

LEGAL DESCRIPTION(S):

ALL OF LOT #3901 & 3902, IN AMENDED BLOCK #39, AND PARCEL "C" (AMENDED BLOCK 42), (APN: 404-53-247, 404-53-248, & 404-33-060), OF THE SHORT CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE MOHAVE COUNTY RECORDER, STATE OF ARIZONA.

HAVING AN AREA OF 211,242 SQ. FEET (4.85 ACRES), 43,560 SQ. FEET (1.00 ACRES), AND 236,730 (5.43 ACRES) RESPECTIVELY.

SHORT CREEK
OUTDOORS
ZONE: POS
PN: 404-33-057

UNITED
EFFORT PLAN
ZONE: RE-1A
PN: 404-53-012

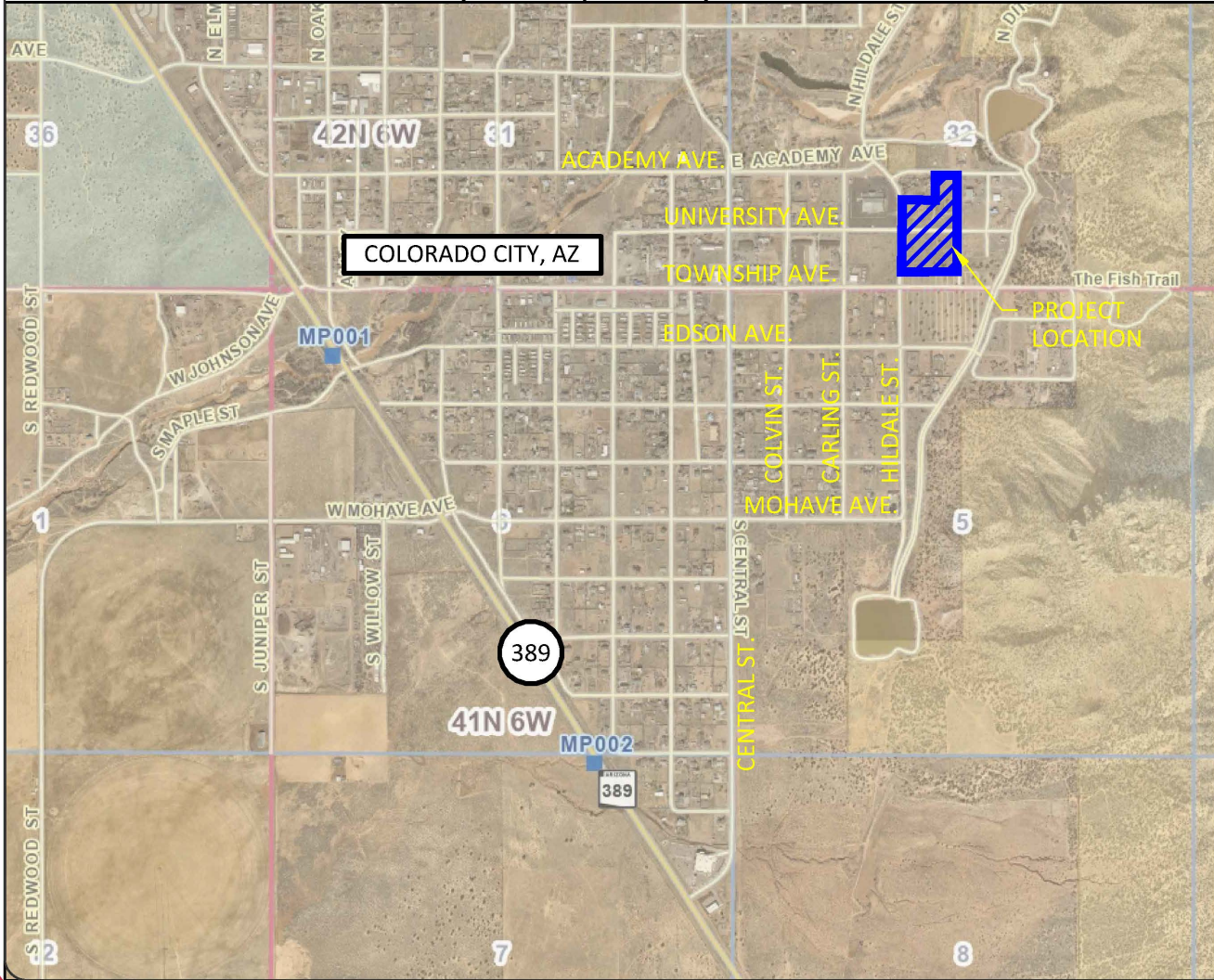
UNITED
EFFORT PLAN
ZONE: RE-1A
PN: 404-53-013

UNITED
EFFORT PLAN
ZONE: RE-1A
PN: 404-53-014

UNITED
EFFORT PLAN
ZONE: RE-1A
PN: 404-53-015

UNITED STATES
OF AMERICA
ZONE: POS
PN: 404-33-147

VICINITY MAP



SKETCH PLAN OF
WILDFLOWER SUBDIVISION

A RESIDENTIAL SUBDIVISION IN
THE SOUTH HALF OF SECTION 32,
TOWNSHIP 42 NORTH, RANGE 6 WEST, G&SRM,
COLORADO CITY, MOHAVE COUNTY, ARIZONA

DEVELOPMENT BOUNDARY
LOT #3901 (4.849 ACRES)
PN: 404-53-247
ZONING: R-2
WFDC, LLC

DEVELOPMENT BOUNDARY
LOT #3902 (1.00 ACRES)
PN: 404-53-248
ZONING: R-2
WFDC, LLC

CHLOE DAVIS
ZONE: C-1
PN: 404-53-251

VERMILION
VENTURES LLC
ZONE: AG
PN: 404-33-059

DEVELOPMENT BOUNDARY
PARCEL "C" (5.43 ACRES)
PN: 404-33-060
ZONING: R-2
WFDC, LLC

MEMORIAL ST.
(66' PUBLIC R.O.W.)

UNIVERSITY AVE.
(86' PUBLIC R.O.W.)

STREET A
(45' PUBLIC R.O.W.)

STREET B
(45' PUBLIC R.O.W.)

SHORT CREEK
OUTDOORS
ZONE: POS
PN: 404-53-671

MICAH A CAWLEY
RE-1A
PN: 404-53-249

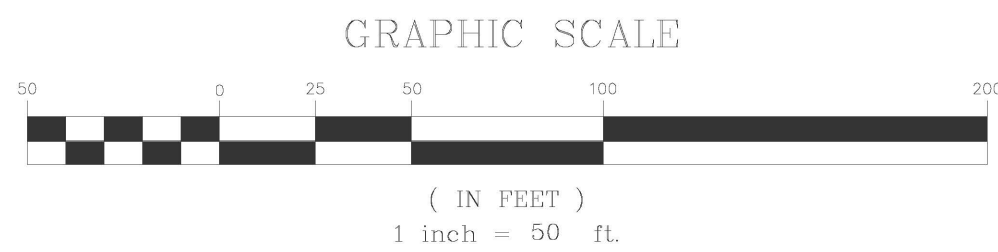
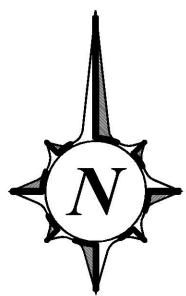
UNITED
EFFORT PLAN
RE-1A
PN: 404-53-250

HILDALE ST.
(86' PUBLIC R.O.W.)

