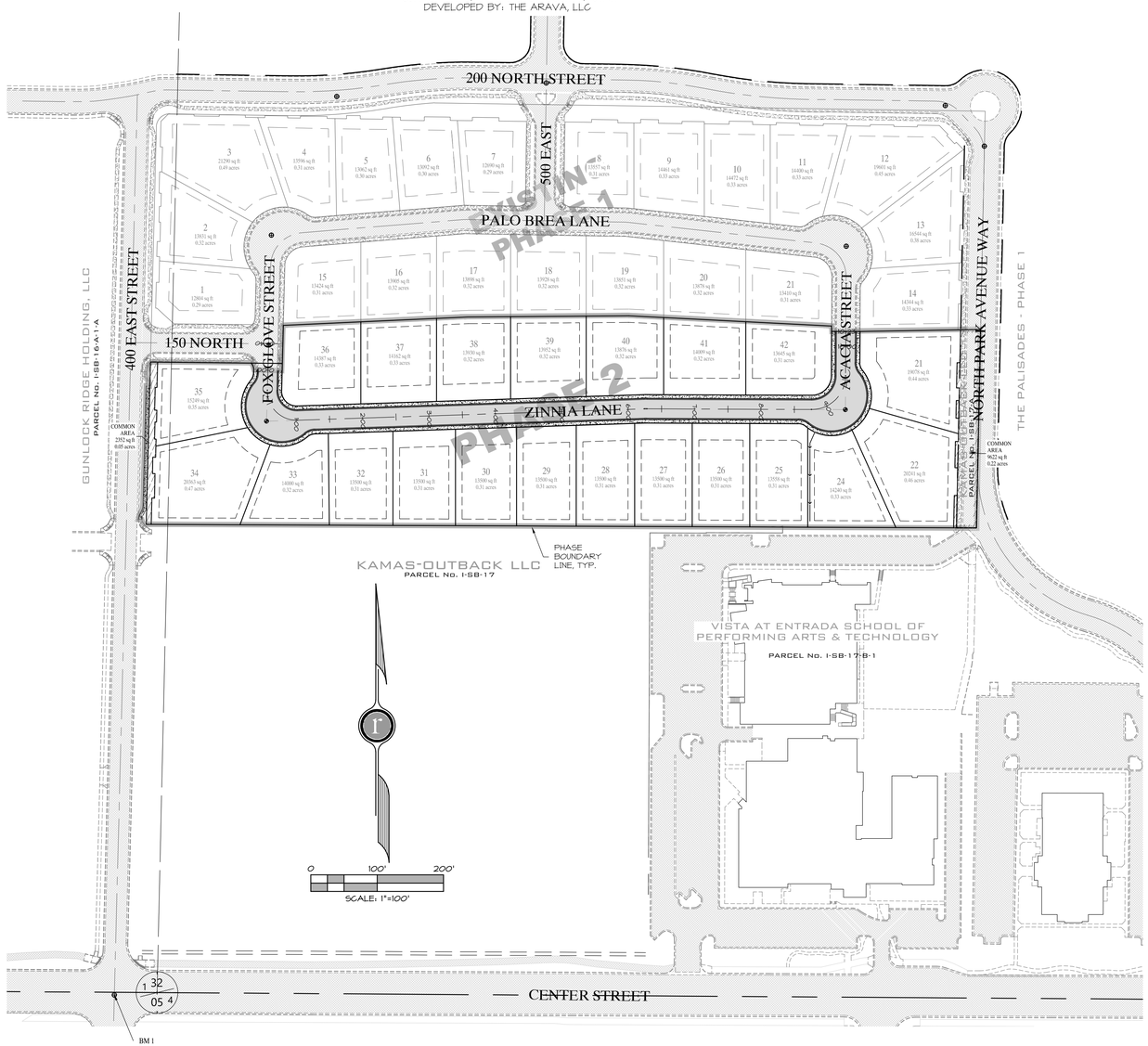
THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



BENCHMARKS

BM 1: FOUND CENTERLINE MONUMENT (el. 3060.30)
NORTHING: 10032541.2032
EASTING: 1001840.9945
LONG: W113°40'12.21"
LAT: N037°10'06.38"
UTAH STATE PLANE, SOUTH ZONE
(US FOOT) NAD83 (UT83-SF)

Power will be provided by:
ROCKY MOUNTAIN POWER
499 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3708

Water will be provided by:
IVINS CITY PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

CATV service will be provided by:
TDS TELECOM
912 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 314-4540

Telephone facility will be provided by:
CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-4634

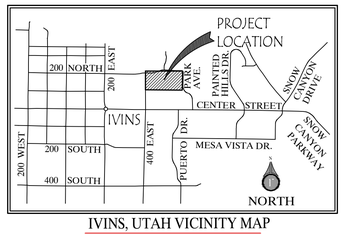
Sewer will be provided by:
IVINS CITY PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

Natural Gas will be provided by:
DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 674-6151

Fiber Optics will be provided by:
INFOWEST
435 EAST TABERNACLE STREET
ST. GEORGE, UTAH 84770
(435) 272-3554

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

NOTICE:
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IVINS, UTAH VICINITY MAP

NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

DEVELOPER INFORMATION

THE DEVELOPER FOR THIS PROJECT IS
THE ARAVA, LLC
1600 PONCE DE LENON BLVD., SUITE 1208
CORAL GABLES, FLORIDA 33134
C/O TIMOTHY ANDERSON
301 N. 200 E. Ste. 3A
St. George, UT 84770

OWNER

KAMAS-OUTBACK, LLC
1600 PONCE DE LEON BLVD.,
SUITE 1208
CORAL GABLES, FLORIDA 33134
C/O TIMOTHY ANDERSON
301 N. 200 E. Ste. 3A
St. George, UT 84770

LANDSCAPE ARCHITECT

AGEC

1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

GEOTECHNICAL ENGINEER

AGEC

1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

CIVIL ENGINEER

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

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 _____

INFOWEST _____

UNITED STATES POSTAL
SERVICE - POSTMASTER _____

GENERAL CONSTRUCTION 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 RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR RA DEVELOPMENT, BY KAMAS-OUTBACK, LLC, PROJECT NUMBER 2230509, DATED JULY 10, 2023, 301 EAST SUITE 3A, ST. GEORGE, UTAH, 84770.
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 GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES 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.

SHEET LAYOUT

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	GRADING CROSS SECTIONS & DETAILS
C3.2	RETAINING WALL PLAN
C3.3	RETAINING WALL DETAILS
C4.0	UTILITY PLAN (POWER, WATER & SEWER)
C4.1	UTILITY PLAN (CATV, GAS & PHONE)
C5.0	PLAN & PROFILE - ZINNIA LANE
C6.0	STANDARD DETAILS - IVINS CITY
C6.1	STANDARD DETAILS - IVINS CITY
C6.2	STANDARD DETAILS - IVINS CITY
C6.3	STANDARD DETAILS - IVINS CITY
GT.0	EROSION CONTROL PLAN
GT.1	EROSION CONTROL DETAILS

ENGINEER'S ACKNOWLEDGEMENT

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 184106. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: NOVEMBER 11, 2025

ROBERT A. REID, P.E. CERTIFICATE NO. 184106

DATE:	11/11/2025
JOB NO.:	9141-25-012
DESIGNED BY:	DSN
CHECKED BY:	RAR
DWG:	Construction Set

REVISIONS / DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

COVER SHEET
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

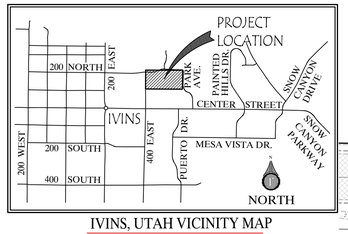
STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 184106 — ROBERT A. REID — 11/11/25

SHEET
C1.0
1 OF 15 SHEETS

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THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



IVINS, UTAH VICINITY MAP
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

LEGEND

EXISTING	DESCRIPTION	PROPOSED
3286	2' CONTOUR	3286
3280	10' CONTOUR	3280
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
	RETAINING WALL	
	PRIVACY WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	CLASS I MONUMENT	
	CLASS II MONUMENT	

SITE INFORMATION:

CURRENT ZONE: R1-15 PARCEL ID: I-SB-17
TOTAL AREA: 8.54 AC (371,817 SQ.FT.) TOTAL LOTS: 21
TOTAL LOTS (21) AREA: 7.11 AC (309,878 SQ.FT.) = 83.26% TOTAL PUBLIC STREET (R.O.W.) AREA: 1.17 AC (50,753 SQ.FT.) = 13.70% TOTAL COMMON AREA: 0.26 AC (11,285 SQ.FT.) = 3.04%
AVERAGE LOT SIZE: 309,878/21 = 14,756 SQ.FT.
PROJECT LAND USE: SINGLE FAMILY RESIDENTIAL HEIGHT OF BUILDING: NOT TO EXCEED 25'

200 NORTH STREET
60' PUBLIC STREET

500 EAST
58' PRIVATE STREET
58.0' R.O.W.

PALO BREA LANE
43' PRIVATE STREET
43.0' R.O.W.

150 NORTH
58' PRIVATE STREET
58.0' R.O.W.

FOX GLOVE STREET
43' PRIVATE STREET

ACACIA STREET
43' PRIVATE STREET
43.0' R.O.W.

400 EAST STREET
60' PUBLIC STREET

NORTH PARK AVENUE WAY
60' PUBLIC STREET
60' R.O.W.

ZINNIA LANE
43' PRIVATE STREET
43' R.O.W.

10.0' UTILITY EASEMENT, TYP.

COMMON AREA 2052 sq ft 0.05 acres

COMMON AREA 9621 sq ft 0.22 acres

60' R.O.W.

¼ SECTION LINE (SECTION 32)

GUNLOCK RIDGE HOLDING, LLC
PARCEL No. I-SB-16-A-1-A

KAMAS-OUTBACK LLC
PARCEL No. I-SB-17

KAMAS-OUTBACK LLC
PARCEL No. I-SB-17-A

EXISTING DETENTION POND

VISTA AT ENTRADA SCHOOL OF PERFORMING ARTS & TECHNOLOGY
PARCEL No. I-SB-17-B-1

THE PALISADES - PHASE 1

0 50' 100'
SCALE: 1"=50'

GENERAL NOTES:

1. INTERIOR ROADS SHALL BE CONSTRUCTED WITH 2.5" OF ASPHALT OVER 6" OF ROAD BASE.
2. ALL SIDEWALKS SHALL BE 6" THICK WHEN DIRECTLY BEHIND THE ROADWAY CURB AND GUTTER. WHEN A PARK STRIP IS PRESENT, THE SIDEWALK CAN BE 4" THICK.
3. CAST IRON TRUNCATED DOMES ARE REQUIRED ON ALL CURB RAMPS.
4. CONTRACTOR IS REQUIRED TO STAKE CURB AND IDENTIFY CROSS SLOPES FROM THE EXISTING CROWN. ADDITIONAL ASPHALT MAY NEED TO BE REPLACE TO CREATE A MORE ACCEPTABLE TRANSITION BETWEEN NEW AND OLD ASPHALT.
5. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF SIGNS PRIOR TO INSTALLATION. ALL BACKS OF SIGNS AND SIGN POLES ARE TO BE PAINTED "NERD" COLOR. CLC 1284N AV-0590, LB-4Y24, RO-Y36, TH-36.

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

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IVINS CITY NOTES:

- ALL STREET LIGHTING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH CITY STANDARDS.
- CONTRACTOR SHALL PROVIDE THE CITY PRODUCT SUBMITTALS TO VERIFY THAT ALL MATERIALS COMPLY WITH STANDARDS PRIOR TO ORDERING.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF STREET LIGHTS, BOLLARDS, PULL BOXES, CONDUIT, AND METER BASES PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY WITH THE CITY LOCATIONS OF SIGNS PRIOR TO INSTALLATION.

DATE: 11/11/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction Set
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.rasnh.com

STATE OF UTAH
No. 181047
ROBERT A. REID
11/11/25
LICENSED PROFESSIONAL ENGINEER

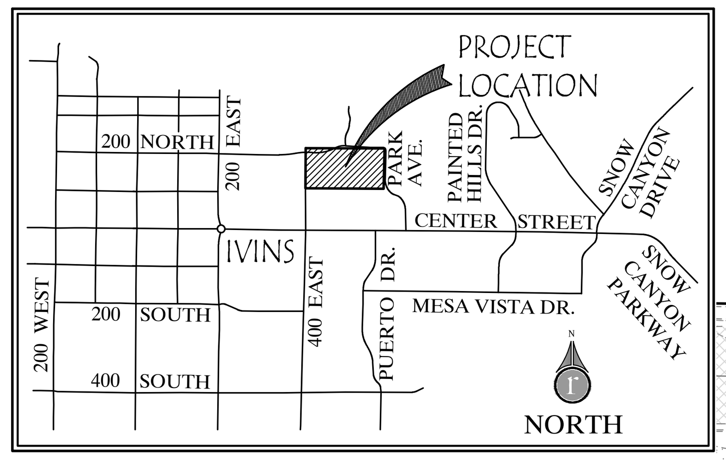
SHEET
C2.0
2 OF 15 SHEETS

SITE PLAN
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

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THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



