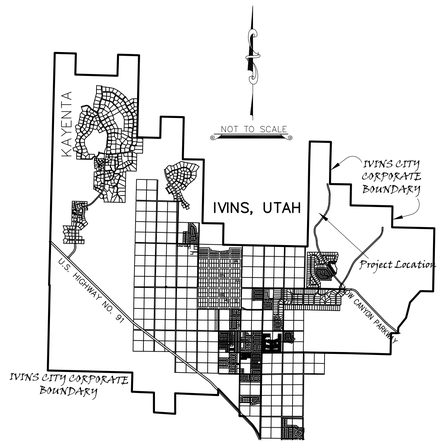
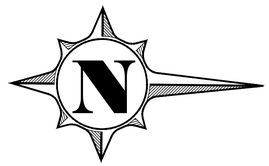


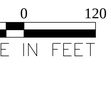
VICINITY MAP

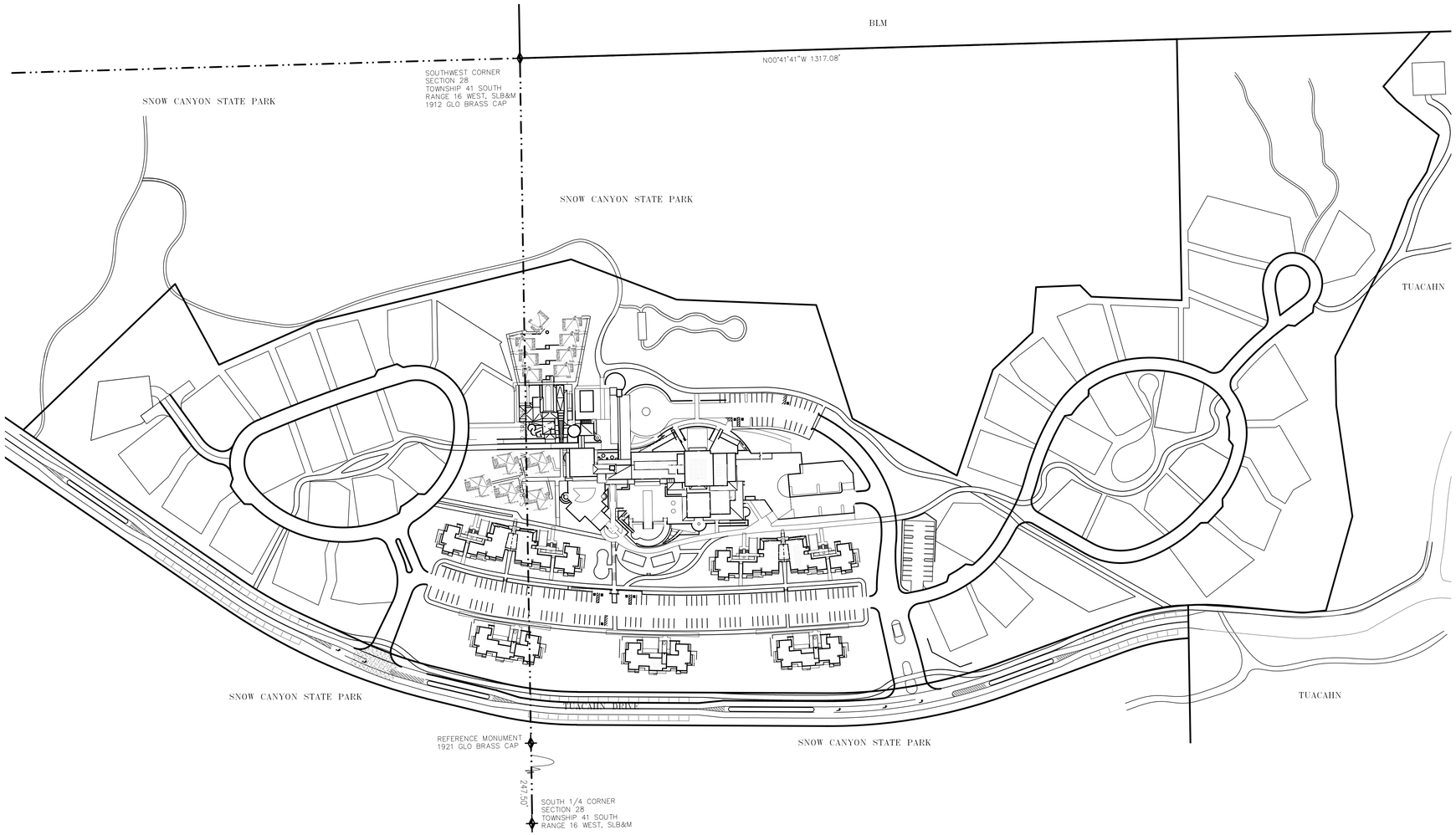
PRELIMINARY PLAN SET
SENTIERRE
IVINS, UTAH

800 NORTH TUACAHN DRIVE

PROJECT LOCATED IN SECTIONS 28 AND 33, T41S, R16W







BOUNDARY DESCRIPTION

THAT PARCEL AS DESCRIBED IN ENTRY #722710 IN THE RECORDS OF WASHINGTON COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4, SW 1/4, SECTION 28, TOWNSHIP 41 SOUTH, RANGE 16 WEST. SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 00°41'41" WEST ALONG THE SECTION LINE 1317.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 28; THENCE NORTH 00°41'41" WEST ALONG THE SECTION LINE A DISTANCE OF 507.68 FEET; THENCE SOUTH 48°14'47" EAST, A DISTANCE OF 144.62 FEET; THENCE NORTH 48°53'14" EAST, A DISTANCE OF 40.34 FEET; THENCE NORTH 39°40'45" EAST, A DISTANCE OF 108.20 FEET; THENCE SOUTH 70°41'54" EAST, A DISTANCE OF 77.84 FEET; THENCE SOUTH 56°01'46" EAST A DISTANCE OF 67.12 FEET; THENCE SOUTH 68°25'2" EAST A DISTANCE OF 102.89 FEET; THENCE SOUTH 62°02'45" EAST, A DISTANCE OF 243.11 FEET; THENCE NORTH 89°58'21" EAST, A DISTANCE OF 99.20 FEET; THENCE NORTH 82°39'56" EAST, A DISTANCE OF 224.41 FEET; THENCE SOUTH 73°20'28" EAST, A DISTANCE OF 195.93 FEET; THENCE SOUTH 04°43'26" EAST A DISTANCE OF 39.51 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 11°05'34"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.29 FEET; THENCE SOUTH 06°22'03" WEST, A DISTANCE OF 142.02 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 521.00 FEET AND A CENTRAL ANGLE OF 25°38'18"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.13 FEET; THENCE SOUTH 19°16'13" EAST, A DISTANCE OF 245.56 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 979.00 FEET AND A CENTRAL ANGLE OF 20°31'50"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 350.80 