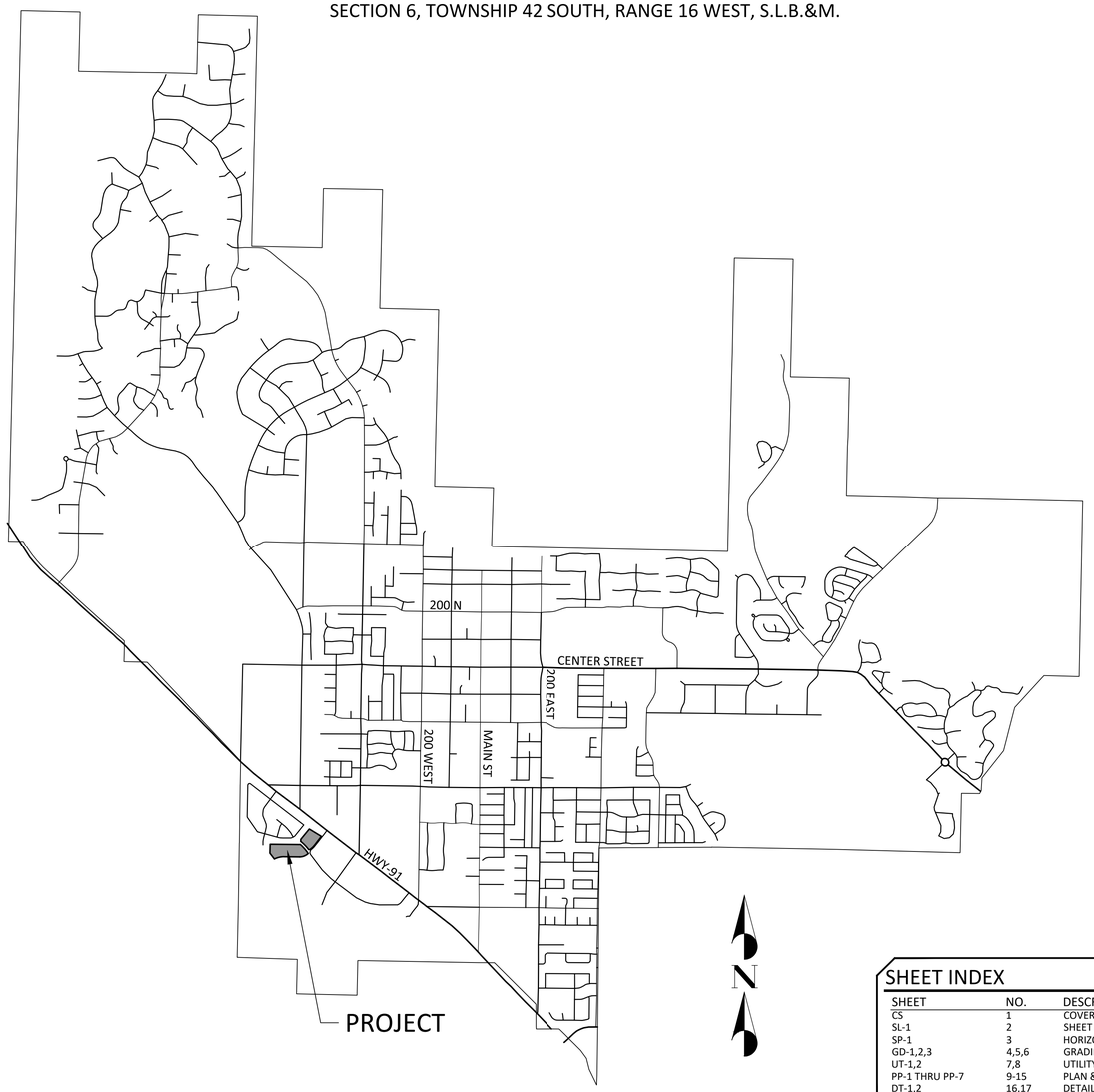
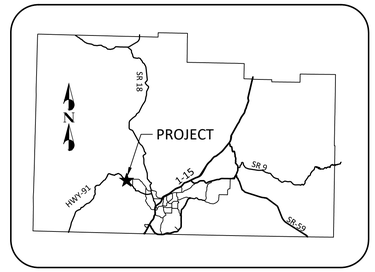
# PRELIMINARY PLAN

FOR

# SAGE COVE PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M.




VICINITY MAP
SCALE: 1" = 80,000'

## SHEET INDEX


| SHEET | NO. | DESCRIPTION |
|---|---|---|
| CS | 1 | COVER SHEET |
| SL-1 | 2 | SHEET LAYOUT |
| SP-1 | 3 | HORIZONTAL CONTROL/SITE PLAN |
| GD-1,2,3 | 4,5,6 | GRADING PLAN |
| UT-1,2 | 7,8 | UTILITY PLAN - SEWER & WATER |
| PP-1 THRU PP-7 | 9-15 | PLAN & PROFILE |
| DT-1,2 | 16,17 | DETAILS AND SECTIONS |
| DT-3 | 18 | ADA RAMP DETAILS |


## BASIS OF BEARINGS

BASIS OF BEARINGS BEING NORTH 00°41'20" EAST ALONG THE CENTER SECTION LINE BETWEEN THE SOUTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M., SAID POINT BEING A 1968 BLM BRASS CAP, AND THE NORTH 1/4 CORNER OF SAID SECTION 6 BEING A ALPHA ENGINEERING ALUMINUM CAP LOCATED AT THE CENTERLINE INTERSECTION OF CENTER STREET/400 WEST STREETS.

## BENCHMARK

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


Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH


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

PROJECT NAME : SAGE COVE PHASE 1
EARL ROAD & FITNESS WAY 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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | N.T.S. |

SHEET NUMBER :

CS-1

1 OF 18 TOTAL

CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-E

CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-D-1

HIGHWAY 91

RICHARD B & SHERON S
HAFEN TRUST
PARCEL ID # I-SB-54-A

UT-1,
GD-1

KWAVASA DR. (60' ROW)

COWICHAN, LLC.
PARCEL ID # I-SB-52-A-1

2
13,284 S.F.
0.30 AC

1
18,165 S.F.
0.42 AC

3
15,806 S.F.
0.36 AC

LANTANA CIR

8
11,018 S.F.
0.25 AC

4
11,340 S.F.
0.26 AC

7
11,243 S.F.
0.26 AC

5
12,639 S.F.
0.29 AC

6
12,846 S.F.
0.29 AC

EARL ROAD

400 WEST

17
16,530 S.F.
0.38 AC

16
16,633 S.F.
0.38 AC

13
16,648 S.F.
0.38 AC

12
12,592 S.F.
0.29 AC

9
13,191 Sq. Ft.
0.30 Ac.

PP-1

UT-1,
GD-1

18
18,406 S.F.
0.42 AC

PERIWINKLE CIR

15
12,865 S.F.
0.30 AC

14
12,569 S.F.
0.29 AC

VINCA CIR

11
15,416 S.F.
0.35 AC

10
17,622 Sq. Ft.
0.40 Ac.

FITNESS WAY

EARL RD

JKE, L.C. et. al
PARCEL ID # I-6-2-6-330

WASHINGTON COUNTY
SCHOOL DISTRICT
PARCEL ID # I-6-2-6-3240

WASHINGTON COUNTY
SCHOOL DISTRICT
PARCEL ID # I-6-2-6-3240

HIGHWAY 91

GUY LANE

FITNESS WAY

SP-1,
LP-1

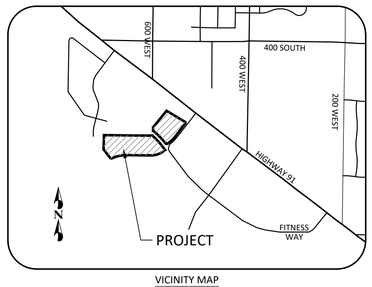
PP-2

PP-2

GD-3

N

100 0 100 200
SCALE IN FEET




VICINITY MAP
SCALE: 1" = 1000'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF UTAH

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

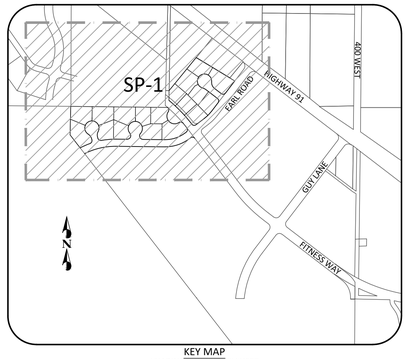
PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
EARL RD & FITNESS WAY IVINS, UT 84738

SHEET NAME :
SHEET LAYOUT


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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 100' |

SHEET NUMBER :
SL-1




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

## LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- SETBACK LINE
- RIGHT-OF-WAY TO BE ABANDONED
- PROPOSED CLASS I (RING & LID) MONUMENT
- PROPOSED CLASS II MONUMENT

## CONTACT

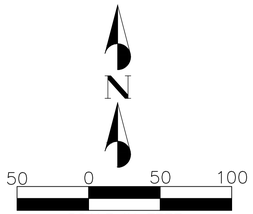
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

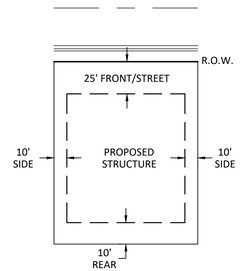
## SITE DATA:

| | |
|---|---|
| PARCEL ID: | I-6-2-6-325, I-6-2-6-326 |
| PROPOSED ZONING: | RE-12.5<br>LOT AVERAGING OVERLAY |
| TOTAL DWELLING UNITS: | 18 UNITS |
| SITE AREA: | 7.77 ACRES |
| DENSITY: | 2.34 DU/AC |

## OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790




TYPICAL SETBACKS

CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-E

CANADIAN CAPITAL CORP.
PARCEL ID # I-SB-54-D-1

HIGHWAY 91

RICHARD B & SHERON S HAFEN TRUST
PARCEL ID # I-SB-54-A

COWICHAN, LLC.
PARCEL ID # I-SB-52-A-1

JKE, L.C. et. al
PARCEL ID # I-6-2-6-330

WASHINGTON COUNTY SCHOOL DISTRICT
PARCEL ID # I-6-2-6-3240

WASHINGTON COUNTY SCHOOL DISTRICT
PARCEL ID # I-6-2-6-3240

S0° 46' 28"W 46.45'
P.O.B.
P.O.B.
N89° 22' 59"W 677.27'
S1° 26' 50"W 199.20'
S27° 47' 21"E 165.96'
S89° 22' 59"E 342.11'
N0° 46' 28"E 1332.62'
N0° 46' 28"E 1403.50'
S39° 15' 14"W 298.60'
N58° 49' 23"W 315.94'
N52° 54' 03"E 265.49'
N52° 54' 03"E 35.56'
S89°38'58"E 1367.21' (P.O.B. TIE)
S89°38'58"E 2684.88' (MON. TO MON)
S0°41'20"W 5343.110' (MEASURED MON.-MON.)
(BASIS OF BEARING)
N0°36'51"W 5343.12' (RECORD A.R.P)

1 18,165 S.F. 0.42 AC
2 13,284 S.F. 0.30 AC
3 15,806 S.F. 0.36 AC
4 11,340 S.F. 0.26 AC
5 12,639 S.F. 0.29 AC
7 11,243 S.F. 0.26 AC
8 11,018 S.F. 0.25 AC
9 13,191 Sq. Ft. 0.30 Ac.
10 17,622 Sq. Ft. 0.40 Ac.
11 15,416 S.F. 0.35 AC
12 12,592 S.F. 0.29 AC
13 16,648 S.F. 0.38 AC
14 12,569 S.F. 0.29 AC
15 12,865 S.F. 0.30 AC
16 16,633 S.F. 0.38 AC
17 16,530 S.F. 0.38 AC
18 18,406 S.F. 0.42 AC

EARL ROAD (50' ROW)
FITNESS WAY (60' ROW)
LANTANA CIR (43' ROW)
PERIWINKLE CIR (43' ROW)
VINCA CIR (43' ROW)

