PROPOSED CROSSINGS AT RED DESERT SUBDIVISION

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

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

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

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

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

MAIN STREET

OLD HIGHWAY 91

200 EAST

MORNING GLORY AVENUE 43' PUBLIC STREET

DAFFODIL WAY 43' PUBLIC STREET

LILY PLACE 43' PUBLIC STREET

PROPOSED WESTERN CORRIDOR

DETENTION BASIN TO BE DEDICATED TO CITY

111.00' FUTURE RIGHT-OF-WAY

64.00' FUTURE ASPHALT WIDTH

26.00' ASPHALT WIDTH

32.00' EX ASPHALT WIDTH

130.00' RIGHT-OF-WAY WIDTH

IVINS CITY & RIGHT-OF-WAY

EX 10' ASPHALT TRAIL

1 11,151 S.F.
2 7,503 S.F.
3 7,500 S.F.
4 7,500 S.F.
5 7,500 S.F.
6 8,414 S.F.
7 8,414 S.F.
8 7,500 S.F.
9 7,500 S.F.
10 7,500 S.F.
11 7,500 S.F.
12 7,500 S.F.
13 8,414 S.F.
14 13,975 S.F.
15 9,953 S.F.
16 11,357 S.F.
17 8,947 S.F.
18 11,535 S.F.
19 13,608 S.F.
20 9,161 S.F.
21 9,000 S.F.
22 12,554 S.F.
23 11,090 S.F.
24 9,239 S.F.
25 8,996 S.F.
26 7,531 S.F.
27 8,438 S.F.
28 7,724 S.F.
29 10,584 S.F.
30 9,227 S.F.
31 9,955 S.F.

STUB FOR FUTURE DEVELOPMENT

BEGIN PRIVACY WALL

END PRIVACY WALL

INSTALL PRIVACY WALL (SEE DETAIL THIS SHEET)

INSTALL PRIVACY WALL ALONG RIGHT-OF-WAY (SEE DETAIL THIS SHEET)

INSTALL 8" C-900 WATER LINE

INSTALL 6" C-900 IRRIGATION LINE

INSTALL 4" C-900 IRRIGATION LINE

INSTALL NEW STREET LIGHT

INSTALL NEW STREET LIGHT

INSTALL 10' ASPHALT TRAIL PER CITY STD.

INSTALL BOLLARD LIGHTS PER CITY STD (TYP)

INSTALL ADA RAMP

2' SAW CUT FOR CURB & GUTTER IMPROVEMENTS

CONNECT 5' CONCRETE SIDEWALK TO EX ASPHALT TRAIL

END CURB & GUTTER

STUB FOR FUTURE DEVELOPMENT

FIRE DEPARTMENT TURNAROUND. 8" COMPACTED ROAD BASE TO BE CONSTRUCTED WITHIN LOT #30

LOT #30 TO BE DEVELOPED WHEN FIRE TURNAROUND REQUIREMENTS ARE SATISFIED BY DEVELOPMENT TO THE NORTH

STORM DRAIN CONNECTION POINT

TIE INTO EX WATER LINE

56 LF 8" SDR 35 @ 2.50%

66 LF 8" SDR 35 @ 2.24%

195 LF 8" SDR 35 @ 2.62%

215 LF 8" SDR 35 @ 2.54%

254 LF 8" SDR 35 @ 1.61%

321 LF 8" SDR 35 @ 1.24%

68 LF 8" SDR 35 @ 1.32%

94 LF 8" SDR 35 @ 1.47%

91 LF 8" SDR 35 @ 1.39%

82 LF 8" SDR 35 @ 0.73%

53 LF 8" SDR 35 @ 0.60%

39 LF 8" SDR 35 @ 1.57%

100 LF 8" SDR 35 @ 0.50%

65 LF 8" SDR 35 @ 0.50%

48 LF 8" SDR 35 @ 0.50%

386 LF 8" SDR 35 @ 0.50%

195 LF 8" SDR 35 @ 0.50%

60" SSMH #1 9.00 VF
RIM = 2992.14
E 8" INV OUT = 2983.14

48" SSMH #2 9.00 VF
RIM = 2990.55
W 8" INV IN = 2981.75
E 8" INV OUT = 2981.55

48" SSMH #3 9.00 VF
RIM = 2988.82
W 8" INV IN = 2980.02
E 8" INV OUT = 2979.82

48" SSMH #4 9.00 VF
RIM = 2983.50
W 8" INV IN = 2974.70
E 8" INV OUT = 2974.50

60" SSMH #5 9.00 VF
RIM = 2977.83
W 8" INV IN = 2969.03
S 8" INV IN = 2969.03
N 8" INV IN = 2969.03
E 8" INV OUT = 2968.83

