

SKETCH PLAN OF
REDSTONE MESA SUBDIVISION

A RESIDENTIAL SUBDIVISION IN
THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 41 NORTH, RANGE 7 WEST, G&SRM,
COLORADO CITY, MOHAVE COUNTY, ARIZONA

OVERALL PLAN

TCT ENGINEERING
1185 W. UTAH AVE., STE. 101, HILDALE, UT
TEL: (435) 619-6477
E-MAIL: tctimpson@tct.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

REDSTONE MESA SUBDIVISION SKETCH PLAN
FOR REDSTONE MESA LLC

PARCEL NUMBER: 404-27-107
LOCATED IN THE NE 1/4 OF SECTION 1, T41N, R7W, G&SR MERIDIAN, COLORADO CITY, MOHAVE COUNTY, AZ

CONTACT INFORMATION

OWNER:
REDSTONE MESA, LLC
ALLEN ZITTING
PO BOX 3414
COLORADO CITY, AZ 86021
(801) 403-8876

DEVELOPER:
REDSTONE MESA, LLC
ALLEN ZITTING
PO BOX 3414
COLORADO CITY, AZ 86021
(801) 403-8876

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

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- - - ROW
- - - PROPOSED RIGHT OF WAY LINE
- - - PROPOSED LOT LINE
- - - STREET CENTERLINE
- - - EASEMENT
- - - PROPOSED BUILDING
- - - EXISTING CURB & GUTTER
- - - PROPOSED CURB & GUTTER
- - - PROPOSED CURB
- - - EXISTING FENCE
- - - PROPOSED CONCRETE SIDEWALK
- - - PROPOSED CHIP SEAL PAVING
- - - EXISTING GRADE CONTOUR
- - - FINISH GRADE CONTOUR
- - - "X" INCHES ASPHALT O/
- - - "Y" INCHES AGGREGATE BASE
- - - TRAFFIC CIRCULATION PATTERN
- - - EXISTING TREE
- - - EXISTING POWER POLE W/ GUY WIRE

REVISIONS

REV	DATE	DESCRIPTION

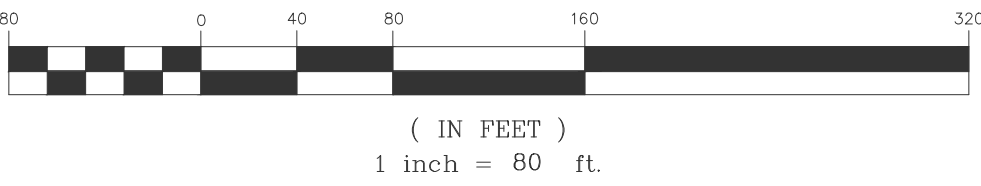
PROJECT NO:	250919
CAD DWG. FILE:	33021 - Redstone Mesa Subdivision Sketch Plan.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	TCT
DATE:	12-4-25

