







KAY'S COURT
TOWNHOMES





DATE:	11/21/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	RE

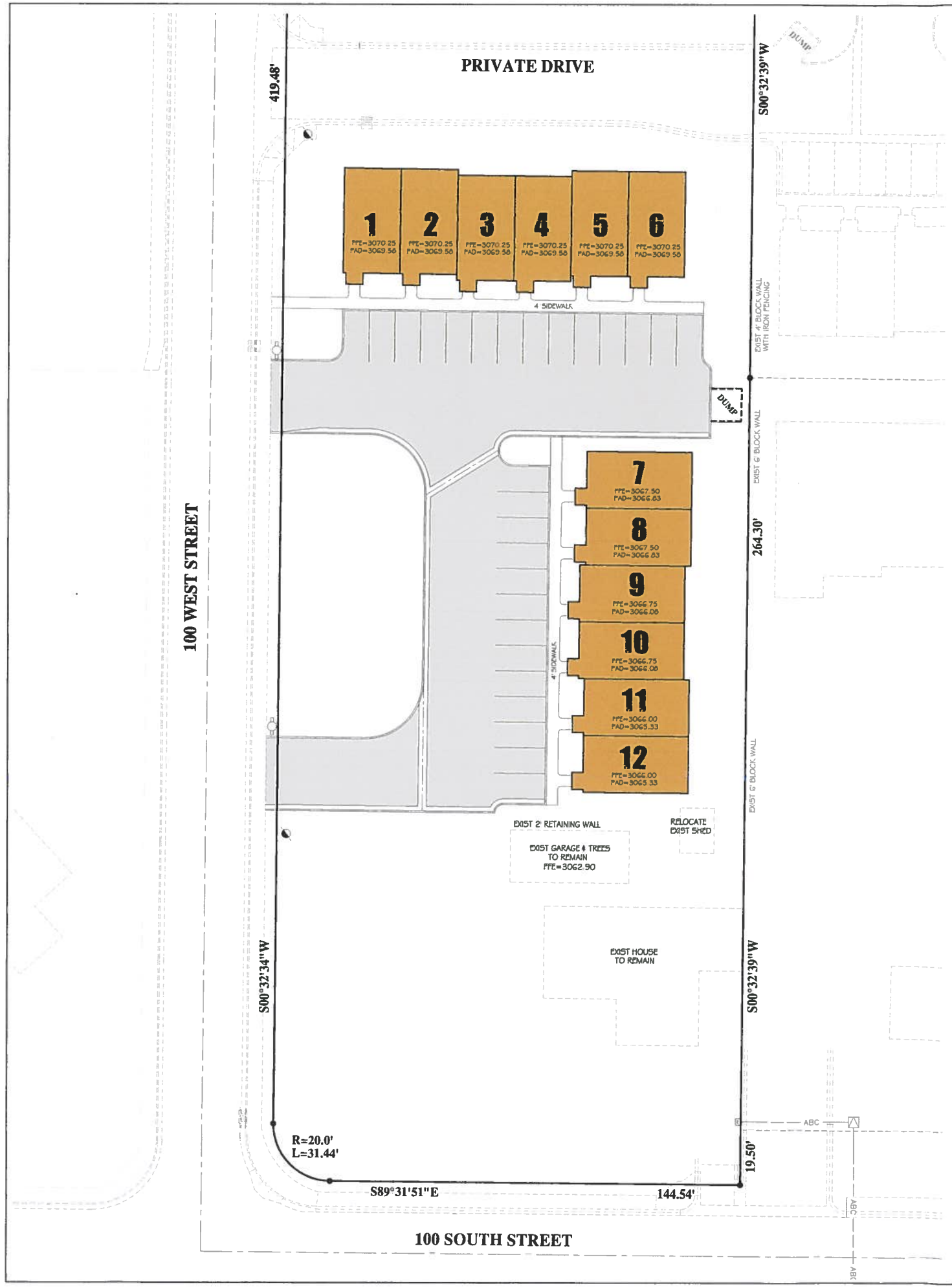
SCALE: N.T.S.

COLORED ELEVATIONS
KAY'S COURT TOWNHOMES
100 WEST 50 SOUTH
IVINS, UTAH 84738

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

11/21/2017
License No. 322000
Marc R. Forgy
Marc R. Forgy

SHEET
CE



KAY'S COURT
TOWNHOMES

PROPERTY INFO

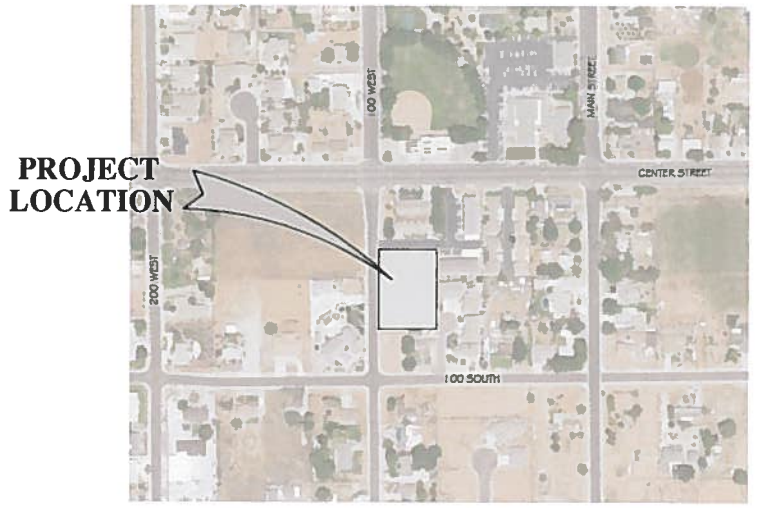
PROPERTY ADDRESS = PARCEL # 1-30
100 WEST 50 SOUTH
IVINS, UTAH 84738

OWNER / DEVELOPER:

ROBERT ENCE
362 S 200 E
IVINS, UTAH 84738
435-467-5523

CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN



VICINITY MAP
N.T.S.

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.

11/21/2017
License No. 323806
Marc R. Fonger
Marc R. Fonger

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

APPROVALS

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

PROJECT BENCHMARK

RING AND LID MONUMENT AT THE INTERSECTION OF CENTER STREET AND MAIN STREET BUSH & GUDGELL BRASS CAP (ELEV=3076.25)

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

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
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE PLANTING DETAILS
L2.01	LANDSCAPE IRRIGATION PLAN
L2.02	LANDSCAPE IRRIGATION DETAILS

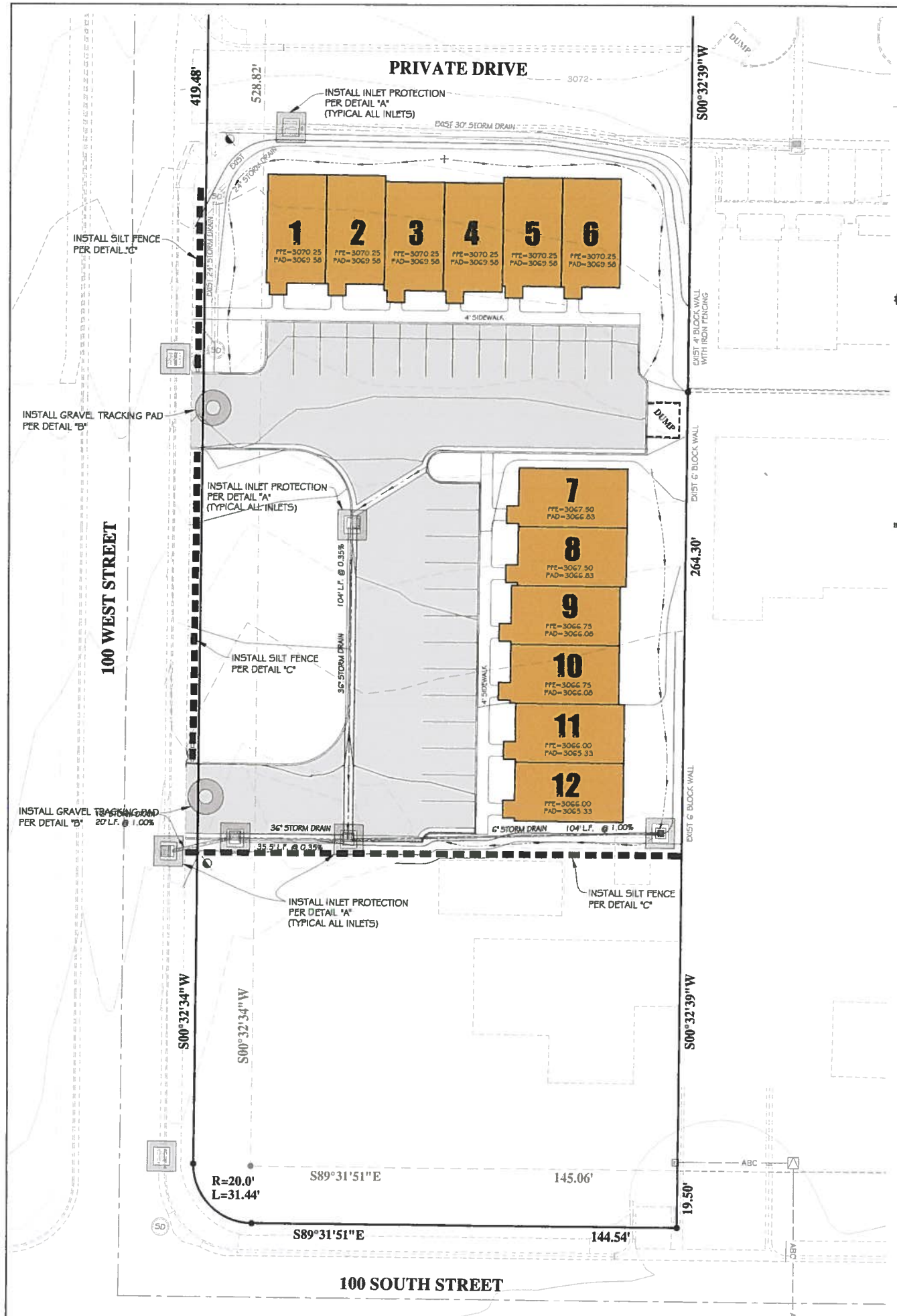
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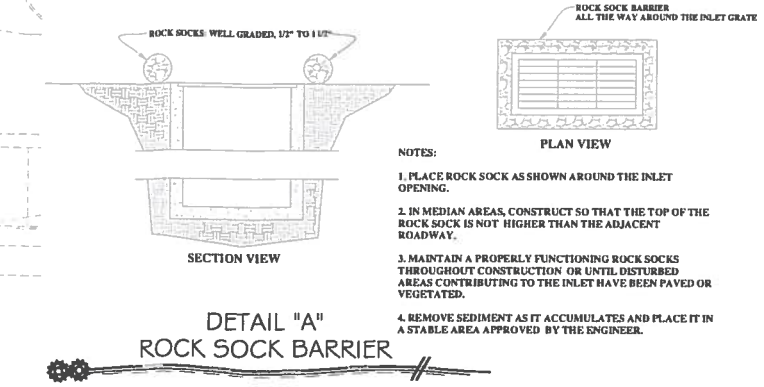
SCALE: 1" = 20'

