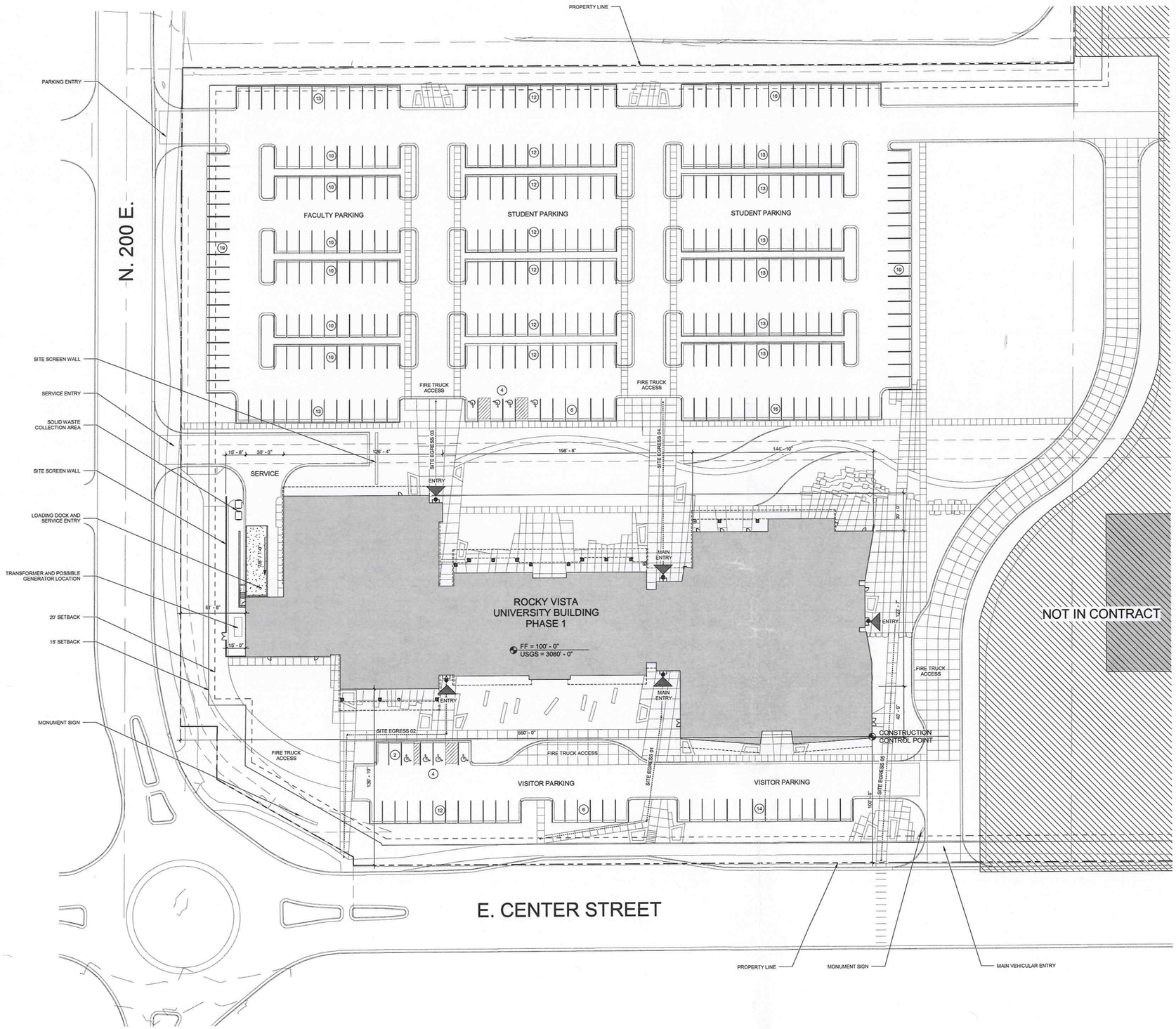


1 ENLARGED SITE PLAN
1" = 30'-0"

0' 15' 30' 60' 120'

PARKING SPACE TABULATION		
LEVEL	LOCATION	PARKING SPACES
LEVEL 1	ADA Parking	6
LEVEL 1	Faculty Parking	105
LEVEL 1	Student Parking	219
LEVEL 1	Visitor Parking	34
LEVEL 1		366
GRAND TOTAL		366

EGRESS PATH LENGTH - SITE...	
PATH OF EGRESS TRAVEL	LENGTH
Site Egress 01	202' - 11"
Site Egress 02	219' - 6"
Site Egress 03	78' - 2"
Site Egress 04	139' - 0"
Site Egress 05	212' - 2"

OZ ARCHITECTURE
3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

ROCKY VISTA UNIVERSITY - UTAH

PROJ. NO. 115191.00
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 10.30.15

