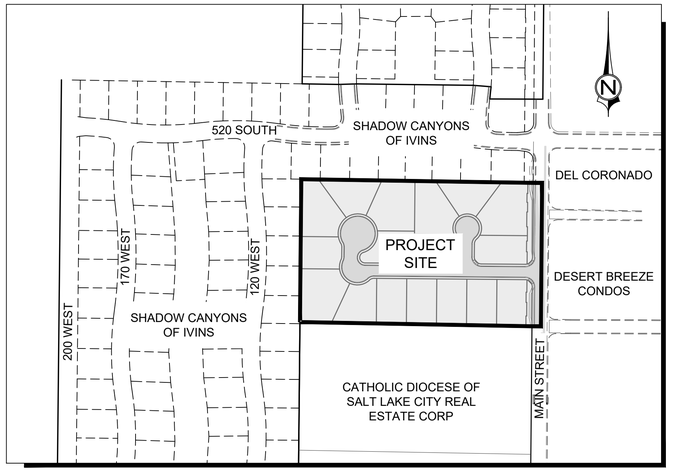
SERENITY ESTATES (AMENDED)

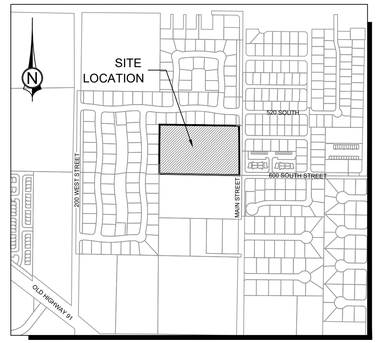
A RESIDENTIAL SUBDIVISION
CONSTRUCTION DRAWINGS
LOCATED IN IVINS, UTAH

SECTION 06, TOWNSHIP 42 SOUTH, RANGE 16 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN
C5	PLAN & PROFILE - SERENITY CIRCLE
C6	PLAN & PROFILE - HARMONY CIRCLE & SERENITY CIRCLE CONT
C7	PLAN & PROFILE - MAIN STREET
C8	UTILITY PLAN
C9	LANDSCAPE PLAN
C10	DETAIL SHEET
E1	POWER PLAN (PROVIDED BY ROCKY MOUNTAIN POWER) SCALE: 1" = 100'



VICINITY MAP



GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS.
3. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
6. FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
7. ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

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.

PROJECT BENCHMARK

SOUTHEAST 1/4 CORNER SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN. FOUND MONUMENT= 2997.62 AT INTERSECTION OF 20 WEST & 520 SOUTH.

ENGINEER'S CERTIFICATE

I, KELVIN C. SMITH, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF UTAH.

PROJECT ENGINEER — DATE: 03/07/2024

APPROVALS

PUBLIC WORKS	3/27/24 DATE
CITY ENGINEER	3-27-24 DATE
BUILDING & ZONING	27 Mar 24 DATE
PARK & RECREATION	3-21-24 DATE
PUBLIC SAFETY	3-25-24 DATE

UTILITIES

ROCKY MOUNTAIN POWER	3/15/24 DATE
CENTURY LINK	3-19-24 DATE
DOMINION ENERGY	3-8-24 DATE
TDS BROADBAND	3-14-24 DATE
POST OFFICE	3-14-24 DATE
INFOWEST	3-18-24 DATE

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ST. GEORGE, UT 84770
435.986.0100

OWNER CONTACT

CORNER THE MARKET
CONTACT: BRECKEN ANDERSON
breckena7@gmail.com

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435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
03/07/2024
STATE OF UTAH

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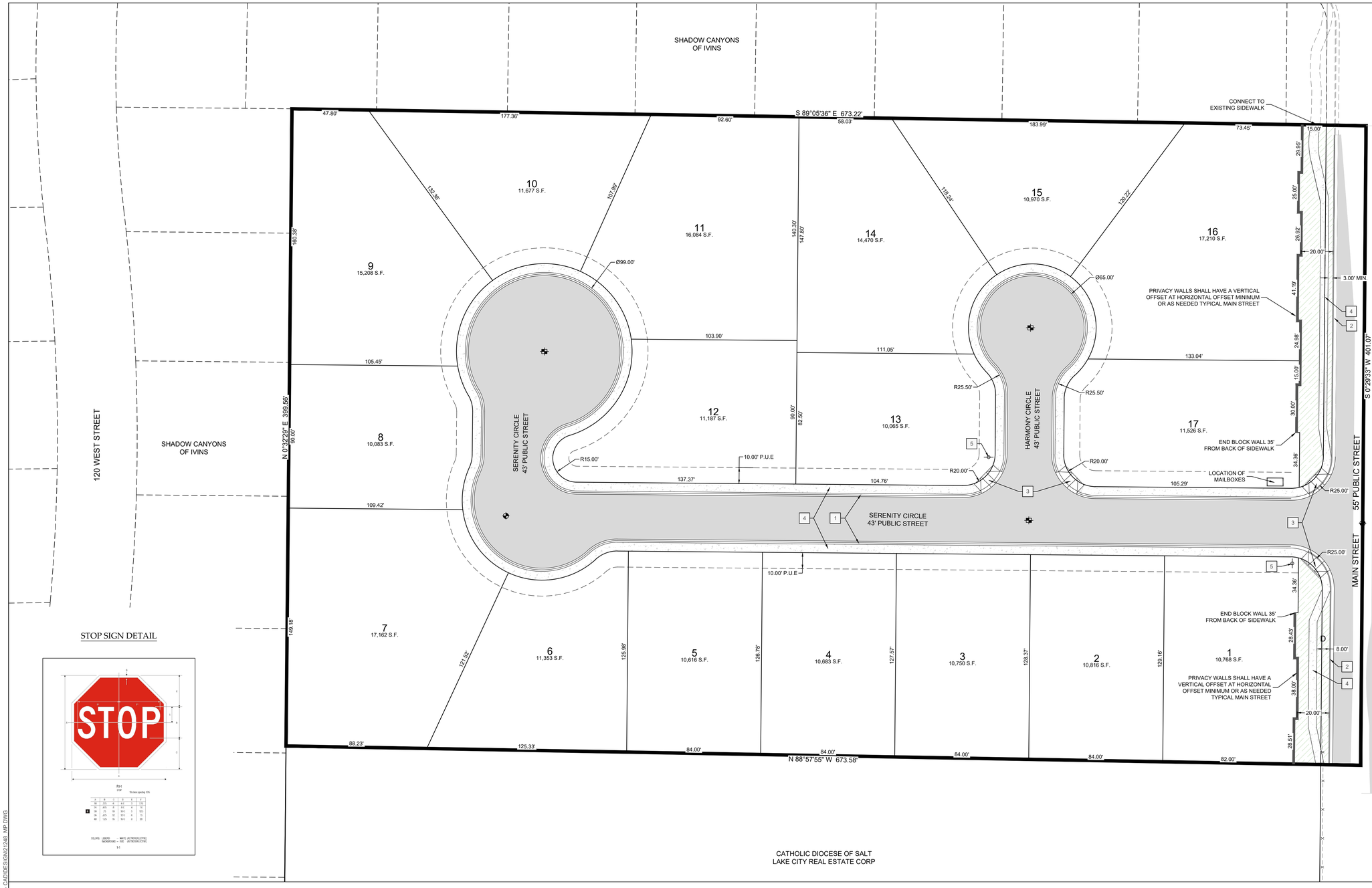
NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

