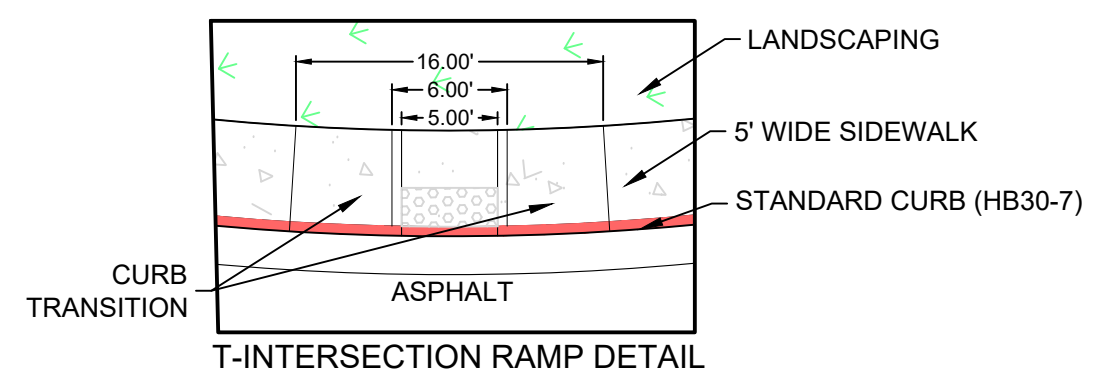
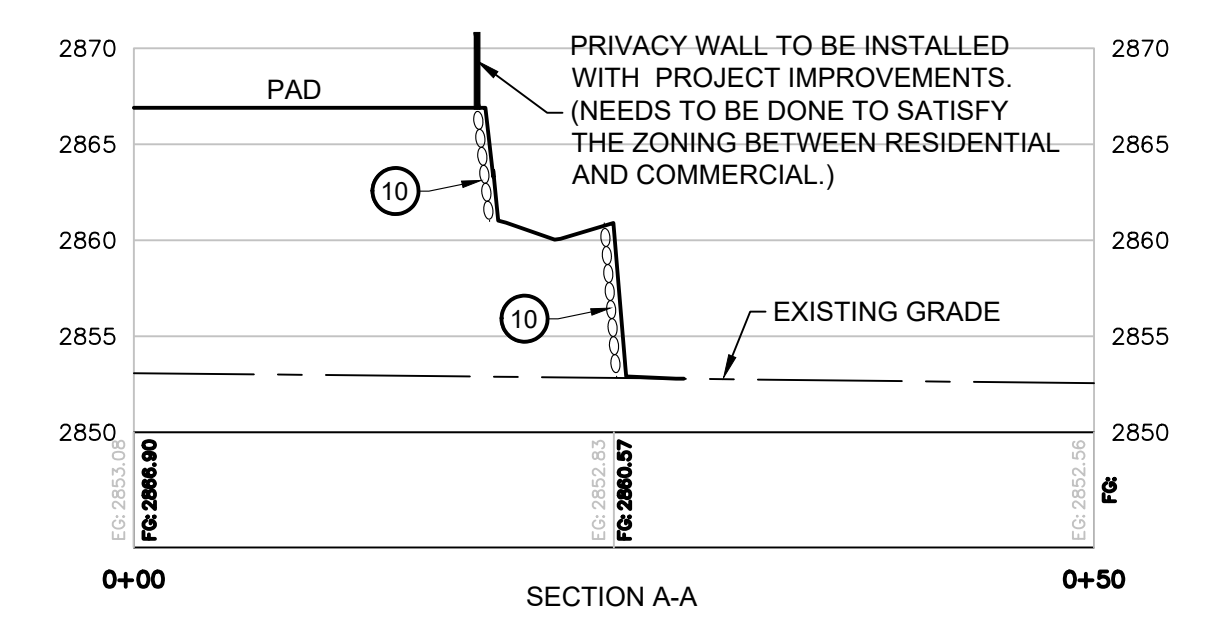


