

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

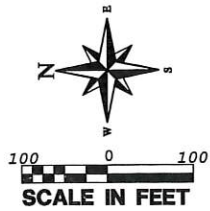
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PRELIMINARY PLAT FOR:  
WEST TEMPLE VILLAGE

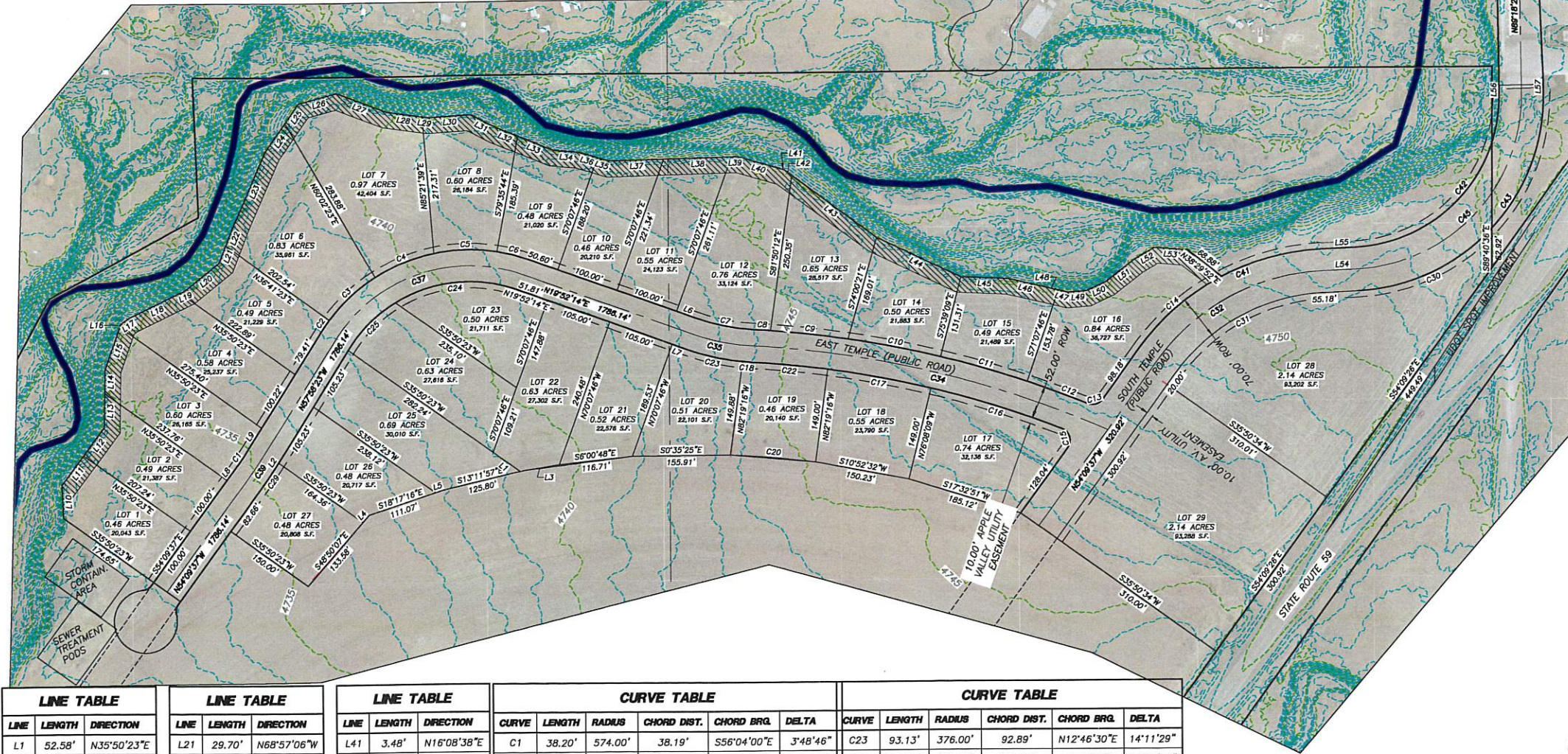
LOCATED IN APPLE VALLEY,  
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE  
ADJACENT PROPERTY LINE  
PROPOSED TRAIL  
CENTER LINE  
SECTION LINE  
SECTION CORNER AS DESCRIBED  
SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685  
RECORD BEARING OR DISTANCE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR  
PROPOSED UTILITY EASEMENT



