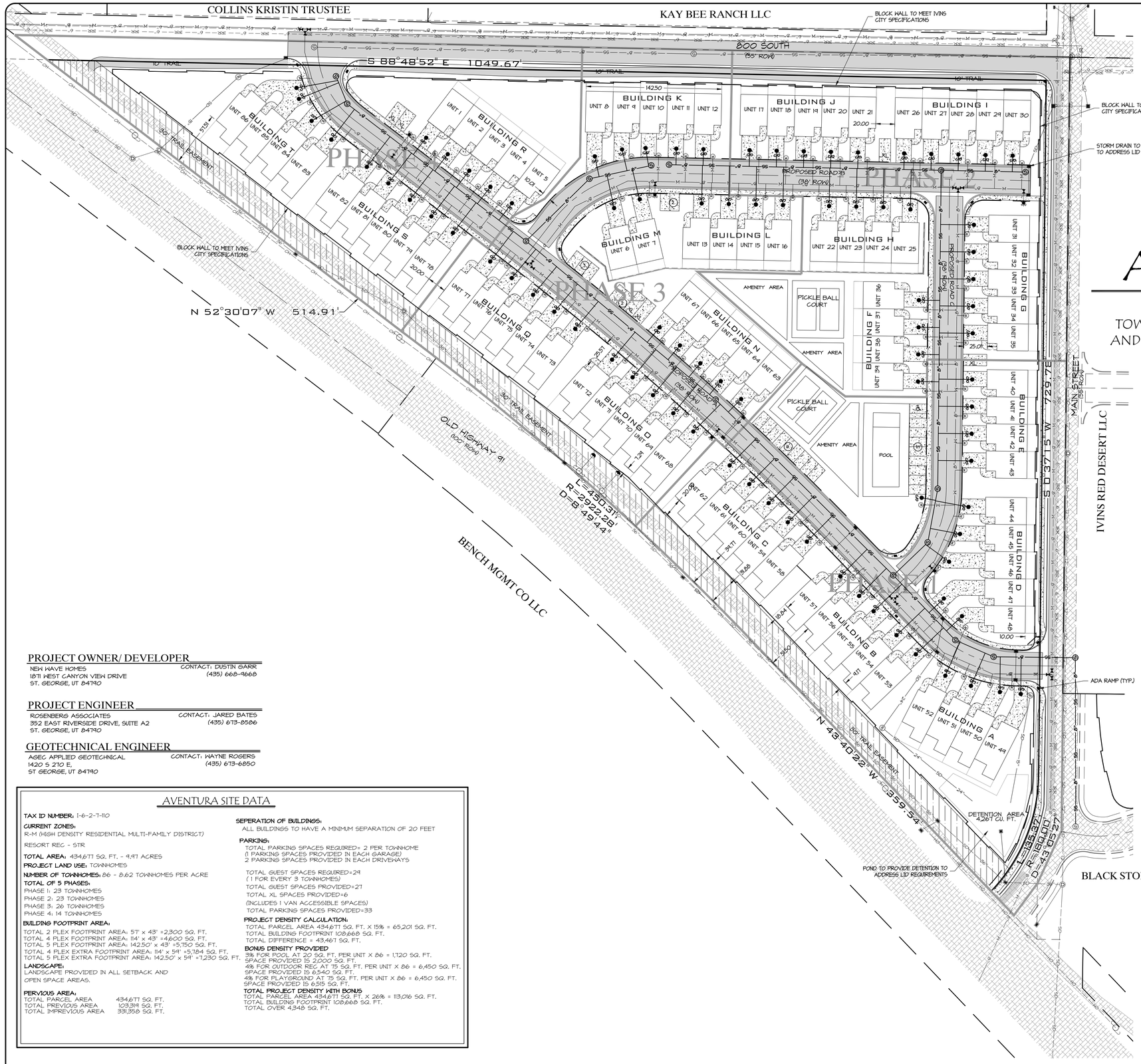
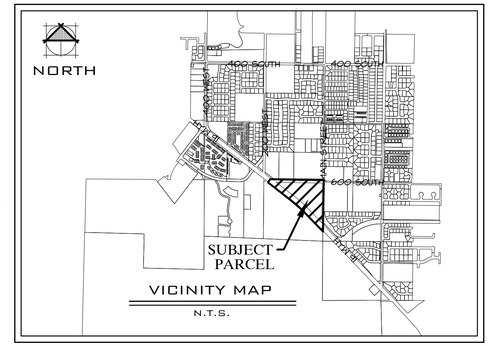




AVENTURA @ IVINS

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

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

AVENTURA SITE DATA

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

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

RESORT REC - STR

TOTAL AREA: 434,671 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' =5,150 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.

PERVIOUS AREA:
TOTAL PARCEL AREA 434,671 SQ. FT.
TOTAL PREVIOUS AREA 103,318 SQ. FT.
TOTAL IMPREVIOUS AREA 331,358 SQ. FT.

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 DRIVEWAYS

TOTAL GUEST SPACES REQUIRED=24
(1 FOR EVERY 3 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=27
TOTAL XL SPACES PROVIDED=6
(INCLUDES 1 VAN ACCESSIBLE SPACES)
TOTAL PARKING SPACES PROVIDED=33

PROJECT DENSITY CALCULATION:
TOTAL PARCEL AREA 434,671 SQ. FT. X 15% = 65,201 SQ. FT.
TOTAL BUILDING FOOTPRINT 108,668 SQ. FT.
TOTAL DIFFERENCE = 43,467 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 6540 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 434,671 SQ. FT. X 26% = 113,016 SQ. FT.
TOTAL BUILDING FOOTPRINT 108,668 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

SHEET
1.0
1 OF 5 SHEETS