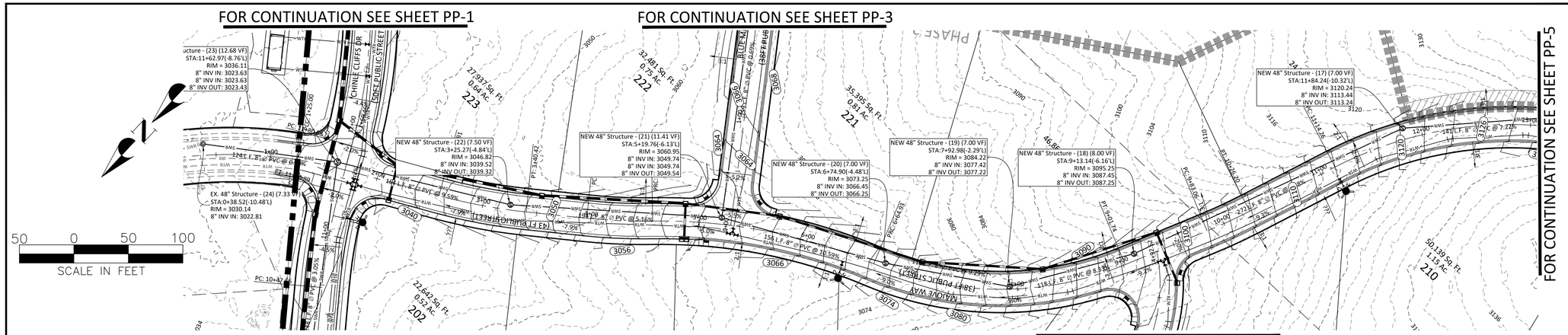
SHEET NAME : JUNIPER/BLUE MESA - PLAN & PROFILE

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

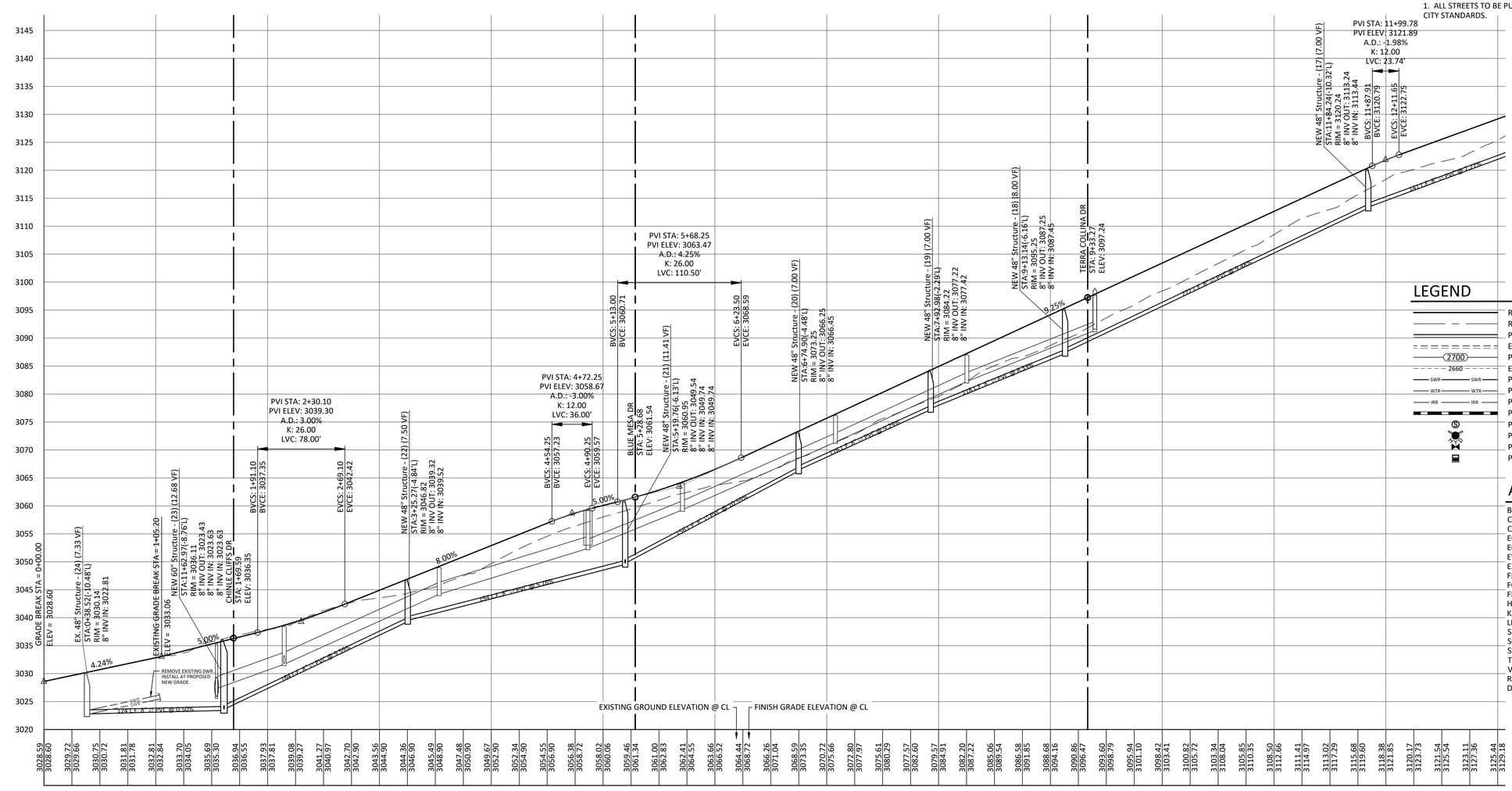
DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

