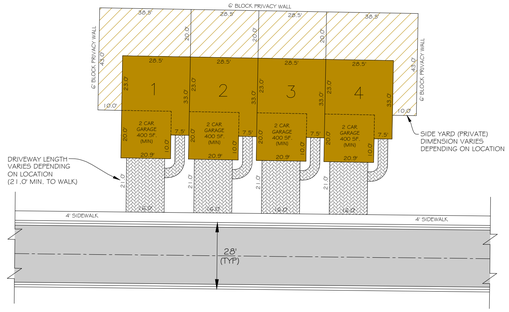
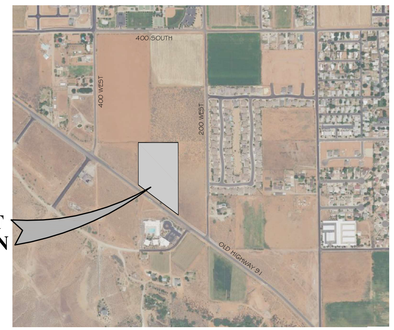
RED MOUNTAIN VISTAS



TYPICAL 4-PLEX

N.T.S.



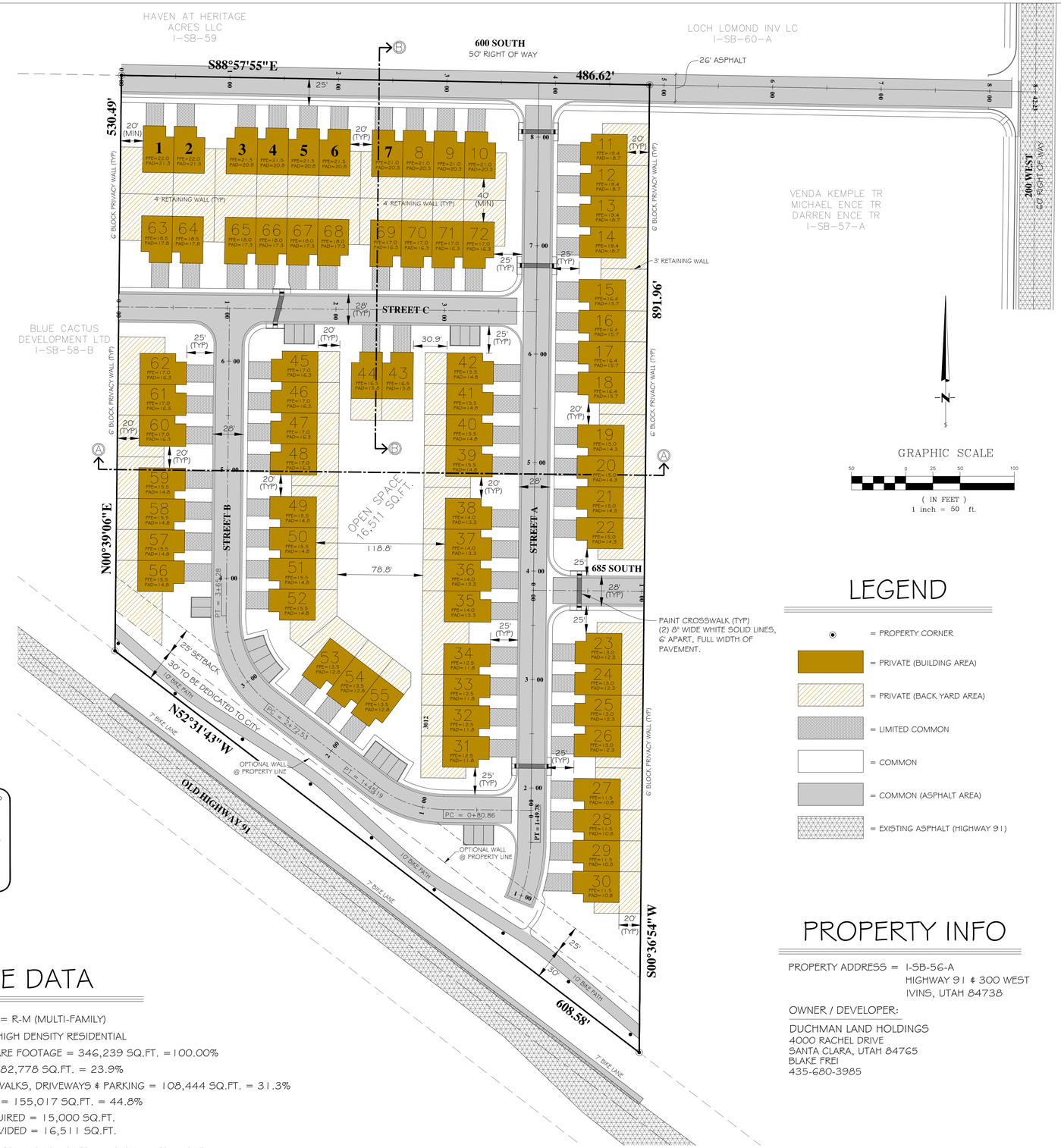
VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

