



Washington City Land Use Authority
Regular Meeting Agenda
October 15, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, October 15, 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 September 17, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. 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 ARA RU-1 located at approximately 650 East Ara Parkway. Applicant: Justin Harryman and Bush & Gudgell.
- b. Public Hearing and consideration to approve a Preliminary Plat for Turner Farms located at approximately Bulloch Street and 1100 East. Applicant: R.A. Turner Family and American Consulting & Engineering.

5. ADJOURNMENT

POSTED this 9th Day of October, 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: October 15, 2025

ACTION REQUESTED: Preliminary Plat approval for the ARA Southwest Logistics Center RU-1 Subdivision, located at approximately 650 East Ara Parkway

APPLICANT: Brad Ross

OWNER: RU LLC

ENGINEER: Bush & Gudgell, Inc

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the ARA Southwest Logistics Center RU - 1 subdivision, located at approximately 650 East ARA Parkway. This subdivision is proposing 1 large industrial lot covering 20 acres. The development will include 1 building approximately 304,000 sq. ft. The zoning designation at this location is PUD-C. The surrounding zoning is PUD-C to the north and east, St George City to the south and C-3 to the west.

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 Planning Commission approve this request, 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 an/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. Washington Fields Rd south of ARA Parkway will be built with buildings 104 and 106 or when the St George parcels to the south stub their roads to our boundary whichever comes first.



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

Washington City Planning and Zoning
Washington City, UT

July 30, 2025

RE: ARA Southwest Logistics Center Phase 2 – Preliminary Plat and Zone Change

To Whom It May Concern,

ARA Southwest Logistics Center would like to request approval of a Zone Change (from C-3 to PD-C) and one-lot Preliminary Plat on Washington County Parcel No. W-6714-9. This 20.00-acre parcel has recently been purchased by the owners of the Ara Southwest Logistics Center and will be an addition to the existing 275-acre Ara Southwest Logistics Center project. This portion of the project will be in harmony with the remainder of the project and will hold to the same standards that have been approved by Washington City.
Your consideration of these applications is greatly appreciated.

Sincerely,

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.



PROJECT FLOW CARD: PP-25-0017 Preliminary Plat - ARA RU-1
Approx 650 E ARA Parkway

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items addressed - Basic public works utility/civil layout is acceptable for preliminary plat. Modifications will be required during civil construction drawing submission.	
Engineer	Reviewed and no comment	
Fire Dept.	Reviewed and no comment	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed and no comment	
Dixie Power	Reviewed and no comment	
Economic Dev	Reviewed. No Concerns. RH	



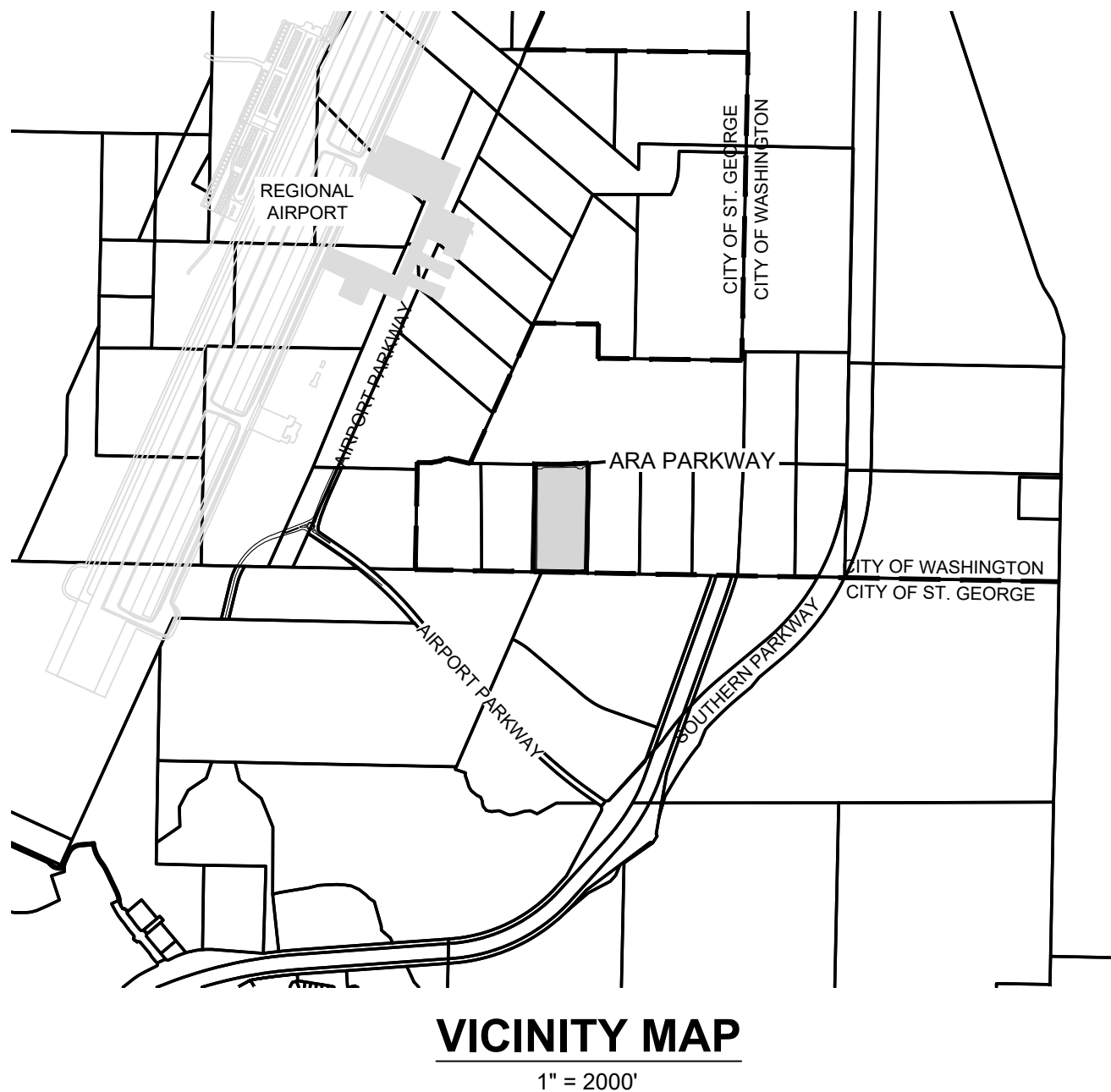
St. George
Municipal Airport

St. George

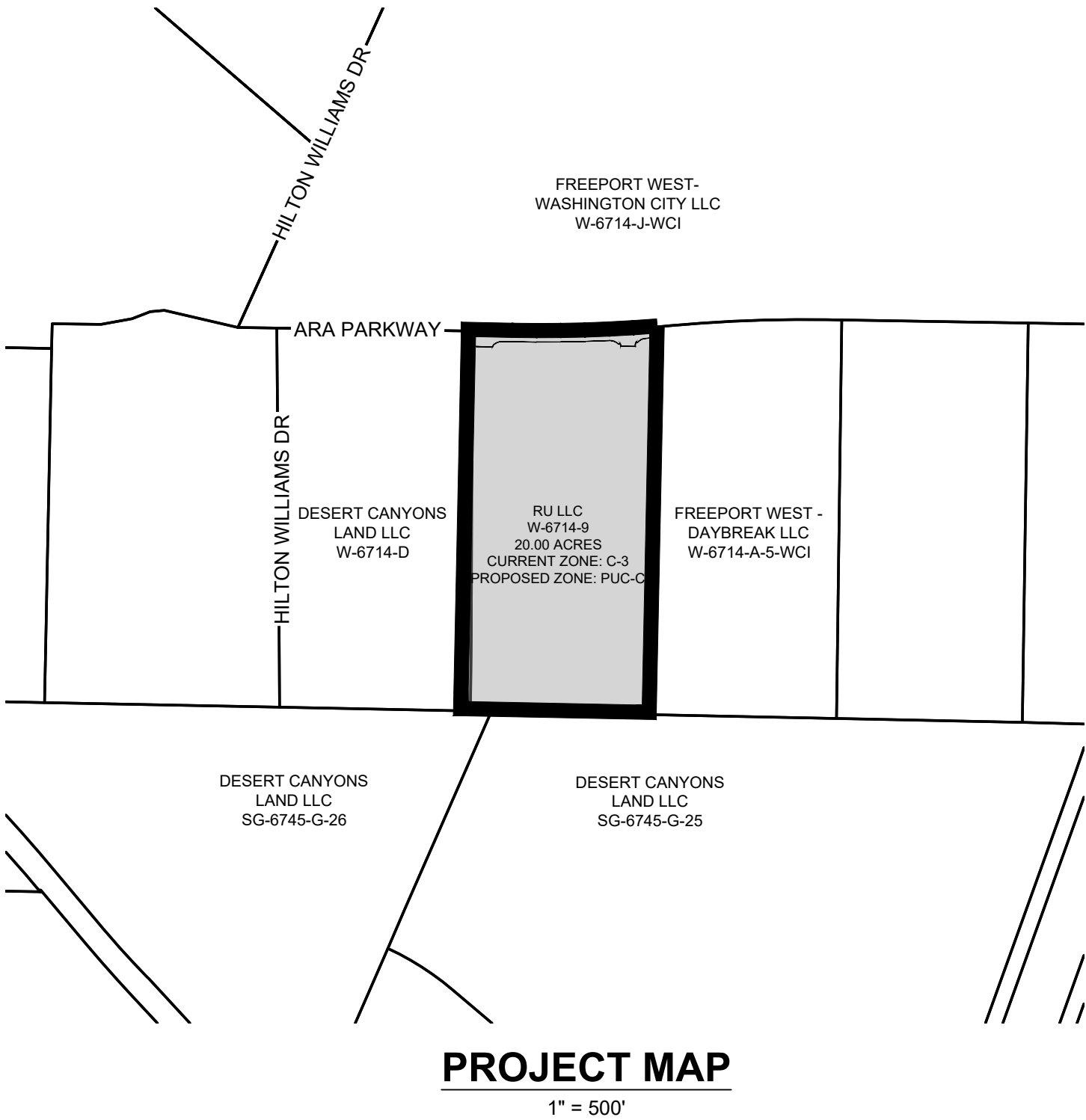
Southern Pkwy

PRELIMINARY PLAT
LOCATED IN WASHINGTON, UTAH

SECTION 23, T 43 S, R 15 W, SLB&M
PARCEL W-6714-9



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE & SIGNAGE PLAN
3	GRADING INDEX SHEET
4	GRADING PLAN
5	GRADING PLAN
6	GRADING PLAN
7	GRADING PLAN
8	SEWER, WATER, & IRRIGATION PLAN
9	POWER, JUC, & GAS PLAN
10	FIRE LIFE SAFETY PLAN
11	L0
12	L1
13	L2
14	L3
15	L4
16	L5
17	L6
18	L7
19	L8
20	L9
21	L10
22	L11



LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°52'03" WEST ALONG THE SECTION LINE 542.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°52'03" WEST ALONG SAID LINE 656.42 FEET TO A POINT ON THE EAST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20240032770, RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH; THENCE NORTH 01°11'15" EAST ALONG SAID LINE 1320.98 FEET; THENCE SOUTH 88°49'01" EAST 152.30 FEET; THENCE EASTERLY ALONG A 5000.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 88°17'23" EAST A DISTANCE OF 504.77 FEET), CENTER POINT LIES NORTH 01°10'59" EAST THROUGH A CENTRAL ANGLE OF 05°47'12", A DISTANCE OF 504.98 FEET; THENCE SOUTH 01°11'15" WEST 1345.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 871,198 SQUARE FEET OR 20.00 ACRES.

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.

SEPTEMBER 2025
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

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

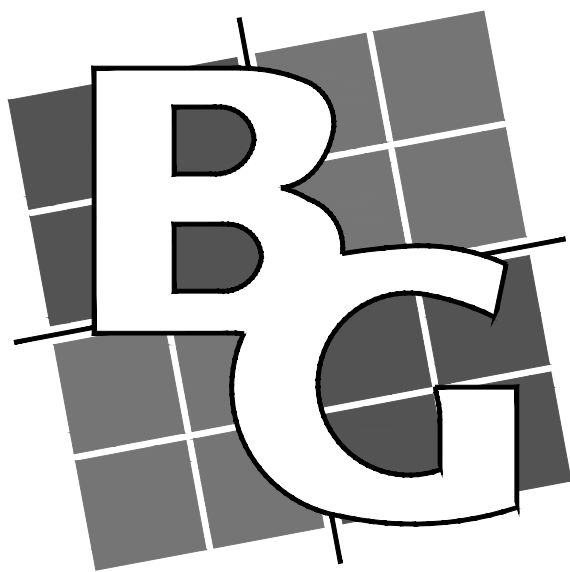
OWNER / DEVELOPER

BRADLEY ROSS
1505 SOUTH REDWOOD ROAD
SALT LAKE CITY, UT 84104
807-977-6358

ENGINEERING CONTACT

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

TODD PACE - PROJECT MANAGER
(435)-673-2337



AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
before you
Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

BUSH & GUDGELL, INC.

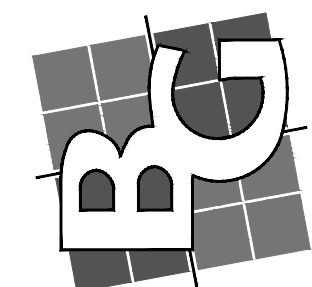
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

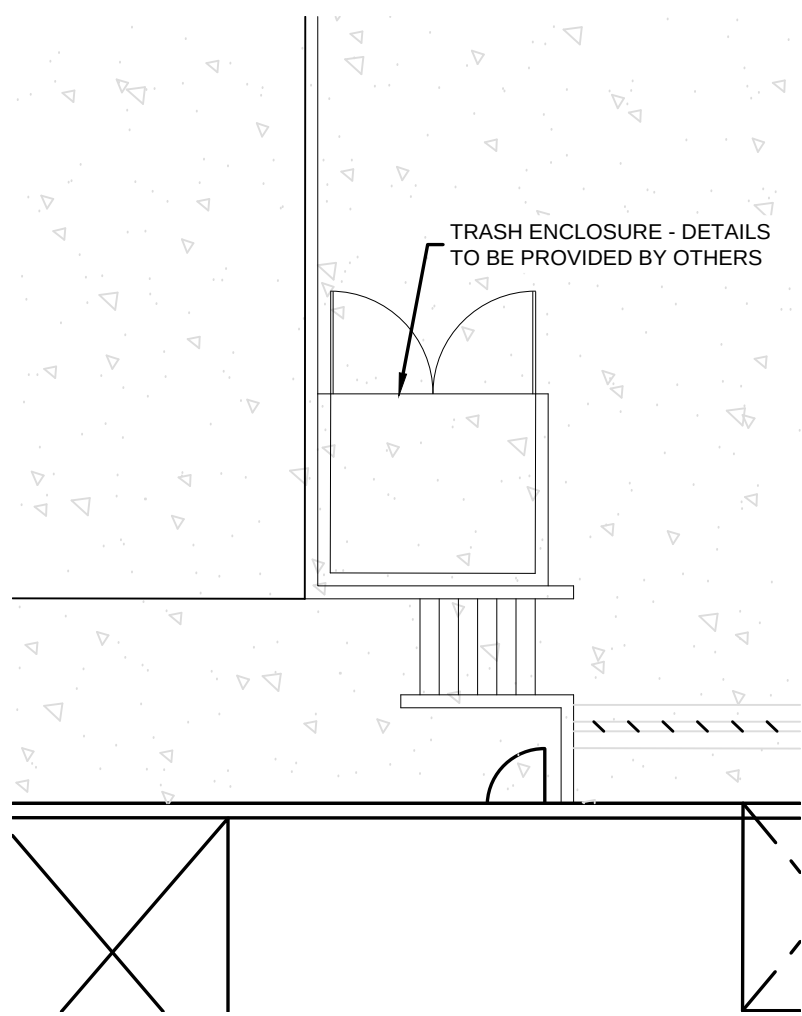
www.bushandgudgell.com



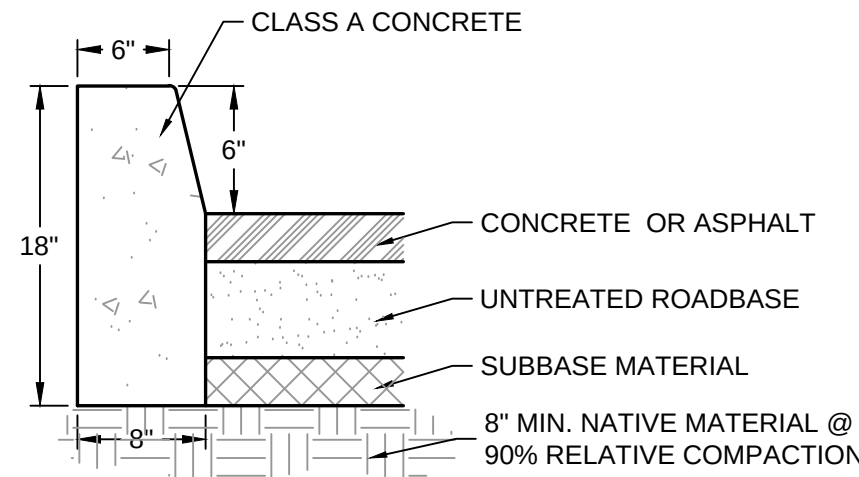
DATE: SEPT 2025
DRAWN: JHM
APPROVED: WEM
SCALE: NTS
JOB NO.: 251145

COVER SHEET
RU-1
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 22
SHEETS
FILE: 251145 - RU-1



