ARCHITECTS BUILDING PLANS NOTE:

VARIOUS UNITS HAVE INTERIOR STAIRS TO ACCESS OUTSIDE SIDEWALKS. ARCHITECTURAL BUILDING DESIGN PLANS SHALL INCLUDE STAIRS WITH RAILINGS AND 5 FOOT WIDE LANDINGS AT TOP AND BOTTOM OF STAIRS - REFER TO DETAIL SHT. C4.1

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).

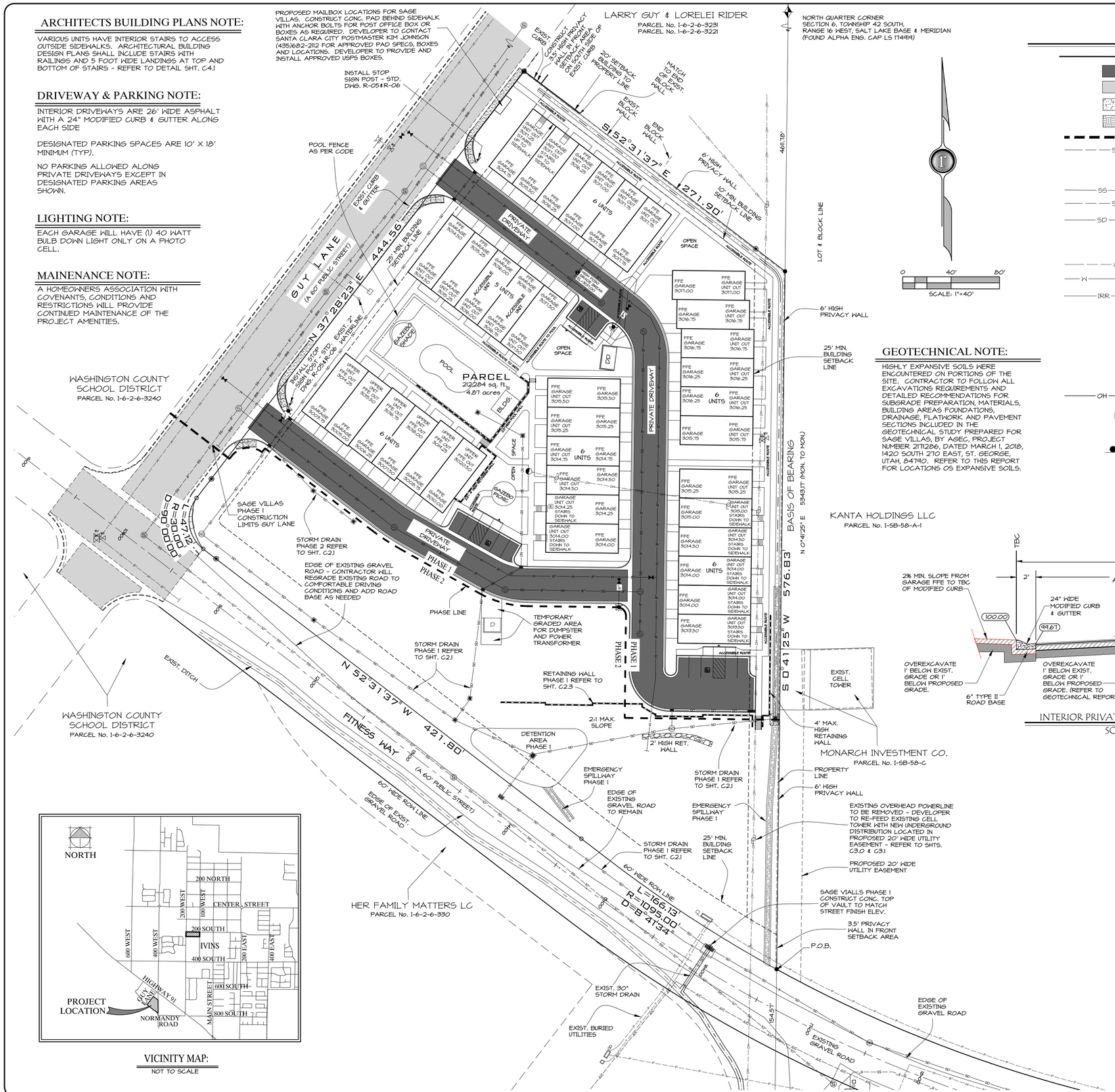
NO PARKING ALLOWED ALONG PRIVATE DRIVEWAYS EXCEPT IN DESIGNATED PARKING AREAS SHOWN.

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.



