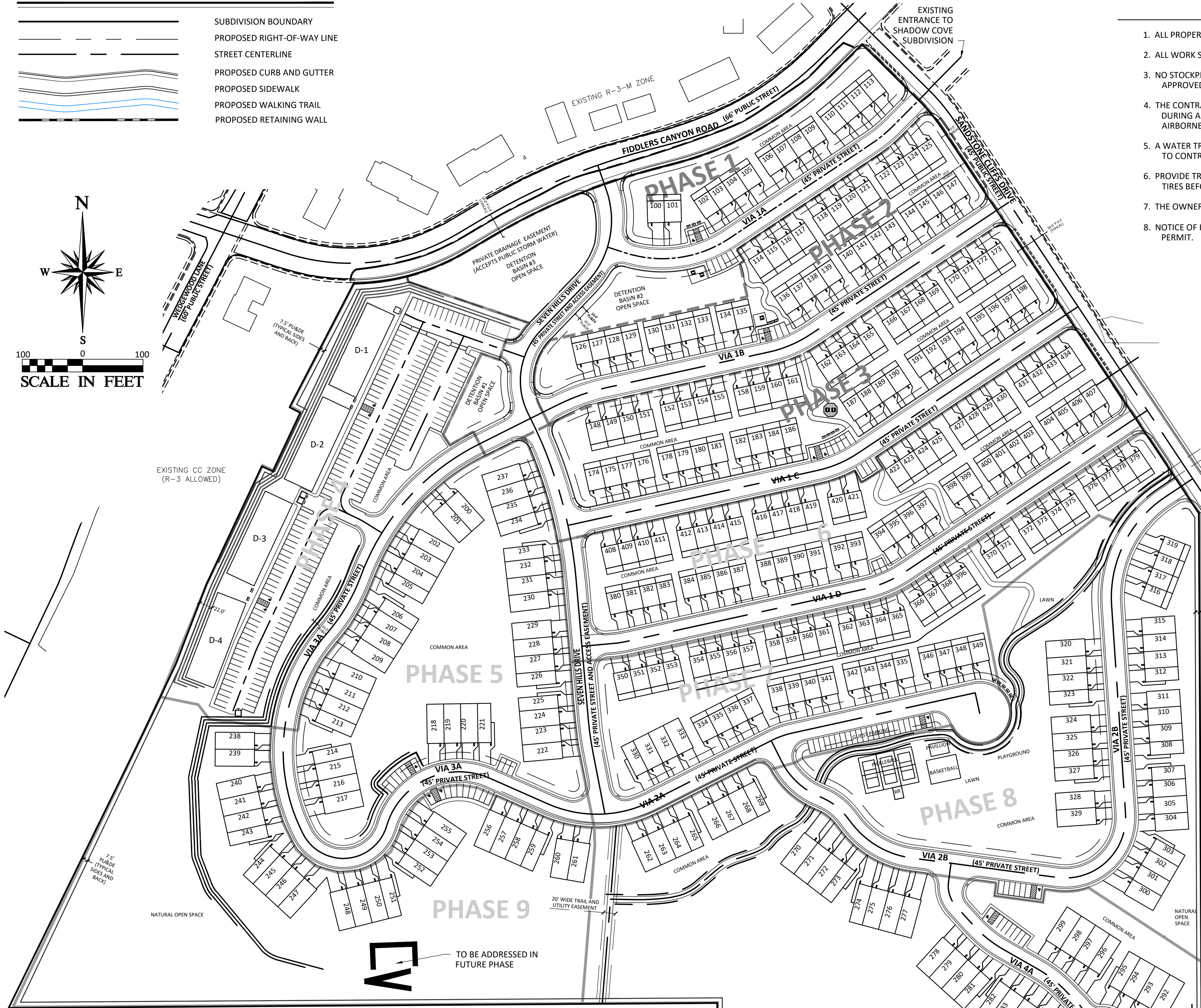
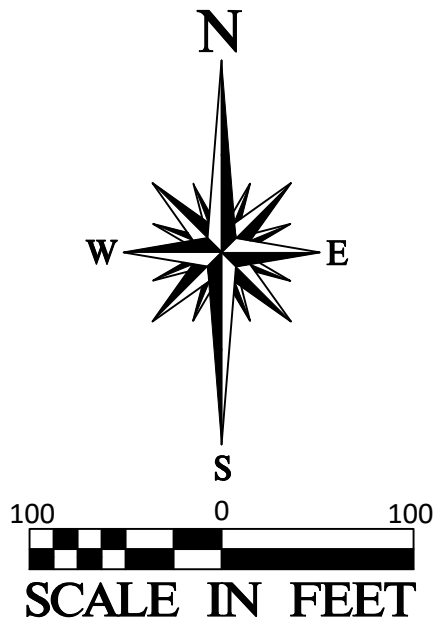
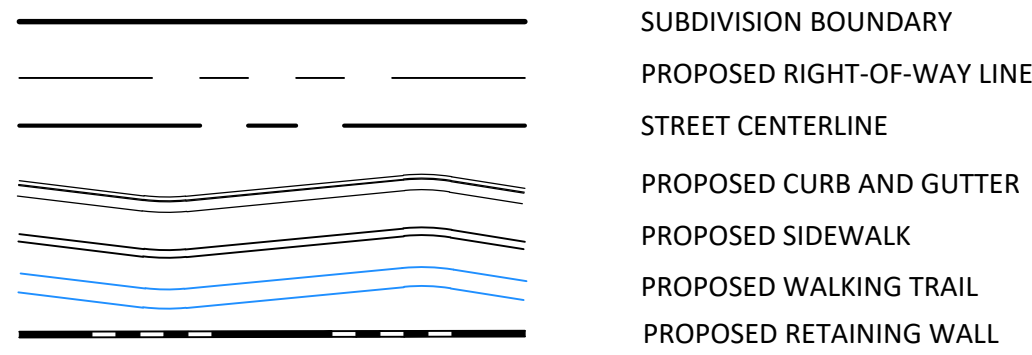


