UNITY PARK
IVINS CITY
I-SB-34-C

CLASS I SURVEY MONUMENT

S 89°06'37" E 1025.63'

BASIS OF BEARING
S 89°06'37" E
1344.81'

CLASS I SURVEY MONUMENT EAST 1/4 SECTION 6, T.42S. R.16W. SLB&M

24.63'
24.91'
24.75'
24.76'

400 SOUTH STREET

S 89°06'37" E
319.55'

PK NAIL & WASHER

EXIST. MEANDERING LANDSCAPE BUFFER WALL AND SIDEWALK

EXIST. PRIVACY WALL

EXIST. FENCE

PARCEL I-SB-60-B PROPERTY LINE

LANDSCAPE BUFFER AREA WITH WALL

43.5' OFFSET 400 SOUTH CENTERLINE TO LANDSCAPE BUFFER

RESIDENTIAL ALTERNATIVE 43' STREET

LANDSCAPE BUFFER AREA WITH WALL

ROW LINE OF 400 SOUTH STREET (66' WIDE PUBLIC STREET)

CENTERLINE OF 400 SOUTH STREET (66' WIDE PUBLIC STREET)

PROPOSED 30" CURB & GUTTER AND 5' WIDE MEANDERING SIDEWALK (TYP.)

EDGE OF EXIST. ASPHALT

I-HHA-1-10

LOT 1 10,413 SQ. FT.

LOT 2 10,386 SQ. FT.

LOT 3 12,159 SQ. FT.

LOT 4 12,103 SQ. FT.

LOT 5 12,374 SQ. FT.

LOT 6 14,511 SQ. FT.

PK NAIL IN WALK

RESIDENTIAL ALTERNATIVE 38' STREET

LANDSCAPE BUFFER AREA WITH WALL

LOT 7 9,746 SQ. FT.

PROPOSED 30" CURB & GUTTER AND 5' WIDE MEANDERING SIDEWALK (TYP.)

PARCEL I-SB-60-B PROPERTY LINE

LOT 8 9,046 SQ. FT.

38.5' OFFSET 200 WEST CENTERLINE TO LANDSCAPE BUFFER

EXIST. 4 FOOT WIDE GRAVEL PATH

EDGE OF EXIST. ASPHALT

200 WEST STREET

I-HHA-1-11

EXIST. PRIVACY WALL

EXIST. FENCE

LOT 20 10,061 SQ. FT.

LOT 21 11,316 SQ. FT.

LOT 22 10,086 SQ. FT.

LOT 23 10,086 SQ. FT.

LOT 24 11,316 SQ. FT.

I-HHA-1-12

LOT 19 10,003 SQ. FT.

CORNER THE MARKET LLC
I-SB-60-B

LOT 30 13,973 SQ. FT.

LOT 25 13,973 SQ. FT.

RESIDENTIAL ALTERNATIVE 38' STREET

RESIDENTIAL ALTERNATIVE 38' STREET

LOT 9 9,063 SQ. FT.

ROW LINE OF 200 WEST STREET (60' WIDE PUBLIC STREET)

LOT 10 10,061 SQ. FT.

CENTERLINE OF 200 WEST STREET (60' WIDE PUBLIC STREET)

S 0°41'04" W 2653.16' (MEAS.)

THE HAVEN AT HERITAGE ACRES PHASE 1

I-HHA-1-13

LOT 18 10,025 SQ. FT.

LOT 29 10,175 SQ. FT.

LOT 28 10,179 SQ. FT.

LOT 27 10,179 SQ. FT.

LOT 26 10,175 SQ. FT.

I-HHA-1-14

LOT 17 10,000 SQ. FT.

EXIST. PRIVACY WALL

RESIDENTIAL ALTERNATIVE 38' STREET

43' STREET

RESIDENTIAL ALTERNATIVE

HASE 1

HASE 2

I-HHA-1-15

PHASE 1

PHASE 2

LOT 16 10,000 SQ. FT.

LOT 15 10,714 SQ. FT.

LOT 14 10,479 SQ. FT.

LOT 13 10,530 SQ. FT.

LOT 12 10,566 SQ. FT.

LOT 11 10,821 SQ. FT.

LANDSCAPE BUFFER AREA WITH WALL

WESTON HAFEN FAMILY PARTNERSHIP LLC

SOUTH 1/4 CORNER SECTION 6, T. 42 S. R. 16 W. SLB&M FND 1968 BLM BRASS CAP

I-HHA-2-55

PK NAIL AND WASHER IN FACE OF WALL

EXIST. FENCE

EXIST. 4" CLEAN-OUT & IRRIGATION LINE

C/O

N 89°02'46" W 5.25'

LOCH LOMOND INV LLC
I-SB-60-A

I-HHA-2-56

GEOTECHNICAL INVESTIGATION RECOMMENDATIONS FOR PAVEMENT

1. PAVEMENT THICKNESS:

BASED ON THE ASSUMED TRAFFIC LOADINGS AND IVINS CITY TRAFFIC INDEXES, A 20-YEAR DESIGN LIFE, AND AASHTO DESIGN METHODS, THE FOLLOWING PAVEMENT SECTIONS ARE RECOMMENDED.

INTERIOR STREETS: 2 1/2" ASPHALT & 6" BASE COURSE

400 SOUTH STREET: 3" ASPHALT & 8" BASE COURSE

200 WEST STREET: 2 1/2" & 6" BASE COURSE

ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION AND RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR RA DEVELOPMENT, BY AGEC, PROJECT NUMBER 2210034, DATED APRIL 12, 2021, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790.

