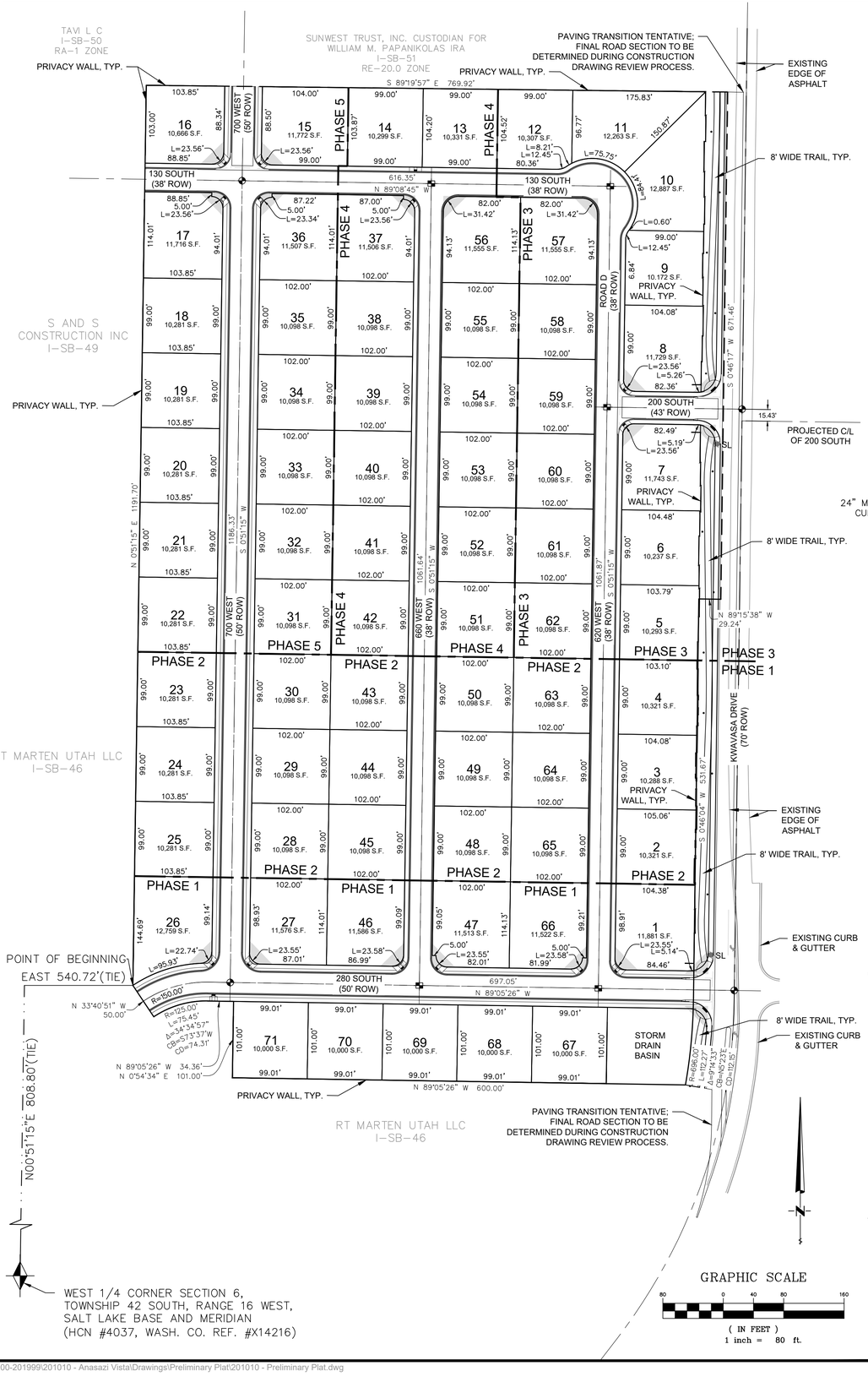
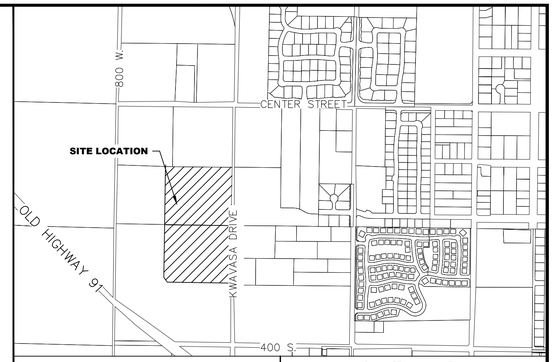


LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.