VICINITY MAP:
NOT TO SCALE

LEGEND

- =PROJECT PROPERTY BOUNDARY
- =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
- =ACCESSIBLE PARKING SPACE AND SIGN

0 40' 80'
SCALE: 1"=40'

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
PHASE 1: 35 TOWNHOMES
PHASE 2: 16 TOWNHOMES

TOWNHOME FOOTPRINT AREA: 1,440 SQ. FT. (GARAGE WITH UNITS ABOVE)
FOOTPRINT OF FFE GARAGE LEVEL: 24' X 60'

HEIGHT OF BUILDING: NOT TO EXCEED 35'

PHASE 1 & PHASE 2 PARKING:
TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME=102
(2 PARKING SPACES PROVIDED IN EACH GARAGE)
TOTAL GUEST SPACES REQUIRED=13
(1 FOR EVERY 4 TOWNHOMES)

PHASE 1 PARKING:
TOTAL PARKING SPACES PROVIDED= 2 PER TOWNHOME=70
(2 PARKING SPACES PROVIDED IN EACH GARAGE)
TOTAL GUEST SPACES PROVIDED=12
(INCLUDES 3 VAN ACCESSIBLE SPACES)

PHASE 2 PARKING:
TOTAL PARKING SPACES PROVIDED= 2 PER TOWNHOME=32
(2 PARKING SPACES PROVIDED IN EACH GARAGE)
TOTAL GUEST SPACES PROVIDED=4

PHASE 1 & PHASE 2 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)

PHASE 1 & PHASE 2 LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

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

INTERIOR PRIVATE DRIVEWAY STREET
SCALE: N.T.S.

OVEREXCAVATION NOTE:

FOR FLATWORK AND PAVEMENT-NON EXPANSIVE, OVEREXCAVATE 1 FOOT BELOW EXIST. GRADE OR 1 FOOT BELOW PROPOSED GRADE. REFER TO PAGE 11 OF THE GEOTECNICAL INVESTIGATION FOR SAGE VILLAS.

OWNER/DEVELOPER

RICK RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3642

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 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

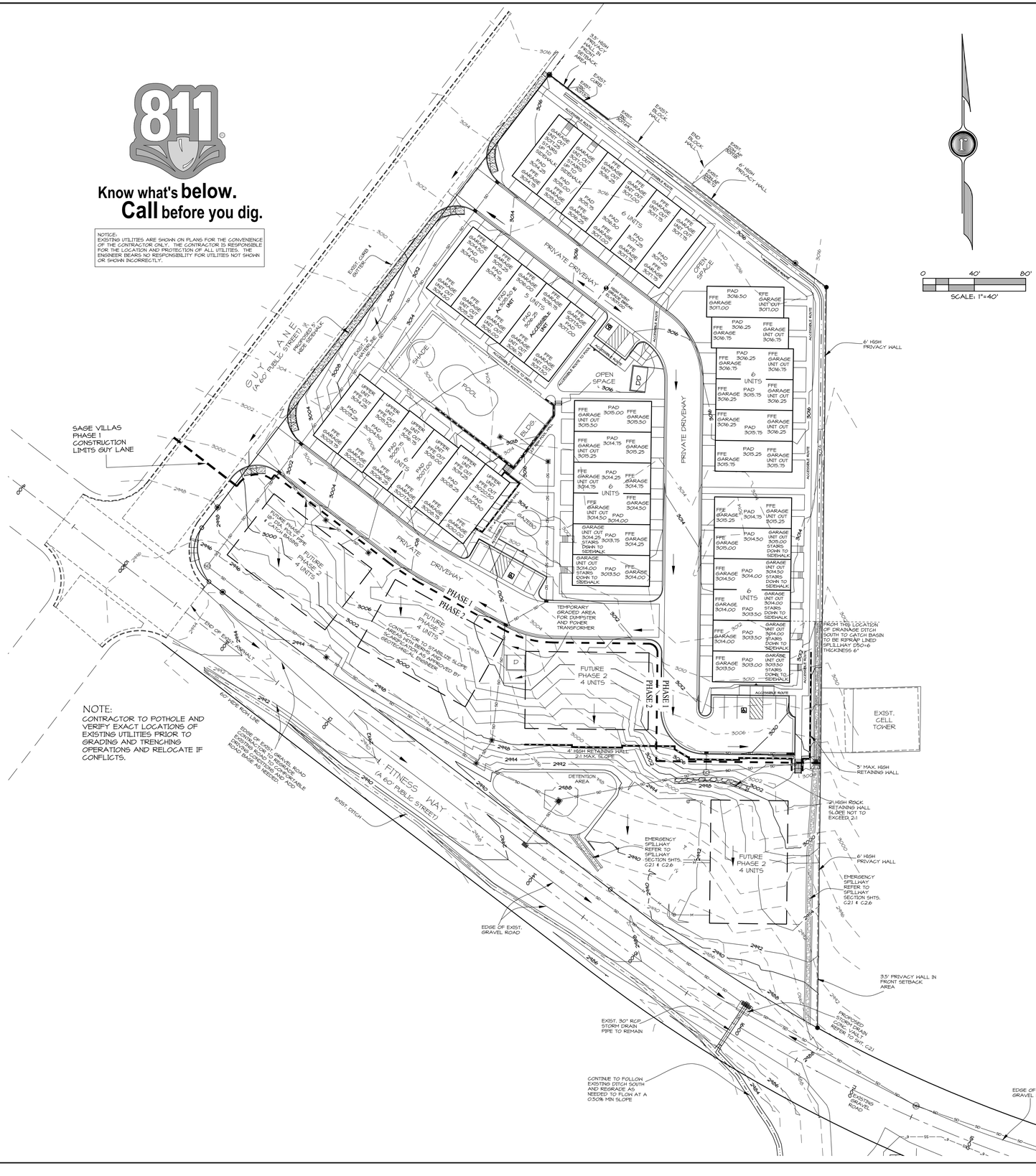
DATE: 7-25-19
JOB NO.: 10156-17
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: SageConstBase P1
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
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Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE PLAN
FOR
SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
C1.1



