ENCANTO RESORT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft. (22x34 SHEET)
1 inch = 200 ft. (11X17 SHEET)

N

STORM DRAIN NOTE:
ALL STORM DRAIN TO MAINTAIN 0.5% MINIMUM SLOPE TO DRAIN. CAPACITIES OF PIPE SHALL BE VERIFIED TO MEET HYDROLOGY STUDY MINIMUM FLOW REQUIREMENTS.

LOTS TO BE UNGRADED AND LEFT IN NATURAL CONDITION TO EXTENT POSSIBLE HOME BUILDERS TO PROVIDE GRADING AT TIME OF BUILDING PERMIT. BUILDING PAD TO BE MAXIMUM 3'-0" ABOVE HIGHEST BACK OF CURB ELEVATION ALONG FRONTING ROAD ELEVATION UNLESS OTHERWISE APPROVED BY CITY AT TIME OF BUILDING PERMIT. TYPICAL ALL LOTS.

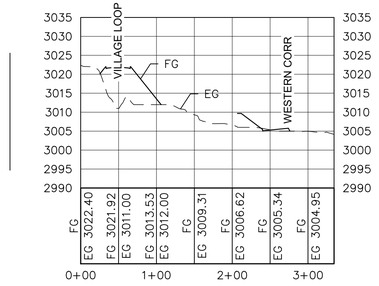
LOT 16 38125 SF
LOT 17 37494 SF
LOT 18 27369 SF
LOT 19 28686 SF
LOT 20 26746 SF
LOT 21 27937 SF
LOT 22 31239 SF
LOT 23 24754 SF
LOT 24 27003 SF
LOT 25 37519 SF
LOT 26 39740 SF
LOT 27 40771 SF
LOT 28 39469 SF
LOT 29 37609 SF
LOT 30 23575 SF
LOT 31 22711 SF
LOT 32 25157 SF
LOT 33 28957 SF
LOT 1 27158 SF
LOT 2 30116 SF
LOT 3 34073 SF
LOT 4 33599 SF
LOT 5 35787 SF
LOT 6 38505 SF
LOT 7 37116 SF
LOT 8 37316 SF
LOT 9 37707 SF
LOT 10 38098 SF
LOT 11 39222 SF
LOT 12 87160 SF
LOT 13 50221 SF
LOT 14 44257 SF
LOT 15 46075 SF
COMMON SPACE 20902 SF
NOT PLATTED 56113 SF
EGRESS 4642 SF

SNOW CANYON PKWY
VILLAGE LOOP
N VILLAGE DR
WESTERN CORRIDOR

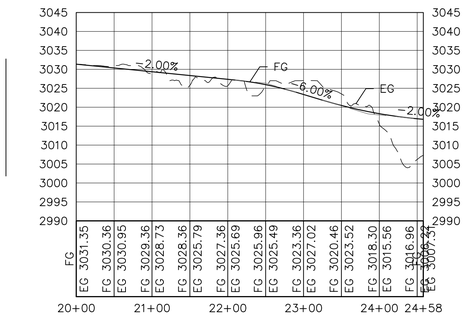
NEW CURB INLET
18" CORR HDPE
24" CORR HDPE
30" CORR HDPE
36" CORR HDPE
NEW DBL CURB INLET
DISCHARGE SD INTO CHANNEL

15' DRAINAGE EASEMENT. CONSTRUCT BERM TO DIRECT FLOWS TO DRAINAGE FACILITIES.
15' DRAINAGE EASEMENT. CONSTRUCT BERM TO DIRECT FLOWS TO DRAIN OUT AREA (SOUTH).
DRAIN OUT AREA (POTENTIAL FUTURE DETENTION BASIN)
WESTERN CORRIDOR TO BE FURTHER COORDINATED WITH CITY DURING CONSTRUCTION DRAWING REVIEW

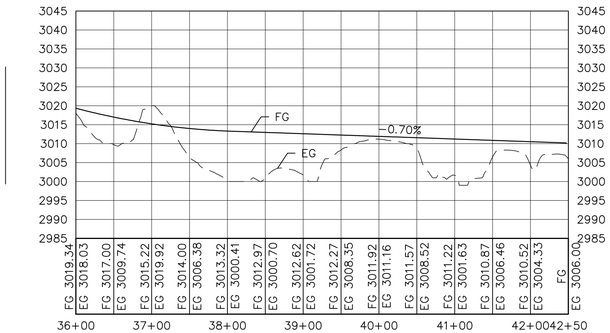
SEC A-A PROFILE



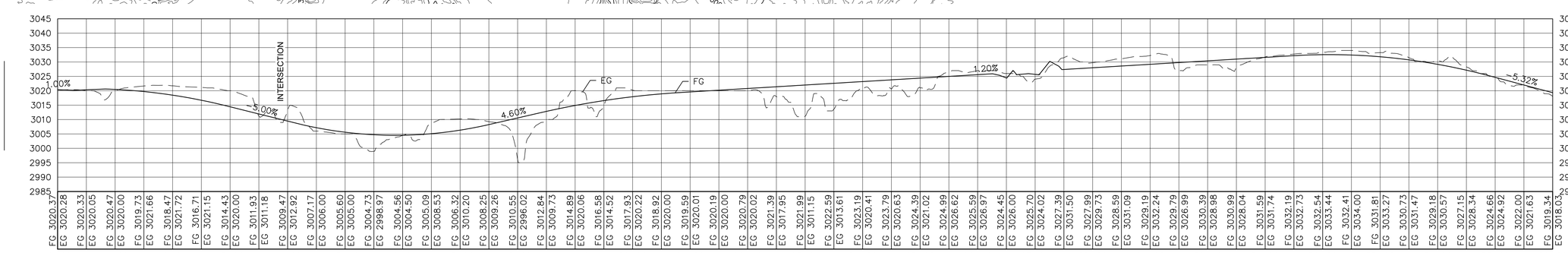
NORTH VILLAGE DR PROFILE



VILLAGE LOOP PROFILE (2 OF 2)



VILLAGE LOOP PROFILE (1 OF 2)



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NO.	DATE	BY	DESCRIPTION

REVISIONS

TITLE: PRELIMINARY GRADING PLAN

PROJECT: BLACK DESERT NORTH ESTATE VILLAGE
IVINS, UTAH

PROJECT # 1649-04
NAME JTM
DATE MARCH 14, 2022
SCALE AS NOTED
SHEET 3 3 OF 3
FILE 1649-04 MST.dwg

P:\1649-04 Black Desert Subdivision\Drawings\Construction Drawings\1649-04 MST.dwg, PE GEBo, 3/14/2022 9:38:00 AM, jmadsen