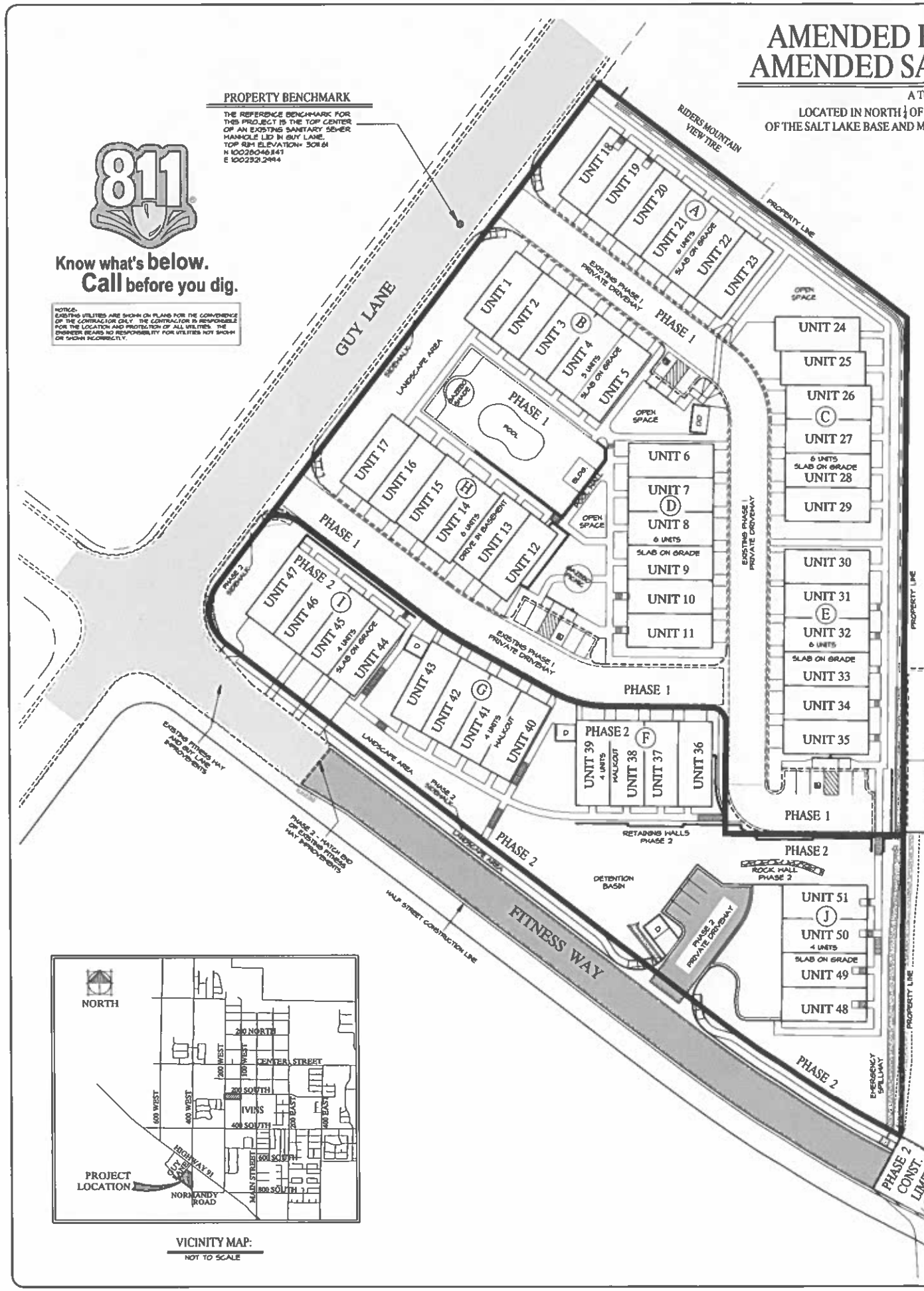
AMENDED PRELIMINARY PLAN
AMENDED SAGE VILLAS - PHASE 2

A TOWNHOME DEVELOPMENT

LOCATED IN NORTH ½ OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN IN IVINS CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP:
NOT TO SCALE

LEGEND

- =EXISTING SAGE VILLAS PHASE 1 IMPROVEMENTS
- =PROPOSED ASPHALT PAVEMENT SAGE VILLAS PHASE 2 AND FITNESS WAY
- =PROPOSED CONC. SIDEWALK (PUBLIC STREET) AND CONC. ACCESS TO GARAGES FITNESS WAY
- =EXISTING ASPHALT PAVEMENT FITNESS WAY AND GUY LANE IMPROVEMENTS
- =EXISTING FITNESS WAY IMPROVEMENTS
- =PROPOSED RETAINING WALL

0 40' 80'
SCALE: 1"=40'

PROPERTY LOCATION

THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE

212,279 SQ. FT. - 4.87 ACRES
PHASE 1 140,226 SQ. FT. - 3.22 ACRES
PHASE 2 72,053 SQ. FT. - 1.65 ACRES

GENERAL NOTES:

1. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND IVINS CITY PRIOR TO CONSTRUCTION.
5. OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.
6. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
7. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
8. UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY IVINS CITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
10. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE" LATEST EDITION AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY ASEC, PROJECT NUMBER 2171226, DATED MARCH 1, 2018, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790.
11. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINNING. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
12. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
13. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY BRUSHING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL IVINS CITY INSPECTORS.
14. ALL WORK AND MATERIALS SHALL MEET IVINS CITY STANDARDS.
15. ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

GEOTECHNICAL NOTE:

HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY ASEC, PROJECT NUMBER 2171226, DATED MARCH 1, 2018, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OF EXPANSIVE SOILS.