GRADING NOTES:

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY CONSTRUCTION DESIGN STANDARDS, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE." LATEST EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEO-TECHNICAL INVESTIGATION FOR SAGE VILLAS, PREPARED BY AGEC, PROJECT NUMBER 2171286, DATED MARCH 1, 2018, 1420 SOUTH 270 EAST, ST. GEORGE, UTAH, 84790.
2. 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.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEO-TECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL 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).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEO-TECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

LEGEND

- =PROJECT PROPERTY BOUNDARY
- 3000 =EXISTING CONTOUR
- 3000 =PROPOSED CONTOUR
- =PROPOSED CONC. SIDEWALK ALONG PUBLIC STREET
- =PROPOSED RETAINING WALL
- SD =EX-STORM DRAIN
- SD =PROPOSED-STORM DRAIN
- SD =PROPOSED-STORM DRAIN MANHOLE
- =PROPOSED-STORM DRAIN CATCH BASIN
- =FLOW ARROW (DIRECTION OF FLOW)

STORM DRAIN NOTE:

REFER TO STORM DRAIN IMPROVEMENTS SHT. C2.1 AND PLAN & PROFILE - FITNESS WAY SHT. C5.0.
FOR ELEVATIONS OF STORM DRAIN AND SEWER CROSSINGS REFER TO STORM DRAIN AND CROSSING PLAN SHT. C2.1

GEOTECHNICAL NOTE:

HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY AGEC, PROJECT NUMBER 2171286, DATED MARCH 1, 2018, 1420 SOUTH 270 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OS EXPANSIVE SOILS.

ARCHITECTS BUILDINGS PLANS NOTE:

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OWNER/DEVELOPER

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RICHARDSON HOMES
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CIVIL ENGINEER

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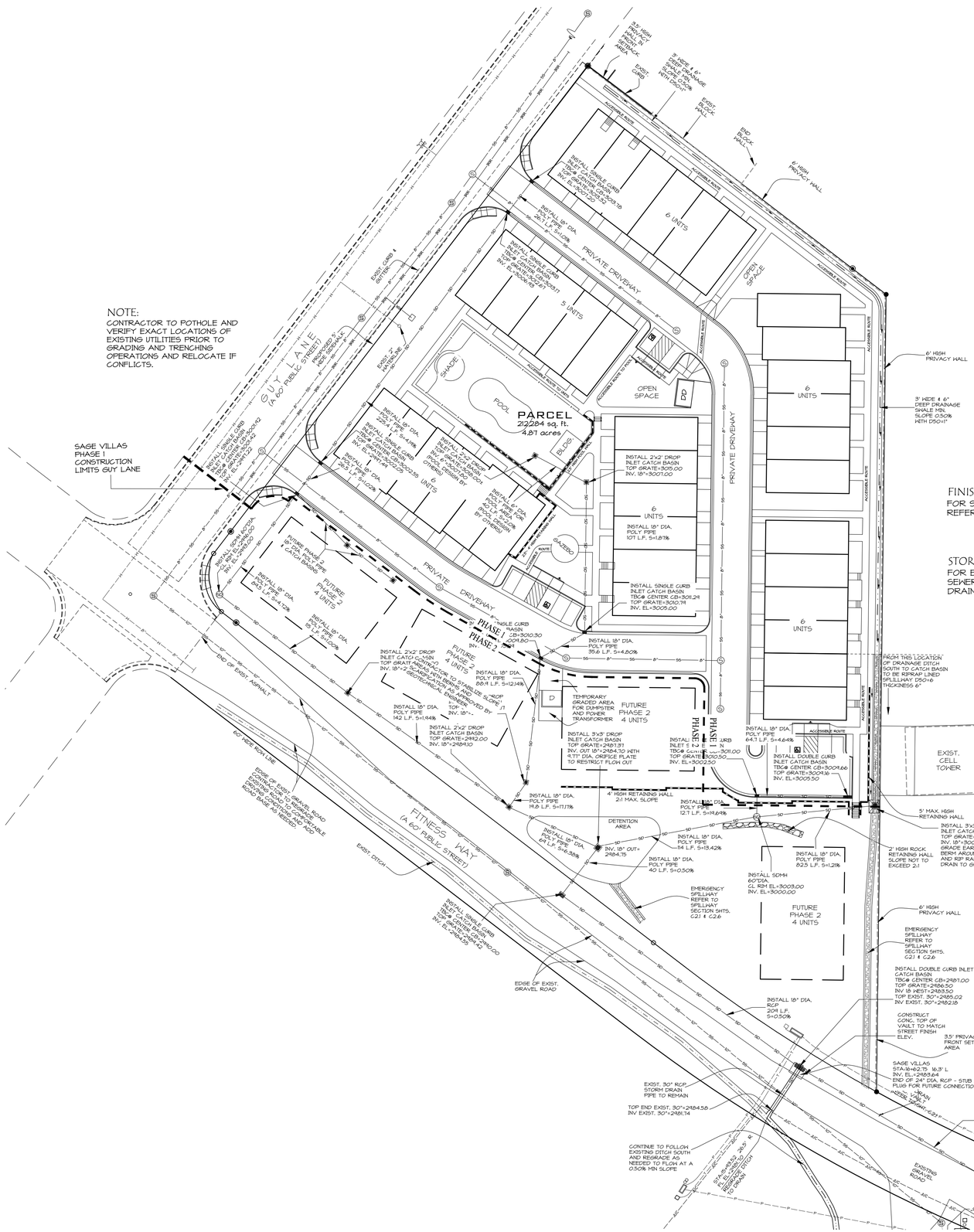
REVISIONS / DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.raciv.com