COVER SHEET
KAY'S COURT TOWNHOMES
100 WEST 50 SOUTH
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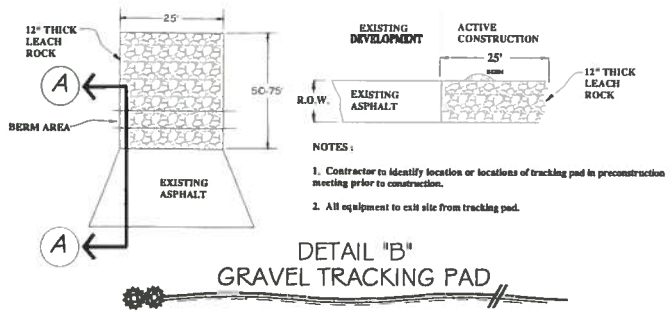
PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

SHEET
C1

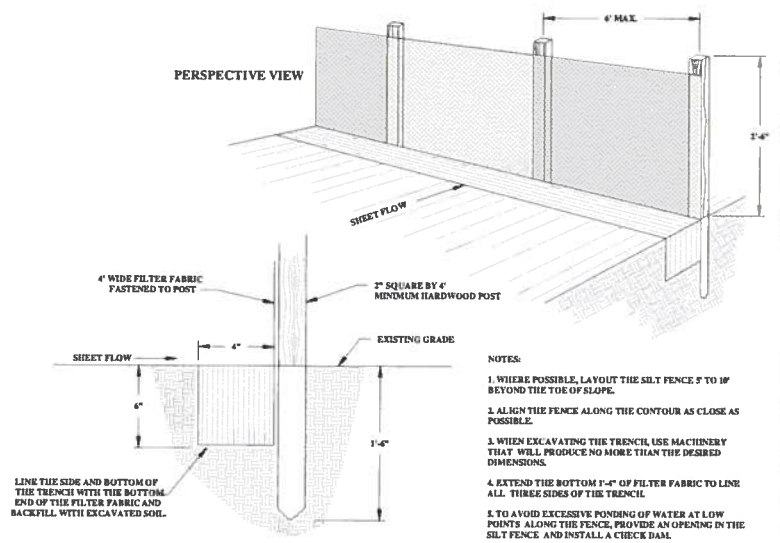




DETAIL "A" ROCK SOCK BARRIER



DETAIL "B" GRAVEL TRACKING PAD



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")

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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. DONT 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

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CLIENT: RE

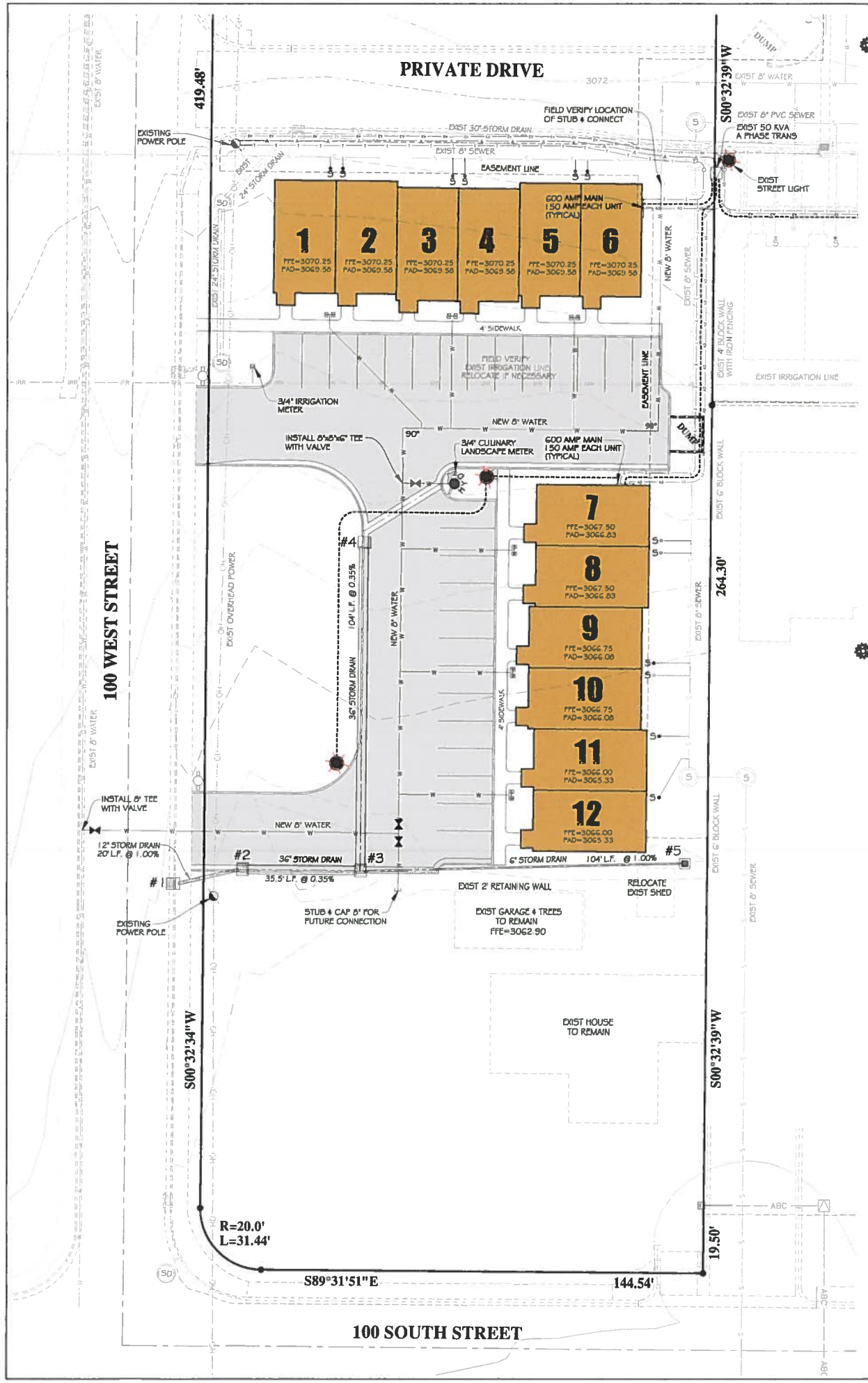
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EROSION CONTROL PLAN & DETAILS
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11/21/2017
License No. 322008
Marc R. Fonger
State of Utah

SHEET
C2

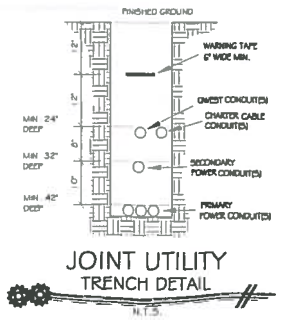


WATER NOTES

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 INCONVENIENCE 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 (435-628-0606) 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.



