



Washington City Land Use Authority
Regular Meeting Agenda
August 20, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, August 20, 2025** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Land Use Authority Minutes from August 6, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION

- a. Consideration to approve Sienna Hills Plaza Minor subdivision located at approximately Tailored Road and Grapevine Crossing. Applicant: Tate Murphey.

5. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve a Preliminary Plat for Estates at Washington Bench located at approximately 1200 E Wild Horse Rdg. Applicant: Mike Stewart.

6. ADJOURNMENT

POSTED this 15th Day of August, 2025
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 20th, 2025
ACTION REQUESTED:	Final Plat approval for the Sienna Hills Plaza Minor subdivision, located at approximately Tailored Rd and Grapevine Crossing
APPLICANT:	Tate Murphey
OWNER:	2700 North Development Partners and CC Cypress
ENGINEER:	Brandon Anderson, Rosenberg
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval for the Sienna Hills Plaza Minor subdivision located at approximately Tailored Rd and Grapevine Crossing. The applicant is asking to split the current 62.92 acres into 5 lots for future residential and commercial development.

The current zoning at this location is PUD-R and PUD-C. The surrounding zoning is OS to the north (I-15), and PCD to the east, south and west.

Staff has reviewed the proposal finding it conforms to the standards as set forth in the zoning regulations and subdivision ordinances of the city.

Recommendation

Staff recommends that the Land Use Authority approve the Sienna Hills Plaza Minor subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. All improvements shall be completed or bonded prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

Elevate Development is requesting a minor subdivision plat for the Sienna Hills Plaza commercial and residential. The project consists of 3 residential phases and a commercial phase. One of the areas of residential is both patio homes and apartments, so that phase was split up into 2 parcels for a total of 5 parcels to be created.

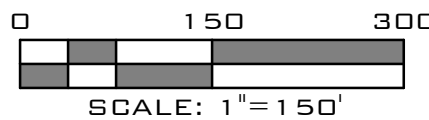
Elevate understands that generally minor subdivisions require construction drawings to be approved prior to final plat application, but since this project was approved with a development agreement that outlined when these improvements would be made, we are requesting to defer the construction drawing process to when the development of each parcel occurs. We are planning to abide by the phasing plan that was approved.

Per the development agreement roads need to be constructed before the areas are given certificates of occupancy thus providing the city with the surety that roads will be constructed to their standard and accepted by the city prior to occupancy.



**PROJECT FLOW CARD: FP-25-0029 - Minor Subdivision - Sienna Hills Plaza
Approx 1639 N Tailored Road**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - All issues with right-of-way and PUE's corrected.	
Engineer	Reviewed.	
Fire Dept.	Reviewed no concerns	
Parks/Trails	Reviewed, no concerns, contains needed trail easements	
Building Dept	Reviewed no concerns	
Washington Power	Reviewed. Easements are added as requested.	
Economic Dev	Reviewed no concerns	



OWNER'S DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CASED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS & PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:
SIENNA HILLS PLAZA - MINOR SUBDIVISION
DO HEREBY DEDICATE AND CONVEY TO THE WASHINGTON CITY FOR THE PERPETUAL USE OF THE PUBLIC, ALL PUBLIC STREETS & PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREDN.
THE UNDERSIGNED DOES HEREBY EXECUTE THE SAME TO SUBDIVIDE THE CURRENT PROPERTY.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.
2700 NORTH DEVELOPMENT PARTNERS,
A UTAH LIMITED LIABILITY COMPANY

MANAGER (PRINT NAME:)

CC CYPRESS, LLC,
A UTAH LIMITED LIABILITY COMPANY

MANAGER (PRINT NAME:)

KATHIE E. BINGHAM AND LOLA V. SULLIVAN
AS JOINT TENANTS

KATHIE E. BINGHAM

LOLA V. SULLIVAN

CC GRAYSTONE, LLC,
A UTAH LIMITED LIABILITY COMPANY

MANAGER (PRINT NAME:)

ACKNOWLEDGMENT:
STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

ACKNOWLEDGMENT:
STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

ACKNOWLEDGMENT:
STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

GENERAL NOTES:
1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTAGES. EXCEPT AS SHOWN WHERE THERE IS A 15.0 PUBLIC UTILITY, DRAINAGE AND TRAIL EASEMENT.
2. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE REMOVAL OF WEEDS AND DEBRIS

ACKNOWLEDGMENT:
STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

ACKNOWLEDGMENT:
STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)
EXPIRATION DATE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____



ROSENBERG

ASSOCIATES

CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790

PH (435) 673-8586 • WWW.RACIVIL.COM

SURVEY-PLAT FILE NUMBER:	12/26/2024 DATE:	B.E.A. DRAWN:
12658-24-004 JOB NUMBER:	1" = 150' SCALE:	B.E.A. CHECKED:

SIENNA HILLS
PLAZA
MINOR SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SECTION 6 &
THE N.W. 1/4 OF SECTION 7
T.42S., R.14W., S.L.B.&M.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 20th, 2025
ACTION REQUESTED:	Preliminary Plat approval for the Estates at Washington Bench Subdivision, located at approximately 1200 East Wild Horse Ridge
APPLICANT:	Mike Stewart
OWNER:	Short Term Investments LLC
ENGINEER:	Rick Meyer, Bush and Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Estates at Washington Bench Subdivision, located at approximately 1200 East Wild Horse Ridge. This particular subdivision is proposing 4 lots on an area covering 10.97 acres. The zoning designation at this location is OS and R-1-15. The surrounding zoning is OS to the north and east, and R-1-15 to the south and west.

This proposal is in the hillside overlay zone. On July 16th, 2025 the HRB met and made a recommendation to approve the project with the following 4 condition: (1) Stormwater surface drainage needs to be accounted for behind all retaining walls that are retaining cut slopes and fill slopes (2) That any exposed fill slopes and exposed cut slopes be mitigated with landscape rock mulch that is natural in color and blends with the natural vegetation so it blends in with the surrounding hillside (3) All the retaining walls both cut and fill be engineered and designed in accordance with city standards (4) The area behind the pad of lot 1 shall be labeled as a no disturb / no build area. These 4 items have also been noted as conditions of approval.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends the Land Use Authority approve the Preliminary plat for the Estates at Washington Bench subdivision, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
13. Stormwater surface drainage needs to be accounted for behind all retaining walls that are retaining cut slopes and fill slopes.
14. Any/All exposed fill slopes and exposed cut slopes be mitigated with landscape rock mulch that is natural in color and blends with the natural vegetation so it blends in with the surrounding hillside.
15. All the retaining walls both cut and fill be engineered and designed in accordance with city standards.
16. The area behind the pad of lot 1 shall be labeled as a no disturb / no build area
17. As part of the Construction Drawing process/approval, the applicant shall verify with public works that the drainage regarding this development is up to standards and not problematic for the adjacent homeowners.