SHEET:
**OVERALL
PLAN**

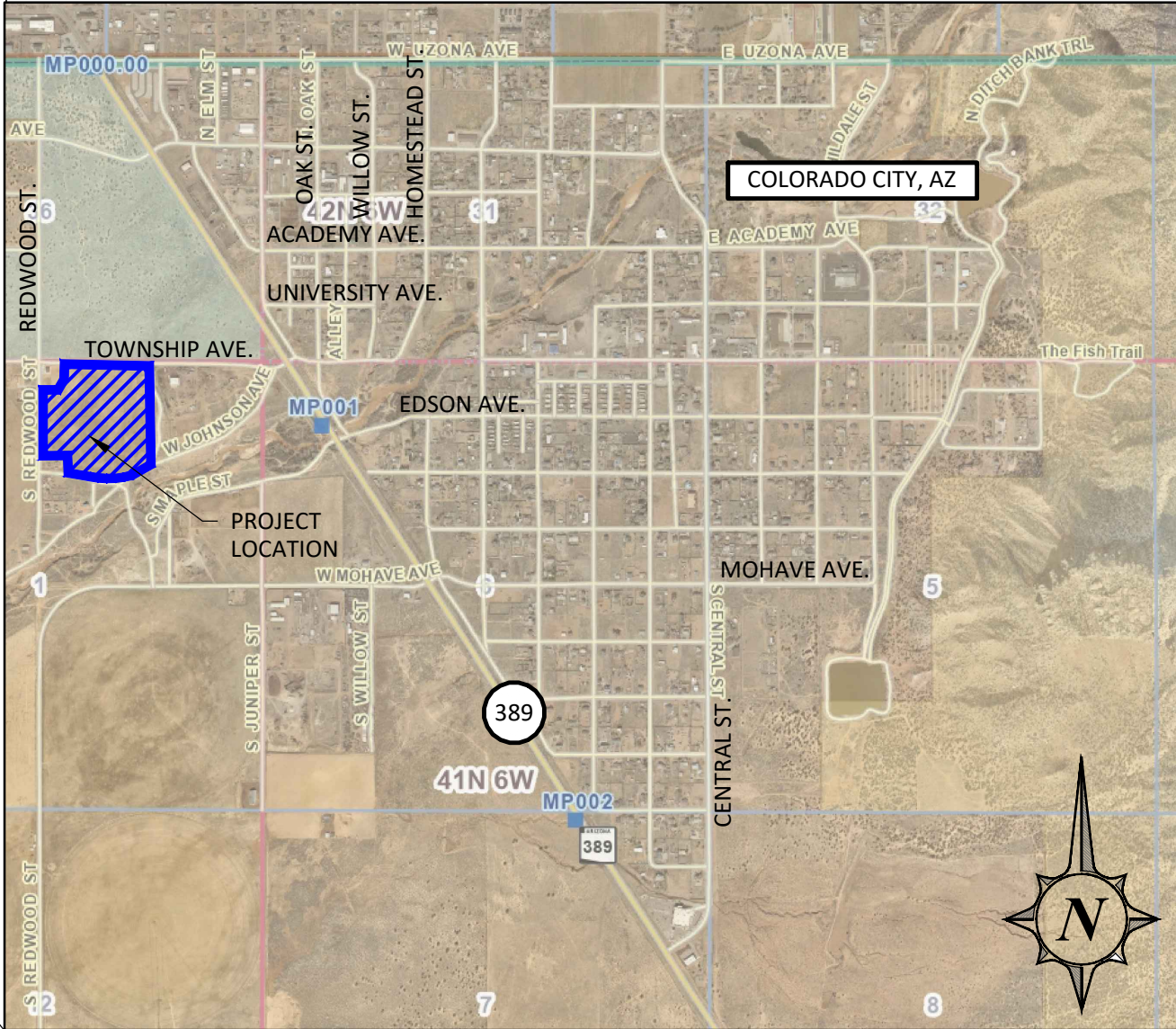
C1

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GRAPHIC SCALE



VICINITY MAP



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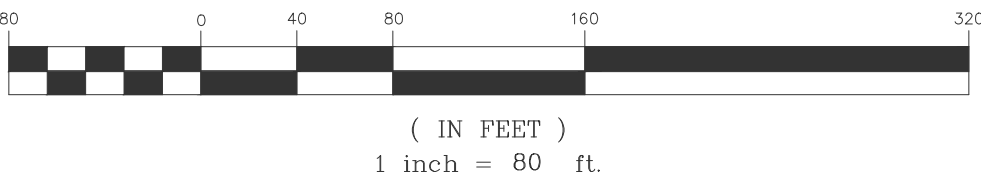
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SHEET:
**OVERALL
W/ IMAGE**

