

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: February 18, 2026

ACTION REQUESTED: Final plat approval for a minor subdivision for the Mustang Pass subdivision, located at the corner of 595 West and 1860 North.

APPLICANT: Craig Coats PLS

OWNER: Stake Properties LLC

ENGINEER: Joseph William P.E

REVIEWED BY: Sebastian Ferguson - City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a minor subdivision plat for the Mustang Pass subdivision, located at the corner of 595 West and 1860 North. This is a four-lot subdivision covering a total area of 1.91 acres. The zoning for this development is R-1-10, with the R-1-10 zone towards the north, west and south and the open space zone directly to the east.

Staff has reviewed the proposal and finds it conforms to the standards as set forth in the zoning regulations and subdivision ordinances of the city.

Recommendation

Staff recommends that the Land Use Authority approve the final plat for the Mustang Pass Minor subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. All improvements shall be completed or bonded prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.



ALLIANCE CONSULTING
A Planning and Engineering Firm

January 28, 2026

Washington City
111 North 100 East
Washington, UT 84780

RE: Mustang Pass Final Plat

Washington City

We are submitting a minor subdivision plat for the Mustang Pass subdivision. The project is located at the corner of 1860 north and 595 West. This is a 4 lot subdivision.

Best regards,

Craig Coats  Digitally signed by Craig Coats
Date: 2026.01.28
12:16:56-0700'

Craig Coats
Alliance Consulting, LLC



ALLIANCE CONSULTING
A Planning and Engineering Firm

January 21, 2026

Washington City
111 North 100 East
Washington, UT 84780

RE: Green Springs PCD Village 1 Phase 1A Estate Amended B

Washington City Planning Department

Green Springs Washington LLC s is requesting that the Washington City consider the application for the amended Village 1 Phase 1A Estate Amendment B. Recently the City has relocated the 3 main water transmission lines to the east of the development. The easements have been amended and moved to the new locations. This plat amendment is to remove the easements from the lots.

Best regards,

Craig Coats  Digitally signed by Craig
Coats
Date: 2026.01.21
08:29:06-07'00'

Craig Coats
Alliance Consulting, LLC



**PROJECT FLOW CARD: FP-26-0004-Solente Vil 1 Ph 1A Amd B - Fina Plat Amendment
Colima Rd east of Solente Pkwy**

Planning	Reviewed. No Concerns	
Public Works	Reviewed, no concerns as water mains have been relocated.	
Engineer	Reviewed, No Concerns	
Parks/Trails	Reviewed, No Concerns.	
Building Dept	Reviewed, No Concerns.	
Washington Power	Reviewed, No Concerns	

SPLIT ROCK CONSTRUCTION LLC
A UTAH CORPORATION

Manager

JERRY DAVID RINCON

Jerry David Rincon

TRENDLINE GROUP LLC
A UTAH CORPORATION

Manager

JAST PROPERTIES LLC
A UTAH CORPORATION

Manager

BROOKS W. HANSEN

Brooks W. Hansen

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me _____, who being by me duly sworn did say that he is the Manager of Split Rock Construction LLC, A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me, the undersigned Notary Public, Personally appear Jerry David Rincon, known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me _____, who being by me duly sworn did say that he is the Manager of Trendline Group LLC, A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me _____, who being by me duly sworn did say that he is the Manager of Jast Properties LLC, A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me, the undersigned Notary Public, Personally appear Brooks W. Hansen, known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

HOLMES HOMES CUSTOM LLC

A UTAH CORPORATION

Manager

BLUEPRINT HOLDINGS LLC

A UTAH CORPORATION

Manager

TODD JARVIS

TODD JARVIS,

W-SLVL-1-1A-113
SPLIT ROCK CONSTRUCTION LLC
DENNIS MILLER HOMES INC
A UTAH CORPORATION

Dennis Miller, Manager of Dennis Miller Homes Inc.

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me _____, who being by me duly sworn did say that he is the Manager of Holmes Homes Custom LLC, A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me _____, who being by me duly sworn did say that he is the Manager of Blueprint Holdings LLC, A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me, the undersigned Notary Public, Personally appear Todd Jarvis, known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ S.S.

On the ____ day of _____, 20____, appeared before me Dennis Miller, who being by me duly sworn did say that he is the Manager of Dennis Miller Homes Inc., A Utah Corporation and he did duly acknowledge that he executed the above instrument on behalf of the Dennis Miller Homes Inc. for the uses and purposes stated herein.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH

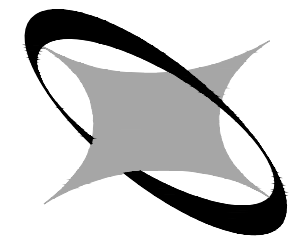
OFFICIAL SEAL NOT REQUIRE
PER UTAH CODE 46-1-16(7)

DATE:	1-21-2026
JOB NUMBER:	4558-04
SCALE:	
DRAWN BY:	JHC
CHECKED BY:	CAC
DATE	
REVISIONS	
FILE NAME:	Solente V1 p1A Ammend b.dwg

