CONSTRUCTION PLANS
FOR THE
VISTA ESTATES SUBDIVISION

SITE NOTES

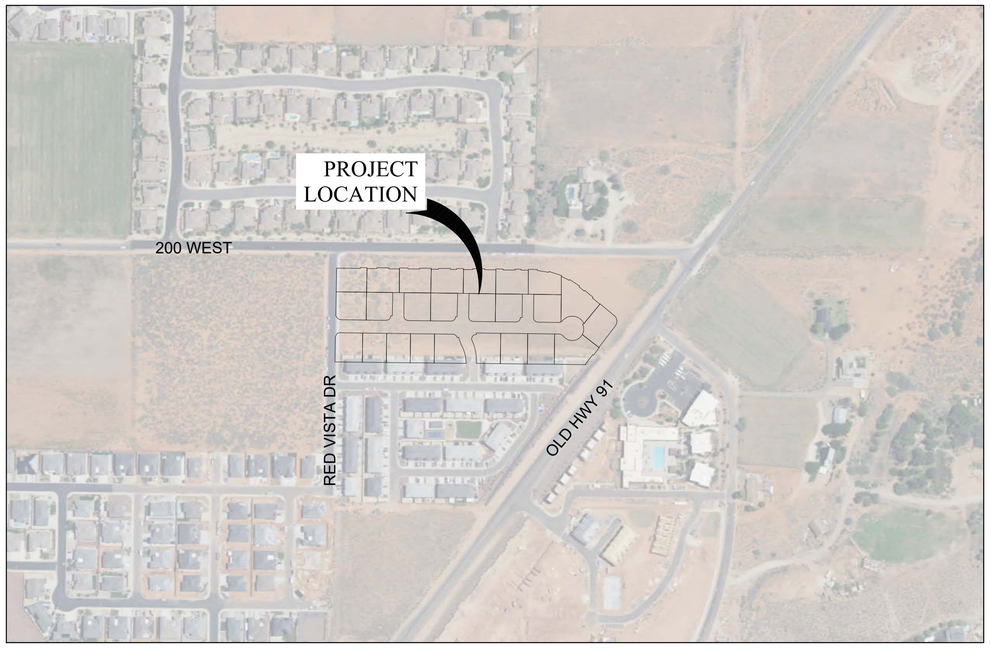
OWNER/DEVELOPER/APPLICANT
RICK SCADDEN
1260 WEST 620 NORTH CIRCLE
ST GEORGE, UTAH 84770
PH. (801) 725-0789

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
200 WEST AND RED VISTA DRIVE
IVINS, UT 84738
PLAT: T42S, R16W, SEC6, SLBM
ASSESSOR PARCEL: I-SB-57-A

INDEX

SHEET 1 – COVER SHEET
SHEET 2 – GENERAL NOTES & LEGEND
SHEET 3 – EXISTING CONDITIONS PLAN
SHEET 4 – SITE PLAN
SHEET 5 – WALL PLAN & PROFILE
SHEET 6 – UTILITY PLAN – WATER
SHEET 7 – UTILITY PLAN – SEWER
SHEET 8 – UTILITY PLAN – POWER, GAS, PHONE, CABLE
SHEET 9 – GRADING PLAN
SHEET 10 – ROAD A PLAN & PROFILE
SHEET 11 – ROAD B, C, & D PLAN & PROFILE
SHEET 12 – EROSION CONTROL PLAN
SHEET 13 – DETAILS
SHEET 14 – DETAILS
SHEET 15 – DETAILS



N

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft. (22x34 SHEET)
1 inch = 500 ft. (11X17 SHEET)

CITY & UTILITY SIGNATURE BLOCK

CITY ENGINEER

PUBLIC WORKS DIRECTOR

BUILDING AND ZONING ADMINISTRATOR

PUBLIC SAFETY OFFICER

PARKS AND RECREATION DIRECTOR

DOMINION GAS

ROCKY MOUNTAIN POWER

TDS

CENTURYLINK

IVINS IRRIGATION

SANTA CLARA POSTMASTER

ENGINEER CERTIFICATION

I, JARED MADSEN, PROFESSIONAL ENGINEER NUMBER 5834913-2202, DO HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH LOCAL STANDARDS AND COMPLY TO ALL FEDERAL AND LOCAL REGULATIONS AND GUIDELINES TO THE BEST OF MY KNOWLEDGE. THE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
NO. 5834913
JARED TODD MADSEN
STATE OF UTAH
11/18/22

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: COVER SHEET
PROJECT: VISTA ESTATES SUBDIVISION IVINS, UTAH

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 1 of 15
FILE 1846-01 MST.DWG

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IVINS CITY GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT CONFORMANCE TO THE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION IVINS CITY."

2. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

3. THE EXACT LOCATIONS OF SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY IVINS CITY.

4. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES-CURRENT EDITION."

5. CURB AND GUTTER WITH A GRADE LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

6. ALL CEMENT SHALL BE TYPE V.

7. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY AND OUTSIDE OF THE PROJECT BOUNDARIES WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED BY IVINS CITY. TRENCH AND PAVEMENT REPLACEMENT CONDITIONS WILL BE IN CONFORMANCE WITH THE PERMIT.

8. ALL EXISTING CONSTRUCTION, TO BE MET BY NEW CONSTRUCTION, SHALL BE FIELD VERIFIED FOR VERTICAL AND HORIZONTAL LOCATIONS BEFORE THE START OF DEPENDENT NEW CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY OF EXISTING CONDITIONS FROM THOSE SHOWN ON THE PLANS BEFORE THE START OF THE NEW CONSTRUCTION SO THAT ANY CHANGES WHICH MAY BE REQUIRED CAN BE MADE.

9. ANY ERRORS OR DISCREPANCIES IN THE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. ERRORS OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION, SHALL ALSO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESOLVE SUCH ERRORS OR DISCREPANCIES WITH THE CONCURRENCE OF HIS CLIENT AND WITH THE APPROVAL OF THE CITY ENGINEER.

10. ALL CLEARING AND GRADING WORK SHALL BE IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY AGEC, PROJECT 2161406 DATED NOVEMBER 28, 2016.

11. THE CONTRACTOR(S) SHALL REVIEW THE ABOVE MENTIONED GEOTECHNICAL INVESTIGATION PRIOR TO STARTING THE WORK.

12. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY AND EASEMENTS, SHALL BE WARRANTED BY THE CONTRACTOR(S), FOR ONE YEAR FROM THE DATE OF FINAL APPROVAL.

13. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING IN ACCORDANCE WITH CITY REQUIREMENTS PRIOR TO ANY WORK.

14. CALL 1-800-662-4111 AT LEAST TWO WORKING DAYS BEFORE YOU DIG. THE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT. EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

15. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALING.

16. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR BY A REGISTERED LAND SURVEYOR.

17. BACK FILL SHALL NOT BE PLACED IN ANY UTILITY OR DRAINAGE TRENCHES UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY IVINS CITY. THE CITY SHALL BE NOTIFIED AT LEAST ONE WORKING DAY PRIOR.

18. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETRIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS.

19. ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12 INCHES IN DEPTH.

GENERAL UTILITY NOTES

1. ALL UTILITY LINES SHALL CONFORM TO IVINS CITY CONSTRUCTION STANDARDS. A COPY OF THE CITY STANDARDS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY IVINS CITY AT LEAST 24 HOURS IN ADVANCE FOR ANY UTILITY CONNECTIONS TO EXISTING UTILITIES.
3. COORDINATE UTILITY CONNECTIONS TO BUILDING WITH PLUMBING OR ELECTRICAL CONTRACTOR. CONTRACTOR RESPONSIBLE TO COORDINATE EXACT LOCATION AND ELEVATION OF CONNECTION AND PROVIDE ALL FITTINGS, MATERIAL & LABOR TO MAKE THE CONNECTION.
4. NO NEW UNDERGROUND UTILITIES SHALL BE BACKFILLED UNTIL INSPECTED BY IVINS CITY.
5. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO BLUE STAKE EXISTING UTILITIES PRIOR TO EXCAVATION TO VERIFY LOCATION.
6. CONTRACTOR RESPONSIBLE TO RAISE/LOWER ALL EXISTING CLEANOUTS, MANHOLES, & VALVES AND PROVIDE ALL APPURTENANCES AS REQUIRED TO MATCH FINISH GRADE.

WASTEWATER NOTES

1. SEWER MAINS ONLY TO BE LAID IN SEWER TRENCHES.
2. ALL HOUSE LATERALS TO BE LAID AT NOT LESS THAN MINIMUM SLOPES SHOWN IN THE STANDARD SPECIFICATIONS.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE IVINS CITY. ALL NEW SEWER LINE CONSTRUCTION WILL BE PLUGGED AT THE MAIN LINE TIE-IN AND THERE WILL BE NO SEWER LINE USAGE UNTIL ALL SEWER LINES WITHIN THE PROJECT ARE ACCEPTED BY THE CITY.
4. TESTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL EXFILTRATION, INFILTRATION AND AIR TESTING OF LINES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
6. THE LOCATION OF THE SEWER SERVICE LATERAL WHERE IT PASSES UNDER THE CURB WILL BE INDICATED BY INSCRIBING AN "S" IN THE TOP OF THE CURB OR BY INSERTION OF A BRASS TAG MARKED "S" IN THE TOP OF THE CURB.

