

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

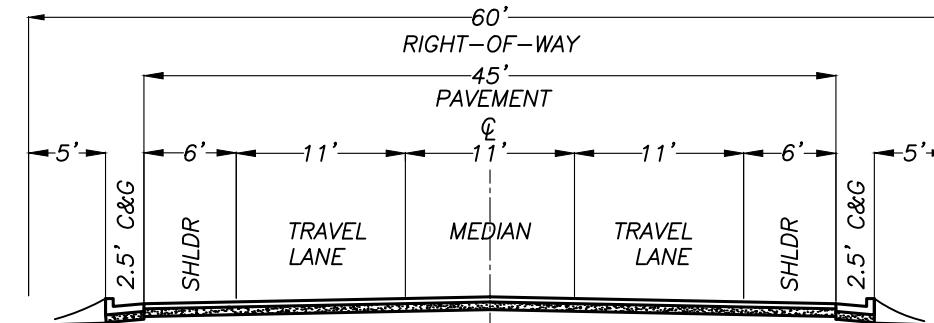
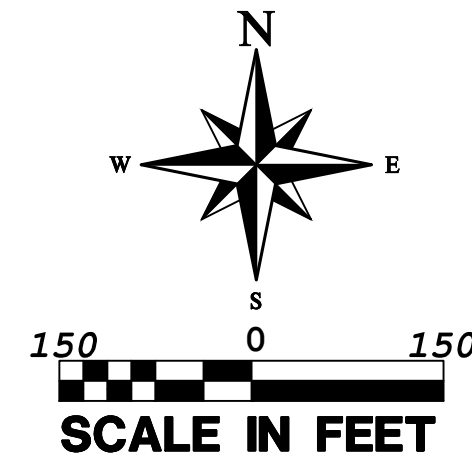
CONTACT OF OWNER:

HEBER ALLRED, REP
OWNER: ALLRED HEBER R
350 S COYOTE RD
APPLE VALLEY, UT 84737
PHONE: 702-812-3743

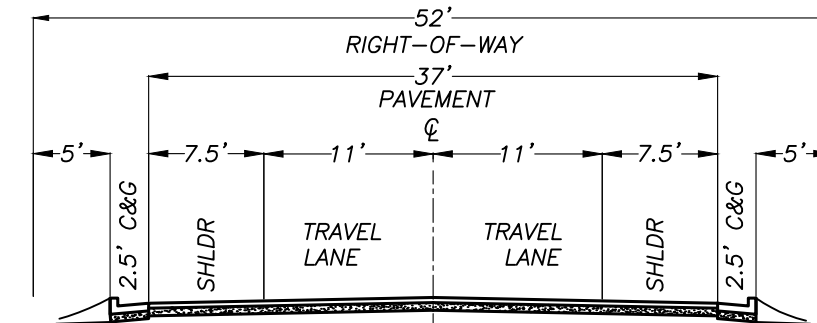
CURRENT ZONING: SF-1/2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- PHASE LINE
- CONTOUR ELEVATION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR



60' ROAD TYPICAL SECTIONS



52' ROAD TYPICAL SECTIONS

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	NONE
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	NO BEDROCK ENCOUNTERED
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

