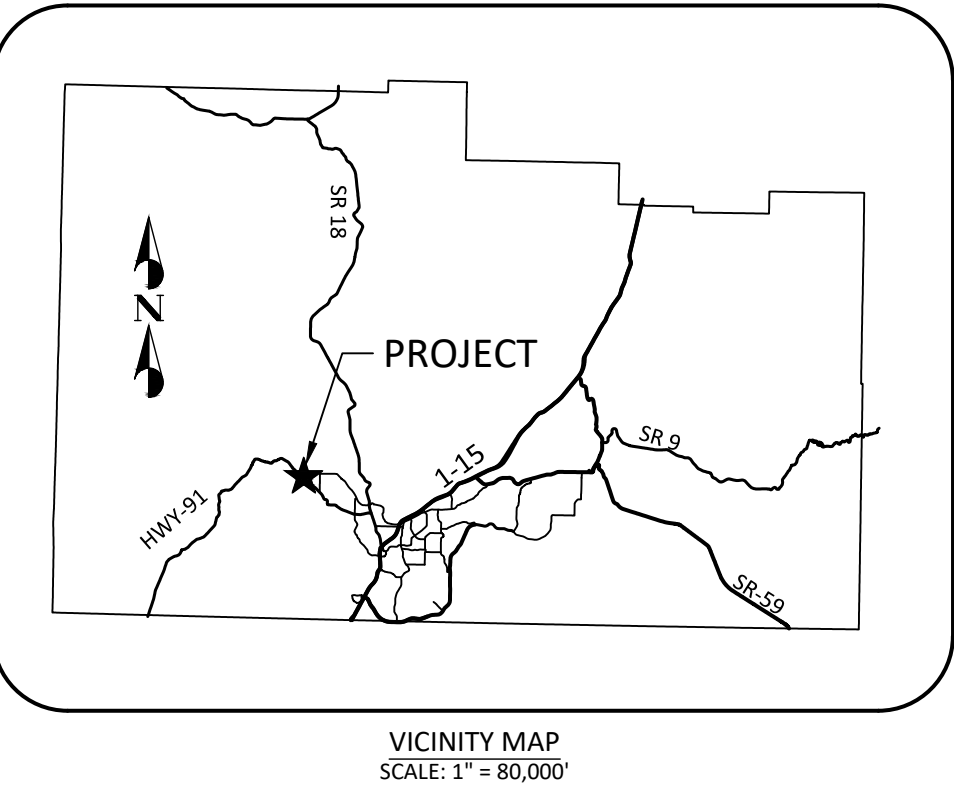
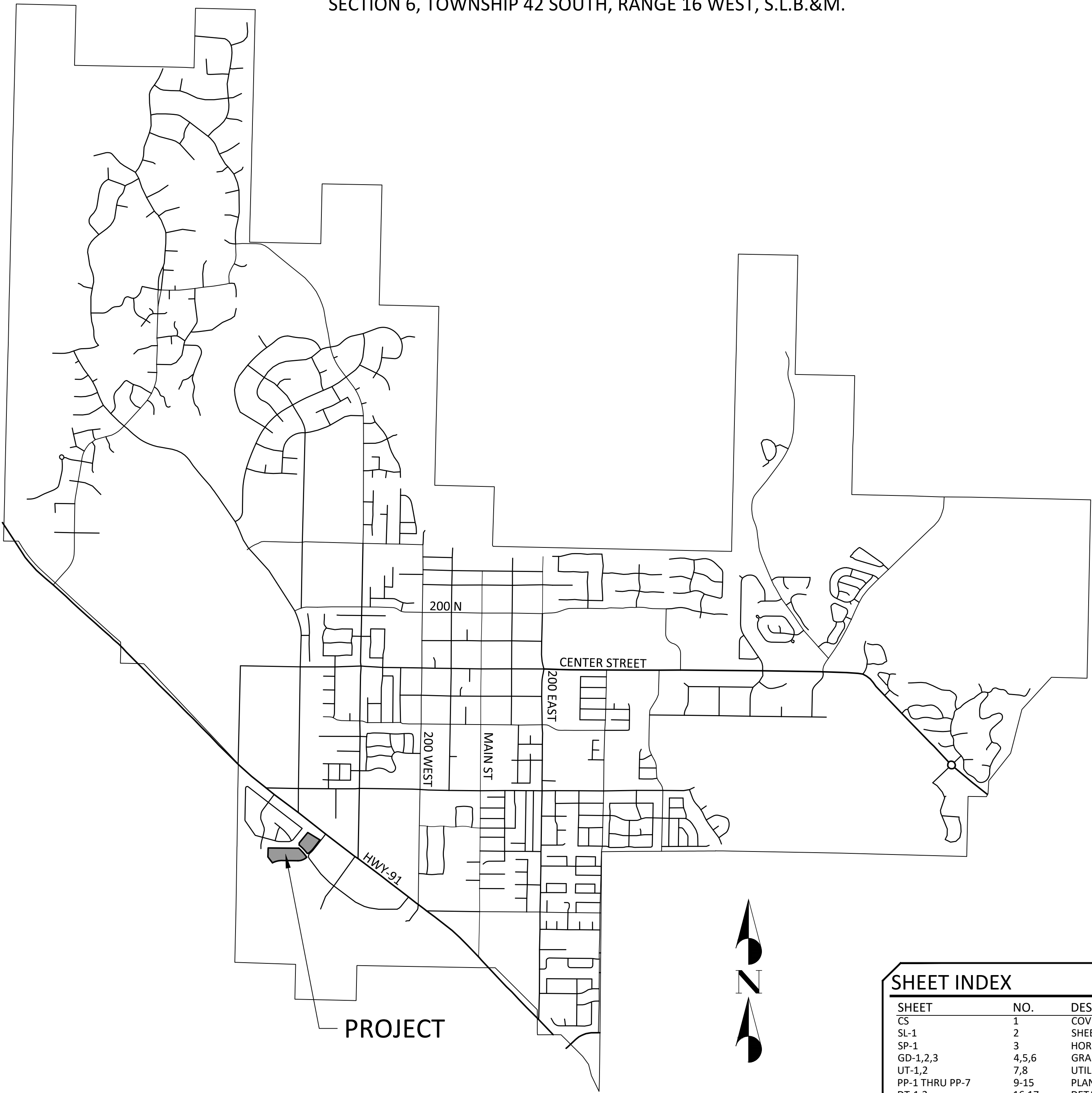


PRELIMINARY PLAN
FOR
SAGE COVE PHASE 1
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M.



SHEET INDEX		
SHEET	NO.	DESCRIPTION
CS	1	COVER SHEET
SL-1	2	SHEET LAYOUT
SP-1	3	HORIZONTAL CONTROL/SITE PLAN
GD-1,2,3	4,5,6	GRADING PLAN
UT-1,2	7,8	UTILITY PLAN - SEWER & WATER
PP-1 THRU PP-7	9-15	PLAN & PROFILE
DT-1,2	16,17	DETAILS AND SECTIONS
DT-3	18	ADA RAMP DETAILS

BASIS OF BEARINGS
BASIS OF BEARINGS BEING NORTH 00°41'20" EAST ALONG THE CENTER SECTION LINE BETWEEN THE SOUTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M., SAID POINT BEING A 1968 BLM BRASS CAP, AND THE NORTH 1/4 CORNER OF SAID SECTION 6 BEING A ALPHA ENGINEERING ALUMINUM CAP LOCATED AT THE CENTERLINE INTERSECTION OF CENTER STREET/400 WEST STREETS.

BENCHMARK
NORTH ONE-QUARTER CORNER SEC. 6, T42S, R16W, SLB&M.
FND 2006 ALPHA ALUM. CAP
ELEV.= 3072.66

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**SAGE COVE
PHASE 1**
EARL ROAD & FITNESS WAY IVINS, UT 84738

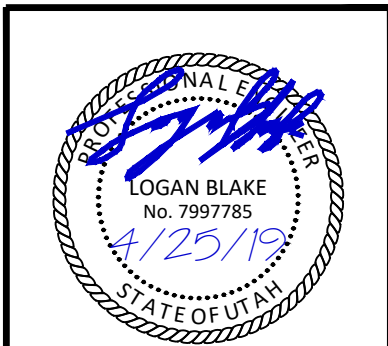
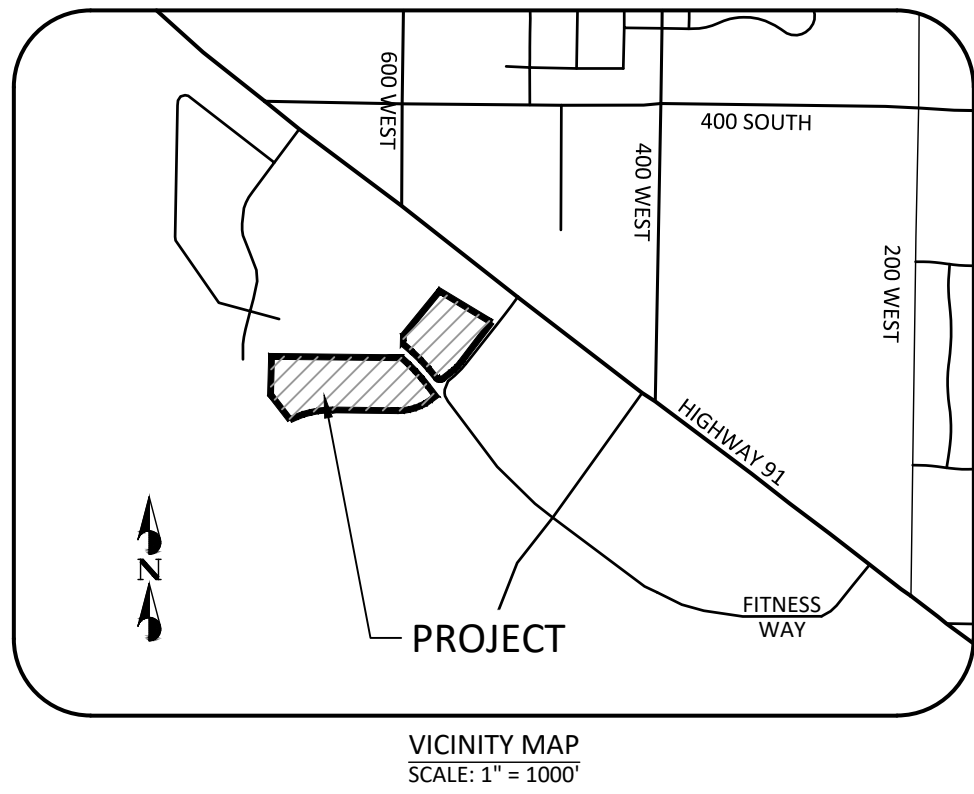
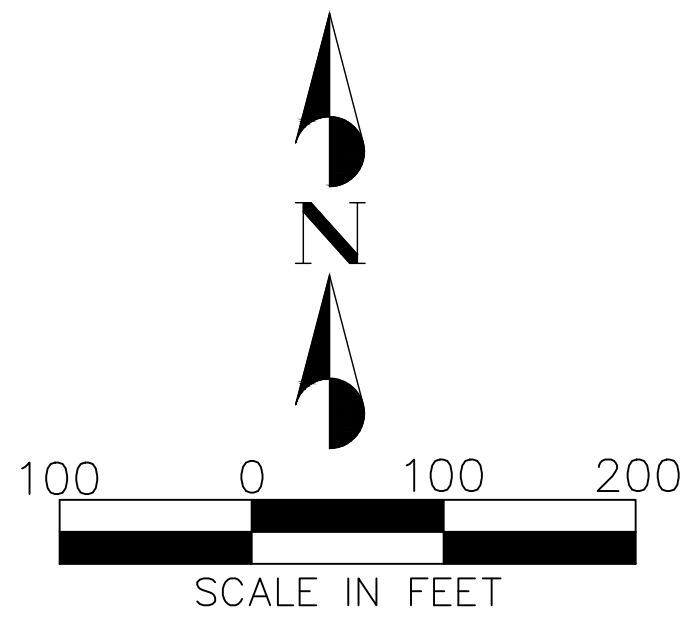
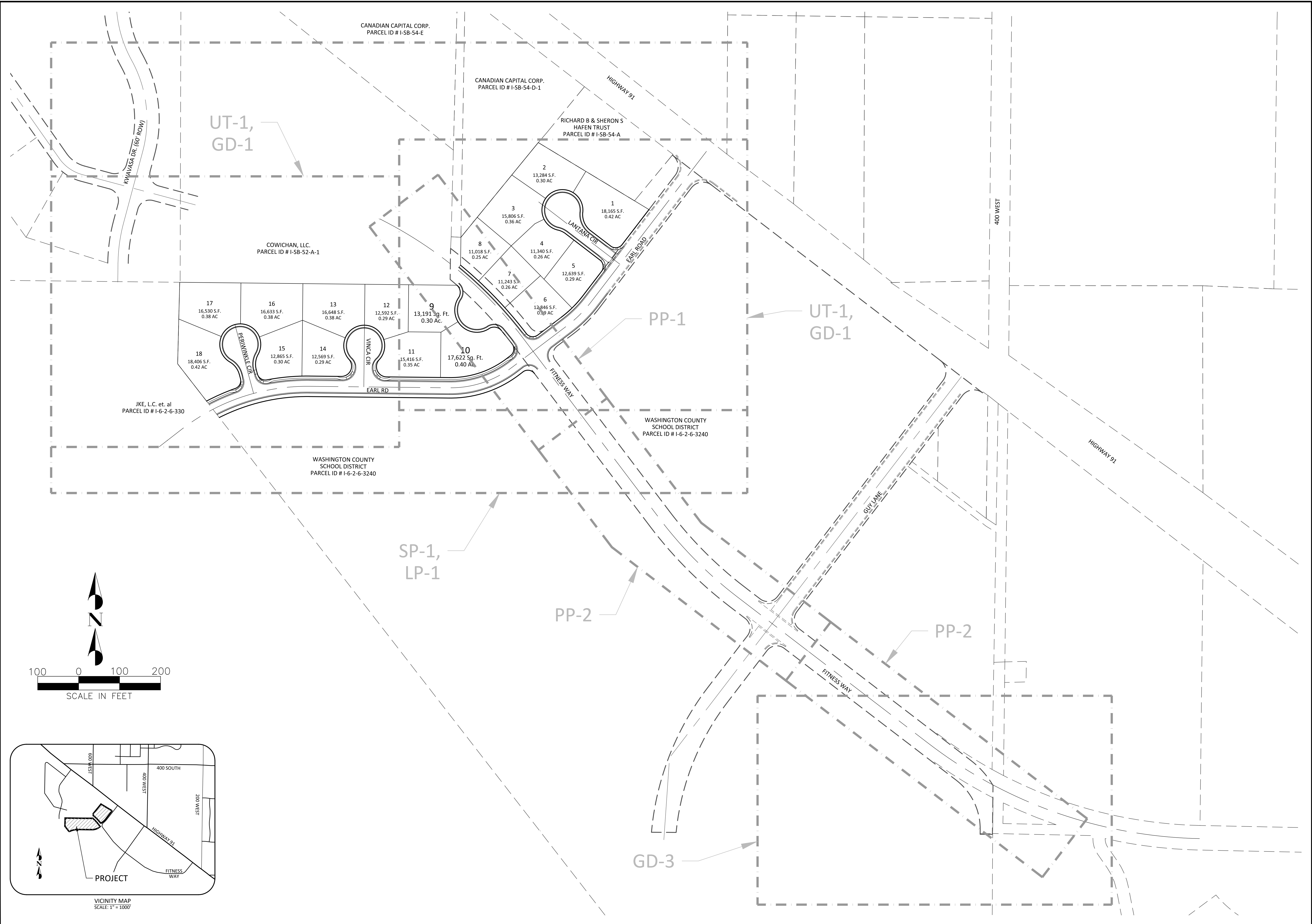
SHEET NAME:
COVER SHEET

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2122
www.developmentsolutions.co



DATE :	APRIL 2019
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	17-024
SCALE :	N.T.S.

SHEET NUMBER :
CS-1
1 OF 18 TOTAL



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
**SAGE COVE
RESIDENTIAL SUBDIVISION**
EARL RD & FITNESS WAY IVINS, UT 84738

SHEET NAME:
SHEET LAYOUT

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2122
www.developmentsolutions.co

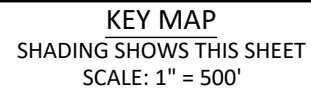


DATE :	APRIL 2019
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	16-039
SCALE :	1" = 100'

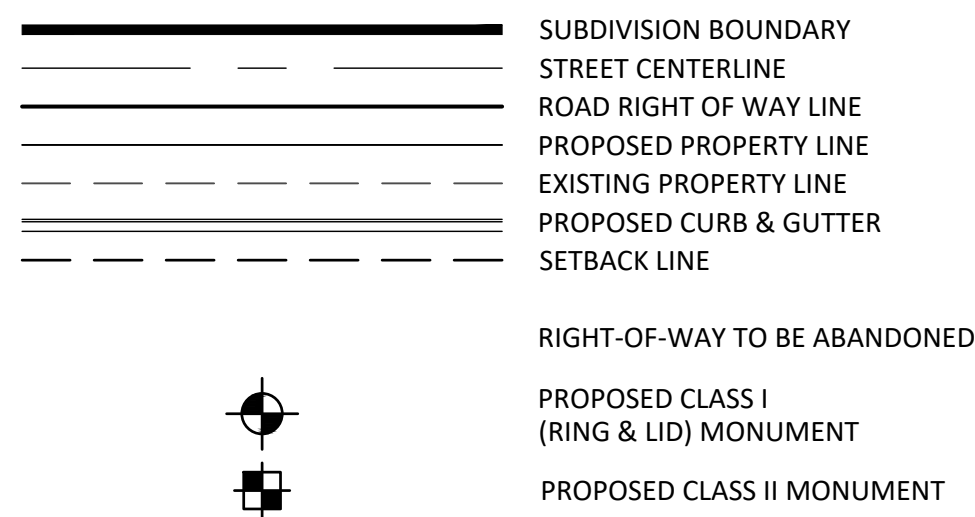
SHEET NUMBER :

SL-1

2 OF 18 TOTAL



LEGEND:



CONTACT

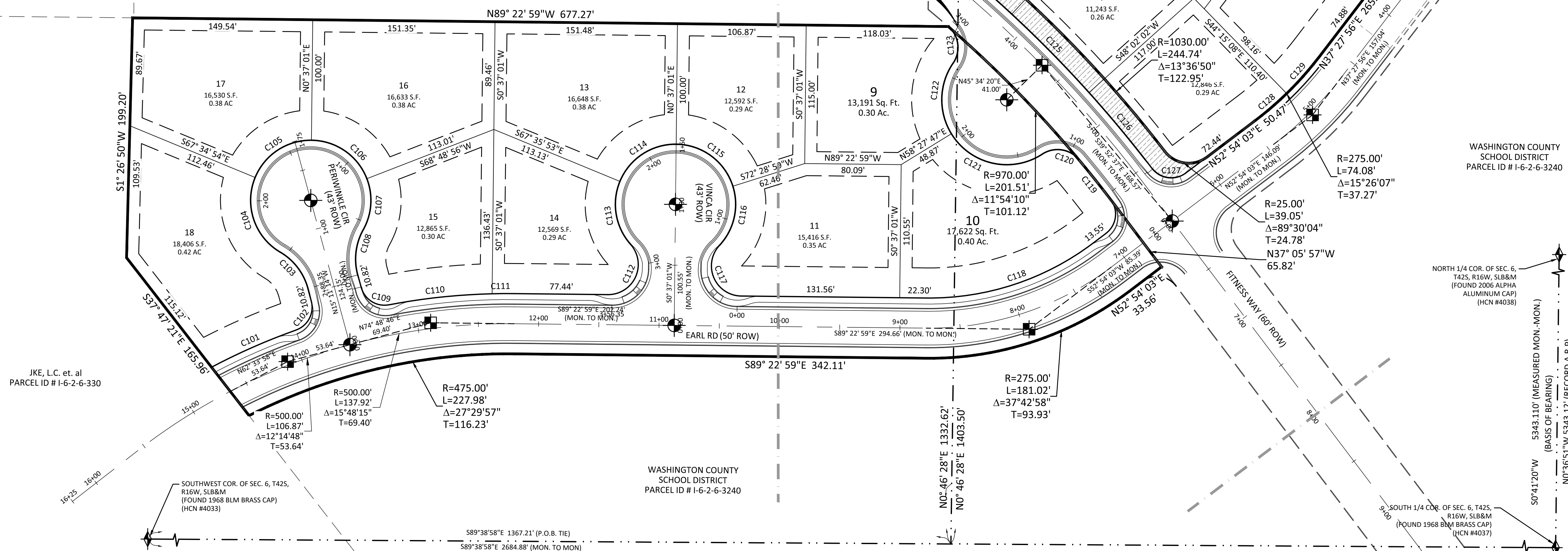
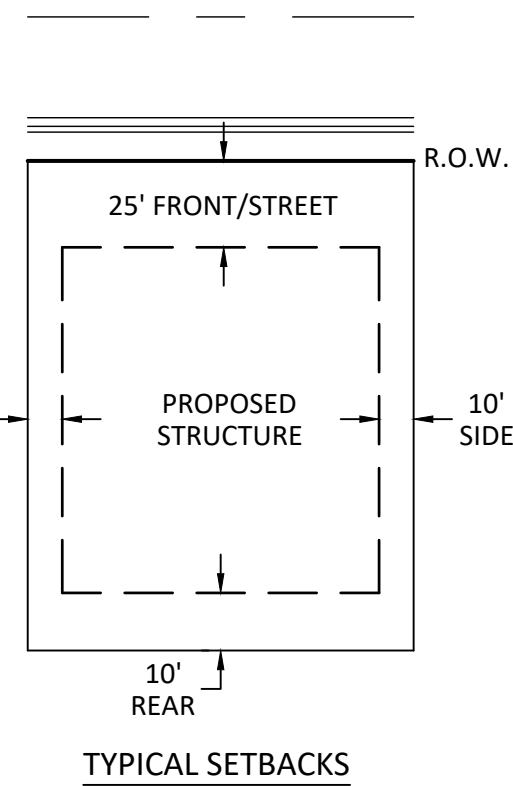
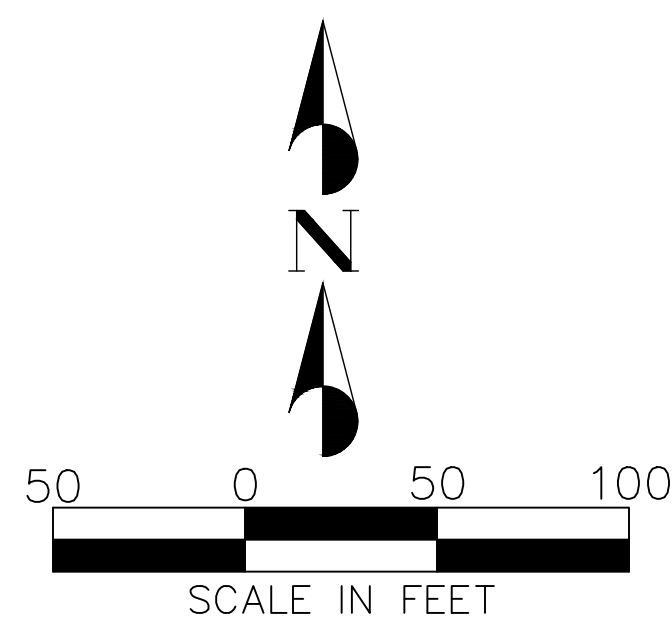
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

