PROPOSED CROSSINGS AT
RED DESERT SUBDIVISION

VE MANAGEMENT AND
INVESTMENT CO., L.C.
PARCEL NO.
I-6-2-8-4410

69 INVESTMENTS, LLC
PARCEL NO.
I-6-2-8-445

DEBRA HAFEN FRIENDS
MATTER TRUST
PARCEL NO.
I-6-2-8-4410

HAFEN II, LLC
PARCEL NO.
I-6-2-8-4420

JOHN G. WHITE & ELLEN
F. WHITE
PARCEL NO.
I-6-2-8-4430

MORNING GLORY AVENUE
43' PUBLIC STREET

LILY PLACE
43' PUBLIC STREET

POPPY LANE
43' PUBLIC STREET

POPPYSEED WAY
43' PUBLIC STREET

PROPOSED WESTERN CORRIDOR

MAIN STREET

OLD HIGHWAY 91

200 EAST

DETENTION BASIN
TO BE DEDICATED TO CITY

LANDSCAPE BUFFER

BEGIN PRIVACY WALL

END PRIVACY WALL

INSTALL PRIVACY WALL (SEE DETAIL THIS SHEET)

STUB FOR FUTURE DEVELOPMENT

INSTALL 6" C-900 IRRIGATION LINE

INSTALL NEW STREET LIGHT

INSTALL 8" C-900 WATER LINE

INSTALL 10' ASPHALT TRAIL

INSTALL 4" C-900 IRRIGATION LINE

INSTALL ADA RAMP

INSTALL 10' ASPHALT TRAIL PER CITY STD.

INSTALL BOLLARD LIGHTS PER CITY STD (TYP)

INSTALL PRIVACY WALL (SEE DETAIL THIS SHEET)

TEMPORARY TURNAROUND 96' Ø DRIVE SURFACE ALL-WEATHER COMPACTED ROAD BASE (DEVELOPER TO OBTAIN PERMISSION FROM ADJACENT PROPERTY OWNER)

TIE INTO EX. WATER LINE

STORM DRAIN CONNECTION POINT

END CURB & GUTTER

FUTURE 10' TRAIL (DESIGN BY OTHERS)

32.00' FUTURE ASPHALT WIDTH

130.00' RIGHT-OF-WAY WIDTH

64.00' FUTURE ASPHALT WIDTH

111.00' FUTURE RIGHT-OF-WAY

26.00' ASPHALT WIDTH

1 8,715 S.F.
2 7,850 S.F.
3 7,850 S.F.
4 7,850 S.F.
5 7,850 S.F.
6 9,400 S.F.
7 10,192 S.F.
8 10,614 S.F.
9 8,340 S.F.
10 9,000 S.F.
11 10,582 S.F.
12 7,500 S.F.
13 7,500 S.F.
14 11,424 S.F.
15 11,427 S.F.
16 8,587 S.F.
17 8,579 S.F.
18 8,392 S.F.
19 11,838 S.F.
20 11,726 S.F.
21 10,193 S.F.
22 11,888 S.F.
23 10,614 S.F.
24 9,182 S.F.
25 8,414 S.F.
26 7,500 S.F.
27 7,500 S.F.
28 7,500 S.F.
29 7,500 S.F.
30 7,500 S.F.
31 8,414 S.F.
32 9,955 S.F.
33 9,226 S.F.
34 12,978 S.F.
35 9,468 S.F.