GRADING & DRAINAGE PLAN
FOR
SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C2.0



FINISH ELEVATIONS NOTE:
FOR SITE FINISH ELEVATIONS AND SLOPES REFER TO GRADING PLAN SHT. 2.0

STORM DRAIN NOTE:
FOR ELEVATIONS OF STORM DRAIN AND SEWER CROSSINGS REFER TO STORM DRAIN AND CROSSSING PLAN SHT. C2.7

LEGEND

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

0 40' 80'
SCALE: 1"=40'

NOTE:

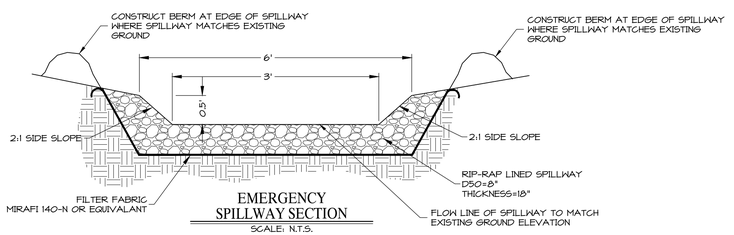
UTILITIES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT TO SCALE TO SHOW DETAIL. ACTUAL LOCATION OF UTILITES TO BE WITHIN THE PUBLIC UTILITES EASEMENT OR DEDICATED RIGHT-OF-WAY.

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

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

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EMERGENCY SPILLWAY SECTION
SCALE: N.T.S.

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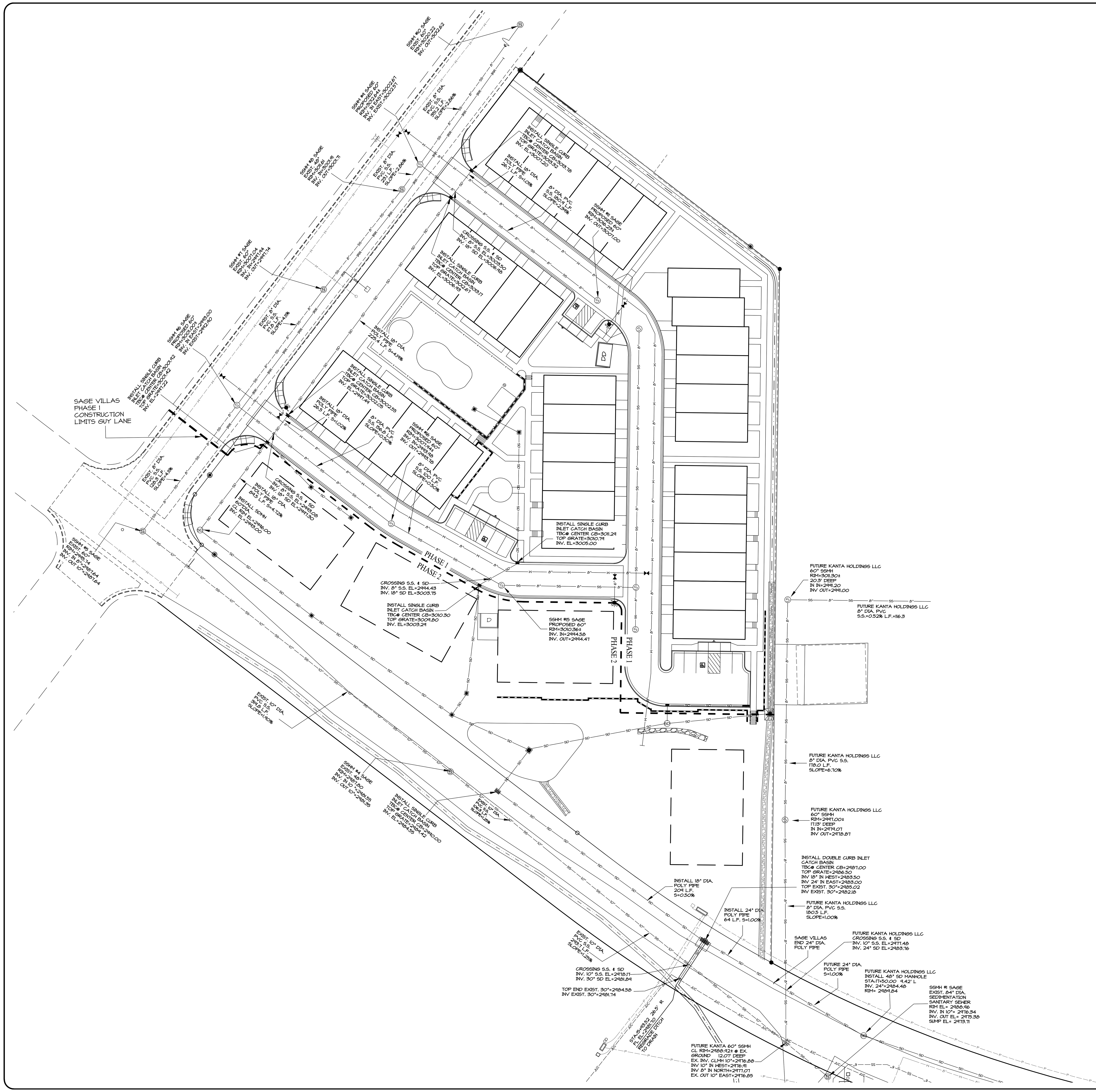
DATE / REVISIONS

