Desert Trails

an entirely new place, built for a
new way of living





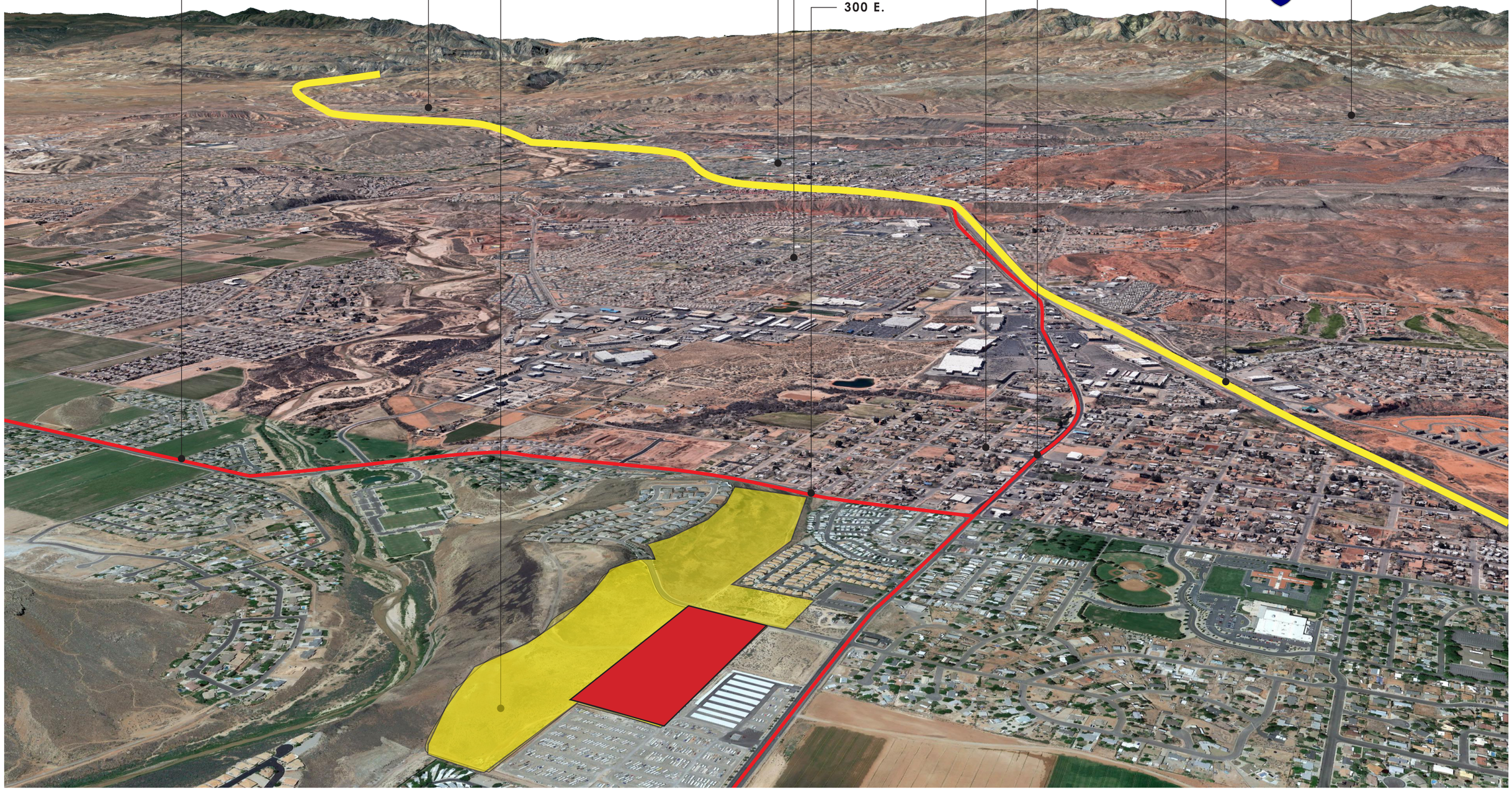


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Desert Trails



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EXISTING SITE CHARACTER



