Town of Apple Valley
1777 N. Meadowlark Drive, Apple Valley, Utah 84737
Phone: (435) 877-1190 Fax: (435) 877-1192
www.applevalleyut.gov

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear _____

Paperwork returned by _____ (Date) _____

Name of Applicant: Rick Trimmer

Site Location: Northeast of Ranch Rd, AV-1361-B and north 19.89 acres of AV-1361-C

Mailing Address: [redacted]

Phone: [redacted]

Purpose of Request: Change zoning from OST to A-20 on approximately 60 acres

Applicant Signature

4/21/26
Date

1. Annexations: $2200.00 filing fee
2. Conditional Use Permit: $800.00 filing fee
3. Zone Changes: $1100.00 + Acreage Fee filing fee
4. Subdivisions: $500.00 Application Fee + Per Lot Fee filing fee
5. Lot Line Adjustment: $800.00 filing fee
6. Lot Split: $800.00 per Lot filing fee
7. General Plan Amendment: $1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

_____ / _____
Planning Commission Chairman Date

_____ / _____
City Administration Date

Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Rick Trimmer

Mailing Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

Phone Number: [redacted] Email Address: [redacted]

Authorized Agent (if applicable): _____

Property Address: northeast of Ranch Rd City: Apple Valley State: UT Zip: 84737

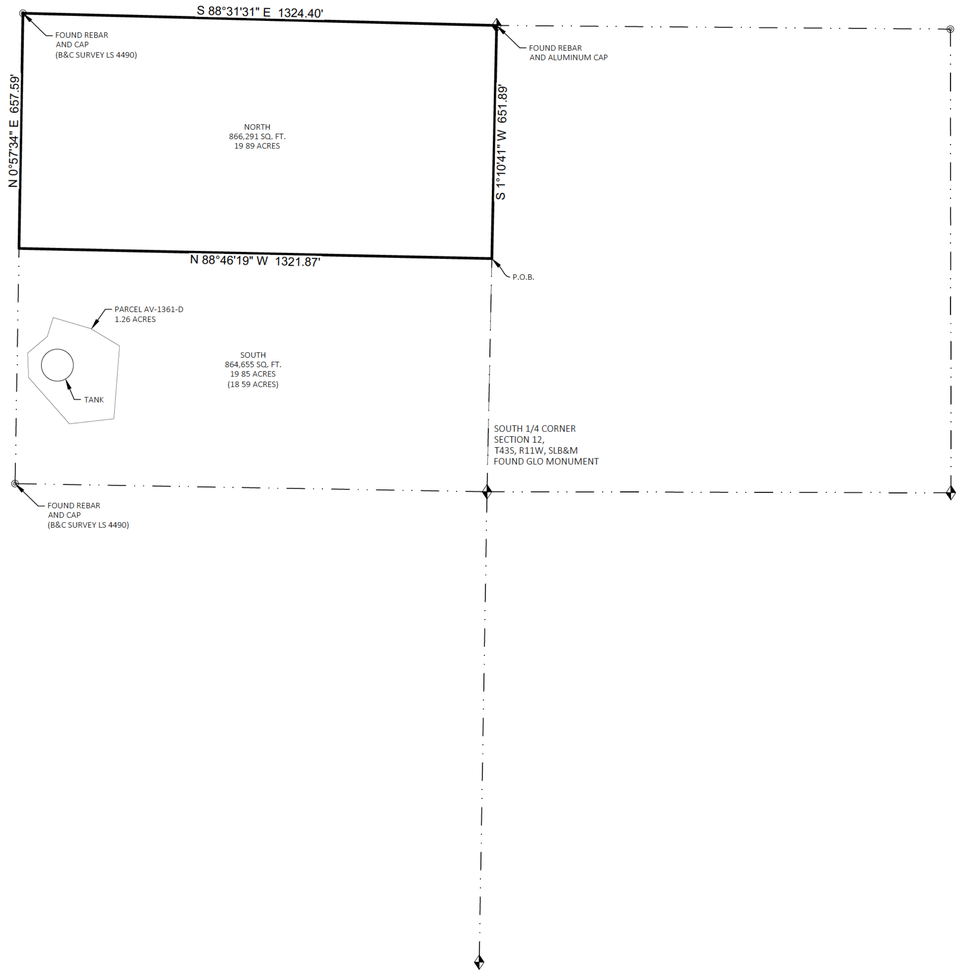
Tax ID Number: AV-1361-B and AV-1361-C

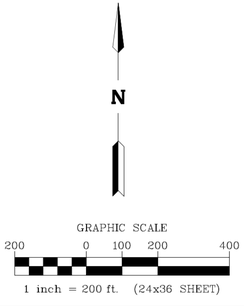
Current Zoning Designation: OST

Require Conditions

As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- ☐ Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- ☐ Be located on property zoned for such use.
- ☐ Contain no more than ten (10) lots.
- ☐ Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- ☐ Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- ☐ Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.





SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 , PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET OR LOCATED AS REPRESENTED ON THIS PLAT.

_____
DATE

BOUNDARY DESCRIPTION

AV-1361-C
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST.
LESS AND EXCEPTING: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°01'01" WEST ALONG THE SECTION LINE 1046.46 FEET; THENCE NORTH 00°58'59" EAST, A DISTANCE 186.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°28'16" WEST, A DISTANCE OF 124.95 FEET; THENCE NORTH 41°22'32" WEST, A DISTANCE OF 172.64 FEET; THENCE NORTH 02°16'54" WEST, A DISTANCE OF 68.38 FEET; THENCE NORTH 49°56'06" EAST, A DISTANCE OF 71.60 FEET; THENCE NORTH 17°24'31" EAST, A DISTANCE OF 55.81 FEET; THENCE SOUTH 73°33'01" EAST, A DISTANCE OF 109.00 FEET; THENCE SOUTH 59°03'13" EAST, A DISTANCE OF 94.37 FEET; THENCE SOUTH 04°29'30" WEST, A DISTANCE OF 204.25 FEET, TO THE POINT OF BEGINNING.

NEW DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 88°46'19" WEST 1321.87 FEET; THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490; THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.
CONTAINS 19.89 ACRES, MORE OR LESS.

