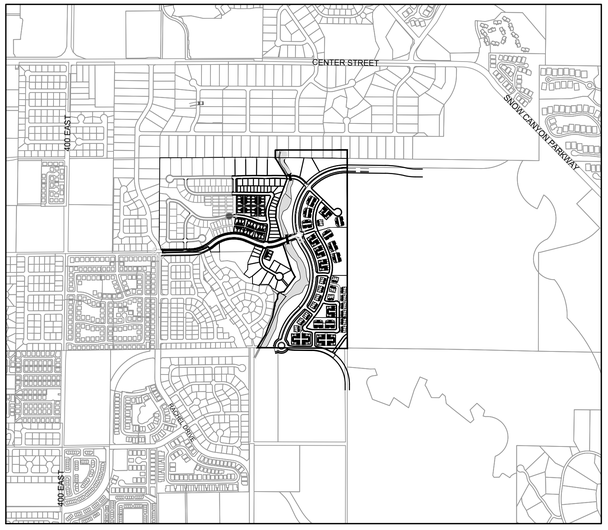
B&G PROJECT NUMBER 221251

THE RETREAT AT SNOW CANYON - EAST RESORT

PRELIMINARY PLANS

LOCATED IN IVINS, UTAH

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5 AND
NORTHWEST 1/4 OF SECTION 4
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP
1" = 1000'

SHEET NO.	DESCRIPTION
C1.1	COVER SHEET
C1.2	GENERAL NOTES
C1.3	OVERALL PHASING PLAN
C2.1	SITE & SIGNAGE PLAN
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C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	GRADING PLAN
C3.4	GRADING PLAN
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C4.1	PLAN & PROFILE (HAMBLIN PARKWAY)
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C4.3	PLAN & PROFILE (HAMBLIN PARKWAY)
C4.4	PLAN & PROFILE (RETREAT DRIVE)
C4.5	PLAN & PROFILE (RETREAT DRIVE)
C4.6	PLAN & PROFILE (PAINTED DESERT WAY)
C4.7	PLAN & PROFILE (CHIMNEY ROCK COURT)
C4.8	PLAN & PROFILE (SADDLEBACK COURT)
C4.9	PLAN & PROFILE (PINE CREEK PLACE)
C4.10	PLAN & PROFILE (QUAIL HOLLOW LANE)
C4.11	PLAN & PROFILE (RIZE UP LANE)
C4.12	PLAN & PROFILE (CACTUS ROSE LANE)
C4.13	PLAN & PROFILE (SHADOW MOUNTAIN LANE)
C4.14	PLAN & PROFILE (400 SOUTH)
C4.15	PLAN & PROFILE (400 SOUTH)
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C5.5	OVERALL SEWER PLAN
C8.1	EROSION CONTROL PLAN
C9.1 - C9.9	SITE CROSS SECTIONS



PROJECT AREA
1" = 300'

SEPTEMBER 2023

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

OWNER / DEVELOPER

RIZE CAPITAL, LLC
CONTACT: JERRY MIYAHARA
ANCESTOR SQUARE
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GEOTECHNICAL ENGINEER: G. WAYNE ROGERS
(435) 673-6850
1420 SOUTH 270 EAST
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BLUE STAKES LOCATION CENTER (UTAH)

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No.	Date	By	Revision

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DATE: 9/11/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

COVER SHEET
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C1.1

FILE: 221251 - PRELIMINARY

X:\221000-221999\221251 - SITLA 120 Acres\Drawings\Improvement Plans\East of Hamblin\Cover.dwg

GENERAL NOTES

1 COMPLIANCE
1. ALL WORK TO CONFORM WITH THE GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3 COORDINATION & VERIFICATION
1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4 SAFETY AND PROTECTION
1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS, VISITORS AND PUBLIC. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

6 GRADING / SOILS
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7 UTILITIES
1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8 SURVEY CONTROL
1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE CLOSEST HORIZONTAL LOCATION (STATION OR LOT CORNER) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING LIKE CONDITION ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9 AMERICAN DISABILITIES ACT
1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
*ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
*ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
*RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		SECTION LINE
		CENTER LINE
	PL	PROPERTY LINE
R/W	R/W	RIGHT OF WAY LINE
	EASEMENT	EASEMENT LINE
DITCH	EX DITCH	DITCH FLOWLINE
X	EX FENCE	FENCE LINE
TV	EX TV	CABLE TV LINE
FO	EX FO	FIBER-OPTIC CABLE
G	EX GAS	NATURAL GAS LINE
IRR	EX IRR	IRRIGATION LINE
OHP	EX OHP	OVERHEAD POWER LINE
P	EX PWR	POWER LINE
T	EX PH	TELEPHONE LINE
S	EX SWR	SANITARY SEWER LINE
SD	EX SD	STORM DRAIN LINE
W	EX WTR	WATER LINE
	EX FENCE	FENCE
	EOA	EDGE OF ASPHALT
	SETBACK	SETBACK LINE
	ADA ADA	ADA ROUTE (Max Slope 2%)
2600	2600	CONTOUR LINE
		CURB & GUTTER (STANDARD)
		CURB & GUTTER (OUTFALL)
		CONCRETE PAVEMENT
		STD. DUTY ASPHALT
		HEAVY DUTY ASPHALT

	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	STREET MONUMENT
	BRASS CAP MONUMENT
PP	POWER POLE
UP	UTILITY POLE
GUY	GUY ANCHOR
	POWER TRANSFORMER
	LIGHT POLE
E	TELEPHONE RISER/MANHOLE
	TRAFFIC SIGNAL BOX/LIGHT
	WATER METER
	WATER VALVE
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
D	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN CATCH BASIN
4500	SPOT ELEVATION
	FLOW DIRECTION
	SIGN (PER PLAN)
	STOP SIGN

ABBREVIATIONS

AC	ACRE
BM	BENCHMARK
BOW	BOTTOM OF WALL
℄	CENTERLINE
CP	CONTROL POINT
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CONC	CONCRETE
CONST	CONSTRUCTION
CMP	CORRUGATED METAL PIPE
DIA or Ø	DIAMETER
E	EAST
EOA	EDGE OF ASPHALT
ELEV	ELEVATION
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FT	FEET
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HW	HIGH WATER
HWY	HIGHWAY
IE	INVERT ELEVATION
IRR	IRRIGATION
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
POC	POINT OF CONNECTION
PWR	POWER
℄	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RCP	REINFORCED CONCRETE PIPE
R&C	REBAR & CAP
REV	REVISION
ROW	RIGHT-OF-WAY
SLB&M	SALT LAKE BASE & MERIDIAN
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SS	SANITARY SEWER
SD	STORM DRAIN
SEC	SECTION
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FEET
SQ YD	SQUARE YARD
STA	STATION
STD	STANDARD
STM	STORM
T	TOWNSHIP
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOS	TOP OF SIDEWALK
TOW	TOP OF WALL
TRANS	TRANSFORMER
U.N.O.	UNLESS NOTED OTHERWISE
WH	WALL HEIGHT
WTR	WATER
WV	WATER VALVE
W	WEST

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

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www.bushandgudgell.com

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DRAWN: TJR
APPROVED:
SCALE: NA
JOB NO. 221251

CONSTRUCTION NOTES
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C1.2

FILE: 221251 – PRELIMINARY

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GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OVERALL PHASING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
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No	Date	By	Revision

09/11/2023
No. 277436
TODD D. PACE
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

SHEET C1.3

FILE: 22125 - PRELIMINARY

MATCH IMPROVEMENTS TO BE INSTALLED BY ADJACENT DEVELOPMENT/DEVELOPER

PROJECT BOUNDARY

PRIVACY WALL

HAMBLIN PARKWAY (110' PUBLIC ROW) (62' CURB TO CURB)

R700.00'

R48.00'

PAINTED DESERT WAY-CIRCLE (43' PUBLIC ROW) (33' CURB TO CURB)

1

2

3

4

5

6

7

10

PHASE 2

PHASE 1

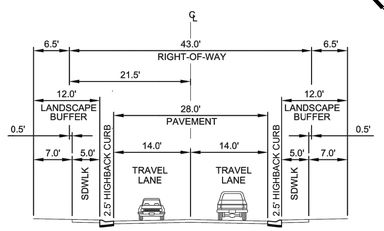
RETREAT DRIVE (43' PUBLIC ROW) (33' CURB TO CURB)

CANYON ROCK CIRCLE (43' PUBLIC ROW) (33' CURB TO CURB)

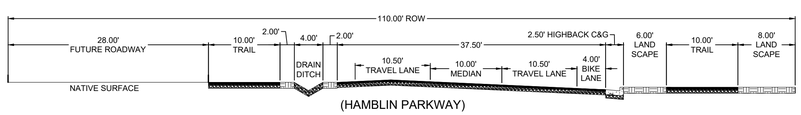
PRIVACY WALL

BOLLARDS PER CITY STANDARD DRAWING L-03 80' SPACING TYP.

FINAL DESIGN OF ROUNDABOUT TO BE COMPLETED WITH IMPROVEMENT PLANS



RESIDENTIAL ALTERNATIVE 43'
(INTERIOR STREETS)



(HAMBLIN PARKWAY)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

No	Date	By	Revision

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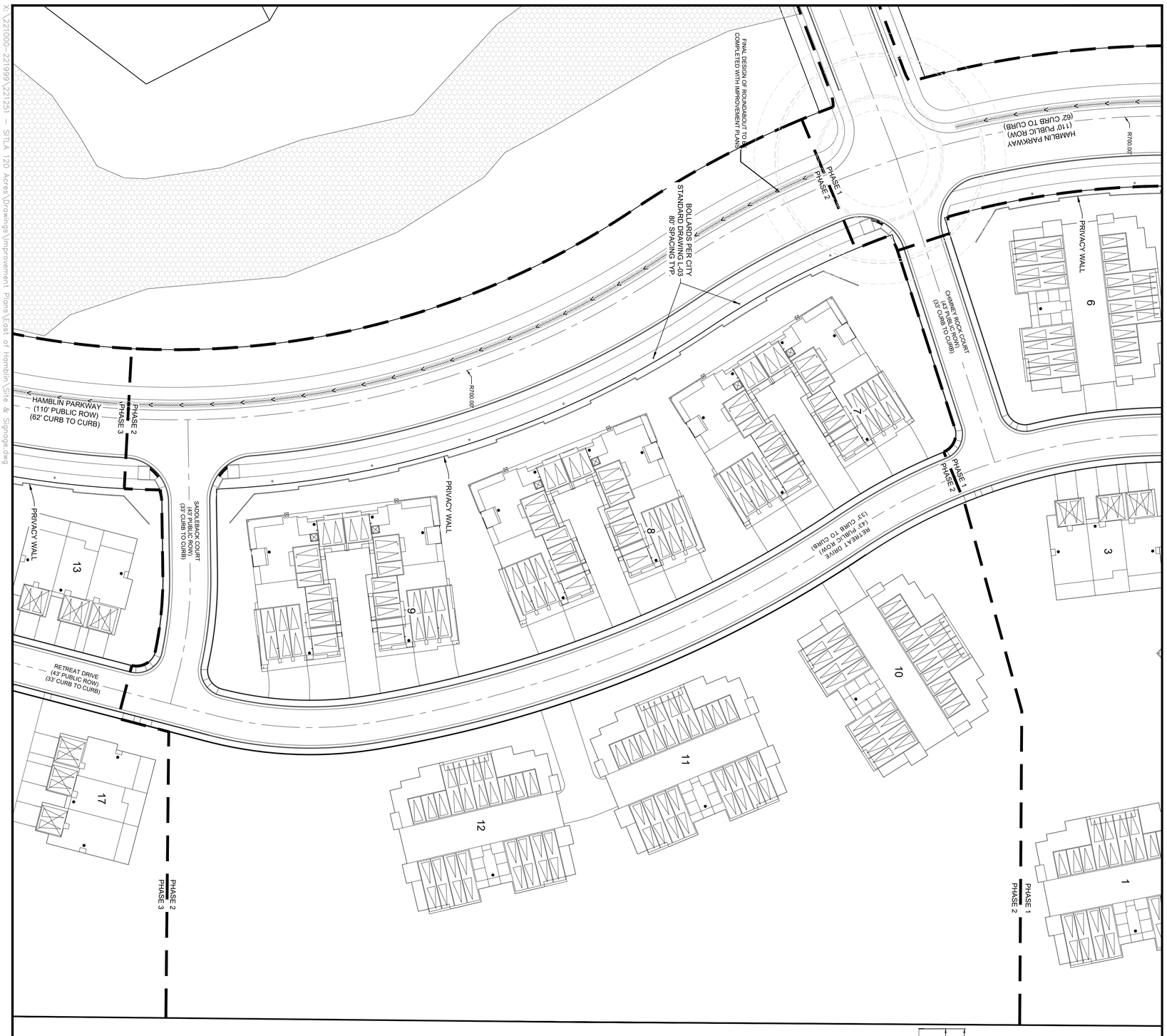
SITE & SIGNAGE PLAN

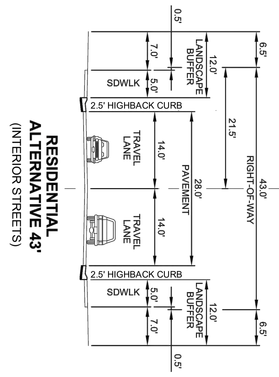
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

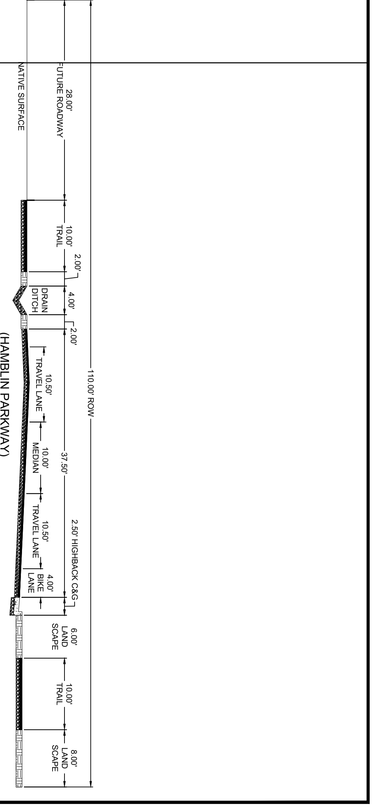
SHEET
C2.1

FILE: 221251 - PRELIMINARY

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft
0 20 40 80

N

SITE & SIGNAGE PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET C2.2

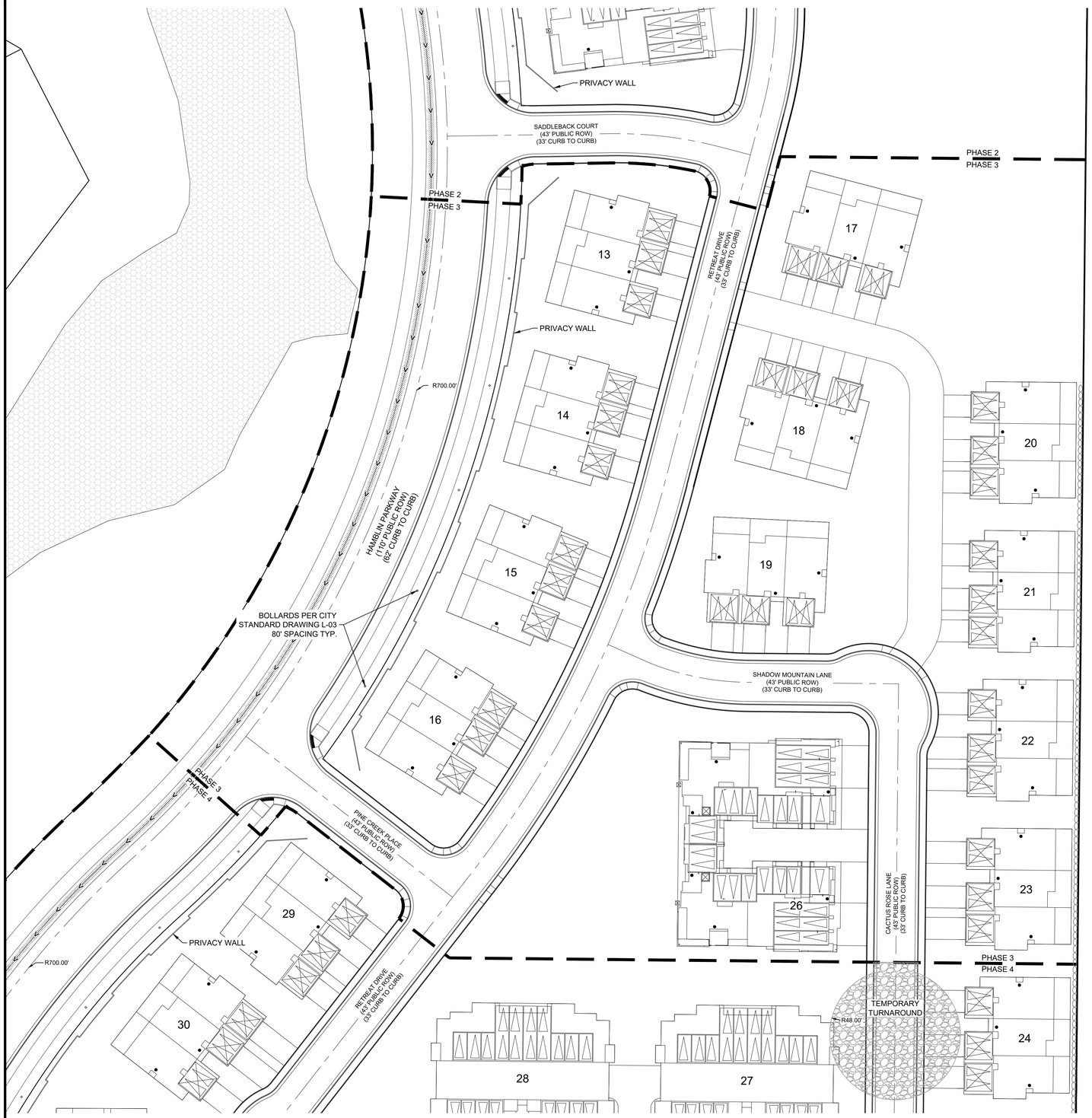
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JOB NO. 221251

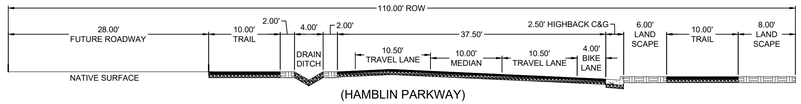
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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

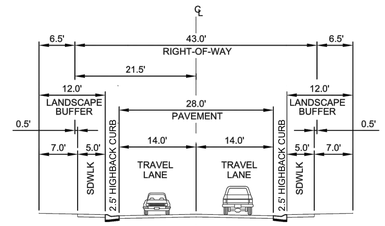
No	Date	By	Revision

PROFESSIONAL ENGINEER
STATE OF UTAH
09/11/2023
No. 277436
TODD D. PACE





(HAMBLIN PARKWAY)



RESIDENTIAL
ALTERNATIVE 43'
(INTERIOR STREETS)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

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DATE: 9/11/2023
DRAWN: LJR
APPROVED:
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JOB NO.: 221251

