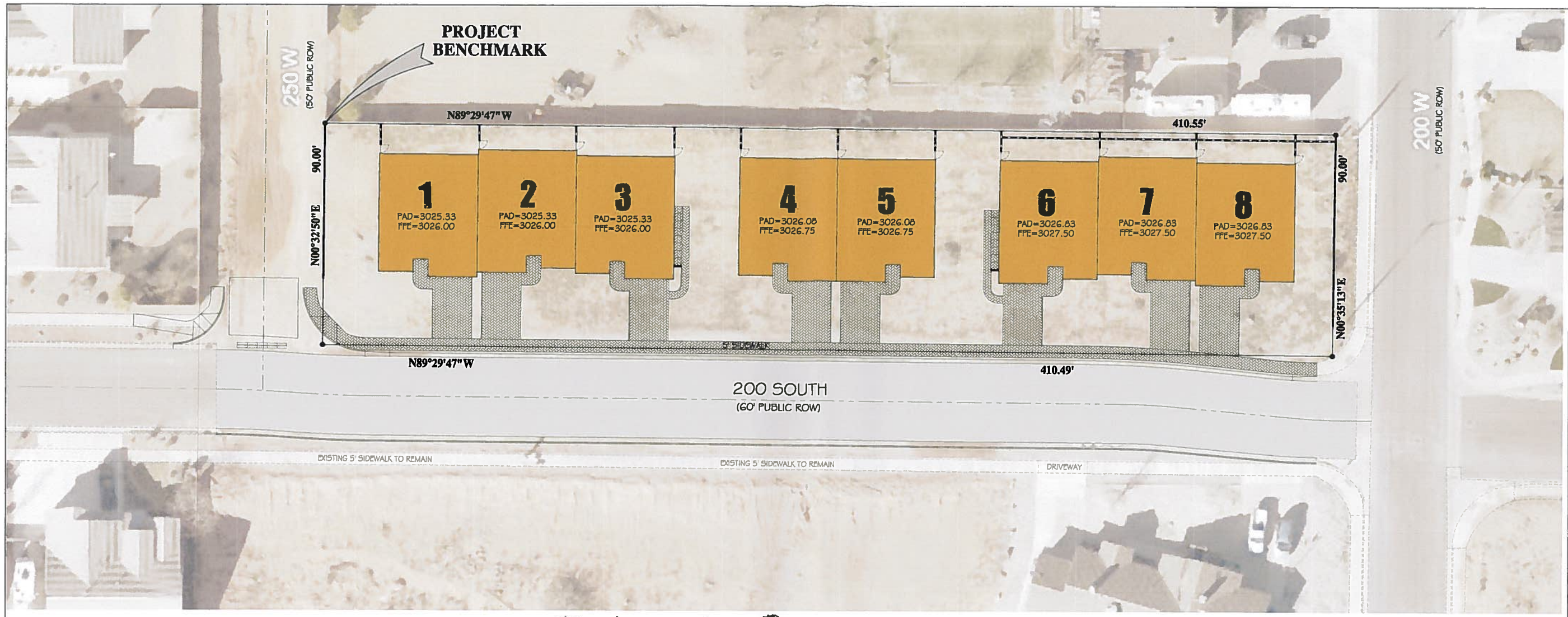


DATE: 7/28/2017
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: TN

SCALE: 1" = 20'

COVER SHEET
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

WESTBROOK
TOWNHOMES

PROJECT LOCATION



VICINITY MAP
N.T.S.

PROJECT BENCHMARK

KEVAN L. BUNDY REBAR & CAP #177128 (ELEV=3025.55)
SET ON THE NORTHWEST PROPERTY CORNER

AS SHOWN ALSO ON THE SITE PLAN SHEET C6

AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

ENGINEER'S ACKNOWLEDGEMENT

I, MARC R. FONGER, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 323806. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

PROFESSIONAL ENGINEER
7/28/2017
License No. 323806
Marc R. Fonger
STATE OF UTAH

MARC R. FONGER, P.E. CERTIFICATE NO. 323806

PROPERTY INFO

PROPERTY ADDRESS = I-SB-36-K
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER:

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256-3034

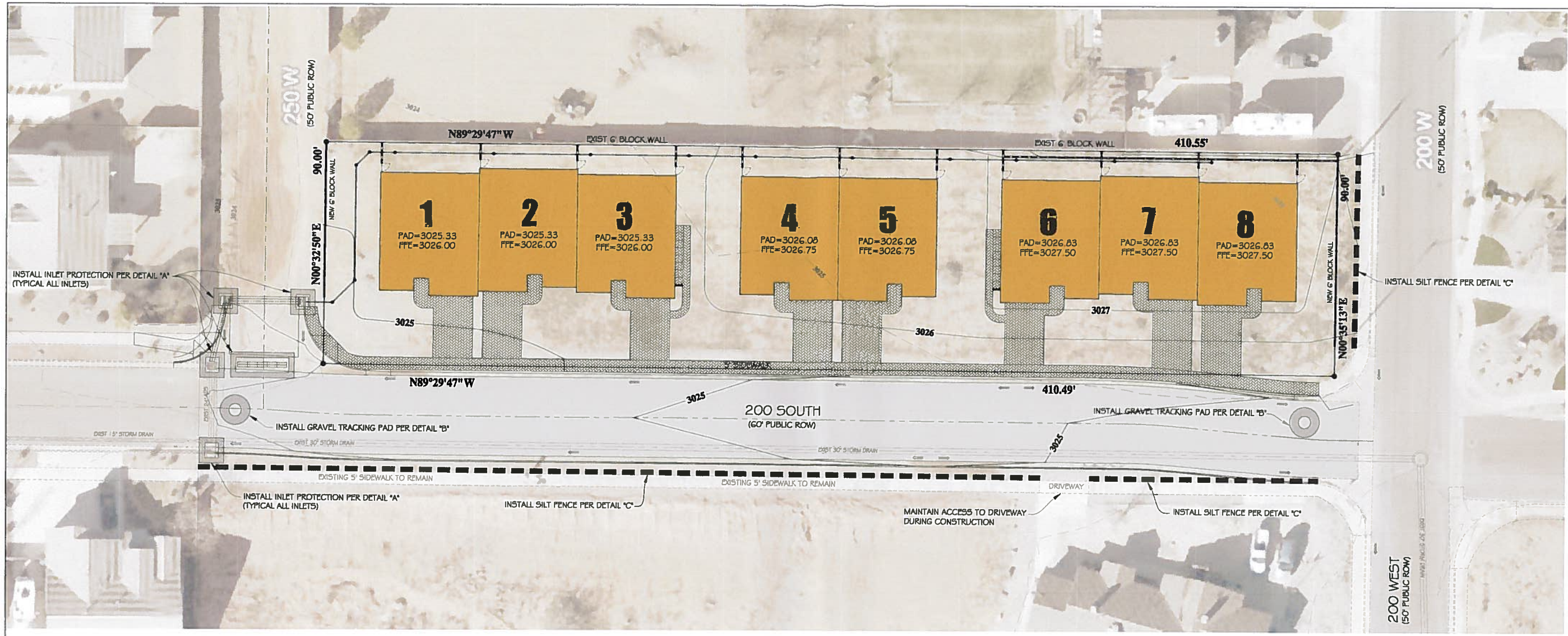
APPROVALS

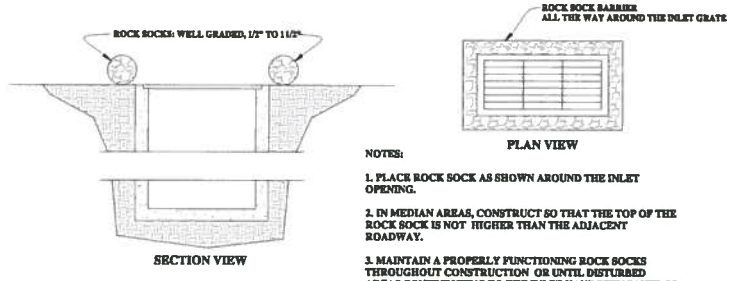
CITY ENGINEER:
PUBLIC WORKS:
PUBLIC SAFETY:
ZONING & PLANNING:
ROCKY MOUNTAIN POWER:
CENTURY LINK:
BAJA BROADBAND:
PARKS & RECREATION:

SHEET NUMBER	SHEET DESCRIPTION
C1	COVER SHEET
C2	EROSION CONTROL PLAN & DETAILS
C3	UTILITY PLAN
C4	GRADING PLAN
C5	GRADING X-SECTION / DETAIL SHEET
C6	SITE PLAN
C7	PLAN & PROFILE 200 SOUTH
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE PLANTING DETAILS
L2.01	LANDSCAPE IRRIGATION PLAN
L2.02	LANDSCAPE IRRIGATION DETAILS

PREMIER Design & Engineering
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SHEET
C1





NOTES:

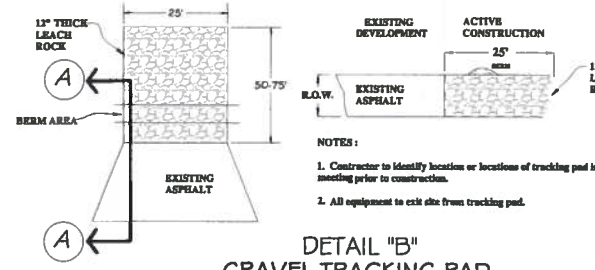
1. PLACE ROCK SOCK AS SHOWN AROUND THE INLET OPENING.

2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE ROCK SOCK IS NOT HIGHER THAN THE ADJACENT ROADWAY.

3. MAINTAIN A PROPERLY FUNCTIONING ROCK SOCKS THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

DETAIL "A"
ROCK SOCK BARRIER

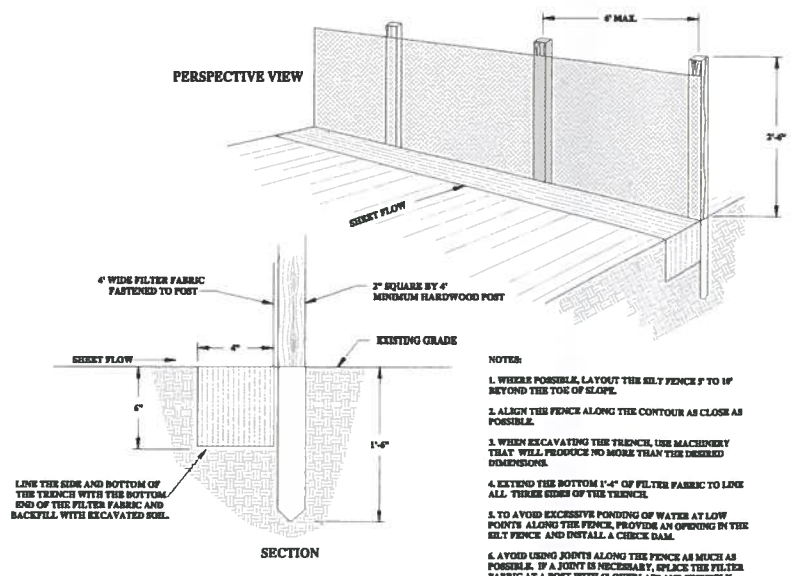


NOTES:

1. Contractor to identify location or locations of tracking pad in preconstruction meeting prior to construction.

2. All equipment to exit site from tracking pad.

DETAIL "B"
GRAVEL TRACKING PAD



NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.

