EMBER MESA

IVINS, UTAH

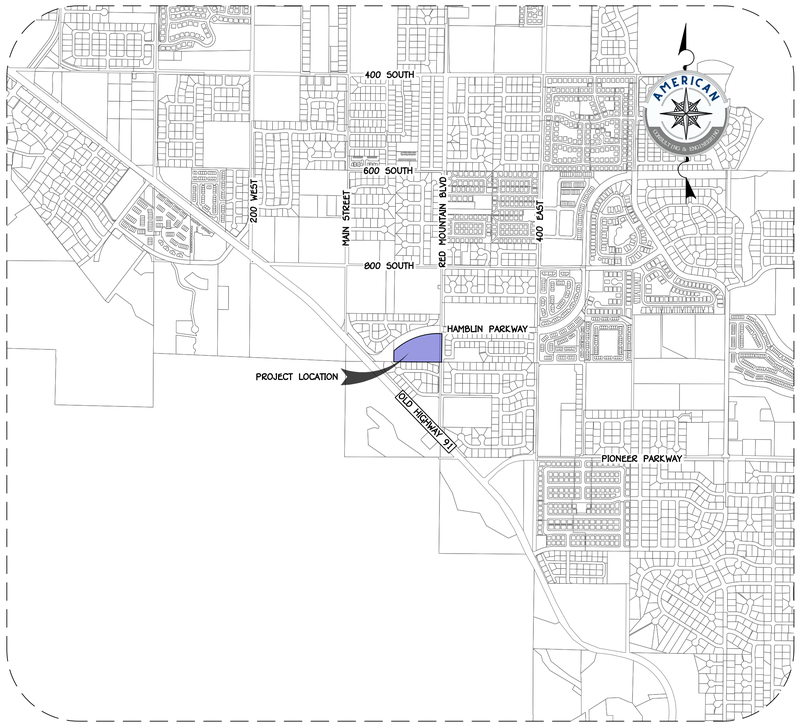
PRELIMINARY PLAN

SEPTEMBER 2026

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 89°17'14" EAST ALONG THE SECTION LINE 655.91 FEET, AND SOUTH 1,180.64 FEET, FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EASTERLY ALONG A 944.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 41°51'46" EAST) THROUGH A CENTRAL ANGLE OF 42°12'04", A DISTANCE OF 695.67 FEET; THENCE SOUTH 89°39'42" EAST 35.85 FEET; THENCE SOUTH 00°42'49" WEST 399.41 FEET; THENCE NORTH 89°33'48" WEST 668.57 FEET; THENCE NORTH 00°40'01" EAST 153.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 218,125 SQUARE FEET OR 5.01 ACRES.



VICINITY MAP

SECTION 8, T 42 S, R 16 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

OWNER-APPLICANT

AVID DEVELOPMENT
1363 E 170 S STE 301
ST. GEORGE, UT 84790
CONTACT: DEVIN SULLIVAN
PHONE: (435) 467-7805
EMAIL: devin@sshomes.info

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 288-3330
EMAIL: austin@aceutah.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS, P.E.
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: ADAM ALLEN
PHONE: (435) 288-3330
EMAIL: adam@aceutah.com

SITE DATA

DESCRIPTION	DATA	
CURRENT ZONING	R-1-7.5	
TAX ID/PARCEL NUMBER(S)	I-6-2-8-4420	
TOTAL AREA	5.00	ACRES
NO. OF LOTS/UNITS	11	UNITS
DENSITY	2.20	D.U./ACRE

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
PRIVATELY OWNED AREA	3.95	79.00
COMMON AREA	0.13	2.60
PUBLIC STREETS	0.92	18.40
TOTAL	5.00	100.00

SHEET INDEX

#	SHEET	DESCRIPTION
1	P.1.1	COVER
2	P.1.2	TYPICAL SECTIONS
3	P.2.1	SITE PLAN
4	P.3.1	GRADING PLAN
5	P.3.2	EROSION CONTROL PLAN
5	P.4.1	UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

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EMBER MESA
SECTION 8, T 42 S, R 16 W, SLB&M
IVINS, UTAH