IVINS CITY — VICINITY MAP
NTS

38.0' RIGHT OF WAY
28' ASPHALT
.5' 2' 14' 14' 2' 5.0' .5'
CURB CURB SIDEWALK
2% SLOPE 2% SLOPE
24" MODIFIED CURB CURB & GUTTER
PLACE ASPHALT & BASE COURSE PER GEOTECH REPORT
24" MODIFIED CURB CURB & GUTTER

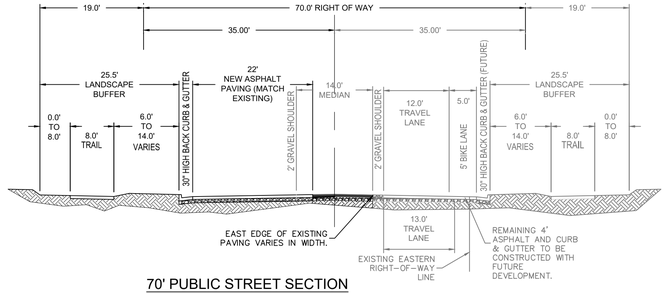
38' PUBLIC STREET SECTION
660 WEST, 620 WEST & 130 SOUTH

43.0' RIGHT OF WAY
28' ASPHALT
.5' 5.0' 2' 14' 14' 2' 5.0' .5'
SIDEWALK CURB CURB SIDEWALK
2% SLOPE 2% SLOPE
24" MODIFIED CURB CURB & GUTTER
PLACE ASPHALT & BASE COURSE PER GEOTECH REPORT
24" MODIFIED CURB CURB & GUTTER

43' PUBLIC STREET SECTION
200 SOUTH

50.0' RIGHT OF WAY
28' ASPHALT
.5' 5.0' 3.5' 2' 14' 14' 2' 3.5' 5.0' .5'
SIDEWALK CURB TRAVEL LANE TRAVEL LANE CURB SIDEWALK
2% SLOPE 2% SLOPE
24" MODIFIED CURB CURB & GUTTER
PLACE ASPHALT & BASE COURSE PER GEOTECH REPORT
24" MODIFIED CURB CURB & GUTTER

50' PUBLIC STREET SECTION
280 SOUTH & 700 WEST



70' PUBLIC STREET SECTION
KWAVASA DR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°51'15" EAST 808.80 FEET, AND EAST 540.72 FEET, FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°51'15" EAST 1191.70 FEET; THENCE SOUTH 89°19'57" EAST 769.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KWAVASA DRIVE, THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES, 1) SOUTH 00°46'17" WEST 671.46 FEET, 2) NORTH 89°15'38" WEST 29.00 FEET, 3) SOUTH 00°46'16" WEST 531.62 FEET, AND 4) SOUTHERLY ALONG A 696.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 05°23'41" WEST A DISTANCE OF 112.21 FEET), CENTER POINT LIES NORTH 89°13'44" WEST THROUGH A CENTRAL ANGLE OF 09°14'49", A DISTANCE OF 112.33 FEET; THENCE NORTH 89°05'26" WEST 600.20 FEET; THENCE NORTH 00°54'34" EAST 101.00 FEET; THENCE NORTH 89°05'26" WEST 34.36 FEET; THENCE WESTERLY ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 73°37'05" WEST A DISTANCE OF 74.31 FEET), CENTER POINT LIES SOUTH 00°54'34" WEST THROUGH A CENTRAL ANGLE OF 34°34'57", A DISTANCE OF 75.45 FEET; THENCE NORTH 33°40'51" WEST 50.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 980,510 SQUARE FEET OR 22.51 ACRES.

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. THE FIELD WORK WAS PERFORMED ON AUGUST 27, 2019.

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1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

