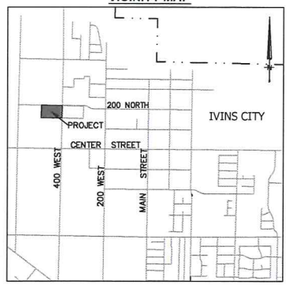
VICINITY MAP



LEGAL DESCRIPTION

THE NORTH ONE-HALF OF LOT 8, BLOCK 6, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, CONTAINED IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED BELOW.

BEGINNING AT A POINT N 1°21'57" E 1003.45 FEET ALONG THE CENTER LINE OF A 49.50 FOOT WIDE ROADWAY AND N 88°38'03" W 24.75 FEET FROM THE NORTH 1/4 CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING THE MID POINT OF LOT 8, BLOCK 6, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, AND RUNNING THENCE N 89°25'02" W 642.54 FEET ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID LOT 8, LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF TANAYA SANDS PHASE 1 AND PHASE 2 SUBDIVISIONS, BOTH RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, TO A POINT ON THE WEST LINE OF SAID LOT 8; THENCE N 1°21'36" E 326.29 FEET ALONG THE WEST LINE OF SAID LOT 8, LINE ALSO BEING THE EAST BOUNDARY OF SAID TENAYA SANDS PHASE 2, TO THE COMMON CORNER OF LOTS 3, 4, 7 AND 8 OF SAID BLOCK 6; THENCE S 89°25'16" E 642.57 FEET ALONG THE NORTH LINE OF SAID LOT 8, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 1°21'57" W 326.34 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

CONTAINS 209,656 SQ FT OR 4.813 ACRES MORE OR LESS

PARCEL NUMBER I-SB-11-B

LEGEND

- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- IRRIGATION VALVE
- EXISTING IRRIGATION LINE
- EXISTING STREET LIGHT
- EXISTING POWER LINE

LIGHTING NOTES:
1. ONE ADDITIONAL STREET LIGHT WILL BE INSTALLED AT THE SOUTHWEST CORNER OF 400 WEST AND 200 NORTH INTERSECTION.
2. BOLLARD LIGHTING IS REQUIRED ALONG 10' TRAIL ALONG 400 WEST STREET. BOLLARDS ARE TO BE SPACED AT 80 FEET INTERVALS.

PROJECT BENCHMARK

THE PROJECT BENCHMARK IS BASED ON NAD 83 DATUM. THE EXISTING CENTERLINE MONUMENT ELEVATION LOCATED IN 400 WEST AND REDSTONE COURT HAS THE ELEVATION OF 3104.01.

THE BASIS OF BEARING IS N 01°16'51" E 5395.52' ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SLB&M AND ACCORDING TO THE WASHINGTON COUNTY HORIZONTAL CONTROL NETWORK.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.

IRVIN & KAY LAND HOLDINGS LLC
PARCEL NO.
I-6-1-31-3100

200 NORTH STREET IMPROVEMENTS ALONG TENAYA SANDS FRONTAGE ARE REQUIRED PRIOR TO THE ACCEPTANCE OF CANTERA CLIFFS IMPROVEMENTS.

INSTALL PRIVACY FENCING ALONG STREET FRONTAGE LOTS. FENCES AND WALLS SHALL NOT EXCEED 40 FEET OF UNBROKEN LENGTHS AS PER CITY ORDINANCE.

CONNECT TO EXISTING IMPROVEMENTS

(CITY PROPERTY)

22.5' LANDSCAPE

S 89°25'16" E 642.57

200 NORTH STREET

30.00'

60' PUBLIC STREET

INSTALL 14' SP2 STREET LIGHT

INSTALL 5' SIDEWALK

25.0' LANDSCAPE

INSTALL 10' ASPHALT TRAIL

QUAIL COVE SUBDIVISION

EX STREET LIGHT

66' PUBLIC STREET

91.87' 113.58' 81.77' 81.77' 81.77' 81.77' 81.77'

118.09' 103.25' 123.38' 123.51' 123.65' 123.78' 123.91' 124.05'

6 7 5 4 3 2 1

48" SMH #4 5.35 VF
RIM = 3096.58
8" INV OUT = 3093.23

48" SMH #3 9.31 VF
RIM = 3101.02
8" INV IN = 3091.91
8" INV OUT = 3091.71

60" SMH #2 13.19 VF
RIM = 3103.47
8" INV IN = 3090.48
8" INV OUT = 3090.28

EX SMH #1 60" 10.51 VF
RIM = 3104.26
8" INV IN = 3093.95
8" INV OUT = 3093.75 (S)

EX STREET LIGHT

95.85' 81.77' 81.77' 81.77' 81.77' 80.51'

326.29' N 1°21'36" E

264 LF 8" SDR 35 @ 0.50%

245 LF 8" SDR 35 @ 0.50%

326.34' S 1°21'57" W

43' PUBLIC STREET

REDSTONE ESTATES

74.65' 84.70' 84.70' 84.70' 84.84'

166.20'

8 9 10 11 12 13 14

117.21' 119.79' 119.66' 119.53' 119.40' 119.28'

INSTALL PRIVACY FENCING ALONG STREET FRONTAGE LOTS. FENCES AND WALLS SHALL NOT EXCEED 40 FEET OF UNBROKEN LENGTHS.

