

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 19, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Red Trails at Sunrise Valley Phase 5 Subdivision, located at approximately Birch Creek Drive and Muddy Creek Drive
APPLICANT:	Ryan Lay
OWNER:	Plumb Holdings SG LLC
ENGINEER:	Ryan Lay, Bush and Gudgeon
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Red Trails at Sunrise Valley Phase 5 Subdivision, located at approximately Birch Creek Drive and Muddy Creek Drive. This particular subdivision is proposing 6 single family residential lots on an area covering 1.18 acres. The overall density at this location would be 5.08 D.U./acre. Lastly, the zoning designation at this location is PUD-R, with the PUD-R zone to the North, County to the East, R-1-8 to the South, and PUD-R to West.

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

Recommendation

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat, based on the following findings and subject to the following conditions:

Findings

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

Ordinance as outlined.

Conditions

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

11. A Post Construction Maintenance Agreement shall be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.



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

July 10, 2026

RE: Red Trails at Sunrise Valley, Phase 5 Preliminary Plat Application

Dear Land Use Authority members,

Please find this application for a Preliminary Plat for phase 5 of the Red Trails subdivision in the Sunrise Valley area in Washington City. The applicant desires to subdivide the property into 6 single family residential lots. They will be a continuation of the existing product in the first four phases of the subdivision. This project will complete development of the space between the Red Trails and Rio Virgin subdivisions.

Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermanson
President
Bush and Gudgell



B&G PROJECT NUMBER 251264

RED TRAILS PHASE 5

PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SECTION 19 T42S R14W, SLB&M
PARCELS # W-4-2-19-134, W-4-2-19-137,
W-4-2-19-151, W-4-2-19-133, & W-4-2-19-110

VICINITY MAP



CONTENTS	
1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING & DRAINAGE PLAN
4	UTILITIES PLAN
5	FIRE LIFE PLAN

PROJECT INFORMATION	
GENERAL PLAN	MHD
ZONING	PUD-R
TOTAL SITE ACREAGE	1.18 AC
TOTAL LOTS	6
DENSITY	5.08 DU/AC

OWNER / DEVELOPER

PHIL PLUMB
(801)598-2764
PSPLUMB@GMAIL.COM

ENGINEERING CONTACT

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

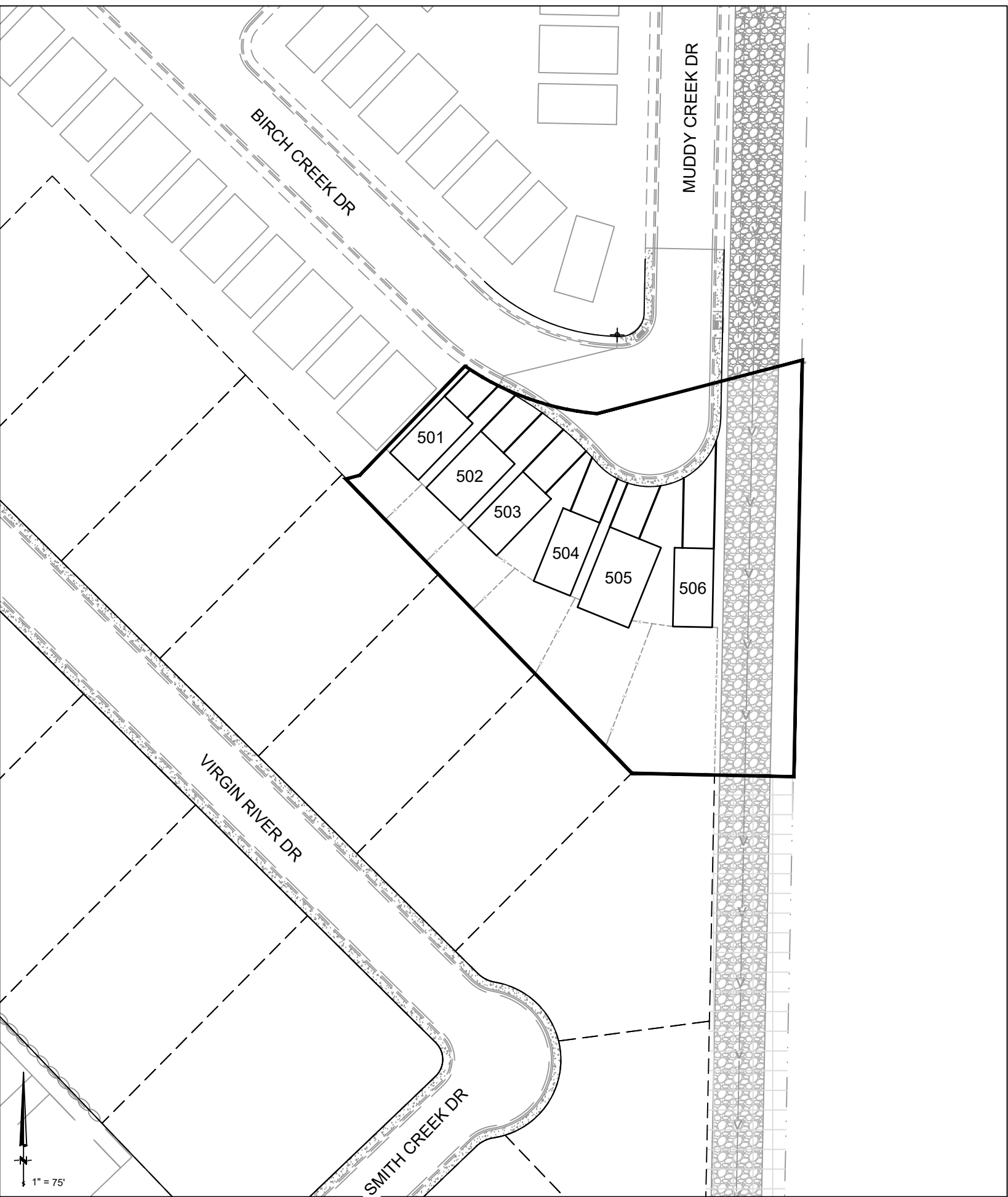
RICK MEYER - PROJECT MANAGER
(435) 673-2337

JULY 2026

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

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

PROJECT MAP



GENERAL NOTES

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

DUST CONTROL

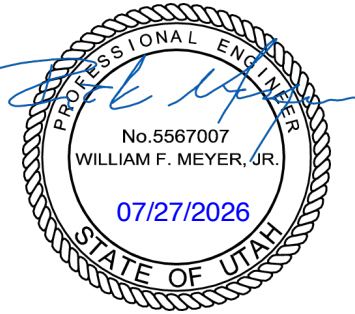
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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



BUSH & GUDGELL, INC.

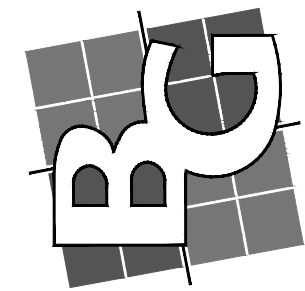
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