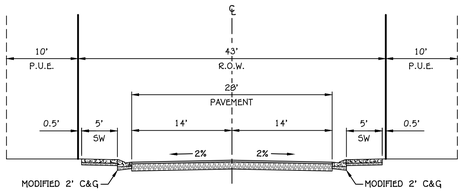
COVER
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
CHECKED BY:	ARC
DATE:	09/30/2026

P.1.1

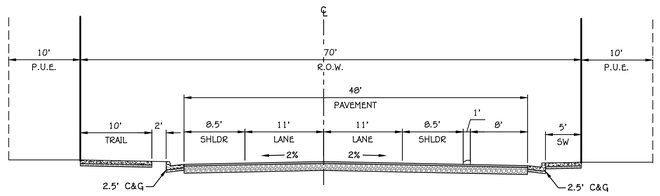
SHEET: 1 OF: 6

Jeff Thomas C:\Dropbox\ACE\03 projects\2026\26-105 s&s ember mesa ivins\03 design\sheet files\preliminary plat\26-105-P.1-General.dwg

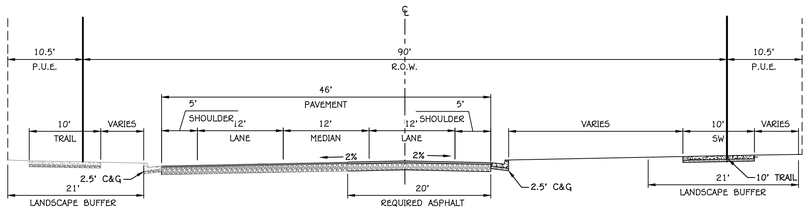


RESIDENTIAL ALTERNATIVE
(43' PUBLIC STREET)

A **TYPICAL SECTION: EMBER CIRCLE**
(43' PUBLIC R.O.W.)



B **TYPICAL SECTION: RED MOUNTAIN BOUEVARD**
(66' PUBLIC R.O.W.)



C **TYPICAL SECTION: HAMBLIN PARKWAY**
90' PUBLIC R.O.W.)

REVISIONS

NO.	DATE	DESCRIPTION

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EMBER MESA
SECTION 8, T 42 S, R 16 W, SLB&M
IVINS, UTAH

TYPICAL SECTIONS
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
CHECKED BY:	ARC
DATE:	09/30/2026

P.1.2

SHEET: 2 OF: 6

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SURVEY SECTION LINE
- CONC/CMU RETAINING WALL (SEE GRADING)
- EXISTING CONC/CMU RETAINING WALL
- ROCK RETAINING WALL (SEE GRADING)
- EXISTING ROCK RETAINING WALL
- PROPOSED PRIVACY WALL
- SURVEY SECTION CORNER MONUMENT
- ADA PARKING SPACE
- ASPHALT PAVEMENT SECTION
- ASPHALT PAVEMENT SECTION
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- TYPICAL 10' CORNER PEDESTRIAN RAMP PER CITY STANDARDS
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS

NORTHWEST CORNER SECTION 8
TOWNSHIP 42 SOUTH, 16 WEST, SLB&M
FOUND 3" ALPHA BRASS CAP

655.91 (TIE)

BASIS OF BEARINGS
S 89°17'14" E 1339.29'
(CORNER TO CORNER)

1/16TH CORNER SECTION 8
TOWNSHIP 42 SOUTH, 16 WEST, SLB&M
FOUND 3" WASH CO. BRASS CAP 1972

SOUTH 1180.64 (TIE)

LILLY PLACE
(43' PUBLIC ROW)

BLACK STONE
SUBDIVISION

HAMBLIN PKWY
(90' PUBLIC ROW)

PL DATA:
L=695.67'
R=944.50'
Δ=042°12'04"
CB=S69°14'16"W
CL=680.05'

END ROADWAY AFTER LILLY PLACE. CONTINUE CURB & GUTTER, AND LANDSCAPING TO THE END OF PROPERTY.

INSTALL TRAIL TO EXISTING TRAIL ON OLD HIGHWAY 91. INSTALL LANDSCAPING BETWEEN PRIVACY WALL AND TRAIL TO THE END OF THE PROPERTY.

INSTALL TRAIL TO EXISTING TRAIL ON OLD HIGHWAY 91.