SHORT CREEK
COMMUNITY CENTER
ZONE: RE-1A
PN: 404-33-032

COLORADO CITY UNIFIED
SCHOOL DISTRICT NO
ZONE: RE-1A
PN: 404-33-034

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



STREET LAYOUT PLAN

LAND USE

EXISTING LAND USE:
SUBJECT PROPERTIES ARE CURRENTLY VACANT AND UNDEVELOPED.

PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL SUBDIVISION.

ZONING:
SUBJECT PROPERTY'S CURRENT ZONING IS SMALL LOT RESIDENTIAL (R-2)

TOTAL AREA:
LOT #3901 211,242 SF (4.85 ACRES)
LOT #3902 43,560 SF (1.00 ACRES)
PARCEL "C" 236,730 SF (5.43 ACRES)
VACATED ROW 4,064 SF (0.093 ACRES)
TOTAL 495,596 SF (11.38 ACRES)

PHASE AREA:
PHASE 1 (LOTS 1-19): 3.08 ACRES
PRIVATE LOTS: 2.82 ACRES, PUBLIC ROW: 0.26 ACRES
PHASE 2 (LOTS 20-42): 4.49 ACRES
PRIVATE LOTS: 3.53 ACRES, PUBLIC ROW: 0.95 ACRES
PHASE 3 (LOTS 43-62): 3.81 ACRES
PRIVATE LOTS: 3.11 ACRES, PUBLIC ROW: 0.69 ACRES

LAND USE SUMMARY TABLE

LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	MAXIMUM LOT AREA (AC.)
PRIVATE LOTS	9.47	62	0.15	0.14	5,999
R.O.W.	1.91	-	-	-	9,471
TOTAL	11.38 ACRES	-	-	-	-

KEY NOTE LEGEND

- EXISTING CHIP SEAL PAVEMENT SURFACING, TO REMAIN
- 6" CONC. SIDEWALK: 4" CONC. O/ 4" AGG. BASE
- 30" TYPE "A" CURB & GUTTER W/ BASE
- 30" MODIFIED CURB & GUTTER W/ BASE
- ADA CURB RAMP, W/ DETECTABLE WARNING SURFACE
- PROPOSED ASPHALT PAVEMENT SURFACING
- 6" CONC. WATER-WAY W/ TRANSITION STRUCTURES
- 5" CONC. SIDEWALK: 4" CONC. O/ 4" AGG. BASE

CONTACT INFORMATION

OWNER:
WFDC LLC
PO BOX 3382
COLORADO CITY, AZ 86021
(435) 212-8028

DEVELOPER:
ISAIAH BARLOW
WFDC LLC
PO BOX 3382
COLORADO CITY, AZ 86021
(435) 212-8028

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1185 W. UTAH AVE., STE. 101
HILDALE, UT 84784

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- STREET CENTERLINE
- UTILITY & DRAINAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT O/
- "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE W/ GUY WIRE
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mill Drive, St. George, Utah 84790
Tel: (435) 619-4586 Fax: (435) 608-4586
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT www.exceldesign.us

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC
LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NO: 230629
CAD DWG. FILE: 230629-1-Wildflower_Sketch_Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-13-25

SHEET TITLE:
STREET
LAYOUT
PLAN

C1

LEGAL DESCRIPTION(S):

ALL OF LOT #3901 & 3902, IN AMENDED BLOCK #39, AND PARCEL "C" (AMENDED BLOCK 42), (APN: 404-53-247, 404-53-248, & 404-33-060), OF THE SHORT CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE MOHAVE COUNTY RECORDER, STATE OF ARIZONA.

HAVING AN AREA OF 211,242 SQ. FEET (4.85 ACRES), 43,560 SQ. FEET (1.00 ACRES), AND 236,730 (5.43 ACRES) RESPECTIVELY.

SKETCH PLAN OF

WILDFLOWER SUBDIVISION

A RESIDENTIAL SUBDIVISION IN
THE SOUTH HALF OF SECTION 32,
TOWNSHIP 42 NORTH, RANGE 6 WEST, G&SRM,
COLORADO CITY, MOHAVE COUNTY, ARIZONA

STREET LAYOUT PLAN

LAND USE

EXISTING LAND USE:
SUBJECT PROPERTIES ARE CURRENTLY VACANT AND UNDEVELOPED.

PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL SUBDIVISION.

ZONING:
SUBJECT PROPERTY'S CURRENT ZONING IS SMALL LOT RESIDENTIAL (R-2)

TOTAL AREA:
LOT #3901 211,242 SF (4.85 ACRES)
LOT #3902 43,560 SF (1.00 ACRES)
PARCEL "C" 236,730 SF (5.43 ACRES)
VACATED ROW 4,064 SF (0.093 ACRES)

TOTAL 495,596 SF (11.38 ACRES)

PHASE AREA:
PHASE 1 (LOTS 1-19): 3.08 ACRES
PRIVATE LOTS: 2.82 ACRES, PUBLIC ROW: 0.26 ACRES
PHASE 2 (LOTS 20-42): 4.49 ACRES
PRIVATE LOTS: 3.53 ACRES, PUBLIC ROW: 0.95 ACRES
PHASE 3 (LOTS 43-62): 3.81 ACRES
PRIVATE LOTS: 3.11 ACRES, PUBLIC ROW: 0.69 ACRES

LAND USE SUMMARY TABLE

LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	MAXIMUM LOT AREA (AC.)
PRIVATE LOTS	9.47	62	0.15	0.14	5,999
R.O.W.	1.91	-	-	-	0.22
TOTAL	11.38	ACRES	-	-	9,471

KEY NOTE LEGEND

- EXISTING CHIP SEAL PAVEMENT SURFACING, TO REMAIN
- 6" CONC. SIDEWALK: 4" CONC. O/ 4" AGG. BASE
- 30" TYPE "A" CURB & GUTTER W/ BASE
- 30" MODIFIED CURB & GUTTER W/ BASE
- ADA CURB RAMP, W/ DETECTABLE WARNING SURFACE
- PROPOSED ASPHALT PAVEMENT SURFACING
- 6" CONC. WATER-WAY W/ TRANSITION STRUCTURES
- 5" CONC. SIDEWALK: 4" CONC. O/ 4" AGG. BASE

