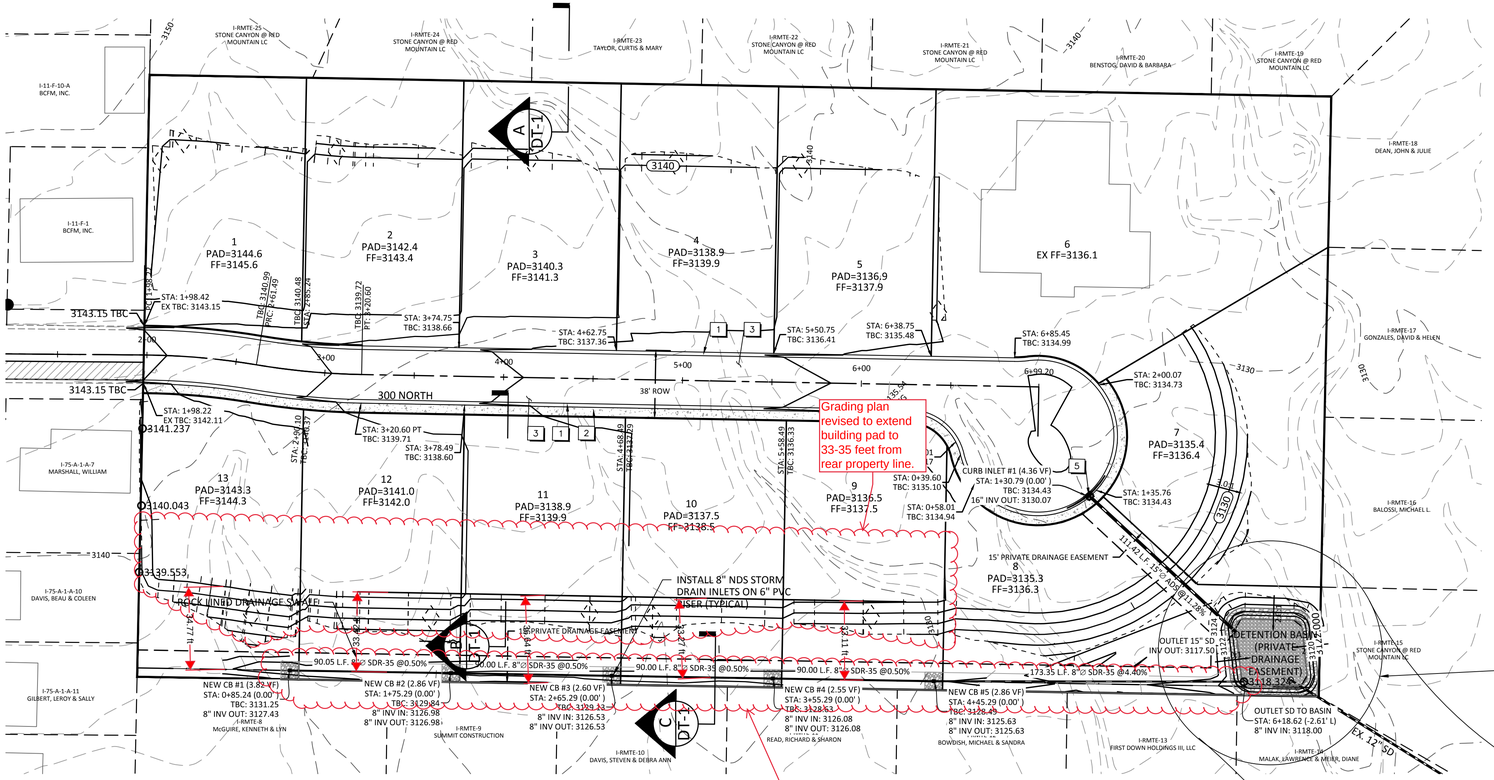
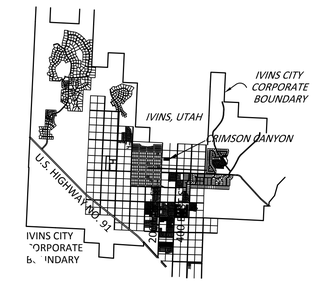


VICINITY MAP

NOT TO SCALE



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRADING NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557). REFERENCE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY AGEC, INC., DATED FEBRUARY 2, 2015, PROJECT NO. 2141589.
2. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR 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.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
8. ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.

CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING NO. R-01.
2. 6" THICK CONCRETE SIDEWALK PER IVINS CITY STANDARDS. WIDTH PER SECTION SHT. DT-1.
3. 2-1/2" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
4. CONSTRUCT HANDICAP RAMP PER IVINS CITY STD. DWG. NO. R-03.
5. CONSTRUCT NEENAH MODEL 3067-L DROP INLET.
6. SAWCUT AND MATCH EXISTING PAVEMENT.