FEET; THENCE SOUTH 01°15'37" WEST, A DISTANCE OF 501.51 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 13°20'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.18 FEET; THENCE SOUTH 14°36'28" WEST, A DISTANCE OF 134.55 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 779.00 FEET AND A CENTRAL ANGLE OF 10°55'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.54 FEET: THENCE SOUTH 25°31'59" WEST, A DISTANCE OF 137.47 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 779.00 FEET AND A CENTRAL ANGLE OF 09°53' 46"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.55 FEET; THENCE SOUTH 35°25'45" WEST, A DISTANCE OF 534.15 FEET; THENCE NORTH 42°55'51" WEST, A DISTANCE OF 422.32 FEET; THENCE NORTH 62°13'01" EAST, A DISTANCE OF 184.29 FEET; THENCE NORTH 22°59'24" WEST, A DISTANCE OF 211.96 FEET; THENCE NORTH 12°45'58" WEST, A DISTANCE OF 527.21 FEET; THENCE NORTH 21°48'25" EAST, A DISTANCE OF 226.51 FEET; THENCE NORTH 03°11'22" EAST, A DISTANCE OF 279.76 FEET; THENCE NORTH 73°16'44" EAST A DISTANCE OF 238.95 FEET; THENCE NORTH 29°34'14" EAST, A DISTANCE OF 238.45 FEET; THENCE NORTH 70°12'17" WEST, A DISTANCE OF 223.98 FEET; THENCE NORTH 42°20'46" WEST, A DISTANCE OF 108.78 FEET; THENCE NORTH 84°35'37" WEST, A DISTANCE OF 91.40 FEET; THENCE NORTH 01°22'57" WEST, A DISTANCE OF 88.63 FEET; THENCE NORTH 46°20'42" EAST, A DISTANCE OF 32.12 FEET; THENCE NORTH 03°16'20" EAST, A DISTANCE OF 181.05 FEET; THENCE SOUTH 89°53'44" WEST, A DISTANCE OF 523.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.75 ACRES, MORE OR LESS.



SHEET INDEX

SHEET NO.	DESCRIPTION
CS	COVER SHEET
SP-1	SITE PLAN
SP-2	SITE PLAN
GP-1	GRADING AND DRAINAGE PLAN
GP-2	GRADING AND DRAINAGE PLAN
EC	EROSION CONTROL PLAN
UP-1	UTILITY PLAN
UP-2	UTILITY PLAN

DEVELOPED BY DDRM

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
DIGALERT
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

