

**GRADING PLAN NOTES:**

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY CHAPTER 18 OF THE 2003 INTERNATIONAL BUILDING CODE, APPENDIX K, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION. A WATER TRUCK SHALL BE MAINTAINED ON SITE.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM LABORATORY DENSITY (ASTM D1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. FLOWABLE FILL SPECIFICATIONS: PORTLAND CEMENT - TYPE V, FLY ASH ASTM C-618 CLASS F, COARSE AND FINE AGGREGATE REQUIREMENTS - SIEVE SIZE/PERCENT PASSING - 3/4 / 100 - 200 / 0-10, MIX DESIGN: MIN. COMPRESSIVE STRENGTH (28 DAYS) - 50 PSI, MAX. COMPRESSIVE STRENGTH (28 DAYS) - 150 PSI, MIN. FLY ASH PER CUBIC YARD - 300 LBS., MIN. CEMENT PER CUBIC YARD - 50 LBS., MAX SLUMP 10 IN.
6. ALL PROPERTY CORNERS SHALL BE STAKED.
7. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

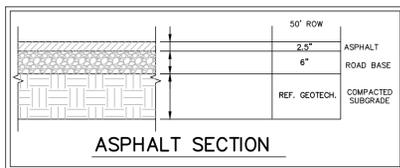
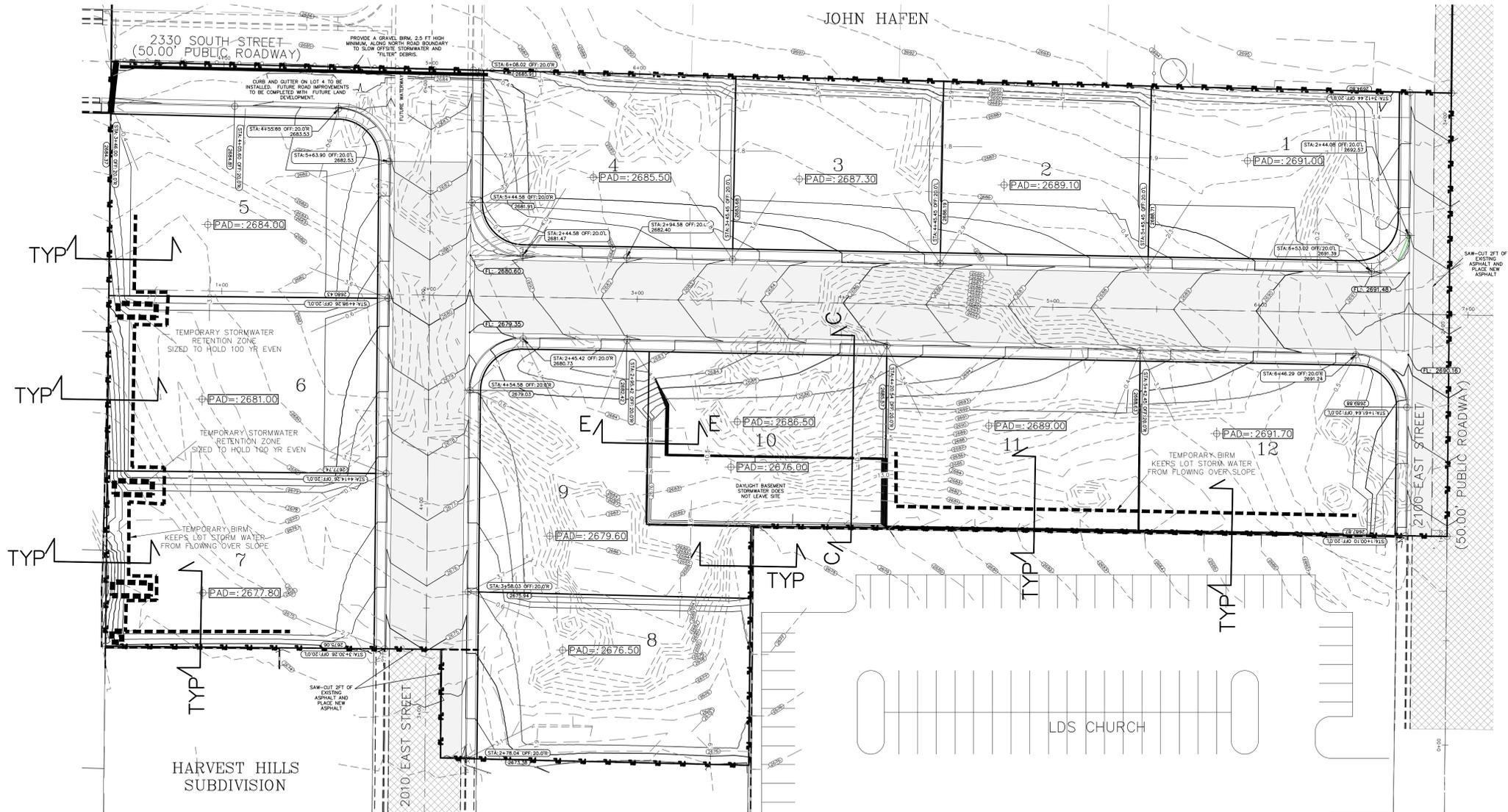
**GEOTECHNICAL ENGINEERS ACKNOWLEDGEMENT**

