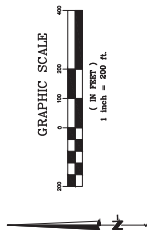
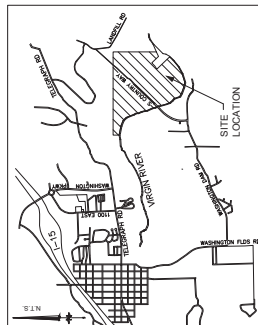


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OPEN SPACE AREA:

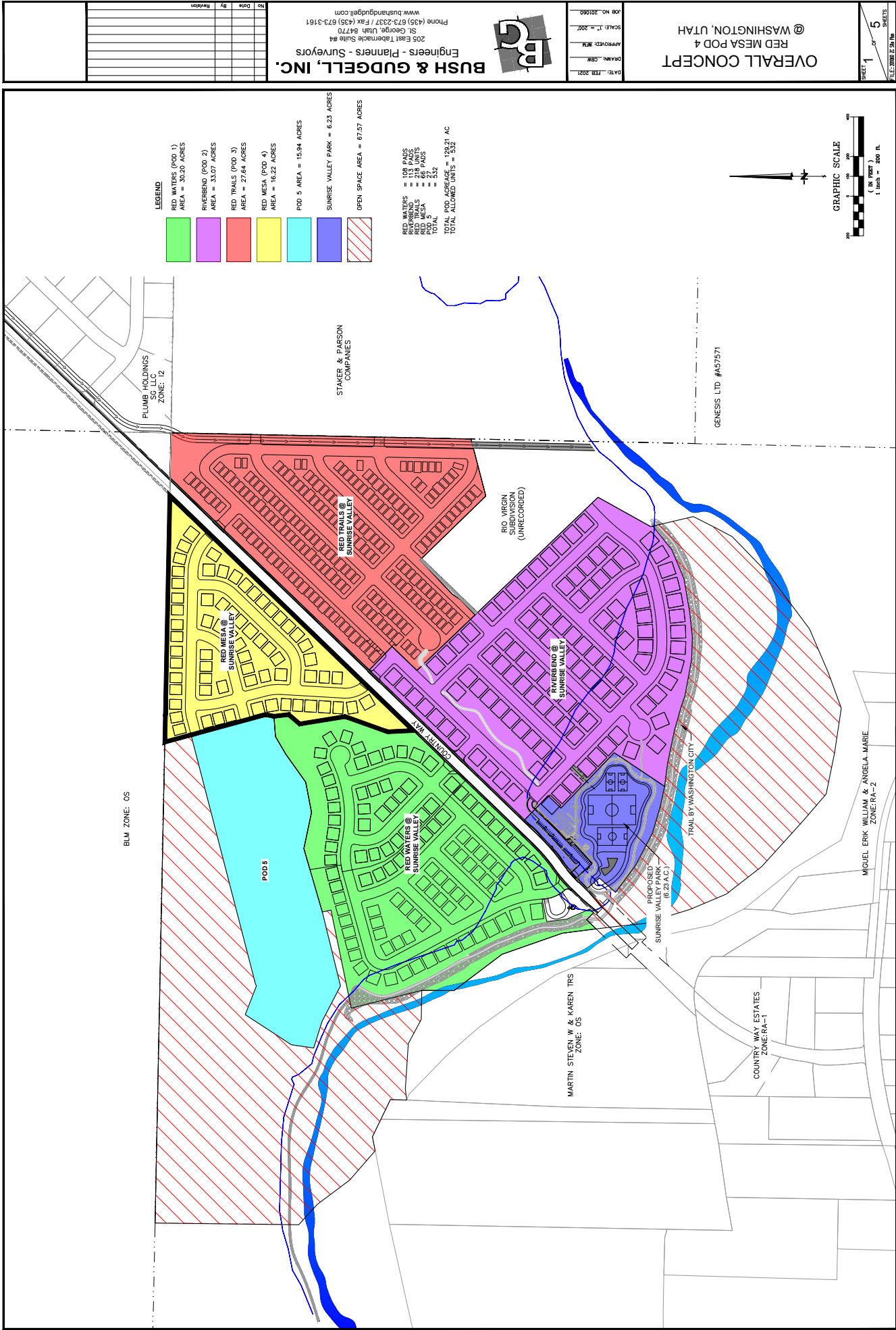
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NET CHANGE OF 95.07 ACRES