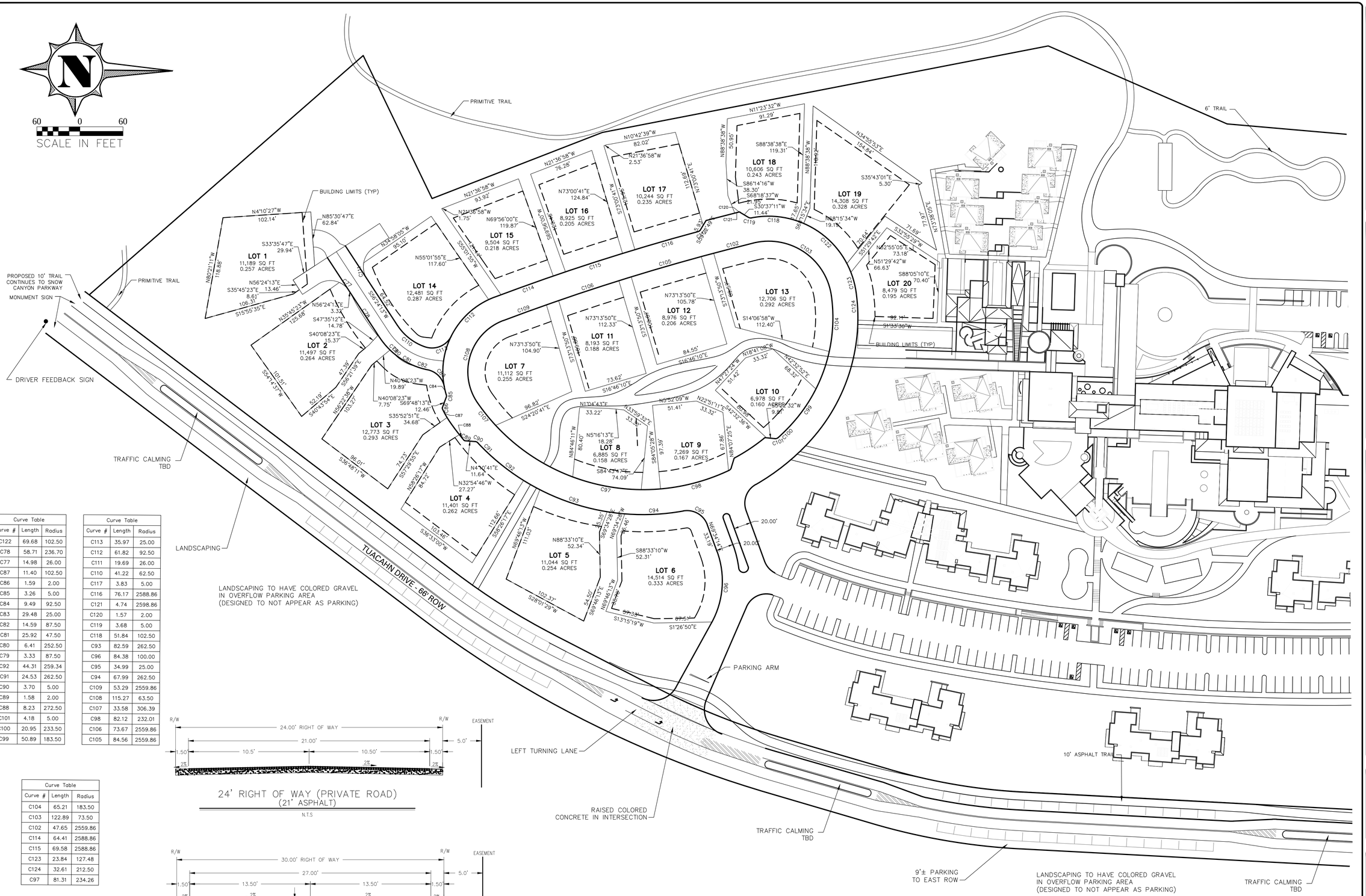
COVER SHEET
SENTIERRE
PREPARED FOR DDRM
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH



Project :	SENTIERRE
File :	PP
Date :	OCT 2015
Drafted by :	BH
Review by :	BH

Scale : 1 = 120

Sheet No. CS



Curve Table		
Curve #	Length	Radius
C122	69.68	102.50
C78	58.71	236.70
C77	14.98	26.00
C87	11.40	102.50
C86	1.59	2.00
C85	3.26	5.00
C84	9.49	92.50
C83	29.48	25.00
C82	14.59	87.50
C81	25.92	47.50
C80	6.41	252.50
C79	3.33	87.50
C92	44.31	259.34
C91	24.53	262.50
C90	3.70	5.00
C89	1.58	2.00
C88	8.23	272.50
C101	4.18	5.00
C100	20.95	233.50
C99	50.89	183.50

Curve Table		
Curve #	Length	Radius
C113	35.97	25.00
C112	61.82	92.50
C111	19.69	26.00
C110	41.22	62.50
C117	3.83	5.00
C116	76.17	2588.86
C121	4.74	2598.86
C120	1.57	2.00
C119	3.68	5.00
C118	51.84	102.50
C93	82.59	262.50
C96	84.38	100.00
C95	34.99	25.00
C94	67.99	262.50
C109	53.29	2559.86
C108	115.27	63.50
C107	33.58	306.39
C98	82.12	232.01
C106	73.67	2559.86
C105	84.56	2559.86

Curve Table		
Curve #	Length	Radius
C104	65.21	183.50
C103	122.89	73.50
C102	47.65	2559.86
C114	64.41	2588.86
C115	69.58	2588.86
C123	23.84	127.48
C124	32.61	212.50
C97	81.31	234.26

24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)

N.T.S

30' RIGHT OF WAY (PRIVATE ROAD)
(27' ASPHALT)