NARRATIVE

THE BASIS OF BEARING IS NORTH 01°10'41" EAST BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND SIXTEENTH CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

DOCUMENTS

DOCUMENT 20160014990: QUIT CLAIM DEED

LEGEND

- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SECTION LINE
- PROPERTY LINE

LOCATION:	SW 1/4 SEC. 12, T43S, R11W, SLB&M.
PREPARED FOR:	SKY ENGINEERING
SURVEY DATE:	APRIL 2026
	1980-22 SVY.dwg
	5/19/2026

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

C:\Users\ryan\Dropbox\SKY\01 PROJECTS\01-01 Trimmer Apple Valley 69 Acres\00 PERMITS\03 USDC\02 Surveys\1980-22 SVY (1)\1980-22 SVY.dwg, 5/19/2026 3:14:58 PM

CONSTRUCTION DRAWINGS FOR APPLE VALLEY 60 ACRES

PROJECT INFORMATION

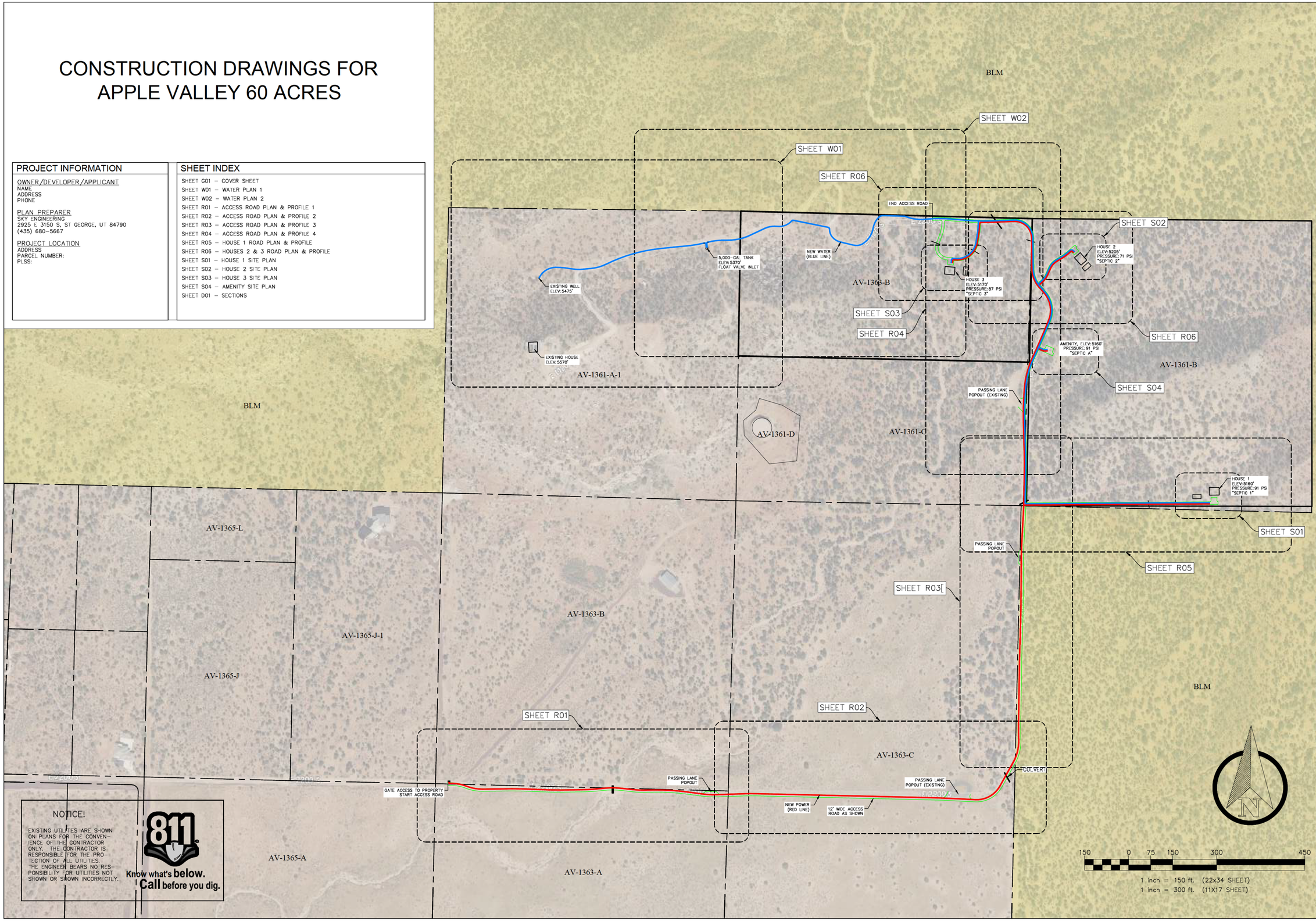
OWNER/DEVELOPER/APPLICANT
NAME
ADDRESS
PHONE

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
ADDRESS
PARCEL NUMBER:
PLSS:

SHEET INDEX

SHEET G01 – COVER SHEET
SHEET W01 – WATER PLAN 1
SHEET W02 – WATER PLAN 2
SHEET R01 – ACCESS ROAD PLAN & PROFILE 1
SHEET R02 – ACCESS ROAD PLAN & PROFILE 2
SHEET R03 – ACCESS ROAD PLAN & PROFILE 3
SHEET R04 – ACCESS ROAD PLAN & PROFILE 4
SHEET R05 – HOUSE 1 ROAD PLAN & PROFILE
SHEET R06 – HOUSES 2 & 3 ROAD PLAN & PROFILE
SHEET S01 – HOUSE 1 SITE PLAN
SHEET S02 – HOUSE 2 SITE PLAN
SHEET S03 – HOUSE 3 SITE PLAN
SHEET S04 – AMENITY SITE PLAN
SHEET D01 – SECTIONS



NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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

#	DESCRIPTION	BY	DATE

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026
	COVER SHEET
SHEET	G01
	040-01 CNDC.dwg

C:\Users\jmadsen\Dropbox\SKY\01 PROJECTS\040-01 Fremont Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:06:47 PM

INSTALL 2" GATE VALVES AS SHOWN. DO NOT CONNECT TANK FILL LINE TO DOWNSTREAM TRANSMISSION LINE.

INSTALL 5,000-GALLON POLYETHYLENE WATER STORAGE TANK (NORWESCO OR APPROVED EQUAL). TANK SHALL BE RATED FOR ABOVE-GROUND POTABLE WATER STORAGE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

INSTALL FLYGT FLOAT CONTROL SYSTEM, OR APPROVED, EQUAL, WITHIN TANK. SET TO AUTOMATICALLY ACTIVATE THE PUMP WHEN THE TANK WATER LEVEL DROPS TO 70% AND DEACTIVATE WHEN THE TANK REACHES FULL. INCLUDE ALL REQUIRED RELAYS, WIRING, MOUNTING HARDWARE, AND ASSOCIATED ELECTRICAL COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. CONTRACTOR SHALL COORDINATE FLOAT ELEVATIONS AND CONTROL SETTINGS WITH THE OWNER PRIOR TO INSTALLATION.

EXISTING PUMP CONNECTION

CONNECT NEW 2" HDPE WATERLINE TO THE EXISTING WELL PUMP DISCHARGE PIPING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPING MATERIALS, SIZES, FITTINGS, ELEVATIONS, ELECTRICAL COMPONENTS, AND OPERATING CONDITIONS PRIOR TO CONSTRUCTION.