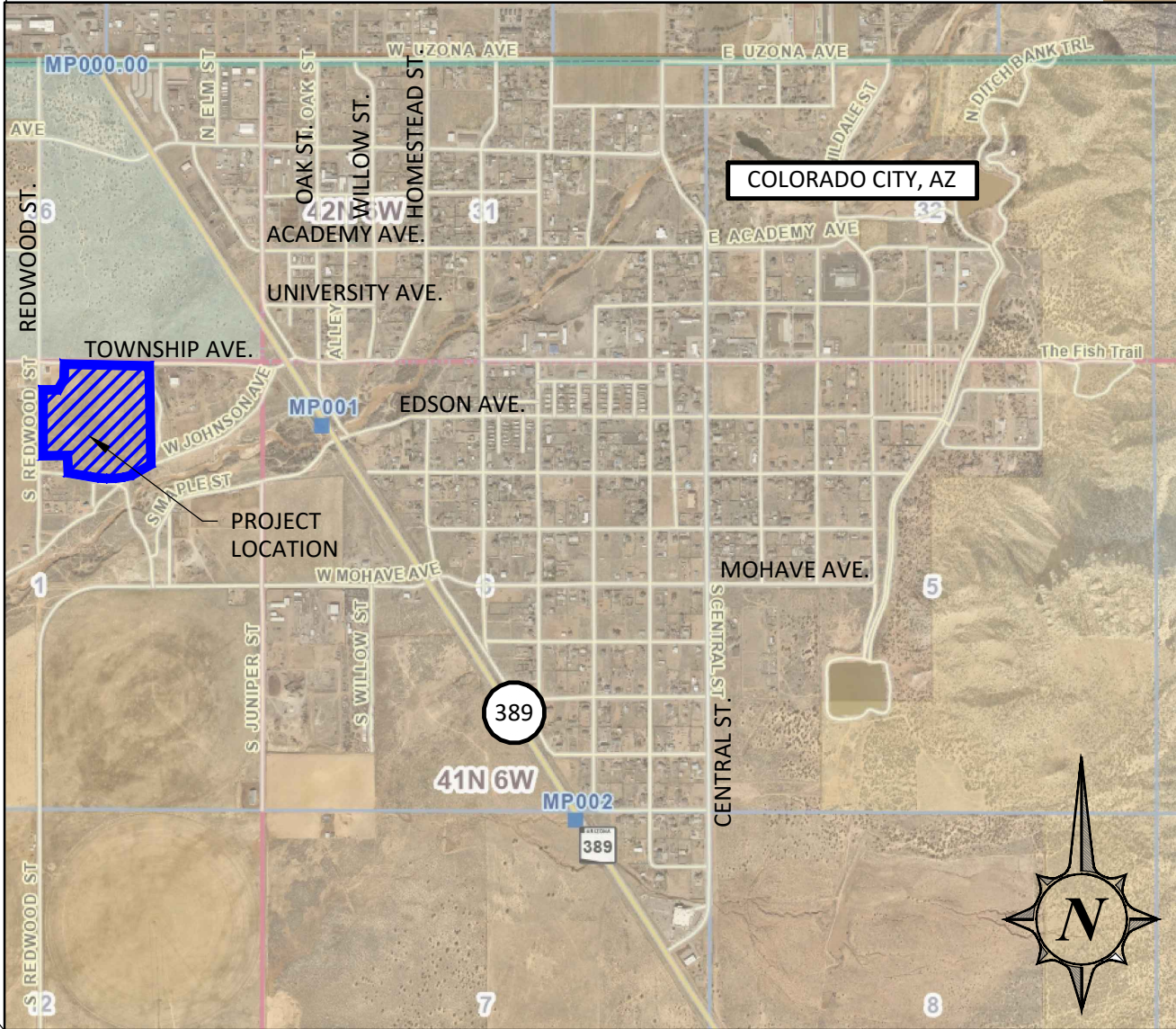
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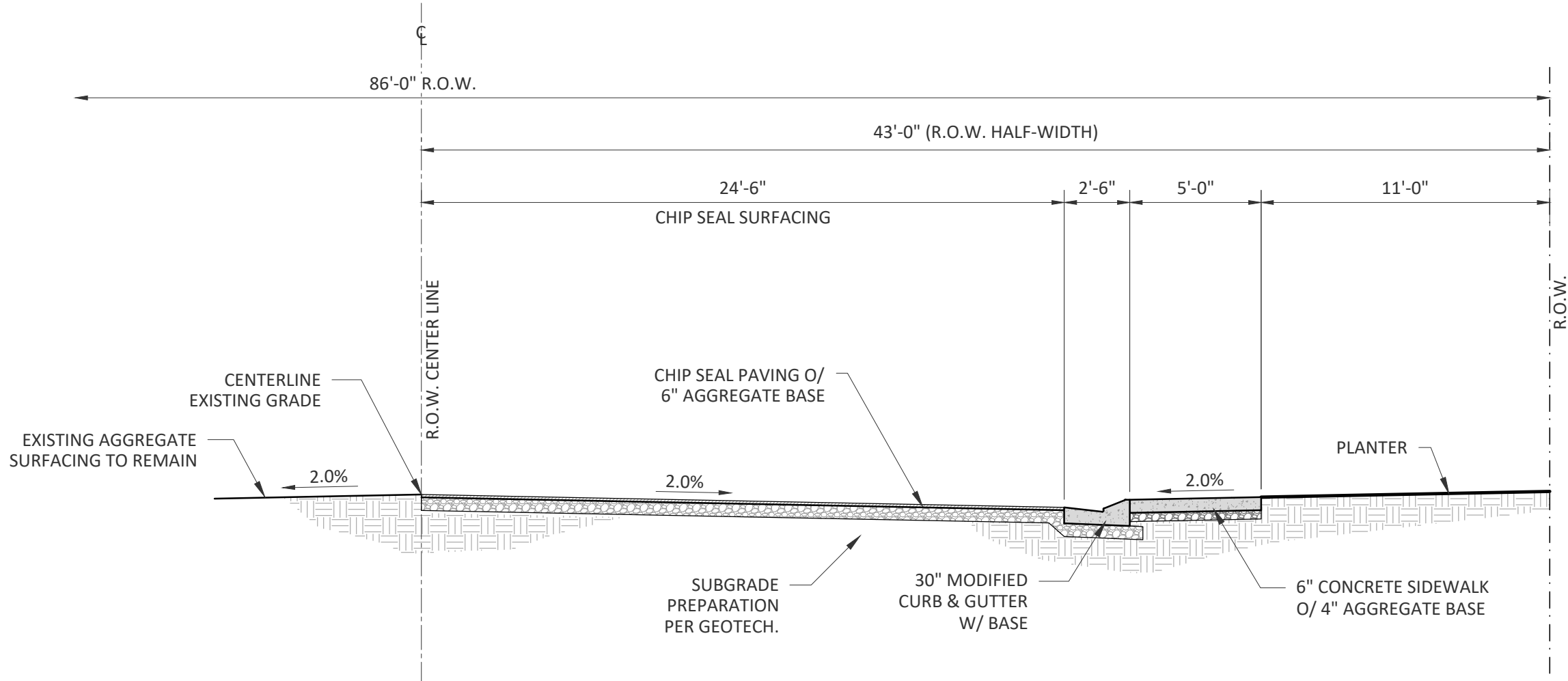
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GRAPHIC SCALE