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

www.bushandgudgell.com



DATE: JULY 2026

DRAWN: JLM

APPROVED: RM

SCALE: AS NOTED

JOB NO. 251264

COVER SHEET

PRELIMINARY PLAT

RED TRAILS PH 5

LOCATED IN WASHINGTON, UTAH

SHEET

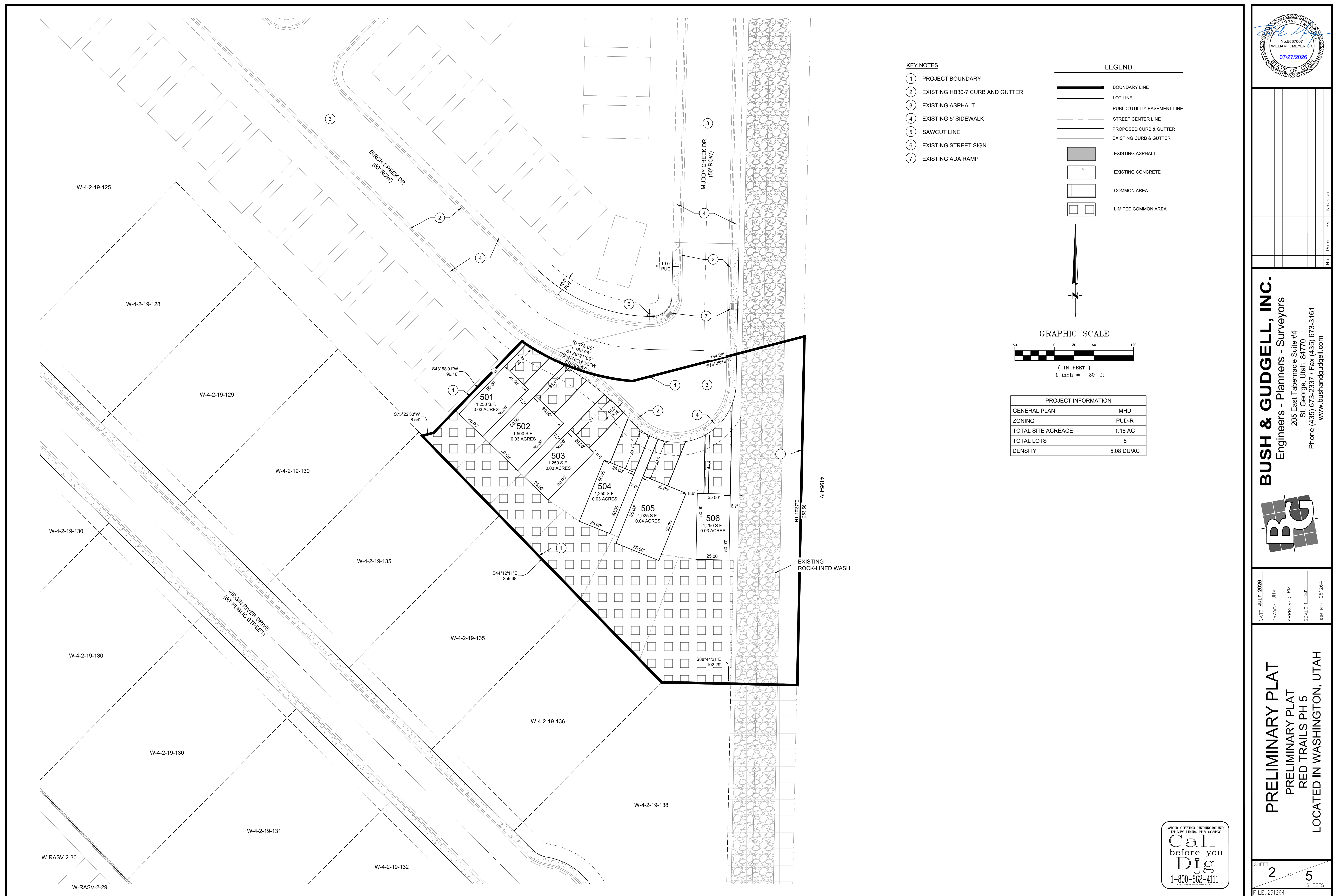
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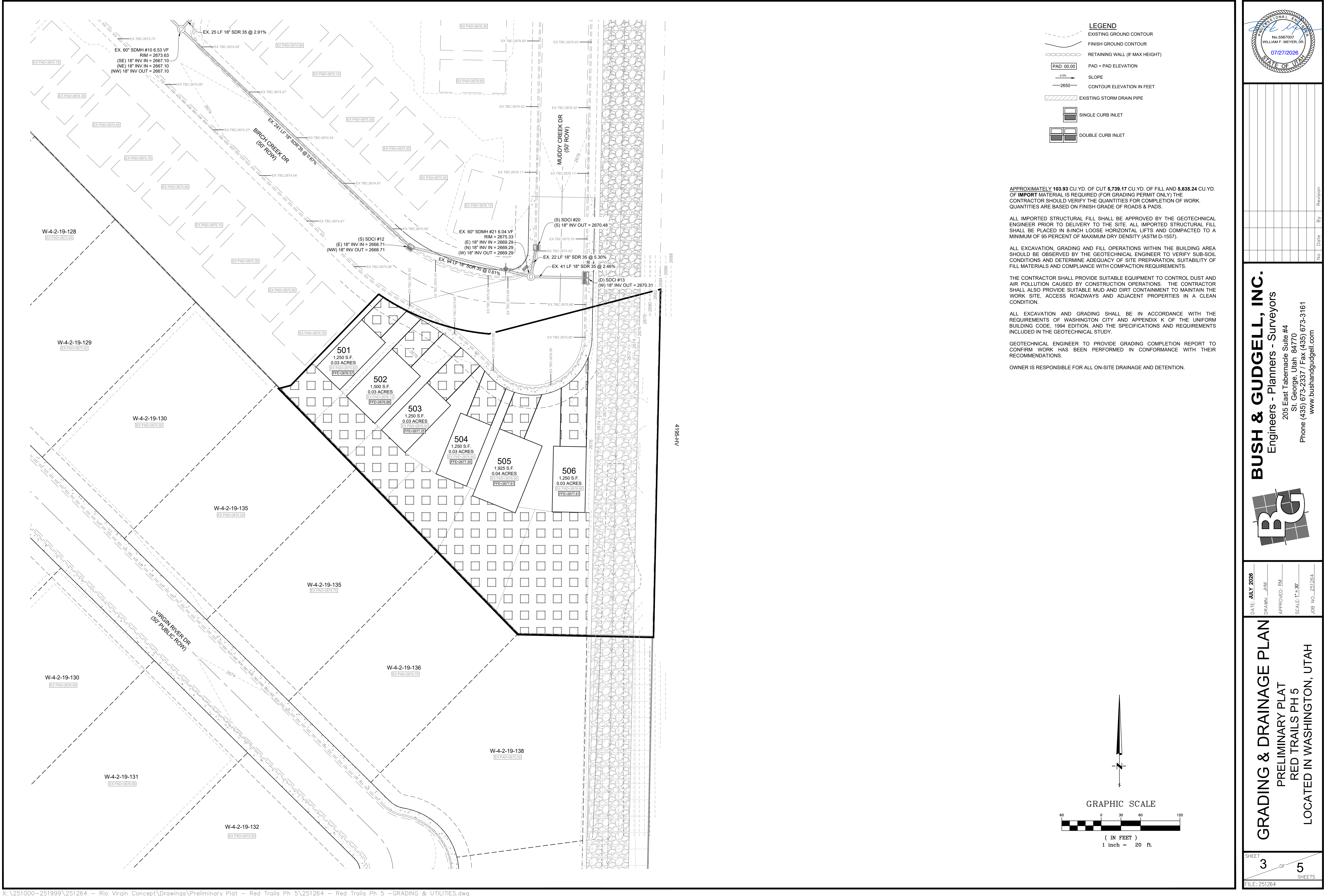
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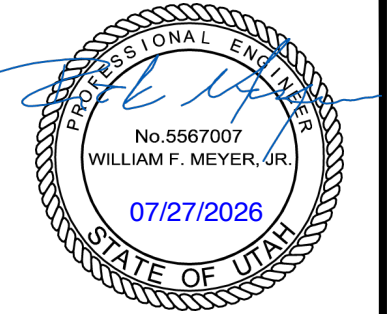
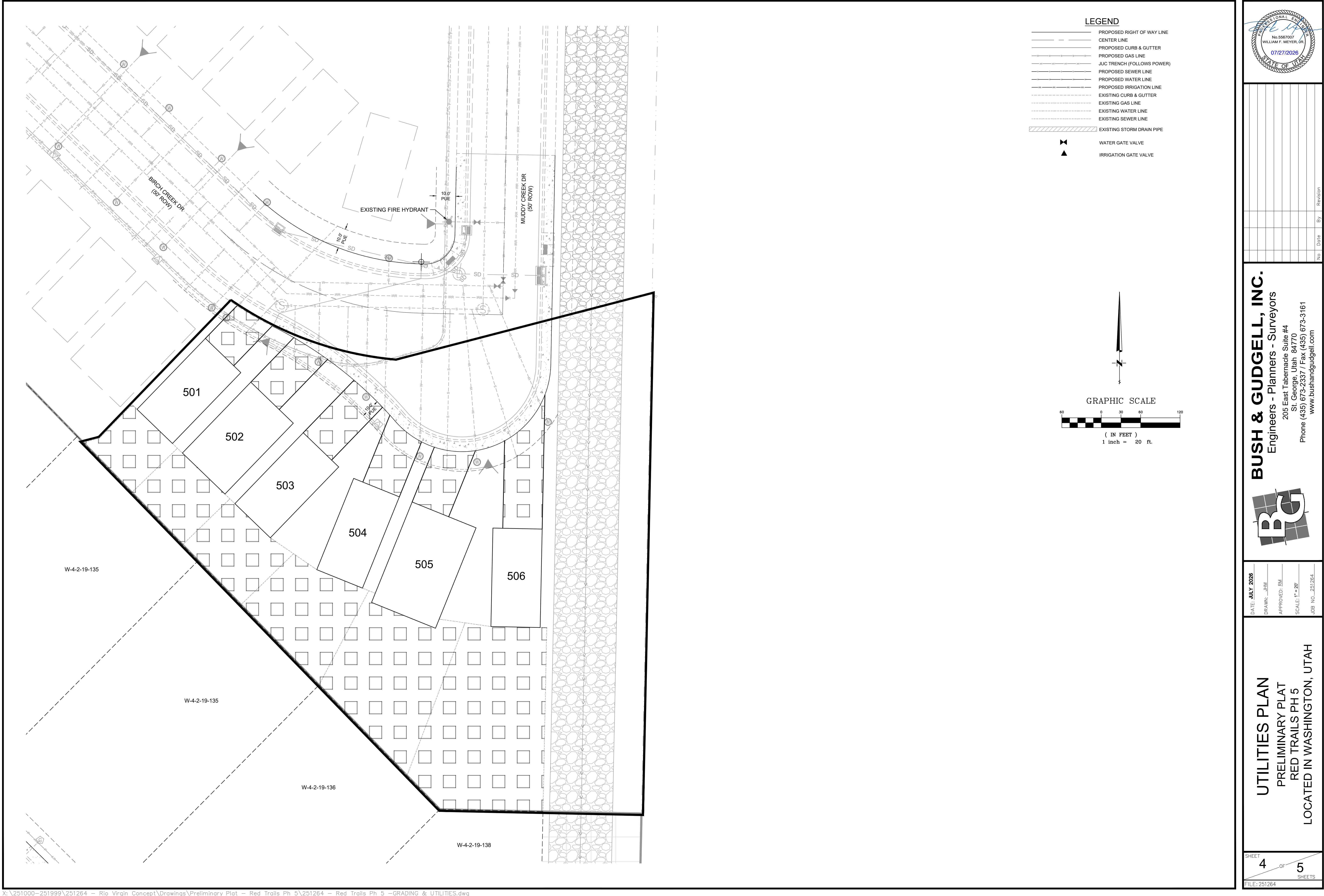
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SHEETS

