PRELIMINARY PLANS FOR
SERENE HIDEAWAY SUBDIVISION

PROJECT INFORMATION

OWNER/DEVELOPER/APPLICANT
MCILRATH WILLIAM
1308 E 1100 S, SPANISH FORK, UT 84660
(801) 360-2865

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
285 W 450 N, IVINS, UT
PARCEL NUMBER:I-SB-15-A-3
PLSS: SEC6, T42S, R16W, SLBM

SHEET INDEX

SHEET 01 – COVER SHEET
SHEET 02 – PRELIMINARY PLAN
SHEET 03 – EXISTING CONDITIONS PLAN
SHEET 04 – PRELIMINARY UTILITY PLAN
SHEET 05 – PRELIMINARY GRADING PLAN

VICINITY MAP



#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING
1150 E Riverside Dr #910082
St George, Utah 84790
435-680-5667

SERENE HIDEAWAY SUBDIVISION
IVINS, UTAH
PRELIMINARY PLAN

PROJECT #	027-02
NAME	JTM
DATE	01 JULY 2026

COVER SHEET

SHEET 01

027-02 PRPL.DWG

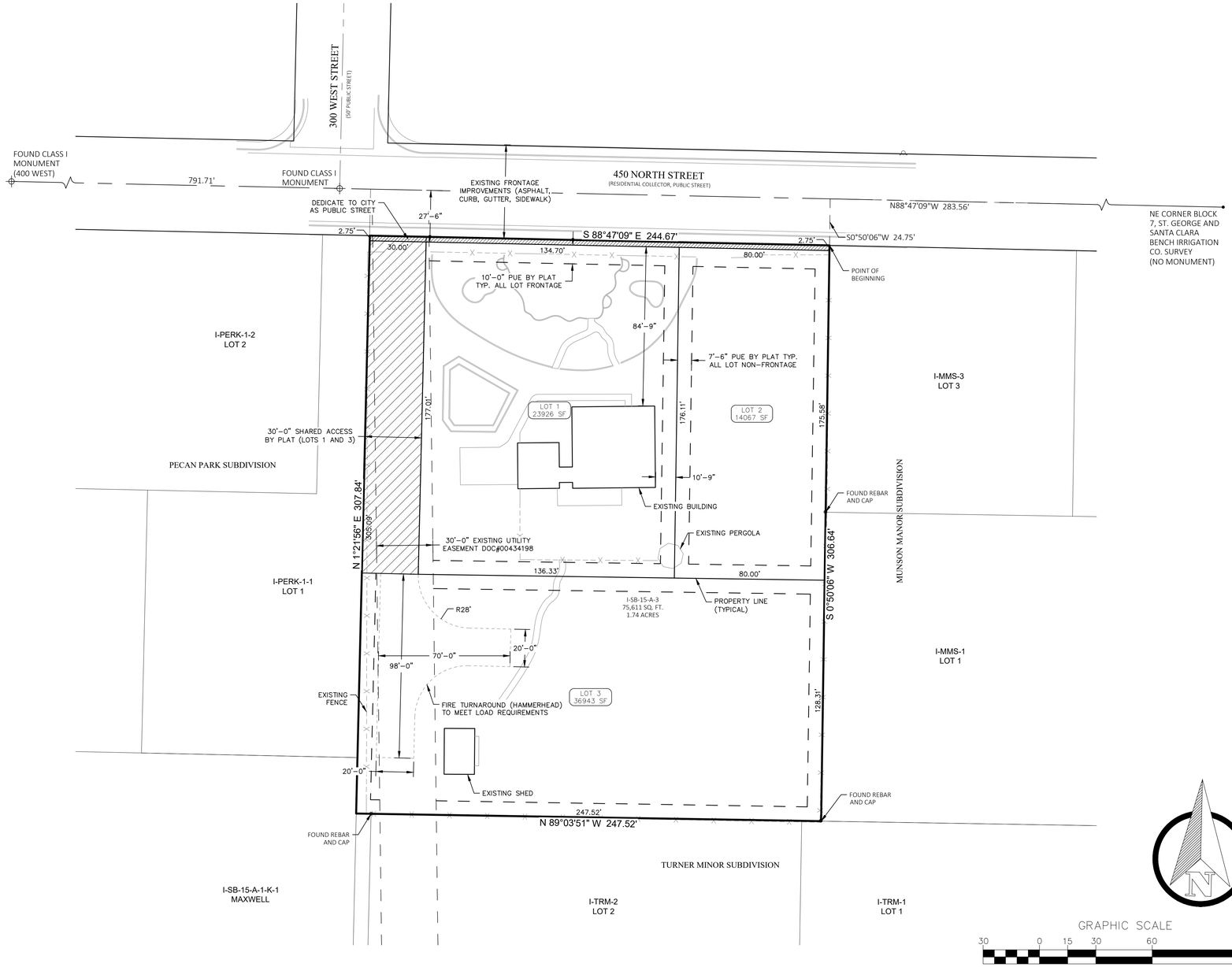
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SERENE HIDEAWAY SUBDIVISION