PROJECT INFO
ZONING: R-1-10
AREA: 22.51 ACRES
TOTAL HOMES: 71 UNITS
TOTAL RA-1 LOTS: 71
DENSITY: 3.15 D.U. / AC

OWNER
RT MARTEN UTAH LLC
932-B ART VILLAGE WAY
IVINS, UT 84738

S AND S CONSTRUCTION LLC
1363 E 170 S STE 301
ST GEORGE, UT 84770

DEVELOPER/APPLICANT
JAMES SULLIVAN
(435) 628-1904

PROJECT MANAGER
ADAM ALLEN
(435)673-2337

ENGINEER
TODD D. PACE
(435)673-2337

SURVEYOR
GREG MEYERS
(435)673-2337

PRELIMINARY PLAT
ANASAZI VISTA

BUSH & GUDGELL, INC.
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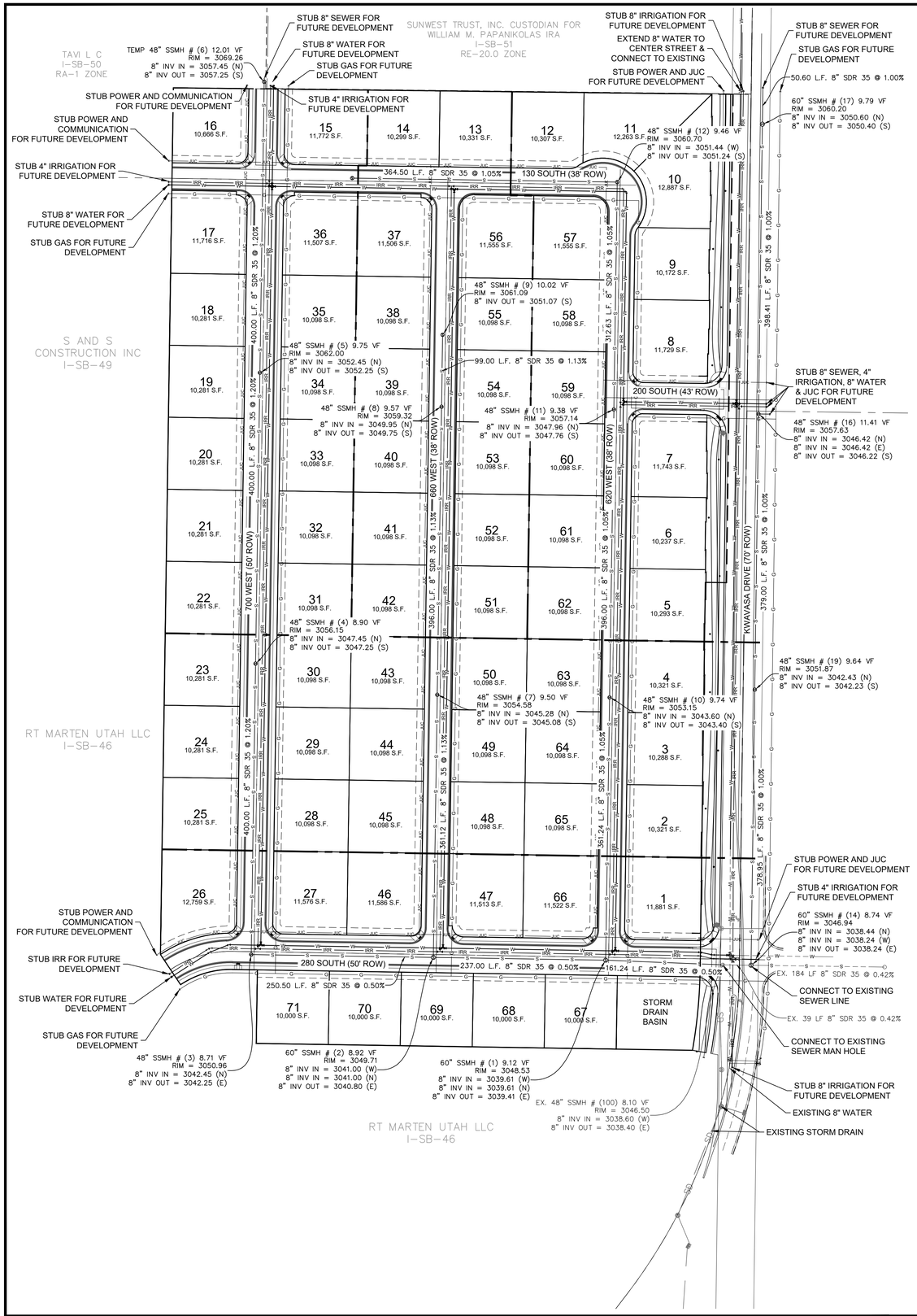
No.	Date	By	Revision

DATE: MAY 2020
DRAWN: TDP
APPROVED:
SCALE: 1" = 80'
JOB NO. 201010

PRELIMINARY PLAT
ANASAZI VISTA
IVINS, UTAH

SHEET 1 OF 3 SHEETS
FILE: 201010

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BLUE STAKES LOCATION CENTER (UTAH)

SEWER
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF IVINS STANDARD)

WATER
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- C-900 CULINARY WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF IVINS STANDARD)

IRRIGATION
- TRIANGULAR IRRIGATION VALVE
- C-900 IRRIGATION "PURPLE" PIPE (4" UNLESS OTHERWISE NOTED)
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF IVINS STANDARD)