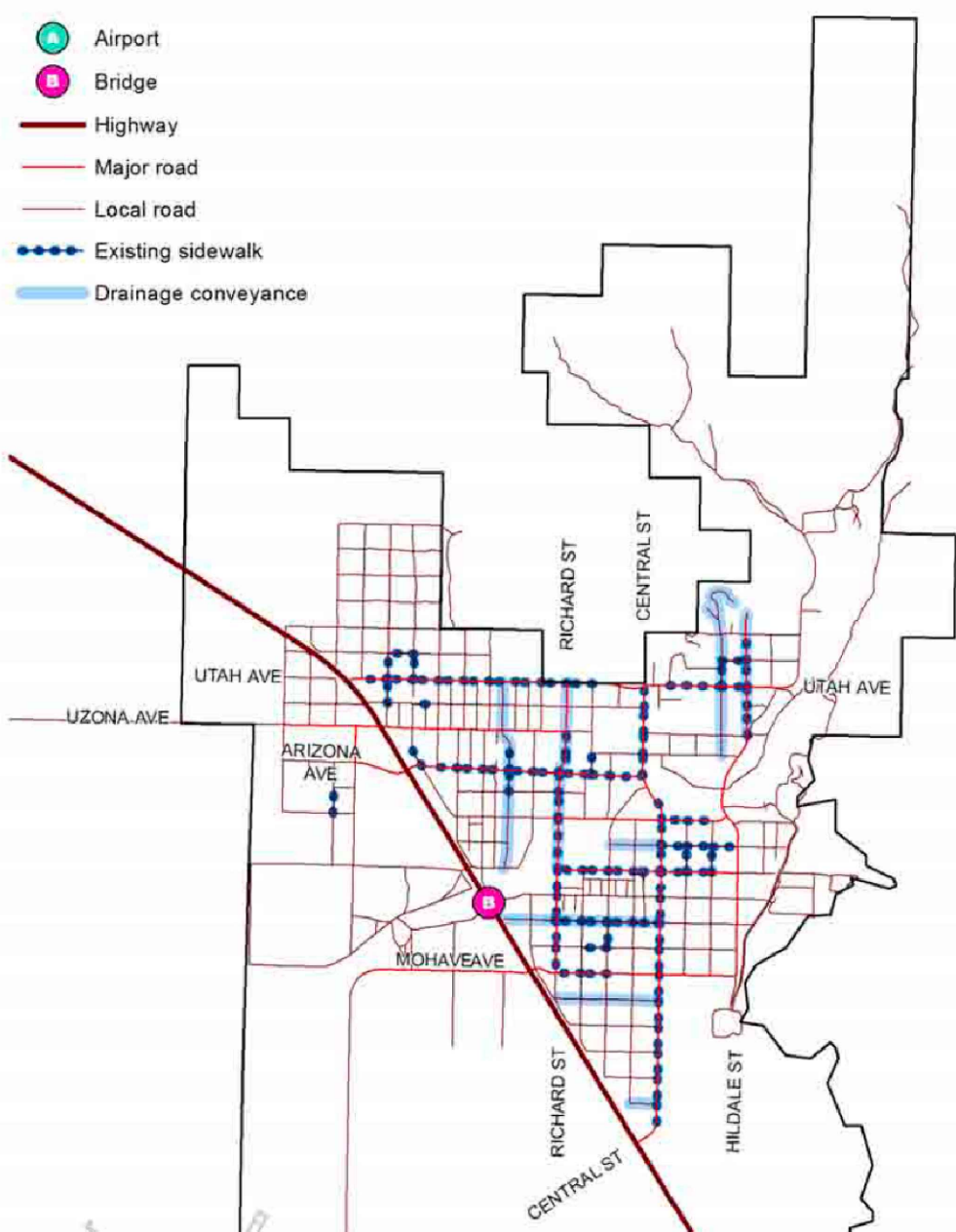


VICINITY MAP

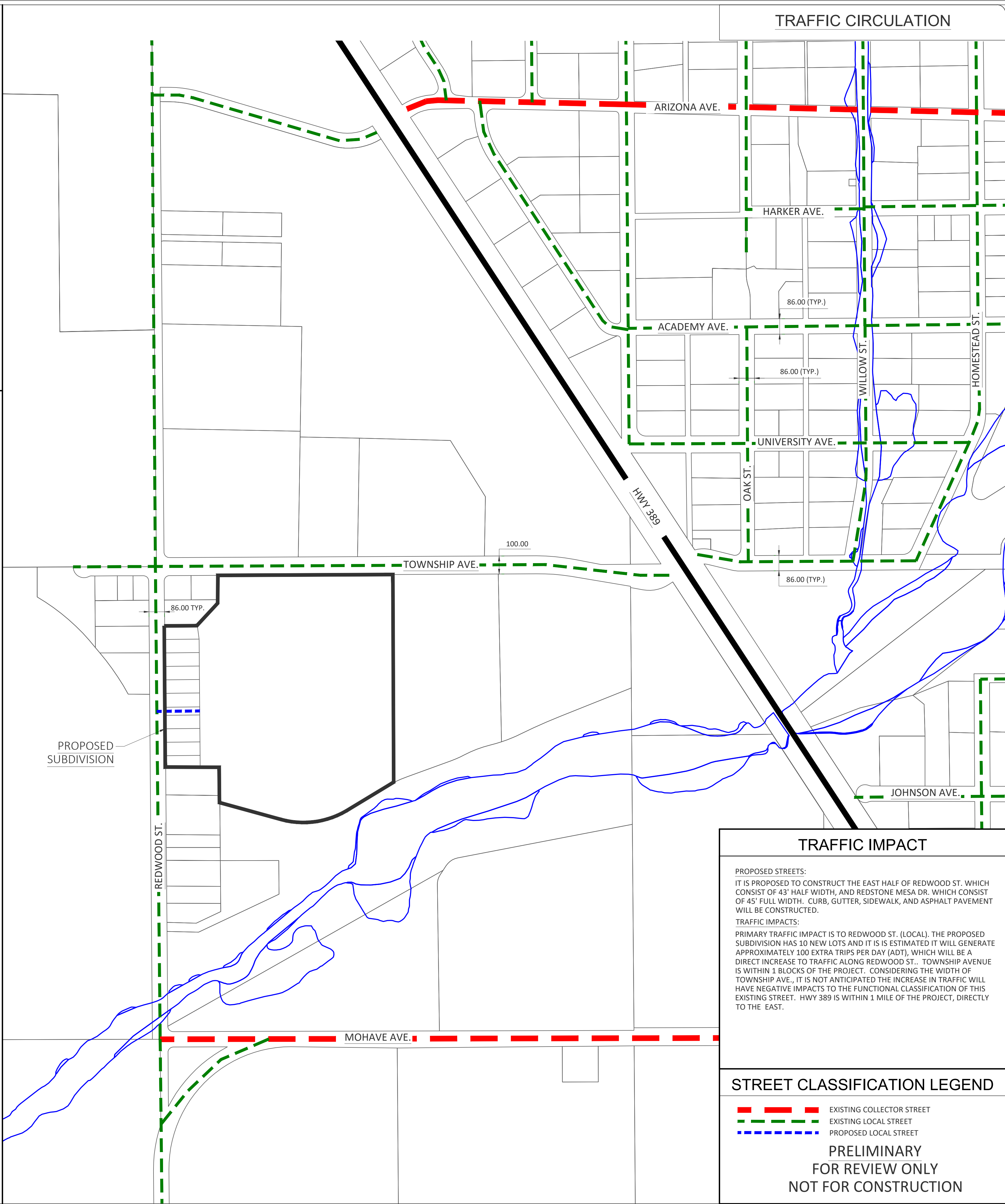
