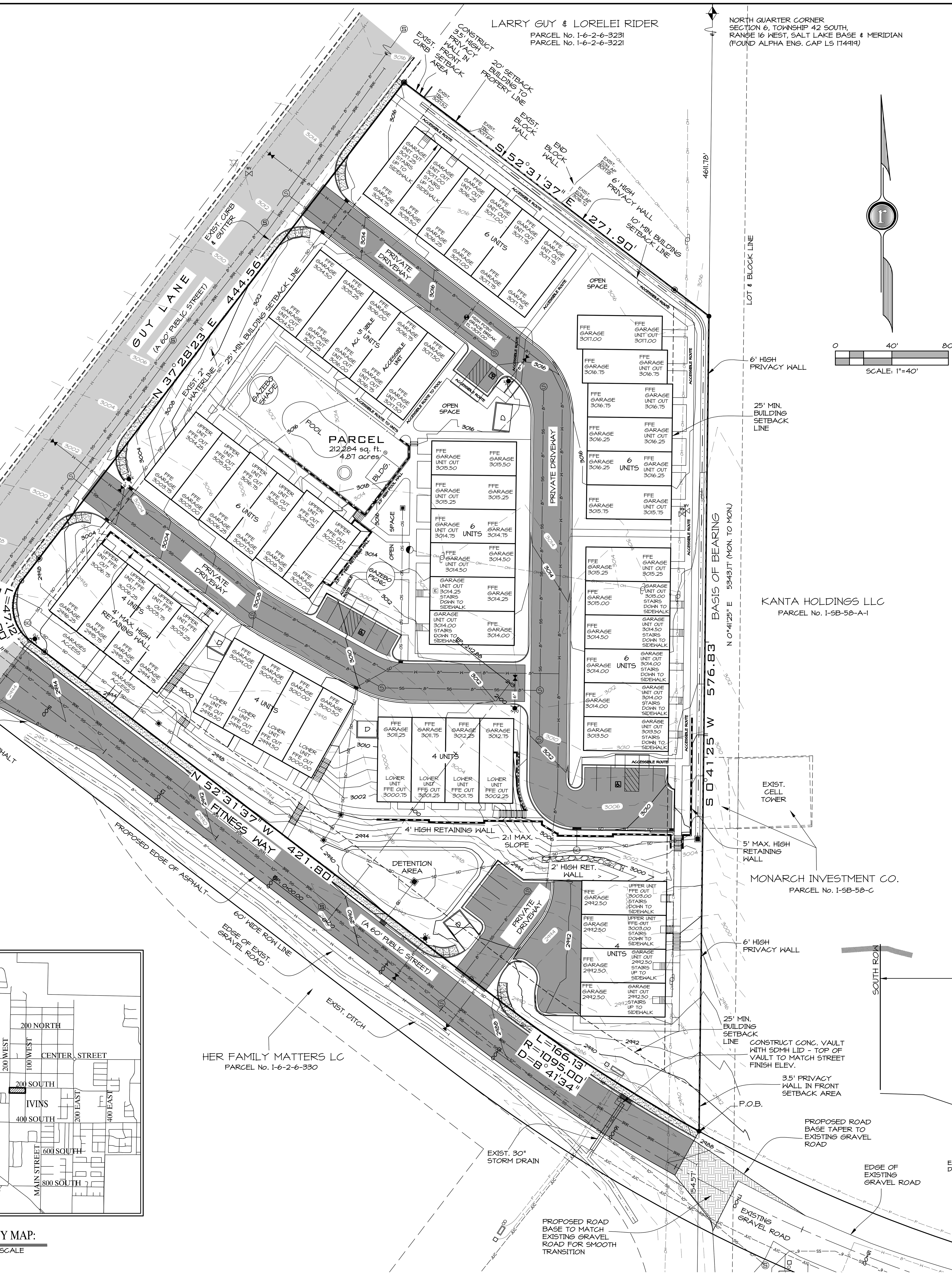
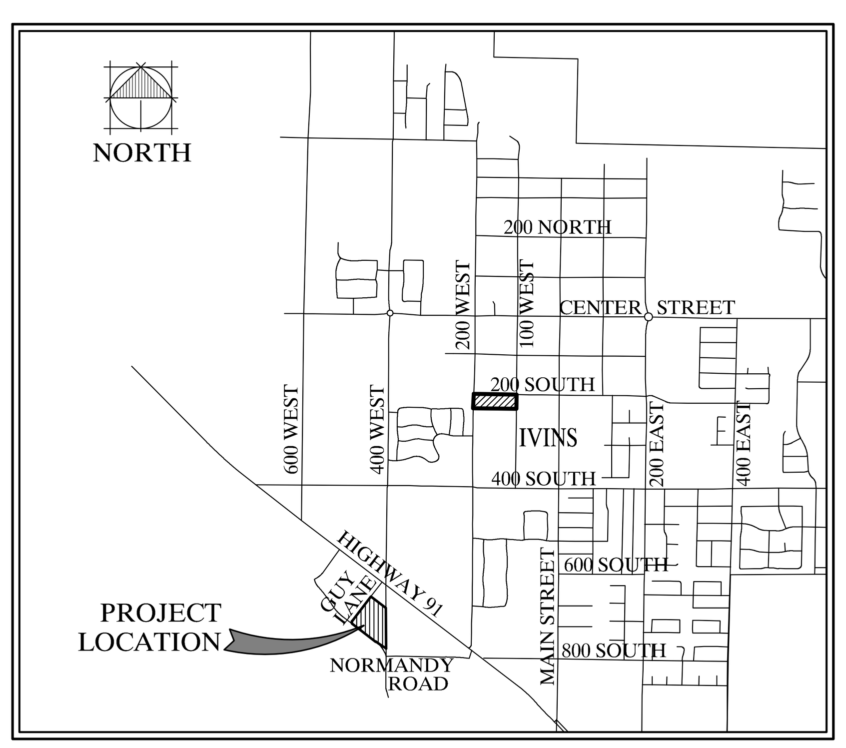