CONSTRUCTION DRAWINGS

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	C1

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21248.00 - IVINS 6 ACRES\700 - CAD\DESIGN\21248_MP.DWG



STOP SIGN DETAIL

PROJECT INFORMATION

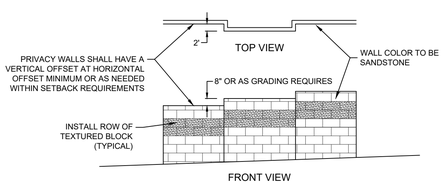
SITE AREA: 6.188 ACRES
TOTAL UNITS: 17 LOTS
DENSITY: 2.75 D.U./ACRE
PARCEL #: I-SB-65

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

SCALE: 1" = 30'

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

PRIVACY WALL DETAIL



KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" MODIFIED CURB ('TYPE H' APWA STD 205.2)
2. 30" HIGH BACK CURB (PER CITY STD)
3. CORNER PEDESTRIAN RAMP (PER CITY STD. 5' WIDE LANDING. 5" CAST IRON TRUNCATED DOMES)
4. 5' CONCRETE SIDEWALK (6" PER CITY STD)
5. INSTALL STREET & STOP SIGN

COMMON AREA

SIDEWALK

NOTES:

1. ALL STREET LIGHTING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH CITY STANDARDS.
2. CONTRACTOR SHALL PROVIDE THE CITY PRODUCT SUBMITTALS TO VERIFY THAT ALL MATERIALS COMPLY WITH STANDARDS PRIOR TO ORDERING.
3. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF STREETLIGHTS, BOLLARDS, PULL BOXES, CONDUIT, AND METER BASES PRIOR TO INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LCATIONS OF SIGNS PRIOR TO INSTALLATION.
5. ALL BACKS OF SIGNS AND SIGN POLES ARE TO BE PAINTED "NERD" COLOR. CLC 1284N AV-0590, LB-4Y24, RO-Y36, TW-36.
6. ALL STREET SIGNS SHALL BE PLACED DIRECTLY ON LIGHT POLES.

LEGEND

- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SIGN PER PLAN
- STREET & STOP SIGN
- CLASS 1 SURVEY CONTROL MONUMENT (RING & LID SET TO CITY STANDARD).
- CLASS II SURVEY CONTROL MONUMENT (REBAR & ALUM. CAP SET TO CITY STANDARD).

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

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PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(03/07/2024)
STATE OF UTAH

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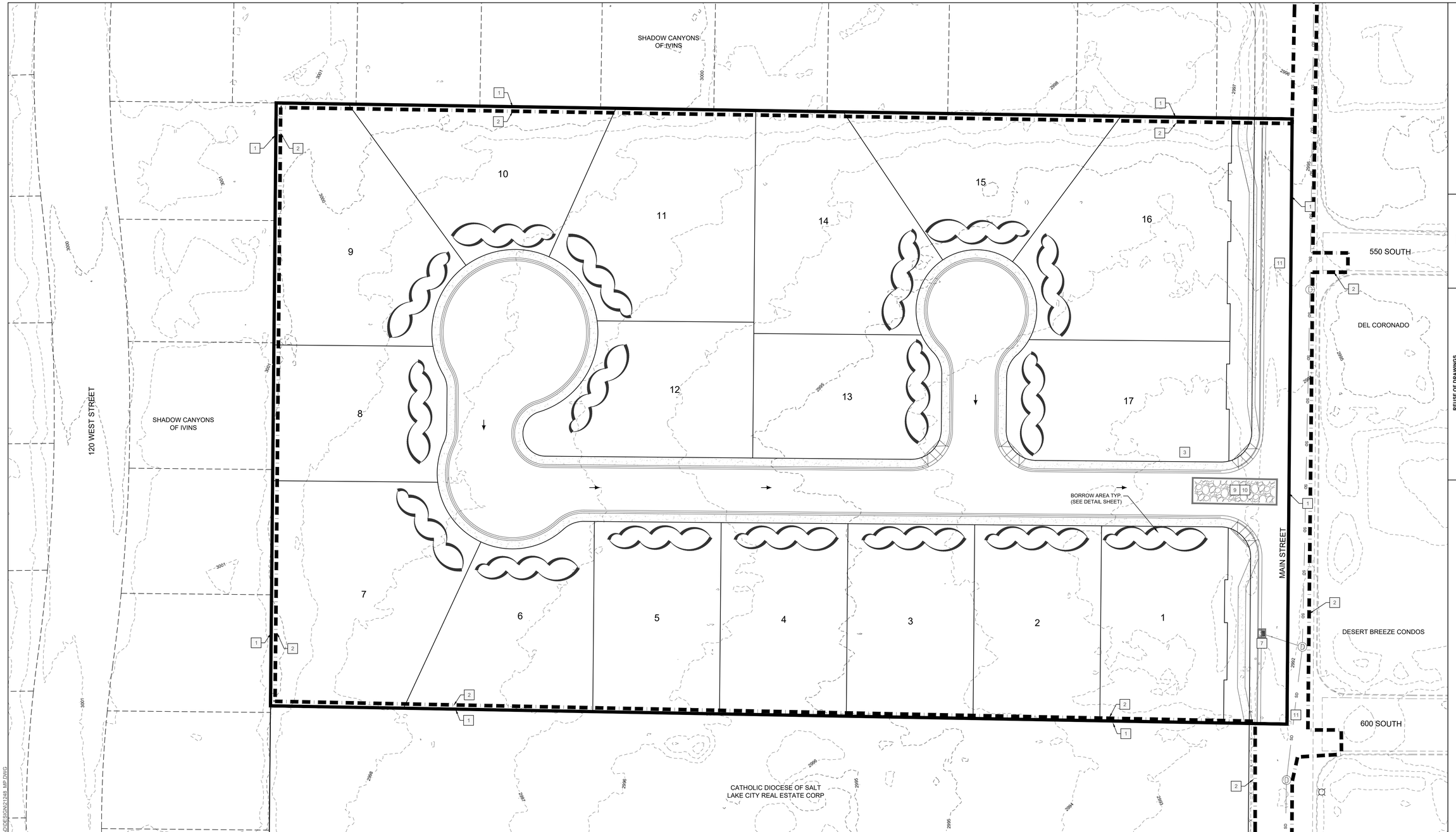
SITE & SIGNAGE PLAN