JOINT UTILITY TRENCH DETAIL
N.T.S.

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BLUE STAKES LOCATION CENTER (UTAH)

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT QUESTAR GAS MARKETING DEPARTMENT, PRIOR TO BREAKING GROUND, FOR GAS SIGN UP (IN WASHINGTON COUNTY): BILL SORENSEN @ 435-674-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF 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 (1155 E 350 N).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS 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 LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS 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 @ 435-674-6144 AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ** IMPORTANT NOTICE **
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER 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. HIGH PRESSURE GAS NOTE:
BEFORE DIGGING PLEASE CALL:
JERRY JONES: 435-680-9898 OR CORDELL NAYLOR: 435-669-2337

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIMETER TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT RANDALL AT 435-705-6006 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. CHANGES IN DUCT ROUTING NEED TO BE REPORTED AT LEAST 48 HOURS BEFORE PLACEMENT.
4. FOR MDU'S AND COMMERCIAL UNITS THERE MUST BE ONE RG-6 COAXIAL CABLE COMING FROM EACH UNIT TO THE DEMARC LOCATION.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD RANDALL WITH TDS AT 435-705-6006.
6. RELOCATION OF NEW OR EXISTING TDS 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.

CENTURY LINK FIBER NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND 2" CONDUITS.
2. DEVELOPER TO INSTALL A PULL STRING IN ALL CONDUITS.
3. OUTSIDE TERMINATION, DEVELOPER TO PROVIDE 30" X 30" X 10" WATERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NUETRAL.
4. ANY CHANGES TO JUC PLAN PLEASE CONTACT ZACH @ (435) 673-9639
5. ANY PLANT RELOCATIONS ASSOCIATED WITH THE NEW DEVELOPMENT WILL BE BILLABLE TO THE OWNER/DEVELOPER.

POWER NOTES

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-688-3706.
2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.
3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.
4. MAINTAIN A MINIMUM OF 3' (FEET) OF CLEARANCE BETWEEN THE POWER METERS AND THE GAS METERS.
5. EACH POWER METER WILL NEED TO BE PERMANENTLY LABELED WITH AN ENGRAVED PLACARD INDICATING WHICH UNIT IT SERVES.

LEGEND

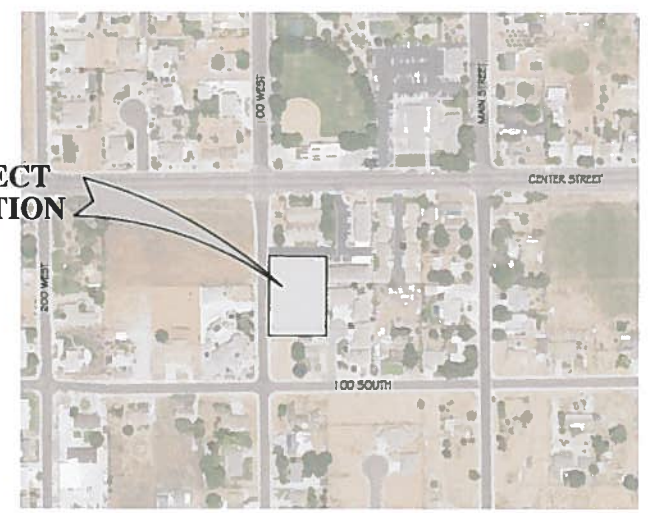
- PROPOSED 4" SEWER LATERAL WITH 4" CLEANOUT
- EXISTING SEWER MAIN 8" (UNLESS OTHERWISE NOTED)
- IRRIGATION MAIN 6" (UNLESS OTHERWISE NOTED)
- IRRIGATION METER 3/4" (UNLESS OTHERWISE NOTED)
- IRRIGATION VALVE
- WATER MAIN 8" (UNLESS OTHERWISE NOTED)
- WATER METER 3/4" (UNLESS OTHERWISE NOTED)
- WATER VALVE
- FIRE HYDRANT
- PRIMARY POWER (#2 ALUM 1ϕ)
- SECONDARY POWER (350 ALUM TRIPLEX)
- TRANSFORMER (50 KVA)
- SECONDARY BOX (ABOVE-GROUND)
- NEW STREET LIGHT (PER IVINS STDS)
- CENTURY LINK TELEPHONE
- BAJA BROADBAND CATV

PROPERTY INFO

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OWNER / DEVELOPER:
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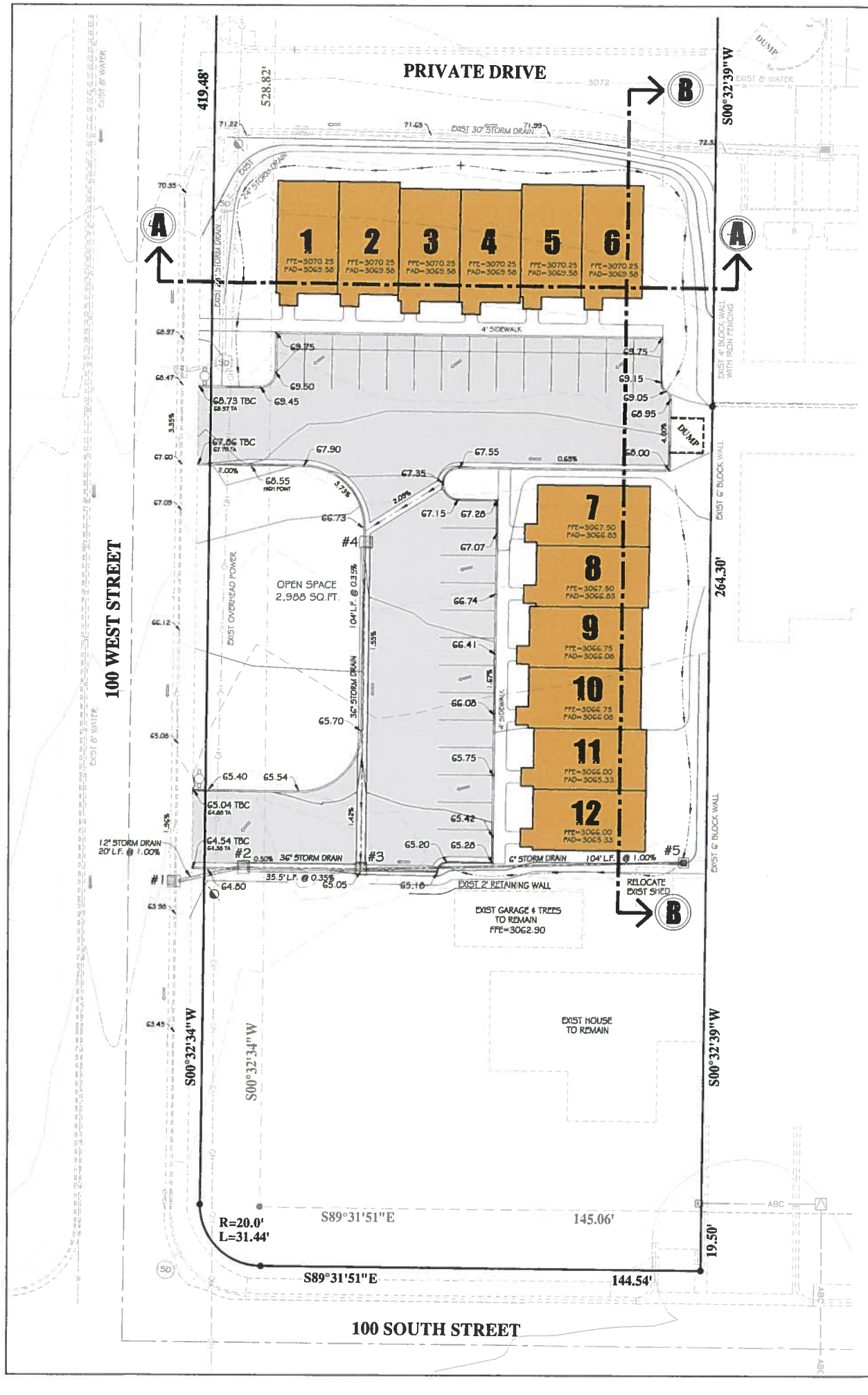
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UTILITY PLAN
KAY'S COURT TOWNHOMES
100 WEST 50 SOUTH
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PROFESSIONAL ENGINEER 11/21/2017 License No. 322808 Marc R. Fonger State of Utah

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: 1,084 CUBIC FEET
   DETENTION PROVIDED: 1,254 CUBIC FEET

3. DETENTION IS REQUIRED FOR THIS PROJECT. ALL STORM WATER WILL SURFACE FLOW INTO CATCH BASINS WITHIN THE PARKING AREA. THERE IT WILL ENTER A UNDERGROUND STORAGE FACILITY CONSISTING OF A 48" PIPE WITH A 12" ORIFICE PIPE AS THE EXIT DRAIN, THAT CONNECTS TO A NEW DROP INLET BOX ALONG 100 WEST THAT IS CONNECTED TO THE EXISTING STORM DRAIN FACILITIES WITHIN 100 WEST.

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.

