ARCHITECTS BUILDING PLANS NOTE:

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

DRIVEWAY & PARKING NOTE:

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

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

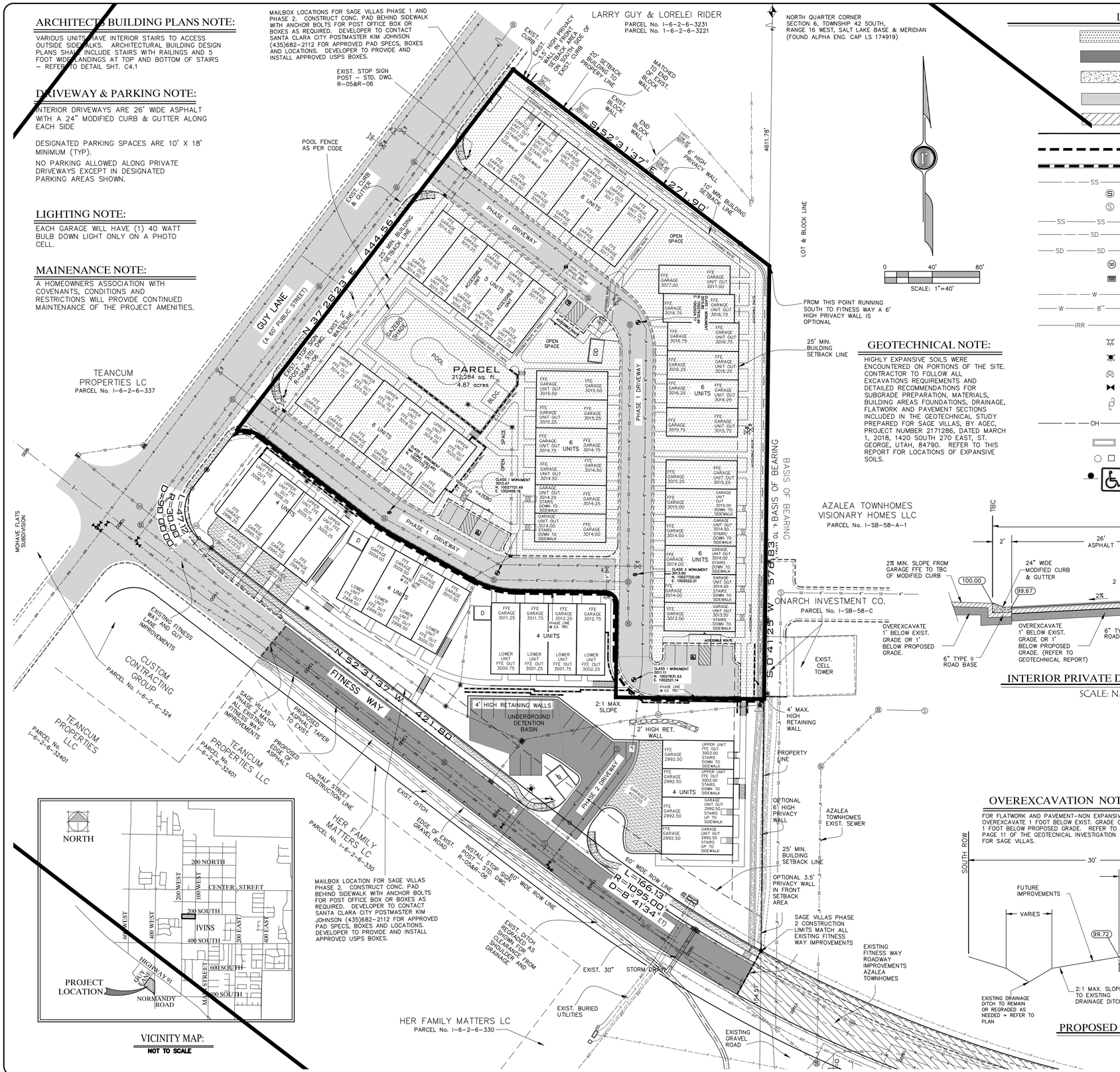
NO PARKING ALLOWED ALONG PRIVATE DRIVEWAYS EXCEPT IN DESIGNATED PARKING AREAS SHOWN.

LIGHTING NOTE:

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

MAINENANCE NOTE:

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



GEOTECHNICAL NOTE:

HIGHLY EXPANSIVE SOILS WERE ENCOUNTERED ON PORTIONS OF THE SITE. CONTRACTOR TO FOLLOW ALL EXCAVATIONS REQUIREMENTS AND DETAILED RECOMMENDATIONS FOR SUBGRADE PREPARATION, MATERIALS, BUILDING AREAS FOUNDATIONS, DRAINAGE, FLATWORK AND PAVEMENT SECTIONS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED FOR SAGE VILLAS, BY AGEC, PROJECT NUMBER 2171286, DATED MARCH 1, 2018, 1420 SOUTH 270 EAST, ST. GEORGE, UTAH, 84790. REFER TO THIS REPORT FOR LOCATIONS OF EXPANSIVE SOILS.

