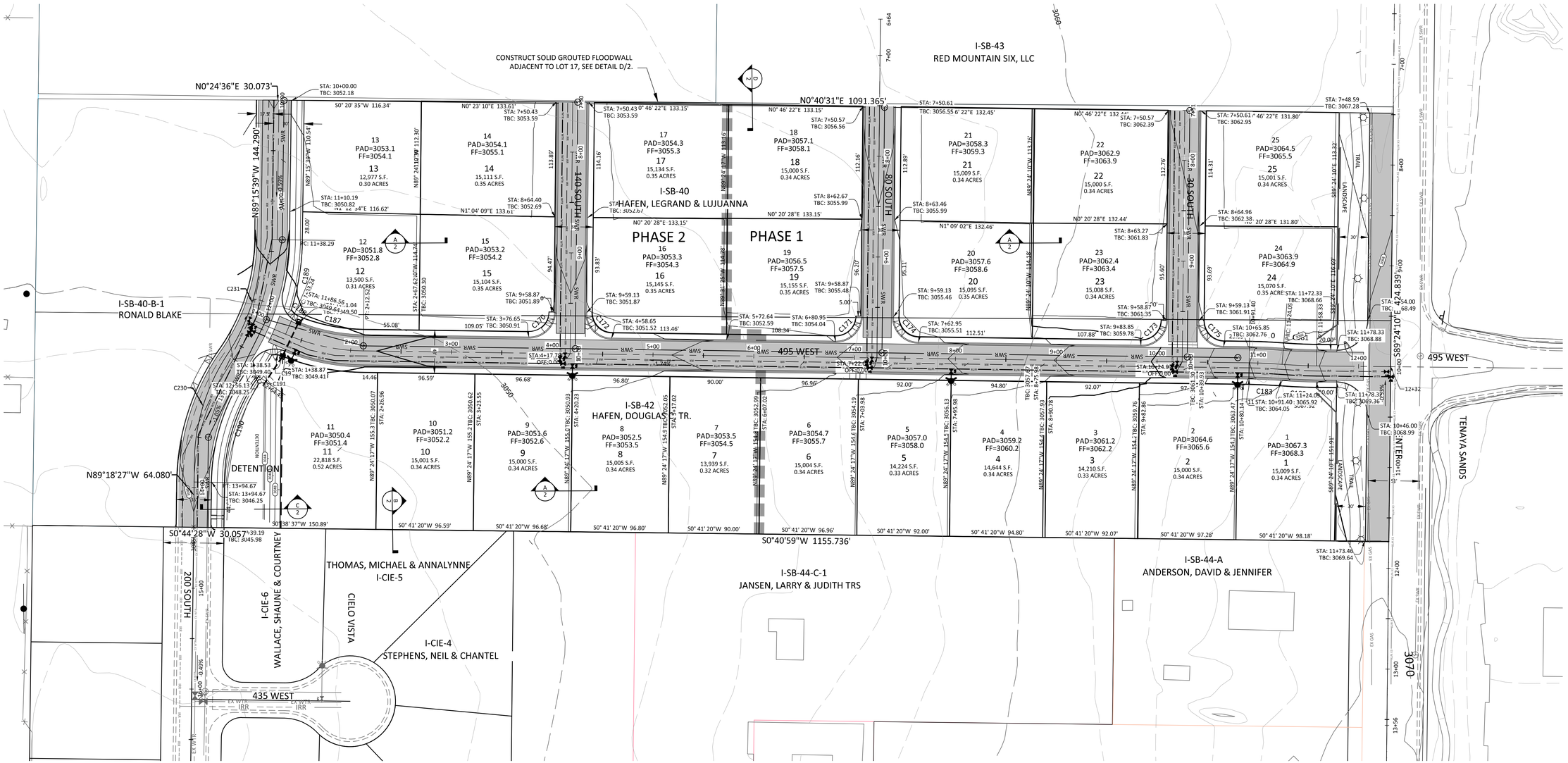


LEGEND:

- RIGHT-OF-WAY
- CENTERLINE
- PHASE BOUNDARY
- SWR — PROPOSED SANITARY SEWERLINE
- EXISTING SEWERLINE
- WTR — WTR — PROPOSED WATERLINE
- IRR — IRR — PROPOSED IRRIGATION LINE
- EX WTR — EXISTING WATERLINE
- PROPOSED STORMDRAIN
- 100W SPECTRA SP2 STREET LIGHT 2/ JUNCTION BOX PER IVINS CITY STD. DWG. NO. L-01
- BOUNCE BOLLARD MODEL NO. BNB
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE

SITE DATA:

ZONE:	RE-15 W/LOT SIZE AVERAGING
SITE AREA:	11.19 ACRES
TOTAL DWELLING UNITS:	25 UNITS

NOTES:

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

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 89°24'10" WEST 389.400 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°41'20" WEST 1185.783 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE CIELO VISTA SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 89°18'20" WEST 64.038 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 200.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°44'12", A DISTANCE OF 114.273 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 200.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°41'24", A DISTANCE OF 114.110 FEET; THENCE NORTH 89°15'32" WEST 144.290 FEET TO A POINT ON AN EXISTING FENCE LINE AND FENCE INTERSECTION, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THAT CERTAIN BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED, RECORDED AS ENTRY NO. 00428823, IN BOOK 714 AT PAGE 689, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°31'29" EAST ALONG AN EXISTING FENCE LINE AS DESCRIBED IN SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 449.249 FEET TO THE SOUTHERLY LINE OF LOT 5, BLOCK 17, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SUBDIVISION, AS RECORDED WITH THE WASHINGTON COUNTY RECORDER'S OFFCE, SAID POINT ALSO BEING ON SAID FENCE LINE AND A FENCE INTERSECTION WITH AN EAST-WEST FENCE LINE; THENCE NORTH 00°46'03" EAST 672.164 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 6; THENCE SOUTH 89°24'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 424.839 FEET TO THE POINT OF BEGINNING.

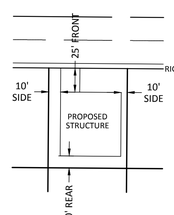
cONTAINS 487,986 SQ. FT., (11.203 AC.)

50 0 50 100
SCALE IN FEET

BENCHMARK

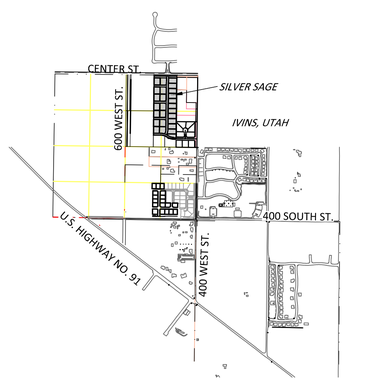
NORTH ONE-QUARTER CORNER SEC. 6, T42S, R16W, SLB&M.
FND 2006 ALPHA ALUM. CAP
ELEV.= 3072.66

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C8	19.50'	20.71'	60°50'41"	11.45'
C170	19.50'	30.69'	90°10'32"	19.56'
C171	19.50'	30.69'	90°10'32"	19.56'
C172	19.97'	31.37'	90°00'07"	19.97'
C173	19.50'	30.69'	90°10'32"	19.56'
C174	19.97'	31.37'	90°00'07"	19.97'
C175	20.00'	31.35'	89°49'28"	19.94'
C180	521.50'	34.10'	3°44'46"	17.05'
C181	478.50'	32.77'	3°55'24"	16.39'
C182	521.50'	35.71'	3°55'24"	17.86'
C183	478.50'	31.28'	3°44'46"	15.65'
C187	178.50'	63.80'	20°28'46"	32.25'
C188	20.00'	12.17'	34°52'27"	6.28'
C189	241.00'	69.94'	16°37'44"	35.22'
C190	186.73'	112.28'	34°27'01"	57.89'
C191	235.17'	24.71'	6°01'11"	12.37'
C192	20.00'	10.87'	31°08'47"	5.57'
C193	221.50'	81.94'	21°11'48"	41.45'
C230	200.00'	114.27'	32°44'12"	58.74'
C231	199.98'	114.12'	32°41'42"	58.66'