EARTHWORK

CUT: 3,900 C.Y. FILL: 7,124 C.Y. NET: 3,224 C.Y.* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND ROUGH GRADE (SUBGRADE) SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- 2660 EXISTING CONTOUR LINE
- 2660 PROPOSED CONTOUR LINE
- 1+00.00 69.00 TBC PROPOSED GRADE TAG (DATUM=2900.00 FT)
- (62.00) TBC CR EXISTING ELEVATION GRADE TAG (DATUM=2900.00 FT)
- STORM DRAIN MANHOLE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
- PROPOSED DROP INLET
- RECOMMENDED DRIVEWAY LOCATION

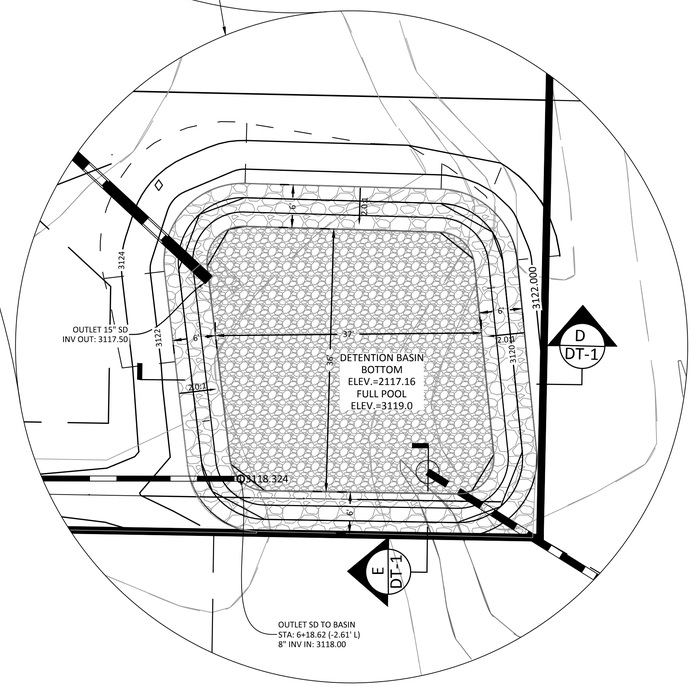
BENCHMARK

WEST 1/16 CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M.

2965.73 (FEET)

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
SD	STORM DRAIN
TBC	TOP BACK OF CURB



PROFESSIONAL ENGINEER
KYLE M. MILLER
No. 187067
9/18/17
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D
1	EXTENDED LOT GRADING LOTS 9-13	9/27/17	

PROJECT NAME: CRIMSON CANYON SUBDIVISION
IVINS, UT

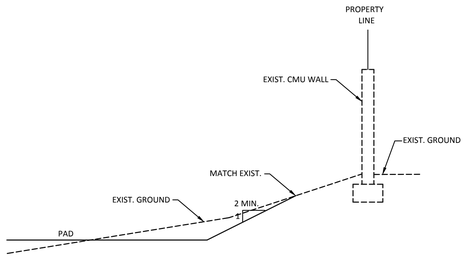
SHEET NAME: GRADING PLAN

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

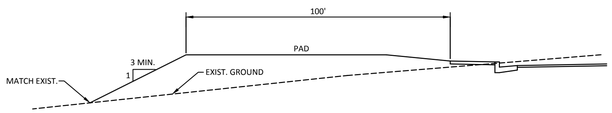
DEVELOPMENT SOLUTIONS

DATE :	3/20/17
PM :	
DRAWN BY :	KMM
DESIGNED BY :	KMM
CHECKED BY :	
PROJECT NO. :	13-005
SCALE :	1"=30'