VICINITY MAP:

NOT TO SCALE

DRIVEWAY & PARKING NOTE:

INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

DESIGNATED PARKING SPACES ARE 10' X 18' MINIMUM (TYP).

NO PARKING ALLOWED ALONG PRIVATE DRIVEWAYS EXCEPT IN DESIGNATED PARKING AREAS SHOWN.

LIGHTING NOTE:

EACH GARAGE WILL HAVE (1) 40 WATT BULB DOWN LIGHT ONLY ON A PHOTO CELL.

MAINENANCE NOTE:

A HOMEOWNERS ASSOCIATION WITH COVENANTS, CONDITIONS AND RESTRICTIONS WILL PROVIDE CONTINUED MAINTENANCE OF THE PROJECT AMENITIES.

PROPERTY LOCATION

THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE

212,279 SQ. FT. - 4.87 ACRES

OWNER/DEVELOPER

RILEY RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE,
SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

SITE DATA

CURRENT ZONE: HDR (HIGH DENSITY RESIDENTAIL)

TOTAL AREA: 212,284 SQ. FT. - 4.87 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 51 - 10.5 TOWNHOMES PER ACRE

TOWNHOME FOOTPRINT AREA: 1,440 SQ. FT (GARAGE WITH UNITS ABOVE)

FOOTPRINT OF GARAGE: 24' X 60'

HEIGHT OF BUILDING: NOT TO EXCEED 35'

PARKING:

TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME
(2 PARKING SPACES PROVIDED IN EACH GARAGE)

TOTAL GUEST SPACES REQUIRED=13
(1 FOR EVERY 4 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=16
(INCLUDES 3 VAN ACCESSIBLE SPACES)

OPEN SPACE:

TOTAL USEABLE OPEN SPACE REQUIRED= 10,600 SQ. FT.

TOTAL USEABLE OPEN SPACE PROVIDED= 12,200 SQ. FT.

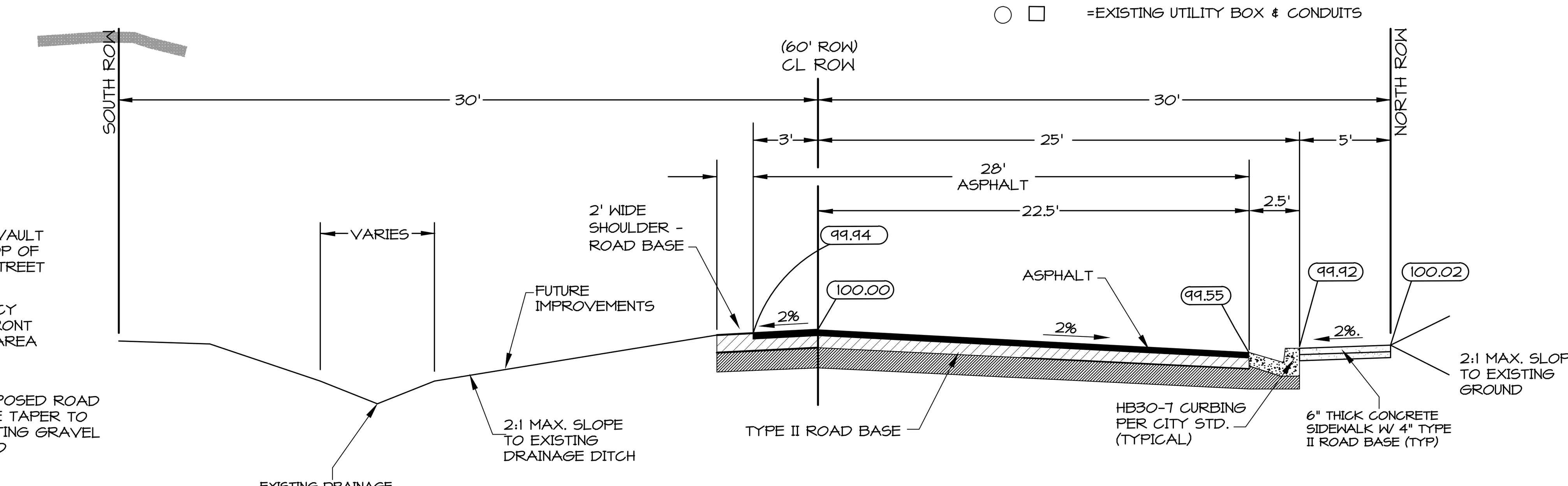
(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, GAZEBOS/PICNIC SHELTER AND WALKWAYS)