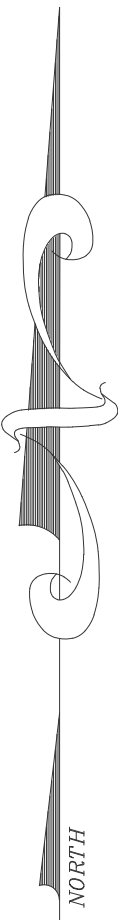
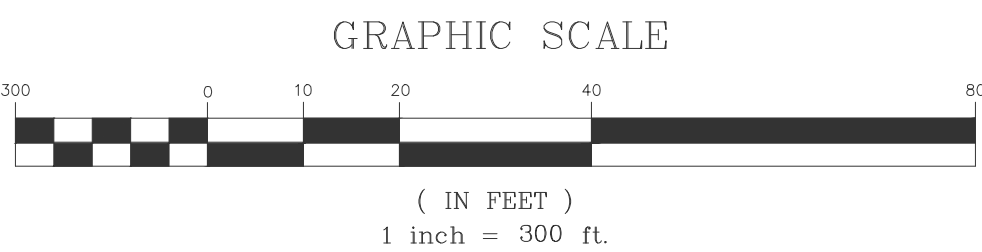




PROPOSED REDWOOD STREET HALF-SECTION - 86' R.O.W.