48" SSMH #1 9.64 VF
RIM = 2993.10
E 8" INV OUT = 2983.46

48" SSMH #2 9.00 VF
RIM = 2989.59
W 8" INV IN = 2980.79
E 8" INV OUT = 2980.59

48" SSMH #3 9.15 VF
RIM = 2983.50
W 8" INV IN = 2974.55
E 8" INV OUT = 2974.35

48" SSMH #4 9.00 VF
RIM = 2986.77
SE 8" INV OUT = 2977.77

48" SSMH #5 9.00 VF
RIM = 2986.27
NW 8" INV IN = 2977.47
SE 8" INV OUT = 2977.27

60" SSMH #6 9.00 VF
RIM = 2984.67
NW 8" INV IN = 2975.87
NE 8" INV OUT = 2975.67

48" SSMH #7 9.00 VF
RIM = 2981.71
SW 8" INV IN = 2972.91
NE 8" INV OUT = 2972.71

48" SSMH #8 9.00 VF
RIM = 2980.66
SW 8" INV IN = 2971.86
N 8" INV OUT = 2971.66

48" SSMH #9 9.00 VF
RIM = 2979.61
S 8" INV IN = 2970.81
N 8" INV OUT = 2970.61

60" SSMH #10 9.39 VF
RIM = 2978.55
W 8" INV IN = 2969.36
S 8" INV IN = 2969.36
N 8" INV IN = 2969.36
E 8" INV OUT = 2969.16

60" SSMH #11 9.00 VF
RIM = 2974.15
W 8" INV IN = 2965.35
S 8" INV IN = 2965.35
E 8" INV OUT = 2965.15

48" SSMH #12 9.00 VF
RIM = 2975.19
N 8" INV OUT = 2966.19

60" SSMH #13 8.34 VF
RIM = 2968.69
W 8" INV IN = 2960.55
N 8" INV IN = 2960.55
S 8" INV OUT = 2960.35

48" SSMH #17 9.00 VF
RIM = 2978.92
S 8" INV OUT = 2969.92

48" SSMH #18 6.05 VF
RIM = 2966.93
N 8" INV IN = 2961.08
S 8" INV OUT = 2960.88

48" SSMH #19 4.30 VF
RIM = 2965.63
S 8" INV OUT = 2961.33

48" SSMH #20 5.32 VF
RIM = 2962.91
S 8" INV IN = 2957.59

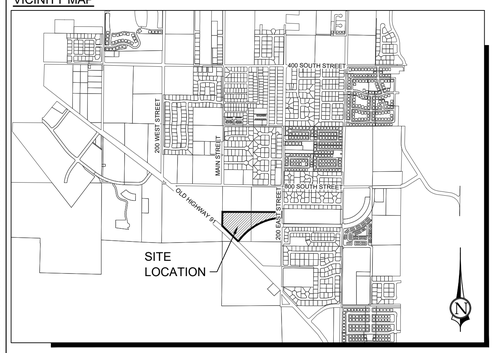
60" SSMH #14 6.29 VF
RIM = 2965.97
N 8" INV IN = 2959.88
E 8" INV OUT = 2959.68

60" SSMH #15 3.63 VF
RIM = 2962.14
W 8" INV IN = 2958.71
S 8" INV OUT = 2958.51
N 8" INV OUT = 2958.61

EX. 60" SSMH #16 7.24 VF
RIM = 2963.62
N 8" INV IN = 2956.58
S 8" INV OUT = 2956.38
CONNECT TO EX SEWER MANHOLE

103 LF 8" SDR 35 @ 2.60%
215 LF 8" SDR 35 @ 2.81%
215 LF 8" SDR 35 @ 2.32%
254 LF 8" SDR 35 @ 1.50%
321 LF 8" SDR 35 @ 1.43%
112 LF 8" SDR 35 @ 0.50%
96 LF 8" SDR 35 @ 1.31%
61 LF 8" SDR 35 @ 0.50%
50 LF 8" SDR 35 @ 0.50%
65 LF 8" SDR 35 @ 0.50%
94 LF 8" SDR 35 @ 0.50%
205 LF 8" SDR 35 @ 0.50%
195 LF 8" SDR 35 @ 0.50%
58 LF 8" SDR 35 @ 1.47%
60 LF 8" SDR 35 @ 0.50%
192 LF 8" SDR 35 @ 0.50%
386 LF 8" SDR 35 @ 0.50%