GAS
- EXISTING GAS LINE
- PROPOSED GAS LINE
- STUB FOR FUTURE - CAP AND BLOCK

LIGHTING
- PROPOSED STREET LIGHT
- PROPOSED TRAIL BOLLARD (80 FOOT SPACING TYPICAL)

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

No	Date	By	Revision

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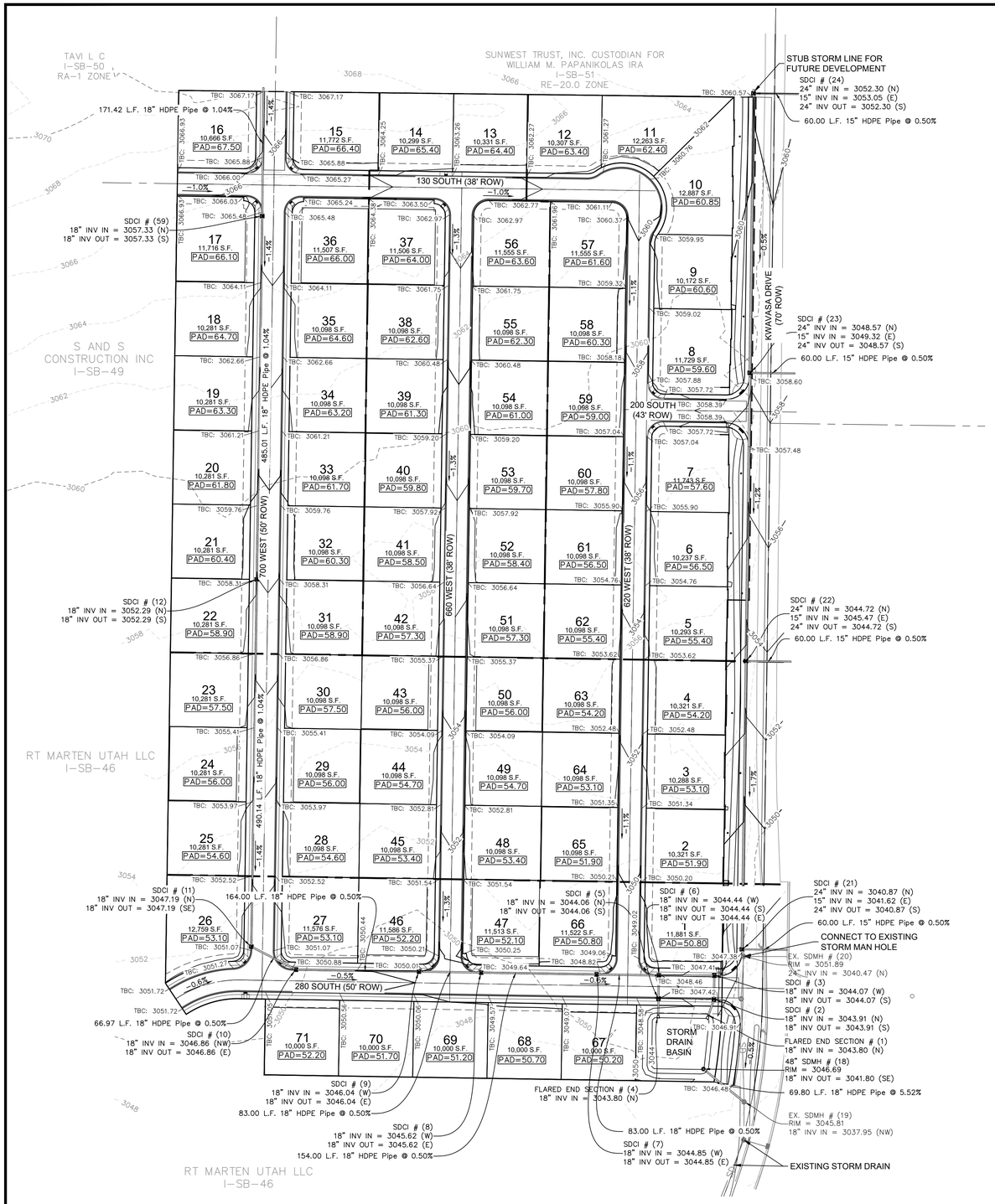
PRELIMINARY UTILITY PLAN

ANASAZI VISTA
IVINS, UTAH

SHEET 2 OF 3 SHEETS

FILE: 201010

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GRADING NOTES

APPROXIMATELY 28,000 CU.YD. OF CUT, 19,200 CU.YD. OF FILL AND 8,800 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVAN'S CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

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

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BLUE STAKES LOCATION CENTER (UTAH)