48" SSMH #6 9.58 VF
STUB FOR FUTURE DEVELOPMENT
RIM = 2979.15
N 8" INV IN = 2969.78
S 8" INV OUT = 2969.58

48" SSMH #7 9.00 VF
RIM = 2978.93
SE 8" INV IN = 2970.13
N 8" INV OUT = 2969.93

48" SSMH #8 9.00 VF
RIM = 2980.54
S 8" INV IN = 2971.74
NW 8" INV OUT = 2971.54

48" SSMH #9 9.00 VF
RIM = 2981.36
SW 8" INV IN = 2972.56
N 8" INV OUT = 2972.36

48" SSMH #10 9.00 VF
RIM = 2982.47
W 8" INV IN = 2973.67
NE 8" INV OUT = 2973.47

48" SSMH #11 9.00 VF
RIM = 2983.94
W 8" INV IN = 2975.14
E 8" INV OUT = 2974.94

48" SSMH #12 9.48 VF
RIM = 2985.22
N 8" INV IN = 2975.94
E 8" INV OUT = 2975.74

48" SSMH #13 9.00 VF
RIM = 2985.26
S 8" INV OUT = 2976.26

48" SSMH #14 9.00 VF
RIM = 2973.53
W 8" INV IN = 2964.73
E 8" INV OUT = 2964.53

60" SSMH #15 8.17 VF
RIM = 2968.52
W 8" INV IN = 2960.55
N 8" INV IN = 2960.55
S 8" INV OUT = 2960.35

48" SSMH #16 6.54 VF
RIM = 2967.42
N 8" INV IN = 2961.08
S 8" INV OUT = 2960.88

48" SSMH #17 5.35 VF
STUB FOR FUTURE DEVELOPMENT
RIM = 2966.67
N 8" INV IN = 2961.52
S 8" INV OUT = 2961.32

60" SSMH #18 7.04 VF
RIM = 2966.72
N 8" INV IN = 2959.88
E 8" INV OUT = 2959.68

60" SSMH #19 3.63 VF
RIM = 2962.14
W 8" INV IN = 2958.71
S 8" INV OUT = 2958.51

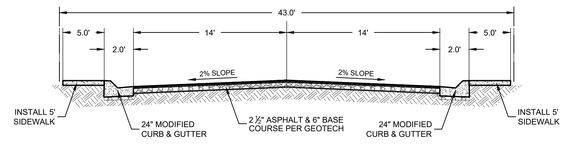
EX. 60" SSMH #21 7.24 VF
RIM = 2963.62
N 8" INV IN = 2956.58
S 8" INV OUT = 2956.38
CONNECT TO EX SEWER MANHOLE