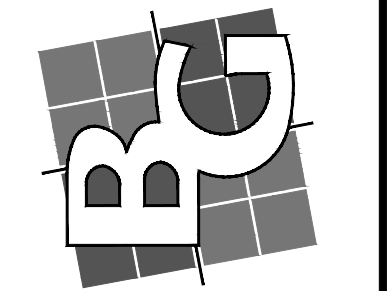
FILE: 251264





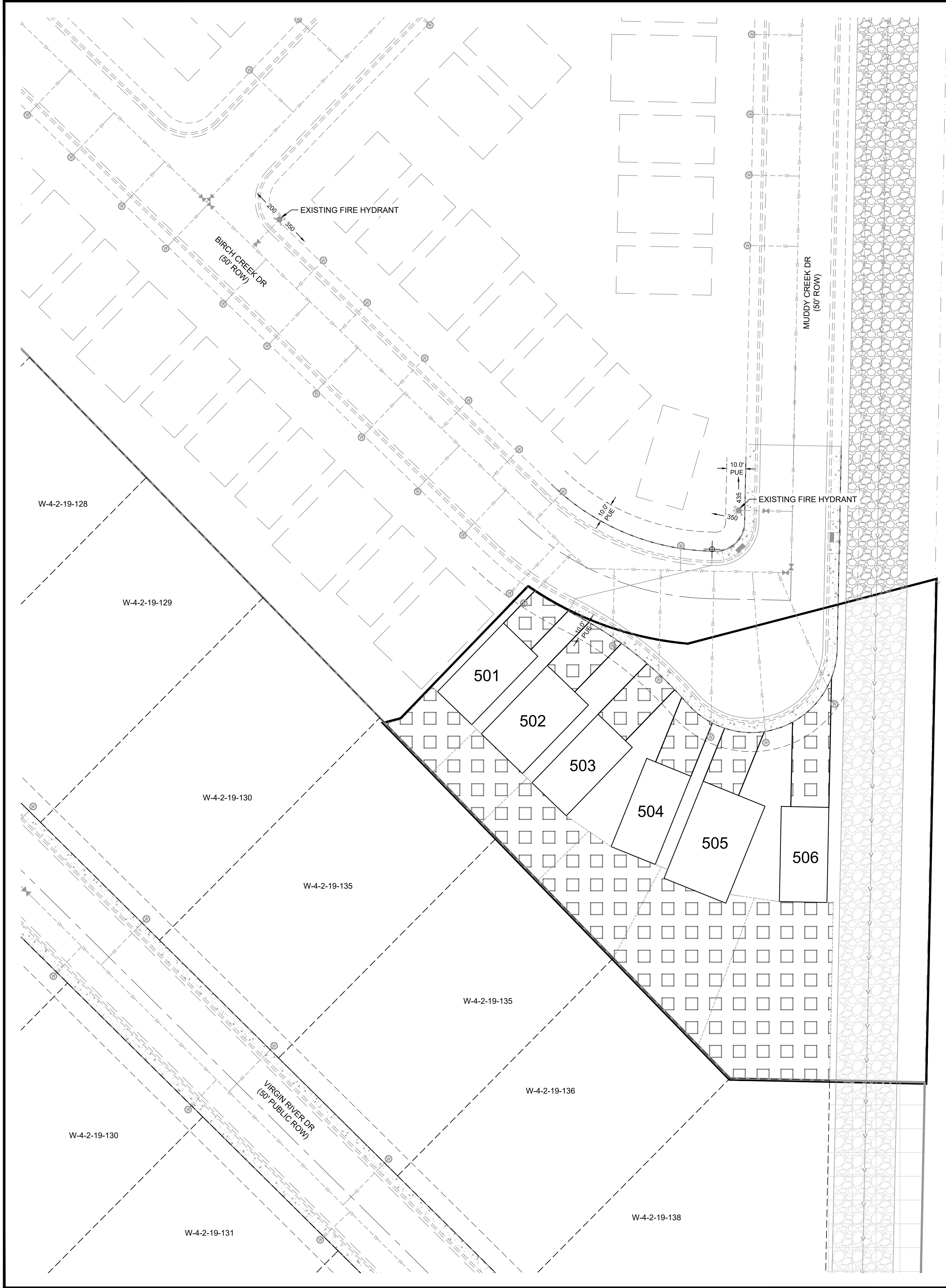


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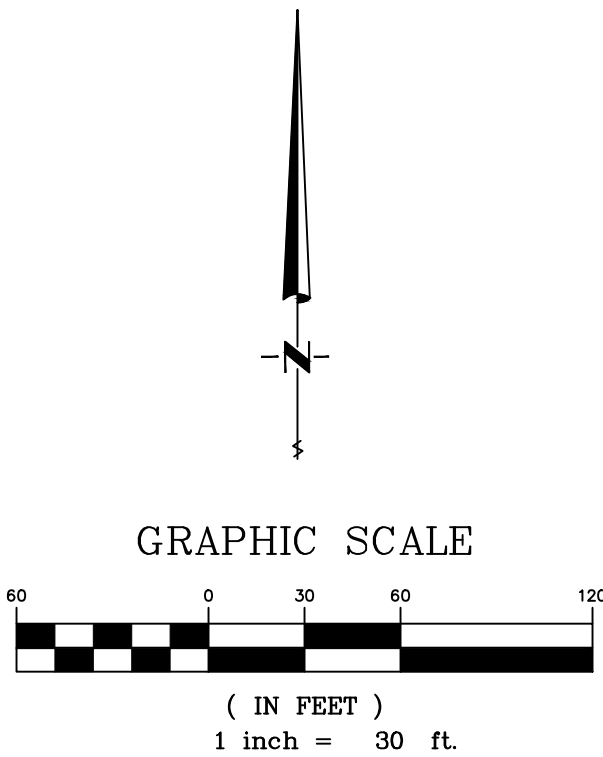


DATE: JULY 2026
DRAWN: JHM
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 251264

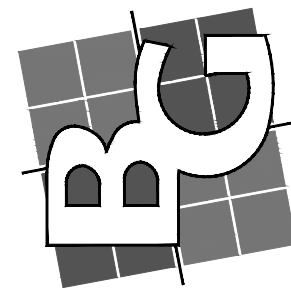
UTILITIES PLAN
PRELIMINARY PLAT
RED TRAILS PH 5
LOCATED IN WASHINGTON, UTAH



- LEGEND**
- PROPOSED RIGHT OF WAY LINE
 - CENTER LINE
 - PROPOSED CURB & GUTTER
 - PROPOSED GAS LINE
 - JUC TRENCH (FOLLOWS POWER)
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED IRRIGATION LINE
 - EXISTING CURB & GUTTER
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN PIPE
 - WATER GATE VALVE
 - IRRIGATION GATE VALVE



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DATE: JULY 2026
DRAWN: JEM
APPROVED: RM
SCALE: 1" = 30'
JOB NO. 251264

FIRE LIFE PLAN
PRELIMINARY PLAT
RED TRAILS PH 5
LOCATED IN WASHINGTON, UTAH

SHEET 5 OF 5 SHEETS
FILE: 251264

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: August 19, 2026

ACTION REQUESTED: Preliminary Plat approval for the Palmetto at Alaia Subdivision, located at approximately Cattail Way & Luke Drive.

APPLICANT: Brandee Walker

OWNER: Preserve at Stucki Farms Holding Company

ENGINEER: Brandee Walker, Civil Science

REVIEWED BY: Sebastian Ferguson, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Palmetto at Alaia Subdivision, located at approximately Cattail Way & Luke Drive which is in village 12A of the Alaia PCD. This particular subdivision is proposing 203 lots on an area of 17.09 acres, with an overall density of 11.9 D.U./Acre. Moreover, the development provides 525 parking stalls which exceeds the 520 minimum required amount. Also, it should be noted that a 0.5 acre amenity area is included in this development. The zoning designation at this location is PCD. The R-1-6 zone is to the North, Open Space to the East, and PCD to the South and West.

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

Recommendation

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the subdivision, based on the following findings and subject to the following conditions:

Findings

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

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

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. A Post Construction Maintenance Agreement shall be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. A 15-foot landscape strip with at least 10% live growth along Washington Fields Road shall be complete prior to the issuance of the first building permit.

14. The amenity area shall be completed no later than 30% of the units being built out in the respective phase

15. No walls will be built in the Public Utility Easement.

Preliminary Plat Narrative

Palmetto at Alaia

Palmetto at Alaia is a multifamily residential development containing 203-unit townhomes on approximately 17.09 acres located within the Alaia Planned Community Development (PCD) Village 12A, identified as Parcel W-5-3-12-4102, Washington City, Utah.

The development has been designed to provide a high-quality residential neighborhood that complements the vision and development standards established within the Alaia PCD. The project includes a variety of interconnected public streets, private streets, and front & rear-loaded alleys to provide efficient circulation, emergency access, utility service, and resident access while creating a pedestrian-oriented streetscape.

Each townhome unit has been designed with limited private yard areas to reduce long-term maintenance while still providing functional outdoor living space. In addition to these private areas, residents will have access to shared recreational amenities intended to promote neighborhood interaction and enhance the overall quality of life.

A centrally located approximately 0.50-acre amenity area is provided within the development and includes:

- Children's playground
- Barbecue and picnic area
- Open gathering space and landscaping

The proposed street network has been designed to integrate with the surrounding transportation system and provide appropriate connections to adjacent phases of the Alaia development. Public streets will be dedicated to Washington City where applicable, while private streets and alleys will be owned and maintained by the project's homeowners association (HOA). The HOA will also be responsible for the maintenance of common areas, landscaping, private roadways, alleys, and community amenities.

The preliminary plat has been designed to comply with the requirements of the Alaia PCD, Washington City development standards, and applicable engineering and utility requirements. Supporting infrastructure improvements include water, sanitary sewer, storm drainage, culinary irrigation, landscaping, street lighting, and other public and private improvements necessary to serve the development.

See next page for area and parking calculations.

PROJECT INFORMATION

UNIT SUMMARY:

- 35 REAR LOAD
- 168 FRONT LOAD
- .. 203 TOTAL UNITS

AREA:

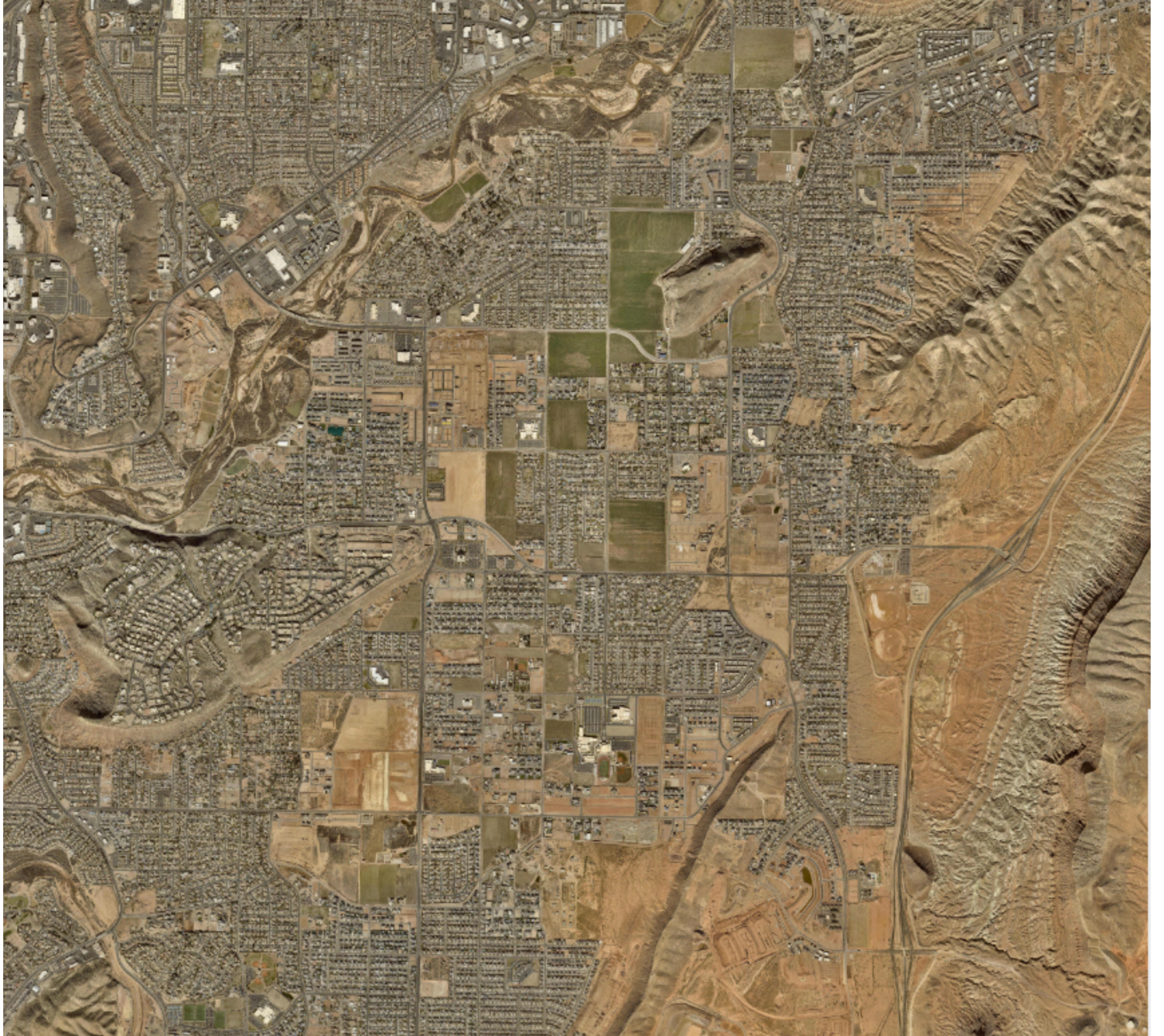
- BOUNDARY = 17.09 ACRES
- AMENITY AREA = 0.5 ACRES
- DENSITY = 11.9 D.U./ACRE

PARKING:

- .. 3+ BEDROOM UNITS: $203 \times 2.25 = 457 + 63 = \mathbf{520 \text{ REQUIRED}}$
- 203 GARAGES = 406 STALLS
- GUEST PARKING = 58 STALLS ($203 / 3.25 = 63 \text{ REQUIRED}$)
- 203 DRIVEWAYS = 61 STALLS ($203 / 30\%$) ADDITIONAL GUEST
- .. **TOTAL PARKING = 525 STALLS PROVIDED**