DOMINION ENERGY GAS NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY GAS MARKETING, PRIOR TO BREAKING GROUND FOR GAS SIGN UP (IN WASHINGTON COUNTY): JEFF BURTON 435-674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY GAS FOR CASING 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 & GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. WATER, SEWER, 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 GAS SERVICE TO THIS PROJECT.
9. CONTACT CRAIG HANSEN (435-674-6144) TWO WEEKS PRIOR TO BEING READY SCHEDULING OF INSTALLATION.
10. *** IMPORTANT NOTICE *** GAS WILL BE PUT ON SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE TO BE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
    BEFORE DIGGING PLEASE CALL:
    JERRY JONES: 435-680-9898

WATER NOTES

1. THE LOCATION OF THE WATER SERVICE LATERAL WHERE IT PASSES UNDER THE CURB SHALL BE INDICATED BY INSCRIBING A "W" IN THE TOP OF THE CURB OR BY INSERTING A BRASS TAG MARKED "w" IN THE TOP OF THE CURB. SERVICES SHALL BE SHOWN ON "AS-BUILT" PLANS.
2. DISTRIBUTION WATER MAINS SHALL BE IN STALLED WITH A MINIMUM 36" COVER BELOW FINISHED GRADE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS WITH SPECIFIC PROPOSED COVER SHOWN AND APPROVED BY THE CITY.
3. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE DISTRICT SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXITING SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
4. MECHANICAL JOINT (MJ) TAPPING SLEEVES AND/OR MJ TEES MUST BE USED WHERE OPERATING PRESSURES EXCEED 125 PSI.
5. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE OFFICE OF IVINS CITY. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
6. THE CONTRACTOR SHALL NOTIFY IVINS CITY (435-0628-0606) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING FOR EXISTING WATER FACILITIES SO THAT APPROPRIATE WATER SYSTEMS CAN BE MARKED IN THE FIELD.
7. THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENT AND EXCAVATION EXPLORATION BY THE CONTRACTOR.
8. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. IVINS CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
9. PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.
10. ALL NEW WATER LINES WILL BE TESTED AND DISINFECTED PER THE STANDARDS SPECIFICATIONS PRIOR TO BEING PLACED IN SERVICE.
11. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICES.
12. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING WATER SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE DESIGN ENGINEER IMMEDIATELY.

SECONDARY WATER NOTES

1. THE MINIMUM DEPTH OF COVER OF SECONDARY WATER MAINS (TO TOP OF PIPE) SHALL BE 36 INCHES BELOW THE FINISHED GRADE.
2. IRRIGATION LINES SHALL HAVE MINIMUM SEPARATION FROM CULINARY WATER LINES OF THREE (3) FEET IN ANY DIRECTION.
3. PIPE FOR WATER SERVICES SHALL BE EITHER 200 PSI SIDR9 (MINIMUM) POLYETHYLENE CONFORMING TO ASTM D-2239, WITH FORD OR EQUAL BRASS COMPRESSION TYPE FITTINGS, OR SCHEDULE 80 PVC PIPE AND FITTINGS, AND SHALL BE MARKED WITH PURPLE WARNING TAPE
4. TRACER WIRE SHALL BE REQUIRED ALONG ALL SECONDARY WATER LINES
5. IRRIGATION PIPE SIZES 4 INCHES AND LARGER WILL BE PURPLE IN COLOR. SIZES SMALLER THAN 4 INCHES WILL BE PURPLE IN COLOR OR HAVE PURPLE WARNING TAPE PLACED DIRECTLY ON TOP OF PIPE AND SECURED.
6. ALL IRRIGATION SERVICE VALVES AND BOXES THREE QUARTER INCH (¾") OR SMALLER SHALL BE FORD BRASS BALL VALVES OR APPROVED EQUAL. CURB BOXES SHALL BE TYLER CAST IRON WITH STATIONARY ROD AS PRODUCED BY D&L SUPPLY CO. OR APPROVED EQUAL. LARGER VALVE SHALL COMPLY WITH THE SPECIFICATIONS FOR CULINARY WATER SYSTEM VALVES.
7. ALL STREET VALVE BOXES WILL BE TRIANGLE IN SHAPE AND INDICATE "IRR" CAST DIRECTLY INTO BOX LIDS.

CENTURY LINK PHONE NOTES

1. DEVELOPER TO PLACE CONDUIT IN ALL JUC TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURYLINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURYLINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 435-632-6553 SEVEN (7) DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
4. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
5. ANY QUESTIONS TO JUC APPROVED PLANS, PLEASE CONTACT CENTURYLINK ENGINEER ZACH MATHEWS AT 435-673-9639.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURYLINK ENGINEER MUST BE CONTACTED A MINIMUM OF FOUR (4) WEEKS BEFORE RELOCATION IS REQUIRED.
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN THREE (3) WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSED WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

TDS CABLE 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 PROVIDE CONDUITS. PLEASE CONTACT MATT AT (435-817-0180) OR ERIC AT (805-559-1506) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD MATTHEW BRANN WITH TDS AT (435-817-0180) OR ERIC MEYER AT (805-559-1506).
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.

GOFIBER, CATV/FIBER OPTIC NOTES

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. GO FIBER 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.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 JUC@INFOWEST.COM
5. RELOCATION OF NEW OR EXISTING GO FIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

ROCKY MOUNTAIN POWER NOTES

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 SCOTT JONES AT 385-254-8620 AT LEAST 3 BUSINESS DAYS BEFORE REQUESTED INSPECTION TIME TO SCHEDULE.

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

-ALL EQUIPMENT PADS AND CONDUITS WITH 2500 POUND MULE TAPE 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. THE JOB WILL BE SCHEDULED TO BE COMPLETED BY RMP APPROX. 4 WEEKS DEPENDING ON CREW AND MATERIAL AVAILABILITY.

SITE NOTES

1. ALL STREET LIGHTING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH CITY STANDARDS.
2. CONTRACTOR SHALL PROVIDE THE CITY PRODUCT SUBMITTAL 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 LOCATIONS 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.

LEGEND

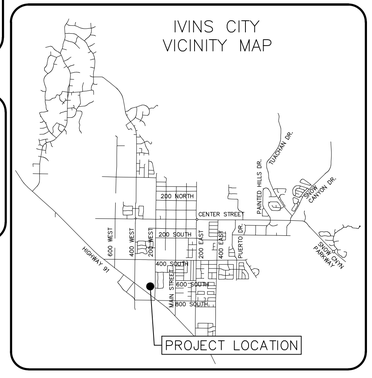
W	EXISTING WATER LINE (SIZE INDICATED)		
W	NEW WATER LINE (SIZE INDICATED)	JU	NEW JOINT UTILITY TRENCH
	EXISTING WATER VALVE	ABC	EXISTING UNDERGROUND PRIMARY POWER LINE
	NEW WATER VALVE	ABC	EXISTING UNDERGROUND POWER LINE (PHASE INDICATED)
	EXISTING FIRE HYDRANT	UGP	NEW UNDERGROUND PRIMARY POWER LINE (PHASE INDICATED)
	NEW FIRE HYDRANT	UGP	EXISTING UNDERGROUND SECONDARY POWER LINE
	EXISTING WATER SERVICE		NEW UNDERGROUND SECONDARY POWER LINE (PHASE INDICATED)
	NEW WATER SERVICE	OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER MANHOLE		NEW OVERHEAD POWER LINE
W	NEW WATER MANHOLE		POWER POLE
IRR	EXISTING IRRIGATION LINE (SIZE INDICATED)		SITE LIGHT POLE
IRR	NEW IRRIGATION LINE (SIZE INDICATED)		TRANSFORMER (SIZE INDICATED)
	EXISTING IRRIGATION VALVE		SWITCH BOX
	NEW IRRIGATION VALVE		POWER SERVICE
	EXISTING IRRIGATION SERVICE	XXX	GRADE TAG
	NEW IRRIGATION SERVICE		
I	EXISTING IRRIGATION MANHOLE		
I	NEW IRRIGATION MANHOLE		
S	EXISTING SEWER LINE (SIZE INDICATED)		
S	NEW SEWER LINE (SIZE INDICATED)		
	EXISTING SEWER SERVICE		
	NEW SEWER SERVICE		
S	EXISTING SEWER MANHOLE		
S	NEW SEWER MANHOLE		
	EXISTING SEWER CLEANOUT		
	NEW SEWER CLEANOUT		

NOTICE!

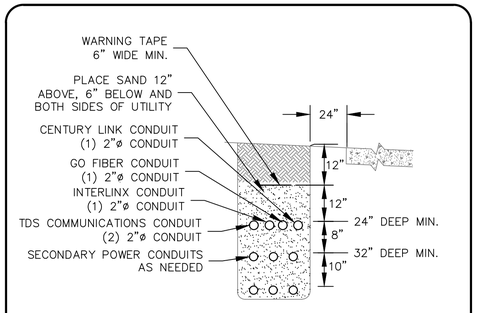
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811 Know what's below. Call before you dig.