INSET PLAN - TRASH ENCLOSURE
SCALE: 1"= 10'



DETAIL 1 - 6" TYPE 'A' CURB

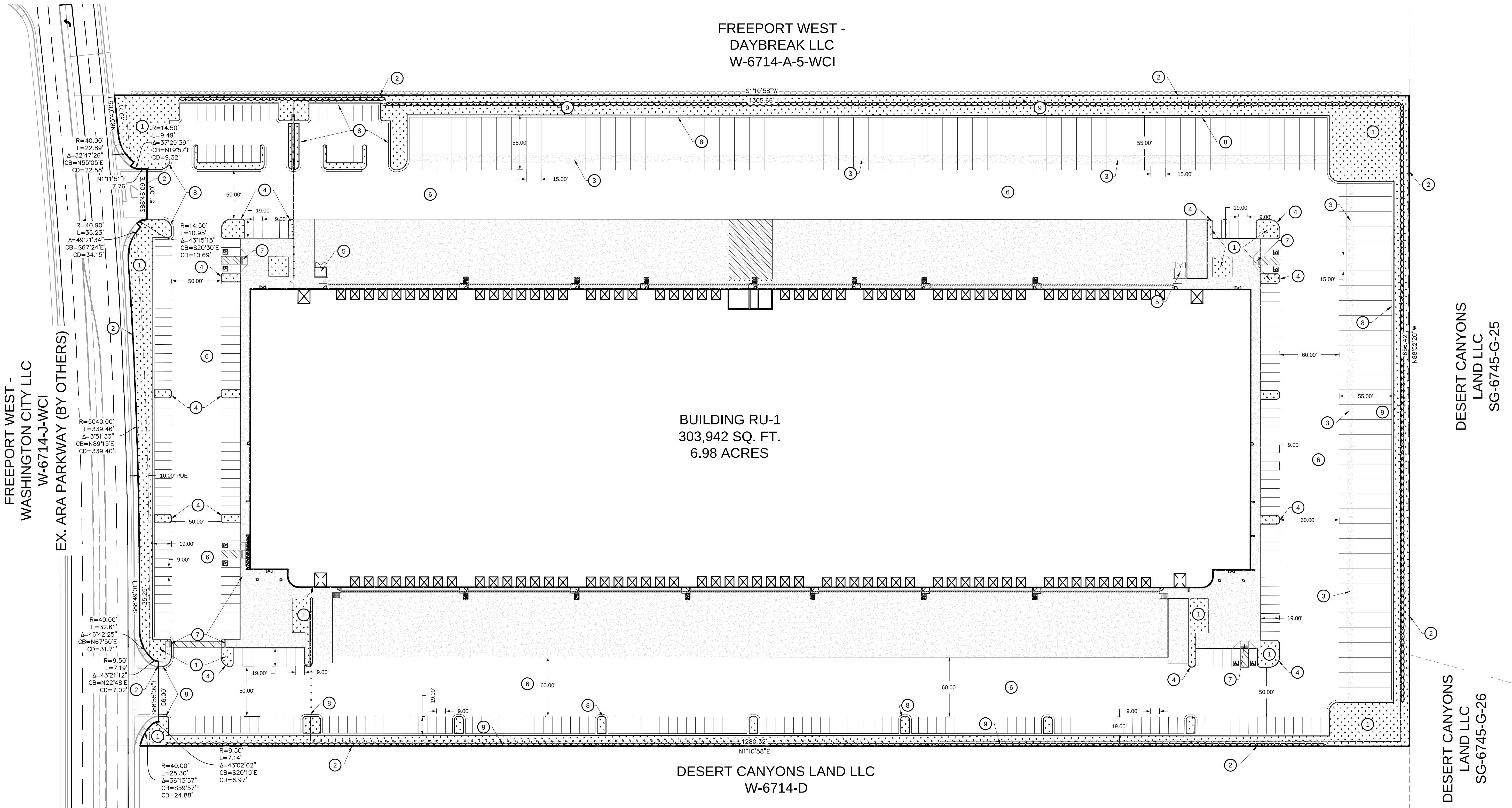
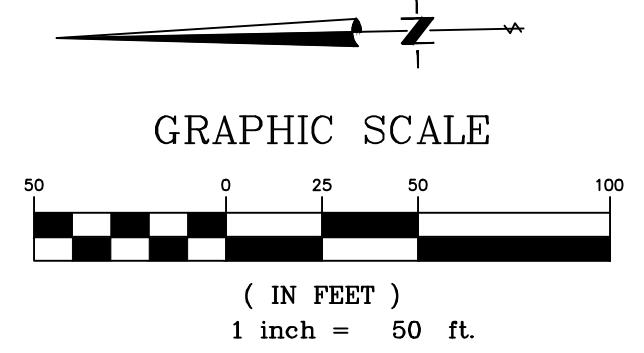
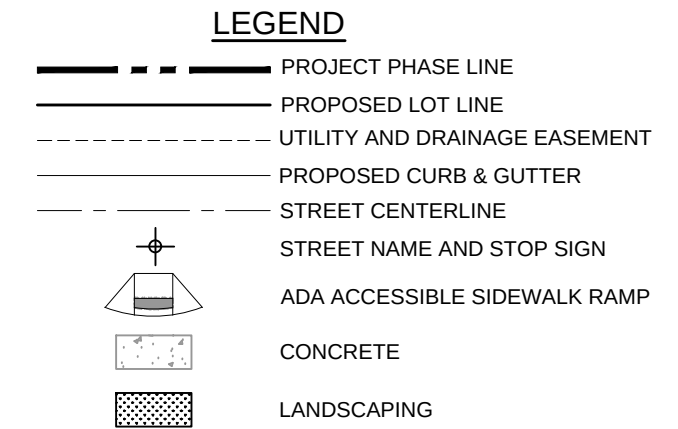
- KEYED NOTES
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 LANDSCAPING PER PLANS (BY OTHERS)
 - 2 LIMITS OF CONSTRUCTION
 - 3 8" CONC. OVER 8" BASE CONCRETE SUPPORT APRON W/ #4 BAR @ 18" O.C.B.W.
 - 4 6" TALL 'A' CURB PER DETAIL
 - 5 TRASH ENCLOSURE (DETAIL BY OTHERS)
 - 6 ASPHALT PAVING PER GEOTECH REPORT
 - 7 PEDESTRIAN RAMP PER CITY STD. DWG. NO 121
 - 8 30" HB30-7 STANDARD CURB PER CITY STD. DWG. NO. 100
 - 9 CONCRETE BLOCK WALL (SEE GRADING PLANS FOR WALL HEIGHT)

SITE DATA - ARA VEGAS	
PARKING	
TOTAL BUILDING Sq. Ft.	303,942
9x18' STALLS PROVIDED	300 (8 ADA)
15x55' STALLS PROVIDED	85

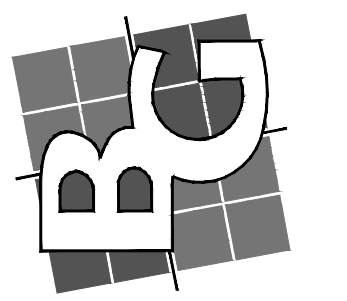
PARKING LANDSCAPE	
INTERIOR PARKING AREA Sq. Ft.	0
REQUIRED LANDSCAPE Sq. Ft.	43,560
PROVIDED LANDSCAPE Sq. Ft.	72,824

BUILDING FOOTPRINT AREA Sq. Ft.	303,942
IMPERVIOUS AREA Sq. Ft.	798,368
PERVIOUS AREA Sq. Ft.	72,824
TOTAL AREA Sq. Ft.	871,191
BUILDING HEIGHT	49'-0"

LID STORAGE	21,521 CUFT
-------------	-------------

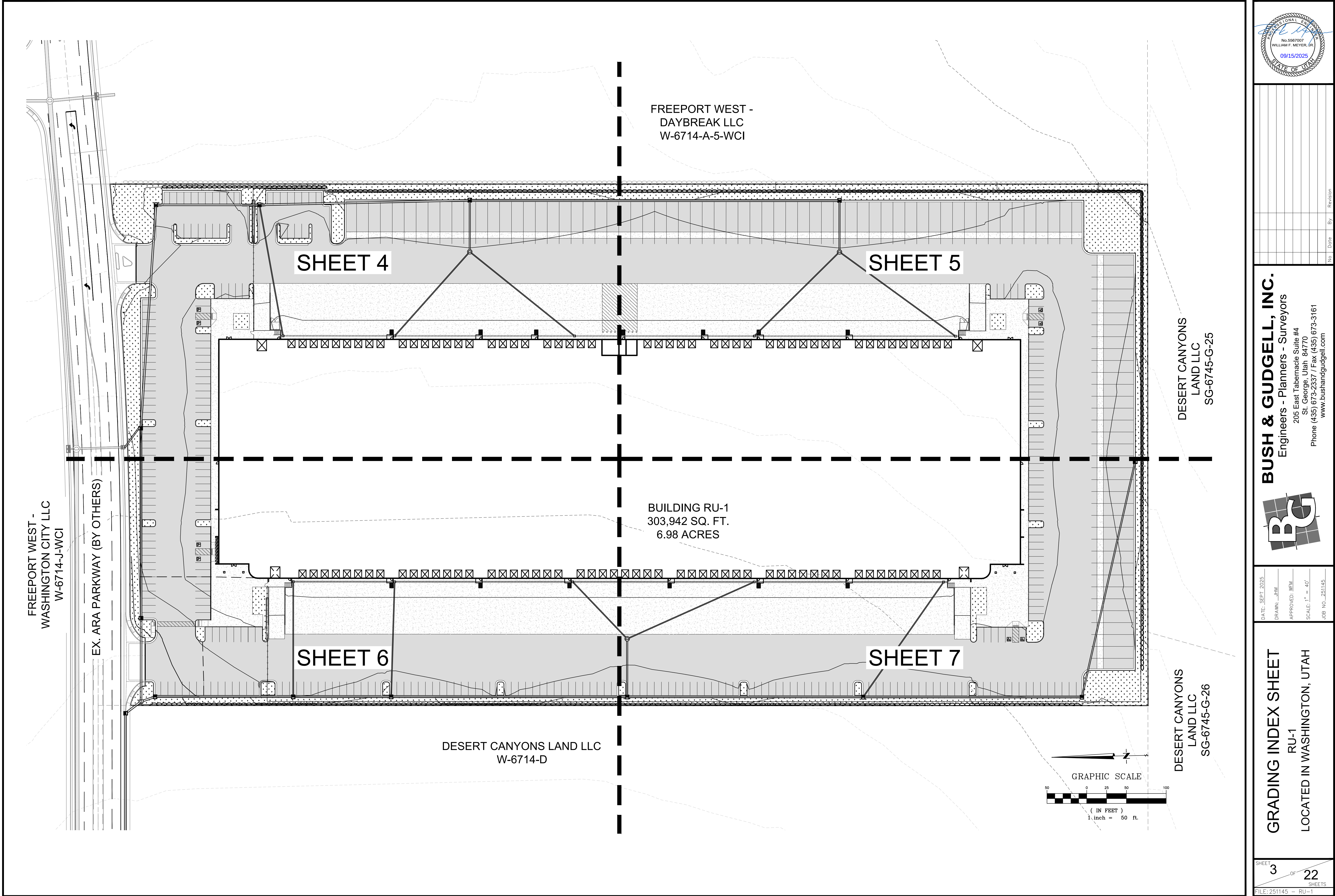


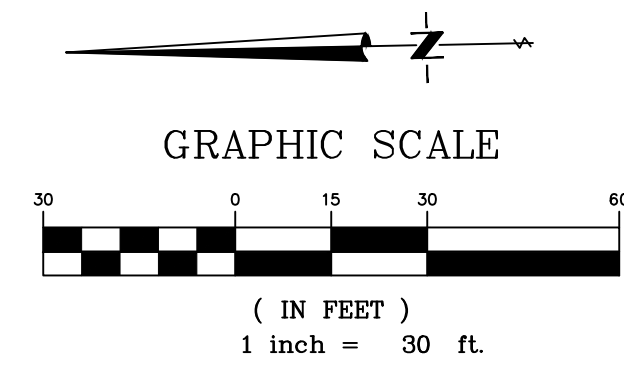
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