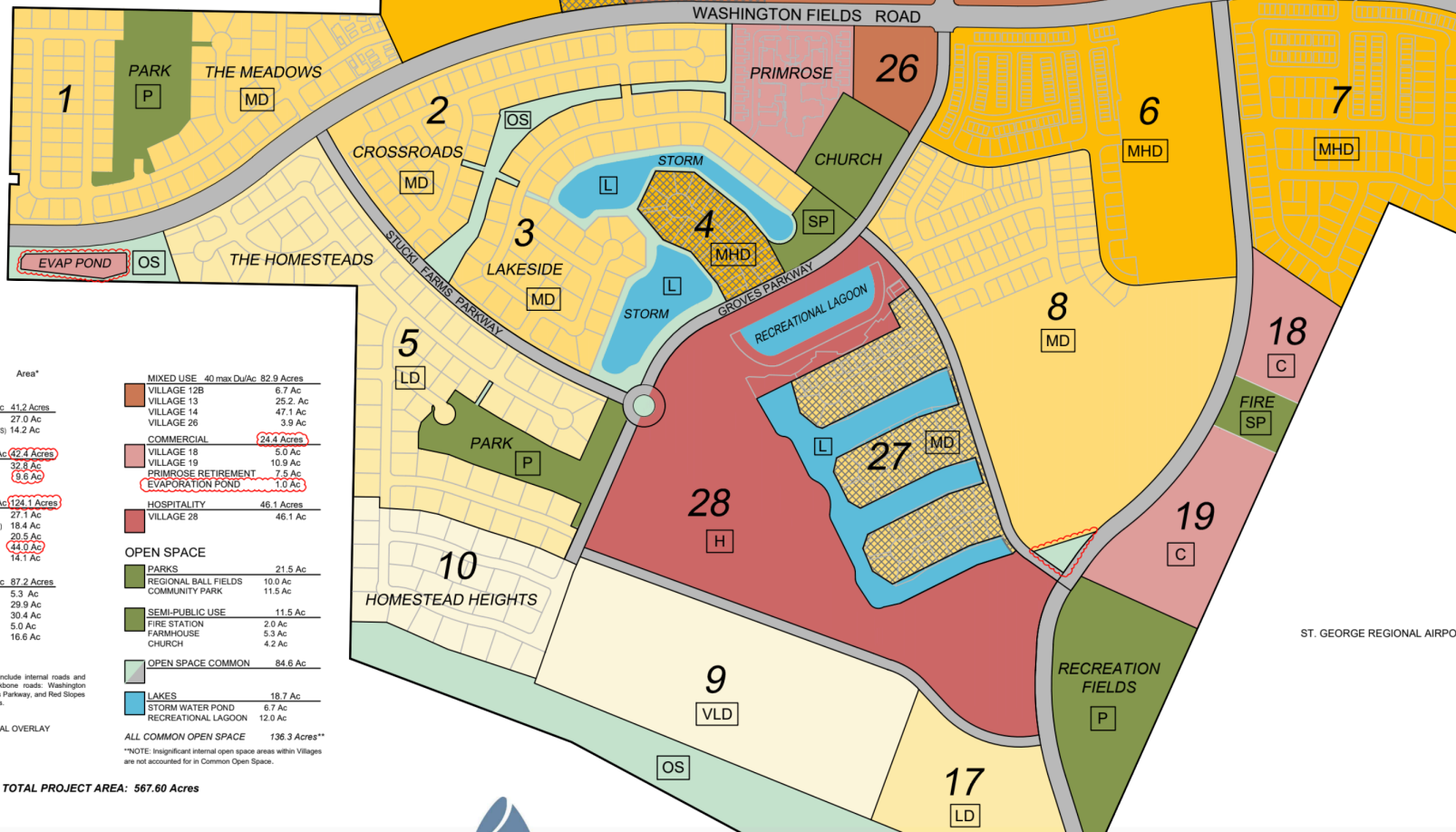
NOTES

1. No block privacy walls or structures to be installed within the 10' PUE.
2. Washington Fields Road to have a minimum of 15' landscape with 10% minimum live growth.



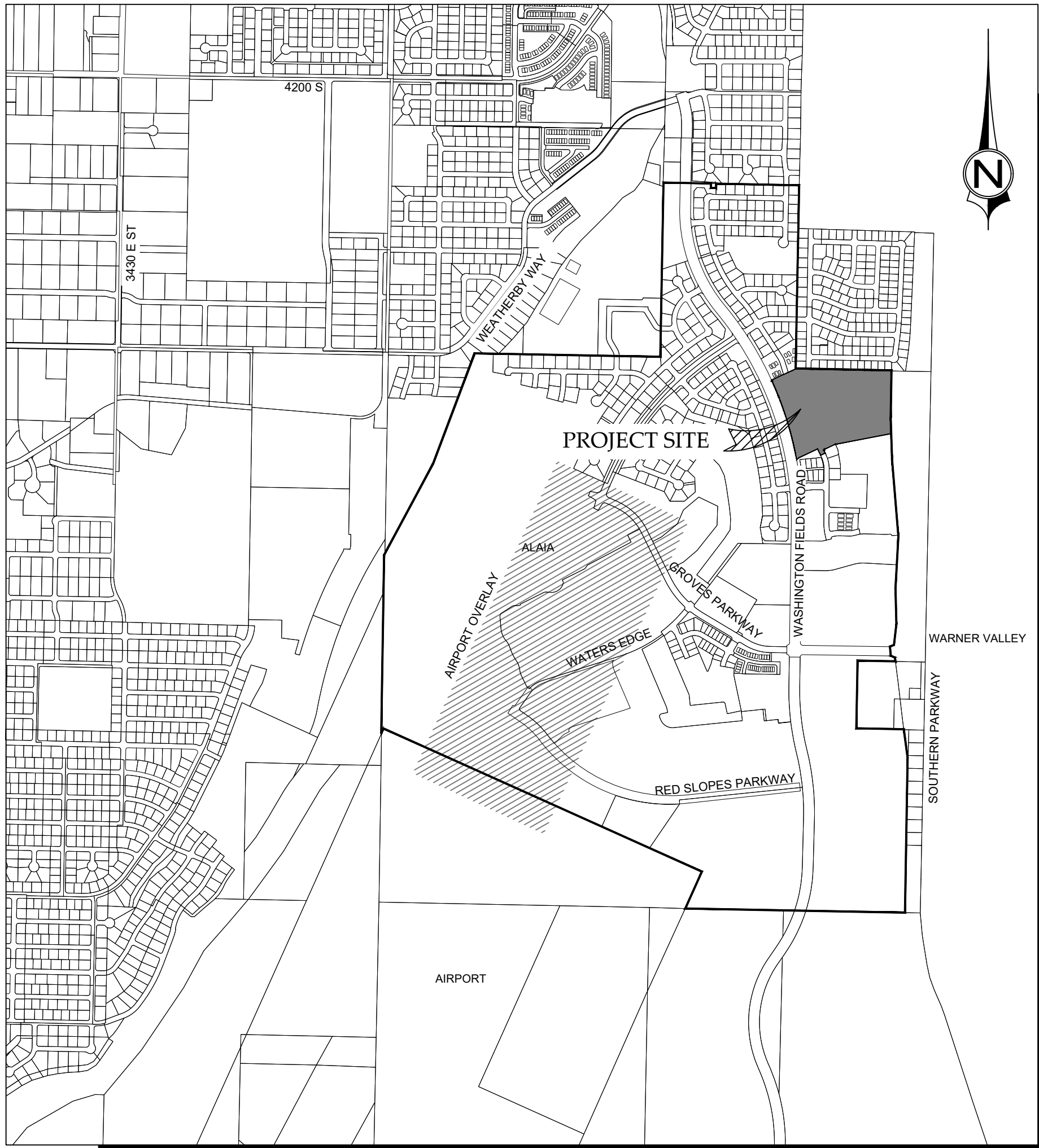


WARNER VALLEY ROAD



ST. GEORGE REGIONAL AIRPORT

EXHIBIT C
01/26/2025
AMENDMENT 1



VICINITY MAP
(N.T.S.)

