Application for Subdivision & Planned Unit Development Revised July 2015

Application Date _____
Fee: $3,500.00 Rec'd 2-22-16
CK # 1034

Name of Subdivision/Planned Unit Development:
Peaches, a Planned Unit Development

Location (Legal Description)
See attached Legal Description

Owner Zion Mountain Development, LLC Ph ( ) 435-632-6310
Address 2923 W. Crestview Dr. Fax: _____
City Santa Clara State Utah Zip 84741
E-Mail ks@mclaws.org

Applicant Same as owner Ph ( ) _____
Address _____ Fax _____
City _____ State _____ Zip _____ E-Mail _____

Registered Engineer or Surveyor Iron Rock Engineering, Inc dba. TC Engineering
Address 460 East 300 South Fax 435-644-2969
City Kanab State Utah Zip 84741
Email tom@tc-eng.com

Existing Zone R-1
Number of Lots 26-Res, 2-Comm
Minimum Lot Size 0.51 Acres
Overall Density Res - 2.40 Acres/Lot
Overall - 2.32 Acres/Lot

Zone Change Require Y N
Total Acreage 64.92 Acres
Open Space Acres 17.85 Acres
% Open Space 27.5%

Additional Comments: _____

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Printed Name: Kevin McLaws, Manager

Signature: _____

*It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Subdivision & Planned Unit is an Agenda Item. Electronic appearance is acceptable if prior arrangements are made.

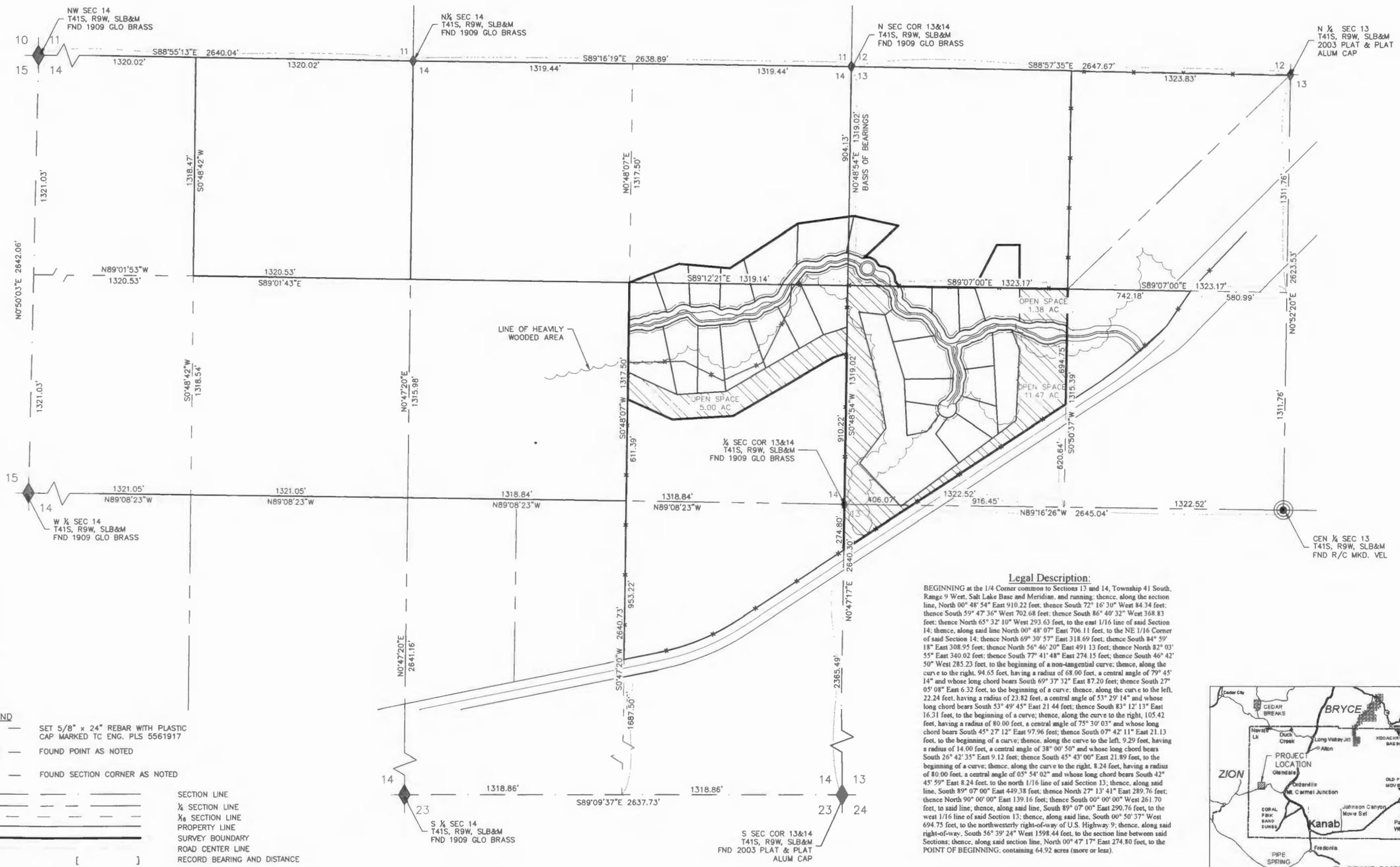
PEACHES, PHASE 1,

A PLANNED-UNIT DEVELOPMENT

PRELIMINARY PLAT

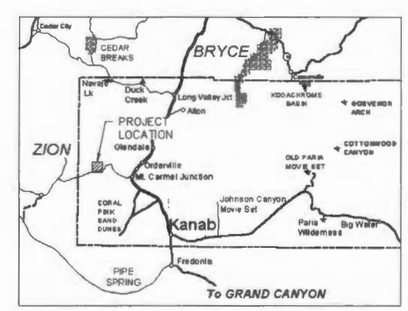
KANE COUNTY, UTAH

300 0 300
SCALE IN FEET
SCALE 1" =300'



Legal Description:

BEGINNING at the 1/4 Corner common to Sections 13 and 14, Township 41 South, Range 9 West, Salt Lake Base and Meridian, and running; thence, along the section line, North 00° 48' 54" East 910.22 feet; thence South 72° 16' 30" West 84.34 feet; thence South 59° 47' 36" West 702.68 feet; thence South 86° 40' 32" West 368.83 feet; thence North 65° 32' 10" West 293.63 feet, to the east 1/16 line of said Section 14; thence, along said line North 00° 48' 07" East 706.11 feet, to the NE 1/16 Corner of said Section 14; thence North 69° 30' 57" East 318.69 feet; thence South 84° 59' 18" East 308.95 feet; thence North 56° 46' 20" East 491 13 feet; thence North 82° 03' 55" East 340.02 feet; thence South 77° 41' 48" East 274.15 feet; thence South 46° 42' 50" West 285.23 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 94.65 feet, having a radius of 68.00 feet, a central angle of 79° 45' 14" and whose long chord bears South 69° 37' 32" East 87.20 feet; thence South 27° 05' 08" East 6.32 feet, to the beginning of a curve; thence, along the curve to the left, 22.24 feet, having a radius of 23.82 feet, a central angle of 53° 29' 14" and whose long chord bears South 53° 49' 45" East 21 44 feet; thence South 83° 12' 13" East 16.31 feet, to the beginning of a curve; thence, along the curve to the right, 105.42 feet, having a radius of 80.00 feet, a central angle of 75° 30' 03" and whose long chord bears South 45° 27' 12" East 97.96 feet; thence South 07° 42' 11" East 21.13 feet, to the beginning of a curve; thence, along the curve to the left, 9.29 feet, having a radius of 14.00 feet, a central angle of 38° 00' 50" and whose long chord bears South 26° 42' 35" East 9.12 feet; thence South 45° 43' 00" East 21.89 feet, to the beginning of a curve; thence, along the curve to the right, 8.24 feet, having a radius of 80.00 feet, a central angle of 05° 54' 02" and whose long chord bears South 42° 45' 59" East 8.24 feet, to the north 1/16 line of said Section 13; thence, along said line, South 89° 07' 00" East 449.38 feet; thence North 27° 13' 41" East 289.76 feet; thence North 90° 00' 00" East 139.16 feet; thence South 00° 00' 00" West 261.70 feet, to said line; thence, along said line, South 89° 07' 00" East 290.76 feet, to the west 1/16 line of said Section 13; thence, along said line, South 00° 50' 37" West 694.75 feet, to the northwesterly right-of-way of U.S. Highway 9; thence, along said right-of-way, South 56° 39' 24" West 1598.44 feet, to the section line between said Sections; thence, along said section line, North 00° 47' 17" East 274.80 feet, to the POINT OF BEGINNING; containing 64.92 acres (more or less).



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- FOUND POINT AS NOTED
- FOUND SECTION CORNER AS NOTED
- SECTION LINE
- ¼ SECTION LINE
- 1/16 SECTION LINE
- PROPERTY LINE
- SURVEY BOUNDARY
- ROAD CENTER LINE
- [ ] RECORD BEARING AND DISTANCE

DATE:	REVISION:
8/10/2015	PRELIMINARY LAYOUT

PEACHES, PHASE 1
OVERALL SITTE
KANE COUNTY, UT
SCALE: 1" = 300'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING
DESIGNING and BUILDING A BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

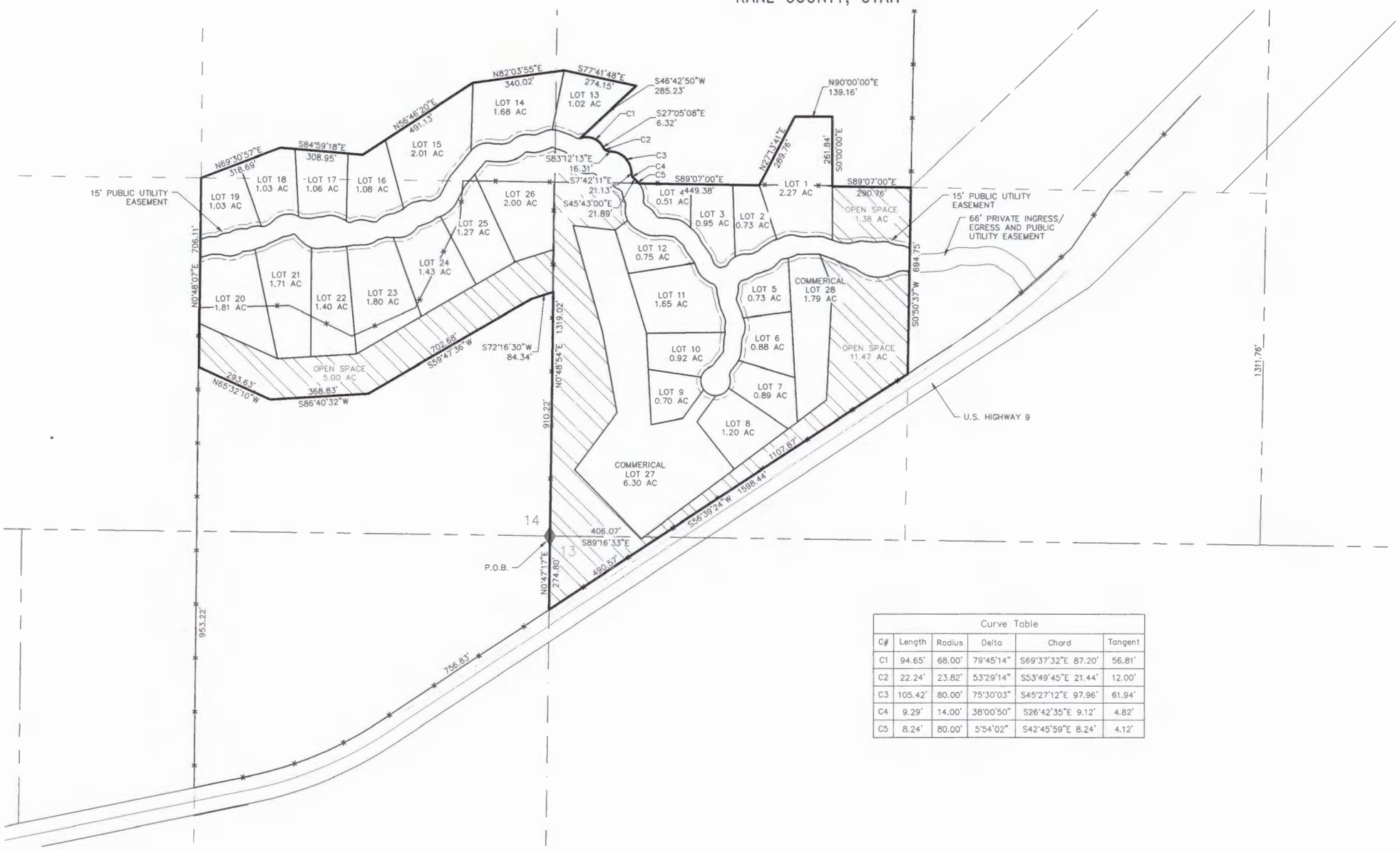
FILE: PEACHES – Boundary
DRAWN BY: TWA
SHEET: 1 OF 5

PEACHES, PHASE 1,

A PLANNED-UNIT DEVELOPMENT

PRELIMINARY PLAT

KANE COUNTY, UTAH



Curve Table					
C#	Length	Radius	Delta	Chord	Tangent
C1	94.65'	68.00'	79°45'14"	S69°37'32"E 87.20'	56.81'
C2	22.24'	23.82'	53°29'14"	S53°49'45"E 21.44'	12.00'
C3	105.42'	80.00'	75°30'03"	S45°27'12"E 97.96'	61.94'
C4	9.29'	14.00'	38°00'50"	S26°42'35"E 9.12'	4.82'
C5	8.24'	80.00'	5°54'02"	S42°45'59"E 8.24'	4.12'

LEGEND

FOUND SECTION CORNER AS NOTED

SECTION LINE
¼ SECTION LINE
⅛ SECTION LINE
PROPERTY LINE
SURVEY BOUNDARY

DATE: 8/10/2015
REVISION: PRELIMINARY LAYOUT

PEACHES, PHASE 1
DEVELOPMENT BOUNDARY
KANE COUNTY, UT
SCALE: 1" = 200'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING
DESIGNING and BUILDING A BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

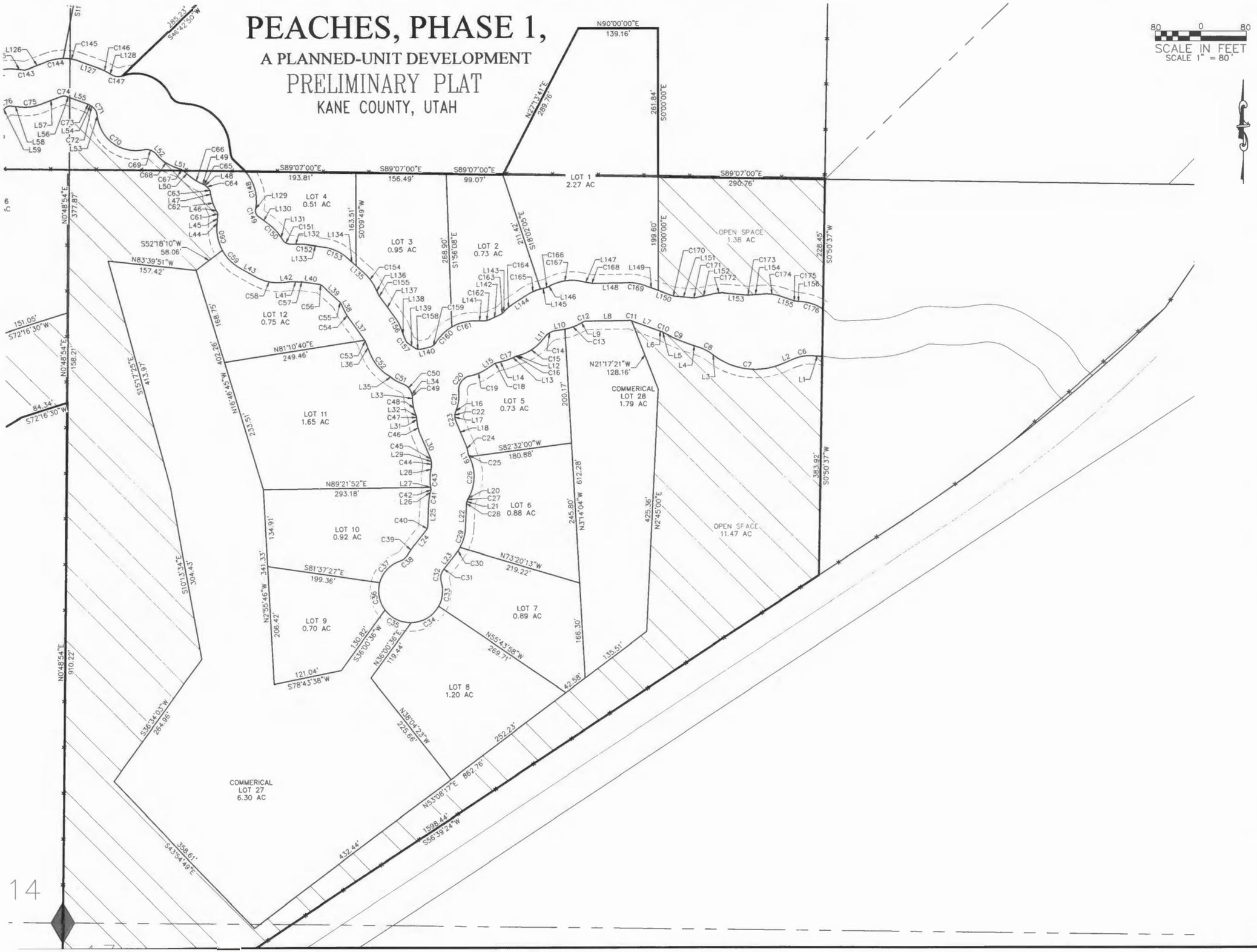
FILE: PEACHES - Boundary
DRAWN BY: TWA
SHEET: 2 OF 5