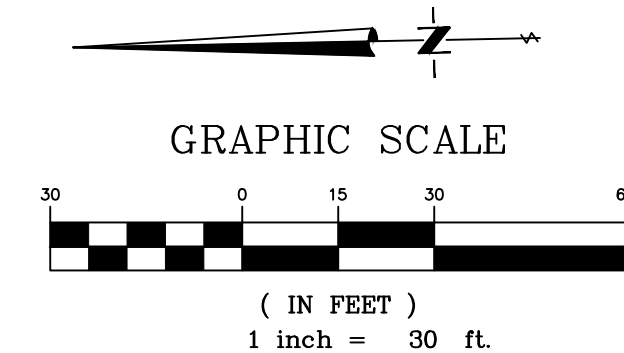


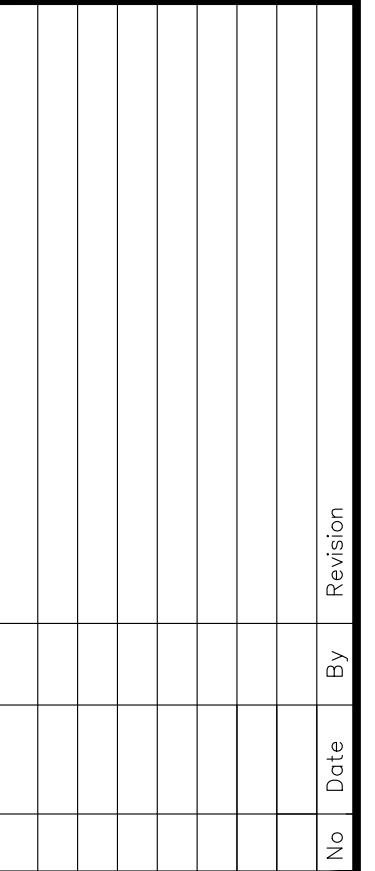
DATE: SEPT 2025
DRAWN: JHM
APPROVED: WEM
SCALE: 1" = 50'
JOB NO. 251145

SITE & SIGNAGE PLAN
RU-1
LOCATED IN WASHINGTON, UTAH



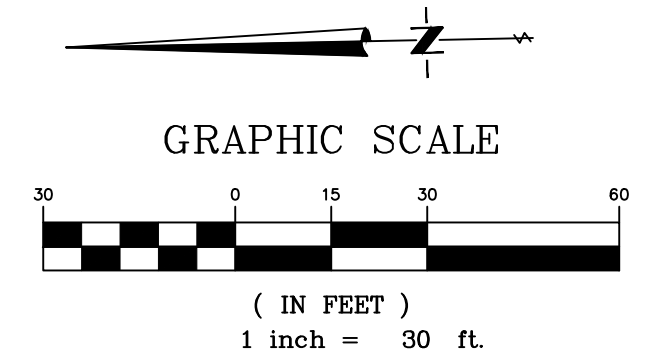


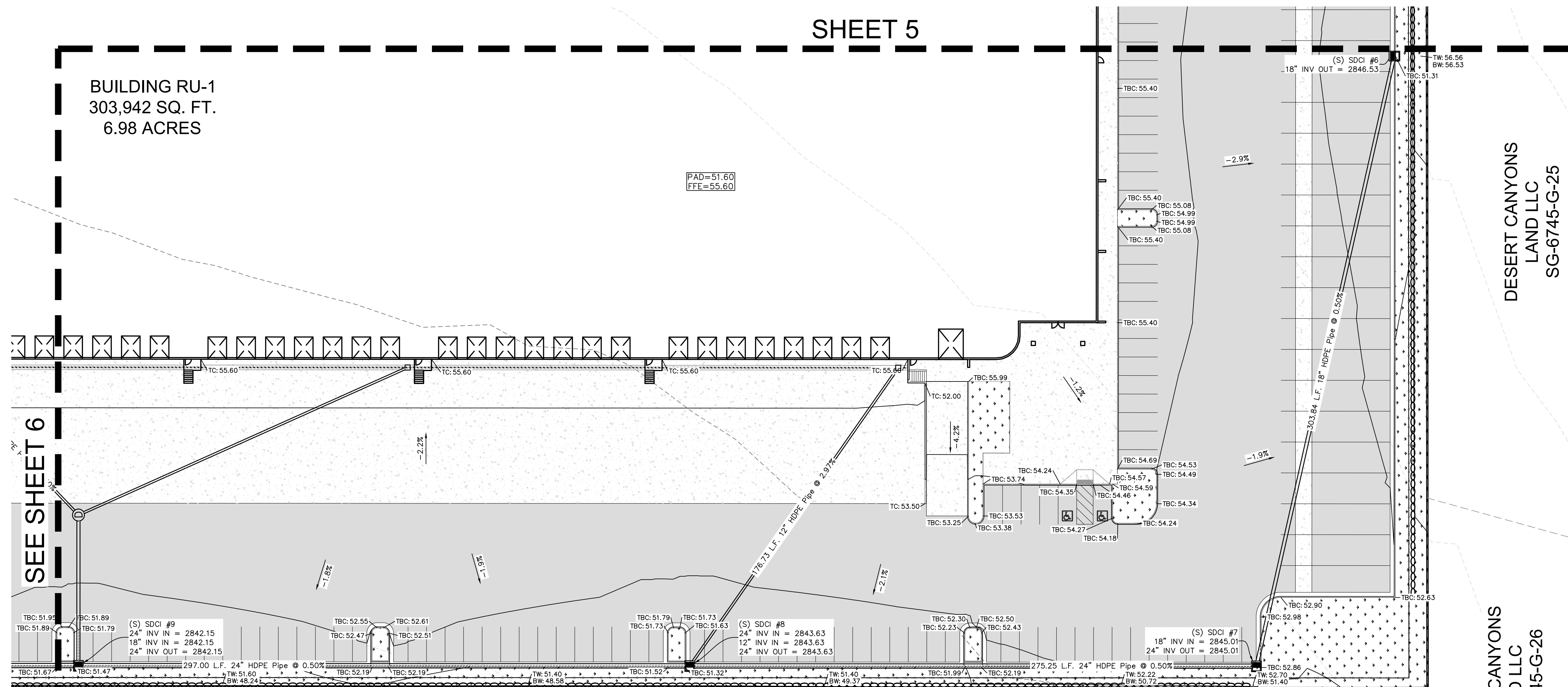


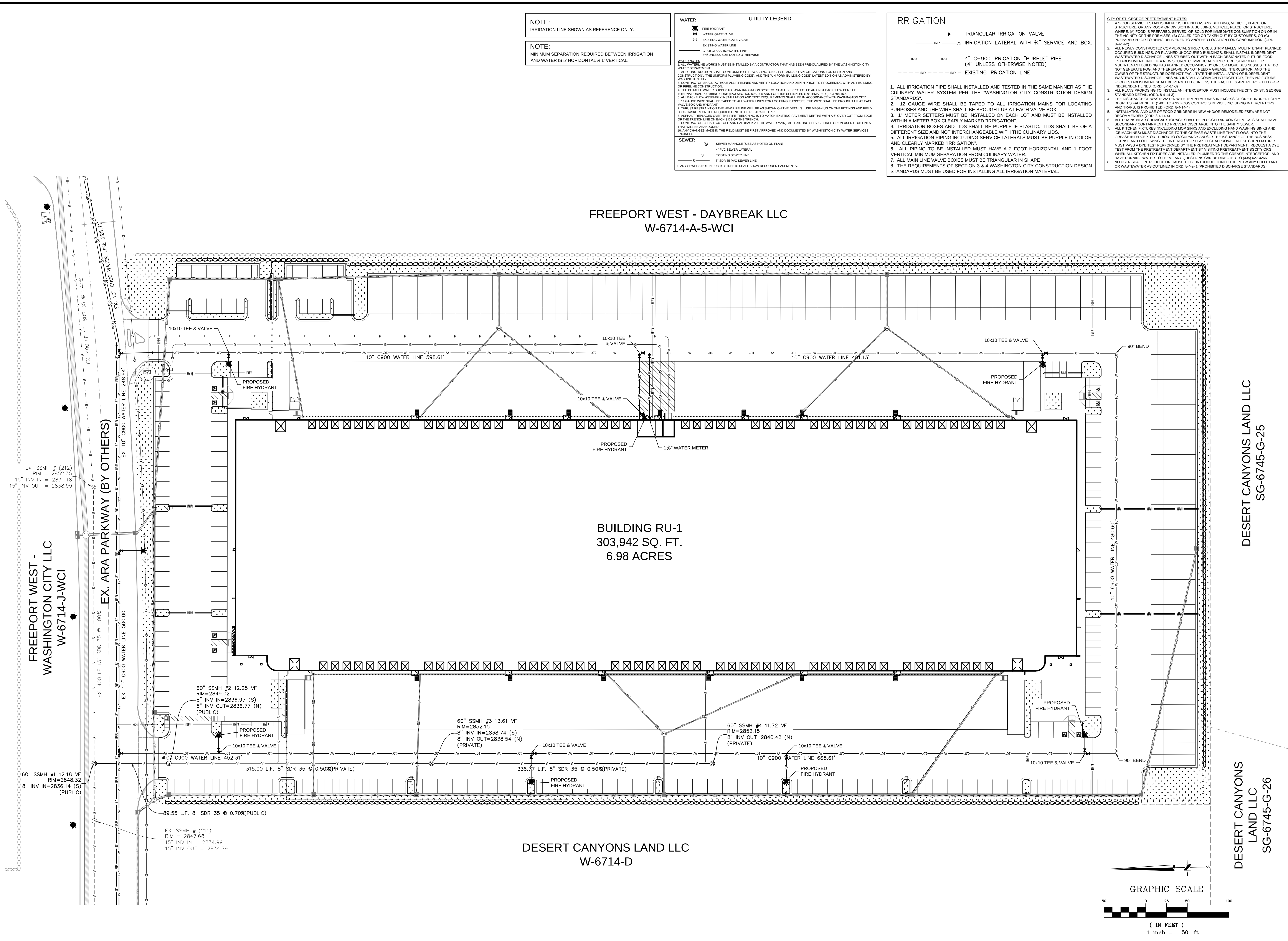


GRADING PLAN
RU-1
LOCATED IN WASHINGTON, UTAH

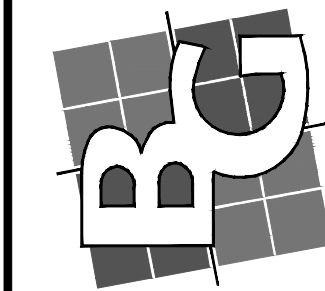
SHEET 6 OF 22 SHEETS
LE: 251145 - RU-1







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

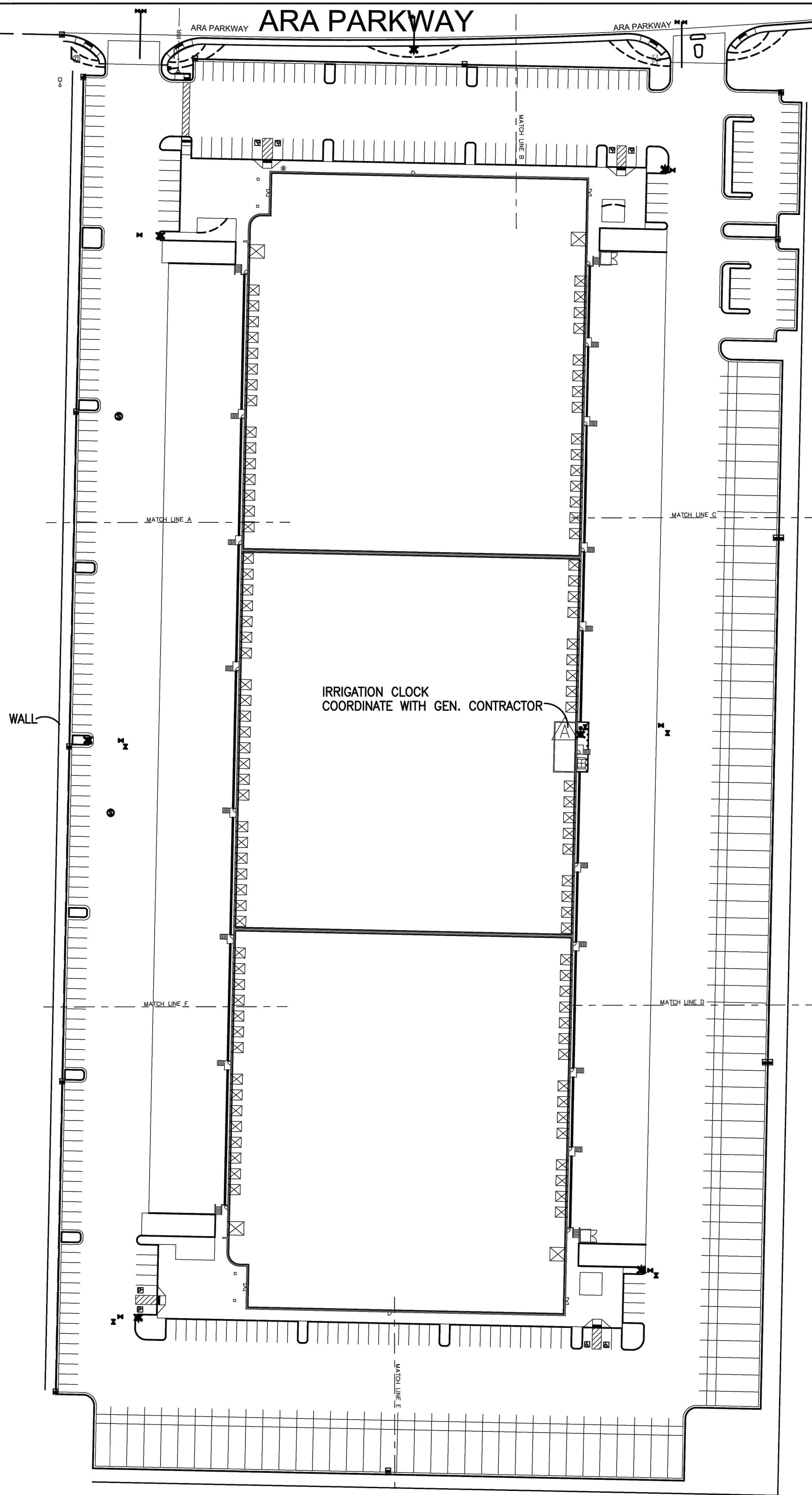


DATE: SEPT 2025
DRAWN: JHM
APPROVED: WEM
SCALE: 1" = 50'
JOB NO. 251145

SEWER, WATER, & IRRIGATION PLAN
RU-1
LOCATED IN WASHINGTON, UTAH

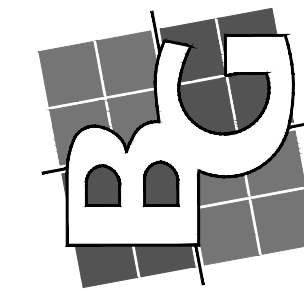
BLUE STAKES
Call Before
You Dig!

NOTICE 1
TWO WORKING DAYS
BEFORE YOU DIG CALL:
1-800-862-4111
ANY UTILITIES ARE SHOWN ON PLANS FOR
THE CONVENIENCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE
PROTECTION OF ALL UTILITIES.



0 60 120 240
1"=60'

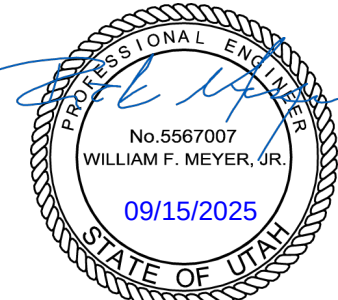
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: SEPT. 2025
DRAWN: JEM
APPROVED: WEM
SCALE: NTS
JOB NO.: 251145

