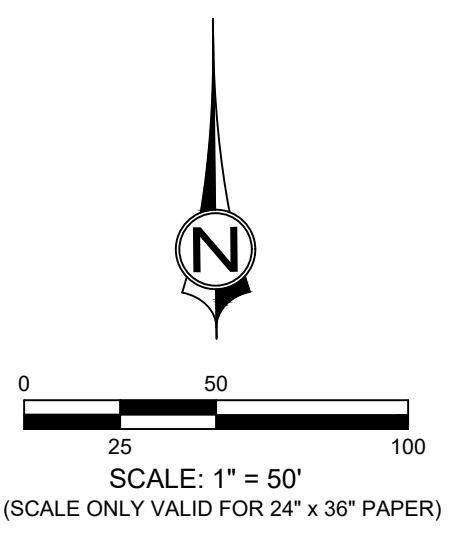
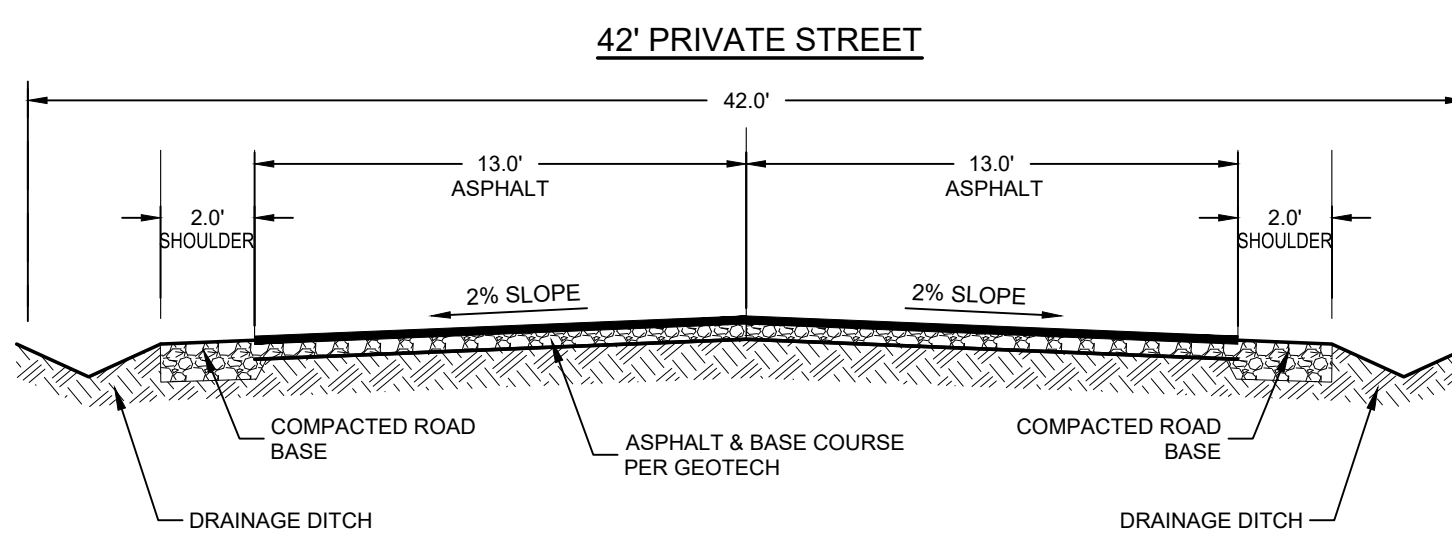
