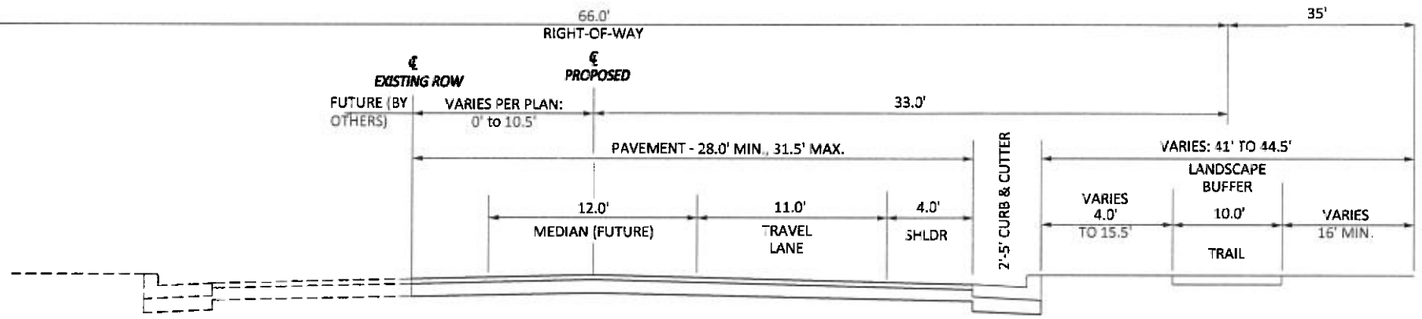


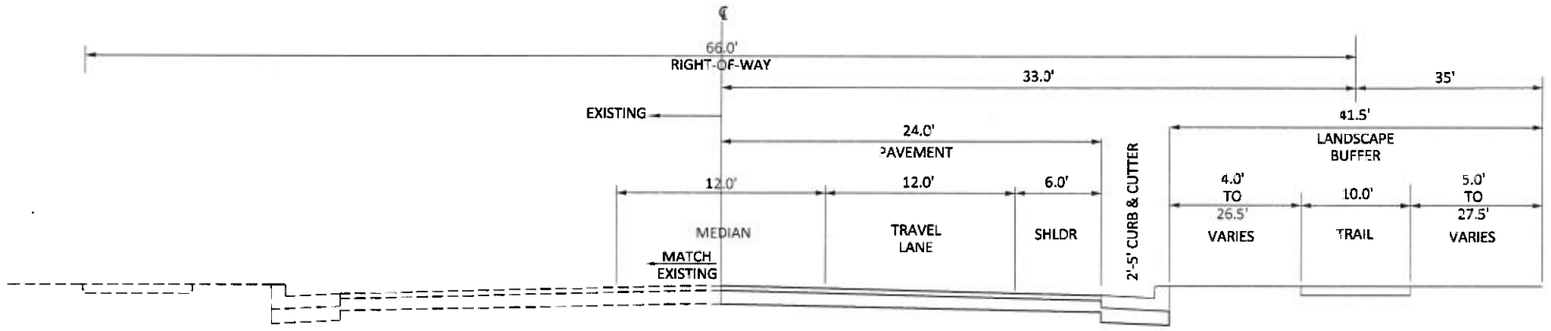
TYPICAL INTERIOR STREET SECTION

NO SCALE



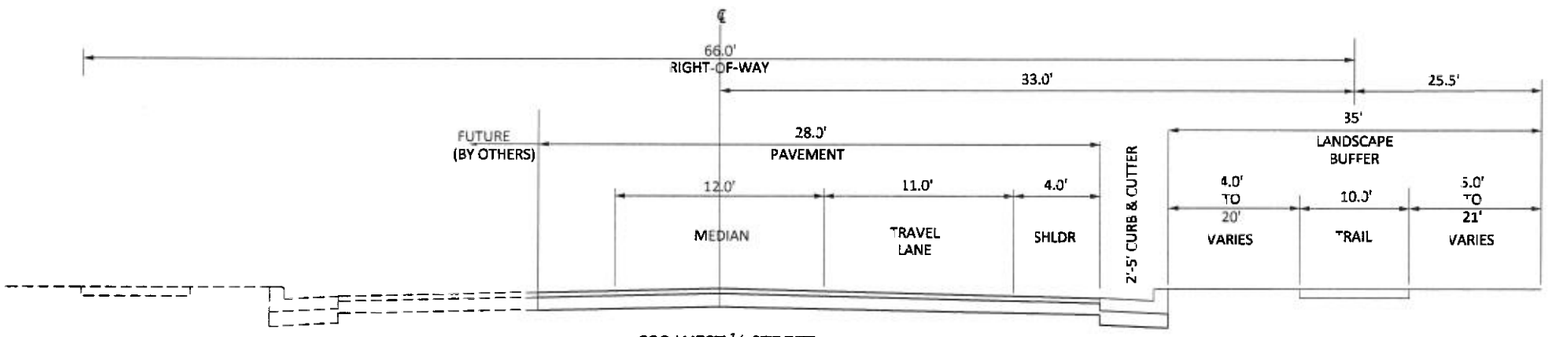
400 SOUTH ½ STREET

N.T.S.



400 WEST ½ STREET

N.T.S.



600 WEST ½ STREET

N.T.S.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	15.52'	19.50	45°53'06"	8.25
C2	15.52'	19.50	45°53'08"	8.25
C3	16.04'	50.00	18°22'51"	8.09
C4	23.42'	48.00	27°57'06"	11.95
C5	61.41'	48.00	73°18'18"	35.72
C6	21.39'	48.00	25°45'56"	10.98
C7	16.10'	50.00	18°26'41"	8.12
C8	46.44'	29.50	90°11'48"	29.60
C9	30.56'	19.50	89°48'12"	19.43
C10	39.36'	25.00	90°11'48"	25.09
C11	15.68'	19.50	46°04'52"	8.29
C12	31.35'	20.00	89°48'12"	19.93
C13	30.70'	19.50	90°11'40"	19.57
C14	15.55'	19.50	45°41'22"	8.21
C15	30.56'	19.50	89°48'12"	19.43
C16	38.57'	24.50	90°11'48"	24.58
C17	22.78'	50.00	26°06'32"	11.59
C18	12.13'	48.00	14°28'35"	6.10
C19	58.62'	48.00	75°56'14"	37.46