LANDSCAPE:

LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

LEGEND

- =PROJECT PROPERTY BOUNDARY
- 3000 =EXISTING CONTOUR
- 3000 =PROPOSED CONTOUR
- =PROPOSED ASPHALT PAVEMENT
- =EXISTING ASPHALT
- =PROPOSED CONC. SIDEWALK ALONG PUBLIC STREET
- =PROPOSED DRIVEABLE SURFACE (TYPE II ROAD BASE)
- =PROPOSED RETAINING WALL
- SS =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =PROPOSED-SEWER MANHOLE
- SS =PROPOSED-SEWER LINE
- SD =EXISTING STORM DRAIN
- SD =PROPOSED-STORM DRAIN
- =PROPOSED-STORM DRAIN MANHOLE
- =PROPOSED-STORM DRAIN CATCH BASIN
- W =EXISTING WATER MAIN
- W 8" =PROPOSED-WATER LINE
- IRR =PROPOSED IRRIGATION LINE
- =EXISTING FIRE HYDRANT
- =PROPOSED-FIRE HYDRANT
- =EXISTING WATER VALVE
- =PROPOSED-WATER VALVE
- =EXISTING POWER POLE
- OH =OVERHEAD POWER LINE
- =EXISTING POWER VAULT
- =EXISTING UTILITY BOX & CONDUITS



PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION

SCALE: N.T.S.

DATE:	6-14-18
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	BaseMap MasterB