N.T.S

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

SITE PLAN
SENTIERRE

PREPARED FOR DDRM

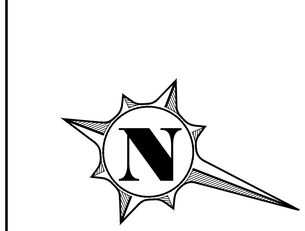
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 6878028
10-30-2015
BRETT L. HENKE
STATE OF UTAH

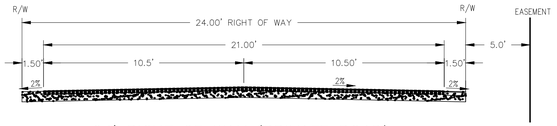
Project :	SENTIERRE
File :	PP
Date :	OCT 2015
Drafted by :	BH
Review by :	BH

Scale :
1 = 60

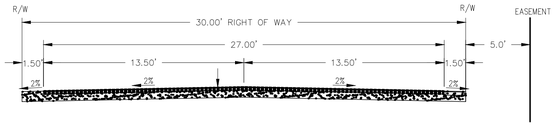
Sheet No.
SP-1



120 0 120
SCALE IN FEET



24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)
N.T.S



30' RIGHT OF WAY (PRIVATE ROAD)
(27' ASPHALT)
N.T.S

BLM
PRIMITIVE TRAIL
PRIMITIVE TRAIL
TUACAHN
PROPOSED TRAIL
BUILDING SETBACK (TYP)
SNOW CANYON STATE PARK
10' HARD SURFACE TRAIL
10' HARD SURFACE TRAIL
10' ASPHALT TRAIL
PARKING ARM
BUILDING SETBACK (TYP)
TURN AROUND ZONE
MONUMENT SIGN
LEFT TURNING LANE
TUACAHN DRIVE - 66' ROW
SNOW CANYON STATE PARK
TRAFFIC CALMING
TBD
RAISED AND COLORED
CONCRETE IN INTERSECTION
LANDSCAPING TO HAVE COLORED GRAVEL
IN OVERFLOW PARKING AREA
(DESIGNED TO NOT APPEAR AS PARKING)
9'± PARKING
TO EAST ROW
NEW TUACAHN ENTRY GATE
TUACAHN
TRAIL CONNECTS TO
TOE TRAIL
TRAIL CONNECTS TO
STABLES IN TUACAHN
DRIVER FEEDBACK SIGN
10' ASPHALT TRAIL
CONTINUES TO TUACAHN
TRAIL CONTINUES
TO TUACAHN
10' HARD SURFACE TRAIL

LOT 43 19,159 SQ FT 0.440 ACRES
LOT 42 13,523 SQ FT 0.310 ACRES
LOT 44 10,484 SQ FT 0.241 ACRES
LOT 41 14,738 SQ FT 0.338 ACRES
LOT 40 12,658 SQ FT 0.291 ACRES
LOT 39 10,476 SQ FT 0.240 ACRES
LOT 38 9,403 SQ FT 0.216 ACRES
LOT 37 9,924 SQ FT 0.228 ACRES
LOT 36 9,113 SQ FT 0.209 ACRES
LOT 34 9,069 SQ FT 0.208 ACRES
LOT 35 9,098 SQ FT 0.209 ACRES
LOT 33 8,062 SQ FT 0.185 ACRES
LOT 32 7,814 SQ FT 0.179 ACRES
LOT 31 7,391 SQ FT 0.170 ACRES
LOT 30 10,378 SQ FT 0.238 ACRES
LOT 29 7,775 SQ FT 0.178 ACRES
LOT 28 11,114 SQ FT 0.255 ACRES
LOT 27 13,386 SQ FT 0.307 ACRES
LOT 26 11,860 SQ FT 0.272 ACRES
LOT 25 11,743 SQ FT 0.270 ACRES
LOT 24 12,954 SQ FT 0.297 ACRES
LOT 23 17,682 SQ FT 0.406 ACRES
LOT 22 8,492 SQ FT 0.195 ACRES
LOT 21 8,779 SQ FT 0.202 ACRES

Curve Table		
Curve #	Length	Radius
C320	14.63	11.00
C319	63.00	137.50
C331	57.54	267.50
C330	98.02	115.60
C305	16.85	262.50
C304	62.39	512.50
C306	71.33	512.50
C307	63.98	212.50
C308	70.21	212.50
C309	105.91	263.33
C313	113.02	612.50
C312	2.65	25.00
C311	53.91	263.33
C310	33.17	25.00
C316	8.48	25.00
C315	45.31	92.50
C314	6.17	57.50
C317	56.97	57.50
C318	47.41	62.50

Curve Table		
Curve #	Length	Radius
C299	82.39	262.50
C303	2.67	25.00
C302	41.96	262.50
C300	63.72	262.50
C332	62.83	247.55
C336	82.98	187.50
C333	93.14	212.50
C337	73.74	487.50
C335	1.74	112.50
C334	81.29	238.33
C301	78.20	237.50
C329	3.81	5.00
C328	78.57	292.50
C327	74.66	237.50
C326	3.41	5.00
C325	1.48	2.00
C324	11.23	247.50
C323	28.73	137.50
C322	28.58	237.50
C321	104.01	573.50

