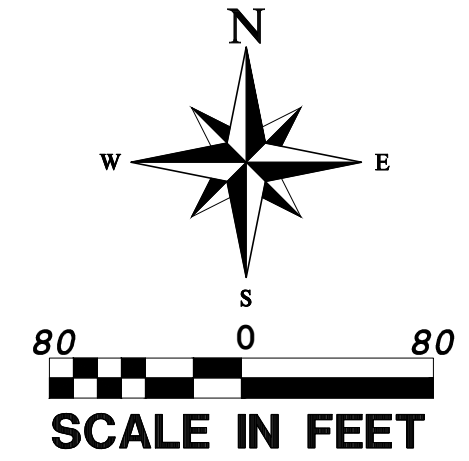


TITLE SHEET FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



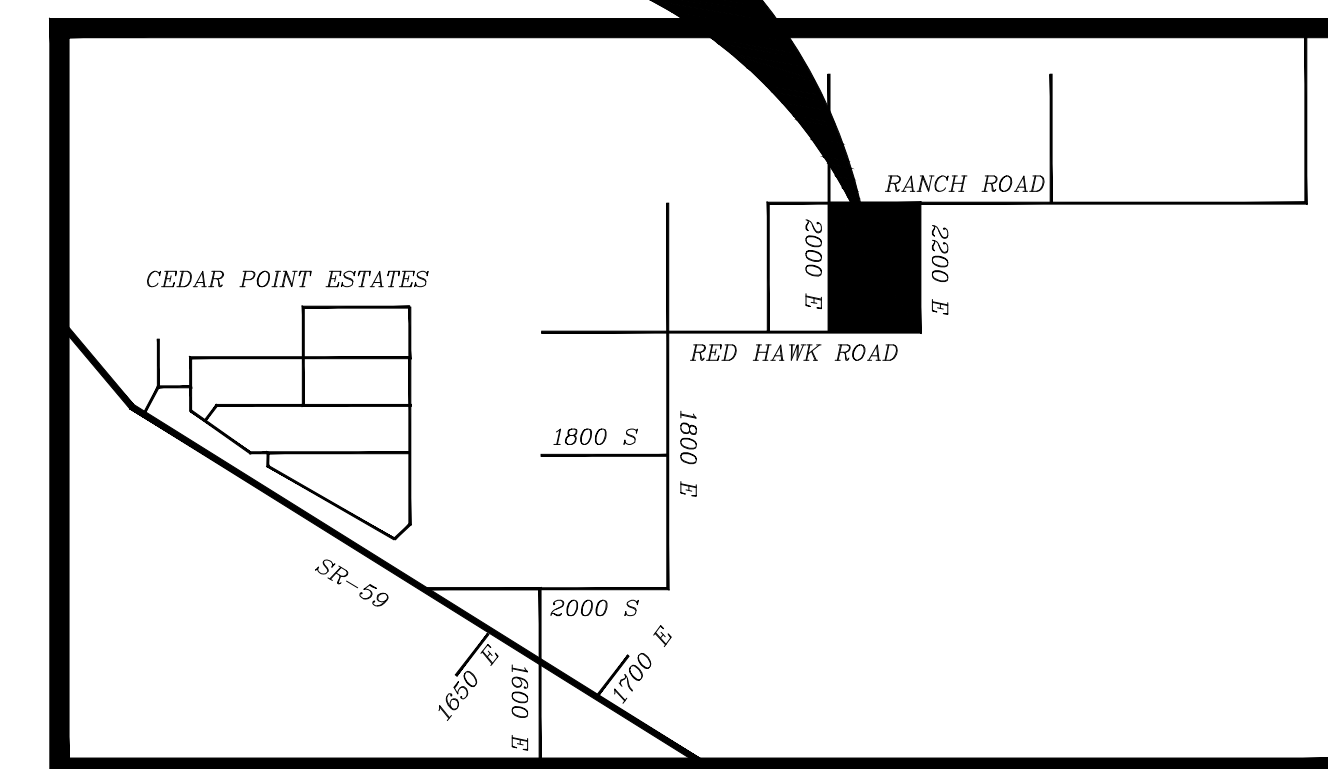
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- SECTION LINE
- UTILITY EASEMENT
- PROPOSED ROAD IMPROVEMENTS

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	WATER AND SEWER PLAN
C4	POWER & COMMUNICATIONS PLAN
C5	GRADING PLAN
PP-1	PLAN & PROFILE-1: RED HAWK ROAD
PP-2	PLAN & PROFILE-2: RED HAWK ROAD
PP-3	PLAN & PROFILE-1: 2200E ROAD
PP-4	PLAN & PROFILE-2: 2200E ROAD
PP-5	PLAN & PROFILE-1: RANCH ROAD
PP-6	PLAN & PROFILE-2: RANCH ROAD
D1	DETAIL SHEET-1
D2	DETAIL SHEET-2
D3	DETAIL SHEET-3

PROJECT LOCATION



VICINITY MAP
N.T.S.

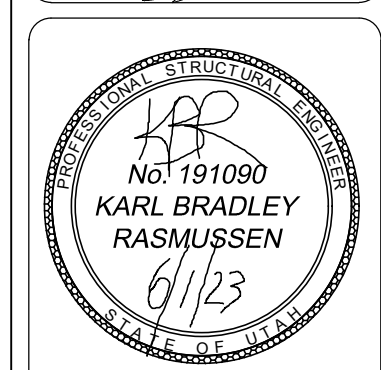
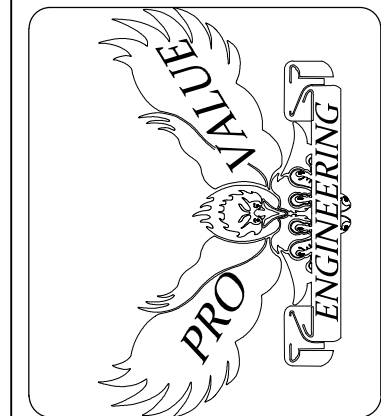


NOTICE!

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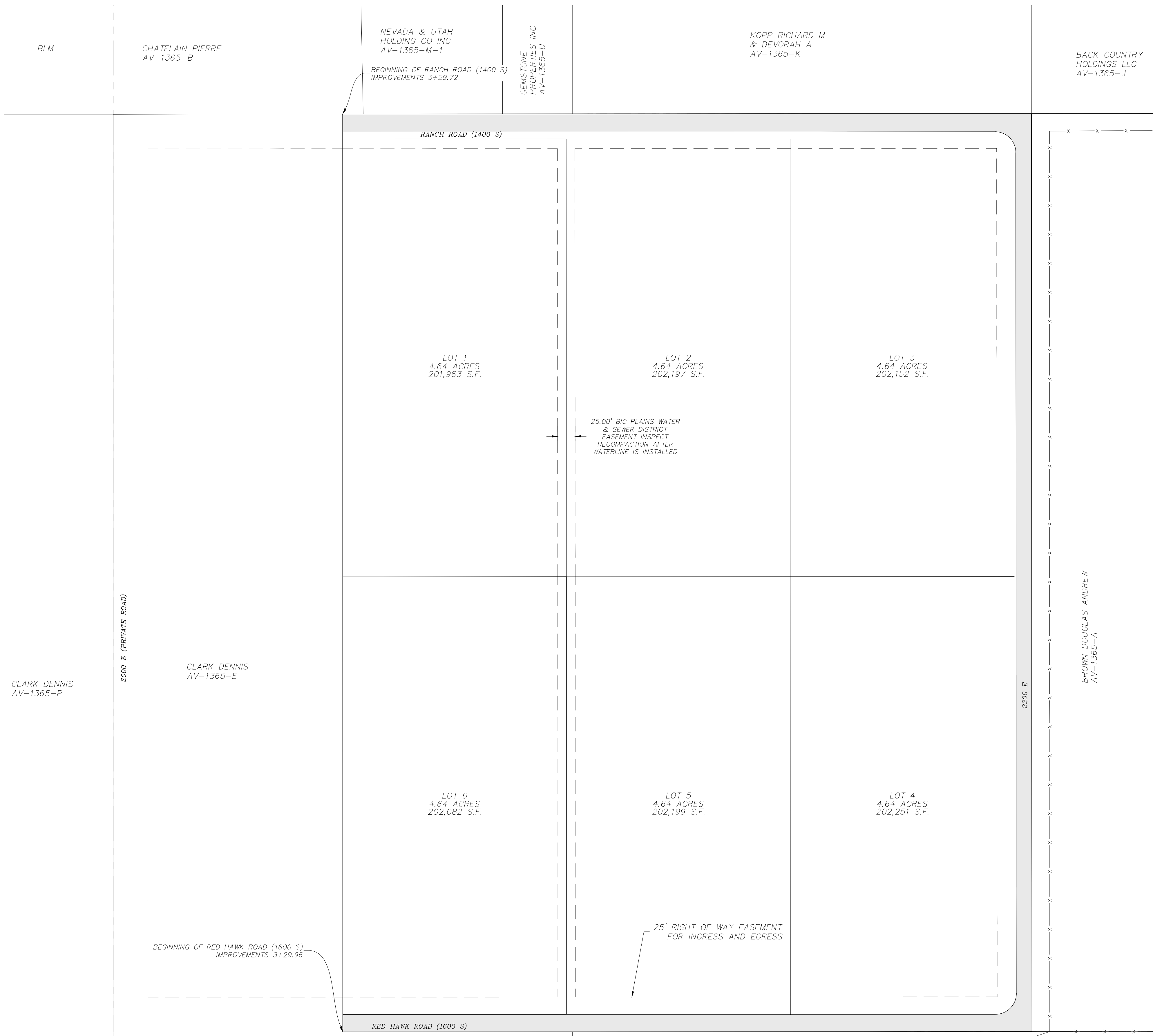
NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Provo, Utah 84601
Phone: (435) 866-8807 Fax: (435) 866-8808



TITLE SHEET FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1" = 80'
JOB NO.
622-001
SHEET NO.
C1



BLM CHATELAIN PIERRE AV-1365-B NEVADA & UTAH HOLDING CO INC AV-1365-M-1 GEMSTONE PROPERTIES INC AV-1365-U KOPP RICHARD M & DEVORAH A AV-1365-K BACK COUNTRY HOLDINGS LLC AV-1365-J

CLARK DENNIS AV-1365-P 2000 E (PRIVATE ROAD) CLARK DENNIS AV-1365-E BROWN DOUGLAS ANDREW AV-1365-A 2200 E BLM

GEORGE JONATHAN AV-11365-O S FISCHER ERWIN AV-1364-A-1 T NUANCE MANAGEMENT LLC AV-1364-A-2

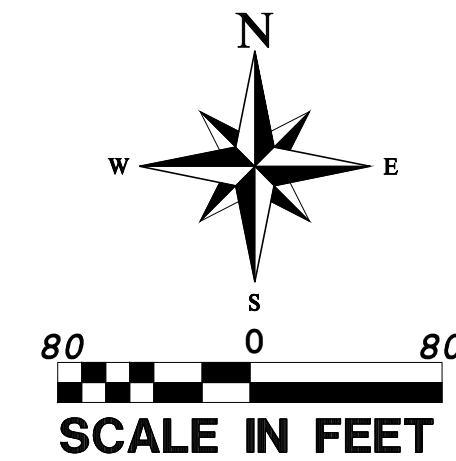
COPYRIGHT © 2013 PROVALUE ENGINEERING, INC. 622-001 CONSTRUCTION DRAWINGS

SITE PLAN FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- SECTION LINE
- UTILITY EASEMENT
- SECTION CORNER AS DESCRIBED
- PROPOSED ROAD IMPROVEMENT

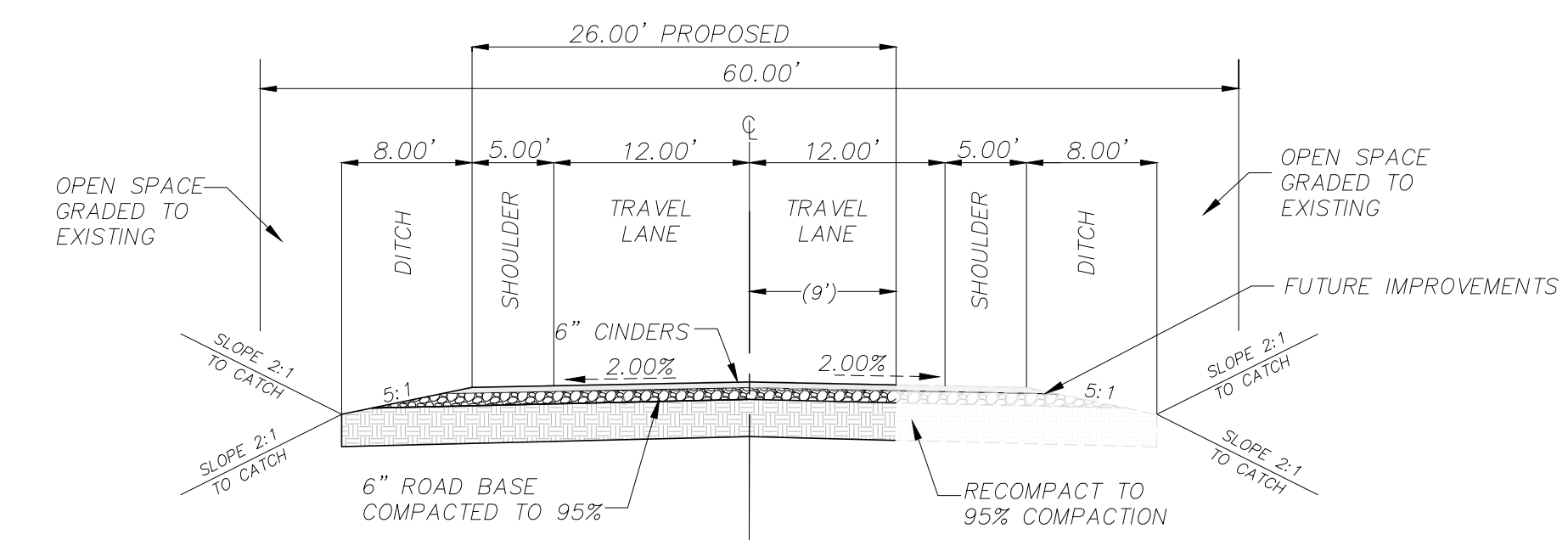


NO.	REVISIONS	DATE	BY

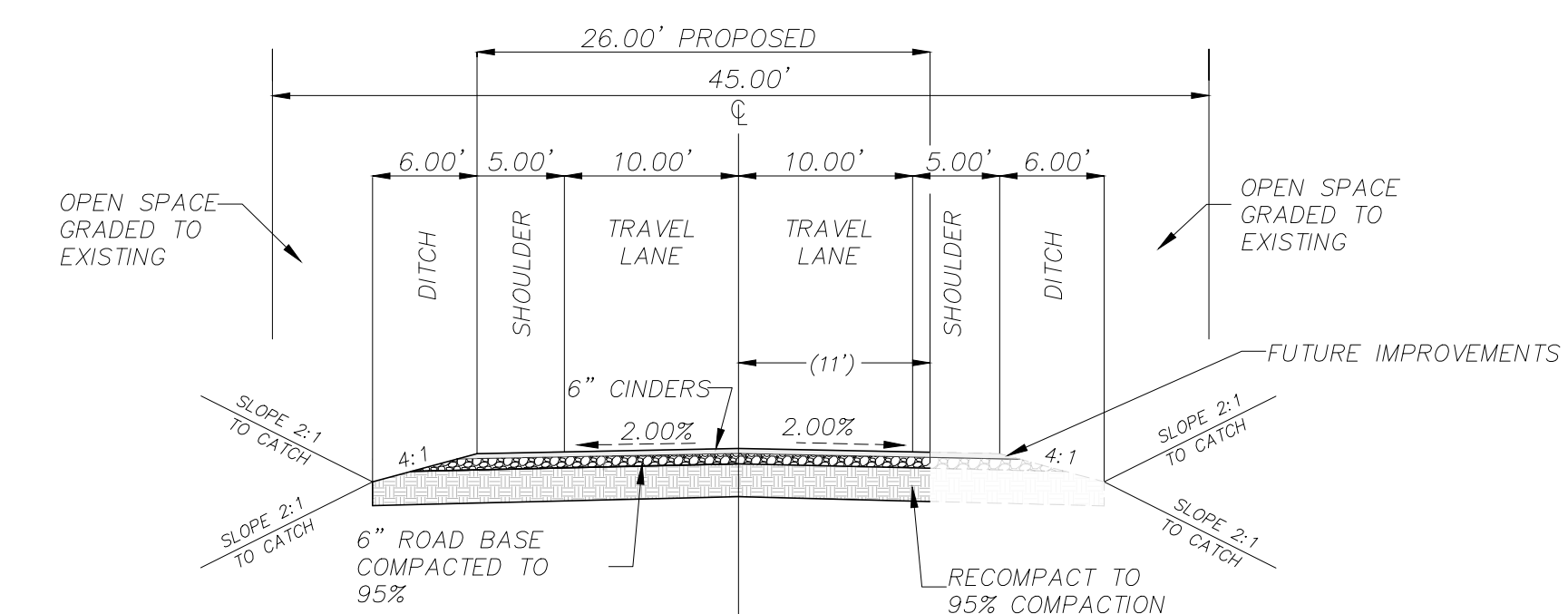
MOUNTAIN VIEW ESTATES LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°00'12"W, ALONG THE QUARTER SECTION LINE, 1318.54 FEET; THENCE N89°57'55"E 329.72 FEET; THENCE S00°00'25"E 36.00 FEET TO THE POINT OF BEGINNING; THENCE N89°57'55"E 934.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE WITH A RADIUS OF 30.00 FEET TO THE RIGHT 47.11 FEET, HAVING A CHORD BEARING OF S 45°01'31" E 42.42 FEET, HAVING A CENTRAL ANGLE OF 89°59'29"; THENCE S00°02'16"E 1198.01 FEET; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 30.00 FEET TO THE RIGHT 47.14 FEET, HAVING A CHORD BEARING OF S44°58'28"W 42.44 FEET, HAVING A CENTRAL ANGLE OF 90°01'28"; THENCE S89°59'11"W 934.86 FEET; THENCE N00°00'25"W 1257.66 FEET TO THE POINT OF BEGINNING, CONTAINING 28.087 ACRES OR 1223449.464 SQFT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	47.12'	29.99'	42.51'	S45°01'31"E	90°01'08"
C2	47.14'	30.00'	42.48'	S44°58'28"W	90°01'28"



60' TYPICAL CROSS SECTION



45' TYPICAL CROSS SECTION



PROVALUE ENGINEERING, INC.
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 20 South 850 West, Suite 1
 Hurricane City, Utah 84403
 Phone: (435) 688-8801 Fax: (435) 688-8802



SITE PLAN FOR:
MOUNTAIN VIEW ESTATES
 LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
 SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023	JOB NO: 622-001
SCALE: 1"=80'	SHEET NO: C2

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

BLM STAKES OF UTAH
www.blmstake.com

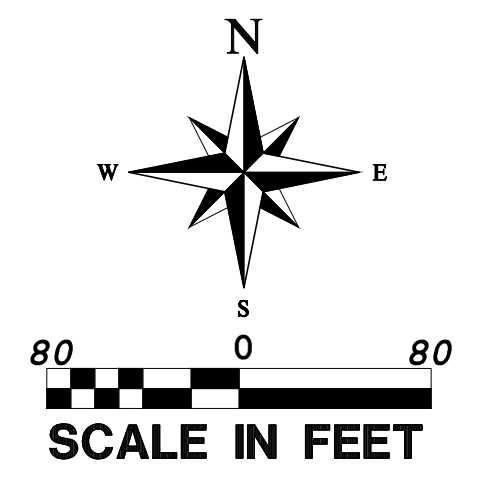
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622-001 CONSTRUCTION DRAWINGS

WATER AND SEWER PLAN FOR: MOUNTAIN VIEW ESTATES

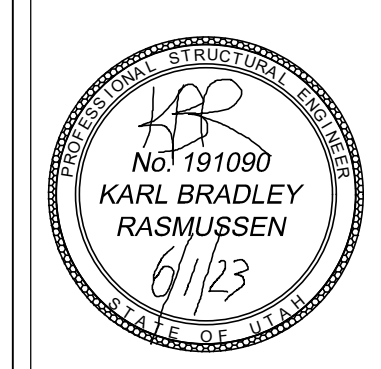
APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING FENCE
	CENTER LINE
	SECTION LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED ROAD IMPROVEMENT
	PROPOSED WATER LINE (SIZE SHOWN)
	EXISTING WATER LINE (SIZE SHOWN)
	WATER METER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED PRECAST THRUST BLOCK