END

CE (69.12 ACRES)

UNIT DEVELOPMENT=532 UNITS (133.00 ACRES)



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

POD 4. CALCULATIONS		
PATIO HOMES	4.74 AC	29.22%
ROAD ROW	3.69 AC	22.75%
COMMON / OPEN SPACE	4.48 AC	27.62%
LIMITED COMMON	3.31 AC	20.41%
TOTAL	16.22 AC	100%
DENSITY = 66 / 16.22 = 4.07 D.U./ACRE		
SETBACKS		
FRONT = 20'		
REAR = 20'		
SIDE = 10'		

Figure 1 is a cross-sectional diagram of a 50 ft wide right-of-way. The total width is labeled as 50.0' RIGHT-OF-WAY. The components from left to right are: a 3.0' sidewalk, a 17.0' asphalt road, a 2.0' shoulder, a 2.0' slope, a 2.0' slope, a 2.0' shoulder, a 2.0' slope, a 2.0' shoulder, and a 2.0' slope. The rightmost section is labeled 'PAVEMENT SURFACE CURB & GUTTER'.

OWNER / DEVELOPER
MIDCON LLC
1842 SOUTH 3430 EAST
ST. GEORGE, UT 84790

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT
BUSH AND GUGGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY

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1-800-662-4111

SEE LISTING PAGE 100

NOTE: LOTS LISTED BELOW ARE SUBJECT TO TWO STORY RESTRICTION. IF ADJACENT UNIT ON EITHER SIDE IS CONSTRUCTED WITH A SECOND STORY, THE UNIT IN QUESTION WILL BE RESTRICTED TO A SINGLE STORY.	LOTS WITH TWO STORY RESTRICTIONS		NOTE: ALL BUILDINGS WILL HAVE A MINIMUM SEPARATION OF 10' FROM EACH OTHER.
	LOT #	566, 10-12, 16-25, 33-39, 42-44, 47&48, 50&51 56&57, 62-65	

The diagram illustrates a building layout with three main sections: a central 'PUBLIC ROW' and two side 'PRIVATE ROW' areas. The central section features a 'LIMITED COMMON' area with a '100% ROW' and a '100% ROW' area. The side sections have '100% ROW' areas. The building is labeled 'N.T.S.' (Not To Scale).