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C2

PATH: L:\UT\AM\PROJECTS\ACTIVE 2021\FX21248.00 - IVINS 6 ACRES\0700 - CAD\DESIGN\21248 MP.DWG



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EROSION CONTROL & DETAILS

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C3

N

0 30
15 60

SCALE: 1" = 30'

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

CONSTRUCTION NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

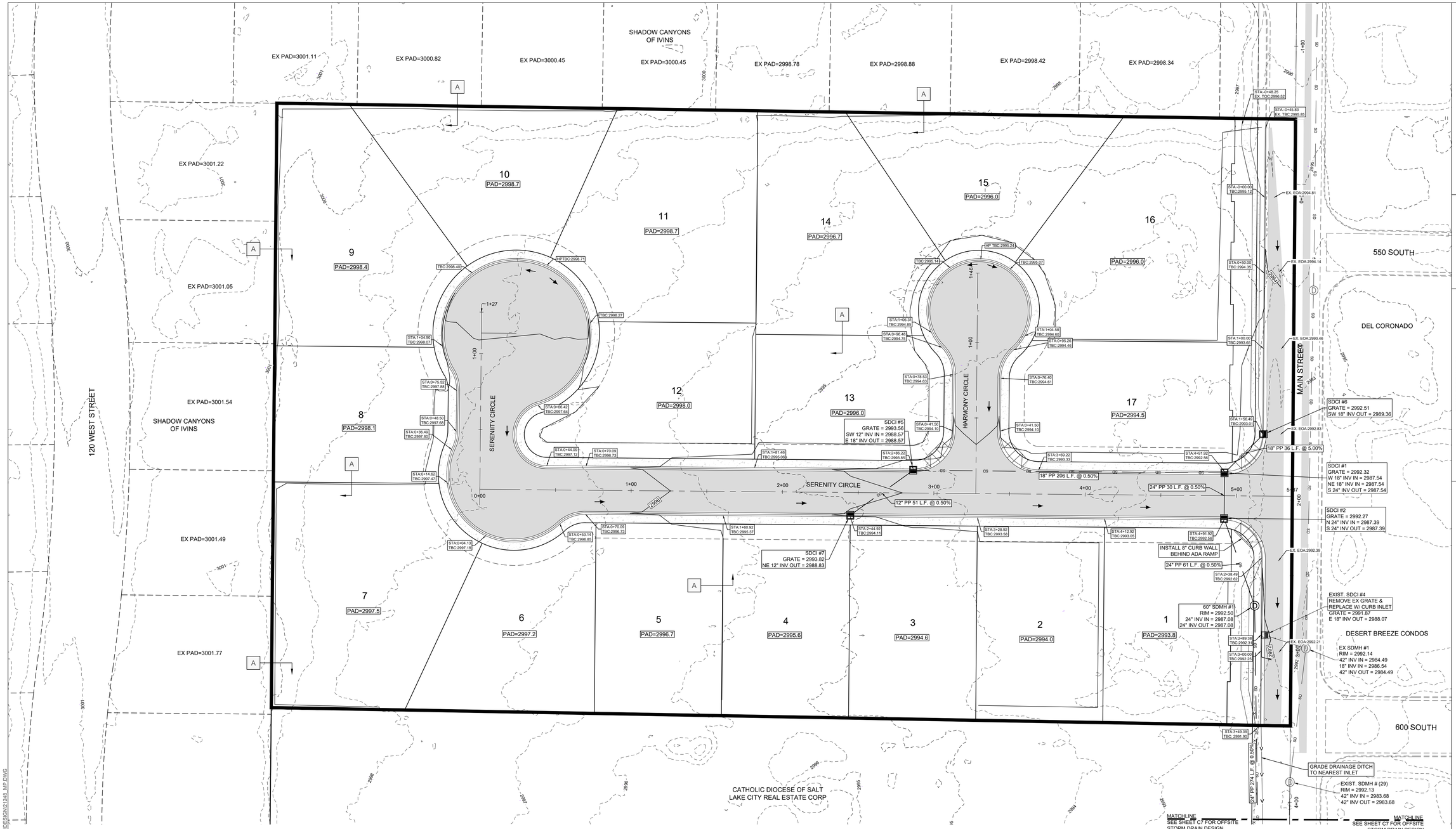
CONSTRUCTION KEYNOTES

1	PROPERTY BOUNDARY
2	LIMITS OF CONSTRUCTION
3	CONCRETE WASHOUT (LINED / IMPERVIOUS)
4	EARTH DIKES AND DRAINAGE SWALES
5	BERM (OR EQUIVALENT)
6	RIP-RAP
7	STORM DRAIN INLET PROTECTION
8	DETENTION BASIN
9	ENTRANCE / OUTLET TIRE WASH
10	STABILIZED CONSTRUCTION ENTRANCE
11	STREET SWEEPING AND VACUUMING

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- LIMITS OF CONSTRUCTION
- EXISTING CURB & GUTTER
- EARTH DIKES AND DRAINAGE SWALES
- BERM (OR EQUIVALENT)
- DRAINAGE FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT (ROCK TO BE 4" MIN. X 12" DEEP MIN.)
- BORROW AREA (SEE DETAIL SHEET)

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LEGEND

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

0 15 30 60

SCALE: 1" = 30'

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

GRADING NOTES

APPROXIMATELY 2,403 CU.YD. OF CUT, 5,234 CU.YD. OF FILL AND 2,832 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.