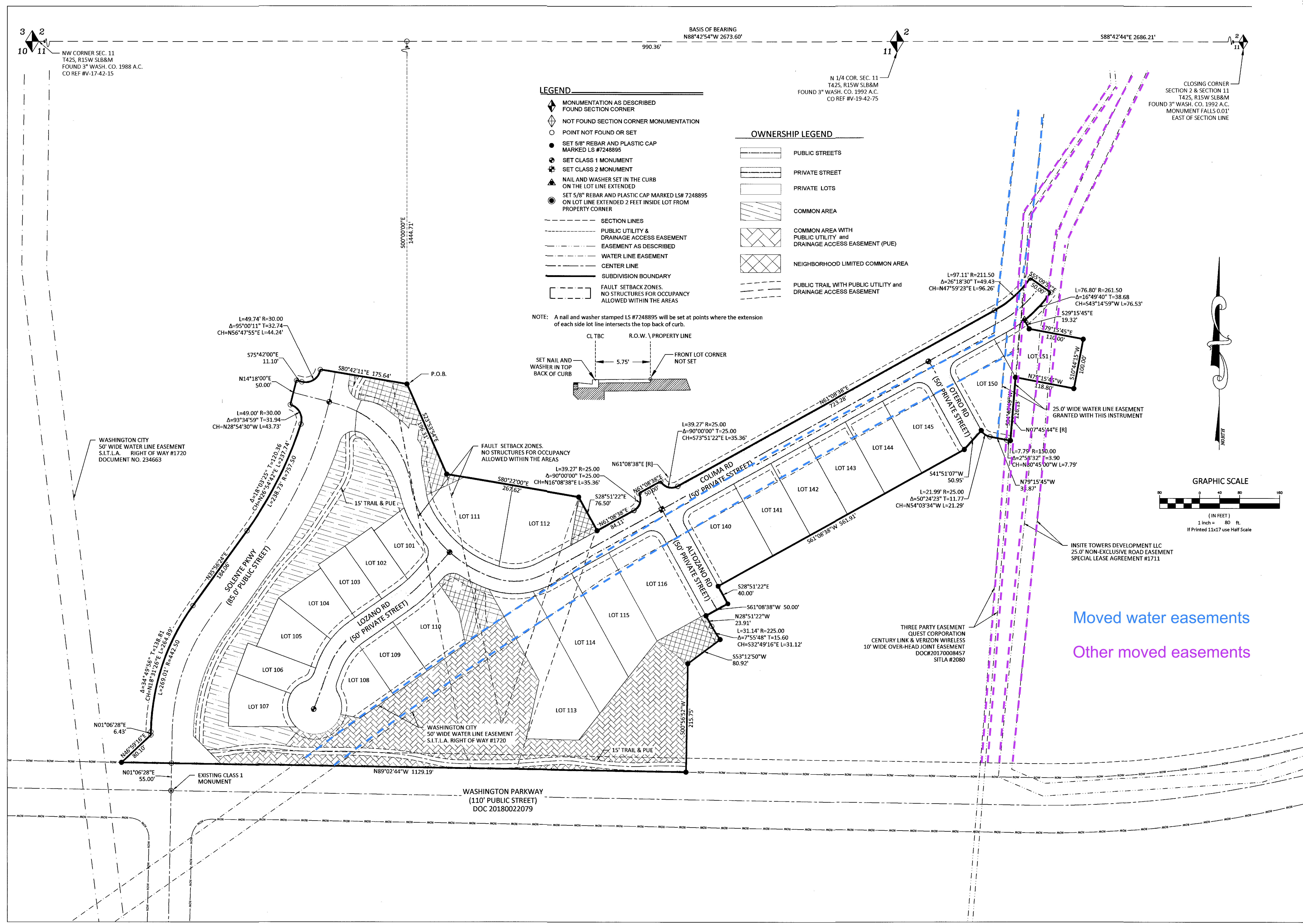
ALLIANCE CONSULTING

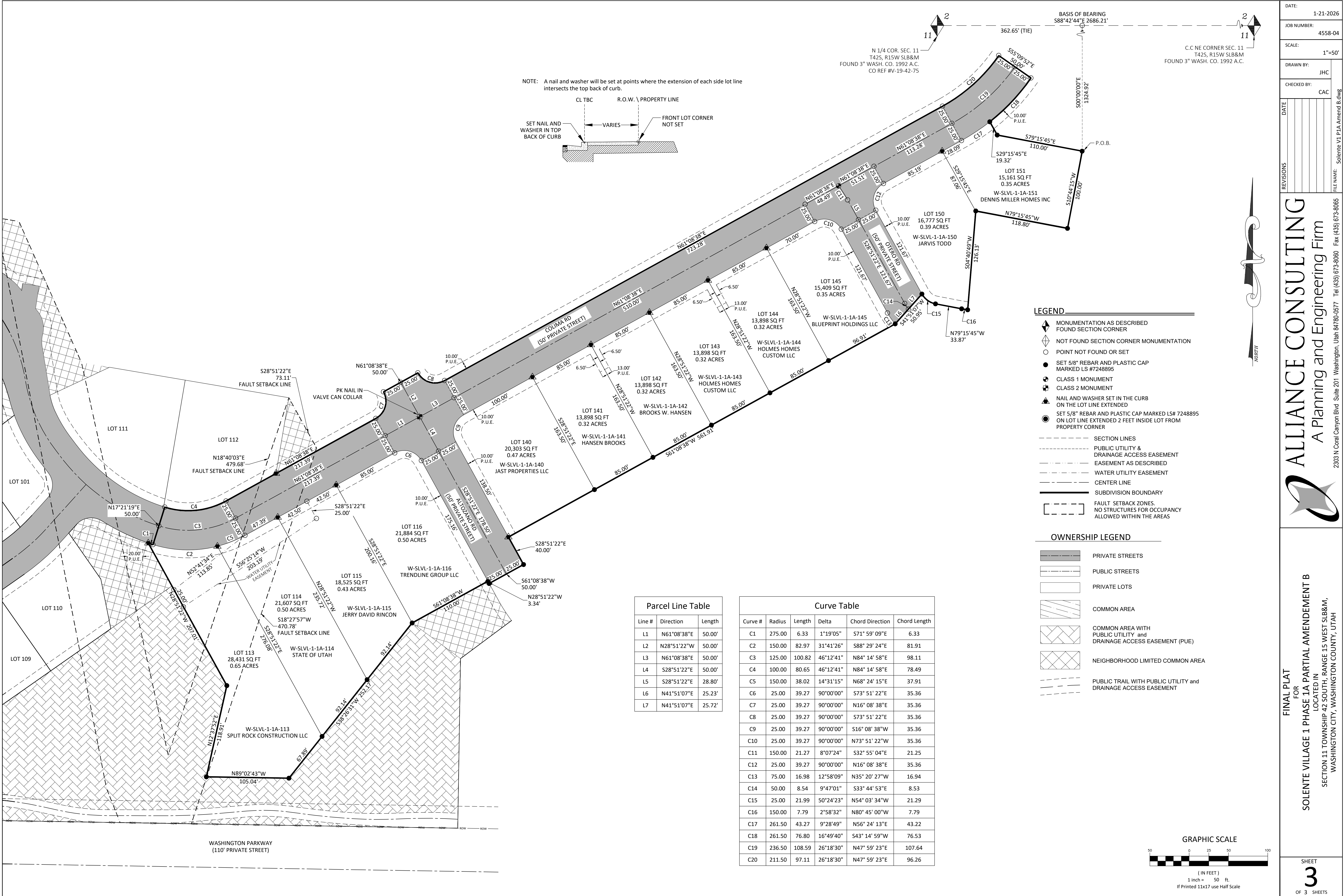
A Planning and Engineering Firm

2303 N Coral Canyon Blvd. Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

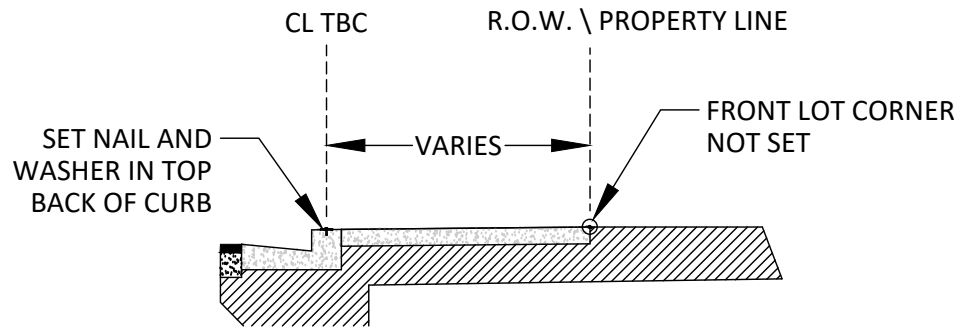


FINAL PLAT
FOR
SOLENTE VILLAGE 1 PHASE 1A PARTIAL AMENDEMENT B
LOCATED IN
SECTION 11 TOWNSHIP 42 SOUTH, RANGE 15 WEST SLB&M,
WASHINGTON CITY, WASHINGTON COUNTY, UTAH





NOTE: A nail and washer will be set at points where the extension of each side lot line intersects the top back of curb.



LEGEND

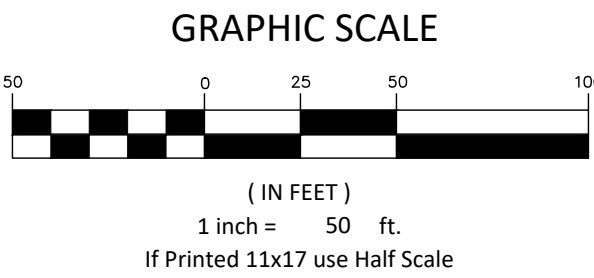
- MONUMENTATION AS DESCRIBED FOUND SECTION CORNER
- NOT FOUND SECTION CORNER MONUMENTATION
- POINT NOT FOUND OR SET
- SET 5/8" REBAR AND PLASTIC CAP MARKED LS #7248895
- CLASS 1 MONUMENT
- CLASS 2 MONUMENT
- NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- SET 5/8" REBAR AND PLASTIC CAP MARKED LS# 7248895 ON LOT LINE EXTENDED 2 FEET INSIDE LOT FROM PROPERTY CORNER
- SECTION LINES
- PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT
- EASEMENT AS DESCRIBED
- WATER UTILITY EASEMENT
- CENTER LINE
- SUBDIVISION BOUNDARY
- FAULT SETBACK ZONES. NO STRUCTURES FOR OCCUPANCY ALLOWED WITHIN THE AREAS