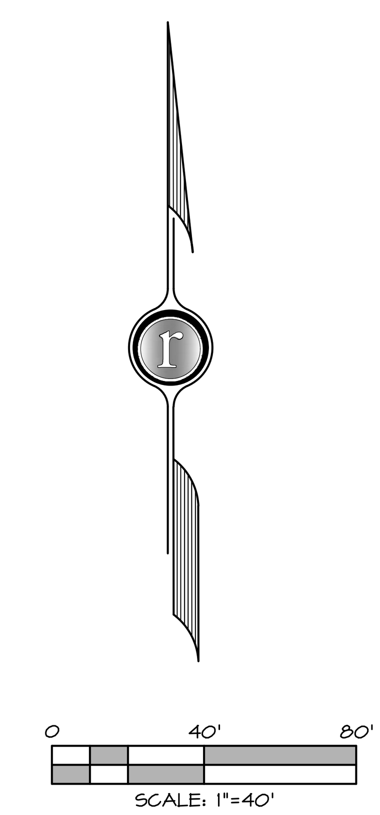
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STORM DRAIN IMPROVEMENTS
FOR
SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C2.1





LEGEND

- 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
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- W 8" = PROPOSED-WATER LINE
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- = EX-FIRE HYDRANT
- = PROPOSED-FIRE HYDRANT
- = EX-WATER VALVE
- = PROPOSED-WATER VALVE
- = EX-POWER POLE
- OH = OVERHEAD POWER LINE

NOTE:

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UTILITY SEPARATION:

- Water to phone lines/cable TV 5 ft.
- Gas to water or wastewater - 3 ft.
- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 3 ft.

Know what's below.
Call before you dig.

NOTICE:
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DATE:	7-25-19
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	SageConstBase P1

DATE
REVISIONS

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ASSOCIATES
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STORM DRAIN & SEWER CROSSING
FOR
SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
C2.4

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NOTE:

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

NOTE:

CONTRACTOR TO POTHOLE AND VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO GRADING AND TRENCHING OPERATIONS AND RELOCATE IF CONFLICTS.

