



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

August 24, 2023
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:00 p.m. - Planning Commission Business:

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 37 Subsection 9, regarding fences and walls.
2. A Land Use Code Amendment to Title 10 Chapter 1 to add Subsection 13 regarding land use applicants' compliance with City Code and staff comments.

OLD BUSINESS

1. ZC23-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 820 S 840 W from RA-1, residential

agriculture one unit per acre to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-4220-C. Interstate Rock Products, Applicant. Chase Stratton, Agent.

NEW BUSINESS

1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9, regarding fences and walls.
2. LUCA23-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 1 regarding land use applicants' compliance with City Code and staff comments. Hurricane City Attorney, Applicant.
3. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley Substation located at 2250 S 5140 W; Dixie Power, Applicant; Russ Condie, Agent.
4. AFP23-15: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat D Lots 196 & 197 located at 3259 W 2490 S; Terry Spinks, Applicant.
5. CUP23-13: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3259 W 2490 S; Terry Spinks, Applicant.

Approval of Minutes:

1. August 10, 2023

Adjournment

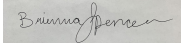
**Application**

Permit #:

ZC23-21

Issue Date:

07/18/2023

Application Accepted Date: 07/17/2023		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description: A zone change request for the next phase of the Dr		Planning Fee		\$	500.00
Tenant / Project Name: Dratter Estates Phase 2		Sub Total:		\$	500.00
Bldg. Address: 820 S 840 W		Permit Total:		\$	500.00
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	500.00
Subdivision: Dratter Estates Phase: 2		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-3-2-3-4220-C		 			
Zone: RA-1					
Property Owner: Interstate Rock Products, Inc.					
Permit Contact: Chase Stratton P:(435) 773-3666					
Email: chase.stratton@interstaterock.com					
CONTACT INFORMATION					
General Contractor: Dratter Estates Phase 2 / Chase Stratton					
License #: P: (435) 773-3666					
City: State: Zip:					
Email: chase.stratton@interstaterock.com					
Electrical Contractor:					
License #: P:					
City: State: Zip:					
Plumbing Contractor:					
License #: P:					
City: State: Zip:					
Email:					
Mechanical Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 0 custom text:					
APPLICATION NUMBER: PENDZC23-21					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Chase Stratton					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				07/18/2023	
Application Issued By:				Date:	
				07/18/2023	
Receipt #: 8.170776-07/18/23					

Agenda Date:	8/24/2023
Application Number:	ZC23-21
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Chase Stratton
Request:	Zone Change from RA-1 to RA-0.5
Location:	820 S 840 W
Zoning:	RA-1
General Plan Map:	Single Family

Update 8/24/2023:

This item was tabled so that the applicant could be present. Staff has spoken with the applicant and they are aware of the issues with developing this second phase. The applicant has informed staff they would be present at the meeting.

Discussion:

The applicant requests a zone change from RA-1 to RA-0.5 for Phase 2 of Dratter Estates. A similar zone change was approved in July 2021 for Phase 1 of the project located to the north of the site. Both phases of the project will be developed concurrently.

	Zoning	Adjacent Land Use
North	RA-0.5	Single Family Homes (i.e. Phase 1 of Dratter Estates)
East	RA-1, PF	Single Family Homes, some agriculture, schools, parks
South	RA-1	Mostly agriculture
West	RA-0.5	Single Family Homes, some agriculture

Analysis:

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as a Single Family Residential, which intends uses characterized by single-family homes and “*should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6*”.

Based on the densities cited above, the proposed zone change to RA-0.5 does not strictly comply with the General Plan Map; however, the density increase resulting from this action conforms more closely to the density recommended by the General Plan for the site. In other words, the character of the site if developed under an RA-0.5 density could be considered a less intensive single-family zone. The site is also located close to parks, schools, and churches, as cited in the General Plan, thus staff feels this action sufficiently meets the intent of the goals, objectives, and policies of the General Plan designation for the project site.

The Planning Commission has recommended that staff remap this area of the General Plan Map to Rural Residential because of its agricultural heritage. In the event of an amendment to the General Plan Map for the site to the Rural Residential designation, this zone change would also comply with that General Plan designation as well.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: The proposed zone change will allow for single-family homes to be built on larger lots. This is harmonious with the surrounding development. These lots will be similar in size to those in Phase 1 of Dratter Estates.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The proposed amendment will more closely conform to the densities recommended by the General Plan, and most of the immediately adjacent property is relatively undeveloped. The project will improve fire access and water looping, since the applicant will be required to have a second access which will bring greater accessibility to the region. Thus, the proposed amendment will not adversely affect adjacent properties.

4. Are public facilities and services adequate to serve the subject property?

Response: As mentioned in the previous response, development of this property will require water looping to 700 W or 920 W (most likely 700 W), however JUC had no concerns with overall availability of public utilities. See JUC comments below.

Other Considerations

JUC Comments:

1. **Public Works:** Need connectivity to 900 S for water loop.
2. **Power:** No concerns
3. **Sewer:** No comments
4. **Streets:** Okay with zone change.
5. **Water:** This may require a water line loop.
6. **Engineering:** 900 S is a master planned 60' wide master planned road. Cannot fully provide services to the property without the assistance of neighboring properties.
7. **Fire:** No comments
8. **Cable:** No comments
9. **Phone:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. Any preliminary plat application will be required to show the proposed water looping and fire access route for phase 2

Findings:

Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area, and is within the parameters of the General Plan.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on the standards and consider residents' comments. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

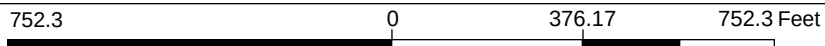


Legend

- ## Parcels
- ### Ownership
- | | |
|---|--------------------------------------|
|  | U.S. Forest Service |
|  | U.S. Forest Service Wilderness |
|  | Bureau of Land Management |
|  | Bureau of Land Management Wilderness |
|  | National Park Service |
|  | Shiwiwits Reservation |
|  | Utah Division of Wildlife Resources |
|  | Utah Division of Transportation |
|  | State Park |
|  | State of Utah |
|  | Washington County |
|  | Municipally Owned |
|  | School District |
|  | Privately Owned |
|  | Water |
|  | Water Conservancy District |
|  | State Assessed Oil and Gas |
|  | Mining Claim |

Notes

Zone Change from RA-1 to RA-0.5 for
Dratter Estates Phase 2.



WGS 1984 Web Mercator Auxiliary Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



STAFF COMMENTS

Agenda Date:	08/24/2023
Application Number:	LUCA 23-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Amend Title 10 Chapter 37 and Title 10 Chapter 7 with regards to fences and walls

Discussion:

The primary purpose of this proposed change is to limit the permitted fencing materials within residential zones and perform other needed adjustments to the language in the fencing ordinance. A summary of the proposed changes are as follows:

- Barbed wire, razor wire, and electric fences are not permitted in residential areas, except for agricultural purposes.
- New standards for walls of greater height than six feet are added, such as requiring that the wall only be in a rear or side yard.
- At the request of the power department, retaining walls shall no longer be built in public utility easement.
- Aligning the city code with building code with regards to walls around swimming pools.

Recommendation:

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-37-9. Fences and walls.

- A. *Height of fences and walls.* No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.
- B. *Retaining walls.* When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed. Retaining walls shall not be built in public utility easements.
- C. *Fences in front or side yards.* No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.
- D. *Swimming pools.* Swimming pools of permanent construction not enclosed within a building shall be completely surrounded by a fence or wall which meets building code requirements, having a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provide another means of protection from accidental drowning which conforms to building code requirements.
- E. *Visual obstructions.* To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:
1. No opaque fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.
 2. In all zones ~~which require a front yard~~, no fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles. Unless otherwise approved by the City Engineer in cases of grade differences and that proper site distances are maintained.
- F. Prohibited materials: The following fencing materials shall be prohibited on properties containing single-family or two family dwellings:
1. Security wire, such as barbed wire, concertina wire, or razor wire except for agricultural uses; and
 2. Electrified fencing, except for agricultural uses.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-02, 2-4-2016); Ord. 2018-09, 9-6-2018)

Sec. 10-7-9 Conditional Use Permit.

J. Standards for a wall of greater height

- (1) In a residential zone, the wall must be in a rear or side yard,
- (2) The wall cannot be greater than eight feet in height,
- (3) The wall must meet all other standards in Title 10 Chapter 37 of this code.



STAFF COMMENTS

Agenda Date:	08/24/2023
Application Number:	LUCA 23-08
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Attorney
Agent:	
Request:	Amend Title 10 Chapter 1 with regards to land use applicants' compliance with City Code and staff comments

Discussion:

The purpose of this proposed ordinance is to: (1) confirm that developers are required to comply with applicable City Codes after a land use application is approved and (2) that approvals shall be subject to JUC and staff comments unless otherwise indicated by the Planning Commission or Council. The City's current practice of approving applications "subject to" comments made on the project by City staff or the JUC could be problematic in the event the land use authority approving a project neglects to cite that the approval is conditional on and/or subject to staff comments. This proposed code amendment addresses these concerns and informs project proponents that all code requirements and staff comments shall apply to the project upon approval.

Recommendation:

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-1-13. – Compliance with City Code after application approval; Staff comments.

The approval of a land use application by a land use authority shall not eliminate or limit a land use applicant's obligation to comply with all applicable laws, codes, and regulations relating to the approved land use. To the extent that City staff or members of the Joint Utility Committee submit comments, requirements, restrictions, or criteria to the land use authority in conjunction with the land use application, such comments, requirements, restrictions, or criteria shall not limit the application of all other laws, codes, or regulations relating to the approved land use. In addition, unless the land use authority expressly determines otherwise, any approval of a land use application shall be subject to compliance with all comments, requirements, restrictions, and criteria submitted by City staff or the Joint Utility Committee in conjunction with the land use application.

The definitions of land use application and land use authority shall be as defined in Utah Code Annotated section 10-9a-103, as may be amended.



STAFF COMMENTS

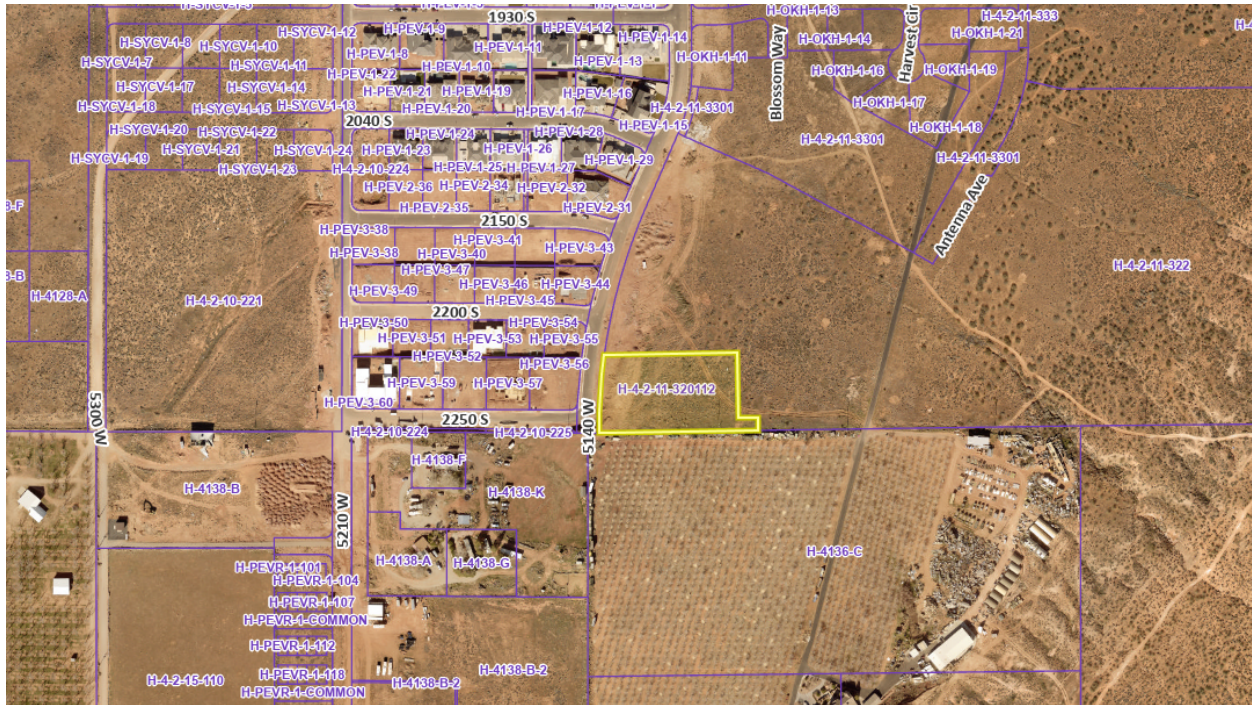
Agenda Date:	08/24/2023
Application Number:	FSP23-28 WCUP23-02
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Dixie Power (Russ Condie)
Agent:	Alliance Consulting LLC
Request:	Approve a final site plan for a power substation
Location:	2250 S 5140 W
Zoning:	Public Facility
General Plan Map:	Planned Community

Discussion

Dixie Power is applying for a final site plan approval for a new substation near the intersection of 2250 S and 5140 W near the Pecan Valley subdivision. The site is zoned Public Facility and the use is a permitted use in that zoning. The applicant has also applied for a conditional use permit for an eight-foot wall to enclose the substation. The JUC has recently approved the proposed construction drawings. The governing code on the proposed use is Hurricane City Code (HCC) 10-45: Public Utility Stations.

JUC Review:

The JUC has reviewed and approved the construction drawing for the project.



Staff Review

1. Hurricane City code states that a substation shall provide fencing. *Fencing: The perimeter of the public utility substation site shall be fenced if necessary to provide public safety or protect utility equipment. (10-45-4 (B)).* The applicant has requested a conditional use permit for an eight-foot wall. Under current code there are no standards by which the Planning Commission may or may not approve a greater height wall, although a proposed code change to add standards for greater height walls is anticipated to be adopted in the near future, and this proposed wall will meet the future code as well, including maintaining a 25 foot sight triangle on the corner of 5140 W and 2250 S.
2. The applicant has provided a landscaping plan. HCC 10-32-6 states:
 - a. *Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*
 - b. *A ten-foot wide landscaped area on any commercial development.*
 - c. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

- d. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
- The proposed plan does not show a sufficient landscape buffer and no trees or shrubs along the street frontages.
3. The plan meets setbacks for a substation to adjacent residents (30' min) and will be set back from all future roadways.
4. The applicant complies with all other aspects of the Hurricane City Code.

Recommendation: Staff finds that the final site plan complies with Hurricane City Standards, and Staff recommends this item be continued to allow for the applicant to present a landscape plan that meets city standards.



^Intersection of 5140 West and 2250 South facing West toward the substation site.



^South east corner of the substation site facing North.



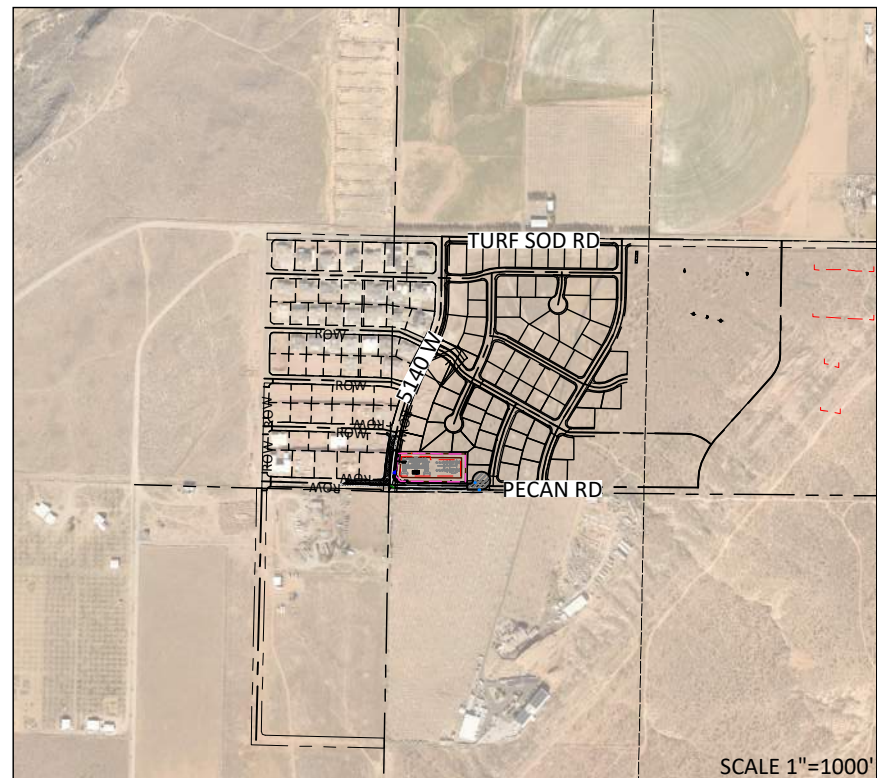
^West side of the substation site facing East.



^North east corner of the substation site facing South West.



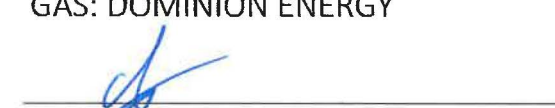
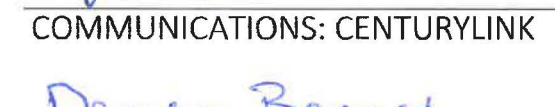
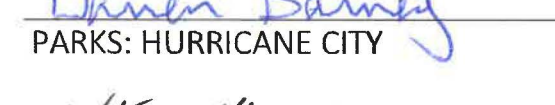
^Overhead view of the substation site taken from the North West corner facing South East.



KEY MAP

PECAN VALLEY SUBSTATION FOR DIXIE POWER LOCATED IN CITY OF HURRICANE, WASHINGTON COUNTY, UT

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SWPP PLAN
C1.3	ROAD SECTIONS
C2.0	OVERALL GRADING
C2.1	OVERALL CUT FILL
C2.2-C2.9	PECAN ROAD PLAN AND PROFILE
C3.0-C3.2	UTILITIES
C4.0	SUBSTATION PAVING PLAN
C5.0-C5.3	DETAILS
L1.0	LANDSCAPING PLAN

HURRICANE CITY APPROVAL	
 FIRE: HURRICANE VALLEY FIRE SSD	8-2-23 DATE
 SEWER: ASH CREEK SSD	8/2/23 DATE
 WATER: HURRICANE CITY	8-2-23 DATE
 POWER: HURRICANE CITY	8-2-23 DATE
 GAS: DOMINION ENERGY	8-2-23 DATE
 COMMUNICATIONS: TDS TELCOM	8/2/23 DATE
 COMMUNICATIONS: CENTURYLINK	8/2/23 DATE
 PARKS: HURRICANE CITY	8/2/23 DATE
 STREETS: HURRICANE CITY	8-7-23 DATE
 BUILDING OFFICIAL	8-2-23 DATE
 CITY ENGINEER	7/27/23 DATE
 PUBLIC WORKS DIRECTOR	8/2/2023 DATE
 WASHINGTON CO. WATER CONSERVANCY DIST.	8-2-23 DATE
 GIS: HURRICANE CITY	 DATE

* Roadway & PUE Dedication req'd before final inspection



GEOTECHNICAL REPORTS:

The contractor is responsible to read and fully understand the Geotech report and to coordinate with the geotechnical engineer throughout the grading process to ensure that the report's recommendations are implemented from the beginning to the end of the projects construction. The owner will contract with the geotechnical engineer for his representatives to be on site throughout the grading process to ensure full compliance with the geotechnical report's recommendations. Refer to following reports.

1. Landmark Testing Geo-Technical Investigation Report Revised Pecan Valley Substation for Dixie Power. Dated May 2, 2023, Landmark Project No. 230212



ENGINEER

ALLIANCE CONSULTING
2303 N. CORAL CANYON BLVD. SUITE 201
WASHINGTON, UT 84780-0577
PHONE: (435) 673-8060
FAX: (435) 673-8065
ENGINEER: MR. DELOSS HAMMON P.E.
CONTACT: MR. CRAIG COATS
EMAIL: ccoats@allianceconsulting.us

DIXIE POWER

DIXIE POWER
145 W. BRIGHAM RD
ST. GEORGE, UT 84790
PHONE: (435) 673-3297
CONTACT MR. RUSSELL CONDIE
EMAIL: russc@dixiepower.com

GENERAL NOTES:

1. Unless shown otherwise on these plans, all construction shall conform to the codes and ordinances of City of Hurricane, Ash Creek Special Service District, the State of Utah Administrative Codes, "The International Plumbing Code", and the "International Building Code" latest additions as administered by the City of Hurricane.
2. The Contractor shall be responsible for the location of and protection of all existing underground utilities and overhead power lines during construction.
3. The Benchmark for this Project is the Northwest Corner of Section 23, Township 42 South, Range 14 West. S.L.B.&M. Elevation: 2987.05
4. Coordinate with Alliance Consulting for control monuments.
5. Existing contour and finish contour interval is 2 feet.
6. Any necessary design modifications shall be approved by the design engineer.
7. All grading to be within $\pm 0.1'$ of proposed elevation.
8. Project shall install an information sign on site before construction begins. This sign shall have a minimum size, placement location and content information with the company name, phone & permit number.
9. A mandatory pre-construction meeting with Hurricane City Public Works shall be required on all projects prior to any grubbing, grading, or construction activities. The permit holder shall be required to notify Public Works inspectors.
10. Projects shall submit a dust control plan with details on equipment scheduling and reporting of dust control activities.
11. Follow appendix J standards found in the IBC.
12. All work and materials shall meet City of Hurricane standards.

CONSTRUCTION NOTES:

- All excavations and grading shall be in accordance with the requirements of the City of Hurricane [phone: 435-635-2811], and Ash Creek Special Service District [phone: 435-635-2448], of the "International Building Code", current city-adopted version, and the specifications.
1. All excavation, grading, and fill operations within the building area should be observed by the Field Engineer to verify subsoil conditions and determine adequacy of site preparation, suitability of fill materials and compliance with compaction requirements.
 2. The Contractor shall provide suitable equipment to control dust and air pollution caused by construction operations. The Contractor shall also provide suitable mud and dirt containment to maintain clean conditions on the work site, access roadways, and adjacent properties.
 3. Project shall submit a Dust Control Plan with details on equipment, scheduling and reporting of dust control activities.
 4. Contractor is responsible and required to obtain their own UPDES/NOI permits.
 5. It is the contractors responsibility to identify all and any SWPPP requirements.
 6. Prior to and during compaction operations, all backfill material shall have the required moisture content uniform throughout each layer.
 7. All Rip-Rap rock shall be approved by owner.
 8. Contractor must coordinate with other Contractors working in areas.
 9. Contractor must protect existing facilities.
 10. All site blasting must occur during daylight hours and have a dust control plan and a blasting permit provided by the contractor.

SITE DETAILS

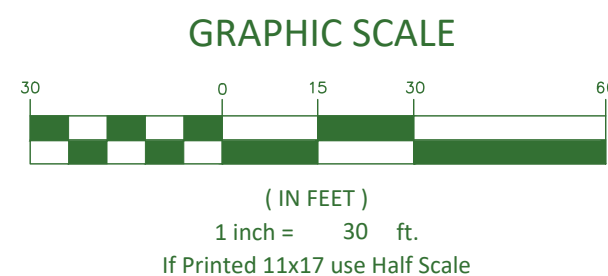
1. ZONING: PF
2. SUBSTATION SITE 1.83 ACRES
3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112

Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg



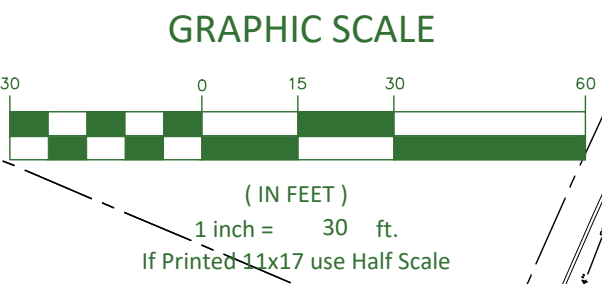
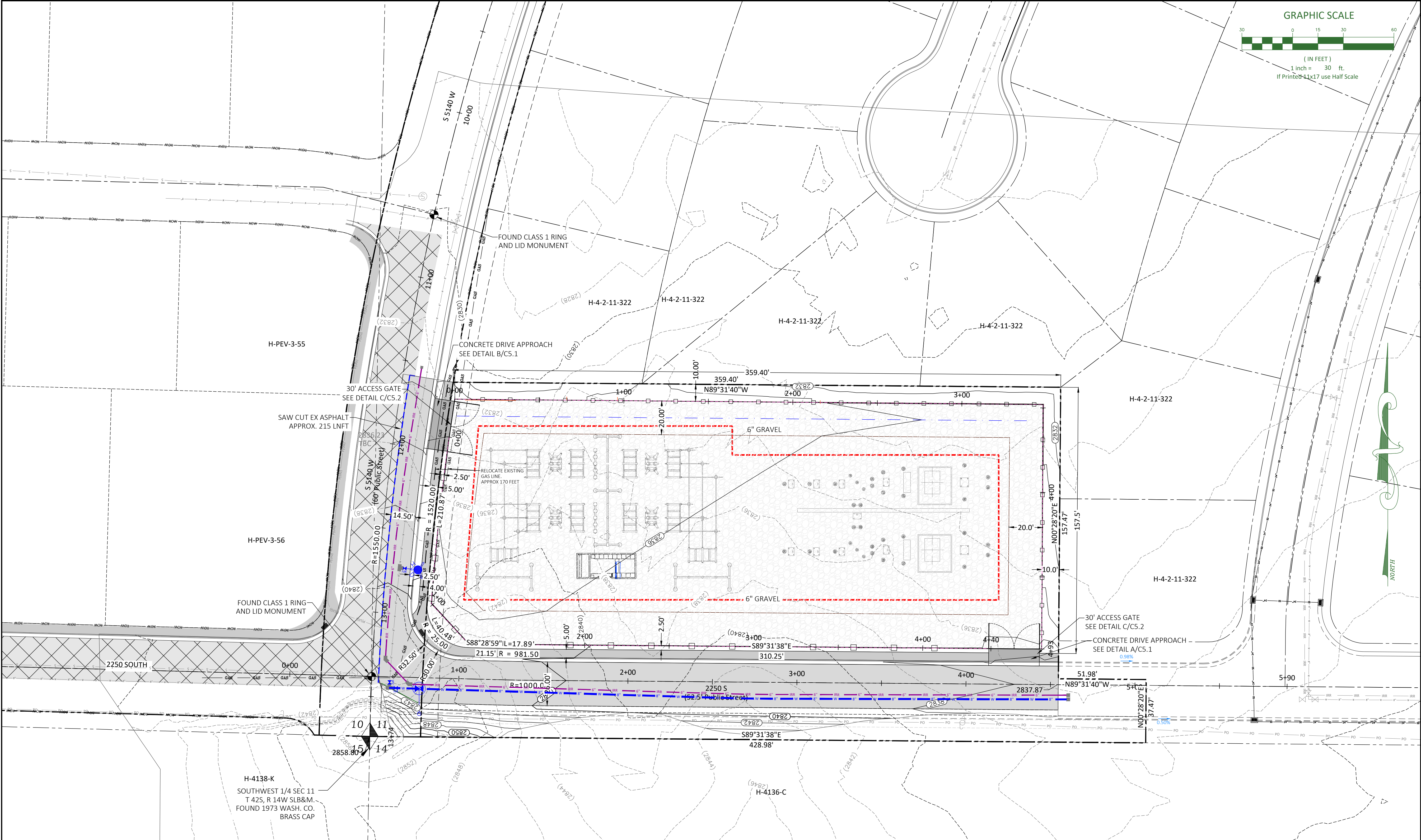

ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM
UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060
NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
COVER**
FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=160'
Client No.	4621	Project No.	4621-22
Drawing Sheet	C1.0		
Sheet	1	of	24 Sheets

AUG 07 2023



Date:		7-26-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	NEW WATER HYDRANTS
	EXISTING WATER HYDRANTS
	NEW VALVES
	EXISTING VALVES
	NEW AIR-VAC
	EXISTING AIR-VAC
	NEW SEWER MANHOLES
	EXISTING SEWER MANHOLES
	NEW POWER POLES
	EXISTING POWER POLES



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435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
OVERALL**

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

**PECAN VALLEY
SUBSTATION SITE PLAN**

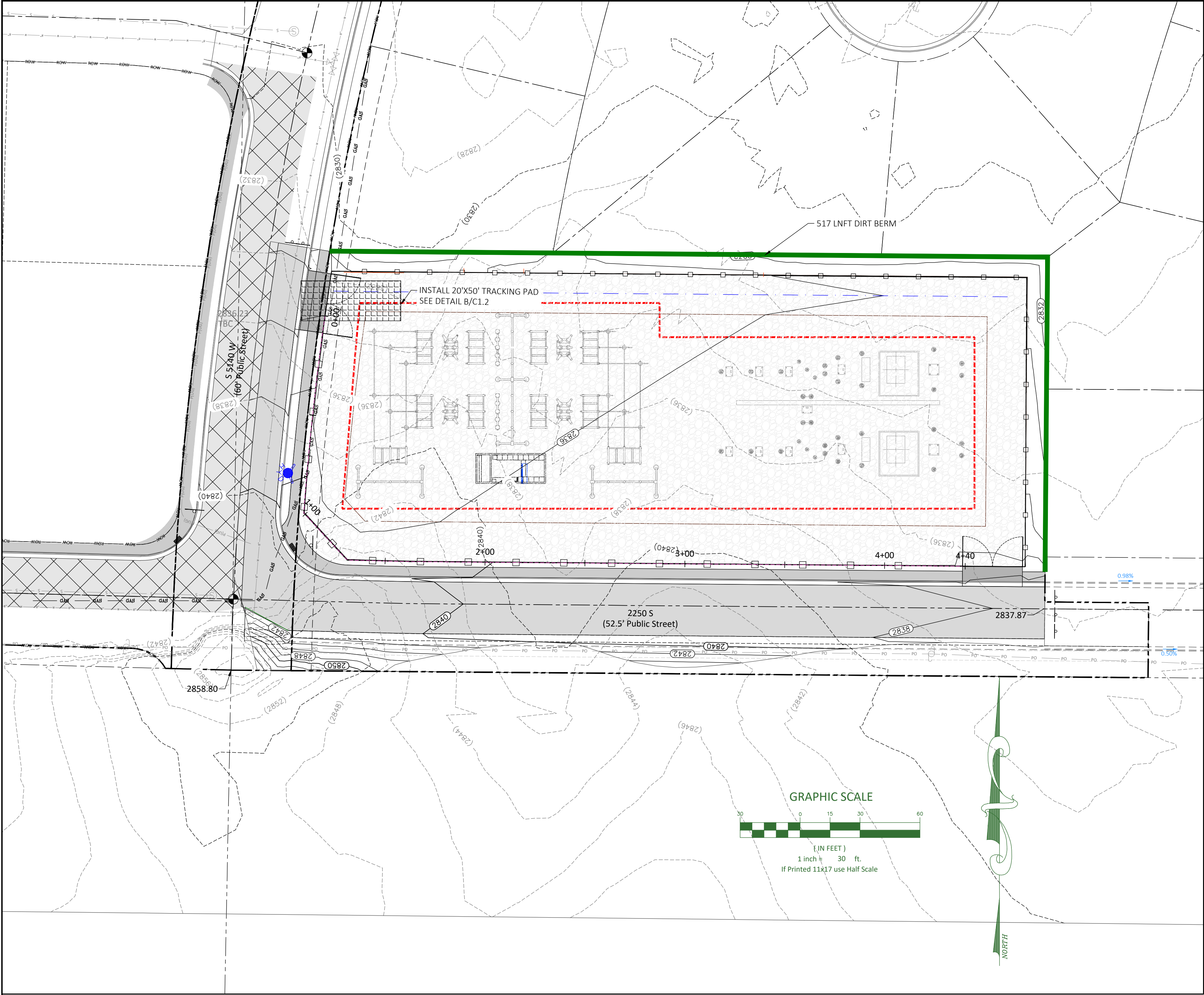
- SITE DETAILS**
1. ZONING: PF
 2. SUBSTATION SITE 1.83 ACRES
 3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112



Drawn By:	CJA	Scale:	1"=30'
Client No.	4621	Project No.	4621-22
Drawing Sheet	C1.1		
Sheet	2	of	24 Sheets



TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

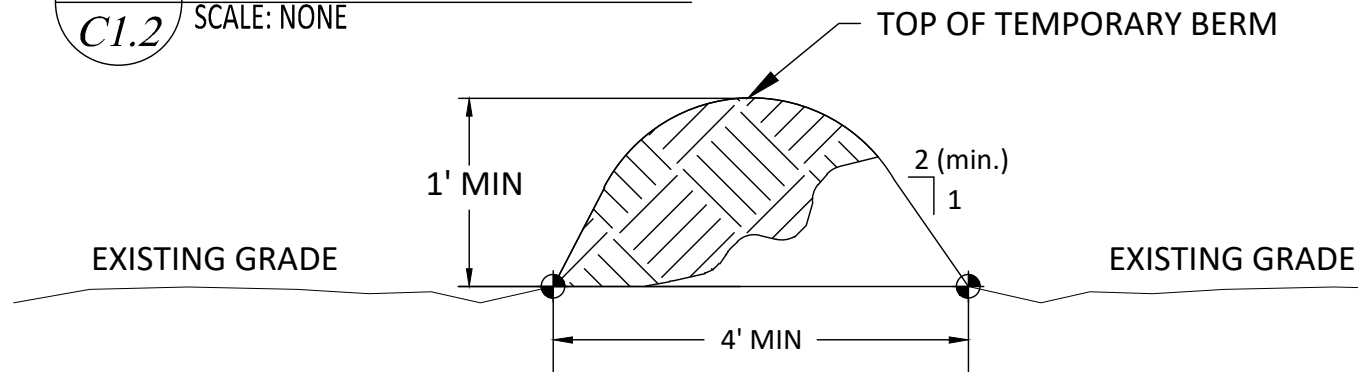
1. Provide and Maintain all Erosion Control Measures, Plans, Permits, Maintenance, Expenses, Etc.
2. All temporary erosion and sediment control devices shall be installed, monitored, and maintained until final surface roughness has been established and accepted by the City.
3. Inspections shall be performed by the Contractor at Least Once Every 14 Calendar Days and within 24 Hours After a Storm Event of 0.5" or More. Inspections shall be documented in Writing and shall Include: Date and Time, Name of Inspector, Findings, Corrective Actions Taken, and Dates and Amounts of Rainfalls.
4. All Erosion Prevention and Sediment Control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the device. These repairs must be made within 24 hour of Discovery, or as soon as field conditions allows.
5. Provide Temporary Erosion Protection or Permanent cover for the Exposed soil areas where activities have been completed or temporarily cease within 21 day of ceasing earth moving activities.
6. Sediment tracked on the street shall be removed within 24 hours using a street sweeper with pick-up broom
7. All temporary Erosion and Sediment control devices must be removed by the Contractor when final cover is established and acceptable to the Owner.
8. Contractor is responsible to provide any erosion protection for any inlets/storm manholes where pavement has not yet been installed before and after construction.
9. Concrete washout location is Contractors responsibility. Location is to be on site.

DUST CONTROL NOTES

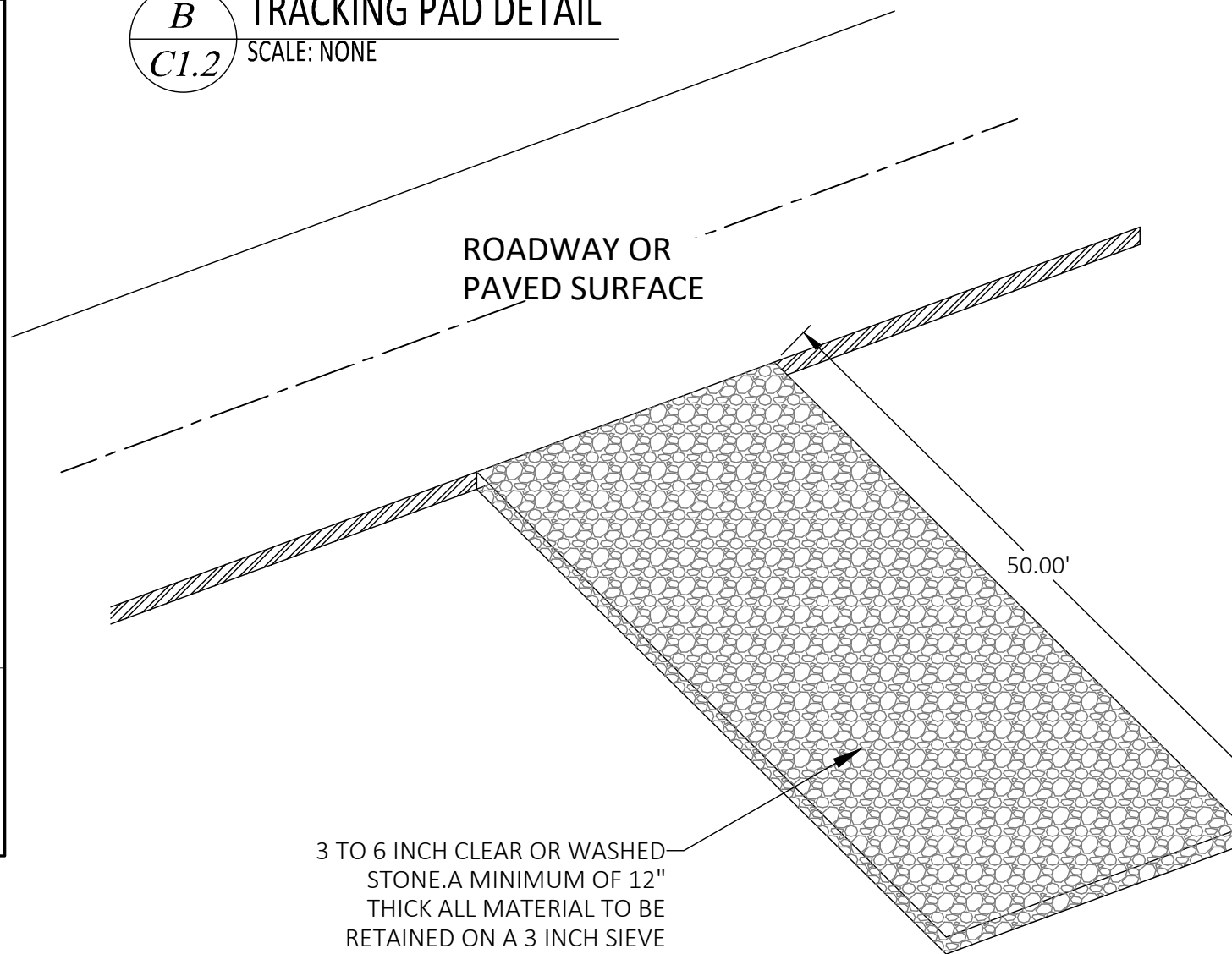
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

1. Apply water by means of trucks, hoses and/or sprinklers at sufficient frequency and quantity, prior to conducting, during and after earthmoving activities.
 2. Pre-apply water to the depth of the proposed cuts, or equipment penetration.
 3. Apply water as necessary and prior to expected wind events.
 4. Operate haul vehicles appropriately in order to minimize fugitive dust and apply water as necessary during loading operations.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
1. When active construction operations have ceased, apply water at sufficient frequency and quantity to develop a surface crust and prior to expected wind events
 2. Install fence barrier and /or "no trespassing" signs to prevent access to disturbed suffice areas.

A
C1.2
TEMPORARY BERM DETAIL
SCALE: NONE



B
C1.2
TRACKING PAD DETAIL
SCALE: NONE



- NOTES:
1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
 2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
 3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS. INSTALL A GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
 4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Date:7-26-2023

REVISIONS

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1	5-16-2023	CJA	SUBMITTAL #1
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File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

PROPOSED FLOW LINE

SAWCUT LINE

PROPOSED IRRIGATION PIPE

PROPOSED WATER PIPE

PROPOSED GAS LINE

PROPOSED POWER CONDUITS

PROPOSED COMM CONDUITS

EXISTING SEWER PIPE

EXISTING WATER PIPE

EXISTING OVERHEAD POWER

EXISTING GAS LINE

NEW

EXISTING

WATER HYDRANTS

VALVES

AIR-VAC

SEWER MANHOLES

POWER POLES

TEMP. DIRT BERM

TRACKING PAD

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PECAN VALLEY SUBSTATION
SWPPP

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By:CJA

Scale:1"=30'

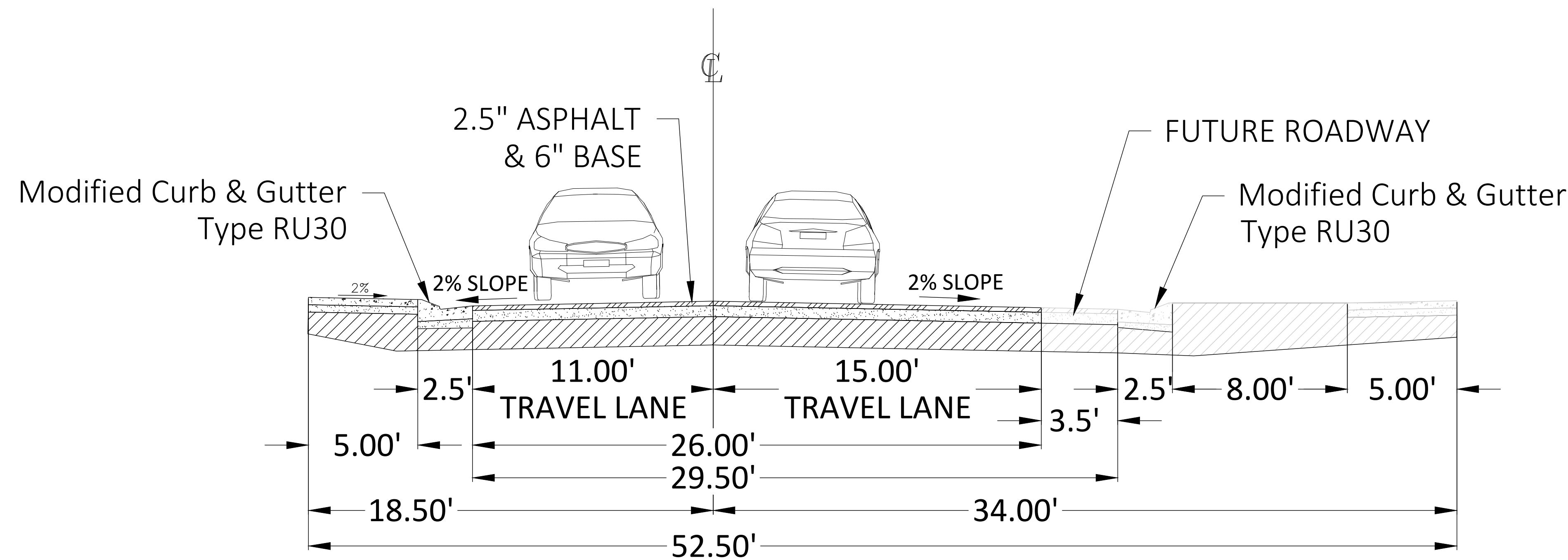
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Project No.4621-22

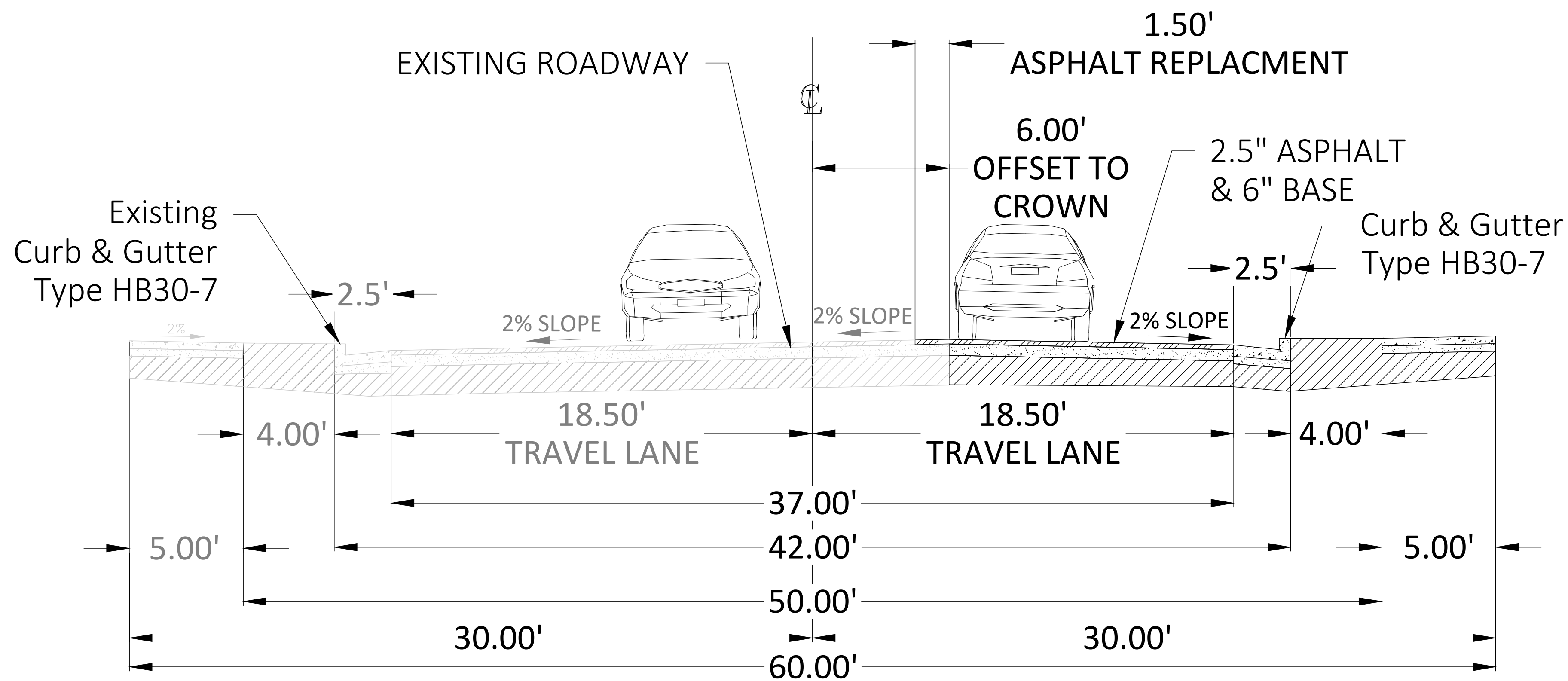
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C1.2

Sheet3 of 24 Sheets



2250 SOUTH SECTION



5140 WEST SECTION

Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
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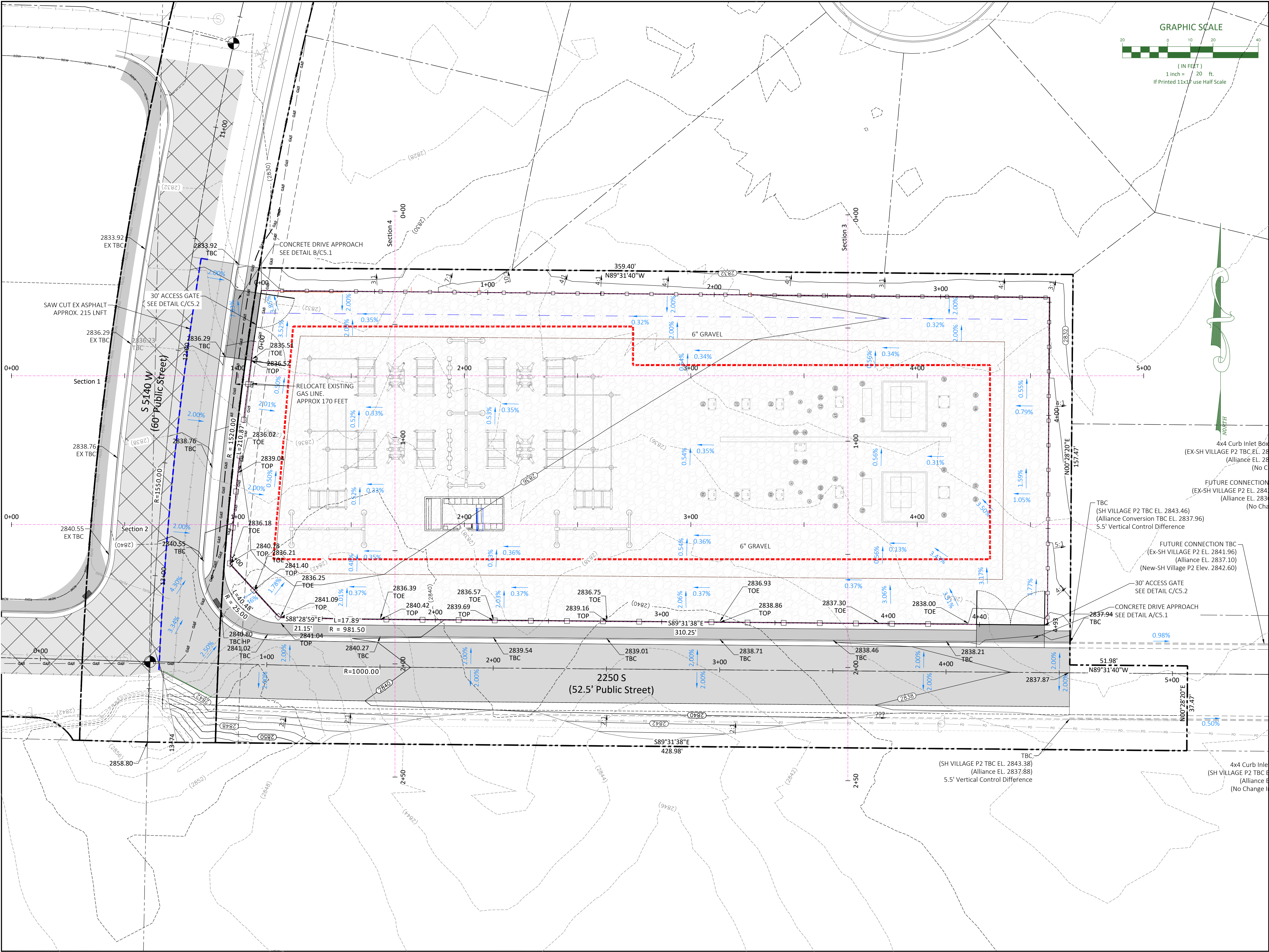
PECAN VALLEY SUBSTATION
WALL PLAN

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By: CJA	Scale: NTS
Client No. 4621	Project No. 4621-22
Drawing Sheet C1.3	
Sheet 4	of 24 Sheets

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REVISIONS

No.	Date	by	Description
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2	7-26-2023	CC	CITY COMMENTS

File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

PROPOSED FLOW LINE

SAWCUT LINE

PROPOSED IRRIGATION PIPE

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PROPOSED POWER CONDUITS

PROPOSED COMM CONDUITS

EXISTING SEWER PIPE

EXISTING WATER PIPE

EXISTING OVERHEAD POWER

EXISTING GAS LINE

NEW

EXISTING

WATER HYDRANTS

VALVES

AIR-VAC

SEWER MANHOLES

POWER POLES

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PECAN VALLEY SUBSTATION
GRADING OVERALL

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By:CJA

Scale:1"=20'

Client No.4621

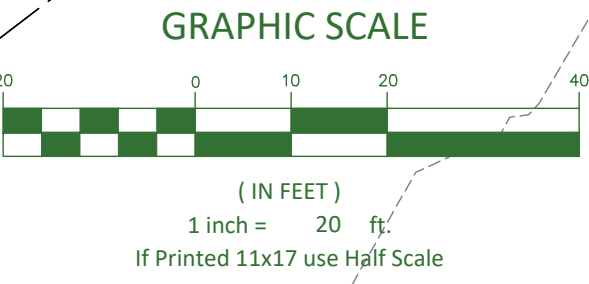
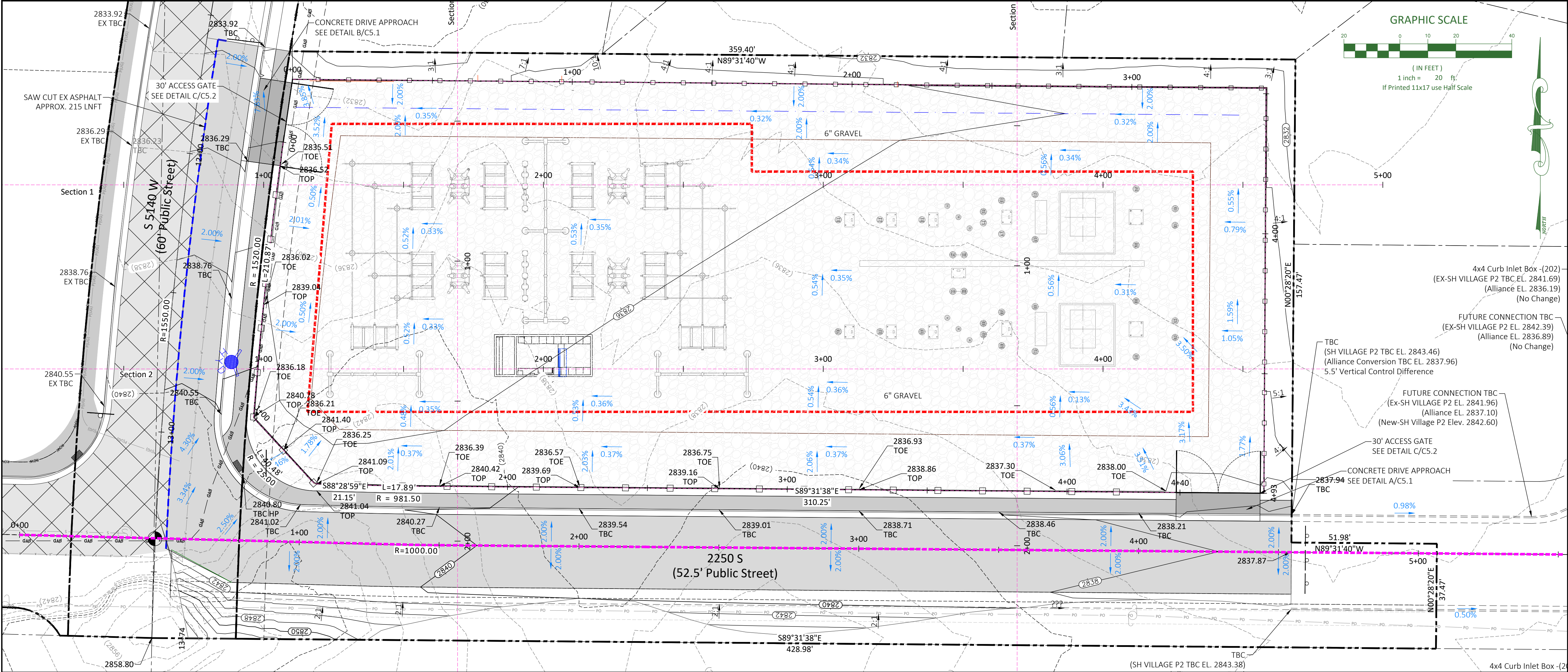
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Drawing Sheet

C2.0

Sheet5 of 24 Sheets

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File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
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	PROPOSED GATES
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	EXISTING GAS LINE
NEW EXISTING	
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	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES

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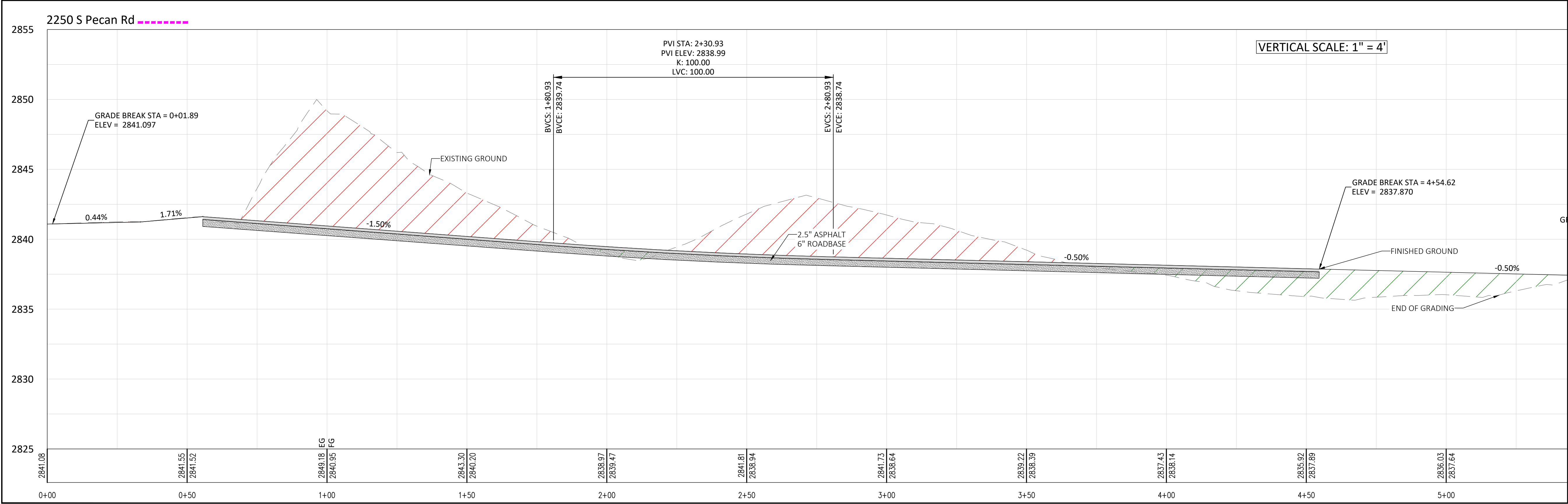
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

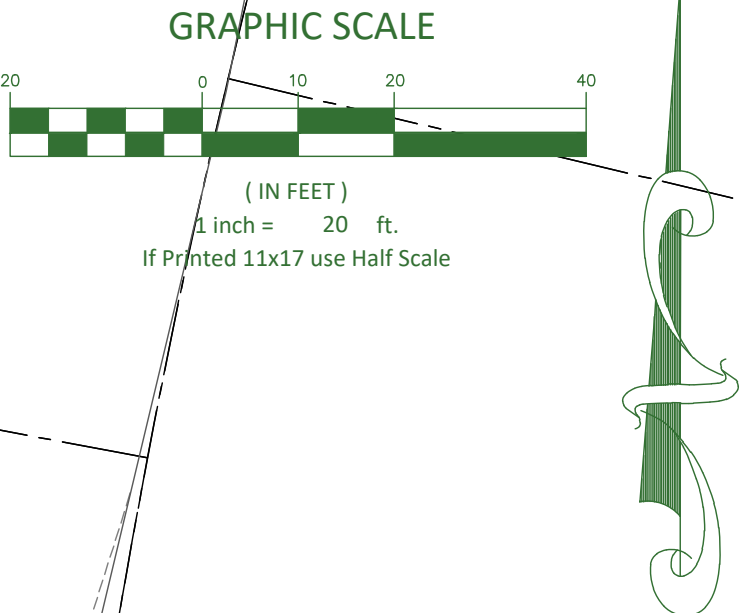
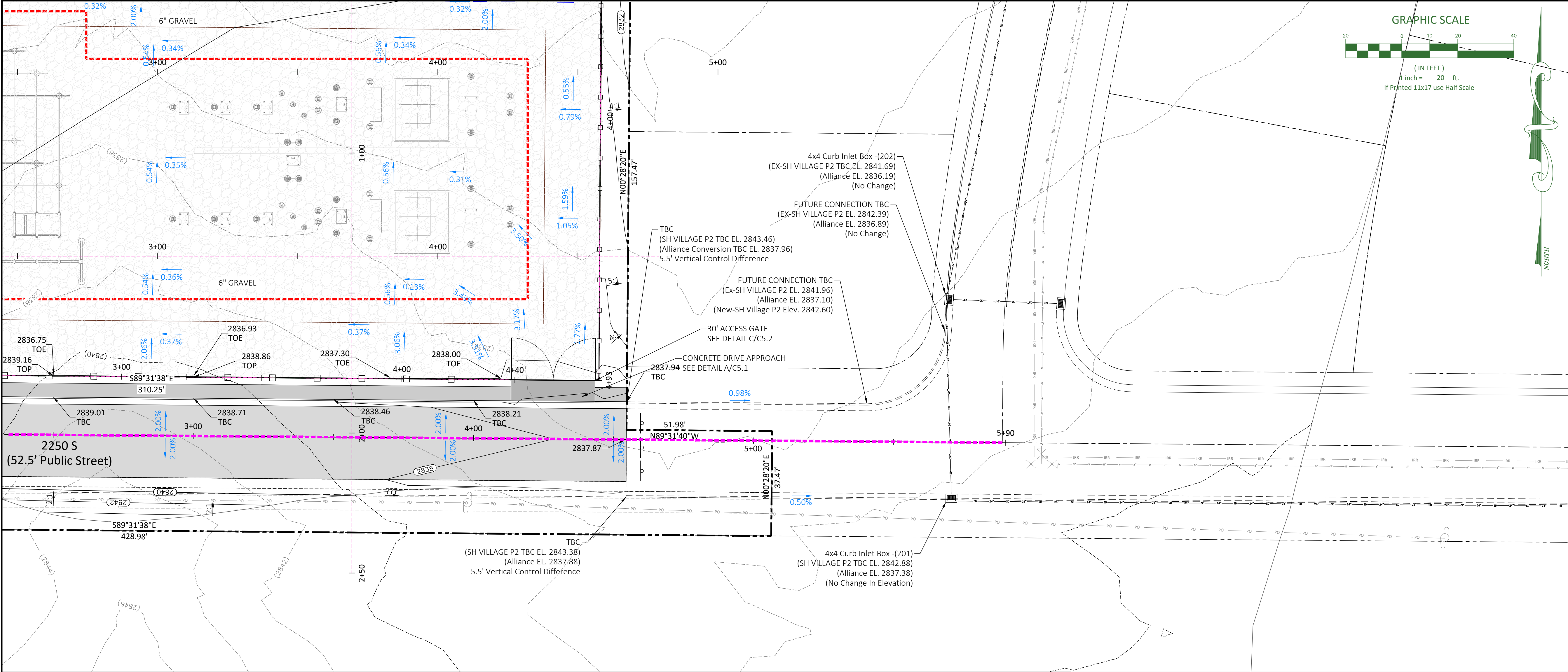
FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
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Sheet	7	of	24 Sheets



