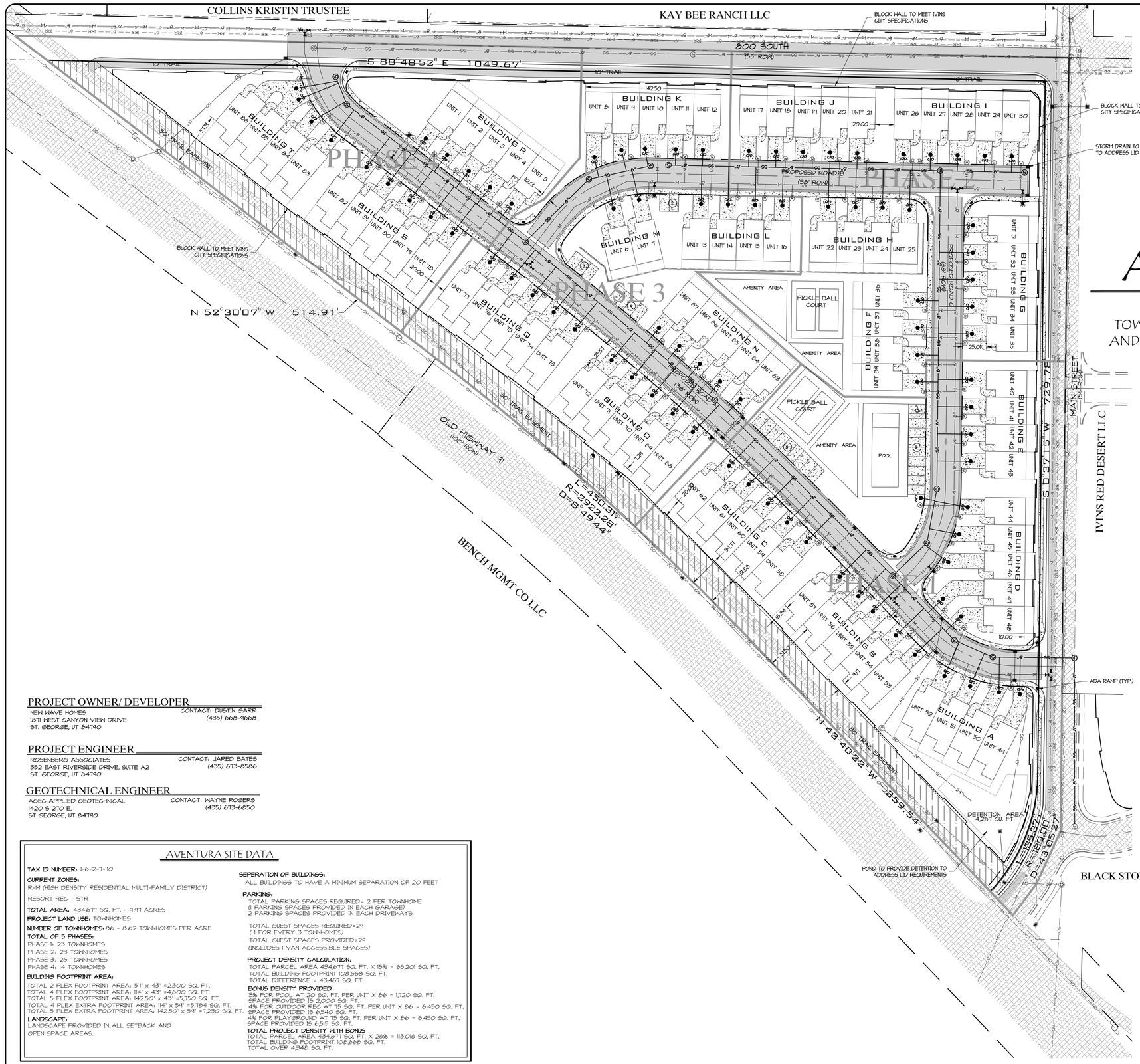
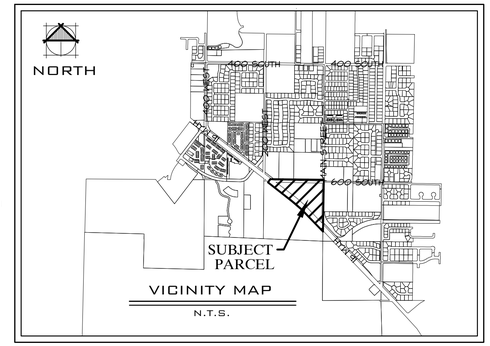