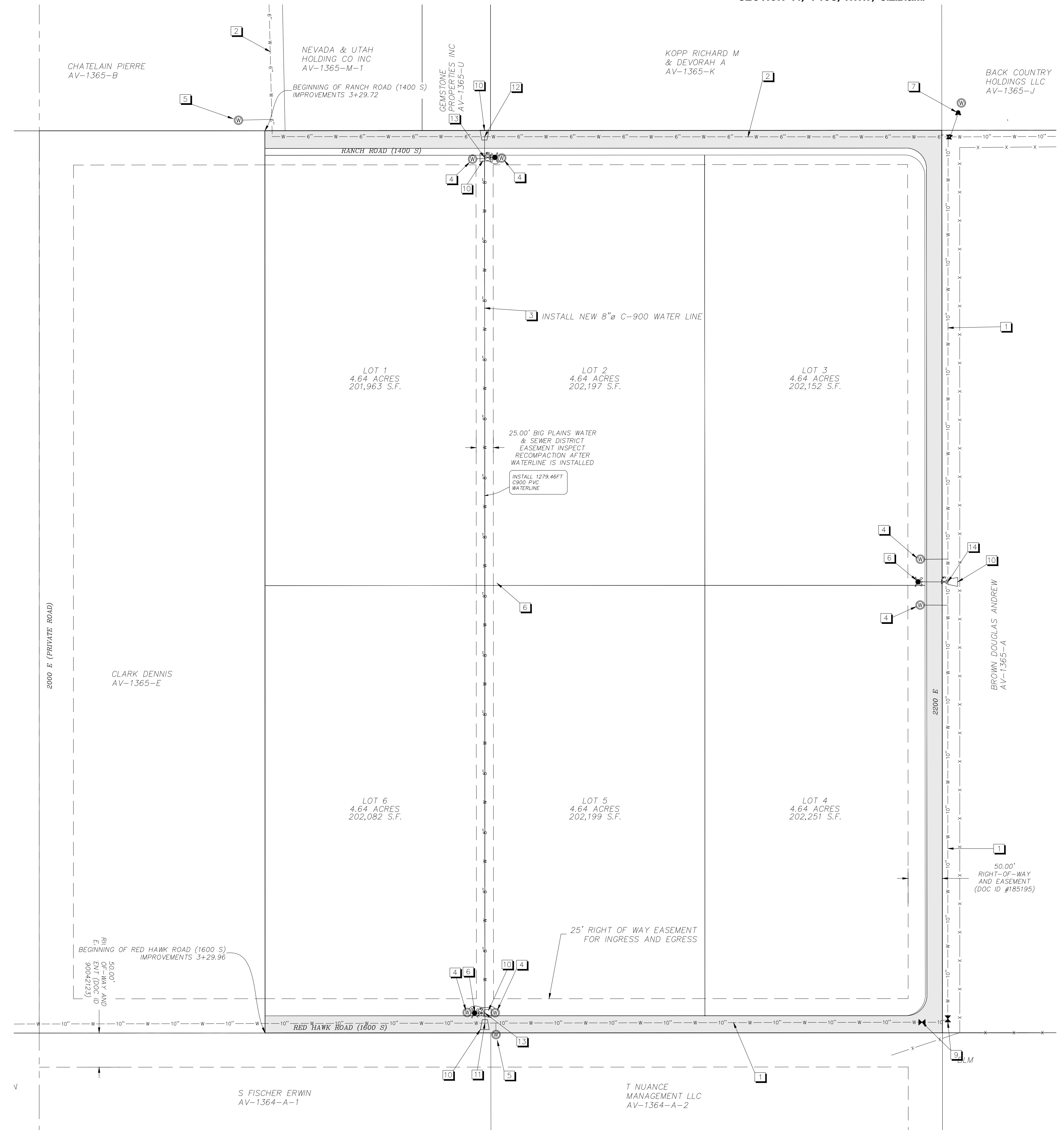
REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 888-8801 Fax: (435) 888-8802



WATER AND SEWER PLAN FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=80'
JOB NO: 622-001
SHEET NO:
C3



CONSTRUCTION KEYNOTES:

WATER (1-20):

- 1 EXISTING 10" ϕ PVC WATER LINE
- 2 EXISTING 6" ϕ PVC WATER LINE
- 3 INSTALL NEW 8" ϕ C-900 WATER LINE PER DETAIL C SHEET 1
- 4 INSTALL NEW 3/4" WATER METER AND SERVICE LINE PER DETAIL G SHEET 2
- 5 EXISTING 3/4" WATER LATERAL AND METER
- 6 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" ϕ C-900 LINE AND 6" VALVE PER DETAIL F SHEET 2
- 7 EXISTING FIRE HYDRANT ASSEMBLY WITH 6" ϕ C-900 LINE AND 6" VALVE
- 8 INSTALL NEW 6" GATE VALVE PER DETAIL E SHEET 2
- 9 EXISTING WATER VALVE
- 10 INSTALL NEW PRECAST/PREFORMED THRUST BLOCK
- 11 INSTALL 10" X 8" TEE WITH MJ TO MJ CONNECTION PER DETAIL I SHEET 3
- 12 INSTALL 6" X 8" TEE WITH MJ TO MJ CONNECTION PER DETAIL K SHEET 3
- 13 INSTALL 8" X 6" 3-WAY CONNECTION WITH MS TO FLANGE CONNECTION PER DETAIL L SHEET 3
- 14 INSTALL 10" X 6" 4-WAY CONNECTION WITH MS TO FLANGE CONNECTION PER DETAIL J SHEET 3

SEWER:

EACH LOT TO OBTAIN SEPTIC PERMIT AT TIME OF CONSTRUCTION

ALL MATERIALS THAT MAY COME IN CONTACT WITH DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS AND O-RINGS, SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF ANSI/NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD-VERIFICATION OF THIS CERTIFICATION, ALL COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.

NOTE: COMPLY WITH AWWA C651-05 TO DISINFECT WATER MAINS. SAMPLING REQUIRED AFTER DISINFECTION.

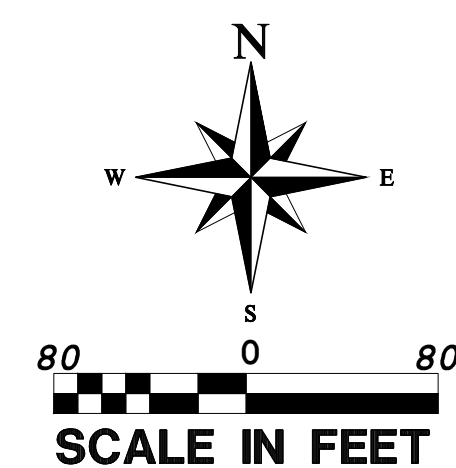
Know what's below. Call 811 before you dig.

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622-001 CONSTRUCTION DRAWINGS

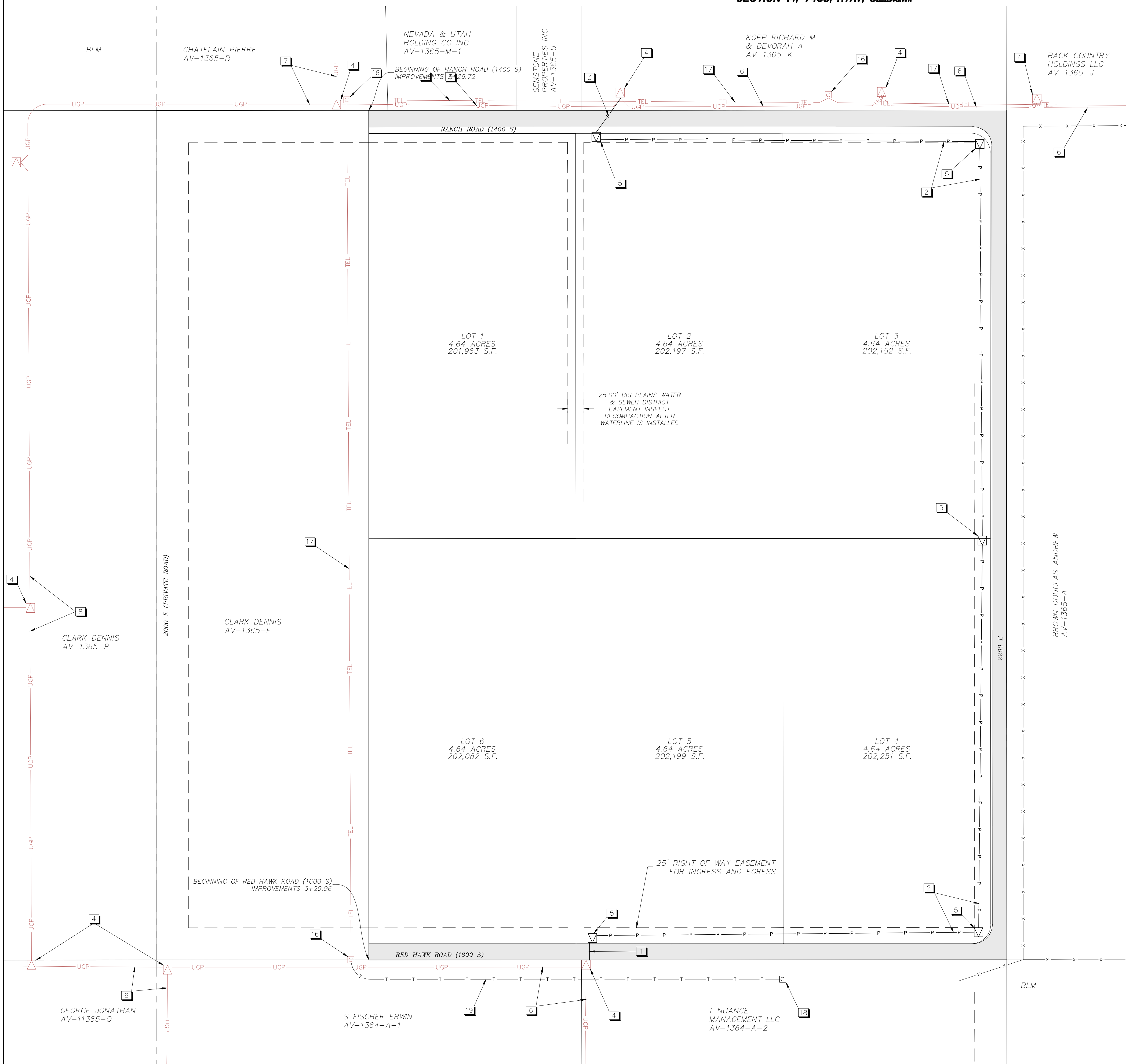
POWER & COMMUNICATIONS PLAN FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- SECTION LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED POWER LINE
- PROPOSED COMMUNICATION LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND POWER
- PROPOSED ROAD IMPROVEMENTS
- PROPOSED TRANSFORMER
- EXISTING TRANSFORMER
- PROPOSED COMMUNICATION BOX
- EXISTING COMMUNICATION BOX



CONSTRUCTION KEYNOTES:

POWER (1-15):

- 1 INSTALL 100' 1/0 ALUM 1 Ø PRI URD CABLE
- 2 INSTALL 1 Ø GROUND SLEEVE AND 625' 1/0 ALUM 1 Ø PRI URD CABLE
- 3 INSTALL 1 Ø GROUND SLEEVE AND 100' 1/0 ALUM 1 Ø PRI URD CABLE
- 4 EXISTING TRANSFORMER
- 5 INSTALL TRANSFORMER
- 6 7.2 1#1/0-AL 3" PVC
- 7 7.2 1#2-AL 3" PVC
- 8 T0031

COMMUNICATION (16-30):

- 16 EXISTING COMMUNICATION BOX
- 17 EXISTING COMMUNICATION LINE
- 18 INSTALL COMMUNICATION BOX
- 19 INSTALL COMMUNICATION LINE

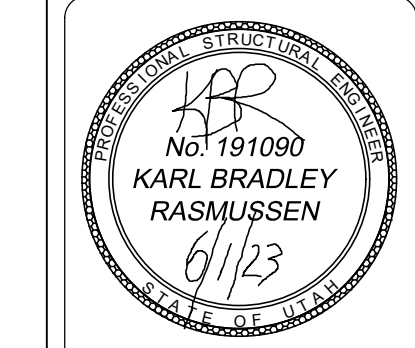
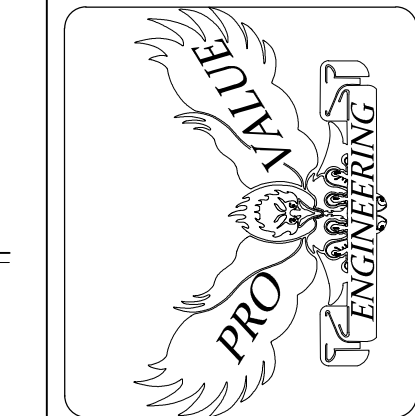
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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84753
Phone: (435) 888-8801 Fax: (435) 888-8802



POWER, GAS & FIBER PLAN FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=80'
JOB NO:
622-001
SHEET NO:
C4

622-001 CONSTRUCTION DRAWINGS

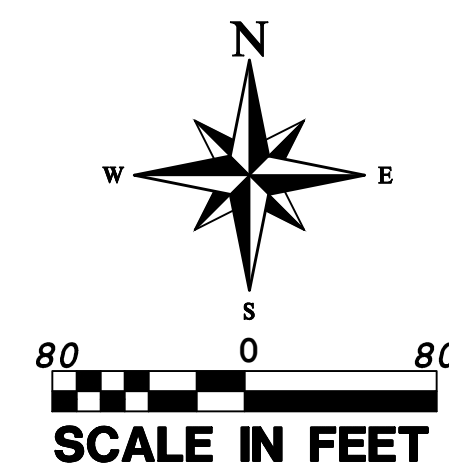
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GRADING PLAN FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EXISTING FENCE
- EXISTING MINOR (1') CONTOUR LINE
- EXISTING MAJOR (5') CONTOUR
- PROPOSED MINOR (1') CONTOUR
- PROPOSED MAJOR (5') CONTOUR
- PROPOSED IMPROVED ROAD
- PROPOSED RIP RAP
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING DRAINAGE DITCH

- CONSTRUCTION KEYNOTES:**
- INSTALL NEW 26' ROAD PER TYPICAL SECTION DETAIL
 - INSTALL NEW 35' ROAD PER TYPICAL SECTION DETAIL
 - INSTALL RIP RAP (SIZE: D50=12")
 - INSTALL BAR DITCH PER APPLE VALLEY STANDARDS
1374 CU. FT. OF RIP RAP IN TOTAL

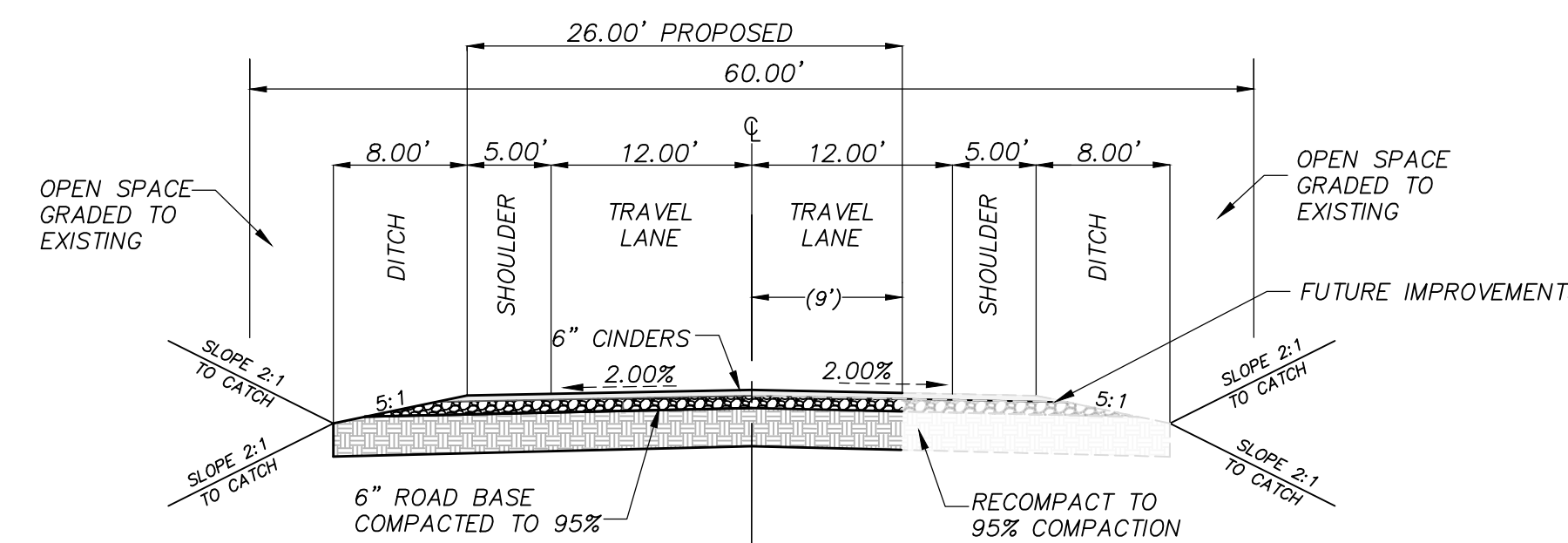
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG (1)	1.000	1.000	159094 Sq. Ft.	5406.24 Cu. Yd.	4131.29 Cu. Yd.	1274.95 Cu. Yd.<Cut>
Totals			159094 Sq. Ft.	5406.24 Cu. Yd.	4131.29 Cu. Yd.	1274.95 Cu. Yd.<Cut>

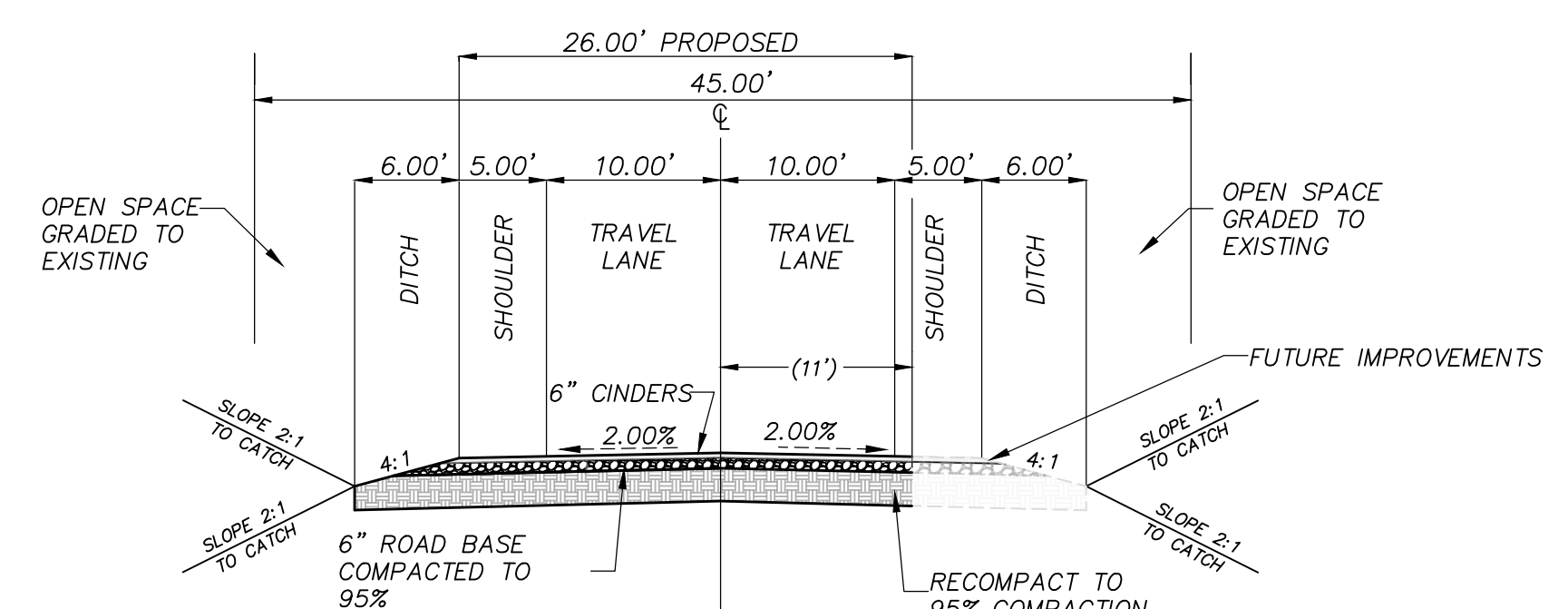
RETENTION POND SIZE FOR 10,000 SQ FT DEVELOPED AREA:

Surface Calculations					
Surface Type	Area (acres)	Coefficient	A°C	Allowable Runoff	
Grass/Landscaping		0.2	0	0	
Gravel/Natural Land	4.75	0.3	1.425	0	
Pavement/Roof	0.25	0.95	0.2375	0	
Total	5	0.33	1.6625	0	