SITE DATA:

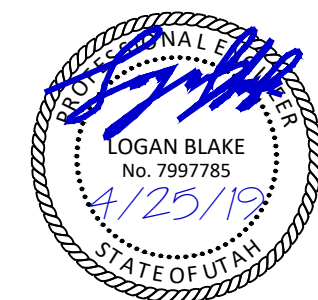
PARCEL ID:	I-6-2-6-325, I-6-2-6-326
PROPOSED ZONING:	RE-12.5
	LOT AVERAGING OVERLAY
TOTAL DWELLING UNITS:	18 UNITS
SITE AREA:	7.77 ACRES
DENSITY:	2.34 DU/AC

OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	525.00'	76.76'	8°22'39"	38.45'
C102	20.00'	29.89'	85°37'58"	18.53'
C103	50.00'	38.71'	44°21'24"	20.38'
C104	50.00'	71.53'	81°57'44"	43.44'
C105	50.00'	59.51'	68°11'55"	33.85'
C106	50.00'	59.51'	68°11'55"	33.85'
C107	50.00'	43.94'	50°21'15"	23.50'
C108	50.00'	38.71'	44°21'24"	20.38'
C109	20.00'	29.89'	85°37'58"	18.53'
C110	525.00'	86.16'	9°24'10"	43.18'
C111	525.00'	18.64'	2°02'03"	9.32'
C112	25.00'	57.76'	132°22'50"	56.66'
C113	50.00'	56.00'	64°09'57"	31.34'
C114	50.00'	59.53'	68°12'53"	33.86'
C115	50.00'	62.72'	71°51'59"	36.24'
C116	50.00'	52.81'	60°30'52"	29.17'
C117	25.00'	57.76'	132°22'50"	56.66'
C118	225.00'	148.11'	37°42'58"	76.85'
C119	970.00'	42.36'	2°30'07"	21.18'
C120	23.00'	33.45'	83°19'43"	20.47'
C121	54.00'	86.37'	91°38'43"	55.57'
C122	54.00'	62.07'	65°51'49"	34.98'
C123	23.00'	33.45'	83°19'43"	20.47'
C124	1013.00'	58.63'	3°18'58"	29.32'
C125	1013.00'	91.48'	5°10'28"	45.77'
C126	1013.00'	81.94'	4°38'04"	40.99'
C127	20.00'	31.33'	89°46'03"	19.92'
C128	275.00'	34.33'	7°09'11"	17.19'
C129	275.00'	39.75'	8°16'56"	19.91'
C130	20.00'	31.42'	90°00'00"	20.00'
C131	50.00'	23.28'	24°29'41"	10.85'
C132	50.00'	44.21'	50°39'54"	23.67'
C133	50.00'	53.33'	61°06'56"	29.52'
C134	50.00'	75.42'	86°25'32"	46.97'
C135	50.00'	56.69'	64°57'23"	31.83'
C136	50.00'	51.20'	58°40'04"	28.10'
C137	20.00'	31.42'	90°00'00"	20.00'

[illegible]

**SAGE COVE
PRESIDENTIAL SUBDIVISION
EARL RD & FITNESS WAY IVINS, UT 84738
SITE PLAN**

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

120 East St. Georgia Blvd Suite #301
St. George, UT 84771
Office (435) 628-2121
www.developmentsolutions.co



DATE :	APRIL 2019
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	16-039
SCALE :	1" = 50'

SP-1

3 OF 18 TOTAL

GRADING NOTES

- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
- CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
- ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
- ADD 3,000.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
- ALL LOTS OVER 11,000 SQ. FT. IN SIZE SHALL HAVE A 2:1 SLOPE BETWEEN PADS WITH THE PROPERTY LINE AT THE TOP OF SLOPE. ALL LOTS UNDER 11,000 SQ. FT. IN SIZE, WHERE THE PAD ELEVATIONS OF THE ADJACENT LOTS VARY MORE THAN TWO FEET A RETAINING WALL SHALL BE CONSTRUCTED.
- ALL GRADE LABELS SHOWN WITHIN FUTURE PHASE 2 AREA ARE FOR ROUGH GRADING REFERENCE ONLY AND DO NOT REPRESENT AN APPROVAL TO CONSTRUCT CURB OR OTHER STREET IMPROVEMENTS.
- ALL PHASE 2 PADS ADJACENT TO PHASE 1 SHALL BE ROUGH GRADED TO THE PAD GRADES SHOWN HEREON TO WITHIN A MINIMUM OF 25 FEET OF THE PHASE 1 BOUNDARY.
- ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.

EARTHWORK

CUT: 12,877 C.Y. FILL: 14,424 C.Y. NET: 1,547* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

LEGEND

	RIGHT OF WAY LINE
	EXISTING CURB AND GUTTER
	ROAD CENTERLINE
	PROPOSED CURB AND GUTTER
	BUILDING ENVELOPE LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED GRADE TAG
	EXISTING ELEVATION GRADE TAG
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	CATCH BASIN
	STORM DRAIN MANHOLE

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
TOW	TOP OF WALL GRADE
BOW	BOTTOM OF WALL GRADE

OWNER/DEVELOPER

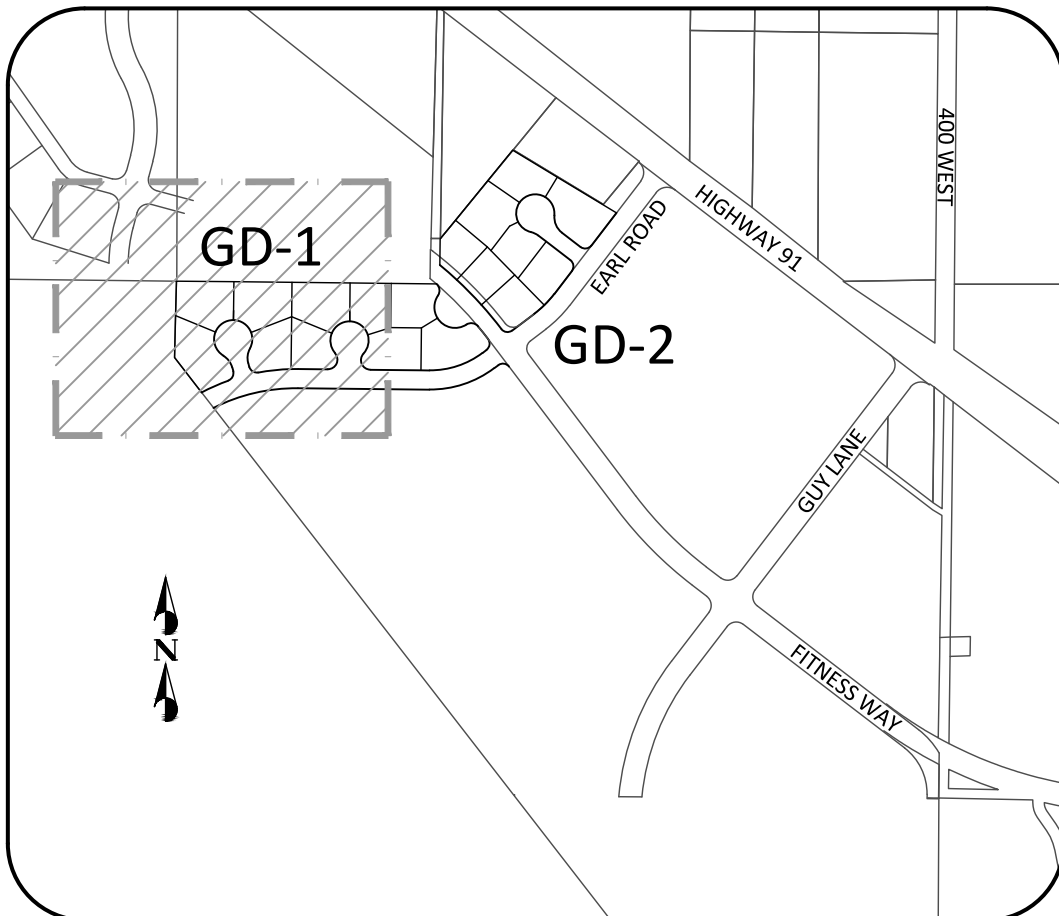
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

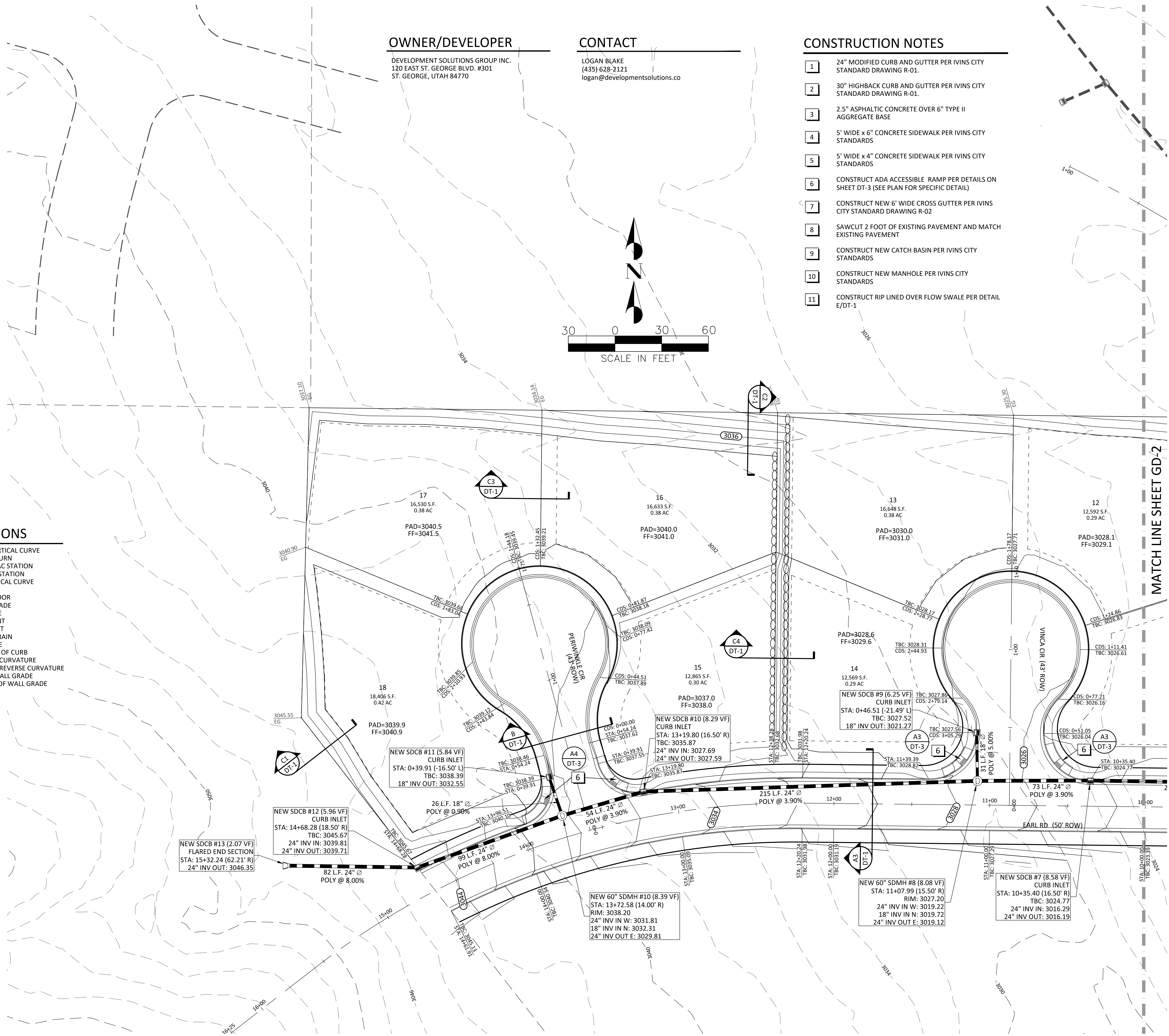
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

CONSTRUCTION NOTES

- 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
- 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- CONSTRUCT ADA ACCESSIBLE RAMP PER DETAILS ON SHEET DT-3 (SEE PLAN FOR SPECIFIC DETAIL)
- CONSTRUCT NEW 6" WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- CONSTRUCT RIP LINED OVER FLOW SWALE PER DETAIL E/DT-1



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'



APP'D	DATE	DESCRIPTION	NO.

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME:
GRADING & DRAINAGE PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

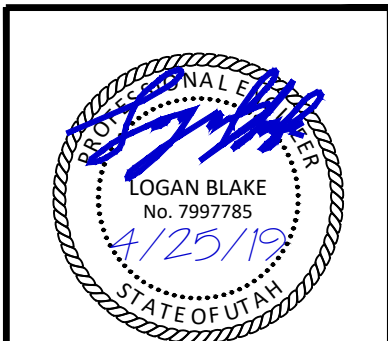
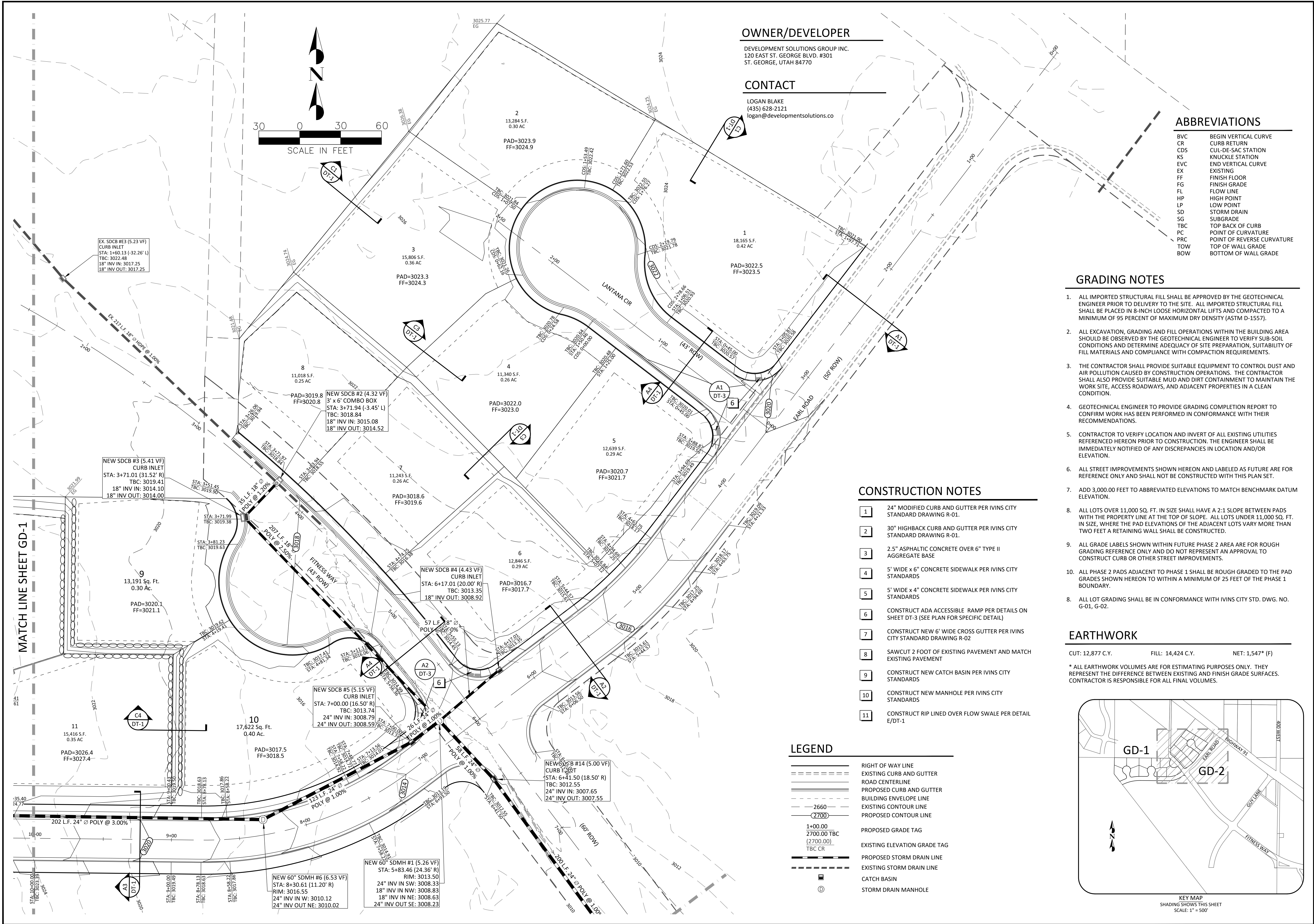


DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'

SHEET NUMBER:

GD-1

4 OF 18 TOTAL



NO.	DESCRIPTION	DATE	APP'D.

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738
PROJECT NAME:
SHEET NAME:
GRADING & DRAINAGE PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2122
www.developmentsolutions.co



DATE:	APRIL 2019
PM:	LB
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DESIGNED BY:	LB
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PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

CONSTRUCTION NOTES

- 1

24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2

30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 3

2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
- 4

5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 5

5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 6

CONSTRUCT ADA ACCESSIBLE RAMP PER DETAILS ON SHEET DT-3 (SEE PLAN FOR SPECIFIC DETAIL)
- 7

CONSTRUCT NEW 6" WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- 8

SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- 9

CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- 10

CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- 11

CONSTRUCT RIP LINED OVER FLOW SWALE PER DETAIL E/DT-1

OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

GRADING NOTES

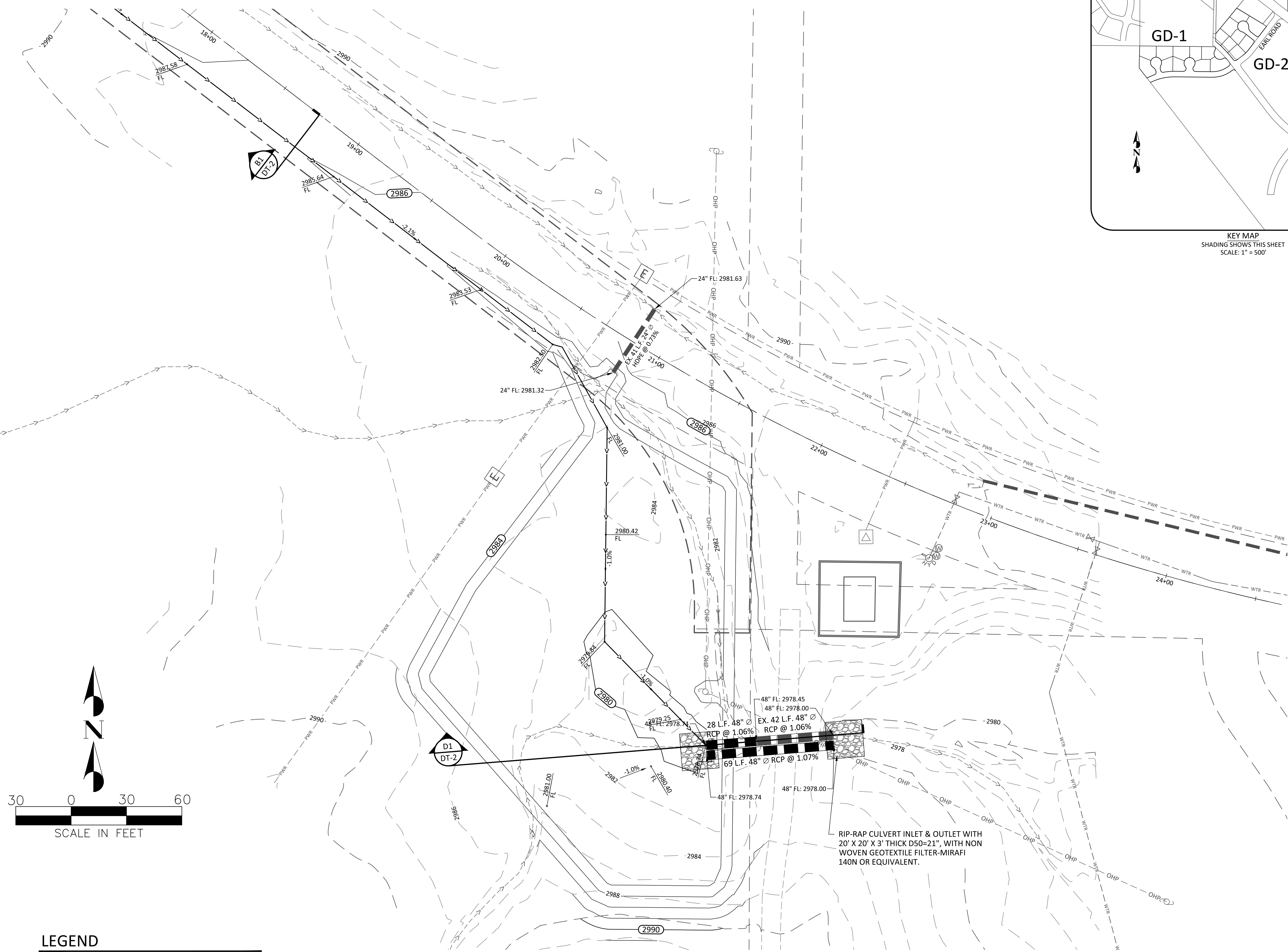
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EARTHWORK

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SEE SHEET PP-3 FOR CONTINUATION



LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE

ABBREVIATIONS

- BVC

BEGIN VERTICAL CURVE
- CR

CURB RETURN
- CDS

CUL-DE-SAC STATION
- KS

KNUCKLE STATION
- EVC

END VERTICAL CURVE
- EX

EXISTING
- FF

FINISH FLOOR
- FG

FINISH GRADE
- FL

FLOW LINE
- HP

HIGH POINT
- LP

LOW POINT
- SD

STORM DRAIN
- SG

SUBGRADE
- TBC

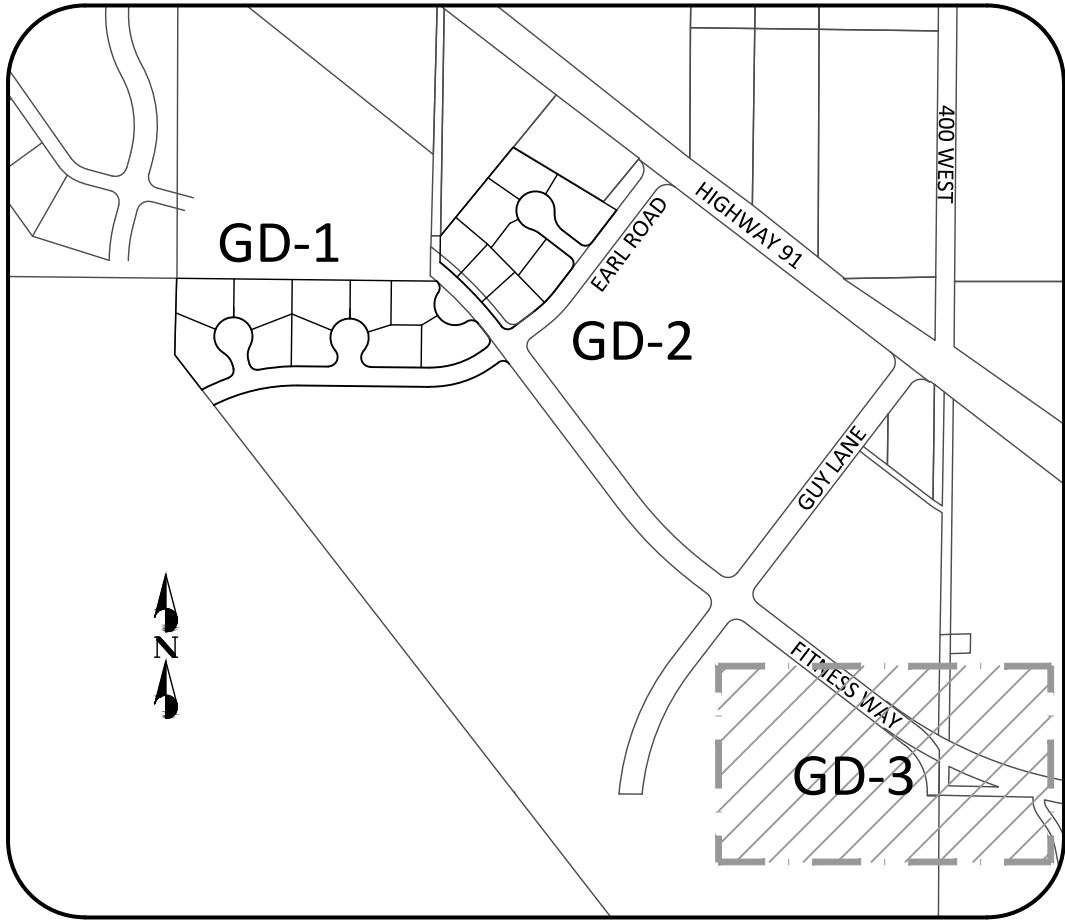
TOP BACK OF CURB
- PC

POINT OF CURVATURE
- PRC

POINT OF REVERSE CURVATURE
- TOW

TOP OF WALL GRADE
- BOW

BOTTOM OF WALL GRADE



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
**SAGE COVE
RESIDENTIAL SUBDIVISION**
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME:
GRADING & DRAINAGE PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

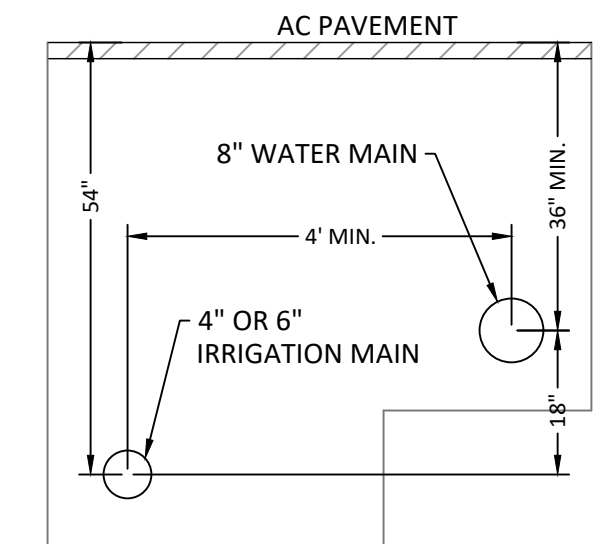


DATE :	APRIL 2019
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	16-039
SCALE :	1" = 30'

SHEET NUMBER :

GD-3

6 OF 18 TOTAL

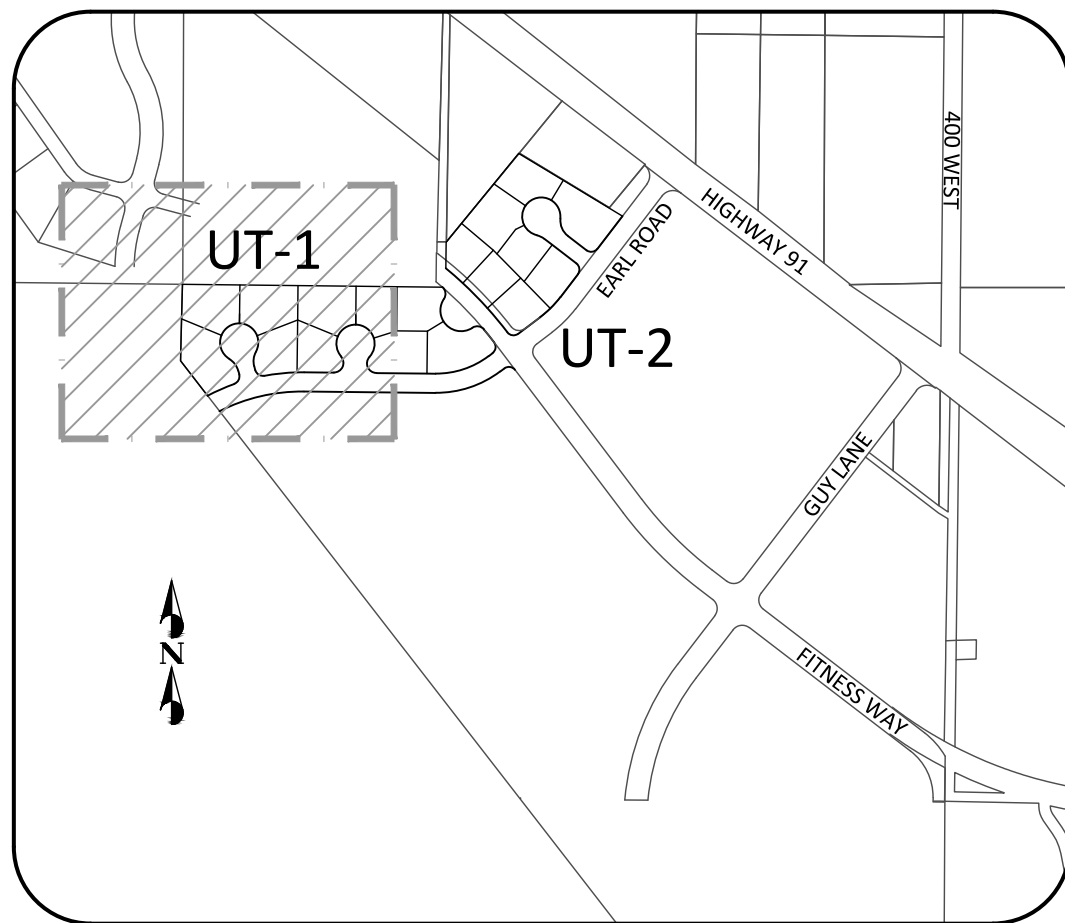


WATER/IRRIGATION TRENCH

NOT TO SCALE

LEGEND

- PROPOSED RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED 3/4" IRRIGATION METER



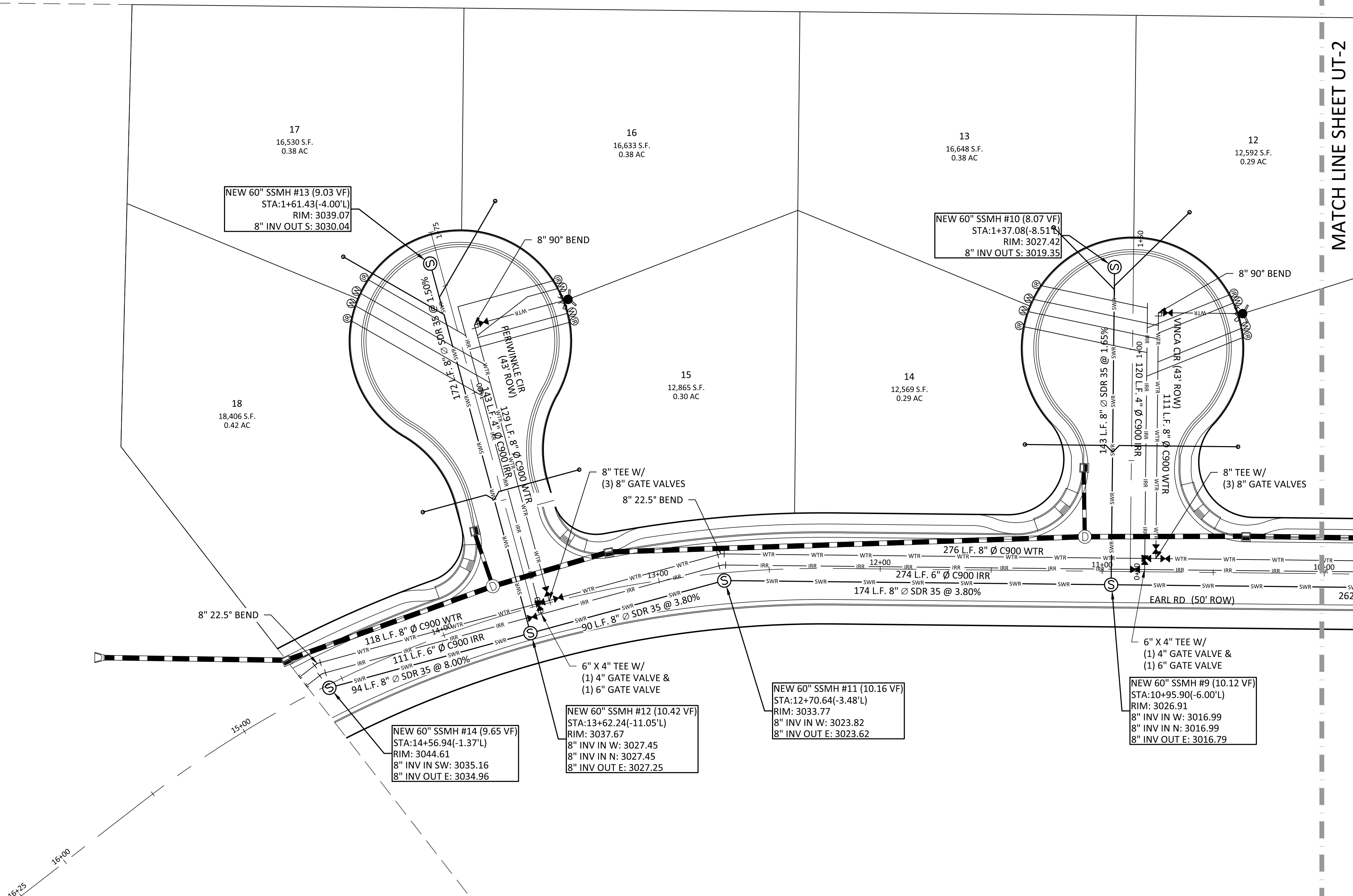
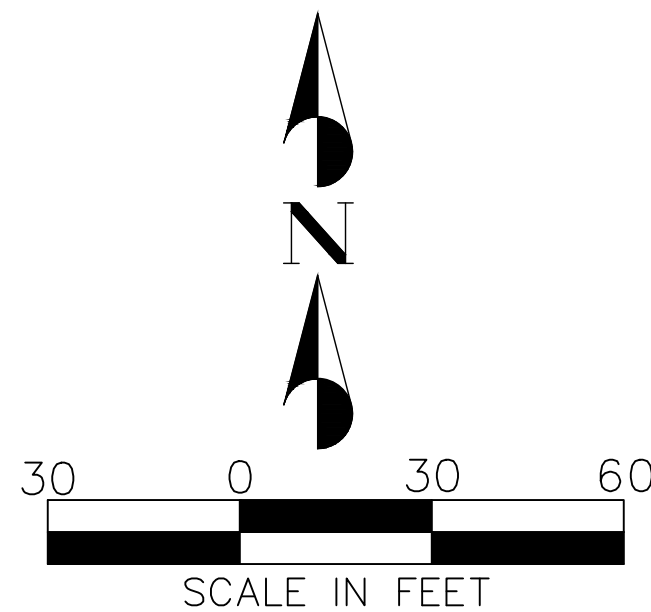
KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co



NO.	DESCRIPTION	DATE	APP'D.

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME: SEWER & WATER PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

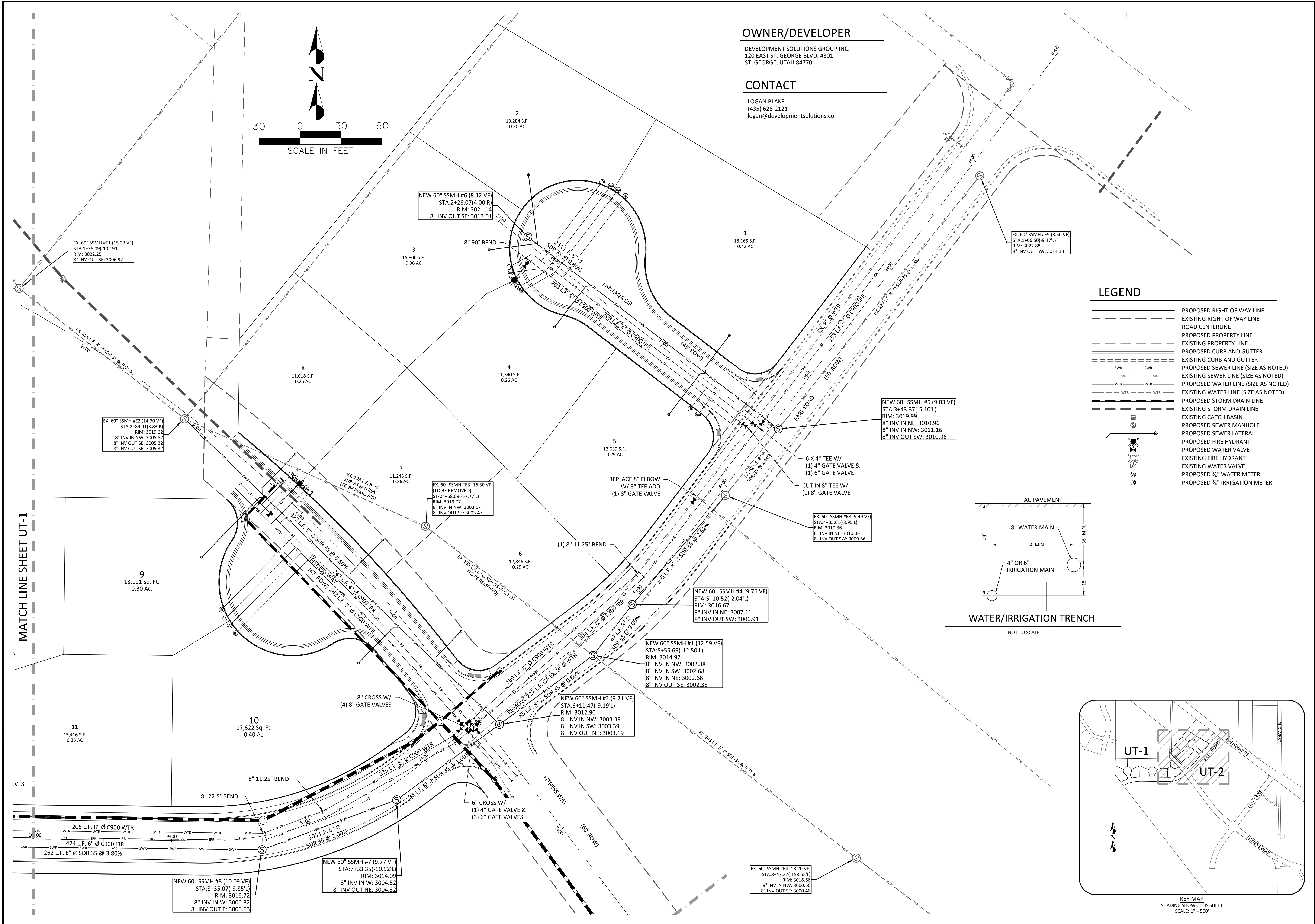
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

UT-1

7 OF 18 TOTAL



OWNER/DEVELOPER

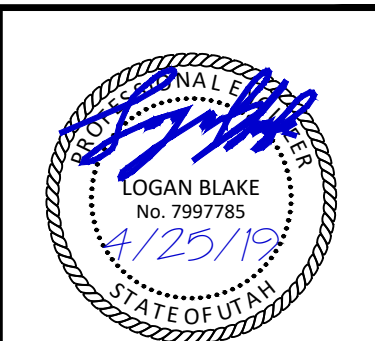
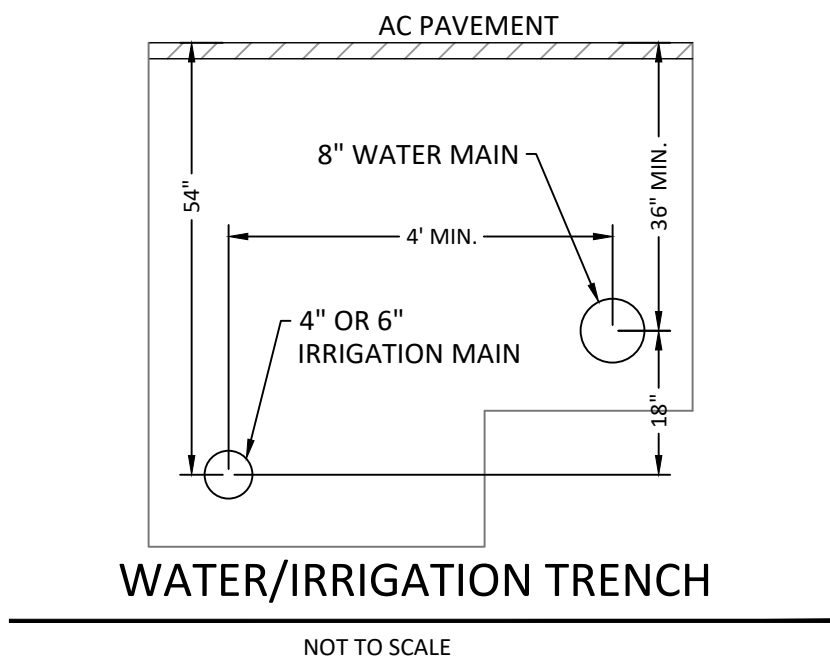
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

LEGEND

- PROPOSED RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED 3/4" IRRIGATION METER



NO.	DESCRIPTION	DATE	APP'D

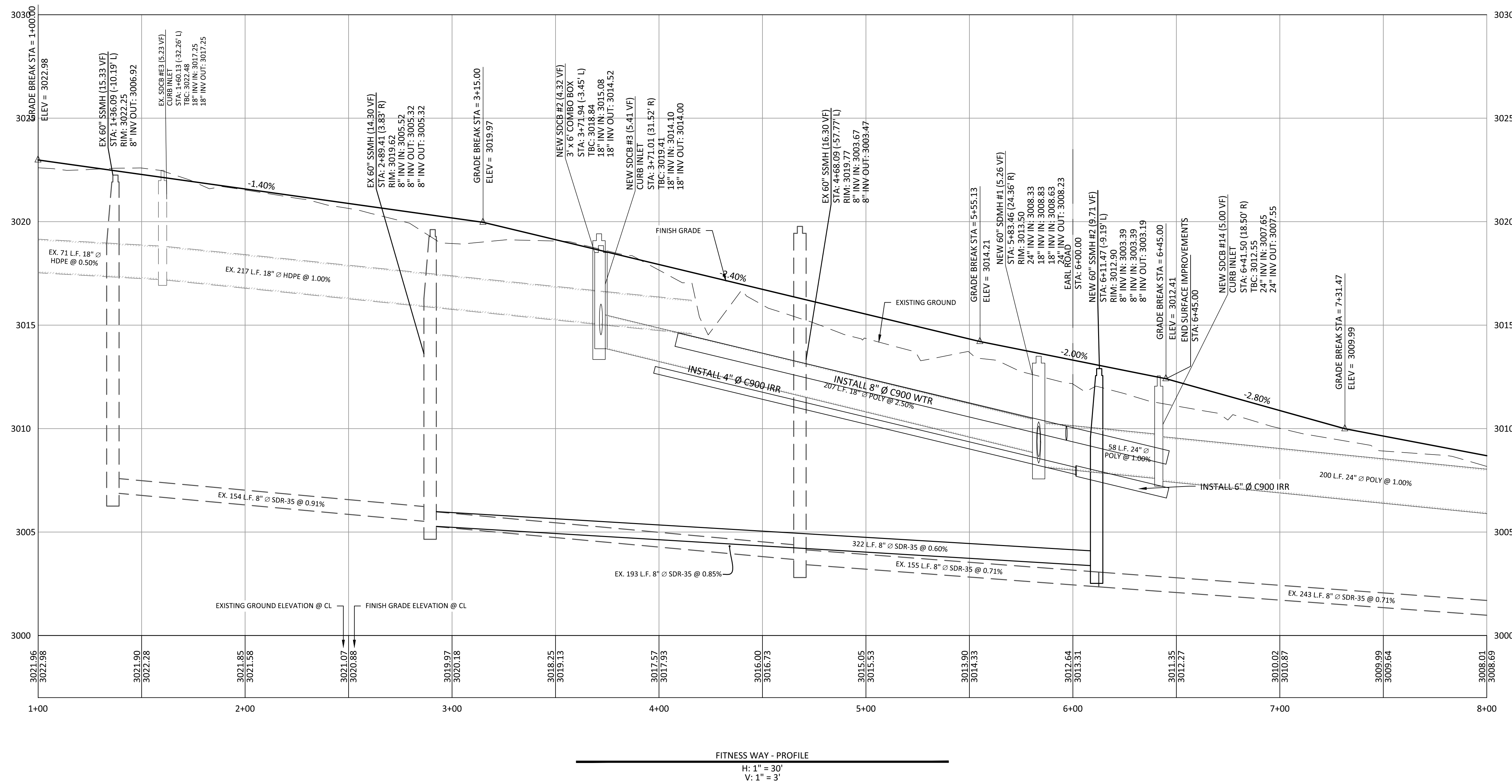
PROJECT NAME:
**SAGE COVE
RESIDENTIAL SUBDIVISION**
FITNESS WAY & EARL RD IVINS, UT 84738