EARTHWORK QUANTITIES

358	(C) CU. YD. CUT
302	(F) CU. YD. FILL
56	(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 PARKING AREA, PAD GRADES AND FINISHED GRADE IN-BETWEEN.

LEGEND

- TBC=2602.50 = TOP BACK OF CURBING ELEV.
- TA=2602.50 = TOP FINISHED ASPHALT
- FFE=2601.30 = FINISHED FLOOR ELEVATION OF BUILDING
- ⟸ = DIRECTION OF FLOW
- 3058 = 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 IN ADDITIONAL	INV OUT
1	SINGLE	3064.19	3063.61	18" (N/E) 3057.55	12" (N/E) 3059.00	18" (N/E) 3057.55
2	SINGLE	3064.86	3064.28	12" (N/E) 3059.20	N/A	12" (N/E) 3059.20
3	SINGLE	3065.05	3064.47	12" (N/E) 3059.33	6" (N/E) 3062.00	12" (N/E) 3059.33
4	SINGLE	3066.65	3066.07	N/A	N/A	12" (S/E) 3059.70
5	GRATE TOP 2'x2' BOX	N/A	3064.75	N/A	N/A	12" (N/E) 3063.04

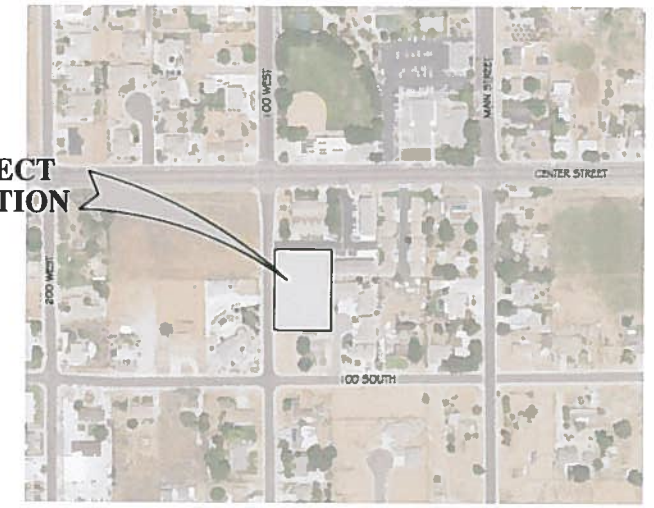
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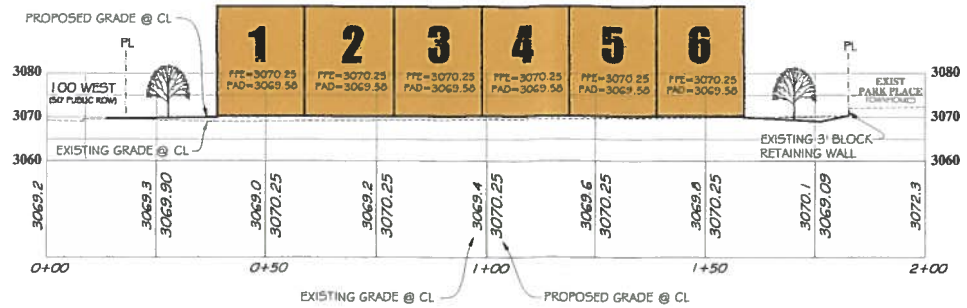
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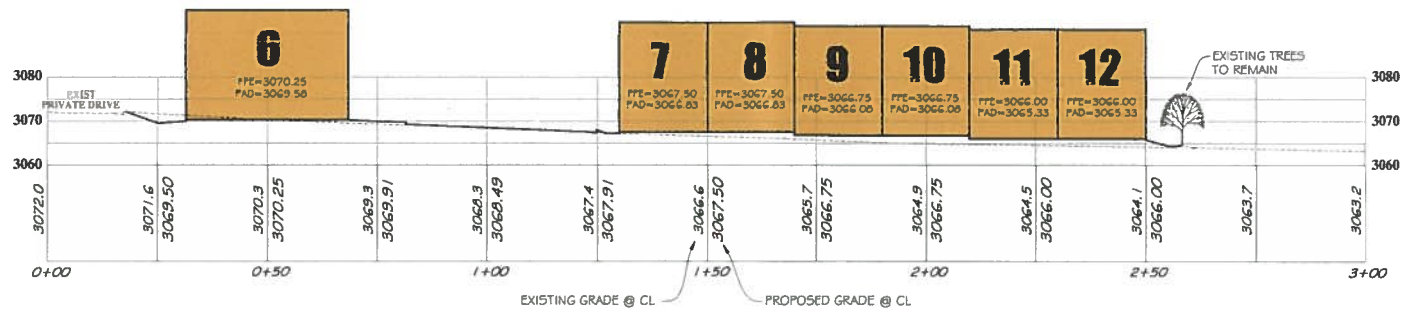
PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

11/21/2017
License No. 222000
Marc R. Fonger
Marc R. Fonger

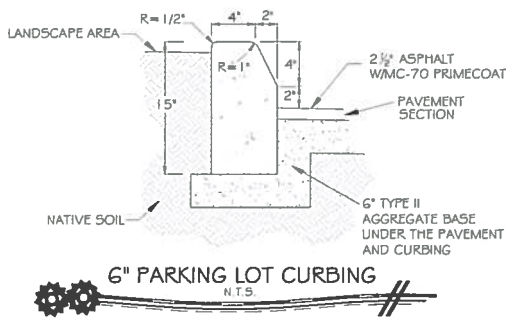
SHEET
C4



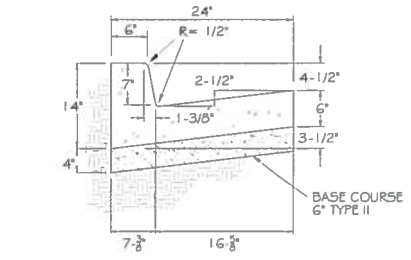
SECTION A-A



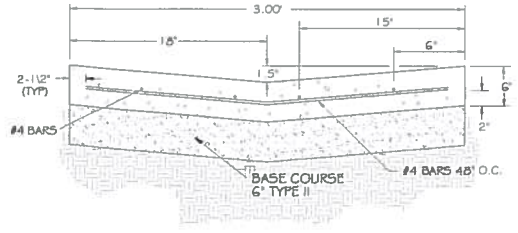
SECTION B-B



6" PARKING LOT CURBING
N.T.S.

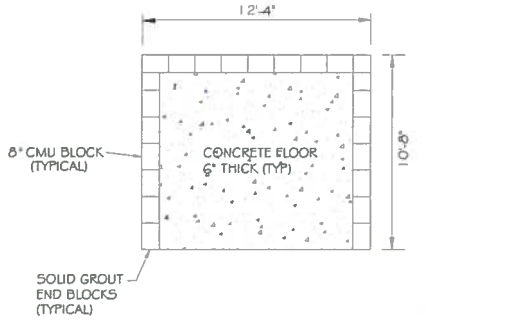


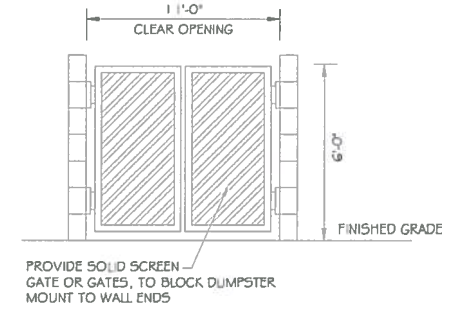
24" PARKING LOT CURBING
N.T.S.



36" VALLEY GUTTER
N.T.S.

CONTRACTOR TO VERIFY WITH CURRENT CITY STANDARDS AND USE CURRENT CITY STANDARD DWG





TRASH ENCLOSURE DETAIL
N.T.S.