IVINS CITY VICINITY MAP



PROJECT LOCATION



JOINT UTILITY TRENCH DETAIL
NTS

REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
NO. 5834913
JARED TODD MADSEN
STATE OF UTAH
11/18/22

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

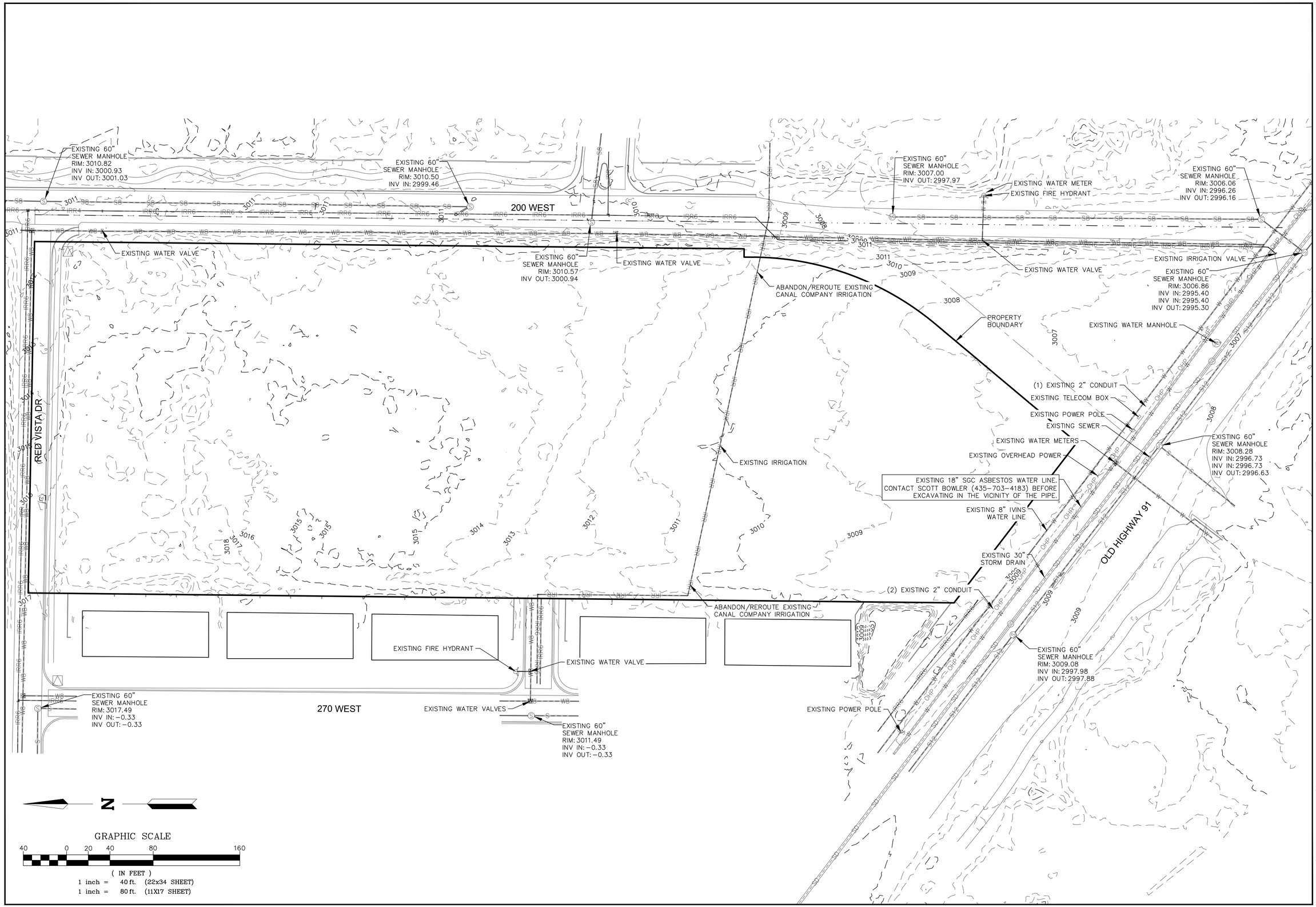
TITLE: GENERAL NOTES & LEGEND
PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 2
2 OF 15

FILE 1846-01 MST.DWG

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NO.	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
NO. 5834913
JARED TODD MADSEN
11/18/22
STATE OF UTAH

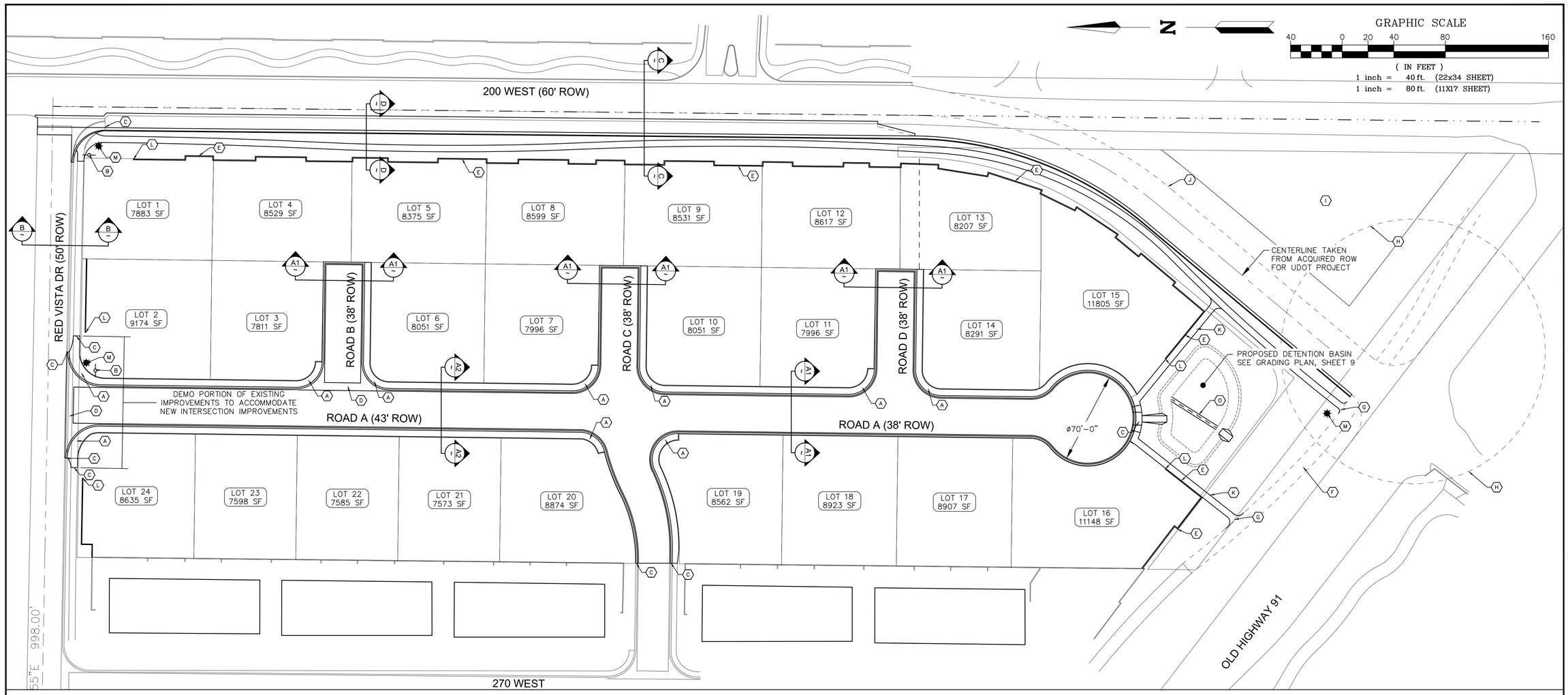
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: EXISTING CONDITIONS PLAN

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

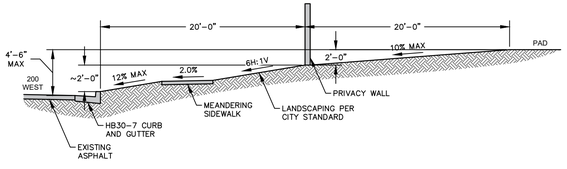
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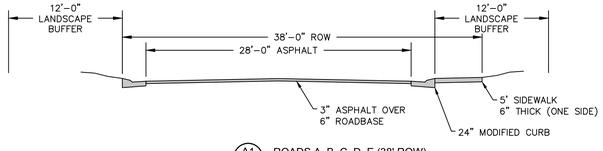


KEYED NOTES

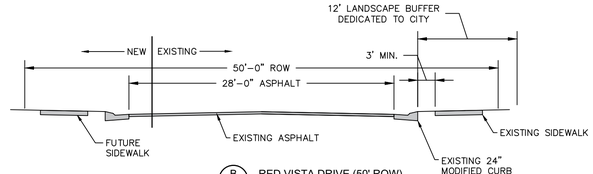
- A INSTALL ADA RAMP. SEE DETAIL P, SHEET 15.
- B INSTALL STOP SIGN. SEE DETAIL Q, SHEET 15. SEE SITE NOTES, SHEET 2.
- C TIE INTO EXISTING IMPROVEMENTS.
- D INSTALL 6' WATERWAY. SEE DETAIL O, SHEET 15.
- E INSTALL STAGGERED PRIVACY WALL. SEE SHEET 5.
- F MULTI-USE TRAIL BY OTHERS. BOLLARDS BY OTHERS.
- G TRANSITION SIDEWALK, CURB & GUTTER INTO MULTI-USE TRAIL.
- H FUTURE ROUNDABOUT.
- I DEDICATED TO THE CITY.
- J 200 WEST RE-ALIGNMENT BY OTHERS.
- K INSTALL NEW 5' SIDEWALK. SEE DETAIL L, SHEET 15.
- L WALL TO BE SETBACK 10' BEYOND THE SETBACK FOR THE HOUSE.
- M STREET LIGHT. SEE SITE NOTES, SHEET 2, AND SHEET 8 FOR ADDL DETAIL.
- N INSTALL DIP IN SIDEWALK FOR DRAINAGE. SEE GRADING PLAN, SHEET 9.
- O INSTALL 3' CONCRETE WATERWAY.



