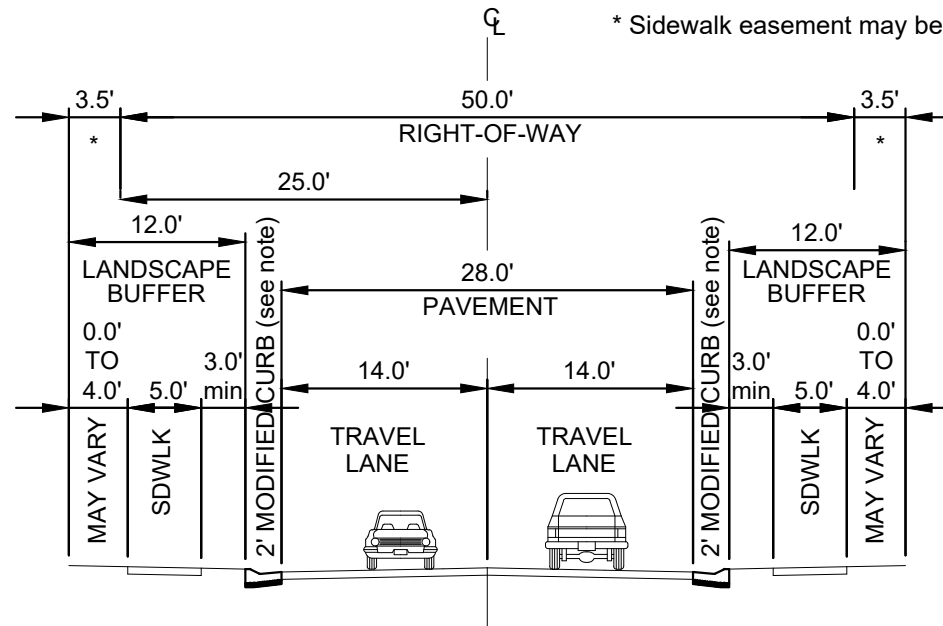


NOTE

1. Meandering sidewalk recommended where possible. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. The City may require that the 2' modified curb be substituted by a 2.5' high back curb when
 - road is curvilinear and grade has portions steeper than 2 percent,
 - road is receiving water from an intersecting road or other drainage feature that has an apparent risk of storm water jumping the curb due to high velocities, or
 - a substantive drainage benefit is determined per approved drainage studies.

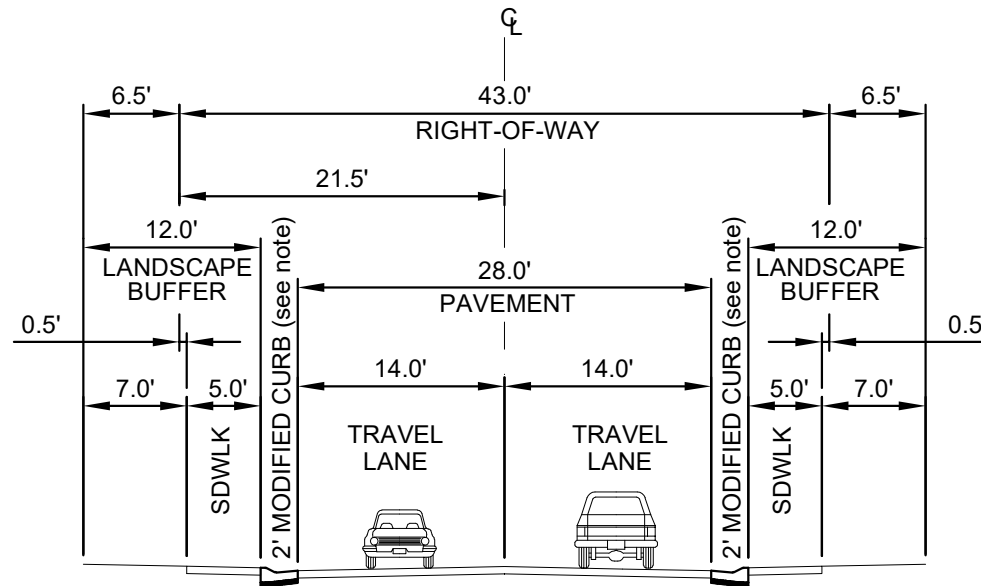
* Sidewalk easement may be required for meandering sidewalks.



RESIDENTIAL STANDARD 50'

NOTE

- The City may require that the 2' modified curb be substituted by a 2.5' high back curb when
 - road is curvilinear and grade has portions steeper than 2 percent,
 - road is recieving water from an intersecting road or other drainage feature that has an apparent risk of storm water jumping the curb due to high velocities, or
 - a substantive drainage benefit is determined per approved drainage studies.



RESIDENTIAL ALTERNATIVE 43'

SCALE
NONE
DATE
Sept. 2020



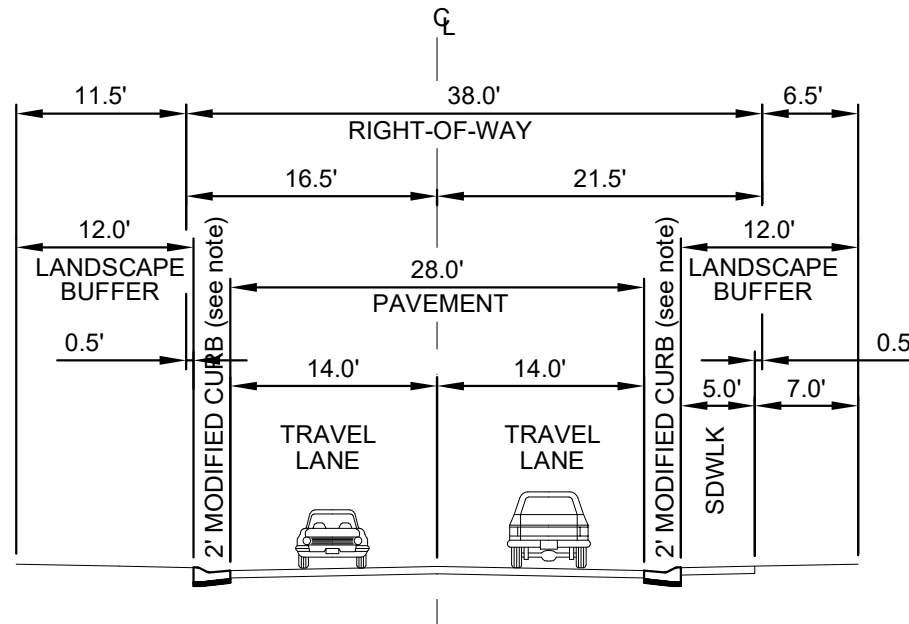
555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City
RESIDENTIAL ALTERNATIVE 43'

CROSS SECTION NO.
1.2

NOTE

- The City may require that the 2' modified curb be substituted by a 2.5' high back curb when
 - road is curvilinear and grade has portions steeper than 2 percent,
 - road is receiving water from an intersecting road or other drainage feature that has an apparent risk of storm water jumping the curb due to high velocities, or
 - a substantive drainage benefit is determined per approved drainage studies.



