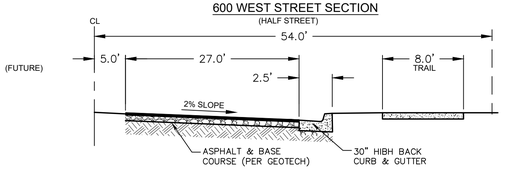
## LEGEND

- SEWER MANHOLE
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- STORM DRAIN PIPE
- DRAINAGE FLOW DIRECTION

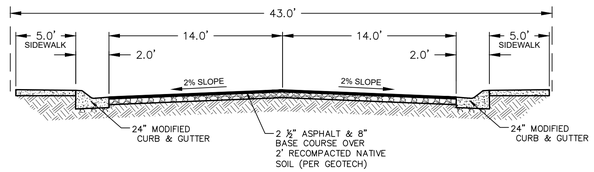
STREET LIGHT NOTE: NO STREET LIGHTS ARE BEING PROPOSED WITH THE EXCEPTION AT THE INTERSECTION OF 600 WEST STREET. LIGHTING WILL BE PROVIDED ON HOME EXTERIORS. BOLLARD LIGHTING TO BE INSTALLED ALONG 600 WEST STREET TRAIL PER CITY STANDARDS.

## 600 WEST STREET SECTION

(HALF STREET)




## 43' STREET SECTION




## LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 17, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF CLIFFROSE PHASE 2 AT THE OFFICE OF RECORDER, WASHINGTON COUNTY, UTAH AND RUNNING THENCE S 89°11'18" W 668.63 FEET ALONG THE SOUTH LINE OF SAID LOT 3 AND NORTH LINE OF SAID SUBDIVISION; THENCE N 0°46'17" E 300.96 FEET; THENCE N 89°11'18" E 668.42 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S 0°43'48" W 300.96 FEET ALONG THE LOT LINE TO THE POINT OF BEGINNING.