R=1030.00' L=244.74' Δ=13°36'50" T=122.95'
R=970.00' L=201.51' Δ=11°54'10" T=101.12'
R=500.00' L=137.92' Δ=15°48'15" T=69.40'
R=475.00' L=227.98' Δ=27°29'57" T=116.23'
R=500.00' L=106.87' Δ=12°14'48" T=53.64'
R=275.00' L=181.02' Δ=37°42'58" T=93.93'
R=275.00' L=74.08' Δ=15°26'07" T=37.27'
R=25.00' L=39.05' Δ=89°30'04" T=24.78'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT |
| C101 | 525.00' | 76.76' | 8°22'39" | 38.45' |
| C102 | 20.00' | 29.89' | 85°37'58" | 18.53' |
| C103 | 50.00' | 38.71' | 44°21'24" | 20.38' |
| C104 | 50.00' | 71.53' | 81°57'44" | 43.44' |
| C105 | 50.00' | 59.51' | 68°11'55" | 33.85' |
| C106 | 50.00' | 59.51' | 68°11'55" | 33.85' |
| C107 | 50.00' | 43.94' | 50°21'15" | 23.50' |
| C108 | 50.00' | 38.71' | 44°21'24" | 20.38' |
| C109 | 20.00' | 29.89' | 85°37'58" | 18.53' |
| C110 | 525.00' | 86.16' | 9°24'10" | 43.18' |
| C111 | 525.00' | 18.64' | 2°02'03" | 9.32' |
| C112 | 25.00' | 57.76' | 132°22'50" | 56.66' |
| C113 | 50.00' | 56.00' | 64°09'57" | 31.34' |
| C114 | 50.00' | 59.53' | 68°12'53" | 33.86' |
| C115 | 50.00' | 62.72' | 71°51'59" | 36.24' |
| C116 | 50.00' | 52.81' | 60°30'52" | 29.17' |
| C117 | 25.00' | 57.76' | 132°22'50" | 56.66' |
| C118 | 225.00' | 148.11' | 37°42'58" | 76.85' |
| C119 | 970.00' | 42.36' | 2°30'07" | 21.18' |
| C120 | 23.00' | 33.45' | 83°19'43" | 20.47' |
| C121 | 54.00' | 86.37' | 91°38'43" | 55.57' |
| C122 | 54.00' | 62.07' | 65°51'49" | 34.98' |
| C123 | 23.00' | 33.45' | 83°19'43" | 20.47' |
| C124 | 1013.00' | 58.63' | 3°18'58" | 29.32' |
| C125 | 1013.00' | 91.48' | 5°10'28" | 45.77' |
| C126 | 1013.00' | 81.94' | 4°38'04" | 40.99' |
| C127 | 20.00' | 31.33' | 89°46'03" | 19.92' |
| C128 | 275.00' | 34.33' | 7°09'11" | 17.19' |
| C129 | 275.00' | 39.75' | 8°16'56" | 19.91' |
| C130 | 20.00' | 31.42' | 90°00'00" | 20.00' |
| C131 | 50.00' | 21.38' | 24°29'41" | 10.85' |
| C132 | 50.00' | 44.21' | 50°39'54" | 23.67' |
| C133 | 50.00' | 53.33' | 61°06'56" | 29.52' |
| C134 | 50.00' | 75.42' | 86°25'32" | 46.97' |
| C135 | 50.00' | 56.69' | 64°57'23" | 31.83' |
| C136 | 50.00' | 51.20' | 58°40'04" | 28.10' |
| C137 | 20.00' | 31.42' | 90°00'00" | 20.00' |

SOUTHWEST COR. OF SEC. 6, T42S, R16W, SLB&M (FOUND 1968 BLM BRASS CAP) (HCN #4033)

SOUTH 1/4 COR. OF SEC. 6, T42S, R16W, SLB&M (FOUND 1968 BLM BRASS CAP) (HCN #4037)

NORTH 1/4 COR. OF SEC. 6, T42S, R16W, SLB&M (FOUND 2006 ALPHA ALUMINUM CAP) (HCN #4038)

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH
REGISTERED LAND SURVEYOR

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

PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
EARL RD & FITNESS WAY IVINS, UT 84738
SHEET NAME :
SITE PLAN

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 50' |

SHEET NUMBER :
SP-1

## 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.
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 3,000.00 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.

## EARTHWORK

CUT: 14,006 C.Y. FILL: 13,133 C.Y. NET: 872* (C)

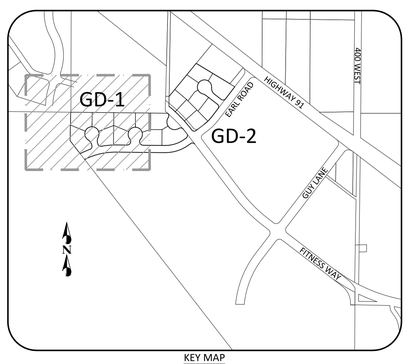
* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

## LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2660 — EXISTING CONTOUR LINE
- 2700 — PROPOSED CONTOUR LINE
- 1+00.00 / 2700.00 TBC / (2700.00) / TBC CR — PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE

## 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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

## OWNER/DEVELOPER

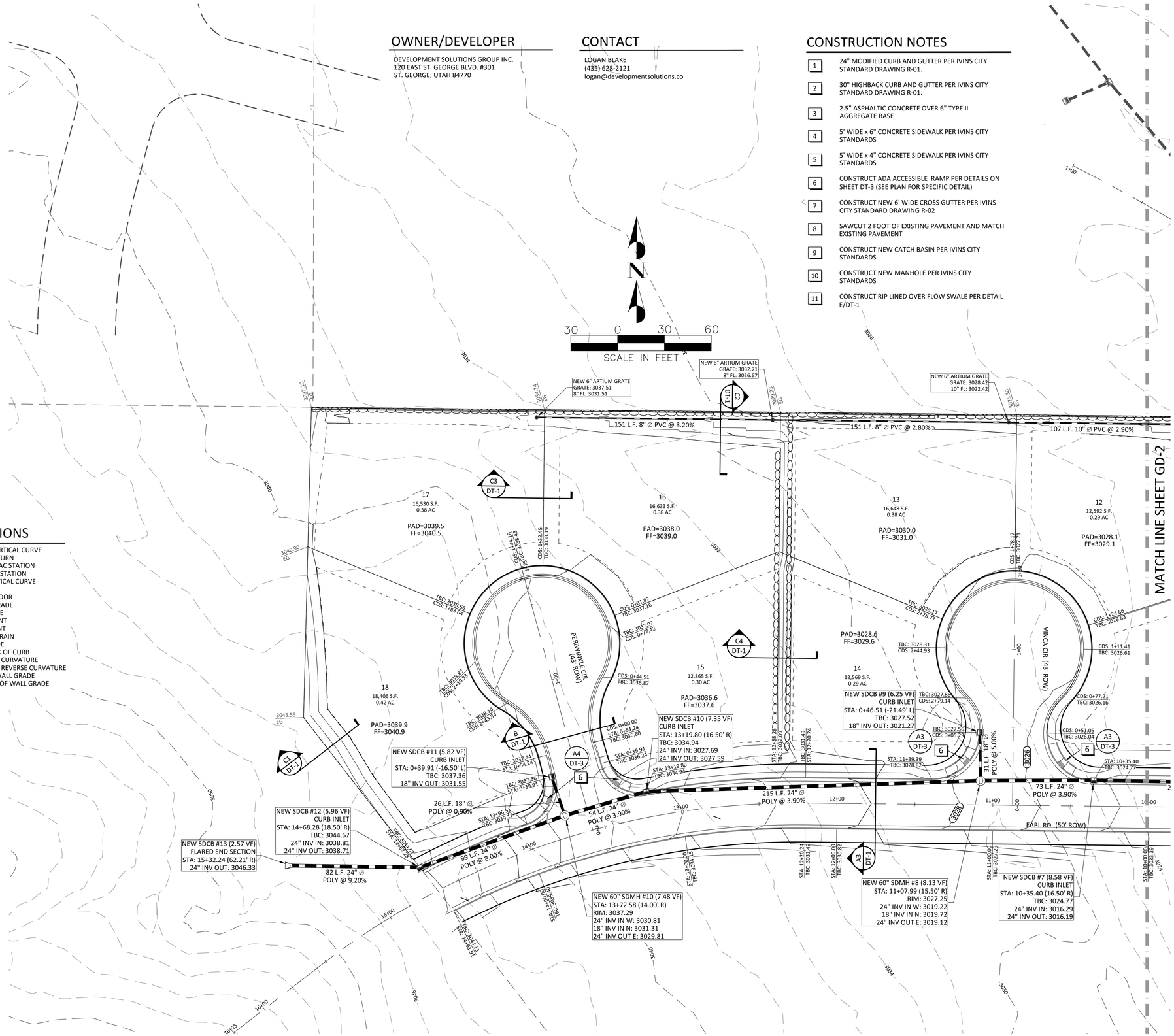
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

## CONTACT

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

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAILS ON SHEET DT-3 (SEE PLAN FOR SPECIFIC DETAIL)
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT RIP LINED OVER FLOW SWALE PER DETAIL E/DT-1





LOGAN BLAKE
No. 7997785
5/16/19


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

PROJECT NAME: SAGE COVE RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

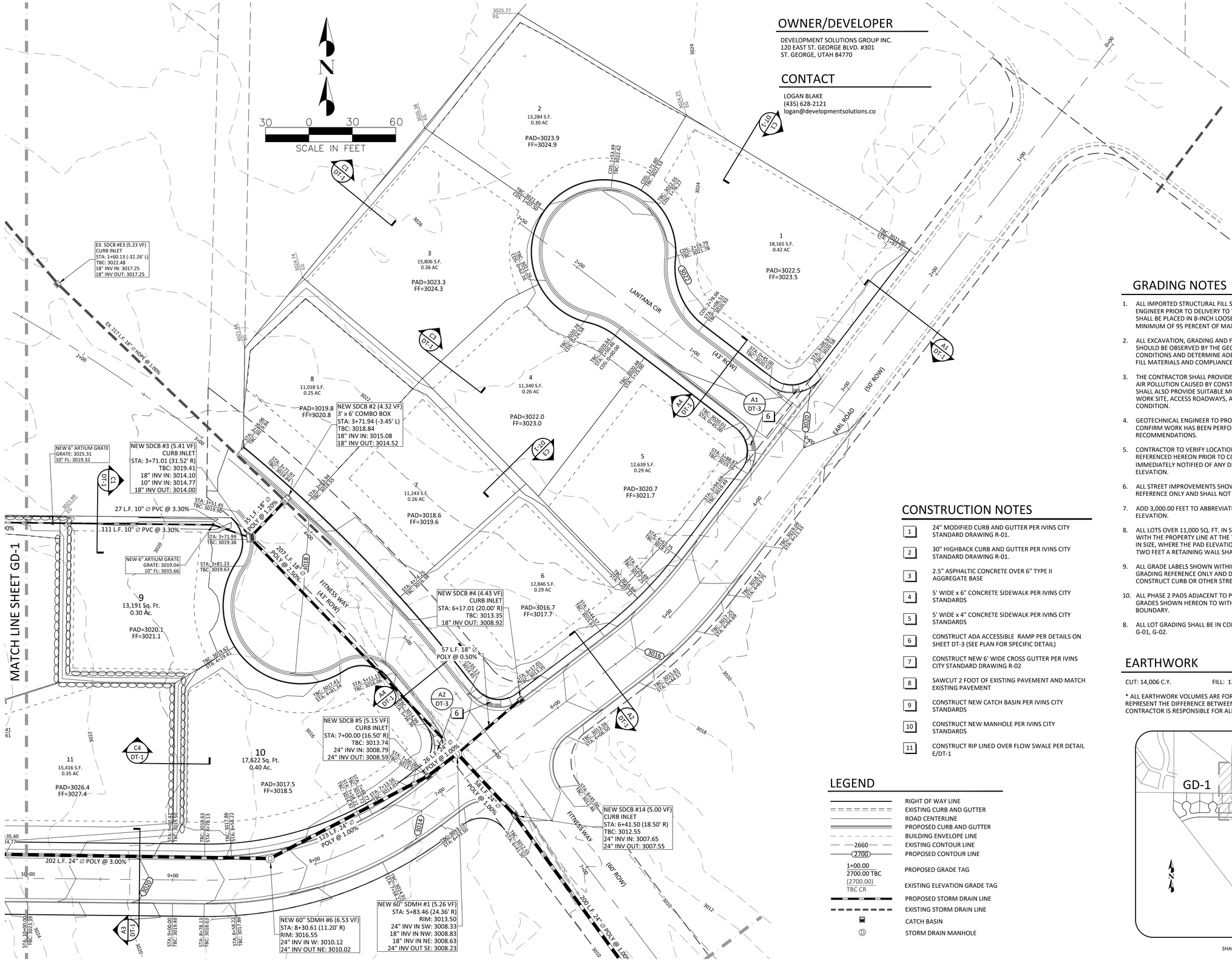
SHEET NAME: GRADING & DRAINAGE PLAN


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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :

