RED MOUNTAIN TERRACE

PRELIMINARY PLAN

PROJECT INFO

RESIDENTIAL AREA: 7.85 ACRES
ZONE: R-1-7.5
UNITS: 24 LOTS
PHASE 1 = 12 LOTS
PHASE 2 = 12 LOTS
DENSITY: 3.06 DU/ACRE
PUBLIC STREETS

OWNER / DEVELOPER CONTACT

B&V INVESTMENTS LLC
BRETT KEE
569 W BICKMORE CIRCLE
801-330-0240

PARCEL: I-6-2-8-43101
200 EAST & OLD HWY 91

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING S 89°17'14" E 1314.54 FEET ALONG THE NORTH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°42'49" W 1331.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, POINT BEING ON THE WEST RIGHT OF WAY OF 200 EAST STREET, AND RUNNING THENCE S 0°42'49" W 489.38 FEET ALONG SAID LINE; THENCE N 89°19'44" W 462.91 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF OLD HIGHWAY 91; THENCE N 43°40'31" W 679.15 FEET, TO A POINT ON THE NORTH 1/16TH LINE; THENCE S 89°33'17" E 938.00 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINING 341,929 SQ FT OR 7.85 ACRES MORE OR LESS

LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL 10' WIDE ADA RAMP

LEON JOSEPH & JOANNE H MERCIER
PARCEL NO.
I-6-2-8-4430

DEBRA ANN HAFEN
PARCEL NO.
I-6-2-8-4410

WASHINGTON COUNTY

WESTERN CORRIDOR (APPROXIMATE LOCATION)

IVINS CITY PROPOSED RIGHT-OF-WAY

EX EDGE OF ASPHALT

PHASE 1
PHASE 2

S 89°33'17" E 938.00'

NORTH 1/16TH SECTION LINE

WEST 1/16TH SECTION LINE

CONNECT TO EXISTING STORM WATER CATCH BASIN

INSTALL 18" HDPE FROM BASIN TO EXISTING STORM DRAIN CONNECTION LOCATION (SEE SHEET 2)

EX. 48" SSMH #1 7.90 VF
RIM = 2957.92
S 8" INV IN = 2950.22
N 8" INV OUT = 2950.02

REPLACE EXISTING SSMH w/ 60" AND CONNECT TO EXISTING SEWER SYSTEM

EX 8" SEWER

48" SSMH #2 7.00 VF
RIM = 2959.00
W 8" INV IN = 2952.20
N 8" INV OUT = 2952.00

91 LF 8" SDR 35 @ 1.98%

DESERT ROSE WAY

163 LF 8" SDR 35 @ 2.64%

48" SSMH #3 7.00 VF
RIM = 2963.50
S 8" INV IN = 2956.70
E 8" INV OUT = 2956.50

INSTALL 8" SDR SEWER TO EXISTING SEWER CONNECTION IN DESERT ROSE WAY

STORM WATER DETENTION BASIN

INSTALL LIGHT BOLLARD TYPICAL

10' ASPHALT TRAIL W/ BOLLARD LIGHTS

CONNECT TO EXISTING WATER SYSTEM

CLASS 1 MONUMENT

48" SSMH #4 9.00 VF
RIM = 2970.18
W 8" INV IN = 2961.38
N 8" INV OUT = 2961.18

CONNECT TO EXISTING WATER SYSTEM

CLASS 1 MONUMENT

1060 SOUTH STREET

225 EAST

RED MOUNTAIN BOULEVARD
66' PUBLIC STREET

S 0°42'49" W 1504.11'

263 LF 8" SDR 35 @ 1.71%

250.00'

277.57'

67.75'

33.00'

8.25'

9	21,955 S.F.	
8	8,592 S.F.	
7	7,872 S.F.	
6	8,025 S.F.	
5	8,025 S.F.	
4	8,032 S.F.	
3	8,367 S.F.	
2	7,695 S.F.	
1	7,768 S.F.	
10	8,972 S.F.	
11	8,107 S.F.	
12	8,128 S.F.	
13	8,122 S.F.	
14	8,117 S.F.	
15	8,116 S.F.	
20	15,995 S.F.	
21	8,500 S.F.	
22	11,665 S.F.	
23	10,595 S.F.	
24	9,267 S.F.	
19	12,978 S.F.	
18	13,318 S.F.	
17	10,171 S.F.	
16	9,482 S.F.	

