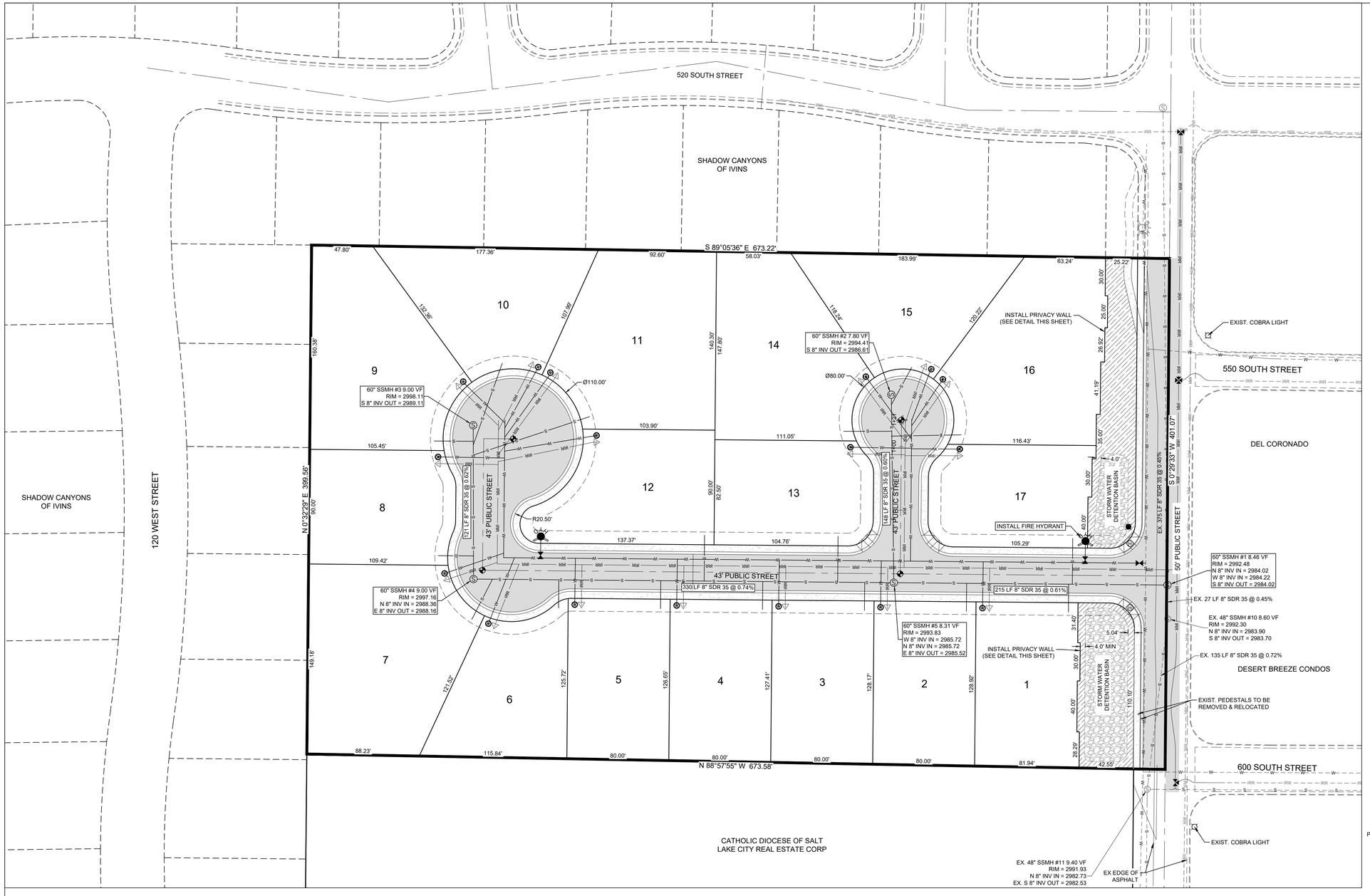


LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE
- IRRIGATION LATERAL & SERVICE
- EXISTING WATER LINE
- 4" IRRIGATION LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL ADA RAMP (PER CITY STD)
- RING & LID MONUMENT
- EXISTING COBRA LIGHT
- PROPOSED STREET LIGHT
- COMMON AREA (12,296 SQ. FT.)