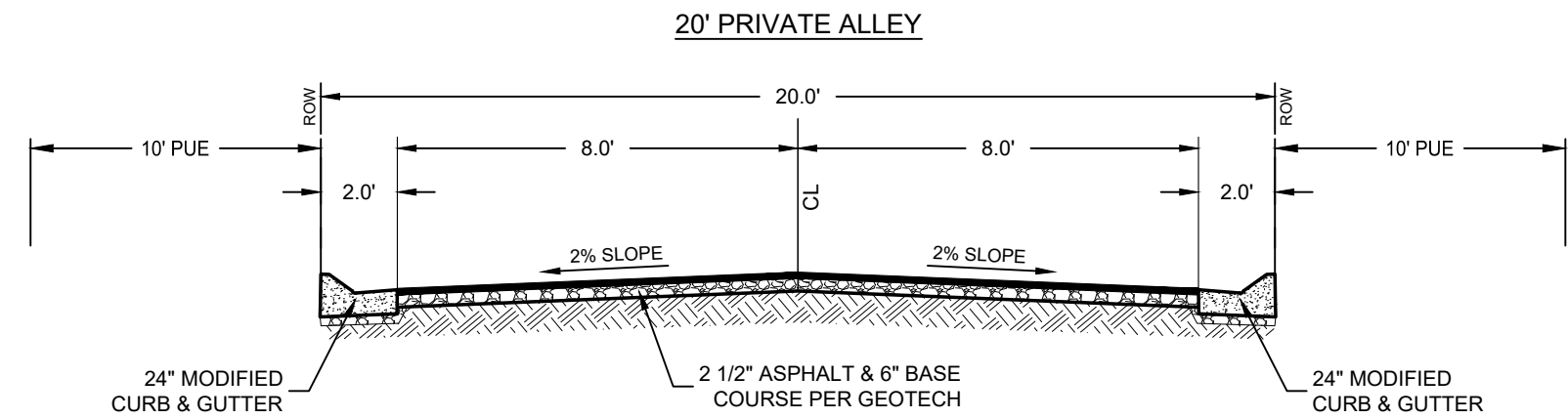
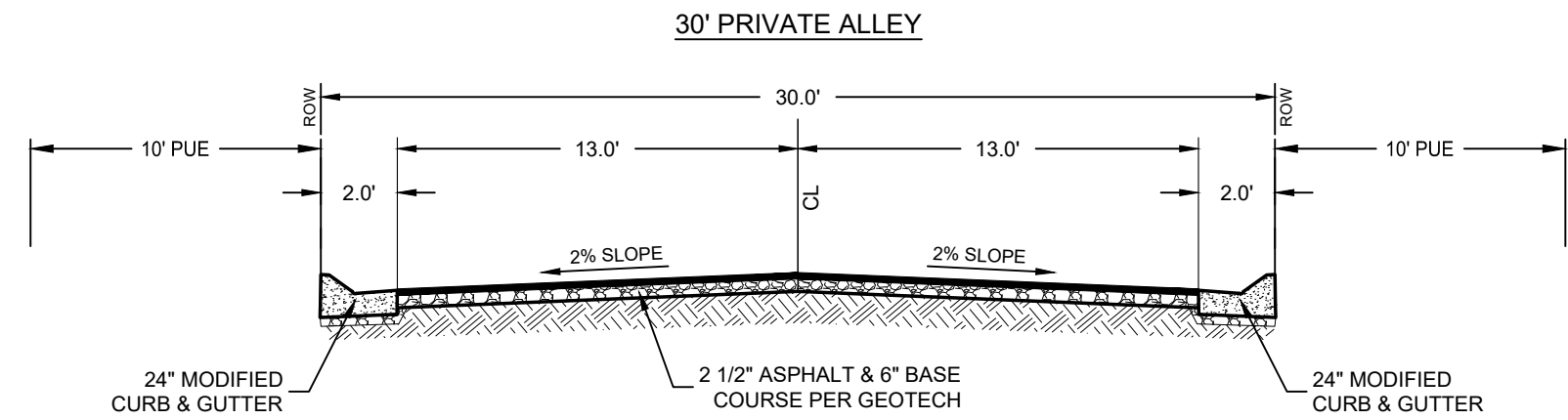
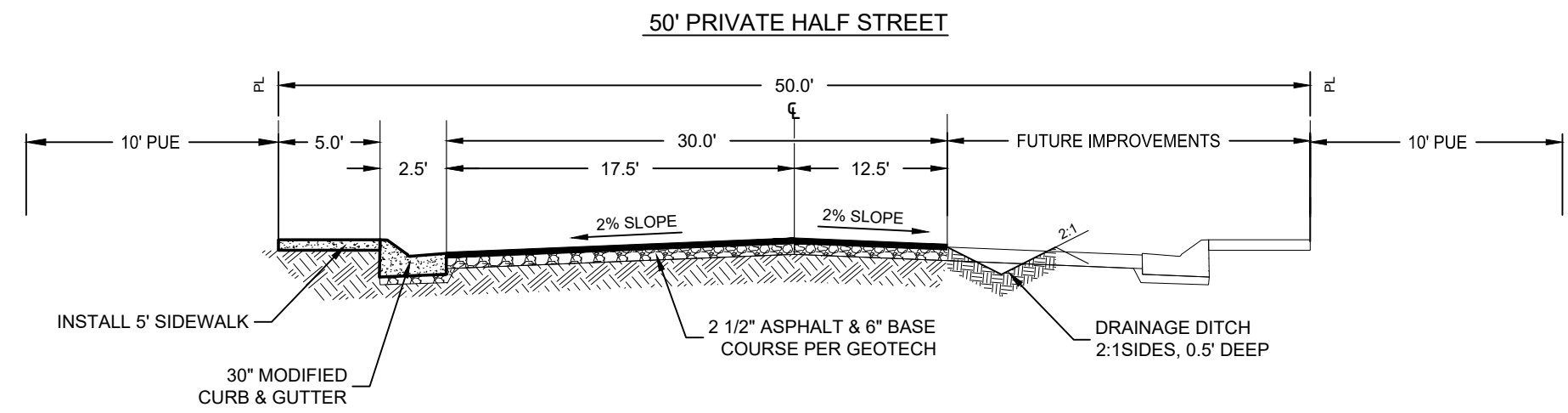
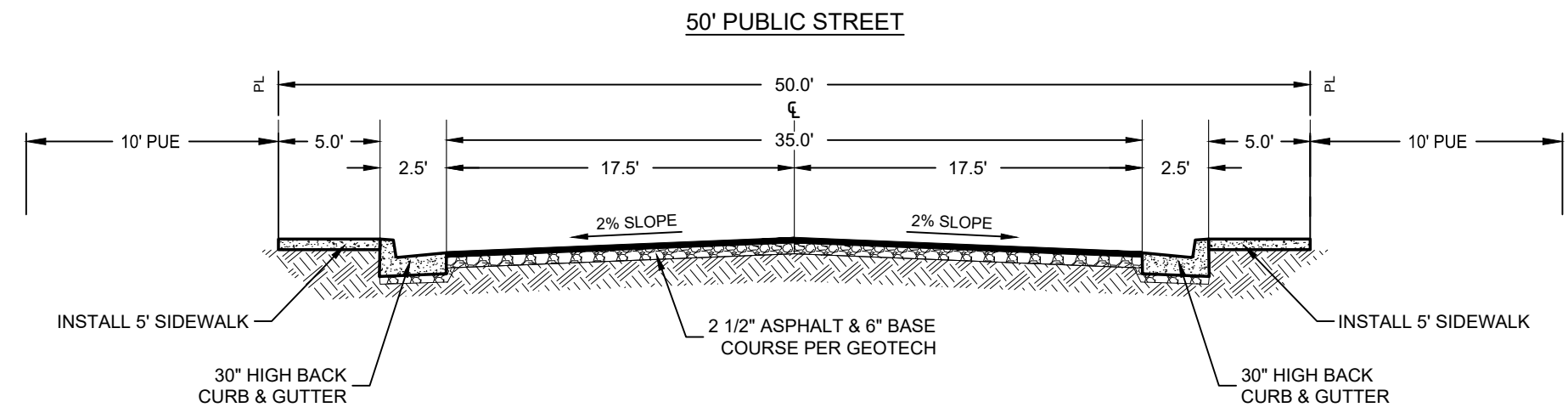
GENERAL NOTES

1. A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL STREET PROPERTY LINE FRONTAGES, AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF ROADS, FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED _____ THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT. WASHINGTON CITY RESERVES THE RIGHT TO ASSESS THE PROPERTY OWNERS FOR THE MAINTENANCE OF THE COMMON AREAS.
4. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
5. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

LEGAL DESCRIPTION

BEGINNING AT A POINT S 88°50'54" E 1320.06 FEET ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 12, POINT ALSO BEING THE SOUTHWEST CORNER OF WARNER GATEWAY PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 88°50'54" E 1071.15 FEET ALONG SAID SECTION LINE AND SAID BOUNDARY LINE AND THE EXTENSION THEREOF, TO A POINT ON THE RIGHT-OF-WAY AND NO-ACCESS LINE OF SR-7; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) S 8°32'49" W 409.71 FEET, TO THE POINT OF CURVATURE OF A 4100.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 69.65 FEET THROUGH A CENTRAL ANGLE OF 0°58'24"; THENCE N 61°41'31" W 62.83 FEET; THENCE S 81°6'29" W 30.34 FEET, TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°16'43" W, THENCE ALONG THE ARC OF SAID CURVE 32.74 FEET THROUGH A CENTRAL ANGLE OF 31°16'02"; THENCE N 88°59'19" W 110.40 FEET, TO THE POINT OF CURVATURE OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 244.36 FEET THROUGH A CENTRAL ANGLE OF 46°40'08"; TO THE POINT OF CURVATURE OF A 351.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 127.77 FEET THROUGH A CENTRAL ANGLE OF 20°51'27"; THENCE S 65°12'00" W 277.44 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF THE COTTAGES AT STUCKI FARMS PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N 24°48'00" W 5.40 FEET, (2) THENCE S 65°12'00" W 196.68 FEET, (3) THENCE S 50°23'42" W 34.31 FEET, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20110004479, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING A POINT ON A 3303.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH RADIUS WHICH BEARS S 79°34'42" W; THENCE ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 816.85 FEET THROUGH A CENTRAL ANGLE OF 14°10'10"; TO THE SOUTHWEST CORNER OF THE MEADOWS AT STUCKI FARMS PHASE 5 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 65°24'31" E 258.96 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 17.09 ACRES MORE OR LESS



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100



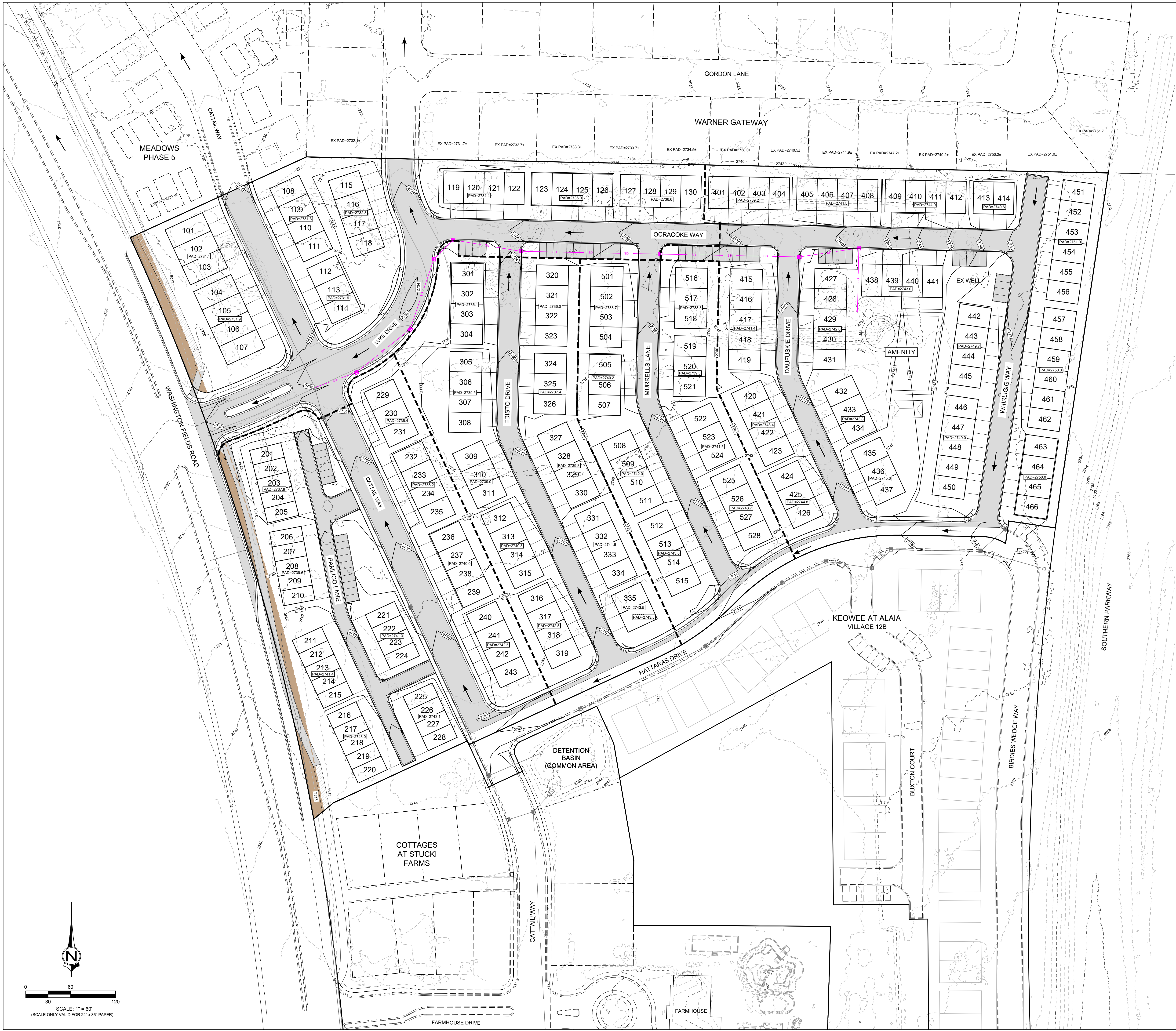
PALMETTO AT ALAIA
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH,
RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #: 24158
DATE: 08/03/2026
DRAWN BY: BLW
SCALE OF SHEET
HOR SCALE: NA

SHEET

2
OF
3

PALMETTO AT ALAIA
PRELIMINARY PLAT



- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - STORM DRAIN
 - DRAINAGE FLOW DIRECTION

LID NOTE

ONSITE LID WILL BE PROVIDED THROUGH DISCONNECTED IMPERVIOUS AREAS AND ROOF DRAINS. THIS AREA WILL BE CONVEYED TO THE EXISTING STORM WATER BASIN LOCATED WITHIN THE MEADOWS AT STUCKI FARMS SUBDIVISION. THIS EXISTING BASIN WILL PROVIDE ANY ADDITIONAL REQUIRED LID BEFORE ENTERING THE CITY STORM SYSTEM.