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

UT-2
8 OF 18 TOTAL



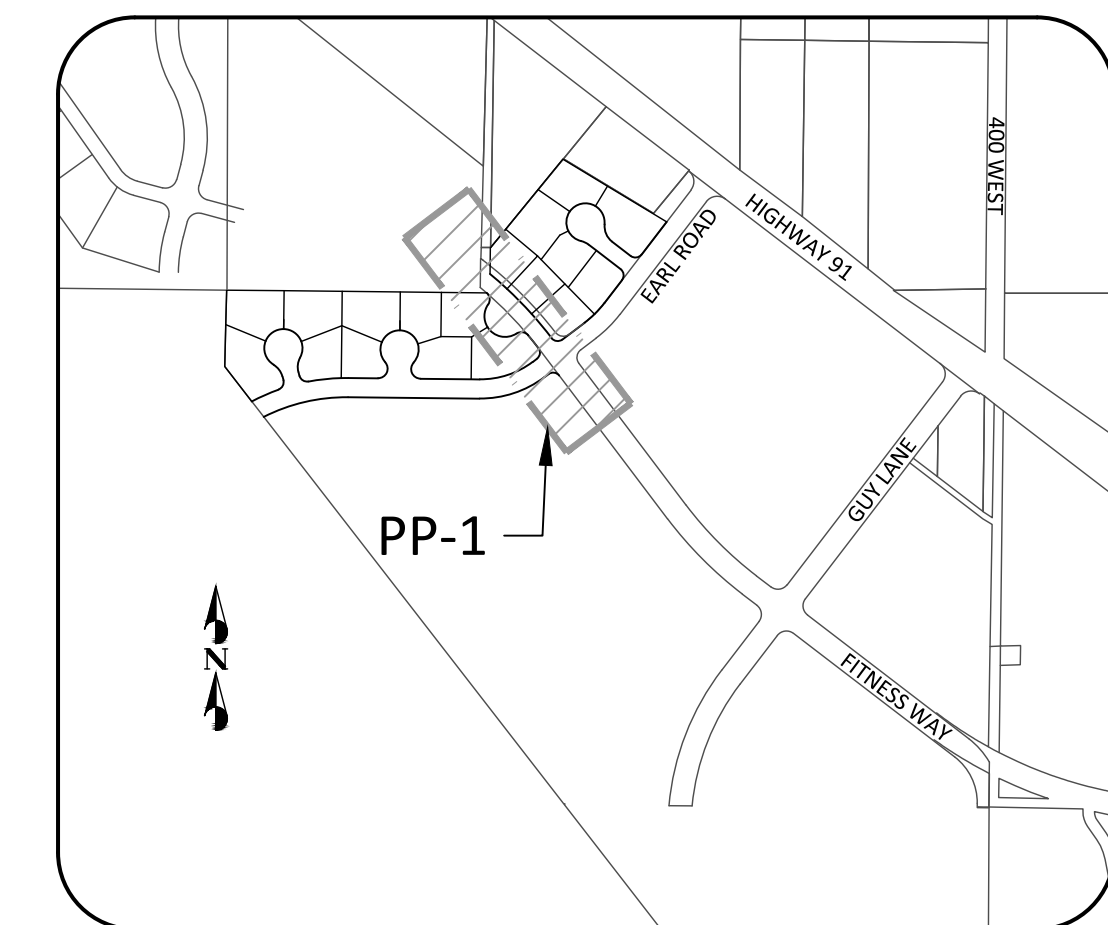
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

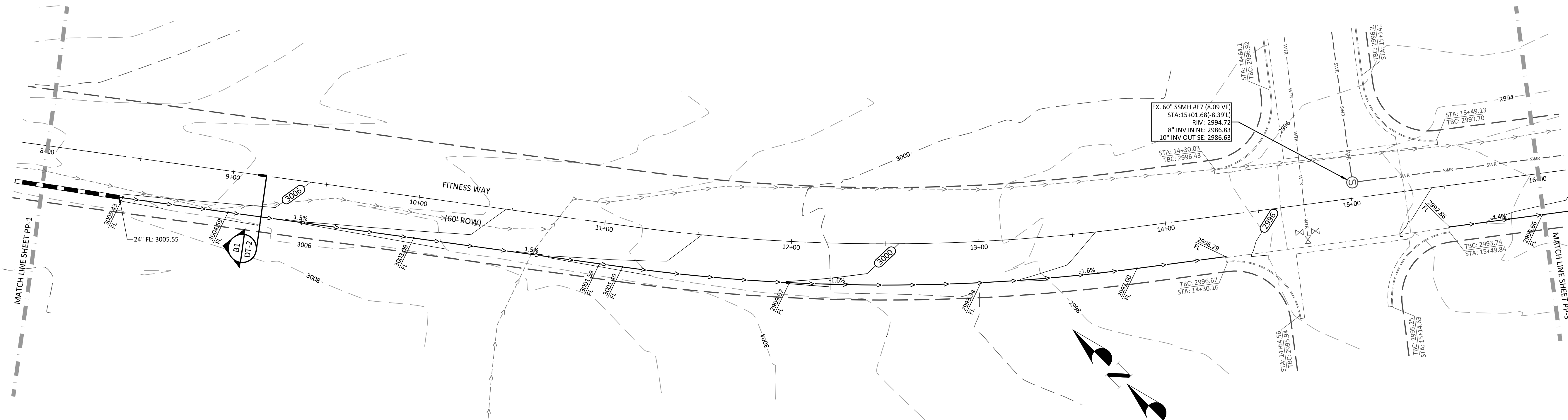
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

BVC	BEGIN VERTICAL CURVE
CURB	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FL	FINISH GRADE
FLOW	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
TOW	TOP OF WALL GRADE
BOW	BOTTOM OF WALL GRADE

1	24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
2	30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
3	2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
4	5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
5	5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
6	CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
7	CONSTRUCT NEW 6" WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
8	SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
9	CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
10	CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
11	CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
12	CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

	RIGHT OF WAY LINE
	ROAD CENTER LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED CATCH BASIN



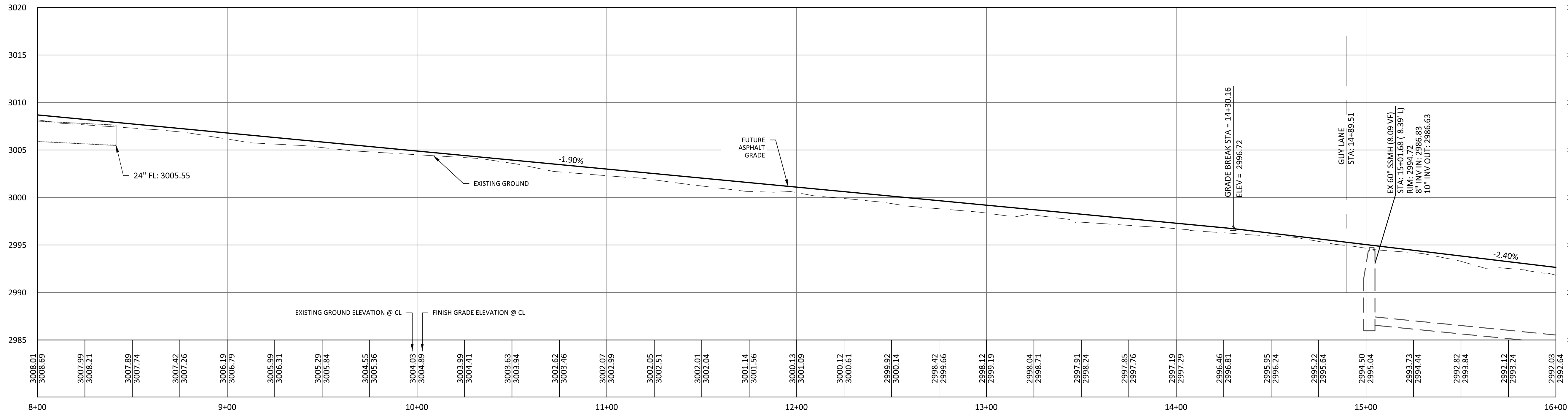


FITNESS WAY - PLAN
SCALE: 1" = 30'



ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
TOW	TOP OF WALL GRADE
BOW	BOTTOM OF WALL GRADE



FITNESS WAY - PROFILE
H: 1" = 30'
V: 1" = 6'

LEGEND

	RIGHT OF WAY LINE
	ROAD CENTERLINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED CATCH BASIN

OWNER/DEVELOPER

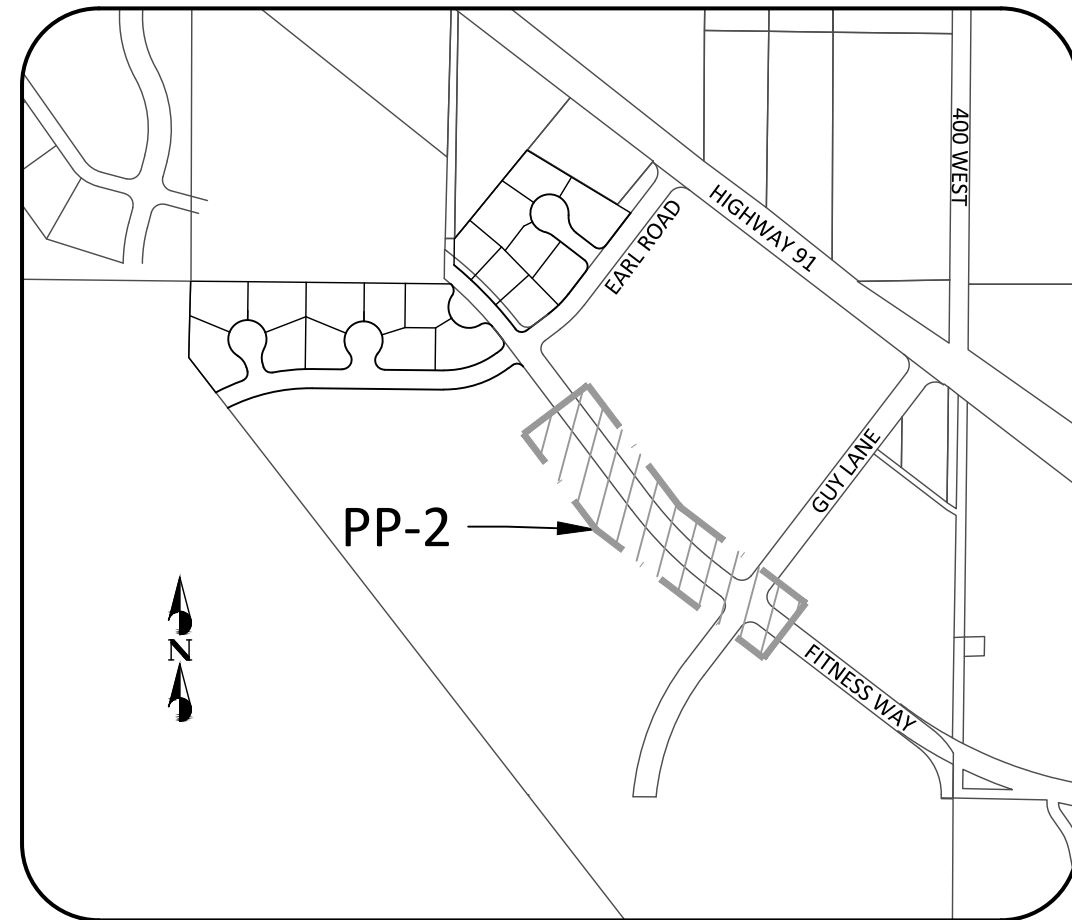
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

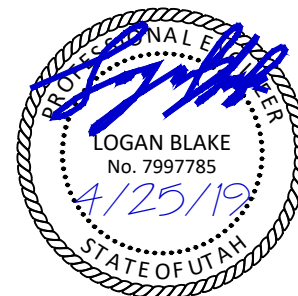
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

CONSTRUCTION NOTES

- 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
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- CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
- CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 600'



APP'D	DATE	DESCRIPTION	NO.

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738

PROJECT NAME:
SHEET NAME:
PLAN & PROFILE (FITNESS WAY)

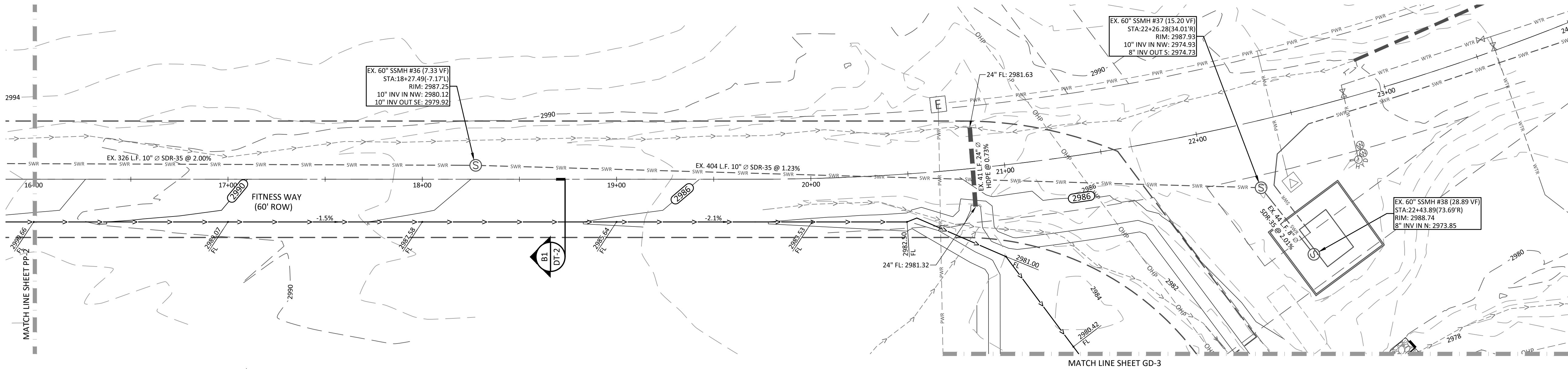
DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



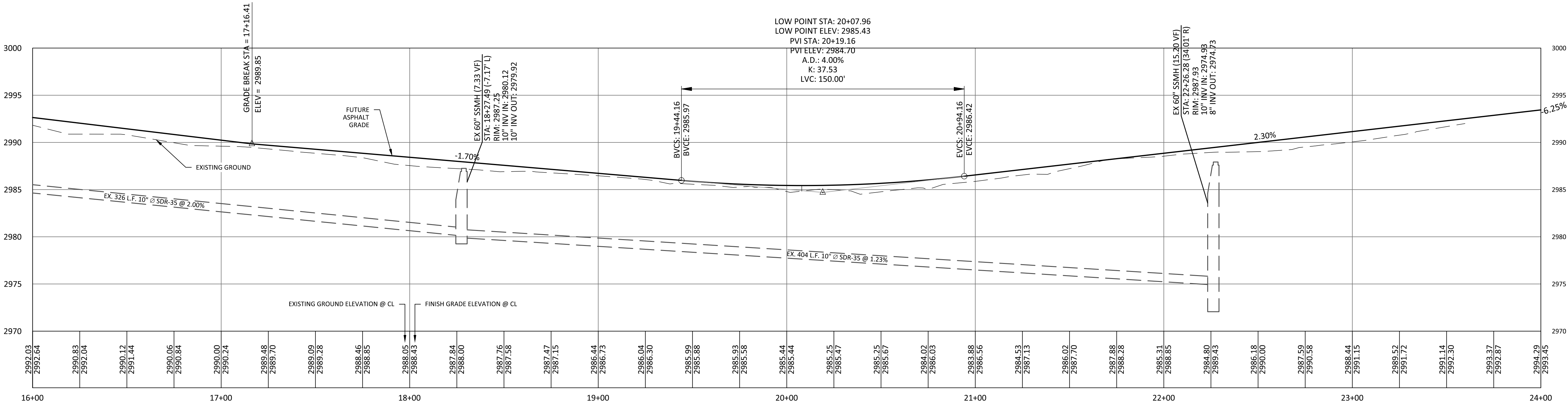
DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

PP-2

10 OF 18 TOTAL



FITNESS WAY - PLAN
SCALE: 1" = 30'



FITNESS WAY - PROFILE
H: 1" = 30'
V: 1" = 6'

LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN

OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

CONTACT

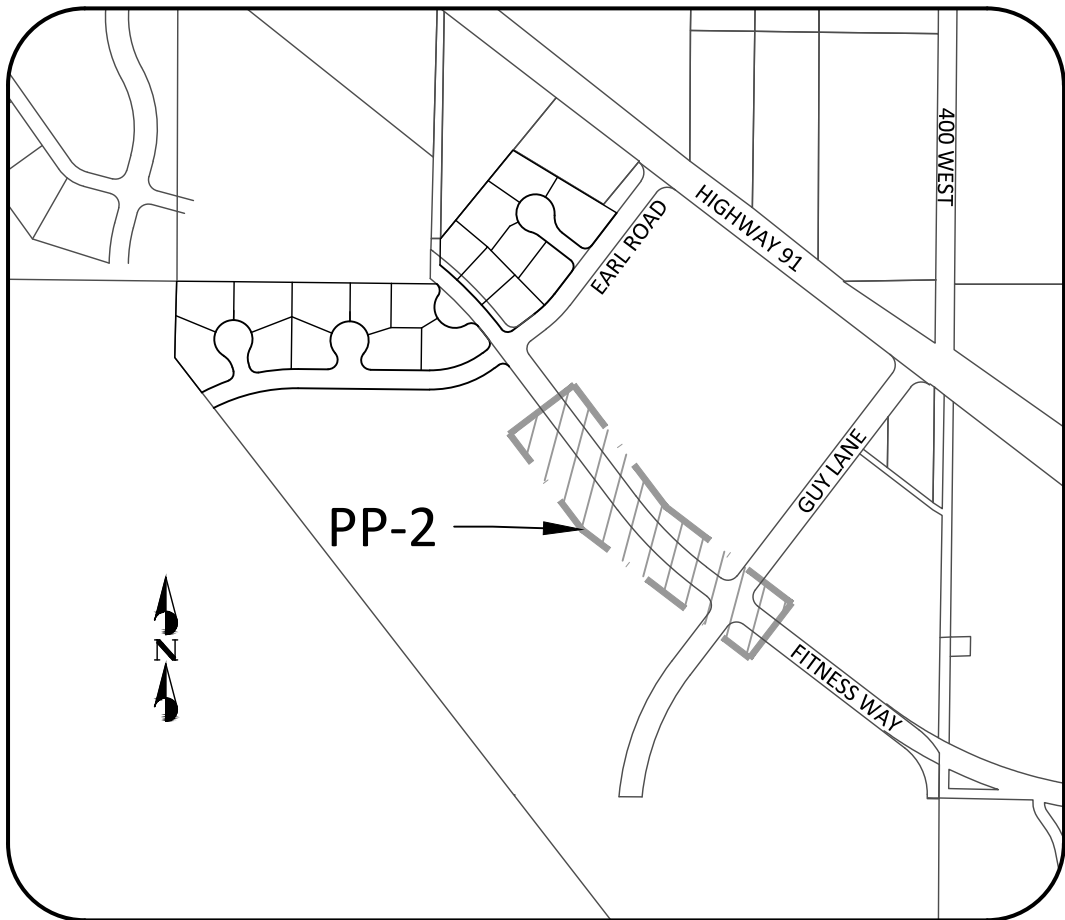
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

CONSTRUCTION NOTES

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- 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
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- 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
- CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
- CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

ABBREVIATIONS

- | | |
|-----|----------------------------|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE |
| TBC | TOP BACK OF CURB |
| PC | POINT OF CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 30'



APP'D	DATE	DESCRIPTION	NO.

