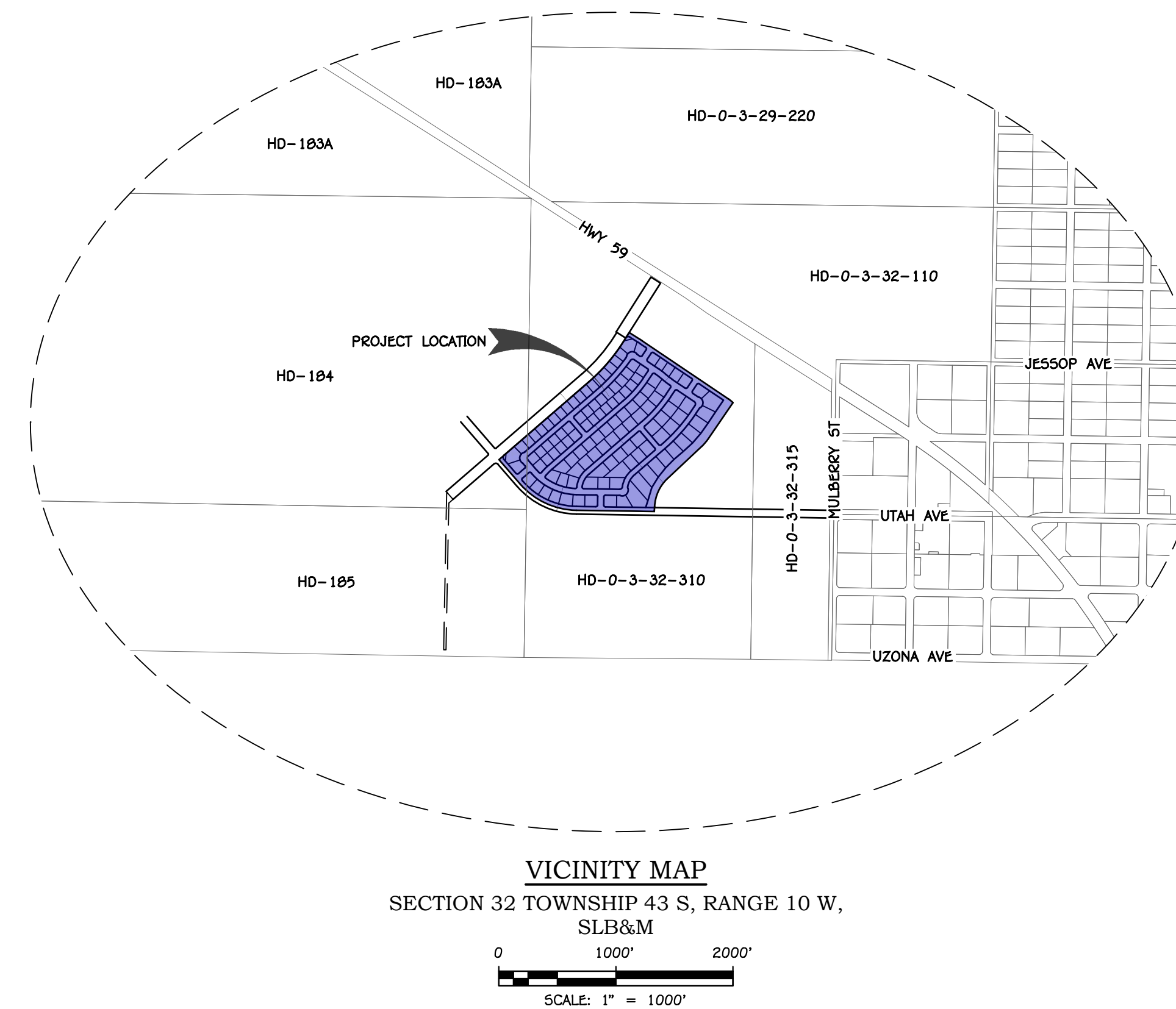
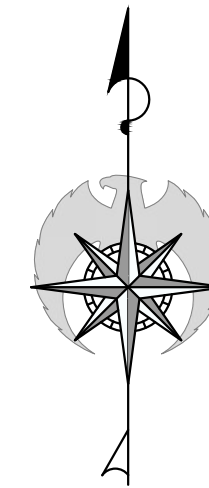
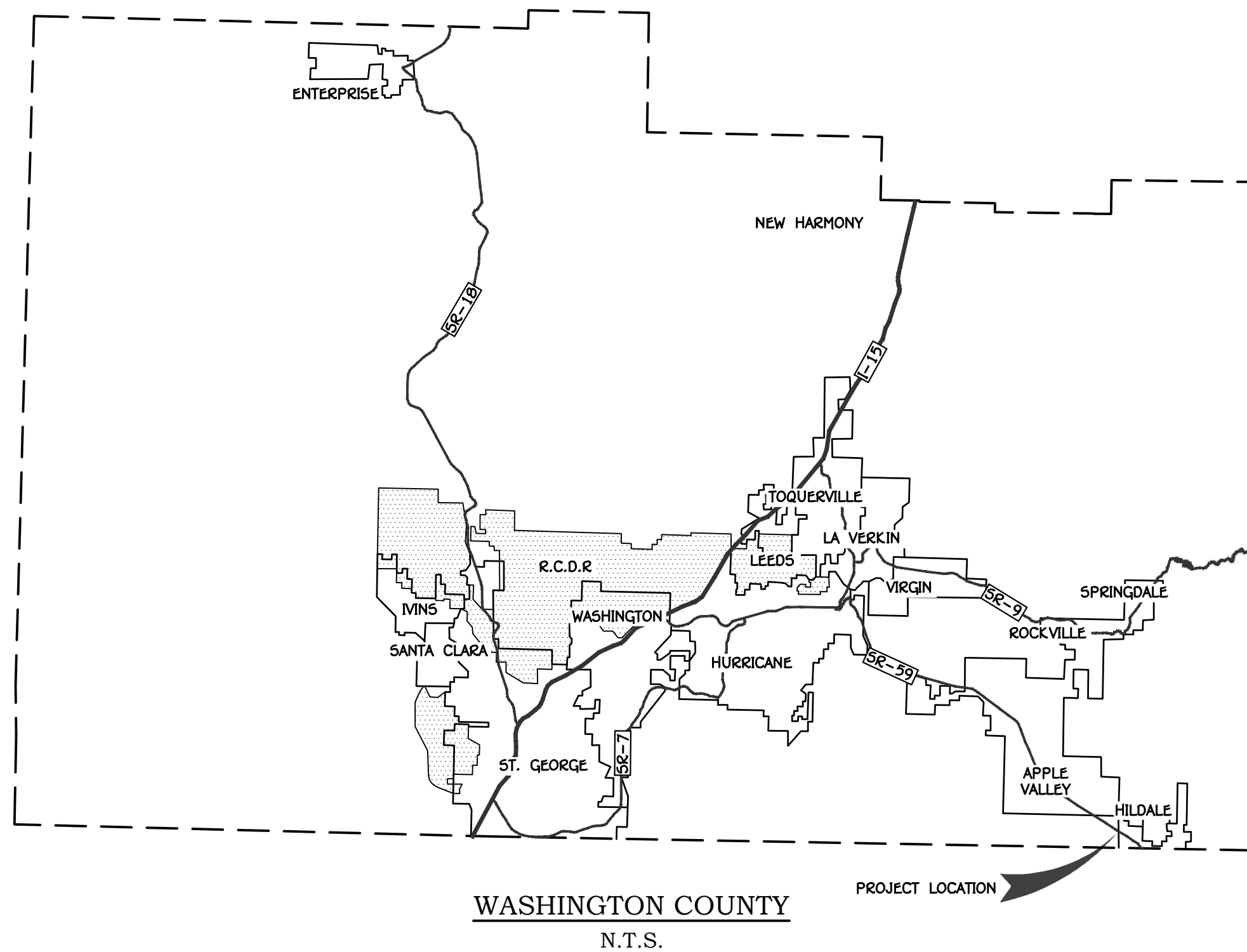


# SKYE VALLEY POD 1

## HILDALE, UTAH

### PRELIMINARY PLAT

### AUGUST 2023



SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE & UTILITY PLAN I
4	P.2.2	SITE & UTILITY PLAN II
5	P.2.3	SITE & UTILITY PLAN III
6	P.2.4	SITE & UTILITY PLAN IV
7	P.3.1	GRADING & DRAINAGE PLAN I
8	P.3.2	GRADING & DRAINAGE PLAN II
9	P.3.3	GRADING & DRAINAGE PLAN III
10	P.3.4	GRADING & DRAINAGE PLAN IV

#### LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 32 SAID POINT LIES SOUTH 00°52'11" WEST 2,007.95 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 49°07'15" EAST 709.03 FEET; THENCE NORTHEASTERLY ALONG A 1,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 40°44'32" EAST 450.26 FEET, CENTER POINT LIES NORTH 40°52'45" WEST) THROUGH A CENTRAL ANGLE OF 16°45'26", A DISTANCE OF 451.87 FEET; THENCE NORTH 32°21'48" EAST 95.30 FEET; THENCE SOUTH 57°38'12" EAST 104.65 FEET; THENCE SOUTHEASTERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°49'23" EAST 28.39 FEET, CENTER POINT LIES SOUTH 32°21'48" WEST) THROUGH A CENTRAL ANGLE OF 01°37'37", A DISTANCE OF 28.40 FEET; THENCE SOUTH 56°00'34" EAST 887.24 FEET; THENCE SOUTHEASTERLY ALONG A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°33'31" EAST 48.92 FEET, CENTER POINT LIES SOUTH 33°59'26" WEST) THROUGH A CENTRAL ANGLE OF 10°54'07", A DISTANCE OF 49.00 FEET; THENCE SOUTH 34°19'09" WEST 373.62 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°33'28" WEST 86.94 FEET, CENTER POINT LIES NORTH 55°40'51" WEST) THROUGH A CENTRAL ANGLE OF 12°28'39", A DISTANCE OF 87.11 FEET; THENCE SOUTH 46°47'47" WEST 399.97 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°49'06" WEST 261.98 FEET, CENTER POINT LIES SOUTH 43°12'13" EAST) THROUGH A CENTRAL ANGLE OF 43°57'23", A DISTANCE OF 268.51 FEET; THENCE SOUTH 02°50'24" WEST 43.30 FEET; THENCE NORTH 89°07'20" WEST 664.66 FEET; THENCE NORTHWESTERLY ALONG A 650.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 65°00'03" WEST 531.27 FEET, CENTER POINT LIES NORTH 00°52'40" EAST) THROUGH A CENTRAL ANGLE OF 48°14'35", A DISTANCE OF 547.30 FEET; THENCE NORTH 40°52'45" WEST 275.34 FEET; THENCE NORTH 49°07'15" EAST 304.95 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,688,675 SQUARE FEET OR 38.77 ACRES.