IVINS, UTAH VICINITY MAP

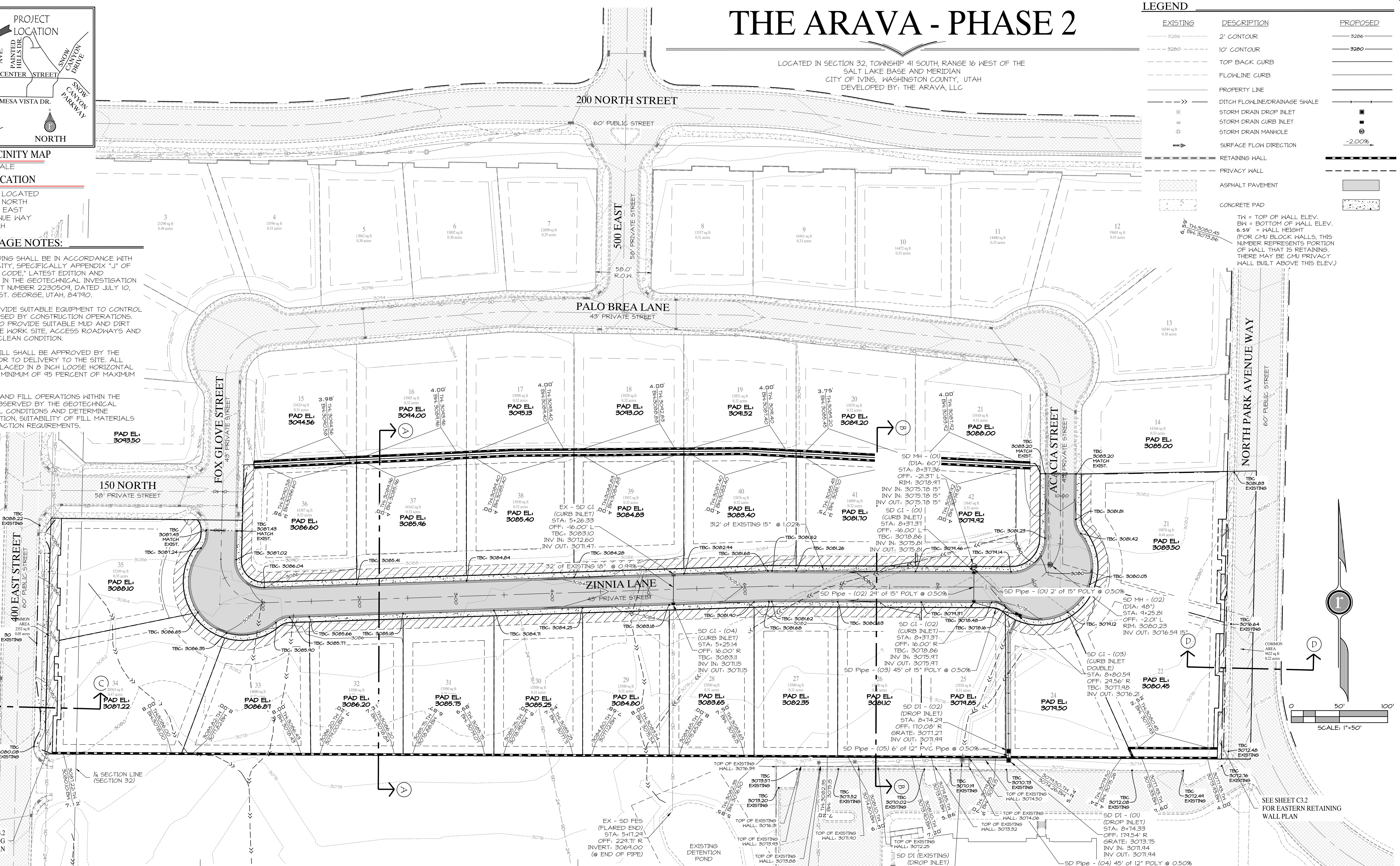
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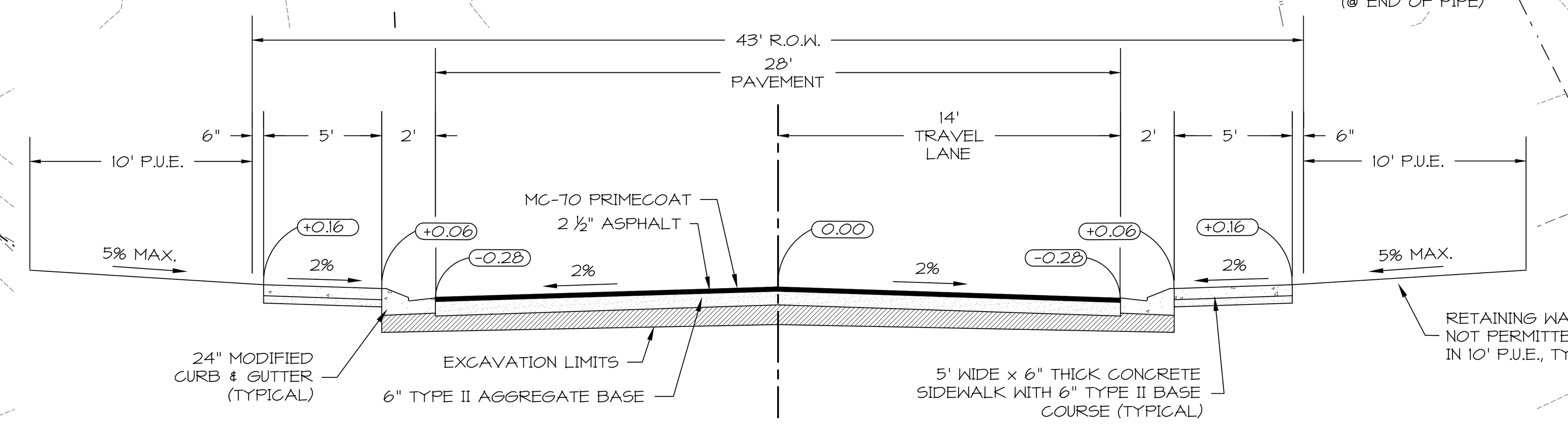
PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

EXCAVATION & 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 BY AGEC, PROJECT NUMBER 2230509, DATED JULY 10, 2023, 1420 SOUTH 270 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.





TYPICAL SECTION - 43' R.O.W. (RESIDENTIAL ALTERNATIVE)

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
3286	2' CONTOUR	3286
3280	10' CONTOUR	3280
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
	DITCH FLOWLINE/DRAINAGE SWALE	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SURFACE FLOW DIRECTION	-2.00%
	RETAINING WALL	
	PRIVACY WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	

6.59' TW:3080.45 BW: 3073.86

TW = TOP OF WALL ELEV.
BW = BOTTOM OF WALL ELEV.
6.59' = WALL HEIGHT
(FOR CMU BLOCK WALLS, THIS NUMBER REPRESENTS PORTION OF WALL THAT IS RETAINING. THERE MAY BE CMU PRIVACY WALL BUILT ABOVE THIS ELEV.)

ESTIMATED EARTHWORK VOLUMES:

11,383	(C) CU. YD. CUT
34,322	(F) CU. YD. FILL
* 22,939	(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 SUB-GRADE 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. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

NOTE:
SEE SHEET C3.1 FOR CROSS SECTIONS, TYP.

TEMPORARY ONSITE RETENTION BERM:

ALL LOTS TO BE GRADED WITH A TEMPORARY ONSITE DRAINAGE RETENTION BERM AS PER IVINS STD. DWG G-01. BERM IS TO REMAIN IN PLACE UNTIL FINISH GRADING IS COMPLETED AT TIME OF HOME CONSTRUCTION.

811
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DATE:	11/11/2025
JOB NO.:	9141-25-012
DESIGNED BY:	DSW
CHECKED BY:	RAR
DWG:	Construction Set

DATE

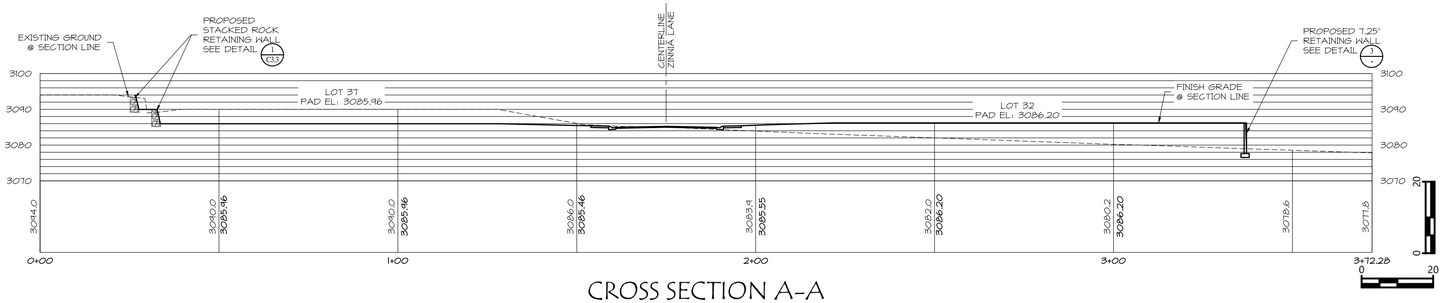
REVISIONS

ROSENBERG ASSOCIATES
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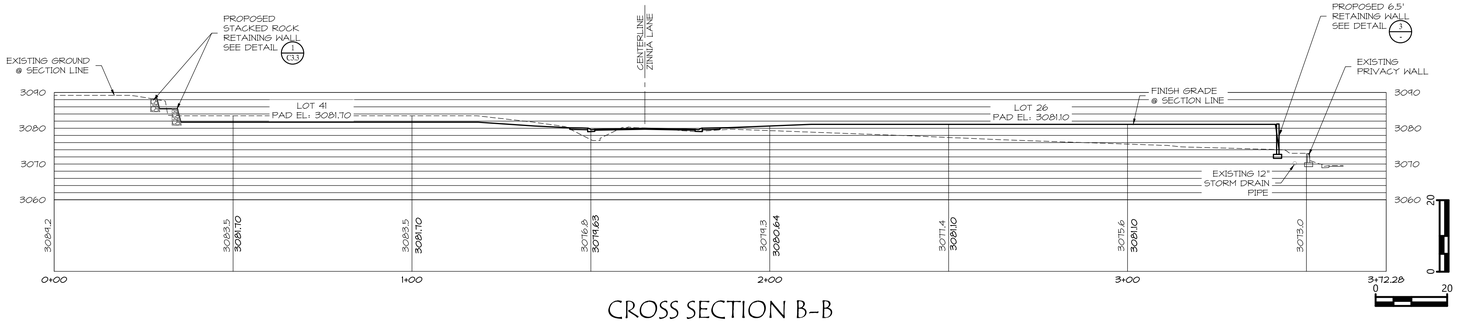
GRADING & DRAINAGE PLAN
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
No. 189106
ROBERT A. REID
11/11/25
LICENSED PROFESSIONAL ENGINEER

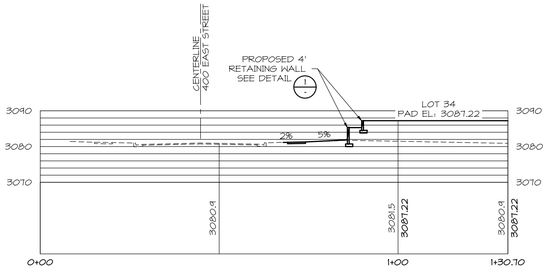
SHEET
C3.0



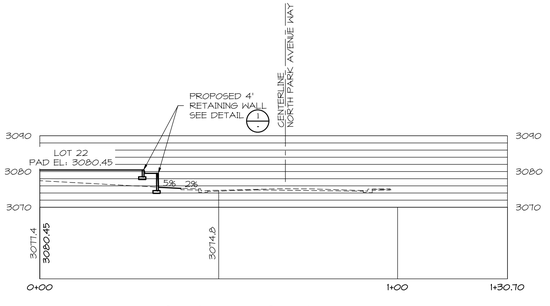
CROSS SECTION A-A



CROSS SECTION B-B



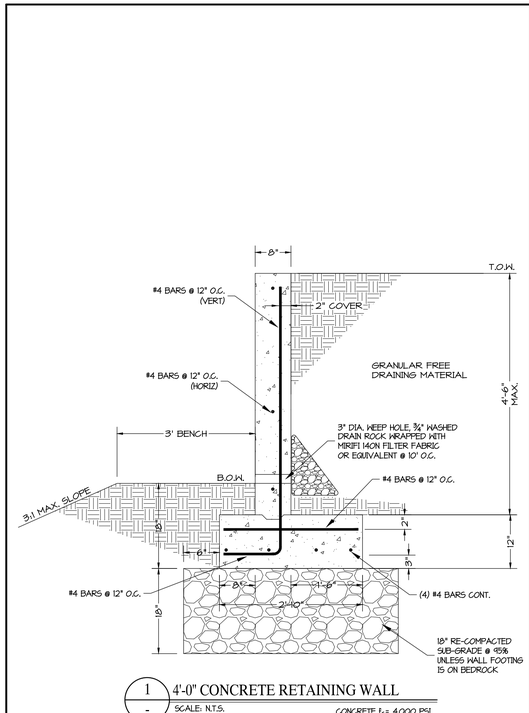
CROSS SECTION C-C



CROSS SECTION D-D

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

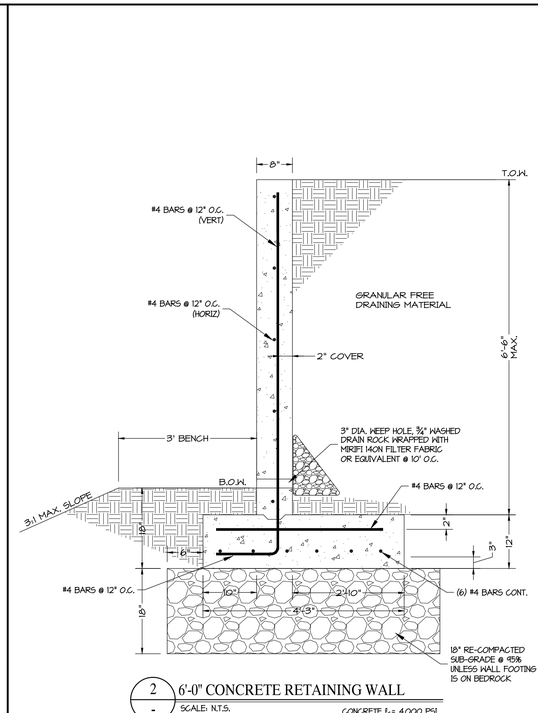
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1 / - 4'-0" CONCRETE RETAINING WALL

SCALE: N.T.S.

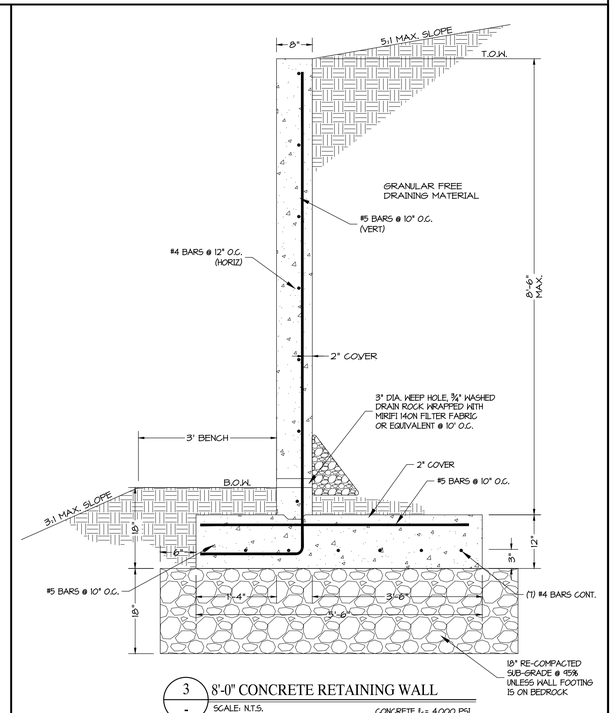
CONCRETE f_c= 4,000 PSI
REBAR F_y= 60,000 PSI
UNIT WEIGHT = 150 LB/FT^3



2 / - 6'-0" CONCRETE RETAINING WALL

SCALE: N.T.S.

CONCRETE f_c= 4,000 PSI
REBAR F_y= 60,000 PSI
UNIT WEIGHT = 150 LB/FT^3



3 / - 8'-0" CONCRETE RETAINING WALL

SCALE: N.T.S.