REF # 00488304 BOOK 876 PAGE 361

THE WEST HALF (W1/2) OF LOT 2 AND 9 AND THAT PART OF THE EAST QUARTER (E1/4) OF LOT 4 WHICH LIES NORTH OF HIGHWAY 91, BLOCK 21, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN.



LEGEND

- = PROPERTY CORNER
- = PRIVATE (BUILDING AREA)
- = PRIVATE (BACK YARD AREA)
- = LIMITED COMMON
- = COMMON
- = COMMON (ASPHALT AREA)
- = EXISTING ASPHALT (HIGHWAY 91)

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

SITE DATA

1.) CURRENT ZONING = R-M (MULTI-FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 346,239 SQ.FT. =100.00%
4.) BUILDING AREA = 82,778 SQ.FT. = 23.9%
5.) ROADWAYS, SIDEWALKS, DRIVEWAYS & PARKING = 108,444 SQ.FT. = 31.3%
6.) LANDSCAPE AREA = 155,017 SQ.FT. = 44.8%
7.) OPEN SPACE REQUIRED = 15,000 SQ.FT.
OPEN SPACE PROVIDED = 16,511 SQ.FT.
8.) DENSITY = 72 UNITS / 7.948 ACRES = 9.05 UNITS / ACRE
9.) GUEST PARKING = 72 UNITS X 0.25/UNIT = 18 SPACES REQUIRED
19 SPACES PROVIDED

PROPERTY INFO

PROPERTY ADDRESS = I-SB-56-A
HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

OWNER / DEVELOPER:

DUCHMAN LAND HOLDINGS
4000 RACHEL DRIVE
SANTA CLARA, UTAH 84765
BLAKE FREI
435-680-3985

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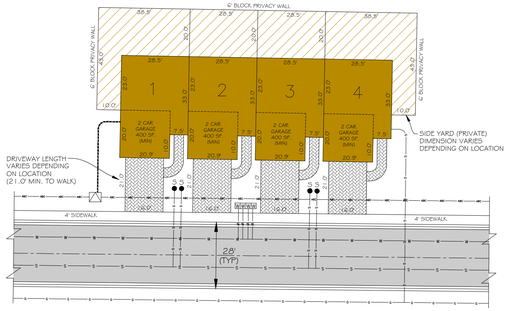
No	Date	By	Revision