OWNERSHIP LEGEND

- PRIVATE STREETS
- PUBLIC STREETS
- PRIVATE LOTS
- COMMON AREA
- COMMON AREA WITH PUBLIC UTILITY and DRAINAGE ACCESS EASEMENT (PUE)
- NEIGHBORHOOD LIMITED COMMON AREA
- PUBLIC TRAIL WITH PUBLIC UTILITY and DRAINAGE ACCESS EASEMENT

Parcel Line Table		
Line #	Direction	Length
L1	N61°08'38"E	50.00'
L2	N28°51'22"W	50.00'
L3	N61°08'38"E	50.00'
L4	S28°51'22"E	50.00'
L5	S28°51'22"E	28.80'
L6	N41°51'07"E	25.23'
L7	N41°51'07"E	25.72'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	275.00	6.33	1°19'05"	S71° 59' 09"E	6.33
C2	150.00	82.97	31°41'26"	S88° 29' 24"E	81.91
C3	125.00	100.82	46°12'41"	N84° 14' 58"E	98.11
C4	100.00	80.65	46°12'41"	N84° 14' 58"E	78.49
C5	150.00	38.02	14°31'15"	N68° 24' 15"E	37.91
C6	25.00	39.27	90°00'00"	S73° 51' 22"E	35.36
C7	25.00	39.27	90°00'00"	N16° 08' 38"E	35.36
C8	25.00	39.27	90°00'00"	S73° 51' 22"E	35.36
C9	25.00	39.27	90°00'00"	S16° 08' 38"W	35.36
C10	25.00	39.27	90°00'00"	N73° 51' 22"W	35.36
C11	150.00	21.27	8°07'24"	S32° 55' 04"E	21.25
C12	25.00	39.27	90°00'00"	N16° 08' 38"E	35.36
C13	75.00	16.98	12°58'09"	N35° 20' 27"W	16.94
C14	50.00	8.54	9°47'01"	S33° 44' 53"E	8.53
C15	25.00	21.99	50°24'23"	N54° 03' 34"W	21.29
C16	150.00	7.79	2°58'32"	N80° 45' 00"W	7.79
C17	261.50	43.27	9°28'49"	N56° 24' 13"E	43.22
C18	261.50	76.80	16°49'40"	S43° 14' 59"W	76.53
C19	236.50	108.59	26°18'30"	N47° 59' 23"E	107.64
C20	211.50	97.11	26°18'30"	N47° 59' 23"E	96.26



DATE: 1-21-2026

JOB NUMBER: 4558-04

SCALE: 1"=50'

DRAWN BY: JHC

CHECKED BY: CAC

DATE

REVISIONS

FILE NAME: Solente V1 P1A Amend B.dwg

ALLIANCE CONSULTING

A Planning and Engineering Firm

2303 N Coral Canyon Blvd, Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065

FINAL PLAT FOR

SOLENTE VILLAGE 1 PHASE 1A PARTIAL AMEINDEMENT B

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

SHEET 3

OF 3 SHEETS





PROJECT FLOW CARD: FP-26-0006 - Minor Subdivision - Mustang Pass
595 W 1860 North

Planning	Reviewed. Minor change of potentially removing easement line. Okay to move forward.	
Public Works	Reviewed	
Engineer	Reviewed	
Fire Dept.	Reviewed	
Parks/Trails	Reviewed	
Building Dept	Reviewed	
Washington Power	Approved.	

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	February 18, 2026
ACTION REQUESTED:	Final Plat for Solente Village 1 Phase 1A Partial Amendment B
APPLICANT:	Craig Coats
OWNER:	Green Springs Washington LLC
ENGINEER:	Alliance Consulting
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a partial final plat amendment for the Solente Village 1 Phase 1A Amendment B located at Colima Road east of Solente Parkway. The reason for this partial final plat amendment is to remove the easements from lots 113-116, 140-145, and lots 150 and 151. The three main water transmission lines and the associated right of ways shown on the previous plat will be moved to the east of the development. No other changes are proposed.

Staff has reviewed the proposed partial final plat amendment and finds it conforms to the approved zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends the Land Use Authority approve the partial final plat amendment for Solente Village 1 Phase 1A Partial Amendment B based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	February 18, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Amara at Coral Canyon Subdivision, located at approximately Country Way and Telegraph Road
APPLICANT:	Cole West
OWNER:	UTAH STATE SCHOOL & TRUST LANDS
ENGINEER:	American Consulting and Engineering
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Amara at Coral Canyon Subdivision, located near Country Way and Telegraph Road. This subdivision is a proposed affordable housing, single-family development that would consist of 212 lots on approximately 38.69 acres of land.

This is a three phase development, with development first occurring towards the east and ending towards the west. Moreover, the lot sizes for this development would range in size from approximately 4,500 sq. ft - 5,500 sq. ft with a total density of 5.48 D.U./acre. Lastly, the zoning designation at this location is PCD, with the PCD zone surrounding the proposed development.

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 Amara at Coral Canyon 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. Amenities shall be completed upon 33 percent of the homes being completed in the respective phase

14. The landscaping strip adjacent to Country Way shall be complete with the subdivision civil improvements and/or before the issuance of the first building permit.

15. This preliminary plat approval is contingent upon the "terms agreement" being approved by the city. Construction Drawings will not be accepted without an approved terms agreement".



01/13/2026

Re: Amara

To whom it may concern,

The Amara subdivision, located near Country Way and Telegraph Road is a proposed affordable housing, single-family development. There are 212 planned lots. SITLA and Cole West have joined efforts to offer an affordable housing product that will benefit many looking for their first home. All streets, lot sizes, setbacks, etc. are following Washington City standards and specifications.