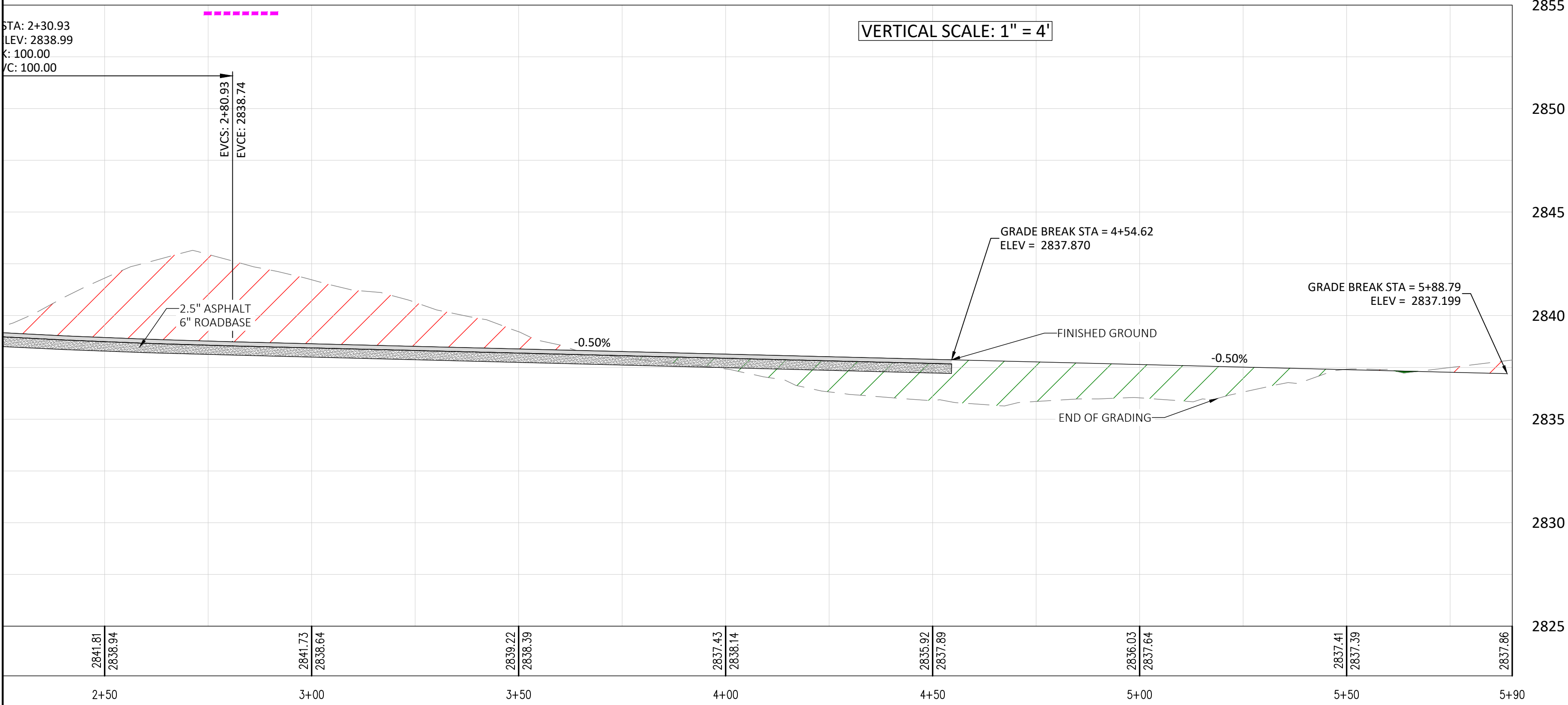


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Pecan Valley Substation Base.dwg

LEGEND

- EXISTING ASPHALT
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- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- NEW EXISTING WATER HYDRANTS
- NEW EXISTING VALVES
- NEW EXISTING AIR-VAC
- NEW EXISTING SEWER MANHOLES
- NEW EXISTING POWER POLES



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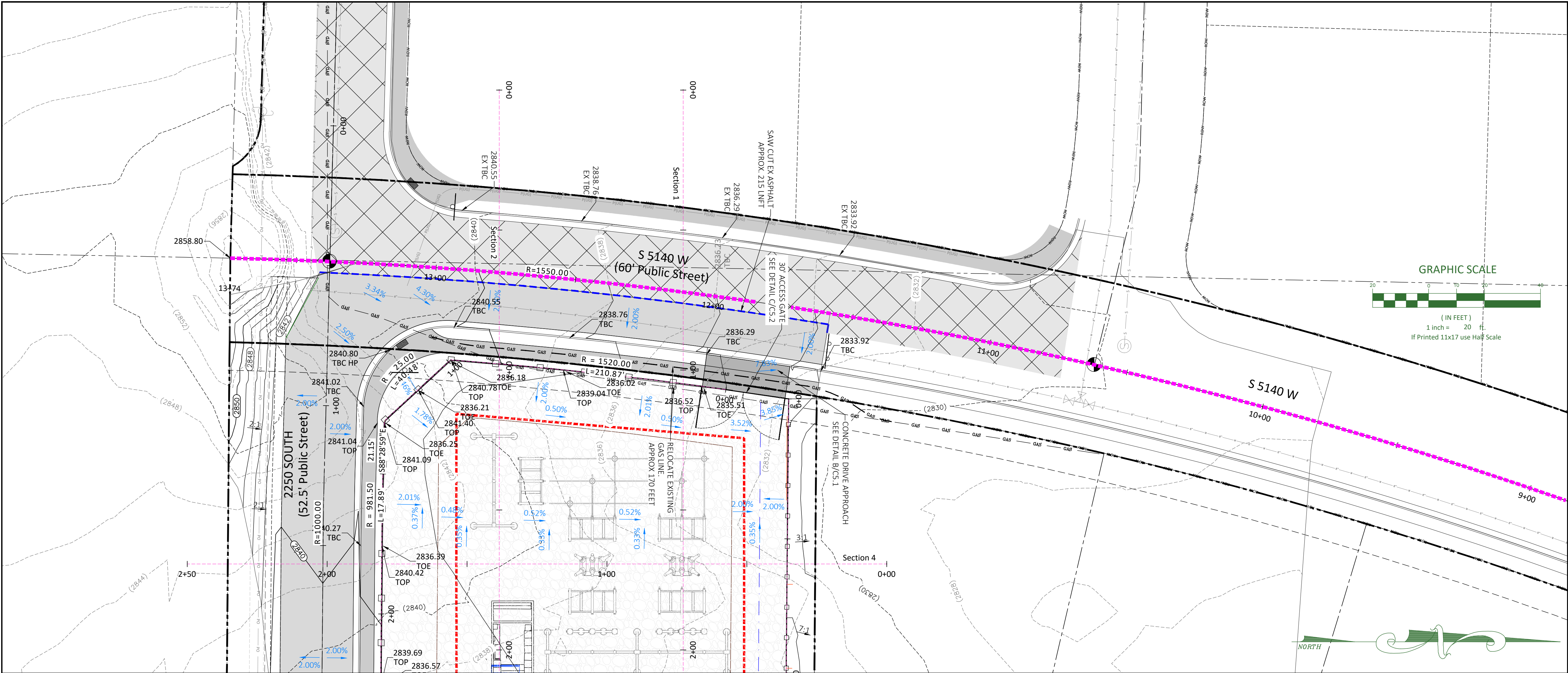
NORTH DAKOTA
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PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C2.2A			
Sheet	8	of	24 Sheets



Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT
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	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE

NEW EXISTING

	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES

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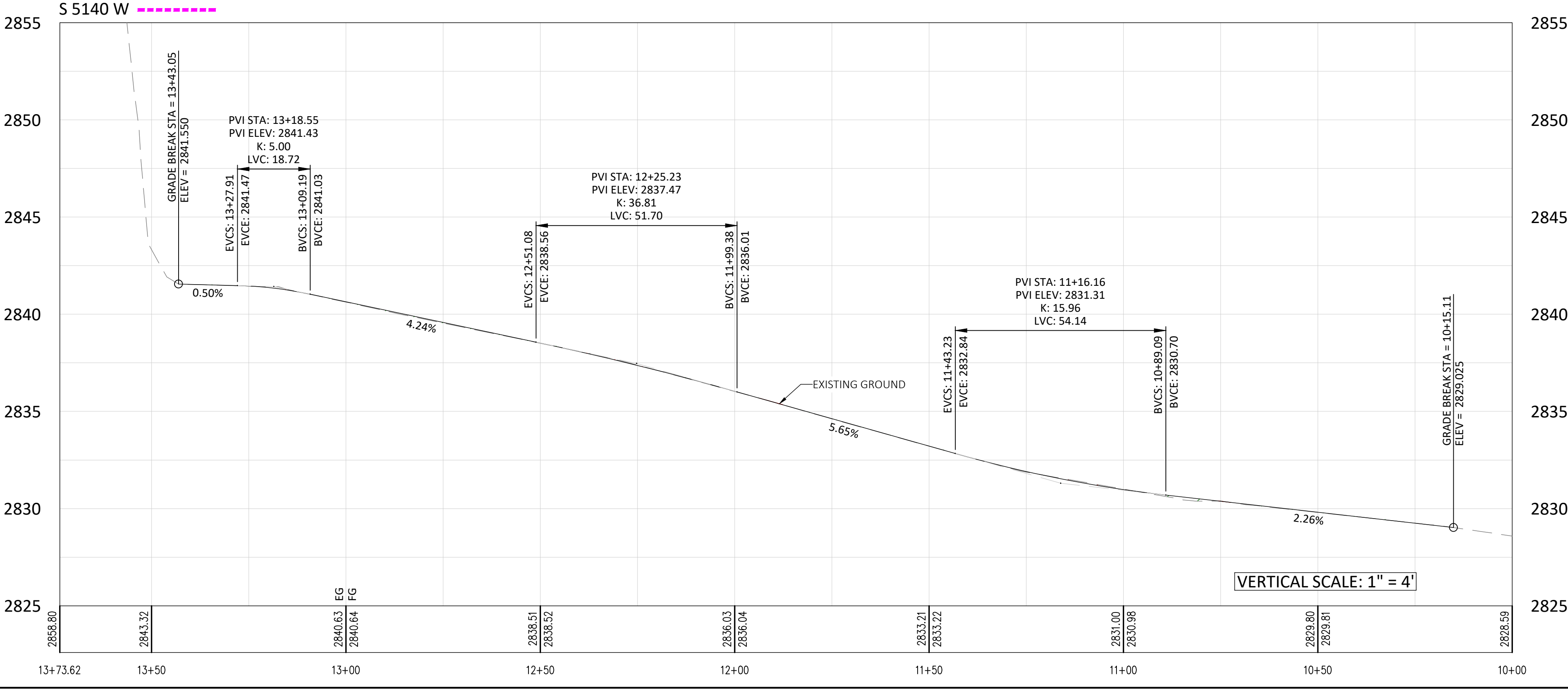
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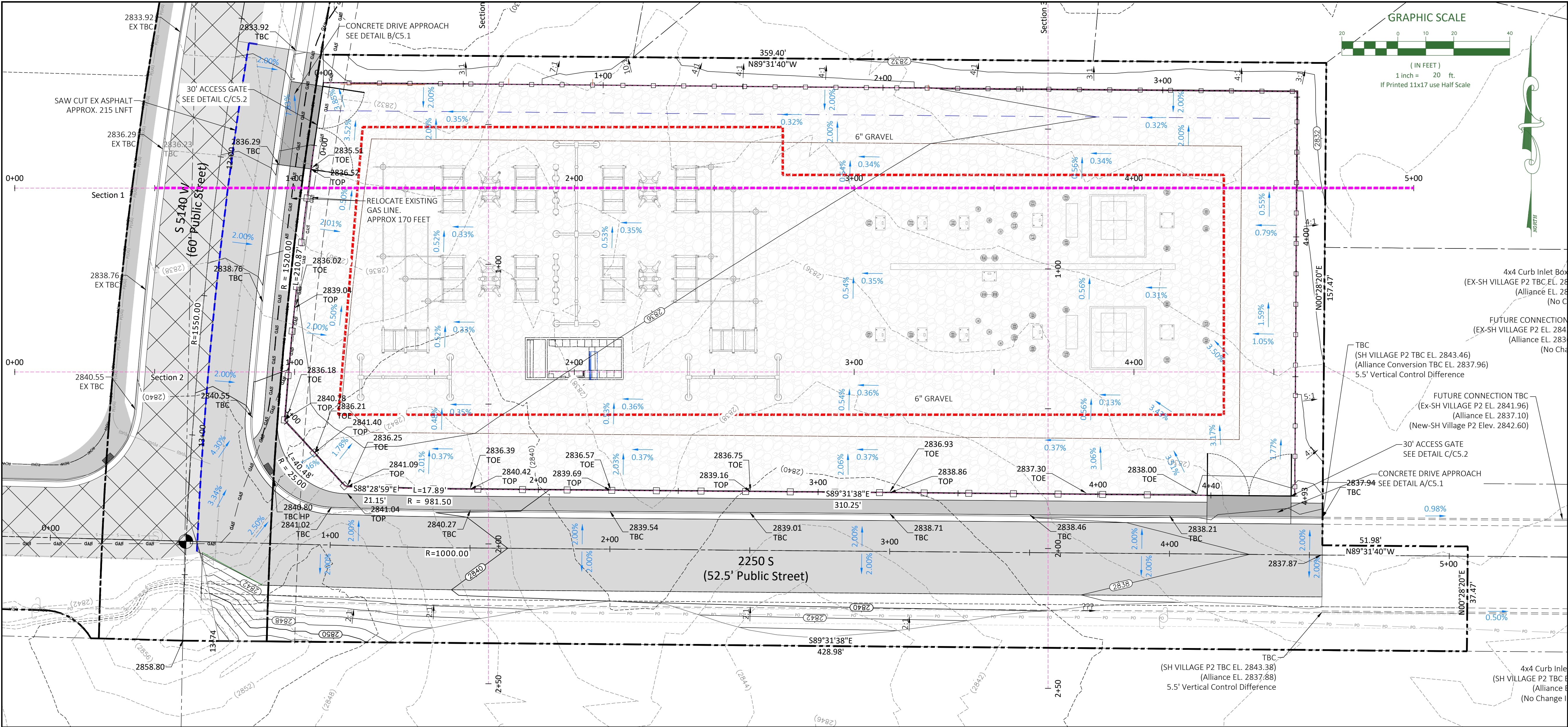
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**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By: CJA	Scale: 1"=20'
Client No. 4621	Project No. 4621-22
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Date:		7-26-2023	
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1	5-16-2023	CJA	SUBMITTAL #1
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File Name
Pecan Valley Substation Base.dwg

LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
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	EXISTING SEWER PIPE
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NEW **EXISTING**

	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES

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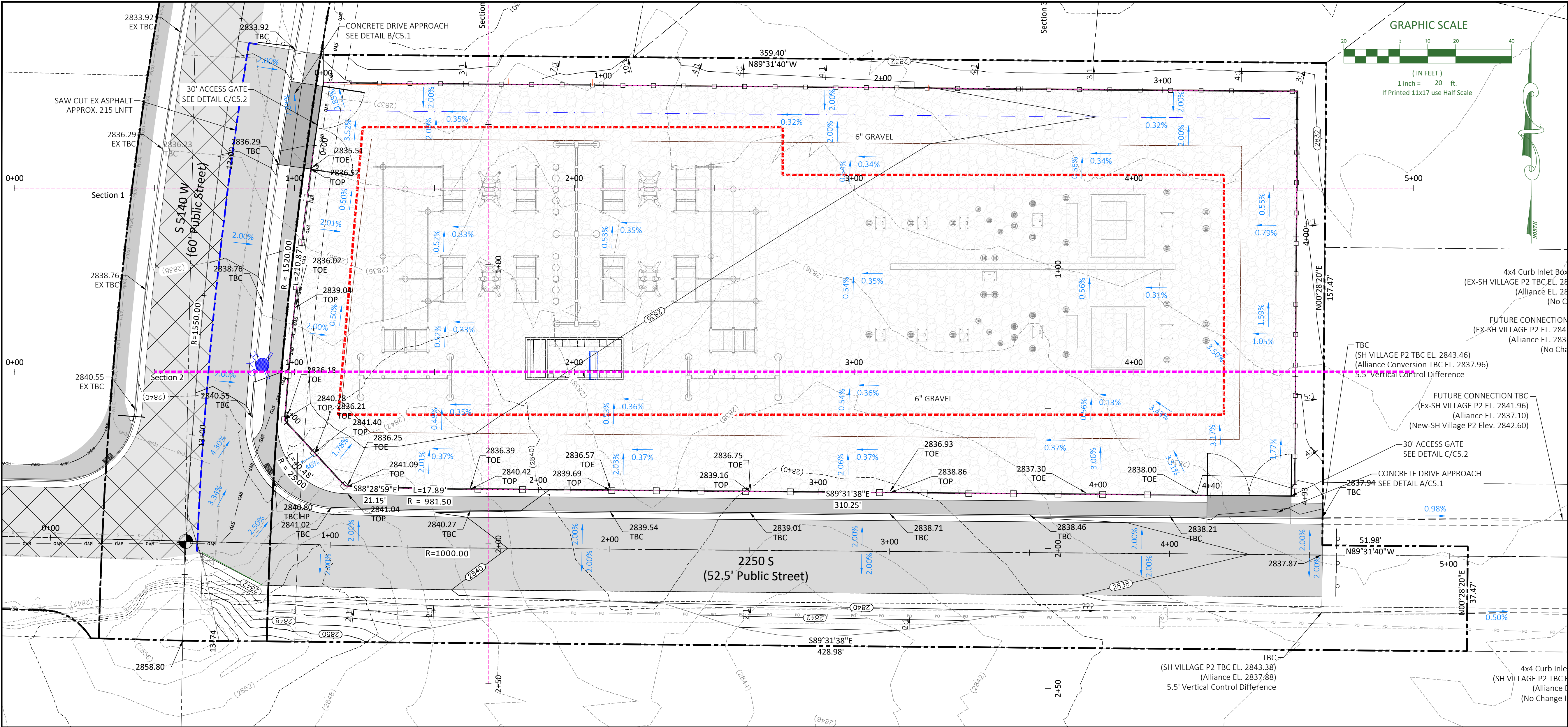
UTAH 2303 N CORAL CANYON BLVD SUITE 201, WASHINGTON, UT 84780 435-673-8060	NORTH DAKOTA 621 26TH STREET W. WILLISTON, ND 58801 701-572-8100
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**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

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Client No.	4621	Project No.	4621-22
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Sheet	10	of	24 Sheets

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REVISIONS

No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
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File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

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EXISTING SEWER PIPE

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EXISTING

WATER HYDRANTS

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PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

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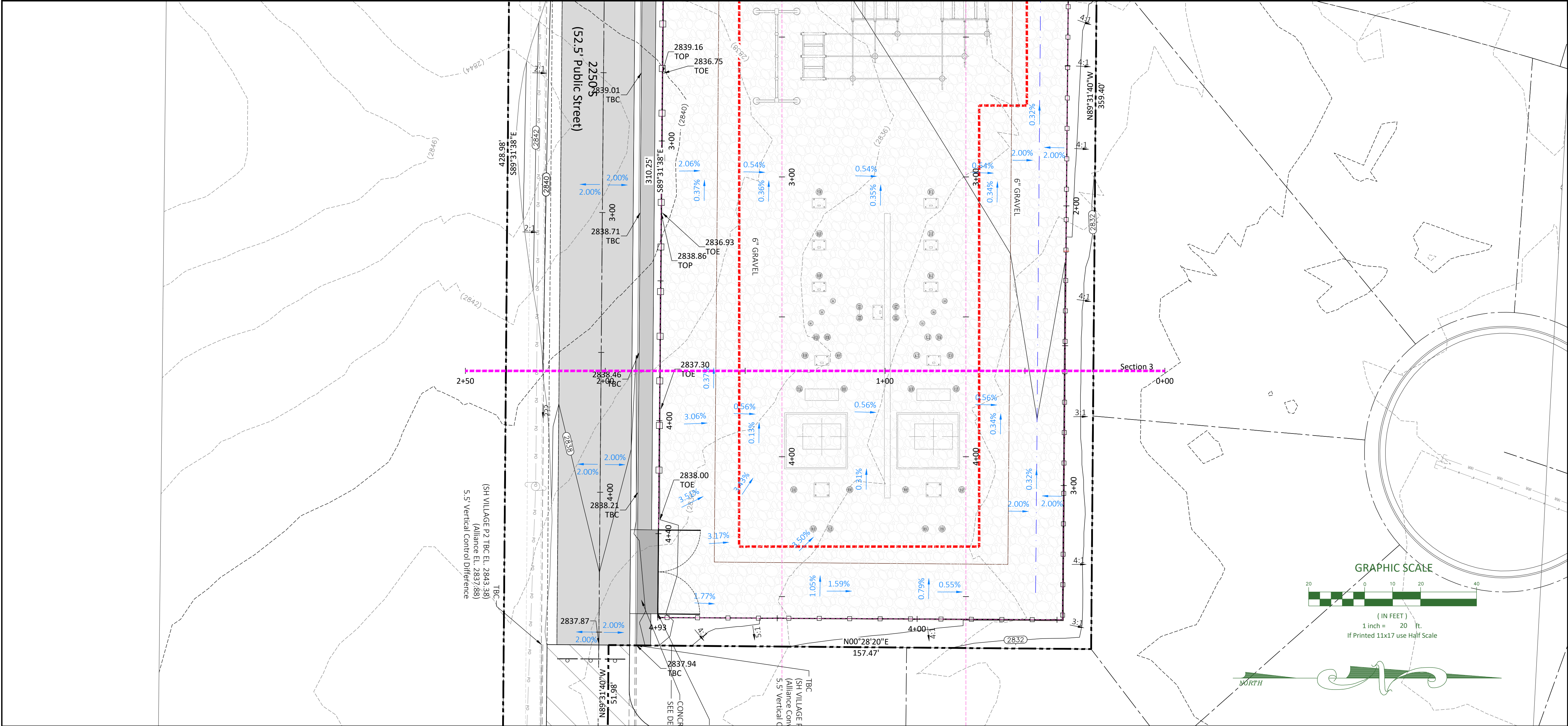
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Project No.4621-22

Drawing Sheet

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Sheet11of24Sheets



Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
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LEGEND

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NEW **EXISTING**

		WATER HYDRANTS
		VALVES
		AIR-VAC
		SEWER MANHOLES
		POWER POLES

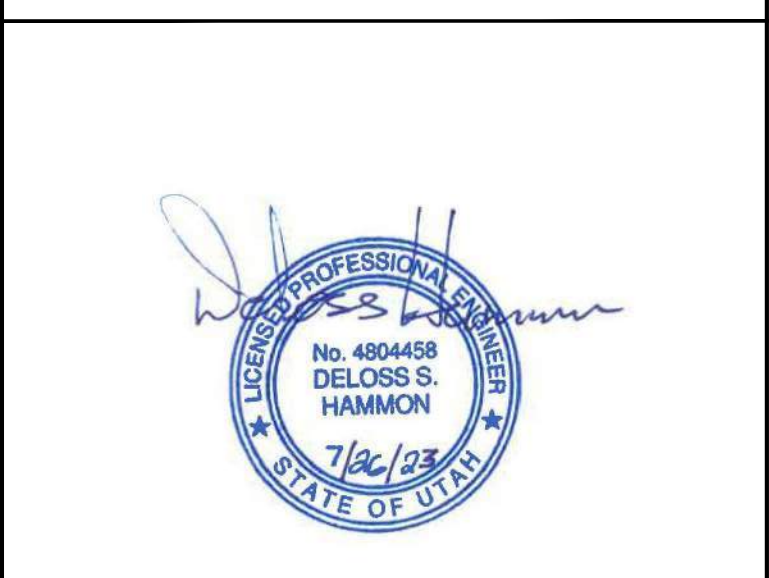
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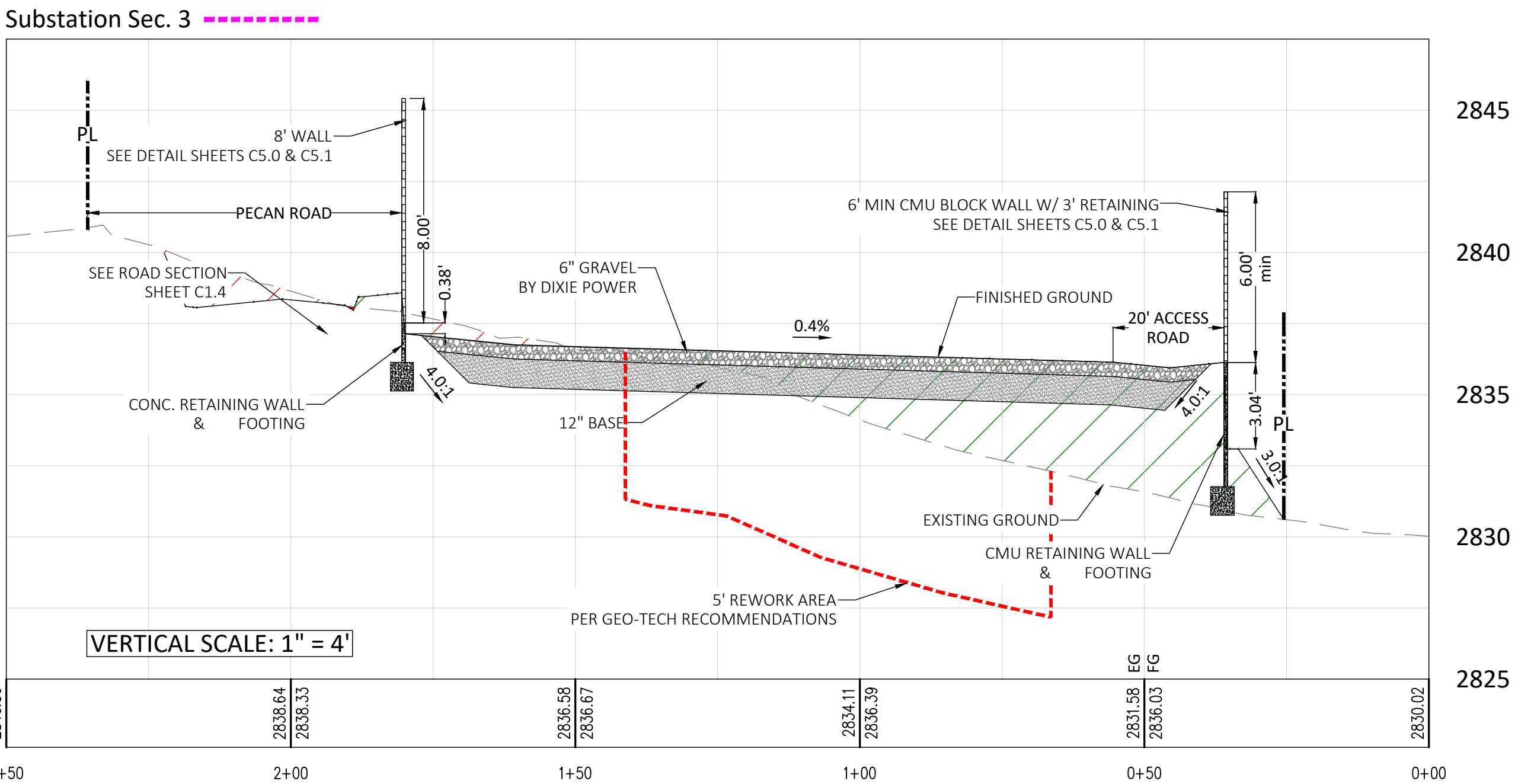
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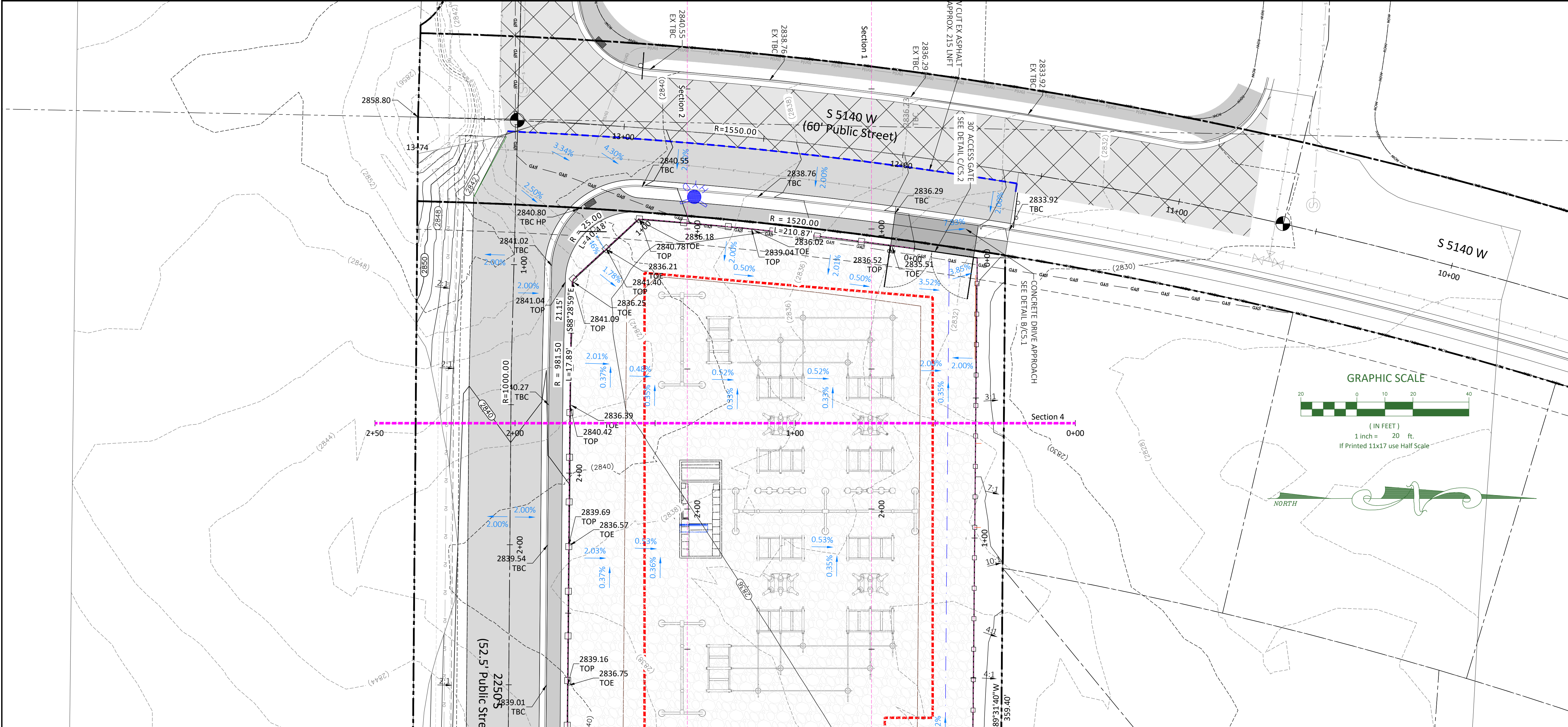
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
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Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C2.6			
Sheet	12	of	24 Sheets





Date: 7-26-2023			
REVISIONS			
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NEW EXISTING

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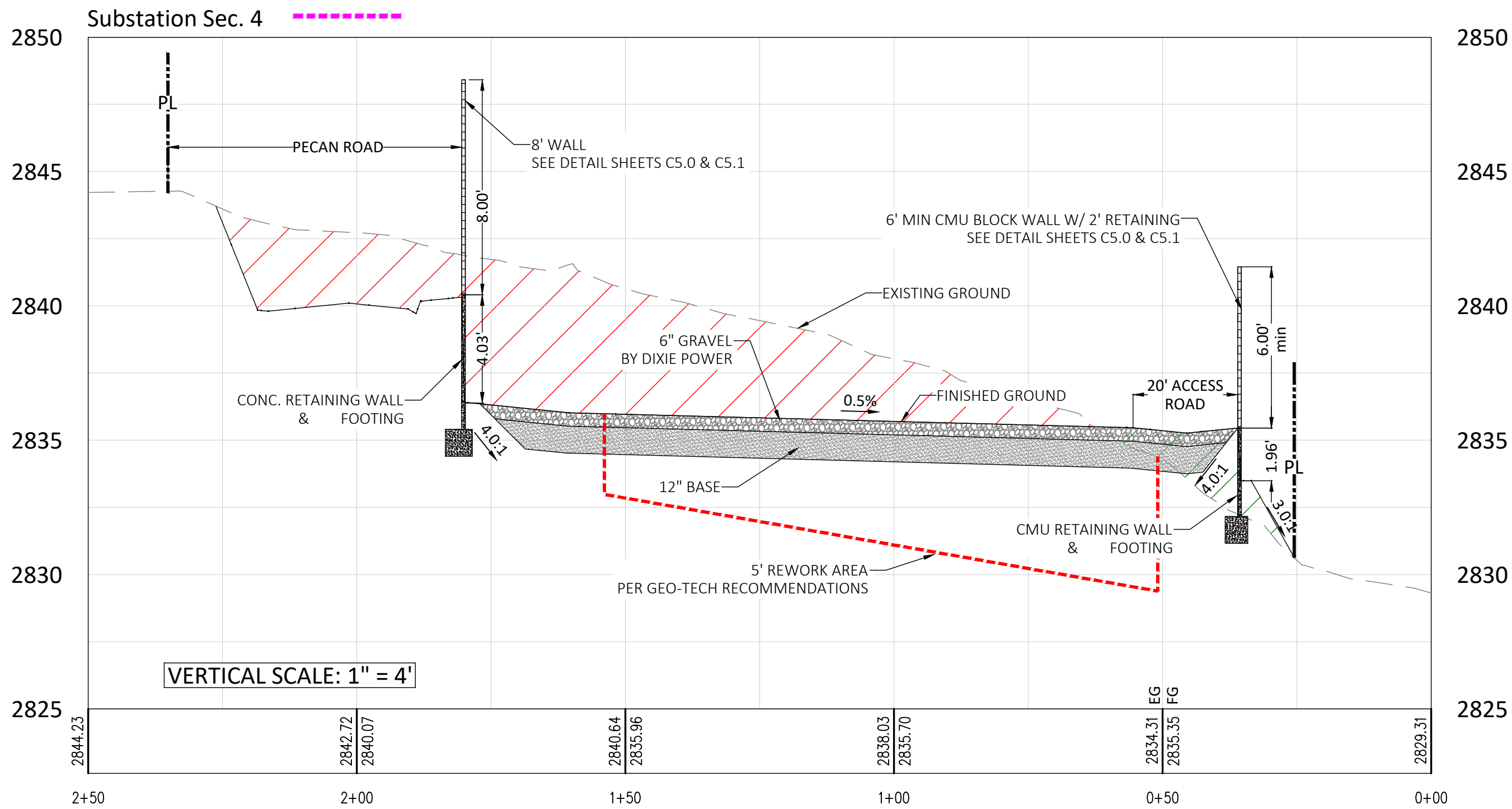
ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

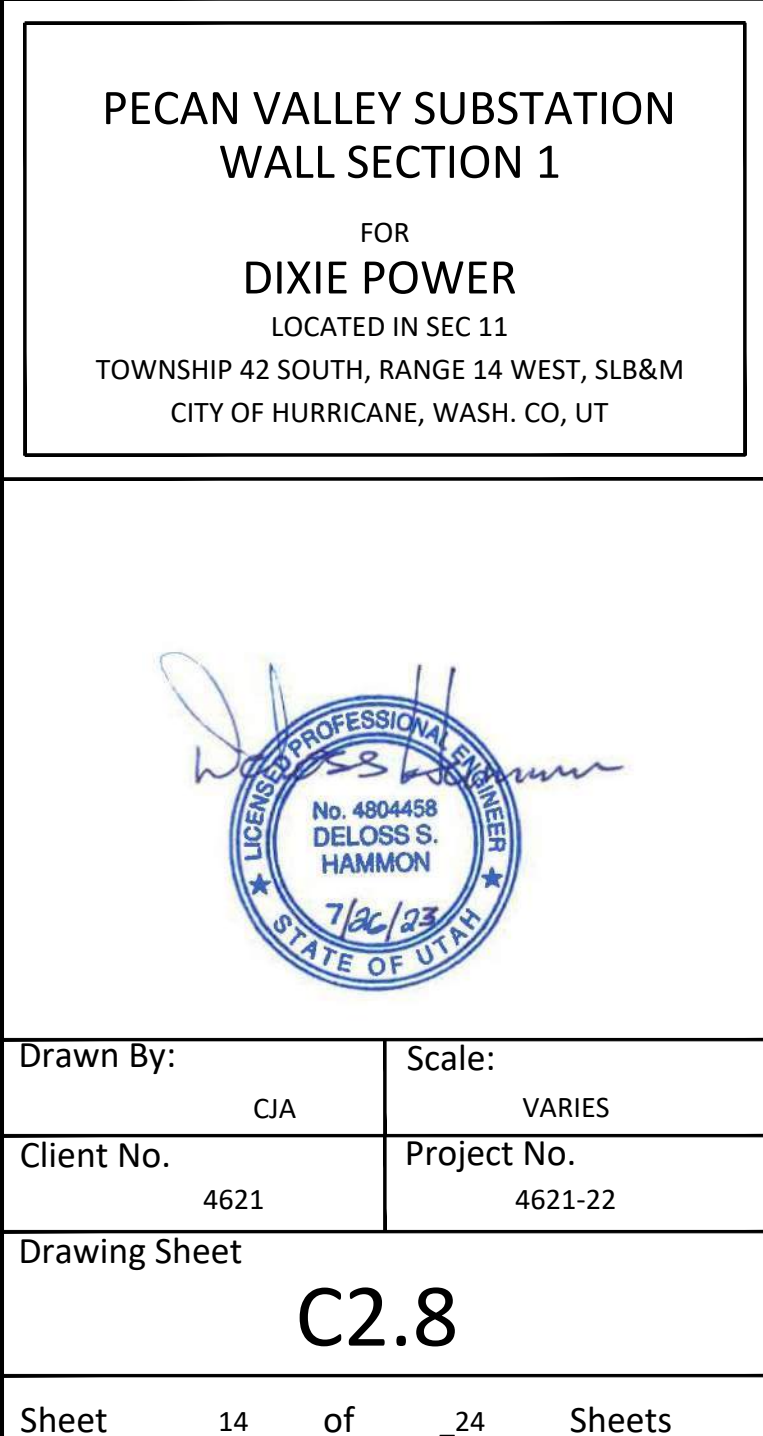
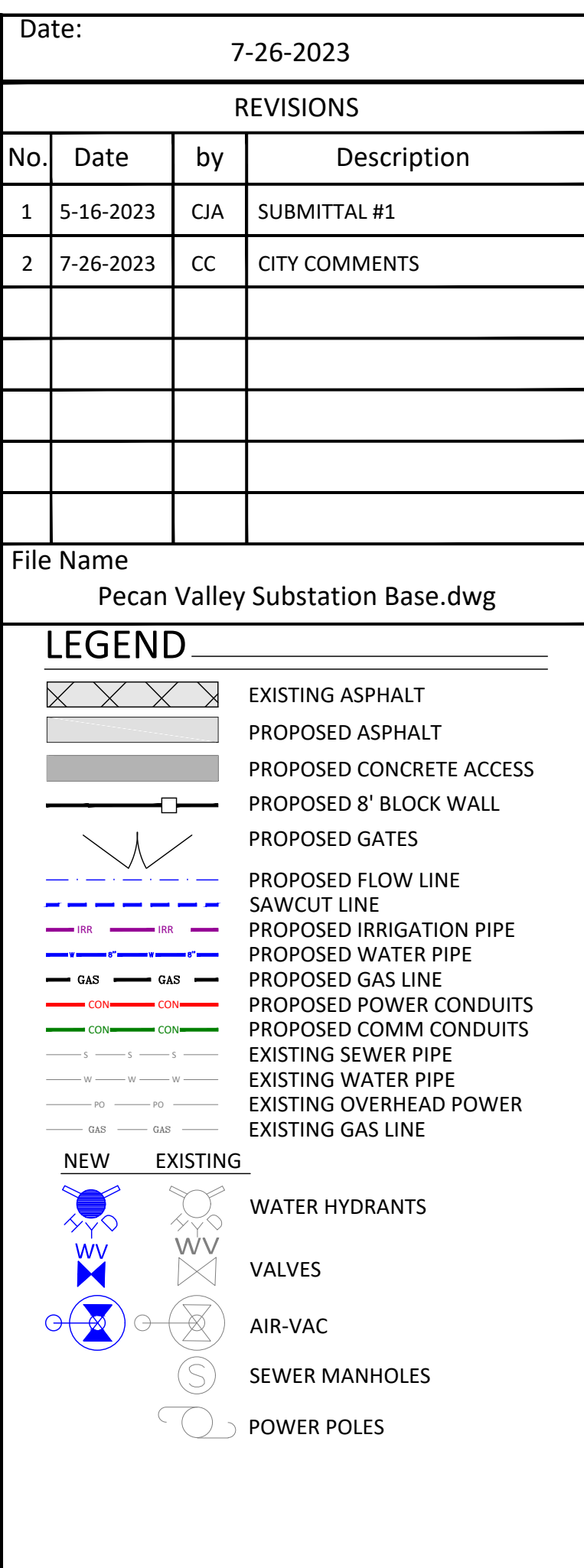
UTAH 2303 N CORAL CANYON BLVD SUITE 201, WASHINGTON, UT 84780 435-673-8060	NORTH DAKOTA 621 26TH STREET W. WILLISTON, ND 58801 701-572-8100
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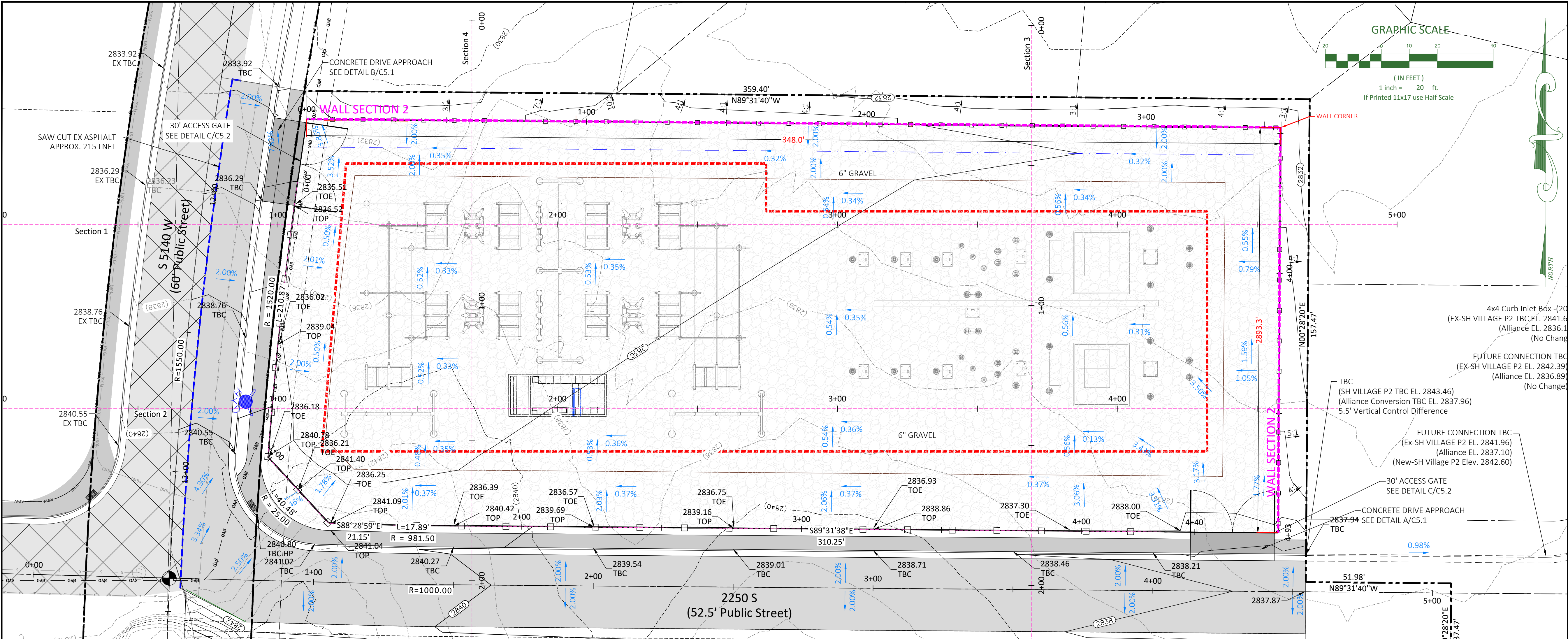
**PECAN VALLEY SUBSTATION
GRADING PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By: CIA	Scale: 1"=20'
Client No. 4621	Project No. 4621-22
Drawing Sheet C2.7	
Sheet 13	of 24 Sheets



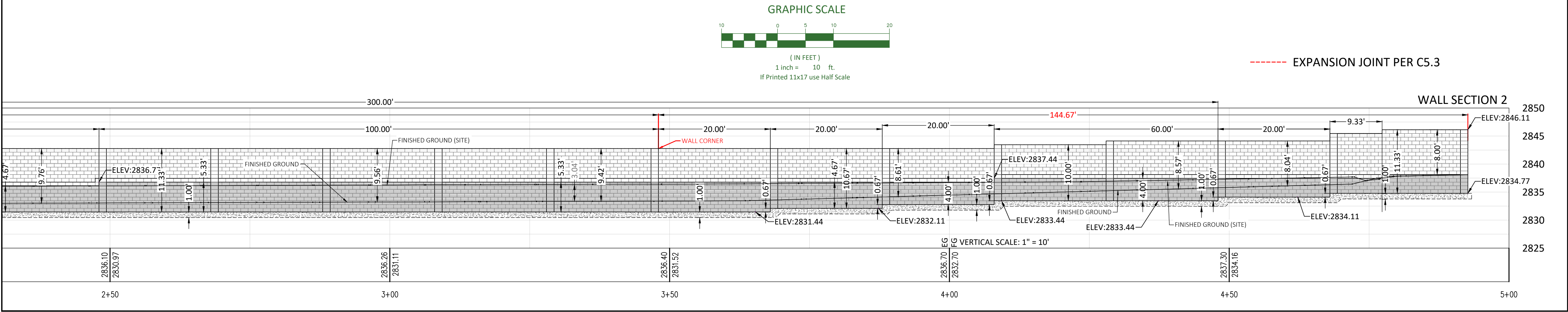
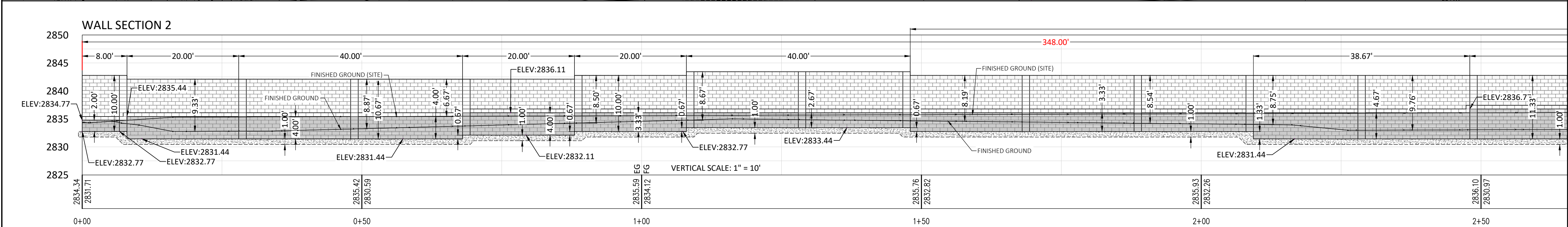




Date: 7-26-2023				
REVISIONS				
No.	Date	by	Description	
1	5-16-2023	CJA	SUBMITTAL #1	
2	7-26-2023	CC	CITY COMMENTS	

File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING WATER PIPE
	EXISTING SEWER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	NEW WATER HYDRANTS
	EXISTING WATER HYDRANTS
	NEW VALVES
	EXISTING VALVES
	NEW AIR-VAC
	EXISTING AIR-VAC
	NEW SEWER MANHOLES
	EXISTING SEWER MANHOLES
	NEW POWER POLES
	EXISTING POWER POLES



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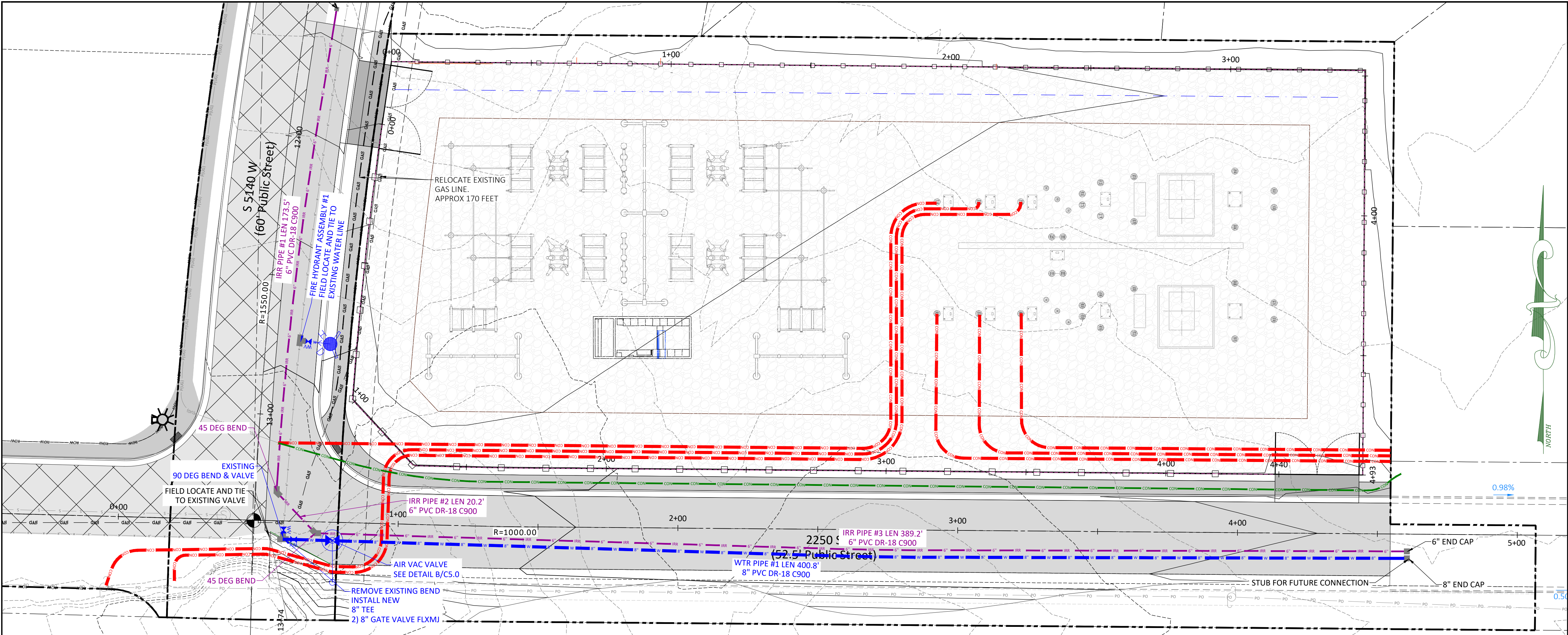
UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
WALL SECTION 2**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

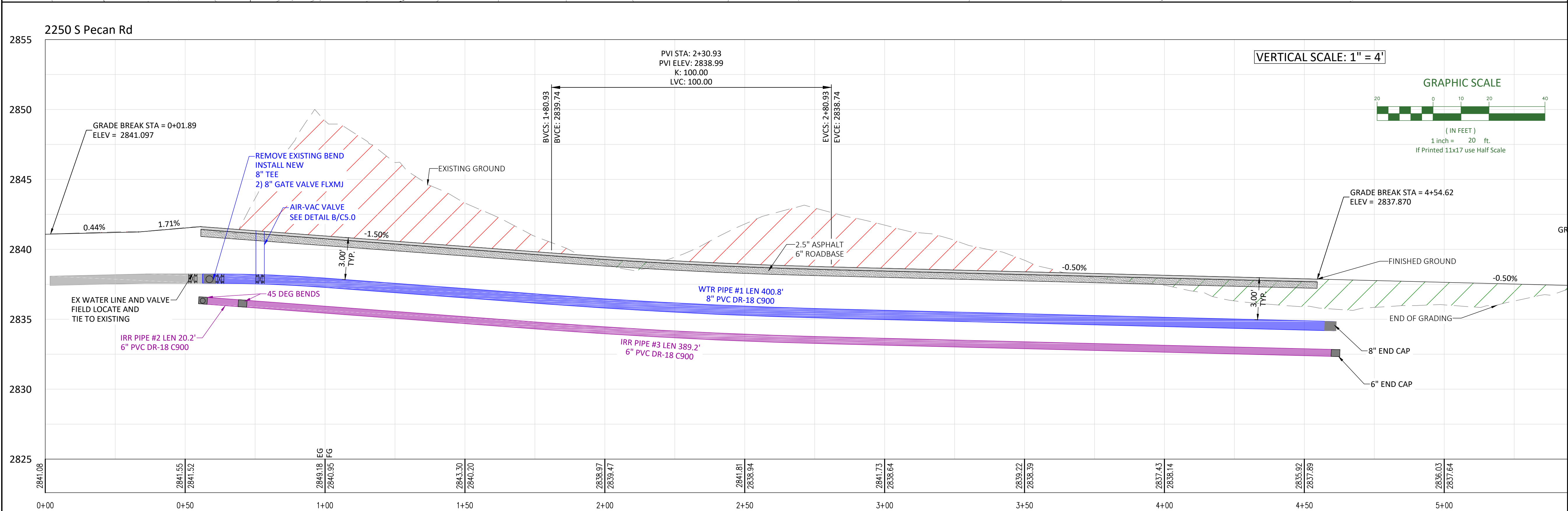
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Drawing Sheet	C2.9		
Sheet	15	of	24 Sheets



Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

LEGEND	
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED CONCRETE ACCESS
	PROPOSED 8' BLOCK WALL
	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
NEW EXISTING	
	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES




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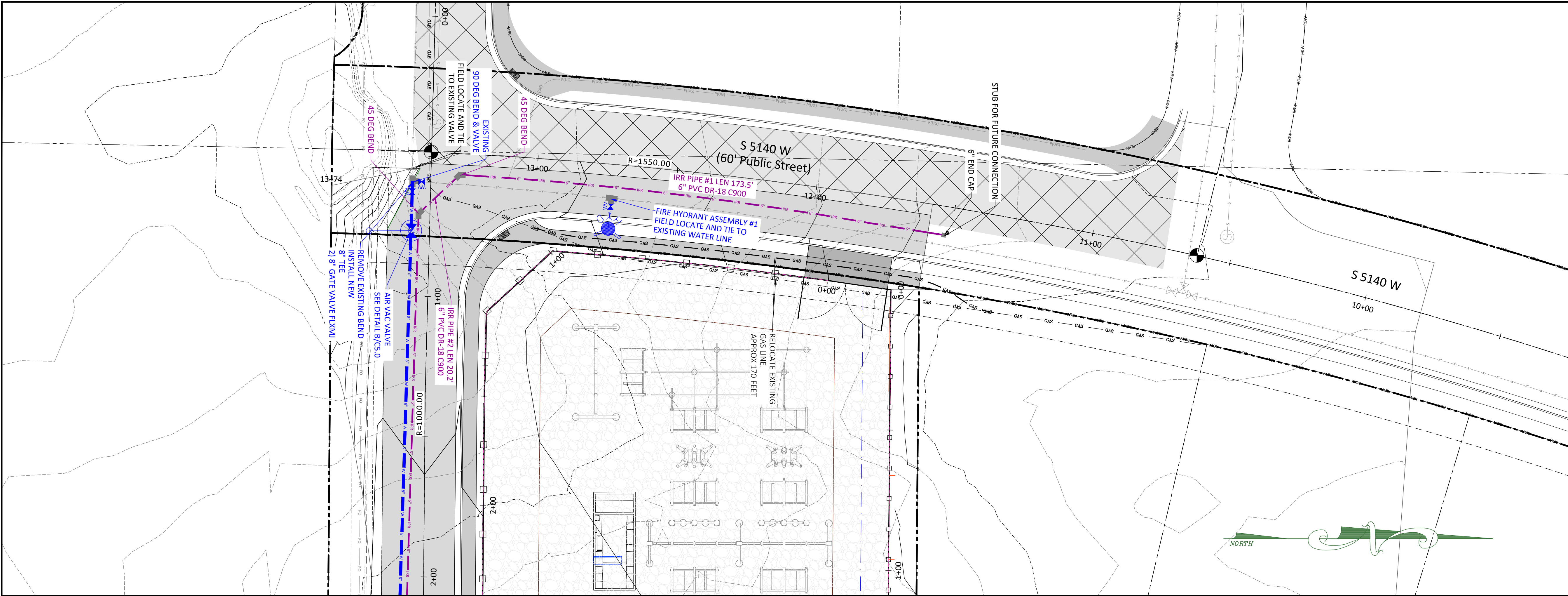
**PECAN VALLEY SUBSTATION
UTILITY PLAN AND PROFILE**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

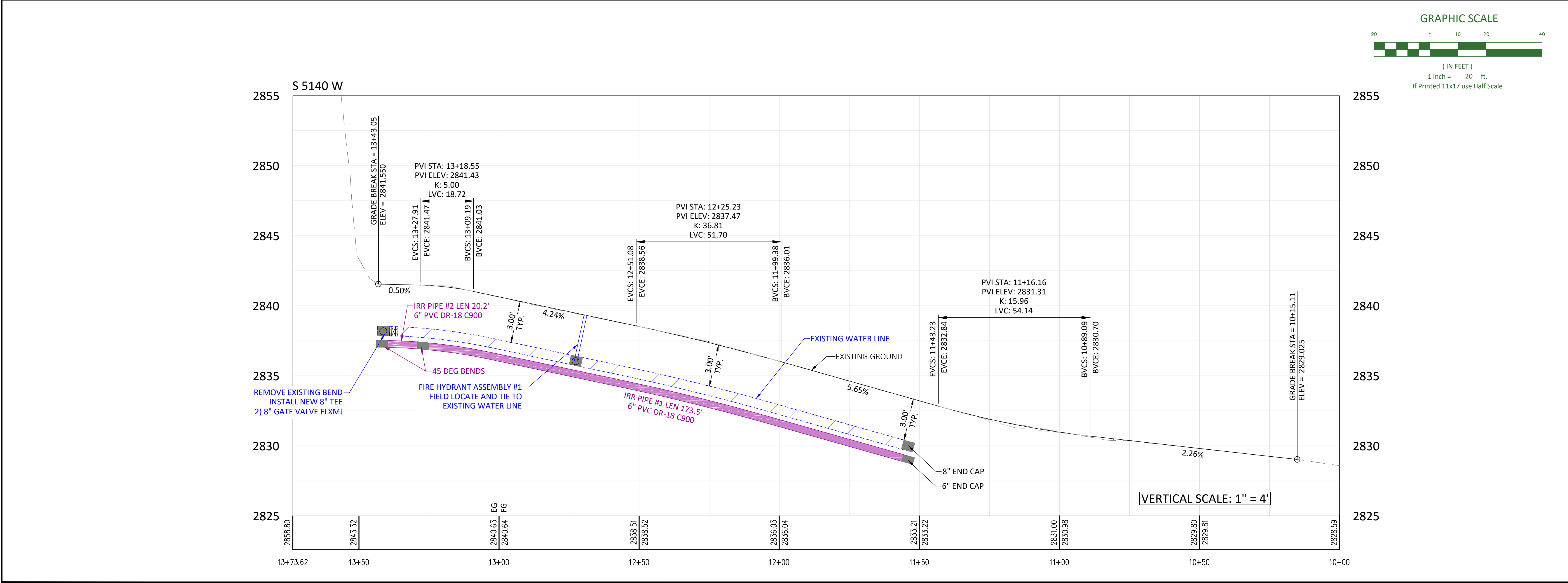


Drawn By:	CJA	Scale:	1"=20'
Client No.	4621	Project No.	4621-22
Drawing Sheet	C3.1		
Sheet	17	of	24 Sheets

AUG 0 7 2023



Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS
File Name Pecan Valley Substation Base.dwg			
LEGEND			
		EXISTING ASPHALT PROPOSED ASPHALT PROPOSED CONCRETE ACCESS PROPOSED 8' BLOCK WALL PROPOSED GATES PROPOSED FLOW LINE SAWCUT LINE PROPOSED IRRIGATION PIPE PROPOSED WATER PIPE PROPOSED GAS LINE PROPOSED POWER CONDUITS PROPOSED COMM CONDUITS EXISTING SEWER PIPE EXISTING WATER PIPE EXISTING OVERHEAD POWER EXISTING GAS LINE	
NEW		EXISTING	
WATER HYDRANTS		WATER HYDRANTS	
VALVES		VALVES	
AIR-VAC		AIR-VAC	
SEWER MANHOLES		SEWER MANHOLES	
POWER POLES		POWER POLES	



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WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
UTILITY PLAN AND PROFILE**

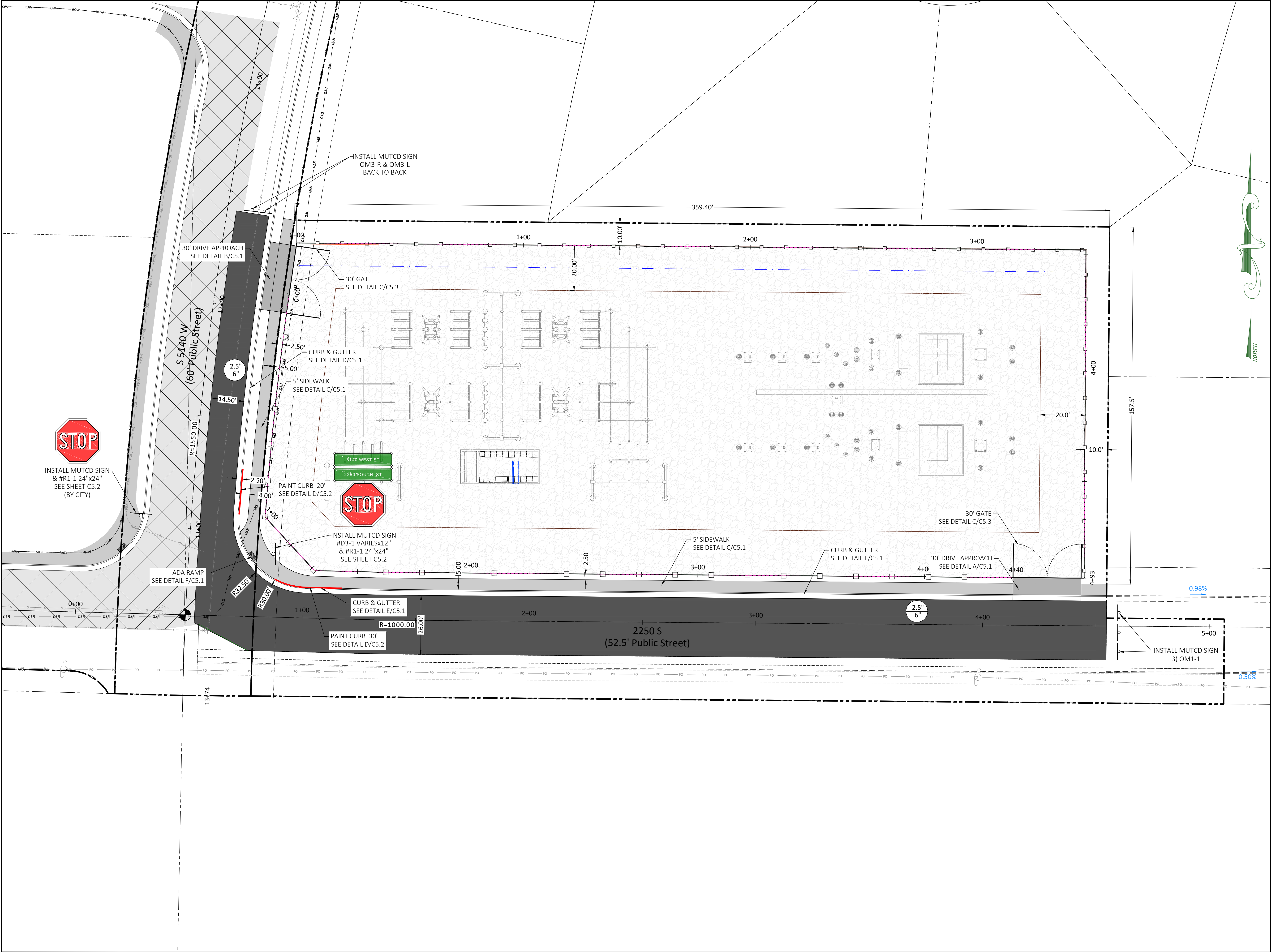
FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

Drawn By: CJA	Scale: 1"=20'
Client No. 4621	Project No. 4621-22

Drawing Sheet

C3.2

Sheet 18 of 24 Sheets



Date:7-26-2023

REVISIONS

No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File NamePecan Valley Substation Base.dwg

LEGEND

EXISTING ASPHALT

PROPOSED ASPHALT

PROPOSED CONCRETE ACCESS

PROPOSED 8' BLOCK WALL

PROPOSED GATES

SAWCUT LINE

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

If Printed 11x17 use Half Scale

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UTAH

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SUITE 201,

WASHINGTON, UT 84780

435-673-8060

NORTH DAKOTA

621 26TH STREET W.