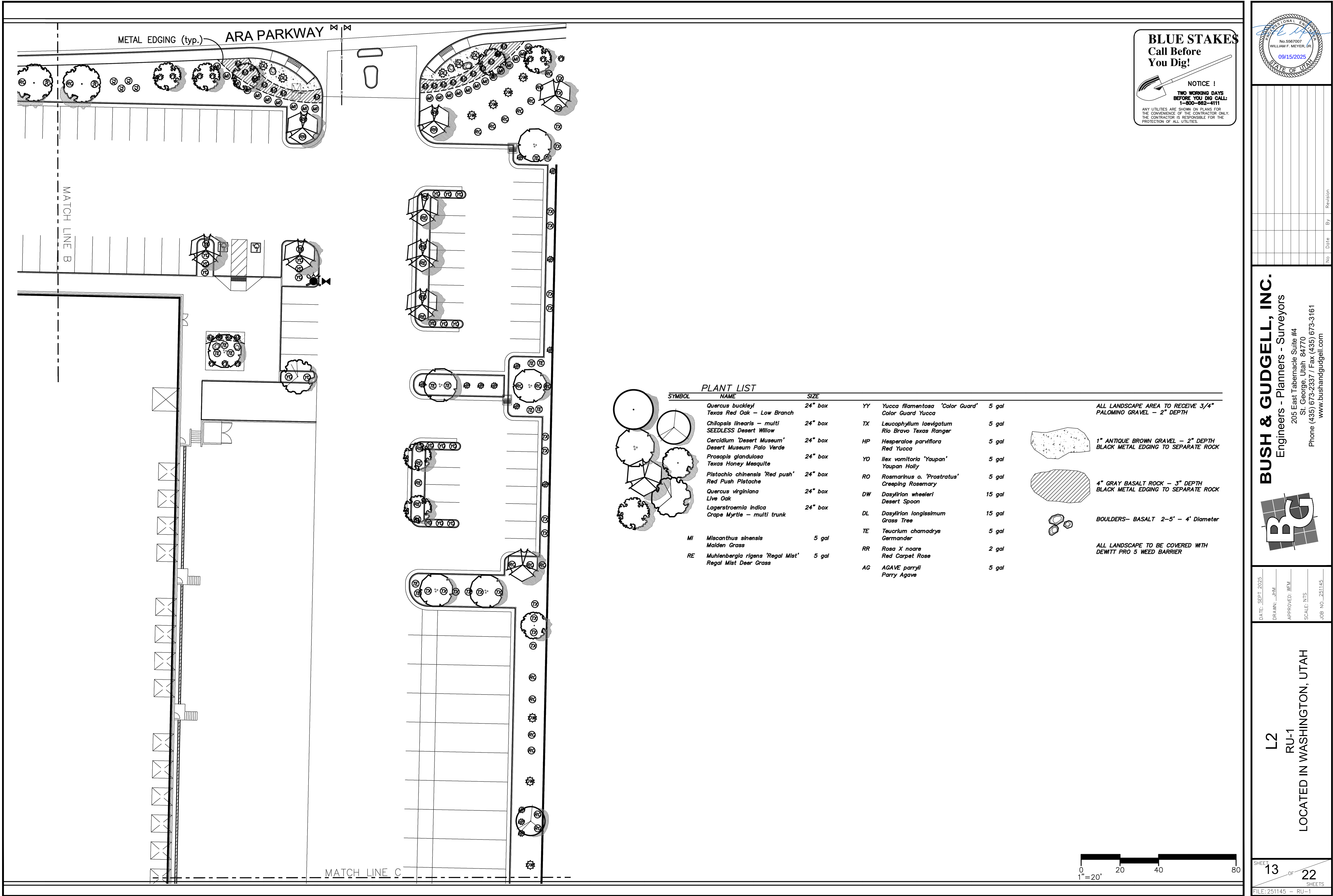
L0
RU-1
LOCATED IN WASHINGTON, UTAH

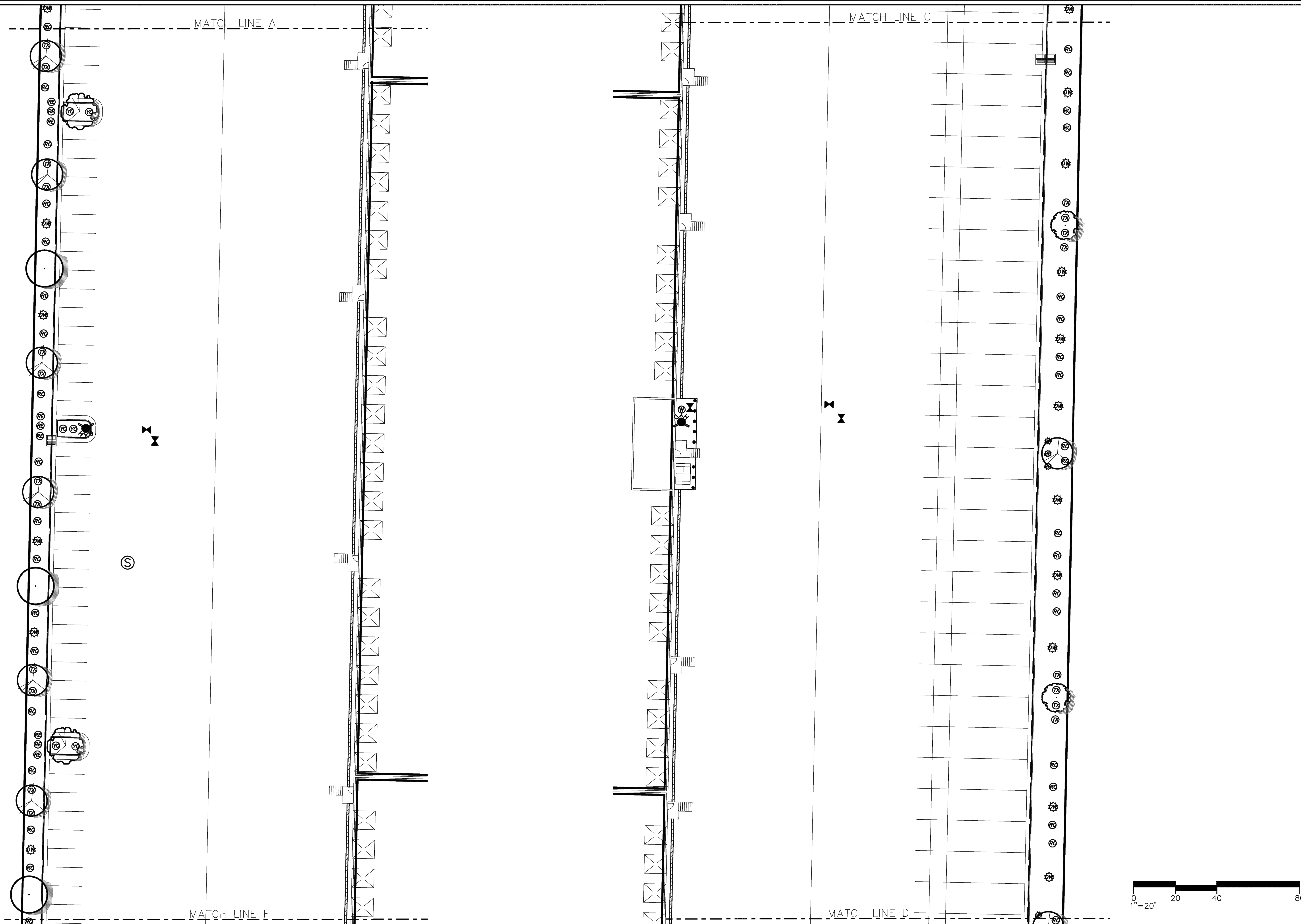
SHEET 11 OF 22
SHEETS
FILE: 251145 - RU-1



No. Date By Revision









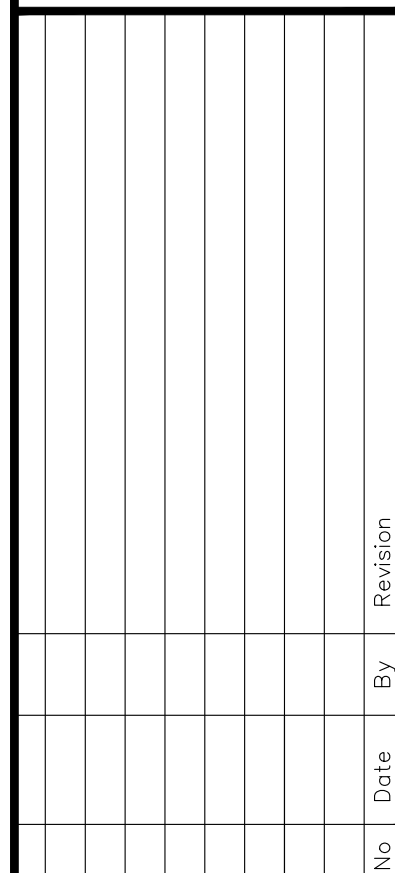
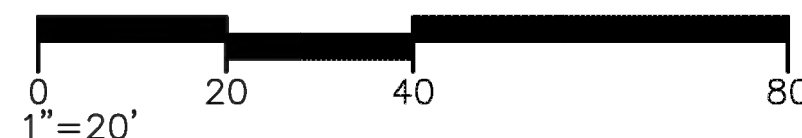
ALL LANDSCAPE AREA TO RECEIVE 3/4"
PALOMINO GRAVEL - 2" DEPTH

**1" ANTIQUE BROWN GRAVEL - 2" DEPTH
BLACK METAL EDGING TO SEPARATE ROCK**

4" GRAY BASALT ROCK - 3" DEPTH
BLACK METAL EDGING TO SEPARATE ROCK

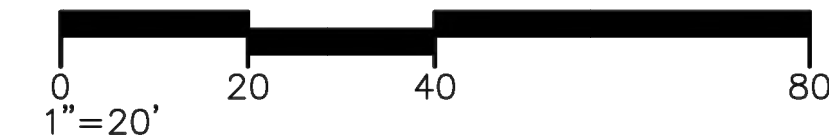
BOULDERS- BASALT 2-5' - 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER



L4
RU-1
LOCATED IN WASHINGTON, UTAH

SHEET 15 OF 22 SHEETS
FILE: 251145 - RU-1



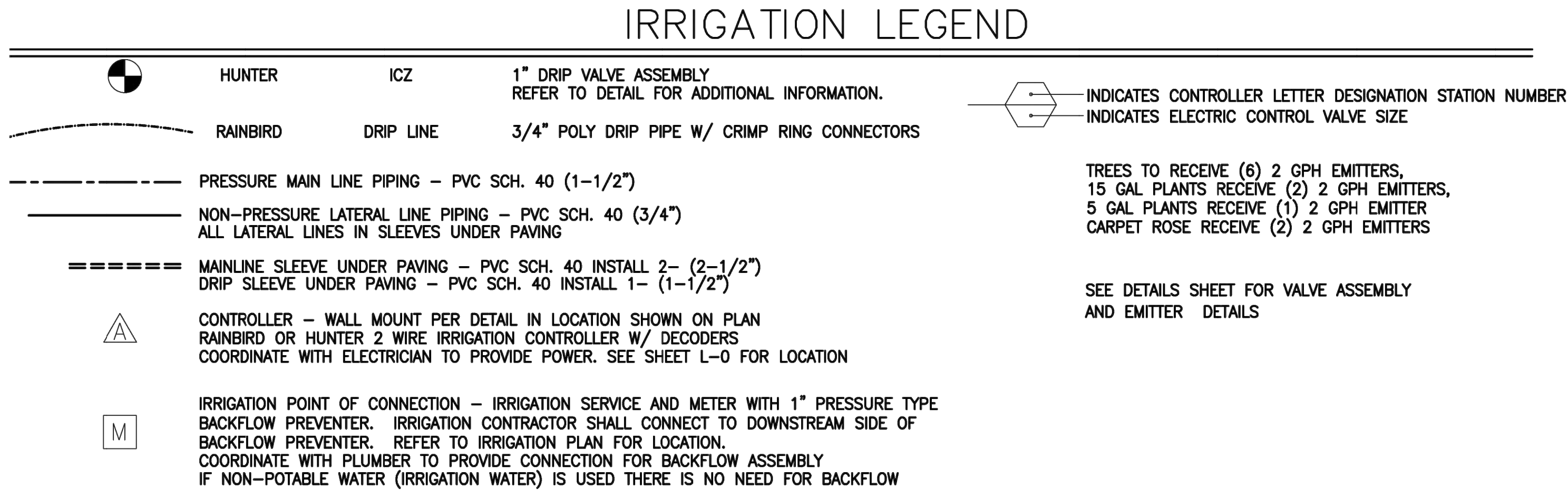
ALL LANDSCAPE AREA TO RECEIVE 3/4"
PALOMINO GRAVEL - 2" DEPTH

1" ANTIQUE BROWN GRAVEL - 2" DEPTH
BLACK METAL EDGING TO SEPARATE ROCK

4" GRAY BASALT ROCK - 3" DEPTH
BLACK METAL EDGING TO SEPARATE ROCK

BOULDERS- BASALT 2-5' - 4' Diameter

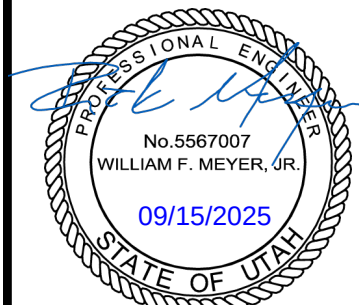
ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER



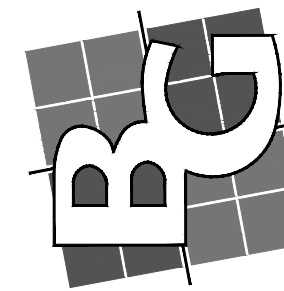
NOTICE !

**TWO WORKING DAYS
BEFORE YOU DIG CALL:
1-800-662-4111**

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



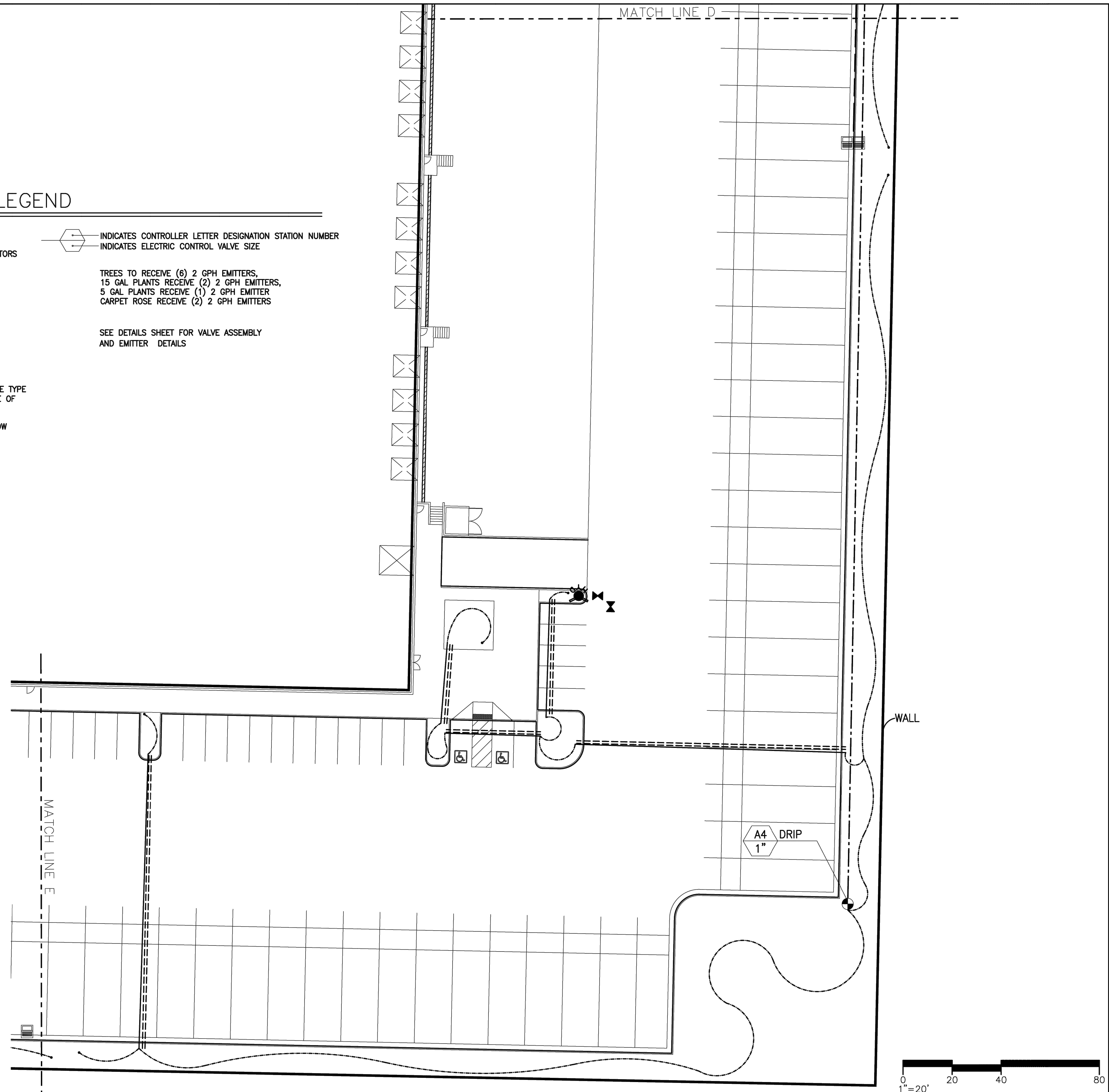
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

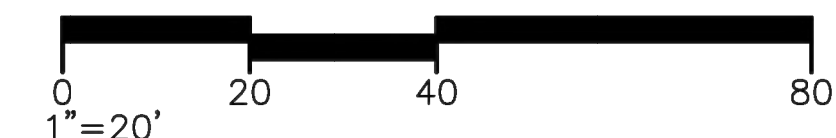


DATE: SEPT 2025
DRAWN: JHM
APPROVED: WFM
SCALE: NTS
JOB NO. 251145

L7
RU-1
LOCATED IN WASHINGTON, UTAH

SHEET 18 OF 22 SHEETS
FILE: 251145 - RU-1



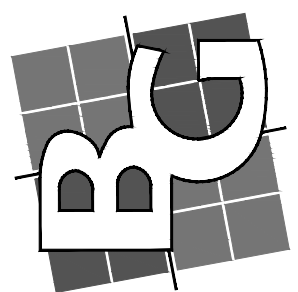


	HUNTER	ICZ	1" DRIP VALVE ASSEMBLY REFER TO DETAIL FOR ADDITIONAL INFORMATION.		INDICATES CONTROLLER LETTER DESIGNATION INDICATES ELECTRIC CONTROL VALVE SIZE
	RAINBIRD	DRIP LINE	3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS		
	PRESSURE MAIN LINE PIPING - PVC SCH. 40 (1-1/2")				
	NON-PRESSURE LATERAL LINE PIPING - PVC SCH. 40 (3/4") ALL LATERAL LINES IN SLEEVES UNDER PAVING				
	MAINLINE SLEEVE UNDER PAVING - PVC SCH. 40 INSTALL 2- (2-1/2") DRIP SLEEVE UNDER PAVING - PVC SCH. 40 INSTALL 1- (1-1/2")				
	CONTROLLER - WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN RAINBIRD OR HUNTER 2 WIRE IRRIGATION CONTROLLER W/ DECODERS COORDINATE WITH ELECTRICIAN TO PROVIDE POWER. SEE SHEET L-0 FOR LOCATION				
	IRRIGATION POINT OF CONNECTION - IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION. COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY IF NON-POTABLE WATER (IRRIGATION WATER) IS USED THERE IS NO NEED FOR BACKFLOW				

TREES TO RECEIVE (6) 2 GPH EMITTERS,
15 GAL PLANTS RECEIVE (2) 2 GPH EMITTERS,
5 GAL PLANTS RECEIVE (1) 2 GPH EMITTER
CARPET ROSE RECEIVE (2) 2 GPH EMITTERS

SEE DETAILS SHEET FOR VALVE ASSEMBLY
AND EMITTER DETAILS

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2537 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: SEPT 2025
DRAWN: JHM
APPROVED: WFM
SCALE: NTS
JOB NO. 251145

L10
RU-1
LOCATED IN WASHINGTON, UTAH

SHEET 21 OF 22 SHEETS
FILE: 251145 - RU-1

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	October 15, 2025
ACTION REQUESTED:	Preliminary Plat approval for the Turner Farms Subdivision, located at approximately Bulloch Street and 1100 East.
APPLICANT:	R.A. Turner Family and American Consulting & Engineering
OWNER:	R.A Turner Family LC
ENGINEER:	American Consulting & Engineering
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Turner Farms Phase 1 and 2 Subdivision located at Bulloch Street and 1100 East. This particular subdivision is proposing two phases and includes three different product types as previously approved in the PUD Zone Change. The acreage for this proposal is approximately 20.62.

Phase 1 includes 27 single family lots and 17 next-gen homes. The single family homes received approval for reduced setbacks which include 20' feet to the front of the garage and 10' feet to the front of the building including street sides, side setbacks of 5' and 10' feet and a rear setback of 10' feet. The next gen homes will have 12' feet of common area between the homes and include a 20' foot driveway length and 2 car garage. As approved during the Zone Change, amenities were added to this area and include a covered pavilion with benches, grass area for recreating and a hard surfaced walking path around the perimeter (9,494 sq. ft). Amenities for this area are adequate. These amenities are required to be completed prior to the 15th unit receiving certificate of occupancy.