SUBDIVISION NOTE:

THE BASIS OF BEARING IS NORTH 88°47'09" WEST BETWEEN FOUND CLASS I MONUMENTS LOCATED IN 450 NORTH STREET.

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft. (24x36 SHEET)

1 inch = 60 ft. (12x18 SHEET)

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BOUNDARY DESCRIPTION

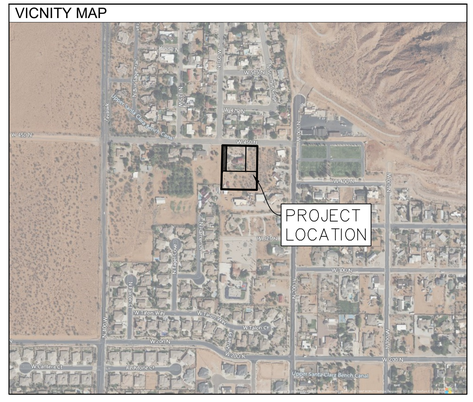
BEGINNING AT A POINT N 89°24'45" W 1336.78 FEET ALONG THE SECTION LINE AND N 01°21'57" E 2728.00 FEET TO THE NORTHEAST CORNER OF BLOCK 7, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY AND N 88°47'09" W (N 88°42'58" W RECORD) ALONG THE QUARTER SECTION LINE 283.56 FEET AND S 00°50'06" W 24.75 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:
THENCE S 00°50'06" W 306.64 (305.26 RECORD) FEET ALONG THE WEST BOUNDARY LINE OF MUNSON MANOR SUBDIVISION AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE IN BOOK 1145, PAGE 290, ENTRY NUMBER 00581014 DATED OCTOBER 29, 1997 TO THE NORTH BOUNDARY LINE OF TURNER MINOR SUBDIVISION ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE DOCUMENT NUMBER 20190034514 DATED AUGUST 27, 2019; THENCE ALONG THE NORTH LINE OF SAID TURNER MINOR SUBDIVISION AND THE EXTENSION THEREOF N 89°03'51" W 247.52 FEET TO A POINT ON THE EXTENDED LINE OF THE EAST BOUNDARY OF PECAN PARK SUBDIVISION PHASE 1 AND RUNNING THENCE TO AND ALONG SAID EAST BOUNDARY LINE OF PECAN PARK SUBDIVISION PHASE 1 N 01°21'56" E 307.84 (306.67 RECORD) FEET TO THE SOUTH RIGHT OF WAY LINE OF 450 NORTH STREET; THENCE ALONG SAID SOUTH LINE S 88°47'09" E (S 88°44'09" E RECORD) 244.67 (244.69 RECORD) FEET THE POINT OF BEGINNING.

CONTAINS 1.74 ACRES

DOCUMENTS

DOCUMENT 20250043397: QUIT CLAIM DEED
DOCUMENT 581014: MUNSON MANOR SUBDIVISION
DOCUMENT 20190034514: TURNER MINOR SUBDIVISION
DOCUMENT 539899: PECAN PARK SUBDIVISION PHASE 1
DOCUMENT 501840: SUMMIT RIDGE SUBDIVISION PHASE 1

VICINITY MAP



SITE NOTES

SITE PRELIMINARY PLAN
1. SITE IMPROVEMENTS ON THE NORTH EDGE OF THE SUBDIVISION ARE EXISTING AND ARE NOT BEING MODIFIED WITH THIS SUBDIVISION.
2. EXISTING SITE STRUCTURES AND IMPROVEMENTS WITHIN THE PROPERTY BOUNDARY ARE NOT BEING DEMOLISHED OR MODIFIED WITH THIS SUBDIVISION. ANY GRUBBING, DEMOLITION, OR NEW SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT APPLICATION PROCESS.
3. SEE EXISTING CONDITIONS PLAN, SHEET 03.