AVENTURA @ IVINS

A PROPOSED DEVELOPMENT LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN CITY OF IVINS, WASHINGTON COUNTY, UTAH.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED RETAINING WALL
- EXISTING ASPHALT
- PROPOSED 3" ASPHALT
- PROPOSED ALL WEATHER ACCESS
- PROPOSED 15' LANDSCAPE STRIP
- SECONDARY POWER, AS NOTED
- EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)
- EXISTING WATER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED
- PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED
- EXISTING SINGLE PHASE TRANSFORMER
- PROPOSED SINGLE PHASE TRANSFORMER
- 60Y WIRE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATER METER
- PROPOSED 1" WATER METER
- PROPOSED 1 1/2" WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED 6" SEWER CLEANOUT
- PROPOSED ADA RAMP

GENERAL NOTES:

SOLID WASTE TO BE MANAGED WITH INDIVISIBLE TRASH RECEPTACLE FOR EACH UNIT.

PROJECT OWNER/ DEVELOPER

NEW WAVE HOMES
1871 WEST CANYON VIEW DRIVE
ST. GEORGE, UT 84790
CONTACT: DUSTIN GARR
(435) 668-9668

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8586

GEOTECHNICAL ENGINEER

ASEC APPLIED GEOTECHNICAL
1420 S 270 E,
ST GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850

AVENTURA SITE DATA

TAX ID NUMBER: 1-6-2-7-110

CURRENT ZONES:
R-M (HIGH DENSITY RESIDENTIAL MULTI-FAMILY DISTRICT)

RESORT REC - STR

TOTAL AREA: 434,677 SQ. FT. - 9.97 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 86 - 8.62 TOWNHOMES PER ACRE

TOTAL OF 5 PHASES:
PHASE 1: 23 TOWNHOMES
PHASE 2: 23 TOWNHOMES
PHASE 3: 26 TOWNHOMES
PHASE 4: 14 TOWNHOMES

BUILDING FOOTPRINT AREA:
TOTAL 2 PLEX FOOTPRINT AREA: 51' x 43' =2,300 SQ. FT.
TOTAL 4 PLEX FOOTPRINT AREA: 114' x 43' =4,600 SQ. FT.
TOTAL 5 PLEX FOOTPRINT AREA: 142.50' x 43' =5,750 SQ. FT.
TOTAL 4 PLEX EXTRA FOOTPRINT AREA: 114' x 54' =5,184 SQ. FT.
TOTAL 5 PLEX EXTRA FOOTPRINT AREA: 142.50' x 54' =7,230 SQ. FT.

LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

SEPERATION OF BUILDINGS:
ALL BUILDINGS TO HAVE A MINIMUM SEPARATION OF 20 FEET

PARKING:
TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME
(1 PARKING SPACES PROVIDED IN EACH GARAGE)
2 PARKING SPACES PROVIDED IN EACH DRIVEWAY'S

TOTAL GUEST SPACES REQUIRED=29
(1 FOR EVERY 3 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=29
(INCLUDES 1 VAN ACCESSIBLE SPACES)

PROJECT DENSITY CALCULATION:
TOTAL PARCEL AREA 434,677 SQ. FT. X 15% = 65,201 SQ. FT.
TOTAL BUILDING FOOTPRINT 108,868 SQ. FT.
TOTAL DIFFERENCE = 43,667 SQ. FT.

BONUS DENSITY PROVIDED
3% FOR POOL AT 20 SQ. FT. PER UNIT X 86 = 1,720 SQ. FT.
SPACE PROVIDED IS 2,000 SQ. FT.
4% FOR OUTDOOR REC AT 75 SQ. FT. PER UNIT X 86 = 6,450 SQ. FT.
SPACE PROVIDED IS 6,540 SQ. FT.
4% FOR PLAYGROUND AT 75 SQ. FT. PER UNIT X 86 = 6,450 SQ. FT.
SPACE PROVIDED IS 6,515 SQ. FT.