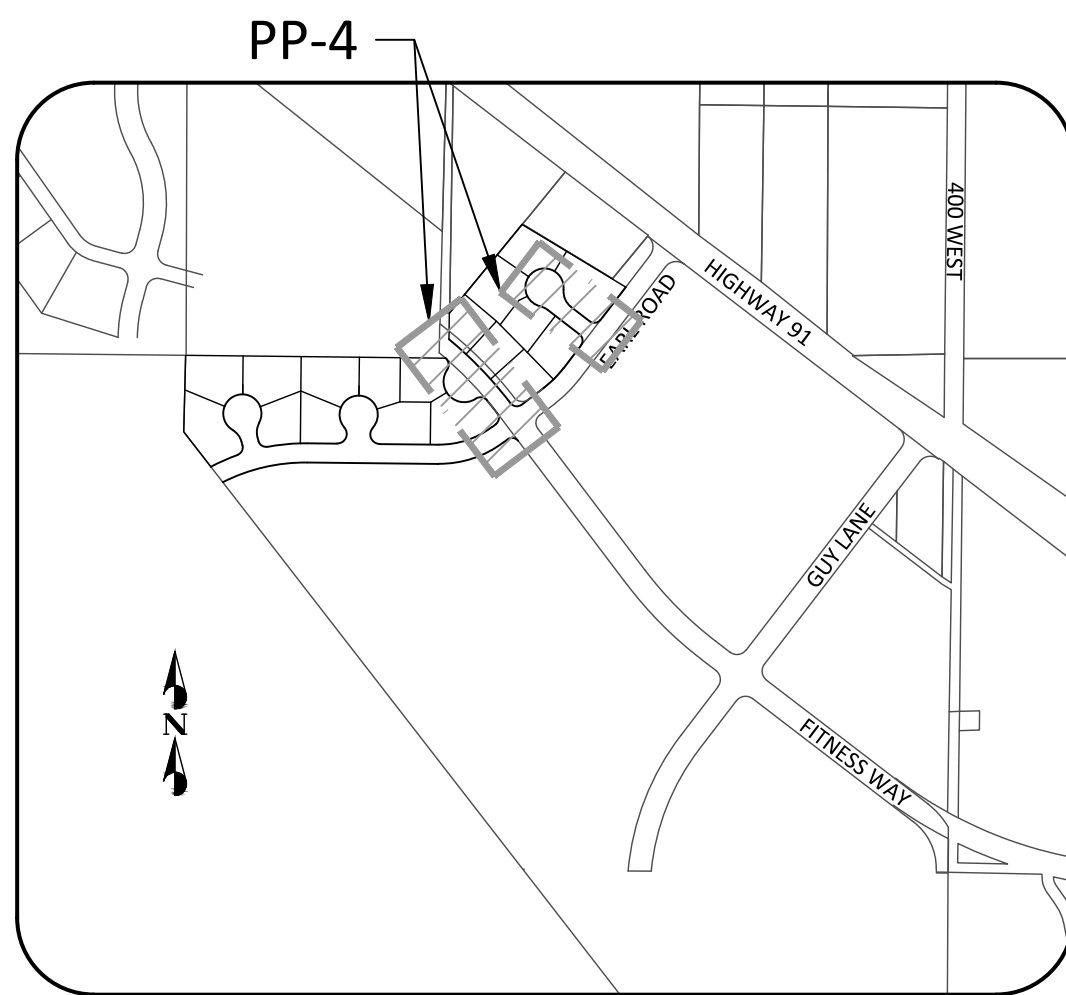
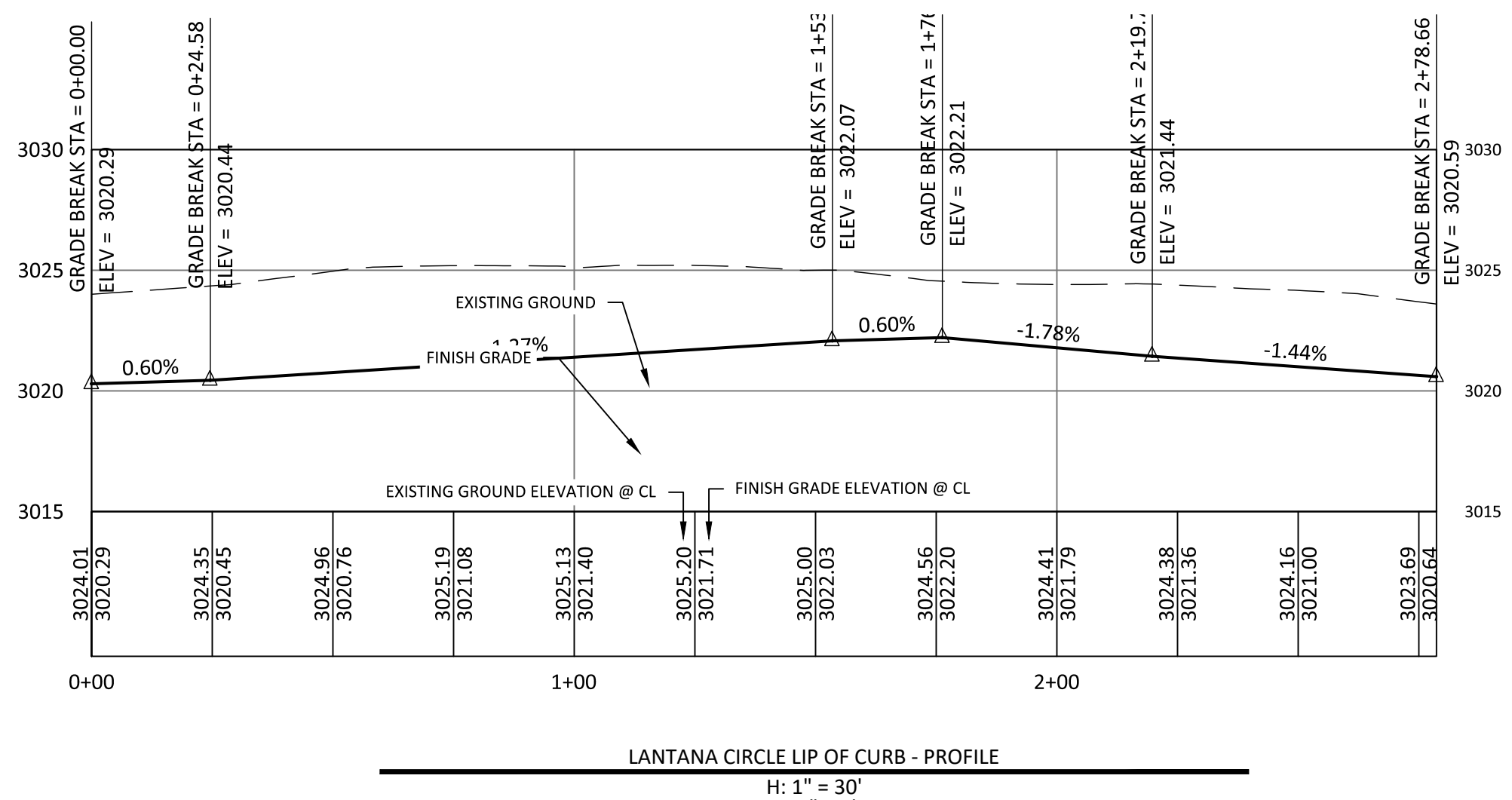
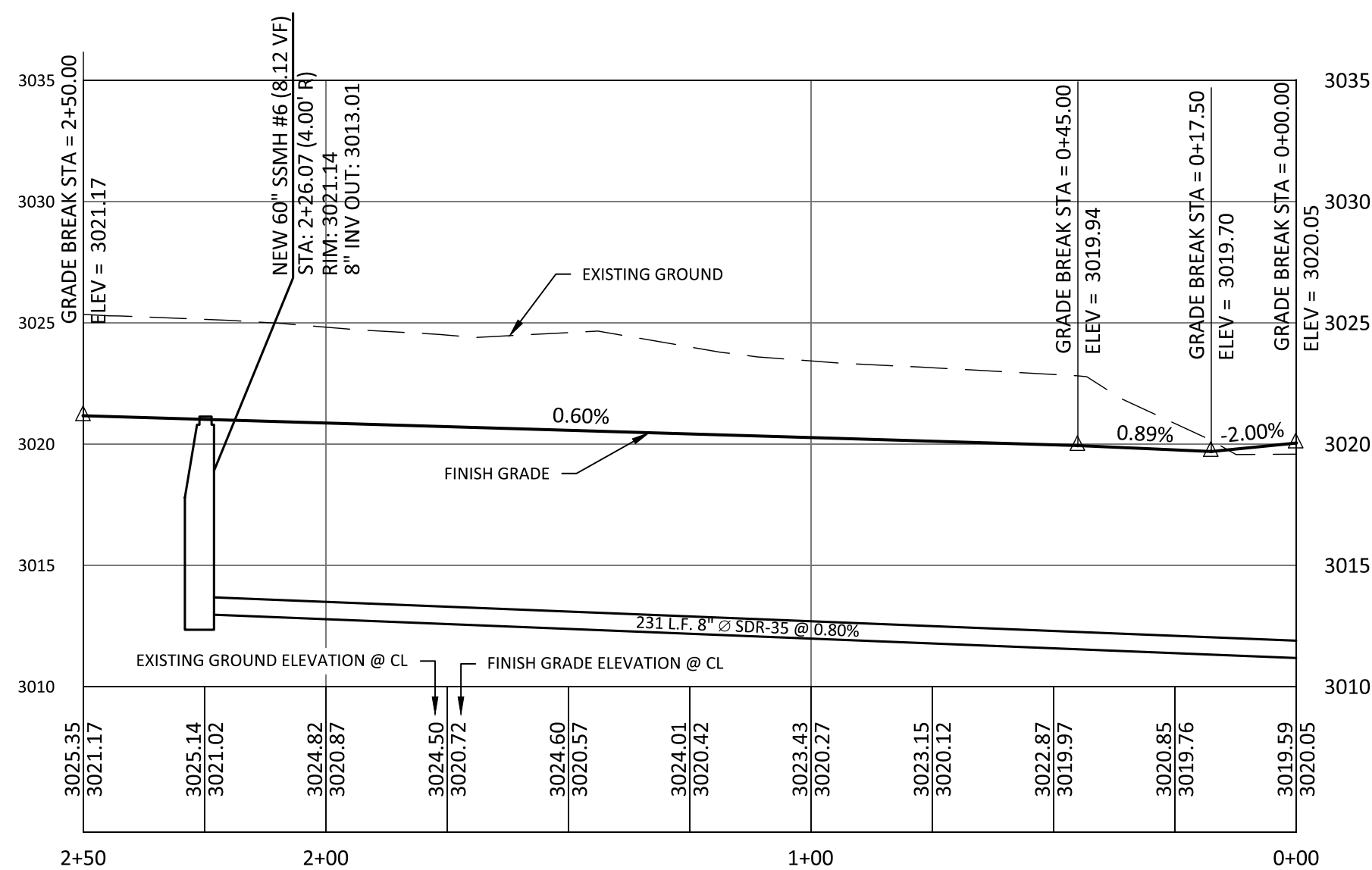
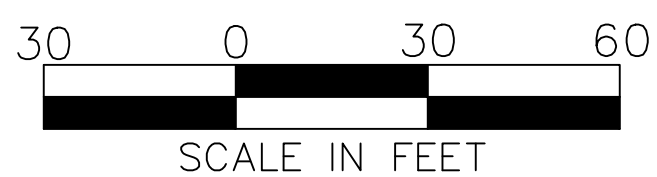
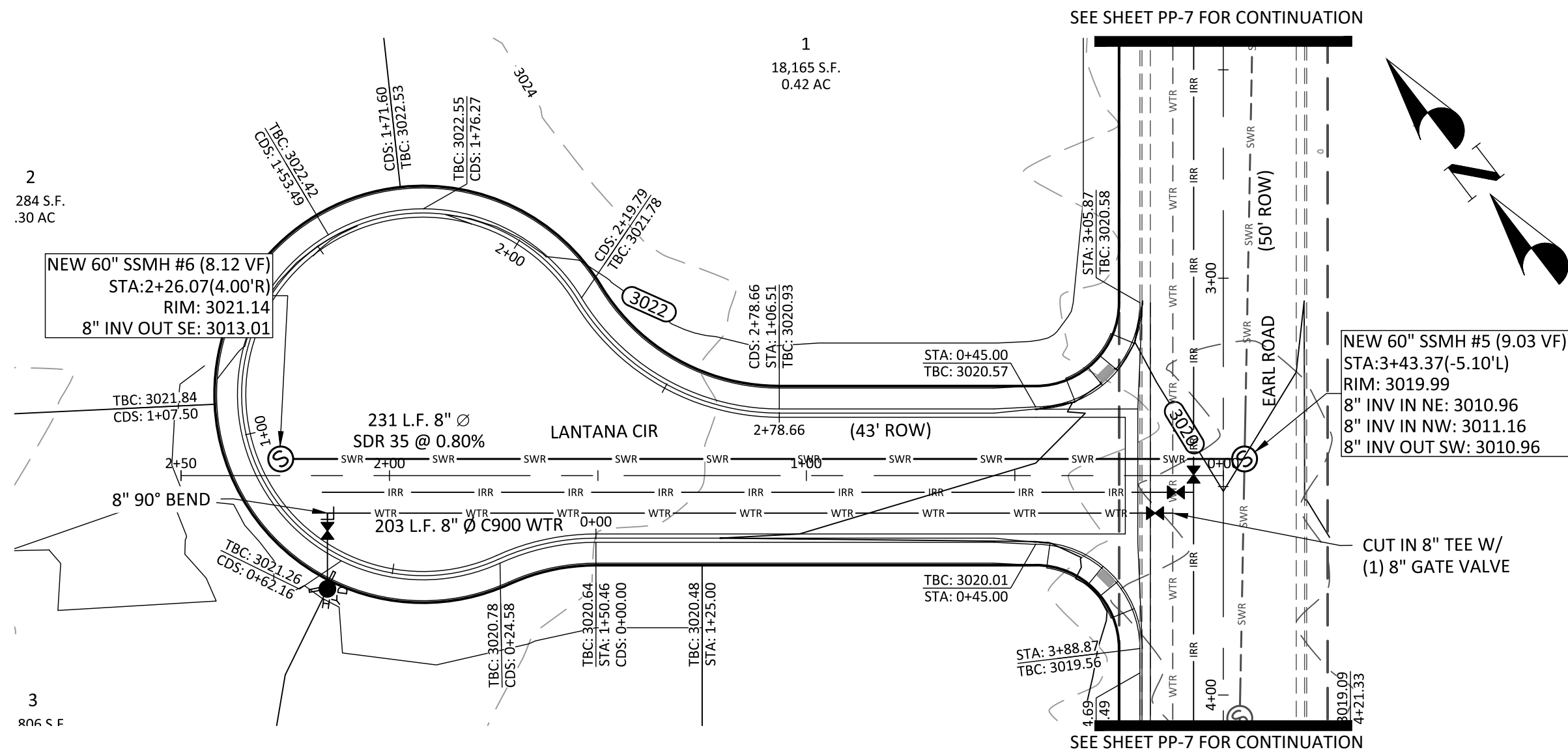
PROJECT NAME:
**SAGE COVE
RESIDENTIAL SUBDIVISION**
FITNESS WAY & EARL RD IVINS, UT 84738
SHEET NAME:
PLAN & PROFILE (FITNESS WAY)

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

PP-3



LEGEND

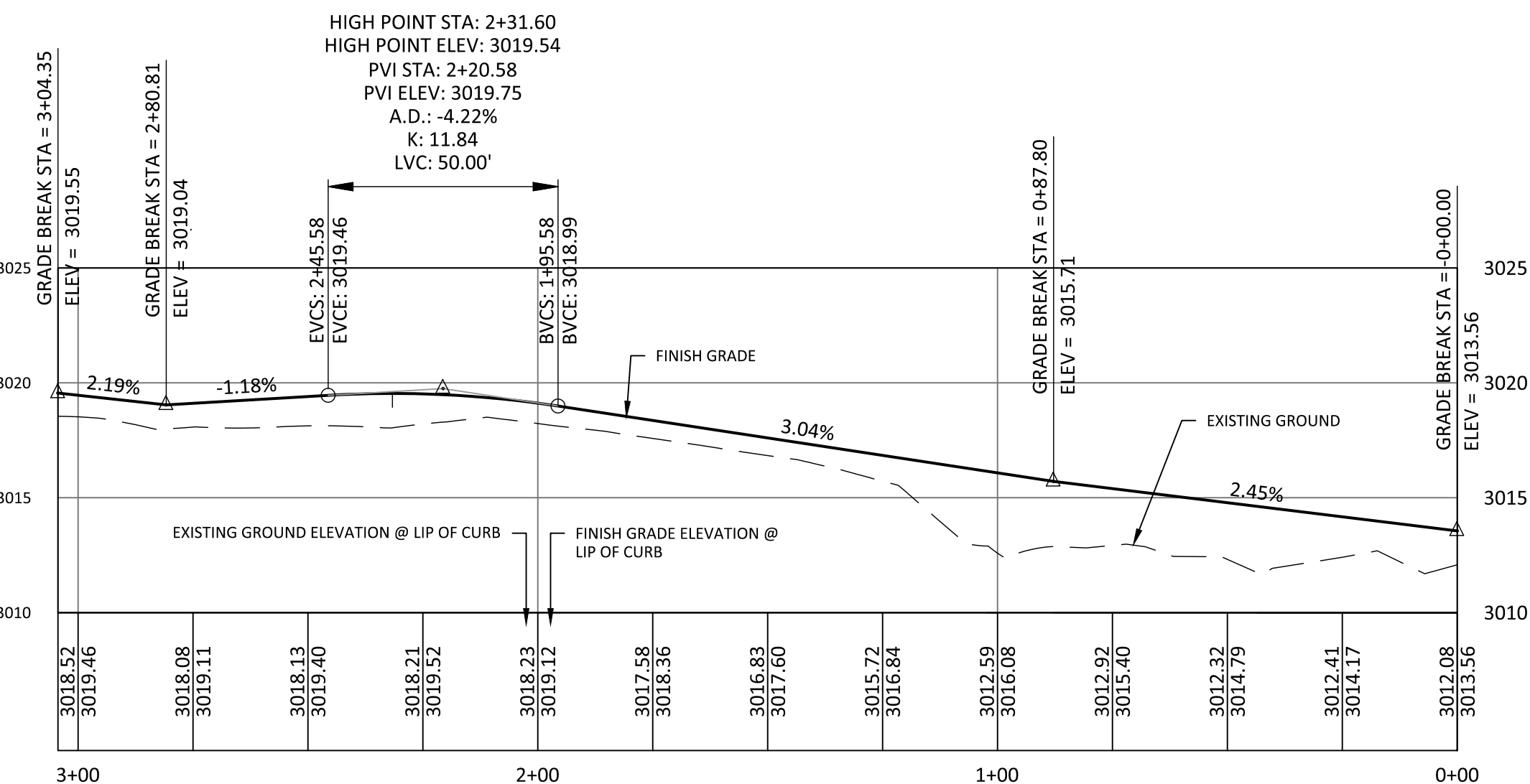
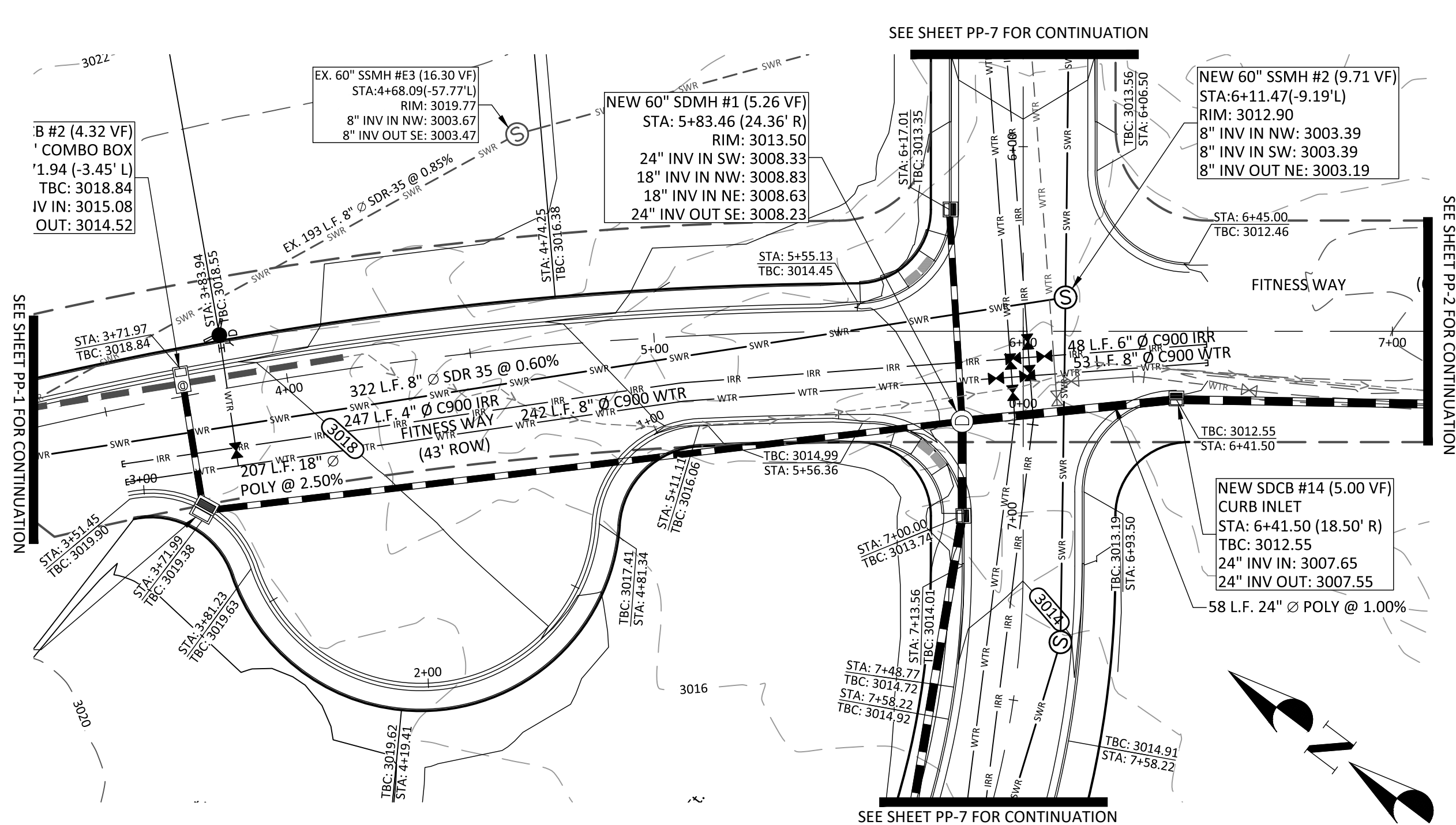
	RIGHT OF WAY LINE
	ROAD CENTERLINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED CATCH BASIN

OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co



ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
TOW	TOP OF WALL GRADE
BOW	BOTTOM OF WALL GRADE

CONSTRUCTION NOTES

- 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
- 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
- CONSTRUCT NEW 6" WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
- CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