UTILITY PRELIMINARY PLAN
1. UTILITY SERVICE CONNECTIONS SHALL BE PROVIDED TO EACH LOT, INCLUDING WATER, SEWER, POWER, GAS, AND COMMUNICATIONS.
2. LOCATION OF EXISTING SERVICE CONNECTIONS AND DETAILED DESIGN FOR NEW CONNECTIONS TO BE COORDINATED AND APPROVED BY THE CITY AND CORRESPONDING UTILITIES WITH THIS SUBDIVISION.
3. SEE PRELIMINARY UTILITY PLAN, SHEET 04.

GRADING PRELIMINARY PLAN
1. GRADING ACTIVITIES WITH THIS SUBDIVISION ARE LIMITED TO THE HAMMERHEAD TURNAROUND AND RELATED STABILIZED DRAINAGE PATHS SHOWN ON THE PRELIMINARY GRADING PLAN. REMAINING LOT GRADING ACTIVITIES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL THROUGH THE BUILDING PERMIT APPLICATION PROCESS.
2. SEE PRELIMINARY GRADING PLAN, SHEET 05.

GEOTECHNICAL REPORT
1. A GEOTECHNICAL INVESTIGATION REPORT WAS COMPLETED BY LANDMARK TESTING & ENGINEERING.
2. SEE GEOTECHNICAL INVESTIGATION REPORT 285 WEST 450 NORTH – REVISED, PROJECT NO. 260136, DATED JUNE 1, 2026.

PRELIMINARY HYDROLOGY NOTE
1. SEE PRELIMINARY GRADING PLAN, SHEET 05, FOR PRELIMINARY HYDROLOGIC ANALYSIS, DRAINAGE APPROACH, AND LID/BMP CONSIDERATIONS.
2. EXISTING DRAINAGE PATTERNS ARE INTENDED TO BE MAINTAINED, WITH SURFACE FLOWS CONTINUING TO DRAIN SOUTH THROUGH STABILIZED DRAINAGE PATHS.
3. RETENTION AND INFILTRATION–BASED LID FACILITIES ARE NOT PROPOSED DUE TO GEOTECHNICAL SOIL CONDITIONS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.

#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING #910082
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435-680-5667

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IVINS, UTAH
PRELIMINARY PLAN