DATE: 2/11/2016
DRAWN: MDS
APPROVED: AA
SCALE: 1"=50'
JOB NO. 171099

RED MOUNTAIN VISTAS
PRELIMINARY PLAN (SITE)
OLD HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

SHEET 1 OF 4 SHEETS
FILE: PRELIM

RED MOUNTAIN VISTAS



TYPICAL 4-PLEX

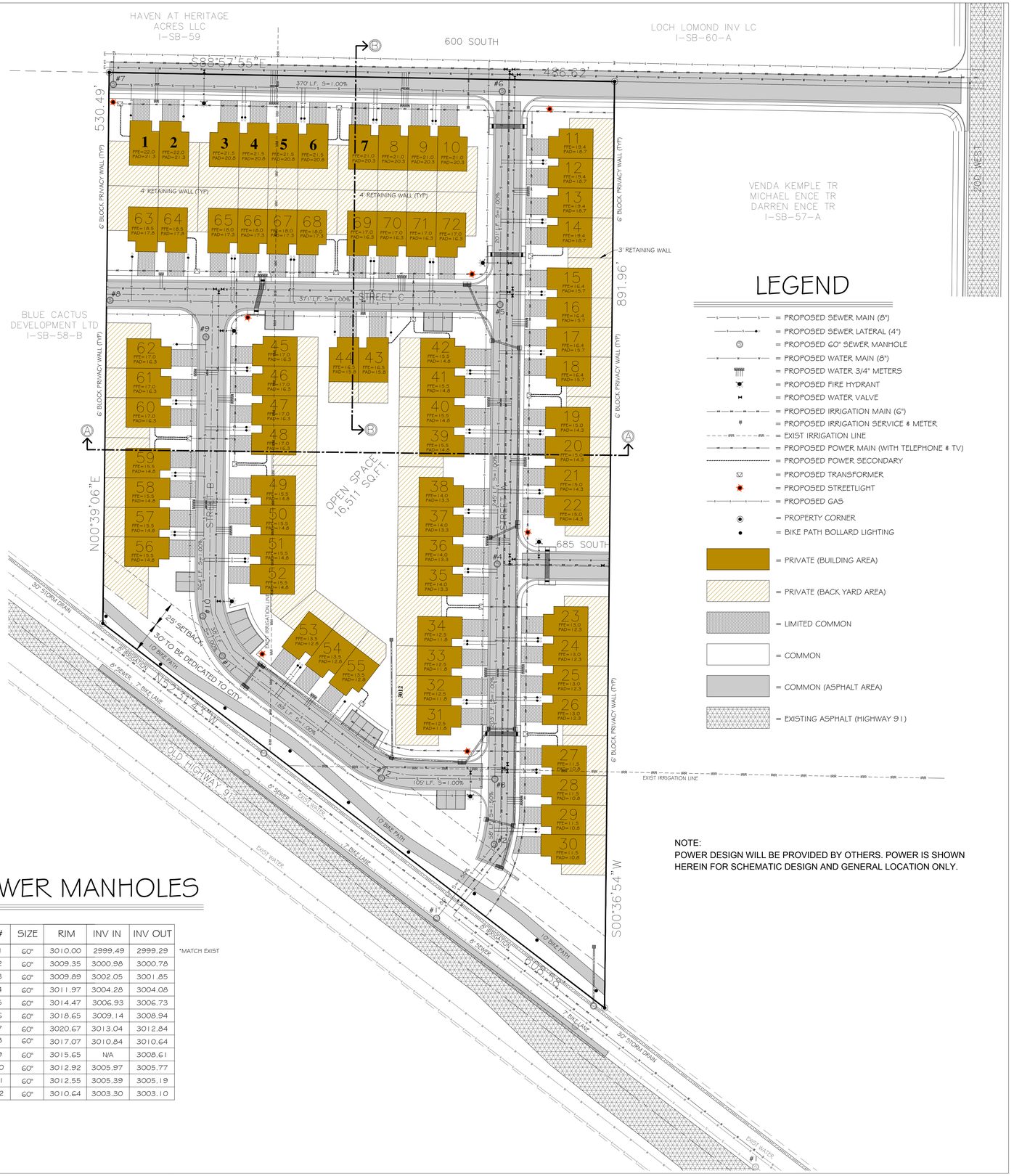
N.T.S.