PROVIDE ALL NECESSARY ADAPTERS, FITTINGS, VALVES, CONTROLS, AND APPURTENANCES REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION. COORDINATE ALL MODIFICATIONS WITH THE OWNER AND PUMP MANUFACTURER. ANY ELECTRICAL MODIFICATIONS REQUIRED FOR PUMP OPERATION AND CONTROLS SHALL BE PERFORMED BY A LICENSED ELECTRICIAN

EXISTING HOUSE
ELEV: 5570'

E 1720 S

50 0 25 50 100 200

1 inch = 50 ft. (22x34 SHEET)
1 inch = 100 ft. (11X17 SHEET)

N

#	DATE	BY	DESCRIPTION

REVISIONS

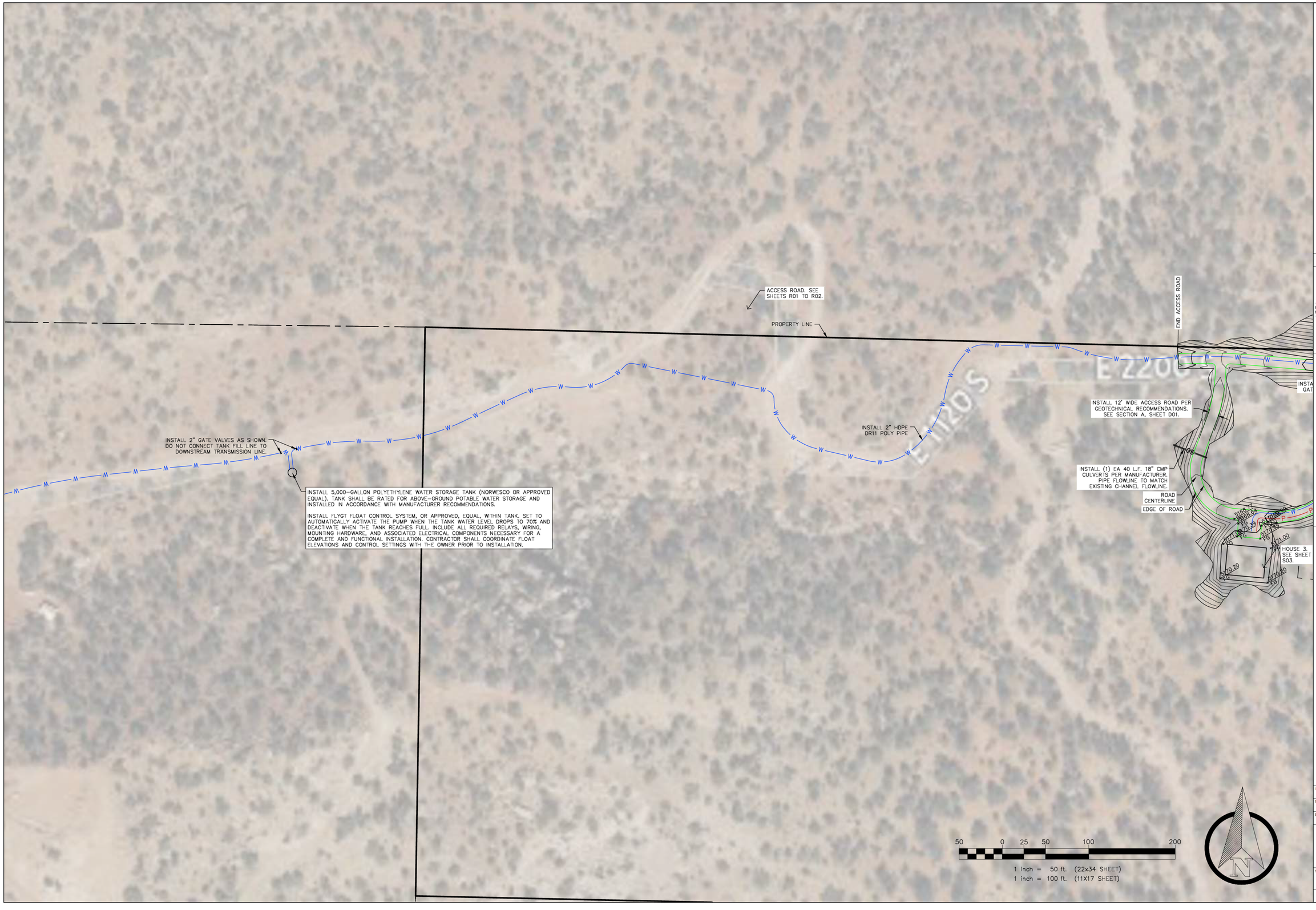
REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SK ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026
	WATER PLAN 1
SHEET	W01
	040-01 CNDC.dwg

C:\Users\jtm\Dropbox\SKE\01 PROJECTS\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:06:51 PM



#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

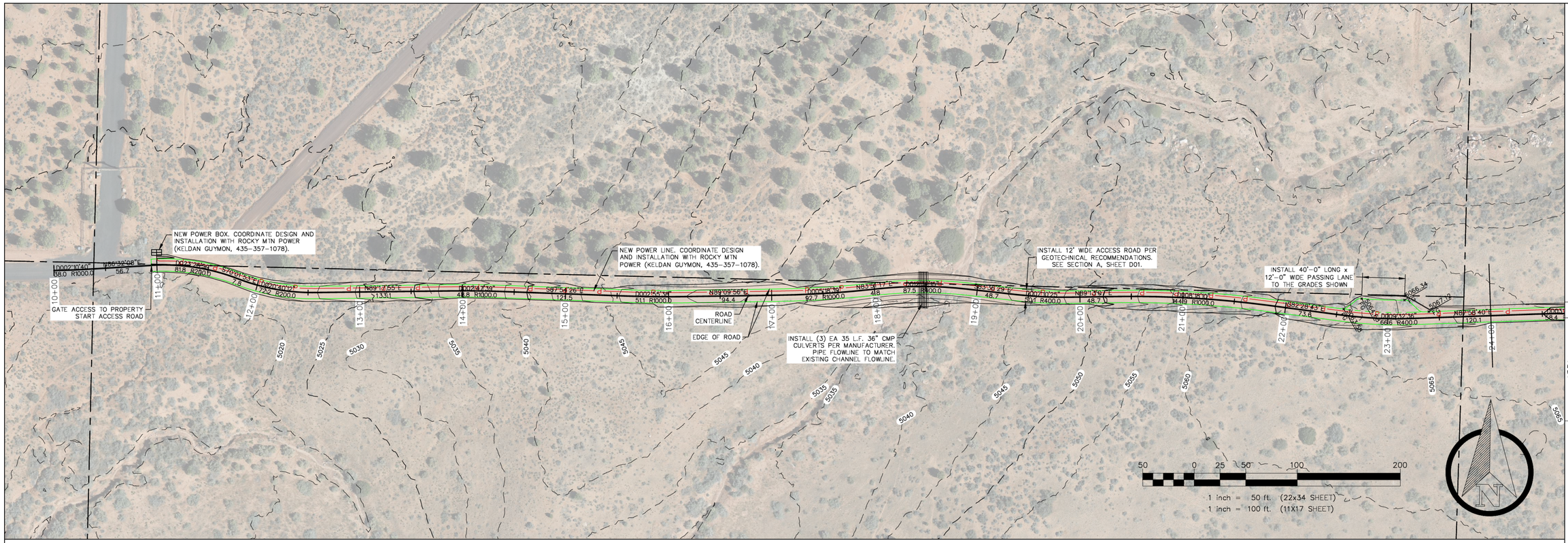
PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