2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.

3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.

4. EXTEND THE BOTTOM 1'-6" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.

5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.

6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.

7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

DETAIL "C"
SILT FENCE

LEGEND

- ⟸ = DIRECTION OF FLOW
- 3021 = EXISTING 1' CONTOUR
- 3020 = EXISTING 5' CONTOUR
- 3021 = PROPOSED 1' CONTOUR
- 3020 = PROPOSED 5' CONTOUR
- = ROCK SOCK INLET / SEDIMENT PROTECTION (DETAIL "A")
- = GRAVEL TRACKING PAD (DETAIL "B")
  PLEASE NOTE, THAT DAILY STREET SWEEPING MAY BE USED AS AN ALTERNATIVE TO THE TRACKING PAD
- = SILT FENCE (DETAIL "C")

PROPERTY INFO

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IVINS, UTAH 84738

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EROSION CONTROL NARRATIVE

1. INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET. AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.

2. INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.

3. APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.

4. WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.

BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

DATE:	7/28/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

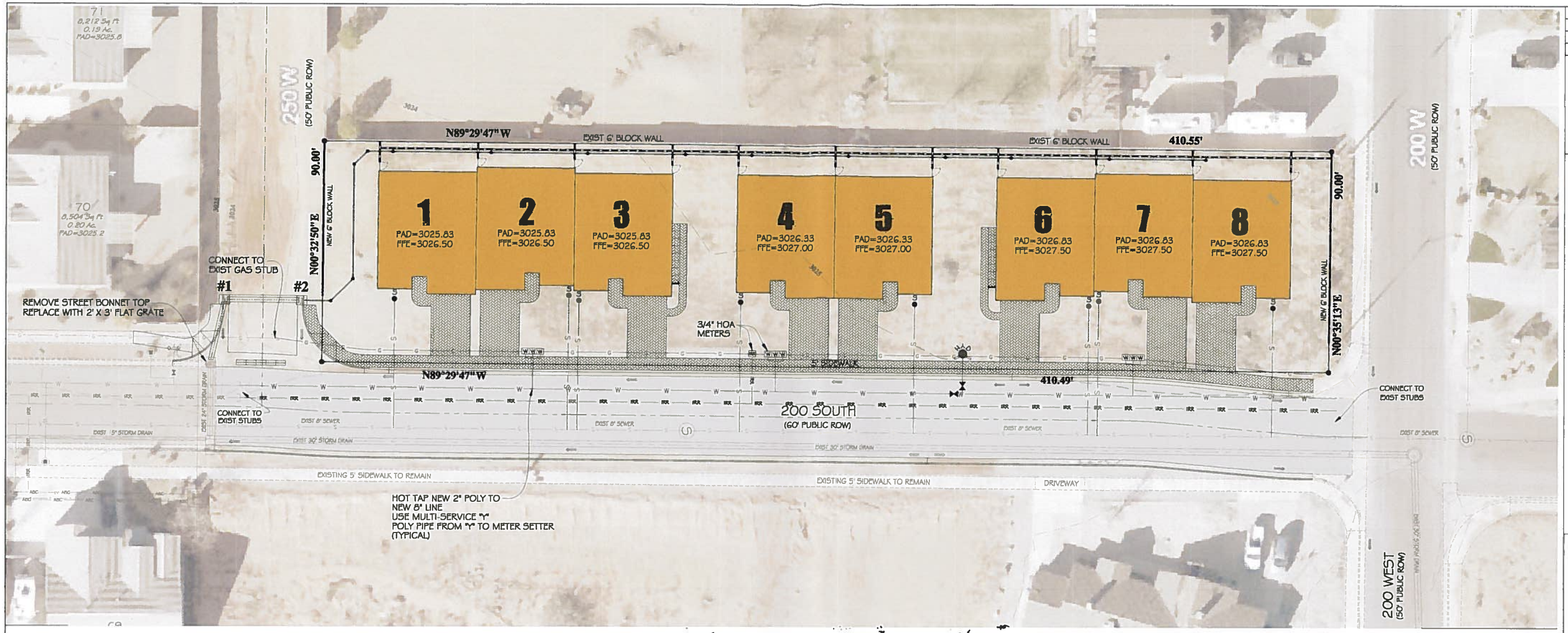
SCALE: 1" = 20'

EROSION CONTROL PLAN & DETAILS
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
7/28/2017
License No. 332000
Marc R. Ferguson
STATE OF UTAH

SHEET
C2



DATE:	7/28/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

SCALE: 1" = 20'

UTILITY PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

WATER NOTES

1. THE LOCATION OF THE WATER SERVICE LATERAL WHERE IT PASSES UNDER THE CURB SHALL BE INDICATED BY INSCRIBING A "W" IN THE TOP OF THE CURB OR BY INSERTING A BRASS TAG MARKED "W" IN THE TOP OF THE CURB. SERVICES SHALL BE SHOWN ON "AS-BUILT" PLANS.
2. DISTRIBUTION WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 36" COVER BELOW FINISHED GRADE EXCEPT WHERE INDICATED OTHERWISE ONTHE PLANS WITH SPECIFIC PROPOSED COVER SHOWN AND APPROVED BY THE CITY.
3. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE DISTRICT SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING SYSTEM SHALL BE DONE DURING THE TIME OF LEAST INCONVEINENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
4. MECHANICAL JOINT (MJ) TAPPING SLEEVES AND/OR MJ TEES MUST BE USED WHERE OPERATING PRESSURES EXCEED 125 PSI.
5. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE OFFICE OF IVINS CITY. UNAUTHORIZED CONNECTIONS TO THE DISTRICTS WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
6. THE CONTRACTOR SHALL NOTIFY IVINS CITY (435-628-0609) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING FOR EXISTING WATER FACILITIES SO THAT APPROPRIATE WATER SYSTEMS CAN BE MARKED IN THE FIELD.
7. THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENT AND EXCAVATION EXPLORATION BY THE THE CONTRACTOR.
8. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. IVINS CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
9. PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.
10. ALL NEW WATER LINES WILL BE TESTED AND DISINFECTED PER THE STANDARD SPECIFICATIONS PRIOR TO BEING PLACED IN SERVICE.
11. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICES.
12. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING WATER SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE DESIGN ENGINEER IMMEDIATELY.

GENERAL 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. SITE SHALL BE GRADED TO WITHIN 6" OF SUB-GRADE OR FINISHED GRADE BEFORE INSTALLATION OF ANY UNDERGROUND UTILITIES.

TELEPHONE NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND CONDUITS.
2. INSTALL A PULL STRING IN ALL CONDUITS.
3. PROVIDE A #6 SOLID COPPER GROUND TO POWER.
4. A 3/4", 4' PLYWOOD BACKBOARD REQUIRED INSIDE OF BUILDINGS.
5. ANY CHANGES TO JUC PLAN PLEASE CONTACT ZACH @ (435) 673-9639
6. ANY PLANT RELOCATIONS ASSOCIATED WITH THE NEW DEVELOPMENT WILL BE BILLABLE TO THE OWNER/DEVELOPER.

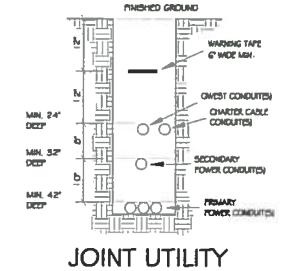
CATV NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH.
2. BAJA BROADBAND WILL PROVIDE 2" CONDUITS. PLEASE CONTACT RANDALL @ 435-705-6006 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 RANDALL LOPEZ WITH BAJA BROADBAND @ 435-705-6006.
6. RELOCATION OF NEW OR EXISTING BAJA BROADBAND FACILITES 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.

WESTBROOK
TOWNHOMES

LEGEND

- PROPOSED 4" SEWER LATERAL WITH 4" CLEANOUT
- SEWER MAIN 8" (UNLESS OTHERWISE NOTED)
- WATER MAIN 8" (UNLESS OTHERWISE NOTED)
- WATER METER 3/4" (UNLESS OTHERWISE NOTED)
- WATER VALVE
- FIRE HYDRANT
- PRIMARY POWER
- SECONDARY POWER
- TRANSFORMER (size noted on plan)
- CENTURY LINK TELEPHONE
- BAJA BROADBAND CATV



JOINT UTILITY TRENCH DETAIL
N.T.S.