SHEET NUMBER: 3

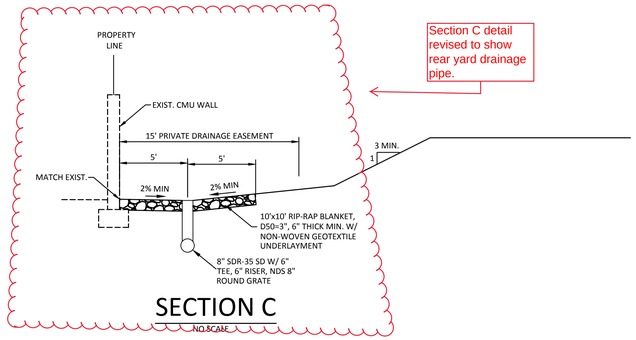


SECTION A
NO SCALE

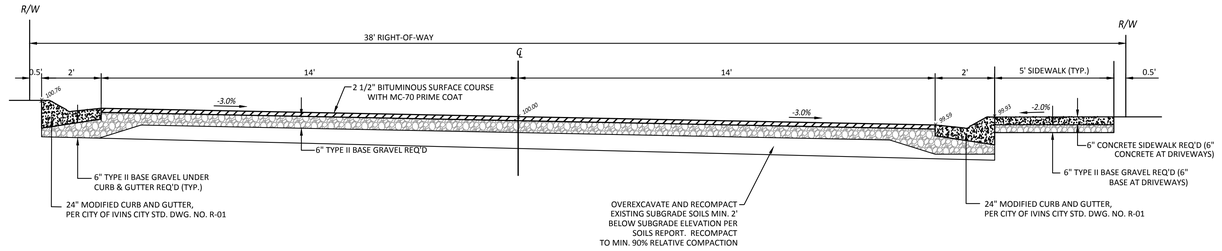


SECTION B
NO SCALE

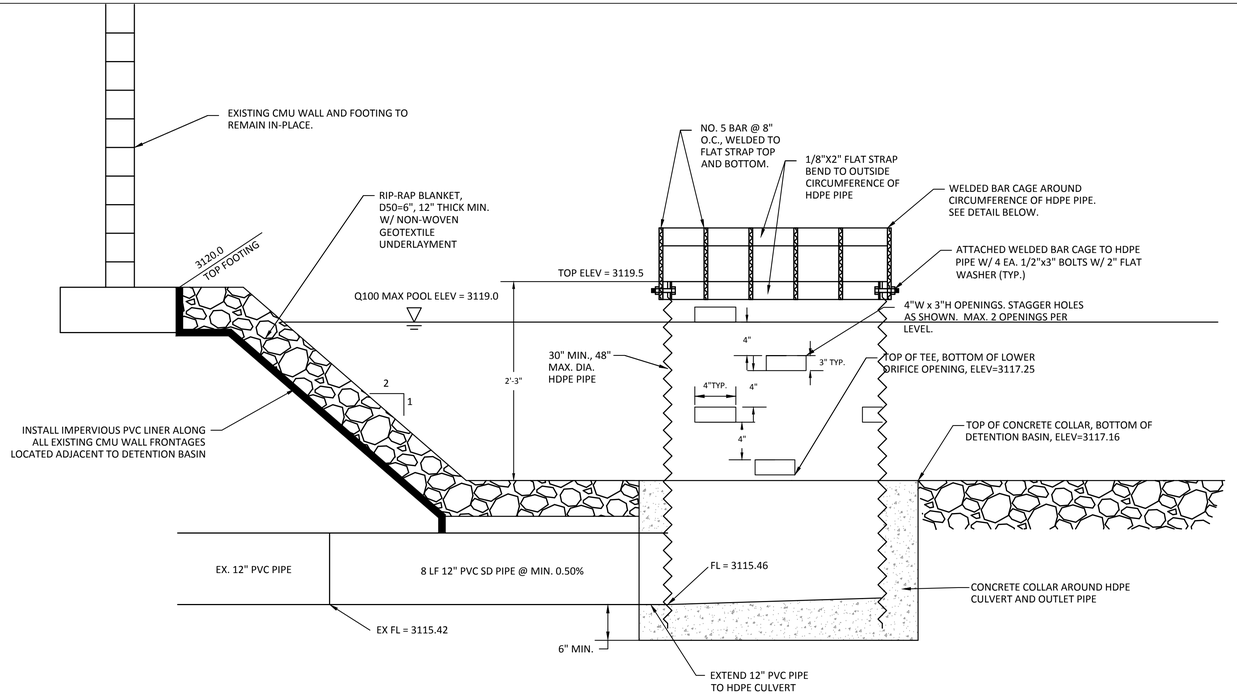
Section C detail revised to show rear yard drainage pipe.



SECTION C
NO SCALE

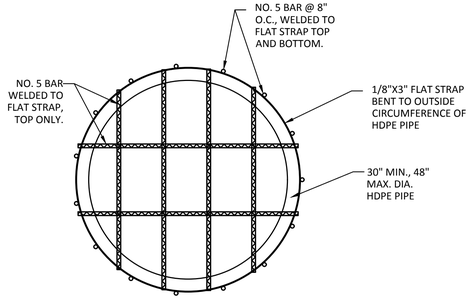


TYPICAL INTERIOR STREET SECTION
NO SCALE

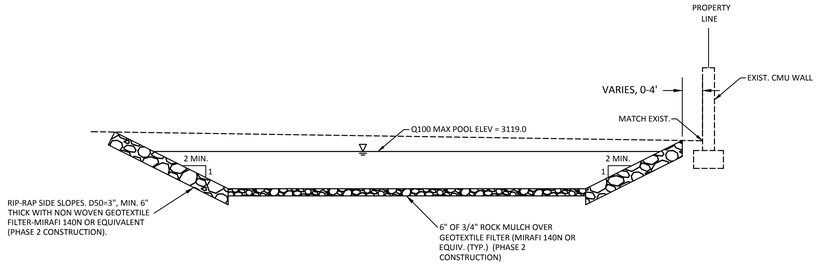


DETENTION BASIN OUTLET STRUCTURE
N.T.S.

E
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WELDED CAGE DETAIL



DETENTION BASIN X-SECTION
N.T.S.

D
--

PROFESSIONAL ENGINEER
KYLE M. MILLER
No. 187067
9/18/17
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D
1	REVISED DETAIL B	9/18/17	
2	REVISED DETAIL C	9/27/17	

PROJECT NAME: CRIMSON CANYON SUBDIVISION
IVINS, UT

SHEET NAME: SECTIONS & DETAILS

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE :	3/20/17
PM :	KMM
DRAWN BY :	KMM
DESIGNED BY :	KMM
CHECKED BY :	
PROJECT NO. :	13-005
SCALE :	1"=30'

SHEET NUMBER :

8

8 OF 8 TOTAL