



Washington City Land Use Authority  
Regular Meeting Agenda  
November 19, 2025

**PUBLIC NOTICE** is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, November 19, 2025** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

- a. Approval of the Land Use Authority Minutes from November 19, 2025.

**3. ANNUAL BUSINESS**

- a. Consideration to approve the 2026 Land Use Authority Meeting Schedule.

**4. DECLARATION OF ABSTENTIONS & CONFLICTS**

**5. PUBLIC HEARINGS**

***\*\*Public comments will be accepted at: [washingtoncity.org/meetings](https://washingtoncity.org/meetings), until 5:00 pm the day before the meeting. After that time only in person comments will be taken.\*\****

- a. Public Hearing and consideration to approve a Preliminary Plat for Altimera at Solente Village 2 Phase 1 located at approximately West Solente Parkway. Applicant: Craig Coats, Alliance Consulting.

**6. ADJOURNMENT**

POSTED this 13th Day of November, 2025  
Bonnie Baker, Zoning Technician

---

*In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.*

---

# 2026 Land Use Authority Meeting Dates

## Washington City, Utah

**Electronic submittals must be completed prior to submission.  
Meeting the cut-off date does not guarantee a Planning Commission meeting.**

<b>Planning Commission Cut Off Date (By 3pm)</b>	<b>Planning Commission Meeting Date</b>	
December 1, 2025	January 7, 2026	
December 15, 2025	January 21, 2026	
January 5, 2026	February 4, 2026	
January 20, 2026	February 18, 2026	
February 2, 2026	March 4, 2026	
February 17, 2026	March 18, 2026	
March 2, 2026	April 1, 2026	
March 16, 2026	April 15, 2026	
April 6, 2026	May 6, 2026	
April 20, 2026	May 20, 2026	
May 4, 2026	June 3, 2026	
May 18, 2026	June 17, 2026	
June 1, 2026	July 1, 2026	
June 15, 2026	July 15, 2026	
July 6, 2026	August 5, 2026	
July 20, 2026	August 19, 2026	
August 3, 2026	September 2, 2026	
August 17, 2026	September 16, 2026	
September 8, 2026	October 7, 2026	
September 21, 2026	October 21, 2026	
October 5, 2026	November 4, 2026	
October 19, 2026	November 18, 2026	
November 2, 2026	December 2, 2026	
November 16, 2026	December 16, 2026	
December 7, 2026	January 6, 2027	
December 21, 2026	January 20, 2027	
January 4, 2027	February 3, 2027	
January 19, 2027	February 17, 2027	

WASHINGTON CITY  
LAND USE AUTHORITY MEETING  
STAFF REVIEW

---

<b>HEARING DATE:</b>	November 19th, 2025
<b>ACTION REQUESTED:</b>	Preliminary Plat approval for the Altimera at Solente Village 2 Phase 1 Subdivision, located at approximately West Solente Parkway
<b>APPLICANT:</b>	Clyde Capital Group/Craig Coates
<b>OWNER:</b>	Clyde Capital Group/SITLA
<b>ENGINEER:</b>	Deloss Hammon, Alliance Consulting
<b>REVIEWED BY:</b>	Sebastian Ferguson, City Planner
<b>RECOMMENDATION:</b>	Recommend approval with conditions

---

### **Background**

The applicant is requesting approval of a preliminary plat for the Altimera at Solente Village 2 Phase 1 Subdivision, located at approximately Solente Parkway and Colima Road. This particular subdivision is proposing 53 residential lots on approximately 15.01 acres of land. The residential lots will consist of 43 single family units with the lots ranging in size from 4,500 square feet to 6,400 square feet, ten townhome units located on the northern edge of the project boundary, and one lot (#101 on the pre-plat) is the existing sales center. The current zoning designation at this location is PCD with PCD to the north, south, east, and west.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location.