GEOTECHNICAL INVESTIGATION RECOMMENDATIONS FOR SUBGRADE:

1. FLATWORK AND PAVEMENT - NON-EXPANSIVE SAND SUBGRADE:

SUBSEQUENT TO GRUBBING, AGEC RECOMMENDED THE EXPOSED SUBGRADE BE OVEREXCAVATED AT LEAST 1 FOOT BELOW THE EXISTING GRADE OR 1 FOOT BELOW THE PROPOSED SUBGRADE ELEVATION TO REMOVE MOST OF THE NEAR SURFACE, LOOSE SAND SOIL. SUBSEQUENT TO OVER EXCAVATION AND PRIOR TO PLACING FILL, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A DEPTH TO 8 INCHES, PROPERLY MOISTURE CONDITIONED AND COMPACTED TO A AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. THE REMOVED SOIL MAY BE REPLACED IN PROPERLY MOISTURE CONDITIONED AND COMPACTED LIFTS.

2. FLATWORK AND PAVEMENT - MUDSTONE SUBGRADE (WITHIN 3 FEET OF SUBGRADE):

AGEC RECOMMENDED THAT FLATWORK AND PAVED AREAS WHICH WILL BE CONSTRUCTED ABOVE EXPANSIVE AREAS BE SUPPORTED ON AT LEAST 3 FEET OF PROPERLY COMPACTED, NON-EXPANSIVE, RELATIVELY LOW PERMEABLE FILL. THE LOW PERMEABLE FILL LAYER IS INTENDED TO PROVIDE A LOW PERMEABLE ZONE TO REDUCE THE RISK OF WETTING, BUT HEAVE AND SUBSEQUENT DISTRESS WOULD STILL OCCUR IF THE UNDERLYING MUDSTONE IS WETTED. THE ESTIMATED POTENTIAL SURFACE HEAVE ASSOCIATED WITH CORRESPONDING NON-EXPANSIVE OVER BURDEN DEPTHS ARE PROVIDED IN THE TABLE ON PAGE 11 OF THE GEOTECHNICAL INVESTIGATION WITH ADDITIONAL RECOMMENDATIONS NOTED.

SITE DATA

TAX ID NUMBER: I-SB-60-B

CURRENT ZONES:
R-1-10 SINGLE-FAMILY RESIDENTIAL DISTRICT
R-1-10 (SLA) SUBDIVISION LOT AVERAGING OVERLAY

TOTAL ACREAGE: 445,618.45 SQ. FT. - 10.23 ACRES

PROJECT THEME: SINGLE FAMILY SUBDIVISION (7500 SQ. FT. MINIMUM LOTS)

TOTAL NUMBER OF LOTS: 30
10,000 MIN. SQ. FT. LOTS: 27
7,500 MIN. SQ. FT. LOTS: 3

LEGEND

- =EXISTING ASPHALT IN 400 SOUTH STREET AND 200 WEST STREET (PUBLIC STREETS)
- =EXISTING CONCRETE SIDEWALK
- =CONSTRUCT ASPHALT IN 400 SOUTH STREET AND 200 WEST STREET (PUBLIC STREETS)
- =UNITY VILLAGE CONSTRUCTION OF ASPHALT IN PUBLIC STREETS
- =EXISTING ASPHALT IN PUBLIC STREET OF THE HAVEN AT HERITAGE ACRES PHASE 1
- =REBAR & CAP
- =SURVEY CONTROL MONUMENT - CLASS I
- X =EXISTING FENCE

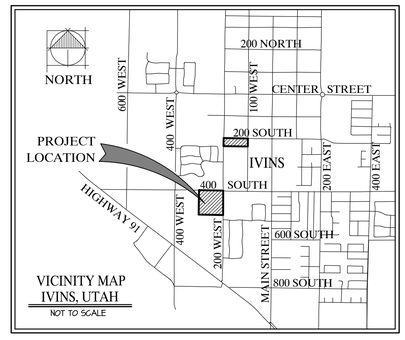
0 40' 80'
SCALE: 1"=40'

MAINTENANCE NOTE:

A HOMEOWNERS ASSOCIATION WITH COVENANTS, CONDITIONS AND RESTRICTIONS WILL PROVIDE CONTINUED MAINTENANCE OF THE COMMON AREA ALONG THE WEST SIDE OF 200 WEST STREET.

PUBLIC UTILITY & DRAINAGE EASEMENTS NOTE:

BY RECORDING THE FINAL PLAT FOR UNITY VILLAGE, 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.



VICINITY MAP
IVINS, UTAH
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED SOUTH OF 400 SOUTH STREET AND WEST OF 200 WEST STREET, IVINS, UTAH

PARCEL ACREAGE

445,618 SQ. FT.
10.23 ACRES

CIVIL ENGINEER

RICK ROSENBERG, 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

OWNER/DEVELOPER

OWNER:CORNER THE MARKET LLC
DEVELOPER:TONY ALLEN
45 EAST 100 SOUTH
IVINS, UTAH 84738
(435) 680-5811

UNITY VILLAGE

A SINGLE FAMILY SUBDIVISION

LOCATED IN SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF IVINS, WASHINGTON COUNTY, UTAH.