CONTAINS 4.62 ACRES




VICINITY MAP




0 30 60

SCALE: 1" = 30'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

PLOT: 2018-01-24 12:38 PM
PATH: L:\UTAH\PROJECTS\ACTIVE 2017\FX17124.00 - DOUG BRADY IVINS\700 - CAD\DESIGN\17124 MP.DWG


CIVIL SCIENCE INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



**REUSE OF DRAWINGS**
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF CIVIL SCIENCE, Inc.


| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|
| | REVISION | | | |

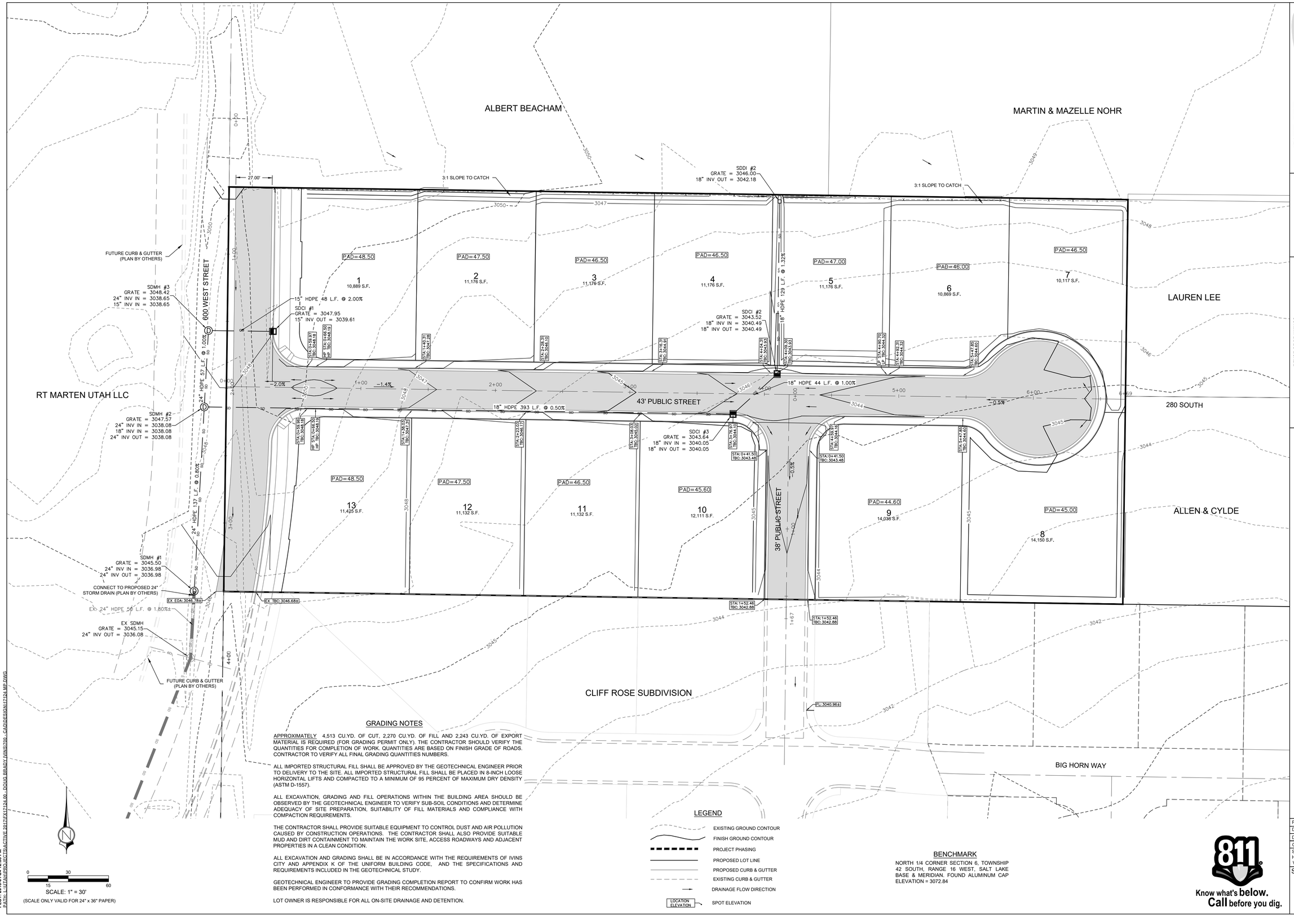
KEE STONE VILLAGE

PRELIMINARY PLAN
LOCATED IN IVINS, UTAH

| | |
|---|---|
| PROJ. #: | Fx. 17124.00 |
| DATE: | 1/23/2018 |
| DESIGN BY: | BLW |
| CHECKED BY: | |
| SCALE OF SHEET HOR SCALE: | 1" = 30' |
| VER SCALE: | |
| SHEET | 1 OF 5 |


OWNER CONTACT
B&V INVESTMENTS LLC
BRETT KEE
13879 S STANDING OAK DR
DRAPER, UT 84020
801-330-0240


# PRELIMINARY PLAN
# KEE STONE VILLAGE




## GRADING NOTES

APPROXIMATELY 4,513 CU.YD. OF CUT, 2,270 CU.YD. OF FILL AND 2,243 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS.

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).

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.

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.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

LOT OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

## LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROJECT PHASING
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION ELEVATION — SPOT ELEVATION

## BENCHMARK

NORTH 1/4 CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN. FOUND ALUMINUM CAP ELEVATION = 3072.84

0 30 15 60

SCALE: 1" = 30'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's below. Call before you dig.

