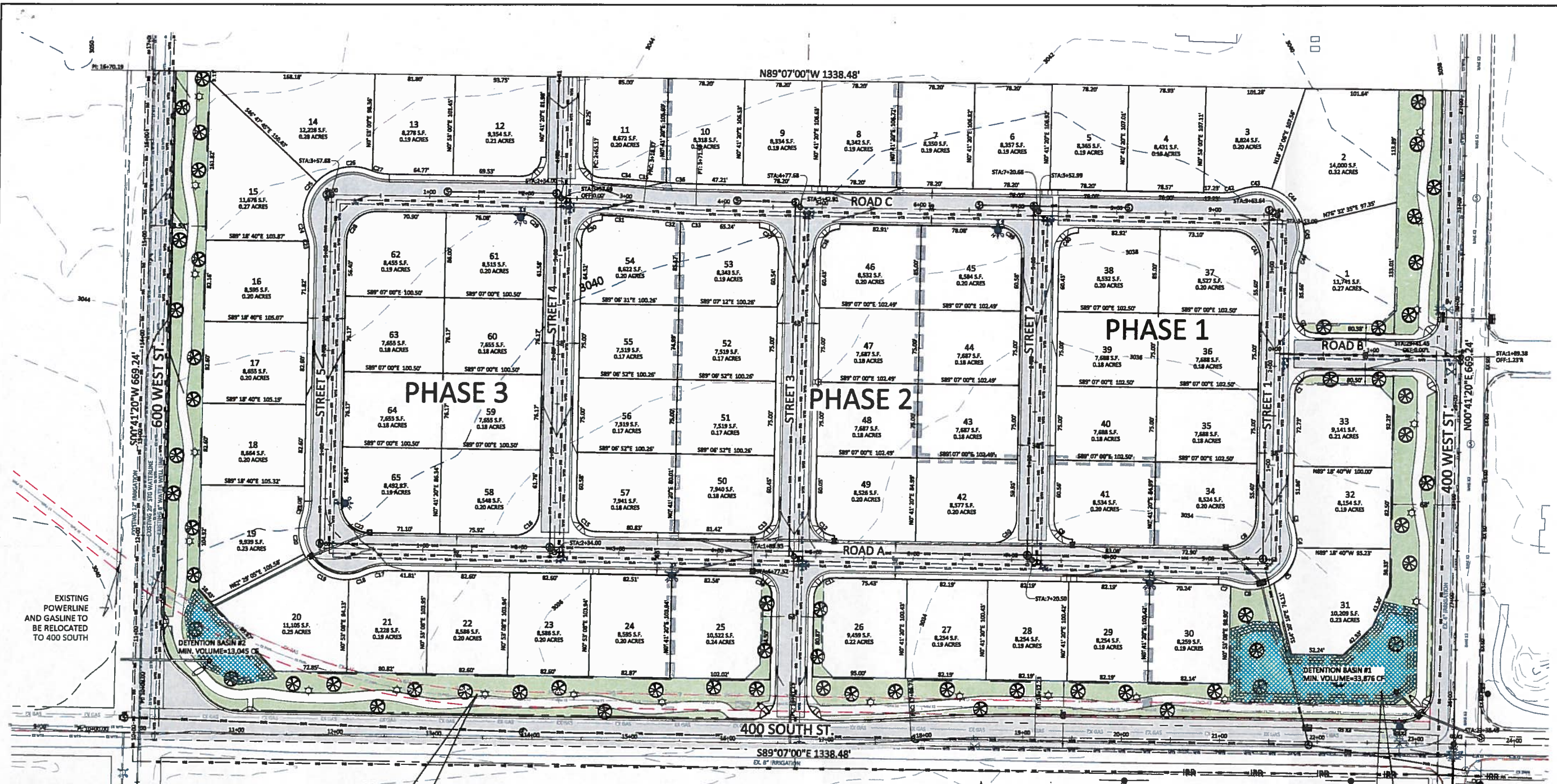
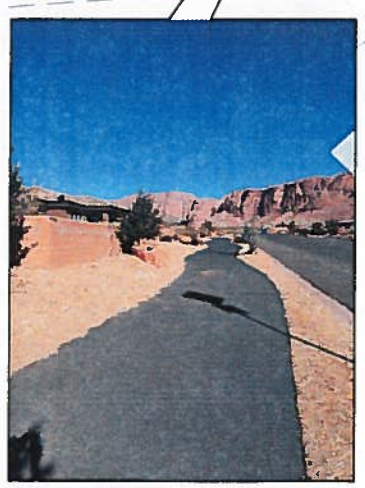






