

PROJECT ADDRESS: SW 1/4 OF SECTION 27, T-42-S, R-12-W, SLB&M, APPLE VALLEY, UTAH

PROJECT DESCRIPTION: AV-2194-D QUIT CLAIM DEED DOC NO.20220005109, AV-2194-B QUIT CLAIM DEED DOC NO.00917739, AV-2-2-27-432 QUIT CLAIM DEED DOC NO.20220031022

TRACT: ASSESSOR'S PARCEL NUMBER: LEGAL DESCRIPTION: ZONE: VPHFSZ: BASELINE MANSONIZATION ORDINANCE: HEIGHT LIMIT: PROPOSED HEIGHT: LOT SIZE: CONSTRUCTION TYPE: BEDROOM: REQUIRED PARKING: PROVIDED PARKING: SPRINKLERS:

SETBACKS: REQUIRED PROVIDED

FRONT: 20'-0" SIDE: 10'-0" STREET SIDE: 20'-0" REAR: 10'-0" MIN LOT DEPTH: 100'-0" PRINCIPLE BUILDING HEIGHT: 35'-0" ACCESSORY BUILDING HEIGHT: 20'-0"

APPLICABLE CODES:

PLANNING SUBMISSION

Sheet Number	Sheet Name
01 - ARCHITECTURAL	
A0.01	TITLE SHEET
A0.40	SITE SURVEY
A0.41	SITE SURVEY
A1.01	SITE PLAN DIAGRAM - ZONING
A1.02	SITE PLAN DIAGRAM - EXISTING - 1993
A1.03	SITE PLAN DIAGRAM - EXISTING
A1.04	SITE PLAN DIAGRAM - PROPOSED
A1.05	SITE PLAN DIAGRAM - NORTH - EXISTING
A1.06	SITE PLAN DIAGRAM - NORTH - PROPOSED - COLOR
A1.08	SITE PLAN DIAGRAM - NORTH - FIRE ACCESS
A1.09	SITE PLAN DIAGRAM - SOUTH - EXISTING
A1.10	SITE PLAN DIAGRAM - SOUTH - PROPOSED - COLOR
A1.11	SITE PLAN DIAGRAM - SOUTH - PROPOSED
A1.12	SITE PLAN DIAGRAM - SOUTH - FIRE ACCESS
A1.13	SITE PLAN DIAGRAM - SOUTH - FIRE ACCESS - COLOR
A1.14	SITE PLAN DIAGRAM - SOUTH - SLOPE ANALYSIS
A1.20	SITE PLAN DIAGRAM - PROGRAM
A1.21	SITE PLAN DIAGRAM - PROGRAM - COLOR
A1.22	SITE PLAN DIAGRAM - SITE ACCESS
A1.23	SITE PLAN DIAGRAM - SITE ACCESS - COLOR
A1.24	SITE PLAN DIAGRAM - SLOPE ANALYSIS
A1.30	OVERALL AXONOMETRIC - NE
A1.31	OVERALL AXONOMETRIC - NW
A1.32	OVERALL AXONOMETRIC - SE
A1.33	OVERALL AXONOMETRIC - SW
A1.34	OVERALL AXONOMETRIC - NW - ENLARGED
A1.35	OVERALL AXONOMETRIC - W - ENLARGED
A1.36	OVERALL AXONOMETRIC - NE - ENLARGED
A1.37	OVERALL AXONOMETRIC - SE - ENLARGED
A1.38	OVERALL AXONOMETRIC - SW - ENLARGED
P1.01	SITE PLAN DIAGRAM - PROPOSED COLOR_PRESENTATION
P1.02	SITE PLAN DIAGRAM - PROPOSED_PRESENTATION
P1.03	SITE PLAN DIAGRAM - SOUTH - PROPOSED COLOR_PRESENTATION
P1.04	SITE PLAN DIAGRAM - SOUTH - PROPOSED_PRESENTATION
P1.05	SITE PLAN DIAGRAM - NORTH - PROPOSED - COLOR_PRESENTATION
P1.06	SITE PLAN DIAGRAM - NORTH - PROPOSED_PRESENTATION
P1.07	SITE PLAN DIAGRAM - PROGRAM - COLOR_PRESENTATION
P1.08	SITE PLAN DIAGRAM - PROGRAM_PRESENTATION

PROJECT INFORMATION 18

OWNER/ APPLICANT: HIDDEN ROCK DEVELOPMENT GROUP, 5889 SOUTH HIGHLAND DRIVE, HOLLADAY, UT 84121

ARCHITECT: WOODS+DANGARAN, 5059 PICO BLVD, LOS ANGELES, CA 90019, 323.272.3329

DALLIN JOLLEY, DALLIN@OCULTAROCA.COM, 801.674.6182

ANISH BHATIA, ANISH@OCULTAROCA.COM, 240.994.3385

CIVIL ENGINEER: PERMIT CONSULTANT:

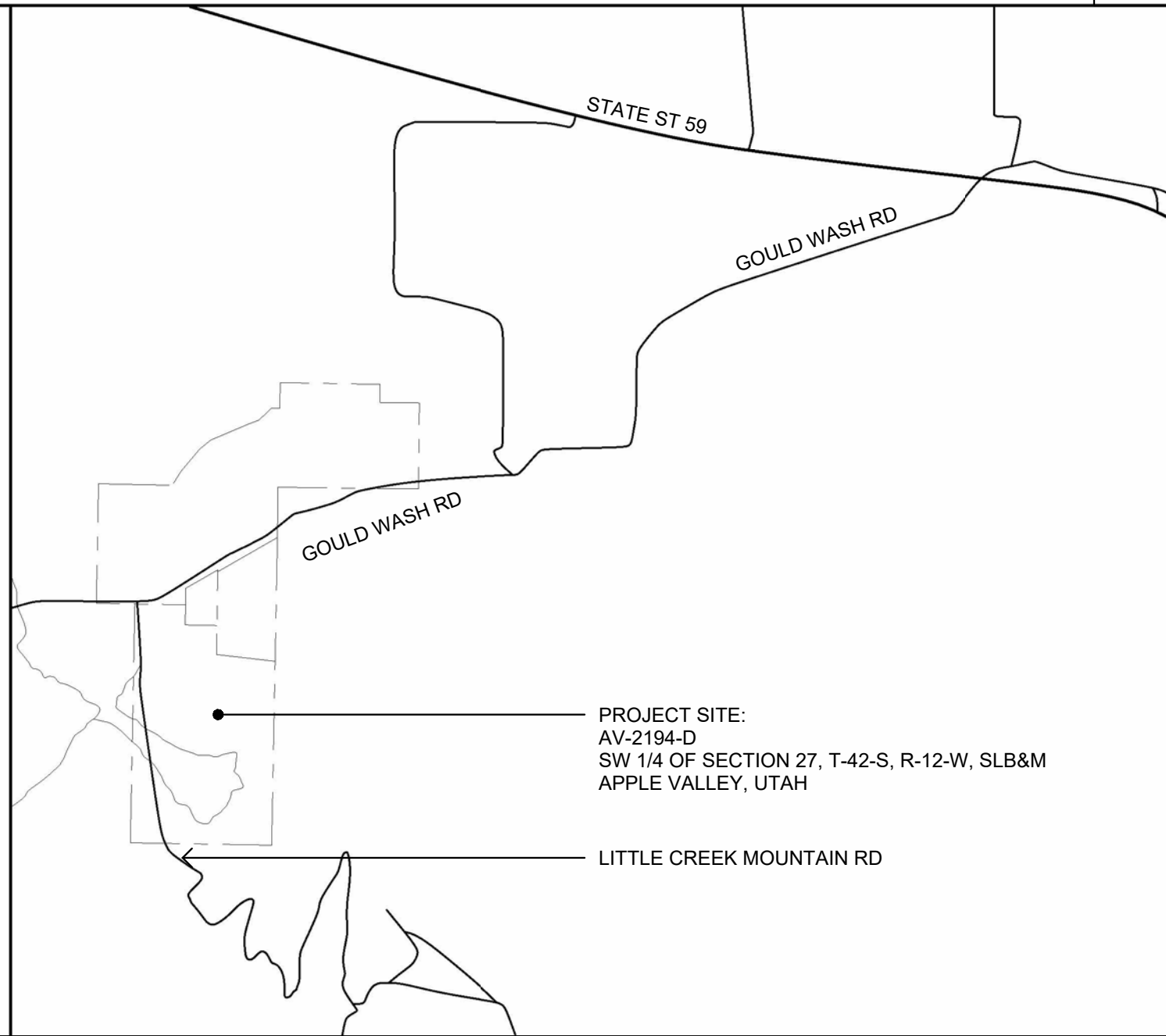
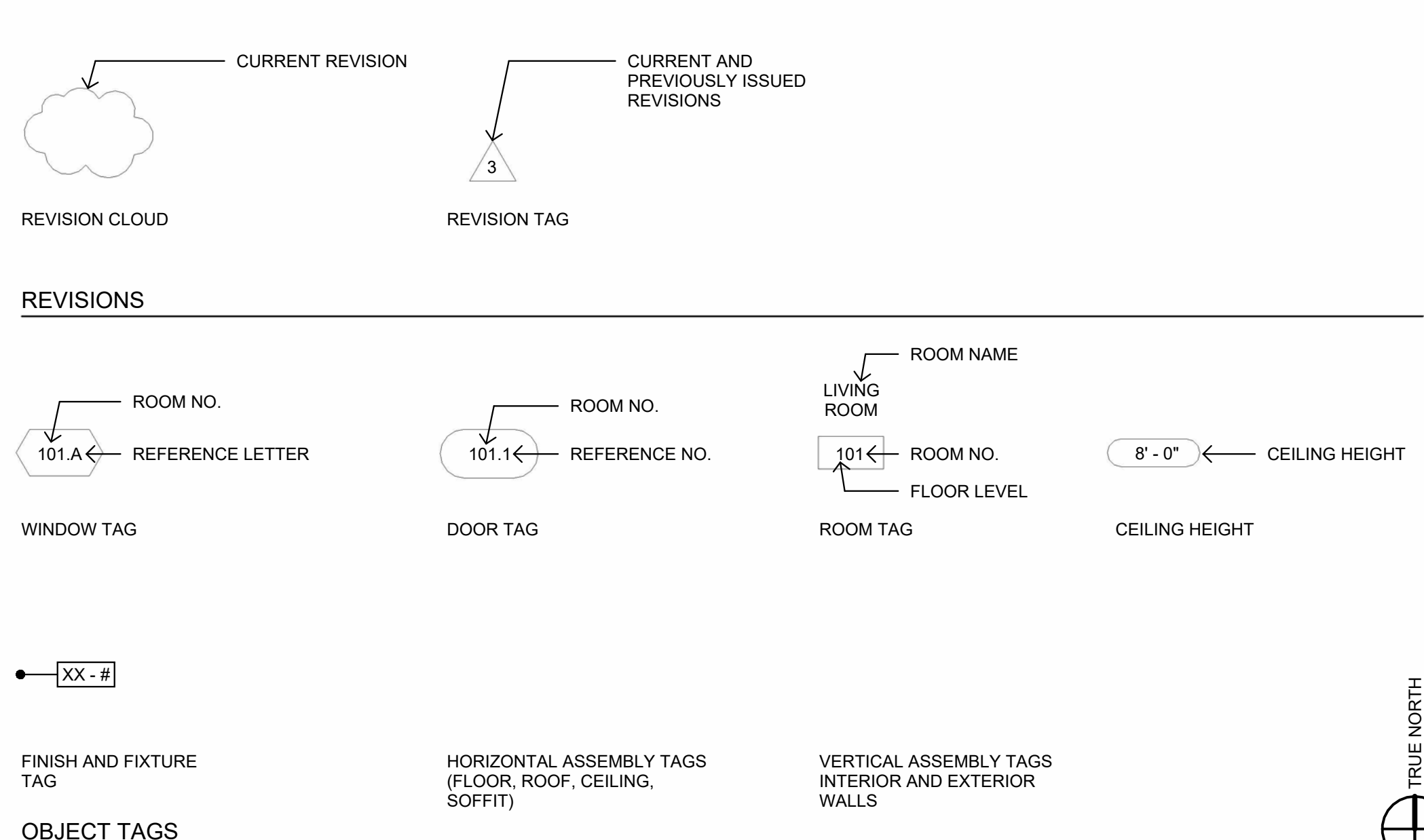
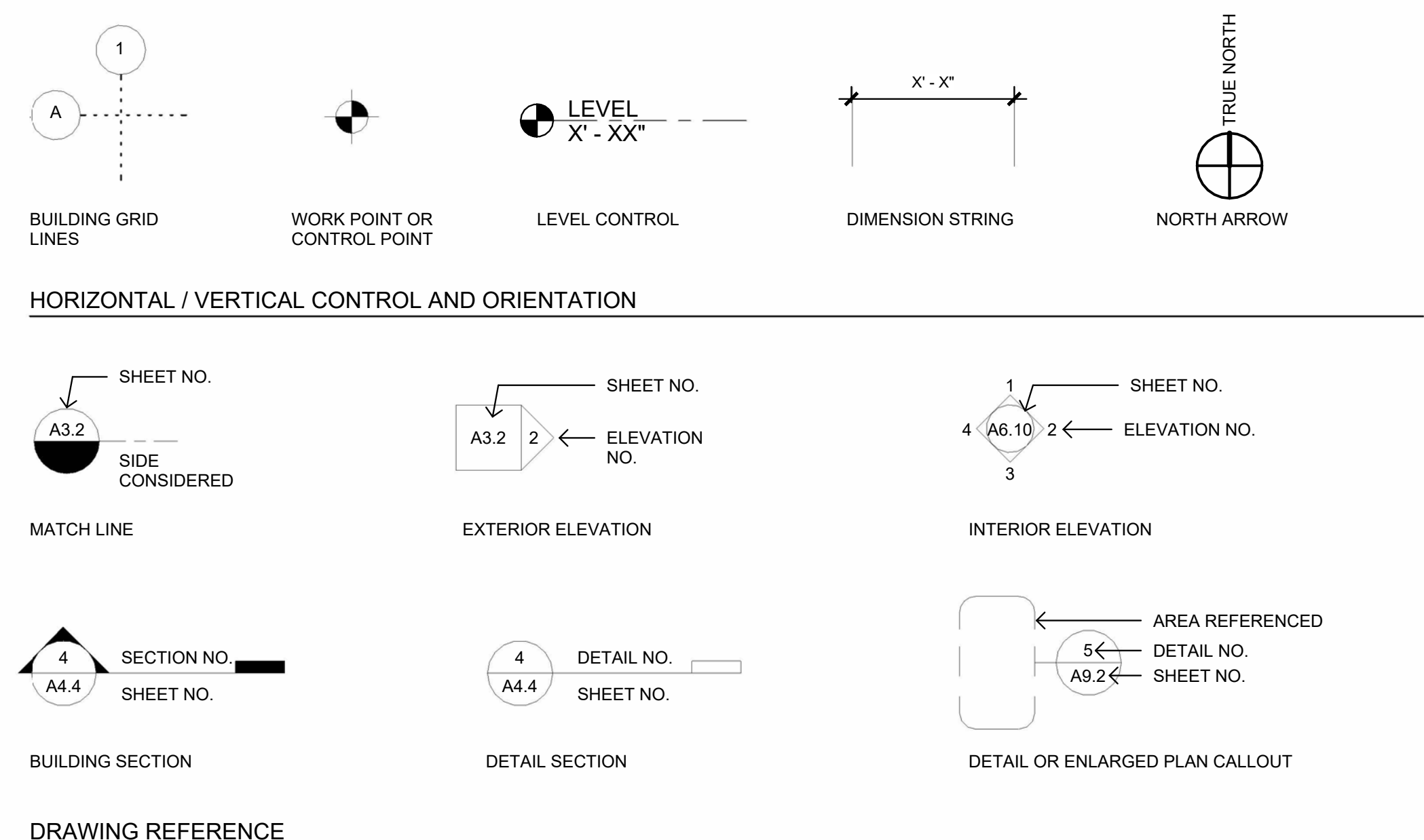
SOILS ENGINEER: POOL CONSULTANT:

SURVEYOR: LIGHTING CONSULTANT:

STRUCTURAL ENGINEER: TITLE 24:

MEP: LANDSCAPE DESIGNER:

SHEET INDEX 4



PROJECT DIRECTORY 20

PROJECT SYMBOLS 8

VICINITY MAP NTS 4

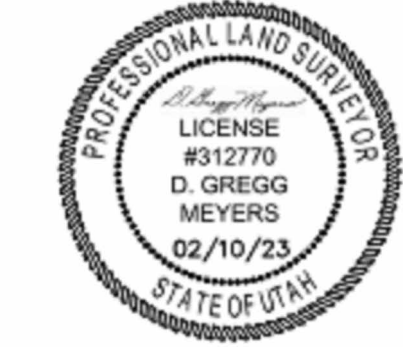
NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON 02/01/2023.
5. THE BENCHMARK FOR THIS SURVEY IS THE SOUTHWEST CORNER SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, S.L.B.&M. G.L.O. BRASS CAP, 1909, ELEVATION=4630.00

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTIONS 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

DATE: 02-10-2023
BUSH AND GUGGELL INC.



D. Gregg Meyers
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION PARCEL AV-2-2-27-432

BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH; THENCE ALONG THE FLOW LINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 393.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST 123.26 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET; THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'18", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH 64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST, WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST 28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.
(COUNTY RECORDS SHOW THIS IS 102.79 ACRES)

BOUNDARY DESCRIPTION PARCEL AV-2194-B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°55'17" EAST 2639.07 FEET TO THE SINGLE PROPORTION LOCATION OF THE SOUTH 1/2 CORNER OF SAID SECTION 27; THENCE NORTH 00°01'06" WEST ALONG THE 1/2 SECTION LINE, 203.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°29'22" WEST, 656 FEET; THENCE NORTH 00°01'06" WEST 908.32 FEET TO THE FENCE LINE ON THE SOUTH SIDE OF THE EXISTING ROAD; THENCE NORTH 59°01'33" EAST ALONG THE FENCE LINE, 761.40 FEET TO THE 1/2 SECTION LINE; THENCE SOUTH 00°01'06" EAST, ALONG THE 1/2 SECTION LINE, 1363.17 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF HIDDEN ROCK DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 01°01'53" E ALONG THE WEST LINE OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, BETWEEN TWO G.L.O. MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.
THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUGGELL, INC. FOR REVIEW AND CONSIDERATION.
WARRANTY DEED, DOCUMENT NO. 20220031022 (PARCEL AV-2-2-27-432)
WARRANTY DEED, DOCUMENT NO. 00917739 (PARCEL AV-2194-B)
RECORD OF SURVEY, DOCUMENT NO. RS008380-21, BY CORNER POINT
RECORD OF SURVEY, DOCUMENT NO. RS007943-20, BY ROSENBERG

LEGEND

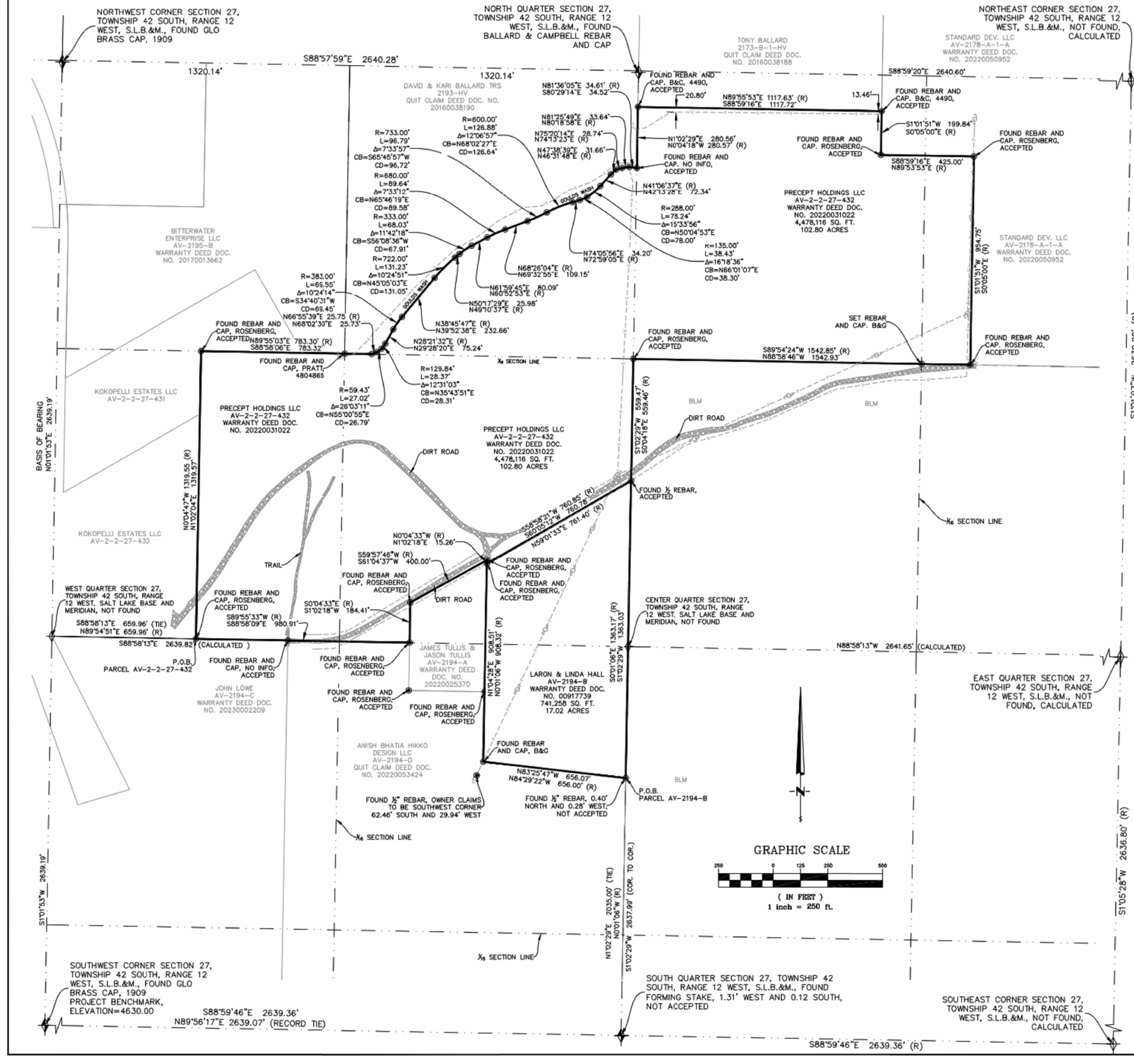
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION NOT FOUND CALCULATED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SECTION LINE
- ADJOINING PARCEL BOUNDARY LINE
- PARCEL BOUNDARY LINE
- FENCE LINE
- EXISTING POWER POLE
- OVERHEAD POWER LINE
- DIRT ROAD OR TRAIL