NATURAL FEATURE LAVA ROCK



THE MESA



THE SADDLE AREA



EXISTING GRAVEL ROADS

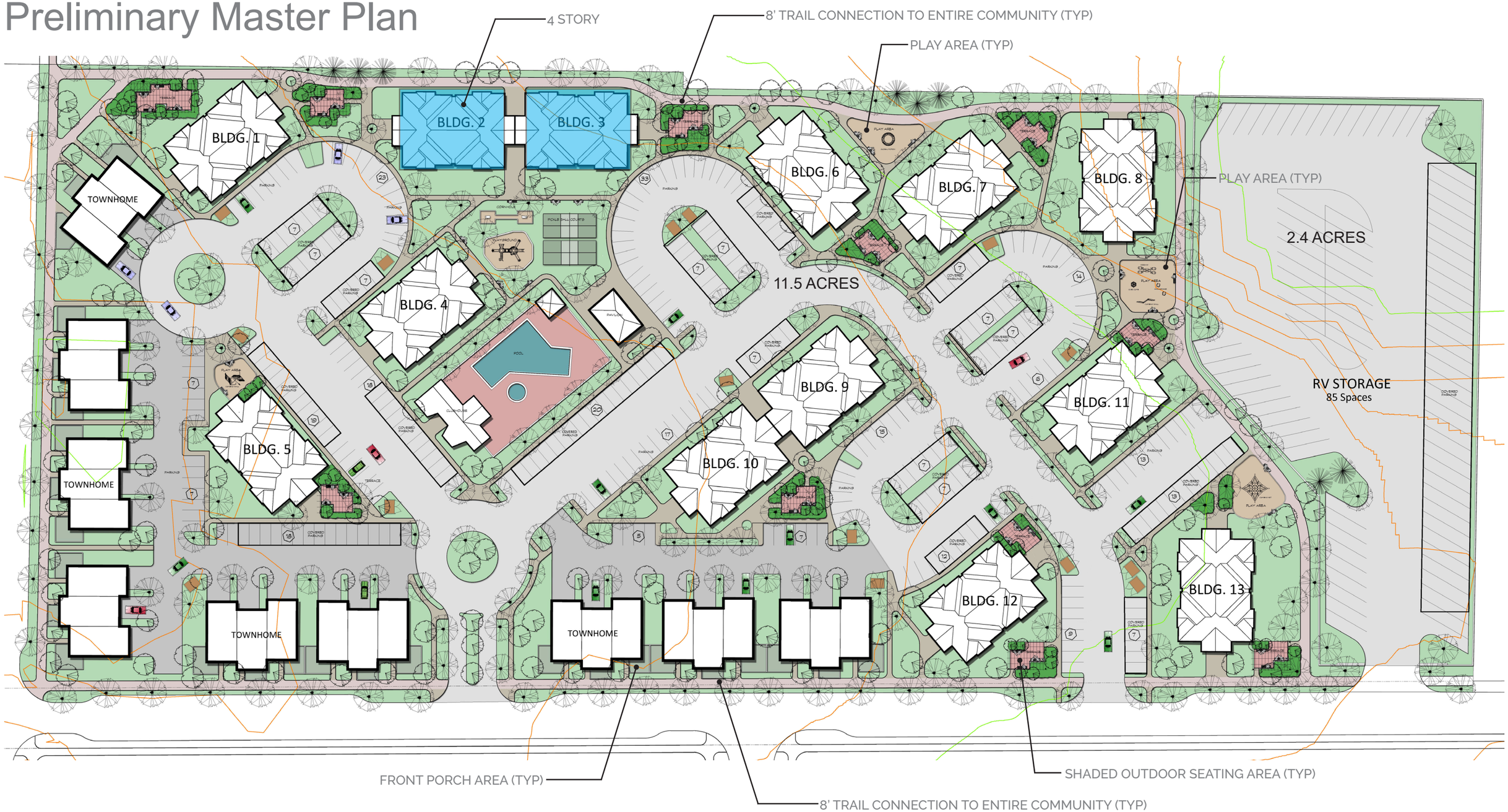


EXISTING VEGETATION



THE VIRGIN RIVER

Preliminary Master Plan



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NORTH

0 40 80 120 feet

SCALE: 40'