PP-3



MOJAVE WAY - PLAN
H: 1"=50'



MOJAVE WAY- PROFILE
H: 1"=50'
V: 1"=10'

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE (2700)
- EXISTING CONTOUR LINE (2660)
- PROPOSED SEWER LINE (SIZE AS NOTED) (SWR)
- PROPOSED WATER LINE (SIZE AS NOTED) (WTR)
- PROPOSED IRRIGATION LINE (SIZE AS NOTED) (IRR)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
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CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
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FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE

LOGAN BLAKE
No. 7997785
9/5/25
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2
LOCATED IN ST. GEORGE, UTAH

SHEET NAME : MOJAVE WAY - PLAN & PROFILE

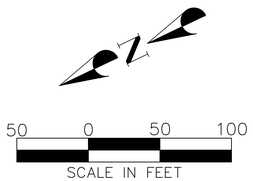
DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

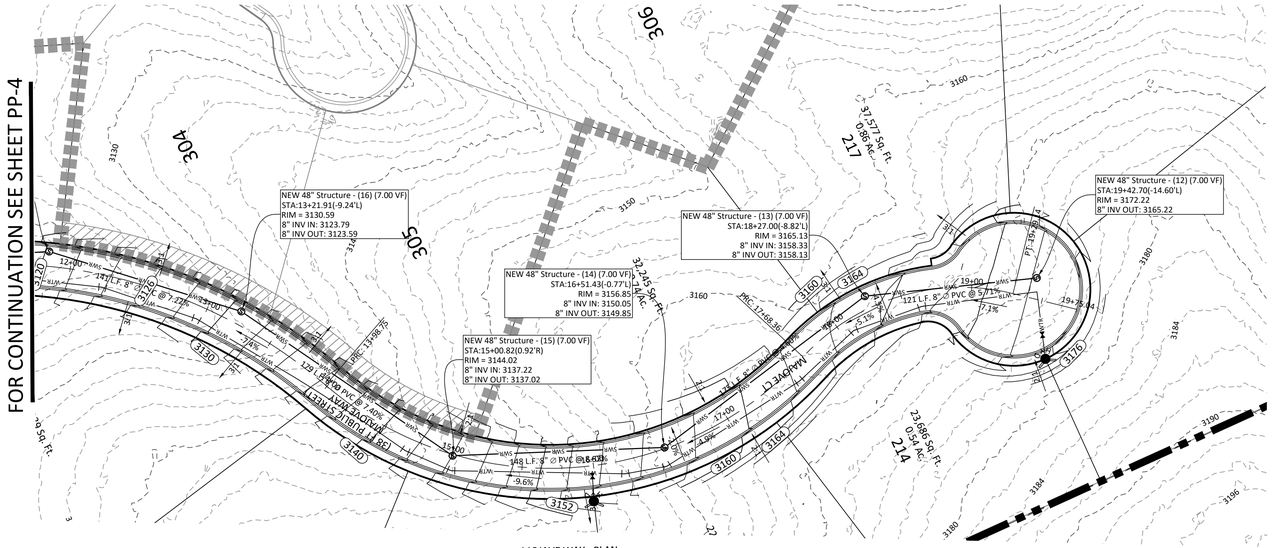
DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