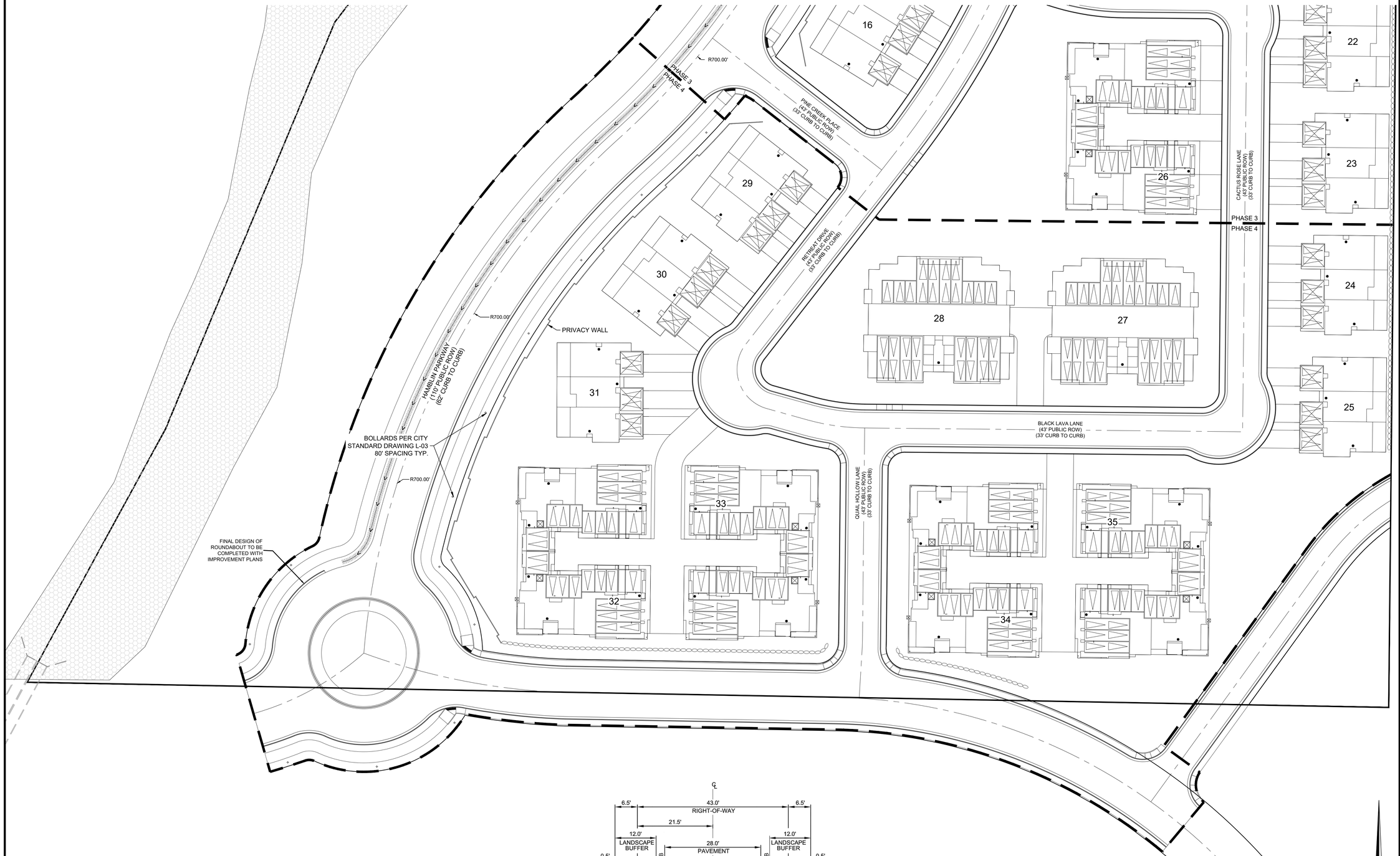
SITE & SIGNAGE PLAN

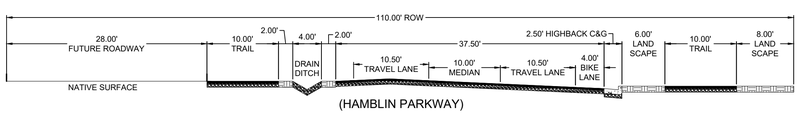
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C2.3

FILE: 221251 - PRELIMINARY

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(HAMBLIN PARKWAY)

RESIDENTIAL ALTERNATIVE 43'
(INTERIOR STREETS)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

No.	Date	By	Revision

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DATE: 9/11/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
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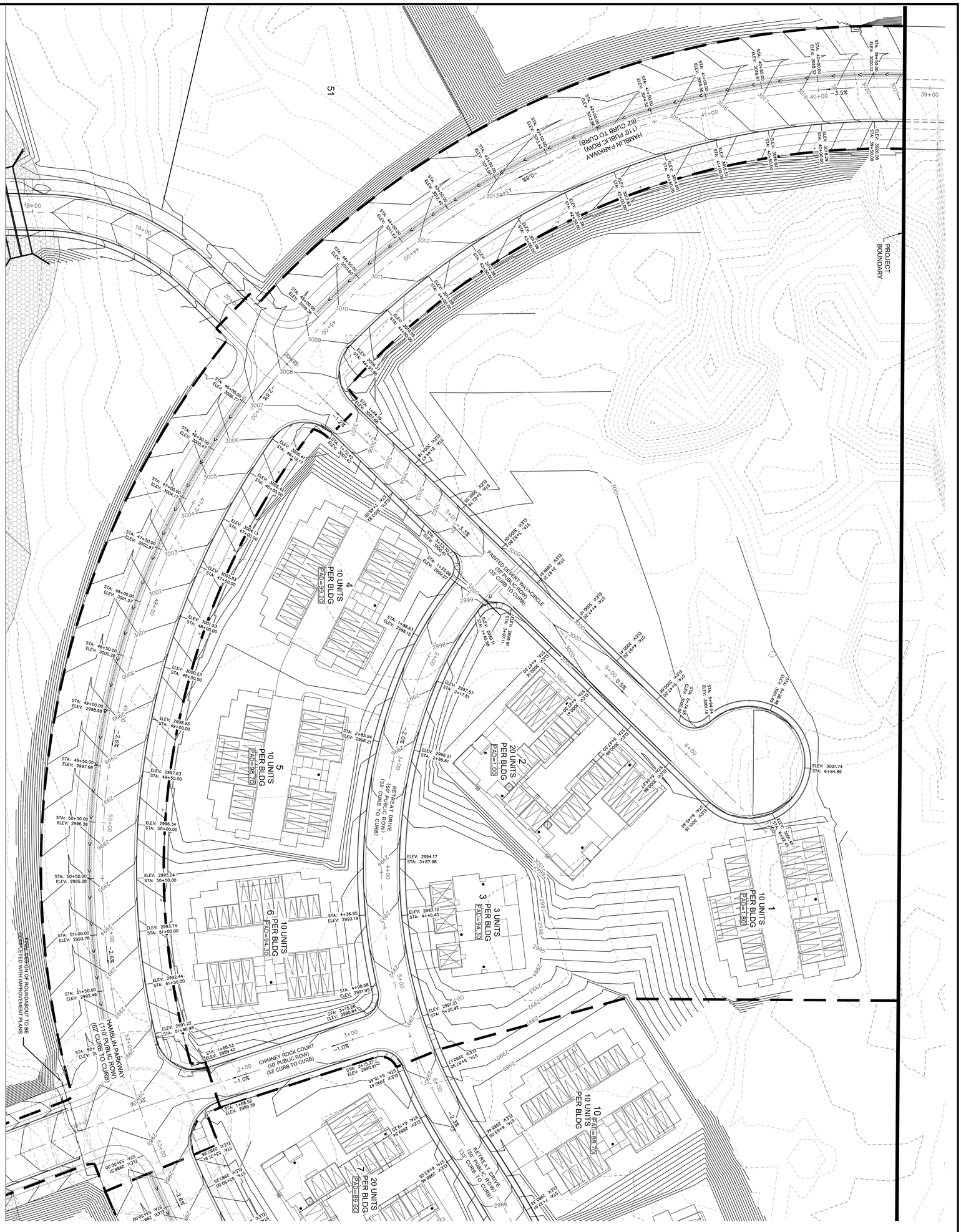
SITE & SIGNAGE PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C2.4

FILE: 221251 – PRELIMINARY

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GRADING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET C3.1

DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

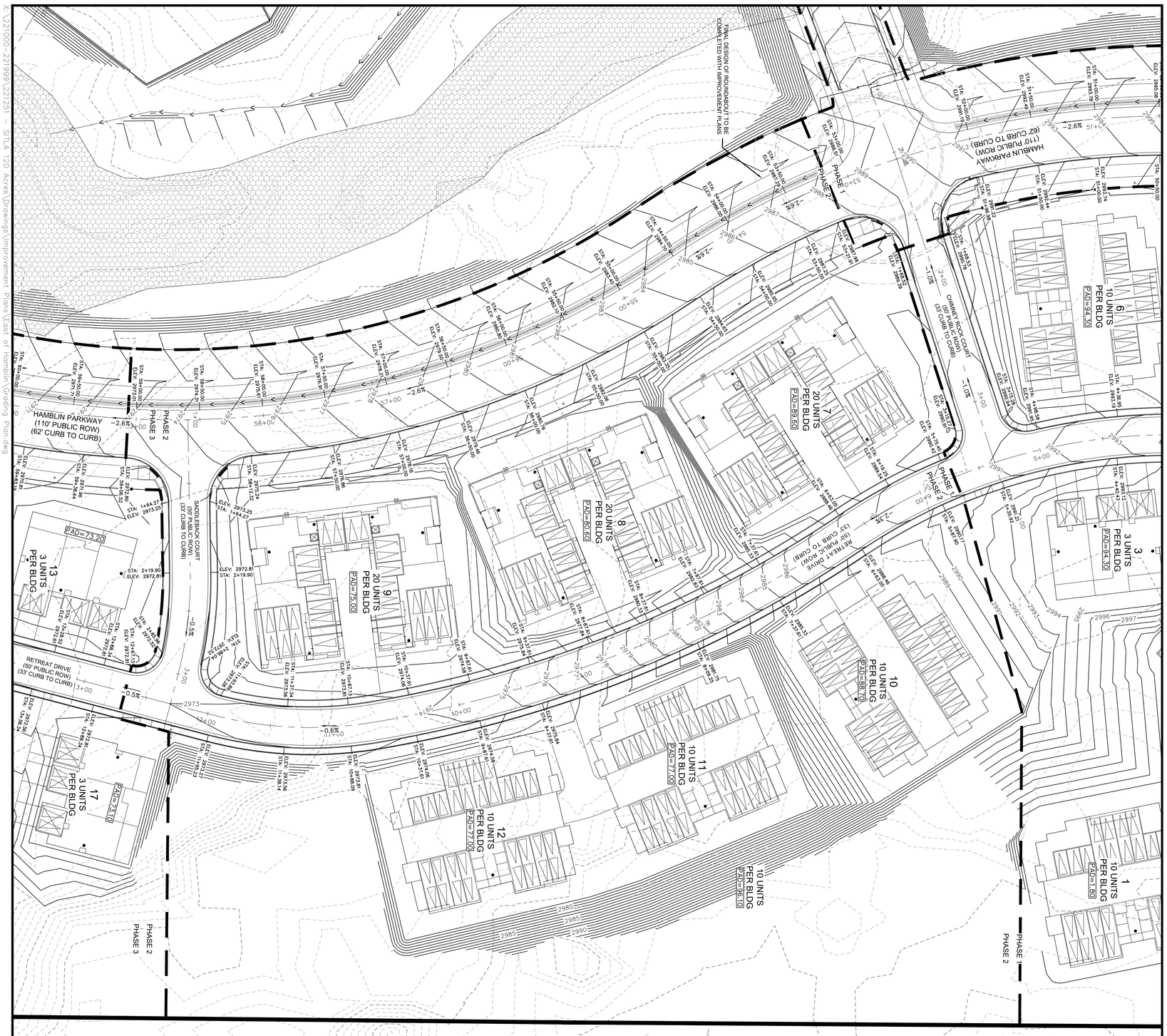
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No	Date	By	Revision

PROFESSIONAL ENGINEER
STATE OF UTAH
09/11/2023
No. 277436
TODD D. PAGE

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

GRADING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

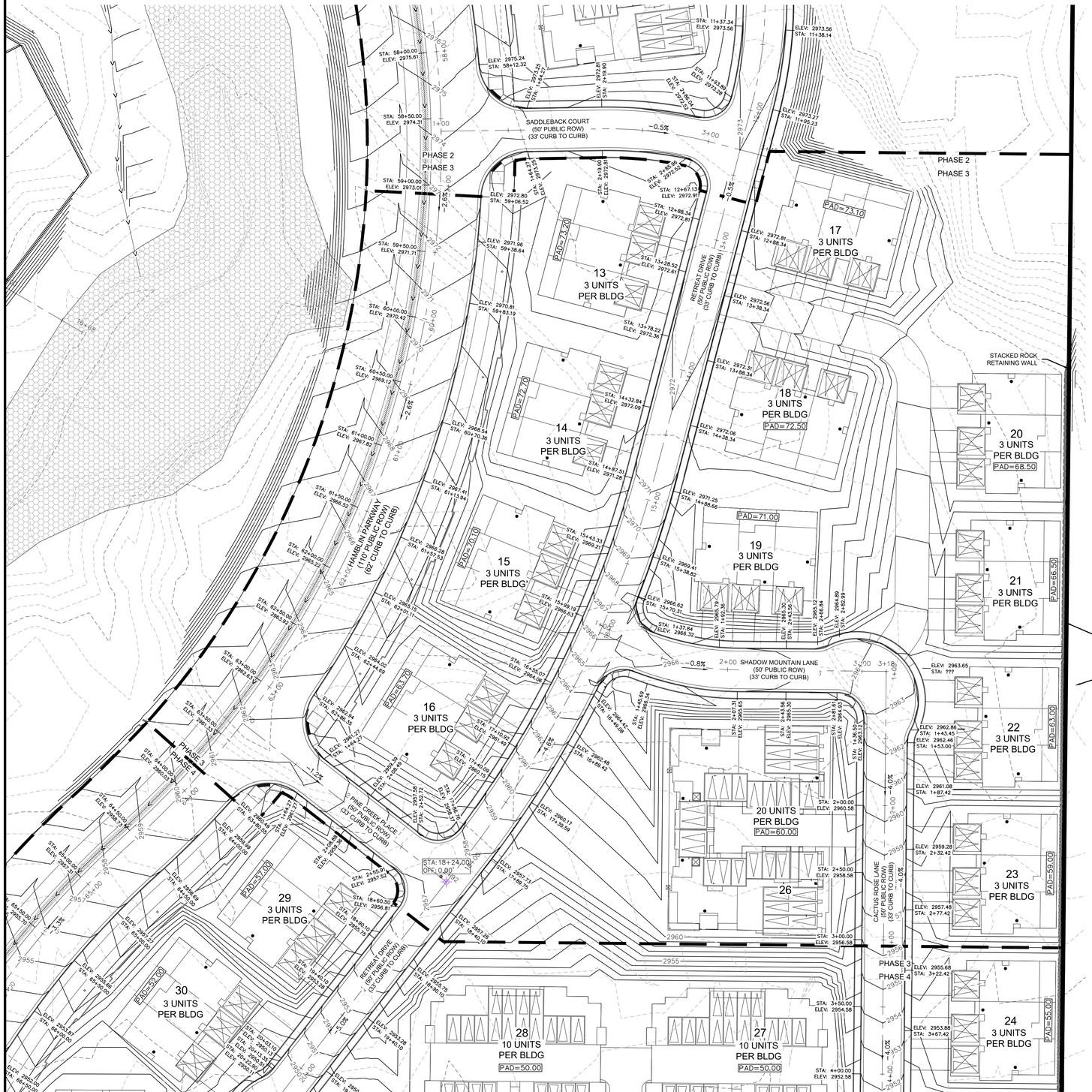
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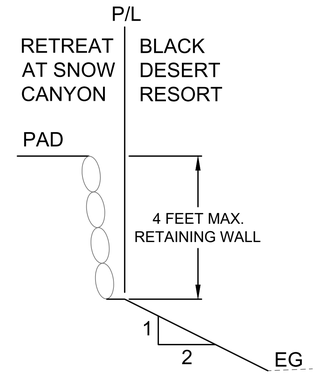
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No	Date	By	Revision

PROFESSIONAL ENGINEER
TODD D. PACE
No. 277436
09/11/2023





GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

No	Date	By	Revision

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DATE: 9/8/2023
DRAWN: JR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

GRADING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C3.3

FILE: 221251 – PRELIMINARY

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

GRADING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET C3.4

DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

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No. 277436
TODD D. PAGE
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

FILE: 22125 - PRELIMINARY

SDCI # (14)
18" INV OUT = 3002.00 (NW)

61.01 L.F. 18"
HDPE Pipe @ 2.00%

SDCI # (32)
18" INV IN = 3000.78 (SE)
18" INV OUT = 3000.78 (W)

57.25 L.F. 18"
HDPE Pipe @ 2.00%

SDCI # (1)
18" INV IN = 2999.63 (E)
18" INV OUT = 2999.63 (W)

183.37 L.F. 18"
HDPE Pipe @ 5.80%

FLARED END SECTION # (2)
18" INV IN = 2989.00 (E)

SDCI # (59)
18" INV OUT = 2983.85 (W)

193.16 L.F. 18"
HDPE Pipe @ 1.00%

SDCI # (9)
18" INV IN = 2981.92 (S)
18" INV IN = 2981.92 (E)
24" INV OUT = 2981.42 (W)

SDCI # (10)
18" INV OUT = 2982.08 (N)

32.51 L.F. 18"
HDPE Pipe @ 0.50%

140.30 L.F. 24"
HDPE Pipe @ 1.00%

140.20 L.F. 24"
HDPE Pipe @ 8.32%

SDCI # (7)
24" INV IN = 2980.02 (E)
24" INV OUT = 2980.02 (SW)

SDCI # (6)
30" INV IN = 2970.10 (N)
30" INV OUT = 2970.10 (S)

34.20 L.F. 30"
HDPE Pipe @ 1.00%

FLARED END SECTION # (8)
30" INV IN = 2969.76 (N)

SDCI # (5)
30" INV IN = 2970.47 (W)
30" INV OUT = 2970.47 (S)

46.16 L.F. 30"
HDPE Pipe @ 0.80%

SDCI # (20)
18" INV OUT = 2965.61 (W)

60.76 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (21)
18" INV IN = 2965.31 (E)
15" INV IN = 2965.31 (S)
24" INV OUT = 2964.81 (W)

114.39 L.F. 24"
HDPE Pipe @ 1.00%

SDCI # (12)
24" INV IN = 2963.67 (E)
24" INV OUT = 2963.67 (W)

99.92 L.F. 24"
HDPE Pipe @ 0.50%

SDCI # (11)
24" INV IN = 2963.17 (E)
24" INV OUT = 2963.17 (W)

HAMBLIN PARKWAY
(110' PUBLIC ROW)
(62' CURB TO CURB)

87.90 L.F. 24"
HDPE Pipe @ 0.50%

FLARED END SECTION # (41)
24" INV = 2961.97

SDCI # (22)
15" INV OUT = 2965.47 (N)

FIX-FITT
32.00 L.F. 15"
HDPE Pipe @ 0.50%

SDCI # (25)
15" INV IN = 2950.86 (SW)
18" INV OUT = 2950.59 (NW)

32.08 L.F. 15"
HDPE Pipe @ 0.50%

80.11 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (38)
18" INV IN = 2950.19 (SE)
18" INV OUT = 2950.19 (NW)

98.78 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (37)
18" INV IN = 2949.70 (SE)
18" INV OUT = 2949.70 (NW)

102.42 L.F. 18"
HDPE Pipe @ 0.50%

FLARED END SECTION # (23)
18" INV IN = 2948.64 (SE)

SDCI # (27)
15" INV OUT = 2951.31 (NW)

61.54 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (60)
18" INV OUT = 2940.55 (S)

57.50 L.F. 15"
HDPE Pipe @ 0.50%

SDCI # (28)
15" INV IN = 2951.02 (SE)
15" INV OUT = 2951.02 (NE)

3 UNITS
PER BLDG

55.52 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (61)
18" INV OUT = 2939.65 (W)

SDCI # (30)
18" INV OUT = 2940.58 (W)

