Ivins City Staff Report
City Council Meeting 6/21/18

Agenda Item: Planning Commission's recommendation to approve Preliminary Plan for Altura Subdivision, with lot averaging, located at approximately 200 West Center. DSG Holdings-Owner. Development Solutions Group-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended City Council Action: Staff Recommends approval. Planning Commission recommended approval on 6/5/18

BACKGROUND: Altura subdivision consists of 49 lots on a total of 17.57 acres. The property is zoned RE-12.5 with lot averaging. The proposed improvements appear to be in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 5/24//18.
- Planning Commission recommended approval on 6/5/18

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map
- Elevations

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
MAY 10 2018
PAID

Rec'd By: _____
Filing Fee: $ 1000.00
Receipt #: 2666116
Date: 05/10/18
Code: 403

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

PRELIMINARY PLAN APPLICATION

Please print clearly above the line. If the application and checklist are not complete, the application will be returned to the applicant.

Fee: $500 + $20 per lot plus
Mailing Fee: $.75 per mailing label

Altura	Development Solutions Group
Subdivision Name	Applicant/Agent
I-SB-13	435-628-2121
Tax ID	Phone Fax
DSG Holdings, LLC.	17.57 / 49 / RE-12.5 (SLA)
Property Owner	Acreage / Lots / Zone
120 East St. George Blvd #301 St. George, UT 84770	200 West Center Street
Address of Property Owner	Address of subject property

APPLICANT AFFIDAVIT

I, BRETT BURGESS, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

Signature of applicant — **Date** 5/9/18

Signature of property owner — **Date** 5/9/18

Date received: — **Application complete:** 5-10-18

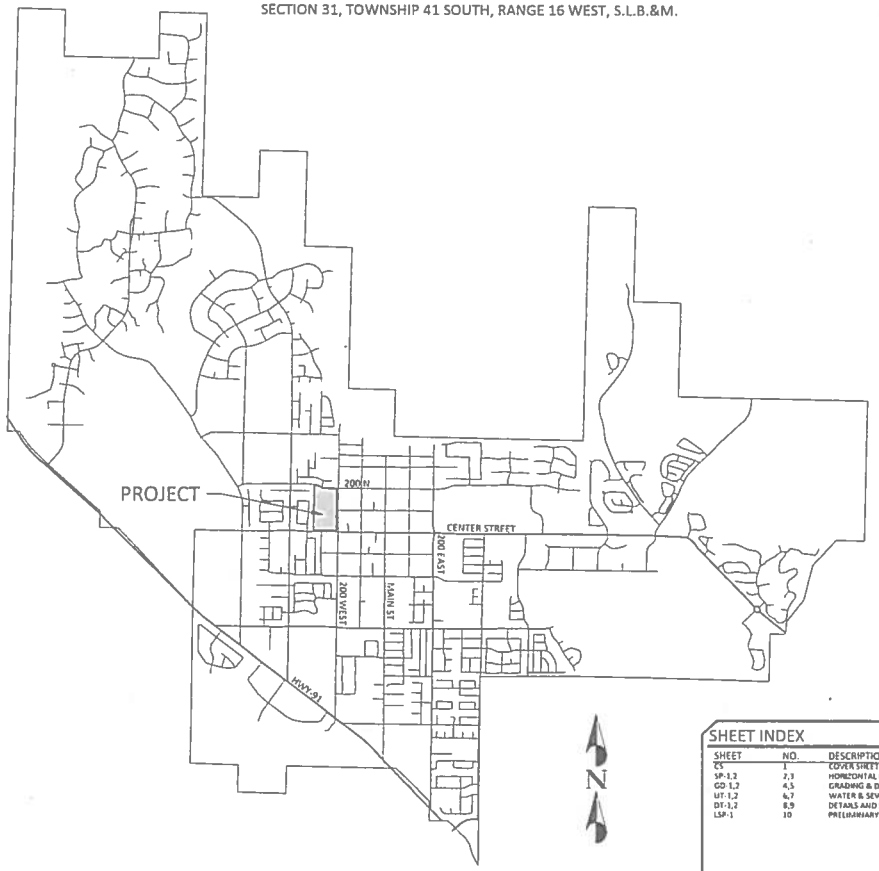
Signature of Building and Zoning Administrator — **Date**

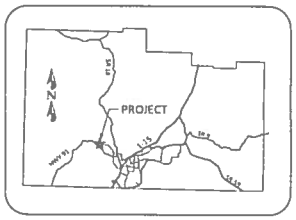
PRELIMINARY PLAN

FOR

ALTURA PHASES 1 - 3

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.





VICINITY MAP
SCALE 1" = 4 MILES

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS	1	COVER SHEET
SP-1,2	2,3	HORIZONTAL CONTROL/SITE PLAN
GD-1,2	4,5	GRADING & DRAINAGE PLAN
UT-1,2	6,7	WATER & SEWER PLAN
DT-1,2	8,9	DETAILS AND SECTIONS
LSP-1	10	PRELIMINARY LANDSCAPE PLAN

OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP, INC.
120 EAST ST. GEORGE BLVD STE #301
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE, PE
(435) 628-2121
logan@developmentsolutions.co

BASIS OF BEARINGS

BASIS OF BEARINGS BEING SOUTH 89°25'00" EAST ALONG THE SOUTH LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M., LINE BETWEEN THE SOUTH 1/4 CORNER OF SAID SECTION 31, SAID POINT BEING A BRASS CAP IN RING AND LID MONUMENT, AND THE NORTHEAST CORNER OF SECTION 6 TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M., SAID POINT BEING A BRASS CAP IN RING AND LID MONUMENT.

BENCHMARK

NORTH ONE-QUARTER CORNER SEC. 6, T42S, R16W, SLB&M.
FND 2006 ALPHA ALUM. CAP
ELEV = 3072.66

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NO	DESCRIPTION	DATE	APP'D

PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME: COVER SHEET

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office: (435) 628-2121
www.developmentsolutions.co

DATE	MAY 2018
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	JBT
PROJECT NO	17-024
SCALE	N.T.S.