DATE: 9-20-21
JOB NO.: 12510-21
DESIGNED BY: LMP
CHECKED BY: RR
DWG: R-1-10 ConstBase

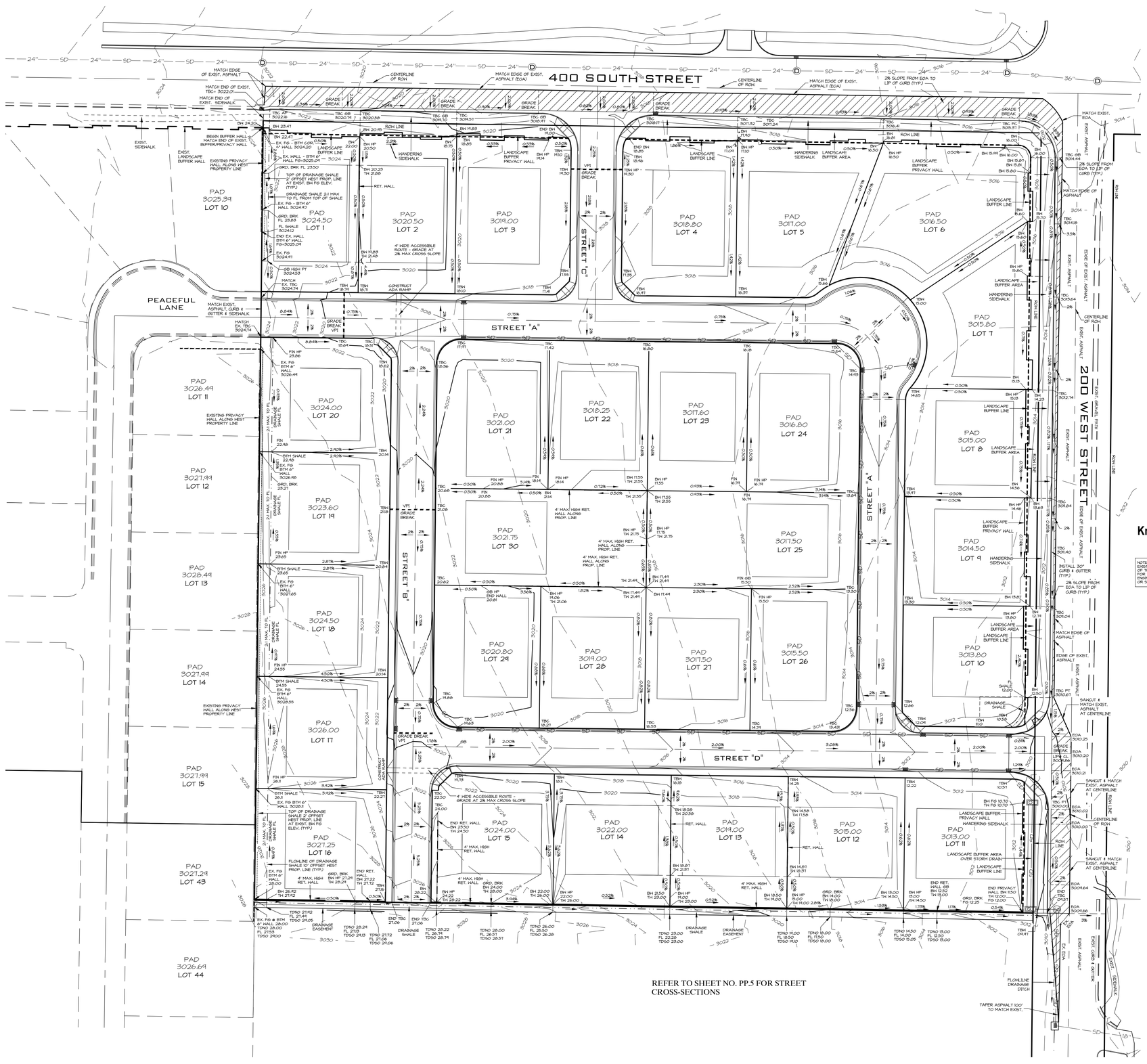
REVISIONS | DATE

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.racivil.com

PRELIINARY PLAN - SITE PLAN
FOR
UNITY VILLAGE
IVINS, UTAH

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
PP.1

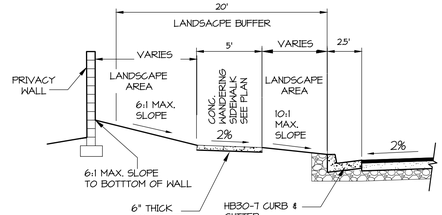


LEGEND

- =PROJECT PROPERTY BOUNDARY
- 3000 =EXISTING CONTOUR
- 3000 =PROPOSED CONTOUR
- =FLOW ARROW (PROPOSED DIRECTION OF FLOW)
- =PROPOSED PRIVACY WALL
- SD =EX-STORM DRAIN
- SD =PROPOSED-STORM DRAIN
- SD =PROPOSED-STORM DRAIN MANHOLE
- =PROPOSED-STORM DRAIN CATCH BASIN
- =UNITY VILLAGE REMOVE AND REPLACE ASPHALT IN PUBLIC STREET
- BW =BOTTOM OF WALL AT FINISH GROUND
- TW =TOP OF WALL AT FINISH GROUND
- TDNO =TOP OF DRAINAGE SWALE - NORTH SIDE
- TDSO =TOP OF DRAINAGE SWALE - SOUTH SIDE
- FIN. GRD. / FG = FINISH GRADE
- GRD BRK / GB = GRADE BREAK
- HP / HIGH PNT = HIGH POINT

0 40' 80'

SCALE: 1"=40'

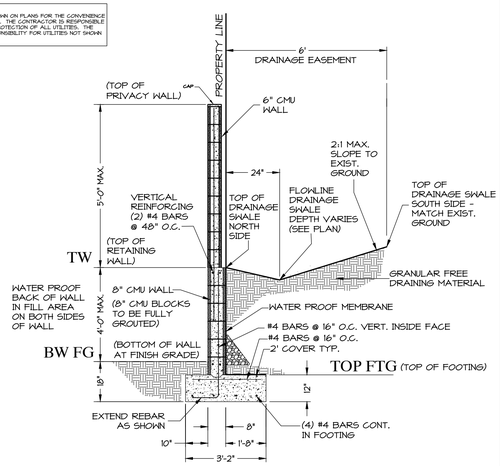


LANDSCAPE BUFFER AREA
400 SOUTH STREET AND 200 WEST STREET

SCALE: N.T.S.