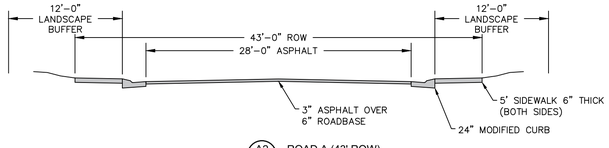
SECTION D-D TYPICAL SECTION
SCALE: NTS



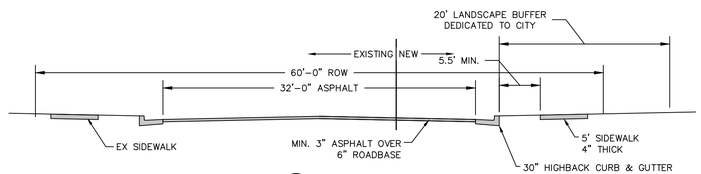
A1 ROADS A, B, C, D, E (38' ROW)
NTS



B RED VISTA DRIVE (50' ROW)
NTS



A2 ROAD A (43' ROW)
NTS



C 200 WEST (60' ROW)
NTS

REVISIONS

NO.	DATE	BY	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
11/18/22
NO. 5834913
JARED TODD MADSEN
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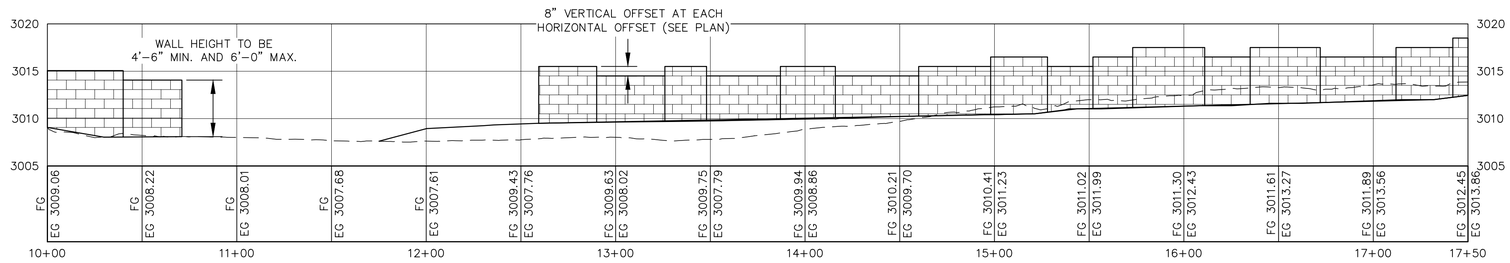
TITLE: SITE PLAN

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

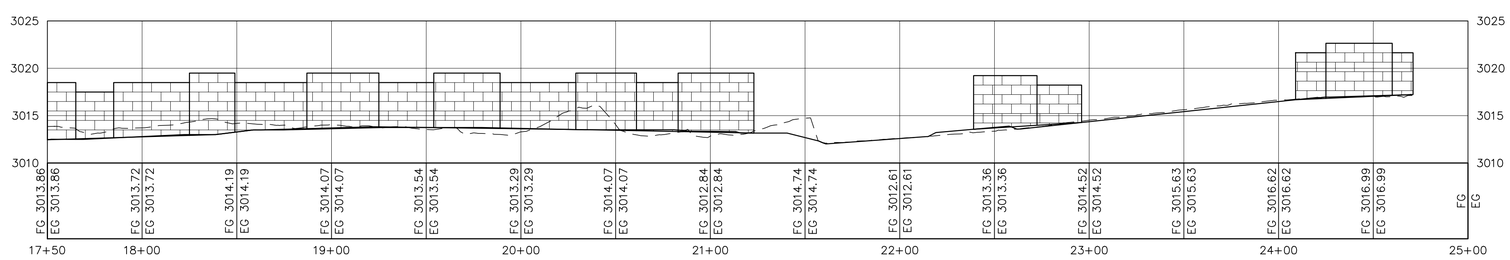
PROJECT #	1846-01
NAME	TJD
DATE	NOVEMBER 18, 2022
SCALE	AS NOTED
SHEET	4
	4 OF 15
FILE	1846-01 MST.DWG

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WALL PROFILE
HORIZONTAL SCALE: 1" = 40' (22x34)
5X VERTICAL EXAGGERATION



WALL PROFILE
HORIZONTAL SCALE: 1" = 40' (22x34)
5X VERTICAL EXAGGERATION

NO.	DATE	BY	DESCRIPTION

REVISIONS

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TITLE: WALL PLAN & PROFILE
PROJECT: VISTA ESTATES SUBDIVISION IVINS, UTAH

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 5
5 OF 15
FILE 1846-01 MST.DWG

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft. (22x34 SHEET)

1 inch = 80 ft. (11X17 SHEET)

LANDSCAPING ALONG 200 WEST OWNED AND MAINTAINED BY SUBDIVISION HOA. INSTALL WATER METER FOR LANDSCAPING. IRRIGATION CONTROLLER IS TO BE BATTERY POWERED.

EXISTING SEWER

EXISTING IRRIGATION

EXISTING WATER

200 WEST (60' ROW)

EXISTING IRRIGATION

EXISTING WATER

EXISTING FIRE HYDRANT

B/13 CONNECT TO EXISTING IRRIGATION IN 200 WEST WITH (1) 6" TEE, (3) 6" GATE VALVES, & (1) 6" 45° ELBOW

A/13 6" PURPLE C900 PVC (CANAL COMPANY)

B/13 INSTALL 6" 45° ELBOW

CONNECT TO EXISTING CANAL COMPANY IRRIGATION WITH 6" 45° ELBOW B/13

15'-0" UTILITY EASEMENT BY PLAT

LOT 1 7883 SF

LOT 2 9174 SF

LOT 4 8529 SF

LOT 5 8375 SF

LOT 6 8051 SF

LOT 7 7996 SF

LOT 8 8599 SF

LOT 9

LOT 10

LOT 11 7996 SF

LOT 13 8207 SF

LOT 14 8291 SF

LOT 15 11805 SF

LOT 16 11148 SF

LOT 17 8907 SF

LOT 18 8923 SF

LOT 19

LOT 21 7573 SF

LOT 22 7585 SF

LOT 8635 SF

LOT 7598 SF

RED VISTA DR (50' ROW)

ROAD B (38' ROW)

ROAD C (38' ROW)

ROAD D (38' ROW)

ROAD A (43' ROW)

ROAD A (38' ROW)

