STATE OF UTAH

CENTER 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

S 88°45'24" E 2642.93'

WEST 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN 1977 WASH. CO. BRASS CAP

(BASIS OF BEARING) (5286.78' CORNER TO CORNER)

S 88°45'24" E 1217.58'

POINT OF BEGINNING

N 88°45'24" W 1426.27'

EAST 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN B.L.M. BRASS CAP

RED MOUNTAIN ESTATES SUBDIVISION

THE PALISADES AT SNOW CANYON PHASE 2 SUBDIVISION

THE PALISADES PHASE 2 SUBDIVISION

THE PALISADES PHASE 1 SUBDIVISION

N 1°13'07" E 347.15'

N1°13'18"E

S 1°11'55" W 344.44'

EX. 20' STORM DRAINAGE EASEMENT

6 24,611 S.F.
7 24,153 S.F.
8 24,348 S.F.
9 24,276 S.F.
10 24,105 S.F.
11 29,801 S.F.
12 22,532 S.F.
13 22,705 S.F.
5 17,680 S.F.
4 15,160 S.F.
3 15,905 S.F.
2 15,905 S.F.
1 17,449 S.F.
18 17,502 S.F.
17 16,627 S.F.
16 16,628 S.F.
15 15,583 S.F.
14 18,170 S.F.

INSTALL FIRE HYDRANT

48" SMH #2 11.00 VF
RIM = 3144.23
8" INV IN = 3133.43
8" INV OUT = 3133.23

INSTALL FIRE HYDRANT

244 LF 8" SDR 35 @ 1.05%

244 LF 8" SDR 35 @ 0.66%

38' PRIVATE STREET

367 LF 8" SDR 35 @ 1.99%

111 LF 8" SDR 35 @ 1.25%

22.53' EASEMENT

40.81' EASEMENT

20.00' EMERGENCY ACCESS

REMOVABLE GATE/FENCE

48" EX SMH 8.89 VF
RIM = 3132.46
8" INV IN = 3123.57
(VERIFY EX INV)

15.00' EASEMENT

48" SMH #4 12.00 VF
RIM = 3149.81
8" INV OUT = 3137.81

48" SMH #3 12.00 VF
RIM = 3147.05
8" INV IN = 3135.25
8" INV OUT = 3135.05

GATES TO BE INSTALLED

PRIVATE ST

48" SMH #5 12.00 VF
RIM = 3144.48
8" INV OUT = 3132.48

INSTALL SIDEWALK ALONG EAST SIDE

NO SIDEWALK ALONG WEST SIDE

R=40.0' ASPHALT

48" SMH #6 10.15 VF
RIM = 3135.11
8" INV IN = 3125.16
8" INV OUT = 3124.96

48" SMH #1 9.00 VF
RIM = 3134.75
8" INV IN = 3125.95
8" INV OUT = 3125.75
(VERIFY EX INV)

N88°53'04"W 1217.70'

CRESTVIEW DRIVE
170 LF 8" SDR 35 @ 6.14%
50' STREET

EX SMH #2 12.93 VF
RIM = 3128.22
8" INV IN = 3115.29

ABANDON IN PLACE

CRESTVIEW CIRCLE

CAP EX WATER

IVIN CITY PARK

THE PALISADES AT SNOW CANYON

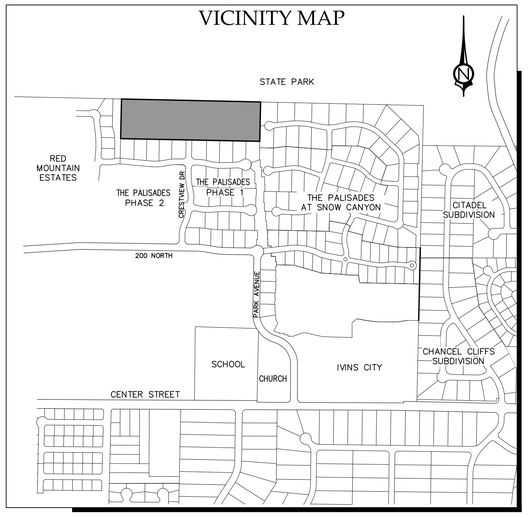
THE PALISADES PHASE 1 SUBDIVISION

0 50
25 100

SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

VICINITY MAP



LEGAL DESCRIPTION

BEGINNING AT A POINT N 88°45'24" W 1426.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION 32, POINT BEING THE NORTHWEST CORNER OF THE PALISADES AT SNOW CANYON PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE S 1°11'55" W 344.44 FEET ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF THE PALISADES PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 88°53'04" W 1217.70 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION TO A POINT ON THE EAST BOUNDARY OF RED MOUNTAIN ESTATES, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 1°13'07" E 347.15 FEET TO A POINT ON THE SAID CENTER SECTION LINE; THENCE S 88°45'24" E 1217.58 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 421,053 SQ FT OR 9.666 ACRES MORE OR LESS