WILLISTON, ND 58801

701-572-8100

PECAN VALLEY SUBSTATION

PAVING PLAN

FOR

DIXIE POWER

LOCATED IN SEC 11

TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

CITY OF HURRICANE, WASH. CO, UT

Drawn By:CJA

Scale:1"=20'

Client No.4621

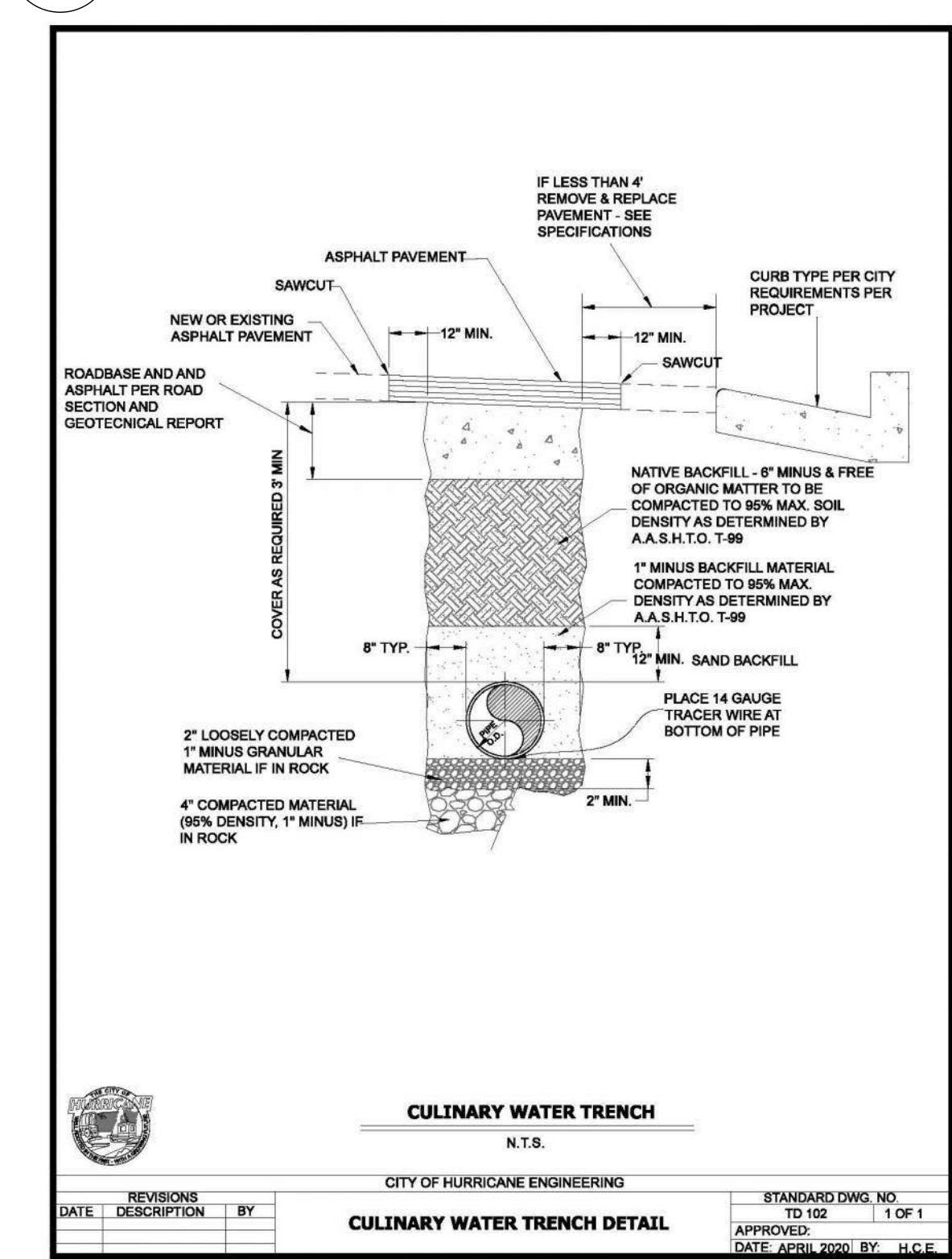
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Drawing Sheet

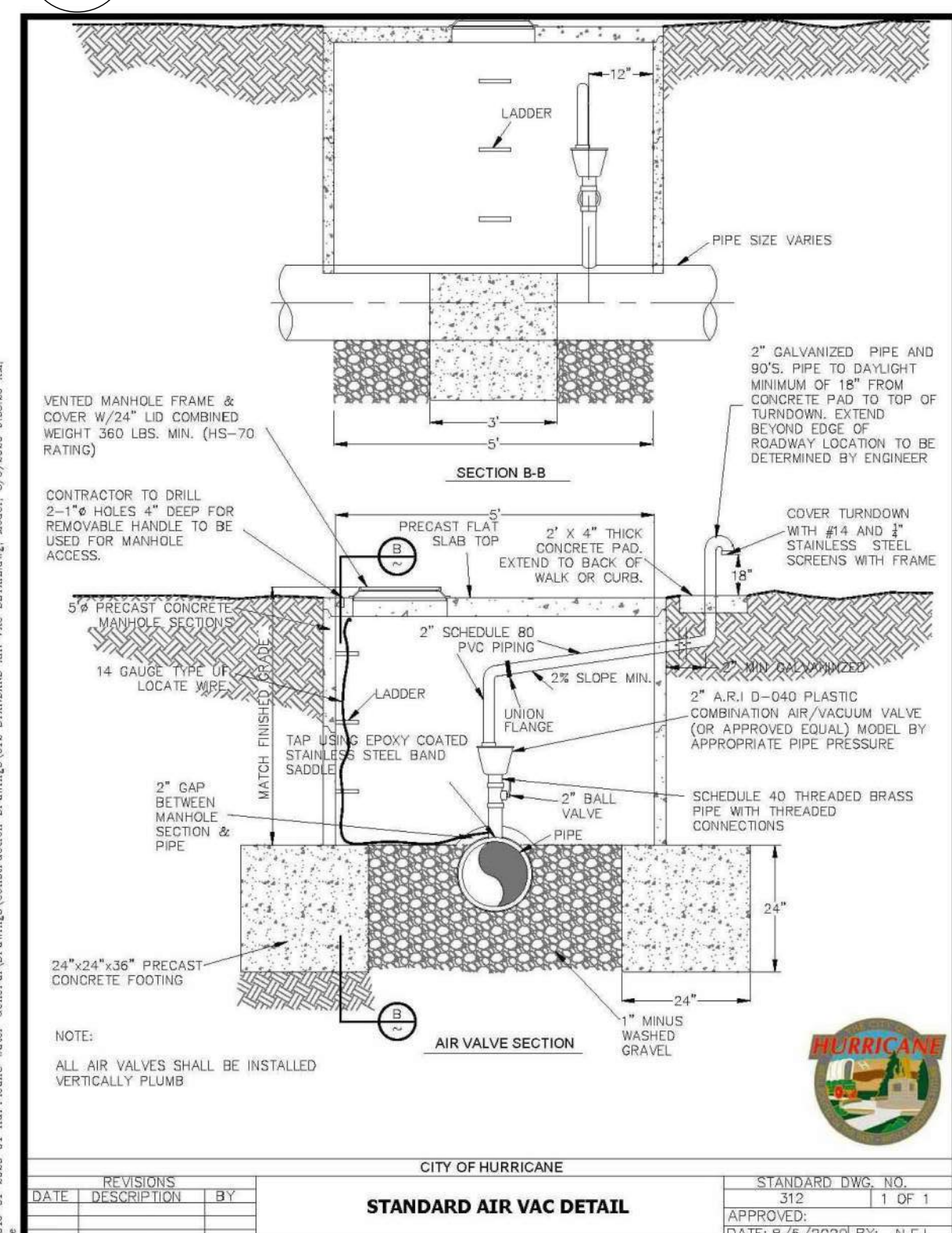
C4.0

Sheet19of24Sheets

WATER TRENCH DETAIL

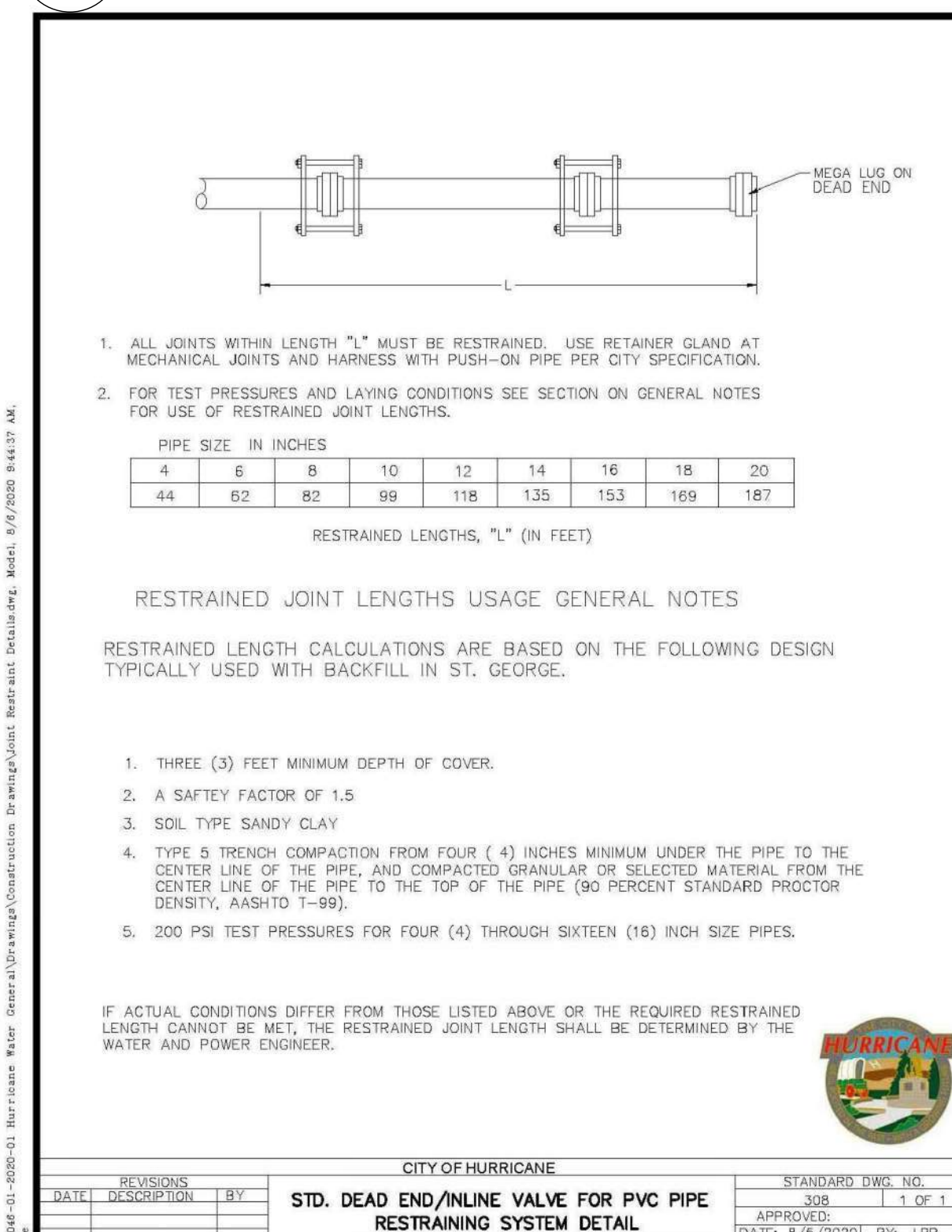


B AIR VAC DETAIL
C5.0 SCALE: NONE

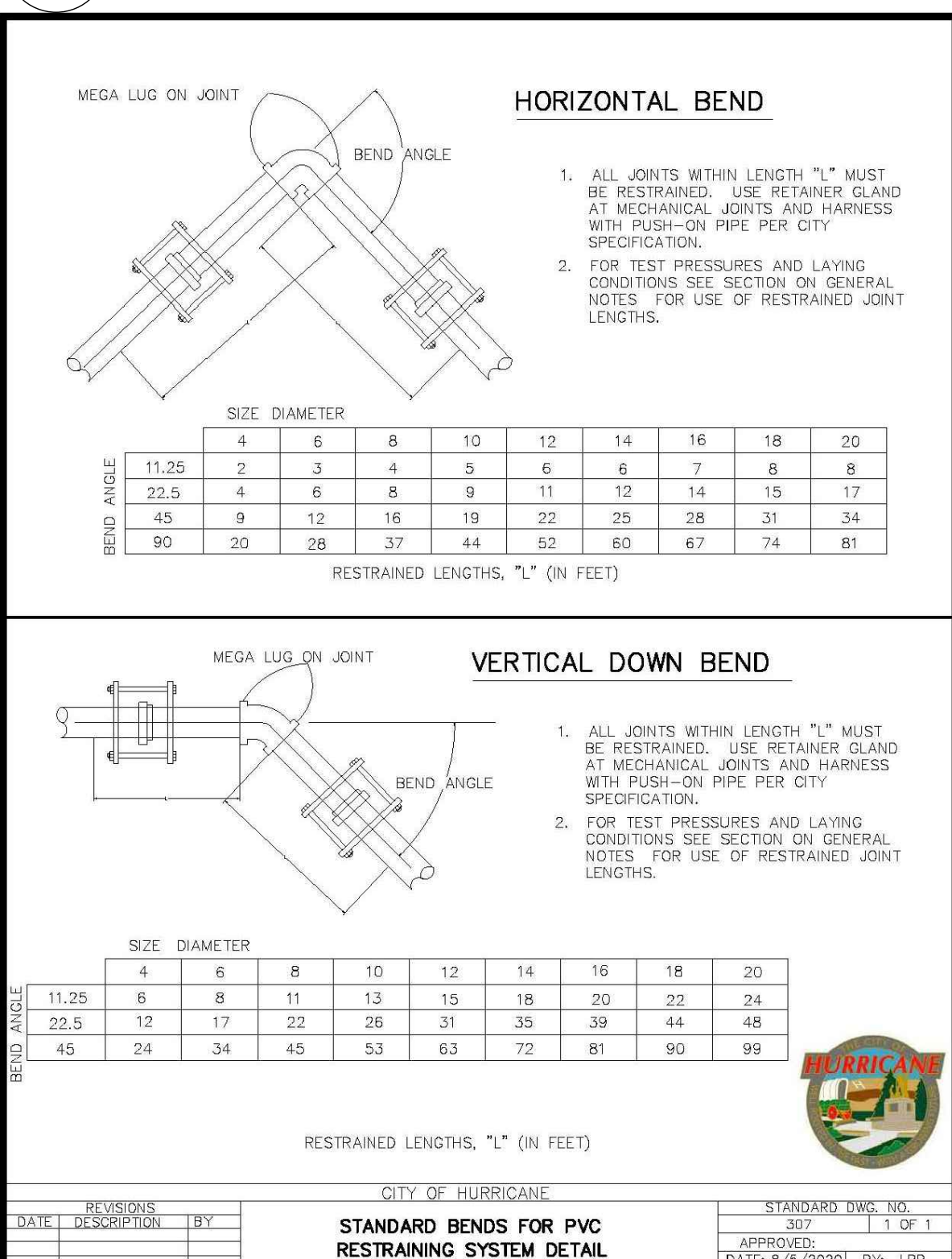


DEAD END PIPE RESTRAINING DETAIL

SCALE: NONE



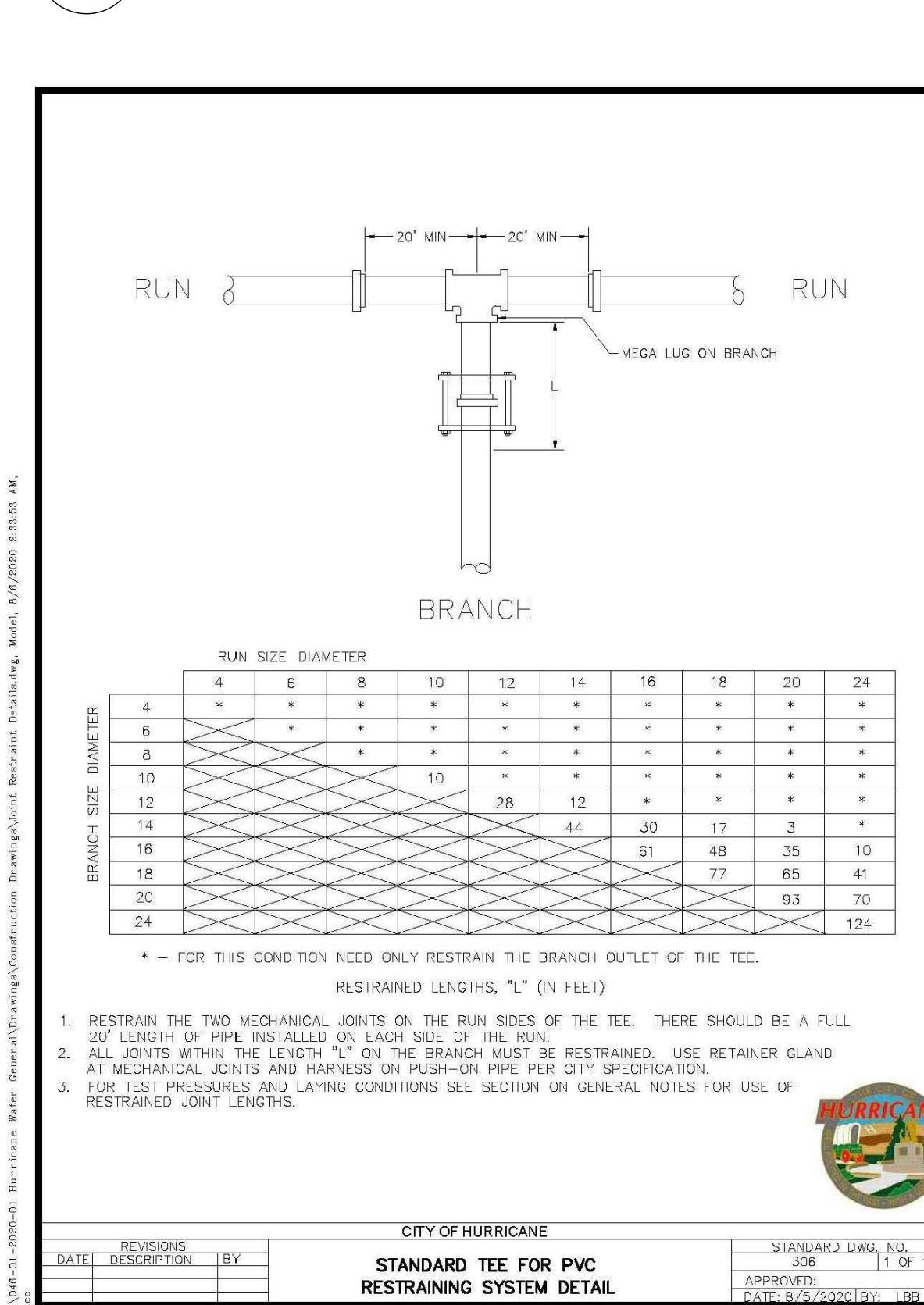
PIPE BEND RESTRAINING DETAIL



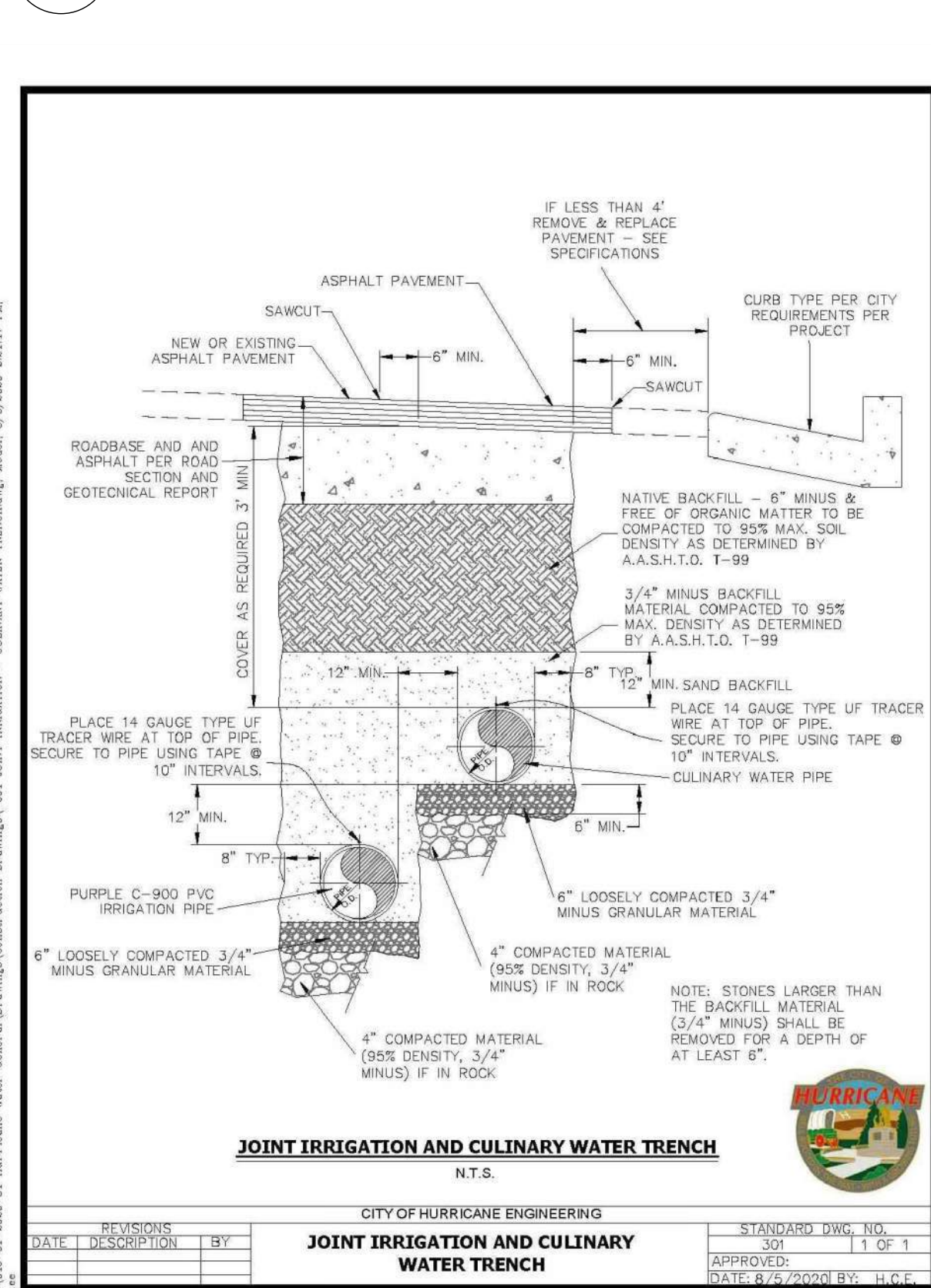
Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg

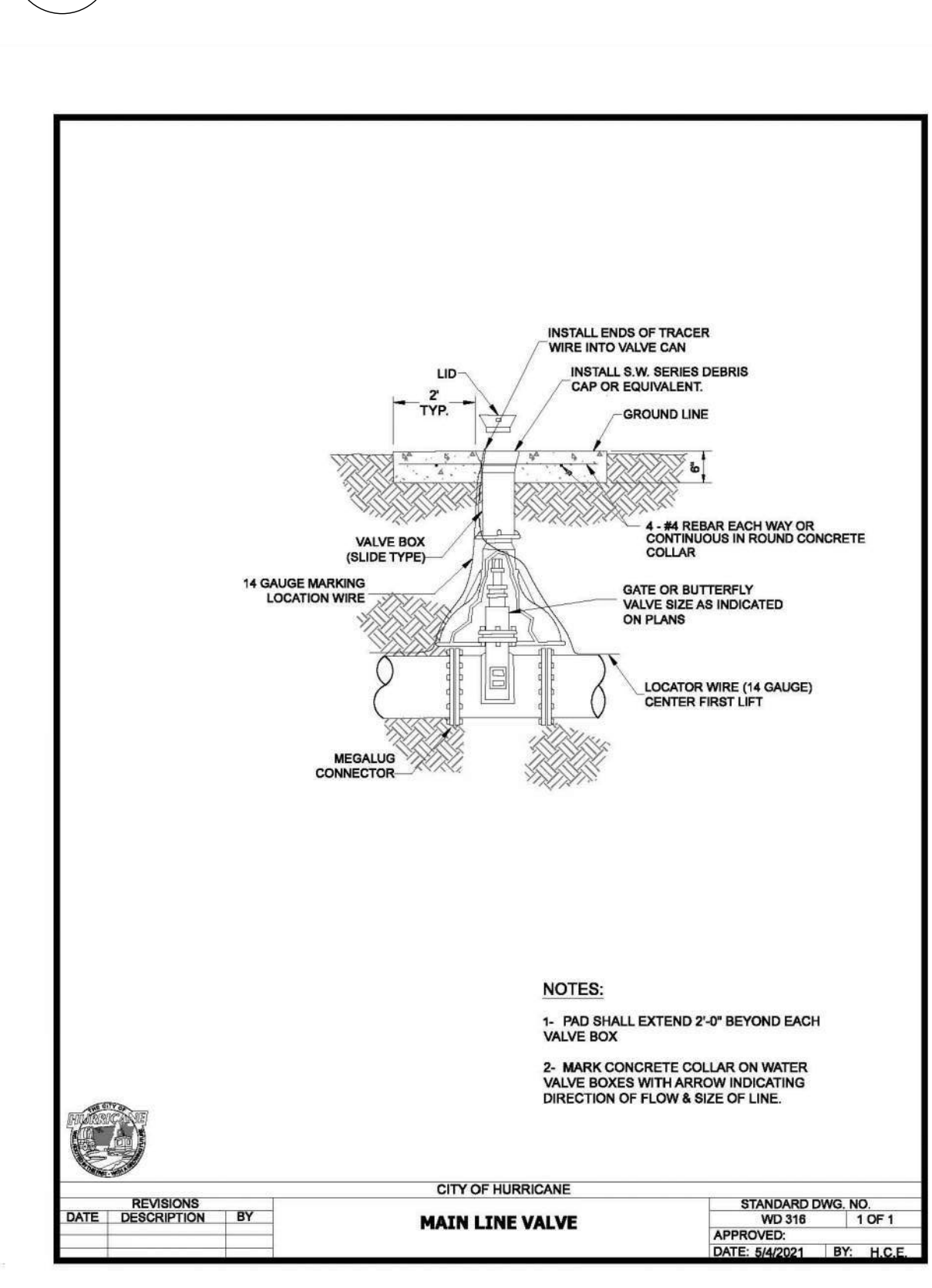
PIPE TEE RESTRAINING DETAIL
SCALE: NONE



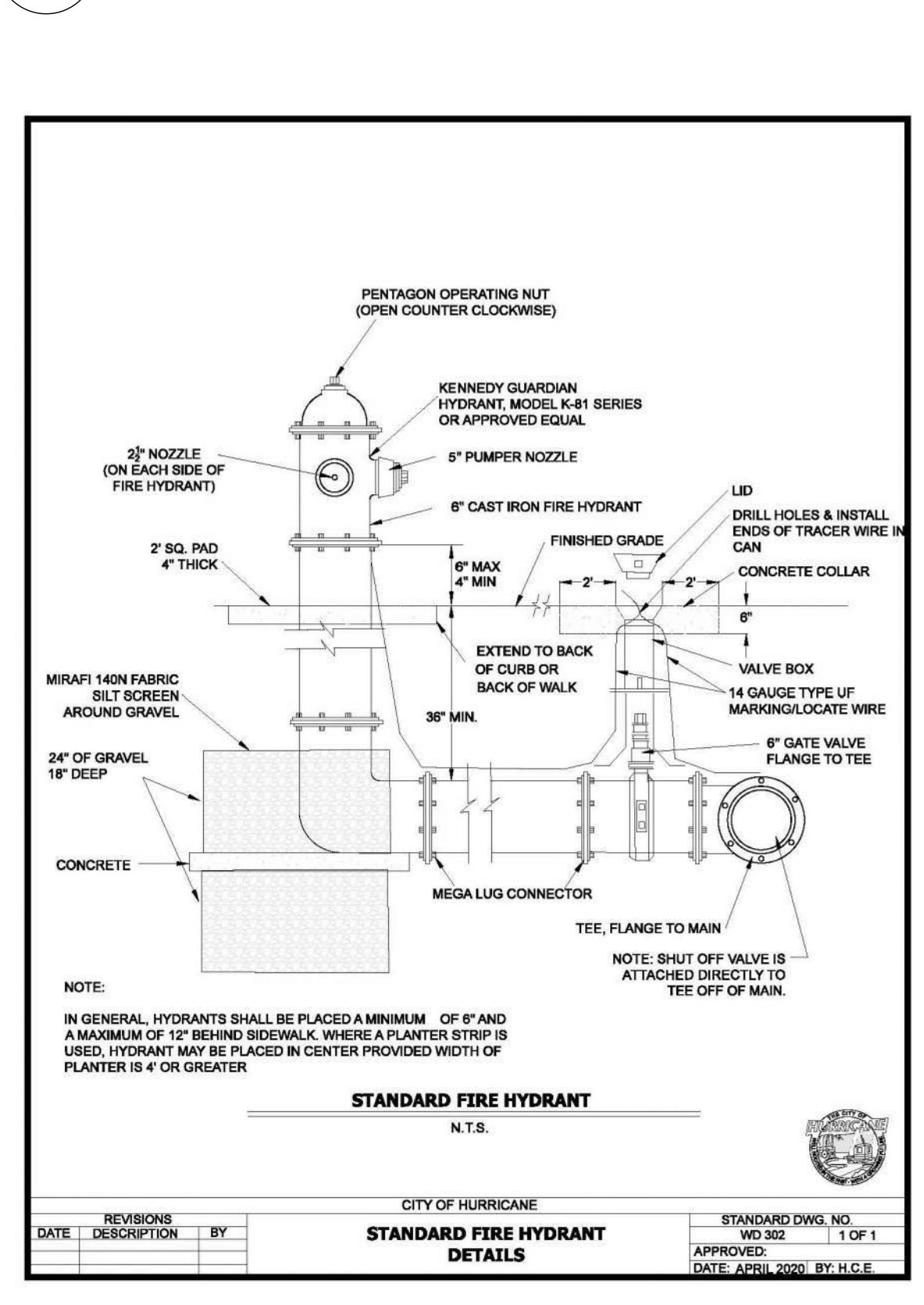
WATER & IRRIGATION TRENCH DETAIL



MAIN LINE VALVE
SCALE: NONE



H FIRE HYDRANT
C5.0 SCALE: NONE



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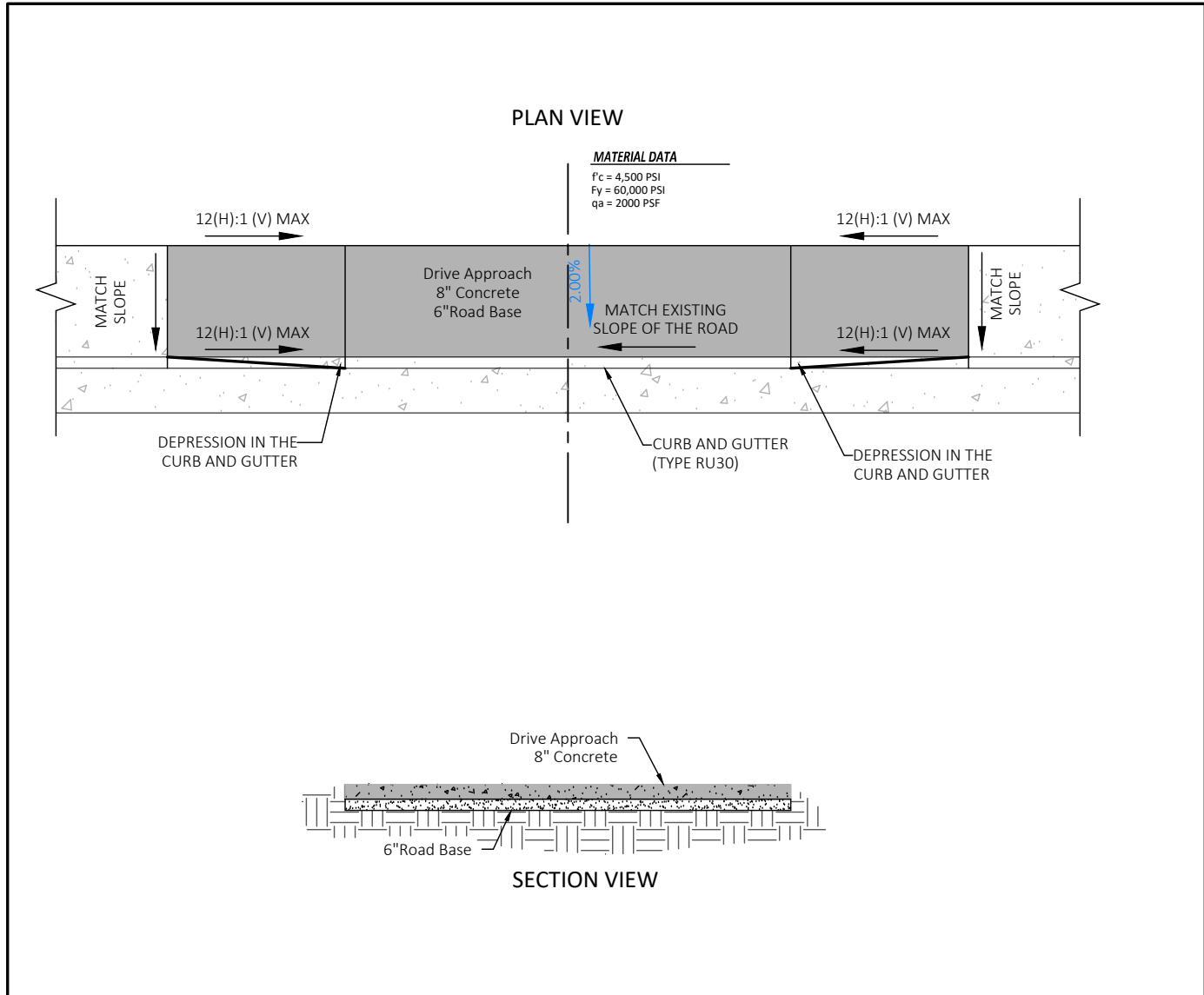
PECAN VALLEY SUBSTATION
DETAILS

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

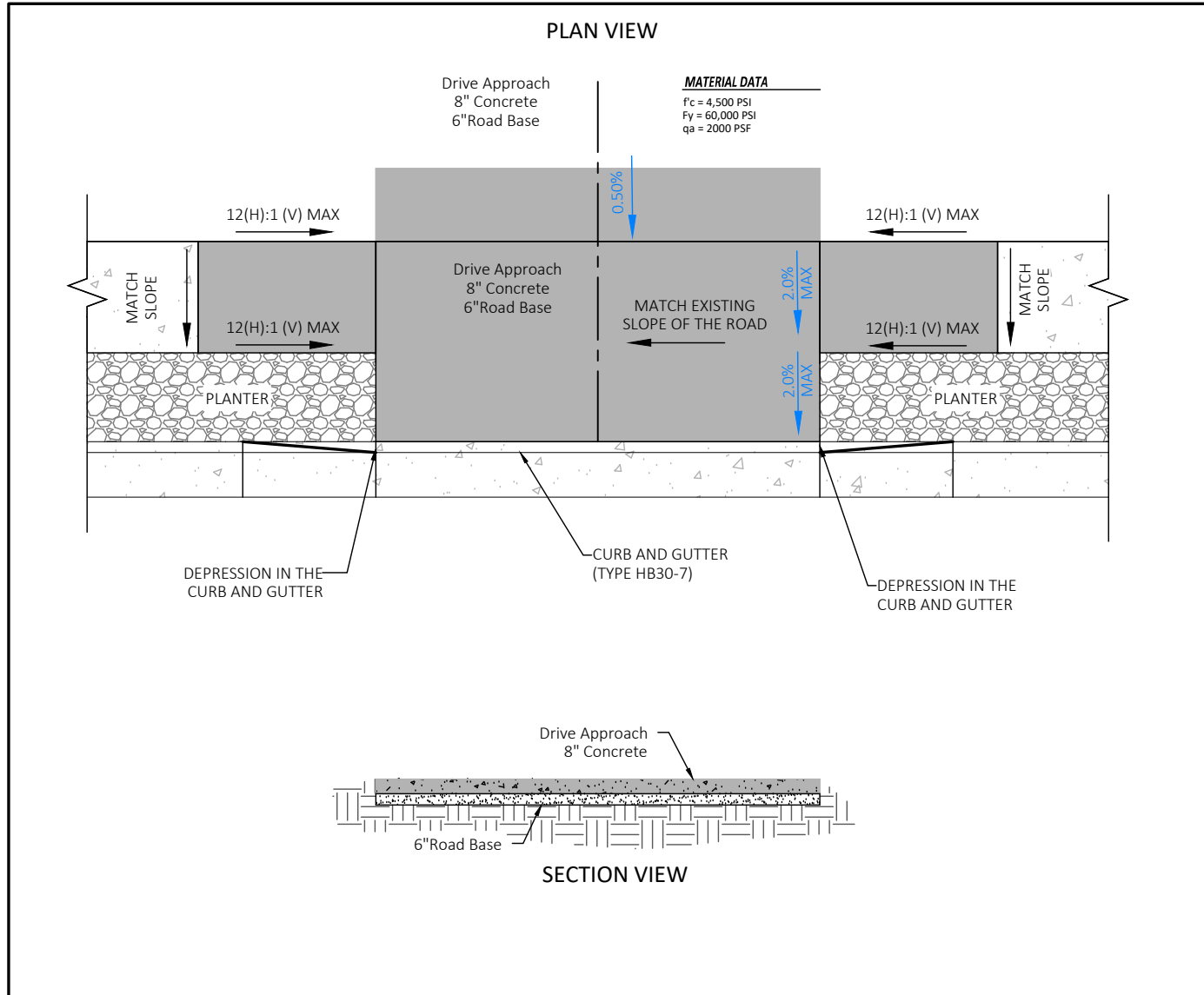
A circular blue ink seal for a Professional Engineer in the State of Utah. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom, separated by two stars. In the center, the text reads "No. 4804458", "DELOSS S.", and "HAMMON". A handwritten date "7/26/23" is written across the bottom center. The seal is signed with blue ink over it, with a signature that appears to be "Deloss S. Hammon" and a date "7/26/23" written above the seal.

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Client No.	4621	Project No.	4621-22
Drawing Sheet			
C5.0			
Sheet	20	of	24 Sheets

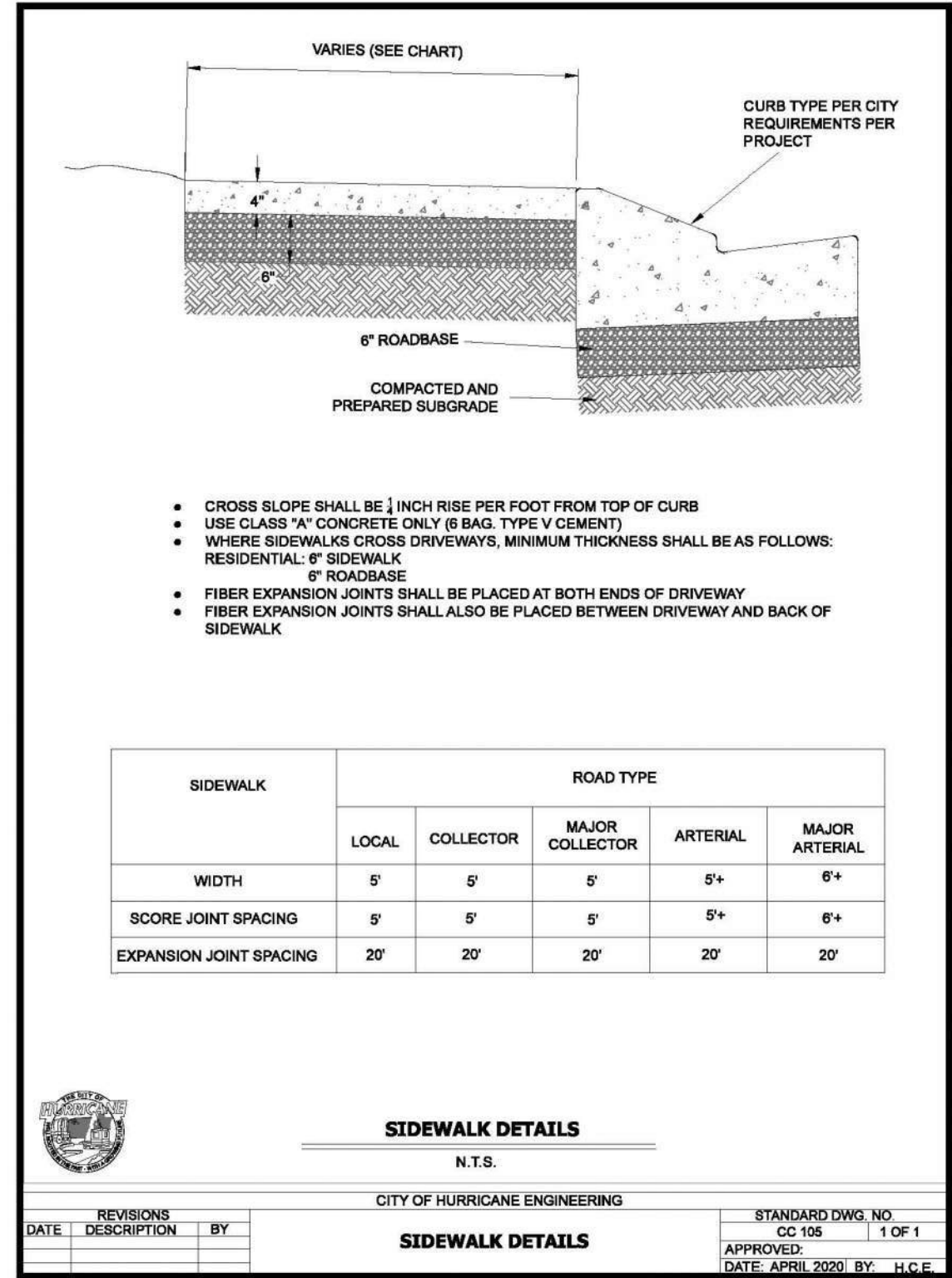
A CONCRETE DRIVE APPROACH DETAIL
SCALE: NONE



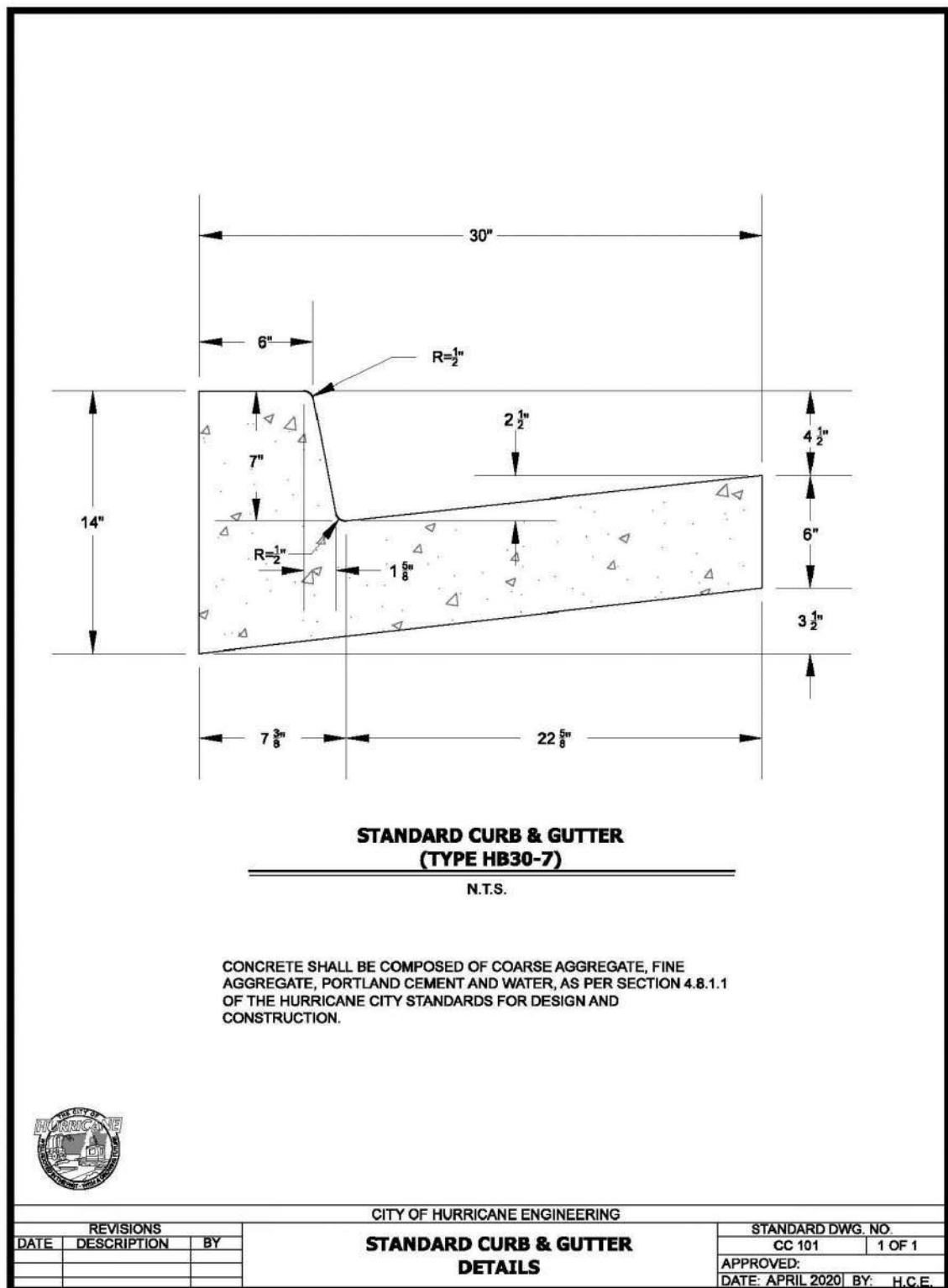
B CONCRETE DRIVE APPROACH DETAIL WITH PLANTER
SCALE: NONE



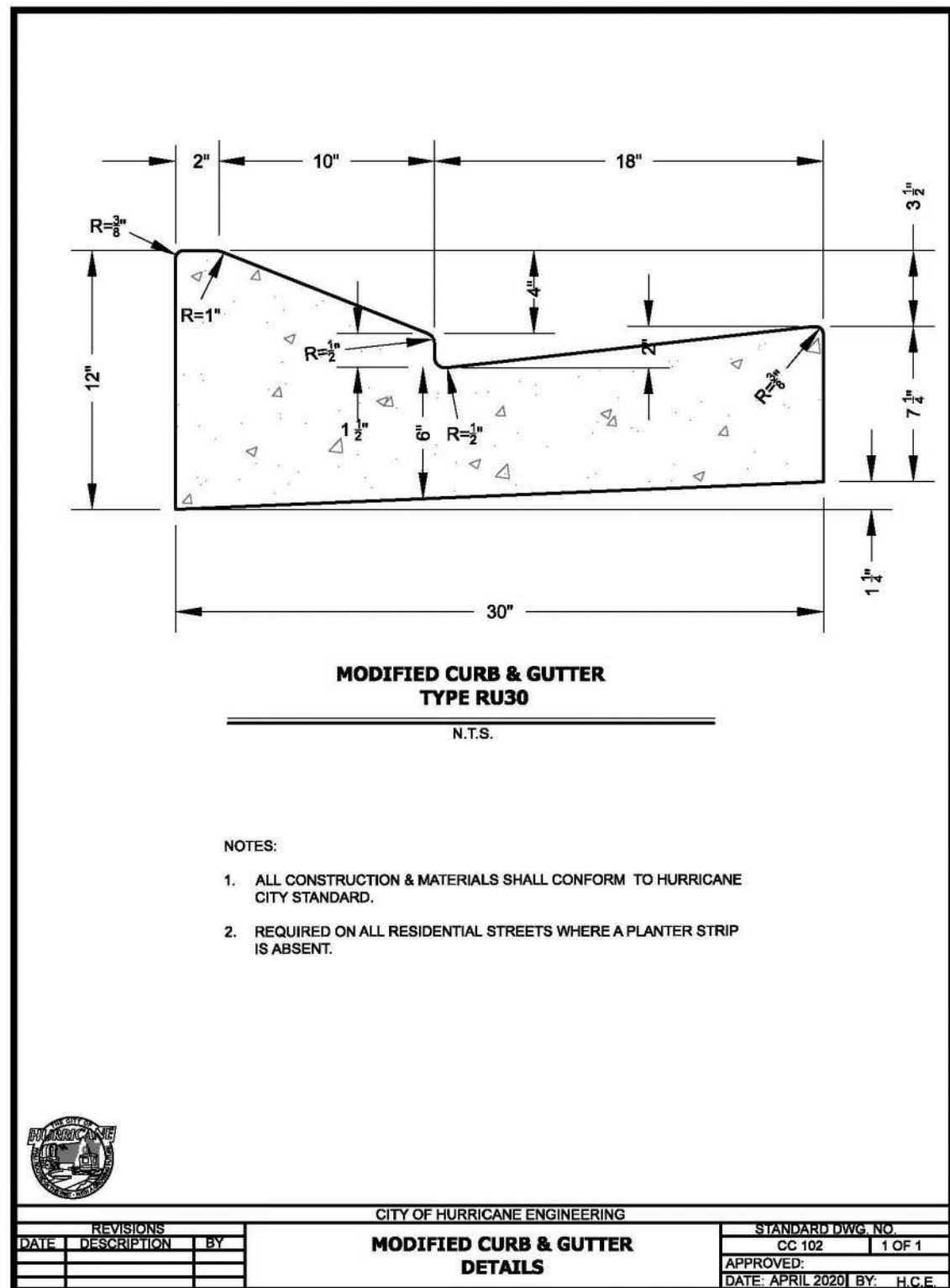
C SIDEWALK DETAIL
SCALE: NONE



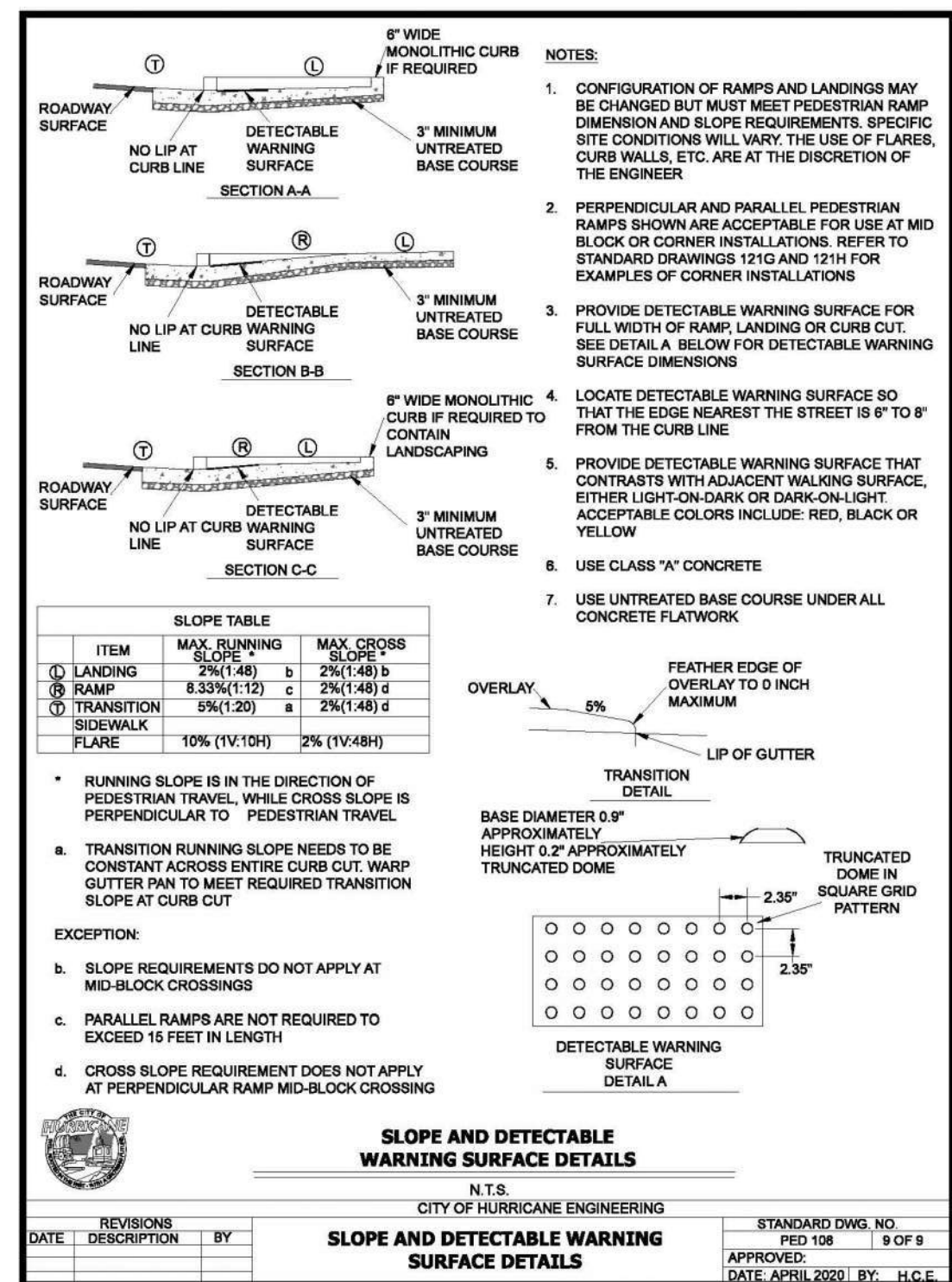
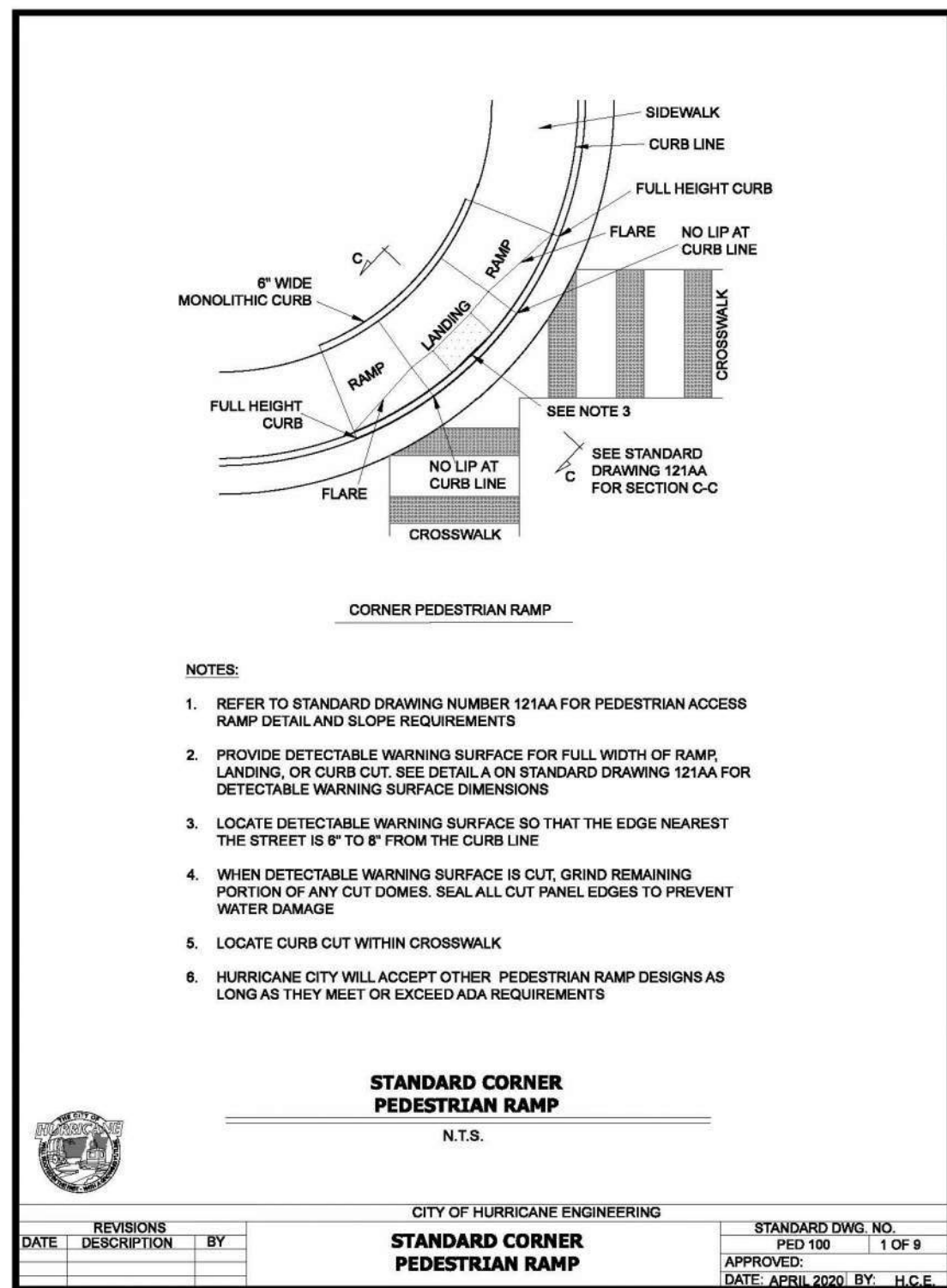
D CURB & GUTTER DETAIL (TYPE HB30-7)
SCALE: NONE