LEGAL DESCRIPTION

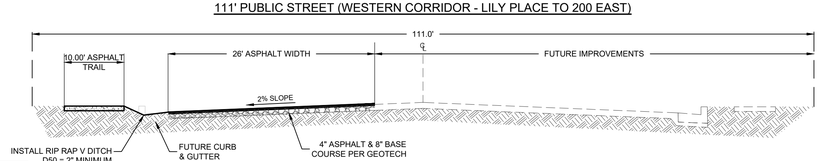
BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 8, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8, AND RUNNING THENCE S 89°25'15" E 1277.46 FEET ALONG THE NORTH NORTH (N-N) 1/64 LINE TO THE WEST RIGHT OF WAY LINE OF 200 EAST STREET; THENCE S 0°42'49" W 154.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE WESTERN CORRIDOR; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FORTY-NINE (49) COURSES, (1) N 89°39'42" W 11.83 FEET, TO THE POINT OF A 1055.50 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 135.15 FEET THROUGH A CENTRAL ANGLE OF 7°20'11", (3) THENCE S 6°59'53" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 6°59'53" E, (4) THENCE ALONG THE ARC OF SAID CURVE 26.86 FEET THROUGH A CENTRAL ANGLE OF 1°27'33", (5) THENCE N 8°27'26" W 1.00 FEET, TO A POINT ON A 1055.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 8°27'26" E, (6) THENCE ALONG THE ARC OF SAID CURVE 339.81 FEET THROUGH A CENTRAL ANGLE OF 18°26'46", (7) THENCE S 26°54'12" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 26°54'12" E, (8) THENCE ALONG THE ARC OF SAID CURVE 33.21 FEET, THROUGH A CENTRAL ANGLE OF 1°48'17", (9) THENCE N 28°42'12" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 28°42'29" E, (10) THENCE ALONG THE ARC OF SAID CURVE 39.03 FEET, THROUGH A CENTRAL ANGLE OF 2°06'59", (11) THENCE S 30°49'28" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 30°49'28" E, (12) THENCE ALONG THE ARC OF SAID CURVE 37.95 FEET, THROUGH A CENTRAL ANGLE OF 2°03'43", (13) THENCE N 32°53'11" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°53'11" E, (14) THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET, THROUGH A CENTRAL ANGLE OF 1°34'24", (15) THENCE S 34°27'35" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°27'35" E, (16) THENCE ALONG THE ARC OF SAID CURVE 37.77 FEET, THROUGH A CENTRAL ANGLE OF 2°03'08", (17) THENCE N 36°30'43" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 36°30'43" E, (18) THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET, THROUGH A CENTRAL ANGLE OF 1°33'39", (19) THENCE S 38°04'23" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 38°04'23" E, (20) THENCE ALONG THE ARC OF SAID CURVE 34.98 FEET, THROUGH A CENTRAL ANGLE OF 1°54'01", (21) THENCE N 39°58'24" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°58'24" E, (22) THENCE ALONG THE ARC OF SAID CURVE 31.03 FEET, THROUGH A CENTRAL ANGLE OF 1°40'58", (23) THENCE S 41°39'22" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 41°39'22" E, (24) THENCE ALONG THE ARC OF SAID CURVE 26.97 FEET, THROUGH A CENTRAL ANGLE OF 1°27'56", (25) THENCE N 43°07'17" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON_TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 43°07'17" E, (26) THENCE ALONG THE ARC OF SAID CURVE 38.05 FEET, THROUGH A CENTRAL ANGLE OF 2°03'48", (27) THENCE S 45°11'05" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 45°11'05" E, (28) THENCE ALONG THE ARC OF SAID CURVE 25.97 FEET, THROUGH A CENTRAL ANGLE OF 1°24'40", (29) THENCE N 46°35'45" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°35'45" E, (30) THENCE ALONG THE ARC OF SAID CURVE 35.04 FEET, THROUGH A CENTRAL ANGLE OF 1°54'02", (31) THENCE S 65°20'47" W 32.79 FEET, (32) THENCE N 24°39'13" W 2.00 FEET, (33) THENCE S 66°40'49" W 33.33 FEET, (34) THENCE S 23°19'11" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 48.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°19'11" W; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET THROUGH A CENTRAL ANGLE OF 46°24'58", THENCE N 23°05'47" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 46.