TOTAL PROJECT DENSITY WITH BONUS
TOTAL PARCEL AREA 434,677 SQ. FT. X 26% = 113,016 SQ. FT.
TOTAL BUILDING FOOTPRINT 108,868 SQ. FT.
TOTAL OVER 4,348 SQ. FT.

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

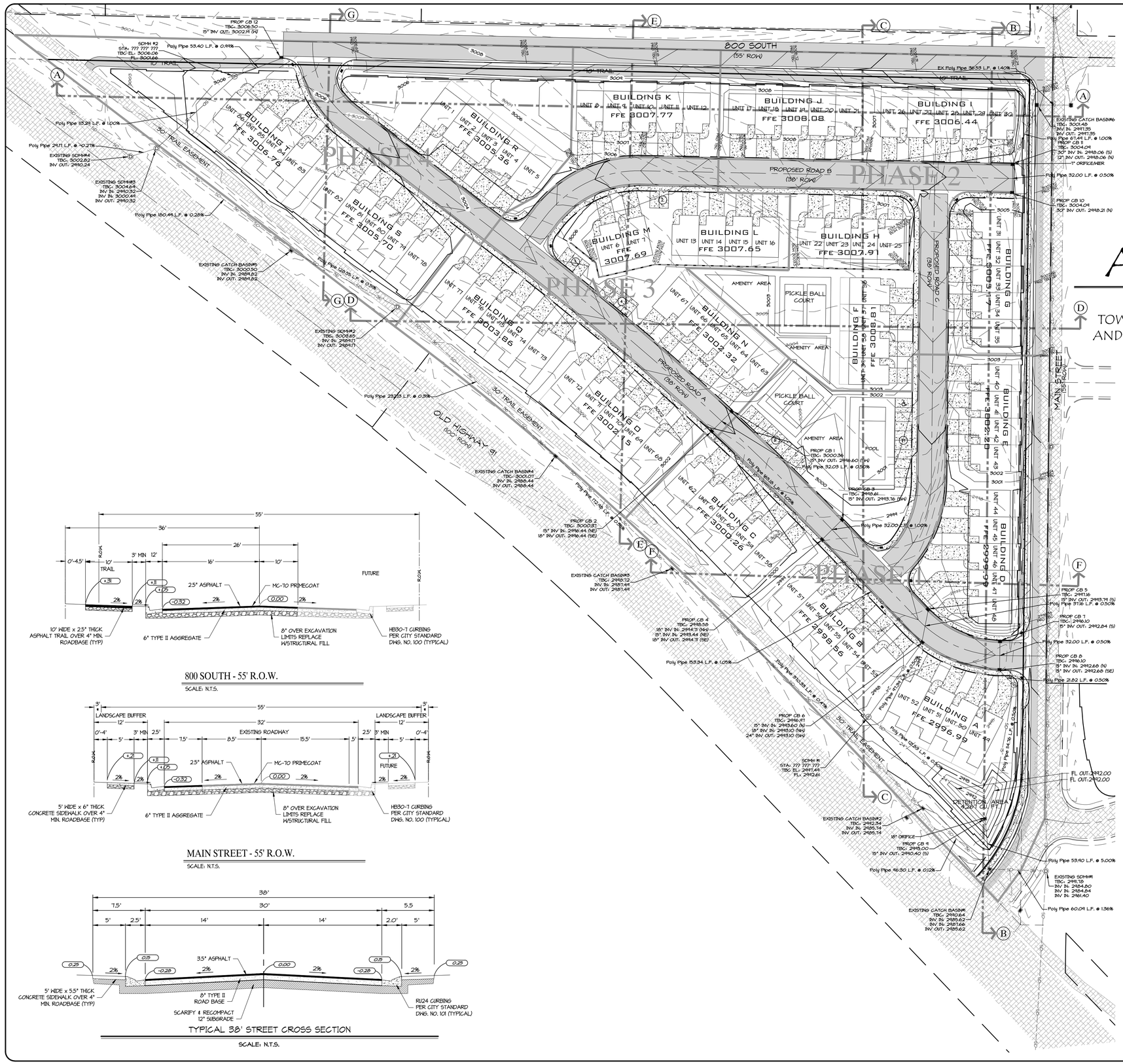
DATE:	11/25/25
JOB NO.:	14782-25
DESIGNED BY:	TKH
CHECKED BY:	TJB
DWG:	PRE PLAT
DATE	
REVISIONS	