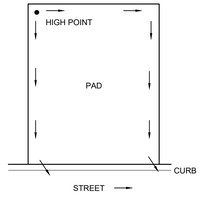
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

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

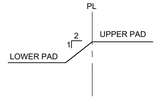
(UNLESS OTHERWISE NOTED)



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



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No. 10255283
03/07/2024
STATE OF UTAH

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GRADING & DRAINAGE PLAN

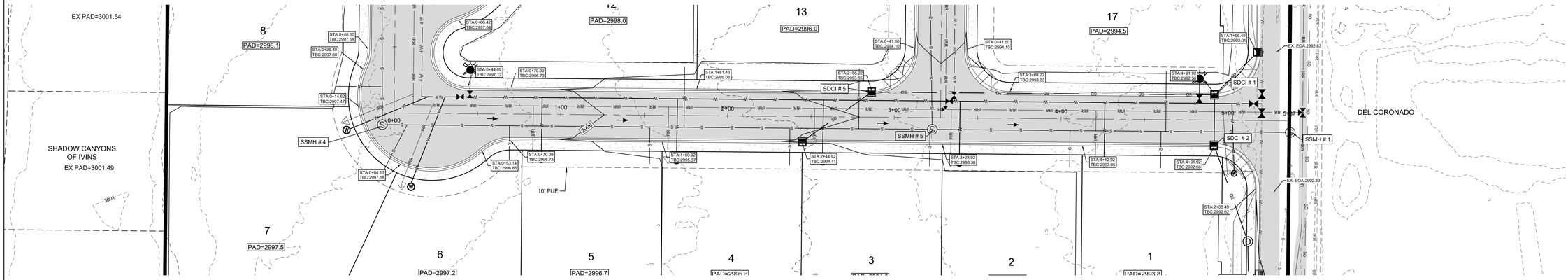
SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET

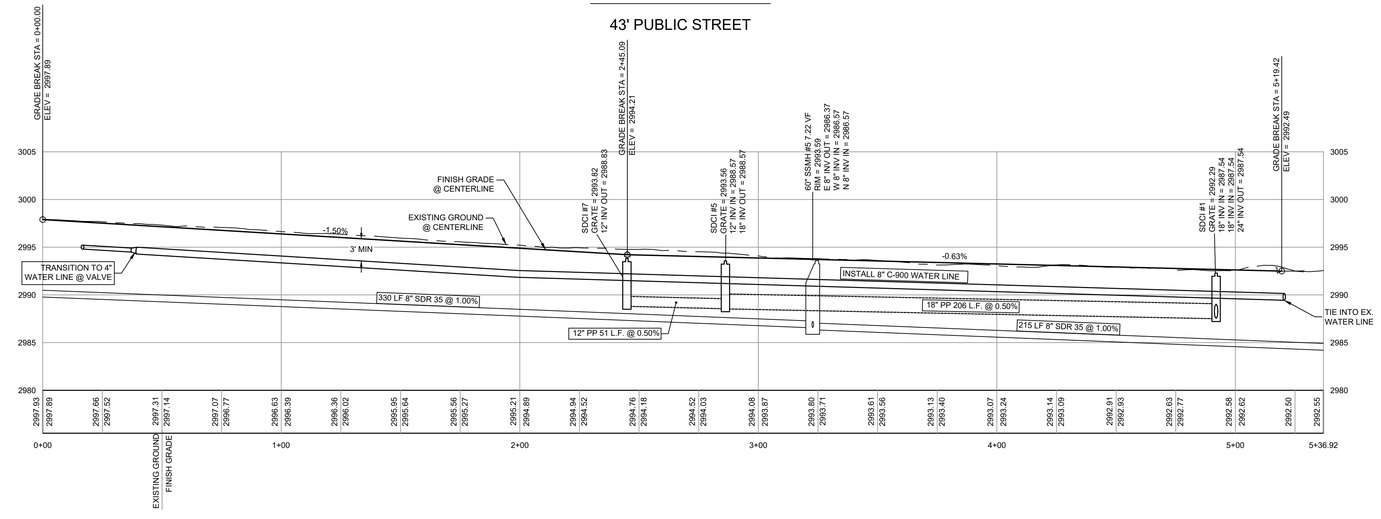
C4

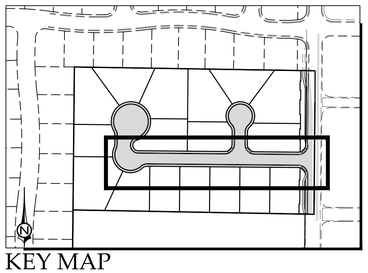
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SERENITY CIRCLE

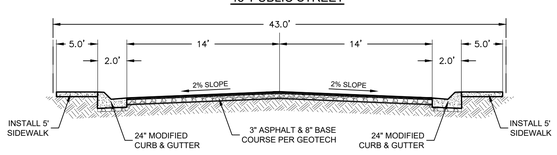
43' PUBLIC STREET





KEY MAP

43' PUBLIC STREET



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION ELEVATION — SPOT ELEVATION
- FIRE HYDRANT
- SEWER MANHOLE
- 4 W — 4 W — PROPOSED 4" WATER LINE
- W — W — PROPOSED WATER LINE
- W — W — EXISTING WATER
- IRR — IRR — PROPOSED IRRIGATION
- IRR — IRR — EXISTING IRRIGATION
- S — S — PROPOSED SEWER
- S — S — EXISTING SEWER
- SD — PROPOSED STORM DRAIN
- SD — EXISTING STORM DRAIN
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

0 30 15 60

SCALE: 1" = 30'

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

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PROFESSIONAL ENGINEER
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No. 10255283
(3/07/2024)
STATE OF UTAH

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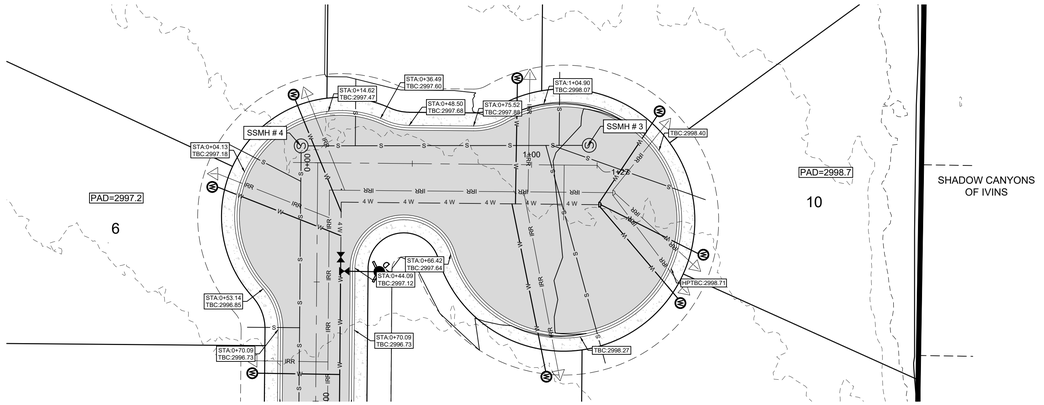
PLAN & PROFILE
SERENITY CIRCLE

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'