DATE: 11/21/2017
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: RE

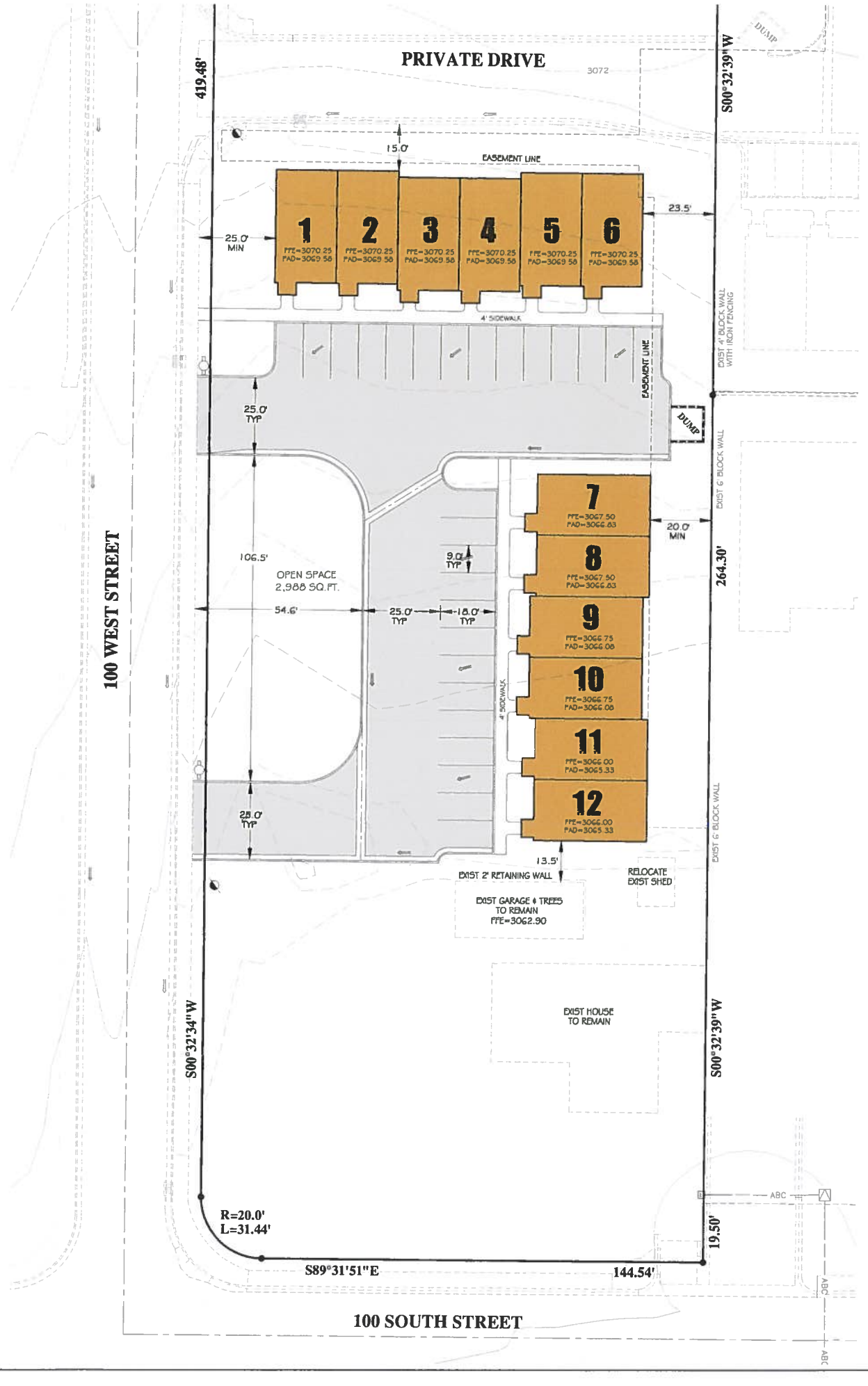
SCALE: 1" = 20'

GRADING X-SECTIONS & DETAILS
KAYS COURT TOWNHOMES
100 WEST 50 SOUTH
IVINS, UTAH 84738

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

PROFESSIONAL ENGINEER
11/21/2017
License No. 323888
Marc R. Fraga
Marc R. Fraga
STATE OF UTAH

SHEET
C5



KAY'S COURT TOWNHOMES

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 41,083 SQ.FT. = 100.00%
4.) BUILDING AREA = 9,168 SQ.FT. = 22.3%
5.) PARKING, SIDEWALKS & PATIOS = 16,134 SQ.FT. = 39.3%
6.) LANDSCAPE AREA = 15,781 SQ.FT. = 38.4%
7.) OPEN SPACE REQUIRED = 2,800 SQ.FT.
OPEN SPACE PROVIDED = 2,988 SQ.FT.
8.) DENSITY = 12 UNITS / 0.943 ACRES = 12.72 UNITS / ACRE
9.) PARKING = 12 UNITS X 2 / UNIT = 24 SPACES REQUIRED
24 SPACES PROVIDED
10.) GUEST PARKING = 12 UNITS X 0.25 / UNIT = 3 SPACES REQUIRED
3 SPACES PROVIDED

LEGEND

3019 = EXISTING 1' CONTOUR
3020 = EXISTING 5' CONTOUR
= PROPOSED WALL
= DIRECTION OF FLOW
= PROPERTY CORNER

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

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

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # I-30
100 WEST 50 SOUTH
IVINS, UTAH 84738

OWNER / DEVELOPER:

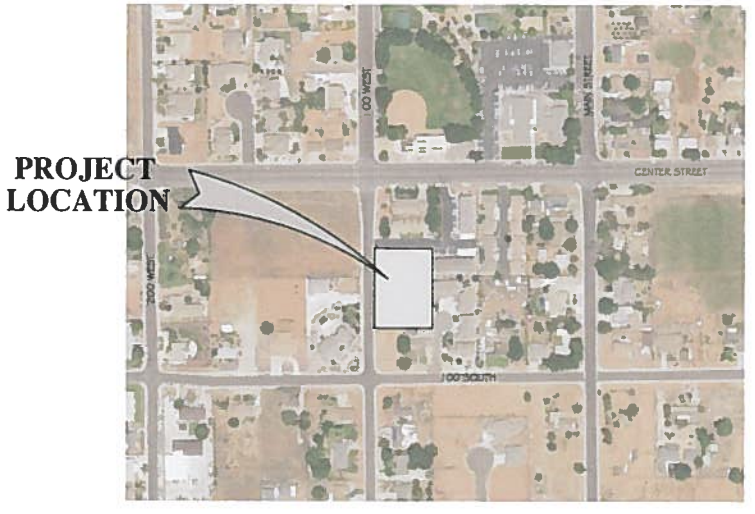
ROBERT ENCE
362 S 200 E
IVINS, UTAH 84738
435-467-5523

CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

PROJECT BENCHMARK

RING AND LID MONUMENT AT THE INTERSECTION OF CENTER STREET AND MAIN STREET BUSH & GUDGELL BRASS CAP (ELEV=3076.25)



VICINITY MAP

N.T.S.

DATE:	11/21/2017
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	RE.

SCALE: 1" = 20'

SITE PLAN
KAY'S COURT TOWNHOMES
100 WEST 50 SOUTH
IVINS, UTAH 84738

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75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
11/21/2017
License No. 312810
Marc R. Fonger
STATE OF UTAH

SHEET
C6

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 RESPONSIBLE 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:

1. DRAINAGE ARROWS: CONCRETE CONTRACTOR TO SLOPE CONCRETE IN DIRECTIONS SHOWN BY THE ARROWS. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE. LANDSCAPE CONTRACTOR TO SLOPE ALL LANDSCAPE AREAS IN DIRECTIONS SHOWN. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND 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.

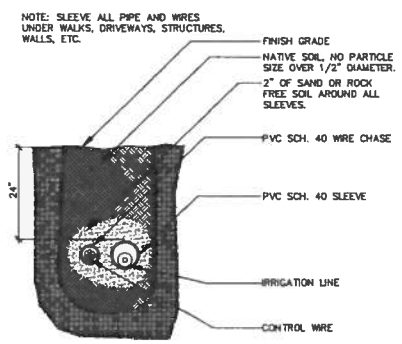
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

ROCK MULCH NOTE:

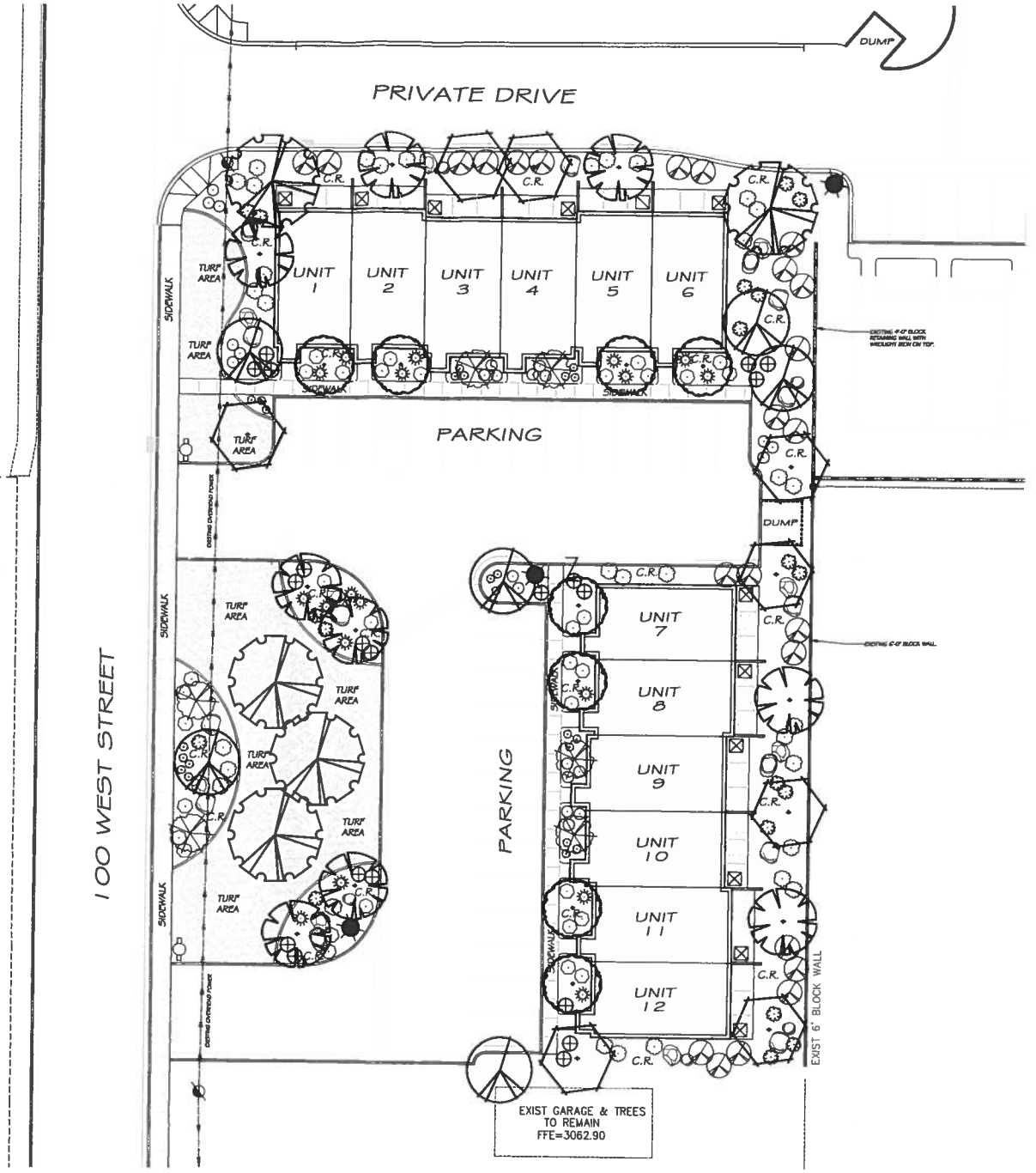
1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. ROCK TO MATCH COLOR AND SIZE OF EXISTING PHASE I ROCK. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT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