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.racivil.com

PRELIMINARY SITE PLAN
FOR
AVENTURA @ IVINS
IVINS
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
9/9/2026
7888
STATE OF UTAH

SHEET
1.0
1 OF 5 SHEETS



800 SOUTH - 55' R.O.W.

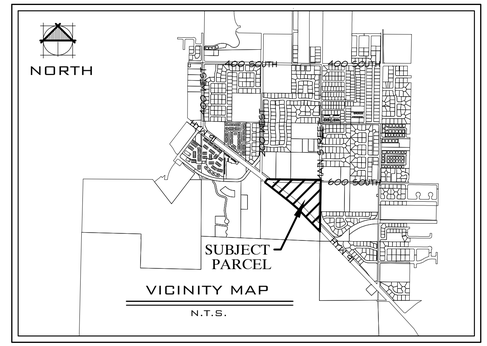
SCALE: N.T.S.

MAIN STREET - 55' R.O.W.

SCALE: N.T.S.

TYPICAL 38' STREET CROSS SECTION

SCALE: N.T.S.



VICINITY MAP

N.T.S.

AVENTURA @ IVINS

A PROPOSED DEVELOPMENT LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN CITY OF IVINS, WASHINGTON COUNTY, UTAH.

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED RETAINING WALL
- EXISTING ASPHALT
- PROPOSED 3" ASPHALT
- PROPOSED ALL WEATHER ACCESS
- PROPOSED 15' LANDSCAPE STRIP

0 50' 100'

SCALE: 1"=50'

DATE: 11/25/25
JOB NO.: 14782-25
DESIGNED BY: TKH
CHECKED BY: TJB
DWG: PRE PLAT

DATE
REVISIONS

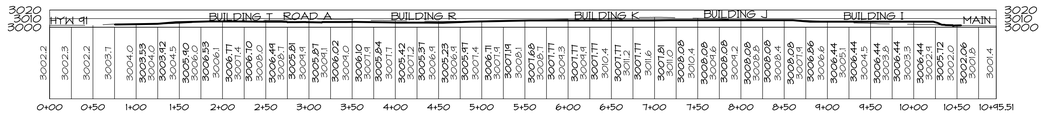
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