RESIDENTIAL ALTERNATIVE 38'

SCALE
NONE
DATE
Sept. 2020



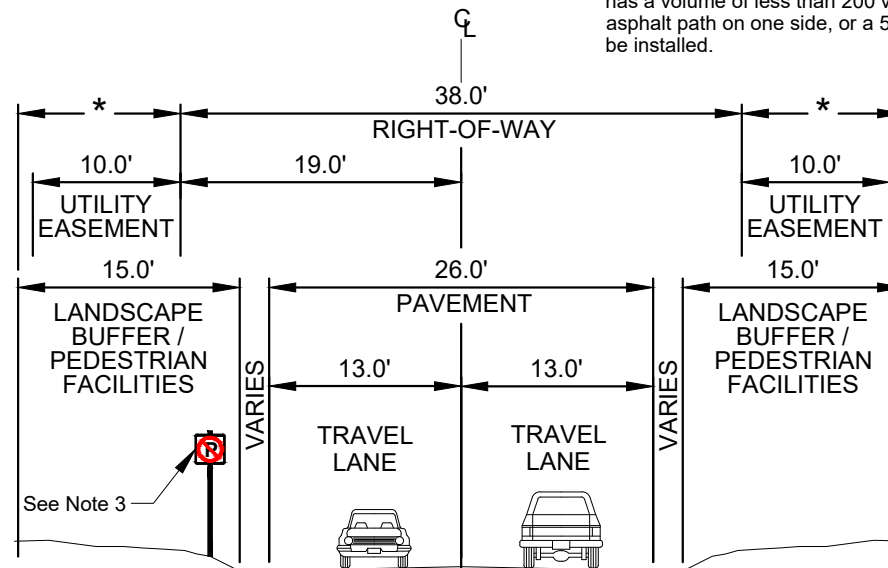
555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City
RESIDENTIAL ALTERNATIVE 38'

CROSS SECTION NO.
1.3

NOTE

1. Pedestrian facilities required on rural streets per the Transportation Master Plan Chapter 3. Sidewalk/trail shall be located within landscape buffer area, meandering where possible.
2. Residential driveways shall be constructed to keep drainage within the roadway or natural drainage to prevent flooding of private property.
3. When driveable surface width (asphalt + shoulders) is 32 feet or less, "No Parking" signs shall be installed on one side of the road per adopted fire code. Driveable surface shall not be less than 29 feet.
4. Pedestrian facilities are not required when traffic studies show a road has a volume of less than 200 vehicles per day. Otherwise, an 8' wide asphalt path on one side, or a 5' concrete sidewalk on both sides shall be installed.



* Sidewalk / Trail easement, if required. Width varies per Road Side Drainage

Road Side Drainage (see Transportation Master Plan Chapter 3)
 Option A: 2' Curb & Gutter
 Option B: Rock lined ditch
 Option C: Unarmored ditch 3' road base shoulder required minimum.

RESIDENTIAL-PRIVATE RURAL

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
 SUITE 101
 ST. GEORGE, UT 84770
 (425) 986-7888

Ivins City

RESIDENTIAL PRIVATE RURAL

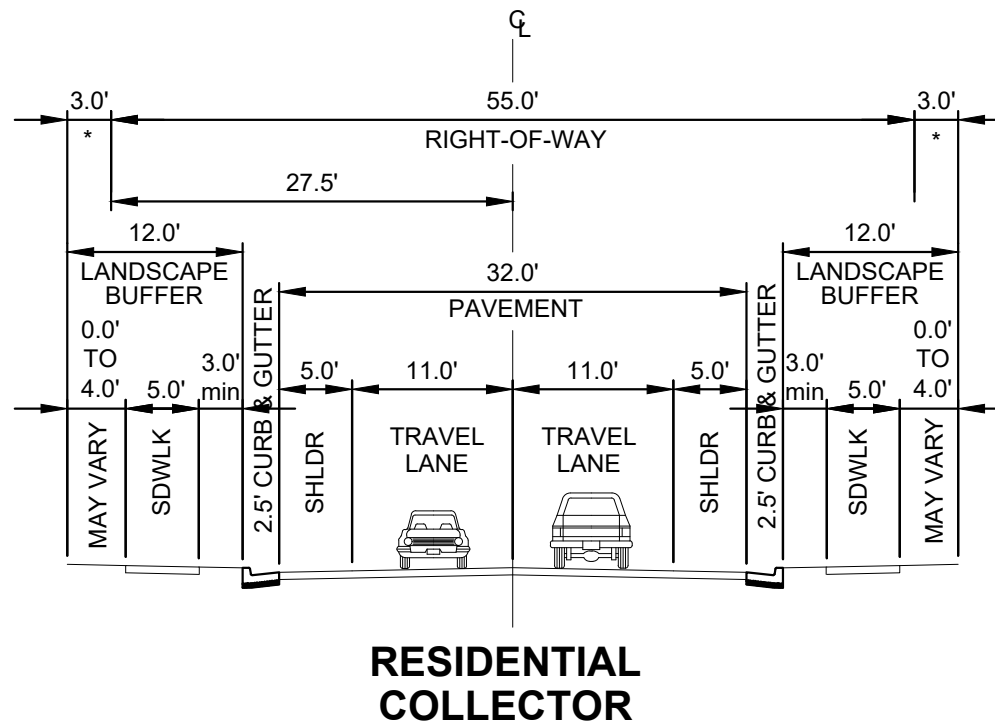
CROSS SECTION NO.

2

NOTE

1. Meandering sidewalk recommended where possible. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.

* Sidewalk easement may be required for meandering sidewalks.



SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City
RESIDENTIAL COLLECTOR

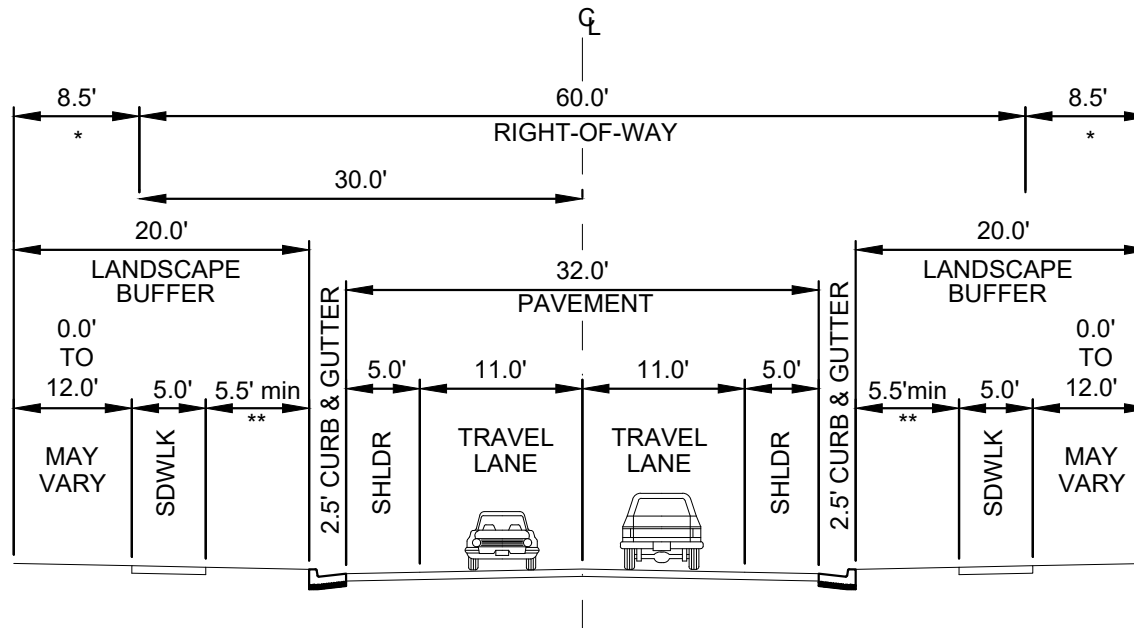
CROSS SECTION NO.
3

NOTE

1. Meandering sidewalk recommended where possible. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. 5' Shoulder may be striped for a bicycle lane where indicated.

* Sidewalk easement may be required for meandering sidewalks.

