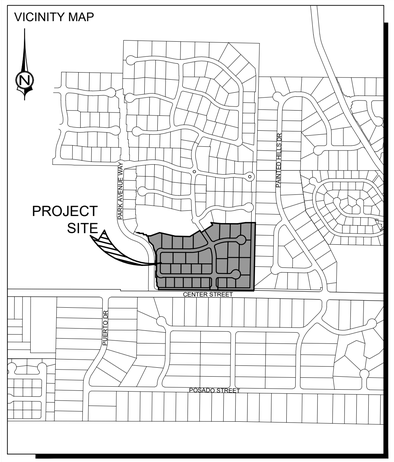
VICINITY MAP



LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- INSTALL LIGHT BOLLARD (70' MAX SPACING)
- INSTALL 10' WIDE ADA RAMP
- INSTALL STREET LIGHT (PER CITY STD.)

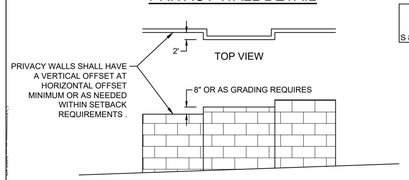
PROJECT INFORMATION

SITE AREA: 15.38 ACRES
TOTAL UNITS: 31 LOTS
DENSITY: 2.02 D.U./ACRE
PARCEL #: I-SB-19-J-1

OWNER

PALISADES AT SNOW CANYON LLC
CONTACT: JUSTIN AUCOIN
435-251-7869

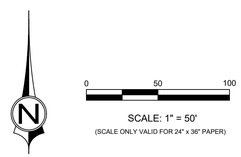
PRIVACY WALL DETAIL

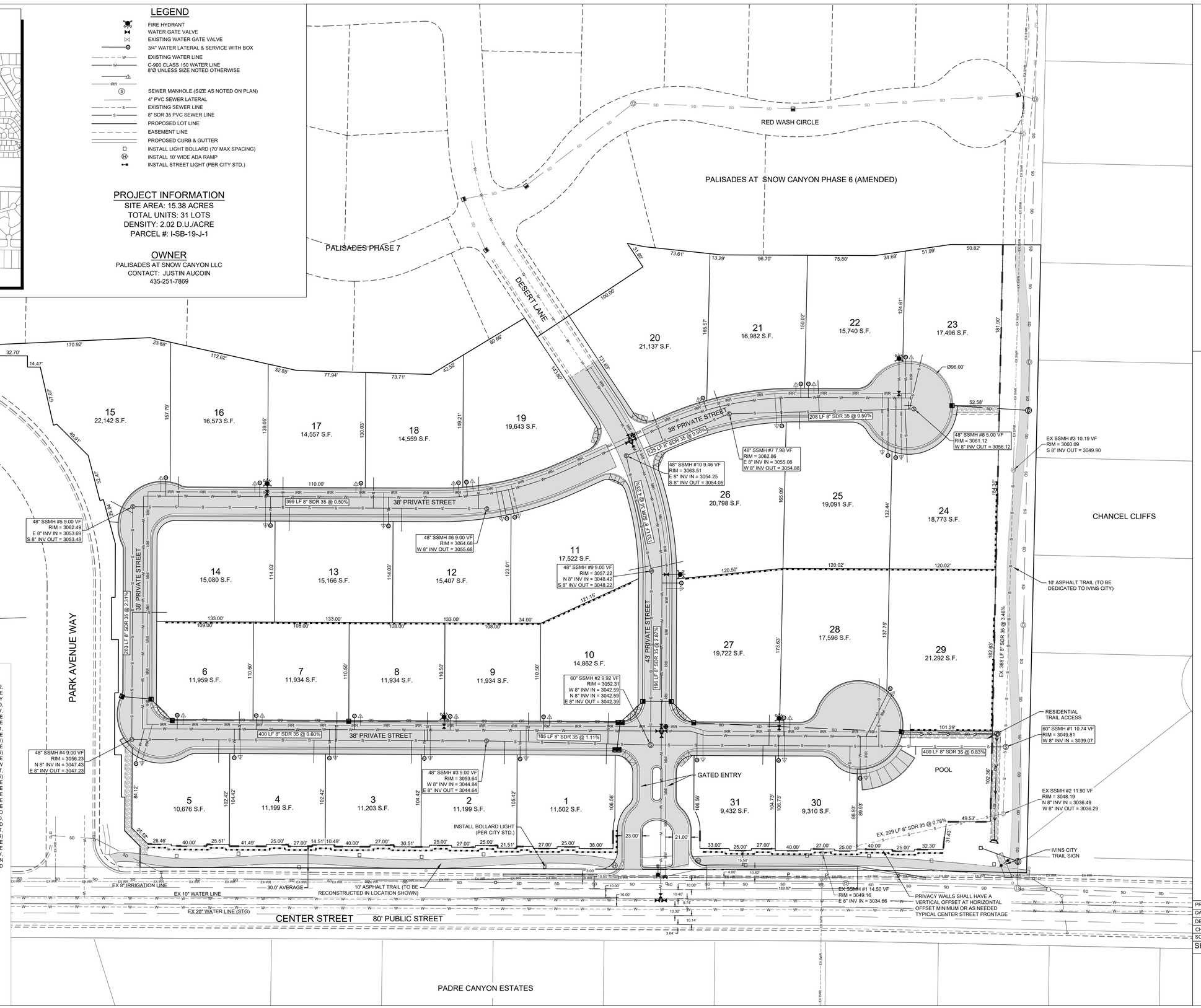


LEGAL DESCRIPTION

BEGINNING AT A POINT N 1°18'27" W 40.44 FEET ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, POINT BEING ON THE NORTH RIGHT OF WAY OF CENTER STREET, DEED OF DEDICATION DOCUMENT NUMBER 20080019530, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) N 88°44'18" W 116.17 FEET, (2) THENCE N 89°45'28" W 883.52 FEET, TO THE SOUTHEAST CORNER OF PALISADES PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWENTY THREE (23) COURSES (1) N 0°14'32" E 23.56 FEET, (2) THENCE N 44°45'29" W 24.48 FEET, (3) THENCE N 0°14'31" E 38.17 FEET, (4) THENCE N 89°45'29" W 4.00 FEET, (5) THENCE N 0°14'31" E 47.52 FEET, (6) THENCE N 89°45'29" W 8.00 FEET, (7) THENCE N 0°14'31" E 69.98 FEET, (8) THENCE S 89°45'29" E 4.00 FEET, (9) THENCE N 0°14'31" E 60.00 