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.55	3023.97	24" (EAST) 3020.15	24" (SOUTH) 3020.15
2	SINGLE	3024.70	3024.12	24" (EAST) 3022.90	12"4" (WEST) 3020.73

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1-800-662-4111
BLUE STAKES LOCATION CENTER SERVICE

PROPERTY INFO

PROPERTY ADDRESS = I-5B-36-K
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER:

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256-3034

PROJECT LOCATION

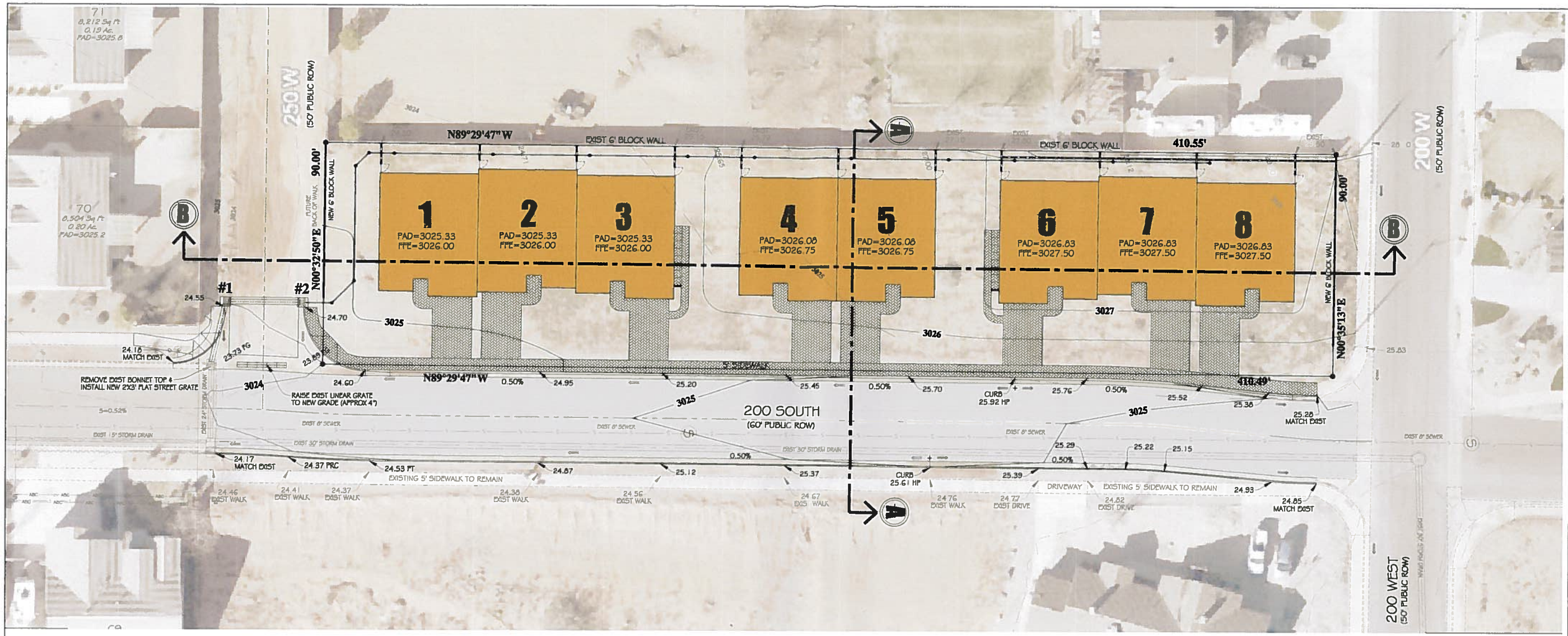


VICINITY MAP
N.T.S.

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
7/28/2017
License No. 232000
Marc R. Fenger
STATE OF UTAH

SHEET
C3



DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

2. DETENTION REQUIRED: 0 CUBIC FEET
   DETENTION PROVIDED: 0 CUBIC FEET

3. DETENTION IS NOT REQUIRED FOR THIS PROJECT, ALL STORM WATER WILL SURFACE FLOW ONTO 200 SOUTH AND WILL ENTER INTO THE EXISTING PUBLIC STORM DRAIN FACILITIES ON 200 SOUTH.

4. A 4" PVC LOT DRAIN HAS BEEN PROVIDED ALONG THE REAR OF THE PROPERTY WITH A RISER AND SURFACE DRAIN FOR EACH REAR YARD. THIS DRAIN PIPE SHALL BE MAINTAINED BY THE HOA.

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

2. 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.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL 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).

4. ALL EXCAVATIONS, 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.

5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION IF NECESSARY.

LEGEND

TBC=2602.50	= TOP BACK OF CURBING ELEV.
TA=2602.50	= TOP FINISHED ASPHALT
FFE=2601.30	= FINISHED FLOOR ELEVATION OF BUILDING
	= SIDEWALK & HANDICAP RAMP PER CITY SPECS.
	= DIRECTION OF FLOW
3056	= EXISTING 1' CONTOUR
3060	= EXISTING 5' CONTOUR
3056	= PROPOSED 1' CONTOUR
3060	= PROPOSED 5' CONTOUR
	= POLY STORM DRAIN PIPE (SIZE & SLOPE NOTED)

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.55	3023.97	24" (EAST) 3020.15	24" (SOUTH) 3020.15
2	SINGLE	3024.70	3024.12	(4" (EAST) 3022.90	(24" WEST) 3020.73

EARTHWORK QUANTITIES

665	(C) CU. YD. CUT
656	(F) CU. YD. FILL
9	(C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO SUB-GRADE OF THE ROADS AND PADS AND FINISHED GRADE IN-BETWEEN

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BLUE STAKES LOCATION CENTER ACTIVE

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IVINS, UTAH 84738
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PROJECT LOCATION



VICINITY MAP

N.T.S.

DATE:	7/28/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

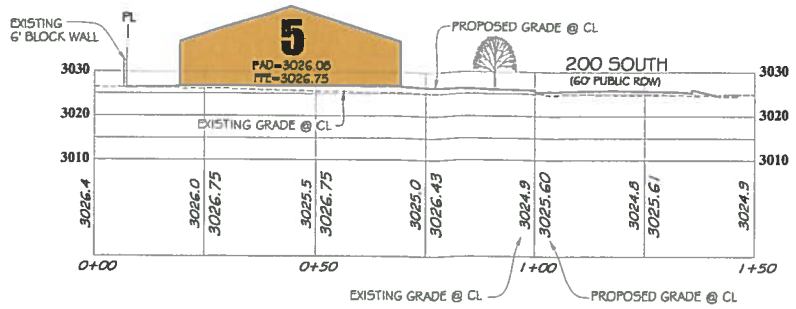
SCALE: 1" = 20'

GRADING PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

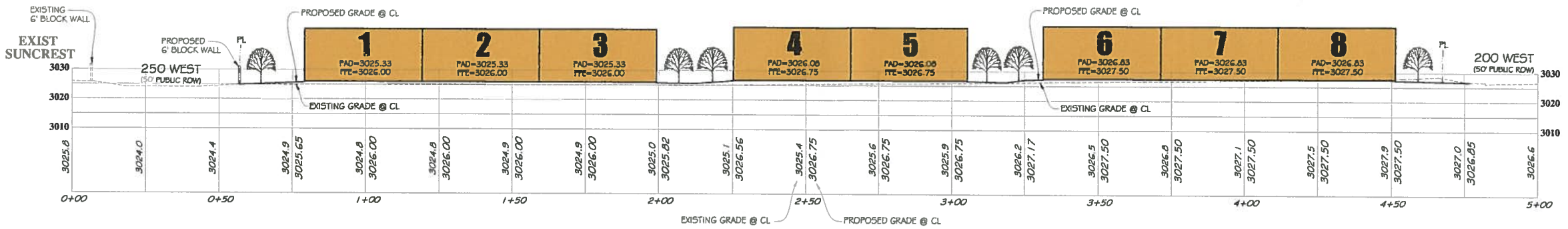
PREMIER Design & Engineering
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Marc R. Fenger
State of Utah

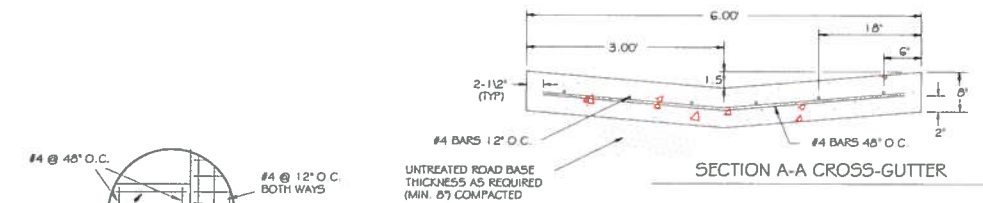
SHEET
C4



SECTION A-A

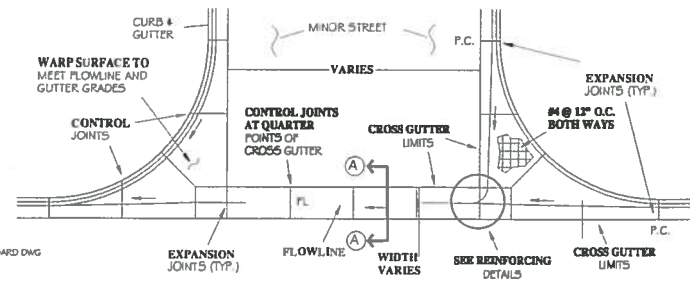


SECTION B-B



REINFORCING DETAIL
FOR 6' CROSS-GUTTER

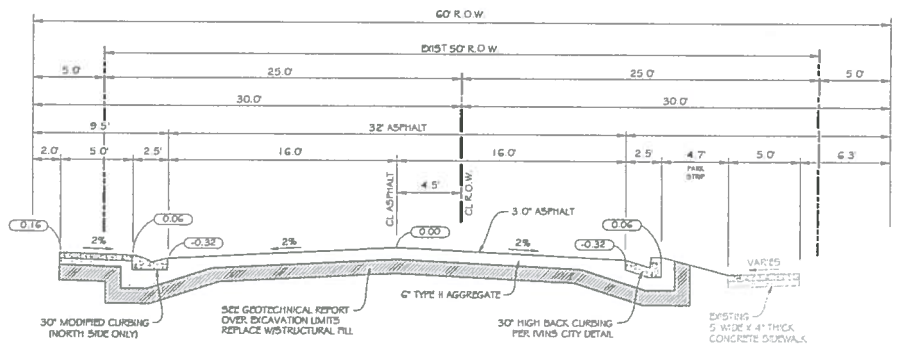
SECTION A-A CROSS-GUTTER



NOTES

1) 6' WATERWAY FOR USE ON RESIDENTIAL & COMMERCIAL STREETS.
2) CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3) CROSS GUTTER SHALL CROSS THE MINOR STREET
4) ALL REINFORCING STEEL SHALL HAVE 2 INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5) REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER.
6) ALL REINFORCING STEEL SHALL BE GRADE 60 ASTM A 615
7) CONTRACTOR TO VERIFY WITH CURRENT CITY STANDARDS AND USE CURRENT CITY STANDARD DWG

6' CROSS GUTTER DETAIL
N.T.S.



60' PUBLIC ROW
N.T.S.

