

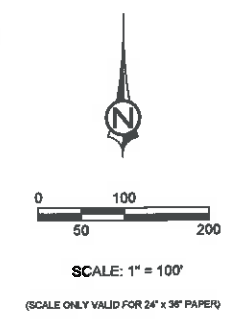
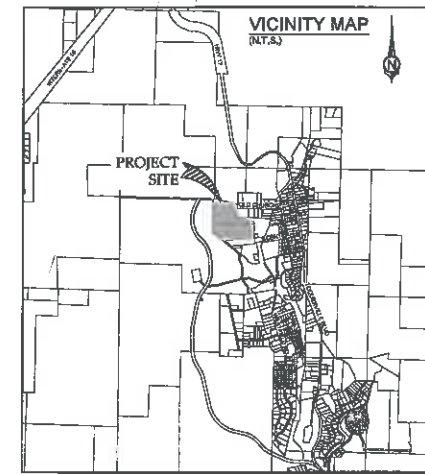
NORTHEAST CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN FOUND BLM BRASS CAP

PROJECT NOTES

1. THIS APPLICATION IS FOR PHASE 2 ONLY WITH 34.134 ACRES REMAINING FOR FUTURE DEVELOPMENT.
2. PROPERTY IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.
3. DRAINAGE WILL BE CONVEYED OVERLAND TO THE EXISTING DETENTION BASIN IMPROVEMENTS LOCATED WITHIN PHASE 1 WEST OF PARKSIDE DRIVE.

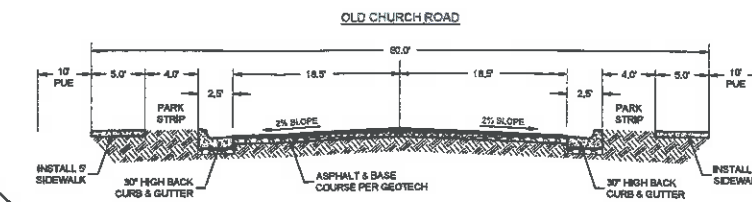
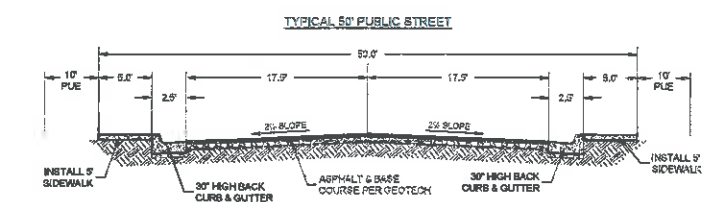
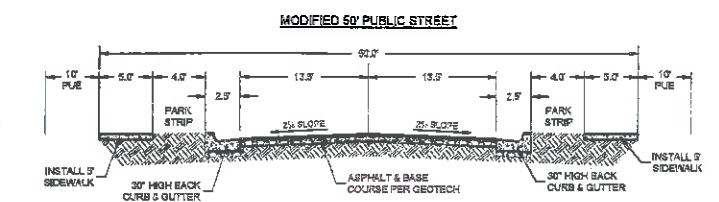
USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: CONSIDERED LOW
- GEOLOGIC HAZARD LIQUEFACTION: CONSIDERED LOW
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: CONSIDERED LOW
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SILTY SAND WITH MODERATE COLLAPSIBLE POTENTIAL
- SHALLOW GROUND WATER: GROUND WATER NOT ENCOUNTERED
- GEOTECHNICAL REPORT HAS BEEN PROVIDED BY GEOTECHNICAL TESTING SERVICES, INC



LEGEND

- FIRE HYDRANT
- EXISTING WATER LINE
- C-600 CLASS 150 WATER LINE 8" UNLESS SIZE NOTED OTHERWISE
- C-400 IRRIGATION "PURPLE" PIPE 4" UNLESS SIZE NOTED OTHERWISE
- SEWER MAN-HOLE
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- BASEMENT LINE



PROJECT INFORMATION
 PHASE 2 AREA = 7.91 ACRES
 UNITS: 12 LOTS
 DENSITY: 1.52 D.U./ACRE
 ZONE: R-1-20

OWNER
 WALL 2 WALL CONSTRUCTION
 wallhomes12@gmail.com

PRELIMINARY PLAT
PARK SIDE AT DESERT MOUNTAIN PHASE 2

LOCATED IN
 NW 1/4 & SW 1/4 SECTION 2 AND THE NE 1/4 OF SECTION 3,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON COUNTY - TOQUERVILLE, UTAH

PRELIMINARY PLAT
PARK SIDE AT DESERT MOUNTAIN PHASE 2
 LOCATED IN TOQUERVILLE, UTAH

PROJ. #:	20079.24
DRAWN BY:	BLW
DATE:	9/17/2021
CHECKED BY:	
SCALE OF SHEET	
HOR SCALE:	1" = 100'
SHEET	1
OF	1



1453 S. DUKE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.966.0100