PRELIMINARY GRADING PLAN
FOR
AVENTURA @ IVINS
IVINS
UTAH

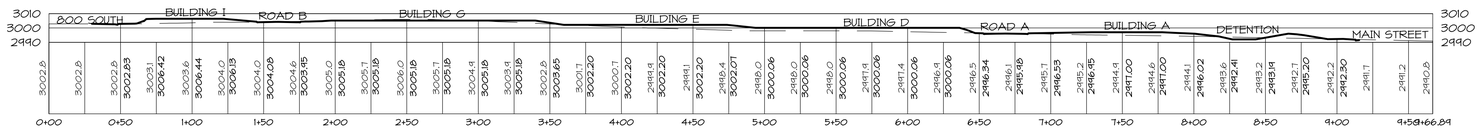
PROFESSIONAL ENGINEER
JARED W. BATES
9/2026
NO. 788858
STATE OF UTAH

SHEET
2.0
2 OF 5 SHEETS



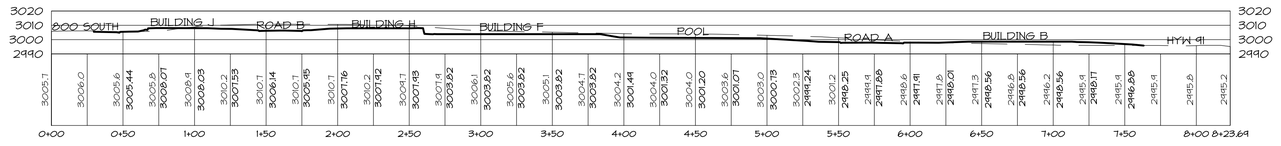
SECTION A-A

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



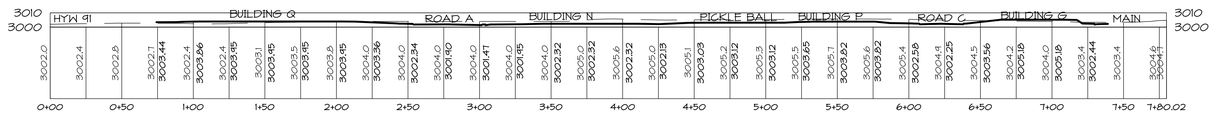
SECTION B-B

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



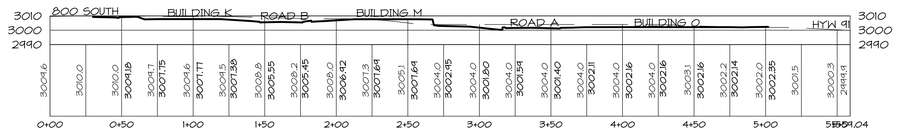
SECTION C-C

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



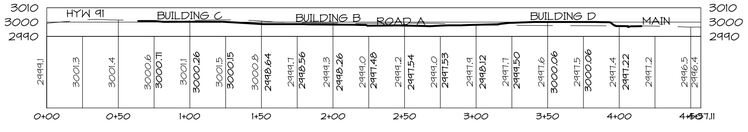
SECTION D-D

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



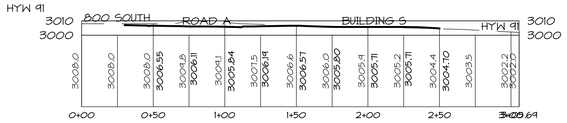
SECTION E-E

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



SECTION F-F

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



SECTION G-G

HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'