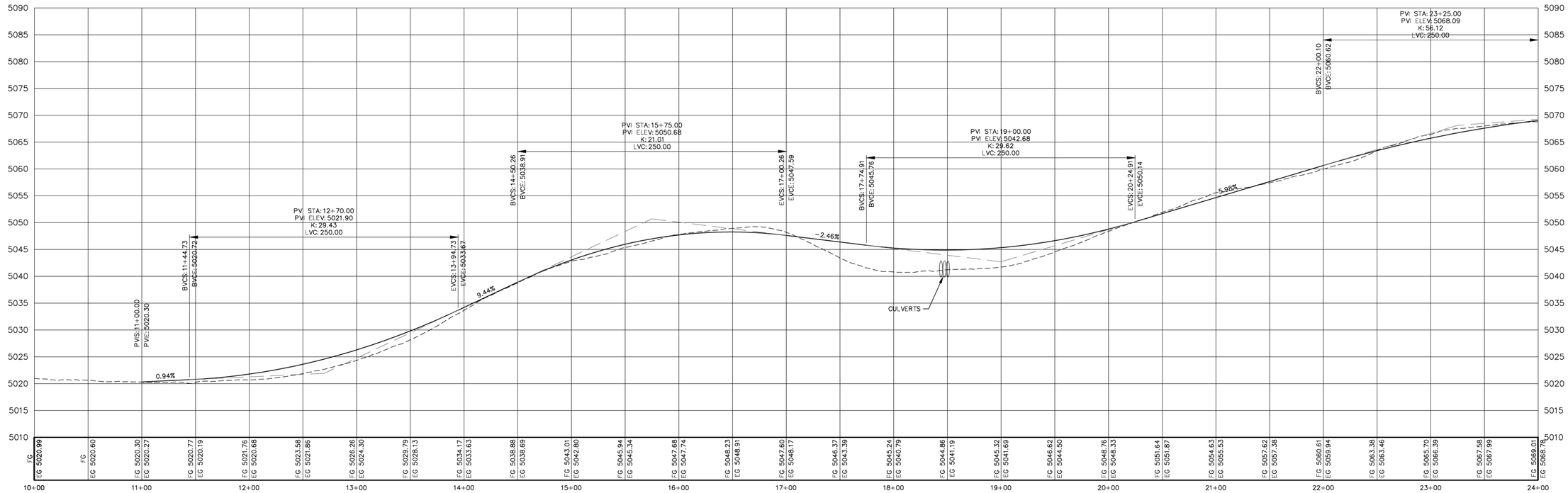
WATER PLAN 2

SHEET W02

040-01 CNDC.dwg

C:\Users\jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:06:05 PM





#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

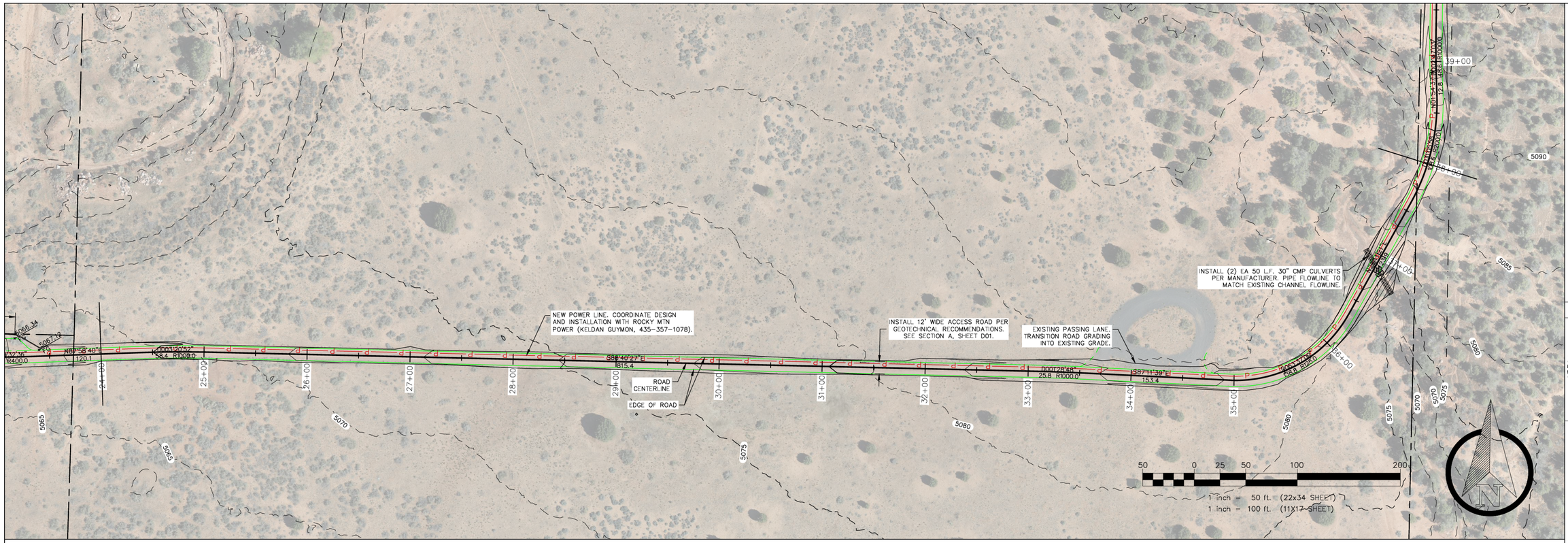
PROJECT # 040-01
NAME JTM
DATE 10 MAY 2026