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.



SLEEVE SECTION



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PISTACHE CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	QUERCUS VIRGINIANA 'SOUTHERN LIVE' SOUTHERN LIVE OAK
	FRAXINUS OXYCARPA ' RAYWOODII' RAYWOOD ASH
	LIGUSTRUM JAPONICUM JAPANESE PRIVET
	PRUNUS CERASIFERA FLOWERING PLUM
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	PHOTINIA FRASERI RED TIP PHOTINIA
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA
	RAPHIOLEPIS INDICA 'PINKIE HAWTHORN' DWARF PINK HAWTHORN
	ROSA 'CARPET ROSE' RED CARPET ROSE
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	ILEX YUPON DWARF YUPON HOLLY
	TEUCRIUM CHAMAEDRYS GERMANDER
	LAVA LANDSCAPE BOULDERS VARY IN SIZE: 33% - 4'X 4' 33% - 3'X 4' 33% - 3'X 3'
	6" CONCRETE MOWCURB

NOTES:

1.) 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.

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

3.) INSTALL 2" - 4" GRAY RIVER COBBLE IN A IRREGULAR PATTERN AROUND BOULDER PLACEMENTS. COBBLE BOUNDARY TO BE 8'-0" MAXIMUM DISTANCE FROM BOULDERS.

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

STATE OF UTAH
Cody R. Schmitt
7164969-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

KAY'S COURT TOWNHOMES

IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

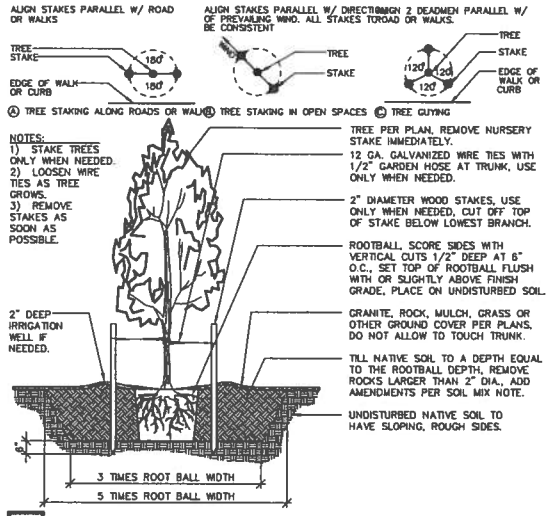
811
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PROJECT:
KAYS COURT TOWNHOMES

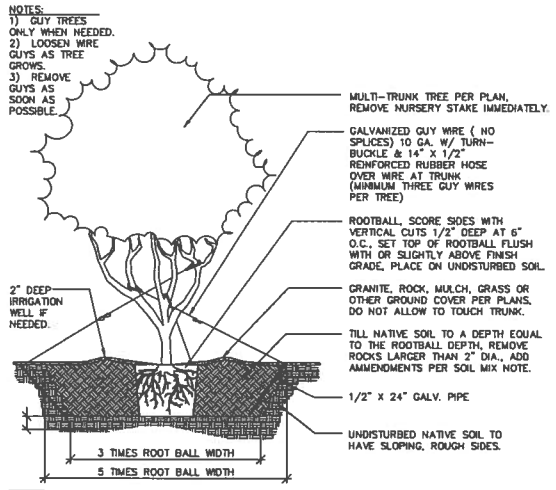
SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
11-26-2017
JOB NO.:
11262017

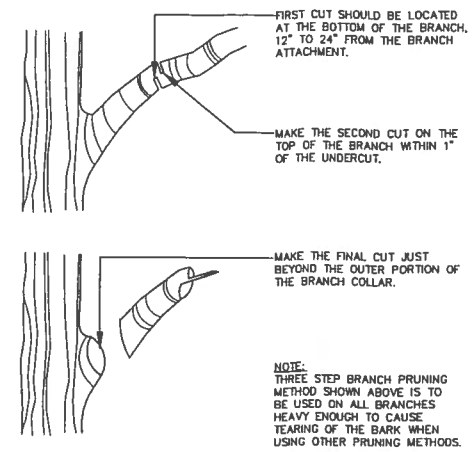
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L1.01