15' DRAINAGE EASEMENT

118.86'

DETENTION BASIN

60" SMH #1 12.58 VF
RIM = 3100.00
8" INV IN = 3089.62
8" INV OUT = 3089.42

EX SMH 400 WEST 10.58 VF
RIM = 3099.54
8" INV IN = 3088.96

138.30' 84.70' 84.70' 84.70' 84.70' 83.39'

N 89°25'02" W 642.54

66.00'

52 LF 8" SDR 35 @ 0.89%

INSTALL 10' ASPHALT TRAIL

400 WEST STREET

TENAYA SANDS SUBDIVISION

535 WEST

TENAYA SANDS SUBDIVISION

TENAYA DRIVE

TENAYA ESTATES SUBDIVISION

CONTACT
PROPERTY OWNER:
VWMW INV. LLC

AGENT:
FACTION LLC
435-652-5557

PROJECT INFO
TOTAL AREA: 4.813 ACRES
ZONING: R-1-10
TOTAL UNITS: 14 LOTS
DENSITY: 2.9 D.U./ACRE

CANTERA CLIFFS

PRELIMINARY PLAN

PREPARED FOR: FACTION LLC

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No	Date	By	Revision

DATE: 7/22/15
DRAWN: BLW
APPROVED:
SCALE: 1" = 40'
JOB NO.: 151025

PRELIMINARY PLAN
PREPARED FOR: FACTION LLC
LOCATED IN IVINS, UT

SHEET 1 OF 3 SHEETS
FILE: 1510258ASE

NOTES

APPROXIMATELY 12,813 CU.YD. OF CUT 4,105 CU.YD. OF FILL AND 8,708 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

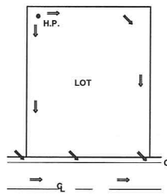
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

LEGEND

- EX CONTOUR (2' INTERVALS)
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER/WALK
- PROPOSED CURB & GUTTER
- DRAINAGE FLOW
- LOCATION / ELEVATION — SPOT ELEVATION
- EXISTING STORM DRAIN PIPE
- PROPOSED HDPE STORM DRAIN PIPE
- ASPHALT SAW CUT LINE
- ADA RAMP LOCATION- ALL RAMPS TO BE 8' WIDE (PER STANDARD DWG NO. R-03)
- INSTALL STREET SIGN (PER DETAIL & CITY STANDARD)

TYPICAL LOT DRAINAGE

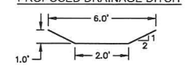
SLAB ON GRADE
(UNLESS OTHERWISE NOTED)



NOTE:
1) DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM.
2) DRAIN FROM REAR OF PAD TO STREET.
3) SEE IVINS CITY STANDARD DWG NO. G-02 FOR GREATER DETAIL.

⟵ FL OF DRAINAGE SWALE (1.0% MIN)

PROPOSED DRAINAGE DITCH



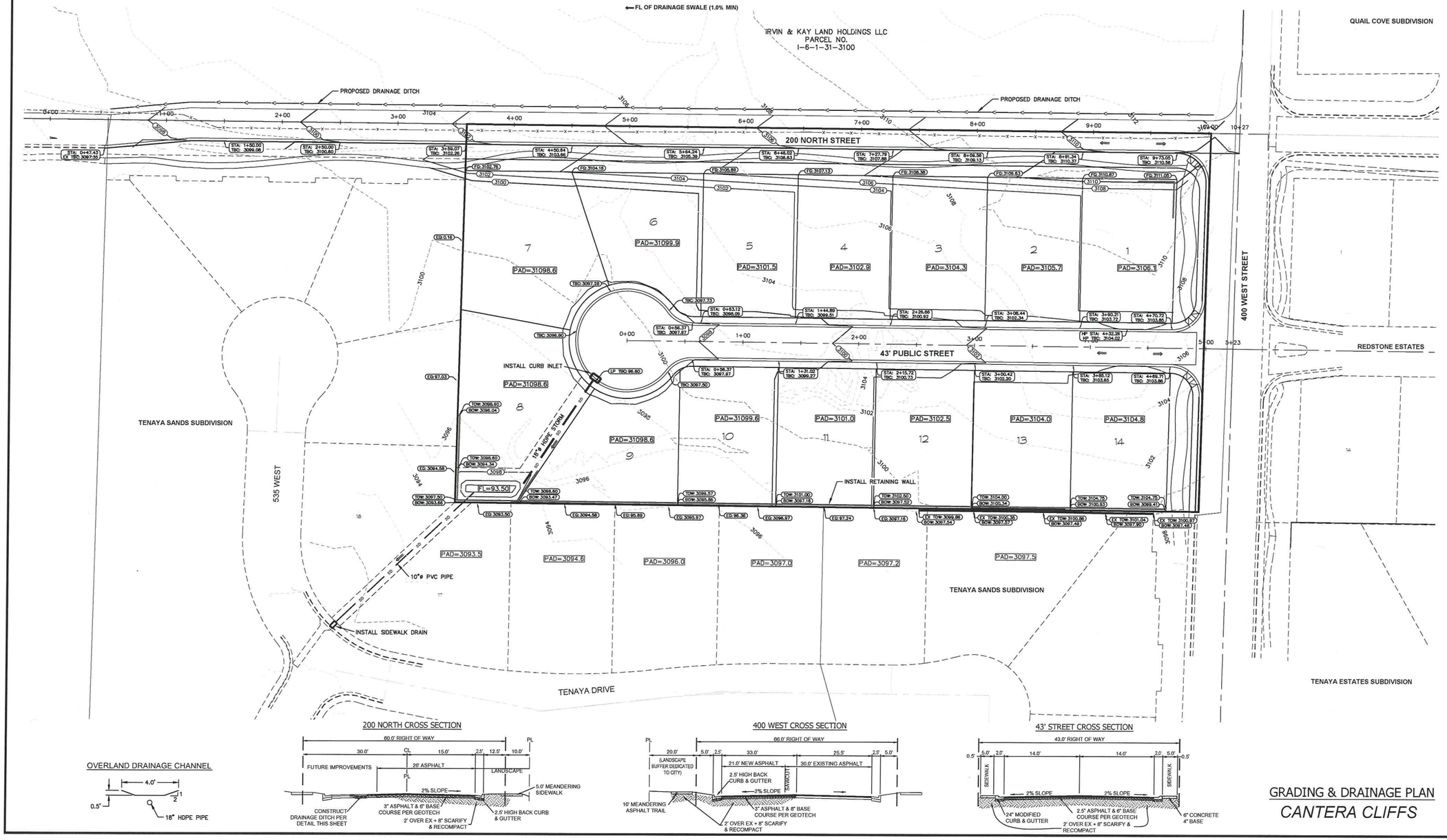
EROSION PROTECTION
OPTION 1: INSTALL CHECK DAMS AS PER DETAIL ON EROSION CONTROL PLAN SHEET 3.