LEGEND

- EXISTING GROUND
- CONTOUR FINISH GROUND
- DRAINAGE FLOW
- PAD= 00.0 — PAD ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- PROJECT PHASING
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- FLOW PATH
- STORM DRAIN MAN HOLE
- CURB DRAIN CURB INLET
- STORM DRAIN PIPE
- EXISTING CURB DRAIN CURB INLET
- EXISTING STORM DRAIN

TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
GB = GRADE BREAK
FF = FINISH FLOOR ELEVATION
GL = GARAGE LIP ELEVATION

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

No	Date	By	Revision

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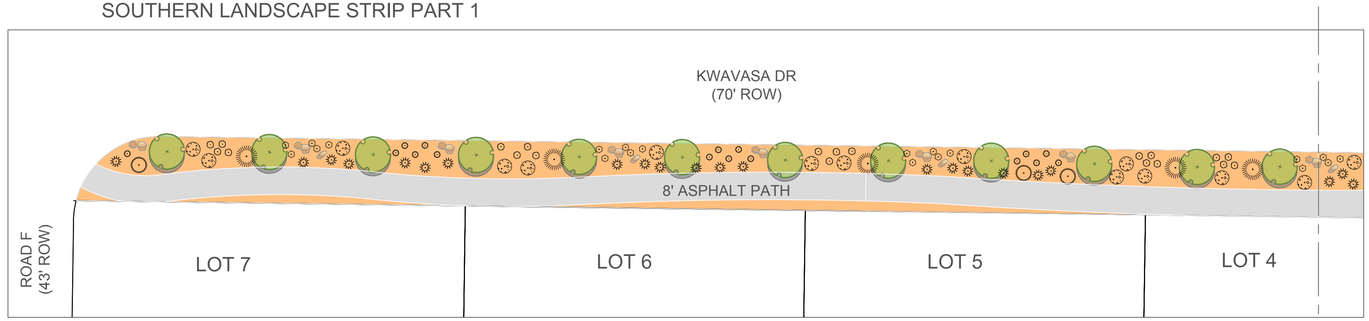
DATE: MAY 2020
DRAWN: TDP
APPROVED:
SCALE: 1" = 80'
JOB NO. 201010

PRELIMINARY GRADING PLAN
ANASAZI VISTA
IVINS, UTAH

SHEET 3 OF 3 SHEETS
FILE: 201010

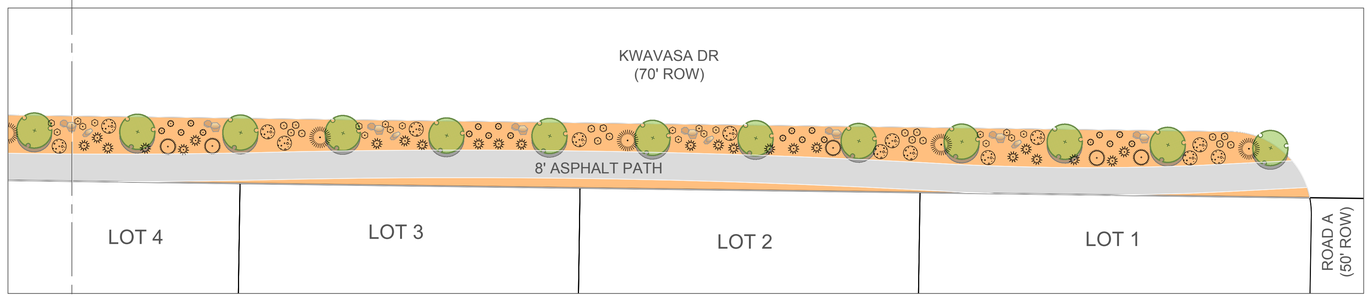
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SOUTHERN LANDSCAPE STRIP PART 1