C20	36.79'	48.00	43°54'43"	19.35
C21	16.07'	50.00	18°24'47"	8.10
C22	46.24'	29.50	89°48'12"	29.40
C23	18.80'	50.00	21°32'19"	9.51
C24	11.45'	50.00	13°07'04"	5.75
C25	53.84'	50.00	73°09'36"	31.11
C26	41.15'	50.00	47°09'28"	21.82
C27	18.94'	50.00	21°42'08"	9.58
C28	46.44'	29.50	90°11'40"	29.60
C29	38.40'	24.50	89°48'20"	24.42
C30	31.04'	19.50	91°12'04"	19.91
C31	41.47'	383.50	4°04'19"	20.74
C32	39.41'	316.50	3°39'46"	19.71
C33	15.25'	316.50	1°25'03"	7.63
C34	42.21'	621.50	3°53'30"	21.12
C35	12.89'	621.50	1°11'19"	6.45
C36	51.29'	378.50	5°04'49"	25.66
C37	38.40'	24.50	89°48'20"	24.42
C38	30.70'	19.50	90°11'40"	19.57
C39	38.40'	24.50	89°48'20"	24.42
C40	30.70'	19.50	90°11'57"	19.57
C41	46.24'	29.50	89°48'20"	29.40
C42	18.77'	50.00	21°30'44"	9.50
C43	26.26'	50.00	30°05'12"	13.44
C44	58.54'	50.00	67°05'07"	33.25
C45	31.21'	50.00	35°45'50"	16.13
C46	18.87'	50.00	21°37'05"	9.55