DATE:	7/28/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

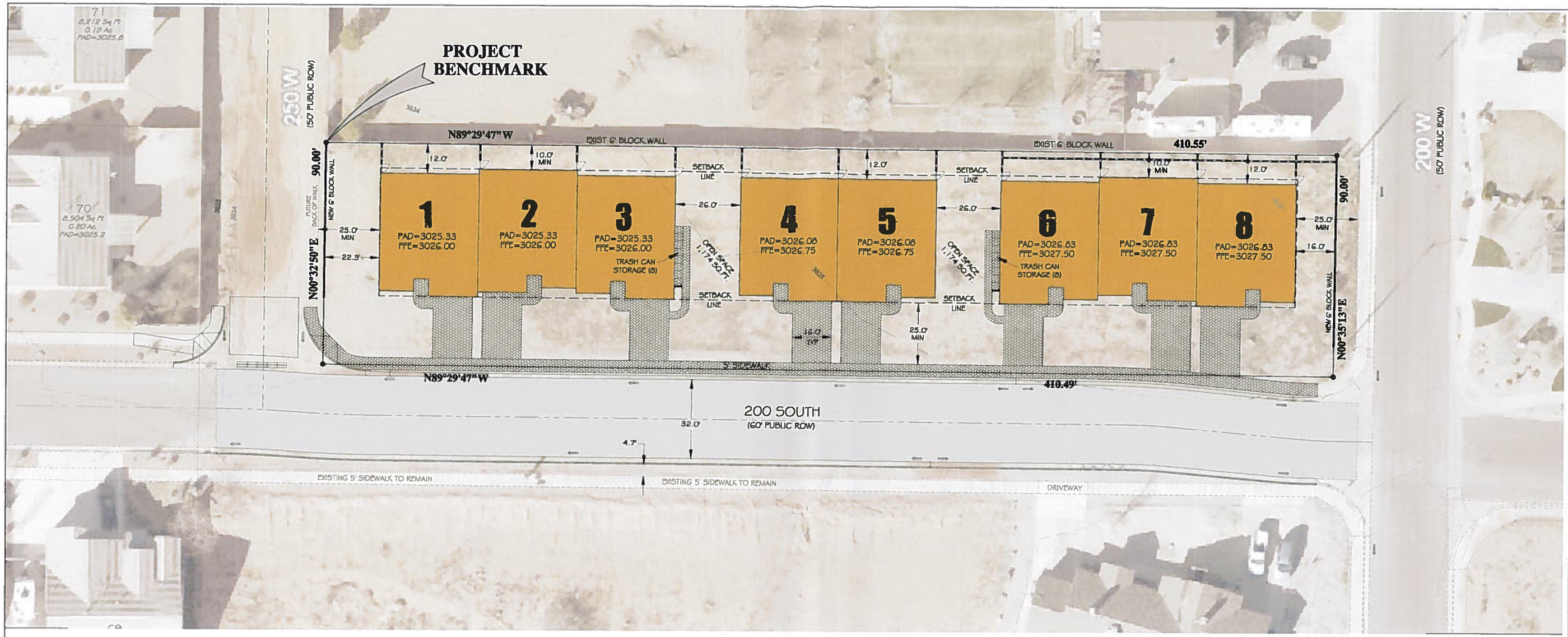
SCALE: 1" = 20'

GRADING X-SECTIONS & DETAILS
WESTBROOK TOWNHOMES
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PROFESSIONAL ENGINEER
7/28/2017
License No. 323898
Marc R. Ferguson
STATE OF UTAH

SHEET
C5



LEGEND

- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = PROPOSED WALL
- = DIRECTION OF FLOW
- = PROPERTY CORNER

PROJECT BENCHMARK

KEVAN L. BUNDY REBAR & CAP #177128 (ELEV=3025.55)
SET ON THE NORTHWEST PROPERTY CORNER

AS SHOWN ALSO ON THE SITE PLAN SHEET C6

PROPERTY INFO

PROPERTY ADDRESS = I-SB-3G-K
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER:

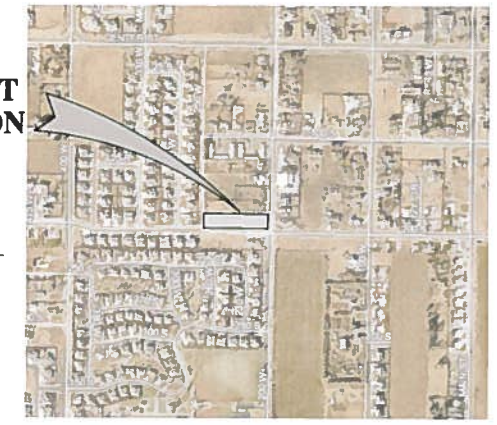
TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
49 S 100 E
IVINS, UTAH 84738
(435) 256-3034

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 36,943 SQ.FT. = 100.00%
4.) BUILDING AREA = 15,440 SQ.FT. = 41.8%
5.) IMPERVIOUS AREA (SIDEWALKS,DRIVEWAYS & PATIOS) = 7,670 SQ.FT. = 20.8%
6.) LANDSCAPE AREA = 13,833 SQ.FT. = 37.4%
7.) OPEN SPACE REQUIRED = 2,000 SQ.FT.
OPEN SPACE PROVIDED = 2,348 SQ.FT.
8.) BUILDING HEIGHT = 25' MAXIMUM
9.) BUILDINGS WILL NOT HAVE FIRE SPRINKLERS
10.) SETBACKS = 25' FRONT (MIN. FROM BACK OF SIDEWALK)
25' SIDES (MIN. FROM BACK OF SIDEWALK)
20' SIDES (MIN. BETWEEN BUILDINGS)
10' REAR (MIN.)

PROJECT LOCATION



VICINITY MAP
N.T.S.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

NOTE:
1.) KEEP ALL OBJECTS THAT MIGHT BLOCK THE DRIVER'S VIEW OUT OF THE SIGHT DISTANCE CORRIDOR.
2.) SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS

DATE:	7/28/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TN

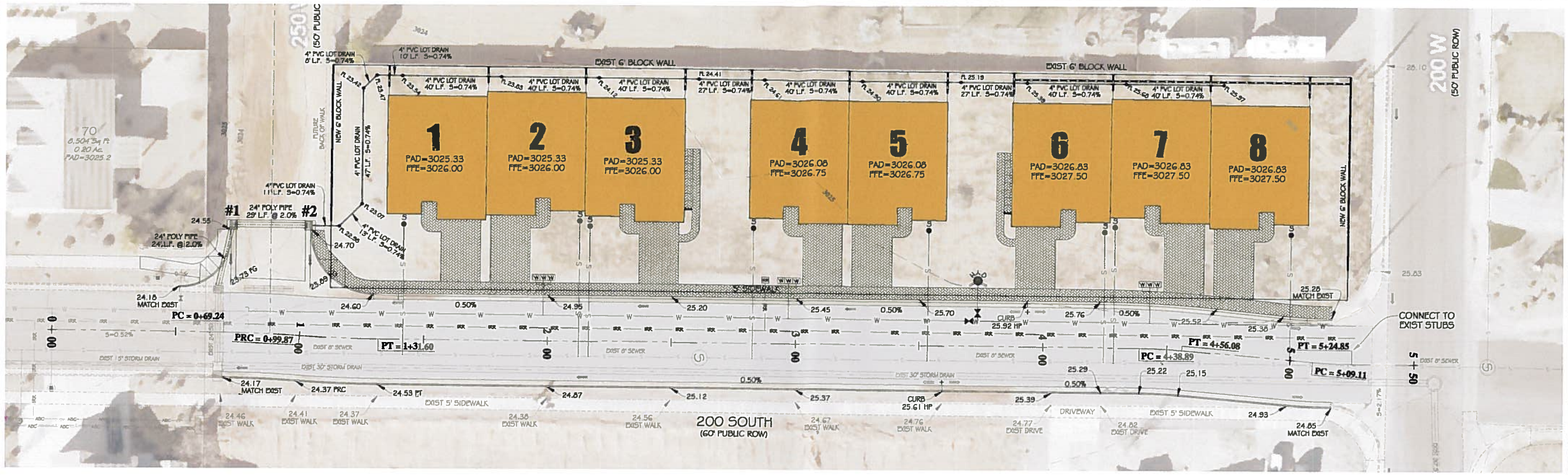
SCALE: 1" = 20'

SITE PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

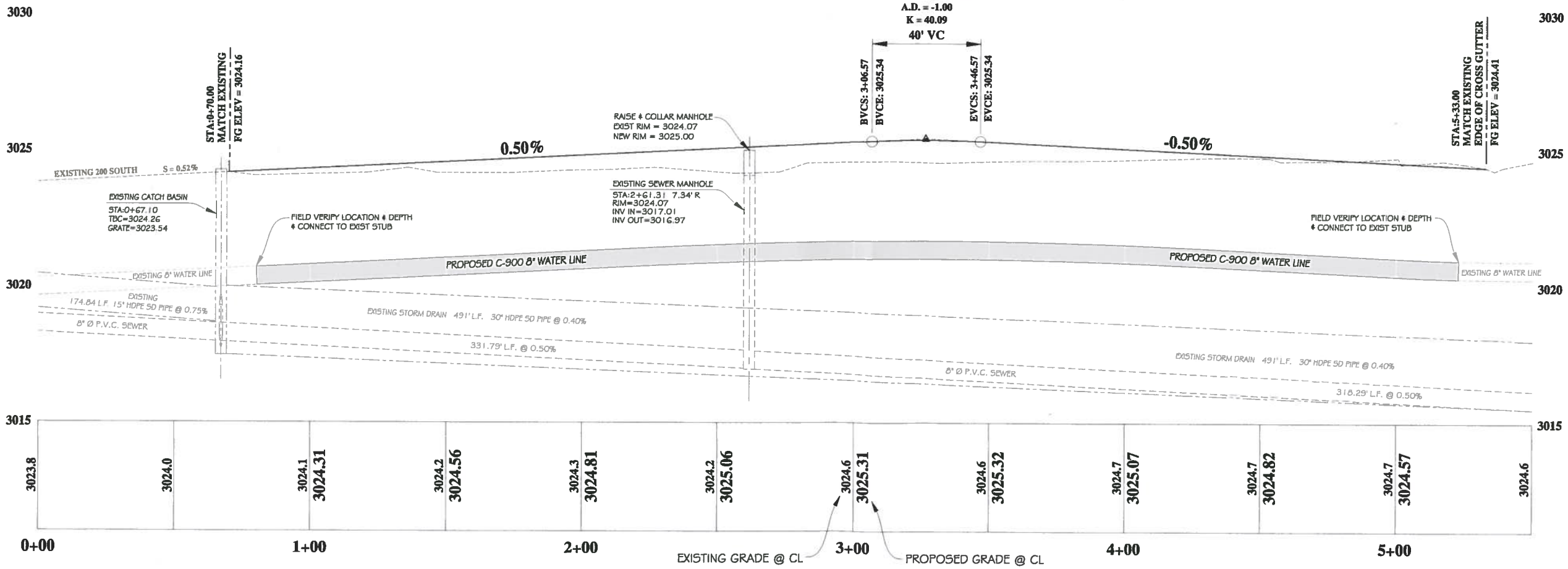
PROFESSIONAL ENGINEER
7/28/2017
License No. 332000
Marc R. Fenger
STATE OF UTAH