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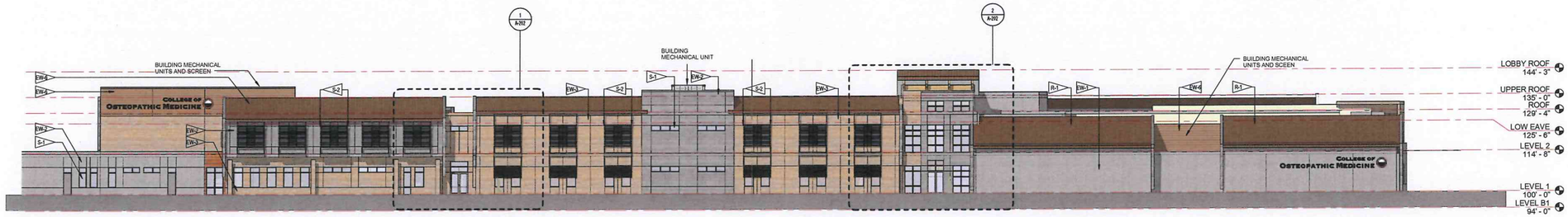
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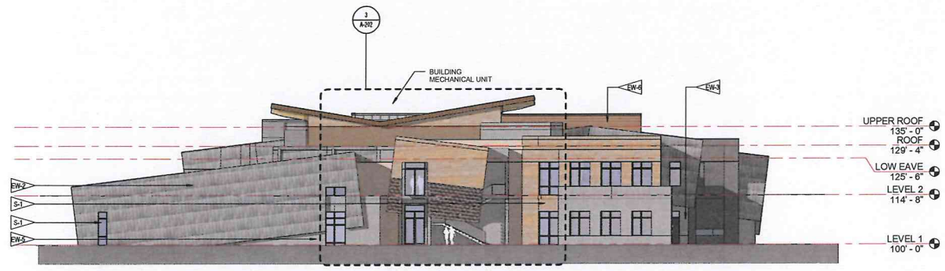
##	MATERIAL
EW-1	PRECAST CONCRETE PANEL ON 6" METAL STUDS
EW-2	RAINSCREEN METAL PANEL ON 6" METAL STUDS
EW-3	RAINSCREEN FIBERCEMENT PANEL ON 6" METAL STUDS
EW-4	STUCCO ON METAL STUDS
EW-5	STEPPED CONCRETE STEM WALL, RE: STRUCT
EW-6	PAINTED METAL SCREEN
F1	COMPOSITE SLAB ON STEEL BEAMS, RE: STRUCTURAL
F2	CONCRETE SLAB ON GRADE, RE: STRUCTURAL
R1	STANDING SEAM METAL ROOF, STEEL DECKING, AND STEEL FRAMING, RE: STRUCTURAL
S1	ALUMINUM STOREFRONT / WINDOW SYSTEM
S2	METAL SUNSHADE

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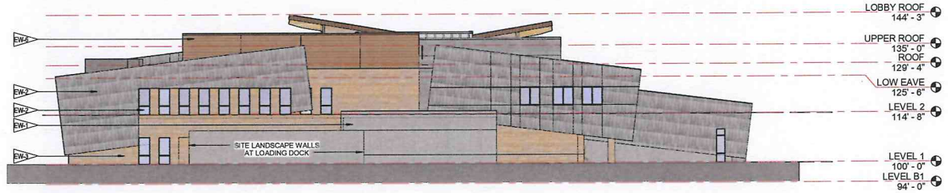
4 SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



3 EAST ELELVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



2 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



1 NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'

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SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"
SHEET NUMBER
A-201

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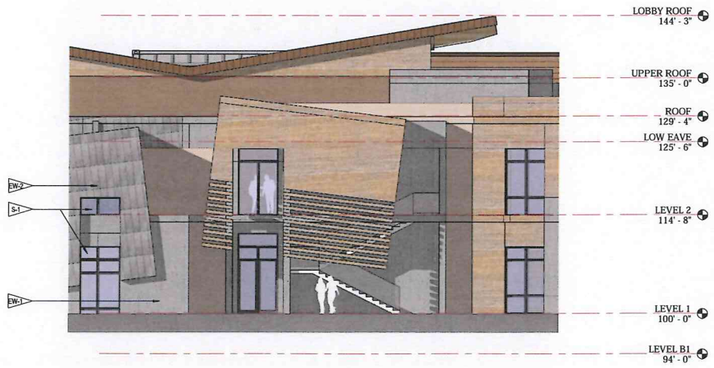
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S1	ALUMINUM STOREFRONT / WINDOW SYSTEM
S2	METAL SUNSHADE