OPTION 2: LINE DITCH WITH D50=2" ANGULAR BASALT RIP RAP AT A DEPTH OF 4".

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40ft.



OVERLAND DRAINAGE CHANNEL

200 NORTH CROSS SECTION

400 WEST CROSS SECTION

43' STREET CROSS SECTION

GRADING & DRAINAGE PLAN
CANTERA CLIFFS

No	Date	By	Revision

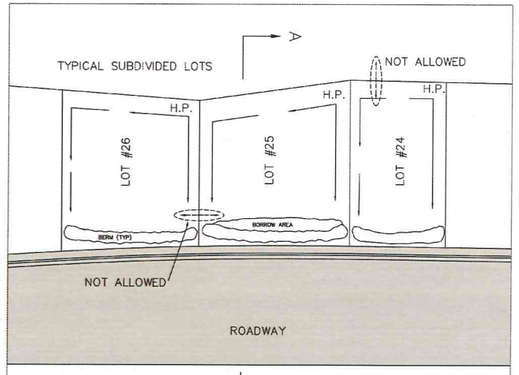
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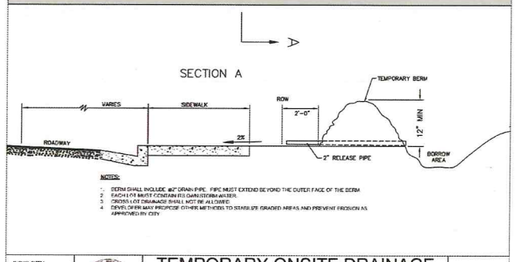
DATE: 7/22/15 | DRAWN: BLW | APPROVED: | SCALE: 1" = 40' | JOB NO.: 151025

GRADING & DRAINAGE PLAN
CANTERA CLIFFS
LOCATED IN IVINS, UT

SHEET 2 OF 3 SHEETS

FILE: 151025BASE

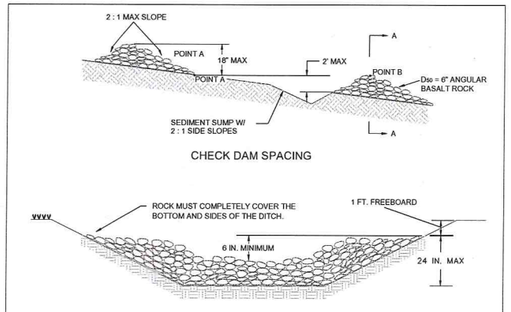




IVINS CITY
55 N. Main Street
Ivins, Utah 84738
435-634-0880
435-674-5485 (fax)
rev. 07-2010

TEMPORARY ONSITE DRAINAGE RETENTION BERM FOR UNIMPROVED SUBDIVISION LOTS

Standard Drawing G-01



CHECK DAM SPACING

SECTION AA

NOTES :

1. 200 FT MAXIMUM SPACING BETWEEN CHECK DAMS.
2. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP, AN EROSION CONTROL BLANKET, OR A NET.
4. A 6-INCH SUMP SHALL BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM.
5. CHECK DAMS SHALL BE CONSTRUCTED SO THAT POINTS A AND B ARE OF EQUAL ELEVATION.
6. SANDBAG CHECK DAMS MAY BE SUBSTITUTED FOR ROCK CHECK DAMS AS APPROVED BY THE CLEARING AND GRADING INSPECTOR.