LEGAL DESCRIPTION

THE SOUTH 6/10 OF LOT SEVEN (7) BLOCK TWENTY-TWO (22), ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY'S SURVEY. BEING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT SEVEN, BLOCK TWENTY-TWO, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY'S SURVEY SAID POINT BEING LOCATED N 0°29'33" E 1333.66 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 88°57'55" W 673.58 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE EAST BOUNDARY OF SHADOW CANYON OF IVINS PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND CONTINUING ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES; (1) THENCE N 0°32'29" E 399.56 FEET; (2) THENCE S 89°05'36" E 673.22 FEET TO A POINT ON SAID SECTION LINE; THENCE S 0°29'33" W 401.07 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 269,563 SQ FT OR 6.18 ACRES MORE OR LESS

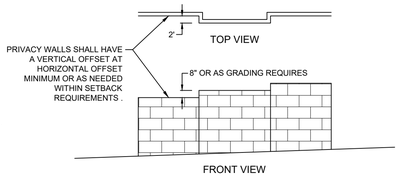
PROJECT INFO

RESIDENTIAL AREA: 6.188 ACRES
ZONE: R1-10
UNITS: 17 LOTS
DENSITY: 2.75 DU/ACRE
PUBLIC STREETS

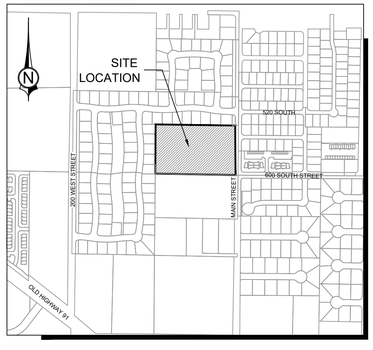
OWNER / DEVELOPER CONTACT
CORNER THE MARKET LLC
1473 E 1710 S
ST GEORGE, UT 84790

PARCEL: I-SB-65
550 SOUTH MAIN STREET

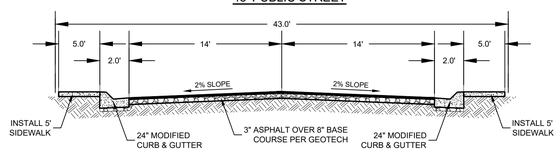
PRIVACY WALL DETAIL



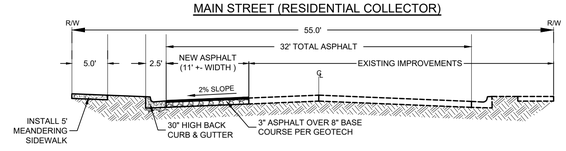
VICINITY MAP



43' PUBLIC STREET



MAIN STREET (RESIDENTIAL COLLECTOR)