GD-1





LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH


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

PROJECT NAME: SAGE COVE RESIDENTIAL SUBDIVISION FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME: GRADING & DRAINAGE PLAN

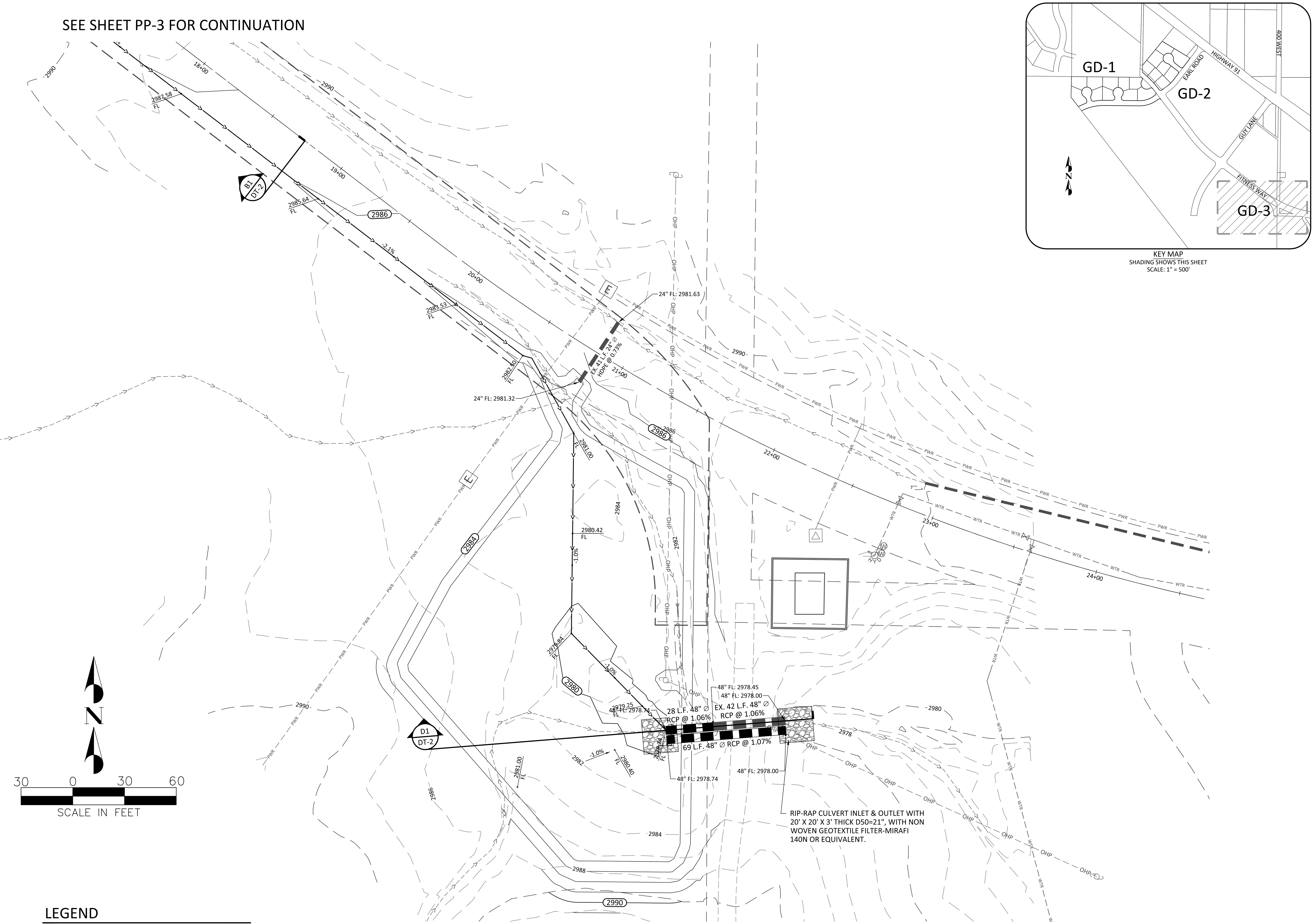

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :

GD-2

SEE SHEET PP-3 FOR CONTINUATION




## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAILS ON SHEET DT-3 (SEE PLAN FOR SPECIFIC DETAIL)
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT RIP LINED OVER FLOW SWALE PER DETAIL E/DT-1

## OWNER/DEVELOPER

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

## CONTACT

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

## 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.
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 3,000.00 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.

## EARTHWORK (DETENTION POND)

| CUT: 3,354 C.Y. | FILL: 842 C.Y. | NET: 2,511* (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.

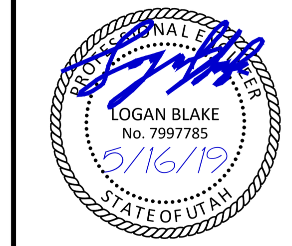
## LEGEND

| Symbol | Description |
|---|---|
| (solid line) | RIGHT OF WAY LINE |
| (double dashed line) | EXISTING CURB AND GUTTER |
| (thin line) | ROAD CENTERLINE |
| (double line) | PROPOSED CURB AND GUTTER |
| (dashed line) | BUILDING ENVELOPE LINE |
| — 2660 — | EXISTING CONTOUR LINE |
| (2700) | PROPOSED CONTOUR LINE |
| 1+00.00 / 2700.00 TBC | PROPOSED GRADE TAG |
| (2700.00) / TBC CR | EXISTING ELEVATION GRADE TAG |
| (heavy line) | PROPOSED STORM DRAIN LINE |
| (heavy dashed line) | EXISTING STORM DRAIN LINE |
| ▣ | CATCH BASIN |
| Ⓓ | STORM DRAIN MANHOLE |

## 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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'




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

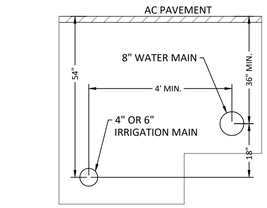
PROJECT NAME :
# SAGE COVE
## RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
## GRADING & DRAINAGE PLAN

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
# GD-3

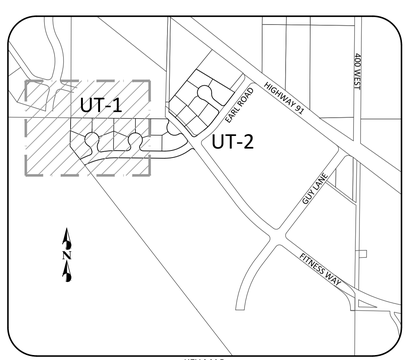



WATER/IRRIGATION TRENCH

NOT TO SCALE

## LEGEND

- PROPOSED RIGHT OF WAY LINE
- EXISTING 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
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER




KEY MAP

SHADING SHOWS THIS SHEET

SCALE: 1" = 500'

## OWNER/DEVELOPER

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

## CONTACT

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

N

30 0 30 60

SCALE IN FEET

MATCH LINE SHEET UT-2

17
16,530 S.F.
0.38 AC

16
16,633 S.F.
0.38 AC

13
16,648 S.F.
0.38 AC

12
12,592 S.F.
0.29 AC

18
18,406 S.F.
0.42 AC

15
12,865 S.F.
0.30 AC

14
12,569 S.F.
0.29 AC

NEW 60" SSMH #13 (8.01 VF)
STA:1+61.43(-4.00'L)
RIM: 3038.05
8" INV OUT S: 3030.04

8" 90° BEND

121 L.F. 8" Ø SDR 35 @ 2.13%

PERIWINKLE CIR (43' ROW)

143 L.F. 4" Ø C900 IRR

139 L.F. 8" Ø C900 WTR

8" TEE W/
(3) 8" GATE VALVES

8" 22.5° BEND

NEW 60" SSMH #10 (8.07 VF)
STA:1+37.08(-8.51'L)
RIM: 3027.42
8" INV OUT S: 3019.35

8" 90° BEND

VINCA CIR (43' ROW)

143 L.F. 8" Ø SDR 35 @ 1.65%

120 L.F. 4" Ø C900 IRR

111 L.F. 8" Ø C900 WTR

8" TEE W/
(3) 8" GATE VALVES

8" 22.5° BEND

276 L.F. 8" Ø C900 WTR

274 L.F. 6" Ø C900 IRR

174 L.F. 8" Ø SDR 35 @ 3.30%

EARL RD (50' ROW)

118 L.F. 8" Ø C900 WTR

111 L.F. 6" Ø C900 IRR

94 L.F. 8" Ø SDR 35 @ 8.00%

90 L.F. 8" Ø SDR 35 @ 3.60%

6" X 4" TEE W/
(1) 4" GATE VALVE &
(1) 6" GATE VALVE

6" X 4" TEE W/
(1) 4" GATE VALVE &
(1) 6" GATE VALVE

NEW 60" SSMH #14 (9.70 VF)
STA:14+56.94(-1.37'L)
RIM: 3043.61
8" INV IN SW: 3034.11
8" INV OUT E: 3033.91

NEW 60" SSMH #12 (10.56 VF)
STA:13+62.24(-11.05'L)
RIM: 3036.76
8" INV IN W: 3026.40
8" INV IN N: 3026.40
8" INV OUT E: 3026.20

NEW 60" SSMH #11 (10.24 VF)
STA:12+70.64(-3.48'L)
RIM: 3032.99
8" INV IN W: 3022.94
8" INV OUT E: 3022.74

NEW 60" SSMH #9 (10.12 VF)
STA:10+95.90(-6.00'L)
RIM: 3026.91
8" INV IN W: 3016.99
8" INV IN N: 3016.99
8" INV OUT E: 3016.79

15+00

16+00

16+25

11+00

12+00

13+00

10+00

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH

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

PROJECT NAME :

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :

SEWER & WATER PLAN

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :

UT-1

## OWNER/DEVELOPER

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

## CONTACT

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

N

30 0 30 60
SCALE IN FEET

MATCH LINE SHEET UT-1

2
13,284 S.F.
0.30 AC

1
18,165 S.F.
0.42 AC

3
15,806 S.F.
0.36 AC

8
11,018 S.F.
0.25 AC

4
11,340 S.F.
0.26 AC

5
12,639 S.F.
0.29 AC

7
11,243 S.F.
0.26 AC

6
12,846 S.F.
0.29 AC

9
13,191 Sq. Ft.
0.30 Ac.

10
17,622 Sq. Ft.
0.40 Ac.