- MARCH 3, 2021 MEETING VOTED REQUIREMENTS
1. CHANGE THE SOUTH TEMPLE ROADWAY TO A 70 FOOT RIGHT-OF-WAY.
  2. SHOW THE SEWER TREATMENT POD AREA AND DISPOSAL WILL BE AT A CENTRAL DESIGNATED AREA APPROVED BY THE TOWN COUNCIL.
  3. THE UDOT SPOT IMPROVEMENT FOR AN ACCELERATION LANE WILL BE OFF OF APPLE VALLEY WAY.
  4. WILL SERVE LETTERS HAVE BEEN SUBMITTED FROM BIG PLAINS SPECIAL SERVICE DISTRICT TO THE TOWN COUNCIL FOR THIS PHASE OF THE SUBDIVISION AND SHOWS THERE IS SUFFICIENT WATER FOR THIS PHASE OF THE PROJECT.



LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
L1	52.58'	N35°50'23"E	L21	29.70'	N68°57'06"W	L41	3.48'	N16°08'38"E	C1	38.20'	574.00'	38.19'	S56°04'00"E	3°48'46"	C23	93.13'	376.00'	92.89'	N12°46'30"E	14°11'29"
L2	8.73'	N57°58'23"W	L22	32.45'	N68°57'06"W	L42	15.12'	N36°41'19"E	C2	22.46'	276.00'	22.46'	S55°38'30"E	4°39'46"	C24	199.60'	224.00'	193.07'	N5°39'26"W	51°03'21"
L3	62.70'	S9°50'44"E	L23	128.63'	N66°26'09"W	L43	166.61'	N36°41'19"E	C3	100.97'	276.00'	100.40'	S42°49'49"E	20°57'36"	C25	107.41'	224.00'	106.38'	N44°54'47"W	27°28'25"
L4	15.09'	S47°47'30"E	L24	54.76'	N55°16'07"W	L44	147.34'	N26°02'36"E	C4	100.97'	276.00'	100.44'	S21°52'00"E	20°58'02"	C29	41.66'	626.00'	41.65'	N56°04'00"W	3°48'46"
L5	12.34'	S18°17'16"E	L25	37.55'	N55°16'07"W	L45	75.62'	N2°39'06"E	C5	100.82'	276.00'	100.26'	S0°55'05"E	20°55'47"	C30	239.79'	310.00'	233.85'	N24°58'30"W	44°19'08"
L6	33.45'	S19°52'14"W	L26	62.44'	N14°50'35"W	L46	58.07'	N13°11'21"E	C6	49.73'	276.00'	49.66'	S14°42'32"W	10°19'25"	C31	277.77'	310.00'	268.57'	N28°29'27"W	51°20'21"
L7	22.24'	N19°52'14"E	L27	85.21'	N21°07'50"E	L47	16.35'	N13°42'45"E	C7	92.51'	324.00'	92.20'	S11°41'26"W	16°21'37"	C32	309.30'	339.77'	298.73'	N28°30'23"W	52°09'24"
L8	19.68'	S54°09'37"E	L28	56.75'	N8°11'18"E	L48	22.24'	N13°42'45"E	C8	27.02'	1641.76'	27.02'	S3°58'55"W	0°56'35"	C34	581.01'	1615.76'	577.89'	N13°48'43"E	20°36'11"
L9	42.24'	S57°58'23"E	L29	9.92'	N8°11'18"E	L49	29.38'	N4°22'04"W	C9	123.43'	1641.76'	123.40'	S6°36'26"W	4°18'27"	C35	99.94'	350.00'	99.60'	N11°41'26"E	16°21'37"
L10	52.98'	S87°52'52"W	L30	67.01'	N3°06'32"W	L50	33.89'	N25°16'55"W	C10	149.39'	1641.76'	149.34'	S11°22'04"W	5°12'49"	C37	339.66'	250.00'	314.13'	N19°03'04"W	77°50'38"
L11	58.22'	N54°09'37"W	L31	45.90'	N27°23'10"E	L51	57.12'	N38°06'03"W	C11	142.36'	1641.76'	142.31'	S16°27'31"W	4°58'05"	C39	39.93'	600.00'	39.92'	N56°04'00"W	3°48'46"
L12	55.58'	N53°51'38"W	L32	36.51'	N22°07'46"E	L52	36.82'	N30°31'43"W	C12	101.96'	1641.76'	101.95'	S20°43'18"W	3°33'30"	C41	340.49'	380.00'	329.22'	N28°29'27"W	51°20'21"
L13	54.07'	N88°54'40"W	L33	60.65'	N22°07'46"E	L53	53.43'	N4°52'06"E	C13	26.76'	20.00'	24.81'	S15°49'47"E	76°39'41"	C42	368.19'	239.70'	333.05'	S46°45'24"E	88°00'31"
L14	37.98'	N88°54'40"W	L34	41.61'	N5°19'22"E	L54	55.37'	S2°49'16"E	C14	176.91'	380.00'	175.32'	S40°49'24"E	26°40'28"	C43	475.49'	310.00'	430.23'	S46°45'24"E	87°52'54"
L15	71.66'	N70°25'15"W	L35	19.62'	N16°30'34"E	L55	55.18'	S2°49'16"E	C15	36.35'	20.00'	31.55'	N73°46'17"E	104°08'10"						
L16	5.30'	N70°25'15"W	L36	29.73'	N16°30'34"E	L56	12.61'	N89°18'29"E	C16	217.51'	1589.76'	217.35'	N17°47'02"E	7°50'22"						
L17	16.38'	N36°21'54"W	L37	86.54'	N1°49'11"W	L57	12.61'	N89°18'29"E	C17	166.39'	1589.76'	166.31'	N10°51'57"E	5°59'48"						
L18	89.90'	N26°04'43"W	L38	107.62'	N1°49'11"W				C18	14.23'	376.00'	14.23'	N4°35'41"E	2°10'08"						
L19	9.93'	N26°04'43"W	L39	10.86'	N1°49'11"W				C20	135.18'	1440.76'	135.13'	S5°11'57"W	5°22'32"						
L20	69.43'	N36°37'29"W	L40	72.01'	N16°08'38"E				C22	198.89'	1589.76'	198.86'	N5°41'26"E	4°21'26"						