SHEET
C6



STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.55	3023.97	24" (EAST) 3020.15	24" (SOUTH) 3020.15
2	SINGLE	3024.70	3024.12	24" (EAST) 3022.90	24" (WEST) 3020.73



DATE: 7/28/2017
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: TN

SCALE: 1" = 20'

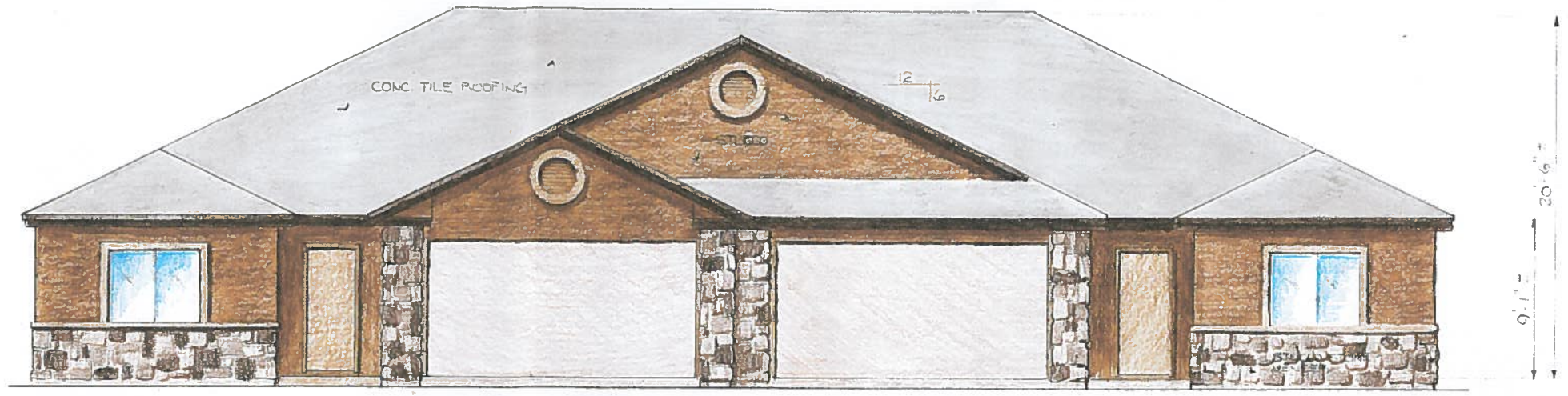
PLAN & PROFILE 200 SOUTH WESTBROOK TOWNHOMES

250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

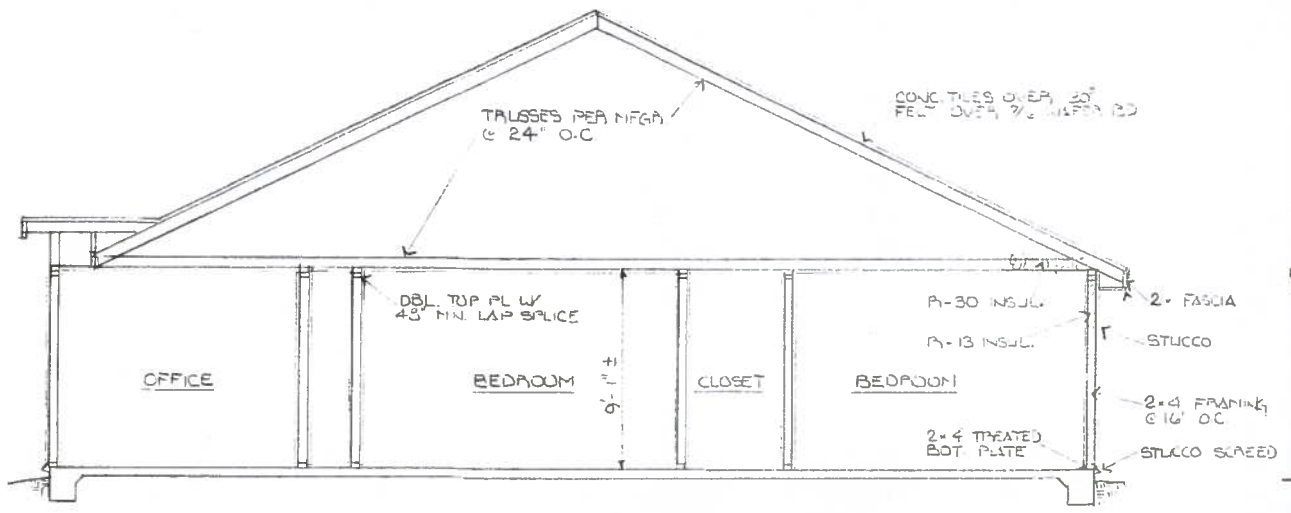
7/28/2017
License No. 333868
Mark R. Fenger

SHEET
C7



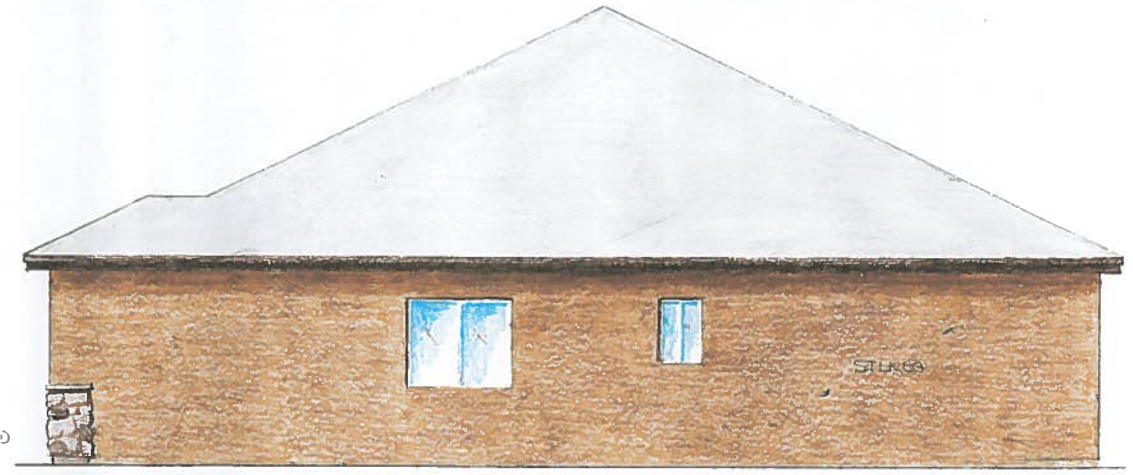
DUPLEX FRONT ELEVATION

SC: 1/4" = 1'-0"



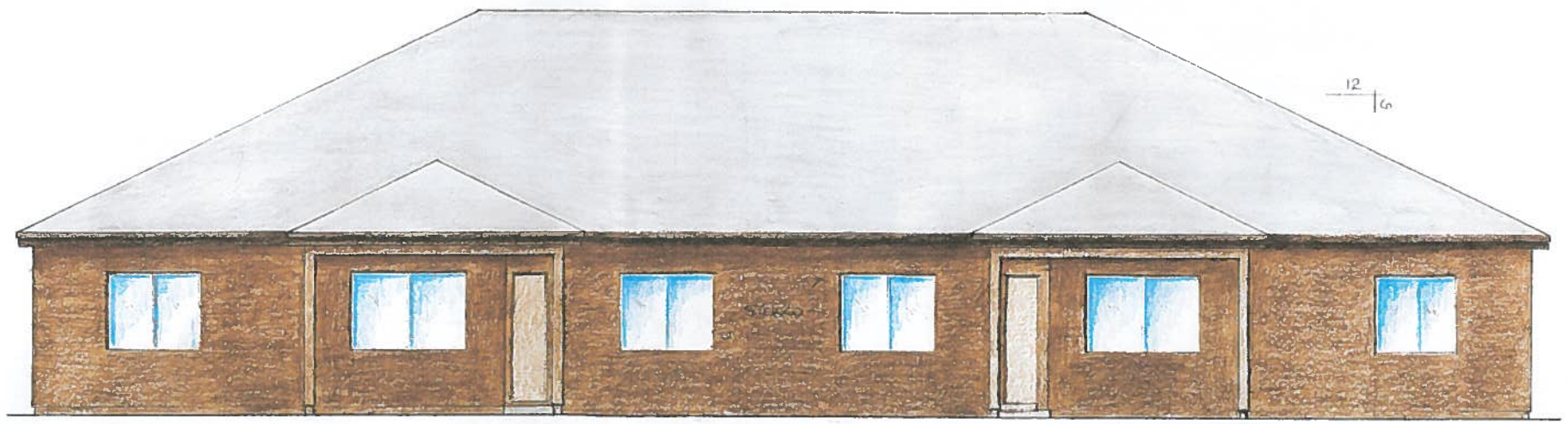
A/8 SECTION

SC: 1/4" = 1'-0"



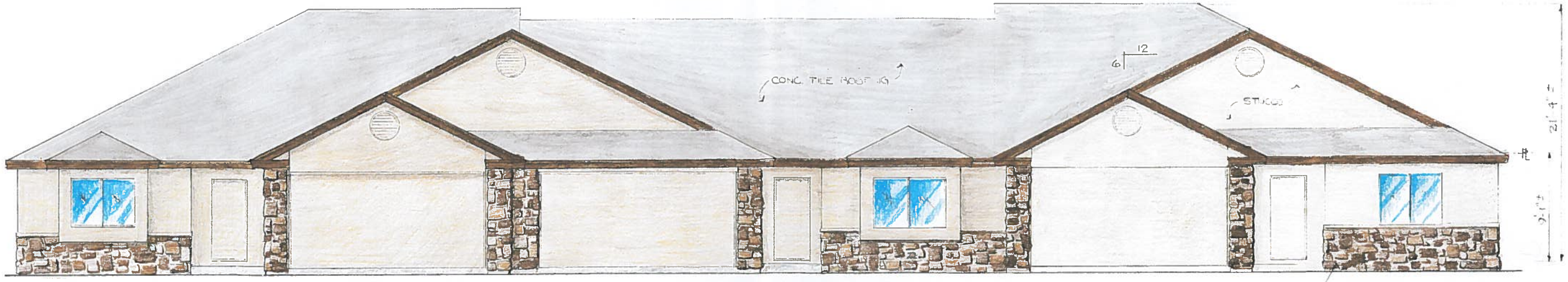
RIGHT ELEVATION (LEFT SIDE SIMILAR)