TYPICAL SETBACKS:

FRONT:	25'
REAR:	10'
SIDE:	10'



VICINITY MAP

NOT TO SCALE

PROFESSIONAL ENGINEER
KENDALL M. MILLER
No. 187067
9/11/15
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : SILVER SAGE SUBDIVISION
IVINS, UTAH

SHEET NAME : PRELIMINARY PLAN

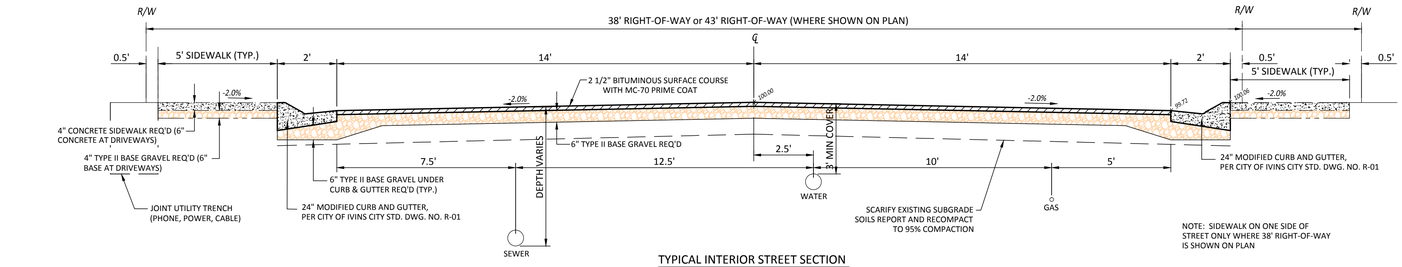
DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE :	8/31/15
PM :	KMM
DRAWN BY :	
DESIGNED BY :	
CHECKED BY :	KMM
PROJECT NO. :	14-010
SCALE :	1"=50'