OWNER

Kendall Miller
622 North 1050 West
St. George, UT 84770
(435)680-5053

DEVELOPER

Development Solutions, Inc.
113 East 200 North #2
St. George, UT 84770
(435)628-2121

LEGAL DESCRIPTION:

Beginning at a point on the center section line, said point being South 00°41'20" West, 2018.22 Feet along the Center Section Line from the North One-Quarter Corner Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian and running thence South 00°41'20" West along said Center Section line, 671.86 Feet; thence North 89°06'57" West, 1338.23 Feet; thence North 00°46'21" East, 670.18 Feet; to a point on the extension of the Northerly boundary line of Lot 2, Block 17 of the St. George and Santa Clara Bench Irrigation Company Survey; thence along said lot 2 boundary and the Northerly boundary line of Lot 1, in said Block 17 and their extensions thereof, South 89°11'15" East, 1337.25 Feet to the Point of Beginning.
Containing: 20.56 Acres

SITE DATA:

TOTAL SITE AREA: 20.56 ACRES

PROPOSED ZONING: R-1-12.5 W/ SUBDIVISION ENHANCEMENT OVERLAY

BASE ALLOWABLE DENSITY: 0.8 X 20.56 X 43560 / 12500 = 57 DU
TOTAL OPEN SPACE/ADDITIONAL IMPROVED AREA: 2.05 ACRES (10% OF NET AREA, Not Including Required Right-of-way)
Consistency in Design Elements: +5%
Convenience in Layout, Variety of Lot Sizes, and Unique Features: +10%

ALLOWABLE DENSITY W/ 15% INCREASE: 57.32 X 1.15 = 65 DU

PROPOSED DWELLING UNITS: 65 DU

PROPOSED DENSITY: 65/20.56 = 3.16 DU/AC

NOTES:

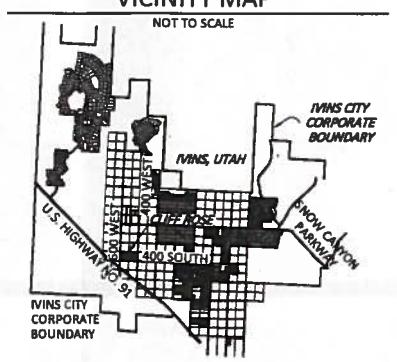
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO IVINS CITY STANDARDS.
2. ALL RESIDENTIAL STRUCTURES TO BE OF SIMILAR CONSTRUCTION.
3. ALL FRONT AND SIDE RESIDENTIAL YARD SPACES TO BE LANDSCAPED.
4. LANDSCAPE AREAS LOCATED ADJACENT TO 400 WEST, 600 WEST, AND 400 SOUTH STREETS TO BE PUBLIC. SAID AREAS TO INCLUDE XERISCAPE MATERIALS.
5. DECORATIVE CMU WALL TO BE CONSTRUCTED ON NORTHERLY PROJECT BOUNDARY ADJACENT TO RESIDENTIAL LOTS. CMU WALL CONSTRUCTION TO BE CONSTRUCTED WITH PHASED PLAN AS SHOWN.