FEET, (10) THENCE N 89°45'29" W 8.00 FEET, (11) THENCE N 0°14'31" E 47.64 FEET, (12) THENCE S 89°45'29" E 4.00 FEET, (13) THENCE N 0°14'31" E 60.385 FEET, (14) THENCE N 15°07'00" W 51.675 FEET, (15) THENCE S 75°22'35" W 4.00 FEET, (16) THENCE N 14°37'25" W 52.47 FEET, (17) THENCE N 45°07'04" W 49.91 FEET, (18) THENCE S 77°17'48" W 4.00 FEET, (19) THENCE N 12°42'12" W 67.07 FEET, (20) THENCE N 89°45'29" W 14.47 FEET, (21) THENCE N 0°14'31" E 12.54 FEET, (22) THENCE N 89°45'29" W 32.70 FEET, (23) THENCE N 0°14'31" E 12.83 FEET; THENCE N 87°26'15" E 170.92 FEET; THENCE S 77°23'10" E 169.35 FEET; THENCE S 88°18'01" E 151.64 FEET; THENCE N 58°54'34" E 123.22 FEET, TO A POINT ON THE BOUNDARY OF PALISADES AT SNOW CANYON PHASE 6 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES, (1) THENCE S 33°33'14" E 25.54 FEET, (2) THENCE N 56°29'33" E 143.03 FEET, (3) THENCE N 33°30'27" W 31.80 FEET, (4) THENCE S 79°05'09" E 20.33 FEET, (5) THENCE S 83°56'46" E 86.97 FEET, (6) THENCE S 89°45'29" E 172.58 FEET, (7) THENCE N 81°41'02" E 86.56 FEET, (8) THENCE S 89°45'14" E 101.65 FEET, TO A POINT ON CHANCEL CLIFFS SUBDIVISION BOUNDARY, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER, POINT ALSO BE ON THE EAST LINE OF SAID SECTION 32; THENCE S 1°18'27" W 708.47 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS





CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PRELIMINARY PLAN

PALISADES AT SNOW CANYON PHASE 8
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 20192.00
DATE:	12/08/2020
DESIGN BY:	BLW
CHECKED BY:	
SCALE OF SHEET :	1" = 50'
SHEET	

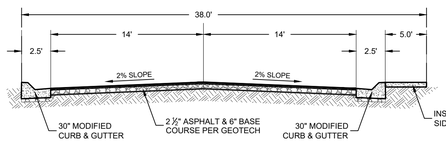
1 OF 3

PATH: I:\UT\ANPROJECTS\ACTIVE 2020\FX20192.00 - PALISADES AT SNOW CANYON PHASE 8\1700 - CAD\DESIGN\20192_MP.DWG

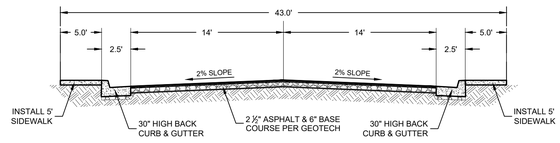
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- DRAINAGE FLOW DIRECTION
- PAD= 00.00 — FINISH PAD ELEVATION
- LOCATION / ELEVATION — SPOT ELEVATION
- PROPOSED RETAINING WALL

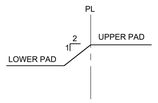
38' PRIVATE STREET



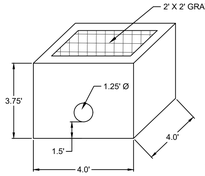
43' PRIVATE STREET



A SECTION A
TYPICAL GRADING

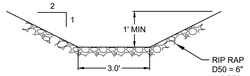


B OUTLET STRUCTURE
NOT TO SCALE

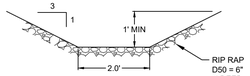


*BASIN PROVIDES 582 CF OF RETENTION

C OVER FLOW WEIR
NOT TO SCALE



D OVER FLOW DITCH
NOT TO SCALE



Q = 14.2 CFS

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PATH: L:\UT\AM\PROJECTS\ACTIVE 2020\FX20192.00 - PALISADES AT SNOW CANYON PHASE 8\700 - CAD\DESIGN\20192_MP.DWG

RED WASH CIRCLE
PALISADES AT SNOW CANYON PHASE 6 (AMENDED)
PALISADES PHASE 7
DESERT LANE
PARK AVENUE WAY
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
38' PRIVATE STREET
42' PRIVATE STREET
CHANCEL CLIFFS
CENTER STREET
80' PUBLIC STREET
PADRE CANYON ESTATES
AMENITY AREA
DETENTION BASIN (TO BE DEDICATED TO IVINS CITY)
EX 42" STORM DRAIN
OVER FLOW DITCH (PER DETAIL)
OVER FLOW WEIR (PER DETAIL)

