



Memorandum

To: Planning Commission

From: Niall Connolly

Date: June 26, 2026

Re: Design Development Review of residential development at 201 and 211 North Fork Drive

Introduction

This application includes a single family home plus accessory building at 201 North Fork Drive (Watchman subdivision lot 8) and a single family home at 211 North Fork Drive (Watchman subdivision lot 11). Both lots are in common ownership, and development on both lots is presented in a single application. The Commission will recall approving an amendment to the Watchman Phase II subdivision plat at the last meeting. That plat amendment adjusted the locations of the building pods, as well as the property line between these two lots. Those amendments have facilitated the proposed development layout. Figure 1 shows the overall proposed layout of both lots. Development on lot 8 commenced more than twenty years ago, but was never completed.

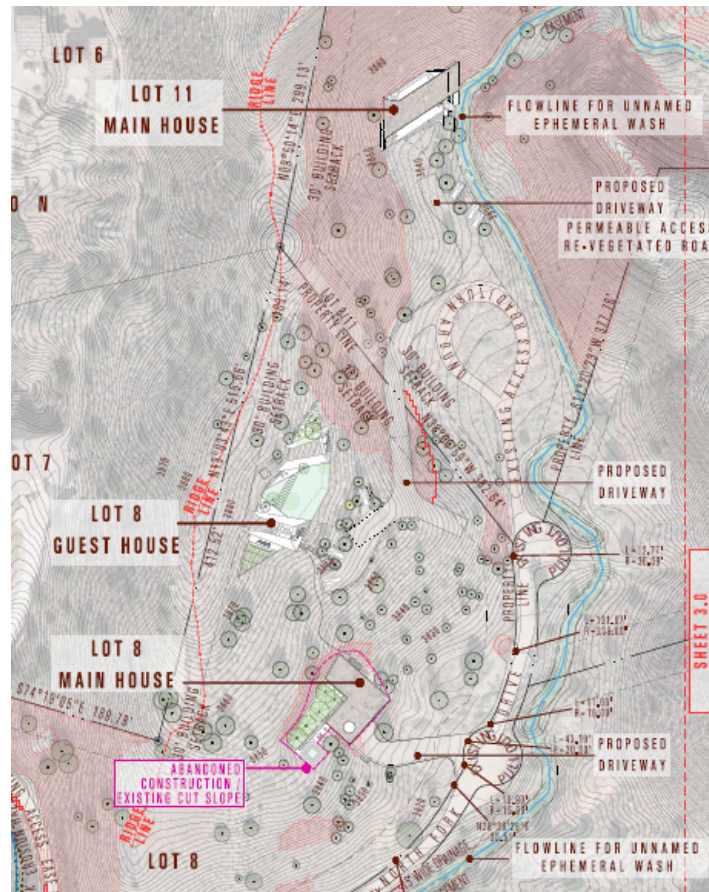


Figure 1. Overall Layout

The main house is to be located in the footprint of that original excavation, which is currently in a semi-derelict state. The accessory building/ guesthouse is to be located further up the hill of lot 8. The Town carried out a pole test at this location, and determined that this building would be view-obstructing, but not high visual impact. A separate house is proposed on lot 11.

Driveway

The Commission will note that the driveway to access the lot 8 guest house traverses slopes which are steeper than 30%. This is generally not permitted by the Town's grading ordinance. A variance was approved in April 2026, which allows the construction of this driveway.

Geologic Hazards

Both lots are located in the very high landslide hazard zone, and the moderate rockfall hazard zone. Under section 10-15F of the Town Code, a geotechnical report is required for DDRs for any new building over 500 sq ft in area. In addition, for properties within a Geologic Hazard Study Area (such as these) an initial analysis of the geologic hazards must be provided. Depending upon the significance of these hazards, a more detailed geologic hazard investigation and report may be required.

The applicant requested that this requirement be deferred until the building permit application. In his view, doing these investigations in advance of having an approved design would be problematic, because without detailed construction plans, it would be difficult to carry out the assessment and identify appropriate mitigation. Staff advised the applicant that the Town's process was to review these assessments at the DDR stage rather than the Building Permit stage. Ultimately, the applicant decided to proceed with making the application without the assessment. Details of this correspondence was included in the application, and is appended to this report.

The Planning Commission should make a determination on this point. If this development is approved, it must be contingent on this assessment being provided and approved prior to the issuance of a building permit. If design changes become necessary as a result of the assessment, the applicant may need to revise the plans and seek approval again from the Town.

Height and Size Bonus

The applicant has chosen not to apply for the height and size bonus (see section 10-15H of the Town Code). This means that the buildings do not need to comply with the Town's architectural standards, color palette, landscape standards and approved building materials. The maximum building size is 3,000 sq ft, and the 5 ft height bonus does not apply.

Staff Analysis

The table below gives an analysis of the design, compared with the relevant Code requirements.

Code Requirement	Compliance
Minimum setback is 20 ft - the average of all setbacks should be no less than 30 ft.	Complies - so long as the subdivision plat amendment is recorded. Approval should be conditional on this being recorded.
Maximum building height is 15 ft on lot 8; and 20 ft lot 11. This is because lot 8 is view obstructing, but lot 11 is not.	Complies.
Maximum building size is 3,000 sq ft	Complies. All three buildings are each smaller than 3,000 sq ft.
Minimum separation distance between buildings is 10 ft, 20 ft or 30 ft, depending on the height and size of the buildings.	Complies. The distance between each building far exceeds this.
Slopes of 30 % or greater must not be disturbed.	Lot 8 main house is surrounded by 30% slopes, but these are not natural slopes and were disturbed by the previous development. The proposed new house provides an opportunity to heal this landscape scar. Complies. Lot 8 guesthouse is adjacent to, but does not impinge on 30% slopes. Complies. The driveway to lot 8 guesthouse traverses 30% slopes. However, this was approved by a variance. Complies. Lot 11 house is surrounded by slopes exceeding 30%, and actually cantilevers over some of these slopes (see sheet 6.3). While the code does not specify standards for cantilevered structures, this is of concern, because the slopes must remain undisturbed during construction. The applicant and his contractor have assured staff that it will be possible to construct this building without disturbing the slopes. In staff's experience with similar cantilevered designs in the past, this has not always been successful. Should the Planning Commission approve the design, staff recommends that conditions are applied to address this point.
Outdoor Lighting	The applicant has provided an outdoor lighting plan which complies with section 10-15C of the Code.

Accessory structures (see section 10-20-8 of the Town Code)	Complies. The application has been reviewed for compliance with these standards.
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Planning Commission Action

The Planning Commission should review this application and determine to either approve, approve conditionally, or deny this application. The Commission may wish to use the following motion language:

*The Planning Commission **approves/ denies** the design development review application for a single family home and accessory guesthouse at 201 North Fork Drive, and a single family home at 211 North Fork Drive. This is based on the following findings:*

LIST FINDINGS

The Commission may wish to apply the following conditions of approval:

1. The applicant must comply with the requirements of section 10-15F of the Town Code prior to issuance of a building permit. In particular, the applicant must submit a geotechnical report to the Town for approval. This report must contain an initial analysis of the site specific geologic hazard on the property. It must also include slope stability assessments for excavations adjacent to slopes exceeding 30%. If the geologic hazards are found to be significant, a geologic hazard investigation and report that meets the standards of this chapter must be submitted for approval. The development will incorporate any recommendations arising from these assessments. If significant changes to the design are found to be necessary, the applicant will gain any necessary approvals from the Town for such design changes.
2. No disturbance of slopes that are 30% or greater are permitted during or post construction, with the exception of the driveway which was approved by a variance. The applicant will take particular care during the construction of the lot 11 home and its cantilevered design. If it is found that construction is not possible without disturbing these slopes, a revised design must be submitted for approval by the Town.
3. The subdivision plat amendment which was approved by the Town on June 17th, 2026 must be recorded with Washington County prior to the issuance of a building permit.

TOWN OF SPRINGDALE DESIGN/DEVELOPMENT REVIEW SUBMITTAL REQUIREMENTS

Classes of Applications:

Tier One Applications: Accessory structures and additions less than 500 sf, not located on a high visual impact parcel.

Tier Two Applications: 1) Accessory structures and additions larger than 500 sf on residential property or between 500 and 999 sf on commercial property, 2) new single and two family residential development, 3) any development on high visual impact parcels that is not a Tier 3 application.

Tier Three Applications: 1) Accessory structures and additions 1,000 sf or larger on commercial property, 2) All new multi-family residential development, 3) All new commercial development, 4) Any development the DCD determines to be complex or controversial and subject to Planning Commission review.

Submittal Requirements:

	Tier One	Tier Two	Tier Three	SUBMITTAL CHECKLIST
Table of Contents / Sheet Index				
		X	X	☒
Natural Features Map				
Reference map showing property in relation to rest of community	X(1)	X(1)	X	☒
North arrow and scale	X(1)	X(1)	X	☒
Property boundaries and dimensions	X(1)	X(1)	X	☒
Show topography on the property with 1' contour intervals	X(1)	X(1)	X	☒
Highlight all slopes of 30% or greater grade (any 1 foot or greater elevation change in any 3 and 1/3 foot horizontal direction)	X(1)	X(1)	X	☒
Show any significant rock outcrops or large boulders larger than 10' in diameter	X(1)	X(1)	X	☒
Identify any other significant topographic features	X(1)	X(1)	X	☒
Show any drainage running through or within 50 feet of the site	X(1)	X(1)	X	☒
Show the Special Flood Hazard Area, as mapped by the Flood Insurance Rate Map for Springdale	X(1)	X(1)	X	☒
Show the floodway, as mapped by the Flood Insurance Rate Map for Springdale	X(1)	X(1)	X	☒
Show any drainage improvements on or within 50 feet of the site	X(1)	X(1)	X	☒
Show the boundary of the Erosion Hazard Zone	X(1)	X(1)	X	☒
Show the location and indicate the type of existing native trees over six feet in height	X(1)	X(1)	X	☒
<i>(1) Required if any natural features will be disturbed with the project</i>				
Existing Development				
Include north arrow and scale	X(2)	X(2)	X	☒
Show all property boundaries and dimensions	X(2)	X(2)	X	☒
Show the footprint locations of all existing built structures on property. Label each as "To Be Demolished", "To Remain Unchanged", or "To Be Renovated / Remodeled"	X(2)	X(2)	X	☒
<i>Note: Structures to be demolished show in light line weight with cross hatched area. Structures to remain unchanged show in light line weight. Structures to be renovated or remodeled show in standard line weight with dashed lines.</i>				
Indicate the height and size of all existing buildings greater than 500 square feet in area	X(2)	X(2)	X	☒
Show the setback distanced from existing buildings to property lines	X(2)	X(2)	X	☒
Show the amount of existing landscape and/or natural open space on the property, as defined by section 10-18-4, in both total square feet and as a percentage of lot area	X(2)	X(2)	X	☒
<i>(2) Required if any existing development is proposed to be removed, renovated, or remodeled</i>				
Photographs showing viewsheds across property from valley floor / SR-9 and adjacent properties*				
	X	X	X	☒
<i>*Photographs must be labeled indicating from which direction they were taken</i>				
Site Plan				
Include north arrow and scale	X	X	X	☒
Show all property boundaries and dimensions	X	X	X	☒
Show the footprint locations of existing development that will remain on the property with the project	X	X	X	☒

Note: Structures to remain unchanged show in light line weight. Structures to be renovated or remodeled show in standard line weight with dashed lines.

Show the location and footprint of all proposed new buildings	X	X	X	☒
Show the setback distance of each building and structure to property lines, as measured from the furthest projection of the building (including roof overhangs, exterior stairways, etc) to the property line	X	X	X	☒
Show the distance between all buildings and structures, as measured from the furthest projection each building (including roof overhangs, exterior stairways, etc)	X	X	X	☒
Label each building with the ASL elevation of finished building pad (include multiple measurements for terraced structures)		X	X	☒
Show the location of special flood hazard area, floodway, and erosion hazard boundary	X(3)	X(3)	X(3)	☒
Identify ingress / egress to property as well as any roads, streets, lanes, or access drives within or immediately adjacent to the site		X	X	☒
Show the location and dimensions of all required parking spaces		X	X	☒
Include a note showing the total number of parking spaces on the property			X	☒
Show the location of all exterior mechanical equipment, heating and cooling units, propane tanks, trash receptacles, solar panels, etc. and method of screening		X	X	☒
Show the location of nearest fire hydrant, proposed fire lanes, and fire truck turn arounds			X	☒
Show the location and ASL elevation of an elevation benchmark which will remain undisturbed and in place during the entire course of construction		X	X	☒
<i>(3) Show these features if they are on or within 50 feet of the property</i>				

Grading plan in conformance with the requirements of chapter 10-15B of the land use ordinance showing:

Include north arrow and scale		X	X	☒
Show all property boundaries and dimensions		X	X	☒
Show accurate pre-development contours in no greater than 1-foot contour intervals shown as dashed lines		X	X	☒
Show proposed post-development contours shown as solid lines		X	X	☒
Show all proposed new buildings, structures, and other development		X	X	☒
Show all existing development on the property which will remain		X	X	☒
Show the project grading limits in conformance with section 10-15B-5		X	X	☒
Cross hatch or highlight any areas of 30% or greater natural grade		X	X	☒
Include details about the location, height, and finished slope of all cut and fill slopes		X	X	☒
Include engineered plans for slope stabilization if the project contains any cut or fill slopes steeper than 1.5:1 and greater than four (4) feet in height		X	X	☒
Label each building and structure with the ASL elevation of the finished building pad elevation		X	X	☒
Show rock ledges, boulders, and native vegetation within the grading limits that will be preserved pursuant to the section 10-15B-4(A)		X	X	☒
Show all areas requiring revegetation as well as quantities, locations, sizes, and types of plants used to satisfy the revegetation requirements of section 10-15B-8		X	X	☒ SEE SHT 3.0
Provide details regarding irrigation of vegetation used to fill the revegetation requirements of 10-15B-8			X	☒ SEE SHT 3.0
Include a note indicating all areas outside of the grading limits will be fenced or taped off during construction to prevent accidental or incidental disturbance of these areas		X	X	☒ SEE SHT 3.0
Include color renderings, to scale, of any cut or fill slope over four (4) feet in height that will be visible from the valley floor or the SR-9 highway corridor			X	☐ Not required

Landscape plan showing:

Designer's name, address, and phone number		X	X	☐ May be WBA
Landscape as required by the landscape ordinance shown in sufficient detail to be easily legible		X	X	☒
Property lines, adjacent rights-of-way, building footprints, parking lots, driveways, walkways, utilities, garbage and equipment storage structures, drainage structures, and other site improvements, drawn to scale with dimensions and scale (bar and numerical) indicated		X	X	☒
Locations and boundaries of all landscaped areas and natural open space		X	X	☒
Plant schedules and key which includes plant names (common and botanical), sizes (e.g., height, caliper, diameter, gallons) and quantities		X	X	☒ Detail Deferred
Plant locations and spacing corresponding to plant key		X	X	☒ Detail Deferred

Notations and locations of all natural features retained either in landscaped areas or natural open space, including locations of rivers and streams, designated floodplain, natural vegetation, including trees and shrubs (identified by botanical and common name, height and caliper size, if applicable), grasses, large rocks and any other significant features			X	☒ N/A
Details showing the method for preservation or protection of existing significant vegetation selected to be retained	X		X	☒
Screening details to lessen the impacts of buildings, parking lots and parking structures, mechanical equipment, service areas, utility meters, transformers, trash receptacles, storage facilities, and similar facilities, from public view	X		X	☒
Summary data including:				
--> The total area (in square feet and as a percentage of the site) that will be landscaped			X	☒
--> The total area (in square feet and as a percentage of the site) that will be retained as natural open space			X	☒
--> The percentage of landscaped area coverage from water conserving plants expected after maturity, not including tree canopies (see definition of "water conserving plants" in section 10-18-11 of this chapter)			X	☐ N/A
Floor plan(s) including:				
ASL elevation of the finished floor in each level of the structure (For Tier 2 and Tier 3 projects)	X		X	☒
Locations of all proposed exterior doors and windows	X	X	X	☒
Location of all cross sections (see below, for Tier 2 and Tier 3 projects)	X		X	☒
Total size of each level of the structure	X	X	X	☒
<i>Note: For development in FR and VR zones this includes attached garages, covered porches, covered entryways, and covered patios. For development in all other zones this includes total area measured from face of outside wall to face of outside wall.</i>				
Building elevations from all directions showing:				
Accurate locations and configurations of all exterior walls, rooflines, doors, and windows	X	X	X	☒
Accurate representation of the contact between all exterior walls and finished grade	X	X	X	☒
At least two cross sections (drawn perpendicular to each other) at the tallest section(s) of the structure showing compliance with building height ordinance and identifying				
Natural grade		X	X	☒
Finished grade (labeled as cut, fill, or uniform grade)		X	X	☒
Building height envelope, in conformance with chapter 10-15A of the land use ordinance, drawn above the entire structure		X	X	☒
Roof Plan				
		X	X	☒
Color and material samples (unless the project is a single or two family exempt project)				
	X	X	X	☐ Exempt
Outdoor Lighting Plan				
Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.	X(4)	X	X	☒ SEE FLR Plans Detail Deferred
Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. The applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms for the Planning Commission (or DCD, when applicable) to be able to determine compliance with the provisions of this chapter.	X(4)	X	X	☐ Detail Deferred
A table showing the total amount of proposed exterior lights, by fixture type, lumens, color temperature, and lamp type.	X(4)	X	X	☐ Detail Deferred
A calculation of the total lumen output from all outdoor fixtures on the property. (4) only include these items if there is any new outdoor lighting proposed	X(4)	X	X	☐ Detail Deferred
Perspective drawings of all new buildings from two different perspectives, one from a front angle and one from a rear angle				
		X	X	☒
Photo-simulations depicting the appearance of all new buildings on the site as seen from the street				
			X	☐ Exempt

Geo technical report and Geologic Hazards Investigation (if required by the Geotechnical Report)

X

X

☐ Deferred

Traffic Study

X(5)

☐ Exempt

(5) If warranted per Transportation Master Plan

NOTES:

The site analysis must be compiled into one PDF document.

The elements must appear in the order and organization presented above.

Plans, elevations, and drawings must be scaled with the scale clearly shown on the plan. The PDF must be scalable in Adobe Acrobat, according to the scale shown on the plan. Some plans converted from drafting software do not allow scaling of the PDF in Adobe. Please ensure your plans are scalable in Adobe prior to submitting.

Only the information listed above should be included. Construction details are not necessary at this stage of review. Please do not include information and details not listed above.

Information must be organized in the application in the order shown above.

By signing and dating below you certify that you have included all the information as required above.

Wendell Burnette

Electronic Signature

3/25/26

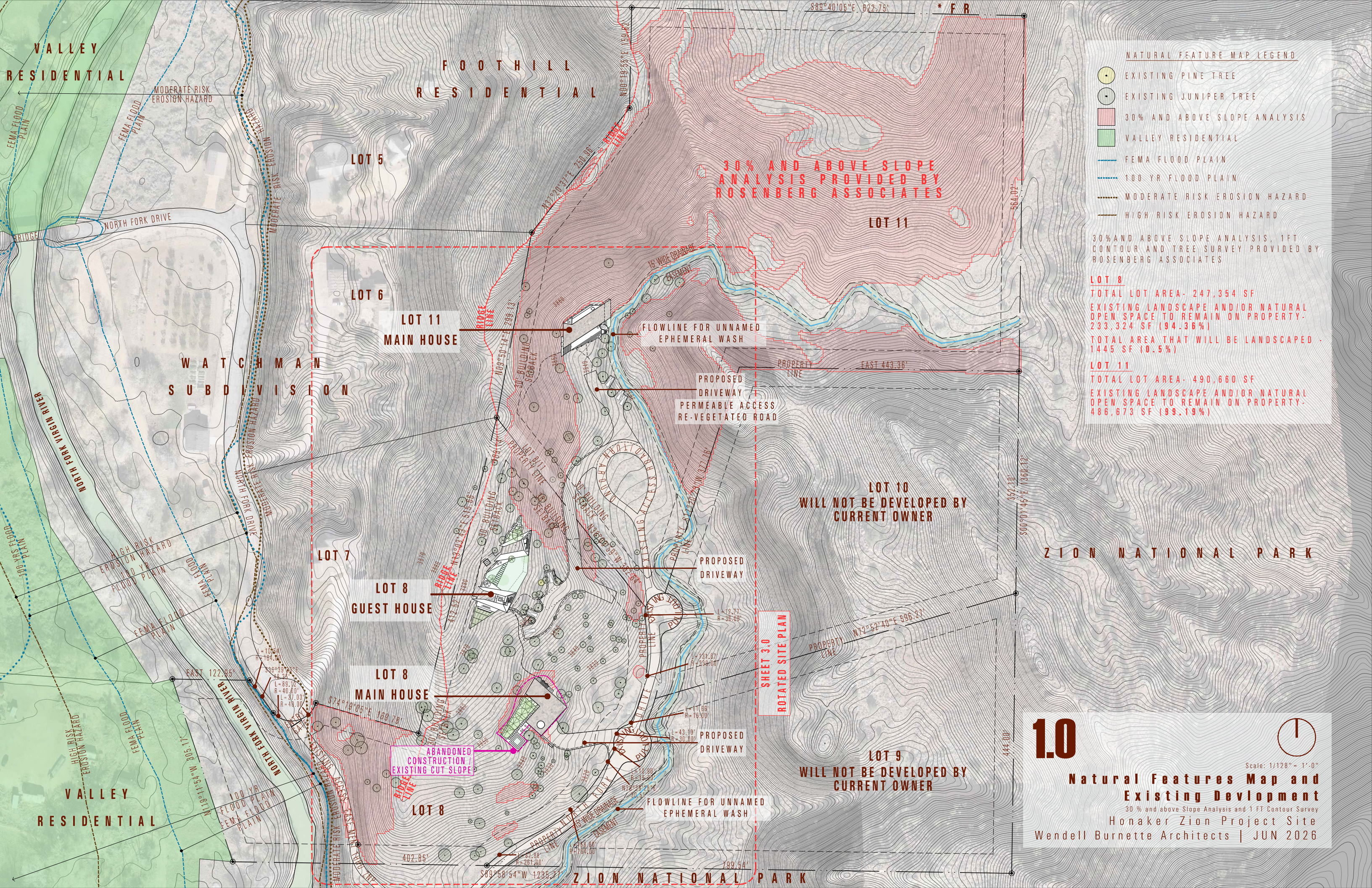
Date



Looking South from North Edge of Property

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NATURAL FEATURE MAP LEGEND

- EXISTING PINE TREE
- EXISTING JUNIPER TREE
- 30% AND ABOVE SLOPE ANALYSIS
- VALLEY RESIDENTIAL
- FEMA FLOOD PLAIN
- 100 YR FLOOD PLAIN
- MODERATE RISK EROSION HAZARD
- HIGH RISK EROSION HAZARD

30% AND ABOVE SLOPE ANALYSIS, 1FT CONTOUR AND TREE SURVEY PROVIDED BY ROSENBERG ASSOCIATES

LOT 8
TOTAL LOT AREA- 247,354 SF
EXISTING LANDSCAPE AND/OR NATURAL OPEN SPACE TO REMAIN ON PROPERTY- 233,324 SF (94.36%)
TOTAL AREA THAT WILL BE LANDSCAPED - 1445 SF (0.5%)

LOT 11
TOTAL LOT AREA- 490,660 SF
EXISTING LANDSCAPE AND/OR NATURAL OPEN SPACE TO REMAIN ON PROPERTY- 486,673 SF (99.19%)

SHEET 3.0
ROTATED SITE PLAN

1.0

Scale: 1/128" = 1'-0"

Natural Features Map and Existing Development

30 % and above Slope Analysis and 1 FT Contour Survey

Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026



LOT 11
MAIN HOUSE

LOT 8
MAIN HOUSE BEYOND

LOT 8
GUEST HOUSE BEYOND

RIDGE
LINE

RIDGE
LINE

LOOKING SOUTH FROM LOT 11



SR-9 North Fork Virgin River

LOT 8
MAIN HOUSE

LOT 8
GUEST HOUSE

LOT 11
MAIN HOUSE BEYOND

RIDGE
LINE

2.0

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LOOKING WEST FROM LOT 9





LOOKING SOUTH FROM LOT 8 MAIN HOUSE (UPPER PAD) SITE

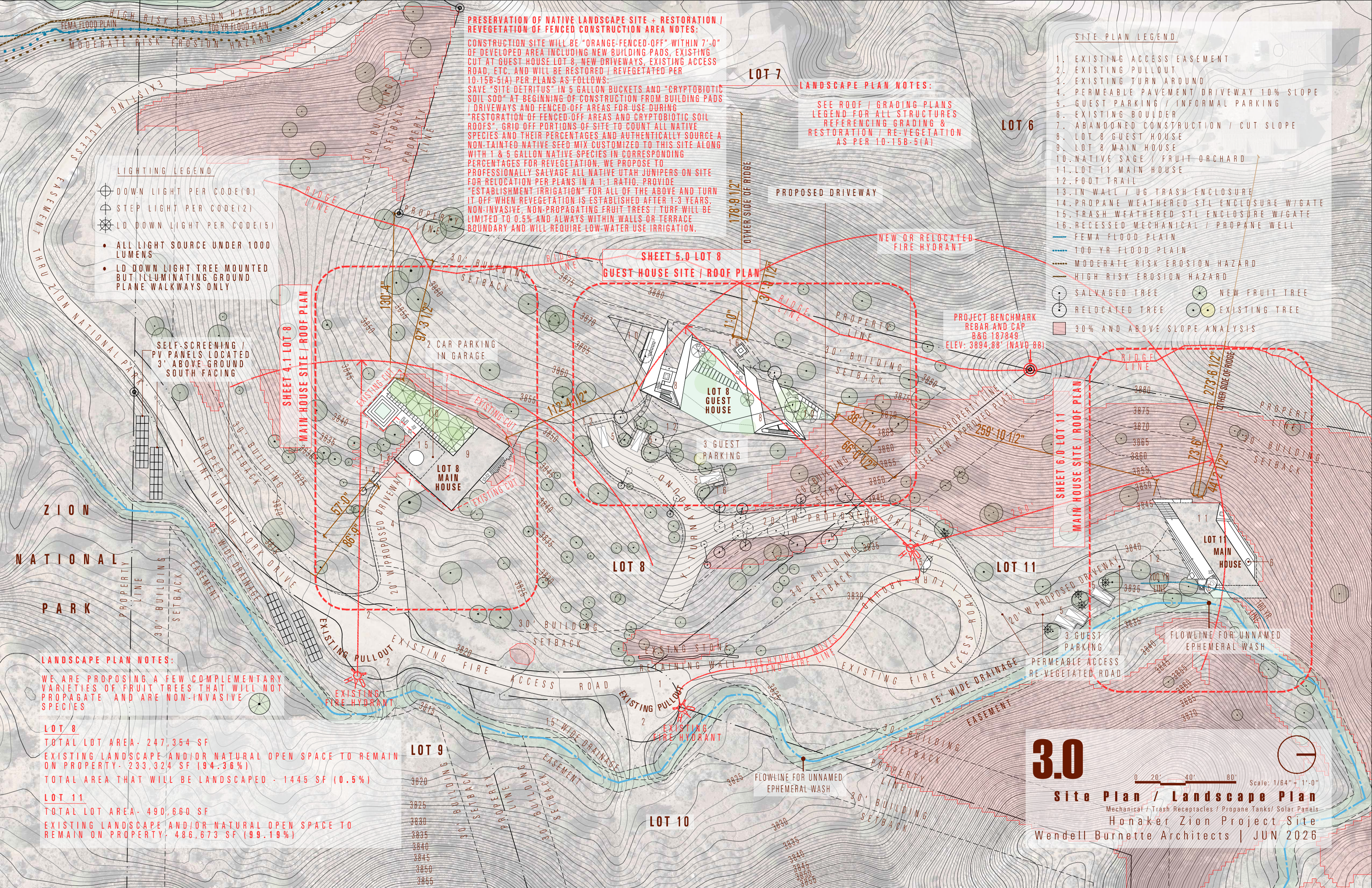


2.2

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LOOKING SOUTH FROM LOT 8 RIDGE LINE





PRESERVATION OF NATIVE LANDSCAPE SITE + RESTORATION / REVEGETATION OF FENCED CONSTRUCTION AREA NOTES:
CONSTRUCTION SITE WILL BE "ORANGE-FENCED-OFF" WITHIN 7'-0" OF DEVELOPED AREA INCLUDING NEW BUILDING PADS, EXISTING CUT AT GUEST HOUSE LOT 8, NEW DRIVEWAYS, EXISTING ACCESS ROAD, ETC. AND WILL BE RESTORED / REVEGETATED PER 10-15B-5(A) PER PLANS AS FOLLOWS:
SAVE "SITE DETRITUS" IN 5 GALLON BUCKETS AND "CRYPTOBIOTIC SOIL SOD" AT BEGINNING OF CONSTRUCTION FROM BUILDING PADS / DRIVEWAYS AND FENCED-OFF AREAS FOR USE DURING "RESTORATION OF FENCED-OFF AREAS AND CRYPTOBIOTIC SOIL ROOFS". GRID OFF PORTIONS OF SITE TO COUNT ALL NATIVE SPECIES AND THEIR PERCENTAGES AND AUTHENTICALLY SOURCE A NON-TAINTED NATIVE SEED MIX CUSTOMIZED TO THIS SITE ALONG WITH 1 & 5 GALLON NATIVE SPECIES IN CORRESPONDING PERCENTAGES FOR REVEGETATION. WE PROPOSE TO PROFESSIONALLY SALVAGE ALL NATIVE UTAH JUNIPERS ON SITE FOR RELOCATION PER PLANS IN A 1:1 RATIO. PROVIDE "ESTABLISHMENT IRRIGATION" FOR ALL OF THE ABOVE AND TURN IT OFF WHEN REVEGETATION IS ESTABLISHED AFTER 1-3 YEARS. NON-INVASIVE, NON-PROPAGATING FRUIT TREES / TURF WILL BE LIMITED TO 0.5% AND ALWAYS WITHIN WALLS OR TERRACE BOUNDARY AND WILL REQUIRE LOW-WATER USE IRRIGATION.