DATE

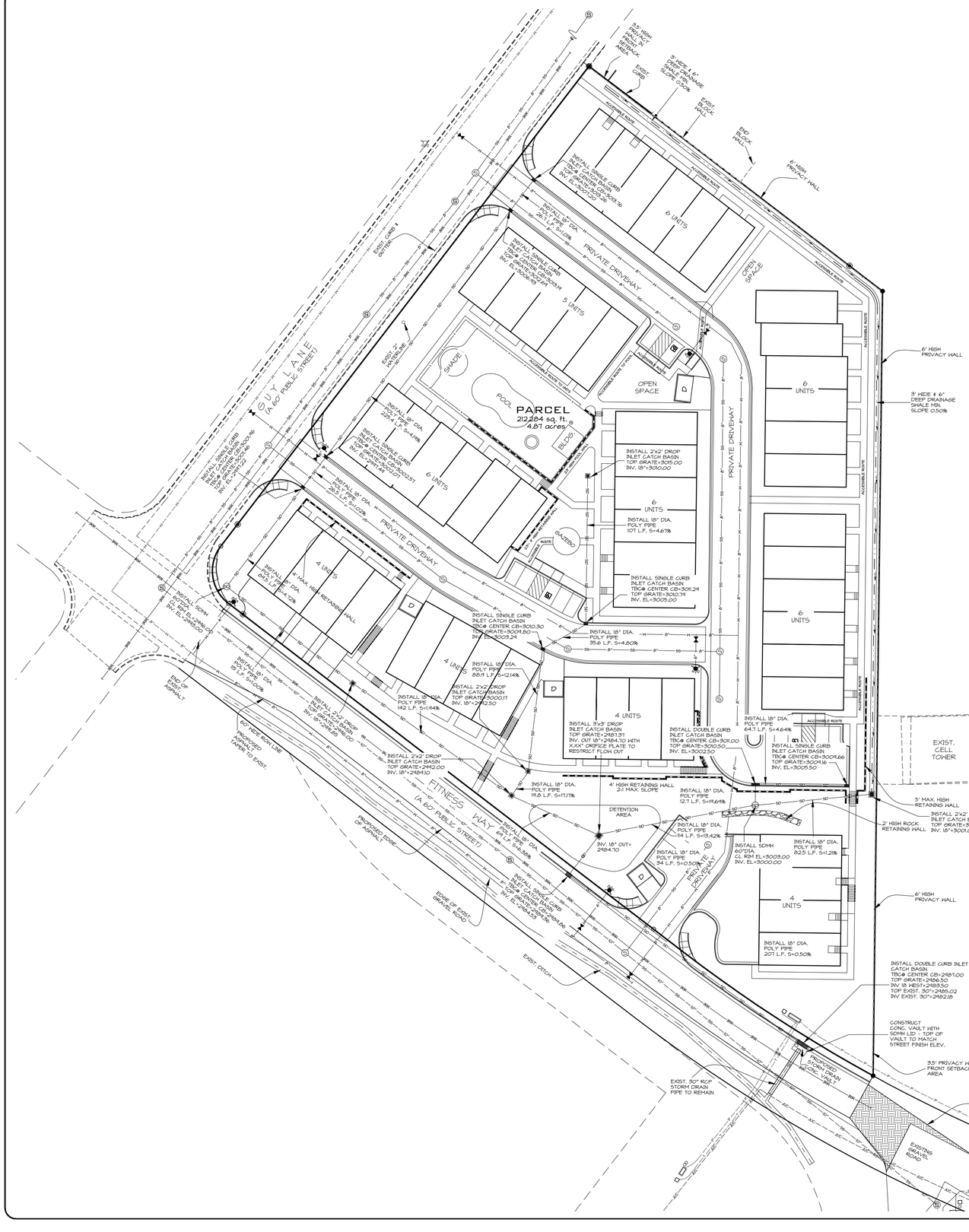
REVISIONS

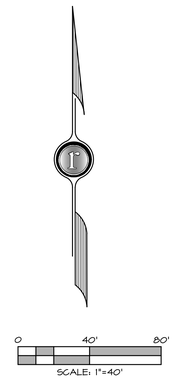
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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
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Ph (435) 673-8586 Fx (435) 673-8397
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PRELIMINARY PLAN FOR SAGE VILLAS

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
C1.0
OF SHEETS





LEGEND

X	=EX-FENCE
SS	=EX-SEWER MAIN
	=EX-SEWER MANHOLE
	=EPROPOSED-SEWER MANHOLE
SS	=PROPOSED-SEWER LINE
SD	=EX-STORM DRAIN
SD	=PROPOSED-STORM DRAIN
	=PROPOSED-STORM DRAIN MANHOLE
	=PROPOSED-STORM DRAIN CATCH BASIN
W	=EX-WATER MAIN
W 8"	=PROPOSED-WATER LINE
IRR	=PROPOSED IRRIGATION LINE
	=EX-FIRE HYDRANT
	=PROPOSED-FIRE HYDRANT
	=EX-WATER VALVE
	=PROPOSED-WATER VALVE
	=EX-POWER POLE
OH	=OVERHEAD POWER LINE

NOTE:

UTILITIES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT TO SCALE TO SHOW DETAIL. ACTUAL LOCATION OF UTILITES TO BE WITHIN THE PUBLIC UTILITES EASEMENT OR DEDICATED RIGHT-OF-WAY.

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES, STORM DRAIN, SEWER LINES AND WATER LINES SHOWN OR NOT SHOWN ON UTILITY PLAN AND RELOCATE IF THERE IS CONFLICTS WITH PROPOSED STRUCTURES OR PROPOSED SITE CONSTRUCTION

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH "IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 2010", "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED IVINS CITY.

UTILITY SEPARATION:

- Water to phone lines/cable TV 5 ft.
- Gas to water or wastewater - 5 ft.
- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 10 ft.

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE: 6-14-18
JOB NO.: 10156-17
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: Base Map 10156-17