July 16th, 2025 Hillside Review Board Minutes

In Attendance: Councilman Ivie, Drew Ellerman, Eldon Gibb, Jordan Hess, Jason Bright, Victoria Winspear, James Dotson, Dave Black, James Dotson, Jason Smith, Jeff Cottle Mike Stewart, Rick Meyer

The committee met at City Hall to review the proposed plans. Eldon reviewed the purpose of the Hillside Review Board (HRB) and looked at how the proposed plan fits in with the current zoning, hillside percentages and surrounding developments. Councilman Ivie and Jordan Hess

discussed the Washington Dome recreation study and accessing this recreation area coming from the north and south/east. The plan thus far for the Washington Dome recreation areas in conjunction with this proposal should not provide access for recreational purposes to the Dome.

Mike Stewart / Rick Meyer discussed the layout of the project. The HRB discussed their concern with the color of the retaining walls blending/matching the completed wall across the street (1137 east Wild Horse Ridge). The HRB also pointed out their dissatisfaction with the retaining wall/mitigation efforts recently completed at the east end of Lost Ridge Drive that does not blend in with the surrounding / native landscape. The HRB stated this cannot happen with this development, specifically the smaller rock used to cover the scarred hillside. Mike reiterated their intent to use the exact rock material that was used across the street located at 1137 East Wild Horse Ride.

The HRB discussed their concern that changing the drainage flow capacities could overwhelm the system. Mike Stewart stated their proposal is not changing existing water flows and that lot 1 water flows are going to the rear of the lot. The HRB discussed their concern with identifying the back of lot 1 being labeled no disturb / no build area beyond the pad retaining walls.

The HRB discussed the need to mitigate the slope of both the cut and fill areas on the proposed plan. Mike Stewart stated they agree with this concern and are planning to use the same rock across the street located at 1137 East which blends in very nicely with the natural hillside colors. Retaining wall heights were discussed and noted that the plan shows walls are not taller than 10' feet except one area located on the south/west side of lot 4 which is no taller than 14' feet.

The slop draining to the west of lot 4 onto the existing 2 parcels was discussed. Mike Stewart has been in contact with these homeowners and plans to add onto the existing block retaining wall , step back the wall and then build a 10' foot rockery wall using the same rock as across the street located at 1137 East Wild Horse. The HRB discussed runoff to these existing homes and noted this retaining wall will benefit these two neighbors significantly reducing runoff onto their property. The HRB visited the site and oriented themselves with the proposal.

Dave Black made a motion to recommend approval with the following 4 conditions: (1) Stormwater surface drainage needs to be accounted for behind all retaining walls that are retaining cut slopes and fill slopes (2) That any exposed fill slopes and exposed cut slopes be mitigated with landscape rock mulch that is natural in color and blends with the natural vegetation so it blends in with the surrounding hillside (3) All the retaining walls both cut and fill be engineered and designed in accordance with city standards (4) The area behind the pad of lot 1 shall be labeled as a no disturb / no build area

James second the motion which passed unanimously.



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

7/7/2025

Eldon Gibb
Washington City
Planning Department
111 North 100 East
Washington City, Utah 84780

Re: Planning Department – Estates at Washington Bench Preliminary Plat

Dear Mr. Gibb:

Mike Stewart, the owner of parcels W-5-2-36-419 & W-5-2-36-422 would like to subdivide the property into four single family residential lots. This request complies with the general plan and zoning for the property. The hillside committee met on the property on June 16 with a recommendation to approve the proposed improvements. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermandson -- President



**PROJECT FLOW CARD: PP-25-0015 - Preliminary Plat - Estates at Washington Bench
East end of Wild Horse Ridge**

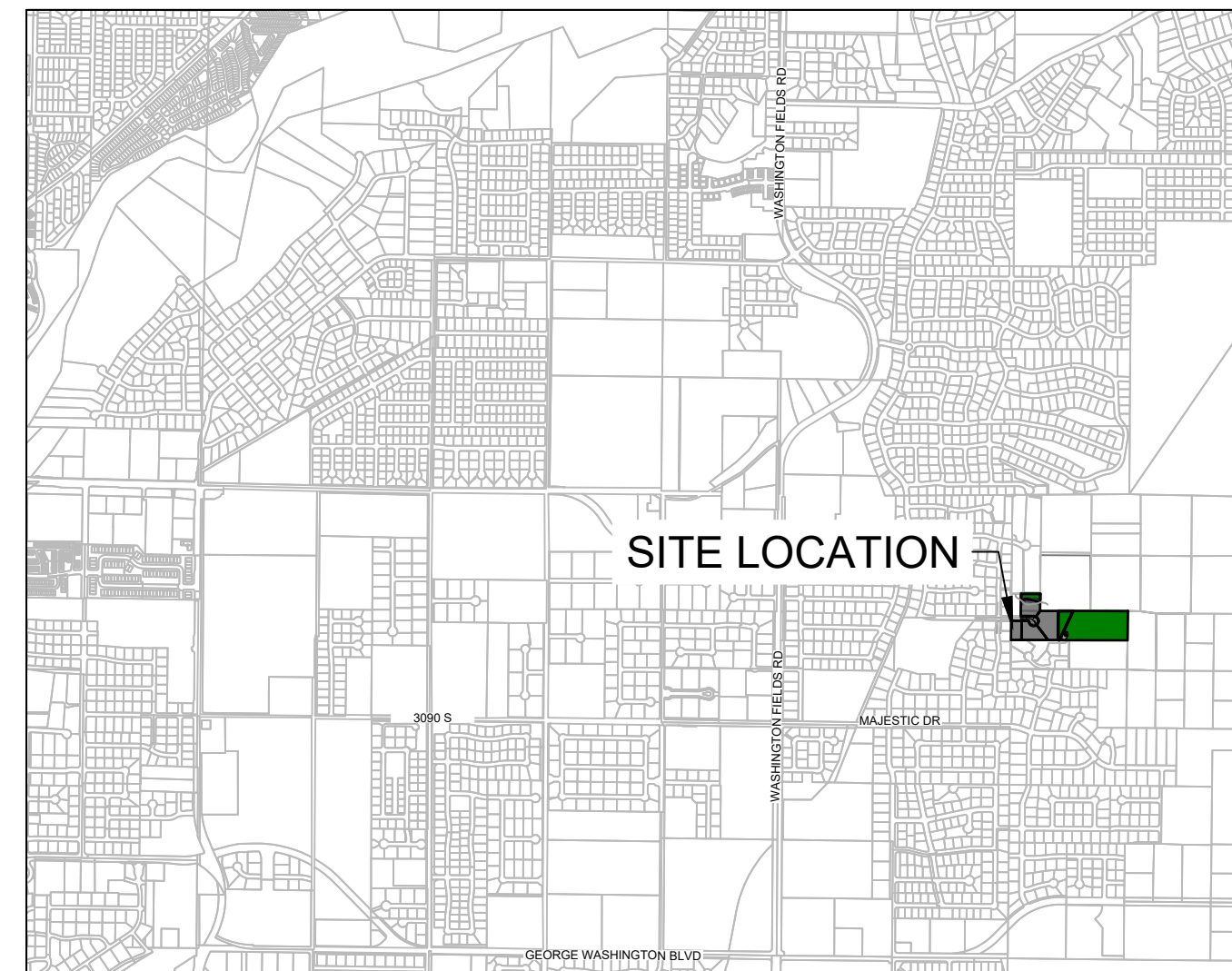
Planning	Reviewed. OK to move forward	
Hillside	Reviewed by HRB on 7/16/25 and recommended approval with conditions which have been incorporated into the plan. HRB minutes included with Staff report.	
Public Works	Reviewed - Items addressed. Basic PW/utility layout is acceptable for the Preliminary Plat request. Modifications may be required during construction plan submission.	
Engineer	Reviewed. As this proceeds to construction drawings, want them to verify the drainage isn't going to be a problem for proposed development and existing homes.	
Fire Dept.	Reviewed, No Concerns	
Parks/Trails	Reviewed, No Concerns	
Building Dept	Reviewed, No Concerns	
Dixie Power	Reviewed, No Concerns	
Economic Dev	Reviewed. No concerns.	