DATE:	11/25/25
JOB NO.:	14782-25
DESIGNED BY:	TKH
CHECKED BY:	TJB
DWG:	PRE PLAT

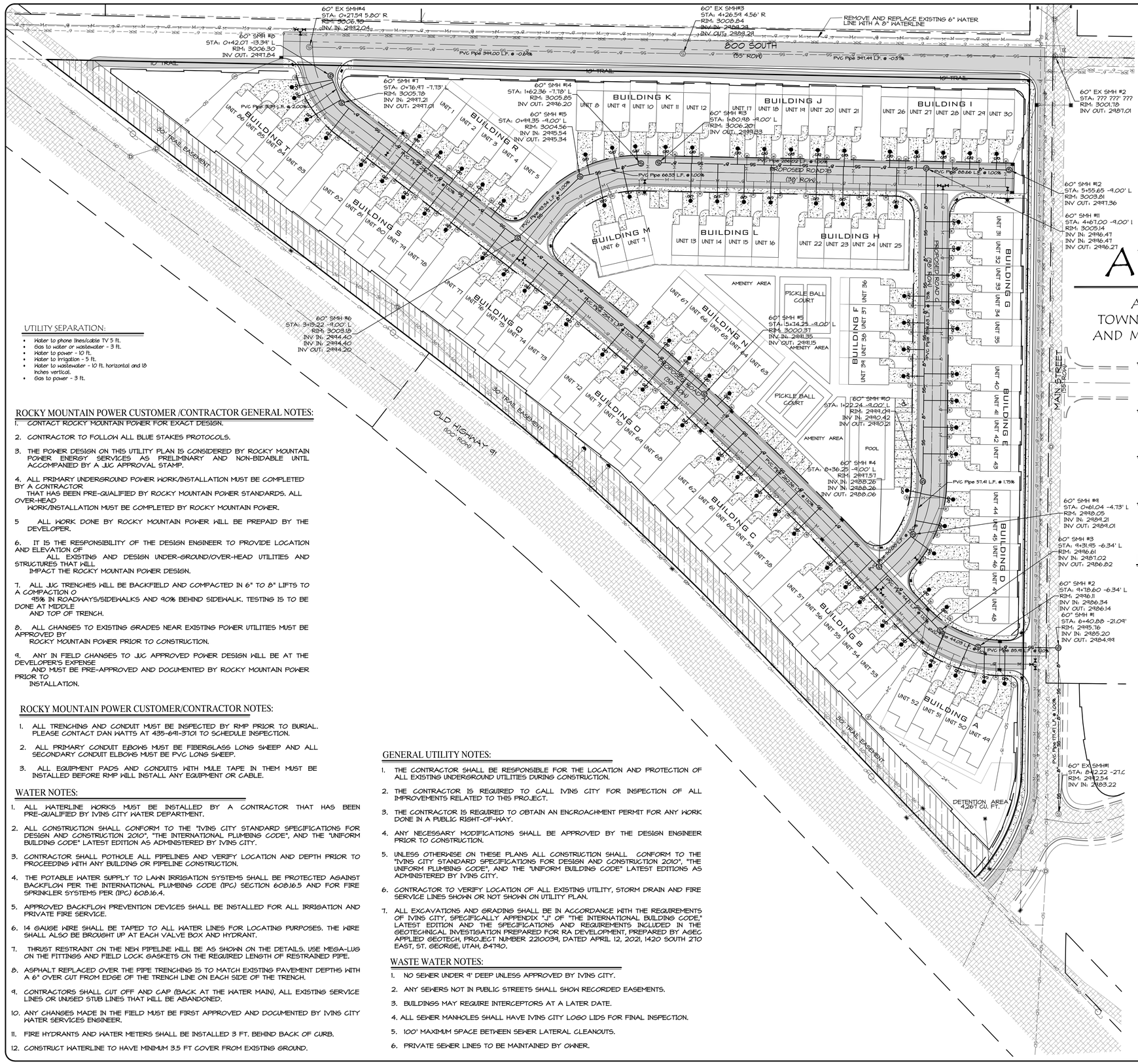
REVISIONS DATE

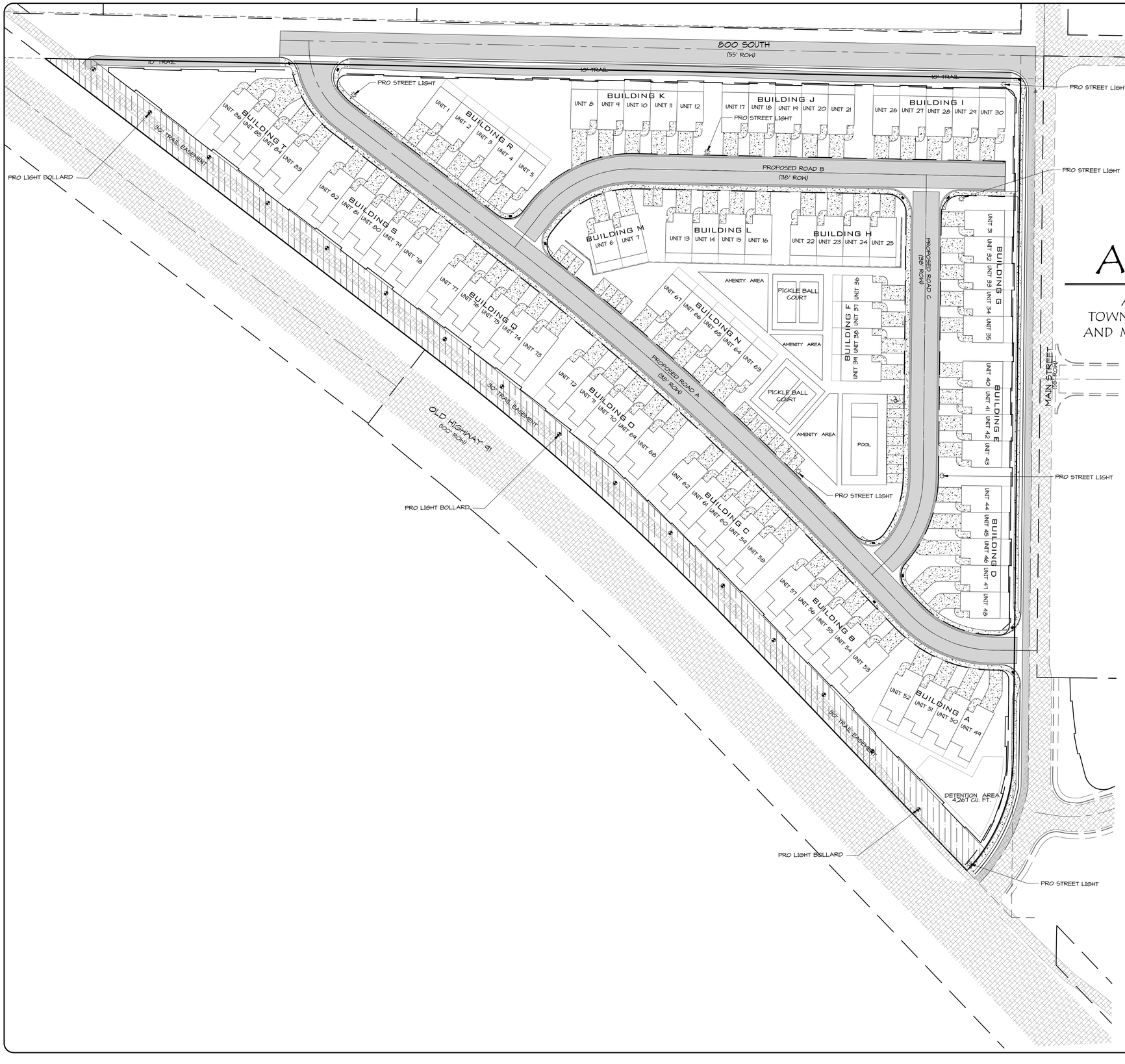
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