### **Recommendation**

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the Altimera at Solente Village 2 Phase 1 subdivision, based on the following findings and subject to the following conditions:

### **Findings**

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

### **Conditions**

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
  - A. A title report
  - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. A Post Construction Maintenance Agreement shall be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. Solente parkway up to high street and high street to the westerly edge of the development shall be improved prior to the issuance of the townhome building permits.



ALLIANCE CONSULTING  
A Planning and Engineering Firm

October 10, 2025

Washington City  
111 North 100 East  
Washington, UT 84780

RE: Altimera at Solenté Village 2 Phase 1 Preliminary Plat

---

Washington City Planning Department

Clyde Capital Group is requesting that Washington City consider the application for the Altemira at Solente Village 2 Phase 1 which is the Residential Village in the Green Springs PCD. This phase is located west of Solente Parkway. The request is to produce 43 residential village lots one of which is the existing sales center. On the north end there are two 5 unit townhome buildings totaling 10 units with 3 car garages.

Best regards,

**Craig Coats**  
Digitally signed by Craig Coats  
DN: C=US,  
E=cocoats@allianceconsulting.us,  
O=Alliance Consulting, CN=Craig Coats  
Date: 2025.10.10 11:12:24-06'00'

Craig Coats  
Alliance Consulting, LLC

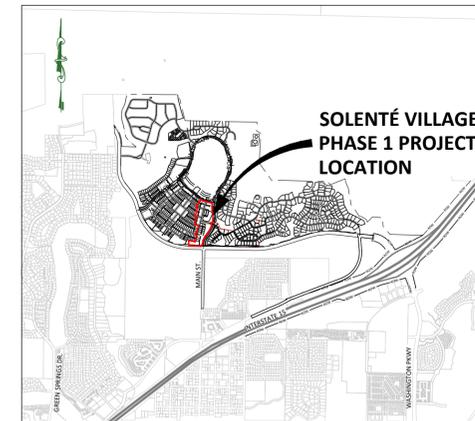


**PROJECT FLOW CARD: PP-25-0019 - Preliminary Plat - Altimera at Solente V2 Ph 1  
West Solente Parkway**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items addressed. Basic public works utility/civil layout is acceptable for preliminary plat. Modifications will be required during civil construction drawing submission.	
Engineer	Reviewed and good to move forward	
Fire Dept.	Reviewed, No concerns	
Parks/Trails	Reviewed, No concerns	
Building Dept	Reviewed, No concerns	
Washington Power	Easements have been added. Ok to move forward.	
Economic Dev	Reviewed. No Concerns. RH	

# PRELIMINARY PLAT FOR ALTIMERA at SOLENTÉ VILLAGE 2 PHASE 1

WASHINGTON CITY  
WASHINGTON COUNTY, UTAH  
SECTION 11  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN



SW SECTION 2  
T 42 S, R 15 W SLB&M.  
1988 WASH. CO. ALUM CAP  
LS 7753  
HCN 322  
REF NO. V-17-42-15

~BASIS OF BEARING~  
N88°42'54"W 2673.60'

3 2  
10 11



## ENGINEER

ALLIANCE CONSULTING  
2303 N. CORAL CANYON BLVD. SUITE 201  
WASHINGTON, UT 84780-0577  
PHONE: (435) 673-8060  
FAX: (435) 673-8065  
ENGINEER: MR. DELOSS HAMMON  
CONTACT: MR. CRAIG COATS  
EMAIL: ccoats@allianceconsulting.us

## DEVELOPER

CLYDE CAPITAL GROUP  
Mr. RYAN COATES  
95 S MALL DRIVE, SUITE 202  
PHONE: (480) 695-4502  
EMAIL: rcoates@clydecapitalgroup.com

