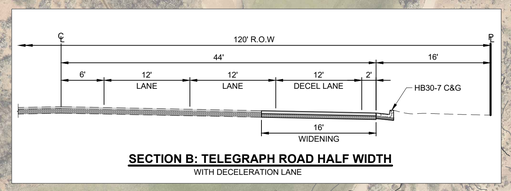
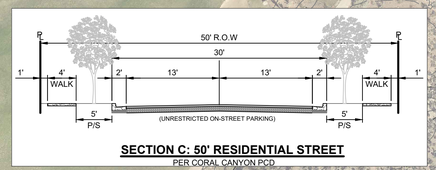


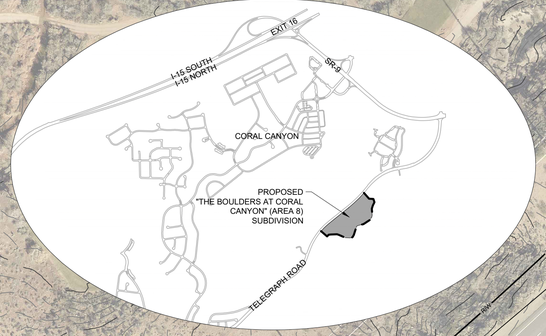
SECTION A: TELEGRAPH ROAD HALF WIDTH
WITHOUT DECELERATION LANE



SECTION B: TELEGRAPH ROAD HALF WIDTH
WITH DECELERATION LANE



SECTION C: 50' RESIDENTIAL STREET
PER CORAL CANYON PCD



VICINITY MAP
0' 1000' 2000'
SCALE: 1" = 2000'

CORNER OF SECTIONS 4, 8 & 9
1974 WASHINGTON COUNTY
BRASS CAP - HCN # 2127
COUNTY REF NO. V9-42-14

POINT OF BEGINNING

WEST 828.31'

S01°05'53"W 451.72'

N40°39'21"W 14.98'

N86°33'29"W 121.11'

N3°54'31"E 88.90'

N20°00'36"E 108.58'

N16°45'16"E 886.90'

N3°27'54"W 187.97'

OPEN SPACE

OPEN SPACE 3030

OPEN SPACE 3020

OPEN SPACE 3010

OPEN SPACE 3040

OPEN SPACE 3050

OPEN SPACE 3060

OS-1 4361 SQ FT

OS-2 5995 SQ FT

OS-3 5351 SQ FT

OS-4 7329 SQ FT

AMENITY 17801 SQ FT (SEE NOTES)

PHASE 1

PHASE 2

TELEGRAPH ROAD

RAZOR DRIVE (60' public)

BENCH ALLEY (60' public)

RIDGE WAY (60' public)

JURASSIC COURT (60' public)

50' PUBLIC R.O.W

6' CMU PERIMETER WALL, TYP. ALONG TELEGRAPH ROAD

EXISTING DRAINAGE WAY PER CORAL CANYON PCD FLOODPLAIN MASTER PLAN

EXISTING DRAINAGE WAY PER CORAL CANYON PCD FLOODPLAIN MASTER PLAN

1/4 CORNER OF SECTIONS 8 & 9
1978 BLM BRASS CAP
HCN # 2128
COUNTY REF NO. T9-42-14

N01°05'53"E (M) 2676.38' (M)
N01°08'48"E (R-GRID) 2676.25' (R)

N44°40'45"E 62.35'
N82°51'12"E 60.12'
N87°27'28"E 176.79'
S70°16'41"E 69.73'
S65°24'07"E 179.28'
S86°57'51"E 140.23'
N7°04'53"E 63.82'
N59°42'42"E 74.64'
N17°46'08"E 228.79'
N75°38'11"E 183.28'
N66°28'50"E 208.91'
N14°41'55"E 84.08'
N25°40'48"E 98.65'
N9°21'04"E 44.81'

NOTES:

1. PROPOSED PLAT IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN OR EROSION HAZARD BOUNDARY.
2. PROPOSED PLAT IS NOT IN DESIGNATED AIRPORT APPROACHES.
3. PROPOSED PLAT IS NOT WITHIN THE HILLSIDE OVERLAY ZONE.
4. AMENITY AREA ANTICIPATED TO INCLUDE A POOL, POOL HOUSE, PICKLEBALL COURT, AND PLAYGROUND.