THIS GRADING PLAN CONFORMS TO THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY: GeoTek Residential, LLC  
 DATED: MAY 28, 2013  
 PROJECT NO.: 1023-UTR3

**BENCHMARK**

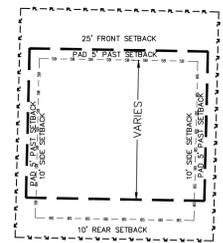
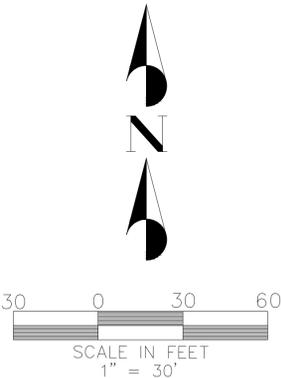
THE PROJECT BENCHMARK IS THE CITY BASE ELEVATION=3017.44  
 ALSO CL MONUMENT OF 2450 SOUTH & 2100 EAST ELEVATION = 2672.90  
 ALSO FOUND PK NAIL ON NE PROPERTY CORNER CL 2100 EAST ELEVATION = 2694.76

NOTE: OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.  
 NOTE REQUIRED ON PLAT: EACH OWNER IS TO PROVIDE A HYDROLOGY STUDY BY A PROFESSIONAL ENGINEER PROVIDING INDIVIDUAL LOT DETENTION STORAGE.



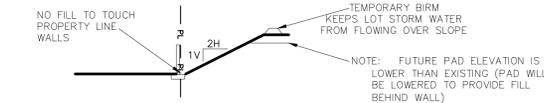
**LEGEND:**

- CONTOURS PROPOSED MAJOR
- CONTOURS PROPOSED MINOR
- CONTOURS EXISTING MAJOR
- CONTOURS EXISTING MINOR



**TYPICAL PAD AREA**

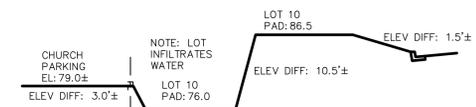
ADJUST GRADING ALONG LOT FRONTAGE FOR UTILITY PLACEMENT OF POWER TRANSFORMERS, WATER METERS, PHONE AND CABLE PEDESTALS.



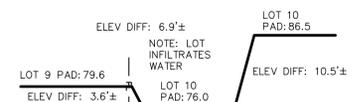
**TYPICAL PROPERTY LINE WALL SLOPE**

**DRAINAGE AND SLOPE NOTES:**

1. LOT PADS ALONG FUTURE RETAINING WALLS ARE BUILT PURPOSEFULLY HIGH TO PROVIDE FILL FOR FUTURE WALL.
2. ALL SLOPES ARE TO BE 2H:1V AT PROJECT BOUNDARIES.
3. NO FILL IS TO TOUCH EXISTING PROPERTY LINE WALLS.
4. PADS 5, 6, & 7 WERE PURPOSEFULLY SET AT A HIGHER ELEVATION TO DIRECT STORMWATER AWAY FROM EXISTING EAST SUBDIVISION.



**SECTION C-C**



**SECTION E-E**



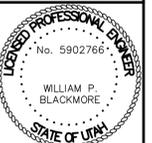
MAR 2014  
 DATE:  
 2013-11-003  
 JOB NUMBER:  
 1"=30'  
 SCALE:

WPB  
 DRAWN BY:  
 WPB  
 CHECKED BY:

DATE	REVISIONS
10/27/2014 <td>ADJUSTED GRADES</td>	ADJUSTED GRADES

**BLACKROCK ENGINEERING, P.C.**  
 P.O. BOX 485  
 HERRING, UTAH 84707  
 (435) 669-4600  
 info@blackrockengineering.net

**GRADING PLAN**  
**LEGEND OF CACTUS FLAT**  
 FOR  
**GLEN BUNDY**  
**ST. GEORGE, UTAH**



**SHEET NO.:**  
**02.3**  
 OF

**October 28, 2014 - Summary of E-Mails – Neighbor Responses – Case No. 2014-ZC-011**

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Ray,

Thank you for your phone call today reminding us of the Planning Commission Meeting today at 5:00.