## SITE

SALES CENTER = 1 UNIT  
SINGLE FAMILY = 42 UNITS  
TOWNHOMES = 10 UNITS 2 BUILDINGS  
ACRES 15.01 AC = 3.53 UNITS/ AC

## LEGAL DESCRIPTION

Beginning at a point which is North 88°42'54" West 1559.93 feet along the North section line and South 00°00'00" East 686.88 feet from the North 1/4 corner of Section 11 Township 42 South Range 15 West of the Salt Lake Base and Meridian said point being a point on the arc of a non-tangent curve to the left having a radius of 530.50 feet and running thence Southeasterly 146.65 feet along the arc of said curve through a central angle of 15°50'19", the chord of which bears South 67°46'51" East for a distance of 146.18 feet, to the point of tangency; thence South 75°42'00" East 104.02 feet to the point of curvature of a curve to the left having a radius of 1030.50 feet; thence Southeasterly 78.48 feet along the arc of said curve through a central angle of 04°21'49", the chord of which bears South 77°52'54" East for a distance of 78.46 feet, to the point of tangency; thence South 79°52'06" East 45.12 feet; thence South 40°27'14" East 24.69 feet to a point on the arc of a non-tangent curve to the left having a radius of 780.00 feet; thence Southeasterly 187.92 feet along the arc of said curve through a central angle of 13°48'13", the chord of which bears South 00°12'42" East for a distance of 187.46 feet, to the point of tangency; thence South 07°06'49" East 212.48 feet to the point of curvature of a curve to the right having a radius of 770.00 feet; thence Southwesterly 220.54 feet along the arc of said curve through a central angle of 16°24'38", the chord of which bears South 01°05'30" West for a distance of 219.79 feet, to the point of compound curvature of a curve to the right having a radius of 30.00 feet said point also being the Northwest corner of Solenté Village 1 Phase 1A Subdivision as shown on the official plat thereof recorded as Document No. 20240016692 in the office of the Washington County Recorder in said County in the State of Utah; thence along the Westerly boundary of said subdivision through the following nine (9) courses: Southwesterly 49.74 feet along the arc of said curve through a central angle of 95°00'11", the chord of which bears South 56°47'55" West for a distance of 44.24 feet, to the point of tangency; thence North 75°42'00" West 11.10 feet; thence South 14°18'00" West 50.00 feet to a point on the arc of a non-tangent curve to the right having a radius of 30.00 feet; thence Southeasterly 49.00 feet along the arc of said curve through a central angle of 93°34'59", the chord of which bears South 28°54'30" East for a distance of 43.73 feet, to the point of compound curvature of a curve to the right having a radius of 757.50 feet; thence Southwesterly 238.73 feet along the arc of said curve through a central angle of 18°03'25", the chord of which bears South 26°54'42" West for a distance of 237.74 feet, to the point of tangency; thence South 35°56'24" West 184.06 feet to the point of curvature of a curve to the left having a radius of 442.50 feet; thence Southwesterly 269.01 feet along the arc of said curve through a central angle of 34°49'56", the chord of which bears South 18°31'26" West for a distance of 264.89 feet, to the point of tangency; thence South 01°06'28" West 6.43 feet; thence South 46°59'16" West 80.10 feet to a point on the Northerly Right of Way of Washington Parkway as shown on the roadway dedication thereof recorded as Document No. 20180022079 in the office of Washington County Recorder in said County in the State of Utah; thence along said Northerly Right of Way North 89°02'44" West 389.96 feet; thence leaving said Right of Way North 00°00'31" East 168.55 feet; thence North 90°00'00" East 81.63 feet; thence South 74°18'00" East 131.38 feet; thence North 14°18'00" East 270.00 feet; thence North 14°18'00" West 18.90 feet; thence North 09°10'08" West 18.44 feet to the point of curvature of a non-tangent curve to the right having a radius of 82.00 feet; thence Northwesterly 34.64 feet along the arc of said curve through a central angle of 24°12'15", the chord of which bears North 87°04'00" West for a distance of 34.38 feet, to the point of compound curvature of a curve to the right having a radius of 1668.00 feet; thence Northwesterly 10.20 feet along the arc of said curve through a central angle of 0°21'01", the chord of which bears North 74°47'22" West for a distance of 10.20 feet, to the point of non-tangency; thence North 15°23'08" East 64.00 feet to of curvature of a non-tangent curve to the left having a radius of 1604.00 feet; thence Southeasterly 9.80 feet along the arc of said curve through a central angle of 00°21'01", the chord of which bears South 74°47'22" East for a distance of 9.80 feet to the point of compound curvature of a curve to the left having a radius of 18.00 feet; thence Northeasterly 28.51 feet along the arc of said curve through a central angle of 90°44'07", the chord of which bears North 59°40'04" East for a distance of 25.62 feet, to the point of tangency; thence North 14°18'00" East 238.50 feet; thence North 75°42'00" West 125.00 feet; thence North 14°18'00" East 270.00 feet; thence North 75°42'00" West 80.14 feet; thence North 11°26'21" East 26.55 feet to a point on the arc of a non-tangent curve to the left having a radius of 10.00 feet; thence Northeasterly 15.71 feet along the arc of said curve through a central angle of 90°00'00", the chord of which bears North 76°06'34" East 14.14 feet, to the point of tangency; thence North 31°06'34" East 140.00 feet; thence North 58°53'26" West 34.71 feet; thence North 26°24'46" East 103.77 feet to a point on the arc of a non-tangent curve to the right having a radius of 816.00 feet; thence Northwesterly 69.35 feet along the arc of said curve through a central angle of 04°52'10", the chord of which bears North 61°26'00" West for a distance of 69.33 feet, to a point of non-tangency; thence North 31°00'05" East 64.00 feet; thence North 38°44'09" East 85.21 feet; thence North 29°12'19" East 26.74 feet; thence North 29°37'54" East 110.43 feet to the point of beginning.