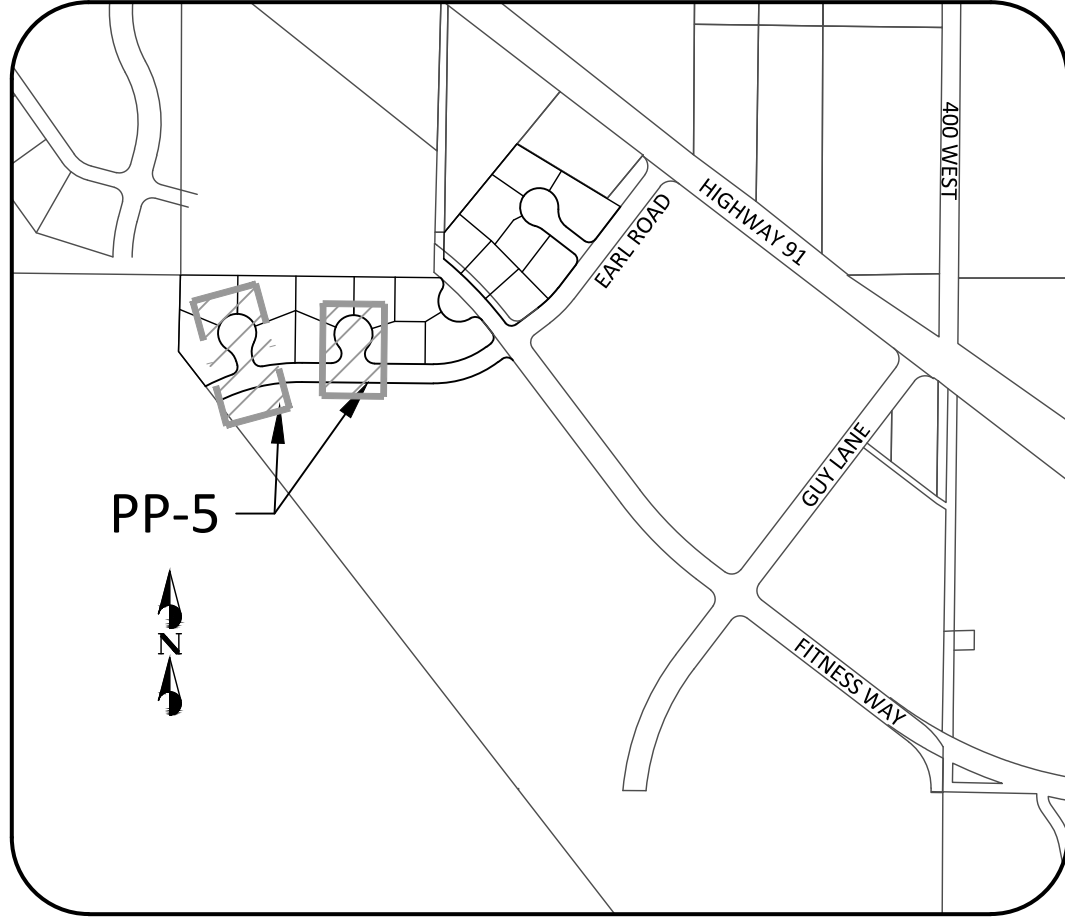
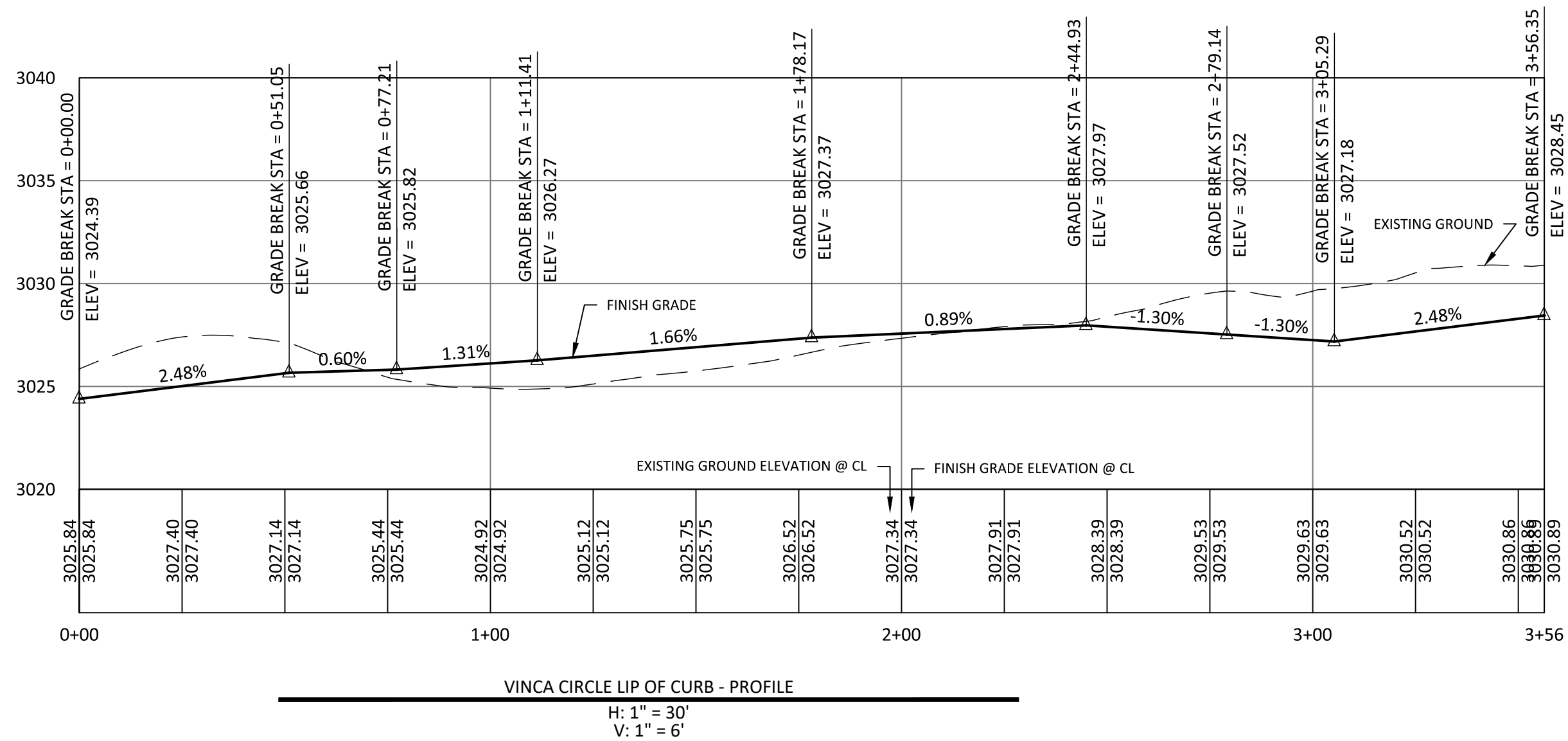
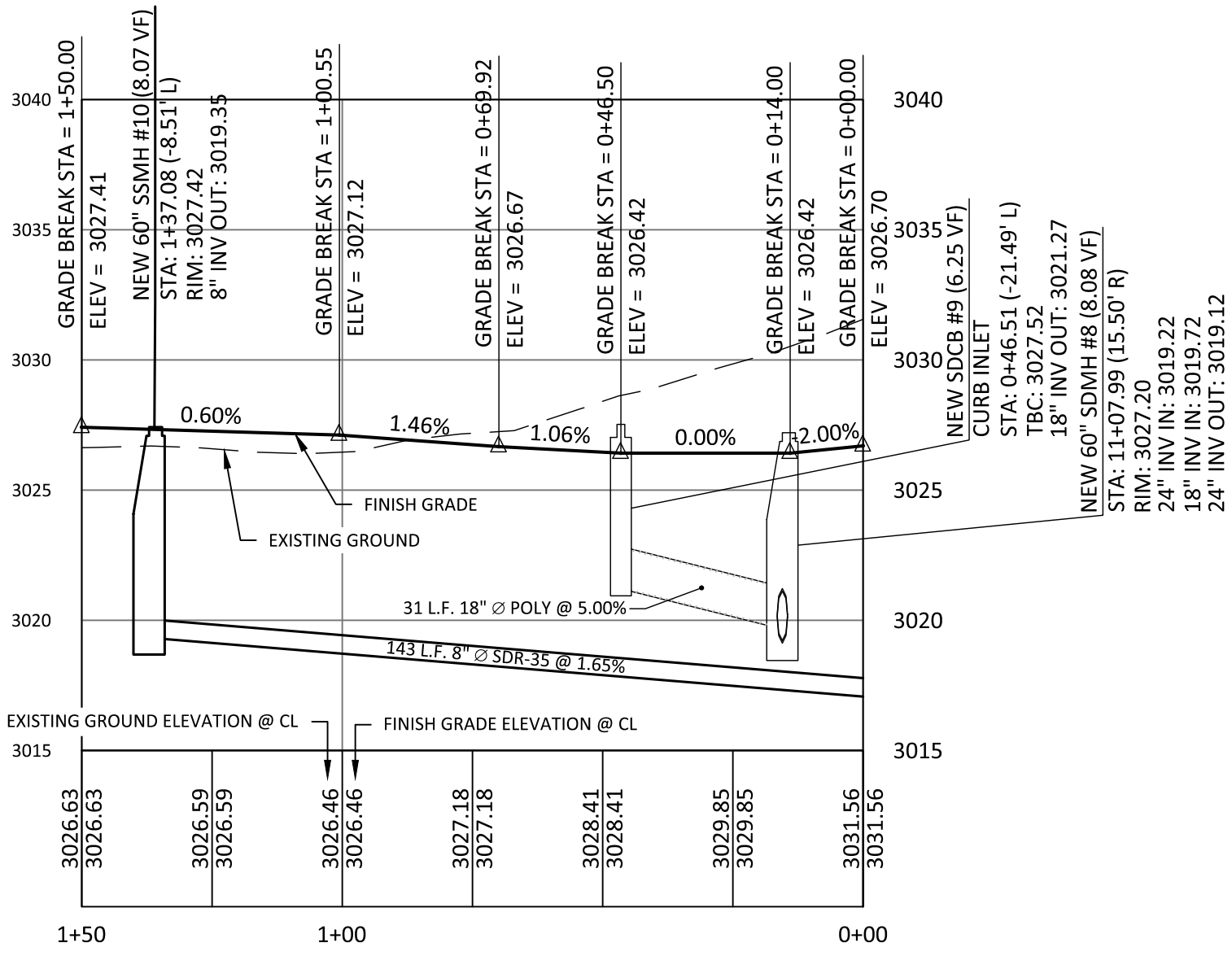
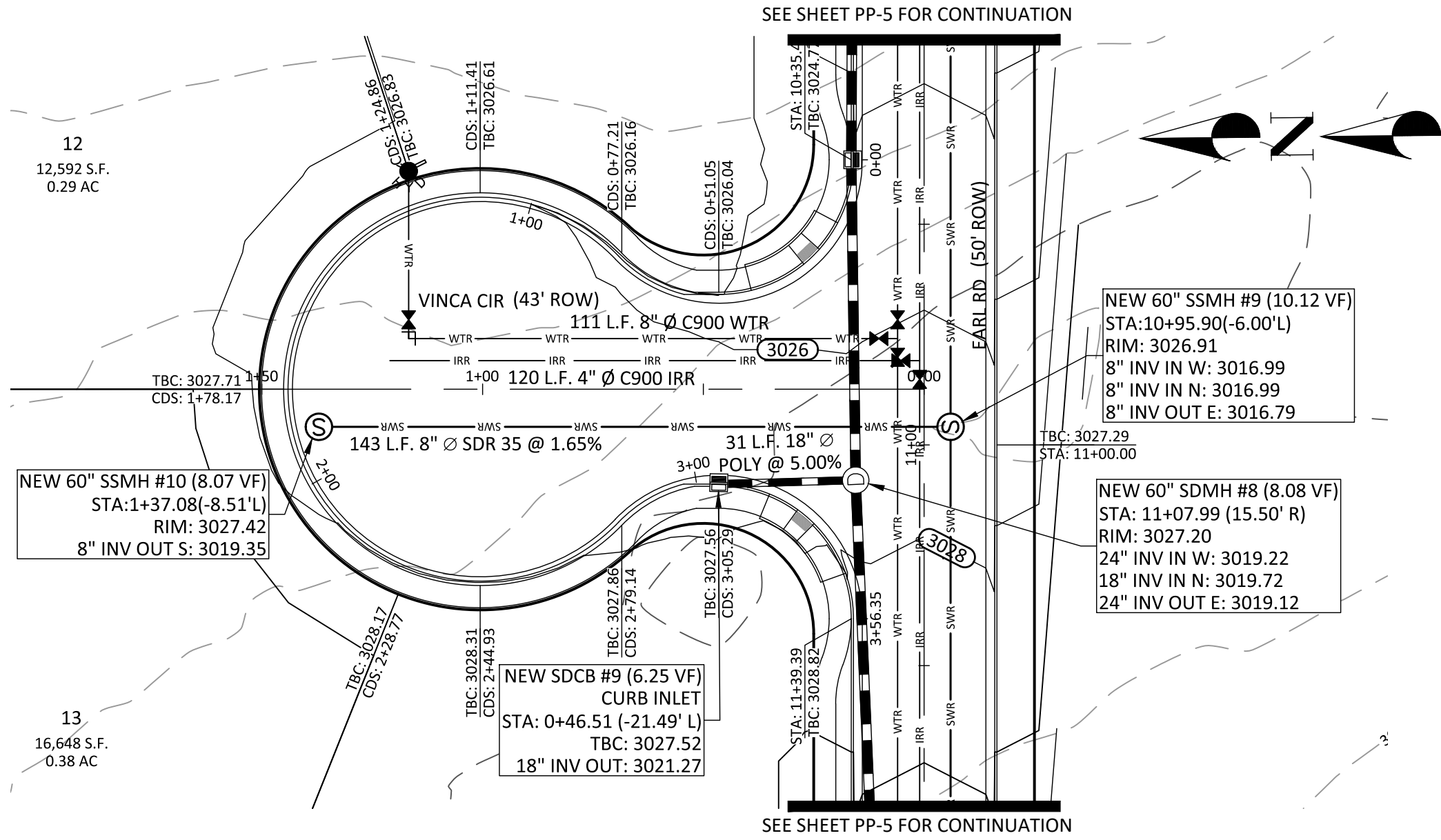
SAGE COVE RESIDENTIAL SUBDIVISION FITNESS WAY & EARL RD IVINS, UT 84738

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



DATE:	APRIL 2019
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	JRT
PROJECT NO.:	16-039
SCALE:	1" = 30'
SHEET NUMBER:	

PP-4



CONSTRUCTION NOTES

- 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
- 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
- CONSTRUCT NEW 6' WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
- CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

ABBREVIATIONS

- | | |
|-----|----------------------------|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE |
| TBC | TOP BACK OF CURB |
| PC | POINT OF CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |
| TOW | TOP OF WALL GRADE |
| BOW | BOTTOM OF WALL GRADE |



LEGEND

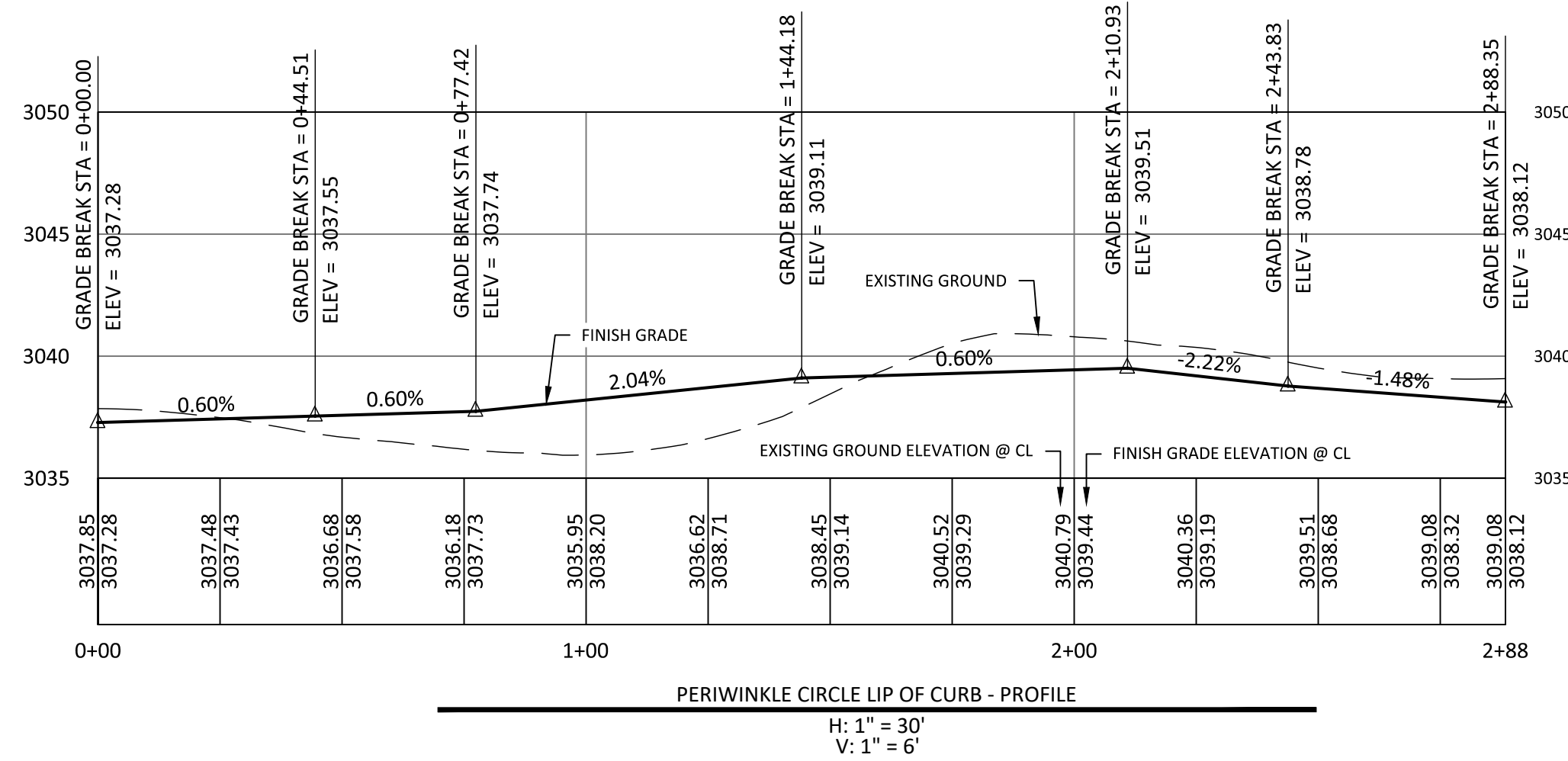
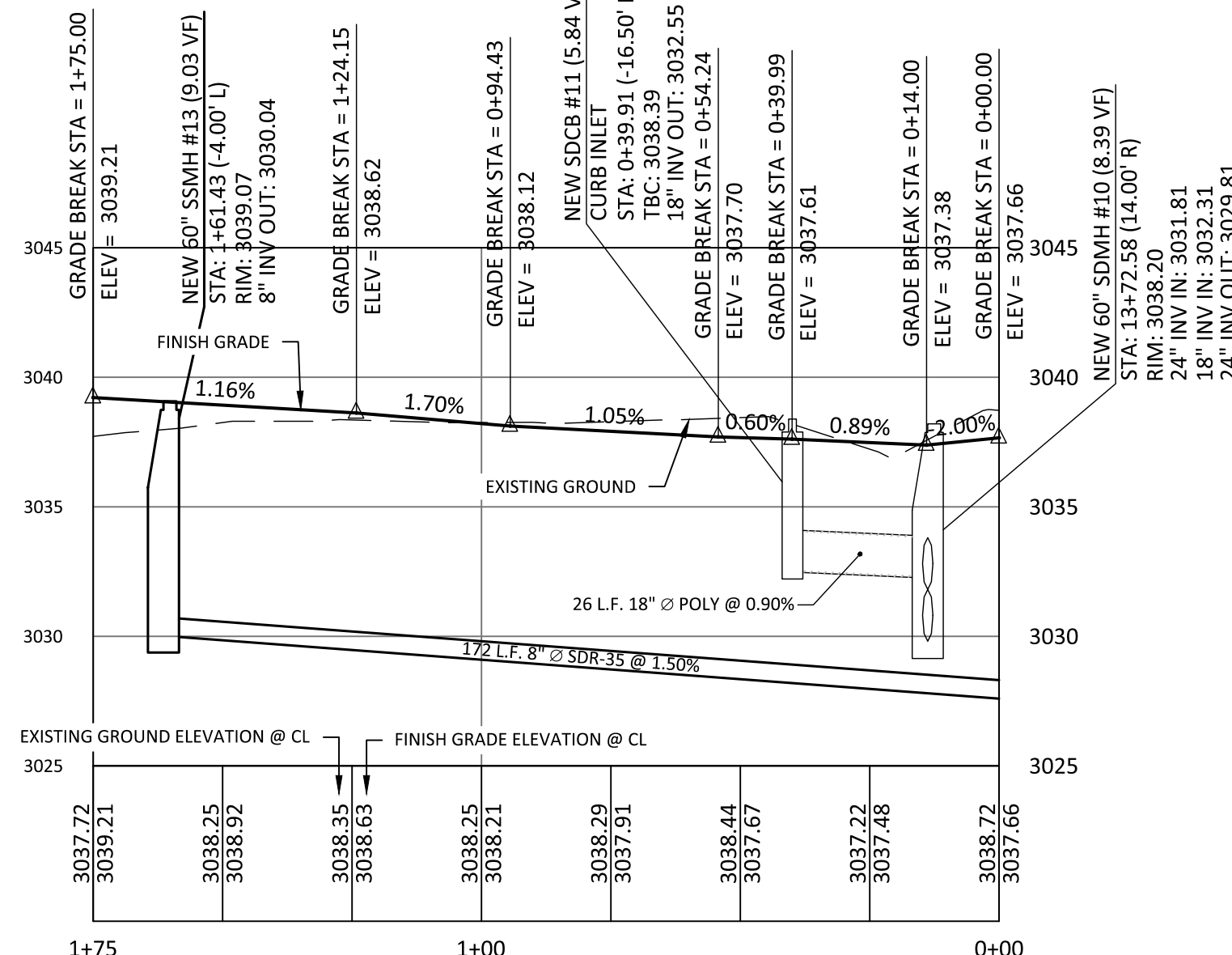
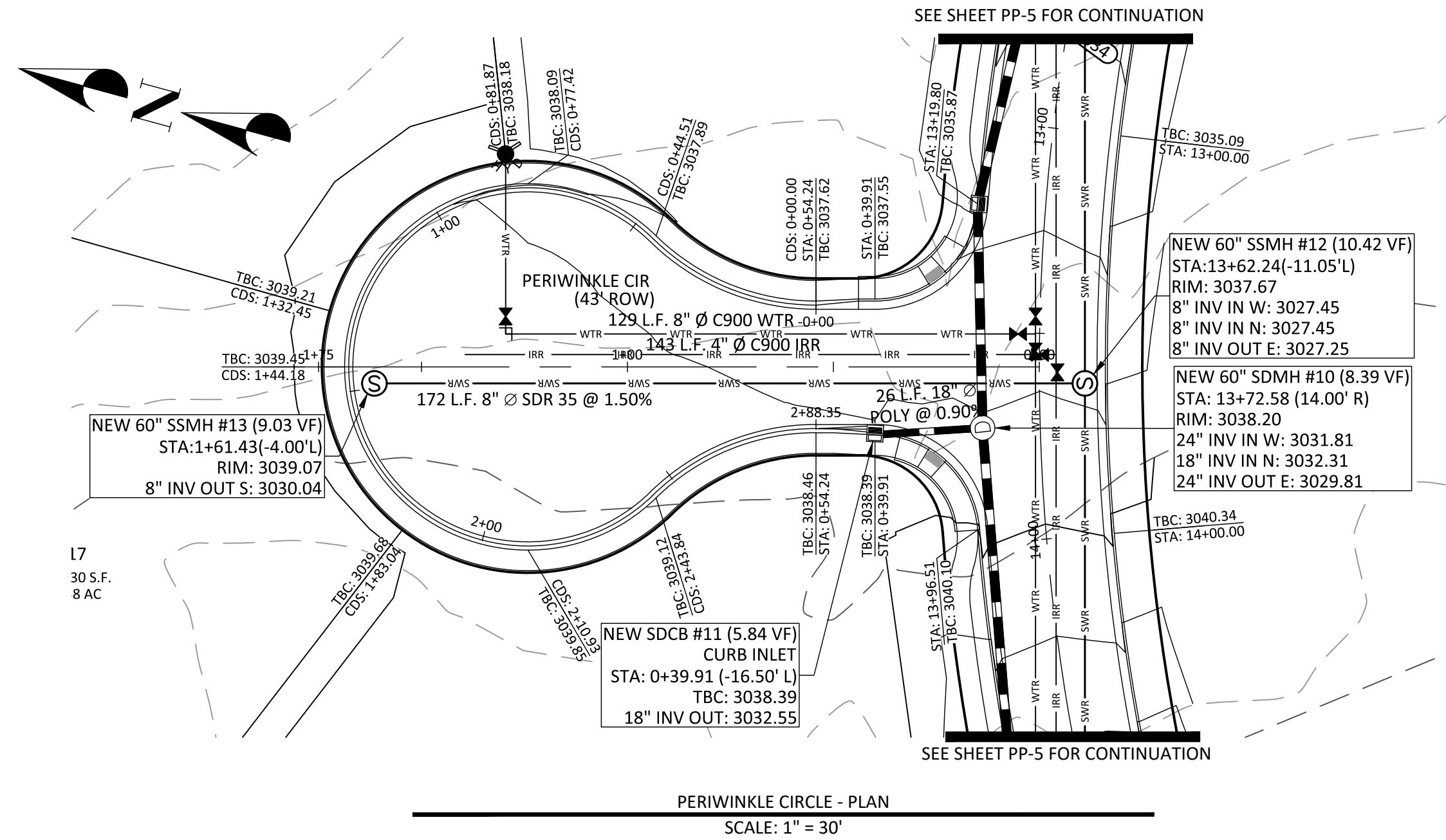
- | | |
|---|-------------------------------------|
| — | RIGHT OF WAY LINE |
| — | ROAD CENTERLINE |
| — | PROPOSED CURB AND GUTTER |
| — | EXISTING CURB AND GUTTER |
| — | PROPOSED CONTOUR LINE |
| — | EXISTING CONTOUR LINE |
| — | PROPOSED SEWER LINE (SIZE AS NOTED) |
| — | PROPOSED WATER LINE (SIZE AS NOTED) |
| — | PROPOSED SEWER MANHOLE |
| — | PROPOSED FIRE HYDRANT |
| — | PROPOSED WATER VALVE |
| — | PROPOSED CATCH BASIN |

CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

OWNER/DEVELOPER

QUALITY DEVELOPMENT, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790



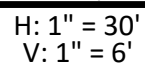
SAGE COVE RESIDENTIAL SUBDIVISION FITNESS WAY & EARL RD IVINS, UT 84738

DEVELOPMENT SOLUTIONS GROUP LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

DATE: APRIL 2019
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: JRT
PROJECT NO.: 16-039
SCALE: 1" = 30'
SHEET NUMBER:

PP-5

13 OF 18 TOTAL



CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CD	CUL-DE-SAC STATION
KDS	KNUCKLE STATION
EVC	END VERTICAL CURVE
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TOW	TOP OF WALL GRADE
BOW	BOTTOM OF WALL GRADE