EXISTING TRAILS / SIDEWALKS



TRAFFIC IMPACT

PROPOSED STREETS:
IT IS PROPOSED TO CONSTRUCT THE EAST HALF OF REDWOOD ST., WHICH CONSIST OF 43' HALF WIDTH, AND REDSTONE MESA DR., WHICH CONSIST OF 45' FULL WIDTH. CURB, GUTTER, SIDEWALK, AND ASPHALT PAVEMENT WILL BE CONSTRUCTED.

TRAFFIC IMPACTS:
PRIMARY TRAFFIC IMPACT IS TO REDWOOD ST. (LOCAL). THE PROPOSED SUBDIVISION HAS 10 NEW LOTS AND IT IS ESTIMATED IT WILL GENERATE APPROXIMATELY 100 EXTRA TRIPS PER DAY (ADT), WHICH WILL BE A DIRECT INCREASE TO TRAFFIC ALONG REDWOOD ST.. TOWNSHIP AVENUE IS WITHIN 1 BLOCKS OF THE PROJECT. CONSIDERING THE WIDTH OF TOWNSHIP AVE., IT IS NOT ANTICIPATED THE INCREASE IN TRAFFIC WILL HAVE NEGATIVE IMPACTS TO THE FUNCTIONAL CLASSIFICATION OF THIS EXISTING STREET. HWY 389 IS WITHIN 1 MILE OF THE PROJECT, DIRECTLY TO THE EAST.

STREET CLASSIFICATION LEGEND

EXISTING COLLECTOR STREET
EXISTING LOCAL STREET
PROPOSED LOCAL STREET

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FOR REDSTONE MESA LLC**

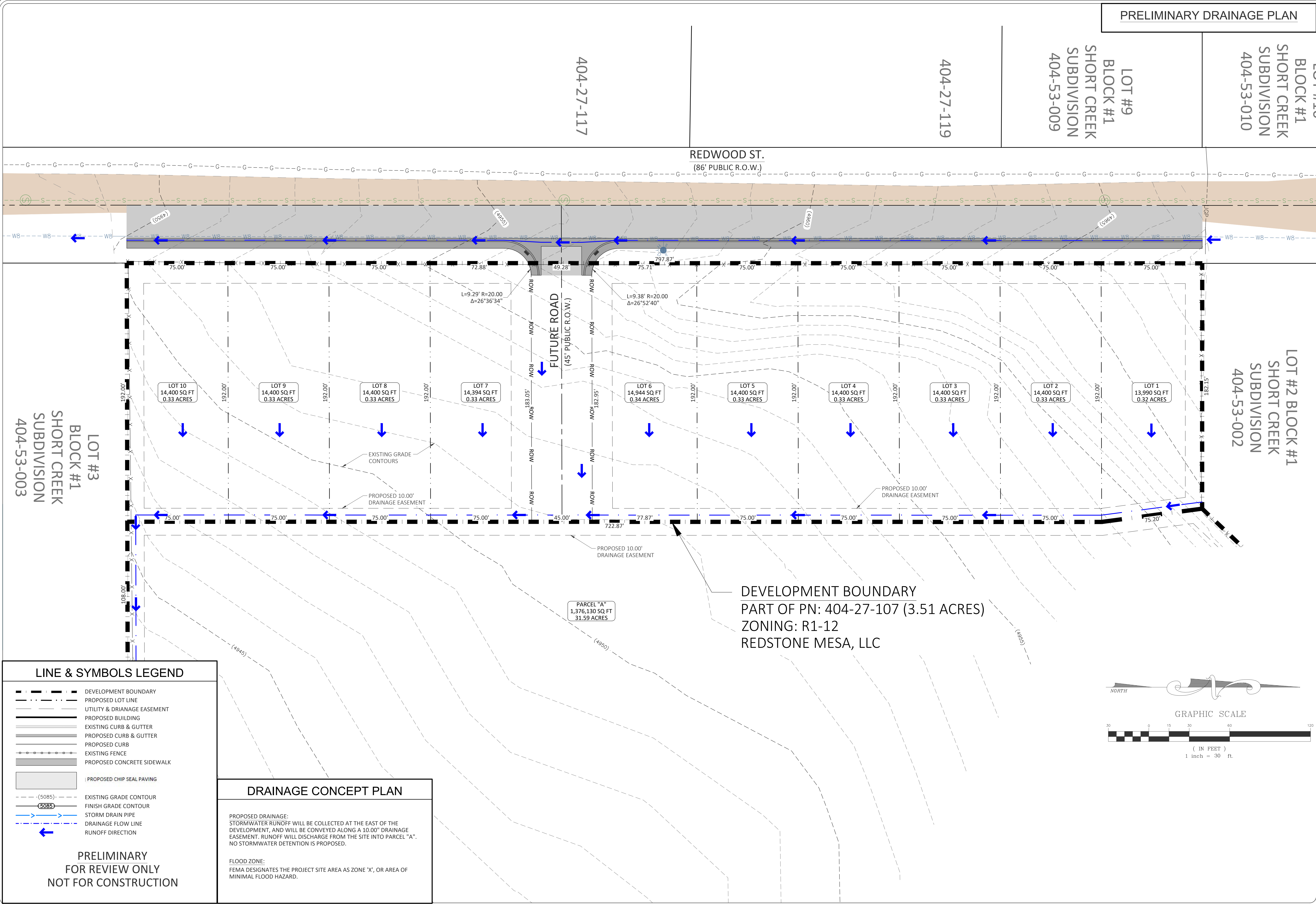
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REVISIONS		
REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NO: 250919
CAD DWG. FILE: 33331 - Redstone Mesa Subdivision Sketch Plan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY: TCT
DATE: 12-4-25

