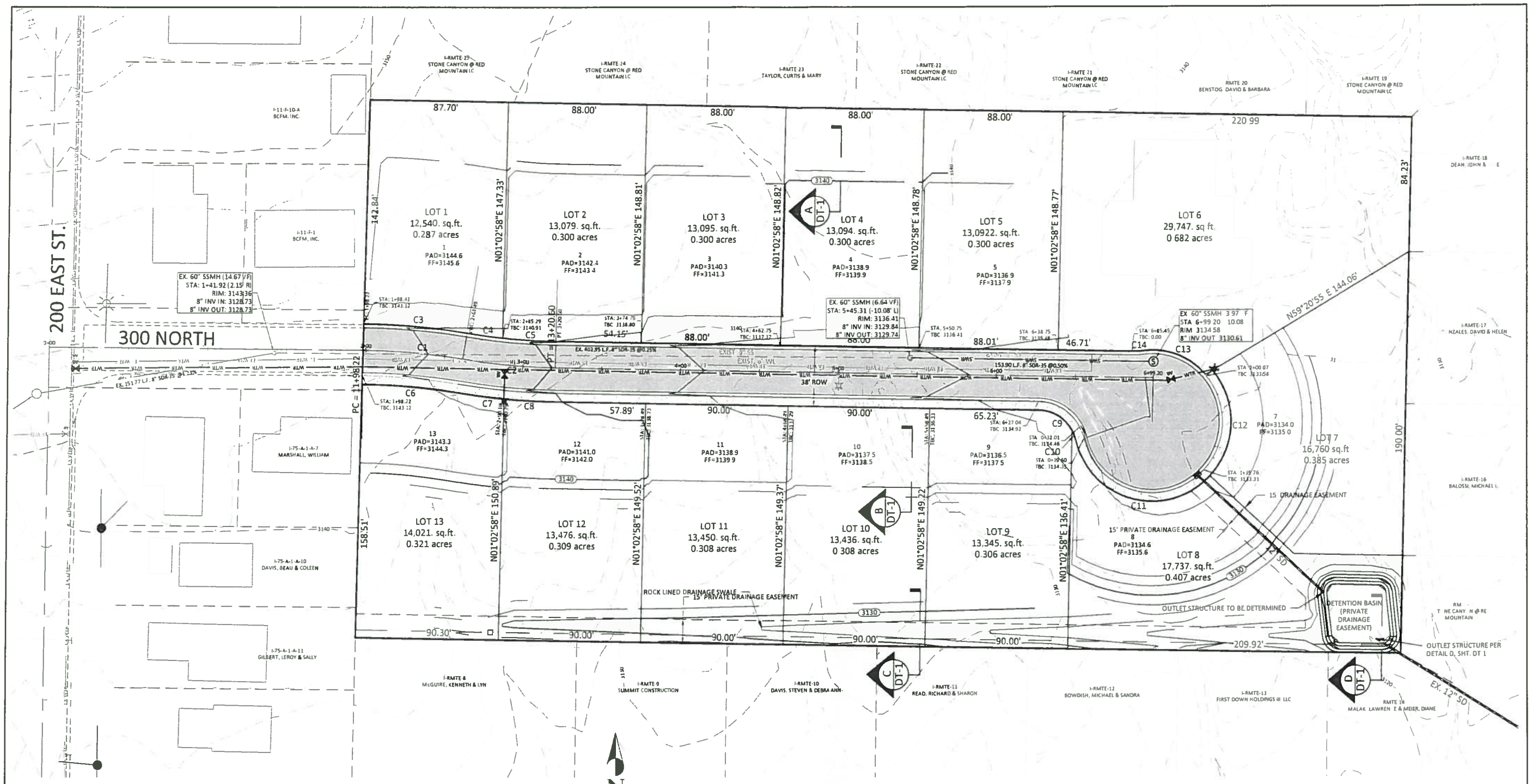


SITE DATA:

TOTAL SITE AREA: 5.096 ACRES

CURRENT ZONING: RE-12.5

TOTAL LOTS PROPOSED: 13

DENSITY: 2.55 DU/AC

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY CONSTRUCTED TO IVINS CITY STANDARDS.