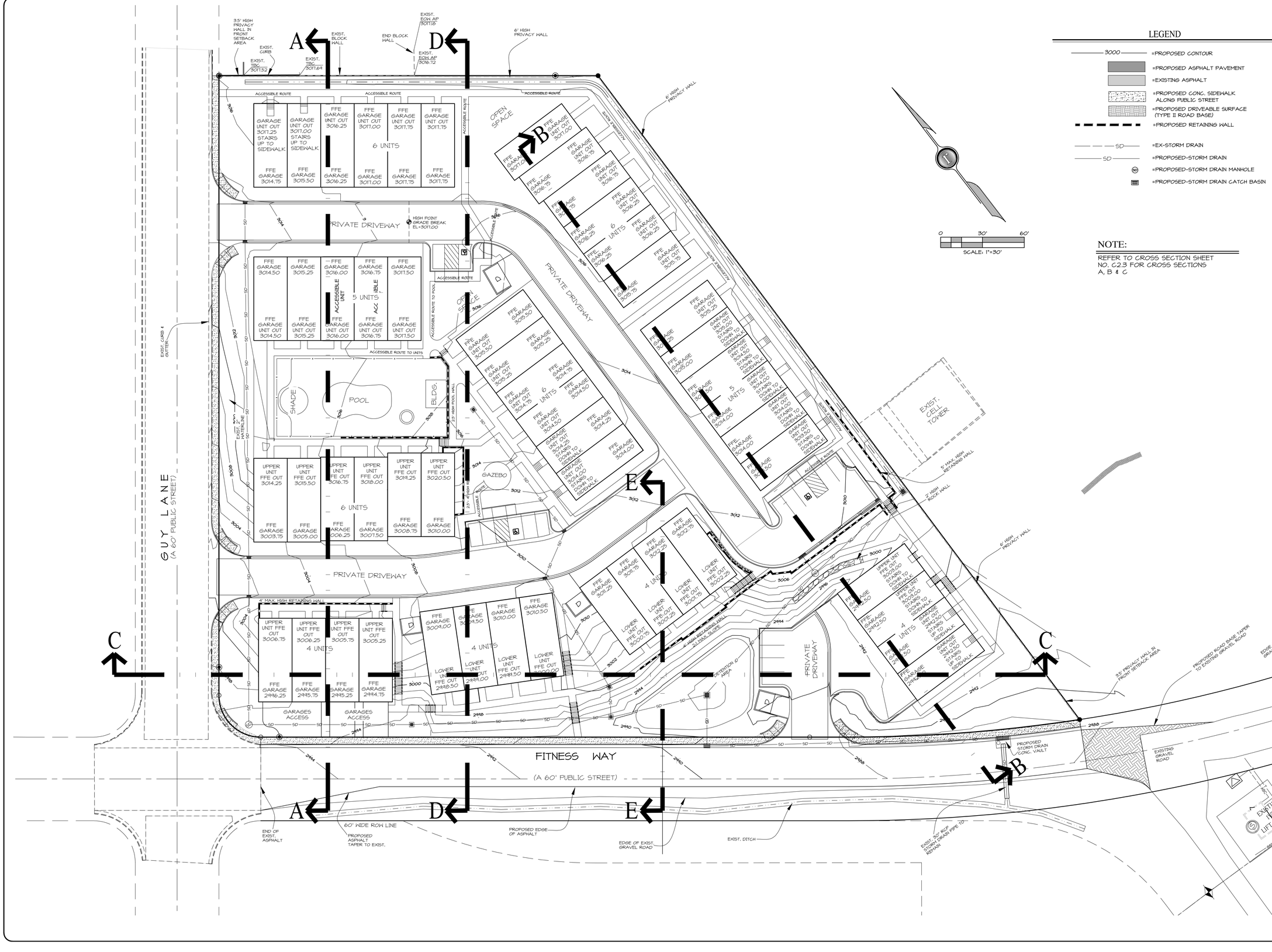
REVISIONS DATE

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352 East Riverside Drive, Suite A-2
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STORM DRAIN & DRAINAGE IMPROVEMENTS FOR SAGE VILLAS

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C2.1
OF SHEETS



LEGEND

- 3000 — =PROPOSED CONTOUR
- =PROPOSED ASPHALT PAVEMENT
- =EXISTING ASPHALT
- =PROPOSED CONC. SIDEWALK ALONG PUBLIC STREET
- =PROPOSED DRIVEABLE SURFACE (TYPE II ROAD BASE)
- =PROPOSED RETAINING WALL
- — — — SD — — — =EX-STORM DRAIN
- ——— SD ——— =PROPOSED-STORM DRAIN
- =PROPOSED-STORM DRAIN MANHOLE
- =PROPOSED-STORM DRAIN CATCH BASIN

NOTE:

REFER TO CROSS SECTION SHEET NO. C2.3 FOR CROSS SECTIONS A, B & C

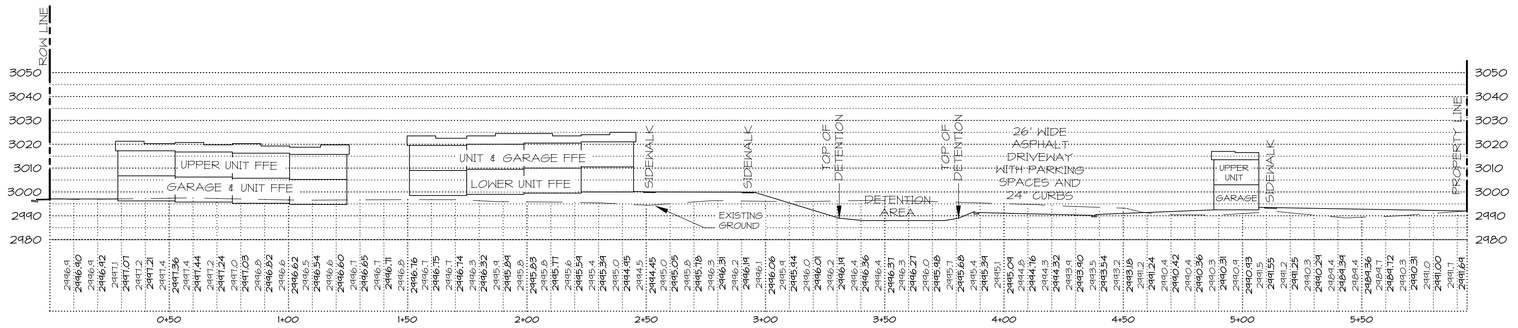
DATE: 6-13-18
JOB NO.: 10156-17
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: BaseMap MasterB
DATE
REVISIONS

