

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: April 15, 2026

ACTION REQUESTED: Final Plat Partial Amendment “B” to the Lion’s Head Hilltop Estates at Green Spring Cove subdivision, located at 1202 West Crest Road

APPLICANT: Cody Arnoldson

OWNER: PETER J & TAMARA D WYCKOFF

ENGINEER: Rosenberg Associates

REVIEWED BY: Sebastian Ferguson, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of the Lion’s Head Hilltop Estates at Green Spring Cove subdivision, located at 1202 West Crest Road. The reason for this amendment is to combine lots 164 and 165 on the original lot into one single .68 acre lot. The easement vacation between the two lots was approved during the last council meeting.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the PUD-R zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends the Land Use Authority approve the Final Plat Partial Amendment “B” to the Lion’s Head Hilltop Estates at Green Spring Cove subdivision, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.
6. "The existing utility services for Lot 164 shall be capped according to Washington City Standards and will need to be permitted through Washington City Public Works. Utilities will need to be capped prior to recording of the plat."

Majestic Court Partial Amendment A

Final Plat Amendment Narrative

The purpose of this plat amendment is extend Lots 2 and 3 to the north subdivision boundary line, reconfigure Lots 6 and 7, and the addition of Lot 8. The common area & stormwater detention area has been reconfigured and will maintain the required capacity as per the stormwater note below.

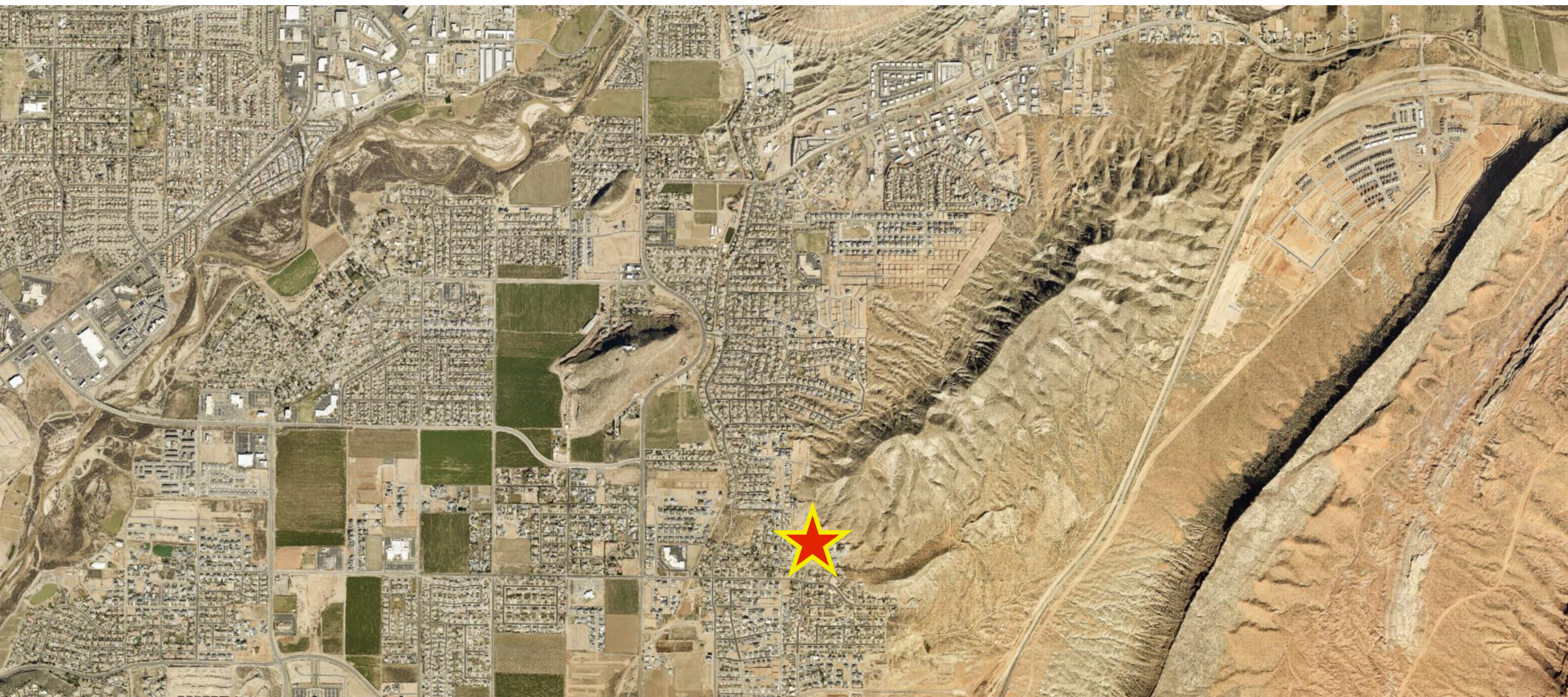
The area noted as Hillside Protection remains the same with a hatch pattern delineating the hillside slope and disturbance restrictions.

By adjusting the lot lines to be more parallel and squaring up the lots, it allows for better homesites and constructability. The zoning is R-1-15 while all lots exceed 18,000+ square feet. There is no open space requirement.

Stormwater:

The originally constructed common area and basin configuration were oversized due to prior hillside development considerations. With the adjoining northern property having disturbed the slope and installed retaining walls, the area is now proposed to be converted to Lot 8, and the detention basin will be reconstructed to the required design volume consistent with the previously approved drainage study prepared for the original subdivision improvements.

The revised basin will meet or exceed the storage volume required by the approved drainage study and applicable City criteria. There will be no reduction in required detention capacity and no increase in downstream discharge beyond approved limits. Therefore, the modification will not create or shift flooding impacts to adjacent properties or downstream developments.



MAJESTIC COURT PARTIAL AMENDMENT A

LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON, WASHINGTON COUNTY, UTAH

Proposed Amended Plat

SHORT TERM INVESTMENTS, LLC
PARCEL NO. W-5-2-36-422
DOCUMENT NO. 20150030697

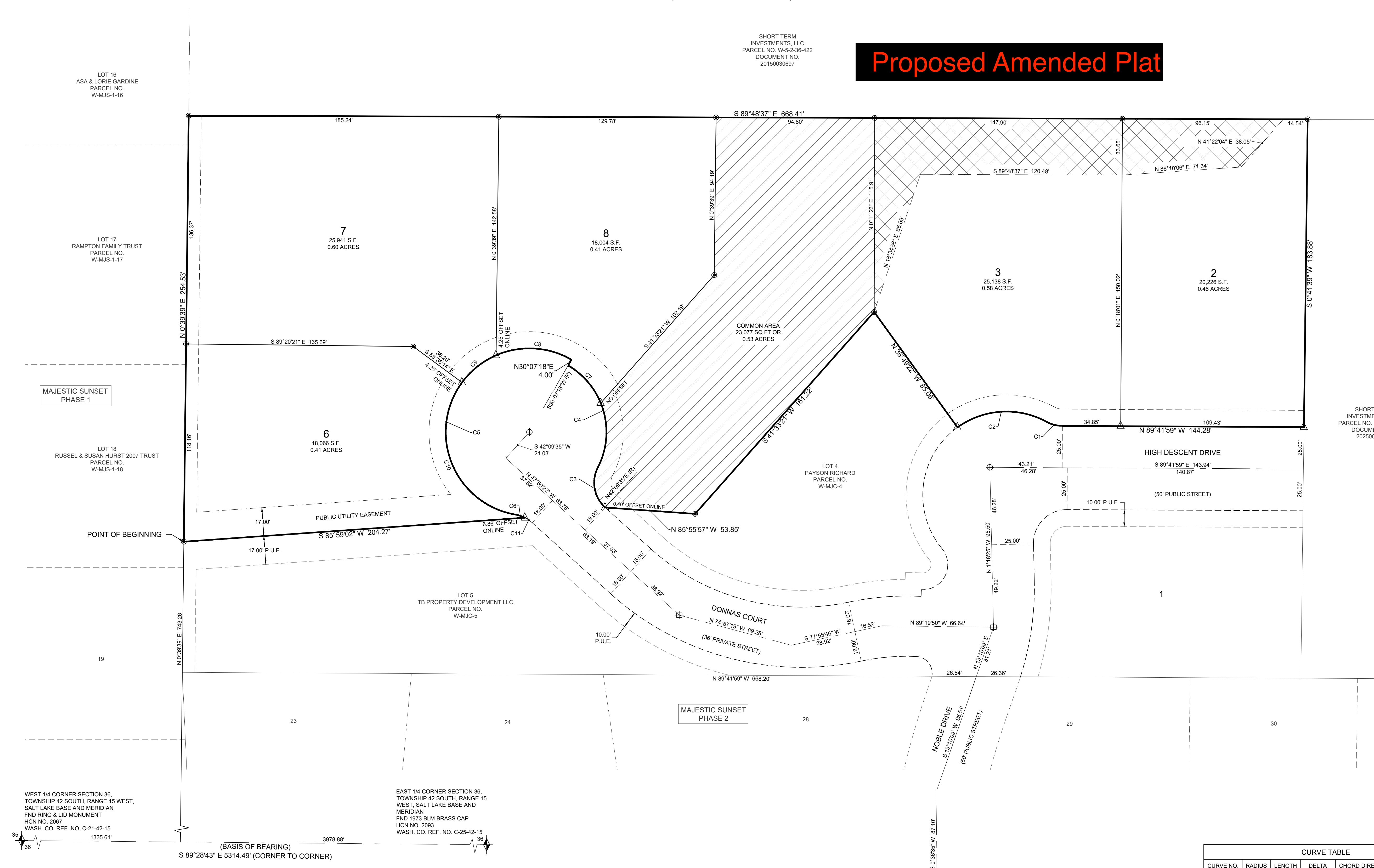
SHORT TERM INVESTMENTS, LLC
PARCEL NO. W-5-2-36-427
DOCUMENT NO. 20250017536

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



MAJESTIC COURT PARTIAL AMENDMENT A
LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

