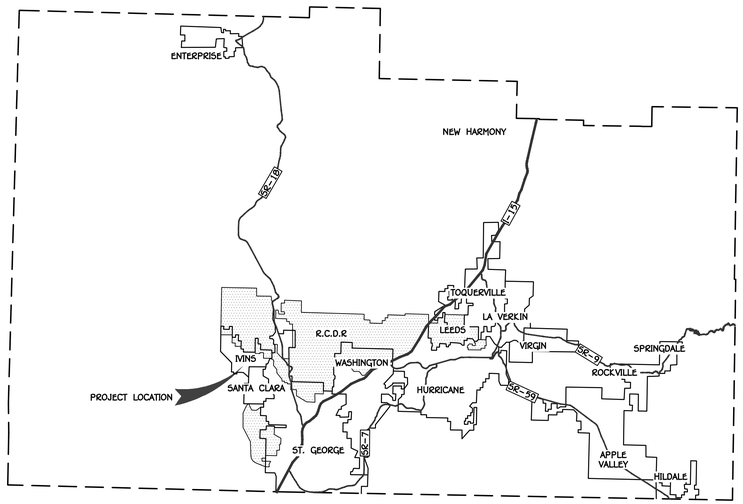
SOLTERRA

IVINS CITY, UTAH

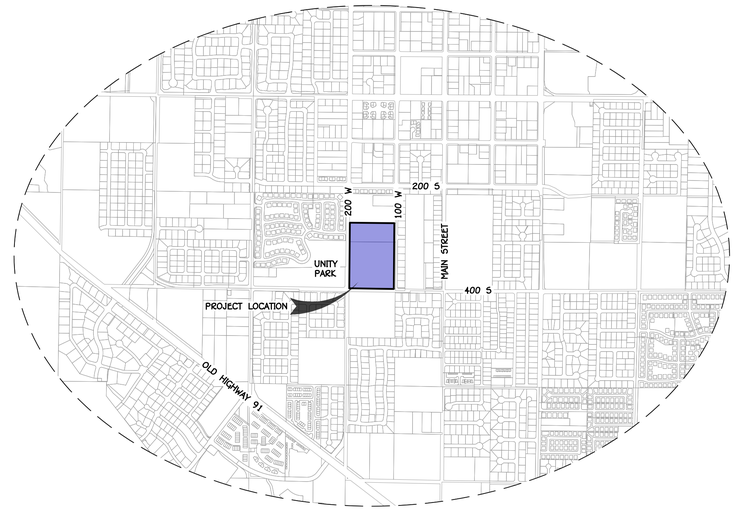
PRELIMINARY PLAN

DECEMBER 2025



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

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

0 1000' 2000'

SCALE: 1" = 1000'

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER
2	P.2.1	SITE PLAN
3	P.3.1	GRADING
4	P.3.2	DRAINAGE PLAN
5	P.4.1	EROSION CONTROL PLAN
6	P.5.1	UTILITY PLAN

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING NORTH 00°31'04" EAST 941.42 FEET ALONG THE SECTION LINE AND SOUTH 89°06'35" EAST 27.75 FEET FROM THE EAST CENTER 1/16 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 3 BLOCK 15, OF THE ST. GEORGE & SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING;

THENCE SOUTH 89°22'53" EAST 646.95 FEET TO THE WESTERLY LINE OF IVANS VISTA SUBDIVISION, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°28'36" WEST 267.26 FEET ALONG SAID WESTERLY LINE IVANS VISTA SUBDIVISION TO THE SOUTHEASTERLY CORNER SAID LOT 3, BLOCK 15; THENCE NORTH 89°33'20" WEST 674.14 FEET ALONG THE SOUTHERLY LINE AND TO THE SOUTHWESTERLY CORNER SAID LOT 3, BLOCK 15; THENCE NORTH 00°31'04" EAST 269.23 FEET ALONG SAID WESTERLY LINE LOT 3, BLOCK 15 TO THE POINT OF BEGINNING.