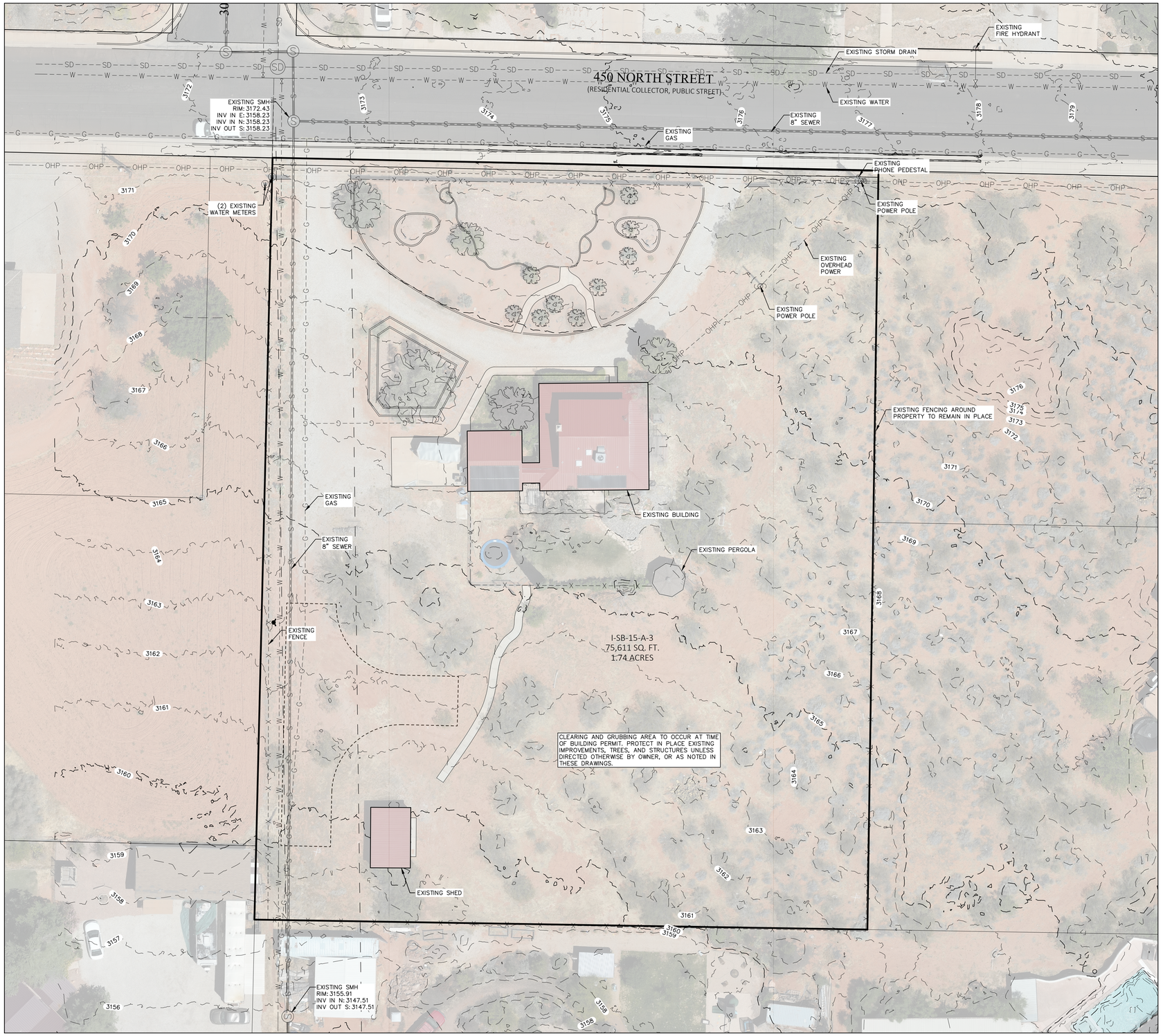
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PRELIMINARY PLAN