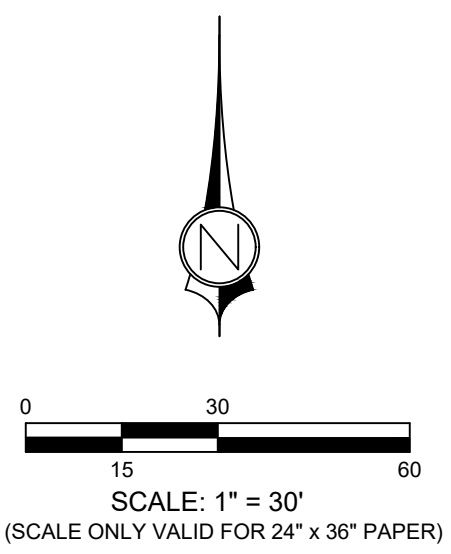
PROJ. #: 26028
DRAWN BY: PJW/JRM
DATE: 02/18/2026
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 30'
SHEET
1
OF
2



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	9.88'	28°19'02"	S 75°32'28" E	9.78'
C2	50.00'	56.23'	64°26'25"	S 86°23'51" W	53.32'
C3	20.00'	26.22'	75°06'11"	S 10°17'19" E	24.38'
C4	46.00'	69.96'	87°08'28"	N 16°18'28" W	63.41'
C5	50.00'	174.94'	200°28'09"	S 19°53'13" W	98.41'
C6	20.00'	6.02'	17°13'58"	N 71°43'52" W	5.99'
C7	46.00'	30.30'	37°44'16"	N 41°00'34" W	29.75'
C8	50.00'	46.79'	53°37'07"	N 86°41'16" W	45.10'
C9	50.00'	26.30'	30°08'24"	S 51°25'58" W	26.00'
C10	50.00'	101.85'	116°42'37"	S 21°59'32" E	85.13'
C11	20.00'	5.33'	15°16'31"	N 55°28'37" W	5.32'

AMENDMENT NOTE
THE PURPOSE OF THIS PLAT AMENDMENT IS TO EXTEND LOTS 2 AND 3 TO THE NORTH SUBDIVISION BOUNDARY LINE, RECONFIGURE LOTS 6 AND 7, AND THE ADDITION OF LOT 8. THE COMMON AREA & STORM WATER DETENTION AREA HAS BEEN REDUCED IN SIZE. NO OTHER CHANGES OR REVISIONS ARE IMPLIED.

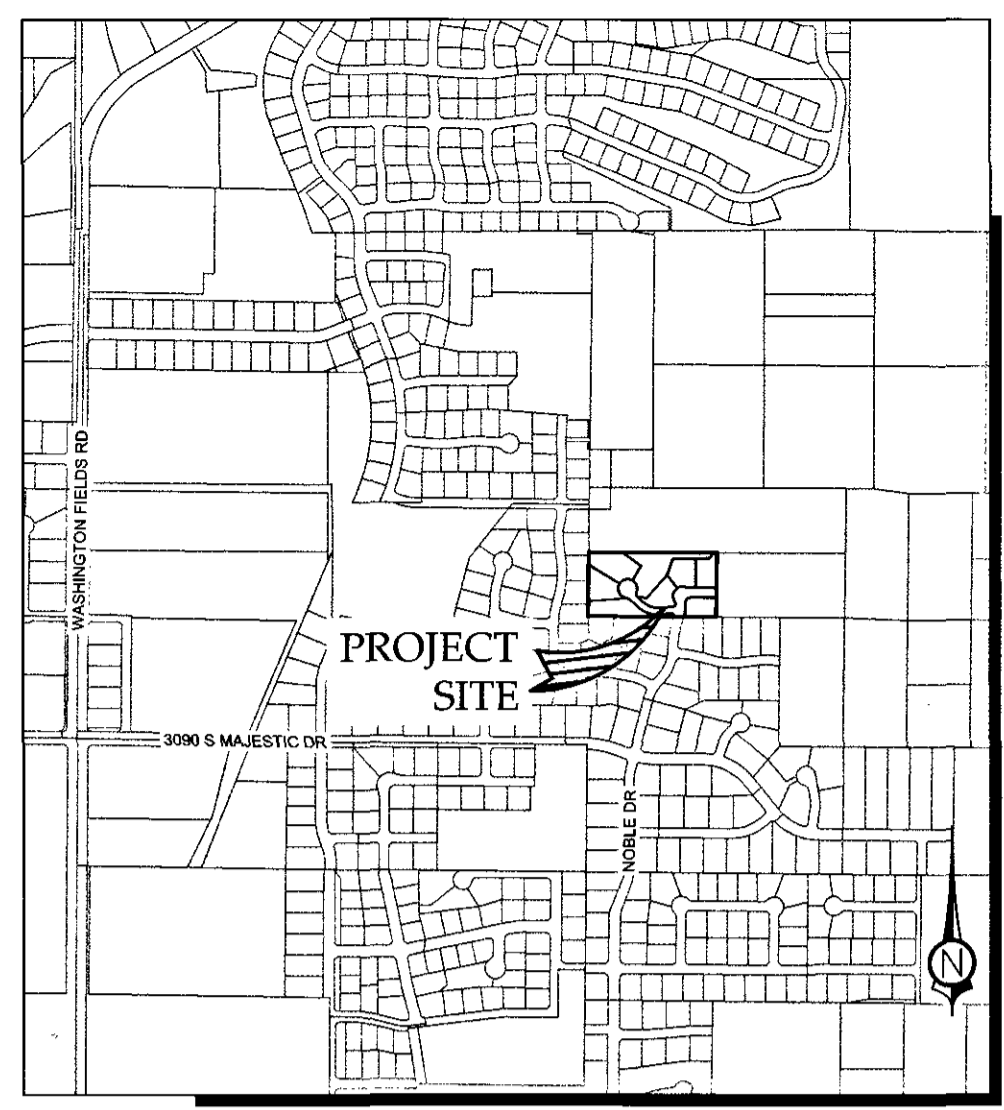
- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
 - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)
 - BUILDING LIMITS (HILLSIDE DISTURBANCE LINE)
 - NO DISTURBANCE AREA (HILLSIDE)
 - HOA COMMON AREA, 23,077 SQ FT OR 0.53 ACRES



WEST 1/4 CORNER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
FND RING & LID MONUMENT
HCN NO. 2067
WASH. CO. REF. NO. C-21-42-15
1335.61'

EAST 1/4 CORNER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
FND 1973 BLM BRASS CAP
HCN NO. 2093
WASH. CO. REF. NO. C-25-42-15
3978.88'

S 89°28'43" E 5314.49' (CORNER TO CORNER)



VICINITY MAP (1" = 1000')

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	17.11'	98°01'36"	N 38°29'36" W	15.10'
C2	130.00'	33.04'	14°33'50"	S 85°12'41" W	32.96'
C3	170.00'	160.91'	54°13'49"	S 74°57'19" E	154.97'
C4	20.00'	5.33'	15°16'31"	N 55°28'37" W	5.32'
C5	20.00'	6.02'	17°13'58"	N 71°43'52" W	5.99'
C6	50.00'	97.67'	111°55'15"	S 24°23'14" E	82.87'
C7	50.00'	77.27'	88°32'54"	S 75°50'51" W	69.81'
C8	46.00'	69.96'	87°08'28"	N 16°18'28" W	63.41'
C9	20.00'	26.22'	75°06'11"	S 10°17'19" E	24.38'
C10	134.00'	126.83'	54°13'55"	S 74°57'19" E	122.15'
C11	166.00'	43.51'	15°01'04"	S 85°26'18" W	43.39'
C12	15.00'	34.71'	132°33'56"	N 26°39'53" E	27.47'
C13	50.00'	81.85'	93°47'43"	S 7°16'47" W	73.01'
C14	50.00'	56.23'	64°26'25"	S 86°23'51" W	53.32'
C15	20.00'	9.88'	28°19'02"	S 75°32'28" E	9.78'
C16	20.00'	31.98'	91°36'26"	S 44°29'48" W	28.68'
C17	175.00'	58.14'	19°02'03"	N 8°12'36" E	57.87'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 2°56'51" E	4.00'