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

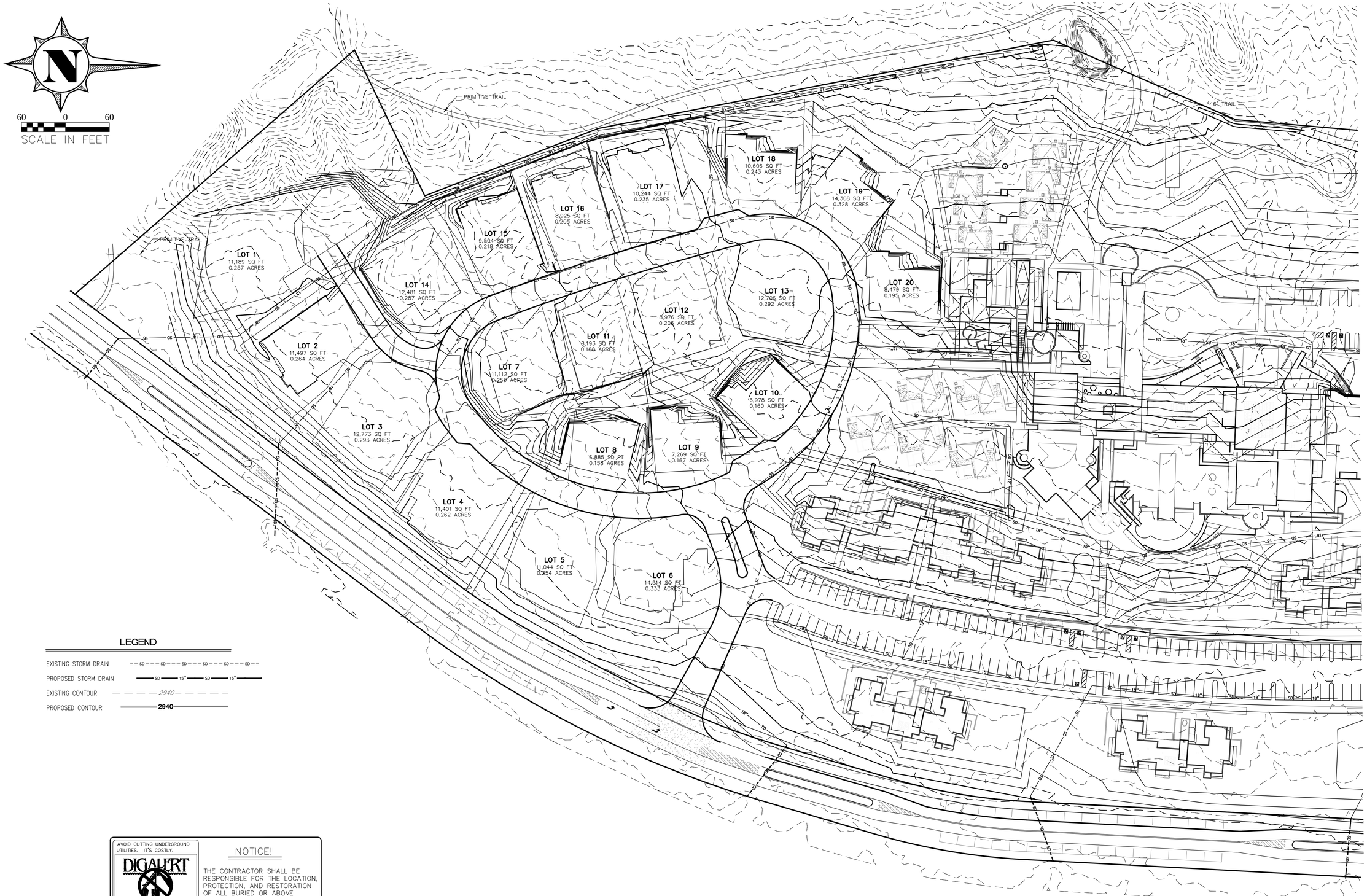
SITE PLAN
SENTIERRE
PREPARED FOR DDRM
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 8073637
10-30-2015
BRETT L. HENKE
STATE OF UTAH

Project : SENTIERRE
File : PP
Date : AUG 2015
Drafted by : BH
Review by : BH

Scale :
1 = 60

Sheet No.
SP-2



LEGEND

EXISTING STORM DRAIN — SD — SD — SD — SD — SD — SD — SD —

PROPOSED STORM DRAIN — SD — 15" — SD — 15" —

EXISTING CONTOUR — 2940 —

PROPOSED CONTOUR — 2940 —

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

DIGALERT

1-800-662-4111

UNDERGROUND SERVICE (USA)

NOTICE!