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°05'47" E; THENCE ALONG THE ARC OF SAID CURVE 22.05 FEET THROUGH A CENTRAL ANGLE OF 27°10'22"; THENCE S 50°16'08" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 139.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°16'08" W; THENCE ALONG THE ARC OF SAID CURVE 35.80 FEET THROUGH A CENTRAL ANGLE OF 14°42'15"; THENCE N 35°33'53" E 2.00 FEET; THENCE N 54°26'07" W 24.79 FEET; THENCE S 35°33'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 35°33'53" E; THENCE ALONG THE ARC OF SAID CURVE 36.82 FEET THROUGH A CENTRAL ANGLE OF 10°01'20"; THENCE S 45°35'13" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 212.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 45°35'13" E; THENCE ALONG THE ARC OF SAID CURVE 34.06 FEET THROUGH A CENTRAL ANGLE OF 9°10'59"; THENCE N 54°46'12" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 54°46'12" E; THENCE ALONG THE ARC OF SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 9°59'58"; THENCE N 64°46'11" E 2.00 FEET; THENCE N 25°13'49" W 24.47 FEET; THENCE N 64°46'11" E 2.00 FEET; THENCE N 25°13'49" W 16.47 FEET, TO THE POINT OF A 189.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.86 FEET THROUGH A CENTRAL ANGLE 2°58'57"; THENCE S 61°47'14" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 187.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°47'14" W; THENCE ALONG THE ARC OF SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 9°35'04"; THENCE N 52°12'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 189.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 52°12'10" W; THENCE ALONG THE ARC OF SAID CURVE 28.69 FEET THROUGH A CENTRAL ANGLE OF 8°40'32"; THENCE S 43°31'38" W 2.00 FEET; THENCE N 46°28'22" W 25.41 FEET; THENCE N 43°31'38" E 2.00 FEET; THENCE N 46°28'22" W 34.41 FEET; THENCE S 43°31'44" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 43°31'44" E; THENCE ALONG THE ARC OF SAID CURVE 16.04 FEET THROUGH A CENTRAL ANGLE OF 2°32'09"; THENCE N 46°03'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 46°03'53" E; THENCE ALONG THE ARC OF SAID CURVE 35.02 FEET THROUGH A CENTRAL ANGLE OF 5°34'00"; THENCE S 51°37'53" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 51°37'53" E; THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 3°59'17"; THENCE N 55°37'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 55°37'10" E; THENCE ALONG THE ARC OF SAID CURVE 24.75 FEET THROUGH A CENTRAL ANGLE OF 3°56'00"; THENCE S 59°33'10" W 1.00 FEET, TO THE POINT OF CURVATURE OF A 361.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 59°33'10" E; THENCE ALONG THE ARC OF SAID CURVE 88.25 FEET THROUGH A CENTRAL ANGLE OF 13°59'14"; THENCE N 73°32'24" E 1.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 73°32'24" E; THENCE ALONG THE ARC OF SAID CURVE 25.53 FEET THROUGH A CENTRAL ANGLE OF 4°03'25"; THENCE S 77°35'49" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 77°35'49" E; THENCE ALONG THE ARC OF SAID CURVE 22.20 FEET THROUGH A CENTRAL ANGLE OF 3°30'33"; THENCE N 81°06'22" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 81°06'22" E; THENCE ALONG THE ARC OF SAID CURVE 35.03 FEET THROUGH A CENTRAL ANGLE OF 5°34'01"; THENCE S 86°40'24" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 86°40'24" E; THENCE ALONG THE ARC OF SAID CURVE 24.82 FEET THROUGH A CENTRAL ANGLE OF 3°55'22"; THENCE N 0°35'45" E 0.27 FEET, TO THE POINT OF BEGINNING.