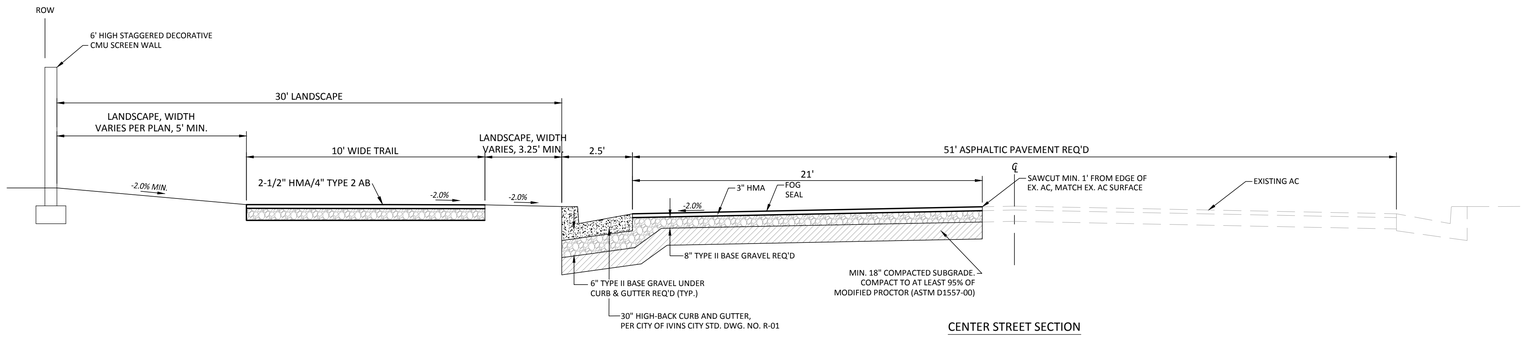
SHEET NUMBER : 1

1 OF 3 TOTAL



TYPICAL INTERIOR STREET SECTION

NO SCALE

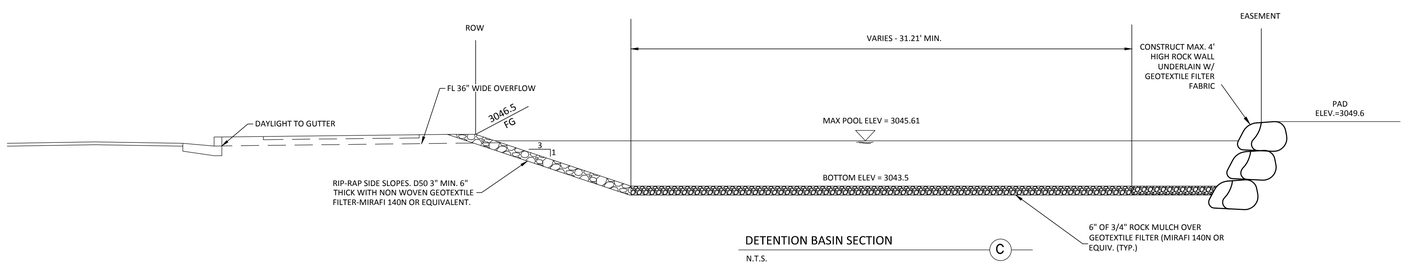


CENTER STREET SECTION

NO SCALE

200 SOUTH STREET SECTION

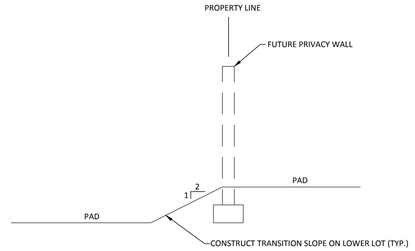
NO SCALE



DETENTION BASIN SECTION

N.T.S.

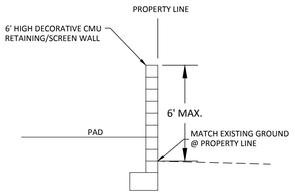
C



X-SECTION

N.T.S.

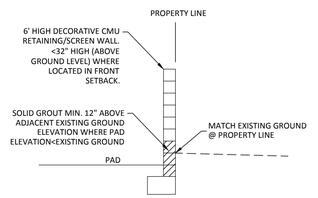
A



X-SECTION

N.T.S.

B



X-SECTION

N.T.S.

D

PROFESSIONAL ENGINEER
STEPHEN M. MILLER
No. 187067
9/11/15
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: SILVER SAGE SUBDIVISION IVINS, UT