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BLUE STAKES LOCATION CENTER (UTAH)

GRAPHIC SCALE

50 0 25 50 100

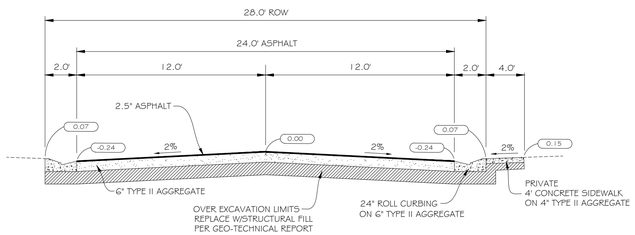
(IN FEET)
1 inch = 50 ft.



LEGEND

- = PROPOSED SEWER MAIN (8")
- = PROPOSED SEWER LATERAL (4")
- = PROPOSED 60" SEWER MANHOLE
- = PROPOSED WATER MAIN (8")
- = PROPOSED WATER 3/4" METERS
- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER VALVE
- = PROPOSED IRRIGATION MAIN (6")
- = PROPOSED IRRIGATION SERVICE & METER
- = EXIST IRRIGATION LINE
- = PROPOSED POWER MAIN (WITH TELEPHONE & TV)
- = PROPOSED POWER SECONDARY
- = PROPOSED TRANSFORMER
- = PROPOSED STREETLIGHT
- = PROPOSED GAS
- = PROPERTY CORNER
- = BIKE PATH BOLLARD LIGHTING
- = PRIVATE (BUILDING AREA)
- = PRIVATE (BACK YARD AREA)
- = LIMITED COMMON
- = COMMON
- = COMMON (ASPHALT AREA)
- = EXISTING ASPHALT (HIGHWAY 91)

NOTE:
POWER DESIGN WILL BE PROVIDED BY OTHERS. POWER IS SHOWN HEREIN FOR SCHEMATIC DESIGN AND GENERAL LOCATION ONLY.



ROADWAY SECTION

N.T.S.

SEWER MANHOLES

#	SIZE	RIM	INV IN	INV OUT	
1	60"	3010.00	2999.49	2999.29	*MATCH EXIST
2	60"	3009.35	3000.98	3000.78	
3	60"	3009.89	3002.05	3001.85	
4	60"	3011.97	3004.28	3004.08	
5	60"	3014.47	3006.93	3006.73	
6	60"	3018.65	3009.14	3008.94	
7	60"	3020.67	3013.04	3012.84	
8	60"	3017.07	3010.84	3010.64	
9	60"	3015.65	N/A	3008.61	
10	60"	3012.92	3005.97	3005.77	
11	60"	3012.55	3005.39	3005.19	
12	60"	3010.64	3003.30	3003.10	

No	Date	By	Revision

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www.bushandgudgell.com

DATE: 2/11/2018 | DRAWN: MDS | APPROVED: AA | SCALE: 1"=50' | JOB NO.: 17.0199

RED MOUNTAIN VISTAS
PRELIMINARY PLAN (UTILITY)
OLD HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

SHEET 2 OF 4 SHEETS
FILE: PRELIM

RED MOUNTAIN VISTAS

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
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BLUE STAKES LOCATION CENTER (UTAH)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

GRADING NOTES

APPROXIMATELY 5,596 CU.YD. OF CUT 5,501 CU.YD. OF FILL = 95 CU.YD. OF EXPORT

THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF PADS AND SUB-GRADE OF THE PARKING AREA. QUANTITIES DO NOT INCLUDE ANY COMPACTION SHRINKAGE FACTORS.

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 ST. GEORGE CITY AND IBC 2012 EDITION, 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.