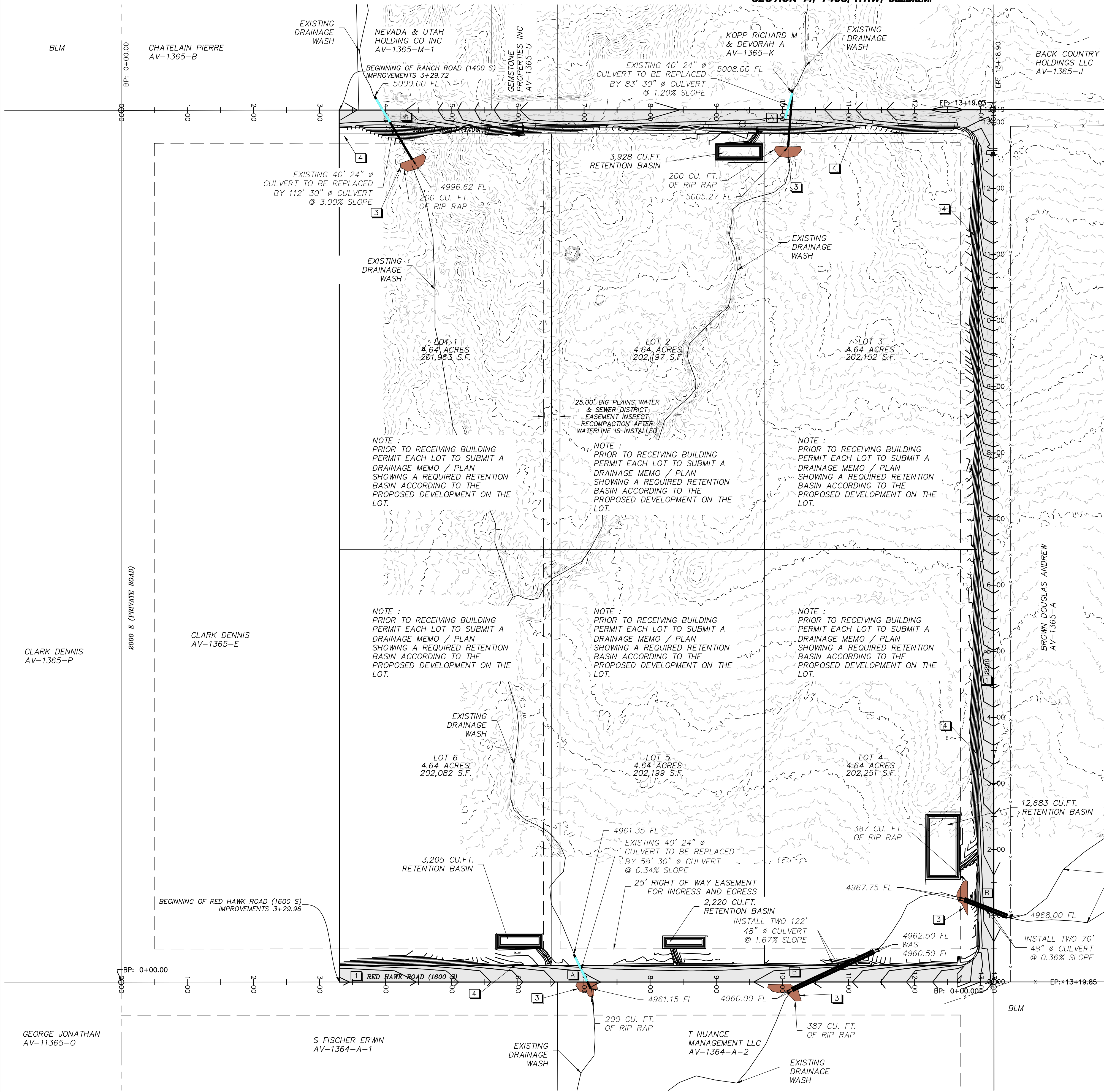
Storage Calculations						
Time (minutes)	A°C (Acres)	100 Year Interval (in/hr)	Time (s)	Cumulative Runoff (cu. Ft.)	Allowable Runoff (cu. Ft.)	Storage (cu. Ft.)
5	1.6625	6.14	300	3062	0	3062
10	1.6625	4.67	600	4658	0	4658
15	1.6625	3.86	900	5776	0	5776
30	1.6625	2.6	1800	7781	0	7781
60	1.6625	1.61	3600	9636	0	9636
120	1.6625	0.862	7200	10318	0	10318
180	1.6625	0.585	10800	10504	0	10504
360	1.6625	0.336	21600	12066	0	12066
720	1.6625	0.185	43200	13287	0	13287
1440	1.6625	0.102	86400	14651	0	14651
				Required Storage Volume (cu. ft.)		14651



60' TYPICAL CROSS SECTION



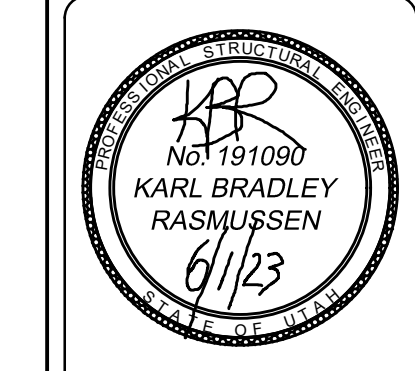
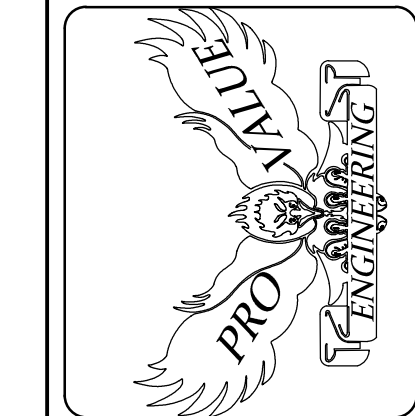
45' TYPICAL CROSS SECTION



REVISIONS

NO.	DESCRIPTION	DATE	BY

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
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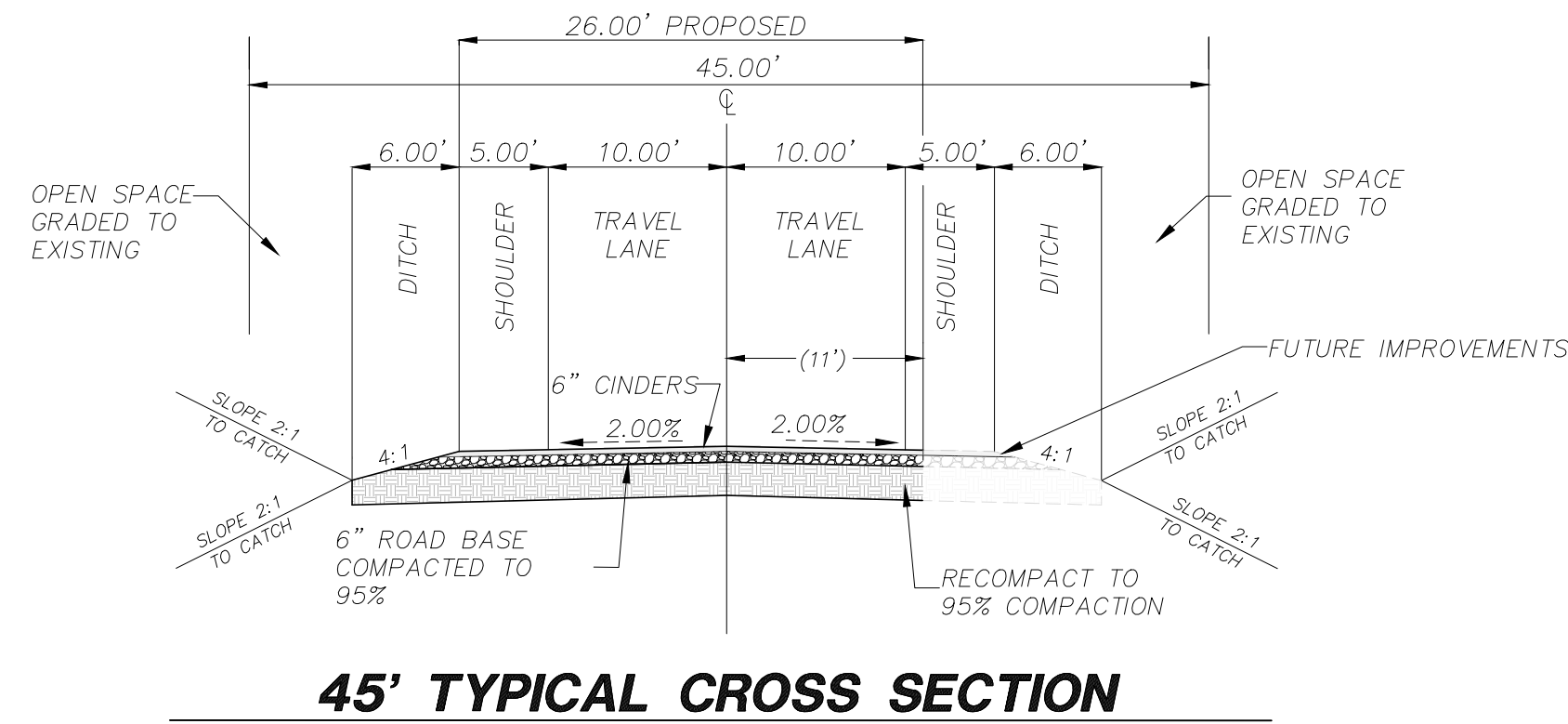


GRADING PLAN FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=80'
JOB NO: 622-001
SHEET NO:
C5

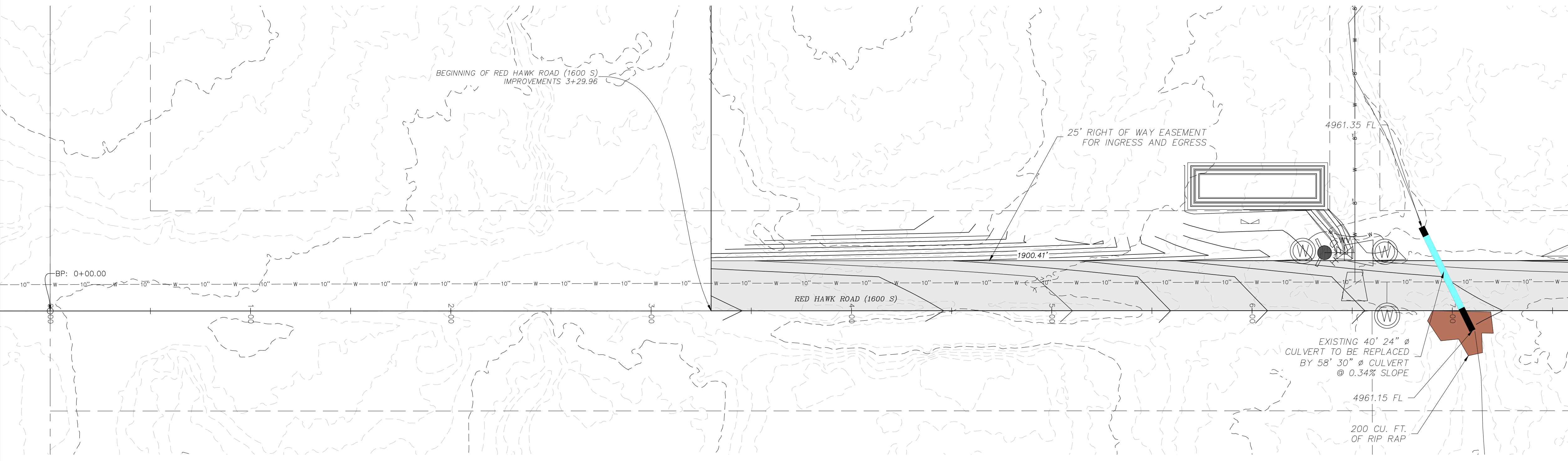
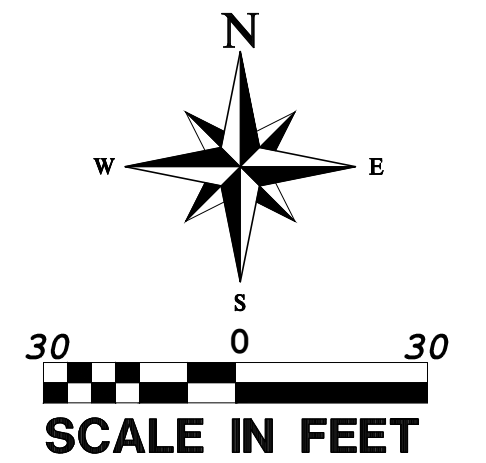
PLAN & PROFILE FOR RED HAWK ROAD FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

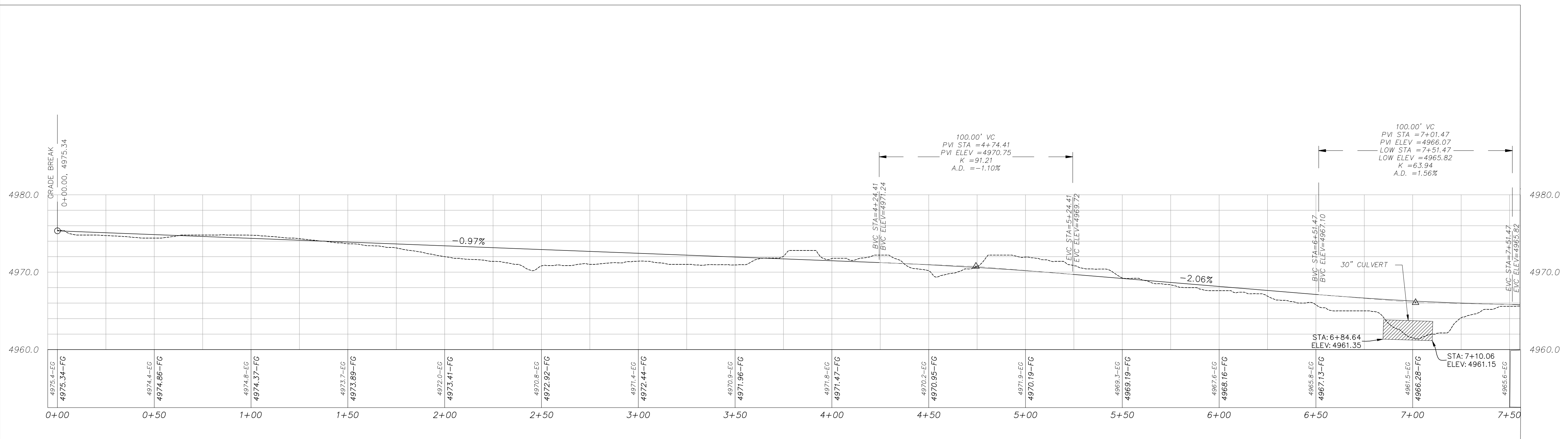


45' TYPICAL CROSS SECTION

NOT TO SCALE



PROFILE VIEW: RED HAWK ROAD - 00+00.00 TO 07+00.00
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 4960'



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - x - x - EXISTING FENCE
 - CENTER LINE
 - SECTION LINE
 - - - - PROPOSED UTILITY EASEMENT
 - - - - EXISTING MINOR (1') CONTOUR LINE
 - - - - EXISTING MAJOR (5') CONTOUR
 - - - - PROPOSED MINOR (1') CONTOUR
 - - - - PROPOSED MAJOR (5') CONTOUR
 - PROPOSED RIP RAP
 - PROPOSED ROAD IMPROVEMENT
 - EXISTING CULVERT
 - PROPOSED CULVERT
 - - - - PROPOSED WATER LINE (SIZE SHOWN)
 - - - - EXISTING WATER LINE (SIZE SHOWN)
 - ⊙ WATER METER
 - ▭ PROPOSED THRUST BLOCK
 - ▨ CULVERT PROFILE (SIZE SHOWN)
 - - - - EXISTING GRADE PROFILE
 - PROPOSED GRADE PROFILE

NO	REVISIONS	DESCRIPTION	DATE	BY

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84515
Phone: (435) 688-8801 Fax: (435) 688-8802



PLAN & PROFILE FOR RED HAWK ROAD FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'

JOB NO:
622-001

SHEET NO:
PP-1

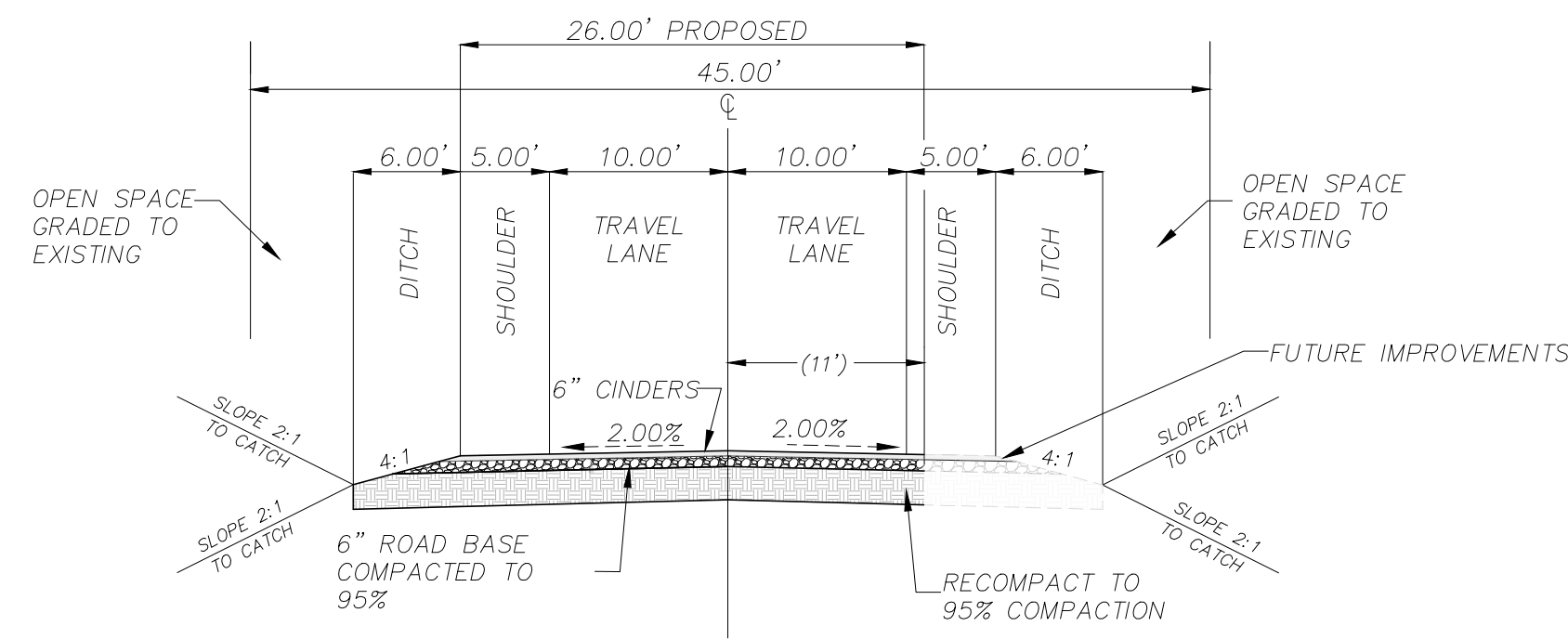
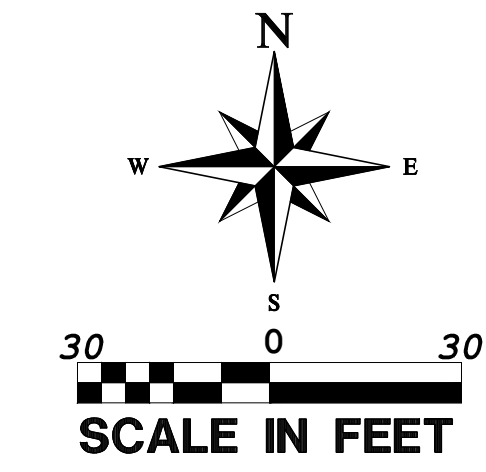
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622-001 CONSTRUCTION DRAWINGS

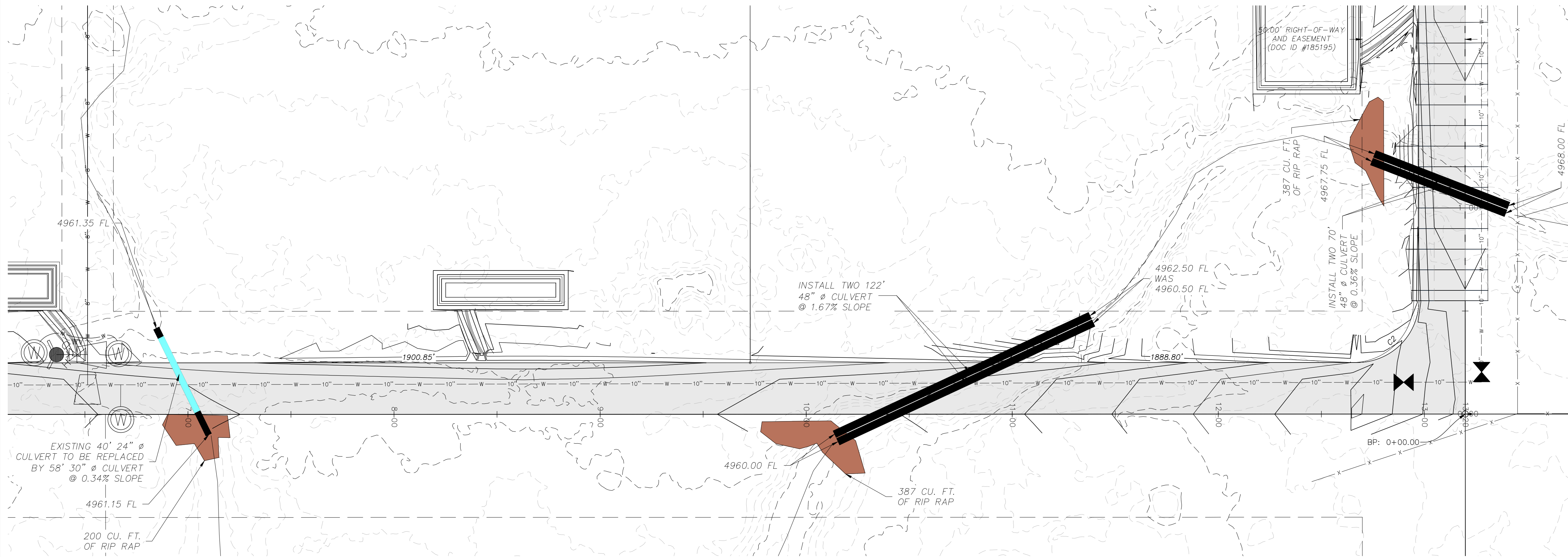
PLAN & PROFILE FOR RED HAWK ROAD FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