RECORD OF SURVEY PLAT

LOCATED IN
NORTH 1/2 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
HIDDEN ROCK DEVELOPMENT

RECORD OF SURVEY PLAT
LOCATED IN
NORTH 1/2 OF SECTION 27, T-42-S, R-12-W, S18&M
APPLE VALLEY, UTAH
PREPARED FOR: HIDDEN ROCK DEVELOPMENT

SHEET
1
1 SHEETS
FILE: 231011ROS



BUSH & GUGGELL, INC.
Engineers - Planners - Surveyors
202 East Main Street, Suite 200
Salt Lake City, Utah 84111
Phone: (801) 473-2337 / Fax: (801) 473-3181
www.bushandguggell.com



Drawn: JAS Date: 02/01/2023
Email: jgugge@bushandguggell.com
Checked: JDM
Approved: JDM
Scale: 1" = 250'
Job No.: 231011

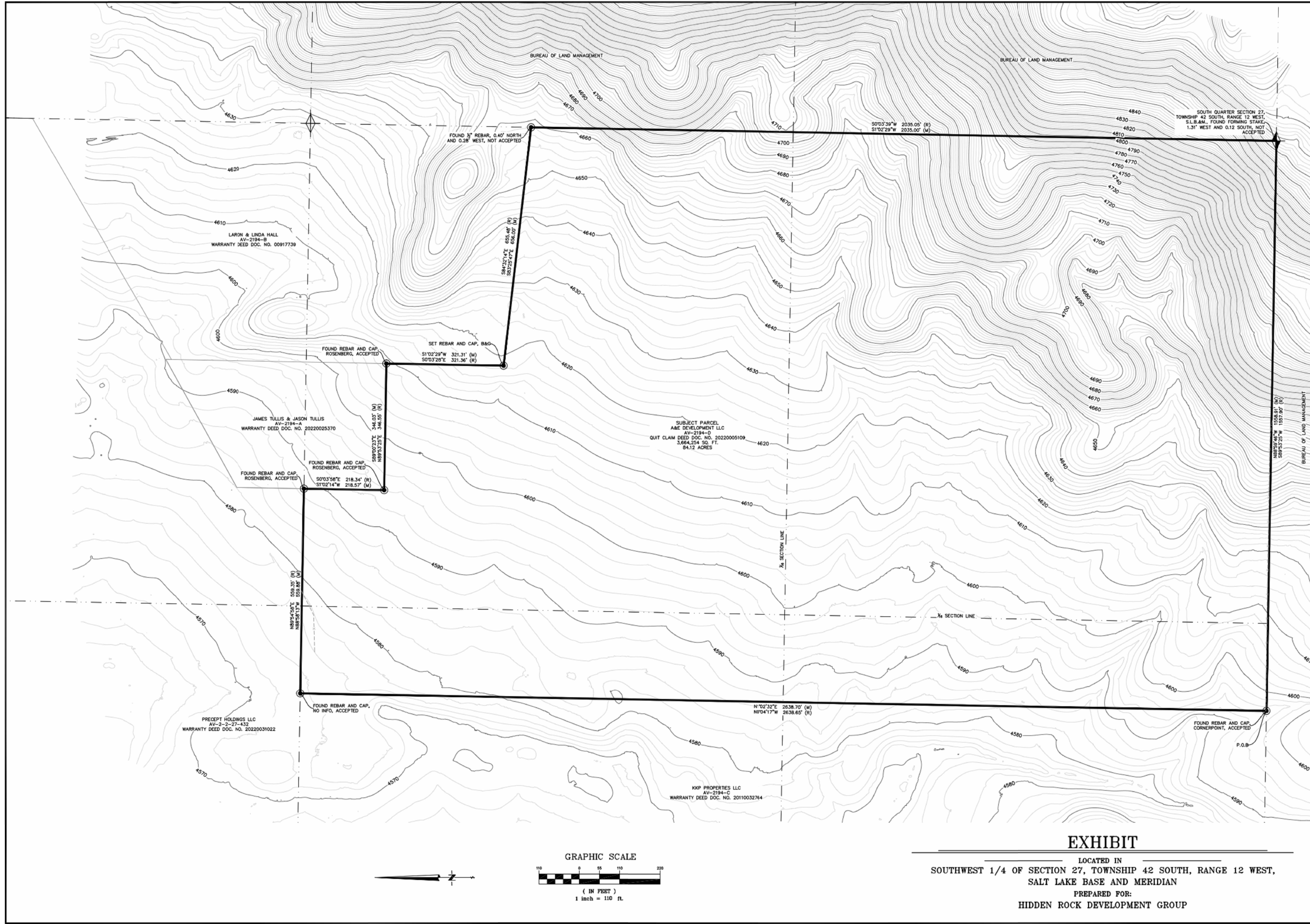
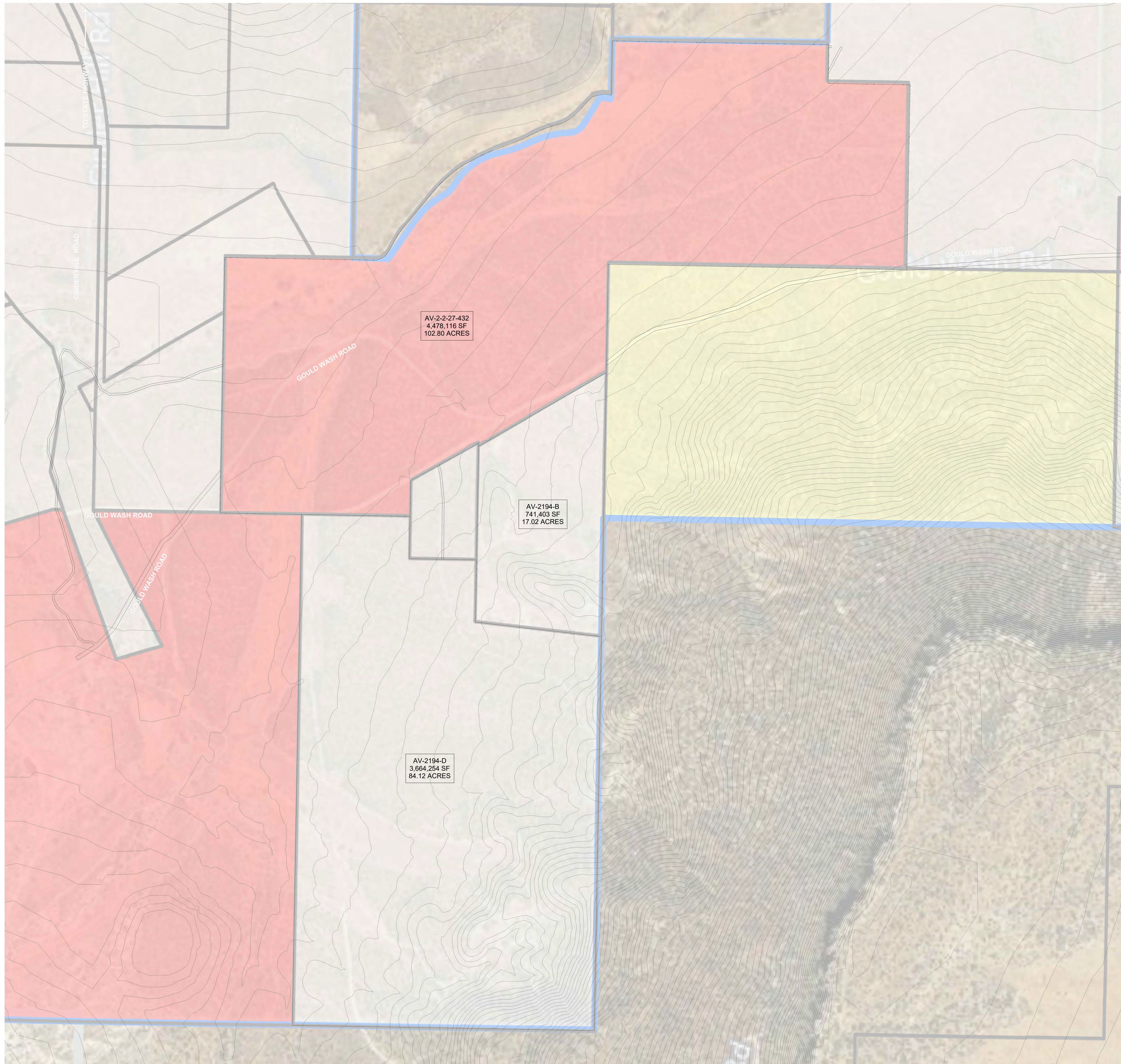


EXHIBIT
 LOCATED IN
 SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
 HIDDEN ROCK DEVELOPMENT GROUP

BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 205 East Riverdale Suite 100 Provo, UT 84601 Phone: (435) 873-2337 / Fax: (435) 873-3181 www.bushandgudgell.com	
Drawn: JAS Checked: JDM Approved: JDM Scale: 1" = 110' Job No.: 221152	Date: 08/08/2022 Email: jonas@bushandgudgell.com
EXHIBIT LOCATED IN SW 1/4 OF SECTION 27, T-42-S, R-12-W, SLB&M APPLE VALLEY, UTAH PREPARED FOR: HIDDEN ROCK DEVELOPMENT GROUP	
SHEET 1	
SHEETS 1	
FILE: 221152 ROS	



ZONING KEY

- C-3 GENERAL COMMERCIAL
- OSC OPEN SPACE CONSERVATION
- RE - 10 RURAL ESTATE
- OST OPEN SPACE TRANSITION
- WASHINGTON COUNTY PARCELS
- TOWN BOUNDARY

LEGEND - ZONING
NO SCALE 1

AV-2-2-27-432
4,478,116 SF
102.80 ACRES

AV-2194-B
741,403 SF
17.02 ACRES

AV-2194-D
3,664,254 SF
84.12 ACRES



SITE PLAN DIAGRAM - 1-200 - EXISTING ZONING
1" = 200'-0" 4

NOTES - SITE PLAN
NO SCALE 4

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESSED ON SITE.