ARCHITECTS BUILDING PLANS NOTE:

VARIOUS UNITS HAVE INTERIOR STAIRS TO ACCESS OUTSIDE SIDEWALKS. ARCHITECTURAL BUILDING DESIGN PLANS SHALL INCLUDE STAIRS WITH RAILINGS AND 3 FOOT WIDE LANDINGS AT TOP AND BOTTOM OF STAIRS - REFER TO DETAIL SHT. C4.1

ENGINEER'S ACKNOWLEDGMENT:

I, ROBERT A. REID, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 184906. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS HAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: MAY 17, 2023

Robert A. Reid, P.E. — Certificate No. 184906

SHEET LAYOUT

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER AND INDEX SHEET
C1.1	SITE PLAN & SIGNING PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	STORM DRAIN IMPROVEMENTS
C2.2	REFERENCE PLAN SITE CROSS-SECTIONS
C2.3	SITE CROSS-SECTIONS
C2.4	SITE CROSS-SECTIONS
C2.5	GRADING PLAN & RETAINING WALLS
C2.6	GRADING PLAN & RETAINING WALLS
C3.0	UTILITY PLAN - POWER, WATER, SEWER AND IRRIGATION
C3.1	UTILITY PLAN - GAS, TELEPHONE & TV
C3.2	UTILITY PLAN - UTILITY NOTES
C4.0	CONSTRUCTION DETAILS
C4.1	CONSTRUCTION DETAILS
C5.0	PLAN AND PROFILE - FITNESS WAY
C6.0	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS

OWNER/DEVELOPER

RILEY RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

ASEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

APPROVALS

IVINS CITY ENGINEER	
IVINS CITY PUBLIC WORKS	
IVINS CITY BUILDING & ZONING	
IVINS CITY PUBLIC SAFETY	
IVINS CITY PARKS & RECREATION	
IVINS CITY LANDSCAPE PLANS & IRRIGATION PLANS	
IVINS IRRIGATION COMPANY	
ROCKY MOUNTAIN POWER	
DOMINION ENERGY	
CENTURY LINK	
TDS TELECOM	
UNITED STATES POSTAL SERVICE - POSTMASTER	

DATE: 5-17-23
JOB NO.: 1056-21-003
DESIGNED BY: LMH
CHECKED BY: RAR
DWG: P2 Sage Const

REVISIONS	DATE
REV. DETENTION BASIN ELEVATIONS	3-30-23
REVISED DETENTION BASIN NOTES	3-30-23

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-4397
www.rosenbergassociates.com

AMENDED PRELIMINARY PLAN
FOR
AMENDED SAGE VILLAS - PHASE 2
IVINS, UTAH

STATE OF UTAH — ROBERT A. REID — 184906 — PROFESSIONAL ENGINEER — 5-17-23

SHEET
C1.0

ARCHITECTS BUILDING PLANS NOTE:

VARIOUS UNITS HAVE INTERIOR STAIRS TO ACCESS OUTSIDE SIDEWALKS. ARCHITECTURAL BUILDING DESIGN PLANS SHALL INCLUDE STAIRS WITH RAILINGS AND 3 FOOT WIDE LANDINGS AT TOP AND BOTTOM OF STAIRS - REFER TO DETAIL SHT. C4.1

DRIVEWAY & PARKING NOTE:

INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

DESIGNATED PARKING SPACES ARE 10' X 18' MINIMUM (TYP).

NO PARKING ALLOWED ALONG PRIVATE DRIVEWAYS EXCEPT IN DESIGNATED PARKING AREAS SHOWN.

LIGHTING NOTE:

EACH GARAGE WILL HAVE (1) 40 WATT BULB DOWN LIGHT ONLY ON A PHOTO CELL.

MAINENANCE NOTE:

A HOMEOWNERS ASSOCIATION WITH COVENANTS, CONDITIONS AND RESTRICTIONS WILL PROVIDE CONTINUED MAINTENANCE OF THE PROJECT AMENITIES.

MAILBOX LOCATIONS FOR SAGE VILLAS PHASE 1 AND PHASE 2. CONSTRUCT CONC. PAD BEHIND SIDEWALK WITH ANCHOR BOLTS FOR POST OFFICE BOX OR BOXES AS REQUIRED. DEVELOPER TO CONTACT SANTA CLARA CITY POSTMASTER KIM JOHNSON (435)652-2112 FOR APPROVED PAD SPECS, BOXES AND LOCATIONS. DEVELOPER TO PROVIDE AND INSTALL APPROVED USPS BOXES.