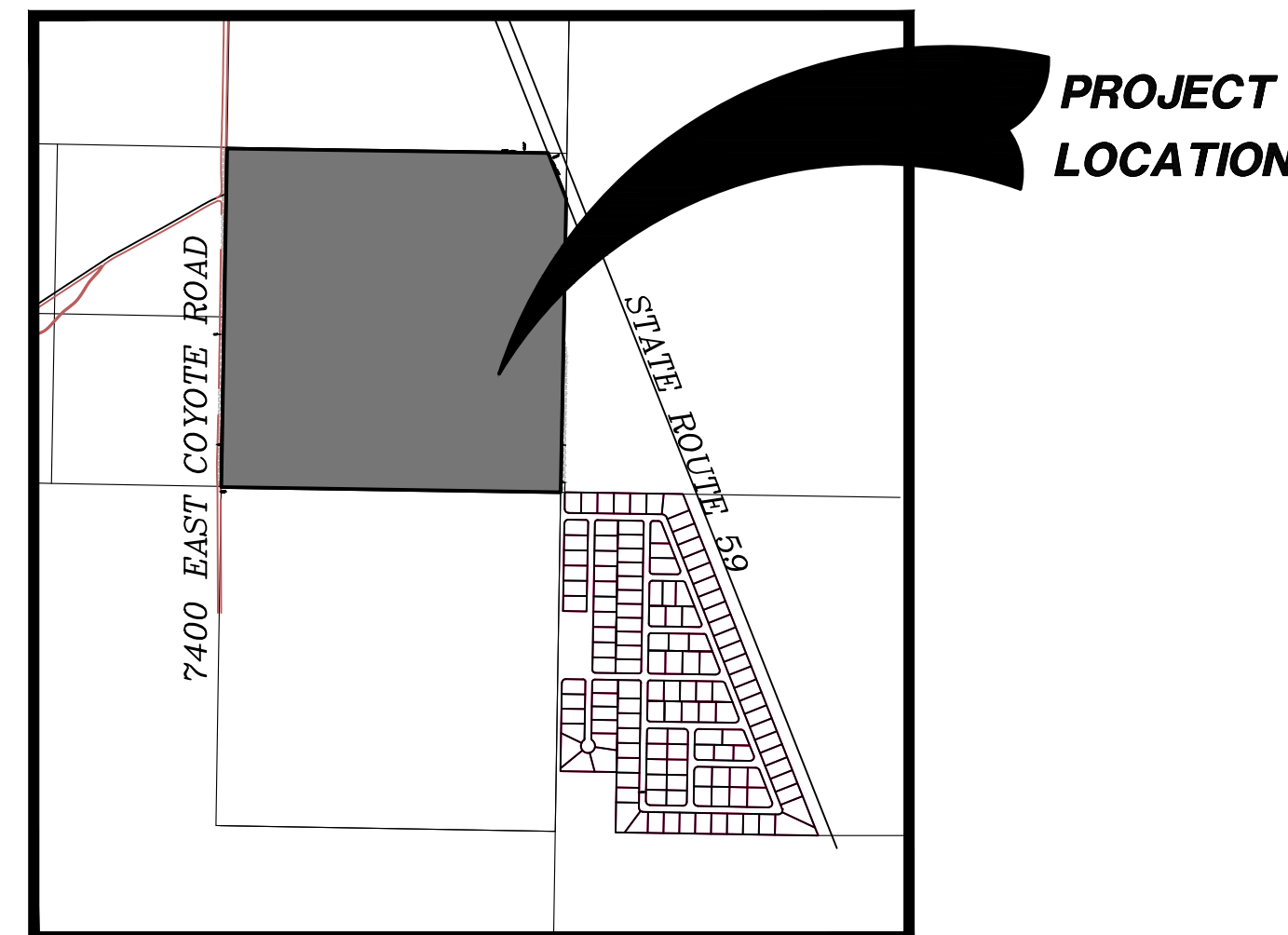
SECTION 5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 11°03'E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 660.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.



VICINITY MAP

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Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 11/23/2021
SCALE: 1"=150'

JOB NO.
607-002

SHEET NO:
1 OF 2

PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH.

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

- PLAN FOR STORM DRAINAGE
- RETENTION BASIN AT SOUTH END OF LOT 14
 - RIPRAP CHECK DAMS ON ALL ROADS
 - EACH LOT TO RETAIN THEIR ON RUNOFF

- PLAN FOR COMMUNICATIONS INFRASTRUCTURE
- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

- WATER PLAN
- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET) DOWN MAIN STREET AND BORE A 12" MAIN UNDER HIGHWAY SR-59.
 - THE NEW WATER TANK WILL BE 330,000 GALLONS.
 - THE NEW WELL WILL BE 80+ GALLONS PER MINUTE.
 - THE NEW 12" WATER MAIN WILL SUPPLY 200 FEET OF HYDRAULIC HEAD AT GATEWAY PRESERVE, WHICH WILL BE 86 P.S.I. IN PRESSURE.
 - AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

- SEWER PLAN
- THE PLAN IS TO INSTALL A 4" PRESSURE SEWER MAIN IN ALL STREETS AND RUN THEM TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED IN THE PROPOSED PARK AREA. THE TREATMENT UNIT WILL BE THE AQUATECH SYSTEM THAT TREATS WASTEWATER TO BE USED IN A DRIP SYSTEM.
 - THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
 - THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.