5	10,676 S.F.	PAD=56.30
4	11,199 S.F.	PAD=55.50
3	11,203 S.F.	PAD=54.90
2	11,199 S.F.	PAD=54.25
11,502 S.F.		PAD=53.50
6	11,934 S.F.	PAD=58.70
7	11,934 S.F.	PAD=57.40
8		PAD=56.70
9	11,934 S.F.	PAD=56.00
10	11,934 S.F.	PAD=56.00
11	17,522 S.F.	PAD=65.00
12	15,407 S.F.	PAD=65.00
13	15,166 S.F.	PAD=64.30
14	15,080 S.F.	PAD=63.18
15	22,142 S.F.	PAD=65.00
16	16,573 S.F.	PAD=65.40
17	14,557 S.F.	PAD=66.10
18	14,559 S.F.	PAD=66.80
19	19,643 S.F.	PAD=70.00
20	21,137 S.F.	PAD=69.00
21	16,982 S.F.	PAD=67.30
22	15,740 S.F.	PAD=65.50
23	17,496 S.F.	PAD=65.00
24	18,773 S.F.	PAD=62.00
25	19,091 S.F.	PAD=64.00
26	20,798 S.F.	PAD=65.00
27		PAD=58.00
28	17,596 S.F.	PAD=58.00
29	21,292 S.F.	PAD=56.00
30	9,310 S.F.	PAD=52.00
31	9,432 S.F.	PAD=52.50

SDCI #1 GRATE = 3050.46 W 18" INV IN = 3046.15 E 24" INV OUT = 3045.15
SDCI #2 GRATE = 3051.76 NW 18" INV IN = 3047.32 E 18" INV OUT = 3047.32
SDCI #3 GRATE = 3053.10 W 18" INV IN = 3047.50 SE 18" INV OUT = 3047.50
SDCI #4 GRATE = 3053.10 SW 18" INV IN = 3047.66 E 18" INV OUT = 3047.66
SDCI #5 GRATE = 3054.25 W 18" INV IN = 3049.98 E 18" INV OUT = 3049.98
SDCI #6 GRATE = 3055.45 NW 18" INV IN = 3050.97 E 18" INV OUT = 3050.97
SDCI #9 GRATE = 3056.46 W 18" INV IN = 3051.14 SE 18" INV OUT = 3051.14
SDCI #10 GRATE = 3057.00 E 18" INV OUT = 3051.33
DBL SDCI #5 GRATE = 3052.42 S 18" INV IN = 3047.83 W 18" INV IN = 3047.83 NE 18" INV OUT = 3047.83
DBL SDCI #6 GRATE = 3052.44 N 18" INV IN = 3047.99
SDMH # (14) GRATE = 3061.10 E 18" INV OUT = 3058.07
72" SDMH # (15) RIM = 3059.67 W 18" INV IN = 3057.63
SDMH #2 GRATE = 3049.90 W 24" INV IN = 3045.61 S 24" INV OUT = 3045.61
72" SDMH #1 RIM = 3045.58 W 18" INV IN = 3040.00
3' X 3' SDCB GRATE = 3047.75 E 18" INV OUT = 3044.00
END SECTION 24" INV = 3045.00

18" HDPE 33 L.F. @ 0.51%
18" HDPE 199 L.F. @ 0.50%
18" HDPE 306 L.F. @ 0.70%
18" HDPE 34 L.F. @ 0.50%
18" PP 35 L.F. @ 0.48%
18" PP 31 L.F. @ 0.52%
18" PP 35 L.F. @ 0.51%
18" PP 32 L.F. @ 0.50%
18" PP 234 L.F. @ 0.50%
18" PP 87 L.F. @ 0.50%
24" PP 108 L.F. @ 0.50%
24" PP 121 L.F. @ 0.50%
18" ADS 45 L.F. @ 8.95%

EX PAD=72.87 · EX PAD=76.26 · EX PAD=75.45 · EX PAD=74.48 · EX PAD=3074.3 · EX PAD=3072.7 · EX PAD=66.0 · EX PAD=63.5 · EX PAD=61.5 · EX PAD=58.0 · EX PAD=56.0 · EX PAD=53.0

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

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PRELIMINARY PLAN

PALISADES AT SNOW CANYON PHASE 8
LOCATED IN IVINS, UTAH

PROJ. #:	Fx. 20192.00
DATE:	12/08/2020
DESIGN BY:	BLW
CHECKED BY:	
SCALE OF SHEET :	1" = 50'