PEACHES, PHASE 1,

A PLANNED-UNIT DEVELOPMENT

PRELIMINARY PLAT

KANE COUNTY, UTAH



DATE:	REVISION:
8/10/2015	PRELIMINARY LAYOUT

PEACHES, PHASE 1
ROAD & LOT DETAIL
KANE COUNTY, UT
SCALE: 1" = 80'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING
DESIGNING and BUILDING A BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

FILE: PEACHES - Boundary
SHEET: 3 OF 5
DRAWN BY: TWA

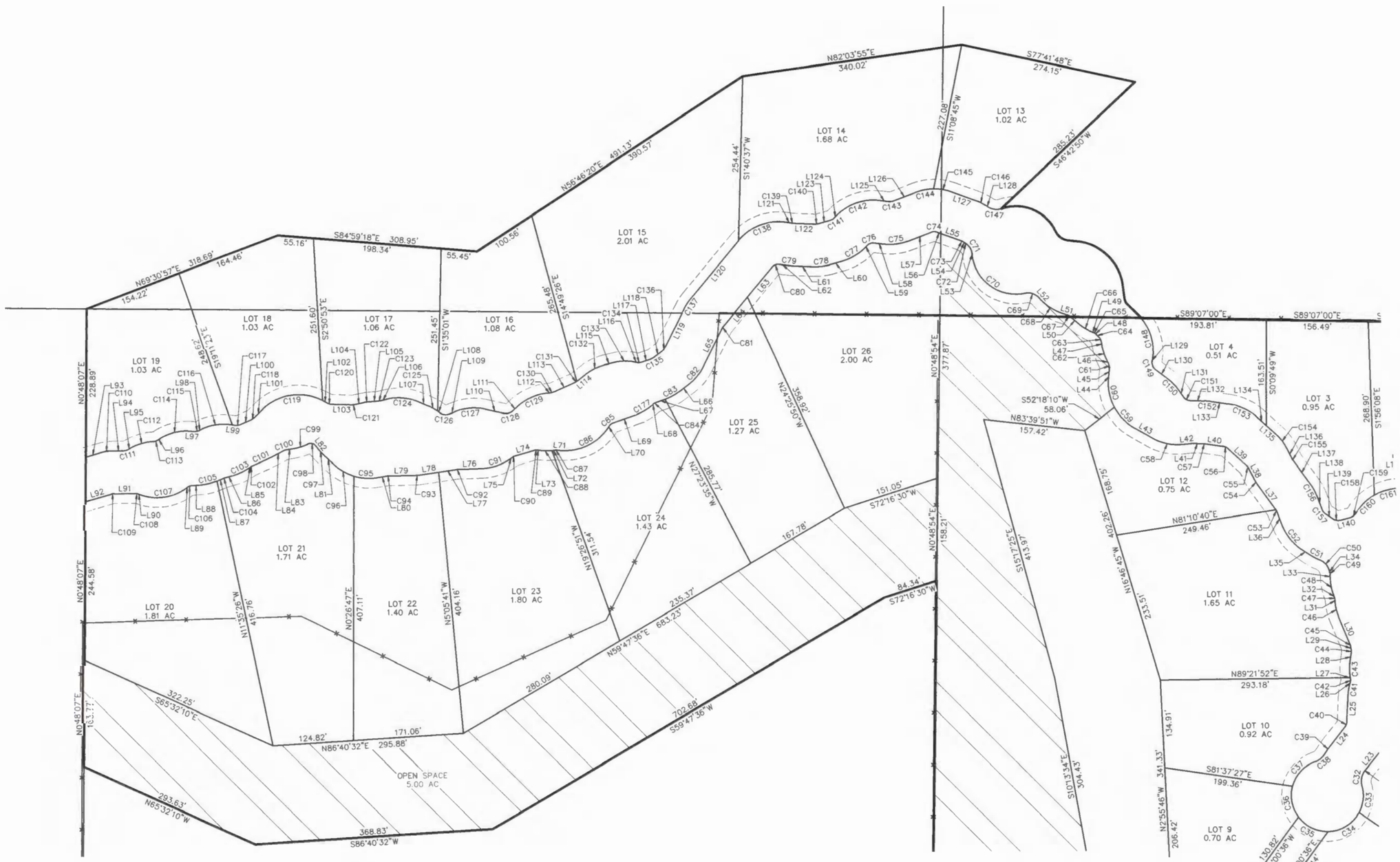
PEACHES, PHASE 1,

A PLANNED-UNIT DEVELOPMENT

PRELIMINARY PLAT

KANE COUNTY, UTAH

80 0 80
SCALE IN FEET
SCALE 1" = 80'



DATE:	REVISION:
8/10/2015	PRELIMINARY LAYOUT

PEACHES, PHASE 1
ROAD & LOT DETAIL
KANE COUNTY, UT
SCALE: 1" = 80'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

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P.O. BOX 55, KANAB, UTAH 84741
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FILE: PEACHES – Boundary
DRAWN BY: TWA
SHEET: 4 OF 5

Curve Table

C#	Length	Radius	Delta	Chord	Tangent
C6	33.41'	70.60'	27°06'59"	N80°09'42"E 33.10'	17.02'
C7	125.92'	118.22'	61°01'34"	S82°53'00"E 120.05'	69.67'
C8	25.87'	79.10'	18°44'24"	S61°44'25"E 25.76'	13.05'
C9	48.82'	312.08'	8°57'48"	S66°37'43"E 48.77'	24.46'
C10	1.96'	14.00'	8°00'11"	S66°08'54"E 1.95'	0.98'
C11	5.05'	14.00'	20°40'28"	S80°29'13"E 5.02'	2.55'
C12	7.31'	14.00'	29°54'40"	N74°13'13"E 7.23'	3.74'
C13	29.86'	80.00'	21°23'06"	N69°57'27"E 29.69'	15.11'
C14	23.55'	32.97'	40°55'38"	N60°11'11"E 23.05'	12.30'
C15	48.78'	80.00'	34°56'20"	N57°11'32"E 48.03'	25.18'
C16	1.94'	14.00'	7°55'29"	N70°41'58"E 1.93'	0.97'
C17	11.75'	80.00'	8°24'58"	N70°56'42"E 11.74'	5.89'
C18	4.65'	14.00'	19°02'57"	N65°37'42"E 4.63'	2.35'
C19	31.81'	80.00'	22°47'07"	N67°29'47"E 31.60'	16.12'
C20	36.52'	25.00'	83°42'05"	N37°02'18"E 33.36'	22.39'
C21	31.42'	80.00'	22°30'19"	N6°26'25"E 31.22'	15.92'
C22	5.31'	14.00'	21°44'28"	N6°49'21"E 5.28'	2.69'
C23	4.54'	14.00'	18°33'48"	N13°17'02"W 4.52'	2.29'
C24	18.33'	80.00'	13°07'51"	N16°00'00"W 18.29'	9.21'
C25	4.24'	14.00'	17°20'21"	N18°06'15"W 4.22'	2.13'
C26	75.60'	77.00'	56°15'04"	N1°21'06"E 72.60'	41.16'
C27	3.44'	14.00'	14°05'34"	N22°25'51"E 3.43'	1.73'
C28	3.09'	14.00'	12°38'09"	N9°04'00"E 3.08'	1.55'
C29	36.04'	80.00'	25°48'52"	N15°39'21"E 35.74'	18.33'
C30	13.55'	80.00'	9°42'20"	N33°24'57"E 13.54'	6.79'
C31	2.33'	113.91'	1°10'18"	N37°40'59"E 2.33'	1.16'
C32	23.23'	25.00'	53°15'02"	N10°28'19"E 22.41'	12.53'
C33	43.37'	55.50'	44°46'23"	N6°13'59"E 42.27'	22.86'
C34	58.59'	55.50'	60°28'52"	N58°51'36"E 55.90'	32.35'
C35	52.68'	55.50'	54°23'17"	S63°42'19"E 50.73'	28.52'
C36	50.14'	55.50'	51°45'46"	S10°37'48"E 48.45'	26.93'
C37	53.91'	55.50'	55°39'23"	S43°04'47"W 51.82'	29.30'
C38	17.16'	25.00'	39°19'47"	S51°14'35"W 16.83'	8.93'
C39	21.01'	179.91'	6°41'26"	S34°55'25"W 21.00'	10.52'
C40	8.68'	14.00'	35°31'12"	S20°30'31"W 8.54'	4.48'
C41	17.64'	80.00'	12°38'09"	S9°04'00"W 17.61'	8.86'
C42	6.18'	14.00'	25°16'54"	S2°44'37"W 6.13'	3.14'
C43	25.63'	80.00'	18°21'29"	S0°43'05"E 25.52'	12.93'
C44	4.37'	14.00'	17°53'44"	S0°29'13"E 4.35'	2.20'
C45	3.21'	14.00'	13°07'51"	S16°00'00"E 3.20'	1.61'
C46	25.92'	80.00'	18°33'48"	S13°17'02"E 25.81'	13.07'
C47	4.37'	14.00'	17°53'46"	S12°57'01"E 4.36'	2.20'
C48	27.70'	80.00'	19°50'09"	S11°58'49"E 27.56'	13.99'
C49	3.13'	14.00'	12°48'38"	S8°28'04"E 3.12'	1.57'
C50	23.63'	25.00'	54°09'54"	S41°57'19"E 22.76'	12.78'
C51	18.25'	80.00'	13°04'14"	S62°30'09"E 18.21'	9.16'
C52	48.77'	80.00'	34°55'47"	S38°30'08"E 48.02'	25.17'
C53	3.60'	14.00'	14°43'07"	S28°23'48"E 3.59'	1.81'
C54	12.88'	80.00'	9°13'40"	S31°08'31"E 12.87'	6.46'
C55	5.13'	14.00'	21°00'35"	S37°01'59"E 5.10'	2.60'
C56	8.42'	14.00'	34°26'38"	S64°45'35"E 8.29'	4.34'
C57	1.64'	14.00'	6°42'52"	S85°20'20"E 1.64'	0.82'
C58	50.54'	80.00'	36°11'54"	S78°25'57"E 49.71'	26.15'
C59	45.38'	80.00'	32°30'00"	S44°05'00"E 44.77'	23.32'
C60	45.38'	80.00'	32°30'00"	S11°35'01"E 44.77'	23.32'
C61	7.93'	14.00'	32°26'58"	S11°33'30"E 7.82'	4.07'
C62	25.17'	80.00'	18°01'30"	S18°46'14"E 25.06'	12.69'
C63	7.74'	14.00'	31°39'25"	S25°35'11"E 7.64'	3.97'
C64	7.70'	49.71'	8°52'17"	S45°51'02"E 7.69'	3.86'
C65	4.21'	14.00'	17°13'19"	S58°53'50"E 4.19'	2.12'

Curve Table

C#	Length	Radius	Delta	Chord	Tangent
C66	24.33'	80.00'	17°25'42"	S58°47'38"E 24.24'	12.26'
C67	5.44'	14.00'	22°15'27"	S61°12'30"E 5.40'	2.75'
C68	42.95'	80.00'	30°45'41"	S56°57'23"E 42.44'	22.01'
C69	23.45'	22.26'	60°20'52"	S71°44'59"E 22.38'	12.94'
C70	115.22'	68.00'	97°04'52"	S53°22'59"E 101.92'	76.97'
C71	19.77'	21.64'	52°19'48"	S31°00'27"E 19.09'	10.63'
C72	0.18'	55.00'	0°10'57"	S57°10'21"E 0.18'	0.09'
C73	3.11'	14.00'	12°43'48"	S63°32'15"E 3.10'	1.56'
C74	10.04'	14.00'	41°06'29"	N89°32'36"E 9.83'	5.25'
C75	38.57'	80.00'	27°37'16"	N82°48'00"E 38.19'	19.67'
C76	12.67'	14.00'	51°52'10"	N70°40'32"E 12.25'	6.81'
C77	41.40'	80.00'	29°39'13"	N59°34'04"E 40.94'	21.18'
C78	25.03'	80.00'	17°55'31"	N83°21'26"E 24.93'	12.62'
C79	9.54'	80.00'	6°49'52"	S84°15'53"E 9.53'	4.77'
C80	14.56'	14.00'	59°36'07"	N69°21'00"E 13.92'	8.02'
C81	3.15'	14.00'	12°52'35"	N33°06'39"E 3.14'	1.58'
C82	36.70'	80.00'	26°17'15"	N39°48'59"E 36.38'	18.68'
C83	24.85'	80.00'	17°47'52"	N61°51'32"E 24.75'	12.53'
C84	5.56'	14.00'	22°44'31"	N59°23'13"E 5.52'	2.82'
C85	9.26'	14.00'	37°54'00"	N51°56'00"E 9.09'	4.81'
C86	86.80'	80.00'	62°10'08"	N64°04'04"E 82.61'	48.23'
C87	2.57'	14.00'	10°31'16"	N89°53'30"E 2.57'	1.29'
C88	21.06'	80.00'	15°05'01"	S87°49'37"E 21.00'	10.59'
C89	6.17'	14.00'	25°14'54"	N87°05'26"E 6.12'	3.14'
C90	3.94'	14.00'	16°07'06"	N63°36'09"E 3.93'	1.98'
C91	46.06'	80.00'	32°59'19"	N72°02'16"E 45.43'	23.69'
C92	1.66'	14.00'	6°48'27"	N85°07'42"E 1.66'	0.83'
C93	10.60'	80.00'	7°35'32"	N85°31'15"E 10.59'	5.31'
C94	2.05'	14.00'	8°23'03"	N85°07'29"E 2.05'	1.03'
C95	36.89'	80.00'	26°25'21"	S85°51'22"E 36.57'	18.78'
C96	36.89'	80.00'	26°25'21"	S59°26'02"E 36.57'	18.78'
C97	11.45'	80.00'	8°11'53"	S42°07'25"E 11.44'	5.73'
C98	13.56'	10.00'	77°41'00"	S76°51'59"E 12.54'	8.05'
C99	24.57'	80.00'	17°35'58"	N73°05'30"E 24.48'	12.38'
C100	4.62'	14.00'	18°53'18"	N72°26'49"E 4.59'	2.33'
C101	34.81'	585.48'	3°24'25"	N65°49'40"E 34.81'	17.41'
C102	2.92'	14.00'	11°55'51"	N60°26'39"E 2.91'	1.46'
C103	28.38'	80.00'	20°19'24"	N64°38'26"E 28.23'	14.34'
C104	1.82'	14.00'	7°27'23"	N71°04'26"E 1.82'	0.91'
C105	27.02'	80.00'	19°20'53"	N77°01'11"E 26.89'	13.64'
C106	7.77'	14.00'	31°47'25"	N70°47'56"E 7.67'	3.99'
C107	77.44'	80.00'	55°27'49"	N82°38'08"E 74.45'	42.06'
C108	4.98'	14.00'	20°22'03"	S79°48'59"E 4.95'	2.51'
C109	3.85'	14.00'	15°44'15"	N82°03'13"E 3.83'	1.93'
C110	21.97'	80.00'	15°44'15"	S82°03'13"W 21.90'	11.06'
C111	7.05'	14.00'	28°52'22"	S75°29'09"W 6.98'	3.60'
C112	37.44'	80.00'	26°48'52"	S74°27'25"W 37.10'	19.07'
C113	7.11'	14.00'	29°06'06"	S73°18'47"W 7.03'	3.63'
C114	48.96'	80.00'	35°04'06"	S76°17'47"W 48.20'	25.28'
C115	7.75'	14.00'	31°42'20"	S77°58'40"W 7.65'	3.98'
C116	52.28'	80.00'	37°26'33"	S80°50'47"W 51.35'	27.11'
C117	8.10'	14.00'	33°09'30"	S82°59'18"W 7.99'	4.17'
C118	4.87'	14.00'	19°56'45"	S56°26'11"W 4.85'	2.46'
C119	99.91'	80.00'	71°33'08"	S82°14'22"W 93.54'	57.65'
C120	6.40'	14.00'	26°12'04"	N75°05'06"W 6.35'	3.26'
C121	3.25'	14.00'	13°17'00"	S85°10'22"W 3.24'	1.63'
C122	10.16'	80.00'	7°16'41"	S82°10'12"W 10.16'	5.09'
C123	2.22'	14.00'	9°04'28"	S81°16'19"W 2.21'	1.11'
C124	51.54'	80.00'	36°54'46"	N84°48'32"W 50.65'	26.70'
C125	16.78'	80.00'	12°01'16"	N60°20'31"W 16.75'	8.42'