I am attaching the email I sent out to the neighbors who surround the neighborhood we are hoping to develop. I have asked them to reply if they support the Zone Change we are requesting tonight. We have held several meetings with the neighbors to keep them informed and to answer question of concern. We have had a large support group from these great neighbors. I am aware people who generally support a project do not show up to the meetings. So I wanted to be able to send the Planning Commission emails to let them know we have been working with the neighbors and that most if not all do support the project we are proposing.

Thank you for your help.

Benji Nelson

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## **Property being Developed by Benji and Tiffany Nelson**

Dear Friends and Neighbors,

This is Benji and Tiffany Nelson. As you are all aware, we have been working on a new residential development in Bloomington near your residence. The property is located between Marigold Way and 1470 West. Several months ago we held a meeting and invited many of you to attend to discuss our plans and answer questions. We appreciated all that came and shared their concerns and their support.

We finally just received our approval back from the Federal Emergency Management Agency (FEMA), approving us to move forward with the project. They have revised the LOMR and floodplain map. For many of you this may be helpful and reduce your flood insurance. Let us know if you would like a copy of this information.

On Tuesday October 28th we are on the agenda with the St. George Planning Commission to request a zone change for the property we plan to develop. We are requesting that we be allowed to rezone the property from Open Space to R-1-10 Single family homes. The minimum lot size would be 10,000 sq. ft. However a majority of the lots will be 12,000 sf or larger.

The purpose for my email is to both inform you of the progress we have made and to ask for your support. I know many of you are busy and do not plan on attending the public hearing. I wanted to ask all of you if you would take a moment and reply back that you are in-favor of supporting us with this development.

If you could just reply back giving your name and address and a simple sentence we support the zone change we would really appreciate it.

Sincerely

Benji and Tiffany

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## Failed Deliveries:

1. rolfnessfamily@gmail
2. [jillwbridges55@gmail.com](mailto:jillwbridges55@gmail.com)
3. [vmhughes@infowest.com](mailto:vmhughes@infowest.com)
4. [marsha@ifox.com](mailto:marsha@ifox.com)
5. [homer@infowest.com](mailto:homer@infowest.com)
6. [ljgoodrich@infowest.com](mailto:ljgoodrich@infowest.com)

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## Received Responses:

1. I believe that a zone change would be great for that area  
Vaughn Stuart  
U Dell and Leann Webb 1260 baneberry Support zone change



doctor lecture

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2. Gordon L. Garff  
1287 W Bloomington Drive South #23  
St. George, Utah 84790  
[702-808-6298](tel:702-808-6298)

Charlette and I are in favor of and support the zoning change as presented and described in the e-mail below.

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3. My wife, Rachel Hall, and I fully support the zone change and believe this new development will be a great benefit to Bloomington and to St. George generally. The property is currently not being utilized to its greatest capacity, but the re-zone and development will enhance and improve the property and its surrounding areas to a great extent. It will provide an opportunity for families, especially younger families, to settle in the older part of Bloomington, which is a great thing in my opinion.

Sincerely,  
Garrett and Rachel Hall  
1287 W Bloomington Dr S #22  
St. George, UT 84790



4. We think we're good with the zoning change, and I do plan on attending the meeting. However, we still wish we knew more about what will eventually be behind us. How high will the lots be built up, how tall will the houses be (single or two story), etc. We're losing a view, but we're also losing the smell and flies of the (not-very-well-cared-for) horse field (hard to call it a pasture).

As you know, we'll be off on a mission for the next year and a half, so we won't be here to watch. Just want to make sure we come back to something we can live with <grin>.

So... assuming you can make it look nice for us out our back yard, we support the change. Sorry that's not a simple yes/no answer, but that's how we feel.

Read Gilgen  
1327 W Baneberry Dr  
St George, UT 84790  
[\(435\) 673-4599](tel:(435)673-4599) (H)  
[\(435\) 313-3905](tel:(435)313-3905) (C)  
[read@gilgenart.com](mailto:read@gilgenart.com)  
Director Emeritus of  
L&S Learning Support Services  
University of Wisconsin, Madison

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5. Good luck with the development. Can't wait to have some new neighbors. We support the zone change and the development.