VICINITY MAP



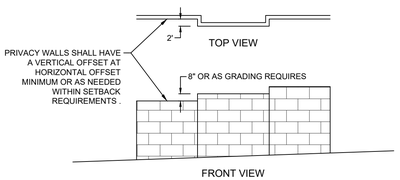
LEGAL DESCRIPTION

WESTERN PORTION (WHITE)
BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 8, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8, AND RUNNING THENCE S 89°25'15" E 669.11 FEET ALONG THE NORTH NORTH (N-N) 1/64 LINE, TO THE NORTHWEST NORTHWEST (NW-NW) 1/64 CORNER; THENCE S 0°40'01" W 667.04 FEET, ALONG THE WEST WEST (W_W) 1/64 LINE OF SAID SECTION 8, TO THE CENTER WEST NORTHWEST 1/64 CORNER OF SAID SECTION 8; THENCE N 89°33'17" W 294.18 FEET ALONG THE NORTH 1/16TH LINE OF SAID SECTION 8, TO A POINT ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 91; THENCE N 43°40'31" W 536.09 FEET ALONG SAID LINE, TO A POINT ON THE SAID WEST LINE OF SECTION 8; THENCE N 0°37'14" E 283.76 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

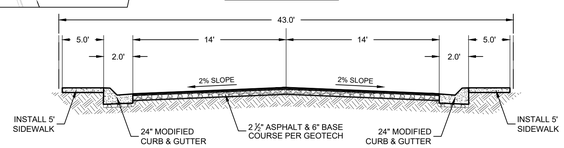
EASTERN PORTION (HAFEN)
BEGINNING AT A POINT BEING S 0°42'49" W 820.52 FEET ALONG THE WEST 1/16TH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°17'11" W 24.75 FEET FROM THE WEST 1/16TH CORNER ON THE NORTH LINE OF SAID SECTION 8, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF 200 EAST STREET, AND RUNNING THENCE N 89°39'42" W 11.83 FEET, TO THE POINT OF A 1055.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 679.61 FEET THROUGH A CENTRAL ANGLE OF 36°53'30", TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210061142, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 0°40'01" E 369.03 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20070034915, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°25'15" E 644.36 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST RIGHT OF WAY OF 200 EAST STREET; THENCE S 0°42'49" W 154.98 FEET, TO THE POINT OF BEGINNING.

CONTAINS A COMBINED 517,901 SQ FT OR 11.89 ACRES MORE OR LESS

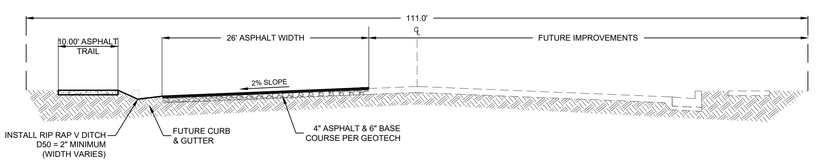
PRIVACY WALL DETAIL



43' PUBLIC STREET



111' PUBLIC STREET (WESTERN CORRIDOR - LILY PLACE TO 200 EAST)



LEGEND

- STREET LIGHT
- 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
- EXISTING IRRIGATION LINE
- C-900 IRRIGATION "PURPLE" LINE
- 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
- DETENTION BASIN DEDICATED TO IVINS CITY
- RIGHT-OF-WAY HATCH DEDICATED TO IVINS CITY

0 25 50 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PROJECT INFO

RESIDENTIAL AREA: 11.89 ACRES
ZONE: R-1-7.5
UNITS: 34 LOTS (SINGLE PHASE)