PRELIMINARY PLAT SITE DATA

SOLTERRA

CURRENT ZONING:	R-1-5
PROJECT AREA	13.12 ACRES (571,529.93 S.F.)
NO. OF LOTS & DENSITY	70 LOTS (5.33 D.U./ACRE)
GARAGE PARKING	140
DRIVEWAY PARKING	70
OFF-STREET PARKING	N/A
TOTAL PARKING	210

PROPERTY OWNER

CLOVE FAMILY INVESTMENTS LLC

761 E TABERNACLE DR.

ST. GEORGE UT, 84790

CONTACT: DAVE NASAL

PHONE: (435) 705-4474

EMAIL: davenasal@gmail.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)

1420 S. 270 E.

ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS

PHONE: (435) 673-6850

EMAIL: rogers@agecinc.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

CONTACT: AUSTIN CHAPPELL

PHONE: (435) 288-3330

EMAIL: austin@alcsg.com

APPLICANT-AGENT

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

PRIMARY CONTACT: ADAM ALLEN

PHONE: (435) 288-3330

EMAIL: adam@alcsg.com

REVISIONS

NO.	DATE	DESCRIPTION

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

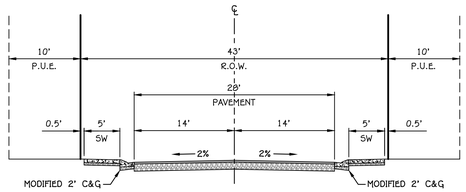
COVER
PRELIMINARY PLAN

JOB # 25-031
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 12/30/2025

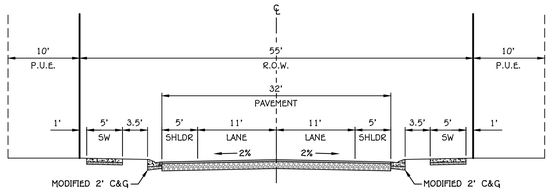
P.1.1

SHEET: 1 OF: 5

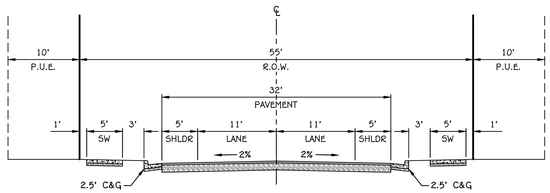
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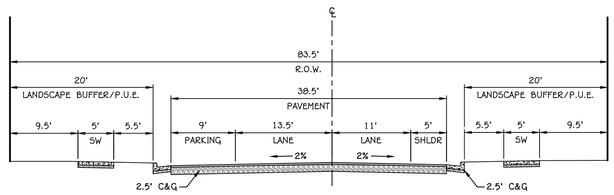
SECTION A
(43' PUBLIC STREET)



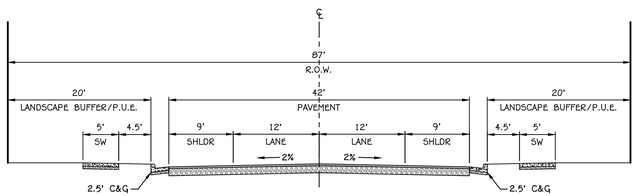
SECTION B
(55' PUBLIC STREET)



SECTION C
(55' PUBLIC STREET)



SECTION D
(60' PUBLIC STREET)



SECTION E
(66' PUBLIC STREET)



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

SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.
4. THE LANDSCAPE STRIPS ALONG 100 AND 200 WEST WILL BE MAINTAINED BY THE H.O.A. THE LANDSCAPE STRIP AND DETENTION BASINS ALONG 400 SOUTH WILL BE MAINTAINED BY THE CITY.
5. THE PERIMETER WALL JOGS BACK AND FORTH BETWEEN THE DEVELOPER'S AND THE PROPOSED CITY LAND. THE OVERLAP AREA ON THE CITY SIDE SHOULD BE EQUAL TO OR LESS THAN THE OVERLAP ON THE DEVELOPER SIDE. THE CURRENT DESIGN SHOWS AN OVERLAP OF 736 S.F. OF OVERLAP ON THE DEVELOPER SIDE AND 712 S.F. OF OVERLAP ON THE CITY SIDE.