CONCRETE f_c= 4,000 PSI
REBAR F_y= 60,000 PSI
UNIT WEIGHT = 150 LB/FT^3

DATE: 11/11/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction Set

REVISIONS
DATE

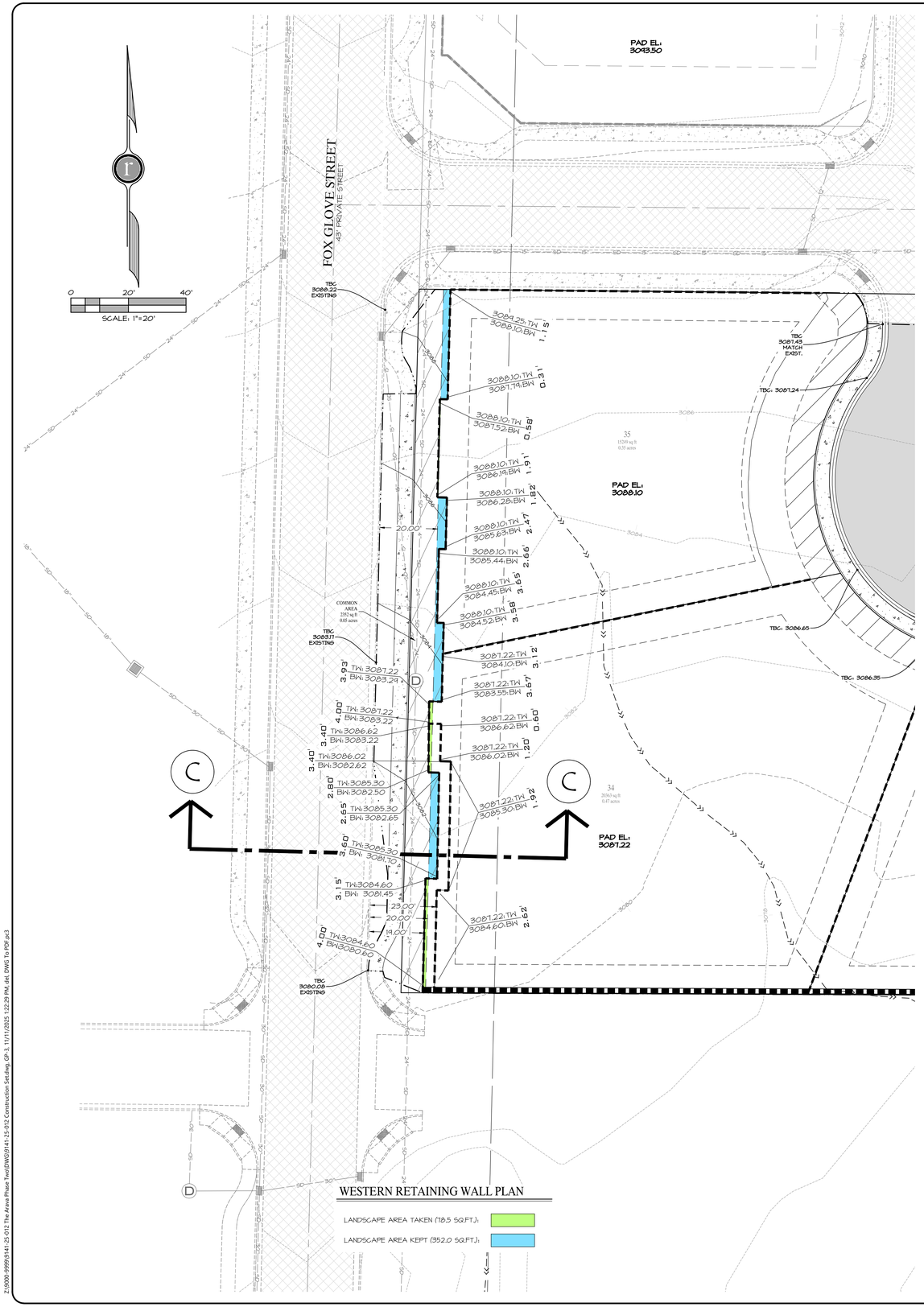
ROSENBERG ASSOCIATES
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352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

GRADING CROSS SECTIONS & DETAILS
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
LICENSED
No. 11114
ROBERT A. REID
11/11/25
PROFESSIONAL ENGINEER

SHEET
C3.1
4 OF 15 SHEETS

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DATE: 11/11/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSN
CHECKED BY: RAR
DWG: Construction Set

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
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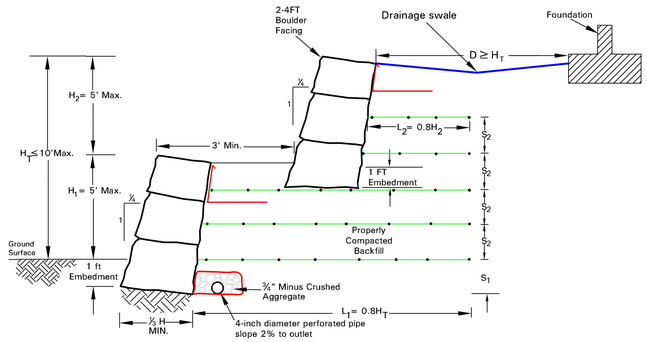
RETAINING WALL PLAN
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 181624
ROBERT A. REID
11/11/25

SHEET
C3.2
5 OF 15 SHEETS

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THE ARAVA, PHASE 1
IVINS, UTAH



1 / - TWO-TIER STACKED RETAINING WALL
SCALE: N.T.S.

Key:
- Geogrid Reinforcing
- Mirafi 140N Filter Fabric
- 10 Mil. PVC Liner

LICENSED PROFESSIONAL ENGINEER
10/7/25
JACOB C. ERICKSON
No. 10196083
STATE OF UTAH

By: Jake Erickson, P.E.

2241953	AGEC	ROCKERY FACED REINFORCED FILL SLOPE	Figure 1

Boulder Placement/Construction (Rock Wall):

1. Boulders should be angular, rectangular ledge rock. Boulders should have a flat stacking surface and decrease in size as they are stacked.
2. Base rock size = ½-½H_T: Minimum rock size 24 inches and/or 200 pounds.
3. Boulders should consist of durable material resistant to weathering. Suitable sources in Washington County - Basalt, tan (Shinarump) sandstone, some limestone from Fort Pearce area.
4. Minimum **embedment** = 1 foot unless deeper embedment is shown on drawing.
5. Minimum **batter** ¼:1 (Horizontal to Vertical).
6. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing of fill or boulders.

Fill (Rock Wall):

1. On site soils may be used as backfill.
2. Each lift of backfill should be properly compacted. Hand compaction should be used within 3 feet of boulder facing. 4 inch lifts should be used for hand compaction equipment. Lift thickness may be increased to 8 inches for rubber tire or roller compaction.

Geosynthetics (Rock Wall):

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.
2. **Geosynthetic reinforcement** should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
3. The geogrid should be stretched by hand until taut and free of wrinkles.
4. Where walls form an outside corner, geogrid should be placed in both directions with a minimum of 4" of backfill between the overlapping layers of geogrid.
5. The following table should be referred to for geosynthetic grid type and length:

Geosynthetic Reinforcement Schedule ¼:1 (H:V) Slope

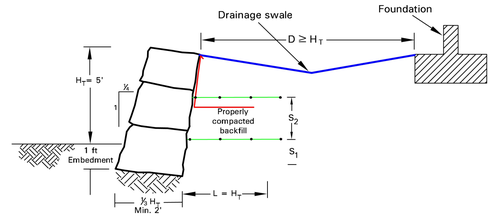
Boulder Faced Fill Slope Height (ft)	Geosynthetic Reinforcement Required	Approved * Geosynthetic Reinforcement (LTDS)	Geosynthetic Vertical Spacing (ft)		Grid Lengths (H)	
			S_1	S_2	L_1	L_2
$H_T \leq 3$	No	NA	NA	NA	NA	NA
$3 < H_T \leq 10$	Yes	Miragrid 3XT	1	2	$0.8H_T$	$0.8H_2$

* Approved Equivalents - 3XT = WG5 = Tensar UX1100HS = SG200

Construction Observation:

1. Pre-construction meeting with Engineer, Owner and Contractor.
2. Observation of construction should be completed so that the quality of construction can be verified and documented and modifications can be made if conditions require.
3. Backfill placed behind boulders and in reinforced areas should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of approximately every 1 foot of fill placed staggered approximately every 50 lineal feet.
4. A representative of AGEC should observe/verify placement of the geogrid and filter fabric.

THE ARAVA, PHASE 1
IVINS, UTAH



2 / - SINGLE-TIER STACKED RETAINING WALL
SCALE: N.T.S.

Key:
- Geogrid Reinforcing
- Mirafi 140N Filter Fabric
- 10 Mil. PVC Liner

LICENSED PROFESSIONAL ENGINEER
10/7/25
JACOB C. ERICKSON
No. 10196083
STATE OF UTAH

By: Jake Erickson, P.E.

2241953	AGEC	ROCKERY FACED REINFORCED FILL SLOPE AND NOTES	Figure 2

DATE: 10/13/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSN
CHECKED BY: RAR
DWG: Construction Set
DATE
REVISIONS

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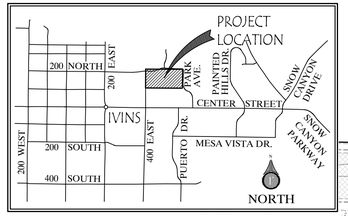
RETAINING WALL DETAILS
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

SHEET
C3.3
6 OF 15 SHEETS

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THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



IVINS, UTAH VICINITY MAP
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

ELECTRICAL CONSTRUCTION NOTES:

POINT 10:
INSTALL 350' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 20.

POINT 20:
INSTALL 75KVA 1-PHASE XFMR, 375' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 30, 200' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 21, AND 75' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 22.

POINT 30:
INSTALL 75KVA 1-PHASE XFMR, 200' 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 40, 200' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 31, AND 75' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 32.

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

POINT 50:
INSTALL 50KVA 1-PHASE XFMR, 1/0 ALUM 1-PHASE PRI URD CABLE TO POINT 60, AND 175' 350 ALUM TRIPLEX URD SEC CABLE TO POINT 51.

POINTS 21, 22, 31, 32, 41 & 51:
INSTALL ABOVE-GROUND SECONDARY BOXES.

Power will be provided by:
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UTAH 84737
(435) 688-3108

Water will be provided by:
IVINS CITY PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

Sewer will be provided by:
IVINS CITY PUBLIC WORKS
55 NORTH MAIN STREET
IVINS, UTAH 84738
(435) 634-0684

WATER CONSTRUCTION NOTES:

1. WATER MAIN CONNECTION, CONNECT INTO EXISTING PIPE WITH NEW WATER MAIN PIPE. RESTRAIN LINE WHEREVER NEW VALVES, TEES & BENDS ARE ADDED - PER IVINS STD. DWG.'s W-04, W-05 & W-06
2. FIRE HYDRANT ASSEMBLY - PER IVINS STD. DWG. W-02
3. INSTALL BEND PER IVINS STD. DWG. W-05

SEWER CONSTRUCTION NOTES:

1. NEW PVC SERVICE MAIN CONNECTION TO EXISTING JUNCTION MANHOLE PER IVINS STD. DWG. S-02.
2. INSTALL STANDARD MANHOLE PER IVINS STD. DWG. S-01.

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "ASH CREEK SPECIAL SERVICE DISTRICT", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY IVINS CITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH IVINS CITY STANDARDS.
8. ALL UTILITIES TO HAVE A MINIMUM 10' SEPERATION FROM SEWER MAINS.
2. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEETS C6.0-C6.3 FOR STANDARD CONSTRUCTION & UTILITY DETAILS.

NOTE:
PROVIDE CONCRETE COLLARS AROUND ALL VALVE BOXES PER IVINS STD. DWG. W-03, TYP.

200 NORTH STREET
60' PUBLIC STREET

500 EAST
58' PRIVATE STREET
58.0' R.O.W.

PALO BREA LANE
43' PRIVATE STREET

FOX GLOVE STREET
43' PRIVATE STREET

150 NORTH
58' PRIVATE STREET

400 EAST STREET
60' PUBLIC STREET

ZINNIA LANE
43' PRIVATE STREET

ACACIA STREET
58' PRIVATE STREET

NORTH PARK AVENUE WAY
60' PUBLIC STREET

EXISTING TRANSFORMER (324186) FROM PHASE 1

EXISTING TRANSFORMER (326180) FROM PHASE 1

SS MH - (01) (DIA: 48") STA: 0+55.43 OFF: 30.28' R RIM: 3086.44 INV OUT: 3076.30 8" PVC

SS MH - (02) (DIA: 48') STA: 2+36.13 OFF: -1.00' L RIM: 3085.02 INV IN: 3075.30 8" PVC INV OUT: 3075.10 8" PVC

SS MH - (03) (DIA: 48') STA: 6+27.85 OFF: -1.00' L RIM: 3081.42 INV IN: 3073.14 8" PVC INV OUT: 3072.94 8" PVC

SS MH - (04) (DIA: 48') STA: 8+61.28 OFF: -1.00' L RIM: 3078.76 INV IN: 3070.48 8" PVC INV OUT: 3070.28 8" PVC

EXISTING SS MH (DIA: 60") STA: 9+24.64 OFF: 5.27' R RIM: 3080.13 INV IN: 3069.98 8" PVC INV IN: 3069.98 8" PVC INV OUT: 3069.78 8" PVC

233' of EXISTING 8" PVC @ 2.82%

210' of EXISTING 8" PVC @ 2.77%

SS Pipe - (01) 198.93' of 8" PVC @ 0.50%

SS Pipe - (02) 392.08' of 8" PVC @ 0.50%

SS Pipe - (03) 233.33' of 8" PVC @ 1.05%

SS Pipe - (04) 61.65' of 8" PVC @ 0.50%

(325180) (325181) (326183) (326182)

SCALE: 1"=50'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
W 8"	WATER MAIN	W 8"
SS 8"	SEWER MAIN	SS 8"
	SEWER SERVICE LATERALS (4" UNLESS NOTED OTHERWISE)	
	WATER SERVICE LATERALS (3/4" UNLESS NOTED OTHERWISE)	
	IRRIGATION SERVICE LATERALS (1" UNLESS NOTED OTHERWISE)	
A	UNDERGROUND PRIMARY POWER	A
	UNDERGROUND SECONDARY POWER	
	SINGLE PHASE TRANSFORMER	
	SECONDARY BOX	
	SEWER MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	RETAINING WALL	
	PRIVACY WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	

COMMON AREA 2252 sq ft 0.05 acres

COMMON AREA 9621 sq ft 0.22 acres

¼ SECTION LINE (SECTION 32)

ADDITIONAL ROCKY MOUNTAIN POWER NOTES:

1. ALL TRENCHING AND CONDUIT MUST BE INSPECTED BY ROCKY MOUNTAIN POWER PRIOR TO BURIAL AND A WITNESSED MANDREL BY ROCKY MOUNTAIN POWER MUST BE COMPLETED. PLEASE CONTACT TRAVIS CONRAD AT 435-844-2502 AT LEAST 3 BUSINESS DAYS BEFORE REQUESTED INSPECTION TIME TO SCHEDULE.
2. ALL PRIMARY CONDUIT ELBOWS MUST BE FIBERGLASS LONG SWEEP AND ALL SECONDARY AND SERVICE CONDUIT ELBOWS MUST BE PVC LONG SWEEP.
3. ALL EQUIPMENT PADS AND CONDUITS WITH 2500 POUND MULE TAPE IN THEM MUST BE INSTALLED BEFORE ROCKY MOUNTAIN POWER WILL INSTALL ANY EQUIPMENT OR CABLE.
4. ROCKY MOUNTAIN POWER'S CREW WORK WILL NOT BE SCHEDULED UNTIL AFTER CUSTOMER HAS SIGNED THE CONTRACT, PAID THE CUSTOMER ADVANCE AND ROCKY MOUNTAIN POWER HAS CONFIRMED ALL CUSTOMER WORK IS COMPLETE AND READY FOR THE ROCKY MOUNTAIN POWER CREW.
5. ONCE ROCKY MOUNTAIN POWER HAS CONFIRMED CUSTOMER WORK IS COMPLETE, THE JOB WILL BE SCHEDULED TO BE COMPLETED BY ROCKY MOUNTAIN POWER IN APPROXIMATELY 4 WEEKS, DEPENDING ON CREW AND MATERIAL AVAILABILITY.