43' PUBLIC STREET

CLASS 1 MONUMENT

CLASS 2 MONUMENT

48" SSMH #7 11.46 VF
RIM = 2976.07
SW 8" INV IN = 2964.81
E 8" INV OUT = 2964.61

345 LF 8" SDR 35 @ 0.50%

167 LF 8" SDR 35 @ 0.50%

36 LF 8" SDR 35 @ 0.50%

R=50.00'

R=25.00'
L=58.50'
Δ=134°03'45"

60" SSMH #8 12.04 VF
RIM = 2977.03
SE 8" INV IN = 2965.19
NE 8" INV OUT = 2964.99

48" SSMH #6 8.51 VF
RIM = 2971.19
W 8" INV IN = 2962.88
E 8" INV OUT = 2962.68

48" SSMH #5 8.43 VF
RIM = 2970.07
W 8" INV IN = 2961.84
E 8" INV OUT = 2961.64

52 LF 8" SDR 35 @ 0.50%

81 LF 8" SDR 35 @ 0.50%

48" SSMH #9 8.53 VF
RIM = 2975.61
SE 8" INV IN = 2967.28
NW 8" INV OUT = 2967.08

75 LF 8" SDR 35 @ 0.50%

48" SSMH #11 5.42 VF
RIM = 2974.02
W 8" INV OUT = 2968.60

147 LF 8" SDR 35 @ 0.50%

27 LF 8" SDR 35 @ 0.50%

60" SSMH #10 7.57 VF
RIM = 2975.23
E 8" INV IN = 2967.86
NW 8" INV OUT = 2967.66
S 8" INV OUT = 2967.86

Δ=37°27'23"
R=175.00'
L=114.40'

S 89°19'44" E 172.80'

R=20.00'
L=31.43'
Δ=90°02'33"
S 89°17'11" E 8.25'

PRIVACY WALLS SHALL HAVE A VERTICAL OFFSET AT HORIZONTAL OFFSET MINIMUM OR AS NEEDED TYPICAL RED MNT BLVD FRONTAGE

OLD HIGHWAY 91
(100' PUBLIC RIGHT OF WAY)

N 43°40'31" W 758.26'

30.00' LANDSCAPE BUFFER TO BE DEDICATED TO THE CITY

PRIVACY WALLS SHALL HAVE A VERTICAL OFFSET AT HORIZONTAL OFFSET MINIMUM OR AS NEEDED TYPICAL OLD HWY 91 FRONTAGE

OLD HWY 91 TO DEVELOP INTO 3-LANES ALONG FRONTAGE (CROSS SECTION NO. 108)