SHEET 02

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GRAPHIC SCALE

20 0 10 20 40 80

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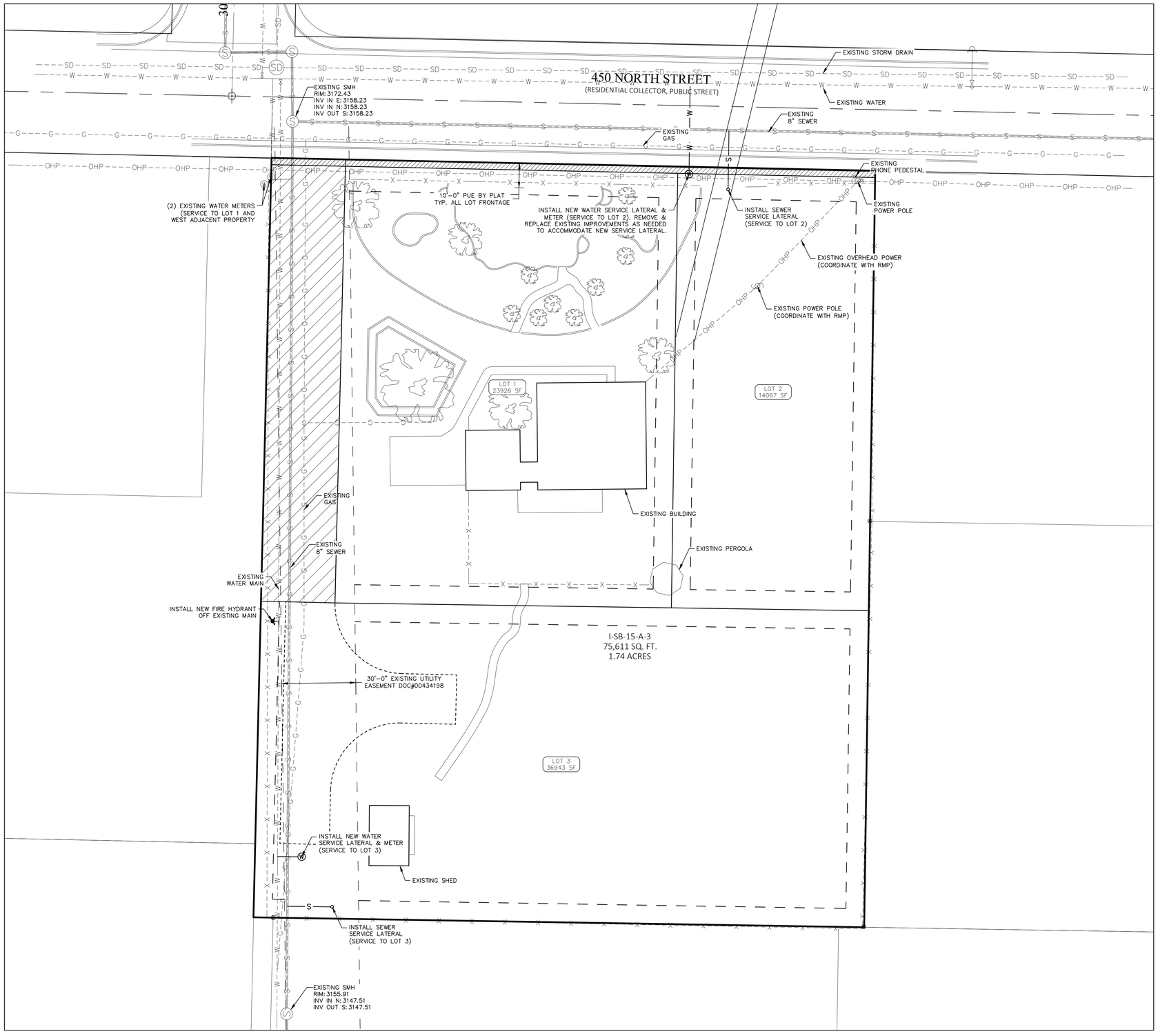
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EXISTING CONDITIONS PLAN

SHEET 03

027-02 PRPL.DWG

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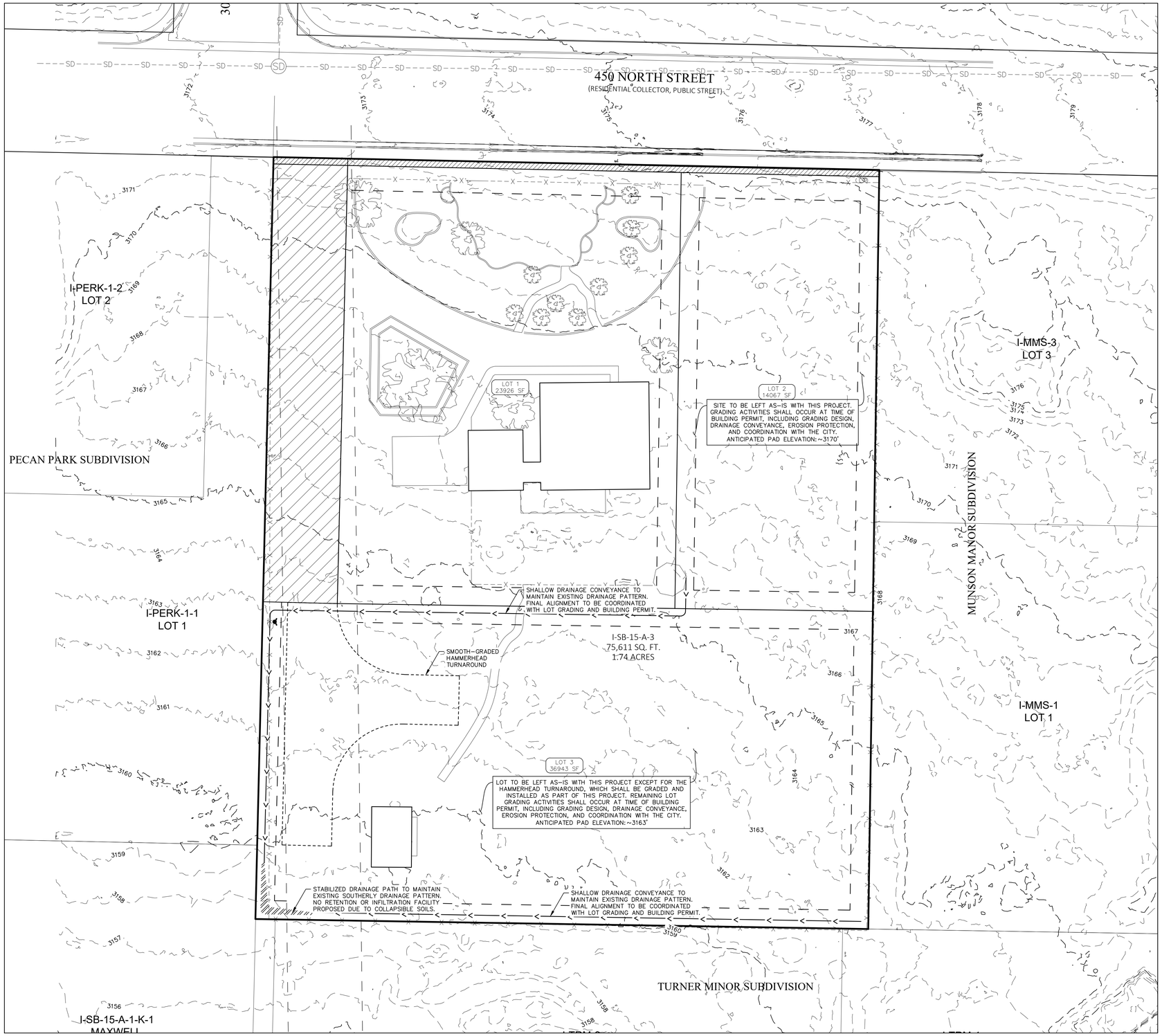
DATE 01 JULY 2026