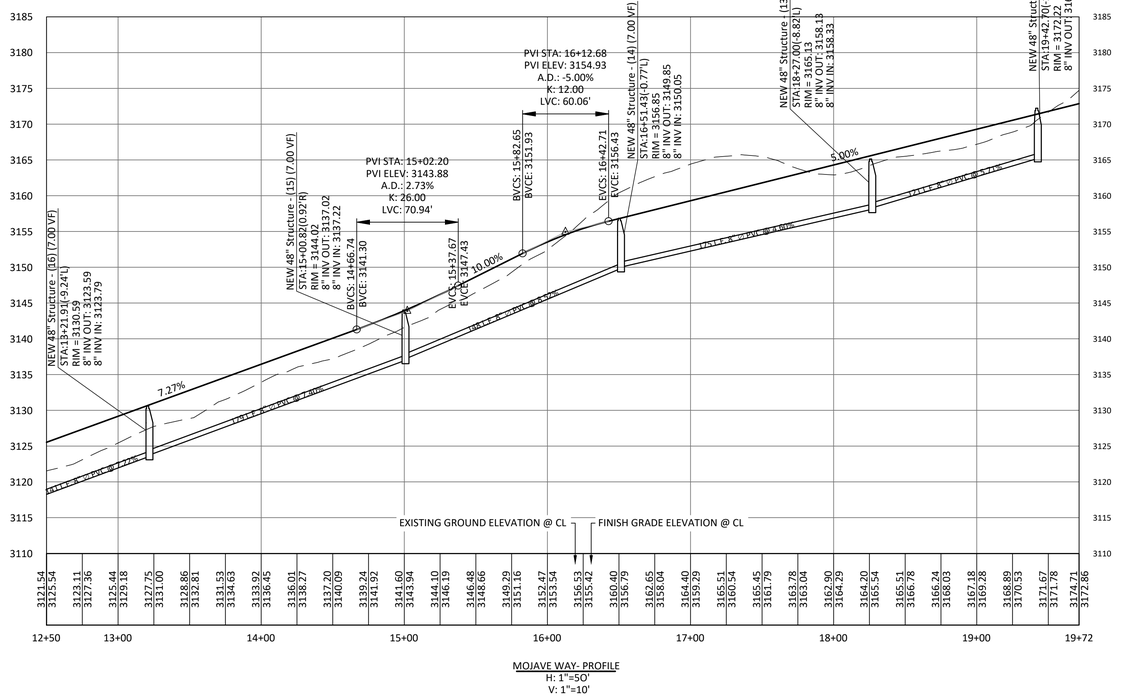
PP-4

15 OF 17 TOTAL





MOJAVE WAY - PLAN
H: 1"=50'



MOJAVE WAY- PROFILE
H: 1"=50'
V: 1"=10'

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
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- IRR PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
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EOA	EDGE OF ASPHALT
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FG	FINISH GRADE
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HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
CHINLE CLIFFS
PHASE 1-2
LOCATED IN ST. GEORGE, UTAH

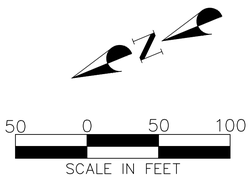
SHEET NAME :
MOJAVE WAY - PLAN & PROFILE

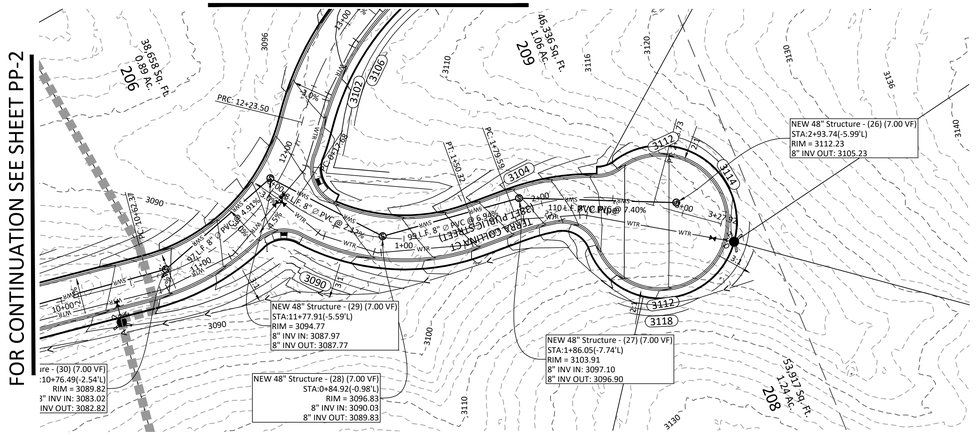
DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
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PROJECT NO. :	14-012
SCALE :	50

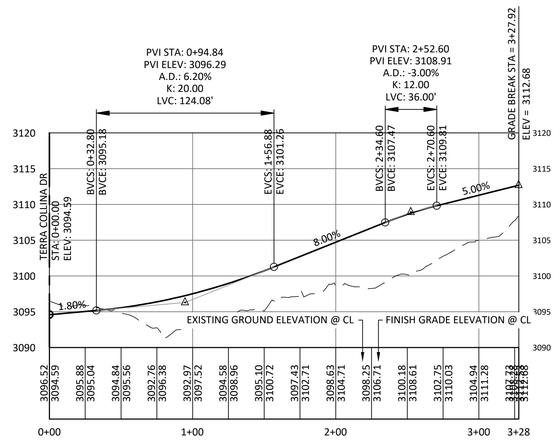
SHEET NUMBER :

PP-5





TERRA COLLINA CT - PLAN
H: 1"=50'



TERRA COLLINA CT- PROFILE
H: 1"=50'
V: 1"=10'

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- IRR IRR PROPOSED IRRIGATION LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
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SG	SUBGRADE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS
DBL	DOUBLE

LOGAN BLAKE
No. 7997785
5/5/25
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : CHINLE CLIFFS PHASE 1-2 LOCATED IN ST. GEORGE, UTAH

SHEET NAME : TERRA COLLINA CT - PLAN & PROFILE

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE #2
St. George, UT 84770
Office (435) 628-2121

DATE :	JULY 2025
PM :	MT
DRAWN BY :	MT
DESIGNED BY :	MT
CHECKED BY :	LB
PROJECT NO. :	14-012
SCALE :	50

SHEET NUMBER :

PP-6

17 OF 17 TOTAL