SC: 1/4" = 1'-0"

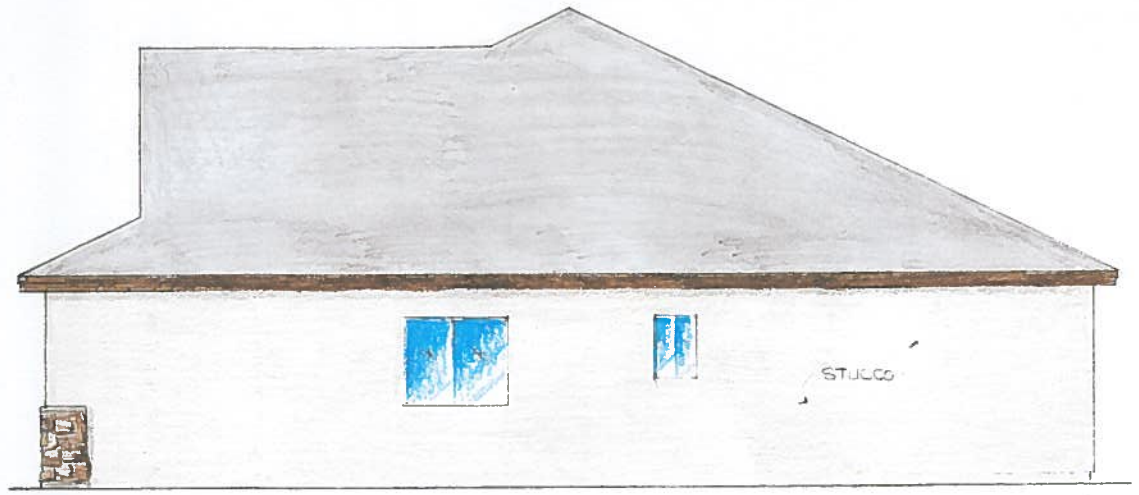


REAR ELEVATION

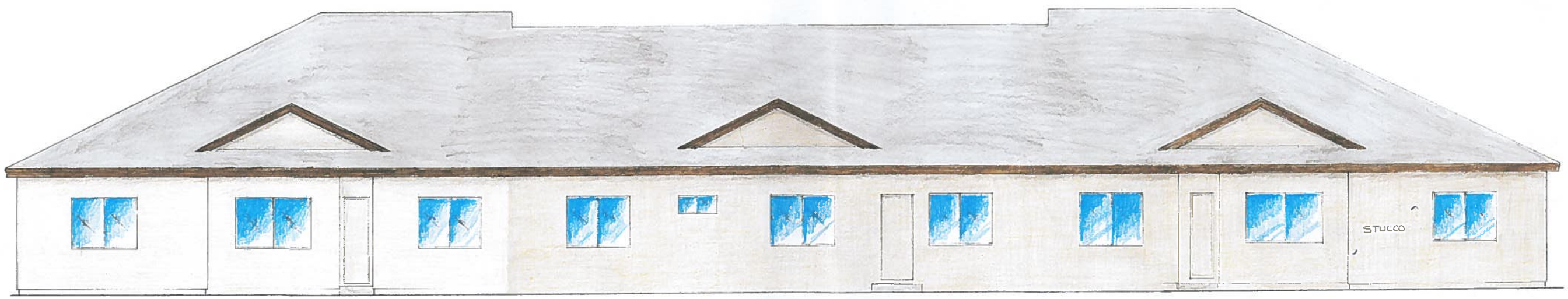
SC: 1/4" = 1'-0"



FRONT ELEVATION
SC: 1/4" = 1'-0"



RIGHT ELEVATION (LEFT ELEV SIM)
SC: 1/4" = 1'-0"



REAR ELEVATION
SC: 1/4" = 1'-0"

DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONISIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

LANDSCAPE NOTE

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" REBEL RED GRAVEL CRUSHED ROCK CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF CRUSHED ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CRUSHED ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

2.) ALL TREE ON SUNLAND DRIVE TO BE A MINIMUM OF 1 1/2" CALIBUR MEASURED AT 12" ABOVE GRAVE. (24" BOX)

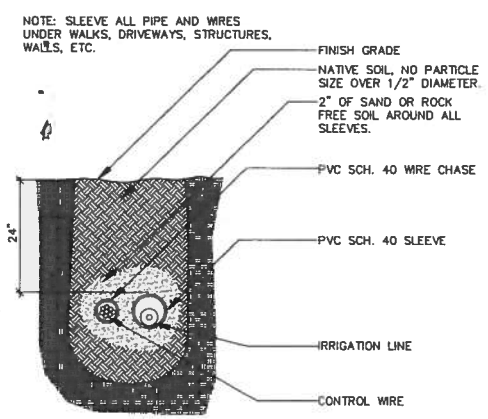
3.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICENT 50% COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.

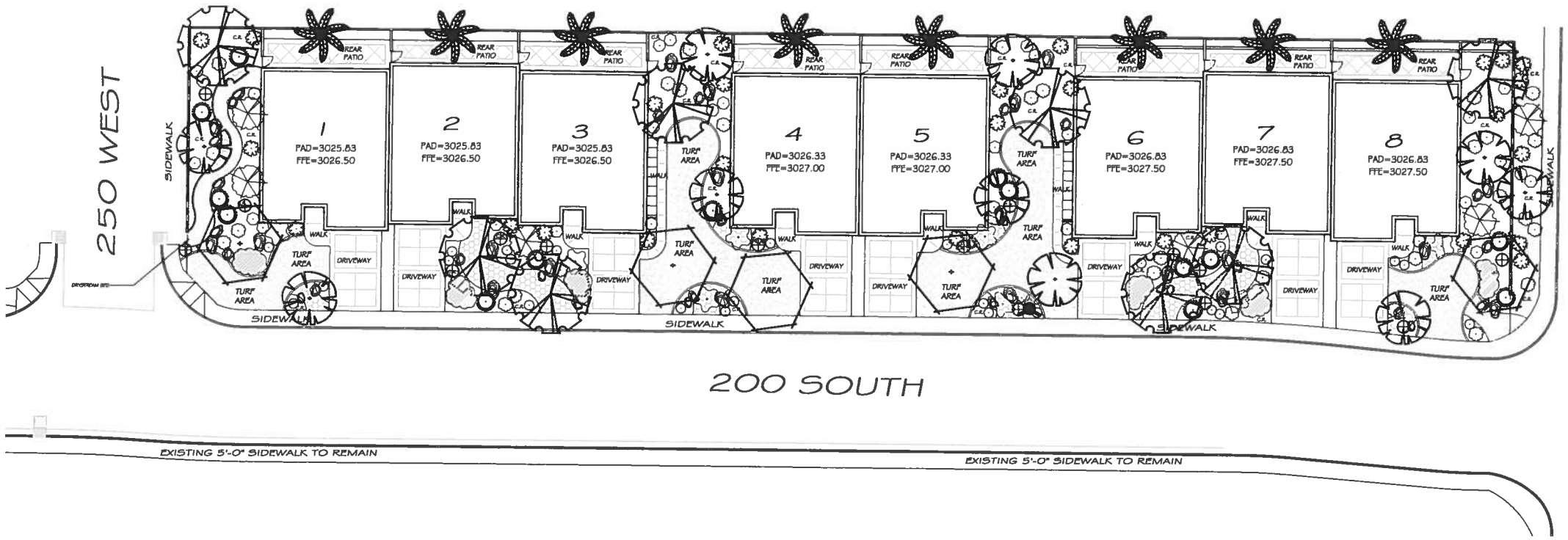
4.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVERS VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

4.) REVIEW THE LANDSCAPE PLAN WITH THE CITY FORESTER.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.





PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PISTACHE 'RED PUSH' RED PUSH PISTACHE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	FRAXINUS OXYCARPA 'RAYWOODII' RAYWOOD ASH
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA 'PETTITE' DWARF LAVENDER CRAPE MYRTLE
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	ROSA 'RED CARPET' RED CARPET ROSE
	RAPHEOLEPIS INDICA 'BALLARIENA' BALLARIENA HAWTHORN
	NANDINA DOMESTICA HEAVENLY BAMBOO
	NANDINA DOMESTICA 'MOONBAY' MOONBAY NANDINA
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET
	ILEX YUPON DWARF YUPON HOLLY
	TEUCRIUM CHAMAEDRYS GERMANDER
	2" - 4" CRUSHED ROCK MATCH EXISTING COLOR
	LANDSCAPE BOULDERS VARY IN SIZE: 33% - 5' X 4' 33% - 4' X 3' 33% - 3' X 2'
	6" MOWCURB

0 20'-0" 40'-0" 60'-0"
SCALE: 1" - 20'-0"

LANDSCAPE CALCULATIONS:

1. STREET TREE CALCULATIONS
   A.) 200 SOUTH: 422'-0" / 35'-0" = 12.0 APPROVED TREE PER CITY CODE. 12 - APPROVED TREE PROPOSED ON 200 SOUTH SPACED APROX. @ 35'-0" O.C.

STATE OF UTAH
Cody R. Schmitt
7196581-5301
Exp. 5/31/19
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

WESTBROOK TOWNHOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

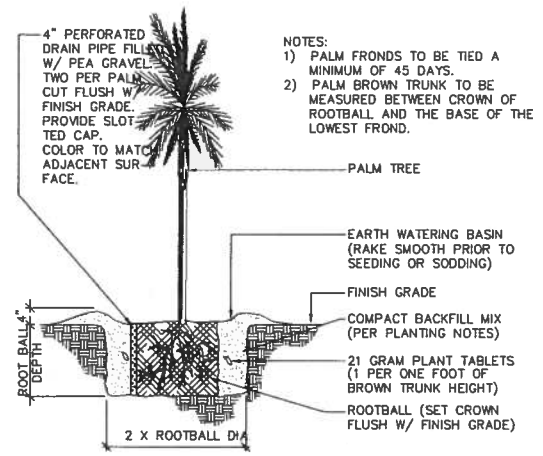
811
Know what's below.
Call before you dig.