Curve Table

C#	Length	Radius	Delta	Chord	Tangent
C126	13.95'	14.00'	57°04'29"	N82°52'07"W 13.38'	7.61'
C127	47.56'	80.00'	34°03'51"	S85°37'34"W 46.87'	24.51'
C128	13.47'	14.00'	55°06'25"	S75°06'17"W 12.95'	7.30'
C129	53.52'	80.00'	38°19'41"	S66°42'55"W 52.52'	27.80'
C130	4.80'	14.00'	19°38'27"	S76°03'32"W 4.78'	2.42'
C131	3.54'	14.00'	14°29'27"	S58°59'35"W 3.53'	1.78'
C132	34.05'	80.00'	24°23'04"	S63°56'23"W 33.79'	17.29'
C133	36.45'	80.00'	26°06'31"	S89°11'10"W 36.14'	18.55'
C134	7.38'	14.00'	30°12'16"	S87°08'18"W 7.30'	3.78'
C135	4.66'	14.00'	19°04'34"	S62°29'53"W 4.64'	2.35'
C136	6.42'	14.00'	26°17'15"	S39°48'59"W 6.37'	3.27'
C137	17.98'	80.00'	12°52'35"	S33°06'39"W 17.94'	9.03'
C138	83.22'	80.00'	59°36'07"	S69°21'00"W 79.52'	45.82'
C139	1.67'	14.00'	6°49'52"	N84°15'53"W 1.67'	0.84'
C140	4.38'	14.00'	17°55'31"	S83°21'26"W 4.36'	2.21'
C141	7.25'	14.00'	29°39'13"	S59°34'04"W 7.17'	3.71'
C142	72.42'	80.00'	51°52'10"	S70°40'32"W 69.98'	38.91'
C143	6.75'	14.00'	27°37'16"	S82°48'00"W 6.68'	3.44'
C144	28.70'	80.00'	20°33'14"	S79°15'59"W 28.55'	14.51'
C145	28.70'	80.00'	20°33'14"	N80°10'47"W 28.55'	14.51'
C146	17.77'	80.00'	12°43'48"	N63°32'15"W 17.74'	8.92'
C147	20.09'	22.00'	52°19'48"	N83°20'16"W 19.40'	10.81'
C148	67.97'	80.00'	48°40'47"	N15°28'35"W 65.94'	36.19'
C149	15.24'	14.00'	62°22'27"	N22°19'25"W 14.50'	8.47'
C150	26.49'	80.00'	18°58'32"	N44°01'22"W 26.37'	13.37'
C151	13.23'	14.00'	54°09'40"	N61°36'56"W 12.75'	7.16'
C152	9.38'	80.00'	6°42'52"	N85°20'20"W 9.37'	4.69'
C153	48.09'	80.00'	34°26'38"	N64°45'35"W 47.37'	24.80'
C154	29.34'	80.00'	21°00'35"	N37°01'59"W 29.17'	14.83'
C155	2.25'	14.00'	9°13'40"	N31°08'31"W 2.25'	1.13'
C156	20.55'	80.00'	14°43'07"	N28°23'48"W 20.49'	10.33'
C157	8.53'	14.00'	34°55'47"	N38°30'08"W 8.40'	4.40'
C158	11.67'	14.00'	47°46'46"	N79°51'25"W 11.34'	6.20'
C159	11.03'	14.00'	45°09'21"	S53°40'31"W 10.75'	5.82'
C160	40.51'	80.00'	29°00'40"	S45°36'11"W 40.08'	20.70'
C161	40.51'	80.00'	29°00'40"	S74°36'51"W 40.08'	20.70'
C162	5.85'	14.00'	23°56'19"	S77°09'01"W 5.81'	2.97'
C163	5.60'	14.00'	22°55'18"	S53°43'13"W 5.56'	2.84'
C164	20.50'	80.00'	14°40'55"	S49°36'01"W 20.44'	10.31'
C165	27.47'	80.00'	19°40'38"	S66°46'48"W 27.34'	13.87'
C166	3.57'	14.00'	14°36'58"	S69°18'38"W 3.56'	1.80'
C167	54.26'	80.00'	38°51'42"	S81°26'00"W 53.23'	28.22'
C168	2.86'	14.00'	11°41'18"	N84°58'48"W 2.85'	1.43'
C169	28.87'	80.00'	20°40'28"	N80°29'13"W 28.71'	14.59'
C170	3.54'	14.00'	14°29'27"	N77°23'43"W 3.53'	1.78'
C171	4.20'	14.00'	17°11'31"	S86°45'49"W 4.19'	2.12'
C172	23.73'	80.00'	16°59'35"	S86°39'51"W 23.64'	11.95'
C173	2.29'	14.00'	9°21'08"	N89°30'55"W 2.28'	1.15'
C174	32.62'	80.00'	23°21'53"	N82°30'32"W 32.40'	16.54'
C175	3.29'	14.00'	13°27'20"	N77°33'15"W 3.28'	1.65'
C176	39.96'	80.00'	28°37'05"	N69°58'23"W 39.54'	20.41'
C177	31.93'	80.00'	22°52'03"	N59°26'59"E 31.72'	16.18'

Parcel Line Table

Line #	Length	Direction
L35	13.24	S55° 58' 02.07"E
L1	17.39	S86° 16' 48.65"E
L2	21.66	N66° 36' 12.44"E
L3	3.45	S52° 22' 13.16"E
L4	18.29	S71° 06' 36.94"E
L5	3.76	S62° 08' 48.66"E
L6	2.69	S70° 08' 59.38"E
L7	52.00	S70° 08' 59.38"E
L8	73.84	N89° 10' 32.89"E
L9	3.74	N59° 15' 53.32"E
L10	15.61	N80° 38' 59.76"E
L11	7.58	N39° 43' 21.78"E
L12	3.87	N74° 39' 42.04"E
L13	9.76	N66° 44' 13.00"E
L14	14.12	N75° 09' 10.63"E
L15	15.77	N56° 06' 13.84"E
L16	8.87	N17° 41' 34.50"E
L17	2.00	N4° 02' 52.28"W
L18	44.37	N22° 33' 56.16"W
L19	1.55	N26° 46' 26.03"W
L20	1.35	N29° 28' 38.06"E
L21	3.81	N15° 23' 04.29"E
L22	41.03	N2° 44' 55.47"E
L23	32.33	N38° 16' 07.48"E
L24	32.33	S38° 16' 07.48"W
L25	41.03	S2° 44' 55.47"W
L26	2.48	S15° 23' 04.29"W
L27	1.19	S9° 53' 49.77"E
L28	12.33	S8° 27' 39.23"W
L29	6.05	S9° 26' 04.82"E
L30	44.37	S22° 33' 56.16"E
L31	2.90	S4° 00' 07.71"E
L32	1.42	S21° 53' 53.98"E
L33	6.10	S2° 03' 44.76"E
L34	2.75	S14° 52' 22.28"E
L36	22.11	S21° 02' 14.65"E
L37	45.99	S35° 45' 21.18"E
L38	17.42	S26° 31' 41.43"E
L39	39.30	S47° 32' 16.24"E
L40	28.52	S81° 58' 54.17"E
L41	19.52	S88° 41' 46.48"E
L42	12.14	N83° 28' 05.93"E
L43	31.19	S60° 20' 00.27"E
L44	6.99	S4° 39' 59.06"W
L45	9.48	S4° 39' 59.06"W
L46	3.59	S27° 46' 58.97"E
L47	6.59	S9° 45' 28.78"E
L48	0.26	S50° 17' 10.26"E
L49	0.98	S67° 30' 28.93"E
L50	17.59	S50° 04' 46.53"E
L51	7.25	S72° 20' 13.75"E
L52	2.14	S41° 34' 32.97"E
L53	0.18	S4° 50' 32.69"E
L54	5.21	S57° 10' 21.10"E
L55	33.10	S69° 54' 09.42"E
L56	5.73	S69° 54' 09.42"E
L57	36.56	N68° 59' 21.85"E
L58	14.50	S83° 23' 22.52"E
L59	4.34	N44° 44' 27.34"E
L60	19.91	N74° 23' 40.53"E

Parcel Line Table

Line #	Length	Direction
L61	33.93	S87° 40' 48.58"E
L62	8.48	S80° 50' 56.75"E
L63	58.81	N39° 32' 56.03"E
L64	58.81	N39° 32' 56.03"E
L65	66.43	N26° 40' 21.07"E
L66	17.44	N52° 57' 36.12"E
L67	14.63	N70° 45' 28.48"E
L68	0.58	N48° 00' 57.51"E
L69	35.92	N70° 53' 00.59"E
L70	0.95	N32° 59' 00.40"E
L71	5.89	S84° 50' 51.90"E
L72	5.03	N84° 37' 52.57"E
L73	0.27	S80° 17' 06.80"E
L74	30.91	N73° 36' 37.93"E
L75	5.37	N55° 32' 36.46"E
L76	36.49	N88° 31' 55.27"E
L77	28.22	N81° 43' 28.62"E
L78	28.22	N81° 43' 28.62"E
L79	39.05	N89° 19' 00.54"E
L80	15.86	N80° 55' 57.19"E
L81	22.00	S46° 13' 21.14"E
L82	5.93	S38° 01' 28.59"E
L83	9.06	N81° 53' 28.25"E
L84	19.94	N63° 00' 10.09"E
L85	1.60	N54° 28' 43.94"E
L86	13.73	N74° 48' 07.73"E
L87	10.83	N67° 20' 44.87"E
L88	13.19	N86° 41' 38.10"E
L89	1.79	N54° 54' 13.57"E
L90	2.17	S69° 37' 57.08"E
L91	33.16	N89° 57' 47.64"E
L92	41.97	N74° 11' 05.69"E
L93	22.28	S74° 11' 05.69"W
L94	15.71	S89° 55' 20.22"W
L95	4.86	S61° 02' 58.56"W
L96	4.20	S58° 45' 44.22"W
L97	8.38	N86° 10' 09.99"W
L98	0.11	S62° 07' 30.26"W
L99	4.15	N80° 25' 56.87"W
L100	18.81	S66° 24' 33.58"W
L101	19.06	S46° 27' 48.18"W
L102	8.66	N61° 59' 03.98"W
L103	32.02	N88° 11' 08.46"W
L104	14.40	S78° 31' 51.52"W
L105	13.41	S85° 48' 32.56"W
L106	10.75	S76° 44' 04.56"W
L107	15.21	N66° 21' 08.96"W
L108	5.01	N54° 19' 52.75"W
L109	10.15	S68° 35' 37.96"W
L110	29.71	N77° 20' 30.75"W
L111	10.16	S47° 33' 04.23"W
L112	2.47	S85° 52' 45.27"W
L113	36.42	S66° 14' 17.94"W
L114	17.05	S51° 44' 51.27"W
L115	12.10	S76° 07' 54.96"W
L116	1.17	N77° 45' 34.02"W
L117	15.34	S72° 02' 10.34"W
L118	17.51	S52° 57' 36.12"W
L119	66.43	S26° 40' 21.07"W
L120	117.62	S39° 32' 56.03"W

Parcel Line Table

Line #	Length	Direction
L121	8.48	N80° 50' 56.75"W
L122	33.93	N87° 40' 48.58"W
L123	19.91	S74° 23' 40.53"W
L124	4.34	S44° 44' 27.34"W
L125	14.50	N83° 23' 22.52"W
L126	36.56	S68° 59' 21.85"W
L127	38.83	N69° 54' 09.42"W
L128	5.21	N57° 10' 21.10"W
L129	2.95	N8° 51' 48.73"E
L130	21.98	N53° 30' 38.45"W
L131	11.92	N34° 32' 06.32"W
L132	21.78	N88° 41' 46.48"W
L133	28.52	N81° 58' 54.17"W
L134	19.65	N47° 32' 16.24"W
L135	19.65	N47° 32' 16.24"W
L136	17.42	N26° 31' 41.43"W
L137	45.99	N35° 45' 21.18"W
L138	22.11	N21° 02' 14.65"W
L139	13.24	N55° 58' 02.07"W
L140	16.18	S76° 15' 11.85"W
L141	19.76	S89° 07' 10.90"W
L142	23.97	S65° 10' 52.04"W
L143	2.21	S42° 15' 34.01"W
L144	27.39	S56° 56' 28.87"W
L145	9.92	S76° 37' 07.13"W
L146	4.87	S62° 00' 09.21"W
L147	19.07	N79° 08' 09.11"W
L148	62.03	S89° 10' 32.89"W
L149	26.00	N70° 08' 59.38"W
L150	26.00	N70° 08' 59.38"W
L151	32.40	N84° 38' 25.91"W
L152	31.02	S78° 10' 03.46"W
L153	37.56	N84° 50' 21.16"W
L154	24.36	S85° 48' 31.29"W
L155	22.64	N70° 49' 35.28"W
L156	11.27	N84° 16' 55.32"W

DATE: 8/10/2015
REVISION: PRELIMINARY LAYOUT

PEACHES, PHASE 1
LINE & CURVE TABLES
KANE COUNTY, UT
SCALE: N.T.S.
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING
DESIGNING and BUILDING A BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

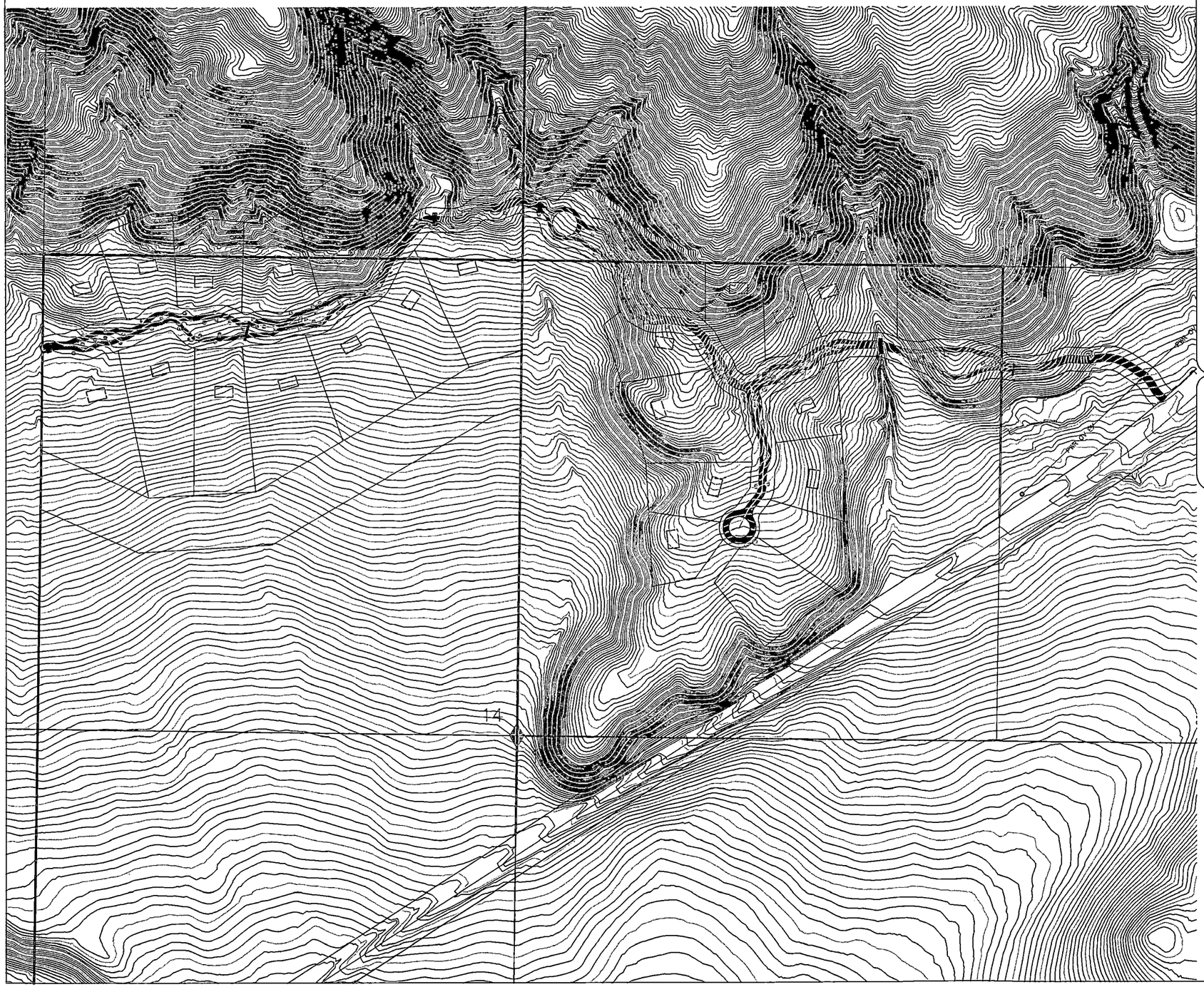
FILE: PEACHES - Boundary
SHEET: 5 OF 5
DRAWN BY: TWA