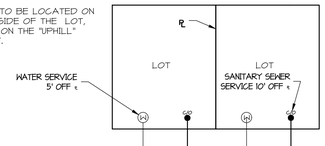
SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 5 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT
WATER TO WASTEWATER: VERTICAL	- 18 IN

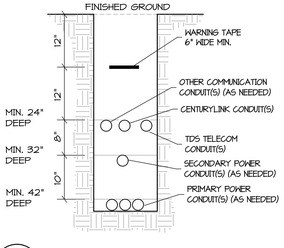
EXISTING DETENTION POND

TYPICAL LOT

SEWER SERVICE TO BE LOCATED ON THE "DOWNHILL" SIDE OF THE LOT, WITH THE WATER ON THE "UPHILL" SIDE OF THE LOT.



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



A — JOINT UTILITY TRENCH DETAIL
SCALE: N.T.S.

POWER NOTES:

1. CONTACT ROCKY MOUNTAIN POWER FOR EXACT DESIGN.
2. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
3. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ROCKY MOUNTAIN POWER ENERGY SERVICES AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.
4. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY ROCKY MOUNTAIN POWER STANDARDS. ALL OVER-HEAD WORK/INSTALLATION MUST BE COMPLETED BY ROCKY MOUNTAIN POWER.
5. ALL WORK DONE BY ROCKY MOUNTAIN POWER WILL BE PREPAID BY THE DEVELOPER.
6. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDER-GROUND/OVER-HEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE ROCKY MOUNTAIN POWER DESIGN.
7. ALL JUC TRENCHES WILL BE BACKFIELD AND COMPACTED IN 6" TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
8. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION.
9. ANY IN FIELD CHANGES TO JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY ROCKY MOUNTAIN POWER PRIOR TO INSTALLATION.

WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY IVINS CITY PUBLIC WORKS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "IVINS CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL 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. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO 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. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY IVINS CITY WATER SERVICES ENGINEER.
11. CONSTRUCT WATERLINE TO HAVE MINIMUM 3.0 FT COVER FROM GROUND SURFACE TO TOP OF PIPE.

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.

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DATE: 11/11/2025
JOB NO.: 3141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction Set
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
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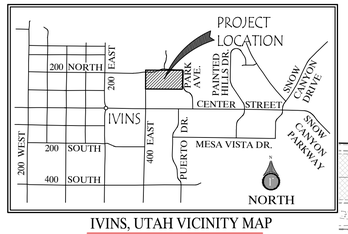
UTILITY PLAN (POWER, WATER & SEWER)
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 181041 — ROBERT A. REID — 11/11/25

SHEET
C4.0
7 OF 15 SHEETS

THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



IVINS, UTAH VICINITY MAP
NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

CATV service will be provided by:
TDS TELECOM
912 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 314-4540

Telephone facility will be provided by:
CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-4634

Fiber Optics will be provided by:
INFOWEST
435 EAST TABERNACLE STREET
ST. GEORGE, UTAH 84770
(435) 272-3554

Natural Gas will be provided by:
DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 674-6157

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.

¼ SECTION LINE
(SECTION 32)

INFOWEST INTERNET FIBER OPTIC - CATV NOTES:

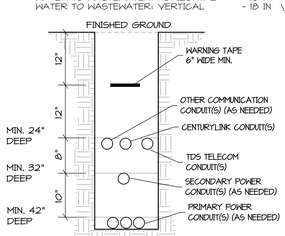
1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT.
2. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS IN AN OPEN JOINT TRENCH. PLEASE CALL 435-272-3554 OR EMAIL JJC@INFOWEST.COM FOR CONDUIT DELIVERY AT 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 TREMBLY, 435-272-3554 OR JJC@INFOWEST.COM.
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CATV NOTES (TDS TLECOM):

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 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO MATT BRANN WITH TDS AT 435-817-0180.
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.

SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 5 FT
GAS TO POWER	- 5 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT
WATER TO WASTEWATER: VERTICAL	- 18 IN



A — JOINT UTILITY TRENCH DETAIL
SCALE: N.T.S.

GAS NOTES (DOMINION ENERGY):

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP, JAKE BOZARTH 435-231-4171.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ****NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED OVER A PUE** 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, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. 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" OF SUBGRADE AND THE 10' 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: BRYAN WARD 435-559-6547, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH-PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE GAS INSPECTOR TO THE PROJECT SITE.

CENTURY LINK TELEPHONE NOTES:

1. DEVELOPER TO PLACE CONDUIT IN ALL JJ.C. TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURY LINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 632-6553 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 J.J.C. APPROVED PLANS PLEASE CONTACT CENTURY LINK ENGINEER ZACK MATHEWS AT 673-4634.
6. ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
G	GAS MAIN	G G
TV	CATV LINE	TV TV
T	TELEPHONE LINE	T T
	GAS METER	
	TELEPHONE PEDESTAL	
	CATV PEDESTAL	
	CATV MANHOLE	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	RETAINING WALL	
	PRIVACY WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	

DATE:	11/11/2025
JOB NO.:	9141-25-012
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction Set

REVISIONS
DATE

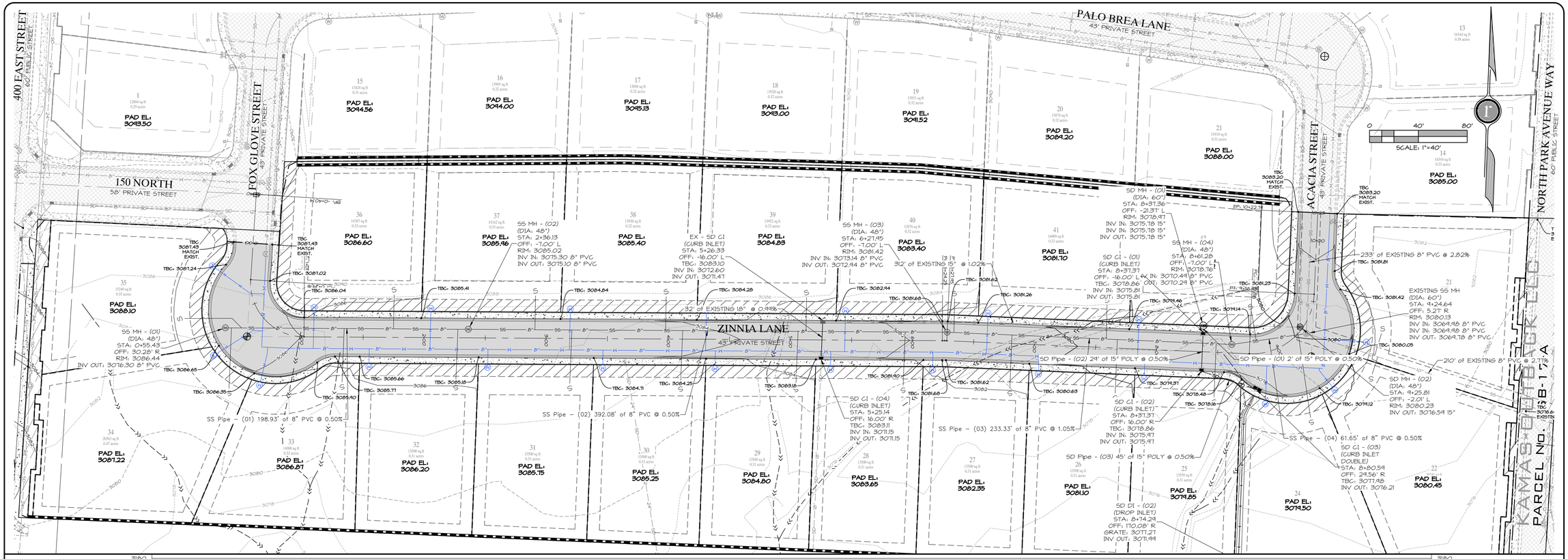
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Suite A-2
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Ph (435) 673-8586 Fx (435) 673-8397
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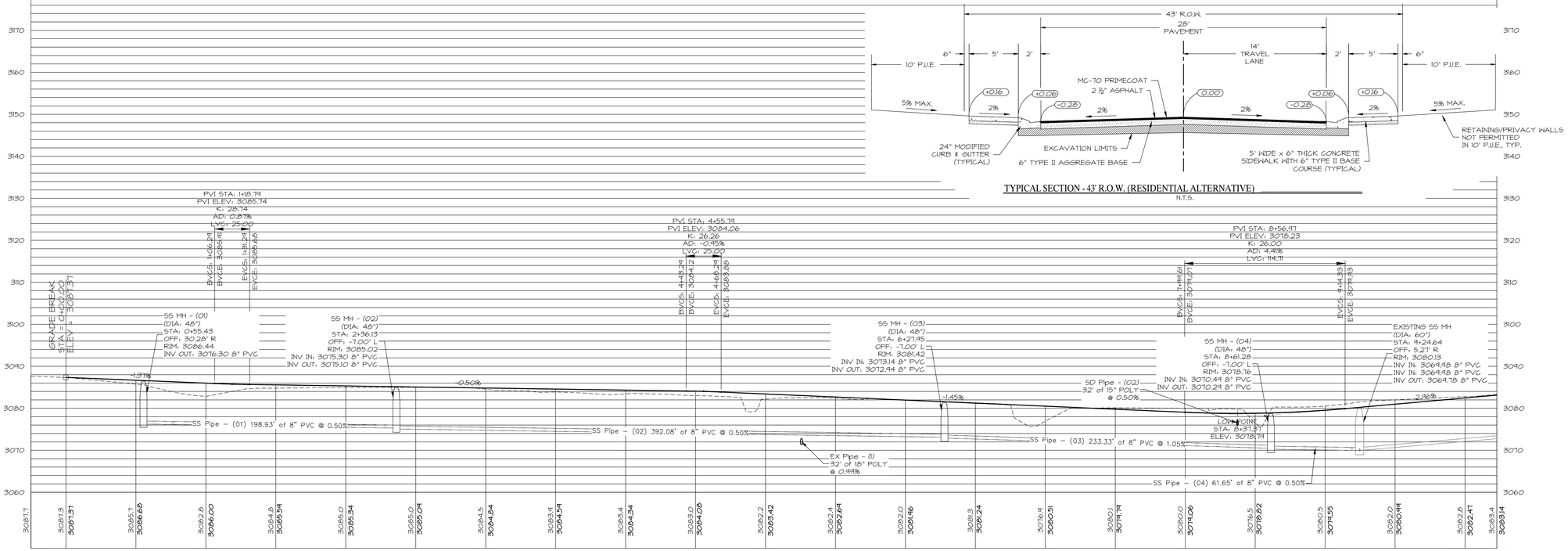
UTILITY PLAN (CATV, GAS & PHONE)
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
No. 181041
ROBERT A. REID
11/11/25
LICENSED PROFESSIONAL ENGINEER

SHEET
C4.1
8 OF 15 SHEETS

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TYPICAL SECTION - 43' R.O.W. (RESIDENTIAL ALTERNATIVE)
N.T.S.

ZINNIA LANE

0 40

10 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.

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DATE: 11/11/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction Set
DATE
REVISIONS

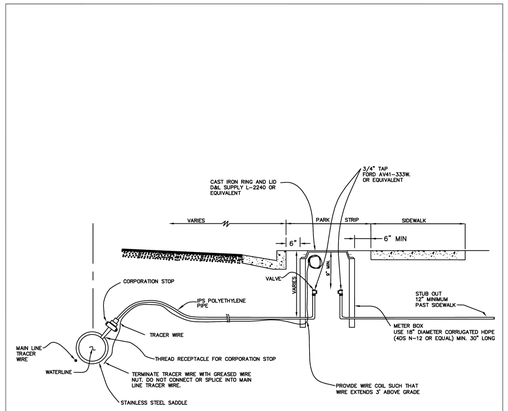
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PLAN & PROFILE - ZINNIA LANE
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
No. 181104
ROBERT A. REID
11/11/25
LICENSED PROFESSIONAL ENGINEER

SHEET
C5.0
9 OF 15 SHEETS



NOTES:

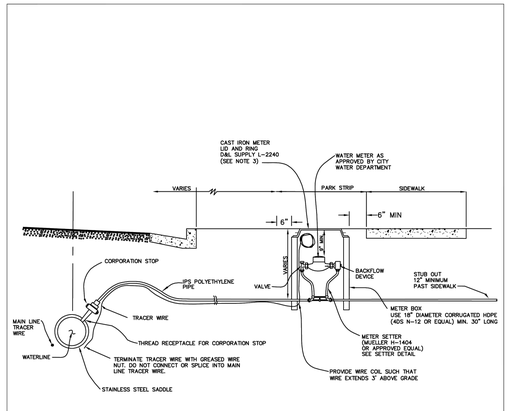
1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
2. CORPORATION STOP AND SERVICE PIPE SHALL MATCH SIZE OF METER.
3. METER LID SHALL BE MARKED "IRRIGATION".
4. IF PARK STRIP IS LESS THAN 3 FEET, THEN MOVE TO BEHIND SIDEWALK.
5. EACH SERVICE SHALL HAVE ITS OWN TAP. DO NOT COMBINE SERVICES TO REDUCE NUMBER OF TAPS.

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435-634-0689
435-674-5486 (fax)

rev. 07-2010

3/4" AND 1" IRRIGATION WATER CONNECTION

Standard Drawing I-01



NOTES:

1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
2. CORPORATION STOP AND SERVICE PIPE SHALL MATCH SIZE OF METER.
3. METER LID SHALL HAVE 1-3/4" HOLE IN CENTER OF LID.
4. IF PARK STRIP IS LESS THAN 3 FEET, THEN MOVE TO BEHIND SIDEWALK.
5. EACH SERVICE SHALL HAVE ITS OWN TAP. DO NOT COMBINE SERVICES TO REDUCE NUMBER OF TAPS.