Phase 2 includes 135 build-to-rent units. This area of the development is gated and includes amenities of a dog park (7,902 sq ft), putting green (1,009 sq ft), clubhouse (2,356 sq ft), club house outdoor area (12,110 sq ft), splash pad (804), pool area (3,068 sq ft), BBQ area (960 sq ft) and pickle ball courts (3,240 sq ft). The amenity area is adequate for the project and these amenities are required to be completed prior to the 45th unit receiving its building permit.

Required parking for phase 2 is 331 spaces. The proposal is providing 331. Parking is adequate for the proposal.

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 is concerned with the increased traffic this development will generate onto 1100 east southbound due to this roadway not being built out to its full width. If the Land Use Authority is considering to approve this preliminary plat application as shown and without the widening of 1100 east to Telegraph Street, Staff recommends the Land Use Authority, add a condition as to when 1100 east will be built out to its full width along with the findings and conditions noted:

Recommendation

Staff recommends the Land Use Authority approve the Preliminary plat for the proposed project, 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 an/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. The landscaping strip adjacent to 1100 East and Bulloch Street (as shown in the exhibit) shall be completed with the subdivision civil improvements and/or before the issuance of the first certificate of occupancy in that respective phase.

14. The amenities in phase-1 (single family and next gen homes), shall be completed prior to the 15th unit receiving its building permit

15. The amenities in phase-2 (build to rent) are required to be completed prior to the 45th unit receiving its building permit.

16. The elevations of the buildings shall be built as approved and as shown in this application and Zone Change approval



**PROJECT FLOW CARD: PP-25-0016 - Preliminary Plat - Turner Farms
1075 E Telegraph St.**

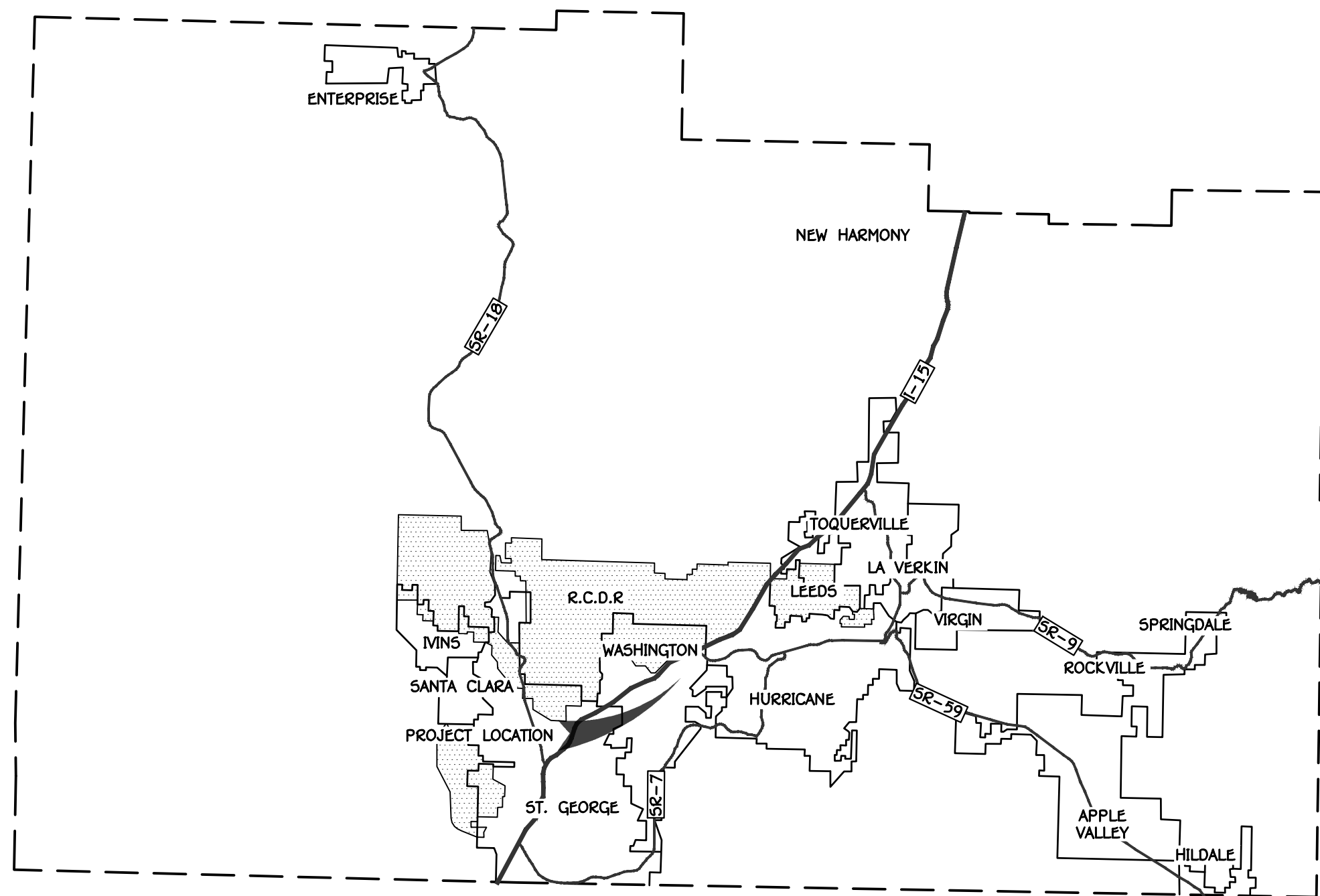
Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to move forward. Significant concern exists with the increased amount of traffic that is proposed to use 1100 East from the development to the Telegraph intersection. The existing condition of 1100 East is less than 1/2 of full build for the majority of the distance from the proposed development to Telegraph. This segment of 1100 East currently has two bus stops within the narrow segment and a third located where the road widens to full-build. The development is modeled to add an additional 580 cars daily through this segment of 1100 East to the Telegraph intersection. With the added amount of traffic from this development only, this segment of 1100 East will generate approximately 4,600 cars daily. Similar intersections or road segments for comparison are: • Merrill Rd at 20 E ~ 4,300 vehicles/day • 3090 S in front of Washington Fields Intermediate School ~ 4,300 vehicles /day • Green Spring Dr in front of the Golf Course ~5,200 vehicles/day A prolonged amount of time between the proposed Phase 1 and 2 developments and other phases which propose to complete the widening of 1100 East will compound the issue surrounding the narrow segment of 1100 East. This will be especially true with additional developments in and around the Exist 13 area. If Phase 1 and 2 are allowed to proceed without a widening of 1100 East, an agreement for the widening of 1100 East should be put in place as a condition of this approval.	
Engineer	Reviewed, no concerns	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Reviewed and approved after JUT trench was added to locations for power infrastructure.	
Economic Dev	Reviewed. N/A for the residential portion of PUD. Defer to staff for comments.	

TURNER FARMS

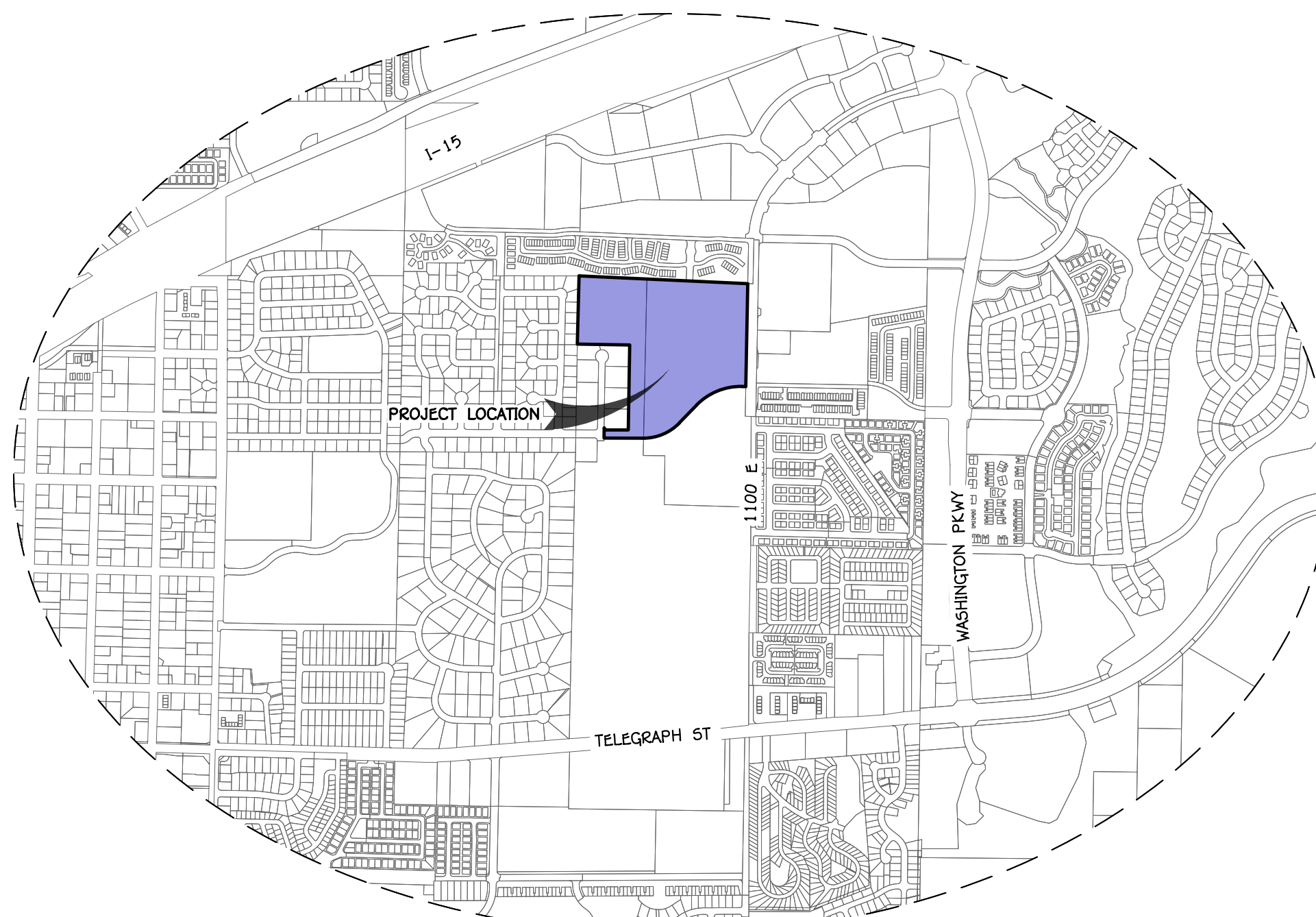
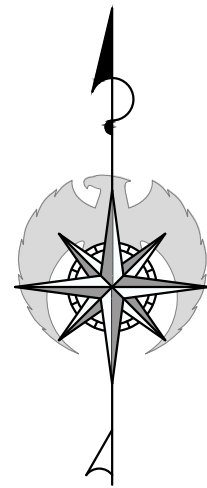
WASHINGTON, UTAH

PRELIMINARY PLAT PHASES 1 & 2

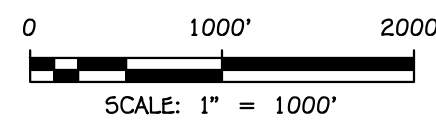
SEPTEMBER 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTION 13 TOWNSHIP 42 S, RANGE 15 W,
SLB&M



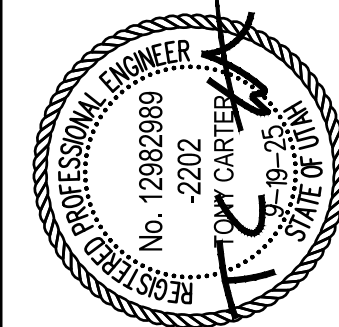
SHEET INDEX		
Sheet Number	SHEET	Sheet Title
1	P.1.1	COVER SHEET
2	P.2.0	OVERALL SITE PLAN
3	P.2.1	SITE PLAN I
4	P.2.2	SITE PLAN II
5	P.3.0	OVERALL GRADING PLAN
6	P.3.1	GRADING PLAN I
7	P.3.2	GRADING PLAN II
8	P.4.0	OVERALL UTILITY PLAN
9	P.4.1	UTILITY PLAN I
10	P.4.2	UTILITY PLAN II
11	P.5.1	FIRE & LIFE SAFETY PLAN
12		PRELIMINARY LANDSCAPE PLAN

LEGAL DESCRIPTION	
BEGINNING AT A POINT THAT LIES NORTH 01°08'37" EAST 2,571.07 FEET ALONG THE SECTION LINE, AND EAST 407.92 FEET, FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 87°32'25" EAST 16.82 FEET; THENCE NORTH 02°29'35" EAST 95.17 FEET; THENCE SOUTH 87°27'40" EAST 856.52 FEET; THENCE SOUTH 01°01'58" WEST 799.76 FEET; THENCE NORTH 88°58'02" WEST 0.84 FEET; THENCE NORTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 88°54'56" WEST) THROUGH A CENTRAL ANGLE OF 90°03'05", A DISTANCE OF 25.15 FEET; THENCE NORTH 88°58'02" WEST 16.96 FEET; THENCE SOUTHWESTERLY ALONG A 470.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°01'58" WEST) THROUGH A CENTRAL ANGLE OF 46°54'25", A DISTANCE OF 384.78 FEET; THENCE SOUTH 44°07'32" WEST 186.34 FEET; THENCE SOUTHWESTERLY ALONG A 380.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 45°52'28" WEST) THROUGH A CENTRAL ANGLE OF 46°03'02", A DISTANCE OF 305.42 FEET; THENCE NORTH 89°49'25" WEST 295.05 FEET; THENCE NORTH 01°09'25" EAST 79.95 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 88°51'31" EAST) THROUGH A CENTRAL ANGLE OF 90°57'25", A DISTANCE OF 31.75 FEET; THENCE SOUTH 89°48'53" EAST 163.68 FEET; THENCE NORTH 01°09'20" EAST 646.06 FEET; THENCE NORTH 88°49'03" WEST 0.44 FEET; THENCE NORTH 01°02'10" EAST 109.01 FEET; THENCE SOUTH 88°07'59" EAST 8.46 FEET; THENCE NORTH 01°52'01" EAST 50.00 FEET; THENCE NORTH 01°04'52" EAST 204.03 FEET; THENCE NORTH 02°27'51" EAST 50.00 FEET TO THE POINT OF BEGINNING.	
CONTAINING 898,489 SQUARE FEET OR 20.63 ACRES.	