CONTAINS 395,280 SQ FT OR 9.07 ACRES MORE OR LESS

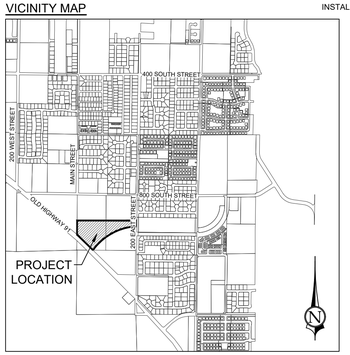
43' PUBLIC STREET



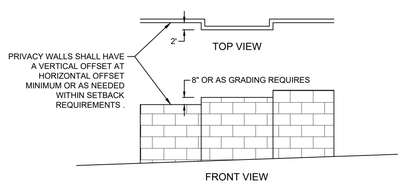
111' PUBLIC STREET (WESTERN CORRIDOR - LILY PLACE TO 200 EAST)



VICINITY MAP



PRIVACY WALL DETAIL



LEGEND

- STREET LIGHT
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- C-900 IRRIGATION "PURPLE" LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL 10' WIDE ADA RAMP
- DETENTION BASIN DEDICATED TO IVINS CITY
- RIGHT-OF-WAY IVINS CITY

PROJECT INFO

RESIDENTIAL AREA: 9.07 ACRES
ZONE: R-1-7.5
UNITS: 31 LOTS (SINGLE PHASE)
PUBLIC STREETS

OWNER / DEVELOPER CONTACT

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

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

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

BLACK STONE

AMENDED

PRELIMINARY PLAN

BLACK STONE - AMENDED

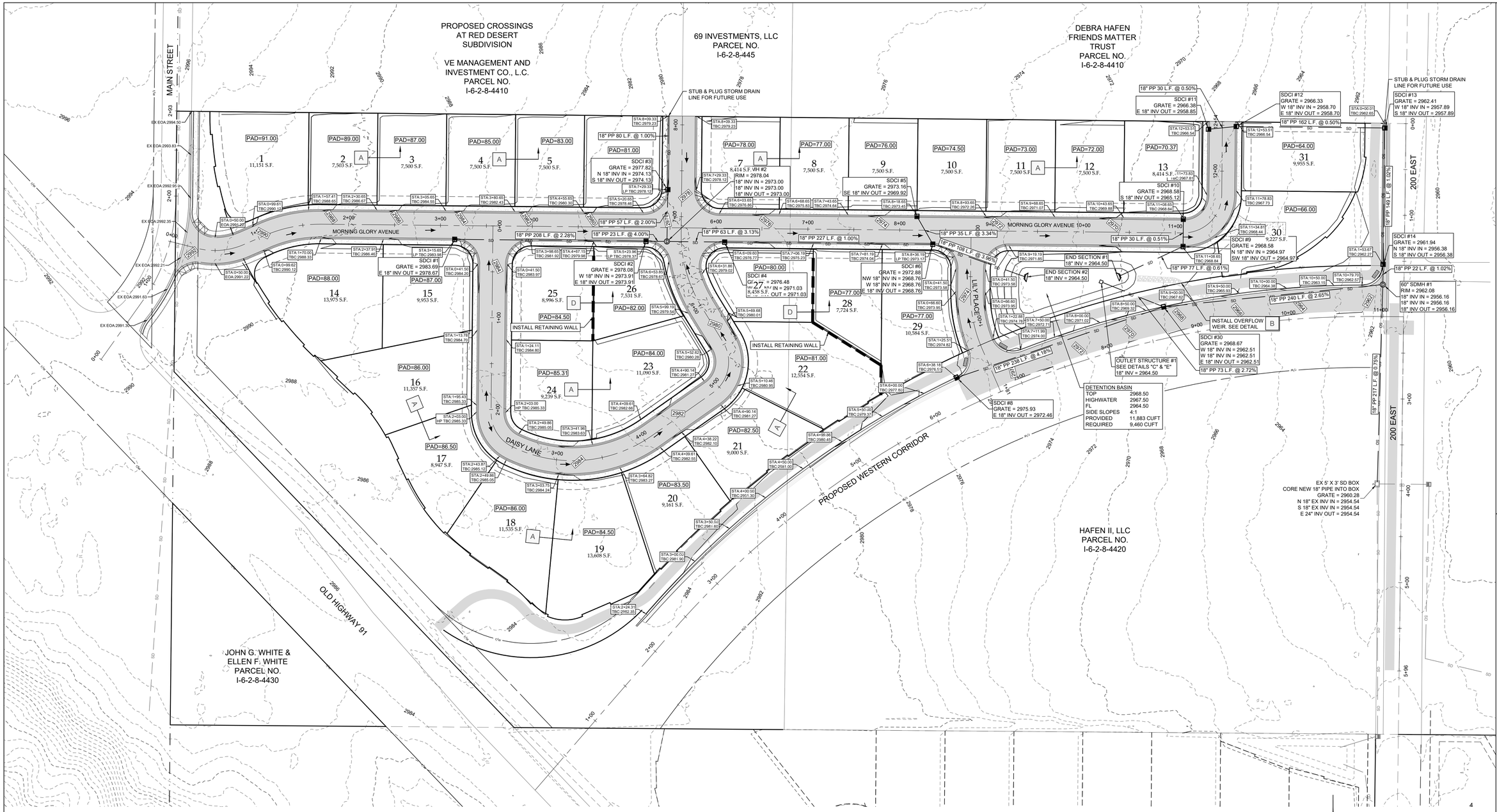
PRELIMINARY PLAN

LOCATED IN IVINS, UTAH

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

PROJ. #:	21266
DRAWN BY:	AWS
DATED:	02/16/2024
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	1 OF 3

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



GRADING NOTES

APPROXIMATELY 11,871 CU.YD. OF CUT, 8,783 CU.YD. OF FILL AND 3,088 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS FOR PHASE 1 & ADJACENT PHASE 2 LOTS.

