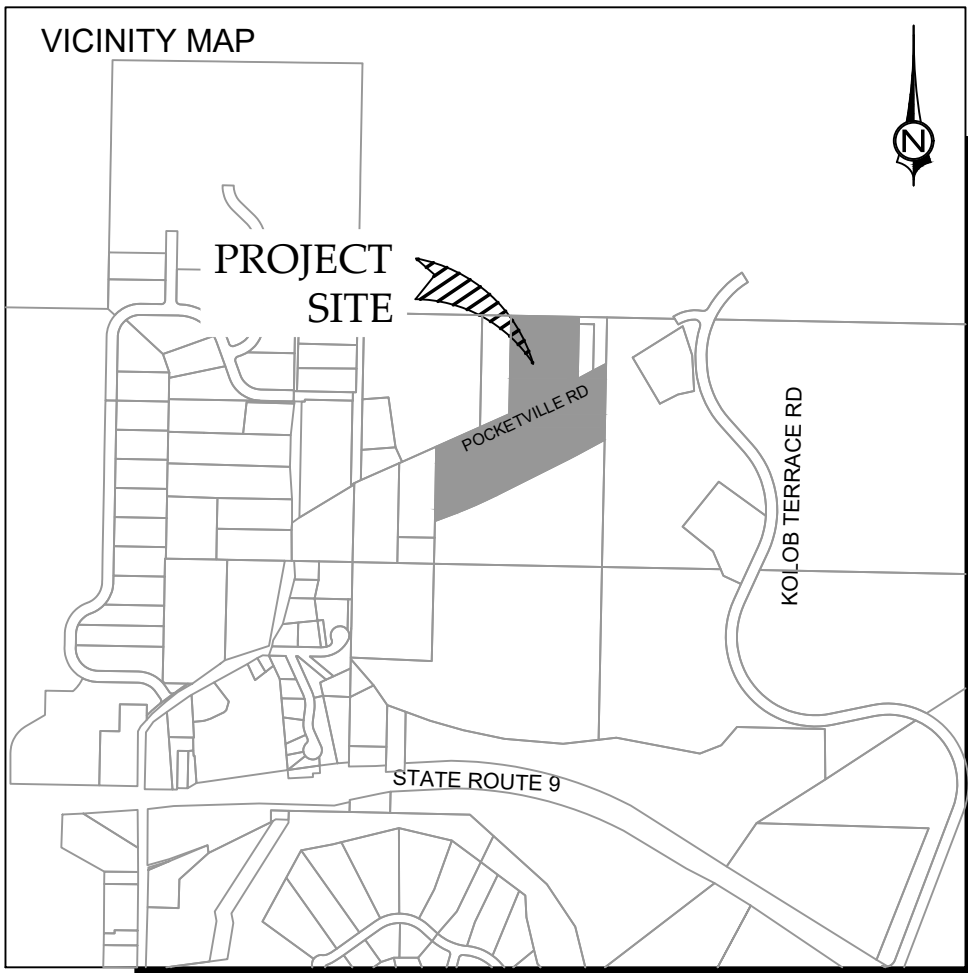
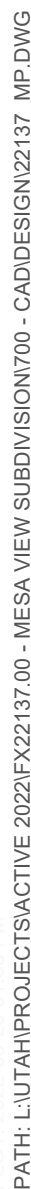
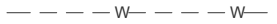
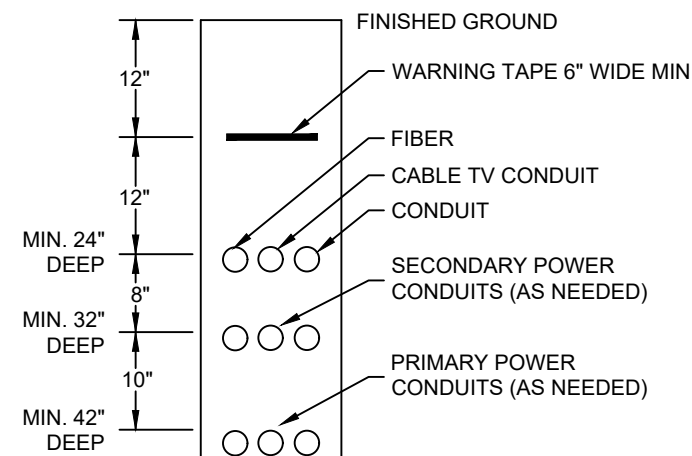




PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY STANDARDS & SPECIFICATIONS:

- | | |
|---|-------------------------------------|
|  | FIRE HYDRANT |
|  | WATER GATE VALVE |
|  | EXISTING WATER GATE VALVE |
|  | 3/4\" data-bbox="515 325 985 375"/> |
|  | EXISTING WATER LINE |
|  | C-900 CLASS 150 WATER LINE |
| | 8\" data-bbox="515 465 985 515"/> |
|  | LOT LINE |
|  | EXISTING POWER LINE |
|  | EXISTING POWER POLE |
|  | TEST PIT LOCATION |

JUC TRENCH DETAIL



THE PROPOSED DEVELOPMENT WILL TIE ONTO A EXISTING WATER LINE IN
POCKETVILLE ROAD. A 10" WATER LINE WILL BE INSTALLED WITHIN THE
PUBLIC RIGHT OF WAY PER TOWN STANDARDS.