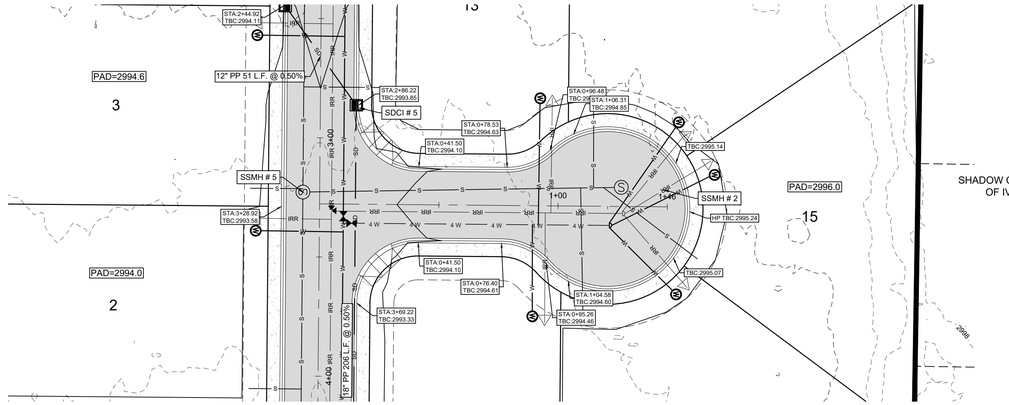
SHEET

C5



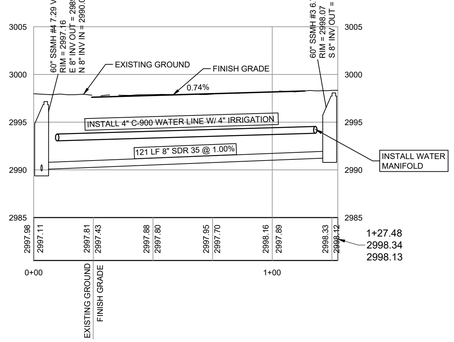
SERENITY CIRCLE - CONT.

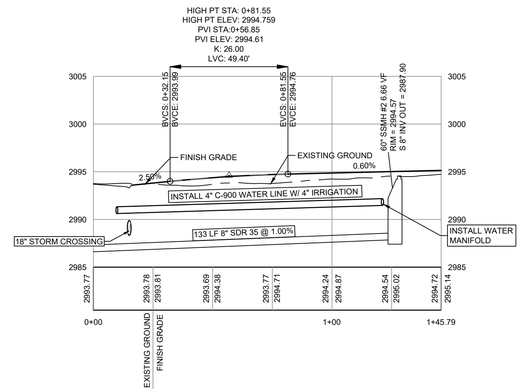
43' PUBLIC STREET

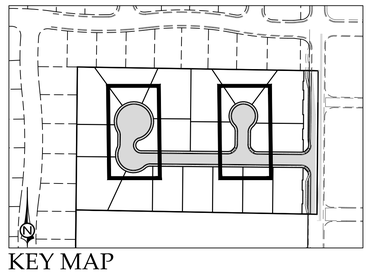


HARMONY CIRCLE

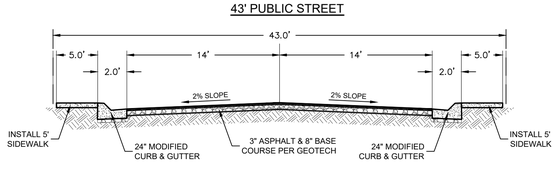
43' PUBLIC STREET







KEY MAP



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION (LOCATION / ELEVATION)
- FIRE HYDRANT
- SEWER MANHOLE
- PROPOSED 4" WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER
- PROPOSED IRRIGATION
- EXISTING IRRIGATION
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

0 30 15 60

SCALE: 1" = 30'

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

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

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CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
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435.986.0100

PROFESSIONAL ENGINEER
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No. 10255283
(3/07/2024)
STATE OF UTAH

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PLAN & PROFILE
HARMONY AVE. & SERENITY CIRCLE CONT.

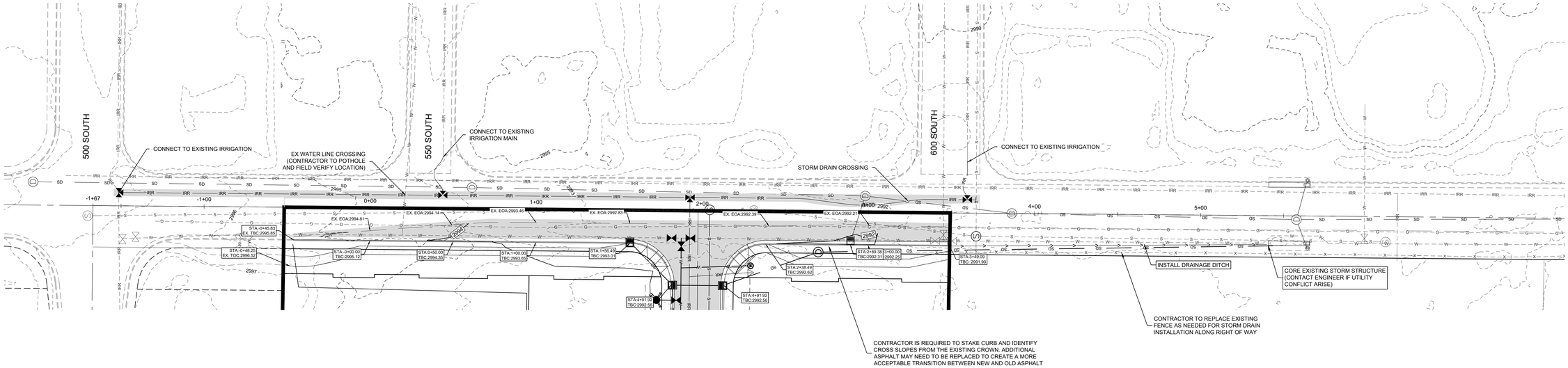
SERENITY ESTATES - AMENDED

LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
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SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'