PRELIMINARY PLAT SITE DATA	PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
<b>SKYE VALLEY POD 1</b> CURRENT ZONING: AGRICULTURAL, A-20 PROPOSED ZONING: RESIDENTIAL, R-1-8 PROJECT AREA 38.77 ACRES (1,688,675 S.F.) NO. OF LOTS & DENSITY 123 LOTS (3.17 D.U./ACRE) GARAGE PARKING N/A DRIVEWAY PARKING N/A OFF-STREET PARKING N/A TOTAL PARKING N/A	<b>ESPLIN CATTLE CO.</b> 867 LIZZIE LANE ST. GEORGE, UT 84790 CONTACT: JARED WESTHOFF PHONE: (435) 313-6527 EMAIL: jwesthoff@egimgm.com	<b>APPLIED GEOTECHNICAL (AGEC)</b> 1420 S. 270 E. ST. GEORGE, UT 84790 CONTACT: WAYNE ROGERS PHONE: (435) 673-6850 EMAIL: rogers@agecinc.com	<b>AMERICAN CONSULTING &amp; ENGINEERING</b> 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 84770 CONTACT: AUSTIN CHAPPELL PHONE: (435) 288-3330 EMAIL: austin@alcsq.com	<b>AMERICAN CONSULTING &amp; ENGINEERING</b> 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 84770 PRIMARY CONTACT: ADAM ALLEN PHONE: (435) 288-3330 EMAIL: adam@alcsq.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



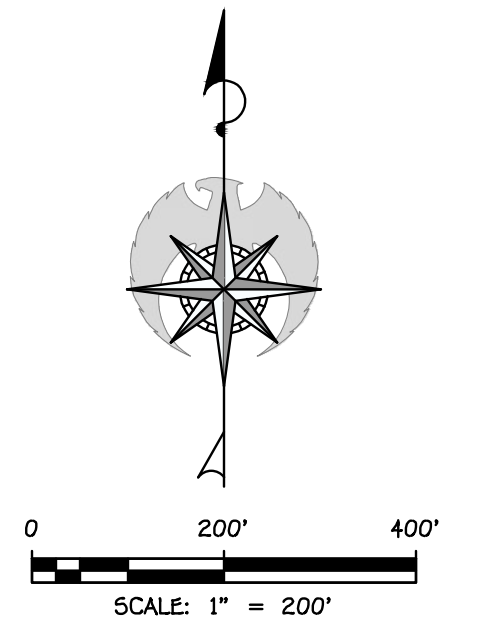
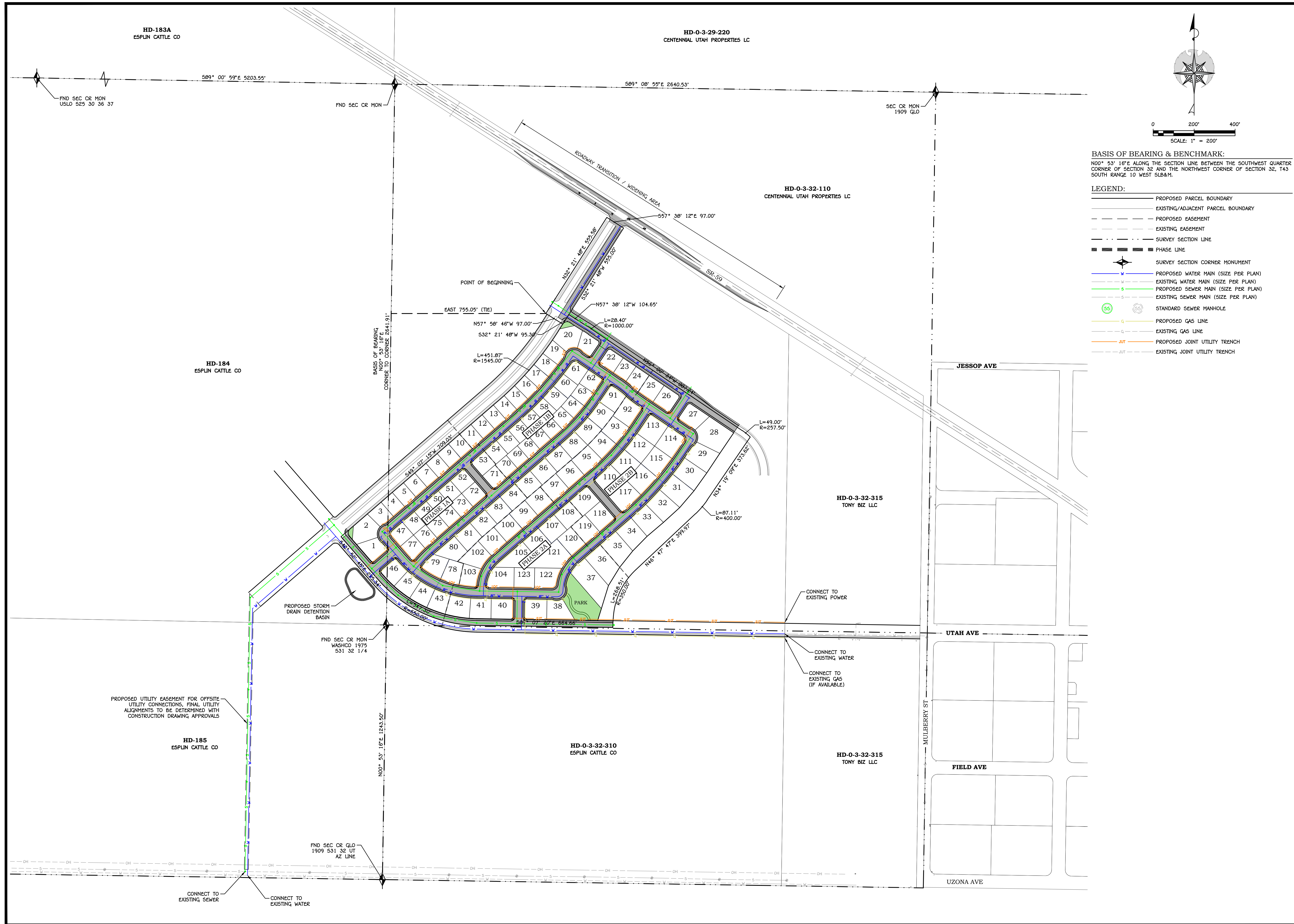
DATE: 08/28/2023  
JOB #: 23-502-2  
DRAWN BY: SSA  
CHECKED BY: ARC

SKYE VALLEY POD 1  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
COVER SHEET  
PRELIMINARY PLAT

P.1.1

SHEET: 1 of 11





**BASIS OF BEARING & BENCHMARK:**  
 N00° 53' 16"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST QUARTER CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 32, T4S SOUTH RANGE 10 WEST SLB&M.

- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - - - SURVEY SECTION LINE
  - SURVEY SECTION CORNER MONUMENT
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - - - EXISTING WATER MAIN (SIZE PER PLAN)
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - - - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE
  - PROPOSED GAS LINE
  - - - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - - - EXISTING JOINT UTILITY TRENCH

REV.	DATE	REVISION

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

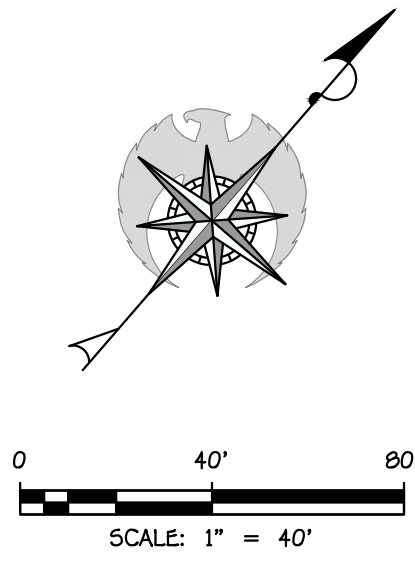


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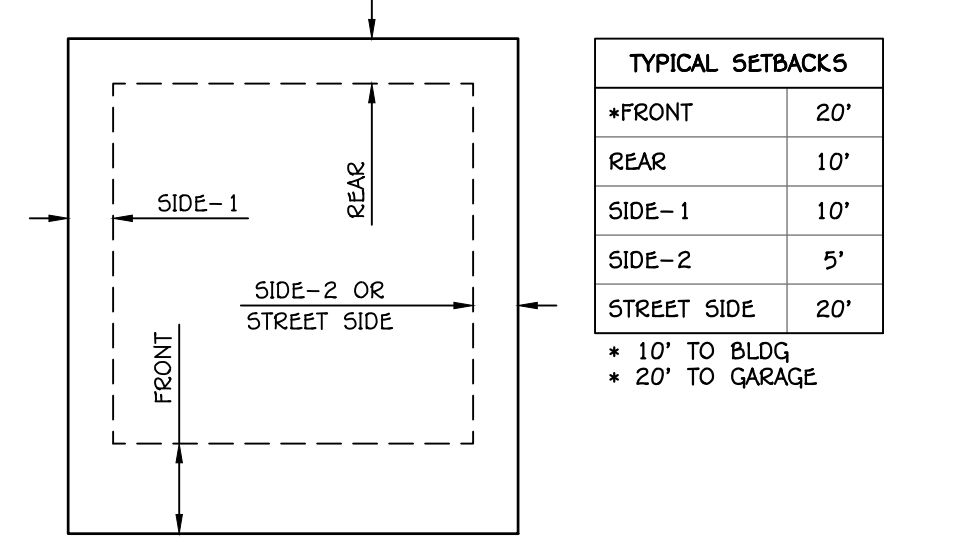
**SKYE VALLEY POD 1**  
 SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
 HILDALE, UTAH  
**OVERALL SITE PLAN**  
 PRELIMINARY PLAT