CONTACT INFORMATION

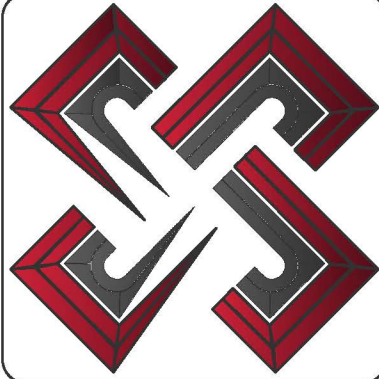
OWNER:
WFDC LLC
PO BOX 3382
COLORADO CITY, AZ 86021
(435) 212-8028

DEVELOPER:
ISAIAH BARLOW
WFDC LLC
PO BOX 3382
COLORADO CITY, AZ 86021
(435) 212-8028

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1185 W. UTAH AVE., STE. 101
HILDALE, UT 84784

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- STREET CENTERLINE
- UTILITY & DRAINAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT O/
- "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE W/ GUY WIRE
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mall Drive, St. George, Utah 84790
Tel: (435) 619-4586 Fax: (435) 608-4586
E-MAIL: Charles@ExcelDesign.com WEB SITE: AT www.exceldesign.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC

LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NO: 230629
CAD DWG. FILE: 230629-Wildflower_Sketch_Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-13-25

SHEET TITLE:
STREET
LAYOUT PLAN
W/ IMAGE

C1(i)



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mall Drive, St. George, Utah 84790
Tel: (435) 619-4586 Fax: (435) 608-4586
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT www.exceldesign.us

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

**SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC**
**LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ**

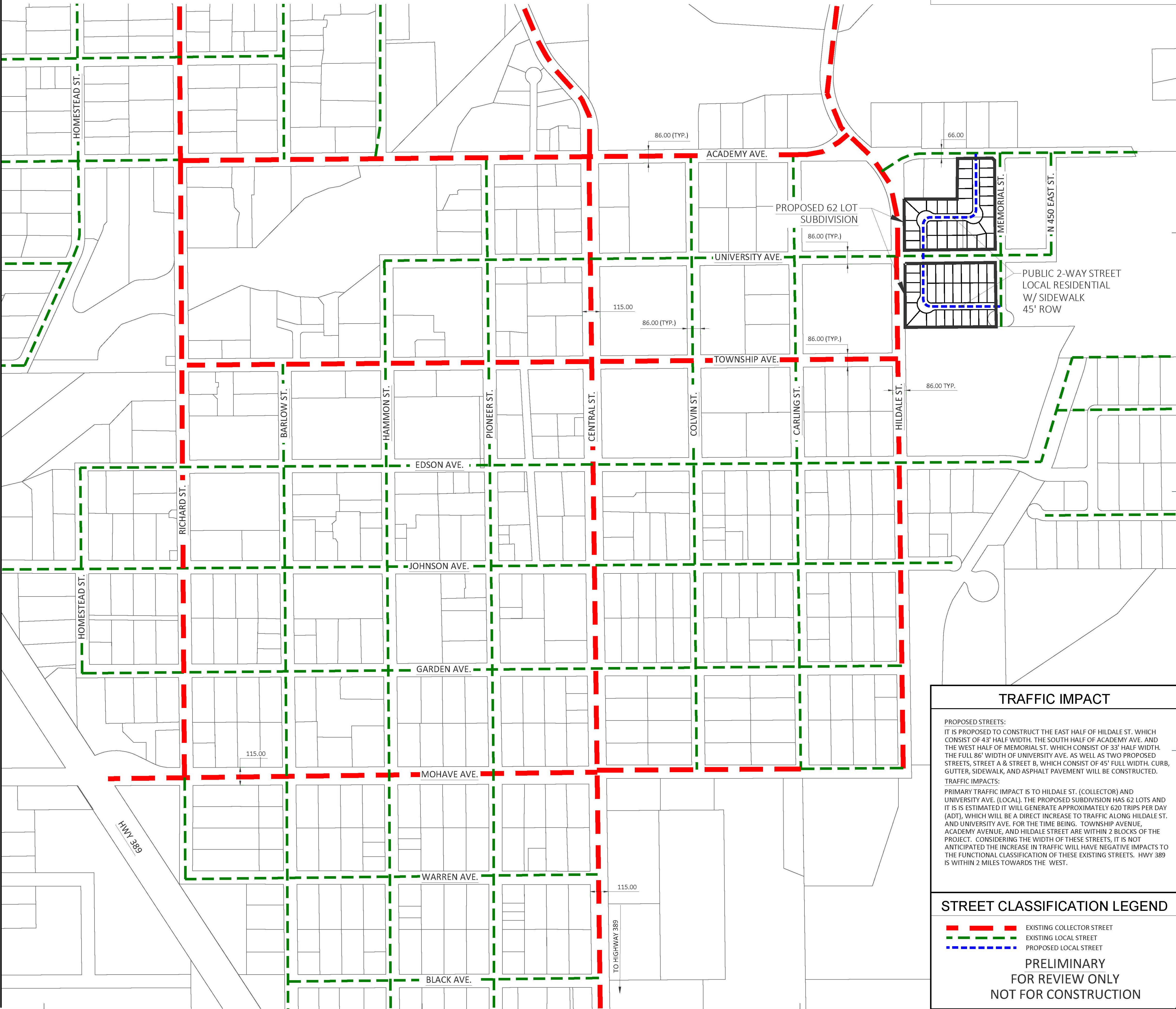
REVISIONS		
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PROJECT NO: 230629
CAD DWG. FILE: 230621-Wildflower Sketch Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-13-25

SHEET TITLE:
**TRAFFIC
CIRCULATION**

C2

TRAFFIC CIRCULATION



TRAFFIC IMPACT

PROPOSED STREETS:
IT IS PROPOSED TO CONSTRUCT THE EAST HALF OF HILDALE ST., WHICH CONSIST OF 43' HALF WIDTH, THE SOUTH HALF OF ACADEMY AVE., AND THE WEST HALF OF MEMORIAL ST., WHICH CONSIST OF 33' HALF WIDTH. THE FULL 86' WIDTH OF UNIVERSITY AVE. AS WELL AS TWO PROPOSED STREETS, STREET A & STREET B, WHICH CONSIST OF 45' FULL WIDTH. CURB, GUTTER, SIDEWALK, AND ASPHALT PAVEMENT WILL BE CONSTRUCTED.