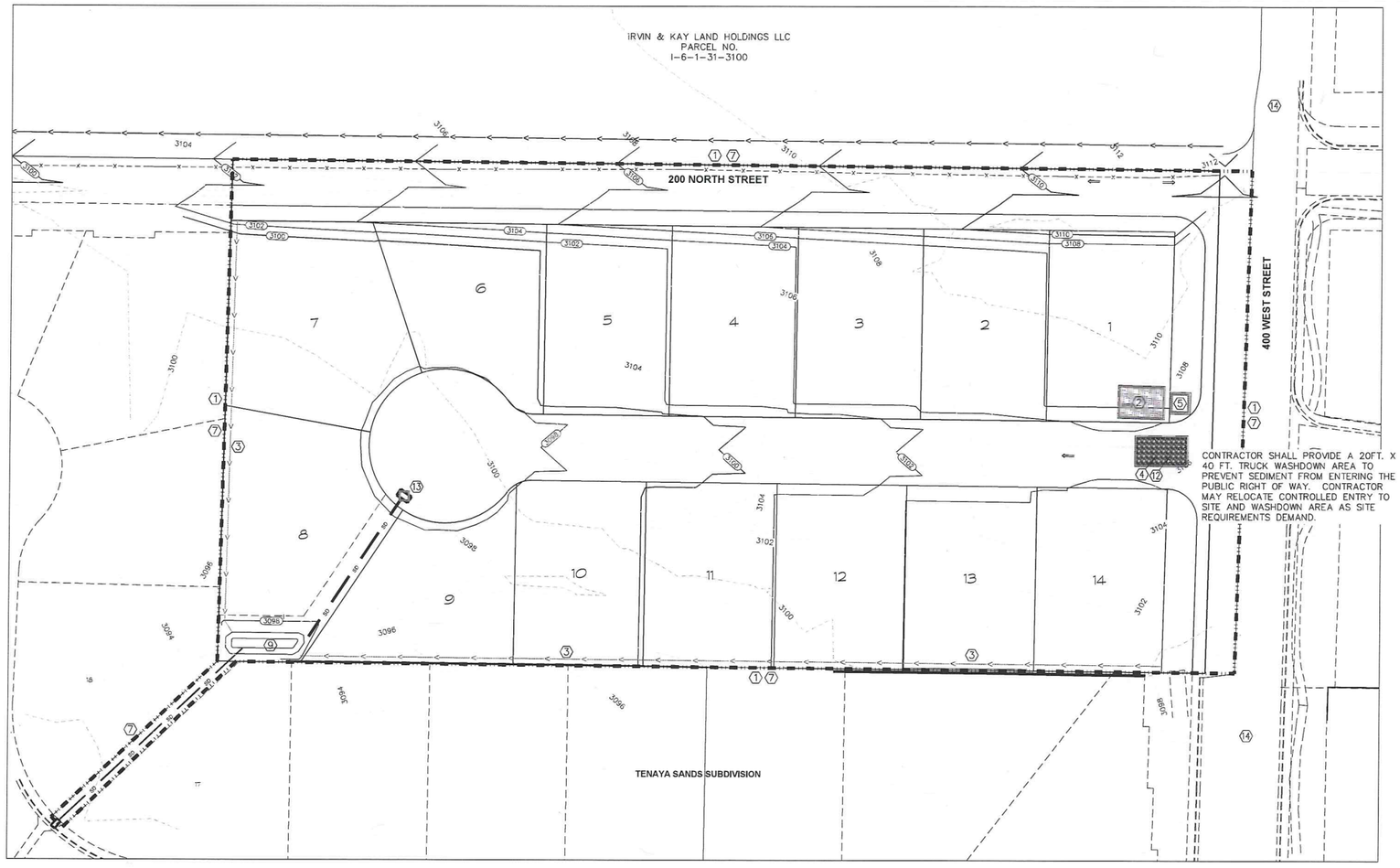
ROCK CHECK DAM

LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING 2' CONTOUR
- SILT FENCING
- PROPOSED STORM DRAIN
- DRAINAGE FLOW & DIRECTION
- INLET PROTECTION
- SILT SOCK
- TEMP. CONSTRUCTION EXIT

BMP'S NOTES

1. PROPERTY BOUNDARY
2. CONCRETE WASHOUT
3. EARTH DIKES AND DRAINAGE SWALES
4. ENTRANCE / OUTLET TIRE WASH
5. PORTABLE TOILET LOCATION
7. LIMITS OF CONSTRUCTION
8. SLOPE STABILIZATION
9. SEDIMENT BASIN
10. SILT FENCE
12. STABILIZED CONSTRUCTION ENTRANCE
13. STORM DRAIN INLET PROTECTION
14. STREET SWEEPING AND VACUUMING



GENERAL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

EROSION & SEDIMENT CONTROL NOTES

SILT FENCING
1. INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAIN STORM.
2. MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
3. SECURELY ATTACH THE MATERIAL TO THE STAKES
4. DON'T PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
5. MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.

CONSTRUCTION ENTRANCES
1. REMOVE MUD AND DIRT FROM THE TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
2. PROPERLY SIZE ENTRANCE BMPS FOR ALL ANTICIPATED VEHICLES
3. MAKE SURE THAT THE CONSTRUCTION ACCESS DOES NOT BECOME BURIED IN SOIL.

SLOPES
1. ROUGH GRADE OR TERRACE SLOPES.
2. BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORM WATER AWAY FROM SLOPES.

DIRT STOCKPILES
1. COVER OR SEED ALL DIRT STOCKPILES.

STORM DRAIN INLET PROTECTION
1. USE ROCK OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
2. MAKE SURE THE ROCK SIZE IS APPROPRIATE (USUALLY 1 TO 2 INCHES IN DIAMETER).
3. IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.

PROTECT NATURAL FEATURES
1. MINIMIZE CLEARING.
2. MINIMIZE THE AMOUNT OF EXPOSED SOIL.
3. IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION, SUCH AS TREES, WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
4. PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS, OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.

CONSTRUCTION PHASING
1. SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
2. SCHEDULE OR LIMIT GRADING TO SMALL AREAS.
3. INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
4. SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR.

VEGETATIVE BUFFERS
1. PROTECT AND INSTALL VEGETATIVE BUFFERS ALONG WATERBODIES TO SLOW AND FILTER STORMWATER RUNOFF.
2. MAINTAIN BUFFERS BY MOWING OR REPLANTING PERIODICALLY TO ENSURE THEIR EFFECTIVENESS.

SITE STABILIZATION
1. VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

DUST CONTROL NOTES

TEMPORARY MEASURES

1. VEGETATIVE COVERINGS: TEMPORARY SEEING AND MULCHING MAY BE APPLIED TO COVER BARE SOIL AND TO PREVENT WIND EROSION. THE SOIL MUST BE KEPT MOIST TO ESTABLISH COVER.
2. BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL. BARRIERS PLACES AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
3. CALCIUM CHLORIDE: THIS MATERIAL IS APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. PRETREATMENT MAY BE NECESSARY DUE TO VARYING SITE AND CLIMATIC CONDITIONS.
4. IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NECESSARY. IF THIS METHOD IS TO BE EMPLOYED AT A CONSTRUCTION SITE, IT IS RECOMMENDED THAT A TEMPORARY GRAVEL ROCK ENTRANCE BE CREATED TO PREVENT MUD FROM SPREADING ONTO LOCAL STREETS.
5. TILLAGE: THIS PRACTICE ROUGHENS THE SOIL AND BRINGS CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. PLOWING SHOULD BEGIN ON THE WINDWARD SIDE OF THE SITE USING CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTH HARROWS, OR SIMILAR PLOWS.
6. ADHESIVES: USE SPRAY-ON ADHESIVES ACCORDING TO TABLE 1. THESE ADHESIVES FORM FAIRLY IMPENETRABLE SURFACES, AND SHOULD BE USED ONLY IF OTHER METHODS PROVE TO BE DIFFICULT TO WORK WITH.