**TRAFFIC
CIRCULATION**

C3



ENGINEERING TCT

1185 W. UTAH AVE, STE. 101, HILDALE, UT
TEL: (435) 619-4477
E-MAIL: tclimpcor@tct.com

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FOR REDSTONE MESA, LLC

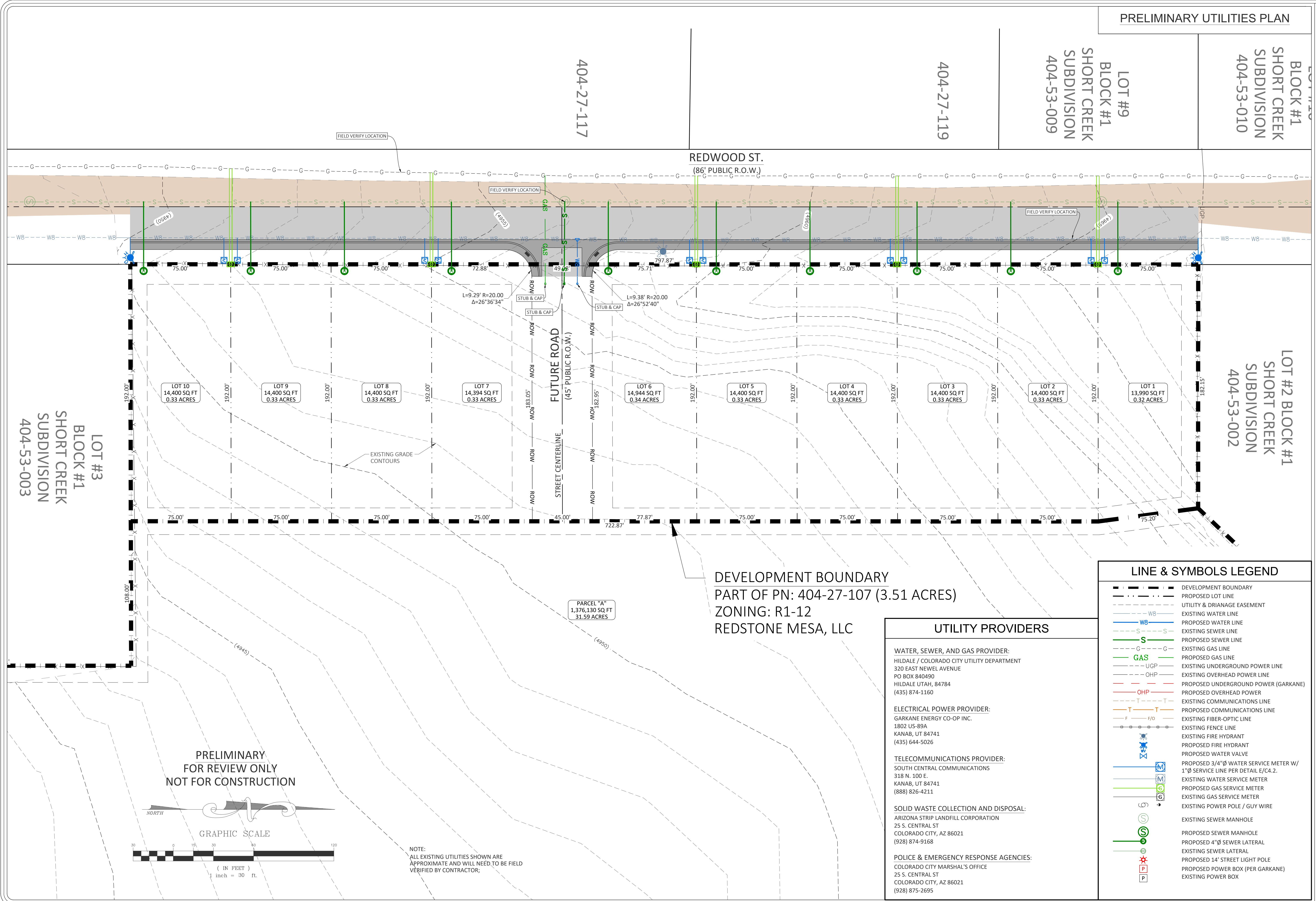
PARCEL NUMBER: 404-27-107
LOCATED IN THE NE 1/4 OF SECTION 1, T41N, R7W, G8S6 MERIDIAN, COLORADO CITY, MOHAVE COUNTY, AZ