Contains 653,853 sq. ft. = 15.01 acres.

## LEGEND

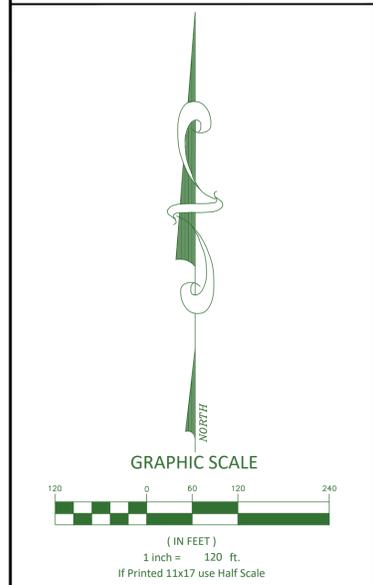
- ◆ FOUND SECTION CORNER MONUMENTATION AS DESCRIBED
- ◇ NOT FOUND SECTION CORNER MONUMENTATION
- POINT NOT FOUND OR SET
- SECTION LINES
- SETBACKS (PER PCD)
- EXISTING EASEMENT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING JOINT UTILITY
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER BOX
- PROPOSED POWER BOX
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PRIVATE ALLEY
- COMMON AREA
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED TRANSFORMER
- PROPOSED POWER PEDESTAL
- PROPOSED STREET LIGHT
- PROPOSED IRRIGATION HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CULINARY VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED IRRIGATION METER
- PROPOSED WATER METER
- EXISTING ROCK WALL
- PROPOSED ROCK WALL
- ROADWAY CROSS SECTION ANNOTATION (SEE PAGE 1)
- FAULT LINE SETBACKS
- PROPOSED LOTS
- OPEN SPACE
- PLAT BOUNDARY

NOTES:  
1. LID & DETENTION PONDS ARE IN DETENTION POND 4B PER THE MASTER STUDY. PEAK STORAGE OF 2.1 AC-FT 0.7 ac-ft of LID