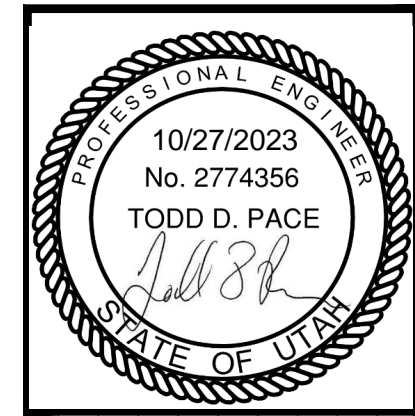
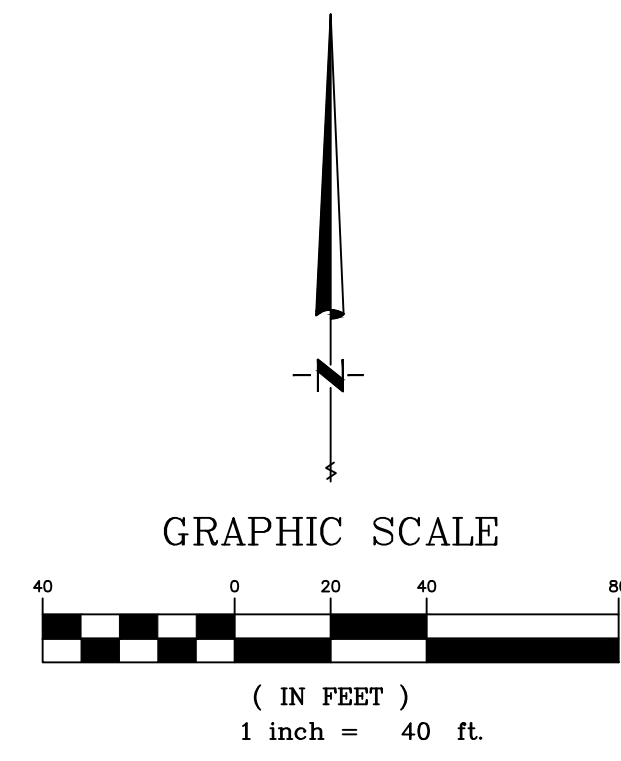
- KEYED NOTES**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 MODIFIED CURB & GUTTER (TYPE RU30) PER CITY STD. DWG. NO. 101
 - 2 PROJECT BOUNDARY / LIMITS OF CONSTRUCTION
 - 3 5' WIDE PEDESTRIAN RAMP PER CITY STD. DWG. NO. 121
 - 4 8' WIDE PEDESTRIAN RAMP PER CITY STD. DWG. NO. 121
 - 5 5' SIDEWALK PER CITY STANDARD DWG. NO. 120
 - 6 MODIFIED TO STANDARD CURB TRANSITION PER DETAIL SHEET C9.1
 - 7 STANDARD CURB & GUTTER (TYPE HB30-7) PER CITY STD. DWG. NO. 100
 - 8 6" TALL 'A' CURB PER DETAIL ON SHEET C9.1
 - 9 DRAINAGE SWALE (SEE GRADING PLAN, SHEET C3.1)
 - 10 RETAINING WALL (PER APPROVED MASS GRADING PLANS)
 - 11 25' CONCRETE ALLEY PER DETAIL ON SHEET C9.1
 - 12 4' CONCRETE VALLEY GUTTER PER DETAIL ON SHEET C9.1
 - 13 6' SIDEWALK PER CITY STANDARD DWG. NO. 120
 - 14 6" CROSS GUTTER PER CITY STANDARD DWG. NO. 151
 - 15 CITY STANDARD DRIVEWAY APRON PER DETAIL ON SHEET C9.1

- LEGEND**
- PROJECT PHASE LINE
 - PROPOSED LOT LINE
 - UTILITY AND DRAINAGE EASEMENT
 - PROPOSED CURB & GUTTER
 - STREET CENTERLINE
 - PROPOSED RETAINING WALL
 - STREET NAME AND STOP SIGN
 - ADA ACCESSIBLE SIDEWALK RAMP PER CITY STD. DETAIL 121
 - CONCRETE
 - HB-30-7 CURB & GUTTER PER CITY STANDARD
 - COMMUNITY MAILBOX LOCATION
 - SECTIONAL MONUMENTATION (TYPE LOCATION ETO AS SHOWN ON THE PLAT)
 - SURVEY CONTROL MONUMENT (CLASS I, RING AND LID)
 - SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)
 - EXISTING SURVEY CONTROL MONUMENT (CLASS I, RING & LID)
 - EXISTING SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)



TWIN LAKES SITE INFORMATION

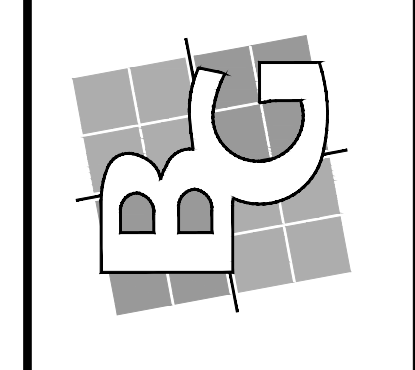
OVERALL BOUNDARY	297,126 SQ. FT. (6.82 AC)
TOTAL # LOTS	54 (7.92 DU/AC)
GUEST PARKING STALLS	19 PROVIDED
LANDSCAPING / OPEN SPACE	129,254 SQ. FT. (43.5%)



10/23 TDP PHASE LINE REVISIONS

No.	Date	By
1	10/23	TDP

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



DATE: OCT 2023
 DRAWN: TR
 APPROVED:
 SCALE: 1" = 40'
 JOB NO.: 201053

SITE & SIGNAGE PLAN
 TWIN LAKES TOWNHOMES PHASES 1 - 4
 MULTIFAMILY RESIDENTIAL
 LOCATED IN ST. GEORGE, UT 84790

SHEET
C2.1

FILE: 201053 - IMPROVEMENT

Site Construction Permit Plans - Revised (11/02/2023)