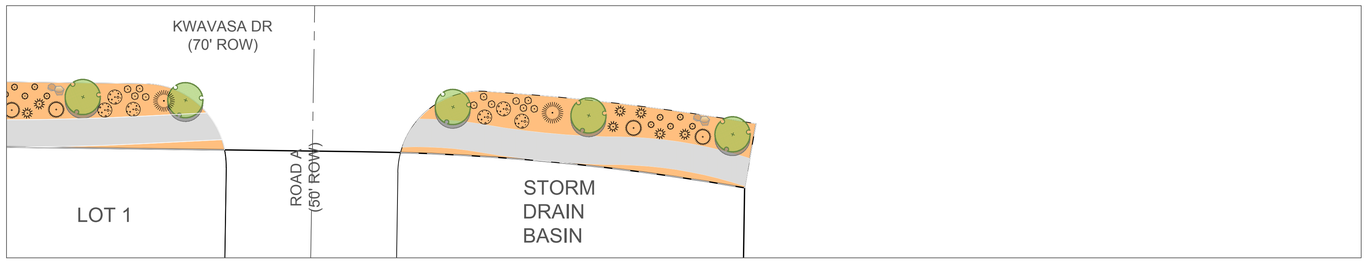
SOUTHERN LANDSCAPE STRIP PART 2

MATCH LINE

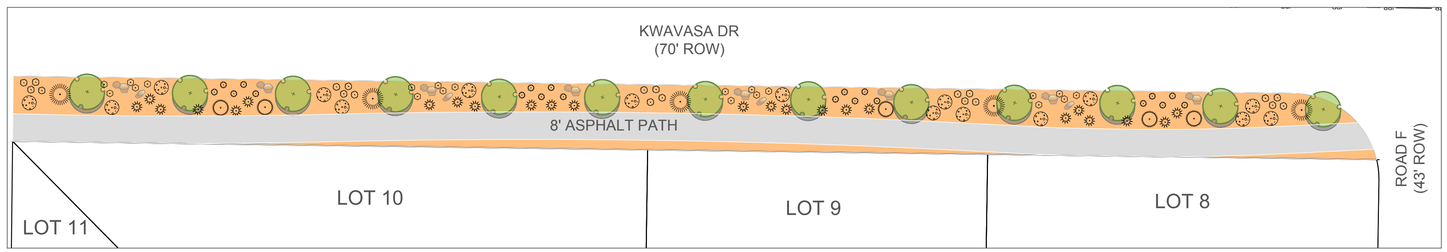


MATCH LINE

SOUTH END LANDSCAPE STRIP



NORTH END LANDSCAPE STRIP



PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
TREES				
	Chilopsis linearis	Desert Willow	TBD	20'/10'
SHRUBS				
	Fallugia paradoxa	Apache Plume	1 gal.	5'/5'
	Perovskia atriplicifolia	Russian Sage	1 gal.	4'/4'
DESERT ACCENT				
	Yucca rigida	Blue Yucca	TBD	12'/6'
	Yucca filamentosa	Adam's Needle	TBD	3'/5'
	2'-4' Native Landscape Boulders			
GRASSES/GROUND COVER				
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal.	4'/3'
	Tan Decorative rock mulch			
FLOWERING PERENNIALS				
	Seedum 'Autumn Joy'	Stonecrop	1 gal.	1'/2'
	Lavandula angustifolia	English Lavender	1 gal.	2'/2'
	Artemisia caucasica	Silver Spreader	1 gal.	1'/2'

GRAPHIC SCALE

250 0 125 250 500

(IN FEET)
1 inch = 250 ft.

PLANTING KEYED NOTES:

1. TOP DRESS ALL SHRUB BEDS WITH 4" INCHES OF 3/4" REBEL RED ROCK MULCH. ROCK SHALL BE NON-SEDIMENTARY ROCK. SUBMIT SAMPLE FOR TO OWNER FOR APPROVAL.
2. 2" - 4" ROCK, MIN. 4" DEEP. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

2.1 ADD 2"-6" ACCENT ROCK. USE "APACHE GOLD" COLOR.

3. ALL PLANTER AREAS SHALL BE AMENDED WITH SPECIFIED BACKFILL AT PLANTING LOCATIONS ONLY. LANDSCAPE CONTRACTOR TO VERIFY SOIL IN LANDSCAPE PLANTER AREAS IS SUITABLE FOR PLANTING MATERIALS.
4. ALL PLANTS ARE SHOWN WITH TYPICAL SYMBOLS. CONTRACTOR SHALL VERIFY QUANTITIES AND LOCATIONS ON PLAN. REFER TO PLANT LEGEND FOR INFORMATION ON SYMBOL AND PLANT TYPE.
5. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PURCHASE ALL PLANT MATERIALS LISTED ON THE PLANT LEGEND.
6. SANDSTONE BOULDERS TYPICAL. INSTALL AS PER THE FOLLOWING. EXCAVATE SO THE 25% OF THE BOULDER IS BURIED. WHERE BOULDERS ARE GROUPED, VARY SIZES. PLACE ALL BOULDERS IN RANDOM PATTERNS AT LOCATIONS ON PLAN FOR OWNERS APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY QUANTITIES AND LOCATIONS ON PLAN, AND USE DIFFERENT SIZED BOULDERS IN THE FOLLOWING QUANTITIES:
7. CONTRACTOR MUST CONTACT IVINS CITY PARKS PRIOR TO ANY AND ALL WORK.
8. MUST FOLLOW IVINS CITY SPEC.