1 SOUTH ELEVATION - SECONDARY ENTRY
1/8" = 1'-0"



2 SOUTH ELEVATION - MAIN ENTRY
1/8" = 1'-0"



3 EAST ELEVATION - EXTERIOR STAIR
1/8" = 1'-0"



4 NORTH ELEVATION - MAIN ENTRY
1/8" = 1'-0"



5 NORTH ELEVATION - SECONDARY ENTRY
1/8" = 1'-0"

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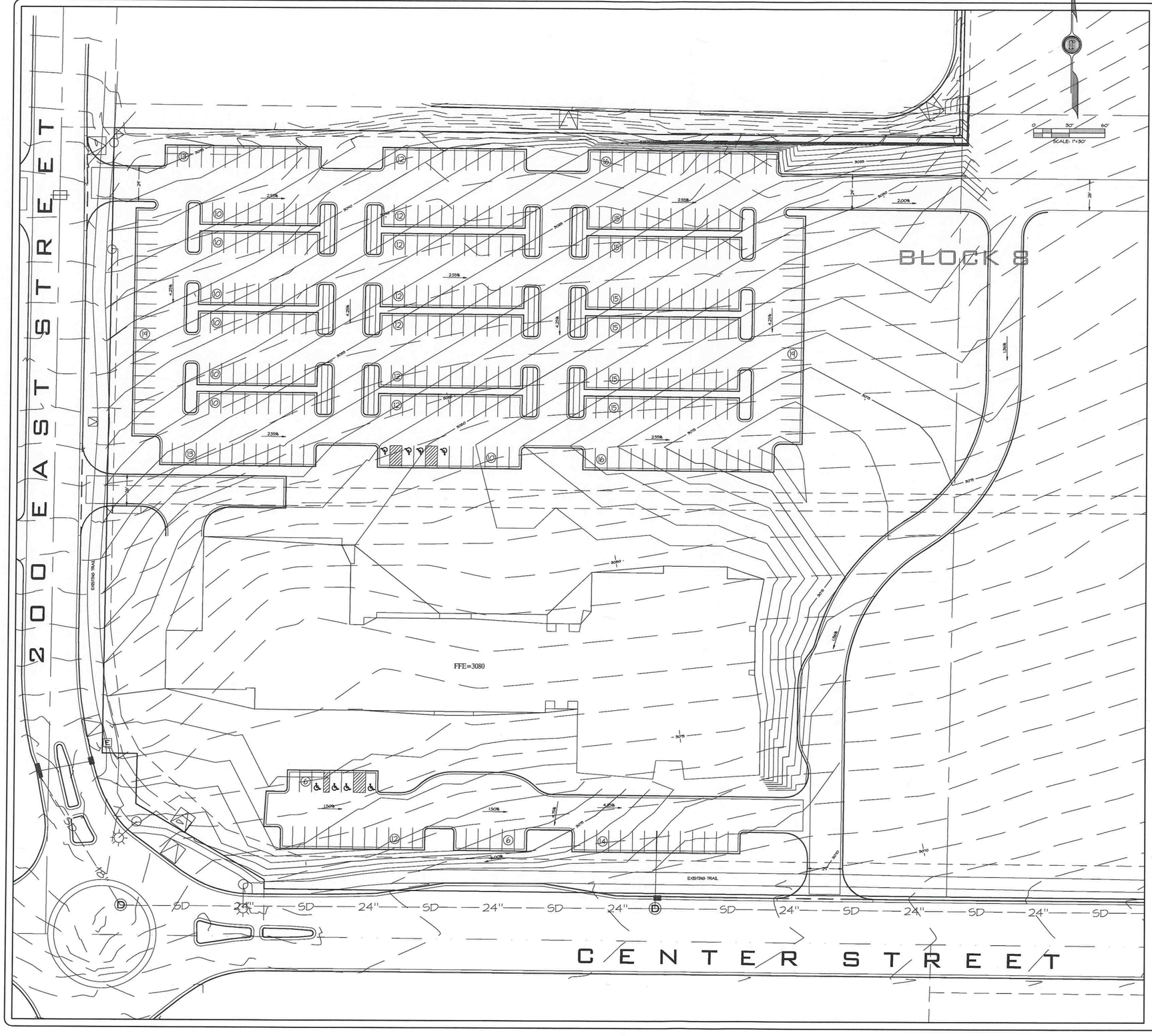
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SHEET TITLE:
ENLARGED BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
SHEET NUMBER
A-202

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GRADING NOTES

1. ALL EXCAVATIONS, GRADING, AND FILL OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED TUACAHN ART CENTER ADDITION, PREPARED BY ABEC, DATED JULY 31, 2014.

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND/OR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM EIGHT-INCH LOOSE LIFTS AND COMPACTED ON A HORIZONTAL PLANE. GRANULAR SOILS IN COMPACTED FILLS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

5. UNLESS SHOWN OTHERWISE ON THESE PLANS AND APPROVED BY IVINS CITY, ALL CONSTRUCTION SHALL CONFORM TO IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION LATEST EDITIONS AS ADMINISTERED BY IVINS CITY.

6. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

7. OWNER IS REPONSIBLE FOR ALL ON-SITE DETENTION AND DRAINAGE.

LEGEND

- EXISTING 1' CONTOUR
- 2840 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 2840 PROPOSED 5' CONTOUR
- 350ft GRADING SLOPES
- FLOW DIRECTION
- PROPOSED CATCH BASIN - PER DETAIL 'E' ON SHEET C2.2
- PROPOSED 8" DRAIN BASIN - PER DETAIL 'F' ON SHEET C2.2
- PROPOSED 12" DRAIN BASIN - PER DETAIL 'B' ON SHEET C2.2
- PROPOSED STAKED ROCK WALL
- EXISTING HALL

ACCESSIBLE NOTES

1. ALL LANDINGS AT DOORWAYS AND STAIRWAYS TO COMPLY WITH IBC 1003.5 - 1003.6

2. THE RUNNING SLOPE OF WALKING SURFACES AT ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20 (5.00%) AND THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).