CAP 6" IRRIGATION

A/13 4" C900 PVC

A/13 6" PURPLE C900 PVC

A/13 8" C900 PVC

F/13 INSTALL FIRE HYDRANT ASSEMBLY

B/13 E/13 INSTALL 8" TEE, 8x4 REDUCER, (2) 8" GATE VALVES, & 4" GATE VALVE

B/13 E/13 INSTALL 6" D.I. TEE W/ (2) 6" GATE VALVES

B/13 E/13 CONNECT TO EXISTING WATER USING (1) 8" D.I. TEE W/ (3) 8" GATE VALVES

B/13 E/13 CONNECT TO EXISTING IRRIGATION USING: (1) 6" D.I. TEE W/ (3) 6" GATE VALVES

B/13 E/13 INSTALL 6" D.I. CROSS W/ (3) 6" GATE VALVES

B/13 INSTALL 6" 90° ELBOW

B/13 INSTALL 45° ELBOW

B/13 E/13 INSTALL 8" CROSS, 8x4 REDUCER, (3) 8" GATE VALVES, & 4" GATE VALVE

CONNECT TO EXISTING WATER WITH SOLID SLEEVE COUPLER

REMOVE EXISTING ELBOW CONNECT TO EXISTING CANAL COMPANY IRRIGATION WITH SOLID SLEEVE COUPLER

CONNECT TO EXISTING IRRIGATION WITH SOLID SLEEVE COUPLER

EXISTING FIRE HYDRANT

270 WEST

6" PURPLE C900 PVC

EXISTING WCWCD WATER LINE

B/13 E/13 INSTALL 8" D.I. TEE W/ (3) 8" GATE VALVES

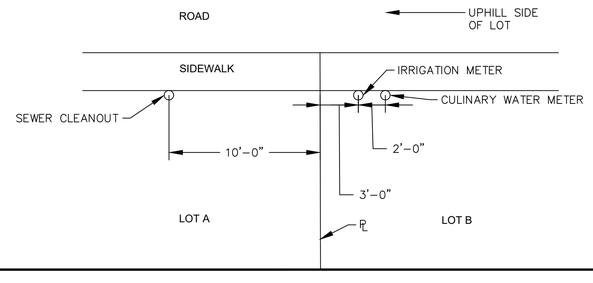
INSTALL 45° ELBOW B/13

CONNECT TO EXISTING WATER USING (1) 8" D.I. TEE W/ (3) 8" GATE VALVES B/13 E/13

CONNECT TO EXISTING IRRIGATION WITH SOLID SLEEVE COUPLER

HWAY 91

TYPICAL UTILITY LAYOUT



REVISIONS

NO.	DATE	BY	DESCRIPTION

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STATE OF UTAH
11/18/22

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UTILITY PLAN - WATER

VISTA ESTATES SUBDIVISION
IVINS, UTAH

TITLE

PROJECT

PROJECT # 1846-01

NAME TJD

DATE NOVEMBER 18, 2022

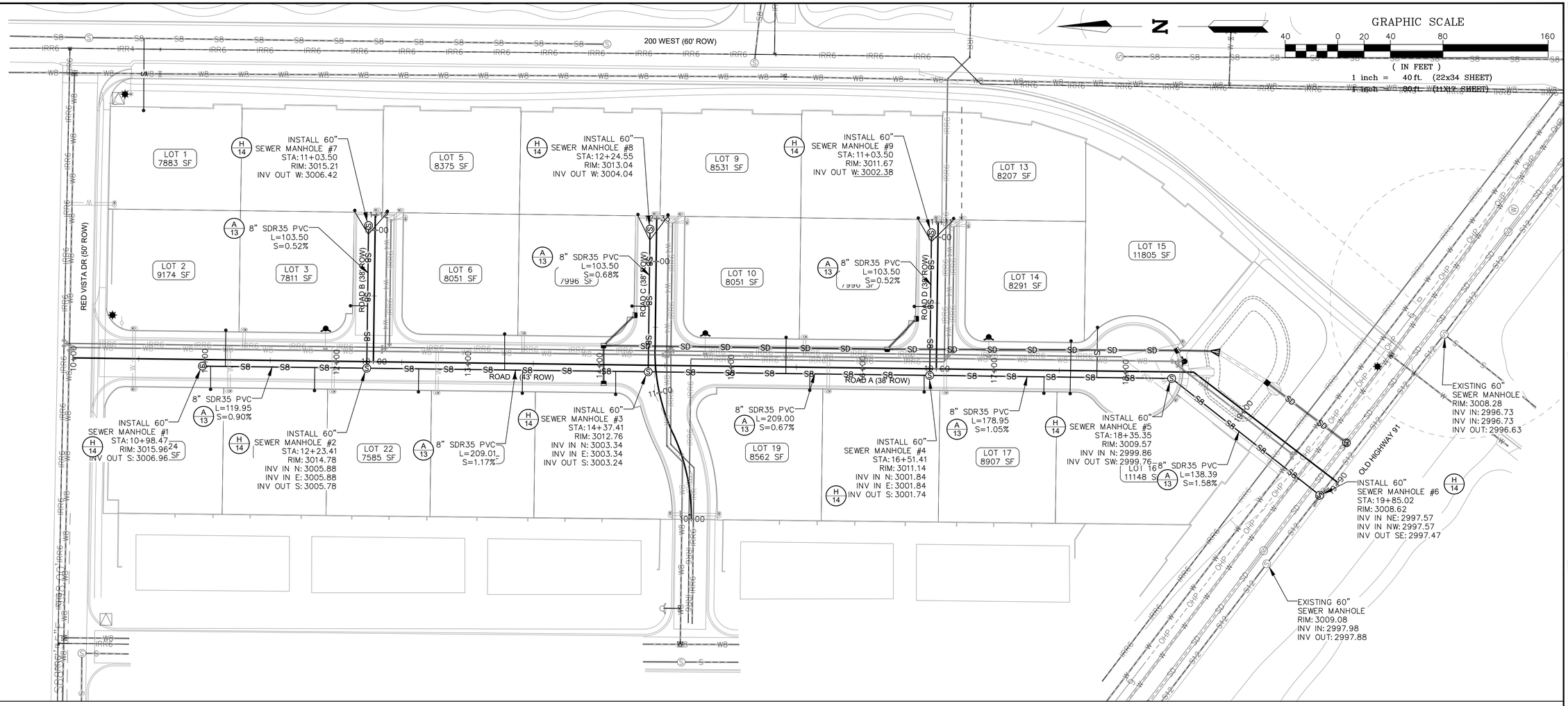
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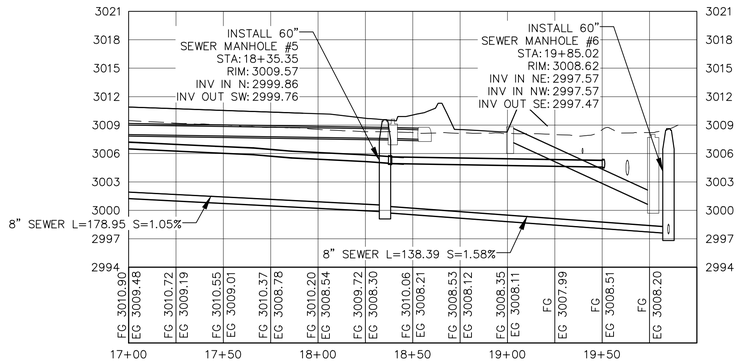
SHEET 6

6 OF 15

FILE 1846-01 MST.DWG

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RD A PROFILE (EXTENSION, SEE SHEET 10)
HORIZONTAL SCALE: 1" = 30' (22X34)
VERTICAL SCALE: 1" = 6' (22X34)

NO.	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
NO. 5834913
JARED TODD MADSEN
STATE OF UTAH

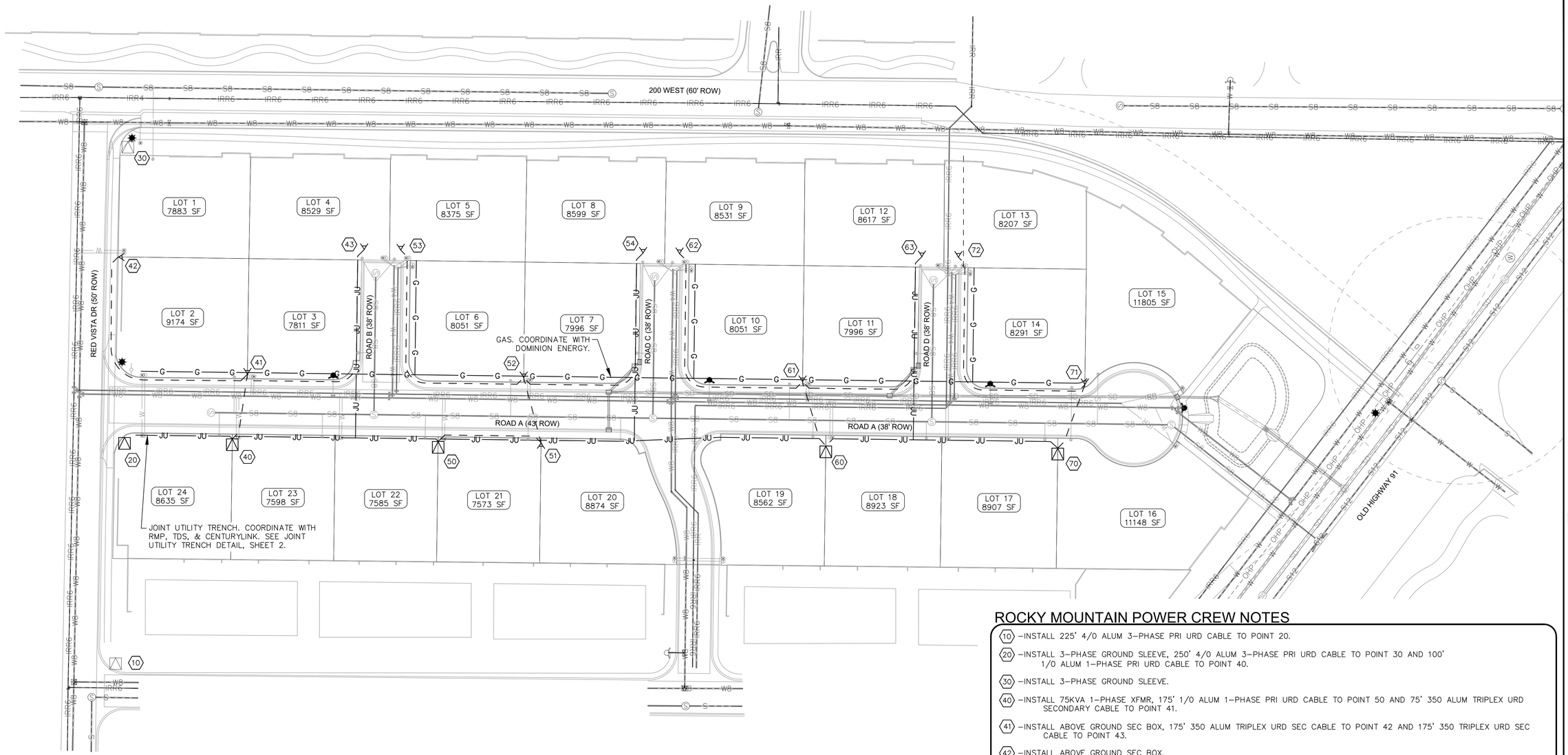
ALPHA ENGINEERING
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TITLE: UTILITY PLAN - SEWER

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT #	1846-01
NAME	TJD
DATE	NOVEMBER 18, 2022
SCALE	AS NOTED
SHEET	7 OF 15
FILE	1846-01 MST.DWG

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N

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft. (22x34 SHEET)

1 inch = 80 ft. (11X17 SHEET)

ROCKY MOUNTAIN POWER CREW NOTES

10 – INSTALL 225' 4/0 ALUM 3–PHASE PRI URD CABLE TO POINT 20.

20 – INSTALL 3–PHASE GROUND SLEEVE, 250' 4/0 ALUM 3–PHASE PRI URD CABLE TO POINT 30 AND 100' 1/0 ALUM 1–PHASE PRI URD CABLE TO POINT 40.

30 – INSTALL 3–PHASE GROUND SLEEVE.

40 – INSTALL 75KVA 1–PHASE XFMR, 175' 1/0 ALUM 1–PHASE PRI URD CABLE TO POINT 50 AND 75' 350 ALUM TRIPLEX URD SECONDARY CABLE TO POINT 41.

41 – INSTALL ABOVE GROUND SEC BOX, 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 42 AND 175' 350 TRIPLEX URD SEC CABLE TO POINT 43.

42 – INSTALL ABOVE GROUND SEC BOX.

43 – INSTALL ABOVE GROUND SEC BOX.

50 – INSTALL 75KVA 1–PHASE XFMR, 300' 1/0 ALUM 1–PHASE PRI URD CABLE TO POINT 60 AND 100' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 51.

51 – INSTALL ABOVE GROUND SEC BOX AND 75' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 52.

52 – INSTALL ABOVE GROUND SEC BOX. 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 53 AND 175' 350 TRIPLEX URD SEC CABLE TO POINT 54

53 – INSTALL ABOVE GROUND SEC BOX.

54 – INSTALL ABOVE GROUND SEC BOX.

60 – INSTALL 75KVA 1–PHASE XFMR, 200' 1/0 ALUM 1–PHASE PRI URD CABLE TO POINT 70 AND 75' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 61.

61 – INSTALL ABOVE GROUND SEC BOX. 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 62 ADN 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 63.

62 – INSTALL ABOVE GROUND SEC BOX.

63 – INSTALL ABOVE GROUND SEC BOX.

70 – INSTALL 75KVA 1–PHASE XFMR AND 75' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 71.

71 – INSTALL ABOVE GROUND SEC BOX AND 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 72.

72 – INSTALL ABOVE GROUND SEC BOX.