45' TYPICAL CROSS SECTION

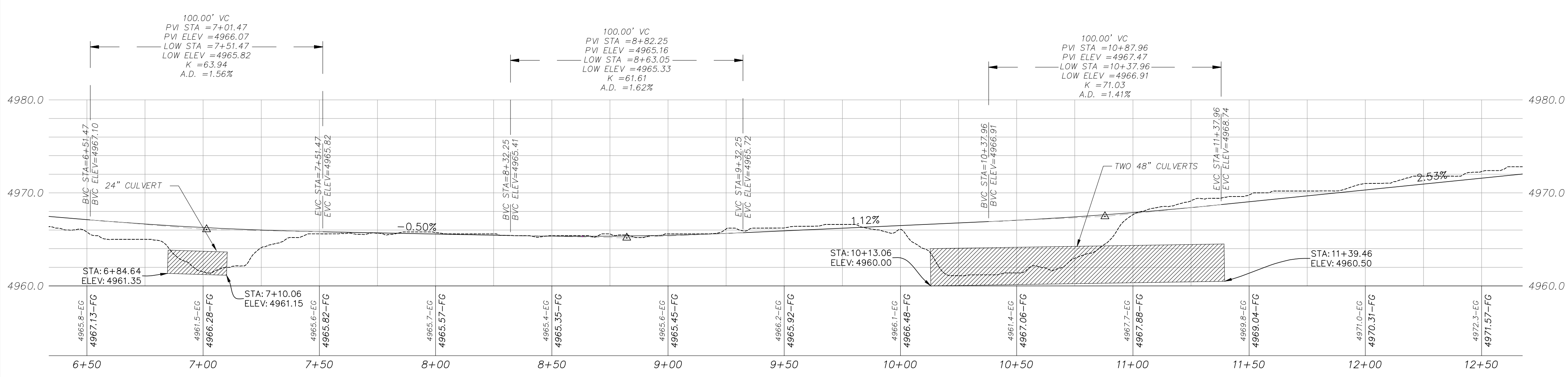
NOT TO SCALE



LEGEND

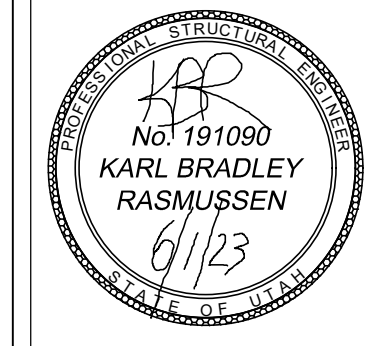
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x - x - EXISTING FENCE
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- - - SECTION LINE
- - - PROPOSED UTILITY EASEMENT
- - - EXISTING MINOR (1') CONTOUR LINE
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- - - PROPOSED MINOR (1') CONTOUR
- - - PROPOSED MAJOR (5') CONTOUR
- PROPOSED RIP RAP
- PROPOSED ROAD IMPROVEMENT
- EXISTING CULVERT
- PROPOSED CULVERT
- - - PROPOSED WATER LINE (SIZE SHOWN)
- - - EXISTING WATER LINE (SIZE SHOWN)
- ⊙ WATER METER
- PROPOSED THRUST BLOCK
- ⊗ EXISTING WATER VALVE
- ▨ CULVERT PROFILE (SIZE SHOWN)
- - - EXISTING GRADE PROFILE
- PROPOSED GRADE PROFILE

PROFILE VIEW: RED HAWK ROAD - 07+00.00 TO 13+19.85
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 4961.09'



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84753
Phone: (435) 886-8801 Fax: (435) 886-8802



PLAN & PROFILE FOR RED HAWK ROAD FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'
JOB NO: 622-001
SHEET NO:
PP-2

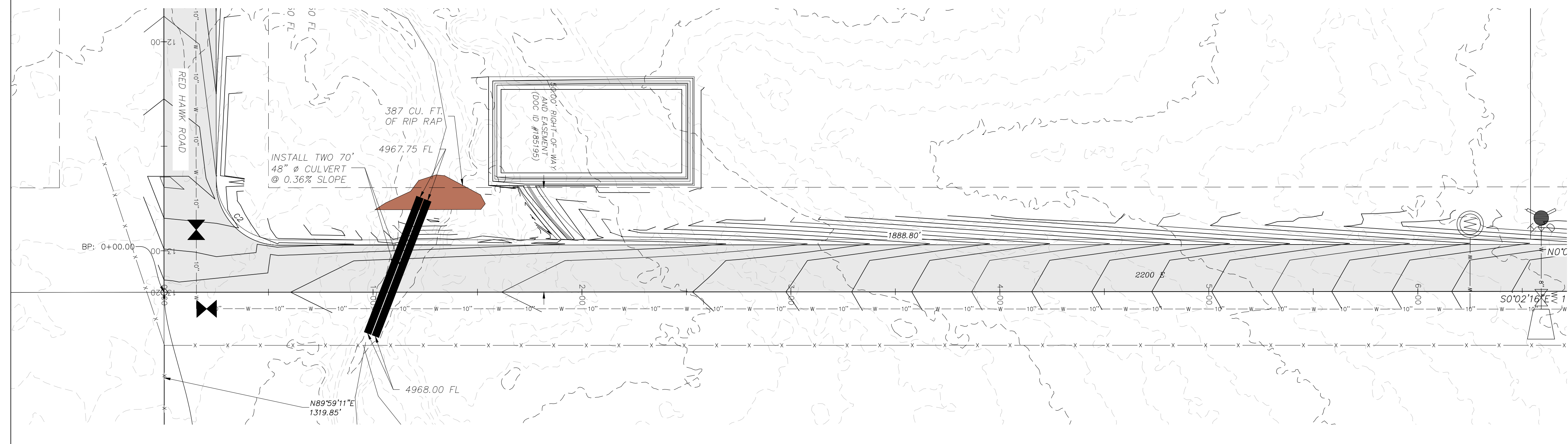
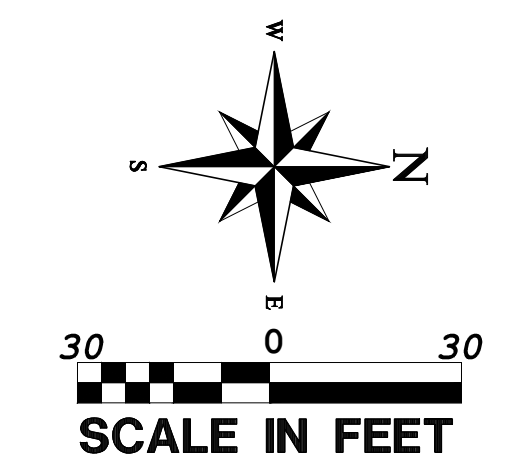
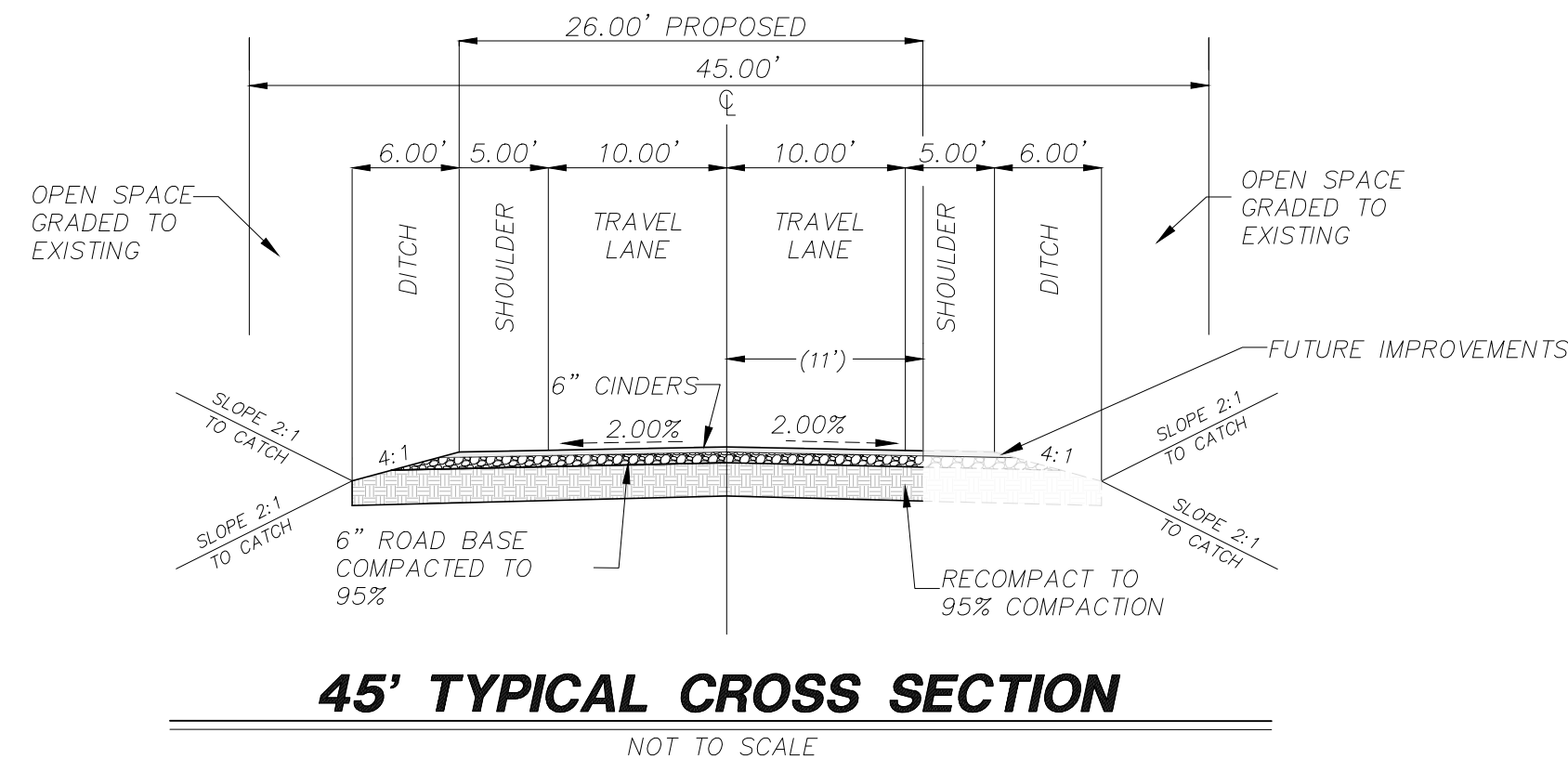
Know what's below. Call 811 before you dig.

NOTICE!
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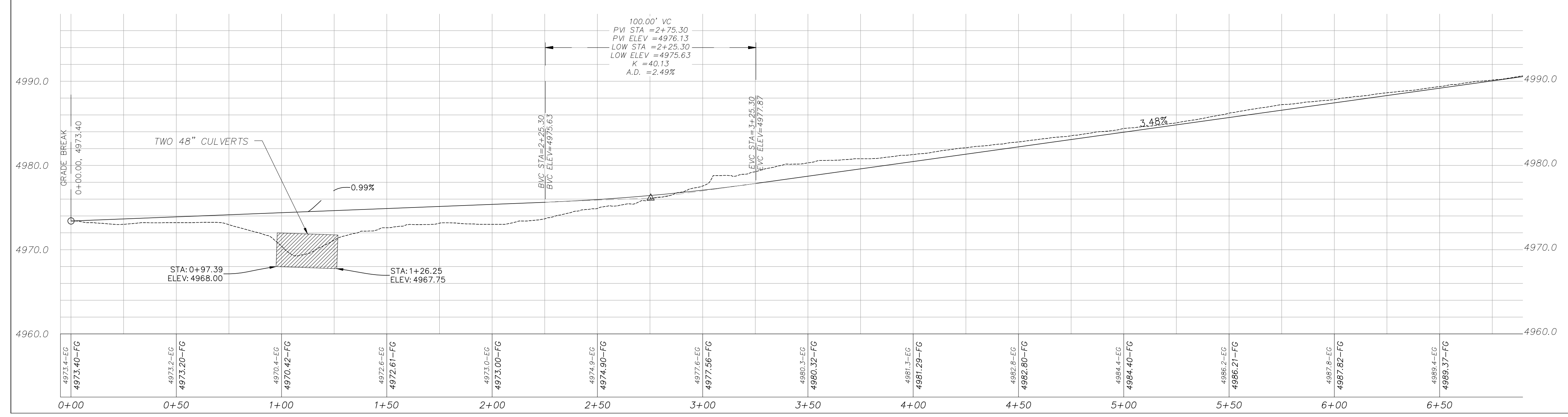
622-001 CONSTRUCTION DRAWINGS

PLAN & PROFILE FOR 2200E FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



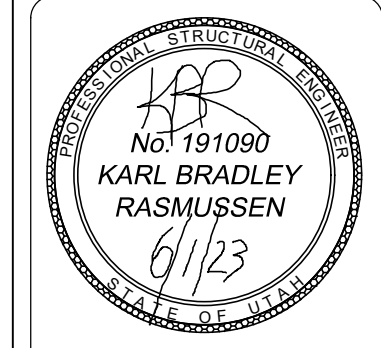
PROFILE VIEW: 2200E - 00+00.00 TO 06+50.00
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 4960'



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - x - x - EXISTING FENCE
 - CENTER LINE
 - - - SECTION LINE
 - - - PROPOSED UTILITY EASEMENT
 - - - EXISTING MINOR (1') CONTOUR LINE
 - - - EXISTING MAJOR (5') CONTOUR
 - - - PROPOSED MINOR (1') CONTOUR
 - - - PROPOSED MAJOR (5') CONTOUR
 - PROPOSED RIP RAP
 - PROPOSED ROAD IMPROVEMENT
 - EXISTING CULVERT
 - PROPOSED CULVERT
 - PROPOSED WATER LINE (SIZE SHOWN)
 - - - EXISTING WATER LINE (SIZE SHOWN)
 - ⊙ WATER METER
 - ⊕ EXISTING WATER VALVE
 - ▨ CULVERT PROFILE (SIZE SHOWN)
 - - - EXISTING GRADE PROFILE
 - PROPOSED GRADE PROFILE

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84415
Phone: (435) 886-8801 Fax: (435) 886-8802



PLAN & PROFILE FOR 2200E FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'

JOB NO.
622-001

SHEET NO.
PP-3

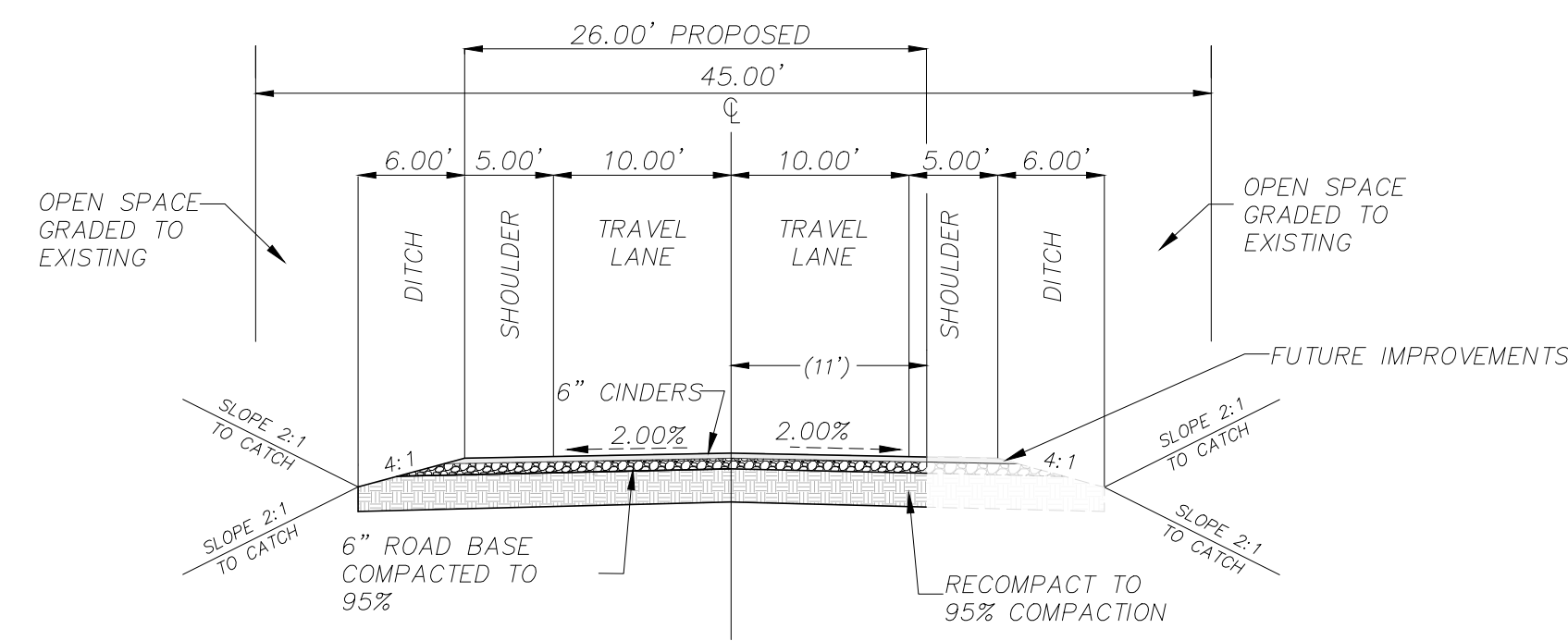
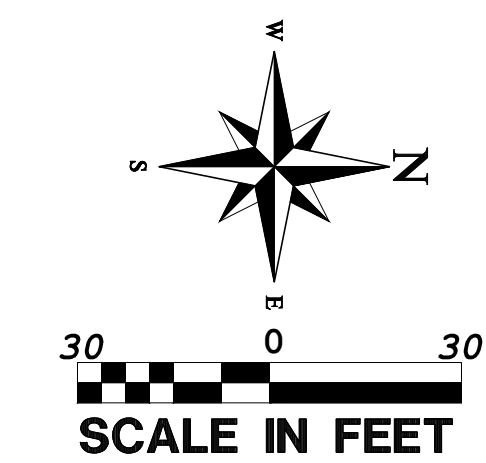
Know what's below. Call 811 before you dig.