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DATE: APRIL 2020
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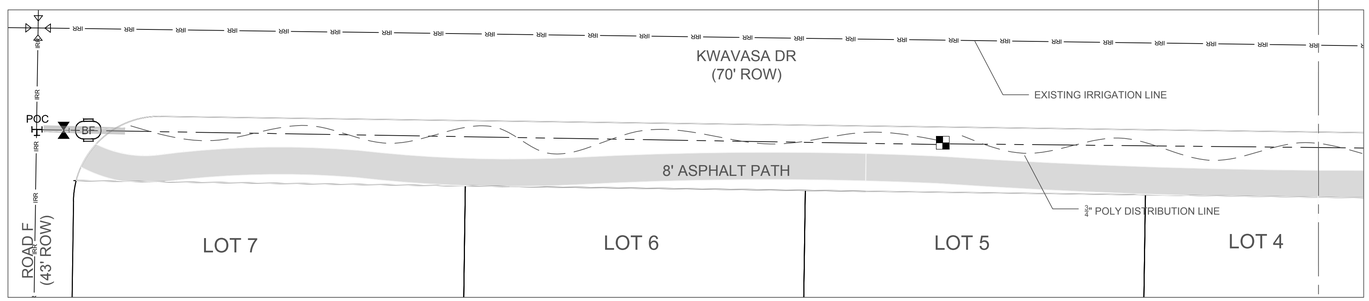
PRELIMINARY LANDSCAPE PLAN