ALL SEWER SHALL BE RAN TO A LARGE SEPTIC SYSTEM.

TOTAL AREA: 12.00 ACRES
UNITS: 12 SINGLE FAMILY LOTS
DENSITY: 1.0 D.U./ACRE
ZONE: RURAL RESIDENTIAL (RR,
SETBACKS:

NEXIO CAPITAL,
JUSTIN CHRISTENSEN
454 W 1600 S, SPRINGVILLE UT 84664
JUSTIN@NEXIOCAPITAL.COM

LOCATED IN
NW 1/4 OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 12 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
NEXIO CAPITAL

NOT FOR
CONSTRUCTION

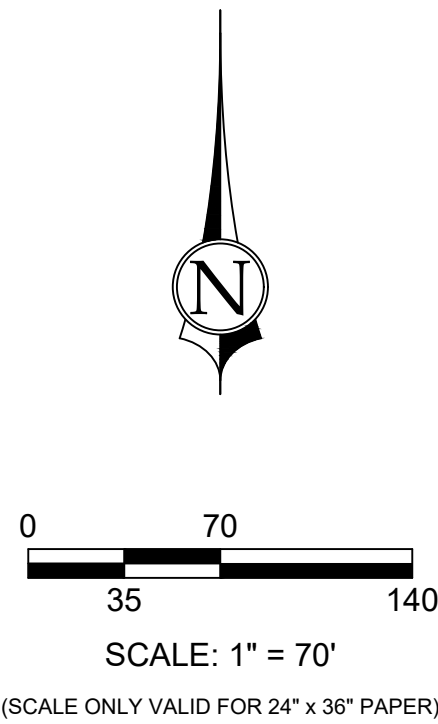
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REVISION			
NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAN

ZIONS LANDING
LOCATED IN VIRGIN, UTAH

PROJ. #:	Fx. 22137
DATE:	11/04/2020
DESIGN BY:	CRS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 70'
VER SCALE:	NA
SHEET	

1 OF 4



OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- | | |
|---|-----------------------------|
|  | EXISTING GROUND CONTOUR |
|  | FINISH GRADE CONTOUR |
|  | PROJECT BOUNDARY |
|  | PROPOSED CURB & GUTTER |
|  | STORM DRAIN (PIPE PER PLAN) |
|  | INSTALL DRAINAGE SWALE |
|  | DRAINAGE FLOW DIRECTION |
|  | SPOT ELEVATION |
| TBC | TOP BACK OF CURB |
| TOA | TOP OF ASPHALT |
| GB | GRADE BREAK |
| FL | FLOW LINE |
| TOC | TOP OF CONCRETE |