155.76 L.F. 24"
HDPE Pipe @ 0.50%

32.02 L.F. 18"
HDPE Pipe @ 0.50%

SDCI # (62)
18" INV IN = 2939.49 (E)
24" INV IN = 2939.49 (N)
24" INV OUT = 2939.49 (S)

SDCI # (39)
18" INV IN = 2940.27 (E)
18" INV IN = 2940.27 (N)
24" INV OUT = 2940.27 (S)

25.37 L.F. 24"
HDPE Pipe @ 0.50%

60" SDMH # (63)
RIM = 2943.62

24" INV IN = 2939.36 (N)
24" INV OUT = 2939.36 (W)

247.45 L.F. 24"
HDPE Pipe @ 0.50%

SDCI # (64)
24" INV IN = 2938.12 (E)
24" INV OUT = 2938.12 (W)

264.55 L.F. 24"
HDPE Pipe @ 1.50%

HAMBLIN PARKWAY
(110' PUBLIC ROW)
(62' CURB TO CURB)

SDCI # (65)
15" INV OUT = 2938.51 (N)

SDCI # (66)
24" INV IN = 2936.80 (E)
15" INV IN = 2938.05 (S)
30" INV OUT = 2936.80 (W)

91.57 L.F. 15"
HDPE Pipe @ 0.50%

40.36 L.F. 30"
HDPE Pipe @ 0.50%

FLARED END SECTION # (67)
30" INV = 2936.00

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

No	Date	By	Revision

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www.bushandgudgell.com

DATE: 9/8/2023
DRAWN: LJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

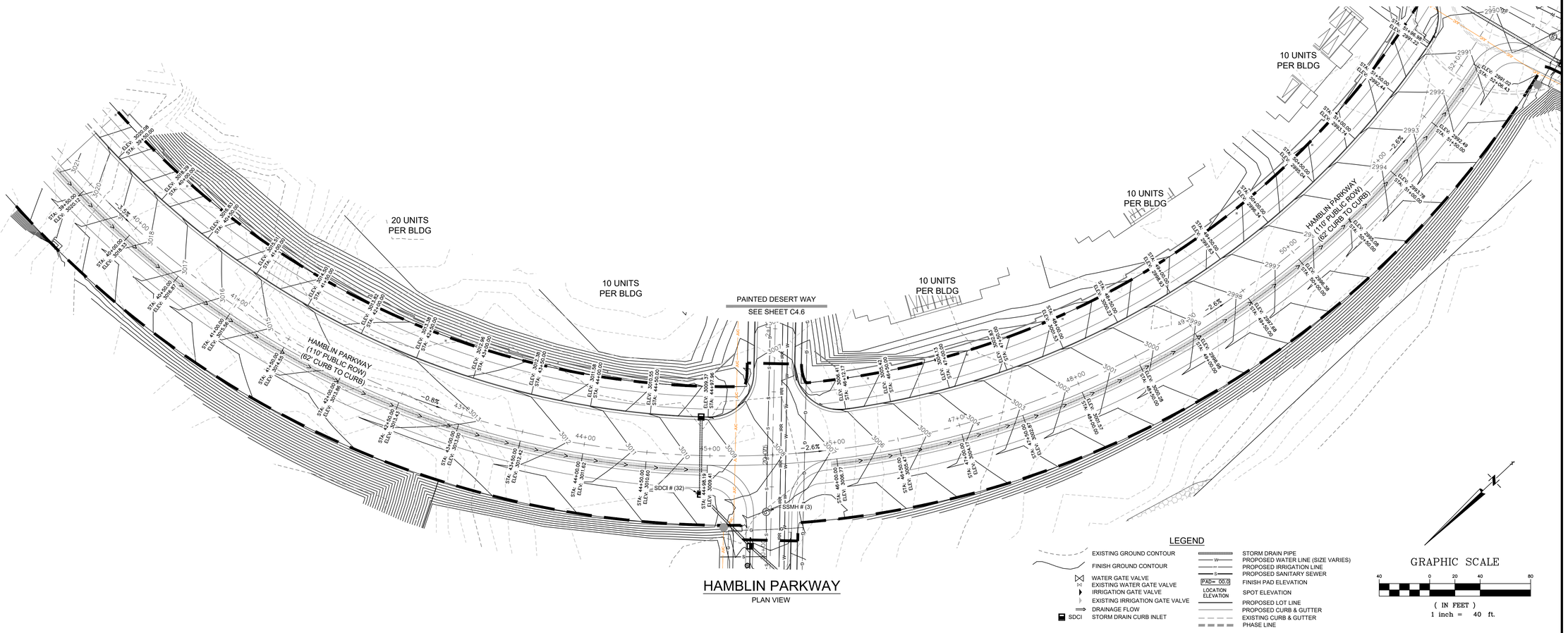
OVERALL DRAINAGE PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C3.5

FILE: 221251 – PRELIMINARY

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HAMBLIN PARKWAY
PLAN VIEW

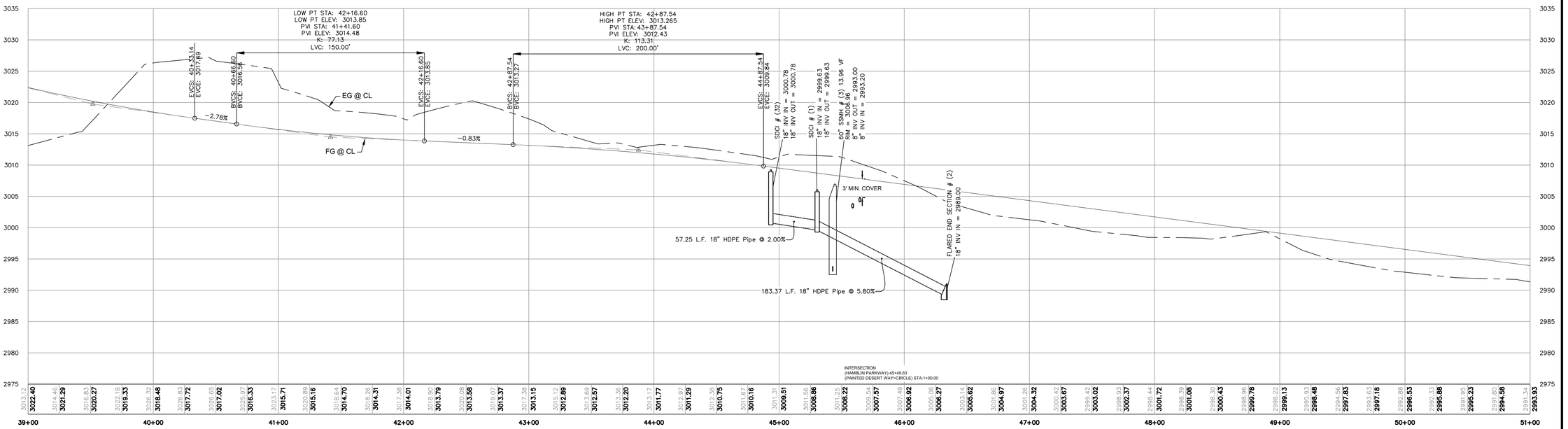
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
- I PROPOSED IRRIGATION LINE
- S PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION / ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



HAMBLIN PARKWAY
PROFILE VIEW
VERTICAL SCALE 1" = 10'

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PROFESSIONAL ENGINEER
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STATE OF UTAH

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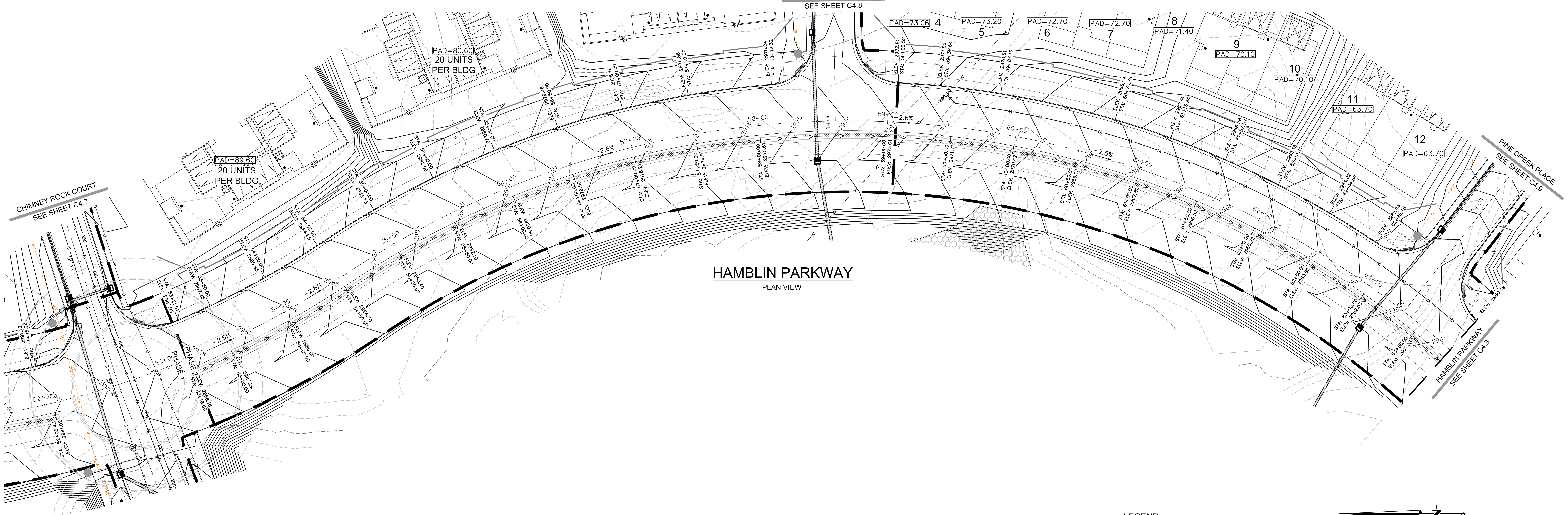
DATE: 9/8/2023
DRAWN: E.R.
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

PLAN & PROFILE (HAMBLIN PARKWAY)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.1

FILE: 221251 - PRELIMINARY

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HAMBLIN PARKWAY

PLAN VIEW

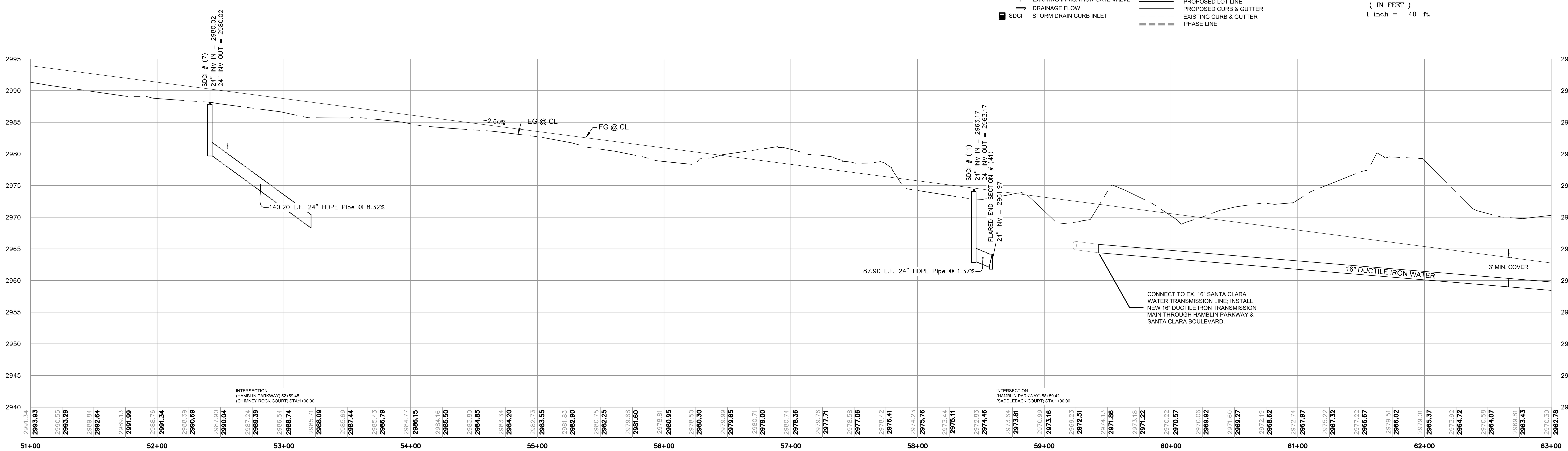
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- PROPOSED WATER LINE (SIZE VARIES)
- PROPOSED IRRIGATION LINE
- PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



HAMBLIN PARKWAY

PROFILE VIEW
VERTICAL SCALE 1" = 10'

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
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09/11/2023
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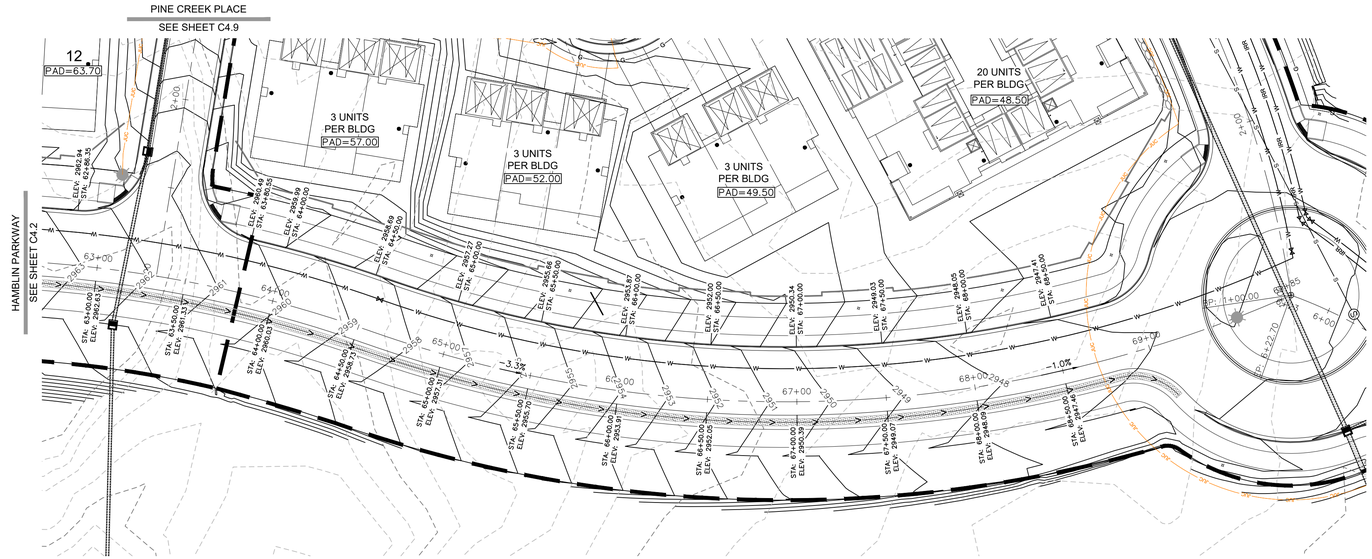
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PLAN & PROFILE (HAMBLIN PARKWAY)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.2

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HAMBLIN PARKWAY

PLAN VIEW

LEGEND

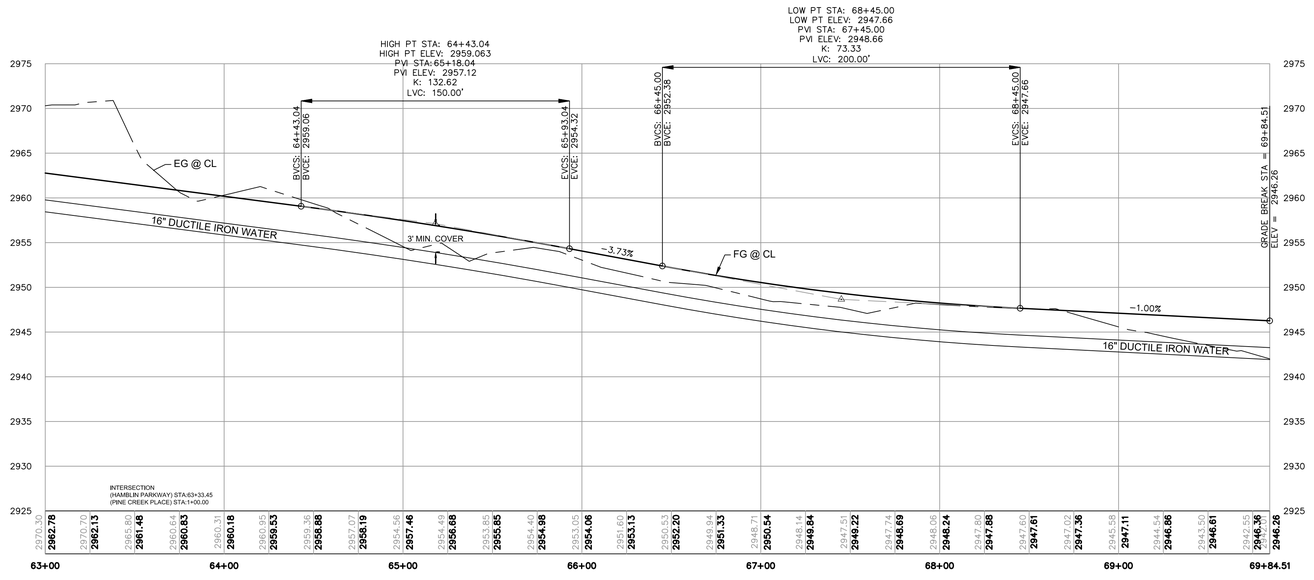
- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
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- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
- I PROPOSED IRRIGATION LINE
- S PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



HAMBLIN PARKWAY

PROFILE VIEW

VERTICAL SCALE 1" = 10'

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

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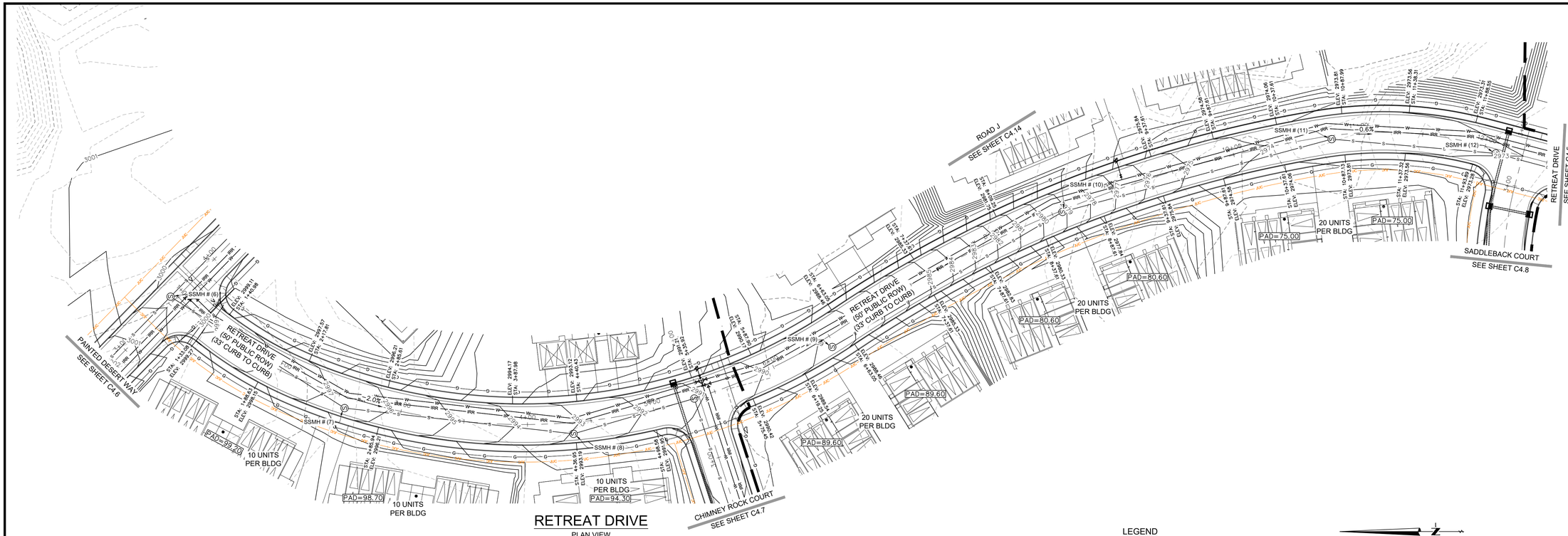
DATE: 9/8/2023 | DRAWN: TJR | APPROVED: | SCALE: 1" = 40' | JOB NO.: 221251