SOILS MAP

QAF2: LEVEL-2 ALLUVIAL-FAN DEPOSITS (HOLOCENE)

POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE MOUTHS OF STREAMS AND WASHES; CLAST COMPOSITION RANGES WIDELY AND REFLECTS ROCK TYPES EXPOSED IN UPSTREAM DRAINAGE BASINS; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS AND TYPICALLY FORMS INACTIVE SURFACES INCISED BY ACTIVE DRAINAGES; TYPICALLY 10 TO 50 FEET (3-15 M) THICK.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	19.42'	18.45'	18.53'	S55°53'27"E	60°17'15"
C2	45.83'	21.94'	37.94'	N41°59'06"E	119°42'45"
C3	42.11'	20.00'	34.75'	S31°37'18"W	120°38'00"
C4	24.96'	20.00'	23.37'	S53°16'40"E	71°30'19"
C5	14.94'	500.50'	14.94'	S16°40'13"E	1°42'36"
C6	50.48'	552.50'	50.47'	N18°25'58"W	5°14'07"
C7	73.72'	552.50'	73.67'	N24°52'23"W	7°38'43"
C8	31.63'	20.00'	28.44'	S43°40'17"E	90°37'25"
C9	76.39'	543.00'	76.33'	S2°23'24"E	8°03'40"
C10	165.34'	543.00'	164.70'	S15°08'36"E	17°26'45"
C11	125.16'	543.00'	124.88'	S30°28'10"E	13°12'22"
C12	99.10'	543.00'	98.97'	S42°18'04"E	10°27'25"
C13	5.89'	543.00'	5.89'	S47°50'26"E	0°37'18"
C14	5.91'	477.87'	5.91'	S46°32'41"E	0°42'33"
C15	146.34'	477.87'	145.77'	S37°25'02"E	17°32'45"
C16	146.33'	477.87'	145.76'	S19°52'18"E	17°32'41"
C17	101.18'	477.87'	100.99'	S5°02'01"E	12°07'53"
C18	31.37'	20.00'	28.25'	S46°01'13"W	89°51'53"
C19	31.45'	20.00'	28.31'	S43°59'35"E	90°06'31"
C20	31.38'	20.00'	28.26'	N46°00'25"E	89°53'29"
C21	31.45'	20.00'	28.31'	N43°59'35"W	90°06'31"
C22	31.38'	20.00'	28.26'	S46°00'25"W	89°53'29"
C23	31.45'	20.00'	28.31'	S43°59'35"E	90°06'31"
C24	14.98'	374.00'	14.98'	S0°05'11"E	2°17'44"
C25	14.95'	426.00'	14.95'	N0°03'22"E	2°00'38"
C26	18.46'	426.00'	18.46'	N2°11'27"W	2°29'00"
C27	103.23'	426.00'	102.98'	N10°22'28"W	13°53'02"
C28	121.51'	374.00'	120.98'	S10°32'30"E	18°36'53"
C29	24.15'	20.00'	22.71'	S54°26'23"E	69°10'53"
C30	64.05'	426.00'	63.98'	S21°37'24"E	8°36'50"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C91	47.11'	30.00'	42.42'	N45°58'41"E	89°58'58"
C92	69.15'	526.50'	69.10'	N24°55'59"W	7°31'30"
C93	138.71'	473.50'	138.21'	N24°12'26"W	16°47'02"
C94	49.21'	526.50'	49.19'	N18°29'34"W	5°21'19"
C95	39.26'	25.00'	35.35'	N45°58'41"E	89°58'58"
C96	39.28'	25.00'	35.36'	S44°01'19"E	90°01'02"
C97	16.75'	405.40'	16.75'	N25°23'19"W	2°22'03"
C98	276.74'	533.29'	273.65'	N41°43'22"W	29°43'58"
C99	76.08'	223.50'	75.72'	N46°54'22"W	19°30'16"
C100	37.64'	473.50'	37.63'	N34°52'35"W	4°33'17"
C101	493.89'	510.00'	474.82'	S20°24'32"E	55°29'11"
C102	438.05'	510.00'	424.71'	S23°32'42"E	49°12'45"
C103	543.83'	510.00'	518.43'	S37°52'44"W	61°05'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	25.29'	554.54'	25.29'	N27°16'09"W	2°36'47"
C32	42.53'	20.00'	34.96'	S30°02'42"W	121°50'57"
C33	112.40'	554.54'	112.21'	N34°22'57"W	11°36'48"
C34	133.80'	502.48'	133.41'	S38°30'29"E	15°15'25"
C35	120.69'	554.54'	120.46'	N46°25'27"W	12°28'13"
C36	92.28'	502.48'	92.15'	S51°23'52"E	10°31'21"