ROAD KEY

	MINOR COLLECTOR - EXISTING
	MINOR COLLECTOR - PROPOSED
	LOCAL ROAD - EXISTING
	LOCAL ROAD - PROPOSED
	EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE 1

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SITE PLAN DIAGRAM - 1-200 - EXISTING - 1993
1" = 200'-0" 8

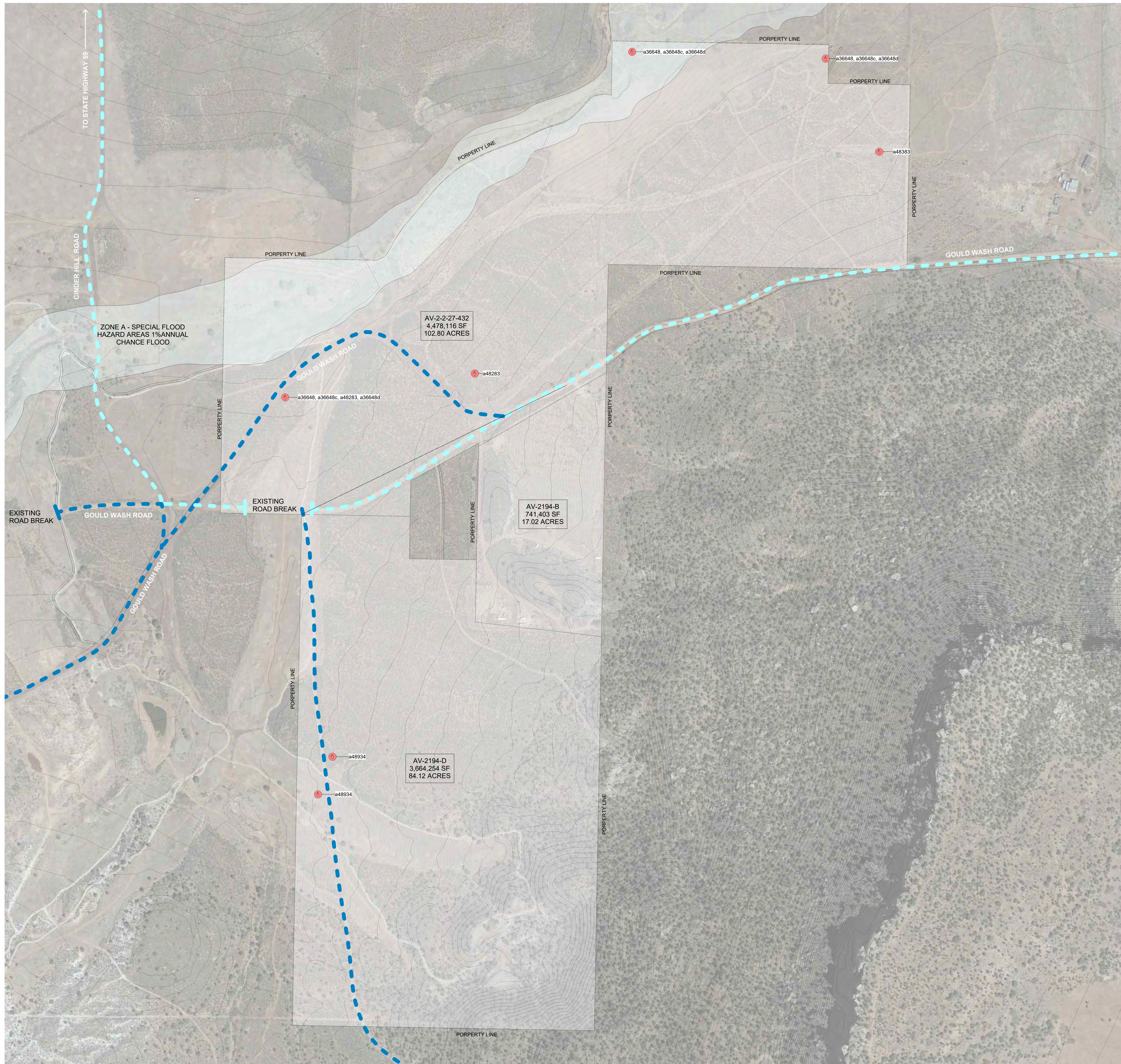
NOTES - SITE PLAN
NO SCALE 4

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22
OCULTA ROCA
APPLE VALLEY SITE #1737
APPLE VALLEY, UTAH

02 / 08 / 2023
SITE PLAN DIAGRAM -
EXISTING - 1993

A1.02



ROAD KEY

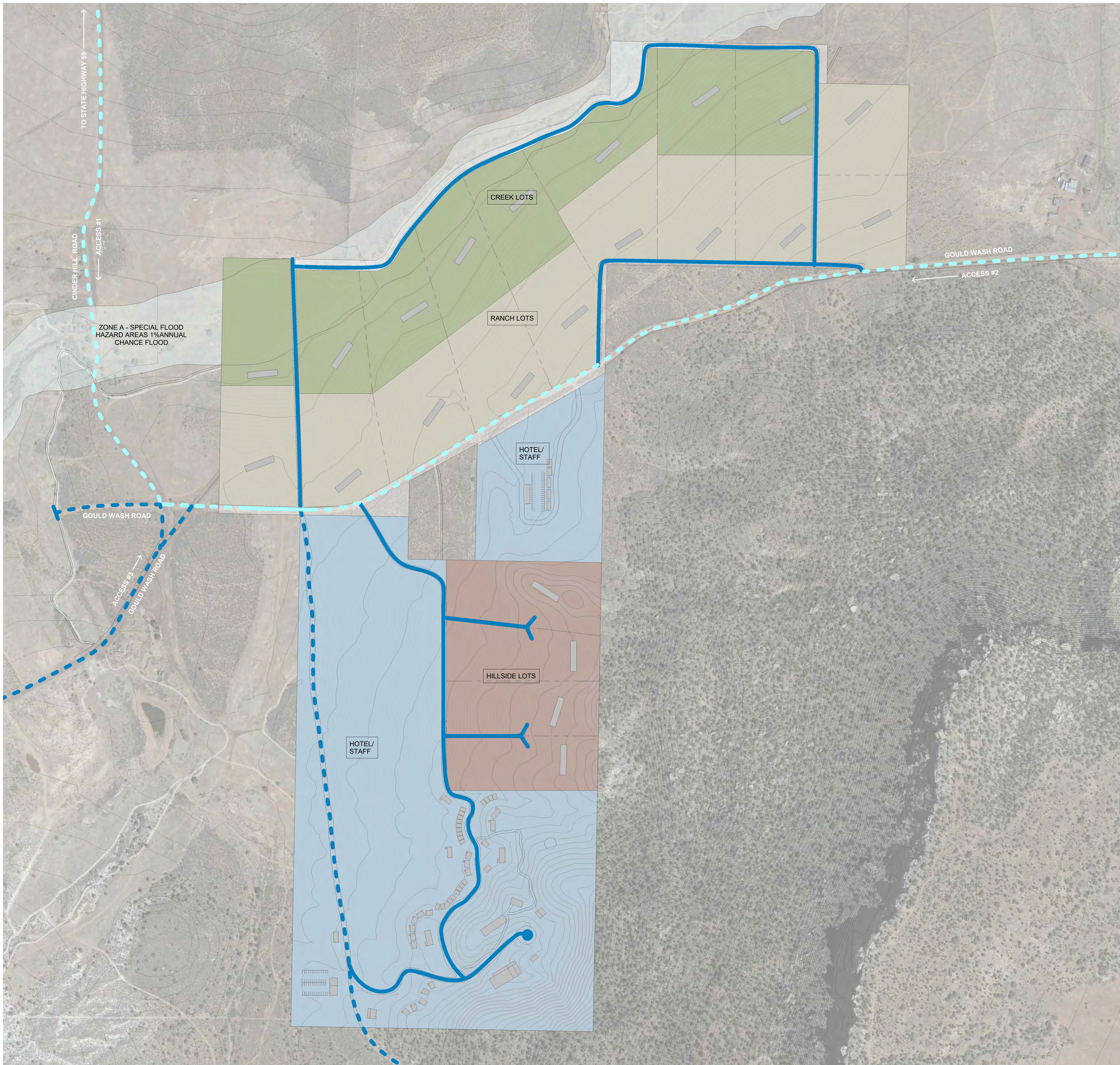
	MINOR COLLECTOR - EXISTING
	MINOR COLLECTOR - PROPOSED
	LOCAL ROAD - EXISTING
	LOCAL ROAD - PROPOSED
	EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE 1

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SITE PLAN DIAGRAM - 1-200 - EXISTING
1" = 200'-0" 8

NOTES - SITE PLAN
NO SCALE 4



ROAD KEY

	MINOR COLLECTOR - EXISTING
	MINOR COLLECTOR - PROPOSED
	LOCAL ROAD - EXISTING
	LOCAL ROAD - PROPOSED
	EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE 1

LOT NAME KEY

	'CREEK' RESIDENCES
	'RANCH' RESIDENCES
	'HILLSIDE' RESIDENCES
	HOTEL/STAFF

EXISTING LOT AREAS

AV-2194-D	-	3,664,254 SF (84.12 ACRE)
AV-2194-B	-	741,405 SF (17.02 ACRE)
AV-2-27-432	-	4,478,116 SF (102.80 ACRE)