** For meandering sidewalks, parkstrip width will vary with a required minimum width at closest point to be 3.0'.



MINOR COLLECTOR

SCALE
NONE
DATE
Sept. 2020



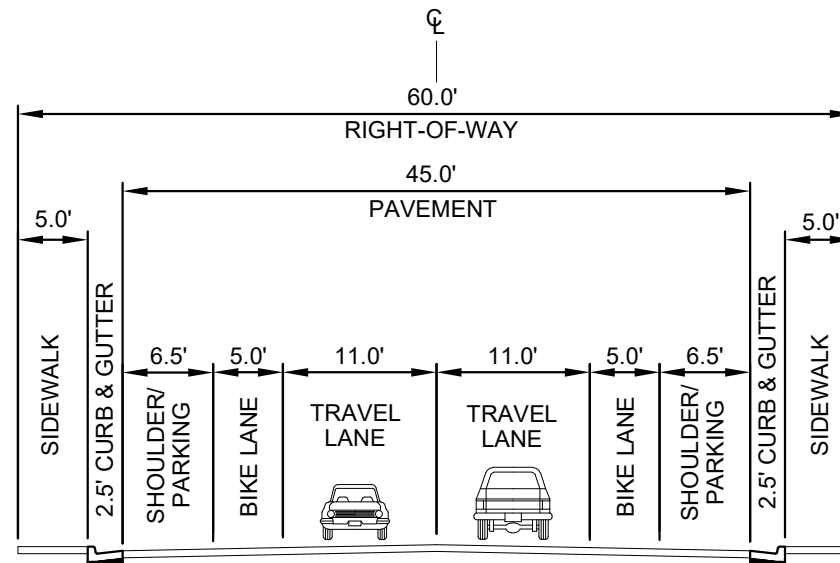
555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City
MINOR COLLECTOR

CROSS SECTION NO.
4

NOTE

1. Puerto Drive is already developed and lacking continuous sidewalk.
 - City will submit for grants to install sidewalk at least on the west side.
 - City may need to relocate a portion of the curb and gutter and narrow the roadway or move the curb to make room for sidewalk on the west side.
 - See Concept Plan in Appendix K.
2. City also may install additional street calming measures on Puerto Drive to address speeding, such as roundabouts, intersection tabling, and roadway choking.



MINOR COLLECTOR - PUERTO DRIVE

SCALE
NONE

DATE
Nov. 2020



555 S. Bluff Street
St. George, UT 84770
(435) 986-7888

Ivins City
MINOR COLLECTOR - PUERTO DRIVE

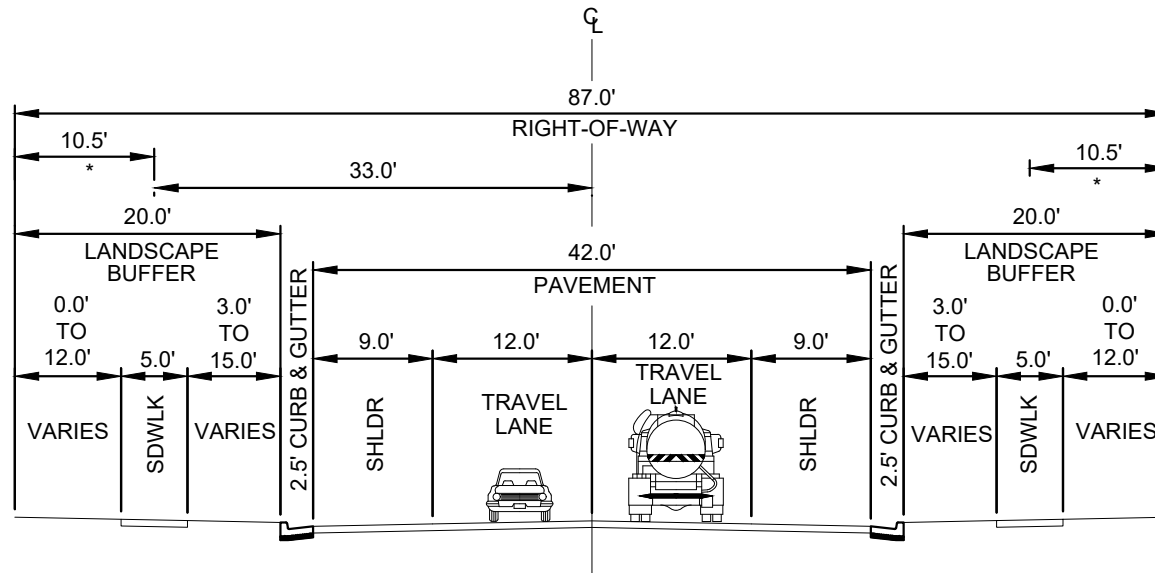
CROSS SECTION NO.

5

NOTE

1. Meandering sidewalk/trail required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. 9' shoulder with 2' of gutter pan may be separated into a 4' bike lane and 7' parking where indicated on the Ivins City Bike Lane Plan.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MAJOR COLLECTOR (STREET PARKING)

SCALE
NONE
DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

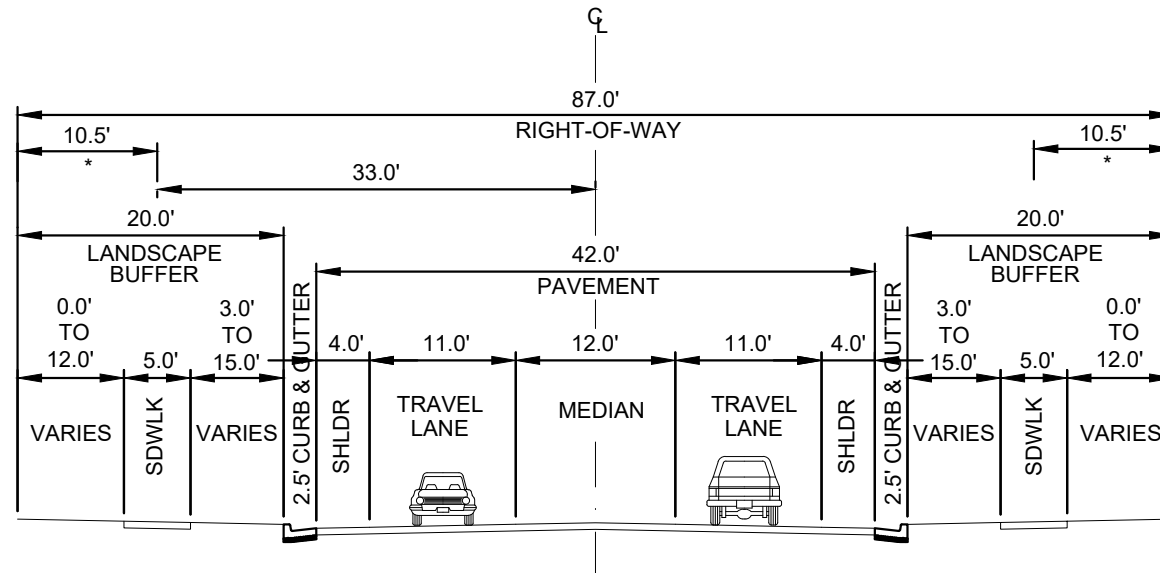
Ivins City
MAJOR COLLECTOR (STREET PARKING)

CROSS SECTION NO.
6

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. 4' Shoulder may be striped for a bicycle lane where indicated.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MAJOR COLLECTOR (CENTER LANE STRIPING)

SCALE
NONE
DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR COLLECTOR (CENTER LANE STRIPING)