LANDSCAPE PLAN NOTES:
SEE ROOF / GRADING PLANS
LEGEND FOR ALL STRUCTURES
REFERENCING GRADING & RESTORATION / RE-VEGETATION AS PER 10-15B-5(A)

- SITE PLAN LEGEND**
- 1. EXISTING ACCESS EASEMENT
 - 2. EXISTING PULLOUT
 - 3. EXISTING TURN AROUND
 - 4. PERMEABLE PAVEMENT DRIVEWAY 10% SLOPE
 - 5. GUEST PARKING / INFORMAL PARKING
 - 6. EXISTING BOULDER
 - 7. ABANDONED CONSTRUCTION / CUT SLOPE
 - 8. LOT 8 GUEST HOUSE
 - 9. LOT 8 MAIN HOUSE
 - 10. NATIVE SAGE / FRUIT ORCHARD
 - 11. LOT 11 MAIN HOUSE
 - 12. FOOT TRAIL
 - 13. IN WALL / UG TRASH ENCLOSURE
 - 14. PROPANE WEATHERED STL ENCLOSURE W/GATE
 - 15. TRASH WEATHERED STL ENCLOSURE W/GATE
 - 16. RECESSED MECHANICAL / PROPANE WELL
 - FEMA FLOOD PLAIN
 - 100 YR FLOOD PLAIN
 - MODERATE RISK EROSION HAZARD
 - HIGH RISK EROSION HAZARD
 - SALVAGED TREE
 - RELOCATED TREE
 - NEW FRUIT TREE
 - EXISTING TREE
 - 30% AND ABOVE SLOPE ANALYSIS

- LIGHTING LEGEND**
- ⊕ DOWN LIGHT PER CODE(01)
 - ⊖ STEP LIGHT PER CODE(21)
 - ⊗ LD DOWN LIGHT PER CODE(15)
- ALL LIGHT SOURCE UNDER 1000 LUMENS
 - LD DOWN LIGHT TREE MOUNTED BUT ILLUMINATING GROUND PLANE WALKWAYS ONLY

SHEET 4.1 LOT 8
MAIN HOUSE SITE / ROOF PLAN

SHEET 5.0 LOT 8
GUEST HOUSE SITE / ROOF PLAN

SHEET 6.0 LOT 11
MAIN HOUSE SITE / ROOF PLAN

LANDSCAPE PLAN NOTES:
WE ARE PROPOSING A FEW COMPLEMENTARY VARIETIES OF FRUIT TREES THAT WILL NOT PROPAGATE AND ARE NON-INVASIVE SPECIES

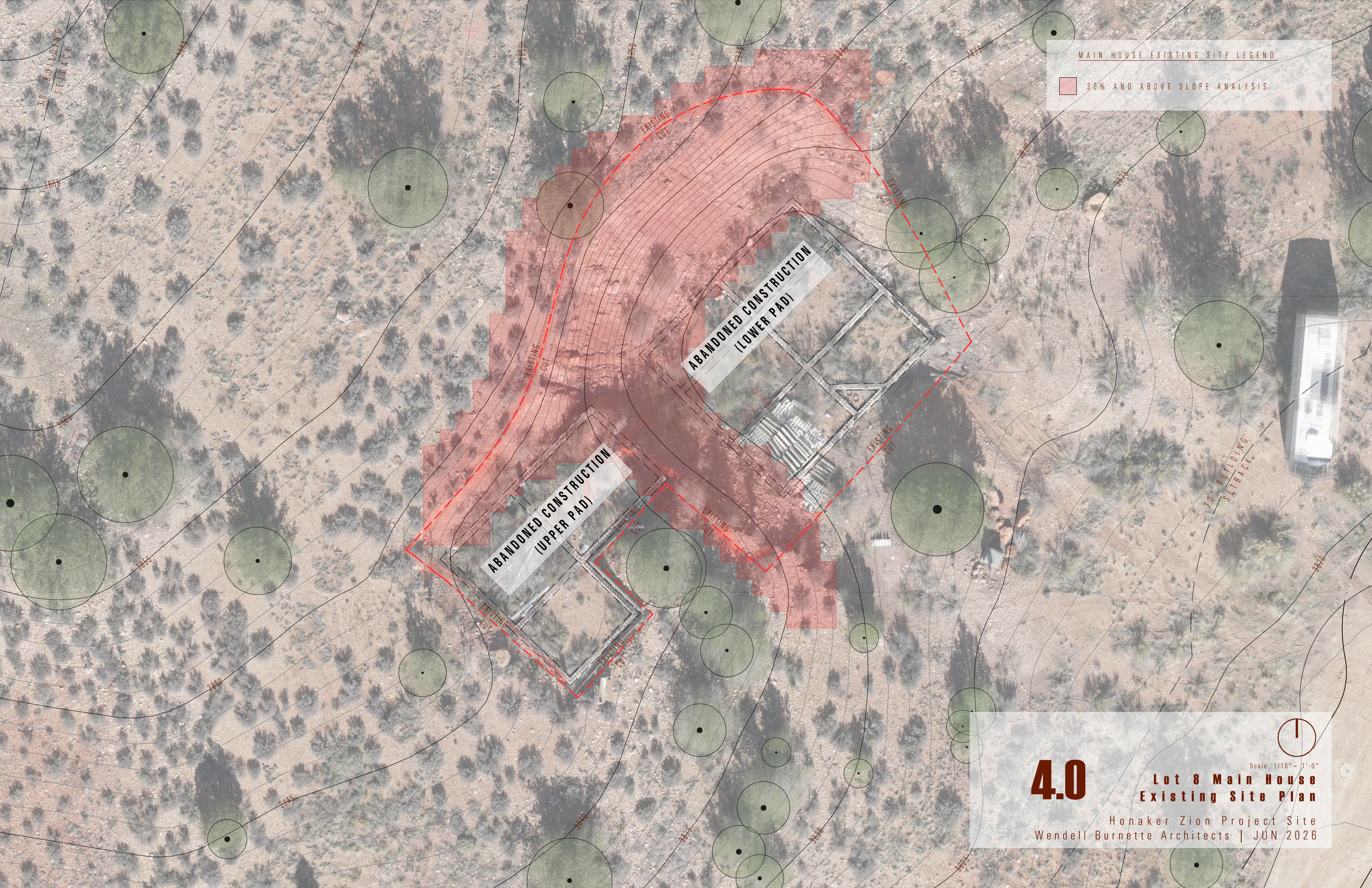
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LOT 11
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EXISTING LANDSCAPE AND/OR NATURAL OPEN SPACE TO REMAIN ON PROPERTY- 486,673 SF (99.19%)

3.0

0 20' 40' 80' Scale: 1/64" = 1'-0"

Site Plan / Landscape Plan
Mechanical / Trash Receptacles / Propane Tanks/ Solar Panels
Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



MAIN HOUSE EXISTING SITE LEGEND

30% AND ABOVE SLOPE ANALYSIS

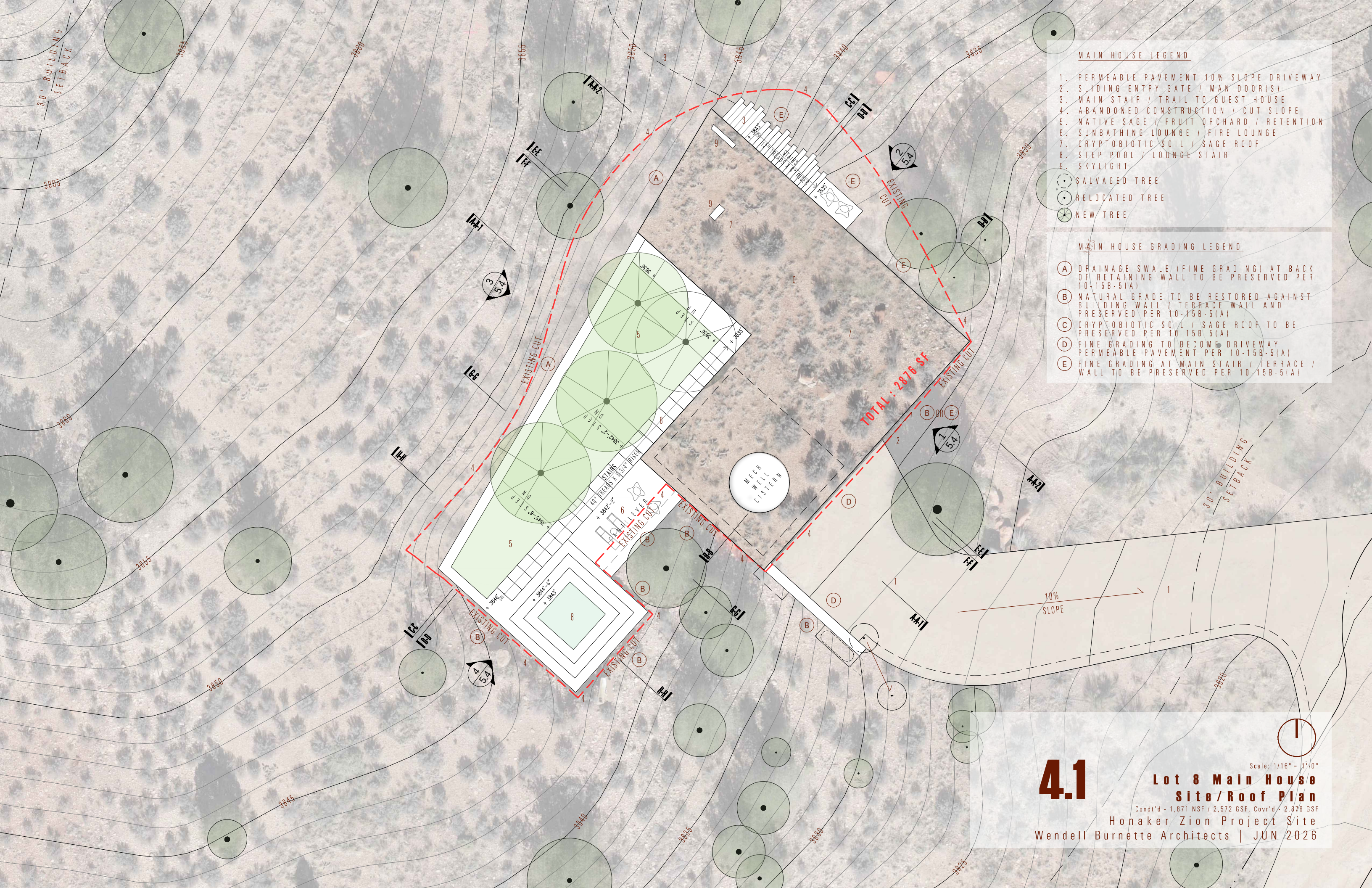


Scale: 1/16" = 1'-0"

4.0

Lot 8 Main House
Existing Site Plan

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



MAIN HOUSE LEGEND

- 1. PERMEABLE PAVEMENT 10% SLOPE DRIVEWAY
- 2. SLIDING ENTRY GATE / MAIN DOOR(S)
- 3. MAIN STAIR / TRAIL TO GUEST HOUSE
- 4. ABANDONED CONSTRUCTION / CUT SLOPE
- 5. NATIVE SAGE / FRUIT ORCHARD / RETENTION
- 6. SUNBATHING LOUNGE / FIRE LOUNGE
- 7. CRYPTOBIOTIC SOIL / SAGE ROOF
- 8. STEP POOL / LOUNGE STAIR
- 9. SKYLIGHT

- SALVAGED TREE
- RELOCATED TREE
- ⊗ NEW TREE

MAIN HOUSE GRADING LEGEND

- (A) DRAINAGE SWALE (FINE GRADING) AT BACK OF RETAINING WALL TO BE PRESERVED PER 10-15B-51A)
- (B) NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL / TERRACE WALL AND PRESERVED PER 10-15B-51A)
- (C) CRYPTOBIOTIC SOIL / SAGE ROOF TO BE PRESERVED PER 10-15B-51A)
- (D) FINE GRADING TO BECOME DRIVEWAY PERMEABLE PAVEMENT PER 10-15B-51A)
- (E) FINE GRADING AT MAIN STAIR / TERRACE / WALL TO BE PRESERVED PER 10-15B-51A)

4.1

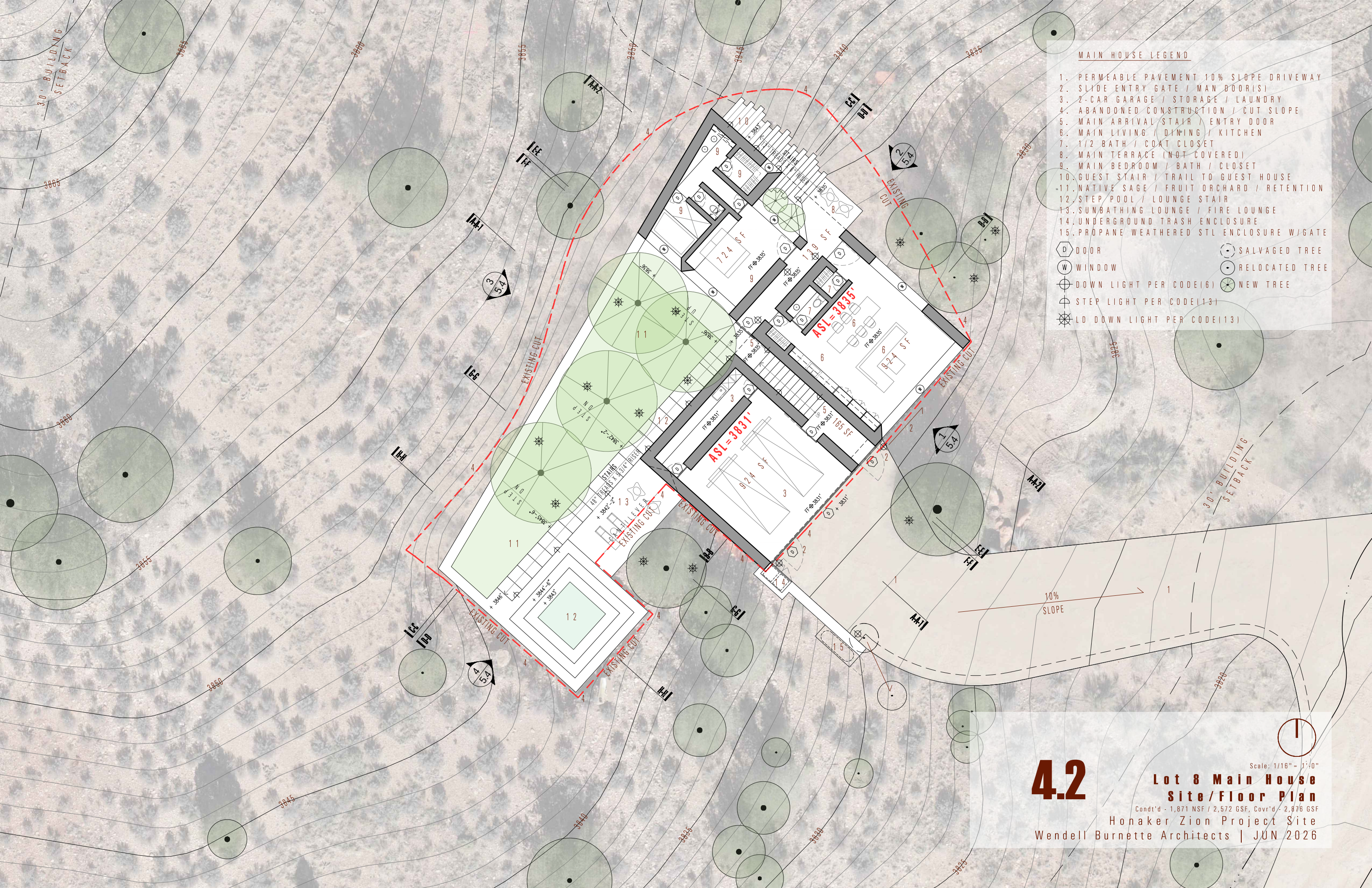
Lot 8 Main House Site/Roof Plan

Condt'd - 1,871 NSF / 2,572 GSF, Covr'd - 2,876 GSF

Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"



MAIN HOUSE LEGEND

- 
- An aerial photograph of a property, likely a golf course or resort, with a numbered list of features overlaid. The list includes: 1. PERMEABLE PAVEMENT 10% SLOPE DRIVEWAY, 2. SLIDE ENTRY GATE / MAN DOOR(S), 3. 2-CAR GARAGE / STORAGE / LAUNDRY, 4. ABANDONED CONSTRUCTION / CUT SLOPE, 5. MAIN ARRIVAL STAIR / ENTRY DOOR, 6. MAIN LIVING / DINING / KITCHEN, 7. 1/2 BATH / COAT CLOSET, 8. MAIN TERRACE (NOT COVERED), 9. MAIN BEDROOM / BATH / CLOSET, 10. GUEST STAIR / TRAIL TO GUEST HOUSE, 11. NATIVE SAGE / FRUIT ORCHARD / RETENTION, 12. STEP POOL / LOUNGE STAIR, 13. SUNBATHING LOUNGE / FIRE LOUNGE, 14. UNDERGROUND TRASH ENCLOSURE, 15. PROPANE WEATHERED STL ENCLOSURE W/GATE. The background shows a mix of green grass, brown earth, and some structures.
1. PERMEABLE PAVEMENT 10% SLOPE DRIVEWAY
 2. SLIDE ENTRY GATE / MAN DOOR(S)
 3. 2-CAR GARAGE / STORAGE / LAUNDRY
 4. ABANDONED CONSTRUCTION / CUT SLOPE
 5. MAIN ARRIVAL STAIR / ENTRY DOOR
 6. MAIN LIVING / DINING / KITCHEN
 7. 1/2 BATH / COAT CLOSET
 8. MAIN TERRACE (NOT COVERED)
 9. MAIN BEDROOM / BATH / CLOSET
 10. GUEST STAIR / TRAIL TO GUEST HOUSE
 11. NATIVE SAGE / FRUIT ORCHARD / RETENTION
 12. STEP POOL / LOUNGE STAIR
 13. SUNBATHING LOUNGE / FIRE LOUNGE
 14. UNDERGROUND TRASH ENCLOSURE
 15. PROPANE WEATHERED STL ENCLOSURE W/GATE

D **DOOR**

 SALVAGED TREE

W WINDOW

RELOCATED TREE

DOWN LIGHT PER CODE(6)

NEW TREE

STEP LIGHT PER CODE(13)

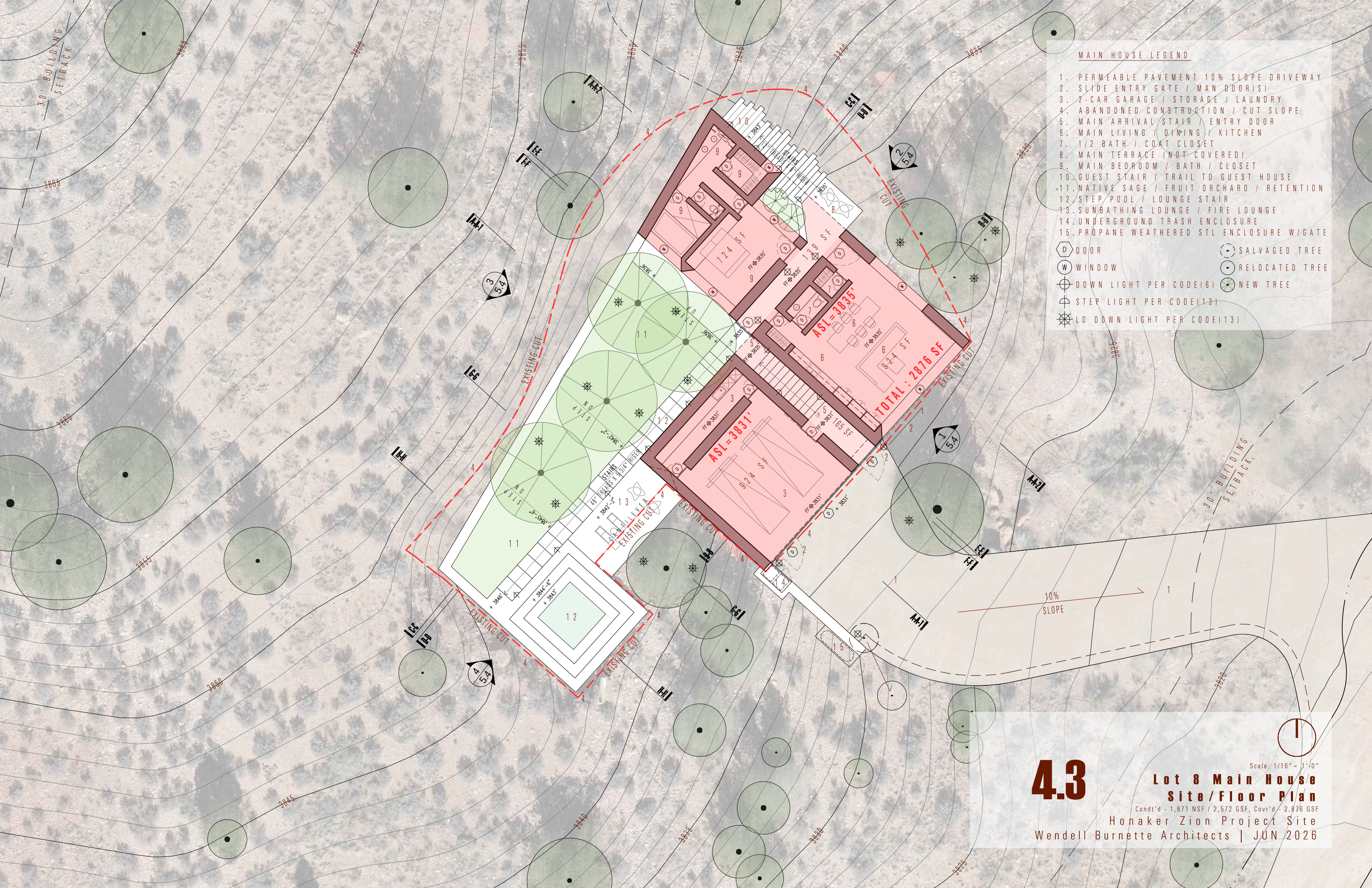
 ID DOWN LIGHT PER CODE(13)

4.2

Lot 8 Main House Site/Floor Plan

Condt'd - 1,871 NSF / 2,572 GSF, Covr'd - 2,876 GSF

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



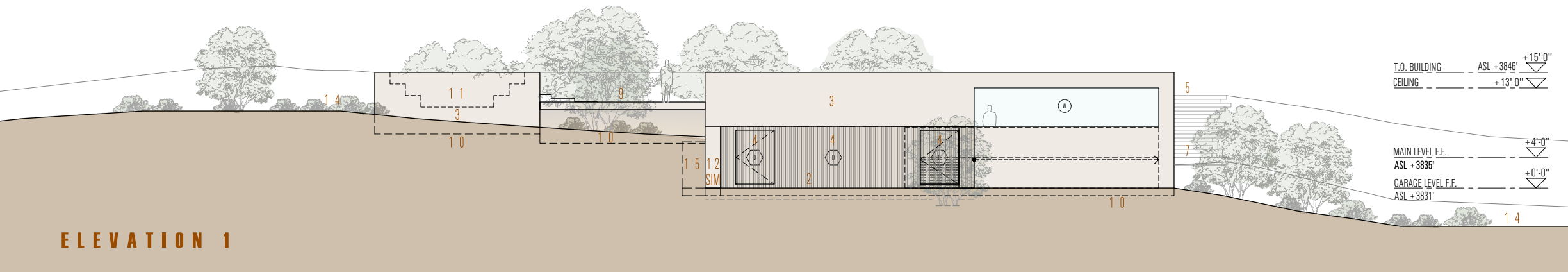
MAIN HOUSE LEGEND

- 1. PERMEABLE PAVEMENT 10% SLOPE DRIVEWAY
 - 2. SLIDE ENTRY GATE / MAN DOOR(S)
 - 3. 2-CAR GARAGE / STORAGE / LAUNDRY
 - 4. ABANDONED CONSTRUCTION / CUT SLOPE
 - 5. MAIN ARRIVAL STAIR / ENTRY DOOR
 - 6. MAIN LIVING / DINING / KITCHEN
 - 7. 1/2 BATH / COAT CLOSET
 - 8. MAIN TERRACE (NOT COVERED)
 - 9. MAIN BEDROOM / BATH / CLOSET
 - 10. GUEST STAIR / TRAIL TO GUEST HOUSE
 - 11. NATIVE SAGE / FRUIT ORCHARD / RETENTION
 - 12. STEP POOL / LOUNGE STAIR
 - 13. SUNBATHING LOUNGE / FIRE LOUNGE
 - 14. UNDERGROUND TRASH ENCLOSURE
 - 15. PROPANE WEATHERED STL ENCLOSURE W/GATE
- ⬡ DOOR ⬡ SALVAGED TREE
⬡ WINDOW ⬡ RELOCATED TREE
⬡ DOWN LIGHT PER CODE(6) ⬡ NEW TREE
⬡ STEP LIGHT PER CODE(13) ⬡
⬡ LD DOWN LIGHT PER CODE(13)

4.3

Lot 8 Main House
Site/Floor Plan

Scale: 1/16" = 1'-0"
Condt'd - 1,871 NSF / 2,572 GSF, Covr'd - 2,876 GSF
Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