3. ALL SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 2.00% CROSS SLOPE.

811 Know what's **below.** **Call** before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

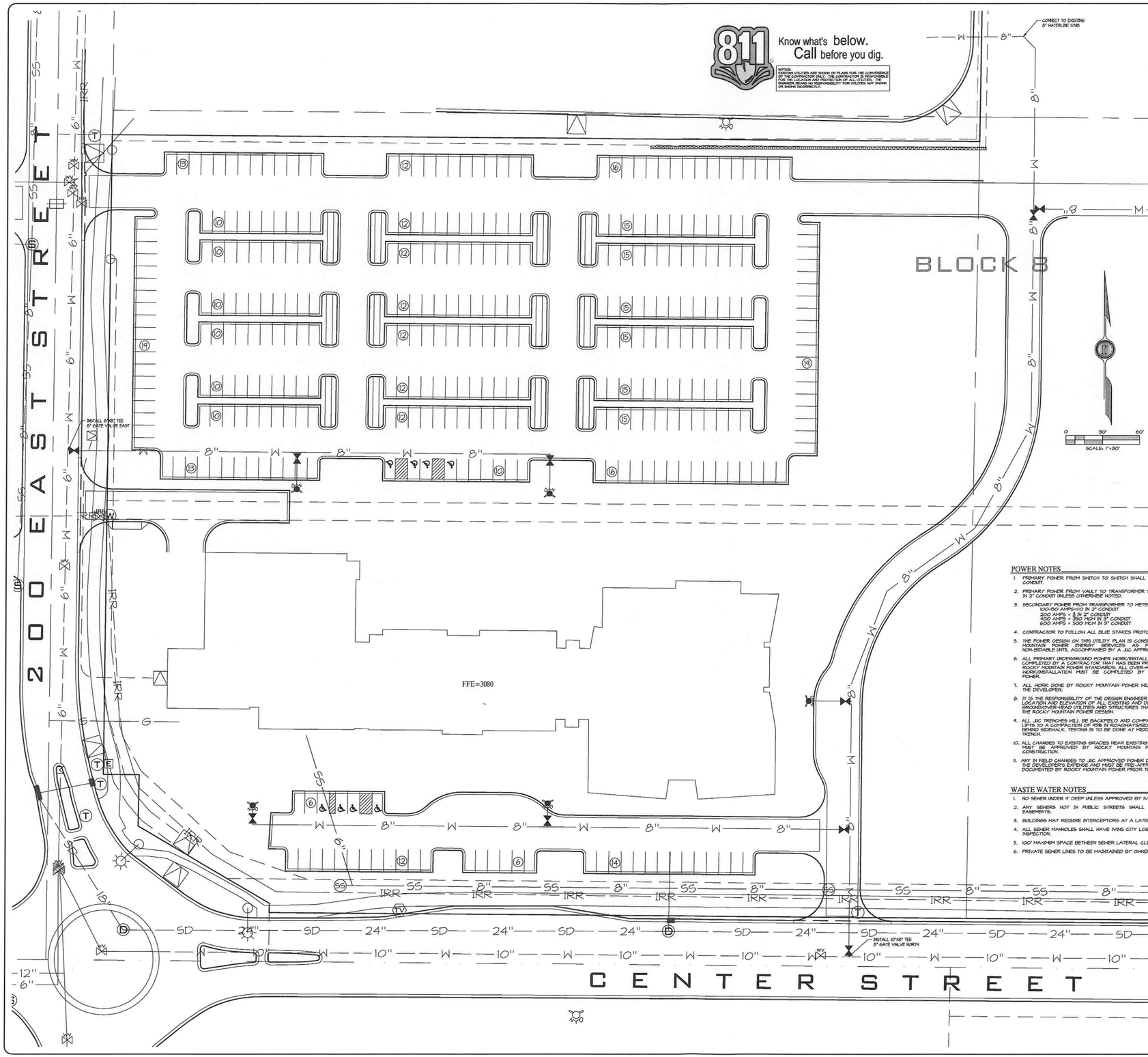
DATE:	10/29/2015
JOB NO.:	414-5-001
DESIGNED BY:	JJH
CHECKED BY:	RAR
DWG:	CVIL

REVISIONS
DATE

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.rasvil.com

Preliminary Grading Plan
FOR
Rocky Vista University
Conditional Use Permit
Ivins, Utah

SHEET
C-100
OF SHEETS



QUESTAR GAS NOTES

1. DEVELOPER NEEDS TO CONTACT QUESTAR GAS MARKETING DEPARTMENT PRIOR TO BREAKING GROUND FOR HAS SIGN UP -> BILL SCHNEIDER @ 435-674-6833
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. 9" CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT QUESTAR GAS FOR CASING LOCATIONS (115 E 350 N. ST. GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE HAS LINES WILL BE INSTALLED. ***DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LINES, BACK OF BURN AND GRADE MUST BE STAKED BY DEVELOPER BEFORE HAS WILL BE INSTALLED.
7. WATER AND SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT **DEB ANDERSON @ 435-674-6414** AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDLING OF INSTALLATION.
10. *****IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN FISHER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. **NEW CONSTRUCTION, GAS NOTES:** HIGH PRESSURE GAS LINES ARE LOCATED THROUGHOUT THE ST. GEORGE/WASHINGTON AREA. BEFORE DIGGING PLEASE CALL!
    JERRY JONES @ 435-680-4848 OR
    CORDELL NAYLOR @ 435-669-2397

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND 4" CONDUIT.
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.
3. INSIDE TERMINATION. DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL OUTSIDE TERMINATION. DEVELOPER TO PROVIDE 30"X30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 435-673-9694 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.
6. TELEPHONE TO BE BROUGHT FROM EXISTING BUILDING.

INTERLINKS / TONAQUINT NETWORKS

1. CONTACT MATT HEATON (801) converted-to-digits-only-not-a-phone-number-here-0444 FOR QUESTIONS.
2. TO SCHEDULE SITE VISIT CONTACT MATT HEATON (801) converted-to-digits-only-not-a-phone-number-here-0444 OR GENE MORRIS (435) 705-4471 (45 DAY ADVANCE NOTICE)
3. TON WILL PROVIDE CONDUIT IN EXISTING OPEN TRENCH. PLEASE CONTACT MATT OR GENE 10 DAYS BEFORE TRENCH OPENS.

TDS TELECOM CATV NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH.
2. TDS TELECOM WILL PROVIDE 2" CONDUITS. PLEASE CONTACT **DAVID JORDAN @ 435-691-7488** AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. THE DEVELOPER SHALL PROVIDE ALL STREET NAMES AND ADDRESSES AFTER FINAL JUC APPROVAL.
4. FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO **DAVID JORDAN** WITH TDS TELECOM @ 435-691-7488.
6. RELOCATION OF NEW OR EXISTING TDS TELECOM FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
7. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY IVINS CITY.
6. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY, STORM DRAIN AND FIRE SERVICE LINES SHOWN OR NOT SHOWN ON UTILITY PLAN.
7. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED TUACAHN ART CENTER ADDITION, PREPARED BY ASEC, DATED JULY 31, 2014.