**P.1.2**  
 SHEET: 2 of 11

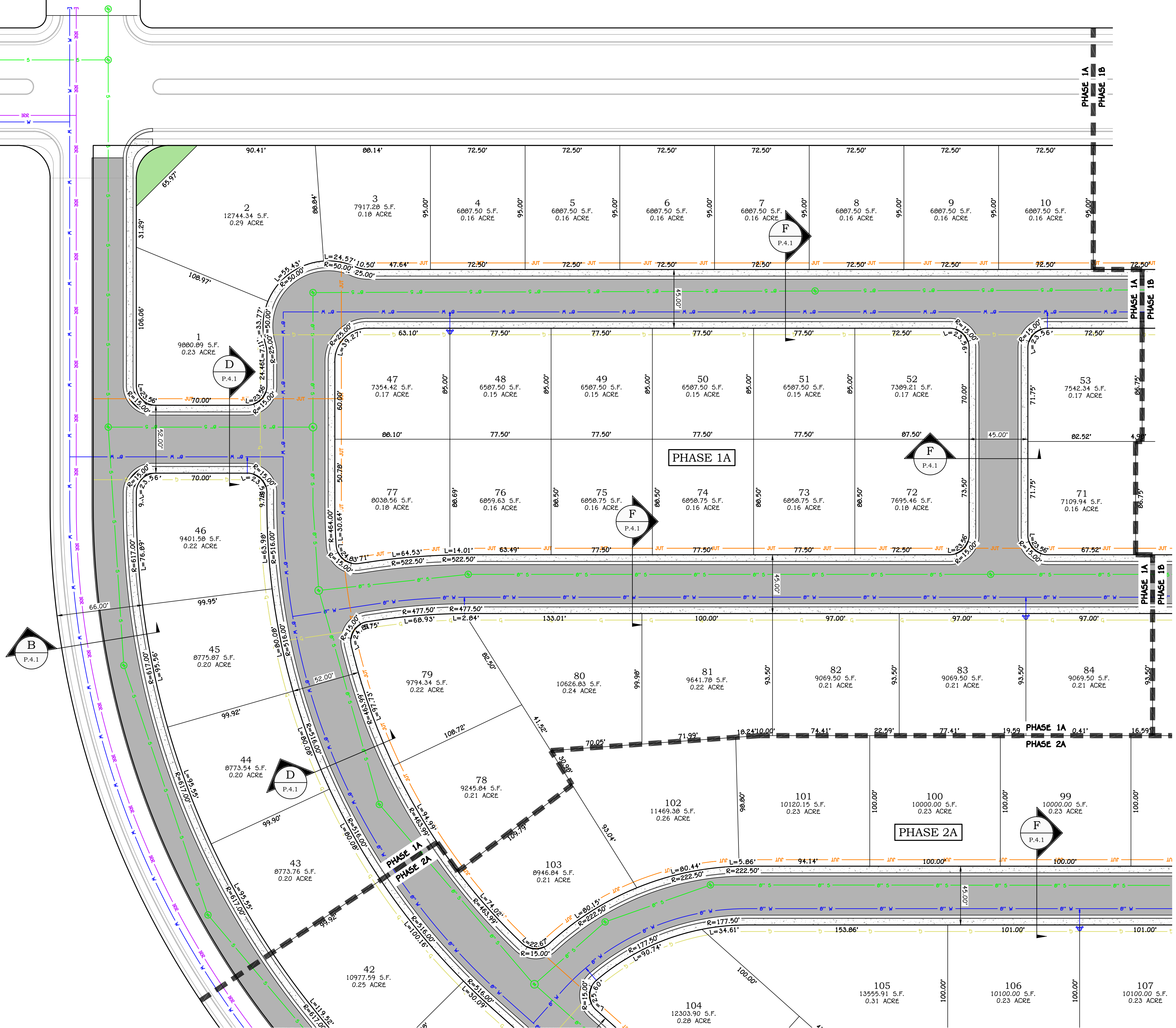




- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PROPOSED SETBACK LINE
  - - - PHASE LINE & SHEET MATCHLINE
  - ◡ CORNER PEDESTRIAN RAMP
  - PROPOSED RETAINING WALL (SEE GRADING PLANS)
  - - - EXISTING RETAINING WALL
  - PROPOSED ROCK WALL (SEE GRADING PLANS)
  - - - EXISTING ROCK WALL
  - ASPHALT PAVEMENT SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE AREA
  - EXISTING LANDSCAPE AREA
  - OPEN SPACE
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - - - EXISTING WATER MAIN (SIZE PER PLAN)
  - FIRE HYDRANT AND VALVE ASSEMBLY
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - STANDARD AIR VAC VAULT
  - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
  - - - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - - - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE
  - SEWER CLEANOUT COVER
  - SEWER SERVICE CONNECTION
  - PROPOSED GAS LINE
  - - - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - - - EXISTING JOINT UTILITY TRENCH