E CURB & GUTTER DETAIL (TYPE RU30)
SCALE: NONE



F ADA RAMP DETAILS
SCALE: NONE



Date: 7-26-2023

REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
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File Name Pecan Valley Substation Base.dwg



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A PLANNING AND ENGINEERING FIRM

UTAH
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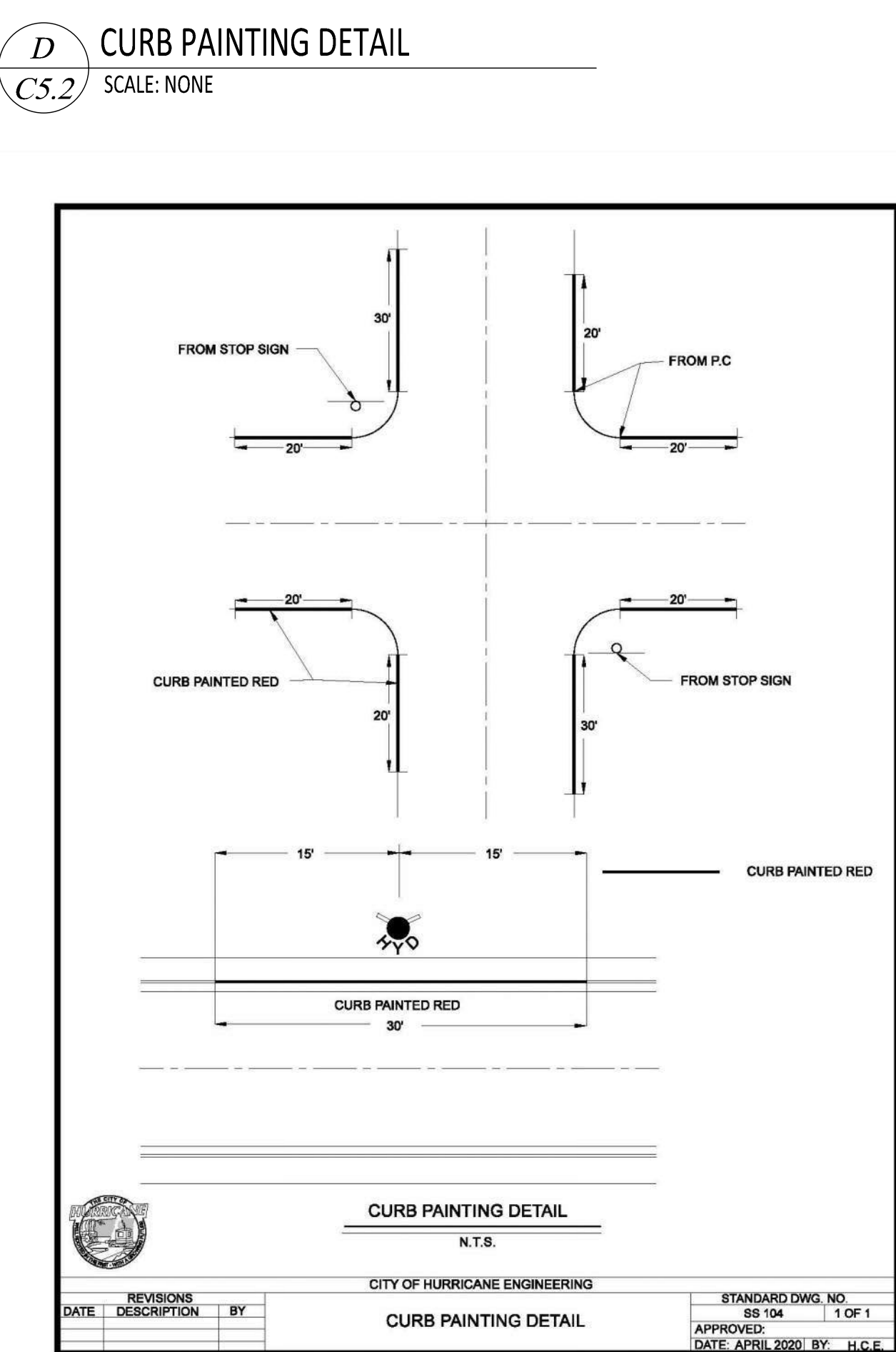
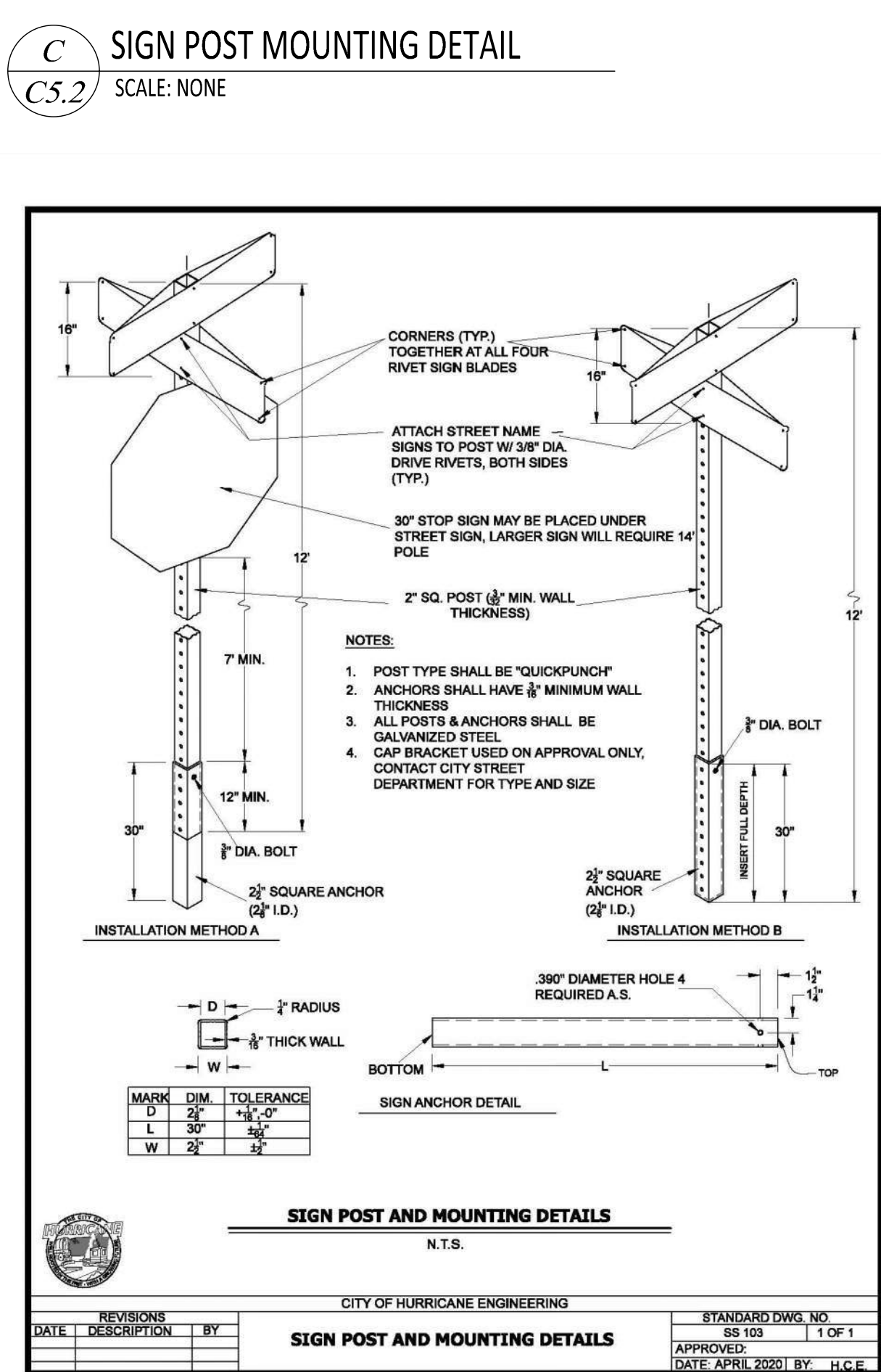
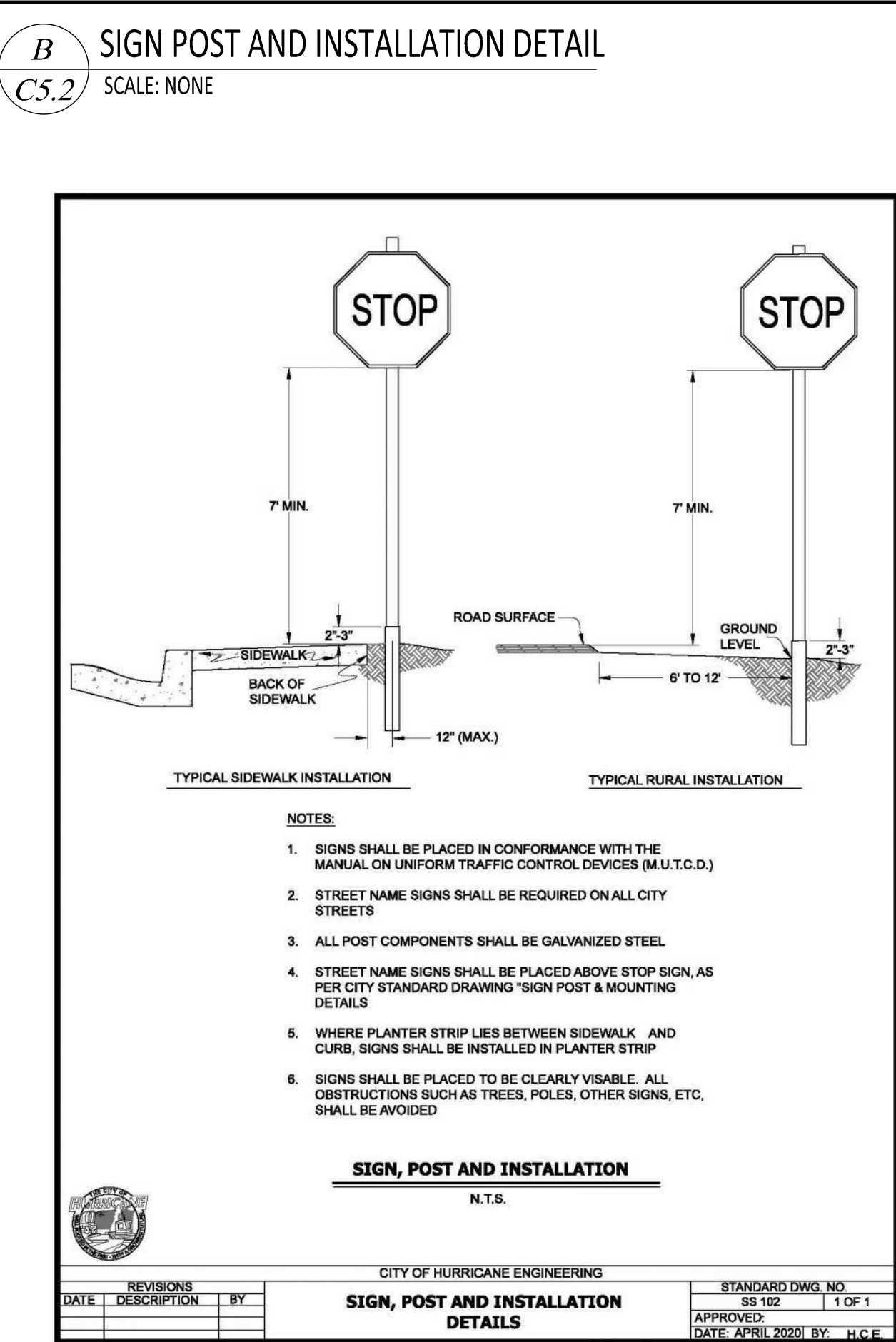
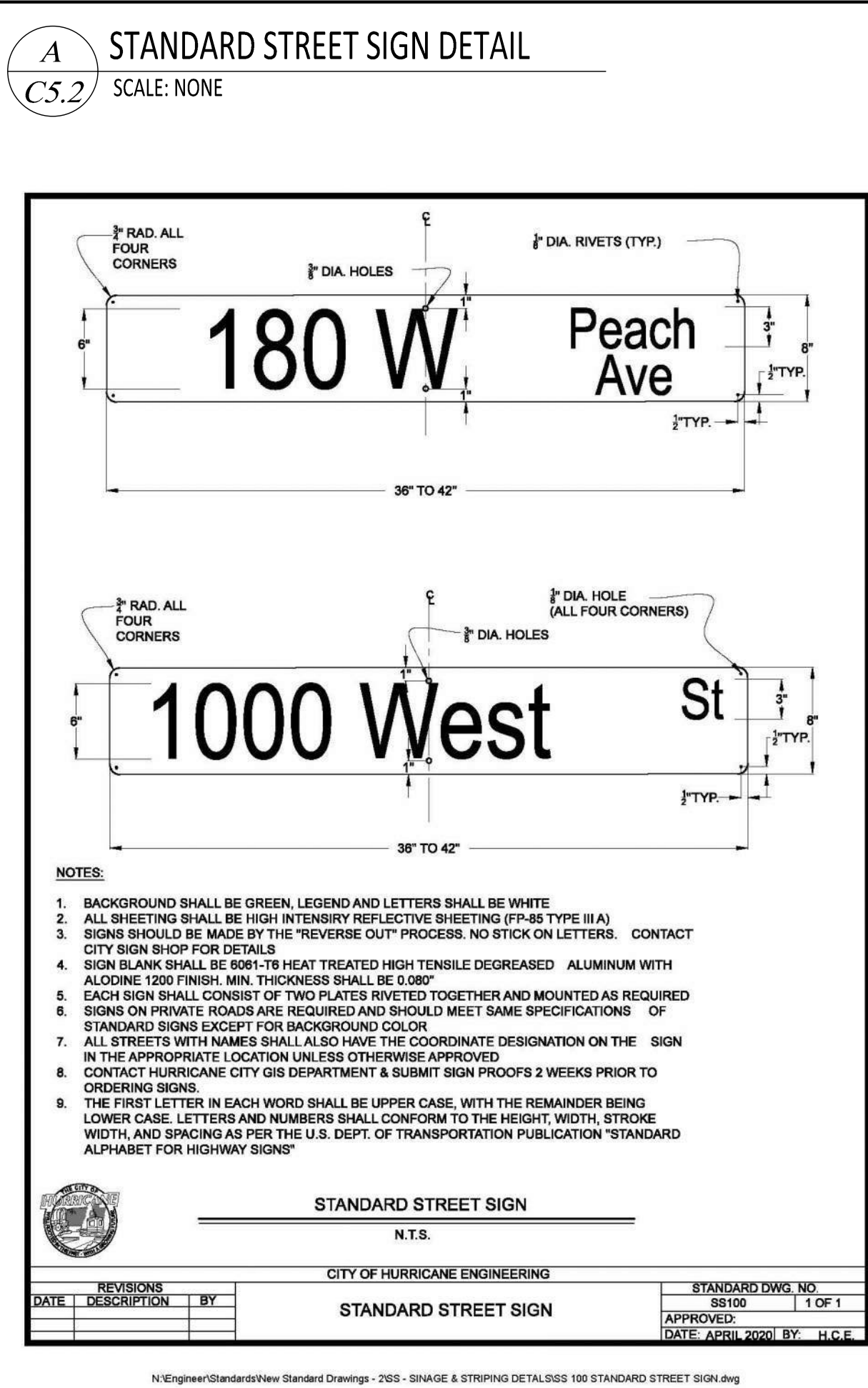
NORTH DAKOTA
621 26th STREET W.
WILLISTON, ND 58801
701-572-8100

PECAN VALLEY SUBSTATION DETAILS

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By: CJA	Scale: NTS
Client No. 4621	Project No. 4621-22
Drawing Sheet	
C5.1	
Sheet 21 of 24 Sheets	



Date: 7-26-2023			
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	7-26-2023	CC	CITY COMMENTS

File Name
Pecan Valley Substation Base.dwg


ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

UTAH
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SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26th STREET W.
WILLISTON, ND 58801
701-572-8100

**SIGNAGE & STRIPING DETAILS
DETAILS**

FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

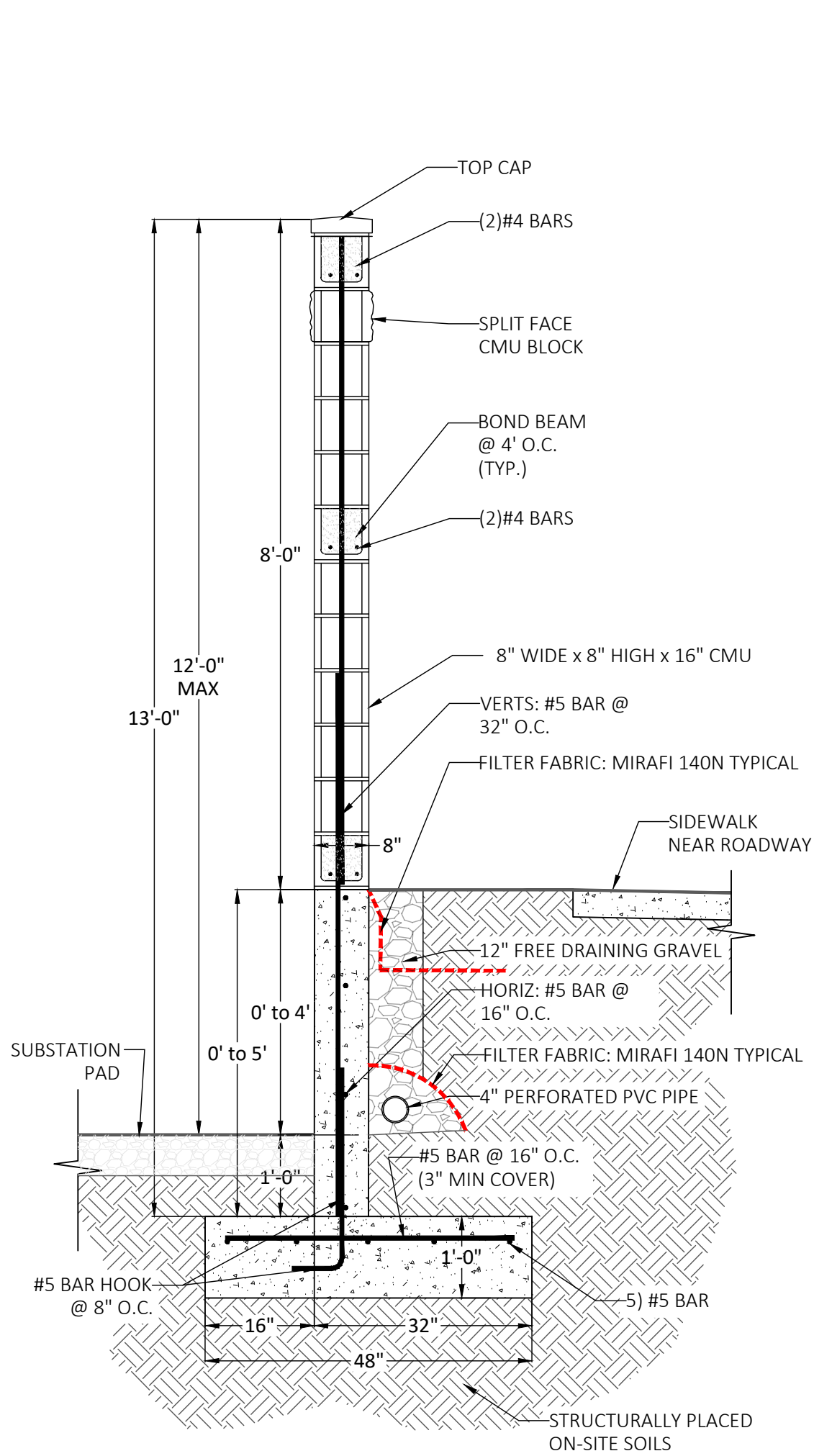


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Client No.	4621	Project No.	4621-22
Drawing Sheet			
C5.2			
Sheet	22	of	24 Sheets

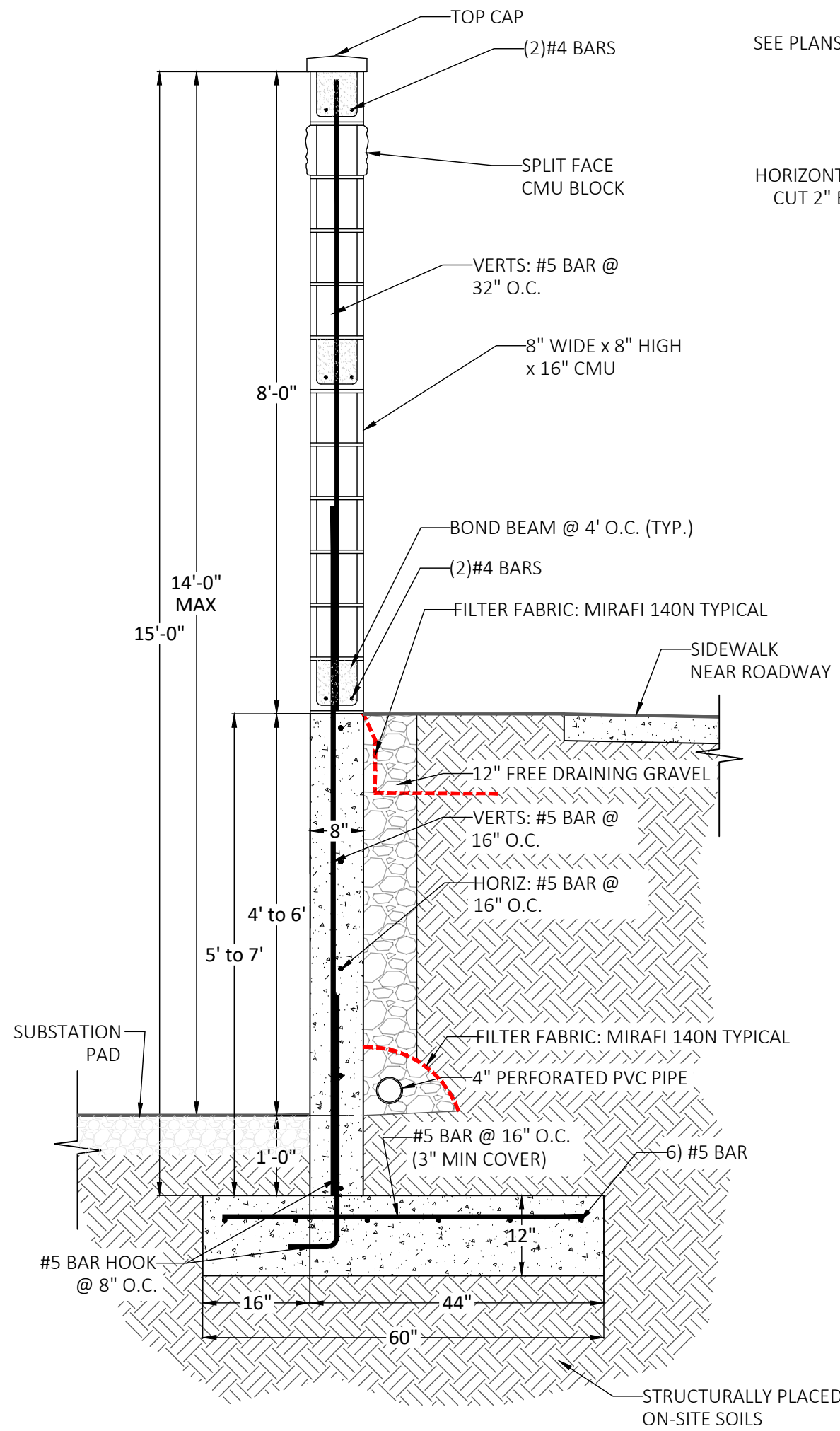
A
C5.2

BLOCK SECTION WALL DETAILS

SCALE: NONE

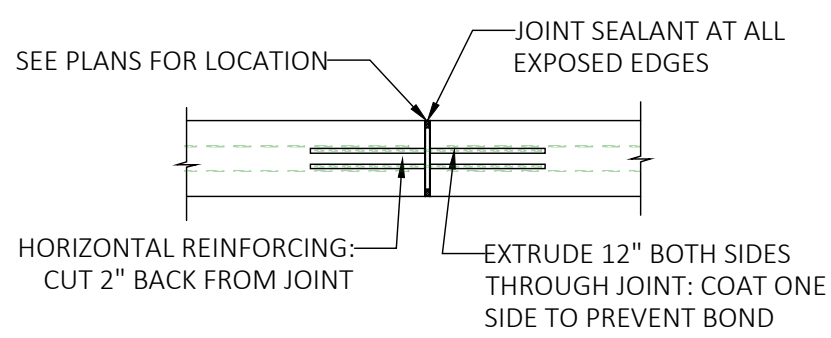


RETAINING WALL 0'-4'



RETAINING WALL 4'-6'

WALL EXPANSION JOINT PER PLAN

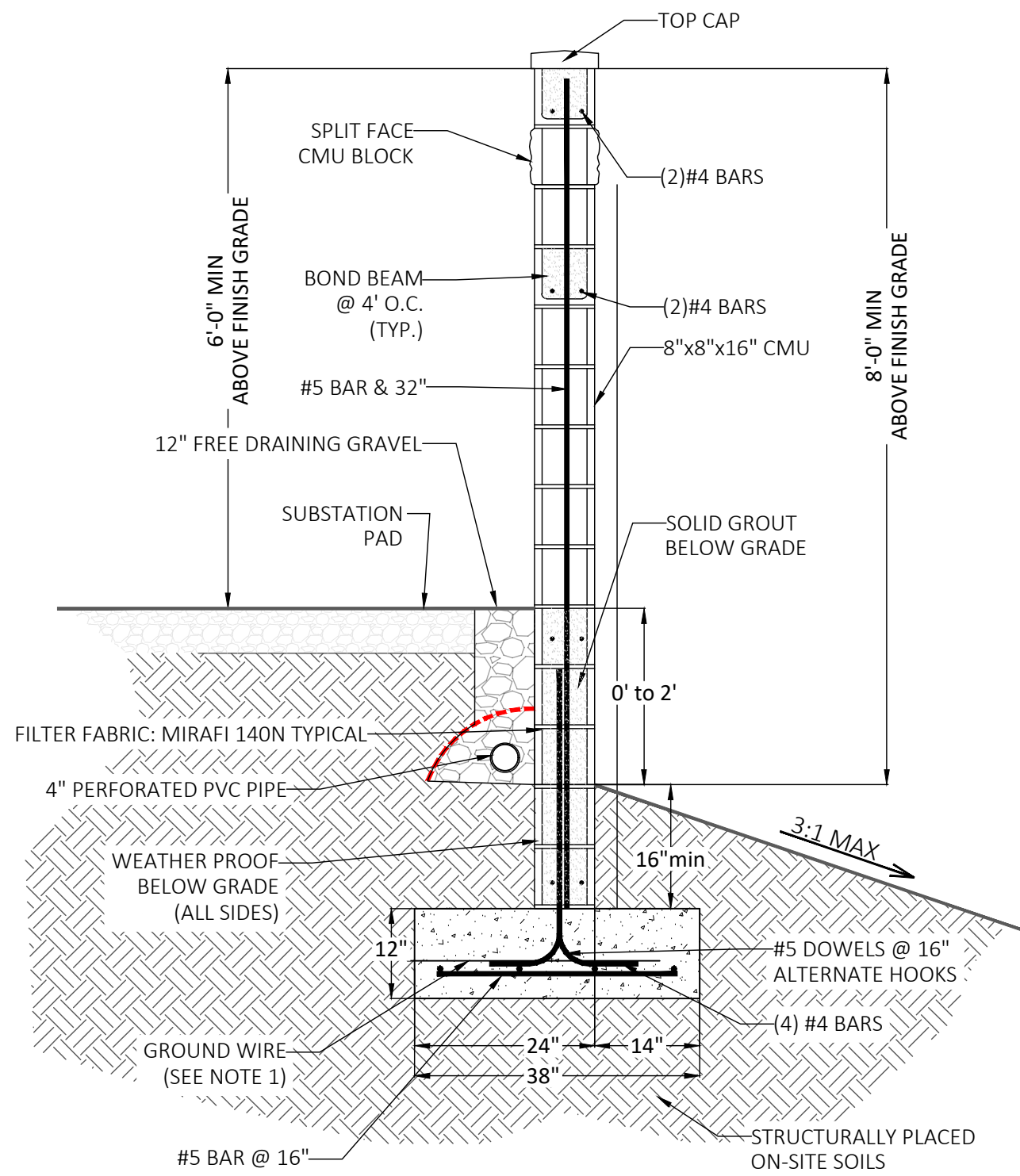


MATERIAL NOTES

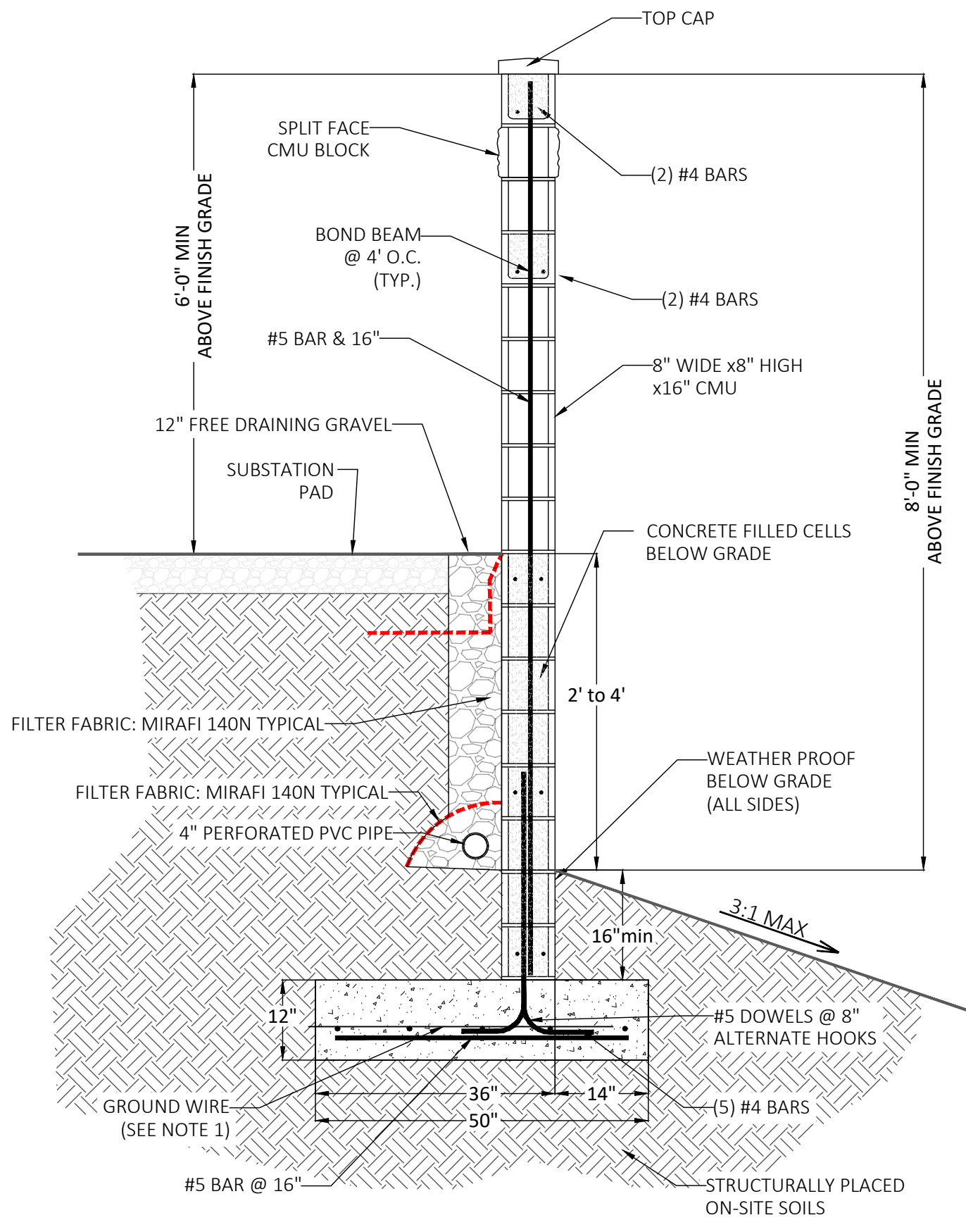
$f'_c = 3,500$ PSI
 $f_y = 60,000$ PSI
 $q_d = 2,000$ PSF
 $f'_m = 1,900$ PSI MIN

TENSION DEVELOPMENT LENGTHS

BAR #	LENGTH
#4	24"
#5	30"
#6	36"



CMU RETAINING WALL 0'-2'

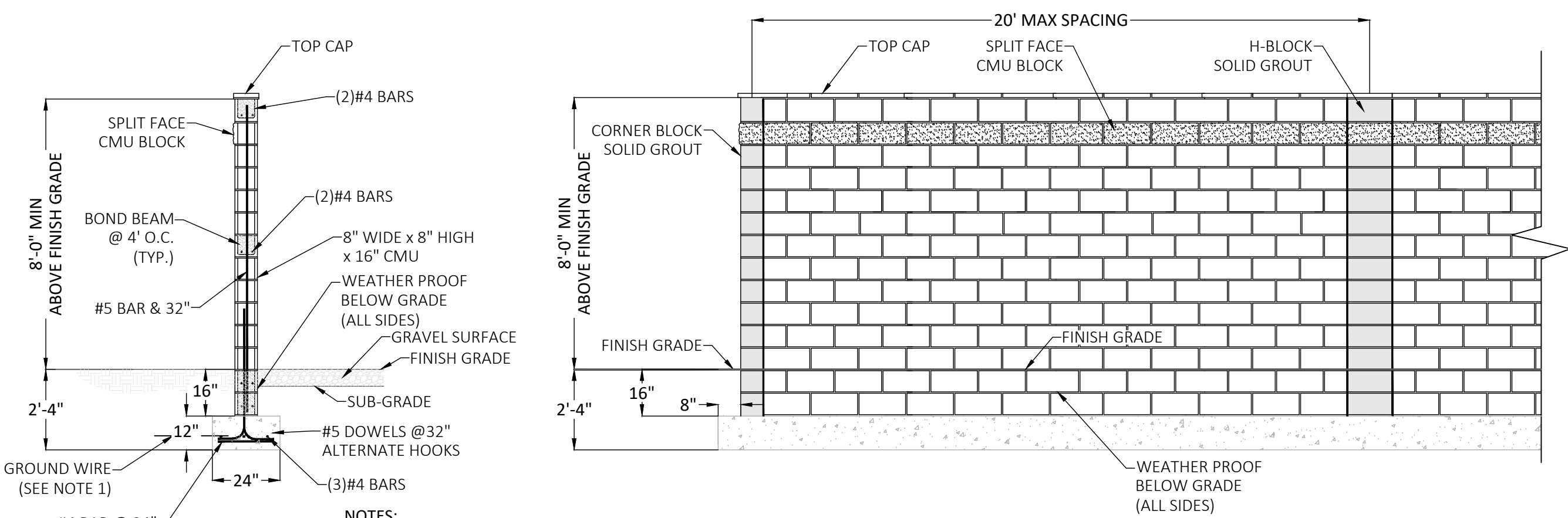


CMU RETAINING WALL 2'-4'

B
C5.2

BLOCK WALL DETAIL

SCALE: NONE

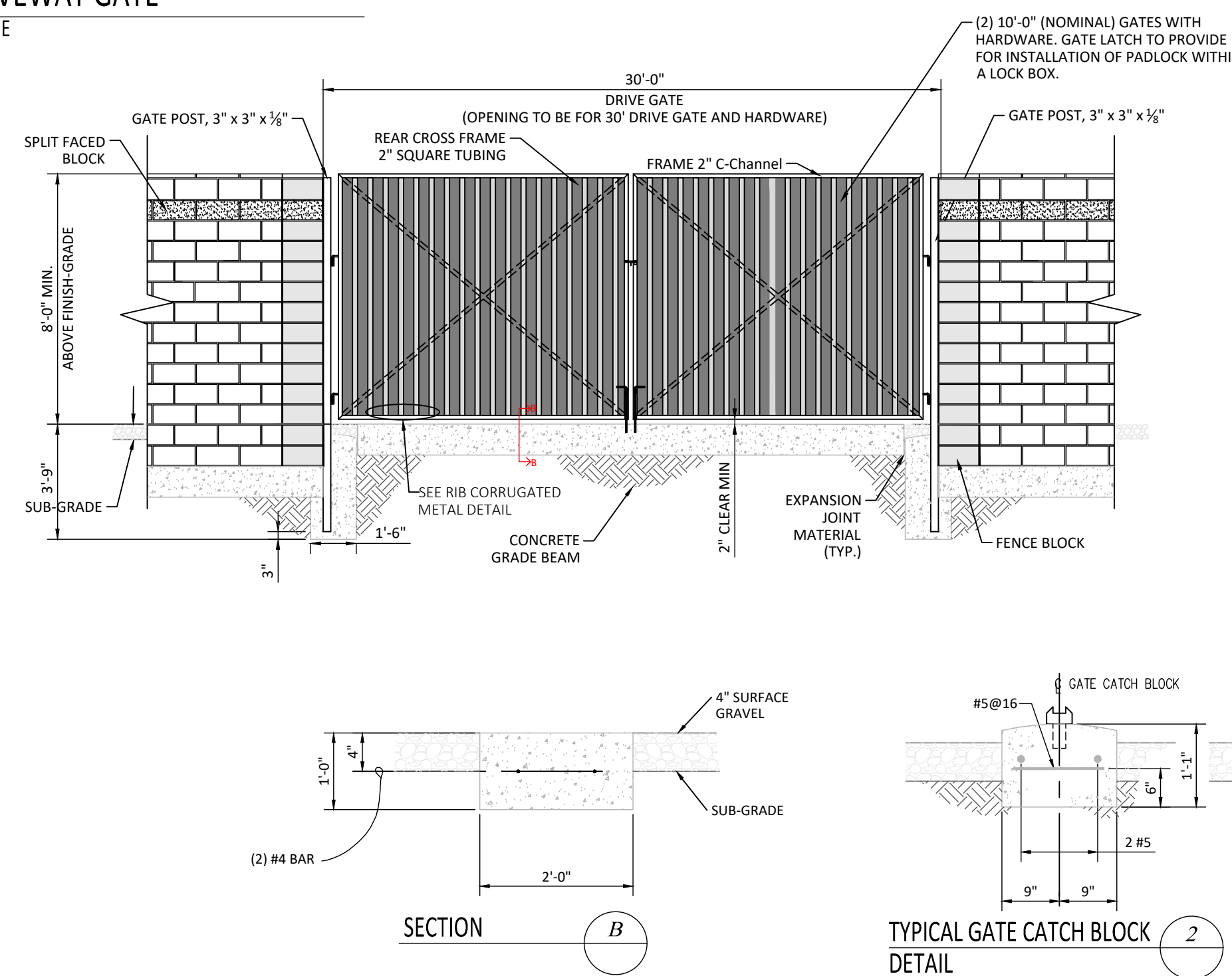


NOTES:

1. WALL CONTRACTOR TO COORDINATE WITH DIXIE POWER FOR REBAR TO GROUND GRID BONDING CONNECTIONS.
2. ALL HORIZONTAL REBAR IN THE FOOTING IS TO OVER LAP AND BE SECURELY TIED TO FORM A CONTINUOUS GROUNDING CONNECTION.
3. ALL VERTICAL REBAR TO BE SECURELY TIED TO ALL HORIZONTAL BARS IN THE FOOTING.
4. CMU BLOCK IS A COLORED BLOCK (OWNER APPROVED COLOR)
5. SOLID GROUT CELLS EVERY 32"
6. SPLIT FACE BLOCK 2nd TO TOP ROW
7. f'_c : 3,000 psi CONCRETE
8. f'_m : 1,500 psi MASONRY
9. 3" MIN CLEARANCE FOR ALL REBAR

30' DRIVEWAY GATE

SCALE: NONE



Date: 7-26-2023

REVISIONS

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701-572-8100

PECAN VALLEY SUBSTATION DETAILS

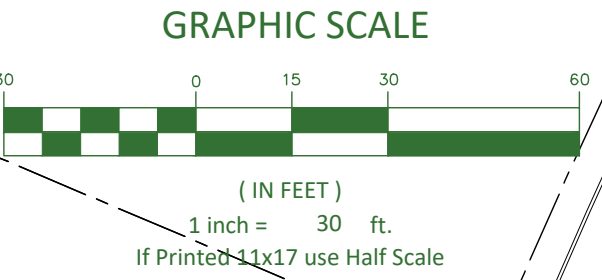
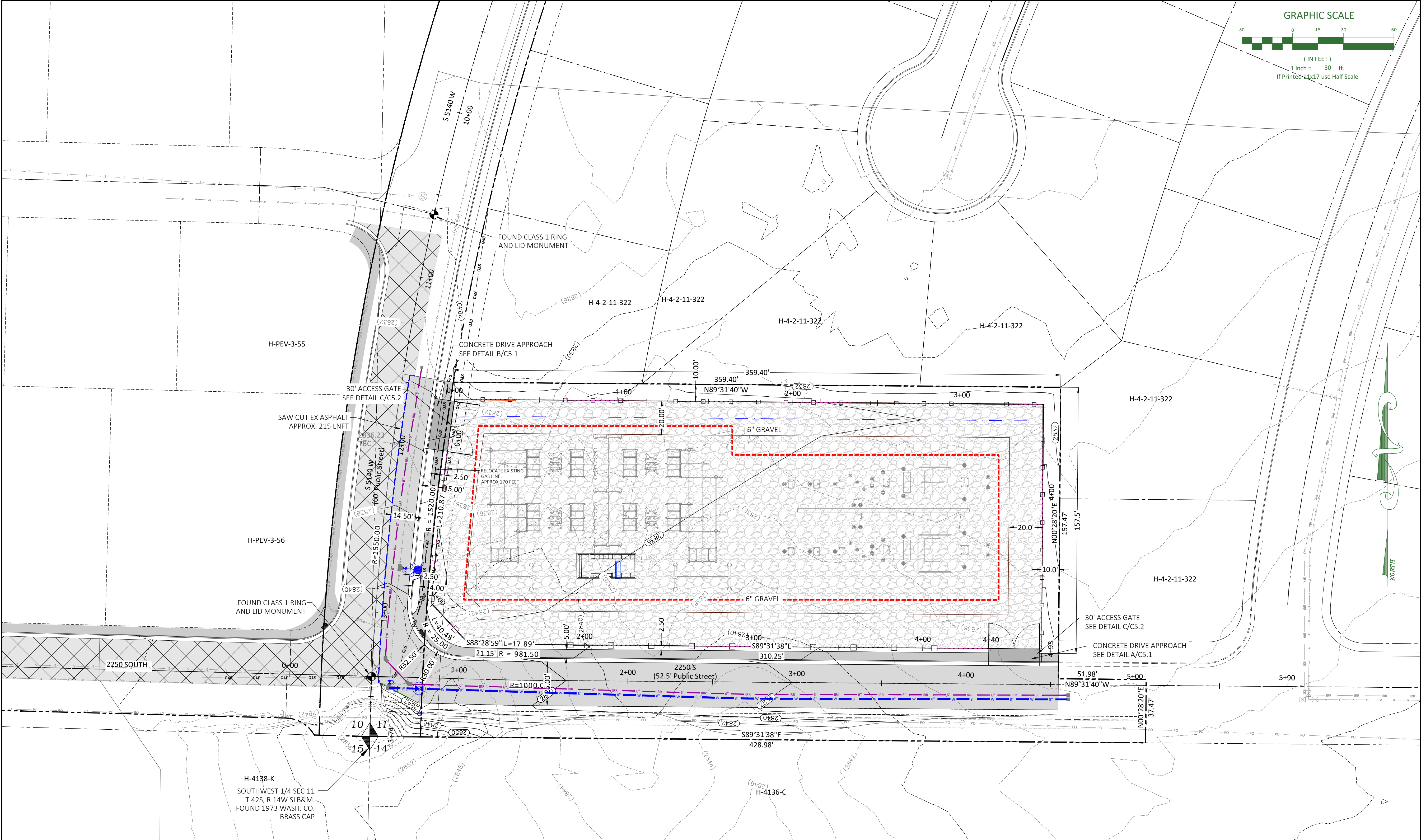
FOR
DIXIE POWER
LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT



Drawn By:	CJA	Scale:	1"=20"
Client No.	4621	Project No.	4621-22
Drawing Sheet	C5.3		
Sheet	23	of	24 Sheets

AUG 07 2023





Date:		6-14-2023	
REVISIONS			
No.	Date	by	Description
1	5-16-2023	CJA	SUBMITTAL #1
2	6-14-2023	CC	CITY COMMENTS

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Pecan Valley Substation Base.dwg

LEGEND	
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	PROPOSED GATES
	PROPOSED FLOW LINE
	SAWCUT LINE
	PROPOSED IRRIGATION PIPE
	PROPOSED WATER PIPE
	PROPOSED GAS LINE
	PROPOSED POWER CONDUITS
	PROPOSED COMM CONDUITS
	EXISTING SEWER PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
NEW EXISTING	
	WATER HYDRANTS
	VALVES
	AIR-VAC
	SEWER MANHOLES
	POWER POLES



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A PLANNING AND ENGINEERING FIRM

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435-673-8060

NORTH DAKOTA
621 26TH STREET W.
WILLISTON, ND 58801
701-572-8100

**PECAN VALLEY SUBSTATION
OVERALL**

FOR
DIXIE POWER

LOCATED IN SEC 11
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, WASH. CO, UT

**NOT FOR
CONSTRUCTION
REVIEW ONLY**

Drawn By:	CJA	Scale:	1"=30'
Client No.	4621	Project No.	4621-22
Drawing Sheet			
C1.1			
Sheet	2	of	_23_ Sheets

**PECAN VALLEY
SUBSTATION SITE PLAN**

- SITE DETAILS**
- 1. ZONING: PF
 - 2. SUBSTATION SITE 1.83 ACRES
 - 3. FENCED SUBSTATION AREA 1.18 ACRES

PROPERTY OWNERS

DIXIE POWER
ASSESSOR PARCEL NO. H-4-2-11-320112



Type of Improvement: Subdivision (Final Plat Amendment)
Description:
Bldg. Address: 3259 W 2490 S
City: Hurricane State: UT Zip: 84737
Subdivision: Dixie Springs Phase: D
Block: Lot #: 196 & 197 Parcel #: H-DSP-D-196-A
Zone: R1-10
Property Owner: Robert Dickey
Permit Contact: Terry Spinks
Email: terry.tccustomhome@gmail.com

CONTACT INFORMATION

General Contractor: Terry Spinks
License #: 11962656-5501 P:
City: St. George State: UT Zip: 84770
Email: terry.tccustomhome@gmail.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

of Units: 1 custom text:

Valuation \$ 0.00

PERMIT FEES

Planning Fee \$ 150.00
Sub Total: \$ 150.00

Permit Total: \$ 150.00
Amount Paid: \$ 150.00
Remaining Due: \$ 0.00

**APPROVALS****DATE****INFO**

Plan Review Finalized: Yes 08/10/23 Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:

PENDAFP23-16

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name:

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

08/10/2023

Application Issued By:

Date:

08/10/2023

Receipt #: 8.171535-08/10/23



STAFF COMMENTS

Agenda Date:	08/24/2023
Application Number:	AFP23-15
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Robert Dickey
Agent:	Terry Spinks
Request:	Approval of an Amended Final Plat
Location:	3259 W 2490 S
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat E to combine Lots 92 and 93 into one lot. Combining lots within a recorded subdivision requires approval of an amended final plat.



JUC Comments

JUC Comments are due August 23rd. This report will be updated at that time and sent to the Planning Commission and the applicant

1. **Public Works:** Need to disconnect one set of utilities.
2. **Power:**
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff recommends approval of this item subject to staff and JUC comments.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE COMBINED INTO A LOT AND TO BE HEREAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION
PLAT "D" - PARTIAL AMENDMENT "A" LOTS 196 & 197

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2023.

DICKY REAL ESTATE VENTURES LLC, A
UTAH LIMITED LIABILITY COMPANY

- MANAGER OF DICKEY REAL ESTATE
VENTURES LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ IN THE YEAR _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MANAGER OF DICKEY REAL ESTATE VENTURES, LLC AND THAT THEY EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DICKEY REAL ESTATE VENTURES, LLC, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

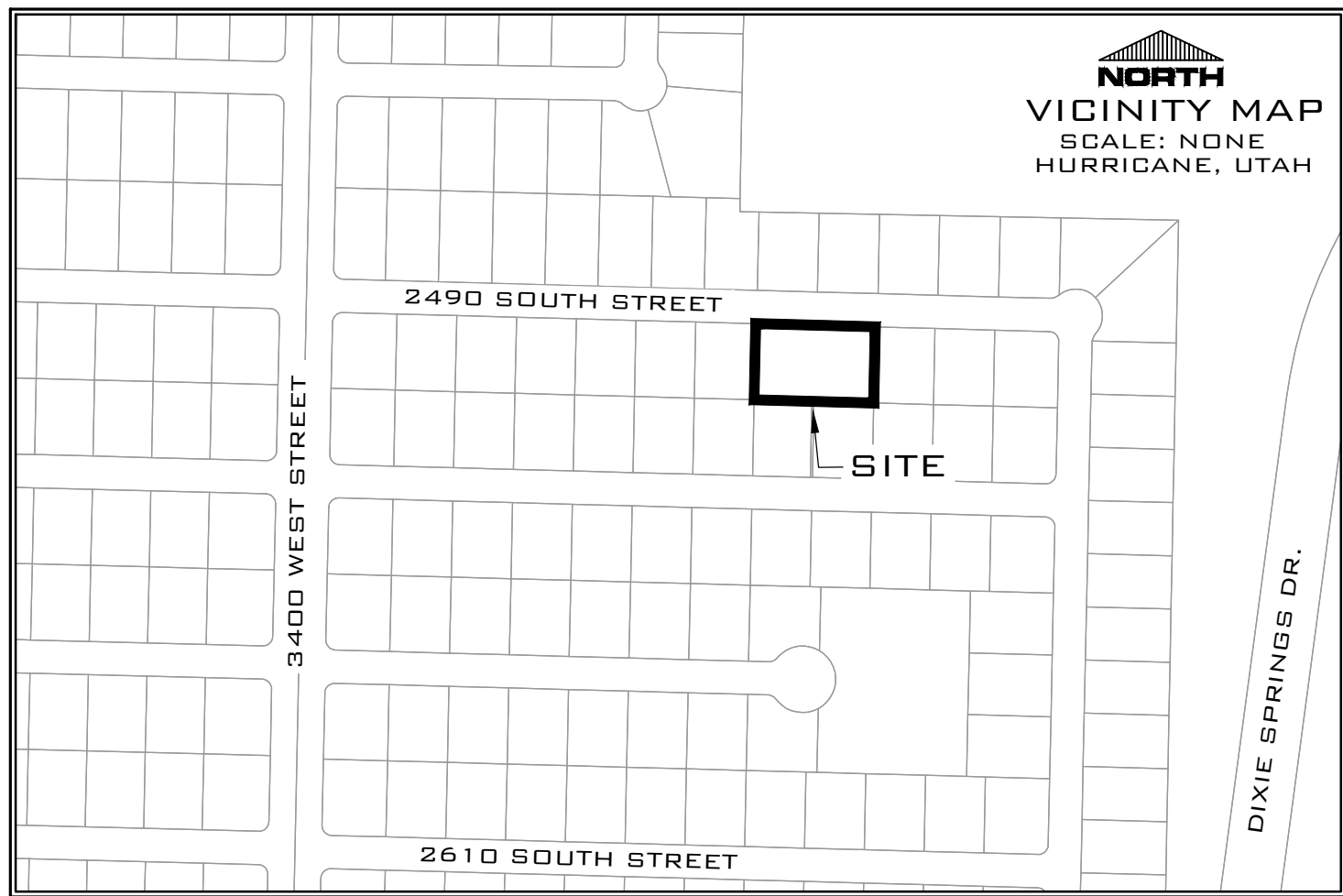
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH
CODE 46-1-16 (7) IF ABOVE
INFORMATION IS FILLED IN)



BASIS OF BEARINGS FOR PLAT "D"
N 0°05'51" E - 2645.02' FROM THE WEST 1/4 CORNER TO THE NORTHWEST CORNER SECTION 18, T.42S., R.13W., S.L.B.&M. (FND BLM BRASS CAP 1978)
1504.50' (TIE)

1140.52'
N 0°05'52" E - 2645.02' FROM THE WEST 1/4 CORNER TO THE NORTHWEST CORNER SECTION 18, T.42S., R.13W., S.L.B.&M. (FND BLM BRASS CAP 1978)

NORTHWEST CORNER
SECTION 18, T.42S.,
R.13W., S.L.B.&M. (FND
BLM BRASS CAP 1978)

FOUND CLASS I MON AT THE
INTERSECTION OF 3400 WEST
STREET AND 2490 SOUTH STREET

EAST 679.01' (TIE)

N 89°34'00" W 1158.02' (MON TO MON)

675.64'

2490 SOUTH STREET
(A 50.0' PUBLIC STREET)

302.39'

FOUND CLASS I MON AT
THE INTERSECTION OF
3200 WEST STREET AND
2490 SOUTH STREET

S 89°34'00" E 180.00'

P.O.B.

N 0°05'52" E 114.43'

N 89°34'00" W 180.00'

S 0°05'52" W 114.43'

LOT 198

LOT 196
20,597 SQ FT
0.47 ACRES

LOT 195

LOT 187

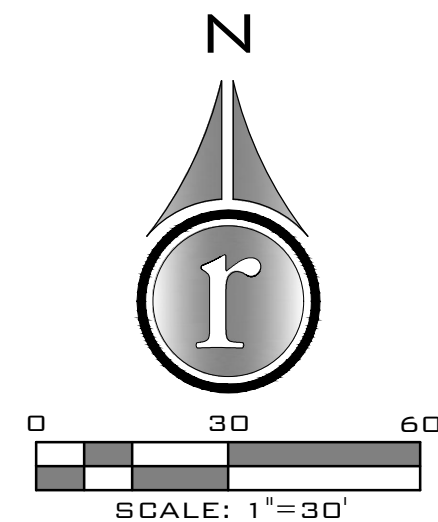
LOT 188

LOT 189

LOT 190

2530 SOUTH STREET
(A 50.0' PUBLIC STREET)

WEST 1/4 SECTION 18, T.42S.,
R.13W., S.L.B.&M. (FND BLM
BRASS CAP 1978)

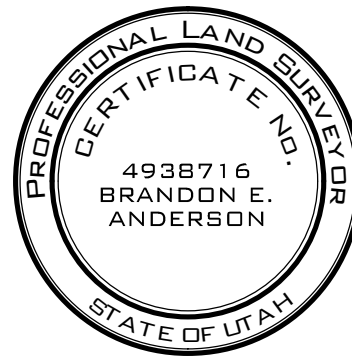


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE COMBINED THE SAME TRACT INTO A LOT TO BE HEREAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION
PLAT "D" - PARTIAL AMENDMENT "A" LOTS 196 & 197

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 198, DIXIE SPRINGS AMENDMENT AND EXTENSION PLAT "D", AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°05'51" EAST 1,504.50 FEET ALONG THE SECTION LINE AND EAST 679.01 FEET FROM THE WEST QUARTER CORNER SECTION 18, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF 2490 SOUTH STREET, AND RUNNING;

THENCE SOUTH 89°34'00" EAST 180.00 FEET ALONG SAID SOUTHERLY LINE OF 2490 SOUTH STREET TO THE NORTHWESTERLY CORNER OF LOT 195 SAID DIXIE SPRINGS AMENDMENT AND EXTENSION PLAT "D";

THENCE SOUTH 00°05'52" WEST 114.43 FEET ALONG THE WESTERLY LINE AND TO THE SOUTHWESTERLY CORNER OF SAID LOT 195;

THENCE NORTH 89°34'00" WEST 180.00 FEET TO THE SOUTHEASTERLY CORNER SAID LOT 198;
THENCE NORTH 00°05'52" EAST 114.43 FEET ALONG THE EASTERLY LINE SAID LOT 198 TO THE POINT OF BEGINNING.