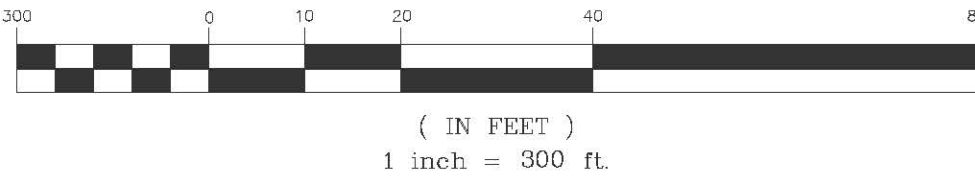
TRAFFIC IMPACTS:
PRIMARY TRAFFIC IMPACT IS TO HILDALE ST. (COLLECTOR) AND UNIVERSITY AVE. (LOCAL). THE PROPOSED SUBDIVISION HAS 62 LOTS AND IT IS ESTIMATED IT WILL GENERATE APPROXIMATELY 620 TRIPS PER DAY (ADT), WHICH WILL BE A DIRECT INCREASE TO TRAFFIC ALONG HILDALE ST. AND UNIVERSITY AVE. FOR THE TIME BEING. TOWNSHIP AVENUE, ACADEMY AVENUE, AND HILDALE STREET ARE WITHIN 2 BLOCKS OF THE PROJECT. CONSIDERING THE WIDTH OF THESE STREETS, IT IS NOT ANTICIPATED THE INCREASE IN TRAFFIC WILL HAVE NEGATIVE IMPACTS TO THE FUNCTIONAL CLASSIFICATION OF THESE EXISTING STREETS. HWY 389 IS WITHIN 2 MILES TOWARDS THE WEST.

STREET CLASSIFICATION LEGEND

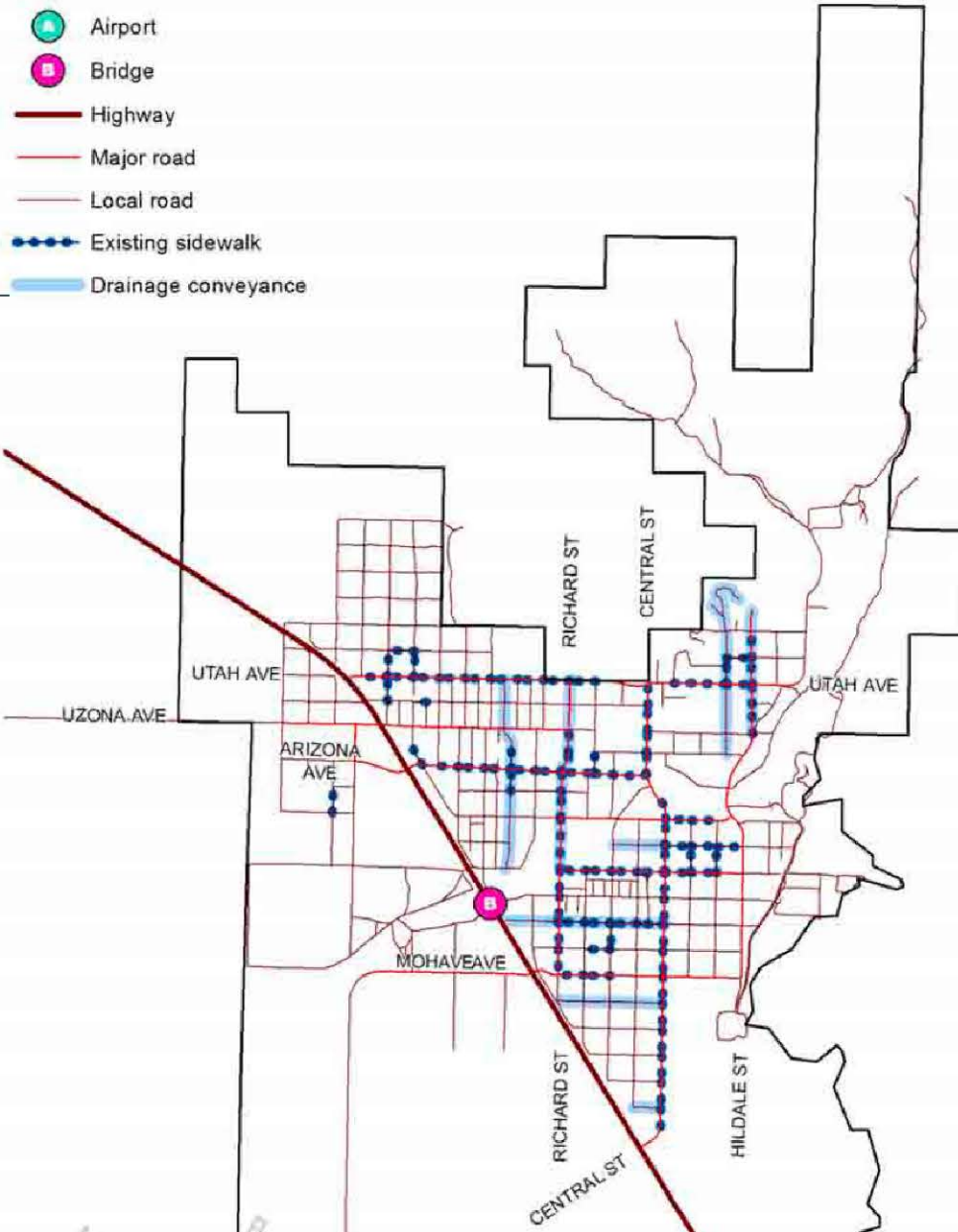
EXISTING COLLECTOR STREET
EXISTING LOCAL STREET
PROPOSED LOCAL STREET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GRAPHIC SCALE



- Airport
- Bridge
- Highway
- Major road
- Local road
- Existing sidewalk
- Drainage conveyance



EXISTING TRAILS / SIDEWALKS

PRELIMINARY DRAINAGE PLAN



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mail Drive, St. George, Utah 84790
Tel. (435) 619-4586 Fax (435) 608-4586
E-MAIL: charles@exceldesignus.com WEB SITE: AT www.exceldesignus.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

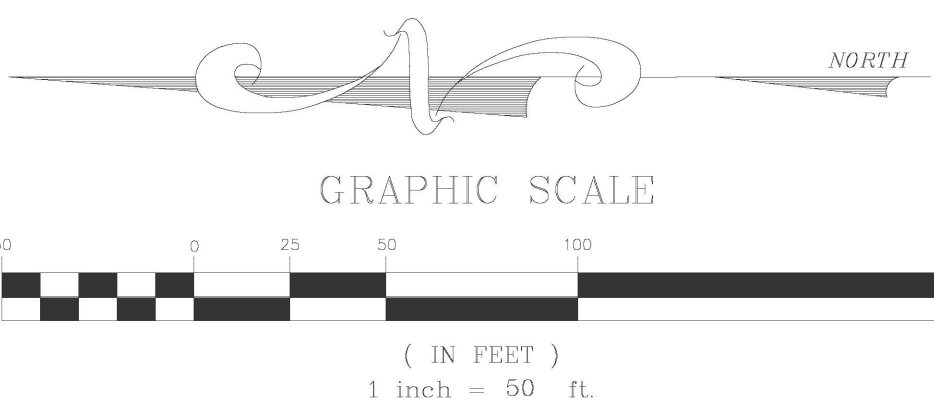
SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC
LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 230629
CAD DWG. FILE: 230621 - Wilflower Sketch Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-13-25

SHEET TITLE:
DRAINAGE
PLAN

C3



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DRAINAGE CONCEPT PLAN

BENCHMARK:
THE ELEVATION BENCHMARK USED FOR THIS PROJECT IS THE REBAR & CAP FOUND AT THE SOUTHWEST CORNER OF PARCEL "C", WITH AN ELEVATION OF 5025.95'

PROPOSED DRAINAGE:
ALL LOTS WILL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO STREET. STORMWATER RUNOFF WILL BE COLLECTED AT THE STREET AND WILL BE CONVEYED ALONG CURB / GUTTER. RUNOFF WILL DISCHARGE FROM THE SITE INTO THE PUBLIC R.O.W. AT HILDALE STREET. STORMWATER DETENTION IS PROPOSED ON LOT #45.