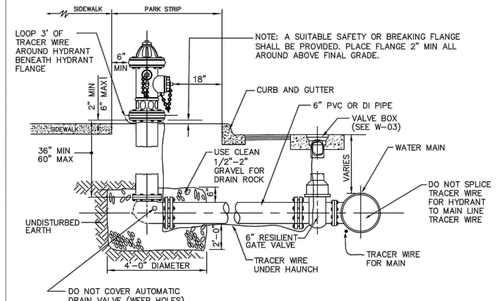
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3/4" AND 1" WATER SERVICE CONNECTION

Standard Drawing W-01

UNIFORM DESIGN STANDARDS FOR WATER DISTRIBUTION SYSTEMS



HYDRANT ASSEMBLY DETAIL

NOTES:

1. IF PARK STRIP IS LESS THAN 3 FEET, INSTALL HYDRANT BEHIND SIDEWALK.
2. NO HYDRANT SHALL BE LOCATED WITHIN 25 FEET OF ANY STRUCTURE OR 6 FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION. FOR WALLS, FENCE, AND PLANTER LOCATIONS, A PERIMETER AROUND THE HYDRANT MEASURING A MINIMUM OF 3 FEET FROM ITS CIRCUMFERENCE SHALL BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. HYDRANTS MUST BE LOCATED A MINIMUM OF 6 FEET AWAY FROM THE BEGINNING OF A TURNING RADIUS.
3. 6" FIRE HYDRANT LATERAL SHALL BE THE SAME PRESSURE CLASS AS THE DISTRIBUTION MAIN.
4. DUCTILE IRON PIPE TO BE ENCASED WITH TWO LAYERS EIGHT MILS THICK POLYETHYLENE FILM. DO NOT ENCASE FIRE HYDRANT BARREL.
5. ALL FIRE HYDRANTS SHALL BE REPAINTED AS REQUIRED IF DAMAGED DURING INSTALLATION.
6. ELEVATION OF FIRE HYDRANTS SHALL BE VERIFIED PRIOR TO INSTALLATION WHEN SITE IS STILL ROUGH GRADED.
7. RESTRAIN ALL JOINTS AS REQUIRED FOR THRUST CONTROL. CONCRETE THRUST BLOCKS ONLY ALLOWED WITH PRIOR CITY APPROVAL.

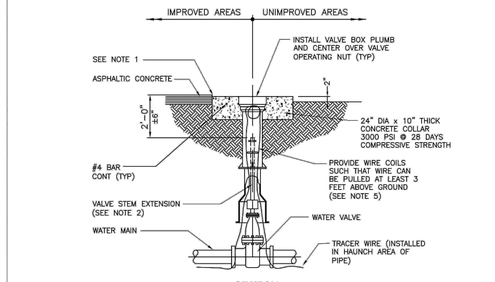
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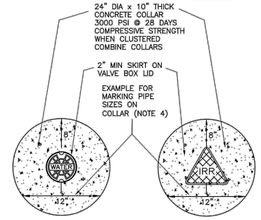
FIRE HYDRANT INSTALLATION

Standard Drawing W-02

UNIFORM DESIGN STANDARDS FOR WATER DISTRIBUTION SYSTEMS



SECTION



NOTES:

1. FINAL RIM ELEVATION TO BE 1/8" BELOW FINAL STREET GRADE.
2. A VALVE STEM EXTENSION SHALL BE PROVIDED TO WITHIN 2' OF FINISHED GRADE WHERE THE DEPTH TO THE OPERATING NUT EXCEEDS 5'.
3. CONTRACTOR TO FORM CONCRETE COLLAR IN UNIMPROVED AREAS WITH SONOTUBE OR EQUAL AND REMOVE PRIOR TO BACKFILL INSTALLATION (TYP).
4. MARK PIPE SIZES ON COLLARS.
5. WHEN TRACER WIRE TERMINATES IN VALVE BOX, INSTALL GREASED WIRE NUT.
6. THIS DETAIL SHALL APPLY TO IRRIGATION SYSTEM VALVES WITH THE EXCEPTION THAT IRRIGATION SYSTEMS SHALL USE TRIANGLE SHAPED VALVE BOX LIDS AND RINGS.

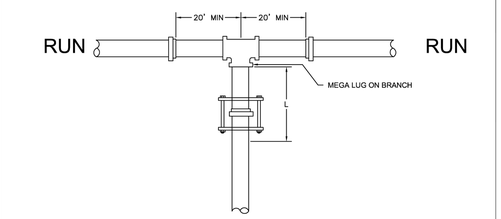
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VALVE AND VALVE BOX INSTALLATION

Standard Drawing W-03

NOTE: THESE STANDARD DRAWINGS ARE SHOWN FOR REFERENCE ONLY. NOT ALL ARE NECESSARILY APPLICABLE TO THIS PROJECT.



BRANCH

RUN SIZE DIAMETER

BRANCH SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				*	*	*	*	*	*	*
12					28	12	4	*	*	*
14						45	31	17	3	*
16							62	49	37	11
18								78	67	44
20									95	74
24										127

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

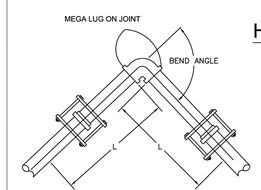
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.

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STANDARD TEE PVC RESTRAINING SYSTEM DETAIL

Standard Drawing W-04

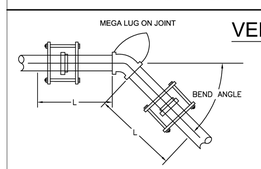


HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	2	3	4	4	5	6	7	7	8
22.5	4	6	7	9	10	12	13	15	16
45	8	12	15	18	21	24	28	30	33
90	20	28	37	44	52	59	67	73	81

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	6	8	10	12	14	15	17	20	20
22.5	11	15	19	23	27	31	35	40	40
45	23	31	40	48	56	64	72	80	80

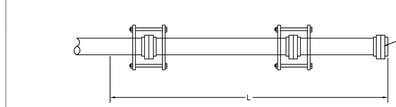
RESTRAINED LENGTHS, "L" (IN FEET)

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STANDARD BENDS FOR PVC RESTRAININGSYSTEM DETAIL

Standard Drawing W-05



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN ST. GEORGE.

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFETY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

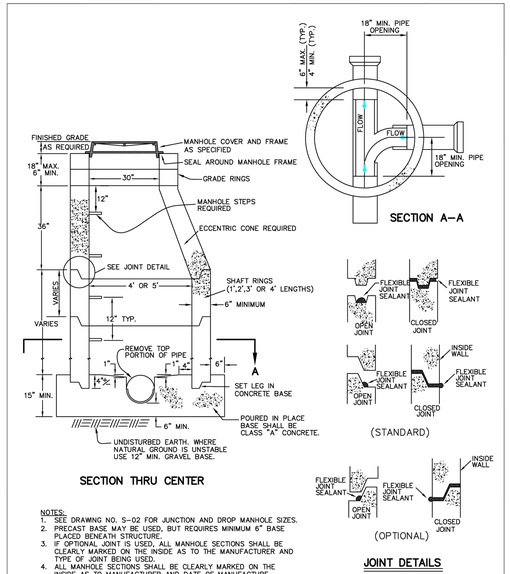
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

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IN LINE / DEAD END ON PVC PIPE DETAIL

Standard Drawing W-06



NOTES:

1. SEE DRAWING NO. S-02 FOR JUNCTION AND DROP MANHOLE SIZES.
2. PRECAST BASE MAY BE USED, BUT REQUIRES MINIMUM 6" BASE PLACED BENEATH STRUCTURE.
3. IF OPTIONAL JOINT IS USED, ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO THE MANUFACTURER AND TYPE OF JOINT BEING USED.
4. ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO MANUFACTURER AND DATE OF MANUFACTURE.

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STANDARD MANHOLE

Standard Drawing S-01

DATE: 10/13/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Standard Details

REVISIONS DATE

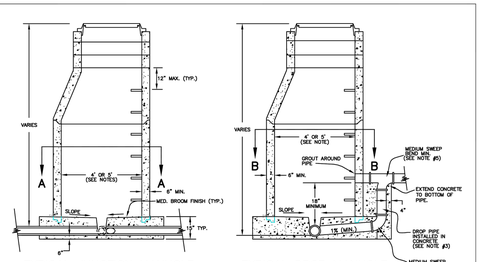
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STANDARD DETAILS - IVINS CITY
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 10126
ROBERT A. REID
10/13/25

SHEET
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10 OF 15 SHEETS

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TYPICAL JUNCTION MANHOLE

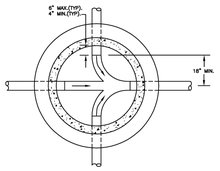
(SECTION THRU CENTER)

TYPICAL DROP MANHOLE

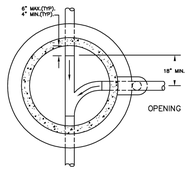
(SECTION THRU CENTER)

NOTES:

1. MANHOLE SHALL BE MINIMUM 4' DIAMETER.
2. MANHOLE SHALL BE 5' DIAMETER WHEN:
   a. ANY LINE IS 12" OR DEEPER.
   b. ANY LINE IS 12" IN DIAMETER OR LARGER.
   c. JUNCTION OF TWO OR MORE INFLOWING SEWER LINES.
   d. DROP MANHOLES.
3. VERTICAL DROP PIPE AND FITTINGS SHALL BE THE SAME SIZE AS THE INCOMING SEWER PIPE.
4. NO LATERALS SHALL BE INSTALLED DIRECTLY INTO MANHOLES UNLESS PRIOR APPROVAL BY CITY REPRESENTATIVE.
5. BENDS CAN BE 45° OR 90° - (90° IS SHOWN). ALL OTHER REQUIREMENTS ARE THE SAME.
6. FLOW LINES OF JUNCTION LINES OR BEND LINES GREATER THAN 10° SHALL ENTER MANHOLE AT 0'2 HIGHER THAN OUTFLOWING LINE.



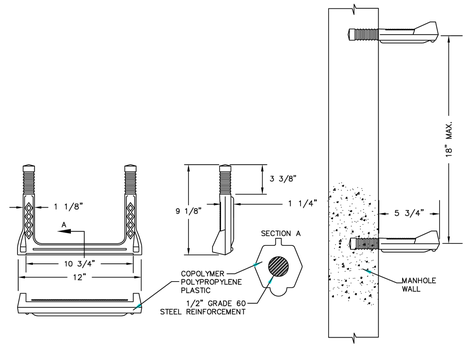
SECTION A–A



SECTION B–B

NO SCALE

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	JUNCTION & DROP MANHOLE	Standard Drawing S-02

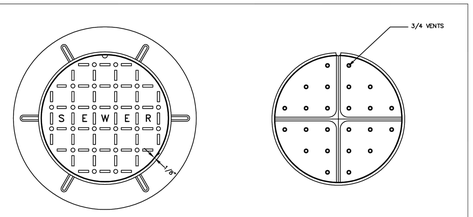


MANHOLE STEPS

NOTES:

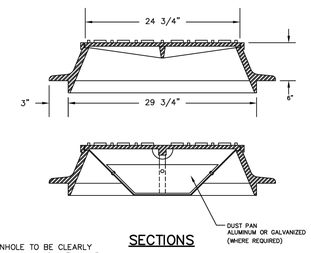
1. INSTALL STEPS PER MANUFACTURERS RECOMMENDATIONS.
2. STEPS SHALL BE ALIGNED VERTICALLY.

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	MANHOLE STEP DETAIL	Standard Drawing S-03



PLAN OF COVER & RING

BOTTOM VIEW OF COVER

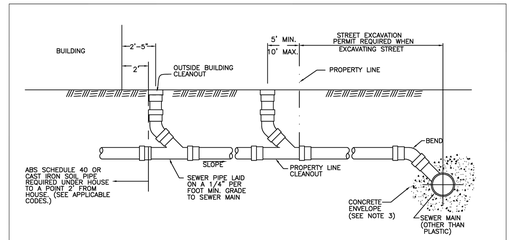


SECTIONS

NOTES:

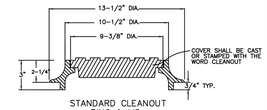
1. USE OF MANHOLE TO BE CLEARLY MARKED ON EACH LID (I.E. "SEWER", "STORM").
2. MUST MEET HS-20 LOADING.
3. A LOW PROFILE RING MAY NOT BE USED WHEN ADJUSTING TO GRADE IF A MANHOLE SECTION IS REMOVABLE.

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	MANHOLE FRAME & COVER	Standard Drawing S-04

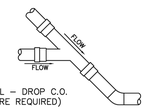


NOTES:

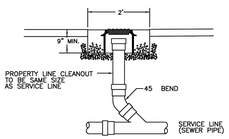
1. PROPERTY LINE AND OUTSIDE BUILDING CLEANOUTS ARE REQUIRED AS SHOWN.
2. CLEANOUT REQUIRED AT 100' MAX. SPACING (STRAIGHT RUNS) AND FOR EACH AGGREGATE CHANGE IN DIRECTION, WHERE TOTAL AGGREGATE CHANGE EXCEEDS 135°.
3. ALL LATERALS CUT INTO EXISTING MAINS SHALL BE ADAPTED WITH SADDLES, WHERE SADDLES ARE NOT WATER TIGHT, A CONCRETE ENVELOPE SHALL BE REQUIRED. LATERALS SHALL NOT PROTRUDE INTO SEWER MAINS.
4. ALL CLEANOUTS LOCATED IN DRIVEWAYS, WALKWAYS OR OTHER AREAS SUBJECT TO VEHICLE OR PEDESTRIAN TRAFFIC SHALL HAVE A CAST IRON RING AND COVER OR OTHER APPROVED PROTECTIVE DEVICE WITH CONCTRETE COLLAR.
5. FOR COMMERCIAL APPLICATION CONTACT WASTE WATER DIVISION.



STANDARD CLEANOUT RING & LID (H-20 RATING)



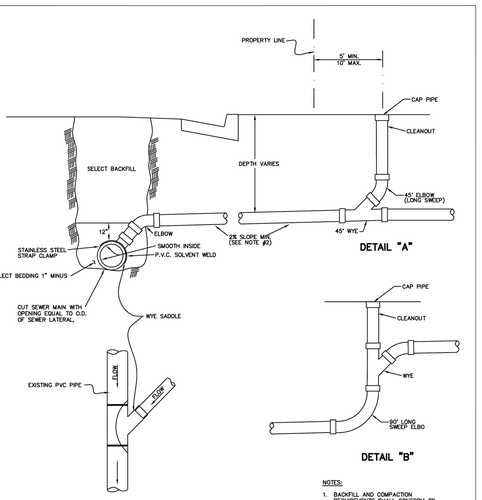
DETAIL – DROP C.O. (WHERE REQUIRED)



CLEANOUT DETAIL B

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	TYPICAL SEWER CONNECTION DETAILS	Standard Drawing S-05

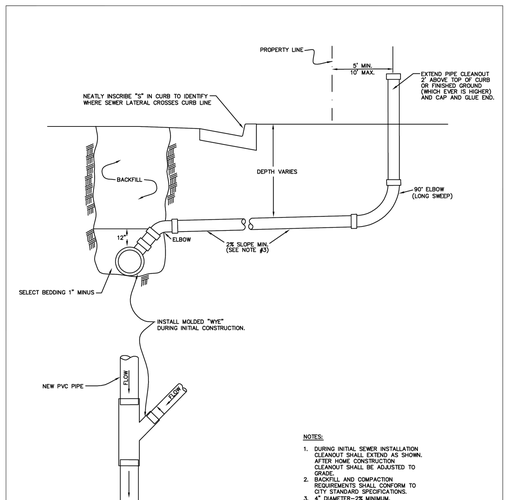
NOTE: THESE STANDARD DRAWINGS ARE SHOWN FOR REFERENCE ONLY. NOT ALL ARE NECESSARILY APPLICABLE TO THIS PROJECT.