PROJECT:
WESTBROOK TOWNHOMES

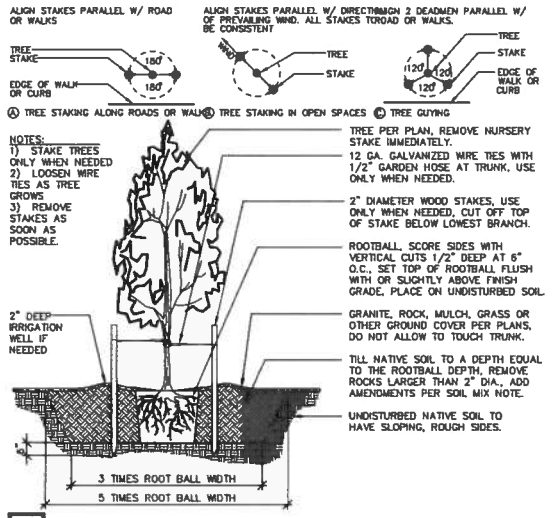
SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
7/27/2017
JOB NO.:
07272017

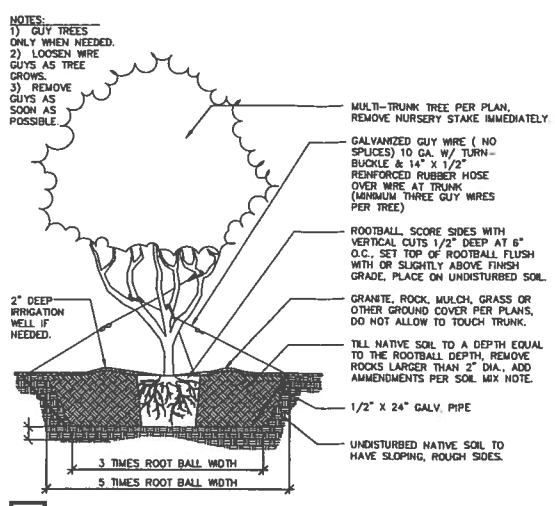
SHEET:
L1.01



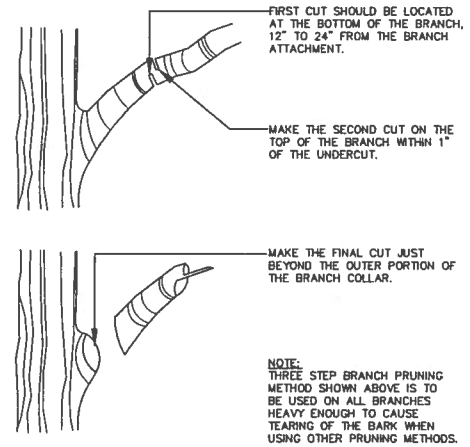
A PALM PLANTING DETAIL



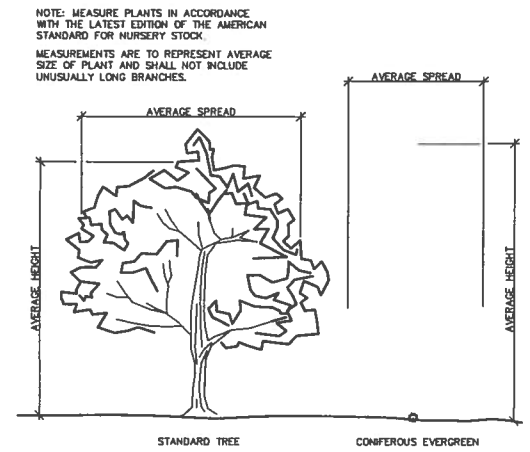
B TREE PLANTING DETAIL



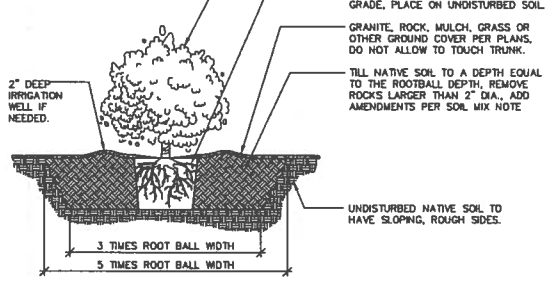
C MULTI-TRUNK PLANTING DETAIL



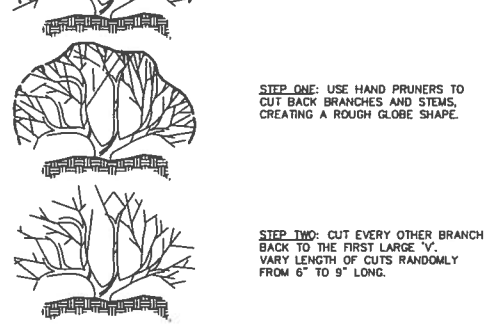
D TREE BRANCH PRUNING DETAIL



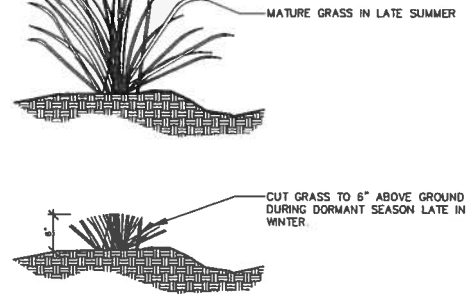
E PLANT MEASUREMENT DETAIL



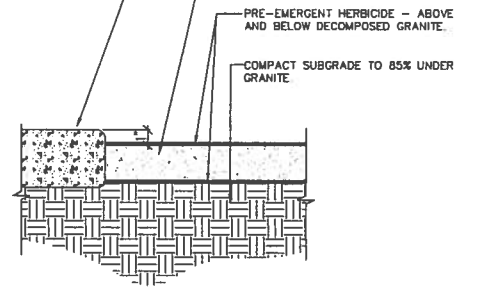
F SHRUB PLANTING DETAIL



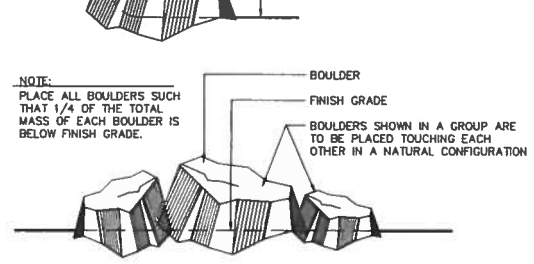
G SHRUB PRUNING DETAIL



H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8	6'-0" TO 12'-0" BTH	B&B	A ,E	SEE PLANTING PLAN FOR SIZE AND
PISTACHE 'RED PUSH'	RED PUSH PISTACHE	8	24"	BOX	B,D,E	LOCATION
FRAXINUS OXYCARPA 'RAYWOOD#'	RAYWOOD ASH	10	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	5	24"	BOX	B,D,E	
SHRUBS						
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	8	5	GALLON	F,G	
ILEX YUPON	DWARF YUPON HOLLY	25	5	GALLON	F,G	
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	6	5	GALLON	F,G	
LIGUSTRUM JAPONICUM TEXANUM'	TEXAS PRIVET	29	5	GALLON	F,G	
NANDINA DOMESTICA	HEAVENLY BAMBOO	29	5	GALLON	F,G	
NANDINA DOMESTICA 'MOON BAY'	MOON BAY NANDINA	15	5	GALLON	F,G,H	
RAPHIOLEPIS INDICA 'BALLARENA'	BALLARENA HAWTHORN	30	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	14	5	GALLON	F,G	
TEUCRIUM CHAMAEDRYS	GERMANDER	21	3	GALLON	F,G	
BOULDERS						
LANDSCAPE BOULDERS VARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		45	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7194069-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 6/31/18

REVISIONS:

WESTBROOK TOWNHOMES
IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

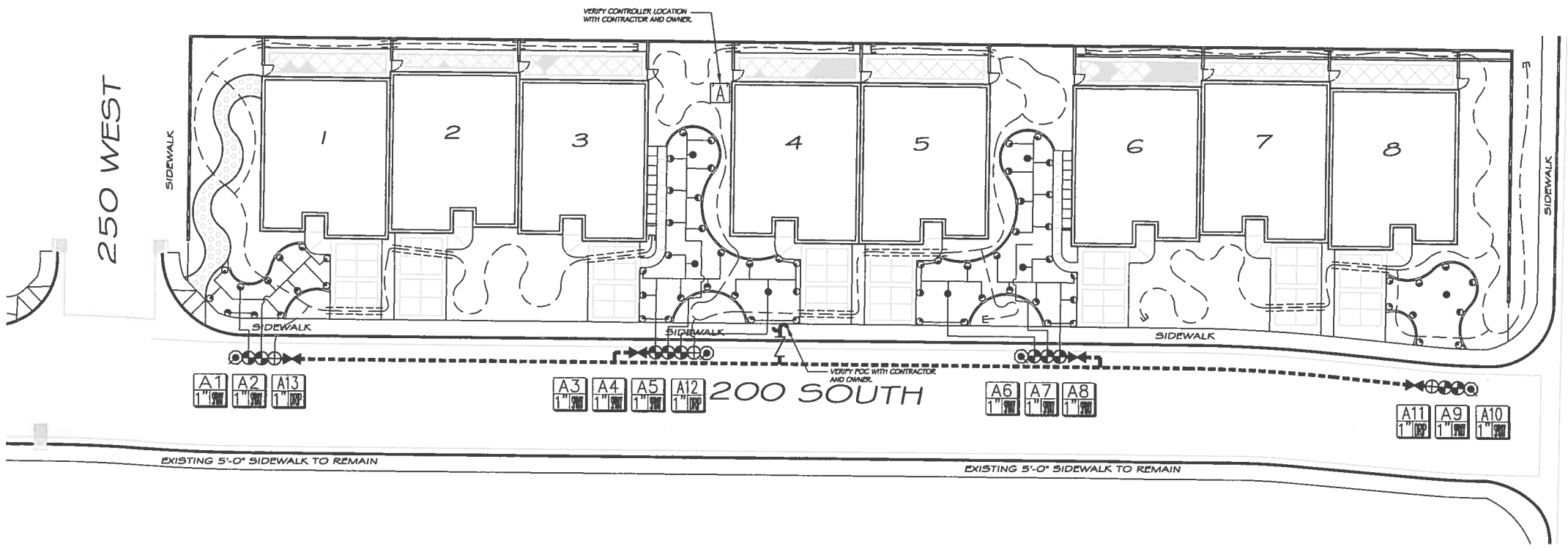
811
Know what's below.
Call before you dig.