POWER NOTES

1. PRIMARY POWER FROM SWITCH TO SWITCH SHALL BE 750 MCM IN 3" CONDUIT.
2. PRIMARY POWER FROM VAULT TO TRANSFORMER SHALL BE 1/0 WIRE IN 2" CONDUIT UNLESS OTHERWISE NOTED.
3. SECONDARY POWER FROM TRANSFORMER TO METER SHALL BE:
   100-150 AMPS=1/0 IN 2" CONDUIT
   200 AMPS = 4/0 2" CONDUIT
   400 AMPS = 350 MCM IN 3" CONDUIT
   600 AMPS = 500 MCM IN 3" CONDUIT
4. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
5. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ROCKY MOUNTAIN POWER ENERGY SERVICES AS PRELIMINARY AND NON-BINDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.
6. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY ROCKY MOUNTAIN POWER STANDARDS. ALL OVER-HEAD WORK/INSTALLATION MUST BE COMPLETED BY ROCKY MOUNTAIN POWER.
7. ALL WORK DONE BY ROCKY MOUNTAIN POWER WILL BE PREPAID BY THE DEVELOPER.
8. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDER-GROUND/OVER-HEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE ROCKY MOUNTAIN POWER DESIGN.
9. ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% IN DOUBLE SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
10. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
11. ANY IN FIELD CHANGES TO JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION.

WASTE WATER NOTES

1. NO SEWER UNDER 4' DEEP UNLESS APPROVED BY IVINS CITY.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE IVINS CITY LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER.

WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF IVINS STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.3 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICE.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP BACK AT THE WATER MAIN, ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY IVINS CITY WATER SERVICES ENGINEER.
11. FIRE HYDRANTS AND WATER METERS SHALL BE INSTALLED 3 FT. BEHIND BACK OF CURB.
12. CONSTRUCT WATERLINE TO HAVE MINIMUM 3.5 FT COVER FROM EXISTING GROUND.

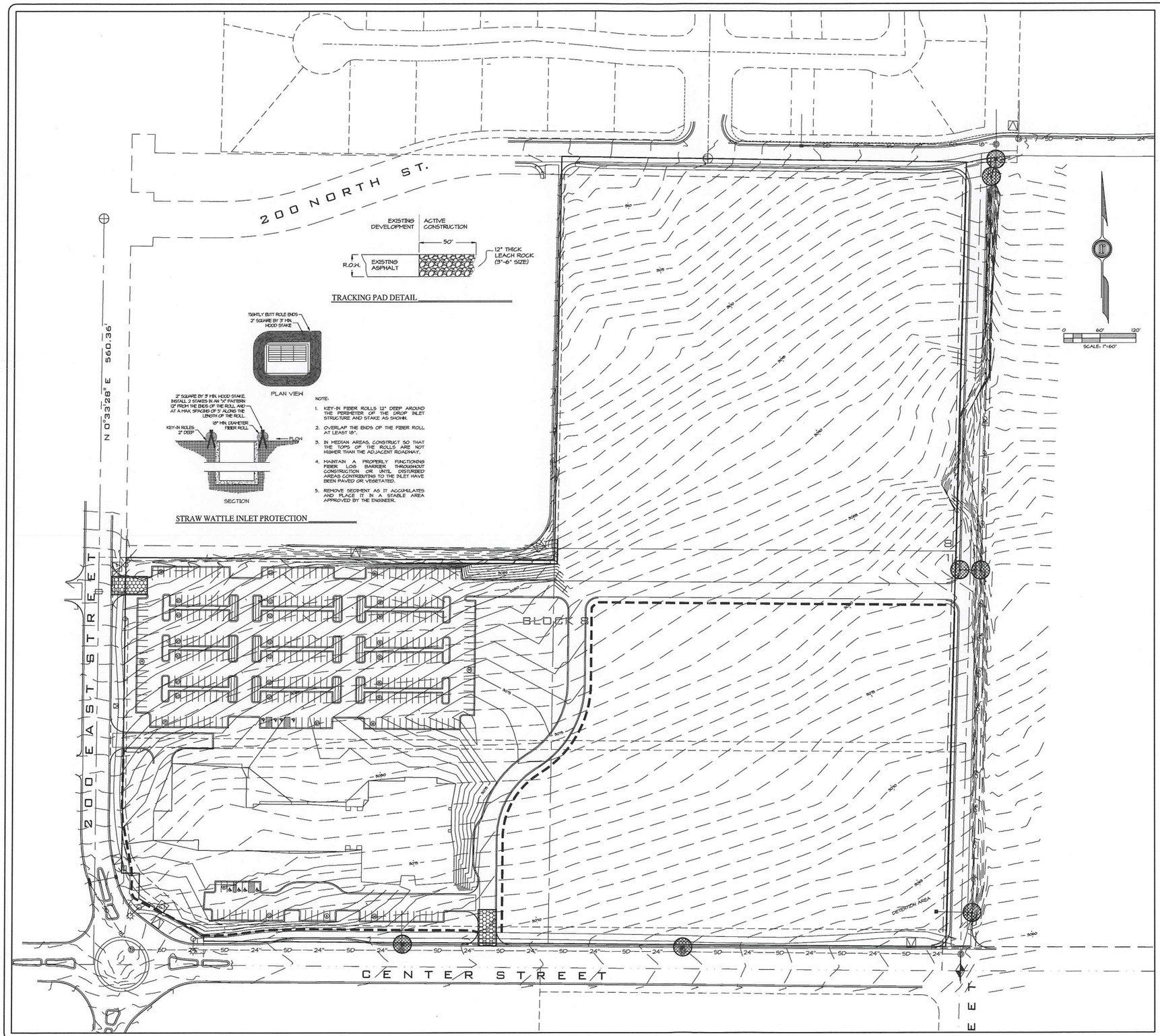
DATE:	10/29/2015
JOB NO.:	4141-5-001
DESIGNED BY:	JLW
CHECKED BY:	RAR
DWG:	GMB

REVISIONS
DATE

ROSENBERG ASSOCIATES
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www.racivil.com