SHEET NUMBER
CS-1
1 OF 10 TOTAL

ALTURA SITE DATA:

PARCEL ID: I-58-13
PROPOSED ZONING: RE 12.5
LOT AVERAGING OVERLAY
TOTAL DWELLING UNITS: 49 UNITS
SITE AREA: 17.57 ACRES
DENSITY: 2.79 DU/AC

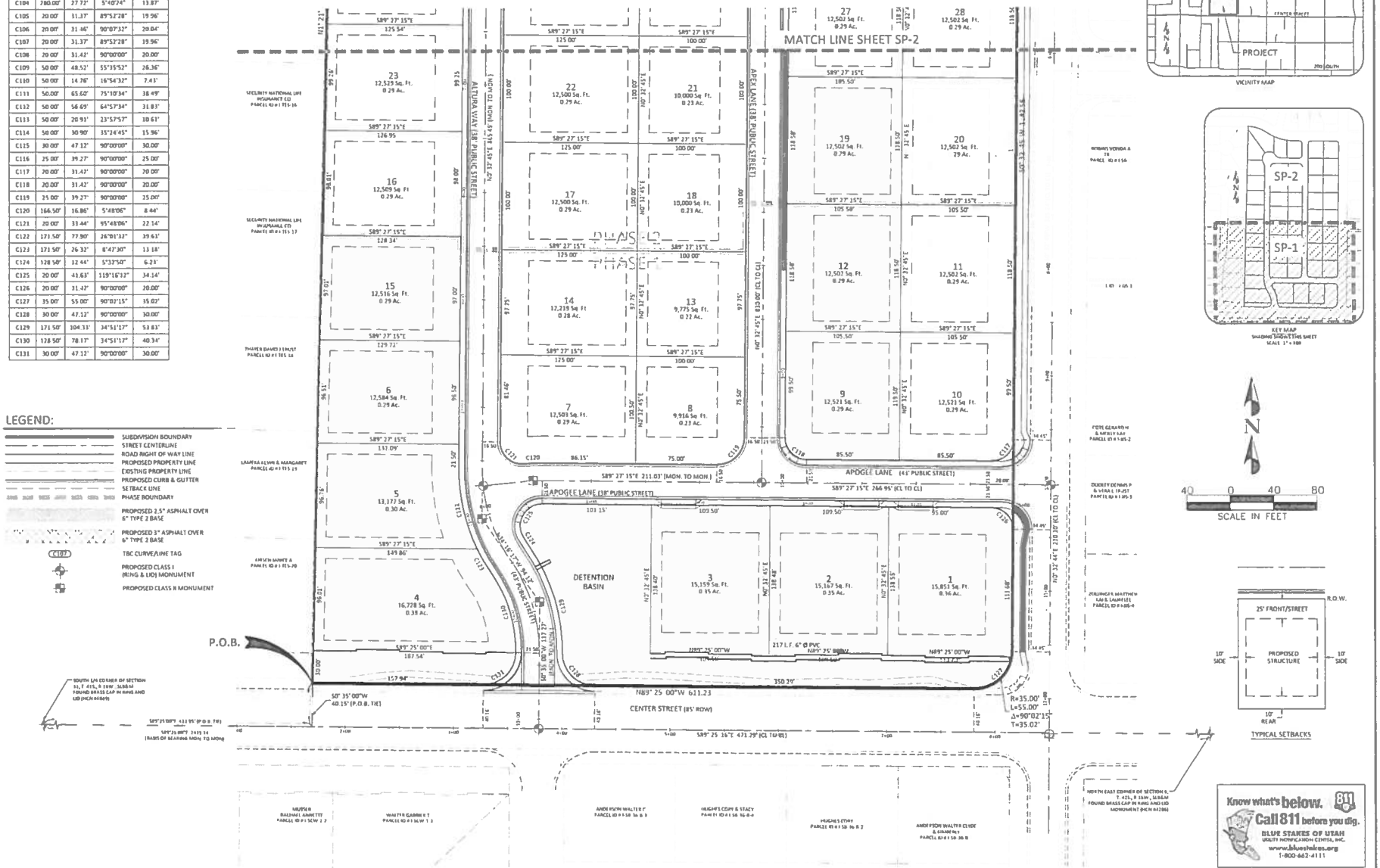
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120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	220.00'	126.57'	32°57'44"	65.09'
C102	280.00'	38.84'	7°56'54"	19.45'
C103	280.00'	94.06'	19°14'49"	47.48'
C104	280.00'	27.72'	5°40'24"	13.87'
C105	20.00'	31.37'	89°52'28"	19.96'
C106	20.00'	31.46'	90°07'32"	20.04'
C107	20.00'	31.37'	89°52'28"	19.96'
C108	20.00'	31.42'	90°00'00"	20.00'
C109	50.00'	48.52'	55°35'52"	26.36'
C110	50.00'	14.76'	16°54'32"	7.41'
C111	50.00'	65.60'	75°10'34"	38.49'
C112	50.00'	58.69'	64°57'34"	31.83'
C113	50.00'	20.93'	23°57'57"	10.61'
C114	50.00'	30.90'	35°24'45"	15.96'
C115	30.00'	47.12'	90°00'00"	30.00'
C116	25.00'	39.27'	90°00'00"	25.00'
C117	20.00'	31.42'	90°00'00"	20.00'
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C119	25.00'	39.27'	90°00'00"	25.00'
C120	166.50'	16.86'	5°48'06"	8.44'
C121	20.00'	33.44'	95°48'06"	22.14'
C122	171.50'	77.90'	26°01'32"	39.61'
C123	171.50'	26.32'	8°47'30"	13.18'
C124	128.50'	12.44'	5°32'50"	6.23'
C125	20.00'	41.63'	119°16'12"	34.14'
C126	20.00'	31.42'	90°00'00"	20.00'
C127	35.00'	55.00'	90°02'15"	35.02'
C128	30.00'	47.12'	90°00'00"	30.00'
C129	171.50'	104.33'	34°51'17"	53.83'
C130	128.50'	78.17'	34°51'17"	40.34'
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LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- SETBACK LINE
- PHASE BOUNDARY
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- C107 — TBC CURVE/LINE TAG
- PROPOSED CLASS I (RING & LID) MONUMENT
- PROPOSED CLASS II MONUMENT

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PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738
SHEET NAME: SITE PLAN

DATE	MAY 2018
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	MH
PROJECT NO.	17 026
SCALE	1" = 60