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No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

GRADING PLAN
SENTIERRE

PREPARED FOR DDRM

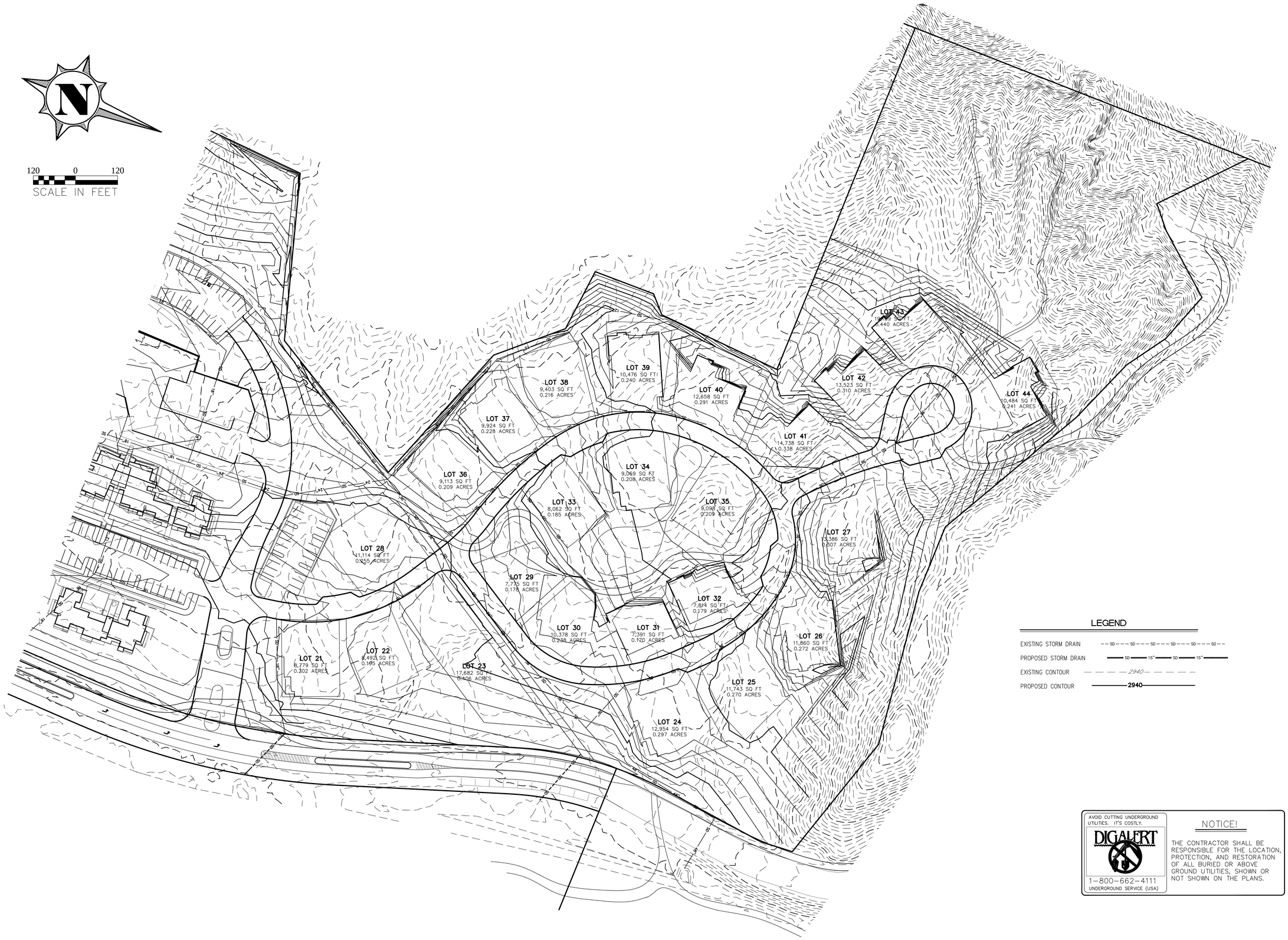
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 6873022
10-30-2015
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	PP
Date :	OCT 2015
Drafted by :	BH
Review by :	BH

Scale : 1 = 60

Sheet No. GP-1



LEGEND

EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD 15" SD 15"
EXISTING CONTOUR	2940
PROPOSED CONTOUR	2940

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

DIGALERT

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No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