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SITE CROSS-SECTION REFERENCE PLAN FOR SAGE VILLAS

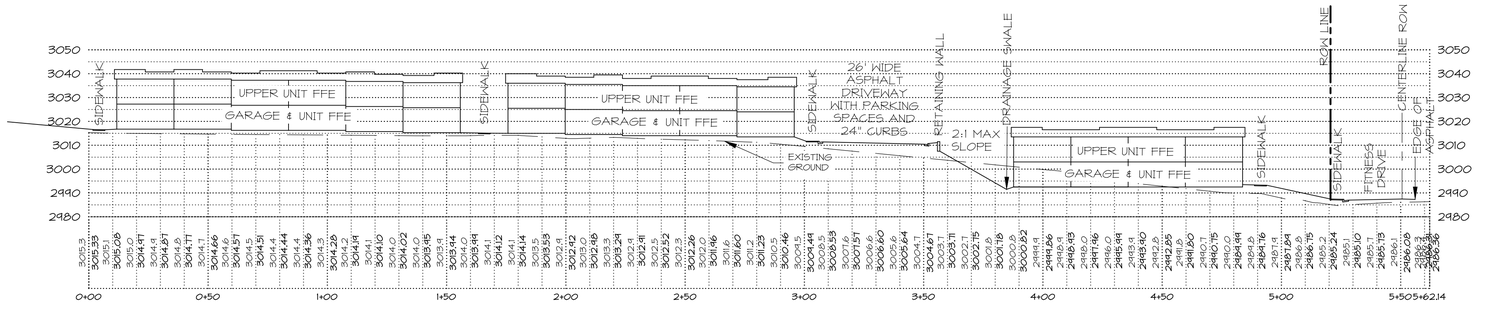
NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
C2.2
OF SHEETS



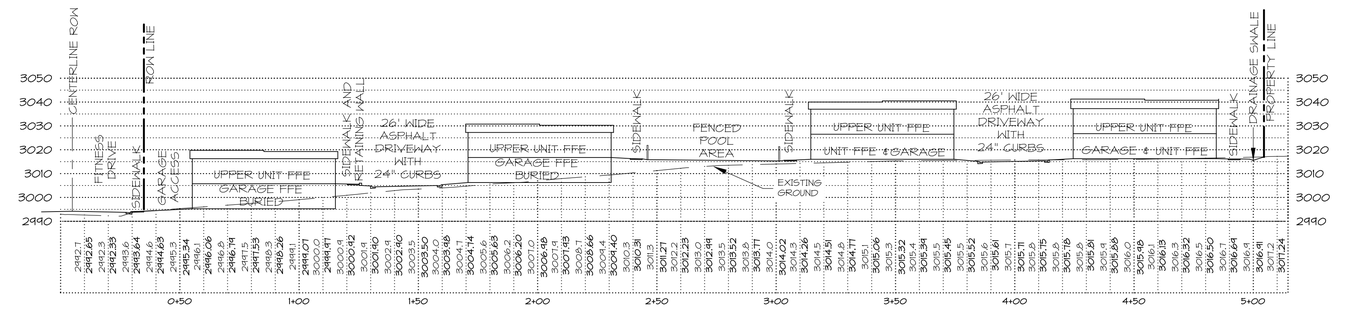
CROSS- SECTION C-C

SCALE: 1"=30'



CROSS- SECTION B-B

SCALE: 1"=30'



CROSS- SECTION A-A

SCALE: 1"=30'

NOTE:

REFER TO CROSS SECTION REFERENCE SHEET NO. C2.2 FOR LOCATIONS OF CROSS SECTIONS A-A, B-B & C-C ON SITE PLAN.

DATE:	6-13-18
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	BaseMap MasterB

DATE

REVISIONS

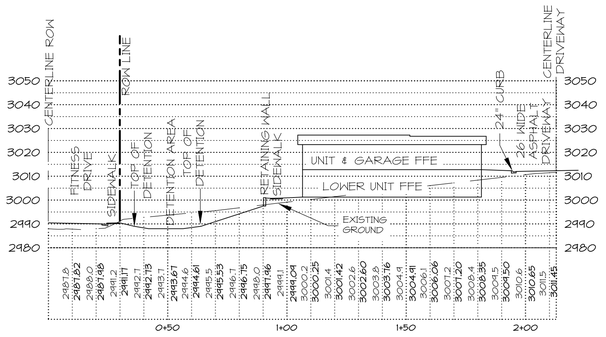
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SITE CROSS-SECTIONS FOR SAGE VILLAS