SHEET NUMBER: SP-1

ALTURA SITE DATA:

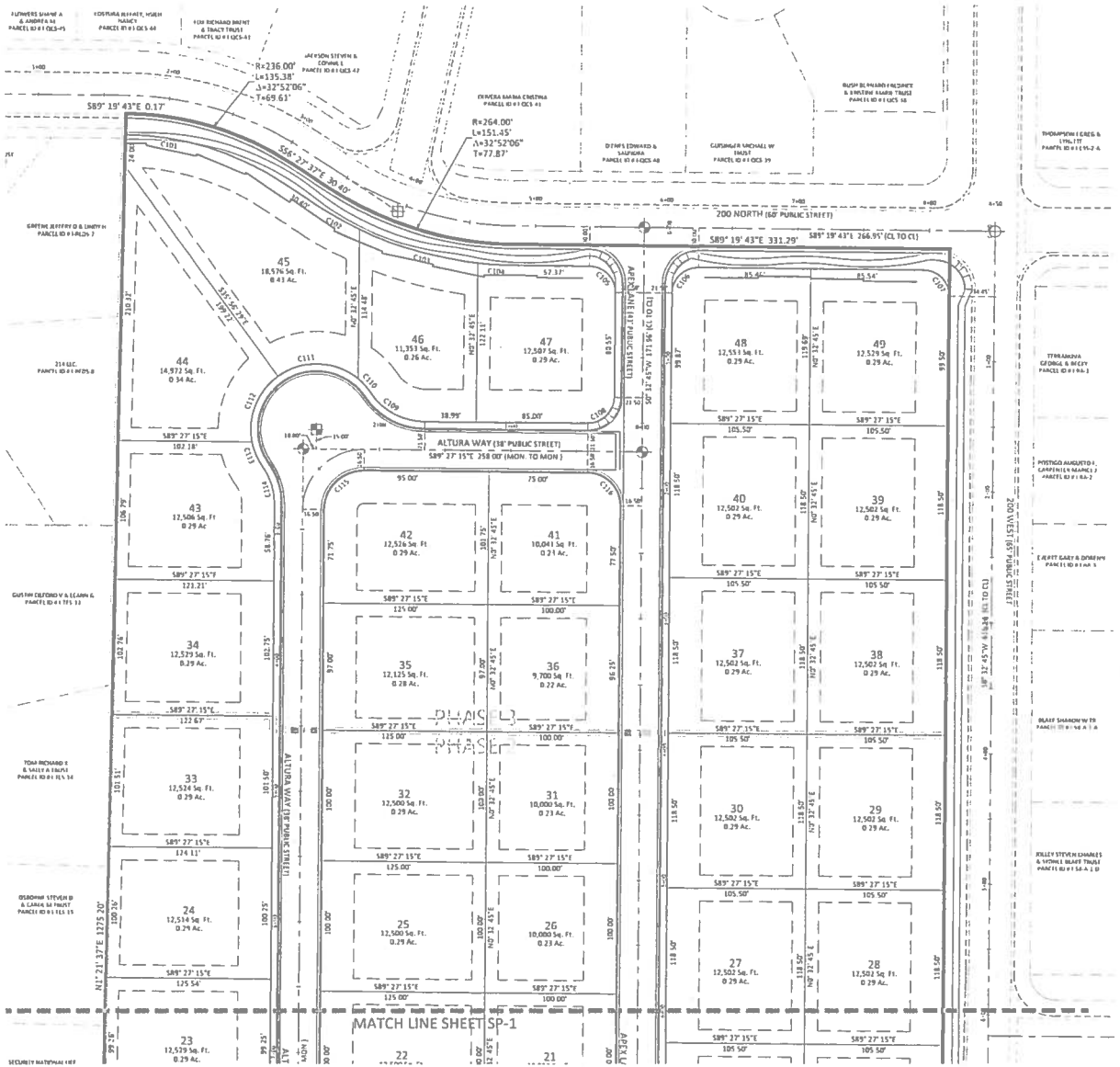
PARCEL ID:	I-58-13
PROPOSED ZONING:	RE-12.5 LOT AVERAGING OVERLAY
TOTAL DWELLING UNITS:	49 UNITS
SITE AREA:	17.57 ACRES
DENSITY:	2.79 DU/AC

CONTACT

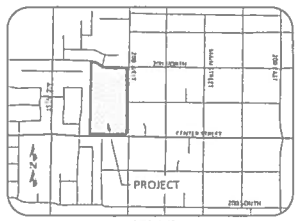
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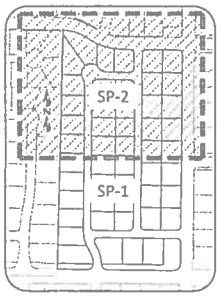
OWNER/DEVELOPER

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120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770



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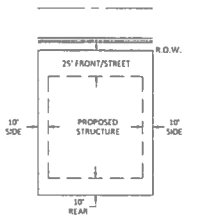






LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
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TYPICAL SETBACKS