LEGEND

- =EXISTING SAGE VILLAS PHASE 1 IMPROVEMENTS
- =PROPOSED ASPHALT PAVEMENT SAGE VILLAS PHASE 2 AND FITNESS WAY
- =PROPOSED CONC. SIDEWALK (PUBLIC STREET) AND CONC. ACCESS TO GARAGES FITNESS WAY
- =EXISTING ASPHALT PAVEMENT FITNESS WAY AND GUY LANE IMPROVEMENTS
- =EXISTING FITNESS WAY IMPROVEMENTS
- =PROJECT PROPERTY BOUNDARY
- =PHASE 2 BOUNDARY
- =PROPOSED RETAINING WALL
- SS =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =PROPOSED-SEWER MANHOLE
- SS SS =PROPOSED-SEWER LINE
- SD =EXISTING STORM DRAIN
- SD SD =PROPOSED-STORM DRAIN
- =PROPOSED-STORM DRAIN MANHOLE
- =PROPOSED-STORM DRAIN CATCH BASIN
- W =EXISTING WATER MAIN
- W 8" =PROPOSED-WATER LINE
- IRR =PROPOSED IRRIGATION LINE
- =EXISTING FIRE HYDRANT
- =PROPOSED-FIRE HYDRANT
- =EXISTING WATER VALVE
- =PROPOSED-WATER VALVE
- =EXISTING POWER POLE
- OH =OVERHEAD POWER LINE
- =EXISTING POWER VAULT
- =EXISTING UTILITY BOX & CONDUITS
- =ACCESSIBLE PARKING SPACE AND SIGN

SITE DATA

CURRENT ZONE: R-TH (RESIDENTIAL TOWNHOMES)

TOTAL AREA: 212,279 SQ. FT. – 4.87 ACRES
PHASE 1: 140,226 SQ. FT. – 3.22 ACRES
PHASE 2: 72,053 SQ. FT. – 1.65 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 51 – 10.5 TOWNHOMES PER ACRE
PHASE 1: 35 TOWNHOMES
PHASE 2: 16 TOWNHOMES

TOWNHOME FOOTPRINT AREA: 1,440 SQ. FT (GARAGE WITH UNITS ABOVE)
FOOTPRINT OF FFE GARAGE LEVEL: 24' X 60'

HEIGHT OF BUILDING: NOT TO EXCEED 35'

PHASE 1 AND PHASE 2 PARKING:
TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME (2 PARKING SPACES PROVIDED IN EACH GARAGE)

TOTAL GUEST SPACES REQUIRED=13 (1 FOR EVERY 4 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=16 (INCLUDES 3 VAN ACCESSIBLE SPACES)

PHASE 1 AND PHASE 2 OPEN SPACE:
TOTAL USEABLE OPEN SPACE REQUIRED= 10,600 SQ. FT.
TOTAL USEABLE OPEN SPACE PROVIDED= 12,200 SQ. FT.
(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, GAZEBOS/PICNIC SHELTER AND WALKWAYS)

PHASE 1 AND PHASE 2 LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

PROPERTY LOCATION

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

PARCEL ACREAGE

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

OWNER/DEVELOPER

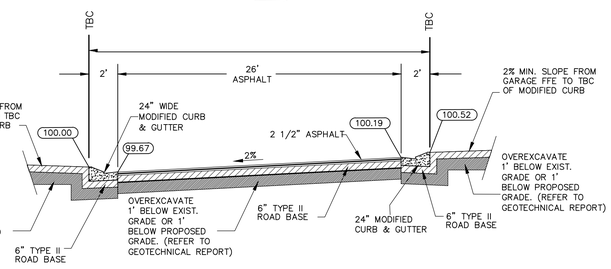
RILEY RICHARDSON
RICHARDSON HOMES
297 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

CIVIL ENGINEER

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

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849



INTERIOR PRIVATE DRIVEWAY STREET

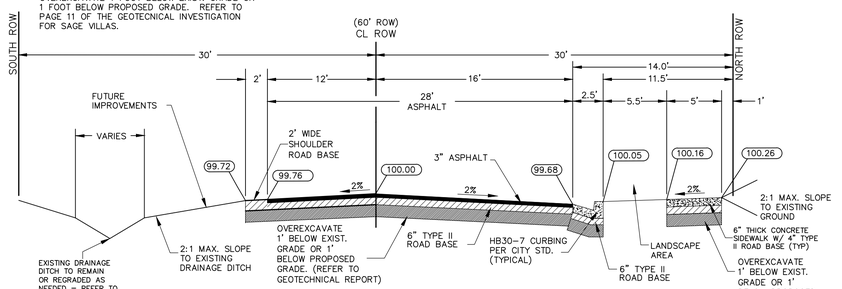
SCALE: N.T.S.

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.
- ALL BACKS OF SIGNS AND SIGN POLES ARE TO BE PAINTED "NERD" COLOR. CLC 1284N AV-0590, LB-4Y24, RO-Y36, TW-36.

OVEREXCAVATION NOTE:

FOR FLATWORK AND PAVEMENT-NON EXPANSIVE, OVEREXCAVATE 1 FOOT BELOW EXIST. GRADE OR 1 FOOT BELOW PROPOSED GRADE. REFER TO PAGE 11 OF THE GEOTECNICAL INVESTIGATION FOR SAGE VILLAS.



PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION

SCALE: N.T.S.

VICINITY MAP:

NOT TO SCALE

DATE: 5-17-23
JOB NO.: 10156-21-003
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: P2 Sage Const

REVISIONS / DATE

ROSENBERG ASSOCIATES
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SITE PLAN AND SIGNING PLAN
FOR
AMENDED SAGE VILLAS - PHASE 2
IVINS, UTAH

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C1.1