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622-001 CONSTRUCTION DRAWINGS

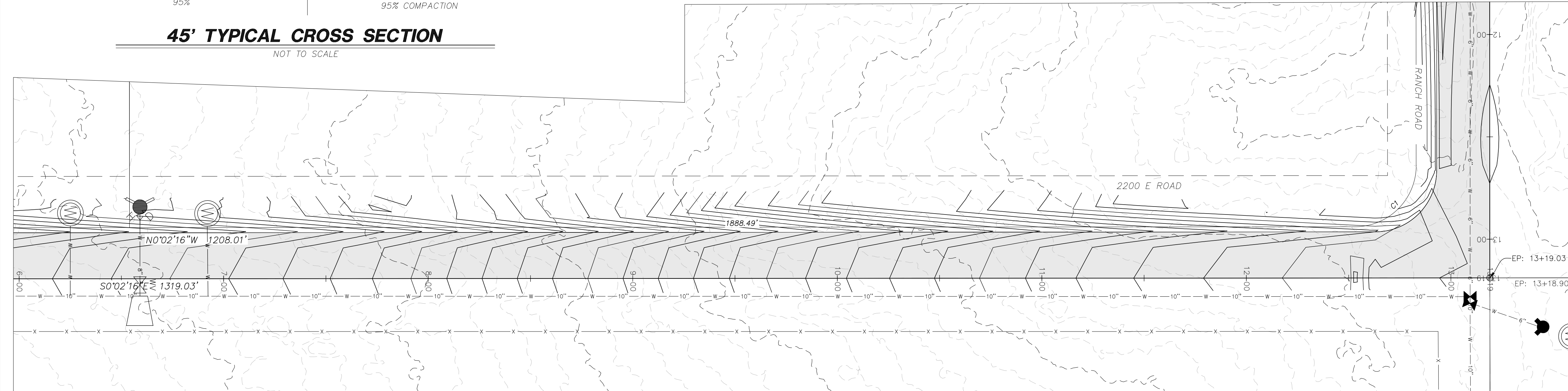
PLAN & PROFILE FOR 2200E FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

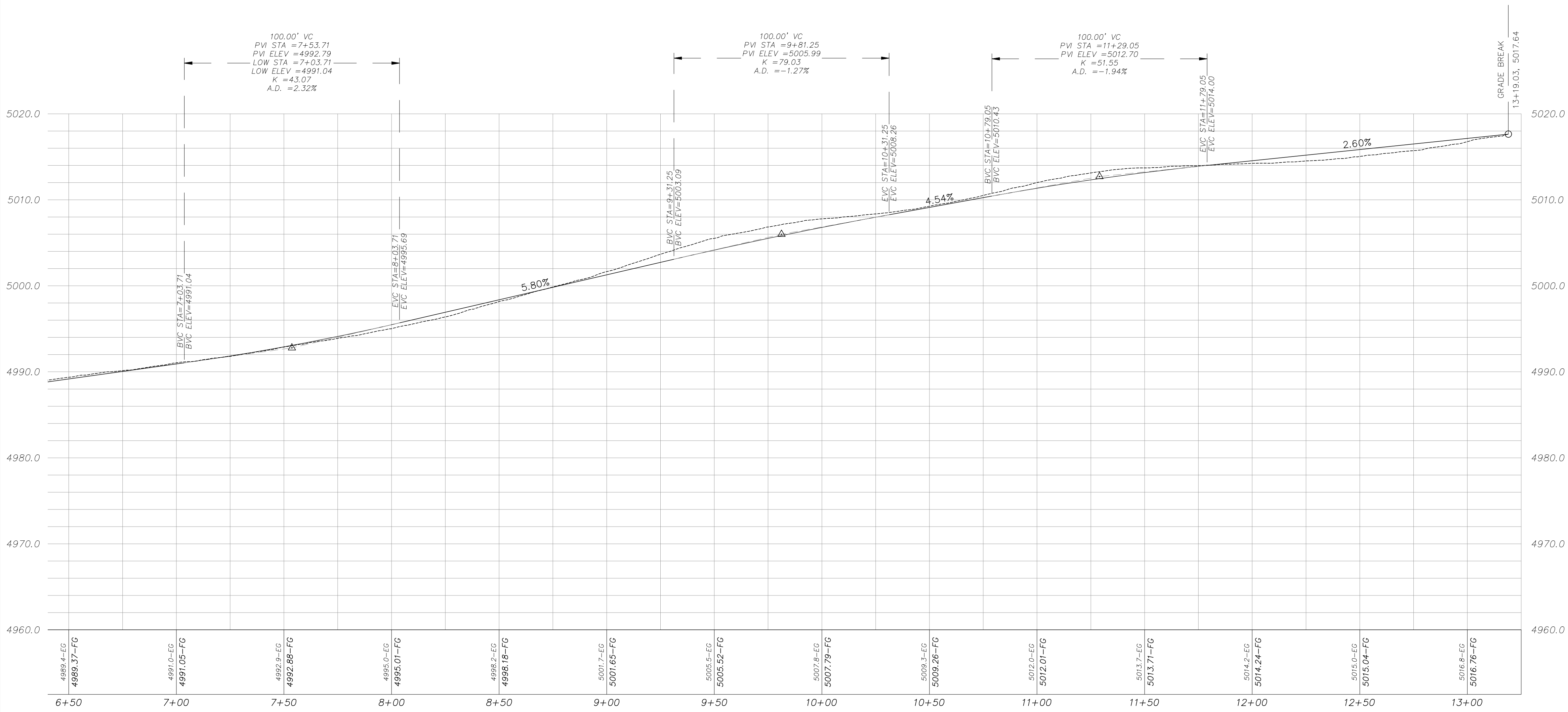


45' TYPICAL CROSS SECTION

NOT TO SCALE



PROFILE VIEW: 2200E - 06+50.00 TO 13+19.03
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 4960'

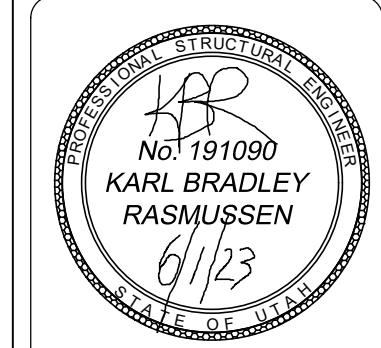


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x - x - EXISTING FENCE
- CENTER LINE
- - - SECTION LINE
- - - PROPOSED UTILITY EASEMENT
- - - EXISTING MINOR (1') CONTOUR LINE
- - - EXISTING MAJOR (5') CONTOUR
- - - PROPOSED MINOR (1') CONTOUR
- - - PROPOSED MAJOR (5') CONTOUR
- █ PROPOSED ROAD IMPROVEMENT
- █ EXISTING CULVERT
- █ PROPOSED CULVERT
- w - w - PROPOSED WATER LINE (SIZE SHOWN)
- w - w - EXISTING WATER LINE (SIZE SHOWN)
- ⊙ WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- - - EXISTING GRADE PROFILE
- PROPOSED GRADE PROFILE

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84515
Phone: (435) 688-8871 Fax: (435) 688-8872



PLAN & PROFILE FOR 2200E FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'

JOB NO:
622-001

SHEET NO:
PP-4

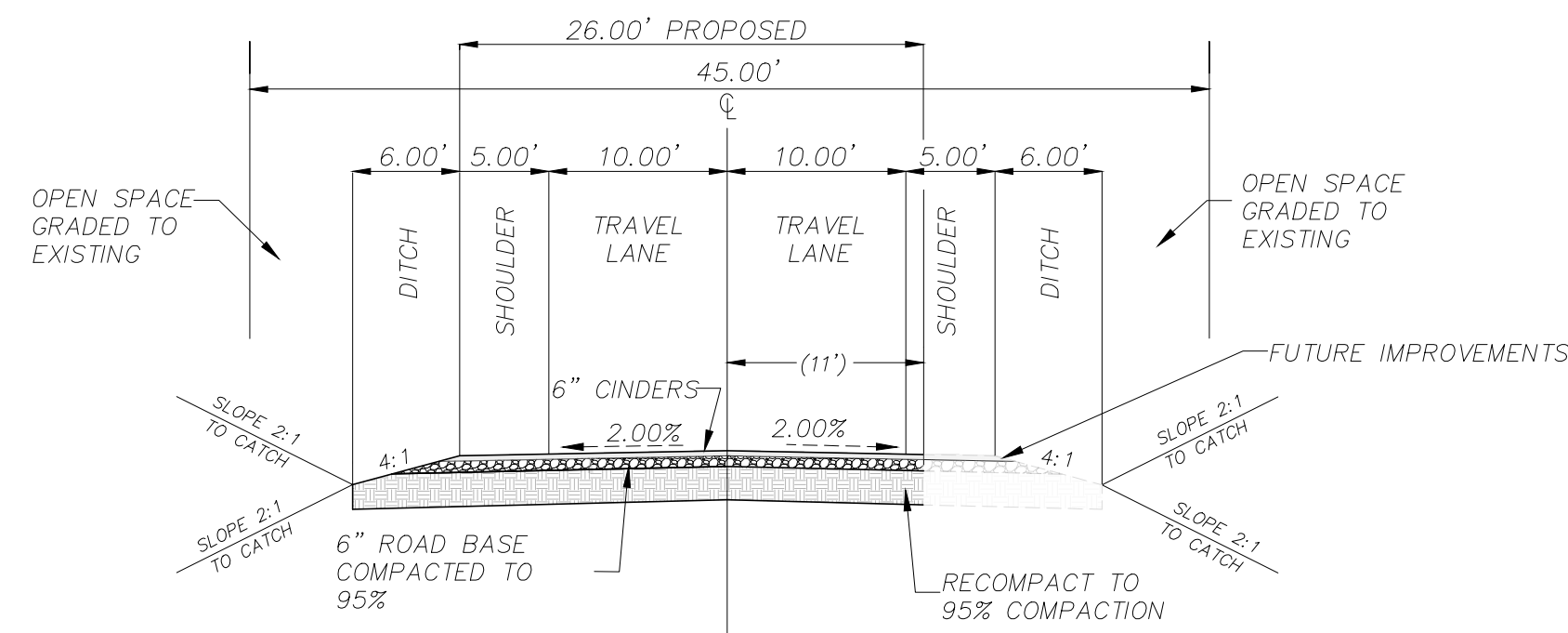
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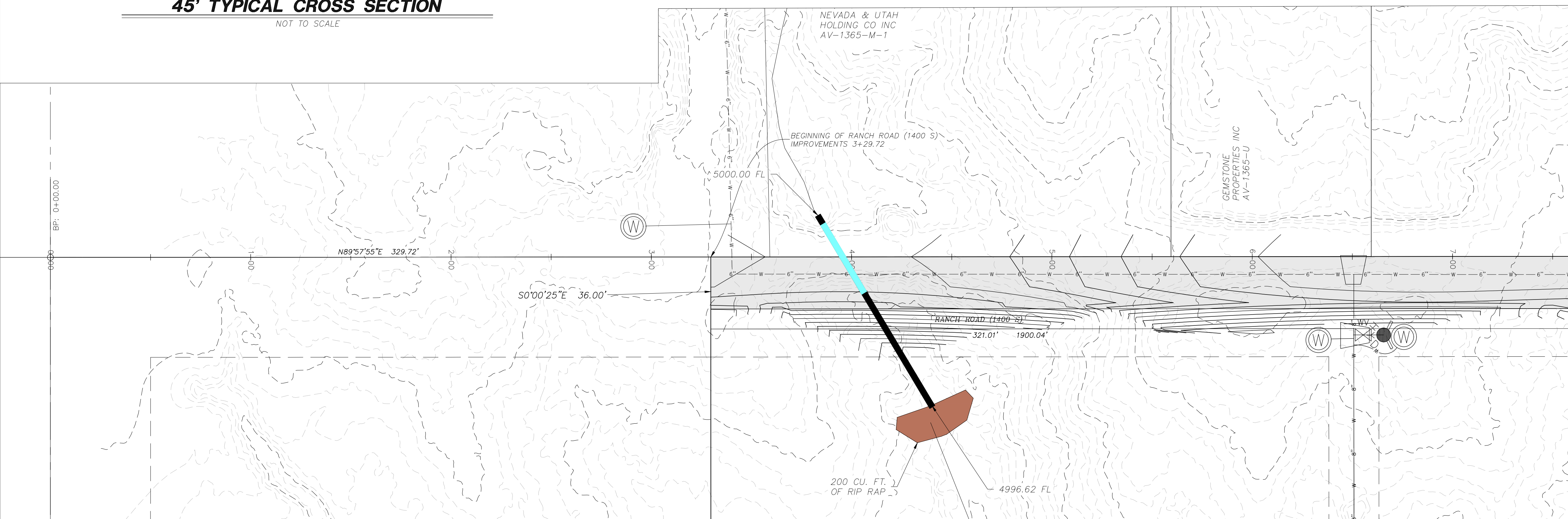
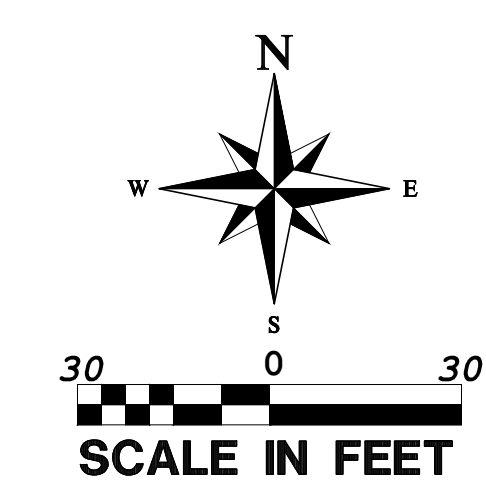
622-001 CONSTRUCTION DRAWINGS

PLAN & PROFILE FOR RANCH ROAD FOR: MOUNTAIN VIEW ESTATES

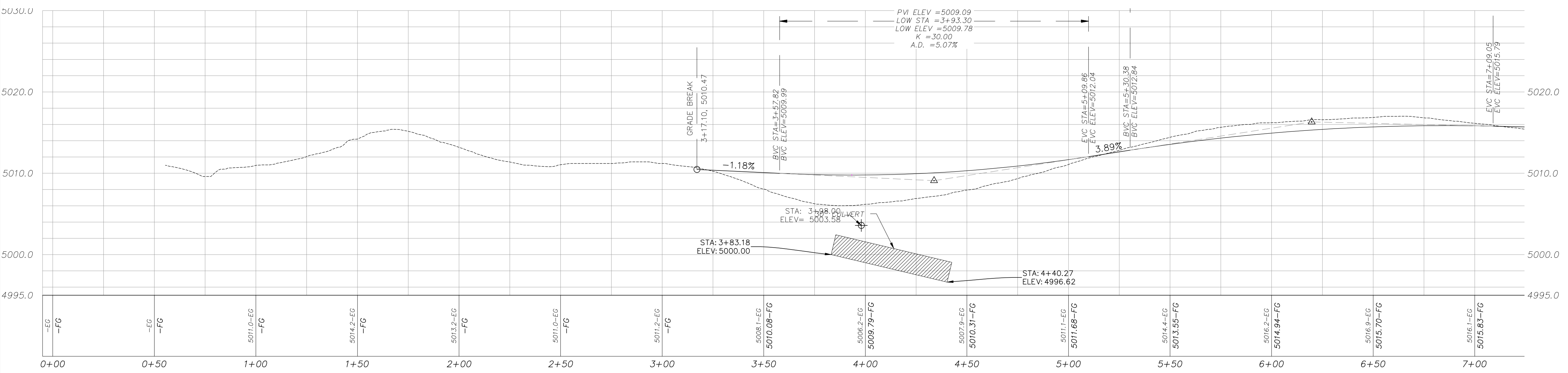
APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



45' TYPICAL CROSS SECTION
NOT TO SCALE



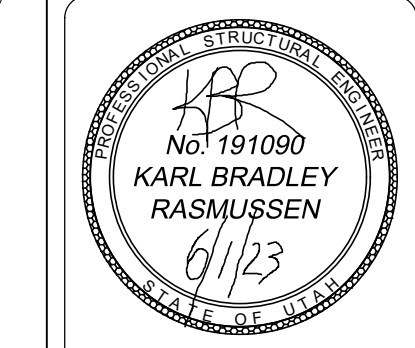
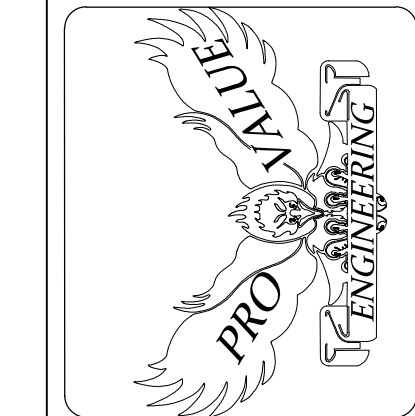
PROFILE VIEW: RANCH ROAD - 00+00.00 TO 07+00.00
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 5000.00'



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - x - x EXISTING FENCE
 - CENTER LINE
 - - - SECTION LINE
 - - - PROPOSED UTILITY EASEMENT
 - - - EXISTING MINOR (1') CONTOUR LINE
 - - - EXISTING MAJOR (5') CONTOUR
 - - - PROPOSED MINOR (1') CONTOUR
 - - - PROPOSED MAJOR (5') CONTOUR
 - PROPOSED RIP RAP
 - PROPOSED ROAD IMPROVEMENT
 - EXISTING CULVERT
 - PROPOSED CULVERT
 - - - PROPOSED WATER LINE (SIZE SHOWN)
 - - - EXISTING WATER LINE (SIZE SHOWN)
 - ⊙ WATER METER
 - ▭ PROPOSED THRUST BLOCK
 - ▨ CULVERT PROFILE (SIZE SHOWN)
 - - - EXISTING GRADE PROFILE
 - PROPOSED GRADE PROFILE

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84753
Phone: (435) 668-8871 Fax: (435) 668-8872



PLAN & PROFILE FOR RANCH ROAD FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'
JOB NO: 622-001
SHEET NO:
PP-5

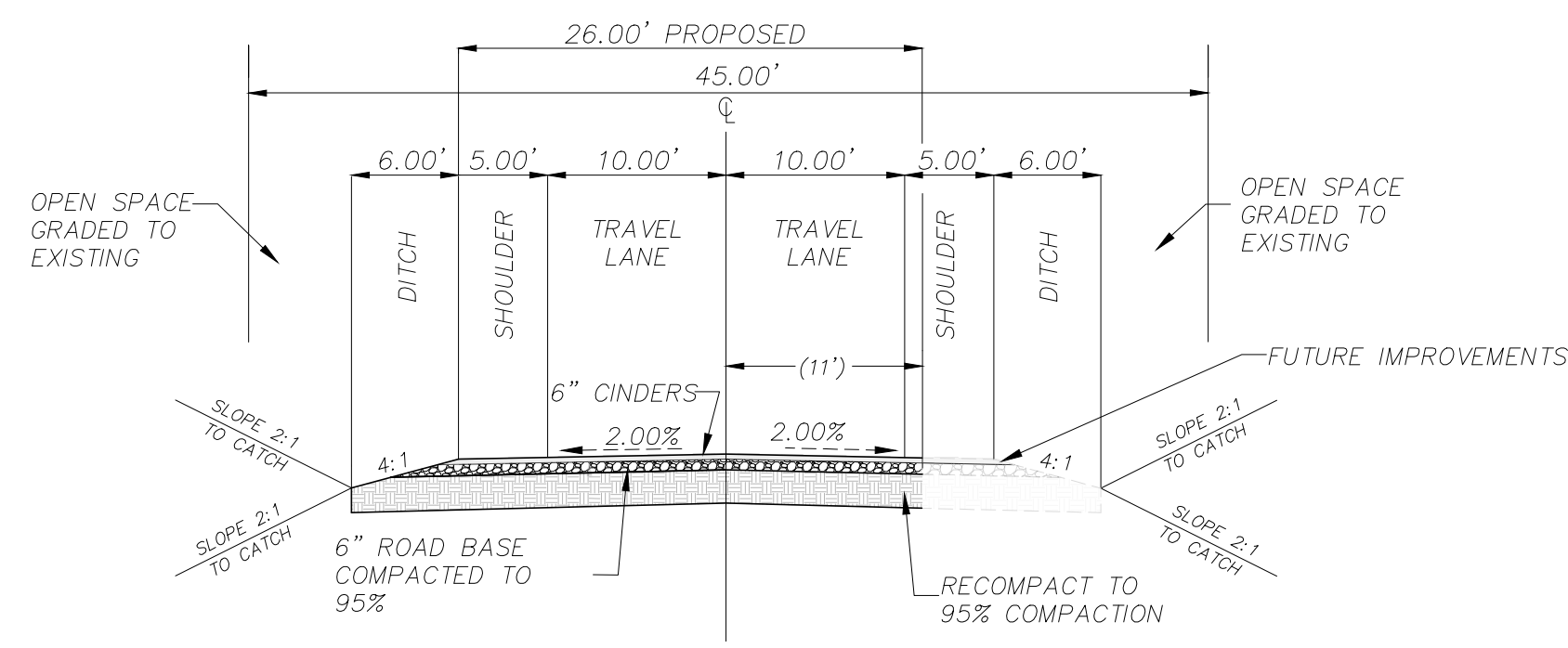
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622-001 CONSTRUCTION DRAWINGS