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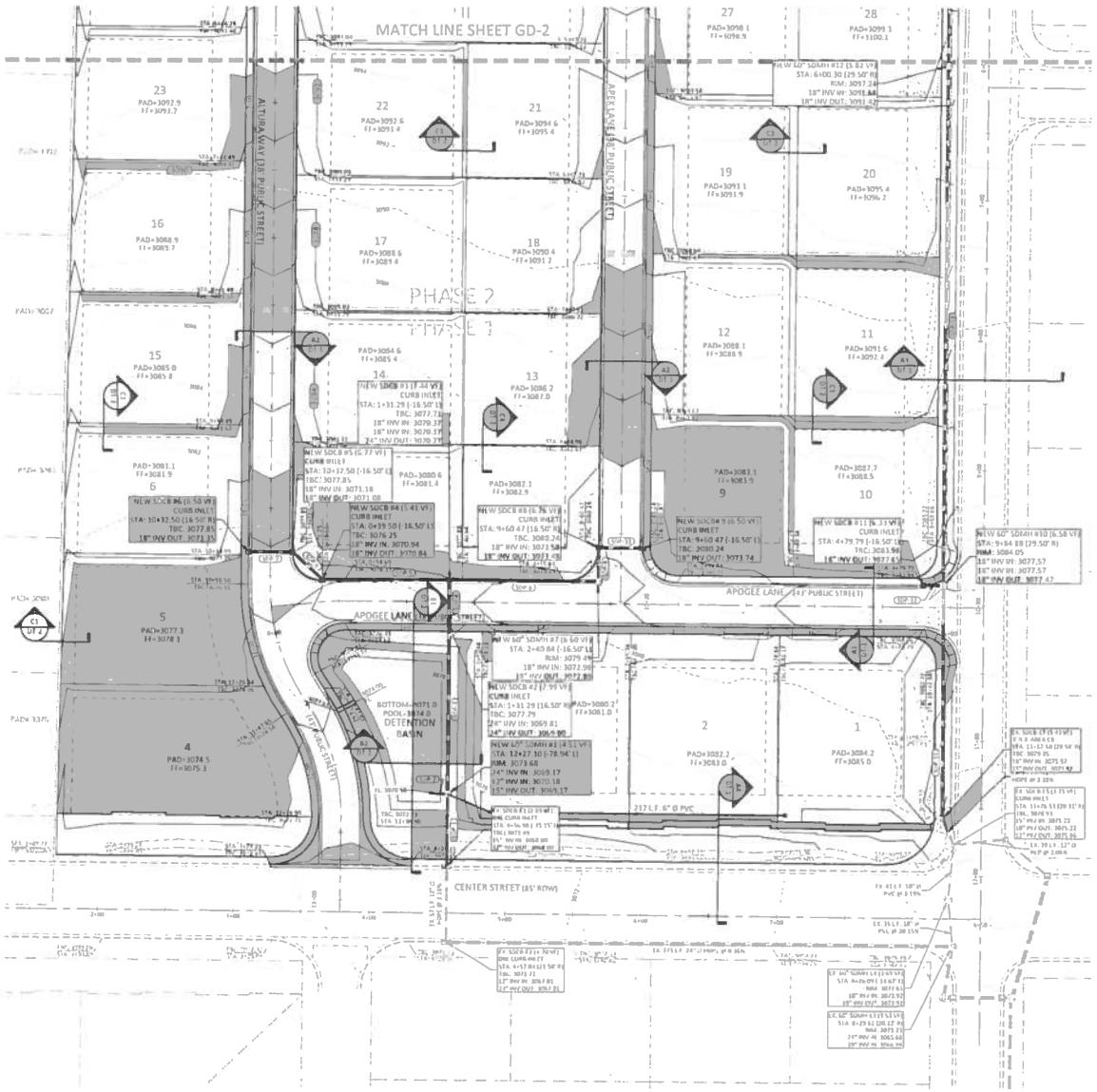
PROJECT NAME	ALTURA PHASES 1 - 3
	200 WEST CENTER STREET IVINS, UT 84738
SHEET NAME	SITE PLAN
DATE	MAY 2019
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	RET
PROJECT NO.	17-024
SCALE	1" = 60'
SHEET NUMBER	SP-2

3 OF 10 TOTAL

EARTHWORK (ALL PHASES)

CUT: 22,643 C.Y. FILL: 20,232 C.Y. NET: 2,412* (C)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.



ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE

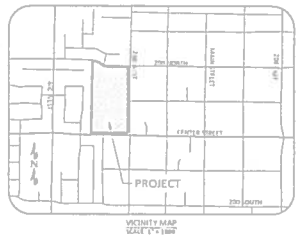
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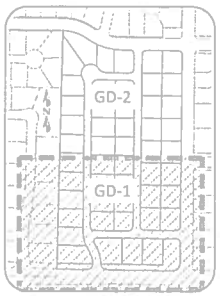
40 0 40 80

SCALE IN FEET

GRADING NOTES

1. 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).
2. 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.
1. 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.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 3,700.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
8. ALL LOTS OVER 11,000 SQ. FT. IN SIZE SHALL HAVE A 2:1 SLOPE BETWEEN PADS WITH THE PROPERTY LINE AT THE TOP OF SLOPE. ALL LOTS UNDER 11,000 SQ. FT. IN SIZE, WHERE THE PAD ELEVATIONS OF THE ADJACENT LOTS VARY MORE THAN TWO FEET A RETAINING WALL SHALL BE CONSTRUCTED.
9. ALL GRADE LABELS SHOWN WITHIN FUTURE PHASE 2 AREA ARE FOR ROUGH GRADING REFERENCE ONLY AND DO NOT REPRESENT AN APPROVAL TO CONSTRUCT CURB OR OTHER STREET IMPROVEMENTS.
10. ALL PHASE 2 PADS ADJACENT TO PHASE 1 SHALL BE ROUGH GRADED TO THE PAD GRADES SHOWN HEREON TO WITHIN A MINIMUM OF 25 FEET OF THE PHASE 1 BOUNDARY.
11. ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.





PIPE TABLE				
PIPE NAME	MATERIAL	SIZE	HORIZ. LENGTH	SLOPE
SDP-1	POLY	15"	53 L.F.	@ 70%
SDP-2	POLY	12"	8 L.F.	4.00%
SDP-3	POLY	24"	125 L.F.	@ 50%
SDP-4	POLY	24"	33 L.F.	1.40%
SDP-5	POLY	18"	93 L.F.	@ 50%
SDP-6	POLY	18"	30 L.F.	@ 50%
SDP-7	POLY	18"	33 L.F.	@ 50%
SDP-8	POLY	18"	110 L.F.	2.30%
SDP-9	POLY	18"	25 L.F.	2.00%
SDP-10	POLY	18"	33 L.F.	@ 50%
SDP-11	POLY	18"	173 L.F.	@ 90%
SDP-12	POLY	18"	15 L.F.	@ 50%
SDP-13	POLY	18"	385 L.F.	3.62%

LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 7660 EXISTING CONTOUR LINE
- 7700 PROPOSED CONTOUR LINE
- 1+00.00 2700.00 TBC PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE

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St. George, UT 84770
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NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME: GRADING & DRAINAGE PLAN