PERMANENT SITE MODIFICATION MEASURES

1. PERMANENT VEGETATION: SEEDING AND SODDING SHOULD BE DONE TO PERMANENTLY STABILIZE EXPOSED AREAS AGAINST WIND EROSION. IT IS RECOMMENDED THAT EXISTING TREES AND LARGE SHRUBS BE ALLOWED TO REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE DURING SITE GRADING PROCESSES.
2. STONE: COARSE GRAVEL OR CRUSHED STONE MAY BE PLACED OVER HIGHLY ERODIBLE SOILS.
3. TOPSOILING: THIS METHOD IS RECOMMENDED WHEN PERMANENT VEGETATION CANNOT BE ESTABLISHED ON A SITE. TOPSOILING IS A PROCESS IN WHICH LESS EROSIVE MATERIAL IS PLACED ON TOP OF HIGHLY ERODIBLE SOILS.

EROSION & DUST CONTROL PLAN

CANTERA CLIFFS

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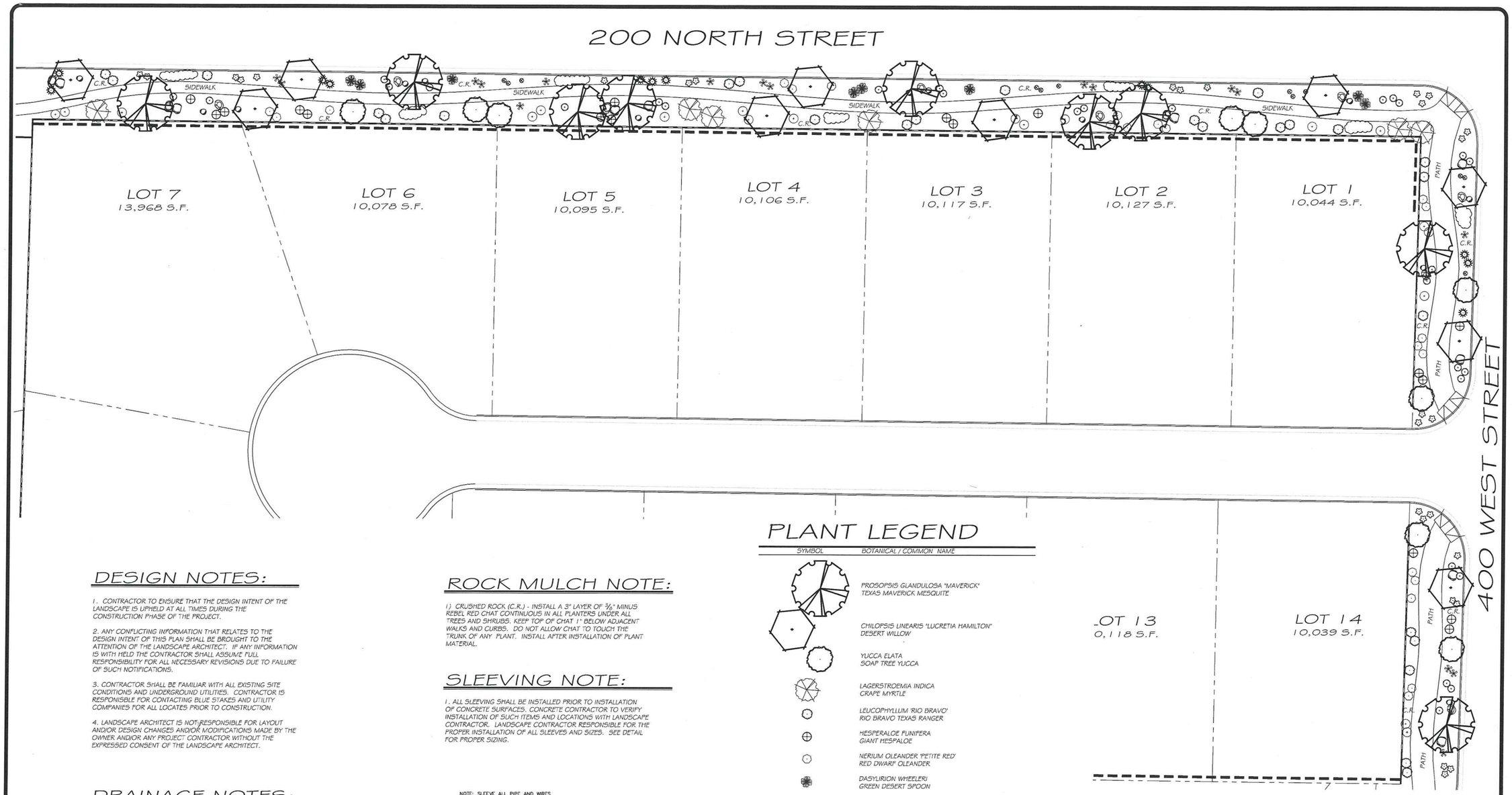
No	Date	By	Revision

DATE: 7/22/15
DRAWN: BKW
APPROVED:
SCALE: 1" = 40'
JOB NO. 151025

EROSION & DUST CONTROL
CANTERA CLIFFS
LOCATED IN IVINS, UT

SHEET 3 OF 3 SHEETS

FILE: 151025BASE



DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

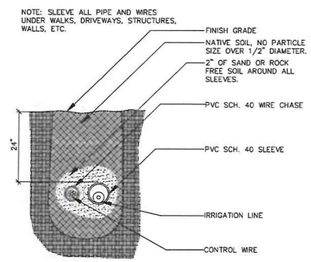
1. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO THE STREET.

ROCK MULCH NOTE:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/8" MINUS REBEL RED CHAT CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF CHAT 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CHAT TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.



SLEEVE SECTION

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PROSOPSIS GLANDULOSA 'MAVERICK' TEXAS MAVERICK MESQUITE
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW
	YUCCA ELATA SOAP TREE YUCCA
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	HESPERALOE FUNIFERA GIANT HESPALOE
	NERIUM OLEANDER 'PETITE RED' RED DWARF OLEANDER
	DASYLIRION WHEELERI GREEN DESERT SPOON
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE (5 GAL)
	EUPHORBIA RIGIDA GOPHER PLANT
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARYI PARRY'S AGAVE
	CHRYSACTINIA MEXICANA DAMIANITA
	BAILEYA MULTIRADIATA DESERT MARIGOLD
	VERBENA 'PURPLE TRAILING' PURPLE TRAILING VERBENA
	SANDSTONE LANDSCAPE BOULDERS VARY IN SIZE: 33% - 4'X 4' 33% - 3'X 3' 33% - 2'X 2'

NOTES:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/8" MINUS REBEL RED CHAT CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF CHAT 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CHAT TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

2.) ALL TREE ON 200 NORTH AND 400 WEST TO BE A MINIMUM OF 1 1/2" CALIBUR MEASURED AT 12" ABOVE GRAVE. (24" BOX)

3.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICENT 50% COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.