50 0 50 100
SCALE IN FEET

N

VICINITY MAP

NOT TO SCALE



LEGEND:

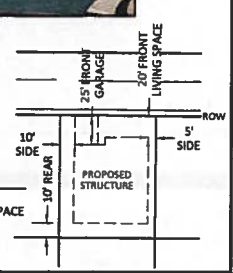
- RIGHT-OF-WAY
- CENTERLINE
- PHASE BOUNDARY
- SWR — PROPOSED SANITARY SEWERLINE
- EXISTING SEWERLINE
- WTR — WTR — PROPOSED WATERLINE
- IRR — PROPOSED IRRIGATION LINE
- EX WTR — EXISTING WATERLINE
- PROPOSED STORMDRAIN
- PROPOSED DECORATIVE CMU WALL W/ MIN. 1' OFFSETS @ 40' O.C. PER IVINS CITY STDS.
- 100W SPECTRA SP2 IND STREETLIGHT
- BOUNCE BOLLARD MODEL NO. BNB
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE



APR 21 2014

TYPICAL SETBACKS:

FRONT:	25' GARAGE, 20' LIVING SPACE
REAR:	10'
SIDE:	5', 10'
CORNER SIDE:	20'



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

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CLIFFROSE SUBDIVISION
IVINS, UT

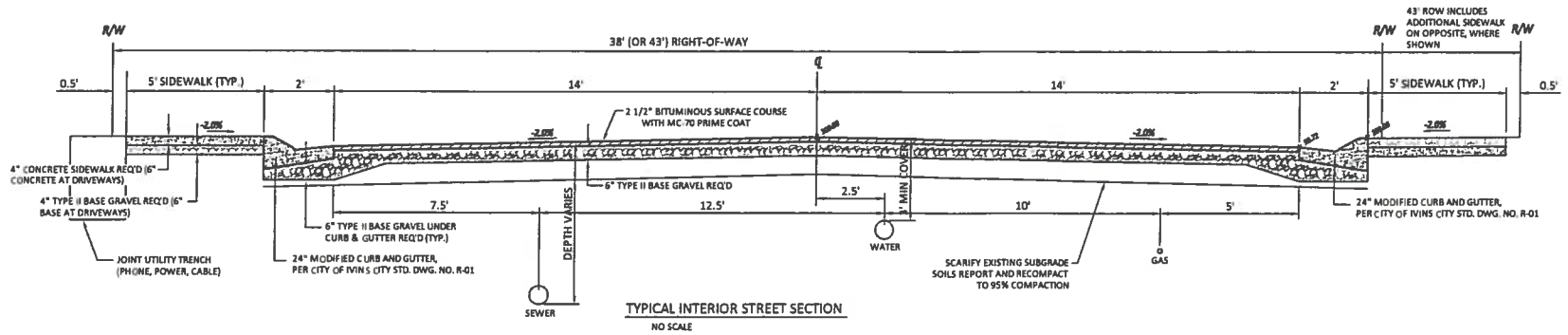
SHEET NAME: PRELIMINARY PLAN

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

DEVELOPMENT SOLUTIONS

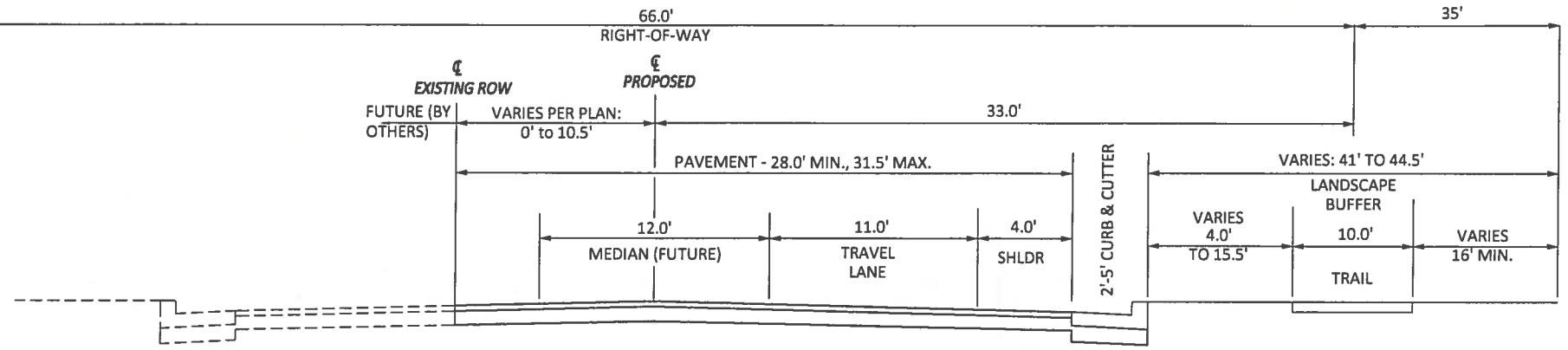
DATE:	4/17/14
PM:	
DRAWN BY:	KMM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	DR
SCALE:	1"=50'
SHEET NUMBER:	1