Preliminary Utility Plan
FOR
Rocky Vista University
Conditional Use Permit
Ivins, Utah

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DUST CONTROL

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO CITY OF ST. GEORGE STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS, AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING, AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

5. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST, AND PRIOR TO EXPECTED WIND EVENTS.
6. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

STORMWATER POLLUTION PREVENTION NOTES

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN.
3. STORAGE/STAGING AREA, CONCRETE WASHOUT AREA ARE LOCATED AT CONSTRUCTION STORAGE AREA MAINTAINED BY EARTHWORK CONTRACTOR.
4. CONTRACTOR SHALL UPDATE LOCATION OF RESTROOMS AND TRASH BIN WITH APPROPRIATE BMP MEASURES.

SEDIMENT EROSION CONTROL NOTES

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODIABLE SLOPES
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF ST. GEORGE.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMPS
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF ST.GEORGE.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS
15. COMPLY WITH ALL REQUIREMENTS FROM THE CITY OF ST.GEORGE AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.

LONG TERM MAINTENECE (POST CONSTRUCTION)

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMP'S SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
2. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
   A. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 2/3 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
   B. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
   C. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- CATCH BASIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EARTH BERM
- TRACKING PAD
- STRAW WATTLE INLET PROTECTION

Know what's below. Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

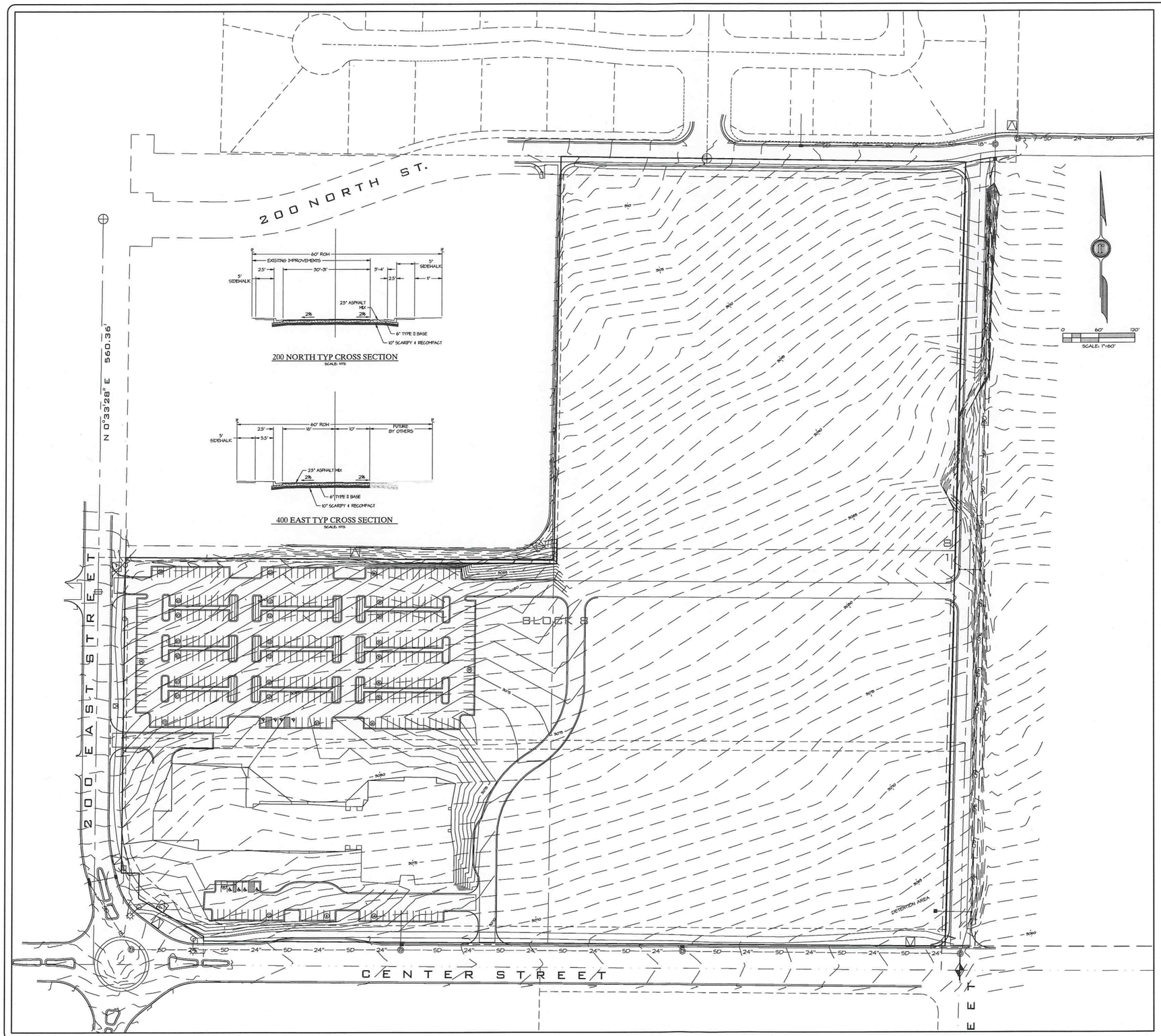
DATE: 10/24/2015
JOB NO.: 414-5-001
DESIGNED BY: JLH
CHECKED BY: RAR
DWG: CIVIL

REVISIONS
DATE

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.rasch.com

Preliminary Erosion Control Plan
FOR
Rocky Vista University
Conditional Use Permit
Ivins, Utah