11
15,416 S.F.
0.35 AC

NEW 60" SSMH #6 (8.24 VF)
STA:2+26.07(4.00'R)
RIM: 3021.25
8" INV OUT SE: 3013.01

8" 90" BEND

211 L.F. 8" Ø SDR-35 @ 0.80%

LANTANA CIR

203 L.F. 8" Ø C900 WTR

209 L.F. 4" Ø C900 IRR

(43' ROW)

EX. 60" SSMH #1 (15.33 VF)
STA:1+36.09(-10.19'L)
RIM: 3022.25
8" INV OUT SE: 3006.92

EX. 154 L.F. 8" Ø SDR-35 @ 0.91%

EX. 60" SSMH #2 (14.30 VF)
STA:2+89.41(3.83'R)
RIM: 3019.62
8" INV IN NW: 3005.52
8" INV OUT SE: 3005.32
8" INV OUT SE: 3005.32

EX. 193 L.F. 8" Ø SDR-35 @ 0.85% (TO BE REMOVED)

EX. 60" SSMH #3 (16.30 VF)
(TO BE REMOVED)
STA:4+68.09(-57.77'L)
RIM: 3019.77
8" INV IN NW: 3003.67
8" INV OUT SE: 3003.47

EX. 155 L.F. 8" Ø SDR-35 @ 0.71% (TO BE REMOVED)

FITNESS WAY
(43' ROW)

247 L.F. 8" Ø C900 IRR

241 L.F. 8" Ø C900 WTR

EX. 8" Ø WTR

153 L.F. 8" Ø C900 IRR

EX. 237 L.F. 8" Ø SDR-35 @ 1.44%

EARL ROAD
(50' ROW)

EX. 60" SSMH #9 (8.50 VF)
STA:1+06.50(-9.47'L)
RIM: 3022.88
8" INV OUT SW: 3014.38

NEW 60" SSMH #5 (9.03 VF)
STA:3+43.37(-5.10'L)
RIM: 3019.99
8" INV IN NE: 3010.96
8" INV IN NW: 3011.16
8" INV OUT SW: 3010.96

6 X 4" TEE W/
(1) 4" GATE VALVE &
(1) 6" GATE VALVE

CUT IN 8" TEE W/
(1) 8" GATE VALVE

REPLACE 8" ELBOW
W/ 8" TEE ADD
(1) 8" GATE VALVE

EX. 60" SSMH #8 (9.49 VF)
STA:4+05.61(-3.95'L)
RIM: 3019.36
8" INV IN NE: 3010.06
8" INV OUT SW: 3009.86

(1) 8" 11.25" BEND

NEW 60" SSMH #4 (9.76 VF)
STA:5+10.52(-2.04'L)
RIM: 3016.67
8" INV IN NE: 3007.11
8" INV OUT SW: 3006.91

105 L.F. 8" Ø SDR-35 @ 2.62%

304 L.F. 6" Ø C900 IRR

47 L.F. 8" Ø SDR-35 @ 9.00%

NEW 60" SSMH #1 (12.59 VF)
STA:5+55.69(-12.50'L)
RIM: 3014.97
8" INV IN NW: 3002.38
8" INV IN SW: 3002.68
8" INV IN NE: 3002.68
8" INV OUT SE: 3002.38

169 L.F. 8" Ø C900 WTR

REMOVE 227 L.F. OF EX. 8" Ø WTR

85 L.F. 8" Ø SDR 35 @ 0.60%

NEW 60" SSMH #2 (9.71 VF)
STA:6+11.47(-9.19'L)
RIM: 3012.90
8" INV IN NW: 3003.39
8" INV IN SW: 3003.39
8" INV OUT NE: 3003.19

8" CROSS W/
(4) 8" GATE VALVES

8" 11.25" BEND

8" 22.5" BEND

205 L.F. 8" Ø C900 WTR

424 L.F. 6" Ø C900 IRR

262 L.F. 8" Ø SDR 35 @ 3.80%

235 L.F. 8" Ø C900 WTR

93 L.F. 8" Ø SDR 35 @ 1.00%

105 L.F. 8" Ø SDR 35 @ 2.00%

6" CROSS W/
(1) 4" GATE VALVE &
(3) 6" GATE VALVES

FITNESS WAY
(60' ROW)

NEW 60" SSMH #7 (9.77 VF)
STA:7+33.35(-10.92'L)
RIM: 3014.09
8" INV IN W: 3004.52
8" INV OUT NE: 3004.32

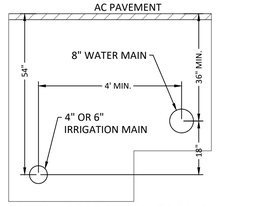
NEW 60" SSMH #8 (10.09 VF)
STA:8+35.07(-9.85'L)
RIM: 3016.72
8" INV IN W: 3006.82
8" INV OUT E: 3006.63

EX. 243 L.F. 8" Ø SDR-35 @ 0.71%

EX. 60" SSMH #4 (18.20 VF)
STA:8+47.27(-158.55'L)
RIM: 3018.66
8" INV IN NW: 3000.66
8" INV OUT SE: 3000.46

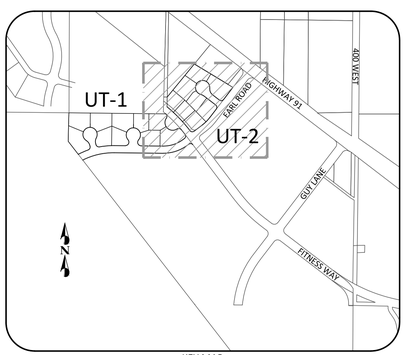
## LEGEND

- PROPOSED RIGHT OF WAY LINE
- EXISTING 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
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER




WATER/IRRIGATION TRENCH

NOT TO SCALE




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

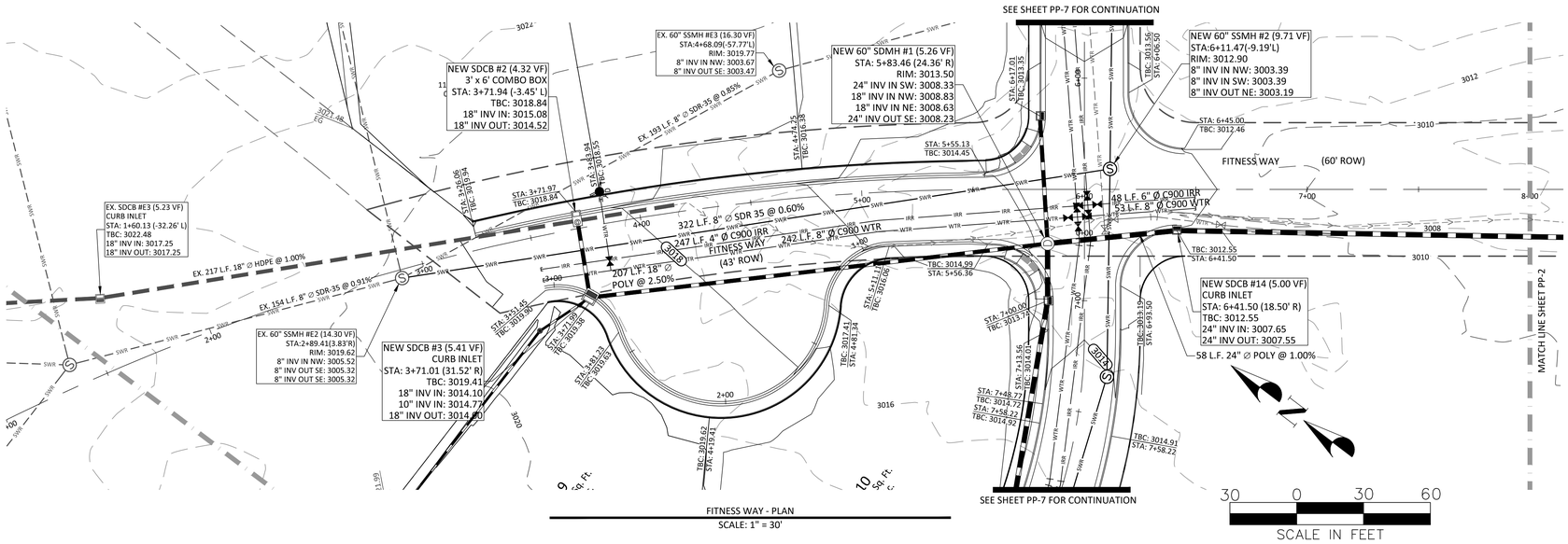
PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
SEWER & WATER PLAN


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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
UT-2




FITNESS WAY - PLAN
SCALE: 1" = 30'




FITNESS WAY - PROFILE
H: 1" = 30'
V: 1" = 3'

## OWNER/DEVELOPER

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

## CONTACT

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

## ABBREVIATIONS

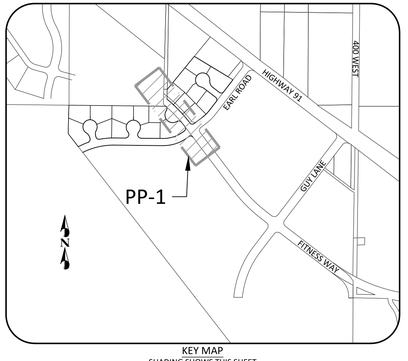
| | |
|---|---|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE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

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- IRR IRR PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

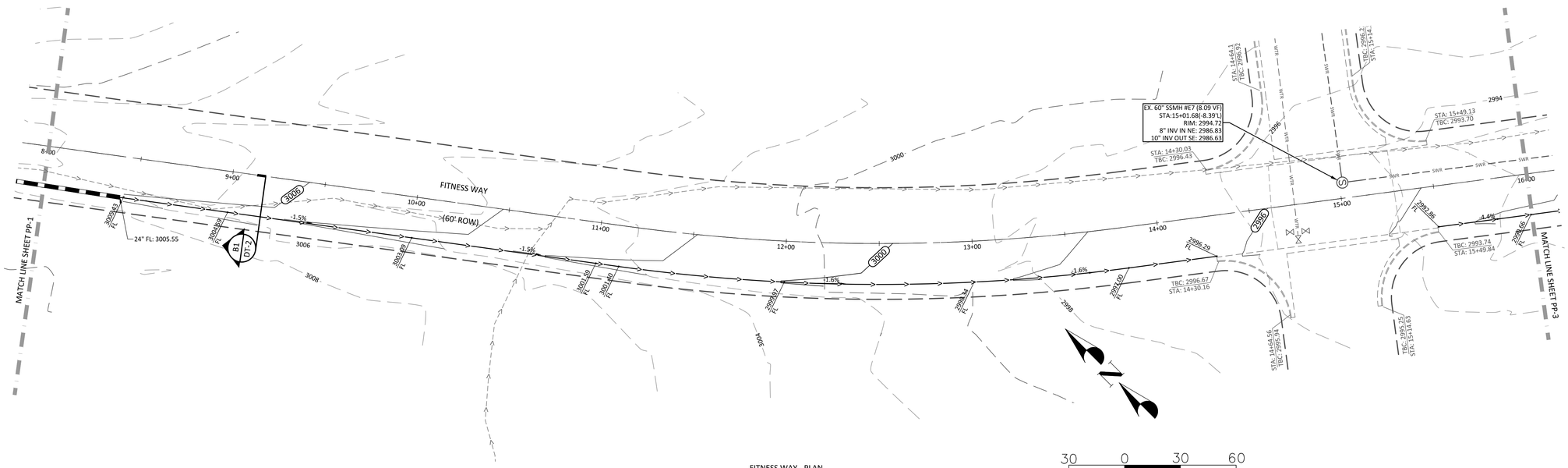
PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
PLAN & PROFILE (FITNESS WAY)


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

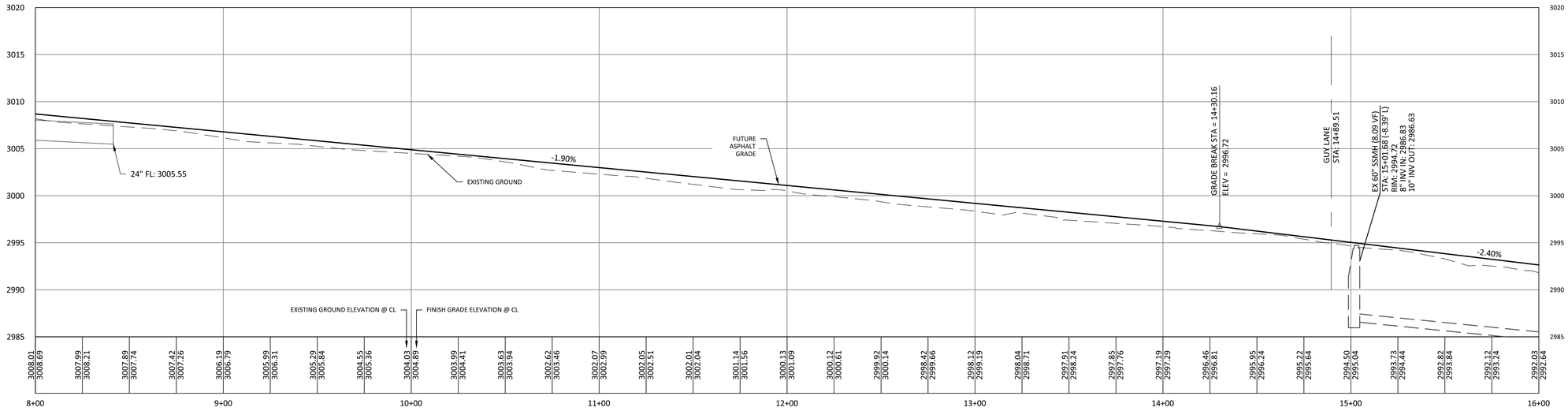

| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
PP-1




FITNESS WAY - PLAN
SCALE: 1" = 30'