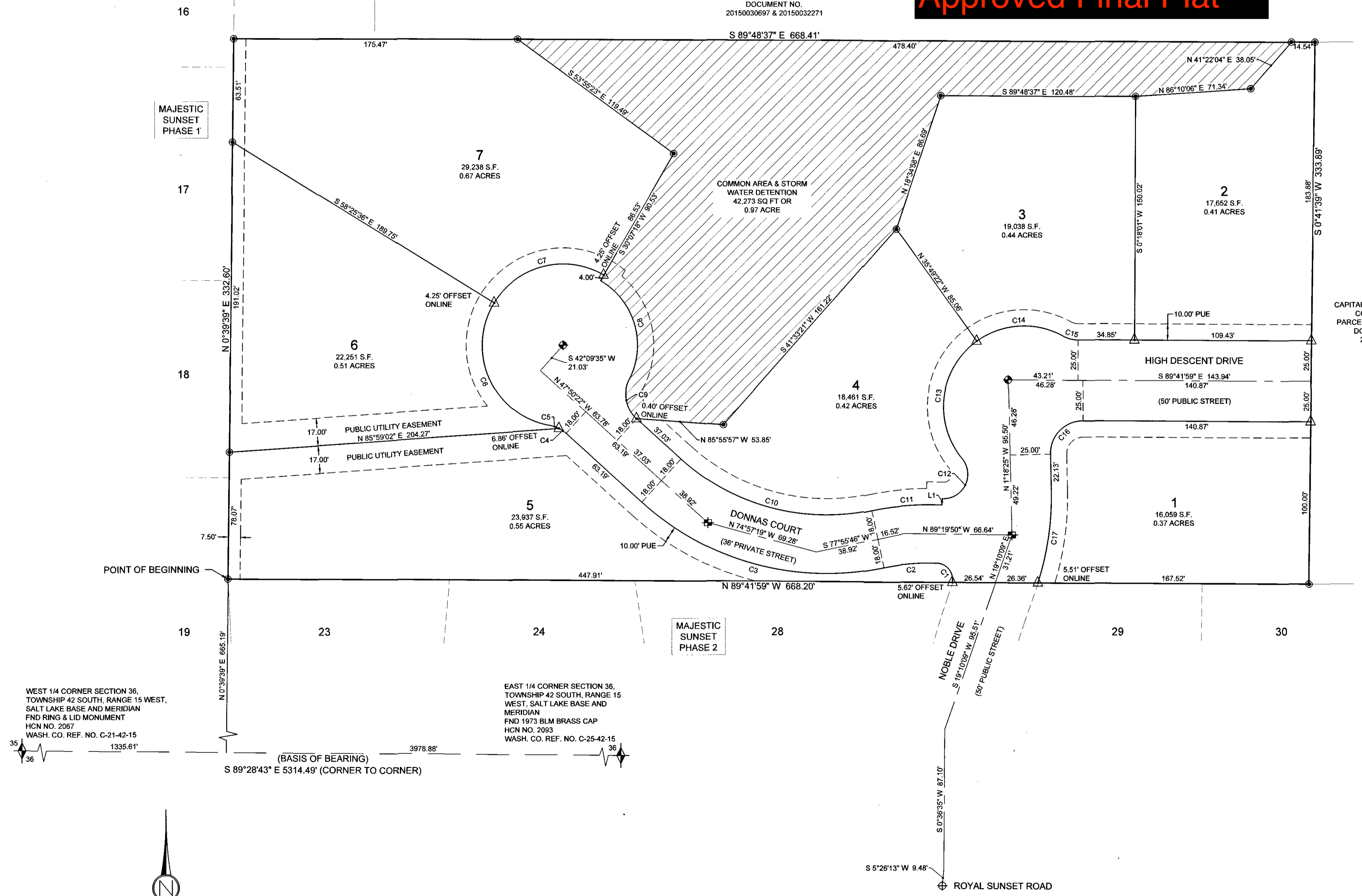
MAJESTIC COURT

LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

GENERAL NOTES

- THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED SEPTEMBER 16, 2019, A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- ALL GRADING AND DISTURBANCE TO COMPLY WITH THE HILLSIDE RECOMMENDATIONS AND APPROVALS AS IDENTIFIED IN THE MAY 12, 2021 PRE-PLAT APPROVAL CITY COUNCIL MEETING.
- STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, UTAH. EXECUTE BY TB PROPERTIES DEVELOPMENT LLC, RECORDED FEBRUARY 1, 2022, AS DOCUMENT NO. 20220006382, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH.
- NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
- 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 WASHINGTON CITY 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.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

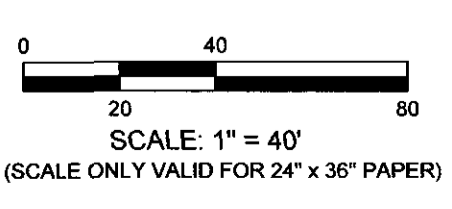
Approved Final Plat



WEST 1/4 CORNER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FND RING & LID MONUMENT HCN NO. 2967 WASH. CO. REF. NO. C-21-42-15 1335.61'

EAST 1/4 CORNER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FND 1973 BLM BRASS CAP HCN NO. 2093 WASH. CO. REF. NO. C-25-42-15 3978.88'

(BASIS OF BEARING) S 89°28'43" E 5314.49' (CORNER TO CORNER)



APPROVAL OF PUBLIC WORKS
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 17TH DAY OF April, A.D. 2023

[Signature]
PUBLIC WORKS, WASHINGTON CITY

CITY ENGINEER'S APPROVAL
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 21ST DAY OF September, A.D. 2022

[Signature]
CITY ENGINEER, WASHINGTON CITY

APPROVAL AS TO FORM
APPROVED AS TO FORM, THIS THE 5TH DAY OF October, A.D. 2022

[Signature]
CITY ATTORNEY, WASHINGTON CITY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH
WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE 14TH DAY OF August, A.D. 2022 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

[Signature]
MAYOR, WASHINGTON CITY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 24TH DAY OF August, A.D. 2022 THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS PLAT HAVE BEEN PAID IN FULL.

[Signature]
WASHINGTON COUNTY TREASURER

RECORDED No. **DOC # 20230011398**
This Conveying Property Plat was recorded in the Public Records of Washington County, Utah on August 24, 2022 at 9:54:30 AM by SOUTHERN UTAH TITLE CO. # 54 30

[Signature]
WASHINGTON COUNTY RECORDER

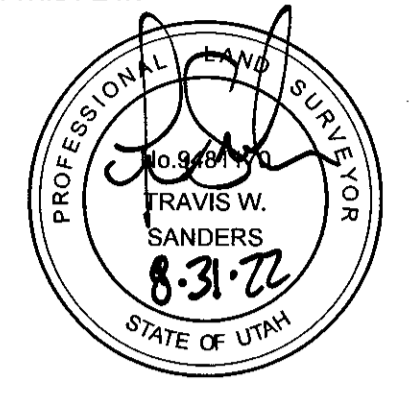
SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREET, PUBLIC STREET, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

MAJESTIC COURT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE August 31, 2022
[Signature]
TRAVIS W SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°28'43" E 1335.61 FEET ALONG THE CENTER SECTION LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 0°39'39" E 688.10 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 36, POINT ALSO BEING ON THE EAST BOUNDARY LINE OF MAJESTIC SUNSET PHASE 1, OF RECORD AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 0°39'39" E 332.60 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150030697, OF RECORD AND ON FILE IN THE SAID OFFICE OF THE RECORDER; THENCE S 89°48'37" E 688.41 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110038614, OF RECORD AND ON FILE IN THE SAID OFFICE OF THE RECORDER; THENCE S 0°41'59" W 333.89 FEET ALONG THE WEST LINE OF SAID PARCEL, TO A POINT ON THE NORTH BOUNDARY LINE OF MAJESTIC SUNSET PHASE 2, OF RECORD AND ON FILE IN THE SAID OFFICE OF THE RECORDER; THENCE N 89°41'59" W 668.20 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 220,703 SQ FT OR 5.11 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PRIVATE STREET, PUBLIC STREET, COMMON AREA AND EASEMENTS TO BE KNOWN AS:

MAJESTIC COURT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREET AND EASEMENTS, ALL LOTS, PRIVATE STREET, PUBLIC STREET, COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 4/24/2023, AS Doc. # 20230011399. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

TB PROPERTY DEVELOPMENT, LLC
(A UTAH LIMITED LIABILITY COMPANY)

[Signature] aka Barbara Buffon
(MANAGING MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THE 0 DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Barbara Buffon, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF TB PROPERTIES DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF TB PROPERTIES DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: 724906
MY COMMISSION EXPIRES: 5/9/2026

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, M. Shaun Sampson, A MORTGAGEE FOR STATE BANK OF SOUTHERN UTAH, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

[Signature]
REPRESENTATIVE: Senior Vice President

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Washington

ON THE 1 DAY OF September, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, M. Shaun Sampson, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: 723457
MY COMMISSION EXPIRES: MAY 7, 2026

LEGEND

- ◆ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ⊕ SPECIFICS SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED, (CLASS II, REBAR & ALUM. CAP).
- △ SPECIFICS FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- - - EASEMENT LINE (SEE NOTES)
- ▨ HOA COMMON AREA, 42,273 SQ FT OR 0.97 ACRE

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



MAJESTIC COURT
LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	19177
DRAWN BY:	PJW
DATE:	8/30/2022
CHECKED BY:	TWS
SCALE OF SHEET:	HOR SCALE: 1" = 40'
SHEET:	1
OF:	1

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	April 15, 2026
ACTION REQUESTED:	Final Plat Partial Amendment for Majestic Court, located at Donnas Court & High Descent Drive
APPLICANT:	Barbara Button
OWNER:	TB Properties, Taylor & Barbara Button, Arnold & Ariana Button
ENGINEER:	Civil Science
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of the Majestic Court subdivision, located at Donnas Court and High Descent Drive. The reason for this amendment is to extend lots 2 and 3 to the north subdivision boundary line, change the layout of lots 6 and 7, and add an additional lot number 8 to the plat. Moreover, the layout of the common area and stormwater detention area has been changed to accommodate the proposed lot changes. This change will maintain the required capacity as per the stormwater note on the exhibit.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the R-1-15 zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends the Land Use Authority approve the Majestic Court Partial Plat Amendment, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for 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. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

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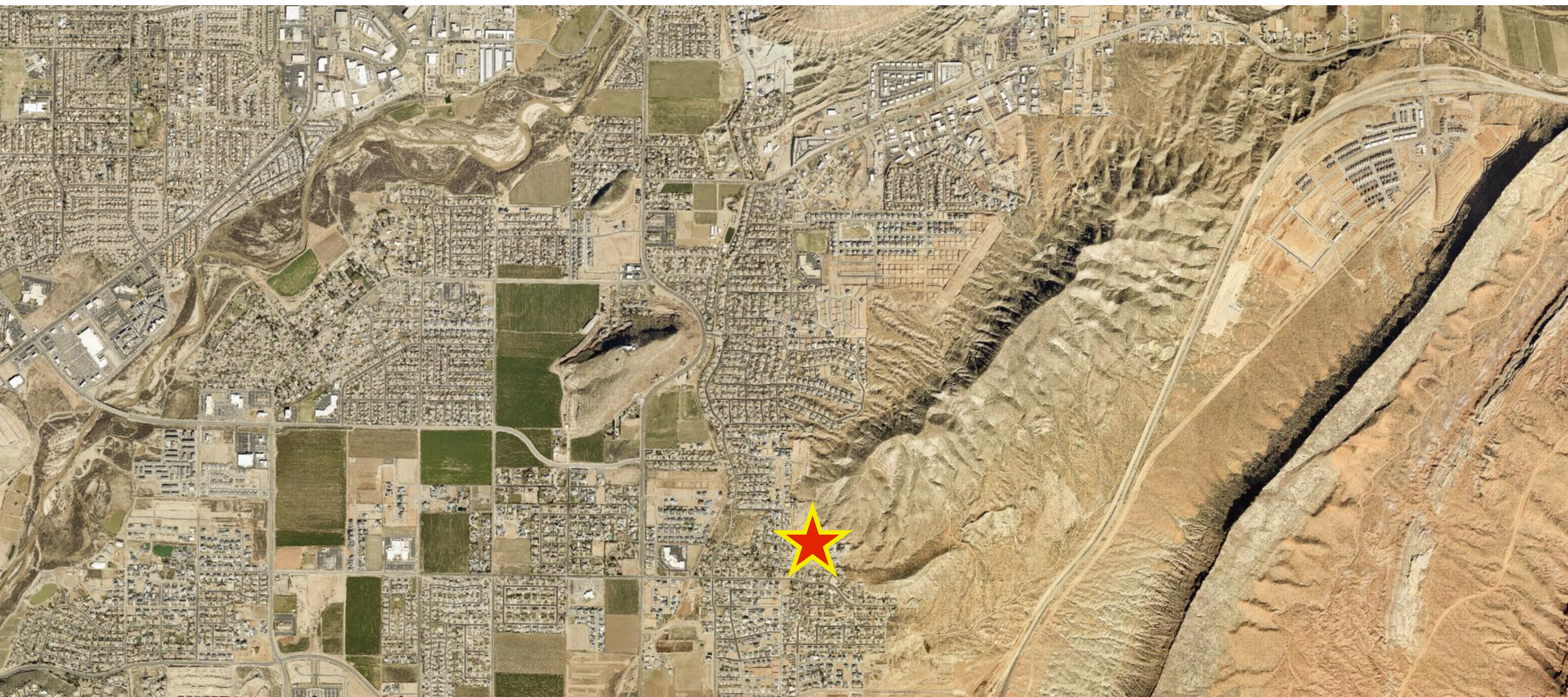
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By adjusting the lot lines to be more parallel and squaring up the lots, it allows for better homesites and constructability. The zoning is R-1-15 while all lots exceed 18,000+ square feet. There is no open space requirement.