PLAN & PROFILE (HAMBLIN PARKWAY)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.3

FILE: 221251 – PRELIMINARY

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RETREAT DRIVE

PLAN VIEW

LEGEND

EXISTING GROUND CONTOUR	STORM DRAIN PIPE
FINISH GROUND CONTOUR	PROPOSED WATER LINE (SIZE VARIES)
WATER GATE VALVE	PROPOSED IRRIGATION LINE
EXISTING WATER GATE VALVE	PROPOSED SANITARY SEWER
IRRIGATION GATE VALVE	FINISH PAD ELEVATION
EXISTING IRRIGATION GATE VALVE	SPOT ELEVATION
DRAINAGE FLOW	PROPOSED LOT LINE
SDCI STORM DRAIN CURB INLET	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

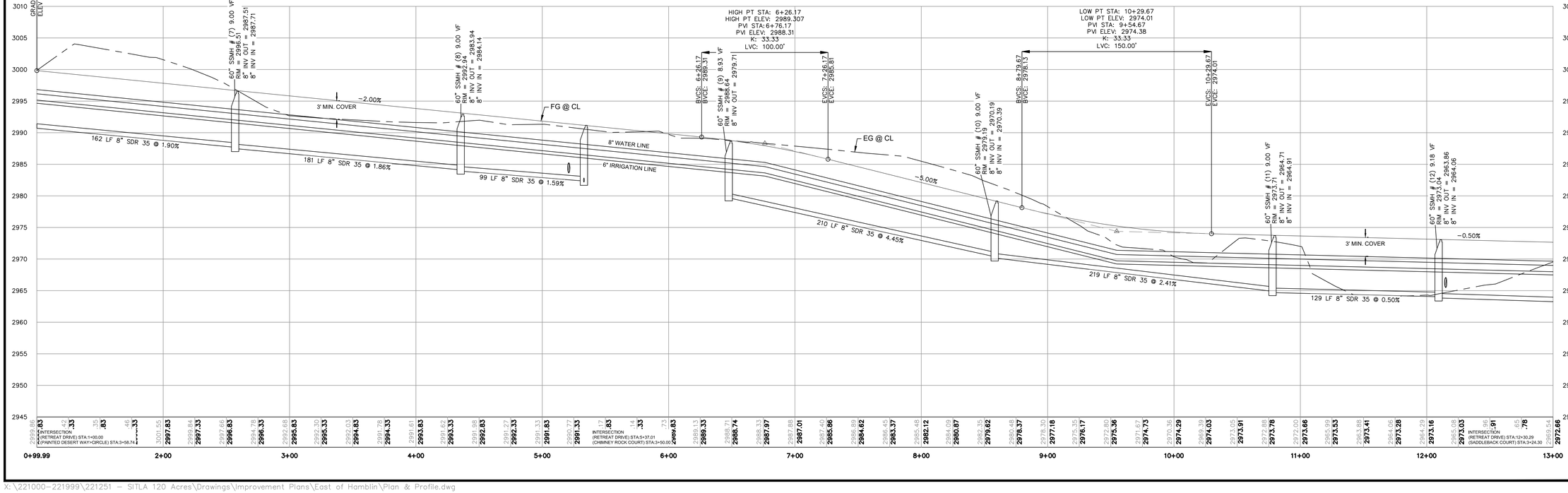
(IN FEET)

1 inch = 40 ft.

RETREAT DRIVE

PROFILE VIEW

VERTICAL SCALE 1" = 10'



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PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

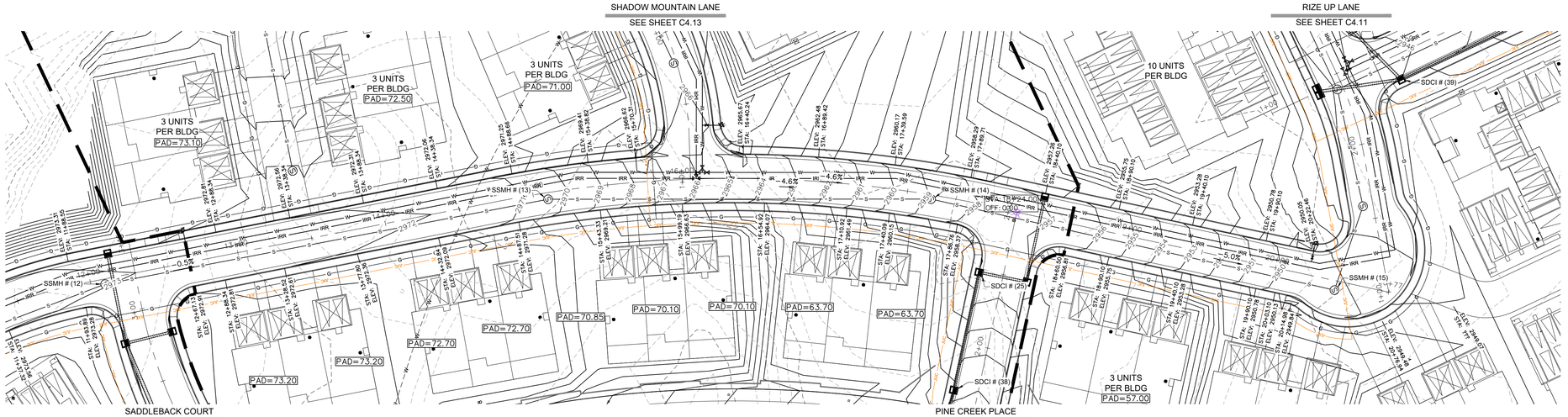
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: 9/8/2023
DRAWN: LJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (RETREAT DRIVE)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.4

FILE: 221251 - PRELIMINARY



RETREAT DRIVE

PLAN VIEW

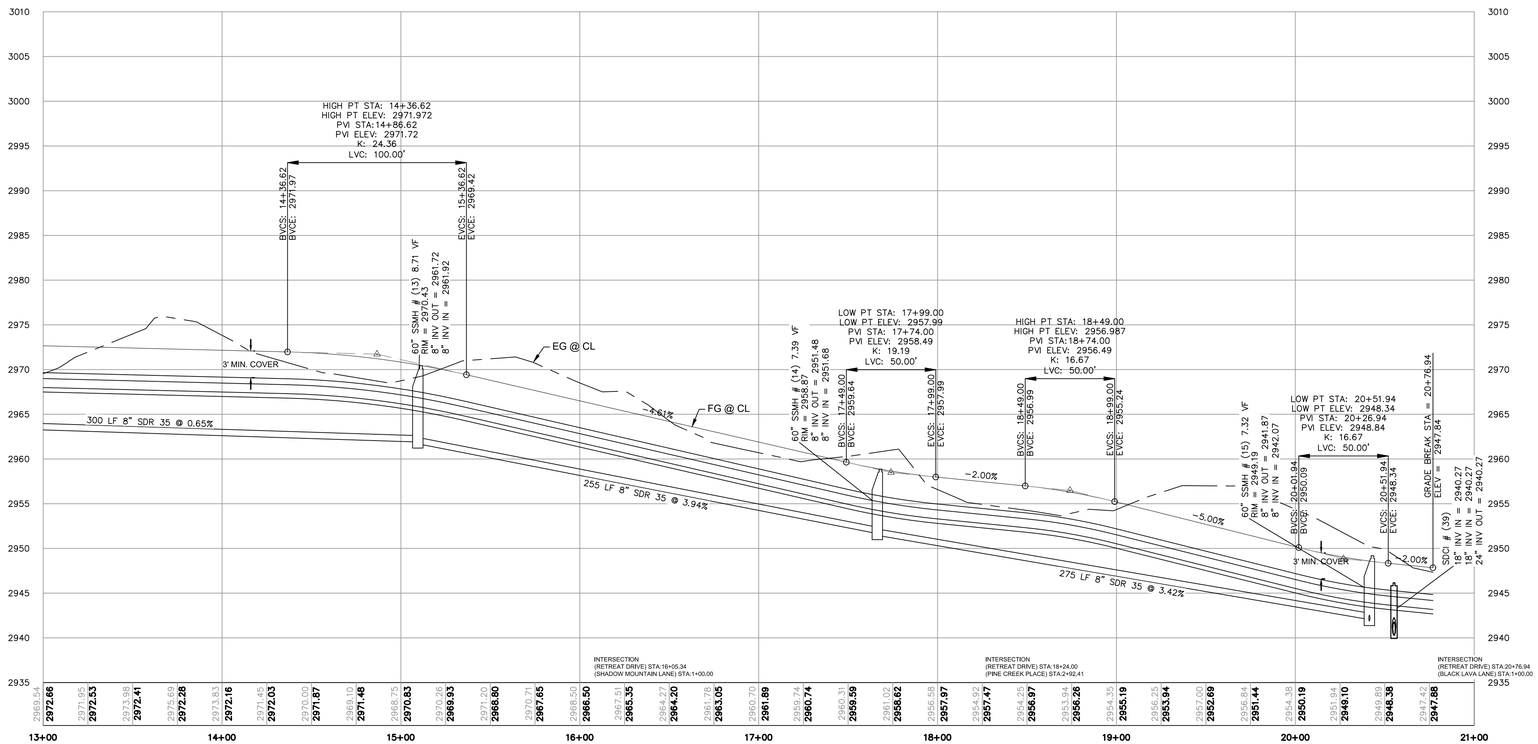
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- PROPOSED WATER LINE (SIZE VARIES)
- PROPOSED IRRIGATION LINE
- PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



RETREAT DRIVE

PROFILE VIEW
VERTICAL SCALE 1" = 10'

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
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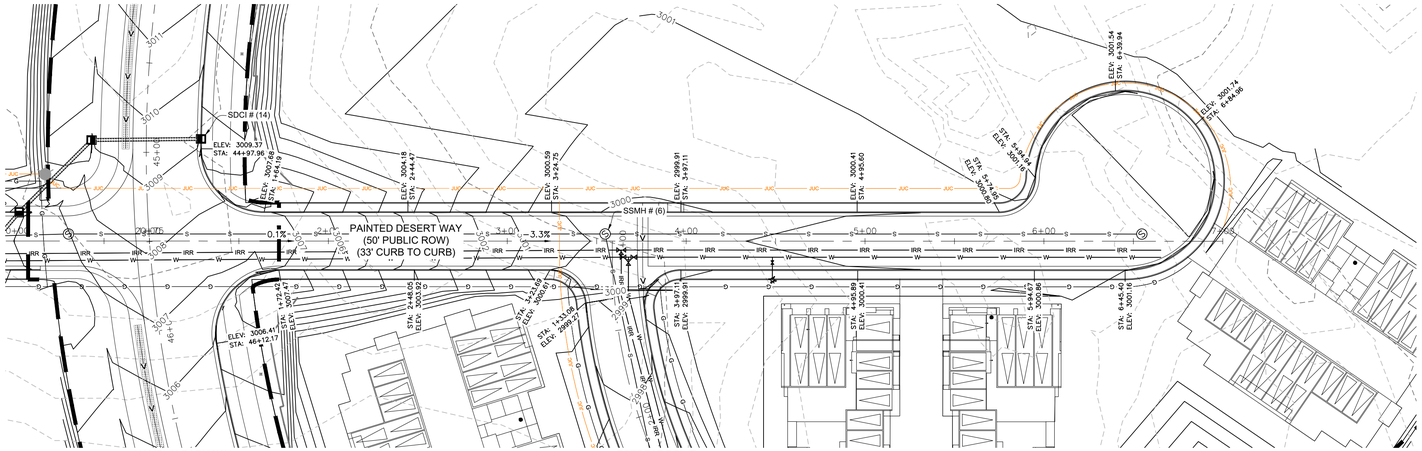
DATE: 9/8/2023
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APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

PLAN & PROFILE (RETREAT DRIVE)

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.5

FILE: 221251 – PRELIMINARY



PAINTED DESERT WAY

PLAN VIEW

LEGEND

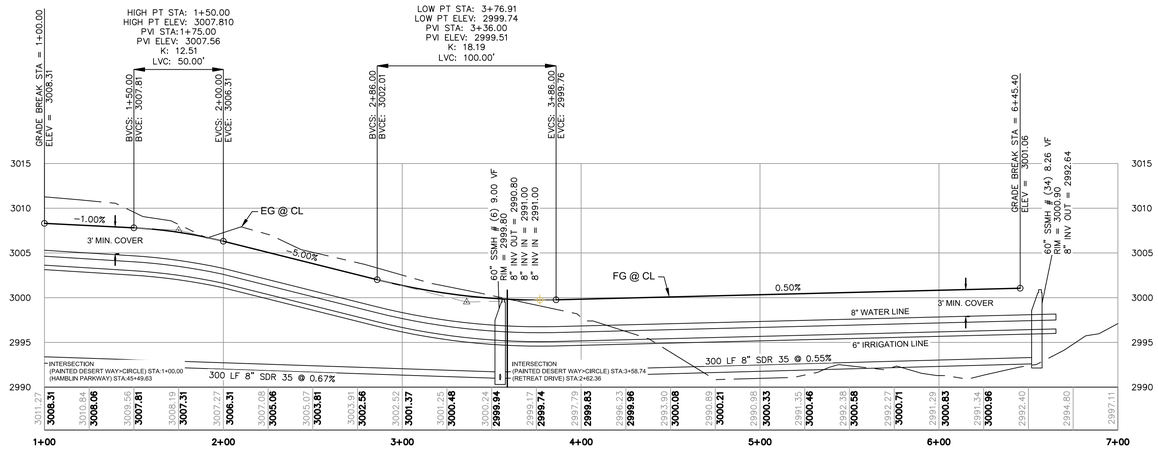
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- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
- I PROPOSED IRRIGATION LINE
- S PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



PAINTED DESERT WAY

PROFILE VIEW

VERTICAL SCALE 1" = 10'

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09/11/2023
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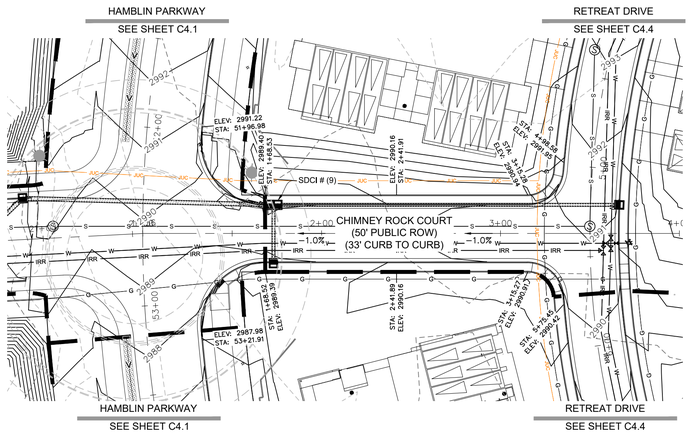
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DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (PAINTED DESERT WAY)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.6

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CHIMNEY ROCK COURT

PLAN VIEW

GRAPHIC SCALE

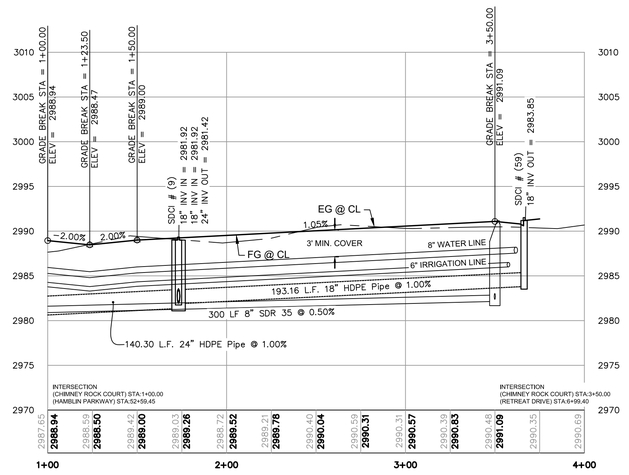
40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

N

LEGEND

EXISTING GROUND CONTOUR	STORM DRAIN PIPE
FINISH GROUND CONTOUR	PROPOSED WATER LINE (SIZE VARIES)
	PROPOSED IRRIGATION LINE
	PROPOSED SANITARY SEWER
WATER GATE VALVE	FINISH PAD ELEVATION
EXISTING WATER GATE VALVE	
IRRIGATION GATE VALVE	SPOT ELEVATION
EXISTING IRRIGATION GATE VALVE	PROPOSED LOT LINE
DRAINAGE FLOW	PROPOSED CURB & GUTTER
SDCI STORM DRAIN CURB INLET	EXISTING CURB & GUTTER
	PHASE LINE



CHIMNEY ROCK COURT

PROFILE VIEW
VERTICAL SCALE 1" = 10'

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

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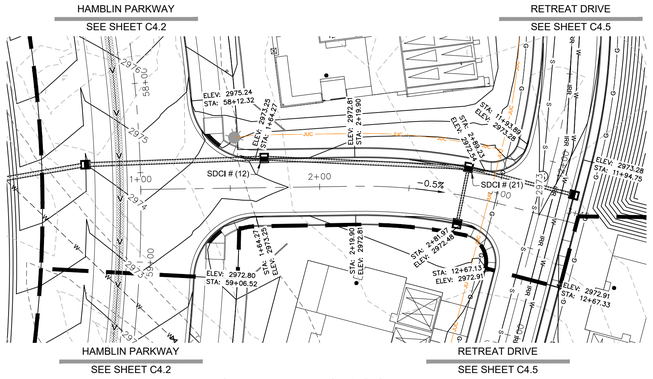
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DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (CHIMNEY ROCK COURT)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.7

FILE: 221251 - PRELIMINARY



SADDLEBACK COURT

PLAN VIEW

LEGEND

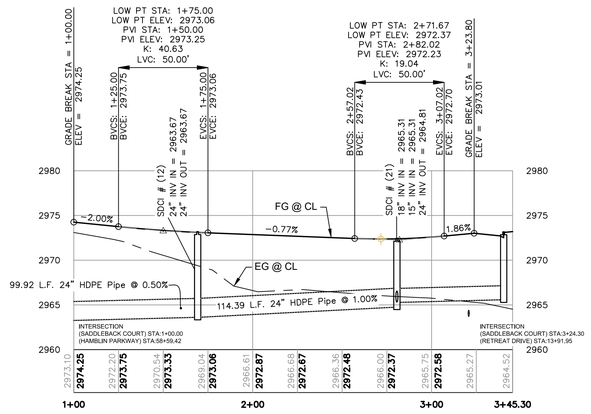
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FINISH GROUND CONTOUR	PROPOSED WATER LINE (SIZE VARIES)
WATER GATE VALVE	PROPOSED IRRIGATION LINE
EXISTING WATER GATE VALVE	PROPOSED SANITARY SEWER
IRRIGATION GATE VALVE	FINISH PAD ELEVATION
EXISTING IRRIGATION GATE VALVE	SPOT ELEVATION
DRAINAGE FLOW	PROPOSED LOT LINE
SDCI STORM DRAIN CURB INLET	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



SADDLEBACK COURT

PROFILE VIEW

VERTICAL SCALE 1" = 10'

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
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STATE OF UTAH