PUBLIC STREETS

OWNER / DEVELOPER CONTACT
JOHN & ELLEN WHITE (OWNER)
JON CROCKETT (APPLICANT)
435-229-3132

PARCEL: I-6-2-8-4430 & I-6-2-8-4420
MAIN STREET & OLD HWY 91

BLACK STONE

PRELIMINARY PLAN

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

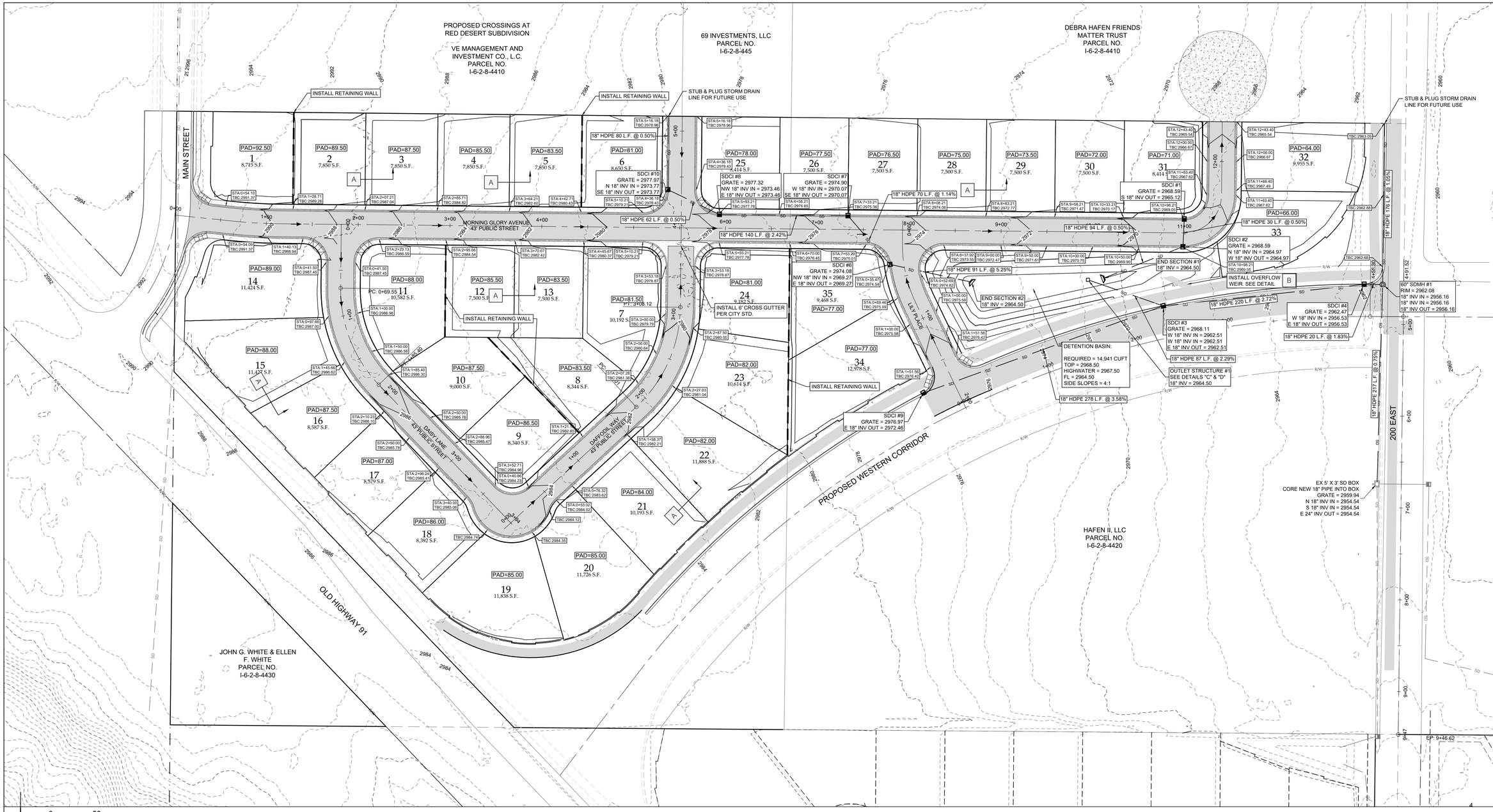
CivilScience

BLACK STONE
PRELIMINARY PLAN
LOCATED IN IVINS, UTAH

PROJ. #:	21266
DRAWN BY:	AWS
DATED:	7/13/2022
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'

SHEET 1 OF 3

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21266.00 - BLACK STONE\700 - CAD\DESIGN\21266 MP.DWG



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

BLACK STONE

PRELIMINARY GRADING PLAN

LOCATED IN IVINS, UTAH

PROJ. #:	21266
DRAWN BY:	AWS
DATED:	7/13/2022
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	2 OF 3

0 25 50 100

SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED STORM DRAIN (SD)
- EXISTING STORM DRAIN
- TEMPORARY DRAINAGE DITCH
- PROPOSED RETAINING WALL
- DRAINAGE FLOW DIRECTION
- PAD=00.00 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION

GRADING NOTES

APPROXIMATELY 12,625 CU.YD. OF CUT, 10,649 CU.YD. OF FILL AND 1,976 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. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS FOR PHASE 1 & ADJACENT PHASE 2 LOTS.