LARRY GUY & LORELEI RIDER
PARCEL No. 1-6-2-6-3231
PARCEL No. 1-6-2-6-3221

EXIST. CURB & GUTTER

6' HIGH PRIVACY WALL ON TOP OF RETAINING WALL

20' SETBACK FROM PROPERTY LINE

MATCHED EXIST. 6' HIGH BLOCK WALL

EXIST. BLOCK WALL

END BLOCK WALL

6' HIGH PRIVACY WALL

10' MIN. BUILDING SETBACK LINE

POOL FENCE AS PER CODE

EXIST. CURB & GUTTER

PHASE 1 DRIVEWAY

PHASE 1

OPEN SPACE

PARCEL
212284 sq. ft.
4.87 acres

PHASE 1

PHASE 2

PHASE 1 DRIVEWAY

PHASE 1

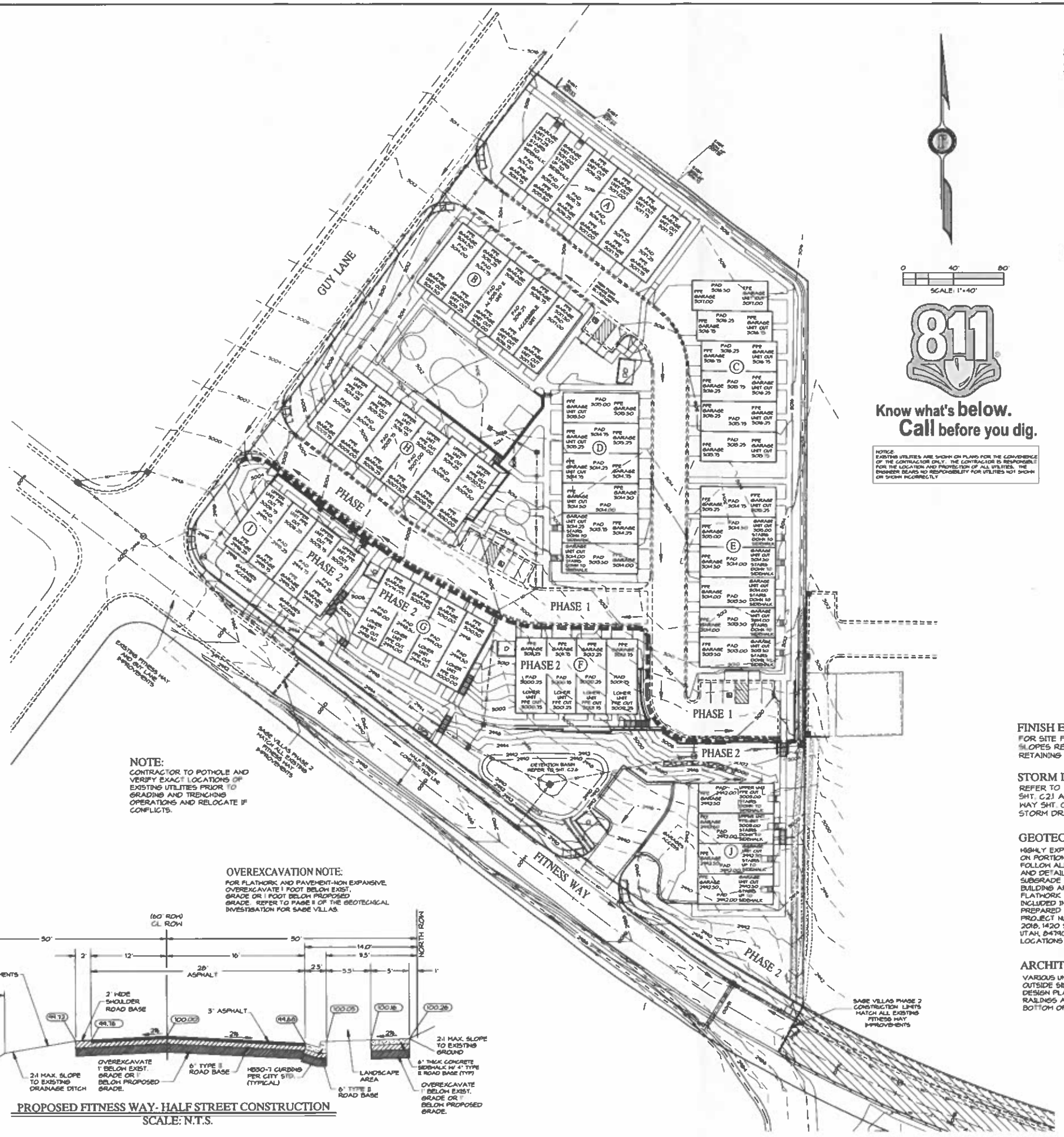
PHASE 2

PHASE 1

PHASE 2

PHASE 1

PHASE 2



NOTE:
CONTRACTOR TO POTHOLE AND VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO GRADING AND TRENCHING OPERATIONS AND RELOCATE IF CONFLICTS.

OVEREXCAVATION NOTE:
FOR FLATWORK AND PAVEMENT-NON EXPANSIVE OVEREXCAVATE 1' FOOT BELOW EXIST. GRADE OR 1 FOOT BELOW PROPOSED GRADE. REFER TO PAGE 8 OF THE GEOTECHNICAL INVESTIGATION FOR SAGE VILLAS.

PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION
SCALE: N.T.S.

SCALE: 1"=40'

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

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

PHASE 1 AND 2 EXCAVATION COMPLETED IN PHASE 1 CONSTRUCTION.
SAGE VILLAS TOWNHOMES PHASE 1 AND 2 COMBINED EARTHWORK VOLUMES:

6,275 (C) CU. YD. CUT
14,304 (F) CU. YD. FILL
8,029 (F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES. THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THE CONTRACTOR IS TO CALCULATE THE PROPOSED FINISHED SUB-GRADE SURFACE BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS; ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS, AND BASE COURSE FROM VOLUME OF THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACE; INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

EXCAVATION AND DRAINAGE NOTES:

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION AND RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR SAGE VILLAS, BY ASEC, PROJECT NUMBER 211286, DATED MARCH 1, 2018, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790.
2. 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.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL 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).
4. ALL EXCAVATIONS, 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.