NOTES:

1. BACKFILL AND COMPACTION REQUIREMENTS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. 4" DIAMETER–2% MINIMUM.
   6" DIAMETER– 1% MINIMUM.
3. CLEANOUT DIAMETER TO BE SAME SIZE AS LATERAL.
4. INSTALL WYE SADDLE PER MANUFACTURER'S RECOMMENDATIONS.
5. PIPE LAID WITH BELL ENDS UP–GRADE.

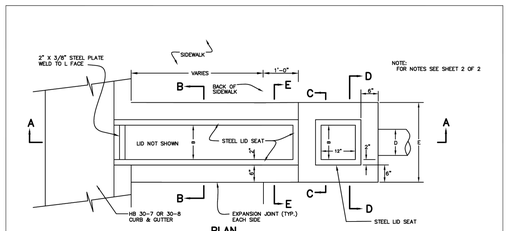
IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	PVC SERVICE CONNECTION TO EXISTING PVC MAIN	Standard Drawing S-06



NOTES:

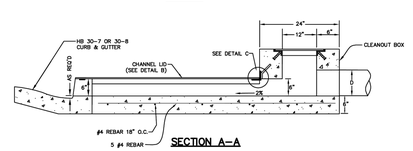
1. DURING INITIAL SEWER INSTALLATION CLEANOUT SHALL EXTEND AS SHOWN. AFTER HOME CONSTRUCTION CLEANOUT SHALL BE ADJUSTED TO GRADE.
2. BACKFILL AND COMPACTION REQUIREMENTS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
3. 4" DIAMETER–2% MINIMUM.
   6" DIAMETER– 1% MINIMUM.
4. CLEANOUT DIAMETER TO BE SAME SIZE AS LATERAL.
5. BRASS PLUG MARKED WITH "S" PLACED IN TOP OF CURB MAY BE USED IN LIEU OF INSCRIBED "S" IN FACE.
6. PIPE LAID WITH BELL ENDS UP–GRADE.

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	PVC SERVICE CONNECTION TO NEW PVC SEWER MAIN	Standard Drawing S-07



PLAN

NOTE: FOR NOTES SEE SHEET 2 OF 2

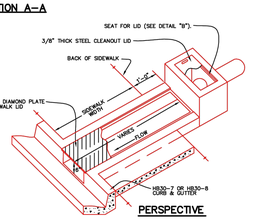


SECTION A–A

MARK	DIMENSION (INCHES)				COMMENTS
B	10	15	20	30*	INSIDE WIDTH
C	20	22	24	27	CLEANOUT BOX HEIGHT
D	4-8	10	12	15	INLET PIPE
E	22	27	32	42	BOX WIDTH
K	18	23	28	38	STEEL END SUPPORT

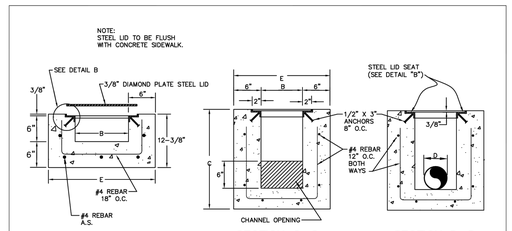
DIMENSION TABLE

*REQUIRES ENGINEERED DESIGN FOR LID & BOX.



PERSPECTIVE

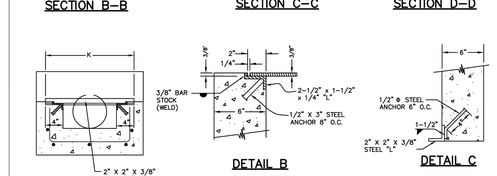
IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	SIDEWALK DRAINAGE STRUCTURE	Standard Drawing SD-01



SECTION B–B

SECTION C–C

SECTION D–D



SECTION E–E

DETAIL B

DETAIL C

MARK	DIMENSION (INCHES)				COMMENTS
B	10	15	20	30*	INSIDE WIDTH
C	20	22	24	27	CLEANOUT BOX HEIGHT
D	4-8	10	12	15	INLET PIPE
E	22	27	32	42	BOX WIDTH
K	18	23	28	38	STEEL END SUPPORT

DIMENSION TABLE

*REQUIRES ENGINEERED DESIGN FOR LID & BOX.

NOTES:
1– ALL REBAR SHALL HAVE 2" MIN. CLEAR.
2– STEEL LID SHALL BE FLUSH WITH CONCRETE.
3– BOX DIMENSIONS BASED UPON INLET PIPE SIZE "D".
4– ALL STEEL SHALL BE GRADE 60.
5– LID FOR CLEANOUT BOX SHALL HAVE:
   1– 4 INCH X 1" SLOT FOR LIFTING. LID MAY BE SMOOTH OR DIAMOND PLATE STEEL.
6– SIDEWALK LID SHALL BE DIAMOND PLATE STEEL.
7– STEEL LID SEAT SHALL NOT BE USED FOR STEEL ANCHORS.
8– ALL EXTERIOR EDGES OF CLEANOUT BOX TO HAVE 3/4" TO 1" CHAMFER (NOT SHOWN IN DETAILS FOR CLARITY).
9– STEEL LIDS AND SEAT TO BE PAINTED GREY IN ACCORDANCE WITH CITY STANDARDS.

IVINS CITY 55 N. Main Street Ivins, Utah 84738 435-634-0689 435-674-5486 (fax) rev. 07-2010	IVINS	SIDEWALK DRAINAGE STRUCTURE DETAILS	Standard Drawing SD-02

DATE: 10/13/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Standard Details

DATE / REVISIONS

ROSENBERG ASSOCIATES
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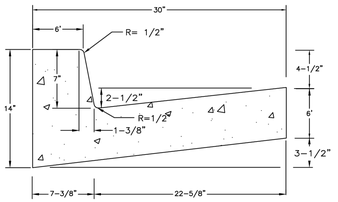
STANDARD DETAILS - IVINS CITY
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
ROBERT A. REID
10/13/25

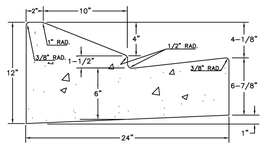
SHEET
C6.1
11 OF 15 SHEETS

Z:\2000-3999\9141-25-012 The Arava Phase Two\DWG\9141-25-012 Standard Details.dwg, Det-2, 11/11/2025 1:34:04 PM, det, DWG To PDF.pc3

CONSTRUCTION NOTES:
1. SUBGRADE: Compact per geotechnical recommendations.
   1.a. May require overexcavation.
   1.b. As a minimum, scarify 8 inches, moisture recondition and recompact per APWA Section 32 05 10.
2. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   2.a. Minimum 6" thick beneath curb and gutter.
   2.b. Place material per APWA Section 32 05 10.
3. CONCRETE: Class 4000 per APWA Section 03 30 04.
   3.a. Place concrete per APWA Section 03 30 10.
   3.b. Provide ½ inch radius on concrete edges exposed to public view.
   3.c. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
4. EXPANSION JOINT: Make expansion joints vertical, full depth, ½ inches wide with type F1 filler material per APWA Section 32 13 73.
   4.a. Set top of filler flush with surface of concrete.
   4.b. Expansion joints are required at the start or end of a street intersection curb return.
   4.c. Expansion joints are required at 40 foot intervals.
5. CONTRACTION JOINT: Make contraction joints vertical.
   5.a. ¾" wide and 2 inches deep.
   5.b. Match location with sidewalk when abutting.
   5.c. Contraction joints are required at 10 foot intervals.
6. FINISH: Broomed.
7. PROTECTION AND REPAIR:
   7.a. Fill flow-line with water. Repair construction that does not drain.



30" HIGHBACK CURB & GUTTER
(NOT TO SCALE)



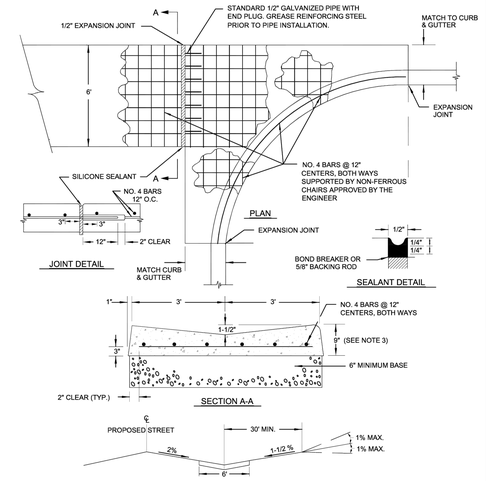
24" MODIFIED CURB & GUTTER
(NOT TO SCALE)

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CURB AND GUTTER

Standard Drawing R-01



TYPICAL PROFILE AT LOCAL RESIDENTIAL STREET INTERSECTIONS

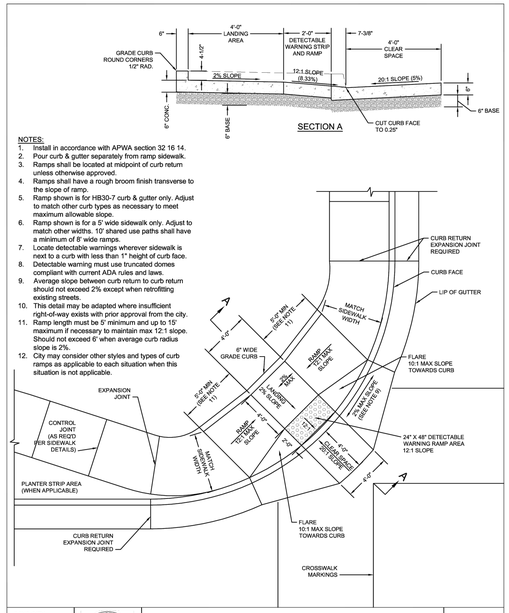
NOTES:
1. FINISHED ASPHALT CONCRETE SURFACE TO BE FLUSH WITH CROSS GUTTER LIP.
2. CONSTRUCTION OF CROSS GUTTER IS NOT ALLOWED ACROSS MAJOR COLLECTOR OR ARTERIAL STREETS.
3. ADJACENT SPANDREL SHALL BE 9" THICK.

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CROSS GUTTER

Standard Drawing R-02



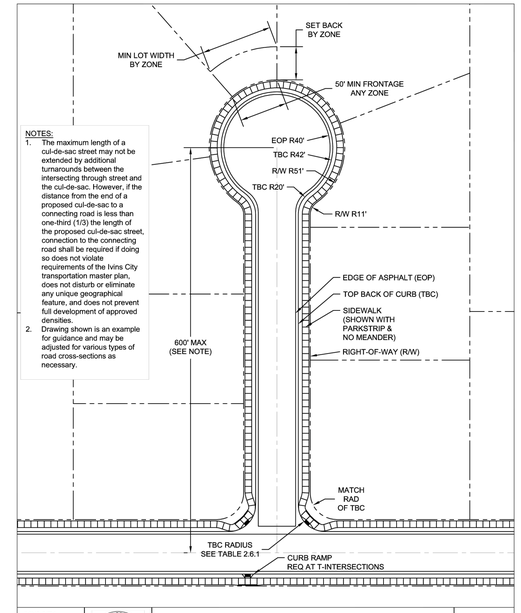
NOTES:
1. Install in accordance with APWA section 32 16 14.
2. Pour curb & gutter separately from ramp sidewalk.
3. Ramps shall be located at midpoint of curb return unless otherwise approved.
4. Ramps shall have a rough broom finish transverse to the slope of ramp.
5. Ramp shown is for HB30-7 curb & gutter only. Adjust to match other curb types as necessary to meet maximum allowable slope.
6. Ramp shown is for a 5' wide sidewalk only. Adjust to match other widths. 10' shared use paths shall have a minimum of 8' wide ramps.
7. Locate detectable warnings wherever sidewalk is next to a curb with less than 1" height of curb face.
8. Detectable warning must use truncated domes compliant with current ADA rules and laws.
9. Average slope between curb return to curb return should not exceed 2% except when retrofitting existing streets.
10. This detail may be adapted where insufficient right-of-way exists with prior approval from the city.
11. Ramp length must be 5' minimum and up to 15' maximum if necessary to maintain max 12:1 slope. Should not exceed 6' when average curb radius slope is 2%.
12. City may consider other styles and types of curb ramps as applicable to each situation when this situation is not applicable.

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rev. 07-2010

SIDEWALK CURB RAMP

Standard Drawing R-03



NOTES:
1. The maximum length of a cul-de-sac street may not be extended by additional turnarounds between the intersecting through street and the cul-de-sac. However, if the distance from the end of a proposed cul-de-sac to a connecting road is less than one-third (1/3) the length of the proposed cul-de-sac street, connection to the connecting road shall be required if doing so does not violate requirements of the Ivins City transportation master plan, does not disturb or eliminate any unique geographical feature, and does not prevent full development of approved densities.
2. Drawing shown is an example for guidance and may be adjusted for various types of road cross-sections as necessary.

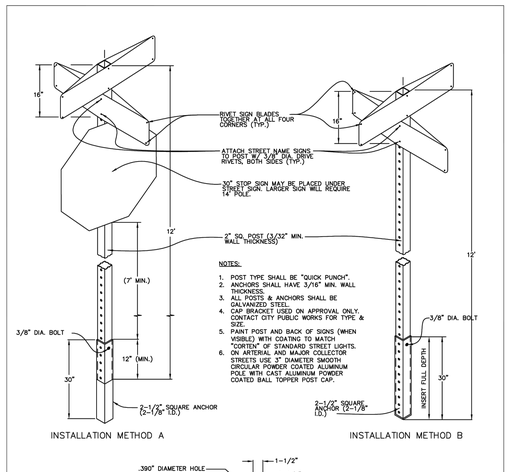
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RESIDENTIAL CUL-DE-SAC

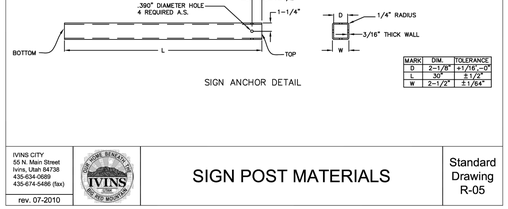
Standard Drawing R-04

NOTE: THESE STANDARD DRAWINGS ARE SHOWN FOR REFERENCE ONLY. NOT ALL ARE NECESSARILY APPLICABLE TO THIS PROJECT.



INSTALLATION METHOD A — INSTALLATION METHOD B

NOTES:
1. POST TYPE SHALL BE "QUICK PUNCH".
2. ANCHORS SHALL HAVE 3/16" MIN. WALL THICKNESS.
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL.
4. ONLY BREAKOFF USED ON APPROVAL ONLY. CONTACT CITY PUBLIC WORKS FOR TYPE & SIZE.
5. PAINT POST AND BACK OF SIGNS (WHEN VISIBLE) WITH COATING TO MATCH "CORTEN" OF STANDARD STREET LIGHTS.
6. ON ARTERIAL AND MAJOR COLLECTOR STREETS USE 3" DIAMETER SMOOTH SINGULAR POWDER COATED ALUMINUM POLE WITH CAST ALUMINUM POWDER COATED BALL TOPPER POST CAP.



