I-58-32-D
BEST RONALD TIM

ANTHEM ESTATES

IVINS VISTA

55' PUBLIC ROAD

I-58-34-D
IVINS CITY

I-58-34-C
IVINS CITY

UNITY VILLAGE

I-58-63
WESTON HAFEN FAMILY PARTNERSHIP

200 WEST
60' PUBLIC ROAD

43' PUBLIC ROAD

100 WEST
50' PUBLIC ROAD

400 SOUTH
66' PUBLIC ROAD

CURB LINE

9X25 PARALLEL STALLS
(20 TOTAL STALLS)

8.5' LANDSCAPE BUFFER

PHASE 1

PHASE 2

DETENTION 2
8,000± SF

DETENTION POND
6700± SF

LOT	SIZE	ACRES
1	8377 S.F.	0.19 ACRE
2	7562 S.F.	0.17 ACRE
3	7571 S.F.	0.17 ACRE
4	7580 S.F.	0.17 ACRE
5	7580 S.F.	0.17 ACRE
6	7597 S.F.	0.17 ACRE
7	7606 S.F.	0.17 ACRE
8	7614 S.F.	0.17 ACRE
9	7623 S.F.	0.17 ACRE
10	6012 S.F.	0.14 ACRE
11	5208 S.F.	0.12 ACRE
12	5154 S.F.	0.12 ACRE
13	5154 S.F.	0.12 ACRE
14	5154 S.F.	0.12 ACRE
15	5154 S.F.	0.12 ACRE
16	5154 S.F.	0.12 ACRE
17	5154 S.F.	0.12 ACRE
18	5154 S.F.	0.12 ACRE
19	5154 S.F.	0.12 ACRE
20	5154 S.F.	0.12 ACRE
21	5132 S.F.	0.12 ACRE
22	6142 S.F.	0.14 ACRE
23	7678 S.F.	0.18 ACRE
24	5413 S.F.	0.12 ACRE
25	5413 S.F.	0.12 ACRE
26	5413 S.F.	0.12 ACRE
27	5413 S.F.	0.12 ACRE
28	5413 S.F.	0.12 ACRE
29	5413 S.F.	0.12 ACRE
30	5413 S.F.	0.12 ACRE
31	5413 S.F.	0.12 ACRE
32	6417 S.F.	0.15 ACRE
33	6882 S.F.	0.16 ACRE
34	5000 S.F.	0.11 ACRE
35	5000 S.F.	0.11 ACRE
36	5000 S.F.	0.11 ACRE
37	5000 S.F.	0.11 ACRE
38	5000 S.F.	0.11 ACRE
39	5000 S.F.	0.11 ACRE
40	5000 S.F.	0.11 ACRE
41	5000 S.F.	0.11 ACRE
42	5000 S.F.	0.11 ACRE
43	6185 S.F.	0.14 ACRE
44	8649 S.F.	0.20 ACRE
45	7875 S.F.	0.18 ACRE
46	9740 S.F.	0.22 ACRE
47	9601 S.F.	0.22 ACRE
48	9081 S.F.	0.21 ACRE
49	7937 S.F.	0.18 ACRE
50	7510 S.F.	0.17 ACRE
51	7514 S.F.	0.17 ACRE
52	7523 S.F.	0.17 ACRE
53	7517 S.F.	0.17 ACRE
54	6229 S.F.	0.14 ACRE
55	5250 S.F.	0.12 ACRE
56	5250 S.F.	0.12 ACRE
57	5250 S.F.	0.12 ACRE
58	5250 S.F.	0.12 ACRE
59	5250 S.F.	0.12 ACRE
60	5250 S.F.	0.12 ACRE
61	5250 S.F.	0.12 ACRE
62	5250 S.F.	0.12 ACRE
63	5250 S.F.	0.12 ACRE
64	5229 S.F.	0.12 ACRE
65	7572 S.F.	0.17 ACRE
66	6900 S.F.	0.16 ACRE
67	5048 S.F.	0.12 ACRE
68	5416 S.F.	0.12 ACRE
69	5416 S.F.	0.12 ACRE
70	6716 S.F.	0.15 ACRE

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

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- PHASE LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT

SITE DATA

DESCRIPTION	DATA	
CURRENT ZONING	RA-1	
TOTAL AREA	13.12	ACRES
NO. OF LOTS/UNITS	70	LOTS
DENSITY	5.34	D.U./ACRE
NO. OF PHASES	2	

REV.	DATE:	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

DATE:	08/25/2025
JOB #	25-031
DRAWN BY:	CB
CHECKED BY:	ARC

SOLTERRA

SECTION 6, TOWNSHIP 42 S, RANGE 16 W, SLB&M
IVINS, UTAH

LAYOUT E

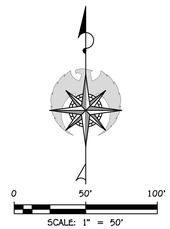
SITE PLAN

1

SHEET: 1 of 3

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LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- PHASE LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	RA-1	
TOTAL AREA	13.12	ACRES
NO. OF LOTS/UNITS	70	LOTS
DENSITY	5.34	D.U./ACRE
NO. OF PHASES	2	

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SOLTERRA
SECTION 6, TOWNSHIP 42 S, RANGE 16 W, SLB&M
IVINS, UTAH

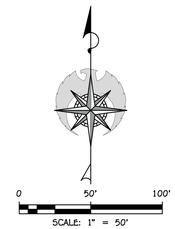
LAYOUT E
SITE PLAN [IMAGE]

2

SHEET: 2 of 3

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LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- PHASE LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- R-1-5 WITH 7,500 SF MIN LOT SIZE (4.80 ACRE)
- R-1-5 (8.09 ACRE)

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	RA-1	
TOTAL AREA	13.12	ACRES
NO. OF LOTS/UNITS	70	LOTS
DENSITY	5.34	D.U./ACRE
NO. OF PHASES	2	

REV.	DATE:	REVISION

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SOLTERRA
SECITON 6, TOWNSHIP 42 S, RANGE 16 W, SLB&M
IVINS, UTAH

LAYOUT E
ZONE CHANGE

3

SHEET: 3 of 3

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