NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **June 14, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:
Call to Order
Flag Salute

1. **CHAIRMAN SELECTION**

The first business of the Planning Commission is to select a new chair for the Planning Commission (*to replace Ross Taylor the former chairman*)

2. **FINAL PLATS (FP)**

A. Consider a sixteen (16) lot residential final plat subdivision for "**The Reserve at River Hollow Phase 1**." Located at approximately 2780 East and 1200 South. The property is zoned RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-014 (Staff Todd Jacobsen).

B. Consider a twenty-two (22) lot residential final plat subdivision for "**Sun River Phase 42**." Located at approximately 5200 South and 1800 West (off Grapevine Drive). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2014-FP-001 (Staff Todd Jacobsen).

C. Consider a five (5) lot residential final plat subdivision for "**Sun River Phase 43A**." Located at approximately 5100 South and 1`600 West (off English Ivy Drive). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-018 (Staff Todd Jacobsen).

D. Consider a fourteen (14) lot residential final plat subdivision for "**Sun River Phase 43B**." Located at approximately 5200 South and 1600 West (off English Ivy Drive and Grapevine Drive). The property is zoned PD-R (Planned Development Residential). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2016-FP-019 (Staff Todd Jacobsen).

3. **ZONE CHANGE (ZC)**

Consider a zone change on 8.16 acres from R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size). The property is generally located southwest of Seegmiller Drive and east of Little Valley Road and is located in the W ½ Sec. 10, T43S, R15W, SLB&M. The owner is Seegmiller Family Limited Partnership and the representative is Development solutions, Inc. The project is called "**Arbors**". Case No. 2016-ZC-023 (Staff – Ray Snyder)

4. **PRELIMINARY PLAT (PP)**

Consider a fifty-five (55) lot preliminary plat for "**Desert Valley at Desert Canyons**." The subdivision would be located in the Desert Canyons development south of Desert Canyons Parkway and east of Rimrunner Road. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). The representative is Mr. Ken Miller, Development Solutions Group. Case No. 2016-PP-017. (Staff – Wes Jenkins)

5. **MINUTES**

Consider approval of the minutes from the following PC meetings.

1. 09-08-2015
2. 09-22-2015
3. 10-13-2015
4. 10-27-2015
5. 11-10-2015
6. 11-24-2015

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 2A
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

FINAL SUBDIVISION PLAT
The Reserve at River Hallow Phase 1
Case No. 2016-FP-014

Request:	Consider a 16 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 2780 East and 1200 South
Zone:	RE-20
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for The Reserve at River Hallow Phase 1 and authorize the Chairman to sign.

MORTGAGEE CONSENT TO RECORD:

SUE COX TRUSTEE OF THE SUE S. COX REVOCABLE TRUST DATED SEPTEMBER 16, 1988, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

TRUSTEE

TRUST ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME SUE S. COX, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS A TRUSTEE OF THE SUE S. COX REVOCABLE TRUST DATED SEPTEMBER 16, 1988, AND THAT THE FORGING INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TERMS OF THE TRUST AGREEMENT AND SHE ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

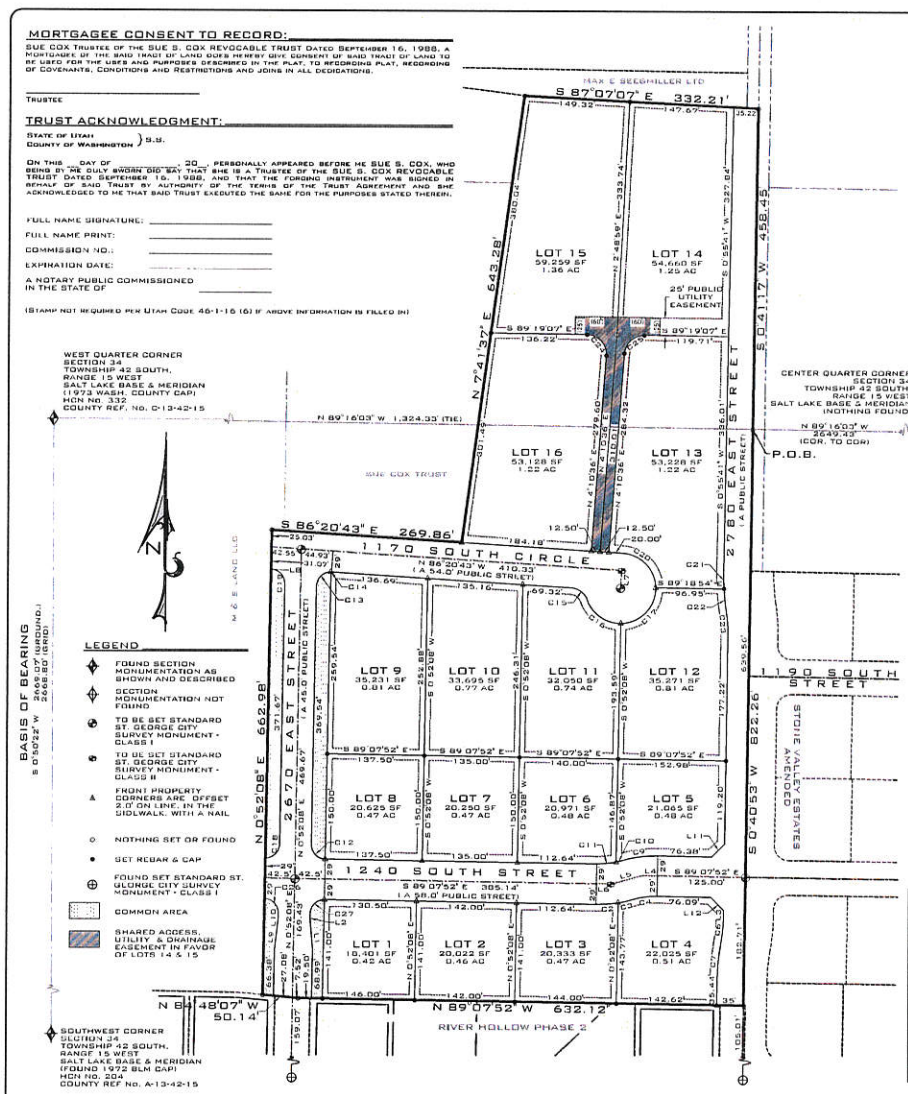
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)



OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, LOTS, AND COMMON AREAS TO BE HEREAFTER KNOWN AS:

THE RESERVE AT RIVER HOLLOW - PHASE 1

DO HEREBY DEDICATE TO THE CONVEY USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF THE RESERVE AT RIVER HOLLOW - PHASE 1", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ___ DAY OF _____, 2016 ENTRY NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2016.

M.K. COX DEVELOPMENT, INC., A UTAH CORPORATION

SUE S. COX, PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ___ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME SUE S. COX, WHO BEING BY HE DULY SWORN DID SAY THAT SHE IS THE PRESIDENT OF M.K. COX DEVELOPMENT, INC. AND THAT SHE EXECUTED THE FOREGOING PLAT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6)
IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

M & S LAND, LLC, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THE ___ DAY OF _____20__, PERSONALLY APPEARED BEFORE HE SUE S. COX, WHO BEING BY HE DULY SWORN DID SAY THAT SHE IS THE MANAGER OF M & S LAND LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SHE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF M & S LAND LLC, AND SHE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATES HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY: LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED JULY 2, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	45.22'	S 4°50'30" E
L2	7.01'	N 0°52'08" E
L3	9.23'	N 0°40'53" E
L4	19.86'	S 89°07'52" E
L5	39.54'	S 74°08'06" W
L6	20.02'	S 89°07'52" E
L7	25.00'	S 3°39'17" W
L8	0.14'	N 88°44'20" W
L9	49.22'	N 6°34'46" E
L10	7.01'	N 0°52'08" E
L11	25.50'	S 45°39'15" W
L12	26.21'	N 44°13'29" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	31.52'	179.00'	10°05'20"
C3	20.76'	179.00'	6°38'43"
C4	35.34'	121.00'	16°44'03"
C5	37.86'	229.00'	9°28'22"
C7	53.07'	321.00'	9°28'22"
C9	52.28'	179.00'	16°44'03"
C10	7.74'	121.00'	3°40'02"
C11	27.59'	121.00'	13°04'00"
C12	31.42'	20.00'	90°00'00"
C13	31.42'	20.00'	90°00'00"
C14	0.97'	20.00'	2°47'09"
C15	29.34'	25.00'	67°15'10"
C16	62.61'	50.00'	71°44'32"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	77.72'	50.00'	89°03'27"
C18	31.42'	20.00'	90°00'00"
C19	31.28'	20.00'	89°36'28"
C20	75.95'	50.00'	87°01'49"
C21	23.53'	321.00'	4°12'02"
C22	30.92'	321.00'	5°31'08"
C23	37.86'	229.00'	9°28'23"
C24	45.69'	28.00'	93°29'43"
C25	42.27'	28.00'	86°30'17"
C26	31.42'	20.00'	90°00'00"
C27	31.42'	20.00'	90°00'00"

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 HEREON IN ACCORDANCE WITH SECTION 17-23-17 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 HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE RESERVE AT RIVER HOLLOW - PHASE 1

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

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E. ANDERSON
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

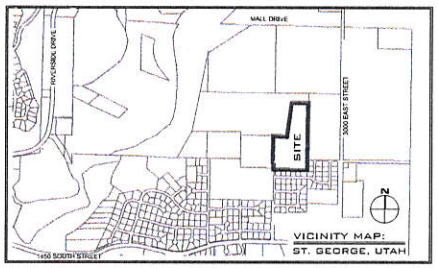
BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT BEING SOUTH 89°16'03" EAST 1,324.33 FEET ALONG SAID CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE SOUTH 00°40'53" WEST 822.26 FEET TO AND ALONG THE WESTERLY LINE OF STONE VALLEY ESTATES AMENDED TO THE NORTHERLY LINE OF RIVER HOLLOW PHASE 1;
THENCE NORTH 89°07'52" WEST 632.12 FEET ALONG SAID NORTHERLY LINE OF RIVER HOLLOW PHASE 1 AND TO AND ALONG THE NORTHERLY LINE OF RIVER HOLLOW PHASE 2 AND AGAIN TO AND ALONG THE NORTHERLY LINE OF RIVER HOLLOW PHASE 1;
THENCE NORTH 84°48'07" WEST 50.14 FEET ALONG SAID RIVER HOLLOW PHASE 1;
THENCE NORTH 00°52'08" EAST 662.98 FEET;
THENCE SOUTH 86°20'43" EAST 269.86 FEET;
THENCE NORTH 07°41'37" EAST 643.28 FEET;
THENCE SOUTH 87°07'07" EAST 332.21 FEET;
THENCE SOUTH 00°41'17" WEST 458.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 681,995 SQUARE FEET OR 15.66 ACRES.

GENERAL NOTES AND RESTRICTIONS:

1. THE CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.
2. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IN THE FRONT AND 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON THE REAR AND SIDE YARDS, UNLESS OTHERWISE NOTED.
3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK. LOTS 1-8 WILL A HAVE A 35 FOOT FRONT YARD SETBACK. LOTS 9-16 WILL HAVE A 50 FOOT FRONT YARD SETBACK.
4. LOTS 4, 5, 12, 13, & 14 ARE DOUBLE FRONTING LOTS AND REQUIRE 6' HIGH PRIVACY WALLS ALONG THE PROPERTY/ROW ALONG 2780 EAST STREET. THE AREA BETWEEN THE BACK OF CURB AND PRIVACY WALL SHALL BE LANDSCAPED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE LOTS ALSO REQUIRE A 20.00 FOOT BUILDING SETBACK FROM THE PROPERTY/ROW LINE OF 2780 EAST STREET.
5. LOT 14 ALSO HAS A PRIVATE SEWER LATERAL EASEMENT WITHIN THE PUBLIC UTILITY EASEMENT AS SHOWN TO SERVICE LOT 15. THIS LATERAL IS PRIVATE AND IS NOT MAINTAINED BY THE CITY OF ST. GEORGE.
6. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS. SIDEWALKS WITHIN COMMON AREAS ARE PUBLIC EASEMENTS AND ARE FOR THE USE OF THE PUBLIC.



THE FINAL PLAT OF

THE RESERVE AT RIVER HOLLOW

- PHASE 1 -

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 • WWW.RADCIVIL.COM

FPLAT.DWG FILE NUMBER:	7/08/2015 DATE:	B.E.A. DRAWN:
1526-13 JOB NUMBER:	1" = 80' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ___ DAY OF _____ A.D. 20____ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

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

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

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

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE _____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER — MAYOR
CITY OF ST. GEORGE — CITY OF ST. GEORGE

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 FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

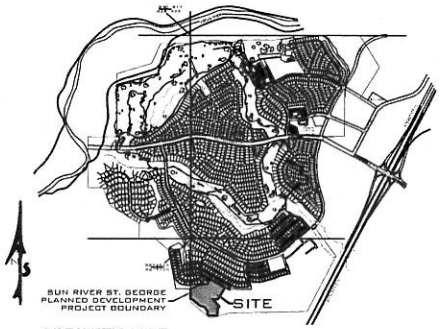
WASHINGTON COUNTY RECORDER

ITEM 2B
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

FINAL SUBDIVISION PLAT
Sun River St. George Phase 42
Case No. 2014-FP-001

Request:	Consider a 22 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 5200 South and 1800 West (off Grapevine Drive)
Zone:	PD-R
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Sun River St. George Phase 42 and authorize the Chairman to sign.



VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)

MORTGAGEE CONSENT TO RECORD:

J. SCOTT LEWIS & ASSOCIATES, INC., A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

J. SCOTT LEWIS - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME J. SCOTT LEWIS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF J. SCOTT LEWIS & ASSOCIATES, INC. A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

IRA EXPRESS INC. FBO J. SCOTT LEWIS, A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

DAN ANDERSON - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME DAN ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IRA EXPRESS INC. FBO J. SCOTT LEWIS, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 42"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 594446, BOOK 644, PAGE 0294-0365, DATED MARCH 10, 1998 AND RECORDED CONCURRENTLY WITH THE PLAT OF "SUN RIVER, PHASE 1, PLAT 1A", AMENDMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTION APPLICABLE TO ENTRY NO. 00583971, BOOK 1537, PAGE 1624-1626 DATED MAY 2, 2000, AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIN PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS & EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____DAY OF _____ 20__.

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

IRA EXPRESS INC. FBO GAYLAN LEWIS INC., A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

DAN ANDERSON - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____20__, PERSONALLY APPEARED BEFORE ME DAN ANDERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IRA EXPRESS INC. FBO GAYLAN EXPRESS, A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22, ALSO A BRASS CAP. THE BEARING IS SOUTH 88°50'45" EAST AND MEASURES 2645.70 FEET (GRID DISTANCE) CORNER TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 20 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD)

11. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 15 FEET PER CITY ORDINANCE.

12. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

13. INTERIOR PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREA PADS AS REQUIRED BY ST. GEORGE CITY CODE. THAT WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

14. ALL DWELLING UNITS SHALL BE SINGLE STORY.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 22, 2006. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4930716, 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 HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY VERIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREINAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 42"

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

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4930716
BRANDON E.
ANDERSON
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4930716

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF SUN RIVER ST. GEORGE PHASE 37, AND THE SOUTHWEST CORNER OF SUN RIVER ST. GEORGE PHASE 38, SAID POINT BEING SOUTH 01°12'57" WEST 1,319.20 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE EASTERLY THE FOLLOWING (0) COURSES ALONG THE SOUTHERLY LINE OF SUN RIVER ST. GEORGE PHASE 32

THENCE SOUTH 88°47'57" EAST 0.24 FEET;
THENCE NORTH 65°36'50" EAST 224.94 FEET;
THENCE NORTH 04°13'07" EAST 124.94 FEET;
THENCE NORTH 05°46'53" WEST 30.87 FEET;
THENCE SOUTH 67°15'02" EAST 79.34 FEET;
THENCE NORTH 74°42'43" EAST 43.84 FEET;
THENCE NORTH 22°44'58" EAST 70.11 FEET;
THENCE NORTH 13°58'02" WEST 105.85 FEET;

THENCE SOUTH 58°20'18" EAST 519.02 FEET ALONG THE SOUTHWESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 33 AND THE SOUTHWESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 34;

THENCE SOUTH 35°01'59" WEST 247.46 FEET;
THENCE SOUTH 20°35'06" WEST 160.32 FEET;
THENCE SOUTH 31°57'28" EAST 133.10 FEET;
THENCE SOUTH 36°54'11" WEST 85.04 FEET;
THENCE SOUTH 03°32'44" WEST 34.74 FEET;
THENCE SOUTH 05°45'47" WEST 154.01 FEET;
THENCE SOUTH 87°49'36" EAST 57.85 FEET;
THENCE SOUTH 76°47'00" WEST 250.15 FEET;
THENCE NORTH 49°22'10" WEST 645.11 FEET TO THE SECTION LINE;
THENCE NORTH 01°12'57" EAST 339.64 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 544,516 SQUARE FEET OR 12.50 ACRES

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 42

(A 22 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 3

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT P42.DWG FILE NUMBER:	12/13/2013 DATE:	W.A.A. DRAWN:
1960-PH42 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ___ DAY OF _____ A.D. 20_____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

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

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ___ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF ___ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
CITY OF ST. GEORGE

MAYOR
CITY OF ST. GEORGE

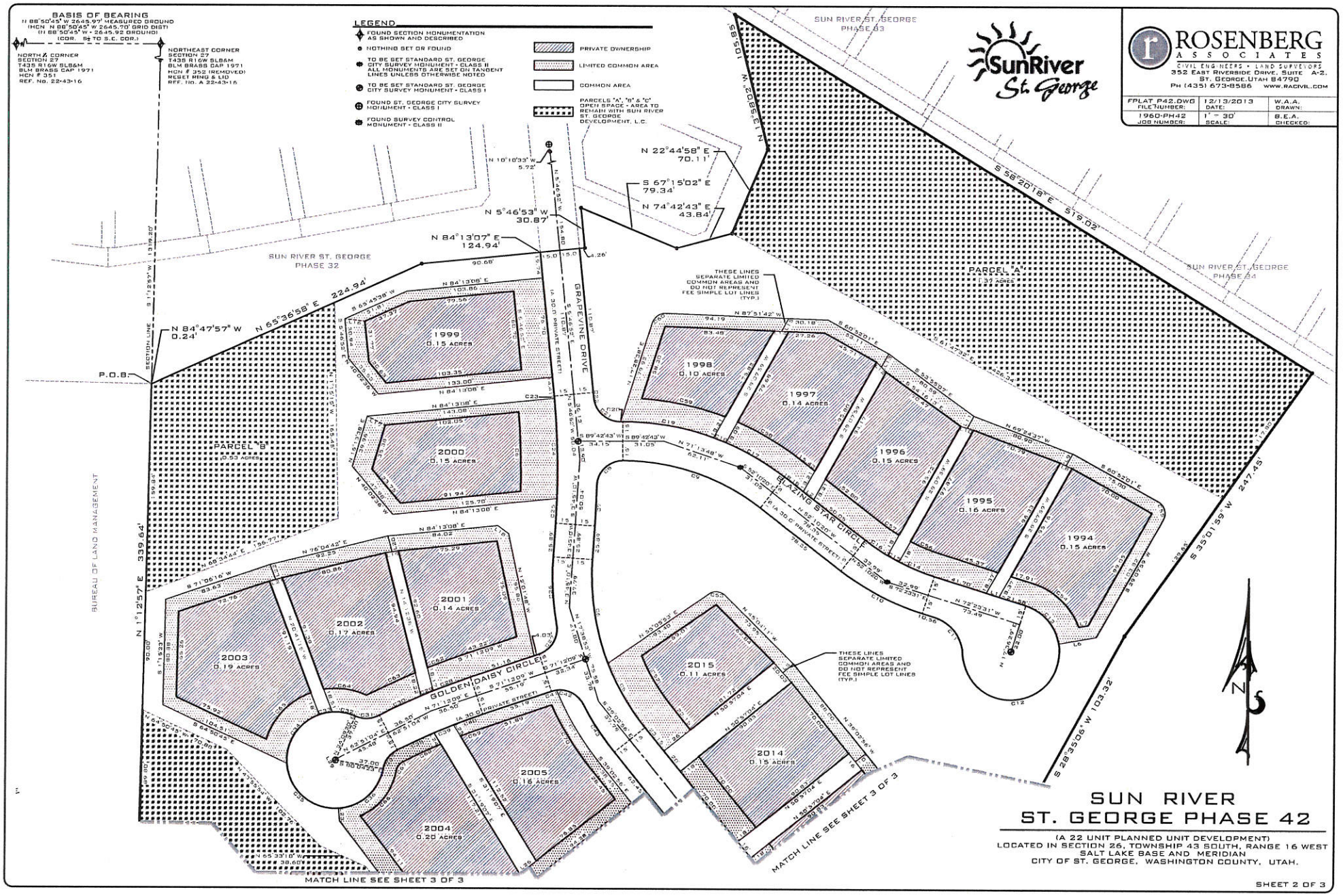
TREASURER APPROVAL

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 FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



SUN RIVER ST. GEORGE PHASE 42

(A 22 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.21'	N 72°23'31" W
L2	10.12'	N 52°10'20" W
L3	13.82'	N 50°57'04" E
L4	9.89'	N 50°57'04" E
L5	10.56'	N 50°57'04" E
L6	29.20'	S 80°09'02" W
L7	7.35'	S 80°09'02" W
L8	10.04'	N 65°48'04" W
L9	10.43'	S 29°07'59" W
L10	10.23'	N 72°56'59" W
L11	10.43'	S 29°07'59" W
L12	10.49'	S 43°20'56" E
L13	11.58'	S 29°07'59" W
L14	11.22'	S 87°51'42" E
L15	11.22'	S 29°07'59" W
L16	15.39'	N 82°54'41" W
L17	15.22'	N 64°03'58" W
L18	10.43'	S 52°50'33" E
L19	10.04'	N 80°54'56" E
L20	12.42'	N 14°12'38" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	10.03'	N 74°02'42" E
L22	12.26'	N 20°41'15" W
L23	10.00'	N 4°08'10" W
L24	10.10'	S 31°19'07" E
L25	10.15'	S 31°19'07" E
L26	16.15'	N 50°57'04" E
L27	10.09'	S 31°19'07" E
L28	8.86'	N 39°02'56" W
L29	0.64'	N 27°08'56" W
L30	24.07'	N 50°57'04" E
L31	26.73'	S 64°47'56" E
L32	62.83'	S 48°47'46" E
L33	15.80'	N 48°12'34" W
L34	22.57'	N 31°44'46" W
L35	17.13'	N 12°15'00" W
L36	29.94'	N 46°02'06" W
L37	11.63'	S 39°40'02" E
L38	10.70'	S 21°01'45" E
L39	16.37'	S 9°44'28" E
L40	19.66'	S 28°59'35" E