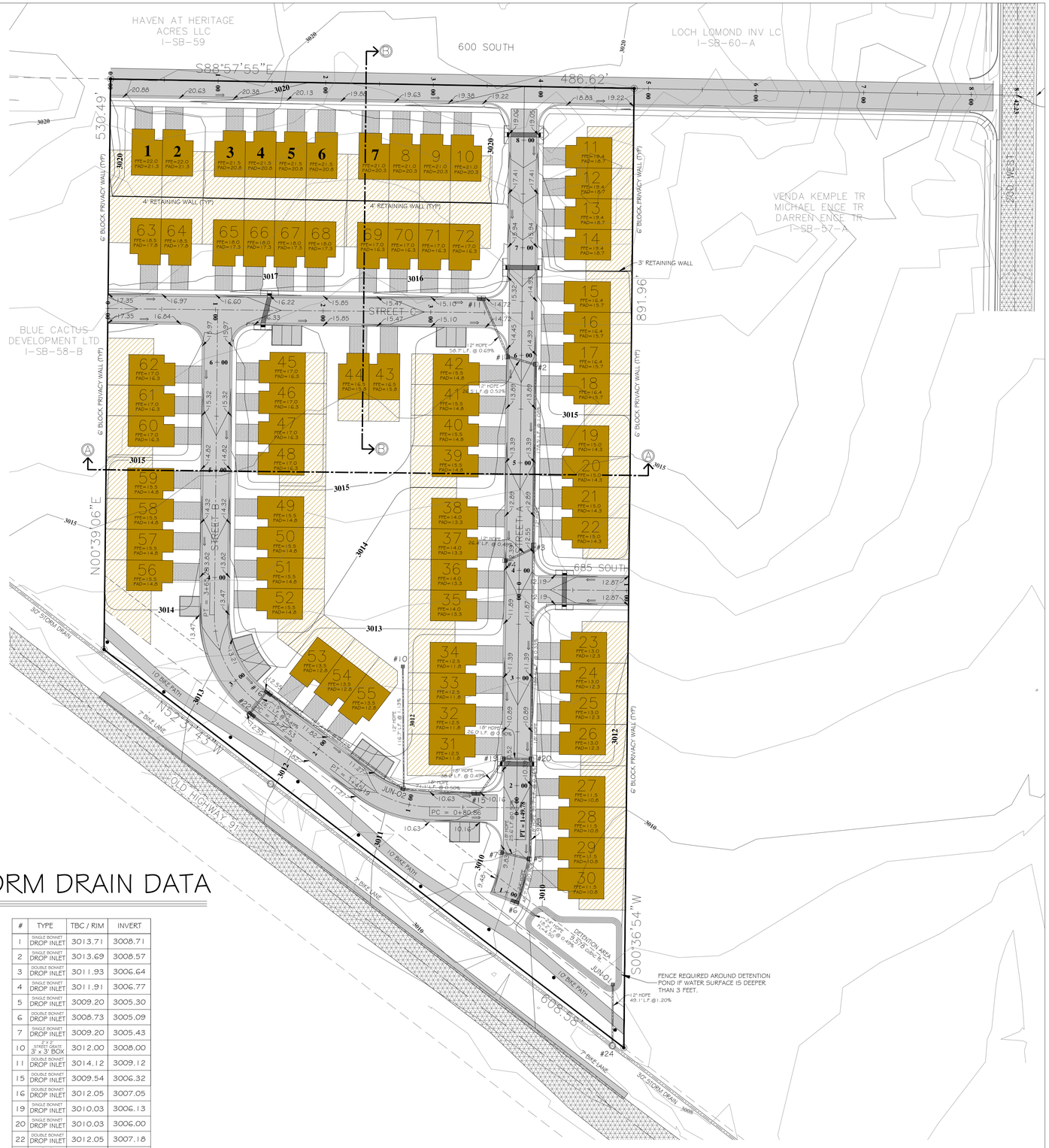
OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

ADA NOTE:
CONTRACTOR TO VERIFY ALL SLOPES ARE LESS THAN 1:20 AND CROSS SLOPE 1:48 BEFORE PLACING ANY PERMIT SURFACE IN THE HANDICAP PARKING OR ROUTE AREAS AS PER 2009 IBC! CONTACT ENGINEER FOR ANY QUESTION OR CONCERNS.

IRRIGATION NOTE:
CONDUIT CROSSINGS FOR IRRIGATION AND LANDSCAPE ARE SCHEMATIC ONLY. PLEASE REFER TO LANDSCAPE AND IRRIGATION PLAN FOR EXACT SIZING, LOCATION AND DETAILS.