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11/18/22

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TITLE: UTILITY PLAN - POWER, GAS, PHONE, CABLE

PROJECT: VISTA ESTATES SUBDIVISION IVINS, UTAH

PROJECT #	1846-01
NAME	TJD
DATE	NOVEMBER 18, 2022
SCALE	AS NOTED
SHEET	8
	8 OF 15
FILE	1846-01 MST.DWG

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CONTRACTOR IS REQUIRED TO STAKE CURB AND IDENTIFY CROSS SLOPES FROM THE EXISTING CROWN. ADDITIONAL ASPHALT MAY NEED TO BE REPLACED TO CREATE A MORE ACCEPTABLE TRANSITION BETWEEN NEW AND OLD ASPHALT.

N

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft. (22x34 SHEET)
1 inch = 80 ft. (11X17 SHEET)

200 WEST

RED VISTA DR

ROAD A

ROAD B

ROAD C

ROAD D

OLD HIGHWAY 91

LOT 1 7883 SF PAD: 3014.00
LOT 2 9174 SF PAD: 3016.00
LOT 3 7811 SF PAD: 3016.00
LOT 4 8529 SF PAD: 3014.00
LOT 5 8375 SF PAD: 3014.00
LOT 6 8051 SF PAD: 3015.00
LOT 7 7996 SF PAD: 3014.00
LOT 8 8599 SF PAD: 3013.00
LOT 9 8531 SF PAD: 3012.00
LOT 10 8051 SF PAD: 3013.80
LOT 11 7996 SF PAD: 3012.00
LOT 12 8617 SF PAD: 3011.50
LOT 13 8207 SF PAD: 3010.50
LOT 14 8291 SF PAD: 3011.50
LOT 15 11805 SF PAD: 3009.50
LOT 16 11148 SF PAD: 3010.30
LOT 17 8907 SF PAD: 3011.80
LOT 18 8923 SF PAD: 3012.00
LOT 19 8562 SF PAD: 3012.80
LOT 20 8874 SF PAD: 3014.10
LOT 21 7573 SF PAD: 3014.90
LOT 22 7585 SF PAD: 3015.80
LOT 23 7598 SF PAD: 3016.50
LOT 24 8635 SF PAD: 3016.50

PAD: 3017.7
PAD: 3015.3
PAD: 3014.3
PAD: 3012.3
PAD: 3010.8

INSTALL CURB INLET
STA:14+27
TBC: 3012.82
INV OUT NW: 3008.99
12" ADS N12
L=29.80
S=-0.34%

INSTALL CURB INLET
STA:14+03
TBC: 3013.32
INV IN W: 3008.89
INV IN SE: 3008.89
INV OUT S: 3008.89

12" ADS N12
L=25.91
S=0.33%

INSTALL CURB INLET
STA:14+04
TBC: 3013.32
INV OUT E: 3008.98

12" ADS N12
L=213.64
S=0.30%

INSTALL CURB INLET
STA:16+41
TBC: 3011.25
INV OUT NW: 3008.34
12" ADS N12
L=28.65
S=-0.35%

INSTALL CURB INLET
STA:16+19
TBC: 3011.57
INV IN N: 3008.24
INV IN SE: 3008.24
INV OUT S: 3008.24

12" ADS N12
L=217.90
S=0.30%

INSTALL CURB INLET
STA:18+39
TBC: 3009.62
INV IN N: 3007.58
INV OUT S: 3007.58

12" ADS N12
L=24.60
S=0.32%

INSTALL 12" STANDARD FLARED END SECTION
STA:18+53
INV IN N: 3007.50

DETENTION BASIN
CAPACITY: 5,880 CF WITH 1' FREEBOARD
SEE DETENTION BASIN DETAIL, THIS SHEET

INSTALL 36" AREA DRAIN

18" ADS N12
L=71.92'
S=9.69%

INSTALL 60" SD MANHOLE
STA: 19+77
RIM: 3008.03
INV IN NE: 3000.36

FIELD LOCATE EXISTING UTILITIES (SEE UTILITY PLANS) AND ROUTE LINES AS REQUIRED TO ACCOMMODATE STORM DRAIN PIPE. COORDINATE WITH IVINS AND ST GEORGE AS REQUIRED.

LOT 15
11805 SF

DECORATIVE GRAVEL (BOTTOM OF BASIN)
d50=8" THICKNESS=12" (TOP AND INSIDE BANK)
DECORATIVE GRAVEL (OUTSIDE BASIN)

DETENTION BASIN DETAIL
1" = 20' (22x34)

LOT 16
148 SF

DETENTION BASIN FINISH GRADE
LINE CHANNEL WITH RIPRAP (d50=8" THICKNESS=12")
2'-0"
LINE DETENTION BASIN INSIDE BANKS WITH RIPRAP (d50=8" THICKNESS=12")
1'-0"
2'-10"
10'-0" MINIMUM
RIPRAP (d50=18" THICKNESS=27") WITH MIRAFI 140N FABRIC

A-A INLET SPILLWAY
NTS

LINE DETENTION BASIN TOP WITH RIPRAP (d50=8" THICKNESS=12")
5'-0"
SECTION A-A: 1'-0"
SECTION B-B: 0'-6"
2H:1V BANK
RIPRAP (d50=18" THICKNESS=27") WITH MIRAFI 140N FABRIC

C-C SPILLWAY SECTION
NTS

DEBRIS COVER
0'-6"
0'-6"
3'-0"
HEAVY DUTY CAST IRON GRATE
2'-0"
MAINTAIN 1' COVER OVER PIPE
10'-0" MINIMUM
36" PRECAST BOX
CORE DRILL 5"ø OPENING IN BOX
RIPRAP (d50=18" THICKNESS=27") WITH MIRAFI 140N FABRIC
18" ADS N12 PIPE

B-B OUTLET SPILLWAY
NTS

DEBRIS COVER. NOT ATTACHED TO CONCRETE BOX OR PAD.
2"x2"x1/4" ANGLE
1/2" BARS @ 8" BOTH WAYS
4" CONCRETE PAD
2'-9"
1'-0"
2'-0"

NO.	DATE	BY	DESCRIPTION

REVISIONS

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11/18/22
STATE OF UTAH

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GRADING PLAN

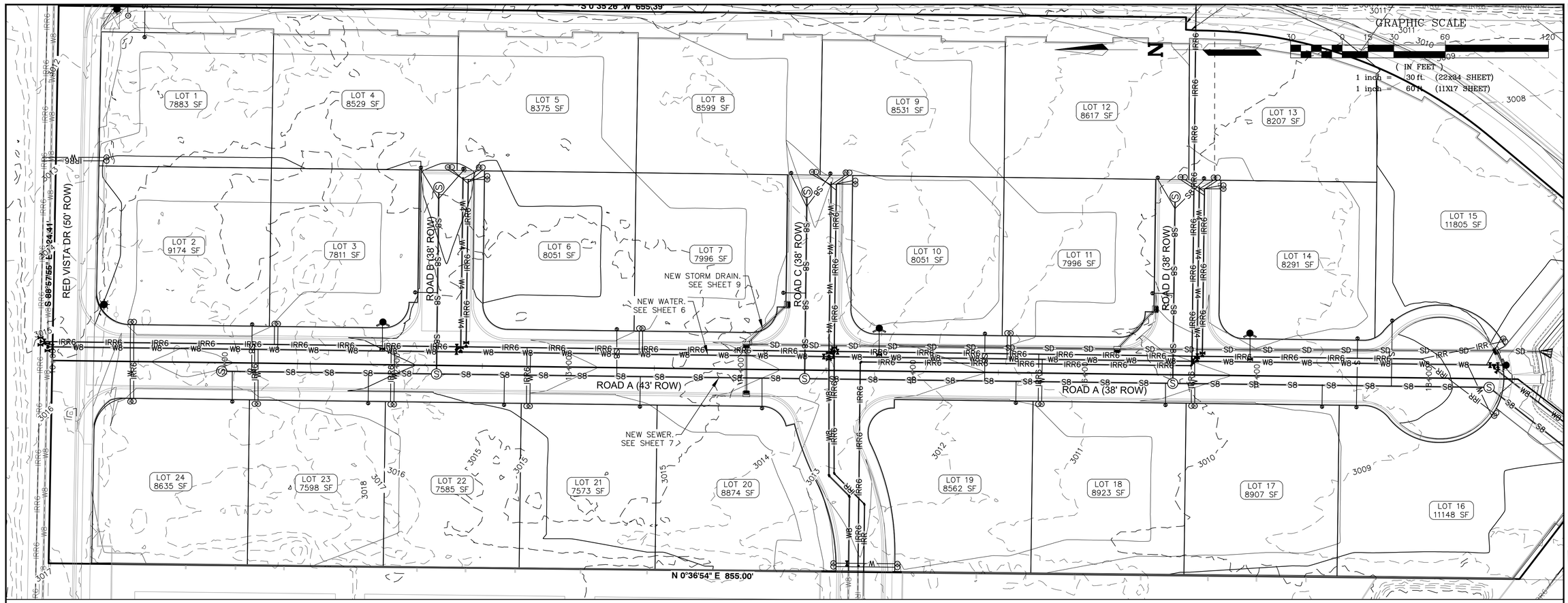
VISTA ESTATES SUBDIVISION
IVINS, UTAH

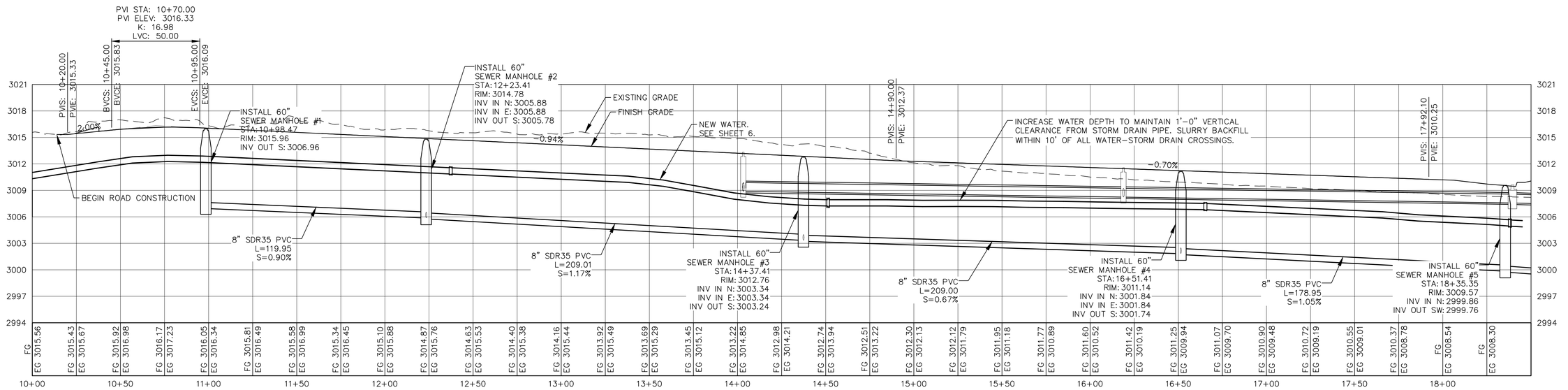
TITLE
PROJECT

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 9
9 OF 15
FILE 1846-01 MST.DWG