TYPICAL LOT SETBACKS  
SCALE: NTS



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

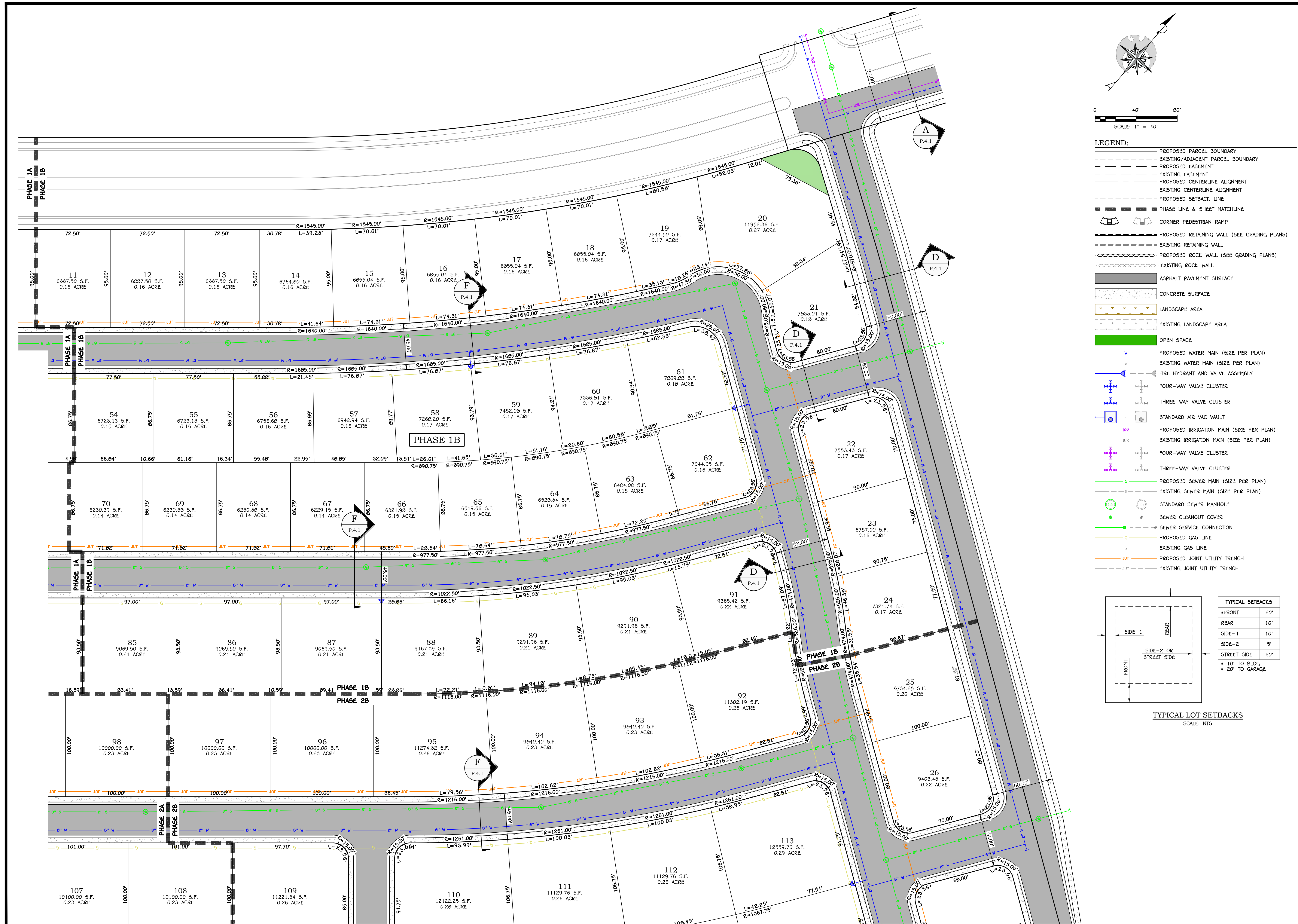


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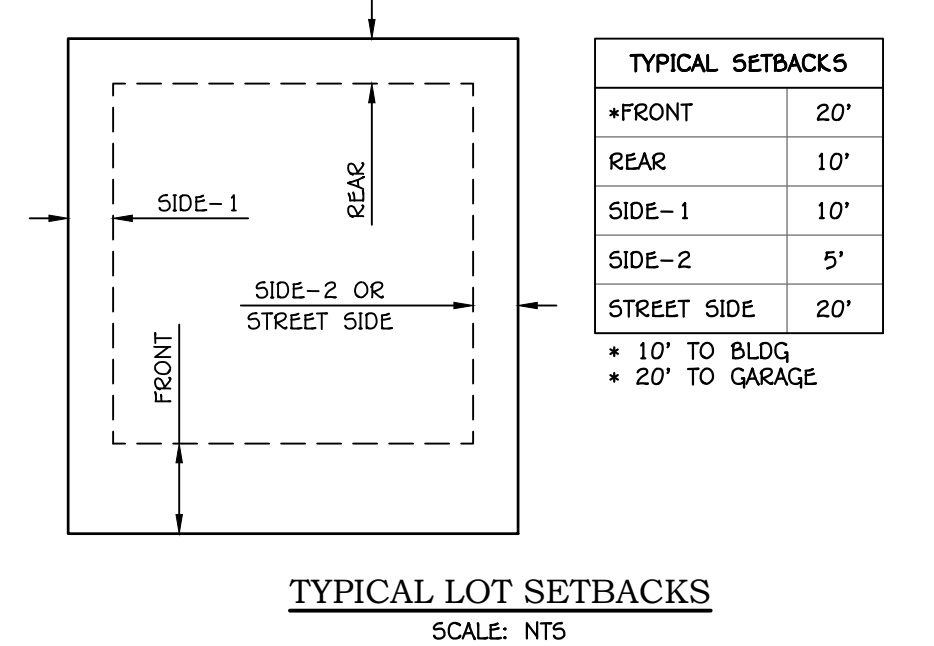
**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**SITE PLAN I**  
PRELIMINARY PLAN

**P.2.1**  
SHEET: 3 of 11





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PROPOSED SETBACK LINE
  - PHASE LINE & SHEET MATCHLINE
  - ◡ CORNER PEDESTRIAN RAMP
  - PROPOSED RETAINING WALL (SEE GRADING PLANS)
  - - - EXISTING RETAINING WALL
  - PROPOSED ROCK WALL (SEE GRADING PLANS)
  - - - EXISTING ROCK WALL
  - ASPHALT PAVEMENT SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE AREA
  - EXISTING LANDSCAPE AREA
  - OPEN SPACE
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - - - EXISTING WATER MAIN (SIZE PER PLAN)
  - FIRE HYDRANT AND VALVE ASSEMBLY
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - STANDARD AIR VAC VAULT
  - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
  - - - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - - - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE
  - SEWER CLEANOUT COVER
  - SEWER SERVICE CONNECTION
  - PROPOSED GAS LINE
  - - - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - - - EXISTING JOINT UTILITY TRENCH



**PRELIMINARY  
NOT FOR  
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**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**SITE PLAN II**  
PRELIMINARY PLAT

**P.2.2**  
SHEET: 4 of 11





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PROPOSED SETBACK LINE
  - - - PHASE LINE & SHEET MATCHLINE
  - ◻ CORNER PEDESTRIAN RAMP
  - PROPOSED RETAINING WALL (SEE GRADING PLANS)
  - - - EXISTING RETAINING WALL
  - PROPOSED ROCK WALL (SEE GRADING PLANS)
  - - - EXISTING ROCK WALL
  - ASPHALT PAVEMENT SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE AREA
  - EXISTING LANDSCAPE AREA
  - OPEN SPACE
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - - - EXISTING WATER MAIN (SIZE PER PLAN)
  - FIRE HYDRANT AND VALVE ASSEMBLY
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - STANDARD AIR VAC VAULT
  - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
  - - - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - - - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE
  - SEWER CLEANOUT COVER
  - SEWER SERVICE CONNECTION
  - PROPOSED GAS LINE
  - - - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - - - EXISTING JOINT UTILITY TRENCH

**TYPICAL LOT SETBACKS**  
SCALE: NTS

SETBACK	REQUIREMENT
FRONT	20'
REAR	10'
SIDE-1	10'
SIDE-2	5'
STREET SIDE	20'

\* 10' TO BLDG  
\* 20' TO GARAGE

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

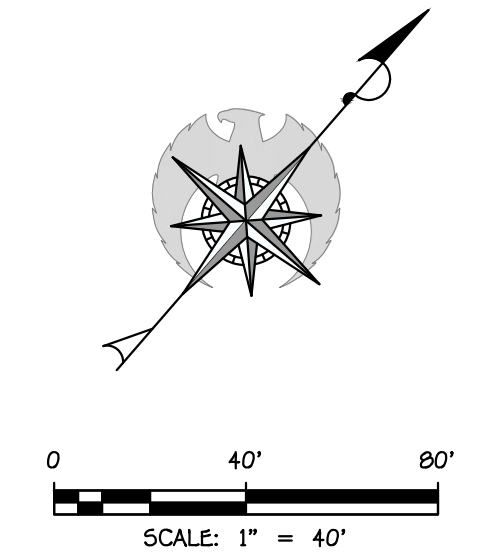


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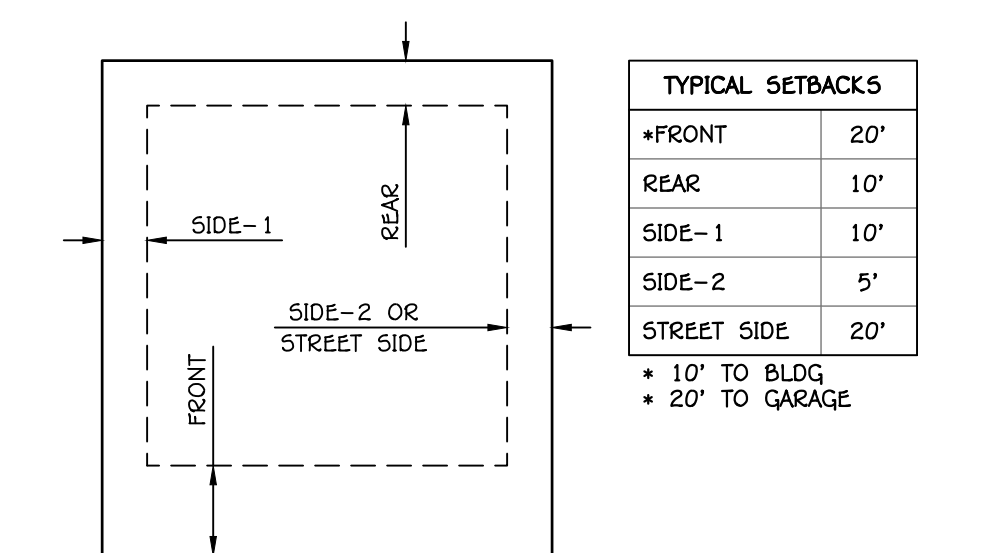
**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**SITE PLAN III**  
PRELIMINARY PLAT

**P.2.3**  
SHEET: 5 of 11





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT
  - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PROPOSED SETBACK LINE
  - - - PHASE LINE & SHEET MATCHLINE
  - CORNER PEDESTRIAN RAMP
  - PROPOSED RETAINING WALL (SEE GRADING PLANS)
  - - - EXISTING RETAINING WALL
  - PROPOSED ROCK WALL (SEE GRADING PLANS)
  - - - EXISTING ROCK WALL
  - ASPHALT PAVEMENT SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE AREA
  - EXISTING LANDSCAPE AREA
  - OPEN SPACE
  - PROPOSED WATER MAIN (SIZE PER PLAN)
  - - - EXISTING WATER MAIN (SIZE PER PLAN)
  - FIRE HYDRANT AND VALVE ASSEMBLY
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - STANDARD AIR VAC VAULT
  - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
  - - - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
  - FOUR-WAY VALVE CLUSTER
  - THREE-WAY VALVE CLUSTER
  - PROPOSED SEWER MAIN (SIZE PER PLAN)
  - - - EXISTING SEWER MAIN (SIZE PER PLAN)
  - STANDARD SEWER MANHOLE
  - SEWER CLEANOUT COVER
  - SEWER SERVICE CONNECTION
  - PROPOSED GAS LINE
  - - - EXISTING GAS LINE
  - PROPOSED JOINT UTILITY TRENCH
  - - - EXISTING JOINT UTILITY TRENCH