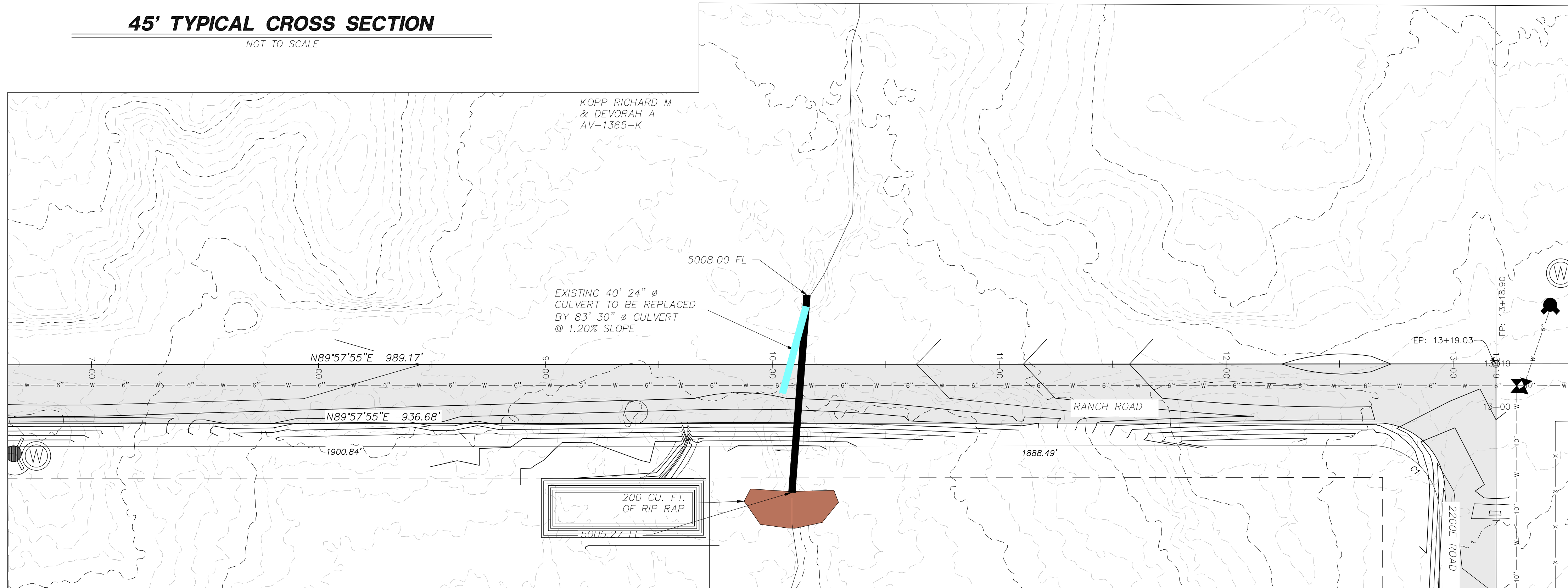
PLAN & PROFILE FOR RANCH ROAD FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

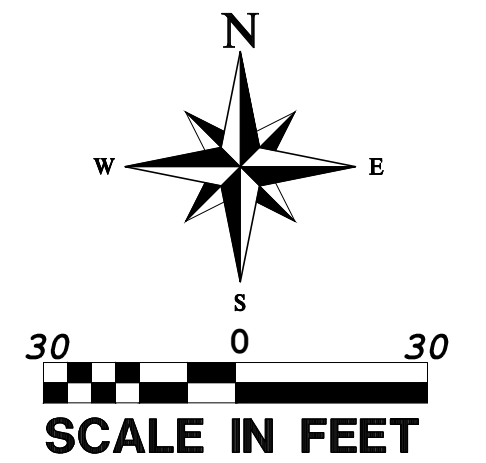
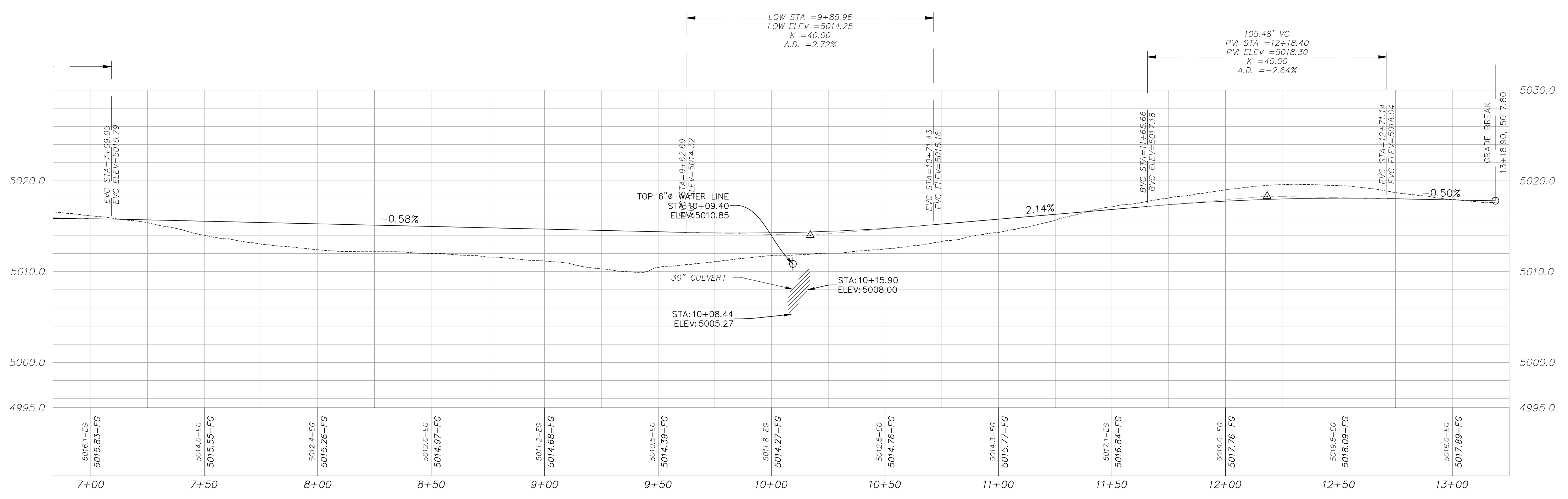


45' TYPICAL CROSS SECTION

NOT TO SCALE



PROFILE VIEW: RANCH ROAD - 07+00.00 TO 13+18.90
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 4:1
DATUM: 5000.00'



- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - x - x EXISTING FENCE
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 - - - SECTION LINE
 - - - PROPOSED UTILITY EASEMENT
 - - - EXISTING MINOR (1') CONTOUR LINE
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 - - - PROPOSED MINOR (1') CONTOUR
 - - - PROPOSED MAJOR (5') CONTOUR
 - PROPOSED RIP RAP
 - PROPOSED ROAD IMPROVEMENT
 - EXISTING CULVERT
 - PROPOSED CULVERT
 - - - PROPOSED WATER LINE (SIZE SHOWN)
 - - - EXISTING WATER LINE (SIZE SHOWN)
 - ⊙ WATER METER
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER VALVE
 - CULVERT PROFILE (SIZE SHOWN)
 - - - EXISTING GRADE PROFILE
 - PROPOSED GRADE PROFILE

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 688-8801 Fax: (435) 688-8802



PLAN & PROFILE FOR RANCH ROAD FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: 1"=30'
JOB NO: 622-001
SHEET NO: PP-6

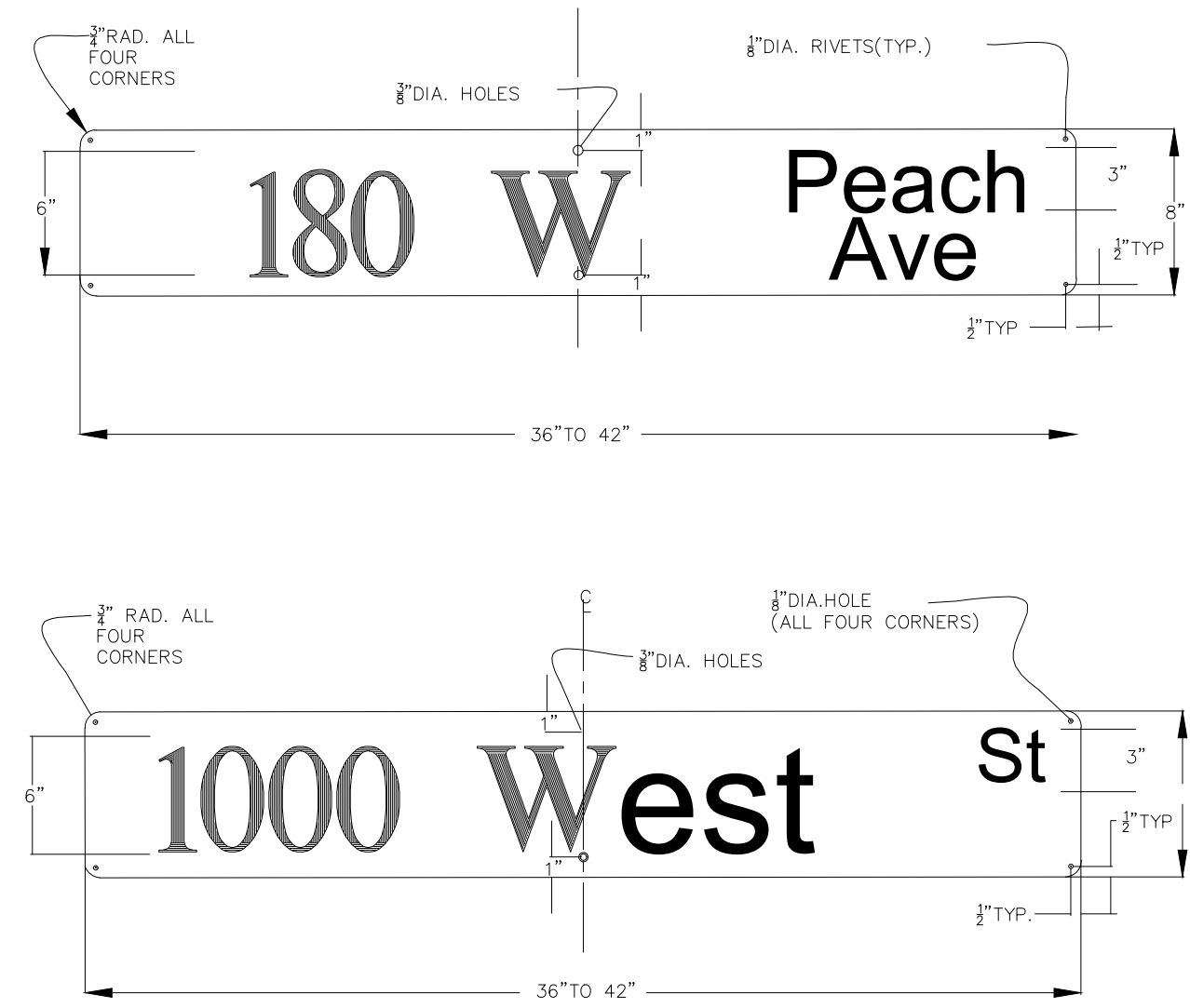
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622-001 CONSTRUCTION DRAWINGS

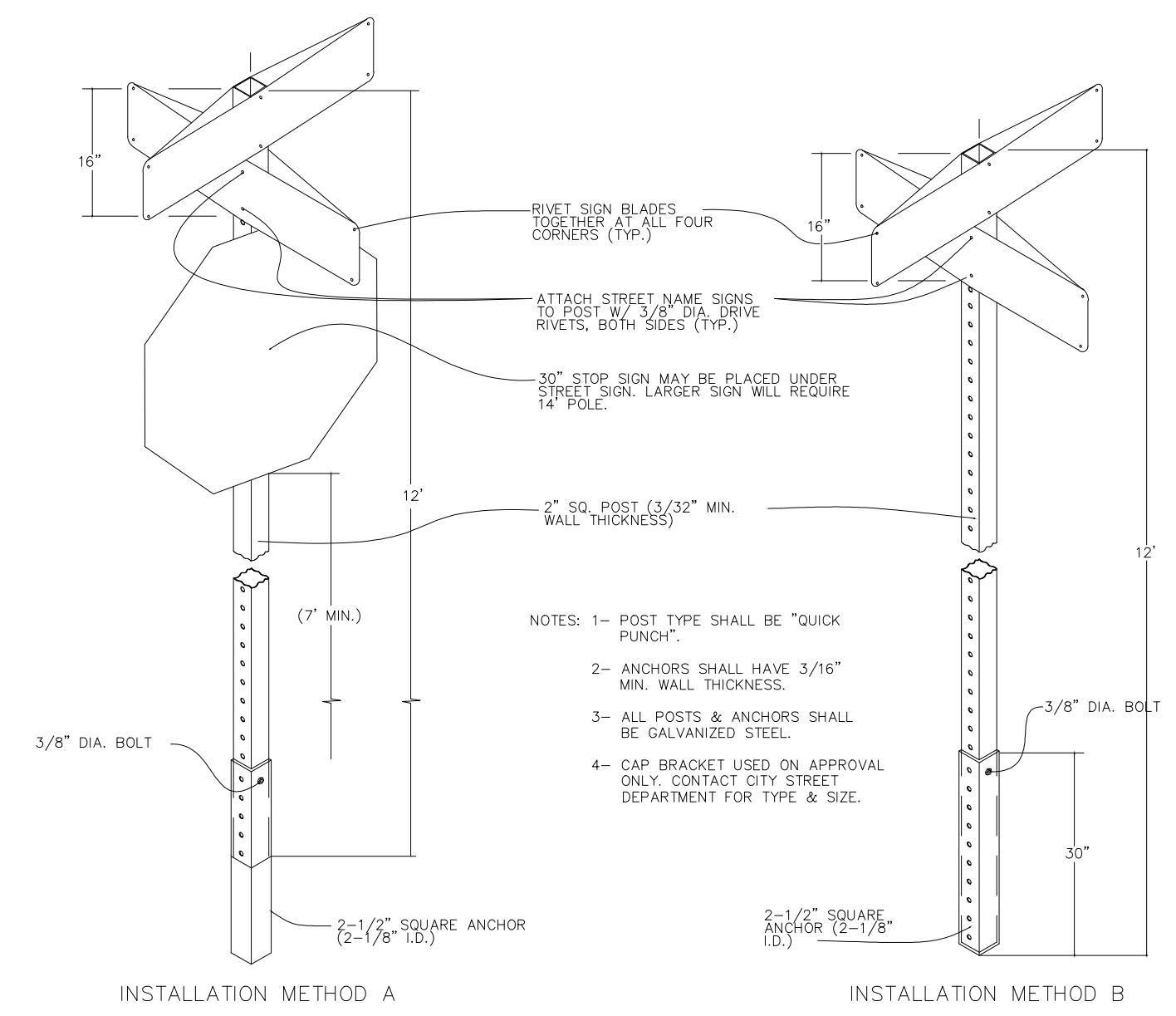
DETAILS SHEET 1 FOR: MOUNTAIN VIEW ESTATES

APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



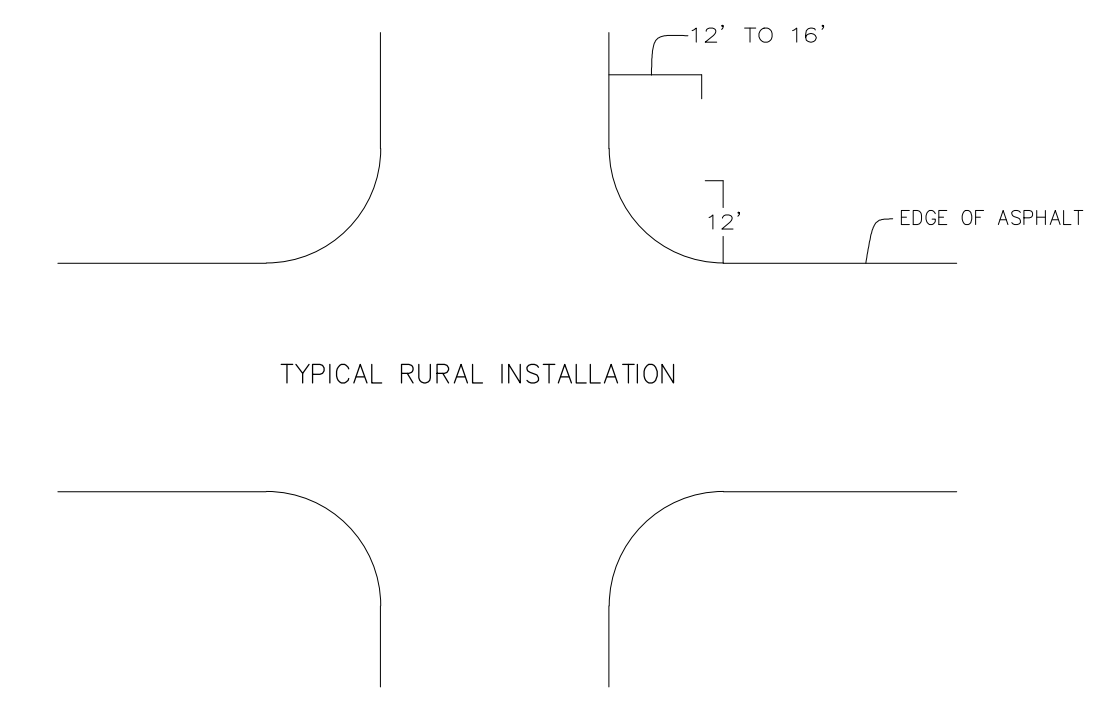
- NOTES:**
- BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE
 - ALL SHEETING SHALL BE HIGH INTENSITY REFLECTIVE SHEETING (FP-85 TYPE IIIA)
 - SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESS. NO STICK ON LETTERS. CONTACT CITY SIGN SHOP FOR DETAILS.
 - SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.80
 - EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED
 - SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR
 - ALL STREETS WITH NAMES SHALL ALSO HAVE THE COORDINATE DESIGNATION ON THE SIGN IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED
 - CONTACT HURRICANE CITY GIS DEPARTMENT & SUBMIT SIGN PROOFS 2 WEEKS PRIOR TO ORDERING SIGNS.
 - THE FIRST LETTER IN EACH WORD SHALL BE UPPER CASE WITH THE REMINDER BEING LOWER CASE LETTERS AND NUMBERS SHALL CONFIRM TO THE HEIGHT, WIDTH, STROKE WIDTH, AND SPACING AS PER THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD ALPHABET FOR HIGHWAY SIGNS"

A STANDARD STREET SIGN
N.T.S.



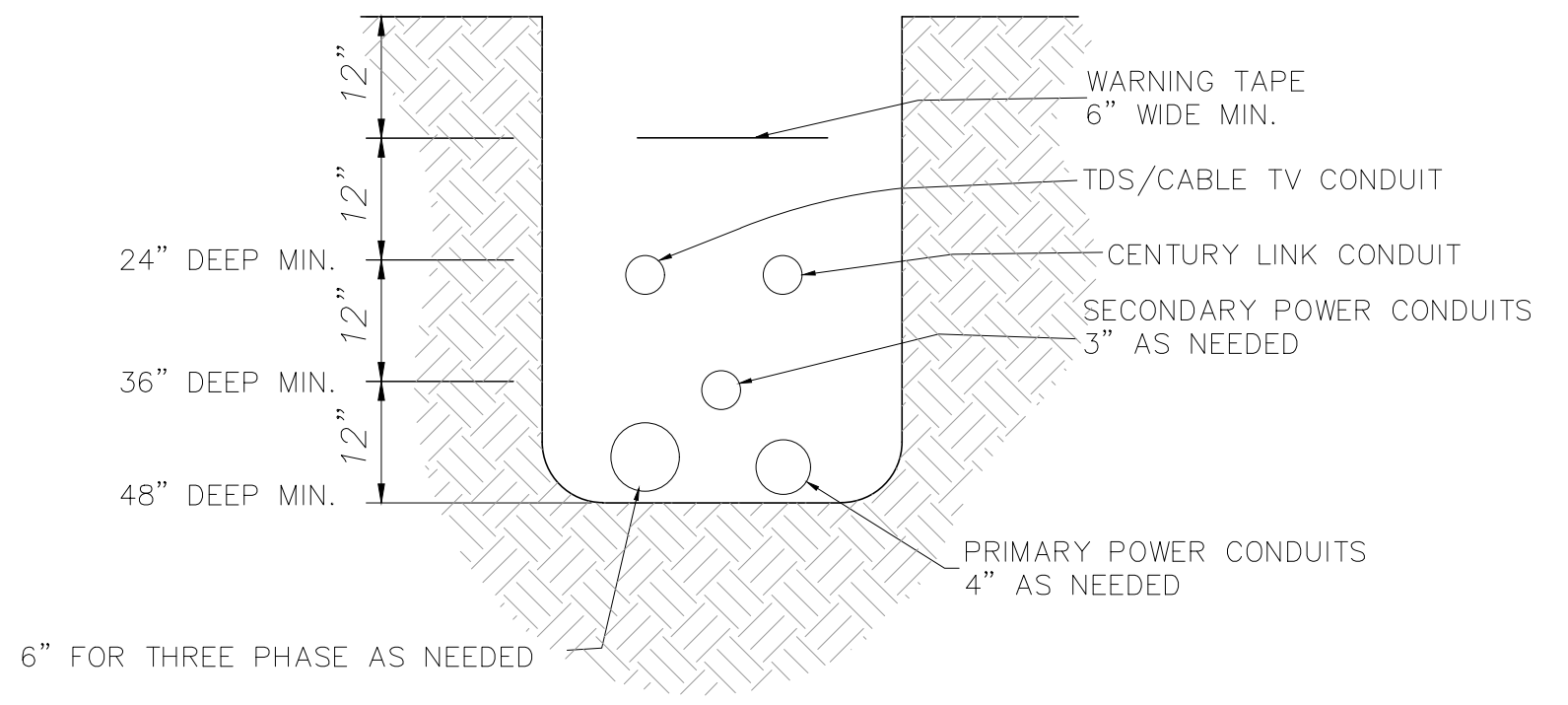
SIGN POST & MOUNTING DETAILS

- NOTES:**
- PLACEMENT OF ALL SIGNS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - IF PLACEMENT STANDARDS CANNOT BE MET, CONTACT CITY ENGINEERING DEPARTMENT.
 - IF INSTALLATION ACCORDING TO STANDARDS CAUSES THE SIGN TO BE OBSTRUCTED OR ITS VISIBILITY IMPAIRED IN ANY WAY, MODIFICATIONS MAY BE NECESSARY. CALL ENGINEERING DEPT. FOR ASSISTANCE.