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

SERENITY ESTATES

AMENDED PRELIMINARY PLAN

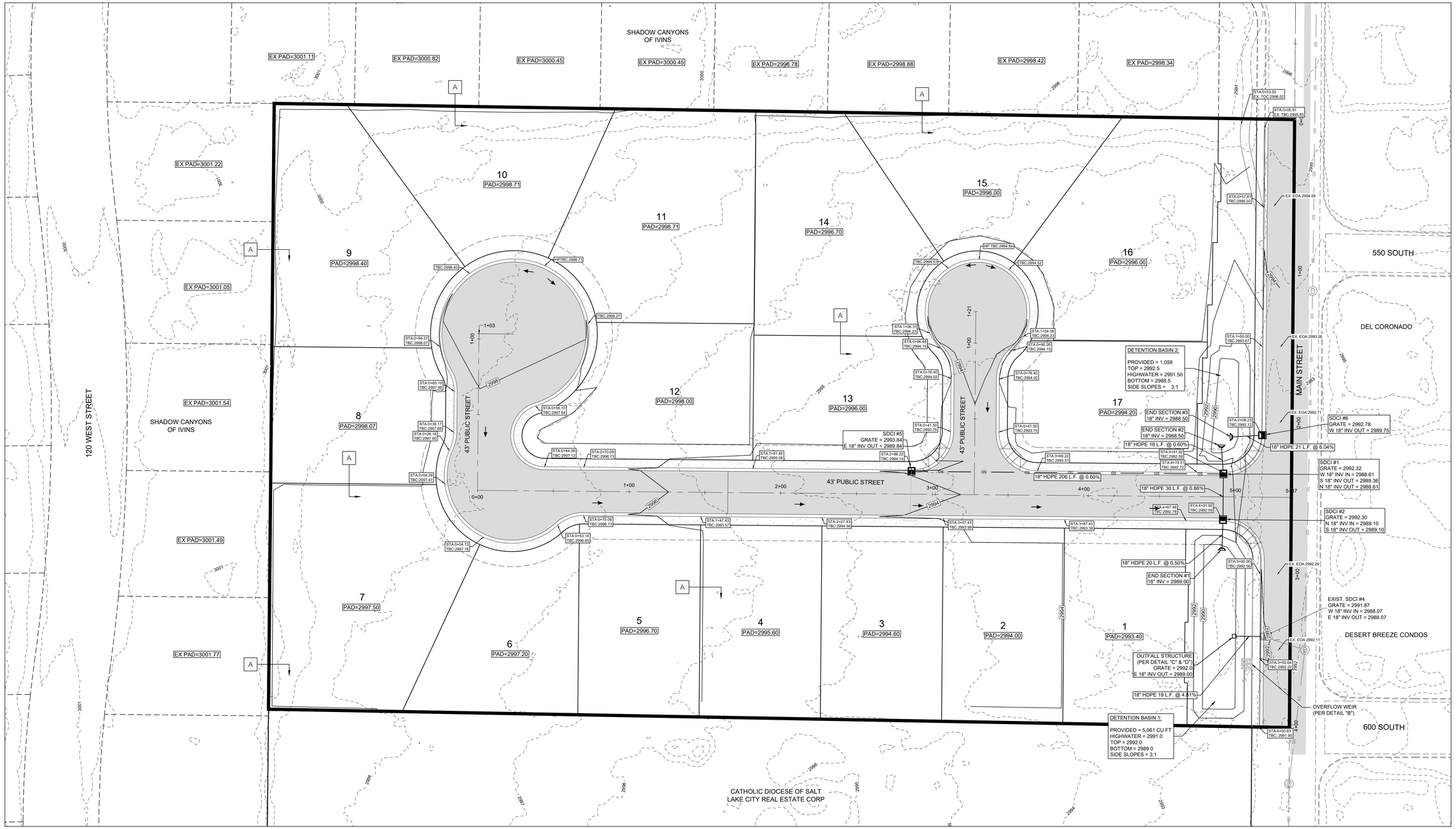
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

SERENITY ESTATES

AMENDED PRELIMINARY PLAN
LOCATED IN IVINS, UTAH

PROJ. #:	21248.00
DRAWN BY:	AWS
DATED:	11/03/2023
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 40'

SHEET 1 OF 3



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

CivilScience

SERENITY ESTATES
PRELIMINARY GRADING PLAN
LOCATED IN IVINS, UTAH

PROJ. #:	21248.00
DRAWN BY:	AWS
DATED:	11/03/2023
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 30'
SHEET	2 OF 3

N

0 15 30 60

SCALE: 1" = 30'

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

LEGEND

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

GRADING NOTES

APPROXIMATELY 2,841 CU.YD. OF CUT, 3,723 CU.YD. OF FILL AND 982 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS FOR PHASE 1 & ADJACENT PHASE 2 LOTS.

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

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

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

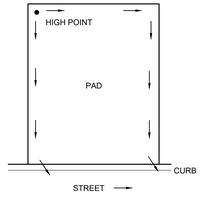
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

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

BACKFILL MATERIAL FOR PLASTIC PIPE IS CLASS 1 OR CLASS 2

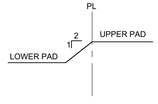
LID CALCULATIONS RESULTED IN RESIDENTIAL LOTS BEING ABLE TO RETAIN RAINFALL ON THE LOTS IF DISCONNECTED ROOF DRAINS ARE USED. CALCULATIONS WILL BE PROVIDED WITH FINAL LID REPORT.