30.00' AVERAGE

6.0' DITCH

13.00' ASPHALT

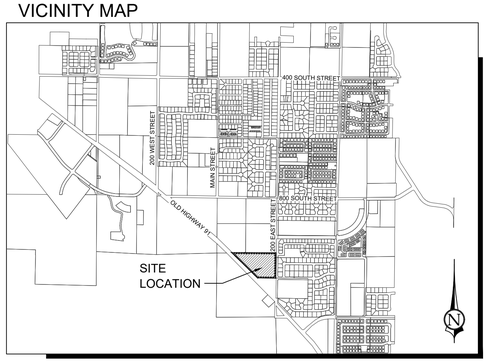
EX EDGE OF ASPHALT

EX DIRT ROAD

FUTURE COMMERCIAL

LDS CHURCH

VICINITY MAP



SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

PRELIMINARY PLAN
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, AND THE SALT LAKE BASE & MERIDIAN

PROJ. #:	20113
DRAWN BY:	BLW/CE
DATED:	07/30/2020
CHECKED BY:	TWS
SCALE OF SHEET HOR SCALE:	1" = 40'
SHEET	1 OF 3

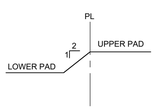
RED MOUNTAIN TERRACE

PRELIMINARY PLAN

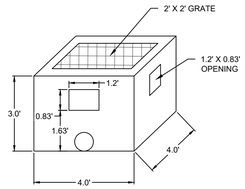
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- DRAINAGE FLOW DIRECTION
- PAD= 00.00 — FINISH PAD ELEVATION
- LOCATION ELEVATION — SPOT ELEVATION
- PROPOSED RETAINING WALL

A SECTION A
TYPICAL GRADING



B OUTLET STRUCTURE
NTS



LEON JOSEPH & JOANNE H MERCIER
PARCEL NO.
I-6-2-8-4430

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PARCEL NO.
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WASHINGTON COUNTY

WESTERN CORRIDOR (APPROXIMATE LOCATION)

- PHASE 1
- PHASE 2

EX EDGE OF ASPHALT

30.00' LANDSCAPE BUFFER TO BE DEDICATED TO THE CITY

OLD HIGHWAY 91
(100' PUBLIC RIGHT-OF-WAY)

43' PUBLIC STREET

RED MOUNTAIN BOULEVARD
66' PUBLIC STREET

DESERT ROSE WAY

225 EAST

1060 SOUTH STREET

EX DIRT ROAD

FUTURE COMMERCIAL

LDS CHURCH

EX SDCI #1
GRATE = 2959.97
(CORE NEW) S 18" INV IN = 2954.54
E 24" INV OUT = 2954.54

CONNECT TO EXISTING STORM WATER CATCH BASIN

EX. 24" RCP 56 L.F. @ 2.75%

EX SDCI #2
GRATE = 2960.36
W 24" INV IN = 2952.99
S 24" INV OUT = 2952.69

EX. 24" RCP 190 L.F. @ 0.26%

EX SDMH #1
RIM = 2962.35
24" INV IN = 2952.19
24" INV OUT = 2952.09

EX. 24" RCP 143 L.F. @ 3.29%

EX SDCI #3
GRATE = 2950.94
W 24" INV IN = 2947.38
E 24" INV OUT = 2947.18

18" HDPE 279 L.F. @ 2.11%

INSTALL 18" HDPE FROM BASIN TO EXISTING STORM DRAIN CONNECTION LOCATION

SDCI #1
GRATE = 2965.35
SW 18" INV IN = 2960.35
N 18" INV OUT = 2960.35

OUTLET STRUCTURE
GRATE = 2965.80
NE 18" INV OUT = 2962.80

STORM WATER DETENTION BASIN

END SECTION #1
18" INV = 2962.80

18" HDPE 27 L.F. @ 1.83%

48" SDMH #1
RIM = 2967.67
18" INV IN = 2963.30
18" INV OUT = 2963.30

18" HDPE 43 L.F. @ 5.66%

18" HDPE 94 L.F. @ 0.60%

DBL SDCI #2
GRATE = 2968.79
SW 18" INV IN = 2963.87
N 18" INV OUT = 2963.87

18" HDPE 64 L.F. @ 0.60%

SDCI #3
GRATE = 2969.81
SE 18" INV IN = 2964.25
NE 18" INV OUT = 2964.25

18" HDPE 39 L.F. @ 2.28%

SDCI #4
GRATE = 2970.19
S 18" INV IN = 2965.14
NW 18" INV OUT = 2965.14

18" HDPE 1,498 L.F. @ 0.60%

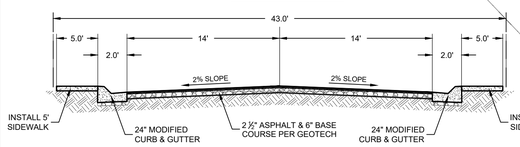
SDCI #5
GRATE = 2973.20
S 18" INV IN = 2966.27
N 18" INV OUT = 2966.27