GRADING NOTES

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

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

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

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

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

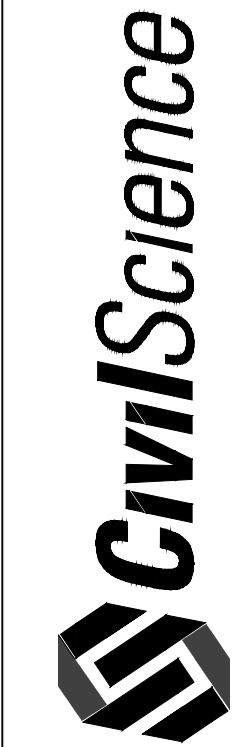


PLANT SCHEDULE

- TREES**
- LAGERSTROMIA INDICA 'WATERMELON RED' / RED CRAPE MYRTLE WATERMELON RED
 - OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
 - WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
- SHRUBS**
- CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
 - DASYLIRION QUADRANGULATUM / MEXICAN GRASS TREE
 - DASYLIRION WHEELERI / GREY DESERT SPOON
 - NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
 - NERIUM OLEANDER 'HARDY RED DWARF' / DWARF RED OLEANDER
 - OLEA EUROPAEA 'MONTRA' LITTLE OLLIE OLIVE
 - ROSA X 'NOARE' / RED CARPET ROSE

- ROCK GROUND COVER TO BE UTILIZED IN COMMON AREA LANDSCAPE.
- 15' MINIMUM LANDSCAPE ADJACENT TO WASHINGTON FIELDS ROAD WITH A MINIMUM OF 10% LIVE GROWTH.

PALMETTO AT ALAIA
PRELIMINARY LANDSCAPE PLAN



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100

PALMETTO AT ALAIA
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #: 24158
DATE: 08/03/2026
DRAWN BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET	1
OF	1

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: August 19, 2026

ACTION REQUESTED: Final Plat Partial Amendment to lot 5 of the Rivershadow Estates subdivision, located at 1160 S Washington Fields Road.

APPLICANT: Michael Draper

OWNER: Cody May

ENGINEER: Michael Draper

REVIEWED BY: Sebastian Ferguson, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the final plat of the Rivershadow Estates subdivision, located at 1160 S Washington Fields Road. This amendment involves simply adding 4,020 square feet of adjacent common area along Washington Fields road into lot 5. No other changes are being made at this time. Lastly, the applicant will be installing the required block wall and landscaping along Washington Fields road.

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

Recommendation

Staff recommends the Land Use Authority approve the partial plat amendment based on the following original findings and subject to the following original conditions:

Findings

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

Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.
6. The block wall and 15 foot landscape strip must be installed prior to the recording of the final plat.

Plat Amendment Narrative

This application is for a partial plat amendment of River Shadow Estates, Lot 5, located at 1160 South Washington Fields Road #5, Washington, Utah.

The amendment revises the boundaries of Lot 5 by incorporating approximately 4,020 square feet (0.092 acres) of adjacent common area into the lot as shown on the submitted River Shadow Estates Partial Amendment "A" plat prepared by Hyperion Land Surveying, LLC. The resulting amended lot, identified as Lot 5A, contains 13,838 square feet (0.318 acres).

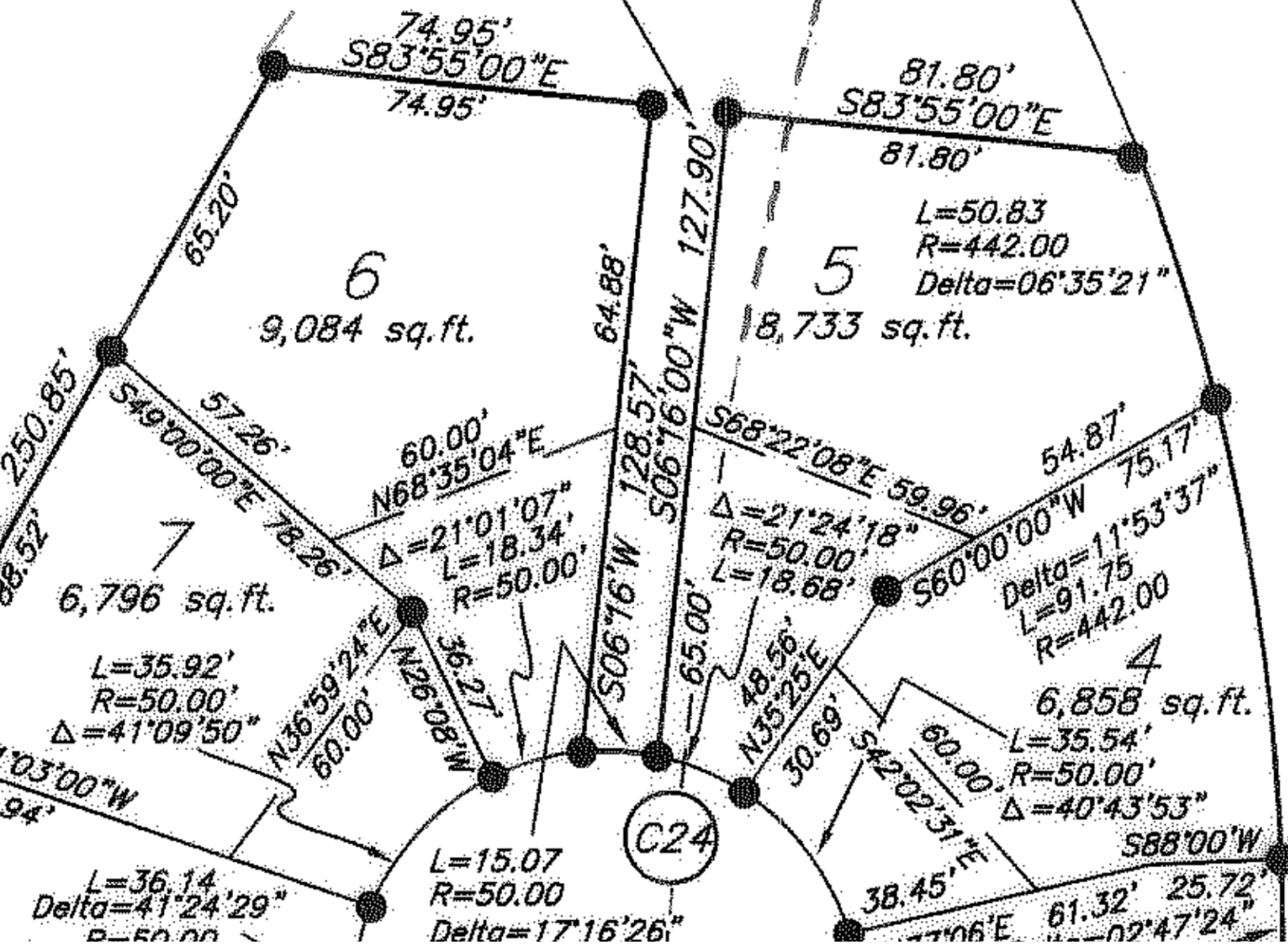
No new lots are being created. The number of lots within the subdivision remains unchanged. The proposed amendment does not alter subdivision streets, utilities, easements, access, or overall subdivision density. The purpose of this application is solely to amend the lot boundary to incorporate the previously approved and conveyed common area into Lot 5, as reflected on the accompanying plat.

Property Owners: Erica May and Cody May.



$L=451.28$
 $R=482.00$
 $\Delta=53^{\circ}38'37''$
 $Tan=243.71$

UTILITY EASEMENT,
PRIVATE PEDESTRIAN AND
EMERGENCY VEHICLE ACCESS

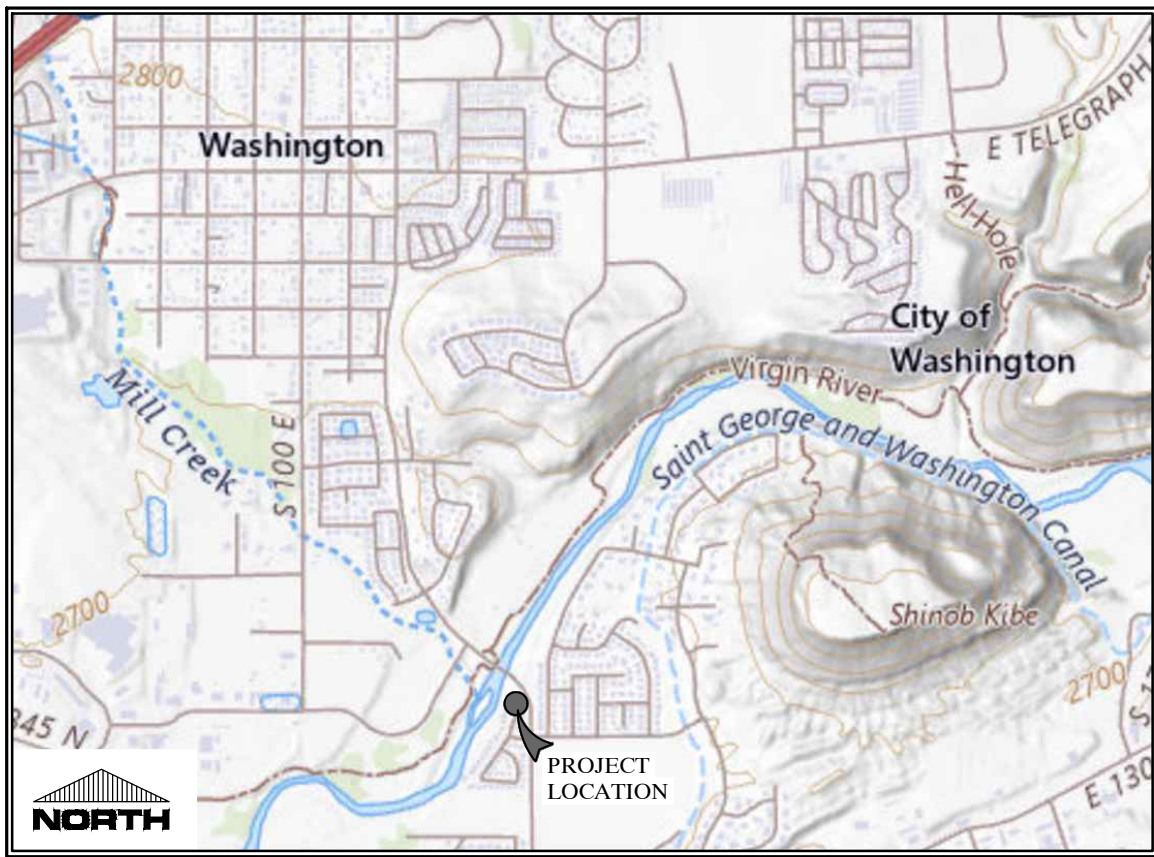
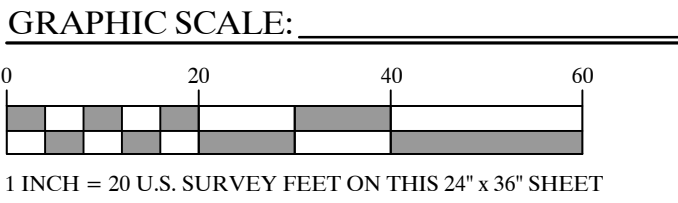