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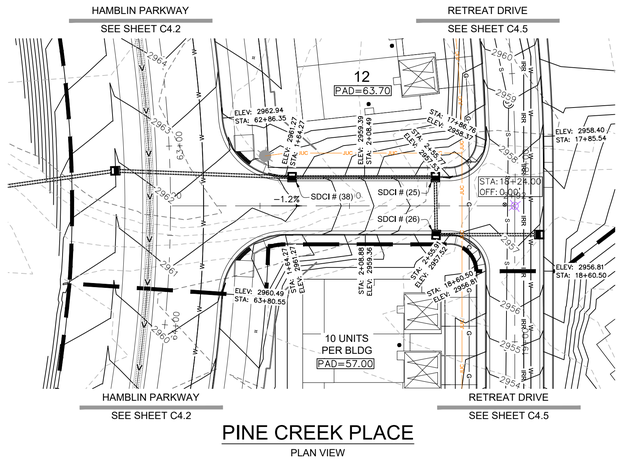
DATE: 9/8/2023
DRAWN: LJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (SADDLEBACK COURT)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.8

FILE: 221251 – PRELIMINARY

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PINE CREEK PLACE

PLAN VIEW

LEGEND

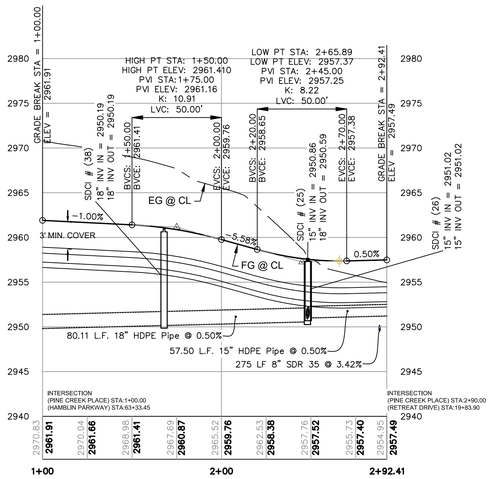
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- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
- I PROPOSED IRRIGATION LINE
- S PROPOSED SANITARY SEWER
- PAD= 00.0 LOCATION ELEVATION FINISH PAD ELEVATION
- SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



PINE CREEK PLACE

PROFILE VIEW

VERTICAL SCALE 1" = 10'

09/11/2023
No. 2774356
TODD D. PACE
PROFESSIONAL ENGINEER
STATE OF UTAH

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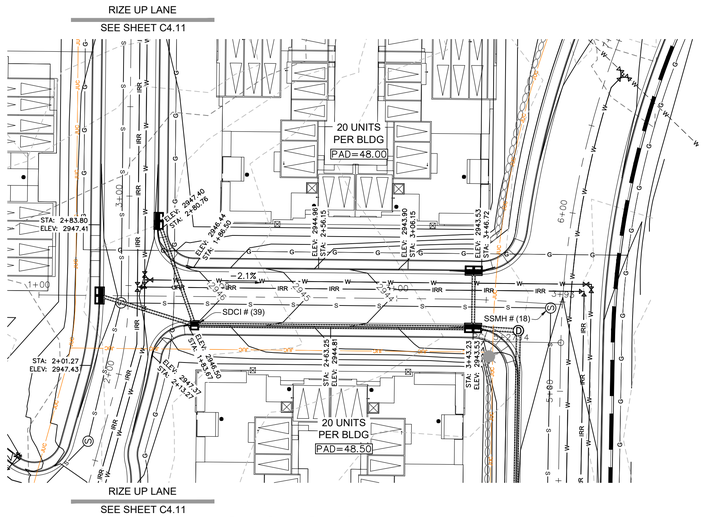
DATE: 9/8/2023
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APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (PINE CREEK PLACE)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

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QUAIL HOLLOW LANE

PLAN VIEW

LEGEND

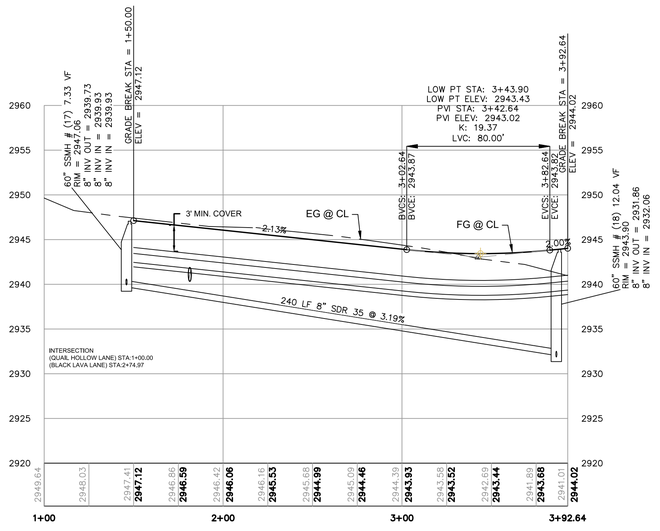
EXISTING GROUND CONTOUR	STORM DRAIN PIPE
FINISH GROUND CONTOUR	PROPOSED WATER LINE (SIZE VARIES)
WATER GATE VALVE	PROPOSED IRRIGATION LINE
EXISTING WATER GATE VALVE	PROPOSED SANITARY SEWER
IRRIGATION GATE VALVE	FINISH PAD ELEVATION
EXISTING IRRIGATION GATE VALVE	SPOT ELEVATION
DRAINAGE FLOW	PROPOSED LOT LINE
SDCI STORM DRAIN CURB INLET	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



QUAIL HOLLOW LANE

PROFILE VIEW

VERTICAL SCALE 1" = 10'

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

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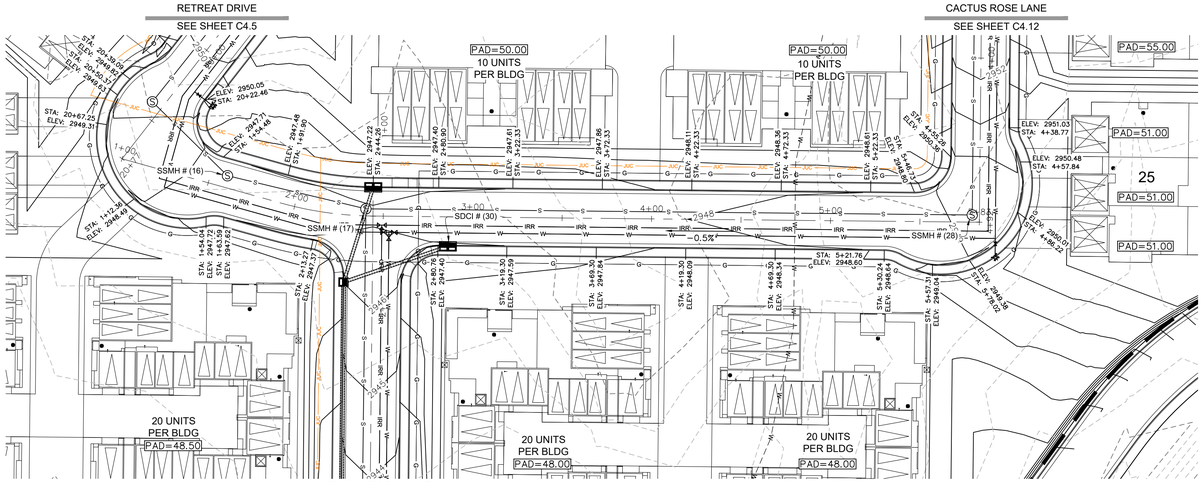
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PLAN & PROFILE (QUAIL HOLLOW LANE)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.10

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RIZE UP LANE

PLAN VIEW

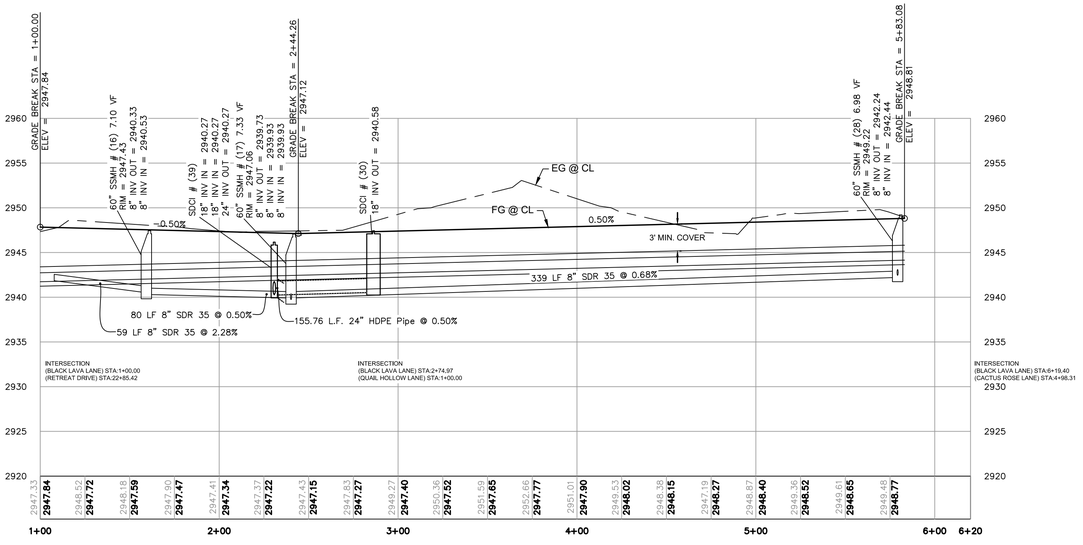
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
- I PROPOSED IRRIGATION LINE
- S PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



RIZE UP LANE

PROFILE VIEW
VERTICAL SCALE 1" = 10'

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
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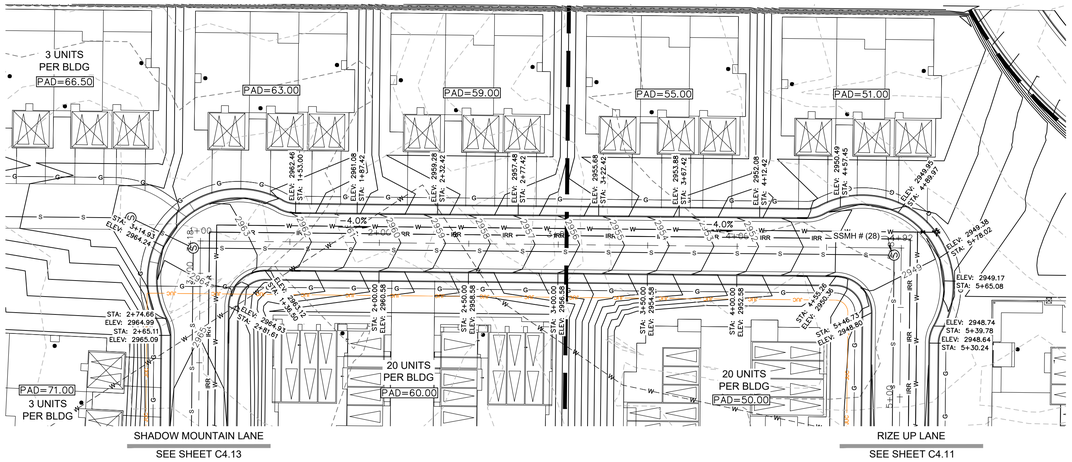
PLAN & PROFILE (RIZE UP LANE)

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
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CACTUS ROSE LANE

PLAN VIEW

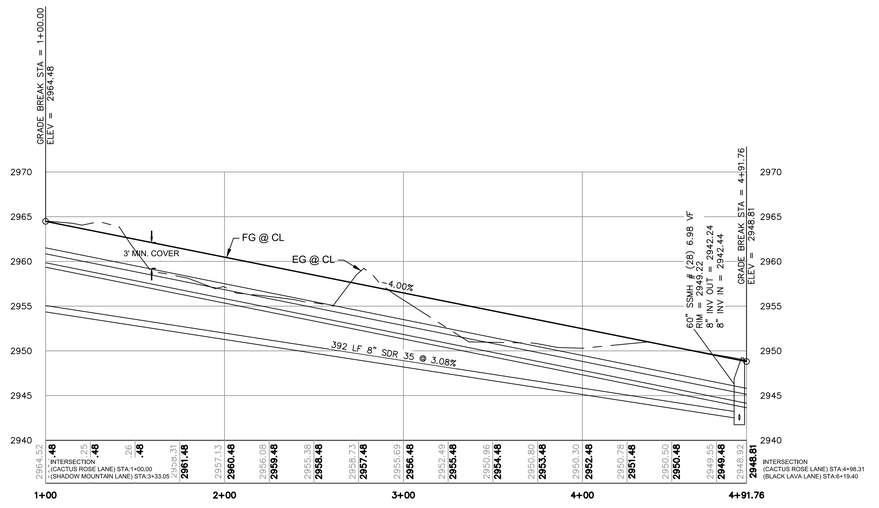
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
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- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- W PROPOSED WATER LINE (SIZE VARIES)
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- S PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.



CACTUS ROSE LANE

PROFILE VIEW
VERTICAL SCALE 1" = 10'

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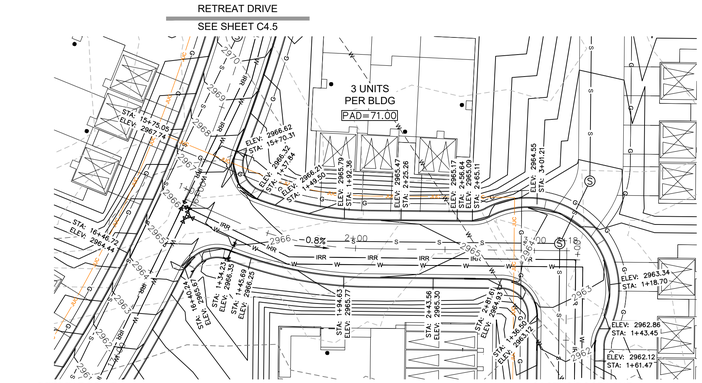
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DATE: 9/8/2023 DRAWN: TJR APPROVED: SCALE: 1" = 40' JOB NO.: 221251

PLAN & PROFILE (CACTUS ROSE LANE)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.12

FILE: 221251 – PRELIMINARY



SHADOW MOUNTAIN LANE

PLAN VIEW

LEGEND

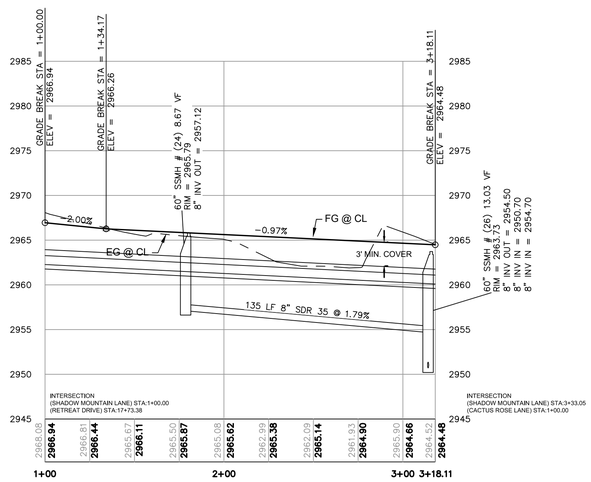
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FINISH GROUND CONTOUR	PROPOSED WATER LINE (SIZE VARIES)
WATER GATE VALVE	PROPOSED IRRIGATION LINE
EXISTING WATER GATE VALVE	PROPOSED SANITARY SEWER
IRRIGATION GATE VALVE	FINISH PAD ELEVATION
EXISTING IRRIGATION GATE VALVE	SPOT ELEVATION
DRAINAGE FLOW	PROPOSED LOT LINE
SDCI STORM DRAIN CURB INLET	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PHASE LINE

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.



SHADOW MOUNTAIN LANE

PROFILE VIEW

VERTICAL SCALE 1" = 10'

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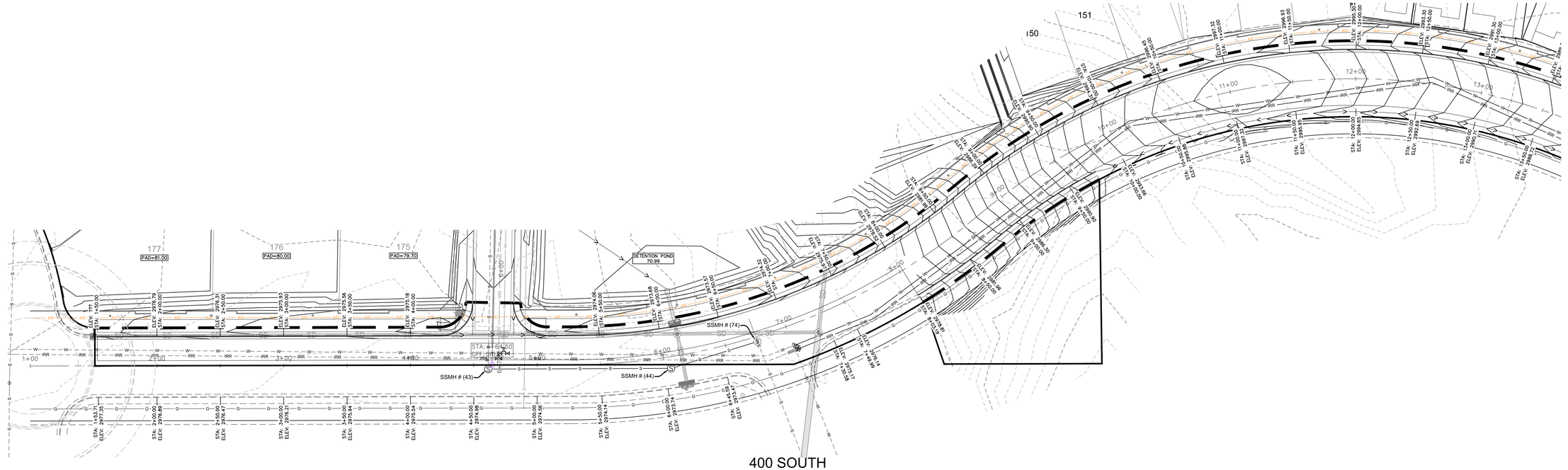
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APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

PLAN & PROFILE (SHADOW MOUNTAIN LANE)
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

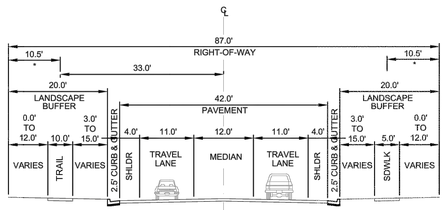
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400 SOUTH
PLAN VIEW

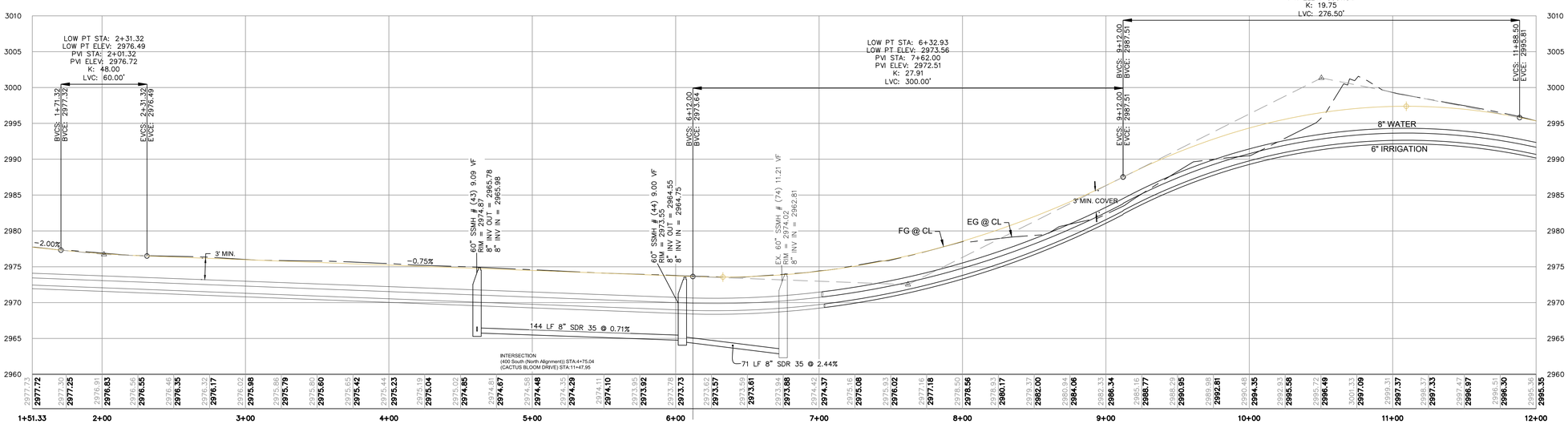


MAJOR COLLECTOR
(CENTER LANE STRIPING)
(400 SOUTH)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
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- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



