



DATE:	12/12/2019
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CURRNT:	SKULLC

LOCATED IN WASHINGTON, UTAH 84780

75 EAST 100 NORTH MINN, UTAH 84738 (435) 313-2267



PROPERTY ADDRESS = W-5-3-2-133
NORTH WEST CORNER OF WASHINGTON FIELDS RD

OWNER / DEVELOPER:
SMOOTHIE KINGS HOLDINGS, LLC
1173 SOUTH 230 WEST
ST. GEORGE, UT 84770
(435) 705-4474



LEGAL

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LEGAL

[illegible]

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- LANDSCAPE AREA / COMMON AREA / OPEN SPACE
- PRIVATE AREA
- LIMITED COMMON AREA
- ROADWAYS & PARKING AREAS ETC.

~~SITE DATA~~

GENERAL PLAN = MEDIUM DENSITY RESIDENTIAL
CURRENT ZONING = A-20
PROPOSED ZONING = PUD-R
TOTAL AREA = 381,704 SQ.FT. = 8.30 ACRES (100.0%)
DENSITY = 71 UNITS / 8.30 ACRES = 8.55 UNITS PER ACRE
PRIVATE AREA (HOME BUILDABLE AREA) = 85,910 SQ.FT. = 1.97 ACRES (23.6%)
COMMON AREA (OPEN SPACE PROVIDED) = 127,250 SQ.FT. = 2.92 ACRES (35.2%)
LIMITED COMMON AREA (DRIVEWAYS & BACKYARDS) = 44,482 SQ.FT. = 1.25 ACRES (15.0%)
ROADWAYS AREA = 94,052 SQ.FT. = 2.18 ACRES (28.0%)
IMPROVED LANDSCAPED AREA RECD. (20% OF SITE) = 72,340 SQ.FT. = 1.68 ACRES
IMPROVED LANDSCAPED AREA PROVIDED = 154,640 SQ.FT. = 3.55 ACRES
RECREATION AREA WITHIN LANDSCAPED AREA RECD. = 14,200 SQ.FT. = 0.32 ACRES
RECREATION AREA PROVIDED = 15,500 SQ.FT. = 0.35 ACRES
GUEST PARKING PROVIDED = 23 SPACES
WASHINGTON FIELDS ROAD 106' ROAD CROSS SECTION TO BE CONSTRUCTED HALF WIDTH
3925 SOUTH 50' ROAD CROSS SECTION TO BE CONSTRUCTED HALF WIDTH