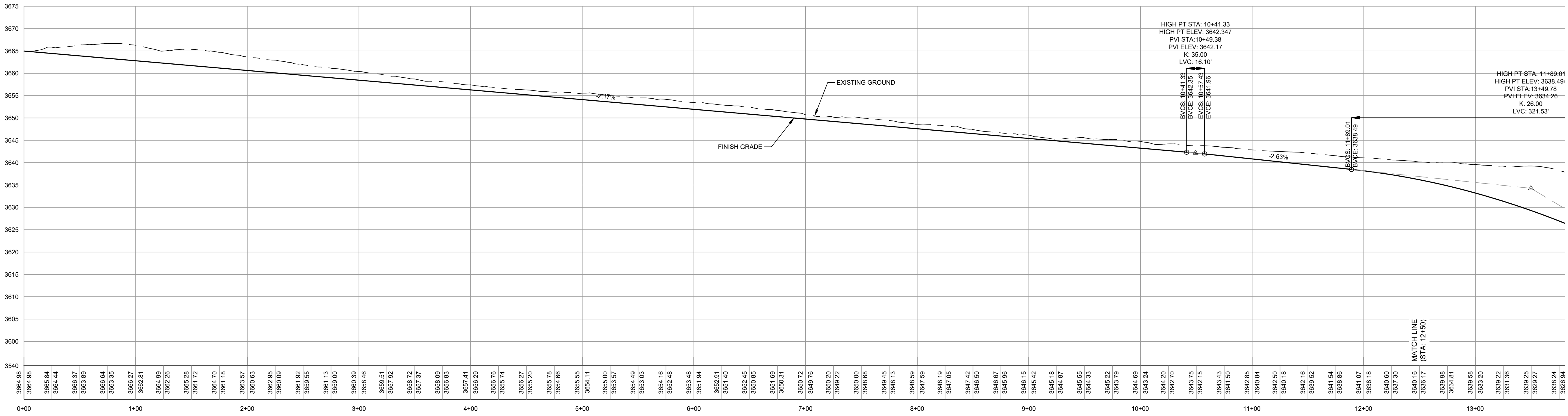
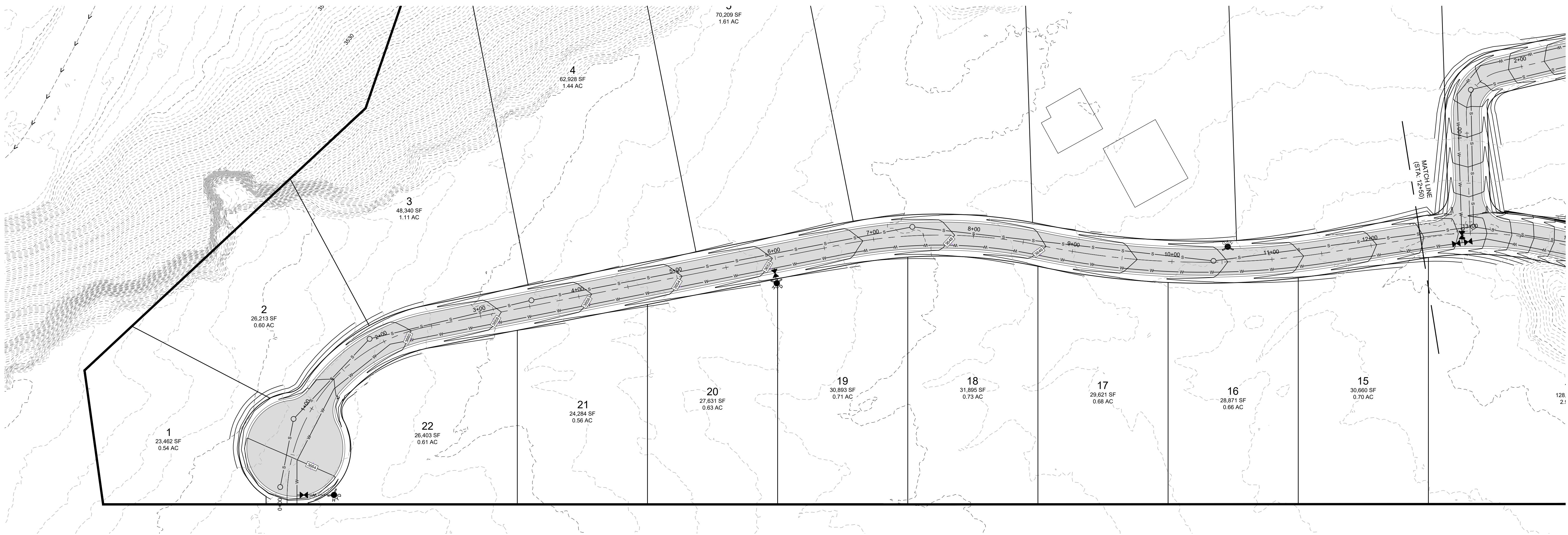


