DUST CONTROL MEASURES

EARTH MOVING ACTIVITIES:

1 APPLY WATER BY MEANS OF TRUCKS, HOSES 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.



60 0 60
SCALE IN FEET

NOTES

1. ALL WATER VALVE LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.
2. ALL FIRE HYDRANT LOCATION/SPACING TO BE DETERMINED WITH CONSTRUCTION PLANS.
3. PUBLIC UTILITY EASEMENTS (TYPICAL ALL LOTS): 7.5' SIDES AND REAR, 10' FRONT
4. FFE WILL BE 12 INCHES ABOVE ADJACENT CURB

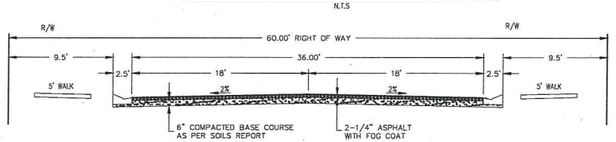
LEGEND

- W — W — PROPOSED C-900 CLASS 150 WATER LINE (SIZE AS NOTED)
- — — W — EXISTING WATER LINE (SIZE AS NOTED)
- SD — SD — PROPOSED STORM DRAIN LINE
- SS — SS — PROPOSED PRESSURE SEWER LINE
- G — G — PROPOSED GAS LINE
- P — P — PROPOSED JOINT UTILITY LINE
- SS — 8" — PROPOSED 8" SDR-35 PVC SEWER LINE
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED/EXISTING SEWER MANHOLE
- 2900 — CONTOUR LINE
- PROPOSED SEWER CLEAN OUT
- PROPOSED/EXISTING FIRE HYDRANT
- 1" SCH 40 WATER LATERAL WITH 3/4" SCH 40 DUAL SERVICE METER
- PROPOSED/EXISTING WATER VALVE
- PROPOSED ASPHALT
- EXISTING ASPHALT

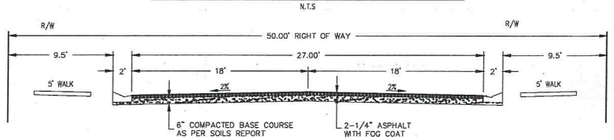
LOT DENSITY

TOTAL ACREAGE -------	22.236 ACRES
TOTAL NUMBER OF LOTS -	46
DENSITY ----------	2.06 LOTS PER ACRE

38' RIGHT OF WAY
N.T.S



60' RIGHT OF WAY
N.T.S



50' RIGHT OF WAY
N.T.S

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00° 51' 55" EAST 430.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 91, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05° 12' 24", HAVING A RADIUS OF 5779.70 FEET, AND WHOSE LONG CHORD BEARS SOUTH 49° 26' 18" EAST 625.79 FEET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF SAID CURVE 626.09 FEET; THENCE SOUTH 52° 32' 30" EAST 507.02 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 37° 41' 52" WEST 190.78 FEET; THENCE NORTH 52° 32' 49" WEST 1.98 FEET; THENCE SOUTH 35° 20' 59" WEST 149.55 FEET; THENCE SOUTH 23° 14' 12" WEST 43.52 FEET; THENCE SOUTH 11° 35' 36" EAST 61.03 FEET; THENCE SOUTH 06° 15' 21" EAST 100.44 FEET; THENCE SOUTH 16° 15' 38" EAST 221.95 FEET; THENCE SOUTH 15° 01' 18" WEST 172.91 FEET; THENCE SOUTH 15° 01' 18" WEST 38.00 FEET; THENCE NORTH 74° 58' 42" WEST 14.22 FEET; THENCE SOUTH 08° 13' 17" WEST 77.92 FEET; THENCE SOUTH 00° 02' 25" EAST 96.59 FEET; THENCE NORTH 89° 22' 57" WEST 80.04 FEET; THENCE NORTH 00° 00' 12" EAST 42.00 FEET; THENCE NORTH 89° 22' 57" WEST 55.00 FEET; THENCE NORTH 89° 22' 57" WEST 50.00 FEET; THENCE NORTH 72° 27' 59" WEST 209.24 FEET; THENCE NORTH 35° 41' 42" WEST 322.50 FEET; THENCE NORTH 60° 49' 03" WEST 125.71 FEET TO THE SECTION LINE; THENCE ALONG THE SECTION LINE NORTH 00° 53' 15" EAST 685.19 FEET; THENCE SOUTH 89° 06' 45" EAST 149.42 FEET; THENCE NORTH 0° 53' 15" EAST 38.00 FEET; THENCE SOUTH 89° 06' 45" WEST 149.42 FEET; THENCE NORTH 0° 53' 15" EAST 190.10 FEET TO THE POINT OF BEGINNING.

CONTAINS 22.26 ACRES

PROFESSIONAL LAND SURVEYOR No. 334571 02-01-2016 MICHAEL W. PINNO STATE OF UTAH

OWNER/DEVELOPER:
COWICHAN
877 COYOTE GULCH CIRCLE
Contact: LANCE ANDERSON (435) 668-7420

No.	Description of Revisions	Date	By

KÜMA
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489 West Tonapah Way Ivins, Ut 84738
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PRELIMINARY PLAN
INDIGO TRAILS
FOR COWICHAN
LOCATED IN
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 4873947 02-01-2016 BRETT L. HENKE STATE OF UTAH

Project :	INDIGO TRAILS
File :	PREPLATr1
Date :	JAN 2016
Drafted by :	BH
Review by :	BH
Scale :	1"=60'
Sheet No.	1 OF 1

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