PEACHES SUBDIVISION

CONSTRUCTION PLANS

KANE COUNTY, UTAH

150 0 150
SCALE IN FEET
SCALE 1" =150'



PROJECT INFORMATION:

PROJECT LOCATION: SECTION ?, TOWNSHIP ? SOUTH, RANGE ? WEST OF THE SALT LAKE BASE AND MERIDIAN, KANE COUNTY, UTAH

OWNER & DEVELOPER: ZION MOUNTAIN RESORT, LLC.
KEVIN MCLAWS, MANAGER
PO BOX 5548
MT. CARMEL, UTAH 84755
(435) 688-7222

SUBDIVISION SPECIFICATION:

AREA: ? ACRES
ZONE: ?
SETBACKS:
FRONT: ? FT.
SIDES: ? FT.
REAR: ? FT.

DESIGN SPECIFICATIONS: KANE COUNTY – SUBDIVISION ORDINANCE

DESIGN CRITERIA:

STREETS TYPE: PUBLIC ACCESS
MIN. RIGHT-OF-WAY: 50 FT.
STREET CROSS-SECTION: TYPICAL STREET DETAIL 13, SHEET C401
MAIN ROAD DESIGN SPEED: 15 M.P.H.
MAIN ROAD POSTED SPEED: 15 M.P.H.
CUL-DE-SAC DESIGN SPEED: 15 M.P.H.
CUL-DE-SAC POSTED SPEED: 15 M.P.H.
MAIN ROAD STOPPING SIGHT DISTANCE: 80 FT.
CUL-DE-SAC STOPPING SIGHT DISTANCE: 80 FT.
MAX SUPERELEVATION: 2%
MIN VERTICAL CURVE RATES: Kcrest = 3
Ksag = 10
MAX. GRADES: 12%
ESTIMATED SUBBASE CUT (UNADJUSTED) ? CU. YDS.
ESTIMATED SUBBASE FILL (ADJUSTED 120%) ? CU. YDS.
ESTIMATED SUBBASE NET ? YDS. (CUT)
ESTIMATED BASE ? YDS.

ALL CONSTRUCTION SHALL COMPLY WITH THE PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS FOR KANE COUNTY.

DRAWING INDEX

TITLE SHEET: SHEET C100
PROJECT SPECIFICATIONS: SHEET C200
CONSTRUCTION PLAN KEY: SHEET C300
CONSTRUCTION PLANS: SHEET C301–C306
CONSTRUCTION DETAILS: SHEET C400–C401

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- REBAR AND CAP
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- UTILITY EASEMENT
- PROPERTY LINES
- PROJECT BOUNDARY LINES
- EXISTING MINOR CONTOUR LINE
- EXISTING MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND POWER LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- AIR/VAC ASSEMBLY
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER
- SECONDARY PEDESTAL
- 3-PHASE CABINET
- EXISTING TELECOMMUNICATIONS PEDESTAL

DATE:	REVISION:
07/10/2015	INITIAL DESIGN

PEACHES
TITLE SHEET
KANE COUNTY, UTAH
SCALE= 1" = 150'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING, PC
A "DESIGN-BUILD" FIRM
EXCELLENCE....ON TIME!
DANIEL W. THEBEAU, P.E.
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (888)644-2031
(435)689-0155

FILE: ZMR – PEACHES
SHEET: C100
DRAWN BY: J.D.B.

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN SECTION 3 OF THE KANE COUNTY STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% OF MODIFIED PROCTOR MAXIMUM DENSITY PER AASHTO T180, METHOD D FOR A-1 SOILS AND AASHTO T99, METHOD D FOR OTHER SOILS FOR TRAVELED AREAS INCLUDING ROADS, SHOULDERS, PARKING LOTS, AND DRIVEWAYS AND 90% OF OF MODIFIED PROCTOR MAXIMUM DENSITY PER AASHTO T180, METHOD D FOR A-1 SOILS AND AASHTO T99, METHOD D FOR OTHER SOILS FOR NON-TRAVELED AREAS. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% PLUS OR MINUS OF OPTIMUM. PLACE BACKFILL AND EMBANKMENT MATERIALS IN LAYERS NOT EXCEEDING 12 INCHES NON-COMPACTIVE DEPTH. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

BACKFILL MATERIAL FOR UTILITY TRENCHES SHALL BE MATERIAL FREE OF RUBBISH, DEBRIS, ORGANIC MATERIAL, FROZEN MATERIAL, ROCKS EXCEEDING 12 INCHES, OR OTHER OBJECTIONABLE MATERIAL, BACKFILL FOR ELECTRICAL TRENCHES SHALL NOT INCLUDE ANY ROCKS EXCEEDING 3 INCHES IN SIZE, BROKEN PORTLAND CEMENT CONCRETE OR ASPHALT. PIPE BEDDING SHALL BE NATIVE OR IMPORTED SOIL, SAND, GRAVEL, CRUSHED ROCK OR OTHER MATERIAL NOT EXCEEDING 3/4 INCH MAXIMUM PARTICLE SIZE. FLOWABLE FILL CAN BE USED AS BEDDING. DO NOT PLACE ROCKS LARGER THAN 2.5 INCHES IN BACKFILL PLACED WITHIN 12 INCHES OF PAVEMENT SUBGRADE. BACKFILL TRENCHES AS SOON AS POSSIBLE. NO MORE THAN 500 LINEAR FEET OF OPEN TRENCH IS PERMITTED.

ALL ROADWAY AREAS WILL HAVE STERILIZATION OF THE SOIL TO EPA STANDARDS AND USU EXTENSION RECOMMENDED PRODUCTS PRIOR TO PLACEMENT OF UBC ROAD BASE OR ASPHALT.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.

DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE "KANE COUNTY STANDARD SPECIFICATIONS AND DRAWING DETAILS FOR DESIGN AND CONSTRUCTION".

2. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE PIPE WITH SMOOTH LINING, GASKETED SPIGOT AND BELL ENDS AND SHALL CONFORM TO AASHTO M294 AND ASTM D3350.

3. VERIFY LOCATION AND ELEVATION OF ALL IMPROVEMENTS PRIOR TO PLACING DRAINAGE STRUCTURES.

4. INSTALL PIPE AND FITTINGS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL PIPE STARTING AT DOWNSTREAM END. SECURE JOINTS WATER TIGHT.

WATER NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE "KANE COUNTY STANDARD SPECIFICATIONS AND DRAWING DETAILS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE".

2. CONTRACTOR SHALL POTHOLE ALL PIPELINES TO VERIFY DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.

3. 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.

4. THRUST RESTRAINT ON THE NEW PIPELINE SHALL BE BELL AND SPIGOT JOINT RESTRAINT HARNESS OR CLAMP RATED AT PRESSURE CLASS OF PIPE OR GREATER. USE MEGA-LUG OR APPROVED EQUAL ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.

5. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM THE EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH. SEE DETAIL 4, SHEET C400.

7. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE ENGINEER.

9. ALL WATER LINES TO BE 8" C-900 PIPE WITH BELL AND SPIGOT JOINTS WITH ELASTOMERIC GASKETS AND BEAR NSF LABEL. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON. ALL WATER LINES SHALL BE INSTALLED AND TESTED AS PER KANE COUNTY STANDARD SPECIFICATIONS.

10. ALL SERVICE LINES TO LOTS SHALL BE HDPE PIPE, 200 PSI, IRON PIPE SIZE WITH STAINLESS STEEL INSERT STIFFENERS AND MAINTAIN 6 FEET MINIMUM COVER TO TOP OF PIPE. TAP SADDLE, CORPORATION STOP, AND SERVICE METER PER KANE COUNTY STANDARD SPECIFICATIONS. SERVICE LINES SHALL BE A MIN 3/4" SERVICE LINE TO EACH LOT. INSTALL METER ON PROPERTY LINE.

11. ALL FIRE HYDRANTS SHALL BE KENNEDY 6' DRY BARREL TYPE WITH PRIMER AND TWO COATS OF RED ENAMEL WITH A MIN 6 FOOT BURY. HYDRANTS SHALL HAVE A 6" C-900 PIPE AND SHUT-OFF VALVE BETWEEN WATER SUPPLY AND HYDRANT AND INSTALLED AS PER KANE COUNTY STANDARD SPECIFICATIONS.

12. ALL WATER MAIN LINES TO BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER MAIN LINE AND 18" VERTICALLY ABOVE TOP OF SEWER MAIN LINE OR STORM DRAIN LINE AT ANY CROSSING. WHEN THE WATER MAIN CANNOT BE AS HIGH AS 18 INCHES ABOVE THE SEWER, THE SEWER SHALL BE CONSTRUCTED OF MATERIAL WITH PRESSURE CONDUIT STANDARDS FOR A DISTANCE OF 20 FEET ON EITHER SIDE OF THE CROSSING. ALL POTABLE AND FIRE WATER LINE TO MAINTAIN A MINIMUM DEPTH OF 60" BELOW FINISHED GRADE TO TOP OF PIPE.

13. ALL TEES, BENDS PLUGS AND HYDRANTS SHALL BE PROVIDED WITH REACTION BLOCKING, TIE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT.

14. ALL VALVES SHALL BE AWWA C509 IRON BODY GATE VALVES WITH BRONZE TRIM, NON-RISING STEM WITH A 2" SQUARE OPERATING NUT, SINGLE WEDGE, RESILIENT SEAT, MECHANICAL JOINT ENDS. RATED FOR 200 POUNDS PER SQUARE INCH WORKING PRESSURE. VALVE BOX AND COVER SHALL BE CAST IRON EXTENSION SLEEVE TYPE WITH "WATER" CAST ON COVER WITH A CLASS AA(AE) REINFORCED CONCRETE.

WATER PIPE TESTING:

1. TEST WATER MAINS AT LESSER OF 200 PSI OR PRESSURE RATING OF PIPE. TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE KANE COUNTY ENGINEER, OR KANE COUNTY WATER CONSERVANCY DISTRICT, AS APPLICABLE.
   - A. FILL PIPE WITH WATER AND PLACE UNDER SLIGHT PRESSURE FOR AT LEAST 48 HOURS.
   - B. BRING PIPE PRESSURE TO TEST PRESSURE AND MAINTAIN FOR 4 HOURS MIN.
   - C. PROVIDE ACCURATE MEANS FOR MEASURING QUANTITY OF WATER NEEDED TO MAINTAIN TEST PRESSURE ON PIPE FOR TEST PERIOD.
   - D. IF VOLUME OF WATER ADDED TO PIPE IS 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE PER 24 HOURS OR LESS, PIPE PASSES TEST.
   - E. IF PIPE DOES NOT PASS TEST, FIND SOURCE OF LEAKAGE, REPAIR OR REPLACE, AND RETEST. REPEAT UNTIL PIPE PASSES TEST.

2. BACTERIOLOGICAL TEST: AFTER FLUSHING CHLORINATED WATER FROM WATER LINES, TAKE SAMPLE FOR BACTERIOLOGICAL TEST. IF NECESSARY, RE-CHLORINATE UNTIL SATISFACTORY BACTERIOLOGICAL TEST IS OBTAINED. DO NOT PUT PIPING INTO SERVICE UNTIL TEST RESULTS ARE SATISFACTORY.
THE FOLLOWING TEST PROTOCOL IS LISTED IN ANSI/AWWA STANDARD C651.

   - A. COLLECT TWO SAMPLES FROM EACH SAMPLE LOCATION TAKEN AT LEAST 24 HRS. APART.
   - B. COLLECT A SAMPLE FROM AT LEAST EVERY 1,200 FT OF NEW MAIN.
   - C. COLLECT A SAMPLE FROM THE END OF THE LINE AND AT LEAST ONE FROM EACH BRANCH
   - D. TEST SAMPLES FOR TOTAL COLIFORM BACTERIA IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. ADDITIONAL TESTS MAY BE REQUIRED INCLUDING: CHLORINE RESIDUAL, TURBIDITY, pH, AND HETEROTROPHOC PLAT COUNT (HPC).
   - E. SPECIAL CONDITION. COLLECT ADDITIONAL SAMPLES AT INTERVALS OF APPROXIMATELY 200 FT IF TRENCH WATER HAS ENTERED THE NEW MAIN DURING CONSTRUCTION OR IF EXCESSIVE QUANTITIES OF DIRT OR DEBRIS HAVE ENTERED THE NEW MAIN. TAKE SAMPLES OF WATER THAT HAS STOOD IN THE NEW MAIN FOR AT LEAST 16 HOURS AFTER FINAL FLUSHING.
   - F. COLLECT SAMPLES IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER DO NOT USE HOSE OR FIRE HYDRANTS FOR THE COLLECTION OF SAMPLES. ENSURE THAT THERE IS NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. USE CLEAN AND DISINFECTED SAMPLING PIPE THAT HAS BEEN FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER TUBE GOOSENECK ASSEMBLY. THIS ASSEMBLY CAN BE REMOVED AFTER SAMPLING AND USED AGAIN.
   - G. IF THE HPC TEST RESULTS ARE GREATER THAN 500 COLONY-FORMING UNITS(CFU) PER mL, FLUSH AND COLLECT A REPEAT SAMPLE UNTIL NO COLIFORMS ARE PRESENT AND HPC IS BELOW 500 CFU/mL.
   - H. COLIFORM BACTERIA MUST BE ABSENT FROM THE SAMPLES AND THE BACTERIOLOGICAL QUALITY OF THE WATER EQUAL TO OR BETTER THAN THAT OF THE DISTRIBUTION SYSTEM.
   - I. IF UNSATISFACTORY TEST RESULTS ARE OBTAINED, FLUSH THE MAIN AGAIN AND RESAMPLE. IF CHECK SAMPLES ALSO FAIL TO PRODUCE ACCEPTABLE RESULTS, RECHLORINATE THE MAIN BY THE CONTINUOUS-FEED OR SLUG METHOD UNTIL TWO CONSECUTIVE SETS OF ACCEPTABLE TESTS ARE TAKEN AT LEAST 24 HR APART. IN SOME CASES, IT MAY BE NECESSARY TO PIG OR PRESSURE WASH THE PIPE PRIOR TO RECHLORINATEING THE MAIN. IT IS ADVISABLE TO CHECK THE QUALITY OF THE WATER ENTERING THE NEW MAIN BECAUSE HIGH VELOCITIES USED FOR FLUSHING MAY HAVE DISTURBED SEDIMENT IN THE SUPPLY PIPING AND RESULTED IN POOR QUALITY FEED WATER.