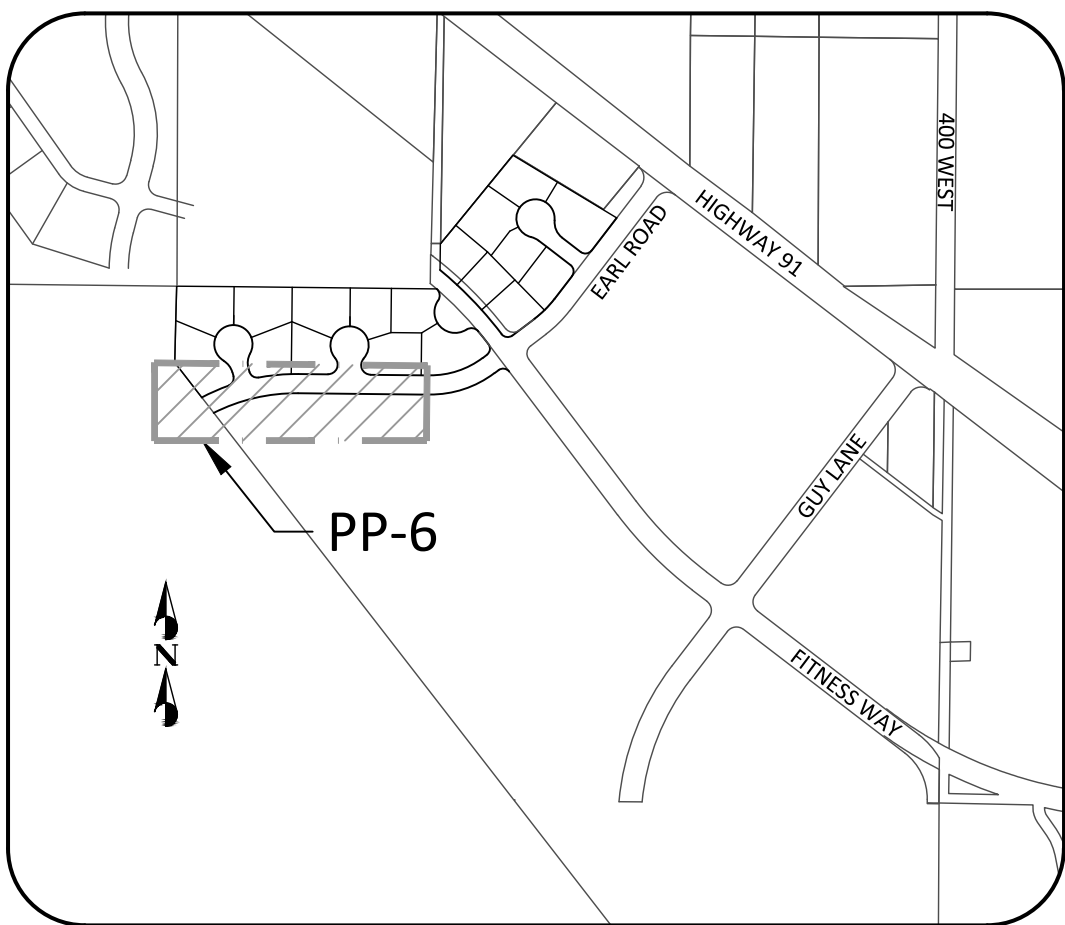
CONSTRUCTION NOTES

- 1 24" MODIFIED CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 2 30" HIGHBACK CURB AND GUTTER PER IVINS CITY STANDARD DRAWING R-01.
- 3 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE
- 4 5' WIDE x 6" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 5 5' WIDE x 4" CONCRETE SIDEWALK PER IVINS CITY STANDARDS
- 6 CONSTRUCT ADA ACCESSIBLE RAMP PER DETAIL "E" SHEET DT-2
- 7 CONSTRUCT NEW 6" WIDE CROSS GUTTER PER IVINS CITY STANDARD DRAWING R-02
- 8 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT
- 9 CONSTRUCT NEW CATCH BASIN PER IVINS CITY STANDARDS
- 10 CONSTRUCT NEW MANHOLE PER IVINS CITY STANDARDS
- 11 CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL E/DT-1
- 12 CONSTRUCT NEW FIRE HYDRANT W/ 6" GATE VALVE ASSEMBLY PER IVINS CITY STD. DWG. W-02

LEGEND

Legend for utility symbols and line types:

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

[illegible]

**SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738
PLAN & PROFILE**

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co



DATE :	APRIL 2019
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	16-039
SCALE :	1" = 30'
SHEET NUMBER :	

PP-6

14 OF 18 TOTAL

OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 500'

CONSTRUCTION NOTES

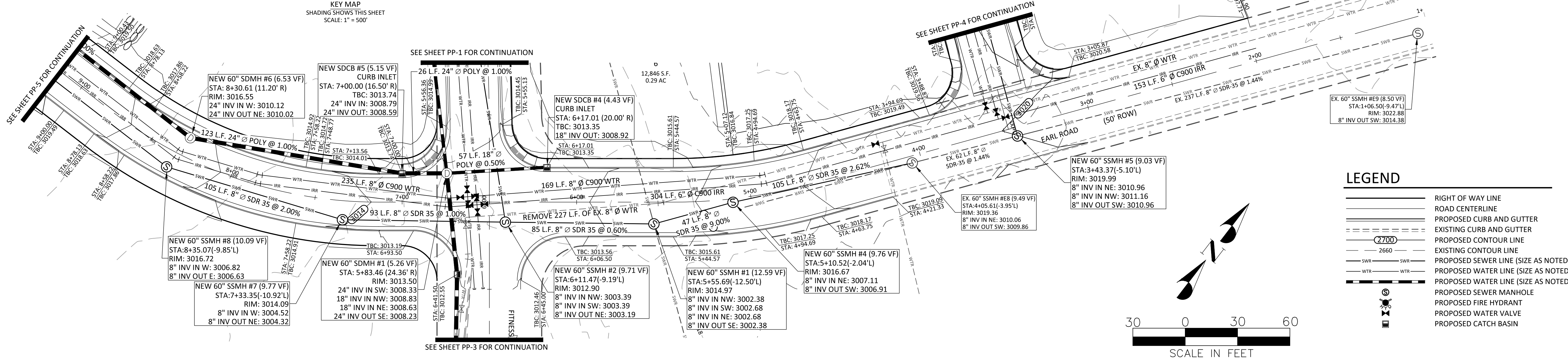
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ABBREVIATIONS

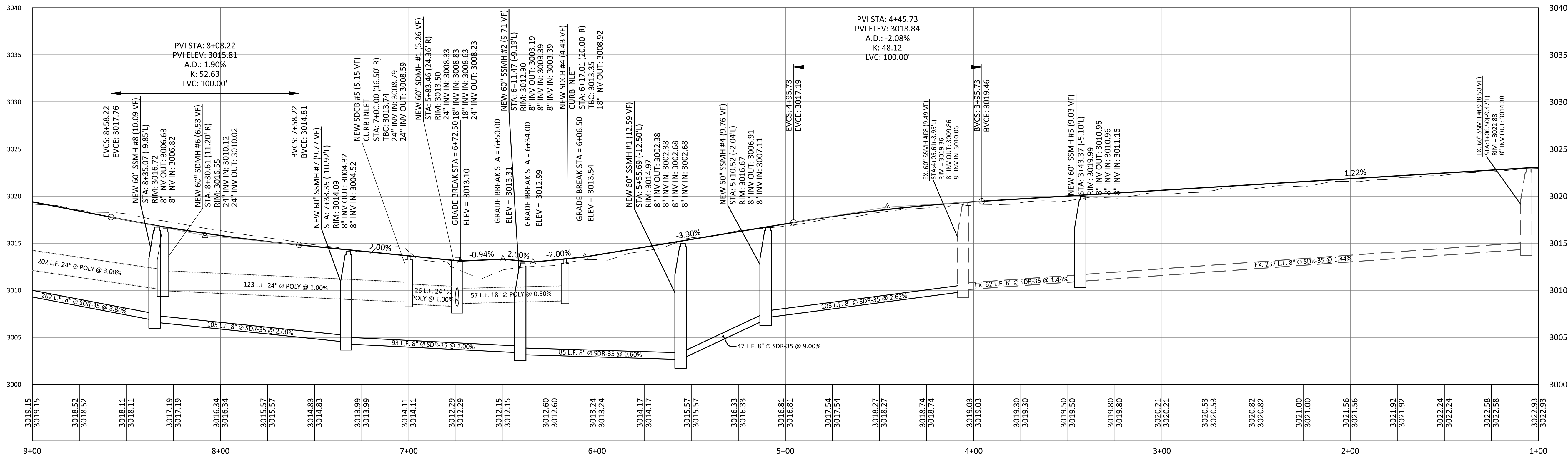
BVC BEGIN VERTICAL CURVE
CR CURB RETURN
CDS CUL-DE-SAC STATION
KS KNICKLE STATION
EVC END VERTICAL CURVE
EX EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FL FLOW LINE
HP HIGH POINT
LP LOW POINT
SD STORM DRAIN
SG SUBGRADE
TBC TOP BACK OF CURB
PC POINT OF CURVATURE
PRC POINT OF REVERSE CURVATURE
TOW TOP OF WALL GRADE
BOW BOTTOM OF WALL GRADE

CONTACT

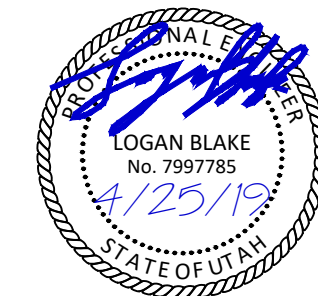
LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co



EARL ROAD - PLAN
SCALE: 1" = 30'



EARL ROAD - PROFILE (STA: 1+00 - 9+00)
H: 1" = 30'
V: 1" = 6'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
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RESIDENTIAL SUBDIVISION**
FITNESS WAY & EARL RD IVINS, UT 84738

SHEET NAME:
PLAN & PROFILE (EARL ROAD)

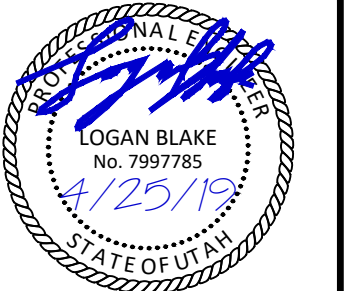
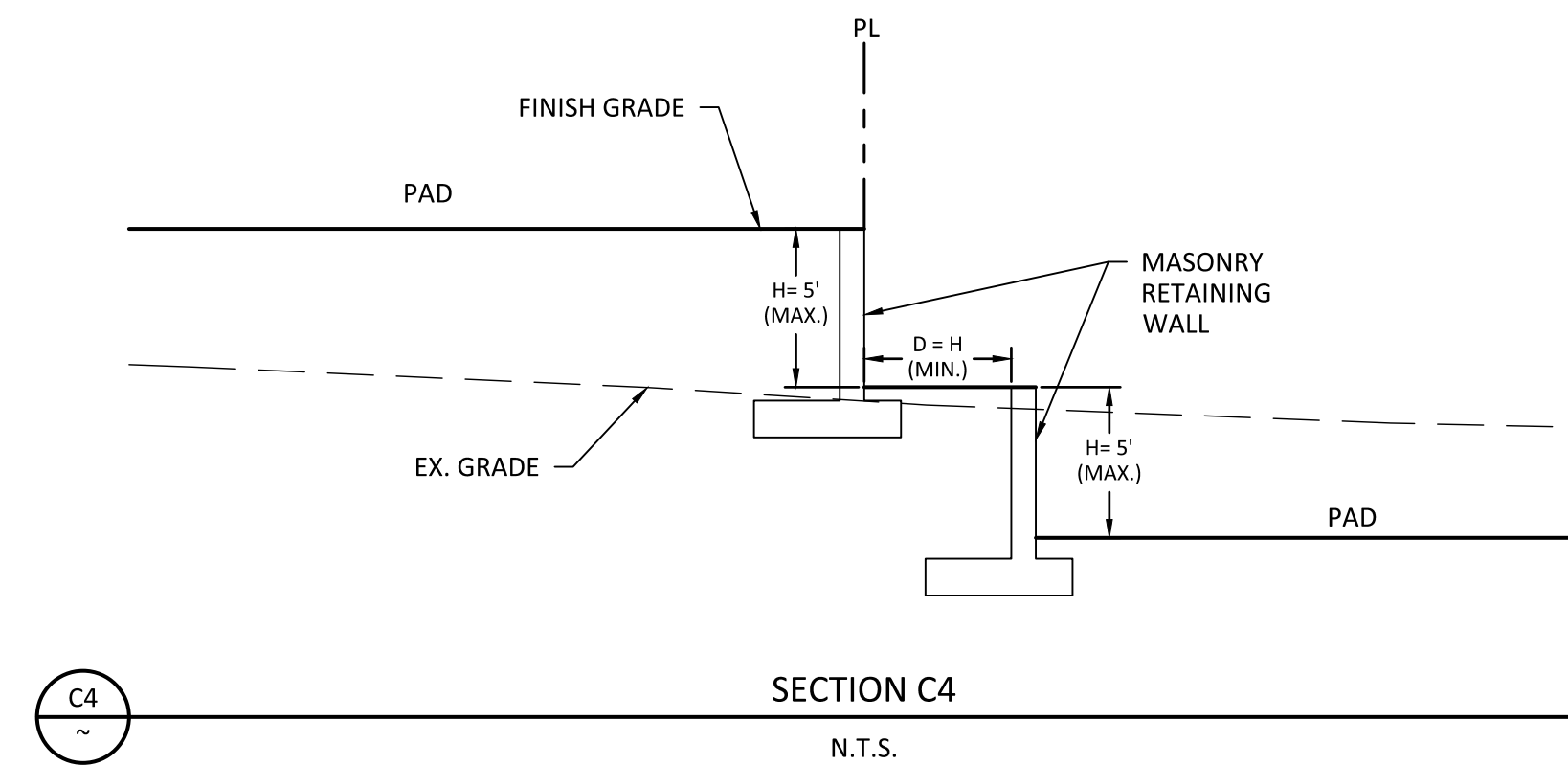
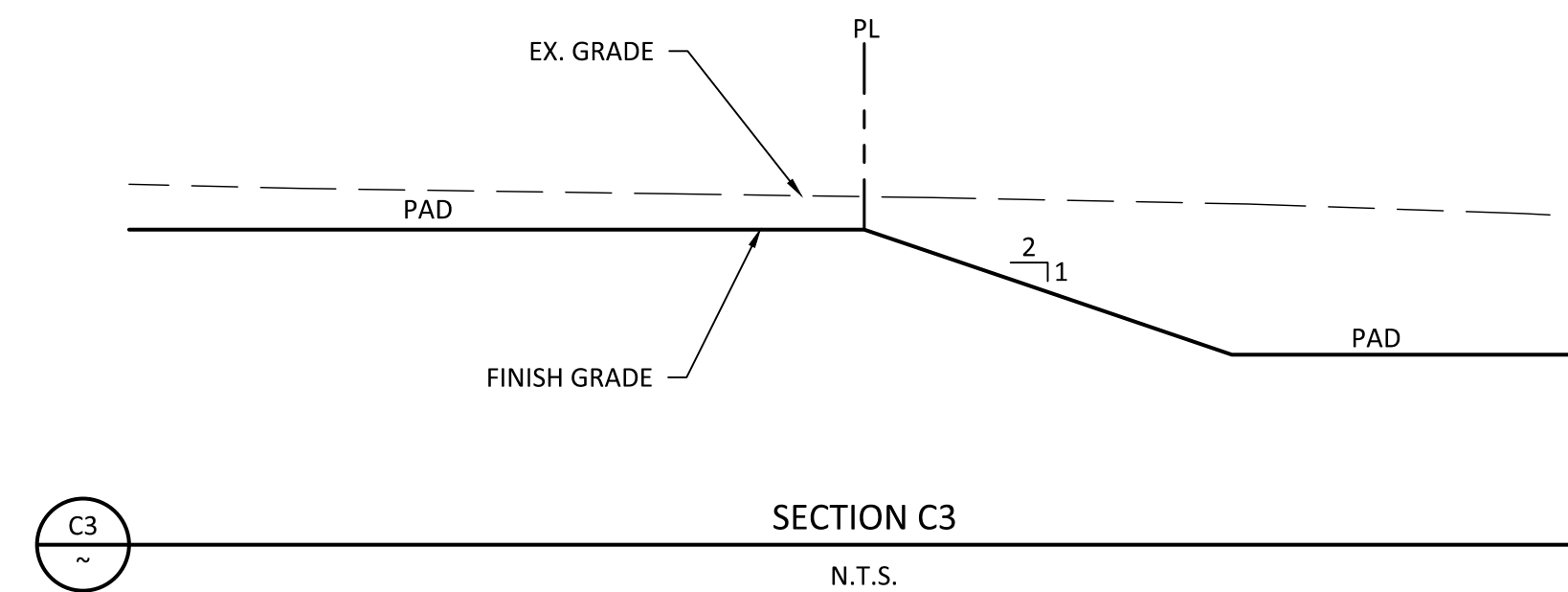
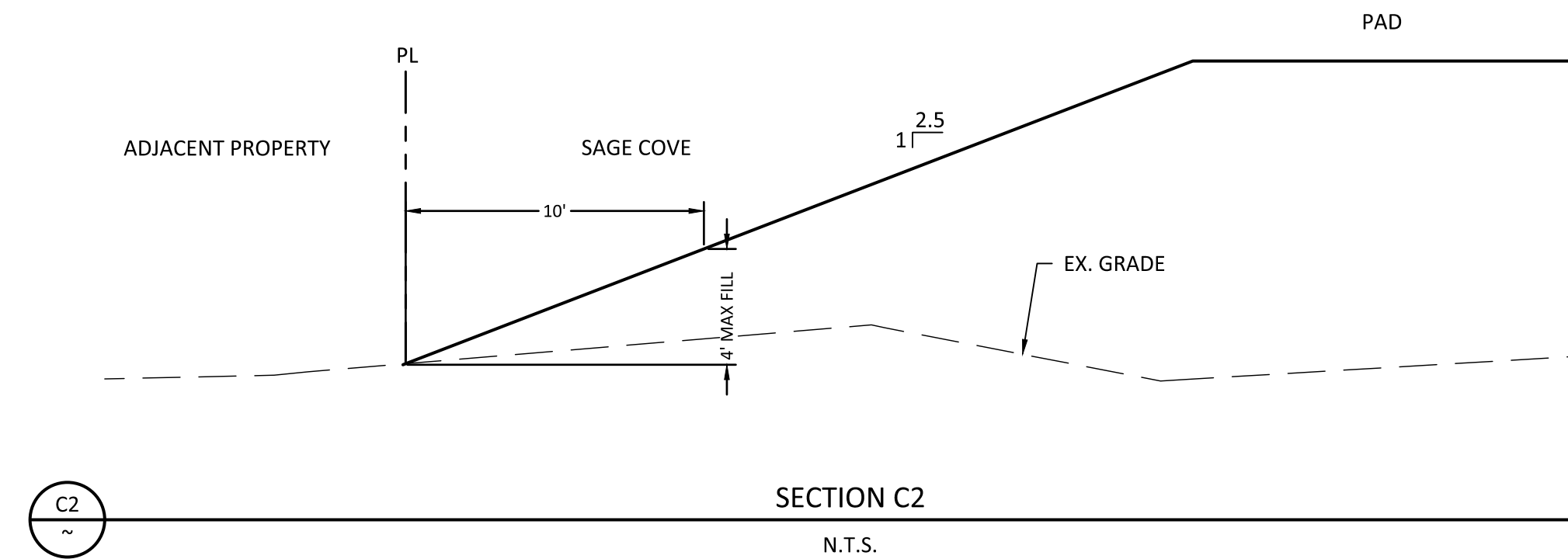
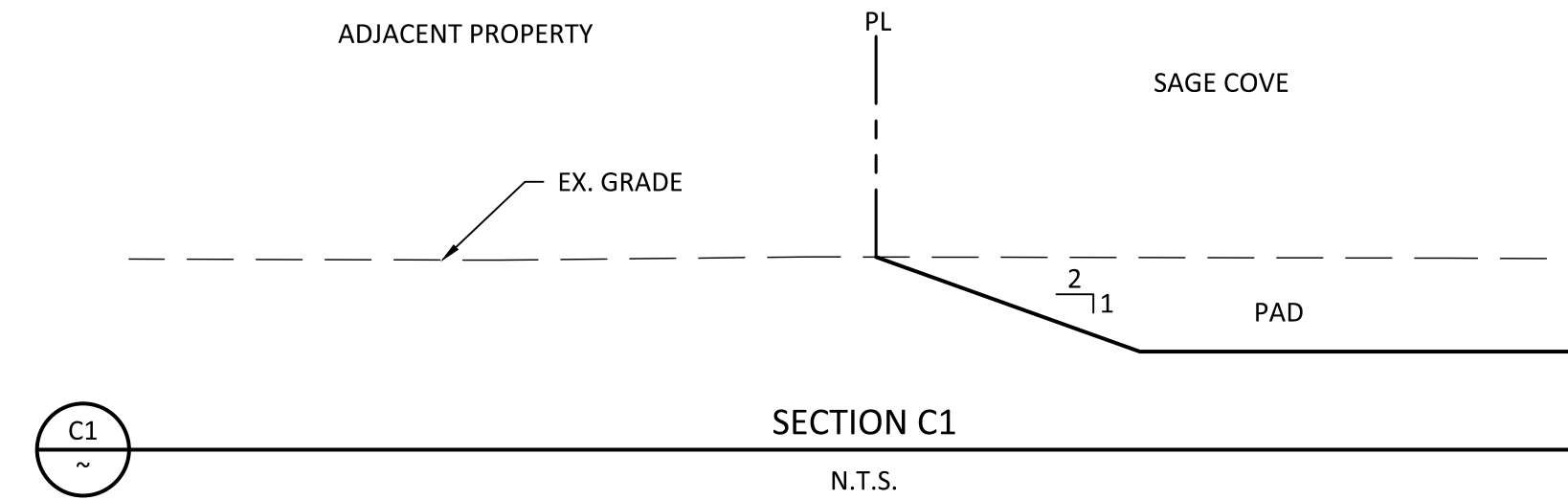
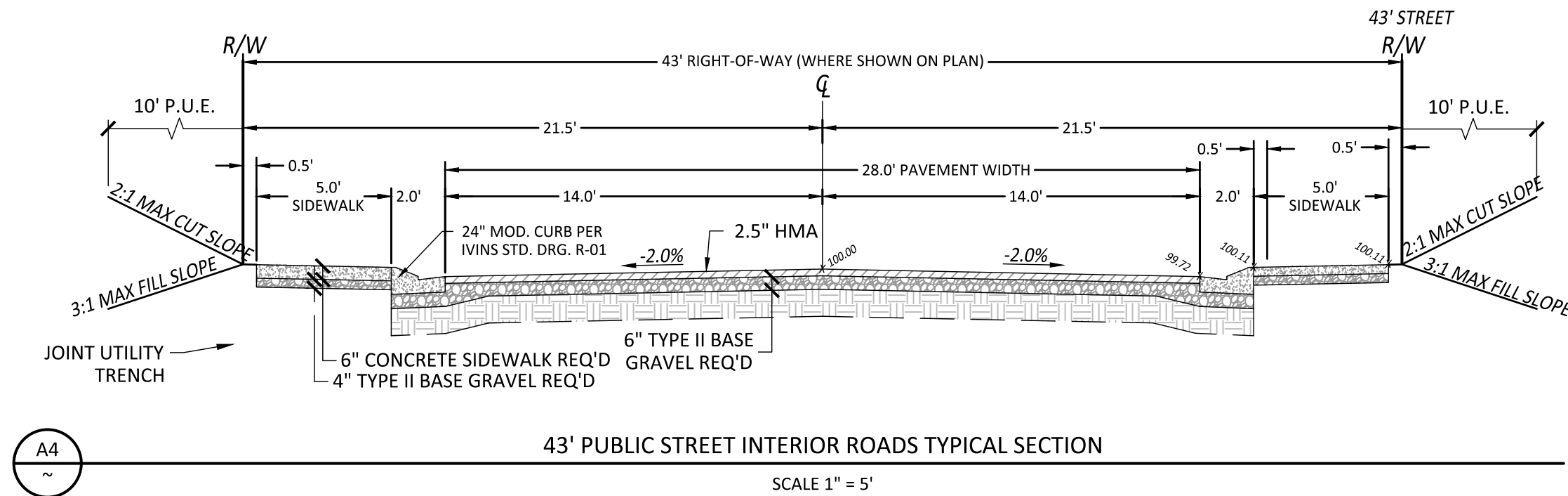
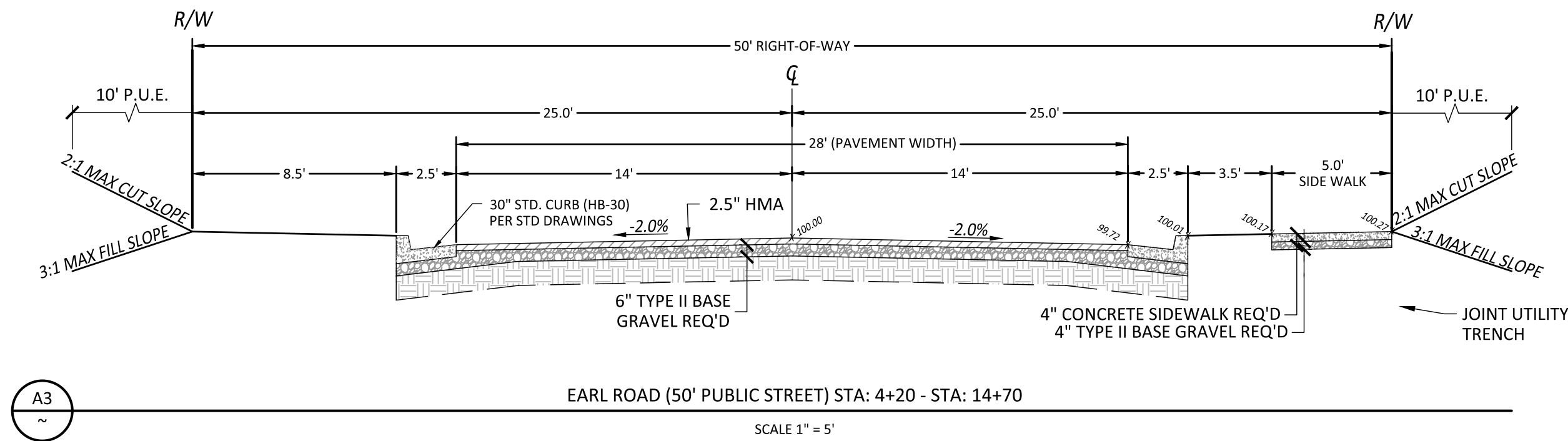
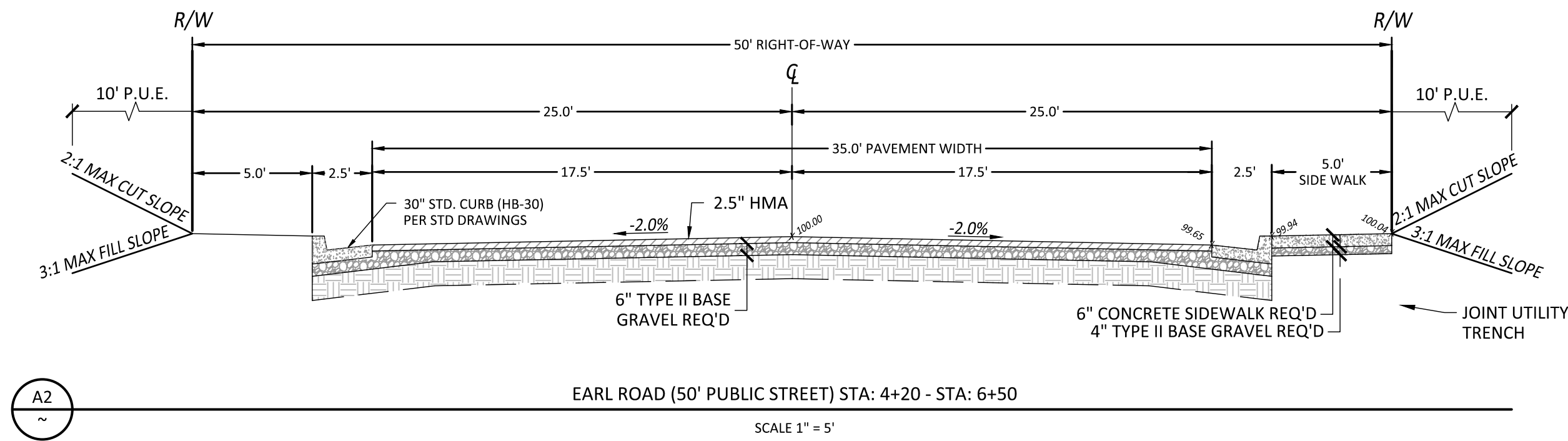
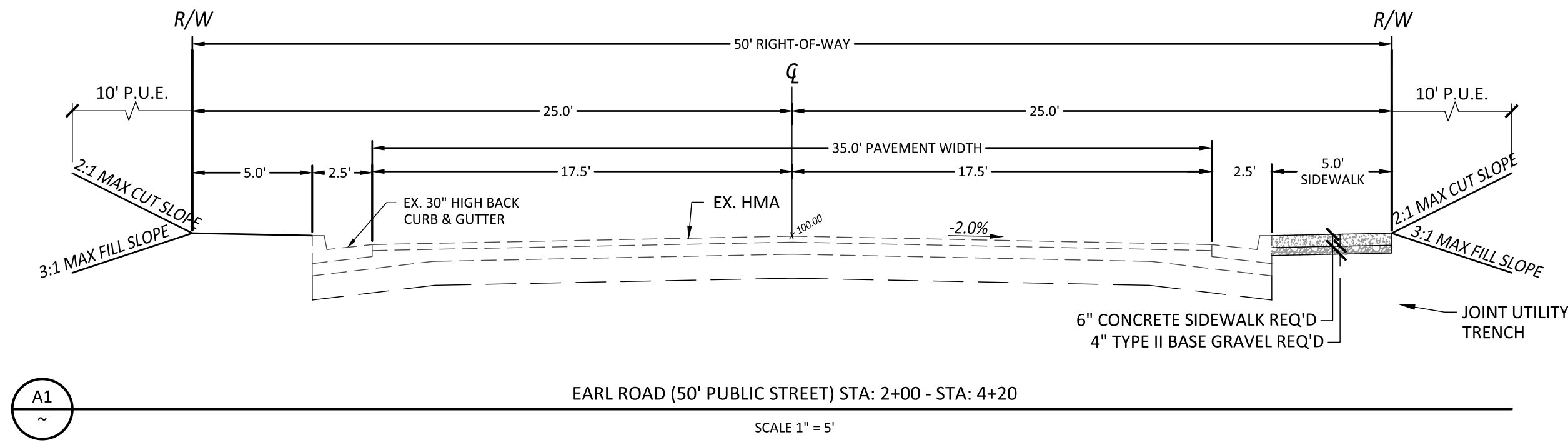
DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