PRELIMINARY UTILITY PLAN

SHEET 04

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PRELIMINARY HYDROLOGIC AND LID ANALYSIS

A PRELIMINARY HYDROLOGIC COMPARISON WAS COMPLETED FOR THE EXISTING AND PROPOSED SUBDIVISION CONDITIONS USING THE RATIONAL METHOD. THE SITE CURRENTLY CONSISTS OF ONE RESIDENTIAL LOT WITH ONE EXISTING RESIDENCE, DRIVEWAY, LIMITED LANDSCAPING, AND NATIVE DESERT GROUND COVER. THE PROPOSED SUBDIVISION WILL CREATE THREE RESIDENTIAL LOTS. AT FULL BUILDOUT, TWO ADDITIONAL RESIDENCES, DRIVEWAYS, AND ASSOCIATED LIMITED LANDSCAPING ARE ANTICIPATED. THE MAJORITY OF THE SITE IS EXPECTED TO REMAIN NATIVE DESERT GROUND COVER OR SIMILARLY PERVIOUS LANDSCAPE AREA.

THE SITE AREA IS APPROXIMATELY 75,611 SQUARE FEET, OR 1.74 ACRES. THE PROJECT SITE GENERALLY SLOPES AND DRAINS TO THE SOUTH, AWAY FROM 450 NORTH STREET. THE EXISTING RESIDENCE AND PROPOSED FUTURE LOTS ARE LOCATED BELOW THE ELEVATION OF THE FRONTING ROADWAY; THEREFORE, STORMWATER RUNOFF CANNOT BE PRACTICALLY ROUTED TO THE PUBLIC STREET. EXISTING DRAINAGE PATTERNS ARE INTENDED TO BE MAINTAINED, WITH RUNOFF CONTINUING TO DRAIN SOUTH AS IT DOES UNDER EXISTING CONDITIONS. SURFACE FLOWS WILL BE ADEQUATELY AND SAFELY CONVEYED THROUGH STABILIZED DRAINAGE PATHS THAT MAINTAIN THE EXISTING SOUTHERLY DRAINAGE PATTERN.