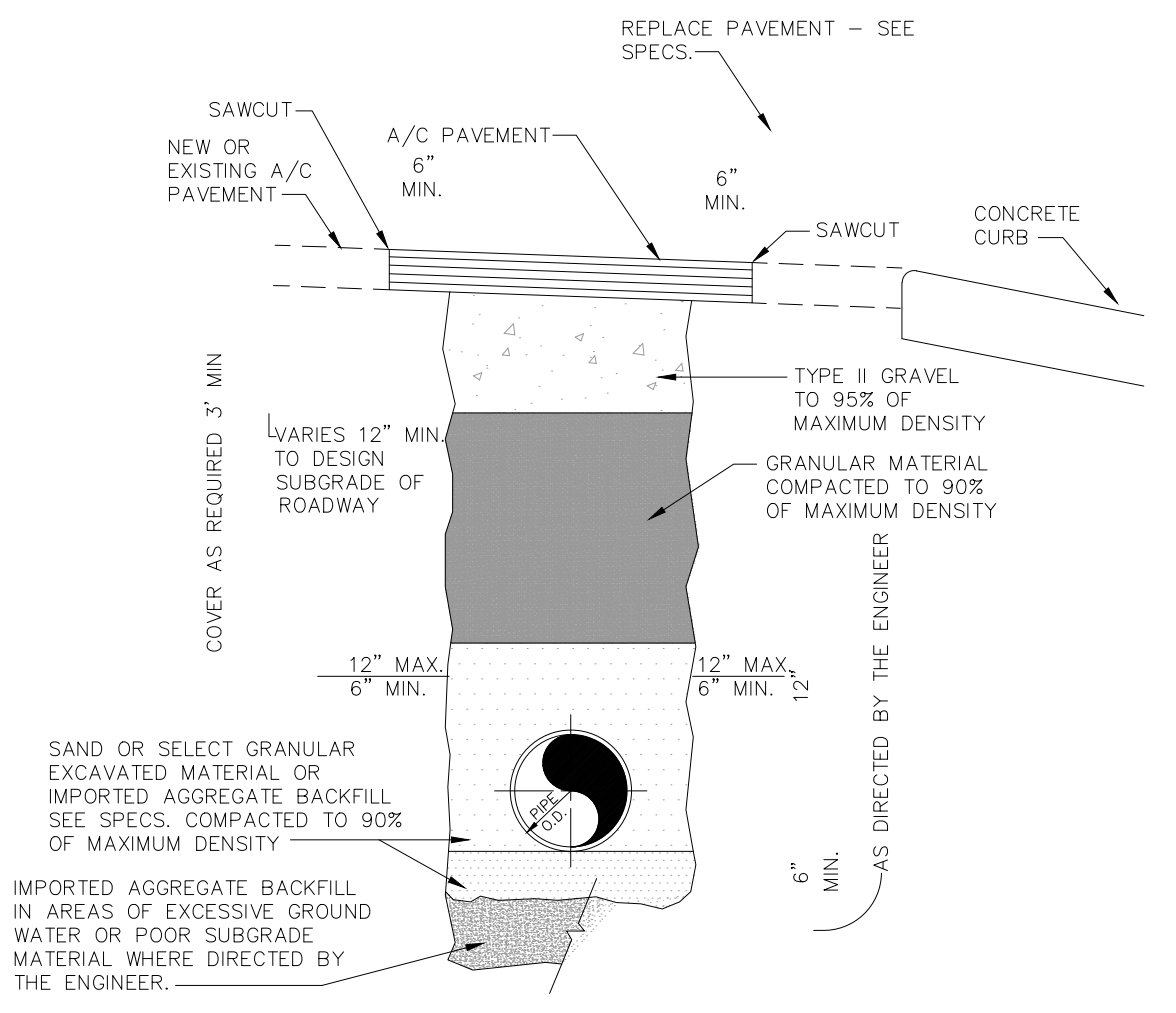


TYPICAL SIGN PLACEMENT DETAILS

D TYPICAL STREET/STOP SIGN DETAILS
N.T.S.



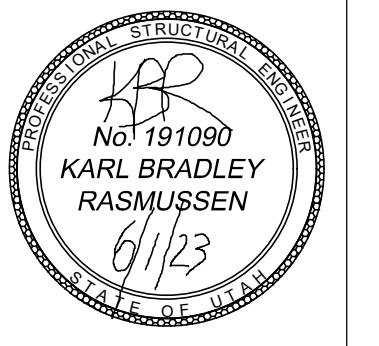
B JOINT UTILITY TRENCH DETAIL
N.T.S.



C UTILITY TRENCH BACKFILL DETAIL
N.T.S.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 688-8801 Fax: (435) 688-8802



DETAIL SHEET 1 FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: N.T.S.

JOB NO.
622-001

SHEET NO.
D1

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

BLUE STAKES OF UTAH
UTILITY LOCATION SERVICE, INC.

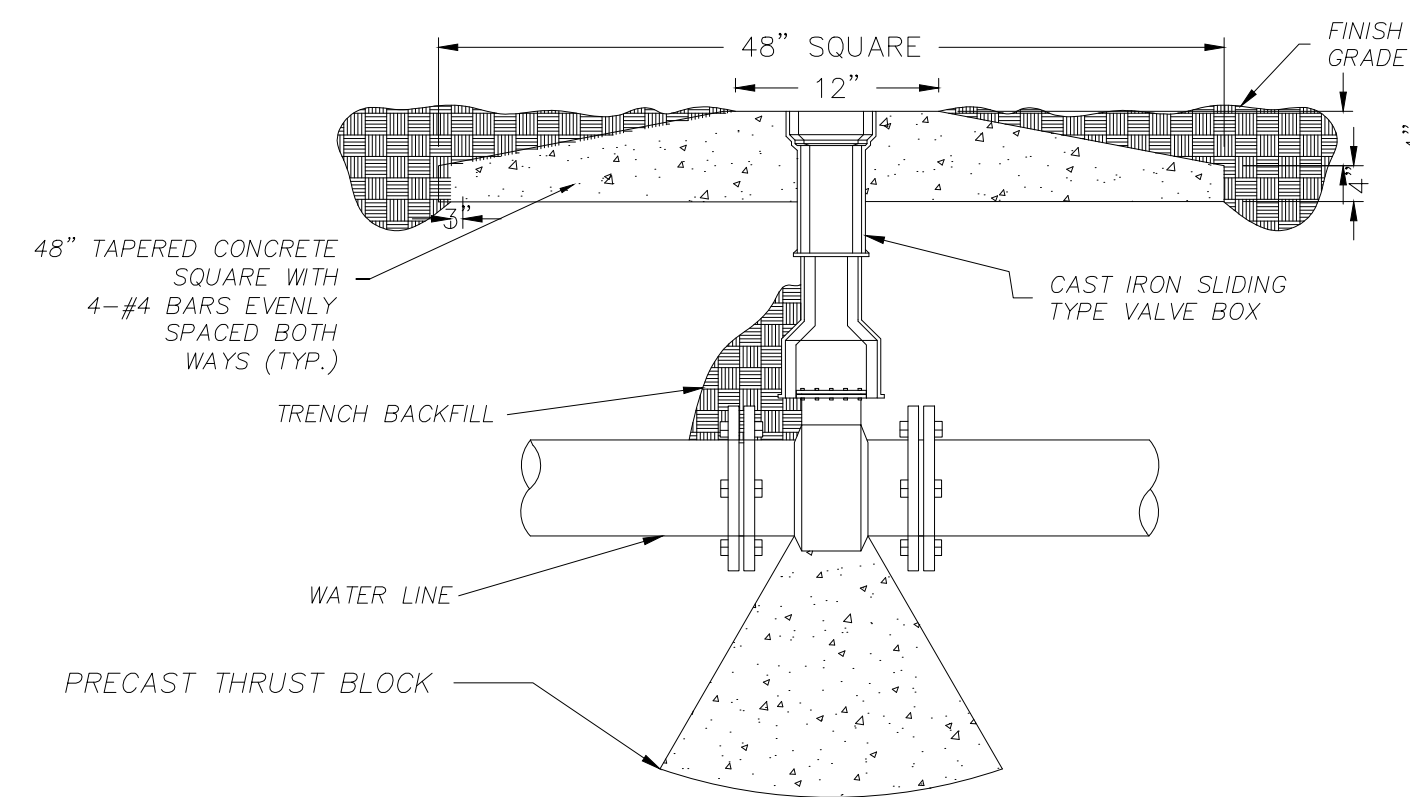
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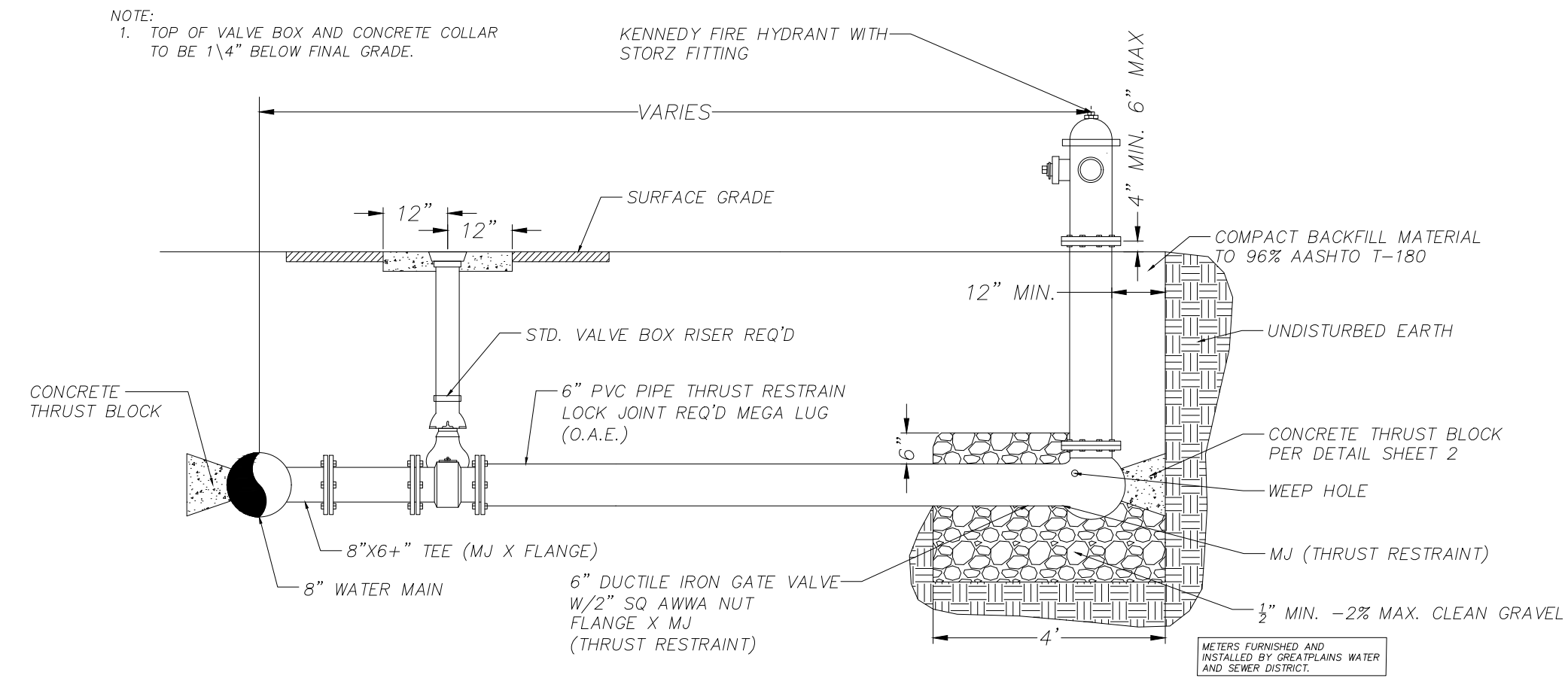
DETAIL SHEET

DETAILS SHEET 2 FOR: MOUNTAIN VIEW ESTATES

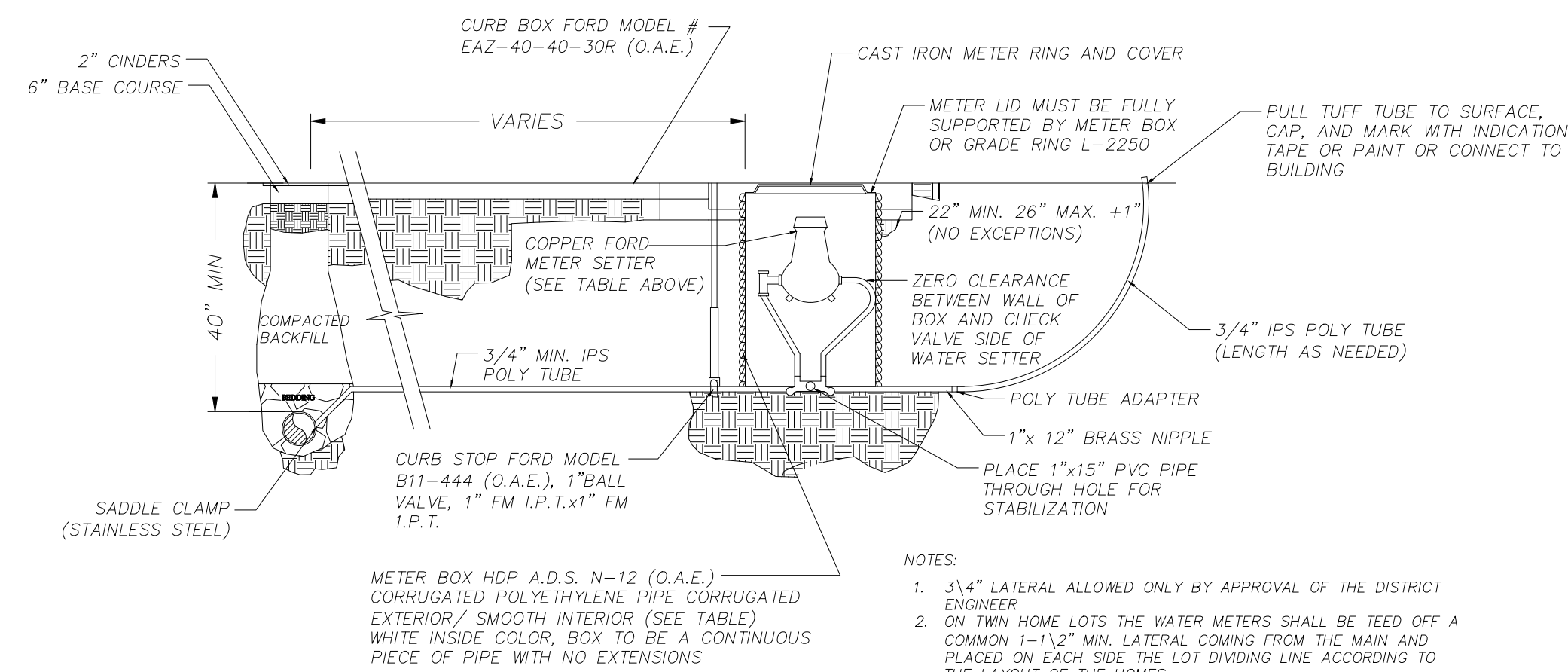
APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



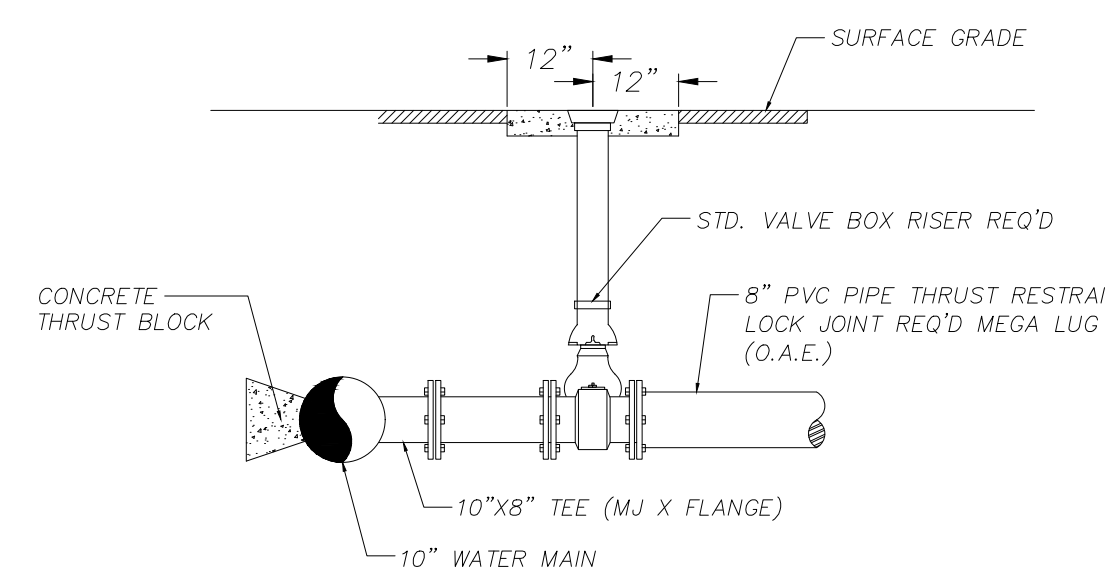
E **STANDARD VALVE DETAIL**
N.T.S.



F **STANDARD FIRE HYDRANT DETAIL**
N.T.S.



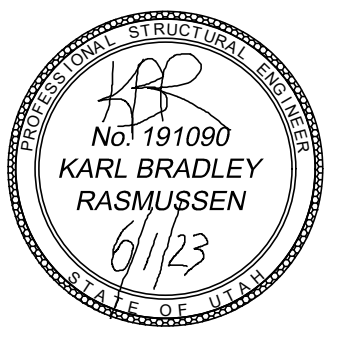
G **3/4" WATER METER - PROFILE VIEW**
N.T.S.



H **STANDARD TEE CONNECTION**
N.T.S.

