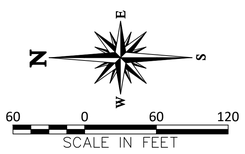
PERCOLATION TEST TABLE	
NUMBER	PERC. RATE
TP-1	21 MIN/INCH

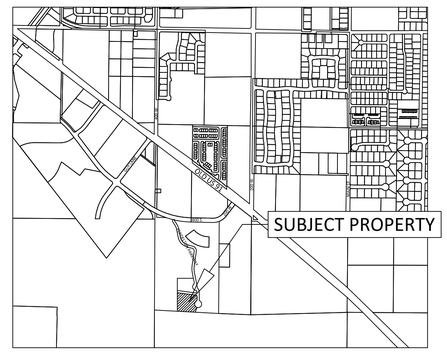
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ACCESS EASEMENT
- ACCESS EASEMENT BY SEPARATE DOCUMENT
- SECTION LINE
- CENTERLINE
- PROPOSED CURB AND GUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING DIRT ROAD
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXIST WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED ASPHALT
- SECTION CORNER (AS NOTED)
- SET BCE REBAR AND CAP (OR AS NOTED)
- FOUND REBAR AND CAP (AS NOTED)
- EXISTING/PROPOSED FIRE HYDRANT
- EXIST TRANSFORMER BOX
- CONTROL BENCHMARK
- EXISTING/PROPOSED WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- TP-1 TEST PIT LOCATION

SITE DATA

ADDRESS:	980 S. PENDLETON PKWY.
CURRENT ZONE:	RA-1
PARCEL ID No.:	I-6-2-7-142
TOTAL AREA:	1.53 ACRES
LOTS:	1
DENSITY:	0.65 UNITS/AC
WASTE DISPOSAL:	SEPTIC





VICINITY MAP

N.T.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S87°37'15"E 317.65 FEET ALONG THE 1/16TH LINE FROM THE NORTH 1/16TH CORNER OF SECTION 7 TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 266.63 FEET; THENCE S82°25'00"E 261.09 FEET TO A POINT OF TANGENCY OF A 20.00 FOOT CURVE TO THE RIGHT; THENCE 28.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°25'00"; THENCE SOUTH 42.67 FEET TO A POINT OF TANGENCY OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 25.21 FEET THROUGH A CENTRAL ANGLE OF 57°46'25" TO A POINT ON A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 111.50 FEET THROUGH A CENTRAL ANGLE OF 127°46'09"; THENCE S20°00'00"W 74.06 FEET;THENCE N87°37'15"W 248.96 FEET TO THE POINT OF BEGINNING.

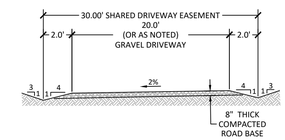
CONTAINS 1.53 ACRES

TOGETHER WITH A 30' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THAT PORTION OF SAID PARCEL KNOWN AS PENDLETON PARKWAY DEEDED TO GUS C. AND KRISTINA S. PENDLETON IN BOOK 1636 PAGE 0840 OF THE WASHINGTON COUNTY RECORDERS OFFICE (DOCUMENT#00878324)

NOTES:

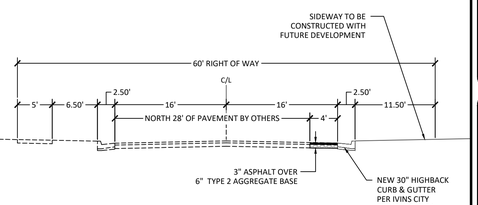
1. EACH LOT SHALL HAVE ITS OWN SEPTIC TANK AND SECONDARY TREATMENT SYSTEM INSTALLED

BENCH MARK NOTE:
SITE BENCHMARK EL=100.00
CONCRETE STAKE SET IN GROUND
NORTHING = 5406.28
EASTING =5127.36
(LOCAL COORDINATE SYSTEM)



PENDLETON PARKWAY (PRIVATE EASEMENT) TYPICAL SECTION

N.T.S



FITNESS WAY TYPICAL SECTION

N.T.S

OWNER INFORMATION
BEN & HEIDI BLAKE 190 W 350 N IVINS, UT 84738 (435)619-1670

ENGINEER INFORMATION
BROWN CONSULTING ENGINEERS STEVE KAMLOWSKY, P.E. 736 SOUTH 700 EAST SUITE B105 ST. GEORGE, UTAH 84790 435-628-4700 STEVE@BROWNCIVIL.COM

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST SUITE B105
ST. GEORGE UTAH 84790
(435) 628-4700 FAX (435) 628-4725

PRELIMINARY PLAN
FOR
BLAKE SUBDIVISION
LOCATED IN NE 1/4 SEC. 7 T42S, R16W, SLB&M
MNS, UTAH



CHECKED BY :	SK
DRAWN BY :	ADJ
DATE :	09/09/24
JOB NO. :	20-56
SCALE :	1"=60'
SHEET NO. :	PP-1