WATER PIPE DISINFECTION

1. AFTER COMPLETING PRESSURE TESTING, FLUSH PIPE TO REMOVE DIRT OR OTHER FOREIGN OBJECTS.

2. ADD LIQUID CHLORINE OR LIQUID CALCIUM HYPOCHLORITE TO PIPE TO OBTAIN 50 PPM CONCENTRATION OF CHLORINE. MAINTAIN 25 PPM CHLORINE RESIDUAL AT THE END OF 24 HOURS. DISINFECTION PROCEDURES SHALL COMPLY WITH UTAH STATE RULES FOR PUBLIC DRINKING WATER SYSTEMS, PART 11 AND AWWA C651.

3. FLUSH CHLORINATED WATER FROM PIPE. DISPOSE OF DISCHARGED CHLORINATED WATER IN ACCEPTABLE MANNER AND IN CONFORMANCE WITH RULES OF UTAH WATER QUALITY BOARD (SEE R317 OF ADMINISTRATIVE CODE), AND/OR AWWA STANDARDS.

DATE:	REVISION:
07/20/2015	INITIAL ISSUE

PEACHES
PROJECT SPECIFICATIONS
KANE COUNTY, UTAH
SCALE= NTS
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING, PC
A "DESIGN-BUILD" FIRM
EXCELLENCE....ON TIME!
DANIEL W. THEBEAU, P.E.
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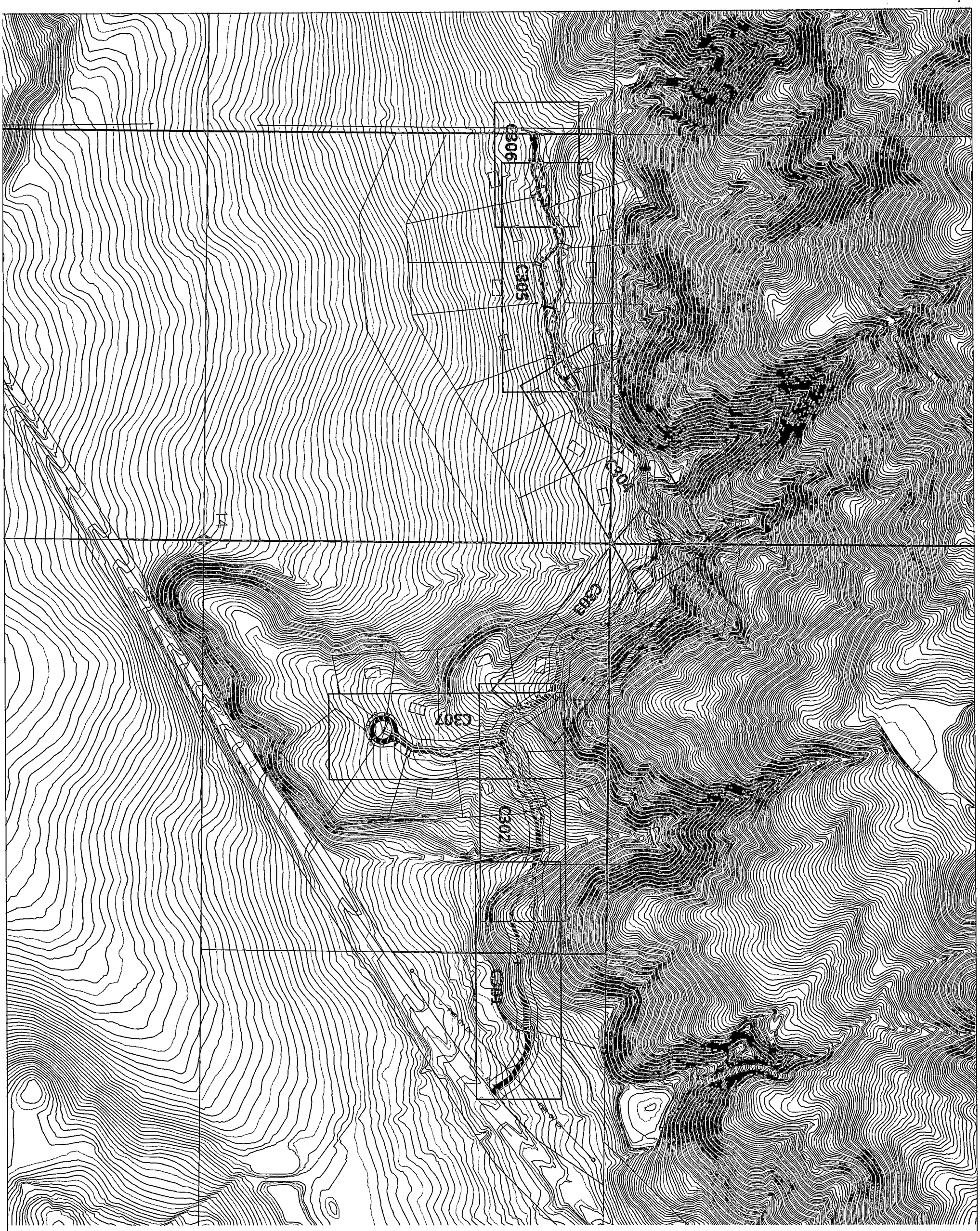
(435)644-2031 (888)644-2031
(435)689-0155

FILE: ZMR - PEACHES
SHEET: C200
DRAWN BY: J.D.B.



SCALE IN FEET
SCALE 1" = 150'
150 0 150

FILE:	
ZMR – PEACHES	
SHEET:	DRAWN BY:
C300	J.D.B.

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PEACHES
SHEET LAYOUT
KANE COUNTY, UTAH

SCALE= 1" = 150'
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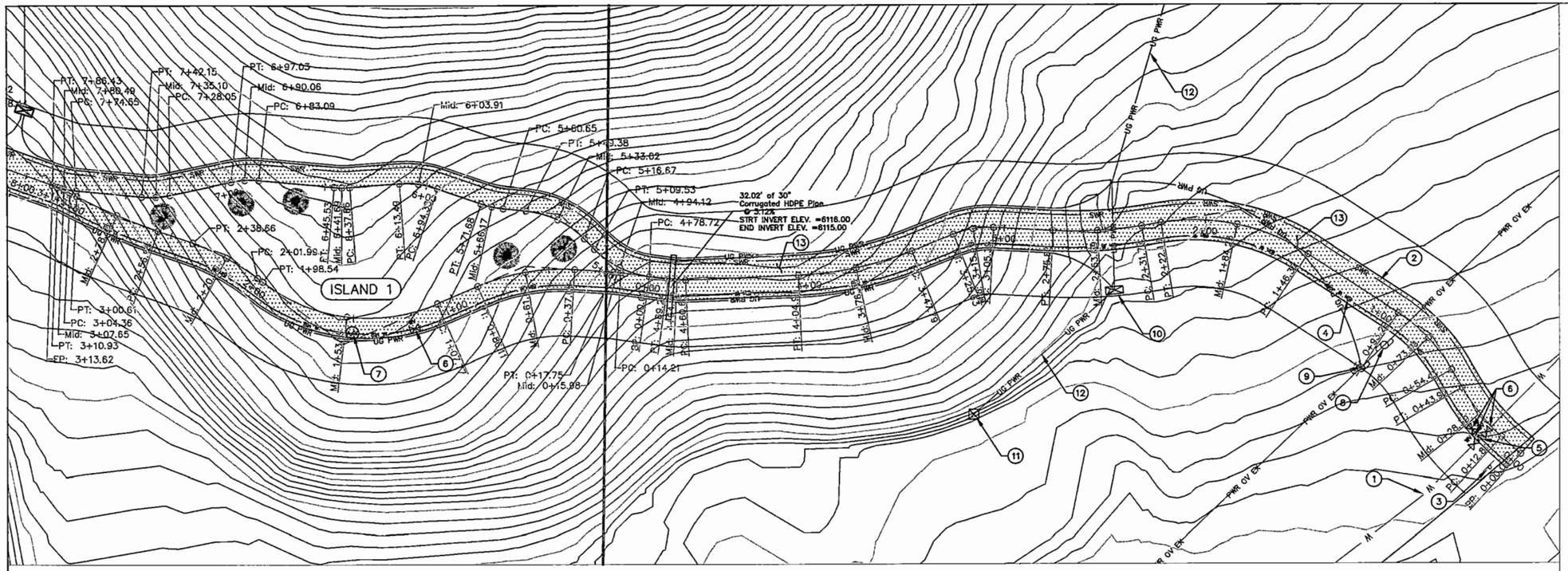
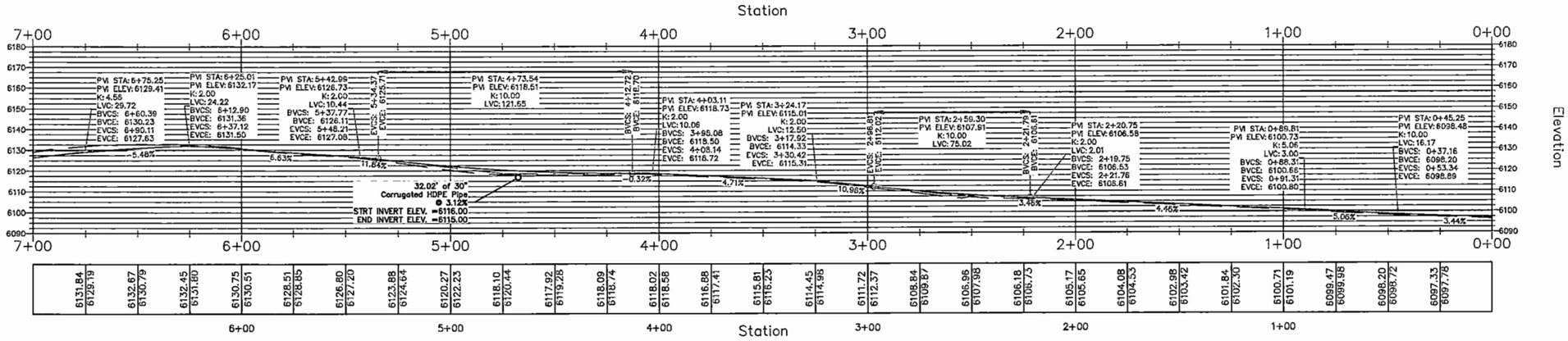
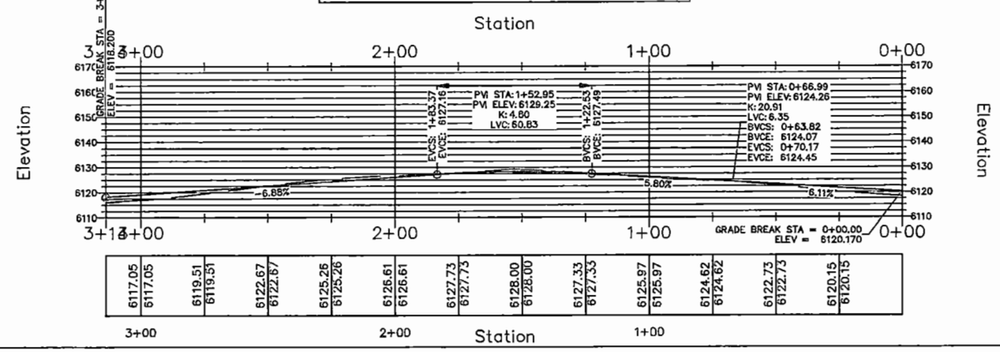
07/10/2015	INITIAL DESIGN

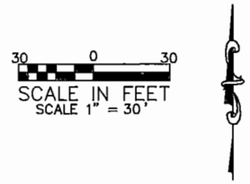


PEACHES DRIVE MAIN CL PROFILE



ISLAND 1 LANE PROFILE





PEACHES DRIVE
PLAN & PROFILE
STA: 0+00 – 7+00

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING 8" WATER MAIN (EXACT LOCATION AND DEPTH UNKNOWN)
2. INSTALL NEW 2" HDPE SDR11 LOW PRESSURE SEWER LINE SEE DETAIL 1, SHEET C500.
3. NEW STOP SIGN (R1–1) PER MUTCD CHAPTER 2 AND STREET SIGN DETAIL 3, SHEET C500.
4. INSTALL NEW 8" HDPE SDR7 WATER MAIN SEE DETAIL 1, SHEET C500.
5. INSTALL NEW 8X8X8 TEE
6. INSTALL 8" WATER VALVE SEE DETAIL 2, SHEET C500.
7. INSTALL AIR/VAC ASSEMBLY SEE DETAIL 12, SHEET C501.
8. EXISTING POWER POLE (TO BE REMOVED)
9. NEW POWER POLE w/ UNDERGROUND POWER LINE ATTACHEMENT
10. INSTALL SECTIONALIZING CABINET SEE DETAILS 11 & 13 SHEET C501.
11. EXISTING TRANSFORMER
12. EXISTING SINGLE PHASE POWER LINE
13. 6" OF PIT RUN AND 2" OF GRANULAR BASE PER ROAD SECTION. SEE DETAIL 4, SHEET C500.

18. EXISTING GROUND PROFILE
19. PROPOSED ROADWAY PROFILE
20. EXISTING GRADE ELEVATION
21. PROPOSED ROADWAY FINISH GRADE ELEVATION

DATE:	REVISION:
07/10/2015	INITIAL DESIGN

PEACHES
PLAN & PROFILE
KANE COUNTY, UTAH
SCALE= 1" = 30'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

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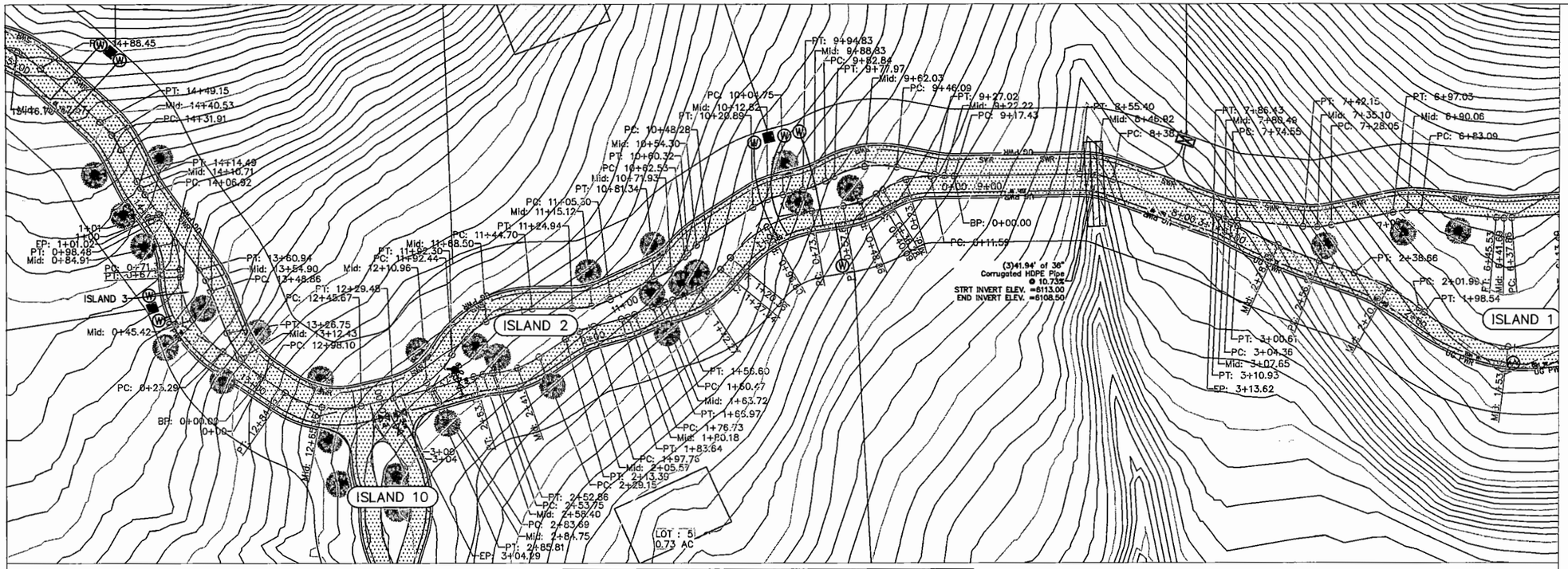
FILE: ZMR – PEACHES
DRAWN BY: J.D.B.
SHEET: C301



