



Abstract

Agency: Bureau of Land Management, St. George Field Office, Utah School & Institutional Trust Lands Administration, Utah Department of Transportation, Region Four, and Snow Canyon State Park

Land Status/Jurisdiction: BLM, SITLA, UDOT, State Park

Project Title: A Cultural Resource Inventory of the NorthRidge Community Access Road, Washington County, Utah

Project Number: U16-HO-0560b,s

Project Description: The project consists of a proposal by Diamond Ridge Holdings, LLC, and Kirk Willey to construct a new two-lane access road between State Route (SR) 18 and a new residential community they are preparing to develop. The new road will tie into SR-18 at approximately milepost 10.44 and extend to the northeast for about 1,265 m (4,150 ft) to the new development. The proposed road will require a 20.12 m (66 ft) wide permanent right-of-way and will be built to accommodate the traffic load of the new development, utility placement, and emergency response requirements. The new road will include a 14.94 m (49 ft) wide 2-lane paved road with desert-scaped center median and pedestrian pathway along one side. An unpaved drainage basin will be placed along each side of the road as well. Construction of the road will include grubbing and clearing of vegetation, sub-grading, trenching for utilities, compaction, and paving of the roadway. Staging for the construction will be along the east side of SR-18 within the UDOT right-of-way.

Location: The proposed project corridor is located across UDOT fee title land, and land administered by the BLM, SITLA, and Snow Canyon State Park in Washington County, Utah within T 41S, R 16W, Sections 10, 14, and 15 (USGS topographic quadrangles: Santa Clara & Washington, Utah).

Permit Number(s): 138 (PLPCO) & 14UT81316 (BLM)

Number of Surveyed Acres: 11.73

Date(s) of Field Survey: 29 July 2016

Number of Sites: Examination of the proposed project corridor resulted in the identification and documentation of one new cultural site (42WS6166) and two isolated finds. Isolated finds are categorically not eligible for consideration under the criteria of the NRHP and, as such, will not hinder the development of the project. Site 42WS6166 represents segments of an un-named historic connector road alignment between the “Road Modena to St. George” and “St. George and Pine Valley Road” and is recommended as non-significant and not eligible for the NRHP. All previously recorded sites, NRHP listed properties, and documented in-period historic architecture were plotted/listed beyond the proposed project corridor.



DSCF2136. IF-01. GLO marker



DSCF2137. IF-01. Overview of GLO marker looking east



DSCF2139. IF-02. Insulator fragment



DSCF2140. IF-02. Insulator fragment



Public Works | Ron Whitehead

Re: Proposed Development on Diamond Ridge Holding LLC Property near Diamond Valley

Kirk Willey, Developer

I have looked at the proposed development of the above mentioned property and wanted to give you some information ahead of time so you will know what to expect and include as part as of the development submittals.