PLOT: 2018-01-24 12:38 PM
PATH: I:\UTAH\PROJECTS\ACTIVE 2017\FX17124.00 - DOUG BRADY (VINS)\00 - CAD\DESIGN\17124 MP.DWG

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

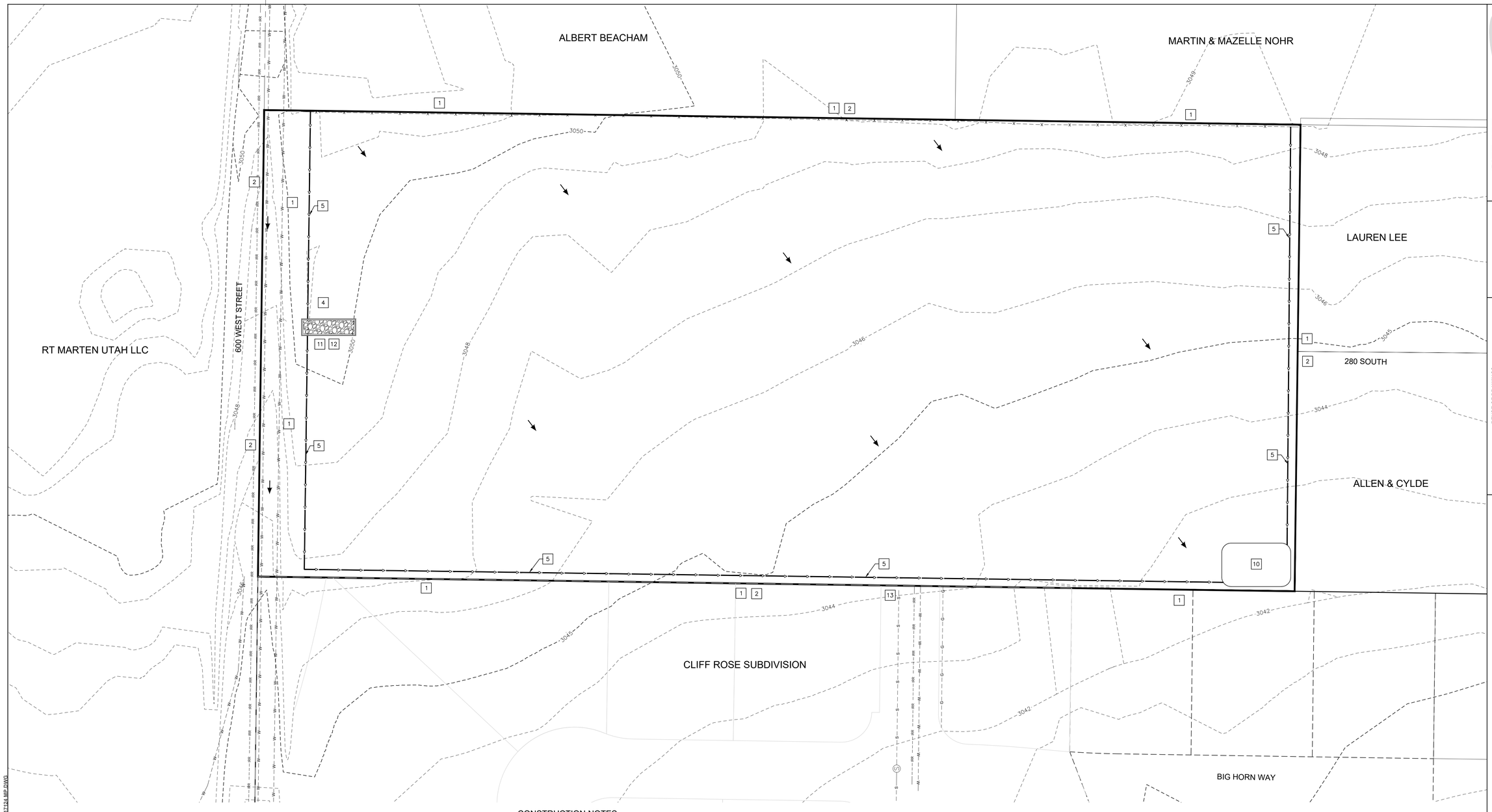
| NO. | DESCRIPTION | BY | APP. | DATE |
|---|---|---|---|---|
| | REVISION | | | |

**REUSE OF DRAWINGS**
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN ANY WAY WHATSOEVER EXCEPT FOR THE SPECIFIED PURPOSE FOR THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

# GRADING & DRAINAGE PLAN

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

PROJ. #: Fx. 17124.00
DATE: 1/18/2018
DESIGN BY: BLW
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 30'
VER SCALE:
SHEET




## CONSTRUCTION NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

## CONSTRUCTION KEYNOTES

1. PROPERTY BOUNDARY
2. LIMITS OF CONSTRUCTION
3. CHECK DAM
4. CONCRETE WASHOUT
5. EARTH DIKES AND DRAINAGE SWALES
6. SILT FENCE
7. RIP-RAP
8. STORM DRAIN INLET PROTECTION
9. SEDIMENT BASIN
10. SEDIMENT TRAP
11. ENTRANCE / OUTLET TIRE WASH
12. STABILIZED CONSTRUCTION ENTRANCE
13. STREET SWEEPING AND VACUUMING

## LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROJECT BOUNDRY
- SILT FENCE
- EARTH DIKES AND DRAINAGE SWALES
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PLOT: 2018-01-24 12:38 PM
PATH: I:\UTAH\PROJECTS\ACTIVE 2017\FX17124.00 - DOUG BRADY (IVINS)\700 - CAD\DESIGN\17124 MP.DWG

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

**REUSE OF DRAWINGS**
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR PART BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES ON ANY PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

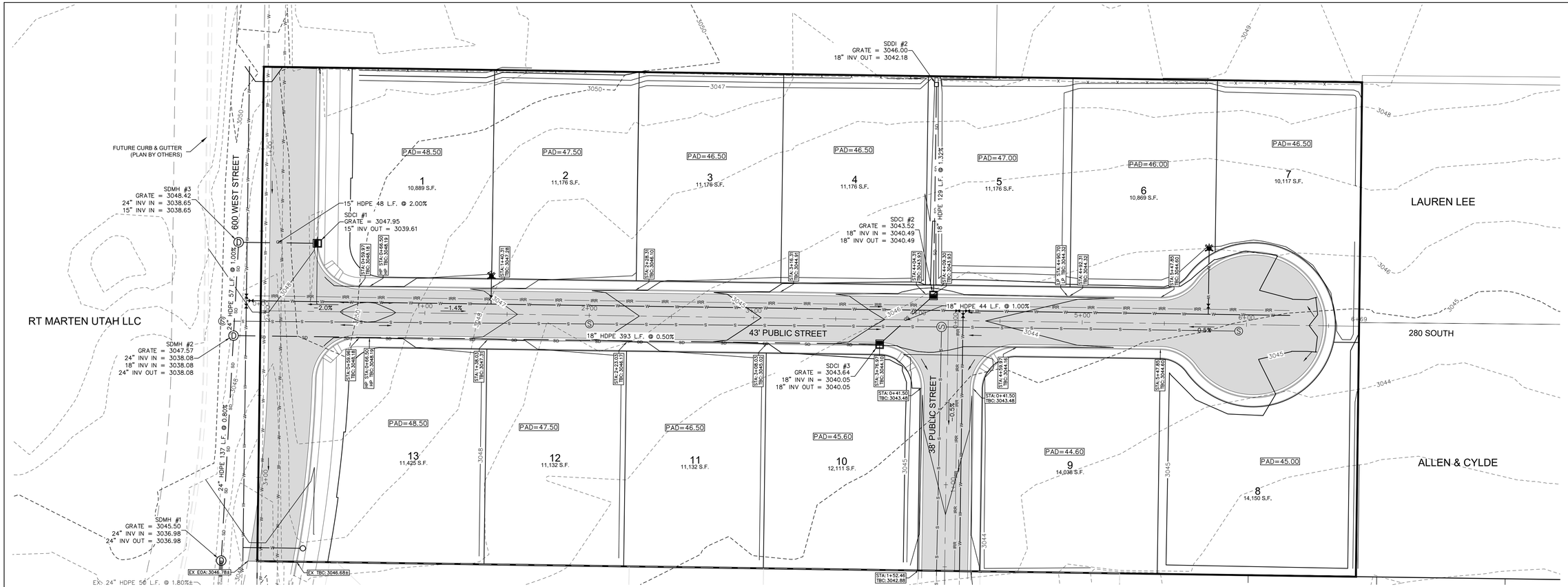
| NO. | DESCRIPTION | BY | APP'D | DATE |
|---|---|---|---|---|
| | REVISION | | | |