AV-2-27-432

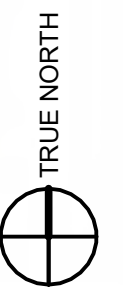
CREEK LOTS		
8 X 5000 SF RESIDENCE'S		
BUILDING COVERAGE	-	40,000 SF 0.9%
RANCH LOTS		
10 X 5000 SF RESIDENCE'S		
BUILDING COVERAGE	-	50,000 SF 1.1%
ROAD/PATH COVERAGE	-	188,000 SF 4.2%
OPEN SPACE	-	4,193,116 SF 93.8%
TOTAL AREA	=	4,471,116 SF (101.4 ACRES) 100%

AV-2194-D + AV2194B

HOTEL/STAFF		
44 X HOTEL KEYS		
13 X AMMENITY BUILDINGS		
BUILDING COVERAGE	-	74,000 SF 2.1%
ROAD/PATH COVERAGE	-	180,000 SF 5.2%
OPEN SPACE	-	3,225,800 SF 92.7%
TOTAL AREA	=	3,479,800 SF (79.9 ACRES) 100%
HILLSIDE LOTS		
4 X 5000 SF RESIDENCE'S		
BUILDING COVERAGE	-	20,000 SF 2.2%
ROAD/PATH COVERAGE	-	43,000 SF 4.6%
OPEN SPACE	-	862,850 SF 93.2%
TOTAL AREA	=	925,850 SF (21.3 ACRES) 100%
TOTAL AREA	=	4,405,650 SF (101.1 ACRES) 100%

LOT COVERAGE CALCULATIONS
NO SCALE 3

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- ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
- PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
- WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
- PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
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- EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESSED ON SITE.



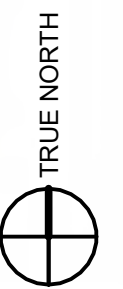
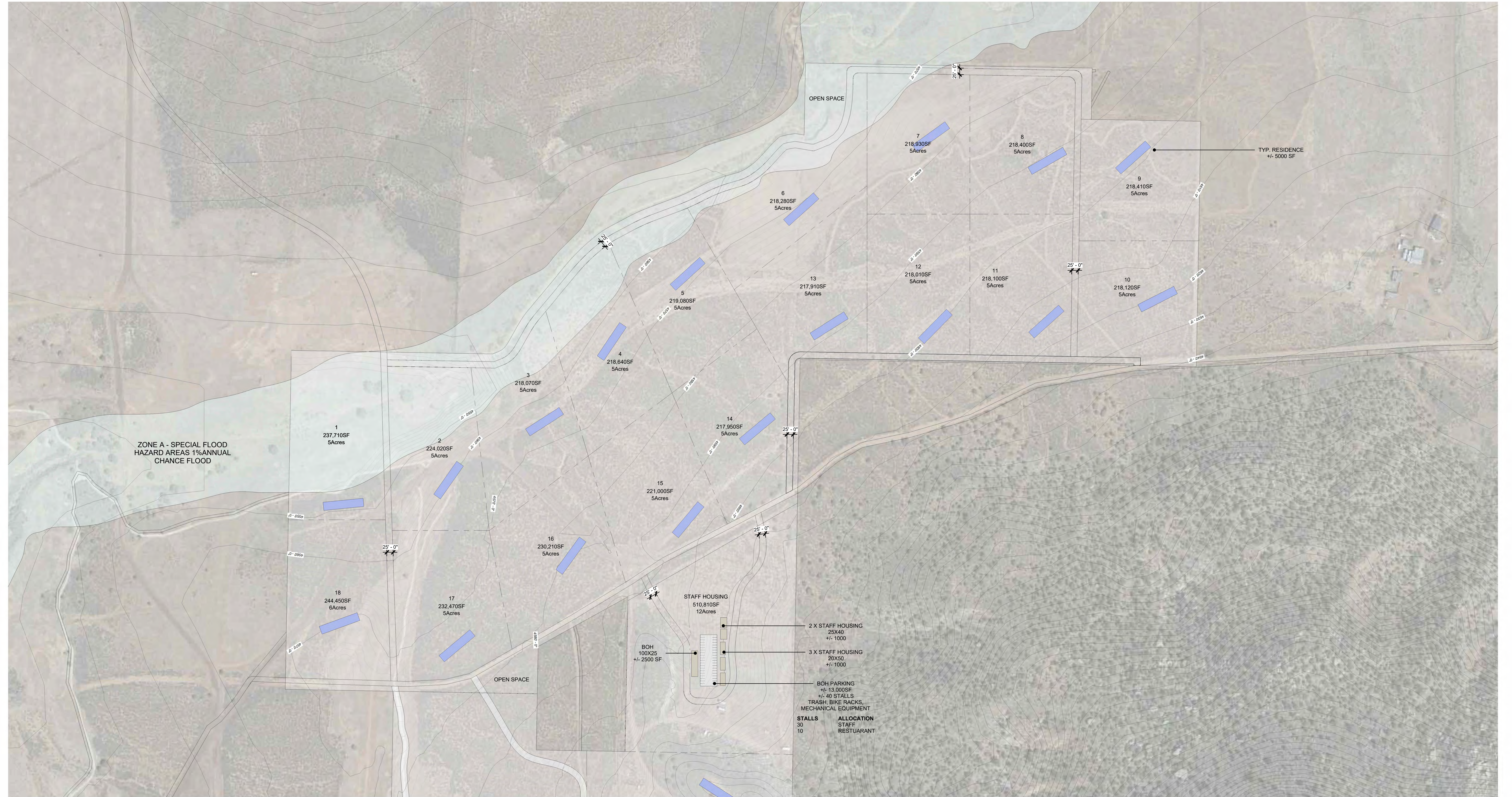
SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - COLOR EXISTING
1" = 160'-0"

3

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NOTES - SITE PLAN
NO SCALE

4



SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - COLOR
1" = 160'-0"

3

SITE PROGRAM KEY

	RESIDENCE	+/- 5000 SF
	1 BED	+/- 560 - +/-875 SF
	2 BED	+/- 1320 SF
	3 BED	+/- 2,310 SF
	ADMIN	
	AMENITY	
	FOOD AND BEVERAGE	
	POOL	
	OPEN SPACE/ UNDISTURBED	
	30% + SLOPE AREA	
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	EDGE OF AVERAGE EXISTING GRADE	

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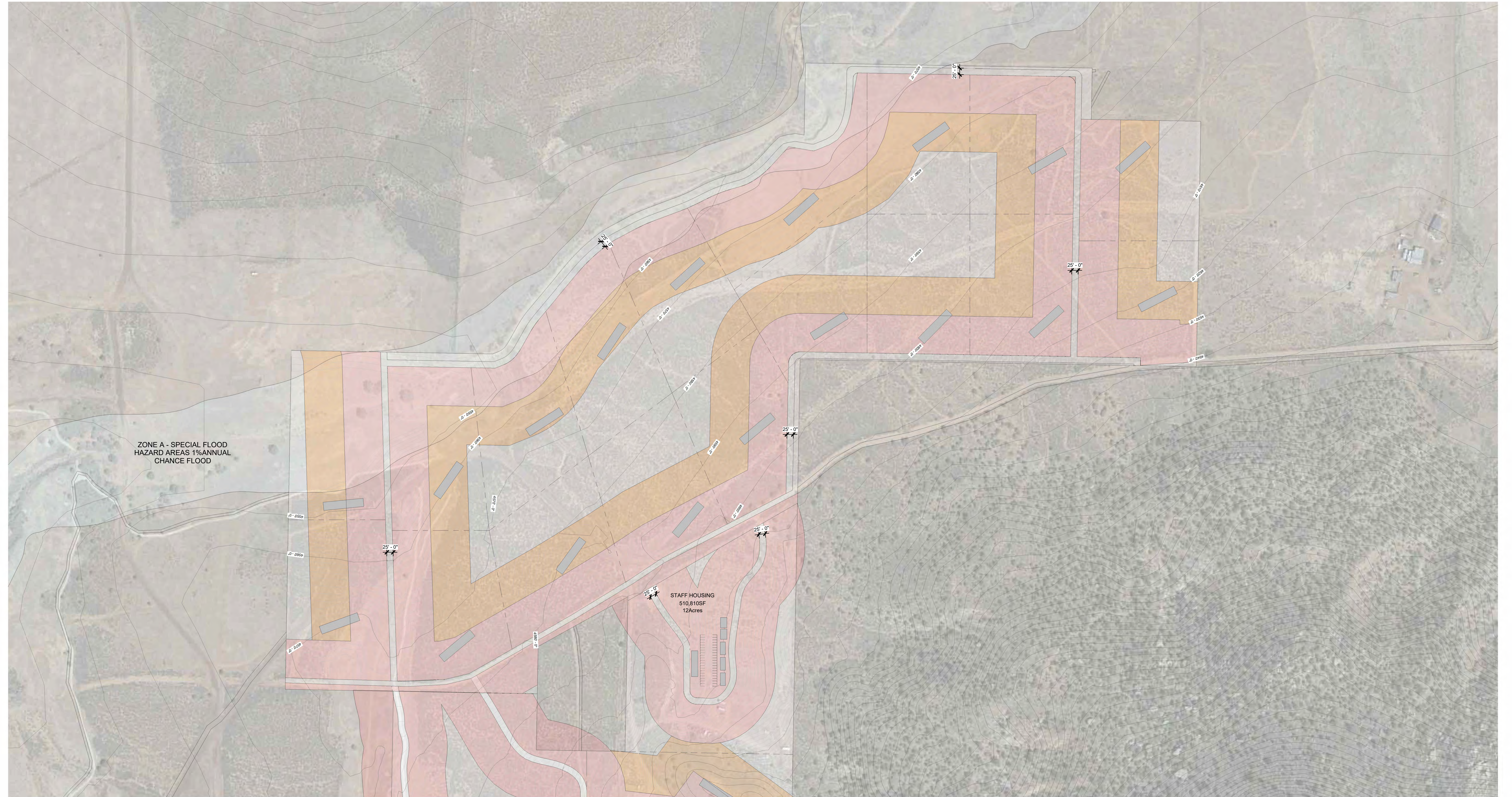
LEGEND - SITE PROGRAM
NO SCALE

8

NOTES - SITE PLAN
NO SCALE

4

02 / 08 / 2023



ZONE A - SPECIAL FLOOD HAZARD AREAS 1% ANNUAL CHANCE FLOOD

STAFF HOUSING
510.810SF
12 Acres

TRUE NORTH

SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - FIRE ACCESS DIAGRAM
1" = 160'-0"