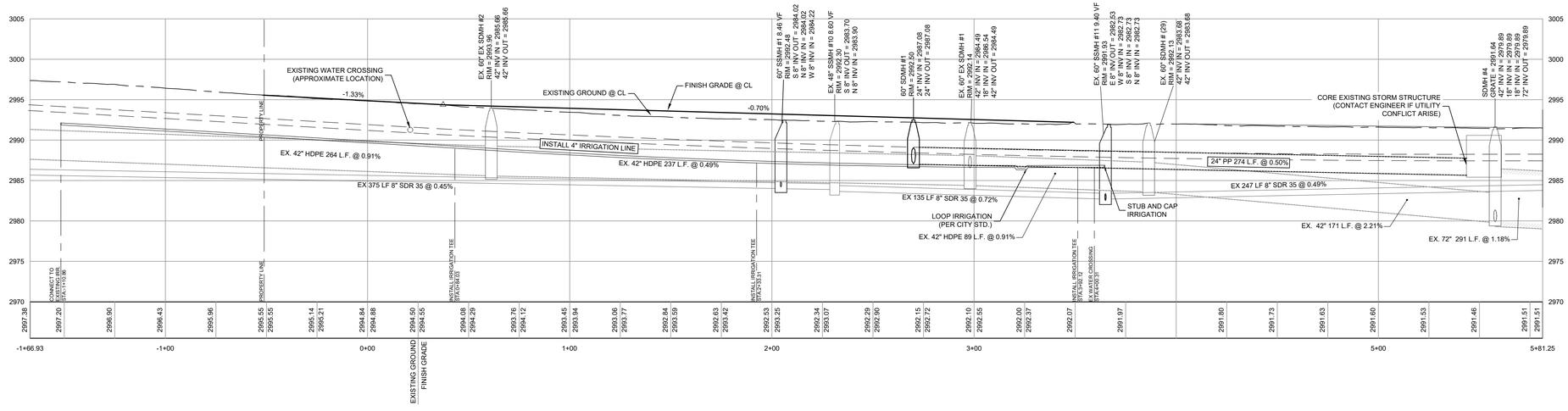
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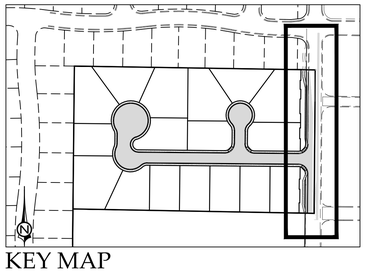
C6



MAIN STREET

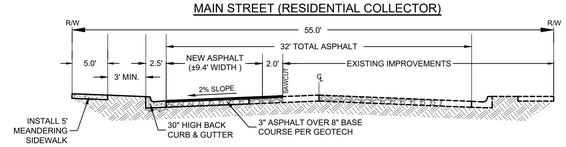
55' RESIDENTIAL COLLECTOR





KEY MAP

MAIN STREET (RESIDENTIAL COLLECTOR)



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION ELEVATION — SPOT ELEVATION
- FIRE HYDRANT
- SEWER MANHOLE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED IRRIGATION
- EXISTING IRRIGATION
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

0 30 15 60

SCALE: 1" = 30'

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

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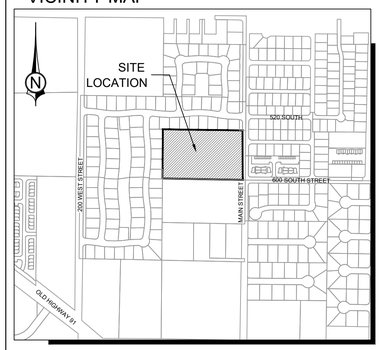
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PLAN & PROFILE
MAIN STREET
SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
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SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 10'
SHEET	C7

VICINITY MAP



WATER NOTES:

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) 608.16.4.
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 NOTE:

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

SEWER NOTES:

1. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY IVINS CITY.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

CENTURYLINK TELEPHONE:

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION / UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7336 OR ZACH.MATHEWS@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ERIC WARD (435)669-2269.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT HIS/HER COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASINGS LOCATIONS (1155 E. 350 N.)
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED 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 AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD 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 SUBGRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO THE 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: ERIC WARD 435-669-2269.

TDS BROADBAND NOTES:

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 PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
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.

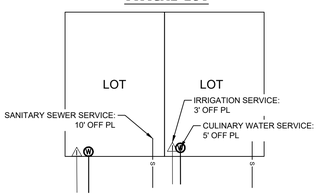
POWER NOTE:

POWER DESIGN PROVIDED BY ROCKY MOUNTAIN POWER. CONTACT RUSTON JENSON AT 435 688-3708 FOR ALL QUESTIONS AND COORDINATION. SEE SHEET E1 FOR DETAILED DESIGN & NOTES.

INFOWEST, CATV/FIBER OPTIC NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. AI MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM.
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AND ESTIMATE OF COSTS FOR WORK DONE.

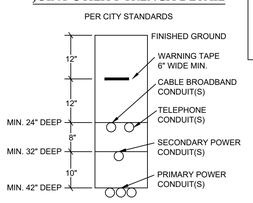
TYPICAL LOT



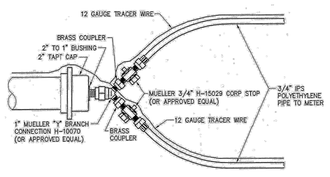
NOTE: MAINTAIN GAS AND POWER CLEARANCE WHERE JUC & GAS ARE LOCATED ON SAME SIDE.

JOINT UTILITY TRENCH DETAIL

PER CITY STANDARDS



MANIFOLD DETAIL



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE
- 4" C-900 CLASS 150 WATER LINE
- TRIANGULAR IRRIGATION VALVE
- IRRIGATION LATERAL WITH 1" SERVICE & BOX
- C-900 IRRIGATION "PURPLE" PIPE 4"Ø UNLESS SIZE NOTED OTHERWISE
- EXISTING GAS LINE
- DOMINION GAS LINE
- JUC TRENCH (FOLLOWS POWER)
- EASEMENT LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- 12' TALL SINGLE STREET LIGHT (PER CITY STD.)
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- EXISTING POWER LINE
- NEW 4-WAY ELECTRICAL VAULT
- NEW POWER TRANSFORMER

CONTACT

RASMUSSEN PROPERTIES LLC
CONTACT: FRANK ALLEN
(435)680-5811

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

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PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(R)07/2024
STATE OF UTAH