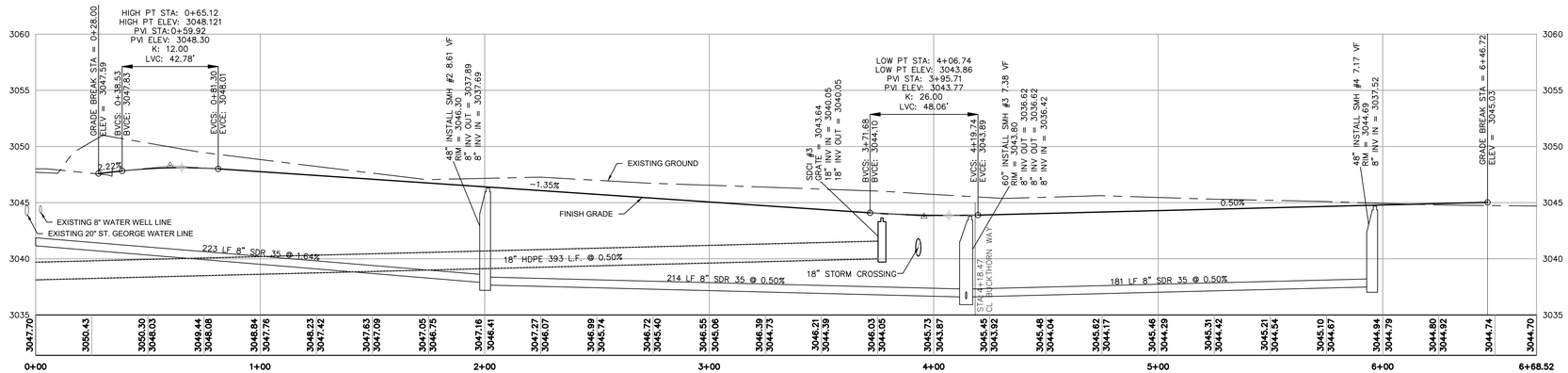
# EROSION & DUST CONTROL PLAN

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

| | |
|---|---|
| PROJ. #: | Fx. 17124.00 |
| DATE: | 1/18/2018 |
| DESIGN BY: | BLW |
| CHECKED BY: | |
| SCALE OF SHEET | |
| HOR SCALE: | 1" = 30' |
| VER SCALE: | |

SHEET




KEE STONE WAY

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION ELEVATION — SPOT ELEVATION

0 30 15 60

SCALE: 1" = 30'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's below. Call before you dig.

PLOT: 2018-01-24 12:38 PM
PATH: L:\UTAH\PROJECTS\ACTIVE 2017\FX17124.00 - DOUG BRADY IVINS\700 - CAD\DESIGN\17224 MP.DWG

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

**REUSE OF DRAWINGS**
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN ANY WAY OR FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FOR THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