3

- FIRE ACCESS KEY**
- 150' OFFSET FROM FIRE ROAD
 - 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
 - 30% + SLOPE AREA

- SITE PROGRAM KEY**
- RESIDENCE +/- 5000 SF
 - 1 BED +/- 560 - +/- 875 SF
 - 2 BED +/- 1320 SF
 - 3 BED +/- 2,310 SF
 - ADMIN
 - AMENITY
 - FOOD AND BEVERAGE
 - POOL
 - OPEN SPACE/ UNDISTURBED
 - 30% + SLOPE AREA
 - PROPERTY LINE
 - SETBACK
 - EASEMENT
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LEGEND - FIRE ACCESS
NO SCALE

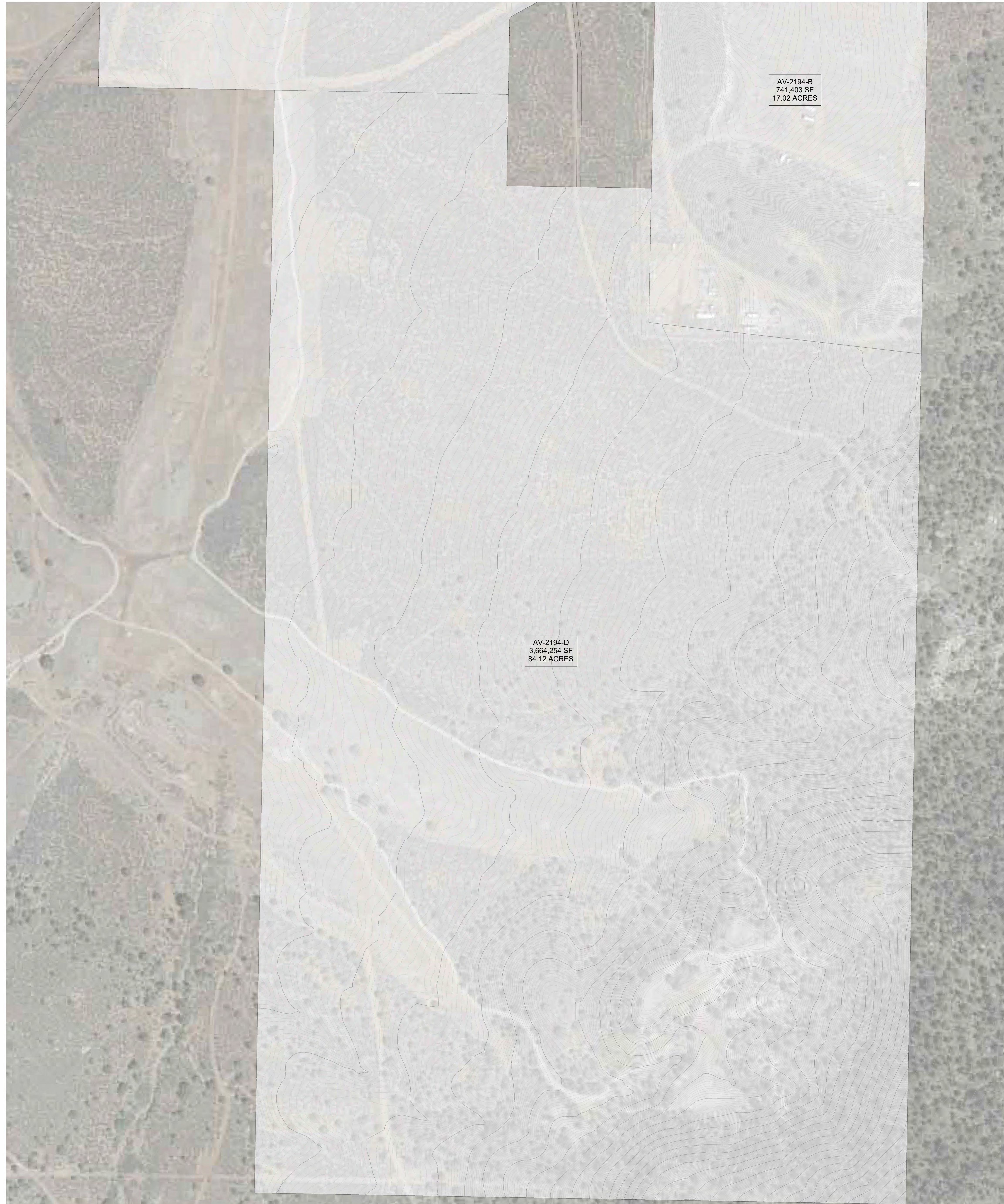
12

LEGEND - SITE PROGRAM
NO SCALE

8

NOTES - SITE PLAN
NO SCALE

4



AV-2194-B
741,403 SF
17.02 ACRES

AV-2194-D
3,664,254 SF
84.12 ACRES



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[Dark Grey Box]	2 BED	+/- 1320 SF
[Light Grey Box]	3 BED	+/- 2,310 SF
[Brown Box]	ADMIN	
[Red Box]	AMENITY	
[Pink Box]	FOOD AND BEVERAGE	
[Blue Box]	POOL	
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[Dotted Line]	SETBACK	
[Dash-dot Line]	EASEMENT	
[Long-dashed Line]	EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE 1

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22
OCULTA ROCA
APPLE VALLEY SITE #1737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH -
PROPOSED - COLOR

A1.10

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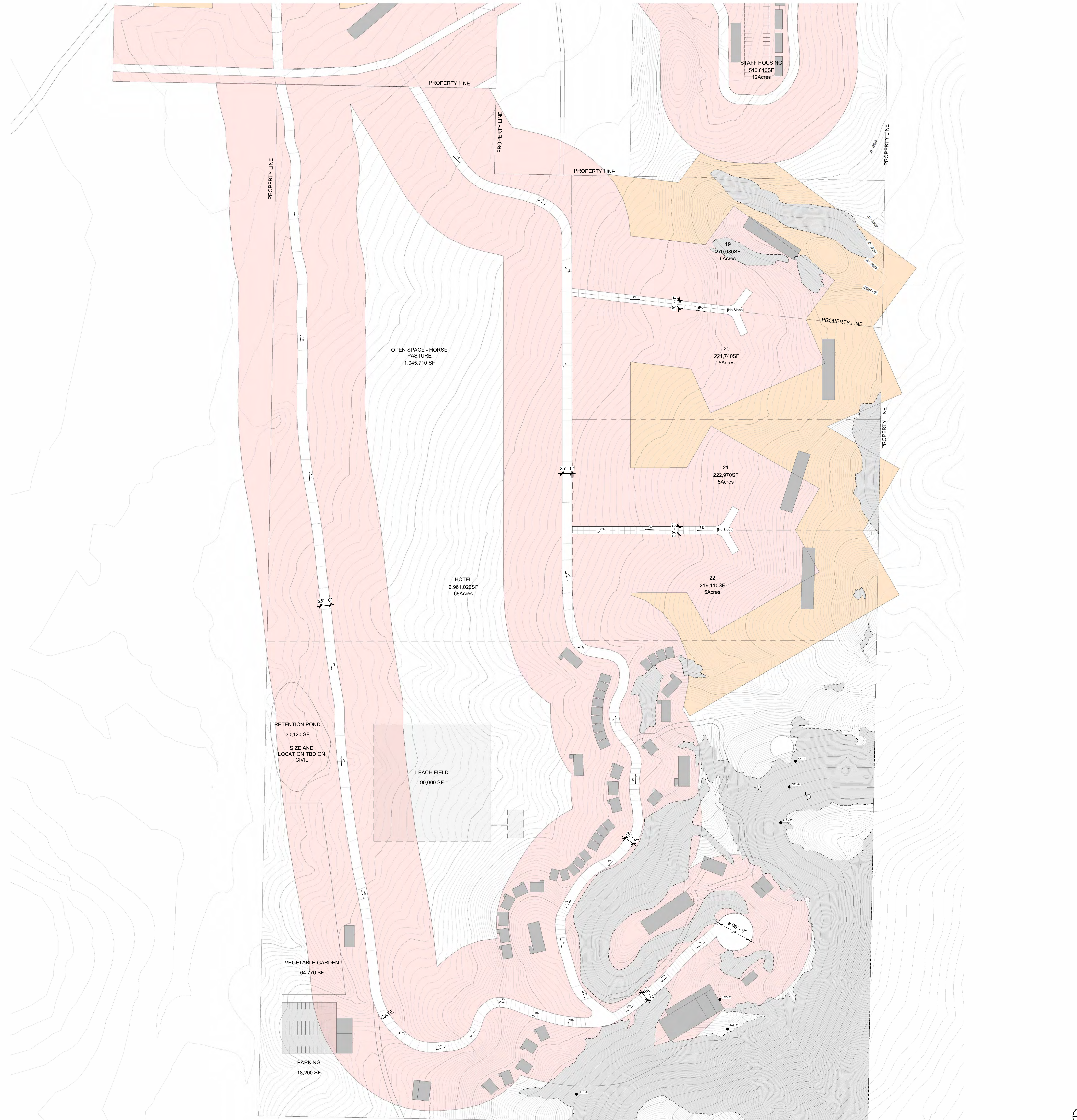
LEGEND - SITE PROGRAM
NO SCALE 1