Stormwater:

The originally constructed common area and basin configuration were oversized due to prior hillside development considerations. With the adjoining northern property having disturbed the slope and installed retaining walls, the area is now proposed to be converted to Lot 8, and the detention basin will be reconstructed to the required design volume consistent with the previously approved drainage study prepared for the original subdivision improvements.

The revised basin will meet or exceed the storage volume required by the approved drainage study and applicable City criteria. There will be no reduction in required detention capacity and no increase in downstream discharge beyond approved limits. Therefore, the modification will not create or shift flooding impacts to adjacent properties or downstream developments.



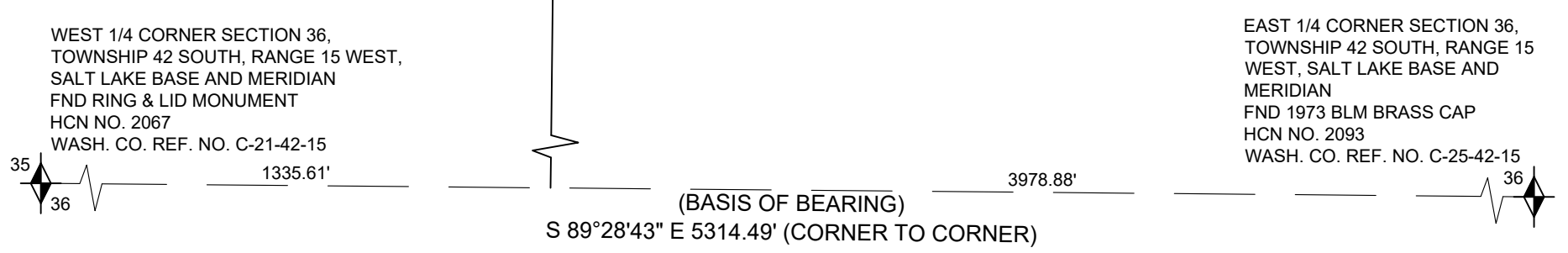
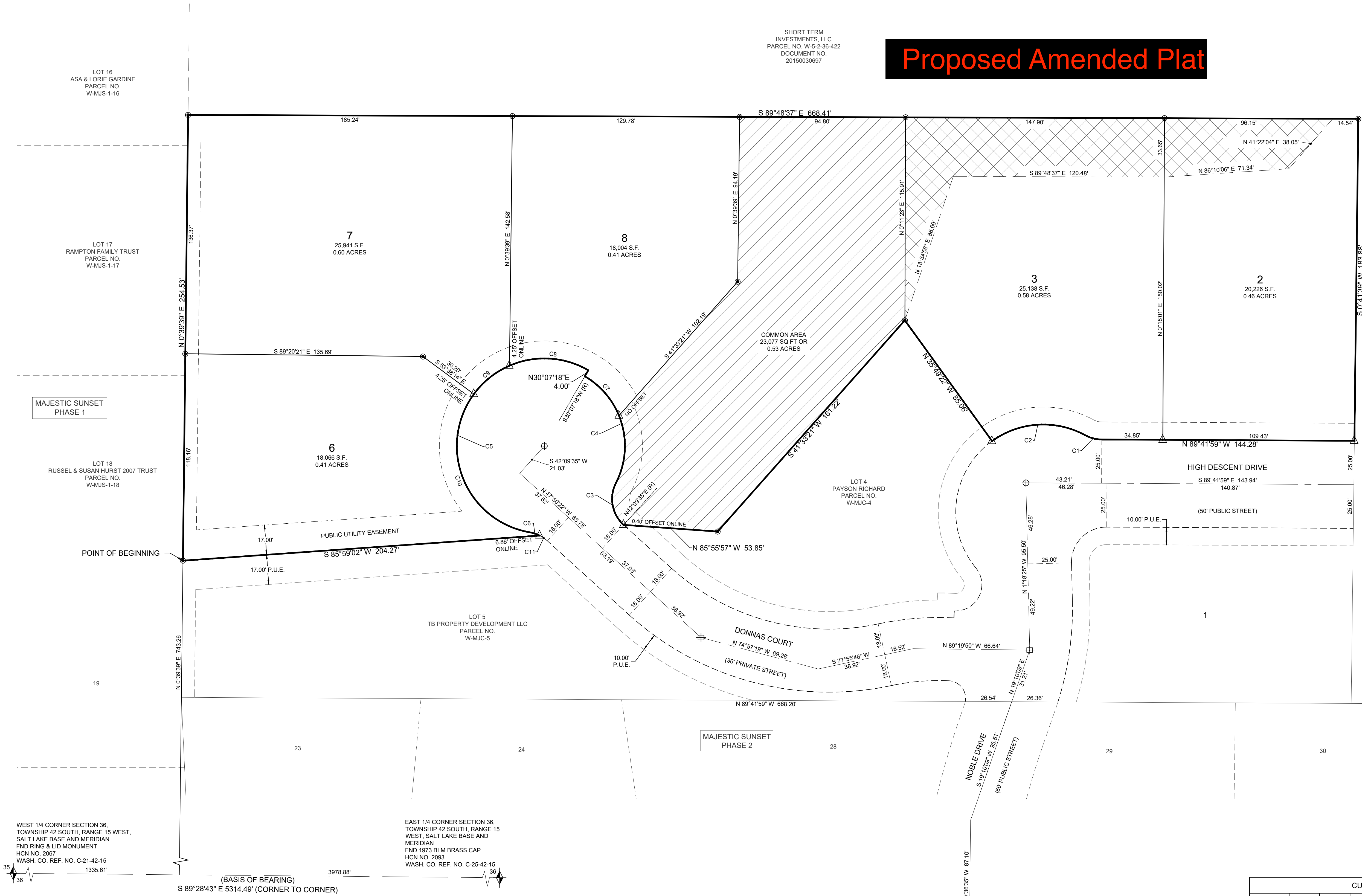
MAJESTIC COURT PARTIAL AMENDMENT A

LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON, WASHINGTON COUNTY, UTAH

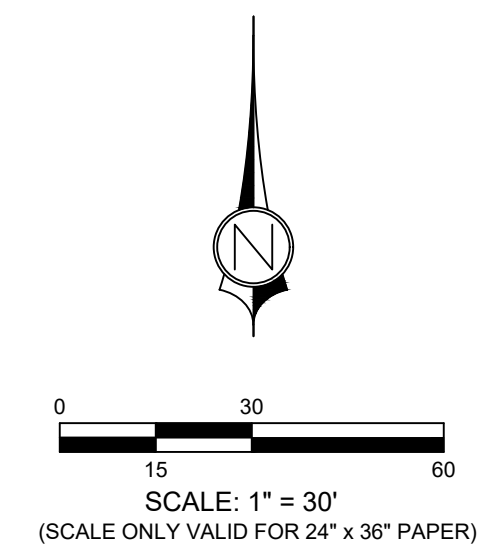
Proposed Amended Plat

SHORT TERM INVESTMENTS, LLC
PARCEL NO. W-5-2-36-422
DOCUMENT NO. 20150030697

SHORT TERM INVESTMENTS, LLC
PARCEL NO. W-5-2-36-427
DOCUMENT NO. 20250017536



- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
 - SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
 - EASEMENT LINE (SEE NOTES)
 - BUILDING LIMITS (HILLSIDE DISTURBANCE LINE)
 - NO DISTURBANCE AREA (HILLSIDE)
 - HOA COMMON AREA, 23,077 SQ FT OR 0.53 ACRES



AMENDMENT NOTE
THE PURPOSE OF THIS PLAT AMENDMENT IS TO EXTEND LOTS 2 AND 3 TO THE NORTH SUBDIVISION BOUNDARY LINE, RECONFIGURE LOTS 6 AND 7, AND THE ADDITION OF LOT 8. THE COMMON AREA & STORM WATER DETENTION AREA HAS BEEN REDUCED IN SIZE. NO OTHER CHANGES OR REVISIONS ARE IMPLIED.

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.00'	9.88'	28°19'02"	S 75°32'28" E	9.78'
C2	50.00'	56.23'	64°26'25"	S 86°23'51" W	53.32'
C3	20.00'	26.22'	75°06'11"	S 10°17'19" E	24.38'
C4	46.00'	69.96'	87°08'28"	N 16°18'28" W	63.41'
C5	50.00'	174.94'	200°28'09"	S 19°53'13" W	98.41'
C6	20.00'	6.02'	17°13'58"	N 71°43'52" W	5.99'
C7	46.00'	30.30'	37°44'16"	N 41°00'34" W	29.75'
C8	50.00'	46.79'	53°37'07"	N 86°41'16" W	45.10'
C9	50.00'	26.30'	30°08'24"	S 51°25'58" W	26.00'
C10	50.00'	101.85'	116°42'37"	S 21°59'32" E	85.13'
C11	20.00'	5.33'	15°16'31"	N 55°28'37" W	5.32'

MAJESTIC COURT PARTIAL AMENDMENT A
LOCATED IN
NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

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



PROJ. #: 26028
DRAWN BY: PJW/JRM
DATE: 02/18/2026
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 30'
SHEET
1
OF
2

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	April 15, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Stonehaven Residential Subdivision, located at approximately 2000 South 20 East
APPLICANT:	Bill Cox
OWNER:	Bill Cox
ENGINEER:	Rick Meyer, Bush and Gudgell
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Stonehaven Subdivision, located at approximately 2000 South 20 East. This subdivision is proposing 26 residential lots on an area covering 7.21 acres. The landscape strip along E 2000 S would be ten feet wide, as per during the updated landscape width requirements. The current zoning for the site is R-1-8, with the R-1-8 zone directly to the North, PUD-R to the West and East, and an unincorporated area to the South.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location.