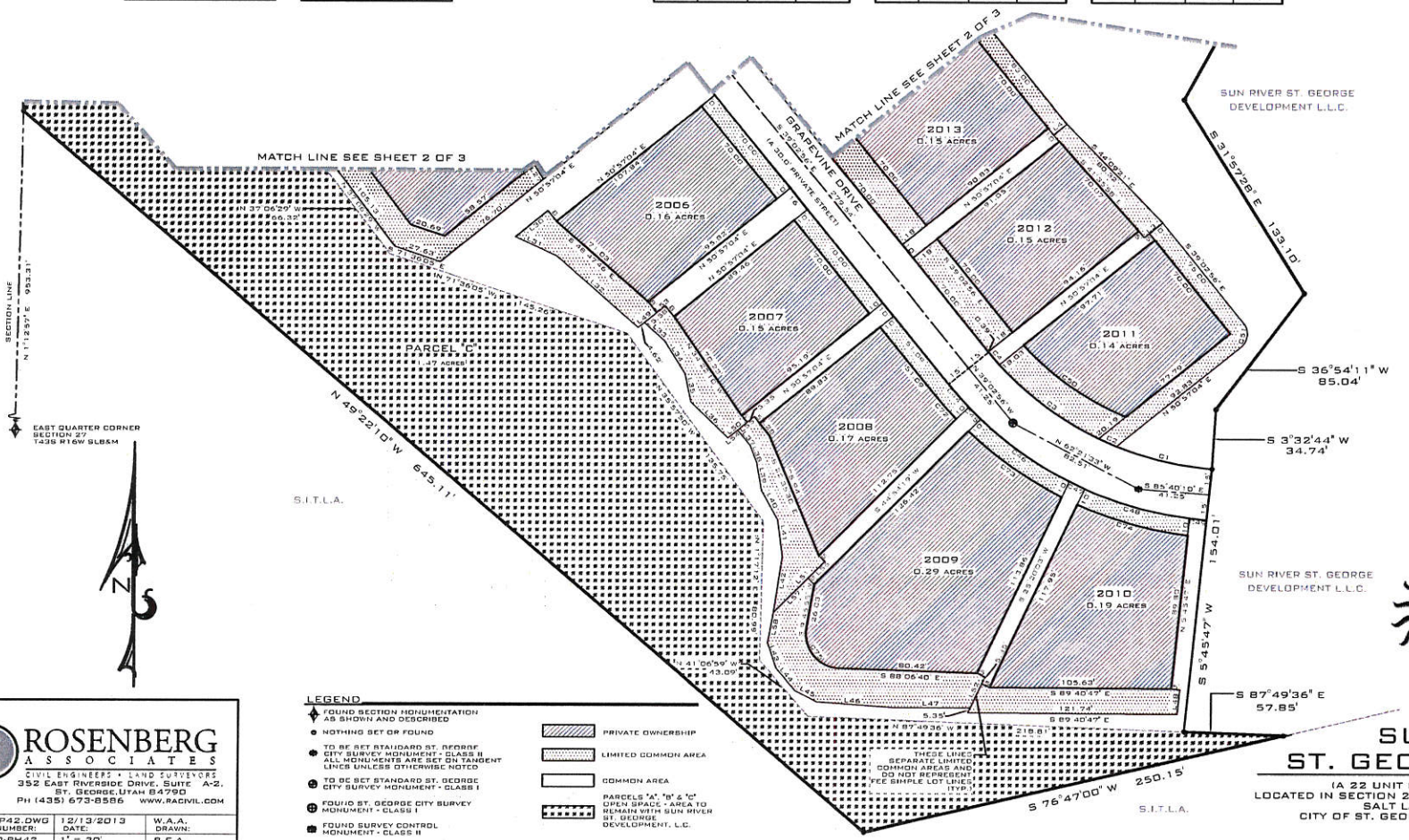
LINE TABLE		
LINE	LENGTH	DIRECTION
L41	21.51'	S 7°28'24" E
L42	33.04'	S 8°28'42" W
L43	15.62'	N 18°57'26" W
L44	16.92'	N 40°51'16" W
L45	14.12'	N 62°49'59" W
L46	44.15'	N 85°51'11" W
L47	45.31'	N 89°56'36" W
L48	14.59'	N 5°45'47" E
L49	20.21'	N 50°57'04" E
L50	14.30'	S 50°57'04" W
L51	42.00'	S 44°54'19" W
L52	19.76'	N 25°20'03" E
L53	6.36'	N 50°57'04" E
L54	7.16'	S 50°57'04" W
L55	12.49'	S 50°57'04" W
L56	13.67'	S 44°54'19" W
L57	20.33'	S 44°54'19" W
L58	18.21'	N 10°52'26" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	57.36'	105.00'	17°45'52"
C2	11.25'	185.00'	3°29'01"
C3	72.68'	185.00'	22°30'38"
C4	9.62'	185.00'	2°58'41"
C5	56.97'	185.00'	17°38'40"
C6	81.23'	185.00'	25°09'27"
C7	30.27'	615.00'	2°49'12"
C8	30.99'	20.00'	88°46'45"
C9	113.09'	170.00'	38°06'57"
C10	70.58'	200.00'	20°13'11"
C11	36.61'	30.00'	69°55'23"
C12	121.01'	37.00'	187°22'50"
C13	40.39'	37.00'	62°32'33"
C14	29.37'	170.00'	9°53'51"
C15	10.00'	170.00'	3°22'15"
C16	20.63'	170.00'	6°57'06"
C17	52.18'	200.00'	14°56'59"
C18	10.09'	200.00'	2°53'28"
C19	72.59'	200.00'	20°47'44"
C20	0.34'	200.00'	0°05'49"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	29.05'	20.00'	85°31'00"
C22	4.21'	615.00'	0°23'33"
C23	1.58'	585.00'	0°09'17"
C24	76.94'	585.00'	7°32'07"
C25	18.83'	585.00'	1°50'39"
C26	52.48'	215.00'	13°59'07"
C27	28.43'	20.00'	81°26'05"
C28	30.16'	515.00'	3°21'21"
C29	10.11'	515.00'	1°07'30"
C30	35.74'	515.00'	3°58'36"
C31	17.95'	20.00'	51°24'39"
C32	18.23'	37.00'	28°13'55"
C33	10.15'	37.00'	15°43'01"
C34	47.89'	37.00'	74°09'45"
C35	58.24'	37.00'	90°10'49"
C36	49.04'	37.00'	75°56'13"
C37	18.47'	20.00'	52°55'26"
C38	30.86'	485.00'	3°38'46"
C39	16.19'	485.00'	1°54'45"
C40	23.64'	485.00'	2°47'33"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C41	3.92'	20.00'	11°14'02"
C42	24.50'	20.00'	70°12'00"
C43	43.85'	215.00'	11°41'10"
C44	17.69'	215.00'	4°42'48"
C45	10.00'	215.00'	2°39'55"
C46	63.44'	215.00'	16°54'21"
C47	10.00'	215.00'	2°39'55"
C48	63.44'	215.00'	16°54'21"
C49	10.00'	215.00'	2°39'55"
C50	73.37'	167.00'	25°10'18"
C51	15.71'	10.00'	90°00'00"
C52	44.93'	159.00'	16°11'30"
C53	13.93'	10.00'	79°49'56"
C54	49.98'	55.00'	52°04'00"
C55	15.71'	10.00'	90°00'00"
C56	25.75'	152.00'	9°42'16"
C57	17.09'	152.00'	6°44'42"
C58	54.91'	218.00'	14°25'53"
C59	65.75'	218.00'	17°16'26"
C60	13.03'	10.00'	74°39'41"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C61	60.89'	557.00'	6°15'47"
C62	28.71'	533.00'	3°05'09"
C63	40.84'	533.00'	4°23'24"
C64	33.36'	55.00'	34°45'09"
C65	50.99'	55.00'	53°07'25"
C66	45.91'	47.00'	55°58'21"
C67	9.24'	10.00'	52°55'26"
C68	31.60'	475.00'	3°48'42"
C69	21.44'	475.00'	2°35'09"
C70	58.72'	237.00'	14°11'47"
C71	65.55'	229.00'	16°23'59"
C72	18.74'	225.00'	4°46'21"
C73	66.85'	225.00'	17°01'28"
C74	66.85'	225.00'	17°01'28"
C75	34.17'	20.00'	97°52'35"



LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOUND ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PARCELS "A", "B" & "C" OPEN SPACE - AREA TO REMAIN WITH SUN RIVER ST. GEORGE DEVELOPMENT, L.C.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT P42.DWG FILE NUMBER:	12/13/2013 DATE:	W.A.A. DRAWN:
1960-PH42 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 42

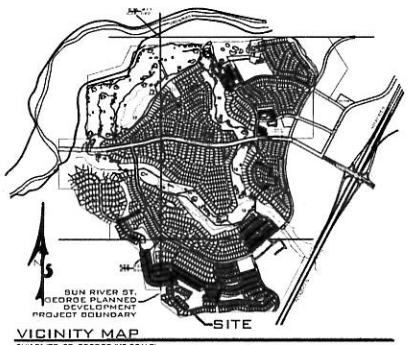
(A 22 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ITEM 2C
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

FINAL SUBDIVISION PLAT
Sun River St. George Phase 43A
Case No. 2016-FP-018

Request:	Consider a 5 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 5100 South and 1600 West (off English Ivy Drive)
Zone:	PD-R
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Sun River St. George Phase 43A and authorize the Chairman to sign.



VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO, PUBLIC STREETS, PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 43A"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 594446, BOOK 644, PAGE 0594-0565, DATED MARCH 10, 1998 AND RECORDED CONCURRENTLY WITH THE PLAT OF "SUN RIVER, PHASE 1, PLAT 1A", AMENDMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ENTRY NO. 00683971, BOOK 1537, PAGE 1621-1625 DATED MAY 2, 2000, AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & Rs RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS (ENGLISH IVY DRIVE) AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS & EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20__

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

_____

DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH }S.S.
COUNTY OF WASHINGTON }

ON THE _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (5) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THE SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22, ALSO A BRASS CAP. THE BEARING IS SOUTH 88°50'45" EAST AND MEASURES 2645.70 FEET (GRID DISTANCE) BETWEEN TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 20 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

10. NO SIDEYARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 16 FEET PER CITY ORDINANCE.

11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

12. INTERIOR PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREA/PADS AS REQUIRED BY ST. GEORGE CITY CODE. THAT WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS/PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

13. ALL DWELLING UNITS SHALL BE SINGLE STORY.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 22, 2006. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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 HEREON IN ACCORDANCE WITH SECTION 17-23-17 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 HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREINAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 43A"

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

BRANDON E. ANDERSON
CERTIFICATE NO. 4938716
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF SUN RIVER ST. GEORGE PHASE 34, SAID POINT BEING ON THE WESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 37, SAID POINT ALSO BEING SOUTH 88°43'41" EAST 1,517.52 FEET ALONG THE SECTION LINE SOUTH 1,333.56 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING:

THENCE SOUTHERLY 243.51 FEET ALONG AN ARC OF A 628.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°58'26" WEST, LONG CHORD BEARS SOUTH 11°04'56" WEST 241.99 FEET WITH A CENTRAL ANGLE OF 22°13'00") ALONG SAID WESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 37 AND TO AND ALONG THE WESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 41;

THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG SAID WESTERLY LINE OF SUN RIVER ST. GEORGE PHASE 41;

THENCE SOUTHERLY 90.94 FEET ALONG AN ARC OF A 372.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 67°48'34" EAST, LONG CHORD BEARS SOUTH 15°11'15" WEST 90.71 FEET WITH A CENTRAL ANGLE OF 14°00'23");

THENCE NORTH 83°05'53" WEST 146.90 FEET;
THENCE NORTH 78°03'02" WEST 71.01 FEET;
THENCE NORTH 86°04'54" WEST 80.57 FEET;
THENCE SOUTH 85°31'35" WEST 71.63 FEET;
THENCE NORTH 51°53'53" WEST 20.43 FEET;
THENCE NORTH 38°06'07" EAST 52.27 FEET;
THENCE NORTH 28°03'38" WEST 58.23 FEET;
THENCE NORTH 24°27'09" EAST 61.38 FEET;
THENCE NORTH 60°49'11" EAST 62.62 FEET;
THENCE NORTH 05°26'03" WEST 115.70 FEET TO THE SOUTHERLY LINE OF SAID SUN RIVER ST. GEORGE PHASE 34;

THENCE EASTERLY THE FOLLOWING (2) COURSES ALONG SAID SOUTHERLY LINE OF SUN RIVER ST. GEORGE PHASE 34

THENCE EASTERLY 123.09 FEET ALONG AN ARC OF A 553.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 12°50'39" EAST, LONG CHORD BEARS SOUTH 83°31'57" EAST 122.84 FEET WITH A CENTRAL ANGLE OF 12°45'12");

THENCE SOUTH 89°56'00" EAST 258.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,883 SQUARE FEET OR 2.71 ACRES.

LINE TABLE		
LINE	LENGTH	DIRECTION
L34	8.17'	N 67°50'41" W
L35	18.08'	S 0°09'54" E
L36	18.02'	S 0°09'54" E
L37	19.03'	S 0°09'54" E
L38	18.71'	S 0°09'54" E
L39	3.32'	S 57°42'39" E
L40	9.24'	N 74°40'15" W
L41	31.83'	S 20°17'07" E
L42	24.59'	S 20°17'07" E
L43	9.24'	N 74°40'15" W
L44	31.83'	S 20°17'07" E
L45	42.90'	S 40°24'20" E
L46	41.08'	S 40°24'20" E
L47	30.41'	S 20°17'07" E
L48	10.00'	N 43°03'29" E
L49	22.16'	N 61°06'33" E
L50	20.12'	N 61°06'33" E
L51	26.61'	S 9°15'06" W
L52	26.79'	S 29°14'21" E
L53	26.26'	N 78°03'02" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L54	10.40'	N 67°50'41" W
L55	15.76'	S 24°56'28" E
L56	9.69'	N 22°01'19" E
L57	19.34'	S 24°56'28" E
L58	7.64'	S 41°04'54" E
L61	10.01'	N 87°18'24" E
L62	10.22'	S 0°09'54" E
L63	10.06'	S 0°09'54" E
L64	10.00'	S 89°28'39" E
L65	41.27'	N 65°22'50" E
L66	5.08'	S 24°37'02" E
L67	37.00'	S 75°30'21" E
L68	25.00'	S 70°47'15" E
L69	25.00'	S 69°55'27" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C39	201.74'	575.00'	20°06'07"
C40	15.76'	20.00'	45°08'08"
C41	2.12'	20.00'	6°03'52"
C42	61.57'	215.00'	16°24'32"
C43	66.25'	233.00'	16°17'25"
C44	10.03'	215.00'	2°40'23"
C45	67.64'	233.00'	16°37'56"
C46	62.63'	215.00'	16°41'20"
C47	7.91'	20.00'	22°39'06"
C48	3.22'	55.00'	3°21'26"
C49	6.16'	20.00'	17°29'14"
C50	4.58'	37.00'	7°05'26"
C51	67.67'	55.00'	70°29'58"
C52	56.68'	37.00'	87°45'48"
C53	18.98'	20.00'	54°23'08"
C54	8.02'	37.00'	12°24'45"
C55	26.58'	28.00'	54°23'08"
C56	34.76'	36.00'	55°18'58"
C57	30.95'	47.00'	47°20'05"
C58	13.70'	10.00'	78°29'07"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C59	6.39'	10.00'	36°35'10"
C60	50.21'	50.00'	57°32'12"
C61	58.14'	37.00'	90°01'45"
C62	54.63'	37.00'	84°36'00"
C63	23.19'	20.00'	66°26'13"
C64	100.39'	185.00'	31°05'28"
C65	82.57'	175.00'	27°02'03"
C66	11.60'	10.00'	66°26'13"
C67	37.95'	47.00'	46°16'00"
C68	51.46'	449.00'	6°34'01"
C69	60.04'	439.00'	7°50'08"
C70	82.99'	425.00'	11°11'17"
C71	15.69'	20.00'	44°53'48"
C72	14.89'	10.00'	85°19'55"
C74	91.74'	375.00'	14°01'00"
C75	242.39'	625.00'	22°13'00"
C76	9.26'	10.00'	53°03'56"

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 43A

(A 5 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT P43A.DWG FILE NUMBER:	3/04/2016 DATE:	B.E.A. DRAWN:
1960-PH43 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE ____ DAY OF _____ A.D. 20___ REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