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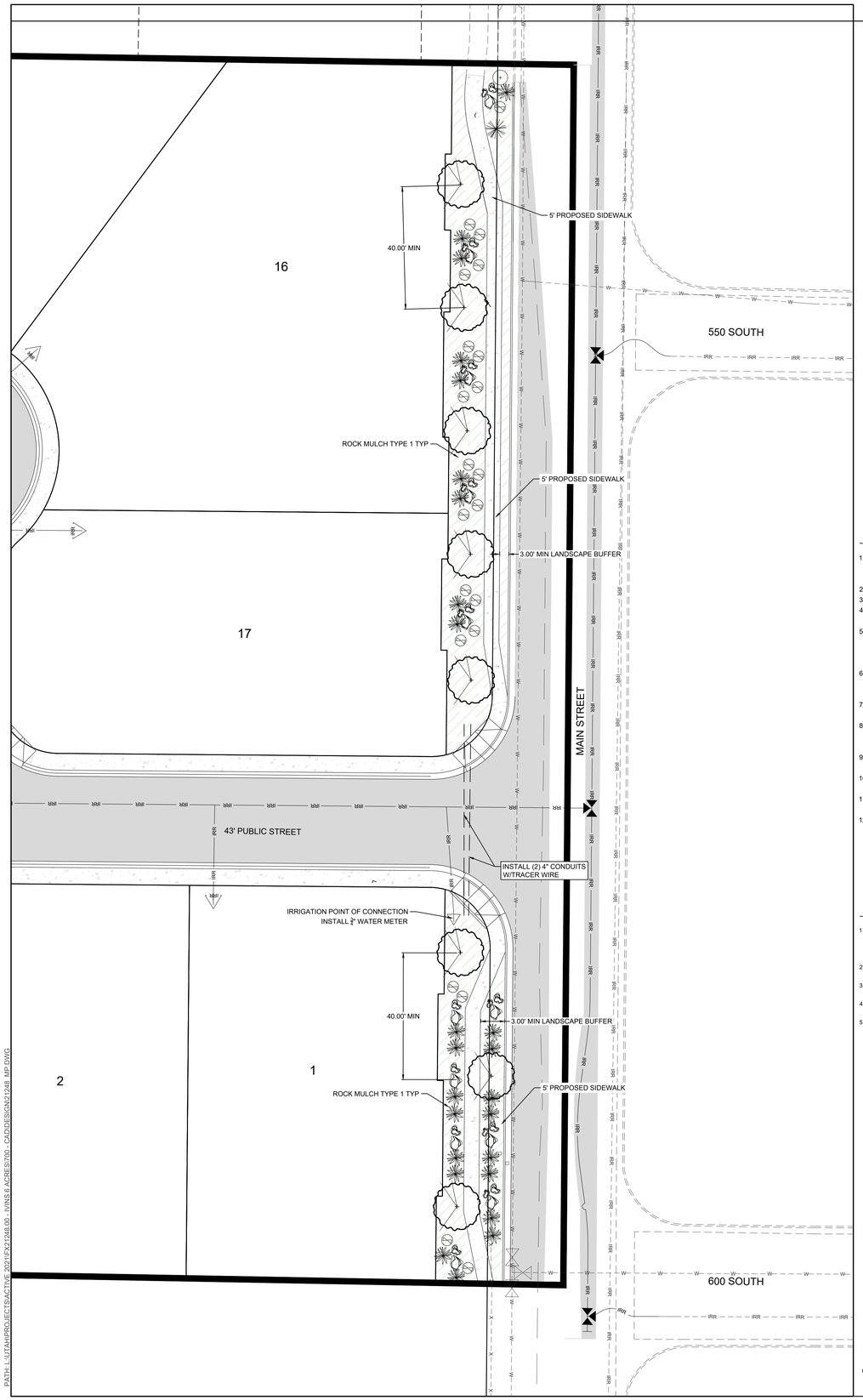
NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

UTILITY PLAN

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	N/A
SHEET	C8

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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

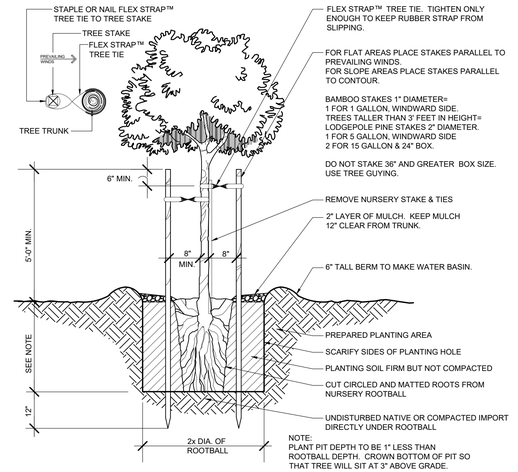
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SCALE: 1" = 20'

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

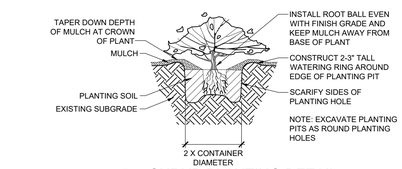
LANDSCAPE MATERIALS & PLANT LIST

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.	



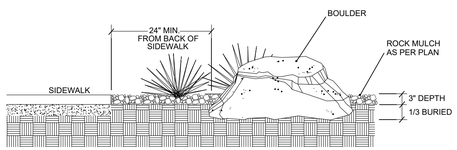
L-1 TREE PLANTING & STAKING DETAIL

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.

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ST. GEORGE, UT 84770
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PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(5/07/2024)
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

LANDSCAPE PLAN

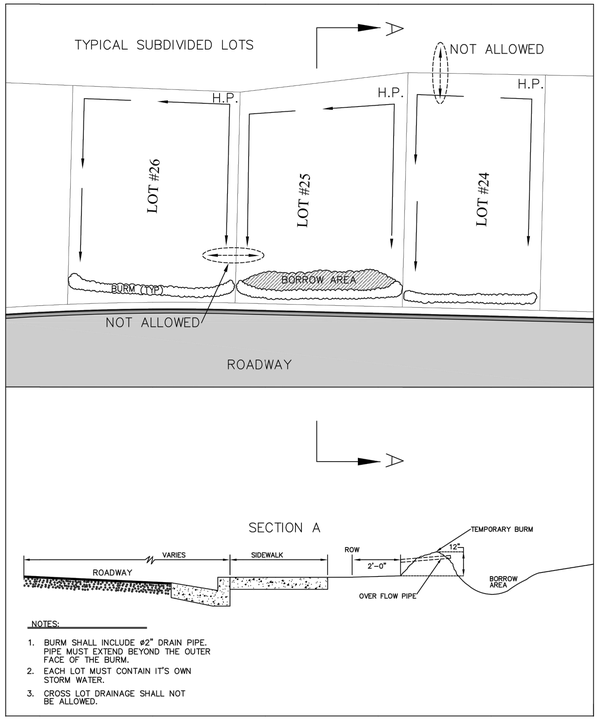
SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET

C9

TEMPORARY ON-SITE DRAINAGE RETENTION BURM FOR UNIMPROVED SUBDIVISION LOTS



NOTES:

1. BURM SHALL INCLUDE ø2" DRAIN PIPE. PIPE MUST EXTEND BEYOND THE OUTER FACE OF THE BURM.
2. EACH LOT MUST CONTAIN IT'S OWN STORM WATER.
3. CROSS LOT DRAINAGE SHALL NOT BE ALLOWED.