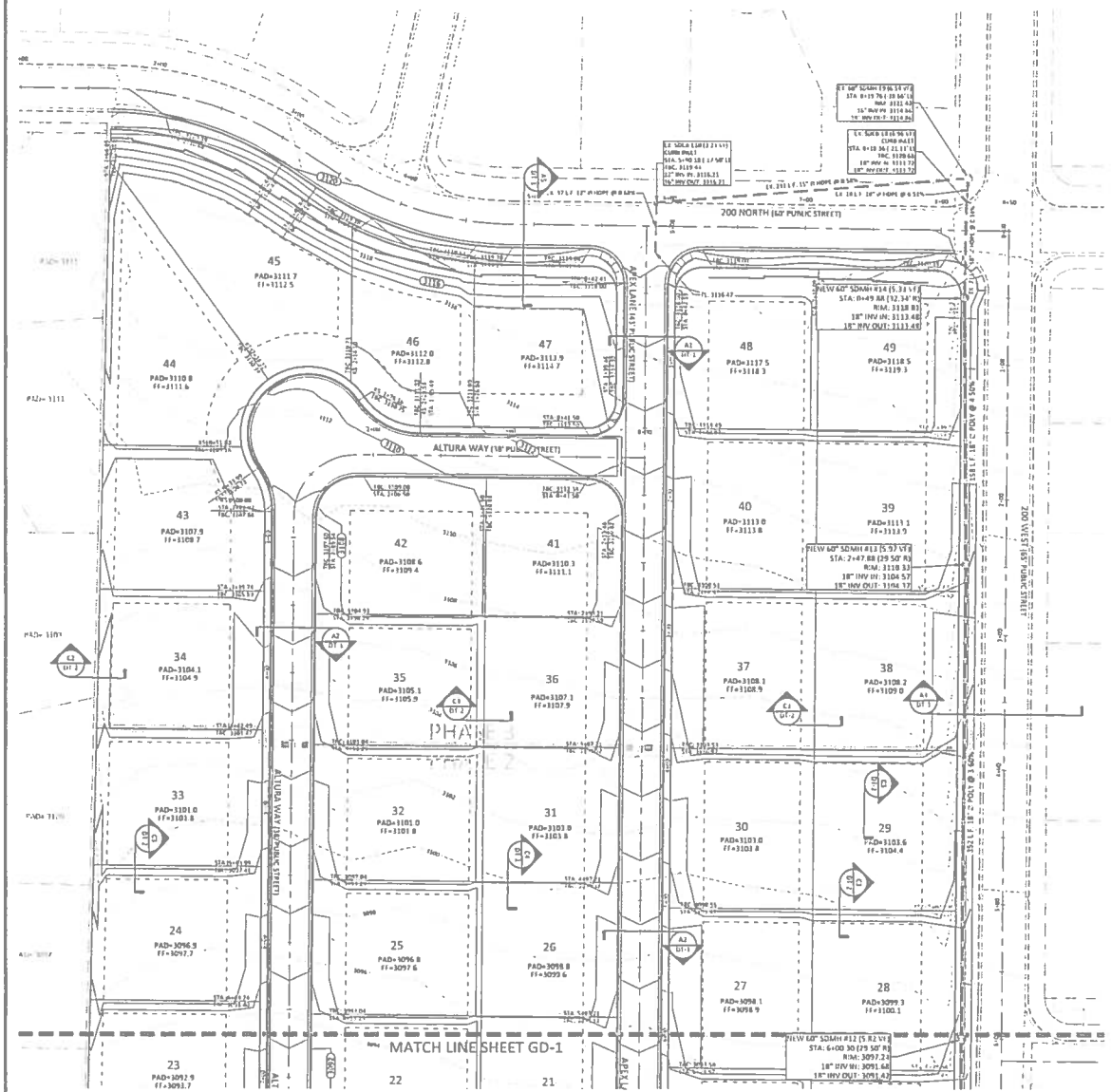
DATE	MAY 2018
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	MT
PROJECT NO.	17-034
SCALE	1" = 40'

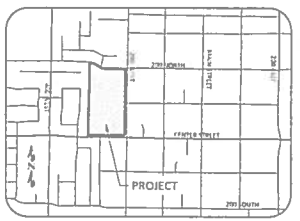
SHEET NUMBER: GD-1

EARTHWORK (ALL PHASES)

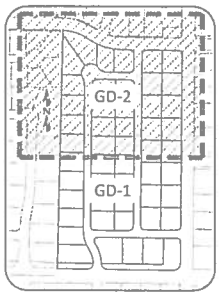
CUT: 22,643 C.Y. FILL: 20,232 C.Y. NET: 2,412* (C)

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VICINITY MAP
SCALE 1" = 1000'



KEY MAP
SHADING SHOWS THIS SHEET
SCALE 1" = 300'

N

40 0 40 80
SCALE IN FEET

GRADING NOTES

1. 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).
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3. 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.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET
7. ADD 3,700.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
8. ALL LOTS OVER 11,000 SQ. FT. IN SIZE SHALL HAVE A 2:1 SLOPE BETWEEN PADS WITH THE PROPERTY LINE AT THE TOP OF SLOPE. ALL LOTS UNDER 11,000 SQ. FT. IN SIZE, WHERE THE PAD ELEVATIONS OF THE ADJACENT LOTS VARY MORE THAN TWO FEET A RETAINING WALL SHALL BE CONSTRUCTED.
9. ALL GRADE LABELS SHOWN WITHIN FUTURE PHASE 2 AREA ARE FOR ROUGH GRADING REFERENCE ONLY AND DO NOT REPRESENT AN APPROVAL TO CONSTRUCT CURB OR OTHER STREET IMPROVEMENTS.
10. ALL PHASE 2 PADS ADJACENT TO PHASE 1 SHALL BE ROUGH GRADED TO THE PAD GRADES SHOWN HEREON TO WITHIN A MINIMUM OF 25 FEET OF THE PHASE 1 BOUNDARY.
8. ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE

LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2660 EXISTING CONTOUR LINE
- 2760 PROPOSED CONTOUR LINE
- 1+00.00 / 2700.00 TBC — PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE

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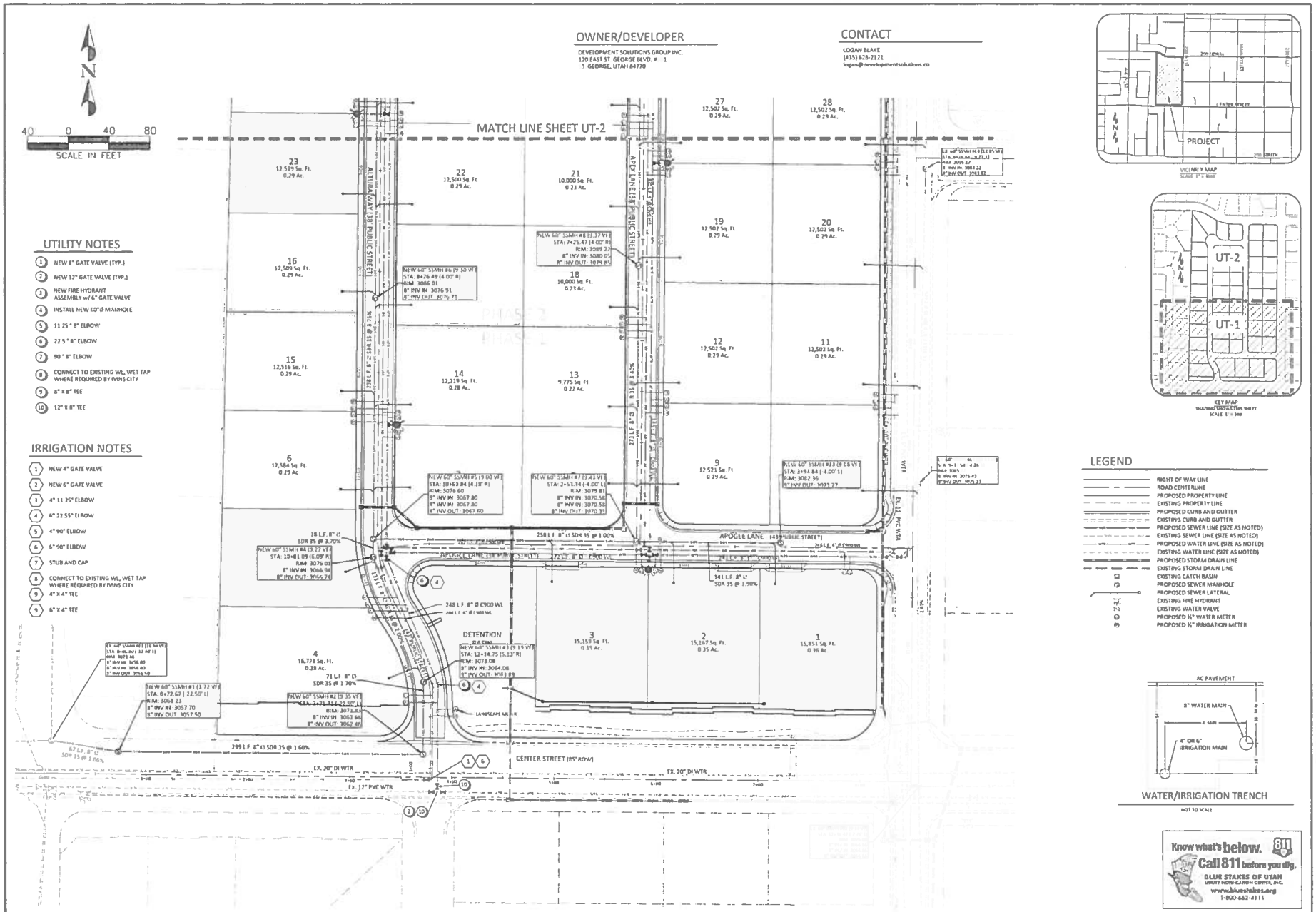
PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME: GRADING & DRAINAGE PLAN

NO	DESCRIPTION	DATE	APP'D

DATE	MAY 2018
PM	LS
DRAWN BY	LS
DESIGNED BY	LS
CHECKED BY	JHT
PROJECT NO.	17-834
SCALE	1" = 40'
SHEET NUMBER	GD-2

5 OF 10 TOTAL



OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. # 1
T. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

UTILITY NOTES

1. NEW 8" GATE VALVE (TYP.)
2. NEW 12" GATE VALVE (TYP.)
3. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE
4. INSTALL NEW 60"Ø MANHOLE
5. 11.25 ° 8" ELBOW
6. 22.5 ° 8" ELBOW
7. 90 ° 8" ELBOW
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 8" X 8" TEE
10. 12" X 8" TEE

IRRIGATION NOTES

1. NEW 4" GATE VALVE
2. NEW 6" GATE VALVE
3. 4" 11.25° ELBOW
4. 6" 22.55° ELBOW
5. 4" 90° ELBOW
6. 6" 90° ELBOW
7. STUB AND CAP
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 4" X 4" TEE
10. 6" X 4" TEE

VICINITY MAP
SCALE 1" = 4000

KEY MAP
SHADING INDICATES THIS SHEET
SCALE 1" = 500

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER

WATER/IRRIGATION TRENCH
NOT TO SCALE

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www.bluestakes.org
1-800-662-4111