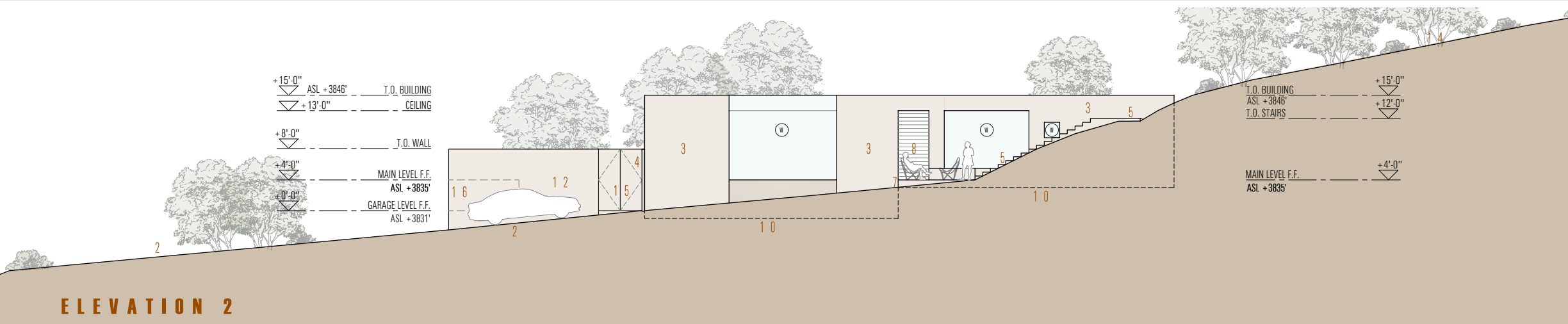


ELEVATION 1

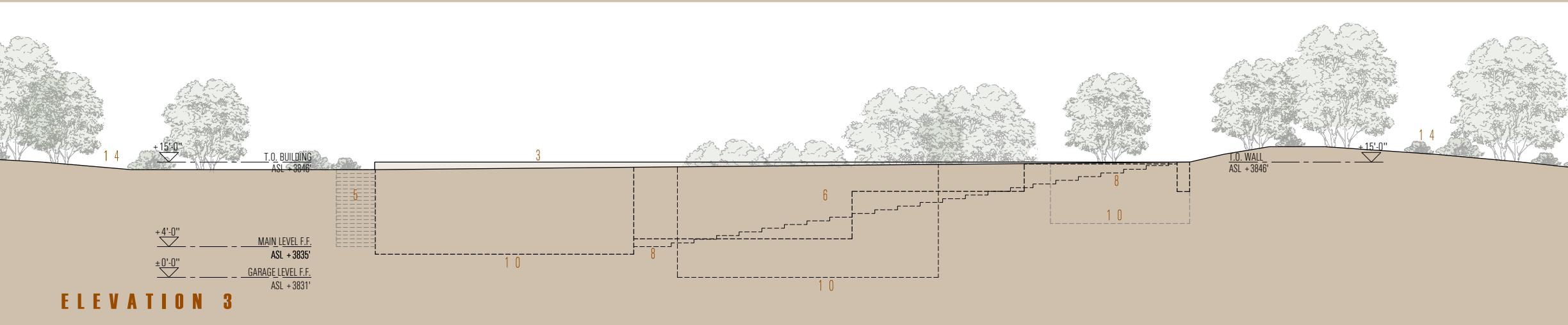
MAIN HOUSE LEGEND

1. EXISTING ACCESS ROAD
2. PERMEABLE PAVEMENT DRIVEWAY 10% SLOPE
3. FAIR-FACED CONCRETE (CAST STONE)
4. VERTICAL WOOD GATE SLIDER / MAN DOOR(S)
5. GUEST ARRIVAL STAIR / TRAIL TO GUEST HOUSE
6. STEPPED ORCHARD BEYOND
7. MAIN TERRACE / PLANTER BEYOND
8. STEP POOL / LOUNGE STAIR BEYOND
9. SUNBATHING LOUNGE / FIRE LOUNGE
10. DASHED FOUNDATION (UNKNOWN)
11. STEP POOL / LOUNGE STAIR
12. RETAINING WALL BEYOND
13. OPEN TO BEYOND
14. NATURAL GRADE
15. UNDERGROUND TRASH ENCLOSURE
16. PROPANE WEATHERED STL ENCLOSURE W/GATE

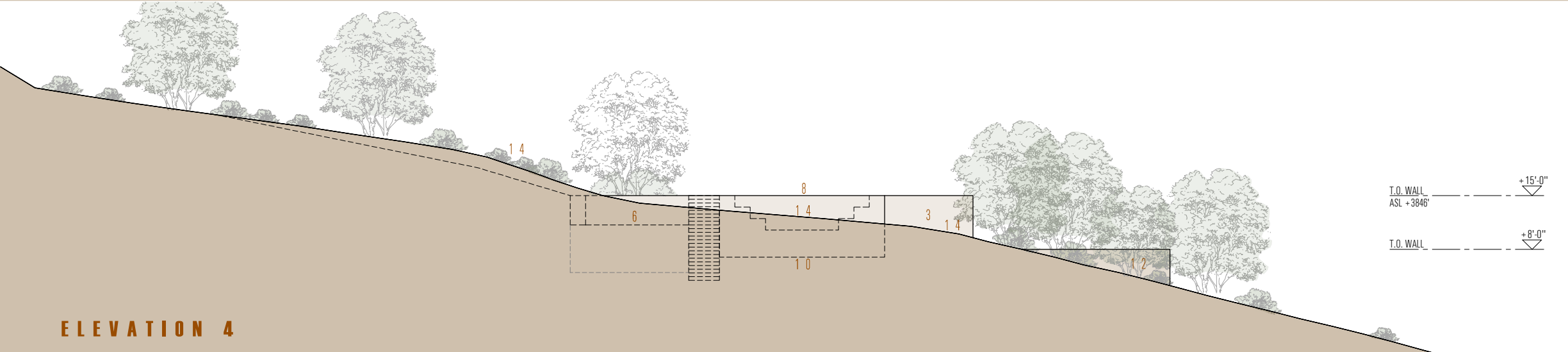
D DOOR
W WINDOW



ELEVATION 2



ELEVATION 3



ELEVATION 4

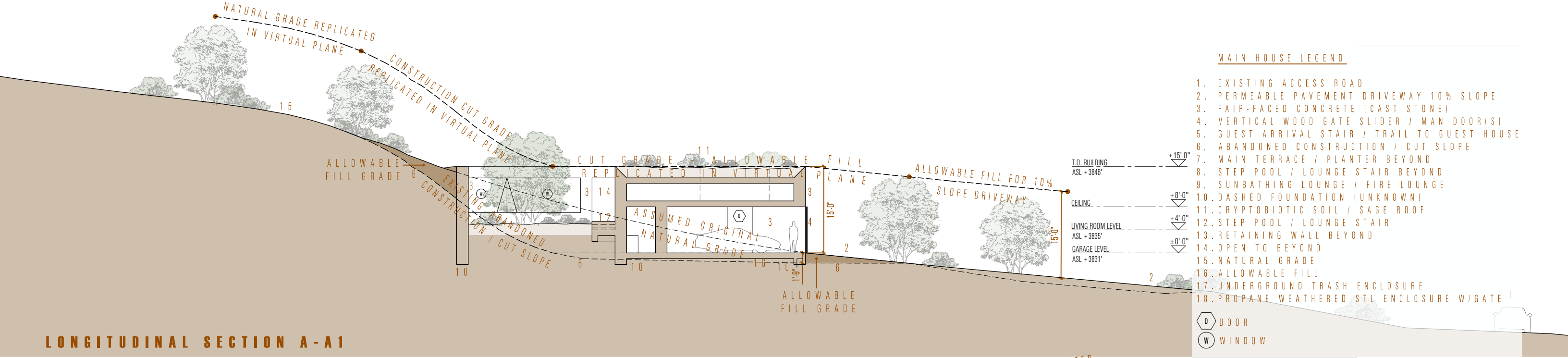
4.4

Lot 8 Main House
Main Elevations

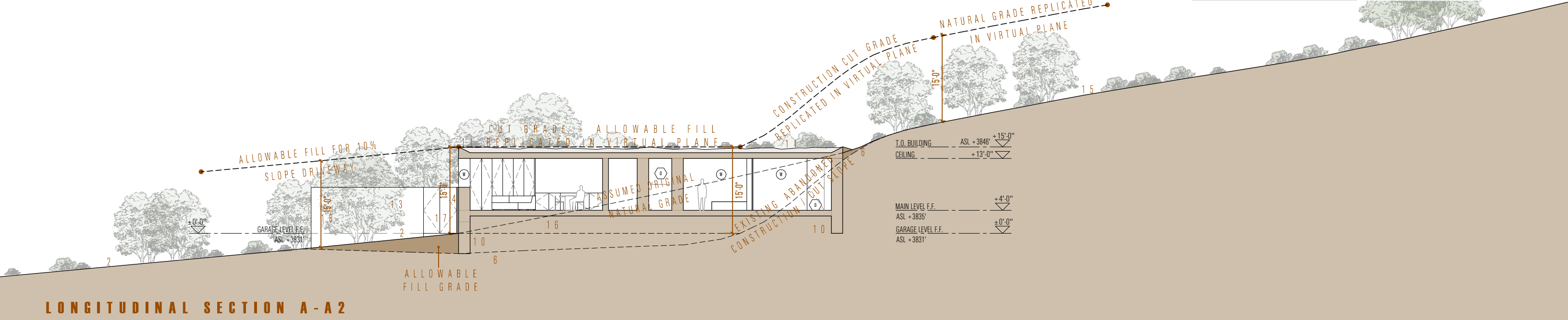
Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"

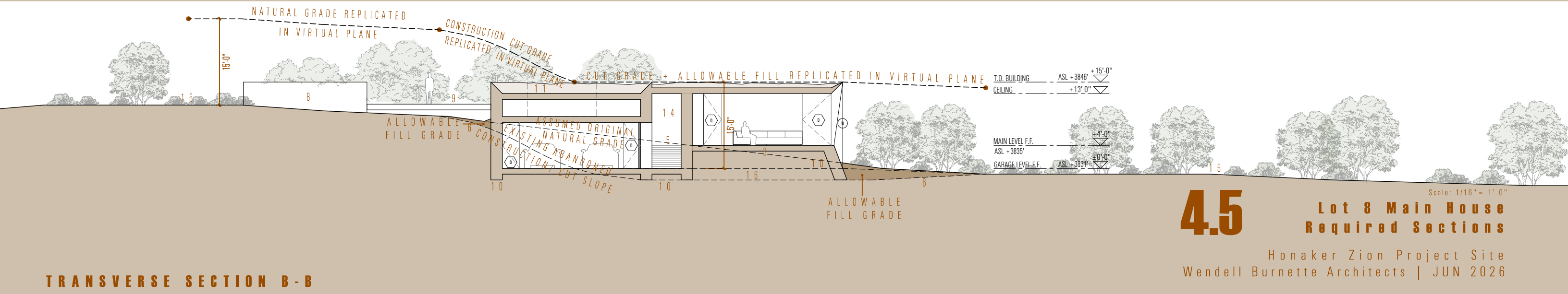
LONGITUDINAL SECTION A-A1



LONGITUDINAL SECTION A-A2



TRANSVERSE SECTION B-B



SECTION C - C

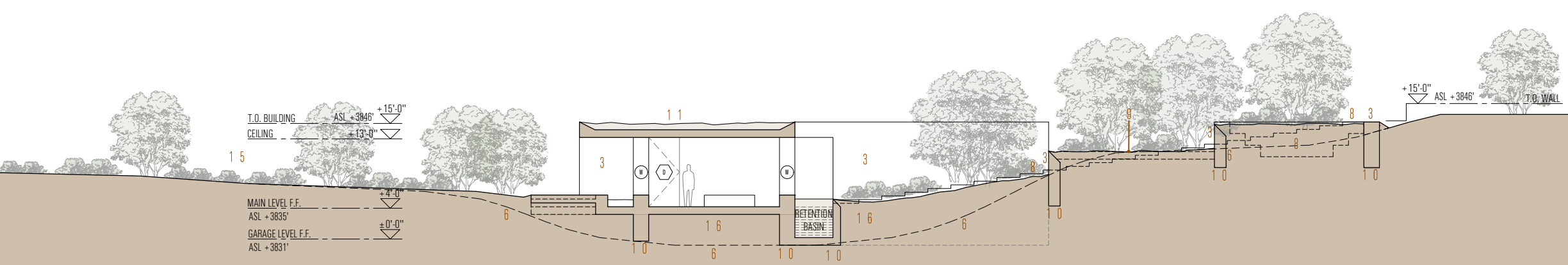


MAIN HOUSE LEGEND

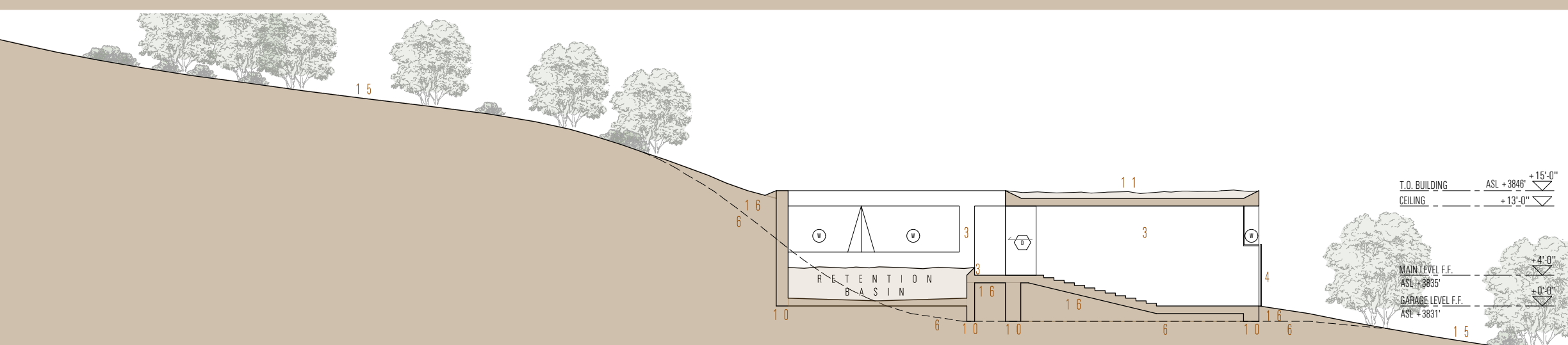
- 1. EXISTING ACCESS ROAD
- 2. PERMEABLE PAVEMENT DRIVEWAY 10% SLOPE
- 3. FAIR-FACED CONCRETE (CAST STONE)
- 4. VERTICAL WOOD GATE SLIDER / MAN DOOR(S)
- 5. GUEST ARRIVAL STAIR / TRAIL TO GUEST HOUSE
- 6. ABANDONED CONSTRUCTION / CUT SLOPE
- 7. MAIN TERRACE / PLANTER BEYOND
- 8. STEP POOL / LOUNGE STAIR BEYOND
- 9. SUNBATHING LOUNGE / FIRE LOUNGE
- 10. DASHED FOUNDATION (UNKNOWN)
- 11. CRYPTOBIOTIC SOIL / SAGE ROOF
- 12. STEP POOL / LOUNGE STAIR
- 13. RETAINING WALL BEYOND
- 14. OPEN TO BEYOND
- 15. NATURAL GRADE
- 16. ALLOWABLE FILL
- 17. UNDERGROUND TRASH ENCLOSURE
- 18. PROPANE WEATHERED STL ENCLOSURE W/GATE

- (D) DOOR
- (W) WINDOW

SECTION D - D



SECTION E - E



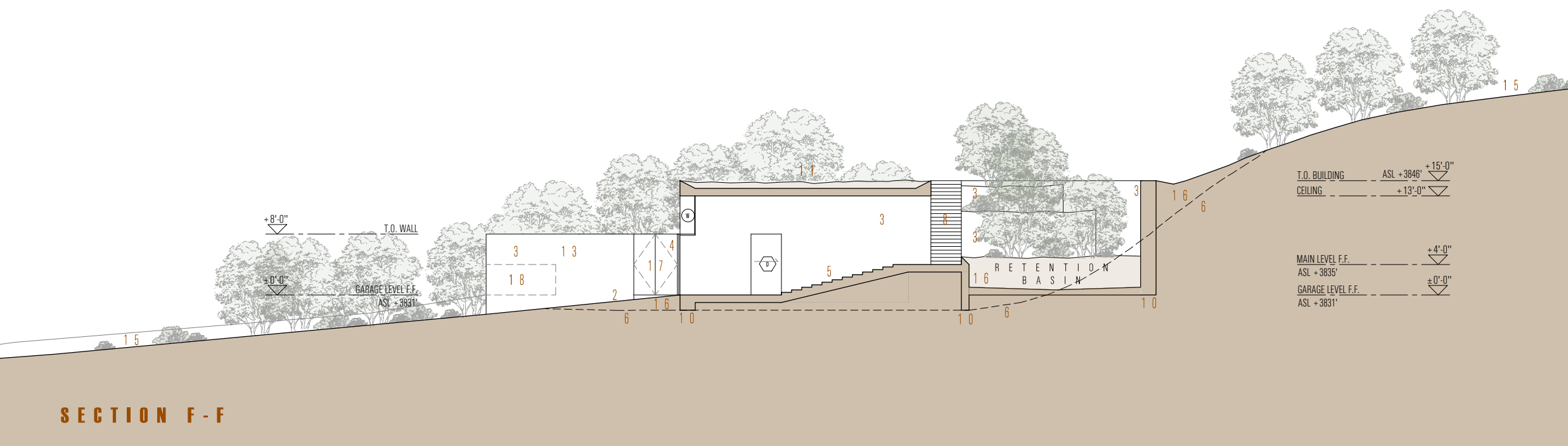
4.6

Lot 8 Main House
Misc Elevations / Sections

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"

SECTION F - F

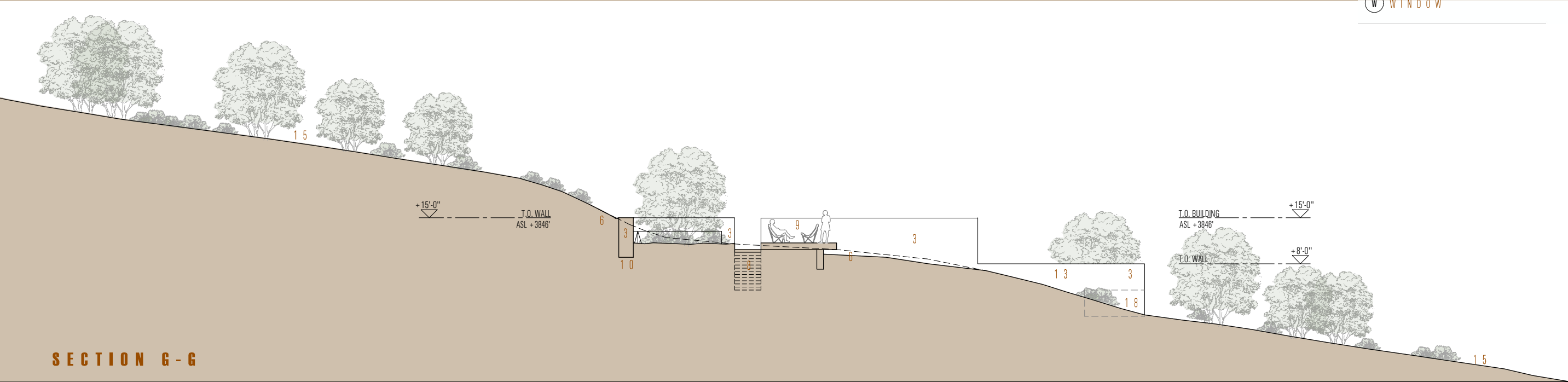


MAIN HOUSE LEGEND

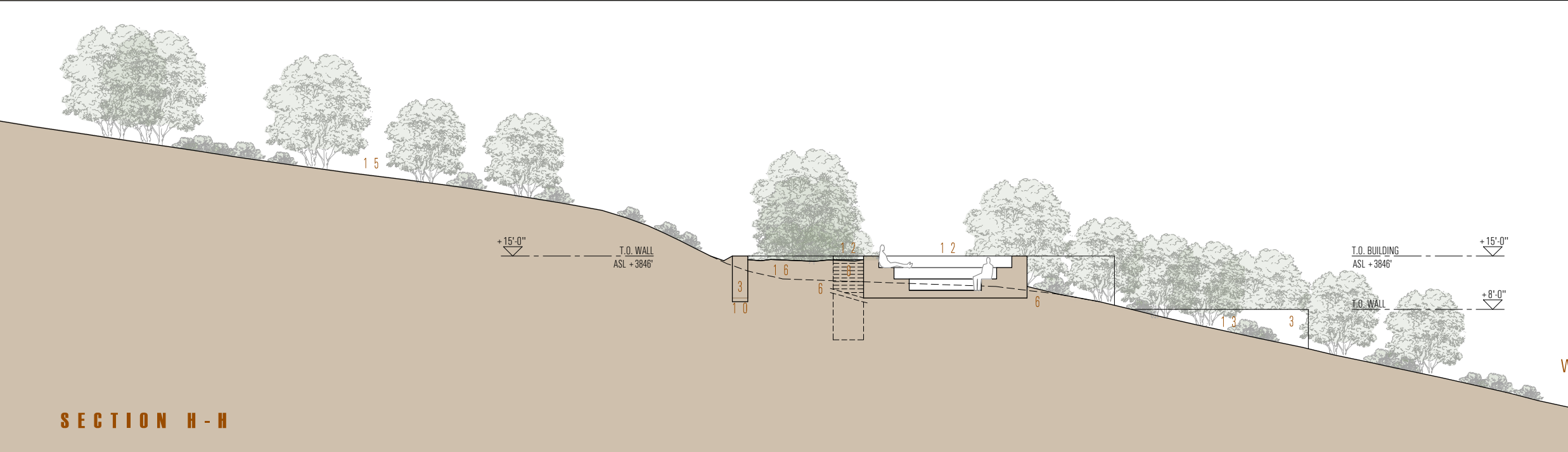
- 1. EXISTING ACCESS ROAD
- 2. PERMEABLE PAVEMENT DRIVEWAY 10% SLOPE
- 3. FAIR-FACED CONCRETE (CAST STONE)
- 4. VERTICAL WOOD GATE SLIDER / MAN DOOR(S)
- 5. GUEST ARRIVAL STAIR / TRAIL TO GUEST HOUSE
- 6. ABANDONED CONSTRUCTION / CUT SLOPE
- 7. MAIN TERRACE / PLANTER BEYOND
- 8. STEP POOL / LOUNGE STAIR BEYOND
- 9. SUNBATHING LOUNGE / FIRE LOUNGE
- 10. DASHED FOUNDATION (UNKNOWN)
- 11. CRYPTOBOTIC SOIL / SAGE ROOF
- 12. STEP POOL / LOUNGE STAIR
- 13. RETAINING WALL BEYOND
- 14. OPEN TO BEYOND
- 15. NATURAL GRADE
- 16. ALLOWABLE FILL
- 17. UNDERGROUND TRASH ENCLOSURE
- 18. PROPANE WEATHERED STL ENCLOSURE W/GATE

- D DOOR
- W WINDOW

SECTION G - G



SECTION H - H

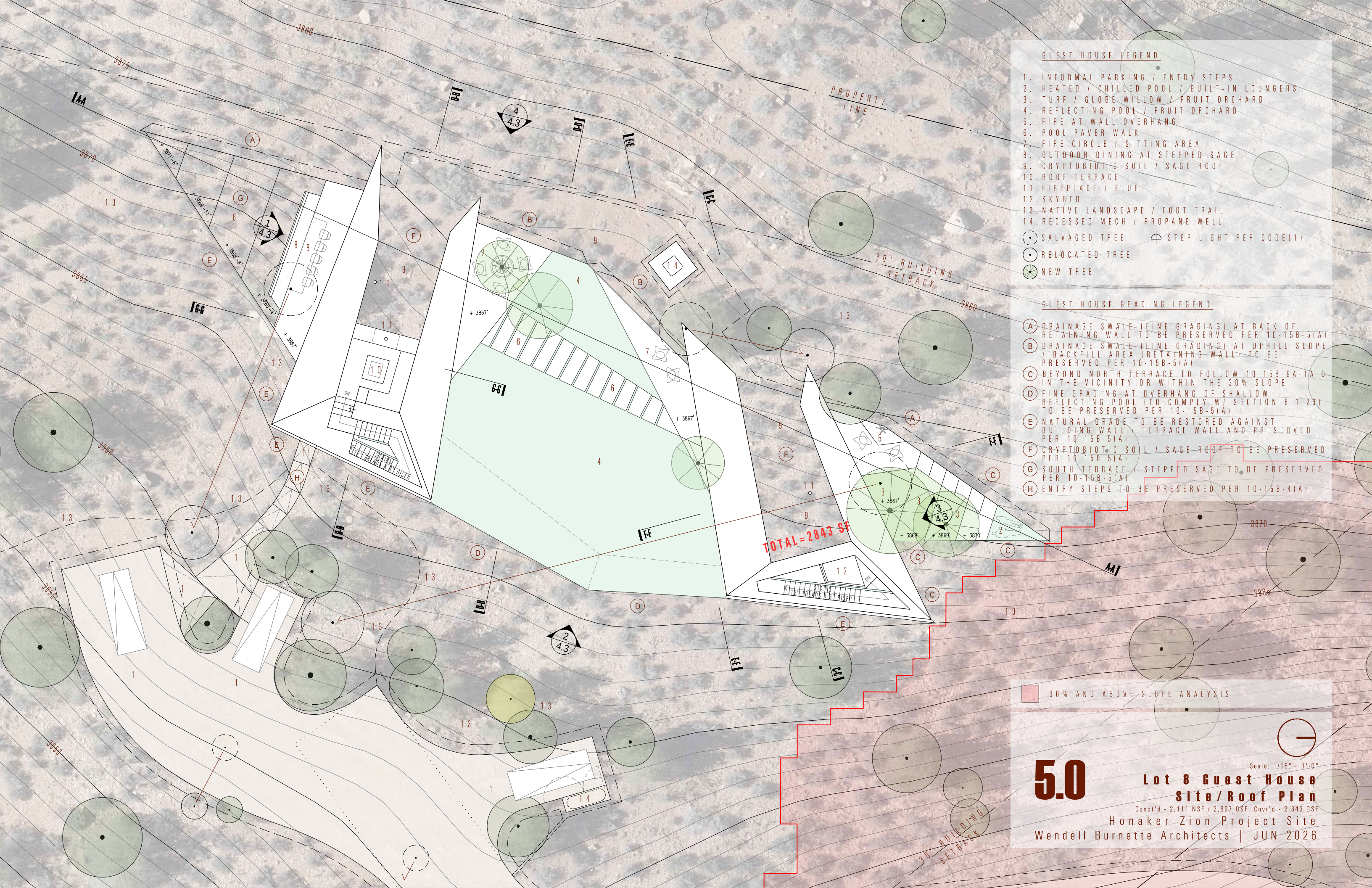


4.7

Lot 8 Main House
Misc Elevations / Sections

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"



GUEST HOUSE LEGEND

- 1. INFORMAL PARKING / ENTRY STEPS
- 2. HEATED / CHILLED POOL / BUILT-IN LOUNGERS
- 3. TURF / GLOBE WILLOW / FRUIT ORCHARD
- 4. REFLECTING POOL / FRUIT ORCHARD
- 5. FIRE AT WALL OVERHANG
- 6. POOL PAVER WALK
- 7. FIRE CIRCLE / SITTING AREA
- 8. OUTDOOR DINING AT STEPPED SAGE
- 9. CRYPTOBIOTIC SOIL / SAGE ROOF
- 10. ROOF TERRACE
- 11. FIREPLACE / FLUE
- 12. SKYBED
- 13. NATIVE LANDSCAPE / FOOT TRAIL
- 14. RECESSED MECH / PROPANE WELL

- ⊙ SALVAGED TREE
- ⊙ RELOCATED TREE
- ⊙ NEW TREE
- ⊕ STEP LIGHT PER CODE(1)

GUEST HOUSE GRADING LEGEND

- (A) DRAINAGE SWALE (FINE GRADING) AT BACK OF RETAINING WALL TO BE PRESERVED PER 10-15B-5(A)
- (B) DRAINAGE SWALE (FINE GRADING) AT UPHILL SLOPE / BACKFILL AREA (RETAINING WALL) TO BE PRESERVED PER 10-15B-5(A)
- (C) BEYOND NORTH TERRACE TO FOLLOW 10-15B-9A-1A-D IN THE VICINITY OR WITHIN THE 30% SLOPE
- (D) FINE GRADING AT OVERHANG OF SHALLOW REFLECTING POOL (TO COMPLY W/ SECTION 8-1-23) TO BE PRESERVED PER 10-15B-5(A)
- (E) NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL / TERRACE WALL AND PRESERVED PER 10-15B-5(A)
- (F) CRYPTOBIOTIC SOIL / SAGE ROOF TO BE PRESERVED PER 10-15B-5(A)
- (G) SOUTH TERRACE / STEPPED SAGE TO BE PRESERVED PER 10-15B-5(A)
- (H) ENTRY STEPS TO BE PRESERVED PER 10-15B-4(A)