POD LEGEND

	PATIO HOMES 66 LOTS SHOWN
	PUBLIC ROW
	LIMITED COMMON EASEMENT

RED MESA UTILITY DETAIL

BLM ZONE: OS

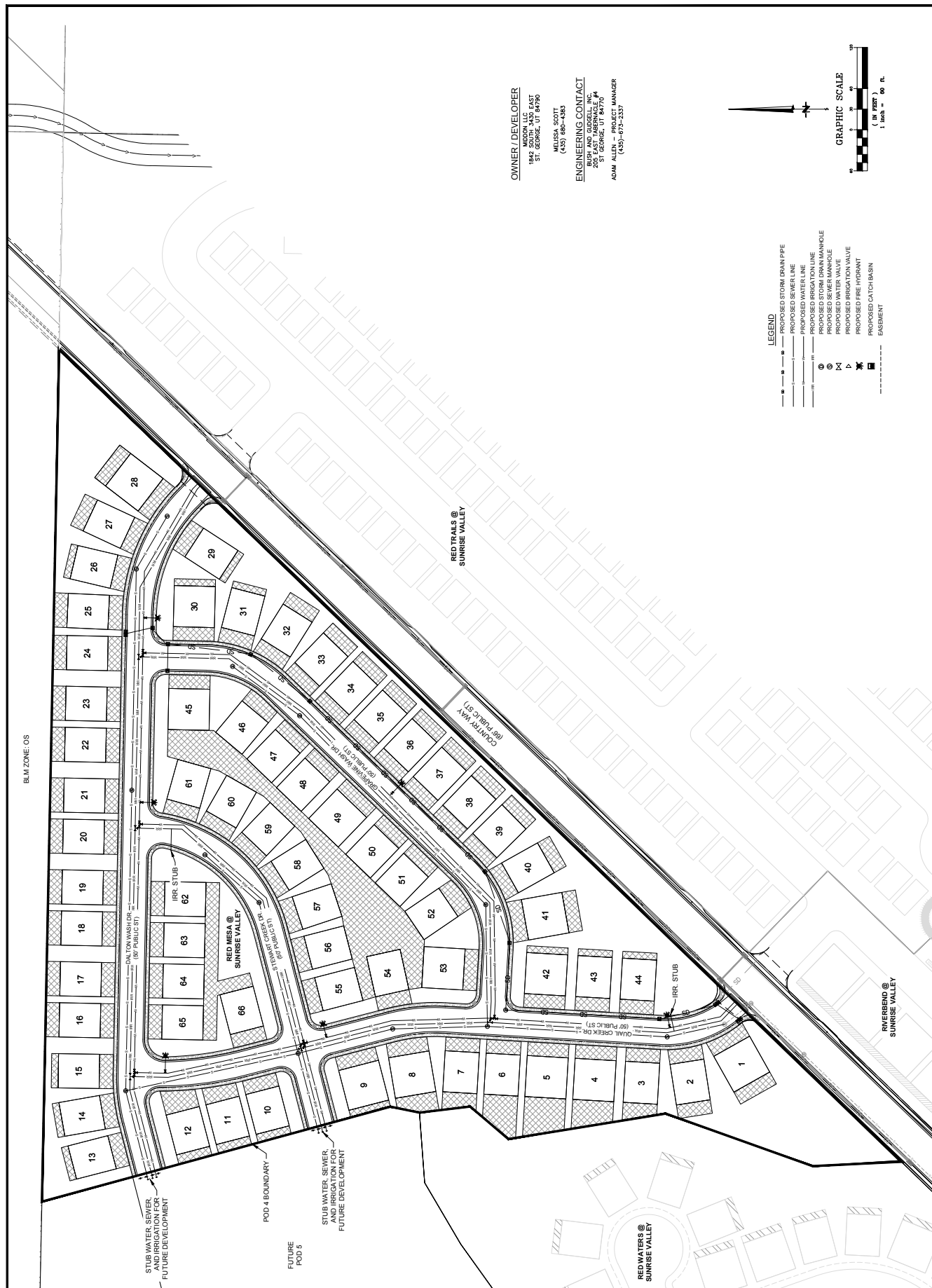
RED WATERS @
SUNRISE VALLEY

RIVERBEND @
SUNRISE VALLEY

UTILITY PLAN

DATE: FEB 2021
DRAWN: CBW
APPROVED: WCM
SCALE: 1" = 60'
JOB NO. 201060

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Engineers - Planners - Surveyors
205 East Tabernacle Suite 44
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
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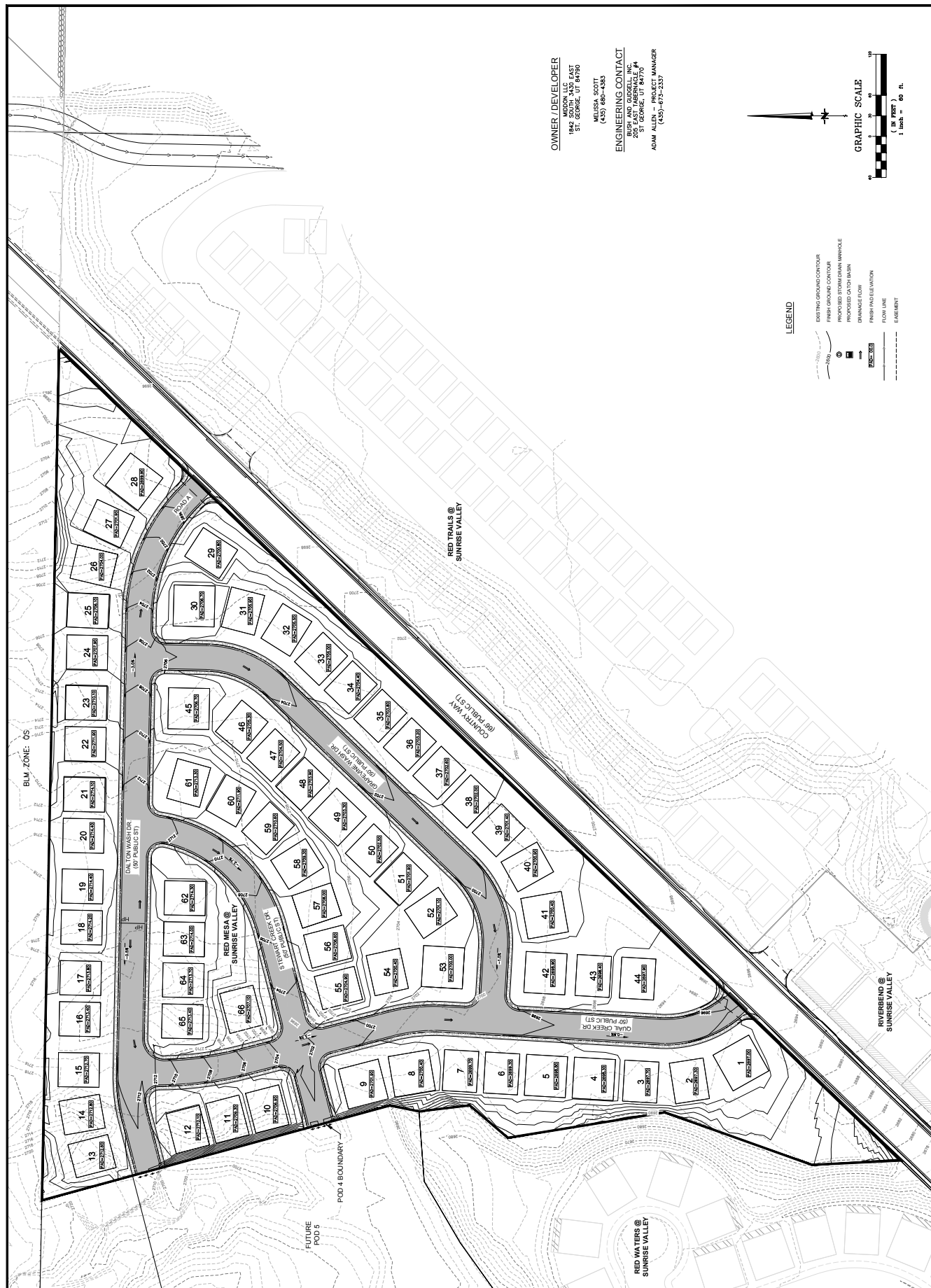


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GRADING PLAN
RED WATERS POD 4
WASHINGTON, UTAH

DATE: FEB 2021
DRAWN: CBW
APPROVED: WCM
SCALE: 1" = 60'
JOB NO. 201060

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[illegible]

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	<i>Chilopsis linearis</i>	Desert Willow	24" box	per plan
	<i>Fraxinus oxyrostra</i> 'Raywood'	Raywood Ash	24" box	per plan
	<i>Quercus virginiana</i>	Southern Live Oak	24" box	per plan
SHRUBS				
	<i>Ceanothus glauus</i>	Bird of Paradise	5 gal.	48" o.c.
	<i>Calamagrostis x acutifolia</i>	Karl Forester Calamagrostis	5 gal.	42" o.c.
	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	15 gal.	36" o.c.
	<i>Daylilyon wheeleri</i>	Spoon Yucca	5 gal.	42" o.c.
	<i>Leucophysalum x 'Heavenly cloud'</i>	Texas Sage	5 gal.	42" o.c.
	<i>Salvia sylvestris</i> 'Minkant'	May Night Sage	5 gal.	36" o.c.
	1 1/4" Rebel Red Rock Mulch			
	Decorative rock mulch			
	Local Sourced Turf Sod			
	Parcel Area			