C37	38.70'	554.54'	38.69'	N54°39'30"W	3°59'53"
C38	67.23'	197.49'	66.91'	N46°54'22"W	19°30'20"
C39	84.93'	249.50'	84.52'	S46°54'22"E	19°30'16"
C40	84.93'	249.50'	84.52'	S46°54'22"E	19°30'16"
C41	18.73'	20.00'	18.05'	S62°12'19"E	53°39'02"
C42	59.11'	447.50'	59.07'	N33°22'10"W	7°34'07"
C43	39.98'	20.00'	33.65'	S33°41'47"W	114°32'47"
C44	67.67'	499.50'	67.61'	S19°41'46"E	7°45'42"
C45	107.55'	447.50'	107.29'	N22°42'01"W	13°46'12"
C46	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C47	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C48	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C49	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C50	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C51	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C52	31.42'	20.00'	28.29'	N44°01'20"W	90°01'03"
C53	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C54	31.43'	20.00'	28.29'	N46°00'06"E	90°01'48"
C55	31.41'	20.00'	28.28'	S43°59'54"E	89°58'12"
C56	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C57	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C58	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C59	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C60	31.43'	20.00'	28.29'	N44°01'49"W	90°02'02"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C62	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C63	31.43'	20.00'	28.29'	S44°01'49"E	90°02'02"
C64	31.43'	20.00'	28.29'	S44°01'49"E	90°02'02"
C65	31.40'	20.00'	28.28'	N45°58'11"E	89°57'58"
C66	31.38'	20.00'	28.26'	S46°00'56"W	89°54'29"
C67	31.45'	20.00'	28.31'	S43°59'04"E	90°05'31"
C68	31.45'	20.00'	28.31'	N43°59'04"W	90°05'31"
C69	31.38'	20.00'	28.26'	S46°00'56"W	89°54'29"
C70	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C71	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C72	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C73	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C74	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C75	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C76	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C77	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C78	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C79	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C80	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C81	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C82	31.42'	20.00'	28.29'	S44°01'19"E	90°01'02"
C83	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C84	31.41'	20.00'	28.28'	S45°58'41"W	89°58'58"
C85	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C86	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C87	31.41'	20.00'	28.28'	N45°58'41"E	89°58'58"
C88	31.42'	20.00'	28.29'	N44°01'19"W	90°01'02"
C89	37.94'	51.00'	37.07'	S22°17'49"W	42°37'14"
C90	42.16'	51.00'	40.97'	S67°17'18"W	47°21'47"

SOILS DESCRIPTION

TROP: PETRIFIED FOREST MEMBER (UPPER TRIASSIC)