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



SOUTH PROPERTY LINE
4'-0" RETAINING WALL W/ 6" CMU PRIVACY WALL

SCALE: N.T.S.

CIVIL ENGINEER
RICK ROSENBERG, 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 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

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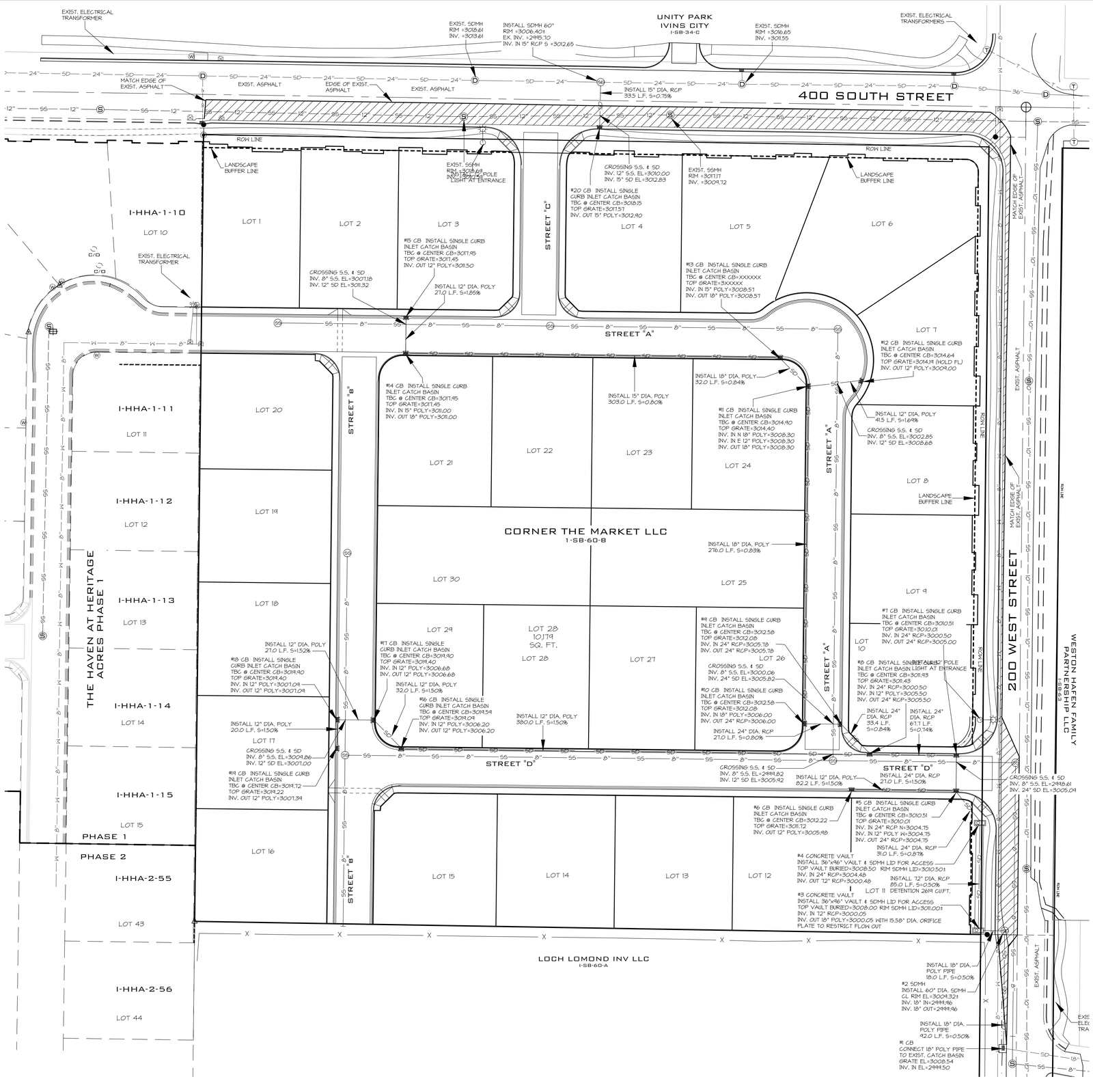
REVISIONS DATE

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St. George, Utah 84790
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PRELIMINARY PLAN GRADING PLAN
FOR
UNITY VILLAGE
IVINS, UTAH

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET
PP.2

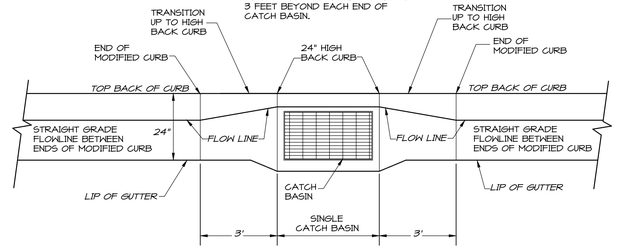


LEGEND

- =CONSTRUCT ASPHALT IN 400 SOUTH STREET AND 200 WEST STREET (PUBLIC STREETS)
- =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =PROPOSED SEWER MANHOLE
- =PROPOSED SEWER LINE
- =EXISTING STORM DRAIN
- =PROPOSED STORM DRAIN
- =PROPOSED STORM DRAIN MANHOLE
- =EXISITNG STORM DRAIN MANHOLE
- =PROPOSED STORM DRAIN CATCH BASIN
- =EXISTING WATER MAIN