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RD A PROFILE
HORIZONTAL SCALE: 1" = 30' (22X34)
VERTICAL SCALE: 1" = 6' (22X34)

NO.	DATE	BY	DESCRIPTION

REVISIONS

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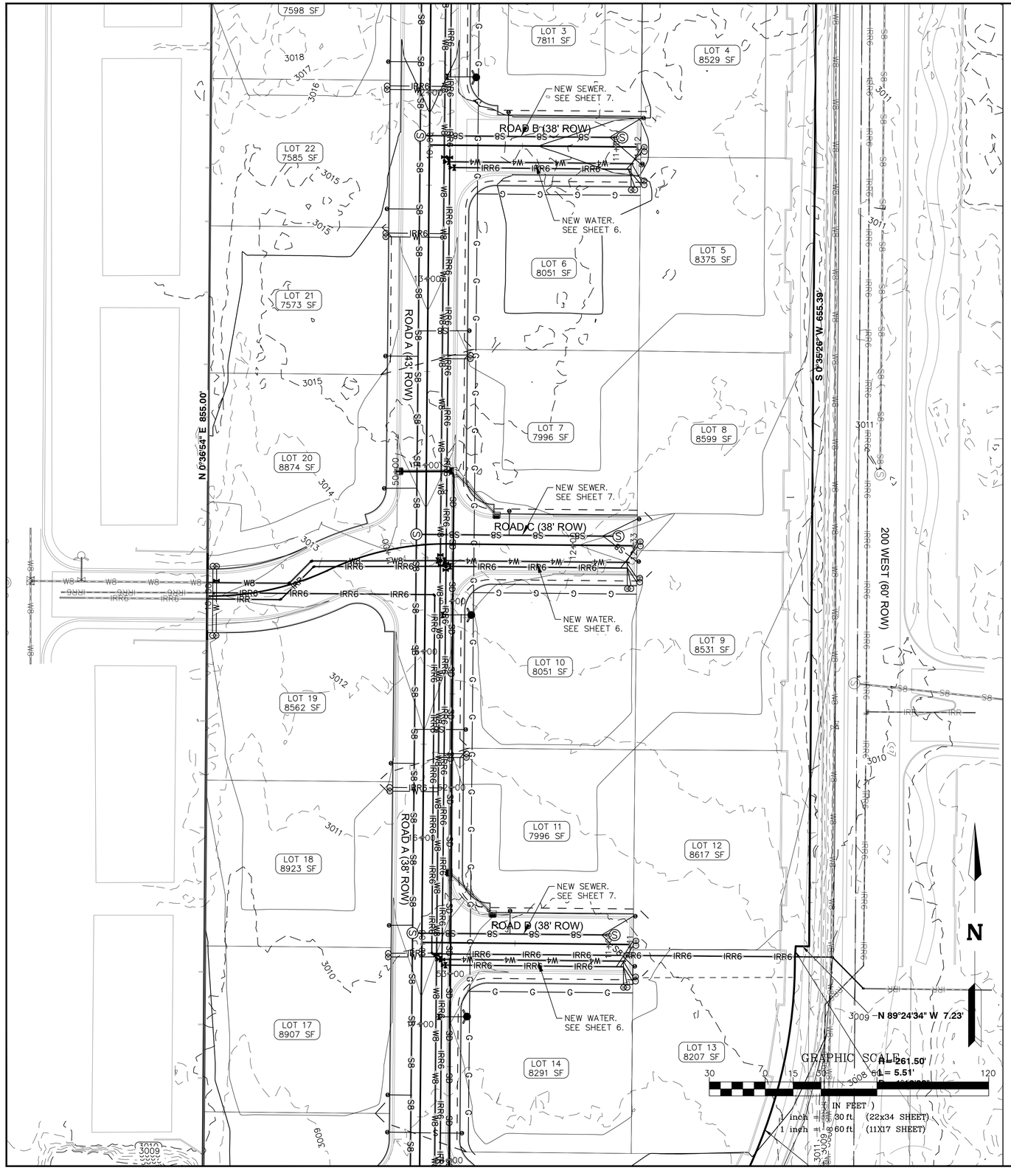
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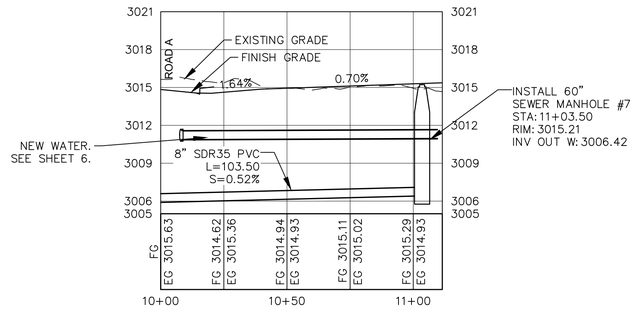
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PROJECT: VISTA ESTATES SUBDIVISION IVINS, UTAH

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 10 10 OF 15
FILE 1846-01 MST.DWG

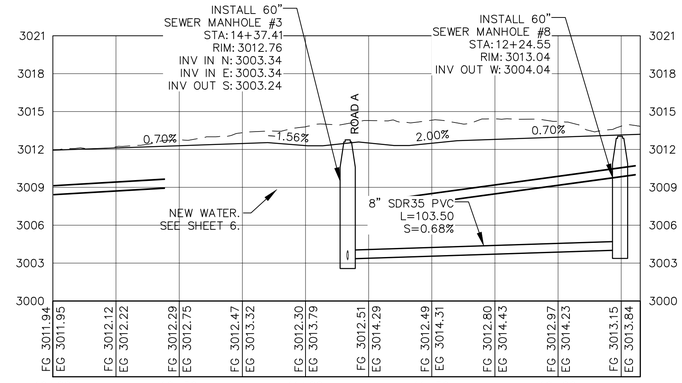
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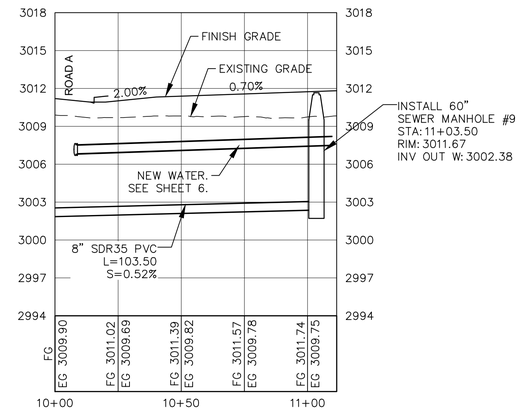
RD B PROFILE

HORIZONTAL SCALE: 1" = 30' (22X34)
VERTICAL SCALE: 1" = 6' (22X34)



RD C PROFILE

HORIZONTAL SCALE: 1" = 30' (22X34)
VERTICAL SCALE: 1" = 6' (22X34)



RD D PROFILE

HORIZONTAL SCALE: 1" = 30' (22X34)
VERTICAL SCALE: 1" = 6' (22X34)

NO.	DATE	BY	DESCRIPTION

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11/18/22
STATE OF UTAH

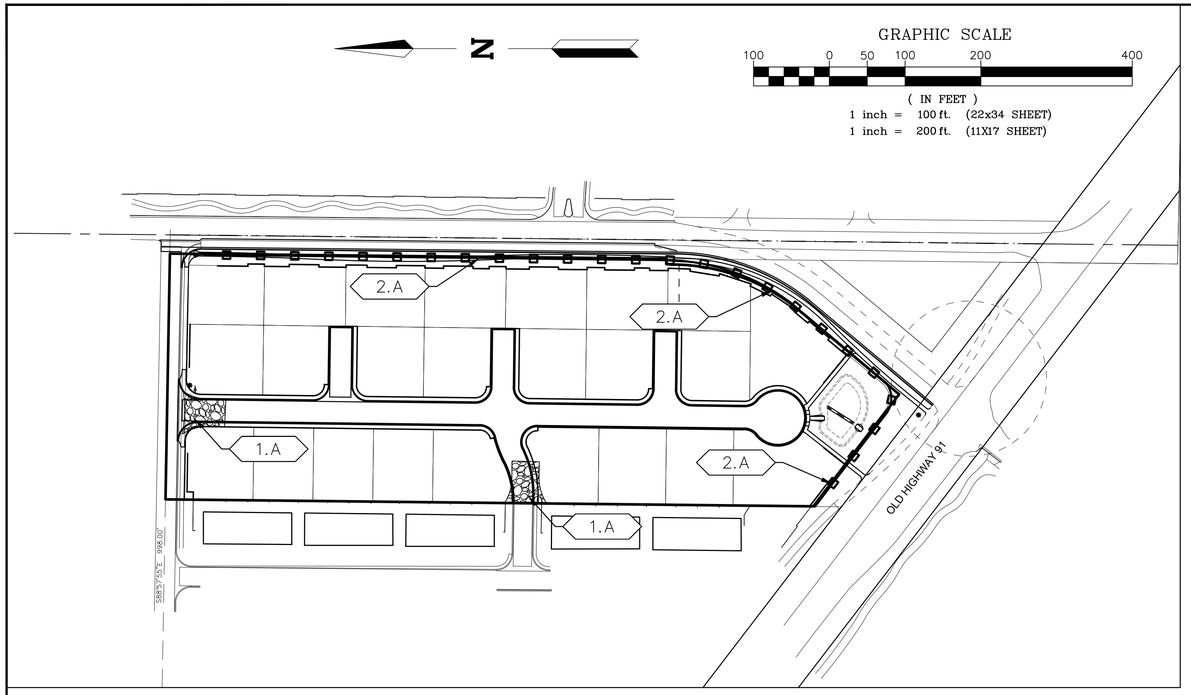
ALPHA ENGINEERING
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T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: ROAD B, C, & D PLAN & PROFILE