LEGEND

- 3014 = EXISTING 1' CONTOUR
- 3020 = EXISTING 5' CONTOUR
- 3014 = PROPOSED 1' CONTOUR
- 3020 = PROPOSED 5' CONTOUR
- = PROPOSED HDPE STORM DRAIN (SIZE NOTED)
- 15.10 = PROPOSED TBC ELEVATION
- = DIRECTION OF FLOW
- = PROPERTY CORNER
- = PRIVATE (BUILDING AREA)
- = PRIVATE (BACK YARD AREA)
- = LIMITED COMMON
- = COMMON
- = COMMON (ASPHALT AREA)
- = EXISTING ASPHALT (HIGHWAY 91)



STORM DRAIN DATA

#	TYPE	TBC / RIM	INVERT
1	SINGLE BONNET DROP INLET	3013.71	3008.71
2	SINGLE BONNET DROP INLET	3013.69	3008.57
3	DOUBLE BONNET DROP INLET	3011.93	3006.64
4	SINGLE BONNET DROP INLET	3011.91	3006.77
5	SINGLE BONNET DROP INLET	3009.20	3005.30
6	DOUBLE BONNET DROP INLET	3008.73	3005.09
7	SINGLE BONNET DROP INLET	3009.20	3005.43
10	5'X5' STREET GRATE 3' x 3' BOX	3012.00	3008.00
11	DOUBLE BONNET DROP INLET	3014.12	3009.12
15	DOUBLE BONNET DROP INLET	3009.54	3006.32
16	DOUBLE BONNET DROP INLET	3012.05	3007.05
19	SINGLE BONNET DROP INLET	3010.03	3006.13
20	SINGLE BONNET DROP INLET	3010.03	3006.00
22	DOUBLE BONNET DROP INLET	3012.05	3007.18
JUN 01	5'X5' STREET GRATE 3' x 3' BOX	3010.00	3004.00
JUN 02	SINGLE BONNET DROP INLET	3010.57	3006.68

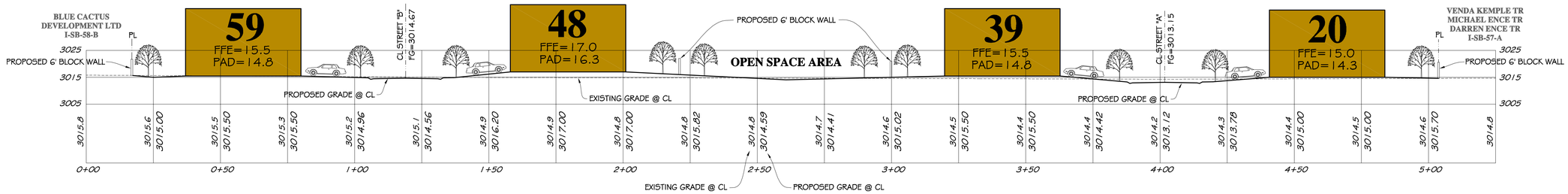
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No	Date	By	Revision

DATE: 2/11/2016
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JOB NO.: 17.099

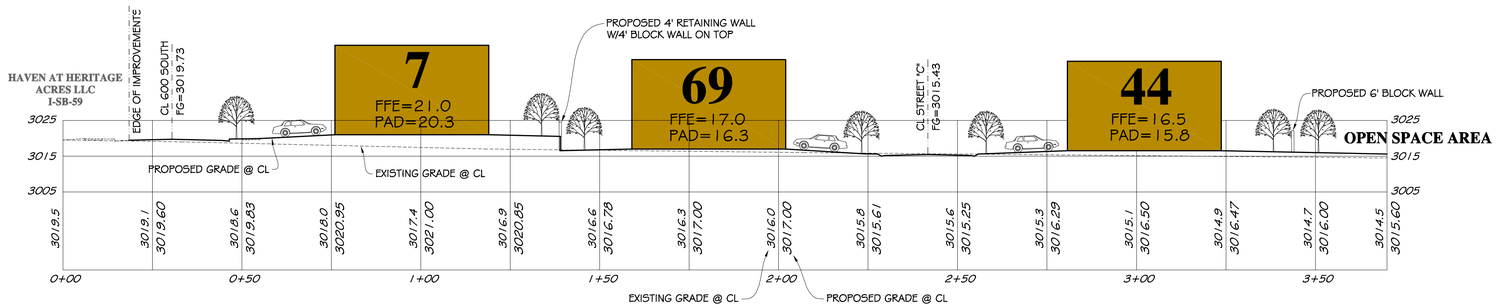
RED MOUNTAIN VISTAS
PRELIMINARY PLAN (GRADING)
OLD HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