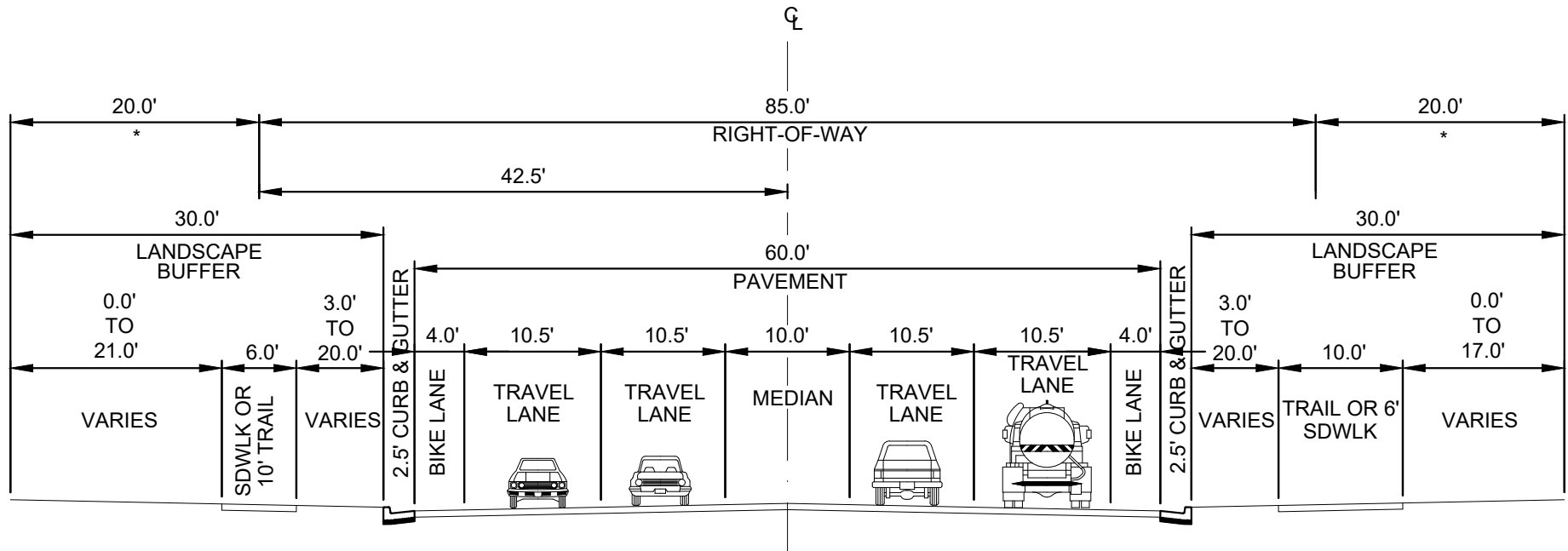
CROSS SECTION NO.

7

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.
4. Additional width will be required at intersections for a 12-foot right turn lane as approved by the City Engineer.
5. To be used on Center Street, east of 200 West.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MINOR ARTERIAL - CENTER STREET

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL - CENTER STREET

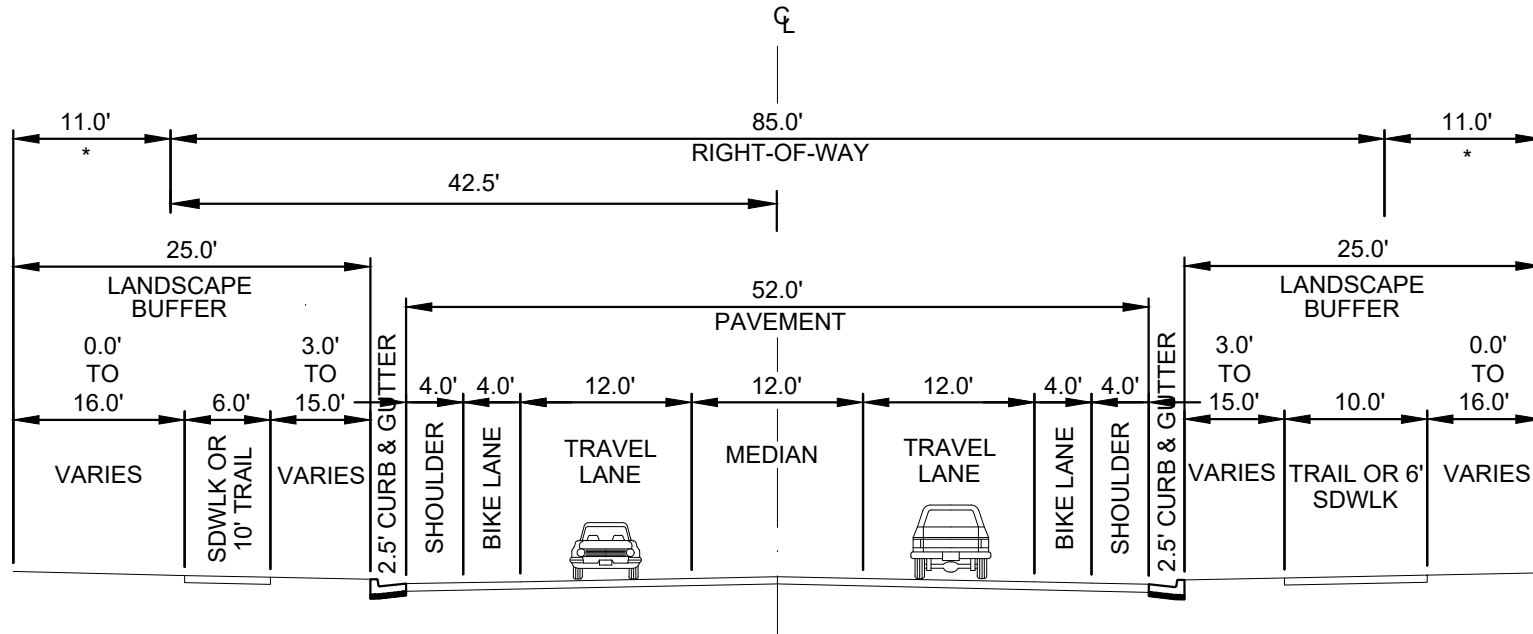
CROSS SECTION NO.

8A

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.
4. Additional width will be required at intersections for a 12-foot right turn lane as approved by the City Engineer.
5. To be used on Center Street between 200 West and 600 West.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MINOR ARTERIAL - WEST CENTER STREET 3-LANE

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL - CENTER STREET

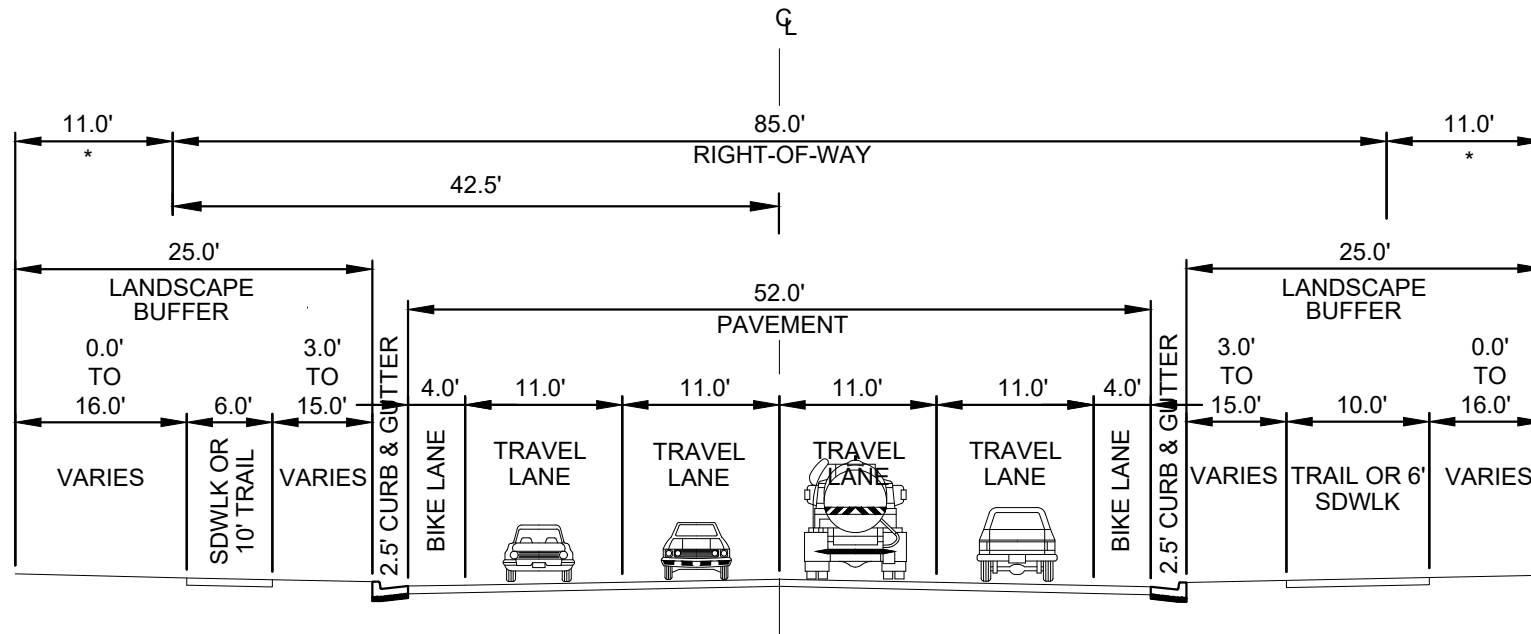
CROSS SECTION NO.