Recommendation

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the Stonehaven 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. A Post Construction Maintenance Agreement shall 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 10' landscape strip adjacent to 2000 South and 20 East shall be maintained by the HOA. The landscape strip shall include a minimum of 10% live growth and the entire landscape strip adjacent to 2000 South and 20 East will be completed prior to the issuance of the first building permit. No construction or block walls to be present in the 10' landscape strip.



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
www.bushandgudgeon.com

March 13, 2026

Washington City Planning and Zoning
Washington City, UT

Re: Stonehaven Residential Subdivision – Preliminary Plat Application

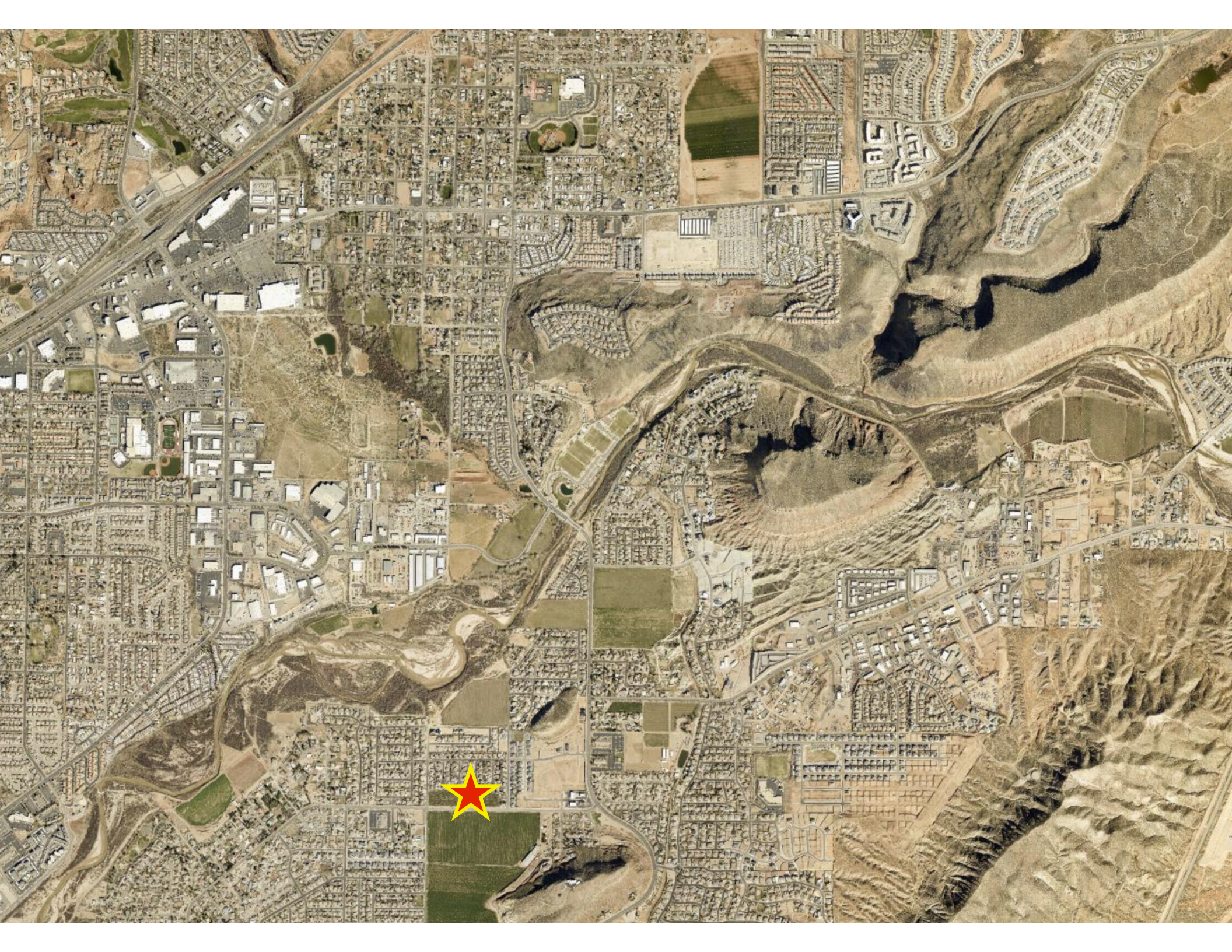
Dear Mr. Gibb,

We are submitting this Preliminary Plat application for Stonehaven residential. This will be a twenty-six unit subdivision on parcel W-5-2-26-4201. The parcel is 7.21 acres total. Please see the map exhibit accompanying this application for further details.

Your consideration of this request is greatly appreciated.
We greatly appreciate your consideration.

Sincerely,
Bush and Gudgeon, Inc.