LEGAL DESCRIPTION:

N 1/2 OF THE SW1/4 OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST SALT LAKE BASE & MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 88°45'14" EAST), 1321.68 ALONG THE SECTION LINE FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN. (BASIS OF BEARING BEING SOUTH 88°45'14" EAST ALONG THE CENTER SECTION LINE BETWEEN THE WEST ONE-QUARTER CORNER SECTION 32, AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 32) TO THE SIXTEENTH LINE, AND SOUTH 01°11'42" WEST, 673.16 FEET ALONG THE SIXTEENTH LINE TO A POINT ON THE BOUNDARY LINE OF RED MOUNTAIN ESTATES SUBDIVISION, RUNNING THENCE ALONG SAID BOUNDARY LINE OF RED MOUNTAIN ESTATES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTRY RECORDER'S OFFICE, THE FOLLOWING (3) THREE COURSES: (1) SOUTH 88°56'50" EAST, 660.69 FEET; (2) SOUTH 01°12'29" WEST 335.47 FEET; AND (3) NORTH 89°02'39" WEST 660.62 FEET; TO A POINT ON THE SIXTEENTH LINE, THENCE NORTH 01°11'42" EAST 336.59 FEET ALONG THE SIXTEENTH LINE TO THE POINT OF BEGINNING

CONTAINS 221,997 SQ. FT. (5.096 ACRES)

DRAINAGE NOTE:

1. DETENTION BASIN FACILITIES INCLUDING INLET AND OUTLET STRUCTURES, ASSOCIATED

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	63.27'	400.00	9°03'46"	31.70
C2	59.11'	400.00	8°28'02"	29.61
C3	65.67'	416.50	9°02'00"	32.90
C4	22.78'	383.50	3°24'10"	11.39
C5	33.90'	383.50	5°03'52"	16.96
C6	60.15'	378.50	9°06'18"	30.14
C7	30.15'	421.50	4°05'54"	15.08
C8	32.14'	421.50	4°22'08"	16.08
C9	26.14'	24.50	61°08'00"	14.47
C10	6.20'	24.50	14°29'19"	3.11
C11	108.05'	50.00	123°48'56"	93.67
C12	72.26'	50.00	82°48'26"	44.09
C13	44.20'	45.00	56°16'31"	24.07
C14	7.26'	50.00	8°19'14"	3.64

VICINITY MAP

NOT TO SCALE

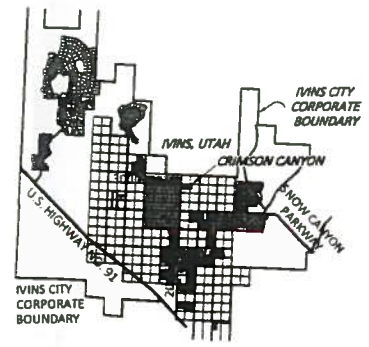
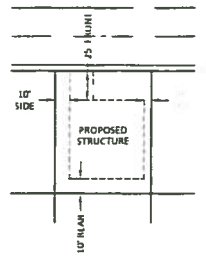


FIGURE 1

LEGEND:

RIGHT-OF-WAY
CENTERLINE
PHASE BOUNDARY
PROPOSED SANITARY SEWERLINE
EXISTING SEWERLINE
PROPOSED WATERLINE
PROPOSED IRRIGATION LINE
EXISTING WATERLINE
PROPOSED STORMDRAIN
100W SPECTRA SP2 IND STREETLIGHT
FIRE HYDRANT ASSEMBLY
SANITARY SEWER MANHOLE



TYPICAL SETBACKS:

FRONT	25'
REAR	10'
SIDE	10'

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

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: CRIMSON CANYON SUBDIVISION
IVINS, UT

SHEET NAME: PRELIMINARY PLAN

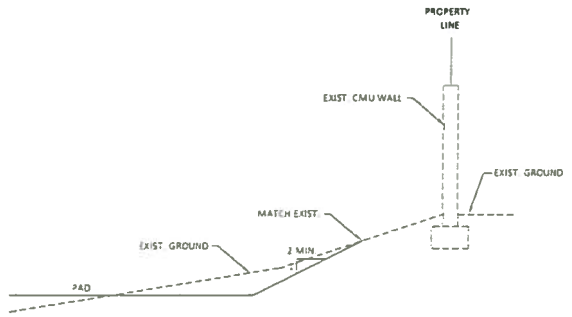
DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DS DEVELOPMENT SOLUTIONS

DATE:	9/23/14
PM:	
DRAWN BY:	KMM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	DR
SCALE:	1"=30'
SHEET NUMBER:	1