CATCH BASIN NOTE:

CONSTRUCT 24" HIGH BACK CURB & GUTTER AT ALL CURB INLET CATCH BASINS. MATCH AND HOLD FLOWLINE BETWEEN 24" MODIFIED CURB & GUTTER. TRANSITION BACK TO 24" MODIFIED CURB AND GUTTER 3 FEET BEYOND EACH END OF CATCH BASIN.



PLAN VIEW

MODIFED CURB TRANSITION AT CURB INLET CATCH BASINS

SCALE: N.T.S.

NOTE:

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.

BUILDING ROOF DRAIN NOTE:

RAIN GUTTERS TO BE INSTALLED SO ALL DOWN SPOUTS DRAIN TO THE FRONT OF THE BUILDING

STORM DRAIN NOTE:

ALL STORM DRAIN PIPE AND STORM DRAIN CONNECTIONS TO BE WATERTIGHT.

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

NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE: 9-20-21
JOB NO.: 12510-21
DESIGNED BY: LMP
CHECKED BY: RR
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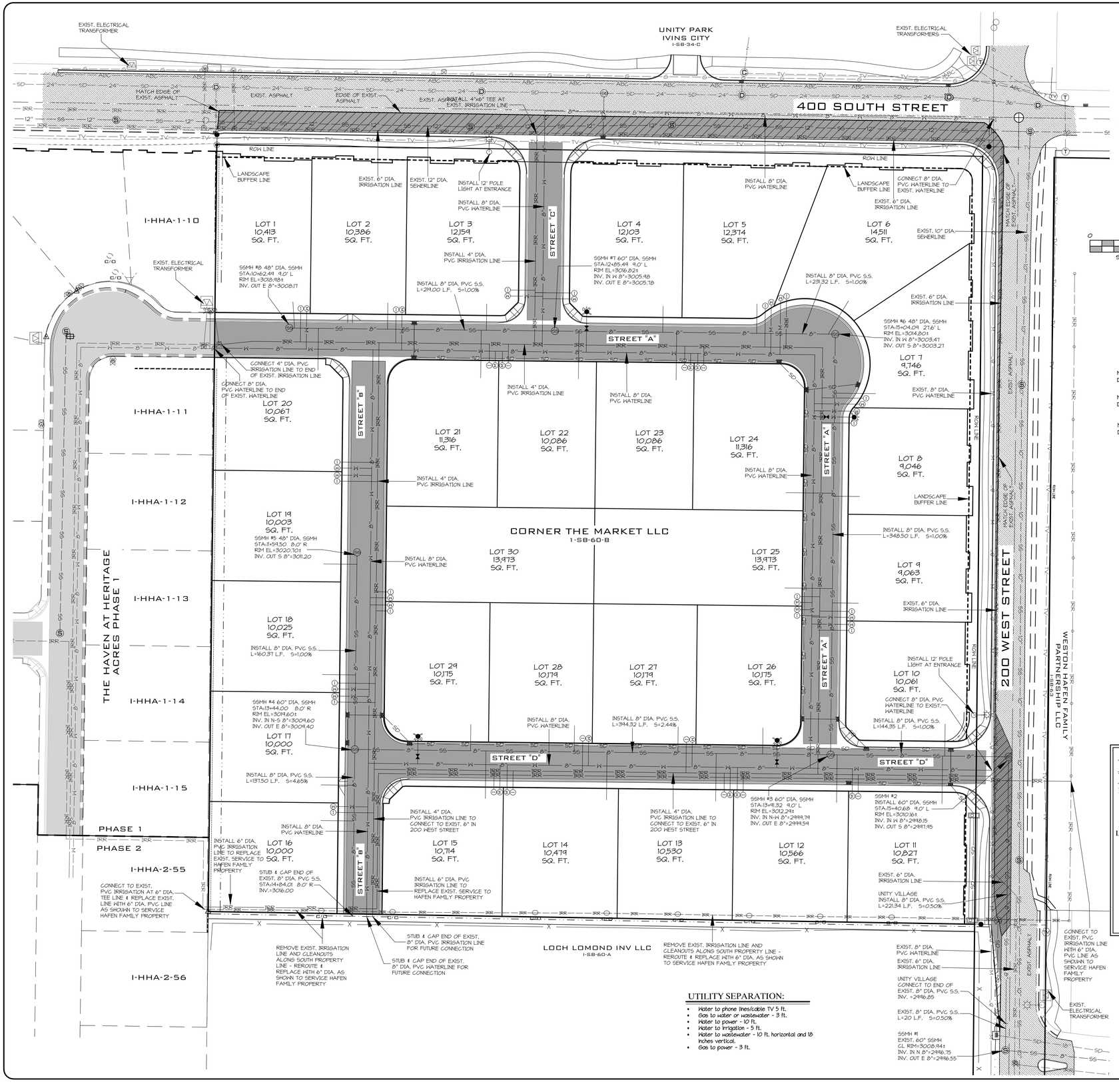
REVISIONS | DATE