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
C2.3
OF SHEETS

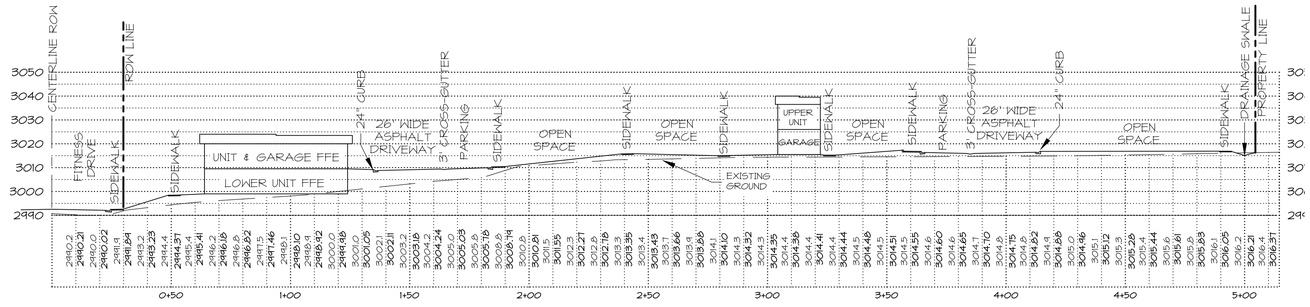


CROSS- SECTION E-E

SCALE: 1"=30'

NOTE:

REFER TO CROSS SECTION REFERENCE SHEET NO. C2.2 FOR LOCATIONS OF CROSS SECTIONS D-D & E-E ON SITE PLAN.



CROSS- SECTION D-D

SCALE: 1"=30'

DATE: 6-13-18
JOB NO.: 10156-17
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: BaseMap MasterB

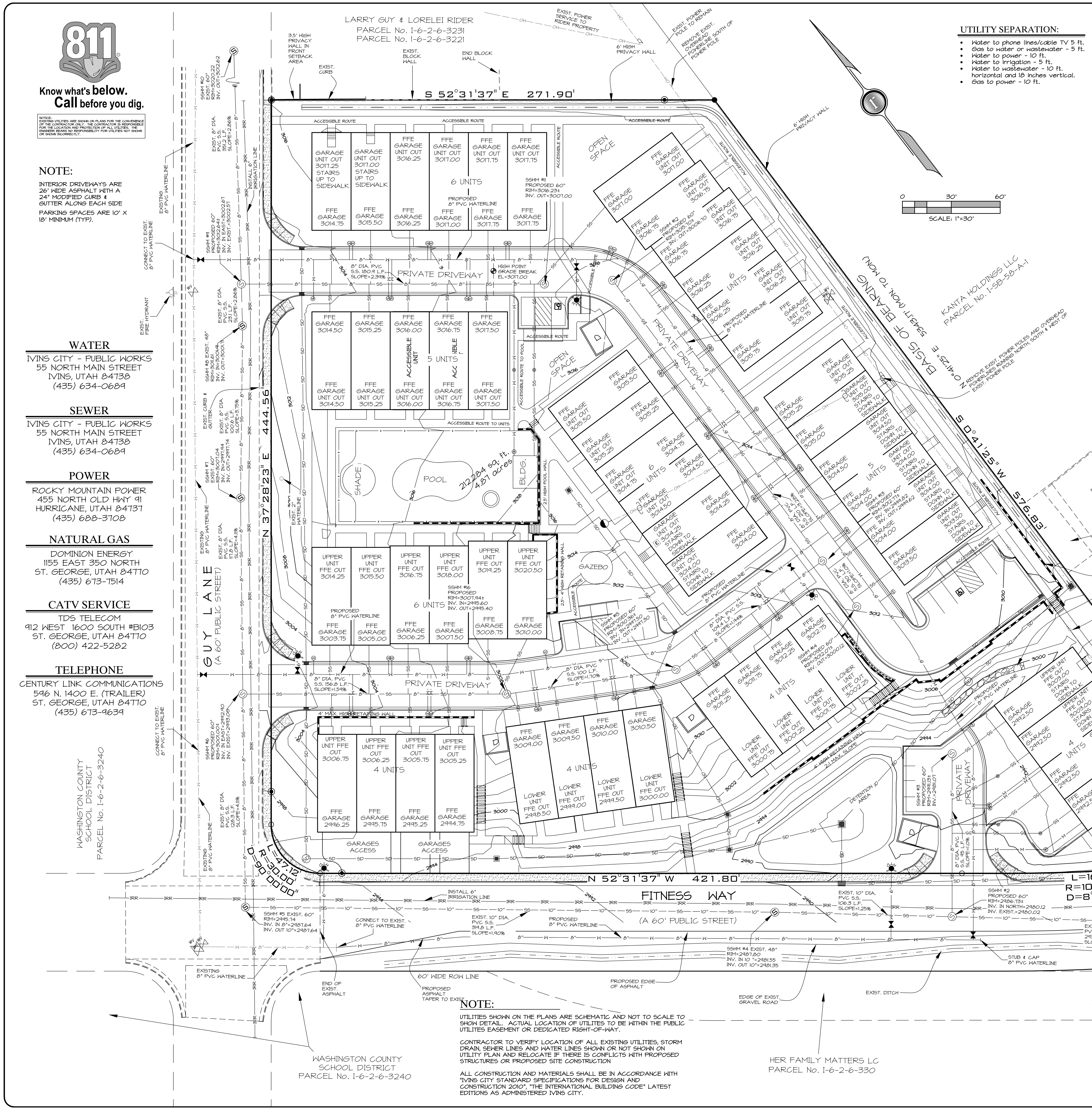
REVISIONS
DATE

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SITE CROSS-SECTIONS FOR SAGE VILLAS