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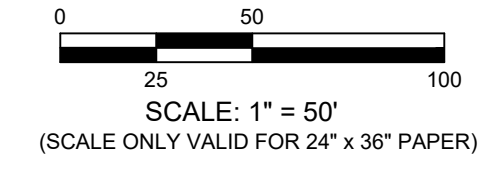
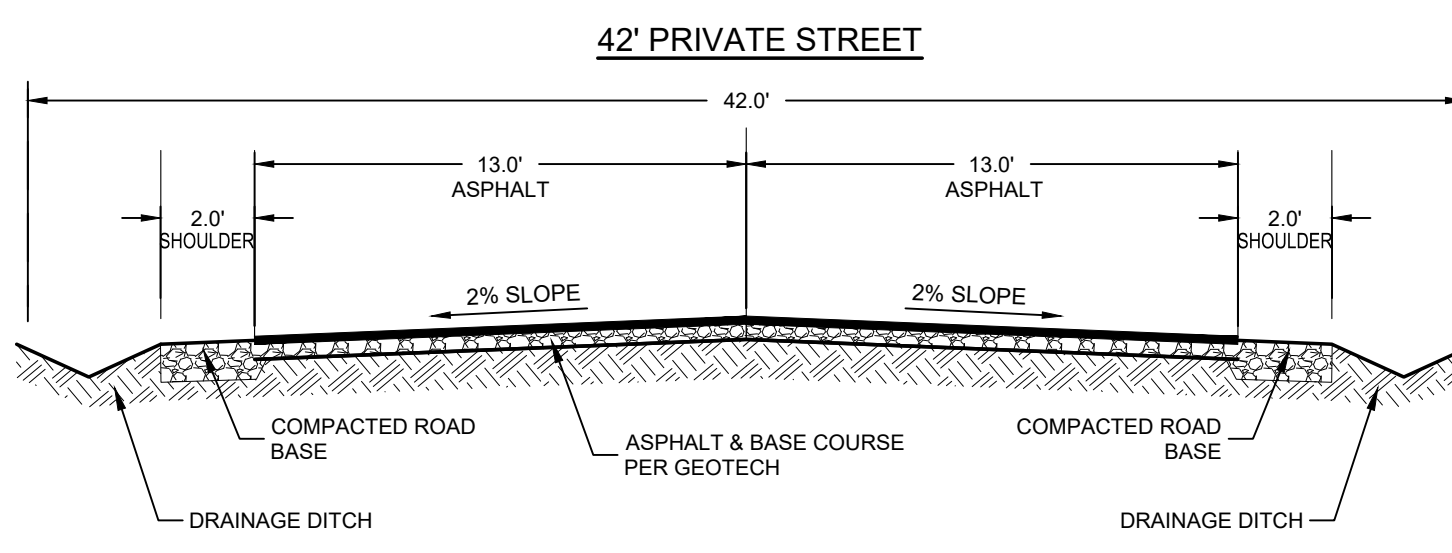
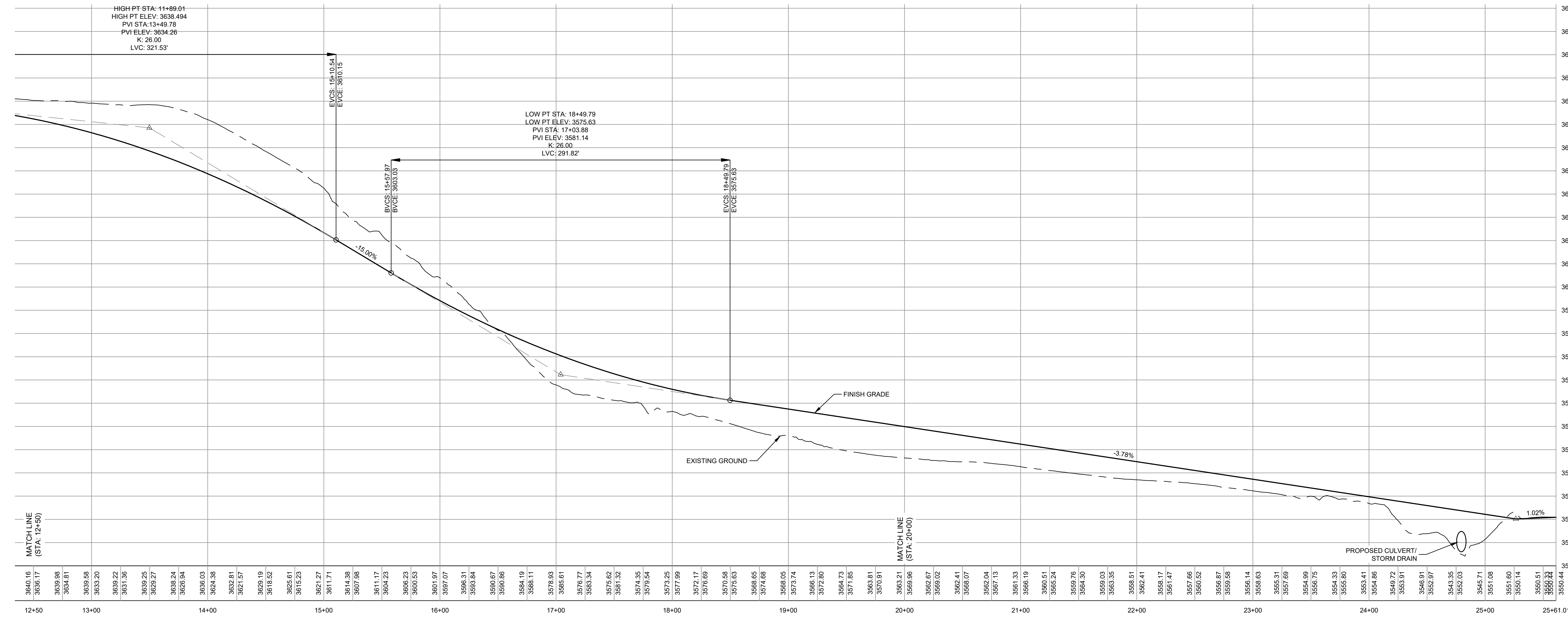