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

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

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

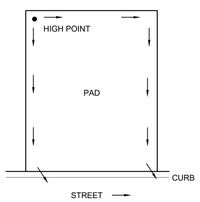
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

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

BACKFILL MATERIAL FOR PLASTIC PIPE IS CLASS 1 OR CLASS 2

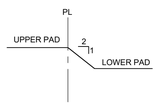
LID CALCULATIONS RESULTED IN RESIDENTIAL LOTS BEING ABLE TO RETAIN RAINFALL ON THE LOTS IF DISCONNECTED ROOF DRAINS ARE USED. CALCULATIONS WILL BE PROVIDED WITH FINAL LID REPORT.

TYPICAL LOT DRAINAGE
(UNLESS OTHERWISE NOTED)

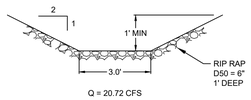


DRAINAGE NOTES:
1- DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM
2- DRAIN FROM REAR OF PAD TO STREET
3- FLOW LINE OF DRAINAGE SWALE TO BE 1% MINIMUM

A SECTION A
TYPICAL GRADING

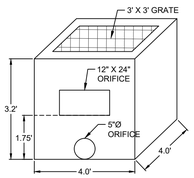


B OVERFLOW WEIR
NOT TO SCALE

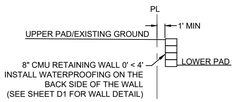


Q = 20.72 CFS

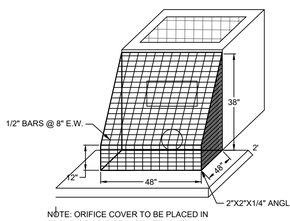
C OUTLET STRUCTURE #1
NOT TO SCALE



D SECTION D
RETAINING SECTION



E 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.

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

LEGEND

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

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

BLACK STONE - AMENDED

PRELIMINARY GRADING PLAN

LOCATED IN IVINS, UTAH

PROJ. #:	21266
DRAWN BY:	AWS
DATED:	02/16/2024
CHECKED BY:	KCS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	2 OF 3