REGISTERED PROFESSIONAL ENGINEER
CENDALL K. MILLER NO. 187067
STATE OF UTAH

NO.	DATE	DESCRIPTION

PROJECT NAME: CLIFFROSE SUBDIVISION IVINS, UT

SHEET NAME: SECTIONS AND DETAILS

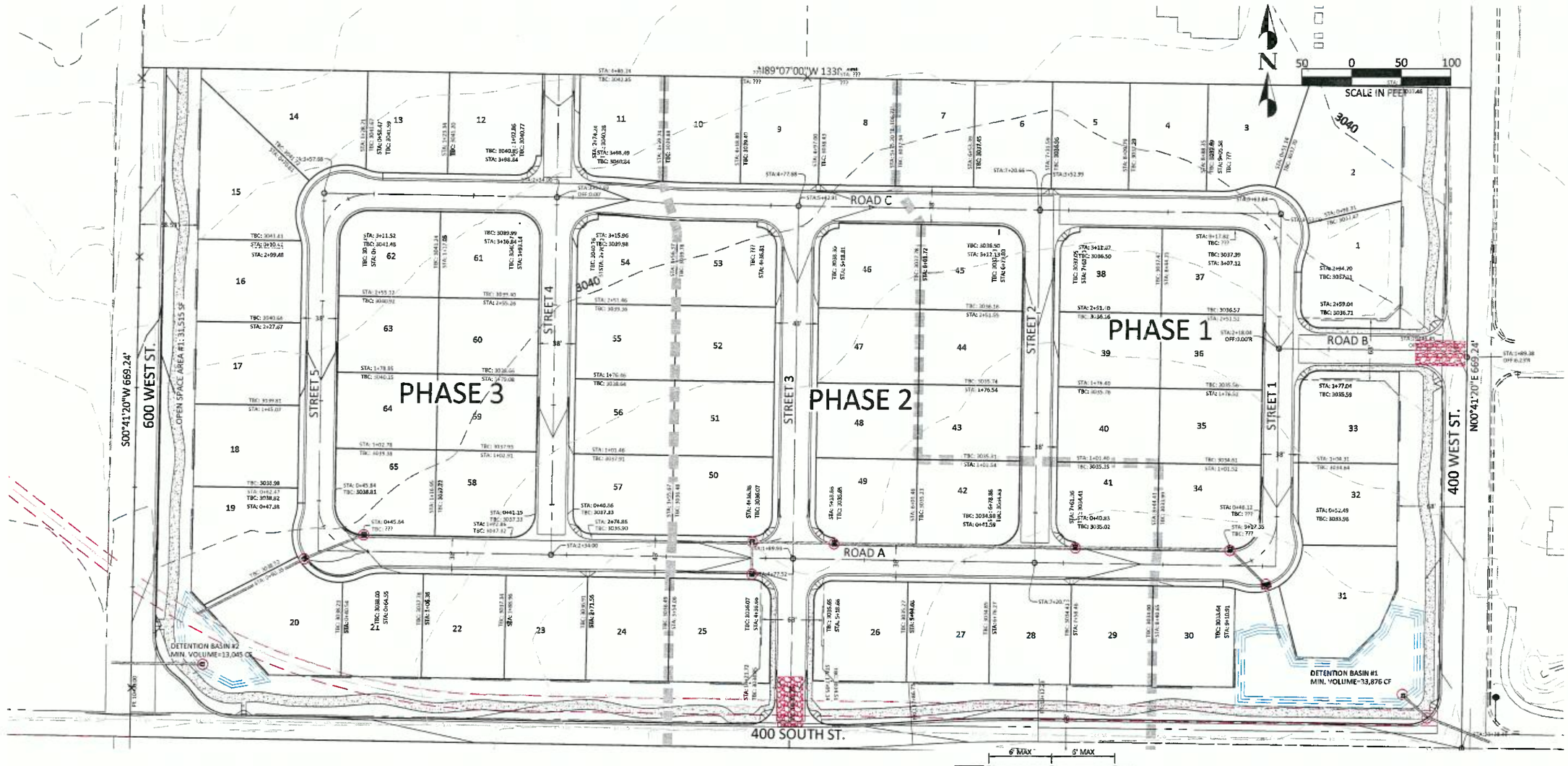
DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS CIVIL ENGINEERS
115 East 600 North Suite #4
St. George, UT 84770
Office (435) 628-2121 Fax (435) 674-2555
www.developmentsolutions.net

DEVELOPMENT SOLUTIONS

DATE:	7/17/14
PM:	
DRAWN BY:	MM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	JR
SCALE:	1"=50'

