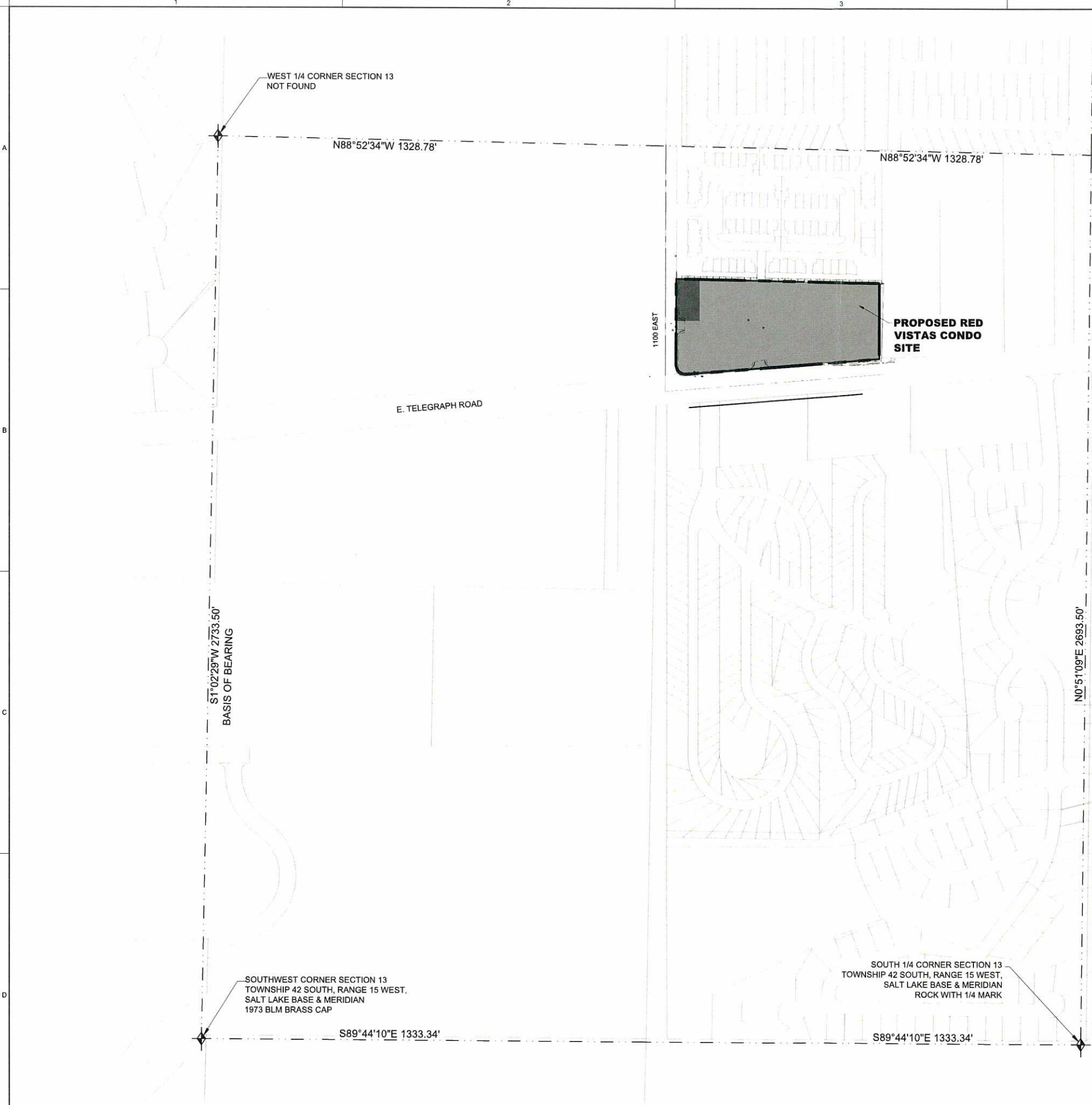
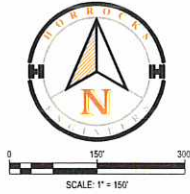
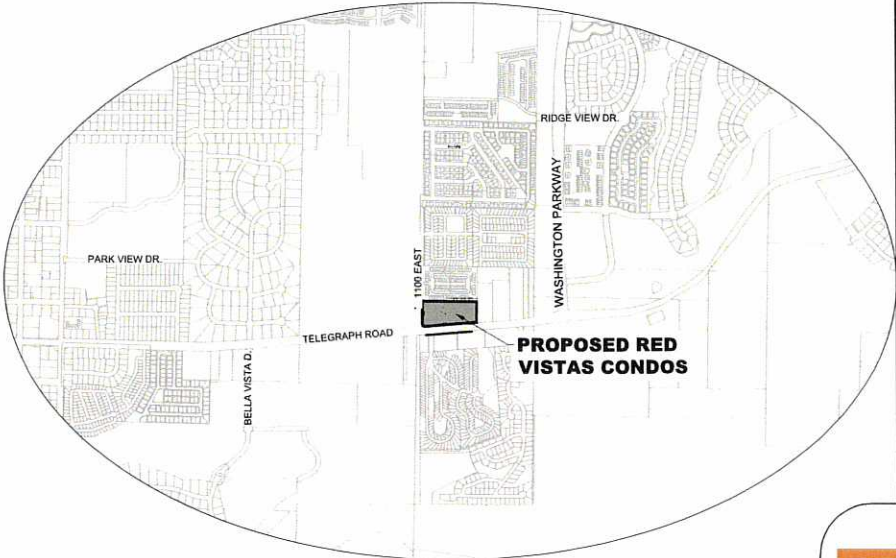