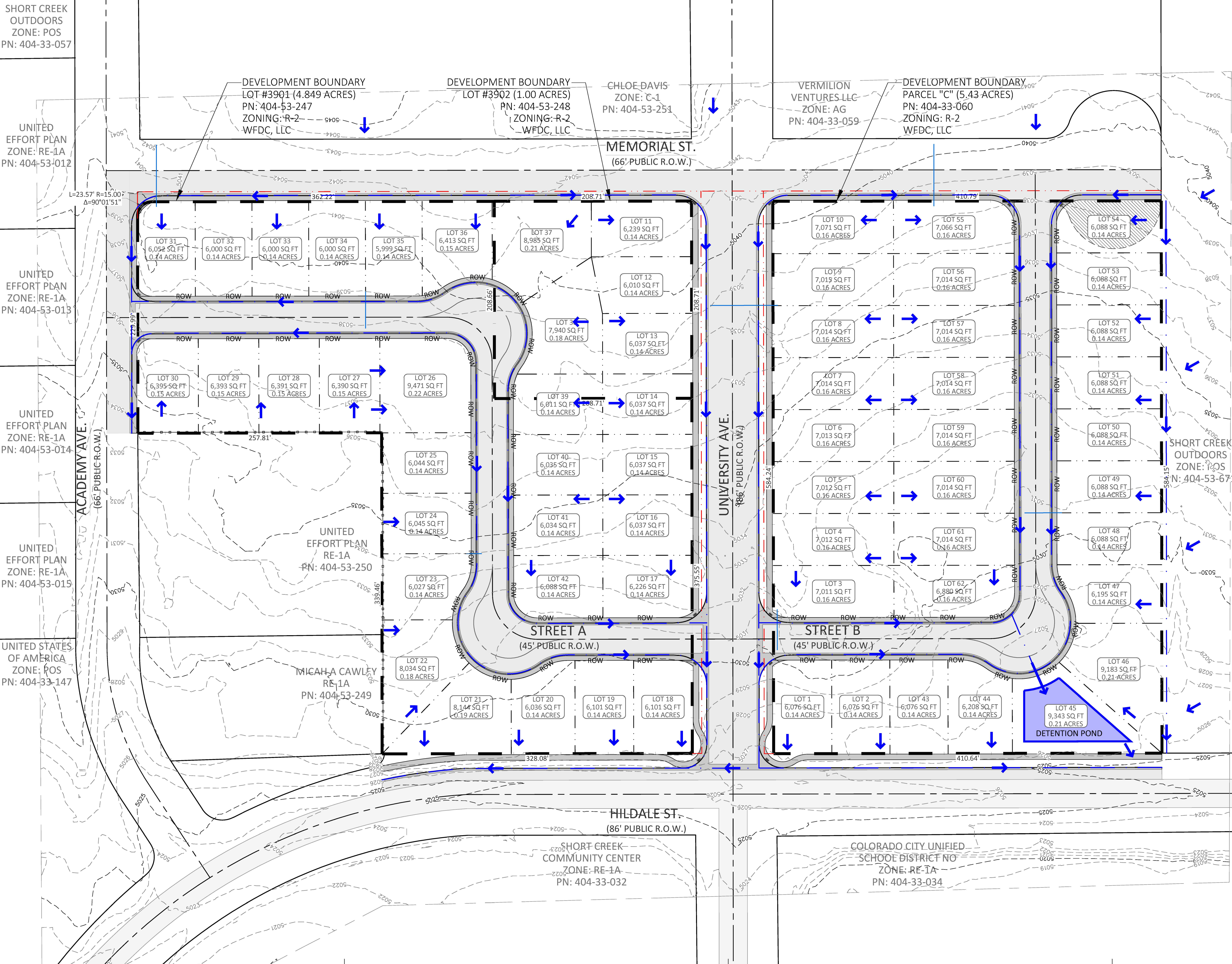
OFF-SITE DRAINAGE:
IT IS ANTICIPATED THAT OFF-SITE WATER WILL ENTER THE SUBJECT PROPERTY FORM THE EAST AND SOUTH. THE DEVELOPER WILL WORK WITH ADJACENT PROPERTY OWNERS AND THE CITY TO ADDRESS THE PROBLEM.

FLOOD ZONE:
FEMA DESIGNATES THE PROJECT SITE AREA AS ZONE 'X', OR AREA OF MINIMAL FLOOD HAZARD.

ALL ELEVATIONS SHOWN ARE EXISTING.

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - UTILITY & DRAINAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CURB
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- EXISTING GRADE CONTOUR
- FINISH GRADE CONTOUR
- STORM DRAIN PIPE
- DRAINAGE FLOW LINE
- RUNOFF DIRECTION



PRELIMINARY UTILITIES PLAN



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mail Drive, St. George, Utah 84790
Tel: (435) 619-4586 Fax: (435) 608-4586
E-MAIL: charles@exceldesign.com WEB SITE: AT www.exceldesign.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

**SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC**
LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO:	230629
CAD DWG. FILE:	230629 - Wilflower Sketch Plan.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	8-13-25

SHEET TITLE:
**UTILITIES
PLAN
OVERALL**

C4

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

UTILITY PROVIDERS

WATER, SEWER, AND GAS PROVIDER:
HILDALE / COLORADO CITY UTILITY DEPARTMENT
320 EAST NEWEL AVENUE
PO BOX 840490
HILDALE UTAH, 84784
(435) 874-1160