NO.	REVISIONS	DESCRIPTION	DATE	BY

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Hurricane City, Utah 84515
Phone: (435) 688-8871 Fax: (435) 688-8872



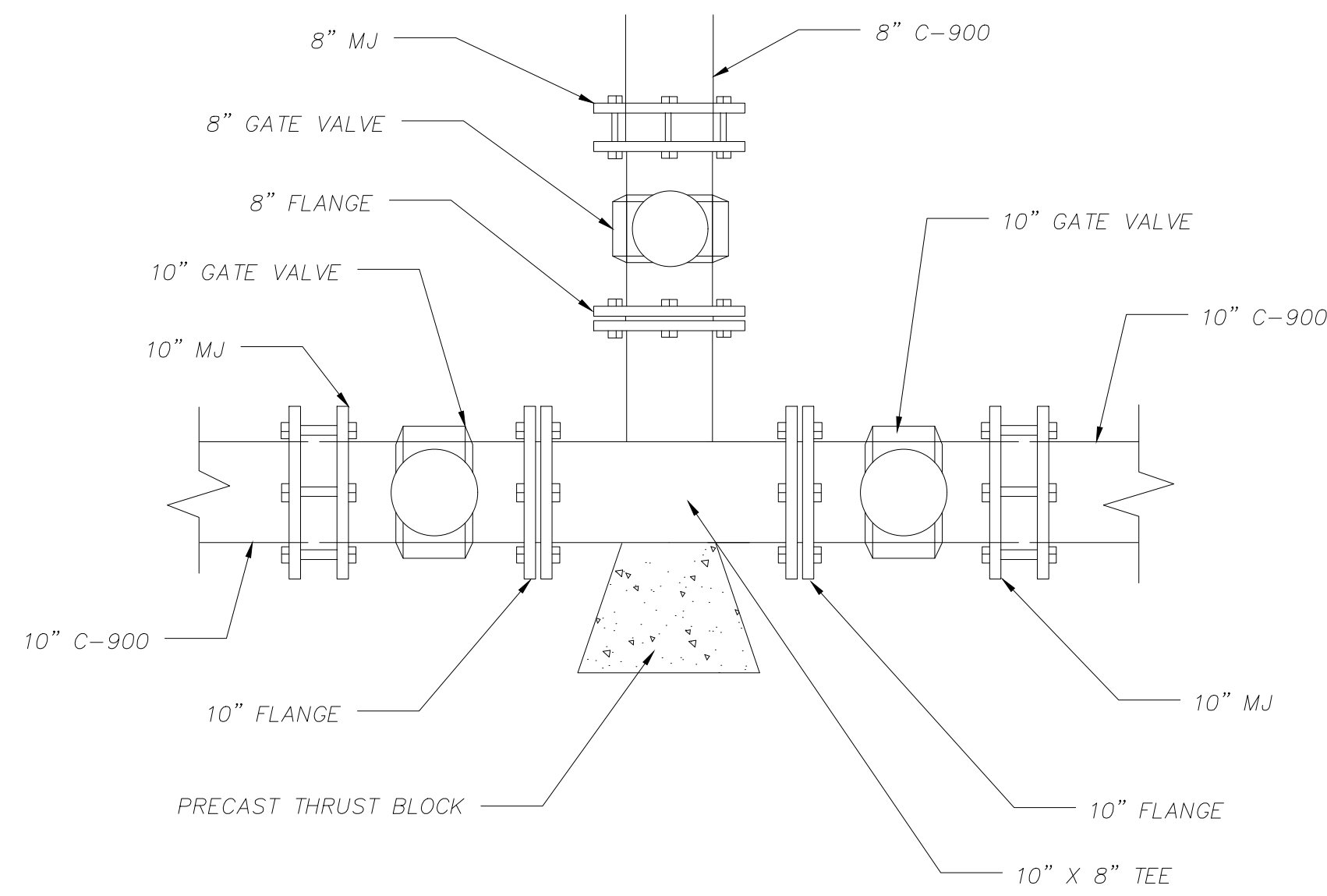
DETAIL SHEET 2 FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: N.T.S.
JOB NO.: 622-001
SHEET NO.: **D2**

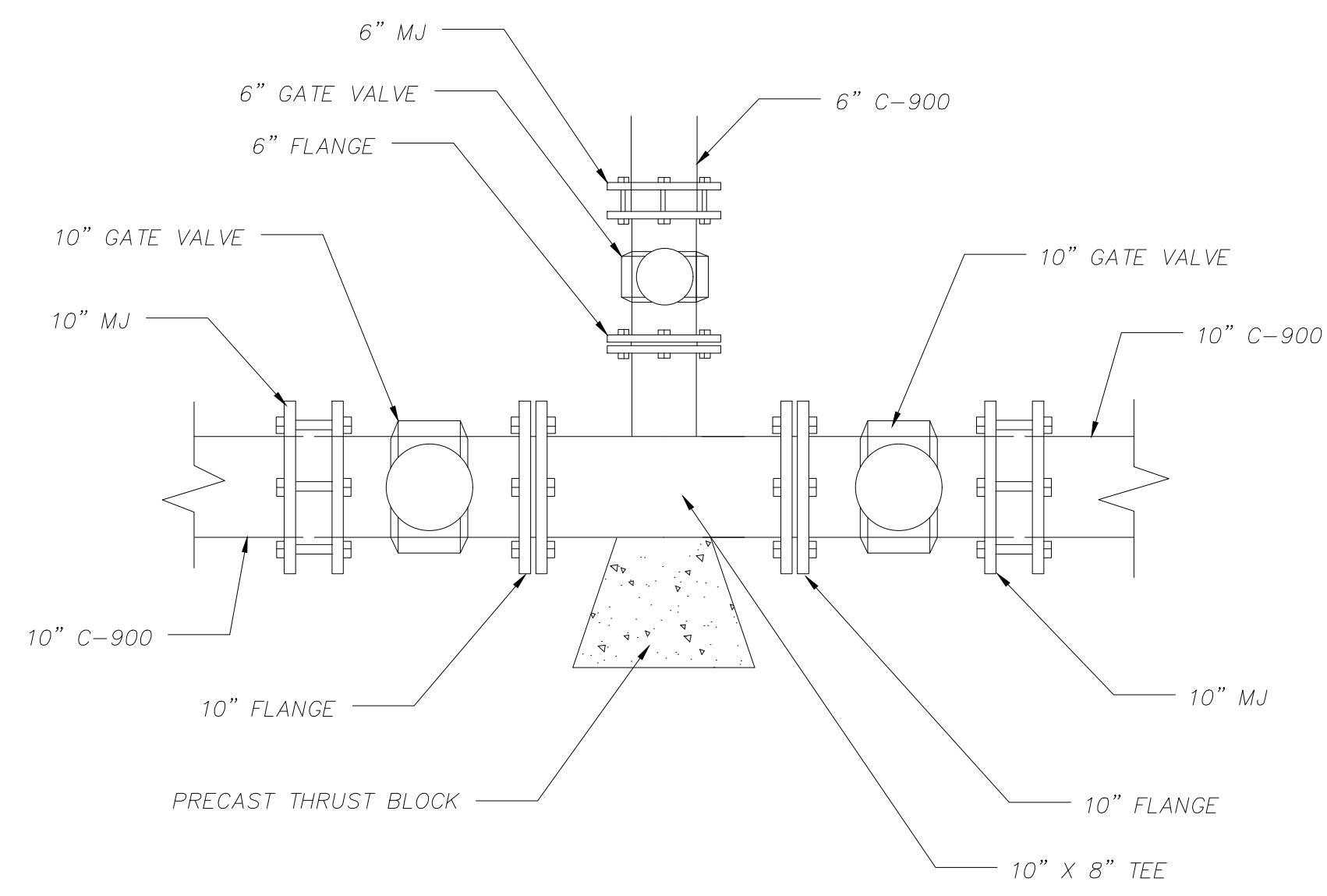
COPYRIGHT © 2013 PROVALUE ENGINEERING INC. DETAIL SHEET

DETAILS SHEET 3 FOR: MOUNTAIN VIEW ESTATES

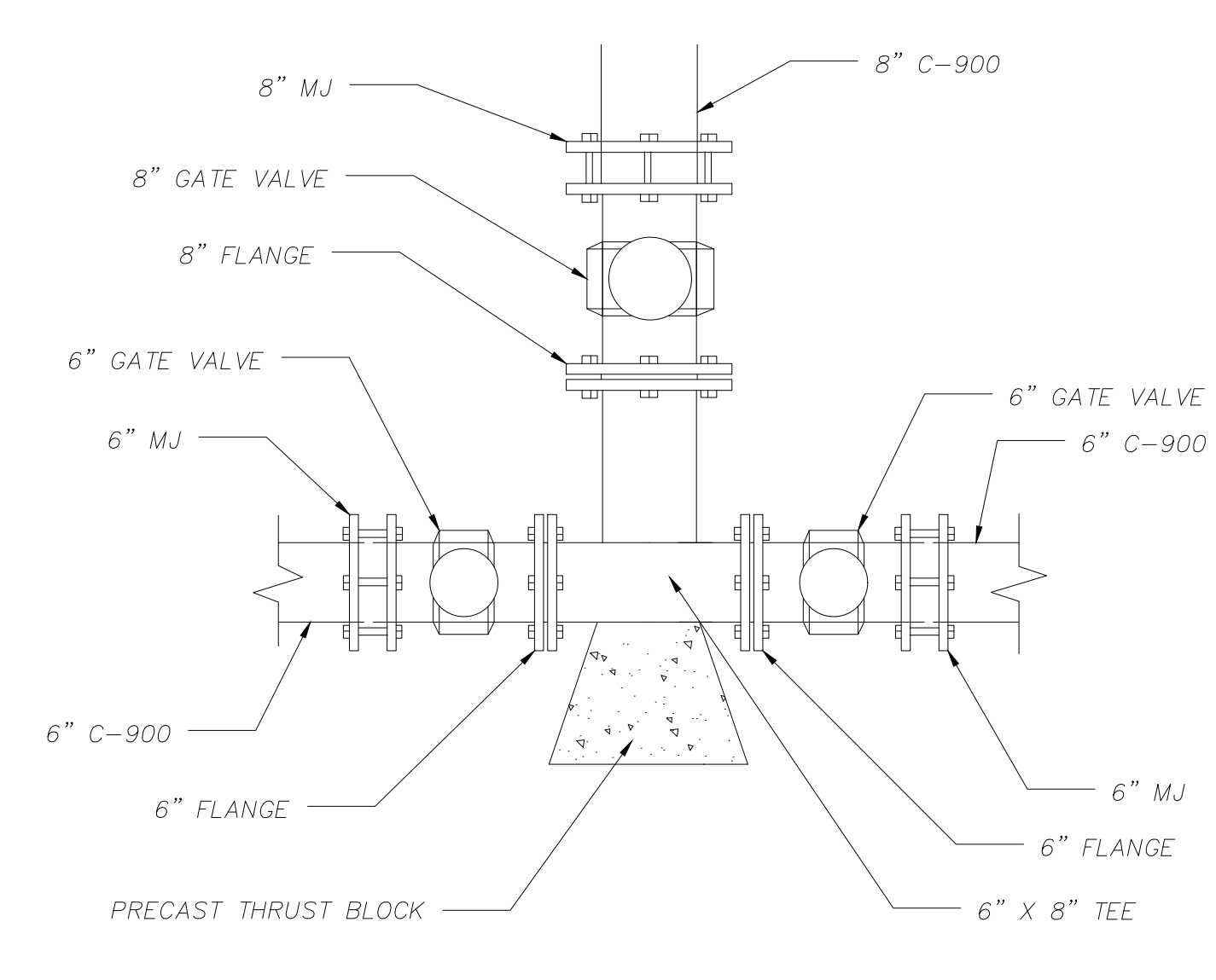
APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.



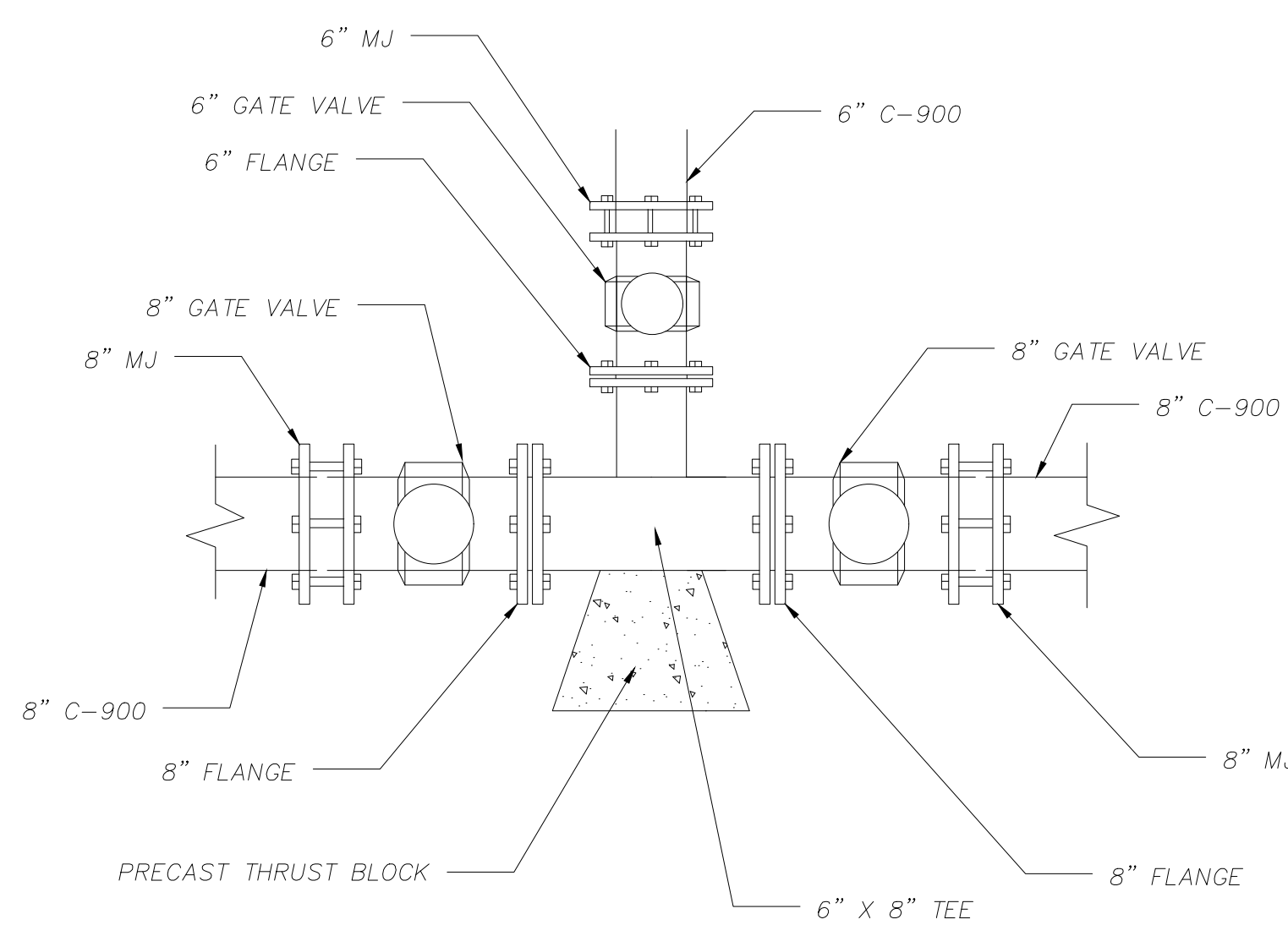
I **10" X 8" WATER LINE TEE**
N.T.S.



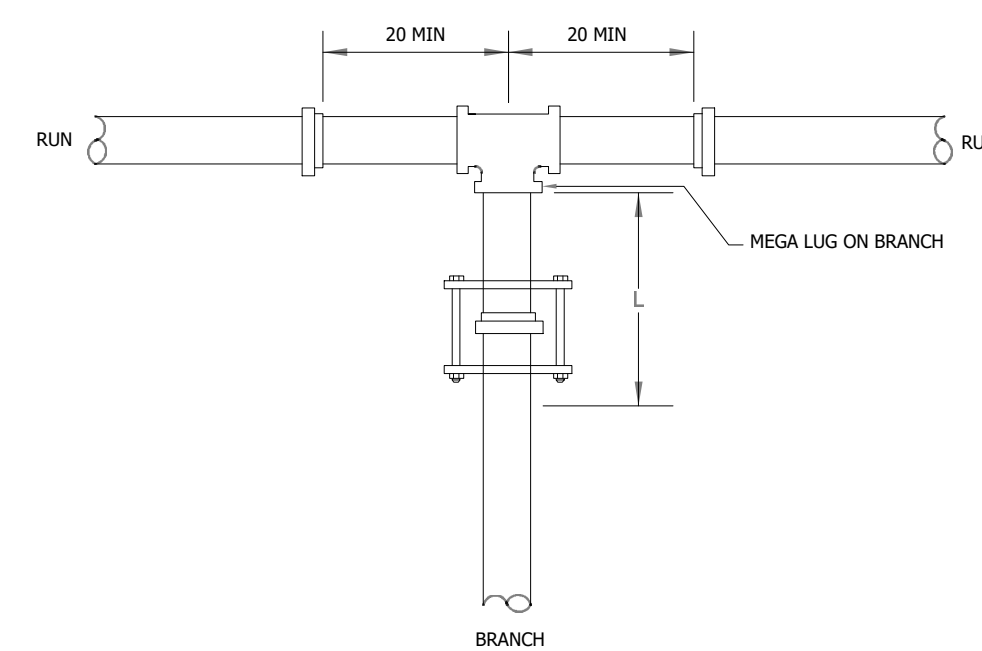
J **10" X 6" WATER LINE TEE**
N.T.S.



K **6" X 8" WATER LINE TEE**
N.T.S.

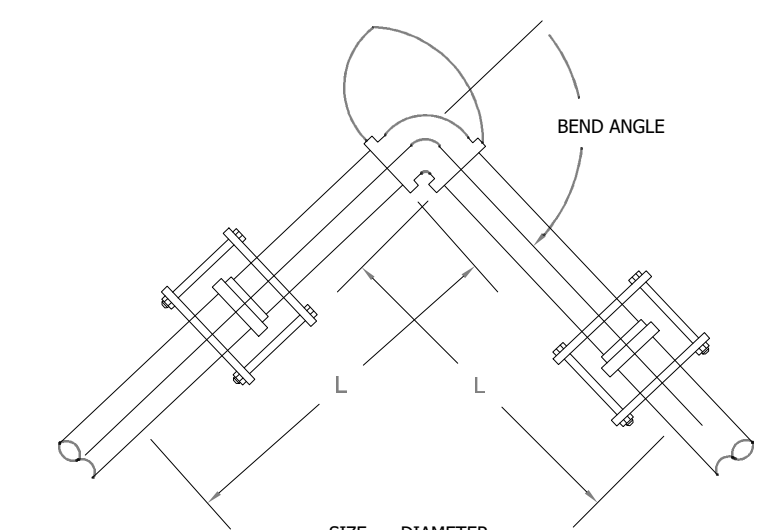


L **8" X 6" 3-WAY VALVE**
N.T.S.



BRANCH SIZE DIAMETER	RUN SIZE DIAMETER									
	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6	*	*	*	*	*	*	*	*	*	*
8	*	*	*	*	*	*	*	*	*	*
10	*	*	*	*	*	*	*	*	*	*
12	*	*	*	*	*	*	*	*	*	*
14	*	*	*	*	*	*	*	*	*	*
16	*	*	*	*	*	*	*	*	*	*
18	*	*	*	*	*	*	*	*	*	*
20	*	*	*	*	*	*	*	*	*	*
24	*	*	*	*	*	*	*	*	*	*

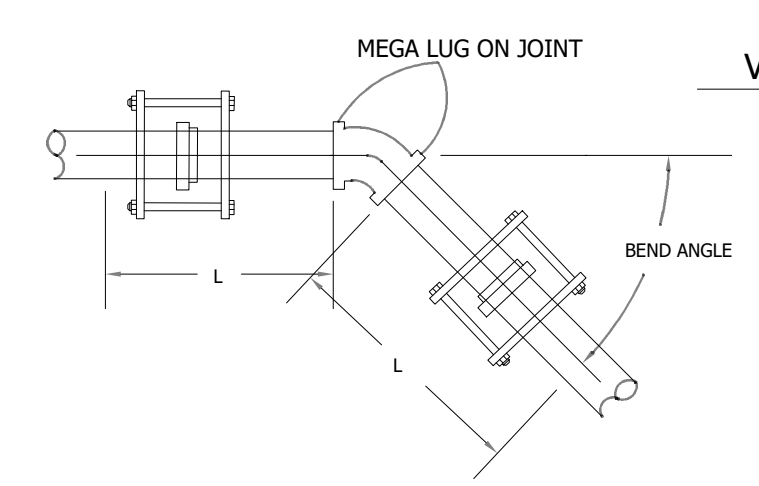
- FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.
- RESTRAINED LENGTHS, "L" (IN FEET)
- RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
 - ALL JOINTS WITHIN THE LENGTHS "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
 - 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	24
11.25	3	4	5	6	7	8	9	10	11	12
22.5	4	5	6	7	8	9	10	11	12	14
45	9	12	16	19	22	25	28	31	34	37
90	20	28	37	44	52	60	67	74	81	88

HORIZONTAL BEND

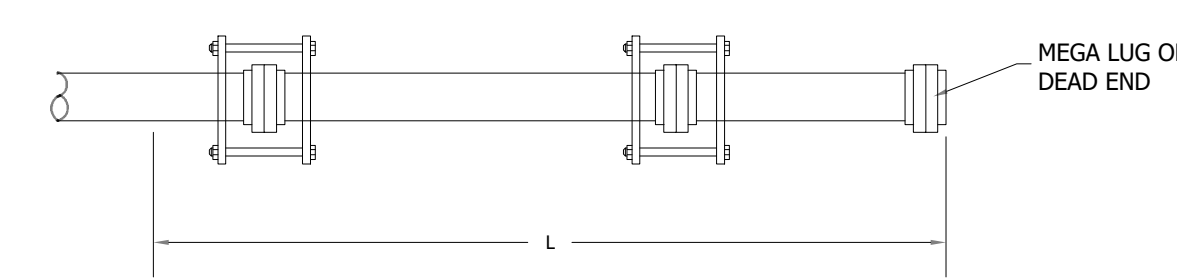
- ALL JOINTS WITHIN LENGTHS "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
- FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.



BEND ANGLE	SIZE DIAMETER									
	4	6	8	10	12	14	16	18	20	24
11.25	6	8	11	13	15	18	20	22	24	26
22.5	12	17	22	26	31	35	39	44	48	53
45	24	34	45	53	63	72	81	90	99	108

VERTICAL DOWN BEND

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



RESTRAINED LENGTHS, "L" (IN FEET)

PIPE SIZE	IN INCHES									
	4	6	8	10	12	14	16	18	20	24
44	62	82	99	118	135	153	169	187	204	222

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES
RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN HURRICANE

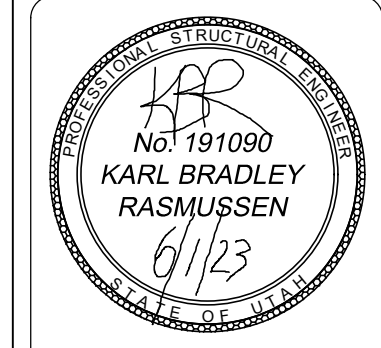
- THREE (3) FEET MINIMUM DEPTH OF COVER
- A SAFETY FACTOR OF 1.5
- SOIL TYPE SANDY CLAY
- TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99)
- 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.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
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Hurricane City, Utah 84503
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DETAIL SHEET 3 FOR:
MOUNTAIN VIEW ESTATES
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 14, T43S, R11W, S.L.B.&M.

DATE: 5-31-2023
SCALE: N.T.S.
JOB NO: 622-001
SHEET NO:
D3

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