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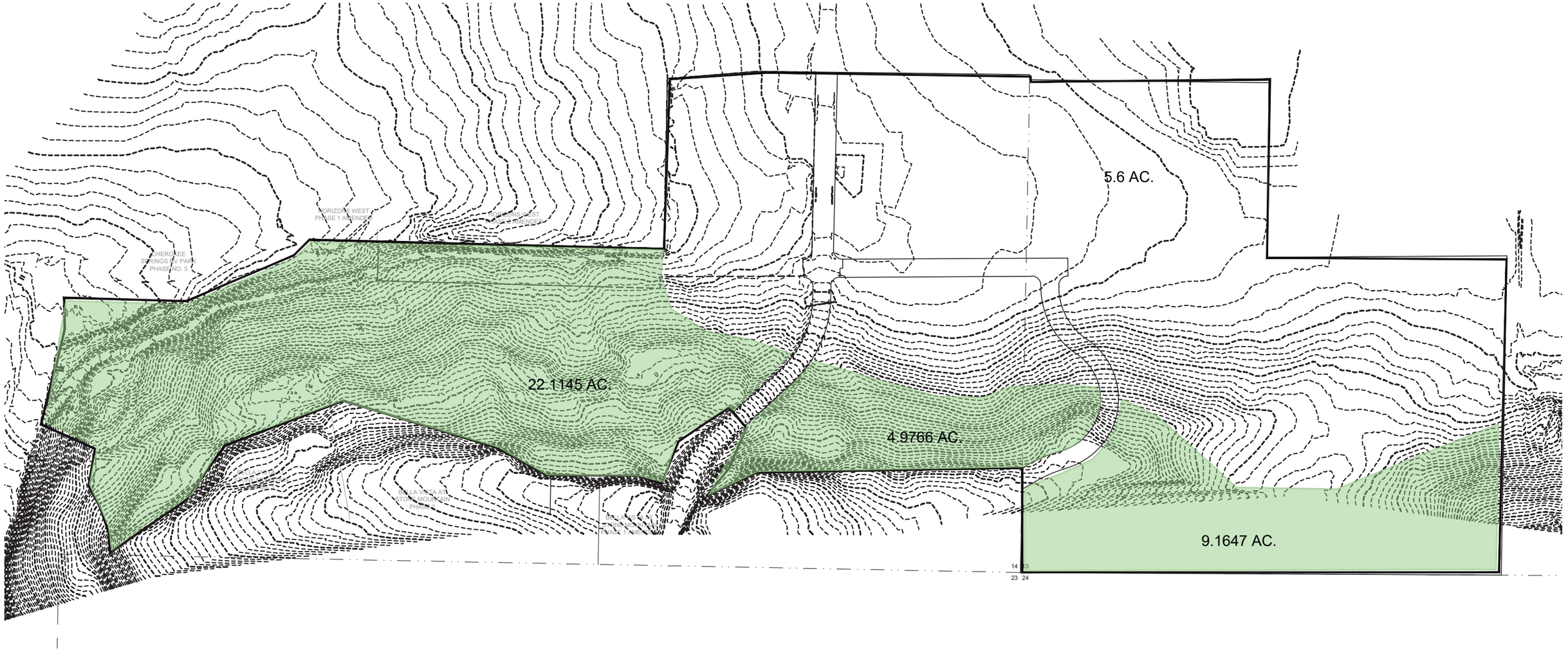
4 STORY OPTION WITH 2 UNITS ON FORTH
FLOOR AND ROOF TOP PATIO (PREMIUM UNIT)

BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 13
TOWNHOME
TOWNHOME
TOWNHOME
TOWNHOME
RV STORAGE
85 Spaces

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Total PUD Open Space



Total PUD open space	
Total land area	77.87 acres
Total open space	41.5 acres
Total % open space	53%

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Preliminary Site Development Calculations

PARKING REQUIREMENTS SUMMARY

APT. TYPE	UNITS	PERCENT	REQ'D. PARKING	MIN. PROVIDED
1BD. APTS.	36	22%	36	47
2BD. APTS.	104	63%	208	218
3BD. APTS.	24	15%	60	75
VISITOR SPACES			18	
TOTAL	**164**	**100%**	**322**	**340**

SITE AREA CALCULATIONS

DESCRIPTION	ACRES	%TOTAL
TOTAL SITE	13.9	
OPENSPACE	5.7	41%
FLOOR AREA	2.5	18%
RV STORAGE	1.9	14%
PARKING/ROAD	5.6	40%
TOTAL SITE	**15.7**	

DEVELOPMENT SUMMARY

APARTMENTS

BLDG.	FLOORS	UNITS	TYPE
1	3	12	1BD.
2	4	16	2BD.
3	4	16	2BD.
4	3	12	3BD.
5	3	12	2BD.
6	3	12	3BD.
7	3	12	2BD.
8	3	12	1BD.
9	3	12	2BD.
10	3	12	2BD.
11	3	12	2BD.
12	3	12	1BD.
13	3	12	2BD.
TOWN HOMES	2	27	3BD.
TOTAL UNITS		191	