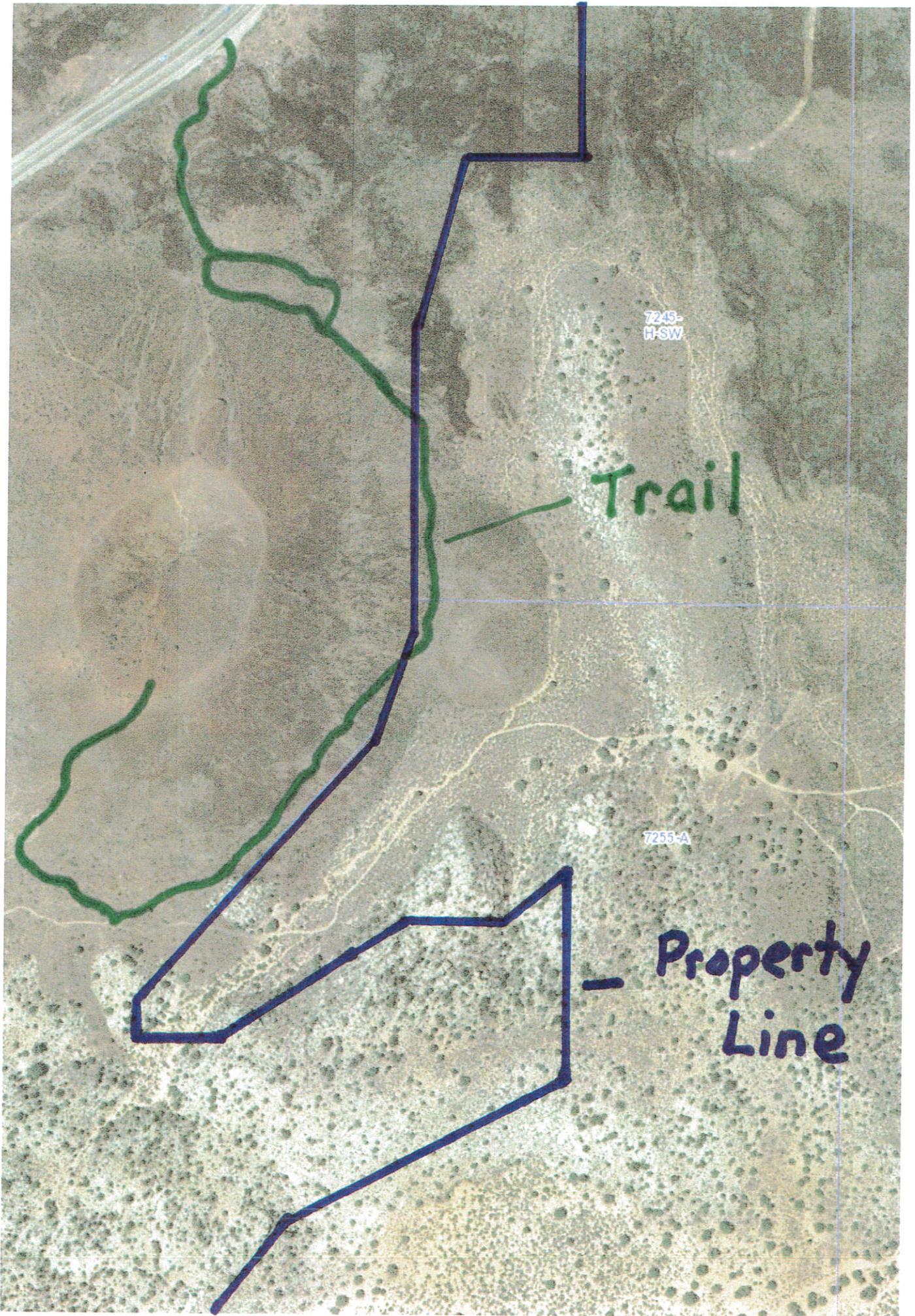
1. Due to the large size of this development and the anticipated number of lots that will be created the County will require multiple access points for ingress and egress.
2. A traffic study will be required to show how you will address the large volume of traffic this development will generate.
3. Access points to multiple roads will be required to help disperse traffic in different locations and on different levels of service roads.
4. These multiple access roads will also be used to bring utilities in to the development and allow emergency services ingress and egress to different areas of the development.
5. Statements of how utilities will be provided for the development. (Water, sewer and electrical)

These items are just a few of the larger areas of concern you will need to address for the County when you go through the development process.

If I can answer any questions please let me know.