18" HDPE 50 L.F. @ 0.60%

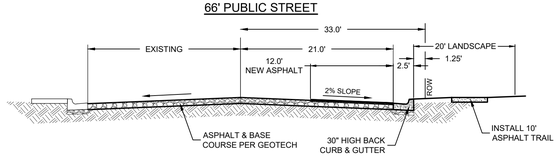
SDCI #6
GRATE = 2972.93
N 18" INV OUT = 2966.81

LOT	AREA	PAD
1	7,768 S.F.	PAD=70.60
2	7,695 S.F.	PAD=71.10
3	8,367 S.F.	PAD=72.00
4	8,032 S.F.	PAD=72.50
5	8,025 S.F.	PAD=74.00
6	8,025 S.F.	PAD=76.00
7	7,872 S.F.	PAD=78.00
8	8,592 S.F.	PAD=79.00
9	21,955 S.F.	PAD=80.00
10	8,972 S.F.	PAD=78.50
11	8,107 S.F.	PAD=78.20
12	8,128 S.F.	PAD=77.70
13	8,122 S.F.	PAD=77.30
14	8,117 S.F.	PAD=76.80
15	8,116 S.F.	PAD=76.80
16	9,482 S.F.	PAD=74.20
17	10,171 S.F.	PAD=75.10
18	13,318 S.F.	PAD=76.40
19	12,978 S.F.	PAD=76.90
20	15,995 S.F.	PAD=77.00
21	8,500 S.F.	PAD=73.30
22	11,665 S.F.	PAD=72.20
23	10,595 S.F.	PAD=71.60
24	9,267 S.F.	PAD=71.60

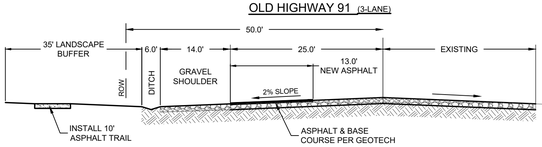
43' PUBLIC STREET



66' PUBLIC STREET



OLD HIGHWAY 91 (3-LANE)



0 20 40 80
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

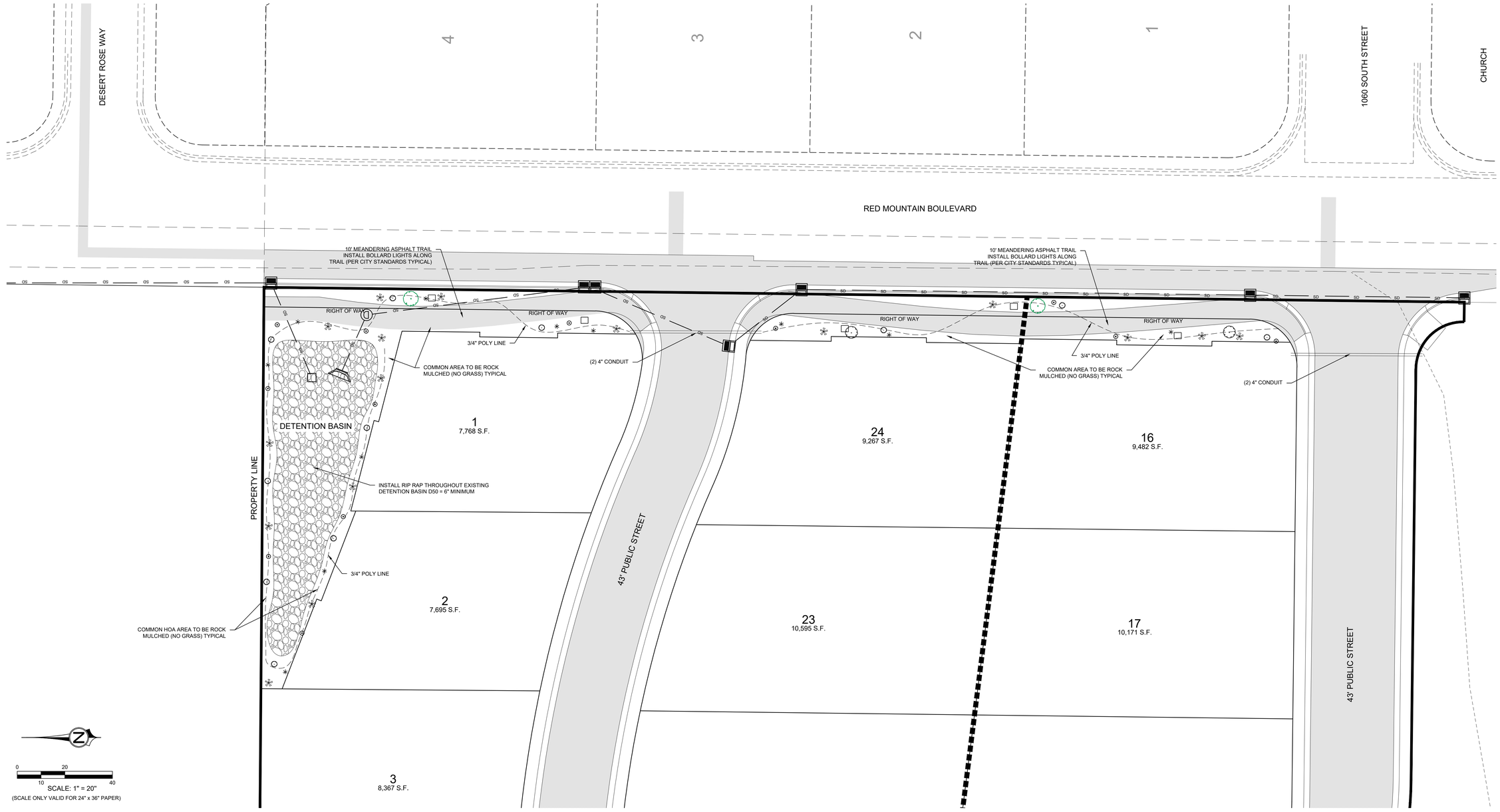
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