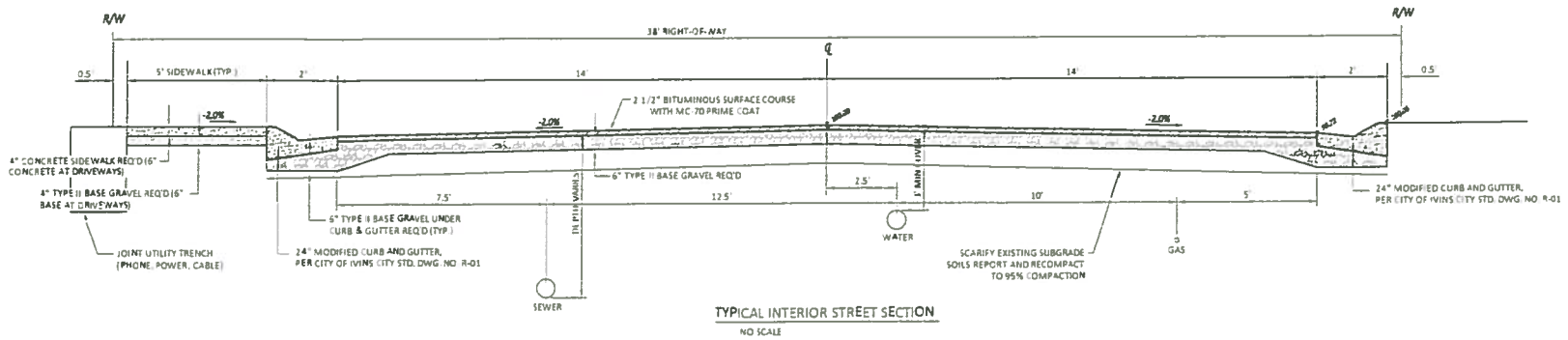
1 OF 3 TOTAL

JAN 16 2015



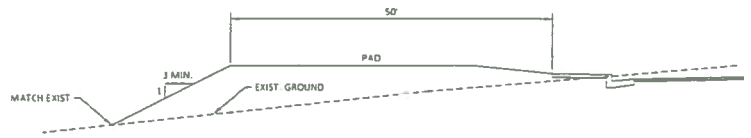
SECTION A

NO SCALE



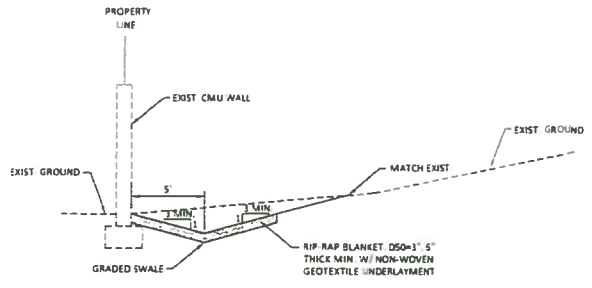
TYPICAL INTERIOR STREET SECTION

NO SCALE



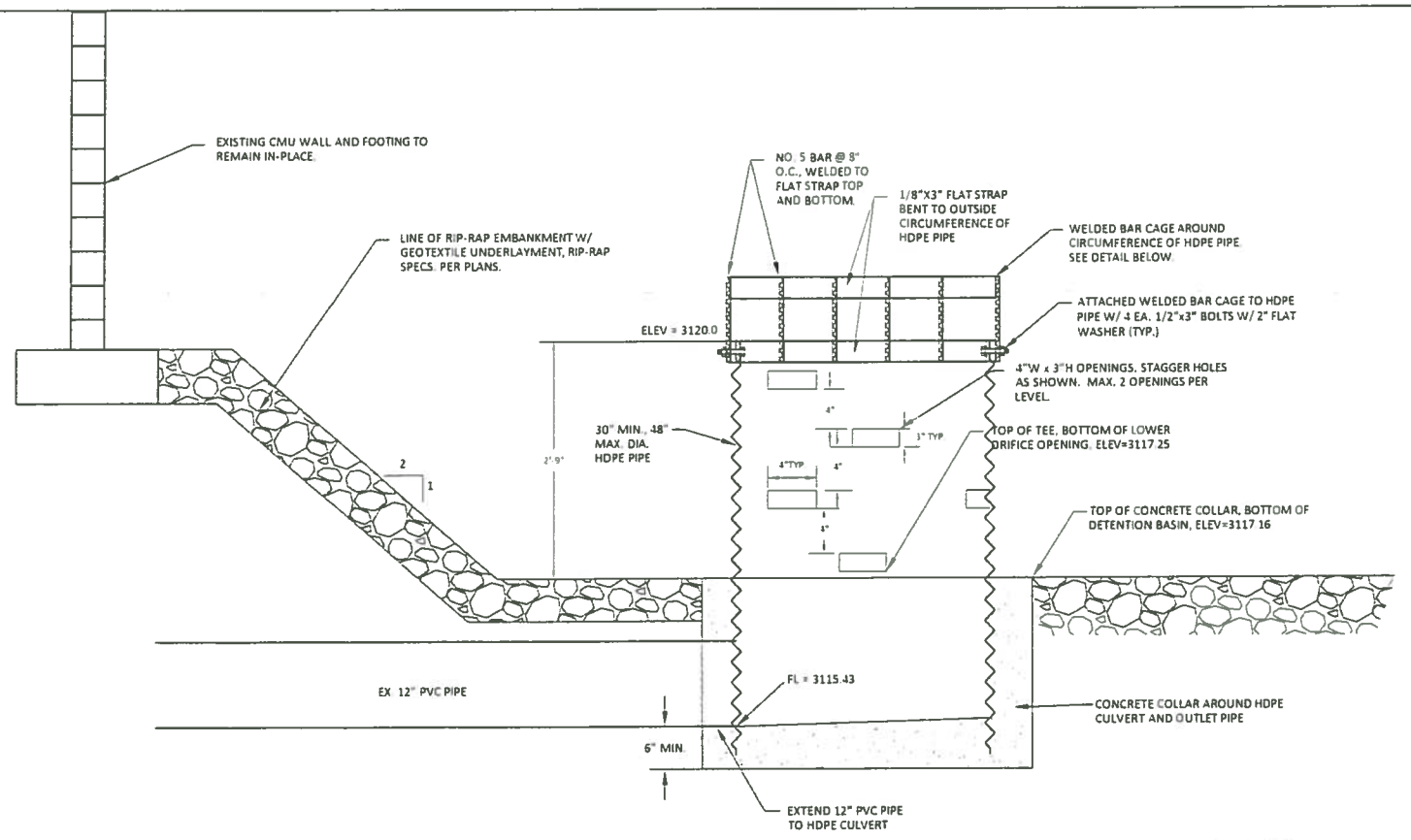
SECTION B

NO SCALE



SECTION C

NO SCALE

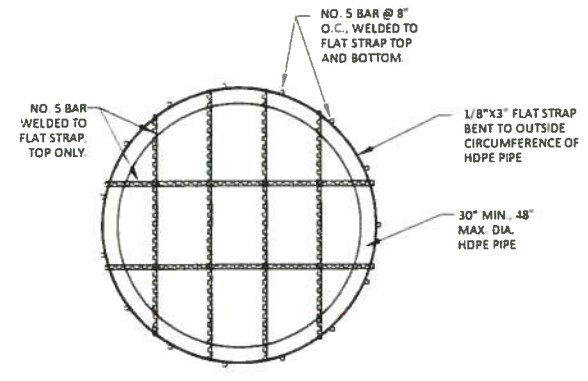


DETENTION BASIN OUTLET STRUCTURE

N.T.S.

D

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WELDED CAGE DETAIL

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

NO.	DESCRIPTION	DATE	APP'D

PHASE I NAME
CRIMSON CANYON 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