LEGEND

- 3000 — EXISTING CONTOUR
- 3000 — PROPOSED CONTOUR
- FLOW ARROW (PROPOSED DIRECTION OF FLOW)
- EXISTING SAGE VILLAS PHASE 1 IMPROVEMENTS
- EXISTING FITNESS WAY IMPROVEMENTS
- PROPOSED CONC. SIDEWALK (PUBLIC STREET) AND CONC. ACCESS TO GARAGES FITNESS WAY
- PROJECT PROPERTY BOUNDARY
- PHASE 2 BOUNDARY
- PROPOSED RETAINING WALL
- SD — SD — EXIST. STORM DRAIN
- SD — SD — PROPOSED STORM DRAIN
- EXIST. STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN - REFER TO SHT. C2.1
- STORM DRAIN CATCH BASIN - REFER TO SHT. C2.1

FINISH ELEVATIONS NOTE:
FOR SITE FINISH ELEVATIONS AND SLOPES REFER TO GRADING PLAN AND RETAINING WALLS SHT. C2.5 AND C2.6

STORM DRAIN NOTE:
REFER TO STORM DRAIN IMPROVEMENTS SHT. C2.1 AND PLAN & PROFILE - FITNESS WAY SHT. C5.0. FOR ELEVATIONS OF STORM DRAIN.

GEOTECHNICAL NOTE:
HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY ASEC, PROJECT NUMBER 211286, DATED MARCH 1, 2018, 1420 SOUTH 210 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OF EXPANSIVE SOILS.

ARCHITECTS BUILDINGS PLANS NOTE:
VARIOUS UNITS HAVE INTERIOR STAIRS TO ACCESS OUTSIDE SIDEWALKS. ARCHITECTURAL BUILDING DESIGN PLANS SHALL INCLUDE STAIRS WITH RAILINGS AND 5 FOOT WIDE LANDINGS AT TOP AND BOTTOM OF STAIRS - REFER TO DETAIL SHT. C4.1

OWNER/DEVELOPER
RILEY RICHARDSON
RICHARDSON HOMES
249 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

CIVIL ENGINEER
ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER
ASEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

DATE: 5-17-23
JOB NO.: 1056-21-003
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: P2 Sage Const

DATE	REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-4397
www.rasle.com

GRADING & DRAINAGE PLAN
FOR
AMENDED SAGE VILLAS - PHASE 2
IVINS, UTAH



SHEET
C2.0

LEGEND

1. 24" MODIFIED CURB & GUTTER REFER TO DETAIL SHT. C4.0
2. 24" HIGH BACK RECEIVING CURB REFER TO DETAIL SHT. C4.0
3. 24" HIGH BACK SHED CURB REFER TO DETAIL SHT. C4.0
4. TRANSITION FROM HIGH BACK SHED CURB TO RECEIVING CURB
5. TRANSITION FROM MODIFIED CURB TO HIGH BACK CURB
6. EXISTING 30" HB30-1 CURB & GUTTER REFER TO DETAIL SHT. C4.0
7. INSTALL 30" HB30-1 CURB & GUTTER REFER TO DETAIL SHT. C4.0
8. 5' MIN. WIDE CONCRETE SIDEWALK
9. 6' WIDE CONC. CROSS-GUTTER REFER TO DETAIL SHT. C4.0
10. 5' WIDE CONC. CROSS-GUTTER WITH SAME STANDARDS AS 6' WIDE - REFER TO DETAIL SHT. C4.0
11. CONSTRUCT CONCRETE RETAINING WALL REFER TO DETAILS SHT. C4.1
12. CONSTRUCT STACKED ROCK RETAINING WALL REFER TO DETAILS SHT. C4.1
13. CONC. STAIRS WITH RAILING & 5' WIDE LANDINGS @ TOP AND BTM - REFER TO DETAIL SHT. C4.1
14. RAILING - REFER TO DETAIL SHT. C4.1
15. ACCESSIBLE RAMP REFER TO DETAIL SHT. C4.0
16. ACCESSIBLE ROUTE REFER TO DETAIL SHT. C4.0
17. ACCESSIBLE PARKING STALL - REFER TO A.D.A. DETAIL SHT. C4.0
18. ACCESSIBLE ACCESS AISLE - REFER TO A.D.A. DETAIL SHT. C4.0
20. DUMPSTER ENCLOSURE - REFER TO DETAIL SHT. C4.1
21. EMERGENCY SPILLWAY - REFER TO DETAIL SHT. C2.1
22. FITNESS WAY HALF STREET CROSS-SECTION REFER TO DETAIL SHT. C2.0

- EXISTING SAGE VILLAS PHASE 1 IMPROVEMENTS
- PROPOSED CONC. SIDEWALK (PUBLIC STREET) AND CONC. ACCESS TO GARAGES FITNESS WAY
- PROPOSED STACKED ROCK RETAINING WALL
- PROJECT PROPERTY BOUNDARY
- PHASE 2 BOUNDARY
- 3000 PROPOSED CONTOUR
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED HAND RAILS
- 6' HIGH PRIVACY BLOCK WALL
- 50 EX-STORM DRAIN
- 50 PROPOSED-STORM DRAIN
- PROPOSED DRAINAGE DITCH
- 50 PROPOSED-STORM DRAIN MANHOLE
- PROPOSED-STORM DRAIN CATCH BASIN

TBC	= TOP BACK OF CURB
TBC AP	= TOP BACK OF CURB AT ANGLE POINT
P2	= PHASE 2
TSH	= TOP OF SIDEWALK
TH	= TOP OF HALL
BH	= BOTTOM OF HALL
TOP FTG	= TOP OF FOOTING
FIN. GRD.	= FINISH GRADE
GRD BRK	= GRADE BREAK
RET. HALL	= RETAINING HALL
POL	= POINT ON LINE
EOA	= EDGE OF ASPHALT

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

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NOTE:
CONTRACTOR TO POTHOLE AND VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO GRADING AND TRENCHING OPERATIONS AND RELOCATE IF CONFLICTS.