30 0 30 60
SCALE IN FEET




FITNESS WAY - PROFILE
H: 1" = 30'
V: 1" = 6'

## 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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

## OWNER/DEVELOPER

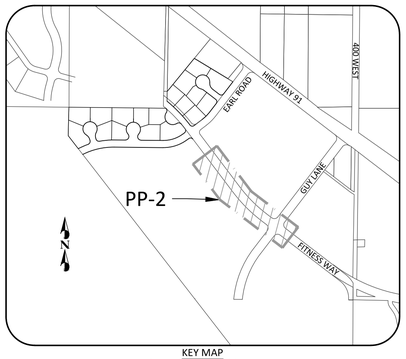
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

## CONTACT

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

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH

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

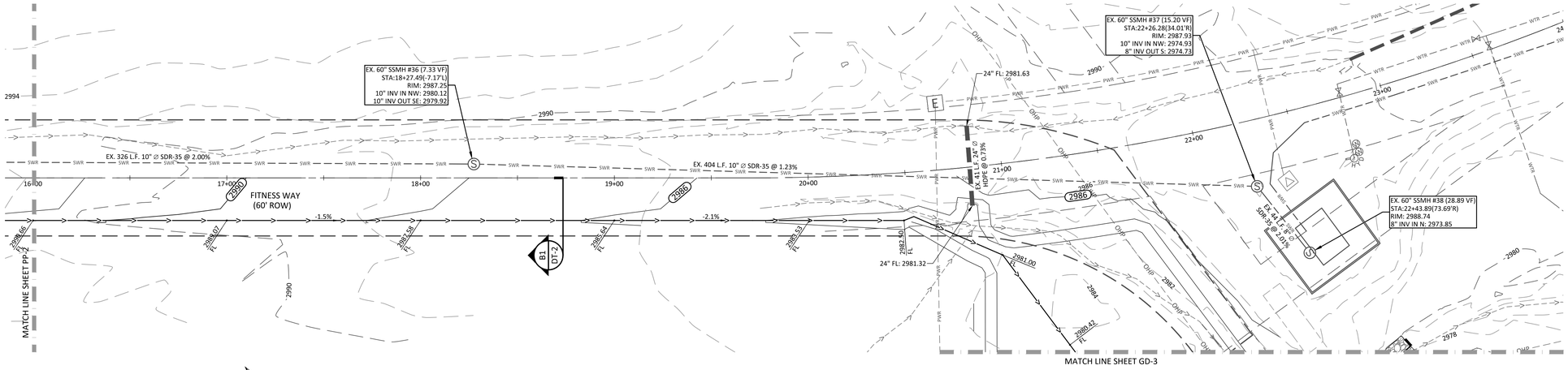
PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
PLAN & PROFILE (FITNESS WAY)


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

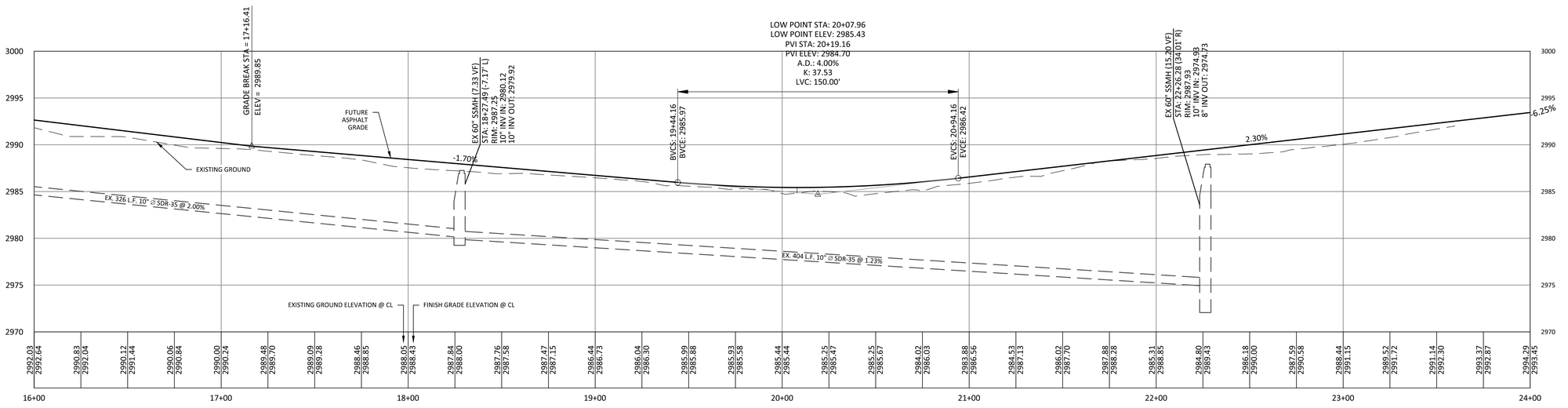

| | |
|---|---|
| DATE : | APRIL 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
PP-2




FITNESS WAY - PLAN
SCALE: 1" = 30'

30 0 30 60
SCALE IN FEET




FITNESS WAY - PROFILE
H: 1" = 30'
V: 1" = 6'

## 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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

## OWNER/DEVELOPER

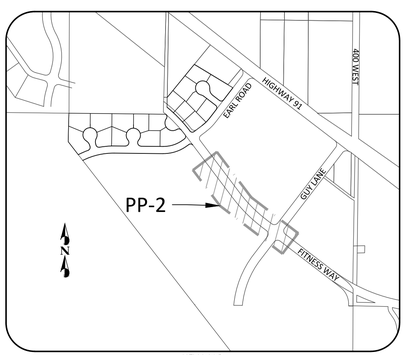
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

## CONTACT

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

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

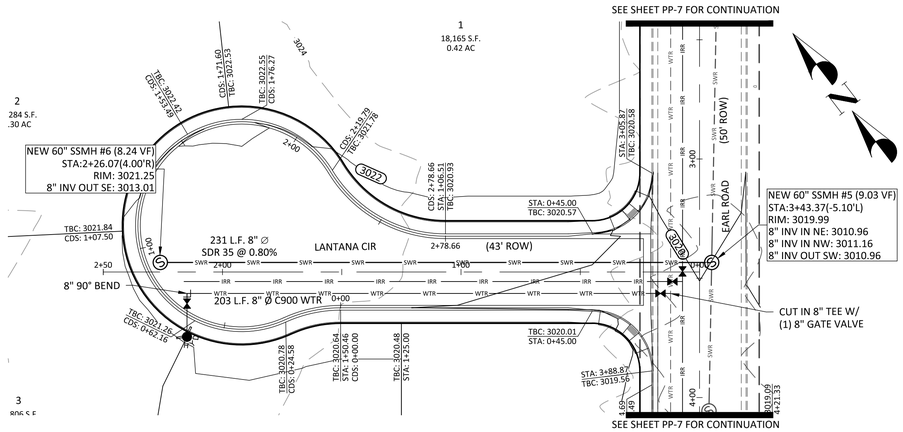
PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
PLAN & PROFILE (FITNESS WAY)

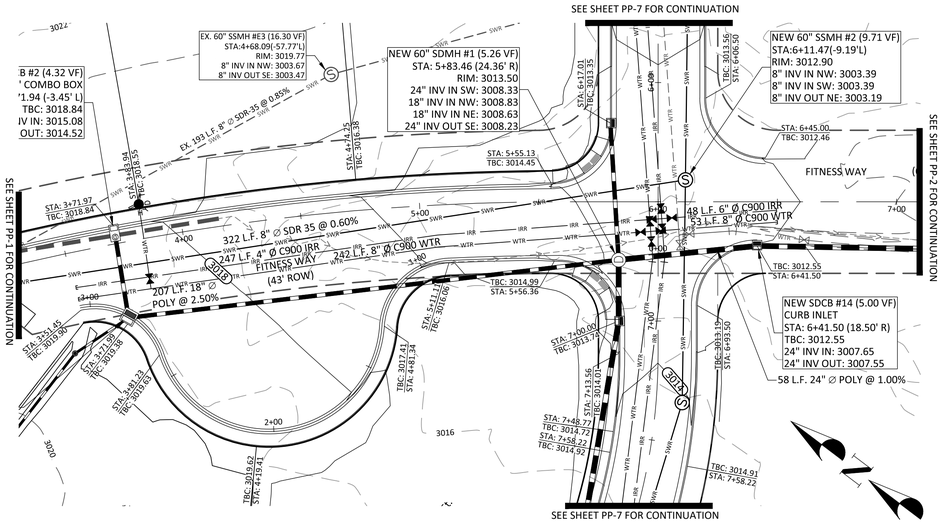

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
PP-3

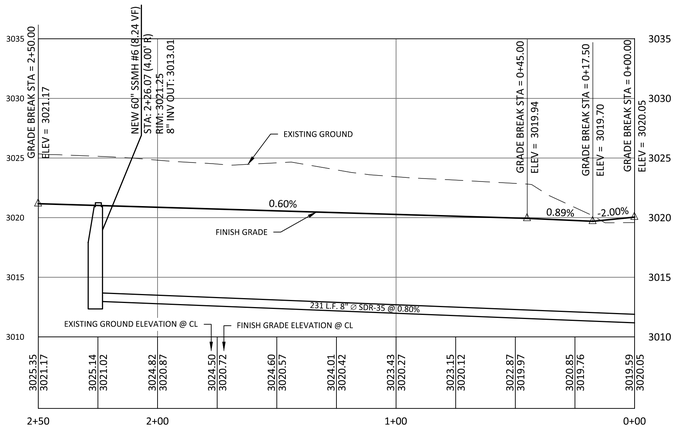



LANTANA CIRCLE - PLAN
SCALE: 1" = 30'

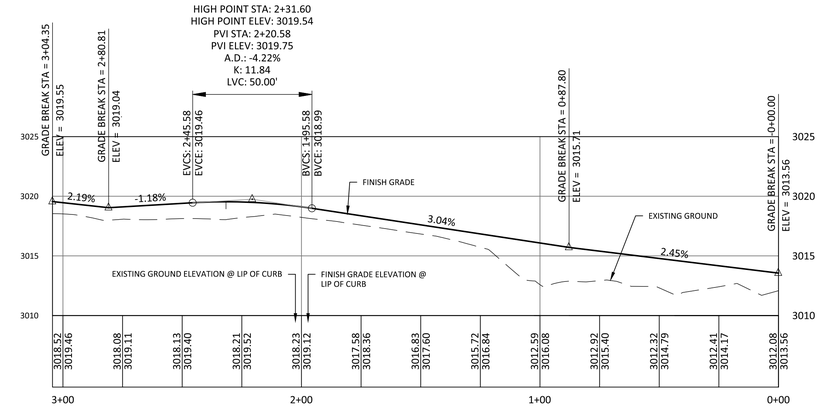



FITNESS WAY SOUTH LIP OF CURB - PLAN
SCALE: 1" = 30'

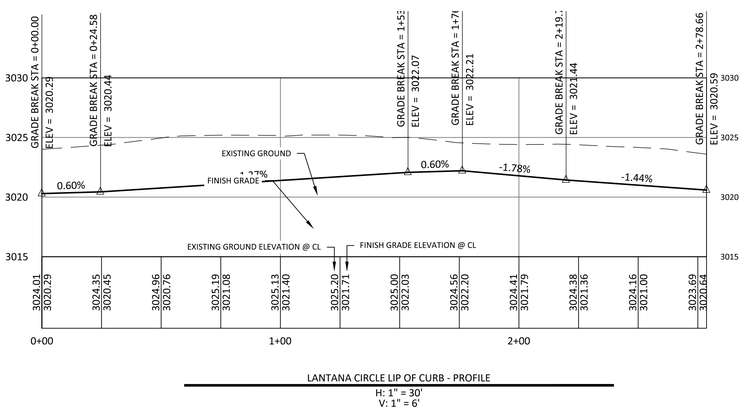
30 0 30 60
SCALE IN FEET



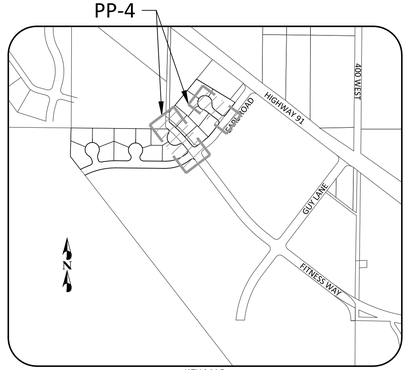

LANTANA CIRCLE CENTER LINE - PROFILE
H: 1" = 30'
V: 1" = 6'