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

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF _____ A.D. 20___ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION
CITY OF ST. GEORGE

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20___ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER — MAYOR
CITY OF ST. GEORGE

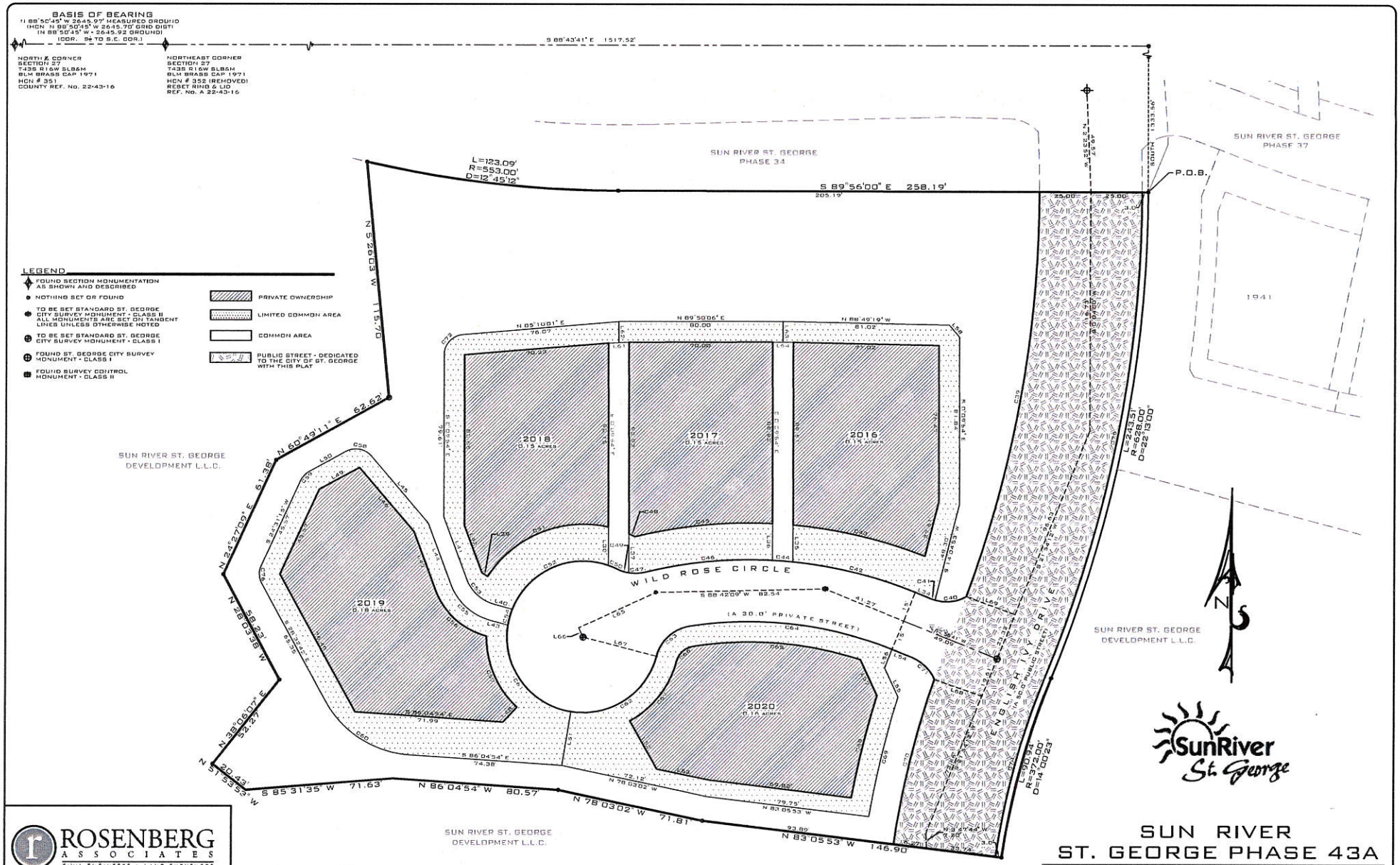
TREASURER APPROVAL

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 FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT_P43A.DWG FILE NUMBER:	3/04/2016 DATE:	B.E.A. DRAWN:
1960-PH43 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

SUN RIVER ST. GEORGE PHASE 43A

(A 5 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

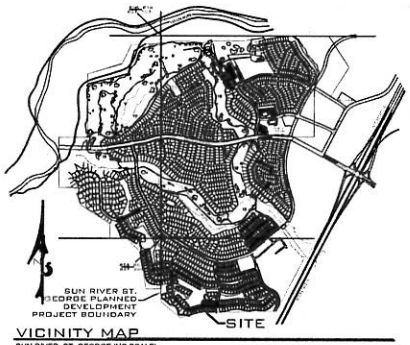
SHEET 2 OF 2

ITEM 2D
Final Subdivision Plat

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

FINAL SUBDIVISION PLAT
Sun River St. George Phase 43B
Case No. 2016-FP-019

Request:	Consider a 14 Lot Residential Final Subdivision Plat
Representative:	Brandon Anderson, Rosenberg Associates 352 E. Riverside Drive #A2 St. George, UT 84790
Property:	Located at approximately 5200 South and 1600 West (off English Ivy Drive and Grapevine Drive)
Zone:	PD-R
Staff Comments:	All aspects of this Final Subdivision Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Subdivision Plat conditions and approvals. This Final Subdivision Plat is ready for Planning Commission's consideration for approval.
Recommendation:	Recommend APPROVAL to City Council of this Final Subdivision Plat for Sun River St. George Phase 43B and authorize the Chairman to sign.



VICINITY MAP

SUN RIVER, ST. GEORGE (NO SCALE)

MORTGAGEE CONSENT TO RECORD:

J. SCOTT LEWIS & ASSOCIATES, INC., A MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

J. SCOTT LEWIS - PRESIDENT

CORPORATION ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME J. SCOTT LEWIS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF J. SCOTT LEWIS & ASSOCIATES, INC. A UTAH CORPORATION, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESEITS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO, PUBLIC STREETS, PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 43B"

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 594446, BOOK 644, PAGE 0294-0365, DATED MARCH 10, 1998 AND RECORDED CONCURRENTLY WITH THE PLAT OF "SUN RIVER, PHASE 1, PLAT 1A" AMENDMENT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO ENTRY NO. 00683971, BOOK 1637, PAGE 1624-1626 DATED MAY 2, 2000, AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS (ENGLISH IVY DRIVE) AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS & EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____DAY OF _____ 20__.

SUN RIVER ST. GEORGE DEVELOPMENT, L.C.
A UTAH LIMITED LIABILITY COMPANY

_____
DARCY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____20__, PERSONALLY APPEARED BEFORE ME DARCY A. STEWART, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SUN RIVER ST. GEORGE DEVELOPMENT, L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GENERAL NOTES AND RESTRICTIONS:

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.

2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE DIXIE POWER AND THE CITY OF ST. GEORGE, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE DIXIE POWER AND/OR THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. SAID HOME OWNERS ASSOCIATION SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF ST. GEORGE, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.

8. THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 22, T43S, R16W, S.L.B. & M., FROM THE BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 22, TO THE SOUTHEAST CORNER OF SECTION 22, ALSO A BRASS CAP. THE BEARING IS SOUTH 88°50'45" EAST AND MEASURES 2645.70 FEET (GRID DISTANCE) CORNER TO CORNER, AS SHOWN ON THE CITY OF ST. GEORGE HORIZONTAL CONTROL NETWORK (HCN) MAPPING.

9. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD. GARAGE VEHICLE ENTRANCE MINIMUM SETBACK IS MEASURED 20 FEET FROM THE TOP BACK OF SIDEWALK OR THE TOP BACK OF CURB IF NO SIDEWALK EXISTS (BUT ALWAYS WITHIN THEIR RESPECTIVE PAD).

10. NO DOG-EARD PRIVACY WALLS SHALL BE CONSTRUCTED BETWEEN PADS SEPARATED BY LESS THAN 16 FEET PER CITY ORDINANCE.

11. THE CITY OF ST. GEORGE REQUIRES PRIVATE PROPERTY CORNERS TO BE MONUMENTED PRIOR TO ISSUING A BUILDING PERMIT.

12. INTERIOR PHASE BOUNDARIES PROVIDE A 10' MIN. COMMON AREA SEPARATION BETWEEN PRIVATE AREA/PADS AS REQUIRED BY ST. GEORGE CITY CODE. THAT WHEN THE ADJACENT PHASING PROCEEDS, THE PRIVATE AREAS/PADS IN THE PHASE ADJACENT TO THE PREVIOUS PHASE BOUNDARY WILL BE PLATTED DIRECTLY ALONG THE PHASE BOUNDARY, MAINTAINING THE MINIMUM PRIVATE AREA PAD SEPARATION OF 10'.

13. ALL DWELLING UNITS SHALL BE SINGLE STORY.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED FEBRUARY 22, 2006. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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 HEREON IN ACCORDANCE WITH SECTION 17-23-17 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 HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, PRIVATE PADS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) TO BE HEREINAFTER KNOWN AS:

"SUN RIVER ST. GEORGE, PHASE 43B"

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

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E. ANDERSON
STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH-EASTERLY CORNER OF SUN RIVER ST. GEORGE PHASE 43A, SAID POINT BEING SOUTH 88°43'41" EAST 1,063.17 FEET ALONG THE SECTION LINE AND SOUTH 1,623.62 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE EASTERLY THE FOLLOWING (5) COURSES ALONG THE SOUTHERLY LINE OF SUN RIVER ST. GEORGE PHASE 43A:
THENCE SOUTH 51°53'53" EAST 20.43 FEET;
THENCE NORTH 85°31'35" EAST 71.53 FEET;
THENCE SOUTH 86°04'54" EAST 80.57 FEET;
THENCE SOUTH 78°03'02" EAST 71.81 FEET;
THENCE SOUTH 83°05'53" EAST 146.90 FEET;
THENCE SOUTHERLY 77.78 FEET ALONG AN ARC OF A 372.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 81°48'57" EAST, LONG CHORD BEARS SOUTH 02°17'39" WEST 77.64 FEET WITH A CENTRAL ANGLE OF 11°59'48");
THENCE SOUTH 03°47'44" EAST 50.93 FEET;
THENCE SOUTH 86°12'16" WEST 70.00 FEET;
THENCE SOUTH 03°47'44" EAST 133.20 FEET;
THENCE WEST 419.41 FEET;
THENCE SOUTH 76°47'00" WEST 276.23 FEET;
THENCE NORTH 87°49'36" WEST 57.85 FEET;
THENCE NORTH 05°45'47" EAST 154.71 FEET;
THENCE NORTH 03°32'44" EAST 34.74 FEET;
THENCE SOUTH 26°50'49" EAST 13.23 FEET;
THENCE NORTH 76°38'41" EAST 355.83 FEET;
THENCE NORTH 19°00'14" EAST 86.89 FEET;
THENCE NORTH 38°06'07" EAST 40.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 183,457 SQUARE FEET OR 4.21 ACRES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	56.73'	185.00'	17°34'11"
C2	63.69'	615.00'	5°56'02"
C3	80.76'	615.00'	7°31'27"
C4	10.02'	615.00'	0°55'00"
C5	70.04'	615.00'	6°31'31"
C6	10.03'	615.00'	0°56'03"
C7	30.57'	615.00'	2°50'53"
C8	30.73'	385.00'	4°34'25"
C9	10.01'	385.00'	1°29'21"
C10	60.99'	385.00'	9°04'34"
C11	16.96'	20.00'	48°35'25"
C12	87.68'	425.00'	11°49'12"
C13	78.34'	375.00'	11°58'11"
C14	4.09'	20.00'	11°43'14"
C15	53.34'	415.00'	7°21'49"
C16	10.03'	415.00'	1°23'04"
C17	46.29'	415.00'	6°22'27"
C18	15.46'	585.00'	1°30'53"
C19	10.13'	585.00'	0°59'33"
C20	63.91'	585.00'	6°15'36"
C21	10.02'	585.00'	0°58'52"
C22	69.06'	585.00'	6°45'48"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C23	10.00'	585.00'	0°58'46"
C24	72.71'	585.00'	7°07'18"
C25	0.87'	585.00'	0°05'08"
C26	3.14'	215.00'	0°50'16"
C27	63.65'	215.00'	16°58'53"
C28	70.72'	452.00'	9°50'41"
C29	81.87'	442.00'	10°36'43"
C30	58.56'	367.00'	9°08'35"
C31	28.40'	367.00'	4°26'01"
C32	32.91'	633.00'	2°58'42"
C33	70.04'	633.00'	6°20'22"
C34	70.55'	633.00'	6°23'06"
C35	66.93'	225.00'	17°02'40"
C36	71.47'	575.00'	7°07'17"
C37	68.21'	575.00'	6°47'49"
C38	63.69'	575.00'	6°20'46"
C39	13.47'	575.00'	1°20'31"
C40	48.27'	425.00'	6°30'27"
C41	54.00'	425.00'	7°16'47"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	31.12'	S 85°40'10" E
L2	17.19'	N 86°12'16" E
L3	2.00'	N 86°12'16" E
L4	14.16'	N 3°47'44" W
L5	14.16'	N 3°47'44" W
L6	17.19'	N 86°12'16" E
L7	9.13'	N 76°38'41" E
L8	6.86'	N 76°38'41" E
L9	12.87'	N 53°44'35" E
L10	20.36'	N 53°44'35" E
L11	10.42'	S 3°55'06" W
L12	10.04'	S 89°05'01" W
L13	10.40'	S 3°55'06" W
L14	10.03'	N 81°28'55" W
L15	9.03'	S 3°55'06" W
L16	10.04'	N 81°02'57" W
L17	7.04'	S 38°04'39" E
L18	20.93'	S 3°47'44" E
L19	2.93'	S 3°47'44" E
L20	7.19'	N 86°12'16" E
L21	18.01'	S 3°55'06" W
L22	18.02'	S 3°55'06" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	18.06'	S 3°55'06" W
L24	18.04'	S 3°55'06" W
L25	18.02'	S 3°55'06" W
L26	18.04'	S 3°55'06" W
L27	10.02'	N 1°21'49" W
L28	10.12'	N 0°00'23" E
L29	10.15'	N 0°00'23" E
L30	10.04'	N 0°00'23" E
L31	10.02'	N 0°00'23" E
L32	10.05'	S 84°18'06" W
L33	10.13'	N 0°00'23" E
L34	14.13'	N 0°00'23" E
L35	5.00'	N 89°59'37" W
L36	5.00'	S 89°59'37" E
L37	9.85'	N 1°21'49" W
L38	10.05'	S 85°30'22" E
L39	10.01'	N 86°01'41" E
L40	9.54'	N 6°12'27" W
L41	10.01'	N 78°29'44" E
L42	9.84'	S 13°21'19" E
L43	10.75'	N 0°00'23" E
L44	7.26'	N 3°47'44" W