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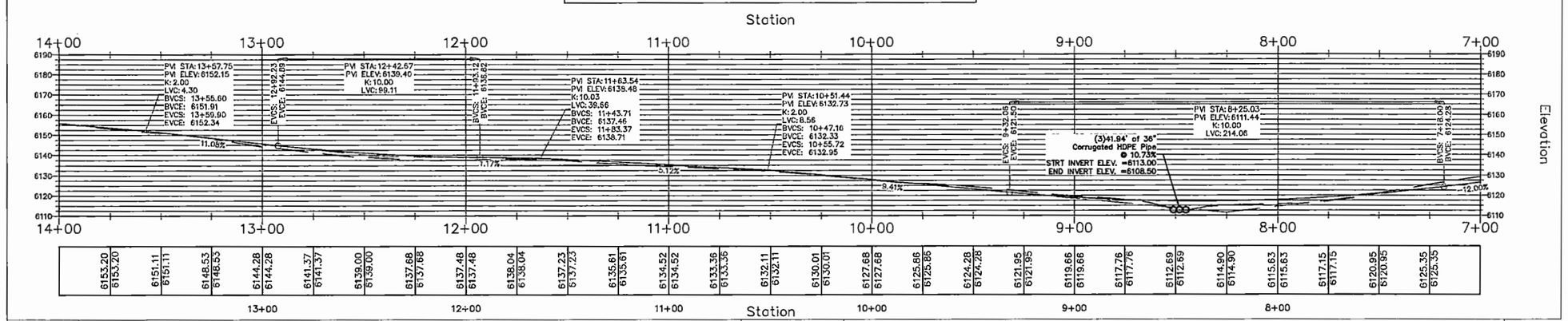
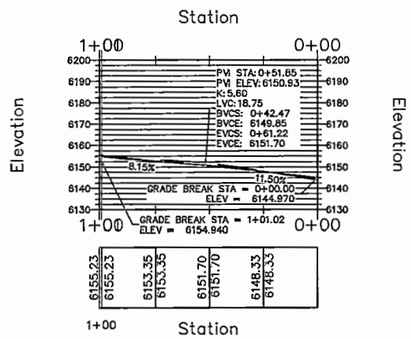
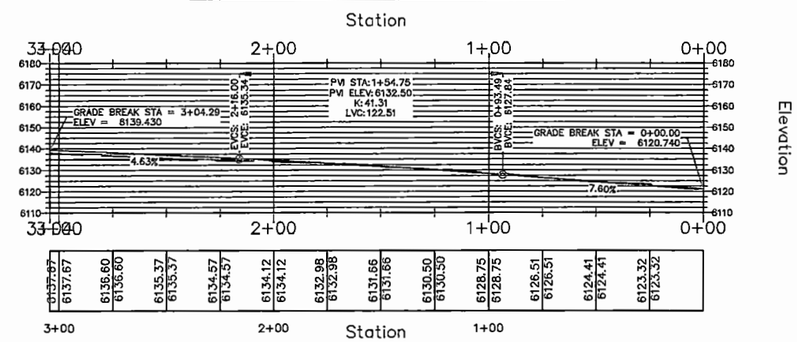


ISLAND 3 LANE PROFILE



ISLAND 2 LANE PROFILE



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SCALE IN FEET
SCALE 1" = 30'

PEACHES DRIVE
PLAN & PROFILE
STA: 7+00 – 14+00

DATE:	REVISION:
07/10/2015	INITIAL DESIGN

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KANE COUNTY, UTAH
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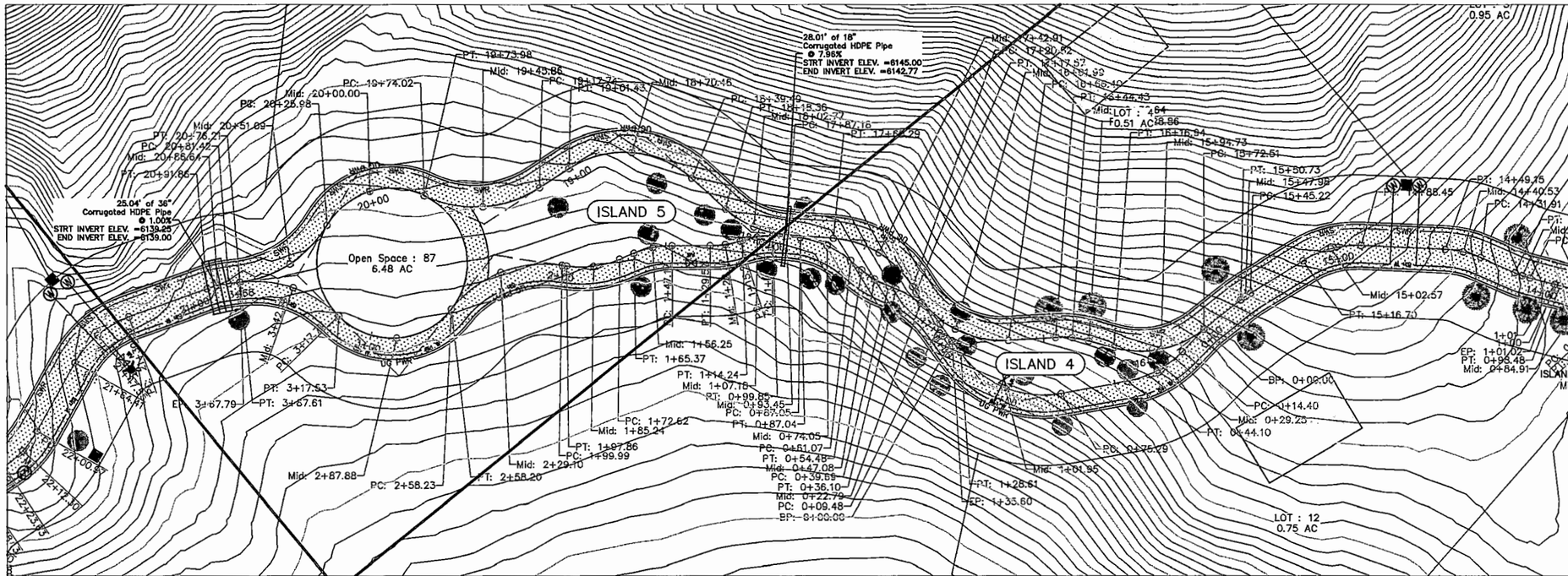
FILE: ZMR – PEACHES
DRAWN BY: J.D.B.
SHEET: C302



SCALE IN FEET
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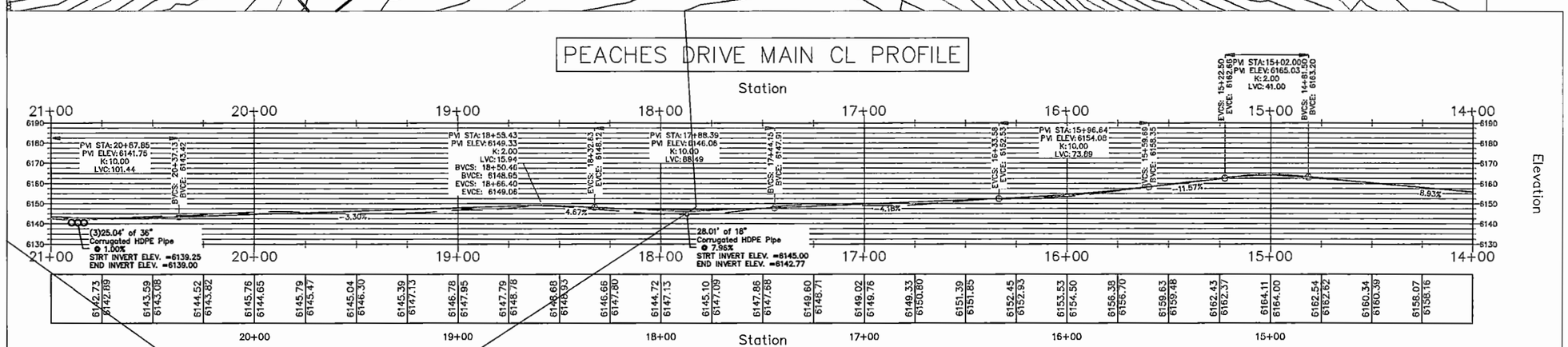
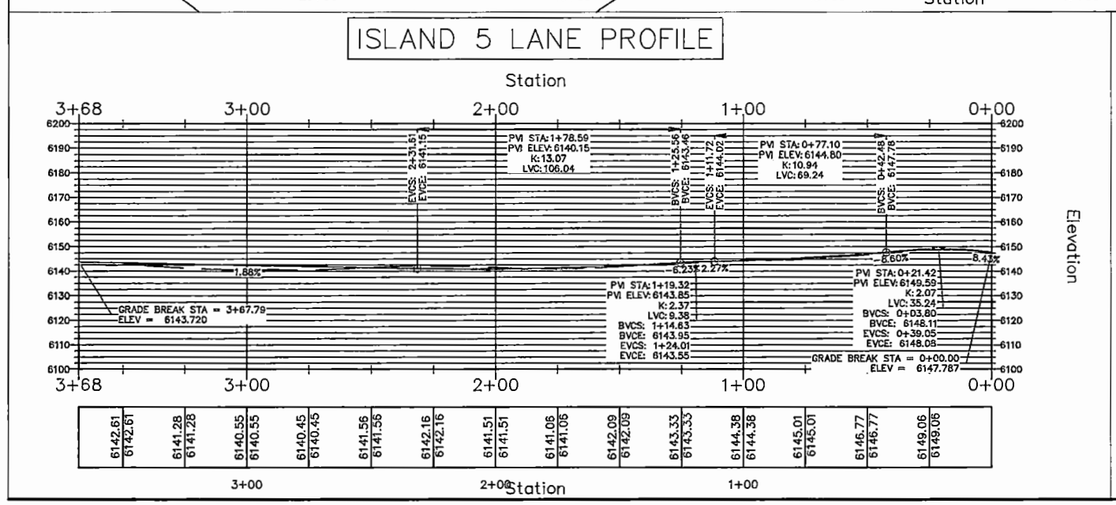
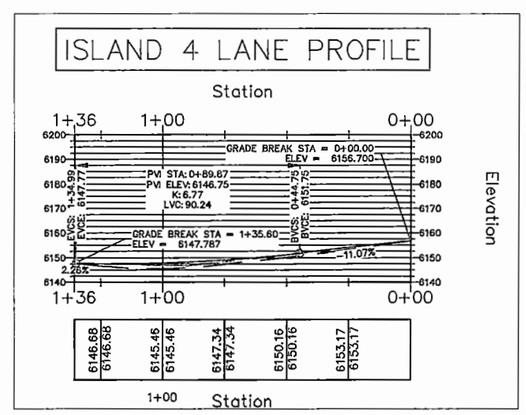
PEACHES DRIVE
PLAN & PROFILE
STA: 14+00 – 21+00







DATE:	REVISION:
8/18/2011	INITIAL ISSUE

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KANE COUNTY, UTAH
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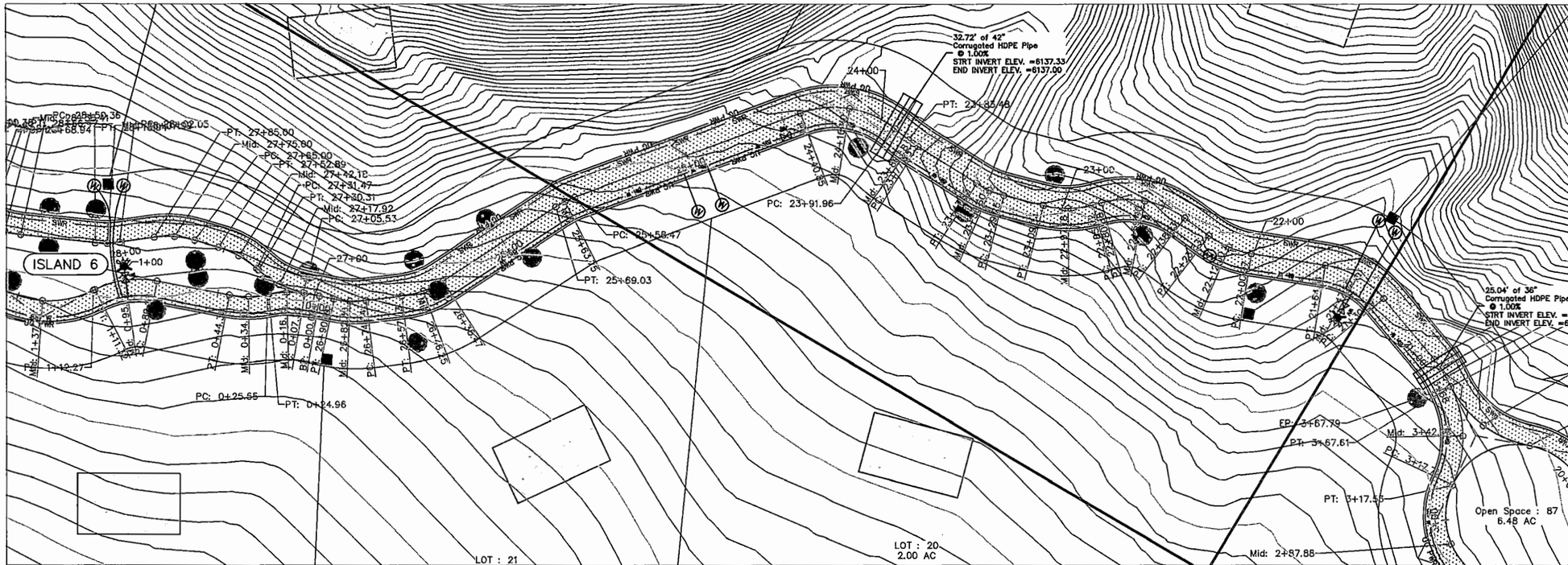
FILE:	DRAWN BY:
ZMR – PEACHES	J.D.B.
SHEET: C303	



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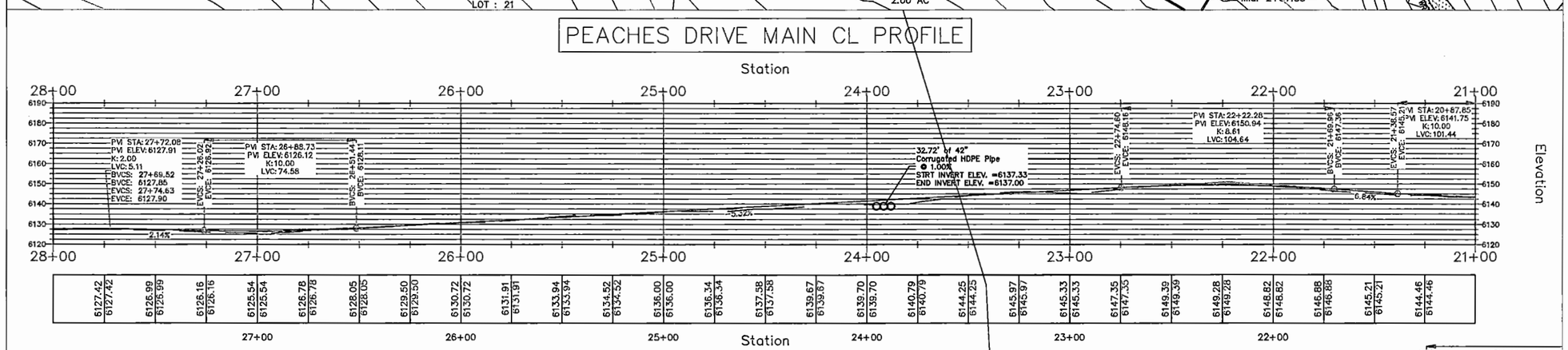
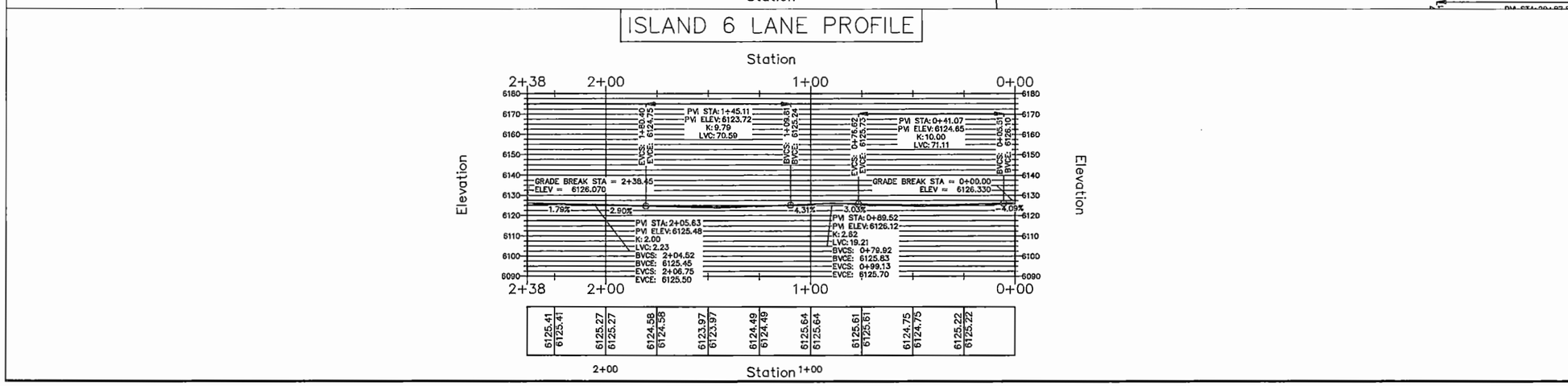
PEACES DRIVE
PLAN & PROFILE
STA: 21+00 – 28+00