VARICOLORED, TYPICALLY GRAY TO PURPLE MUDSTONE, CLAYSTONE, AND SILTSTONE, LESSER WHITE TO YELLOW-BROWN SANDSTONE AND PEBBLY SANDSTONE, AND MINOR CHERT AND NODULAR LIMESTONE, REGIONALLY DIVISIBLE INTO THREE PARTS, IN ASCENDING ORDER: (1) THE BENTONITIC BLUE MESA, (2) THE PEBBLY SANDSTONE OF THE MOSS BACK OR SONSELA (DEPENDING ON CLAST PROVENANCE), AND (3) THE BENTONITIC PAINTED DESERT (LUCAS, 1993; WOODY [2006], HOWEVER, SUGGESTED RESTRICTING THE PETRIFIED FOREST TO STRATA ABOVE THE SONSELA, THAT IS, TO LUCAS' PAINTED DESERT UNIT); THE OWL ROCK MEMBER OF THE CHINLE FORMATION MAY BE PRESENT AT THE TOP OF THE UNIT AS MAPPED HERE (SPENCER LUCAS, NEW MEXICO MUSEUM OF NATURAL HISTORY AND SCIENCE, VERBAL COMMUNICATION, AUGUST 2005), AND THE LOWERMOST PART OF THE PETRIFIED FOREST MEMBER AS MAPPED HERE LOCALLY CONTAINS LIGHT-GRAY, FINE- TO MEDIUM-GRAINED SANDSTONE WITH ABUNDANT PETRIFIED WOOD AND COBBLE- TO SMALL BOULDER-SIZE "CANNONBALL" SANDSTONE CONCRETIONS THAT MAY REPRESENT A DISTAL, UNMAPPED FACIES OF THE MONITOR BUTTE FORMATION; THE MIDDLE PART OF MEMBER IS MARKED BY A DISTINCTIVE, THICK-BEDDED, WHITE TO YELLOW-BROWN SANDSTONE AND PEBBLY SANDSTONE WITH WELL-ROUNDED CHERT AND QUARTZITE CLASTS LIKELY CORRELATIVE WITH THE SONSELA; SWELLING, BENTONITIC MUDSTONE AND CLAYSTONE ARE COMMON THROUGHOUT THE MEMBER AND ALTHOUGH TYPICALLY POORLY EXPOSED, THEIR BRIGHT PURPLE, GRAYISH-RED, DARK-REDDISH-BROWN, LIGHT-GREENISH-GRAY, BROWNISH-GRAY, OLIVE-GRAY, AND SIMILAR HUES LOCALLY SHOW THROUGH TO THE SURFACE; THEY WEATHER TO A "POPCORN" SURFACE AND ARE RESPONSIBLE FOR NUMEROUS BUILDING FOUNDATION PROBLEMS IN THE REGION; TYPICALLY POORLY EXPOSED AND COMMONLY FORMS LANDSLIDES; CONTAINS PETRIFIED WOOD, ESPECIALLY IN SANDSTONE BEDS; UPPER, UNCONFORMABLE CONTACT IS AT THE TOP OF BRIGHTLY COLORED SWELLING MUDSTONES WITH NODULAR LIMESTONE, ABOVE WHICH IS A THIN CHERT-PEBBLE CONGLOMERATE AND OVERLYING REDDISH-BROWN, NON-BENTONITIC SILTSTONE AND FINE-GRAINED SANDSTONE; DEPOSITED IN A VARIETY OF FLUVIAL, FLOOD-PLAIN, PALUSTRINE, AND LACUSTRINE ENVIRONMENTS OF A BACK-ARC BASIN FORMED INLAND OF A MAGMATIC ARC ASSOCIATED WITH A SUBDUCTION ZONE ALONG THE WEST COAST OF NORTH AMERICA (STEWART AND OTHERS, 1972a; DICKINSON AND OTHERS, 1983; LUCAS, 1993; DUBIEL, 1994; DECOURTEN, 1998; LUCAS AND TANNER, 2007); ABOUT 400 TO 650 FEET (120-200 M) THICK.

REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 666-0601



PRELIMINARY PLAT FOR:
GATEWAY PRESERVE NORTH

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 11/23/2021
SCALE: 1"=150'

JOB NO.
607-002

SHEET NO:
2 OF 2

PRELIMINARY PLAT

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