30% AND ABOVE SLOPE ANALYSIS

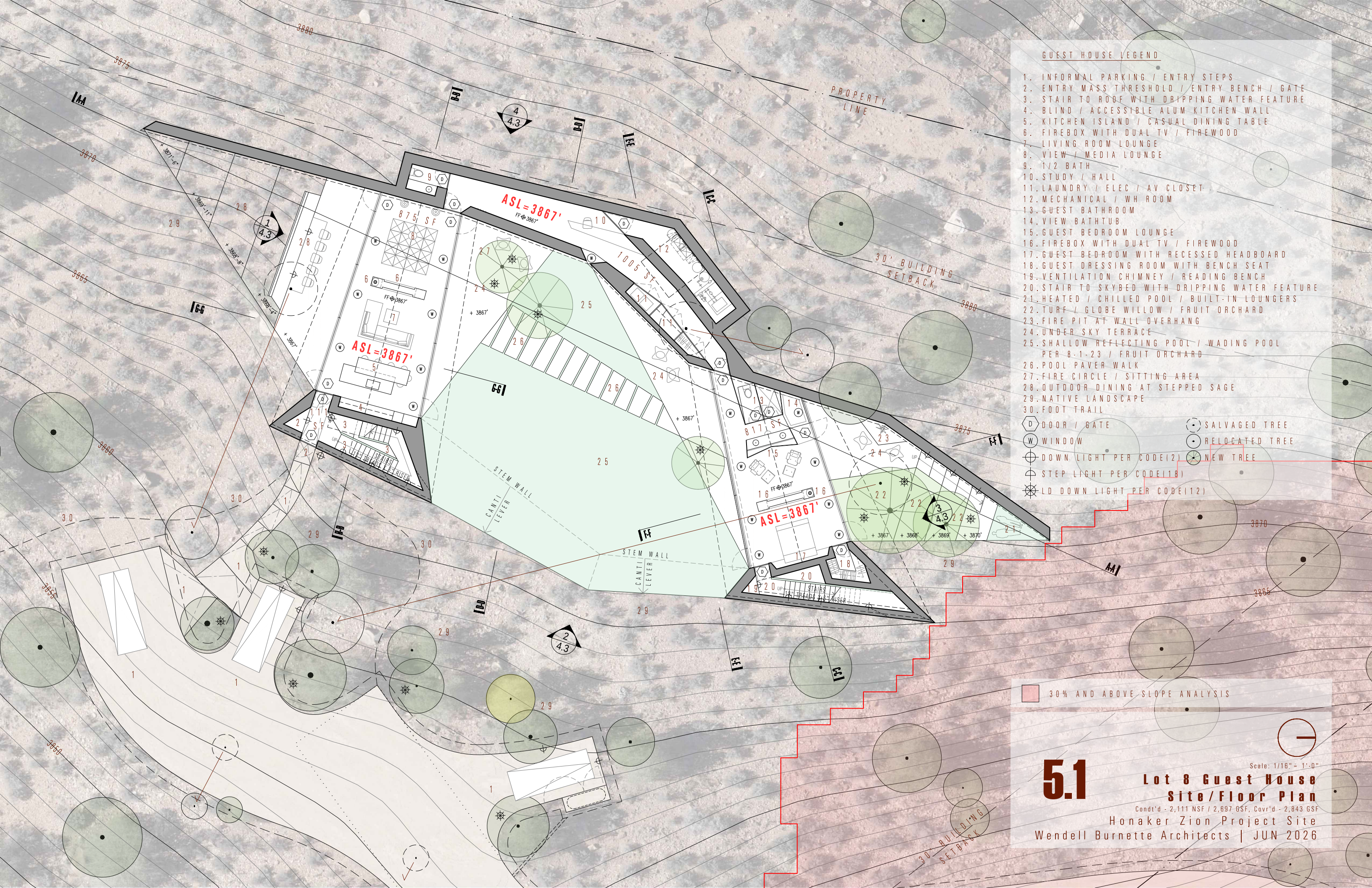
5.0

Lot 8 Guest House
Site/Roof Plan

Condt'd - 2,111 NSF / 2,697 GSF, Covr'd - 2,843 GSF

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"



GUEST HOUSE LEGEND

1. INFORMAL PARKING / ENTRY STEPS
 2. ENTRY MASS THRESHOLD / ENTRY BENCH / GATE
 3. STAIR TO ROOF WITH DRIPPING WATER FEATURE
 4. BLIND / ACCESSIBLE ALUM KITCHEN WALL
 5. KITCHEN ISLAND / CASUAL DINING TABLE
 6. FIREBOX WITH DUAL TV / FIREWOOD
 7. LIVING ROOM LOUNGE
 8. VIEW / MEDIA LOUNGE
 9. 1/2 BATH
 10. STUDY / HALL
 11. LAUNDRY / ELEC / AV CLOSET
 12. MECHANICAL / WH ROOM
 13. GUEST BATHROOM
 14. VIEW BATHTUB
 15. GUEST BEDROOM LOUNGE
 16. FIREBOX WITH DUAL TV / FIREWOOD
 17. GUEST BEDROOM WITH RECESSED HEADBOARD
 18. GUEST DRESSING ROOM WITH BENCH SEAT
 19. VENTILATION CHIMNEY / READING BENCH
 20. STAIR TO SKYBED WITH DRIPPING WATER FEATURE
 21. HEATED / CHILLED POOL / BUILT-IN LOUNGERS
 22. TURF / GLOBE WILLOW / FRUIT ORCHARD
 23. FIRE PIT AT WALL OVERHANG
 24. UNDER SKY TERRACE
 25. SHALLOW REFLECTING POOL / WADING POOL
PER 8-1-23 / FRUIT ORCHARD
 26. POOL PAVER WALK
 27. FIRE CIRCLE / SITTING AREA
 28. OUTDOOR DINING AT STEPPED SAGE
 29. NATIVE LANDSCAPE
 30. FOOT TRAIL
- D DOOR / GATE (•) SALVAGED TREE
W WINDOW (•) RELOCATED TREE
⊕ DOWN LIGHT PER CODE(21) (•) NEW TREE
⊕ STEP LIGHT PER CODE(18)
⊗ LD DOWN LIGHT PER CODE(12)

30% AND ABOVE SLOPE ANALYSIS

5.1

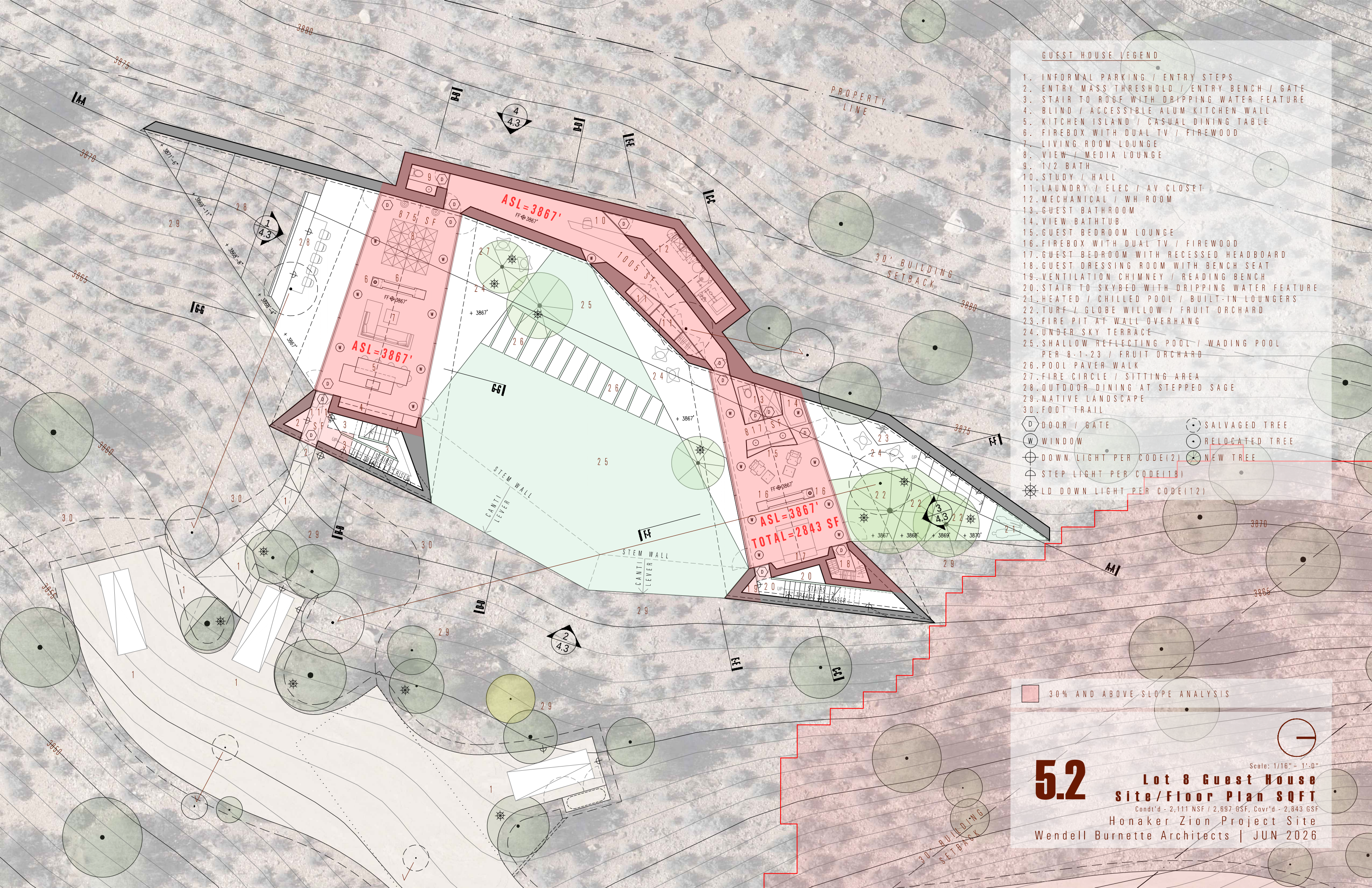
Scale: 1/16" = 1'-0"

**Lot 8 Guest House
Site/Floor Plan**

Cond't'd - 2,111 NSF / 2,697 GSF, Covr'd - 2,843 GSF

Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026



GUEST HOUSE LEGEND

1. INFORMAL PARKING / ENTRY STEPS
 2. ENTRY MASS THRESHOLD / ENTRY BENCH / GATE
 3. STAIR TO ROOF WITH DRIPPING WATER FEATURE
 4. BLIND / ACCESSIBLE ALUM KITCHEN WALL
 5. KITCHEN ISLAND / CASUAL DINING TABLE
 6. FIREBOX WITH DUAL TV / FIREWOOD
 7. LIVING ROOM LOUNGE
 8. VIEW / MEDIA LOUNGE
 9. 1/2 BATH
 10. STUDY / HALL
 11. LAUNDRY / ELEC / AV CLOSET
 12. MECHANICAL / WH ROOM
 13. GUEST BATHROOM
 14. VIEW BATHTUB
 15. GUEST BEDROOM LOUNGE
 16. FIREBOX WITH DUAL TV / FIREWOOD
 17. GUEST BEDROOM WITH RECESSED HEADBOARD
 18. GUEST DRESSING ROOM WITH BENCH SEAT
 19. VENTILATION CHIMNEY / READING BENCH
 20. STAIR TO SKYBED WITH DRIPPING WATER FEATURE
 21. HEATED / CHILLED POOL / BUILT-IN LOUNGERS
 22. TURF / GLOBE WILLOW / FRUIT ORCHARD
 23. FIRE PIT AT WALL OVERHANG
 24. UNDER SKY TERRACE
 25. SHALLOW REFLECTING POOL / WADING POOL
PER 8-1-23 / FRUIT ORCHARD
 26. POOL PAVER WALK
 27. FIRE CIRCLE / SITTING AREA
 28. OUTDOOR DINING AT STEPPED SAGE
 29. NATIVE LANDSCAPE
 30. FOOT TRAIL
- D DOOR / GATE
W WINDOW
⊕ DOWN LIGHT PER CODE(2)
⊕ STEP LIGHT PER CODE(18)
⊗ LD DOWN LIGHT PER CODE(12)
- ⊙ SALVAGED TREE
⊙ RELOCATED TREE
⊙ NEW TREE

30% AND ABOVE SLOPE ANALYSIS

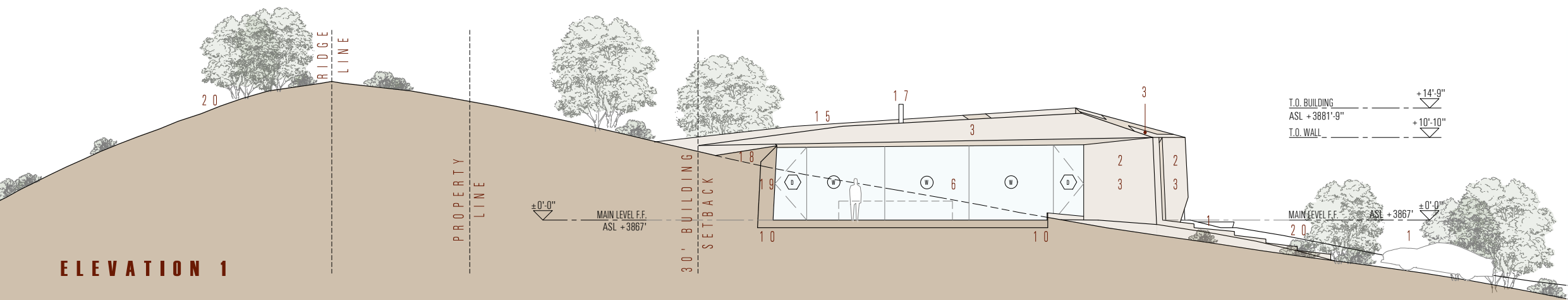
5.2

Scale: 1/16" = 1'-0"

**Lot 8 Guest House
Site/Floor Plan SQFT**

Condt'd - 2,111 NSF / 2,697 GSF, Covr'd - 2,843 GSF

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

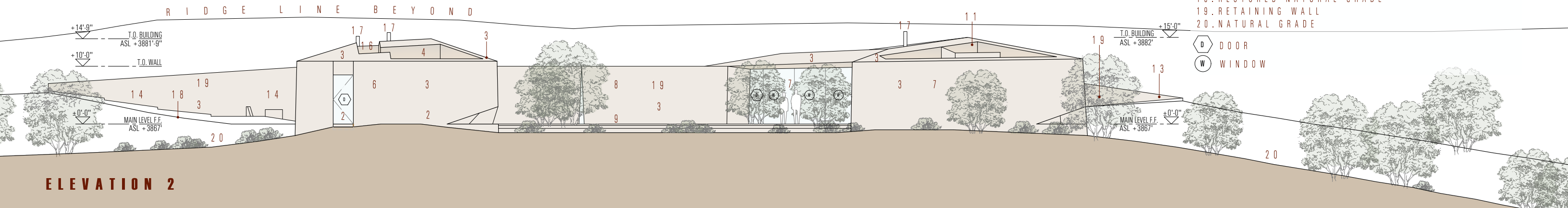


ELEVATION 1

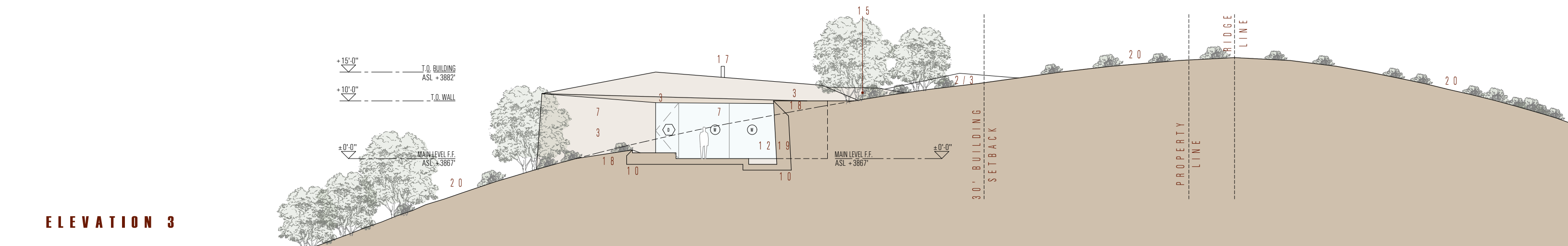
GUEST HOUSE LEGEND

1. INFORMAL PARKING/ENTRY STEPS
2. ENTRY MASS THRESHOLD/ENTRY GATE
3. FAIR-FACED CONCRETE (CAST STONE)
4. STAIR TO ROOF W/ DRIPPING WATER FEATURE
5. STAIR TO SKYBED W/DRIPPING WATER FEATURE
6. GUEST HOUSE LIVING/DINING/KITCHEN SPACE
7. GUEST BEDROOM/LOUNGE/BATH SPACE
8. BATH/HALL/STUDY IN BACKFILL AREA
9. REFLECTING POOL W/ FLOATING PAVERS
10. DASHED FOUNDATION (UNKNOWN)
11. SKYBED AT GUEST BEDROOM
12. FIREPIT AT WALL OVERHANG
13. HEATED/CHILLED POOL/BUILT-IN LOUNGERS
14. OUTDOOR DINING AT STEPPED SAGE
15. CRYPTOBIOTIC SOIL/SAGE ROOF
16. ROOF TERRACE/GAS FIREPLACE
17. GAS FIREPLACE FLUE AT ROOF
18. RESTORED NATURAL GRADE
19. RETAINING WALL
20. NATURAL GRADE

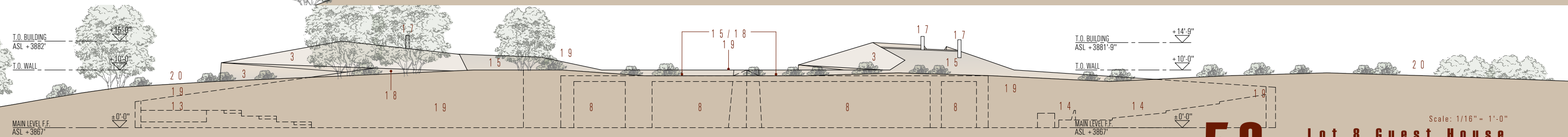
- D DOOR
 W WINDOW



ELEVATION 2



ELEVATION 3



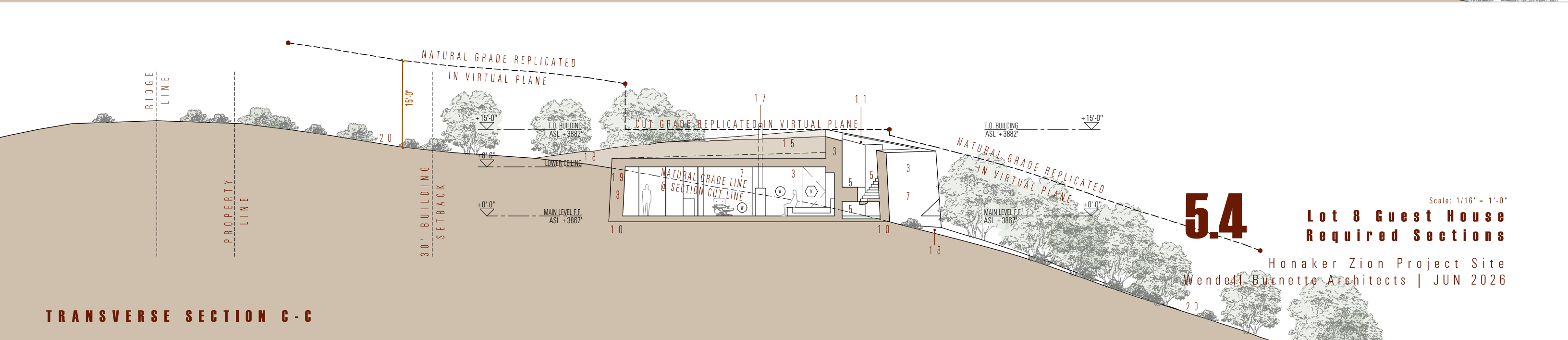
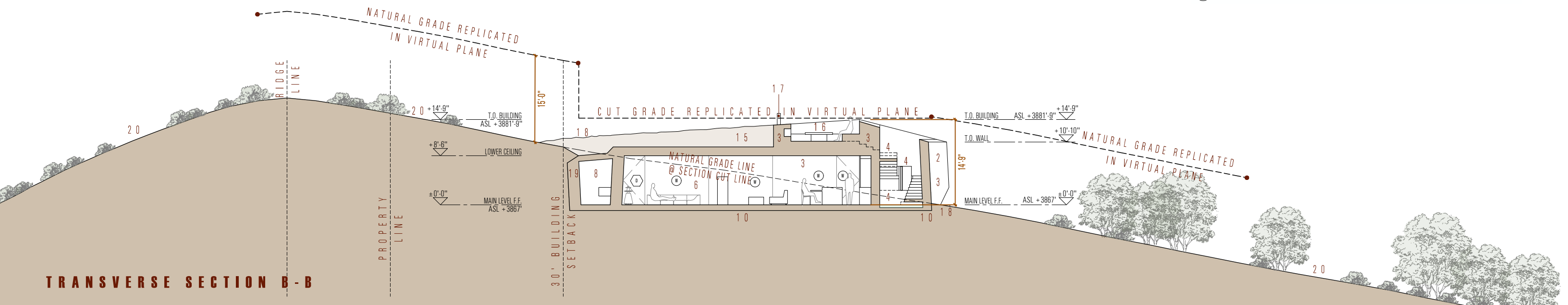
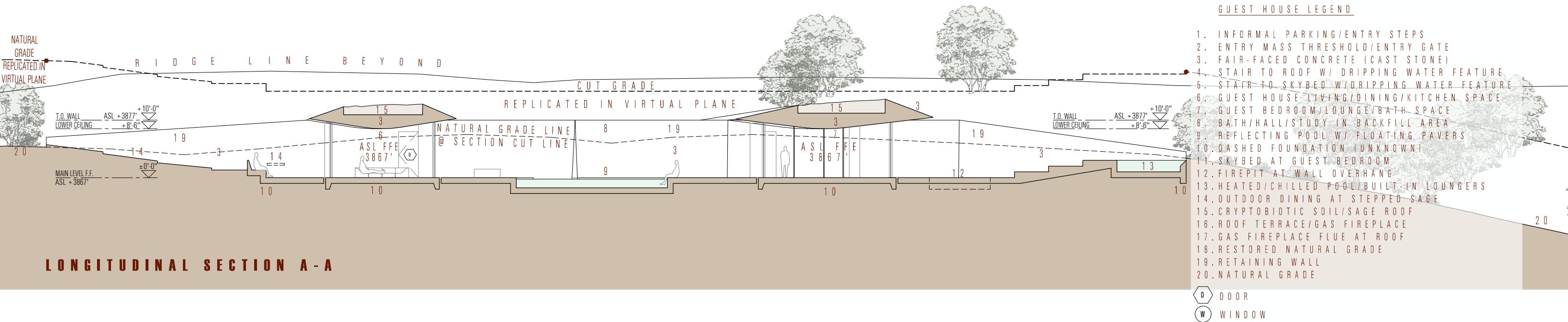
ELEVATION 4

5.3

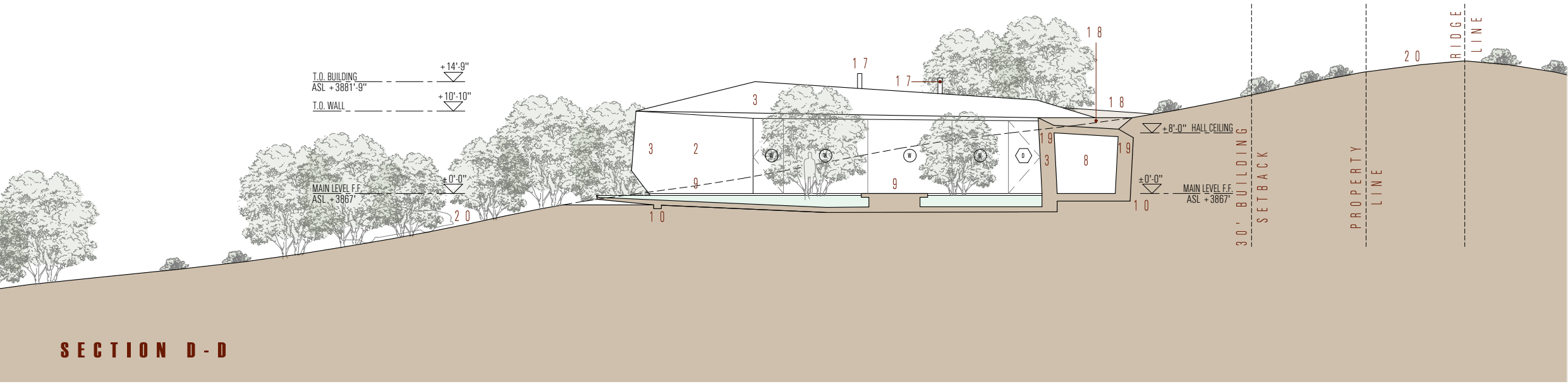
Lot 8 Guest House
Main Elevations

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"



SECTION D - D

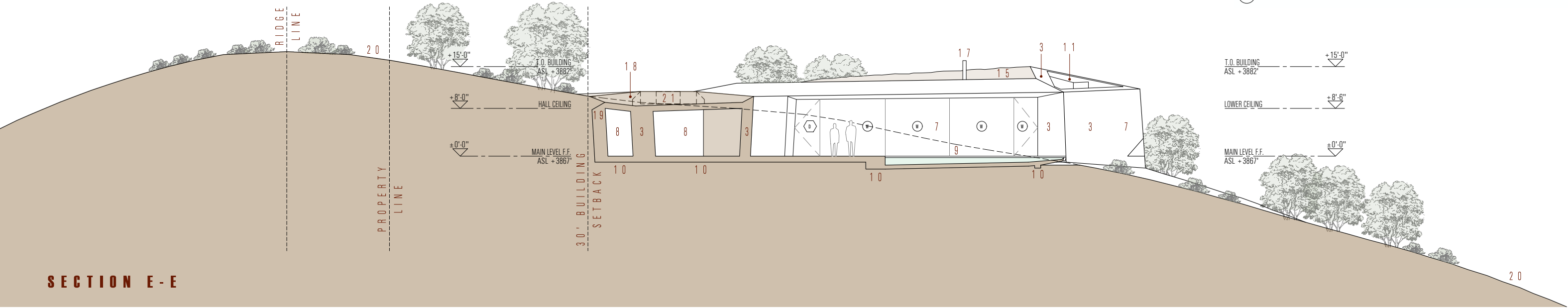


GUEST HOUSE LEGEND

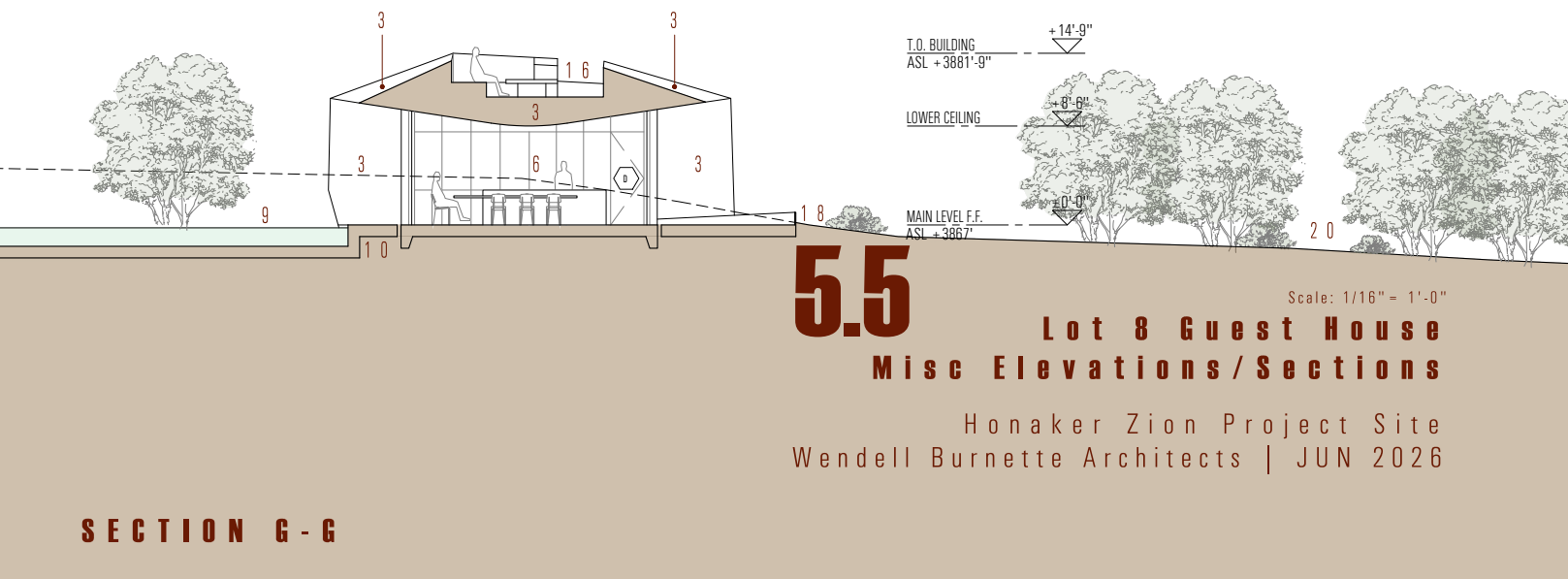
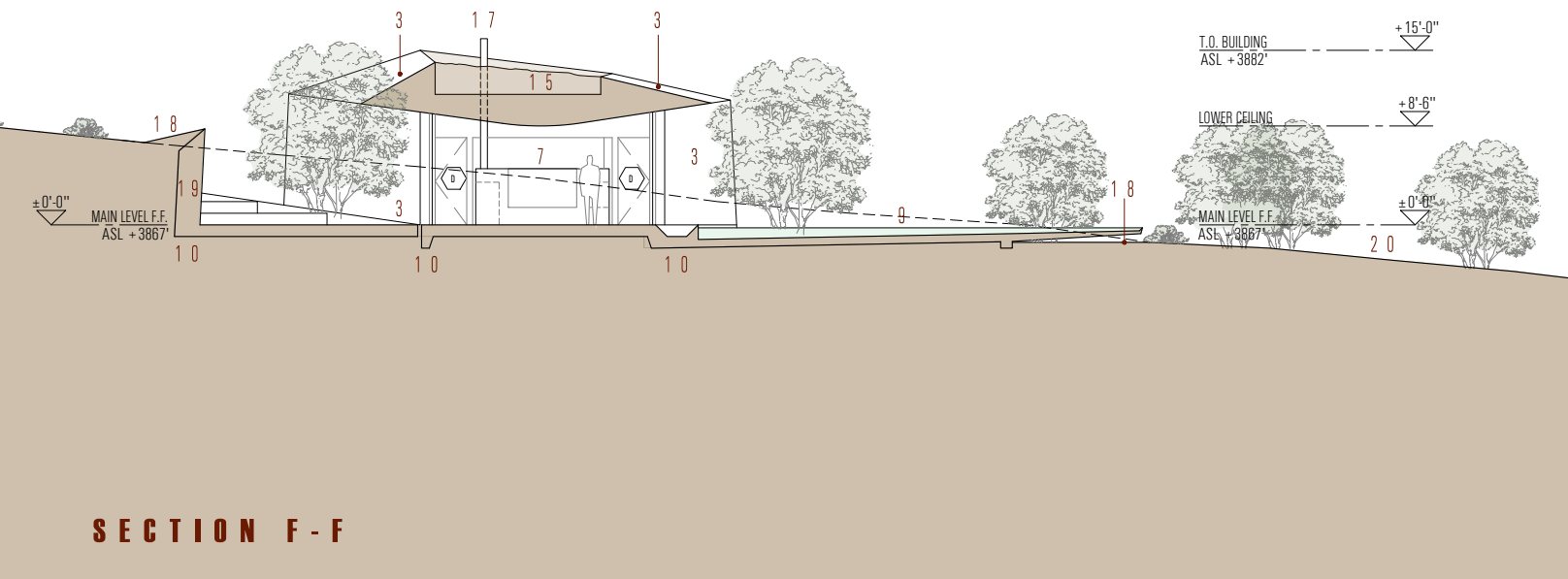
1. INFORMAL PARKING/ENTRY STEPS
2. ENTRY MASS THRESHOLD/ENTRY GATE
3. FAIR-FACED CONCRETE (CAST STONE)
4. STAIR TO ROOF W/ DRIPPING WATER FEATURE
5. STAIR TO SKYBED W/DRIPPING WATER FEATURE
6. GUEST HOUSE LIVING/DINING/KITCHEN SPACE
7. GUEST BEDROOM/LOUNGE/BATH SPACE
8. BATH/HALL/STUDY IN BACKFILL AREA
9. REFLECTING POOL W/ FLOATING PAVERS
10. DASHED FOUNDATION (UNKNOWN)
11. SKYBED AT GUEST BEDROOM
12. FIREPIT AT WALL OVERHANG
13. HEATED/CHILLED POOL/BUILT-IN LOUNGERS
14. OUTDOOR DINING AT STEPPED SAGE
15. CRYPTOBIOTIC SOIL/SAGE ROOF
16. ROOF TERRACE/GAS FIREPLACE
17. GAS FIREPLACE FLUE AT ROOF
18. RESTORED NATURAL GRADE
19. RETAINING WALL
20. NATURAL GRADE
21. RECESSED MECH WELL