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 43B

(A 14 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2.
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT P43B.DWG FILE NUMBER:	03/04/2016 DATE:	B.E.A. DRAWN:
1960-PH43 JOB NUMBER:	N/A SCALE:	B.E.A. CHECKED:

APPROVAL OF THE PLANNING AND ZONING MANAGER

I, PLANNING AND ZONING MANAGER FOR THE CITY OF ST. GEORGE, HAVE THIS THE _____ DAY OF _____, A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

PLANNING AND ZONING MANAGER
CITY OF ST. GEORGE

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20___

ENGINEER
CITY OF ST. GEORGE

APPROVAL AS TO FORM

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

CITY ATTORNEY
CITY OF ST. GEORGE

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE _____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THE SAME TO COMPLIED WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF ST. GEORGE, UT.

CHAIRMAN PLANNING COMMISSION

APPROVAL AND ACCEPTANCE BY THE CITY OF ST. GEORGE, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. GEORGE, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ A.D. 20____ HEREBY ACCEPTS SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER — MAYOR
CITY OF ST. GEORGE — CITY OF ST. GEORGE

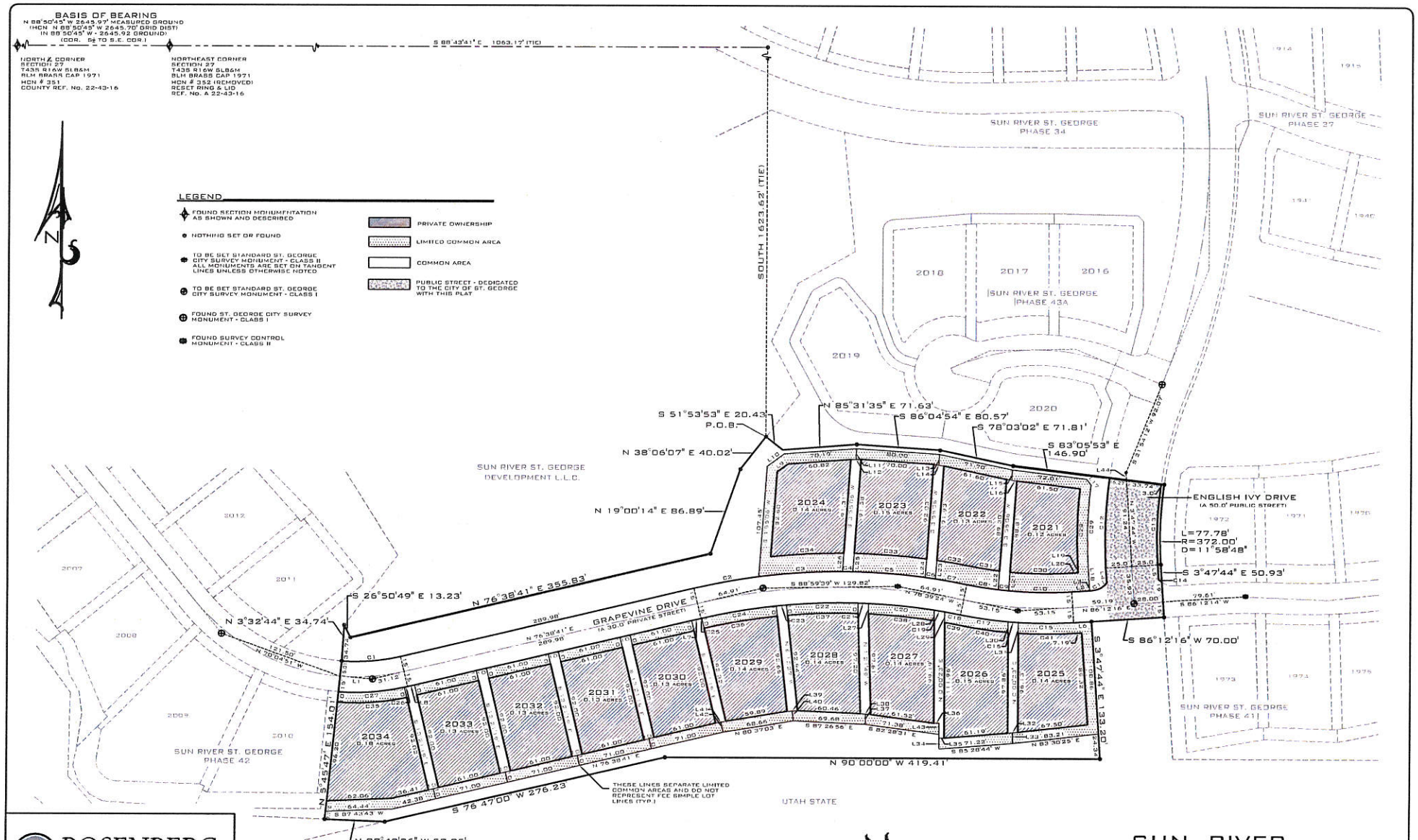
TREASURER APPROVAL

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 FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



ROSENBERG ASSOCIATES
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352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 WWW.RACIVIL.COM

FPLAT P43B.DWG FILE NUMBER:	03/04/2016 DATE:	B.E.A. DRAWN:
1960-PH43 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

SunRiver St. George

SUN RIVER ST. GEORGE PHASE 43B

(A 14 UNIT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

SHEET 2 OF 2

ITEM 3
Zone Change

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

ZONE CHANGE
Arbors
Case No. 2016-ZC-023

Background:	Previously Case No. 2016-ZC-016 (Seegmiller) was approved by City Council for 106.478 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). At that time the applicant agreed to include a 100 ft. buffer (not required by General Plan Map). However, the applicant is now returning with a request for a portion of the land to be re-zoned to RE-20 (8.16 acres) instead which will provide animal rights and provide larger lots whereas the R-1-12 would not.
Request:	Consider a zone change on 8.16 acres from R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)
Owner:	Seegmiller Family Limited Partnership
Applicant:	Development Solutions Group, Inc
Location:	The property is generally located southwest of Seegmiller Drive and east of Little Valley Road and is located in the W ½ Sec. 10, T43S, R15W, SLB&M
Acreage:	8.16 acres
Existing Zoning:	R-1-12
General Plan:	LDR (Low Density Residential) and EQ Buffer.
Adjacent zones:	North = A-1 and RE-20 South = A-1, RE-20, and R-1-12 West = RE-12.5 East = R-1-12 (per 2016-ZC-016)
Zoning Request:	The applicant is requesting that 8.16 acres be RE-20.

Options:

The Planning Commission has several options:

1. Deny the zone change
2. Approve the zone change as presented
3. Table the zone change to allow for any additional information to be provided as determined.

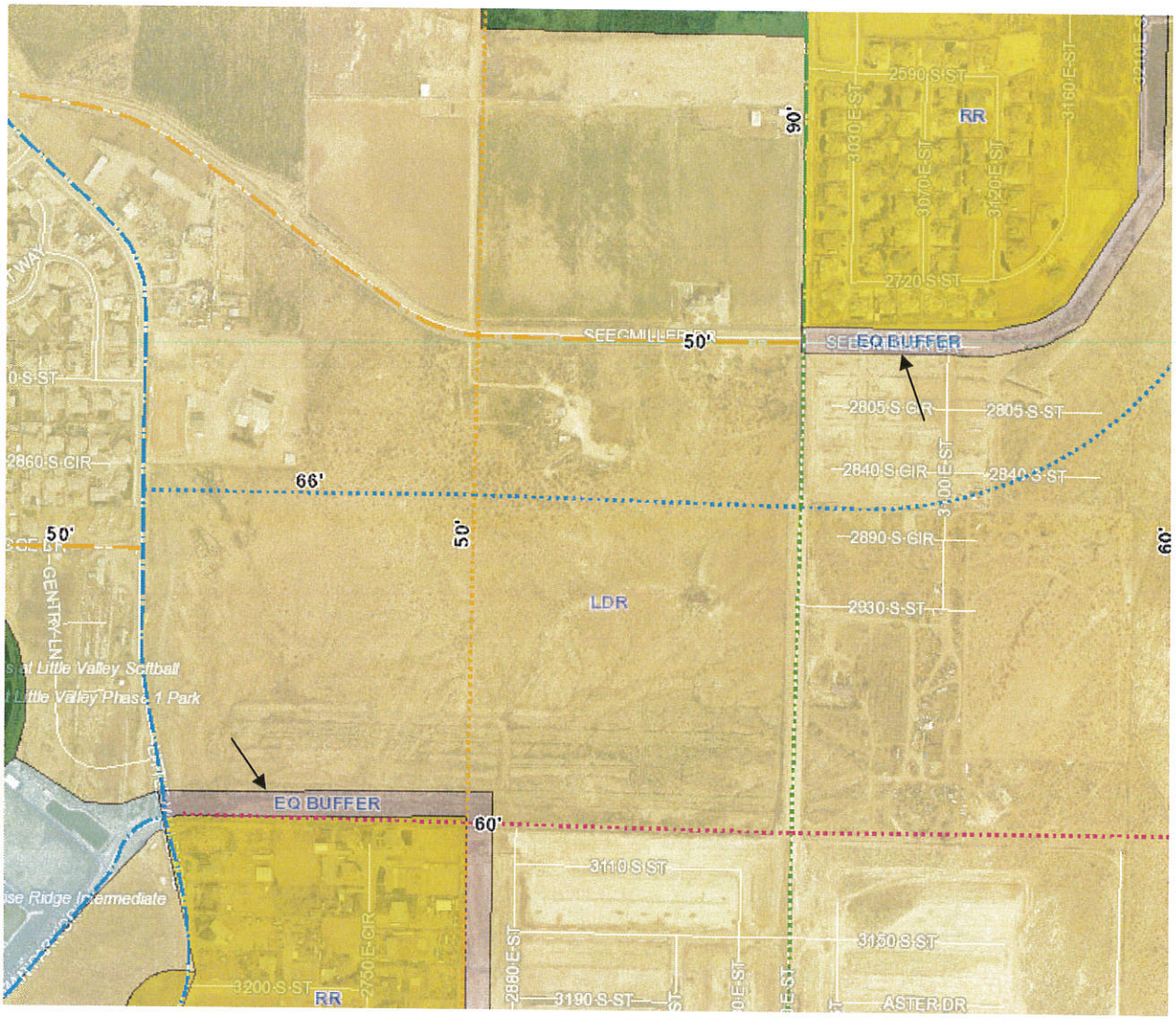
EXAMPLE
Motion to Approve:

Note that any motion to approve this zone change would need to include, but not be limited to:

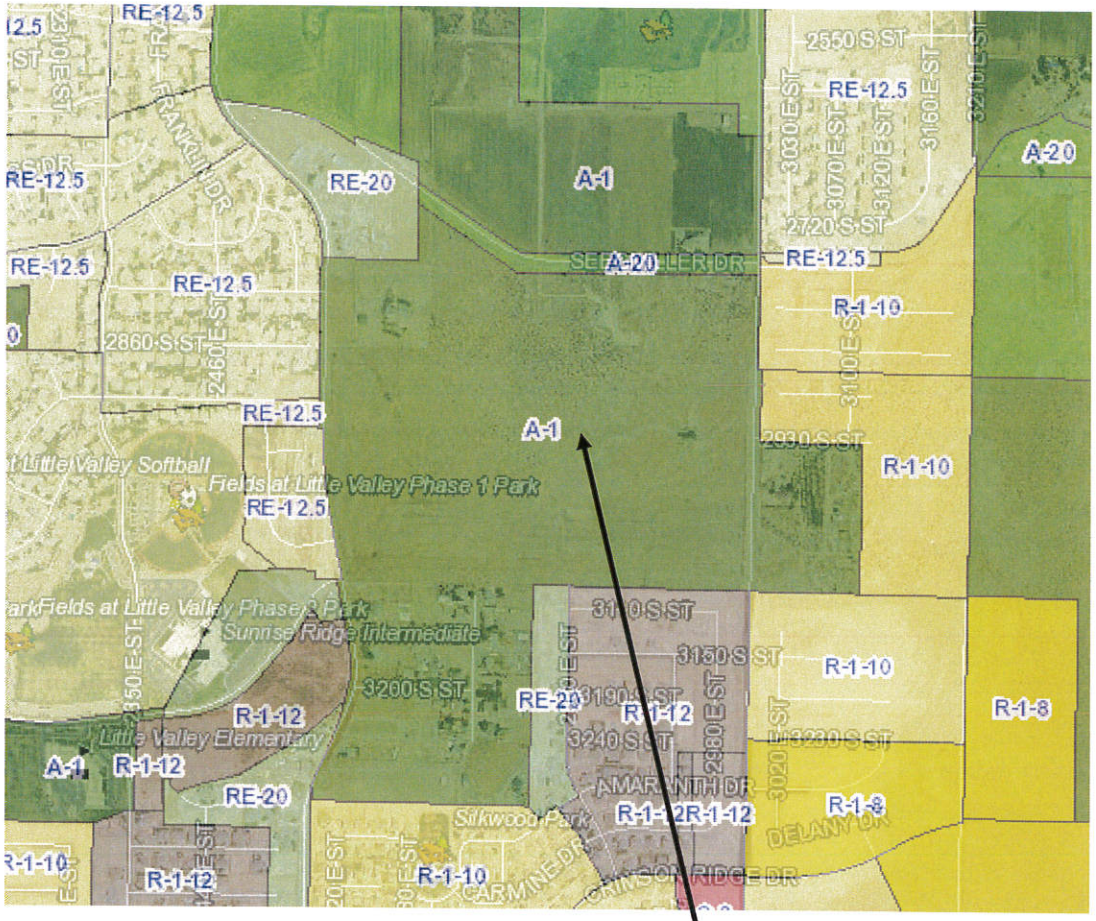
The Planning Commission recommends approval to rezone 8.16 acres from R-1-12 to RE-20 as presented.

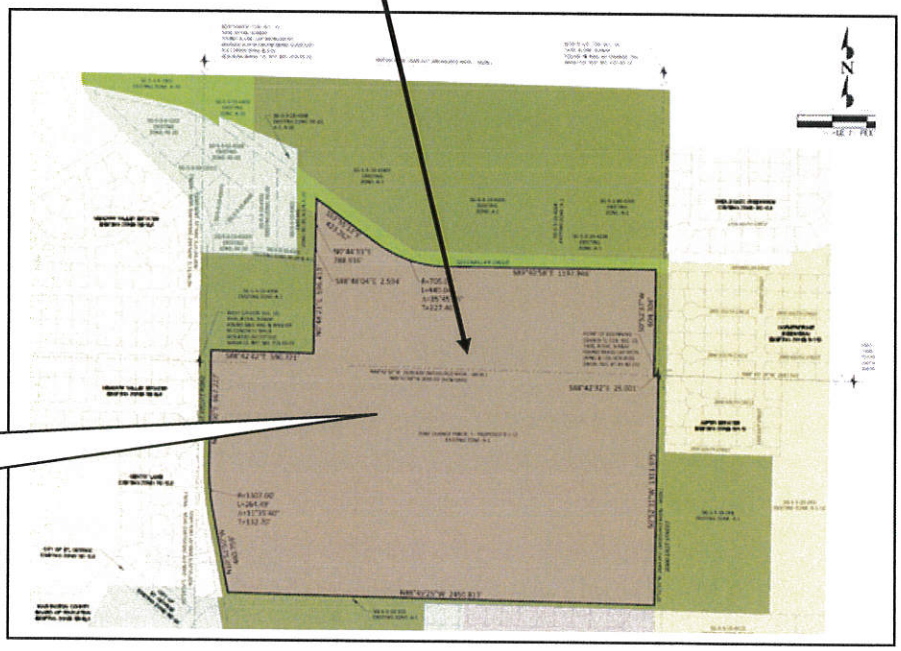
Aerial - Vicinity

General Plan



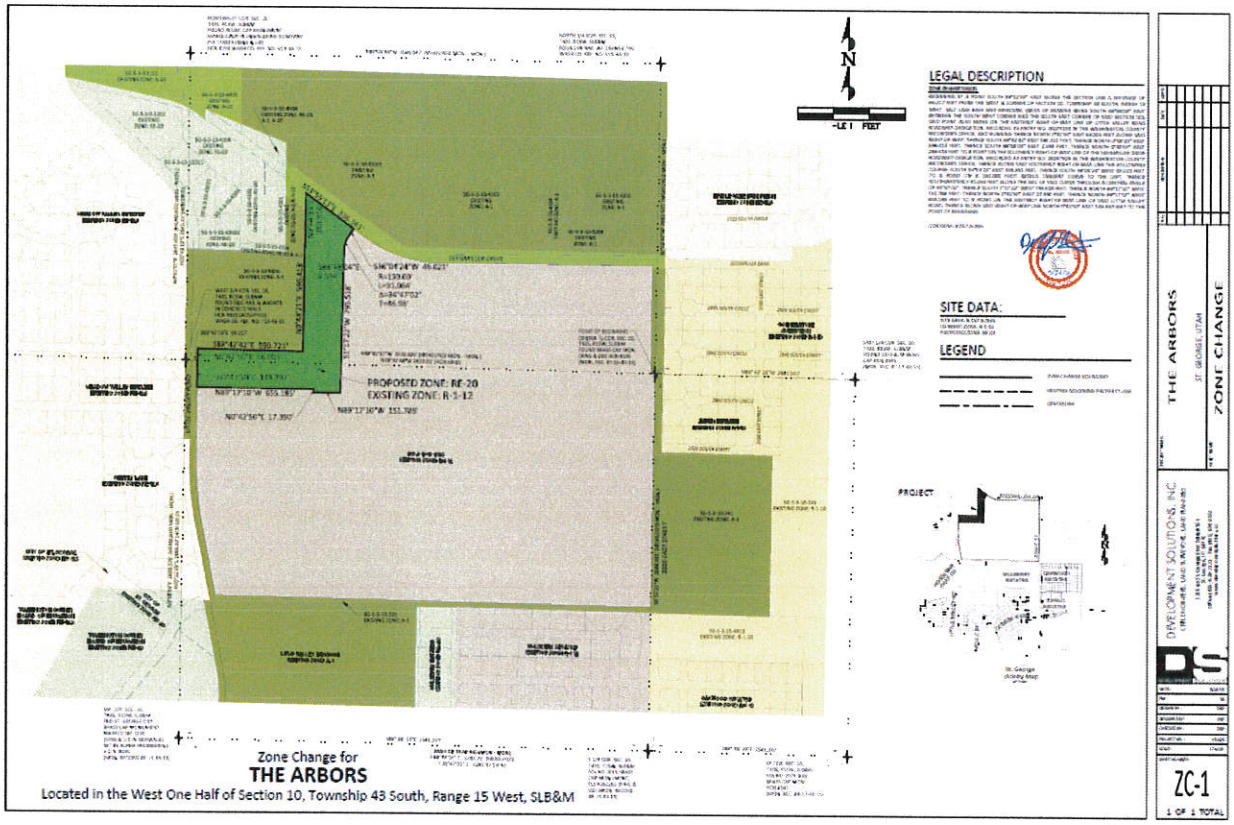
Zoning Map



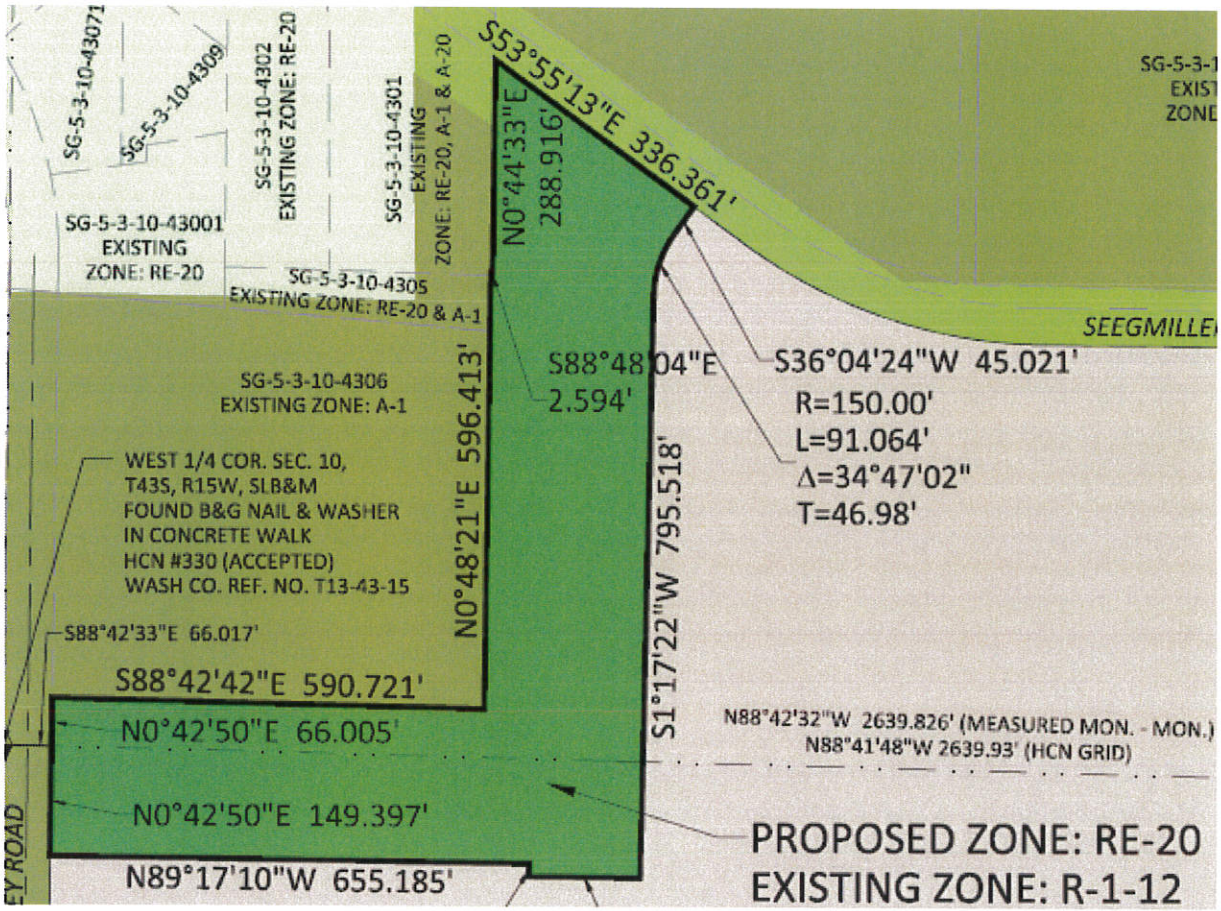


This area is now zoned as R-1-12 (2016-ZC-016) (5/5/2016)

Zone Change Map (Proposal)



Zone Change Area



Application

ZONE CHANGE
ALL ZONES (*EXCEPT PD*)
APPLICATION & CHECKLIST

APPLICATION FOR A ZONE CHANGE *EXCEPT* PD (PLANNED DEVELOPMENT)
AS PROVIDED BY THE CITY OF ST. GEORGE ZONING ORDINANCE
CITY OF ST. GEORGE, UTAH

2016-ZC-023

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: SEEGMILLER FAMILY LIMITED PARTNERSHIP

MAILING ADDRESS: 11470 CATON COURT, SANDY, UTAH 84092

PHONE [redacted] CELL: FAX:

APPLICANT: DEVELOPMENT SOLUTIONS GROUP, INC.
(If different than owner)

MAILING ADDRESS: 120 EAST ST. GEORGE BLVD, SUITE 300 ST. GEORGE, UTAH 84770

PHONE: (435) 628-2121 CELL: FAX:

EMAIL ADDRESS(ES): brad@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: BRAD PETERSEN
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS:

PHONE: CELL: FAX:

EMAIL ADDRESS(ES):

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a site plan suitable for presentations in public meetings.

PROPERTY LOCATED AT APPROX. 2900 SOUTH 2850 EAST, ST. GEORGE, UTAH - The Arbors

The Zone Change becomes effective on the hearing date if approved by the City Council.

***NOTE: NO FEE FOR ACREAGE (10 ACRES OR MORE) REZONED TO OPEN SPACE.**

OFFICE STAFF USE ONLY

CASE #: 2016-ZC-023 FILING DATE: 5/25/16 RECEIVED BY: RECIEPT #:

***FEE: $500 (Filing fee and 1st acre) + $50.00 per ac for 2-100 ac and $25 per ac 101-500 and $10.00 per ac 501-plus**

$ 550 + 8.00

II. ADDITIONAL INFORMATION

Provide the following information: **(Attach additional sheets if necessary)**

1. What is the present zoning on the property? R-1-12
2. What zone or zones are requested by this application? RE-20
3. Is the zone change in harmony with the present City General Plan? Yes X No ____
4. If no, what does the City General Plan propose for the subject property? ____
   *(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at http://www.sgcity.org/commdev/forms.php)*
5. Total acreage of proposed zone change: 8.16
6. Are there deed restrictions against the property that might affect the requested zone change?
   Yes ____ No X
   A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
   Yes X No ____
   ***IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.*
   ***IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No ____
   Please describe the projected demand for utility services: Typical demand for a residential subdivision.

