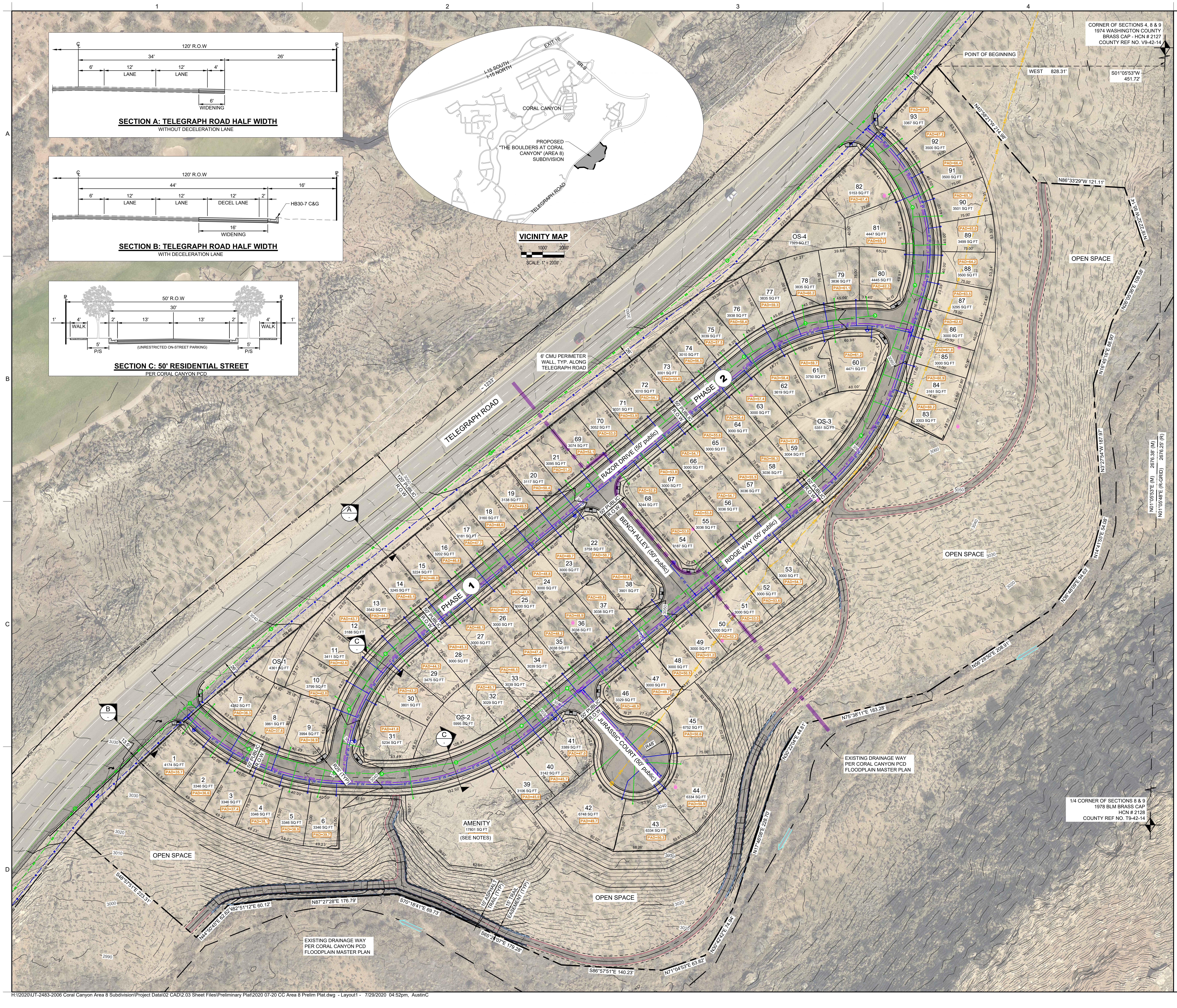

0 60' 120'

SCALE: 1" = 60'

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:

— — irr — —	EXISTING IRRIGATION
⋈	EXISTING IRRIGATION VALVE
— — w — —	EXISTING WATER
⋈	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
— — ss — —	EXISTING SEWER
(s)	EXISTING SEWER MANHOLE
— — bfo — —	EXISTING UNDERGROUND FIBER
(fo)	EXISTING FIBER MANHOLE
—— IRR ——	PROPOSED IRRIGATION
⋈	PROPOSED IRRIGATION VALVE
—— W ——	PROPOSED WATER
⋈	PROPOSED WATER VALVE
○	PROPOSED FIRE HYDRANT
—— SS ——	PROPOSED SEWER
(S)	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°28'50W, 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°18'42"W, 69.73 FEET; THENCE S87°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 ACRES
TRAIL EASEMENT AREA	0.36 ACREA
PHASE 2 TOTAL AREA	9.67 ACRES

CORAL CANYON™

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www.horrocks.com

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