FITNESS WAY SOUTH LIP OF CURB - PROFILE
H: 1" = 30'
V: 1" = 6'




LANTANA CIRCLE LIP OF CURB - PROFILE
H: 1" = 30'
V: 1" = 6'




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 2700 PROPOSED CONTOUR LINE
- 2660 EXISTING CONTOUR LINE
- SWR SWR PROPOSED SEWER LINE (SIZE AS NOTED)
- WTR WTR PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

## 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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

## OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

## CONTACT

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

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH

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

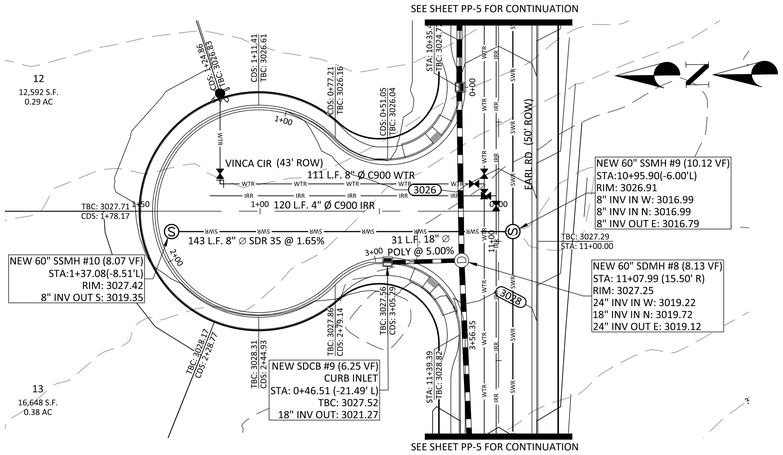
PROJECT NAME : SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

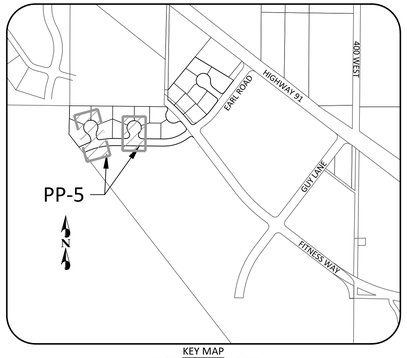
SHEET NAME : PLAN & PROFILE

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

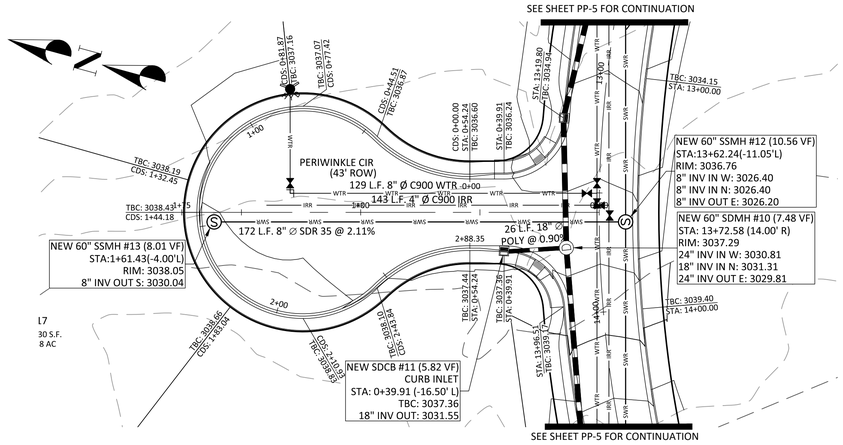
| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
PP-4




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'




## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

30 0 30 60
SCALE IN FEET

VINCA CIRCLE - PLAN
SCALE: 1" = 30'




VINCA CIRCLE CENTER LINE - PROFILE
H: 1" = 30'
V: 1" = 6'

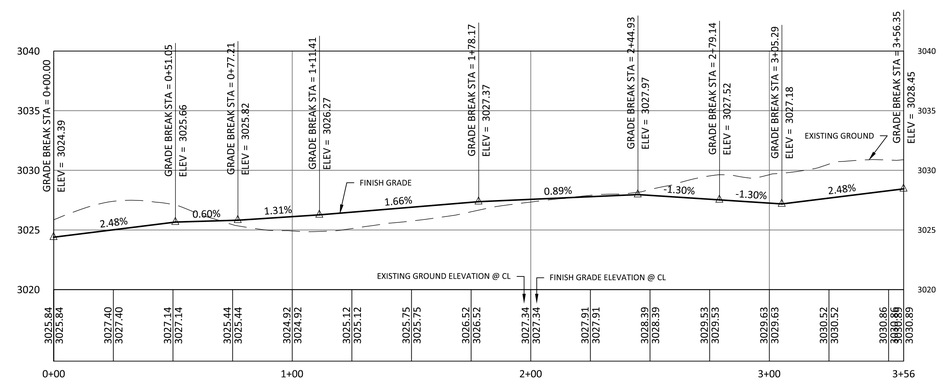
PERIWINKLE CIRCLE - PLAN
SCALE: 1" = 30'



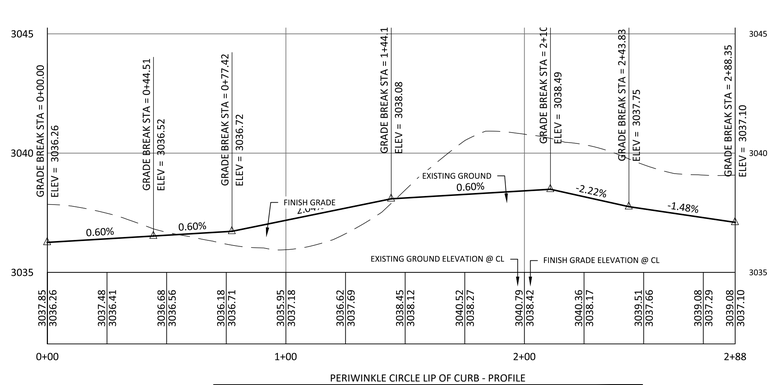

PERIWINKLE CIRCLE CENTER LINE - PROFILE
H: 1" = 30'
V: 1" = 6'

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN




VINCA CIRCLE LIP OF CURB - PROFILE
H: 1" = 30'
V: 1" = 6'




PERIWINKLE CIRCLE LIP OF CURB - PROFILE
H: 1" = 30'
V: 1" = 6'

## CONTACT

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

## OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

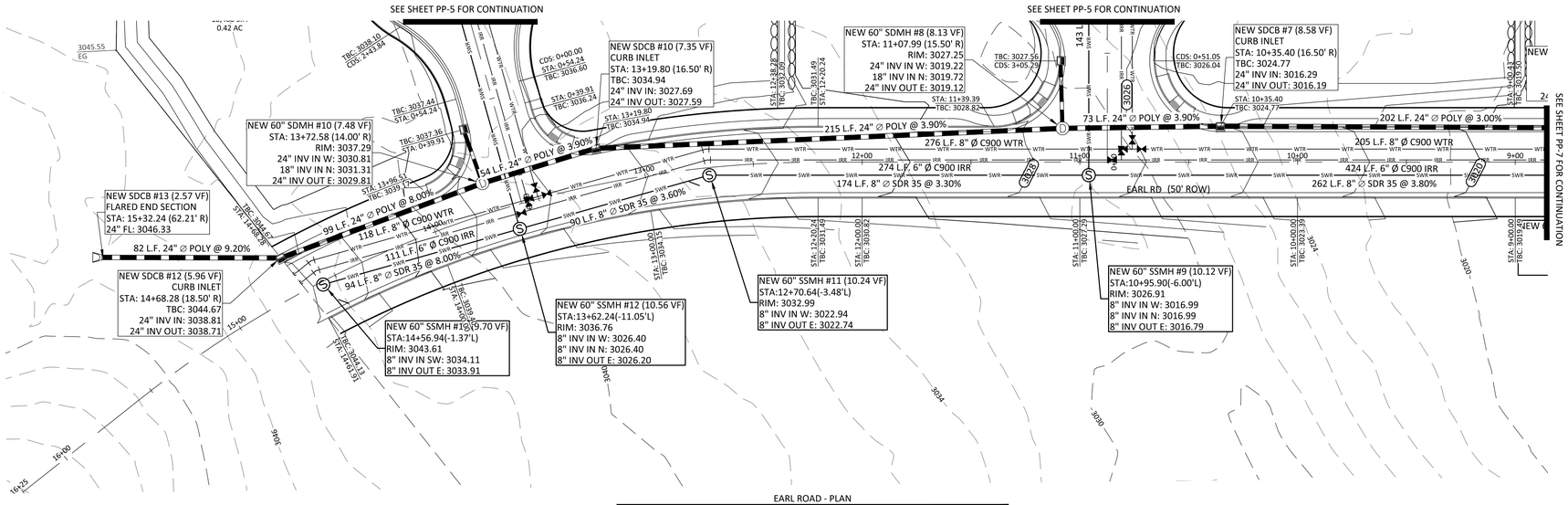
| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738
SHEET NAME :
PLAN & PROFILE

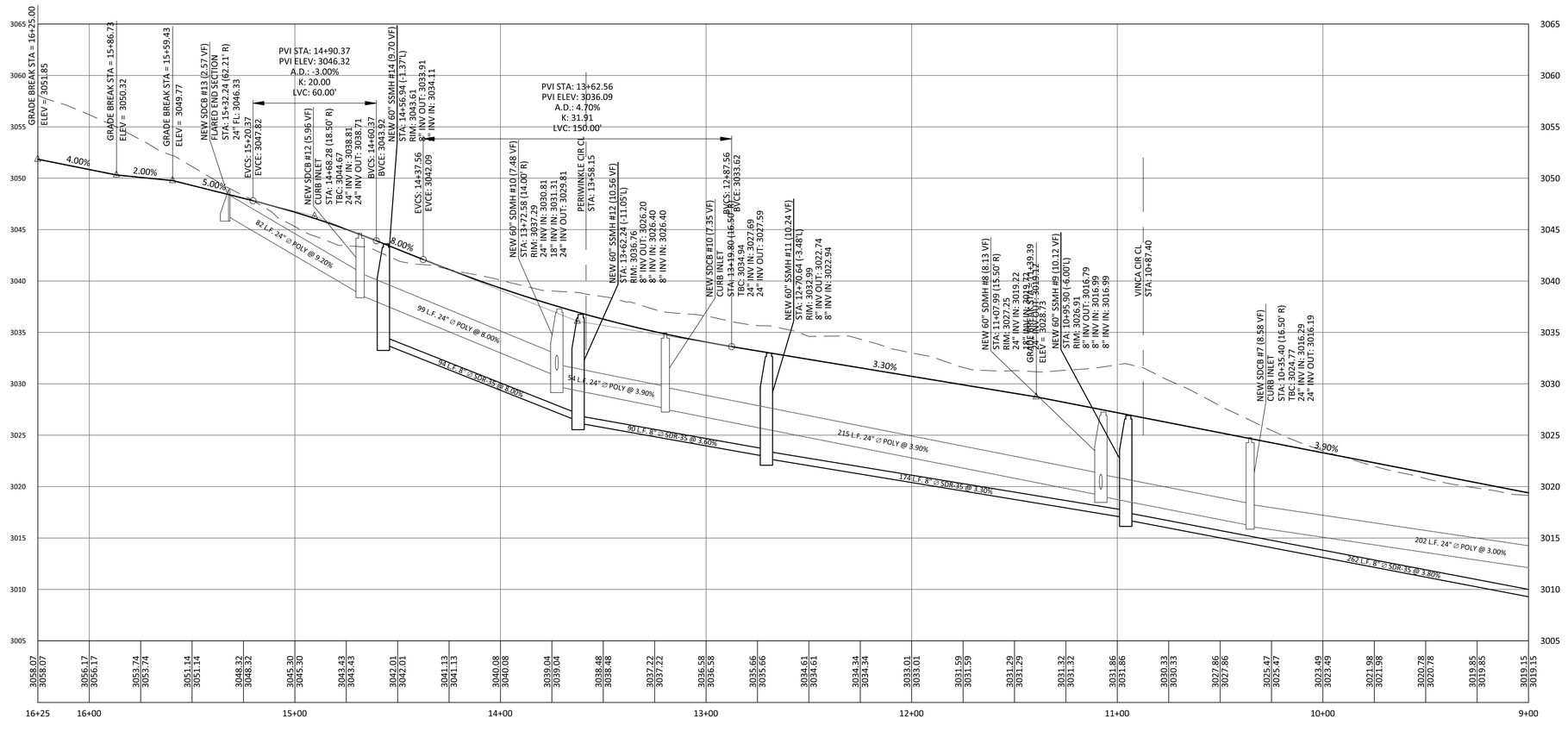
DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :
PP-5
13 OF 18 TOTAL