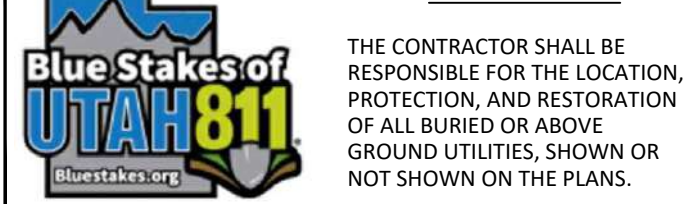
LEGEND



UTILITY CONTACTS

POWER: ROCKY MTN. POWER - KENDALL CRIPPS	(435) 865-3380
GAS: QUESTAR GAS - JIM MCPHIE	(435) 865-6255
CENTURY LINK - DENNIS JOHNSON	(435) 463-4279
OPTIMUM COMMUNICATIONS - MARK MARTELL	(435) 568-8334
WATER: CEDAR CITY - ROB MITCHELL	(435) 586-2968
STREETS: CEDAR CITY - JEFF HUNTER	(435) 586-2912
STORM DRAIN: CEDAR CITY-JEFF HUNTER	(435) 586-2912
SEWER: CEDAR CITY - RANDY CLOVE	(435) 865-6922
ENGINEERING: CEDAR CITY - JONATHAN STATHIS	(435) 586-2963

NOTICE!



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CEDAR CITY STANDARDS

APARTMENTS = 18 APARTMENTS
(TYPICAL)

SMALL TOWN HOUSE
(TYPICAL)

TOWN HOUSE
(TYPICAL)

ALTERNATE TOWN HOUSE
(TYPICAL)

APPROVAL BY CEDAR CITY CORPORATION

JONATHAN STATHIS
CITY ENGINEER

RYAN MARSHALL
PUBLIC WORKS DIRECTOR

SITE DATUM
S/W COR. SEC. 36, T35S,
R11W, SLB&M
1988 IRON COUNTY B/C
N 117673.6884
E 118304.6714
ELEVATION= 6057.790

GENERAL NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- ALL WORK SHALL BE CONTAINED ONTO PROPERTY ONLY.
- NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- PROVIDE TRACKING PAD FOR REMOVAL OF ONSITE MATERIAL FROM VEHICLE TIRES BEFORE ENTERING A PUBLIC STREET.
- THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.
- NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING GRADING PERMIT.

SHEET INDEX		
SHEET #	PAGE	DESCRIPTION
C-C1	1	COVER SHEET
C-S1 & C-S2	2-3	SITE PLAN
C-U1 & C-U2	4-5	UTILITY PLANS
C-G1 & C-G2	6-7	GRADING PLAN
C-G3	8	BUILDING CROSS-SECTIONS
C-PP1 THRU C-PP6	9-13	PLAN & PROFILE
C-DR1	14	DRAINAGE PLAN
C-DR2	15	DRAINAGE TABLES
C-D1 THRU C-D5	16-20	DETAILS
C-S51 & C-S52	21-22	SIGNS & STRIPING
C-L1	23	LANDSCAPING PLAN
C-E1	24	TEMPORARY EROSION CONTROL PLAN