- D DOOR
W WINDOW

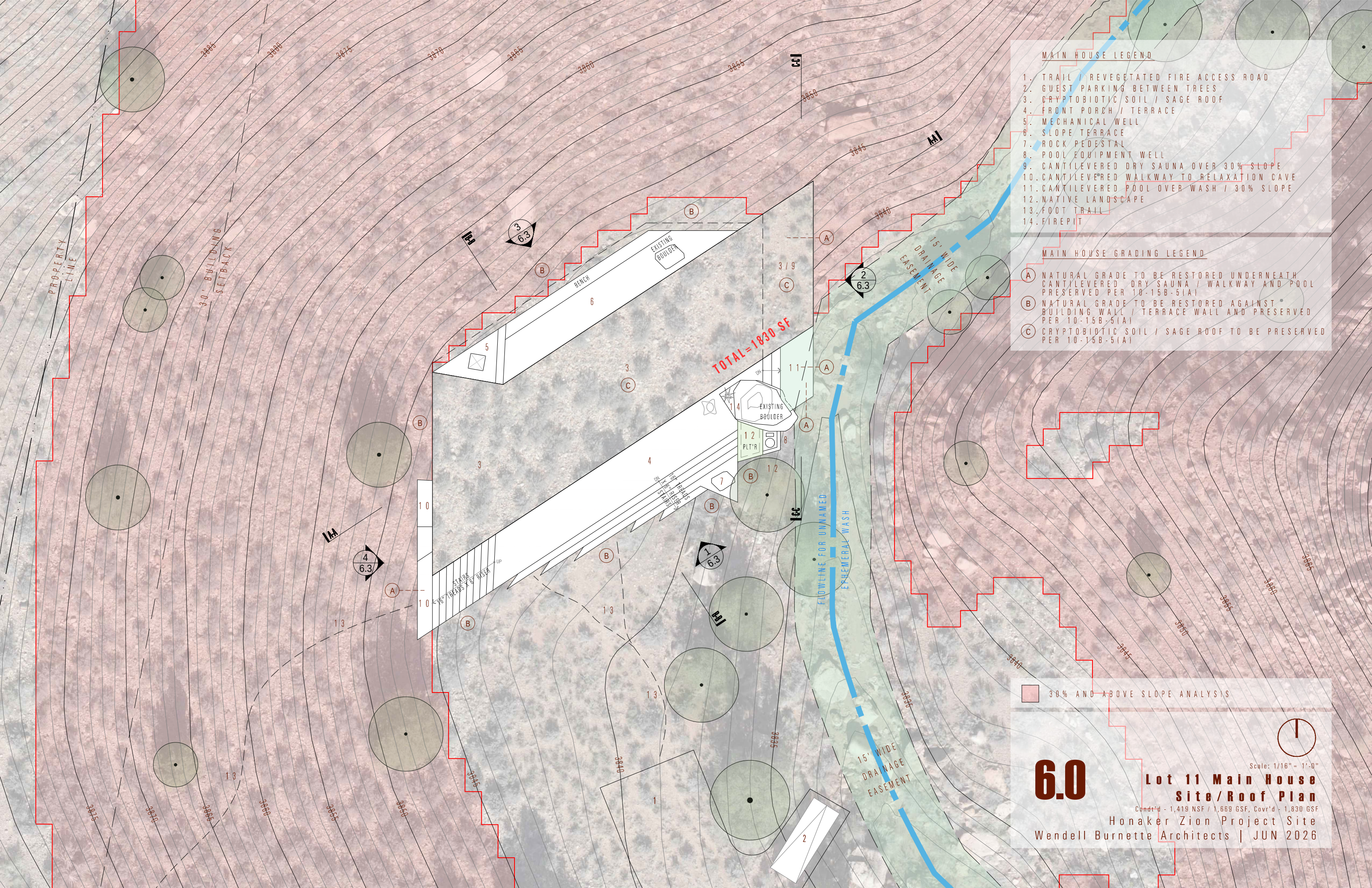
SECTION E - E



SECTION F - F



5.5
Scale: 1/16" = 1'-0"
Lot 8 Guest House
Misc Elevations/Sections
Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



- MAIN HOUSE LEGEND
- 1. TRAIL / REVEGETATED FIRE ACCESS ROAD
 - 2. GUEST PARKING BETWEEN TREES
 - 3. CRYPTOBIOTIC SOIL / SAGE ROOF
 - 4. FRONT PORCH / TERRACE
 - 5. MECHANICAL WELL
 - 6. SLOPE TERRACE
 - 7. ROCK PEDESTAL
 - 8. POOL EQUIPMENT WELL
 - 9. CANTILEVERED DRY SAUNA OVER 30% SLOPE
 - 10. CANTILEVERED WALKWAY TO RELAXATION CAVE
 - 11. CANTILEVERED POOL OVER WASH / 30% SLOPE
 - 12. NATIVE LANDSCAPE
 - 13. FOOT TRAIL
 - 14. FIREPIT

- MAIN HOUSE GRADING LEGEND
- (A) NATURAL GRADE TO BE RESTORED UNDERNEATH CANTILEVERED DRY SAUNA / WALKWAY AND POOL PRESERVED PER 10-15B-5(A)
 - (B) NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL / TERRACE WALL AND PRESERVED PER 10-15B-5(A)
 - (C) CRYPTOBIOTIC SOIL / SAGE ROOF TO BE PRESERVED PER 10-15B-5(A)

30% AND ABOVE SLOPE ANALYSIS

6.0

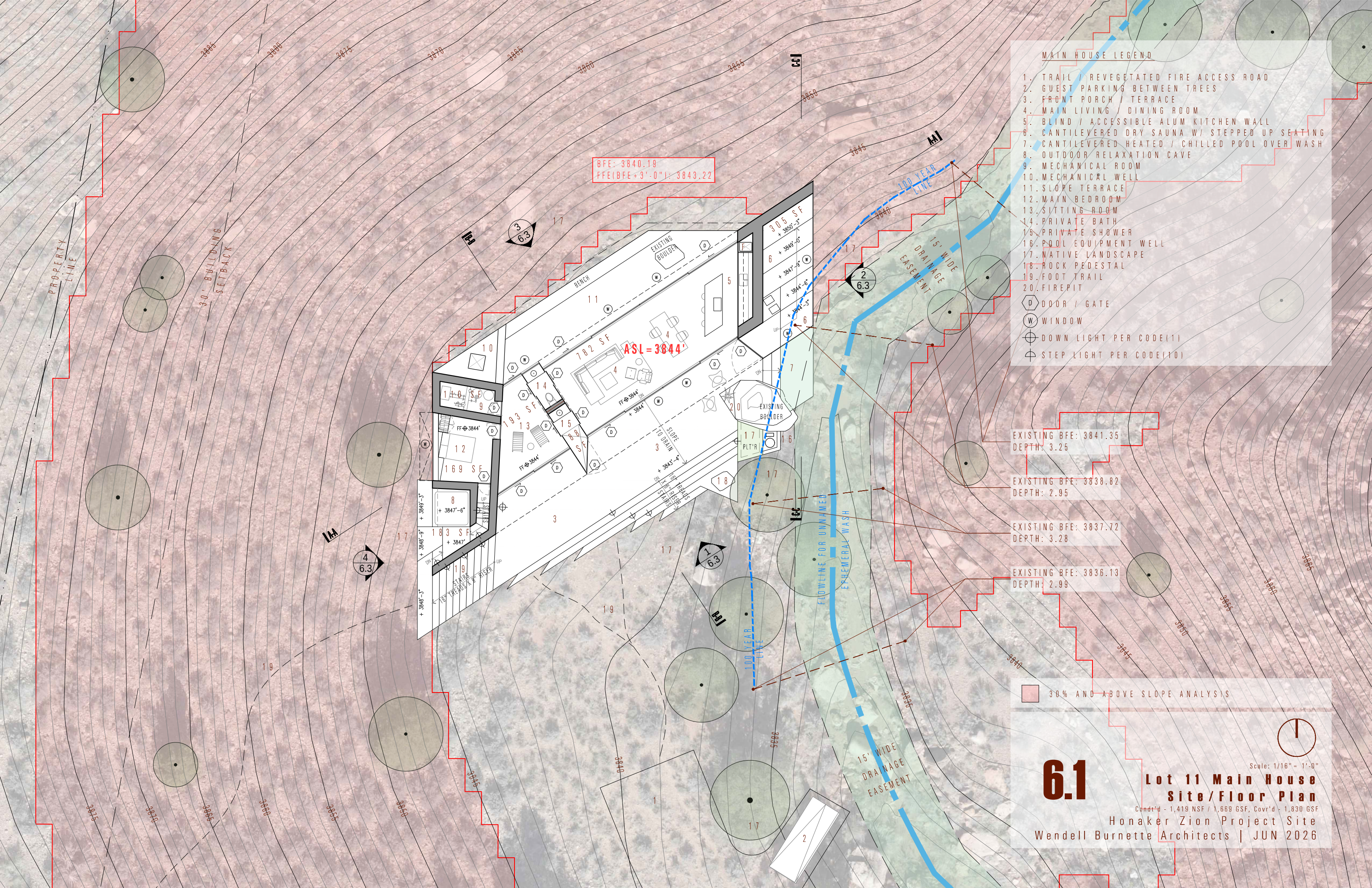
Scale: 1/16" = 1'-0"

Lot 11 Main House Site/Roof Plan

Cond'd - 1,419 NSF / 1,669 GSF, Cov'd - 1,830 GSF

Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026



MAIN HOUSE LEGEND

1. TRAIL / REVEGETATED FIRE ACCESS ROAD
 2. GUEST PARKING BETWEEN TREES
 3. FRONT PORCH / TERRACE
 4. MAIN LIVING / DINING ROOM
 5. BLIND / ACCESSIBLE ALUM KITCHEN WALL
 6. CANTILEVERED DRY SAUNA W/ STEPPED UP SEATING
 7. CANTILEVERED HEATED / CHILLED POOL OVER WASH
 8. OUTDOOR RELAXATION CAVE
 9. MECHANICAL ROOM
 10. MECHANICAL WELL
 11. SLOPE TERRACE
 12. MAIN BEDROOM
 13. SITTING ROOM
 14. PRIVATE BATH
 15. PRIVATE SHOWER
 16. POOL EQUIPMENT WELL
 17. NATIVE LANDSCAPE
 18. ROCK PEDESTAL
 19. FOOT TRAIL
 20. FIREPIT
- D DOOR / GATE
W WINDOW
⊕ DOWN LIGHT PER CODE(11)
⊕ STEP LIGHT PER CODE(10)

BFE: 3840.19
FFE(BFE+3'-0") : 3843.22

ASL=3844'

EXISTING BFE: 3841.35
DEPTH: 3.25

EXISTING BFE: 3838.82
DEPTH: 2.95

EXISTING BFE: 3837.72
DEPTH: 3.28

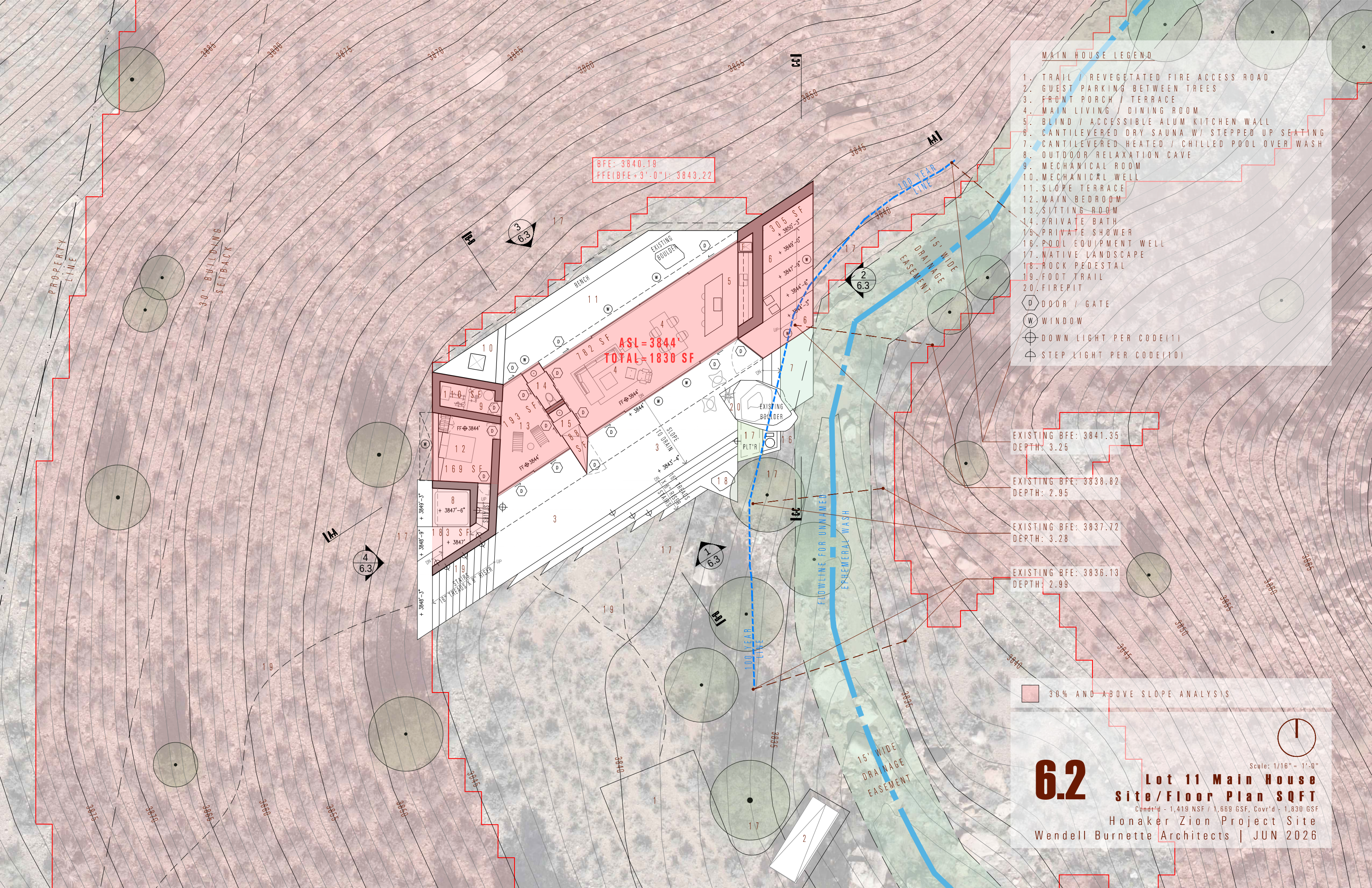
EXISTING BFE: 3836.13
DEPTH: 2.99

38% AND ABOVE SLOPE ANALYSIS

6.1

Lot 11 Main House
Site/Floor Plan

Scale: 1/16" = 1'-0"
Cond'd - 1,419 NSF / 1,669 GSF, Cov'd - 1,830 GSF
Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



MAIN HOUSE LEGEND

1. TRAIL / REVEGETATED FIRE ACCESS ROAD
 2. GUEST PARKING BETWEEN TREES
 3. FRONT PORCH / TERRACE
 4. MAIN LIVING / DINING ROOM
 5. BLIND / ACCESSIBLE ALUM KITCHEN WALL
 6. CANTILEVERED DRY SAUNA W/ STEPPED UP SEATING
 7. CANTILEVERED HEATED / CHILLED POOL OVER WASH
 8. OUTDOOR RELAXATION CAVE
 9. MECHANICAL ROOM
 10. MECHANICAL WELL
 11. SLOPE TERRACE
 12. MAIN BEDROOM
 13. SITTING ROOM
 14. PRIVATE BATH
 15. PRIVATE SHOWER
 16. POOL EQUIPMENT WELL
 17. NATIVE LANDSCAPE
 18. ROCK PEDESTAL
 19. FOOT TRAIL
 20. FIREPIT
- D DOOR / GATE
W WINDOW
⊕ DOWN LIGHT PER CODE(11)
⊕ STEP LIGHT PER CODE(10)

BFE: 3840.19
FFE(BFE+3'-0") : 3843.22

ASL=3844
TOTAL=1830 SF

EXISTING BFE: 3841.35
DEPTH: 3.25

EXISTING BFE: 3838.82
DEPTH: 2.95

EXISTING BFE: 3837.72
DEPTH: 3.28

EXISTING BFE: 3836.13
DEPTH: 2.99

38% AND ABOVE SLOPE ANALYSIS

6.2

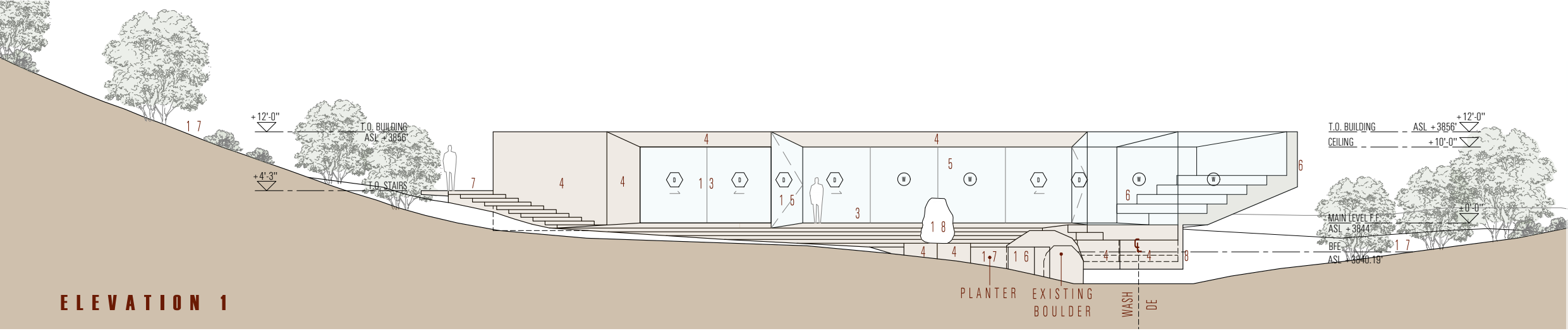
Lot 11 Main House
Site/Floor Plan SQFT

Cond'd - 1,419 NSF / 1,669 GSF, Cov'd - 1,830 GSF

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"

ELEVATION 1



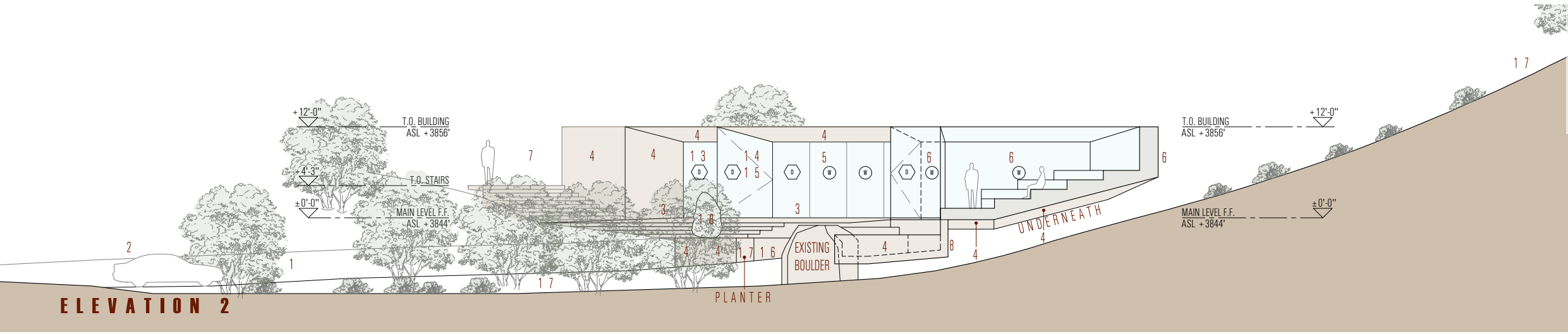
MAIN HOUSE LEGEND

1. TRAIL / REVEGETATED FIRE ACCESS ROAD
2. GUEST PARKING BETWEEN TREES
3. FRONT PORCH / TERRACE
4. FAIR FACED CONCRETE (CAST STONE)
5. MAIN LIVING / DINING ROOM / KITCHEN
6. CANTILEVERED DRY SAUNA OVER 30% SLOPE
7. CANTILEVERED WALKWAY TO RELAXATION CAVE
8. CANTILEVERED POOL OVER WASH / 30% SLOPE
9. OUTDOOR RELAXATION CAVE
10. MECHANICAL WELL
11. SLOPE TERRACE
12. MAIN BEDROOM
13. SITTING ROOM
14. PRIVATE BATH
15. PRIVATE SHOWER
16. POOL EQUIPMENT WELL
17. NATIVE LANDSCAPE
18. ROCK PEDESTAL

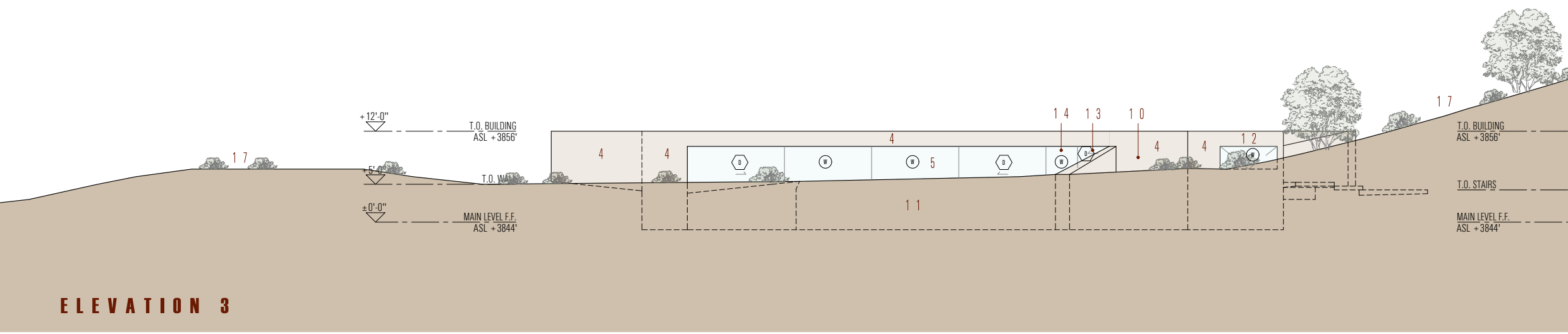
 DOOR

 WINDOW

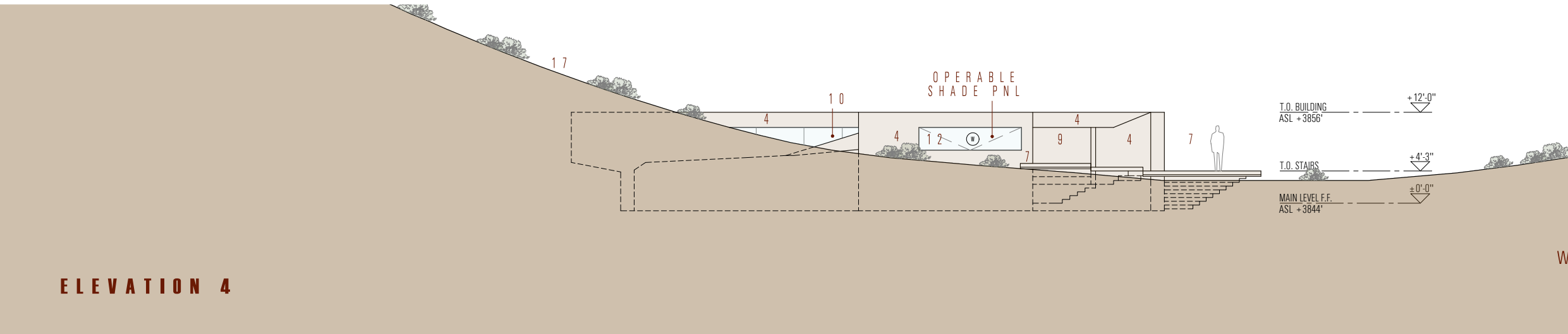
ELEVATION 2



ELEVATION 3



ELEVATION 4



Scale: 1/16" = 1'-0"