1 OF 3 TOTAL



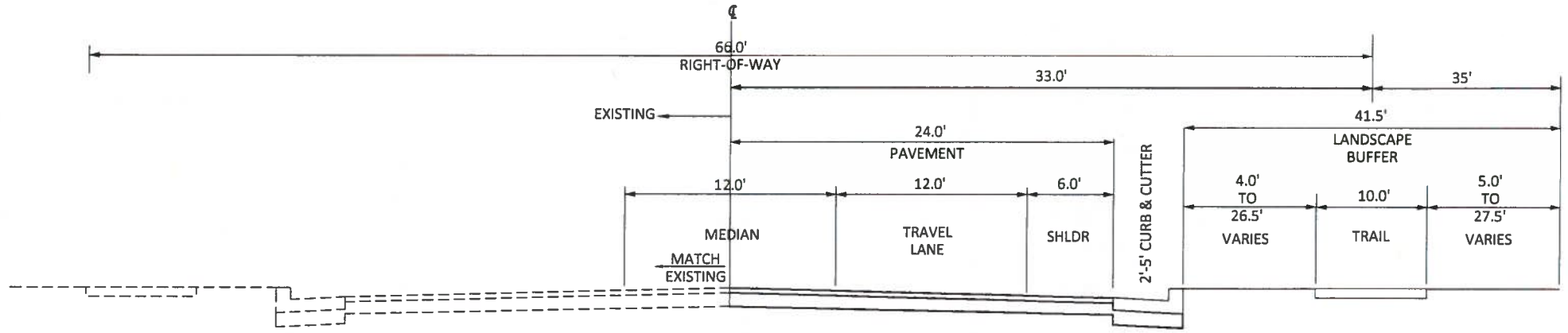
TYPICAL INTERIOR STREET SECTION

NO SCALE



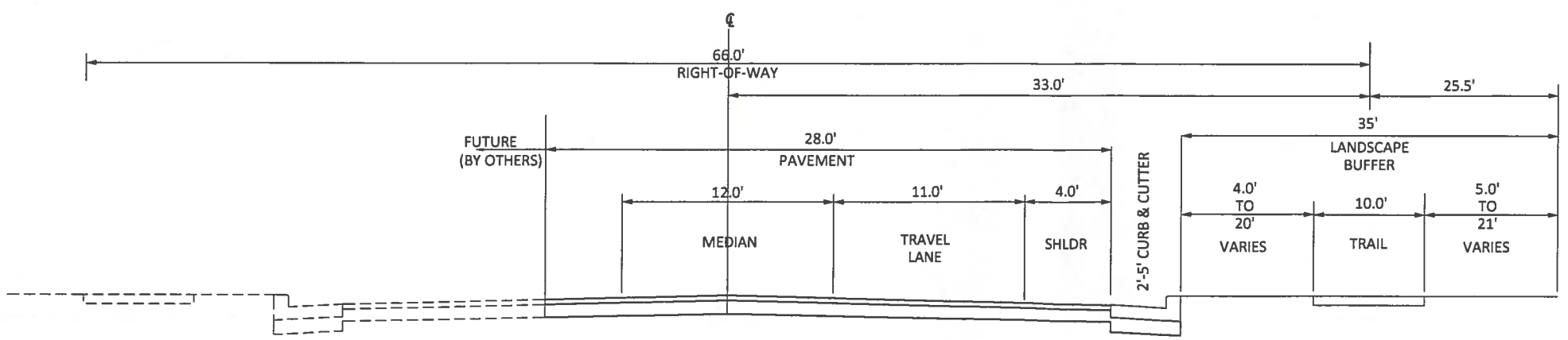
400 SOUTH ½ STREET

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	15.62'	19.50	45°53'06"	8.25
C2	15.62'	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	21.59'	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	63.62'	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	63.84'	50.00	73°09'36"	37.11
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'	583.50	4°04'19"	20.74
C32	39.41'	616.50	3°39'46"	19.71
C33	15.25'	616.50	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'	578.50	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"	33.15
C45	31.21'	50.00	35°45'50"	16.13
C46	18.87'	50.00	21°37'05"	9.55

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

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CLIFFROSE SUBDIVISION
IVINS, UT