PROJECT:
WESTBROOK TOWNHOMES

SHEET CONTENTS:
PLANTING DETAILS

DATE:
7/27/2017
JOB NO.:
07272017

SHEET:
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- [A] RAINBIRD ESP-ME SERIES CONTROLLER
- 1" WILKINS 975XLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. 5
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- 3/4" SCHEDULE 40 PVC LATERAL LINE; UNLESS OTHERWISE NOTED.
- E AUTOMATIC FLUSH VALVE IN 10" ROUND BOX (SEE DTL. SHEET FOR SPECS.)
- 1" REMOTE CONTROL VALVE (SEE DTL. SHEET FOR SPECS.)
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- SLEEVES 2 X DIAMETER OF PIPE
- RAINBIRD 1804 - 10 VAN SERIES POP-UP SPRAY HEAD

VALVE ID LEGEND

A1
1" 6.8

NOTES:

1) SEE SHEET L2.02 FOR IRRIGATION DETAILS.

2) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

3) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE. TAPE EVERY 20'-0"

4) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

5) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

6) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE.

0 20'-0" 40'-0" 60'-0"
SCALE: 1" - 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
7196068-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/18

REVISIONS:

WESTBROOK TOWNHOMES
IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

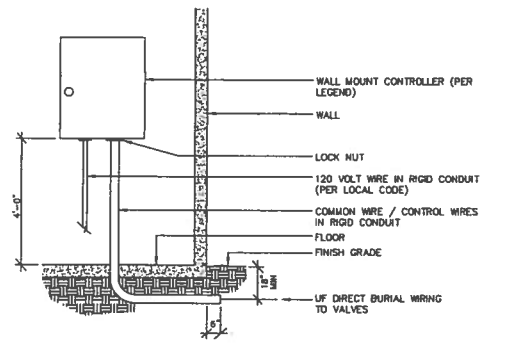
CONSULTANTS:

PROJECT:
WESTBROOK TOWNHOMES

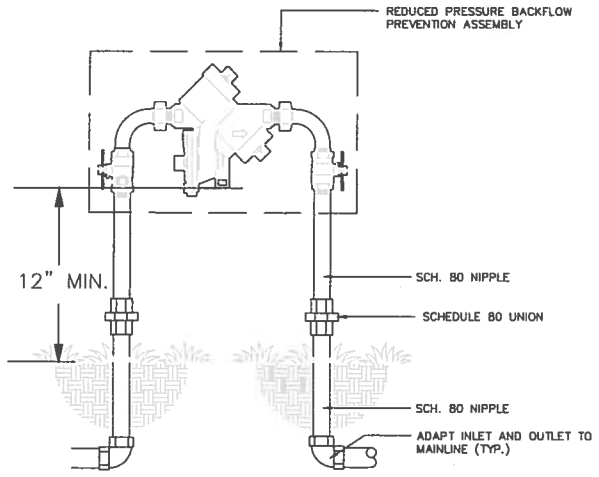
SHEET CONTENTS:
IRRIGATION PLAN

DATE:
7/27/2017
JOB NO.:
07272017

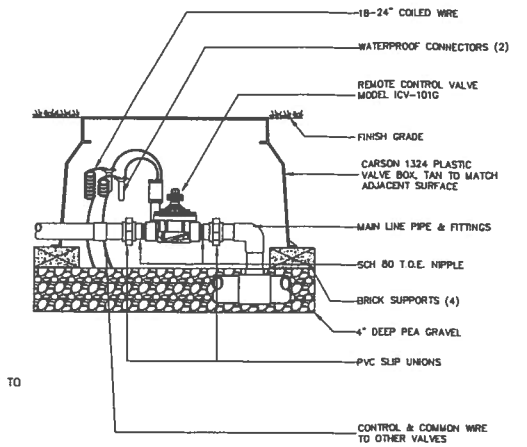
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L2.01



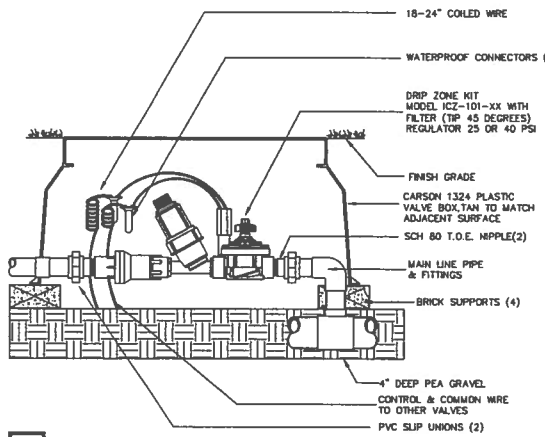
A **CONTROLLER**



B **BACKFLOW PREVENTER**



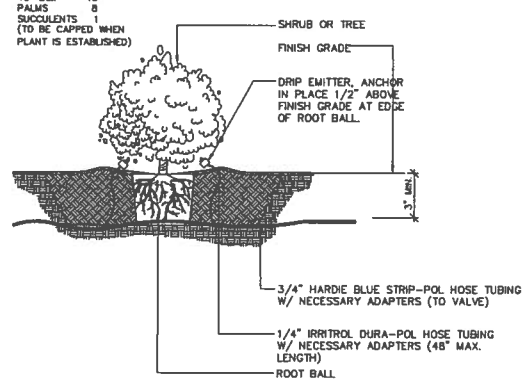
C *VALVE ASSEMBLY*



D *DRIP VALVE ASSEMBLY*

EMITTER QUANTITIES

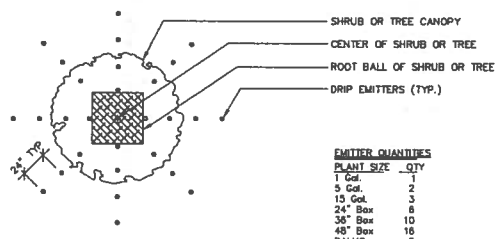
PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
SUCCULENTS (TO BE CAPPED WHEN PLANT IS ESTABLISHED)	1



E *DRIP EMITTER*

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

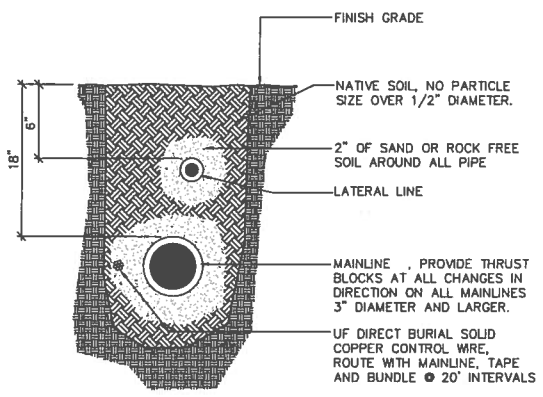


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

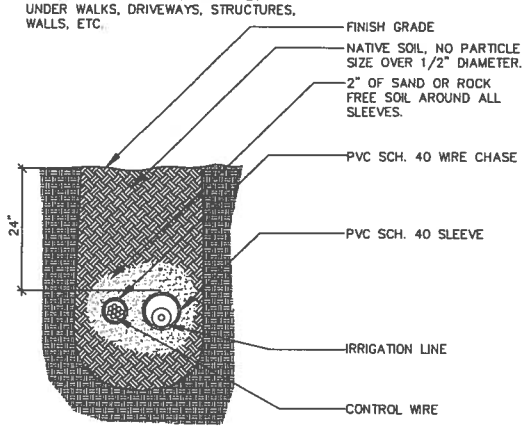
F *EMITTER LAYOUT DETAIL*

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

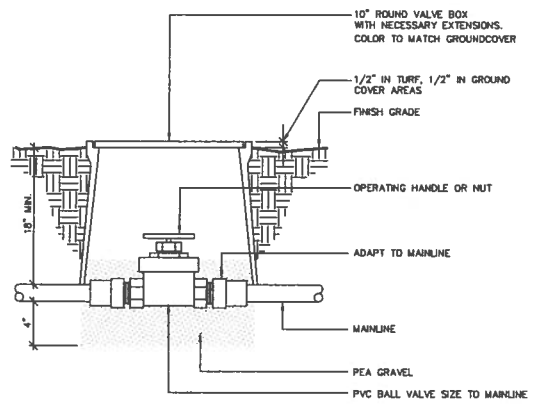


G *TRENCH SECTION*

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

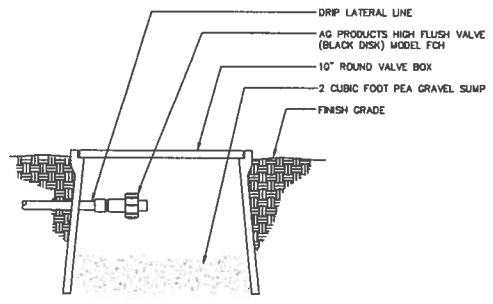


H *SLEEVE SECTION*

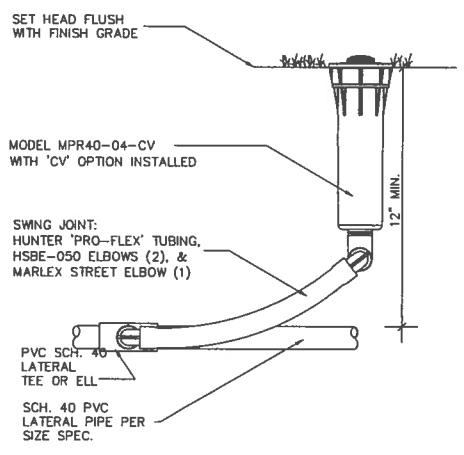


I *PVC BALL VALVE*

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J *DRIP FLUSH VALVE*



K *TURF HEAD*

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	9-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Number of Wire	Lateral Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
8"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

L *PIPE SIZING DETAIL*

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

X8-20PC (Red) Barb inlet; 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TO	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #X8-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF
NOT SHOWN	RAINBIRD MODEL #X8-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
	RAINBIRD 1804 TURF HEAD W/ 10 SERIES VAN NOZZLE	F,TQ,H,T	10'	30	2.6	2.10		1.45	1.10				SEE DETAIL 'K'
A	RAINBIRD ESP-ME SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
	1" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
	TURF VALVE ; RAINBIRD 100-PEB-PRS, 1" GLOBE VALVE												
	DRIP VALVE ASSEMBLY: RAINBIRD XC2-PRB-100-COM, 1" DRIP ZONE CONTROLL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)												
E	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	LATERAL LINE, 3/4" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN.												
	DRIP LINE, HARDIE BLUE STRIPE, 3/4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE: UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT												
	1" SCHEDULE 40 PVC BALL VALVE												

STATE OF UTAH
Cody R. Schmitt
7190887-5301
Exp. 6/31/18
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

WESTBROOK TOWNHOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
WESTBROOK TOWNHOMES

SHEET CONTENTS:
IRRIGATION DETAILS

DATE:
7/27/2017
JOB NO.:
07272017

SHEET:
L2.02