TYPICAL LOT DRAINAGE
(UNLESS OTHERWISE NOTED)

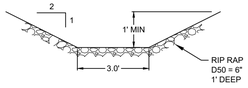


DRAINAGE NOTES:
1- DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM
2- DRAIN FROM REAR OF PAD TO STREET
3- FLOW LINE OF DRAINAGE SWALE TO BE 1% MINIMUM

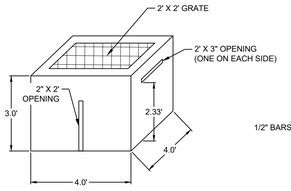
A SECTION A
TYPICAL GRADING



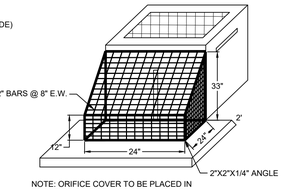
B OVERFLOW SPILLWAY
NOT TO SCALE



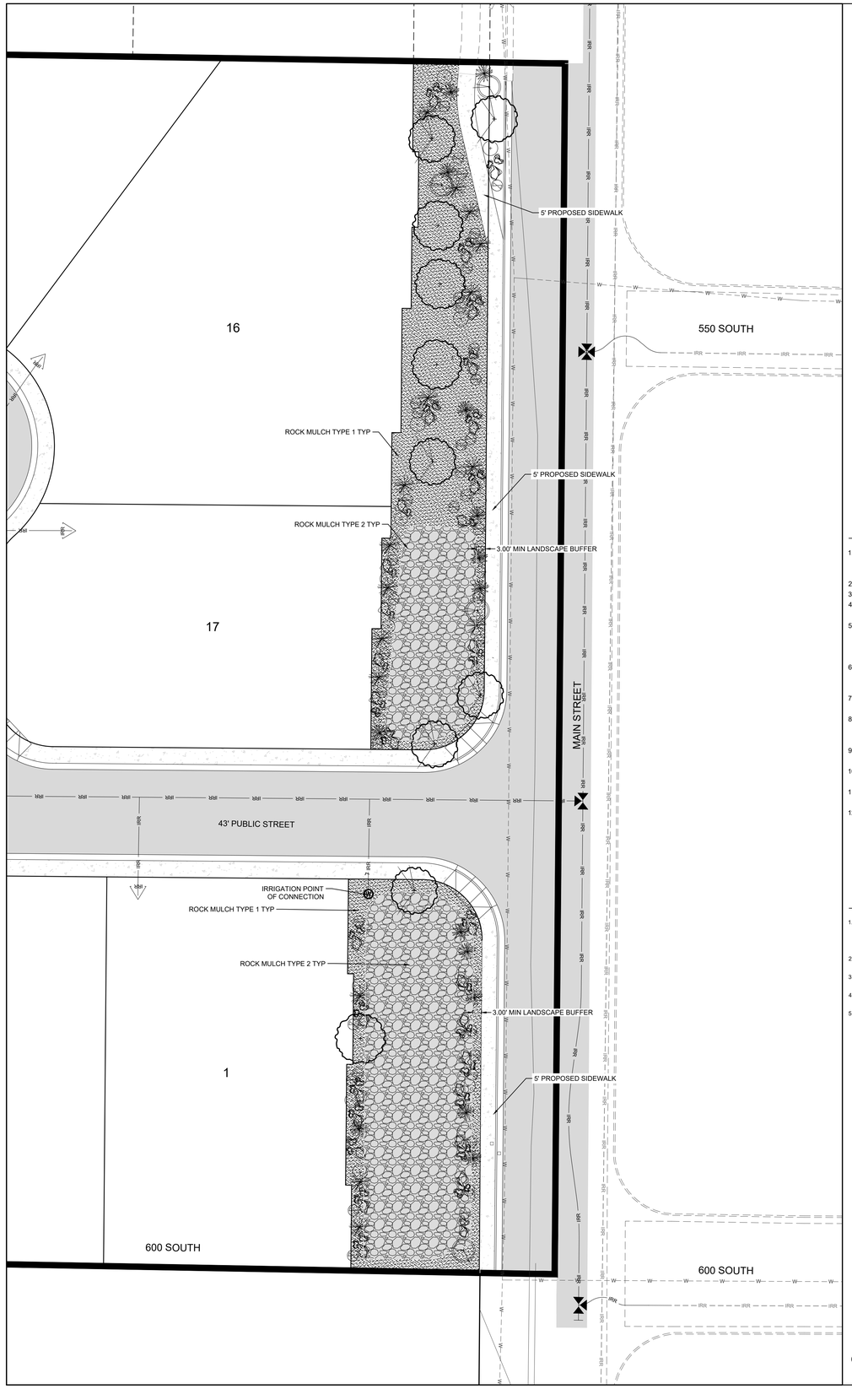
C OUTLET STRUCTURE
NOT TO SCALE



D ORIFICE COVER
GALVANIZED + POWDER COATED



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



GENERAL CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. ENVIRONMENTAL DESIGN STUDIO INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. ENVIRONMENTAL DESIGN STUDIO SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, ENVIRONMENTAL DESIGN STUDIO WORKS, ENVIRONMENTAL DESIGN STUDIO AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL B REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
8. ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770. PHONE: (435) 673-2349. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
9. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
10. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
11. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
12. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