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C2.4
OF SHEETS



NOTE:

INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

PARKING SPACES ARE 10' X 18' MINIMUM (TYP).

WATER

IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0689

SEWER

IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0689

POWER

ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3708

NATURAL GAS

DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

CATV SERVICE

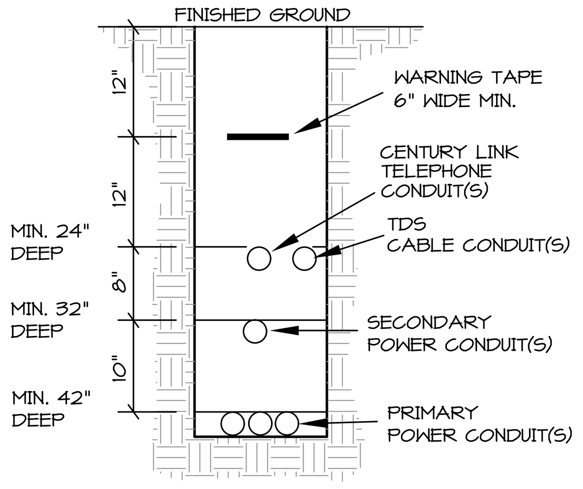
TDS TELECOM
912 WEST 1600 SOUTH #B103
ST. GEORGE, UTAH 84770
(800) 422-5282

TELEPHONE

CENTURY LINK COMMUNICATIONS
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-9639

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- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 10 ft.



JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE

212,279 SQ. FT. - 4.87 ACRES

OWNER/DEVELOPER

RILEY RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

LEGEND

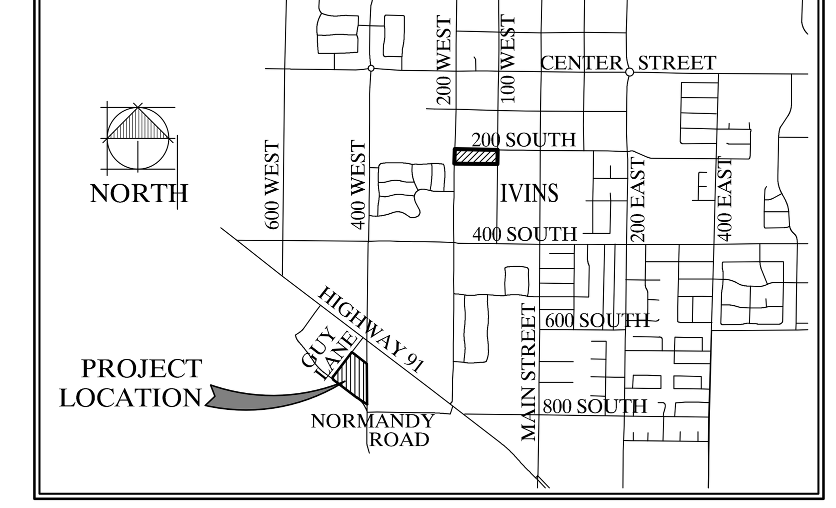
Symbol	Description
— x —	=EX-FENCE
— SS —	=EX-SEWER MAIN
Ⓢ	=EX-SEWER MANHOLE
Ⓢ	=PROPOSED-SEWER MANHOLE
— SS —	=PROPOSED-SEWER LINE
— SD —	=EX-STORM DRAIN
— SD —	=PROPOSED-STORM DRAIN
(SD)	=PROPOSED-STORM DRAIN MANHOLE
▦	=PROPOSED-STORM DRAIN CATCH BASIN
— W —	=EX-WATER MAIN
— W — 8" —	=PROPOSED-WATER LINE
— IRR —	=PROPOSED IRRIGATION LINE
	=EX-FIRE HYDRANT
	=PROPOSED-FIRE HYDRANT
WV	=EX-WATER VALVE
	=PROPOSED-WATER VALVE
	=EX-POWER POLE
— OH —	=OVERHEAD POWER LINE

CIVIL ENGINEER

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VICINITY MAP:

NOT TO SCALE

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JOB NO.:	10156-17
DESIGNED BY:	LMM
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DWG:	Base Map 10156-17

DATE

REVISIONS

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St. George, Utah 84790
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UTILITY PLAN FOR SAGE VILLAS

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET C3.0 OF SHEETS