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

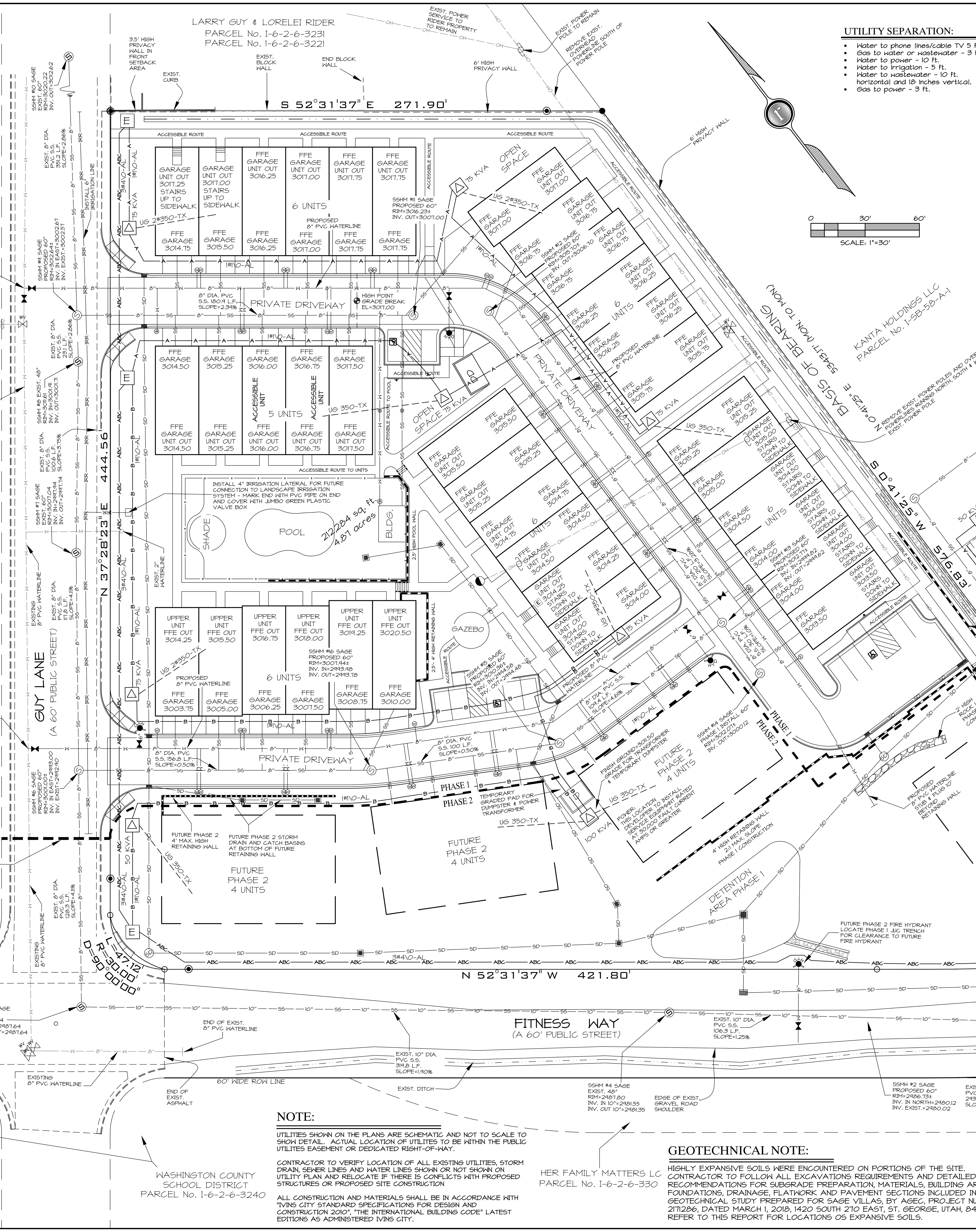
DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

CATV SERVICE

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

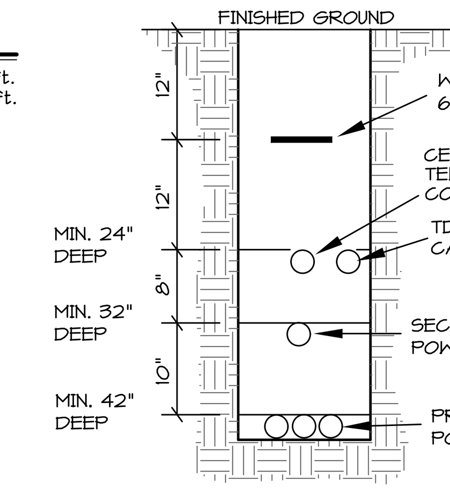
TELEPHONE

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



UTILITY SEPARATION:

- Water to phone lines/cable TV 5 ft.
- Gas to water or wastewater - 3 ft.
- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 3 ft.



JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

SCALE: 1"=30'

PUBLIC UTILITY & DRAINAGE EASEMENTS NOTE:

BY RECORDING THE FINAL PLAT FOR SAGE VILLAS, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THE SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

LEGEND

=EX-FENCE
=EX-SEWER MAIN
=EX-SEWER MANHOLE
=PROPOSED-SEWER MANHOLE
=PROPOSED-SEWER LINE
=EX-STORM DRAIN
=PROPOSED-STORM DRAIN
=PROPOSED-STORM DRAIN MANHOLE
=PROPOSED-STORM DRAIN CATCH BASIN
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=PROPOSED-WATER LINE
=PROPOSED IRRIGATION LINE
=EX-FIRE HYDRANT
=PROPOSED-FIRE HYDRANT
=EX-WATER VALVE
=PROPOSED-WATER VALVE
=EX-POWER POLE
=OVERHEAD POWER LINE
=PRIMARY POWER
=SECONDARY POWER
=TRANSFORMER
=GROUND SLEEVE JUNCTION BOX