6.3

Lot 11 Main House

Main Elevations

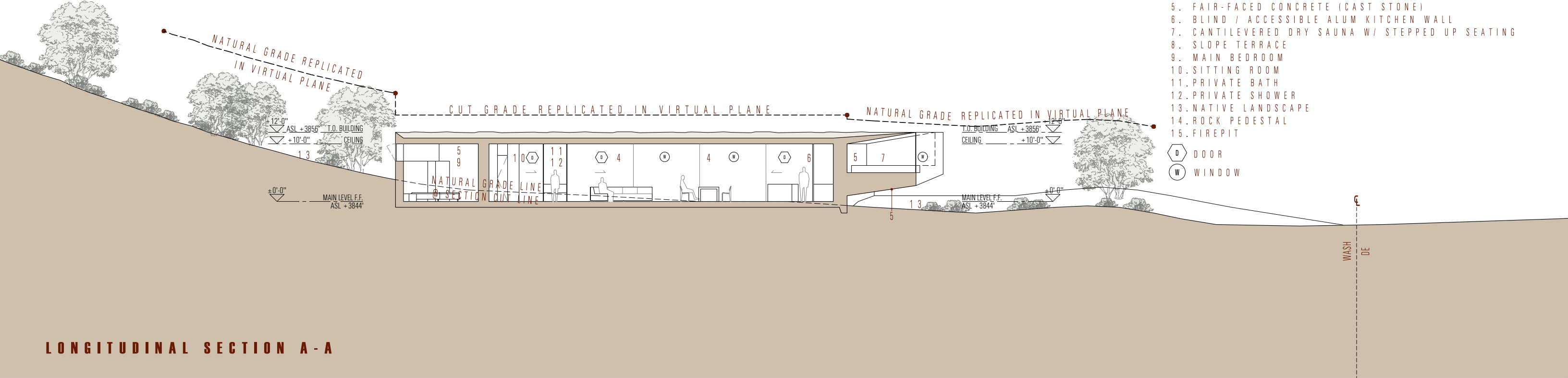
Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026

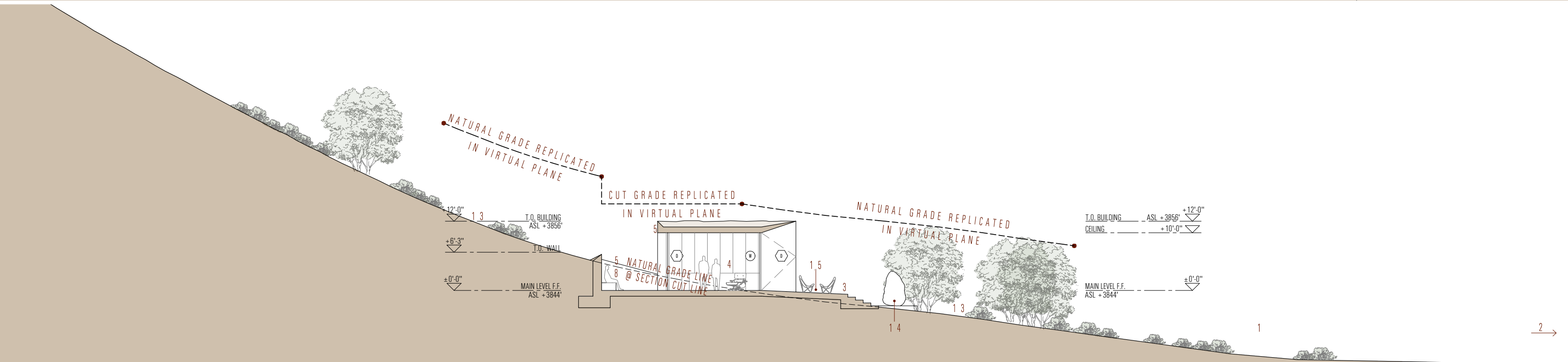
MAIN HOUSE LEGEND

1. TRAIL / REVEGETATED FIRE ACCESS ROAD
2. GUEST PARKING BETWEEN TREES
3. FRONT PORCH / TERRACE
4. MAIN LIVING / DINING ROOM
5. FAIR-FACED CONCRETE (CAST STONE)
6. BLIND / ACCESSIBLE ALUM KITCHEN WALL
7. CANTILEVERED DRY SAUNA W/ STEPPED UP SEATING
8. SLOPE TERRACE
9. MAIN BEDROOM
10. SITTING ROOM
11. PRIVATE BATH
12. PRIVATE SHOWER
13. NATIVE LANDSCAPE
14. ROCK PEDESTAL
15. FIREPIT

- D DOOR
W WINDOW



LONGITUDINAL SECTION A - A



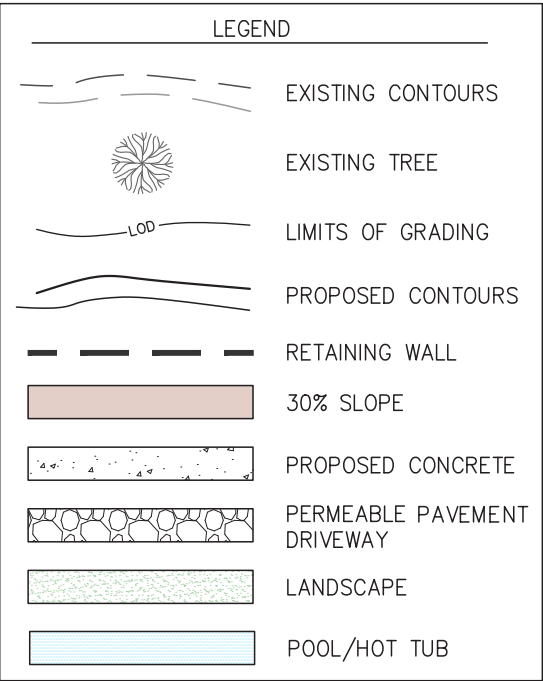
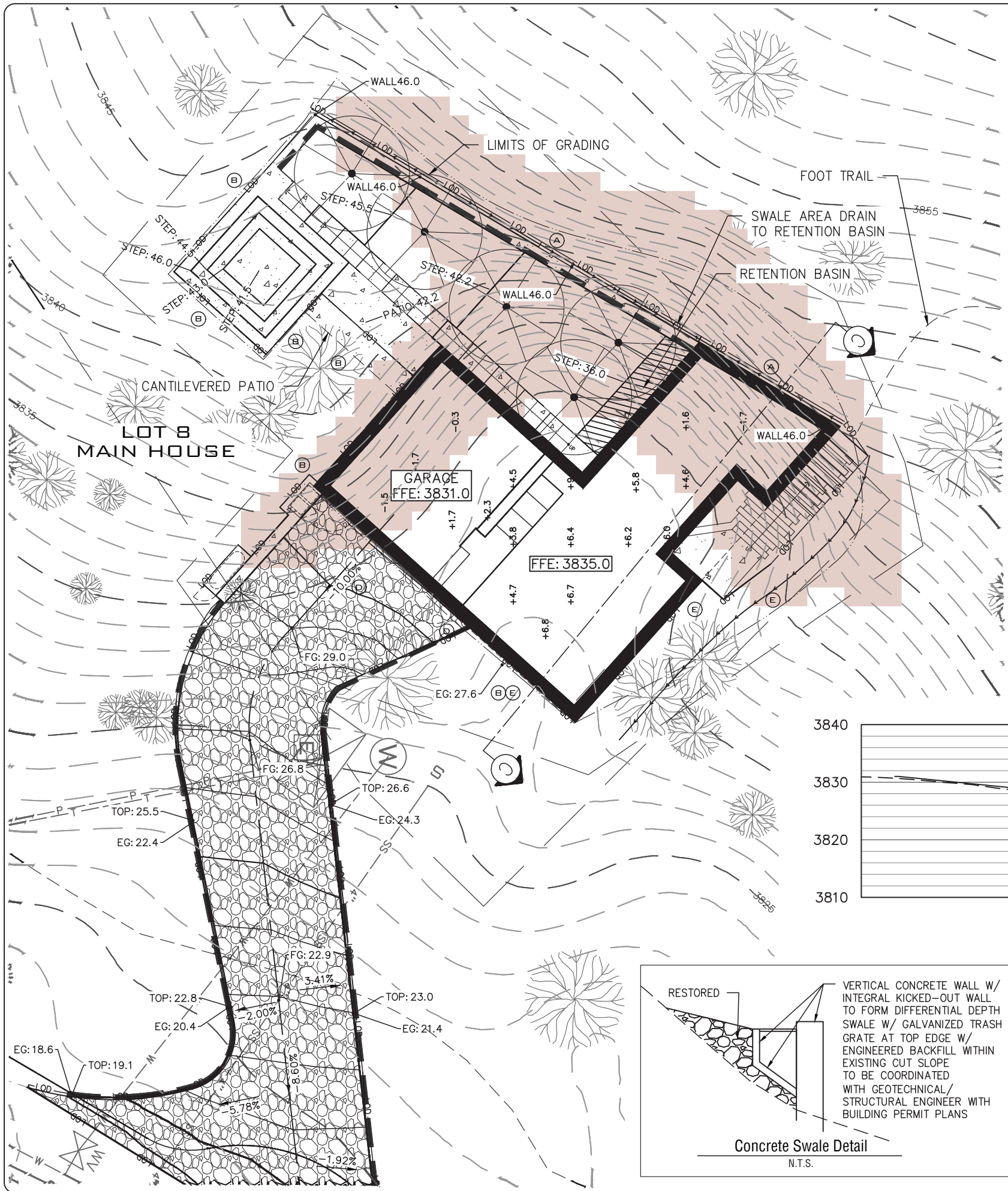
TRANSVERSE SECTION B - B

6.4

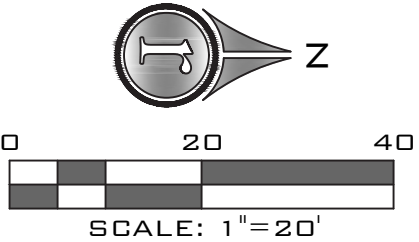
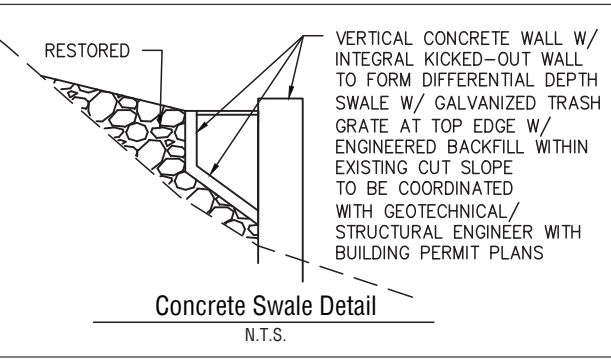
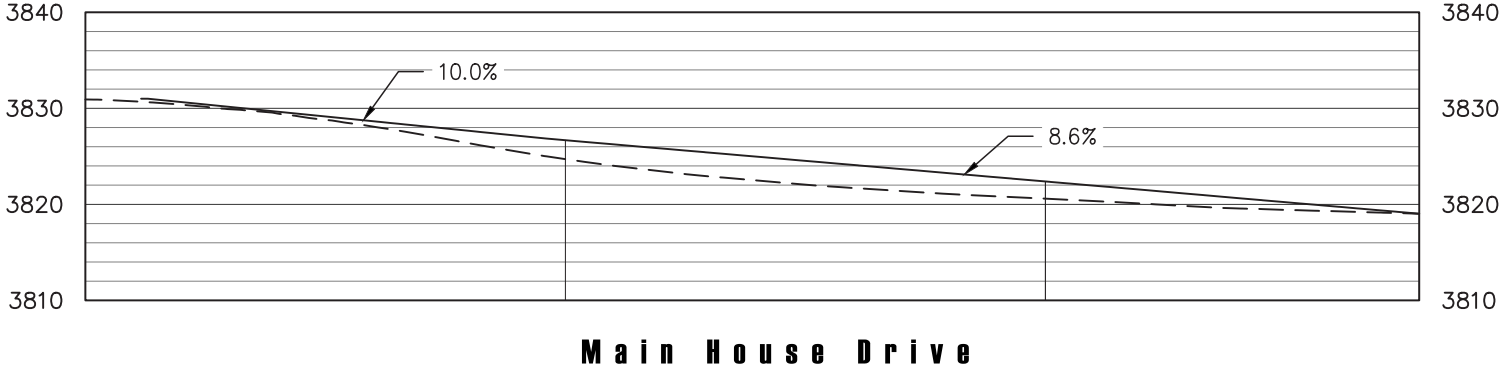
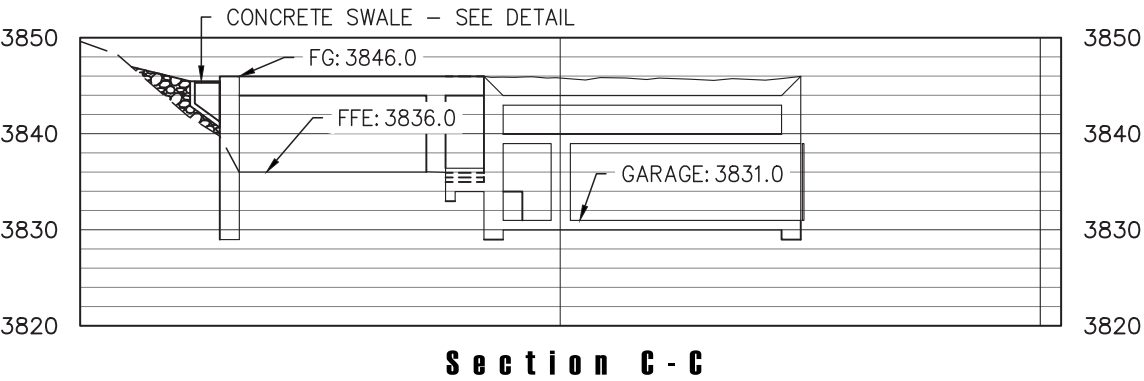
Lot 11 Main House
Required Sections

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

Scale: 1/16" = 1'-0"

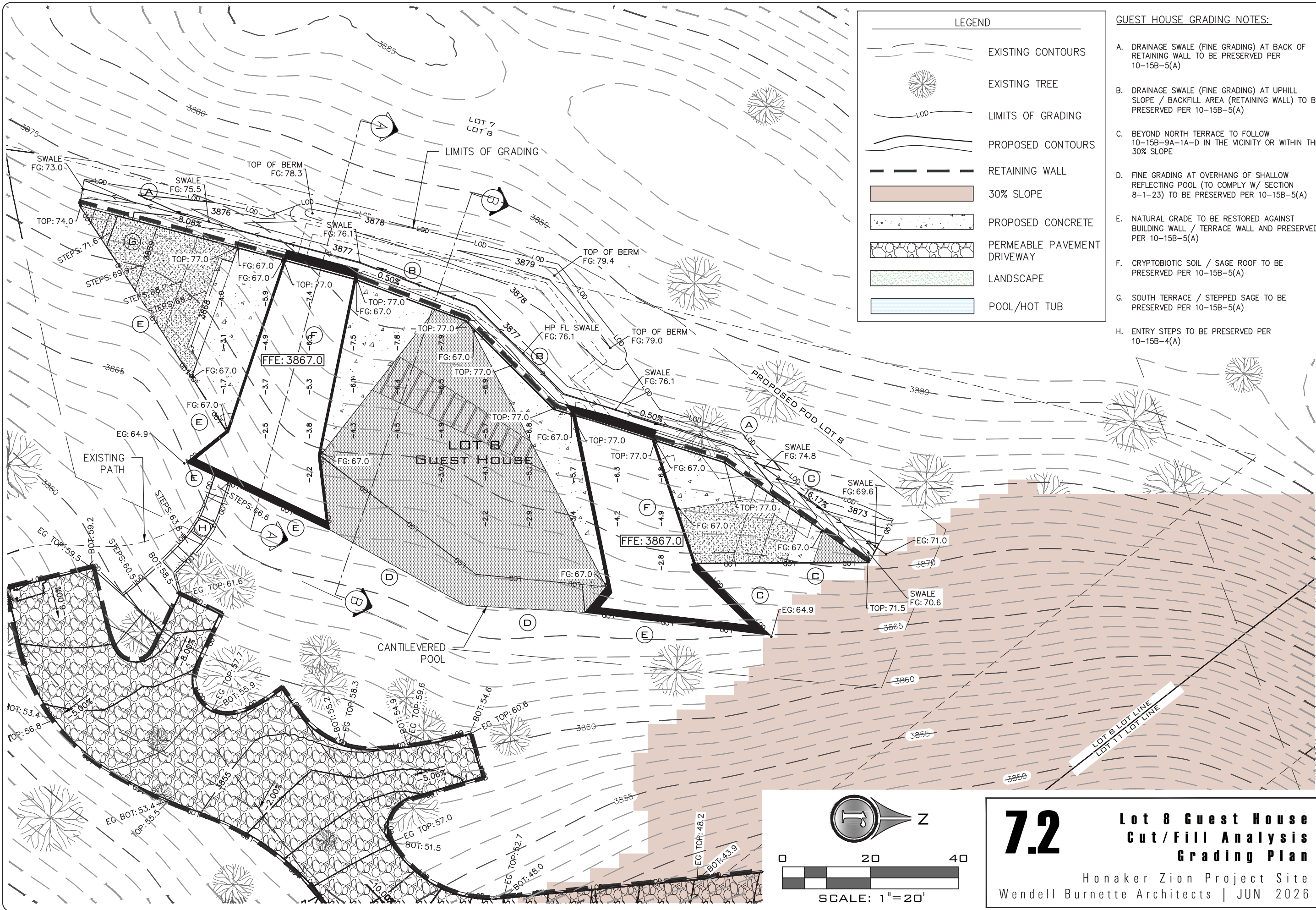


- MAIN HOUSE GRADING NOTES:
- A. DRAINAGE SWALE (FINE GRADING) AT BACK OF RETAINING WALL TO BE PRESERVED PER 10-15B-5(A)
 - B. NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL / TERRACE WALL AND PRESERVED PER 10-15B-5(A)
 - C. CRYPTOBOTIC SOIL / SAGE ROOF TO BE PRESERVED PER 10-15B-5(A)
 - D. FINE GRADING TO BECOME PERMEABLE PAVEMENT DRIVEWAY PER 10-15B-5(A)
 - E. FINE GRADING AT GUEST STAIR / TERRACE / WALL TO BE PRESERVED PER 10-15B-5(A)



7.1 Lot 8 Main House
Cut/Fill Analysis
Grading Plan

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026



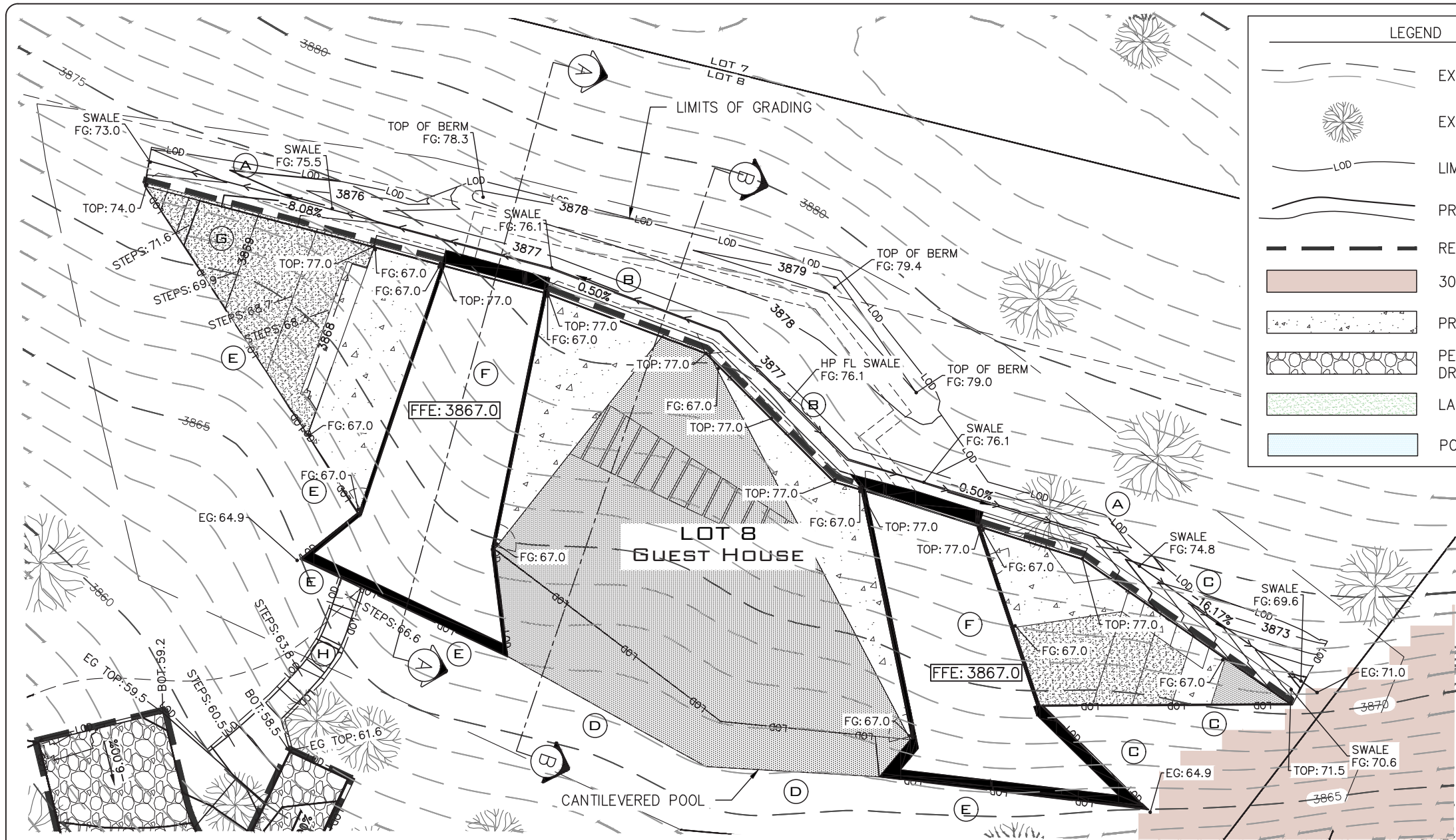
DATE: 6/18/26
JOB NO.: 15107-25
DESIGNED BY: ALN
CHECKED BY: JB
DWG: 15107-25 PR SITE OPT-C
DAYE

REVISIONS

ROSENBERG
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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

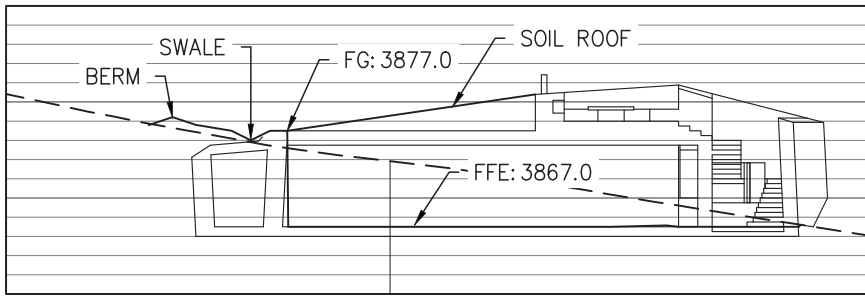
LOT 8 GUEST HOUSE CUT/FILL ANALYSIS GRADING PLAN
FOR
HONAKER HOMES, LLC
SPRINGDALE, UTAH
DRIVEWAY OPTION C

SHEET
3
OF 10 SHEETS

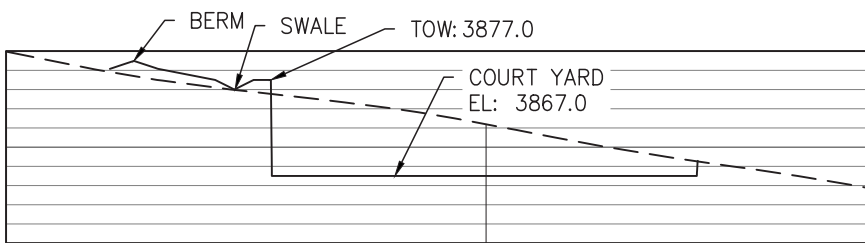


LEGEND	
	EXISTING CONTOURS
	EXISTING TREE
	LIMITS OF GRADING
	PROPOSED CONTOURS
	RETAINING WALL
	30% SLOPE
	PROPOSED CONCRETE
	PERMEABLE PAVEMENT DRIVEWAY
	LANDSCAPE
	POOL/HOT TUB

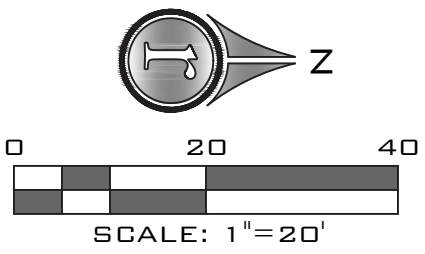
- GUEST HOUSE GRADING NOTES:
- A. DRAINAGE SWALE (FINE GRADING) AT BACK OF RETAINING WALL TO BE PRESERVED PER 10-15B-5(A)
 - B. DRAINAGE SWALE (FINE GRADING) AT UPHILL SLOPE / BACKFILL AREA (RETAINING WALL) TO BE PRESERVED PER 10-15B-5(A)
 - C. BEYOND NORTH TERRACE TO FOLLOW 10-15B-9A-1A-D IN THE VICINITY OR WITHIN THE 30% SLOPE
 - D. FINE GRADING AT OVERHANG OF SHALLOW REFLECTING POOL (TO COMPLY W/ SECTION 8-1-23) TO BE PRESERVED PER 10-15B-5(A)
 - E. NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL / TERRACE WALL AND PRESERVED PER 10-15B-5(A)
 - F. CRYPTOBOTIC SOIL / SAGE ROOF TO BE PRESERVED PER 10-15B-5(A)
 - G. SOUTH TERRACE / STEPPED SAGE TO BE PRESERVED PER 10-15B-5(A)
 - H. ENTRY STEPS TO BE PRESERVED PER 10-15B-4(A)



Section A - A



Section B - B



7.21

Lot 8 Guest House
Cross Sections

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

DATE: 6/18/26
JOB NO.: 15107-25
DESIGNED BY: ALN
CHECKED BY: JB
DWG: 15107-25 PR SITE OPT-C

REVISIONS

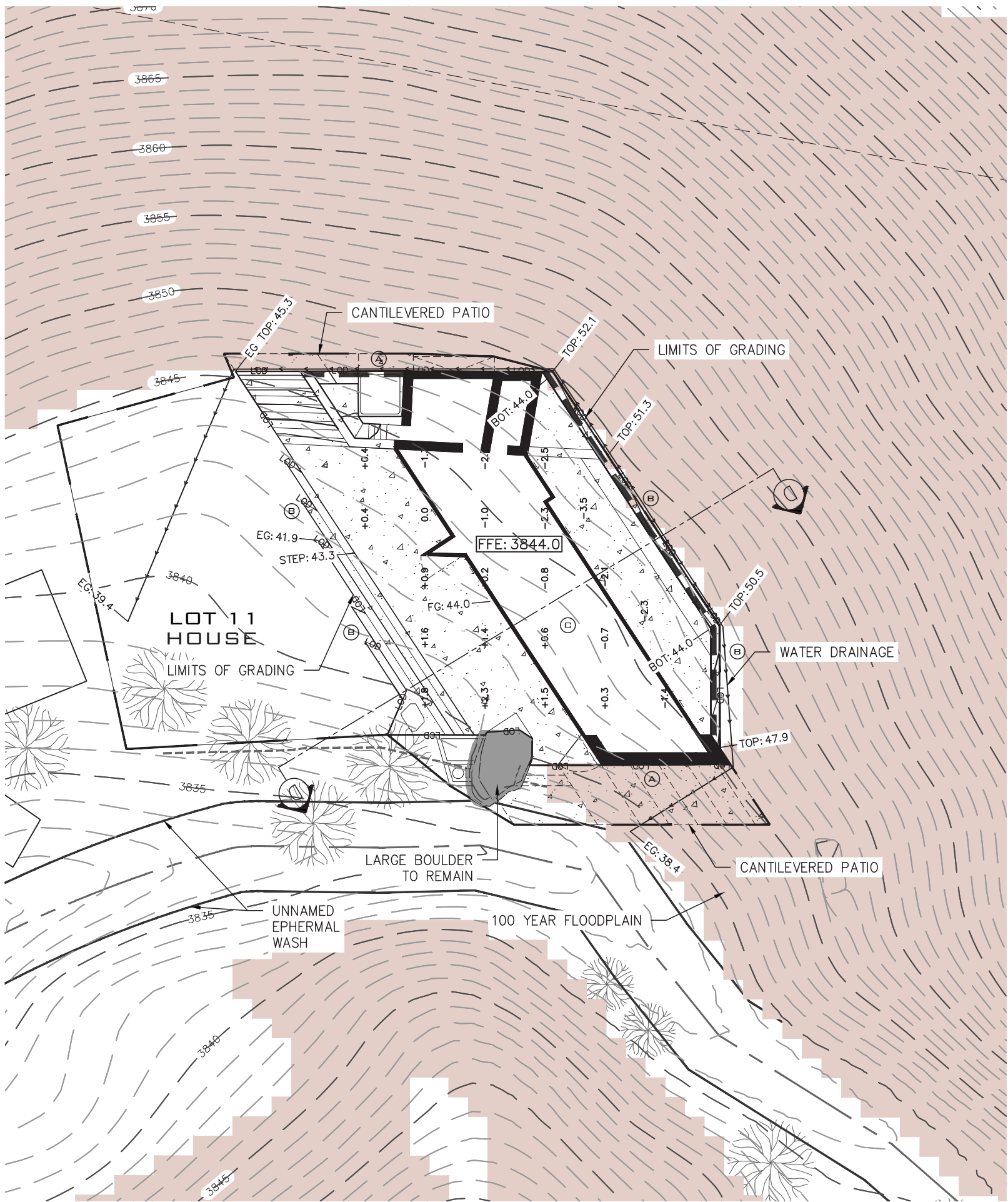
DATE

ROSENBERG
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St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
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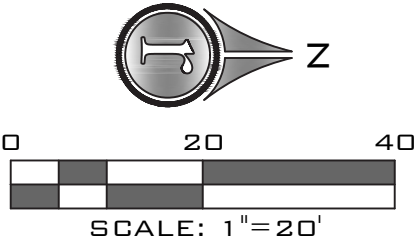
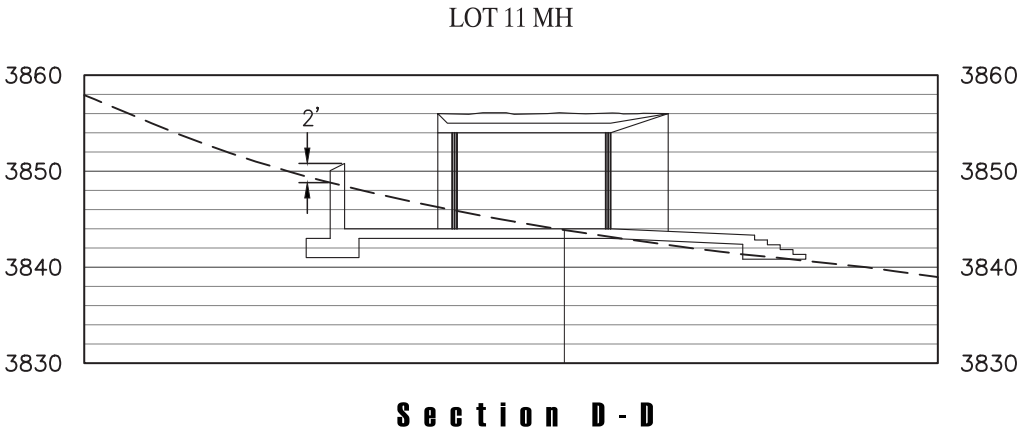
LOT 8 GUEST HOUSE CROSS SECTIONS
FOR
HONAKER HOMES, LLC
SPRINGDALE, UTAH
DRIVEWAY OPTION C