SIGN ANCHOR DETAIL

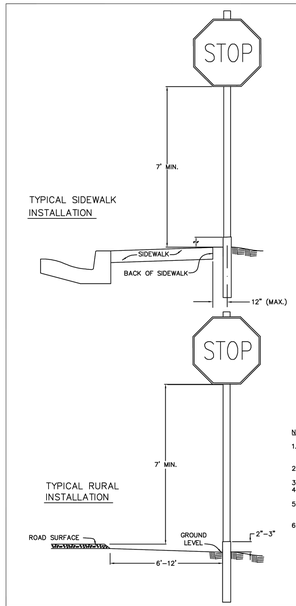
MARK	DIM.	TOLERANCE
D	2-1/8"	+1/16"-0"
L	30"	±1/2"
W	2-1/2"	±1/64"

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SIGN POST MATERIALS

Standard Drawing R-05



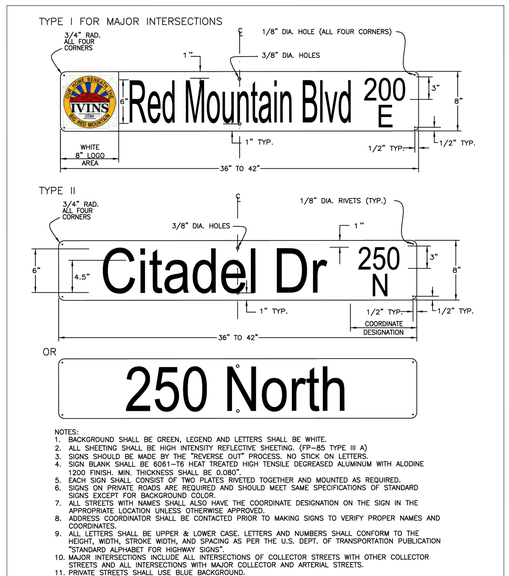
NOTES:
1. SIGNS SHALL BE PLACED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (M.U.T.C.D.).
2. STREET NAME SIGNS SHALL BE REQUIRED ON ALL CITY STREETS.
3. ALL POST COMPONENTS SHALL BE GALVANIZED STEEL.
4. STREET NAME SIGNS PLACED ABOVE STOP SIGN SHALL BE AS SHOWN IN DRAWING R-05.
5. WHERE PLANTER STRIP LIES BETWEEN SIDEWALK AND CURB, SIGNS SHALL BE INSTALLED IN PLANTER STRIP AS PER M.U.T.C.D.
6. SIGNS SHALL BE PLACED TO BE CLEARLY VISABLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ETC, SHALL BE AVOIDED.

IVINS CITY
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SIGN POST INSTALLATION

Standard Drawing R-06



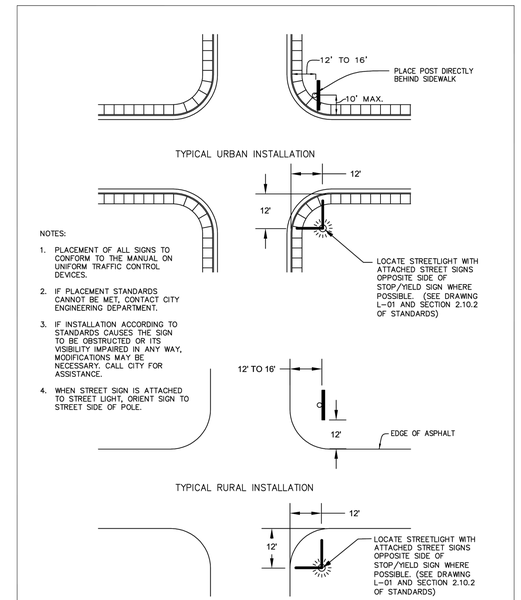
NOTES:
1. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE.
2. ALL SHEETING SHALL BE HIGH INTENSITY REFLECTIVE SHEETING. (FP-85 TYPE III A)
3. SIGNS SHOULD BE MADE BY THE "REVERSE CUT" PROCESS. NO STICK ON LETTERS.
4. SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.080".
5. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED.
6. SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR.
7. ALL STREETS WITH NAMES SHALL ALSO HAVE THE COORDINATE DESIGNATION ON THE SIGN IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED.
8. ADDRESS COORDINATOR SHALL BE CONTACTED PRIOR TO MAKING SIGNS TO VERIFY PROPER NAMES AND COORDINATES.
9. ALL LETTERS SHALL BE UPPER & LOWER CASE. LETTERS AND NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH, STROKE WIDTH, AND SPACING AS PER THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD ALPHABET FOR HIGHWAY SIGNS".
10. MAJOR INTERSECTIONS INCLUDE ALL INTERSECTIONS OF COLLECTOR STREETS WITH OTHER COLLECTOR STREETS AND ALL INTERSECTIONS WITH MAJOR COLLECTOR AND ARTERIAL STREETS.
11. PRIVATE STREETS SHALL USE BLUE BACKGROUND.
12. STREET DESIGNATION SHALL BE ABBREVIATED (I.E. ST, LN, CIR, BLVD, PKWY, RD, TRL)

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rev. 07-2010

STANDARD STREET SIGN

Standard Drawing R-07



NOTES:
1. PLACEMENT OF ALL SIGNS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. IF PLACEMENT STANDARDS CANNOT BE MET, CONTACT CITY ENGINEERING DEPARTMENT.
3. IF INSTALLATION ACCORDING TO STANDARDS CAUSES THE SIGN TO BE OBSTRUCTED OR ITS VISIBILITY IMPAIRED IN ANY WAY, MODIFICATIONS MAY BE NECESSARY. CALL CITY FOR ASSISTANCE.
4. WHEN STREET SIGN IS ATTACHED TO STREET LIGHT, ORIENT SIGN TO STREET SIDE OF POLE.

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rev. 07-2010

TYPICAL INTERSECTION SIGN PLACEMENT

Standard Drawing R-09

DATE: 10/13/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Standard Details
REVISIONS DATE

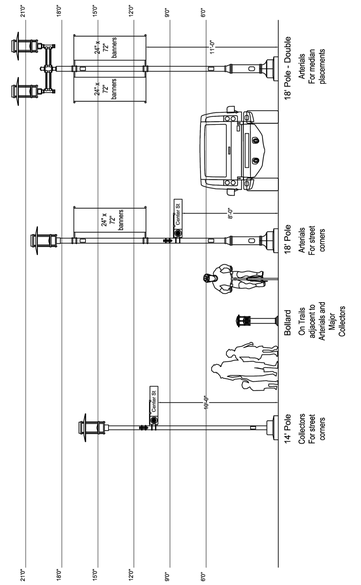
ROSENBERG ASSOCIATES
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352 East Riverside Drive
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St. George, Utah 84790
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STANDARD DETAILS - IVINS CITY
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 10139251 — ROBERT A. REID — 10/13/25

SHEET
C6.2
12 OF 15 SHEETS

Z:\2000-3999\9141-25-012 The Arava Phase Two\DWG\9141-25-012 Standard Details.dwg, Det-3, 11/11/2025 1:33:21 PM, dell, DWG To PDF.pc3

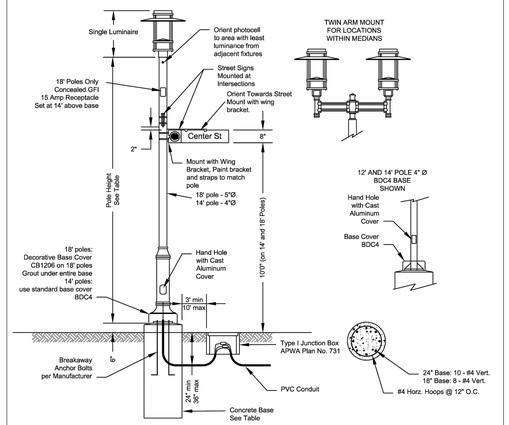


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rev. 06-2019

STREET LIGHTING PERSPECTIVE

Standard Drawing L-01



Pole Height Table

Road	R/W	Pole Height	Fixture	Pole
Major Arterial	100'	18'	LA160	5" (BDS18)
Minor Arterial	80/85'	18'	LA160	5" (BDS18)
Major Collector (200 E)	66'	18'	LA160	5" (BDS18)
Major Collector (All others)	66'	14'	LA160	4" (BD4S14)
Minor Collector	60'	14'	LA160	4" (BD4S14)
Residential Collector	55'	14'	LA160	4" (BD4S14)
Residential	50'	14'	LA160	4" (BD4S14)
Residential Entrance	n/a	14'	LA160	4" (BD4S14)
Rural Section	n/a	To be Determined		

Mfg: ANP Lighting www.anplighting.com

Concrete Base Table

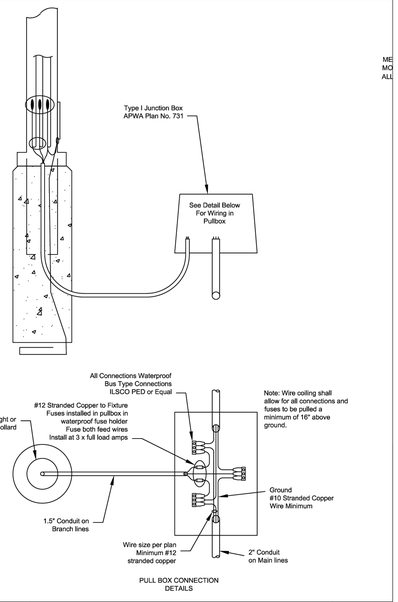
Pole Height	Base Depth	Base Diameter
18'	6'	24"
14'	4'	18"

IVINS CITY
55 N. Main Street
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rev. 06-2019

STREET LIGHTING

Standard Drawing L-02



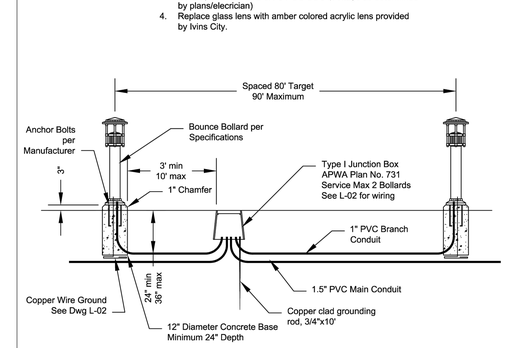
PULL BOX CONNECTION DETAILS

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STREET LIGHT WIRING DETAIL

Standard Drawing L-03



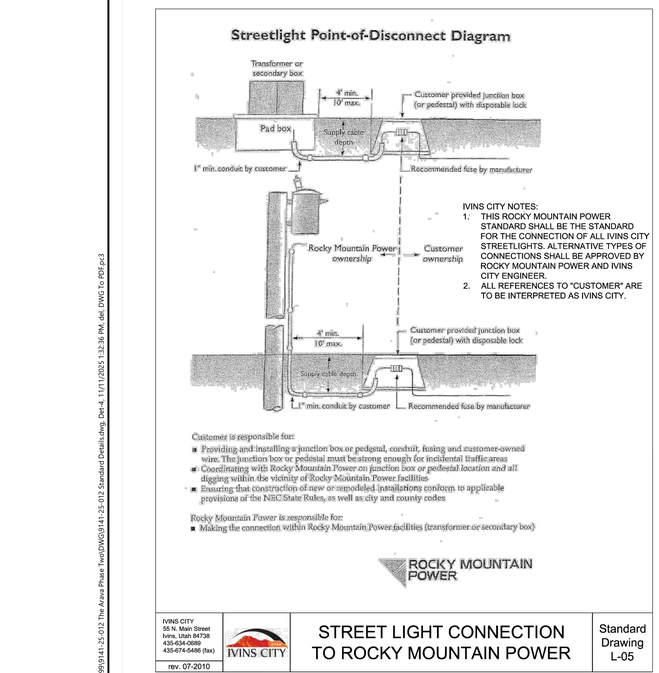
Notes:
1. Junction Box shall be plastic when in landscape areas and polymer concrete when in paved areas.
2. APWA Section 26 56 19, Roadway Lighting.
3. Bollard Specifications:
   MFR: Kim Lighting (www.kimlighting.com)
   Model: Bounce Bollard, 27 LED Type 3 Distribution, Color Temp. 3000K, Finish dark bronze with dark sky compliant Black Body Cap
   Catalog #: BNB1-27L-3K-UV-DB-BBC (Voltage as determined by plans/elecrician)
4. Replace glass lens with amber colored acrylic lens provided by Ivins City.

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BOLLARD DETAIL

Standard Drawing L-04

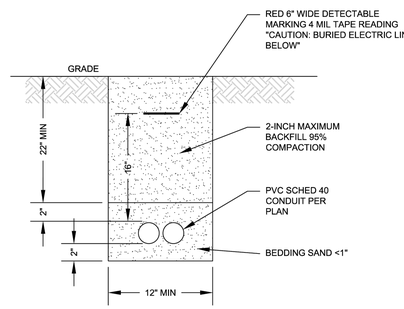


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rev. 07-2010

STREET LIGHT CONNECTION TO ROCKY MOUNTAIN POWER

Standard Drawing L-05

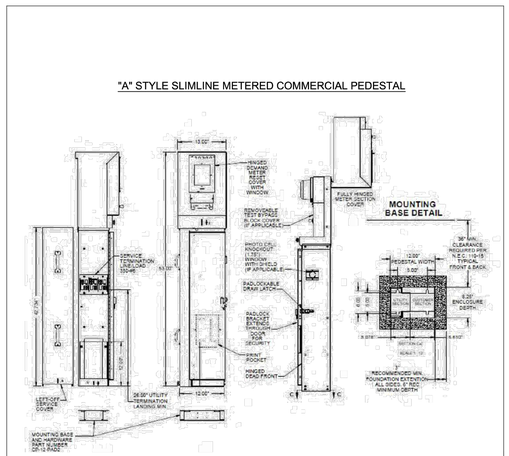


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rev. 06-2019

STREET LIGHT CONDUIT TRENCH DETAIL

Standard Drawing L-06



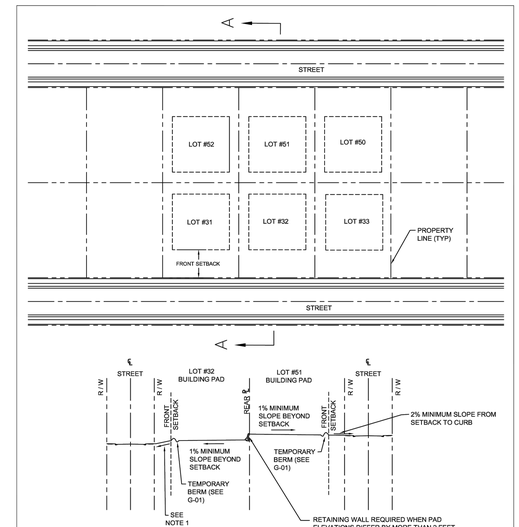
NOTES:
1. MILBANK "A" STYLE SLIMLINE CP3A OR SIMILAR EQUAL 100 AMP SERVICE PEDESTAL.
2. SET ON A 18" X 18" X 10" CONCRETE BASE USING MOUNTING BASE HARDWARE OPTION PER MFR RECOMMENDATIONS.
3. FINISH COLOR: MATCH TO NERD BROWN CLC 1284N BY KWAL-HOWELL, FORMULA: AV-0590,LB-4Y24, RO-736, TW-36
4. SET BACK TO EDGE OF RIGHT-OF-WAY NO CLOSER THAN 3' TO NEAREST WALL.
5. SET PHOTOCELL ON SERVICE PEDESTAL.