MAINTENANCE & GUARANTEE:

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FIVE (5) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD SHALL BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. PLANTS NOT IN HEALTHY CONDITION OVER A ONE YEAR WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
3. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANT WATER FEATURE, IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
4. IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
5. AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ACTUAL AS BUILT CONDITIONS ON SITE AS IT RELATES TO THE LANDSCAPE AND IRRIGATION SYSTEM. THESE PLANS SHALL BE SUBMITTED TO THE OWNER AT FINAL INSPECTION.

N

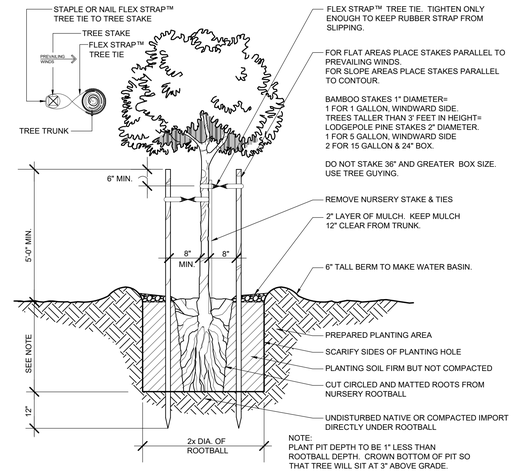
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SCALE: 1" = 20'

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

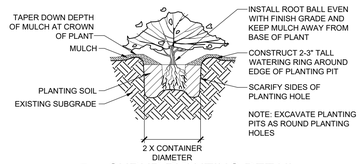
LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Qty	Size	Notes
	Trees				
	MAVERICK MESQUITE	PROSOPIS GLANDULOSA "MAVERICK"	3	24" BOX	STAKED
	HOLLY OAK	QUERCUS ILEX	3	24" BOX	STAKED
	Accents				
	YELLOW BIRD OF PARADISE	CAESALPINIA GILLIESII	4	15 GAL	
	RED YUCCA	HESPERALOE PARVIFLORA	13	3' X 3'	
	GRAY DESERT SPOON	DASYLIRION WHEELERI	7	5' X 5'	
	Shrubs				
	TEXAS RANGER, MIX	LEUCOPHYLLUM CANDIDUM, LAEVIGATUM	10	5 GAL	
	Flowering Perennials				
	DESERT PAINTBRUSH	CASTILLEJA CHROMOSA	40	1 GAL	
	ROCK MULCH TYPE 1	1/2" MINUS CHAT - LIGHT BROWN	5,990 s/f	1/2" MINUS. 3" DEPTH	
	ROCK MULCH TYPE 2	1.5"-6" ROCK MULCH - "CAPPUCCINO"	6,055 s/f	3"-6" DIA. 3" MIN. DEPTH	
	BOULDERS	BEIGE SANDSTONE	26	3'-5' DIA.	



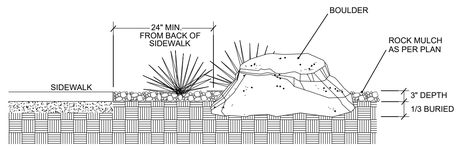
L-1 TREE PLANTING & STAKING DETAIL

Not to Scale



L-2 SHRUB PLANTING DETAIL

Not to Scale



L-3 ORNAMENTAL BOULDER LOCATION & PLACEMENT

Not to Scale

NOTES:

1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.

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

CivilScience

SERENITY ESTATES

PRELIMINARY LANDSCAPE PLAN

LOCATED IN IVINS, UTAH

PROJ. #:	21248.00
DRAWN BY:	AWS
DATED:	11/03/2023
CHECKED BY:	KCS
SCALE OF SHEET	HOR SCALE: 1" = 20'
SHEET	3 OF 3