400 SOUTH
PROFILE VIEW
VERTICAL SCALE 1" = 10'

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09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No.	Date	By	Revision

DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO.: 221251

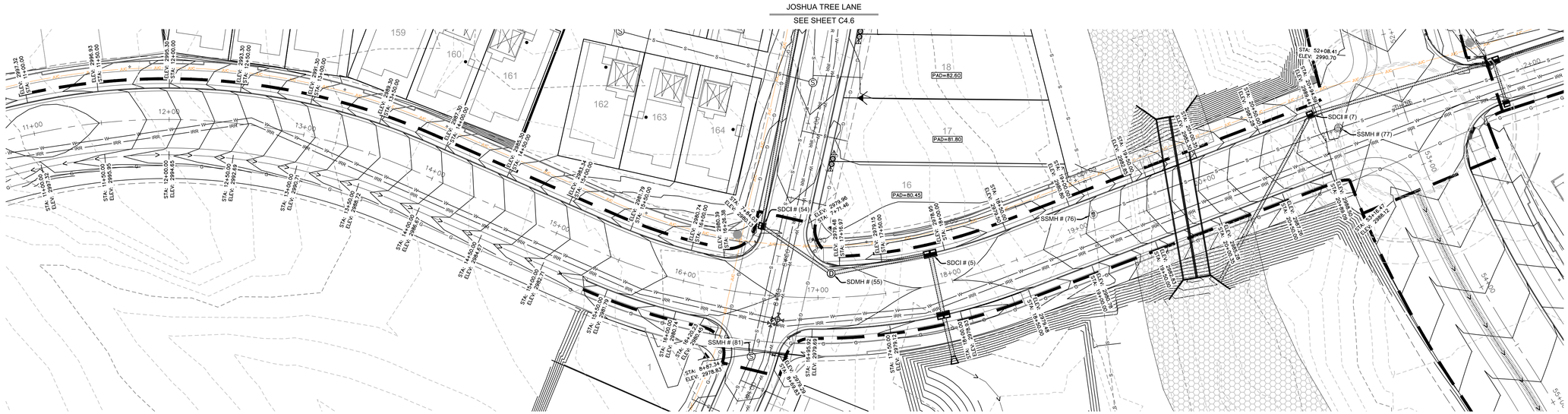
PLAN & PROFILE (400 SOUTH)

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.14

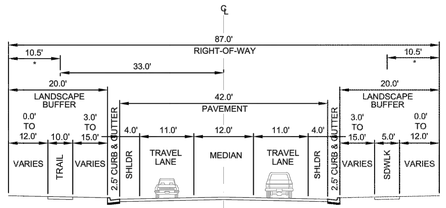
FILE: 221251 – PRELIMINARY

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400 SOUTH

PLAN VIEW

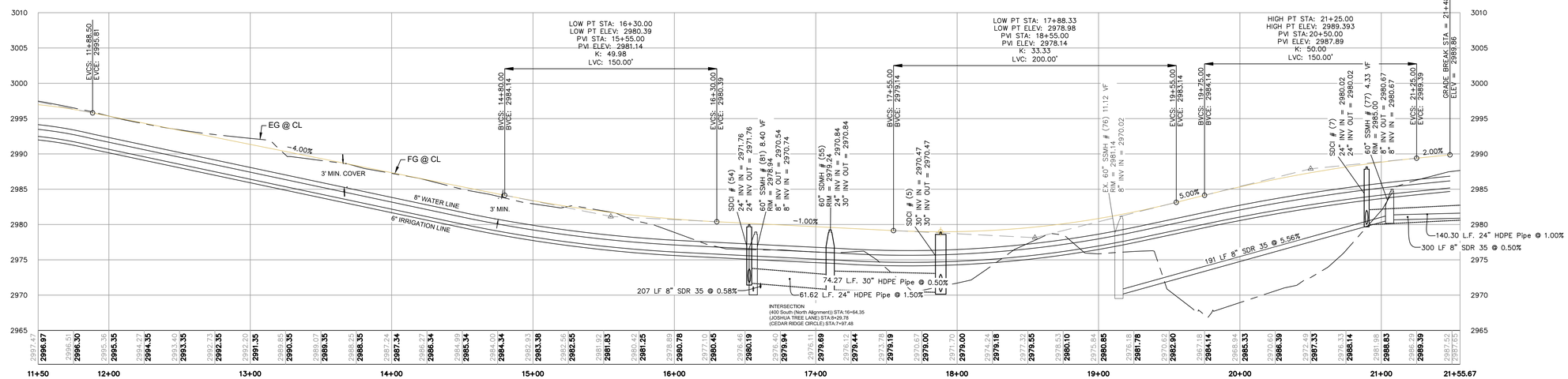


MAJOR COLLECTOR
(CENTER LANE STRIPING)
(400 SOUTH)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- IRRIGATION GATE VALVE
- EXISTING IRRIGATION GATE VALVE
- DRAINAGE FLOW
- SDCI STORM DRAIN CURB INLET
- STORM DRAIN PIPE
- PROPOSED WATER LINE (SIZE VARIES)
- PROPOSED IRRIGATION LINE
- PROPOSED SANITARY SEWER
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PHASE LINE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



400 SOUTH

PROFILE VIEW
VERTICAL SCALE 1" = 10'

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

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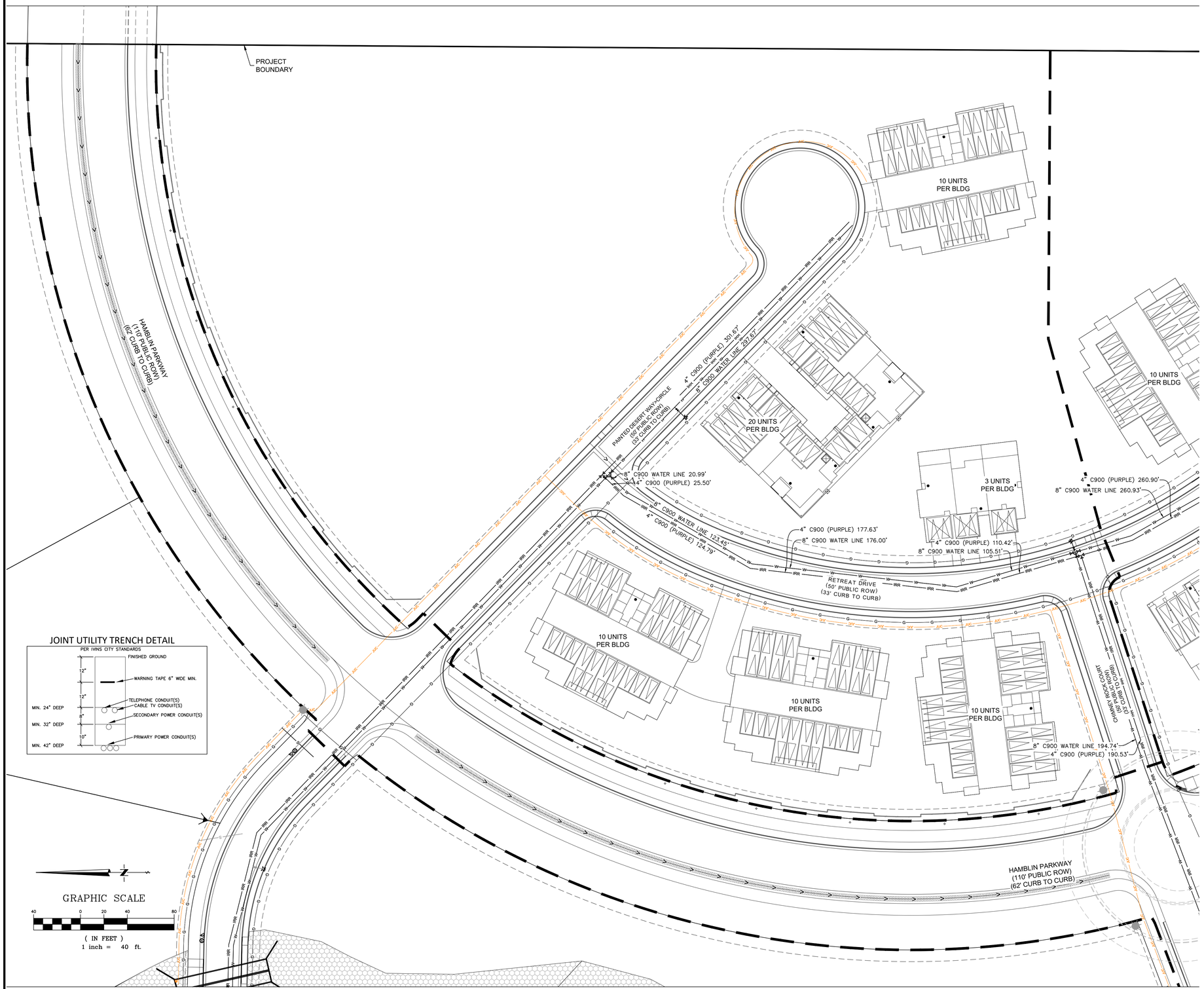
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PLAN & PROFILE (400 SOUTH)

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C4.15

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DOMINION ENERGY GAS NOTE:
PROPOSED LOCATION OF GAS MAIN IS 4.5' BACK OF WALK IN EASEMENT. 3/4" IHP MAIN STUBS CROSSING STREETS AT LOCATIONS SHOWN.

NOTE:
TELEPHONE, GAS AND CABLE TV ARE SHOWN FOR CONVENIENCE PURPOSES IN LOCATING THE DEVELOPER PROVIDED TRENCH AND UTILITY CONDUIT. ACTUAL TELEPHONE, GAS AND CABLE TV DESIGNS ARE THE RESPONSIBILITY OF THE PRESIDING UTILITY COMPANY. ADDITIONAL PLANS AND/OR SPECIFICATIONS MAY BE PROVIDED. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE PRESIDING UTILITY COMPANY.

DOMINION ENERGY

——— G ——— EXISTING DOMINION ENERGY LINE
——— G ——— DOMINION ENERGY LINE
E ——— G ——— STUB FOR FUTURE - CAP AND BLOCK (PER DOMINION ENERGY STANDARD)

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N. - ST GEORGE)
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ***DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION***
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435) 210-0729 AT LEAST TWO WEEKS PRIOR TO BEING READY. FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435) 559-6547

GOFIBER, CATV/FIBER OPTIC NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. DEVELOPER TO PROVIDE CONDUITS. CALL 435-767-9053 OR EMAIL JLC@GOFIBER.TECH FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM. DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO JOSE LOPEZ AT GOFIBER TECH AT 435-767-9053 OR GOFIBER.TECH
5. RELOCATION OF EXISTING NEW OR EXISTING GOFIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CENTURYLINK TELEPHONE

1. DEVELOPER TO PROVIDE ALL TRENCH AND PLACE CENTURYLINK PROVIDED CONDUIT. CALL 673-9639 30 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.
3. ANY BREAKS IN CONDUIT ARE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
4. IT IS DEVELOPERS RESPONSIBILITY TO PROVIDE RECORDED PLATT WITH ADDRESSES PRIOR TO WIRE BEING PULLED.
5. CONTACT CENTURYLINK ENGINEER AT 435-673-9639 WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.

TDS BROADBAND

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-9552 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-703-9552
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

WATER

FIRE HYDRANT WITH VALVE
WATER GATE VALVE
EXISTING WATER GATE VALVE
INSTALL 1" WATER METER & SERVICE WITH BOX
W EXISTING WATER LINE
8" C-900 CLASS 150 WATER LINE (OR AS NOTED)

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC)
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH IVINS CITY.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE IVINS CITY WATER SERVICES ENGINEER.

IRRIGATION

IRRIGATION VALVE
1" IRRIGATION LATERAL & SERVICE
EX IRR EXISTING IRRIGATION LINE
IRR INSTALL 4" IRRIGATION LINE, UNLESS OTHERWISE NOTED

IRRIGATION LINES ARE TO BE A MINIMUM OF 3' SEPARATION FROM CULINARY WATER LINES.

POWER

ELECTRICAL TRANSFORMER (SIZE NOTED)
ELECTRICAL TRANSFORMER (SIZE NOTED)
ELECTRICAL TRANSFORMER (SIZE NOTED)
STREET LIGHT
P EXISTING POWER LINE
ABC EXISTING PRIMARY POWER LINE
A PRIMARY POWER (1Ø1/0-AL IN 3" PVC CONDUIT)
B PRIMARY POWER (1Ø1/0-AL IN 3" PVC CONDUIT)
C PRIMARY POWER (1Ø1/0-AL IN 3" PVC CONDUIT)
ABC PRIMARY POWER (3Ø1/0-AL IN 6" PVC CONDUIT)
SECONDARY POWER (350 ALUM TRIPLEX)

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-688-3708.
2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.
3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.
4. MAINTAIN A MINIMUM OF 3' (FEET) OF CLEARANCE BETWEEN THE POWER METERS AND THE GAS METERS.
5. EACH POWER METER WILL NEED TO BE PERMANENTLY LABELED WITH AN ENGRAVED PLACARD INDICATING WHICH UNIT IT SERVES.

UTILITY NOTES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

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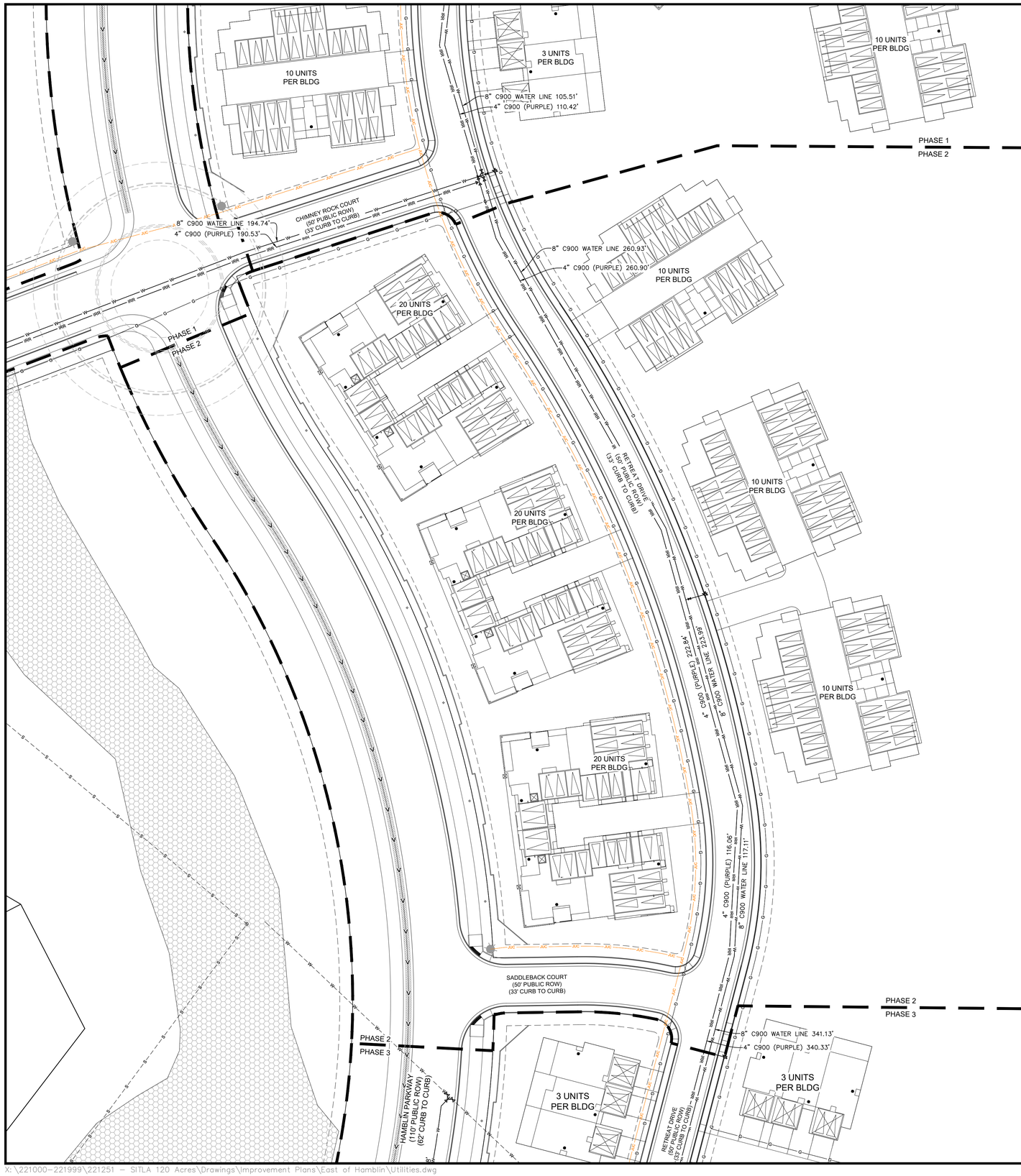
UTILITIES PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.1

FILE: 221251 – PRELIMINARY

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WATER

- FIRE HYDRANT WITH VALVE
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- INSTALL 1" WATER METER & SERVICE WITH BOX
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (OR AS NOTED)

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC)
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH IVINS CITY.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE IVINS CITY WATER SERVICES ENGINEER.

IRRIGATION

- IRRIGATION VALVE
- 1" IRRIGATION LATERAL & SERVICE
- EXISTING IRRIGATION LINE
- INSTALL 4" IRRIGATION LINE, UNLESS OTHERWISE NOTED

IRRIGATION LINES ARE TO BE A MINIMUM OF 3' SEPARATION FROM CULINARY WATER LINES.

POWER

- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- STREET LIGHT
- EXISTING POWER LINE
- EXISTING PRIMARY POWER LINE
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (3#1/0-AL IN 6" PVC CONDUIT)
- SECONDARY POWER (350 ALUM TRIPLEX)

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-688-3708.
2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.
3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.
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UTILITY NOTES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
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4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKE MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

DOMINION ENERGY GAS NOTE:
PROVIDED LOCATION OF GAS MAIN IS 4.5' BACK OF WALK IN EASEMENT. 3/4" IHP MAIN STUBS CROSSING STREETS AT LOCATIONS SHOWN.

NOTE:
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DOMINION ENERGY

- EXISTING DOMINION ENERGY LINE
- DOMINION ENERGY LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER DOMINION ENERGY STANDARD)

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
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4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ***DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION***
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GOFIBER, CATV/FIBER OPTIC NOTES

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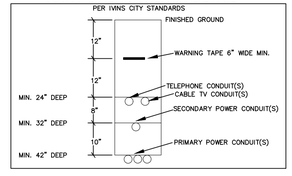
CENTURYLINK TELEPHONE

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6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.