III. SUBMISSION CHECKLIST FOR ZONE CHANGE

(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name The Arbors

*(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)*

Developer/Property Owner Development Solutions Group, Inc. Phone No. [redacted]

Contact Person/Representative Stacy Young Phone No. [redacted]

Licensed Surveyor D. Bradford Petersen, P.L.S. Phone No. [redacted]

ZONE CHANGE PROCEDURE

Step #1 **Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.**

Note: Call at least one day in advance to schedule.

Step #2 **Legal Description & Submission Documents***

Submit the following legal description documents:

1. **Bearings must be rotated to HCN;**
2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
3. Minimum size 8-1/2" x 11" copy of Survey Boundary;
4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on CD for GIS Department;
5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Document Submission Checklist*

- ▣ This Zone Change application form completed and signed;
- ▣ Appropriate** **Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus**
  *****NO FEE FOR ACREAGE (10+ acres) REZONED TO OPEN SPACE***
- ▣ County ownership plat with boundary of zone change outlined;
- ▣ List of property owners within 500' and **two sets** of mailing labels;
- ▣ Site Plan – minimum size 24" x 36" (Arch D). Colored site plans are preferred;
- ▣ 8-1/2" x 11" reduction of the site plan;
- ▣ CD with the above images in JPEG, BMP, TIFF or PDF format.

Note: This application will be considered incomplete without the above documents

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission_____
City Council Set Date_____
City Council Hearing Date_____
Council Action_____

***NOTE: NO FEE FOR ACREAGE (10+ ACRES) REZONED TO OPEN SPACE.**

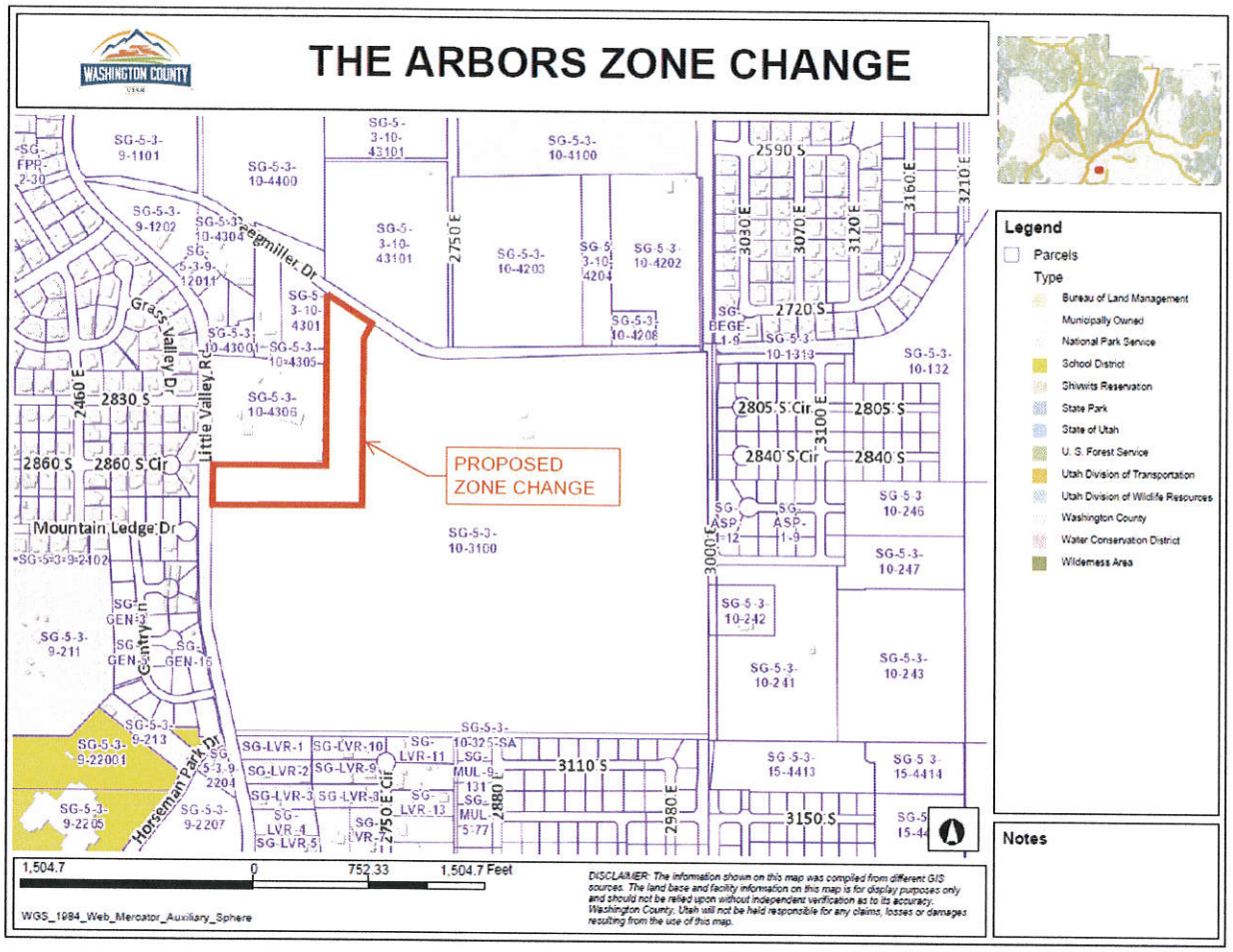
Filing Fee: $500 (filing fee and 1st acre) + $50.00 per acre for 2-100 acre and $25 per acre 101-500 and $10.00 per acre 501-plus

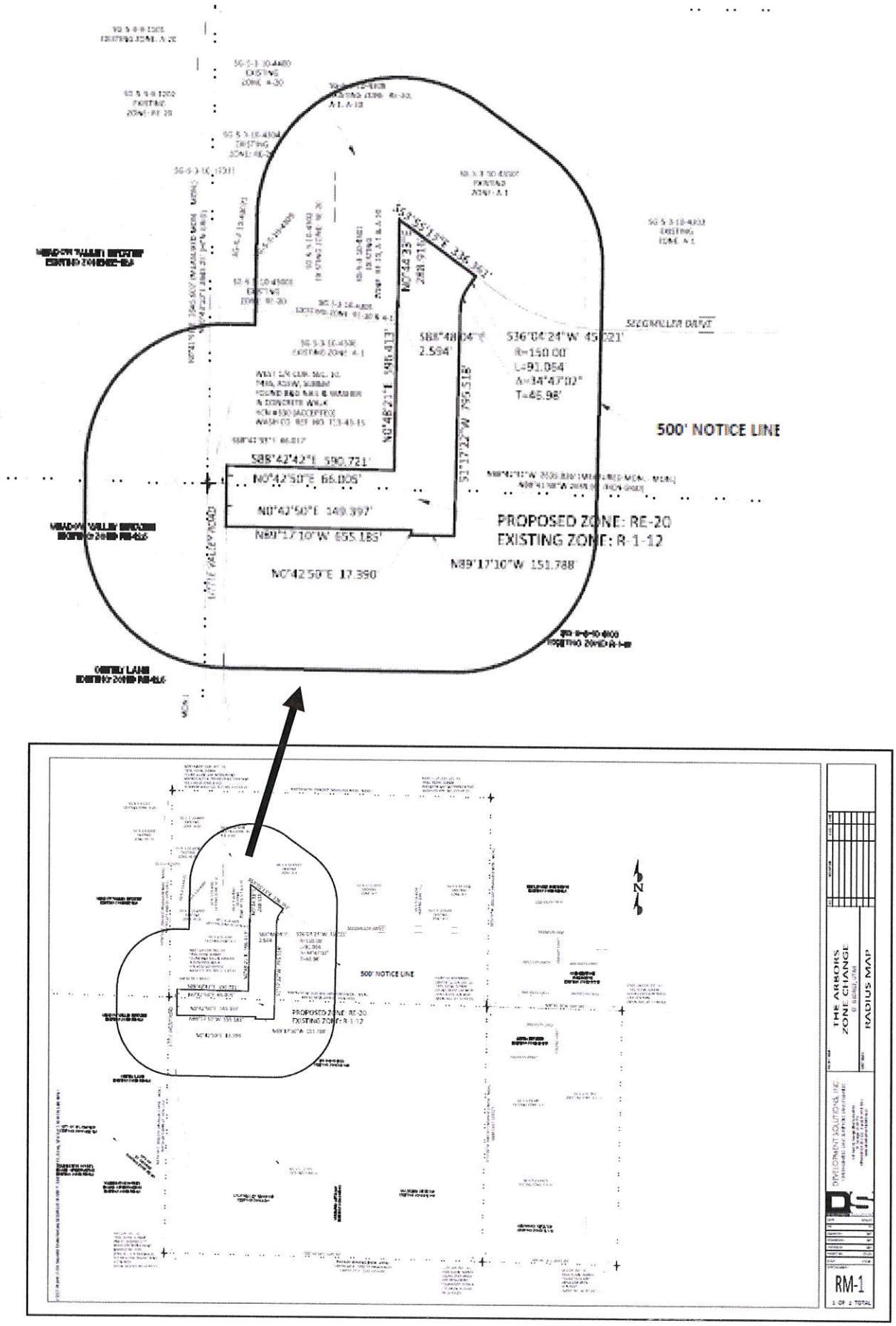
IV. APPLICANT AGREEMENT

We the undersigned applicant(s) Development Solutions Group, Inc.
(is)(are) the owner(s) agents
or (agent) of the following legally described property and **request the zone change as described above.** (Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto **along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.**) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. **Note:** Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature	120 E. St. George Blvd., #300, St. George, Ut 84790 Address
Signature	Address
Signature	Address

Attach additional sheets if necessary for additional owners.


THE ARBORS ZONE CHANGE
WASHINGTON COUNTY
PROPOSED ZONE CHANGE
Legend
Parcels
Type
Bureau of Land Management
Municipally Owned
National Park Service
School District
Shivwits Reservation
State Park
State of Utah
U. S. Forest Service
Utah Division of Transportation
Utah Division of Wildlife Resources
Washington County
Water Conservation District
Wilderness Area
Notes
Mountain Ledge Dr
Little Valley Rd
Grass Valley Dr
Horseman Park Dr
Gentry Ln
2830 S
2860 S
2860 S Cir
2590 S
2720 S
2805 S Cir
2805 S
2840 S Cir
2840 S
3110 S
3150 S
2460 E
2750 E
2880 E
2980 E
3000 E
3030 E
3070 E
3100 E
3120 E
3160 E
3210 E
1,504.7
0
752.33
1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.


500' NOTICE LINE
PROPOSED ZONE: RE-20
EXISTING ZONE: R-1-12
S88°42'42"E 590.721'
N0°42'50"E 66.005'
N0°42'50"E 149.397'
N89°17'10"W 655.185'
N0°42'50"E 17.390'
N89°17'10"W 151.788'
S88°48'04"E
2.594'
S16°04'24"W 45.021'
R=150.00'
L=91.054'
Δ=34°47'02"
T=46.98'
N0°48'21"E 596.413'
S1°17'22"W 795.518'
SEEGMILLER DRIVE
THE ARBORS
ZONE CHANGE
RADIUS MAP
RM-1

ITEM 4
Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **06/14/2016**

PRELIMINARY PLAT
Desert Valley at Desert Canyons
Case No. 2016-PP-017

Request:	To approve a preliminary plat for a fifty-five (55) lot residential subdivision
Location:	The site is located in the Desert Canyons development south of Desert Canyons Parkway and east of Rimrunner Road.
Property:	18.73 acres
Number of Lots:	55
Density:	2.93 du/ac
Zoning:	R-1-10 (Single Family Residential, 10,000 sq. ft. lot sizes)
Adjacent zones:	This plat is surrounded by the following zones: North – PDR South – R-1-10 East – R-1-10 West – PDR
General Plan:	Residential
Applicant:	Development Solutions Group
Representative:	Ken Miller

Comments:

1. Lot Size Averaging
   The Developer is requesting lot size averaging with 16 of the 55 lots having a square footage less than the 10,000 minimum required for an R-1-10 zone.

2. Circular Driveways required
   The Developer is proposing lots that front along Desert Canyons Parkway. Desert Canyons Parkway narrows from a 90-foot roadway

to a 66-foot roadway at Rimrunner Road. These lots will front the 66-foot roadway and will require circular driveways (lots 1-6).

3. Future Park
   The boundary of the subdivision is subject to change at proposed lots 53-55 as the City is looking at a future park in the area of these three lots and is working with developer regarding the feasibility of a park at this location.

4. Roadways
   The eastern most proposed roadway will be a 50-foot roadway and the other three interior roads are proposed as 45-foot roadways. Desert Canyons will be a 66-foot roadway.