Date: 10-28-2025

REVISIONS			
No.	Date	by	Description

File Name: V2P1 Pre Plat.dwg



**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

UTAH  
2303 N CORAL CANYON BLVD  
SUITE 201,  
WASHINGTON, UT 84780  
435-673-8060

NORTH DAKOTA  
621 26TH STREET W.  
WILLISTON, ND 58801  
701-572-8100

ALTIMERA AT SOLENTÉ  
VILLAGE 2 PHASE 1  
PRELIMINARY PLAT  
FOR  
CLYDE CAPITAL GROUP  
LOCATED IN SEC 11  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By:	JHC	Scale:	1"=120'
Client No.	4558	Project No.	4558

**LEGEND**

- FOUND SECTION CORNER MONUMENTATION AS DESCRIBED
- NOT FOUND SECTION CORNER MONUMENTATION
- POINT NOT FOUND OR SET
- SECTION LINES
- SETBACKS (PER PCD)
- EXISTING EASEMENT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING WELL WATER LINE
- EXISTING JOINT UTILITY
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER BOX
- PROPOSED POWER BOX
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PRIVATE ALLEY
- COMMON AREA
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED TRANSFORMER
- PROPOSED POWER PEDESTAL
- PROPOSED STREET LIGHT
- PROPOSED IRRIGATION HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CULINARY VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED IRRIGATION METER
- PROPOSED WATER METER
- EXISTING ROCK WALL
- PROPOSED ROCK WALL
- ROADWAY CROSS SECTION ANNOTATION (SEE PAGE 1)
- FAULT LINE SETBACKS
- OPEN SPACE
- PLAT BOUNDARY

**NOTES:**

- LID & DETENTION PONDS ARE IN DETENTION POND 4B PER THE MASTER STUDY. PEAK STORAGE OF 2.1 AC-FT 0.7 ac-ft of LID



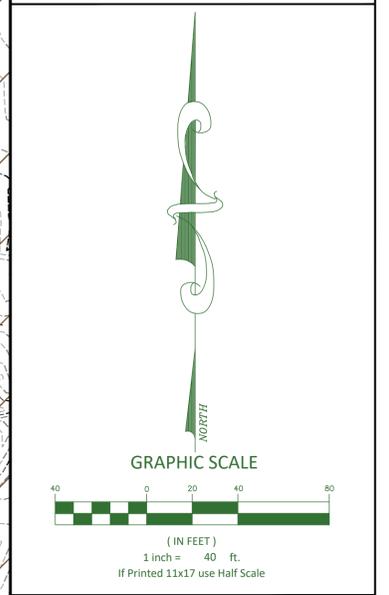
EXISTING WELL WATER LINE EASEMENT. WELL LINE IS NOT WITHIN EASEMENT. EASEMENT TO BE RELOCATED TO WELL LINE LOCATION.

EXISTING POWER LINE EASEMENT RIGHT OF WAY 1786 AMENDMENT NO.1 DOC NO. 20240012458

Date: 10-28-2025

REVISIONS			
No.	Date	by	Description

File Name: V2P1 Pre Plat.dwg



**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

UTAH: 2303 N CORAL CANYON BLVD SUITE 201, WASHINGTON, UT 84780 435-673-8060

NORTH DAKOTA: 621 26TH STREET W. WILLISTON, ND 58801 701-572-8100

**ALTIMERA AT SOLENTE VILLAGE 2 PHASE 1 PRELIMINARY PLAT**

FOR  
**CLYDE CAPITAL GROUP**

LOCATED IN SEC 11  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By:	JHC	Scale:	1" = 40'
Client No.	4558	Project No.	4558
Drawing Sheet	<b>2</b>		
Sheet	2	of	4