RED VISTA DEVELOPMENT OF OREM, LLC PARCEL DESCRIPTIONS:

PARCEL # W-BPCS-3-74, PARCEL # W-BPCS-3-75, and PARCEL # W-BPCS-3-76, HAVE THE FOLLOWING DESCRIPTION:
 BEG ON F/L BEING N89°58'56"E 1352.48 FT ALG C/S/L FM W1/4 COR SEC 13 T42S R15W; TH N89°58'46"E 657.62 FT; TH S0°48'E 629.35 FT; TH S84°13'12"W 659.86 FT; TH N0°58'W; 695.61 FT TO POB
 CONTAINING 3.68 AC



VICINITY MAP
SCALE 1" = 1000'

HORROCKS ENGINEERS

555 South Bluff St., Suite 101
St. George, UT 84770
(435) 966-7888
www.horrockss.com

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO	REVISIONS
DATE: 09-02-2020	REV # DATE
DESIGNED: BW	
DRAWN: JM	
CHECKED: BW	
PROJECT: UT-1835-1907	

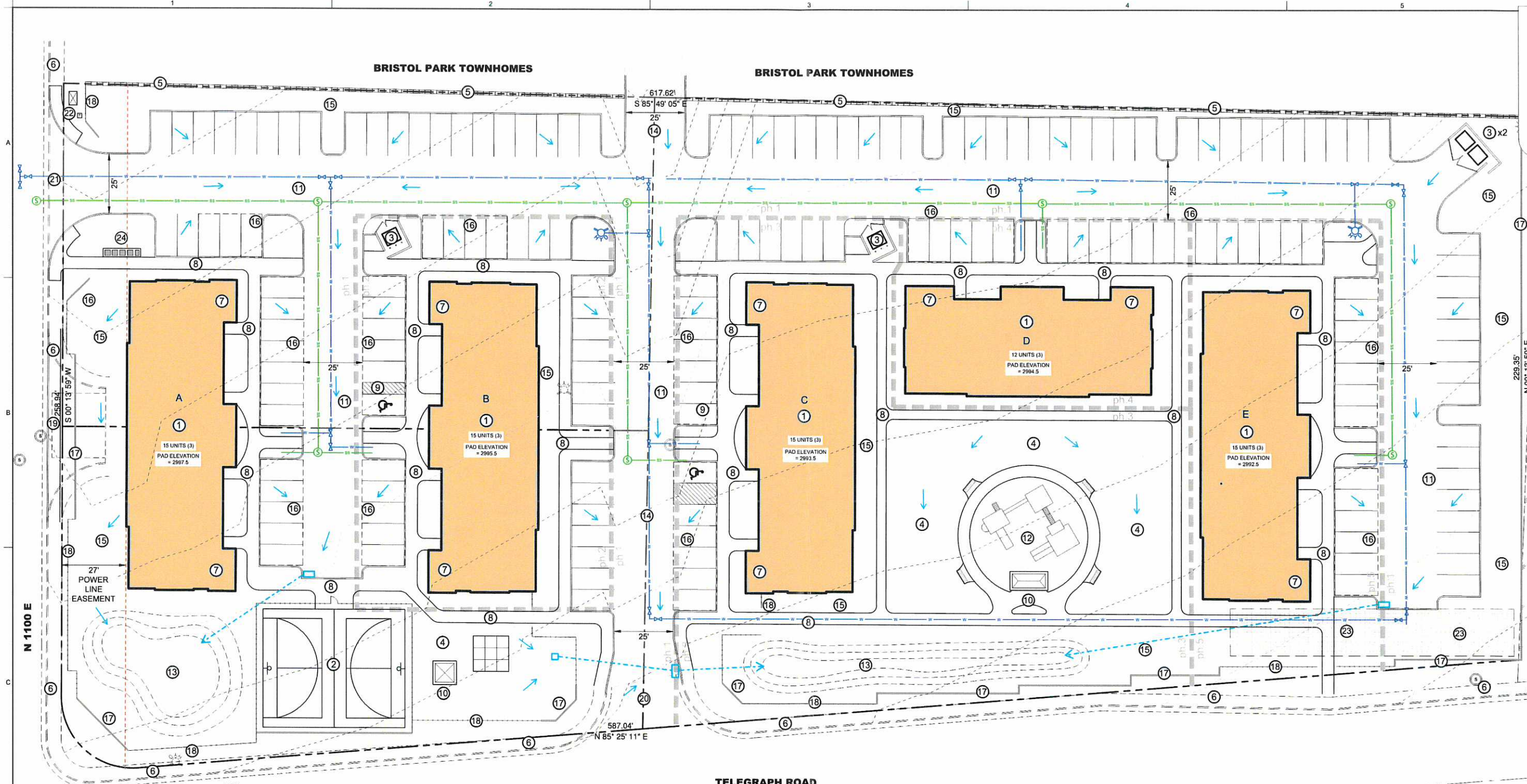
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT FOR RED VISTA FHA CONDOS