Alan Archibald

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6. Dear Benji and Tiffany Nelson,

I support the zone change from Open Space to R-1-10 Single Family Homes. I have lived in my current home for 17 years and was informed when I bought my house that my street would be cut through to 1470 West and that homes would likely be built in this area you have specified.

Gordon Eyre  
1292 Baneberry Drive  
St. George, UT 84790

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7. From: Carroll and Mary Clement. 3573 So. 1470 W  
Thanks for the request. We are in favor of your property being developed and approve of you request to re-zone. we look forward to trees, lawns, new families and less flies and dust. Good luck

Carroll and Mary Clement. 3573 So. 1470 W

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8. We are in favor of the zone change at the end of Marigold Way in Bloomington.

We hope to build there in the future! (Hopefully near future!)

Michael and Adrienne

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9. Mike and Adrienne Alexander 3681 marigold Supports the zone change. Sent from my iPhone
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10. We, David and Lena Dalley, support the zone change.  
1340 Baneberry Dr.  
St. George, UT 84790

David L. Dalley Jr.



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11. We, Alan and Linda Trask who reside at 1267 Marigold Way (St George), which is adjacent to the new proposed subdivision (in Bloomington) that is requesting a zone change.  
Would like to have our names added to the list of support for the requested action. We are confident in the planning process and know that the Nelson's will do a superior job in maintaining and adding the value of our neighborhood.

Thank You,  
Alan and Linda Trask  
1267 Marigold Way  
St George, Utah 84790  
[435 668-9376](tel:4356689376)  
[435 668-9378](tel:4356689378)  
[traskfam@infowest.com](mailto:traskfam@infowest.com)

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12. I think that the change in the flood plan map is good and probable due to your project.  
Thank You. Your development will only improve the Bloomington area and increase value to the area. Good Luck with the City---- S Dennis Visser 1190 Baneberry Dr--St George

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13. We support your request to re-zone the land proposed for your new subdivision.

Dwight and Marilyn Monson  
1287 W. Bloomington Drive South #22  
St. George, UT 84790

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14. Thank you so much for the info., we completely support the zone change and anxious to see the project to move forward as soon as possible.

Leo and Daisy Peterson  
3543 S. 1550 West  
St. George, UT 84790

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15. Greg and Andrea Sanders  
3640 S 1550 W  
St. George, Utah 84790

We are in support of the zoning change to residential status

October 28, 2014  
Scott Lindsay  
2345 S 1950 E  
St George Utah 84790



To planning and zoning commission,

I am writing at this time to voice my concerns about the plan for developing the remaining lots on the "Legends of Cactus Flats" subdivision that are directly east of my property and three of my neighbors

My concern is for our privacy and safety.

Concerning privacy, the elevation of these lots has been raised as much as eight feet from the original plan, to a point where our privacy is gone. If a wall is build up on the top of these lots they will be upwards of fourteen feet higher than our adjacent properties. Workers and others that have visited these lots have looked right at family members in our back yards. This is a very uncomfortable situation and then you add in the height of a new home, where does it stop. I fail to understand why the need to raise the elevation of these lots, especially when an existing wall is in place with an established border at an elevation that would have been acceptable and meets the needs of the new owners and would have been in concert with the rest of the surrounding subdivisions. There are no other planned elevation deviations like this in our area without a substantial natural elevation difference between lots.

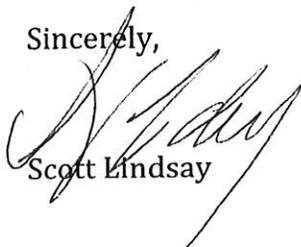
Debris build up behind our walls is inevitable with future storms and will eventually cause our existing walls to fail. This is a safety hazard because the walls are built for privacy and not for retaining soil or other debris.

Myself and 3 other neighbors with property adjacent to the "Legends of Cactus Flats" met with the landowner and found out that Mr. Bundy has made no attempt to find out the cost of installing an engineered wall and said he isn't going to do anything but what he has already done. Any modifications to the properties will be the responsibility of those that purchase the lots. If that's the case then there will be issues arising for each of us having to dealing with multiple property owners due to the smaller width of these new lots. This is a cavalier attitude and these issues could have been avoided altogether with minimal effort on the property owner's part.

If the lots would have been left at the original elevation then the plat finalization would be done at a savings to the owner and we wouldn't be here now wondering what the city can do to help alleviate these issues for us the adjacent property owners.

I would also like the privilege of addressing the commission during the next planning meeting on Tuesday the 28<sup>th</sup> of October.

Sincerely,



Scott Lindsay