GEOTECHNICAL NOTE:

HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY ASEC, PROJECT NUMBER 2T1286, DATED MARCH 1, 2018, 1420 SOUTH 710 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OF EXPANSIVE SOILS.

ARCHITECTS BUILDING PLANS NOTE:

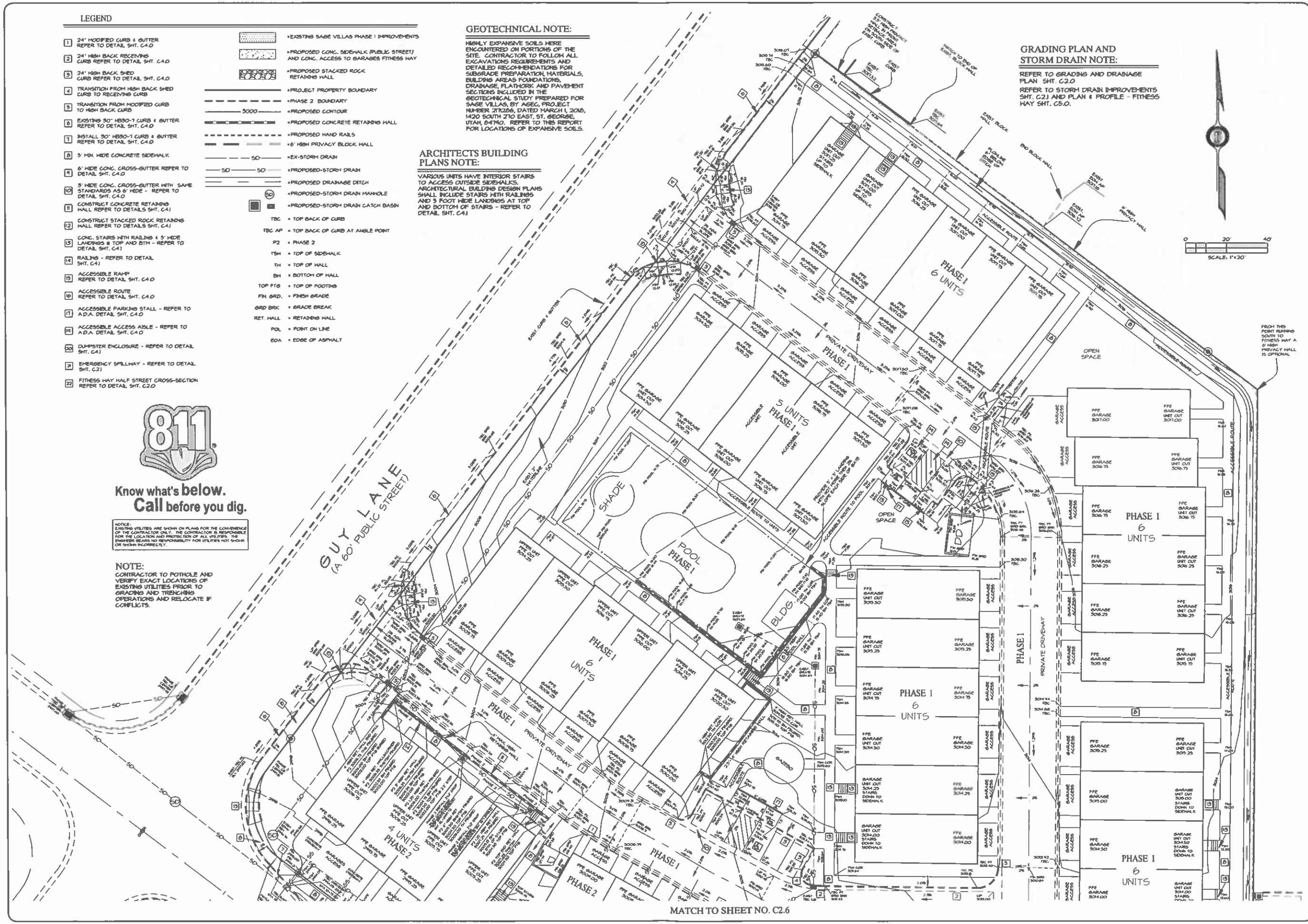
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GRADING PLAN AND STORM DRAIN NOTE:

REFER TO GRADING AND DRAINAGE PLAN SHT. C2.0

REFER TO STORM DRAIN IMPROVEMENTS SHT. C2.1 AND PLAN & PROFILE - FITNESS WAY SHT. C5.0.

SCALE: 1"=20'


GUY LANE
(A 60' PUBLIC STREET)
PHASE 1
6 UNITS
5 UNITS
PHASE 1
4 UNITS
PHASE 2
PRIVATE DRIVEWAY
POOL
PHASE 1
SHADE
OPEN SPACE
BLDG
6 UNIT
PHASE 1
PHASE 2
6 UNITS
PHASE 1
6 UNITS
PHASE 1
6 UNITS
PHASE 1

811

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NOTE:
INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

PARKING SPACES ARE 10' X 18' MINIMUM (TYP).

NOTE:
CONTRACTOR TO POTHOLE AND VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO GRADING AND TRENCHING OPERATIONS AND RELOCATE IF CONFLICTS.