ELECTRICAL POWER PROVIDER:
GARKANE ENERGY CO-OP INC.
1802 US-89A
KANAB, UT 84741
(435) 644-5026

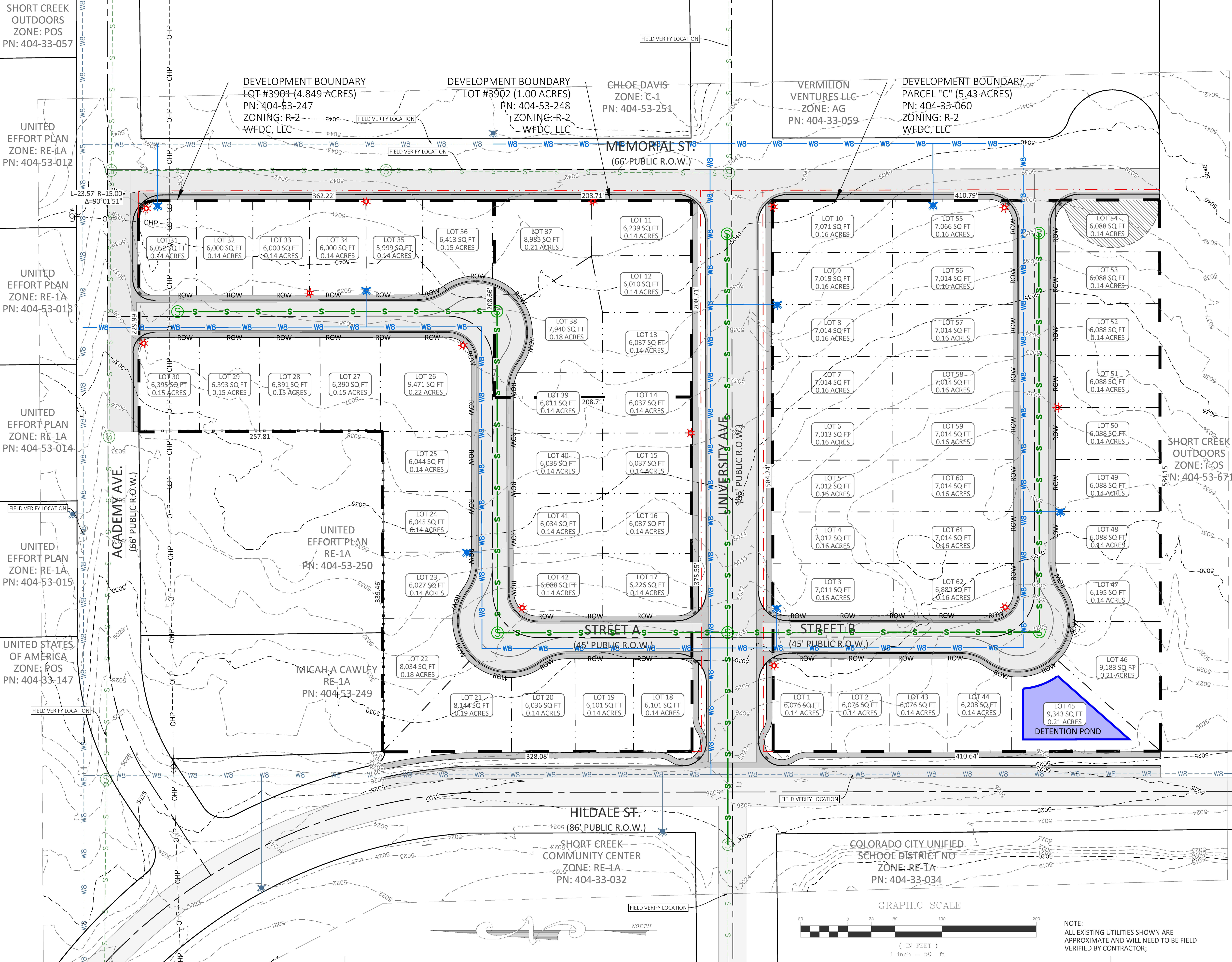
TELECOMMUNICATIONS PROVIDER:
SOUTH CENTRAL COMMUNICATIONS
318 N. 100 E.
KANAB, UT 84741
(888) 826-4211

SOLID WASTE COLLECTION AND DISPOSAL:
ARIZONA STRIP LANDFILL CORPORATION
25 S. CENTRAL ST
COLORADO CITY, AZ 86021
(928) 874-9168

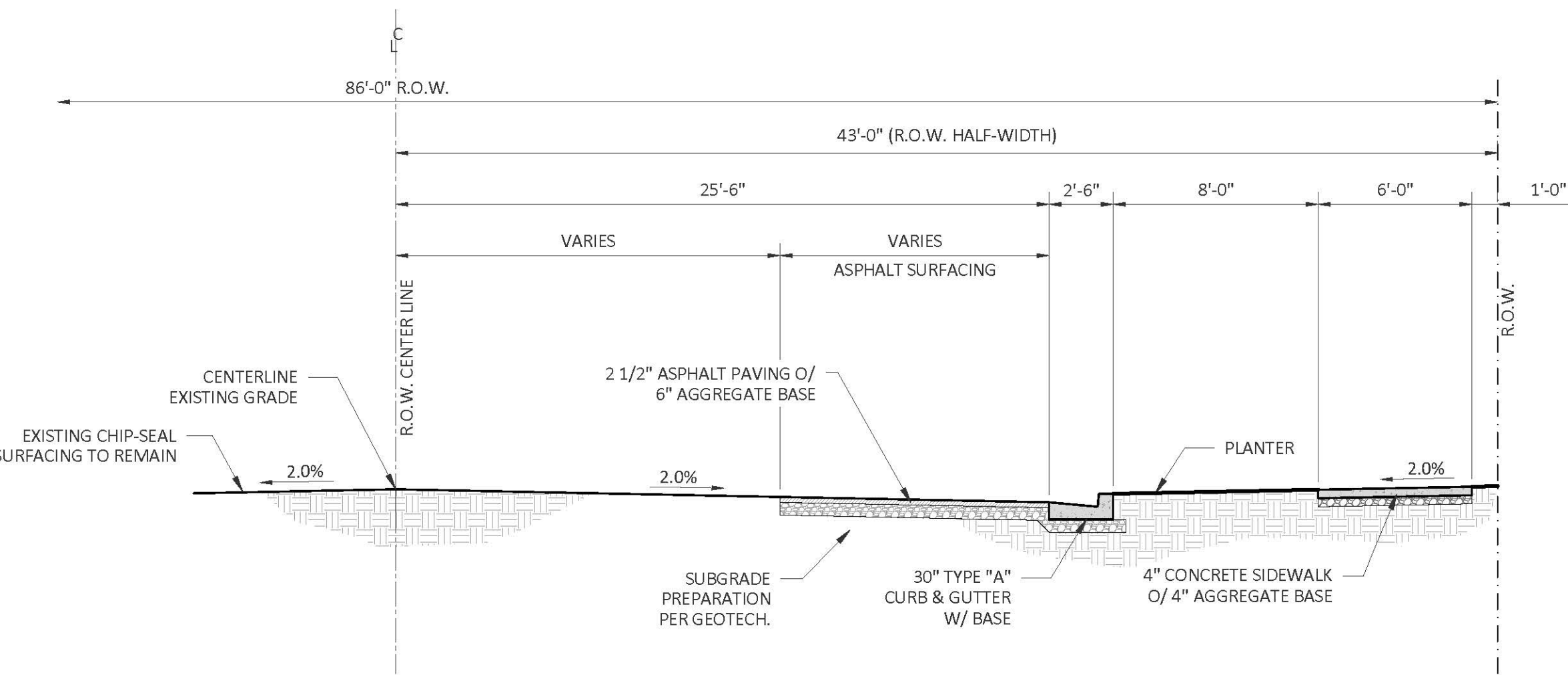
POLICE & EMERGENCY RESPONSE AGENCIES:
COLORADO CITY MARSHAL'S OFFICE
25 S. CENTRAL ST
COLORADO CITY, AZ 86021
(928) 875-2695