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

PROPOSED CROSSINGS
AT RED DESERT
SUBDIVISION

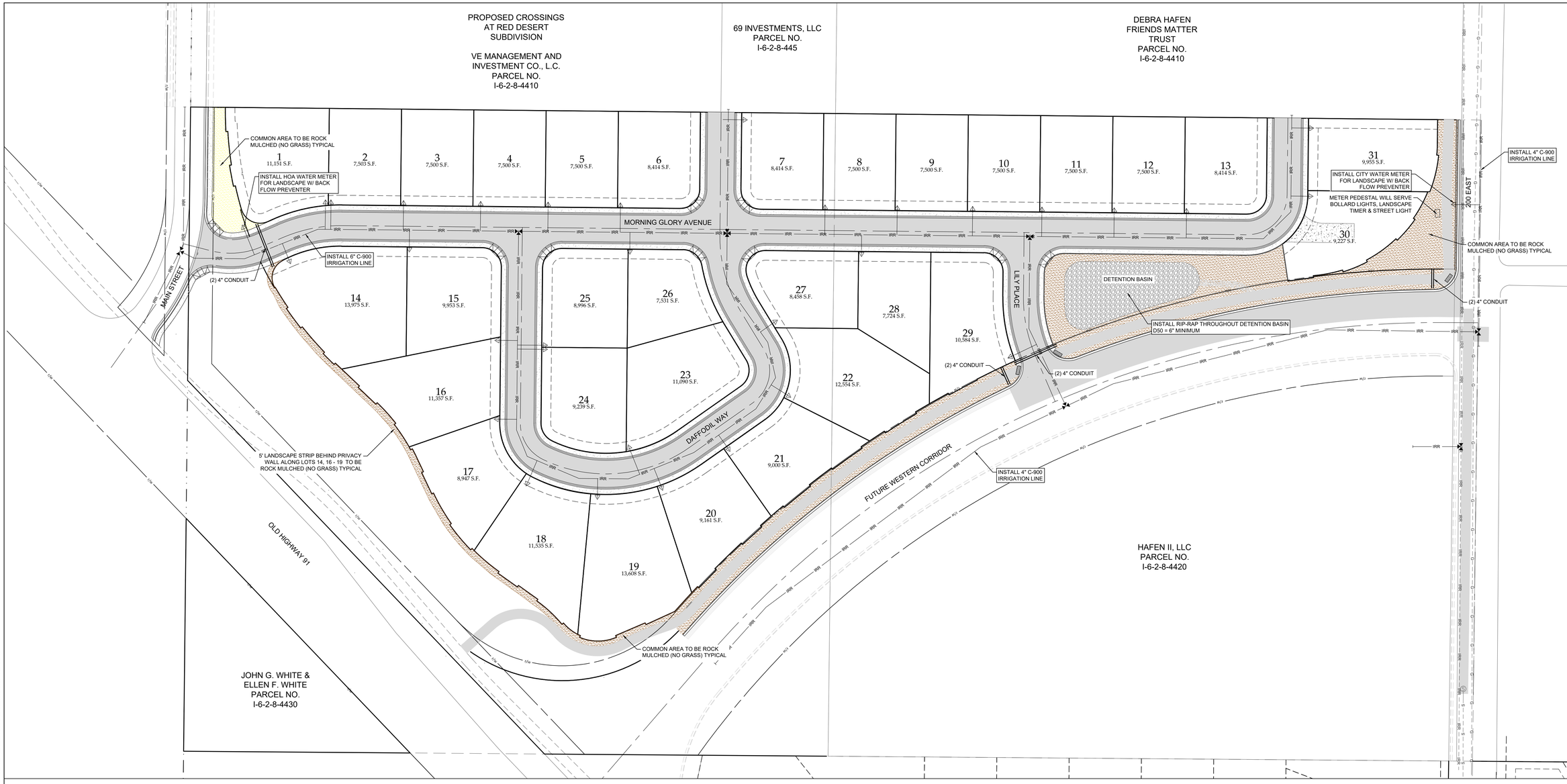
VE MANAGEMENT AND
INVESTMENT CO., L.C.
PARCEL NO.
I-6-2-8-4410

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

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

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

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



PLANT DENSITY REQUIREMENTS - SECTION 12

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

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

LEGEND

- CITY-MAINTAINED LANDSCAPE AREA 24,829 SQ. FT.
- HOA-MAINTAINED LANDSCAPE AREA 2,854 SQ. FT.
- DETENTION BASIN RIP-RAP AREA 7,156 SQ. FT.

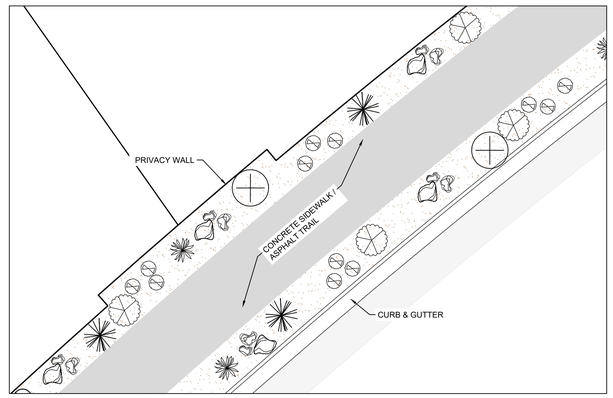
0 50
25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

RECOMMENDED LANDSCAPE MATERIALS & PLANT LIST

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

IVINS CITY LANDSCAPE NOTES:

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



EXAMPLE PLANT DETAIL

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

BLACK STONE - AMENDED

PRELIMINARY LANDSCAPE PLAN

LOCATED IN IVINS, UTAH

PROJ. #: 21266
DRAWN BY: AWS
DATED: 02/16/2024
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET 3 OF 3

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