DATE:	REVISION:
07/20/2021	INITIAL DESIGN

PEACHES
PLAN & PROFILE
KANE COUNTY, UTAH
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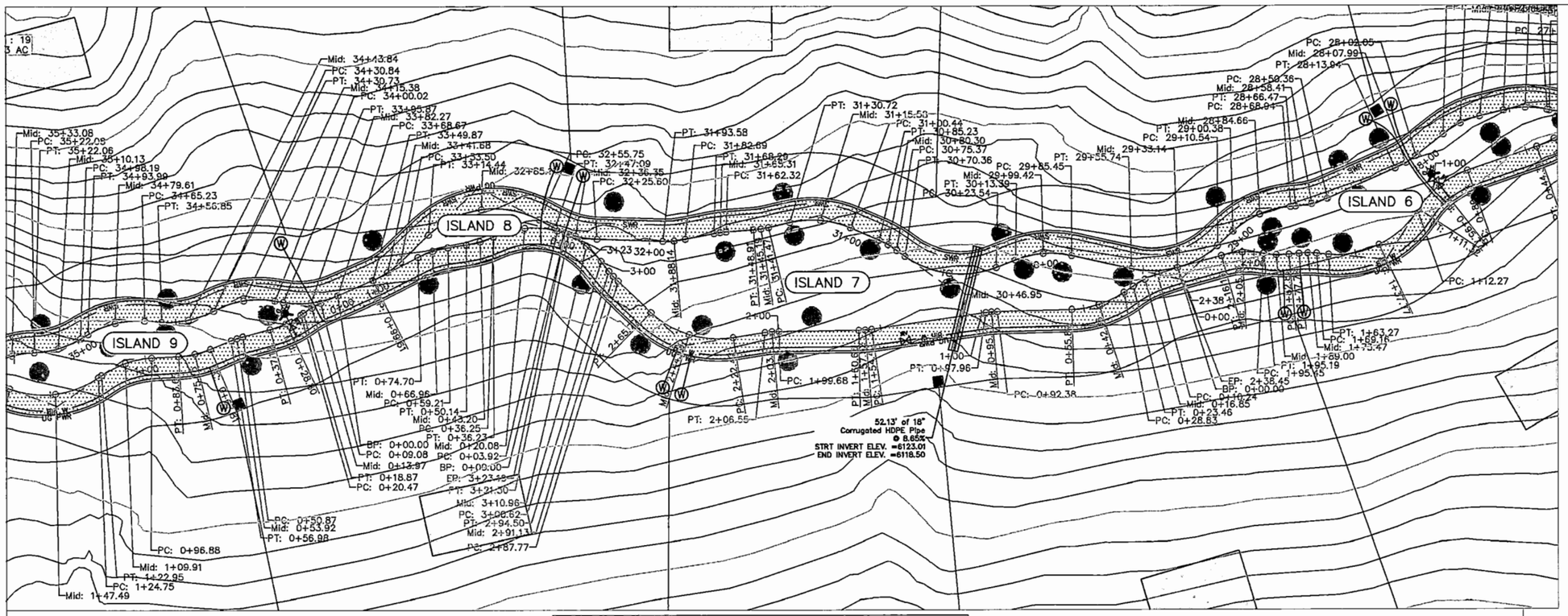
ZMR – PEACHES	J.D.B.
SHEET: C304	



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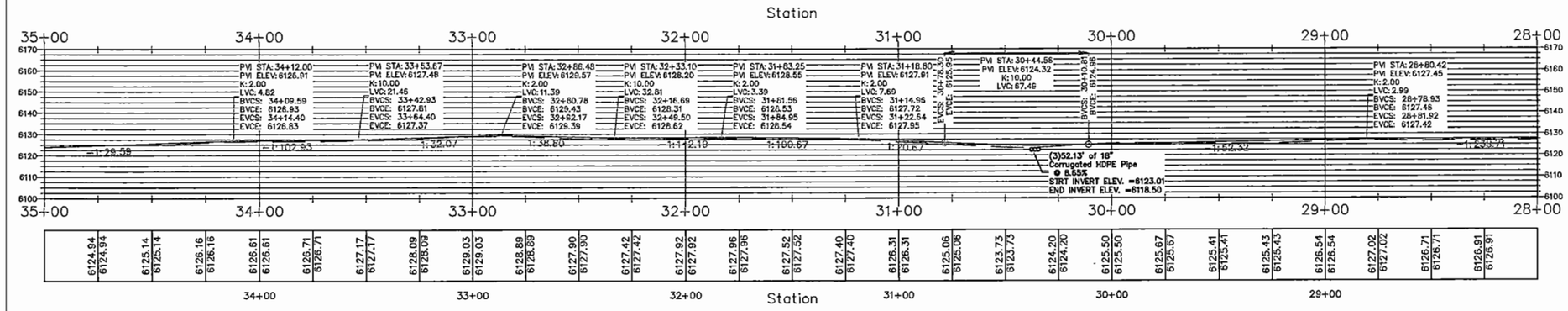
SCALE IN FEET
SCALE 1" = 30'

PEACHES DRIVE
PLAN & PROFILE
STA: 28+00 – 35+00

DATE:	REVISION:
07/10/2015	INITIAL DESIGN

PEACHES DRIVE MAIN CL PROFILE



PEACHES
PLAN & PROFILE
KANE COUNTY, UTAH
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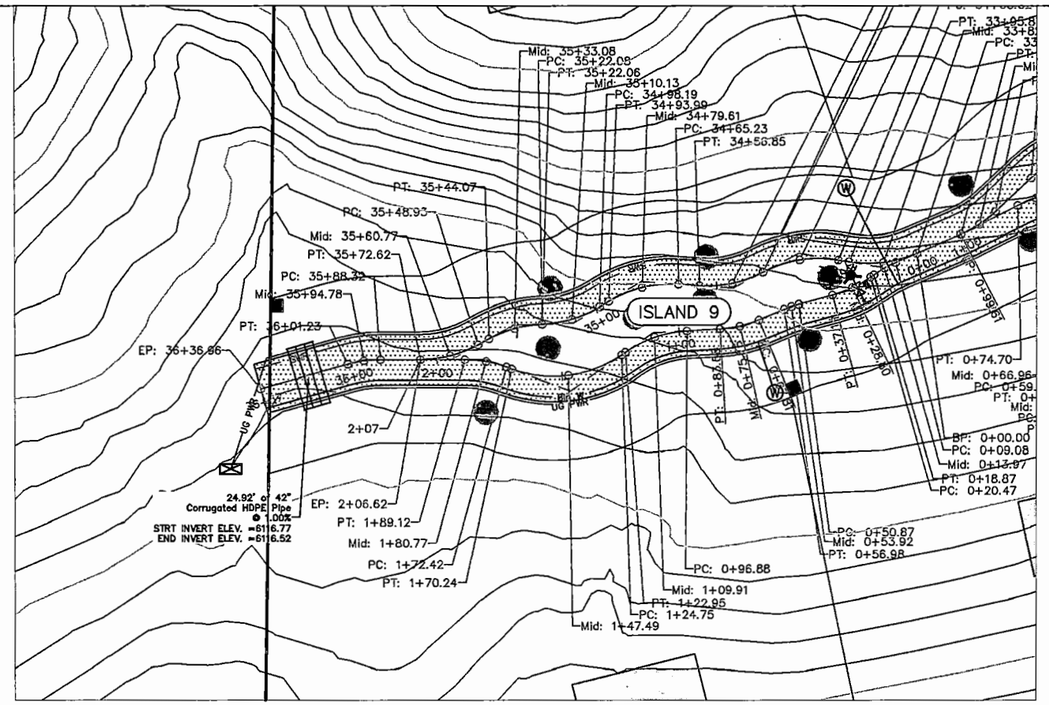
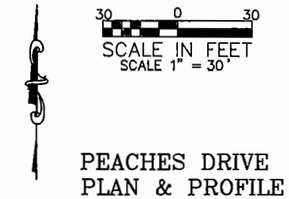
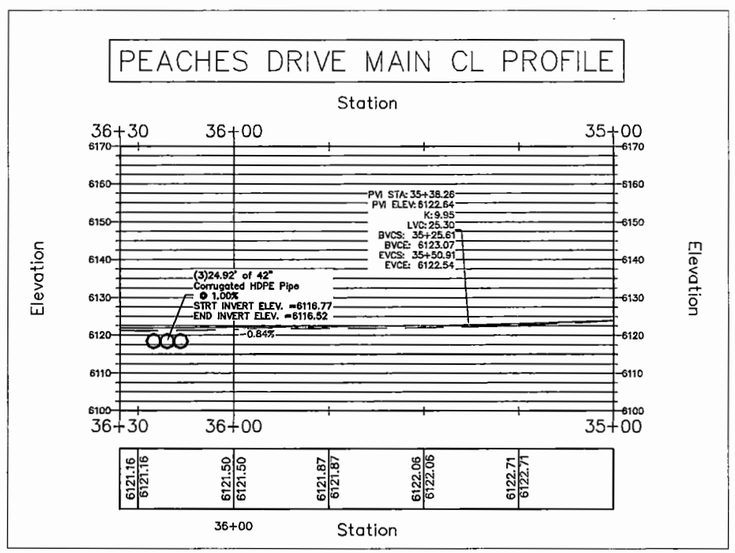
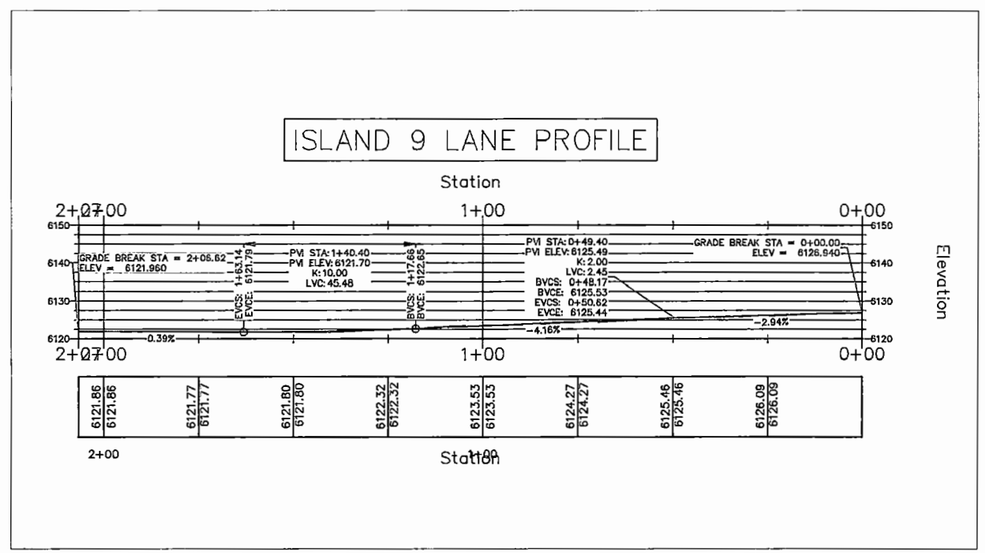
SHEET: C305	





PEACHES DRIVE
PLAN & PROFILE
STA: 35+00 – 36+36.96





DATE:	REVISION:
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PEACHES
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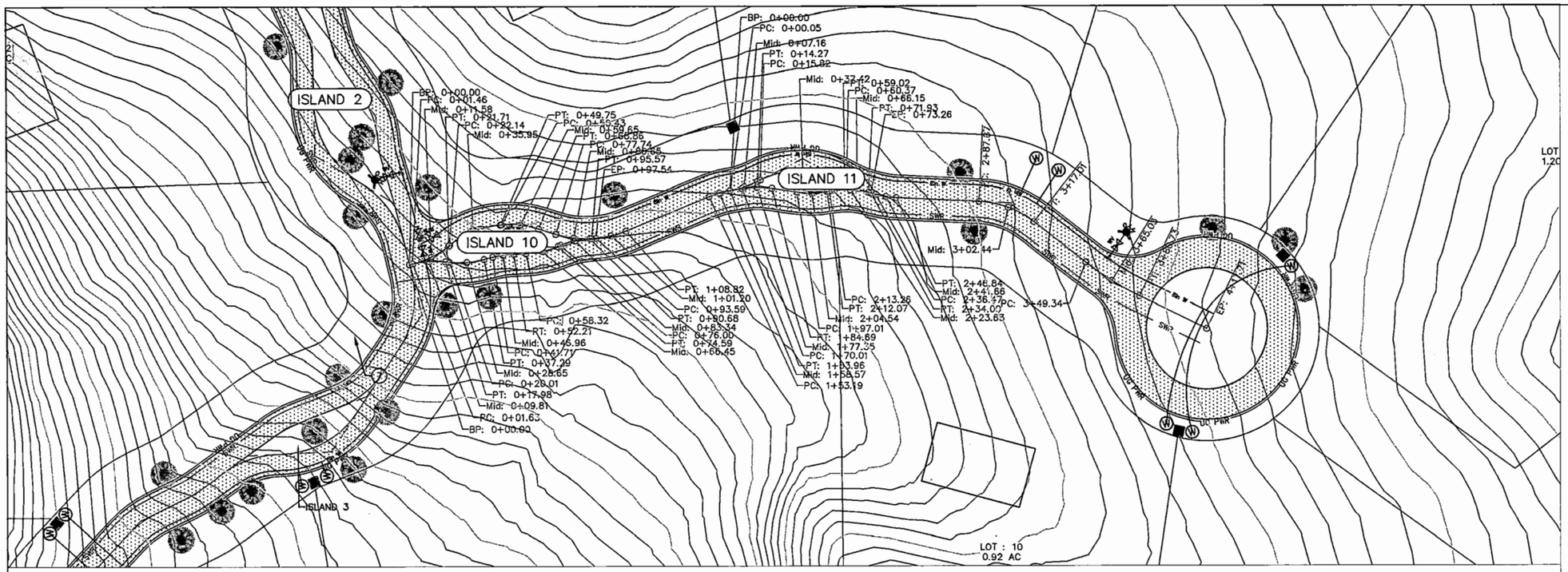
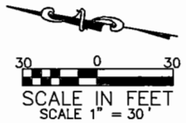
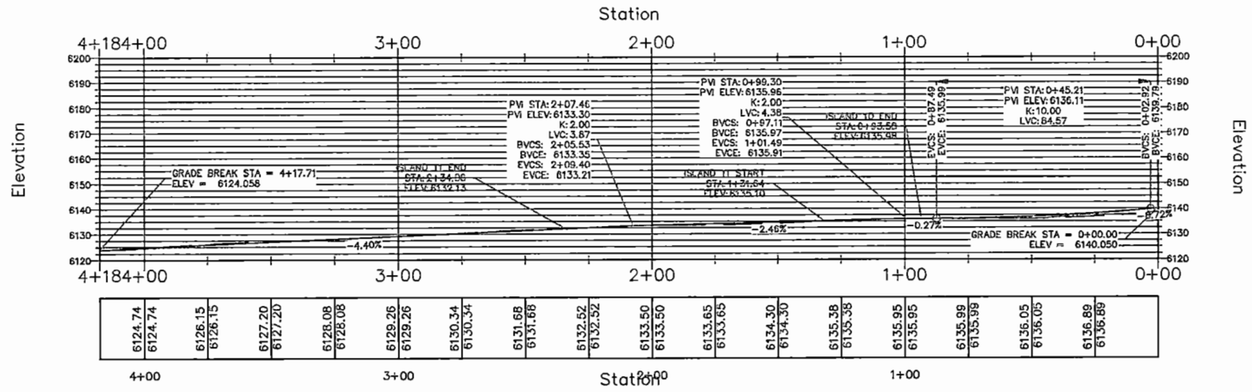
FILE: ZMR – PEACHES
DRAWN BY: J.D.B.
SHEET: C306