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 IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

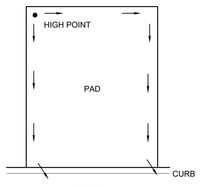
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

BACKFILL MATERIAL FOR PLASTIC PIPE IS CLASS 1 OR CLASS 2

LID CALCULATIONS RESULTED IN RESIDENTIAL LOTS BEING ABLE TO RETAIN RAINFALL ON THE LOTS IF DISCONNECTED ROOF DRAINS ARE USED. CALCULATIONS WILL BE PROVIDED WITH FINAL LID REPORT.

TYPICAL LOT DRAINAGE

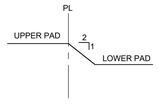
(UNLESS OTHERWISE NOTED)



DRAINAGE NOTES:
1- DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM
2- DRAIN FROM REAR OF PAD TO STREET
3- FLOW LINE OF DRAINAGE SWALE TO BE 1% MINIMUM

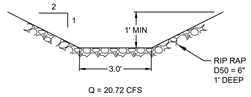
A SECTION A

TYPICAL GRADING



B OVERFLOW WEIR

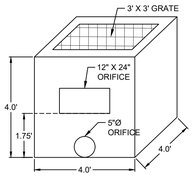
NOT TO SCALE



Q = 20.72 CFS

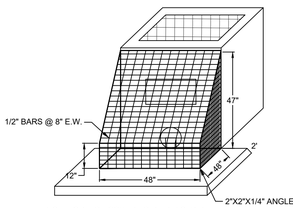
C OUTLET STRUCTURE #1

NOT TO SCALE



D ORIFICE COVER

GALVANIZED + POWDER COATED



NOTE: ORIFICE COVER TO BE PLACED IN FRONT OF ORIFICE (NOT ATTACHED) ON A CONCRETE PAD TO PREVENT CLOGGING FROM DEBRIS.

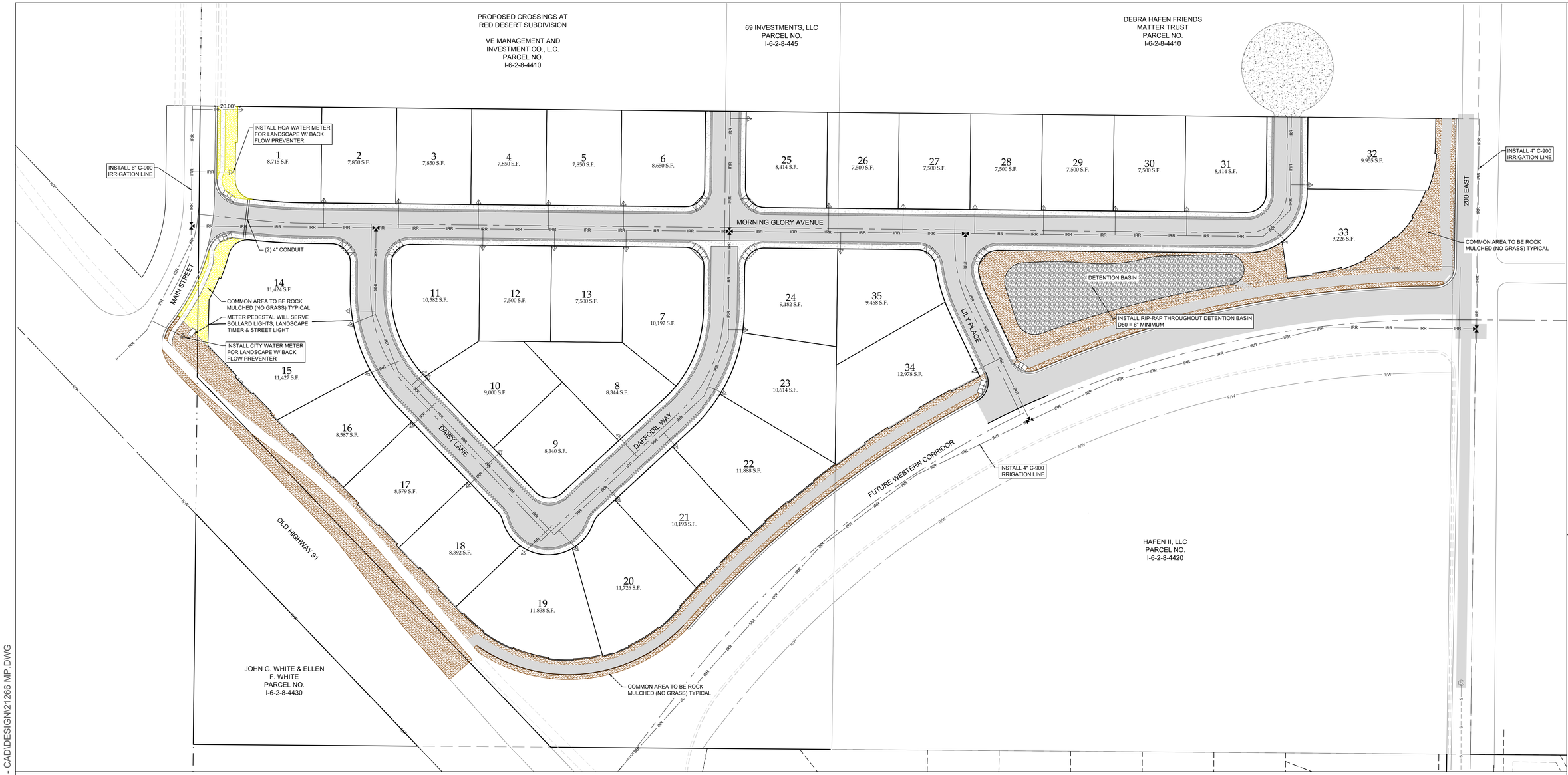
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PROPOSED CROSSINGS AT
RED DESERT SUBDIVISION