4.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVER'S VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
7196982-5501
LANDSCAPE ARCHITECT
Exp. 5/31/16

REVISIONS:

CANTERA CLIFFS
SUB DIVISION
ENCE HOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

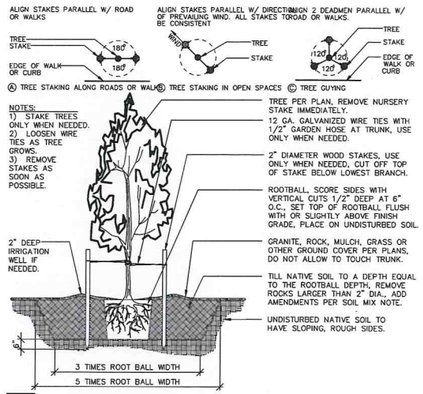
PROJECT:
CANTERA CLIFFS
SUB DIVISION
ENCE HOMES

SHEET CONTENTS:
LANDSCAPE
PLAN

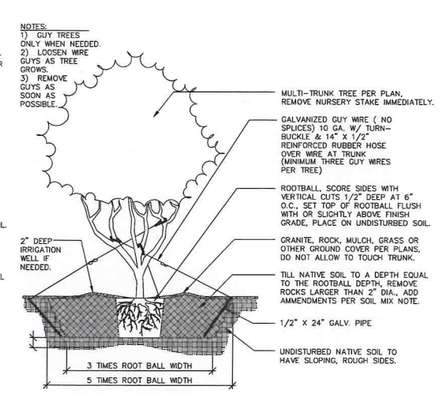
DATE:
06/29/2015
JOB NO.:
06292015

SHEET:
L1.01

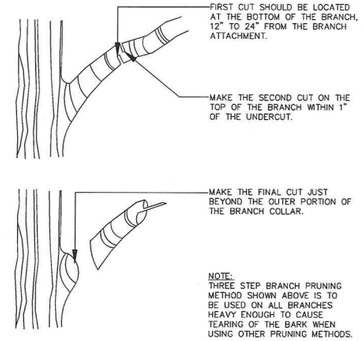
A DETAIL NOT USED



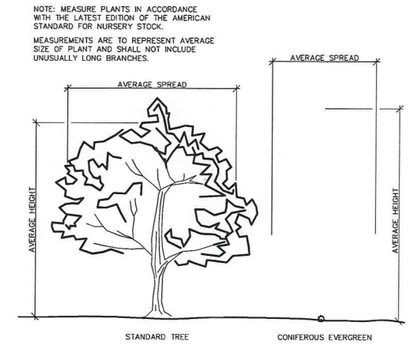
B TREE PLANTING DETAIL



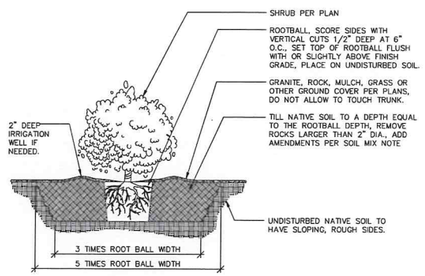
C MULTI-TRUNK PLANTING DETAIL



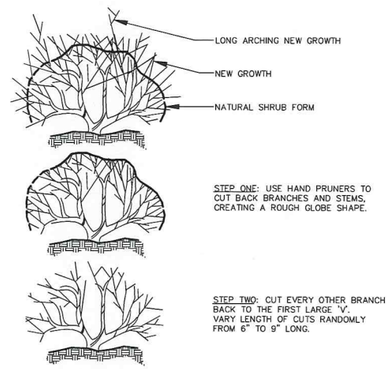
D TREE BRANCH PRUNING DETAIL



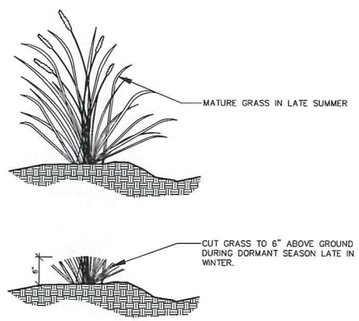
E PLANT MEASUREMENT DETAIL



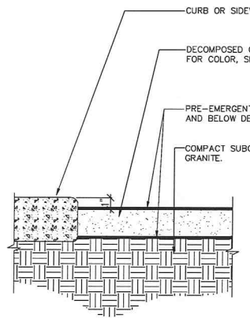
F SHRUB PLANTING DETAIL



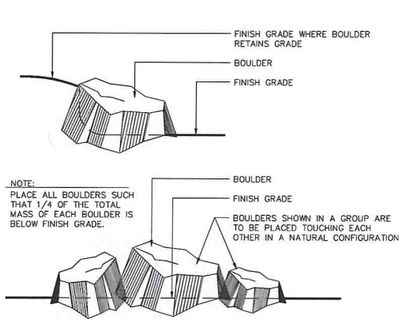
G SHRUB PRUNING DETAIL



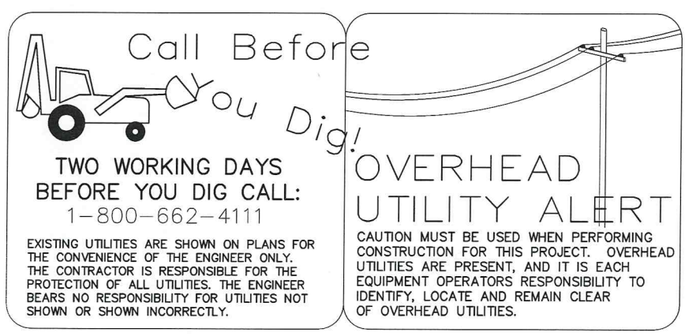
H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