WATER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

SEWER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

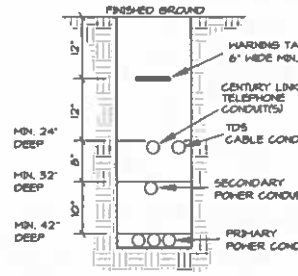
POWER
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3108

NATURAL GAS
DOMINION ENERGY
1155 EAST 3550 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

CATV SERVICE
TDS TELECOM
912 WEST 1600 SOUTH #B103
ST. GEORGE, UTAH 84770
(800) 422-5282

TELEPHONE
CENTURY LINK COMMUNICATIONS
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(385) 419-7336

UTILITY SEPARATION:
- Water to phone lines/cable TV 5 ft.
- Gas to water or wastewater - 5 ft.
- Water to power - 10 ft.
- Water to irrigation - 5 ft.
- Water to wastewater - 10 ft. horizontal and 18 inches vertical.
- Gas to power - 5 ft.



JOINT UTILITY TRENCH DETAIL
NOT TO SCALE

SCALE: 1"=30'

PUBLIC UTILITY & DRAINAGE EASEMENTS NOTE:
BY RECORDING THE FINAL PLAT FOR SAGE VILLAS, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THE SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

CIVIL ENGINEER
ROB A. REID, P.E.
ROSENBERG ASSOCIATES
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ST. GEORGE, UTAH 84790
(435) 673-8586

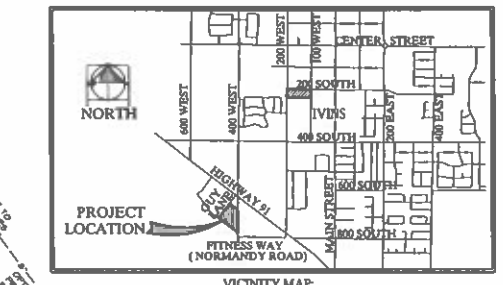
GEOTECHNICAL ENGINEER
ZYBEC
ARNOLD DEGASTRO, P.E.
1470 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-5549

PROPERTY LOCATION
THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE
212,274 SQ. FT. - 4.87 ACRES

OWNER/DEVELOPER
RILEY RICHARDSON
RICHARDSON HOMES
247 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

LEGEND
- EXISTING SAGE VILLAS PHASE 1 IMPROVEMENTS
- EXISTING FITNESS WAY IMPROVEMENTS
- SAGE PHASE 2 STACKED ROCK RETAINING WALL
- PROJECT PROPERTY BOUNDARY
- PHASE 2 BOUNDARY
- PROPOSED RETAINING WALL
- PROPOSED RAILING
- EXISTING SEWER MAIN
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- EXISTING SEWER LATERAL
- PROPOSED SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- EXISTING WATER MAIN
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXIST. PRIMARY POWER
- EXIST. OVERHEAD POWER LINE
- EXIST. PRIMARY POWER
- PRIMARY POWER
- EXIST. PRIMARY POWER
- EXIST. SECONDARY POWER
- TRANSFORMER
- GROUND SLEEVE JUNCTION BOX
- EXISTING POWER VAULT
- EXISTING UTILITY BOX & CONDUITS
- DRAINAGE DITCH
- EXIST. JOINT UTILITY TRENCH



VICINITY MAP:
NOT TO SCALE

NOTE:
UTILITIES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT TO SCALE TO SHOW DETAIL. ACTUAL LOCATION OF UTILITES TO BE WITHIN THE PUBLIC UTILITES EASEMENT OR DEDICATED RIGHT-OF-WAY.

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES, STORM DRAIN, SEWER LINES AND WATER LINES SHOWN OR NOT SHOWN ON UTILITY PLAN AND RELOCATE IF THERE IS CONFLICTS WITH PROPOSED STRUCTURES OR PROPOSED SITE CONSTRUCTION

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH "IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 2010", THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED IVINS CITY.

GEOTECHNICAL NOTE:
HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY ABEC, PROJECT NUMBER 211286, DATED MARCH 1, 2018, 1420 SOUTH 270 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OF EXPANSIVE SOILS.

DATE: 5-17-23
JOB NO.: 1056-21-003
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: P2 Sage Const
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-8397
www.rasltd.com

UTILITY PLAN - POWER, WATER, SEWER, IRRIGATION
FOR
AMENDED SAGE VILLAS - PHASE 2
IVINS, UTAH

STATE OF UTAH
6-17-23
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER

SHEET
C3.0

811

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

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

NOTE:
INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

PARKING SPACES ARE 10' X 18' MINIMUM (TYP.)

NOTE:
CONTRACTOR TO POTHOLE AND VERIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO GRADING AND TRENCHING OPERATIONS AND RELOCATE IF CONFLICTS.