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rev. 06-2019

ELECTRICAL METER SERVICE PEDESTAL

Standard Drawing L-07



NOTES:
1. IF PAD ELEVATION CREATES A SLOPE OF 5% OR MORE IN THE FRONT SETBACK AREA, LOCATE TEMPORARY RETENTION BERM AT TOP OF SLOPE (SEE G-01).
2. ANY EVIDENCE OF EROSION OUTSIDE OF AREAS PROTECTED BY BERM MAY REQUIRE EROSION CONTROL MEASURES.

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SUBDIVISION LOT GRADING DETAILS

Standard Drawing G-02

NOTE: THESE STANDARD DRAWINGS ARE SHOWN FOR REFERENCE ONLY. NOT ALL ARE NECESSARILY APPLICABLE TO THIS PROJECT.

DATE: 10/13/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Standard Details
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

STATE OF UTAH
No. 10132
ROBERT A. REID
10/13/25
LICENSED PROFESSIONAL ENGINEER

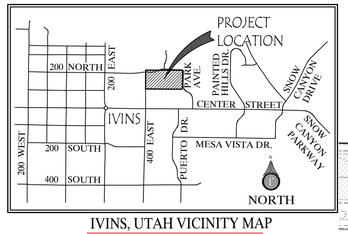
STANDARD DETAILS - IVINS CITY
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

SHEET
C6.3
13 OF 15 SHEETS

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THE ARAVA - PHASE 2

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF IVINS, WASHINGTON COUNTY, UTAH
DEVELOPED BY: THE ARAVA, LLC



IVINS, UTAH VICINITY MAP

NOT TO SCALE

PROPERTY LOCATION

THE PROPERTY IS LOCATED
SOUTH OF 200 NORTH
BETWEEN 400 EAST
AND PARK AVENUE WAY
IVINS, UTAH

STORMWATER POLLUTION PREVENTION NOTES:

1. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DROP INLET SILT BARRIERS TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF EACH CATCH BASIN.
3. STORAGE/STAGING AREA, CONCRETE WASHOUT AREA ARE LOCATED AT CONSTRUCTION STORAGE AREA MAINTAINED BY EARTHWORK CONTRACTOR.
4. CONTRACTOR SHALL UPDATE LOCATION OF RESTROOMS AND TRASH BIN WITH APPROPRIATE BMP MEASURES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
3286	2' CONTOUR	3286
3280	10' CONTOUR	3280
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
	DITCH FLOWLINE/DRAINAGE SWALE	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SURFACE FLOW DIRECTION	-2.00%
	RETAINING WALL	
	PRIVACY WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	



SEDIMENT EROSION CONTROL NOTES:

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND THE CITY OF IVINS.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMPS
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR THE CITY OF IVINS.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS
15. COMPLY WITH ALL REQUIREMENTS FROM THE CITY OF IVINS AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO CITY OF IVINS STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

EARTH MOVING ACTIVITIES:

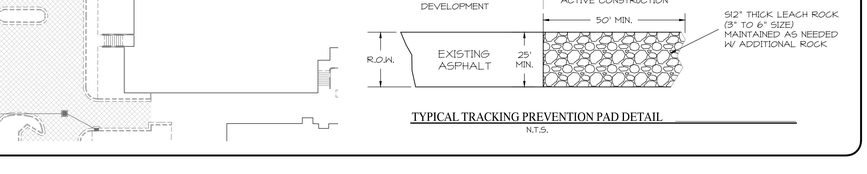
1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS, AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING, AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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.
6. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

LONG TERM MANTENENCE (POST CONSTRUCTION)

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMP'S SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
2. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
   A. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN ½ FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
   B. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
   C. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.



TYPICAL TRACKING PREVENTION PAD DETAIL
N.T.S.

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 ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE:	11/11/2025
JOB NO.:	9141-25-012
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction Set

REVISIONS
DATE

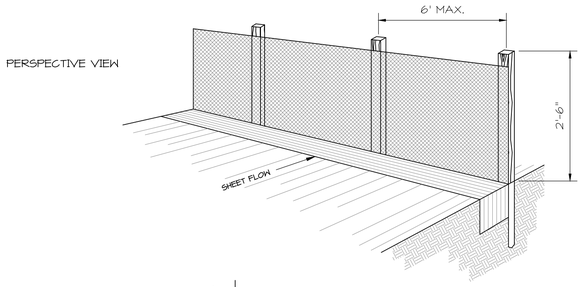
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
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Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

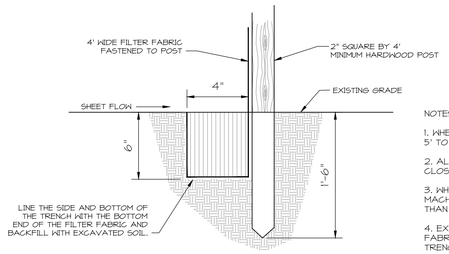
EROSION CONTROL PLAN
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
No. 181064
ROBERT A. REID
11/11/25
REGISTERED PROFESSIONAL ENGINEER

SHEET
C7.0
14 OF 15 SHEETS

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SECTION

NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.

2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.

3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.

4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.

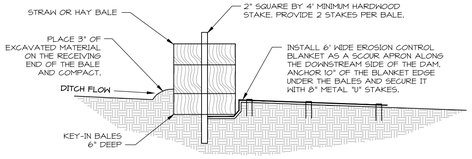
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.

6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.

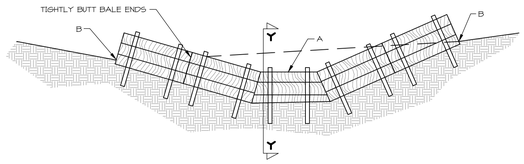
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

A - SILT FENCE



SECTION Y-Y



STRAW OR HAY BALE CHECK DAM

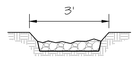
NOTES:

1. PLACE CHECK DAMS PERPENDICULAR TO THE FLOWLINE OF THE DITCH.

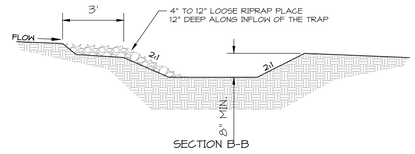
2. DO NOT PLACE CHECK DAMS ACROSS NATURAL STREAM BEDS.

3. CONSTRUCT CHECK DAMS TO ENSURE WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.

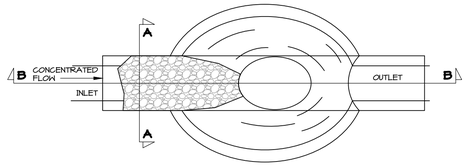
B - STRAW BALE CHECK DAM



SECTION A-A



SECTION B-B



PLAN VIEW

NOTES:

1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

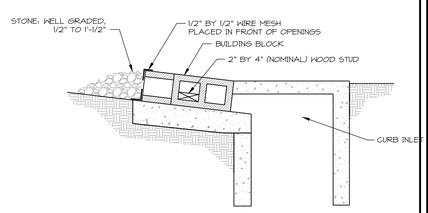
2. THE STORAGE CAPACITY OF EACH SEDIMENT TRAP WILL BE IDENTIFIED IN THE PROJECT PLAN SET.

3. CONSTRUCT TRAP LENGTH THICE AS LONG AS THE WIDTH.

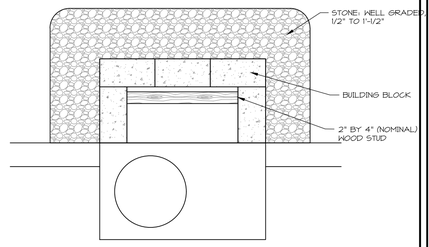
4. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT TRAP THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE BASIN HAVE BEEN PAVED OR VEGETATED.

5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

C - SEDIMENT TRAP



SECTION



PLAN VIEW

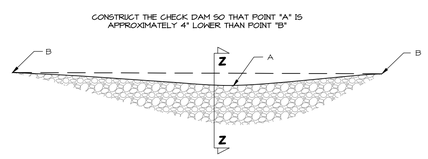
NOTES:

1. PLACE BUILDING BLOCKS, WIRE MESH AND STONE AS SHOWN AROUND THE CURB INLETS.

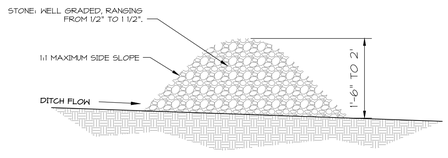
2. MAINTAIN A PROPERLY FUNCTIONING STONE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

3. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

D - CURB INLET BARRIER



STONE CHECK DAM



SECTION Z-Z

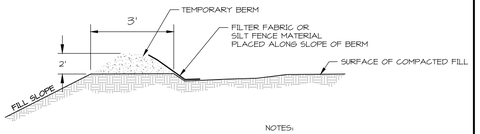
NOTES:

1. PLACE CHECK DAMS PERPENDICULAR TO THE FLOWLINE OF THE DITCH.

2. DO NOT PLACE CHECK DAMS ACROSS NATURAL STREAM BEDS.

3. CONSTRUCT CHECK DAMS TO ENSURE WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.

E - STONE CHECK DAM

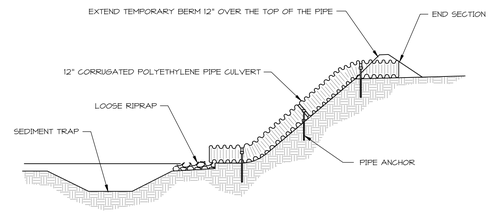


NOTES:

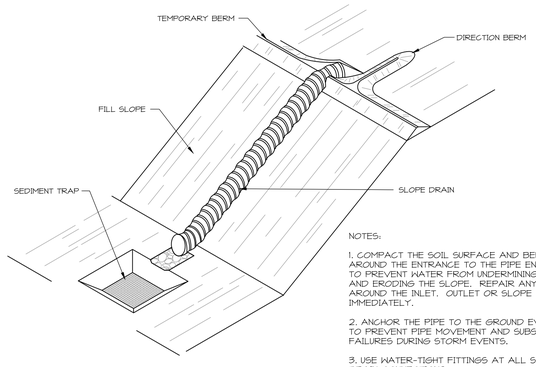
1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.

2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.

F - TEMPORARY BERM



SLOPE DRAIN SECTION



SLOPE DRAIN ISOMETRIC

NOTES:

1. COMPACT THE SOIL SURFACE AND BERMS AROUND THE ENTRANCE TO THE PIPE END SECTION TO PREVENT WATER FROM UNDERMINING THE PIPE AND ERODING THE SLOPE. REPAIR ANY EROSION AROUND THE INLET, OUTLET OR SLOPE IMMEDIATELY.

2. ANCHOR THE PIPE TO THE GROUND EVERY 10' TO PREVENT PIPE MOVEMENT AND SUBSEQUENT FAILURES DURING STORM EVENTS.

3. USE WATER-TIGHT FITTINGS AT ALL SLOPE DRAIN CONNECTIONS.

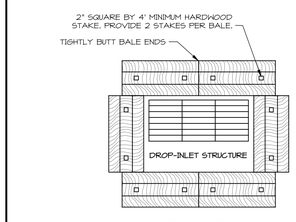
4. EXTEND THE DRAIN A MINIMUM OF 3' BEYOND THE TOE OF THE SLOPE AND PROVIDE OUTLET PROTECTION.

5. EXTEND THE SLOPE DRAIN AS REQUIRED TO COINCIDE WITH THE HEIGHT OF THE EMBANKMENT.

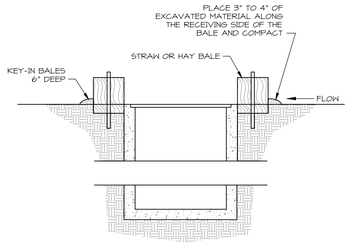
6. MAINTAIN PROPERLY FUNCTIONING SLOPE DRAINS UNTIL SLOPES HAVE BEEN PERMANENTLY STABILIZED.

7. 50 PERCENT OF THE RIPRAP TO BE BETWEEN 6" AND 8" WITH A MAXIMUM SIZE OF 12" AND MINIMUM SIZE OF 4".

G - SLOPE DRAIN



PLAN VIEW



SECTION

NOTES:

1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.

2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.

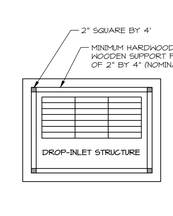
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE. MORE BALES THAN SHOWN MAY BE REQUIRED.

4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.

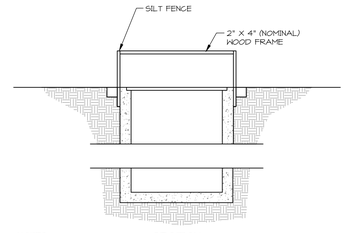
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

H - STRAW BALE DROP INLET BARRIER



PLAN VIEW



SECTION

NOTES:

1. EXCAVATE A TRENCH AROUND THE CORNER THE PERIMETER OF THE DROP-INLET THAT IS 6" DEEP AND 4" WIDE.

2. DRIVE POST AT EACH CORNER OF THE INLET STRUCTURE. IF THE DISTANCE BETWEEN CORNER POST EXCEEDS 4', PLACE ANOTHER POST(S) BETWEEN THEM.

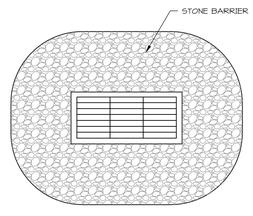
3. CONNECT THE TOPS OF ALL THE POSTS WITH A WOODEN SUPPORT FRAME MADE OF 2" BY 4" BOARDS. USE NAILS OR SCREWS FOR FASTENING.

4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE SILT FENCE IS NOT HIGHER THAN THE ADJACENT ROADWAY.

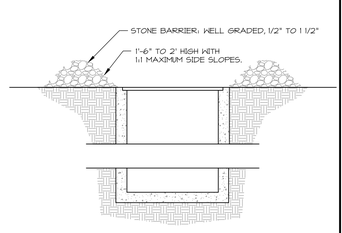
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

I - SILT FENCE DROP INLET BARRIER



PLAN VIEW



SECTION

NOTES:

1. PLACE STONE BARRIER AS SHOWN AROUND THE INLET OPENING.

2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE STONE BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.

3. MAINTAIN A PROPERLY FUNCTIONING STONE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

J - STONE DROP INLET BARRIER

DATE: 09/25/2025
JOB NO.: 9141-25-012
DESIGNED BY: DSN
CHECKED BY: RAR
DWG: Construction Set

REVISIONS | DATE

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EROSION CONTROL DETAILS
FOR
THE ARAVA - PHASE 2
200 NORTH & 400 EAST
IVINS, UTAH

STATE OF UTAH
No. 181004
ROBERT A. REID
09/25/25
REGISTERED PROFESSIONAL ENGINEER

SHEET
C7.1
15 OF 15 SHEETS

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