Bob Hermandson
President

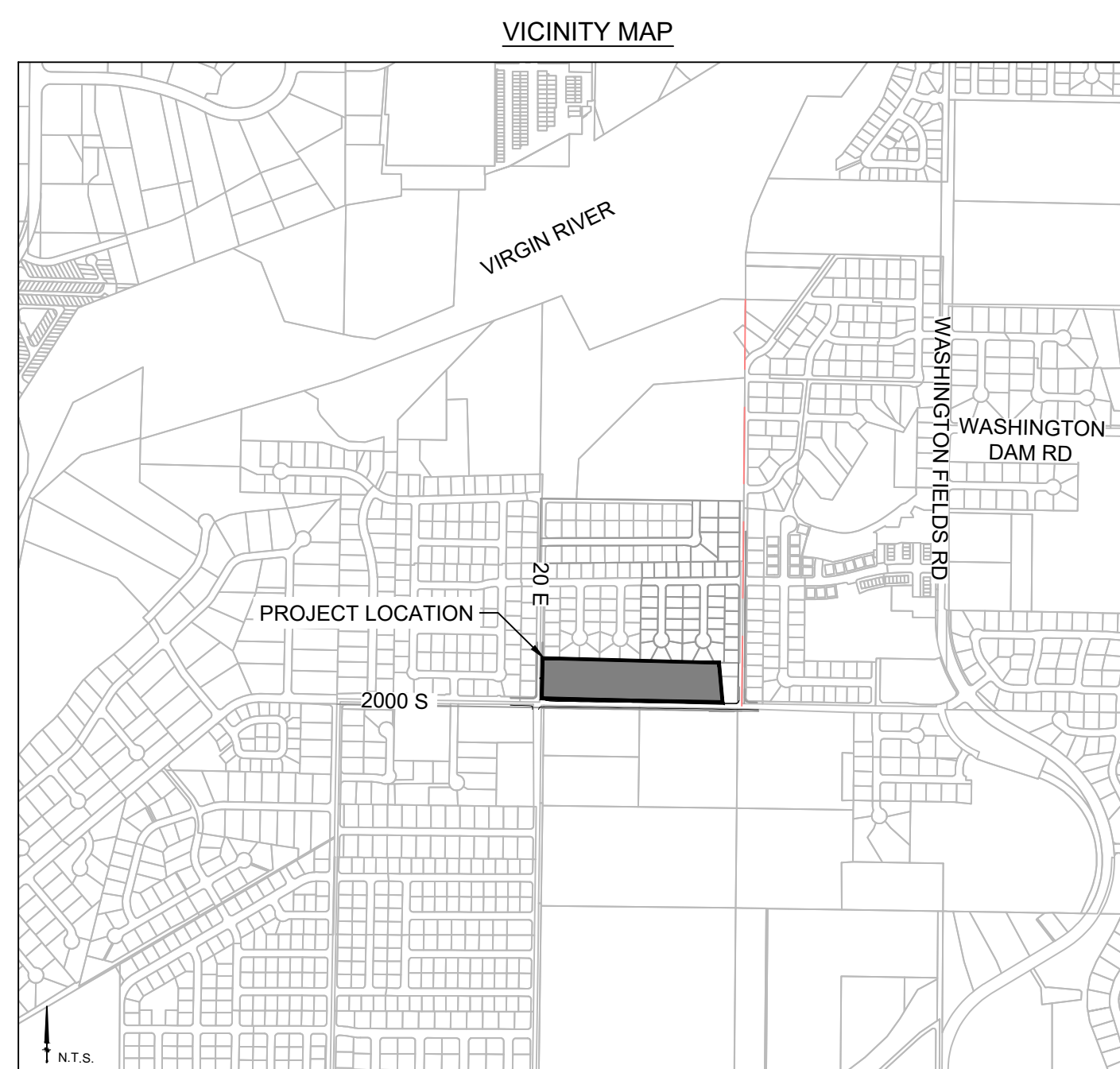


B&G PROJECT NUMBER 261038

STONEHAVEN

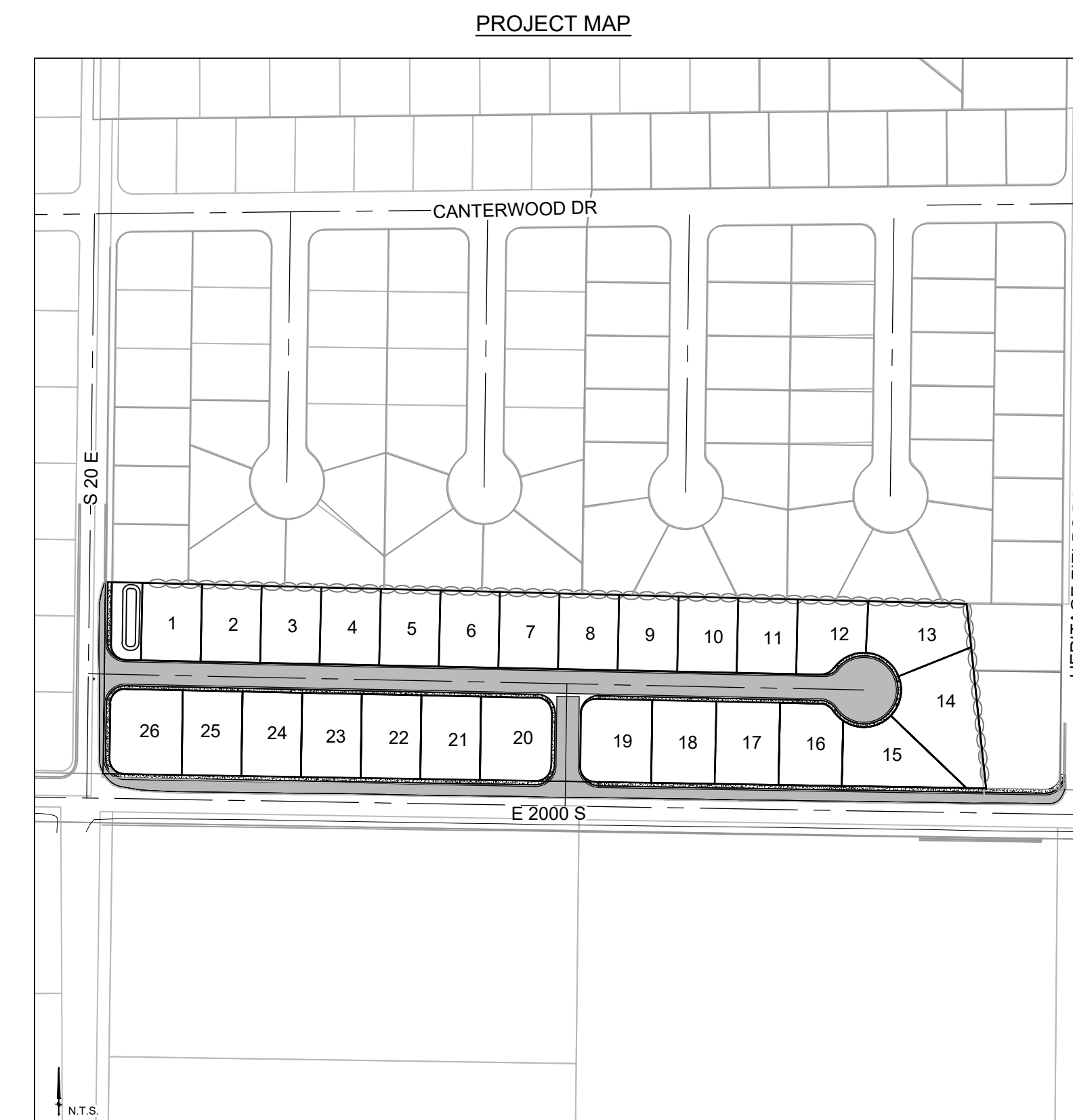
PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SOUTHEAST CORNER OF SECTION 26, T42 R15 W, SLB&M
PARCEL # W-5-2-26-4201



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING AND DRAINAGE
4	UTILITY PLAN

PROJECT INFORMATION	
GENERAL PLAN	LD
ZONING	R-1-8
TOTAL AREA	6.73 ACRES
AREA OF LOTS	5.57 ACRES
AREA OF ROADS	1.16 ACRES
TOTAL LOTS	26
DENSITY	3.86 DU/ACRE



GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 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.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 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.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 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:**
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
 - PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
 - APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
 - OPERATE HULL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:**
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

MARCH 2026

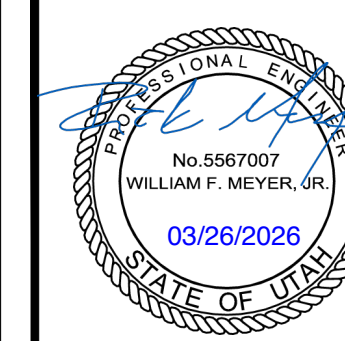
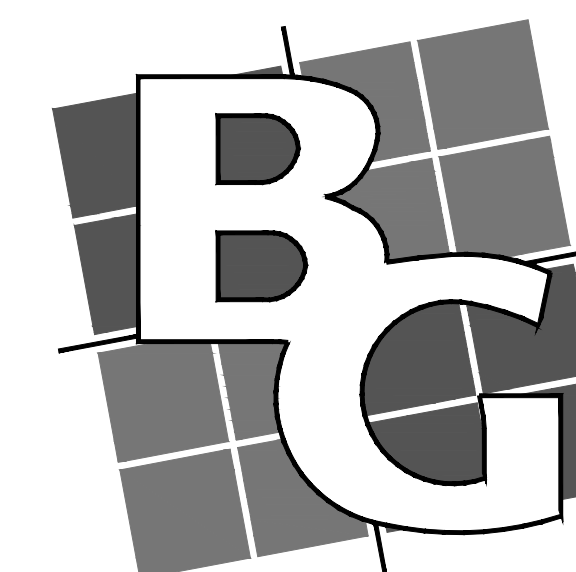
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

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

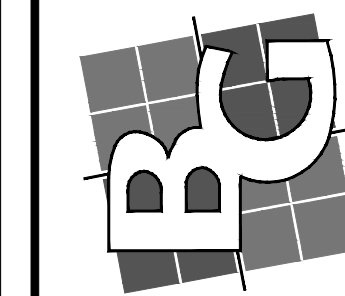


OWNER / DEVELOPER
STONEHAVEN HOLDINGS LLC
BILL COX
21 EAST ST GEORGE BLVD
ST GEORGE, UTAH 84770
(435) 669-3833
BILLCOXREALSTATE@HOTMAIL.COM

ENGINEERING CONTACT
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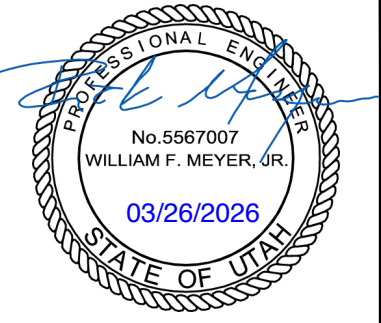
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DATE: MAR 2026
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APPROVED: RM
SCALE: NOTED
JOB NO.: 261038

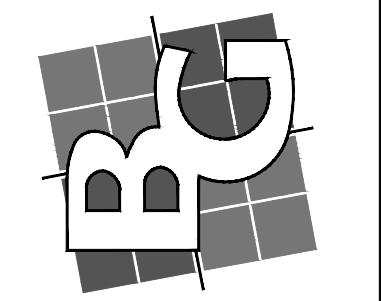
COVER SHEET
STONEHAVEN
LOCATED IN WASHINGTON, UTAH

SHEET
1 OF 4
SHEETS
FILE: 261038



No.	Date	By	Revision

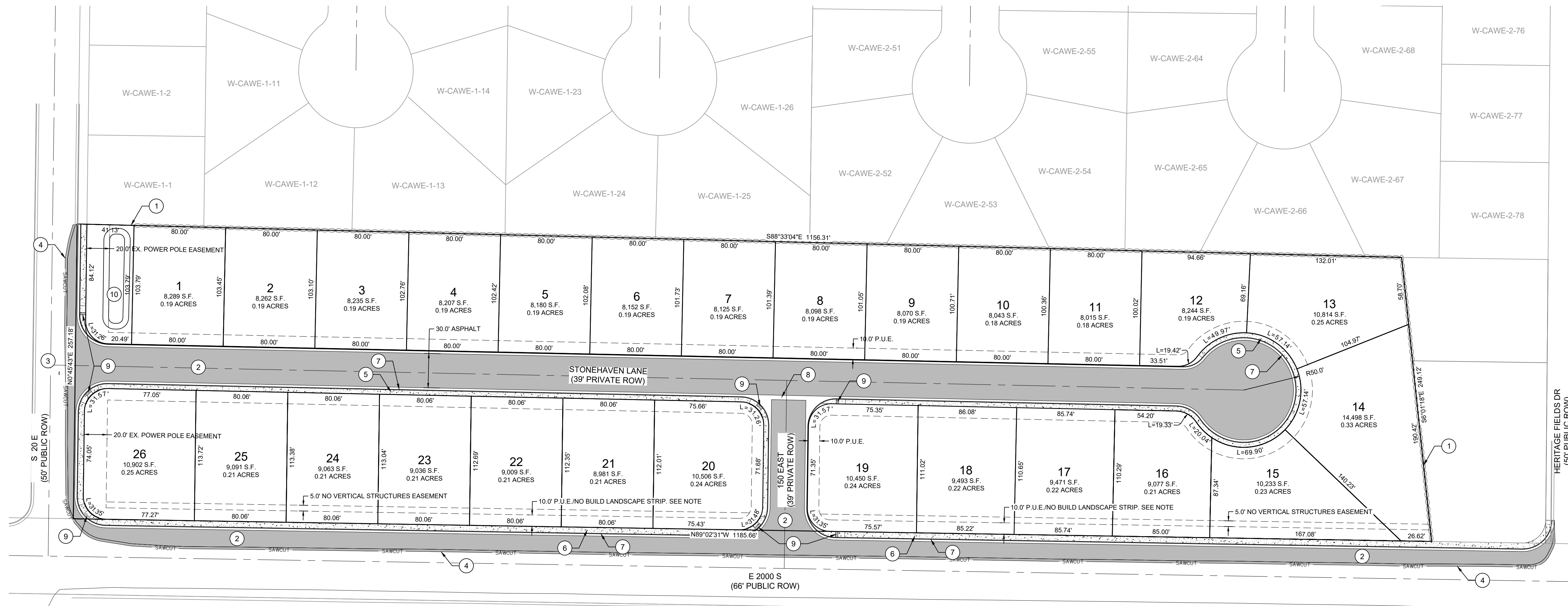
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PRELIMINARY PLAT
STONEHAVEN
 LOCATED IN WASHINGTON, UTAH