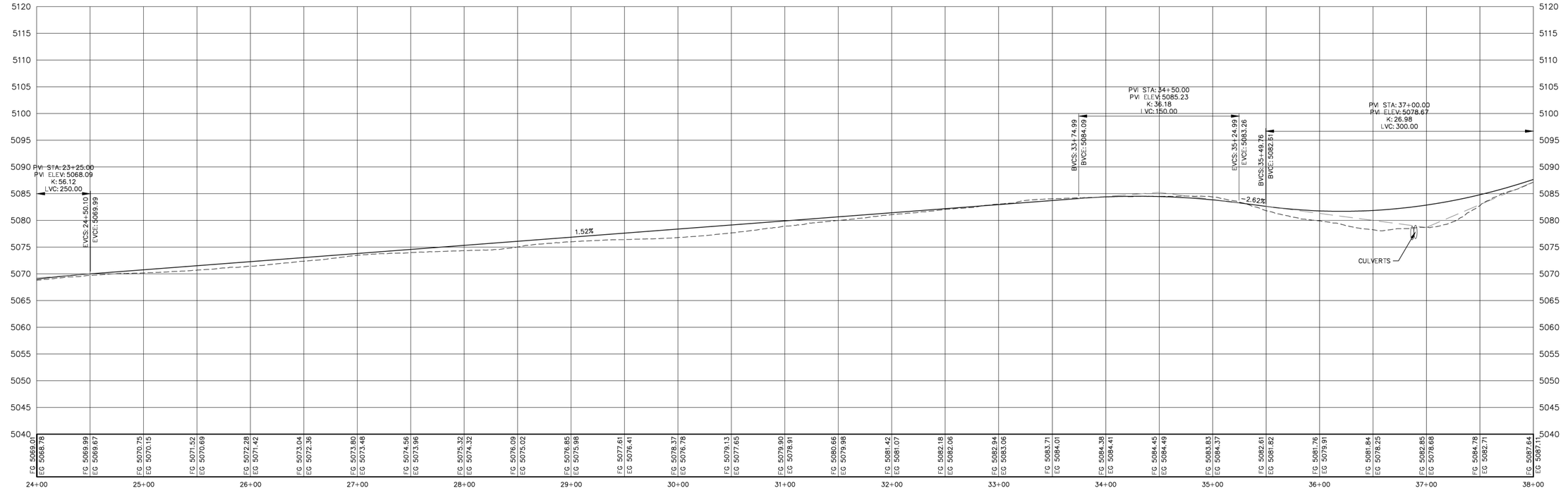
ACCESS ROAD PLAN & PROFILE 1

SHEET R01

040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:07:55 PM





#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

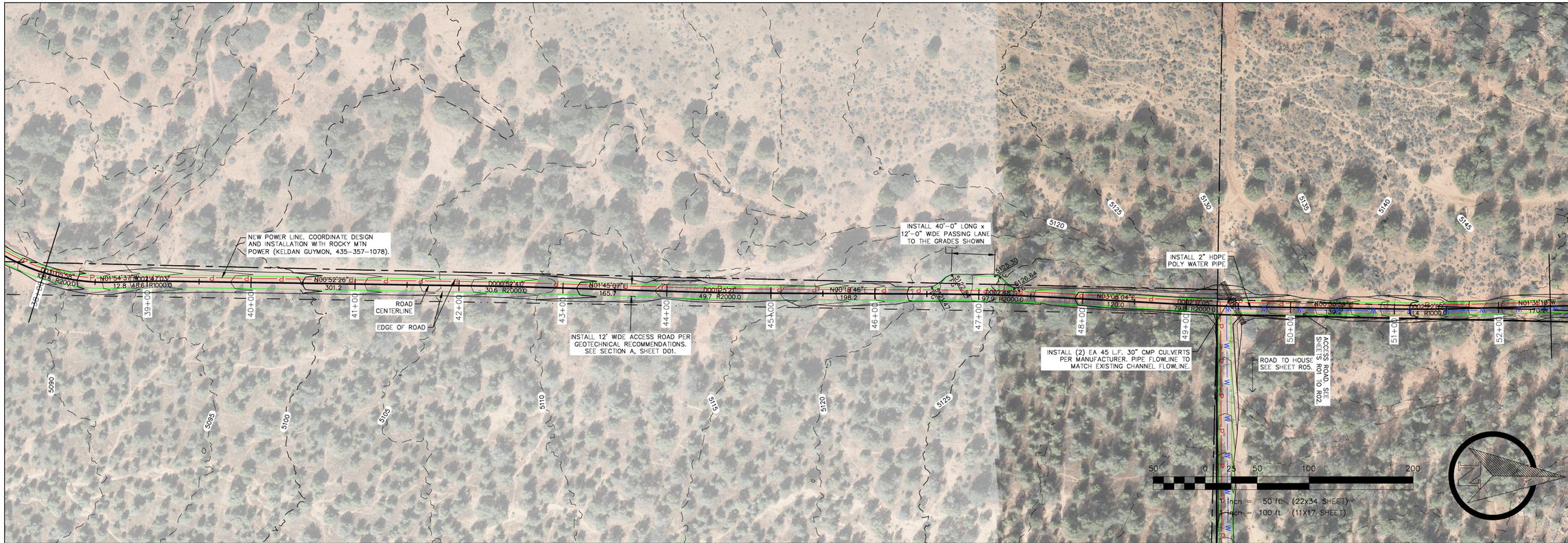
PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

ACCESS ROAD PLAN & PROFILE 2

SHEET R02

040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJECTS\040-01 Tremont Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:08:09 PM



#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT # 040-01
NAME JTM
DATE 10 MAY 2026

ACCESS ROAD PLAN & PROFILE 3

SHEET R03

040-01 CNDC.dwg

EXISTING PASSING LANE. TRANSITION ROAD GRADING INTO EXISTING GRADE.

NEW POWER LINE. COORDINATE DESIGN AND INSTALLATION WITH ROCKY MTN POWER (KELDAN GUYMON, 435-357-1078).

INSTALL 2" HDPE POLY WATER PIPE

ROAD CENTERLINE

EDGE OF ROAD

INSTALL 12' WIDE ACCESS ROAD PER GEOTECHNICAL RECOMMENDATIONS. SEE SECTION A, SHEET D01.

AMENITIES AREA. SEE SHEET S04.

INSTALL (2) 2" GATE VALVES

INSTALL (1) EA 40 L.F. 18" CMP CULVERTS PER MANUFACTURER. PIPE FLOWLINE TO MATCH EXISTING CHANNEL FLOWLINE.

INSTALL (2) EA 80 L.F. 24" CMP CULVERTS PER MANUFACTURER. PIPE FLOWLINE TO MATCH EXISTING CHANNEL FLOWLINE.

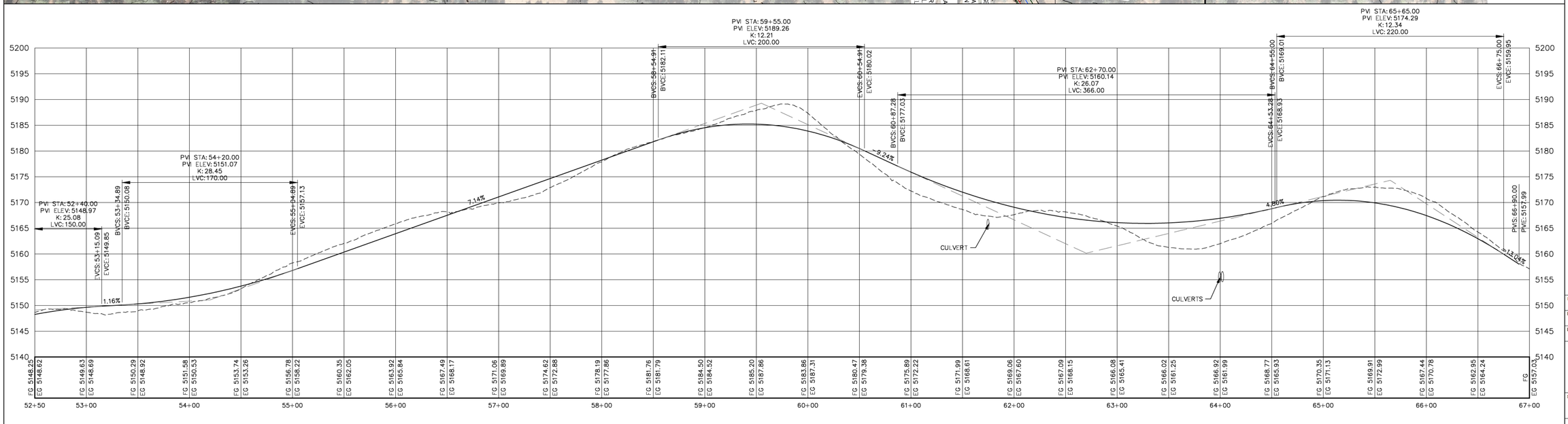
TO HOUSE 3, SEE SHEET R06.