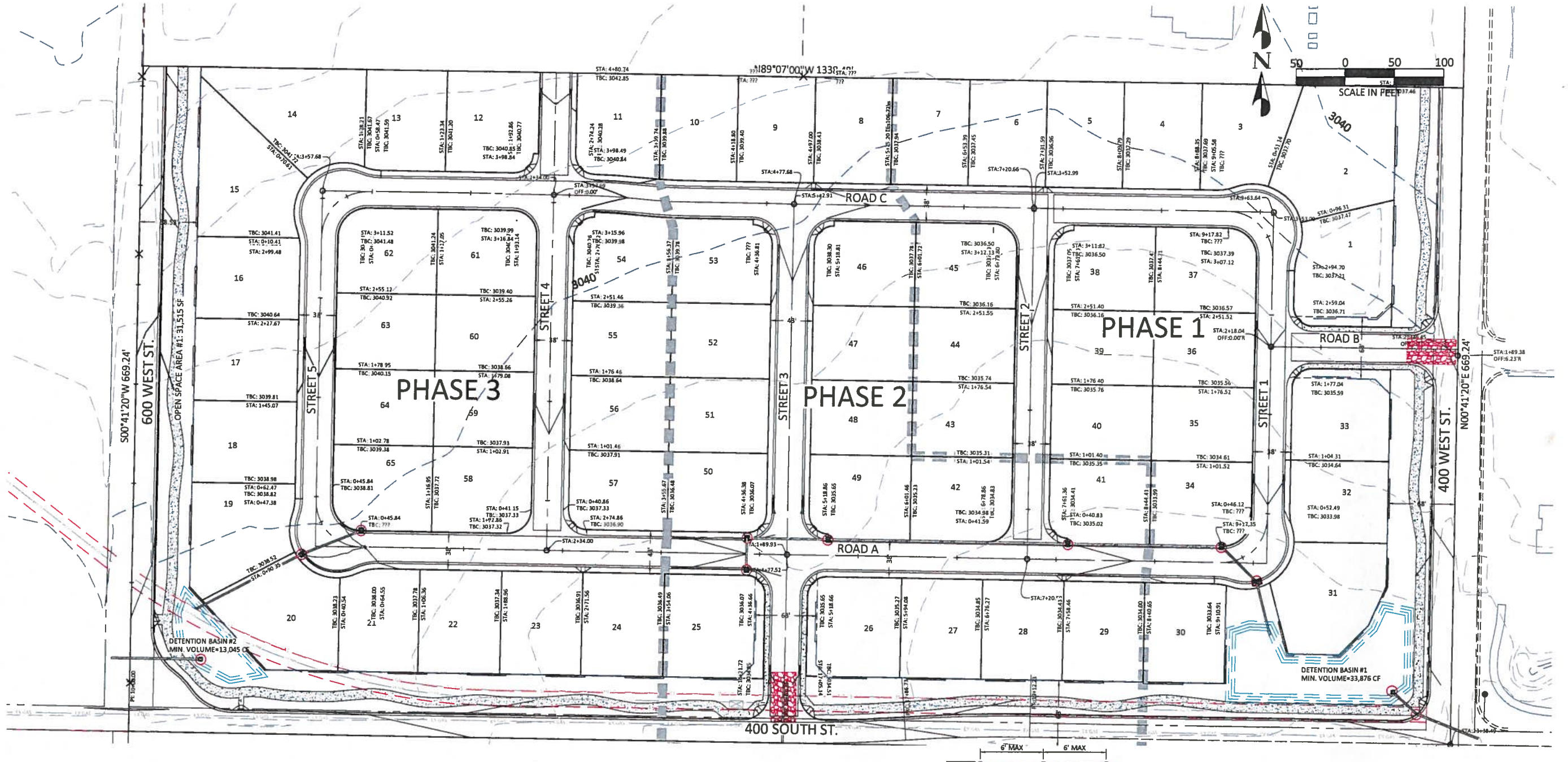
SHEET NAME: SECTIONS AND DETAILS

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

DEVELOPMENT SOLUTIONS

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

SHEET NUMBER: 2



DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

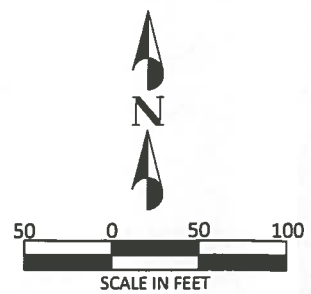
1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING , DURING AND AFTER EARTHMOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENTS PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
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

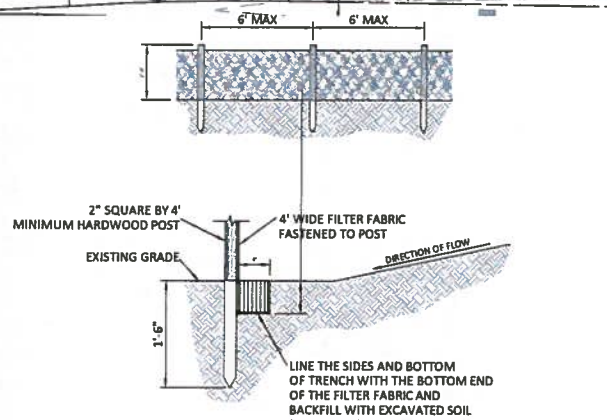
- EXISTING CONTOURS (MAJOR INTERVALS)
- EXISTING COUNTOURS (MINOR INTERVALS)
- EXISTING GRADE CENTERLINE (PROFILE)
- PROPOSED GRADE CENTERLINE (PROFILE)
- CENTERLINE
- RIGHT-OF-WAY LINE
- FUTURE CURB AND GUTTER, N.A.P.T.S. SHOWN FOR REFERENCE ONLY