TYPICAL LOT SETBACKS  
SCALE: NTS

REV.	DATE	REVISION

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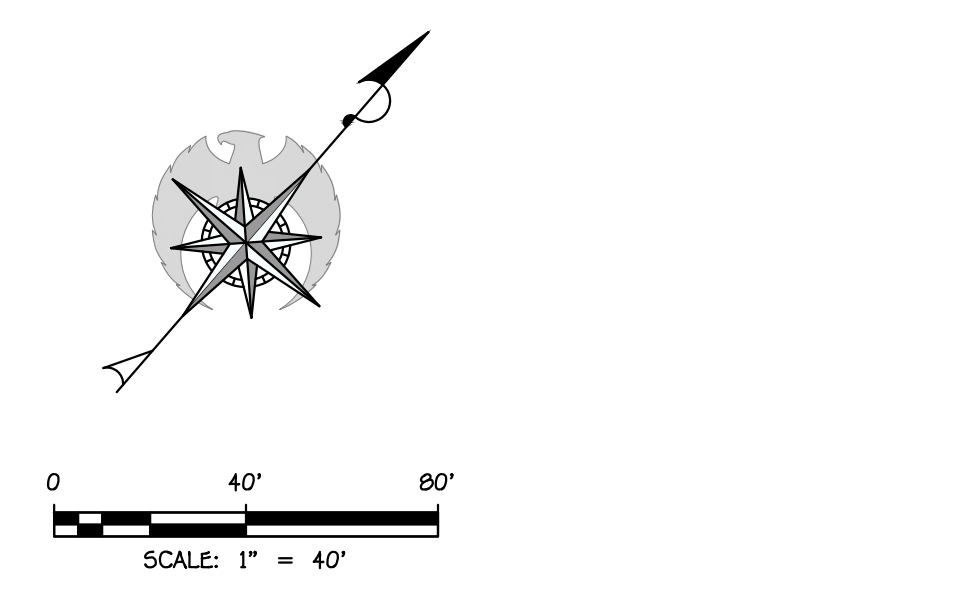
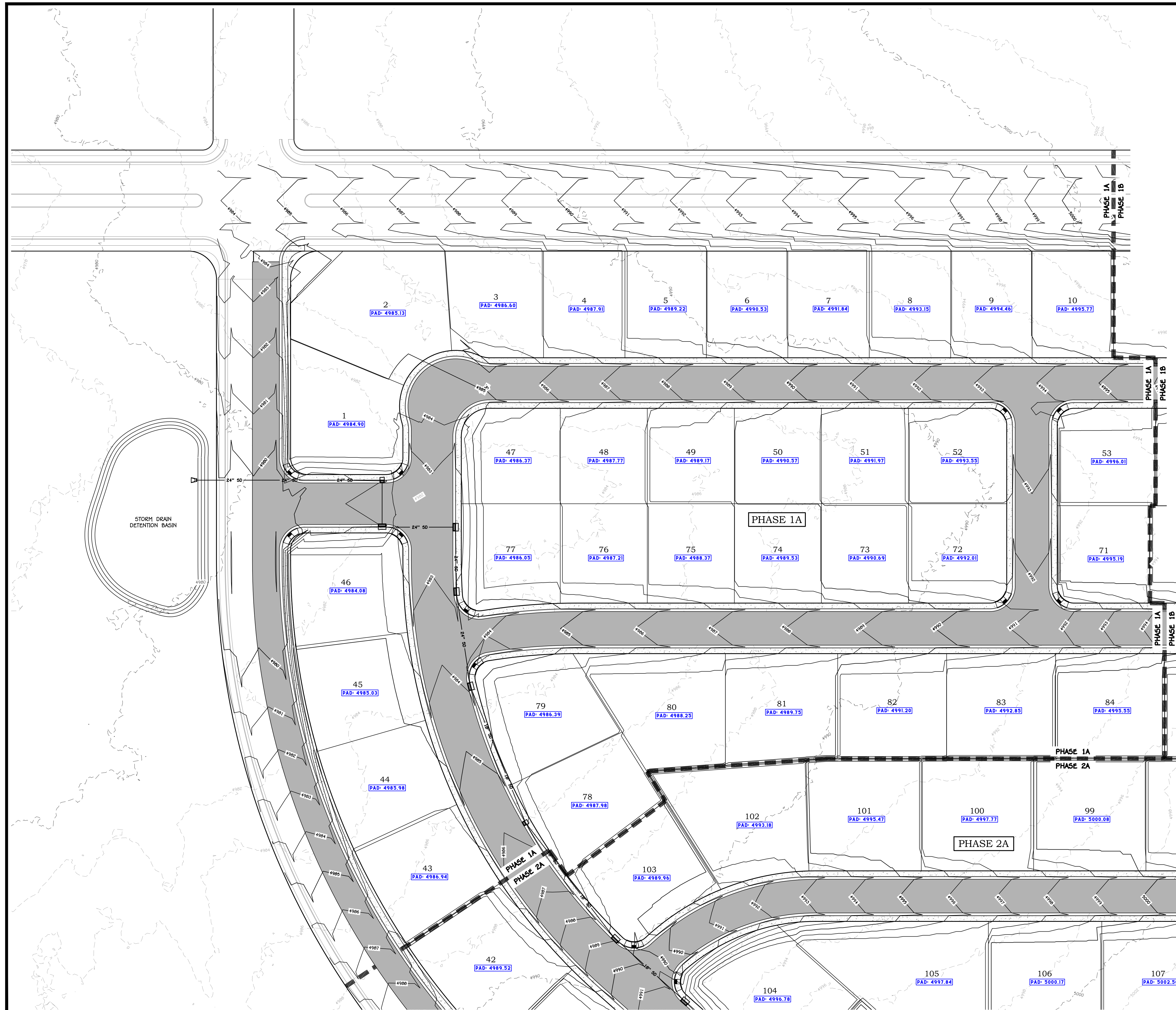


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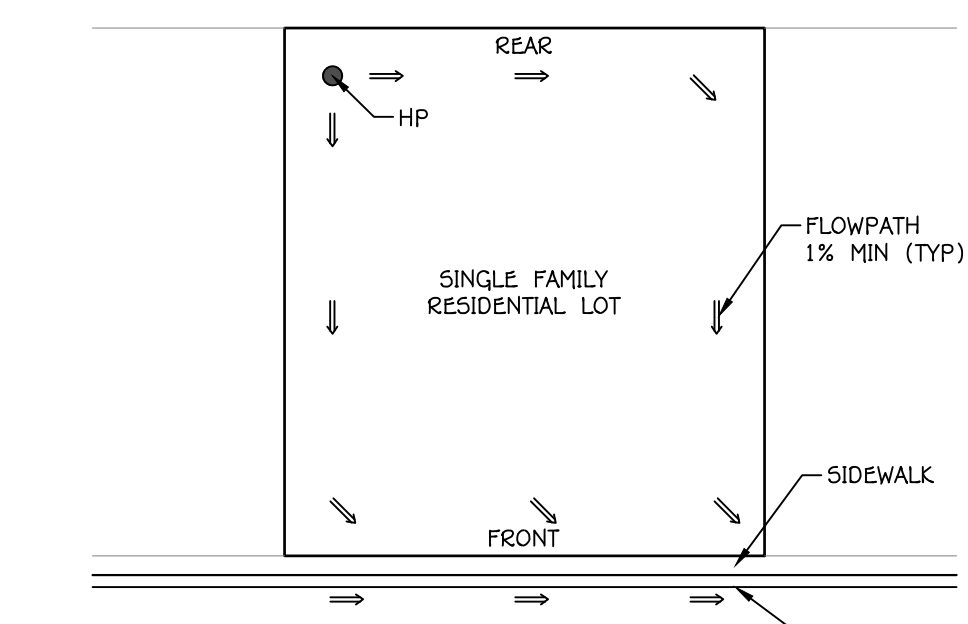
**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**SITE PLAN IV**  
PRELIMINARY PLAT

**P.2.4**  
SHEET: 6 of 11





- LEGEND:** DETAIL
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PHASE LINE & SHEET MATCHLINE
  - - - PROPOSED RETAINING WALL
  - - - EXISTING RETAINING WALL
  - - - PROPOSED ROCK RETAINING WALL
  - - - EXISTING ROCK RETAINING WALL
  - - - GRADING LIMITS OF DISTURBANCE
  - - - 3000 EXISTING GROUND MAJOR CONTOUR
  - - - 3001 EXISTING GROUND MINOR CONTOUR
  - - - 3000 FINISH GROUND MAJOR CONTOUR
  - - - 3001 FINISH GROUND MINOR CONTOUR
  - - - 50 PROPOSED STORM PIPE (SIZE PER PLAN)
  - - - 50 EXISTING STORM PIPE (SIZE PER PLAN)
  - STANDARD CB BOX & FRAME
  - SINGLE CURB INLET (BICYCLE SAFE)
  - STANDARD CB BOX & FRAME
  - DOUBLE CURB INLET (BICYCLE SAFE)
  - TYPICAL STORM DRAIN MANHOLE
  - △ FLARED END SECTION
  - GRATE INLET AREA DRAIN BOX
  - PROPOSED DRAINAGE SWALE/DITCH
  - EXISTING DRAINAGE SWALE/DITCH



- NOTES:**
1. DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
  2. PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.



REV.	DATE	REVISION

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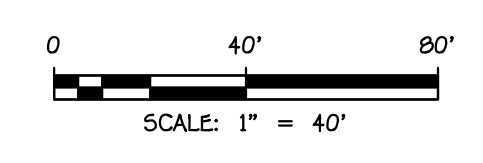
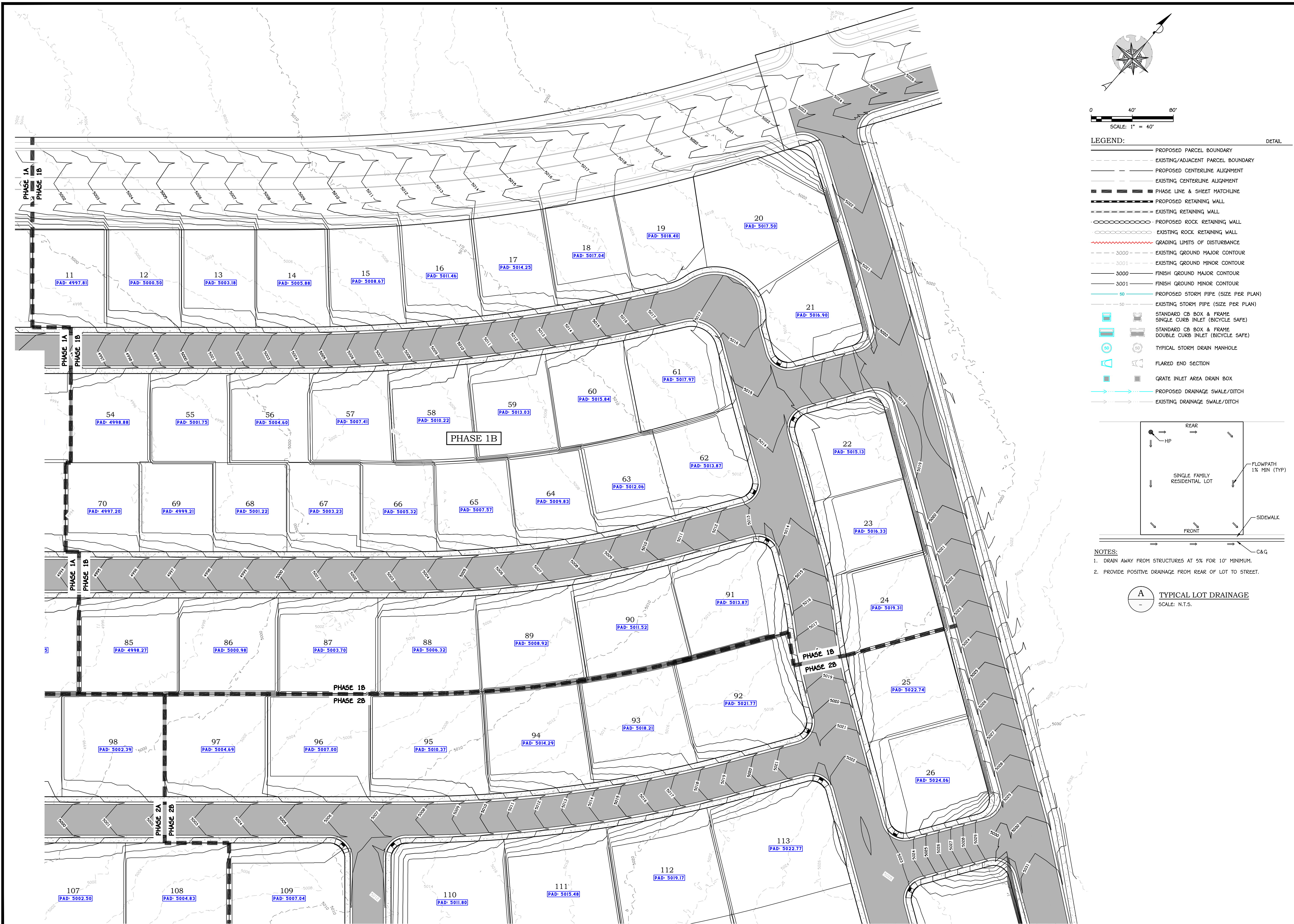