SHEET NAME: SECTIONS AND DETAILS

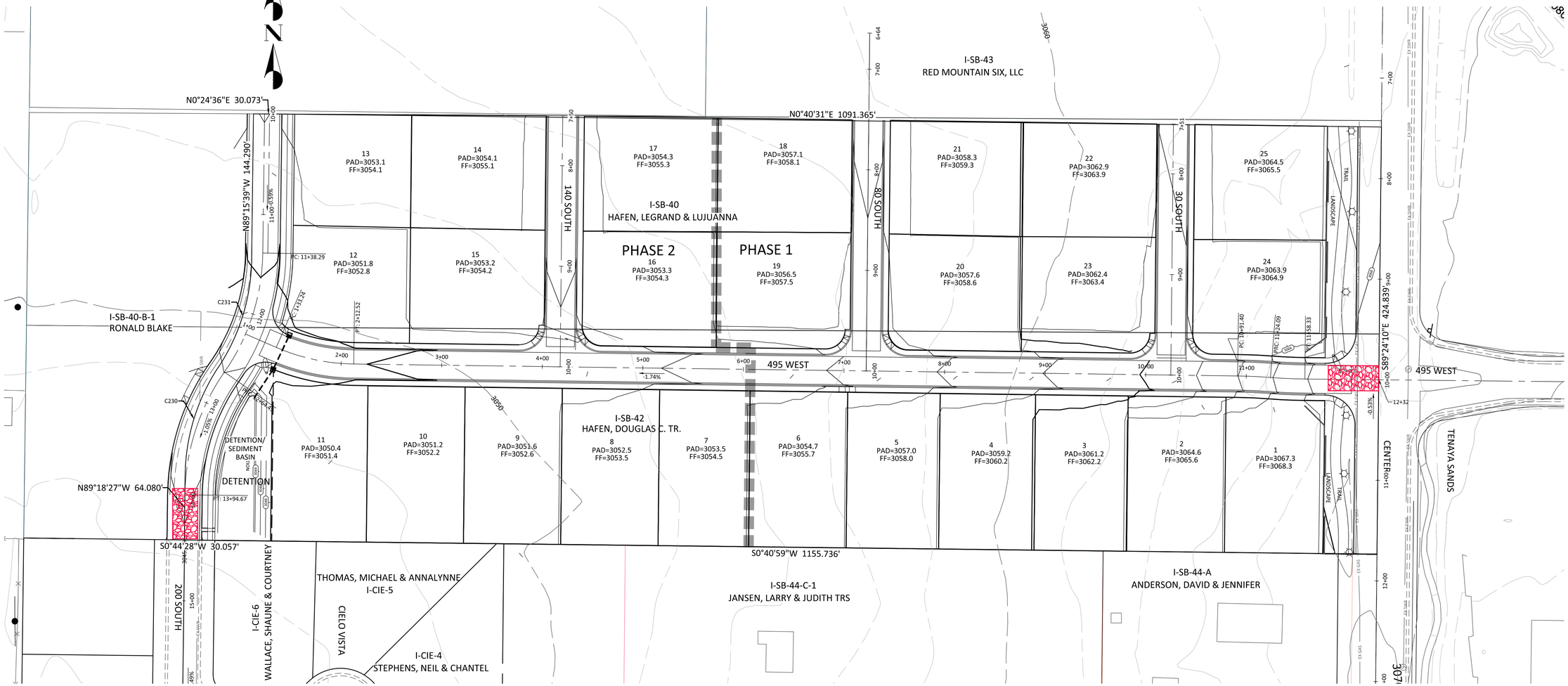
DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE :	8-31-15
PM :	
DRAWN BY :	KMM
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	15-004
SCALE :	NO SCALE

SHEET NUMBER :

2



50 0 50 100

SCALE IN FEET

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

- 2730 — 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!

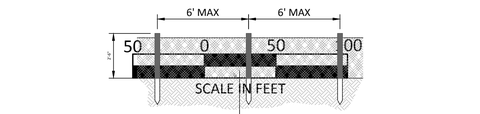
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

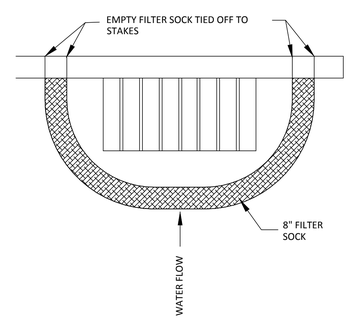
1-800-662-4111

UNDERGROUND SERVICE (USA)



SPECIFICATIONS FOR SILT FENCE DETAIL

NOT TO SCALE



INLET PROTECTION/FILTER SOCK

NOT TO SCALE

A

PROFESSIONAL ENGINEER
KENNETH M. MILLER
No. 187067
9/1 1/15
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

SILVER SAGE SUBDIVISION

IVINS, UTAH

SHEET NAME :

EROSION CONTROL PLAN

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

DEVELOPMENT SOLUTIONS

DATE :	8/31/15
PM :	KMM
DRAWN BY :	
DESIGNED BY :	
CHECKED BY :	KMM
PROJECT NO. :	14-010
SCALE :	1"=50'

SHEET NUMBER :

3

3 OF 3 TOTAL