- PROPOSED CURB AND GUTTER PER AIRPORT PARKWAY PLANS,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



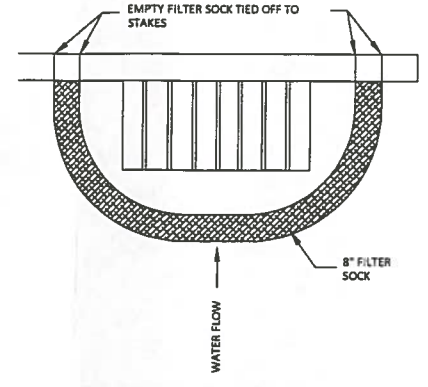
NOTICE!

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 ALERT



SPECIFICATIONS FOR SILT FENCE DETAIL
NOT TO SCALE



SPECIFICATIONS FOR FILTER SOCK
NOT TO SCALE
A

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'

S00°41'20"W 669.24'

N00°41'20"E 669.24'

S89°07'00"E 1338.48'

600 WEST ST.

400 WEST ST.

400 SOUTH ST.

OPEN SPACE AREA #1: 31,515 SF

OS #3: 4,123 SF

OS #2: 4,874 SF

OS #3: 9,067 SF

OS #4: 34,700 SF

OS #4: 6,574 SF

ROAD A

ROAD B

ROAD C

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

PHASE 1

PHASE 2

PHASE 3

REQUIRED RIGHT-OF-WAY

3040

3030

50 0 50 100

SCALE IN FEET

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) 628-2111 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: 1

1 OF 1 TOTAL