SHEET	2	OF	4
FILE:	261038		



LEGEND

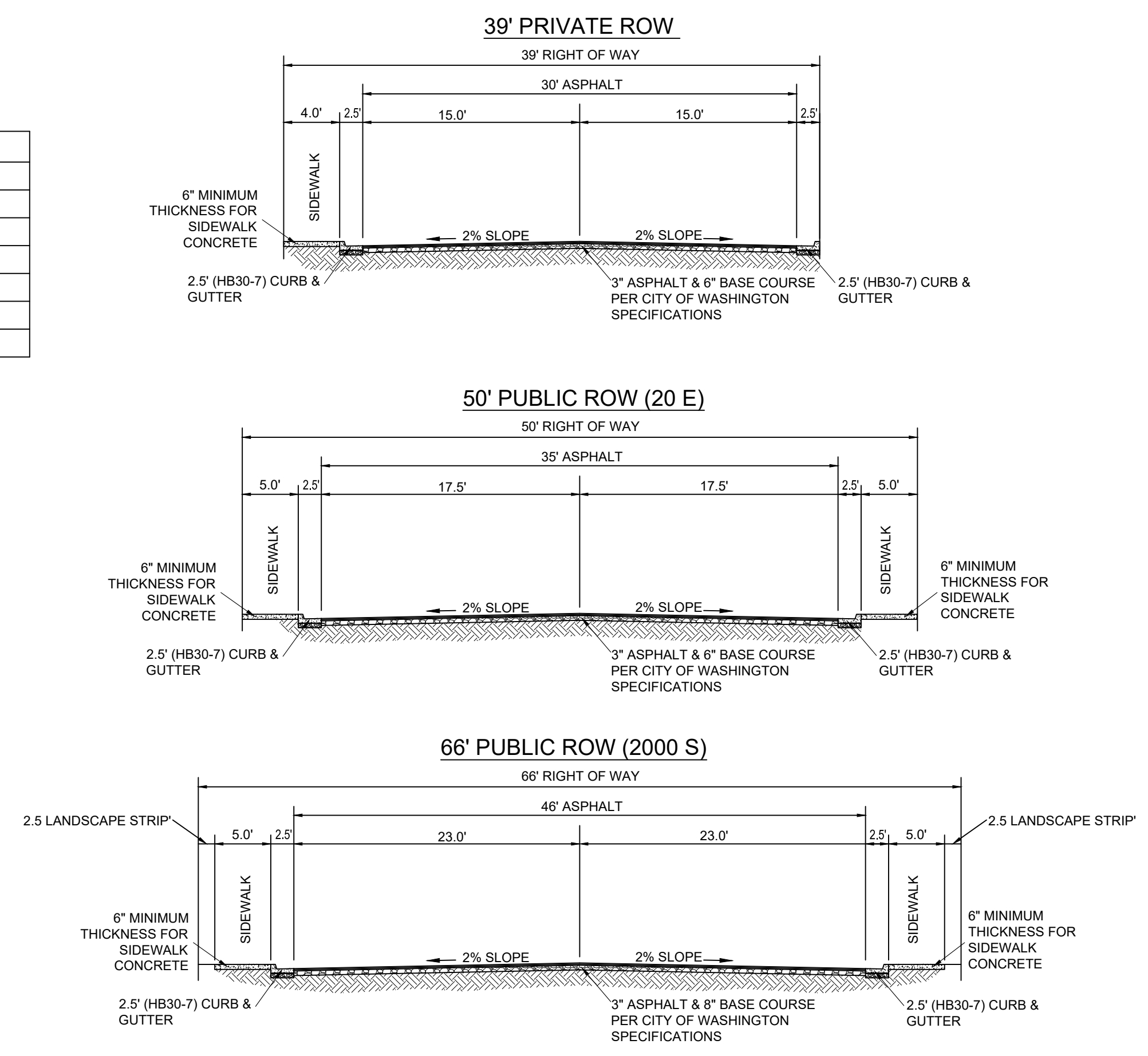
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING ASPHALT
- EXISTING FENCING
- OHP - EXISTING OVER HEAD POWER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- STOP / STREET SIGN
- DRAINAGE FLOW DIRECTION
- PROPOSED ASPHALT
- PROPOSED CONCRETE

- KEY NOTES**
- PROJECT BOUNDARY
 - PROPOSED ASPHALT
 - EXISTING ASPHALT
 - SAWCUT EXISTING ASPHALT
 - PROPOSED 4' SIDEWALK
 - PROPOSED 5' SIDEWALK
 - HB-30-7 CURB & GUTTER PER CITY STD DWG 100
 - 6' WIDE CONCRETE VALLEY GUTTER
 - ADA RAMP (PER CITY STANDARD DRAWING 121)
 - DETENTION POND

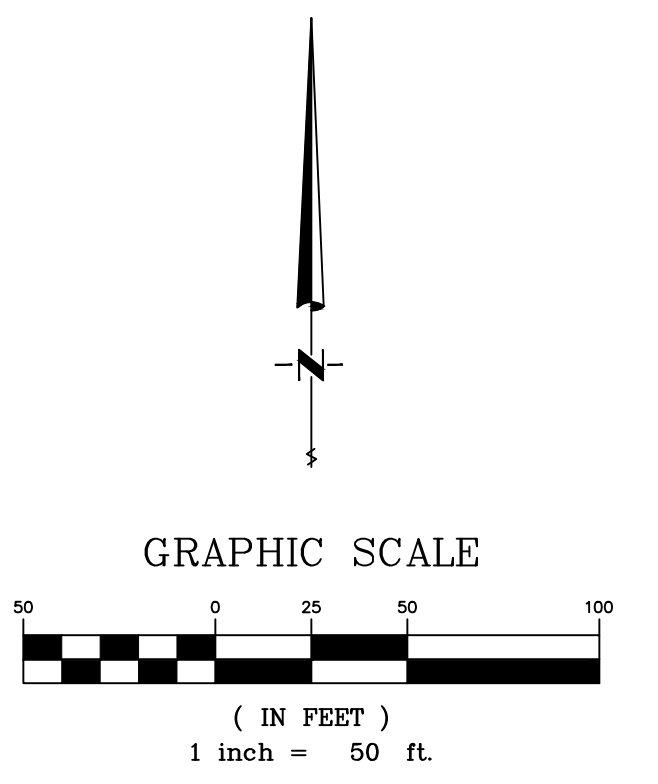
NOTE: THE 10' LANDSCAPE STRIP ADJACENT TO 2000 SOUTH AND 20 EAST SHALL BE MAINTAINED BY THE HOA. THE LANDSCAPE STRIP SHALL INCLUDE A MINIMUM OF 10% LIVE GROWTH AND THE ENTIRE LANDSCAPE STRIP ADJACENT TO 2000 SOUTH AND 20 EAST WILL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. NO CONSTRUCTION OR BLOCK WALLS TO BE PRESENT IN THE 10' LANDSCAPE STRIP. REAR YARD SETBACKS FOR LOTS ADJACENT TO 2000 SOUTH WILL START AT THE END OF THE 10' LANDSCAPE STRIP.

PROJECT INFORMATION

GENERAL PLAN	LD
ZONING	R-1-8
TOTAL AREA	6.73 ACRES
AREA OF LOTS	5.57 ACRES
AREA OF ROADS	1.16 ACRES
TOTAL LOTS	26
DENSITY	3.86 DU/ACRE

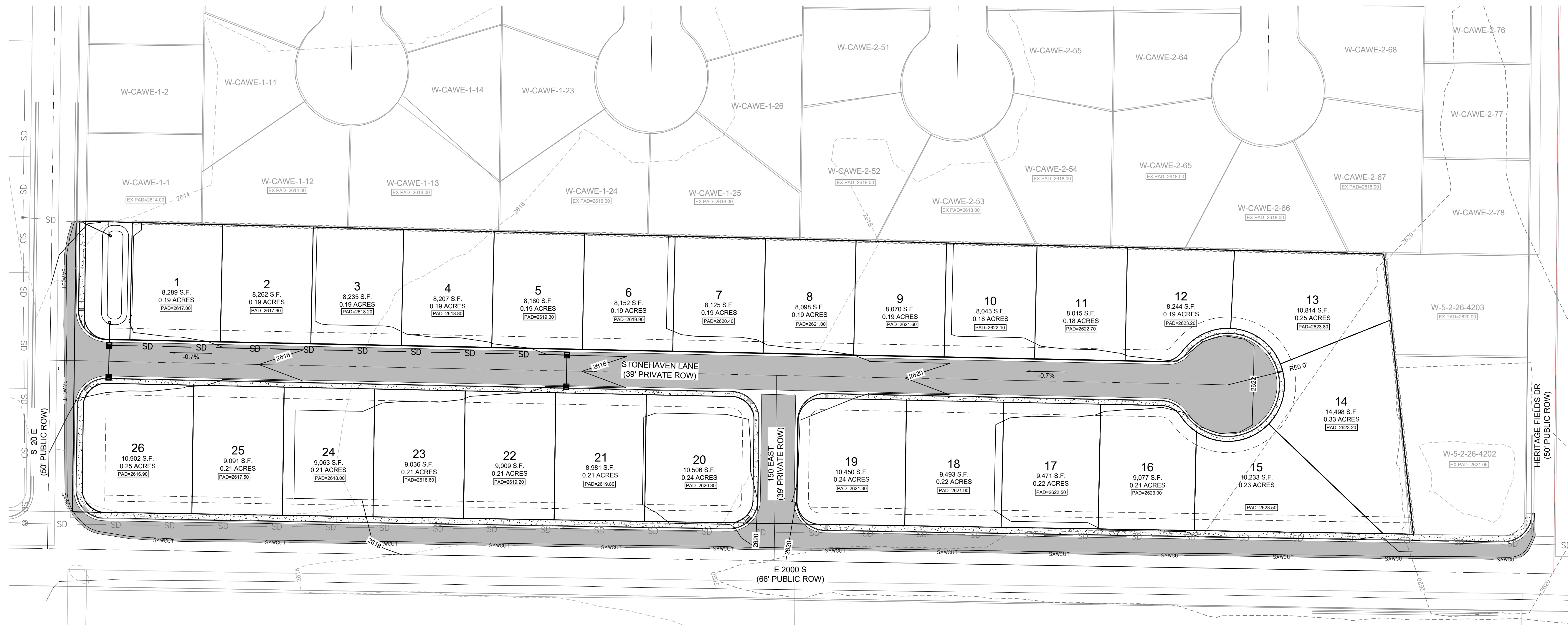


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- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - RETAINING WALL (@ MAX HEIGHT)
 - FFE = FINISHED FLOOR ELEVATION
 - PAD = PAD ELEVATION
 - SLOPE
 - CONTOUR ELEVATION IN FEET
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - SINGLE CURB INLET
 - DOUBLE CURB INLET