LINE & SYMBOLS LEGEND

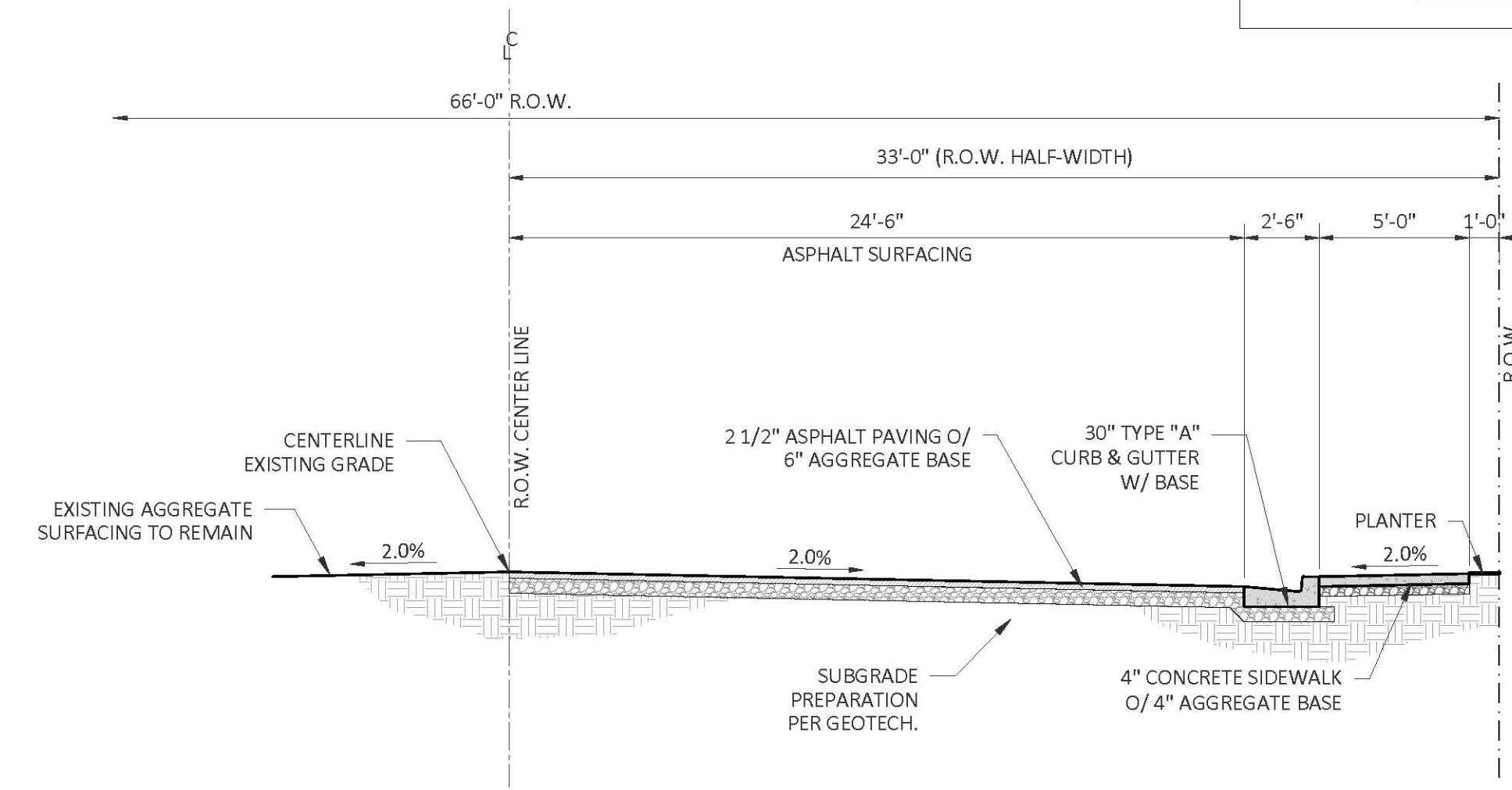
- | | |
|-----------|--|
| --- | DEVELOPMENT BOUNDARY |
| - - - | PROPOSED RIGHT OF WAY |
| - . - . - | PROPOSED LOT LINE |
| - - - - - | UTILITY & DRAINAGE EASEMENT |
| --- | EXISTING WATER LINE |
| WB | PROPOSED WATER LINE |
| --- | EXISTING SEWER LINE |
| S | PROPOSED SEWER LINE |
| --- | UGP |
| --- | EXISTING UNDERGROUND POWER LINE |
| OHP | EXISTING OVERHEAD POWER LINE |
| --- | PROPOSED UNDERGROUND POWER (GARKANE) |
| OHP | PROPOSED OVERHEAD POWER |
| --- | EXISTING COMMUNICATIONS LINE |
| T | PROPOSED COMMUNICATIONS LINE |
| --- | EXISTING FIBER-OPTIC LINE |
| F | EXISTING FENCE LINE |
| --- | EXISTING FIRE HYDRANT |
| --- | PROPOSED FIRE HYDRANT |
| --- | PROPOSED WATER VALVE |
| --- | PROPOSED 3/4" Ø WATER SERVICE METER W/ 1" Ø SERVICE LINE |
| --- | EXISTING WATER SERVICE METER |
| --- | PROPOSED GAS SERVICE METER |
| --- | EXISTING GAS SERVICE METER |
| --- | EXISTING POWER POLE / GUY WIRE |
| --- | EXISTING SEWER MANHOLE |
| --- | PROPOSED SEWER MANHOLE |
| --- | PROPOSED 4" Ø SEWER LATERAL |
| --- | EXISTING SEWER LATERAL |
| --- | PROPOSED 14' STREET LIGHT POLE |
| --- | PROPOSED POWER BOX (PER GARKANE) |
| --- | EXISTING POWER BOX |