J BOULDER PLACEMENT DETAIL



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

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
PROSOPSIS GLANDULOSA "MAVERICK"	TEXAS MAVERICK MESQUITE	9	24"	BOX	B.D.E	
CHILOPSIS LINEARIS "LUCRETIA HAMILTON"	DESERT WILLOW	10	24"	BOX	B.D.E	
YUCCA ELATA	SOAP TREE YUCCA	9	24"	BOX	B.D.E	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	6	24"	BOX	B.D.E	
SHRUBS						
LEUCOPHYLLUM 'RIO BRAVO	RIO BRAVO TEXAS RANGER	26	5	GALLON	F.G	
HESPERALOE FUNIFERA	GIANT HESPALOE	17	5	GALLON	F.G	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	21	5	GALLON	F.G	
DASYLIRION WHEELERI	DESERT SPOON	8	5	GALLON	F.G	
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	19	5	GALLON	F.G	
EUPHORBIA RIGIDA	GOPHER PLANT	12	5	GALLON	F.G	
HESPERALOE PARVIFLORA	RED YUCCA	17	5	GALLON	F.G	
AGAVE PARYII	PARRYS AGAVE	26	5	GALLON	F.G	
CHRYSACTINIA MEXICANA	DAMIANITA	29	5	GALLON	F.G	
BAILEYA MULTIRADIATA	DESERT MARIGOLD	12	5	GALLON	F.G	
VERBENA "PURPLE TRAILING"	PURPLE TRAILING VERBENA	21	1	GALLON	F.G	
BOULDERS						
LANDSCAPE BOULDERSVARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		36	3' - 6'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7194069-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/16

REVISIONS:

CANTERA CLIFFS
SUB DIVISION
ENCE HOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

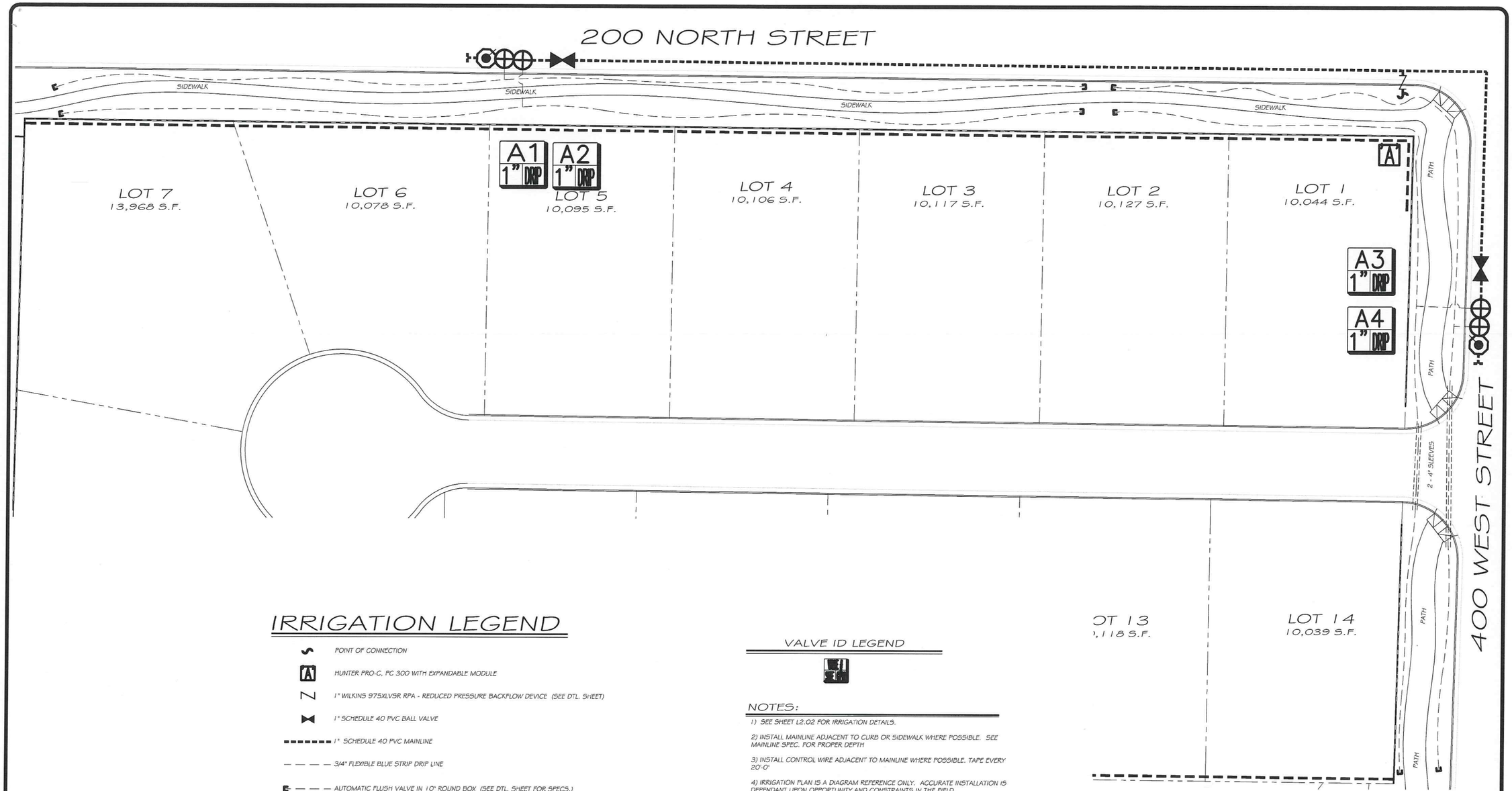
CONSULTANTS:

PROJECT:
CANTERA CLIFFS
SUB DIVISION
ENCE HOMES

SHEET CONTENTS:
PLANTING
DETAILS

DATE:
06/29/2015
JOB NO.:
06292015

SHEET:
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- HUNTER PRO-C, PC 300 WITH EXPANDABLE MODULE
- 1" WILKINS 975XLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. SHEET)
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- AUTOMATIC FLUSH VALVE IN 10" ROUND BOX (SEE DTL. SHEET FOR SPECS.)
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- SLEEVES 2 X DIAMETER OF PIPE

VALVE ID LEGEND

NOTES:

1) SEE SHEET L2.02 FOR IRRIGATION DETAILS.

2) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

3) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE. TAPE EVERY 20'-0"

4) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

5) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

6) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE.

0 20'-0" 40'-0" 60'-0" 80'-0"

SCALE: 1" - 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
7819828-5501
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/16

REVISIONS:

CANTERA CLIFFS
SUB DIVISION
ENCE HOMES
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LANDSCAPE ARCHITECT

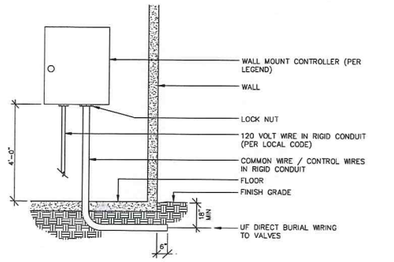
CONSULTANTS:

PROJECT:
CANTERA CLIFFS
SUB DIVISION
ENCE HOMES

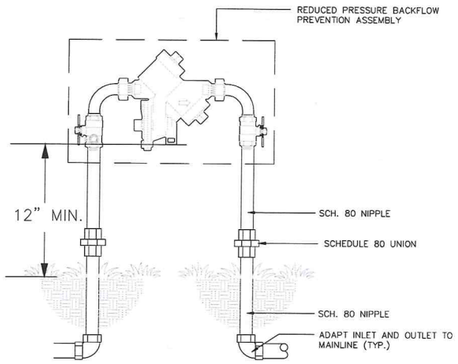
SHEET CONTENTS:
IRRIGATION
PLAN

DATE:
06/29/2015
JOB NO.:
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SHEET:
L2.01

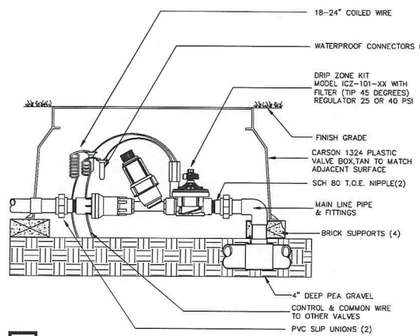


A **CONTROLLER**



B **BACKFLOW PREVENTER**

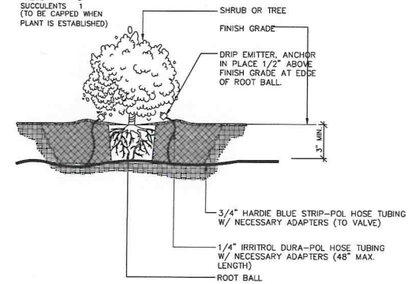
C DETAIL NOT USED



D DRIP VALVE ASSEMBLY

EMITTER QUANTITIES

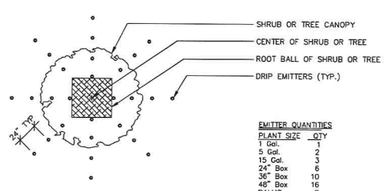
PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
SUCCULENTS (TO BE CAPPED WHEN PLANT IS ESTABLISHED)	1



E DRIP EMITTER

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

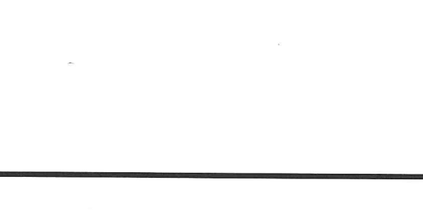


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

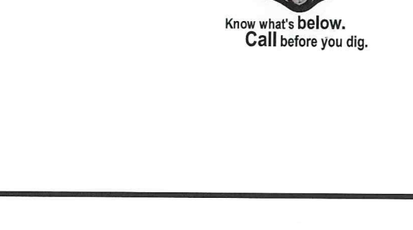
F EMITTER LAYOUT DETAIL

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

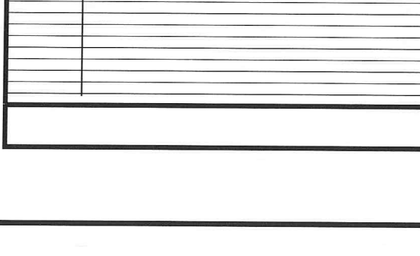


G TRENCH SECTION

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

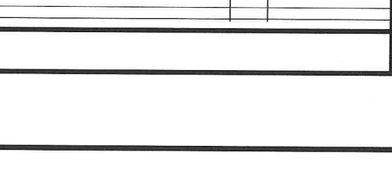


H SLEEVE SECTION



I PVC BALL VALVE

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J DRIP FLUSH VALVE

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

XB-20PC (Red) Barb inlet; 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TQ	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
PC	PC-300 OUTDOOR LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
BF	1" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
	TURF VALVE : HUNTER ICV-101G, 1" GLOBE VALVE												
	DRIP VALVE ASSEMBLY: HUNTER ICZ-101-1", 1" DRIP ZONE CONTROLL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)												
E	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	DRIP LINE, HARDIE BLUE STIPE, 3/4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE: UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT												
	1" SCHEDULE 40 PVC BALL VALVE												

STATE OF UTAH
Cody R. Schmitt
7194969-5301
Exp. 5/31/16
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

CANTERA CLIFFS SUB DIVISION
ENCE HOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
CANTERA CLIFFS SUB DIVISION ENCE HOMES

SHEET CONTENTS:
IRRIGATION DETAILS

DATE:
06/29/2015
JOB NO.:
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L2.02