PARKING SUMMARY

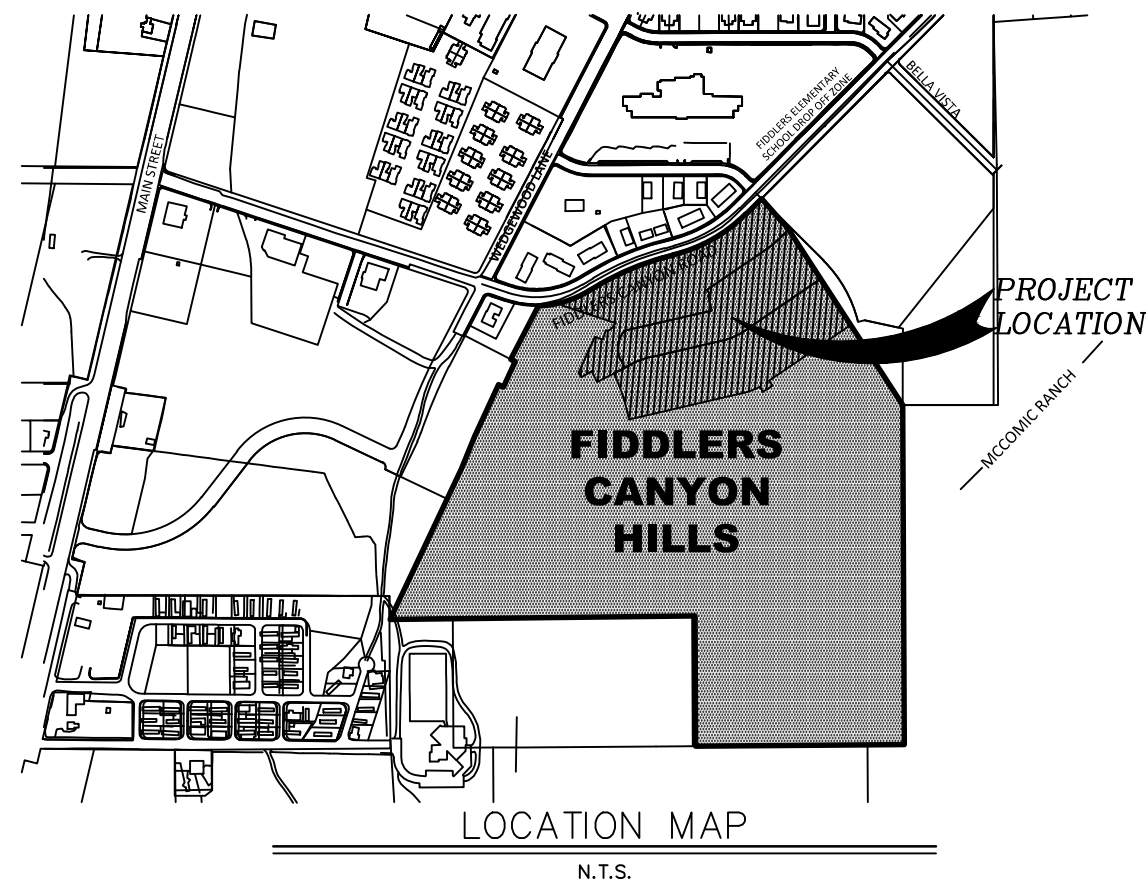
PHASE	REQUIRED	PROVIDED
1	58	58
2	140	140
3	202	203
4	188	200
5	157	158
6	222	219
7	205	222
8	123	132
9	99	130
10	157	160
Total	1547	1594

DEVELOPER INFORMATION

Fiddlers Canyon Hills, LLC.
RICHARD WOLPER
7026 SOUTH 900 EAST
MIDVALE, UTAH 84047
801-301-3007
RICH@MARK25HOMES.COM
RUSS@MARK25HOMES.COM

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS
STEVE KAMLOWSKY, P.E.
163 W 1600 S #5
ST. GEORGE, UTAH 84770
435-628-4700
STEVE@BROWNCIVIL.COM



ZONE: R-3-M

SETBACKS:
FRONT = 25'
SIDE = 10'
BACK = 10'

FLOOD ZONE:
ZONE C, FIRM PANEL 490074-0002-8 OCTOBER 16, 1984
AIRPORT OVERLAY CATEGORY: TPZ AND AIZ

TOTAL AREA = 58.7613 ACRES

PROJECT USE:
TOWN HOMES (UNITS) = 331
APARTMENTS (UNITS) = 72
TOTAL UNITS = 403
DENSITY = 7.0 UNITS / ACRE

MAX. BASE DENSITY BASED ON SLOPE

SLOPE	AREA	BASE DENSITY FACTOR	ADJUSTED AREA
0%-20%=	20.12 AC.	1.0	20.12 ACRES
20%-35%=	22.10 AC.	0.5	11.05 ACRES
35%+ =	16.35 AC.	0.0	0 ACRES
			TOTAL: 31.17 ACRES