VE MANAGEMENT AND
INVESTMENT CO., L.C.
PARCEL NO.
I-6-2-8-4410

69 INVESTMENTS, LLC
PARCEL NO.
I-6-2-8-445

DEBRA HAFEN FRIENDS
MATTER TRUST
PARCEL NO.
I-6-2-8-4410



PLANT DENSITY REQUIREMENTS - SECTION 12

SECTION	CATEGORY	EXACT NUMBER OF EACH PLANT PER 1000 SQ. FT. OF LANDSCAPED AREA
1.	LARGE TREES	1/2 (1 PER 2000 SQ. FT.)
2.	SMALL TREES	1/2
3.	LARGE DESERT ACCENT	1
4.	SMALL DESERT ACCENT	5
5.	SHRUBS	1
6.	GRASSES	2
7.	GROUND COVERS	1
8.	FLOWERING PERENNIALS	10
9.	LARGE LANDSCAPE ROCKS	10

NOTE: FROM SECTION 12 - PLANT DENSITY. THIS LIST IS AN AVERAGE FOR THE OVERALL CONTIGUOUS SQUARE FOOTAGE. ABOVE PLANTS AND ROCKS NEED NOT NECESSARILY APPEAR EVERY 1000 SQ. FT. HOWEVER THE TOTAL PLANTS PER AREA MUST BE EQUAL TO THE ABOVE NUMBERS, TIMES THE TOTAL SQUARE FEET, DIVIDED BY 1000. PLANTING FOR AREAS SMALLER THAN 1000 FEET MUST BE BROKEN DOWN ACCORDINGLY.

LEGEND

- CITY-MAINTAINED LANDSCAPE AREA 40,380 SQ. FT.
- HOA-MAINTAINED LANDSCAPE AREA 3,319 SQ. FT.
- DETENTION BASIN RIP-RAP AREA 12,286 SQ. FT.