GEOLOGICAL HAZARDS

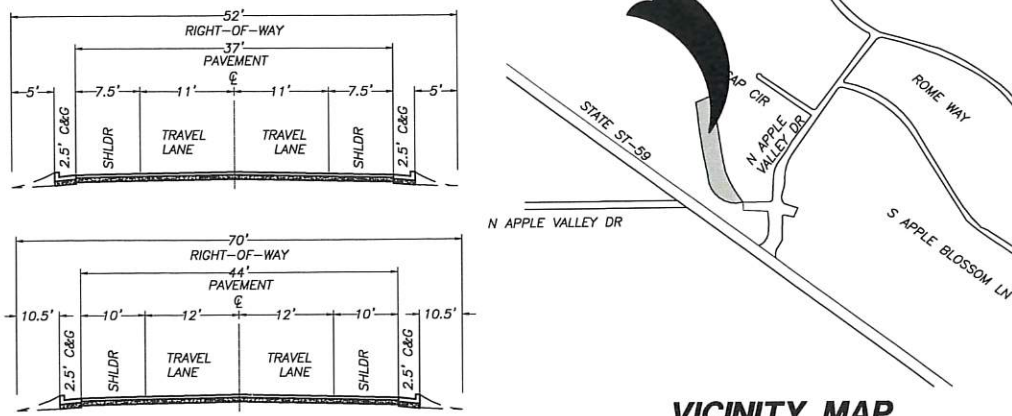
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED; BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