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

PROGRAM
NO SCALE 2

LOT COVERAGE CALCULATIONS
NO SCALE 3

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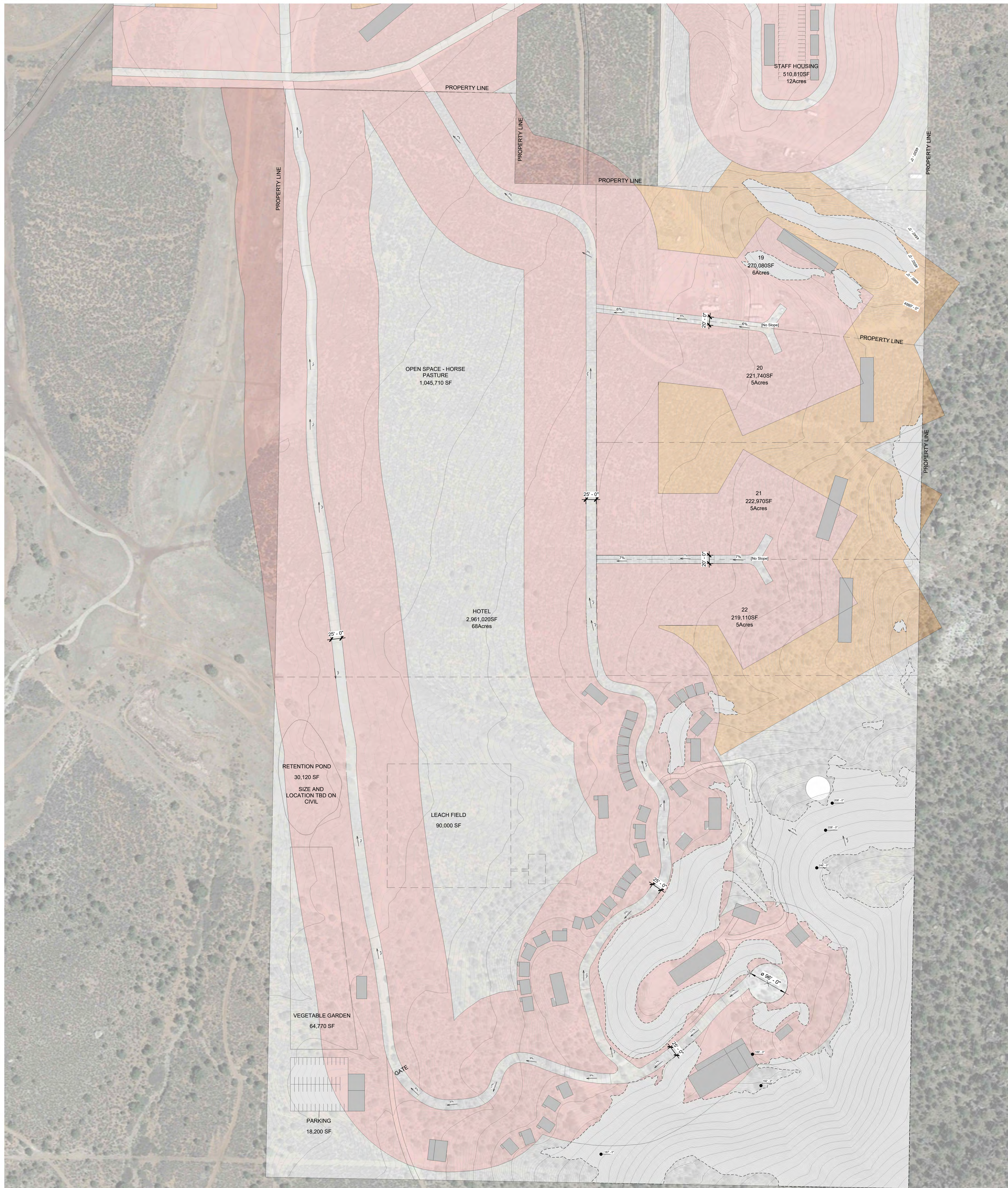
FIRE ACCESS KEY

- 150' OFFSET FROM FIRE ROAD
- 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
- 30% + SLOPE AREA

LEGEND - FIRE ACCESS
NO SCALE 1

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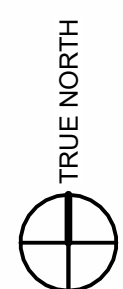




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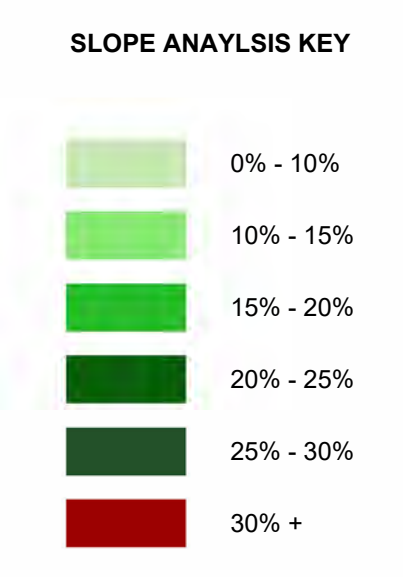
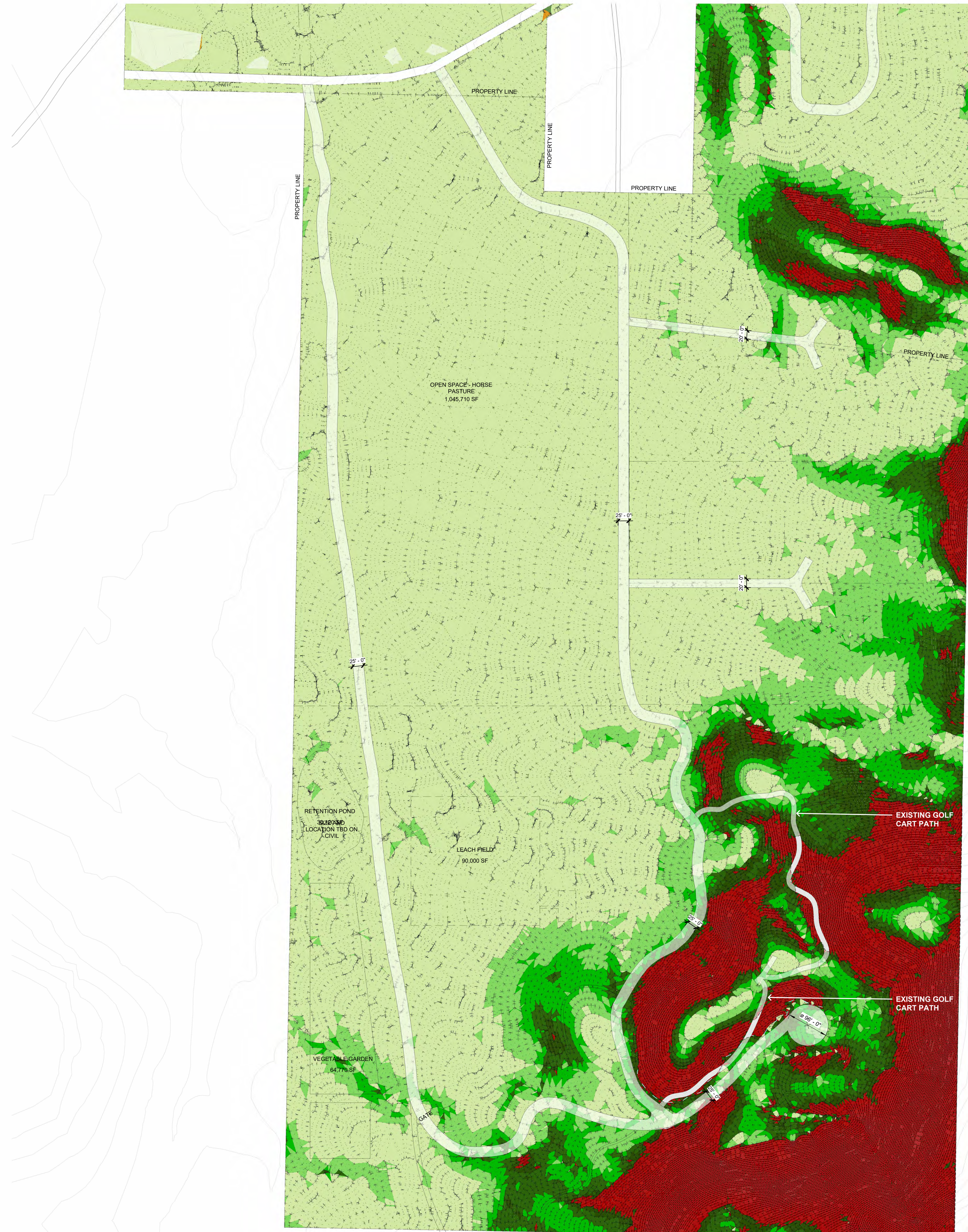
LEGEND - SITE PLAN
NO SCALE 1

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5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
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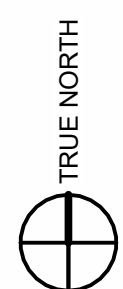
SITE PLAN DIAGRAM - SOUTH 1-100 - FIRE ACCESS - COLOR
1" = 100'-0" 8

NOTES - SITE PLAN
NO SCALE 4



LEGEND - SITE SLOPE
NO SCALE 1

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SITE PLAN DIAGRAM - SOUTH 1-100 - SLOPE ANALYSIS
1" = 100'-0" 8

NOTES - SITE PLAN
NO SCALE 4



SITE PROGRAM KEY

- RESIDENCE +/- 5000 SF
- 1 BED +/- 560 - +/- 875 SF
- 2 BED +/- 1320 SF
- 3 BED +/- 2,310 SF
- ADMIN
- AMENITY
- FOOD AND BEVERAGE
- POOL
- OPEN SPACE/ UNDISTURBED
- 30% + SLOPE AREA
- PROPERTY LINE
- SETBACK
- EASEMENT
- EDGE OF AVERAGE EXISTING GRADE

LEGEND - SITE PROGRAM
NO SCALE 1

SPACE PROGRAM FLOOR SCHEDULE

Room	Count	Area
HOTEL		
1 Bed		
DELUX - 800 SF	16	14,000 SF
REGULAR - 500 SF	22	12,300 SF
2 Bed		
DELUX - 1200 SF	4	5,300 SF
3 Bed		
CASITA - 2100 SF	2	4,600 SF
Admin		
BACK OFFICE	1	1,000 SF
CHECK IN	1	700 SF
Amenity		
FITNESS CENTER	1	1,300 SF
GREEN HOUSE	1	1,400 SF
LIBRARY LOUNGE/ LOBBY	1	2,000 SF
OUTDOOR POOL BAR/ LOUNGE	1	1,700 SF
SHED	1	1,600 SF
SPA/ SAUNA	1	6,600 SF
STORAGE	1	2,000 SF
THEMESCAL	1	700 SF
Food and Beverage		
DINING/ FLEX/ EVENT	2	2,300 SF
RESTAURANT/ BAR	1	5,600 SF
Pool		
COMMON POOL	2	1,800 SF
PLUNGE	22	1,600 SF
	81	66,500 SF
STAFF		
Admin	1	2,500 SF
BACK OF HOUSE	5	5,000 SF
STAFF HOUSING	8	7,500 SF
	87	74,000 SF