B&G PROJECT NUMBER 211415

ESTATES AT WASHINGTON BENCH

PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SECTION 3, T 43 S, R 15 W, SLB&M
PARCELS # W-5-2-36-419 & # W-5-2-36-422



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING PLAN
4	UTILITY SHEET
5	GRADING CROSS SECTIONS
6	HILLSIDE SLOPE MAP

LEGAL DESCRIPTION

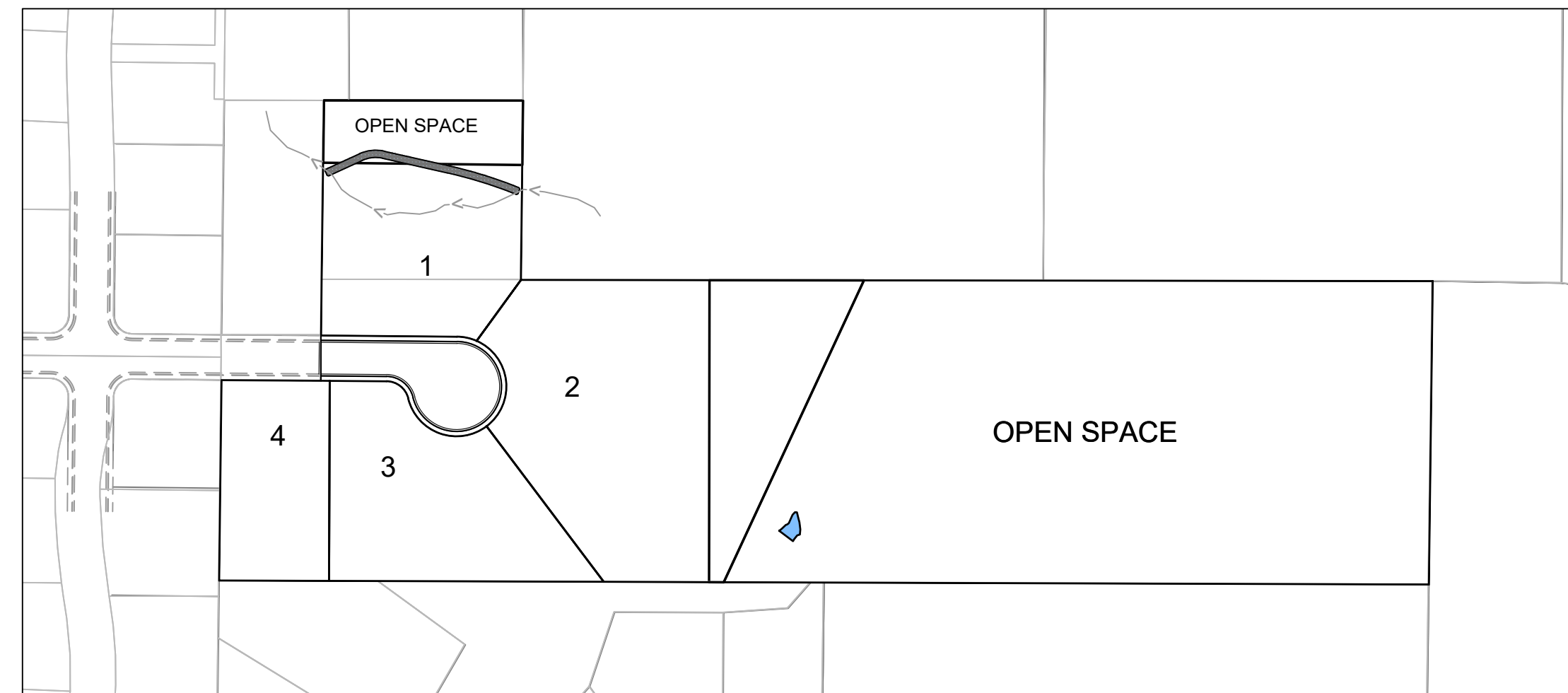
BEGINNING AT A POINT THAT LIES SOUTH 89°54'34" EAST ALONG THE SIXTEENTH LINE 109.81 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°42'59" EAST 198.02 FEET; THENCE SOUTH 89°55'28" EAST 220.01 FEET; THENCE SOUTH 0°39'24" WEST 198.02 FEET; THENCE SOUTH 89°55'18" EAST 577.40 FEET; THENCE SOUTH 89°55'30" EAST 430.21 FEET; THENCE SOUTH 0°43'54" WEST 335.16 FEET; THENCE NORTH 89°48'48" WEST 668.34 FEET; THENCE NORTH 89°48'39" WEST 668.44 FEET; THENCE NORTH 0°39'34" EAST 221.38 FEET; THENCE SOUTH 89°39'25" EAST 109.60 FEET; THENCE NORTH 0°33'12" EAST 111.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.97 ACRES

HILLSIDE REVIEW RECOMMENDATIONS

THE HILLSIDE REVIEW BOARD MET ON SITE ON JUNE 16, 2025. BELOW ARE THE RECOMMENDATIONS

1. STORMWATER SURFACE DRAINAGE NEEDS TO BE ACCOUNTED FOR BEHIND ALL RETAINING WALLS THAT ARE RETAINING CUT SLOPES AND FILL SLOPES
2. ANY EXPOSED FILL SLOPES AND EXPOSED CUT SLOPES BE MITIGATED WITH LANDSCAPE ROCK MULCH THAT IS NATURAL IN COLOR AND BLENDS WITH THE NATURAL VEGETATION SO IT BLENDS IN WITH THE SURROUNDING HILLSIDE
3. ALL THE RETAINING WALLS BOTH CUT AND FILL BE ENGINEERED AND DESIGNED IN ACCORDANCE WITH CITY STANDARDS
4. THE AREA BEHIND THE PAD OF LOT 1 SHALL BE LABELED AS A NO DISTURB / NO BUILD AREA.