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

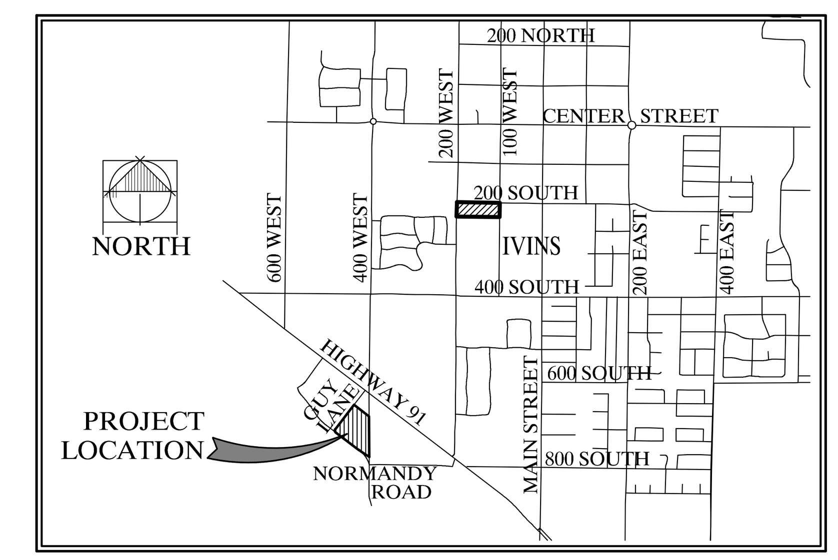
RICK RICHARDSON
RICHARDSON HOMES
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CIVIL ENGINEER

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GEOTECHNICAL ENGINEER

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



VICINITY MAP:

NOT TO SCALE

NOTE:

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GEOTECHNICAL NOTE:

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DATE:	7-25-19
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	SageConstBase P1

REVISIONS	DATE
PUE & Drainage Easement Note	8-23-18

ROSENBERG ASSOCIATES
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www.racivil.com

UTILITY PLAN - POWER, WATER & SEWER FOR SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET C3.0

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

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

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IVINS, UTAH 84738
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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
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ST. GEORGE, UTAH 84770
(800) 422-5282

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

LARRY GUY & LORELEI RIDER
PARCEL No. I-6-2-6-3231
PARCEL No. I-6-2-6-3221

S 52°31'37" E 271.90'

N 37°28'23" E 444.56'

S 0°41'25" W 576.83'

N 52°31'37" W 421.80'

EAST 421.80'

EXIST. POWER SERVICE TO RIDER PROPERTY TO REMAIN

REMOVE EXIST. OVERHEAD POWERLINE SOUTH OF POWER POLE

EXIST. POWER POLE TO REMAIN

EXIST. BLOCK WALL

END BLOCK WALL

EXIST. CURB

3.5' HIGH PRIVACY WALL IN FRONT SETBACK AREA

6' HIGH PRIVACY WALL

PROPOSED 4" GAS

PROPOSED 2" GAS

PRIVATE DRIVEWAY

HIGH POINT GRADE BREAK EL.=3011.00

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE TO POOL

ACCESSIBLE ROUTE TO UNITS

ACCESSIBLE UNIT

6 UNITS

5 UNITS

OPEN SPACE

POOL

SHADE

BLDG.

GAZEBO

212,284 sq. ft.
4.87 acres

25' HIGH POOL WALL

25' HIGH RETAINING WALL

PROPOSED 2" WATERLINE

EXIST. 2" WATERLINE

GUY LANE
(A 60' PUBLIC STREET)

PHASE 1 FUTURE IRRIGATION LINE & GASLINE

PHASE 1

PHASE 2

TEMPORARY GRADED PAD FOR DUMPSTER & POWER TRANSFORMER

FUTURE PHASE 2 4' MAX. HIGH RETAINING WALL

FUTURE PHASE 2 STORM DRAIN AND CATCH BASINS AT BOTTOM OF FUTURE RETAINING HALL

FUTURE PHASE 2 4 UNITS

FUTURE PHASE 2 4' MAX HIGH RETAINING HALL WITH MAX SLOPE PHASE 1 CONSTRUCTION

4' CONSTRUCTION REQUIRED INSIDE RETAINING WALL BOTTOMS EXTEND 2' BEYOND BACK SIDE OF HALL

PHASE 1 STUB & PLUG WATERLINE & GASLINE 10' BEYOND RETAINING HALL

DETENTION AREA PHASE 1

FUTURE PHASE 2 FIRE HYDRANT LOCATE PHASE 1 JJC TRENCH FOR CLEARANCE TO FUTURE FIRE HYDRANT

EXIST. CELL TOWER

KANTA HOLDINGS LLC
PARCEL NO. I-SB-58-A-1

DAVIS OF DEARING
SPRINT (NOW T-MOBILE)

REMOVE EXIST. POWER POLES AND OVERHEAD POWERLINES RUNNING NORTH, SOUTH & WEST OF EXIST. POWER POLE

MONARCH INVESTMENT CO.
PARCEL No. I-SB-58-C

REMOVE EXIST. OVERHEAD POWERLINE TO EXIST. POWER POLE SOUTH OF FITNESS WAY

8' MAX HIGH RETAINING WALL

6' HIGH PRIVACY WALL

KANTA HOLDINGS LLC FUTURE SEWERLINE

REMOVE POWER POLE

2' HIGH ROCK WALL PHASE 1 CONST.