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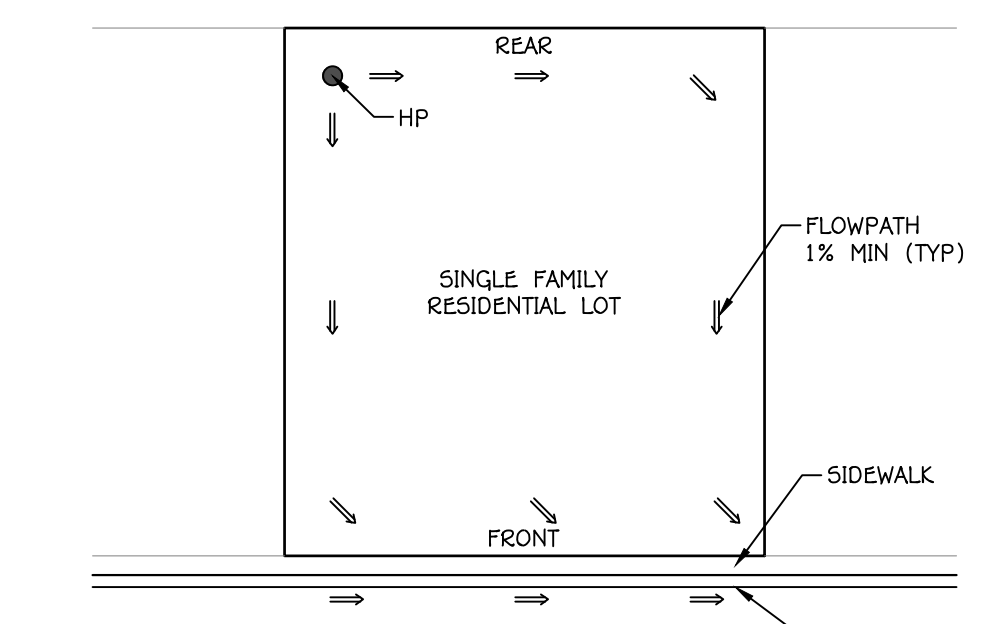
**SKYE VALLEY POD I**  
 SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
 HILDALE, UTAH  
**GRADING PLAN I**  
 PRELIMINARY PLAT

**P.3.1**





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PHASE LINE & SHEET MATCHLINE
  - PROPOSED RETAINING WALL
  - - - EXISTING RETAINING WALL
  - PROPOSED ROCK RETAINING WALL
  - - - EXISTING ROCK RETAINING WALL
  - GRADING LIMITS OF DISTURBANCE
  - - - 3000 EXISTING GROUND MAJOR CONTOUR
  - - - 3001 EXISTING GROUND MINOR CONTOUR
  - 3000 FINISH GROUND MAJOR CONTOUR
  - 3001 FINISH GROUND MINOR CONTOUR
  - 50 PROPOSED STORM PIPE (SIZE PER PLAN)
  - - - 50 EXISTING STORM PIPE (SIZE PER PLAN)
  - STANDARD CB BOX & FRAME
  - SINGLE CURB INLET (BICYCLE SAFE)
  - STANDARD CB BOX & FRAME
  - DOUBLE CURB INLET (BICYCLE SAFE)
  - TYPICAL STORM DRAIN MANHOLE
  - FLARED END SECTION
  - GRATE INLET AREA DRAIN BOX
  - PROPOSED DRAINAGE SWALE/DITCH
  - - - EXISTING DRAINAGE SWALE/DITCH



- NOTES:**
1. DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
  2. PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.

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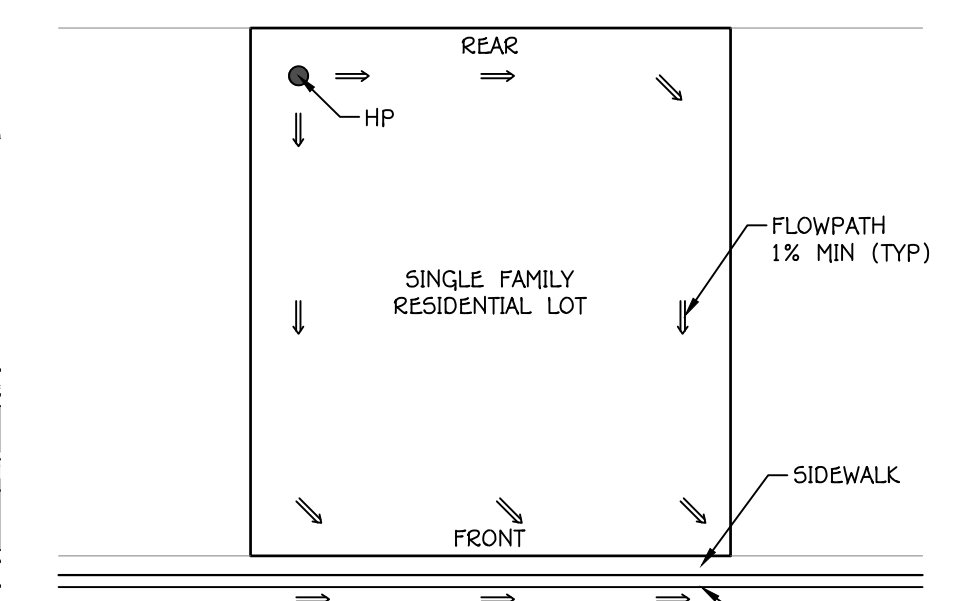
**SKYE VALLEY POD I**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**GRADING PLAN II**  
PRELIMINARY PLAT

**P.3.2**  
SHEET: 8 of 11





- LEGEND:**
- PROPOSED PARCEL BOUNDARY
  - - - EXISTING/ADJACENT PARCEL BOUNDARY
  - - - PROPOSED CENTERLINE ALIGNMENT
  - - - EXISTING CENTERLINE ALIGNMENT
  - - - PHASE LINE & SHEET MATCHLINE
  - - - PROPOSED RETAINING WALL
  - - - EXISTING RETAINING WALL
  - - - PROPOSED ROCK RETAINING WALL
  - - - EXISTING ROCK RETAINING WALL
  - - - GRADING LIMITS OF DISTURBANCE
  - - - 3000 EXISTING GROUND MAJOR CONTOUR
  - - - 3001 EXISTING GROUND MINOR CONTOUR
  - - - 3000 FINISH GROUND MAJOR CONTOUR
  - - - 3001 FINISH GROUND MINOR CONTOUR
  - - - 50 PROPOSED STORM PIPE (SIZE PER PLAN)
  - - - 50 EXISTING STORM PIPE (SIZE PER PLAN)
  - STANDARD CB BOX & FRAME
  - SINGLE CURB INLET (BICYCLE SAFE)
  - STANDARD CB BOX & FRAME
  - DOUBLE CURB INLET (BICYCLE SAFE)
  - TYPICAL STORM DRAIN MANHOLE
  - △ FLARED END SECTION
  - GRATE INLET AREA DRAIN BOX
  - PROPOSED DRAINAGE SWALE/DITCH
  - EXISTING DRAINAGE SWALE/DITCH



- NOTES:**
1. DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
  2. PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.