Best Regards,

Ron Whitehead



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H-SW

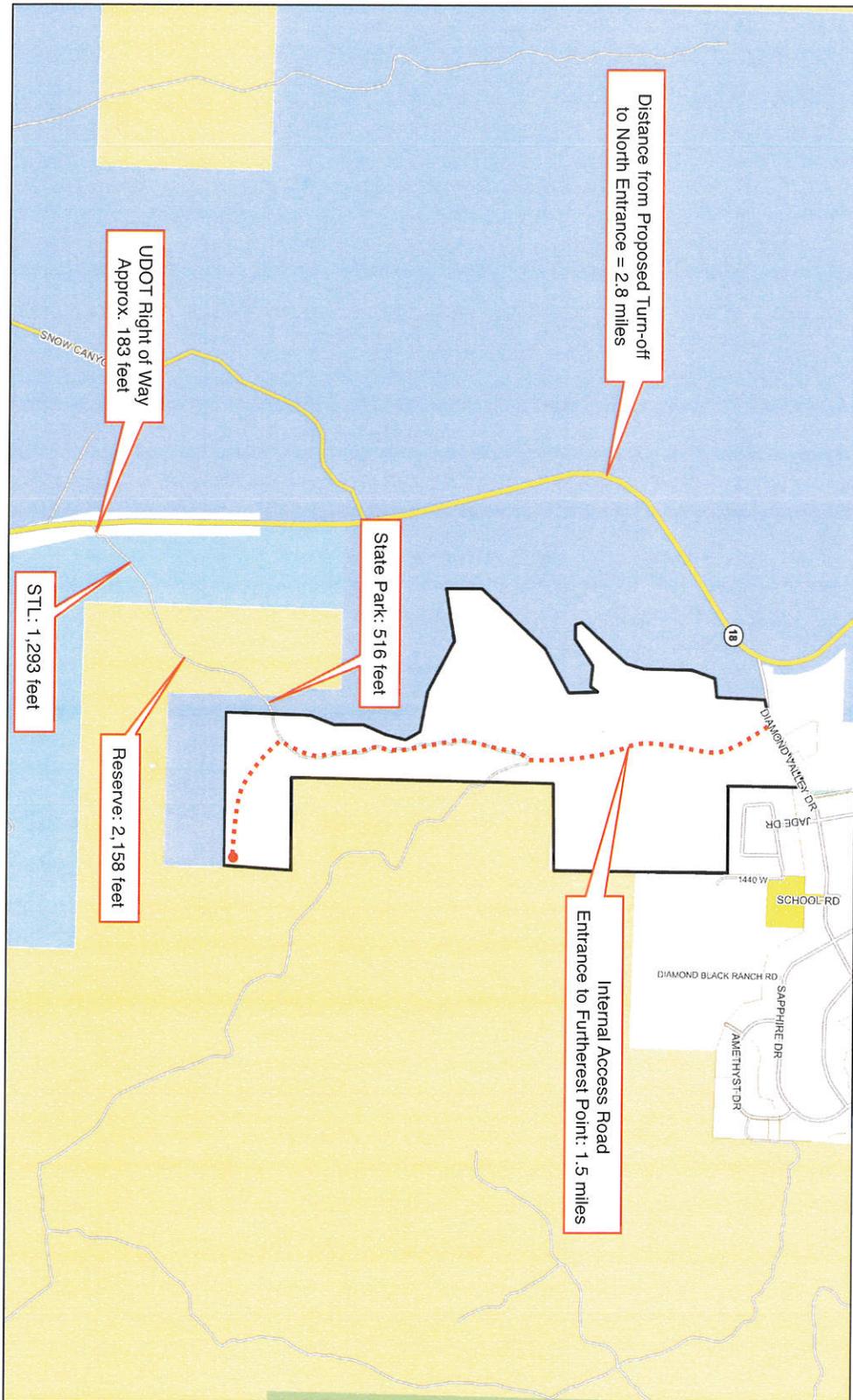
Trail

7255-A

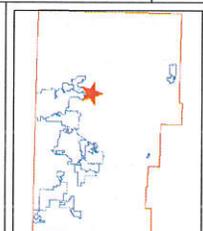
Property
Line



Exhibit 1 - Proposed Southern Access Road



This map is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.
 - Washington County Recorder



- Legend**
- Towns
 - Municipalities
 - Subdivisions
 - Streets
 - Major
 - Minor
 - Primary Road
 - Secondary Road
 - Trail
 - Other Roads
 - Waterbodies
 - Water Courses
 - MAJOR PIPELINE/CANAL
 - Other
 - Parcel Ownership
 - U.S. Forest Service
 - Bureau of Land Management
 - State of Utah
 - Indianas Area
 - State of Nevada
 - National Park Service
 - State Park
 - Washington County
 - Utah Division of Transportation
 - Municipally Owned
 - Water Conservancy District
 - Utah District
 - Utah Division of Wildlife Resources

Map center: 1021991, 10056080
 Scale: 1:19,135