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT #	1846-01
NAME	TJD
DATE	NOVEMBER 18, 2022
SCALE	AS NOTED
SHEET	11
	11 OF 15
FILE	1846-01 MST.DWG

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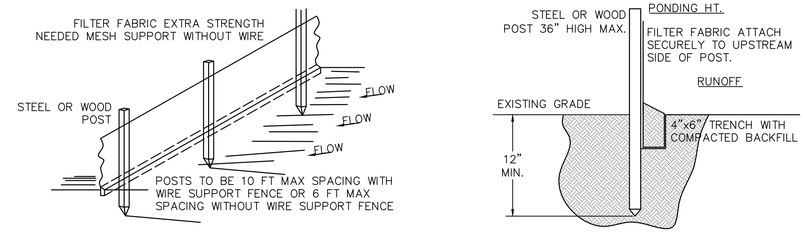
1.A	INSTALL & MAINTAIN CONSTRUCTION ENTRANCE AS NEEDED. SEE DETAIL E1 THIS SHEET.
2.A	INSTALL & MAINTAIN SILT FENCE AS NEEDED. SEE DETAIL E2 THIS SHEET.

NOTES

1. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES. DUST CONTROL REQUIREMENTS ARE AS FOLLOW:
   - 1.1. APPLY WATER BY MEANS OF TRUCKS, HOSES, AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
   - 1.2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
   - 1.3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
   - 1.4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
   - 1.5. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
   - 1.6. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PERTAINING TO STORM WATER. THIS INCLUDES, BUT IS NOT LIMITED TO, NOTICE OF INTENT, NOTICE OF TERMINATION, AND SWPPP. THE SWPPP SHALL BE PREPARED AS REQUIRED BY STATE OF UTAH DIVISION OF ENVIRONMENTAL QUALITY REQUIREMENTS.
3. CONTRACTOR SHALL MAINTAIN ALL SUCH PERMITS AND IS REQUIRED TO HAVE SWPPP ON-SITE AT ALL TIMES AS REQUIRED BY HURRICANE CITY AND THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.

SILT FENCE NOTES:

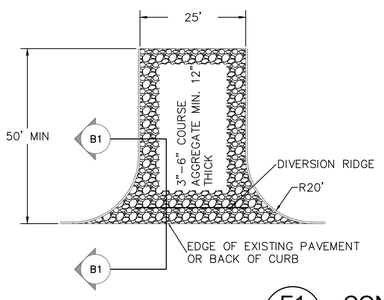
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONDITIONS TO MAXIMIZE PONDING EFFICIENCY.
4. CONSTRUCTION SPECIFICATIONS:
   THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
5. .POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
7. WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE EXTENDED TO EXISTING TREES.
9. WHEN EXTRA FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
10. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FABRIC.
11. SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
12. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.
13. INSPECTION AND MAINTENANCE:
    SILT FENCES AND BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.



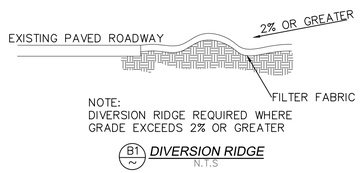
E2 ~ SILT FENCE DETAIL
NTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. CONSTRUCTION SPECIFICATIONS:
   THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PLAN SHALL BE 3-TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 25 FEET.
5. LOCATE CONSTRUCTION ENTRANCES AND EXITS TO SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
6. MAINTENANCE:
   MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



E1 ~ CONSTRUCTION ENTRANCE DETAIL
NTS



NO.	DATE	BY	DESCRIPTION

REVISIONS

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STATE OF UTAH
11/18/22

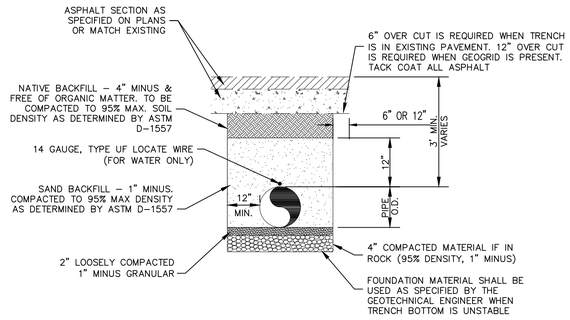
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TITLE: EROSION CONTROL PLAN
PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT #	1846-01
NAME	TJD
DATE	NOVEMBER 18, 2022
SCALE	AS NOTED
SHEET	12
	12 OF 15
FILE	1846-01 MST.DWG

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NOTES:
1. ALL UNDERGROUND WATER LINES SUPPLYING WATER FOR FIRE SUPPRESSION (I.E. BUILDING SPRINKLER SYSTEMS, FDC, ETC.) SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 13 AND NFPA 24.
2. ALL UNDERGROUND WATER LINES SHALL BE BURIED SUCH THAT THE TOP OF PIPE IS NOT LESS THAN ONE FOOT BELOW THE FROST LINE.
3. BACKFILL SHALL BE WELL TAMPED IN LAYERS OR PUDDLED UNDER AND AROUND PIPES TO PREVENT SETTLEMENT OR LATERAL MOVEMENT.
4. BACKFILL SHALL CONSIST OF CLEAN FILL SAND OR PEA GRAVEL TO A MINIMUM 6" BELOW (OR AS SHOWN IN SECTION BELOW, IF PLACED ON NATIVE MATERIALS) AND TO A MINIMUM OF 12" ABOVE THE PIPE. MATERIALS SHALL CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER, OR OTHER CORROSIVE MATERIALS.



A ~ TYPICAL UTILITY TRENCH
NTS

SEE CITY STANDARD DRAWINGS W-04, W-05, & W-06

B ~ MEGALUG THRUST RESTRAINT
NTS

SEE CITY STANDARD DRAWING W-01

C ~ WATER SERVICE CONNECTION
NTS

SEE CITY STANDARD DRAWING I-01

D ~ IRRIGATION SERVICE CONNECTION
NTS

SEE CITY STANDARD DRAWING W-03

E ~ TYPICAL VALVE INSTALLATION
NTS

SEE CITY STANDARD DRAWING W-02

F ~ FIRE HYDRANT ASSEMBLY
NTS

NO.	DATE	BY	DESCRIPTION

REVISIONS

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STATE OF UTAH

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TITLE: DETAILS

PROJECT: VISTA ESTATES SUBDIVISION
IVINS, UTAH

PROJECT # 1846-01
NAME TJD
DATE NOVEMBER 18, 2022
SCALE AS NOTED

SHEET 13
13 OF 15

FILE 1846-01 DET.dwg

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SEE CITY STANDARD DRAWING S-05

G ~ SEWER SERVICE CONNECTION
NTS

SEE CITY STANDARD DRAWING S-06

SEE CITY STANDARD DRAWING S-01

H ~ STANDARD MANHOLE
NTS

SEE CITY STANDARD DRAWING S-03

I ~ MANHOLE STEP DETAIL
NTS

SEE CITY STANDARD DRAWING S-04

J ~ MANHOLE FRAME & COVER
NTS

NO.	DATE	BY	DESCRIPTION

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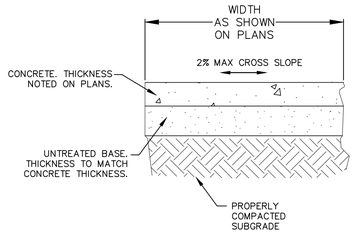
SHEET 14

FILE 1846-01 DET.dwg

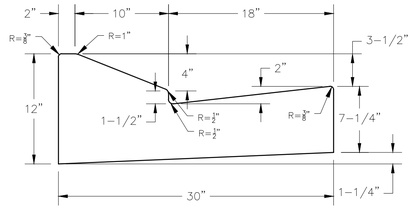
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NOTES:

1. SEE IVINS CITY STANDARDS FOR SIDEWALK EXPANSION JOINT DETAIL AND SPACING FOR SIDEWALK AND CURB.



L — CONCRETE SIDEWALK SECTION
N.T.S.



N — RU-30 CURB & GUTTER
N.T.S.

SEE CITY STANDARD DRAWING R-02

O — CROSS GUTTER
N.T.S.

SEE CITY STANDARD DRAWING R-03

NOTES:

1. TRUNCATED DOMES TO BE CAST IRON MATERIAL.
2. MINIMUM LANDING WIDTH TO BE 5'-0".

P — ADA ACCESS RAMP DETAIL
N.T.S.

SEE CITY STANDARD DRAWINGS R-05, R-06

Q — SIGN DETAIL
N.T.S.

NO.	DATE	BY	DESCRIPTION

REVISIONS

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11/18/22

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SHEET 15
15 OF 15

FILE 1846-01 DET.dwg

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