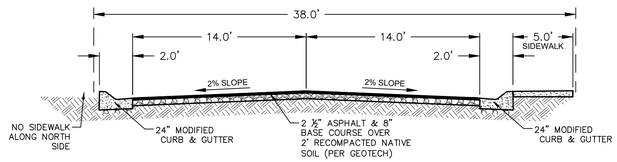
LEGEND

- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- P.U. EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER

STREET LIGHT NOTE: NO STREET LIGHTS ARE BEING PROPOSED. LIGHTING WILL BE PROVIDED ON HOME EXTERIORS.

PHASING NOTE: THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AS PER THE PROPOSED DEVELOPMENT AGREEMENT.

38' STREET SECTION



APPLICANT

RED EARTH DEVELOPMENT CO
PO BOX 492
BOUNTIFUL, UT 84011
801-201-8981

PRELIMINARY PLAN

RED DESERT

CIVIL SCIENCE INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

NOT FOR CONSTRUCTION

REVISION

NO.	DESCRIPTION	BY	APP.	DATE

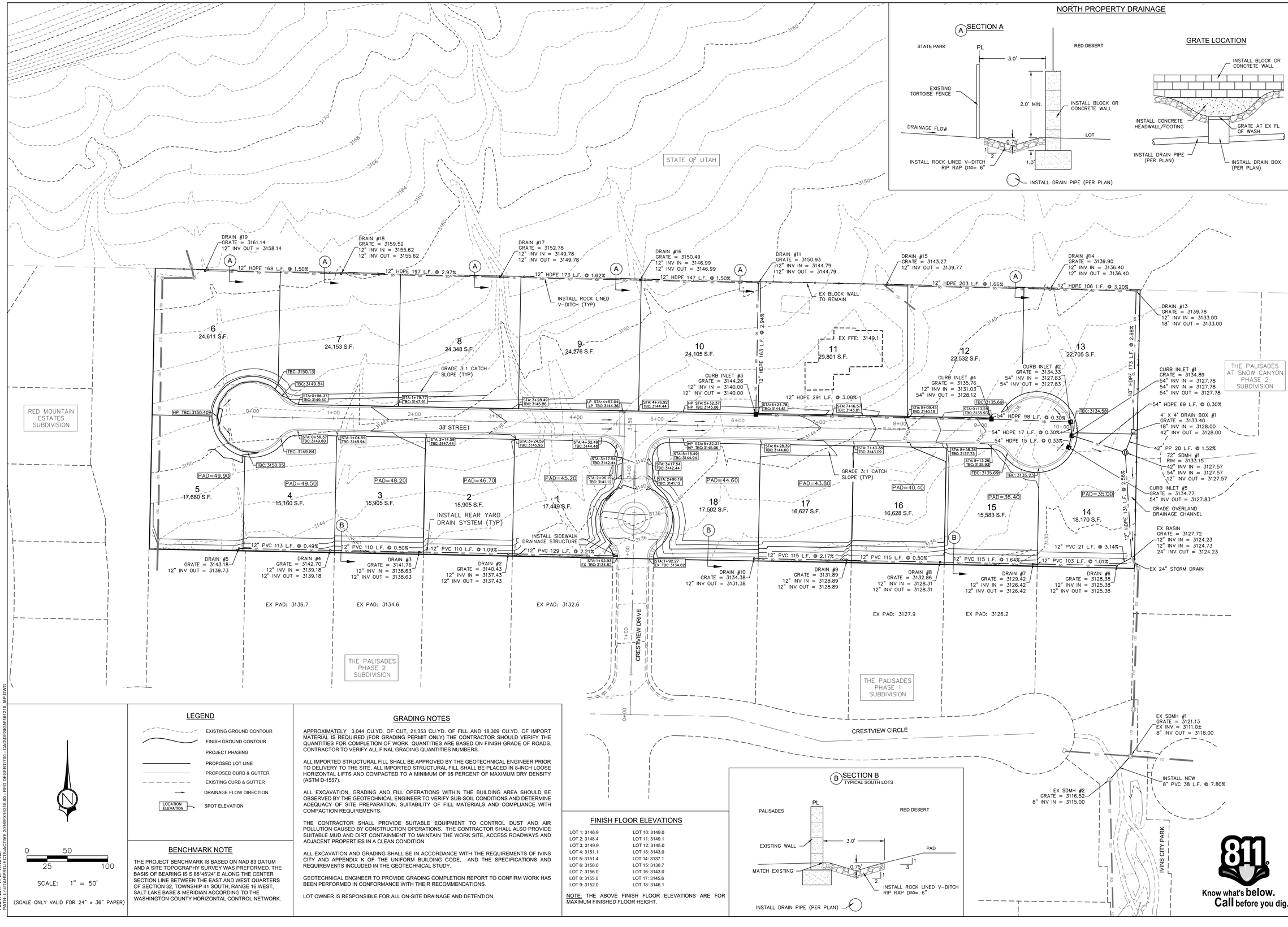
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PRELIMINARY PLAN