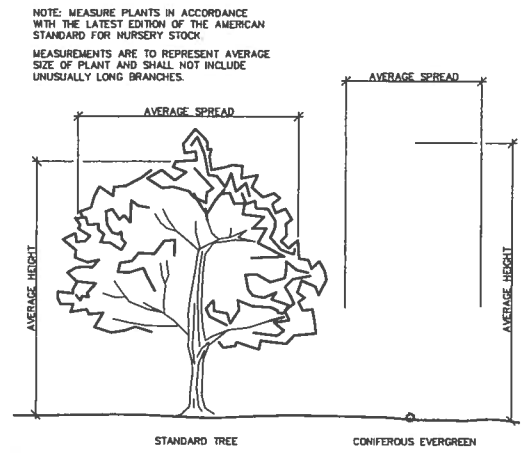
A TREE PLANTING DETAIL



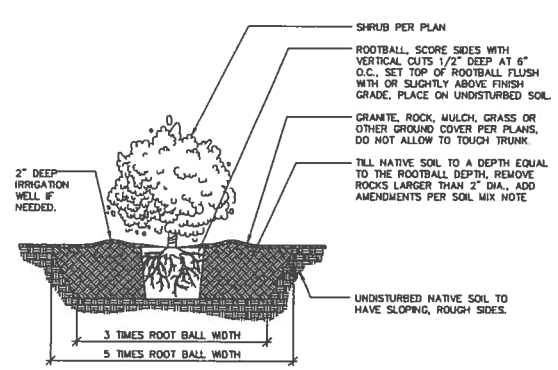
B MULTI-TRUNK PLANTING DETAIL



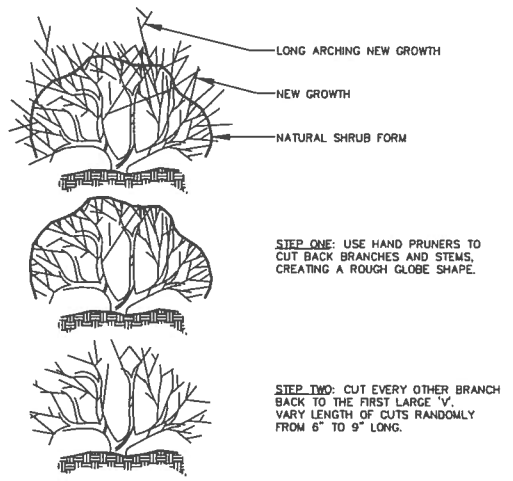
C TREE BRANCH PRUNING DETAIL



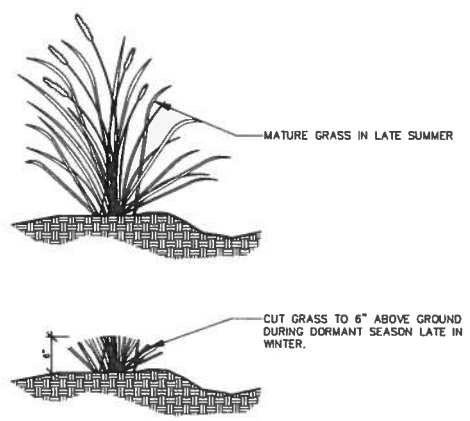
D PLANT MEASUREMENT DETAIL



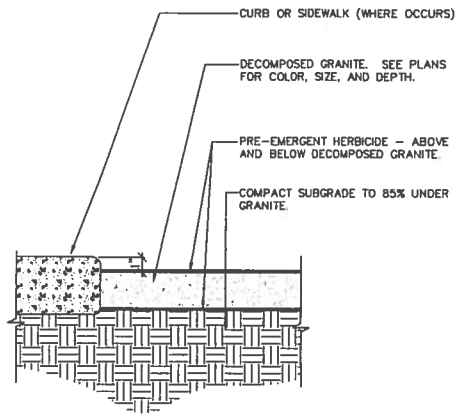
E SHRUB PLANTING DETAIL



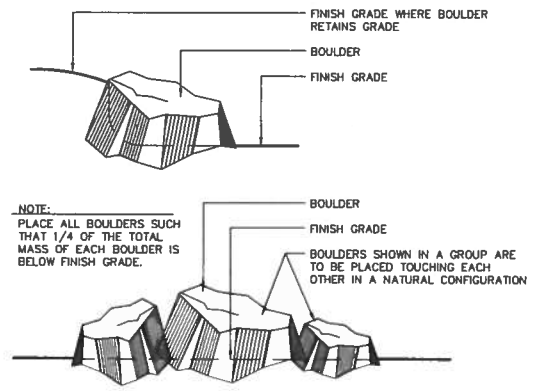
F SHRUB PRUNING DETAIL



G GRASS PRUNING DETAIL



H DECOMPOSED GRANITE DETAIL



I BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
FRAXINUS OXYCARPA 'RAYWOOD#'	RAYWOOD ASH	9	2#"	BOX	A,C	
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	8	2#"	BOX	A,B,C	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	5	2#"	BOX	A,C	
PRUNUS CERASIFERA	FLOWERING PLUM	6	2#"	BOX	A,C	
QUERCUS VIRGINIANA 'SOUTHERN LIVE'	SOUTHERN LIVE OAK	8	2#"	BOX	A,C	
SHRUBS						
LAGERSTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	6	15	GALLON	D,E,F	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	33	5	GALLON	B,C	
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	20	5	GALLON	D,E,F	
PHOTINIA FRASERI	RED TIP PHOTINIA	24	5	GALLON	D,E,F	
RAPHIOLEPIS INDICA 'PINKIE'	DWARF PINK HAWTHORN	33	5	GALLON	D,E,F	
ILEX YUPON	DWARF YUPON HOLLY	23	5	GALLON	D,E,F	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	15	5	GALLON	D,E,F	
ROSA 'CARPET ROSE'	RED CARPET ROSE	15	3	GALLON	D,E,F	
TEUCRIUM CHAMAEDRYS	GERMANDER	23	1	GALLON	D,E,F	
BOULDERS						
LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4'X 4'; AND 50% - 3'X 3'		28	3'-4'		1	

PLANTING LEGEND

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

STATE OF UTAH
Cody R. Schmitt
7164969-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

KAY'S COURT TOWNHOMES

IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

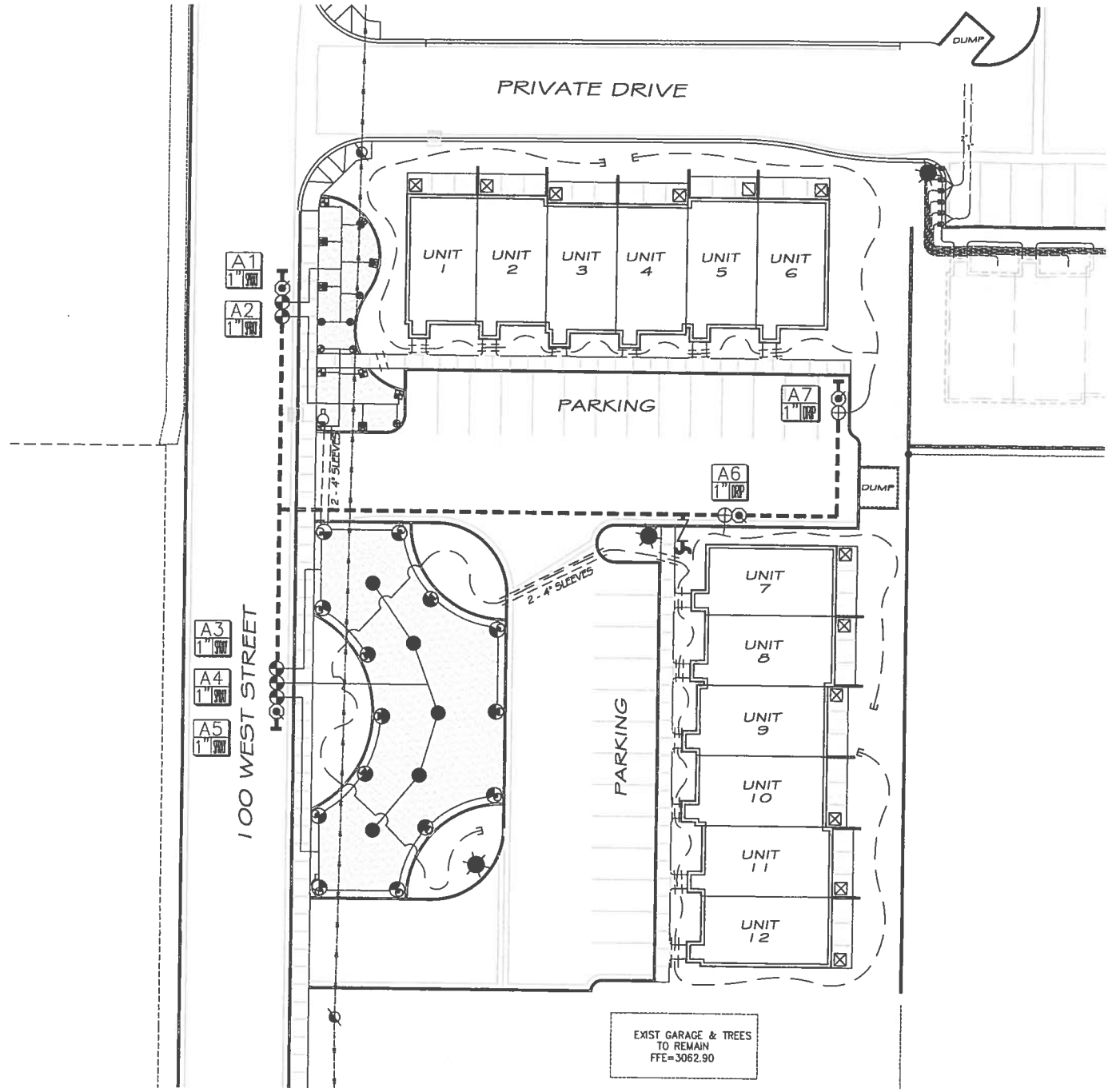
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PROJECT:
KAYS COURT TOWNHOMES

SHEET CONTENTS:
LANDSCAPE DETAILS

DATE:
11-26-2017
JOB NO.:
11262017

SHEET:
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- A — RAINBIRD ESP CONTOLLER
- 1" WILKINS 975XLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. SHEET)
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- 3/4" SCHEDULE 40 PVC LATERAL LINE; UNLESS OTHERWISE NOTED.
- 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.)
- 3X — SLEEVES 2 X DIAMETER OF PIPE
- RAINBIRD R-VAN ADJUSTABLE ARC SERIES POP-UP SPRAY HEAD
- RAINBIRD 1804 - 12 VAN SERIES POP-UP SPRAY HEAD
- RAINBIRD 1804 - 10 VAN SERIES POP-UP SPRAY HEAD

VALVE ID LEGEND

VALVE # / SIZE / GPM

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"

STATE OF UTAH
Cody R. Schmitt
7164960-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

KAY'S COURT TOWNHOMES
IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

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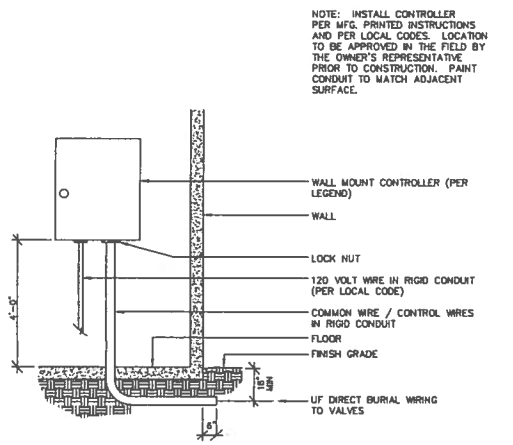
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KAYS COURT
TOWNHOMES