8B

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.
4. Additional width will be required at intersections for a 12-foot right turn lane as approved by the City Engineer.
5. To be used to widen Center Street between 200 West and 600 West.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MINOR ARTERIAL - WEST CENTER STREET 4-LANE

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL - CENTER STREET

CROSS SECTION NO.

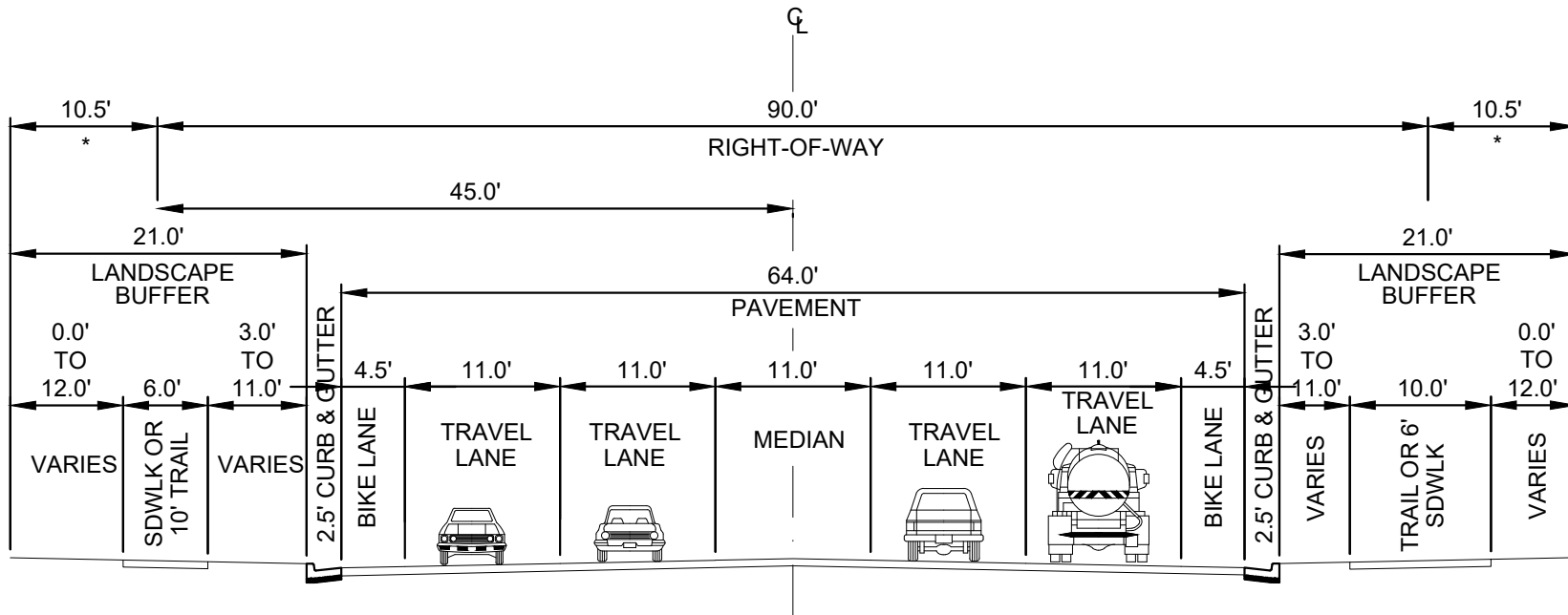
8C

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.

** Parkstrip minimum width may be 3.0' for a meandering sidewalk.



MINOR ARTERIAL - WESTERN CORRIDOR

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL - WESTERN CORRIDOR

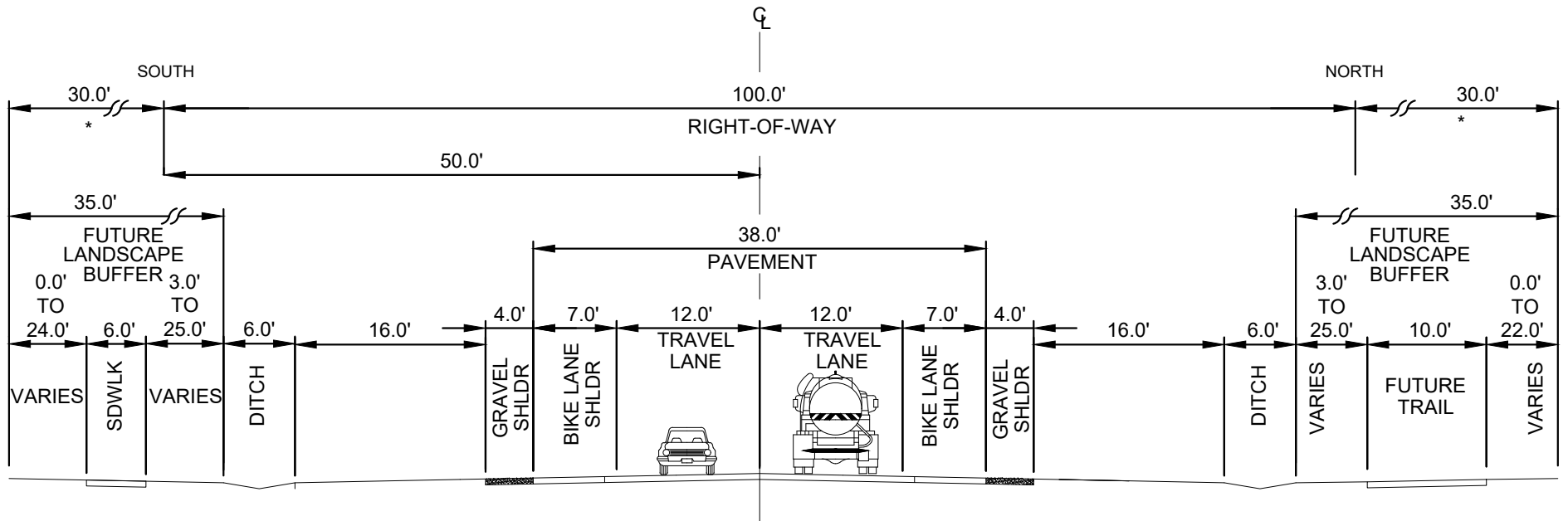
CROSS SECTION NO.