CONTAINING 20,597 SQUARE FEET OR 0.47 ACRES.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO COMBINE LOTS 196 & 197 INTO ONE LOT, AND TO VACATE THE EASEMENTS BETWEEN SAID LOTS. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

NOTES:

1. THERE EXISTS A 10 FOOT UTILITY EASEMENTS ALONG ALL FRONT LOT LINES.

LEGEND:

- SET PK/WASHER IN WALL
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I (HURRICANE CITY)
- ▲ FOUND PK NAIL IN CURB ON EXTENSION OF LOT LINE
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED

DIXIE SPRINGS SUBDIVISION
AMENDMENT AND EXTENSION
PLAT "D"

PARTIAL AMENDMENT - A
LOTS 196 & 197

LOCATED IN THE N.W. QUARTER OF SECTION 18, TOWNSHIP 42
SOUTH, RANGE 13 WEST SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RADIVIL.COM

FPLAT-AMD-PARTIAL FILE NUMBER:	07/07/2023 DATE:	C.G.A. DRAWN:
13845-23 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____

CITY ATTORNEY
HURRICANE CITY

ASH CREEK SPECIAL SERVICE
DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE
HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
HURRICANE CITY

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

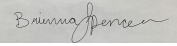
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

Permit #:
Issue Date:

CUP23-12
08/18/2023

Type of Improvement: Conditional Use Permit	Valuation \$ 0.00
Description:	
Tenant / Project Name: Conditional Use Permit - Robert Dickey	
Bldg. Address: TBD	
City: Hurricane State: UT Zip: 84737	
Subdivision: Dixie Springs Phase: D	
Block: Lot #: 196 & 197 Parcel #: H-DSP-D-196-A	
Property Owner: Robert Dickey	
Permit Contact: Terry Spinks	
Email: terry.tccustomhome@gmail.com	
CONTACT INFORMATION	
General Contractor: Conditional Use Permit - Robert Dickey /	
License #: Terry Spinks P:	
City: State: Zip:	
Email: terry.tccustomhome@gmail.com	
Electrical Contractor:	
License #: P:	
City: State: Zip:	
Plumbing Contractor:	
License #: P:	
City: State: Zip:	
Email:	
Mechanical Contractor:	
License #: P:	
City: State: Zip:	
Email:	
APPLICATION DETAILS	
# of Units: 0	custom text:
Valuation \$ 0.00	
PERMIT FEES	
Planning Fee	\$ 250.00
Sub Total:	\$ 250.00
Permit Total:	\$ 250.00
Amount Paid:	\$ 250.00
Remaining Due:	\$ 0.00
	
APPROVALS	
Plan Review Finalized:	Yes
DATE	08/18/23
INFO	Brienna Spencer
Setbacks	
Front:	Rear:
Left:	Right:
Min.	
Actual:	
APPLICATION NUMBER: PENDCUP23-13	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.	
Applicant Name:	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By:	Date:
	08/18/2023
Application Issued By:	Date:
	08/18/2023
Receipt #: 8.171565-08/18/23	

Agenda Date:	08/24/2023
Application Number:	CUP23-13
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Terry Spinks
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	3259 W 2490 S
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes construction of a garage approximately 4500 square feet in size and 23 feet tall. Hurricane City Code (HCC) 10-13-4 allows the maximum area and height of an accessory building to be 1,200 square feet in area and 16 feet tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards in the HCC to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...*

e. Standards for greater heights and size than permitted by this Code:

- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*

f. Standards for greater size than permitted by this Code.

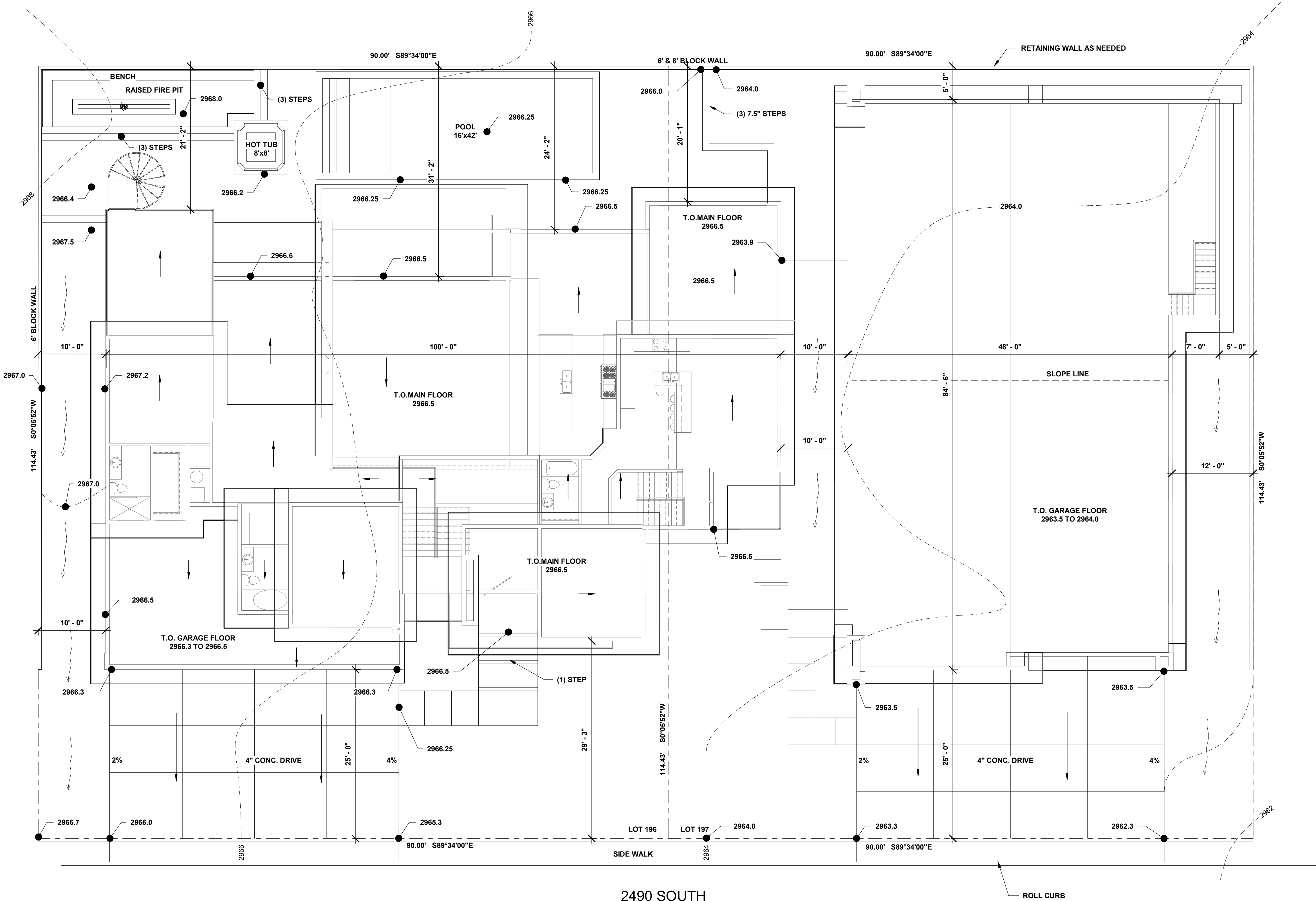
- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.*
- (2) At least 50 percent of the lot on which the building is located must remain free of buildings.*

(3)The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The building is setback at least 5' from all property lines.
3. The applicant has also submitted an amended final plat to combine the two lots they own. Once those lots are combined, 58% of the lot will be free of buildings.
4. The use is permitted in this zone.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments and the recordation of the amended final plat.



SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 (IRC), AND ALL CITY OR COUNTY REGULATIONS. CONTACT PUBLIC WORKS OFFICE BEFORE BEGINNING WORK.
2. BUILDER/OWNER SHALL SECURE ALL PERMIT PRIOR TO DOING ANY WORK ON SITE AND IN THE PUBLIC RIGHT OF WAY, TRAFFIC PLANS, BONDING, AND ANY INSURANCE WILL BE REQUIRED.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
4. CURB AND GUTTER SHALL BE APWA STANDARD DRWING NO. 205 TYPE "A" OR APPROVED EUIL.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCOORDANCE WITH PROVISIONS IN THE IRC.
6. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHINA 24 HOUR PERIOD OF A REQUEST. FINAL REPORTS AS SPECIFIED IN THE IRC SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEM DAYS AFTER COMPLETION OF GRADING.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. TYPICAL DETAILS SHALL APPLY IN GENERAL CONTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
9. ANY OMISSION OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
10. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE USE 3/4" MAXIMUM SIZE ROAD BASE FOR FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8".
11. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS TRENCH DRAIN AT FOUNDATION ON SITE.
12. CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATION SHOWN.
13. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
14. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING MUD/DIRT ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
15. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
16. STRAW WATTLES (OR EQ.) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONTRUCTION.
17. BERMS OR SWELLS MAY BE REQ'D ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.



DICKEY RESIDENCE

SCALE:



DRAWING INDEX

ARCHITECTURAL

- 00 COVER SHEET
- 01 EXTERIOR RENDERINGS
- 02 SITE PLAN
- 03 EXTERIOR ELEVATIONS
- 04 EXTERIOR ELEVATIONS
- 05 MAIN FLOOR PLAN
- 06 UPPER LEVEL FLOOR PLAN
- 10 RV GARAGE ELEVATIONS
- 11 RV GARAGE PLANS
- 13 RV GARAGE ELECTRICAL PLANS
- 14 MAIN FLOOR ELECTRICAL PLAN
- 15 UPPER LEVEL ELECTRICAL PLAN
- 16 TYPICAL DETAILS
- 17 GENERAL NOTES
- 18 SECTIONS
- 19 SECTIONS

STRUCTURAL

- 07 FOOTING & FOUNDATION PLAN
- 08 UPPER LEVEL FLOOR FRAMING PLAN
- 09 ROOF FRAMING PLAN
- 12 RV GARAGE ROOF & UPPER FLOOR FRAMING PLANS
- S1 CONCRETE SECTIONS & DETAILS
- S2 WOOD SECTIONS & DETAILS
- S3 GENERAL NOTES & SPEC'S

MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY

 GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. – SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



DICKEY RESIDENCE RENDERING #1
SCALE:

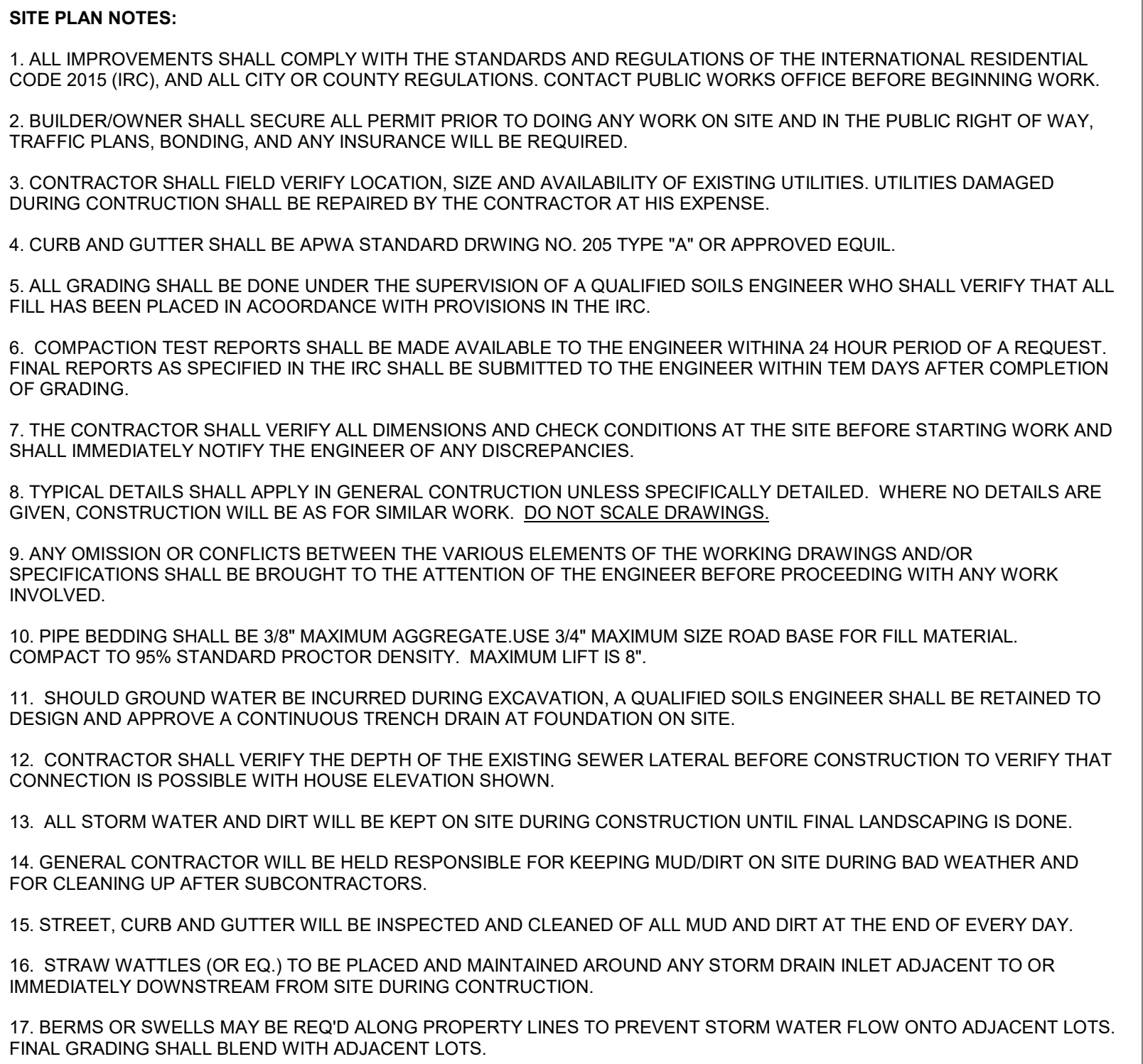


DICKEY RESIDENCE RENDERING #2
SCALE:

MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY

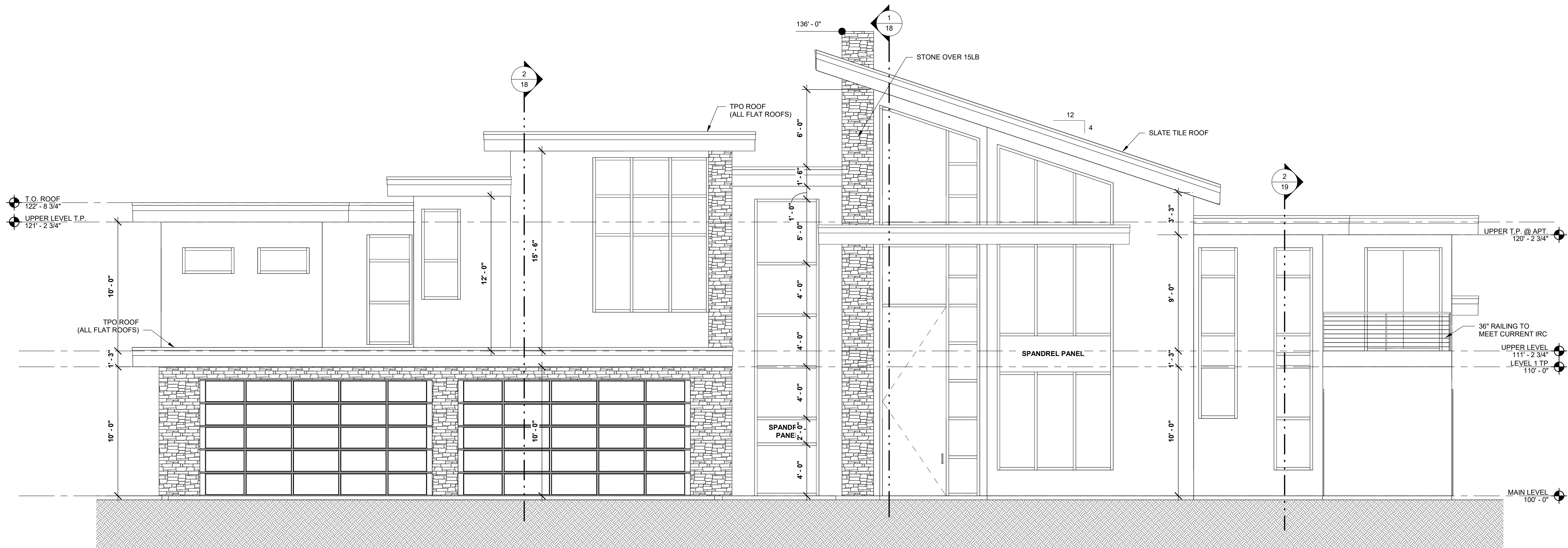


380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



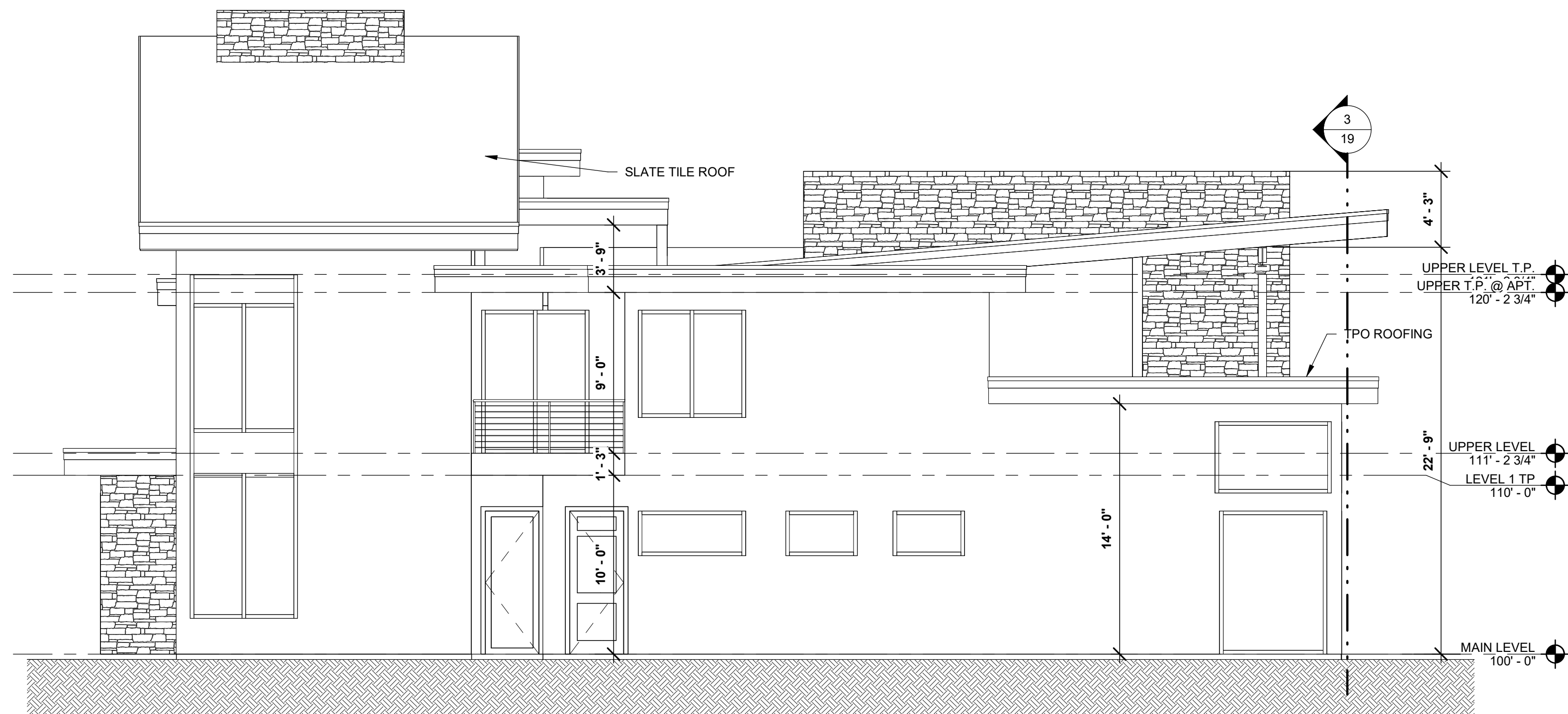
SCALE: $1/8" = 1'-0"$

- ROLL CURB



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

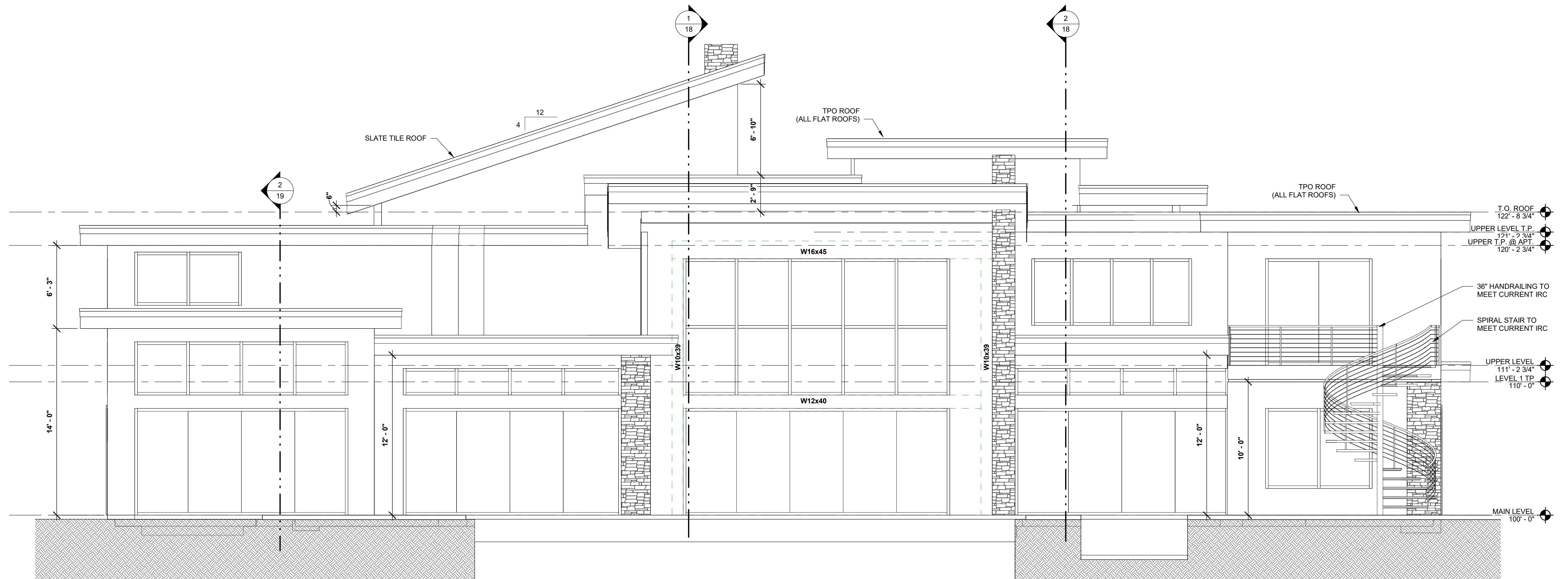
SCALE: 3/16" = 1'-0"

MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY

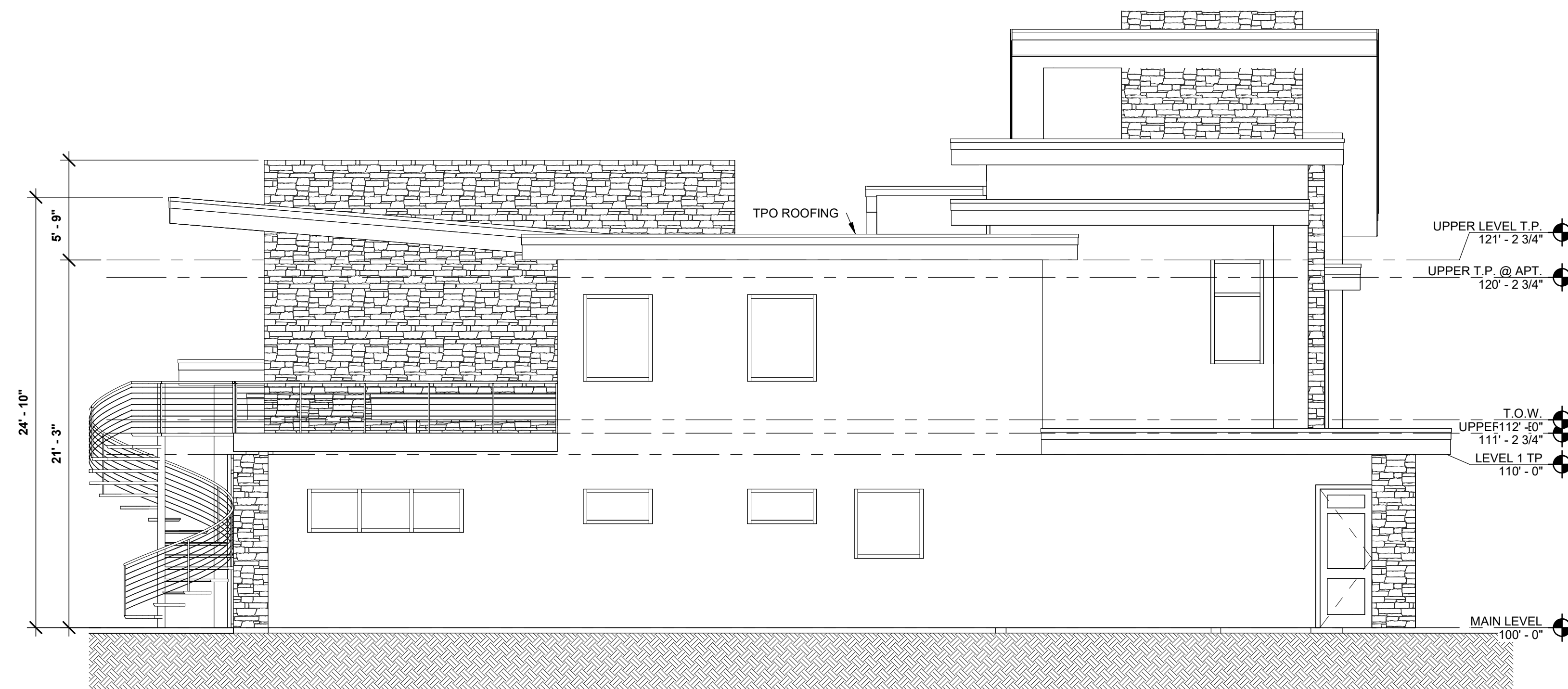


GREG M. LARSEN DESIGN GROUP INC.

380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



REAR ELEVATION
SCALE: 1/4" = 1'-0"

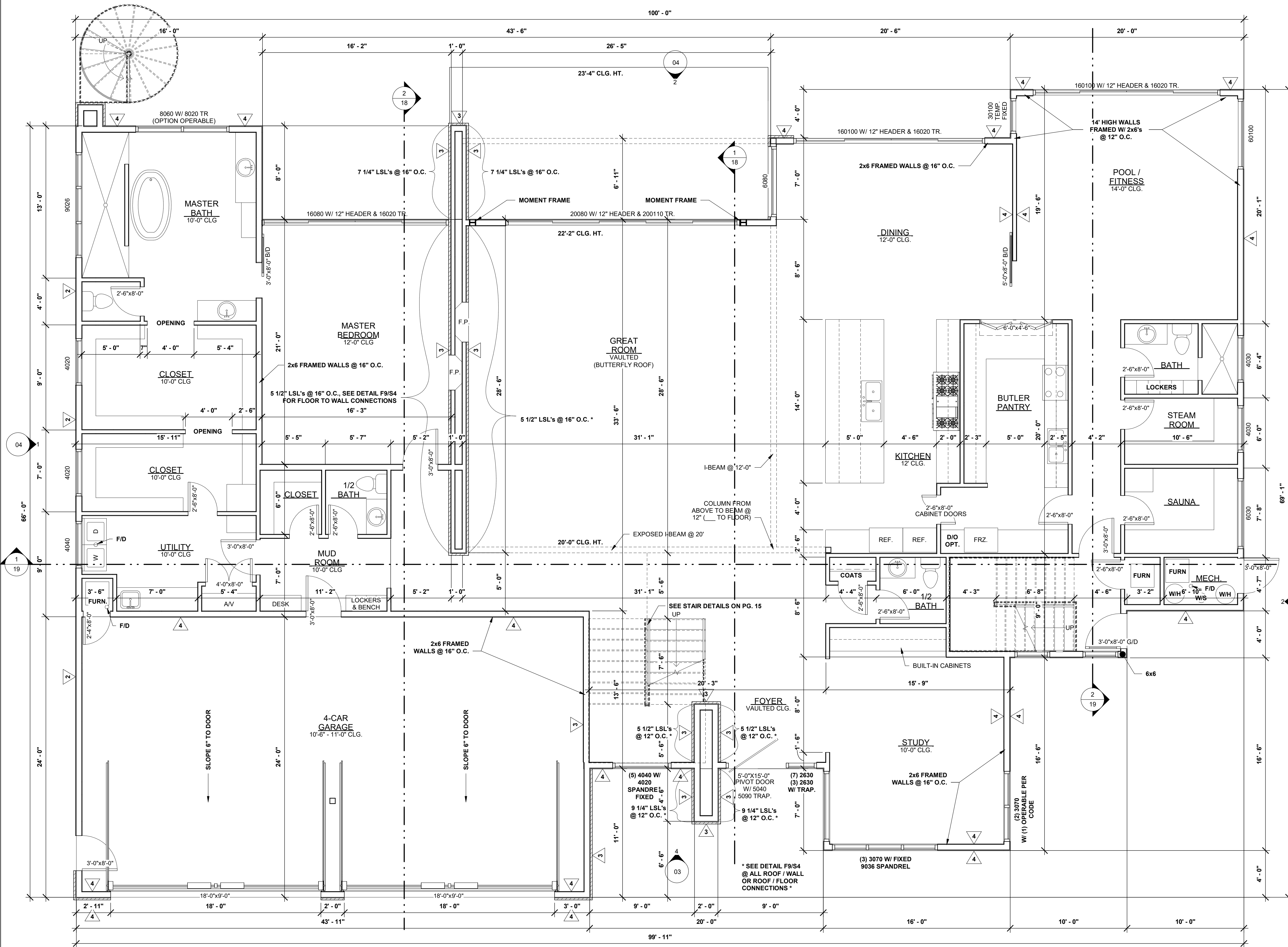


LEFT ELEVATION
SCALE: 3/16" = 1'-0"

MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY



380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263



- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH AL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
 2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
 3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHORED IN THE UPPER 1/3 OF THE TANK AS PER CODE. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
 4. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
 5. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
 6. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
 7. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
 8. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
 9. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
 10. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
 11. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
 12. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
 13. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
 14. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
 15. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
 16. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATHED HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.

DWELLING ACCESS DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPUING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:
- REQUIRED ACCESS PANEL
- SEPARATED GFICI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.



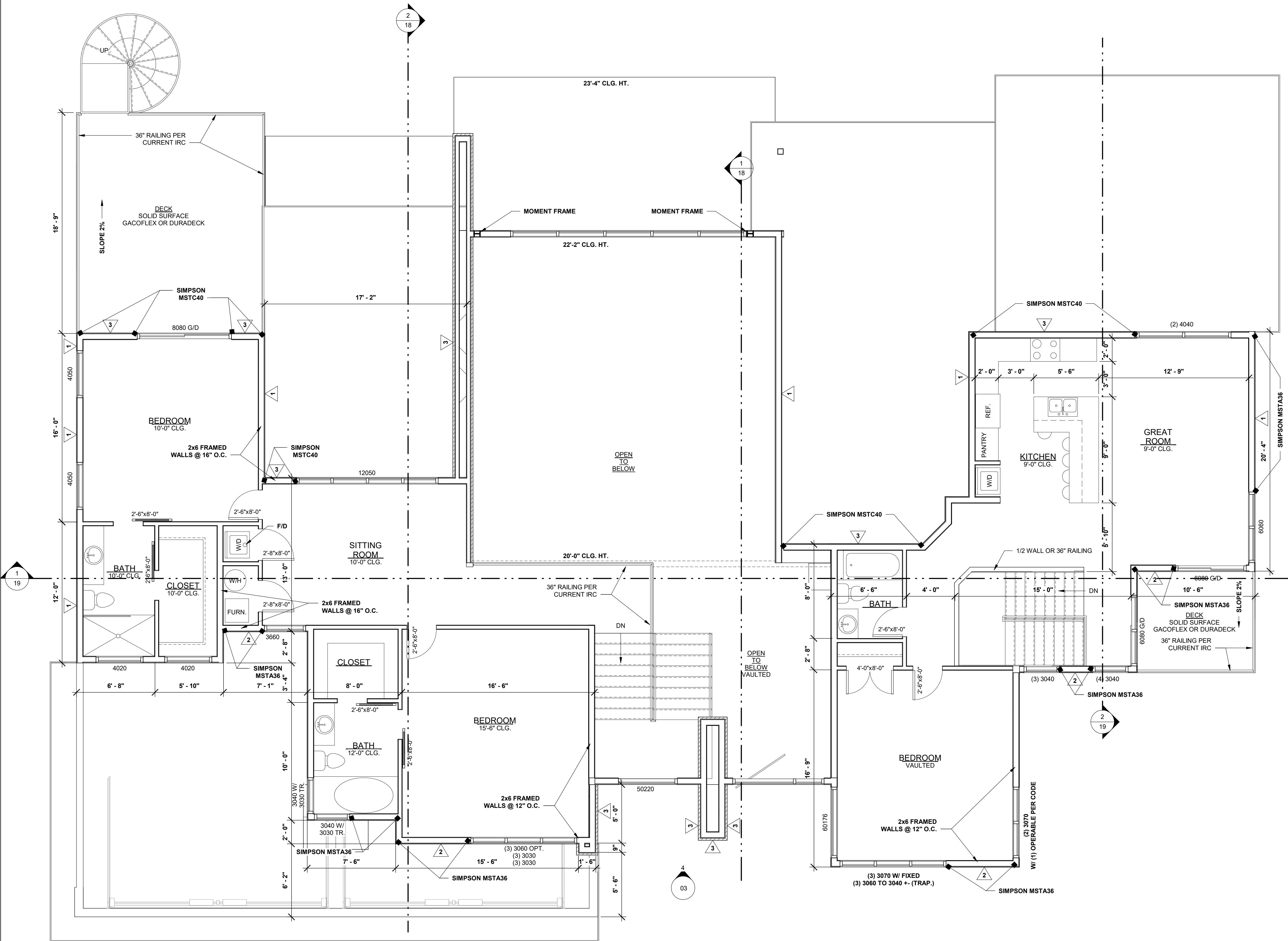
MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY



380 N. 200 W. - SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

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MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
4,565 SF



- PLUMBING NOTES:**
1. ALL WORK PERFORMED SHALL COMPLY WITH AL LCURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
 2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
 3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHORED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
 4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
 5. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
 6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
 7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
 8. FLAG POLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
 9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
 10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
 11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
 12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
 13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
 14. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
 15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
 16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
 17. PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VALVE.
 18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

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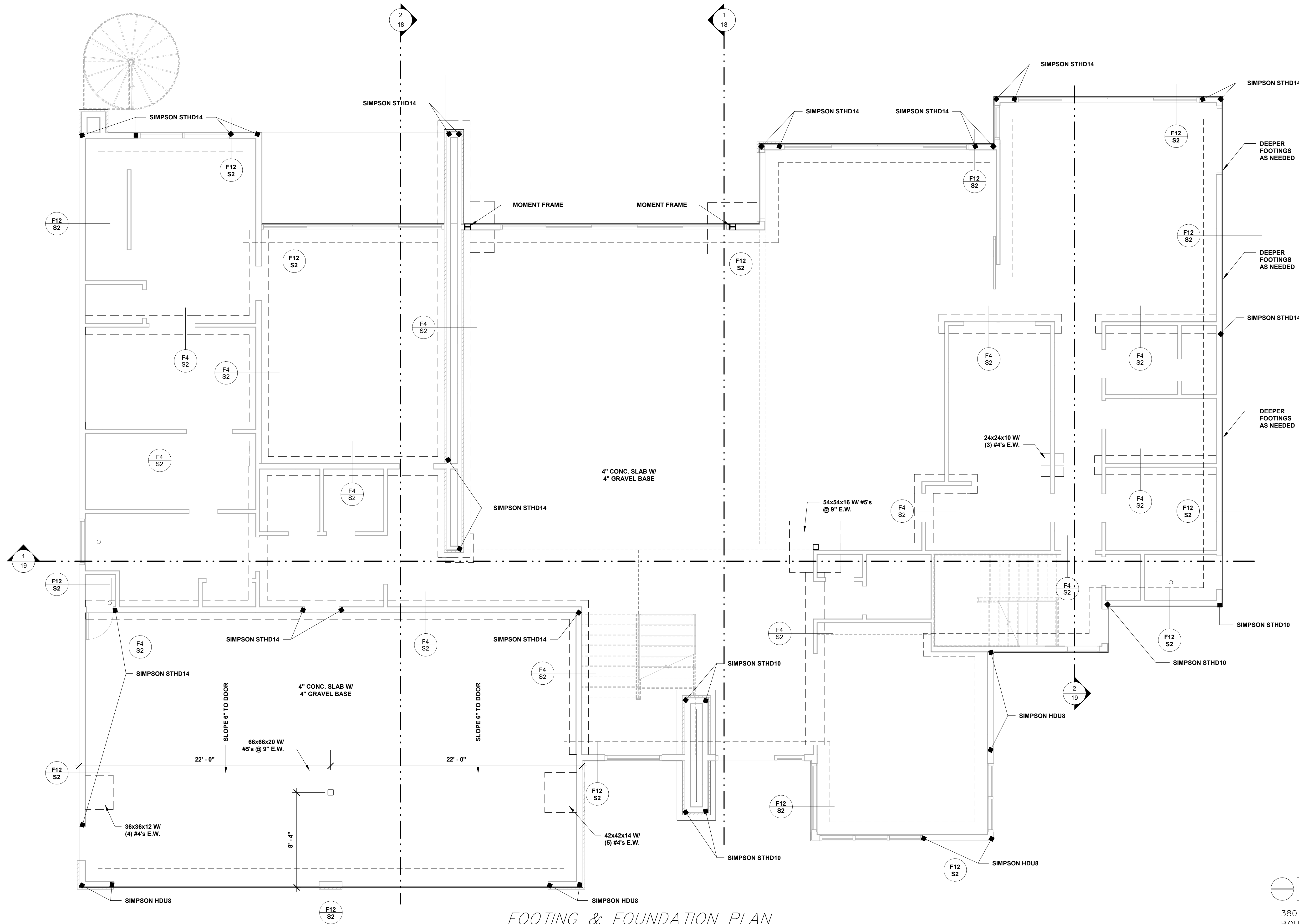


MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
WASHINGTON COUNTY

GREG M. LARSEN DESIGN GROUP INC.

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(801) 292-6263

- FOUNDATION NOTES
1. PLACE 3x3x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS AT ALL SHEAR WALLS. SEE SHEET S-1 FOR STRUCTURAL NOTES.
 2. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
 3. PROVIDE CONTROL JOINTS IN CONCRETE SLAB ON GRADE EVERY 15 FT (MAX.) IN EACH DIRECTION. THE TOTAL AREA CONTAINED WITHIN THESE JOINTS SHALL NOT BE GREATER THAN 225 SQ. FT. UNLESS NOTED OTHERWISE ON THE PLAN.



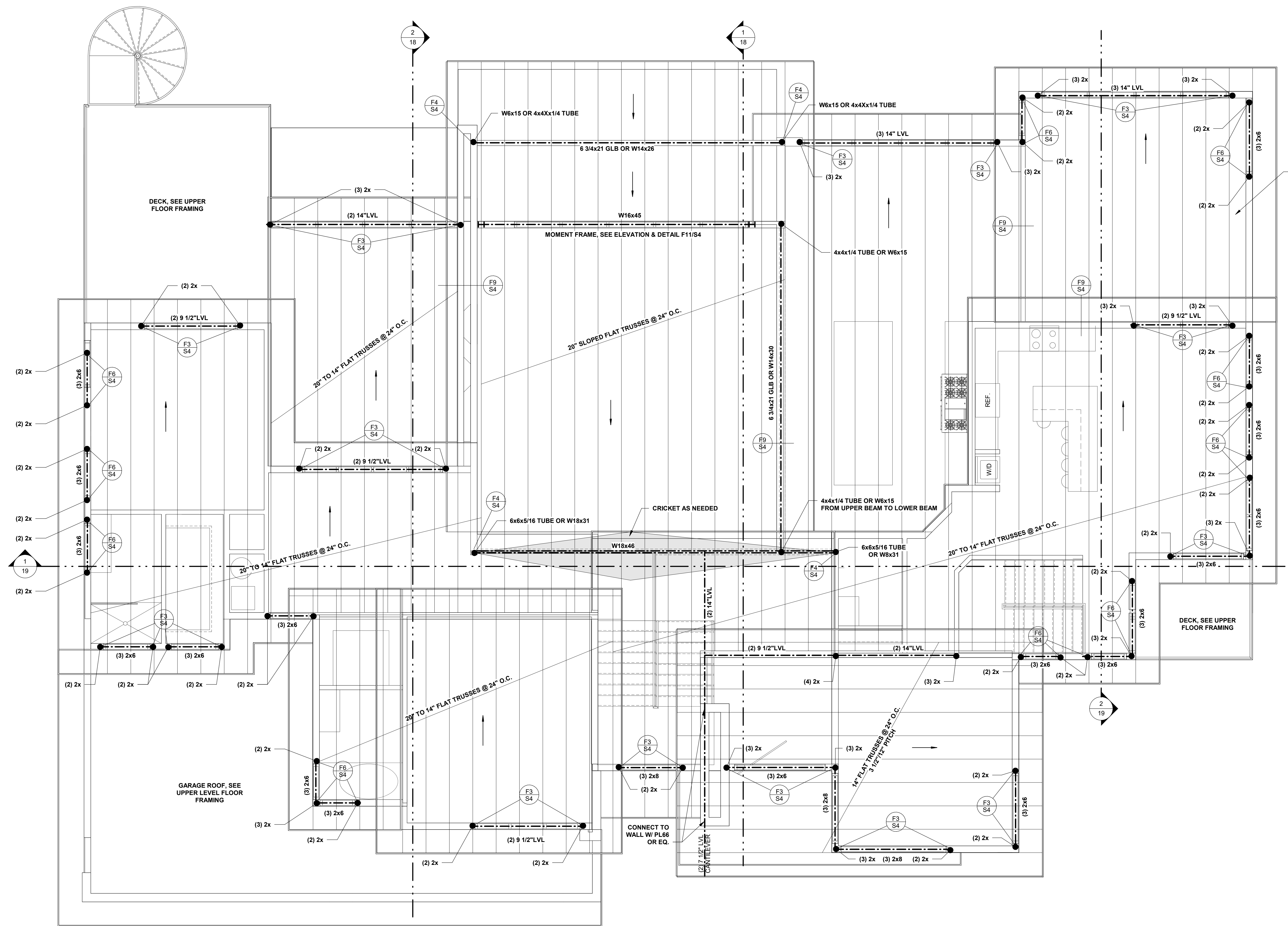
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FOOTING & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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NOTES:
CUT ATTIC VENTS 1 SQ/ FT/ OF AREA.
CARRY ALL LOADS TO BEARING
BLOCK ALL BEARING POINTS
LEDGER CONVENTIONAL RAFTERS USING SAME SIZE MATERIAL
MINIMUM 1-1/2" BEARING

INSULATION SHIELD ON B VENT IN ATTIC. FIRE CAULK B VENT AT
FLOOR AND CEILING. START UP CALKS ON FURNACE.

PROVIDE A FULL SET OF TRUSS SPECIFICATIONS AND LAYOUT AT
TIME OF INSPECTION. PROVIDE UPLIFT PROTECTION AND
LATERAL BRACING AS PER MANUFACTURERS SPECIFICATIONS

IDENTIFY CRITICAL LOAD PATH ON PRINTS FROM THE ROOF TO
THE FOOTINGS AND FOUNDATIONS.

- ROOF FRAMING NOTES:**
1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
 2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
 3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
 4. OVERBUILD NOTES:
USE 2X8 @ 24" O.C. ON OVERBUILD AREAS.
PROVIDE 2X6 PONY WALLS @ 6'-0" MAX) FROM 2X8'S TO ROOF TRUSSES PANEL POINTS BELOW. FROM VALLEYS BY PLACING 2X12 (FLAT) PLATE W/(3) 16d TO EA. TRUSS. CONNECT 2X8'S TO 2X12 PLATE W/ SIMPSON A35.
 5. TRUSS MANUFACTURER SHALL PROVIDE HANGER CONNECTIONS BETWEEN GIRDER TRUSS TO GIRDER TRUSS.

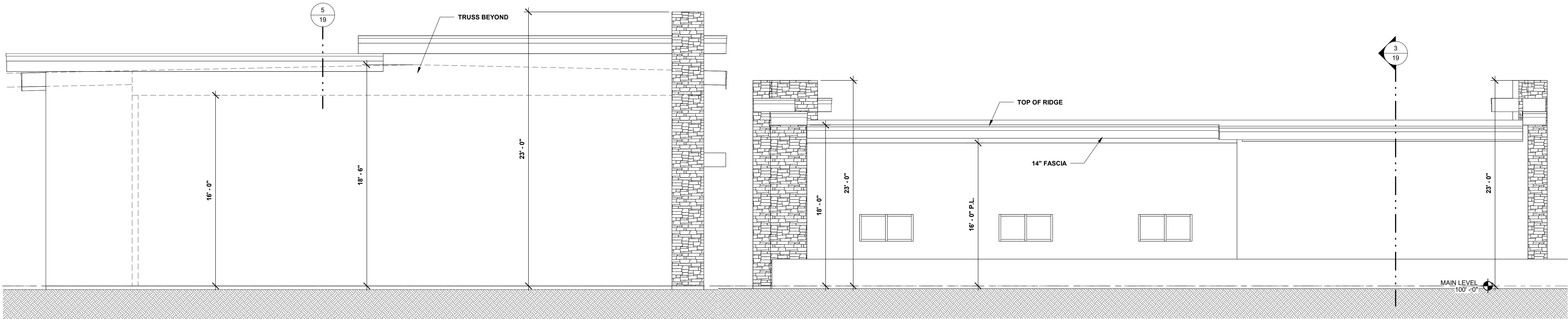


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UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

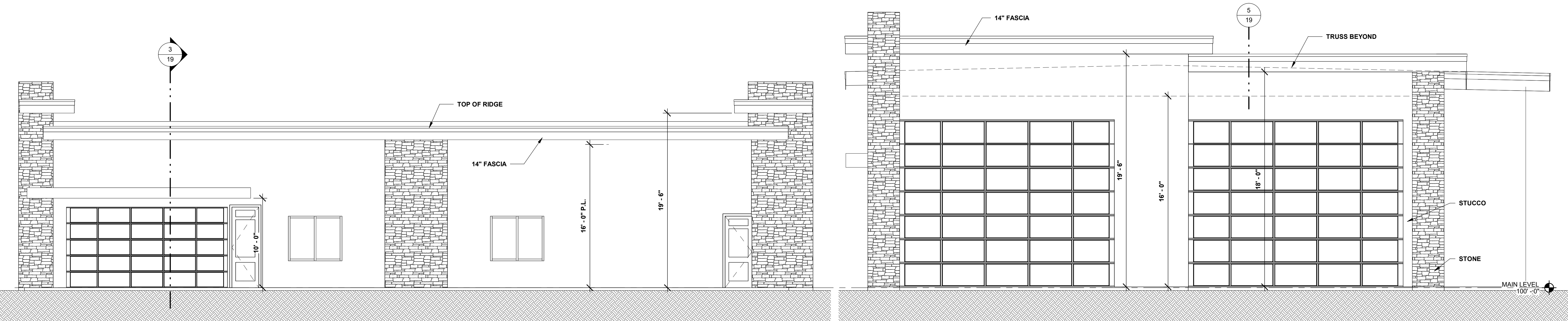


GARAGE REAR ELEVATION

SCALE: 1/4" = 1'-0"

GARAGE RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE LEFT ELEVATION

SCALE: 3/16" = 1'-0"

GARAGE FRONT ELEVATION

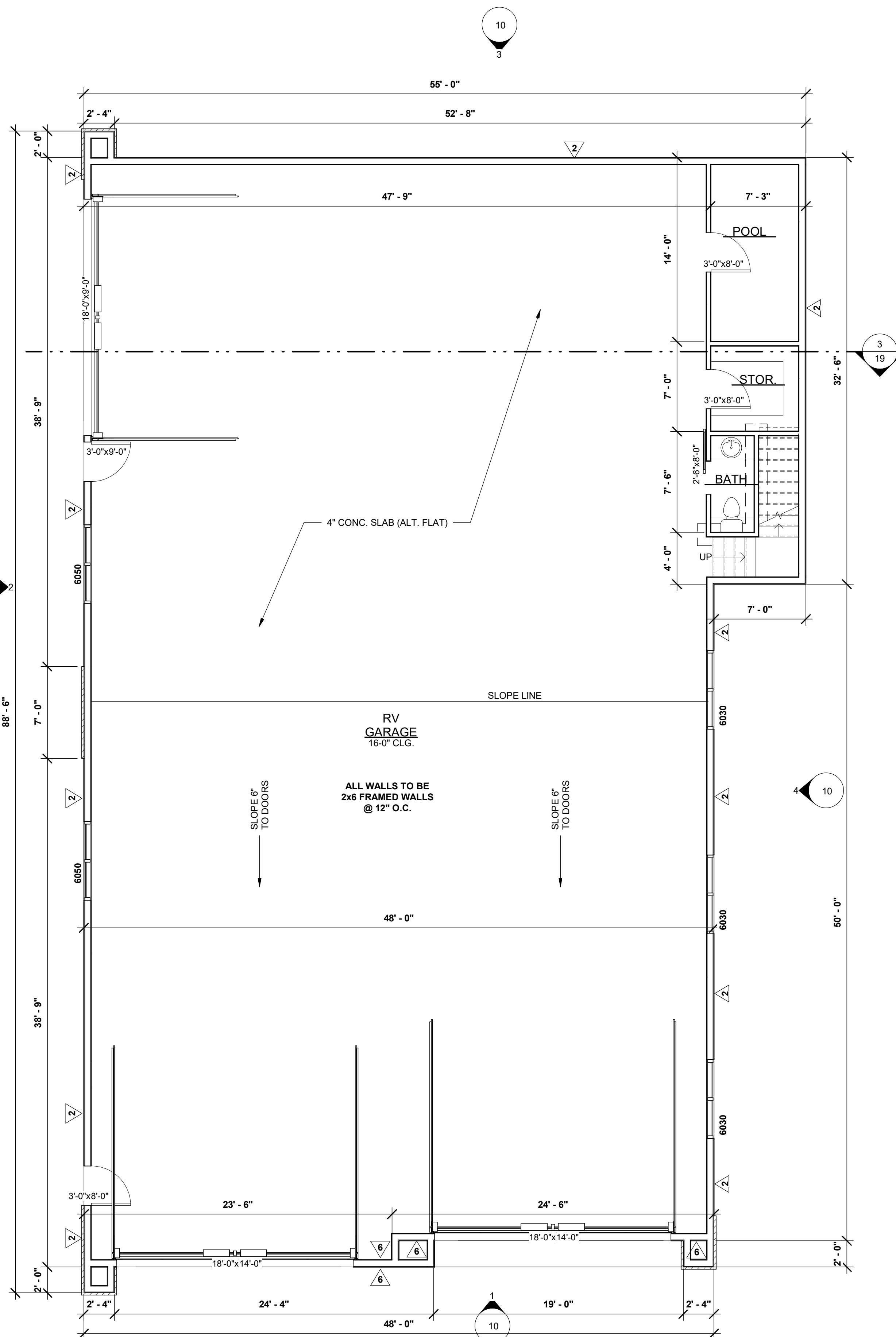
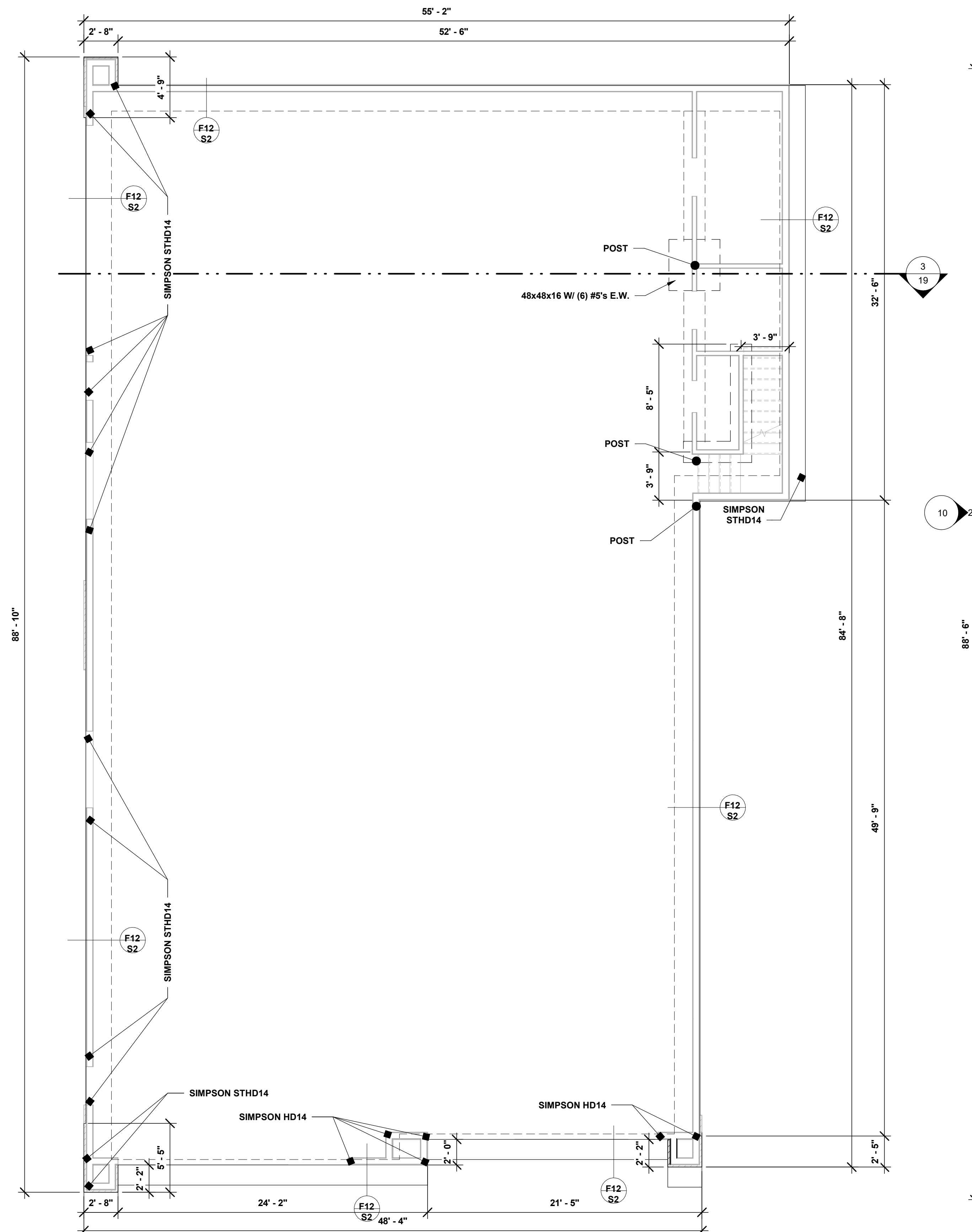
SCALE: 1/4" = 1'-0"

MATT DICKEY RESIDENCE
LOT 196 & 197 DIXIE SPRING SUB AM. PLAT D
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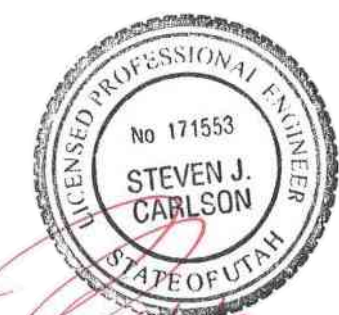


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- ## PLUMBING NOTES:
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 2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
 3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHORED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
 4. FEELESS, BACK FLOW PREVENTION DEVICES REQUIRED.
 5. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
 6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
 7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
 8. FLAG POILING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
 9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
 10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
 11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES, INTERIOR WASTE AND VENT LINES TO BE A.B.S.
 12. INTERIOR COPPER TO BE TYPE "TM" INSTALLED WITH PLASTIC ISOLATORS.
 13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
 14. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
 15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
 16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
 17. PROVIDE A PRESSURE REGULATOR AND SHUT-FW VALVE.
 18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN). 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.