PRELIMINARY PLAT SITE DATA		PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
TURNER FARMS		RA TURNER FAMILY LC	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	HABITAT DEVELOPMENT LLC
CURRENT ZONING: PUD		930 E TELEGRAPH ST	1420 S. 270 E.	1173 S. 250 W., SUITE #504	7533 S CENTER VIEW CT STE. R
PROJECT AREA 25.5 (1,110,790 S.F.)		WASHINGTON, UT 84780	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	WEST JORDAN, UT 84084
NO. OF LOTS & DENSITY 195 LOTS (7.65 D.U./ACRE)		CONTACT: MATT LOO	CONTACT: WAYNE ROGERS	CONTACT: AUSTIN CHAPPELL	PRIMARY CONTACT: MATT LOO
GARAGE PARKING N/A		PHONE: (435) 703-0016	PHONE: (435) 673-6850	PHONE: (435) 288-3330	PHONE: (435) 703-0016
DRIVEWAY PARKING N/A		EMAIL: matt@ascendut.com	EMAIL: rogers@agecinc.com	EMAIL: austin@alcsq.com	EMAIL: matt@ascendut.com
OFF-STREET PARKING 332					
TOTAL PARKING 332					

REVISIONS

NO.	DATE	DESCRIPTION

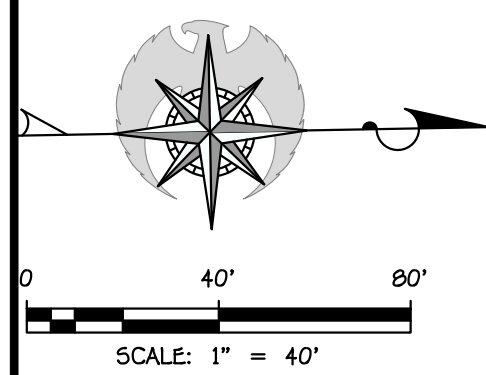
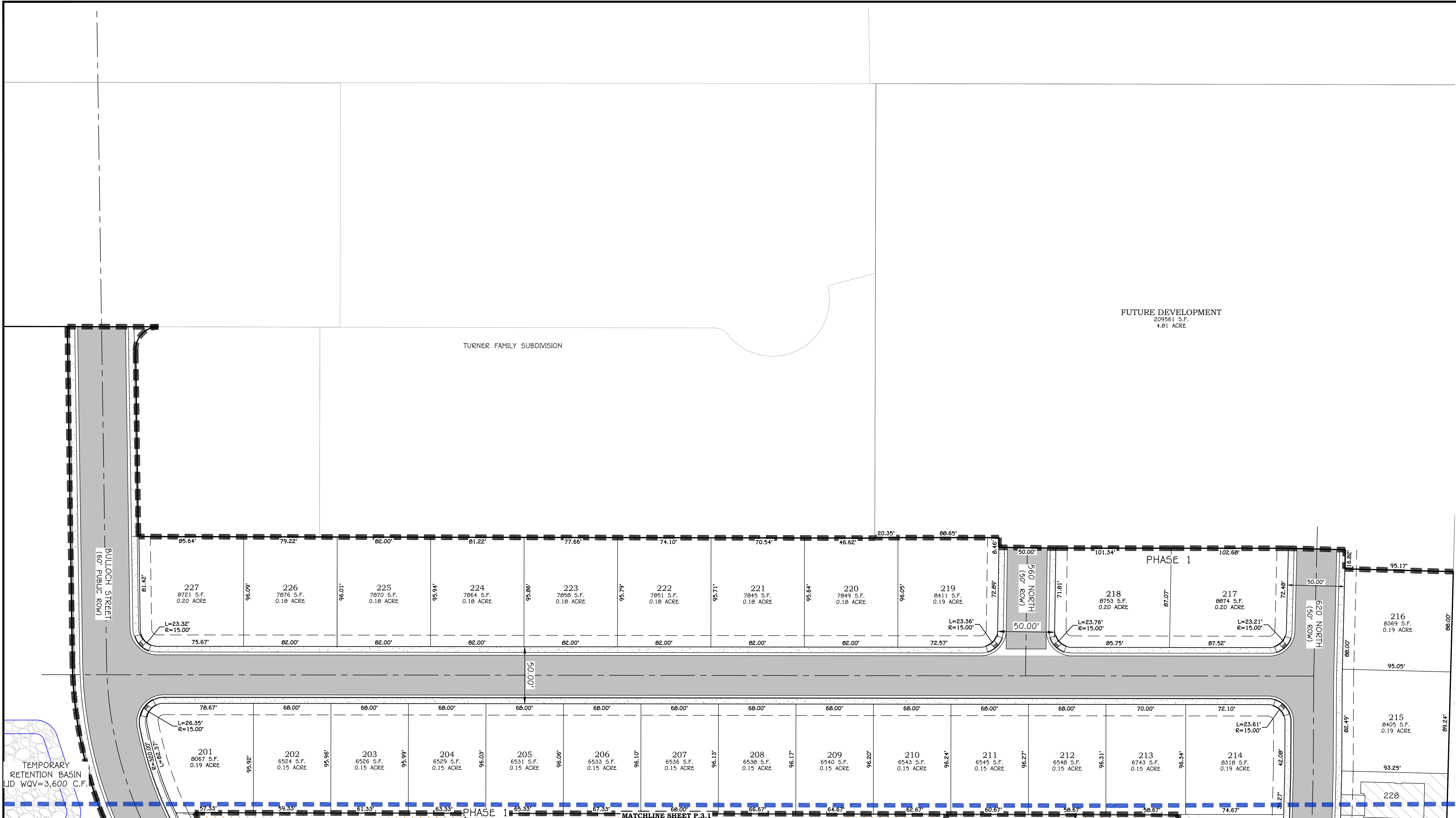


TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
COVER SHEET
PRELIMINARY PLAT PHASES 1 & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.1.1

SHEET: 1 OF: 12

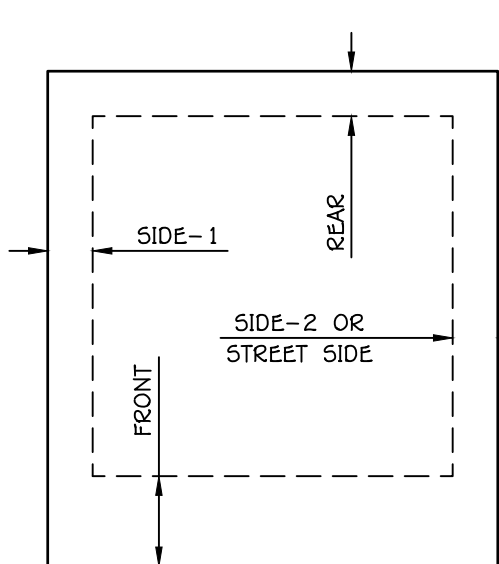
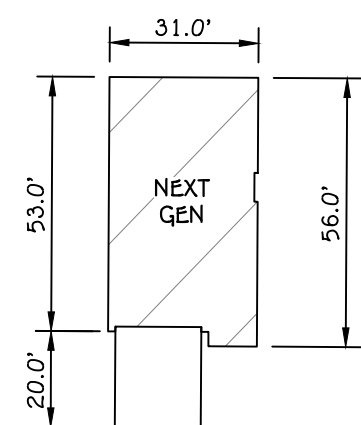


LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED P.U.E.
- EXISTING P.U.E.
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- CORNER PEDESTRIAN RAMP
- ADA PARKING SPACE

DETAIL

- STANDARD STREET SIGN 400-412
- STANDARD STOP SIGN 410-412
- END OF ROAD MARKERS MUTCD OM-3
- ASPHALT OVER BASE PAVEMENT SECTION
- CONCRETE SURFACE
- OUTDOOR LIVING SPACE (COMMON AREA)
- OPEN SPACE (COMMON AREA)
- PRIVATE AREA
- INDOOR COMMON
- SHEET MATCH LINE



TYPICAL LOT SETBACKS

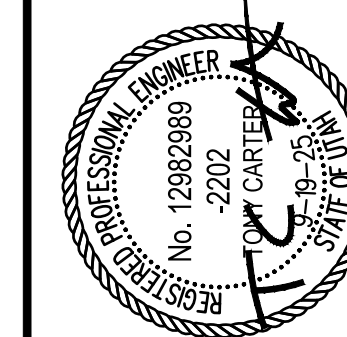
SCALE: NTS

TYPICAL SETBACKS	
*FRONT	20'
REAR	10'
SIDE-1	5'
SIDE-2	10'
STREET SIDE	10'

- 10' TO BLOC
- 20' TO GARAGE

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------



TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

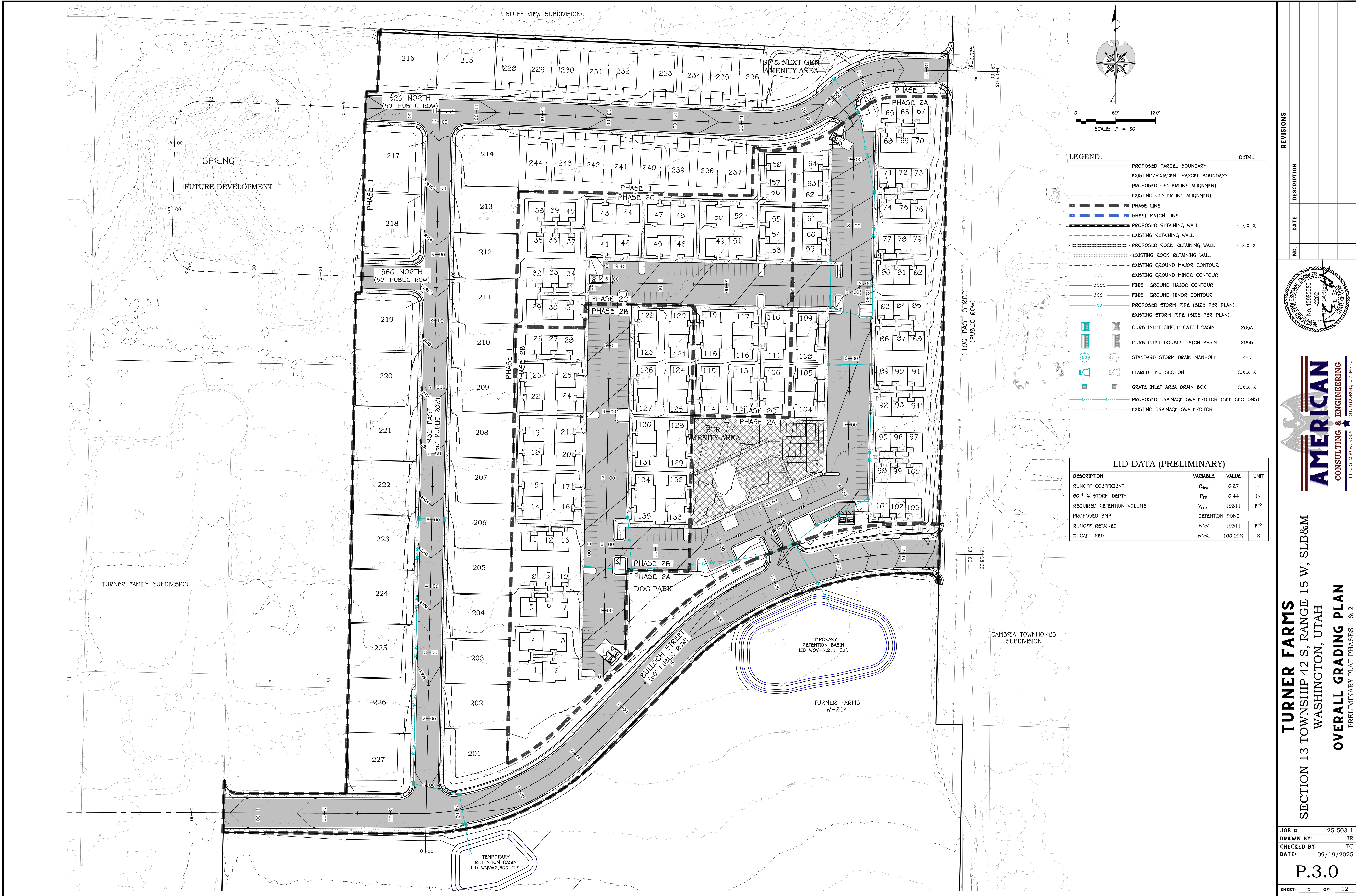
SITE PLAN II

PRELIMINARY PLAT PHASES I & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.2.2

SHEET: 4 OF: 12

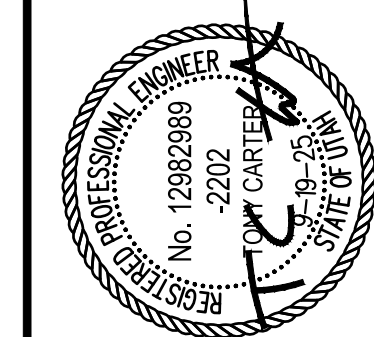


REVISIONS

DESCRIPTION

DATE

NO.

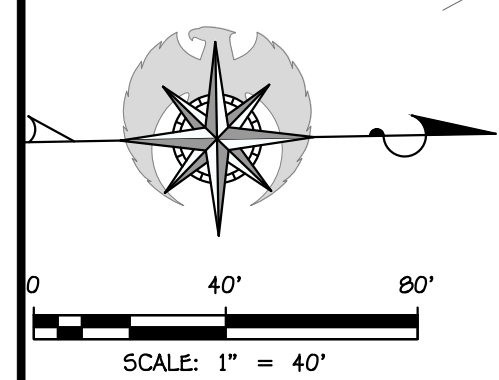
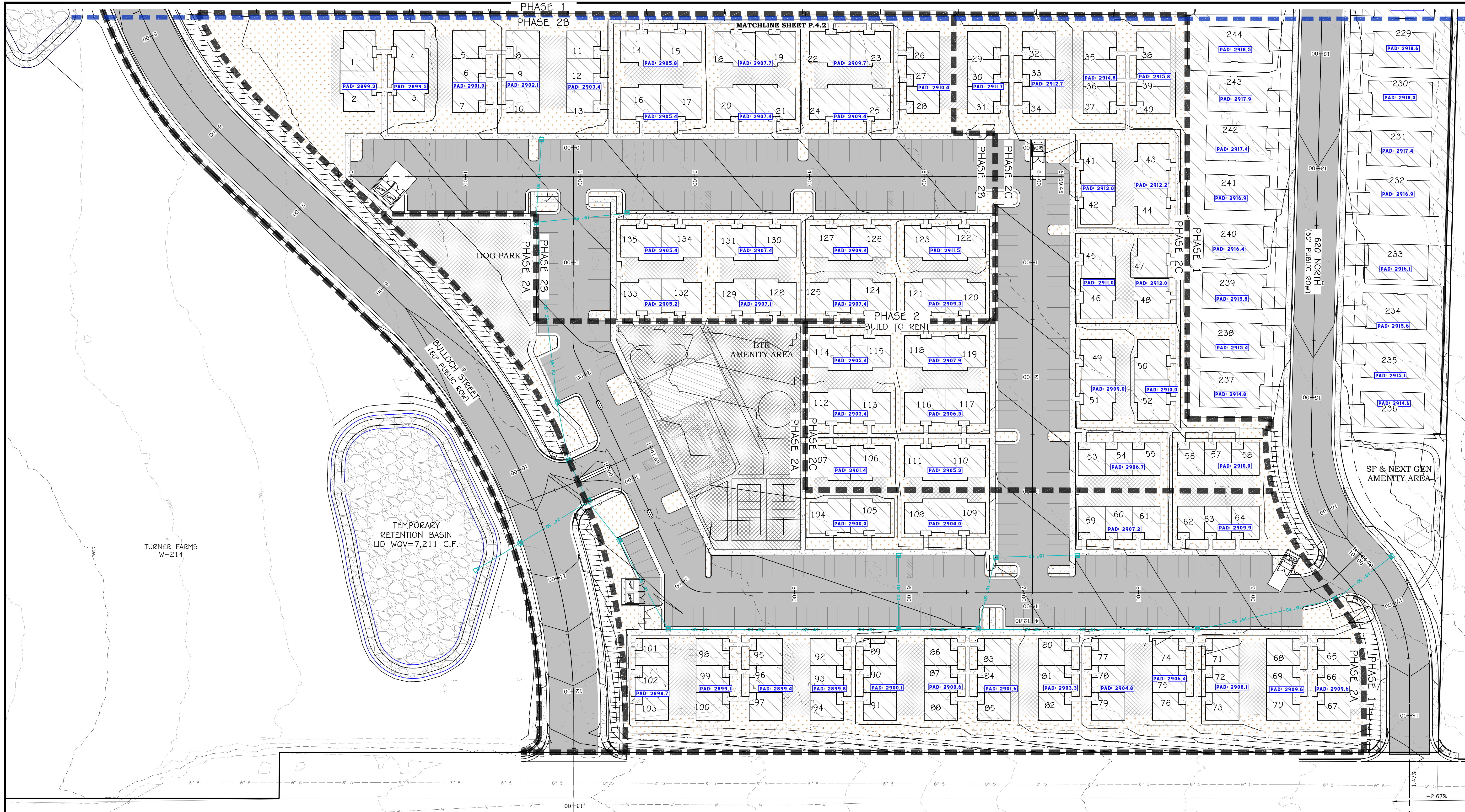


TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
OVERALL GRADING PLAN
PRELIMINARY PLAT PHASES 1 & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.3.0

SHEET: 5 OF: 12



LEGEND:

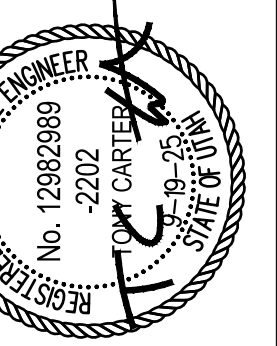
- | | |
|-----|--|
| --- | PROPOSED PARCEL BOUNDARY |
| --- | EXISTING/ADJACENT PARCEL BOUNDARY |
| --- | PROPOSED CENTERLINE ALIGNMENT |
| --- | EXISTING CENTERLINE ALIGNMENT |
| --- | EXISTING GROUND MAJOR CONTOUR |
| --- | EXISTING GROUND MINOR CONTOUR |
| --- | 3000 - FINISH GROUND MAJOR CONTOUR |
| --- | 3001 - FINISH GROUND MINOR CONTOUR |
| --- | 50 - PROPOSED STORM PIPE (SIZE PER PLAN) |
| --- | 50 - EXISTING STORM PIPE (SIZE PER PLAN) |
| | CURB INLET SINGLE CATCH BASIN 205A |
| | CURB INLET DOUBLE CATCH BASIN 205B |
| | STANDARD STORM DRAIN MANHOLE 220 |
| | FLARED END SECTION |
| | GRATE INLET AREA DRAIN BOX |

DETAIL

- | | | |
|-----|------------------------------|---------|
| --- | PHASE LINE | C.X.X X |
| --- | SHEET MATCH LINE | |
| --- | PROPOSED RETAINING WALL | C.X.X X |
| --- | EXISTING RETAINING WALL | |
| --- | PROPOSED ROCK RETAINING WALL | C.X.X X |
| --- | EXISTING ROCK RETAINING WALL | |