| NO. | DESCRIPTION | BY | APP'D | DATE |
|---|---|---|---|---|
| | REVISION | | | |

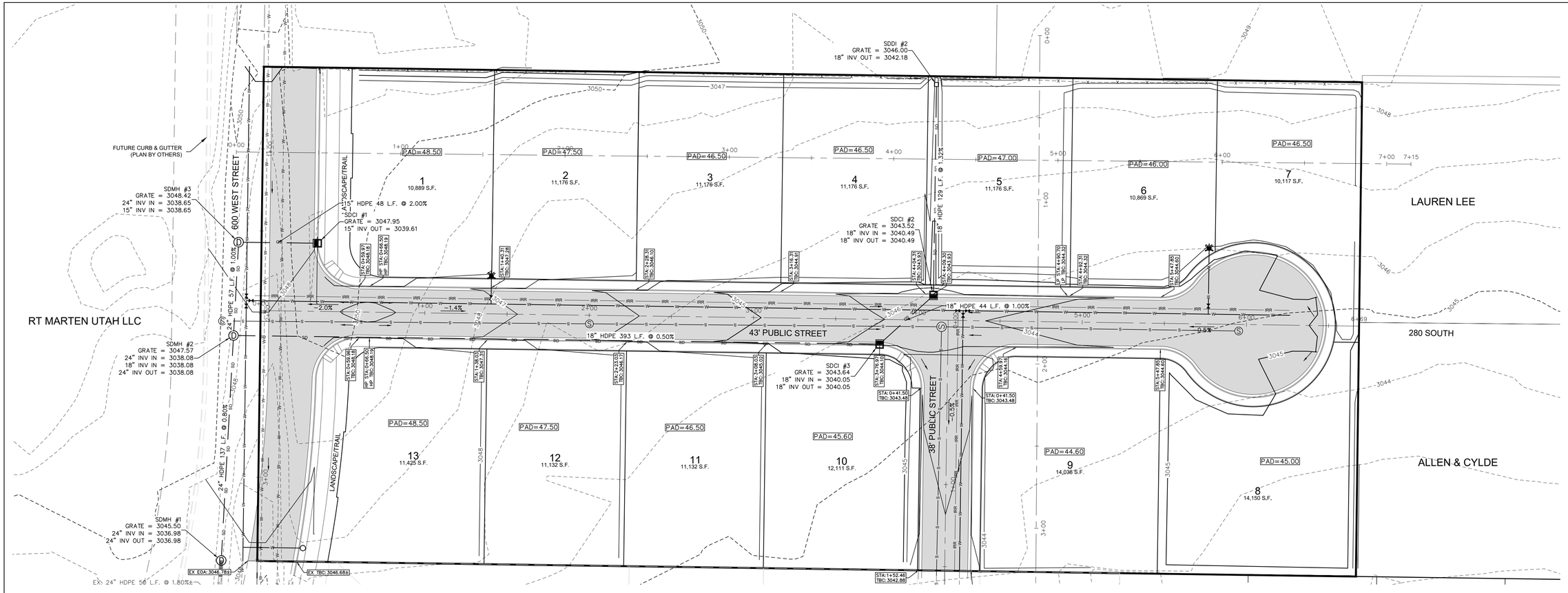
# PLAN & PROFILE

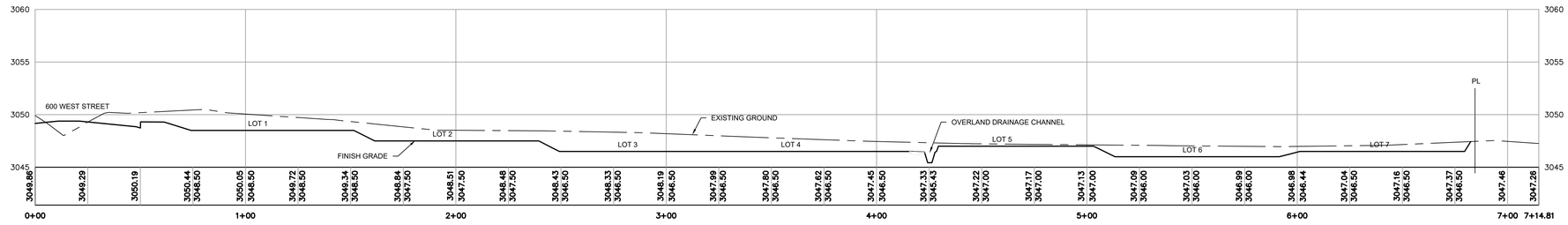
KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

| | |
|---|---|
| PROJ. #: | Fx. 17124.00 |
| DATE: | 1/23/2018 |
| DESIGN BY: | BLW |
| CHECKED BY: | |
| SCALE OF SHEET | |
| HOR SCALE: | 1" = 30' |
| VER SCALE: | |

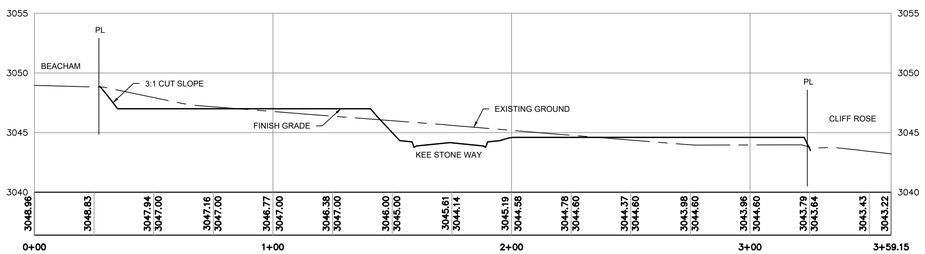
SHEET

4 OF 5




CROSS SECTION WEST-EAST




CROSS SECTION NORTH-SOUTH

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION / ELEVATION — SPOT ELEVATION

SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

PLOT: 2018-01-24 12:39 PM
PATH: L:\UTAH\PROJECTS\ACTIVE 2017\EX17124.00 - DOUG BRADY IVINS\700 - CAD\DESIGN\17124 MP.DWG

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

**REUSE OF DRAWINGS**
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN ANY WAY OR FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

| NO. | DESCRIPTION | BY | APP'D | DATE |
|---|---|---|---|---|
| | REVISION | | | |

# CROSS SECTION

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

| | |
|---|---|
| PROJ. #: | Fx. 17124.00 |
| DATE: | 1/24/2018 |
| DESIGN BY: | BLW |
| CHECKED BY: | |
| SCALE OF SHEET | |
| HOR SCALE: | 1" = 30' |
| VER SCALE: | |

SHEET

5 OF 5