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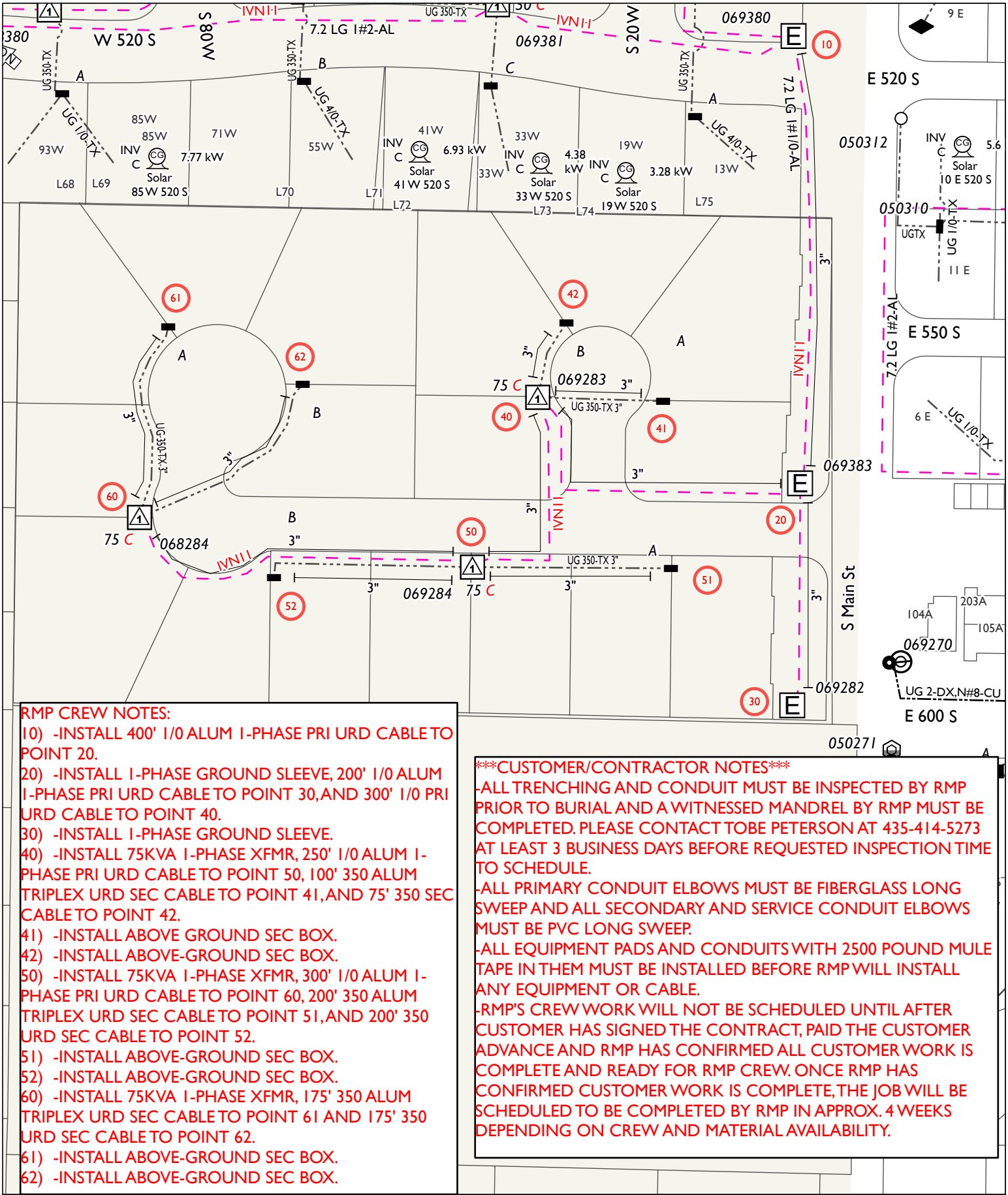
DETAIL SHEET

SERENITY ESTATES - AMENDED
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 21248
DATE:	03/07/2024
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	

C10

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21248.00 - IVINS 8 ACRES\100 - CAD\DESIGN\21248_MP.DWG



RMP CREW NOTES:

10) -INSTALL 400' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 20.

20) -INSTALL 1-PHASE GROUND SLEEVE, 200' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 30, AND 300' 1/0 PRI URD CABLE TO POINT 40.

30) -INSTALL 1-PHASE GROUND SLEEVE.

40) -INSTALL 75KVA 1-PHASE XFMR, 250' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 50, 100' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 41, AND 75' 350 SEC CABLE TO POINT 42.

41) -INSTALL ABOVE GROUND SEC BOX.

42) -INSTALL ABOVE-GROUND SEC BOX.

50) -INSTALL 75KVA 1-PHASE XFMR, 300' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 60, 200' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 51, AND 200' 350 URD SEC CABLE TO POINT 52.

51) -INSTALL ABOVE-GROUND SEC BOX.

52) -INSTALL ABOVE-GROUND SEC BOX.

60) -INSTALL 75KVA 1-PHASE XFMR, 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 61 AND 175' 350 URD SEC CABLE TO POINT 62.

61) -INSTALL ABOVE-GROUND SEC BOX.

62) -INSTALL ABOVE-GROUND SEC BOX.

CUSTOMER/CONTRACTOR NOTES

-ALL TRENCHING AND CONDUIT MUST BE INSPECTED BY RMP PRIOR TO BURIAL AND A WITNESSED MANDREL BY RMP MUST BE COMPLETED. PLEASE CONTACT TOBE PETERSON AT 435-414-5273 AT LEAST 3 BUSINESS DAYS BEFORE REQUESTED INSPECTION TIME TO SCHEDULE.

-ALL PRIMARY CONDUIT ELBOWS MUST BE FIBERGLASS LONG SWEEP AND ALL SECONDARY AND SERVICE CONDUIT ELBOWS MUST BE PVC LONG SWEEP.

-ALL EQUIPMENT PADS AND CONDUITS WITH 2500 POUND MULE TAPE IN THEM MUST BE INSTALLED BEFORE RMP WILL INSTALL ANY EQUIPMENT OR CABLE.

-RMP'S CREW WORK WILL NOT BE SCHEDULED UNTIL AFTER CUSTOMER HAS SIGNED THE CONTRACT, PAID THE CUSTOMER ADVANCE AND RMP HAS CONFIRMED ALL CUSTOMER WORK IS COMPLETE AND READY FOR RMP CREW. ONCE RMP HAS CONFIRMED CUSTOMER WORK IS COMPLETE, THE JOB WILL BE SCHEDULED TO BE COMPLETED BY RMP IN APPROX. 4 WEEKS DEPENDING ON CREW AND MATERIAL AVAILABILITY.

Foreman		Emp #	Job Start Date					
CC# 11391	WO# / REQ# 008163874	Map String 11342016.0	Job Comp Date	N W E S	PACIFICORP A BERKSHIRE HATHAWAY ENERGY COMPANY E1			
Customer: Serenity Estates Address: 600 S. Main Street, Ivins, UT 84738			Circuit IVN11	Post Jobs ☐ RQII ☐ Posted ☐	EST ID# P29606	Print Date 12/22/2023	Scale 1 in = 100'	