PROJECT MAP
NTS

AUGUST 2025

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



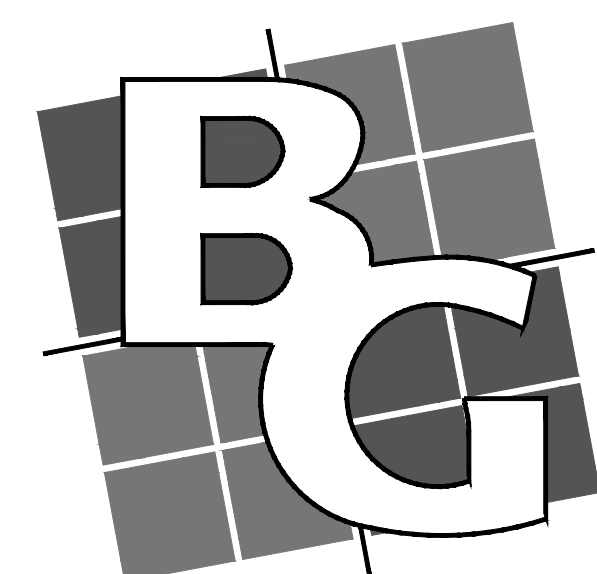
OWNER / DEVELOPER

MIKE STEWART
983 PAIUTE DR
WASHINGTON, UTAH 84780
(435) 668 - 6646
MSTEW4@GMAIL.COM

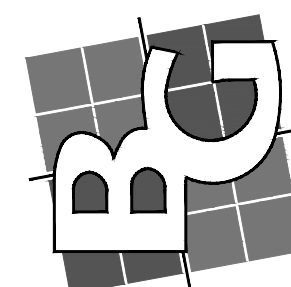
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337



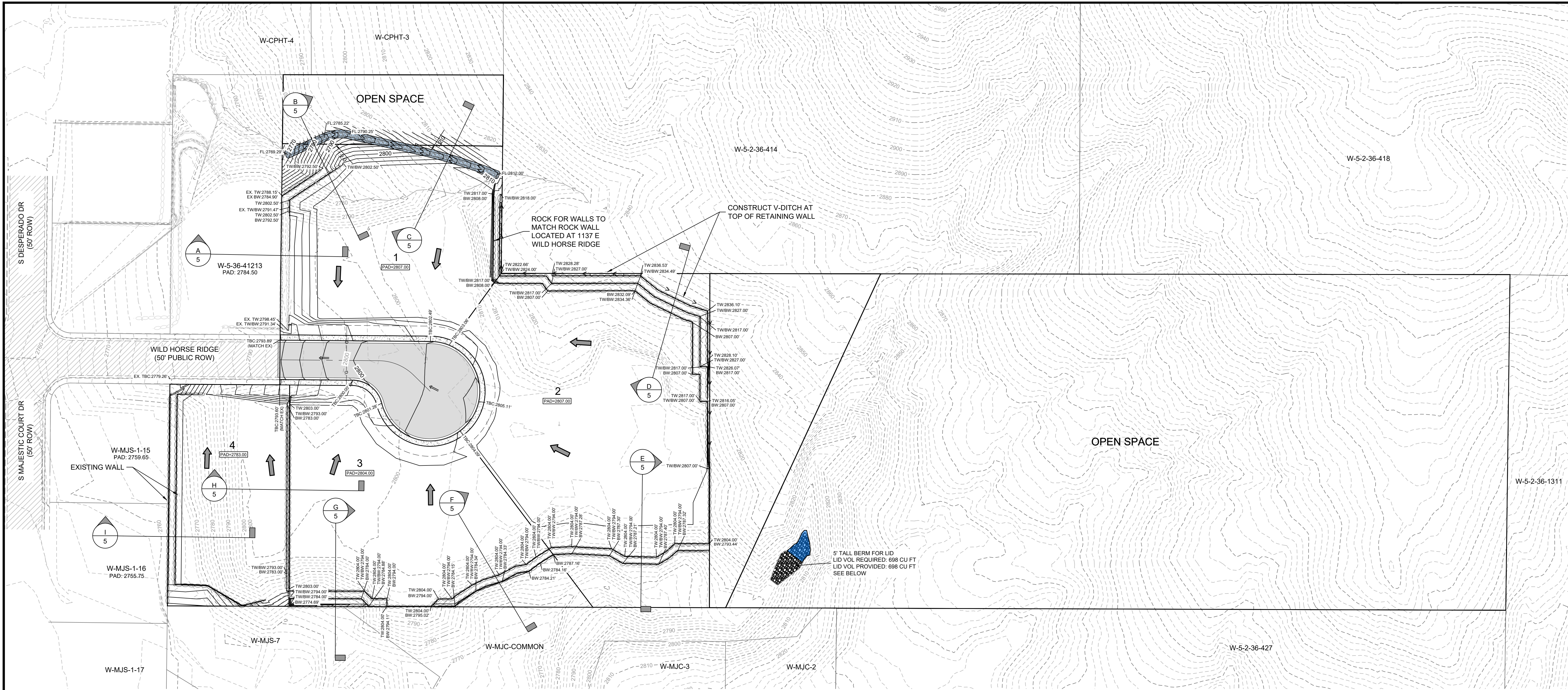
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandguggell.com



DATE: AUG 2025
DRAWN: AMT
APPROVED: RM
SCALE: NOTED
JOB NO.: 211415

COVER SHEET
ESTATES AT WASHINGTON BENCH
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 6 SHEETS
FILE: 211415



- DRAINAGE NOTES:**
- PER PROJECT DRAINAGE STUDY, PROPOSED (POST-DEVELOPMENT) RUNOFF IS LOWER THAN EXISTING (PRE-DEVELOPMENT) RUNOFF. BECAUSE OF THIS NO DETENTION IS NEEDED FOR THE SITE.
 - WHILE THE LID RETAINED AREA IS NOT IN LINE WITH RUNOFF FROM THE PROPOSED LOTS, IT DOES STILL HELP REDUCE REGIONAL RUNOFF. THUS KEEPING IN HARMONY WITH THE INTENT OF THE LID REQUIREMENTS.
 - WASH AND V-DITCH ON NORTH AND EAST SIDE OF PROJECT WILL INTERCEPT AND REDIRECT OFFSITE FLOWS AROUND THE PROJECT.



LID Drainage Areas

Add additional rows as needed.

Contributing Drainage Area	Area (ac)	Impervious Area (ac)	Imperviousness (%)	Volumetric Runoff Coefficient, R _v	Water Quality Volume, WQV (cf)
CDA 1	3.08	0.34	40.85	0.1419	698
CDA 2					
CDA 3					
CDA 4					
Total WQV (cf)					698

LID BMP Design

Add additional rows as needed.

Contributing Drainage Area	LID BMP Type	Water Quality Volume, WQV (cf)	Runoff Retained (cf)	Percent of Runoff Captured (%)
CDA1	Retention Pond	698	698	100
CDA 2				
CDA 3				
CDA 4				
Total Volume Retained (cf)			698	100

Percent of V_{total} captured by LID BMPs: 100.0%

If 100% of V_{total} is not captured, document and provide narrative of technical infeasibilities and/or alternate compliance measures below:

N/A

Describe additional storm water quality measures incorporated into the site:

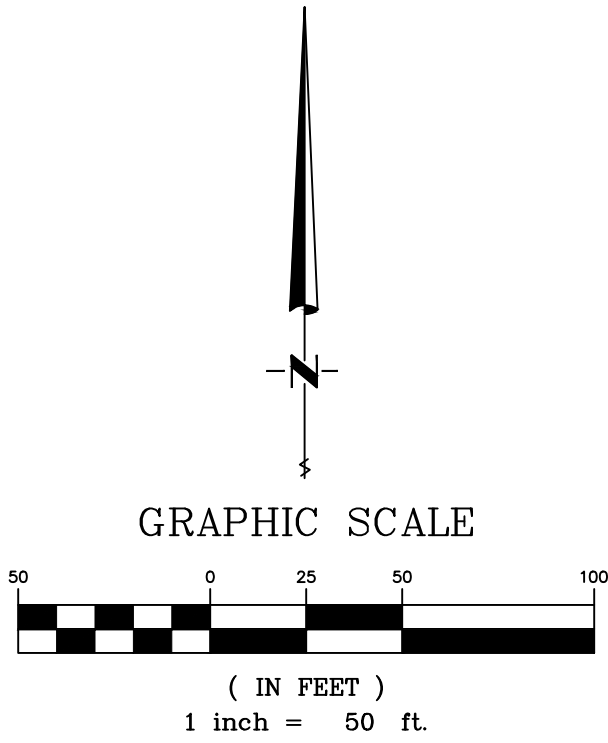
N/A

LID CALCULATIONS

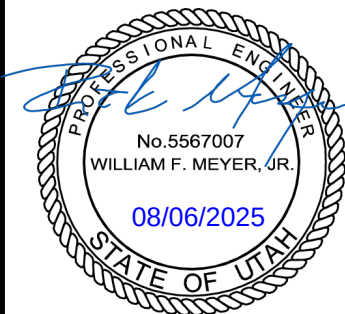
Project / Subdivision	Est. @ Washington Bench
Notes:	

SITE INFORMATION		
DESCRIPTION	SQ FT	AC
Total Project Area	134,164.80	3.08
Road Impervious	14,810.40	0.34
Total Area of Lots, Open Space, & Pervious Common Space	119,354.40	2.74
Number of Lots	4	
Average Lot Area	29,838.60	0.69
Connected Impervious (per lot)	2,000.00	0.05
Disconnected Impervious (per lot)	8,000.00	0.18
Average Lot Impervious Area	10,000.00	0.23
Average Lot Pervious Area	19,838.60	0.46

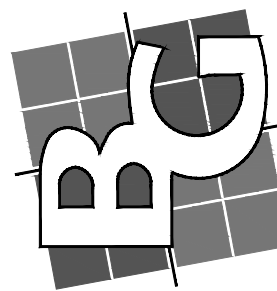
LID WQV CALCULATION	
Design Rainfall Depth (P _{24hr})	0.44 in
Storm Water Runoff Coefficient (R _{run})	0.1419
Study Area	3.08 ac
Imperviousness	40.85%
Required Water Quality Volume (WQV)	698 cu ft



- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - RETAINING WALL (8' MAX HEIGHT)
 - FFE: 00.00
 - PAD: 00.00
 - SLOPE
 - CONTOUR ELEVATION IN FEET
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - SINGLE CURB INLET
 - DOUBLE CURB INLET
 - WATER FLOW