PRELIMINARY PLAN
RED MOUNTAIN TERRACE
GRADING & DRAINAGE PLAN
LOCATED IN IVINS, UTAH

PROJ. #:	20113
DRAWN BY:	BLW/CE
DATED:	07/30/2020
CHECKED BY:	TWS
SCALE OF SHEET	
HOR SCALE:	1" = 40'

SHEET 2 OF 3



PLANTING LEGEND

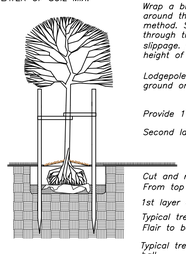
QTY/SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Prosopis glandulosa	Honey Mesquite–multi trunk	24" box	per plan
	Pistacia chinensis	Red Push Pistachio	24" box	per plan
	Quercus ilex	Holly Oak	24" box	per plan
SHRUBS				
⊙	*Leucophyllum candidum, laevigatum, frutescens*	Texas Ranger, mix	5 gal.	36" o.c.
ACCENTS				
✻	*Hesperaloe parvifolia*	Red Yucca	5 gal.	per plan

PLANTING LEGEND

PERENNIALS				
✻	*Miscanthus sinensis*	Japanese Silver Grass	1 gal.	per plan
⊙	*Castilleja chromosa*	Desert Paintbrush	1 gal.	per plan
GROUNDCOVERS		USE SAME SPECIES IN LIKE AREAS		
⊙	*Rosmarius officinalis*	Trailing Rosemary	1 gal.	36" o.c.
⊙	*Baccharis hyb. 'Centennial'*	Desert Broom	1 gal.	36" o.c.
⊙	*Oenothera pallida*	Pale Evening Primrose	1 gal.	36" o.c.
	2'–3' Native Landscape Boulders			

TREE PLANTING DETAIL

NOTE: INSTALL TREE IN PIT, ADD 1ST LAYER OF COMPACTED SOIL MIX, CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.



Wrap a broad 2" wide cloth band once around the trunk using the figure eight method. Secure with galvanized nails driven through ties and into the stake to prevent slippage. place band at less than 2/3 the height of tree.