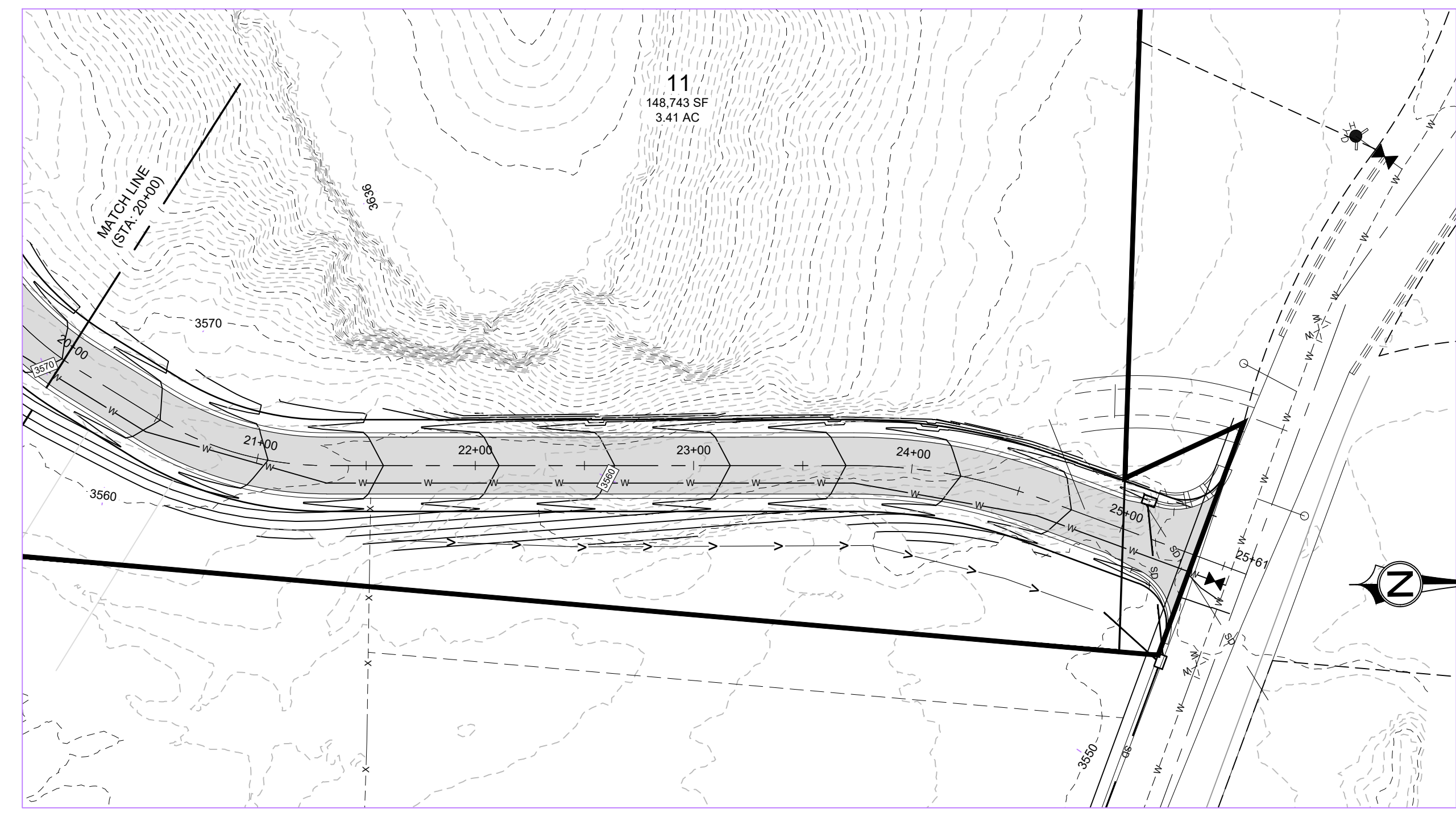
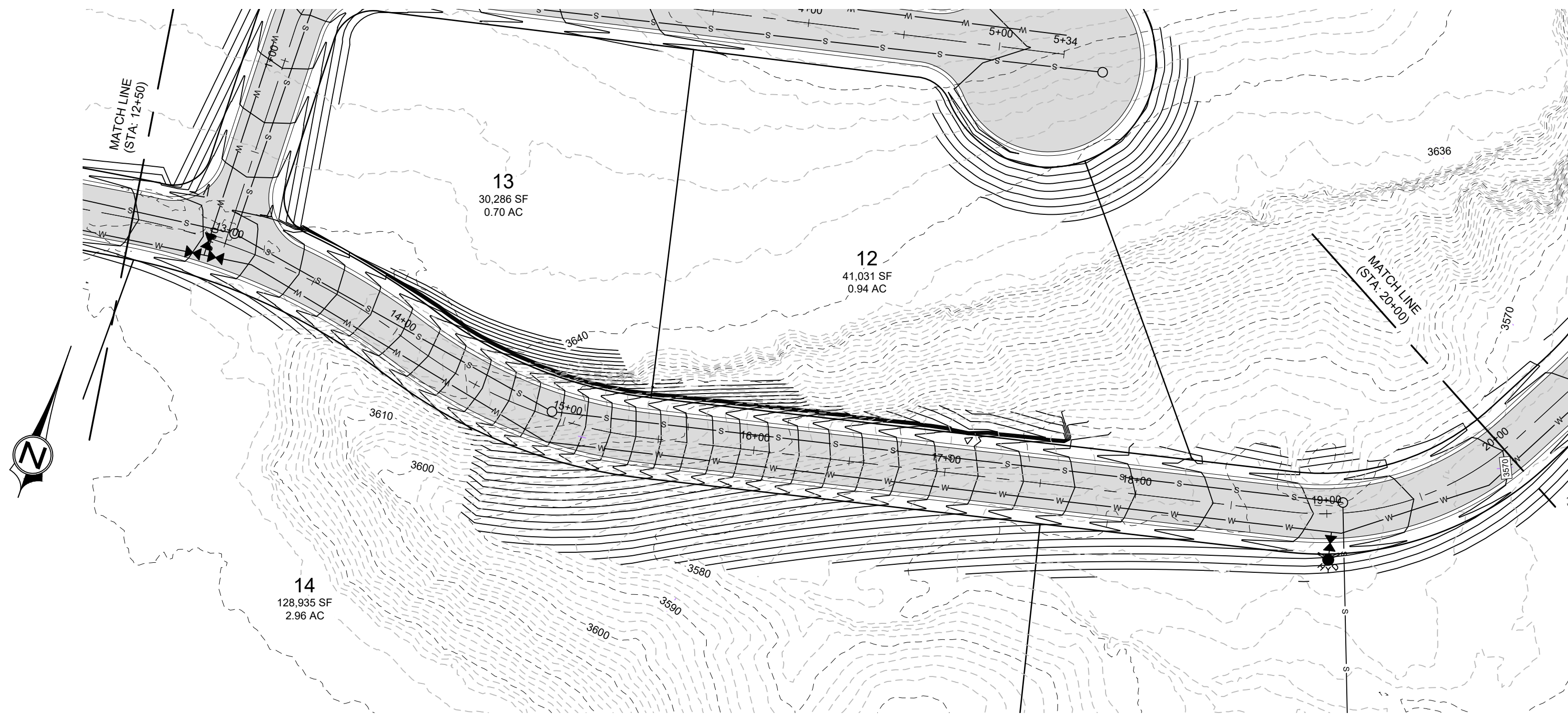
NO.	REVISION	DESCRIPTION	BY	DATE