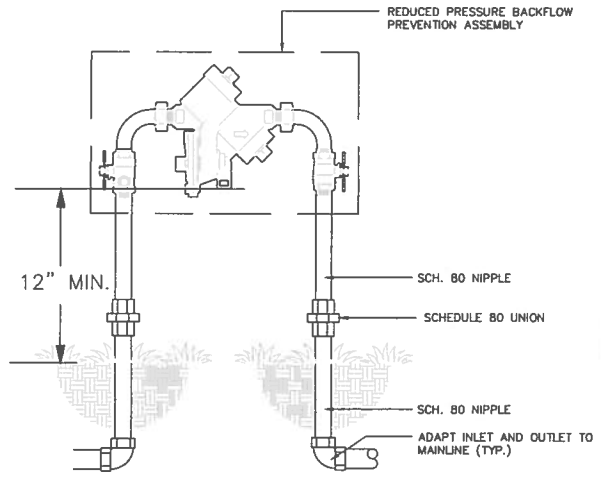
SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
11-26-2017
JOB NO.:
11262017

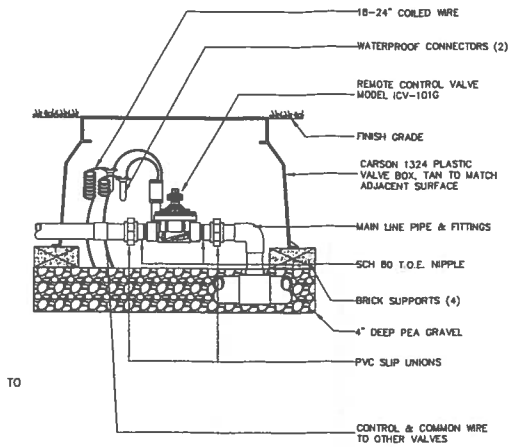
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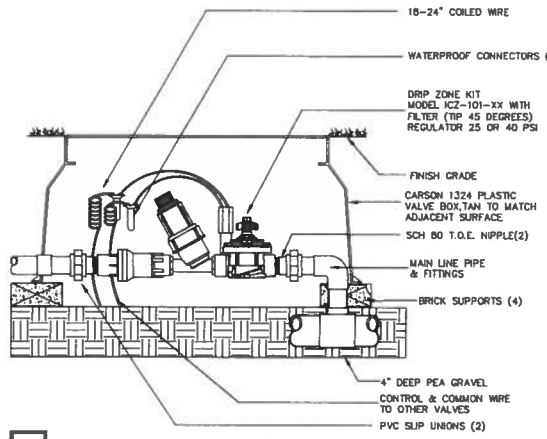
A **CONTROLLER**



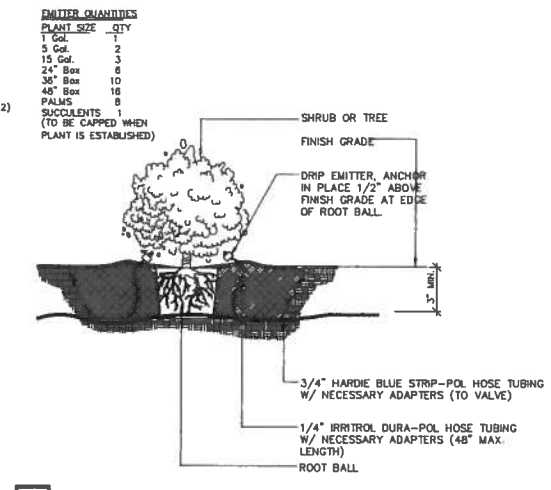
B **BACKFLOW PREVENTER**



C *VALVE ASSEMBLY*



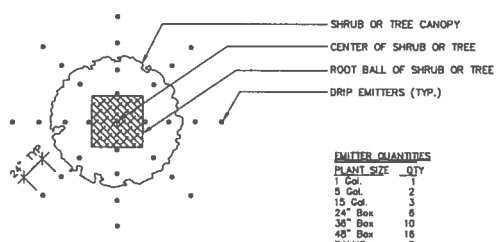
D *DRIP VALVE ASSEMBLY*



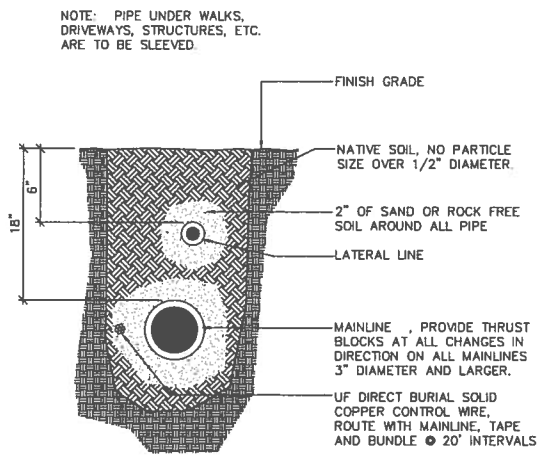
E *DRIP EMITTER*

NOTES:

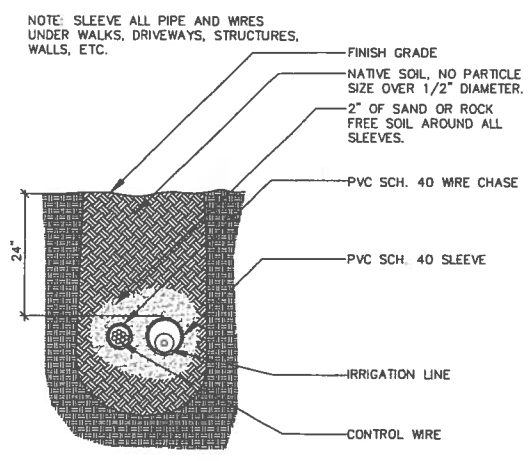
1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND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



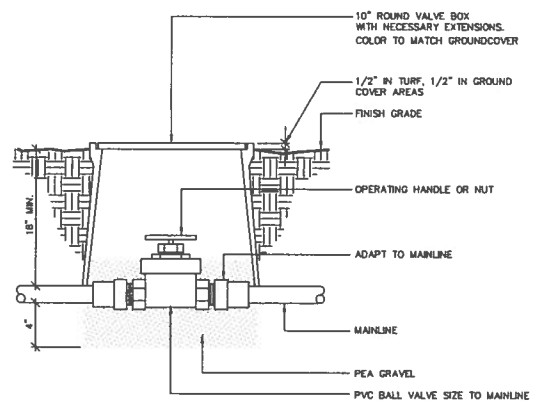
F *EMITTER LAYOUT DETAIL*



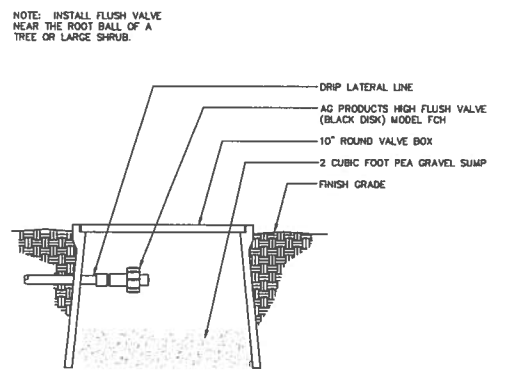
G *TRENCH SECTION*



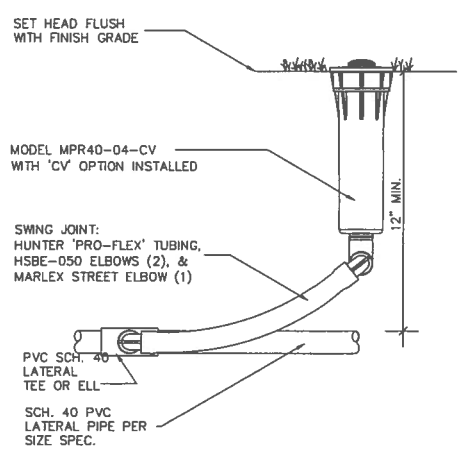
H *SLEEVE SECTION*



I *PVC BALL VALVE*



J *DRIP FLUSH VALVE*



K *TURF HEAD*

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

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TQ	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF EMITTERS PER PLANT
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		
	RAINBIRD R-VAN18 ADJUSTABLE ARC 45-270	QUARTER	13'-18'	45						50			SEE DETAIL 'K'
	RAINBIRD R-VAN18 ADJUSTABLE ARC 45-270	HALF	13'-18'	45		1.51		1.01					SEE DETAIL 'K'
	RAINBIRD R1318F ADJUSTABLE ARC 360	FULL	13'-18'	45	1.96								SEE DETAIL 'K'
	RAINBIRD 1804 TURF HEAD W/ 12 SERIES VAN NOZZLE	H,T,Q	12'	30				1.30	.975	.65			
	RAINBIRD 1804 TURF HEAD W/ 10 SERIES VAN NOZZLE	F,TQ,H,T	10'	30	2.5	2.10		1.45	1.10				
	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 XCZ-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
7164060-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

KAY'S COURT TOWNHOMES
IVINS UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

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

PROJECT:
KAYS COURT TOWNHOMES

SHEET CONTENTS:
IRRIGATION DETAILS

DATE:
11-26-2017
JOB NO.:
11262017

SHEET:
L2.02