**LEGEND**

- FOUND SECTION CORNER MONUMENTATION AS DESCRIBED
- NOT FOUND SECTION CORNER MONUMENTATION
- POINT NOT FOUND OR SET
- SECTION LINES
- SETBACKS (PER PCD)
- EXISTING EASEMENT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING WELL WATER LINE
- EXISTING JOINT UTILITY
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER BOX
- PROPOSED POWER BOX
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PRIVATE ALLEY
- COMMON AREA
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED TRANSFORMER
- PROPOSED POWER PEDESTAL
- PROPOSED STREET LIGHT
- PROPOSED IRRIGATION HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CULINARY VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED IRRIGATION METER
- PROPOSED WATER METER
- EXISTING ROCK WALL
- PROPOSED ROCK WALL
- ROADWAY CROSS SECTION ANNOTATION (SEE PAGE 1)
- FAULT LINE SETBACKS
- PROPOSED LOTS
- OPEN SPACE
- PLAT BOUNDARY

**NOTES:**

- LID & DETENTION PONDS ARE IN DETENTION POND 4B PER THE MASTER STUDY. PEAK STORAGE OF 2.1 AC-FT 0.7 ac-ft of LID



EXISTING WELL WATER LINE EASEMENT. WELL LINE IS NOT WITHIN EASEMENT. EASEMENT TO BE RELOCATED TO WELL LINE LOCATION.

EXISTING POWER LINE EASEMENT RIGHT OF WAY 1786 AMENDMENT NO.1 DOC NO. 20240012458

Date: 10-28-2025

REVISIONS			
No.	Date	by	Description

File Name: V2P1 Pre Plat.dwg

NORTH

GRAPHIC SCALE

(IN FEET)  
1 inch = 40 ft.  
If Printed 11x17 use Half Scale

  
**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

UTAH: 2303 N CORAL CANYON BLVD SUITE 201, WASHINGTON, UT 84780 435-673-8060

NORTH DAKOTA: 621 26TH STREET W. WILLISTON, ND 58801 701-572-8100

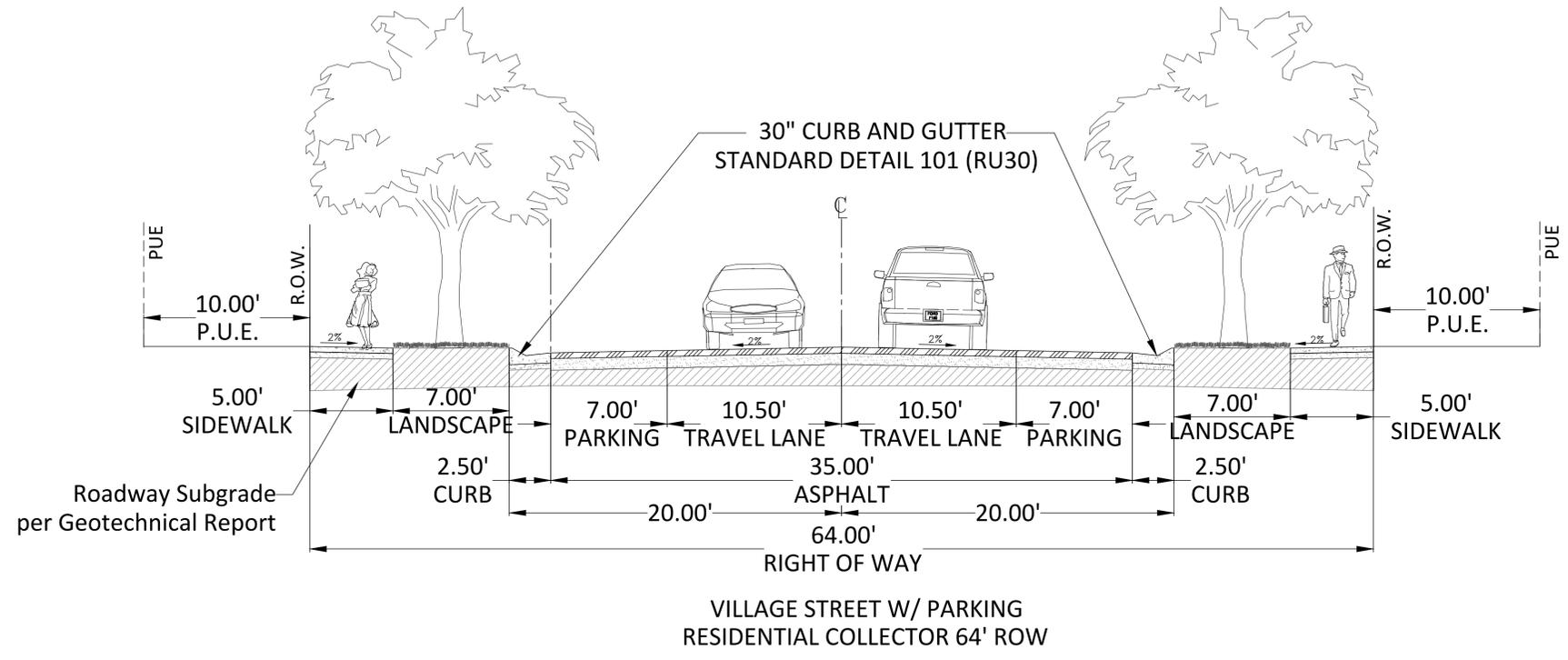
**ALTIMERA AT SOLENTE VILLAGE 2 PHASE 1 PRELIMINARY PLAT**  
FOR  
**CLYDE CAPITAL GROUP**  
LOCATED IN SEC 11  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By:	JHC	Scale:	1" = 40'
Client No.	4558	Project No.	4558
Drawing Sheet	<b>3</b>		
Sheet	3	of	4 Sheets