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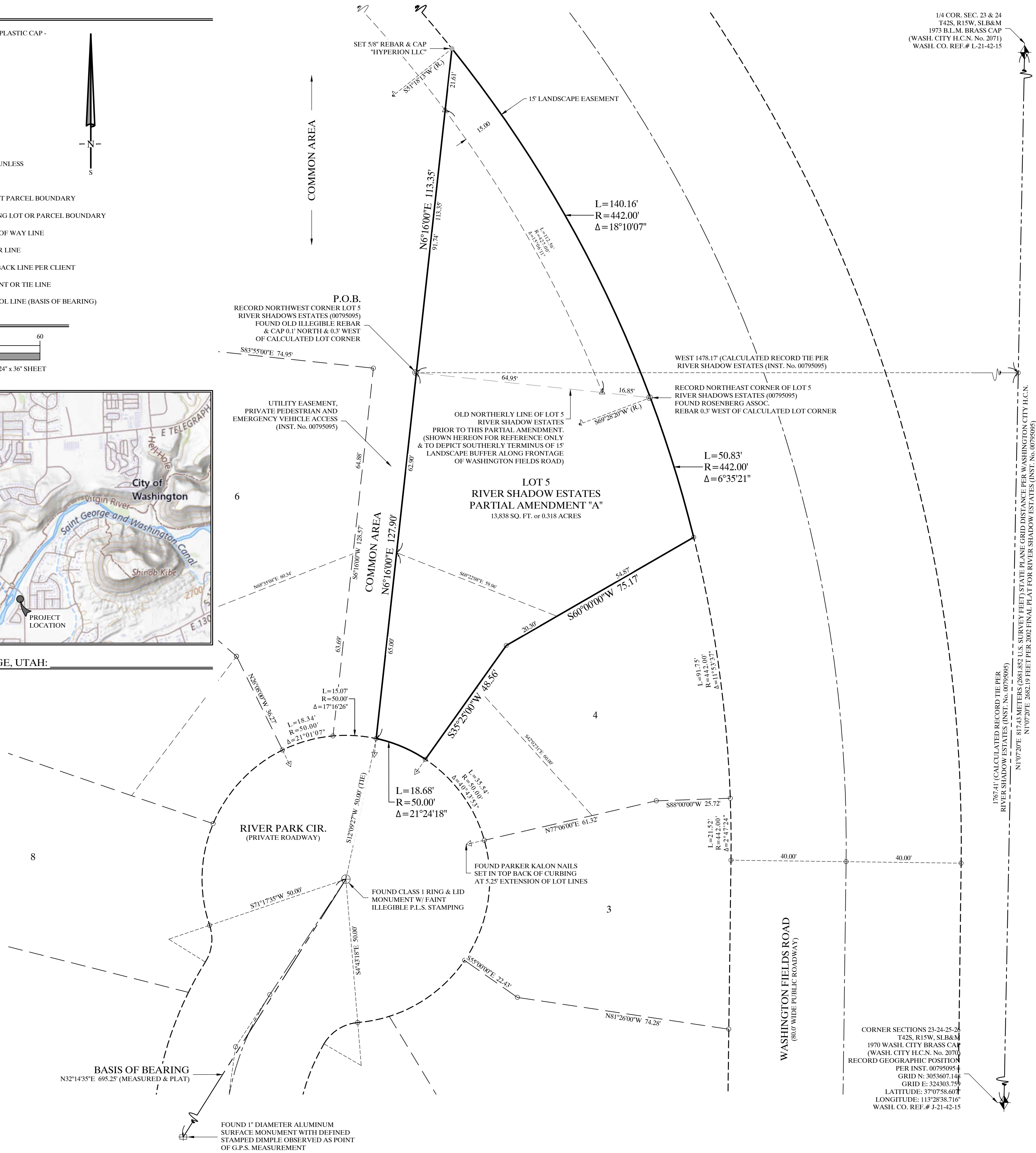
LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - "HYPERION LLC"
- ⊙ FOUND REBAR & CAP (UNLESS OTHERWISE NOTED)
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- △ SET 16 PENNY MAGNETIC SPIKE (UNLESS OTHERWISE NOTED HEREON)

- SUBJECT PARCEL BOUNDARY
- EXISTING LOT OR PARCEL BOUNDARY
- RIGHT OF WAY LINE
- CENTER LINE
- 15' SETBACK LINE PER CLIENT
- TANGENT OR TIE LINE
- CONTROL LINE (BASIS OF BEARING)



VICINITY MAP - ST. GEORGE, UTAH:
SCALE: 1"=2000'



SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7706445-2201, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I have completed a boundary retracement survey of the subject property shown and described hereon in accordance with Section § 17-73-504, Utah Code Annotated, and have verified all measurements. By the authority of the owners, I have prepared this subdivision plat to subdivide their tract(s) of land into private lots and easements to be hereinafter known as:

RIVER SHADOW ESTATES
PARTIAL AMENDMENT "A"

Michael R. Draper

BOUNDARY DESCRIPTION OF AMENDED SUBDIVISION:

Commencing at the section corner common to Sections 23-24-25-26, Township 42 South, Range 15 West, Salt Lake Base & Meridian; thence North 1°07'20" East 1767.41 feet along the section line; thence West 1478.17 feet to the record Northwest corner of Lot 5, River Shadow Estates Subdivision, according to the official plat thereof, on file and of record in the office of the Washington County, Utah Recorder as Instrument No. 00795095. Said Northwest corner also being the Point of Beginning.

Thence North 6°16'00" East 113.35 feet along an extension of the Westerly line of said Lot 5, to its intersection with the Southwesterly right-of-way line of Washington Fields Road; thence Southeasterly, 140.16 feet along the arc of a 442.00 foot radius curve to the right (Radius point bears: South 51°18'13" West), through a central angle of 18°10'07", to the record Northeast corner of said Lot 5 and a point of compound curvature; thence, continuing along the Westerly right-of-way line of Washington Fields Road, 50.83 feet along the arc of a 442.00 foot radius curve to the right (Radius point bears: South 69°28'20" West), through a central angle of 6°35'21", to the record Northeast corner of Lot 4 in said River Shadow Estates Subdivision; thence South 60°00'00" West 75.17 feet along the common lot line; thence South 35°25'00" West 48.56 feet along the common lot line to the record Northwest corner of said Lot 4 and a point on the cal-de-sac frontage of River Park Circle; thence Northwesterly, 18.68 feet along the arc of a 50.00 foot radius, non-tangent curve to the left (Radius point bears: South 35°33'45" West), through a central angle of 21°24'18", to the record Southwest corner of said Lot 5; thence North 6°16'00" East 127.90 feet to the Point of Beginning.

The above described parcel contains approximately 13,838 square feet, or 0.318 acres more or less.

OWNERS DEDICATION:

Know all men by these presents that the undersigned owners of the hereon described tract of land having cased the same to be subdivided into a private lot, public utility and landscape easements to be hereafter known as:

RIVER SHADOW ESTATES
PARTIAL AMENDMENT "A"

For good and valuable consideration received, the undersigned owners do hereby dedicate and convey to Washington City, Utah, for perpetual use of the public, all parcels of land shown on this plat as public utility and landscape easements. All lots and easements are as noted or shown. The owners do hereby warrant to Washington City, Utah, its successors and assigns, title to all property dedicated and conveyed to public and municipal use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____, Day of _____, A.D. 20__.

CODY MAY

ERICA MAY

Cody May (Owner)

Erica May (Owner)

OWNERS ACKNOWLEDGMENT:

State of _____
County of _____ } S.S.

On the _____ day of _____, 20__, personally appeared before me CODY MAY and ERICA MAY, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the foregoing document and acknowledged before me that they signed it voluntarily for its stated purpose.

FULL NAME SIGNATURE: _____ EXPIRATION DATE: _____
FULL NAME PRINT: _____ A NOTARY COMMISSIONED
COMMISSION NO. _____ IN THE STATE OF UTAH: _____
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(7))

GENERAL NOTES (1-7 PER THE 2002 FINAL PLAT FOR RIVER SHADOW ESTATES, INSTRUMENT No. 00795095):

- A 7.50 foot wide Public Utility Easement exists along all side and rear lot lines unless otherwise noted. A 10.00 wide Public Utility Easement exists along all street side lot lines.
- All property corners are marked with a 5/8" rebar and cap stamped PLS 166295 unless otherwise noted.
- This development requires the use of postal service cluster boxes which is located as shown on Lots No. 1, 11, 38 and 44, and within the 10.00 foot public utility and sidewalk easement.
- A 10.00 foot wide building setback exists along all side and rear lot lines. A 25.0 foot wide building setback exists along all street side and front lot lines.
- All bearings shown on this plat are state plane grid.
- The address for this planned development is 1160 South Washington Fields Road. Units No. 1 through 46.
- Lots #1, 2, 35, 36 and 37 shall not have access to Indian Springs Drive. There shall be no access to Washington Fields Rd.
- At the request of Washington City, Utah development staff, the owners of the land being platted hereon are granting a 15.0' wide landscape easement as shown. This easement must contain 10% live growth, with a variety of trees, shrubs and plants. The easement is intended to be 15.0' in width and parallel the Westerly right-of-way line of Washington Fields Road as shown. The easement is intended to help facilitate a buffer space that will run Northerly along the Dam Road, to the Southerly side of the Virgin River Bridge. The exact intersection, configuration and point of terminus for the buffer will be determined by Washington City, Utah staff at a future date when the location and configuration of a proposed pedestrian path on and around the bridge is finalized and the pathway improvements are constructed.
- No driveways are allowed within 25 feet of corner radius on corner lots in accordance with Washington City access management plan section 1.3.4 "Corner Clearance"
- Lot owner shall not alter grading without Washington City notification and approval.
- Washington City operates a municipal culinary water system with no excess culinary water supply. Approval of a plat by Washington City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by the City of Washington to provide a guarantee of water availability or provide proof of guaranteed and sufficient source of water for proposed uses. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.
- This plat is subject to the Declaration of Covenants, Conditions and Restrictions for River Shadow Estates subdivision, including the dedication of easements to the City of Washington, for the installation and maintenance of public utilities and drainage, over, on, under and across all common and limited common areas and private roadways, as shown on the official plat thereof, on file and of record as Instrument No. 00795095 in the Office of the Washington County, Utah Recorder.