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: AUG 2025
DRAWN: AMT
APPROVED: RM
SCALE: NOTED
JOB NO. 211415

GRADING PLAN
ESTATES AT WASHINGTON BENCH
LOCATED IN WASHINGTON, UTAH

OWNER / DEVELOPER

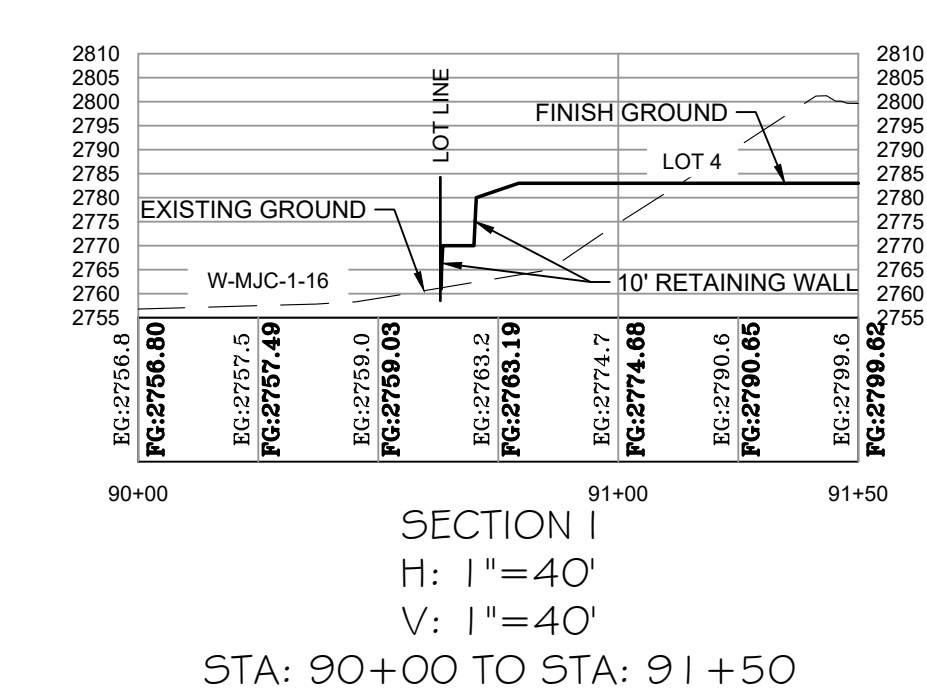
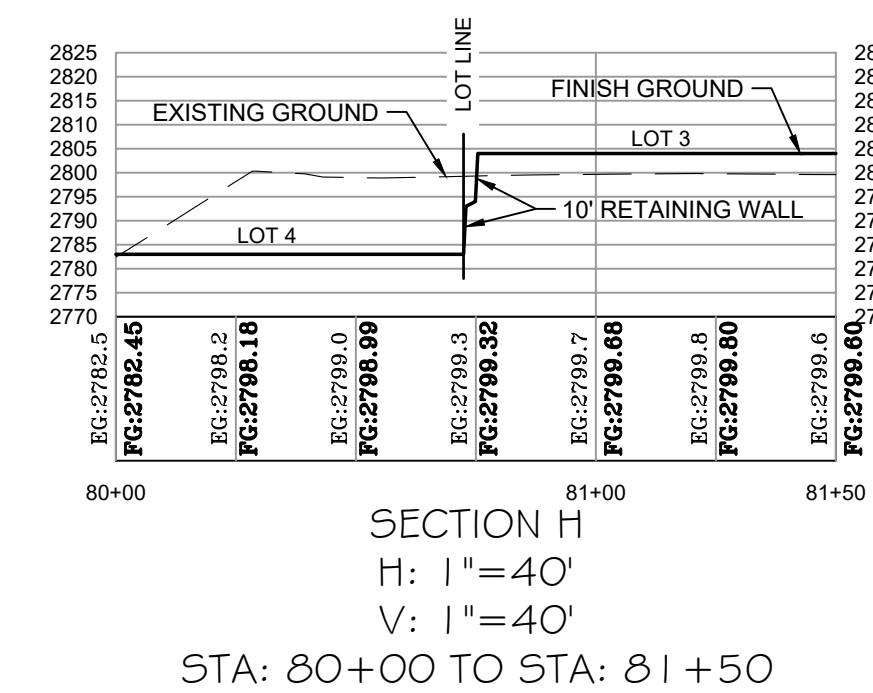
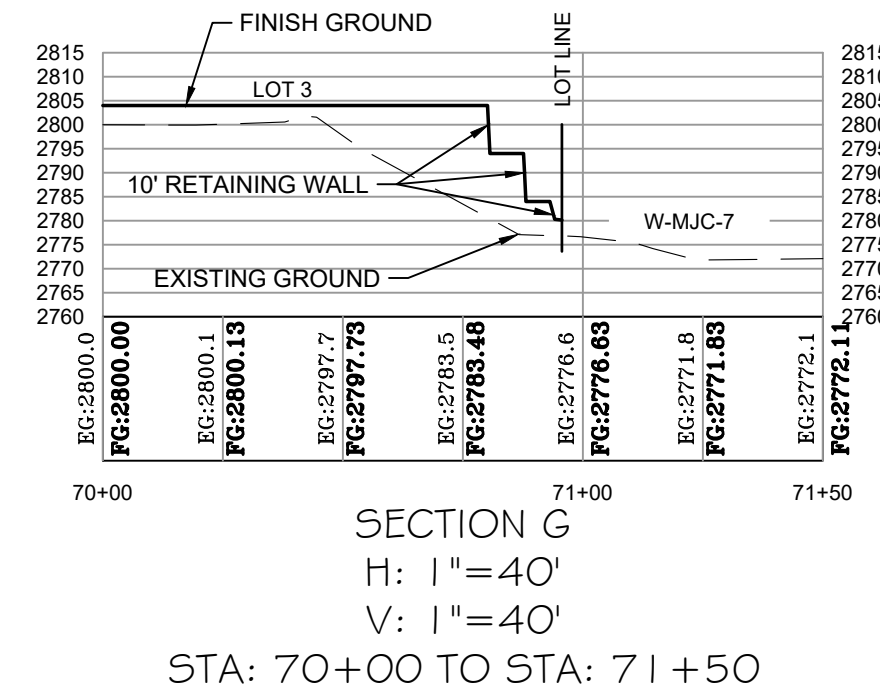
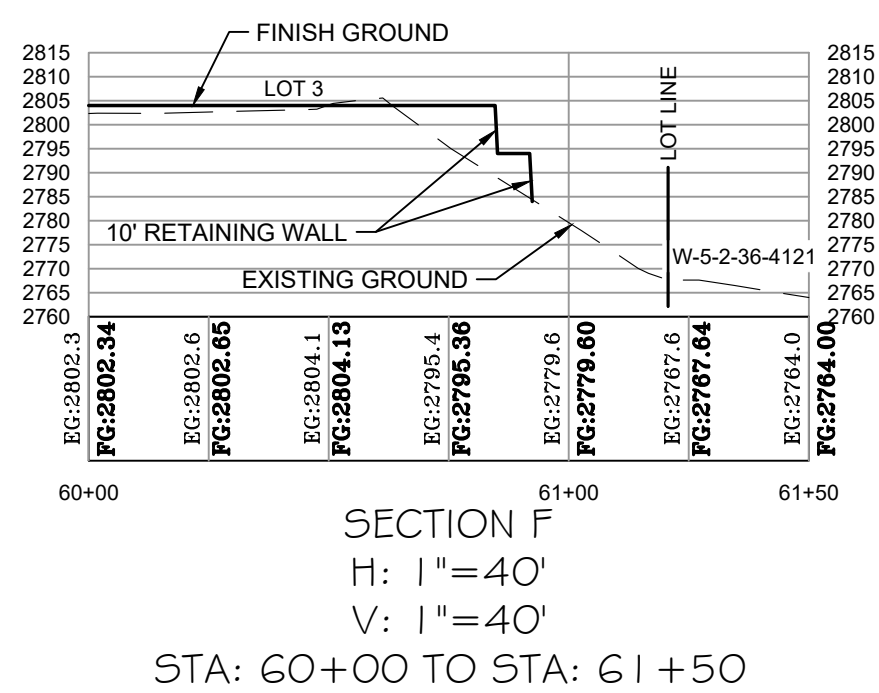
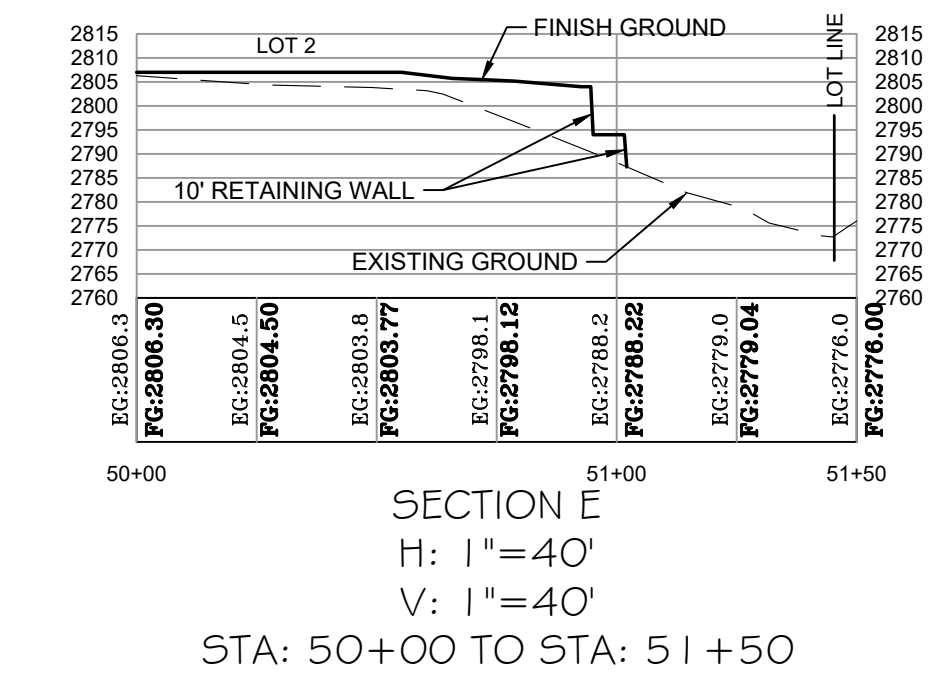
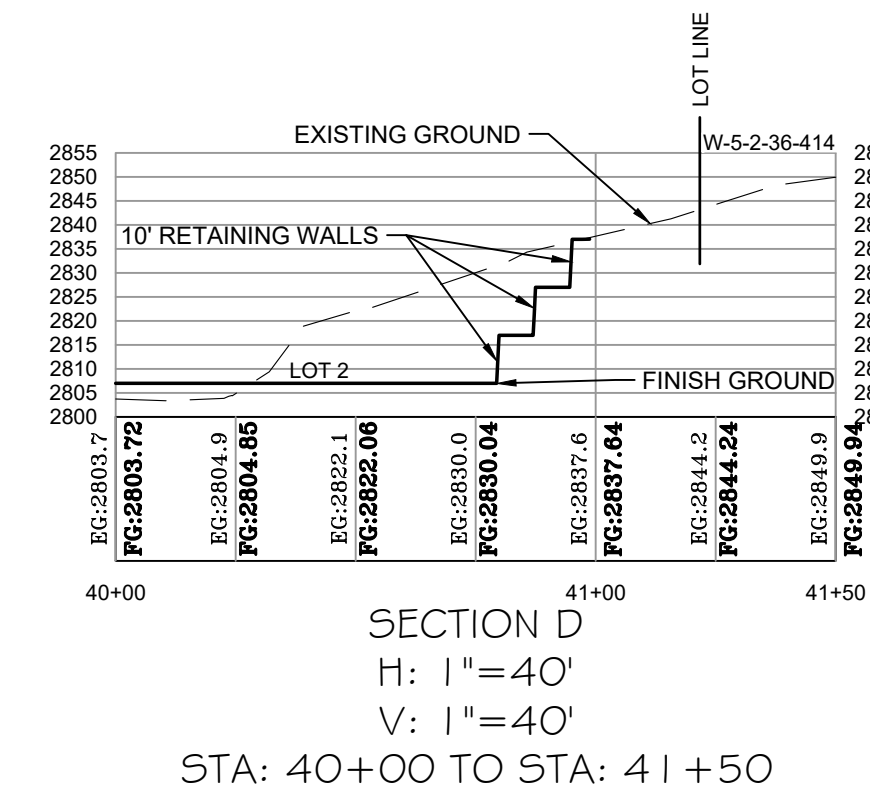
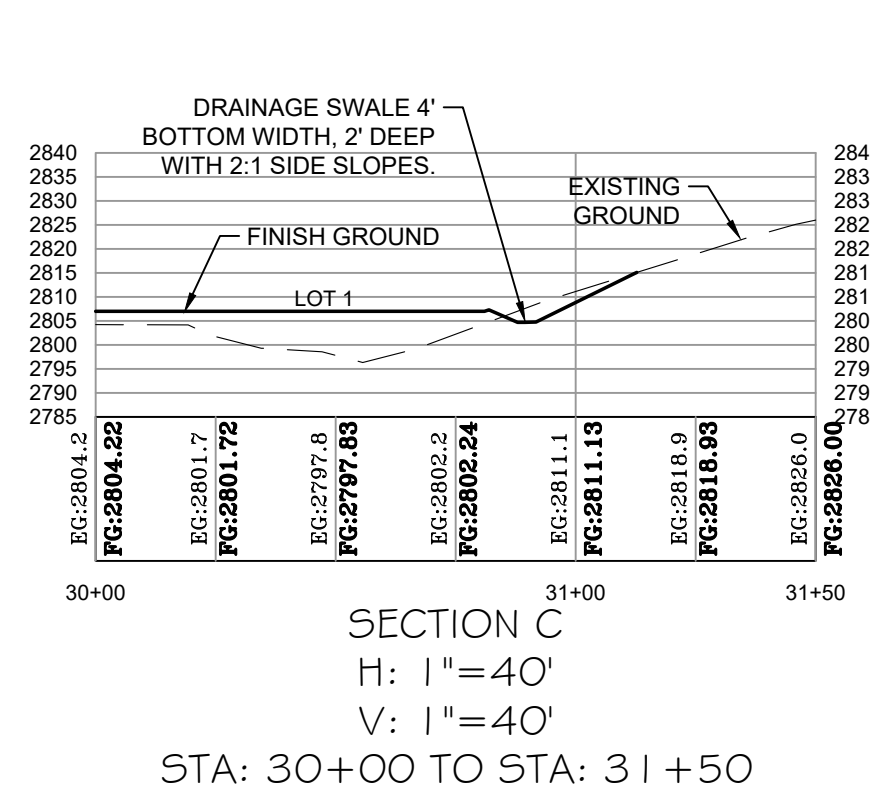
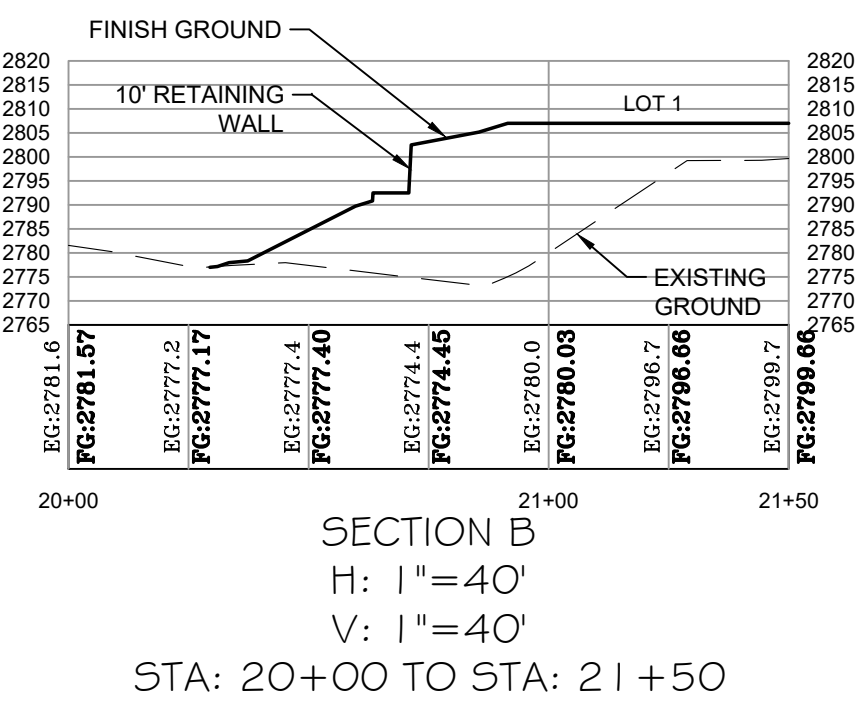
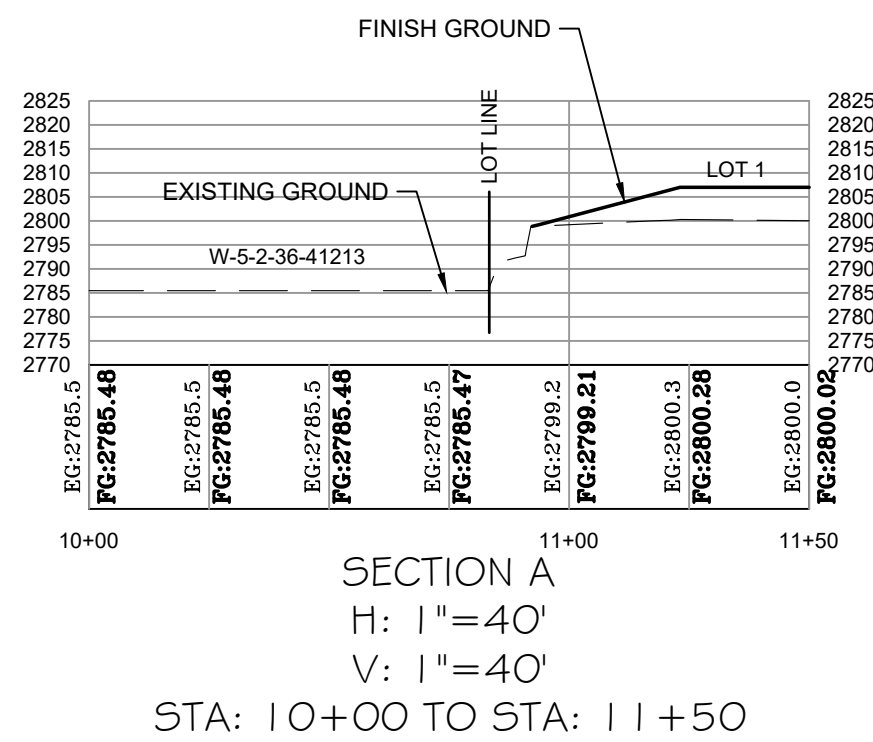
MIKE STEWART
983 PAUTE DR
WASHINGTON, UTAH 84780
(435) 668 - 6646
MSTEW4@GMAIL.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNAACLE #4
ST GEORGE, UT 84770