SHEET
C-300
OF SHEETS



Know what's below. Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR'S ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND IMPROVEMENTS. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE:	10/24/2018
JOB NO.:	4841-5-001
DESIGNED BY:	LM
CHECKED BY:	RAR
DWG:	CVIL

DATE:
REVISIONS

ROSENBERG ASSOCIATES
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Preliminary Area Site Plan
FOR
Rocky Vista University
Conditional Use Permit
Ivins, Utah

SHEET
C-401
OF SHEETS

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	YELLOW BIRD OF PARADISE / CAESALPINIA GILLIESII	24"BOX	MULTI-STEM	
	COMMON HACKBERRY / CELTIS OCCIDENTALIS	24"BOX	2"CAL	
	EASTERN REDBUD / CERCIS CANADENSIS	24"BOX	2"CAL	
	DESERT WILLOW / CHILOPSIS LINEARIS	24"BOX	MULTI-STEM	
	PINK DAWN CHITALPA / CHITALPA X TASHKENTENSIS 'PINK DAWN'	24"BOX	MULTI-STEM	
	ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS 'GLAUCA'	24"BOX		6'-8' HT
	RAYWOOD ASH / FRAXINUS OXYCARPA 'RAYWOOD' TM	24"BOX	2"CAL	
	FAN-TEX ASH / FRAXINUS VELUTINA 'FAN-TEX'	24"BOX	2"CAL	
	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	24"BOX	2"CAL	
	SUNBURST COMMON HONEYLOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	24"BOX	2"CAL	
	GOLDEN RAIN TREE / KOELREUTERIA PANICULATA	24"BOX	2"CAL	
	SWAN HILL OLIVE / OLEA EUROPAEA 'SWAN HILL' TM	36"BOX	MULTI-STEM	
	WILSON OLIVE / OLEA EUROPAEA 'WILSONII'	36"BOX	MULTI-STEM	
	MONDELL PINE / PINUS ELDARICA	24"BOX		6'-8' HT
	CHINESE PISTACHE / PISTACIA CHINENSIS	24"BOX	2"CAL	
	LONDON PLANE TREE / PLATANUS X ACERIFOLIA	24"BOX	2"CAL	
	FREMONT COTTONWOOD / POPULUS FREMONTII	24"BOX	2"CAL	
	HONEY MESQUITE / PROSOPIS GLANDULOSA	36"BOX	2"CAL	
	BUCKLEY OAK / QUERCUS BUCKLEYI	24"BOX	2"CAL	
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 'MILLENIUM'	24"BOX	2"CAL	
	PURPLE ROBE LOCUST / ROBINIA X AMBIGUA 'PURPLE ROBE'	24"BOX	2"CAL	
	LEYLANDI CYPRESS / X CUPRESSOCYPARIS LEYLANDII	24"BOX		6'-8' HT

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT
	CENTURY PLANT / AGAVE AMERICANA	5 GAL
	FOURWING SALTBUSH / ATRIPLEX CANESCENS	5 GAL
	BLUE MIST SHRUB / CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL
	RABBITBRUSH / CHRYSOTHAMNUS NAUSEOSUS	5 GAL
	GREY DESERT SPOON / DASYLIRION WHEELERI	5 GAL
	APACHE PLUME / FALLUGIA PARADOXA	5 GAL
	OCOTILLO / FOUQUIERIA SPLENDENS	15 GAL
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL
	CREOSOTE BUSH / LARREA TRIDENTATA	5 GAL
	RIO BRAVO TEXAS RANGER / LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL
	SILVER CLOUD TEXAS RANGER / LEUCOPHYLLUM 'SILVER CLOUD'	5 GAL
	LITTLE RED OLEANDER / NERIUM OLEANDER 'LITTLE RED' TM	5 GAL
	SACAHUISTA / NOLINA MICROCARPA	5 GAL
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM	5 GAL
	ROSEMARY / ROSMARINUS OFFICINALIS 'BLUE SPIRES'	5 GAL
	DWARF ROSEMARY / ROSMARINUS OFFICINALIS 'PROSTRATUS'	5 GAL
	SPANISH BROOM / SPARTIUM JUNCEUM	5 GAL
	BANANA YUCCA / YUCCA BACCATA	5 GAL

ANNUALS/PERENNIALS	COMMON NAME / BOTANICAL NAME	CONT
	DESERT MARIGOLD / BAILEYA MULTIRADIATA	1 GAL
	DAMIANITA / CHRYSACTINIA MEXICANA	1 GAL
	BUTTERFLY GAURA / GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	1 GAL
	FIRECRACKER PENSTEMON / PENSTEMON EATONII	1 GAL
	GERMANDER / TEUCRIUM CHAMAEDRYS	1 GAL