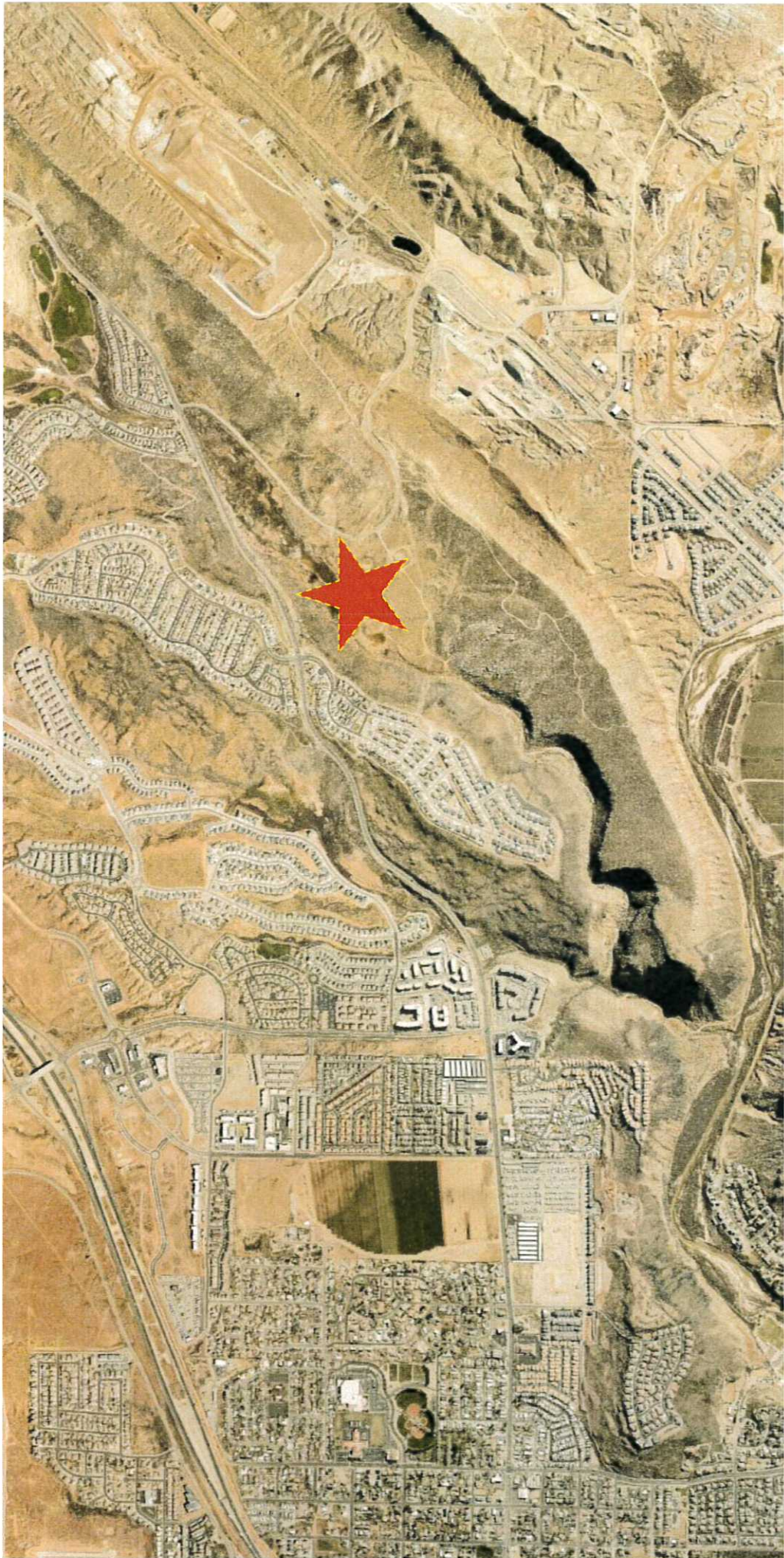
Thank You for your Consideration,

Adam Allen, Manager – American Consulting and Engineering

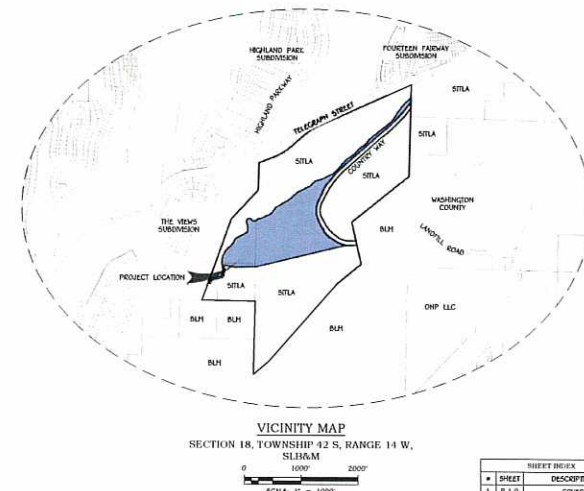


**PROJECT FLOW CARD: PP-26-001 - Preliminary Plat - Amara
Country Way & Telegraph St**

Planning	Landscape strip must be identified along Country Way.	
Public Works	Reviewed. Necessary corrections made. Additional changes/corrections will be required during grading and construction drawing submissions. Additionally, 10'-0" front yard setback creates issues for gas and power installations and likely relocation outside of PUE. Prefer standard front yard setback.	
Engineer	Reviewed.	
Fire Dept.	Reviewed, No Concerns.	
Parks/Trails	Reviewed, No Concerns.	
Building Dept	Reviewed, No Concerns.	
Washington Power	Approved as long as all easements and pad locations maintain minimum slopes for grading and are level with access doors.	
Economic Dev	Reviewed, No Concerns.	



PRELIMINARY PLAT
FEBRUARY 2026

[illegible]

PRELIMINARY PLAT SITE DATA		PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
AMARA		COLE WEST HOME	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	COLE WEST HOME
CURRENT ZONING	PUD-R	2250 NORTH COAL CANYON BLVD., #200	1430 S. 270 E.	1173 S. 250 W., SUITE #504	2250 NORTH COAL CANYON BLVD., #200
PROJECT AREA	38.69 ACRES (1,605,256 S.F.)	WASHINGTON, UT #84780	ST. GEORGE, UT #84780	ST. GEORGE, UT #84770	WASHINGTON, UT #84780
NO. OF LOTS & DENSITY	212 LOTS (5.48 D.U./ACRE)	CONTACT: SKYLER DABELL	CONTACT: WAYNE ROGERS	CONTACT: TONY CARTER	CONTACT: SKYLER DABELL
GARAGE PARKING	N/A	PHONE: (208) 716-7330	PHONE: (435) 673-6850	PHONE: (262) 408-7596	PHONE: (208) 716-7330
DECKWAY PARKING	N/A	EMAIL: skylerr@colewest.com	EMAIL: rogers@agecinc.com	EMAIL: tony@accsg.com	EMAIL: skylerr@colewest.com
OFF-STREET PARKING	N/A				
TOTAL PARKING	N/A				

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



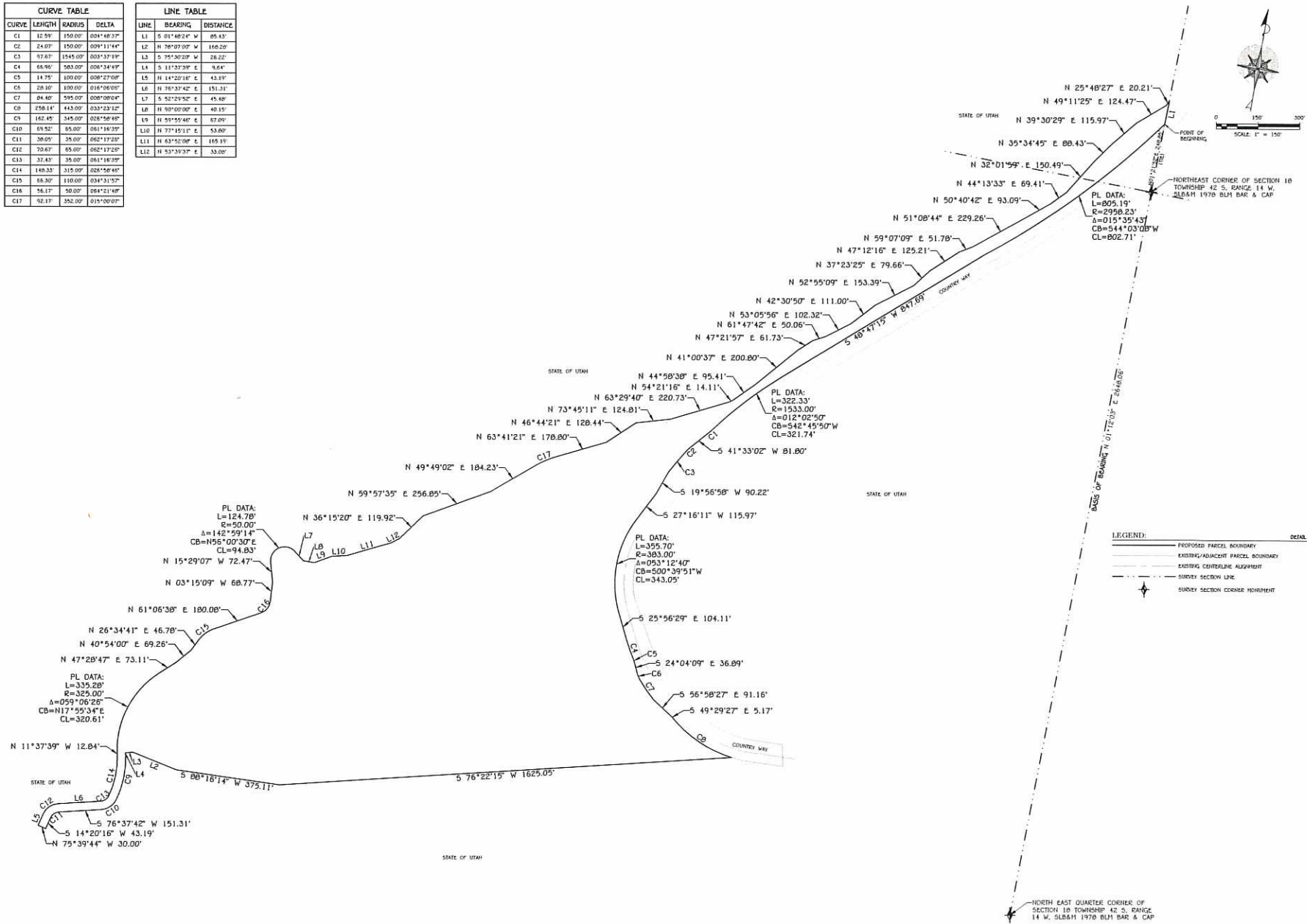
AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH

JOB #	25-056
DRAWN BY:	JR
CHECKED BY:	TCC
DATE:	02/03/2026

P.1.0

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.94'	150.00'	004°48'37"
C2	24.07'	150.00'	009°11'34"
C3	97.67'	1545.00'	003°33'39"
C4	66.96'	563.00'	006°34'49"
C5	14.75'	100.00'	008°27'08"
C6	28.10'	100.00'	016°06'00"
C7	84.40'	595.00'	008°08'04"
C8	258.14'	443.00'	033°23'12"
C9	162.45'	315.00'	028°56'49"
C10	49.32'	65.00'	061°16'39"
C11	36.09'	35.00'	062°17'20"
C12	70.67'	65.00'	062°17'20"
C13	37.43'	35.00'	061°16'39"
C14	140.33'	315.00'	028°56'49"
C15	66.30'	110.00'	034°31'52"
C16	56.17'	50.00'	064°21'48"
C17	92.17'	352.00'	015°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°46'24" W	85.43'
L2	N 76°07'00" W	166.20'
L3	S 75°30'00" W	26.22'
L4	S 11°37'39" E	9.84'
L5	N 14°20'16" E	43.19'
L6	N 76°37'42" E	151.31'
L7	S 52°29'52" E	45.48'
L8	N 90°00'00" E	40.15'
L9	N 59°55'46" E	67.89'
L10	N 77°15'11" E	53.80'
L11	N 83°52'06" E	185.19'
L12	N 53°39'37" E	33.08'



REVISIONS		
NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

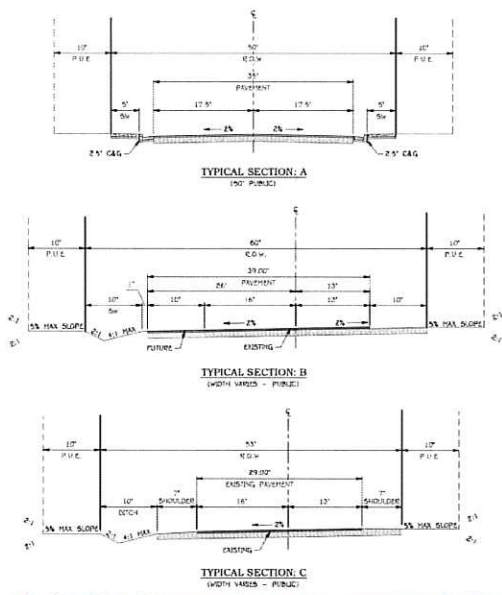
**AMERICAN
CONSULTING & ENGINEERING**
BY: JACOB L. WATSON

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SUB 6 1/2 1976 BLM BAR & CAP.
BOUNDARY MAP
PRELIMINARY PLAT

JOB # 25-056
DRAWN BY: JR
CHECKED BY: JTC
DATE: 02/03/2020

P.2.0

SHEET 2 of 12



SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
OPEN SPACE (TO BE DEDICATED)	7.21	18.84
SINGLE FAMILY LOTS (212 LOTS, 5.56 ACRE)	23.07	61.00
SEWER LIFT STATION DEDICATED TO CITY	0.18	0.47
STREET R.O.W.	7.70	19.90
TOTAL	28.16	100.00

LEGEND	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED SETBACK LINE	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
SURVEY SECTION LINE	
SURVEY SECTION CORNER MONUMENT	
PHASE LINE	
SHEET PATCH LINE	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
3"X" ASPHALT OVER 4"X" BASE PAVEMENT SECTION	
4"X" ASPHALT OVER 4"X" BASE PAVEMENT SECTION	
CONCRETE SURFACE	
H&A OPEN SPACE/COMPOUND AREA	
15' LANDSCAPE BUFFER WITH 10% LIVE GROWTH	
TOP MAP DETAIL	

TYPICAL LOT SETBACKS	
FRONT	10'/20'
REAR	10'
SIDE	5'
WALLETSIDE	5'

* FRONT SETBACK MUST BE 10' TO BLOCK AND 20' TO DRIVEWAY

REVISE

NO.

DATE

DESCRIPTION

PRELIMINARY

NOT FOR

CONSTRUCTION

AMERICAN

CONSULTING & ENGINEERING

1717 E 200 W SUITE 200

ST. GEORGE, UT 84770

AMARA

SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SUB 14

WASHINGTON, UTAH

OVERALL SITE PLAN I

PRELIMINARY PLAN

JOB NO.

35-056

DRAWN BY:

JR

CHECKED BY:

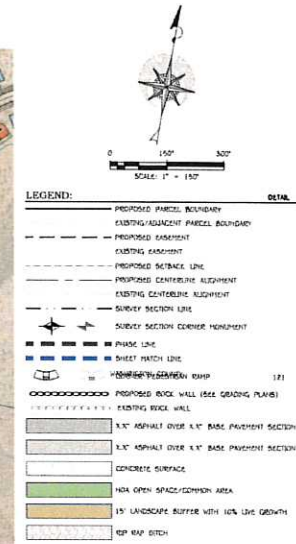
TCT

DATE:

02/03/2026

P.3.0

SHEET: 3 OF 12



REVISIONS	
NO.	DATE

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**AMERICAN
CONSULTING & ENGINEERING**
1713 S 2030 W SUITE 200
CARMICHAEL, UT 84302

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
OVERALL SITE PLAN II
PRELIMINARY PLAN

JOB #	25-056
DRAWN BY:	JR
CHECKED BY:	TCC
DATE:	02/03/2020

P.3.1

SHEET:	1	OF	12
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LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CENTER MEASUREMENT
- PHASE LINE
- SHEET MATCH LINE
- CONCRETE PAVEMENT RAMP
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- 1.5" ASPHALT OVER 4.5" BASE PAVEMENT SECTION
- 1.5" ASPHALT OVER 4.5" BASE PAVEMENT SECTION
- CONCRETE SURFACE
- HOA OPEN SPACE/COMMON AREA
- 15' LANDSCAPE BUFFER WITH 10% LIVE GROWTH
- RIP RAP DITCH

REVISIONS	
NO.	DATE DESCRIPTION

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NOT FOR
CONSTRUCTION**

**AMERICAN
CONSULTING & ENGINEERING**
1175 E. 200 N. SUITE 200
ST. GEORGE, UT 84770

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
OVERALL SITE PLAN III
PRELIMINARY PLAN

JOB # 25-056
DRAWN BY: JH
CHECKED BY: TCC
DATE: 02/03/2026

P.3.2

SHEET 5 OF 12

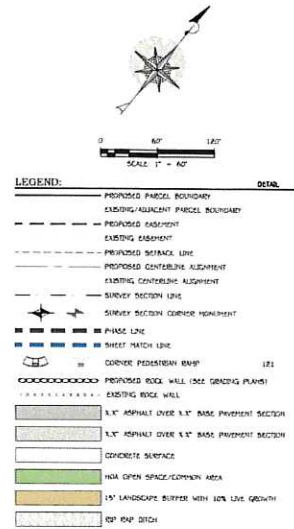


SCALE: 1" = 40'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- SHEET MATCH LINE
- PHASE LINE
- CORNER PEDISTALIAN RAMP
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- 1.5" ASPHALT OVER 1.5" BASE PAVEMENT SECTION
- 1.5" ASPHALT OVER 1.5" BASE PAVEMENT SECTION
- CONCRETE SURFACE
- HOA OPEN SPACE/COMMON AREA
- 15' LANDSCAPE BUFFER WITH 10% LIVE GROWTH
- 10' RAMP DITCH