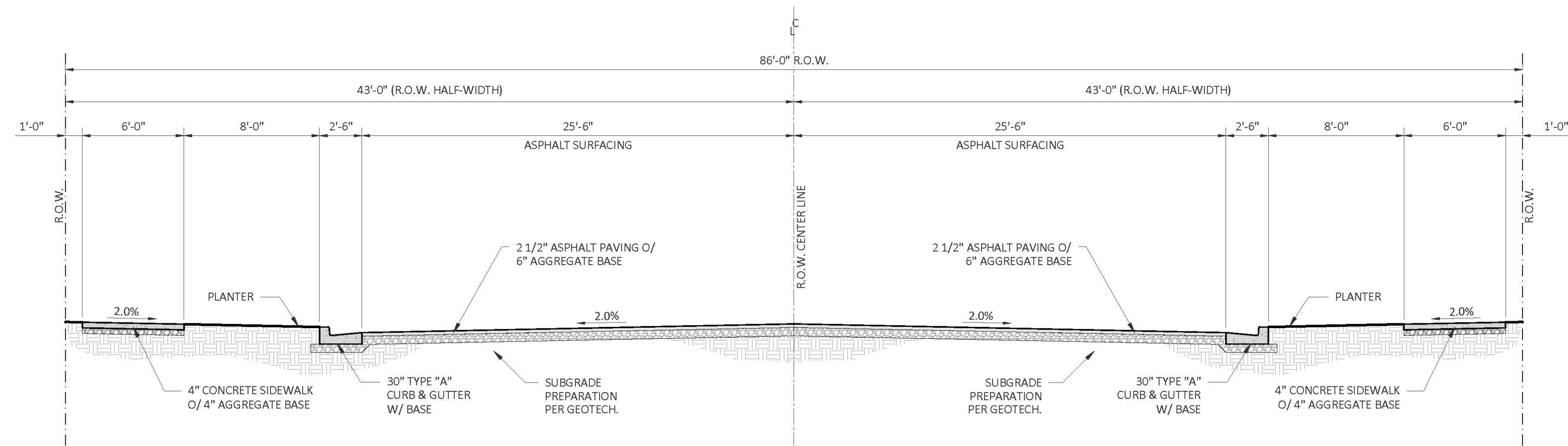
NOTE:
ALL EXISTING UTILITIES SHOWN ARE
APPROXIMATE AND WILL NEED TO BE FIELD
VERIFIED BY CONTRACTOR;



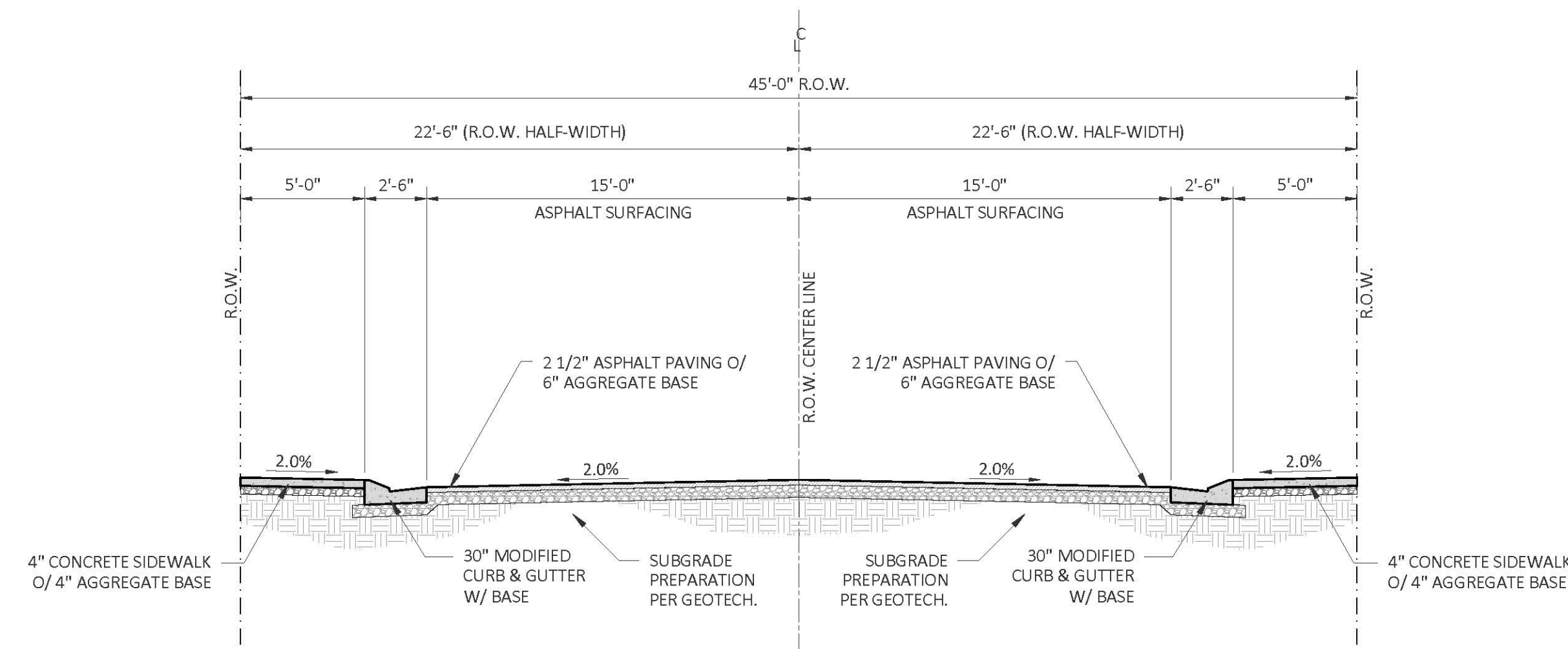
PROPOSED HILDALE STREET HALF-SECTION - 86' R.O.W.



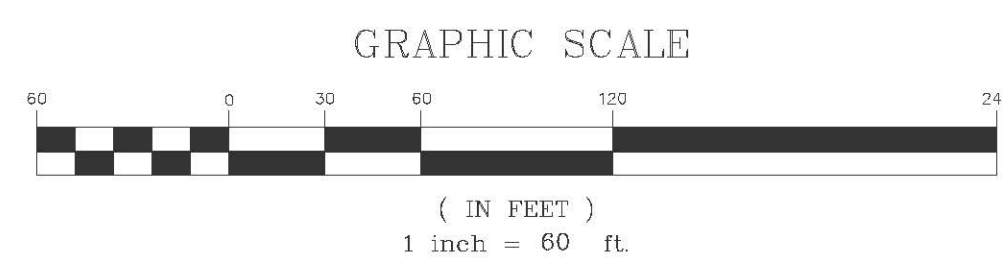
PROPOSED ACADEMY AVENUE & MEMORIAL STREET HALF-SECTION - 66' R.O.W.



PROPOSED UNIVERSITY AVENUE HALF-SECTION - 86' R.O.W.



PROPOSED STREET A & B HALF-SECTION - 45' R.O.W.



STREET X SECTIONS



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
321 North Mall Drive, St. George, Utah 84790
Tel: (435) 619-4586 Fax: (435) 608-4586
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

SKETCH PLAN - WILDFLOWER SUBDIVISION
FOR WFDC LLC

LOT 3901, 3902, & PARCEL "C" (AMENDED BLOCK 42)
SHORT CREEK SUBDIVISION, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NO: 230629
CAD DWG. FILE: 230621 - Wilflower Sketch Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-13-25

SHEET TITLE:
**STREET X
SECTIONS**

C5