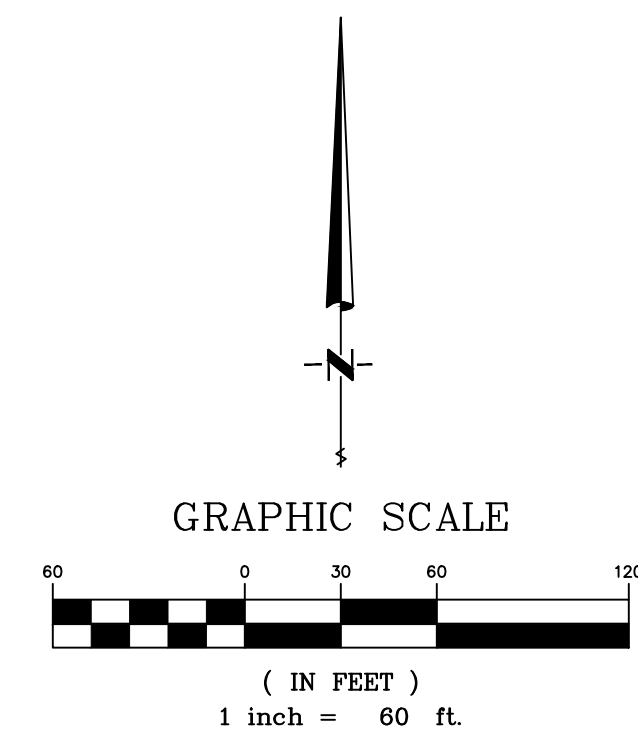
RICK MEYER - PROJECT MANAGER
(435)-673-2337