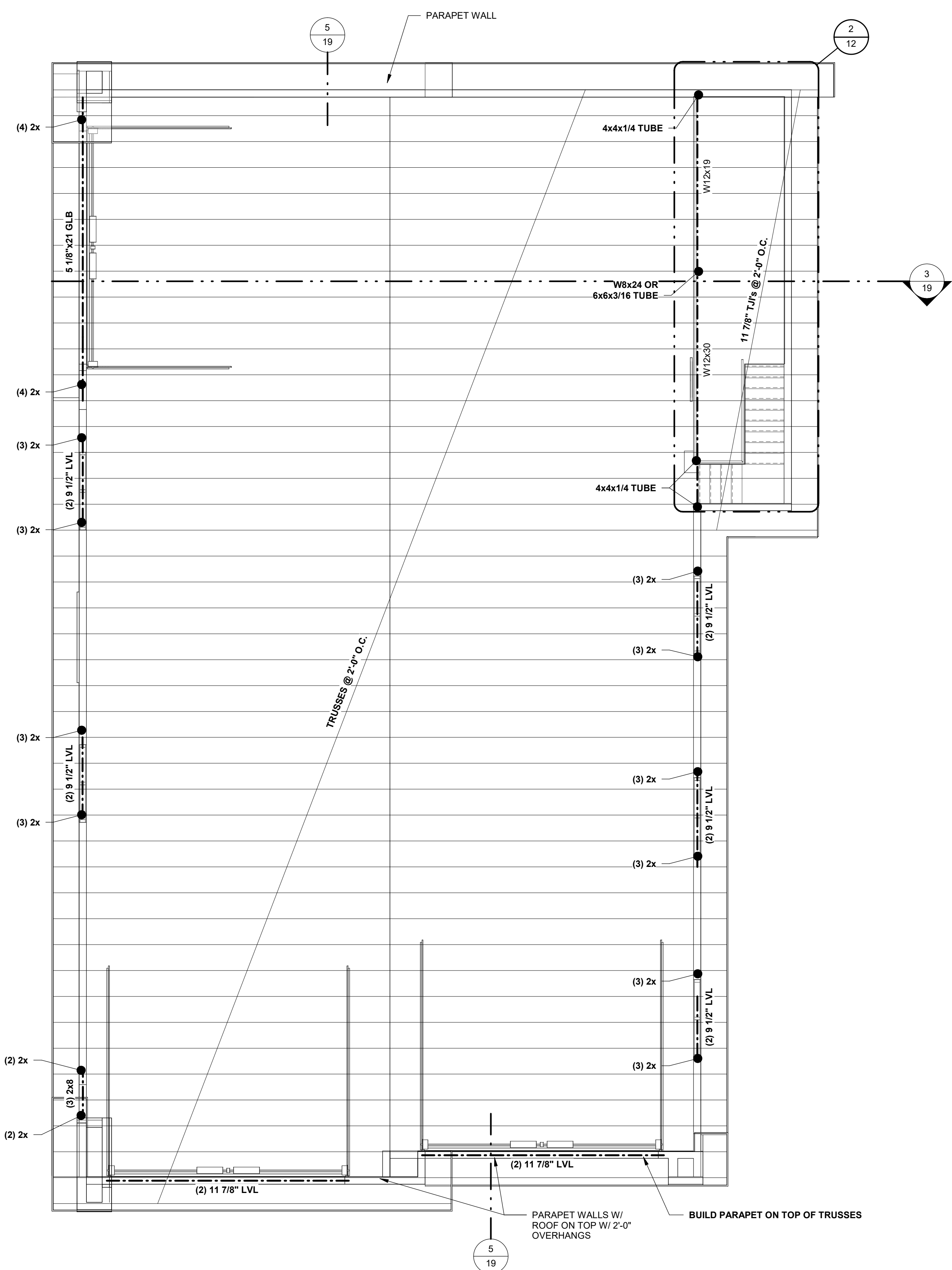
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ROOF FRAMING NOTES:

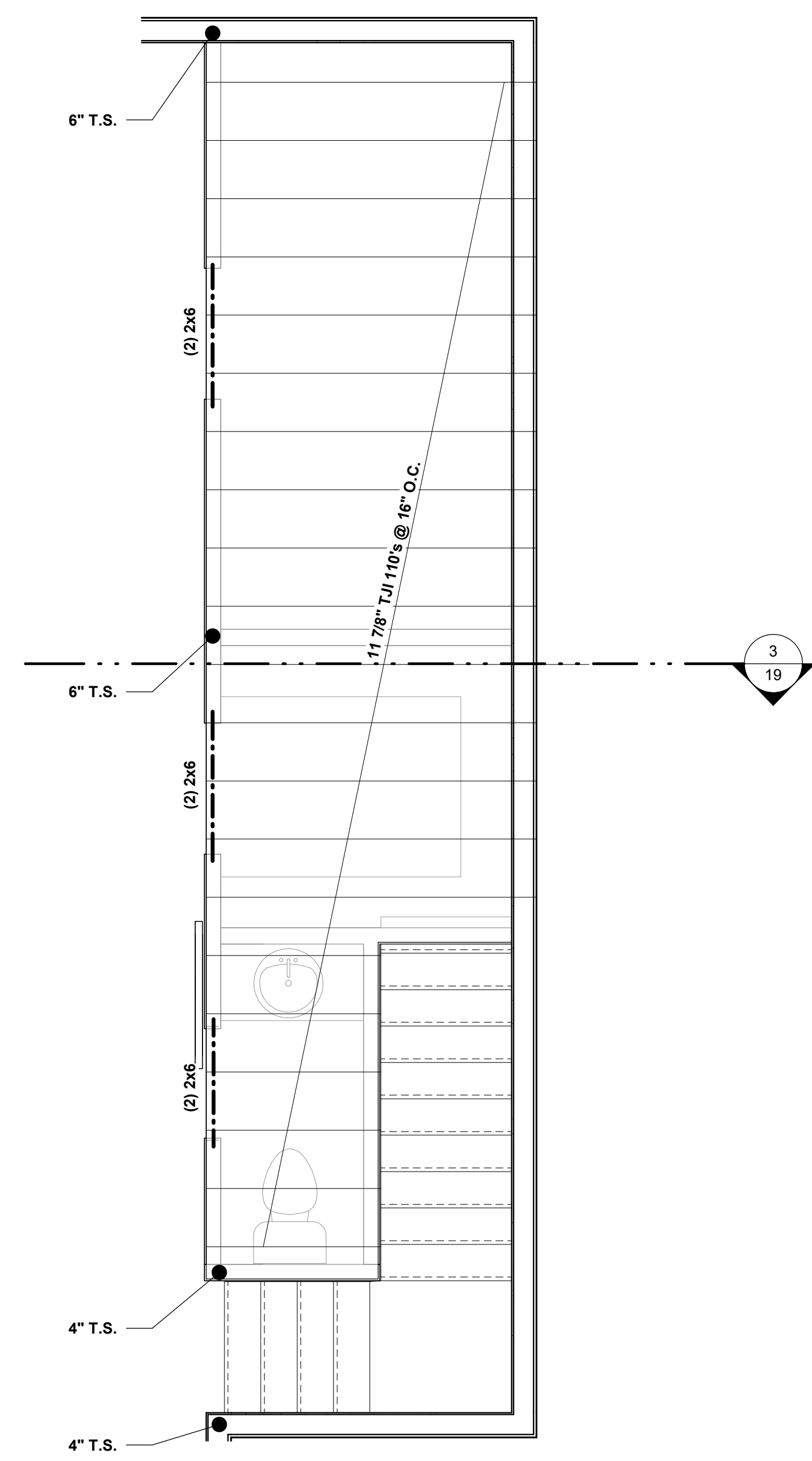
1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
2. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
3. OVERBUILD NOTES:
USE 2X8 @ 24" O.C. ON OVERBUILD AREAS. PROVIDE 2X6 PONY WALLS @ 6'-0" (MAX) FROM 2X8'S TO ROOF TRUSSES PANEL POINTS BELOW. FROM VALLEYS BY PLACING 2X12 (FLAT) PLATE W/(3) 16d TO EA. TRUSS. CONNECT 2X8'S TO 2X12 PLATE W/ SIMPSON A35.
4. TRUSS MANUFACTURER SHALL PROVIDE HANGER CONNECTIONS BETWEEN GIRDER TRUSS TO GIRDER TRUSS.

FLOOR FRAMING NOTES:

1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
2. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
3. DOUBLE JOISTS UNDER ALL BEARING WALLS.
4. BOLT SILL PLATES @ 6" O.C. MIN.
5. DOUBLE JOISTS AT ENDS OF CANTILEVERS
6. SOLID BLOCK OVER BEARING WALLS, AND POST - BEAM CONNECTIONS AS REQUIRED.
7. REPLACE CUT JOISTS DUE TO PLUMBING INSTALLATIONS



GARAGE ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



GARAGE UPPER FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



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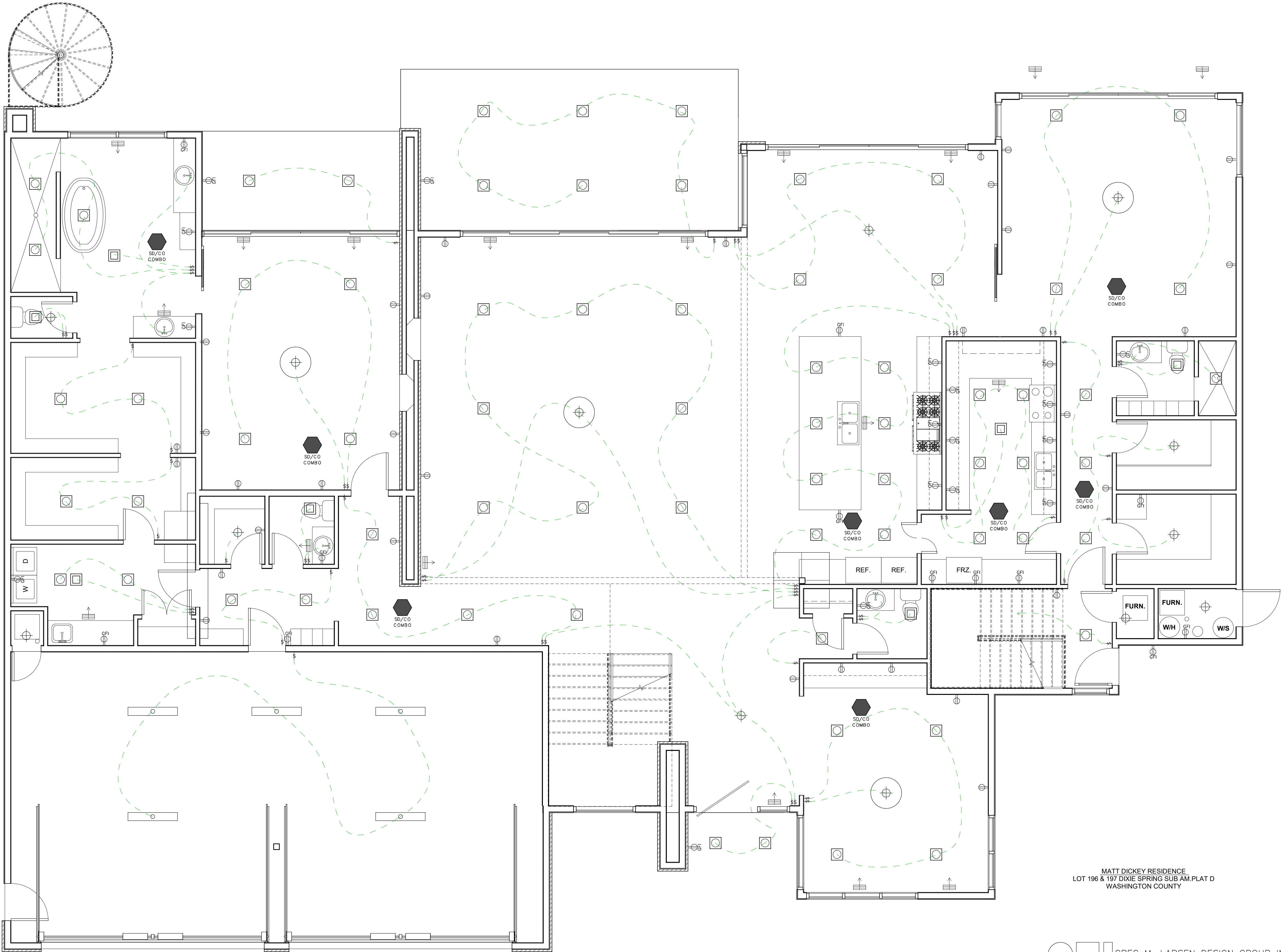


- 
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- ELECTRICAL NOTES:
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
 2. ELECTRICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
 3. CONCRETE ENCASED ELECTRODE GROUND OR U-FER GROUNDS SHALL BE PROVIDED AT FOUNDATION.
 4. SHOW ELECTRICAL SERVICE SIZE AND LOCATION ON THE ELECTRICAL PANEL.
 5. OUTLETS IN GARAGE SHALL BE MORE THAN 18" ABOVE GARAGE FLOOR AND GFI TYPE.
 6. ALL BEDROOM OUTLETS TO BE ARC FAULT PROTECTED.
 7. TEMPER-RESISTANT RECEPTACLES, IN AREAS REQUIRED 125-VOLT. 15&20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT.
 8. A/C START-UP REPORT REQUIRED ON ALL CONDENSERS INSTALLED ON THE PROJECT.
 9. ALL EXHAUST FANS MUST TERMINATE TO THE OUTSIDE AND HAVE A BACKDRAFT DAMPER INSTALLED.
 10. ELECTRICAL OUTLETS MUST MEET CURRENT ADOPTED ELECTRICAL CODE REQUIREMENTS FOR BRANCH CIRCUITS.
 11. OUTDOOR RECEPTILES: ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTILES INSTALLED OUTDOORS SHALL BE GFCI PROTECTED FOR PERSONAL AND DEICING EQUIPMENT.
 12. RECESS LIGHTING MUST MEET THE REQUIREMENTS OF ENERGY CODE AIR LEAKAGE.
 13. ALL OUTLETS IN UNFINISHED BASEMENTS ARE TO BE GFI

- MECHANICAL NOTES:
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 IRC & IFGC
 2. MECHANICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
 3. COMBUSTION AIR REQUIRED TO BE TAKEN FROM OUTSIDE.
 4. ALL MECHANICAL SYSTEMS SHALL BE SIZED LARGE ENOUGH TO HEAT/COOL BASEMENT WHEN FINISHED, AND SIZED IN ACCORDANCE WITH THE AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUAL "J" OR EQUAL. DUCT SYSTEM SERVING HEATING, COOLING OR EXHAUST SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL "D" OR EQUAL.
 5. VERIFY "FIT" OF DUCTS AND PIPING PRIOR TO FABRICATION.
 6. CLOTHES DRYER MUST VENT TO OUTSIDE. DUCTS TO BE METAL W/ SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT BE INSTALLED WITH SHEET METAL SCREWS. MAXIMUM LENGTH TO BE 14' WITH (2) 90 DEGREE ELBOWS. MINIMUM DUCT DIAMETER TO BE 4".
 7. FURNACES IN A CLOSET SHOULD HAVE A MINIMUM OF 3" OF WORKING SPACE ON SIDES, BACK AND TOP.
 8. FLUE AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS. ALSO, THEY MUST BE LOCATED AT LEAST 4' FROM A PROPERTY LINE.
 9. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF THE CEILING AND WITHIN 12" OF THE FLOOR.
 10. DUCTS USED FOR COMUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
 11. VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY, AND AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET TO BUILDING.
 12. MINIMUM 30" CLEARANCE REQUIRED ABOVE RANGE TOP TO COMBUSTIBLES.
 13. BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGERS PER HOUR CONTINUOUSLY AND DISCHARGE DIRECTLY OUTSIDE. ALL EXHAUST DUCTS MUST CONNECT TO A SCREENED OPENING IN SOFFIT OR THRU ROOF FITTING THAT CAN NOT BE BLOCKED OR STOPPED BY SNOW OR ICE.
 14. HOLES FOR 6" DIA. DUCT ARE TO BE LOCATED A MINIMUM OF 5'-0" FROM BEARING & CENTERED IN WEB. (FOR 11-7/8" TJI/250 PRO ONLY. CONSULT ENGINEER IF DIFFERENT TJI'S ARE USED.)
 15. ALL SUPPLY AND RETURN AIR PLENUMS ARE SHOWN IN APPROXIMATE LOCATIONS. MECHANICAL CONTRACTOR TO PROVIDE EXPERTISE IN ACTUAL LOCATIONS OF PLENUMS TO MINIMIZE FURR-DOWNS IN FUTURE BASEMENT AREA.
 16. OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. PAINT ALL FLUE STACKS TO MATCH SHINGLE COLORS.
 17. 100,000 BTU FURNACE WITH 50 TON A/C UNIT, LENIX OR EQUAL TO BE SIZED AND VERIFIED.
 18. PROVIDE 1 SQ. IN. OF COMBUSTIBLE AIR PER EVERY 300 BTU FOR FURNACE.
 19. ALL MAIN LEVEL DUCTWORK IS TO BE INSTALLED IN CEILING SPACE OF BASEMENT.



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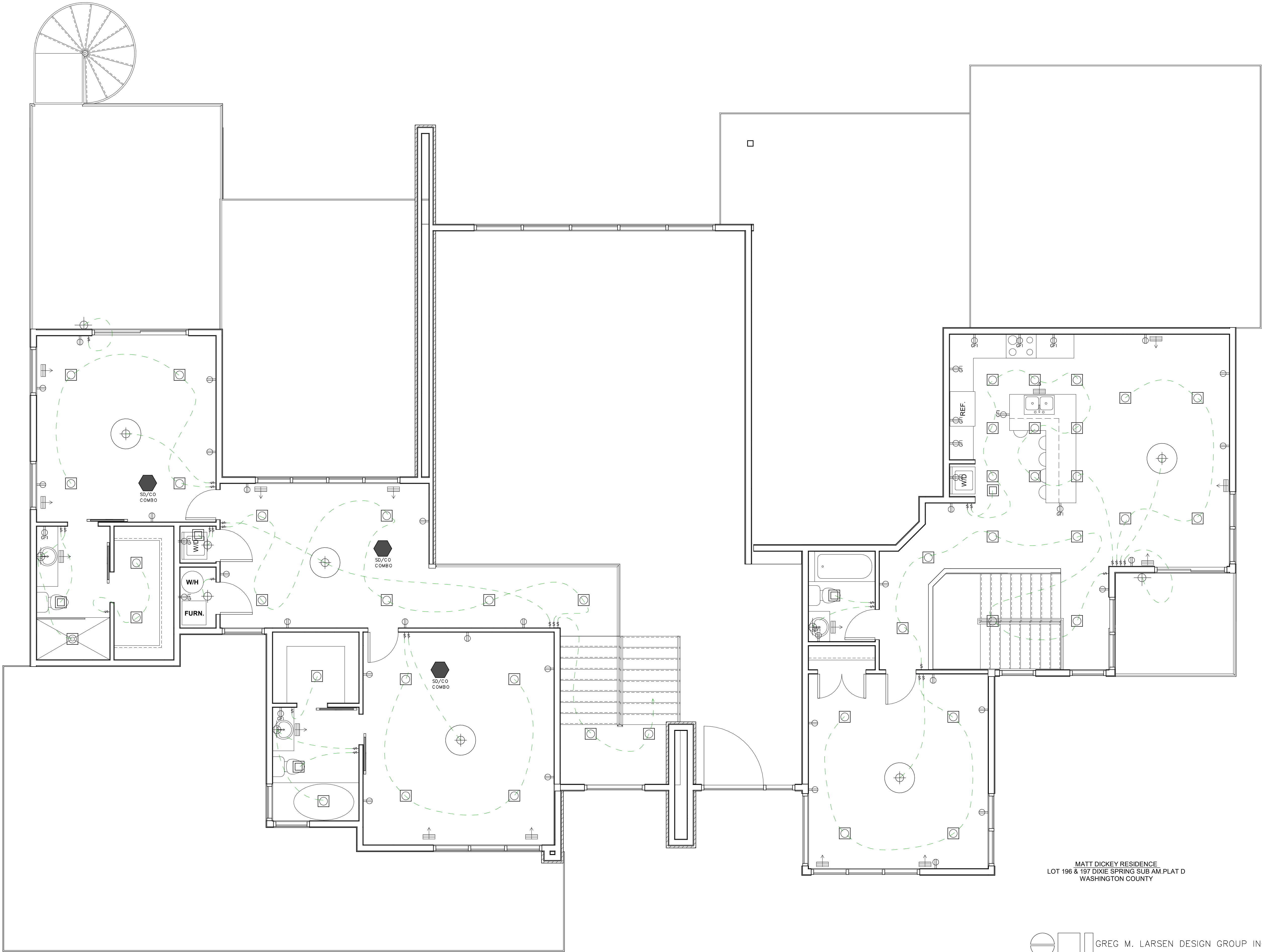
MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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 10. DUCTS USED FOR COMUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
 11. VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY, AND AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET TO BUILDING.
 12. MINIMUM 30" CLEARANCE REQUIRED ABOVE RANGE TOP TO COMBUSTIBLES.
 13. BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGERS PER HOUR CONTINUOUSLY AND DISCHARGE DIRECTLY OUTSIDE. ALL EXHAUST DUCTS MUST CONNECT TO A SCREENED OPENING IN SOFFIT OR THRU ROOF FITTING THAT CAN NOT BE BLOCKED OR STOPPED BY SNOW OR ICE.
 14. HOLES FOR 6" DIA. DUCT ARE TO BE LOCATED A MINIMUM OF 5'-0" FROM BEARING & CENTERED IN WEB. (FOR 11-7/8" TJI/250 PRO ONLY. CONSULT ENGINEER IF DIFFERENT TJI'S ARE USED.)
 15. ALL SUPPLY AND RETURN AIR PLENUMS ARE SHOWN IN APPROXIMATE LOCATIONS. MECHANICAL CONTRACTOR TO PROVIDE EXPERTISE IN ACTUAL LOCATIONS OF PLENUMS TO MINIMIZE FURR-DOWNS IN FUTURE BASEMENT AREA.
 16. OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. PAINT ALL FLUE STACKS TO MATCH SHINGLE COLORS.
 17. 100,000 BTU FURNACE WITH 50 TON A/C UNIT, LENIX OR EQUAL TO BE SIZED AND VERIFIED.
 18. PROVIDE 1 SQ. IN. OF COMBUSTIBLE AIR PER EVERY 300 BTU FOR FURNACE.
 19. ALL MAIN LEVEL DUCTWORK IS TO BE INSTALLED IN CEILING SPACE OF BASEMENT.



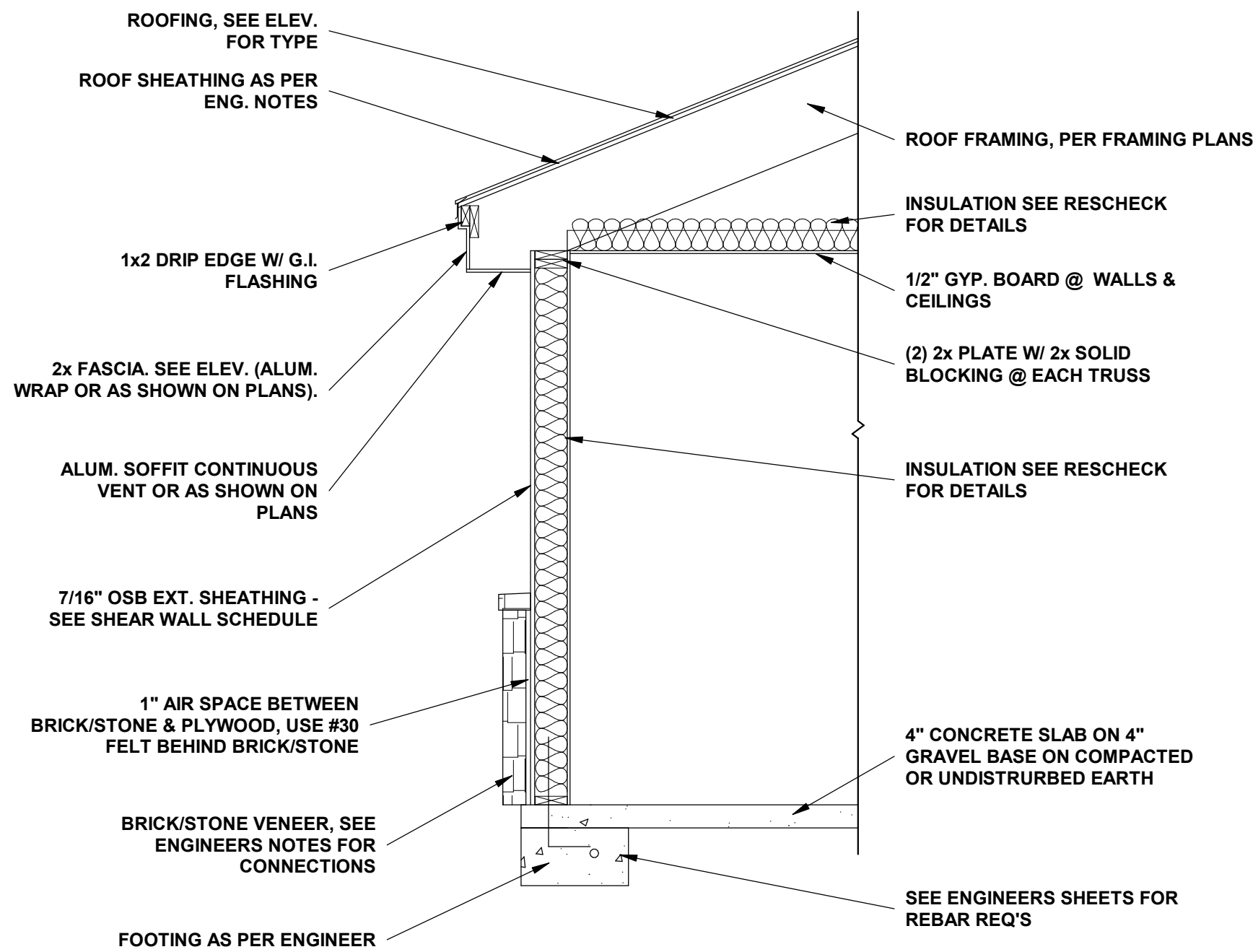
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WASHINGTON COUNTY

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UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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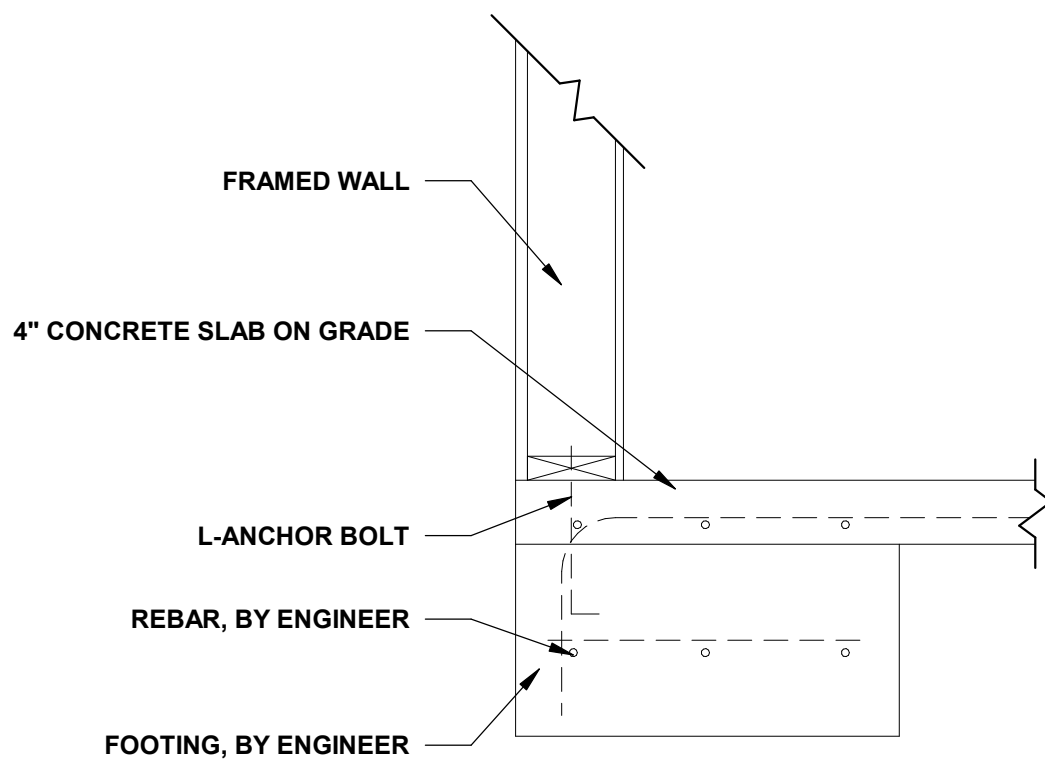


NOTE: (1) ONE LAYER OF #15 ASPHALT FELT (AS PER ASTM D 228) OR OTHER APPROVED WATER RESISTANT BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS PER IRC R703.2.

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURE FRAMING COMPONENTS AS PER IRC R703.8

TYPICAL WALL DETAIL

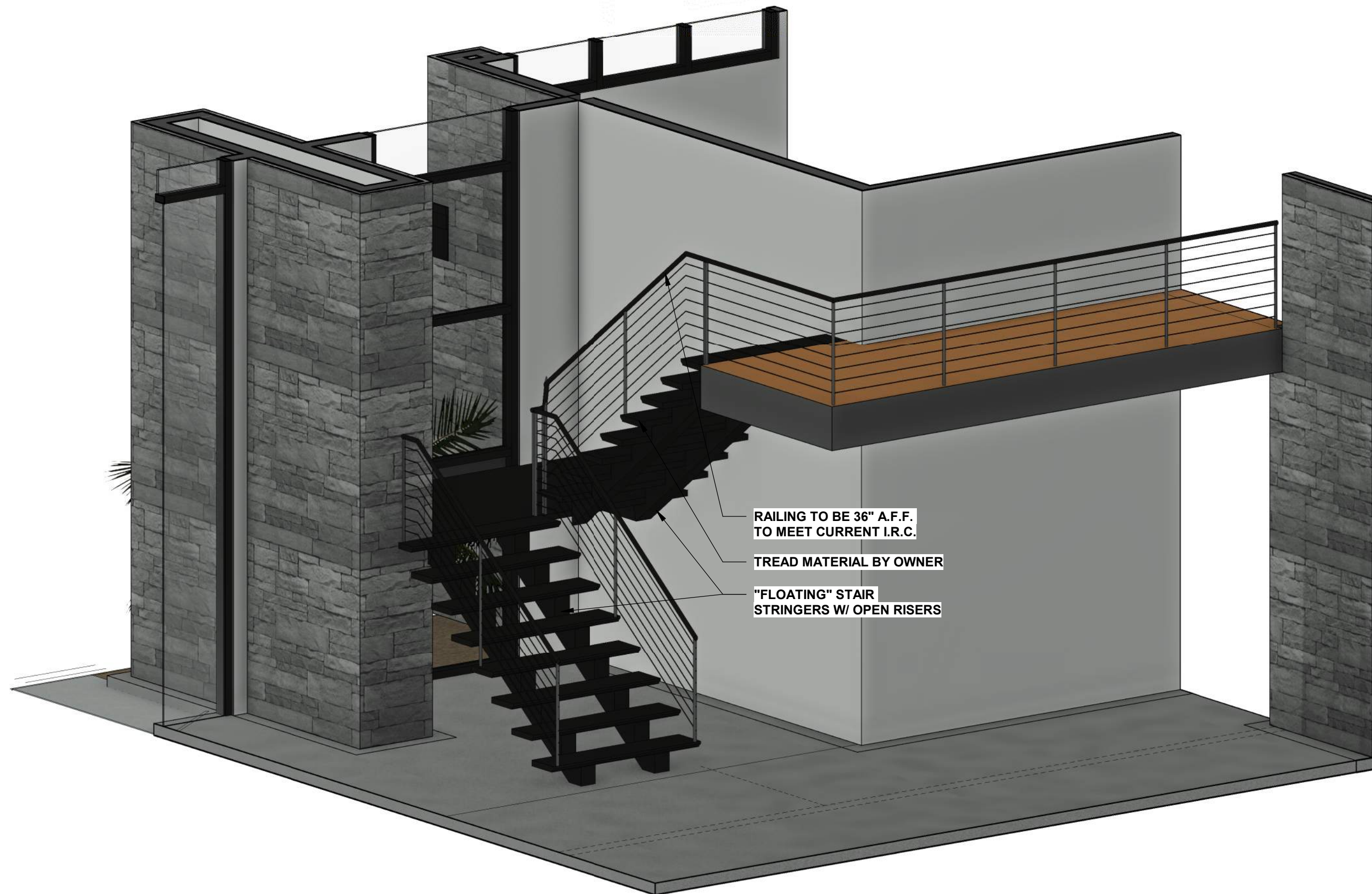
SCALE: 1/2" = 1'-0"



SIZE BY ENGINEERING

STD. FTG. DETAIL

SCALE: 1" = 1'-0"



STAIR DETAIL

SCALE:

RES-CHECK COMPLIANCE REQ.		
DESCRIPTION	INSULATION R-VALUE	DOOR/WINDOW U-VALUE
EXTERIOR STUD WALLS 2x4 2x6	R-13 BATT R-15 BLN R-19 BATT R-23 BLN	
BLOWN IN INSULATION OVER LIVING AREA	R-38 BATT R-42 BLN	
INSULATION IN FLOOR BETWEEN BASEMENT & MAIN OR BLANKET ON WALL	R-19 R-11	
EXTERIOR DOORS/WINDOWS		0.33
EXTERIOR GLASS DOORS		0.17
FURNACE EFFICIENCY		90%
OPTIONAL RES-CHECK COMPLIANCE REQ.		
CEILING = R50 WALLS = R19 FLOORS = R30 ALL WINDOWS TO BE LOW-E		

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IN ALL CASES, PERIMTER FOOTINGS SHALL BE CONTINUOUS AND EXTEND BELOW THE 30" FROST LINE DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO THE FINISHED GRADE (R403.1.2 & R403.1.4)

FOUNDATIONS SUPPORTING WOOD WALLS SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE OR 4" ABOVE GRADE WITH MASORY VENEER. (R404.1.6)

ALL FOUNDATION PLATES OR SILLS SHALL BE OF TREATED WOOD OR FOUNDATION REDWOOD-R323.1. NO MORE THAN (2) 2x4 OR (3) 2x6 PLATES ARE PERMITTED.

WHERE GROUND SLOPES MORE THAN 1' IN 10', FOOTINGS SHALL BE STEPPED SO BOTH THE TOP AND BOTTOM OF FOUNDATION ARE LEVEL. (R403.1.5)

PROVIDE FULL BEARING FOR ALL POSTS, COLUMNS AND SUPPORT FOR HEADERS AND BEAMS IN EXTERIOR WALLS. PROVIDE DOUBLE RIM JOIST AT EXTERIOR WALLS OR PROVIDE SOLID BLOCKING BETWEEN SOLE PLATE AND SILL PLATE AT ALL BEARING POINTS.

FOOTINGS SHALL BE ON UNDISTURBED NATUAL SOILS WITHOUT ORGANIC OR DELETERIOUS MATERIALS. FILL UNDER FOOTINGS SHALL BE ENGINEERED AND COMPACTED IN NO MORE THAN 12" LIFTS AND COMPACTION TESTS INDICATING 95% MINIMUM DENSITY WILL BE REQUIRED PRIOR TO FOOTING INSPECTION APPROVAL (R403.1.2 & MURRAY CITY POLICY)

SLOPED OR STEPPED FOOTINGS SHALL BE CONTINUOUS. THE UPPER PORTION OF A STEPPED FOOTING MUST INCLUDE A VERTICAL DROP WITH CONTINUOUS REINFORCEMENT (R403.1.2 & R403.1.3)

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

INTERIOR NOTES:

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS GREEN BOARS IS NO LONGER ALLOWED

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONER EQUIP. SHALL ALSO BE LISTED.

WINDOW NOTES:

WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

WINDOWS WITH SILL HT. LESS THAN 24" ABOVE F.F. AND AN EXTERIOR SILL HT. OF MORE THAN 6' ABOVE GRADE MUST BE FIXED AND SAFTY GLAZING OR A GUARD RAIL 36" HIGH AS PER CODE (SEE STAIR RAILING REQ'S)

ALL EXTERIOR DOORS SHALL HAVE A 36" MIN. DEEP LANDING, NOT MORE THAN 8" BELOW THE FLOOR LEVEL ON INWARD SWINGING DOORS AND 1" ON OUTWARD SWINGING DOORS.

A MIN. OF ONE WINDOW WELL IN EACH BASEMENT BEDROOM MUST MEET EGRESS. HAVING A WINDOW WELL WITH AN AREA OF 9 SQ. FT. AND A HOR. PROJECTION OF 36", PROVIDE A LADDER IF WINDOW WELL IS OVER 44" DEEP.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS AS PER CODE

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.

NOTE:

CORROSION RESISTANT FLASHING OR WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO, INTERSECTIONS OF ROOFS CHIMNEYS, PORCHES, DECKS, BALCONIES ETC. AS PER CODE AND INSTALLED AS PER MFG.

PROVIDE FOR BRICK OR STONE VENEER INSTALLATION AT THE FOUNDATION CORROSION RESISTANT FLASHING EXTENDING UP A MIN. OR (3) COURSES W/3/16" WEEP HOLES EVERY 33" O.C. EXTENDING PAST FOUNDATION 1/2". THIS IS ALSO REQ'D WHERE STUCCO WEEP SCREEDS DO NOT EXTEND PAST FOUNDATION.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

CORROSION RESISTANT FLASHING BETWEEN STUCCO AND BRICK, STONE OR SIM. MAT'L REQ'D WHERE CONT. WEATHER BARRIER AND WEEP HOLES CAN NOT BE DETERMINED

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

DWELLING ACCES DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

STAIR TREADS SHALL HAVE A MAXIMUM RISE OF 8" AND A MINIMUM RISE OF 4". THE MINIMUM RUN SHALL BE 9". LENGTH OF TREAD IS MEASURED FROM NOSE TO NOSE. THE LARGEST TREAD RUN OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". FOR TREADS LESS THAN 10", NOSINGS ARE REQUIRED NOT LESS THAN 3/4" NOR MORE THAN 11/4" WITH EDGE RADIUS NOT GREATER THAN 9/16".

TOP OF HANDRAILS TO BE 34-38" ABOVE THE NOSING OF THE TREADS (TYP).

36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND THE BOTTOM RAIL MAY BE CONSTRUCTED SUCH THAT A 6" SPHERE CANNOT PASS THROUGH.

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

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WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

EVERY STAIRWAY AND RAMP SHALL HAVE A LANDING WITH AT LEAST 36" MEASURED IN THE DIRECTION OF TRAVEL.

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34"-38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SALL BE CONTINUOUS THE ENTIRE LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS-SECTIONAL DIMENSIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

NOTE:

WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO ETC. AS PER CODE AND INSTALLED AS PER MFG.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

AN ATTIC ACCESS OF 22" X 30" SHALL BE PROVIDED AT ROOF/CEILING AREAS AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY, OR OTHER REDILY ACCESSIBLE LOCATION. THERE SHALL BE 30" OF HEADROOM OVER THE OPENING. IF THERE IS LESS THAN 30" MAXIMUM HEIGHT IN THE ATTIC, NO ACCESS IS REQUIRED.

ROOF VENTILATION NOTE:

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST RAIN AND SNOW. OPENINGS SHALL BE COVERED WITH A 1/8" TO 1/4" MESH. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILIATED OR 1/300 IF 50% TO 80% IS LOCATED IN THE UPPER 3' OF ATTIC AND THE REMAINDER IS PROVIDED BY SOFFIT VENTS. WHERE SOFFIT VENTS ARE USED, AN INSULATION DAM MUST BE PROVIDED BETWEEN EVERY TRUSS AND/OR RAFTER. ATTIC VENTILATION MAY ALSO BE 1/300 WHEN A VAPOR BARRIER IS USED AT THE WARM SIDE OF THE CEILING. (R806)

ACCESSIBILITY NOTES

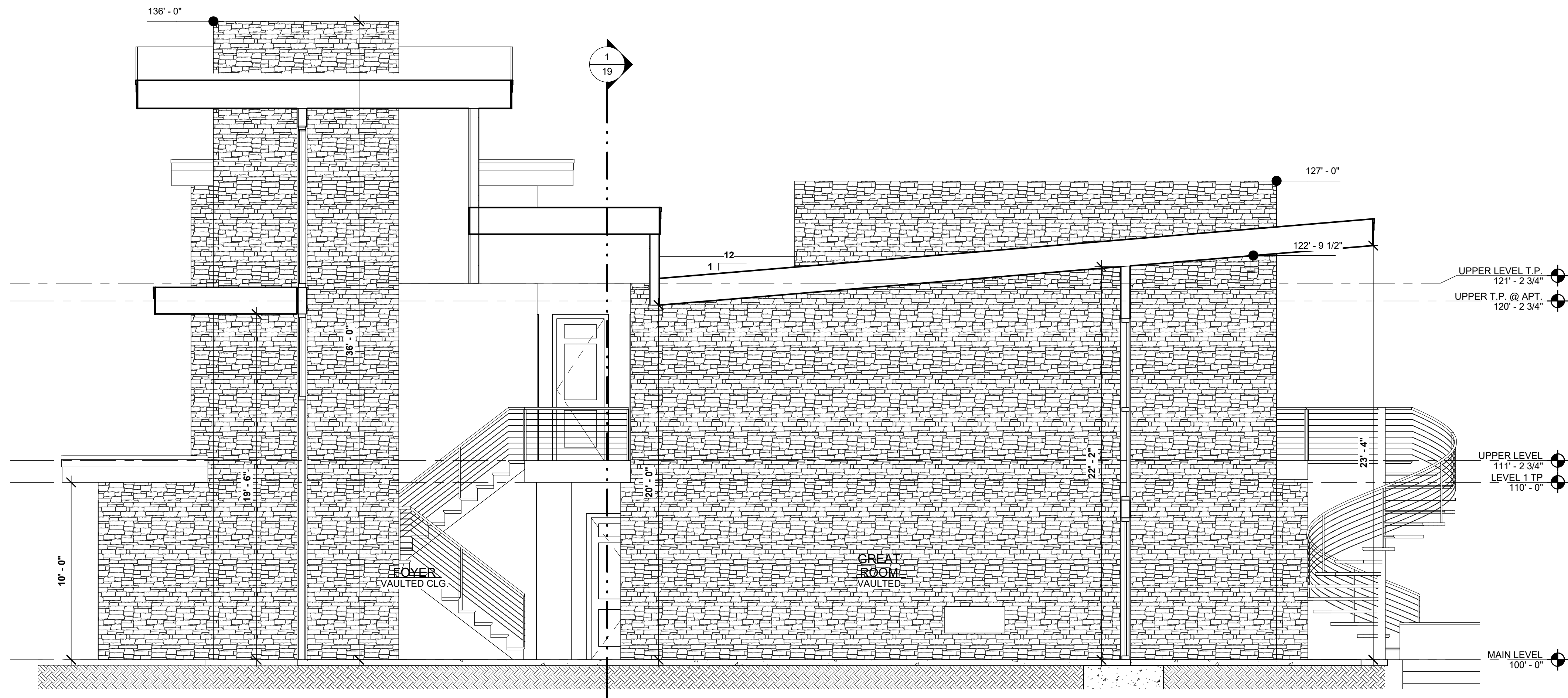
1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL VE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED SURFACE
3. SURFACES WIT A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOOR ON LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVEL GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURVE RAMPS, SECTION 3307 CBC.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDING SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
14. THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17 TO 19 INCHES ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40 INCHES OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. CPC 1502
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NOT SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. CPC 1504(B)
16. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. CPC 1504(C)

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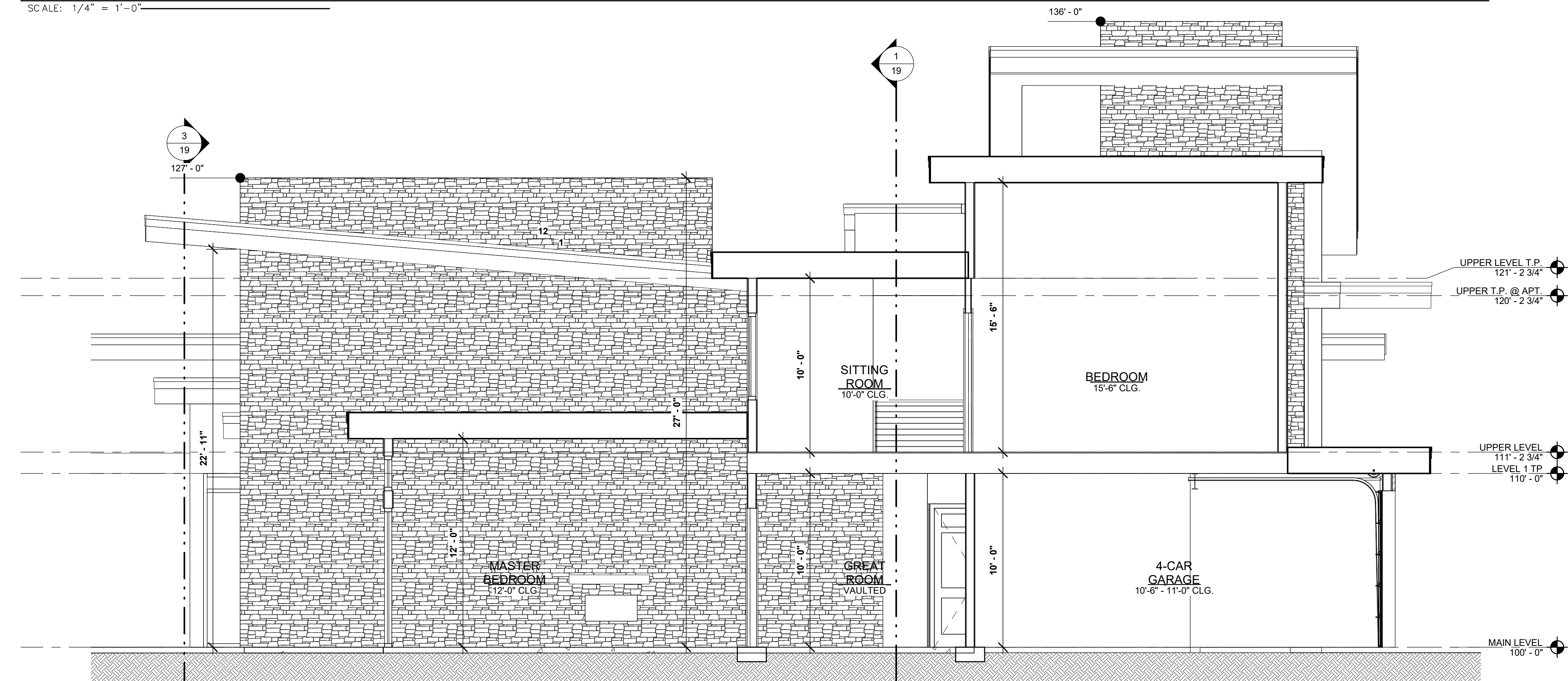


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SECTION 1
SCALE: 1/4" = 1'-0"

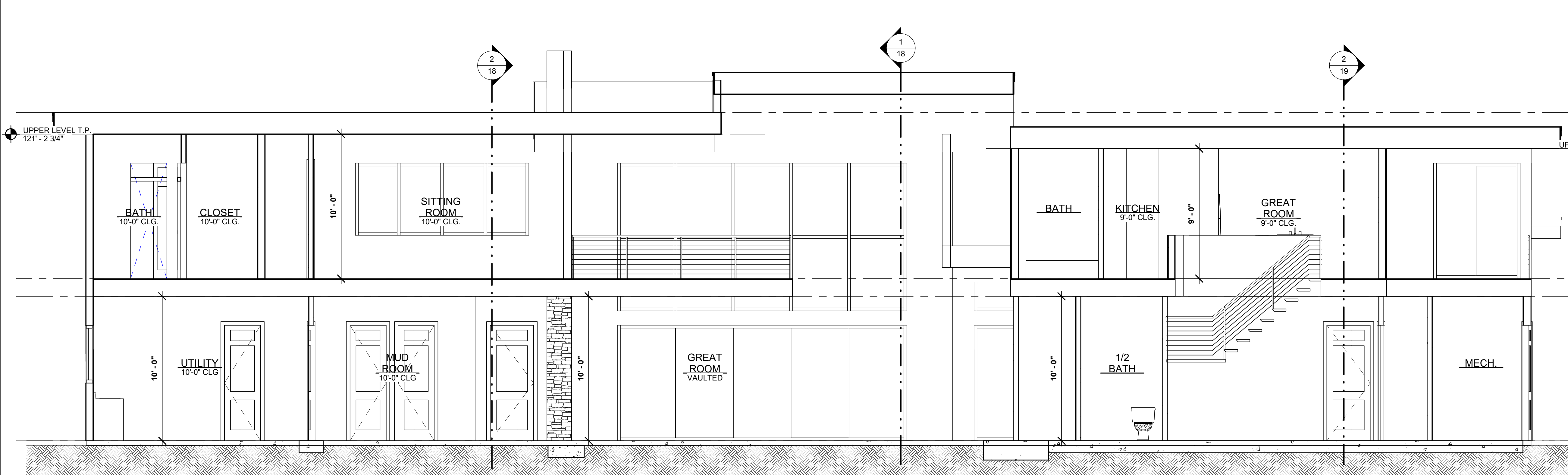


SECTION 2
SCALE: 1/4" = 1'-0"

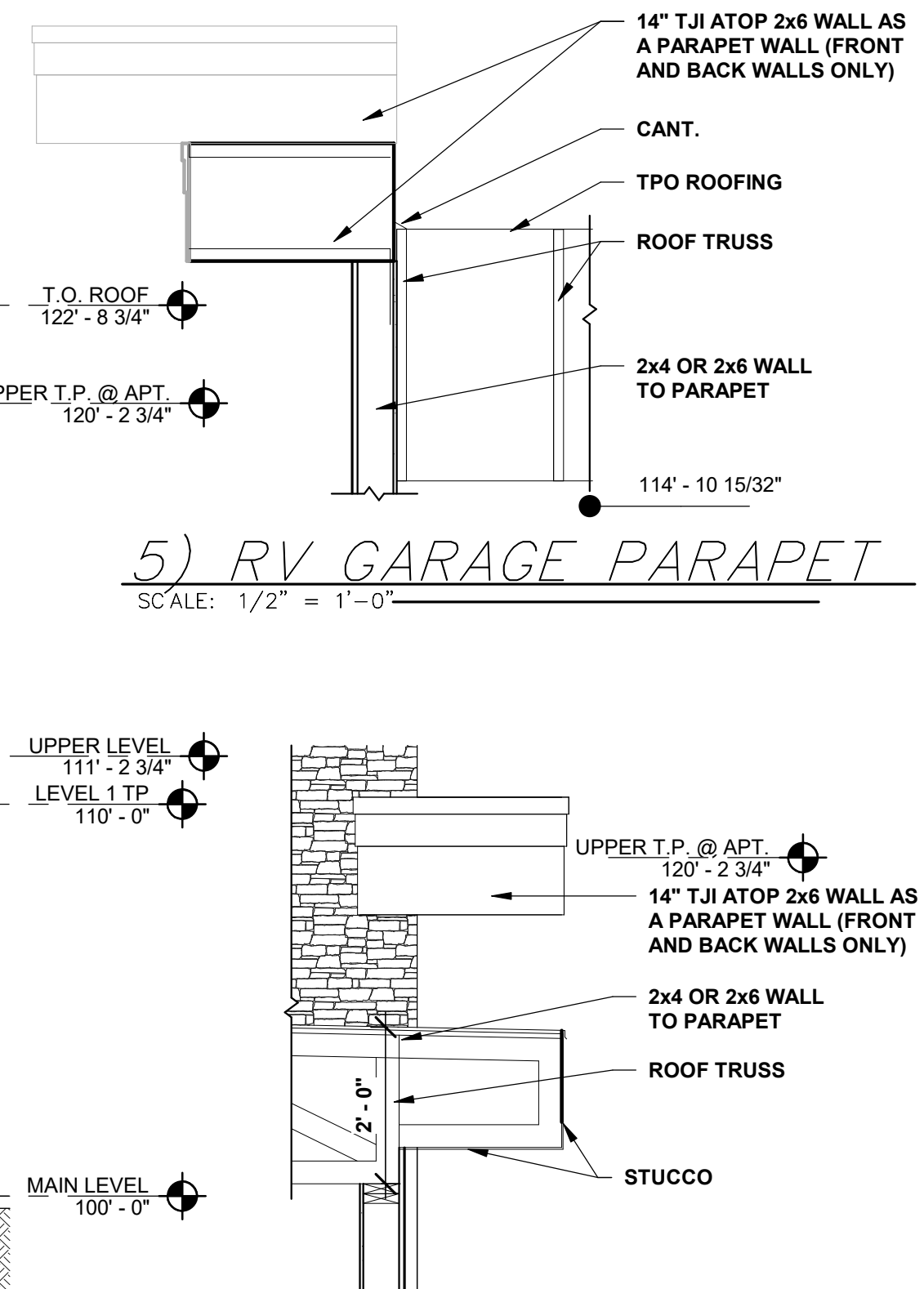
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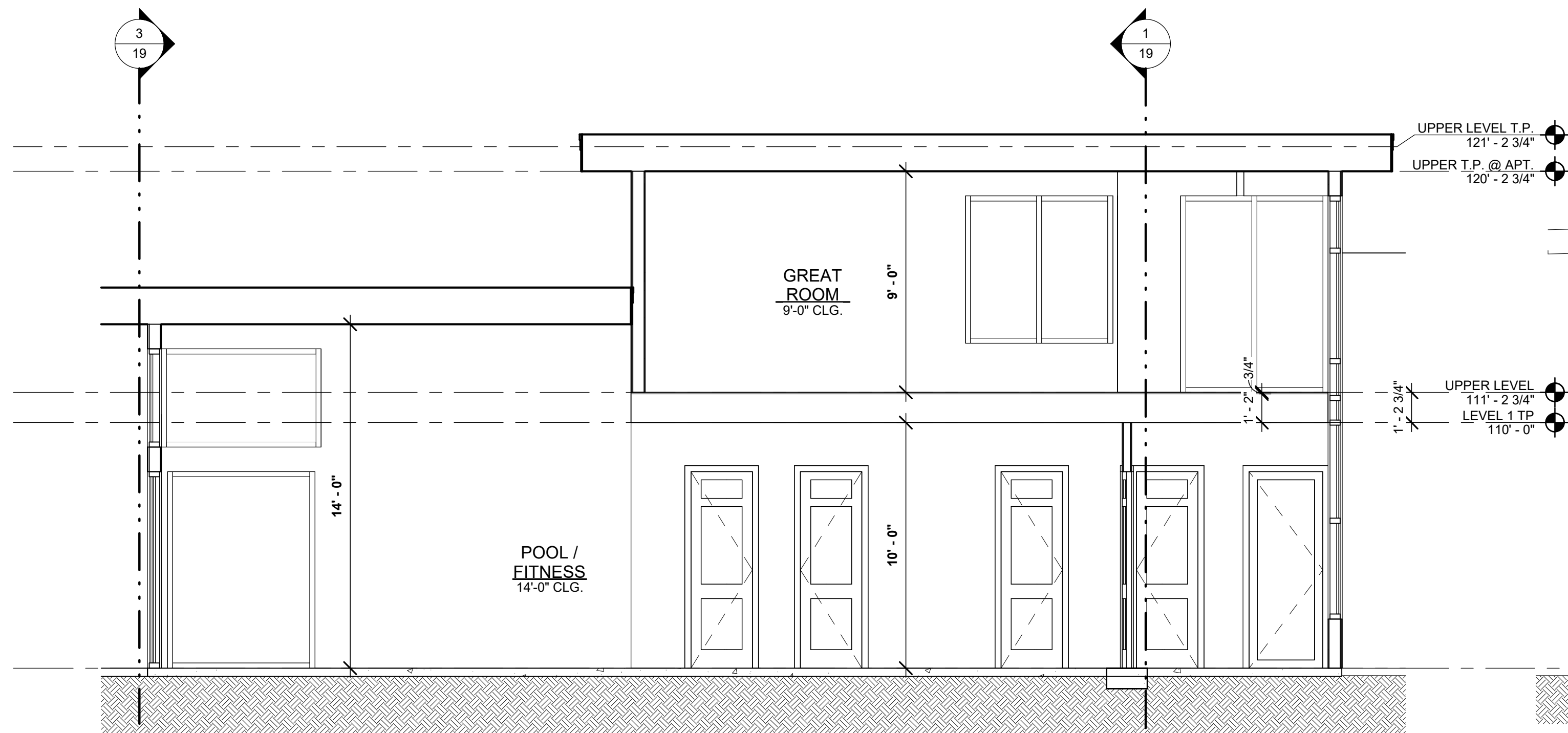


SECTION 3
SCALE: 1/4" = 1'-0"

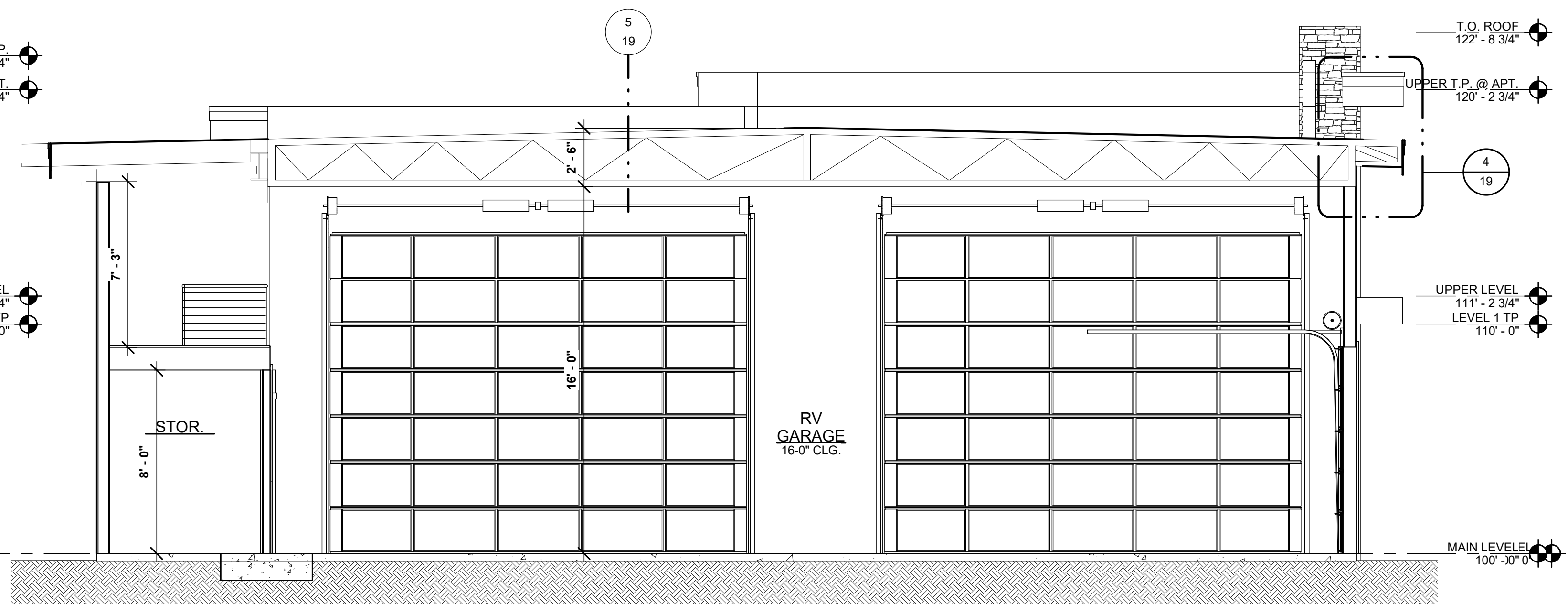


5) RV GARAGE PARAPET
SCALE: 1/2" = 1'-0"

4) RV GARAGE ROOF
SCALE: 1/2" = 1'-0"



SECTION 4
SCALE: 1/4" = 1'-0"



RV GARAGE SECTION
SCALE: 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
 - THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED).
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFER, GROOVES, INSERTS, ETC.
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN).
 - FLOOR AND ROOF FINISHES.
 - STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
 - DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
 - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
 - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
 - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
 - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND / OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- DESIGN LIVE LOADS: (UNLESS LOCAL CODE DESIGNATES OTHERWISE)
 - ROOF (slopes equal to or greater than 4:12) ----- 40 PSF
 - ROOF (slopes less than 4:12) ----- 40 PSF
 - FLOOR ----- 40 PSF
- WIND LOAD = 115 MPH (3 SEC. GUST) EXPOSURE: C
- SEISMIC: SECTION 1615, CAT. D

FOUNDATIONS & EXCAVATIONS

- FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 1,500 PSF (ASSUMED)
- CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
- FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
- FOOTING BACK FILL AND UTILITY TRENCH BACK FILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- PREPARATION OF SOILS BENEATH BUILDING FOOTINGS AND FLOOR SLABS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

CONCRETE

- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATINS.
- REINFORCED CONCRET DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-08.
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)
SLABS ON GRADE	2,500
FOOTINGS	2,500
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE "V" WHERE IN CONTACT WITH SOIL AND TYPE "II" ELSEWHERE.
- AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
- CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.
- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:

CONCRETE POURED DIRECTLY AGAINST EARTH	3" CLEAR
FORMED CONCRETE WITH EARTH BACKFILL	2" CLEAR
- ALL REINFORCEMENT BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- MODULES OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
- SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00040 INCHES/INCH.

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
- REBAR SPLICES ARE TO BE: CLASS "C" IN CONCRETE, 52 BAR DIAMETERS IN C.M.U. (UNLESS NOTED OTHERWISE).
- REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

STRUCTURAL STEEL

- ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 (Fy = 50,000 PSI).
- ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B.
- ALL ANCHOR BOLTS SHALL BE A307 (UNLESS NOTED OTHERWISE).
- ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE ASTM A325 (UNLESS NOTED OTHERWISE)
- ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OR NOTES.
- ALL WELDING SHALL BE DONE USING E70 SERIES (LOW HYDROGEN RODS) AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STANDARDS.

LUMBER

- FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH (NORTH) NO. 2 GRADE FOR 4x, NO. 1 GRADE FOR 6x, AND STUD GRADE FOR 2x (UNLESS NOTED OTHERWISE).
- BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
- 3 X 3 SLOTTED WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND PLACED AT INTERVALS NOTED.
- DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THRU SILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
- APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
 - FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM.
 - FOR FLOOR JOIST MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
- NAILING SCHEDULE PER 2009 EDITION OF THE INTERNATIONAL BUILDING CODE, (UNLESS NOTED OTHERWISE).

GLUE LAMINATED MEMBERS

GLUE-LAMINATED BEAMS SHALL BE 24F-V8 AND HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2400 PSI, Fv = 165 PSI, Fc (PERPENDICULAR) = 450 PSI, E = 1,800,000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND WCCA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. MOISTURE CONTENT SHALL BE LIMITED RO 12% OR LESS.

WOOD TRUSSES

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER (UNLESS NOTED OTHERWISE). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.C.B.O. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

PLYWOOD

ALL PLYWOOD SHALL BE C-D EXTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF PLYWOOD WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, USING A MINIMUM OF 5 PLY PLYWOOD. STAGGER JOINTS. ALL NAILING TO BE DONE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE SPAN / INDEX RATIO AND SHALL BE NAILED AS SHOWN ON THE PLANS.

AT ALL LOCATIONS ON DRAWINGS WHERE PLYWOOD IS INDICATED, CONTRACTOR MAY SUBSTITUTE ORIENTED STRAND BOARD AS AN ALTERNATE. ORIENTED STRAND BOARD SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION STRUCTURAL USE PANELS QUALITY ASSURANCE POLICY AND ALL SHEETS SHALL BE MARKED WITH THE APA VALIDATION MARK. ALL THICKNESSES AND NAILING OF ORIENTED STRAND BOARD SHALL BE AS SHOWN ON DRAWINGS FOR PLYWOOD. THE SPAN INDEX SHALL BE AS SHOWN FOR PLYWOOD.