WASHINGTON, UTAH

PRELIMINARY PLAT

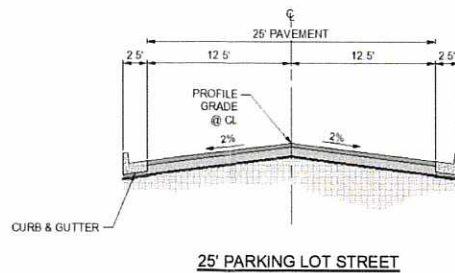
PP-1



SITE KEY NOTES

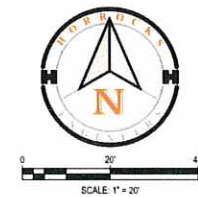
- | | |
|---|--|
| 1 NEW 3-STORY CONDO UNIT | 15 NEW LANDSCAPED COMMON AREA |
| 2 NEW PICKLEBALL/SPORT COURT | 16 NEW COVERED PARKING |
| 3 NEW 8-YD DUMPSTER ENCLOSURE | 17 NEW 6" CMU PRIVACY WALL |
| 4 NEW AMENITY AREA | 18 NEW 6" IRON PICKET FENCE |
| 5 EXISTING CMU PRIVACY WALL | 19 EXISTING ACCESS AND UTILITIES TO BE REMOVED AND RELOCATED PER CITY APPROVED METHODS |
| 6 EXISTING 5' SIDEWALK | 20 EXISTING ACCESS TO REMAIN |
| 7 NEW STAIR ACCESS | 21 NEW ACCESS W/ WATER+SEWER TIE-INS |
| 8 NEW 5' SIDEWALK | 22 NEW TRANSFORMER+TELECOM FROM STUBS |
| 9 NEW ADA STALLS | 23 NEW EMERGENCY VEHICLE LANE (20'X120') |
| 10 NEW SHADE PAVILLION | 24 NEW POST OFFICE BOXES (4) 16 UNIT, (1) 12 UNIT LOCKERS |
| 11 NEW 25' DRIVE AS REQ'D BY CITY WITH P.U.E. | |
| 12 NEW PLAYGROUND AREA | |
| 13 NEW LANDSCAPED DETENTION BASIN | |
| 14 25' ACCESS ESMT. TO BRISTOL PARK VIA DRIVE LANE TO TELEGRAPH ST. | |
- TOTAL SITE = 3.68 AC. (19.6 DU/AC)**
(72) 2-BD/1-BTH UNITS = 0.62 AC - 17%
167 PRKG. STALLS = 1.37 AC - 37%
2.3 STALLS / UNIT
SIDEWALKS = 0.18 AC - 5%
AMENITIES = 0.65 AC - 18%
LANDSCAPE = 0.88 AC - 23%

TELEGRAPH ROAD



LEGEND

- | | |
|--|--------------------------|
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | EXISTING SEWER MANHOLE |
| | PROPOSED WATER |
| | PROPOSED SEWER |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED DRAINAGE ARROWS |



WARNING
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DRAWING INFO		REVISIONS	
DATE	09-02-2020	REV #	DATE
DESIGNED	BW		
DRAWN	JM		
CHECKED	BW		
PROJECT	UT-1835-1907	*SEE GENERAL NOTES SHEET	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PRELIMINARY PLAT FOR RED VISTA FHA CONDOS

WASHINGTON, UTAH

PRELIMINARY PLAT