RED DESERT
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 161218.00
DATE:	11/06/2017
DESIGN BY:	
CHECKED BY:	BLW
SCALE OF SHEET HOR SCALE:	1" = 50'
VER SCALE:	
SHEET	PREPLAN

PLOT: 2017-11-07 11:09 AM
PATH: L:\UTAH\PROJECTS\ACTIVE 2016\FX\161218.00 - RED DESERT\700 - CAD\DESIGN\161218 MP.DWG



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROJECT PHASING
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- LOCATION ELEVATION — SPOT ELEVATION

0 50 25 100

SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

BENCHMARK NOTE

THE PROJECT BENCHMARK IS BASED ON NAD 83 DATUM AND A SITE TOPOGRAPHY SURVEY WAS PREFORMED. THE BASIS OF BEARING IS S 88°45'24" E ALONG THE CENTER SECTION LINE BETWEEN THE EAST AND WEST QUARTERS OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN ACCORDING TO THE WASHINGTON COUNTY HORIZONTAL CONTROL NETWORK.

GRADING NOTES

APPROXIMATELY 3,044 CU.YD. OF CUT, 21,353 CU.YD. OF FILL AND 18,309 CU.YD. OF IMPORT 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. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS.

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, 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.

LOT OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

FINISH FLOOR ELEVATIONS

LOT 1: 3146.9	LOT 10: 3149.0
LOT 2: 3148.4	LOT 11: 3149.1
LOT 3: 3149.9	LOT 12: 3145.0
LOT 4: 3151.1	LOT 13: 3143.0
LOT 5: 3151.4	LOT 14: 3137.1
LOT 6: 3158.0	LOT 15: 3138.7
LOT 7: 3156.0	LOT 16: 3143.0
LOT 8: 3155.0	LOT 17: 3145.6
LOT 9: 3152.0	LOT 18: 3146.1

NOTE: THE ABOVE FINISH FLOOR ELEVATIONS ARE FOR MAXIMUM FINISHED FLOOR HEIGHT.

Know what's below. Call before you dig.