CACTI	COMMON NAME / BOTANICAL NAME	CONT
	GOLDEN BARREL CACTUS / ECHINOCACTUS GRUSONII	1 GAL

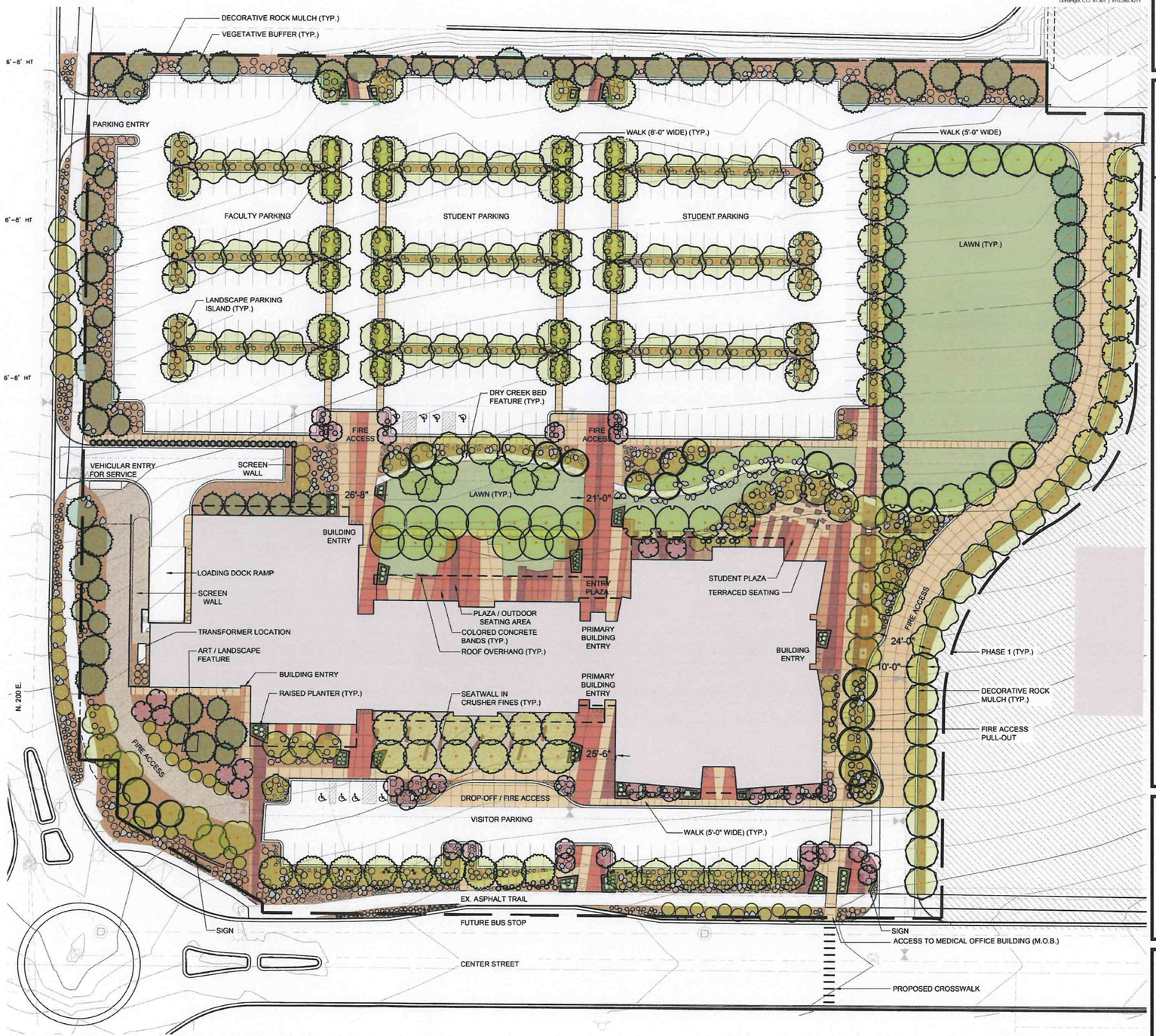
GRASSES	COMMON NAME / BOTANICAL NAME	CONT
	REGAL MIST GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	5 GAL

OTHER SITE MATERIALS
BOULDERS (2'-4' DIA.)

SOD/LAWN
RTF TURF SOD/ FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'

LANDSCAPE AREA CALCULATIONS - PHASE 1	
10.2 ACRES	TOTAL AREA
3.6 ACRES	PERVIOUS AREA
6.6 ACRES	IMPERVIOUS AREA (INCLUDING BUILDING FOOTPRINT)
175,130 SQ. FT.	PARKING LOT AREA
29,354 SQ. FT.	LANDSCAPE AREA IN PARKING LOT

*LANDSCAPE AREA IN PARKING LOT CONSTITUTES 16.8% OF TOTAL PARKING LOT AREA; 15% IS REQUIRED.
*PERVIOUS AREA CALCULATION DOES NOT INCLUDE DETENTION POND.



NOTES:
1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM. LAWN TO BE IRRIGATED WITH SPRAY HEADS.
2. ALL SCREEN WALLS TO MATCH BUILDING MATERIALS. WALLS TO BE 6' HT TYPICAL.

30 15 0 30
SCALE: 1" = 30'

DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
1309 East 3rd Ave, Room 23
Durango, CO 81301 | 970.385.4219

OZ ARCHITECTURE
3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704
www.ozarch.com

State of Utah
10.29.15
CATHERINE FEENEY
9550111
Licensed Landscape Architect

ROCKY VISTA UNIVERSITY - UTAH

PROJ. NO. 115191.00
DRAWN: KF, CW
CHECKED: WC, KF
APPROVED: WC
DATE: 10.30.15

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ROCKY VISTA UNIVERSITY - UTAH
ISSUED FOR:
100% SCHEMATIC DESIGN

SHEET TITLE:
Landscape Plan

SCALE:
SHEET NUMBER
L-100

DHM DESIGN
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SCALE: 1" = 30'

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DRAWN: KF, CW
CHECKED: WC, KF
APPROVED: WC
DATE: 10.30.15

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SHEET TITLE:
Detention Pond
Landscape Plan

SCALE:
SHEET NUMBER
L-101