APPROXIMATELY 13 CU.YD. OF CUT, 28,645 CU.YD. OF FILL AND 28,632 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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 HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

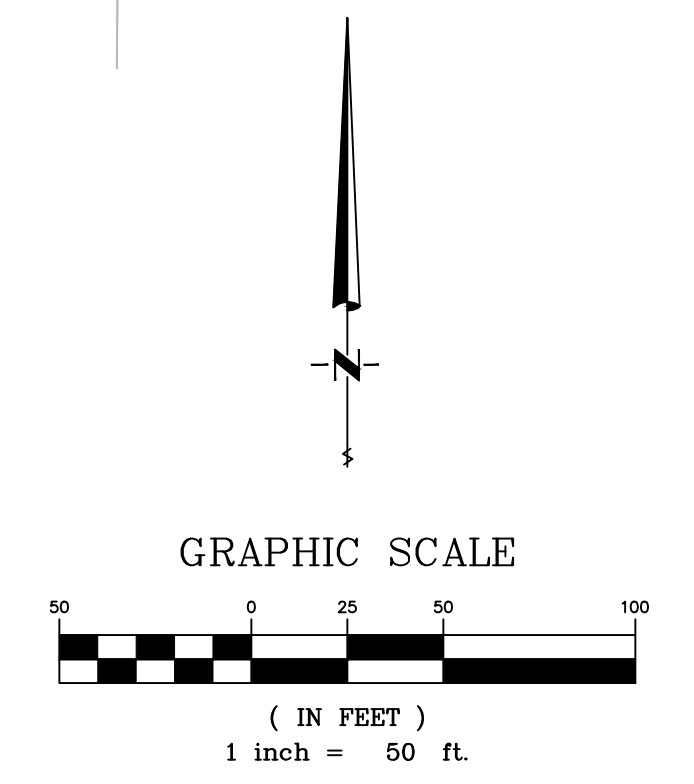
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

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.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.



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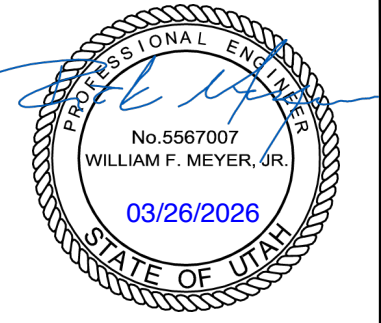
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BLUE STAKES LOCATION CENTER (UTAH)

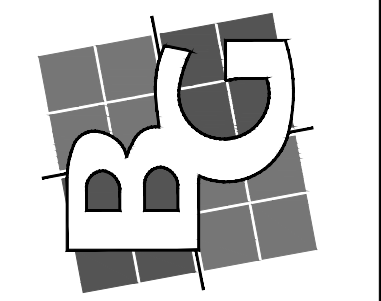
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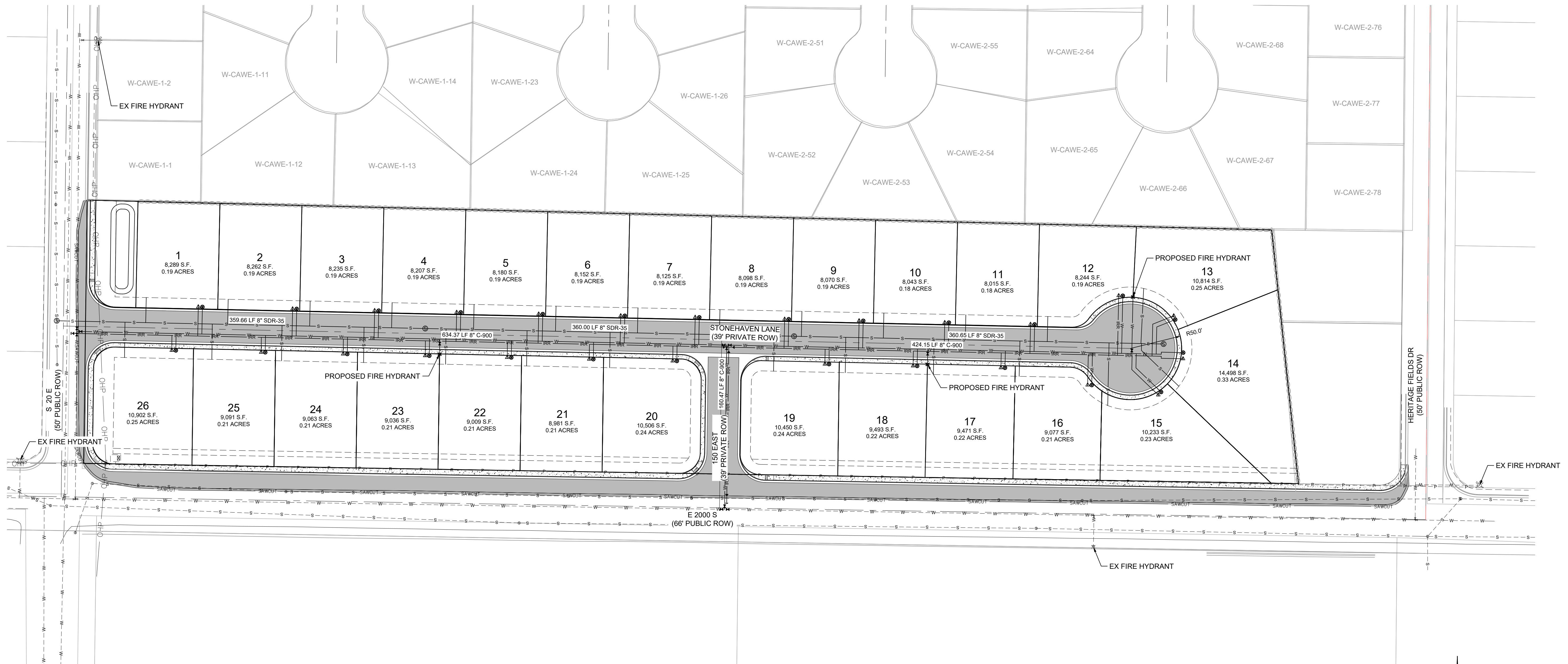
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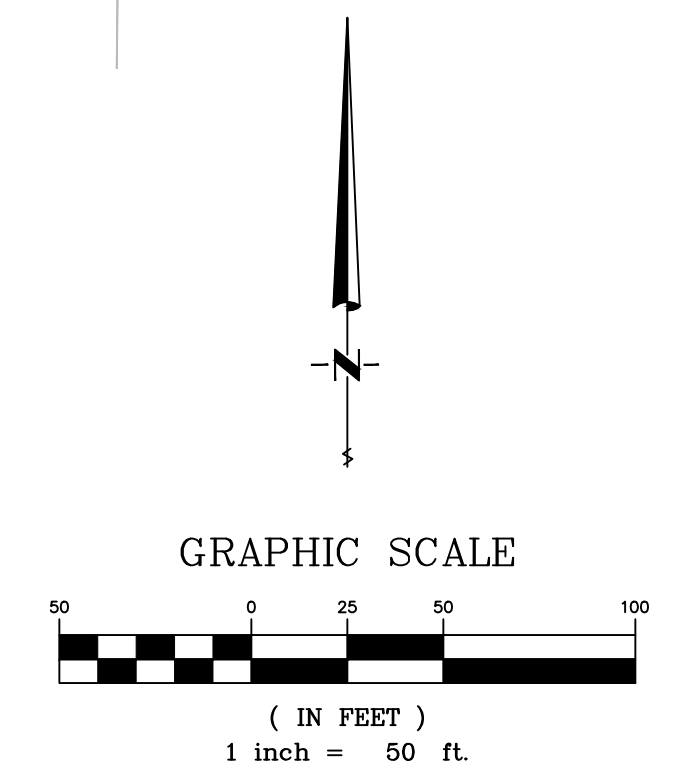
GRADING & DRAINAGE PLAN
 STONEHAVEN
 LOCATED IN WASHINGTON, UTAH

SHEET	3	OF	4	SHEETS
FILE:	261038			



LEGEND

—	PROPOSED RIGHT OF WAY LINE	- - - -	EXISTING GROUND CONTOUR
—	CENTER LINE	- - - -	FINISH GROUND CONTOUR
—	PROPOSED CURB & GUTTER	▨	EXISTING STORM DRAIN PIPE
—	PROPOSED GAS LINE	▨	PROPOSED STORM DRAIN PIPE
—	JUC TRENCH (FOLLOWS POWER)	⊗	WATER GATE VALVE
—	PROPOSED SEWER LINE	▲	IRRIGATION GATE VALVE
—	PROPOSED WATER LINE		
—	PROPOSED IRRIGATION LINE		
—	EXISTING CURB & GUTTER		
—	EXISTING GAS LINE		
—	EXISTING WATER LINE		
—	EXISTING SEWER LINE		



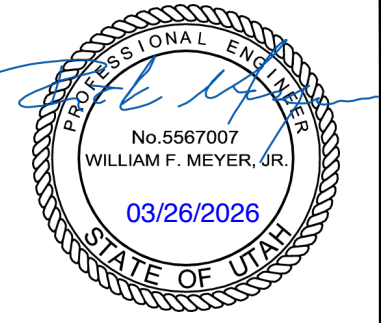
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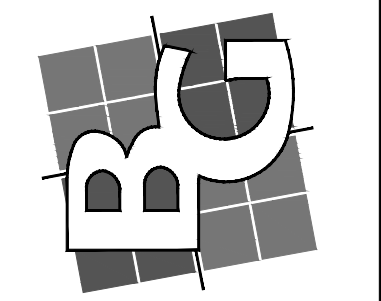
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UTILITY PLAN
 STONEHAVEN
 LOCATED IN WASHINGTON, UTAH

SHEET
 4 OF 4 SHEETS
 FILE: 261038