ROAD TO HOUSE 2 AND NEW POWER LINE. SEE SHEET R06.

ACCESS ROAD, SEE SHEETS R01 to R02

END ACCESS ROAD

1 inch = 50 ft. (22x34 SHEET)
1 inch = 100 ft. (11X17 SHEET)



#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

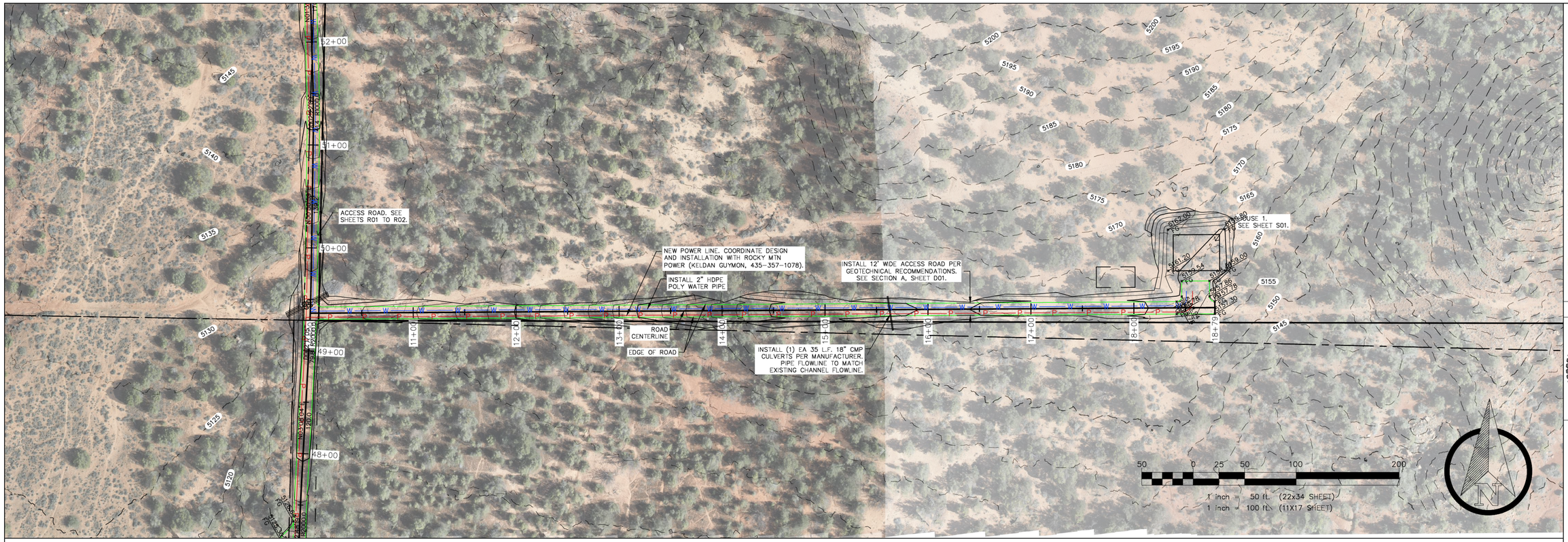
PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

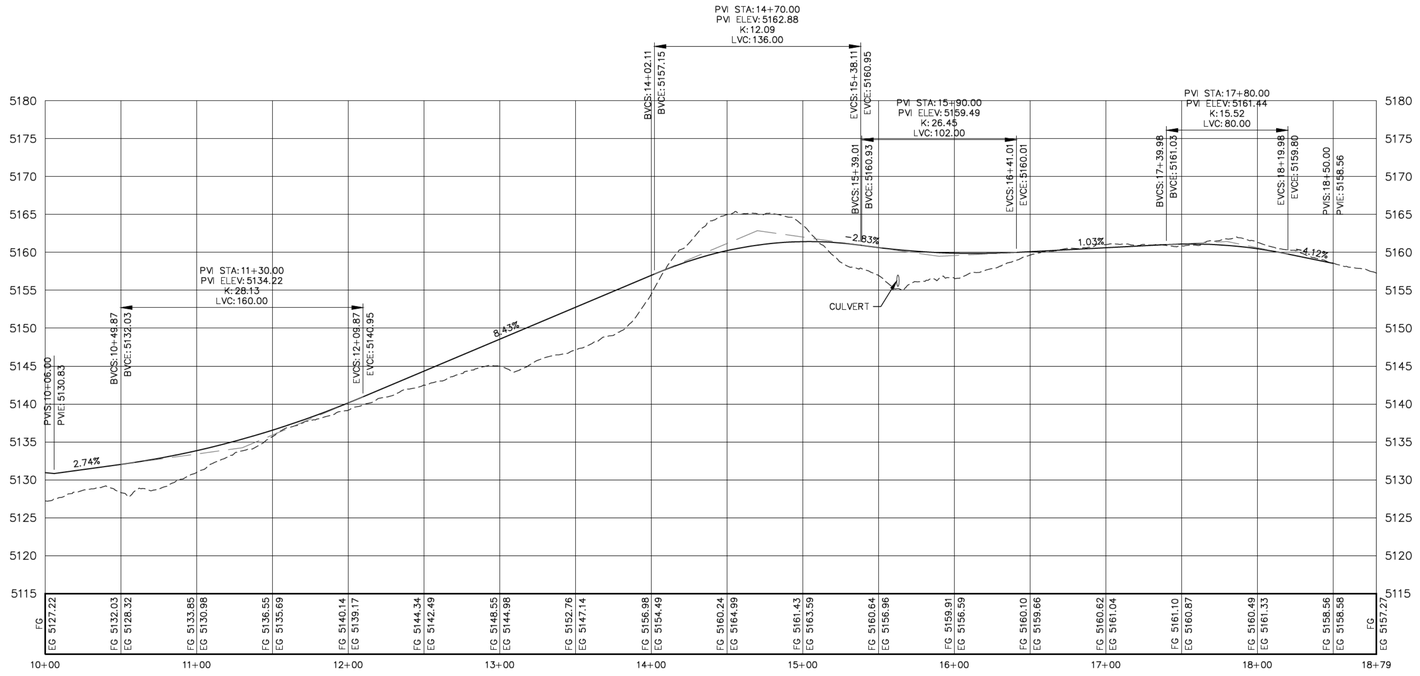
ACCESS ROAD PLAN & PROFILE 4

SHEET R04

040-01 CNDC.dwg

C:\Users\jared\Dropbox\SKY\01 PROJECTS\040-01 Transmor Apple Valley 60 Acres\05 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:00:09 PM