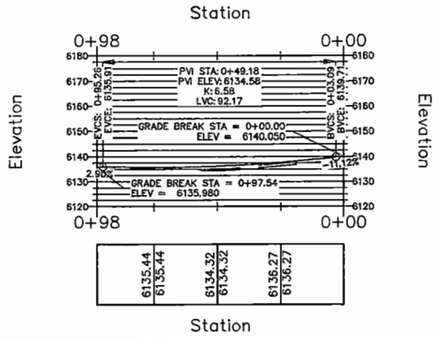


PEACHES CUL-DA-SAC
PLAN & PROFILE
STA: 0+00 – 4+17.71

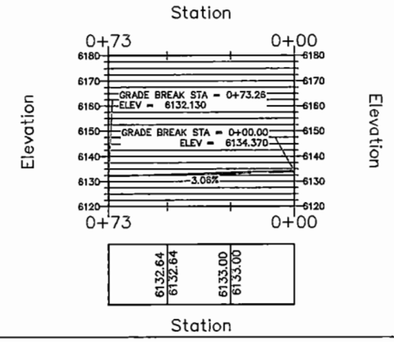
CUL-DA-SAC MAIN CL PROFILE



ISLAND 10 LANE PROFILE



ISLAND 11 LANE PROFILE



DATE:	REVISION:
8/10/2015	INITIAL REVISION

PEACHES
PLAN & PROFILE
KANE COUNTY, UTAH
SCALE= 1" = 30'
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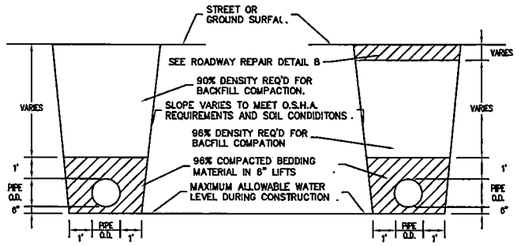
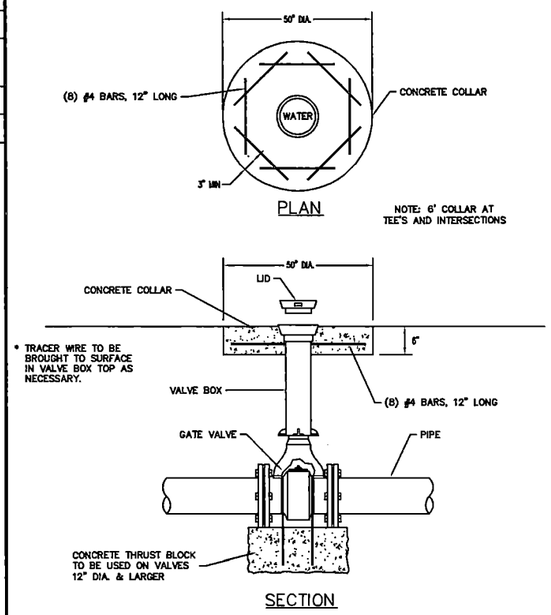
FILE:	DRAWN BY:
ZMR – PEACHES	J.D.B.
SHEET:	
C307	

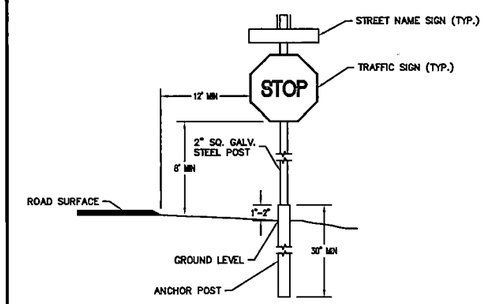
UTILITY	BURY DEPTH (MIN)	CONDUIT	TRACER WIRE/ WARNING TAPE	REMARKS
WATER	4' 6' IN HIGH ELEVATIONS	NO	TACER WIRE WARNING TAPE	CONSULT KANE CO. WATER CONSERV. DIST. AS NECESSARY
GAS	2.5' W/ SAND BEDDING	NO	18 GA. TRACER WIRE	PHONE OR FIBER SHALL NOT SHARE TRENCH
PHONE/FIBER	DROP OR SERVICE 2.25' MAIN PHONE OR LOCAL FIBER 3' INTER OFFICE FIBER 4'	ALL THREE	NO	CONSULT LOCAL PHONE CO. FOR SPECIAL CONDITIONS
POWER	PRIMARY 4' SECONDARY 3'	BOTH P & S	WARNING TAPE 1' ABOVE CONDUCTOR	NO OTHER UTILITY WITHIN 2' CLEAR ZONE. BELOW WATER.
SEWER	VARIES	NO	WARNING TAPE, 2' ABOVE ALL PIPES	1.5' CLEAR BELOW WATER LINES



1 UTILITY TRENCH DETAIL
NTS

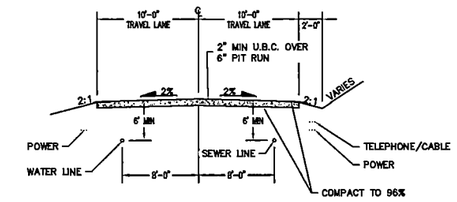


2 GATE VALVE DETAIL
NTS

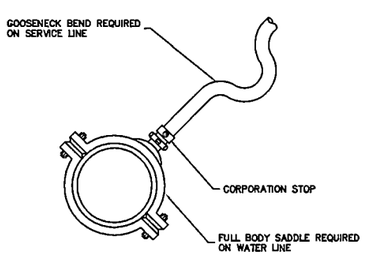


NOTES:
1. SIGNS SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. DEVELOPER WILL FURNISH AND INSTALL ALL SIGNS WITH LOCATIONS APPROVED BY KANE COUNTY.
3. STREET SIGNS SHALL BE GREEN BACKGROUND, 6" UPPERCASE LETTERS OR NUMBERS. BOTH HIGH INTENSITY PRISMATIC AND REFLECTIVE. SIGN BLANK SHALL BE 0.08" THICKNESS, 30" LONG X 8" HIGH. EACH SIGN SHALL HAVE 2 BLADES RIVETED TOGETHER IN 4 CORNERS WITH 2 EACH 3/8" DIA. HOLES IN CENTER TOP AND BOTTOM. BOTH SIDES FOR POST ATTACHMENT

3 SIGN & POST DETAIL
NTS

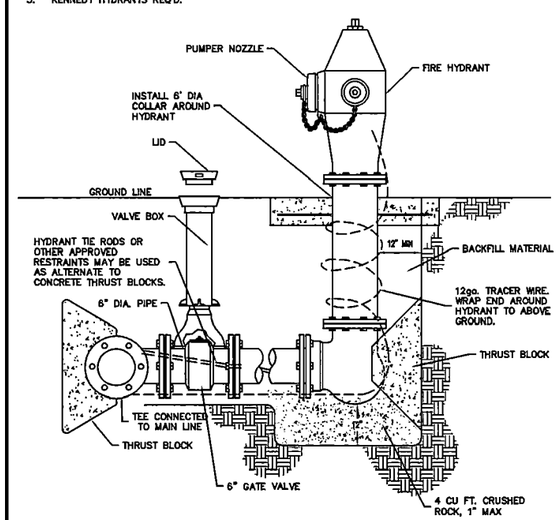


4 TYPICAL ROAD SECTION
NTS

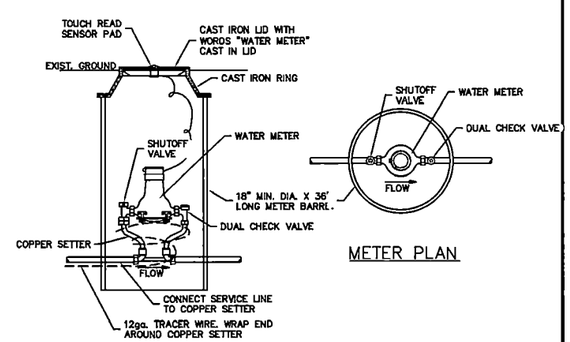


5 WATER SERVICE CONNECTION DETAIL
NTS

KCWCD ADDITIONAL REQUIREMENTS:
1. 12 GUAGE TRACER WIRE REQ'D
2. GATE VALVE TO BE BOLTED TO MAIN LINE TEE.
3. A 6' TALL MARKER SHALL BE INSTALLED BY HYDRANT IN HIGH ELEVATIONS.
4. 6' BURY HYDRANTS REQ'D IN HIGH ELEVATIONS.
5. KENNEDY HYDRANTS REQ'D.

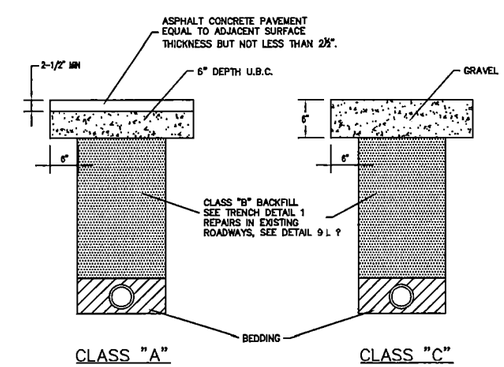


6 FIRE HYDRANT DETAIL
NTS



NOTES:
1. IN HIGH ELEVATIONS WITH DEEPER FROST LINES, METER SETS AND BARRELS SHALL BE 6 FT. MINIMUM DEPTH. MUELLER BARRELS #M203c51572fbbs THERMAL-COIL METER BOX, OR APPROVED EQUAL. PRE-ASSEMBLED IS OPTIONAL TO PROVIDE FROST PROTECTION. VERIFY REQUIREMENTS OF LOCAL WATER UTILITY PROVIDER AS NECESSARY.
2. A 6' BLUE MARKER BY BARREL ,32" X 1" EXTENSION, CLOTH AROUND VALVE, 3/4" ROCK UNDER BARREL, PLACED ON PROPERTY LINE, AND 12 GUAGE TRACER WIRE REQ'D BY KCWCD.

7 METER BOX DETAIL
NTS



8 ROADWAY REPAIR DETAIL
NTS

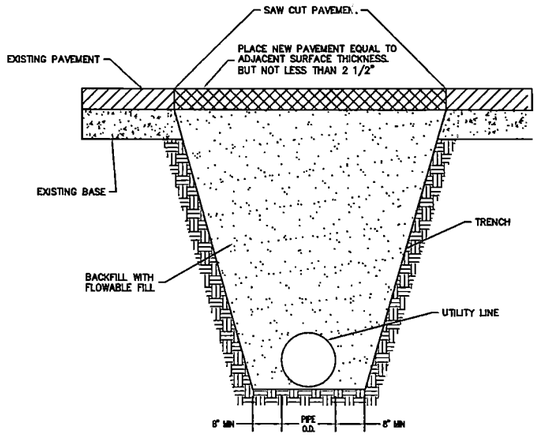
DATE:	REVISION:
07/28/2025	INITIAL DESIGN

PEACHES DETAILS
KANE COUNTY, UTAH

SCALE= 1" = 30'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS

TC ENGINEERING, PC
A "DESIGN-BUILD" FIRM
EXCELLENCE....ON TIME!
DANIEL W. THEBEAU, P.E.
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2021 (888)644-2021
(435)689-0155

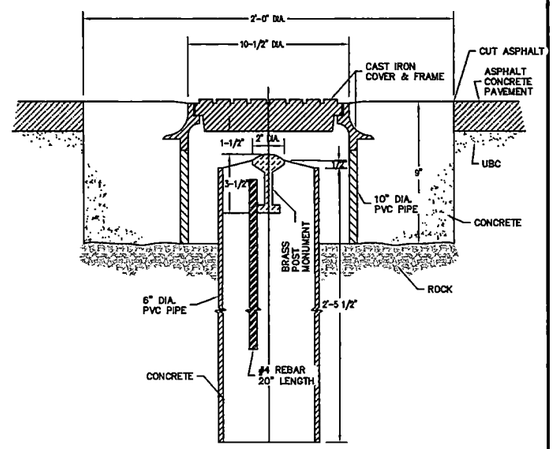
FILE: ZMR - PEACHES
SHEET: C500
DRAWN BY: J.D.B.



NOTES:
1. DO NOT PLACE NEW PAVEMENT OR PERMIT VEHICULAR TRAFFIC OVER TRENCH FOR AT LEAST 24 HOURS AFTER PLACING FLOWABLE FILL.
2. IF NEW PAVEMENT SURFACE WILL NOT BE PLACED WITHIN 7 DAYS AFTER TRENCHING, BACKFILL WITH FLOWABLE TO MATCH ELEVATION OF EXISTING PAVEMENT. REMOVE FLOWABLE FILL AS REQUIRED TO PLACE NEW PAVEMENT.

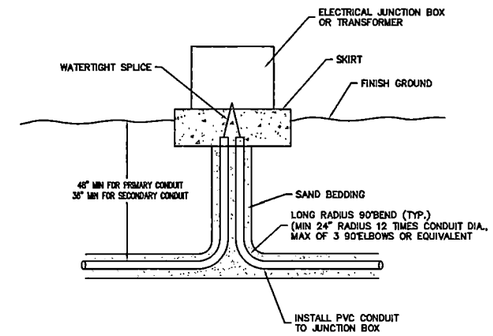
9 UTILITY TRENCH WITH FLOWABLE FILL
NTS

REQUIRED ON ALL CROSS CUTS IN EXISTING ROADS

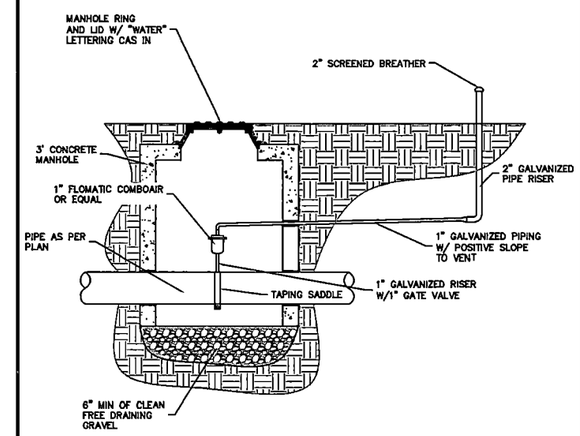


NOTE:
OTHER CONFIGURATIONS OF MONUMENT MAY BE SUBMITTED FOR ACCEPTANCE PRIOR TO INSTALLATION

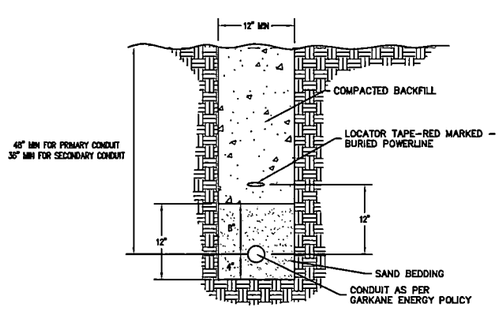
10 STREET MONUMENT DETAIL
NTS



11 ELECTRICAL JUNCTION BOX DETAIL
NTS



12 AIR/VAC ASSEMBLY
NTS



NOTES:
1. CABLES RUNNING ALONG UNPAVED ROADS SHALL NOT BE PLACED WITHIN THE ROADWAY
2. TRENCHES SHALL BE STRAIGHT FROM POINT TO POINT AS SHOWN ON STAKING SHEETS.
3. ALL BACKFILL SHALL BE CAREFULLY PLACED SO AS TO PREVENT UNDUE STRESS ON CABLE.
4. ALL BACKFILL SHALL BE COMPACTED SO AS TO PREVENT SETTLING. CARE MUST BE TAKEN TO PREVENT DAMAGE TO CABLE OR CONDUIT.
5. NO CABLE WILL BE PLACED IN TRENCHES UNTIL TRENCH IS COMPLETELY PREPARED TO PROPER DEPTH, ALIGNMENT, BEDDING, ETC. METER BASE MUST BE INSTALLED AND INSPECTED BEFORE SECONDARY OR SERVICE CABLES CAN BE INSTALLED.
6. MINIMUM BENDING RADIUS IS 12 TIMES CABLE/CONDUIT DIAMETER A MAXIMUM OF THREE 90S (OR THE EQUIVALENT) IS PERMITTED IN A CONDUIT RUN.
7. IF DEPTH OF POWER LINE AND OTHER UTILITIES CONFLICT, POWERLINE SHALL BE DEEPER THAN CONFICTING UTILITY.

13 ELECTRICAL CABLE/ CONDUIT TRENCH DETAIL
NTS

DATE:	REVISION:
9/16/2015	INITIAL DESIGN

PEACHES DETAILS
KANE COUNTY, UTAH
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SHEET: C501
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