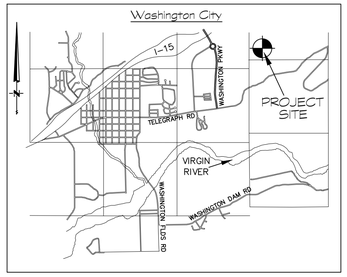


LEGAL DESCRIPTION

BEGINNING AT A POINT S 1°01'58" W 2517.47 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE S 51°36'13" E 87.72 FEET; THENCE S 4°25'37" E 161.56 FEET; THENCE S 13°49'05" W 203.23 FEET; THENCE S 5°02'07" E 57.26 FEET; THENCE S 16°27'23" E 105.64 FEET; THENCE S 1°57'04" E 271.48 FEET; THENCE S 14°11'40" W 162.96 FEET; THENCE S 2°59'30" W 126.70 FEET; THENCE S 15°59'31" W 197.06 FEET; THENCE S 1°02'42" W 79.91 FEET TO A POINT ON A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 27°44'39" W; THENCE ALONG THE ARC OF SAID CURVE 391.52 FEET THROUGH A CENTRAL ANGLE OF 42°19'30"; THENCE N 75°25'09" W 46.55 FEET TO A POINT ON A 700.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 86.08 FEET THROUGH A CENTRAL ANGLE OF 7°02'46" TO A POINT ON THE EAST END OF GRAPEVINE CROSSING ROADWAY DEDICATED AS ENTRY 20070010006, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID ROADWAY THE FOLLOWING TWO (2) COURSES, (1) N 7°32'05" E 40.00 FEET TO A POINT ON A 740.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 7°32'05" W; (2) THENCE ALONG THE ARC OF SAID CURVE 3.02 FEET THROUGH A CENTRAL ANGLE OF 0°14'02", THENCE N 1°34'48" E 160.45 FEET; THENCE N 11°58'55" W 176.70 FEET; THENCE N 9°28'50" E 178.77 FEET; THENCE N 6°26'01" W 151.34 FEET; THENCE N 11°42'44" E 63.55 FEET; THENCE N 2°31'26" E 29.57 FEET; THENCE N 23°50'13" W 38.91 FEET; THENCE N 62°29'26" W 38.94 FEET; THENCE N 42°29'28" W 34.27 FEET; THENCE N 13°38'11" W 18.60 FEET; THENCE N 45°55'44" W 39.40 FEET; THENCE N 25°42'11" E 59.77 FEET; THENCE N 36°25'11" E 166.95 FEET; THENCE N 0°48'40" W 99.52 FEET; THENCE N 25°56'12" E 292.60 FEET; THENCE S 89°18'13" E 63.96 FEET; THENCE N 54°20'50" E 67.67 FEET; THENCE S 43°46'25" E 127.56 FEET; THENCE S 51°36'13" E 162.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 839,154 SQ FT OR 19.264 ACRES MORE OR LESS

FEMA 100 YEAR FLOOD PLAIN LINE

FUTURE DETENTION BASIN AREA (NOT PART OF THIS PROJECT)

P.O.B.

S 51°36'13" E 87.72'

S 4°25'37" E 161.56'

S 13°49'05" W 203.23'

S 5°02'07" E 57.26'

S 16°27'23" E 105.64'

S 1°57'04" E 271.48'

S 14°11'40" W 162.96'

S 2°59'30" W 126.70'

S 15°59'31" W 197.06'

S 1°02'42" W 79.91'

N 27°44'39" W

S 51°36'13" E 162.76'

S 43°46'25" E 127.56'

N 54°20'50" E 67.67'

S 89°18'13" E 63.96'

N 25°56'12" E 292.60'

N 0°48'40" W 99.52'

N 36°25'11" E 166.95'

N 25°42'11" E 59.77'

N 45°55'44" W 39.40'

N 13°38'11" W 18.60'

N 42°29'28" W 34.27'

N 62°29'26" W 38.94'

N 23°50'13" W 38.91'

N 2°31'26" E 29.57'

N 11°42'44" E 63.55'

N 6°26'01" W 151.34'

N 9°28'50" E 178.77'

N 30°15'26" E 115.39'

N 11°58'55" W 176.70'

N 1°34'48" E 160.45'

R=740.00'
L=3.02'
Δ=0°14'02"
T=1.51'

N 7°32'05" E 40.00'

R=700.00'
L=86.08'
Δ=7°02'46"
T=43.10'

N 75°25'09" W 46.55'

R=530.00'
L=391.52'
Δ=42°19'30"
T=205.18'

34' PRIVATE STREET

24' PRIVATE ALLEY

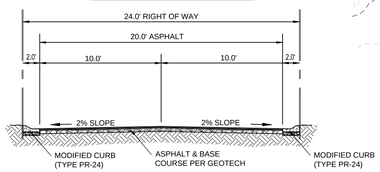
GRAPEVINE CROSSING

PROPOSED SCHOOL

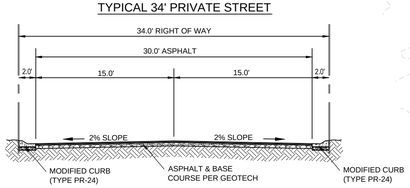
AREA 4

COPPER LEAF

TYPICAL 24' PRIVATE ALLEY



TYPICAL 34' PRIVATE STREET



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

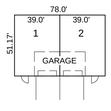
LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- COMMUNITY MAILBOX LOCATION

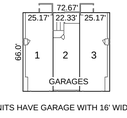
NOTE:
PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLES PHASES.

TYPICAL UNIT

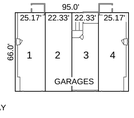
TWIN HOME



3-PLEX



4-PLEX



*ALL UNITS HAVE GARAGE WITH 16' WIDE DRIVEWAY

PARKING
3 & 4-PLEX
TOTAL 3 & 4-PLEX UNITS (INTERIOR): 84
PARKING REQUIRED: 168
PROVIDED: 198 (84 GARAGE & 114 OPEN STALLS)

TWIN HOME
TOTAL TWIN HOME UNITS (EXTERIOR): 60
PARKING REQUIRED: 120
PROVIDED: 120 (60 GARAGE & 60 DRIVEWAY)

PROJECT INFO
TOTAL AREA: 19.26 ACRES
UNITS: 144 UNITS
DENSITY: 7.5 D.U./ACRE

PRIVATE STREETS
W/ COMMON OPEN SPACE

OWNER / DEVELOPER
SCHOOL INSTITUTIONAL TRUST LANDS ADMINISTRATION (SITLA)
2303 NORTH CORAL CANYON BLVD
WASHINGTON, UT 84780
AARON LANGSTON
435-652-2950

BRENNAN HOLDINGS NO 100, LLC
(DEVELOPMENT LEASE)
205 E. TABERNACLE #4
ST. GEORGE, UT 84770

JIM RAINES
435-668-3641

PRELIMINARY PLAT
THE CASITAS AT SIENNA HILLS
AREA 3

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

No.	Date	By	Revision
1.	2/24/14	BLW	STREET CROSS SECTION & FIRE MARSHAL

DATE: 2/04/14
DRAWN: BLW
APPROVED:
SCALE: 1" = 60'
JOB NO. 131234

PRELIMINARY PLAT
THE CASITAS AT SIENNA HILLS
LOCATED IN WASHINGTON, UT

SHEET 1 OF 1 SHEETS
FILE: 131234