SHEET
3A
3A OF 10 SHEETS



LEGEND	
	EXISTING CONTOURS
	EXISTING TREE
	LIMITS OF GRADING
	PROPOSED CONTOURS
	RETAINING WALL
	30% SLOPE
	PROPOSED CONCRETE
	PERMEABLE PAVEMENT DRIVEWAY
	LANDSCAPE
	POOL/HOT TUB

- LOT 11 MAIN HOUSE GRADING NOTES:
- A. NATURAL GRADE TO BE RESTORED UNDERNEATH CANTILEVERED DRY SAUNA/ WALKWAY AND POOL PRESERVED PER 20-15B-5(A)
 - B. NATURAL GRADE TO BE RESTORED AGAINST BUILDING WALL/TERRACE WALL AND PRESERVED PER 10-15B-5(A)
 - C. CRYPTOBIOTIC SOIL/SAGE ROOF TO BE PRESERVED PER 10-15B-5(A)



7.3

Lot 11 Main House
Cut/Fill Analysis
Grading Plan

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

DATE: 6/18/26
JOB NO.: 15107-25
DESIGNED BY: ALN
CHECKED BY: JB
DWG: 15107-25 PR SITE OPT-C

REVISIONS

DATE

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St. George, Utah 84790
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www.rncivil.com

LOT 11 MAIN HOUSE CUT/FILL ANALYSIS GRADING PLAN

FOR
HONAKER HOMES, LLC
SPRINGDALE, UTAH
DRIVEWAY OPTION C

SHEET
4
4 OF 10 SHEETS



8.0

Wendell Burnette Architects | JUN 2026

LOOKING NORTH TOWARDS LOT 8 AND LOT 11 , LOT 9 AND LOT 10 (ON RIGHT)





8.2

Wendell Burnette Architects | JUN 2026

LOOKING WEST TOWARDS LOT 8 GUEST HOUSE (FRONT VIEW)

APPROVAL OF PLANNING COMMISSION
ON THIS 12th DAY OF November, 2007, THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH, REVIEWED THE ABOVE SUBDIVISION PLAT AND HAS RECOMMENDED SAME FOR ACCEPTANCE BY THE TOWN.

SPRINGDALE TOWN PLANNING COMMISSION CHAIRMAN

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE WITH THIS OFFICE THE 30th DAY OF Nov., 2007.

Ways Thomas

SPRINGDALE TOWN ENGINEER

NOTES

1. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING PODS DESIGNATED ON THIS PLAT. USES OUTSIDE THE BUILDING PODS ARE RESTRICTED TO LANDSCAPING AND AGRICULTURAL USE.
2. THE DESIGNATED BUILDING PODS HAVE BEEN LOCATED ABOVE THE 100 FLOODPLAIN OF THE VIRGIN RIVER AND THE UN-NAMED WASH RUNNING THROUGH THE PROJECT, AS DETERMINED BY VARIOUS STUDIES, BUT A FLOOD HAZARD DOES EXIST ON THESE LOTS DUE TO THE PROXIMITY OF THE WASH. BUYERS AND HOMEBUILDERS ARE HEREBY NOTIFIED OF SAID HAZARD. BY PURCHASING OR BUILDING ON THESE LOTS, BUYERS AGREE TO HOLD THE TOWN OF SPRINGDALE AND THE DEVELOPER HARMLESS IN EVENT OF FLOODING CAUSED BY FORCES OF NATURE.
3. DESIGNATED FIRE LANES AS SHOWN ON THIS PLAT SHALL REMAIN OPEN TO EMERGENCY SERVICE VEHICLES AT ALL TIMES. THE FIRE LANES SHALL BE POSTED NO PARKING.
4. THE SANITARY SEWER LINE AND PUMP ARE PRIVATELY OWNED BY THE HOMEOWNERS' ASSOCIATION TO THE POINT OF DISCHARGE INTO THE TOWN SEWER MAIN WEST OF THE VIRGIN RIVER. THE COST OF MAINTENANCE AND OPERATION OF THE SYSTEM ARE TO BE PAID IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND CONDITIONS.

SCALE IN FEET



LEGEND

- SECTIONAL MONUMENTATION AS NOTED
- SET 5/8" REBAR AND CAP MARKED 187849
- DESIGNATED BUILDING POD



BOUNDARY COURSES

A
L=10.54'
T=5.27'
D=3°41'00"
R=164.00'

B
S36°39'33"E
48.35'

C
L=89.12'
T=81.40'
D=127°39'32"
R=40.00'

CURVE	LENGTH	RADIUS	DELTA
C1	83.45	164.00	29°41'23"
C2	12.39	49.00	14°52'23"
C3	24.97	49.00	29°41'23"
C4	65.83	264.00	93°26'13"
C5	15.47	264.00	37°26'13"
C6	40.68	264.00	93°26'13"
C7	158.08	264.00	342°57'50"
C8	16.30	126.00	41°39'14"
C9	43.18	36.00	82°18'33"
C10	11.65	15.00	44°35'44"
C11	18.47	279.00	31°35'58"
C12	12.77	36.00	24°25'12"
C13	46.97	36.00	78°14'15"
C14	84.59	36.00	161°23'33"
C15	21.06	15.00	80°29'39"
C16	53.89	264.00	20°25'05"
C17	29.67	264.00	8°42'30"
C18	16.25	15.00	62°04'38"
C19	70.01	36.00	133°42'06"
C20	17.25	15.00	65°34'46"
C21	172.03	264.00	34°27'50"
C22	51.87	279.00	12°25'08"
C23	36.39	279.00	9°12'01"
C24	117.83	60.00	83°26'33"
C25	46.12	71.00	37°19'14"
C26	3.01	71.00	6°37'53"
C27	72.04	139.00	29°41'43"

WATCHMAN SUBDIVISION

LOT 5

LOT 6

LOT 11
11.62 ACRES

EAST
443.63'

LOT 10
5.11 ACRES

LOT 8
5.18 ACRES

LOT 9
5.14 ACRES

WATCHMAN SUBDIVISION
PHASE 2
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

APPROVAL AND ACCEPTANCE BY THE TOWN OF SPRINGDALE

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF SPRINGDALE, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE 14th DAY OF November, A.D. 2007, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS THEREON.

ATTEST: TOWN RECORDER

SPRINGDALE TOWN MAYOR

RECORDED #

STATE OF UTAH, COUNTY OF WA
OF THE TOWN OF SPRINGDALE.

FEE \$

DOC # 20070060745

Rep (Conveying Property) Page 1 of 1
12/28/2007 10:50:03 AM Fee \$ 34.00
By: GREGG GOSWAM

WASHINGTON COUNTY RECORDER

WATCHMAN SUBDIVISION

PHASE 2
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

11/13/07
DATE
OWNERS' DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY QUIT CLAIM AND DEDICATE FOR THE PERMANENT USE OF THE PUBLIC ALL PARCELS OF LAND AS SHOWN ON THIS PLAT AS EASEMENTS OR RIGHTS OF WAY. I HEREBY ALSO QUIT-CLAIM AND DEDICATE TO THE TOWN OF SPRINGDALE AND ITS ASSIGNS, ALL AREAS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS.

TERESA NORRIS, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.
ON THE 21st DAY OF Nov., 2007, PERSONALLY APPEARED BEFORE ME TERESA NORRIS WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT SHE IS THE MANAGER / MEMBER OF "SUPREME LAND DEVELOPERS, LLC" A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HER ON BEHALF OF THAT LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO ON THE OPERATING AGREEMENT OF SUPREME LAND DEVELOPERS, LLC, AND DID ACKNOWLEDGE TO ME THIS LIMITED LIABILITY COMPANY WAS INCORPORATED UNDER THE USBS AND PURPOSES STATED THEREIN.

TERESA NORRIS, MANAGING MEMBER

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, ROBERT HOLT, ON BEHALF OF ROBERT HOLT FARM, INC. PROFIT SHARING PLAN OF RECORD OF WATCHMAN SUBDIVISION PH. 2, DOES HEREBY CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT.

ROBERT HOLT, DIRECTOR

MORTGAGEE ACKNOWLEDGEMENT

STATE OF Utah } S.S.
COUNTY OF Washington }
ON THE 21st DAY OF Nov., 2007, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROBERT HOLT, WHO BEING BY ME DULY SWORN DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

ROBERT HOLT

WATCHMAN SUBDIVISION

PHASE 2
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

11/13/07
DATE
OWNERS' DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY QUIT CLAIM AND DEDICATE FOR THE PERMANENT USE OF THE PUBLIC ALL PARCELS OF LAND AS SHOWN ON THIS PLAT AS EASEMENTS OR RIGHTS OF WAY. I HEREBY ALSO QUIT-CLAIM AND DEDICATE TO THE TOWN OF SPRINGDALE AND ITS ASSIGNS, ALL AREAS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS.

TERESA NORRIS, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.
ON THE 21st DAY OF Nov., 2007, PERSONALLY APPEARED BEFORE ME TERESA NORRIS WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT SHE IS THE MANAGER / MEMBER OF "SUPREME LAND DEVELOPERS, LLC" A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HER ON BEHALF OF THAT LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO ON THE OPERATING AGREEMENT OF SUPREME LAND DEVELOPERS, LLC, AND DID ACKNOWLEDGE TO ME THIS LIMITED LIABILITY COMPANY WAS INCORPORATED UNDER THE USBS AND PURPOSES STATED THEREIN.

TERESA NORRIS, MANAGING MEMBER

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, ROBERT HOLT, ON BEHALF OF ROBERT HOLT FARM, INC. PROFIT SHARING PLAN OF RECORD OF WATCHMAN SUBDIVISION PH. 2, DOES HEREBY CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT.

ROBERT HOLT, DIRECTOR

MORTGAGEE ACKNOWLEDGEMENT

STATE OF Utah } S.S.
COUNTY OF Washington }
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ROBERT HOLT

WATCHMAN SUBDIVISION

PHASE 2
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 10 WEST
SALT LAKE BASE AND MERIDIAN

11/13/07
DATE
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TERESA NORRIS, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

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MORTGAGEE'S CONSENT TO RECORD

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OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PODS AND PUBLIC UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

WATCHMAN SUBDIVISION PHASE 2
PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE TOWN OF SPRINGDALE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITIES EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO THE TOWN OF SPRINGDALE AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

HONAKER HOMES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

MANAGER (PRINT) - _____

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) ss.

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.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

DO NOT STAMP
OFFICIAL SEAL NOTARY PUBLIC FOR UTAH
COUNTY OF WASHINGTON
COMMISSION # 1-16-27

GENERAL NOTES AND RESTRICTIONS:

- ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING PODS DESIGNATED ON THIS PLAT. USES OUTSIDE THE BUILDING PODS ARE RESTRICTED TO LANDSCAPING AND AGRICULTURAL USE.
- THE DESIGNATED BUILDING PODS HAVE BEEN LOCATED ABOVE THE 100 YEAR FLOODPLAIN OF THE VIRGIN RIVER AND THE UN-NAMED WASH RUNNING THROUGH THE PROJECT, AS DETERMINED BY VARIOUS STUDIES, BUT A FLOOD HAZARD DOES EXIST ON THESE LOTS DUE TO THE PROXIMITY OF THE WASH. BUYERS AND HOMEBUILDERS ARE HEREBY NOTIFIED OF SAID HAZARD. BY PURCHASING OR BUILDING ON THESE LOTS, BUYERS AGREE TO HOLD THE TOWN OF SPRINGDALE AND THE DEVELOPER HARMLESS IN THE EVENT OF FLOODING CAUSED BY FORCES OF NATURE.
- DESIGNATED FIRE LANES AS SHOWN ON THIS PLAT SHALL REMAIN OPEN TO EMERGENCY SERVICE VEHICLES AT ALL TIMES. THE FIRE LANES SHALL BE POSTED NO PARKING.
- THE SANITARY SEWER LINE AND PUMP ARE PRIVATELY OWNED BY THE HOMEOWNERS' ASSOCIATION TO THE POINT OF DISCHARGE INTO THE TOWN SEWER MAIN WEST OF THE VIRGIN RIVER. THE COST OF MAINTENANCE AND OPERATION OF THE SYSTEM ARE TO BE PAID IN ACCORDANCE WITH THE COVENANTS AND CONDITIONS.

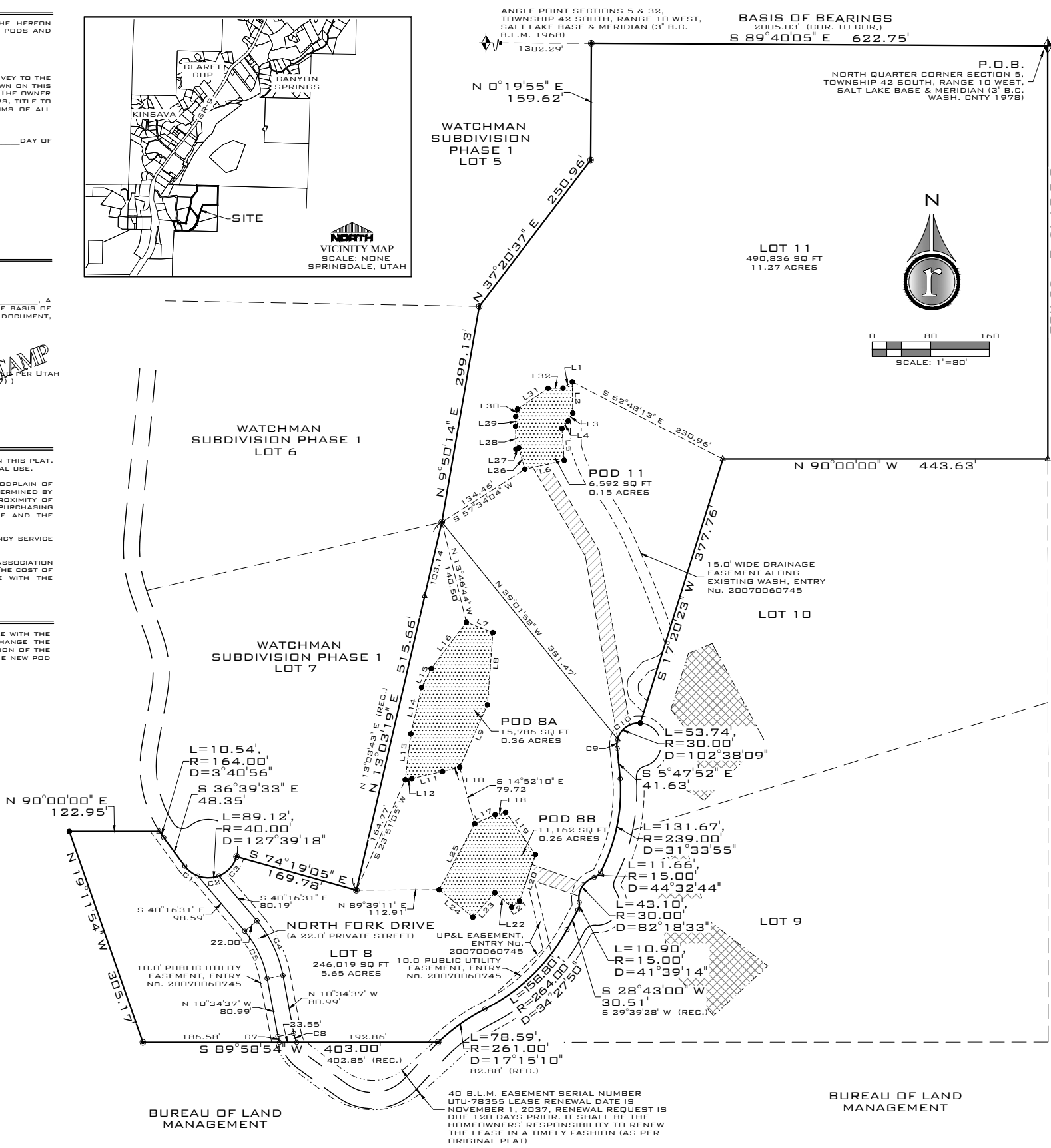
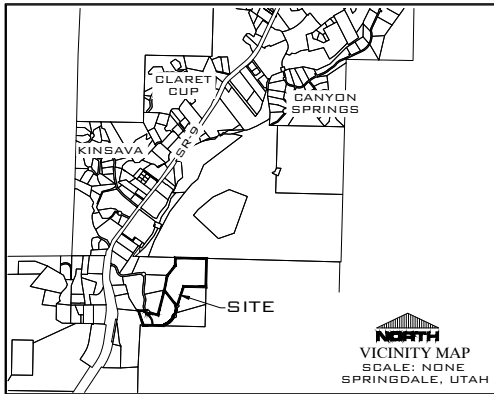
AMENDMENT NOTE:

THE PURPOSE OF AMENDING THE WATCHMAN SUBDIVISION PHASE 2 AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20070060745, IS TO CHANGE THE LOCATION OF THE ORIGINAL POD LOCATIONS OF LOTS 8 & 11. TO ADJUST THE LOCATION OF THE LINE BETWEEN SAID LOTS 8 & 11. TO EXTEND THE 20.0' FIRE LANE OF LOT 11 TO THE NEW POD LOCATION. NO OTHER CHANGES ARE MADE OR INTENDED WITH THIS PLAT.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.20'	N 55°58'13" E
L2	42.66'	S 0°51'52" E
L3	12.47'	S 30°32'44" W
L4	13.43'	S 38°24'20" W
L5	43.61'	S 4°00'13" E
L6	55.13'	S 77°09'08" W
L7	38.84'	S 68°39'06" E
L8	98.84'	S 4°17'57" W
L9	93.39'	S 23°52'53" W
L10	24.17'	S 75°48'39" W
L11	43.01'	S 77°04'38" W
L12	9.06'	S 80°15'34" W
L13	62.99'	N 6°53'44" E
L14	65.47'	N 12°59'48" E
L15	28.84'	N 27°13'35" E
L16	79.26'	N 37°07'19" E
L17	30.45'	N 66°11'49" E
L18	14.88'	N 76°57'34" E
L19	70.45'	S 35°14'06" E
L20	67.48'	S 18°45'02" W
L21	13.63'	S 53°48'38" W
L22	30.20'	N 49°04'12" W
L23	44.95'	S 41°53'26" W
L24	59.29'	N 50°46'46" E
L25	102.25'	N 28°17'27" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L26	30.46'	N 16°05'01" W
L27	4.31'	S 66°13'21" W
L28	31.58'	N 0°51'52" W
L29	13.53'	N 1°15'14" E
L30	10.06'	N 13°31'11" E
L31	50.66'	N 55°51'44" E
L32	20.42'	N 89°03'50" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	22.79'	40.23'	32°27'13"
C2	29.33'	39.99'	42°01'34"
C3	37.00'	39.90'	53°07'43"
C4	83.45'	161.00'	29°41'54"
C5	72.05'	139.00'	29°41'54"
C7	8.22'	71.00'	6°37'54"
C8	12.66'	49.00'	14°47'58"
C9	12.77'	30.00'	24°23'10"
C10	40.97'	30.00'	78°14'47"



SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREOF OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PODS & PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

WATCHMAN SUBDIVISION PHASE 2
PARTIAL AMENDMENT "A"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREOF LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 8 & 11 OF WATCHMAN SUBDIVISION PHASE 2, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20070060745, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER SAID LOT 11, SAID POINT BEING THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 00°01'45" EAST 564.02 FEET ALONG THE CENTER SECTION LINE AND EASTERLY LINE TO THE SOUTHEASTERLY CORNER SAID LOT 11;
THENCE ALONG THE SOUTHERLY LINE SAID LOT 11 THE FOLLOWING (3) COURSES;
THENCE WEST 443.63 FEET;
THENCE SOUTH 17°20'23" WEST 377.76 FEET TO THE NORTHERLY LINE OF NORTH FORK DRIVE;
THENCE SOUTHWESTERLY 53.74 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 03°39'32" WEST, LONG CHORD BEARS SOUTH 42°20'28" WEST 46.84 FEET WITH A CENTRAL ANGLE OF 102°38'09") ALONG SAID NORTHERLY LINE NORTH FORK DRIVE TO AND ALONG THE EASTERLY LINE SAID LOT 8;
THENCE ALONG SAID EASTERLY LINE LOT 8 AND WESTERLY LINE SAID NORTH FORK DRIVE THE FOLLOWING (8) COURSES;
THENCE SOUTH 05°47'52" EAST 41.63 FEET;
THENCE SOUTHERLY 131.67 FEET ALONG AN ARC OF A 239.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 84°12'11" WEST, LONG CHORD BEARS SOUTH 09°59'05" WEST 130.00 FEET WITH A CENTRAL ANGLE OF 31°33'55");
THENCE SOUTHWESTERLY 11.66 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 64°14'01" WEST, LONG CHORD BEARS SOUTH 48°03'13" WEST 11.38 FEET WITH A CENTRAL ANGLE OF 44°32'44");
THENCE SOUTHWESTERLY 43.10 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 19°39'34" EAST, LONG CHORD BEARS SOUTH 29°10'54" WEST 39.49 FEET WITH A CENTRAL ANGLE OF 82°18'33");
THENCE SOUTHERLY 10.90 FEET ALONG AN ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 78°01'22" WEST, LONG CHORD BEARS SOUTH 08°50'25" WEST 10.66 FEET WITH A CENTRAL ANGLE OF 41°39'14");
THENCE SOUTH 28°43'00" WEST 30.51 FEET;
THENCE SOUTHWESTERLY 158.80 FEET ALONG AN ARC OF A 264.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 60°20'27" WEST, LONG CHORD BEARS SOUTH 54°53'17" WEST 156.41 FEET WITH A CENTRAL ANGLE OF 34°27'50");
THENCE SOUTHWESTERLY 78.59 FEET ALONG AN ARC OF A 261.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 26°49'08" EAST, LONG CHORD BEARS SOUTH 54°33'17" WEST 78.30 FEET WITH A CENTRAL ANGLE OF 18°11'38") TO THE SOUTHERLY LINE SAID LOT 8;
THENCE SOUTH 89°58'54" WEST 403.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWESTERLY CORNER LOT 8;
THENCE NORTH 19°11'54" WEST 305.17 FEET ALONG THE WESTERLY LINE TO THE NORTHWESTERLY CORNER SAID LOT 8;
THENCE ALONG THE NORTHWESTERLY LINE SAID LOT 8 THE FOLLOWING (6) COURSES;
THENCE EAST 122.95 FEET TO THE WESTERLY LINE SAID NORTH FORK DRIVE;
THENCE ALONG SAID WESTERLY LINE NORTH FORK DRIVE THE FOLLOWING (2) COURSES;
THENCE SOUTHEASTERLY 10.54 FEET ALONG AN ARC OF A 164.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 57°21'10" EAST, LONG CHORD BEARS SOUTH 34°29'18" EAST 10.54 FEET WITH A CENTRAL ANGLE OF 03°41'00");
THENCE SOUTH 36°39'33" EAST 48.35 FEET;
THENCE EASTERLY 89.12 FEET ALONG AN ARC OF A 40.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 53°20'27" EAST, LONG CHORD BEARS NORTH 79°30'48" EAST 71.80 FEET WITH A CENTRAL ANGLE OF 127°39'18");
THENCE SOUTH 74°19'05" EAST 169.78 FEET;
THENCE NORTH 13°03'19" EAST 515.66 FEET TO AND ALONG THE WESTERLY LINE SAID LOT 11;
THENCE ALONG SAID WESTERLY LINE LOT 11 THE FOLLOWING (3) COURSES;
THENCE NORTH 09°50'14" EAST 299.13 FEET;
THENCE NORTH 37°20'37" EAST 250.96 FEET;
THENCE NORTH 00°19'55" EAST 159.62 FEET TO THE NORTHWESTERLY CORNER SAID LOT 11;
THENCE SOUTH 89°40'05" EAST 622.75 FEET ALONG THE NORTHERLY LINE SAID LOT 11 TO THE POINT OF BEGINNING.

CONTAINING 736,855 SQUARE FEET OR 16.92 ACRES.

LEGEND:

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND REBAR & CAP (B & G)
- ▲ FOUND REBAR & CAP (SCHRAUTE)
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ▨ DESIGNATED BUILDING POD
- ▨ 20.0' WIDE FIRE LANE
- ▨ PODS 9 & 10 TO REMAIN AS PER ORIGINAL PLAT

THE FINAL PLAT FOR
WATCHMAN SUBDIVISION
PHASE 2, PARTIAL AMENDMENT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
TOWN OF SPRINGDALE, WASHINGTON COUNTY, UTAH

RECORDED NO: _____

New Approved Plat

Honaker Zion Project Site

Wendell Burnette Architects | JUN 2026



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RADIVIL.COM

SURVEY-PPA FILE NUMBER:	03/24/2026 DATE:	C.S.A. DRAWN:
15107-25 JOB NUMBER:	1"=80' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREOF SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

ENGINEER
TOWN OF SPRINGDALE, UTAH

APPROVAL OF THE
PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TOWN'S ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
TOWN OF SPRINGDALE, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.