POINT OF BEGINNING

MAX 8' ROCKERY WALL

IVINS CITY PROPERTY

N 00°40'01" E 153.43'

CONNECT TRAIL TO EXISTING TRAIL ON OLD HIGHWAY 91

106
26769 S.F.
0.61 ACRE

105
25417 S.F.
0.58 ACRE

104
12446 S.F.
0.29 ACRE

103
15615 S.F.
0.36 ACRE

108
10342 S.F.
0.24 ACRE

109
11608 S.F.
0.27 ACRE

110
12009 S.F.
0.28 ACRE

111
12871 S.F.
0.30 ACRE

12302 S.F.
0.28 ACRE

EMBER CIR
(43' PUBLIC ROW)

S 89°39'42" E 35.85'

RED MOUNTAIN BLVD
(66' PUBLIC ROW)

S 00°42'49" W 399.41'

N00° 42' 42.97"E 238.77'

N00° 45' 43.67"E 221.68'

DESERT ROSE SUBDIVISION

1.97' A MINIMUM OF 1.5' CUT INTO THE EXISTING PAVEMENT IS REQUIRED

DESERT ROSE WAY
(43' PUBLIC ROW)

20.00' PROPOSED DRAINAGE EASEMENT

TO BE DEDICATED TO IVINS CITY
4789.43 SQFT/.11 ACRE

DESERT ROSE PARK

N 89°33'48" W 668.57'

RED MOUNTAIN TERRACE

IVINS CITY PROPERTY

HERITAGE ESTATES

SCALE: 1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	

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EMBER MESA
SECTION 8, T 42 S, R 16 W, SLB&M
IVINS, UTAH

SITE PLAN
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
CHECKED BY:	ARC
DATE:	09/30/2026

P.2.1

SHEET: 3 OF: 6

MORNING GLORY AVE
(43' PUBLIC ROW)

LILLY PLACE
(43' PUBLIC ROW)

BLACK STONE
SUBDIVISION

HAMBLIN PKWY
(90' PUBLIC ROW)

RED MOUNTAIN BLVD
(66' PUBLIC ROW)

EMBER CIR
(43' PUBLIC ROW)

DESERT ROSE WAY
(43' PUBLIC ROW)

DESERT ROSE
SUBDIVISION

DESERT ROSE PARK

HERITAGE ESTATES

RED MOUNTAIN
TERRACE

IVINS CITY
PROPERTY

IVINS CITY
PROPERTY

EX SDMH-1 (72")
STA:6+86.35 OFF:30.23' (L)
RIM:2962.05 DEPTH:6.25'
INV IN:2955.80 (18" W)
INV OUT:2955.80 (18" S)

EX CB-3
STA:8+67.71 OFF:34.03' (L)
TBC:2969.18 DEPTH:6.78'
INV IN:2962.42 (18" W)
INV IN:2962.40 (18" S)
INV OUT:2962.42 (18" E)

18"PVC 253.03'@2.62%

EX CB-4
STA:6+53.15 OFF:34.23' (L)
TBC:2976.34 DEPTH:5.93'
INV IN:2970.41 (18" SE)
INV OUT:2970.41 (18" E)

18"PVC 221.46'@3.61%

CB-4
STA:8+66.60 OFF:16.66' (R)
TBC:2969.33 DEPTH:6.43'
INV OUT:2962.90 (18" N)

18"HDPE 50.00'@0.60%

18"HDPE 213.93'@0.61%

CB-3
STA:6+51.94 OFF:16.66' (R)
TBC:2976.66 DEPTH:5.94'
INV OUT:2970.72 (18" NW)

18"HDPE 50.90'@0.60%

CB-5
STA:4+72.50 OFF:25.29' (L)
TBC:2960.95 DEPTH:6.62'
INV IN:2954.33 (24" W)
INV OUT:2954.33 (24" E)

24"HDPE 53.03'@2.43%

EX AD-1
STA:4+72.52 OFF:30.20' (L)
RIM:2960.80 DEPTH:6.50'
INV IN:2954.43 (18" N)
INV IN:2954.30 (18" S)
INV OUT:2954.45 (24" E)

24"HDPE 4.91'@2.43%

EX CB-2
STA:4+72.31 OFF:27.74' (R)
TBC:2960.94 DEPTH:7.90'
INV IN:2953.04 (24" W)

CB-1
STA:4+21.08 OFF:234.67' (L)
TBC:2968.65 DEPTH:3.59'
INV OUT:2965.06 (18" S)