Illustrative Plan View




4 STORY OPTION WITH 2 UNITS ON FORTH
FLOOR AND ROOF TOP PATIO (PREMIUM UNIT)

Preliminary view looking northeast



Preliminary view looking northeast



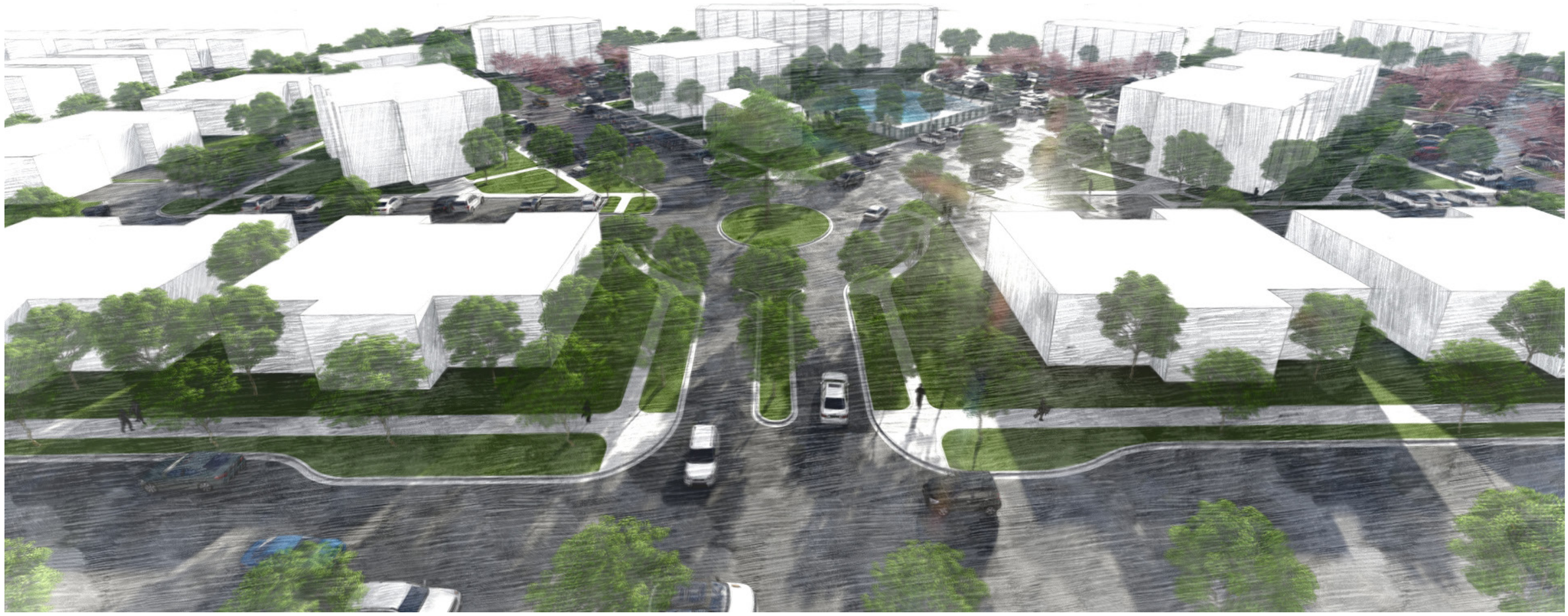
Preliminary view looking northwest



Preliminary view looking northwest



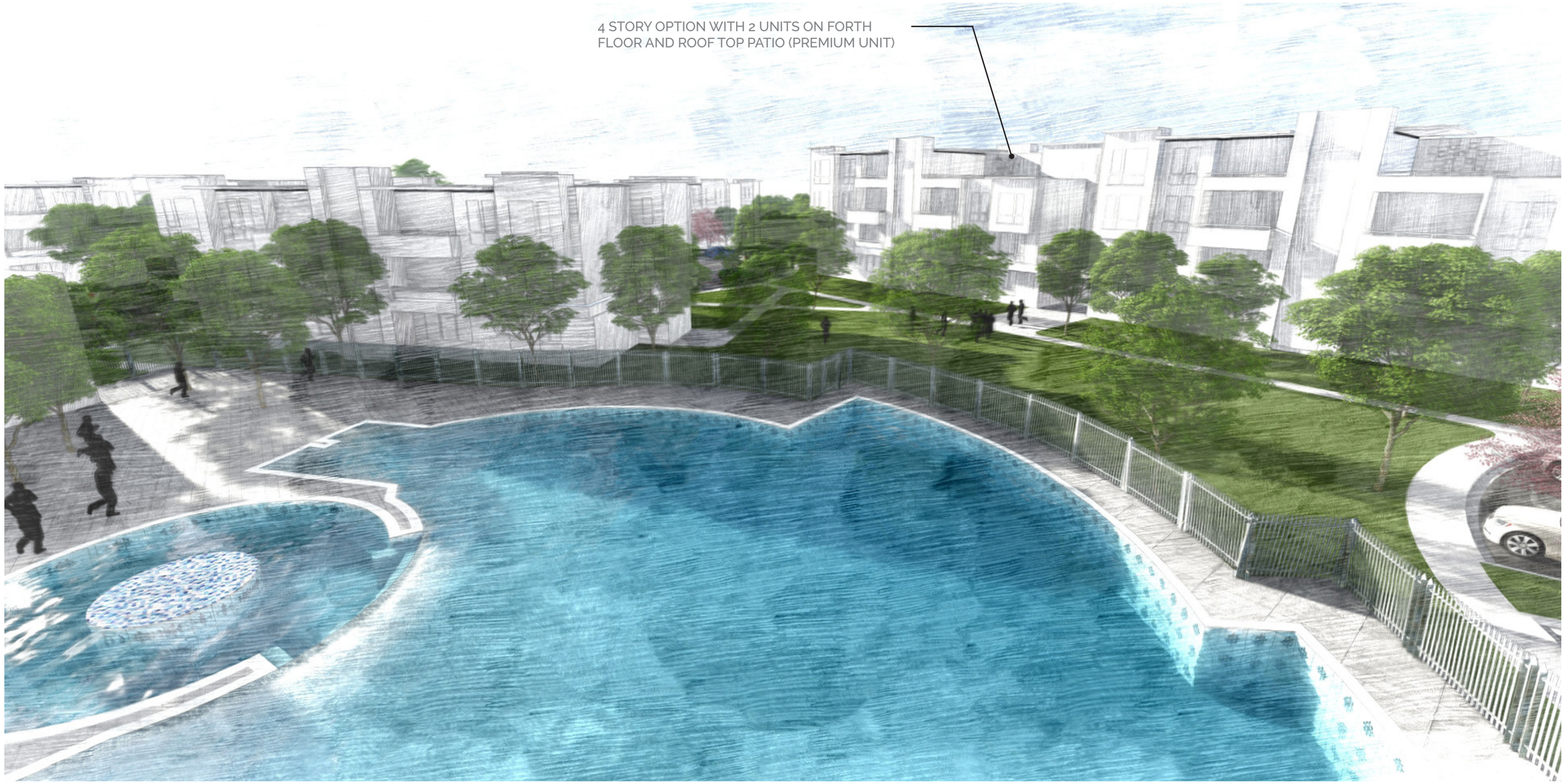
Preliminary view looking north



Preliminary view looking north



Preliminary View 3 and 4 Story Architecture Study Model



TOWN HOME CONCEPTS



APARTMENT CONCEPTS



Preliminary 3 story elevation



Preliminary Club House

APARTMENT CONCEPTS



Preliminary 3 story elevation

APARTMENT CONCEPTS



Preliminary 4 story elevation

APARTMENT CONCEPTS



Preliminary 4 story elevation

APARTMENT CONCEPTS



Optional 4 story W/ rooftop patio



Roof Top patio

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MASTER LANDSCAPE PLAN

Preliminary Planting Plan

TREES	BOTANICAL NAME	COMMON NAME
	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE
	FRAXINUS VELUTINA 'ARIZONA'	VELVET ASH
	PROSOPIS X 'PHOENIX' TM	HYBRID MESQUITE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE LOCUST
	ULMUS PARVIFOLIA 'SEMPERVIRENS'	CHINESE EVERGREEN ELM

SHRUBS	BOTANICAL NAME	COMMON NAME
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	CONVOLVULUS CNEORUM 'SNOW ANGEL'	BUSH MORNING GLORY
	DASYLIRION WHEELERI	GREY DESERT SPOON
	EUPHORBIA RIGIDA	YELLOW SPURGE
	LARREA TRIDENTATA	CREOSOTE BUSH
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	MUHLENBERGIA CAPILLARIS 'AUTUMN BLUSH'	PINK MUHLY
	PENSTEMON X 'PRAIRIE FIRE'	PRAIRIE FIRE BEARDTONGUE
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
	YUCCA PARVIFLORA	RED YUCCA

Preliminary Street Trees



Purple Robe



Hybrid Mesquite



Fraxinus Velutina



Ulmus Parvifolia

Shrubs and Ground Cover



Yellow Bird of Paradise



Desert Spoon



Bush Morning Glory



Penstemon

Landscape Zones



Desert Oasis



Desert Garden



Enhanced Desert