WATER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

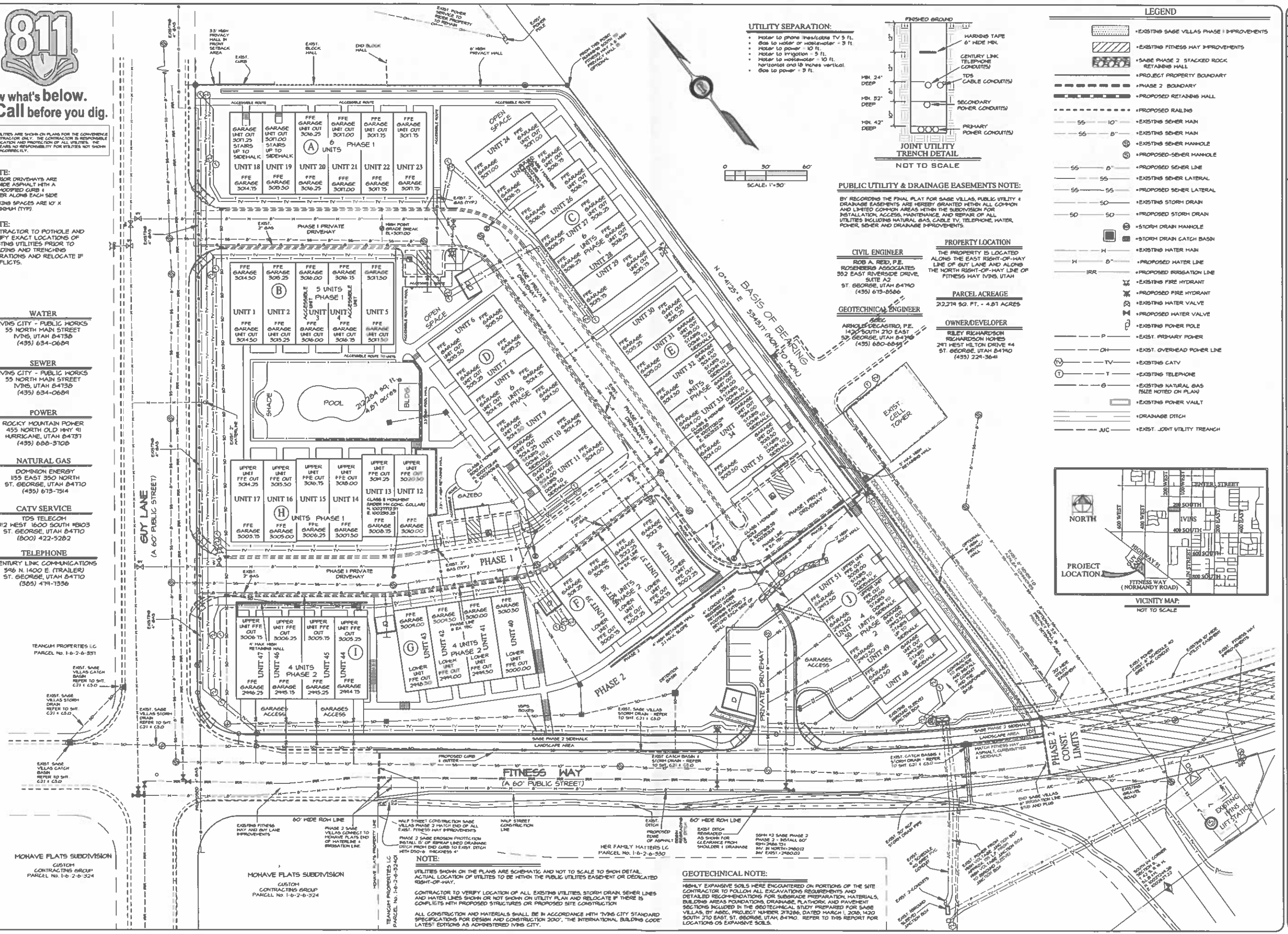
SEWER
IVINS CITY - PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

POWER
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3108

NATURAL GAS
DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

CATV SERVICE
TDS TELECOM
912 WEST 1600 SOUTH #B103
ST. GEORGE, UTAH 84770
(800) 422-5282

TELEPHONE
CENTURY LINK COMMUNICATIONS
586 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(385) 419-7336