31.17 AC (24 UNITS/AC.) = 748 UNITS TOTAL ALLOWABLE

LAND USE:
STRUCTURES = 10.3597 ACRES 17.63%
LIMITED COMMON AREAS = 3.7625 ACRES 6.40%
COMMON AREAS = 18.5613 ACRES 31.60%
ROAD, PARKING & SIDEWALKS = 11.0185 ACRES 18.75%
UNDISTURBED OPEN AREA = 15.0575 ACRES 25.62%

LANDSCAPING:
PERMANENT LANDSCAPING CALCULATION AREA (PLCA)
TOTAL PROJECT AREA= 58.76 ACRES
SLOPE GREATER THAN 20%= 38.45 ACRES
SLOPE LESS THAN 20%= 20.31 ACRES
0.15(20.31)= 3.05 ACRES= REQUIRED PERMANENT LANDSCAPING
PROVIDED LANDSCAPE AREAS= 3.2887 ACRES
(ALL COMMON AREAS TO HAVE PERMANENT LANDSCAPING)

OPEN SPACE:
403 UNITS X 150 SQ.FT./UNIT = 1.39 ACRES MINIMUM

PARKING:

- ALL 336 TOWNHOME UNITS SHALL BE 3 BEDROOM, HAVE A 2 CAR GARAGE AND 2 PARKING SPACES ON PRIVATE DRIVEWAY TO FULFILL PARKING REQUIREMENTS
1.3 PER BEDROOM = 1.314 SPACES REQUIRED
1,418 SPACES PROVIDED
GUEST SPACES: 336 UNITS X 0.2 SPACES/UNIT
= 68 SPACES REQUIRED
70 SPACES PROVIDED
- APARTMENTS: 72 (2)BEDROOM UNITS @ 1.3 SPACES PER BEDROOM
= 188 SPACES REQUIRED,
196 SPACES PROVIDED
- ACCESSIBLE: 196+70 @ 2% = 17 REQUIRED, 24 PROVIDED

NOTES:

- STATIC WATER PRESSURE AT THE INTERSECTION OF SANDSTONE CLIFFS DR AND FIDDLER'S CANYON ROAD IS 72 P.S.I.
- PRELIMINARY SOILS REVIEW INDICATES SANDY/GRAVELLY SOIL. SOILS REPORT WILL BE PROVIDED DURING CONSTRUCTION REVIEW.
- THIS PROJECT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE (WUI) ZONE.
- ALL PRIVATE STREETS AND COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
- TOTAL WATER RIGHTS PROVIDED = 40 ACRES. AN ADDITIONAL 18.76 ACRES NEEDS TO EITHER BE DEEDED TO CEDAR CITY FOR UNDEVELOPED SPACE, OR PLACED IN A CONSERVATION EASEMENT AT THE TIME OF FINAL PLAT APPROVAL.
- TRASH SERVICE WILL BE PRIVATE. APARTMENTS WILL HAVE TRASH ENCLOSURES. TOWNHOMES WILL HAVE INDIVIDUAL CANS.
- PRIVACY WALL IS PROPOSED ALONG ALL PUBLIC STREETS AND WEST PROPERTY LINE.
- ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
- WATER LINES ARE PRIVATE BEYOND THE METER.
- SEWER LINES ARE PRIVATE.
- STORM DRAIN LINES ARE PRIVATE; DETENTION BASIN #3 WILL HAVE A PUBLIC DRAINAGE EASEMENT DEDICATED BY A SEPARATE DOCUMENT.
- ALL LATITUDE, LONGITUDE & ELEVATION VALUES ARE ON THE CEDAR CITY COORDINATE SYSTEM

CONSTRUCTION PLANS

FOR

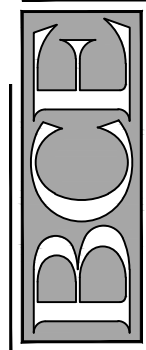
FIDDLERS CANYON HILLS - PHASE 1-3

PLANNED UNIT DEVELOPMENT

LOCATED IN SE 1/4 SECTION 35, T35S, R11W
CEDAR CITY, UTAH

NO.	DESCRIPTION	REVISIONS	
		DATE	BY

BROWN CONSULTING ENGINEERS, P.C.



CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

COVER SHEET FOR
FIDDLERS CANYON HILLS - PHASE 1-3
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, T35S, R11W SLB&M
CEDAR CITY, UTAH



CHECKED BY: SK
DRAWN BY: ADJ
DATE: 11/06/2023
JOB NO.: 21-100

SCALE:
1"=100'

SHEET NO.:
C-C1