PLOT: 2017-11-07 11:09 AM
PATH: L:\UTAH\PROJECTS\ACTIVE 2016\FX\6218.00 - RED DESERT\700 - CAD\DESIGN\161218_MP.DWG

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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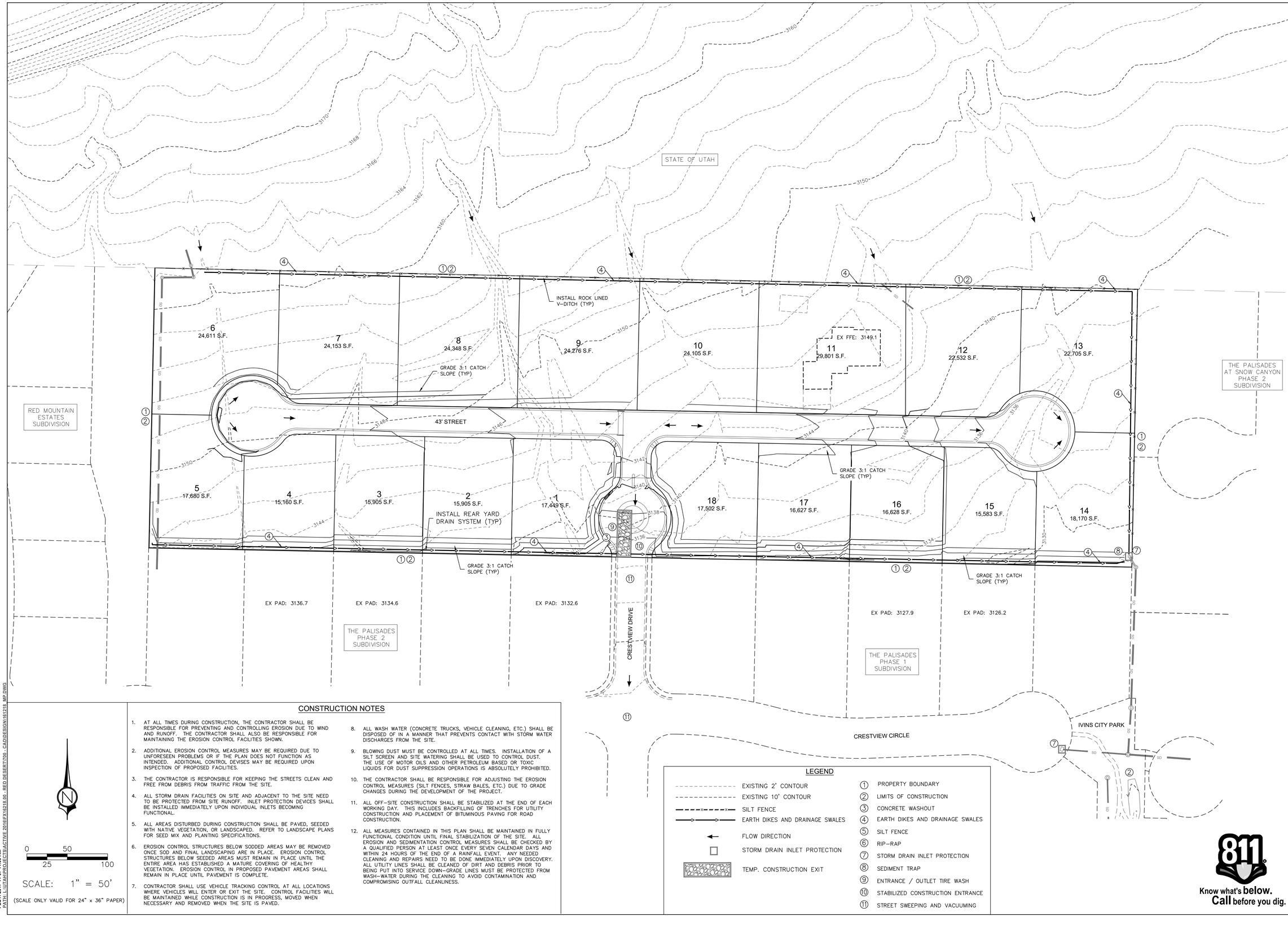
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GRADING & DRAINAGE PLAN

RED DESERT
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 161218.00
DATE:	11/06/2017
DESIGN BY:	BLW
CHECKED BY:	JGJ
SCALE OF SHEET HOR SCALE:	1" = 50'
VER SCALE:	
SHEET	GP



CONSTRUCTION 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.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SILT FENCE
- EARTH DIKES AND DRAINAGE SWALES
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

1. PROPERTY BOUNDARY
2. LIMITS OF CONSTRUCTION
3. CONCRETE WASHOUT
4. EARTH DIKES AND DRAINAGE SWALES
5. SILT FENCE
6. RIP-RAP
7. STORM DRAIN INLET PROTECTION
8. SEDIMENT TRAP
9. ENTRANCE / OUTLET TIRE WASH
10. STABILIZED CONSTRUCTION ENTRANCE
11. STREET SWEEPING AND VACUUMING

0 25 50 100

SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

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PATH: L:\UTAH\PROJECTS\ACTIVE 2016\PX\16218.00 - RED DESERT\700 - CAD\DESIGN\16218_MP.DWG

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REVISION			
NO.	DESCRIPTION	BY	APP.	DATE

EROSION & DUST CONTROL PLAN

RED DESERT
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 161218.00
DATE:	11/06/2017
DESIGN BY:	
CHECKED BY:	BLW
SCALE OF SHEET HOR SCALE:	1" = 50'
VER SCALE:	
SHEET	EC
	3 OF 3