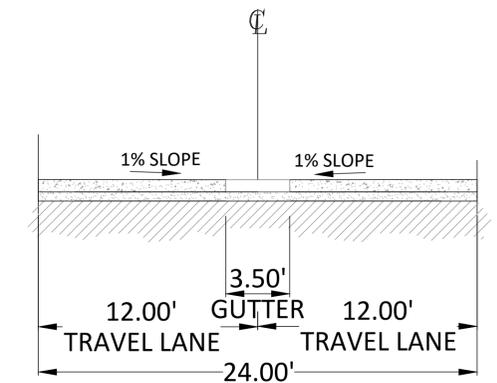
Date: 10-28-2025

REVISIONS			
No.	Date	by	Description

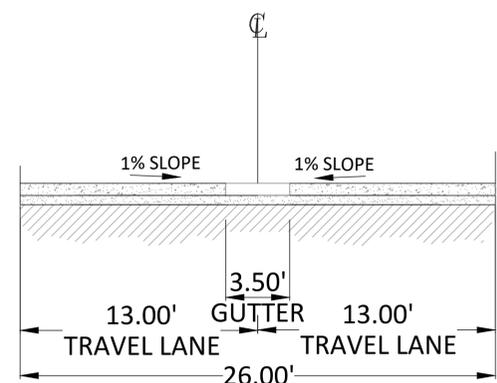
File Name: V2P1 Pre Plat.dwg



VILLAGE STREET W/ PARKING  
RESIDENTIAL COLLECTOR 64' ROW



SECTION B-B  
VILLA DRIVE  
24' ALLEY  
PRIVATE



SECTION C-C  
VILLA DRIVE  
26' ALLEY  
PRIVATE

  
**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

UTAH: 2303 N CORAL CANYON BLVD, SUITE 201, WASHINGTON, UT 84780, 435-673-8060  
NORTH DAKOTA: 621 26TH STREET W., WILLISTON, ND 58801, 701-572-8100

**ALTIMERA AT SOLENTÉ**  
VILLAGE 2 PHASE 1  
PRELIMINARY PLAT  
FOR  
**CLYDE CAPITAL GROUP**  
LOCATED IN SEC 11  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By: JHC	Scale: NTS
Client No. 4558	Project No. 4558-22
Drawing Sheet	
<b>4</b>	
Sheet 4	of 4 Sheets