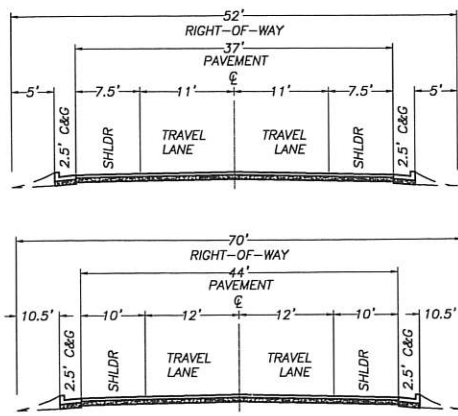
LEGAL DESCRIPTION

BEGINNING AT A POINT HAVING COORDINATES OF N:63059.74; E:48763.90; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 69.93 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 26.02 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 100.05 FEET TO A POINT; THENCE WITH A BEARING OF N 19°21'32" E A DISTANCE OF 208.35 FEET TO A POINT; THENCE WITH A BEARING OF N 10°48'48" E A DISTANCE OF 194.14 FEET TO A POINT; THENCE WITH A BEARING OF N 09°17'58" W A DISTANCE OF 101.54 FEET TO A POINT; THENCE WITH A BEARING OF S 79°07'18" W A DISTANCE OF 48.27 FEET TO A POINT; THENCE WITH A BEARING OF N 45°32'43" W A DISTANCE OF 140.47 FEET TO A POINT; THENCE WITH A BEARING OF N 58°54'31" W A DISTANCE OF 123.48 FEET TO A POINT; THENCE WITH A BEARING OF N 31°40'41" W A DISTANCE OF 128.45 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 30.59 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 4.56 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 101.18 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 2.54 FEET TO A POINT; THENCE WITH A BEARING OF N 68°10'46" W A DISTANCE OF 103.72 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 217.40 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 61.67 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 23°38'30" E AND A CHORD DISTANCE OF 125.80, HAVING A CENTRAL ANGLE OF 05°01'16" AND AN ARC LENGTH OF 209.57, HAVING A CENTRAL ANGLE OF 08°20'29" WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 11°49'57" E AND A CHORD DISTANCE OF 132.42, HAVING A CENTRAL ANGLE OF 05°18'05" AND AN ARC LENGTH OF 132.47 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 08°04'58" E AND A CHORD DISTANCE OF 56.09, HAVING A CENTRAL ANGLE OF 02°13'50" AND AN ARC LENGTH OF 56.09 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 04°38'48" E AND A CHORD DISTANCE OF 116.71, HAVING A CENTRAL ANGLE OF 04°38'33" AND AN ARC LENGTH OF 116.74 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 00°48'35" W AND A CHORD DISTANCE OF 155.91, HAVING A CENTRAL ANGLE OF 05°12'12" AND AN ARC LENGTH OF 155.99 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 06°33'57" W AND A CHORD DISTANCE OF 135.13, HAVING A CENTRAL ANGLE OF 05°22'12" AND AN ARC LENGTH OF 135.18 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 12°14'32" W AND A CHORD DISTANCE OF 150.30, HAVING A CENTRAL ANGLE OF 05°26'38" AND AN ARC LENGTH OF 150.30 TO A POINT; THENCE IN A SOUTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1440.76 FEET, HAVING A CHORD BEARING OF S 16°51'10" W AND A CHORD DISTANCE OF 182.03, HAVING A CENTRAL ANGLE OF 07°14'37" AND AN ARC LENGTH OF 182.15 TO A POINT; THENCE WITH A BEARING OF S 37°12'23" W A DISTANCE OF 66.00 FEET TO A POINT; THENCE WITH A BEARING OF S 52°47'37" E A DISTANCE OF 321.71 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 317.00 FEET, HAVING A CHORD BEARING OF S 27°07'27" E AND A CHORD DISTANCE OF 274.64, HAVING A CENTRAL ANGLE OF 51°20'21" AND AN ARC LENGTH OF 284.04 TO A POINT; THENCE WITH A BEARING OF N 88°32'44" E A DISTANCE OF 33.00 FEET TO A POINT; THENCE WITH A BEARING OF N 22°43'16" E A DISTANCE OF 68.17 FEET TO A POINT; THENCE WITH A BEARING OF N 02°43'42" E A DISTANCE OF 209.82 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 128.93 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 120.94 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.65 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 111.24 FEET TO A POINT; THENCE WITH A BEARING OF N 09°52'35" E A DISTANCE OF 114.09 FEET TO THE POINT OF BEGINNING; CONTAINING 1,037,802 SQUARE FEET OR 23.82 ACRES.

PROJECT LOCATION



ROAD TYPICAL SECTIONS



VICINITY MAP

N.T.S.

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 940-6401



PRELIMINARY PLAT FOR:  
WEST TEMPLE VILLAGE  
LOCATED IN APPLE VALLEY, UTAH  
WASHINGTON COUNTY, UTAH

DATE: 3/4/2021  
SCALE: 1"=100'  
JOB NO.  
216-013  
SHEET NO.  
1 OF 2