#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

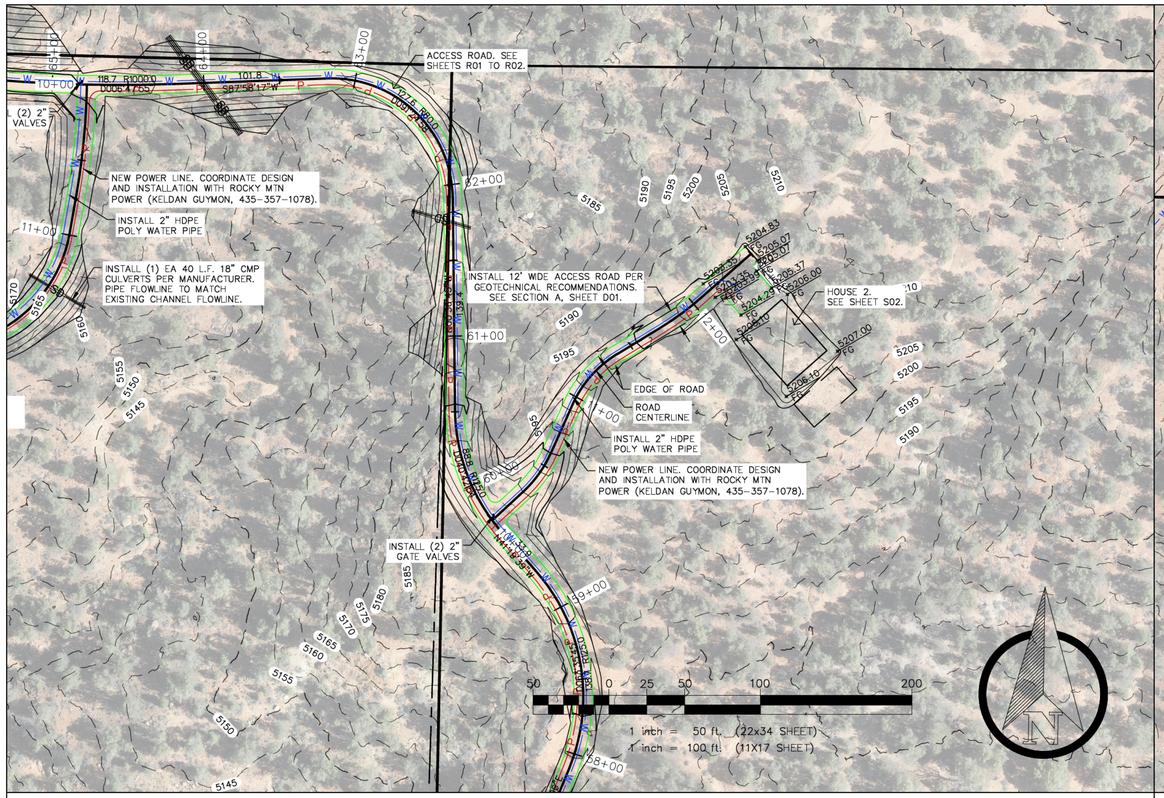
PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