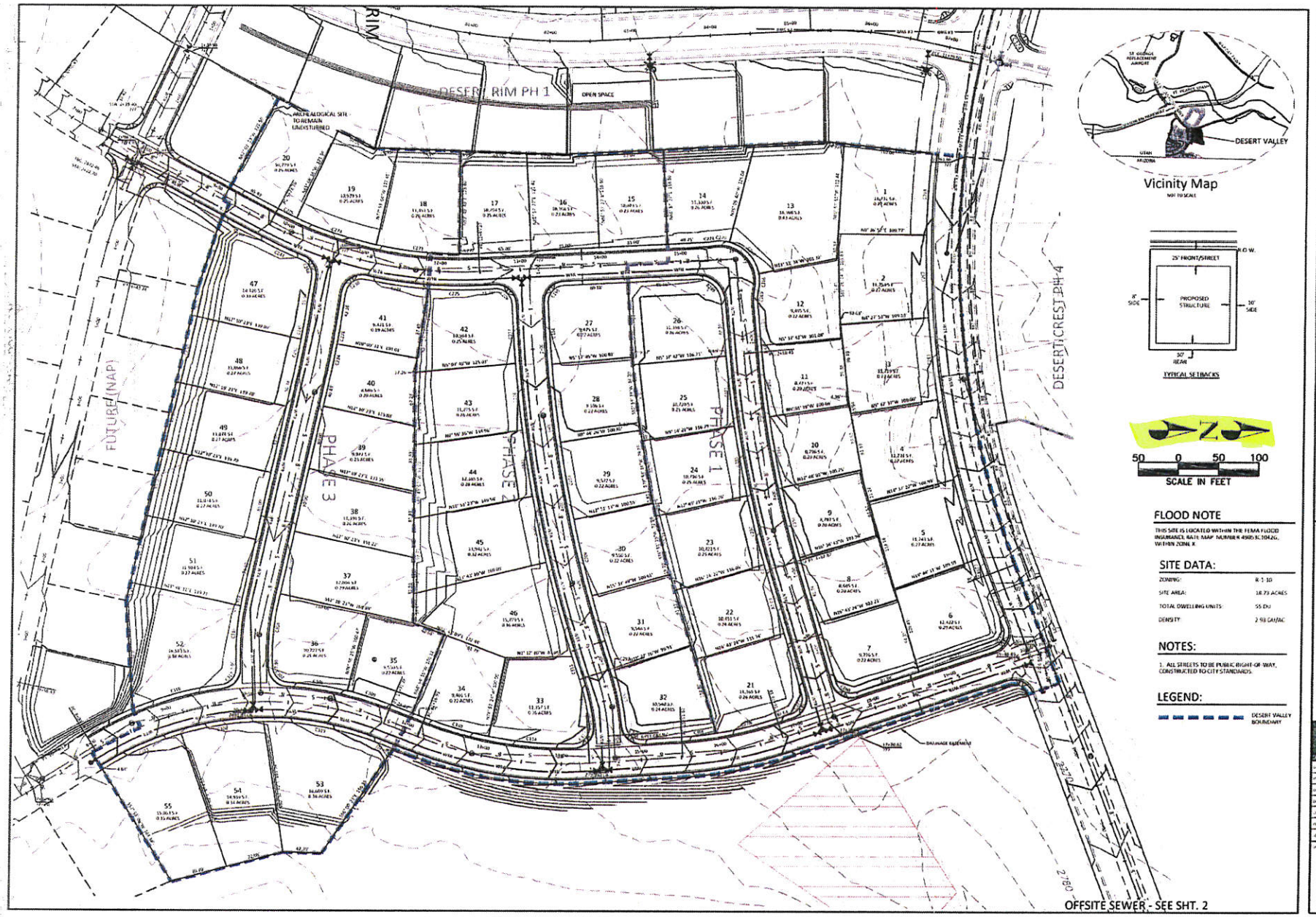
5. Retaining Wall
   Developer to install a retaining wall along the east side of the eastern most roadway, the 50-foot roadway, to reduce disturbance from grading in the open space area.

6. Open Space dedication
   As with all Desert Canyons subdivisions, the Developer will be required to dedicate 15% open space with the recording of the final plat.

Vicinity Map

NOT TO SCALE

SOUTHERN PKWY
DESERT CANYONS PKWY
SOUTHERN PKWY
SIRIUS WAY
ANTARES LN
DESERTS EDGE DR
CHURCH ROCKS DR
BLACKBRUSH DR



PROJECT NAME
DESERT VALLEY AT DESERT CANYONS
ST. GEORGE, UTAH

SHEET NAME
PRELIMINARY PLAT

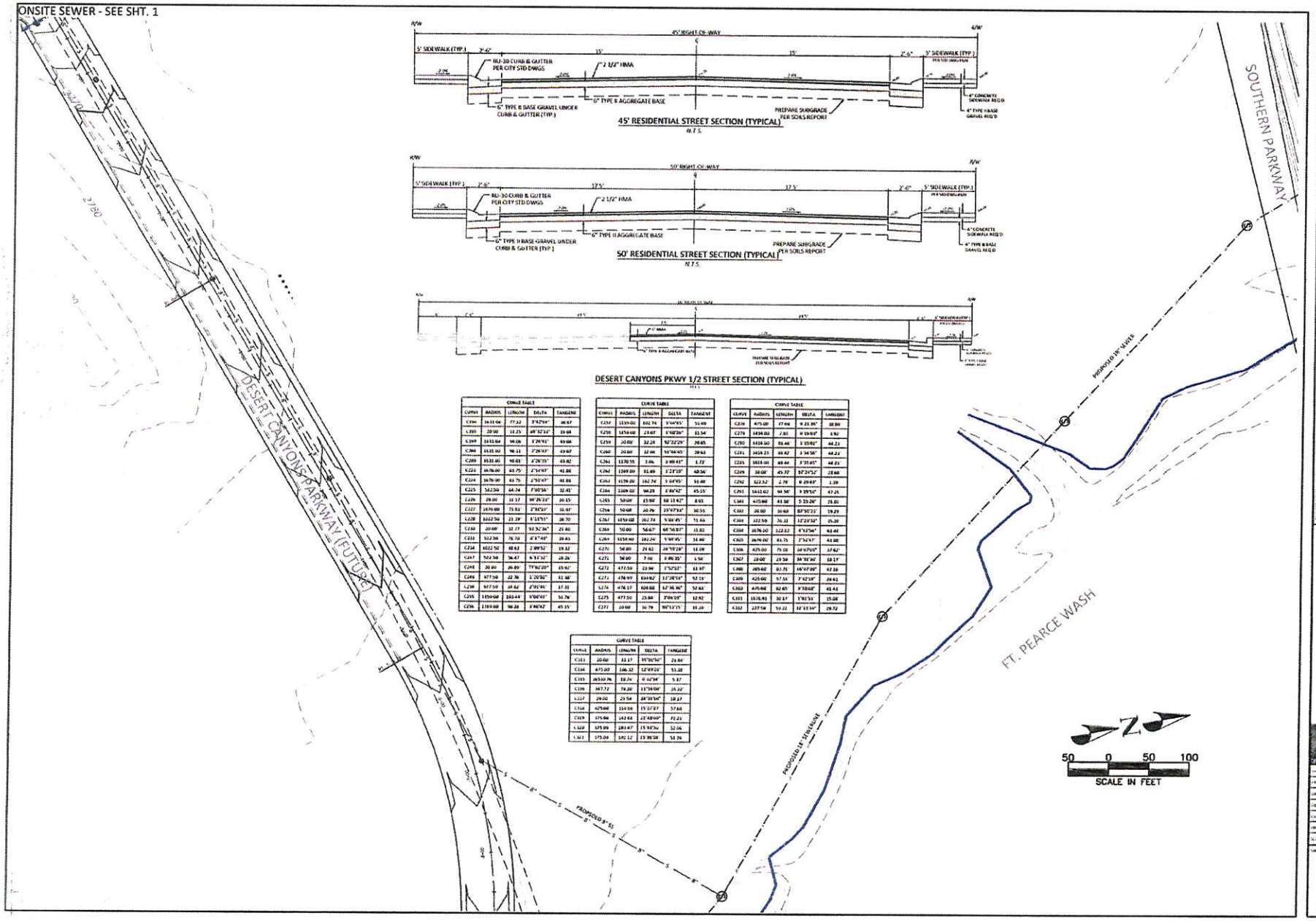
DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3353
www.developmentsolutions.co

DEVELOPMENT SOLUTIONS

DATE	5/25/16
PM	KMM
DRAWN BY	KMM
DESIGNED BY	KMM
CHECKED BY	
PROJECT NO	15-064
SCALE	1"=50'
SHEET NUMBER	1

1 OF 2 TOTAL

ONSITE SEWER - SEE SHT. 1



45' RESIDENTIAL STREET SECTION (TYPICAL)

N.T.S.

50' RESIDENTIAL STREET SECTION (TYPICAL)

N.T.S.

DESERT CANYONS PKWY 1/2 STREET SECTION (TYPICAL)

N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C194	1610.00	77.12	2°42'59"	38.57
C195	20.00	31.25	89°32'18"	19.84
C199	1631.00	90.06	3°09'41"	45.04
C204	1631.00	90.11	3°09'47"	45.07
C209	1631.00	90.01	3°09'35"	45.02
C221	1676.00	83.75	2°51'47"	41.88
C224	1676.00	83.75	2°51'47"	41.88
C225	562.50	64.24	7°00'56"	32.41
C226	20.00	31.17	89°26'13"	20.15
C227	1676.00	73.01	2°34'59"	36.47
C228	1022.50	23.39	1°15'51"	28.70
C230	20.00	32.17	92°52'36"	21.40
C231	512.50	76.70	8°34'49"	38.45
C234	1022.50	38.63	2°09'52"	19.32
C247	512.50	56.47	6°18'32"	28.26
C248	20.00	26.09	77°02'20"	15.97
C249	977.50	22.36	1°20'02"	11.18
C250	977.50	34.62	2°01'46"	17.31
C255	1159.00	102.44	5°04'45"	51.26
C256	1159.00	98.28	4°48'42"	49.15

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C257	1159.00	102.74	5°04'45"	51.40
C258	1159.00	23.07	1°08'26"	11.54
C259	20.00	32.24	92°22'29"	20.85
C260	20.00	32.06	91°46'45"	20.62
C261	1130.55	3.86	0°09'47"	1.72
C262	1169.00	81.49	3°23'10"	40.76
C263	1159.00	102.74	5°04'45"	51.40
C264	1169.00	90.23	2°46'42"	45.15
C265	50.00	15.98	18°18'42"	8.05
C266	50.00	20.76	23°47'34"	10.55
C267	1159.00	102.74	5°04'45"	51.40
C268	50.00	56.67	64°56'07"	31.82
C269	1159.00	102.24	5°04'45"	51.20
C270	50.00	24.62	28°79'28"	12.58
C271	50.00	7.06	8°08'35"	3.54
C272	477.50	23.94	2°52'52"	11.97
C273	476.99	104.82	12°28'16"	52.59
C274	476.17	104.88	12°36'36"	52.63
C275	477.50	25.84	3°06'05"	12.92
C277	20.00	30.79	88°15'15"	19.39

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C278	475.00	27.68	3°21'39"	13.84
C279	1434.00	7.81	0°19'03"	3.92
C280	1434.00	88.44	3°32'02"	44.22
C281	1434.23	88.42	3°34'56"	44.22
C285	1818.00	88.44	2°35'03"	44.22
C289	20.00	45.37	87°24'52"	28.68
C292	562.32	2.79	0°29'43"	1.39
C293	1612.62	94.58	3°39'10"	47.29
C301	475.00	41.38	5°33'26"	21.01
C302	20.00	30.63	87°37'21"	19.29
C303	512.50	76.31	8°32'32"	38.20
C304	1676.00	122.83	4°12'04"	61.44
C305	1676.00	81.75	2°47'47"	40.88
C306	475.00	75.03	90°57'09"	37.62
C307	20.00	29.50	84°31'04"	18.17
C308	475.00	81.71	10°47'09"	42.16
C309	425.00	57.54	7°45'19"	28.81
C310	475.00	82.65	9°38'08"	41.41
C311	1676.91	30.17	1°01'53"	15.08
C312	237.50	53.22	12°33'19"	26.72

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C313	20.00	31.17	89°30'30"	19.84
C314	475.00	106.32	12°49'25"	53.38
C315	20.00	10.24	0°29'34"	5.17
C316	347.72	74.20	11°39'09"	37.22
C317	20.00	29.50	84°31'04"	18.17
C318	425.00	114.66	15°27'27"	57.66
C319	375.00	142.61	21°48'00"	72.21
C320	375.00	101.47	15°30'24"	52.06
C321	375.00	102.12	15°36'08"	52.26

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DESERT VALLEY AT DESERT CANYONS
ST. GEORGE, UTAH

PRELIMINARY PLAT

NO.	DESCRIPTION	DATE	BY

DATE: 3/3/16
FILE: 6.MPU
DRAWN BY: BRMJ
DESIGNED BY: BRMJ
CHECKED BY:
PROJECT NO.: 15-044
SCALE: 1"=40'

SHEET NUMBER
2
2 OF 2 TOTAL