Civil Science
Engineers | Surveyors | Solutions

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

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REUSE OF DRAWINGS

PRELIMINARY PLAN

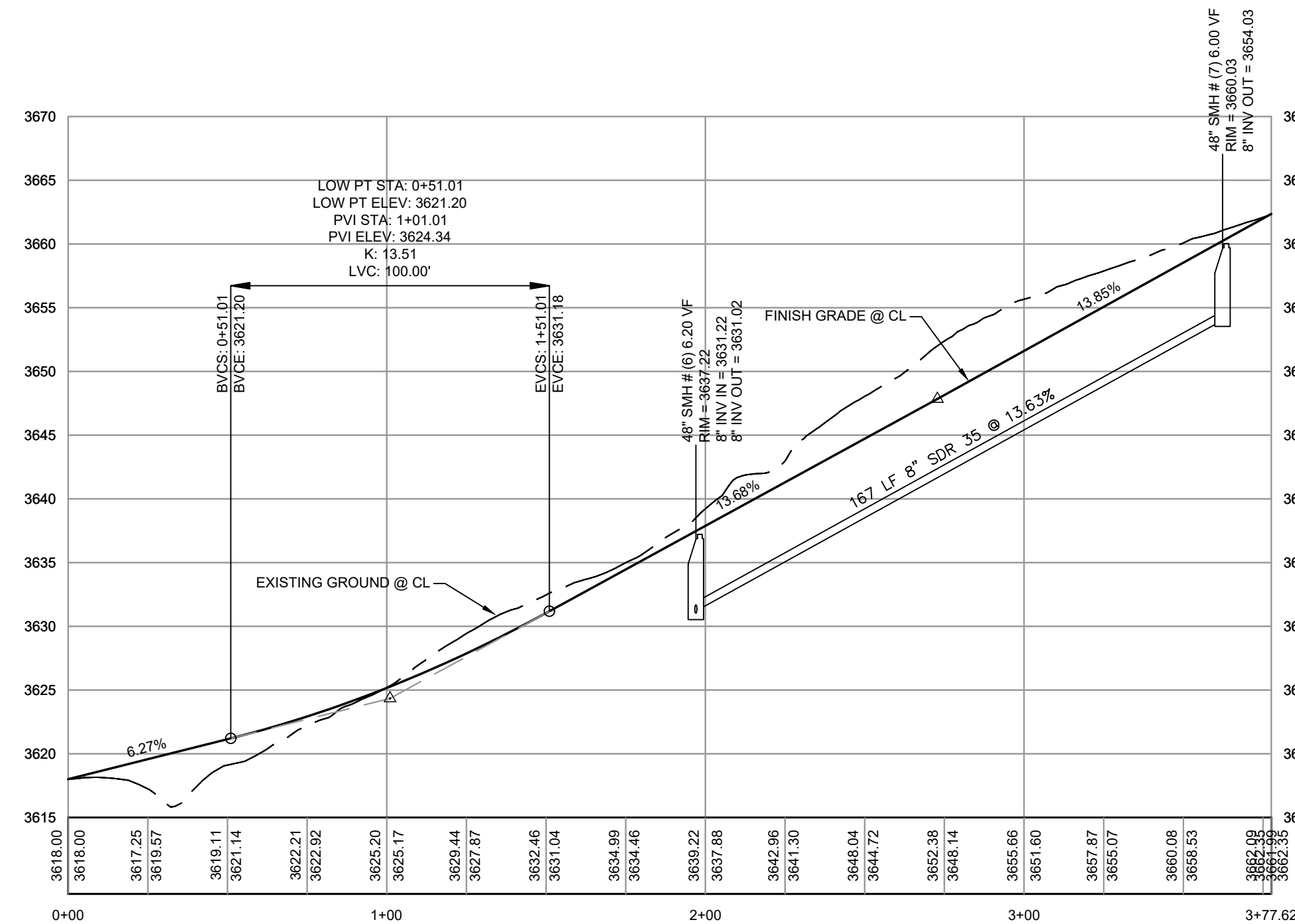
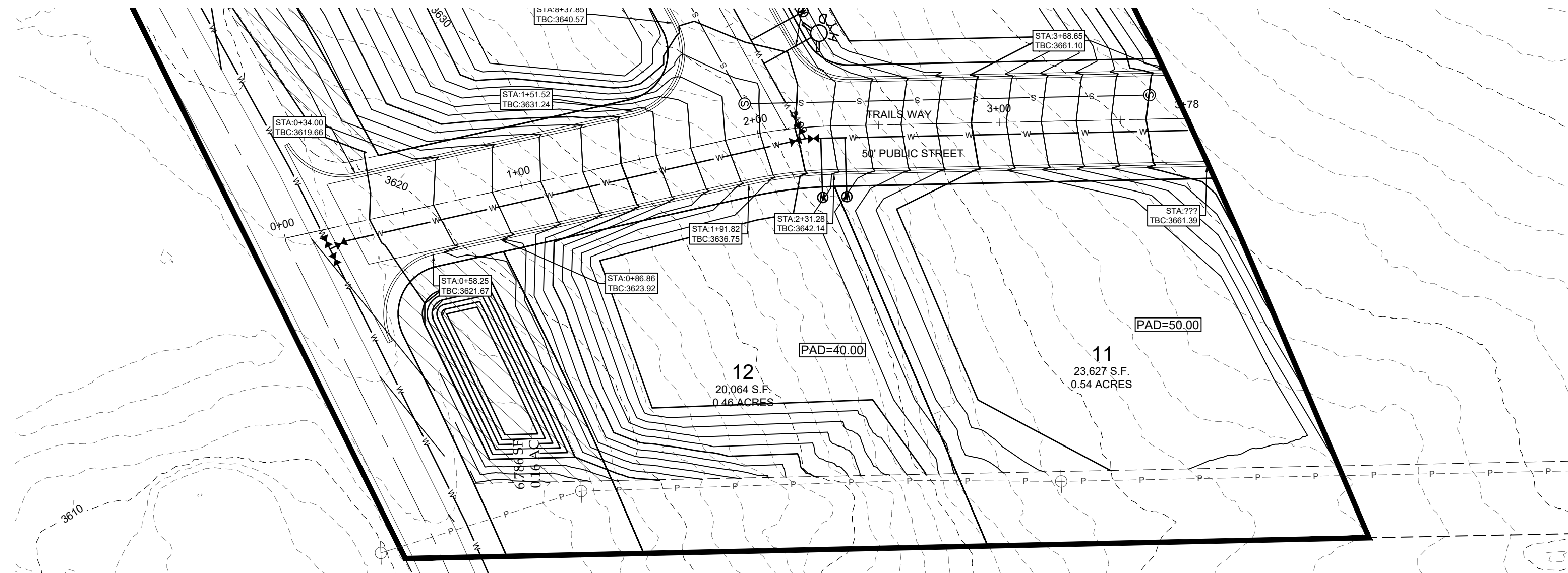
ZIONS LANDING
LOCATED IN VIRGIN, UTAH