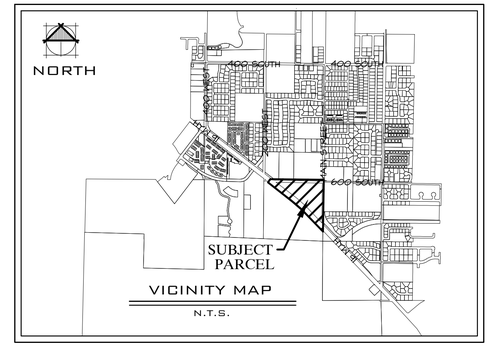
GRADING CROSS SECTION
FOR
AVENTURA @ IVINS
IVINS
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
No. 7888
STATE OF UTAH
1/9/2026

SHEET
3.0
3 OF 5 SHEETS


800 SOUTH
(55' ROW)
10' TRAIL
30' TRAIL EASEMENT
OLD HIGHWAY 91
(100' ROW)
PROPOSED ROADWAY
(30' ROW)
PROPOSED ROADWAY
(66' ROW)
MAIN STREET
(66' ROW)
60" EX SMH#4
STA: 0+27.54 5.80' R
RIM: 3006.10
INV IN: 2992.04
60" EX SMH#3
STA: 4+26.54 4.56' R
RIM: 3008.84
INV IN: 2989.23
INV OUT: 2989.28
REMOVE AND REPLACE EXISTING 6" WATER LINE WITH A 8" WATERLINE
60" SMH #5
STA: 0+42.07 -13.34' L
RIM: 3006.30
INV OUT: 2997.84
PVC Pipe 349.00 L.F. @ -0.8%
PVC Pipe 341.44 L.F. @ -0.5%
60" SMH #1
STA: 0+76.97 -7.73' L
RIM: 3005.78
INV IN: 2997.21
INV OUT: 2997.01
60" SMH #14
STA: 1+62.36 -7.78' L
RIM: 3005.85
INV OUT: 2996.20
60" SMH #15
STA: 0+99.35 -9.00' L
RIM: 3004.56
INV IN: 2995.54
INV OUT: 2995.34
60" SMH #13
STA: 1+80.98 -9.00' L
RIM: 3006.20
INV OUT: 2995.53
60" EX SMH #2
STA: 777 777 777
RIM: 3001.78
INV OUT: 2987.01
60" SMH #12
STA: 5+55.65 -9.00' L
RIM: 3003.21
INV OUT: 2997.36
60" SMH #11
STA: 4+67.00 -9.00' L
RIM: 3005.14
INV IN: 2996.47
INV IN: 2996.47
INV OUT: 2996.27
60" SMH #6
STA: 3+15.22 -9.00' L
RIM: 3003.18
INV IN: 2994.40
INV IN: 2994.40
INV OUT: 2994.20
60" SMH #9
STA: 2+99.35 -9.00' L
RIM: 3004.37
INV IN: 2991.35
INV OUT: 2991.15
60" SMH #10
STA: 1+22.24 -9.00' L
RIM: 2999.09
INV IN: 2990.42
INV OUT: 2990.21
60" SMH #4
STA: 2+36.25 -9.00' L
RIM: 2997.57
INV IN: 2988.26
INV IN: 2988.26
INV OUT: 2988.06
60" SMH #8
STA: 0+61.04 -4.73' L
RIM: 2998.05
INV IN: 2989.21
INV OUT: 2989.01
60" SMH #3
STA: 9+31.45 -6.34' L
RIM: 2996.61
INV IN: 2987.02
INV OUT: 2986.82
60" SMH #2
STA: 9+78.60 -6.34' L
RIM: 2996.11
INV IN: 2986.34
INV OUT: 2986.14
60" SMH #1
STA: 6+40.88 -21.09'
RIM: 2995.76
INV IN: 2985.20
INV OUT: 2984.99
60" EX SMH#1
STA: 8+12.22 -27.0
RIM: 2992.54
INV IN: 2983.22
PVC Pipe 177.41 L.F. @ 1.75%
PVC Pipe 85.91 L.F. @ 1.00%
PVC Pipe 66.53 L.F. @ 1.00%
PVC Pipe 234.34 L.F. @ 1.00%
PVC Pipe 289.22 L.F. @ 1.00%
PVC Pipe 66.66 L.F. @ 1.00%
PVC Pipe 220.00 L.F. @ 1.00%
PVC Pipe 177.41 L.F. @ 1.00%
PVC Pipe 177.41 L.F. @ 1.00%
PVC Pipe 44.28 L.F. @ 1.00%
PVC Pipe 177.41 L.F. @ 1.00%
PVC Pipe 177.41 L.F. @ 1.00%
PVC Pipe 177.41