Lodgepole stakes buried min. of 30" in ground on opposite sides of tree trunk

Provide 1"– 2" slope in 4'

Second layer of compacted soil mix

Finish grade & root flair

Cut and remove burlap, twine & wire From top 2/3 of ball

1st layer compacted soil mix

Typical tree planting depth: from root Flair to bottom of ball + 2"

Typical tree planting width: twice the Width of ball

GENERAL NOTES

NOTE: Plant layout is diagrammatic. Contractor to provide sufficient plant quantities to achieve 50% coverage of landscape area as green plant material.

NOTE: Keep boulders 10' clear from back of curb on public streets.

NOTE: All landscape features including planting shall not obstruct Sight Distance Corridors. Plant material within said Corridor shall be lower profile and/or higher canopy trees.

NOTE: All street landscaped areas shall have decorative rock mulch with a minimum of two complementing native earth tone colors and texture sizes. One area shall have cherokee fines (3/4"–) and the other area shall have a complimentary rock mulch of 1–2" in size. All rock mulch shall be a min. of 3"–4" (it is recommended for heat protection of roots) in depth and evenly spread. Rock mulch areas shall have weed prevention fabric layed and stapled per manufactures specs.

NOTE: All Landscape areas shall be amended with organic material. Each tree/shrub pit shall contain amended soil and fertilized per local nursery industry standards. Granular herbicide shall be applied prior to application of weed barrier.

NOTE: All trees shall be double staked with a rubber (or approved equal) tree tie secured to each stake and around the trunk of the tree. The ties should allow for some freedom of movement of the tree and be secured just below the first branches. All nursery stakes and ties should be removed and discarded.

NOTE: All limited common landscaped areas will be irrigated with a common system and managed through the HOA.

NOTE: Street Trees required are 1 tree per 40' of frontage typical.

NOTE: In the common and parkland areas protect the native vegetation where possible. If these areas are disturbed restore the native vegetation by installing native plant material.

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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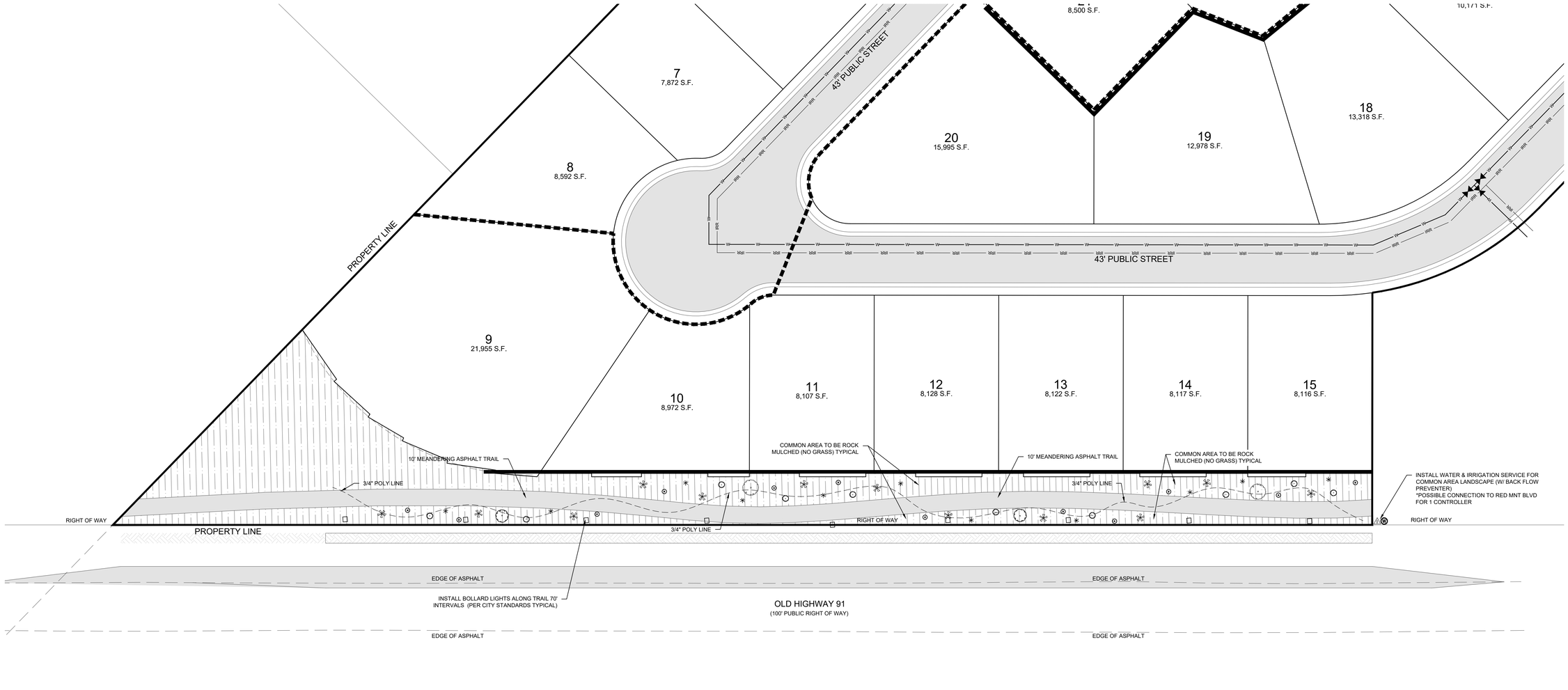
NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