LOGAN BLAKE
No. 7997781
APPROVED
STATE OF UTAH
REGISTERED
ENGINEER

DESCRIPTION	NO	DATE	APP'D

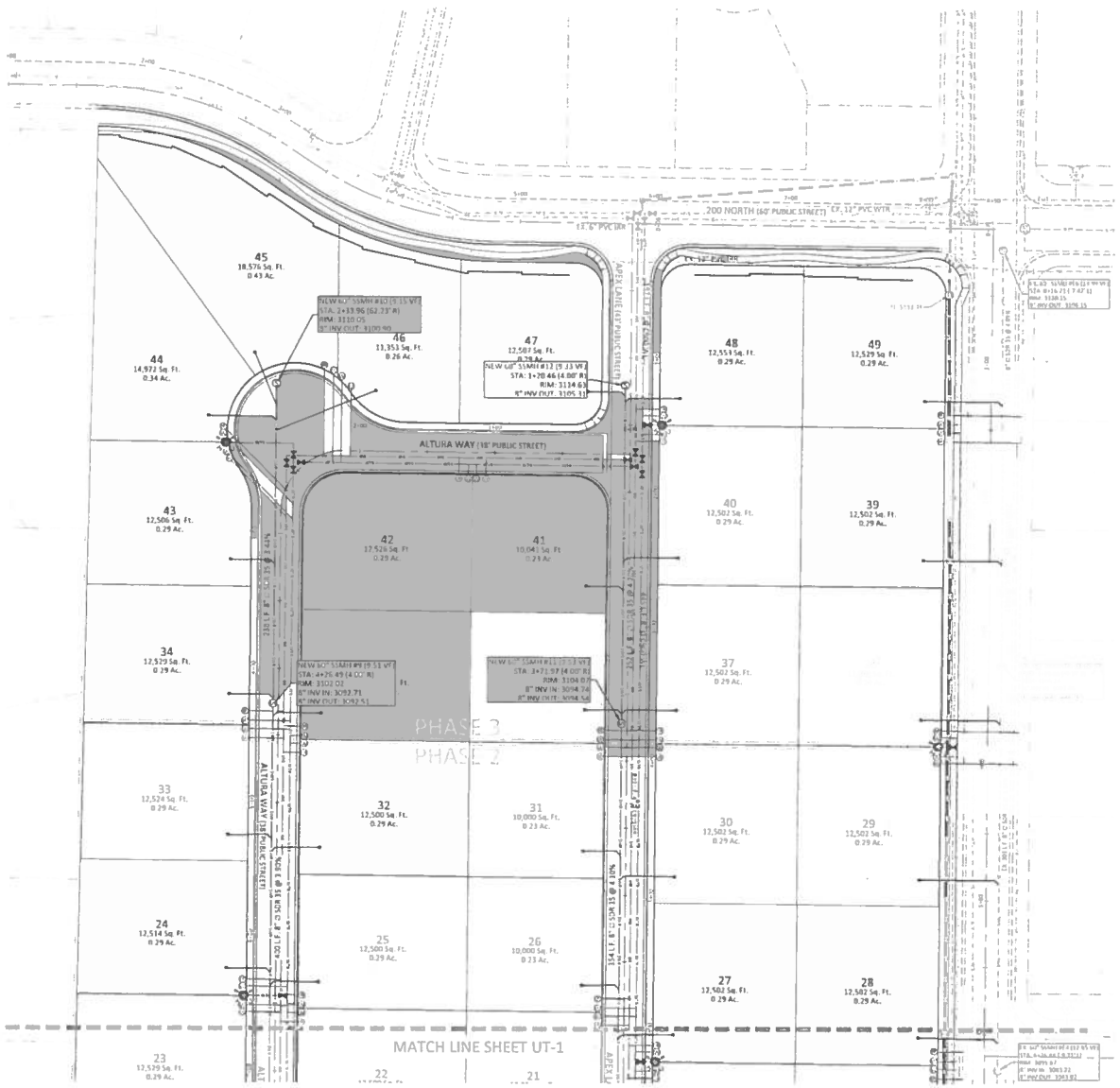
PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME: SEWER & WATER PLAN

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DATE	APRIL 2018
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	MT
PROJECT NO	17-824
SCALE	1" = 40

SHEET NUMBER
UT-1
6 OF 10 TOTAL



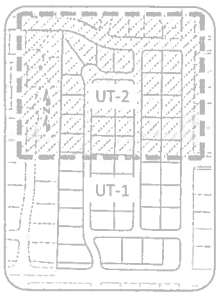
UTILITY NOTES

1. NEW 8" GATE VALVE (TYP.)
2. NEW 12" GATE VALVE (TYP.)
3. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE
4. INSTALL NEW 60"Ø MANHOLE
5. 11.25 ° 8" ELBOW
6. 22.5 ° 8" ELBOW
7. 90 ° 8" ELBOW
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 8" X 8" TEE
10. 12" X 8" TEE

IRRIGATION NOTES

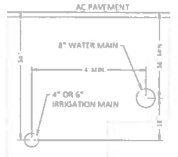
1. NEW 4" GATE VALVE
2. NEW 6" GATE VALVE
3. 4" 11.25° ELBOW
4. 6" 22.55° ELBOW
5. 4" 90° ELBOW
6. 6" 90° ELBOW
7. STUB AND CAP
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 4" X 4" TEE
10. 6" X 4" TEE





LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER



WATER/IRRIGATION TRENCH
NOT TO SCALE

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LOGAN BLAKE No. 7991701 5/9/19 STATE OF UTAH

NO	DESCRIPTION	DATE	APP'D

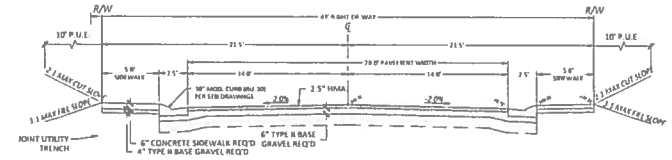
PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738
SHEET NAME: SEWER & WATER PLAN

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DG

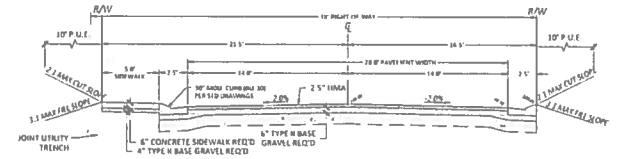
DATE	MAY 2019
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	JBT
PROJECT NO.	17-034
SCALE	1" = 40
SHEET NUMBER	UT-2

7 OF 10 TOTAL



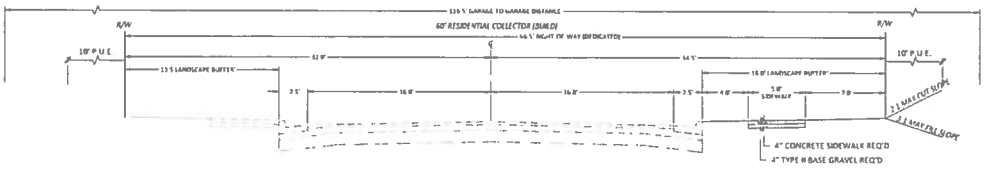
A1 — 43' PUBLIC STREET INTERIOR ROADS TYPICAL SECTION

SCALE 1" = 5'