EARL ROAD - PLAN
SCALE: 1" = 30'




EARL ROAD - PROFILE (STA: 9+00 - 16+25)
H: 1" = 30'
V: 1" = 6'

## OWNER/DEVELOPER

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

## CONTACT


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


## ABBREVIATIONS

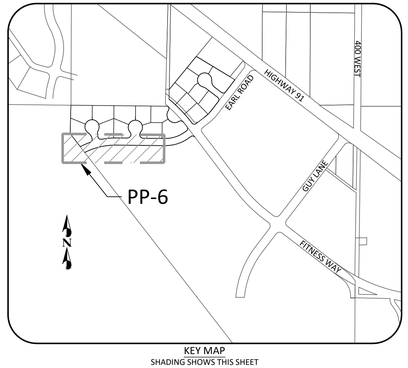
| | |
|---|---|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE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

## CONSTRUCTION NOTES

1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE (2700)
- EXISTING CONTOUR LINE (2660)
- PROPOSED SEWER LINE (SIZE AS NOTED) (SWR)
- PROPOSED WATER LINE (SIZE AS NOTED) (WTR)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

PROJECT NAME: SAGE COVE RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME: PLAN & PROFILE


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

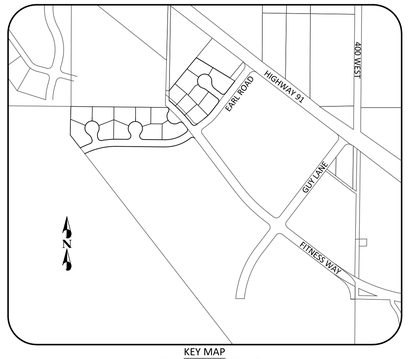

| | |
|---|---|
| DATE : | MAY 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

SHEET NUMBER :

PP-6

## OWNER/DEVELOPER

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




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

## CONSTRUCTION NOTES

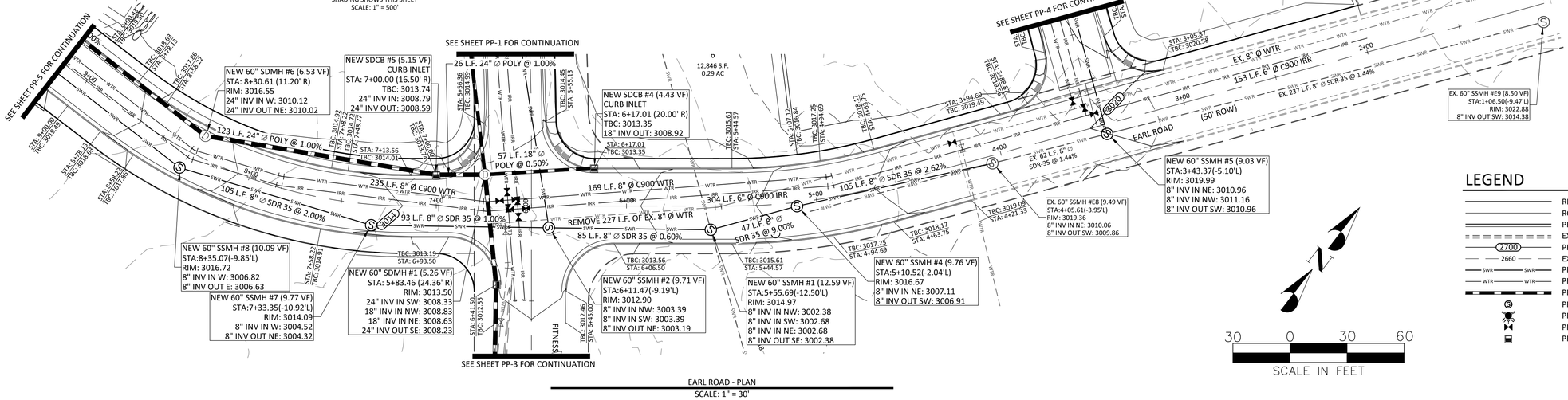
1. 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2. 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4. 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5. 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6. CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7. CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9. CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10. CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11. CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12. CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-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 |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |

## CONTACT

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

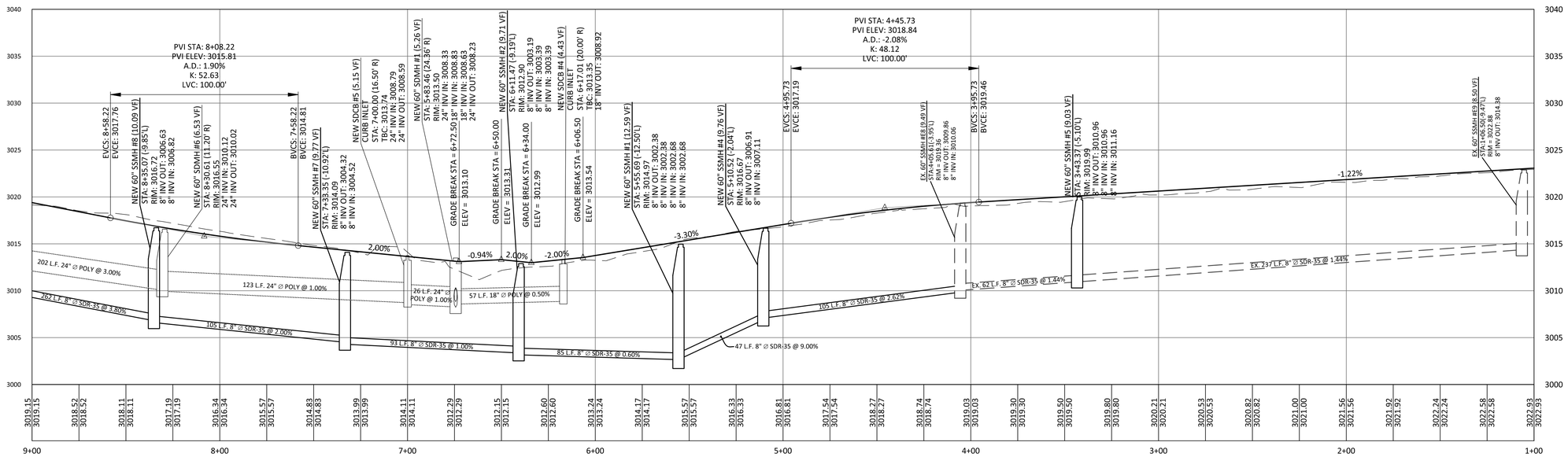



EARL ROAD - PLAN
SCALE: 1" = 30'




## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE (2700)
- EXISTING CONTOUR LINE (2660)
- PROPOSED SEWER LINE (SIZE AS NOTED) (SWR)
- PROPOSED WATER LINE (SIZE AS NOTED) (WTR)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN




EARL ROAD - PROFILE (STA: 1+00 - 9+00)
H: 1" = 30'
V: 1" = 6'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

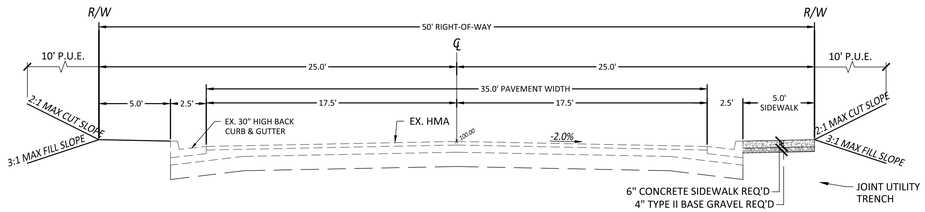
SHEET NAME :
PLAN & PROFILE (EARL ROAD)

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | 1" = 30' |

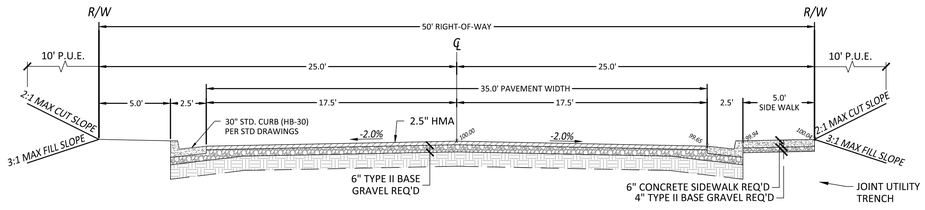
SHEET NUMBER :

PP-7




A1 — EARL ROAD (50' PUBLIC STREET) STA: 2+00 - STA: 4+20

SCALE 1" = 5'



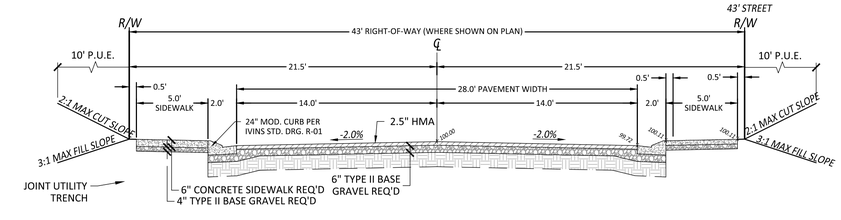

A2 — EARL ROAD (50' PUBLIC STREET) STA: 4+20 - STA: 6+50

SCALE 1" = 5'



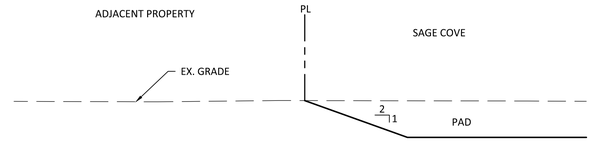

A3 — EARL ROAD (50' PUBLIC STREET) STA: 4+20 - STA: 14+70

SCALE 1" = 5'



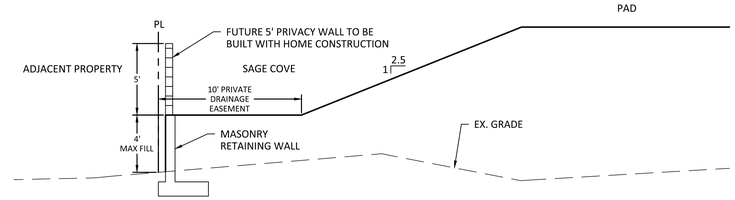

A4 — 43' PUBLIC STREET INTERIOR ROADS TYPICAL SECTION

SCALE 1" = 5'



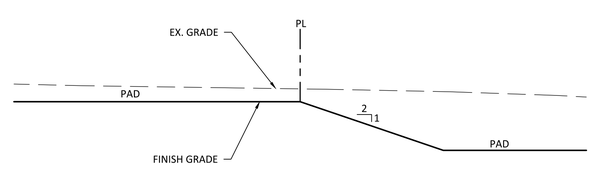

C1 — SECTION C1

N.T.S.



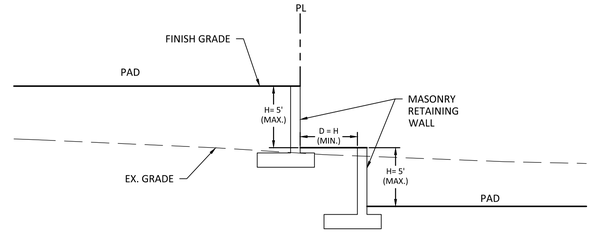

C2 — SECTION C2

N.T.S.




C3 — SECTION C3

N.T.S.