PRELIMINARY LANDSCAPE PLAN

RED MOUNTAIN TERRACE
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 20113
DATE:	06/22/2020
DESIGN BY:	BLW/CJE
CHECKED BY:	
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	3
OF	3

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\F20113.00 - RED MOUNTAIN TERRACE\700 - CAD\DESIGN\20113_MP.DWG



PLANTING LEGEND

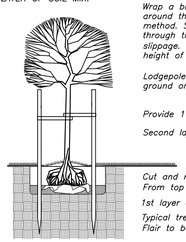
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PLANTING LEGEND

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GROUNDCOVERS		USE SAME SPECIES IN LIKE AREAS		
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	Oenothera pallida	Pale Evening Primrose	1 gal.	36" o.c.
	2'–3' Native Landscape Boulders			

TREE PLANTING DETAIL

NOTE: INSTALL TREE IN PIT, ADD 1ST LAYER OF COMPACTED SOIL MIX, CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.



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Lodgepole stakes buried min. of 30" in ground on opposite sides of tree trunk

Provide 1"– 2" slope in 4'

Second layer of compacted soil mix

Finish grade & root flair

Cut and remove burlap, twine & wire From top 2/3 of ball

1st layer compacted soil mix

Typical tree planting depth: from root Flair to bottom of ball + 2"

Typical tree planting width: twice the Width of ball

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NOTE: Plant layout is diagrammatic. Contractor to provide sufficient plant quantities to achieve 50% coverage of landscape area as green plant material.

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NOTE: All trees shall be double staked with a rubber (or approved equal) tree tie secured to each stake and around the trunk of the tree. The ties should allow for some freedom of movement of the tree and be secured just below the first branches. All nursery stakes and ties should be removed and discarded.

NOTE: All limited common landscaped areas will be irrigated with a common system and managed through the HOA.

NOTE: Street Trees required are 1 tree per 40' of frontage typical.

NOTE: In the common and parkland areas protect the native vegetation where possible. If these areas are disturbed restore the native vegetation by installing native plant material.

CivilScience
Engineers / Surveyors / Solutions
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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

PRELIMINARY LANDSCAPE PLAN

RED MOUNTAIN TERRACE - OLD HIGHWAY 91
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 20113
DATE:	07/14/2020
DESIGN BY:	BLW/CJE
CHECKED BY:	
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	3B
OF	
	3B

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\P20113.00 - RED MOUNTAIN TERRACE\700 - CAD\DESIGN\20113 MP.DWG