THE 100-YEAR, 3-HOUR STORM EVENT WAS EVALUATED USING A PRECIPITATION DEPTH OF 1.86 INCHES, BASED ON NOAA ATLAS 14 PRECIPITATION FREQUENCY DATA. FOR THE RATIONAL METHOD COMPARISON, THIS CORRESPONDS TO AN AVERAGE RAINFALL INTENSITY OF:

I = 1.86 IN / 3 HR = 0.62 IN/HR

THE FOLLOWING RUNOFF COEFFICIENTS AND IMPERVIOUS AREA ASSUMPTIONS WERE USED FOR COMPARISON PURPOSES:

CONDITION	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED C	Q = CIA
EXISTING	7,500 SF	68,111 SF	0.405	0.44 CFS
PROPOSED	20,000 SF	55,611 SF	0.495	0.53 CFS

RUNOFF COEFFICIENTS USED:

NATIVE DESERT / LIMITED LANDSCAPE AREA: C = 0.35
ROOFS, DRIVEWAYS, AND OTHER IMPERVIOUS SURFACES: C = 0.90

BASED ON THIS ANALYSIS, THE PROPOSED SUBDIVISION CONDITION RESULTS IN AN ESTIMATED INCREASE IN PEAK RUNOFF OF APPROXIMATELY:

0.53 CFS − 0.44 CFS = 0.09 CFS

THE CALCULATED INCREASE IN PEAK RUNOFF IS NEGLIGIBLE. THE SUBDIVISION DOES NOT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN, AND RUNOFF WILL CONTINUE TO DRAIN SOUTH AS UNDER EXISTING CONDITIONS. BASED ON THE SMALL SITE AREA, LIMITED INCREASE IN IMPERVIOUS SURFACE, MINOR CALCULATED INCREASE IN PEAK RUNOFF, AND CONTINUED USE OF STABILIZED DRAINAGE PATHS, A DETENTION FACILITY IS NOT RECOMMENDED WITH THIS SUBDIVISION PLAN.

LOW IMPACT DEVELOPMENT / BMP ANALYSIS

LOW IMPACT DEVELOPMENT MEASURES AND STORMWATER BEST MANAGEMENT PRACTICES WERE CONSIDERED FOR THE PROPOSED SUBDIVISION. HOWEVER, THE GEOTECHNICAL INVESTIGATION IDENTIFIED ONSITE SOILS AS HAVING A HIGH TO SEVERE COLLAPSE POTENTIAL. BECAUSE OF THIS CONDITION, STORMWATER FACILITIES THAT INTENTIONALLY RETAIN, INFILTRATE, POND, OR CONCENTRATE RUNOFF ARE NOT RECOMMENDED.

INFILTRATION-BASED BMPS CONSIDERED BUT NOT SELECTED INCLUDE RETENTION SWALES, INFILTRATION TRENCHES, DRY WELLS, UNDERGROUND INFILTRATION GALLERIES, RAIN GARDENS, AND PERVIOUS PAVEMENT SYSTEMS. THESE SYSTEMS RELY ON TEMPORARY PONDING OR INFILTRATION INTO THE UNDERLYING SOILS, WHICH COULD INCREASE THE RISK OF HYDRO-COLLAPSE, SETTLEMENT, AND ADVERSE IMPACTS TO STRUCTURES, UTILITIES, HARDSCAPE, OR ADJACENT PROPERTIES.

THE RECOMMENDED DRAINAGE APPROACH IS TO AVOID RETENTION/INFILTRATION FACILITIES, PRESERVE THE EXISTING DRAINAGE PATTERN, MINIMIZE NEW IMPERVIOUS AREA, MAINTAIN NATIVE DESERT GROUND COVER WHERE PRACTICAL, AND CONVEY SURFACE RUNOFF THROUGH STABILIZED DRAINAGE PATHS. FINAL LOT GRADING SHALL DIRECT RUNOFF AWAY FROM BUILDING PADS AND FOUNDATIONS WHILE MAINTAINING THE EXISTING SOUTHERLY DRAINAGE PATTERN. BASED ON THE GEOTECHNICAL SOIL LIMITATIONS AND THE NEGLIGIBLE INCREASE IN PEAK RUNOFF, RETENTION SWALES AND OTHER INFILTRATION-BASED LID FACILITIES ARE NOT RECOMMENDED FOR THIS SUBDIVISION.

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PRELIMINARY GRADING PLAN

SHEET 05

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