18"PVC 32.07'@0.50%

CB-2
STA:3+89.20 OFF:231.15' (L)
TBC:2968.71 DEPTH:3.91'
INV IN:2964.90 (18" N)
INV OUT:2964.80 (18" S)

18"PVC 182.12'@0.50%

18"PVC 275.40'@1.87%

AD-1
RIM:2970.19 DEPTH:6.40'
INV IN:2963.89 (18" N)
INV OUT:2963.79 (18" E)

18"PVC 78.77'@0.50%

18"CMP 45.67'@6.47%

FES-1
INV OUT:2963.40 (18" W)

LID & DETENTION POND
TOP:2967'
BOTTOM:2963'
SWQV GOAL: 883 CF

EX RISER-1
STA:-0+12.05 OFF:41.97' (L)
TBC:2963.89 DEPTH:1.50'
INV OUT:2962.38 (18" E)

EX CB-1
STA:1+97.14 OFF:26.40' (L)
TBC:2968.92 DEPTH:9.47'
INV IN:2959.56 (18" W)
INV OUT:2959.45 (18" N)

20.00' PROPOSED
DRAINAGE EASEMENT

MAX 3.7' CMU OR
ROCKERY WALL

MAX 4.4' ROCKERY WALL

MAX 8' ROCKERY WALL

CMU PRIVACY WALL

106
PAD: 2974.0

105
PAD: 2974.1

104
PAD: 2973.3

103
PAD: 2971.2

108
PAD: 2972.3

109
PAD: 2970.7

110
PAD: 2969.0

111
PAD: 2965.3

PAD: 2973.8

PAD: 2969.2

PAD: 2964.8

EX PAD: 2979.1

EX PAD: 2977.5

EX PAD: 2975.9

EX PAD: 2974.7

EX PAD: 2973.5

EX PAD: 2972.3

EX PAD: 2971.7

EX PAD: 2971.1

0 30' 60'
SCALE: 1" = 30'

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION

LID DATA (PRELIMINARY)

DESCRIPTION	VARIABLE	VALUE	UNIT
RUNOFF COEFFICIENT	R_{NEW}	0.12	-
80TH % STORM DEPTH	P_{80}	0.44	IN
EXISTING RETENTION VOLUME	V	66	FT³
ADDITIONAL REQUIRED RETENTION VOLUME	V_{GOAL}	883	FT³
TOTAL RETENTION VOLUME REQUIRED	WQV	949	FT³
PROPOSED BMP	DETENTION POND		
RUNOFF RETAINED	WQV	1363	FT³
% CAPTURED	WQV_R	154.36%	%

REVISIONS

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EMBER MESA
SECTION 8, T 42 S, R 16 W, SLB&M
IVINS, UTAH

GRADING PLAN
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
CHECKED BY:	ARC
DATE:	09/30/2026

P.3.1

SHEET: 4 OF: 6

MORNING GLORY AVE
(43' PUBLIC ROW)

LILLY PLACE
(43' PUBLIC ROW)

BLACK STONE
SUBDIVISION

HAMBLIN PKWY
(90' PUBLIC ROW)

EMBER CIR
(43' PUBLIC ROW)

RED MOUNTAIN BLVD
(66' PUBLIC ROW)

DESERT ROSE
SUBDIVISION

DESERT ROSE WAY
(43' PUBLIC ROW)

DESERT ROSE PARK

IVINS CITY
PROPERTY

IVINS CITY
PROPERTY

RED MOUNTAIN
TERRACE

HERITAGE ESTATES

MAX 8' ROCKERY WALL

20.00' PROPOSED
DRAINAGE EASEMENT

TEMPORARY CONSTRUCTION STAGING
AREA & EQUIPMENT STORAGE

106 105 104 103 108 109 110 111

Blue Stakes of UTAH811
Bluestakes.org
Call Before You Dig!