REVISIONS		
REV.	DATE	DESCRIPTION
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PROJECT NO:	250919
CAD DWG. FILE: 3253 - Redstone Mesa Subdivision Sketch Plan.dwg	
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	TCT
DATE:	12-4-25

SHEET:	DRAINAGE PLAN
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C4



PRELIMINARY UTILITIES PLAN

BLOCK #1
SHORT CREEK
SUBDIVISION
404-53-010

LOT #9
BLOCK #1
SHORT CREEK
SUBDIVISION
404-53-009

404-27-119

404-27-117

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

LOT #2 BLOCK #1
SHORT CREEK
SUBDIVISION
404-53-002

LOT #3
BLOCK #1
SHORT CREEK
SUBDIVISION
404-53-003

LOT 10
14,400 SQ. FT
0.33 ACRES

LOT 9
14,400 SQ. FT
0.33 ACRES

LOT 8
14,400 SQ. FT
0.33 ACRES

LOT 7
14,394 SQ. FT
0.33 ACRES

LOT 6
14,944 SQ. FT
0.34 ACRES

LOT 5
14,400 SQ. FT
0.33 ACRES

LOT 4
14,400 SQ. FT
0.33 ACRES

LOT 3
14,400 SQ. FT
0.33 ACRES

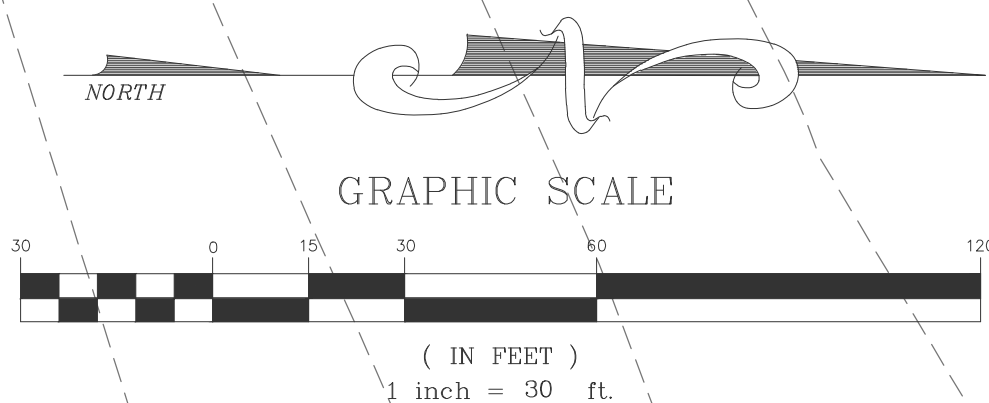
LOT 2
14,400 SQ. FT
0.33 ACRES

LOT 1
13,990 SQ. FT
0.32 ACRES

PARCEL "A"
1,376,130 SQ. FT
31.59 ACRES

DEVELOPMENT BOUNDARY
PART OF PN: 404-27-107 (3.51 ACRES)
ZONING: R1-12
REDSTONE MESA, LLC

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

UTILITY PROVIDERS

WATER, SEWER, AND GAS PROVIDER:
HILDALE / COLORADO CITY UTILITY DEPARTMENT
320 EAST NEWELL 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 LOT LINE
- - - UTILITY & DRAINAGE EASEMENT
- W8 --- EXISTING WATER LINE
- S --- PROPOSED SEWER LINE
- G --- EXISTING GAS LINE
- UGP --- PROPOSED UNDERGROUND POWER LINE
- OHP --- EXISTING OVERHEAD POWER LINE
- T --- PROPOSED UNDERGROUND POWER (GARKANE)
- F/O --- EXISTING FIBER-OPTIC LINE
- FENCE --- EXISTING FENCE LINE
- FIRE HYDRANT --- EXISTING FIRE HYDRANT
- WATER VALVE --- PROPOSED WATER VALVE
- M --- PROPOSED 3/4"Ø WATER SERVICE METER W/ 1"Ø SERVICE LINE PER DETAIL E/C4.2.
- S --- EXISTING WATER SERVICE METER
- G --- PROPOSED GAS SERVICE METER
- S --- EXISTING GAS SERVICE METER
- P --- EXISTING POWER POLE / GUY WIRE
- S --- EXISTING SEWER MANHOLE
- S --- PROPOSED SEWER MANHOLE
- S --- PROPOSED 4"Ø SEWER LATERAL
- S --- EXISTING SEWER LATERAL
- S --- PROPOSED 14" STREET LIGHT POLE
- S --- PROPOSED POWER BOX (PER GARKANE)
- S --- EXISTING POWER BOX

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UTILITIES
PLAN
OVERALL

C5