NO.	DATE	DESCRIPTION	REVISIONS
PRELIMINARY NOT FOR CONSTRUCTION			
AMERICAN CONSULTING & ENGINEERING 10110 W. 200 N. SUITE 200 SALT LAKE CITY, UT 84114			
AMARA SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M WASHINGTON, UTAH SITE PLAN I PRELIMINARY PLAN			
JOB NO. 25-054 DRAWN BY: JH CHECKED BY: BCC DATE: 02/23/2024			25-054 JH BCC 02/23/2024
P.3.3			
SHEET: 6 OF 12			



REVISIONS	
NO.	DATE DESCRIPTION

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**AMERICAN
CONSULTING & ENGINEERING**
1011 W. 1000 S. SUITE 100
SALT LAKE CITY, UT 84119

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SUB&M
WASHINGTON, UTAH
SITE PLAN II
PRELIMINARY PLAN

JOB # 25-016
DRAWN BY: JH
CHECKED BY: TOL
DATE: 02/03/2020

P.3.4

SHEET: 7 OF 12



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET HATCH LINE
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL
 - PROPOSED ROCK RETAINING WALL
 - EXISTING ROCK RETAINING WALL
 - EXISTING LIMITS OF DISTURBANCE
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - PROPOSED GROUND MAJOR CONTOUR
 - PROPOSED GROUND MINOR CONTOUR
 - PROPOSED STORM PIPE (SIZE, PER PLAN)
 - EXISTING STORM PIPE (SIZE, PER PLAN)
 - CURB PILE SINGLE CATCH BASIN
 - CURB PILE DOUBLE CATCH BASIN
 - STANDARD STORM DRAIN HATCH
 - FLARED END SECTION
 - GATE PILE AREA DRAIN BOX
 - PROPOSED DRAINAGE SWALE/DOCH (SEE SECTIONS)
 - EXISTING DRAINAGE SWALE/DOCH
 - FEMA FLOODWAY BOUNDARY

LID STORM WATER QUALITY CALCULATIONS	
AREA OF LAND DISTURBANCE	38.40 ACRES
PROJECT IMPERVIOUS AREA	24.7 ACRES
PROJECT IMPERVIOUS PERCENT	64.00%
80TH STORM DEPTH	0.44 INCHES
VOLUMETRIC RUNOFF COEFFICIENT	0.37
80TH PERCENT VOLUME	22,497 CU. FT.
RETENTION PROVIDED	24,000 CU. FT.

REVISIONS

NO.	DATE	DESCRIPTION
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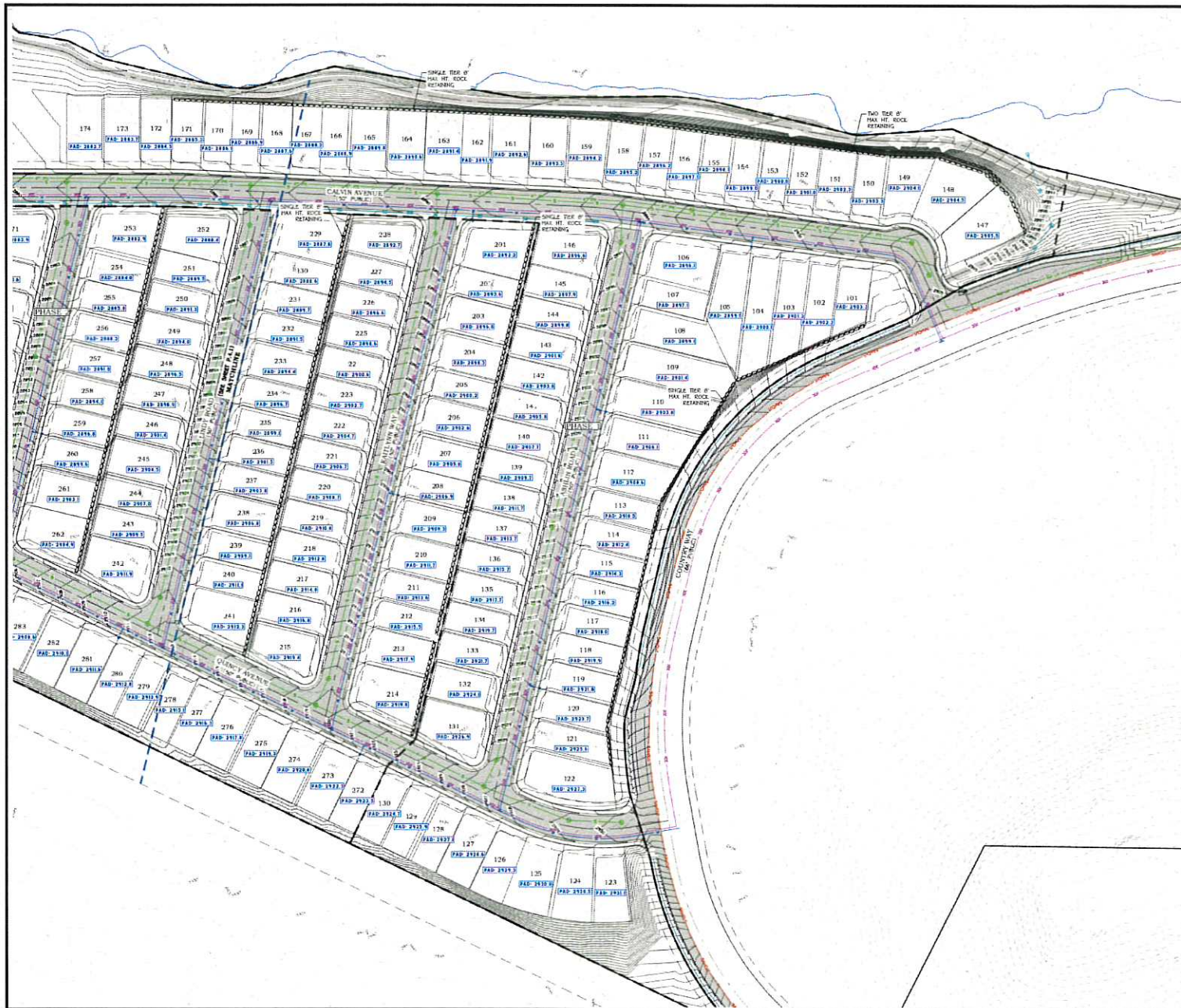
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**AMERICAN
CONSULTING & ENGINEERING**
10775 10TH W. SUITE 200
DALLAS, TEXAS 75243

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SUB&M
WASHINGTON, UTAH
OVERALL GRADING PLAN
PRELIMINARY PLAN

JOB NO. 35-056
DRAWN BY: JR
CHECKED BY: TOC
DATE: 02/03/2026

P.4.0
SHEET: 8 OF 12



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL
 - PROPOSED ROCK RETAINING WALL
 - EXISTING ROCK RETAINING WALL
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - PROPOSED GROUND MAJOR CONTOUR
 - PROPOSED GROUND MINOR CONTOUR
 - PROPOSED STORM PIPE (SIZE PER PLAN)
 - EXISTING STORM PIPE (SIZE PER PLAN)
 - CURB INLET SINGLE CATCH BASIN
 - CURB INLET DOUBLE CATCH BASIN
 - STANDARD STORM DRAIN MANHOLE
 - FLARED END SECTION
 - GRATE INLET AREA DRAIN BOX
 - PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
 - EXISTING DRAINAGE SWALE/DITCH
 - FEMA FLOODWAY BOUNDARY