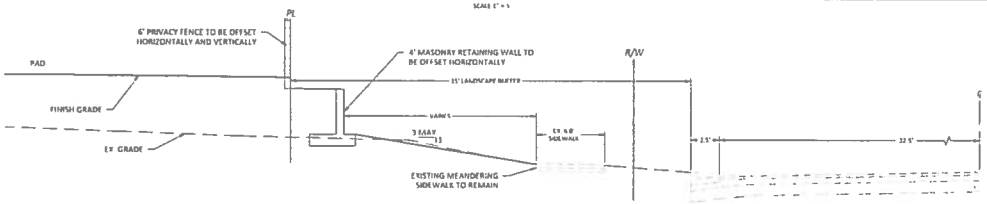
A2 — 38' PUBLIC STREET INTERIOR ROADS TYPICAL SECTION

SCALE 1" = 5'



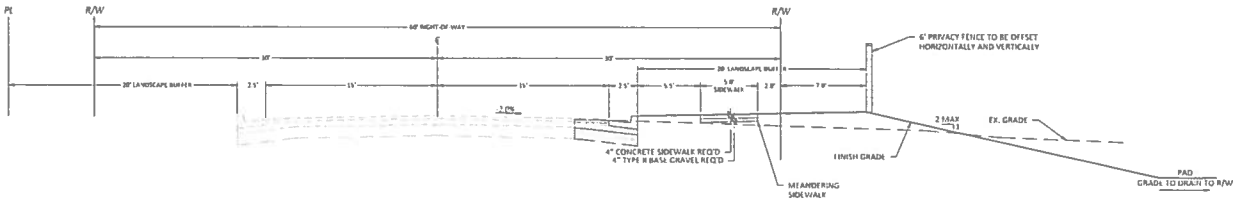
A1 — 200 WEST - 66.5' PUBLIC STREET

SCALE 1" = 5'



A4 — CENTER STREET - 85' PUBLIC STREET

SCALE 1" = 5'



A5 — 200 NORTH - 60' PUBLIC STREET

SCALE 1" = 5'

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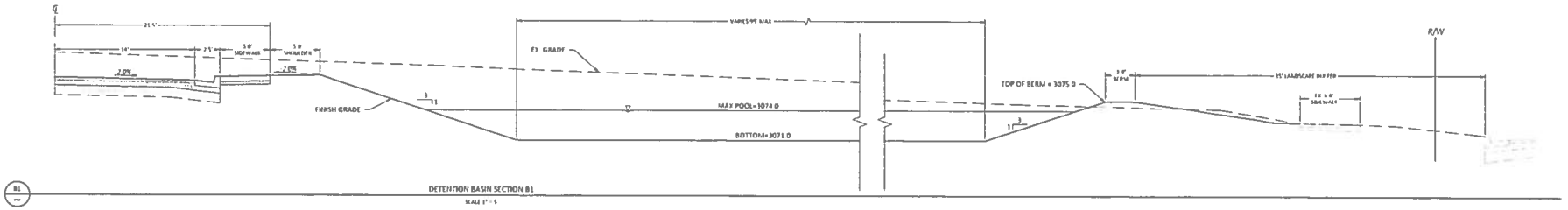
NO	DESCRIPTION	DATE	APP'D

PROJECT NAME: ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

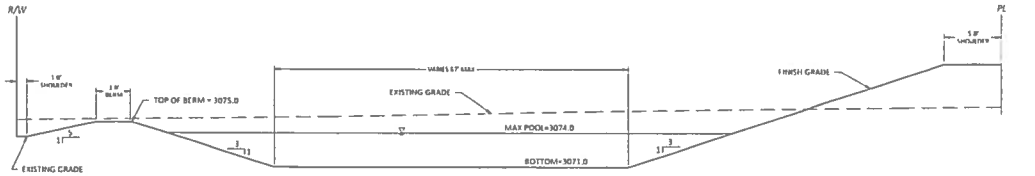
SHEET NAME: DETAILS & SECTIONS

DATE	MAY 2018
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	MT
PROJECT NO	17-026
SCALE	AS SHOWN

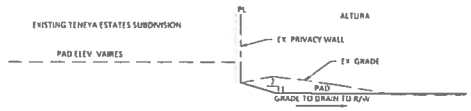
SHEET NUMBER: DT-1



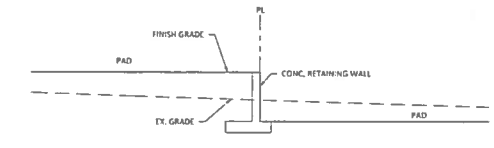
B1 DETENTION BASIN SECTION B1
SCALE 1" = 5'



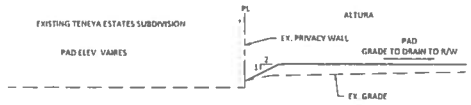
B2 DETENTION BASIN SECTION B2
SCALE 1" = 5'



C1 SECTION C1
N.T.S



C4 SECTION C4
N.T.S



C2 SECTION C2
N.T.S

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PROJECT NAME
ALTURA
PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

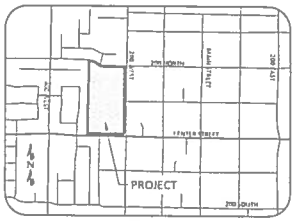
SHEET NAME
DETAILS & SECTIONS

NO.	DESCRIPTION	DATE	APP'D

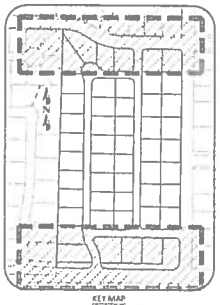
DATE	MAY 2018
PM	EB
DRAWN BY	EB
DESIGNED BY	EB
CHECKED BY	MH
PROJECT NO.	17-034
SCALE	AS SHOWN

SHEET NUMBER
DT-2





VICINITY MAP
SCALE 1" = 1000'



KEY MAP
SHADING SHOWS THIS SHEET
SCALE 1" = 300'

N

40 0 40 80
SCALE IN FEET

LEGEND

TREES	21 EA
SHRUBS	196 EA
TURF AREA	≈4000 SQ. FT
STREET LIGHTS	3 EA

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St. George, UT 84770
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PROJECT NAME
ALTURA
PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME
PRELIMINARY LANDSCAPE PLAN

NO.	DESCRIPTION	DATE

DATE	MAY 2019
PM	LB
DRAWN BY	LB
DESIGNED BY	LB
CHECKED BY	JRT
PROJECT NO	17-024
SCALE	1" = 40

SHEET NUMBER
LSP-1
10 OF 10 TOTAL