GRADING PLAN
SENTIERRE

PREPARED FOR DDRM

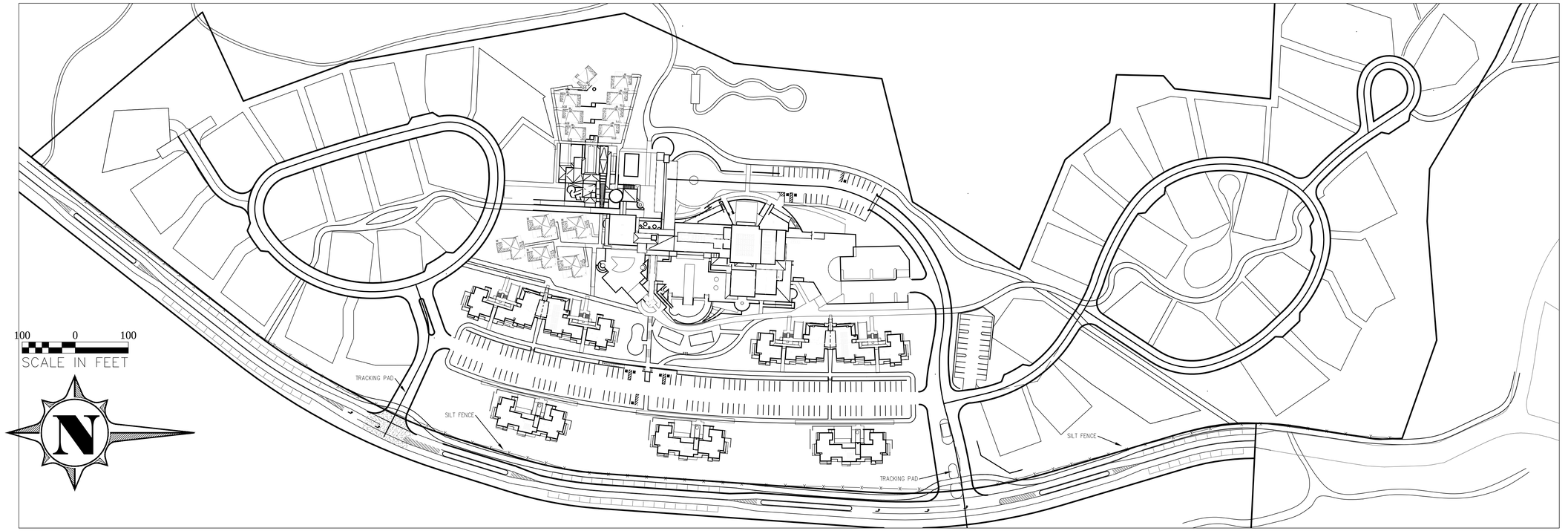
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873034
10-30-2015
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	PP
Date :	AUG 2015
Drafted by :	BH
Review by :	BH

Scale :
1 = 60

Sheet No.
GP-2



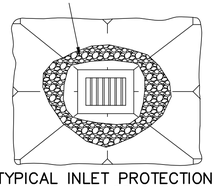
DUST CONTROL MEASURES

EARTH MOVING ACTIVITIES:

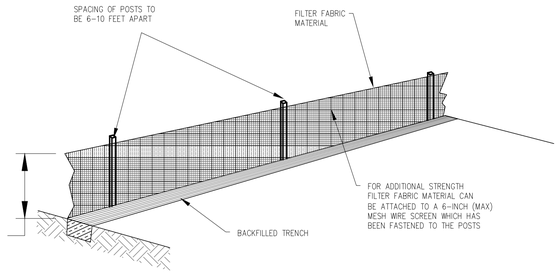
1. APPLY WATER BY MEANS OF TRUCKS, BACKHOES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTH MOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, CUTS, OR EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND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

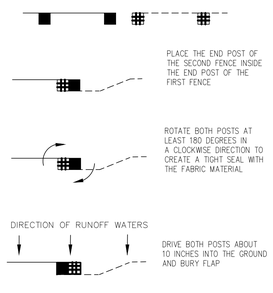


TYPICAL INLET PROTECTION
(USE AT ALL INLET LOCATIONS)
N.T.S.



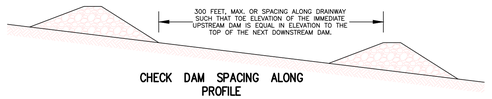
SILT FENCE
N.T.S.

ATTACHING TWO SILT FENCES

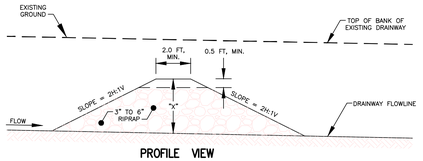


MIN SILT FENCE REQUIREMENTS

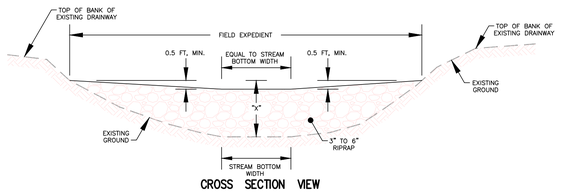
	Minimum Acceptable Value
Grab Tensile Strength (lb)	90
Elongation at Failure (%)	50
Mullen Burst Strength (PSI)	190
Puncture Strength (lb)	40
Equivalent Opening Size	40-80
Ultraviolet Radiation Stability	90



CHECK DAM SPACING ALONG PROFILE



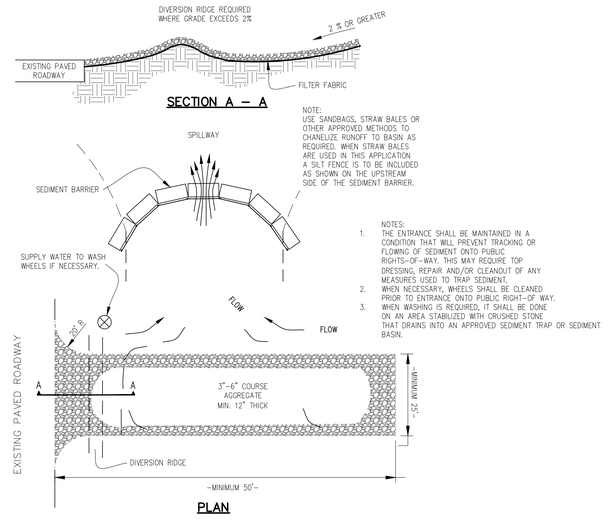
PROFILE VIEW



CROSS SECTION VIEW

ROCK CHECK DAM
N.T.S.