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**AMERICAN
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EST. 1984

AMARA

SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH

GRADING PLAN II
PRELIMINARY PLAN

JOB # 25 056

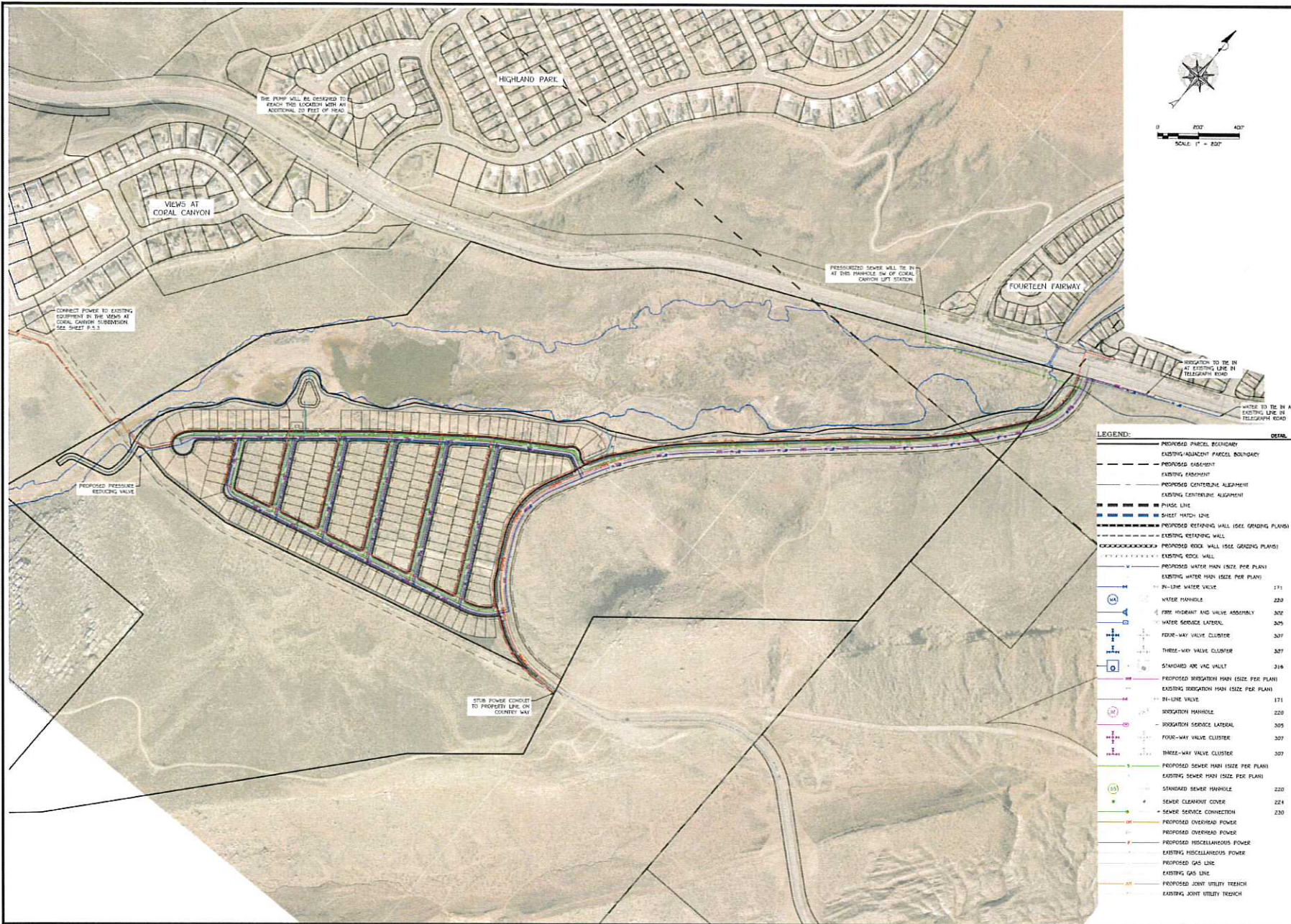
DRAWN BY: JR

CHECKED BY: TCC

DATE: 02/03/2026

P.4.2

SHEET: 10 OF 12



REVISIONS	
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EST. 1978 • 2014 W. 2024

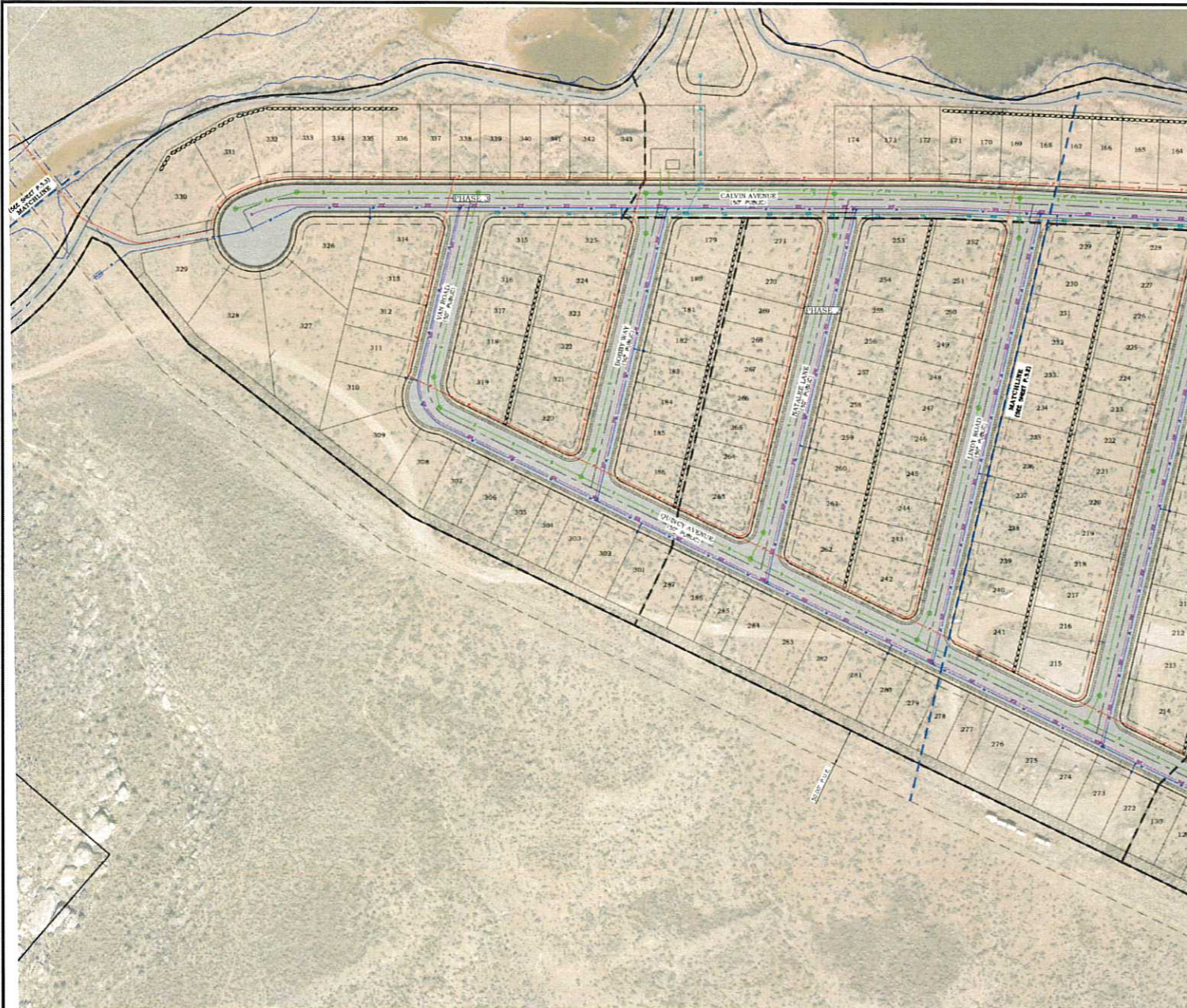
AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH

OVERALL UTILITY PLAN
PRELIMINARY PLAN

JOB #	25 036
DRAWN BY:	JH
CHECKED BY:	TC
DATE:	02/03/2026

P.5.0

SHEET: 11 OF 12



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED RETAINING WALL (SEE GRADING PLANS)
 - EXISTING RETAINING WALL
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - IN-LINE WATER VALVE
 - WATER MANHOLE
 - PIPE HYDRANT AND VALVE ASSEMBLY
 - WATER SERVICE LATERAL
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - STANDARD AIR VAC VALVE
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
 - IN-LINE VALVE
 - IRRIGATION MANHOLE
 - IRRIGATION SERVICE LATERAL
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - SEWER CLEANOUT COVER
 - SEWER SERVICE CONNECTION
 - PROPOSED OVERHEAD POWER
 - EXISTING OVERHEAD POWER
 - PROPOSED MISCELLANEOUS POWER
 - EXISTING MISCELLANEOUS POWER
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED JOINT UTILITY TRENCH
 - EXISTING JOINT UTILITY TRENCH

REVISIONS	
NO.	DATE DESCRIPTION

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**AMERICAN
CONSULTING & ENGINEERING**
10711 101 W 1000 S
SALT LAKE CITY, UT 84114

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SUB&M
WASHINGTON, UTAH
UTILITY PLAN I
PRELIMINARY PLAN

JOB NO. 35-016
DRAWN BY: JR
CHECKED BY: TOC
DATE: 02/03/2025

P.5.1

SHEET 12 OF 12



LEGEND:

SYMBOL	DESCRIPTION	DETAIL
---	PROPOSED PARCEL BOUNDARY	
---	EXISTING/ADJACENT PARCEL BOUNDARY	
---	PROPOSED EASEMENT	
---	EXISTING EASEMENT	
---	PROPOSED CENTERLINE ALIGNMENT	
---	EXISTING CENTERLINE ALIGNMENT	
---	PHASE LINE	
---	SHEET MATCH LINE	
---	PROPOSED RETAINING WALL (SEE GRADING PLANS)	
---	EXISTING RETAINING WALL	
---	PROPOSED ROCK WALL (SEE GRADING PLANS)	
---	EXISTING ROCK WALL	
---	PROPOSED WATER MAIN (SIZE PER PLAN)	
---	EXISTING WATER MAIN (SIZE PER PLAN)	
---	IN-LINE WATER VALVE	171
---	WATER MANHOLE	230
---	FIRE HYDRANT AND VALVE ASSEMBLY	202
---	WATER SERVICE LATERAL	209
---	FOUR-WAY VALVE CLUSTER	207
---	THREE-WAY VALVE CLUSTER	207
---	STANDARD AIR VAC VALVE	218
---	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
---	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
---	IN-LINE VALVE	171
---	IRRIGATION MANHOLE	220
---	IRRIGATION SERVICE LATERAL	205
---	FOUR-WAY VALVE CLUSTER	207
---	THREE-WAY VALVE CLUSTER	207
---	PROPOSED SEWER MAIN (SIZE PER PLAN)	
---	EXISTING SEWER MAIN (SIZE PER PLAN)	
---	STANDARD SEWER MANHOLE	220
---	SEWER CLEANOUT COVER	224
---	SEWER SERVICE CONNECTION	230
---	PROPOSED OVERHEAD POWER	
---	PROPOSED MISCELLANEOUS POWER	
---	EXISTING MISCELLANEOUS POWER	
---	PROPOSED GAS LINE	
---	EXISTING GAS LINE	
---	PROPOSED JOINT UTILITY TRENCH	
---	EXISTING JOINT UTILITY TRENCH	

REVISIONS	
NO.	DESCRIPTION

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CONSTRUCTION**

**AMERICAN
CONSULTING & ENGINEERING**
10111 201 W. 100 S.

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
UTILITY PLAN II
PRELIMINARY PLAN

JOB # 25 056
DRAWN BY: JR
CHECKED BY: BUC
DATE: 02/03/2025
P.5.2
SHEET: 13 OF 12



LEGEND:

SYMBOL	DESCRIPTION	DETAIL
---	PROPOSED PARCEL BOUNDARY	
---	EXISTING/ADJACENT PARCEL BOUNDARY	
---	PROPOSED SUBDIVISION	
---	EXISTING EASEMENT	
---	PROPOSED CENTERLINE ALIGNMENT	
---	EXISTING CENTERLINE ALIGNMENT	
---	PHASE LINE	
---	SHEET HATCH LINE	
---	PROPOSED RETAINING WALL (SEE GRADING PLANS)	
---	EXISTING RETAINING WALL	
---	PROPOSED ROCK WALL (SEE GRADING PLANS)	
---	EXISTING ROCK WALL	
---	PROPOSED WATER MAIN (SIZE PER PLAN)	
---	EXISTING WATER MAIN (SIZE PER PLAN)	
---	IN-LINE WATER VALVE	171
---	WATER MANHOLE	220
---	EDGE HYDRANT AND VALVE ASSEMBLY	202
---	WATER SERVICE LATERAL	205
---	FOUR-WAY VALVE CLUSTER	207
---	THREE-WAY VALVE CLUSTER	207
---	STANDARD AIR VAC VALVE	218
---	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
---	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
---	IN-LINE VALVE	171
---	IRRIGATION MANHOLE	220
---	IRRIGATION SERVICE LATERAL	205
---	FOUR-WAY VALVE CLUSTER	207
---	THREE-WAY VALVE CLUSTER	207
---	PROPOSED SEWER MAIN (SIZE PER PLAN)	
---	EXISTING SEWER MAIN (SIZE PER PLAN)	
---	STANDARD SEWER MANHOLE	220
---	SEWER CLEANOUT COVER	224
---	SEWER SERVICE CONNECTION	220
---	PROPOSED OVERHEAD POWER	
---	PROPOSED OVERHEAD POWER	
---	PROPOSED MISCELLANEOUS POWER	
---	EXISTING MISCELLANEOUS POWER	
---	PROPOSED GAS LINE	
---	EXISTING GAS LINE	
---	PROPOSED JOINT UTILITY TRENCH	
---	EXISTING JOINT UTILITY TRENCH	

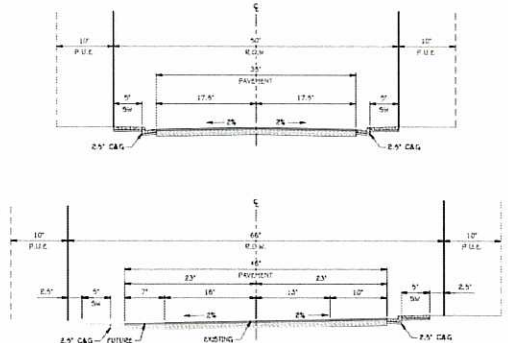
REVISIONS	
NO.	DESCRIPTION

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**AMERICAN
CONSULTING & ENGINEERING**
UTAH DIVISION, UT 84002

AMARA
SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
UTILITY PLAN III
PRELIMINARY PLAN

JOB # 25 054
DRAWN BY: JH
CHECKED BY: TCC
DATE: 02/03/2025
P.5.3
SHEET: 14 OF 12



REVISIONS	
NO.	DESCRIPTION
1	DATE
PRELIMINARY NOT FOR CONSTRUCTION	
AMARA SECTION 18, TOWNSHIP 42 S, RANGE 14 W, SLB&M WASHINGTON, UTAH FIRE & LIFE SAFETY PLAN PRELIMINARY PLAN	
JOB #	25 056
DRAWN BY	JR
CHECKED BY	TCC
DATE	02/03/2026
P.6.0	
SHEET	15 of 12