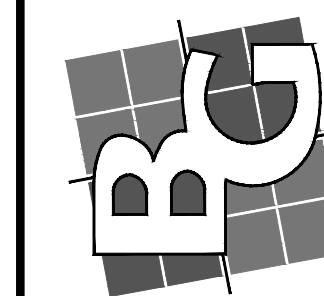


OWNER / DEVELOPER
MIKE STEWART
983 PAIUTE DRIVE
WASHINGTON, UTAH 84780
(435) 668-6646

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435) 673-2337



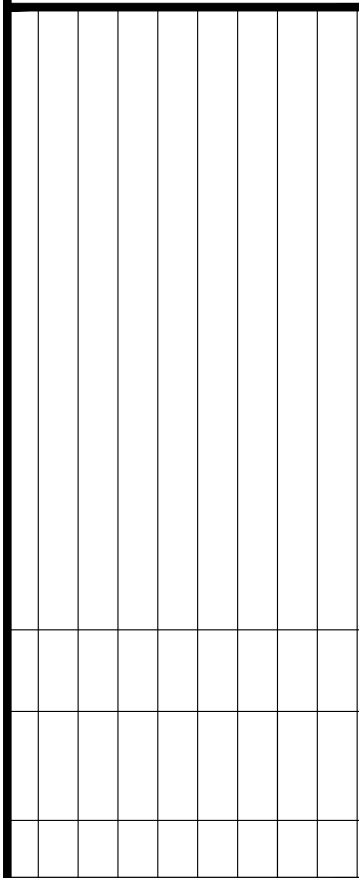
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: APR 2025
DRAWN: JAS
APPROVED:
SCALE: 1"=60'
JOB NO.: 211415

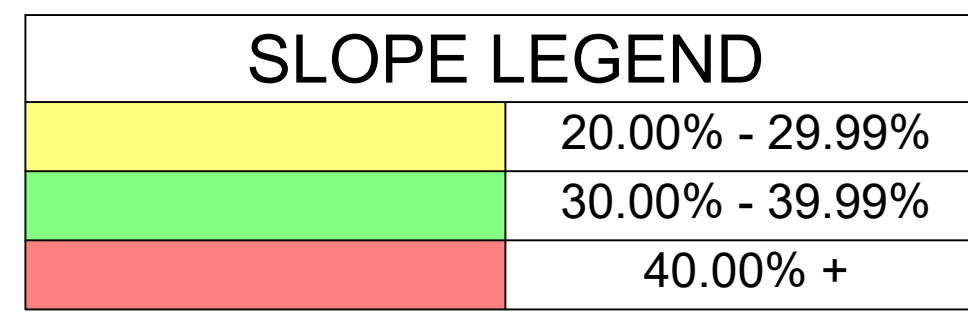
CROSS SECTIONS
MIKE STEWART HILLSIDE
WILD HORSE RIDGE
LOCATED IN WASHINGTON, UTAH

SHEET
5 OF 6
SHEETS
FILE: 211415

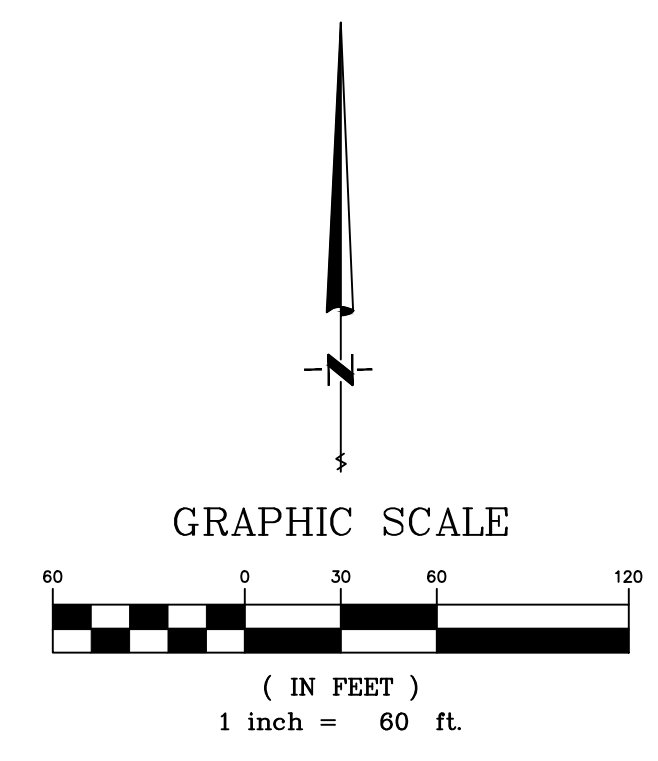


SLOPE MAP
MIKE STEWART HILLSIDE
WILD HORSE RIDGE
LOCATED IN WASHINGTON, UTAH

SHEET 6 OF 6 SHEETS
FILE: 211415



RICK MEYER - PROJECT MANAGER
(435) 673-2337



AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY

Call
before you
Dig

1-800-662-4111

BLUE: SHOWS LOCATION CENTER (JULIET)