NOTES:
1. "X" DIMENSION AS DETAILED BY THE SPECIFICATIONS, FOR SEDIMENT CONTROL THE MAXIMUM HEIGHT OF THE ROCK CHECK DAM IS 3 FEET. HOWEVER, ROCK CHECK DAMS CAN BE CONSTRUCTED IN SMALLER DITCHES. THE CENTER OF THE ROCK CHECK DAM SHALL BE 0'-6" LOWER THAN THE OUTER EDGES AS SHOWN.
2. ROCK CHECK DAMS ARE NORMALLY INSTALLED IN EXISTING DRAINS AND THE TOP CROSS SECTION OF THE DAM SHOULD HAVE A LEVEL CENTER SECTION THE SAME WIDTH AS THE EXISTING CHANNEL BOTTOM AND 0'-6" LOWER THAN THE OUTER EDGES OF THE DAM. ROCK CHECK DAMS PLACED IN PROJECT CONSTRUCTED FLAT-BOTTOM DITCHES SHALL HAVE SIMILAR DIMENSIONS.
3. THE CENTER OF ROCK CHECK DAMS CONSTRUCTED IN PROJECT CONSTRUCTED "VEE" SHAPED OR EXISTING "VEE" SHAPED DITCHES SHALL BE 0'-6" LOWER THAN AND SLOPED TO THE OUTER TOP EDGES OF THE DITCH SO HIGH FLOWS GO OVER THE TOP OF THE DAM AND NOT AROUND THE EDGES.
4. ROCK CHECK DAMS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON.



TRACKING PAD - DETAIL
N.T.S.

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

EROSION CONTROL SENTIERRE

PREPARED FOR LAYTON / DDRM
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873078
10-30-2015
BRETT L. HENKE
STATE OF UTAH

Project :	LAYTON
File :	PP
Date :	OCT 2015
Drafted by :	BH
Review by :	KB

Scale : 1 = 100

Sheet No. EC

N

60 0 60

SCALE IN FEET

LOT 1
11,189 SQ FT
0.257 ACRES

LOT 2
11,497 SQ FT
0.264 ACRES

LOT 3
12,773 SQ FT
0.293 ACRES

LOT 4
11,401 SQ FT
0.262 ACRES

LOT 5
11,044 SQ FT
0.254 ACRES

LOT 6
14,514 SQ FT
0.333 ACRES

LOT 7
11,112 SQ FT
0.255 ACRES

LOT 8
6,885 SQ FT
0.158 ACRES

LOT 9
7,269 SQ FT
0.167 ACRES

LOT 10
6,978 SQ FT
0.160 ACRES

LOT 11
8,193 SQ FT
0.188 ACRES

LOT 12
8,976 SQ FT
0.206 ACRES

LOT 13
12,706 SQ FT
0.292 ACRES

LOT 14
12,481 SQ FT
0.287 ACRES

LOT 15
9,504 SQ FT
0.218 ACRES

LOT 16
8,925 SQ FT
0.205 ACRES

LOT 17
10,244 SQ FT
0.235 ACRES

LOT 18
10,606 SQ FT
0.243 ACRES

LOT 19
14,308 SQ FT
0.328 ACRES

LOT 20
8,479 SQ FT
0.195 ACRES

TUACAHN DRIVE - 66' ROW

SEWER

EXISTING SEWER LINE

PROPOSED SEWER LINE

EXISTING SEWER MANHOLE (SIZE AS NOTED)

PROPOSED SEWER LATERAL

WATER

EXISTING WATER LINE

PROPOSED C900 WATER LINE

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

DIGALERT

1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

UTILITY PLAN
SENTIERRE

PREPARED FOR DDRM

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 187393
10-30-2015
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	PP
Date :	OCT 2015
Drafted by :	BH
Review by :	BH

Scale :
1 = 60

Sheet No.
UP-1



SEWER

- EXISTING SEWER LINE
- PROPOSED HDPE SEWER LINE
- EXISTING SEWER MANHOLE (SIZE AS NOTED)
- PROPOSED SEWER LATERAL

WATER

- EXISTING WATER LINE
- PROPOSED C900 WATER LINE

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

DIGALERT

1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

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No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

UTILITY PLAN
SENTIERRE

PREPARED FOR DDRM

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487303
10-30-2015
BRETT L. HENNE
STATE OF UTAH

Project :	SENTIERRE
File :	PP
Date :	AUG 2015
Drafted by :	BH
Review by :	BH

Scale :
1 = 60

Sheet No.
UP-2