9

NOTE

1. Meandering sidewalk/trail required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MAJOR ARTERIAL - OLD HIGHWAY 91 (2-LANE)

SCALE
NONE
DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR ARTERIAL - OLD HIGHWAY 91 (2-LANE)

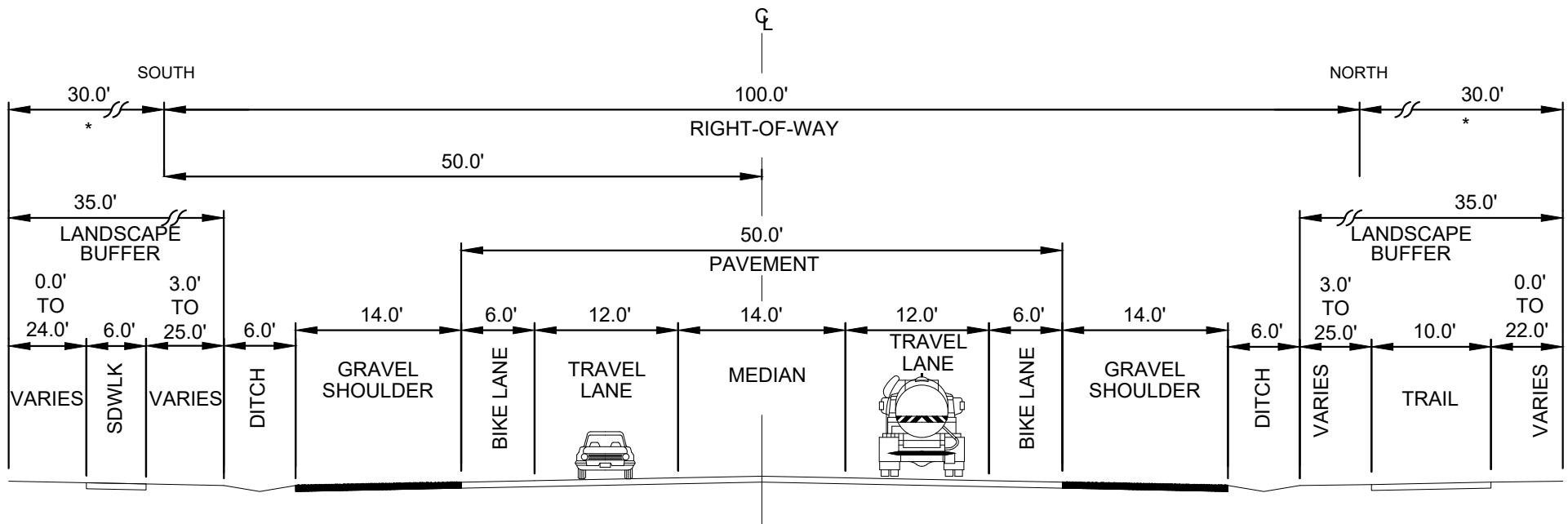
CROSS SECTION NO.

10A

NOTE

1. Meandering sidewalk/trail required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MAJOR ARTERIAL - OLD HIGHWAY 91 (3-LANE)

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR ARTERIAL - OLD HIGHWAY 91 (3 LANE)

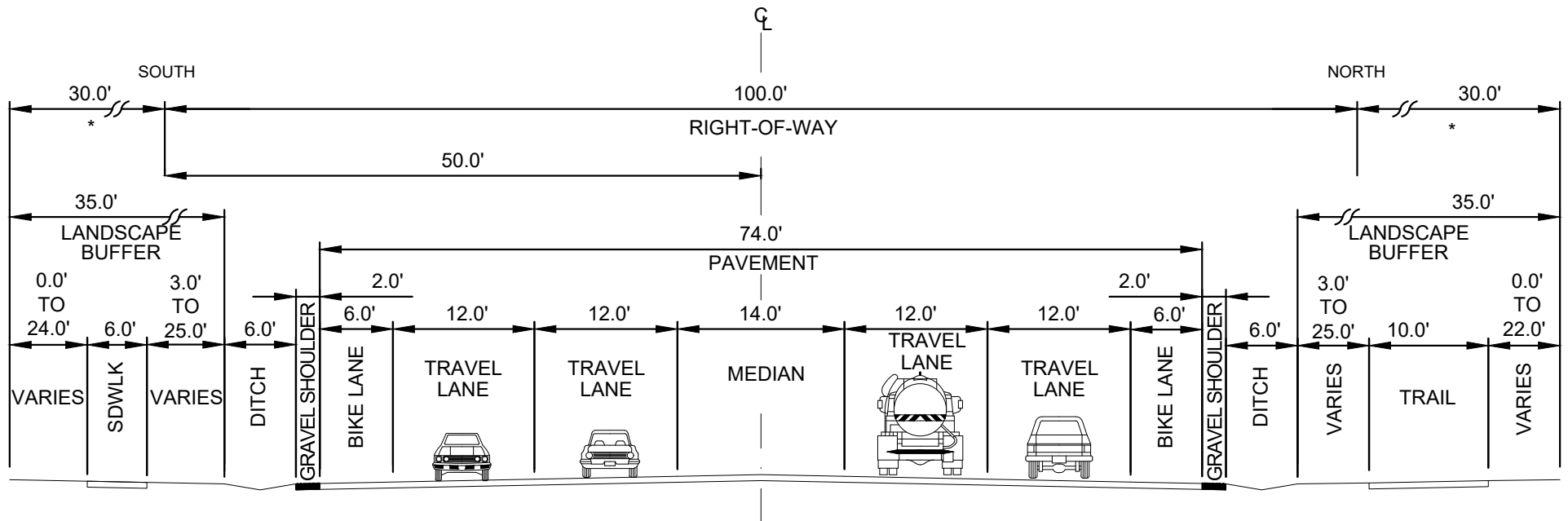
CROSS SECTION NO.

10B

NOTE

1. Meandering sidewalk required. Meander sidewalk through landscape buffer area.
2. Sidewalk may undulate but must meet clear zone requirements.
3. See city Trail Map for trail locations.

* Where homes or commercial sites do not front street, landscape buffer must be dedicated to City.



MAJOR ARTERIAL - OLD HIGHWAY 91 (5-LANE)

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR ARTERIAL - OLD HIGHWAY 91 (5-LANE)