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PP-7



APP'D	DATE	DESCRIPTION	NO.

SAGE COVE
RESIDENTIAL SUBDIVISION
FITNESS WAY & EARL RD IVINS, UT 84738
DETAILS & SECTIONS

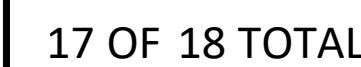
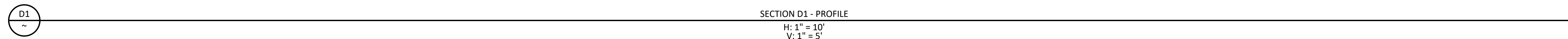
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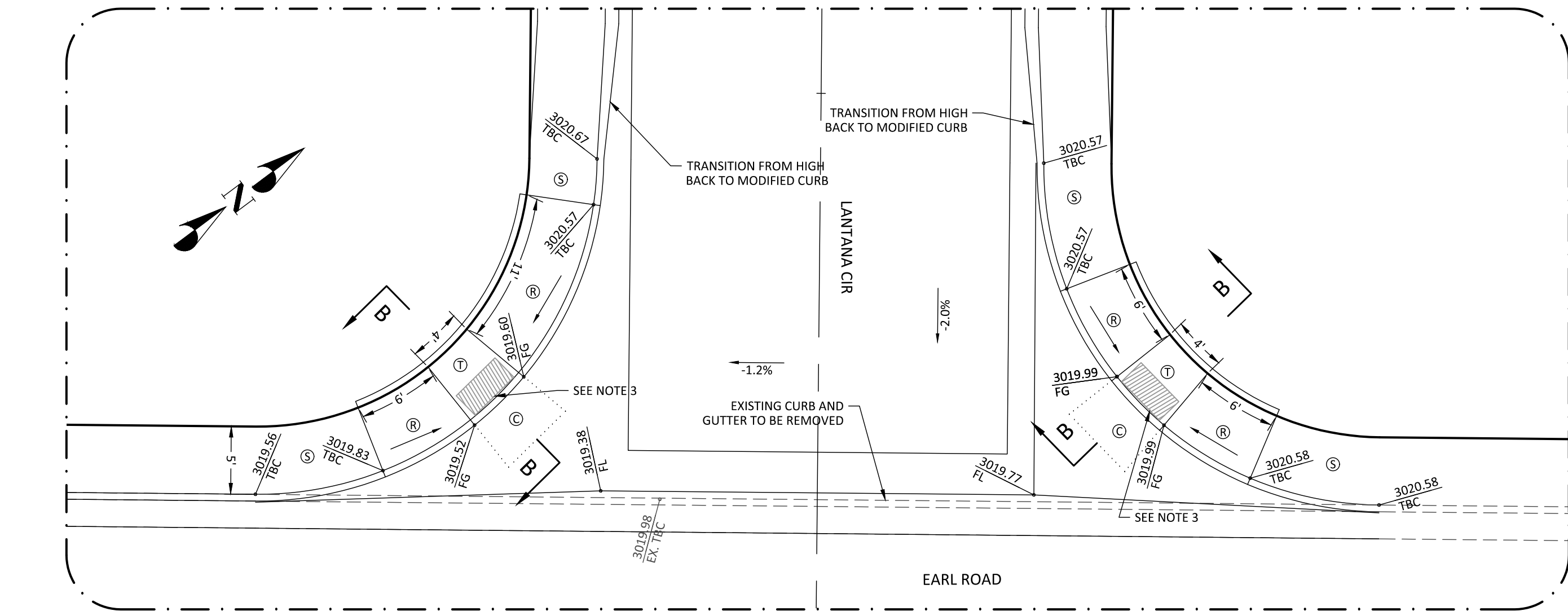


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PROJECT NO. :	16-039
SCALE :	AS SHOWN

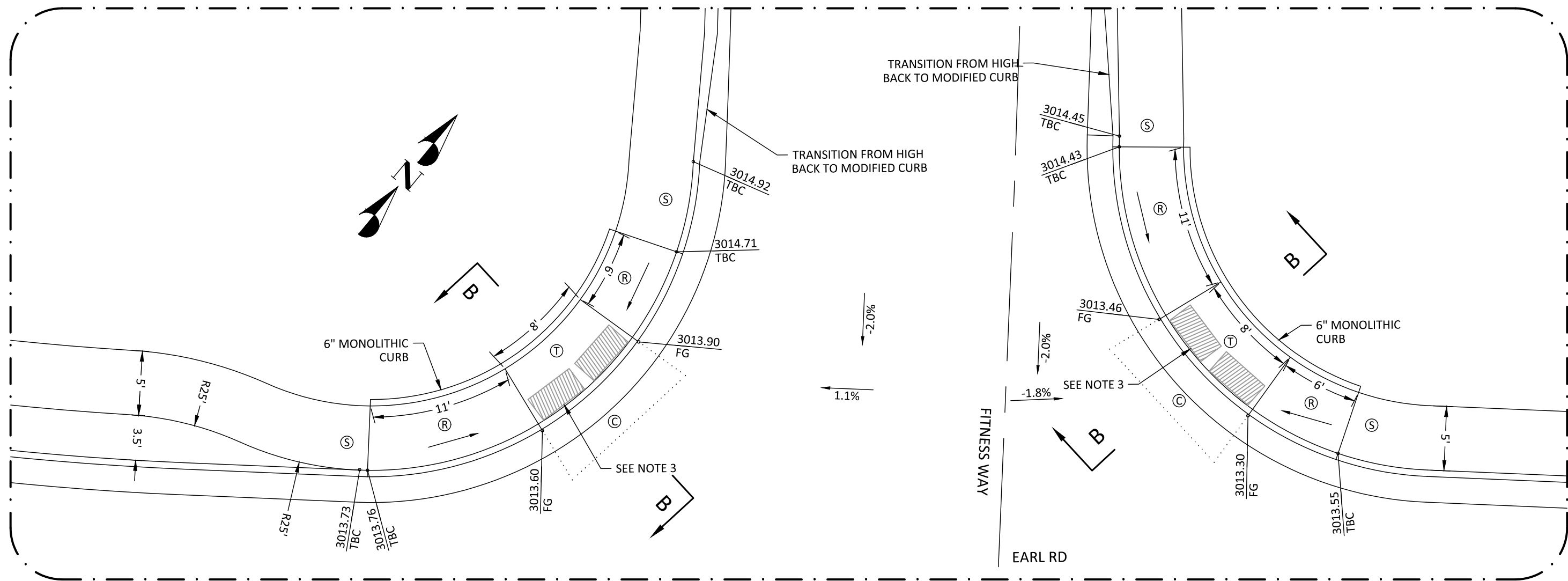
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DT-1
16 OF 18 TOTAL

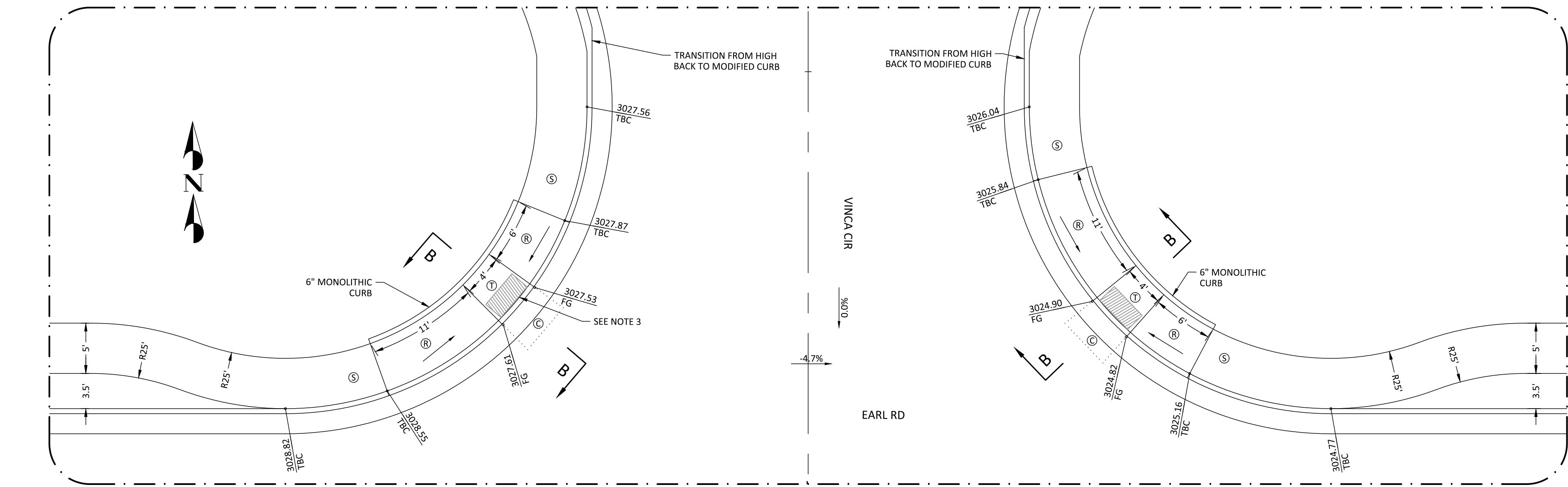




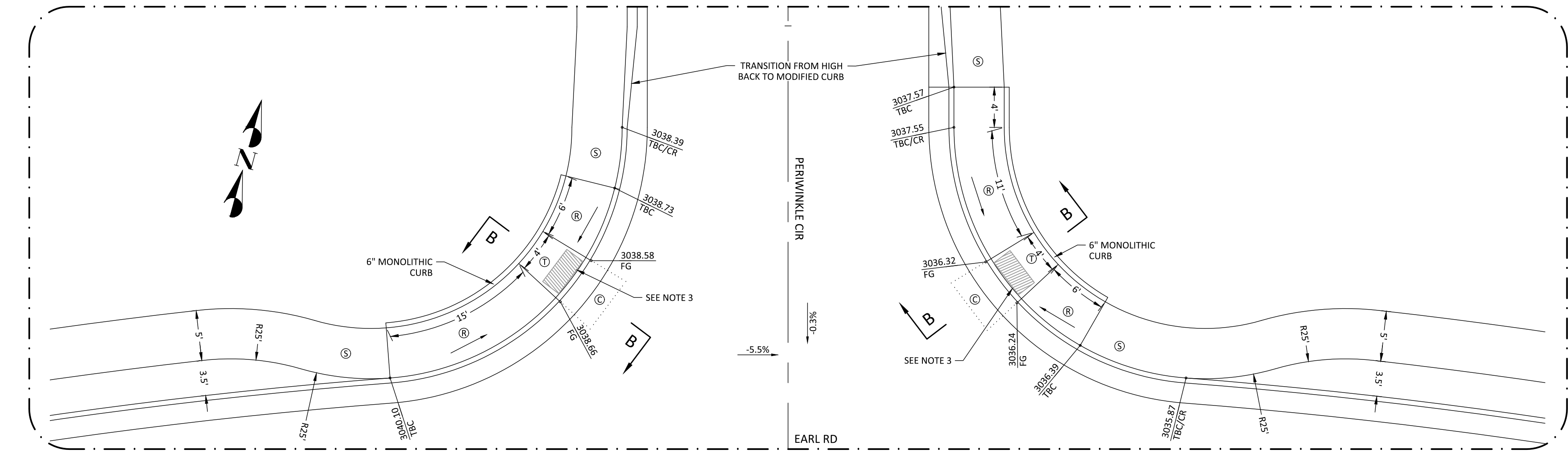
A1
DETAIL A1
SCALE: 1" = 8'



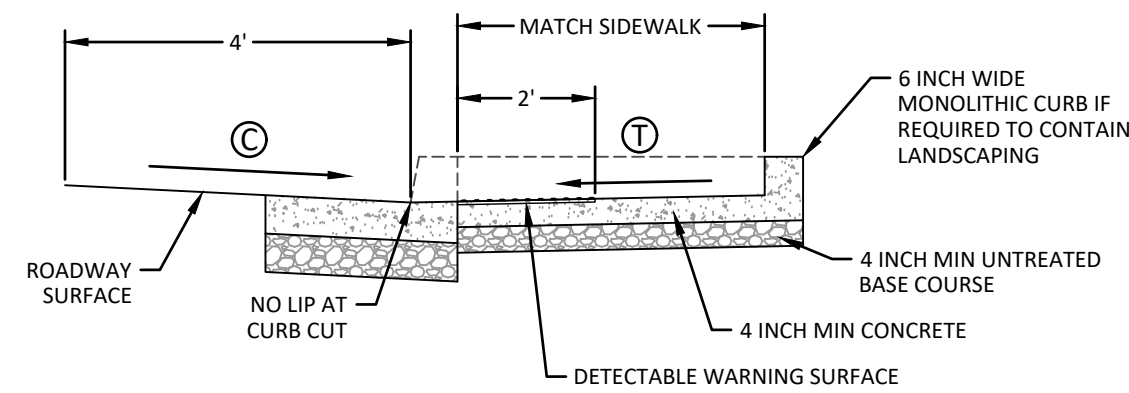
A2
DETAIL A2
SCALE: 1" = 8'



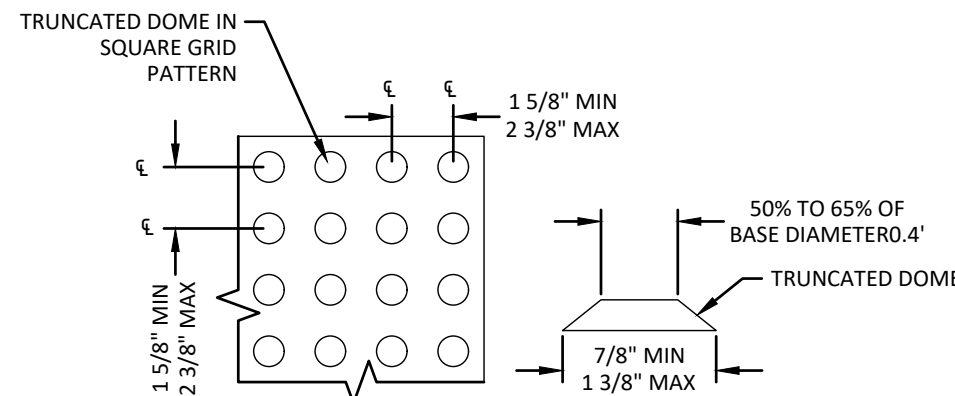
A3
DETAIL A3
SCALE: 1" = 8'



A4
DETAIL A4
SCALE: 1" = 8'



SECTION B-B



DETECTABLE WARNING SURFACE

SLOPE TABLE			
	ITEM	MAX. RUNNING SLOPE *	MAX CROSS SLOPE *
①	TURNING SPACE	2%	2% (c)
②	RAMP	8.33% (a)	2% (c)
③	CLEAR SPACE	5% (b)	2% (c)
④	SIDEWALK	STREET GRADE	2%
⑤	FLARE	25% (d)	-

- * RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.
- (a) LENGTH OF RUNNING SLOPE FOR PARALLEL RAMPS IS REQUIRED TO NOT EXCEED 15 FT.
- (b) MAINTAIN CONSISTENCY OF CLEAR SPACE. RUNNING SLOPE ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED CLEAR SPACE SLOPE AT CURB CUT.
- (c) DO NOT EXCEED THE ROADWAY GRADE FOR THE CROSS SLOPE AT CROSSWALKS WITHOUT STOP OR YIELD CONTROL AND AT MID-BLOCK CROSSWALKS.
- (d) MEASURE FLARE SLOPE PARALLEL TO CURB LINE.

NOTES:

- DIMENSIONS SHOWN IN THE SLOPE TABLE ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
- LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 1 INCH OF THE BACK OF CURB.
- RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.
- CLEAR SPACE AND TURNING SPACE SIZE: 4 FT MIN. X 4 FT MIN.
- CROSS WALK DELINEATION IF REQUIRED TO BE SHOWN ON PROJECT STRIPING PLAN.

ADA ACCESSIBLE RAMPS

N.T.S.



NO.	DESCRIPTION	DATE	APP'D.

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DT-3