SHEET NUMBER: 2

2 OF 3 TOTAL



DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

LEGEND

- 7730 — EXISTING CONTOURS (MAJOR INTERVALS)
- EXISTING CONTOURS (MINOR INTERVALS)
- EXISTING GRADE CENTERLINE (PROFILE)
- PROPOSED GRADE CENTERLINE (PROFILE)
- CENTERLINE
- RIGHT-OF-WAY LINE
- FUTURE CURB AND GUTTER, N.A.P.T.S. SHOWN FOR REFERENCE ONLY
- PROPOSED CURB AND GUTTER PER AIRPORT PARKWAY PLANS, CITY OF ST. GEORGE, JV HORROCKS ENGINEERS
- SD — STORM DRAIN
- INLET PROTECTION (SEE DETAIL THIS SHEET)
- 25'X50' ROCK OUT PAD (TYPICAL)
- SILT FENCE (SEE DETAIL THIS SHEET)

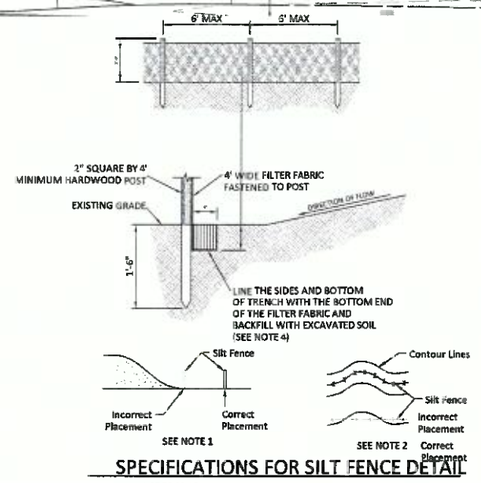
N
50 0 50 100
SCALE IN FEET

NOTICE!

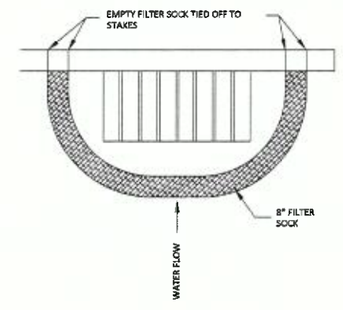
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE (USA)



SPECIFICATIONS FOR SILT FENCE DETAIL
NOT TO SCALE



SPECIFICATIONS FOR FILTER SOCK
NOT TO SCALE
A 1.1

KENDALL M. MILLER NO. 187067 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CLIFFROSE SUBDIVISION IVINS, UT

SHEET NAME: PRELIMINARY EROSION CONTROL

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office: (435) 628-2121 - Fax: (435) 674-3553
www.developmentsolutions.co

DATE:	4/17/14
PM:	
DRAWN BY:	KMM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	CR
SCALE:	1"=50'
SHEET NUMBER:	3

3 OF 3 TOTAL

N89°07'00"W 1338.48'

50 0 50 100
SCALE IN FEET

S00°41'20"W 669.24'

600 WEST ST.

OPEN SPACE AREA #1: 31,515 SF

N00°41'20"E 669.24'

400 WEST ST.

OS #3
4,123 SF

OS #4
6,974 SF

ROAD C

ROAD B

ROAD A

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

PHASE 1

PHASE 2

PHASE 3

3040

3030

OS #2
4,874 SF

OS #3
9,067 SF

OS #4
34,700 SF

REQUIRED RIGHT-OF-WAY

400 SOUTH ST.

S89°07'00"E 1338.48'

LEGEND

REQUIRED RIGHT-OF-WAY W/ 20' LANDSCAPE STRIP

OPEN SPACE PROVIDED BEYOND LIMITS OF REQ'D RIGHT-OF-WAY/LANDSCAPE:
TOTAL PROVIDED: 2.095 ACRES
REQ'D OPEN SPACE: 2.05 ACRES

N

50 0 50 100
SCALE IN FEET

KENDALL M. MILLER NO. 187067 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CLIFFROSE SUBDIVISION IVINS, UT

SHEET NAME: REQUIRED OPEN SPACE

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 · Fax (435) 674-3553
www.developmentsolutionsut.com

DEVELOPMENT SOLUTIONS

DATE:	4/17/14
PM:	
DRAWN BY:	KMM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	CR
SCALE:	1"=50'
SHEET NUMBER:	1

1 OF 1 TOTAL