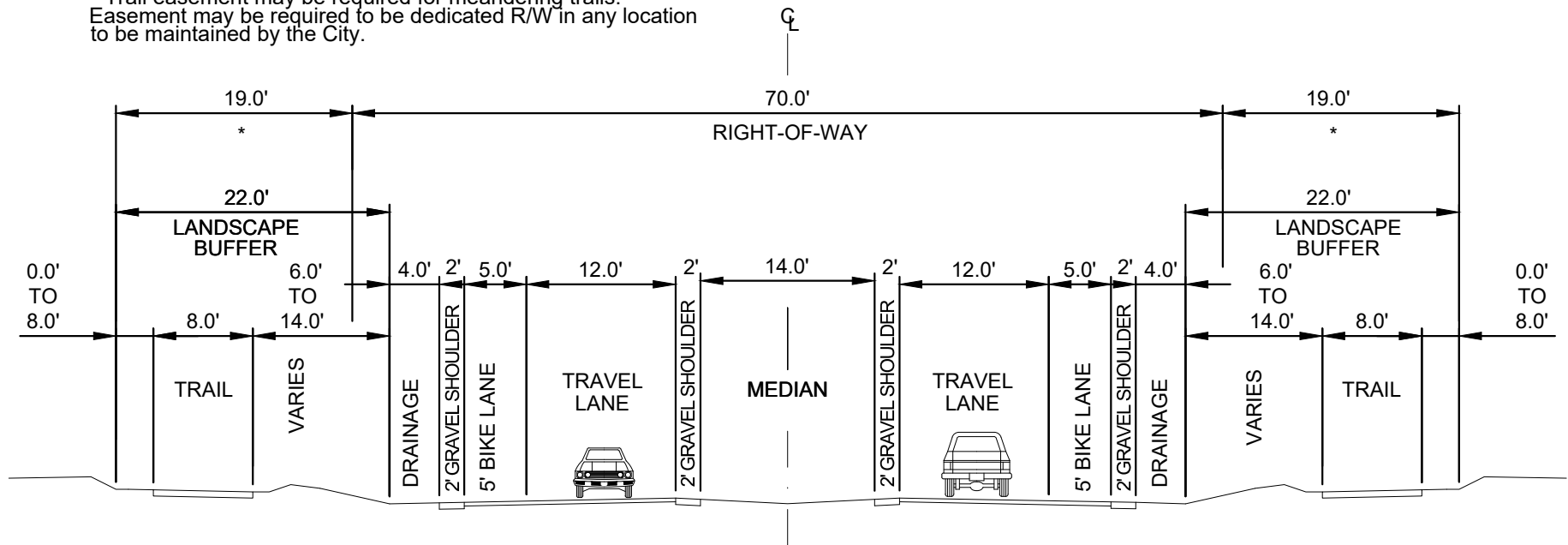
CROSS SECTION NO.

10C

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails.
Easement may be required to be dedicated R/W in any location
to be maintained by the City.



MAJOR COLLECTOR - LANDSCAPED MEDIAN IN RURAL ZONE

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR COLLECTOR - RURAL

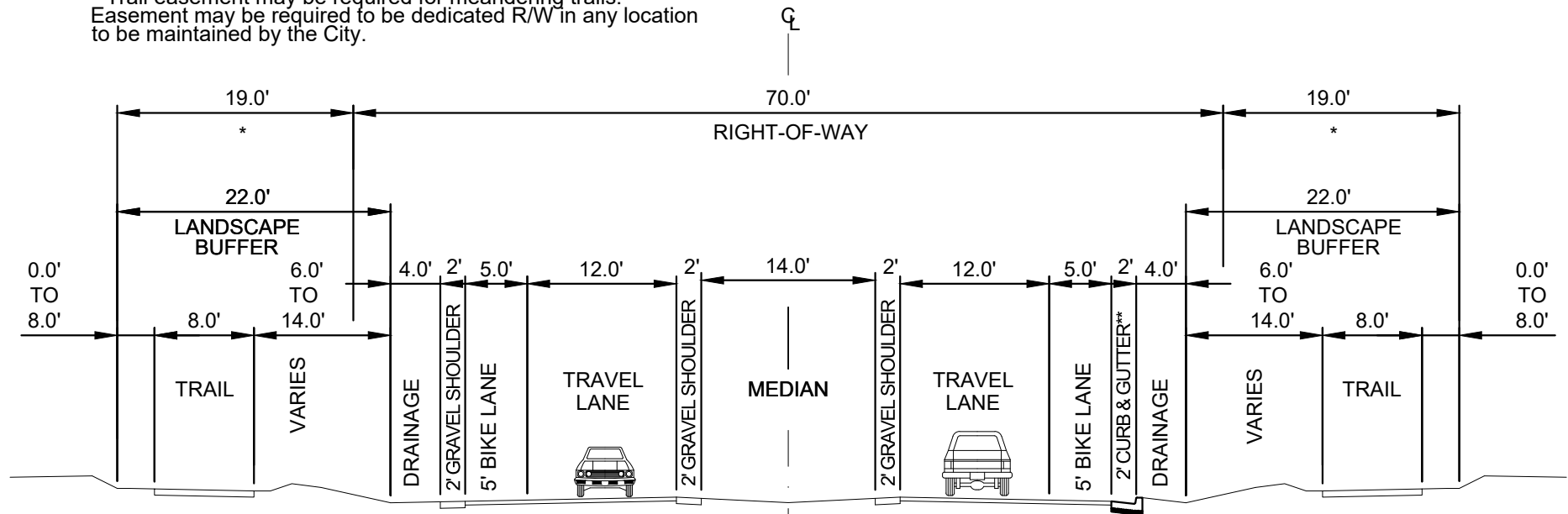
CROSS SECTION NO.

11A

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails.
Easement may be required to be dedicated R/W in any location to be maintained by the City.



**If curb and gutter is required for drainage, locate here, replace 2' gravel shoulder

MAJOR COLLECTOR - LANDSCAPED MEDIAN IN RURAL ZONE KWAVASA DRIVE (SOUTH OF CENTER ST.)

SCALE
NONE

DATE
Sept. 2020



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MAJOR COLLECTOR - KWAVASA DRIVE

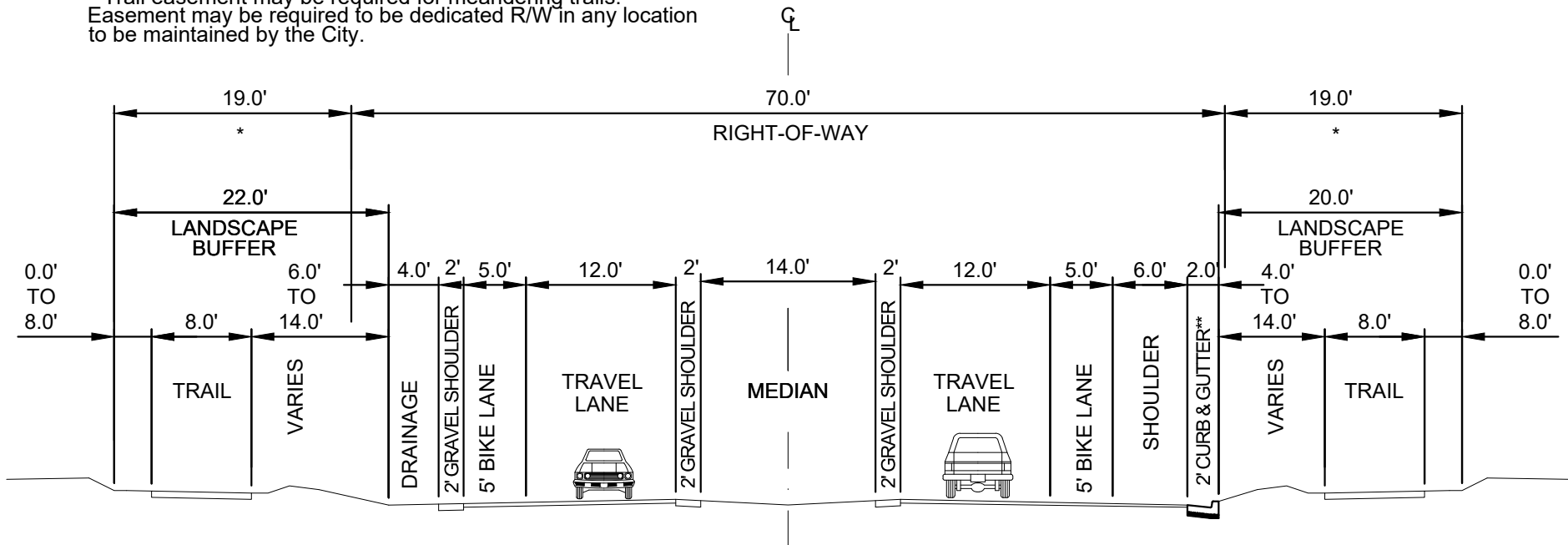
CROSS SECTION NO.

11B

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails.
Easement may be required to be dedicated R/W in any location to be maintained by the City.