LEGEND:

- EXISTING IRRIGATION
- EXISTING IRRIGATION VALVE
- EXISTING WATER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING UNDERGROUND FIBER
- EXISTING FIBER MANHOLE
- PROPOSED IRRIGATION
- PROPOSED IRRIGATION VALVE
- PROPOSED WATER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED 6' CMU PERIMETER WALL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S1°05'53"W, 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 4, 8 AND 9, T42S, R14W, SLB&M, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF TELEGRAPH ROAD, A PUBLIC ROADWAY, FILED AS RECORDED NO. 911944 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S40°58'21"E, 214.98 FEET; THENCE S86°33'29"E, 121.11 FEET; THENCE S18°22'32"E, 95.14 FEET; THENCE S26°05'36"W, 108.58 FEET; THENCE S16°45'16"W, 88.90 FEET; THENCE S3°27'54"E, 187.97 FEET; THENCE S14°41'55"W, 54.08 FEET; THENCE S36°48'09"W, 94.63 FEET; THENCE S56°28'50"W, 208.91 FEET; THENCE S75°38'11"W, 183.28 FEET; THENCE S30°22'04"W, 44.81 FEET; THENCE S17°46'08"W, 228.70 FEET; THENCE S30°42'42"W, 74.94 FEET; THENCE S71°04'53"W, 63.82 FEET; THENCE N86°57'51"W, 140.23 FEET; THENCE N65°24'07"W, 179.28 FEET; THENCE N70°16'42"W, 69.73 FEET; THENCE N87°27'28"W, 176.79 FEET; THENCE S82°51'12"W, 60.12 FEET; THENCE S44°50'45"W, 62.62 FEET; THENCE N48°57'51"W, 223.31 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID TELEGRAPH ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY 311.97 FEET ALONG THE ARC OF A 1744.48 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°14'47", RADIUS POINT BEARS S48°57'51"E; THENCE N51°16'56"E, 694.38 FEET TO THE POINT OF CURVE OF A 3340.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 603.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°21'27" TO THE POINT OF BEGINNING.

CONTAINING 19.851 ACRES.

CC AREA 8 PHASE 1 TABULATION	
RESIDENTIAL LOTS	50
RESIDENTIAL AREA	4.14 ACRES
OPEN SPACE AREA	3.10 ACRES
AMENITY AREA	0.41 ACRES
STREET R.O.W. AREA	2.10 ACRES
TRAIL EASEMENT AREA	0.43 ACRES
PHASE 1 TOTAL AREA	10.18 ACRES

CC AREA 8 PHASE 2 TABULATION	
RESIDENTIAL LOTS	43
RESIDENTIAL LOTS AREA	3.32 ACRES
OPEN SPACE AREA	4.62 ACRES
STREET R.O.W. AREA	1.37 ACREA
TRAIL EASEMENT AREA	0.36 ACREA
PHASE 2 TOTAL AREA	9.67 ACRES

CORAL CANYON™

COLE WEST HOME (APPLICANT)
2250 N Coral Canyon Blvd. #200,
Washington, UT 84780 Phone:(435) 275-2901

HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

SCALE: 1" = 60'

WARNING
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS		
REV #	DATE	

*SEE GENERAL NOTES SHEET

DRAWING INFO	
DATE	06/25/2020
DESIGNED	AC
DRAWN	TC
CHECKED	AC
PROJECT	UT-2483-2006

PRELIMINARY
NOT FOR CONSTRUCTION

THE BOULDERS AT CORAL CANYON (AREA 8)

WASHINGTON, UT

PRELIMINARY PLAT

PP-01

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