REV.	DATE	REVISION

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

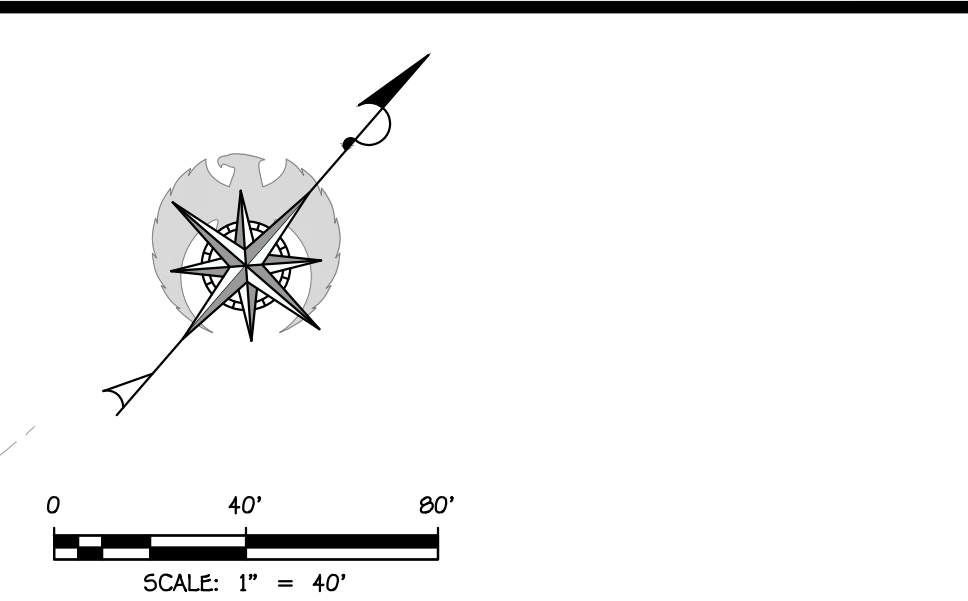


DATE: 08/28/2023  
JOB #: 23-502-2  
DRAWN BY: SSA  
CHECKED BY: ARC

**SKYE VALLEY POD I**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**GRADING PLAN III**  
PRELIMINARY PLAT

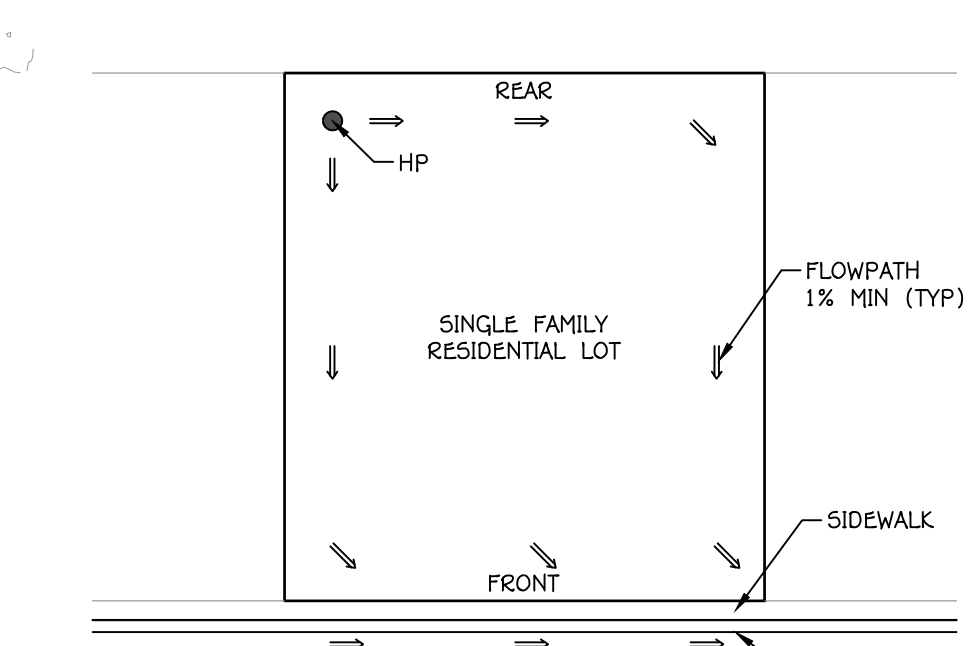
**P.3.3**  
SHEET: 9 of 11





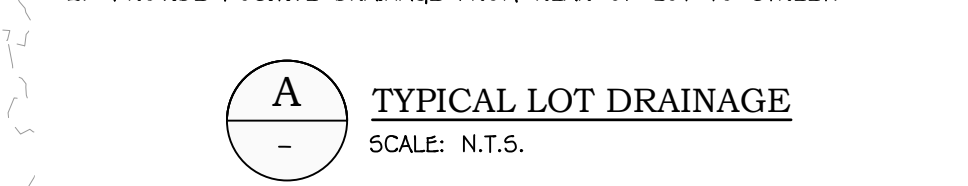
**LEGEND:**

	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PHASE LINE & SHEET MATCHLINE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED ROCK RETAINING WALL
	EXISTING ROCK RETAINING WALL
	GRADING LIMITS OF DISTURBANCE
	EXISTING GROUND MAJOR CONTOUR
	EXISTING GROUND MINOR CONTOUR
	FINISH GROUND MAJOR CONTOUR
	FINISH GROUND MINOR CONTOUR
	PROPOSED STORM PIPE (SIZE PER PLAN)
	EXISTING STORM PIPE (SIZE PER PLAN)
	STANDARD CB BOX & FRAME
	SINGLE CURB INLET (BICYCLE SAFE)
	STANDARD CB BOX & FRAME
	DOUBLE CURB INLET (BICYCLE SAFE)
	TYPICAL STORM DRAIN MANHOLE
	FLARED END SECTION
	GRATE INLET AREA DRAIN BOX
	PROPOSED DRAINAGE SWALE/DITCH
	EXISTING DRAINAGE SWALE/DITCH



**NOTES:**

- DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
- PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.



REV.	DATE	REVISION

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

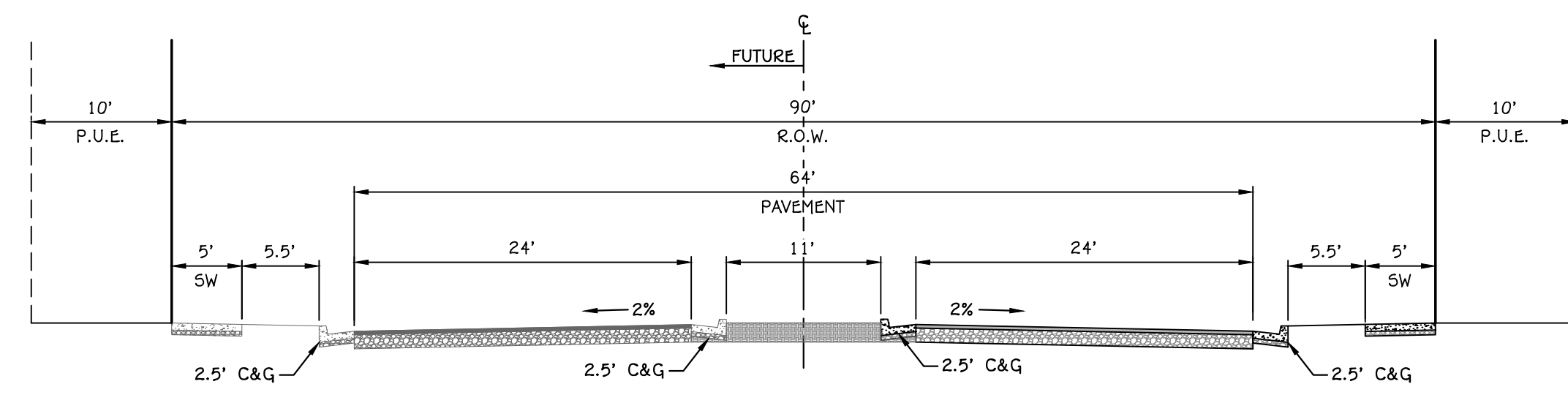


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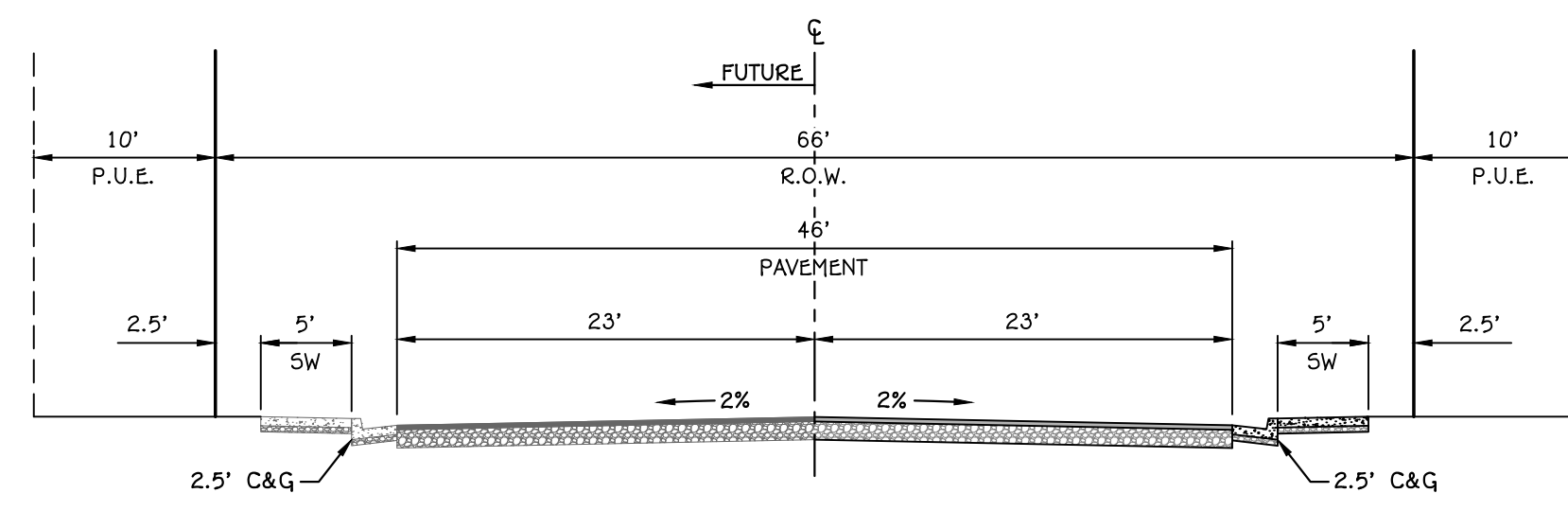
**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**GRADING PLAN IV**  
PRELIMINARY PLAT