EXIST. 50" RCP STORM DRAIN PIPE TO REMAIN

EXIST. POWER FROM NEAREST POWER POLE APPROX. 150' S. OF FRONT RIGHT-OF-WAY TO GROUND SLEEVED IN JUNCTION BOX

EXIST. 6" SCHEDULE 40 SWEET PVC CONDUIT

EXIST. 2-CONDUITS

EXIST. GROUND SLEEVED JUNCTION BOX

EXIST. POWER FROM NEAREST POWER POLE APPROX. 150' S. OF FRONT RIGHT-OF-WAY TO GROUND SLEEVED IN JUNCTION BOX

EXISTING GROUND SLEEVED JUNCTION BOX

P.O.B.

3.5' PRIVACY WALL IN FRONT SETBACK AREA

PROPOSED 20' WIDE UTILITY EASEMENT

EXISTING 8' WIDE UTILITY EASEMENT

EXIST POWER EXIST. 6" SCHEDULE 40 SWEET PVC CONDUIT

PROPOSED ROAD BASE TAPER TO EXISTING GRAVEL ROAD

EDGE OF EXISTING GRAVEL ROAD

PROPOSED SIDEWALK

LANDSCAPE AREA

PROPOSED STORM DRAIN CONC. VAULT

EXISTING GRAVEL ROAD

EXISTING IVINS LIFT STATION

SOUTH 1/4 CORNER SECTION 6 T.42 S., R.16 W., S.L.B.&M.

L=47.12'
R=30.00'
D=90°00'00"

L=166.13'
R=1095.00'
D=8°41'34"

FITNESS WAY
(A 60' PUBLIC STREET)

60' WIDE ROW LINE

END OF EXIST. ASPHALT

EXIST. DITCH

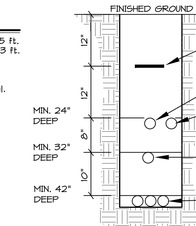
EDGE OF EXIST. GRAVEL ROAD SHOULDER

WASHINGTON COUNTY SCHOOL DISTRICT
PARCEL No. I-6-2-6-3240

SAGE VILLAS PHASE 1 CONSTRUCTION LIMITS

HER FAMILY MATTERS LC
PARCEL No. I-6-2-6-330

UTILITY SEPARATION:
- Water to phone lines/cable TV 5 ft.
- Gas to water or wastewater - 3 ft.
- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 3 ft.



JOINT UTILITY TRENCH DETAIL
NOT TO SCALE

0 30' 60'
SCALE: 1"=30'

PUBLIC UTILITY & DRAINAGE EASEMENTS NOTE:
BY RECORDING THE FINAL PLAT FOR SAGE VILLAS, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THE SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

LEGEND
- X — =EX-FENCE
- SS — =EX-SEWER MAIN
- S =EX-SEWER MANHOLE
- S =PROPOSED-SEWER MANHOLE
- SS — =PROPOSED-SEWER LINE
- SD — =EX-STORM DRAIN
- SD — =PROPOSED-STORM DRAIN
- SD =PROPOSED-STORM DRAIN MANHOLE
- SD =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
- TV — TV — =PROPOSED TV
- T — T — =PROPOSED TELEPHONE
- G — =EXISTING NATURAL GAS (SIZE NOTED ON PLAN)
- G — =PROPOSED NATURAL GAS (SIZE NOTED ON PLAN)

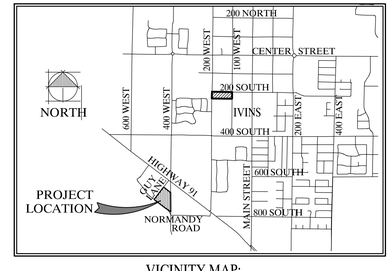
PROPERTY LOCATION
THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE
212,279 SQ. FT. - 4.87 ACRES

OWNER/DEVELOPER
RICK RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3642

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 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849



VICINITY MAP:
NOT TO SCALE

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.

GEOTECHNICAL NOTE:
HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY AGEC, PROJECT NUMBER 2171286, DATED MARCH 1, 2018, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OS EXPANSIVE SOILS.

DATE:	7-25-19
JOB NO.:	10156-17
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	SageConstBase P1

REVISIONS	DATE
NATURAL GAS SERVICE SHOWN	6-23-19
P.U.E. & Drainage Easement Note	6-23-19

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

UTILITY PLAN - TELEPHONE, GAS & TV
FOR
SAGE VILLAS PHASE 1 - PRELIMINARY PLAN

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C3.1