ANASAZI VISTA
IVINS, UTAH

SHEET
LS1

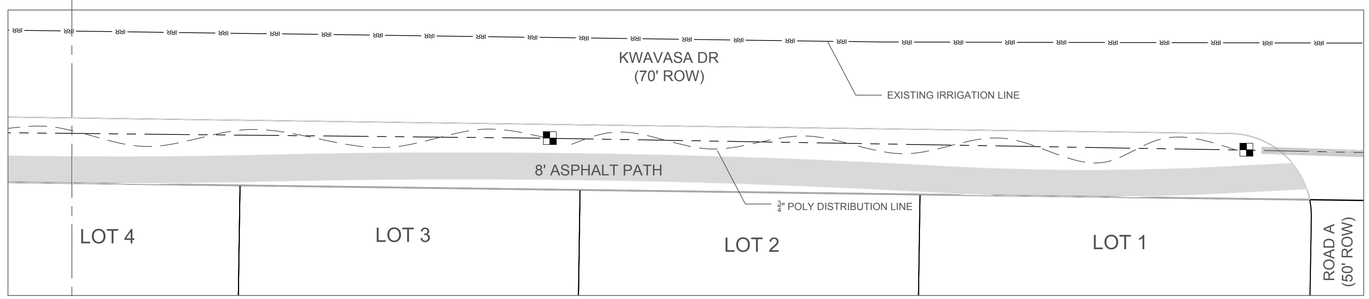
FILE: 201010-LANDSCAPE PLAN

SOUTHERN LANDSCAPE STRIP PART 1



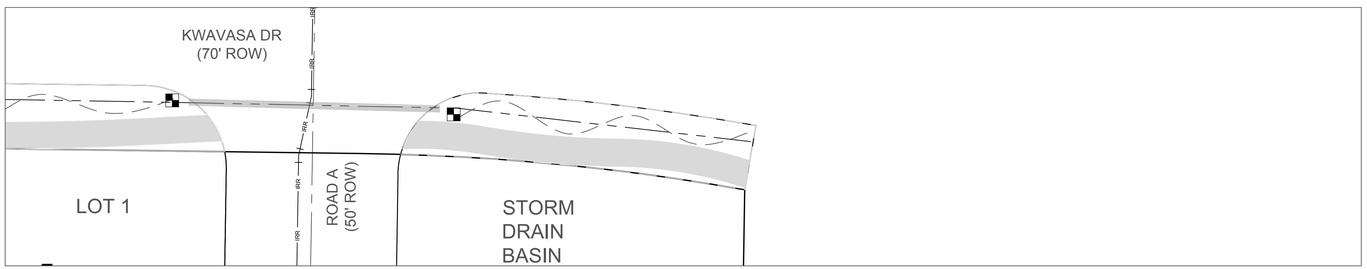
SOUTHERN LANDSCAPE STRIP PART 2

MATCH LINE

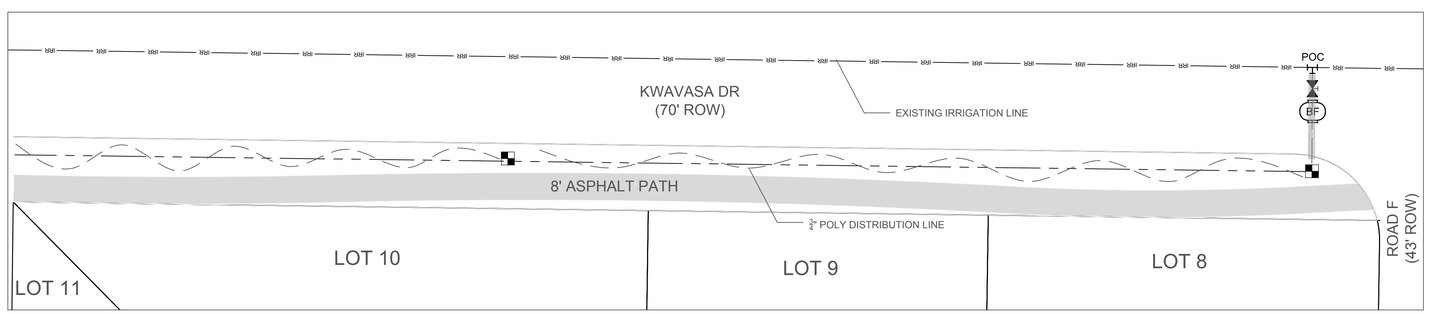


MATCH LINE

SOUTH END LANDSCAPE STRIP



NORTHERN LANDSCAPE STRIP



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT.1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-40 POP-UP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"
BF	WILKINS 975XLUS 2" REDUCED PRESSURE BACKFLOW DEVICE
C	RAINBIRD ESP-LXD
POC	POINT OF CONNECTION ¾" (2 WIRE SYSTEM)
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
	IRRIGATION MAINLINE: 2" PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWO TIMES THE SIZE OF IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. *SEE CIVIL UTILITY DRAWINGS FOR SLEEVE LOCATIONS AS WELL.
	¾" Poly Distribution Line

GRAPHIC SCALE

250 0 125 250 500

(IN FEET)
1 inch = 250 ft.

IRRIGATION NOTES:

1. LOCATE EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION. CONTACT UTILITY LOCATION SERVICE PRIOR TO CONSTRUCTION. REVIEW WITH GENERAL CONTRACTOR AND OWNERS REP.
2. THIS SYSTEM IS DESIGNED FOR 20 GPM MAXIMUM FLOW AT 80 PSI. FIELD VERIFY EXISTING PRESSURE PRIOR TO CONSTRUCTION. INFORM ARCHITECT OF PRESSURES THAT ARE ABOVE OR BELOW DESIGN PRESSURE.
3. VALVE AND MAIN LINE LOCATIONS ARE DIAGRAMATIC. PLACE ALL EQUIPMENT AND MAINLINE IN PLANTER BEDS. LOCATE ALL VALVES WITHIN 12 INCHES OF WALKWAY OR CURB AND CONTINUE TO END OF PHASE FOR FUTURE EXPANSION.
4. INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINE AND LATERALS SEPARATELY WHERE POSSIBLE.
5. (2) WIRE CONTROLLER WIRE TO BE INSTALLED IN CONDUIT. SWEEP CONDUIT INTO VALVE LOCATIONS. LOOP WIRE INTO VALVE LOCATIONS, AND CONTINUE TO END OF PHASE FOR FUTURE EXPANSION. LEAVE 24"-36" OF EXTRA WIRE LOOPED IN EACH BOX.
6. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH PLANT AND BOULDER LOCATIONS REFER TO PLANTING PLAN.
7. INSTALL CHECK VALVES AS NEEDED TO PREVENT LOW HEAD DRAINAGE.
8. CONTACT IVINS CITY PARKS DEPARTMENT PRIOR TO ANY AND ALL WORK.
9. CONTRACTOR MUST FOLLOW IVINS CITY SPEC.

DRIP IRRIGATION NOTES:

1. INSTALL (1) .25 GPM BUBBLER FOR EACH SHRUB INSTALL (2) .25 GPM 18" HUNTER RZWSSLEEVES FOR EACH TREE.
2. PLACE EMITTERS EQUAL TO OR UP-SLOPE FROM SHRUBS AND TREES.
3. ALL DRIP SYSTEM LATERAL LINES SHALL BE 3/4" UNLESS NOTED OTHERWISE
4. ON DRAWING. MAX FLOWS SHALL NOT EXCEED 5 FPS.

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No	Date	By	Revision

DATE: APRIL 2020
DRAWN: CTL
APPROVED:
SCALE:
JOB NO.: 201910

PRELIMINARY IRRIGATION PLAN

ANASAZI VISTA
IVINS, UTAH

SHEET
IRR1

FILE: 201910-LANDSCAPE PLAN