**P.3.4**

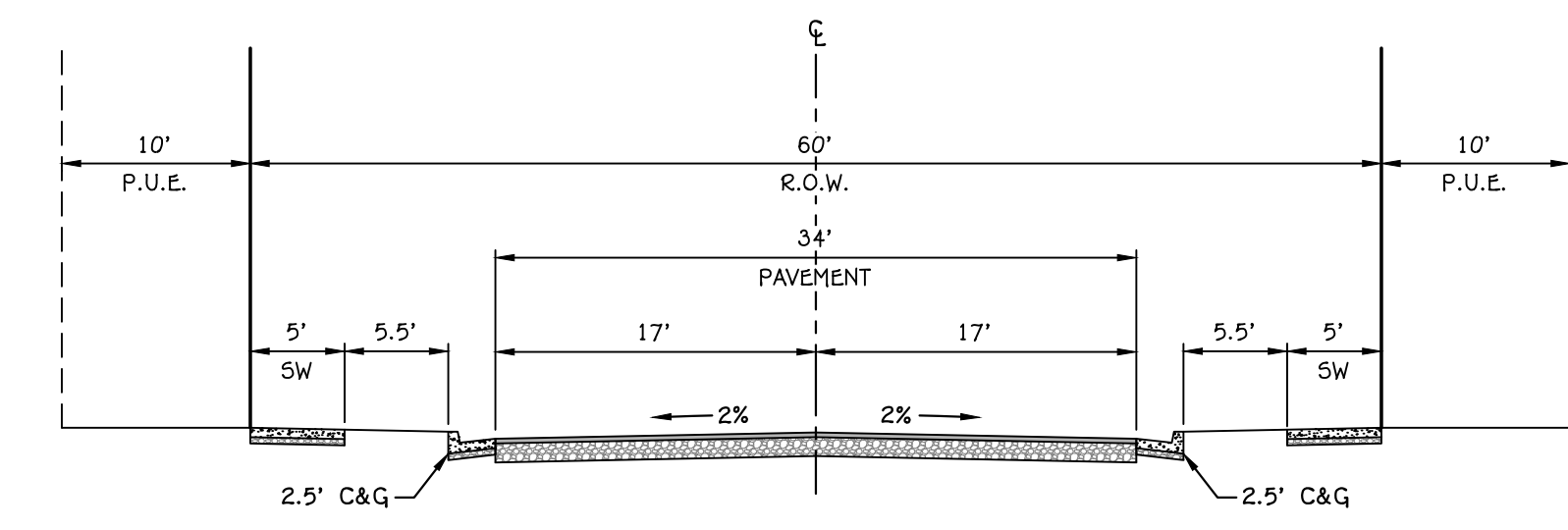




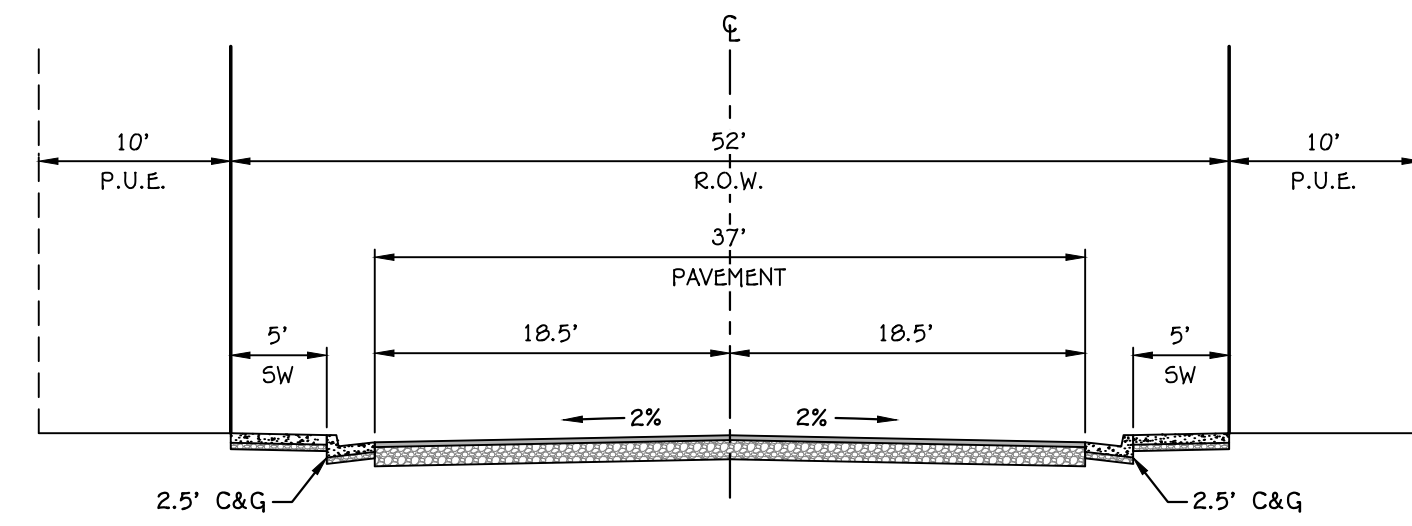
**A** TYPICAL ROW 90'  
SCALE: 1" = 10'



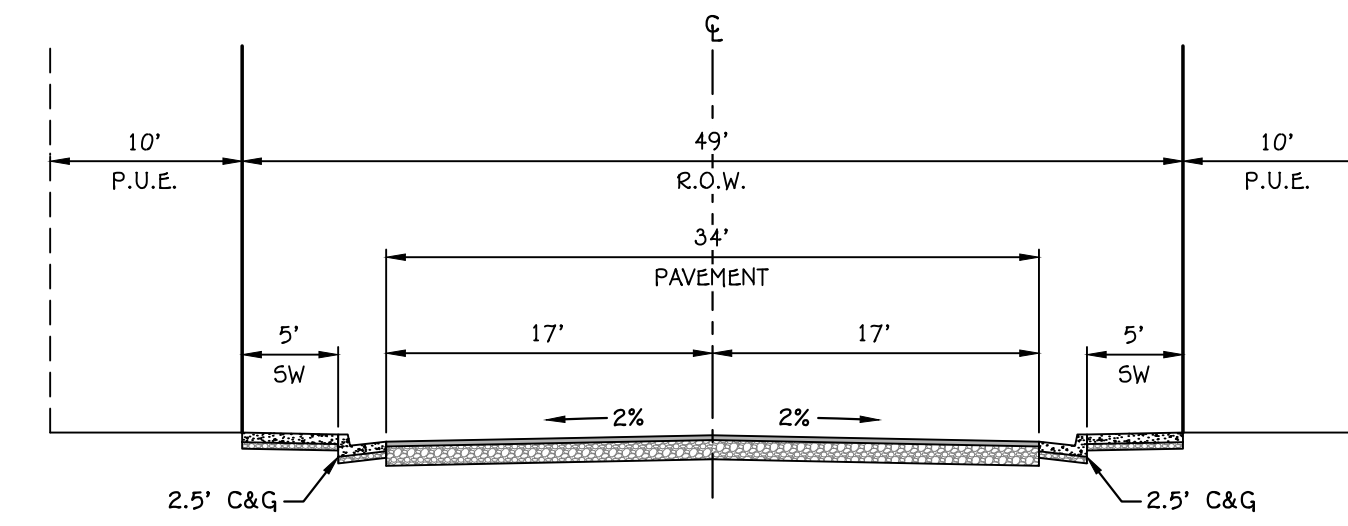
**B** TYPICAL ROW 66'  
SCALE: 1" = 10'



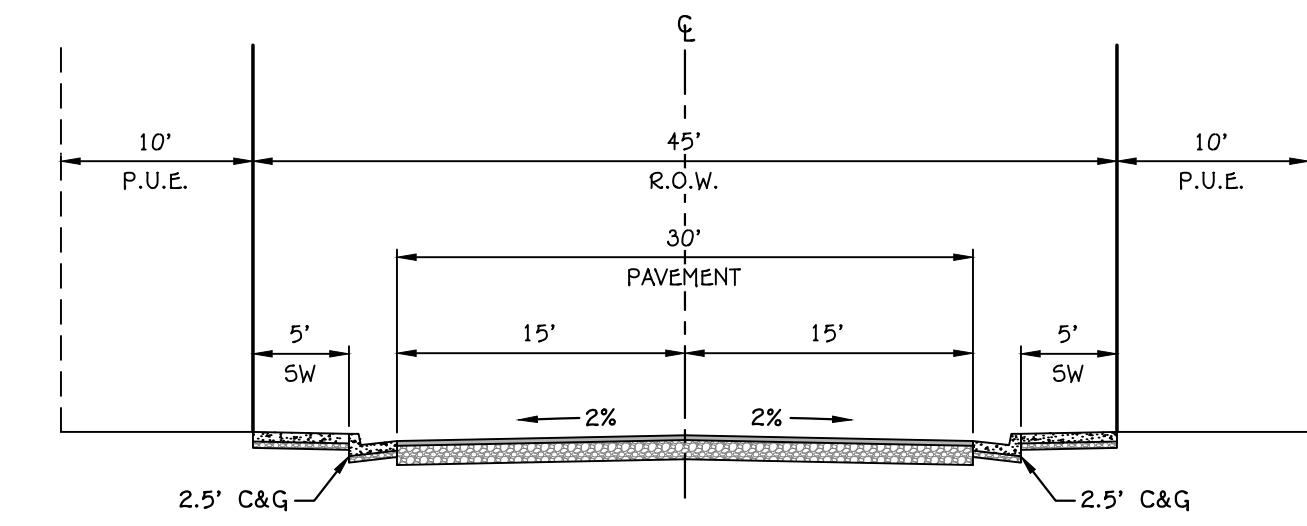
**C** TYPICAL ROW 60'  
SCALE: 1" = 10'



**D** TYPICAL ROW 52'  
SCALE: 1" = 10'



**E** TYPICAL ROW 49'  
SCALE: 1" = 10'



**F** TYPICAL ROW 45'  
SCALE: 1" = 10'

REV.	DATE	REVISION

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



DATE: 08/28/2023  
JOB #: 23-502-2  
DRAWN BY: SSA  
CHECKED BY: ARC

**SKYE VALLEY POD 1**  
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M  
HILDALE, UTAH  
**ROW SECTIONS**  
PRELIMINARY PLAT

**P.4.1**