PROJ. #:	Fx. 22137
DATE:	6/29/2022
DESIGN BY:	CRS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 70'
VER SCALE:	NA
SHEET	

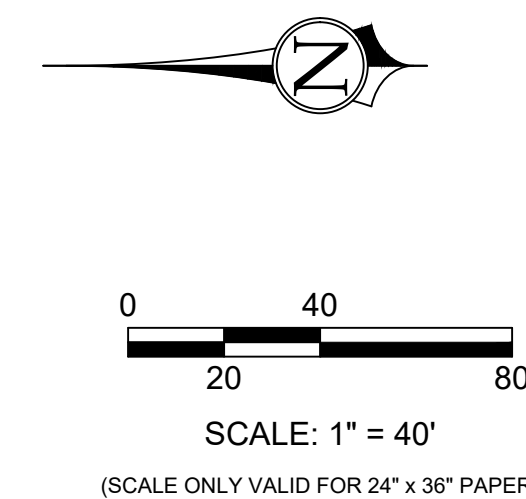
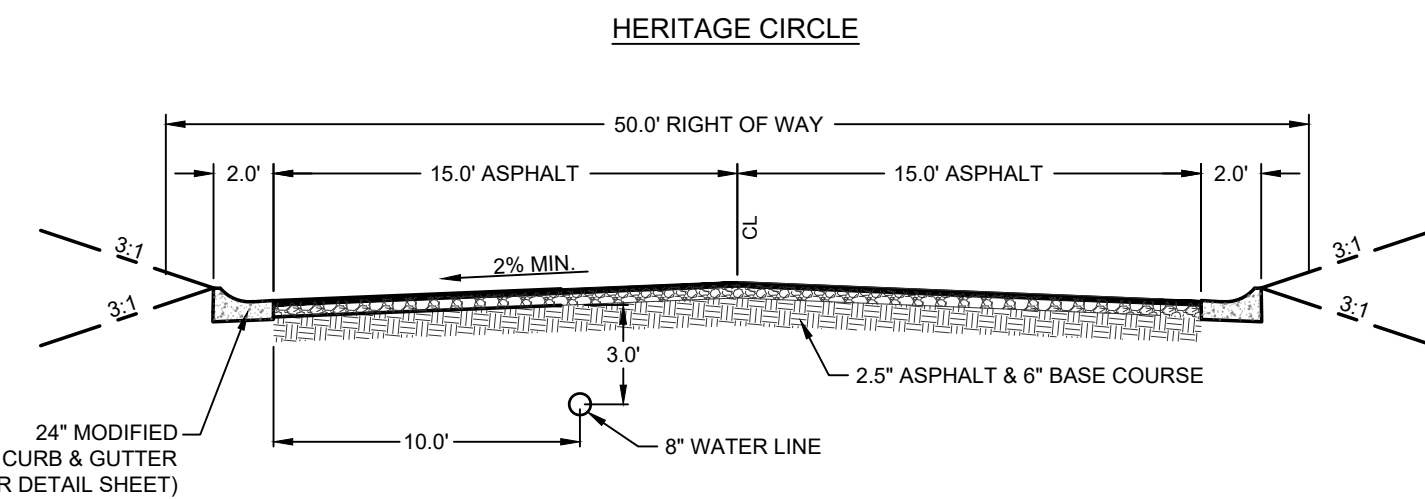
2 OF 4



Know what's **below**.
Call before you dig.



Trail Ways 50' road
H: 1"=40'
V: 1"=10'
STA: 0+00 TO STA: 3+78



Know what's **below**.
Call before you dig.

PRELIMINARY PLAN - PLAN & PROFILE

TRAILS WAY
LOCATED IN VIRGIN, UTAH

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