SHEET

2 OF 3



PLANTING LEGEND

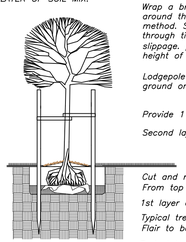
QTY/SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Prosopis glandulosa	Honey Mesquite–multi trunk	24" box	per plan
	Pistacia chinensis	Red Push Pistachio	24" box	per plan
	Quercus ilex	Holly Oak	24" box	per plan
SHRUBS				
	Leucophyllum candidum, laevigatum, frutescens	Texas Ranger, mix	5 gal.	36" o.c.
ACCENTS				
	Hesperaloe parvifolia	Red Yucca	5 gal.	per plan

PLANTING LEGEND

PERENNIALS				
	Miscanthus sinensis	Japanese Silver Grass	1 gal.	per plan
	Castilleja chromosa	Desert Paintbrush	1 gal.	per plan
GROUNDCOVERS	USE SAME SPECIES IN LIKE AREAS			
	Rosmarius officinalis	Trailing Rosemary	1 gal.	36" o.c.
	Baccharis hyb. 'Centennial'	Desert Broom	1 gal.	36" o.c.
	Oenothera pallida	Pale Evening Primrose	1 gal.	36" o.c.
	2'–3' Native Landscape Boulders			

TREE PLANTING DETAIL

NOTE: INSTALL TREE IN PIT, ADD 1ST LAYER OF COMPACTED SOIL MIX, CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.



Wrap a broad 2" wide cloth band once around the trunk using the figure eight method. Secure with galvanized nails driven through ties and into the stake to prevent slippage. place band at less than 2/3 the height of tree.

Lodgepole stakes buried min. of 30" in ground on opposite sides of tree trunk

Provide 1"– 2" slope in 4'

Second layer of compacted soil mix

Finish grade & root flair

Cut and remove burlap, twine & wire From top 2/3 of ball

1st layer compacted soil mix

Typical tree planting depth: from root Flair to bottom of ball + 2"

Typical tree planting width: twice the Width of ball

GENERAL NOTES

NOTE: Plant layout is diagrammatic. Contractor to provide sufficient plant quantities to achieve 50% coverage of landscape area as green plant material.

NOTE: Keep boulders 10' clear from back of curb on public streets.

NOTE: All landscape features including planting shall not obstruct Sight Distance Corridors. Plant material within said Corridor shall be lower profile and/or higher canopy trees.

NOTE: All street landscaped areas shall have decorative rock mulch with a minimum of two complementing native earth tone colors and texture sizes. One area shall have cherokee fines (3/4"–) and the other area shall have a complimentary rock mulch of 1–2" in size. All rock mulch shall be a min. of 3"–4" (it is recommended for heat protection of roots) in depth and evenly spread. Rock mulch areas shall have weed prevention fabric layed and stapled per manufactures specs.

NOTE: All Landscape areas shall be amended with organic material. Each tree/shrub pit shall contain amended soil and fertilized per local nursery industry standards. Granular herbicide shall be applied prior to application of weed barrier.

NOTE: All trees shall be double staked with a rubber (or approved equal) tree tie secured to each stake and around the trunk of the tree. The ties should allow for some freedom of movement of the tree and be secured just below the first branches. All nursery stakes and ties should be removed and discarded.

NOTE: All limited common landscaped areas will be irrigated with a common system and managed through the HOA.

NOTE: Street Trees required are 1 tree per 40' of frontage typical.

NOTE: In the common and parkland areas protect the native vegetation where possible. If these areas are disturbed restore the native vegetation by installing native plant material.

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CHECKED BY:	
SCALE OF SHEET :	1" = 50'

SHEET

3 OF 3

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\FX20192.00 - PALISADES AT SNOW CANYON PHASE 8\700 - CAD\DESIGN\20192_MP.DWG