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

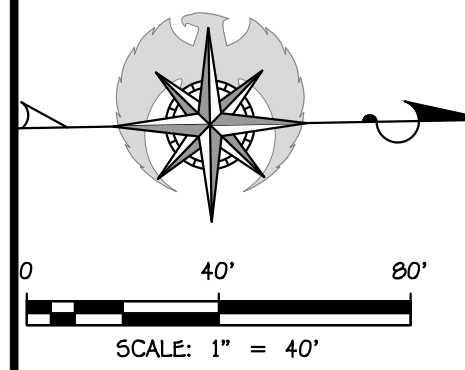
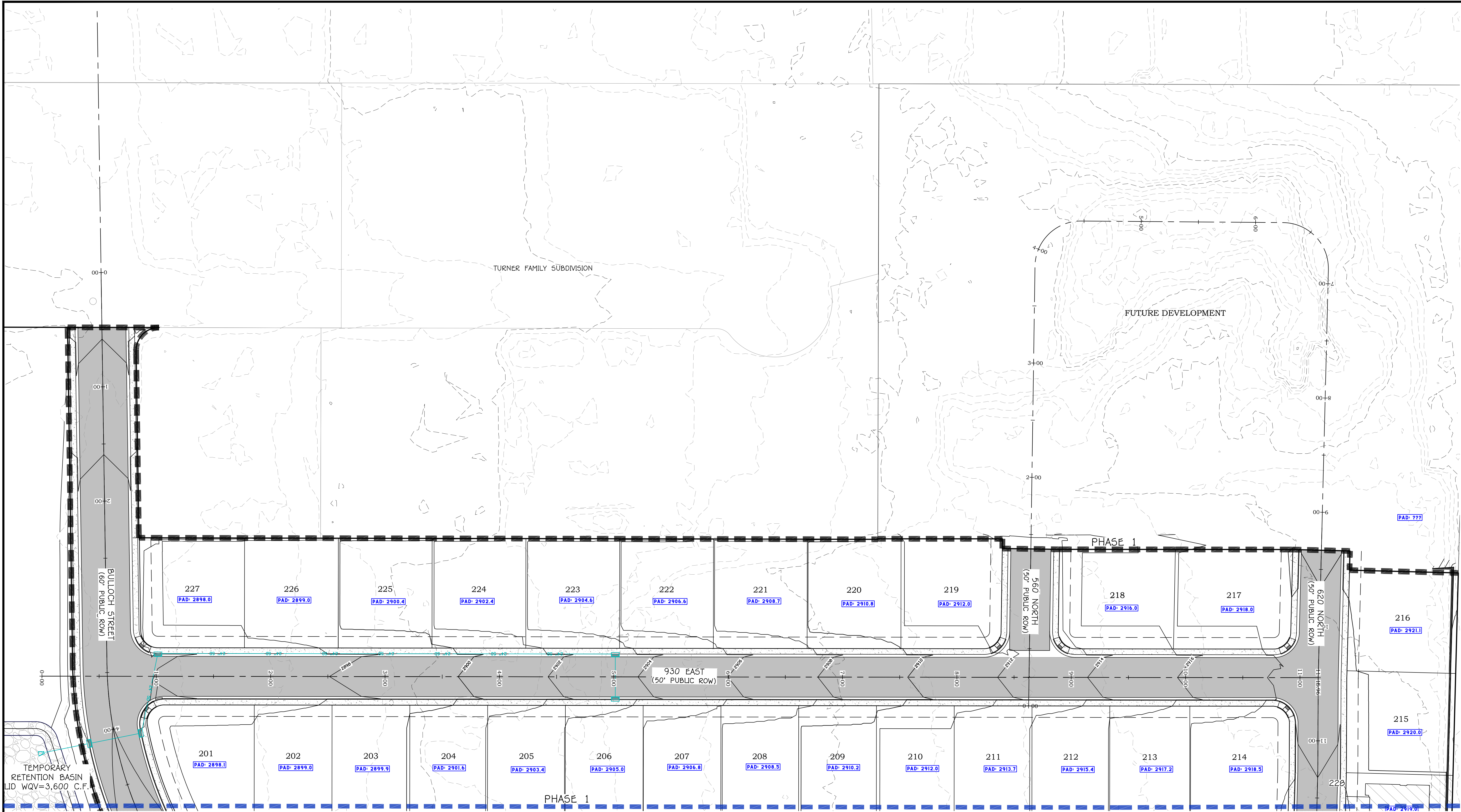


TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
GRADING PLAN 1
PRELIMINARY PLAT PHASES 1 & 2

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/19/2025

P.3.1

SHEET: 6 OF: 12



- LEGEND:**
- | | | | |
|--|--|------|------------------------------|
| | PROPOSED PARCEL BOUNDARY | | PHASE LINE |
| | EXISTING/ADJACENT PARCEL BOUNDARY | | SHEET MATCH LINE |
| | PROPOSED CENTERLINE ALIGNMENT | | PROPOSED RETAINING WALL |
| | EXISTING CENTERLINE ALIGNMENT | | EXISTING RETAINING WALL |
| | EXISTING GROUND MAJOR CONTOUR | | PROPOSED ROCK RETAINING WALL |
| | EXISTING GROUND MINOR CONTOUR | | EXISTING ROCK RETAINING WALL |
| | 3000 FINISH GROUND MAJOR CONTOUR | | |
| | 3001 FINISH GROUND MINOR CONTOUR | | |
| | 50 PROPOSED STORM PIPE (SIZE PER PLAN) | | |
| | 50 EXISTING STORM PIPE (SIZE PER PLAN) | | |
| | CURB INLET SINGLE CATCH BASIN | 205A | |
| | CURB INLET DOUBLE CATCH BASIN | 205B | |
| | 50 STANDARD STORM DRAIN MANHOLE | 220 | |
| | FLARED END SECTION | | |
| | GRATE INLET AREA DRAIN BOX | | |

REVISIONS	
NO.	DESCRIPTION

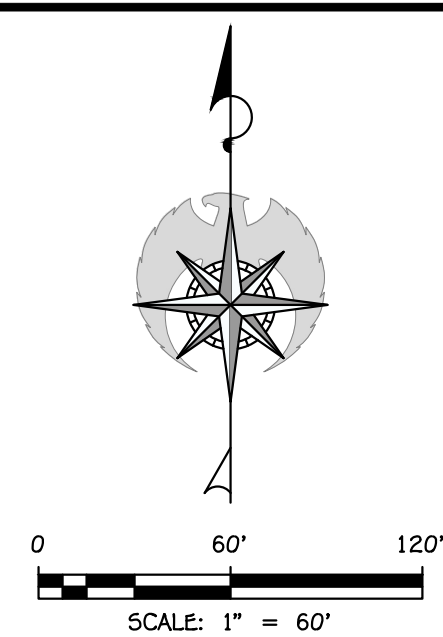
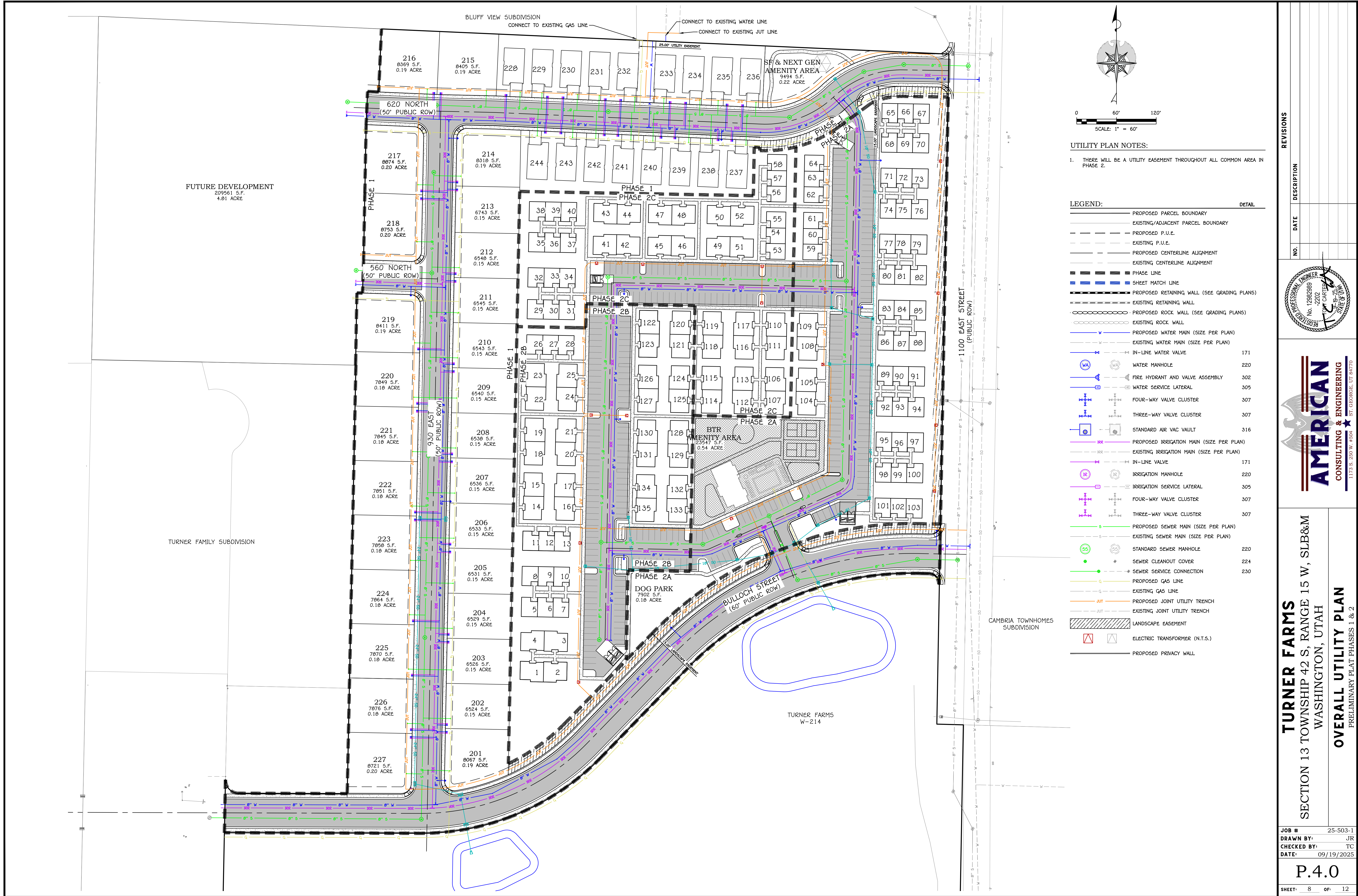
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
GRADING PLAN II
PRELIMINARY PLAT PHASES I & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.3.2

SHEET: 7 OF: 12



UTILITY PLAN NOTES:

1. THERE WILL BE A UTILITY EASEMENT THROUGHOUT ALL COMMON AREA IN PHASE 2.

LEGEND:

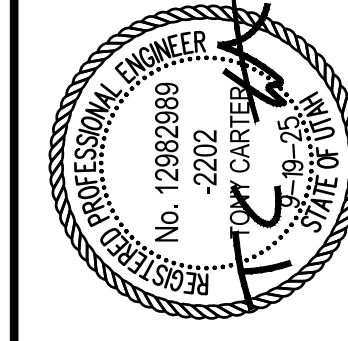
	DETAIL
---	PROPOSED PARCEL BOUNDARY
---	EXISTING/ADJACENT PARCEL BOUNDARY
---	PROPOSED P.U.E.
---	EXISTING P.U.E.
---	PROPOSED CENTERLINE ALIGNMENT
---	EXISTING CENTERLINE ALIGNMENT
---	PHASE LINE
---	SHEET MATCH LINE
---	PROPOSED RETAINING WALL (SEE GRADING PLANS)
---	EXISTING RETAINING WALL
---	PROPOSED ROCK WALL (SEE GRADING PLANS)
---	EXISTING ROCK WALL
---	PROPOSED WATER MAIN (SIZE PER PLAN)
---	EXISTING WATER MAIN (SIZE PER PLAN)
---	IN-LINE WATER VALVE
---	WATER MANHOLE
---	FIRE HYDRANT AND VALVE ASSEMBLY
---	WATER SERVICE LATERAL
---	FOUR-WAY VALVE CLUSTER
---	THREE-WAY VALVE CLUSTER
---	STANDARD AIR VAC VAULT
---	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
---	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
---	IN-LINE VALVE
---	IRRIGATION MANHOLE
---	IRRIGATION SERVICE LATERAL
---	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
---	LANDSCAPE EASEMENT
---	ELECTRIC TRANSFORMER (N.T.S.)
---	PROPOSED PRIVACY WALL

REVISIONS

DESCRIPTION

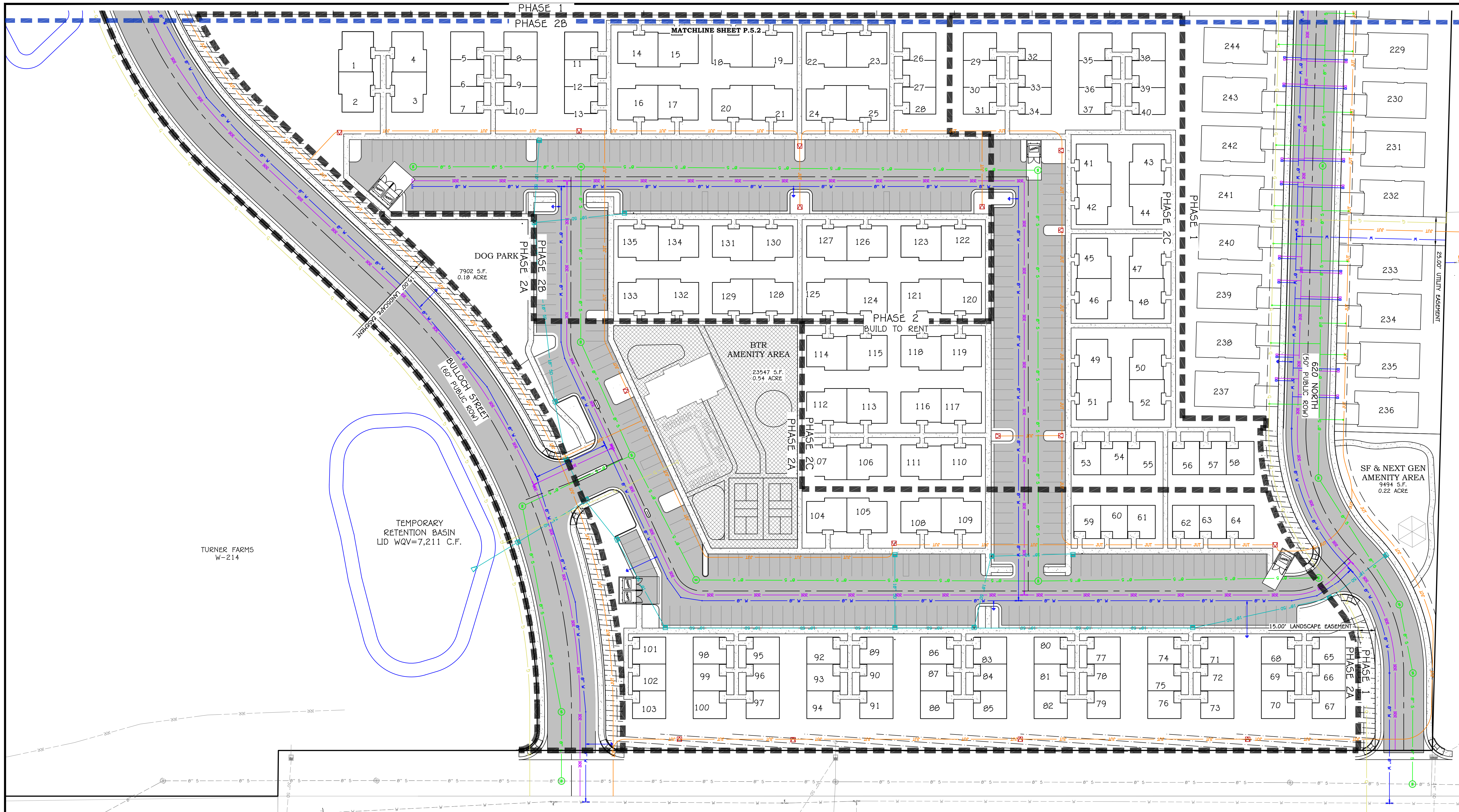
DATE

NO.



TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
OVERALL UTILITY PLAN
PRELIMINARY PLAT PHASES 1 & 2

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	09/19/2025
P.4.0	
SHEET:	8 OF 12



UTILITY PLAN NOTES:

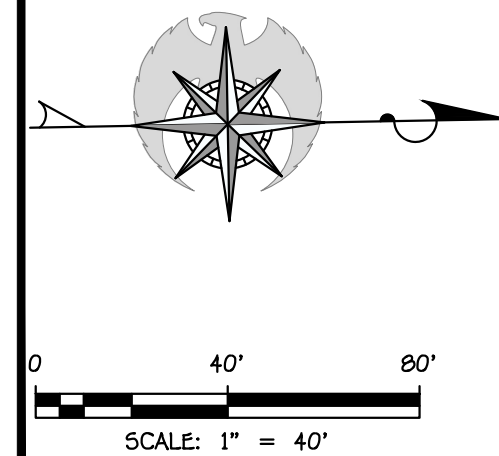
1. THERE WILL BE A UTILITY EASEMENT THROUGHOUT ALL COMMON AREA IN PHASE 2.

LEGEND:

DETAIL	
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED P.U.E.
	EXISTING P.U.E.
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PHASE LINE
	SHEET MATCH LINE
	PROPOSED RETAINING WALL (SEE GRADING PLANS)
	EXISTING RETAINING WALL
	PROPOSED ROCK WALL (SEE GRADING PLANS)
	EXISTING ROCK WALL
	PROPOSED WATER MAIN (SIZE PER PLAN)
	EXISTING WATER MAIN (SIZE PER PLAN)
	IN-LINE WATER VALVE
	WATER MANHOLE

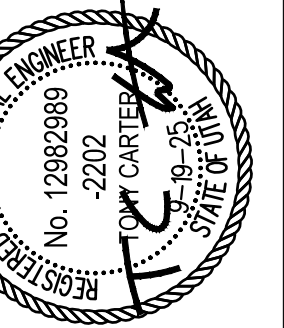
	FIRE HYDRANT AND VALVE ASSEMBLY	302
	WATER SERVICE LATERAL	305
	FOUR-WAY VALVE CLUSTER	307
	THREE-WAY VALVE CLUSTER	307
	STANDARD AIR VAC VAULT	316
	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	171
	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	220
	IN-LINE VALVE	305
	IRRIGATION MANHOLE	307
	IRRIGATION SERVICE LATERAL	307
	FOUR-WAY VALVE CLUSTER	307
	THREE-WAY VALVE CLUSTER	307
	PROPOSED SEWER MAIN (SIZE PER PLAN)	307
	EXISTING SEWER MAIN (SIZE PER PLAN)	307

	STANDARD SEWER MANHOLE	220
	SEWER CLEANOUT COVER	224
	SEWER SERVICE CONNECTION	230
	PROPOSED GAS LINE	
	EXISTING GAS LINE	
	PROPOSED JOINT UTILITY TRENCH	
	EXISTING JOINT UTILITY TRENCH	
	LANDSCAPE EASEMENT	
	ELECTRIC TRANSFORMER (N.T.S.)	
	PROPOSED PRIVACY WALL	



REVISIONS

NO.	DATE	DESCRIPTION

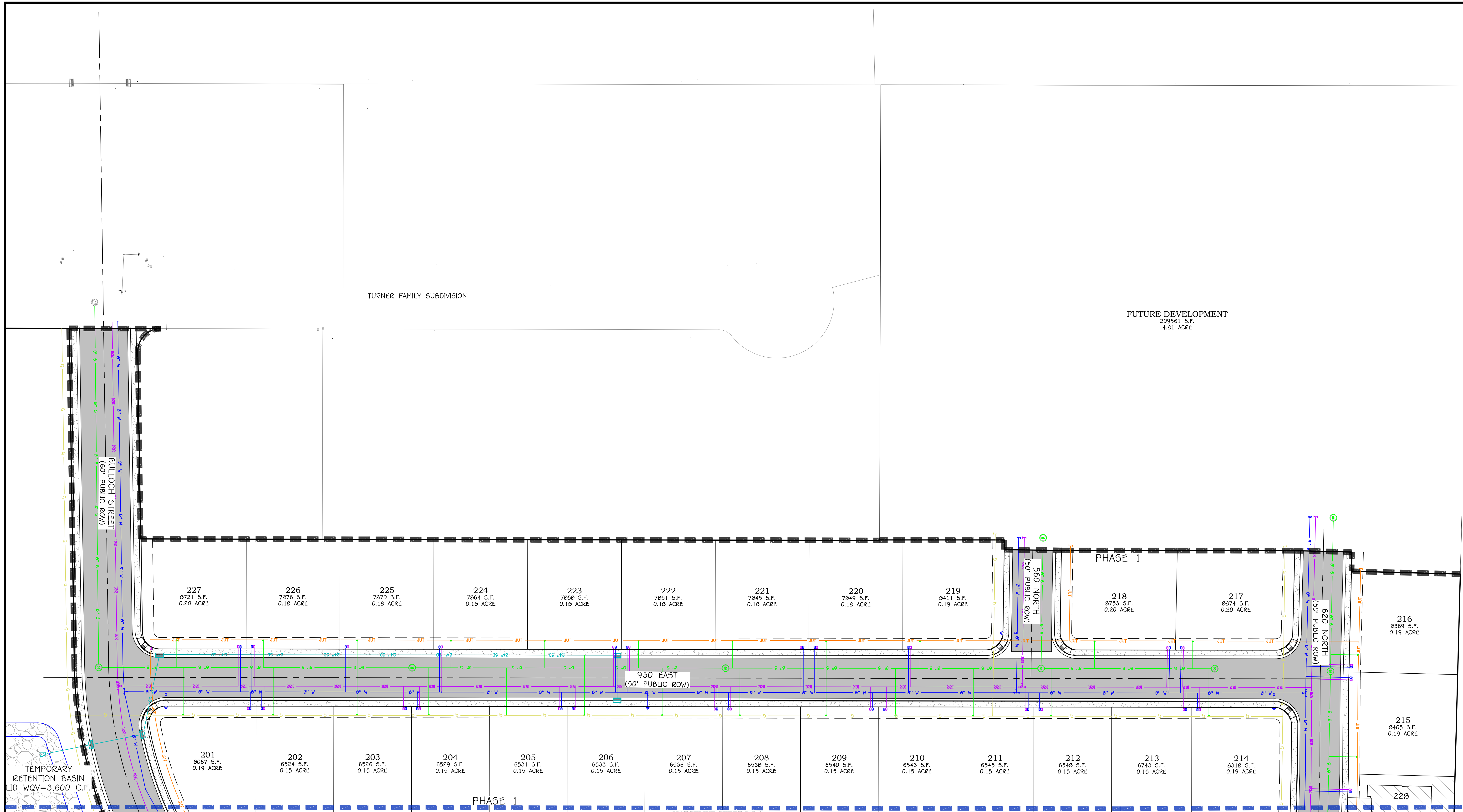


TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
UTILITY PLAN 1
PRELIMINARY PLAT PHASES 1 & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.4.1

SHEET: 9 OF: 12



LEGEND:

- PROPOSED PARCEL BOUNDARY
EXISTING/ADJACENT PARCEL BOUNDARY
PROPOSED P.U.E.
EXISTING P.U.E.
PROPOSED CENTERLINE ALIGNMENT
EXISTING CENTERLINE ALIGNMENT
PHASE LINE
SHEET MATCH LINE
PROPOSED RETAINING WALL (SEE GRADING PLANS)
EXISTING RETAINING WALL
PROPOSED ROCK WALL (SEE GRADING PLANS)
EXISTING ROCK WALL
PROPOSED WATER MAIN (SIZE PER PLAN)
EXISTING WATER MAIN (SIZE PER PLAN)
IN-LINE WATER VALVE
WATER MANHOLE

- FIRE HYDRANT AND VALVE ASSEMBLY
WATER SERVICE LATERAL
FOUR-WAY VALVE CLUSTER
THREE-WAY VALVE CLUSTER
STANDARD AIR VAC VAULT
PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
EXISTING IRRIGATION MAIN (SIZE PER PLAN)
IN-LINE VALVE
IRRIGATION MANHOLE
IRRIGATION SERVICE LATERAL
FOUR-WAY VALVE CLUSTER
THREE-WAY VALVE CLUSTER
PROPOSED SEWER MAIN (SIZE PER PLAN)
EXISTING SEWER MAIN (SIZE PER PLAN)

MATCHLINE SHEET P.5.1

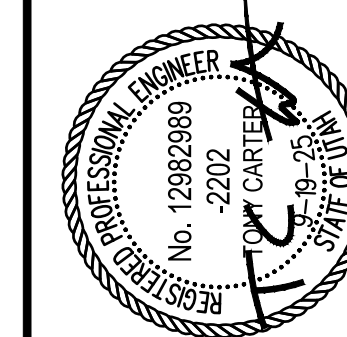
- STANDARD SEWER MANHOLE
SEWER CLEANOUT COVER
SEWER SERVICE CONNECTION
PROPOSED GAS LINE
EXISTING GAS LINE
PROPOSED JOINT UTILITY TRENCH
EXISTING JOINT UTILITY TRENCH

REVISIONS

DESCRIPTION

DATE

NO.



TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

UTILITY PLAN II

PRELIMINARY PLAT PHASES I & 2

JOB # 25-503-1

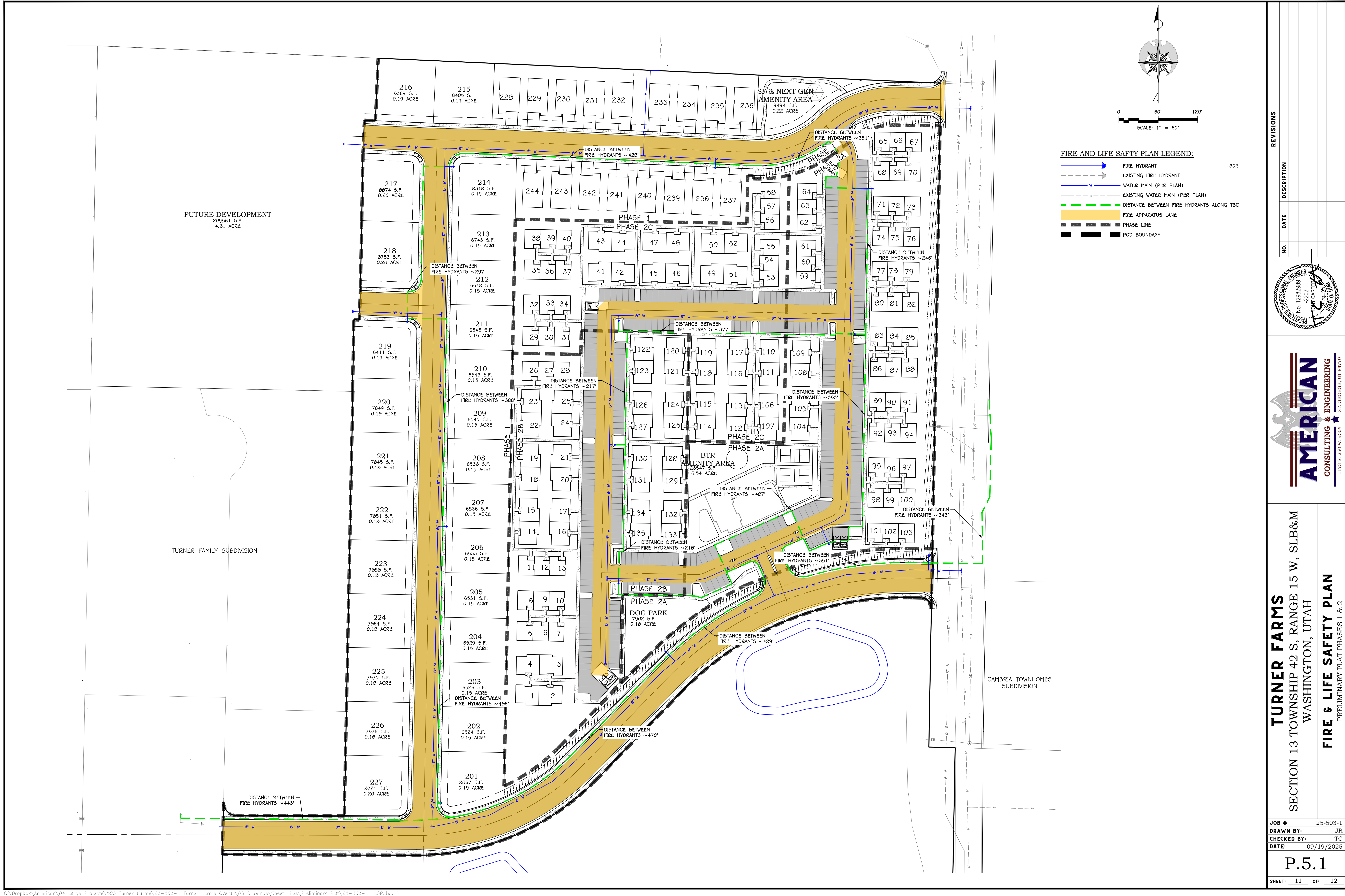
DRAWN BY: JR

CHECKED BY: TC

DATE: 09/19/2025

P.4.2

SHEET: 10 OF: 12

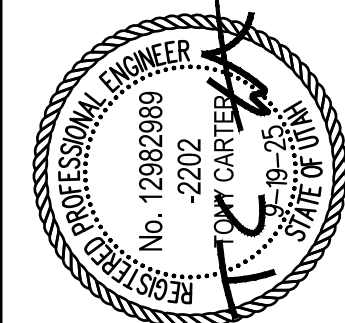


REVISIONS

DESCRIPTION

DATE

NO.



TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
FIRE & LIFE SAFETY PLAN
PRELIMINARY PLAT PHASES 1 & 2

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 09/19/2025

P.5.1

SHEET: 11 OF: 12



BUILD TO RENT UNITS

NEXT-GEN HOMES

SINGLE FAMILY LOTS



Turner Farms
DEVELOPMENT

NEXT-GEN HOME RENDERINGS

05



Turner Farms
DEVELOPMENT

2 BED/2 BATH HOME RENDERING

09



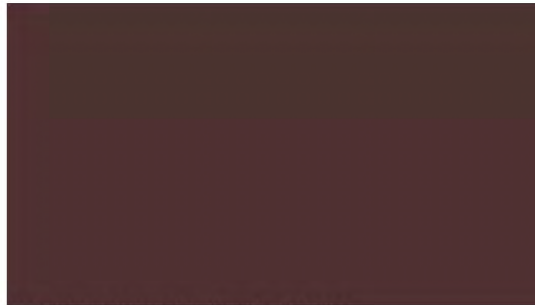
Turner Farms
DEVELOPMENT

3 BED/2.5 BATH HOME RENDERING

10



BRICK: INTERSTATE, MODULAR, COLOR: OLD BALTIMORE,
COUNTRY MANOR, SAGE WHITE MESSY MORTAR



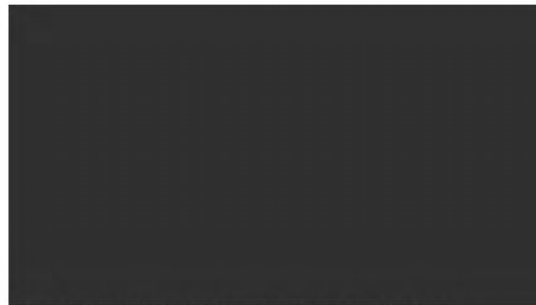
EXTERIOR DOORS: MAROONED SW 6020



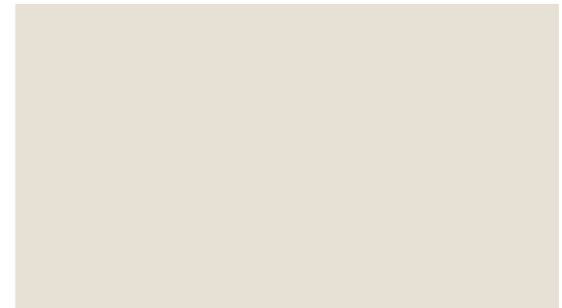
CONCRETE ROOF TILE: BARTILE
STANDARD LEGENDARY SLATE



SMOOTH STUCCO: FAWN BRINDLE SW 7640



WINDOWS/ SOFFIT/ FASCIA: TRICORN BLAC SW 6258



SMOOTH STUCCO: SHOJI WHITE SW 7640



TYPICAL PLANT LEGEND

- 
WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
- 
PISTACHE CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
- 
QUERCUS VIRINIANA
SOUTHERN LIVE OAK
- 
CHITALPA TASHKENTENSIS
MULTI PINK DAWN CHITALPA
- 
LAGERSTROEMIA INDICA
CRAPE MYRTLE TREE
- 
PRUNUS
FLOWERING PLUM TREE
- 
QUERCUS BUCKLEYI
TEXAS RED OAK TREE
- 
LOW WATER SHRUBS
- 
TYPICAL SHRUBS