EXIST. POWER SERVICE TO REMAIN
EXIST. POWER POLE
EXIST. BLOCK WALL
END BLOCK WALL
6' HIGH PRIVACY WALL
FROM THIS POINT NORTHERLY SOUTH TO FITNESS WAY & EASTERLY ALONG FITNESS WAY IS 6' HIGH PRIVACY WALL OPTIONAL
3.5' HIGH PRIVACY WALL IN FRONT SETBACK AREA
EXIST. CURB
ACCESSIBLE ROUTE
PHASE 1 PRIVATE DRIVEWAY
MAIN POINT GRADE BREAK EL=3011.00
EXIST. 3" GAS
EXIST. 2" GAS
EXIST. 3" GAS (TYP.)
OPEN SPACE
A 6 UNITS PHASE 1
UNIT 18 GARAGE UNIT CUT 3011.25 STAIRS UP TO SIDEWALK FFE GARAGE 3014.75
UNIT 19 GARAGE UNIT CUT 3011.00 STAIRS UP TO SIDEWALK FFE GARAGE 3013.50
UNIT 20 FFE GARAGE UNIT CUT 3006.25 FFE GARAGE 3006.25
UNIT 21 FFE GARAGE UNIT CUT 3011.00 FFE GARAGE 3011.00
UNIT 22 FFE GARAGE UNIT CUT 3011.75 FFE GARAGE 3011.75
UNIT 23 FFE GARAGE UNIT CUT 3011.75 FFE GARAGE 3011.75
B 5 UNITS PHASE 1
UNIT 1 FFE GARAGE 3014.50
UNIT 2 FFE GARAGE 3015.25
UNIT 3 ACCESSIBLE UNIT FFE GARAGE 3016.00
UNIT 4 FFE GARAGE 3016.75
UNIT 5 ACCESSIBLE UNIT FFE GARAGE 3011.50
ACCESSIBLE ROUTE TO UNITS
SHADE
POOL
BLDG
21,2284 SQ. FT.
4.87 ACRES
GAZEBO
H 5 UNITS PHASE 1
UNIT 17 UPPER UNIT FFE CUT 3014.25 FFE GARAGE 3003.75
UNIT 16 UPPER UNIT FFE CUT 3015.50 FFE GARAGE 3005.00
UNIT 15 UPPER UNIT FFE CUT 3016.75 FFE GARAGE 3006.25
UNIT 14 UPPER UNIT FFE CUT 3018.00 FFE GARAGE 3007.50
UNIT 13 UPPER UNIT FFE CUT 3019.25 FFE GARAGE 3008.75
UNIT 12 UPPER UNIT FFE CUT 3020.50 FFE GARAGE 3010.00
GLASS 8 MONUMENT (UNDER MH CONC. COLLAR) N. 1002717.23' E. 100235.31'
I 4 UNITS PHASE 2
UNIT 47 UPPER UNIT FFE CUT 3006.75 FFE GARAGE 2996.25
UNIT 46 UPPER UNIT FFE CUT 3006.25 FFE GARAGE 2995.75
UNIT 45 UPPER UNIT FFE CUT 3005.75 FFE GARAGE 2995.25
UNIT 44 UPPER UNIT FFE CUT 3005.25 FFE GARAGE 2994.75
4' MAX HIGH RETAINING WALL
GARAGES ACCESS
G 4 UNITS PHASE 2
UNIT 43 FFE GARAGE 3004.50 LOWER UNIT FFE CUT 2999.00
UNIT 42 FFE GARAGE 3004.50 LOWER UNIT FFE CUT 2999.00
UNIT 41 FFE GARAGE 3003.00 LOWER UNIT FFE CUT 2999.50
UNIT 40 FFE GARAGE 3003.50 LOWER UNIT FFE CUT 3000.00
F 5 UNITS PHASE 2
UNIT 39 FFE GARAGE 3008.25
UNIT 38 FFE GARAGE 3007.75
UNIT 37 FFE GARAGE 3007.25 LOWER UNIT FFE CUT 3000.25
UNIT 36 FFE GARAGE 3007.75 LOWER UNIT FFE CUT 3000.75
C 6 UNITS PHASE 1
UNIT 24 FFE GARAGE 3011.00
UNIT 25 FFE GARAGE 3006.75
UNIT 26 FFE GARAGE 3006.75
UNIT 27 FFE GARAGE 3006.25
UNIT 28 FFE GARAGE 3006.75
UNIT 29 FFE GARAGE 3006.75
D 6 UNITS PHASE 1
UNIT 6 FFE GARAGE 3005.50
UNIT 7 FFE GARAGE 3005.25
UNIT 8 FFE GARAGE 3004.75
UNIT 9 FFE GARAGE 3004.50
UNIT 10 FFE GARAGE 3004.25
UNIT 11 FFE GARAGE 3004.00
E 6 UNITS PHASE 1
UNIT 30 FFE GARAGE 3005.25
UNIT 31 GARAGE UNIT CUT 3005.00 STAIRS UP TO SIDEWALK
UNIT 32 GARAGE UNIT CUT 3004.00 STAIRS UP TO SIDEWALK
UNIT 33 GARAGE UNIT CUT 3004.00 STAIRS UP TO SIDEWALK
UNIT 34 GARAGE UNIT CUT 3004.00 STAIRS UP TO SIDEWALK
UNIT 35 FFE GARAGE 3004.00
J 4 UNITS PHASE 2
UNIT 51 UPPER UNIT FFE CUT 3000.00 STAIRS UP TO SIDEWALK
UNIT 50 UPPER UNIT FFE CUT 3000.00 STAIRS UP TO SIDEWALK
UNIT 49 FFE GARAGE 2992.00
UNIT 48 FFE GARAGE 2992.50
GARAGES ACCESS
PHASE 2
PHASE 3
DETENTION BASIN
PRIVATE DRIVEWAY
EXIST. SAGE VILLAS STORM DRAIN - REFER TO SHT. C3.1 & C5.0
EXIST. SAGE VILLAS CATCH BASIN - REFER TO SHT. C3.1 & C5.0
EXIST. SAGE VILLAS STORM DRAIN - REFER TO SHT. C3.1 & C5.0
EXIST. SAGE VILLAS CATCH BASIN - REFER TO SHT. C3.1 & C5.0
TEANGUM PROPERTIES LC PARCEL No. 1-6-2-6-331
USPS BOXES
SAGE PHASE 2 SIDEWALK
LANDSCAPE AREA
PROPOSED CURB & GUTTER
EXIST. CATCH BASIN & STORM DRAIN - REFER TO SHT. C3.1 & C5.0
MATCH FITNESS WAY ASPHALT, GUTTER/CURB & SIDEWALK
FITNESS WAY
(A 60' PUBLIC STREET)
60' WIDE ROW LINE
EXISTING FITNESS WAY AND GUY LANE IMPROVEMENTS
PHASE 2 SAGE VILLAS CONNECT TO MOHAVE FLATS END OF WATERLINE & IRRIGATION LINE
HALF STREET CONSTRUCTION SAGE VILLAS PHASE 3 MATCH END OF ALL EXIST. FITNESS WAY IMPROVEMENTS
PHASE 2 SAGE EROSION PROTECTION INSTALL 5' OF RIPRAP LINED DRAINAGE DITCH FROM END CURB TO EXIST. DITCH WITH D50=6 THICKNESS 4"
HALF STREET CONSTRUCTION LINE
EXIST. DITCH
PROPOSED FLOWLINE OF ASPHALT
EXIST DITCH REGRADED AS SHOWN FOR CLEARANCE FROM SHOULDER & DRAINAGE
HER FAMILY HATTERS LC PARCEL No. 1-6-2-6-330
MOHAVE FLATS SUBDIVISION
CUSTOM CONTRACTING GROUP
PARCEL No. 1-6-2-6-324
TEANGUM PROPERTIES LC PARCEL No. 1-6-2-6-324
GUY LANE
(A 60' PUBLIC STREET)
PHASE 1 PRIVATE DRIVEWAY
EXIST. 3" GAS (TYP.)
EXIST. 2" GAS
EXIST. 3" GAS
EXIST. 8" GAS
EXIST. 6" GAS
EXIST. 4" GAS