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.racivil.com

PRELIMINARY PLAN - STORM DRAIN PLAN
FOR
UNITY VILLAGE
IVINS, UTAH

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
PP.3



WATER

IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

SEWER

IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

POWER

ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3108

NATURAL GAS

DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 674-6157

CATV SERVICE

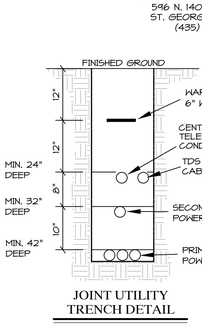
TDS TELECOM
912 WEST 1600 SOUTH #B103
ST. GEORGE, UTAH 84770
(435) 319-4540

TELEPHONE

CENTURY LINK COMMUNICATIONS
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-4634

LEGEND

- =EXISTING ASPHALT IN 400 SOUTH AND 200 WEST PUBLIC STREETS
- = PROPOSED CONSTRUCTION OF ASPHALT
- =EXISTING ASPHALT
- =CONC. SIDEWALK ALONG PUBLIC STREET
- =SEWER MANHOLE
- =EXISTING SEWER MAIN
- =EXISTING SEWER LATERAL & CLEANOUT
- =PROPOSED SEWER MAIN
- =PROPOSED SEWER LATERAL & CLEANOUT
- =PROPOSED STORM DRAIN
- =EXISTING STORM DRAIN
- =STORM DRAIN MANHOLE
- =STORM DRAIN CATCH BASIN
- =PROPOSED WATER MAIN
- =EXISTING WATER MAIN
- =PROPOSED WATER LATERAL & METER
- =EXISTING WATER LATERAL & METER
- =EXISTING WATER SERVICE CONDUIT
- =EXISTING IRRIGATION LINE
- =PROPOSED IRRIGATION LINE
- =FIRE HYDRANT
- =WATER VALVE
- =POWER POLE
- =OVERHEAD POWER LINE
- =PRIMARY POWER
- =SECONDARY POWER
- =TRANSFORMER
- =GROUND SLEEVE JUNCTION BOX
- =ABOVE GROUND SEC. BOX
- =EXISTING TV
- =PROPOSED TV
- =PROPOSED TELEPHONE
- =EXISTING NATURAL GAS (SIZE NOTED ON PLAN)
- =PROPOSED NATURAL GAS (SIZE NOTED ON PLAN)



JOINT UTILITY TRENCH DETAIL

NOT TO SCALE

NOTES:

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

PHASE LINES SHOWN ON THE PLANS ARE SCHEMATIC WITH EXAGGERATED LOCATIONS TO SHOW DETAIL OF SITE UTILITIES.

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.

ALL STREET LIGHTING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH IVINS CITY STANDARDS.

CONTRACTOR SHALL PROVIDE IVINS CITY PRODUCT SUBMITTALS TO VERIFY THAT ALL MATERIALS COMPLY WITH STANDARDS PRIOR TO ORDERING.

CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH IVINS CITY LOCATIONS OF STREETLIGHTS, BOLLARDS, PULL BOXES, CONDUIT, AND METER BASES PRIOR TO INSTALLATION.

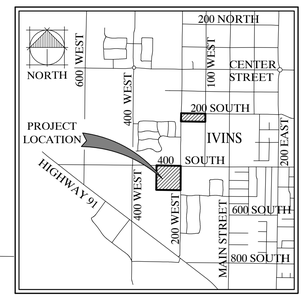
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH IVINS CITY LOCATIONS OF SIGNS PRIOR TO INSTALLATION.

PUBLIC UTILITY & DRAINAGE EASEMENTS NOTE:

BY RECORDING THE FINAL PLAT FOR UNITY VILLAGE, 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.

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.



VICINITY MAP
IVINS, UTAH

NOT TO SCALE

PROPERTY ADDRESS

XXXXX XXXXXX
XXXXXXXXXX
IVINS, UT 84738

PROPERTY LOCATION

THE PROPERTY IS LOCATED SOUTH OF 400 SOUTH STREET AND WEST OF 200 WEST STREET, IVINS, UTAH

PARCEL ACREAGE

445,618 SQ. FT.
10.23 ACRES

CIVIL ENGINEER

RICK ROSENBERG, 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 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

OWNER/DEVELOPER

OWNER:CORNER THE MARKET LLC
DEVELOPER:TONY ALLEN
45 EAST 100 SOUTH
IVINS, UTAH 84738
(435) 680-5811

UNITY VILLAGE

A SINGLE FAMILY SUBDIVISON

LOCATED IN SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF IVINS, WASHINGTON COUNTY, UTAH.

DATE:	9-20-21
JOB NO.:	12510-21
DESIGNED BY:	LMP
CHECKED BY:	RR
DWG:	R-1-10 ConstBase

DATE
REVISIONS

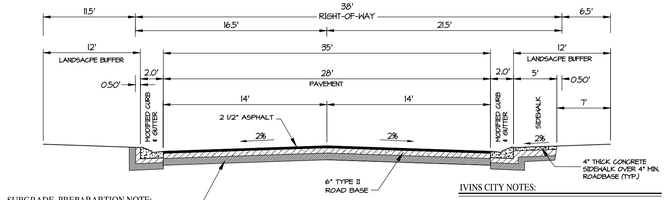
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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

PRELIMINARY PLAN - UTILITY PLAN
FOR
UNITY VILLAGE
IVINS, UTAH

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
PP.4



SUBGRADE PREPARARTION NOTE:

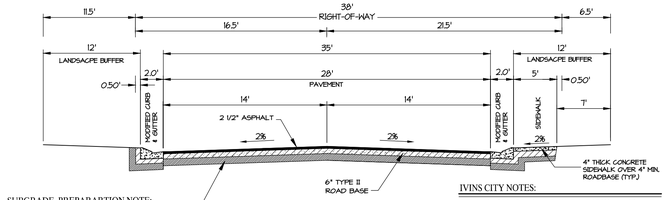
1. REFER TO GEOTECTNIAL INVESTIGATION SUBGRADE PREPARATION SECTION.
2. NON-EXPANSIVE SAND SUBGRADE; OVEREXCAVATE 1' BELOW EXIST. GRADE OR 1' BELOW PROPOSED GRADE.
3. MUDSTONE SUBGRADE (WITHIN 3 FEET FO SUBGRADE). TO BE CONSTRUCTED ABOVE EXPANSIVE AREAS AND BE SUPPORTED AT LEAST 3 FEET OF PROPERLY COMPACTED, NON-EXPANSIVE RELATIVELY LOW PERMEADBLE FILL.

STREET "A" TO STREET "D"
RESIDENTAIL ALTERNATIVE 38' ROW

SCALE: N.T.S.

IVINS CITY NOTES:

1. THE CITY MAY REQUIRE THAT THE 2' MODIFIED CURB BE SUBSTITUTED BY A 2.5' HIGH BACK CURB WHEN
   - *ROAD IS CURVILINEAR AND GRADE HAS PORTIONS STEEPER THAT 2 PERCENT.
   - *ROAD IS RECEIVING WATER FROM AN INTERSECTING ROAD OR OTHER DRAINAGE FEATURE THAT HAS AS APPARENT RISK OF STORM WATER JUMPING THE CURB DUE TO HIGH VELOCITIES, OR
   - *A SUBSTANTIVE DRAINAGE BENEFIT IS DETERMINED PER APPROVED DRAINAGE STUDIES.
2. WHERE A 2.5 HIGH BACK CURB REQUIRED, THE SIDEWALK MAY BE REDUCED TO 4.5' WIDTH.



SUBGRADE PREPARARTION NOTE:

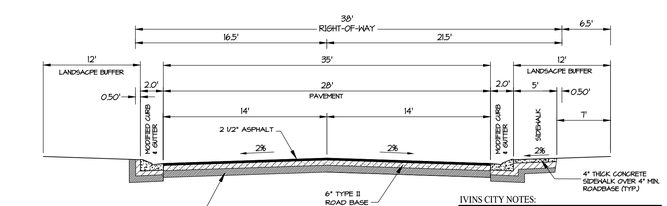
1. REFER TO GEOTECTNIAL INVESTIGATION SUBGRADE PREPARATION SECTION.
2. NON-EXPANSIVE SAND SUBGRADE; OVEREXCAVATE 1' BELOW EXIST. GRADE OR 1' BELOW PROPOSED GRADE.
3. MUDSTONE SUBGRADE (WITHIN 3 FEET FO SUBGRADE). TO BE CONSTRUCTED ABOVE EXPANSIVE AREAS AND BE SUPPORTED AT LEAST 3 FEET OF PROPERLY COMPACTED, NON-EXPANSIVE RELATIVELY LOW PERMEADBLE FILL.

STREETS "B"
RESIDENTAIL ALTERNATIVE 38' ROW

SCALE: N.T.S.

IVINS CITY NOTES:

1. THE CITY MAY REQUIRE THAT THE 2' MODIFIED CURB BE SUBSTITUTED BY A 2.5' HIGH BACK CURB WHEN
   - *ROAD IS CURVILINEAR AND GRADE HAS PORTIONS STEEPER THAT 2 PERCENT.
   - *ROAD IS RECEIVING WATER FROM AN INTERSECTING ROAD OR OTHER DRAINAGE FEATURE THAT HAS AS APPARENT RISK OF STORM WATER JUMPING THE CURB DUE TO HIGH VELOCITIES, OR
   - *A SUBSTANTIVE DRAINAGE BENEFIT IS DETERMINED PER APPROVED DRAINAGE STUDIES.
2. WHERE A 2.5 HIGH BACK CURB REQUIRED, THE SIDEWALK MAY BE REDUCED TO 4.5' WIDTH.



SUBGRADE PREPARARTION NOTE:

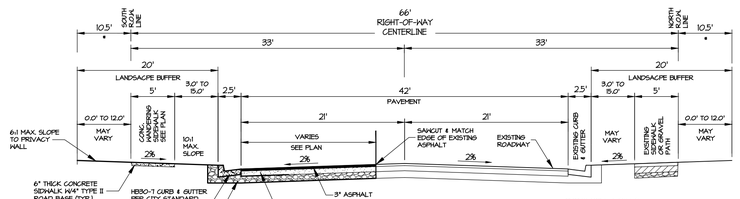
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2. NON-EXPANSIVE SAND SUBGRADE; OVEREXCAVATE 1' BELOW EXIST. GRADE OR 1' BELOW PROPOSED GRADE.
3. MUDSTONE SUBGRADE (WITHIN 3 FEET FO SUBGRADE). TO BE CONSTRUCTED ABOVE EXPANSIVE AREAS AND BE SUPPORTED AT LEAST 3 FEET OF PROPERLY COMPACTED, NON-EXPANSIVE RELATIVELY LOW PERMEADBLE FILL.

STREET "D" TO STREET "A"
RESIDENTAIL ALTERNATIVE 38' ROW

SCALE: N.T.S.