TDS BROADBAND

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-705-8972 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-703-9932
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

JOINT UTILITY TRENCH DETAIL



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
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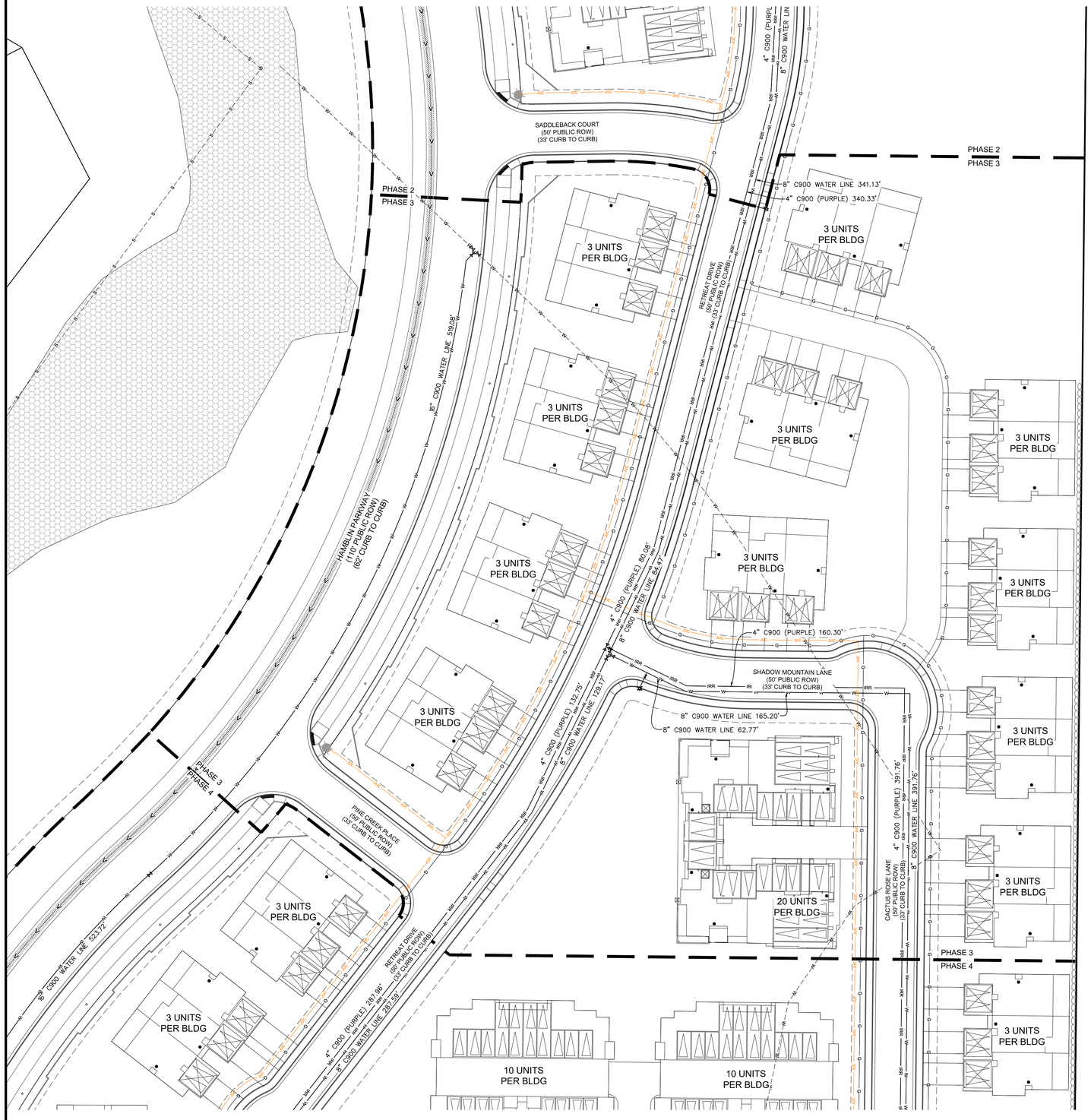
DATE: 9/8/2023
DRAWN: LJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

UTILITIES PLAN
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.2

FILE: 221251 - PRELIMINARY

X:\221000-221999\221251 - SITLA 120 Acres\Drawings\Improvement Plans\East of Hamblin\Utilities.dwg



WATER

- FIRE HYDRANT WITH VALVE
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- INSTALL 1" WATER METER & SERVICE WITH BOX
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (OR AS NOTED)

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC)
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH IVINS CITY.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE IVINS CITY WATER SERVICES ENGINEER.

IRRIGATION

- IRRIGATION VALVE
- 1" IRRIGATION LATERAL & SERVICE
- EXISTING IRRIGATION LINE
- INSTALL 4" IRRIGATION LINE, UNLESS OTHERWISE NOTED

IRRIGATION LINES ARE TO BE A MINIMUM OF 3' SEPARATION FROM CULINARY WATER LINES.

POWER

- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- STREET LIGHT
- EXISTING POWER LINE
- EXISTING PRIMARY POWER LINE
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- PRIMARY POWER (3#1/0-AL IN 6" PVC CONDUIT)
- SECONDARY POWER (350 ALUM TRIPLEX)

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-688-3708.
2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.
3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.
4. MAINTAIN A MINIMUM OF 3' (FEET) OF CLEARANCE BETWEEN THE POWER METERS AND THE GAS METERS.
5. EACH POWER METER WILL NEED TO BE PERMANENTLY LABELED WITH AN ENGRAVED PLACARD INDICATING WHICH UNIT IT SERVES.

UTILITY NOTES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

DOMINION ENERGY GAS NOTE:
PROVIDED LOCATION OF GAS MAIN IS 4.5' BACK OF WALK IN EASEMENT. 3/4" IHP MAIN STUBS CROSSING STREETS AT LOCATIONS SHOWN.

NOTE:
TELEPHONE, GAS AND CABLE TV ARE SHOWN FOR CONVENIENCE PURPOSES IN LOCATING THE DEVELOPER PROVIDED TRENCH AND UTILITY CONDUIT. ACTUAL TELEPHONE, GAS AND CABLE TV DESIGNS ARE THE RESPONSIBILITY OF THE PRESIDING UTILITY COMPANY. ADDITIONAL PLANS AND/OR SPECIFICATIONS MAY BE PROVIDED. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE PRESIDING UTILITY COMPANY.

DOMINION ENERGY

- EXISTING DOMINION ENERGY LINE
- DOMINION ENERGY LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER DOMINION ENERGY STANDARD)

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N. - ST GEORGE)
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ***DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATIONS***
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435) 210-0729 AT LEAST TWO WEEKS PRIOR TO BEING READY. FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435) 559-6547

GOFIBER, CATV/FIBER OPTIC NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. DEVELOPER TO PLACE CONDUITS. CALL 435-767-6053 OR EMAIL JLC@GOFIBER.TECH FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-703-9552
5. RELOCATION OF EXISTING NEW OR EXISTING GO FIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

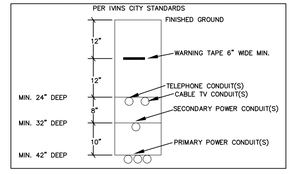
CENTURYLINK TELEPHONE

1. DEVELOPER TO PROVIDE ALL TRENCH AND PLACE CENTURYLINK PROVIDED CONDUIT. CALL 673-9639 30 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.
3. ANY BREAKS IN CONDUIT ARE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
4. IT IS DEVELOPERS RESPONSIBILITY TO PROVIDE RECORDED PLATT WITH ADDRESSES PRIOR TO WIRE BEING PULLED.
5. CONTACT CENTURYLINK ENGINEER AT 435-673-9639 WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.

TDS BROADBAND

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
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JOINT UTILITY TRENCH DETAIL



GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

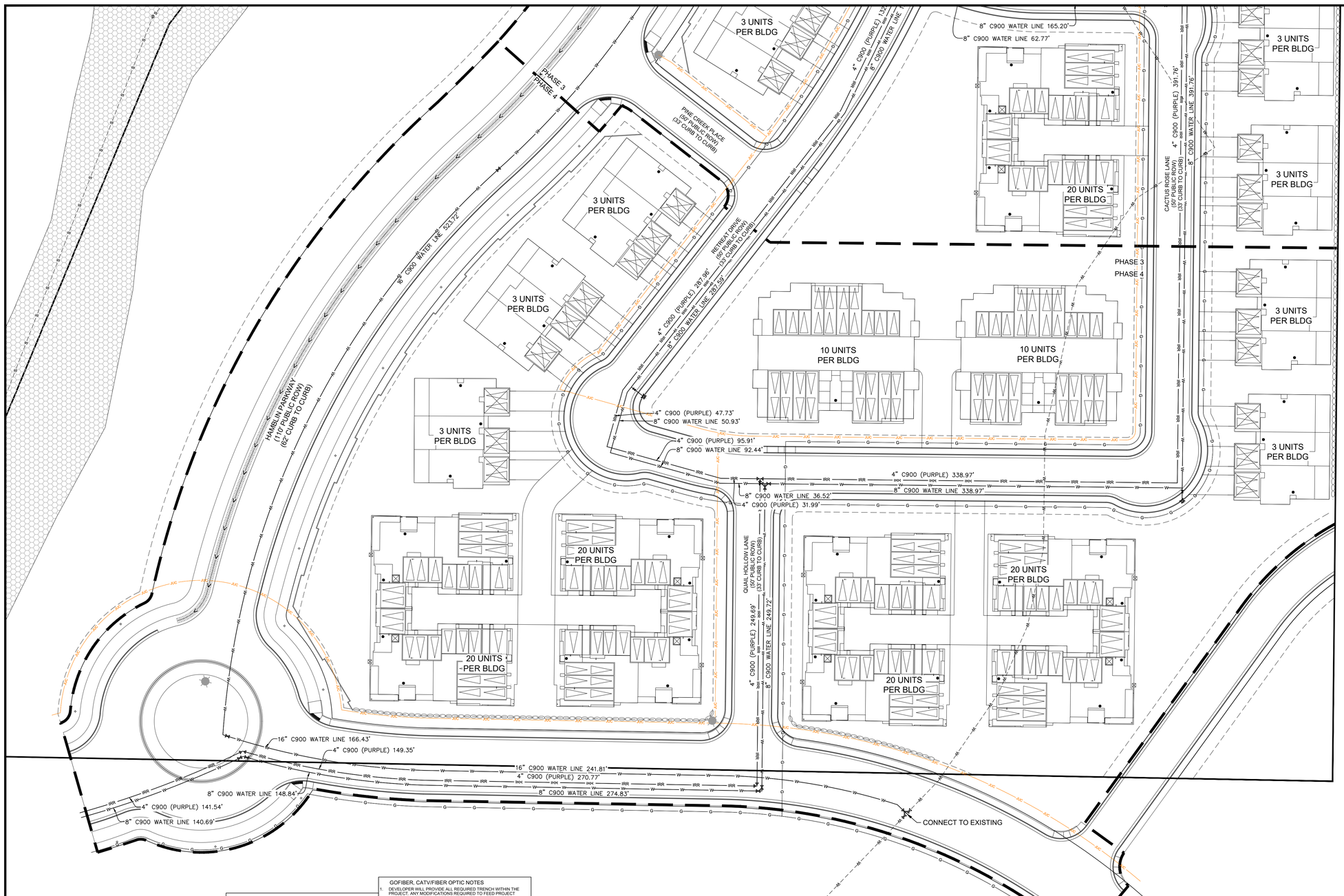
DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

UTILITIES PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.3

FILE: 221251 - PRELIMINARY



POWER

- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- ELECTRICAL TRANSFORMER (SIZE NOTED)
- STREET LIGHT
- P — EXISTING POWER LINE
- ABC — EXISTING PRIMARY POWER LINE
- A — PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- B — PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- C — PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
- ABC — PRIMARY POWER (3#1/0-AL IN 6" PVC CONDUIT)
- — — — — SECONDARY POWER (350 ALUM TRIPLEX)

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-688-3708.
2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.
3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.
4. MAINTAIN A MINIMUM OF 3' (FEET) OF CLEARANCE BETWEEN THE POWER METERS AND THE GAS METERS.
5. EACH POWER METER WILL NEED TO BE PERMANENTLY LABELED WITH AN ENGRAVED PLACARD INDICATING WHICH UNIT IT SERVES.

DOMINION ENERGY

- G — EXISTING DOMINION ENERGY LINE
- G — DOMINION ENERGY LINE
- E — G — STUB FOR FUTURE - CAP AND BLOCK (PER DOMINION ENGERY STANDARD)

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.
3. IF CASING/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N. - ST GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ***DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION***
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435) 210-0728 AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
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GOFIBER, CATV/FIBER OPTIC NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. GO FIBER WILL PROVIDE ALL CONDUITS. CALL 435-767-9053 OR EMAIL JUC@GOFIBER.TECH FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS LYNN BEECHER @ 435-767-9053, JUC@GOFIBER.TECH
5. RELOCATION OF EXISTING NEW OR EXISTING GO FIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

WATER

- FIRE HYDRANT WITH VALVE
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- INSTALL 1" WATER METER & SERVICE WITH BOX
- W — EXISTING WATER LINE
- W — 8" C-900 CLASS 150 WATER LINE (OR AS NOTED)

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY IVINS CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC)
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7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE IVINS CITY WATER SERVICES ENGINEER.

IRRIGATION

- IRRIGATION VALVE
- 1" IRRIGATION LATERAL & SERVICE
- EX IRR — EXISTING IRRIGATION LINE
- IRR — INSTALL 4" IRRIGATION LINE, UNLESS OTHERWISE NOTED

IRRIGATION LINES ARE TO BE A MINIMUM OF 3' SEPARATION FROM CULINARY WATER LINES.

TDS BROADBAND

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-705-9803 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-705-9803.
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DOMINION ENERGY GAS NOTE:
PROPOSED LOCATION OF GAS MAIN IS 4.5' BACK OF WALK IN EASEMENT. 3/4" IMP MAIN STUBS CROSSING STREETS AT LOCATIONS SHOWN.

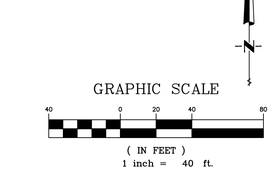
NOTE:
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CENTURYLINK TELEPHONE

1. DEVELOPER TO PROVIDE ALL TRENCH AND PLACE CENTURYLINK PROVIDED CONDUIT. CALL 673-9639 30 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.
3. ANY BREAKS IN CONDUIT ARE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
4. IT IS DEVELOPERS RESPONSIBILITY TO PROVIDE RECORDED PLAT WITH ADDRESSES PRIOR TO WIRE BEING PULLED.
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6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 4 WEEKS IN ADVANCE.

JOINT UTILITY TRENCH DETAIL

PER IVINS CITY STANDARDS



UTILITY NOTES

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2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

N

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: 9/8/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 40'
JOB NO. 221251

UTILITIES PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.4

FILE: 221251 - PRELIMINARY

X:\221000-221999\221251 - SITLA 120 Acres\Drawings\Improvement Plans\East of Hamblin\Utilities.dwg

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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St. George, Utah 84770
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DATE: 9/8/2023 | DRAWN: LJR | APPROVED: | SCALE: 1" = 80' | JOB NO.: 221251

OVERALL SEWER PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.5

FILE: 221251 - PRELIMINARY

60" SSMH # (34) 8.26 VF
RIM = 3000.90
8" INV OUT = 2992.64 (NW)

300.00 L.F. 8" SDR 35 @ 0.33%

PAINTED POINT ENCIRCLE (50' PUBLIC ROW) (33' CURB TO CURB)

60" SSMH # (6) 9.00 VF
RIM = 2999.80
8" INV IN = 2991.00 (NW)
8" INV IN = 2991.00 (SE)
8" INV OUT = 2990.80 (SW)

ROAD B (50' PUBLIC ROW) (33' CURB TO CURB)

300.01 L.F. 8" SDR 35 @ 0.67%

60" SSMH # (3) 13.96 VF
RIM = 3006.96
8" INV IN = 2993.20 (NW)
8" INV OUT = 2993.00 (SE)

132.81 L.F. 8" SDR 35 @ 1.00%

60" SSMH # (1) 7.04 VF
RIM = 3001.56
8" INV OUT = 2994.53 (SE)

60" SSMH # (7) 9.00 VF
RIM = 2996.51
8" INV IN = 2987.71 (NE)
8" INV OUT = 2987.51 (S)

180.90 L.F. 8" SDR 35 @ 1.86%

60" SSMH # (8) 9.00 VF
RIM = 2992.94
8" INV IN = 2984.14 (N)
8" INV OUT = 2983.94 (S)

300.02 L.F. 8" SDR 35 @ 0.50%

60" SSMH # (78) 9.00 VF
RIM = 2991.17
8" INV OUT = 2982.17 (W)

98.73 L.F. 8" SDR 35 @ 1.59%

RETREAT DRIVE (50' PUBLIC ROW) (33' CURB TO CURB)

60" SSMH # (9) 8.93 VF
RIM = 2988.64
8" INV OUT = 2979.71 (SE)

209.57 L.F. 8" SDR 35 @ 4.45%

60" SSMH # (10) 9.00 VF
RIM = 2978.19
8" INV IN = 2970.39 (NW)
8" INV OUT = 2970.19 (S)

129.26 L.F. 8" SDR 35 @ 0.50%

60" SSMH # (12) 9.18 VF
RIM = 2973.04
8" INV IN = 2964.06 (N)
8" INV OUT = 2963.86 (S)

60" SSMH # (11) 9.00 VF
RIM = 2973.71
8" INV IN = 2964.91 (N)
8" INV OUT = 2964.71 (S)

218.91 L.F. 8" SDR 35 @ 2.41%

60" SSMH # (23) 12.22 VF
RIM = 2968.80
8" INV IN = 2956.78 (W)
8" INV OUT = 2956.58 (S)

197.54 L.F. 8" SDR 35 @ 2.27%

60" SSMH # (25) 12.90 VF
RIM = 2964.79
8" INV IN = 2952.09 (N)
8" INV OUT = 2951.89 (SW)

60" SSMH # (26) 13.03 VF
RIM = 2963.73
8" INV IN = 2950.70 (NE)
8" INV IN = 2954.70 (W)
8" INV OUT = 2954.50 (S)

391.76 L.F. 8" SDR 35 @ 3.08%

CACTUS ROSE LANE (50' PUBLIC ROW) (33' CURB TO CURB)

38.71 L.F. 8" SDR 35 @ 3.07%

135.15 L.F. 8" SDR 35 @ 1.79%

111.89 L.F. 8" SDR 35 @ 2.23%

60" SSMH # (22) 12.85 VF
RIM = 2972.12
8" INV OUT = 2959.27 (E)

SHADOW MOUNTAIN LANE (50' PUBLIC ROW) (33' CURB TO CURB)

60" SSMH # (24) 8.67 VF
RIM = 2965.79
8" INV OUT = 2957.12 (E)

60" SSMH # (28) 6.98 VF
RIM = 2946.22
8" INV IN = 2942.44 (N)
8" INV OUT = 2942.24 (W)

338.96 L.F. 8" SDR 35 @ 0.68%

RETREAT DRIVE (50' PUBLIC ROW) (33' CURB TO CURB)

299.86 L.F. 8" SDR 35 @ 0.65%

60" SSMH # (13) 8.71 VF
RIM = 2970.43
8" INV IN = 2961.92 (N)
8" INV OUT = 2961.72 (SW)

254.63 L.F. 8" SDR 35 @ 3.04%

60" SSMH # (14) 7.39 VF
RIM = 2955.87
8" INV IN = 2951.68 (NE)
8" INV OUT = 2951.48 (SW)

60" SSMH # (17) 7.33 VF
RIM = 2947.06
8" INV IN = 2939.93 (W)
8" INV IN = 2939.93 (E)
8" INV OUT = 2939.73 (S)

240.12 L.F. 8" SDR 35 @ 3.19%

QUAIL HOLLOW LANE (50' PUBLIC ROW) (33' CURB TO CURB)

79.54 L.F. 8" SDR 35 @ 0.50%

274.93 L.F. 8" SDR 35 @ 3.42%

PINK RIDGE PLACE (50' PUBLIC ROW) (33' CURB TO CURB)

RETREAT DRIVE (50' PUBLIC ROW) (33' CURB TO CURB)

60" SSMH # (18) 12.04 VF
RIM = 2943.90
8" INV IN = 2932.06 (N)
8" INV OUT = 2931.86 (W)

60" SSMH # (16) 7.10 VF
RIM = 2947.43
8" INV IN = 2940.53 (NW)
8" INV OUT = 2940.33 (E)

58.90 L.F. 8" SDR 35 @ 2.28%

60" SSMH # (15) 7.32 VF
RIM = 2946.19
8" INV IN = 2942.07 (NE)
8" INV OUT = 2941.87 (SE)

60" SSMH # (19) 9.59 VF
RIM = 2940.09
8" INV IN = 2930.70 (E)
8" INV OUT = 2930.50 (W)

232.58 L.F. 8" SDR 35 @ 0.50%

HAMBLIN PARKWAY (110' PUBLIC ROW) (62' CURB TO CURB)

60" SSMH # (77) 4.33 VF
RIM = 2985.00
8" INV IN = 2980.67 (E)
8" INV OUT = 2980.67 (W)

HAMBLIN PARKWAY (110' PUBLIC ROW) (62' CURB TO CURB)

60" SSMH # (20) 11.92 VF
RIM = 2941.04
8" INV IN = 2929.32 (E)
8" INV OUT = 2929.12 (W)

254.64 L.F. 8" SDR 35 @ 0.50%

245.90 L.F. 8" SDR 35 @ 0.50%

60" SSMH # (21) 12.98 VF
RIM = 2940.67
8" INV IN = 2927.89 (E)
8" INV OUT = 2927.69 (SW)

146.62 L.F. 8" SDR 35 @ 3.44%

EX. 60" SSMH # (33) 10.20 VF
RIM = 2934.45

SEWER

- 60" SEWER MANHOLE
- 8" SDR 35 SEWER MAIN (OR AS NOTED ON PLAN)
- EXISTING SEWER LINE (SIZE NOTED)
- 4" SDR 35 SEWER LATERAL, SLOPE = 2.0% MIN.

1. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY THE CITY OF IVINS.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.
4. ALL SEWER MANHOLES SHALL BE CONSTRUCTED TO CITY OF IVINS STANDARD DETAIL/SPECS.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

POWER		
		ELECTRICAL TRANSFORMER (SIZE NOTED)
		ELECTRICAL TRANSFORMER (SIZE NOTED)
		ELECTRICAL TRANSFORMER (SIZE NOTED)
		STREET LIGHT
	P	EXISTING POWER LINE
	ABC	EXISTING PRIMARY POWER LINE
	A	PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
	B	PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
	C	PRIMARY POWER (1#1/0-AL IN 3" PVC CONDUIT)
	ABC	PRIMARY POWER (3#1/0-AL IN 6" PVC CONDUIT)
		SECONDARY POWER (350 ALUM TRIPLEX)

1. ANY CHANGES TO THE POWER DESIGN SHALL BE APPROVED BY ROCKY MOUNTAIN BY CONTACTING RUSTON JENSON AT 435-888-3708.

2. ALL ELECTRICAL CONDUITS SHALL BE 3" PVC SCHEDULE 40 ELECTRICAL GRADE WITH LONG SWEEP ELBOWS. CONTRACTOR WILL NEED TO SUPPLY AND INSTALL 1000 LBS. FLAT PULL LINE IN EACH CONDUIT RUN. ALL TRENCHING AND CONDUIT SHALL BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL BY CALLING JEFF LAMBERT AT 435-680-3200.

3. MAINTAIN A MINIMUM OF 6' (FEET) OF CLEARANCE BETWEEN THE NEW TRANSFORMER AND THE FIRE HYDRANT.

4. MAINTAIN A MINIMUM OF 3' (FEET) OF CLEARANCE BETWEEN THE POWER METERS AND THE GAS METERS.

5. EACH POWER METER WILL NEED TO BE PERMANENTLY LABELED WITH AN ENGRAVED PLACARD INDICATING WHICH UNIT IT SERVES.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

1 inch = 80 ft.

PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

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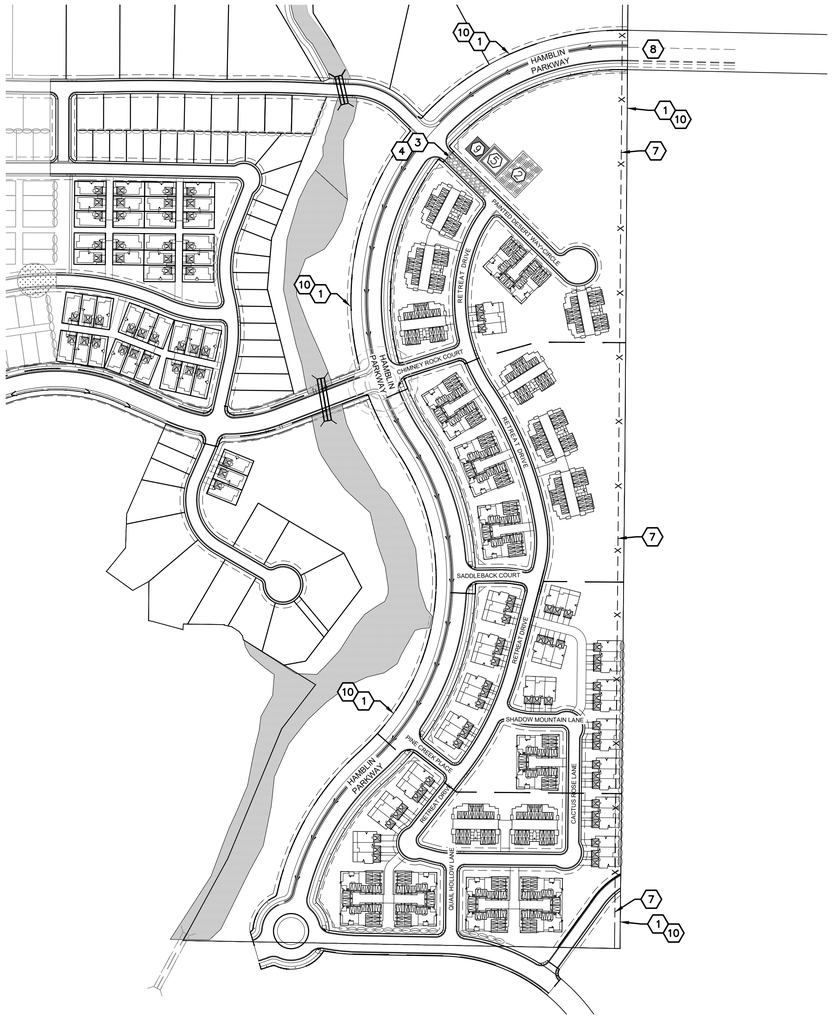
DATE: 9/8/2023
DRAWN: LJR
APPROVED:
SCALE: 1" = 80'
JOB NO. 221251

OVERALL LIGHTING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C5.6

FILE: 221251 - PRELIMINARY



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

EROSION & SEDIMENT CONTROL NOTES

SILT FENCING
1. INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAIN STORM.
2. MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
3. SECURELY ATTACH THE MATERIAL TO THE STAKES
4. DON'T PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
5. MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.

CONSTRUCTION ENTRANCES
1. REMOVE MUD AND DIRT FROM THE TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
2. PROPERLY SIZE ENTRANCE BMPS FOR ALL ANTICIPATED VEHICLES
3. MAKE SURE THAT THE CONSTRUCTION ACCESS DOES NOT BECOME BURIED IN SOIL.

SLOPES
1. ROUGH GRADE OR TERRACE SLOPES.
2. BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORM WATER AWAY FROM SLOPES.

DIRT STOCKPILES
1. COVER OR SEED ALL DIRT STOCKPILES.

STORM DRAIN INLET PROTECTION
1. USE ROCK OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
2. MAKE SURE THE ROCK SIZE IS APPROPRIATE (USUALLY 1 TO 2 INCHES IN DIAMETER).
3. IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.

PROTECT NATURAL FEATURES
1. MINIMIZE CLEARING.
2. MINIMIZE THE AMOUNT OF EXPOSED SOIL.
3. IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION, SUCH AS TREES, WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
4. PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS, OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.

CONSTRUCTION PHASING
1. SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
2. SCHEDULE OR LIMIT GRADING TO SMALL AREAS.
3. INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
4. SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR..

SITE STABILIZATION
1. VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

OPERATION AND MAINTENANCE NOTES

1. EROSION, SEDIMENTATION AND DUST CONTROL REQUIREMENTS VARY SIGNIFICANTLY DURING THE CONSTRUCTION PHASE. IMPLEMENTER OF PLAN SHALL BE RESPONSIBLE OF SELECTING AND MAINTAINING APPLICABLE BMP'S.
2. IMPLEMENTER OF PLAY MAY MODIFY THE BMP'S SPECIFIED HERE TO MAXIMIZE PROTECTION
3. IMPLEMENTER MAY USE OTHER BMP'S AS NECESSARY TO MAXIMIZE EROSION, SEDIMENTATION AND DUST CONTROL. SEE WWW.EPA.GOV/NPDES/MENUOFBMPS.
4. ALL STORM WATER BMPS SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS FOR THE LIFE OF THE CONSTRUCTION PROJECT. GENERALLY, ALL BMPS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO THE REGULARLY SCHEDULED INSPECTIONS. SCHEDULED INSPECTIONS VARY BETWEEN BMPS. STRUCTURAL BMPS LIKE STORM DRAIN DROP INLET PROTECTION MIGHT REQUIRE MORE FREQUENT INSPECTION THAN OTHER BMPS TO ENSURE PROPER OPERATION. INSPECTION AND MAINTENANCE OF BMPS SHOULD CONTINUE UNTIL ALL CONSTRUCTION ACTIVITIES HAVE ENDED AND ALL AREAS OF A SITE HAVE BEEN PERMANENTLY STABILIZED. DURING EACH INSPECTION, THE INSPECTOR SHOULD DOCUMENT WHETHER THE BMP IS PERFORMING CORRECTLY, ANY DAMAGE TO THE BMP SINCE THE LAST INSPECTION, AND WHAT SHOULD BE DONE TO REPAIR THE BMP IF DAMAGE HAS OCCURRED.

SILT FENCE CONSTRUCTION SPECIFICATIONS

1. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509 2
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322

2. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
3. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

SILT FENCE DESIGN CRITERIA

SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FEET	1,000 FEET
10:1 TO 5:1	100 FEET	750 FEET
5:1 TO 3:1	60 FEET	500 FEET
3:1 TO 2:1	40 FEET	250 FEET
2:1 AND STEEPER	20 FEET	125 FEET

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

STANDARD INLET CONSTRUCTION SPECIFICATIONS

GENERAL NOTES
1. USE SAND BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 0.75 IN. ROCK OR 0.25 IN. PEA GRAVEL.
2. CONSTRUCT ON GENTLY SLOPING STREET.
3. LEAVE ROOM UPSTREAM OF BARRIER FOR WATER TO POND AND SEDIMENT TO SETTLE.
4. PLACE SEVERAL LAYERS OF SAND BAGS – OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
5. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY. FLOW FROM A SEVERE STORM (e.g., 10 YEAR STORM) SHOULD NOT OVERTOP THE CURB.

MATERIALS
1. BAG MATERIAL: BAGS SHALL BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT 135 g/m2 (FOUR OUNCES PER SQUARE YARD), MULLEN BURST STRENGTH EXCEEDING 2,070 kPA (300psi) IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355
2. BAG SIZE: EACH GRAVEL FILLED BAG SHALL HAVE A LENGTH OF 450mm (18in), WITH OF 300mm (12in), THICKNESS OF 75mm (3in), AND MASS OF APPROXIMATELY 15kg (33lb). BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: GRAVEL SHALL BE BETWEEN 10mm AND 20mm (0.4in AND 0.8in) IN DIAMETER, AND SHALL BE CLEAN AND FREE FROM CLAY BALLS, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIALS.

INSTALLATION
1. INSPECT GRAVEL BAG BERMS BEFORE AND AFTER EACH RAINFALL EVENT, AND WEEKLY THROUGHOUT THE RAINY SEASON.
2. RESHAPE OR REPLACE GRAVEL BAGS AS NEEDED.
3. INSPECT GRAVEL BAG BERMS FOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENTS WHEN ACCUMULATION REACHES ONE-THIRD OF THE BERM HEIGHT.
4. REMOVE GRAVEL BAG BERMS WHEN NO LONGER NEEDED. REMOVE SEDIMENT ACCUMULATION AND CLEAN, RE-GRADE, AND STABILIZE THE AREA.

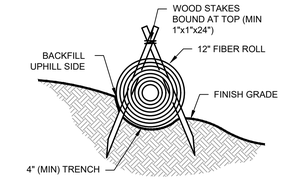
DUST CONTROL NOTES

TEMPORARY MEASURES
1. VEGETATIVE COVERINGS: TEMPORARY SEEDING AND MULCHING MAY BE APPLIED TO COVER BARE SOIL AND TO PREVENT WIND EROSION. THE SOIL MUST BE KEPT MOIST TO ESTABLISH COVER.
2. BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL. BARRIERS PLACES AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
3. CALCIUM CHLORIDE: THIS MATERIAL IS APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. PRETREATMENT MAY BE NECESSARY DUE TO VARYING SITE AND CLIMATIC CONDITIONS.
4. IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NECESSARY. IF THIS METHOD IS TO BE EMPLOYED AT A CONSTRUCTION SITE, IT IS RECOMMENDED THAT A TEMPORARY GRAVEL ROCK ENTRANCE BE CREATED TO PREVENT MUD FROM SPREADING ONTO LOCAL STREETS.
5. TILLAGE: THIS PRACTICE ROUGHENS THE SOIL AND BRINGS CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. PLOWING SHOULD BEGIN ON THE WINDWARD SIDE OF THE SITE USING CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTH HARROWS, OR SIMILAR PLOWS.
6. ADHESIVES: USE SPRAY-ON ADHESIVES ACCORDING TO TABLE 1. THESE ADHESIVES FORM FAIRLY IMPENETRABLE SURFACES, AND SHOULD BE USED ONLY IF OTHER METHODS PROVE TO BE DIFFICULT TO WORK WITH.

PERMANENT SITE MODIFICATION MEASURES
1. PERMANENT VEGETATION: SEEDING AND SODDING SHOULD BE DONE TO PERMANENTLY STABILIZE EXPOSED AREAS AGAINST WIND EROSION. IT IS RECOMMENDED THAT EXISTING TREES AND LARGE SHRUBS BE ALLOWED TO REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE DURING SITE GRADING PROCESSES.
2. STONE: COARSE GRAVEL OR CRUSHED STONE MAY BE PLACED OVER HIGHLY ERODIBLE SOILS.
3. TOPSOILING: THIS METHOD IS RECOMMENDED WHEN PERMANENT VEGETATION CANNOT BE ESTABLISHED ON A SITE. TOPSOILING IS A PROCESS IN WHICH LESS EROSIVE MATERIAL IS PLACED ON TOP OF HIGHLY ERODIBLE SOILS.

FIBER ROLL NOTES

NOTES:
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 5 LBS PER LINEAL FOOT.
2. ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES, CONSTRUCTION EQUIPMENT, EXT. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
3. FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
5. THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
6. FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.



Typical Protection - Fiber Roll

BMP KEY NOTES

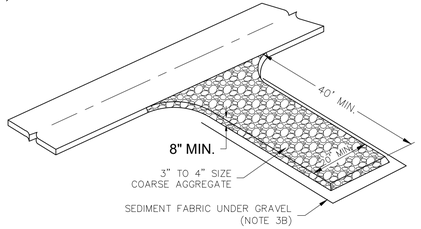
1 PROJECT BOUNDARY
2 STAGING AREA
3 STABILIZED CONSTRUCTION ENTRANCE
4 TIRE WASH
5 CONCRETE WASHOUT
6 INLET PROTECTIONS
7 SILT FENCE
8 STREET SWEEPING (PAVED SURFACES ONLY)
9 PORTABLE TOILETS
10 LIMITS OF CONSTRUCTION

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCING
- SD EXISTING STORM DRAIN
- DRAINAGE FLOW & DIRECTION
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

INSTALLATION:
A. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SMOOTH TRANSITION TO EXISTING GRADE; 2:1 MAXIMUM SLOPE.
B. COMPACT SUBGRADE PER RECOMMENDATIONS IN GEOTECHNICAL REPORT.
C. PLACE FILTER FABRIC UNDER STONE, IF DESIRED (RECOMMENDED FOR ENTRANCE AREA THAT REMAINS MORE THAN 3 MONTHS).

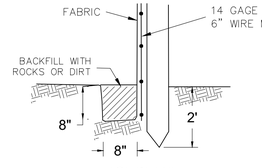
MAINTENANCE:
A. PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY.
B. PERIODIC TOP DRESSING WITH 2 INCHES STONE MAY BE REQUIRED, AS CONDITIONS DEMAND, AND REPAIR ANY STRUCTURES USED TO TRAP SEDIMENTS.
C. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
D. INSPECT ADJACENT AREAS FOR SEDIMENT DEPOSIT AND INSTALL ADDITIONAL CONTROLS AS NECESSARY; EXPAND STABILIZED AREA AS REQUIRED TO ACCOMODATE ACTIVITIES.



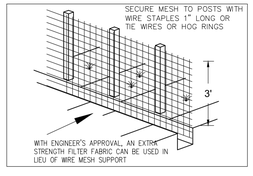
Stabilized Roadway Entrance

INSTALLATION:
A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE YARN. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 2 DEG F TO 120 DEG F.
B. BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
C. POSTS FOR SILT FENCES SHALL BE EITHER 2"X4" WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
D. THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TOE IS SECURED WITH ROCKS OR DIRT. THE FABRIC IS SECURED TO THE MESH WITH TWIN STAPLES OR SIMILAR DEVICES.
E. WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
F. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

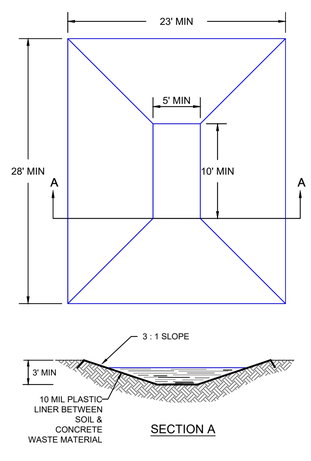
MAINTENANCE:
A. INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ON-HALF THE HEIGHT OF THE BARRIER.
D. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
E. INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.



TOE DETAIL

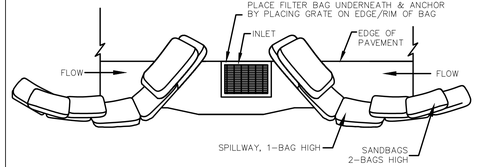


Silt Fence

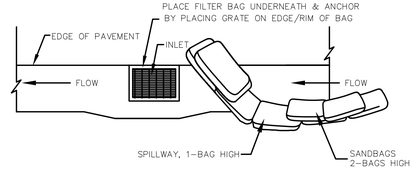


Concrete Washout

NOTE: A GRAVEL-FILLED SOCK MAY BE USED IN PLACE OF SEPARATE BAGS IF PLACED TIGHTLY TO CURB TO CHANCE OF BYPASS OR FAILURE.



Typical Protection for Inlet on Sump



Typical Protection - Gravel Bag Berm

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PROFESSIONAL ENGINEER
09/11/2023
No. 2774356
TODD D. PACE
STATE OF UTAH

No	Date	By	Revision

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DATE: 9/8/2023 | DRAWN: TJR | APPROVED: | SCALE: NOTED | JOB NO.: 221251

EROSION CONTROL PLAN
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C8.1

FILE: 221251 – PRELIMINARY