DITY ATTORNEY
TOWN OF SPRINGDALE, UTAH

TREASURER APPROVAL:

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY
TREASURER

HONAKER ZION PROJECT
LOT 8 LUMEN CALCULATIONS/COUNTS - LOT 8 MAIN HOUSE/GUEST HOUSE

		TYPE	MANUFACTURER	DESCRIPTION	LUMENS	COUNTS	TOTAL LUMENS
HONAKER ZION PROJECT LUMEN CALCULATIONS/COUNTS - LOT 8 MAIN HOUSE							
DOWN LIGHT PER CODE(6)		DN	B-K LIGHTING	MM-WM-LOD-LHP-AL-BC-CE-DS-OSYM-e85-NFL-12-11-WL00-BZP Surface mounted downlight, provide with dimmable driver	139	6	834
STEP LIGHT PER CODE(13)		JS	DESIGN PLAN	SP2112-F-D-C (BRONZE) -1 / PPLT00309-P Surface mounted downlight, provide with dimmable driver	35	13	455
LD DOWN LIGHT PER CODE(13)		TD	B-K LIGHTING	MN-CM-LOD-LHP-AL-PM-CE-e82-MFL-12-11-WL00-BLP Surface mounted downlight, provide with dimmable driver	435	13	5655
HONAKER ZION PROJECT LUMEN CALCULATIONS/COUNTS - LOT 8 GUEST HOUSE							
DOWN LIGHT PER CODE(2)		DN	B-K LIGHTING	MM-WM-LOD-LHP-AL-BC-CE-DS-OSYM-e85-NFL-12-11-WL00-BZP Surface mounted downlight, provide with dimmable driver	139	2	278
STEP LIGHT PER CODE(19)		JS	DESIGN PLAN	SP2112-F-D-C (BRONZE) -1 / PPLT00309-P Surface mounted downlight, provide with dimmable driver	35	19	665
LD DOWN LIGHT PER CODE(12)		TD	B-K LIGHTING	MN-CM-LOD-LHP-AL-PM-CE-e82-MFL-12-11-WL00-BLP Surface mounted downlight, provide with dimmable driver	435	12	5220
TOTAL LUMENS CALCULATION							13107
ALLOWED LUMENS (7,500 LUMENS PER ACRE)					ALLOWED x 7500	ACRES 5.7	= 42750
PASSES BY							69.3%

HONAKER RESIDENCE
LOT 11 LUMEN CALCULATIONS/COUNTS - LOT 11 MAIN HOUSE

		TYPE	MANUFACTURER	DESCRIPTION	LUMENS	COUNTS	TOTAL LUMENS
DOWN LIGHT PER CODE(1)		DN	B-K LIGHTING	MM-WM-LOD-LHP-AL-BC-CE-DS-OSYM-e85-NFL-12-11-WL00-BZP Surface mounted downlight, provide with dimmable driver	139	1	139
STEP LIGHT PER CODE(12)		JS	DESIGN PLAN	SP2112-F-D-C (BRONZE) -1 / PPLT00309-P Surface mounted downlight, provide with dimmable driver	35	12	420
LD DOWN LIGHT PER CODE(5)		TD	B-K LIGHTING	MN-CM-LOD-LHP-AL-PM-CE-e82-MFL-12-11-WL00-BLP Surface mounted downlight, provide with dimmable driver	435	5	2175
TOTAL LUMENS CALCULATION							2734
ALLOWED LUMENS (7,500 LUMENS PER ACRE)					ALLOWED x 7500	ACRES 11.3	= 84750
PASSES BY							96.8%

HONAKER ZION PROJECT
OUTDOOR LIGHTING FIXTURE SCHEDULE

		TYPE	MANUFACTURER	DESCRIPTION	FINISH	DIMMING	WATTS	VOLTS	LAMP
DOWN LIGHT PER CODE		DN	B-K LIGHTING	MM-WM-LOD-LHP-AL-BC-CE-DS-OSYM-e85-NFL-12-11-WL00-BZP Surface mounted downlight, provide with dimmable driver FULLY SHIELDED - LIGHT SOURCE RECESSED +2"	Satin Bronze	0-10v	3 w	120/ 12v	LED: 2700K 90+ CRI INTEGRAL TO FIXTURE CODE COMPLIANT CCT
STEP LIGHT PER CODE		JS	DESIGN PLAN	SP2112-F-D-C (BRONZE) -1 / PPLT00309-P Surface mounted downlight, provide with dimmable driver SHIELDED - LIGHT SOURCE NOT RECESSED +2" - EXEMPT <1000 LUMENS	Bronze	0-10v	2 w	120v/ 500mA	LED: 2700K 80+ CRI INTEGRAL TO FIXTURE CODE COMPLIANT CCT
LD DOWN LIGHT PER CODE		TD	B-K LIGHTING	MN-CM-LOD-LHP-AL-PM-CE-e82-MFL-12-11-WL00-BLP Surface mounted downlight, provide with dimmable driver FULLY SHIELDED - LIGHT SOURCE RECESSED +2" TREE MOUNTED BUT ILLUMINATING GROUND PLAN WALKWAYS	Satin Black	0-10v	7 w	120/ 12v	LED: 2700K 90+ CRI INTEGRAL TO FIXTURE CODE COMPLIANT CCT

MINI MICRO - Wall Mount - Low Voltage - LED High-Power - Single - Downlight or Uplight - Symmetrical Optics

TYPE: SC

WILDLIFE FRIENDLY

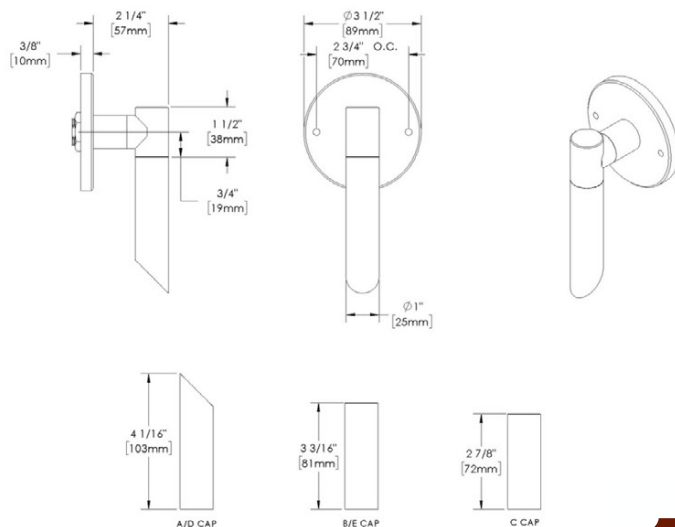


IP66

Downloads

Product Images (.zip)
Technical Drawing (.zip)
IES Files (.zip)
BIM - Revit
Installation Instructions (.pdf)

Product Variant Examples



10.1

⊕ DOWN LIGHT PER CODE

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

MINI MICRO - Wall Mount - Low Voltage - LED High-Power

- Single - Downlight or Uplight - Symmetrical Optics

Available Logic & Configurations

MM- WM- LOD- LHP- - BC- - DS-OSYM-
01 02 03 04 05 06B 06C 06D

01 SERIES
MM - MINI MICRO
02 CATEGORY
WM - Wall Mount
03 DRIVER
LOD - Low Voltage
04 LIGHT SOURCE (TYPE)
LHP - LED High-Power

05 MATERIAL
AL - Aluminum
BR - Brass
SS - Stainless Steel
06B MOUNT
BC - Canopy
06C STYLE
CA - Cap A - 45° (With Weephole)
CB - Cap B - 90° (With Weephole)
CC - Cap C - Flush Lens
CD - Cap D - 45°
CE - Cap E - 90°
06D VERSION
DS-OSYM - Single - Downlight or Uplight - Symmetrical Optics

- - - - WL00- -
07 08 10A 10B 11 12

07 LIGHT SOURCE
e70 - 2700K CRI80 - 3W (139 - 167 lm)
e71 - 3000K CRI80 - 3W (146 - 175 lm)
e72 - 4000K CRI80 - 3W (164 - 197 lm)
e73 - Amber - 3W
e85 - 2700K CRI90 - 3W
e86 - 3000K CRI90 - 3W
e87 - 3500K CRI80 - 3W

08 OPTIC
SP - Spot (17°)
SP2 - Spot (21°)
NFL - Narrow Flood (28°)

10A LENS
12 - Soft Focus
13 - Rectilinear
10B SHIELDING
00 - Not included (Standard)
11 - Honeycomb Baffle
11 WIRING LENGTH
WL00 - Standard
12 FINISH
Standard Finishes
BLP, BZP, WHP, SAP, BLW, BZW, WHW, VER
Premium Finishes
CMG, SMG, RMG, AMG, TXF, BCM, BGE, WCP, OCP, HUG, ABP, BPP, SDS,
WIR, CAP, CRM, AQW, NBP
Other - RAL
RAL
Other - Custom Color
CUS
Brass Finishes
MAB, POB, MIT
Stainless Steel Finishes
MAS, POS

NOTE: Not all configurations may be compatible with one another. Please configure the product for specific 2D, Photometry, Downloads, Spec Sheet and Compatible mountings and power supplies.

MINI MICRO - Wall Mount - Low Voltage - LED High-Power - Single - Downlight or Uplight - Symmetrical Optics

Features



Anti-condensation vent allows moisture to exit the fixture but never enter in



Lens factory adhered to fixture cap providing hermetically sealed optical compartment



Manufactured in the USA with sustainable processes



Aim & Lock knuckle eliminates need for re-aiming & adjustments



Water-tight anti-siphon plug prevents moisture ingress from wireways



Secured with tamper-resistant, stainless steel hardware



Easily replaceable modular components reduce waste and extend fixture life



Slip fit cap & high temp. silicone 'O' ring provides reliable water-tight seal



Solid billet fixture body provides unmatched durability and heat management



360SL knuckle provides 360° horizontal rotation and vertical adjustment

WARNING: This is a low voltage product. Please check "Mountings With A Power Supply" or "Power Supplies" to order remote transformer separately.

Technical

Driver: Low Voltage

Light Source (Type): LED High-Power

Material: Aluminum, Brass, Stainless Steel

CCT (K): Amber, 2700, 3500, 3000, 4000

CRI: 80, 90

Input Power (W): 3

Delivered Lumens (lm): 139 - 197

Beam Angle (°): 17, 21, 28

Control: Non-dimming (standard). For dimmable options, contact Customer Service.

Mount: Canopy

Style: Cap A - 45° (With Weephole), Cap B - 90° (With Weephole), Cap C - Flush Lens, Cap D - 45°, Cap E - 90°

Version: Single - Downlight or Uplight - Symmetrical Optics

Input Voltage: 12V

Lens: Soft Focus, Rectilinear

Shielding: Not included (Standard), Honeycomb Baffle

Wiring Length: Standard

Finish: Standard Finishes, Premium Finishes, Other - RAL, Other - Custom Color, Brass Finishes, Stainless Steel Finishes

Body: Unibody design, with enclosed, water-proof wireway and integral heat sink, fully machined from solid billet.

Material Detail: Furnished in stainless steel (304), Furnished in brass (360), Furnished in copper-free aluminum (6061-T6).

Light Source Detail: High power LEDs modular design with electrical disconnects., Non-dimming.

Optics: Interchangeable optics permit changes in the field.

Hardware: Tamper-resistant, stainless steel hardware. Hardware is black oxide treated for additional corrosion resistance.

Sealing: 'O' Ring provides water-tight seal.

Finish Detail: Powder coat or metal finish options available for brass material., Metal finish option only for stainless steel material., StarGuard, our 15-stage chromate-free process, cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. It is RoHS compliant.

Warranty: 5-year limited warranty.

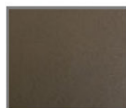
MINI MICRO - Wall Mount - Low Voltage - LED High-Power - Single - Downlight or Uplight - Symmetrical Optics

Finishes

STANDARD FINISHES



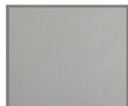
[BLP]
Satin Black



[BZP]
Satin Bronze



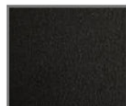
[WHP]
Satin White



[SAP]
Satin Aluminum



[BLW]
Black Wrinkle



[BZW]
Bronze Wrinkle

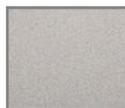


[WHW]
White Wrinkle



[VER]
Verde

PREMIUM FINISHES



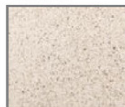
[CMG]
Cascade Mountain Granite



[SMG]
Sierra Mountain Granite



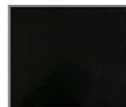
[RMG]
Rocky Mountain Granite



[AMG]
Aleutian Mountain Granite



[TXF]
Textured Forest



[BCM]
Black Chrome



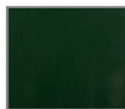
[BGE]
Beige



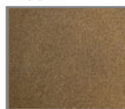
[WCP]
Weathered Copper



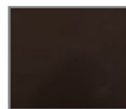
[OCP]
Old Copper



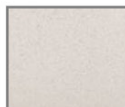
[HUG]
Hunter Green



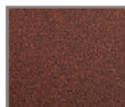
[ABP]
Antique Brass Powder



[BPP]
Brown Patina Powder



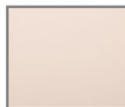
[SDS]
Sonoran Desert Sandstone



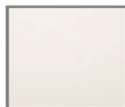
[WIR]
Weathered Iron



[CAP]
Clear Anodized Powder



[CRM]
Cream



[AQW]
Antique White



[NBP]
Natural Brass Powder

OTHER - RAL



[RAL]
RAL Color

OTHER - CUSTOM COLOR



[CUS]
Custom Color

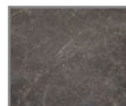
BRASS FINISHES



[MAB]
Machined (Brass)



[POB]
Polished (Brass)



[MIT]
Mitique

STAINLESS STEEL FINISHES



[MAS]
Machined (Stainless Steel)



[POS]
Polished (Stainless Steel)

MINI MICRO - Wall Mount - Low Voltage - LED High-Power - Single - Downlight or Uplight - Symmetrical Optics

Light Source

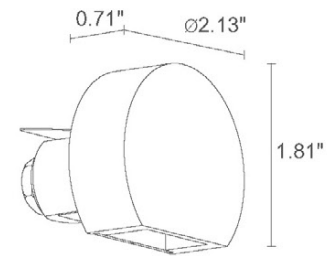
Light Source	Optic	Beam Angle	CCT (K)	CRI	R9	Input Power (W)	Delivered Lumens (Lm)	CBCP
e70	SP - Spot	17	2700	80	>15	3	167	1347
e70	SP2 - Spot	21	2700	80	>15	3	139	664
e70	NFL - Narrow Flood	28	2700	80	>15	3	149	524
e71	SP - Spot	17	3000	80	>15	3	175	1411
e71	SP2 - Spot	21	3000	80	>15	3	146	695
e72	SP - Spot	17	4000	80	>15	3	197	1585
e72	SP2 - Spot	21	4000	80	>15	3	164	781
e72	NFL - Narrow Flood	28	4000	80	>15	3	175	616
e73	SP - Spot	17	Amber			3		
e73	SP2 - Spot	21	Amber			3		
e73	NFL - Narrow Flood	28	Amber			3		
e85	SP - Spot	17	2700	90	>50	3		
e85	SP2 - Spot	21	2700	90	>50	3		
e85	NFL - Narrow Flood	28	2700	90	>50	3		
e86	SP - Spot	17	3000	90	>50	3		
e86	SP2 - Spot	21	3000	90	>50	3		
e86	NFL - Narrow Flood	28	3000	90	>50	3		
e87	SP - Spot	17	3500	80	>15	3		
e87	SP2 - Spot	21	3500	80	>15	3		
e87	NFL - Narrow Flood	28	3500	80	>15	3		

STEP OUTSIDE 2.1

The Step Outside 2 Series are discreet semi-recessed LED wall-mounted step lights ideal for illuminating pathways and stairs. Available in 2 styles (square and round) and 3 standard finishes.



Wall Cut-Out: Ø1.18"
 Fixture Dimensions
 2.13" l x .71" w x 1.81" h



TECHNICAL DATA

Wattage / Input	2W (500mA)
Power Supply	Remote, not included. See page 2.
Construction	Body: Aluminum Lens: Transparent Extra Clear Glass Cable Length: 4.92' standard
CCT	2700K, 3000K, 4000K, 5000K, Blue
CRI	>80
Delivered Lumens	35 lm (3000K, 500mA)
Efficacy	17.5 lm/W
Optics	Diffuse
Finishes	White, Black, Cor-ten, Custom RAL (see below)
Cut-Out Dimensions	Ø1.18"
Fixture Dimensions	2.13" l x 0.71" w x 1.81" h
Fixture Weight	0.44 lbs
LED Source	1 Power LED
Lumen Maintenance	L90, B10 >50,000hrs (Ta 25°C)
Color Consistency	1/4 ANSI BIN
Operating Temp.	-4°F to +113°F
IP Rating	IP54
Impact Rating	IK03
JA8	Exempt

10.1

⊕ STEP LIGHT PER CODE

Honaker Zion Project Site
 Wendell Burnette Architects | JUN 2026

ORDERING INFORMATION

Example: SP21129DAT or SP21129DAT-3. Accessories / Power Supplies ordered separately.

SP2112		D		
Model No.	CCT	Optics	Finish	Cable Length
SP2112	F - 2700K 5 - 3000K 9 - 4000K 0 - 5000K 1 - Blue	D - Diffuse	AE - White AN - Black AT - Cor-ten C - Custom RAL (consult factory for "C") BRONZE	4.92' standard 1 - 16.40' 2 - 32.81' 3 - 49.21' 4 - 65.62'

Job Name/Date:

Fixture Type Designation:

SUGGESTED POWER SUPPLIES

500mA

Part Number	Description	Input/Output	# of Fixtures
PPLT00497	Phase Dim (120V only)	120VAC to 500mA, 12W, Class 2	2-6
PPLT00465-P	0-10V Dimming to 1.0%	120-277VAC to 500mA, 20W, Class 2	1-10
PPLT00309-P	0-10V Dimming to 0.1%	120-277VAC to 500mA, 50W, Class 2	1-16
PPLT00538-P	0-10V Dimming to 0.1%	120-277VAC to 500mA, 100W, Class 2	1-48

Suggested Lutron Compatible

Part Number	Option	Lutron SKU	Dim Range	Description	Input/Output	# of Fixtures
PPLT00259	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC to 500mA, 10W, Class 2	4-5
PPLT00195	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC to 500mA, 19W, Class 2	6-9
PPLT00180	L3DAE / L3DA3W	L3DA	100%-1%	Hi-Lume™ 1% EcoSystem™ or 1% 3-Wire LED Driver	120-277VAC to 500mA, 27W, Class 2	12-13

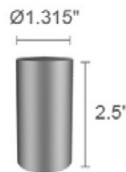
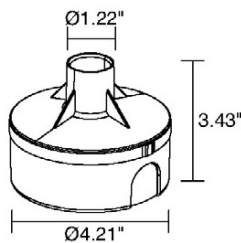
For other power supply options consult factory.

ACCESSORIES

Installation



WC0202
Outer Casing



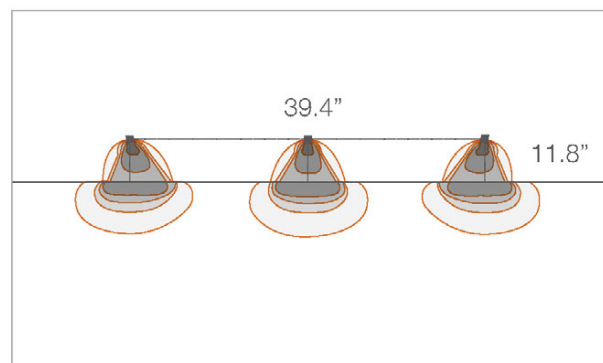
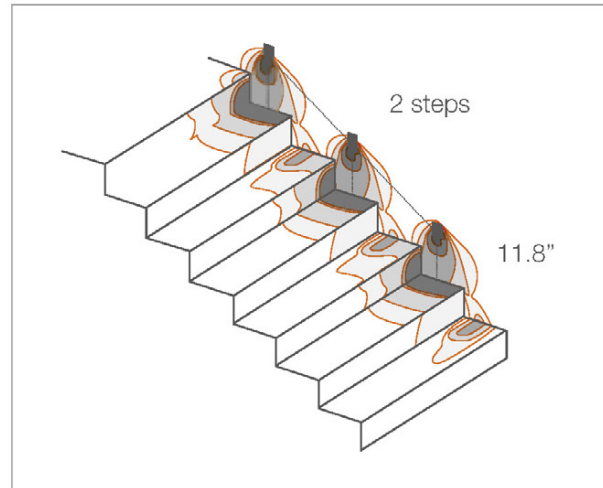
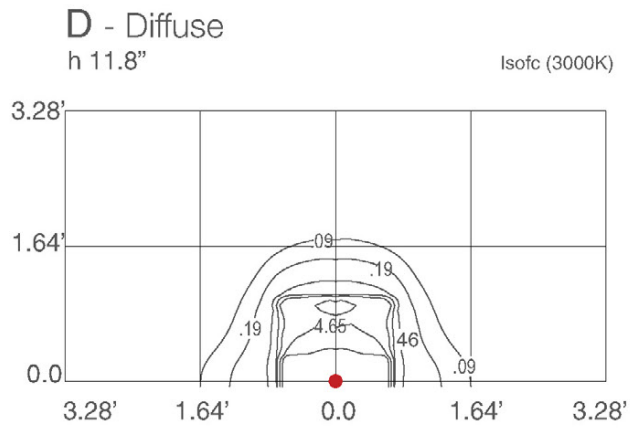
PPMP02674
Core Drilled
Application Backbox

Job Name/Date:

Fixture Type Designation:

PHOTOMETRIC DATA

Note all Photometry is 3000K



Job Name/Date:

Fixture Type Designation:

--	--

MICRO NITE - Ceiling Mount - Low Voltage - LED High-Power - Pendant Mount

TYPE: TD

WILDLIFE FRIENDLY



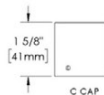
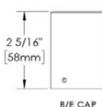
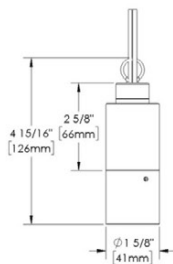
IP66



Downloads

Product Images (.zip)
Technical Drawing (.zip)
2D (.dwg)
2D (.dxf)
IES Files (.zip)
BIM - Revit
Installation Instructions (.pdf)

Product Variant Examples



10.1



LD DOWN LIGHT PER CODE

Honaker Zion Project Site
Wendell Burnette Architects | JUN 2026

MICRO NITE - Ceiling Mount - Low Voltage - LED High-Power - Pendant Mount

Available Logic & Configurations

MN- **CM-** **LOD-** **LHP-** **-** **PM-** **-**
01 02 03 04 05 06B 06C

01 SERIES
MN - MICRO NITE
02 CATEGORY
CM - Ceiling Mount
03 DRIVER
LOD - Low Voltage
04 LIGHT SOURCE (TYPE)
LHP - LED High-Power

07 LIGHT SOURCE
e67 - 2700K CRI80 - 7W (435 - 459 lm)
e68 - 3000K CRI80 - 7W (464 - 489 lm)
e69 - 4000K CRI80 - 7W (478 - 504 lm)
e75 - Amber - 7W
e82 - 2700K CRI90 - 7W
e83 - 3000K CRI90 - 7W
e84 - 3500K CRI80 - 7W

08 OPTIC
SP - Spot (17°)
NFL - Narrow Flood (25°)
MFL - Medium Flood (30°)

05 MATERIAL
AL - Aluminum
BR - Brass
06B MOUNT
PM - Pendant Mount
06C STYLE
CC - Cap C - Flush Lens
CD - Cap D - 45°
CE - Cap E - 90°

10A LENS
12 - Soft Focus
13 - Rectilinear
10B SHIELDING
00 - Not included (Standard)
11 - Honeycomb Baffle
11 WIRING LENGTH
WL00 - Standard
WL25 - 25 Ft Leads
12 FINISH
Standard Finishes
BLP, BZP, WHP, SAP, BLW, BZW, WHW, VER
Premium Finishes
CMG, SMG, RMG, AMG, TXF, BCM, BGE, WCP, OCP, HUG, ABP, BPP, SDS,
WIR, CAP, CRM, AQW, NBP
Other - RAL
RAL
Other - Custom Color
CUS
Brass Finishes
MAB, POB, MIT

NOTE: Not all configurations may be compatible with one another. Please configure the product for specific 2D, Photometry, Downloads, Spec Sheet and Compatible mountings and power supplies.

MICRO NITE - Ceiling Mount - Low Voltage - LED High-Power - Pendant Mount

Features



Anti-condensation vent allows moisture to exit the fixture but never enter in



Lens factory adhered to fixture cap providing hermetically sealed optical compartment



Manufactured in the USA with sustainable processes



Water-tight anti-siphon plug prevents moisture ingress from wireways



Secured with tamper-resistant, stainless steel hardware



Easily replaceable modular components reduce waste and extend fixture life



Slip fit cap & high temp. silicone 'O' ring provides reliable water-tight seal



Solid billet fixture body provides unmatched durability and heat management

WARNING: This is a low voltage product. Please check "Mountings With A Power Supply" or "Power Supplies" to order remote transformer separately.

Technical

Driver: Low Voltage

Light Source (Type): LED High-Power

Material: Aluminum, Brass

CCT (K): Amber, 2700, 3500, 3000, 4000

CRI: 80, 90

Input Power (W): 7

Delivered Lumens (lm): 435 - 504

Beam Angle (°): 17, 25, 30

Control: MLV dimming capable via compatible remote magnetic transformer. See Mountings & Power Supplies section to order.

Mount: Pendant Mount

Style: Cap C - Flush Lens, Cap D - 45°, Cap E - 90°

Input Voltage: 12V

Lens: Soft Focus, Rectilinear

Shielding: Not included (Standard), Honeycomb Baffle

Wiring Length: Standard, 25 Ft Leads

Finish: Standard Finishes, Premium Finishes, Other - RAL, Other - Custom Color, Brass Finishes

Body: Unibody design, with enclosed, water-proof wireway and integral heat sink, fully machined from solid billet.

Material Detail: Furnished in brass (360), Furnished in copper-free aluminum (6061-T6).

Light Source Detail: High power LEDs modular design with electrical disconnects.

Optics: Interchangeable optics permit changes in the field.

Hardware: Tamper-resistant, stainless steel hardware.

Sealing: 'O' Ring provides water-tight seal.

Finish Detail: Powder coat or metal finish options available for brass material., StarGuard, our 15-stage chromate-free process, cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. It is RoHS compliant.

Warranty: 5-year limited warranty.

MICRO NITE - Ceiling Mount - Low Voltage - LED High-Power - Pendant Mount

Finishes

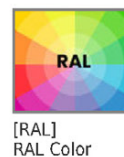
STANDARD FINISHES



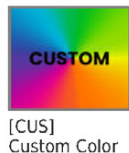
PREMIUM FINISHES



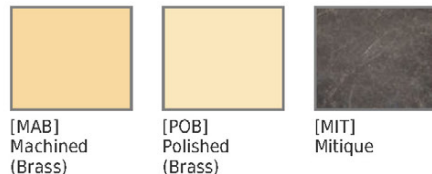
OTHER - RAL



OTHER - CUSTOM COLOR



BRASS FINISHES



MICRO NITE - Ceiling Mount - Low Voltage - LED High-Power - Pendant Mount

Light Source

Light Source	Optic	Beam Angle	CCT (K)	CRI	R9	Input Power (W)	Delivered Lumens (Lm)	CBCP
e67	SP - Spot	17	2700	80	>15	7	459	3632
e67	NFL - Narrow Flood	25	2700	80	>15	7	435	1708
e67	MFL - Medium Flood	30	2700	80	>15	7	438	1337
e68	SP - Spot	17	3000	80	>15	7	489	3871
e68	NFL - Narrow Flood	25	3000	80	>15	7	464	1821
e68	MFL - Medium Flood	30	3000	80	>15	7	467	1425
e69	SP - Spot	17	4000	80	>15	7	504	3991
e69	NFL - Narrow Flood	25	4000	80	>15	7	478	1877
e69	MFL - Medium Flood	30	4000	80	>15	7	481	1469
e75	SP - Spot	17				7		
e75	NFL - Narrow Flood	25				7		
e75	MFL - Medium Flood	30	Amber			7		
e82	SP - Spot	17	2700	90	>50	7		
e82	NFL - Narrow Flood	25	2700	90	>50	7		
e82	MFL - Medium Flood	30	2700	90	>50	7		
e83	SP - Spot	17	3000	90	>50	7		
e83	NFL - Narrow Flood	25	3000	90	>50	7		
e83	MFL - Medium Flood	30	3000	90	>50	7		
e84	SP - Spot	17	3500	80	>15	7		
e84	NFL - Narrow Flood	25	3500	80	>15	7		
e84	MFL - Medium Flood	30	3500	80	>15	7		



Niall Connolly

Mar 6, 2026, 5:19 PM

to Wendell, me, Bates, Dansie, Nordquist 

Hi Wendell

We still recommend that you provide the geotech report with the DDR application, for the reasons already explained. However.... if, for practical reasons, you don't think that is feasible, then you may proceed with your DDR application without it, and then provide it at the building permit stage. There are a few things to be aware of with this approach:

1. The planning commission will probably question why the geotech is missing, and may consider that the application is incomplete. Furthermore, any approval they give will be contingent on meeting the geotechnical requirements prior to construction.
2. You accept the risk that if the geotechnical assessment finds that there are any problems with your approved design, then you may need to adjust your design and get approval again.

If you take this route, I think your first step is still to apply for the variance, followed by the DDR, and then finally the building permit with geotechnical reports.

Regards
Niall



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