EASEMENT NOTE:

The sewer line that is covered by the easement and right of way document recorded in Book 1362, Page 1046-1048 has been relocated and falls wholly within River Park Drive and the open space between Lots 20 and 21.

GEOTECHNICAL NOTE:

A geotechnical investigation was performed by AGECC. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flat work are compiled in a Report # 971474, Dated November 3, 1997. This report is available from the developer and a copy is on file with Washington City. Owners, builders and contractors should become familiar with this report and comply with its recommendations.

BASIS OF BEARING OF RECORD (PER THE 2002 FINAL PLAT FOR RIVER SHADOW ESTATES, INSTRUMENT No. 00795095):

"S00°13'00"W, Being the section line between the Northeast corner and the East corner of Section 26, T.42S., R.15W., S.L.B.&M. as found on the Washington City Control Map."
(2025 Surveyors Note: For the purposes of my local boundary retracement and preparation of this partially amended plat, I have utilized a local basis of bearing between a Class I ring and lid monument located in River Park Circle and a 1" diameter surface monument located at the Southerly end of River Park Drive. The calculated record bearing between these two monuments is North 32°14'35" East as shown hereon.)

RIVER SHADOW ESTATES PARTIAL AMENDMENT "A"

AMENDING LOT 5, AND CONSOLIDATING IT'S ACREAGE WITH A VACATED PORTION OF ADJACENT COMMON AREA IN RIVER SHADOW ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED AS INST. No. 00795095, IN BOOK: 1509, PAGE: 1896 IN THE OFFICE OF THE WASHINGTON COUNTY, UT RECORDER LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

HYPERION LAND SURVEYING, LLC

318 N. 100 E. WASHINGTON, UT 84780 1-435-599-1593

Survey/FPLAT	07/23/2026	M.R.D.
DWG NAME:	DATE:	DRAWN:
0073-24	1" = 20'	M.R.D.
PROJECT NUMBER:	SCALE:	CHECKED:

APPROVAL OF PUBLIC WORKS:

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

PUBLIC WORKS, WASHINGTON CITY, UTAH

CITY ENGINEER APPROVAL:

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

CITY ENGINEER, WASHINGTON CITY, UTAH

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM
ON THIS ____ DAY OF _____, 20__.

CITY ATTORNEY, WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE
BY WASHINGTON CITY, UTAH:

I, THE MAYOR OF WASHINGTON CITY HEREBY VERIFY THAT THE WASHINGTON CITY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVES SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
ON THIS ____ DAY OF _____, A.D. 20__.

ATTEST: CITY RECORDER, WASHINGTON, UTAH

MAYOR, WASHINGTON CITY, UTAH

TREASURER APPROVAL:

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

WASHINGTON COUNTY TREASURER

RECORDED NO:

SEE:

COUNTY RECORDER
WASHINGTON COUNTY, UTAH

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 19, 2026
ACTION REQUESTED:	Final Plat Partial Amendment to Phase 2 of the Sunrise Valley Industrial Park Subdivision, located at 62 N Country Way
APPLICANT:	Thomas Timpson
OWNER:	Azure Ridge Holdings Series 1 Utah LLC
ENGINEER:	Thomas Timpson, TCT Engineering
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the Final plat to the Sunrise Valley Industrial Park Phase 2 subdivision, located at 62 N Country Way. The reason for this amendment is to subdivide an existing lot (lot 34) into two separate lots. The rear lot (lot 34B) will be accessed via a 65 foot access and public utility easement. Additionally, all necessary utility infrastructure will be extended to the rear lot. No other changes are proposed.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the I-2 zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

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

Findings

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

Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

TCT ENGINEERING

Date: July 15, 2026
To: Washington City
Public Works
From: Thomas Timpson, PE
TCT Engineering
Subject: Project Narrative: Lot #34 Amended Final Plat,
Sunrise Valley Industrial Park Phase 2 Subdivision

To whom it may concern,

This application is submitted as an Amended Final Plat for Lot 34 of the Sunrise Valley Industrial Park Subdivision.

The purpose of the amended plat is to subdivide the existing Lot 34, containing approximately 3.56 acres, into two separate lots:

- Lot 34A: Approximately 1.29 acres
- Lot 34B: Approximately 2.27 acres

The amended plat also establishes the necessary utility and access easements to provide access and utility service to the newly created rear parcel (Lot 34B) through Lot 34A. Public utility improvements and access improvements are proposed in accordance with the accompanying construction drawings. The proposed improvements include construction of the access driveway, extension of public and private utility infrastructure, storm drainage facilities, and grading necessary to accommodate the current development while preserving the ability to develop the rear lot in the future. Site Construction Drawings have been provided for Lot 34A to demonstrate the feasibility of future access, utilities, and drainage; however, the rear lot is intended to remain undeveloped until the owner elects to proceed with its development. Future development of Lot 34B will be subject to separate site planning, engineering, and permitting as required by the City.

The proposed amendment does not create any additional public streets or modify the existing subdivision layout beyond the division of Lot 34 and the establishment of the associated easements necessary to serve the new lot.

Please feel free to reach out with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Timpson". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Thomas Timpson, P.E.

TCT Engineering

t.c.timpson@live.com

435-619-6477



PROJECT FLOW CARD: FP-26-0029 - Final Plat Amendment - Sunrise Valley Ind Ph 2
Lot 34, 62 N Country Way

Comm Dev	Reviewed, no concerns.	
Planning	Reviewed, no concerns.	
Public Works	Reviewed, no concerns.	
Engineer	Reviewed, no concerns.	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns.	
Dixie Power	Reviewed, no concerns.	



GENERAL NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 26TH, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. A 20.00' FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG ALL STREET SIDE LOT LINES AND A 10.00' WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT IS HEREBY CREATED ALONG SIDE AND REAR LOT LINES BY THE RECORDING OF THIS PLAT UNLESS OTHERWISE NOTED.
3. SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
4. EACH LOT IN THIS SUBDIVISION WILL BE RESPONSIBLE FOR STORM WATER DETENTION AND INDIVIDUAL DRAINAGE STUDY.
5. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USE. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR THE PLATTED LOT.
6. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
7. LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.

AMENDMENT NOTE

THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO SUBDIVIDE LOT 34, SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20240003910, INTO TWO NEW LOTS 34A AND 34B. NO OTHER CHANGES WERE MADE OR INTENDED.

SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT B

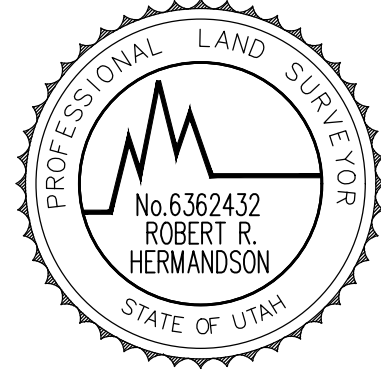
LOCATED IN
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE KNOWN AS:

SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT B

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



DATE:
BUSH AND GUDGELL, INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

LOT THIRTY-FOUR (34), SUNRISE VALLEY INDUSTRIAL PARK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, AS DOCUMENT NO. 20250010849, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES NORTH 01°07'35" EAST ALONG THE SECTION LINE 1751.57 FEET AND DUE EAST 1422.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 44°18'36" EAST 250.00 FEET; THENCE SOUTH 45°41'24" EAST 617.09 FEET; THENCE SOUTH 33°36'21" WEST 151.40 FEET; THENCE SOUTH 82°03'56" WEST 128.04 FEET; THENCE NORTH 45°41'24" WEST 566.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 155,244 SQUARE FEET OR 3.56 ACRES.

OWNER'S DEDICATION

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

SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT B

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DOES HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

DEDICATED PLUMBING, LLC

(A UTAH LIMITED LIABILITY COMPANY)

BY: _____
ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF RED WATERS INDUSTRIAL DEVELOPMENT, LLC, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF RED WATERS INDUSTRIAL DEVELOPMENT, LLC, AND HE/SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

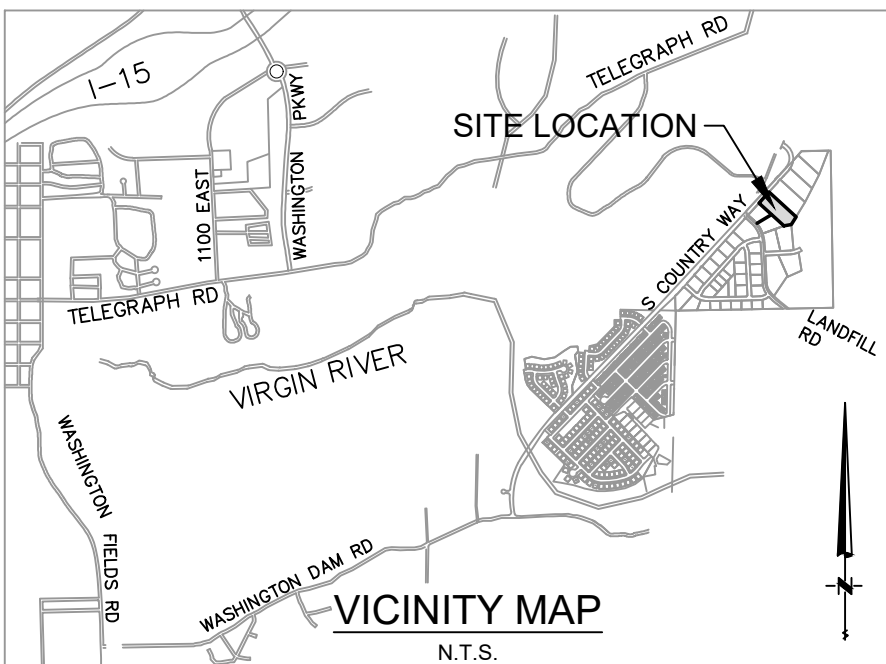
STAMP NOT REQUIRED PER
UTAH CODE 46-1-16(7)

SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT B

LOCATED IN
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

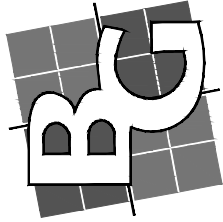
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- FRONT LOT PROPERTY CORNER 7.75' OFFSET RIVET, SET IN THE TOP BACK OF CURB OR SIDEWALK ALONG THE PROJECTION OF THE PROPERTY LINE.
- SPECIFIES EXISTING SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- BOUNDARY LINE
- ADJOINING LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- ACCESS, PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- SECTION LINE
- CHAIN LINK FENCE
- NO BUILD ZONE



APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20____.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	I, THE MAYOR OF WASHINGTON CITY, HEREBY VERIFY THAT THE WASHINGTON CITY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS ____ DAY OF _____, 20____.	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 FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY KRESS STAHELI, MAYOR	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors



Drawn : _____ Date : _____
Email : _____
Checked : _____
Approved : _____
Scale : 1" = 40'
Job No : 261116

SUNRISE VALLEY INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT B

LOCATED IN
SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY, UT

SHEET
1
1
SHEETS
FILE: 261116