C4 — SECTION C4

N.T.S.

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH

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

PROJECT NAME : SAGE COVE RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

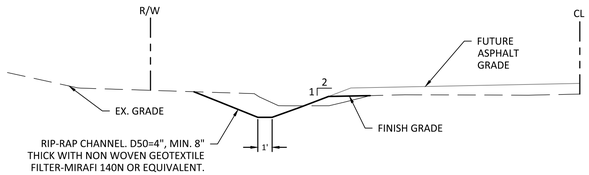
SHEET NAME : DETAILS & SECTIONS

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | AS SHOWN |

SHEET NUMBER :

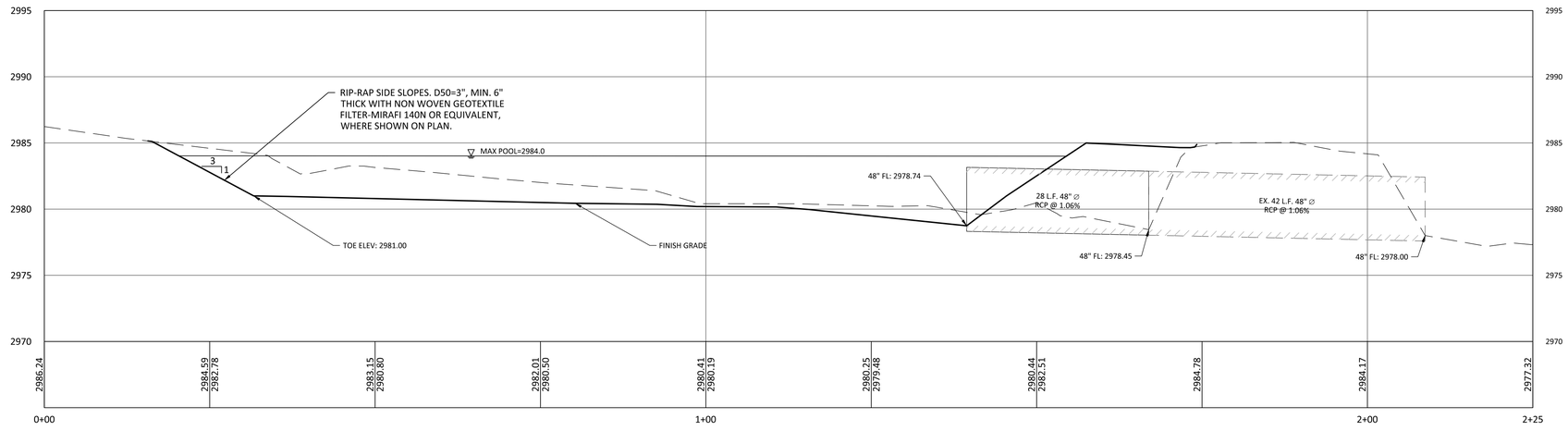
DT-1




B1

SECTION B1

N.T.S.




D1

SECTION D1 - PROFILE

H: 1" = 10'

V: 1" = 5'

LOGAN BLAKE
No. 7997785
5/16/19
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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

PROJECT NAME :

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :

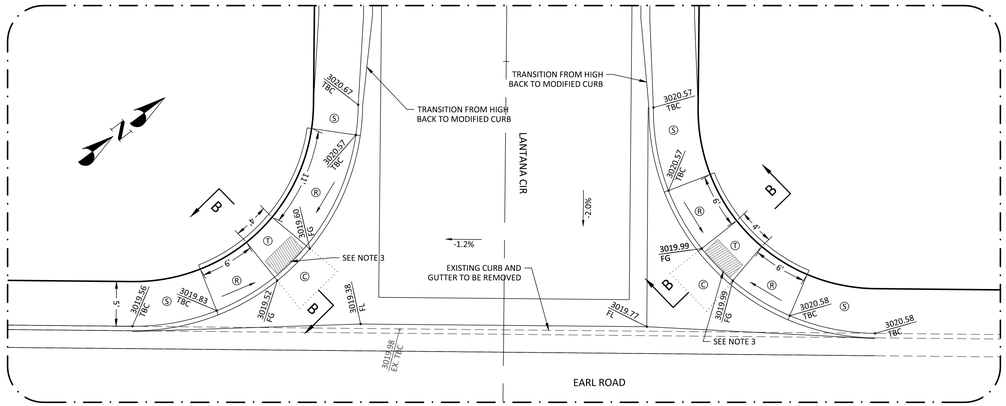
DETAILS & SECTIONS

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | AS SHOWN |

SHEET NUMBER :

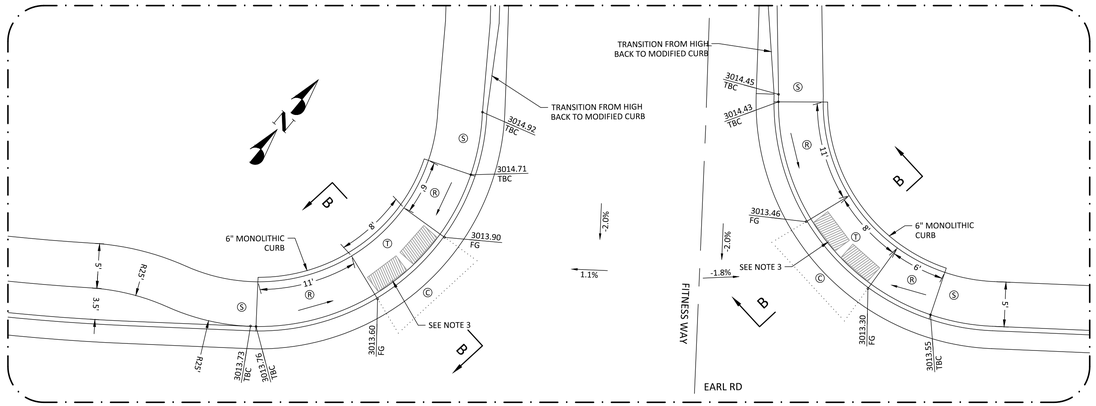
DT-2




A1 ~

DETAIL A1

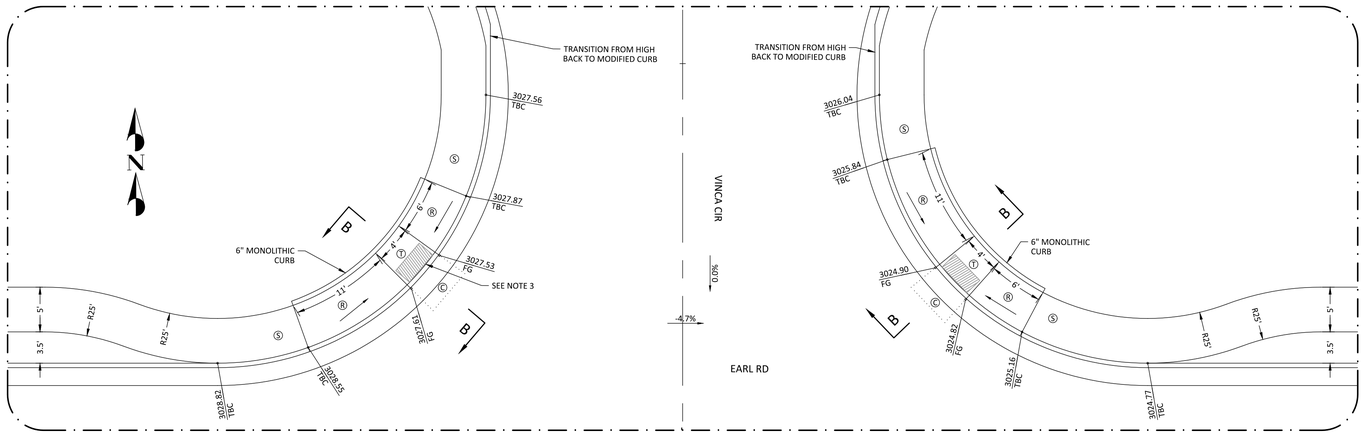
SCALE: 1" = 8'




A2 ~

DETAIL A2

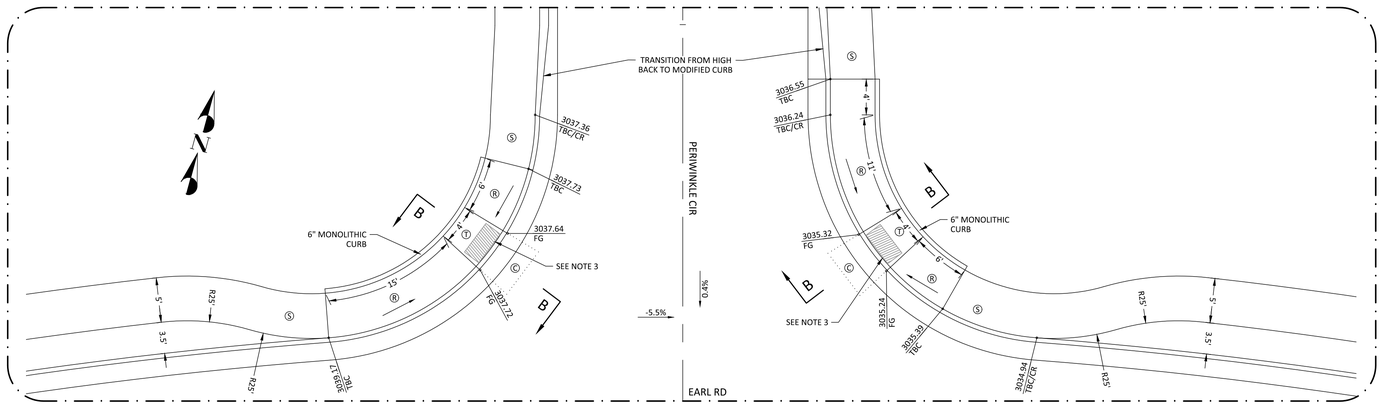
SCALE: 1" = 8'




A3 ~

DETAIL A3

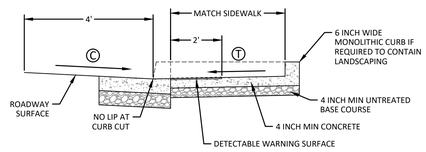
SCALE: 1" = 8'



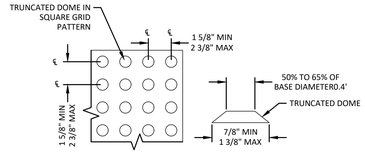

A4 ~

DETAIL A4

SCALE: 1" = 8'




SECTION B-B




DETECTABLE WARNING SURFACE

| SLOPE TABLE | | | |
|---|---|---|---|
| | ITEM | MAX. RUNNING SLOPE * | MAX CROSS SLOPE * |
| (T) | TURNING SPACE | 2% | 2% (c) |
| (R) | RAMP | 8.33% (a) | 2% (c) |
| (C) | CLEAR SPACE | 5% (b) | 2% (c) |
| (S) | SIDEWALK | STREET GRADE | 2% |
| (F) | FLARE | 25% (d) | - |

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

(a) LENGTH OF RUNNING SLOPE FOR PARALLEL RAMPS IS REQUIRED TO NOT EXCEED 15 FT.

(b) MAINTAIN CONSISTENCY OF CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED CLEAR SPACE SLOPE AT CURB CUT.

(c) DO NOT EXCEED THE ROADWAY GRADE FOR THE CROSS SLOPE AT CROSSWALKS WITHOUT STOP OR YIELD CONTROL AND AT MID-BLOCK CROSSWALKS.

(d) MEASURE FLARE SLOPE PARALLEL TO CURB LINE.

NOTES:

1. DIMENSIONS SHOWN IN THE SLOPE TABLE ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1 INCH OF THE BACK OF CURB.
4. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.
5. CLEAR SPACE AND TURNING SPACE SIZE: 4 FT MIN. X 4 FT MIN.
6. CROSS WALK DELINEATION IF REQUIRED TO BE SHOWN ON PROJECT STRIPING PLAN.

A ~

ADA ACCESSIBLE RAMPS

N.T.S.

LOGAN BLAKE
No. 7997785
5/16/19
STATE OF UTAH

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

PROJECT NAME :
SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME :
ADA RAMP DETAILS

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 2019 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 16-039 |
| SCALE : | AS SHOWN |

SHEET NUMBER :

DT-3