SHEET 3 OF 4 SHEETS
FILE: PRELIM



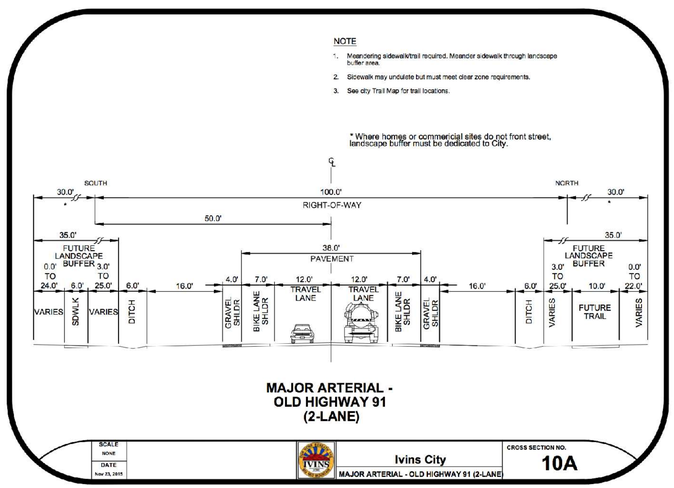
SECTION A-A

N.T.S.



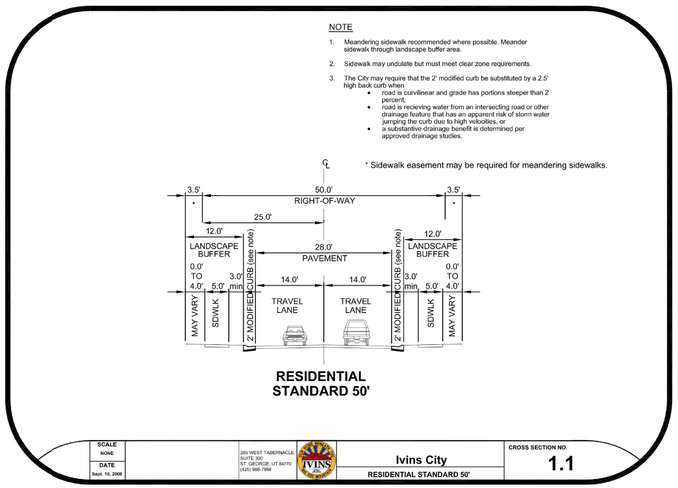
SECTION B-B

N.T.S.



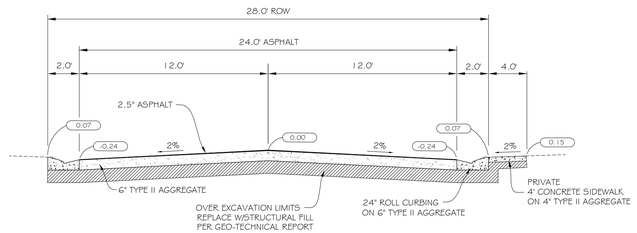
OLD HIGHWAY 91

N.T.S.



600 SOUTH

N.T.S.



INTERIOR ROADWAYS SECTION

N.T.S.

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APPROVED: AA
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JOB NO.: 171

RED MOUNTAIN VISTAS

PRELIMINARY PLAN (X-SECTIONS)
OLD HIGHWAY 91 & 300 WEST
IVINS, UTAH 84738

SHEET 4 OF 4 SHEETS
FILE: PRELIM