**If curb and gutter is required due to drainage, locate here and extend asphalt to lip of gutter

MAJOR COLLECTOR - LANDSCAPED MEDIAN IN RURAL ZONE KWAVASA DRIVE (NORTH OF CENTER ST.)

SCALE NONE		555 S. BLUFF STREET SUITE 101 ST. GEORGE, UT 84770 (425) 986-7888
DATE Jan. 2021		

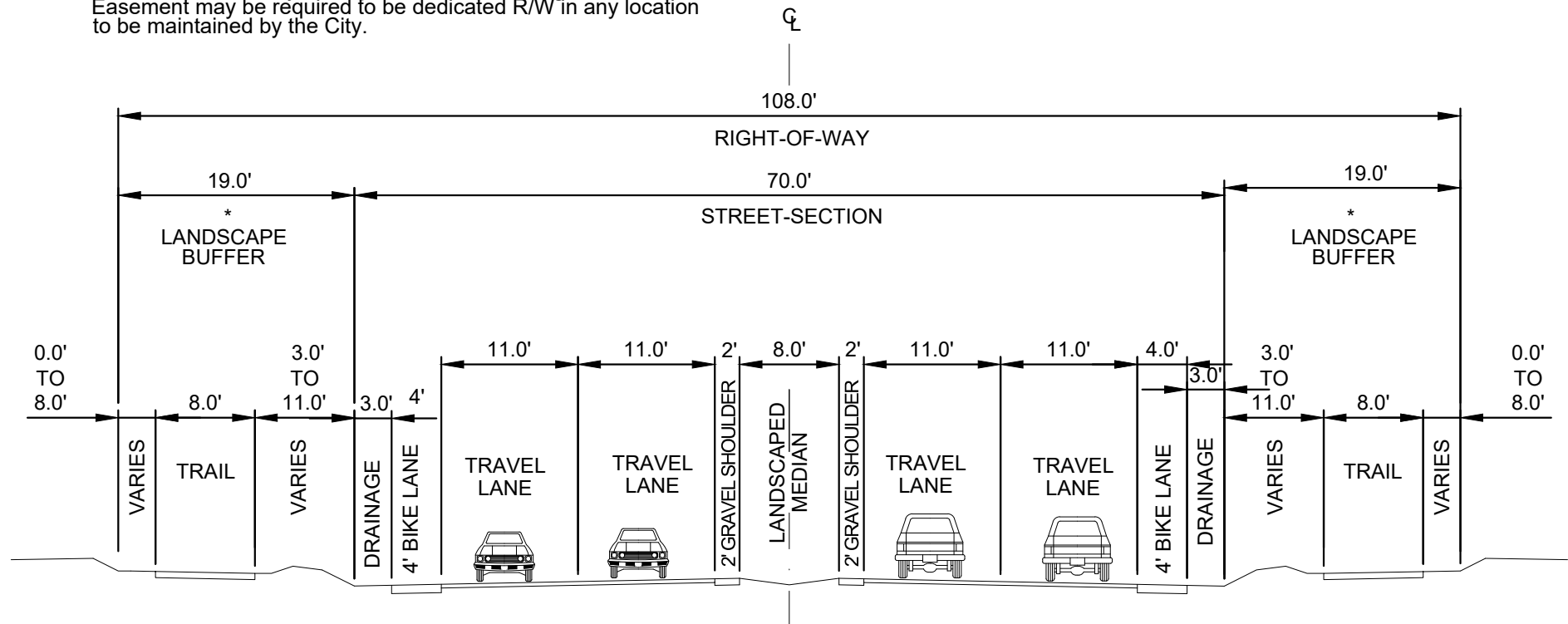
Ivins City
MAJOR COLLECTOR-KWAVASA DRIVE

CROSS SECTION NO.
11C

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails.
Easement may be required to be dedicated R/W in any location to be maintained by the City.



MINOR ARTERIAL - LANDSCAPED MEDIAN IN RURAL ZONE

SCALE
NONE

DATE
Jan. 2021



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL-RURAL

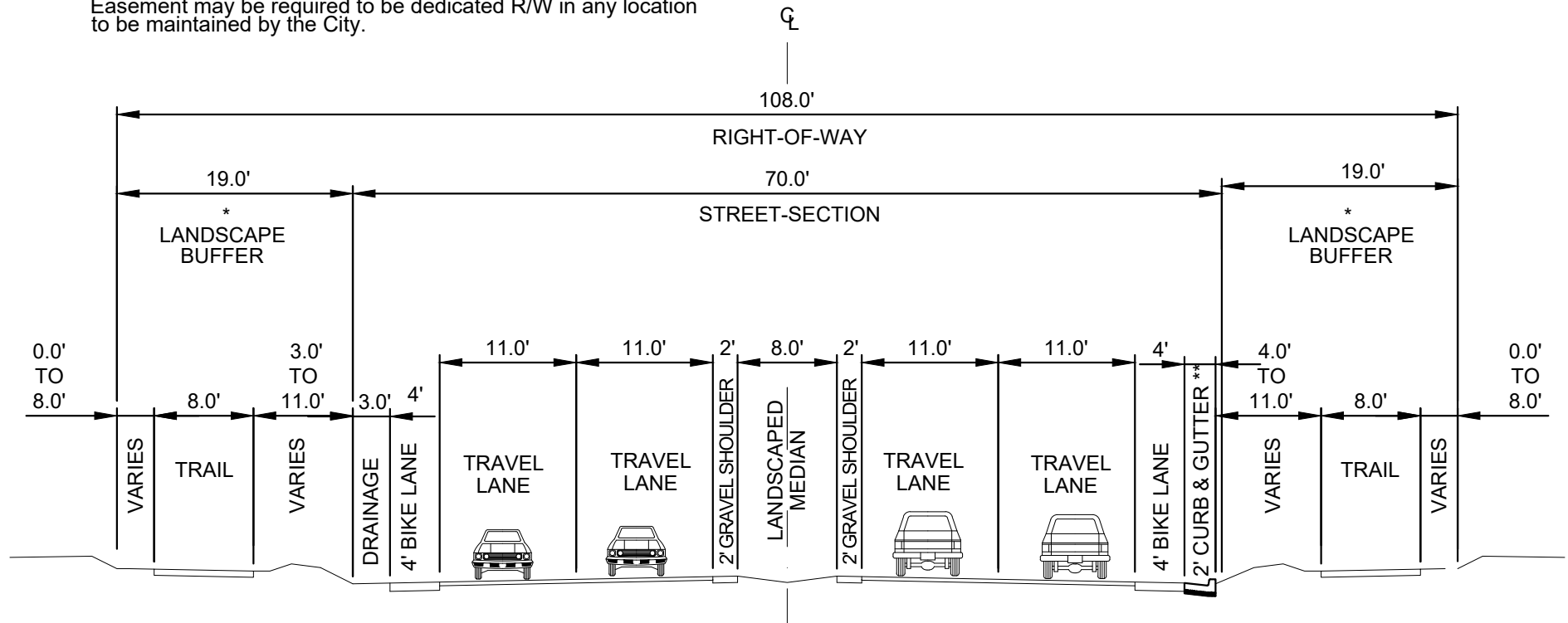
CROSS SECTION NO.

12A

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails.
Easement may be required to be dedicated R/W in any location to be maintained by the City.



MINOR ARTERIAL - LANDSCAPED MEDIAN IN RURAL ZONE KWAVASA DRIVE (NORTH OF CENTER ST.)

**If curb and gutter is required due to drainage, locate here

SCALE
NONE

DATE
Jan. 2021



555 S. BLUFF STREET
SUITE 101
ST. GEORGE, UT 84770
(425) 986-7888

Ivins City

MINOR ARTERIAL-KWAVASA DRIVE (FUTURE)

CROSS SECTION NO.

12B