PRELIMINARY PLAN & PROFILE
RED HILL LANE
QUAIL MESA
LOCATED IN VIRGIN, UT

PROJ. #:	Fx. 210701.19
DATE:	4/24/2023
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	HOR SCALE: 1" = 50'
VER SCALE:	1" = 10'
SHEET:	1



PATH: L:\UTAHPROJECTS\ACTIVE 2021\FX21070.00 - BRANDIE M SMALL PROJECT\FX21070.19 - JEFF LEE\00 - CAD\DESIGN\21070.19 CP - 22 LOTS.DWG



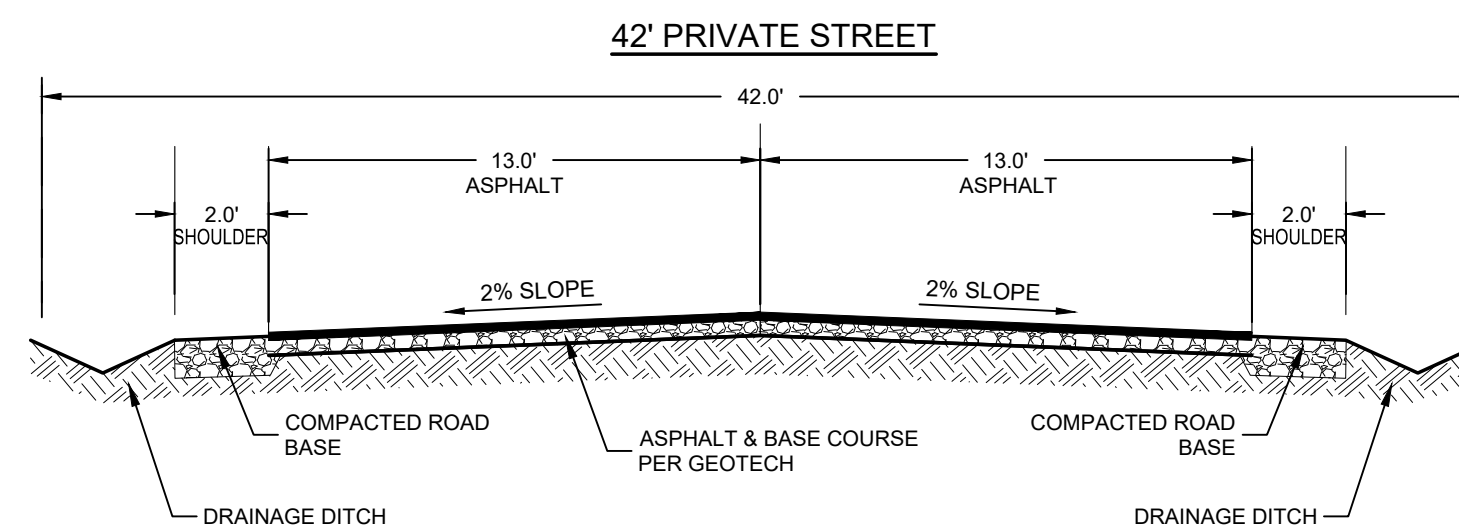
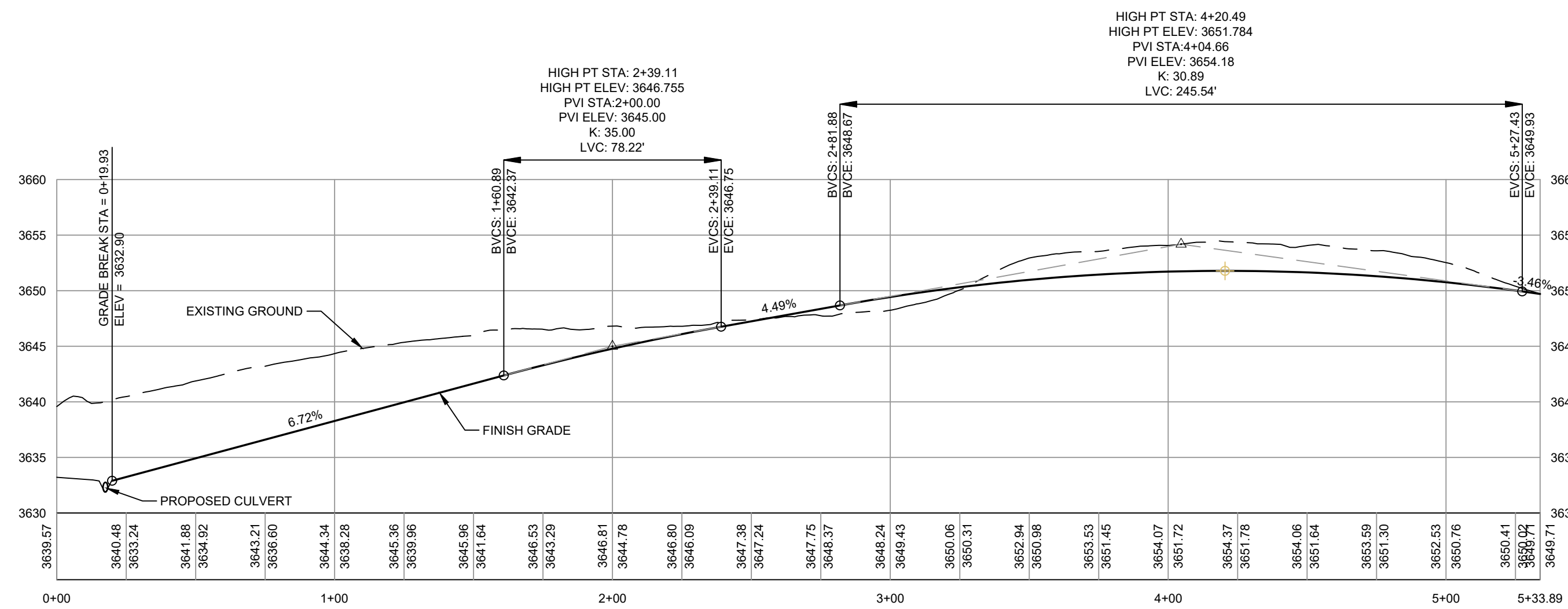
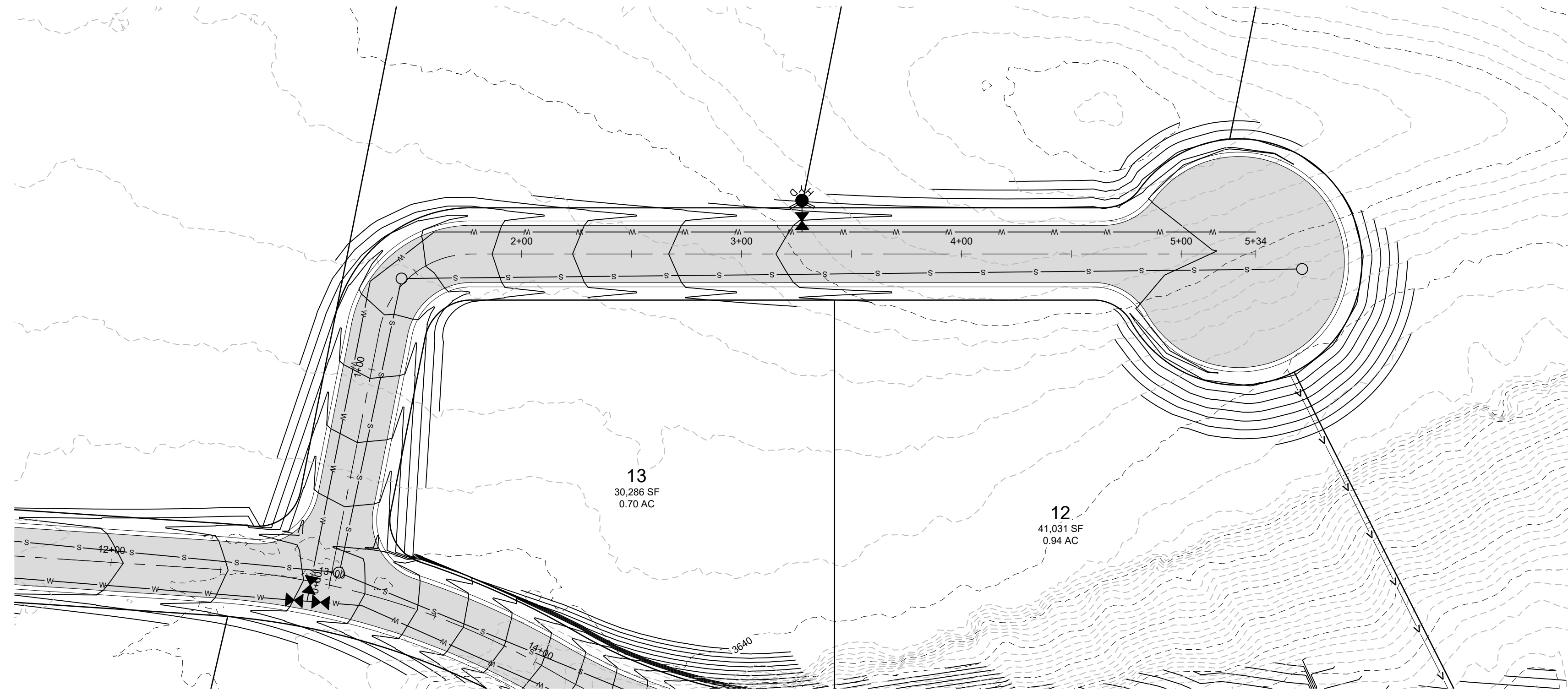
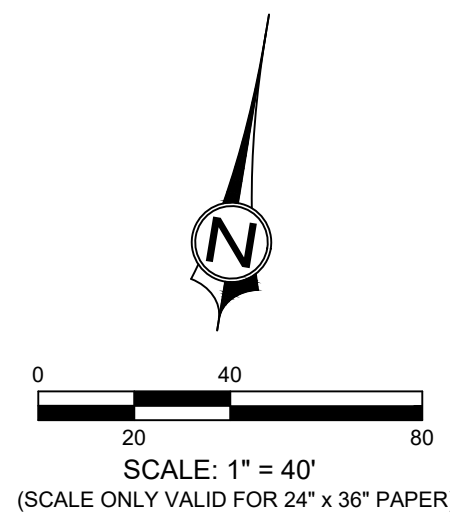
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NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAN & PROFILE
RED HILL LANE - CONT.
QUAIL MESA
LOCATED IN VIRGIN, UT