ROOF DIAPHRAGM:

USE 7/16" (24/16) APA RATED OSB SHEETING, NAILED W/ 8d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C. (W/ H-CLIPS)

FLOOR DIAPHRAGM:

USE 3/4" APA RATED OSB T & G SHEETING, NAILED AND GLUED W/ 10d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 10d NAILS @ 12" O.C.

BEARING WALL SCHEDULE:

HEIGHT	MINIMUM STUD FRAMING
0' TO 10'	2 x 4's @ 16" O.C. (Block @ Mid Point)
10' TO 12'	2 x 4's @ 12" O.C. (Block @ Mid-Point)
12' TO 14'	2 x 6's @ 16" O.C. (Block @ 1/3 Points)
14' TO 16'	2 x 6's @ 12" O.C. (Block @ 1/3 Points)
16' TO 18'	2 x 8's @ 12" O.C. (Block @ 1/4 Points)
WALLS TALLER THAN 18' AND/ OR WALLS WITH LARGE OPENINGS TO BE SPCIFIED BY ENGINEER.	

OVERFRAMING SCHEDULE:

SPAN	FRAMING MEMBERS
0' TO 8'	2 x 6's @ 24" O.C.
8' TO 10'	2 x 8's @ 24" O.C.
10' TO 12'	2 x 10's @ 24" O.C.
12' TO 14'	2 x 12's @ 24" O.C.
FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2 x 6 RAFTER, USE A 2 x 8 FOR RIDGE & HIP BEAMS)	

FRAMING NOTES:

- ALL WOOD BEAMS, JOISTS AND COLUMNS SHALL BE NUMBER 2 GRADE LUMBER OR BETTER. ALL GLUE LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM BENDING STRESS OF 2,400 PSI.
- PROVIDE SOLID BLOCKING AT FULL DEPTH OF JOISTS AT ENDS AND AT EACH SUPPORT OF JOISTS. PROVIDE SOLID BLOCKING AT BEARING ENDS OF TRUSSES.
- LAMINATED BUILT-UP BEAMS OF 2 x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 12" O.C. TOP AND BOTTOM. USE (2) 20d COMMON NAILS AT ALL SUPPORTS.
- ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING.
- TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS OF 33lbs. LIVE AND 17lbs. DEAD PER SQ. FT.
- PROVIDE FIRE BLOCKING IN ANY STUD CAVITY GREATER THAN 8'-0".
- PROVIDE SIMPSON H1's AT 24" O.C. ON BEARING ENDS OF TRUSSES.
- PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
- PROVIDE CROSS BRIDGING IN SPANS GREATER THAN 8'-0".
- PROVIDE GABLE AND END TRUSSES AS REQUIRED.
- FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES AND CEILING RAFTERS AS PER PLAN.
- ALL WOOD BEAMS AND HEADERS SHALL BEAR ON A MINIMUM OF (2) CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
- ALL HEADERS TO BE (2) 2 x 8's MIN. (U.N.O.)

EQUIVALENT FASTENERS SCHEDULE:

COMMON NAIL SPACING		EQUIVALENT SPACING OF APPROVED FASTENERS				
		STAPLES			NAILS/ T-NAILS	
8d @	GAUGE	16	15	14	113	131
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1/2"
	3"	2"	2 1/2"	3"	2 1/2"	3"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	3"	1 1/2"	2"	2"	2"	2 1/2"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADING.

SHEARWALL SCHEDULE

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
	15/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
	15/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

- PLYWOOD SHALL BE STRUCTURAL II, CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
- ANCHOR BOLTS SHALL BE ASTM A307, 5/8"- x 10" LONG, WITH A MINIMUM EMBEDMENT OF 7" INTO CONCRETE FOUNDATION. (BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DWG.)
- MAXIMUM STUD SPACING 16" ON CENTER.
- PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
- PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
- 1 1/2" 16 GAGE (W/ 7/16" CROWN (MIN)) STAPLES INSTALLED W/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR , @ 3" O.C. FOR , & @ 2" O.C. FOR , STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS , , & .
- DOUBLE STUDS TO BE NAILED TOGETHER W/ 16d NAILS @ 8" O.C. STAGGERED ONE FACE
- PROVIDE PLATE WASHERS AT SHEAR WALLS PER AWC SDPWS SECTION 4.3.6.4.3.

HOLDOWN SCHEDULE:

	MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS		STHD8/8RJ	(24) 16d SINKERS	
		STHD10/10RJ	(28) 16d SINKERS	
		STHD14/14RJ	(38) 16d SINKERS	
		HTT5	(26) 16d COMMON	5/8"- THREADED ROD EPOXY INSTALLED IN A 3/4"- x 12" DEEP HOLE
		HDU11	(30) SDS 1/4" x 2 1/2" WOOD SCREW	1"- THREADED ROD EPOXY INSTALLED IN A 1 1/8"- x 18" DEEP HOLE
		HDU14	(36) SDS 1/4" x 2 1/2" WOOD SCREW	1"- THREADED ROD EPOXY INSTALLED IN A 1 1/8"- x 24" DEEP HOLE
UPPER TO LOWER WALL TIE ANCHORS		MST48	(34) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
		MST72	(48) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
		HDU8	(20) SDS 1/4 x 2 1/2" WOODSCREWS	7/8"- THREADED ROD BETWEEN FLOORS INSTALL ON 4x (MIN) POST @ BOTH FLOORS

- ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x OR A 4 x MEMBER.
- 'RJ' AFTER MODEL INDICATES STHD's FOR RIM JOIST APPLICATIONS. USE RJ MODELS @ ALL RIM JOIST APPLICATIONS
- USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE "HOLDOWN". HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
- FOUNDATION CONCRETE STRENGTH SHALL BE 2,500 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
- 16d SINKERS MAY BE REPLACED W/ 10d COMMON NAILS W/ NO REDUCTIONS (16d SINKERS = 0.148"- x 3 1/4" LONG, 10d COMMON = 0.148"- x 3"). 'GUN NAILS' MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
- REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2009 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
- ALL HOLDOWNS ON THIS SCHEDULE MAY NOT BE USED ON THIS PLAN.

Engineering West, L.L.C.



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STRUCTURAL NOTES

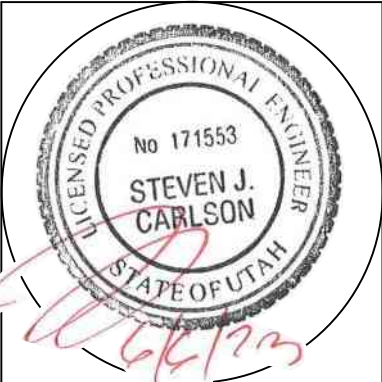
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REVISIONS:	
date:	rev. # :
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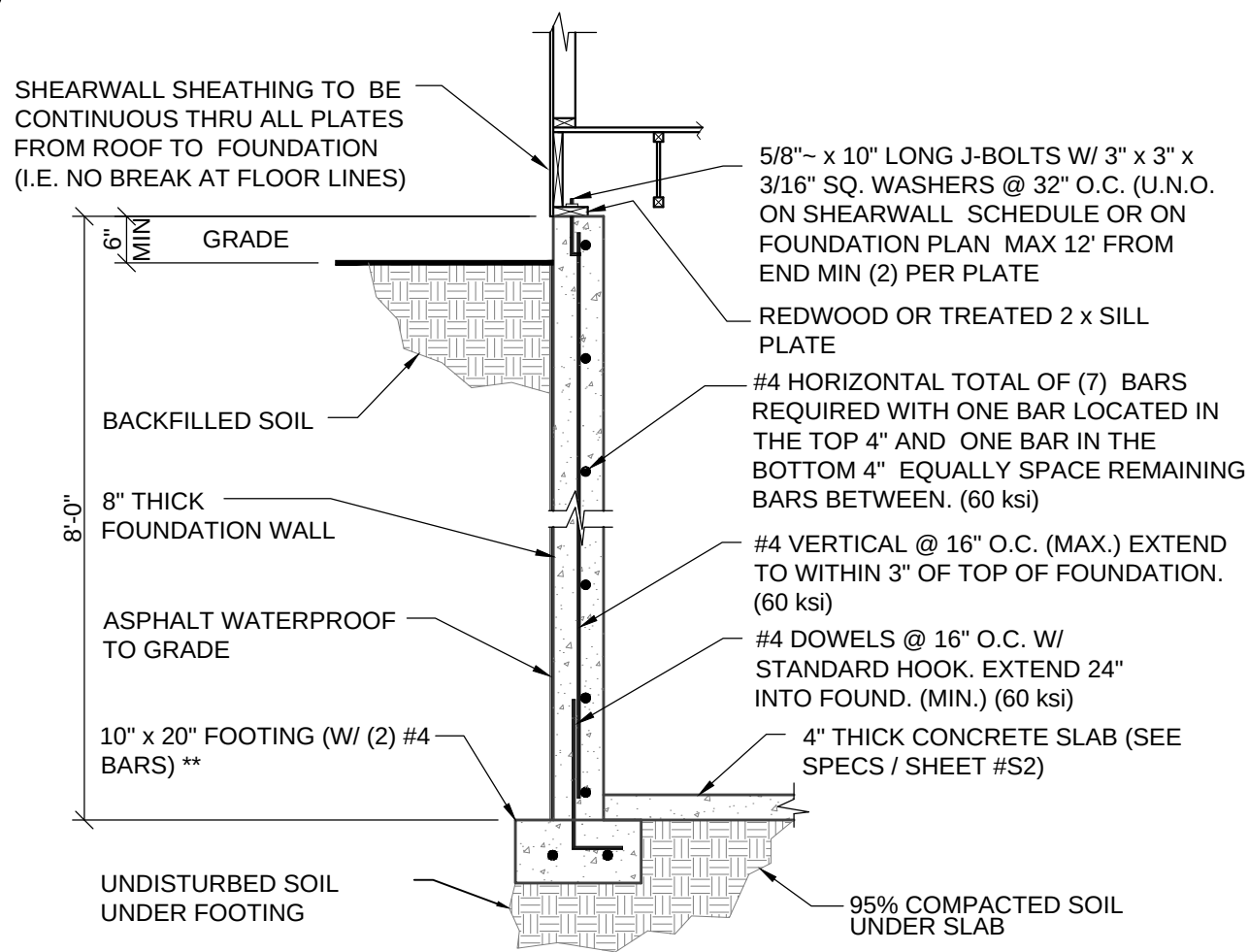
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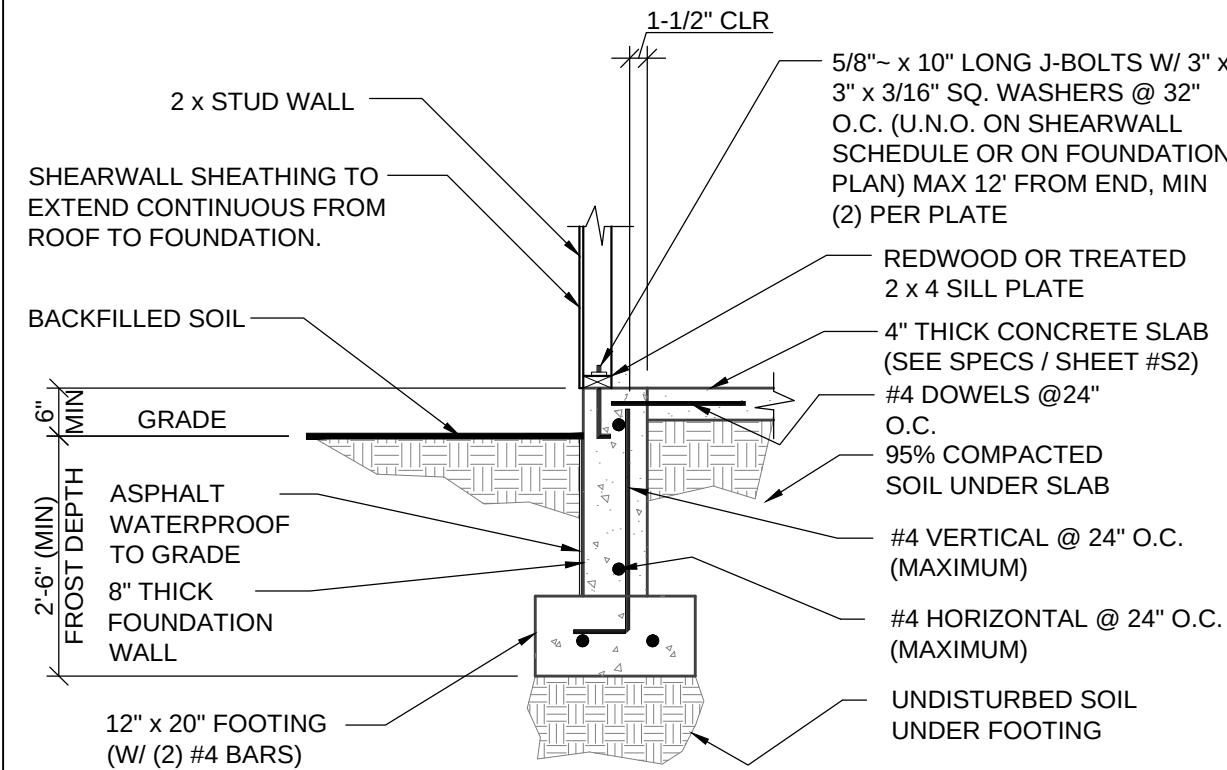


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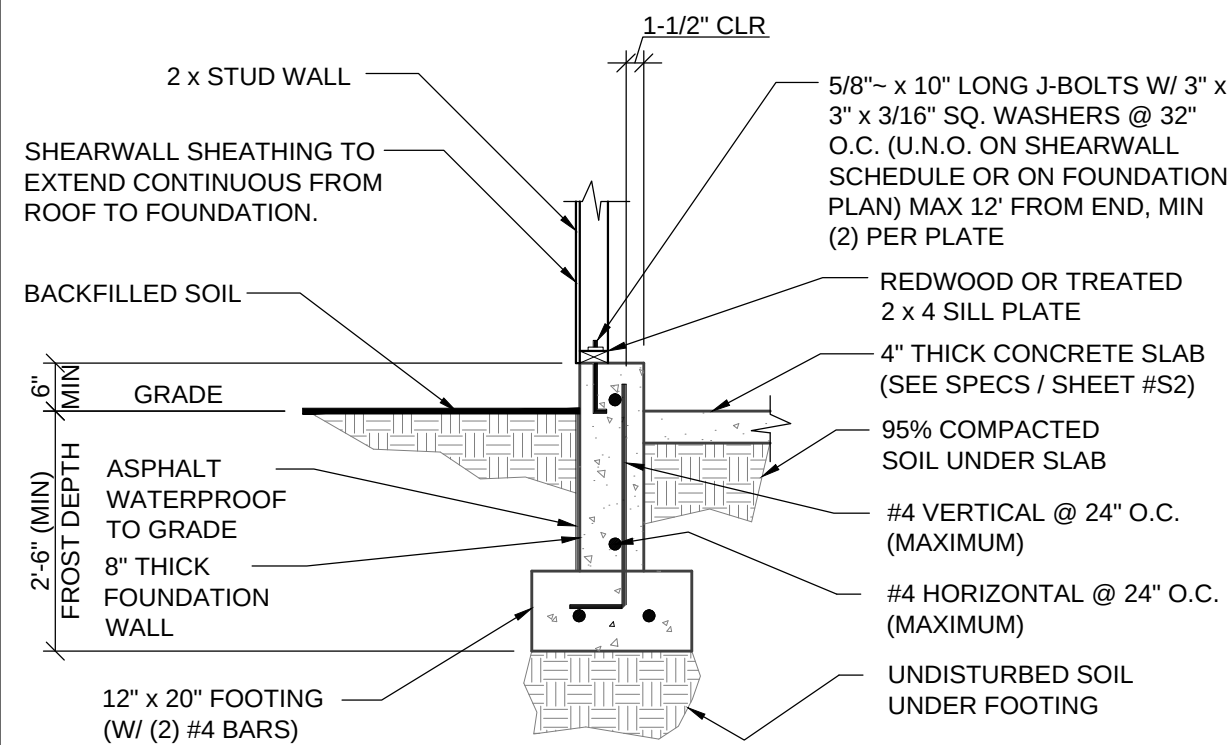
S1



F1
S2
SECTION THRU FOUNDATION
SCALE: NONE



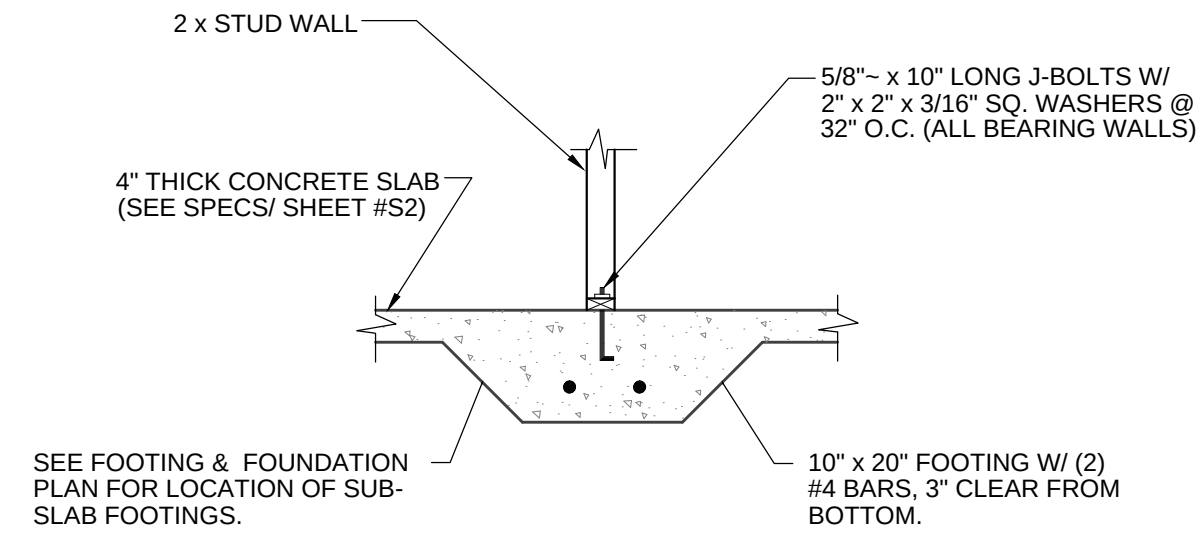
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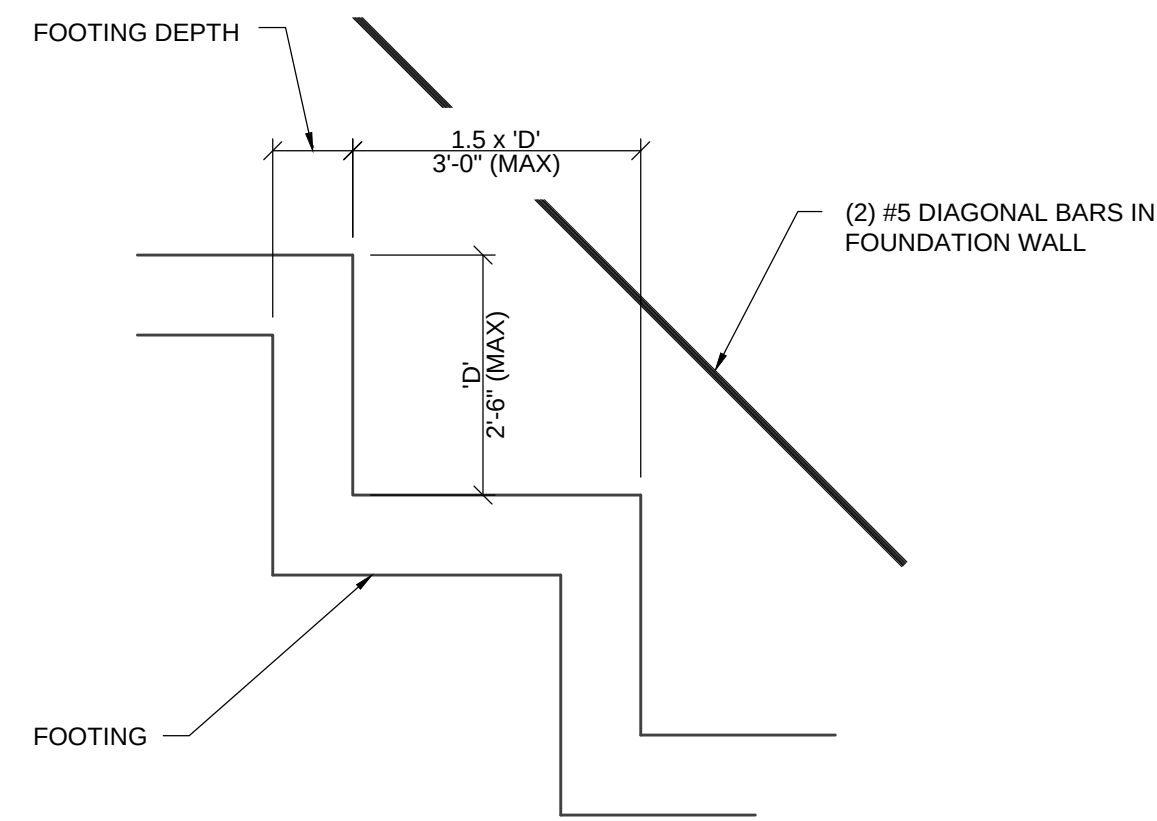
F3
S2
SECTION THRU FOUNDATION
SCALE: NONE

FOOTING & FOUNDATION NOTES:

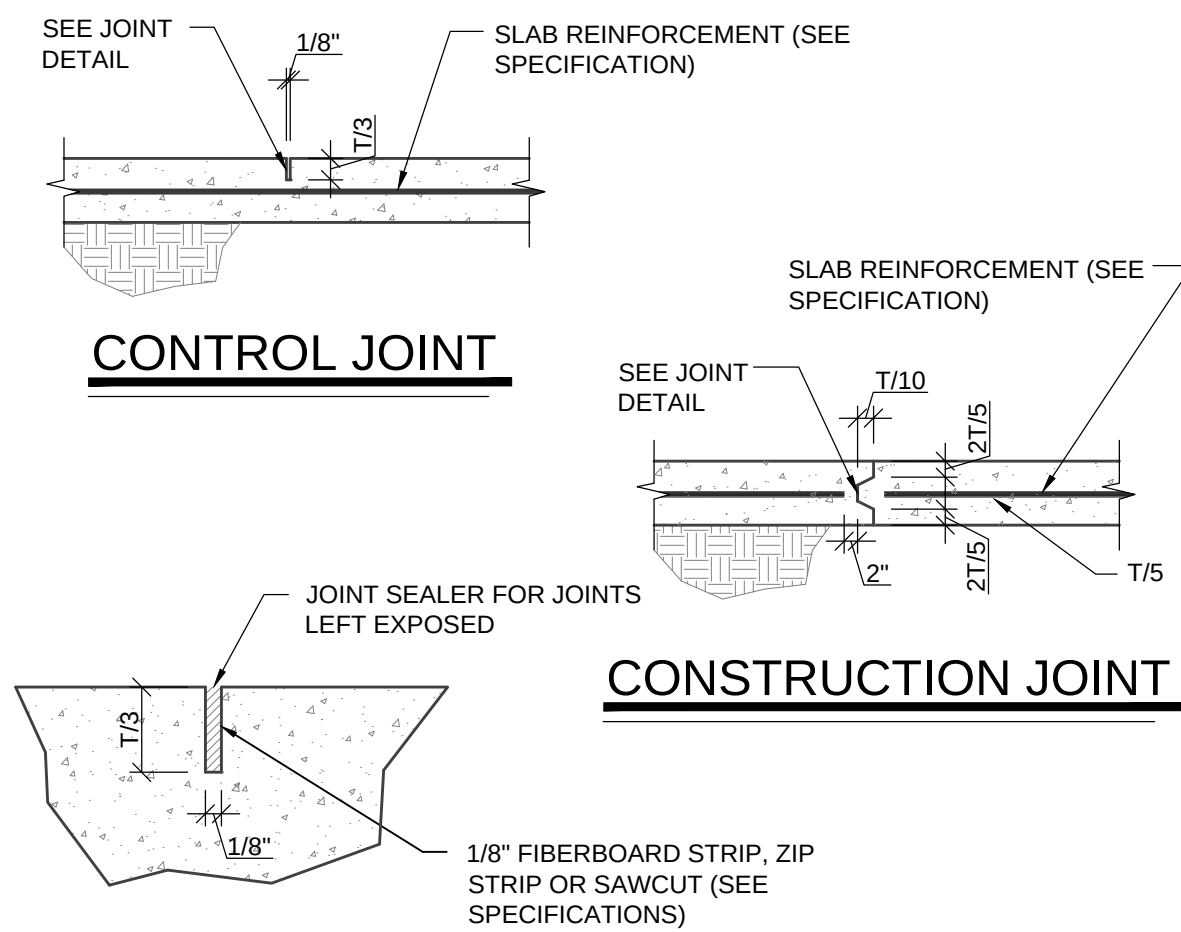
1. F- S INDICATES STEP IN FOOTING. SEE DETAIL F10. ACTUAL LOCATIONS TO BE DETERMINED BY CONTRACTOR. DETAIL F10 MAY BE USED WHERE SHALLOWER FOOTING IS DOWELED & KEYED TO LOWER FOUNDATION WHERE APPLICABLE.
2. FOUNDATION WALLS SHALL BE Laterally SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
3. SEE TYPICAL DETAILS AND GENERAL NOTES.
4. FOOTINGS TO BE A MINIMUM OF 12" BELOW NATURAL GRADE FOR GRUBBING PURPOSES.



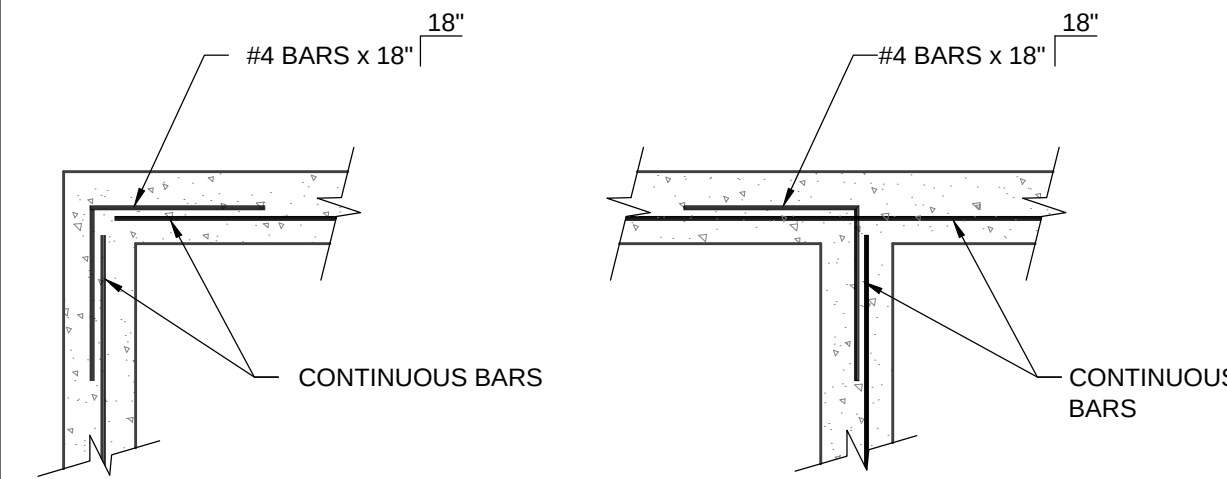
F4
S2
SECTION THRU SUB-SLAB FOOTING
SCALE: NONE



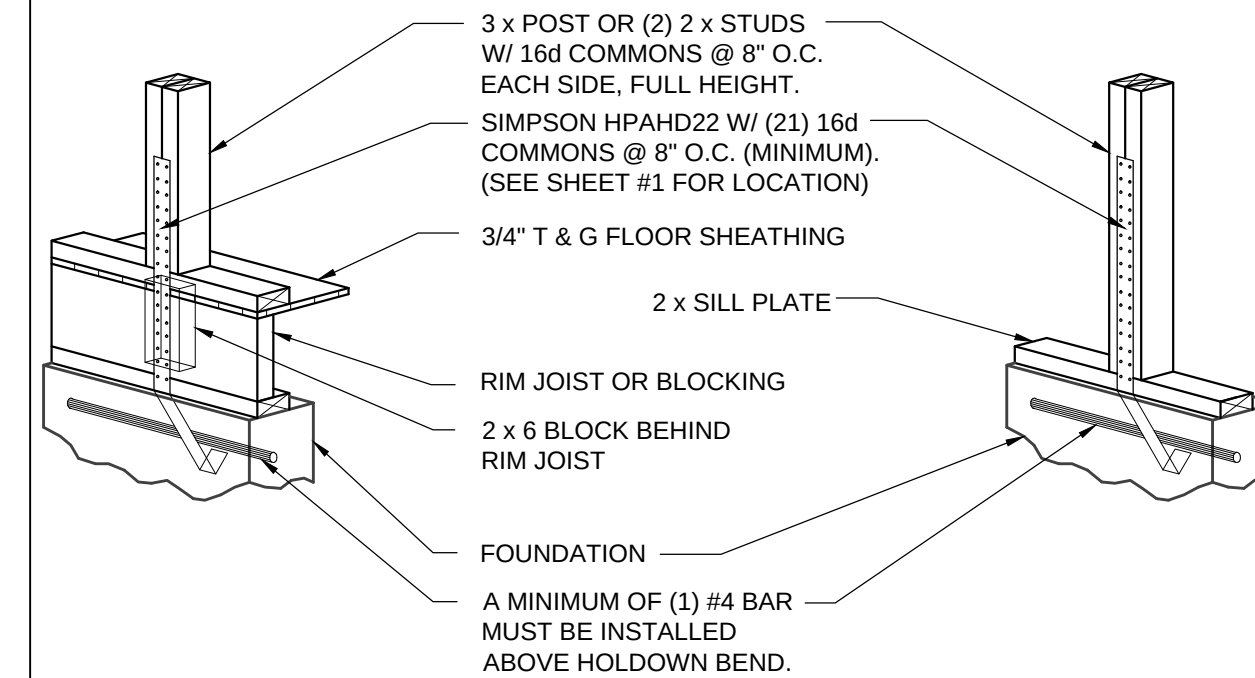
F5
S2
FOOTING STEP-DOWN DETAIL
SCALE: NONE



F6
S2
CONCRETE JOINT DETAILS
SCALE: NONE



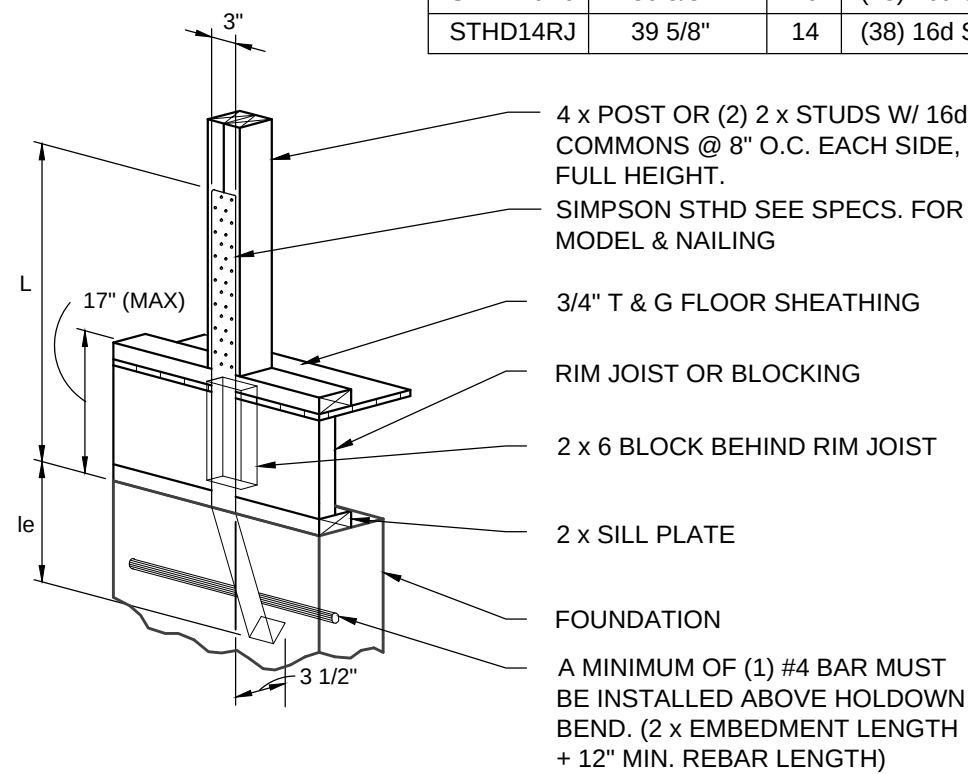
F7
S2
CORNER & INTERSECTION DETAILS
SCALE: NONE



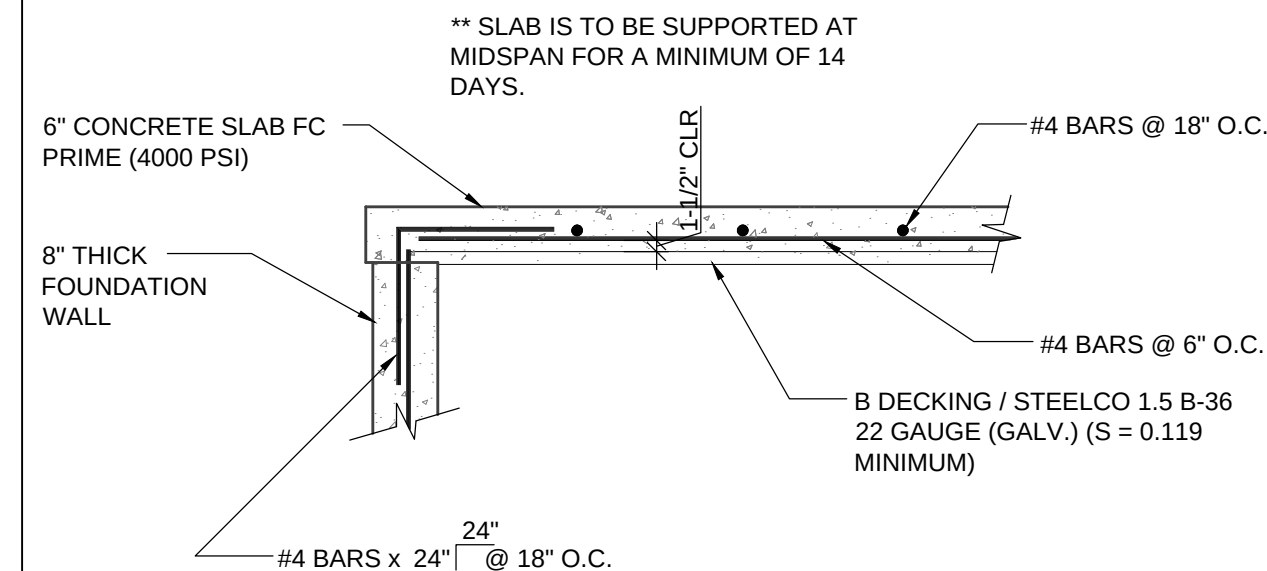
F8
S2
HOLDOWN DETAILS
SCALE: NONE

MODEL SPECS.

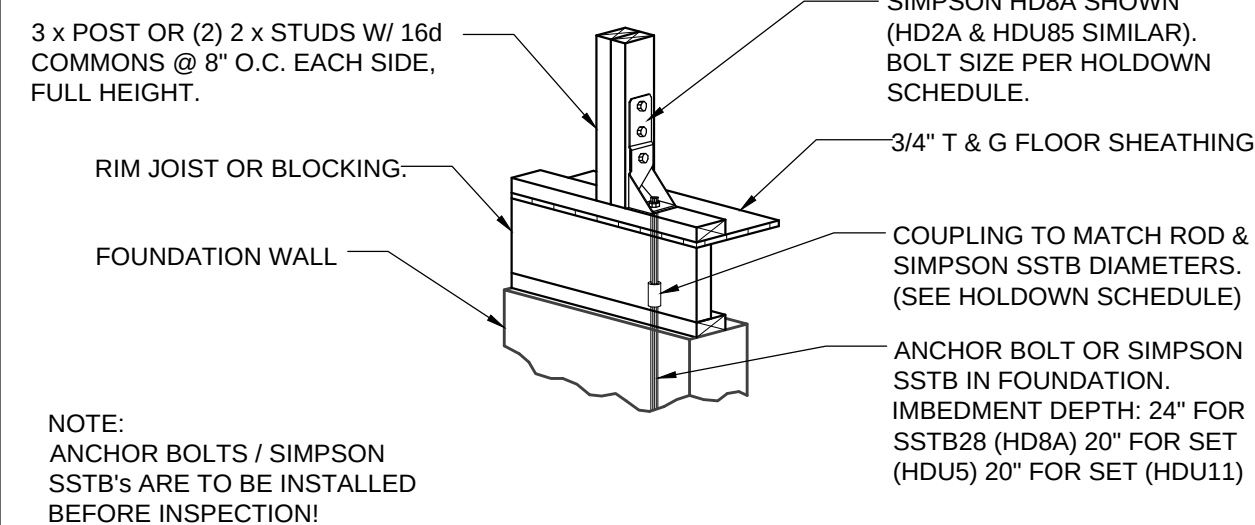
MODEL #	LENGTH (L)	(le)	NAILS
STHD8RJ	35 1/8"	8	(24) 16d SINKER
STHD10RJ	36 5/8"	10	(28) 16d SINKER
STHD14RJ	39 5/8"	14	(38) 16d SINKER