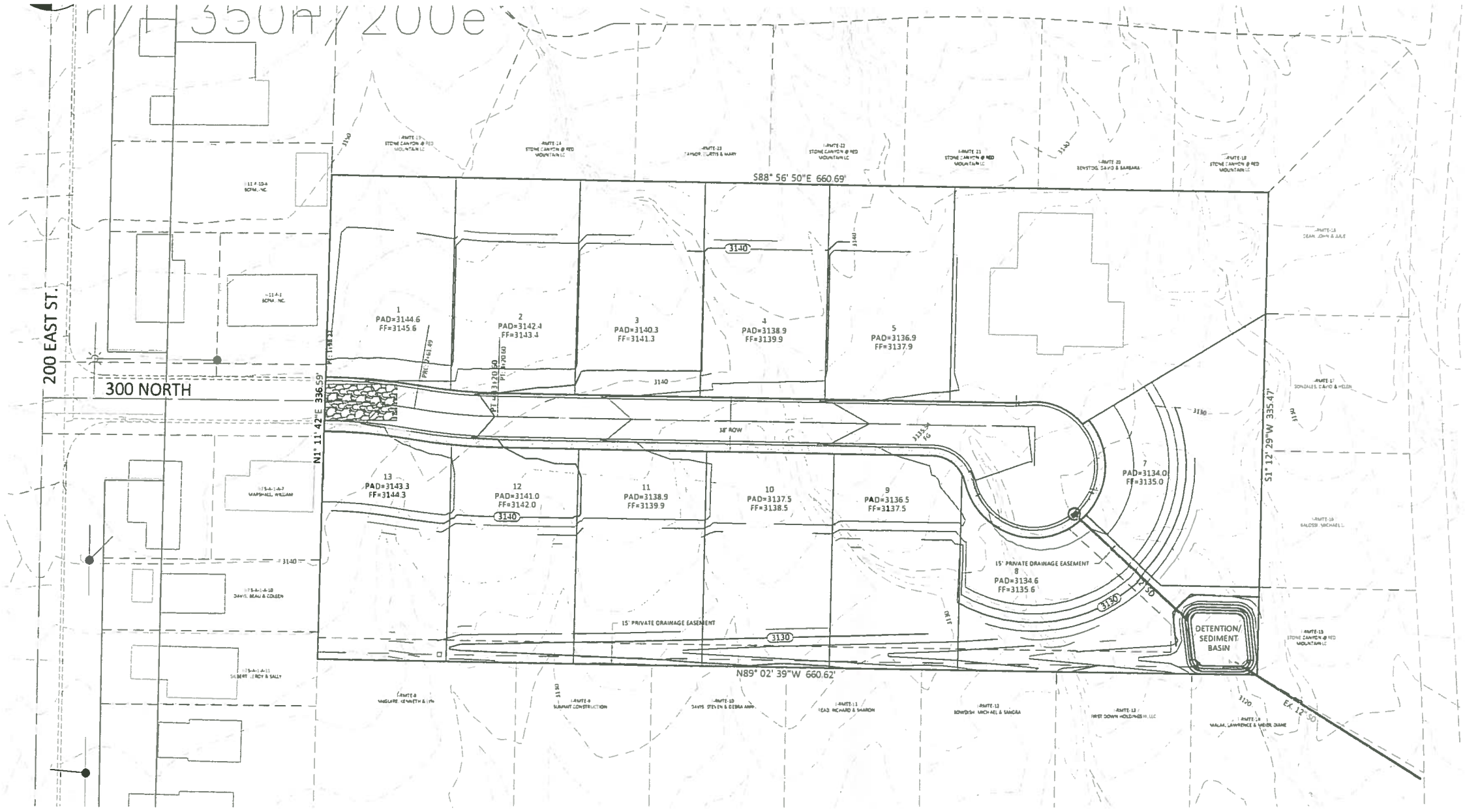
DS DEVELOPMENT SOLUTIONS

DATE:	12-3-14
P.M.	
DRAWN BY:	MM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	DR
SCALE:	AS SHOWN

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

- 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)

N

50 0 50 100

SCALE IN FEET

NOTICE!

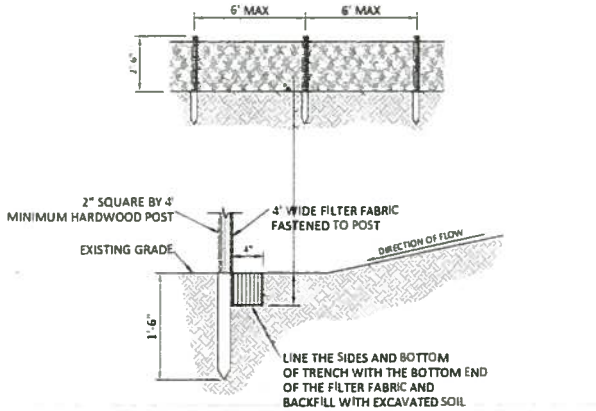
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY

Call BEFORE YOU Dig

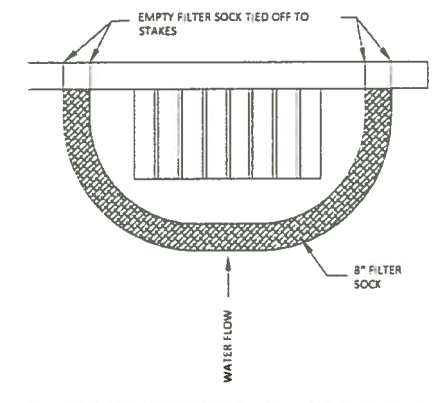
1-800-662-4111

UNDERGROUND SERVICE ALERT



SPECIFICATIONS FOR SILT FENCE DETAIL

NOT TO SCALE



INLET PROTECTION/FILTER SOCK

NOT TO SCALE

A

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

NO.	ISSUE	APP'D
	DESIGN REVISION	

PROJECT NAME: CRIMSON CANYON 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

DEVELOPMENT SOLUTIONS

DATE:	12-1-14
PM:	
DRAWN BY:	KMM
DESIGNED BY:	
CHECKED BY:	
PROJECT NO.:	FLOWERS
SCALE:	1"=50'
SHEET NUMBER:	3

3 OF 3 TOTAL