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
PUBLIC STREET R.O.W.	2.93	22.33
OPEN SPACE	0.31	2.36
70 LOTS	9.88	75.30
TOTAL	13.12	100.00

LEGEND:

DETAIL

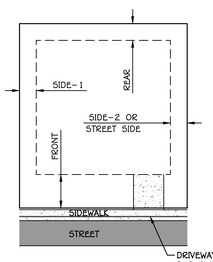
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- PHASE LINE
- EXISTING FENCE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- LANDSCAPE AREA

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, PREFERABLY 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	22'
REAR	10'
**SIDE-1	5'
SIDE-2	10'
STREET SIDE	20'

* 15' TO BLDG.
* 22' TO GARAGE
** STANDARD SIDE YARD SETBACKS ARE 8'& 10' BUT CAN BE REDUCED TO 5'& 10' IF 15' BETWEEN PRIMARY STRUCTURES IS MAINTAINED.

NO.	DATE	DESCRIPTION
		REVISIONS

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

SITE PLAN
PRELIMINARY PLAN

JOB #	25-031
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/30/2025

P.2.1

SHEET: 2 OF: 5





0 50' 100'

SCALE: 1" = 50'

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LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
PROPOSED 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	–
TYPICAL STORM DRAIN MANHOLE	–
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	

SITE GEOTECHNICAL CONSTRAINTS

HAZARD	DESCRIPTION
FAULTS	N/A
LANDSLIDE	N/A
LIQUEFACTION	HIGH-SIMILAR IN TEXTURE TO VERY HIGH CATEGORY, NO GROUND-WATER INFORMATION
ROCKFALL	N/A
BRECCIA PIPES AND PALEOKARST	N/A
CALICHE	HAS CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL AND ROCK	N/A
PIPING AND EROSION	HIGHLY SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	N/A
SHALLOW GROUND WATER	SUSCEPTIBLE: AREA HAS POTENTIAL FOR SHALLOW GROUND WATER
WIND-BLOWN SAND	MODERATE
WITHIN TORTOISE TAKE AREA?	NO

REVISIONS

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SOLTERRA

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

GRADING
PRELIMINARY PLAN

JOB #	25-031
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/30/2025

P.3.1

SHEET: 3 OF: 5

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0 50' 100'

SCALE: 1" = 50'

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LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
PROPOSED 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	–
TYPICAL STORM DRAIN MANHOLE	–
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	

NO.	DATE	DESCRIPTION

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SOLTERRA

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

DRAINAGE PLAN

PRELIMINARY PLAN

JOB #	25-031
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/30/2025

P.3.2

SHEET: 4 OF: 5

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0 50' 100'

SCALE: 1" = 50'

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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:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
PROPOSED 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	–
50 TYPICAL STORM DRAIN MANHOLE	–
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	
EARTH DIKE/DRAINAGE SWALE	

REVISIONS			
NO.	DATE	DESCRIPTION	

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

EROSION CONTROL PLAN
PRELIMINARY PLAN

JOB #	25-031
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/30/2025

P.4.1

SHEET: 5 OF: 5

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0 50' 100'

SCALE: 1" = 50'

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LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
PROPOSED ROCK RETAINING WALL	
PROPOSED STORM PIPE (SIZE PER PLAN)	
EXISTING STORM PIPE (SIZE PER PLAN)	
CURB INLET SINGLE CATCH BASIN	
CURB INLET DOUBLE CATCH BASIN	
TYPICAL STORM DRAIN MANHOLE	
FLARED END SECTION	
GRATE INLET AREA DRAIN BOX	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	
FOUR-WAY VALVE CLUSTER	
THREE-WAY VALVE CLUSTER	
PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
FOUR-WAY VALVE CLUSTER	
THREE-WAY VALVE CLUSTER	
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED JOINT UTILITY TRENCH	
EXISTING JOINT UTILITY TRENCH	
12' POLE STREET LIGHT	
TRAIL BOLLARD LIGHT	

NO.	DATE	DESCRIPTION
		REVISIONS

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

UTILITY PLAN
PRELIMINARY PLAN

JOB #	25-031
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/30/2025

P.5.1

SHEET: 6 OF: 5

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