LOT COVERAGE CALCULATIONS
NO SCALE 2

FIRE ACCESS KEY

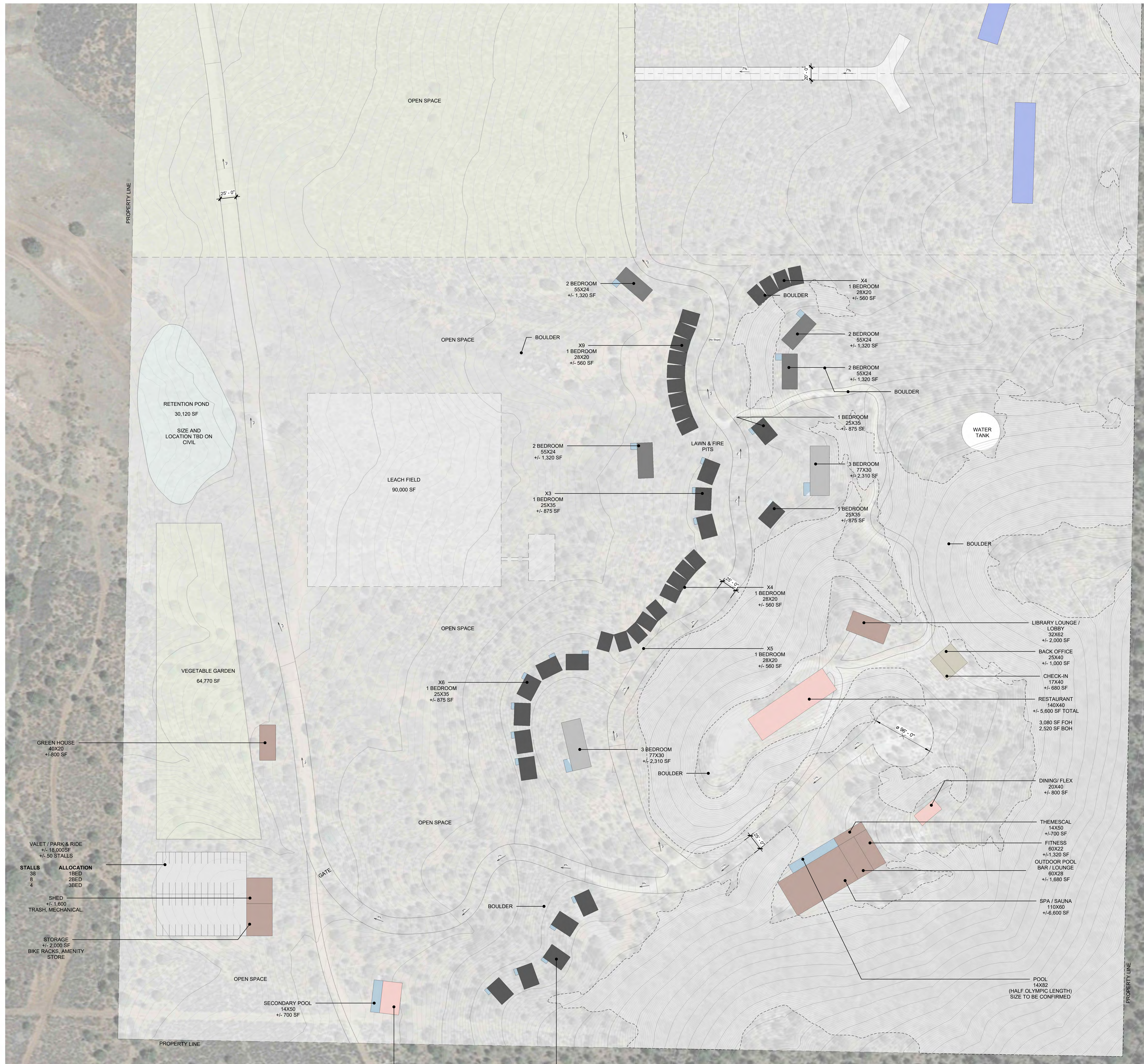
- 150' OFFSET FROM FIRE ROAD
- 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
- 30% + SLOPE AREA

LEGEND - FIRE ACCESS
NO SCALE 3

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SITE PLAN DIAGRAM - HOTEL 1-60 - PROGRAM
1" = 60'-0" 8

LNOTES - SITE PLAN
NO SCALE 4



SITE PROGRAM KEY

[Blue Box]	RESIDENCE	+/- 5000 SF
[Dark Grey Box]	1 BED	+/- 560 - +/- 875 SF
[Medium Grey Box]	2 BED	+/- 1320 SF
[Light Grey Box]	3 BED	+/- 2,310 SF
[Light Green Box]	ADMIN	
[Light Blue Box]	AMENITY	
[Light Red Box]	FOOD AND BEVERAGE	
[Light Blue Box]	POOL	
[Light Green Box]	OPEN SPACE/ UNDISTURBED	
[Light Green Box]	30% + SLOPE AREA	
[Dashed Line]	PROPERTY LINE	
[Dashed Line]	SETBACK	
[Dashed Line]	EASEMENT	
[Dashed Line]	EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM NO SCALE 1

SPACE PROGRAM FLOOR SCHEDULE

Room	Count	Area
HOTEL		
1 Bed		
DELUX - 800 SF	16	14,000 SF
REGULAR - 500 SF	22	12,300 SF
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Admin		
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	8	7,500 SF
	87	74,000 SF

LOT COVERAGE CALCULATIONS NO SCALE 2

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SITE PLAN DIAGRAM - HOTEL 1-60 - PROGRAM - COLOR 1" = 60'-0" 8

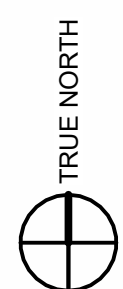
LNOTES - SITE PLAN NO SCALE 4



- SITE ACCESS KEY**
- ROAD - 25' - 0"
 - EXISTING GOLF CART PATH APPROX - 8' - 0"
 - PATH - 6'-0"
 - 30% + SLOPE AREA

LEGEND - SITE ACCESS
NO SCALE 1

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SITE PLAN DIAGRAM - HOTEL 1-60 - SITE ACCESS
1" = 60'-0" 8

NOTES - SITE PLAN
NO SCALE 4



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LEGEND - SITE ACCESS
NO SCALE 1

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22
OCULTA ROCA
APPLE VALLEY SITE #1777 APPLE VALLEY, UTAH

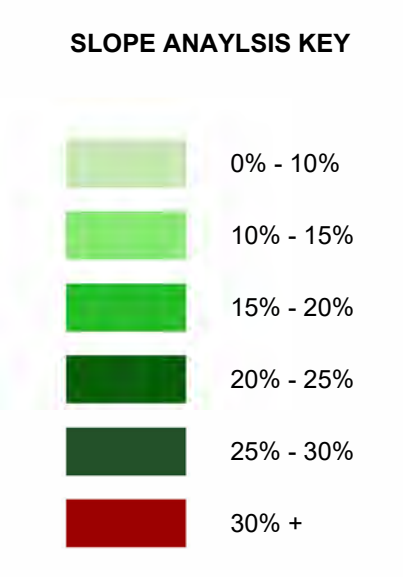
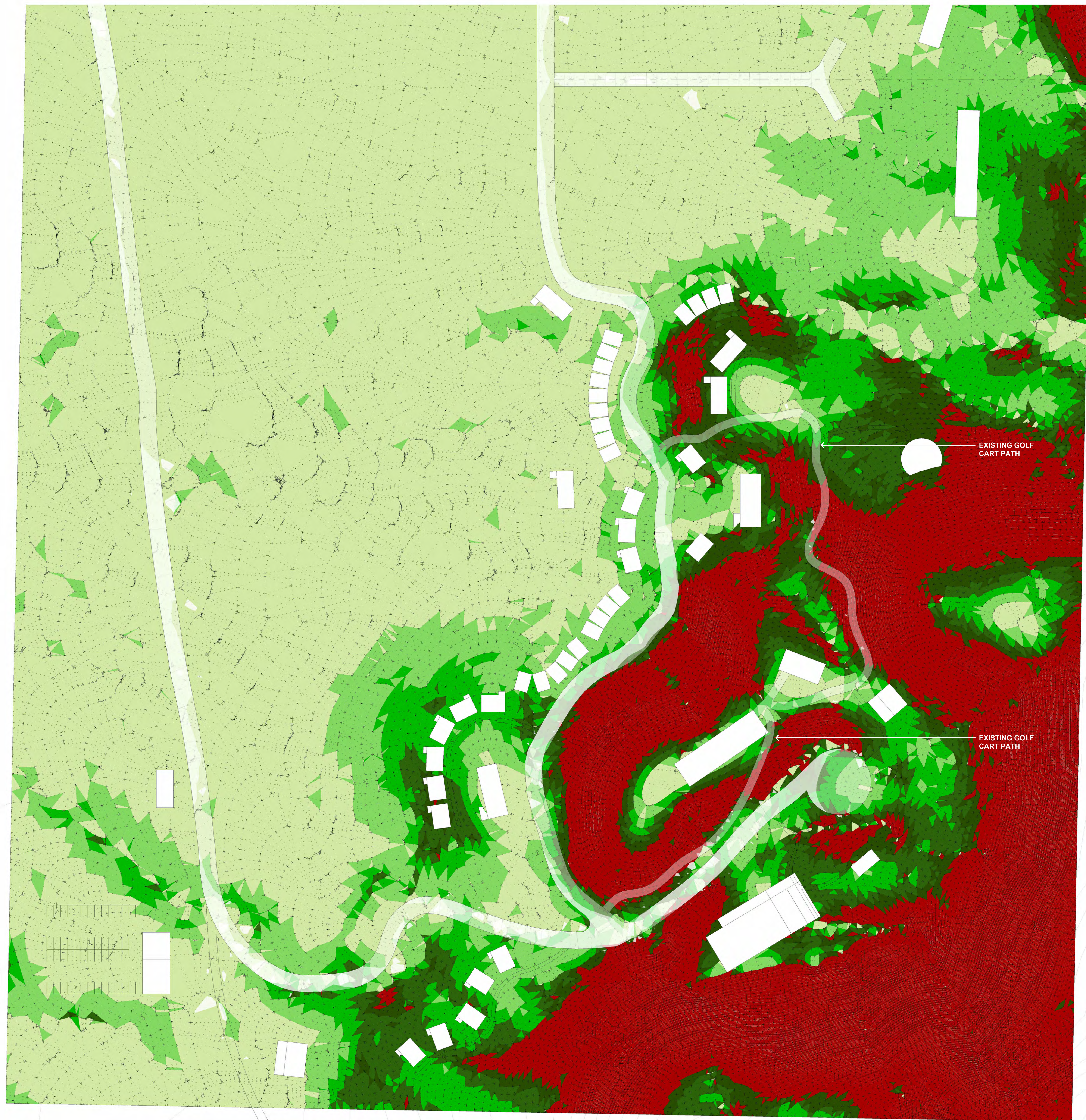
02 / 08 / 2023

SITE PLAN DIAGRAM - SITE
ACCESS - COLOR

A1.23

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LEGEND - SITE SLOPE
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SITE PLAN DIAGRAM - HOTEL 1-60 - SLOPE ANALYSIS
1" = 60'-0" 8

NOTES - SITE PLAN
NO SCALE 4