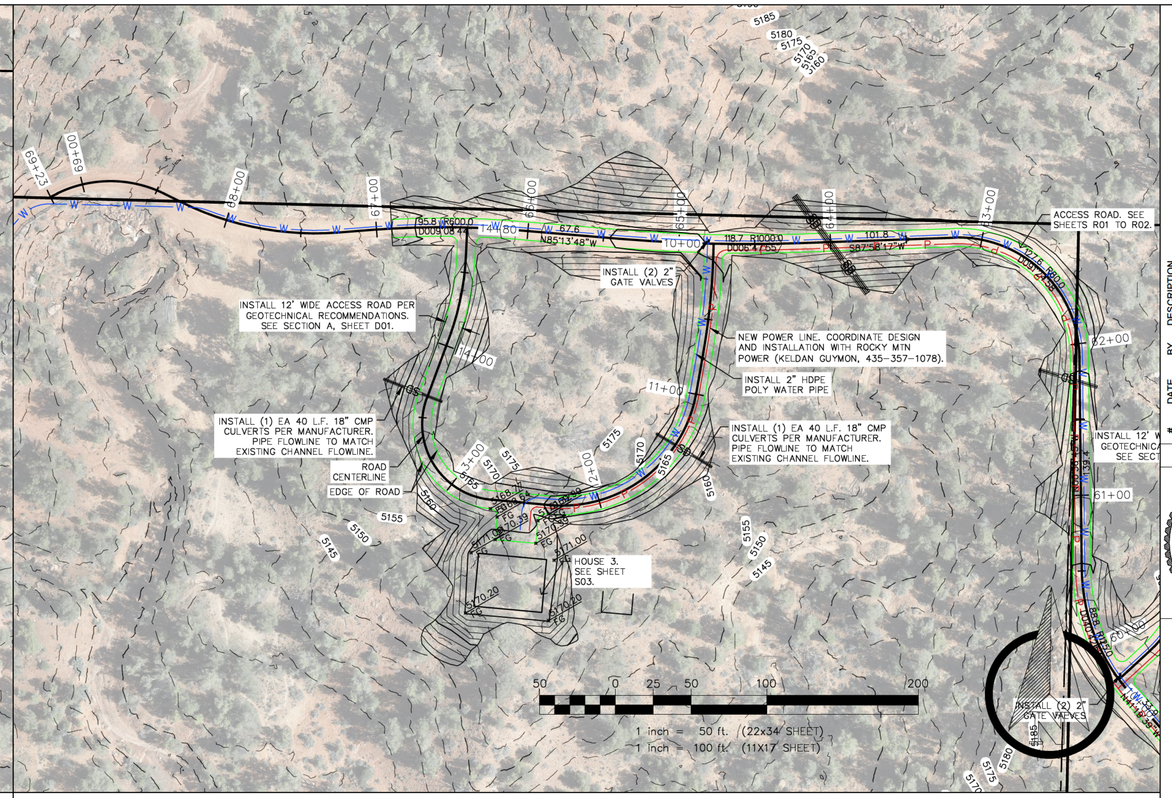
HOUSE 1 ROAD PLAN & PROFILE

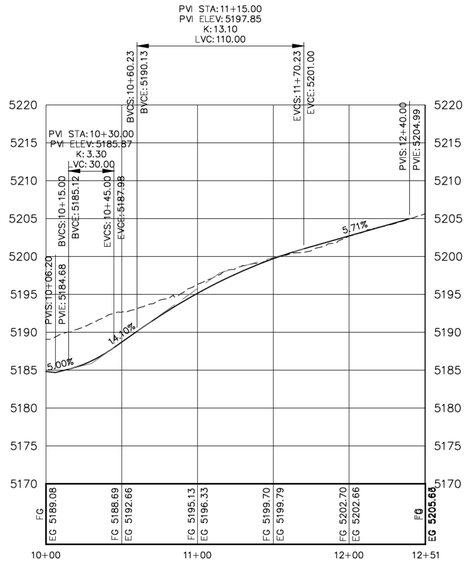
SHEET R05

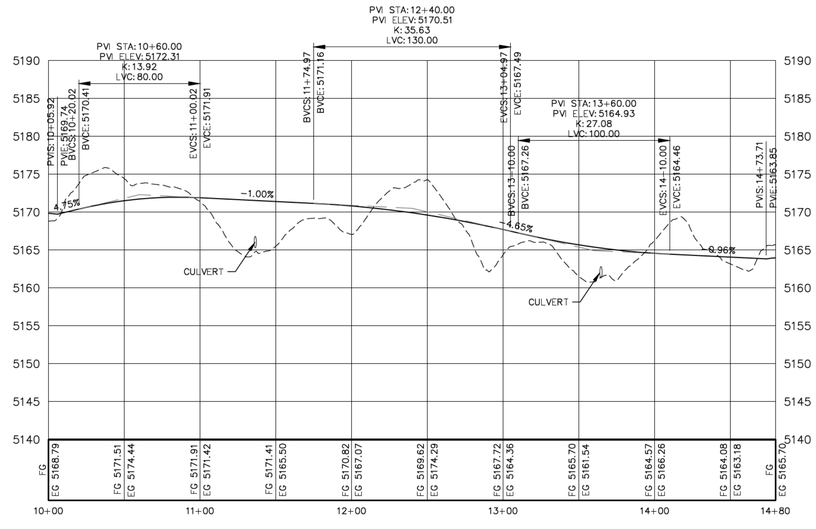
040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:09:44 PM









#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSES 2 & 3 ROAD PLAN & PROFILE

SHEET R06

040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:18:01 PM

MAX 2H:1V CATCH SLOPE

HOUSE 1

SEPTIC 1 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

SEE BUILDING PLANS FOR CONTINUATION

27'-0" WIDE PARKING AREA

20'-0"

12'-0"

EXTEND 2" HDPE DR11 WATER PIPE

EXTEND SINGLE PHASE POWER

5175 5170 5165 5160 5155 5150 5145

5162.00 FG
5159.80 FG
5161.20 FG
5159.00 FG
5159.54 FG
5158.46 FG
5158.94 FG
5157.86 FG
5158.78 FG
5157.78 FG
5157.38 FG

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
1 inch = 20 ft. (11x17 SHEET)

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSE 1 SITE PLAN

SHEET S01

040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:48:18 PM

EXTEND 2" HDPE DR11 WATER PIPE

EXTEND SINGLE PHASE POWER

SEE BUILDING PLANS FOR CONTINUATION

27'-0" WIDE PARKING AREA

12'-0"

20'-0"

HOUSE 2

MAX 2H:1V CATCH SLOPE

SEPTIC 2 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5203.35 FG
5203.35 FG
5203.39 FG
5204.23 FG
5204.23 FG
5205.07 FG
5205.17 FG
5206.00 FG
5206.18 FG
5206.18 FG
5207.00 FG

5185 5190 5195 5200 5205 5210

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
1 inch = 20 ft. (11X17 SHEET)

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSE 2 SITE PLAN

SHEET S02

040-01 CNDC.dwg

C:\Users\jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\05 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:05:25 PM

EXTEND 2" HDPE DR11 WATER PIPE

EXTEND SINGLE PHASE POWER

12'-0"

20'-0"

5168.77 FG

5168.64 FG

5169.39 FG

5170.32 FG

SEE BUILDING PLANS FOR CONTINUATION

27'-0" WIDE PARKING AREA

5170.39 FG

5170.39 FG

SEPTIC 3 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5171.00 FG

5171.00 FG

5170.20 FG

5170.20 FG

HOUSE 3

MAX 2H:1V CATCH SLOPE

5175 5170 5165 5160 5155 5150 5145

SD SD SD SD SD

W W W

36'-0" WIDE PARKING AREA

(2) WATER VALVES

EXTEND 2" HDPE DR11 WATER PIPE

SEE BUILDING PLANS FOR CONTINUATION

EXTEND SINGLE PHASE POWER

20'-0"

12'-0"

N24°24'28"E 648'

57+00

56+00

SEPTIC A SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5160 5165 5170 5155 5169

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
1 inch = 20 ft. (11X17 SHEET)

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

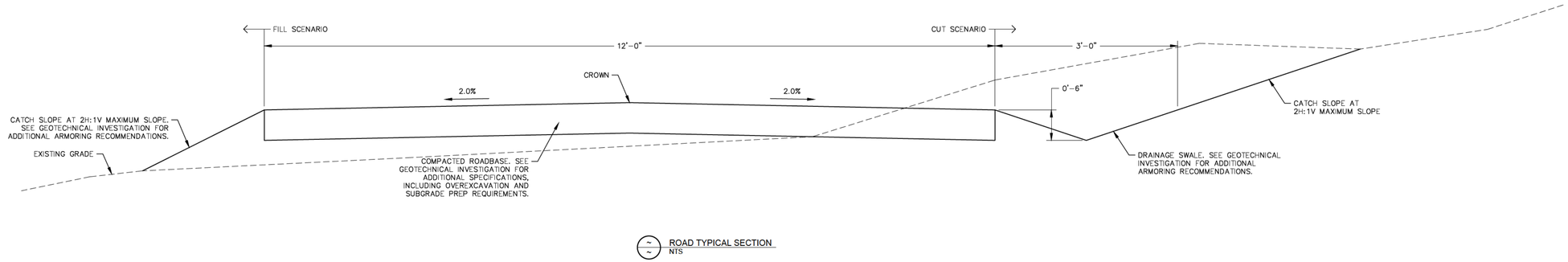
PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

AMENITY SITE PLAN

SHEET S04

040-01 CNDC.dwg

C:\Users\jared\Dropbox\SKY\01 PROJ\040-01 Treasure Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:10:42 PM



ROAD TYPICAL SECTION
NTS

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT # 040-01
NAME JTM
DATE 10 MAY 2026

SECTIONS

SHEET D01

040-01 CNDC.dwg

C:\Users\Jared\Dropbox\SKY\01 PROJ\040-01 Trimmer Apple Valley 60 Acres\03 DESIGN\01 CNDC\040-01 CNDC.dwg, 5/15/2026 3:45:49 PM