IVINS CITY NOTES:

1. THE CITY MAY REQUIRE THAT THE 2' MODIFIED CURB BE SUBSTITUTED BY A 2.5' HIGH BACK CURB WHEN
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   - *ROAD IS RECEIVING WATER FROM AN INTERSECTING ROAD OR OTHER DRAINAGE FEATURE THAT HAS AS APPARENT RISK OF STORM WATER JUMPING THE CURB DUE TO HIGH VELOCITIES, OR
   - *A SUBSTANTIVE DRAINAGE BENEFIT IS DETERMINED PER APPROVED DRAINAGE STUDIES.
2. WHERE A 2.5 HIGH BACK CURB REQUIRED, THE SIDEWALK MAY BE REDUCED TO 4.5' WIDTH.



SUBGRADE PREPARARTION NOTE:

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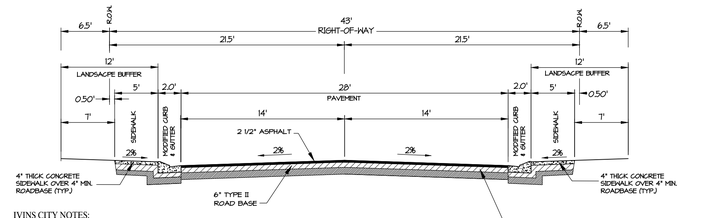
MAJOR COLLECTOR - 400 SOUTH STREET

SCALE: N.T.S.

IVINS CITY NOTES:

1. MEANDERING SIDEWALK/TRAIL REQUIRED. MEANDER SIDEWALK THROUGH LANDSCAPE BUFFER AREA.
2. SIDEWALK MAY UNDULATE BUT MUST MEET CLEAR ZONE REQUIREMENTS.
3. 9' SHOULDER WITH 2' OF GUTTER PAN MAY BE SEPARATED INTO A 4' BIKE LANE AND 7' PARKING WHERE INDICATED ON THE IVINS CITY BIKE LANE PLAN.

* WHERE HOMES OR COMMERCIAL SITE DO NOT FRONT STREET, LANDSCAPE BUFFER MUST BE DEDICATED TO CITY.



IVINS CITY NOTES:

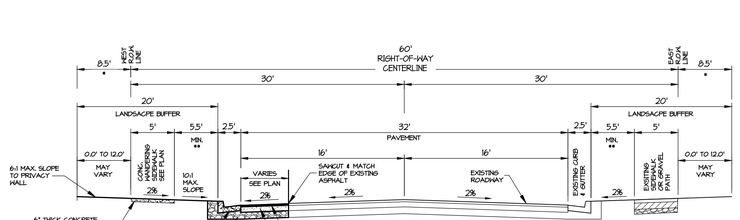
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   - *A SUBSTANTIVE DRAINAGE BENEFIT IS DETERMINED PER APPROVED DRAINAGE STUDIES.
2. WHERE A 2.5 HIGH BACK CURB REQUIRED, THE SIDEWALK MAY BE REDUCED TO 4.5' WIDTH.

STREET "C"
ENTRANCE FROM 400 SOUTH STREET
RESIDENTAIL ALTERNATIVE 43' ROW

SCALE: N.T.S.

SUBGRADE PREPARARTION NOTE:

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MINOR COLLECTOR - 200 WEST STREET

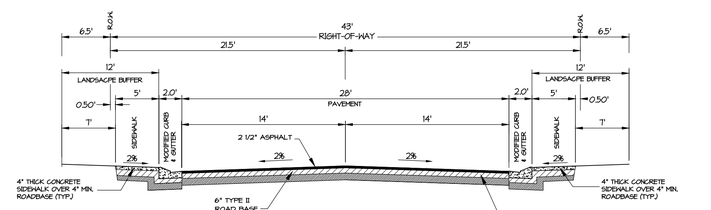
SCALE: N.T.S.

IVINS CITY NOTES:

1. MEANDERING SIDEWALK RECOMMENDED WHERE POSSIBLE. MEANDER SIDEWALK THROUGH LANDSCAPE BUFFER AREA.
2. SIDEWALK MAY UNDULATE BUT MUST MEET CLEAR ZONE REQUIREMENTS.
3. 5' SHOULDER MAYBE STRIPED FOR A BICYCLE LANE WHERE INDICATED.

* SIDEWALK EASEMENT MAY BE REQUIRED FOR MEANDERING SIDEWALKS.

** FOR MEANDERING SIDEWALKS, PARKING WIDTH WILL VARY WITH A REQUIRED MINIMUM WIDTH OF CLOSEDT POINT OT BE 5.0'



IVINS CITY NOTES:

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2. WHERE A 2.5 HIGH BACK CURB REQUIRED, THE SIDEWALK MAY BE REDUCED TO 4.5' WIDTH.

ENTRANCE FROM 200 WEST STREET
RESIDENTAIL ALTERNATIVE 43' ROW

SCALE: N.T.S.

SUBGRADE PREPARARTION NOTE:

1. REFER TO GEOTECTNIAL INVESTIGATION SUBGRADE PREPARATION SECTION.
2. NON-EXPANSIVE SAND SUBGRADE; OVEREXCAVATE 1' BELOW EXIST. GRADE OR 1' BELOW PROPOSED GRADE.
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DATE: 9-16-21
JOB NO.: 12510-21
DESIGNED BY: LMP
CHECKED BY: RR
DWG: R-1-10 ConstBase

REVISIONS | DATE

ROSENBERG ASSOCIATES
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Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY PLAN - STREET CROSS-SECTIONS
FOR
UNITY VILLAGE
IVINS, UTAH

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
PP.5