AVENTURA @ IVINS

A PROPOSED DEVELOPMENT LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN CITY OF IVINS, WASHINGTON COUNTY, UTAH.

WATER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN
IVINS, UTAH 84738
(435) 364-0684

SEWER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN
IVINS, UTAH 84738
(435) 364-0684

POWER
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3708

NATURAL GAS
DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 674-6157

PROJECT OWNER/ DEVELOPER
NEW WAVE HOMES — CONTACT: DUSTIN GARR
1871 WEST CANYON VIEW DRIVE — (435) 668-4668
ST. GEORGE, UT 84790

PROJECT ENGINEER
ROSENBERG ASSOCIATES — CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2 — (435) 673-8586
ST. GEORGE, UT 84790

GEOTECHNICAL ENGINEER
AGEC APPLIED GEOTECHNICAL — CONTACT: WAYNE ROGERS
1420 S 270 E, — (435) 673-6850
ST GEORGE, UT 84790

TELEPHONE
CENTURY LINK COMMUNICATIONS
546 N. 1400 E (TRAILER)
ST. GEORGE, UTAH 84770
(385) 479-7336

CATV SERVICE
TDS TELECOM
912 WEST 1600 SOUTH #B103
ST. GEORGE, UTAH 84770
(435) 314-4540

LEGEND:

- SECONDARY POWER, AS NOTED
- SS — EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
- SS — PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)
- W — EXISTING WATER MAIN (SIZE INDICATED ON PLAN)
- W — PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- ABC — EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED
- ABC — PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- C/O — PROPOSED 6" SEWER CLEANOUT
- EXISTING SINGLE PHASE TRANSFORMER
- PROPOSED SINGLE PHASE TRANSFORMER
- PROPOSED LIGHT BOLLARD
- GUY WIRE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- W — EXISTING WATER METER
- W — PROPOSED 1" WATER METER
- PROPOSED 1 1/2" WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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

DATE: 11/25/25
JOB NO.: 14782-25
DESIGNED BY: TKH
CHECKED BY: TJB
DWG: PRE PLAT
DATE
REVISIONS

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.racivil.com

PRELIMINARY LIGHTING PLAN
FOR
AVENTURA @ IVINS
IVINS
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
11/9/2026
NO. 788858
STATE OF UTAH

SHEET
5.0
5 OF 5 SHEETS