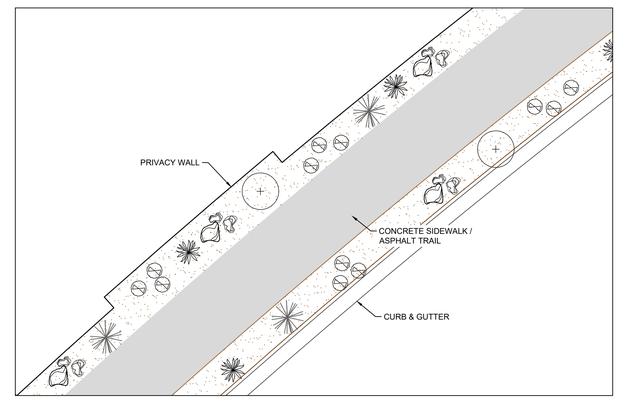
0 50
25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

RECOMMENDED LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size	Notes
	Trees			
+	MAVERICK MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK"	24" BOX	STAKED
+	HOLLY OAK	QUERCUS ILEX	24" BOX	STAKED
	Accents			
	YELLOW BIRD OF PARADISE	CAESALPINIA GILLIESII	15 GAL	
	RED YUCCA	HESPERALOE PARVIFLORA	3' X 3'	
	GRAY DESERT SPOON	DASYLIRION WHEELERI	5' X 5'	
	Shrubs			
+	TEXAS RANGER, MIX	LEUCOPHYLLUM CANDIDUM, LAEVIGATUM	5 GAL	
	Flowering Perennials			
	DESERT PAINTBRUSH	CASTILLEJA CHROMOSA	1 GAL	
	ROCK MULCH TYPE 1	1/2" MINUS CHAT - LIGHT BROWN	1/2" MINUS.	3" DEPTH
	BOULDERS	BEIGE SANDSTONE	3'-5' DIA.	

IVINS CITY LANDSCAPE NOTES:

1. ALL CITY MAINTAINED AND/OR OWNED LANDSCAPE IMPROVEMENTS TO BE CONSTRUCTED TO IVINS CITY PARKS & RECREATION STANDARDS AND SPECIFICATIONS DATED JULY 2019. SEE SECTION 16 GENERAL LANDSCAPE NOTES BELOW.
2. GRADING OF THE LANDSCAPED AREA - WHEREVER AREA ALLOWS, BUILD BERMS AND SWELLS AS GRADING IS DONE IN ORDER TO ADD INTEREST TO THE LANDSCAPE. HOWEVER, AVOID SITUATIONS WHERE GRADE IS TOO SEEP, THUS ALLOWING DIRT, GRAVEL OR ROCK TO SPILL OR WASH ONTO WALKS OR STREET. THIS WILL CONSTITUTE A SAFETY HAZARD AND REQUIRE REMOVAL OF ALL MATERIALS AND REGRADING AND RE-LANDSCAPING OF AREAS AT CONTRACTOR'S EXPENSE. PRIOR TO PLANTING OR IRRIGATION INSTALLATION, ARRANGE THOUGH YOUR GENERAL CONTRACTOR, AN INSPECTION OF GRADED AREA BY THE IVINS CITY PARKS SUPERVISOR.
3. PRIOR TO THE LANDSCAPE BEING ACCEPTED BY IVINS CITY, ALL PLANTS SHALL BE HEALTHY, FULL, WELL FORMED AND FREE OF DEAD OR ASYMMETRICAL BRANCHING. ALL PLANTS SHALL BE INSTALLED STRAIGHT, SYMMETRICALLY AND AT THE PROPER DEPTH. THEY SHALL BE PLACED SO AS TO DISPLAY TH E MOST ATTRACTIVE ASPECT OF THE PLANT TOWARD THE STREET. NO FOLIAGE SHALL BE ALLOWED TO BE LEFT COVERED BY DIRT OR GRAVEL. ALL WEEDS, TRASH AND DEBRIS SHALL BE REMOVED AND A FRESH APPLICATION OF PRE-EMERGENT SHALL BE WATERED IN. ALL PLANTS, GRAVEL, RIVER ROCK AND LANDSCAPE BOULDERS SHALL BE WASHED CLEAN. ALL NEARBY WALLS, SIDEWALKS AND PAVING SHALL ALSO BE WASHED CLEAN. SPRINKLERS SHALL BE IN GOOD OPERATING CONDITION, WITH ALL VALVE BOXES VISIBLE AND SET AT PROPER HEIGHT. ALL DRIP EMITTERS SHALL BE VISIBLE ABOVE GROUND. (EMITTERS ARE TO BE INSTALLED AT THE END OF THE ¼ INCH LINE) ALL DRIP TUBING SHALL BE COVERED BY GRAVEL OR RIVER ROCK.
4. TOPSOIL FOR THE LANDSCAPE SHALL BE FREE OF ROCKS, CLODS, ASPHALT, CONCRETE AND TRASH. SOIL SHALL BE SANDY AND PROVIDE EXCELLENT DRAINAGE FOR DESERT PLANTS.
5. AS BUILT DRAWINGS SHALL BE PROVIDED TO THE PARKS & RECREATION DEPARTMENT; THREE PAPER COPIES AND ELECTRONIC FORMAT ON CD. PLEASE MEET WITH IVINS PARKS DEPARTMENT PRIOR TO BEGINNING WORK ON ANY LANDSCAPE AREA THAT WILL BECOME THE RESPONSIBILITY OF IVINS CITY. IF THE CONTRACTOR DOES NOT MEET WITH THE PARKS REPRESENTATIVE PRIOR TO WORK BEGINNING TO MAKE SURE THEY ARE INSTALLING THE CORRECT MATERIAL, CONTROLLERS, VALVES, ETC. THEY WILL BE REQUIRED TO TAKE OUT ANY INCORRECT MATERIAL OR ANYTHING NOT INSTALLED ACCORDING TO IVINS CITY SPECIFICATIONS.
6. ALL IRRIGATION MUST BE INSPECTED BY IVINS CITY PARKS DEPARTMENT PRIOR TO BEING BURIED. IF IT IS BURIED PRIOR TO INSPECTION, IT WILL NEED TO BE DUG UP BY THE CONTRACTOR AT THEIR OWN EXPENSE AND THEN INSPECTED BY THE PARKS DEPARTMENT AND RE-BURIED.
7. THE OWNER/DEVELOPER SHALL ARRANGE FOR THE APPROPRIATE SIZE WATER METER FOR THE LANDSCAPE TO BE INSTALLED AND FOR POWER FOR THE IRRIGATION CONTROLLER. THEY WILL PAY ALL DEPOSITS AND METER COSTS AND PAY THE WATER AND POWER BILL DURING THE ONE YEAR WARRANTY PERIOD.
8. THE ONE YEAR WARRANTY PERIOD WILL BEGIN AFTER THE LANDSCAPE HAS BEEN INSPECTED AND APPROVED BY THE IVINS CITY PARKS DEPARTMENT AND WRITTEN NOTICE PROVIDED TO THE OWNER/DEVELOPER OF ACCEPTANCE.
9. AT THE CONCLUSION OF THE ONE YEAR WARRANTY PERIOD, THE IVINS PARKS DEPARTMENT WILL INSPECT THE LANDSCAPE, INCLUDING IRRIGATION SYSTEM, PLANTS AND ROCK MATERIAL. THE OWNER/DEVELOPER SHALL REPAIR OR REPLACE ANYTHING THAT IS NOT FUNCTIONING PROPERLY, IS DAMAGED OR DEAD. THEY WILL BURY ANY IRRIGATION LINES THAT MAY BE EXPOSED. IF ROCK MATERIAL IS DETERMINED TO BE INADEQUATE, MORE WILL BE ONCE THE LANDSCAPE HAS BEEN APPROVED BY THE IVINS PARKS DEPARTMENT, THE OWNER/DEVELOPER WILL BE NOTIFIED IN WRITING AND IVINS CITY WILL CHANGE THE BILLING FOR WATER TO IVINS CITY AND WILL BEGIN MAINTENANCE OF THE LANDSCAPE BUFFER.



EXAMPLE PLANT DETAIL

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

CivilScience

BLACK STONE
PRELIMINARY LANDSCAPE PLAN
LOCATED IN IVINS, UTAH

PROJ. #: 21266
DRAWN BY: AWS
DATED: 7/13/2022
CHECKED BY: KCS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 3 OF 3

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21266.00 - BLACK STONE\1700 - CAD\DESIGN\21266 MP.DWG