PROJ. #: Fx 21070.19
DATE: 4/24/2023
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 50'
VER SCALE: 1" = 10'

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX210701.DWG - BRANDIE W. SMALL\PROJECTS\FX210701.DWG - JEFF. LEE\000 - CAD\DESIGN\210701.DWG - CP - 22 LOTS.DWG



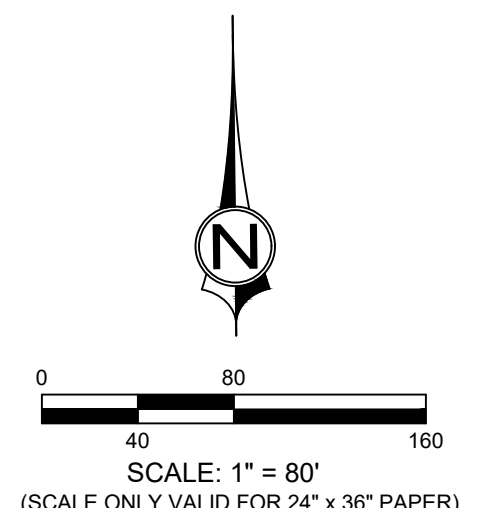
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NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAN & PROFILE
CUL-DE-SAC
QUAIL MESA
LOCATED IN VIRGIN, UT

PROJ. #:	Fx. 210701.19
DATE:	4/24/2023
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	1" = 40'
HOR SCALE:	1" = 40'
VER SCALE:	1" = 10'

PATH: L:\UTAHPROJECTS\ACTIVE 2021\FX21070.00 - BRANDEE W SMALL PROJECTS\FX21070.19 - JEFF LEE\700 - CAD\DESIGN\21070.19 CP - 22 LOTS.DWG



LEGEND

	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	LIMITS OF GRADING
	PROPERTY BOUNDARY
	PROPOSED LOT LINES
	EXISTING LOT LINES
	ROCK RETAINING WALL
	EXISTING CURB & GUTTER
	DRAINAGE DITCH
	DRAINAGE FLOW DIRECTION
	LOCATION ELEVATION
	SPOT ELEVATION

LOT COVERAGE

TOTAL AREA = 35.4 ACRES
IMPERVIOUS AREA = 145,617 SQ. FT. (3.3 ACRES)
BUILDING ENVELOPES = 55,945 SQ. FT.
ASPHALT = 89,672
PERVIOUS AREA = 32.1 ACRES

CONSTRUCTION NOTES

1	PROPERTY BOUNDARY
2	LIMITS OF CONSTRUCTION
3	SEDIMENT BASIN
4	ENTRANCE / OUTLET TIRE WASH
5	STABILIZED CONSTRUCTION ENTRANCE
6	STREET SWEEPING AND VACUUMING
7	SILT FENCE
8	STOCK PILE LOCATION

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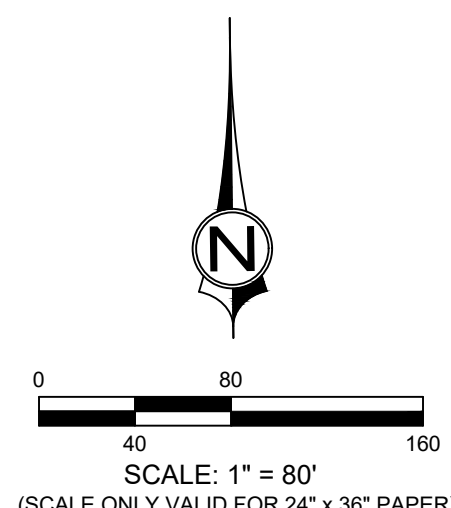
NO.	DESCRIPTION	BY	DATE

GRADING & EROSION CONTROL PLAN
 QUAIL MESA
 LOCATED IN VIRGIN, UT

PROJ. #:	Fx 21070.19
DATE:	4/24/2023
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	
HOR SCALE:	1" = 80'
VER SCALE:	N/A
SHEET:	



PATH: L:\UTAH\PROJECTS\ACTIVE_2021\EX1070\00 - BRANDIEE W. SMALL PROJECTS\EX1070_19_CP_22_LOTS.DWG



LEGEND

	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING SEWER MAN-HOLE
	EXISTING TRANSFORMER
	EXISTING ELECTRICAL VAULT
	EXISTING POWER METER
	EXISTING WATER METER
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	BOUNDARY LINE
	EASEMENT LINE
	WASTE WATER TREATMENT AREA
	APPROXIMATE BUILDING ENVELOPE SIZE (FINAL LOCATIONS MAY VARY FROM SHOWN, ALL WILL MEET SETBACK REQUIREMENTS)

BUREAU OF LAND MANAGEMENT



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NO.	DESCRIPTION	BY	DATE

WATER MANAGEMENT PLAN
QUAIL MESA
LOCATED IN VIRGIN, UT

PROJ. #:	Fx 21070.19
DATE:	4/24/2023
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET:	1" = 80'
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	5