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PHASE LINE
	SHEET MATCH LINE
	PROPOSED ROCK RETAINING WALL
	FUTURE EXISTING ROCK RETAINING WALL
	GRADING LIMITS OF DISTURBANCE
3000	EXISTING GROUND MAJOR CONTOUR
3001	EXISTING GROUND MINOR CONTOUR
3000	FINISH GROUND MAJOR CONTOUR
3001	FINISH GROUND MINOR CONTOUR
50	EXISTING STORM PIPE (SIZE PER PLAN)
	GRATE INLET AREA DRAIN BOX
	EXISTING DRAINAGE SWALE/DITCH
	SURFACE FLOW DIRECTION
	INLET PROTECTION BMP

BMP KEYNOTES:

		CONTROL TYPE
ED	EARTH DIKE/DRAINAGE SWALE	CONSTRUCTION
EOT	ENTRANCE/OUTLET TIRE WASH	CONSTRUCTION
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
SR	SURFACE ROUGHING	CONSTRUCTION

0 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

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IVINS, UTAH

EROSION CONTROL PLAN
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
CHECKED BY:	ARC
DATE:	09/30/2026

P.3.2

SHEET: 5 OF: 6

Jeff Thomas C:\Dropbox\ACE\03 projects\2026\26-105 s&s ember mesa ivins\03 design\sheet files\preliminary plat\26-105-P.3-Grade.dwg

MORNING GLORY AVE
(43' PUBLIC ROW)

LILLY PLACE
(43' PUBLIC ROW)

BLACK STONE
SUBDIVISION

HAMBLIN PKWY
(90' PUBLIC ROW)

EX SSMH-1 (60")
STA:6+60.91 OFF:9.96' (L)
RIM:2963.33 DEPTH:4.52'
INV OUT:2958.81 (8" S)

8"SDR-35 234.62'@0.66%

REPLACE EXISTING AREA DRAIN WITH OR ADD AN ADDITIONAL CURB INLET AT NEW CURB LINE. VERIFY THAT THE IRRIGATION LINE REMAINS UNAFFECTED BY THIS CHANGE OR ALTER IRRIGATION LINE ROUTE.

RED MOUNTAIN BLVD
(66' PUBLIC ROW)

110

109

111

108

SSMH-2 (60")
STA:2+93.66 OFF:7.70' (L)
RIM:2963.14 DEPTH:5.16'
INV IN:2958.18 (8" W)
INV OUT:2957.98 (8" E)

SSMH-3 (60")
STA:0+77.74 OFF:7.78' (L)
RIM:2970.48 DEPTH:9.00'
INV IN:2961.68 (8" W)
INV OUT:2961.48 (8" E)

8"SDR-35 102.29'@0.50%

EMBER CIR
(43' PUBLIC ROW)

8"SDR-35 217.12'@1.52%

8"SDR-35 78.23'@2.01%

SSMH-4 (60")
STA:0+00.00 OFF:5.00' (L)
RIM:2972.25 DEPTH:9.00'
INV OUT:2963.25 (8" E)

SSMH-1 (60")
STA:3+95.47 OFF:4.76' (L)
RIM:2961.13 DEPTH:3.85'
INV IN:2957.27 (8" N)
INV IN:2957.47 (8" W)
INV OUT:2957.27 (8" S)

DESERT ROSE
SUBDIVISION

8"SDR-35 151.62'@0.66%

106

IVINS CITY
PROPERTY

103

104

105

EX SSMH-2 (60")
STA:2+74.69 OFF:13.48' (L)
RIM:2963.33 DEPTH:7.25'
INV IN:2956.28 (8" N)
INV OUT:2956.08 (8" S)

DESERT ROSE WAY
(43' PUBLIC ROW)

20.00' PROPOSED
DRAINAGE EASEMENT

DESERT ROSE PARK

18" SD

IVINS CITY
PROPERTY

8"SDR-35 262.17'@3.28%

RED MOUNTAIN
TERRACE

HERITAGE ESTATES

LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- PROPOSED GAS LINE (SIZE PER PLAN)
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- FIRE HYDRANT AND VALVE ASSEMBLY
- IN-LINE WATER VALVE
- 4-WAY WATER VALVE CLUSTER
- 3-WAY WATER VALVE CLUSTER
- STANDARD AIR VAC VAULT
- SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED BOLLARD LIGHT

0 30' 60'
SCALE: 1" = 30'

REVISIONS			
NO.	DATE	DESCRIPTION	

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SECTION 8, T 42 S, R 16 W, SLB&M
IVINS, UTAH

UTILITY PLAN
PRELIMINARY PLAN

JOB #	26-105
DRAWN BY:	JGT
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DATE:	09/30/2026

P.4.1

SHEET: 5 OF: 6