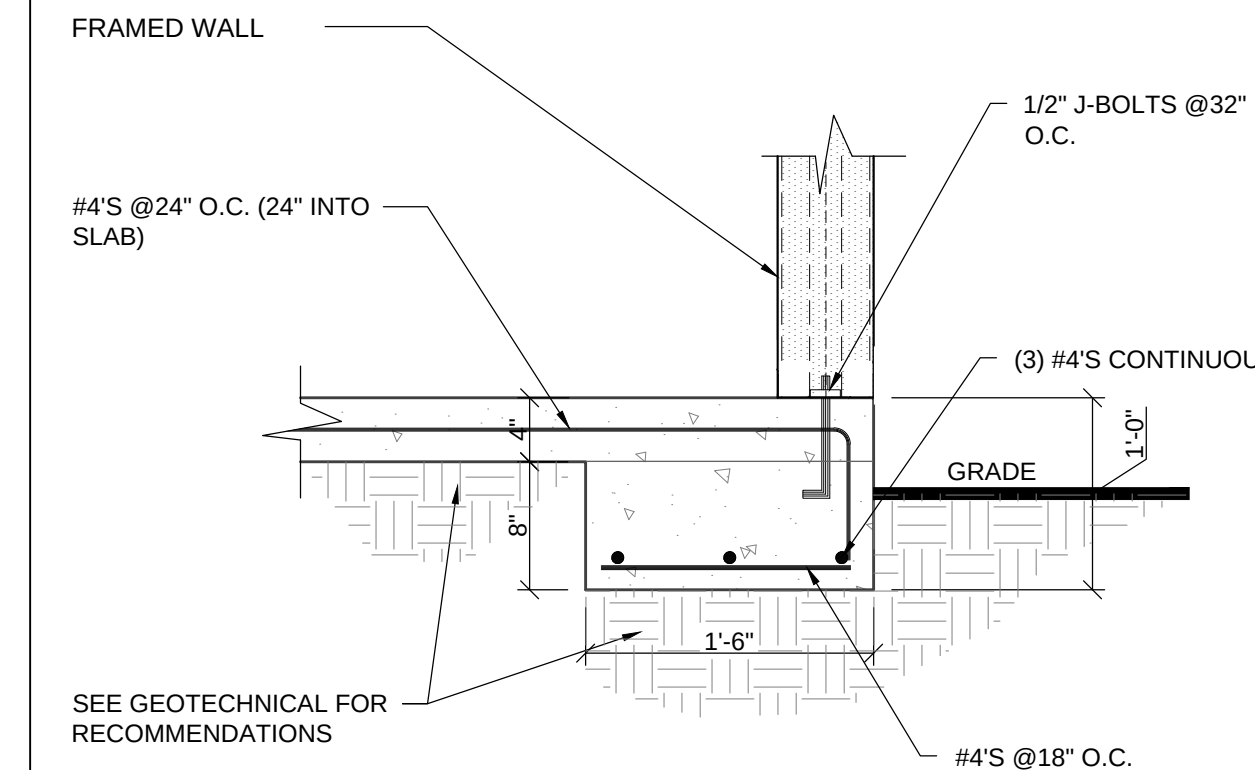
F9
S2
HOLDOWN DETAILS
SCALE: NONE



F10
S2
SUSPENDED SLAB DETAIL
SCALE: NONE



F11
S2
HOLDOWN DETAIL (HDU5 & HDU11 SIM)
SCALE: NONE



F12
S3
INTEGRATED SLAB/FOOTING DETAIL
SCALE: NONE

CONCRETE SECTIONS & DETAILS

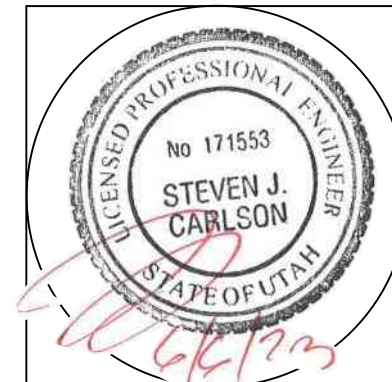
DICKEY RESIDENCE

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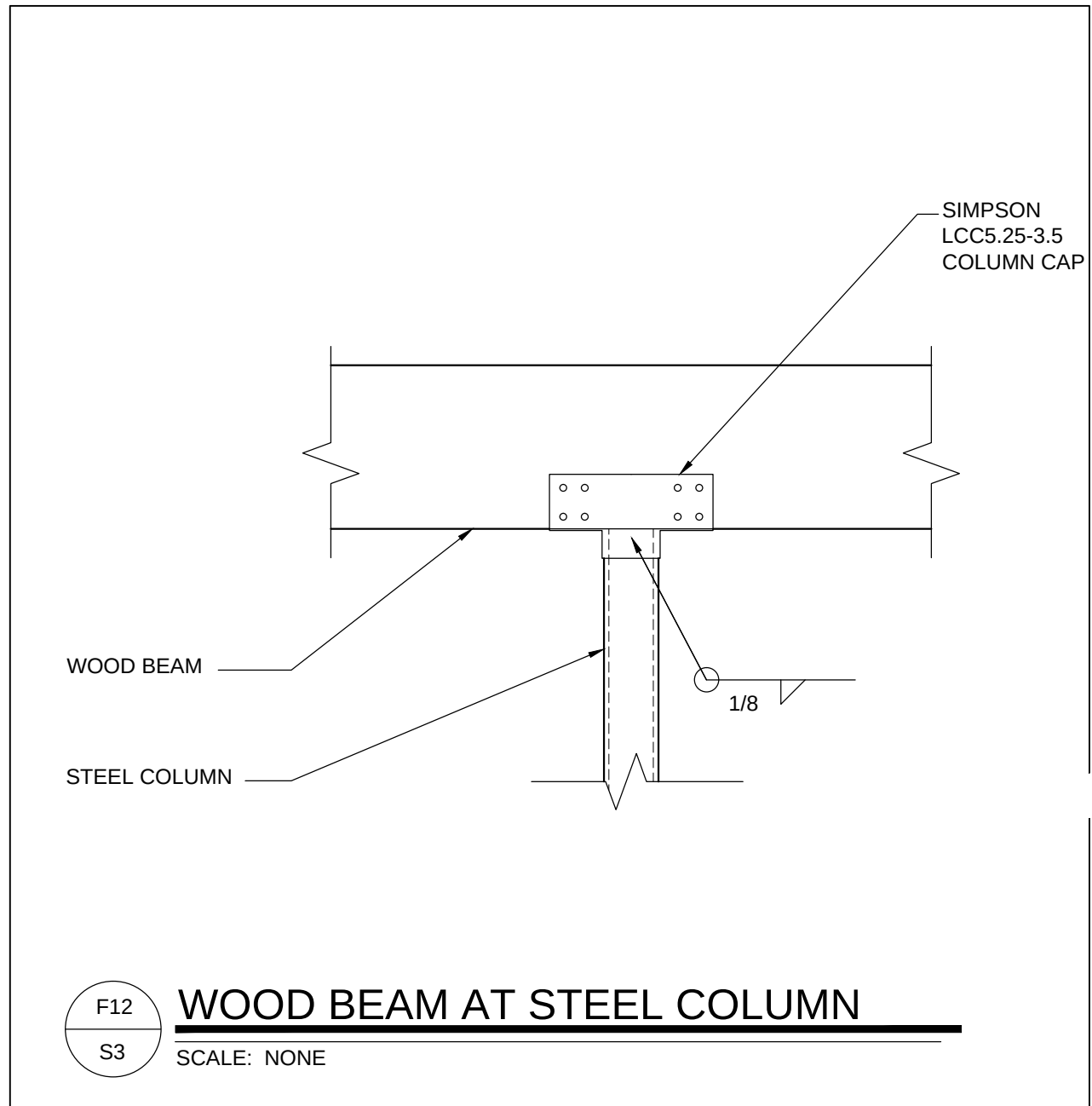
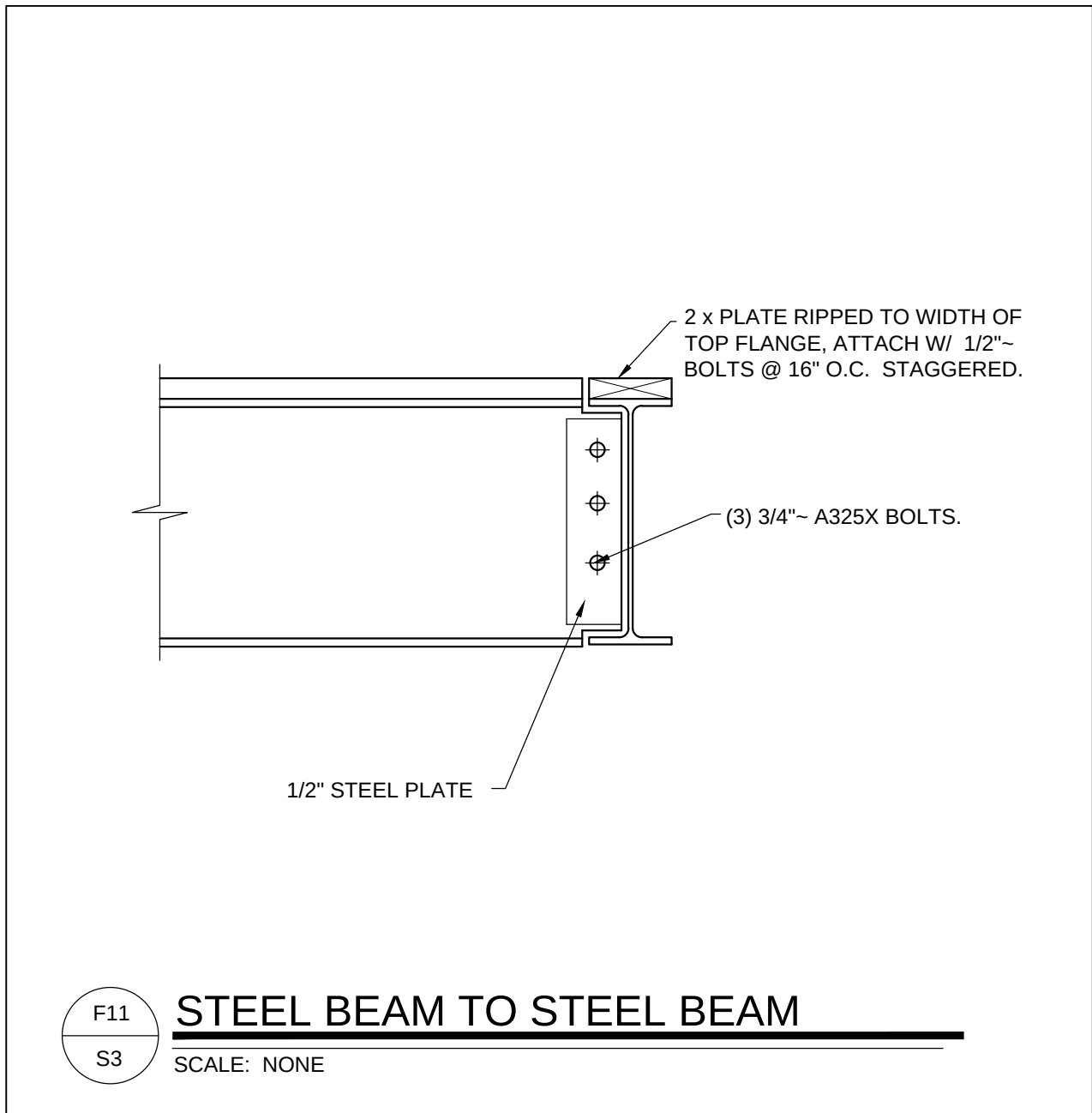
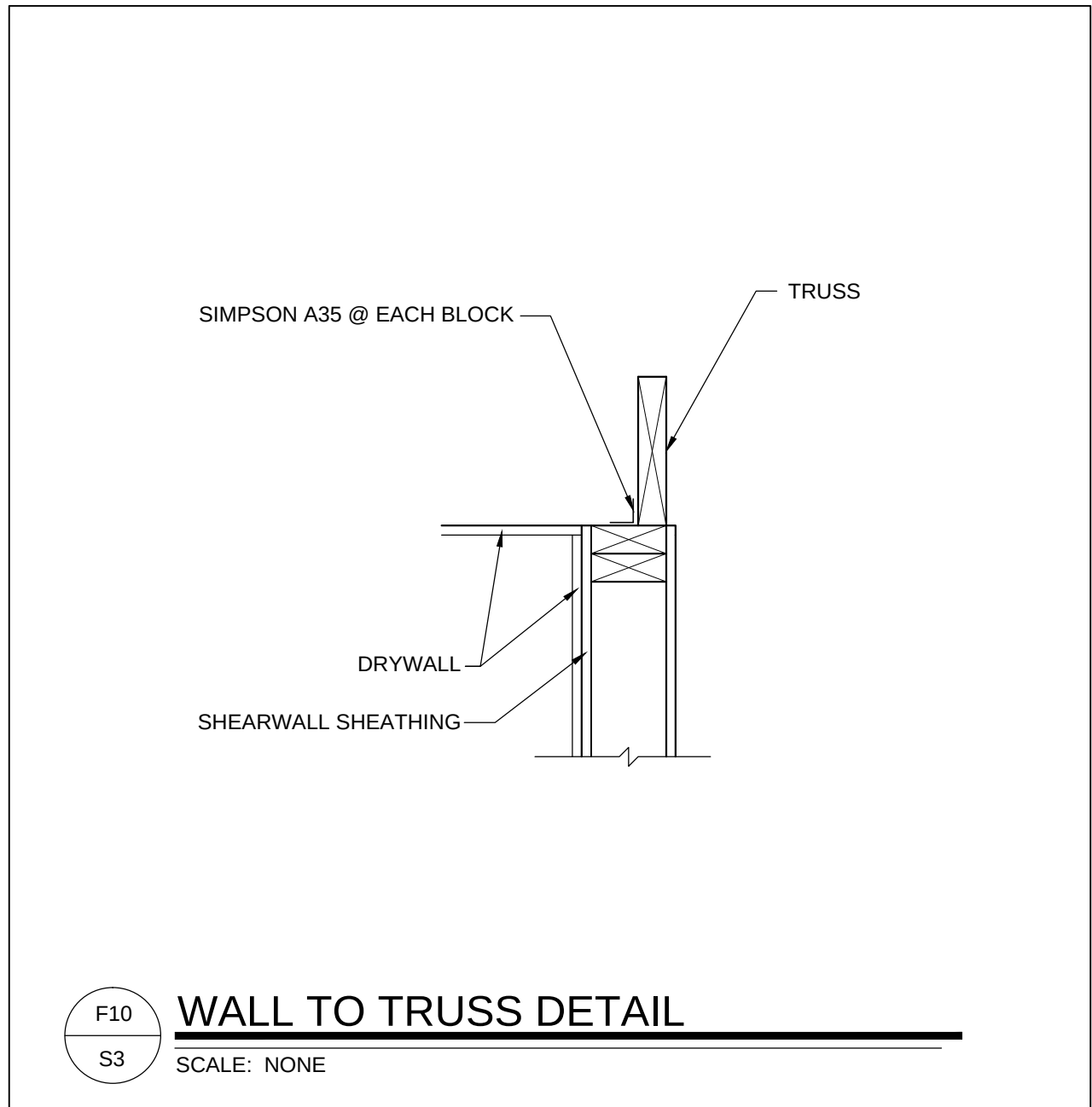
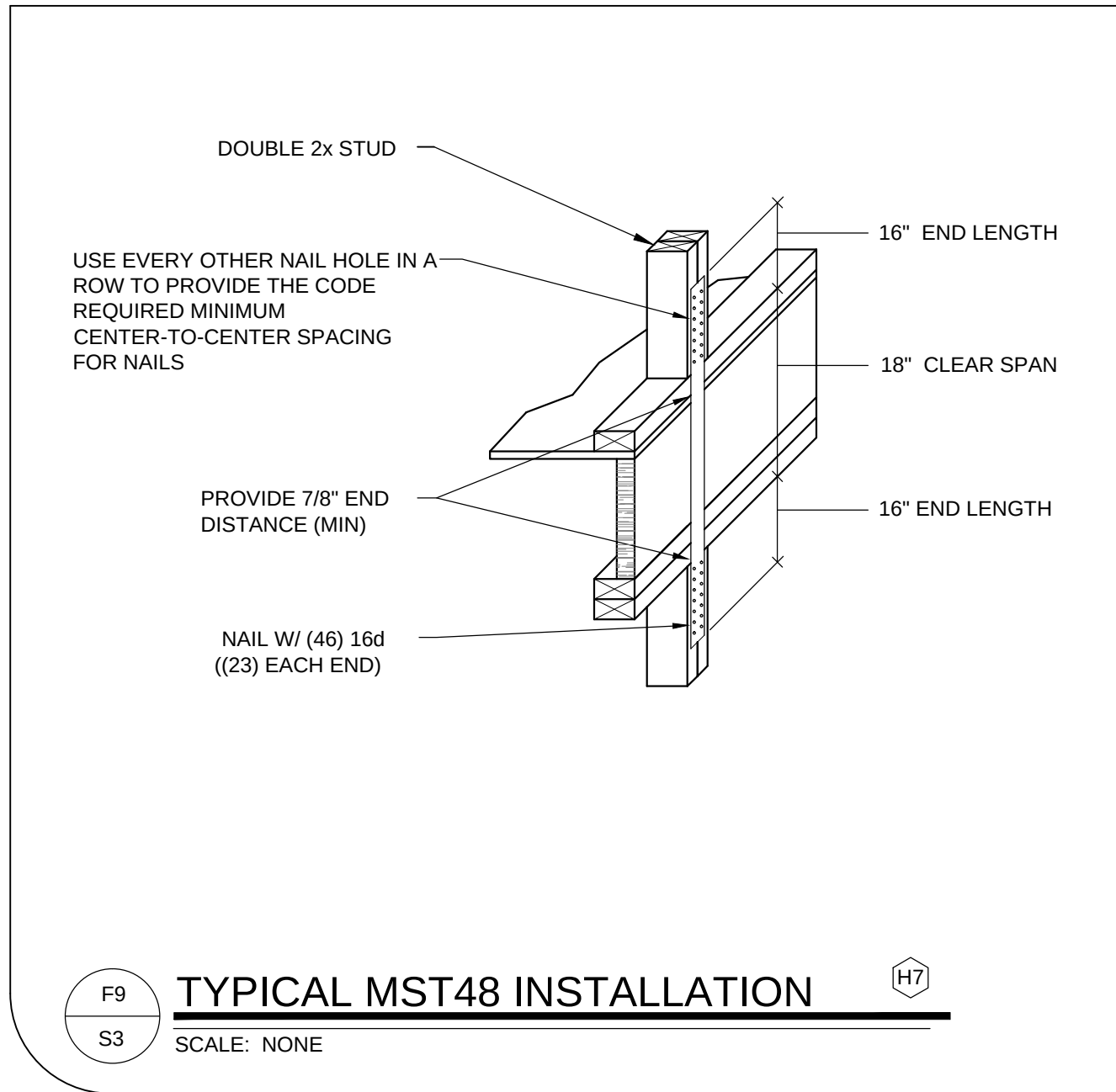
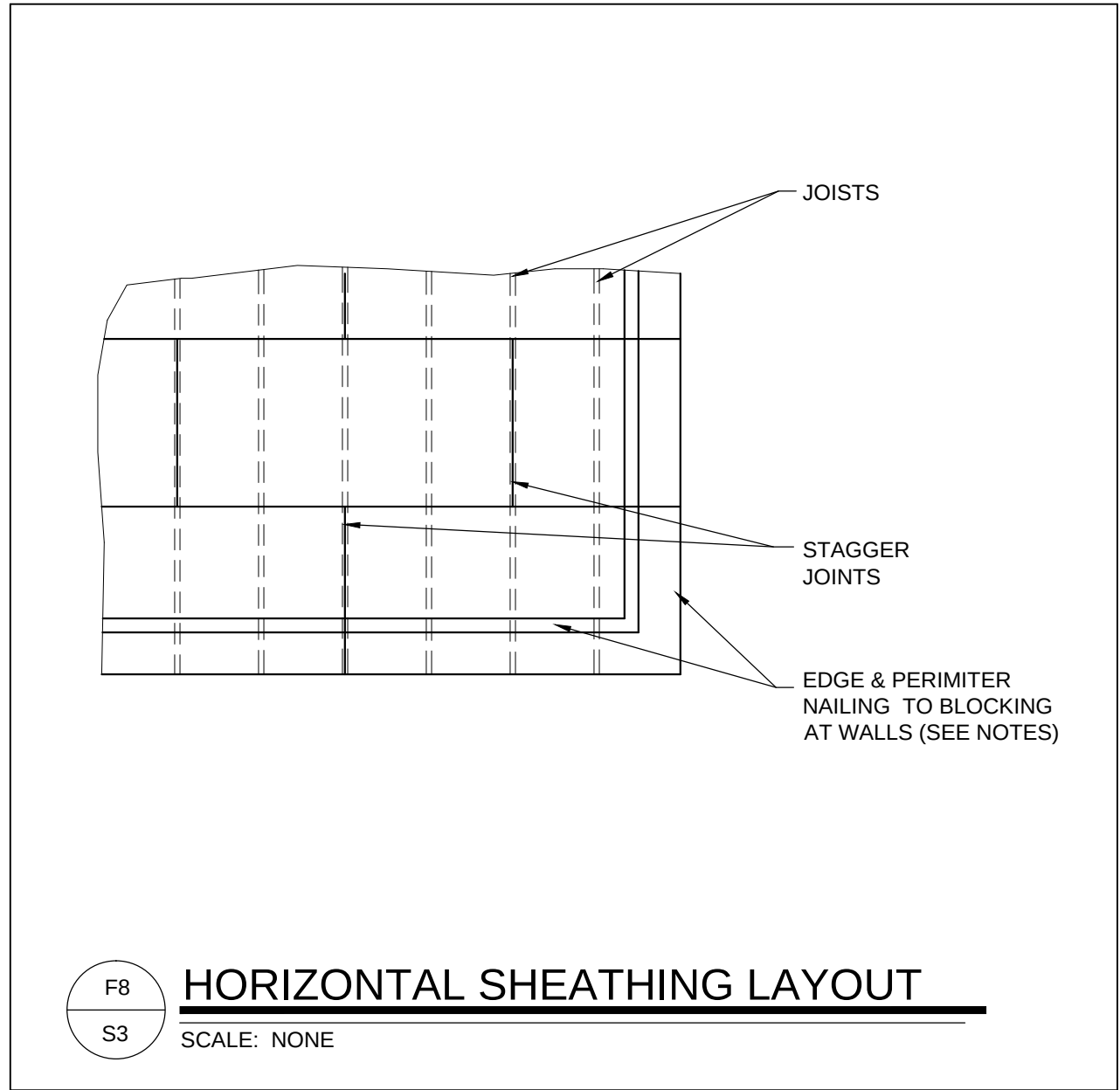
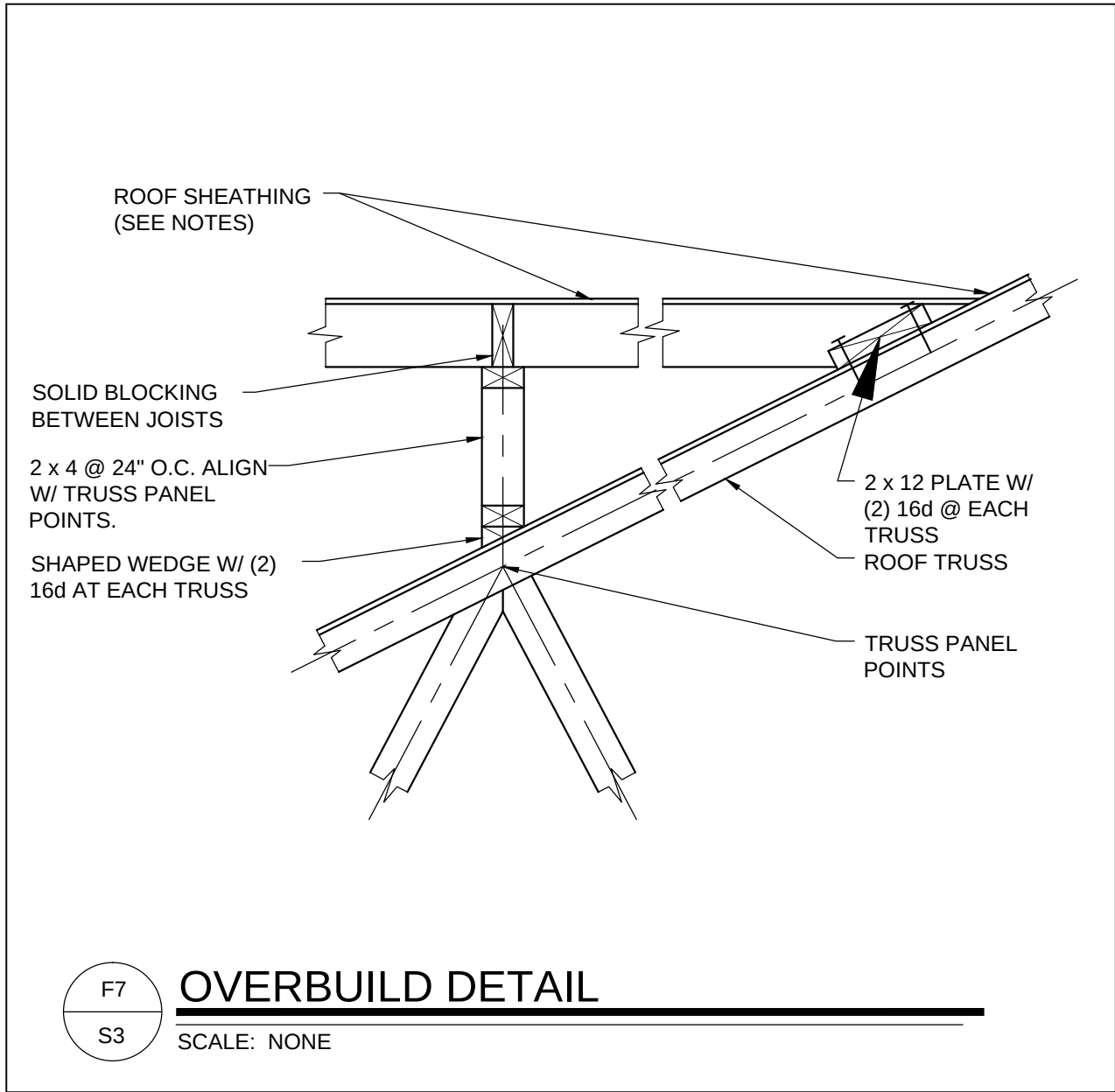
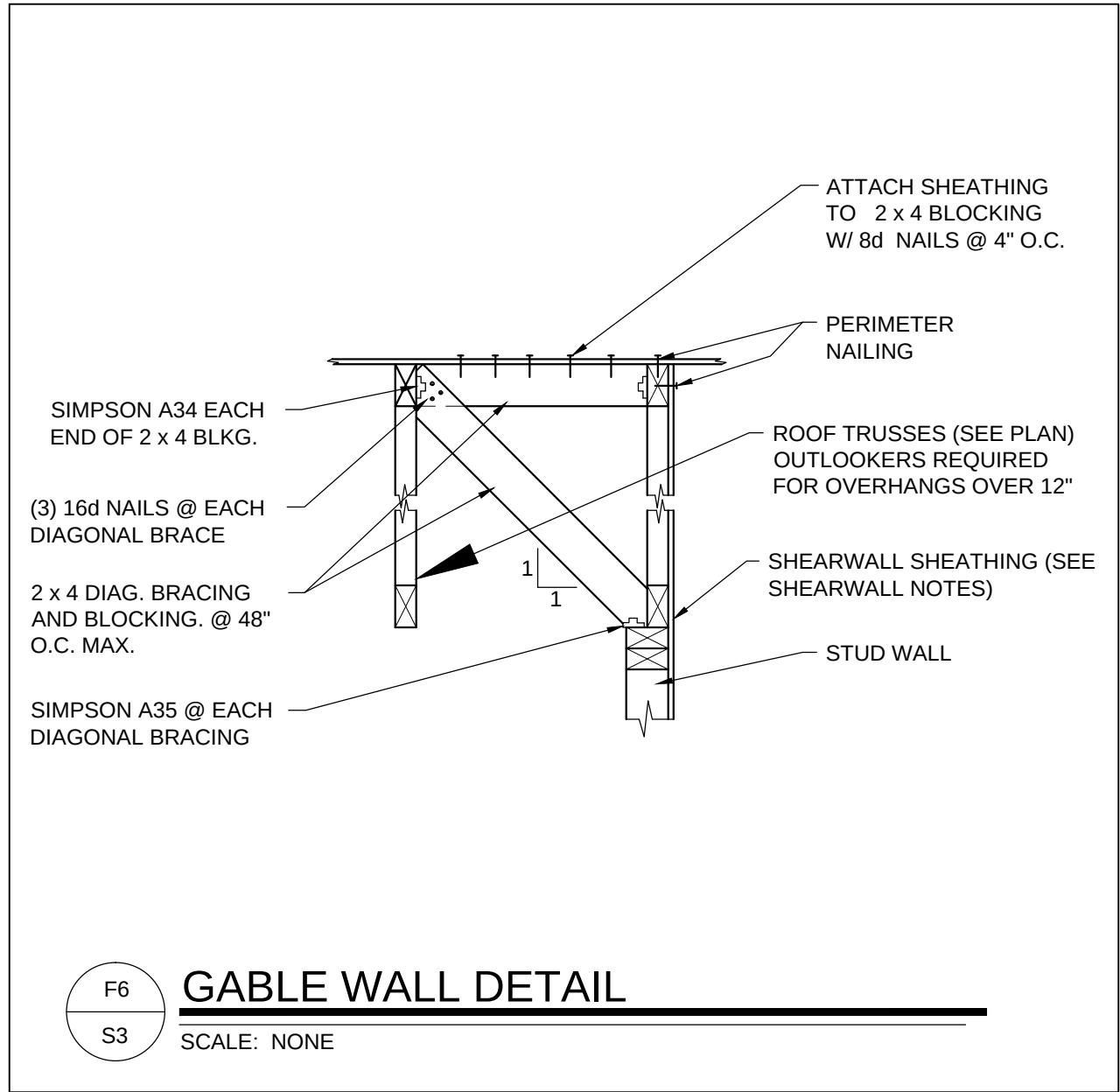
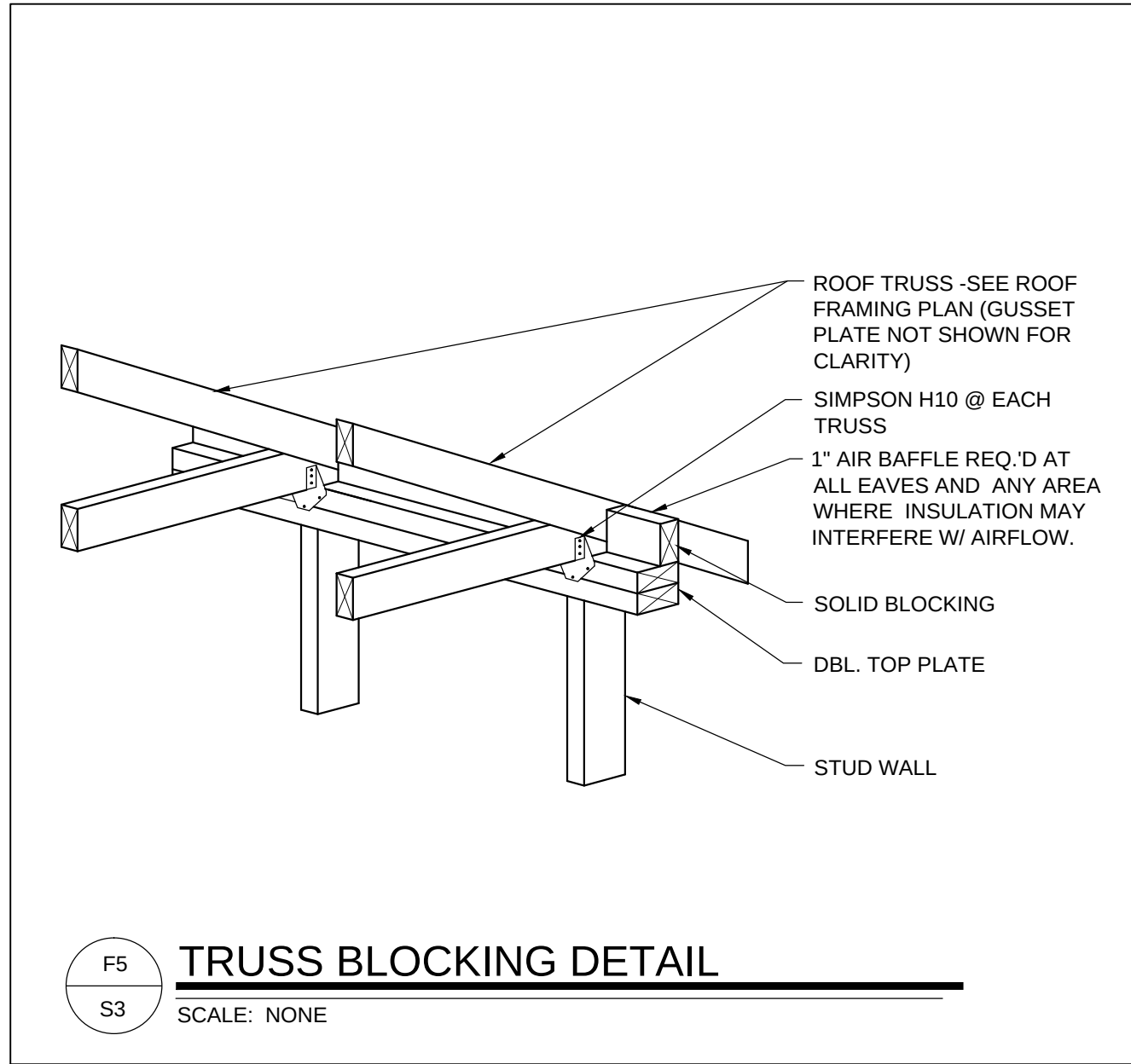
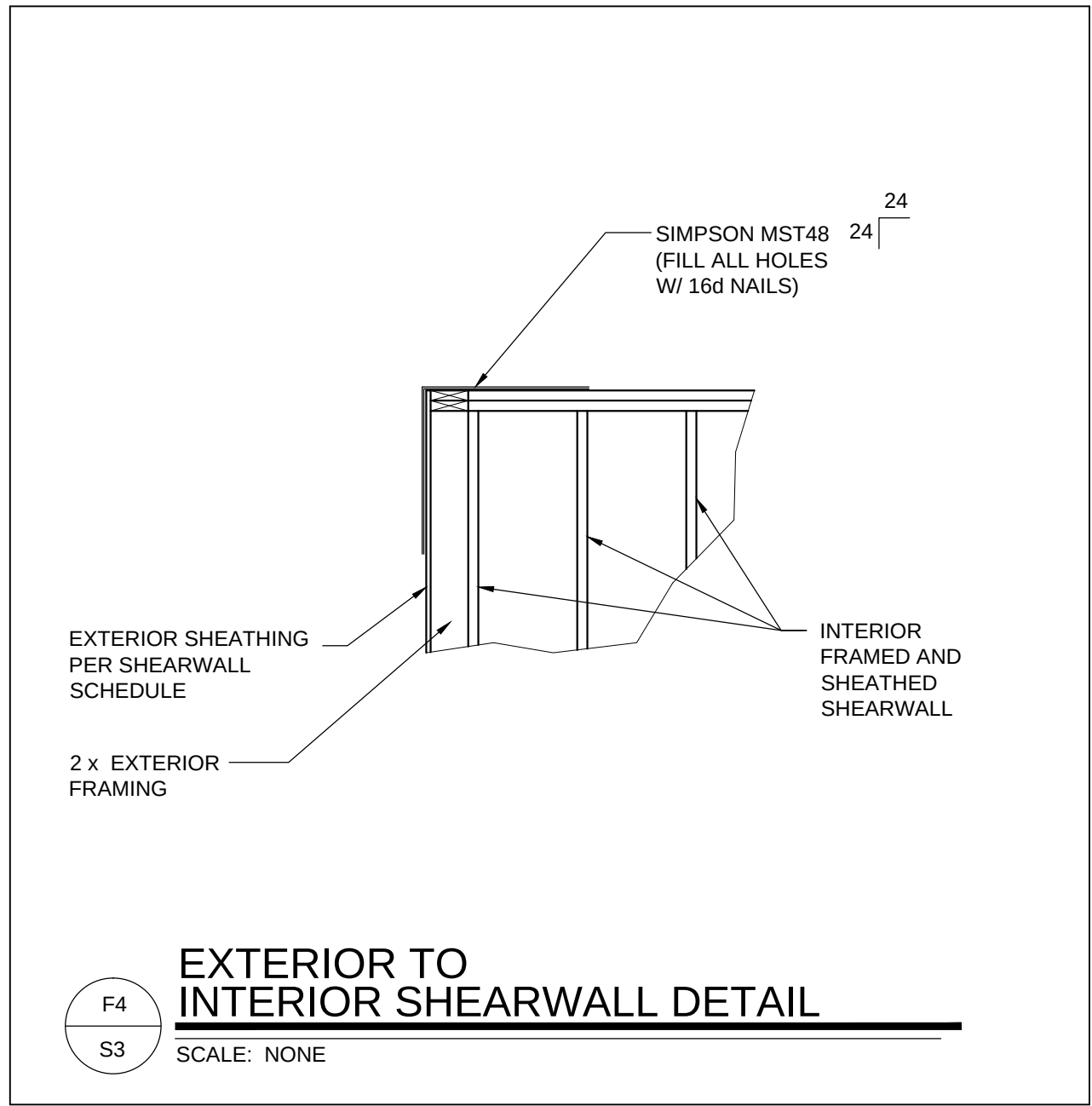
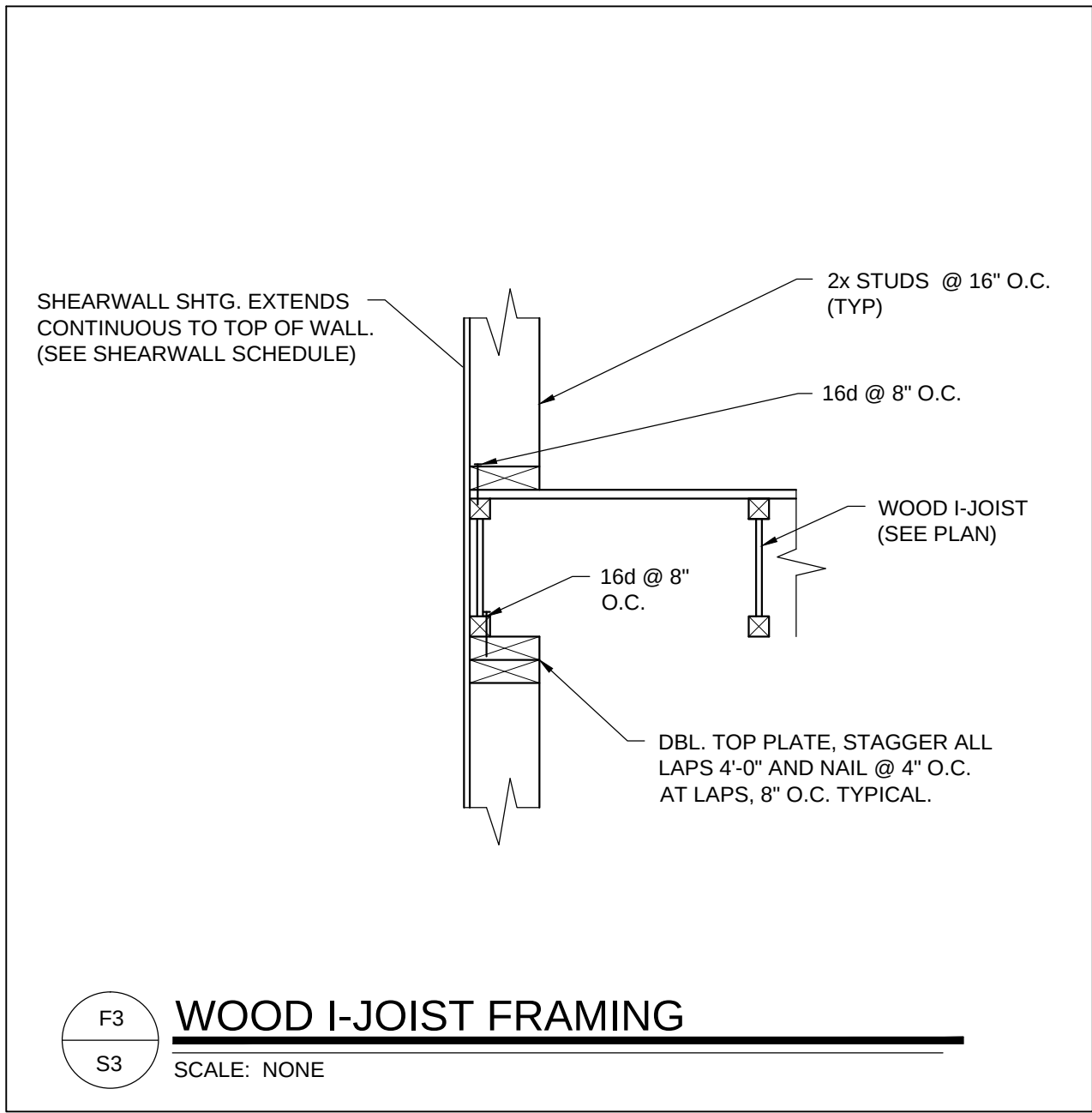
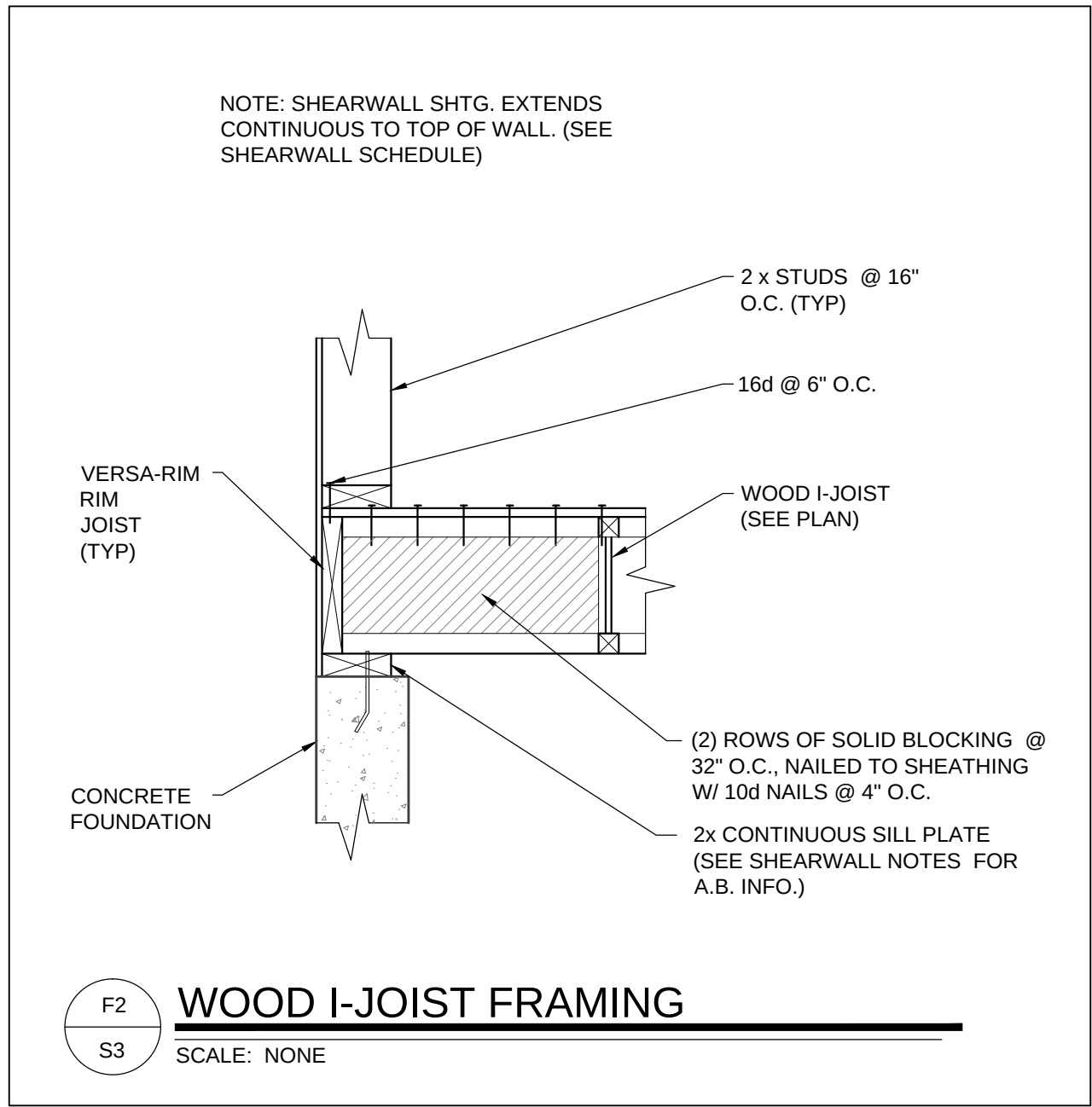
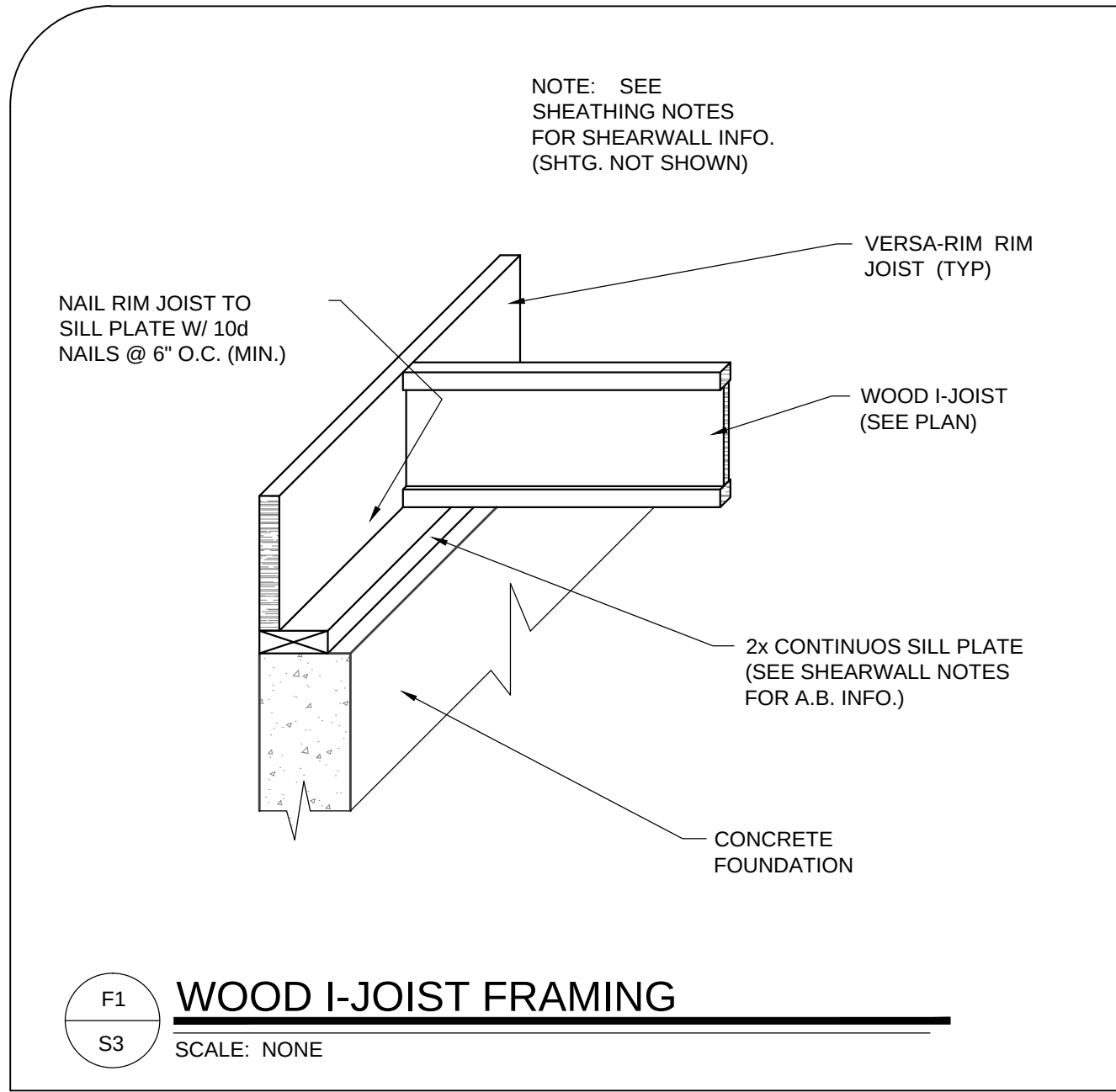
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DRAWN BY:	SM
	10-2018



SHEET NO.	S2
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Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-9378 (WEST) I
FAX: (801) 296-6253



Engineering West, L.L.C.

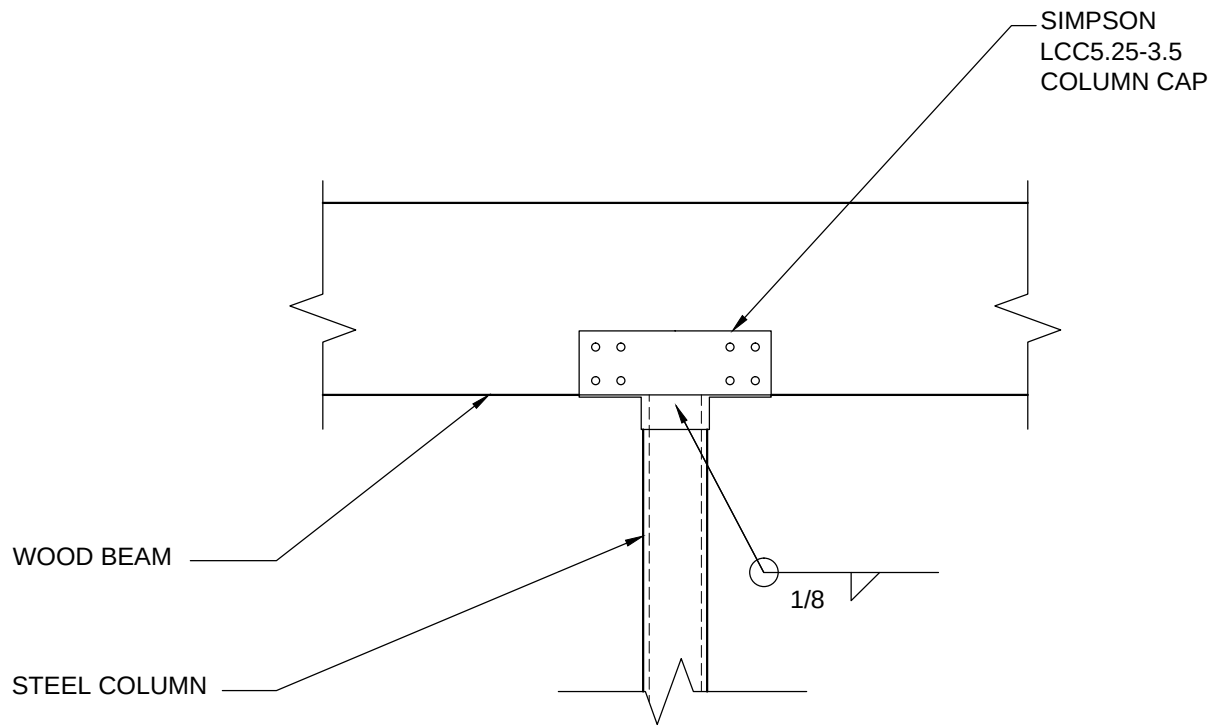
STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-9378 (WEST) | FAX: (801) 296-6253

ROOF/FLOOR DETAILS

DICKEY RESIDENCE

PLANS BY: GREG LARSEN DESIGN

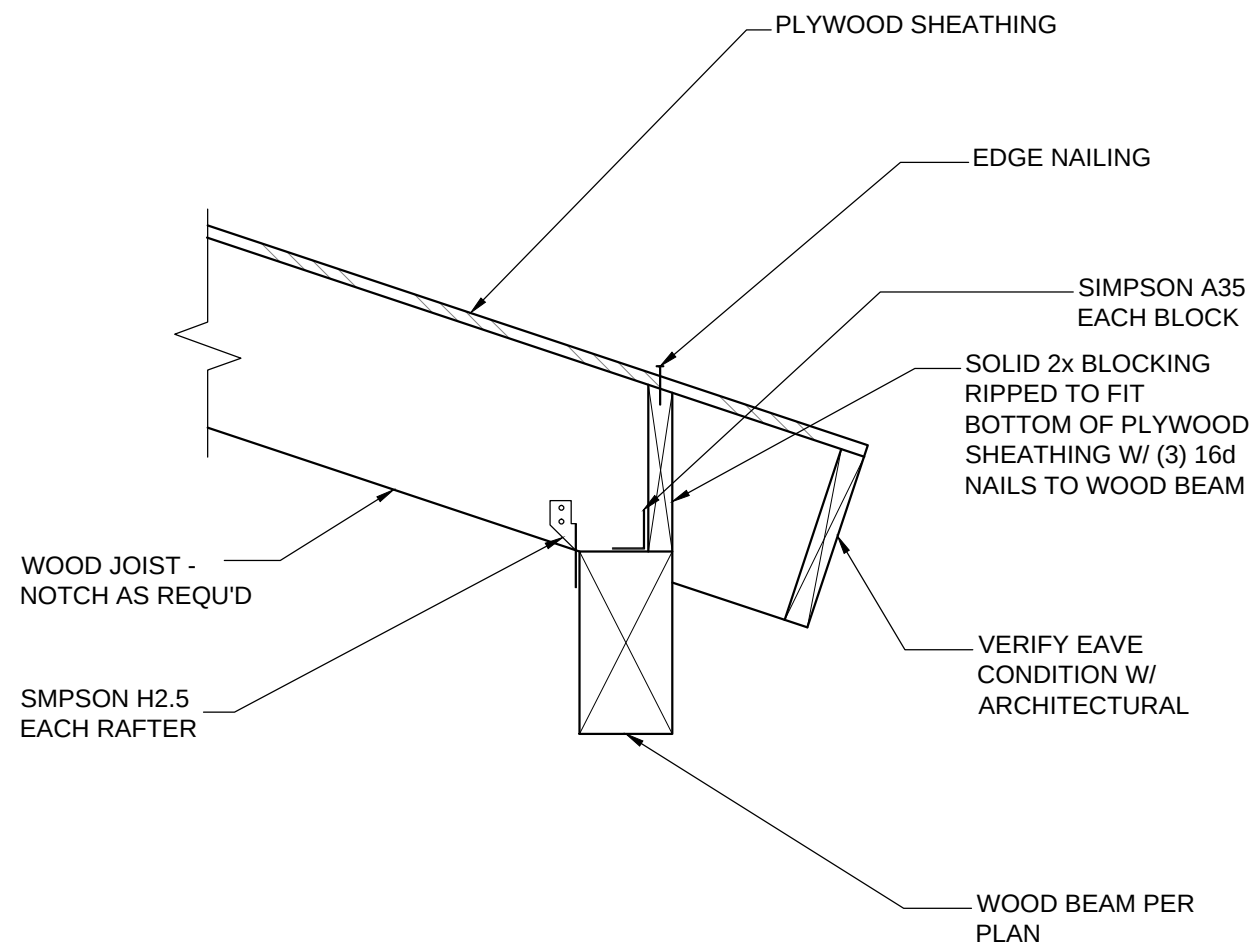
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date:	rev. #:
10-5-2018	0
CHK'D BY: date:	
DRAWN BY: date:	
SM 10-2018	
SHEET NO. S3	



F1
S4

WOOD BEAM AT STEEL COLUMN

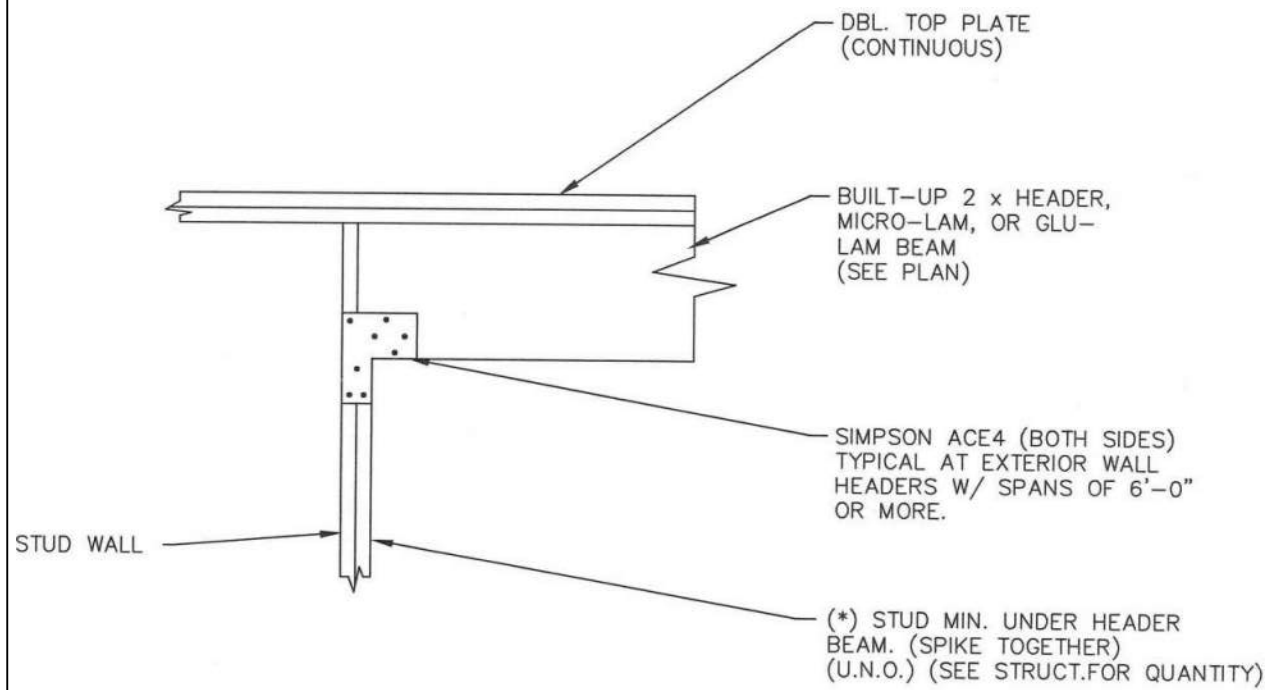
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F2
S4

WOOD RAFTER AT WOOD BEAM

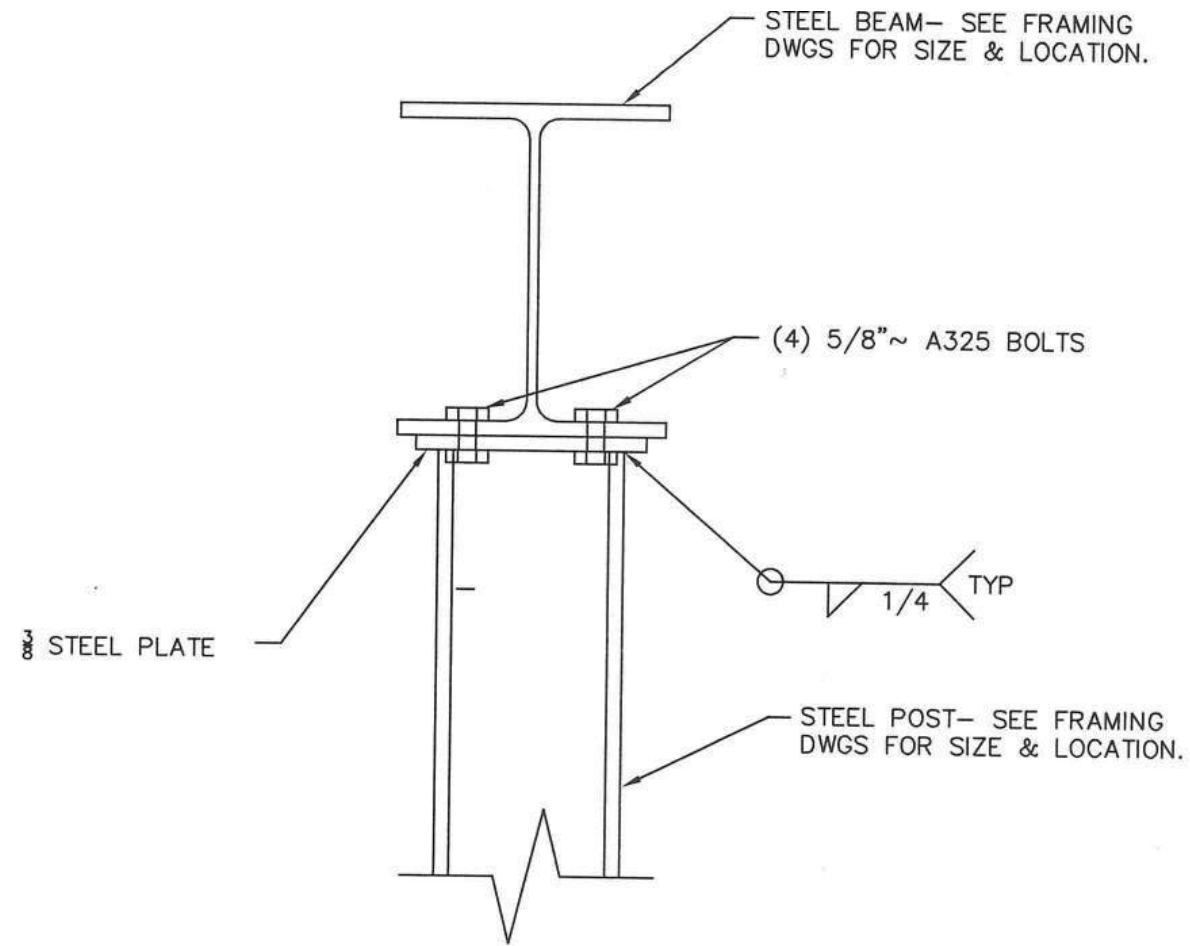
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F3
S4

HEADER DETAIL

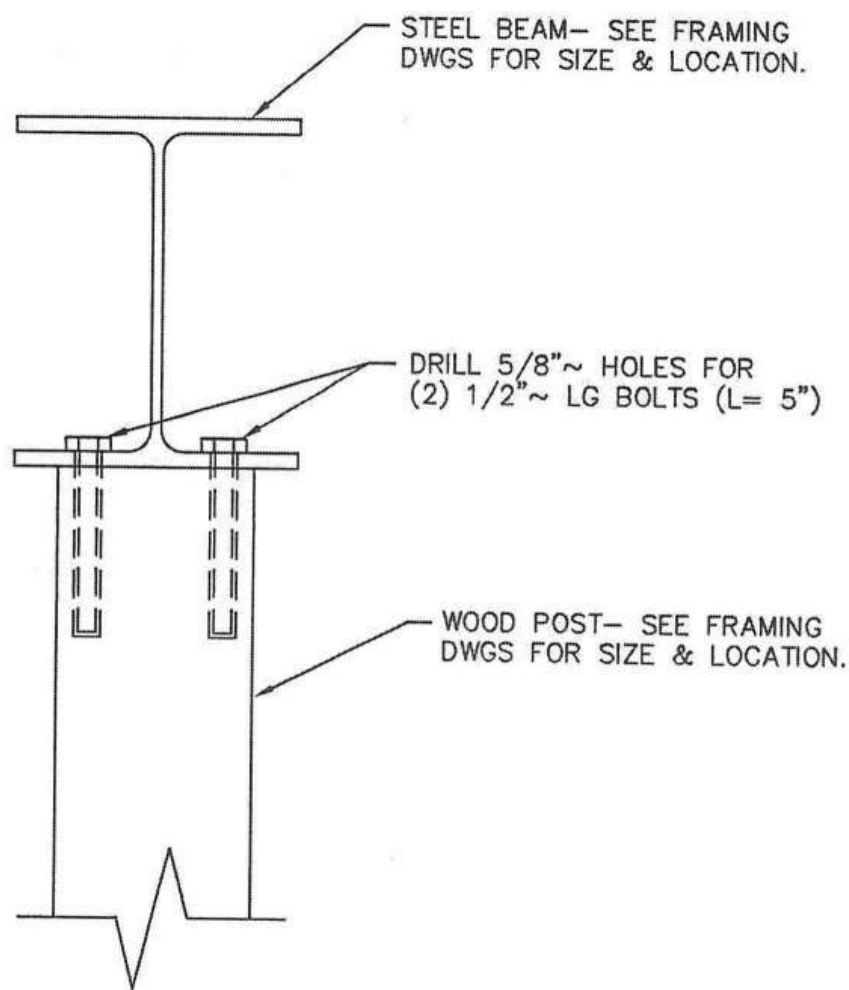
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F4
S4

STEEL BEAM TO STEEL POST DETAIL

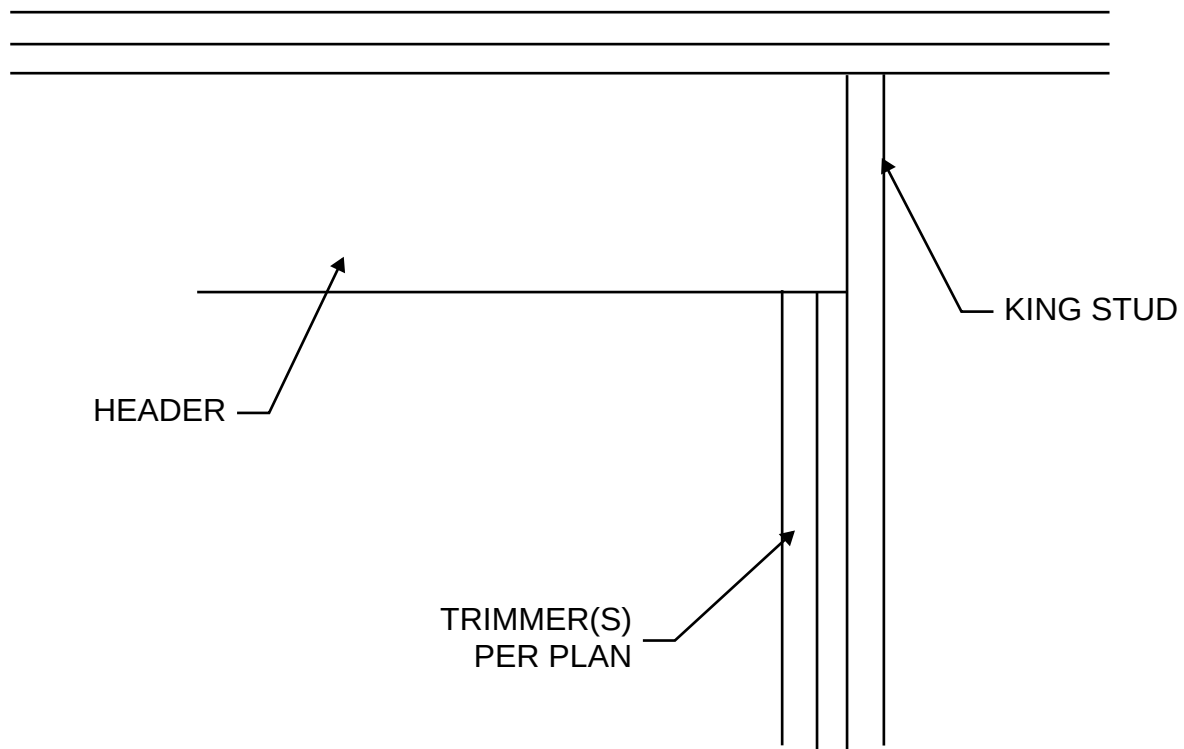
SCALE: NONE



F5
S4

STEEL BEAM TO WOOD POST DETAIL

SCALE: NONE



F6
S4

TYPICAL DOOR OR WINDOW HEADER
(MIN. NAILING PER IBC TBL. 2304.10.2)

SCALE: NONE

F7
S4

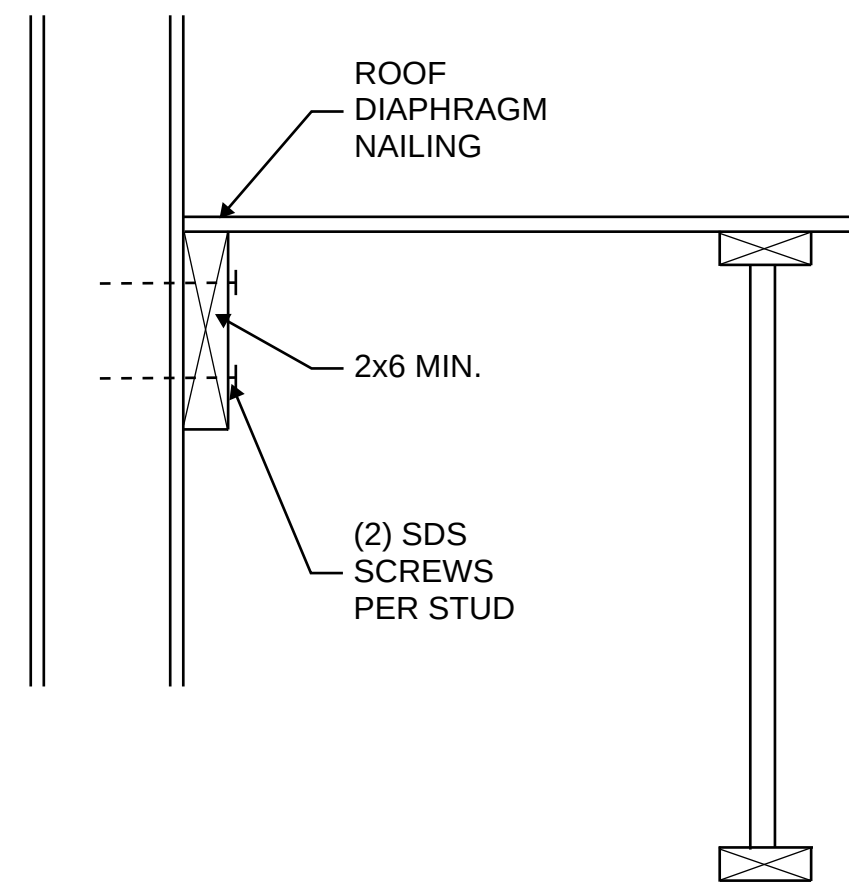
DETAIL

SCALE: NONE

F8
S4

DETAIL

SCALE: NONE



F9
S4

TYPICAL LOWER ROOF TO WALL

SCALE: NONE

F10
S4

DETAIL

SCALE: NONE

F11
S4

DETAIL

SCALE: NONE

F12
S4

DETAIL

SCALE: NONE

ROOF/FLOOR DETAILS

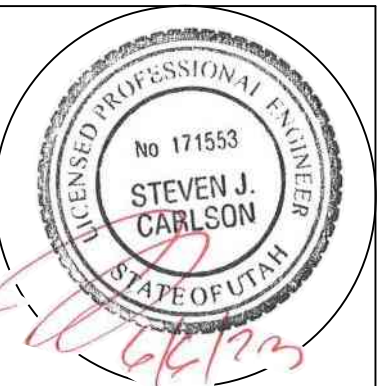
DICKEY RESIDENCE

PLANS BY: GREG LARSEN DESIGN

REVISIONS:	
date:	rev. #:
10-5-2018	0

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date:	10-2018

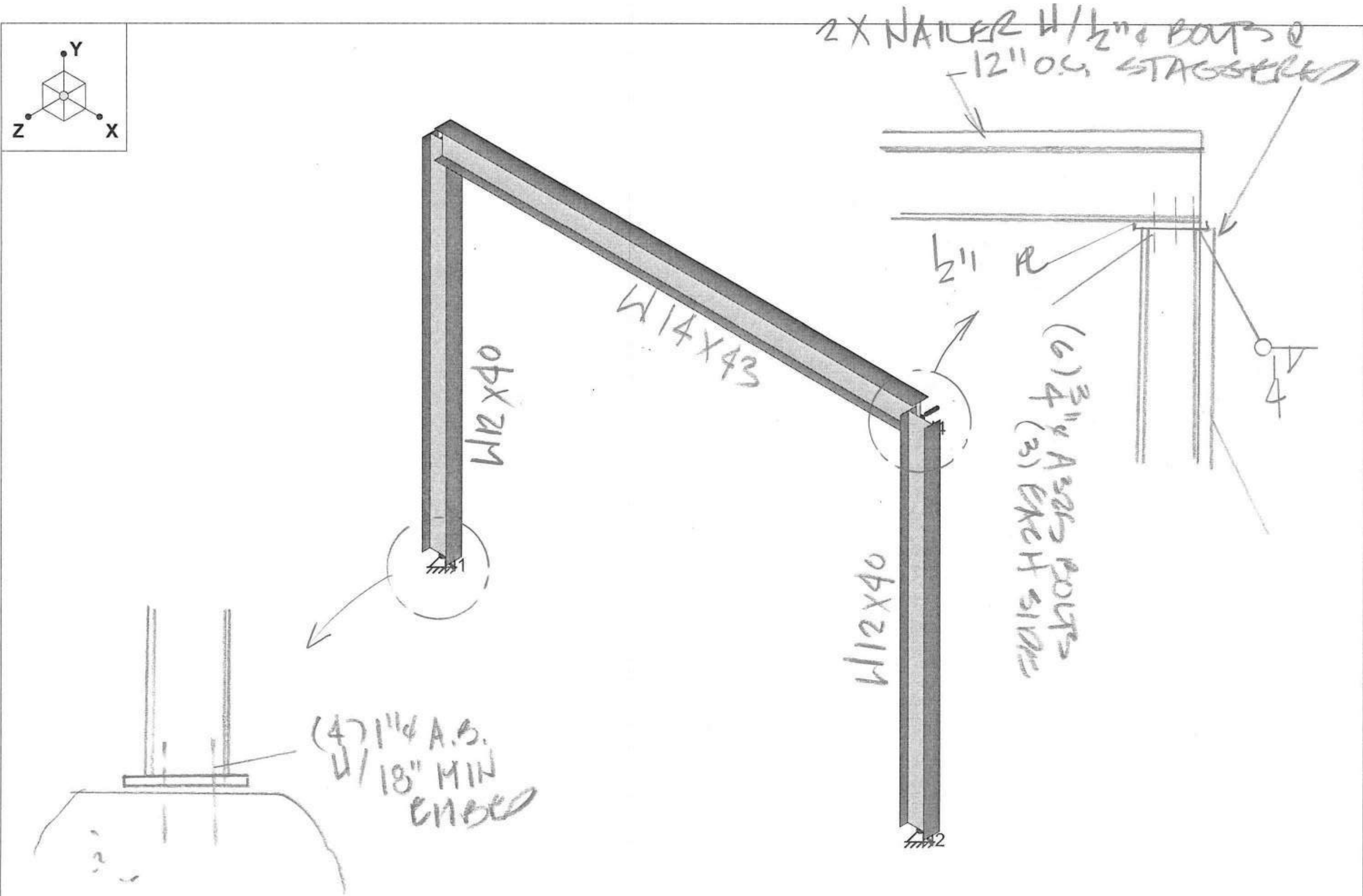
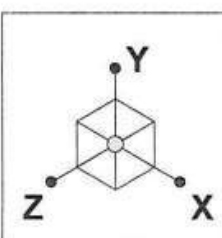


SHEET NO.

S4

Engineering West, L.L.C.

STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-9378 (WEST) |
FAX: (801) 296-6253



Results for LC 1, DL + LL

Engineering West, L.L.C.

Steven J Carlson

Moment Frame Garage

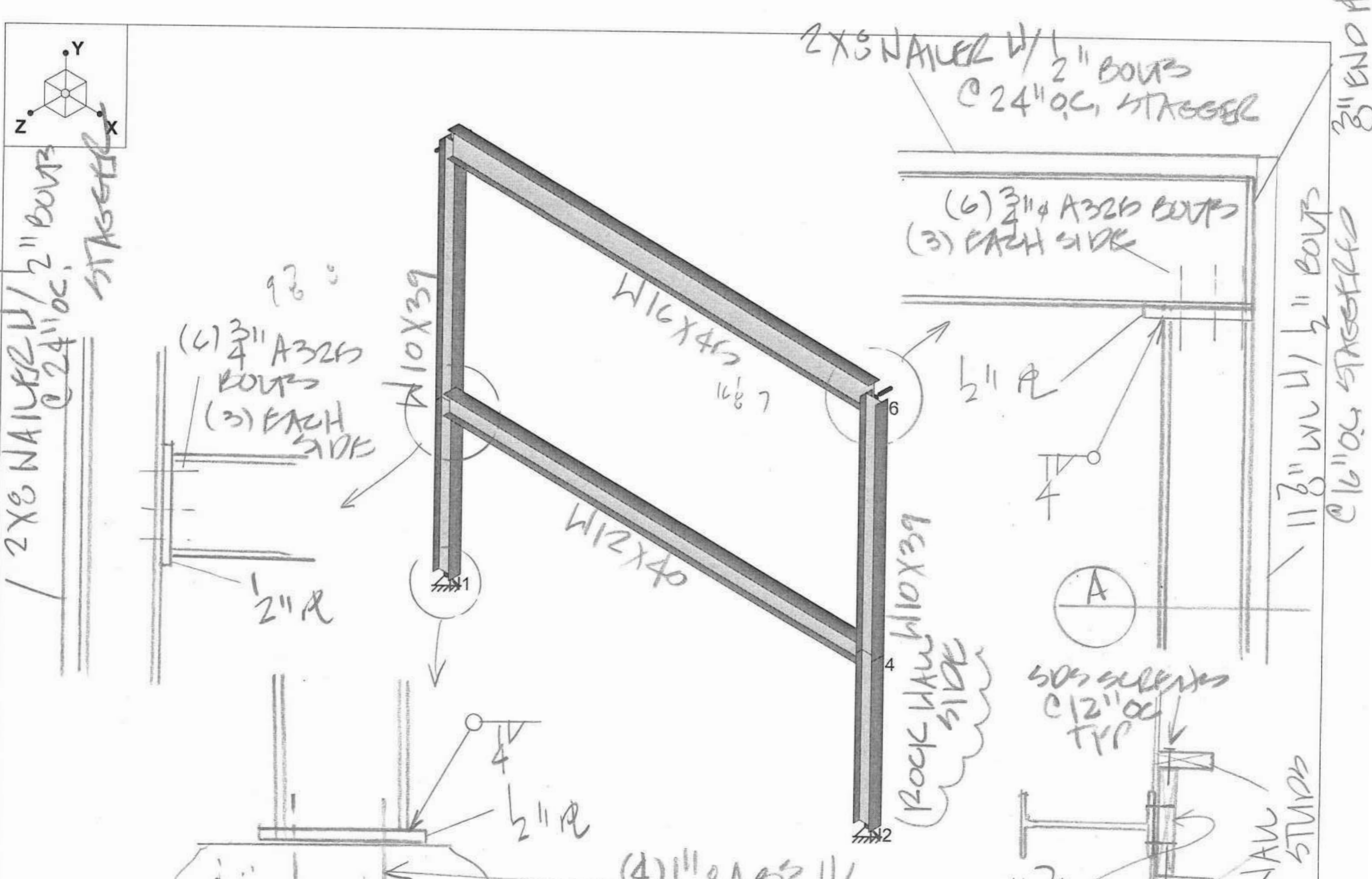
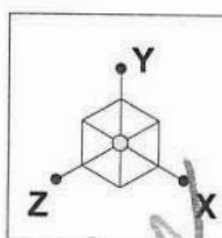
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May 31, 2023 at 5:04 PM

E23076MF2.r3d

F10 MOMENT FRAME GREAT ROOM

S5 SCALE: NONE



Results for LC 1, DL + LL

Engineering West, L.L.C.

Steven J Carlson

Moment Frame Great Room

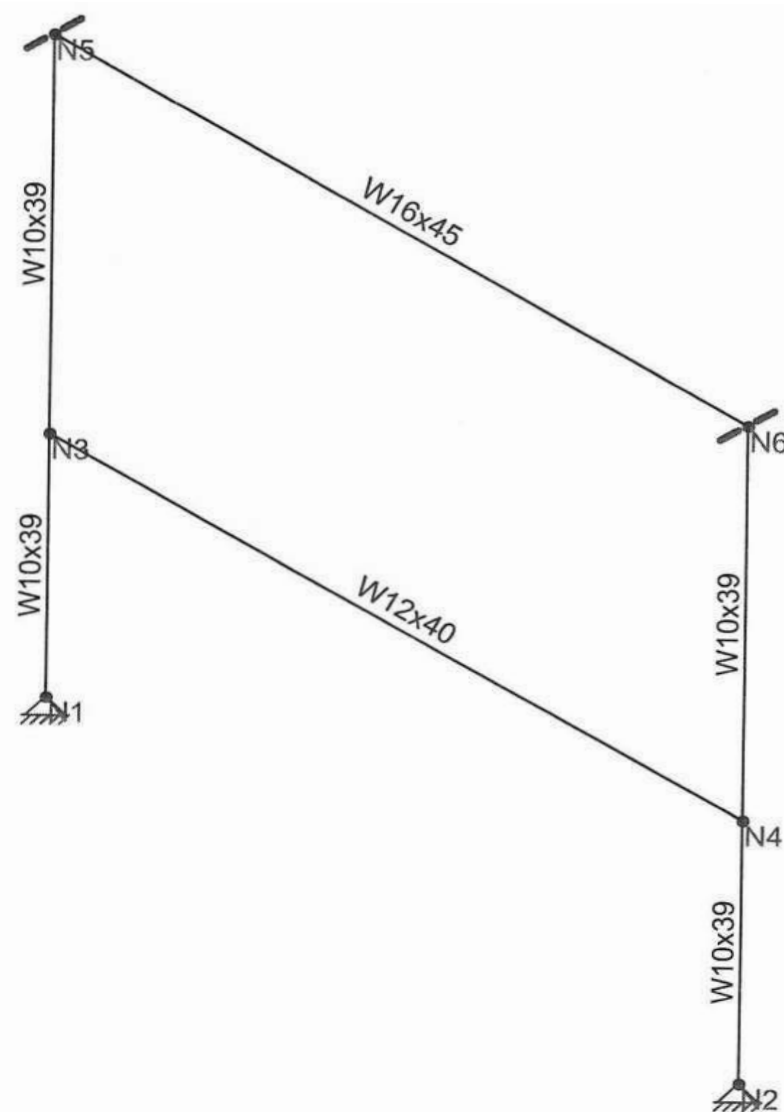
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May 31, 2023 at 12:08 PM

STEELBEAM.r3d

F11 MOMENT FRAME GREAT ROOM

S5 SCALE: NONE



MOMENT FRAME GREAT ROOM

SCALE: NONE

ROOF / FLOOR DETAILS

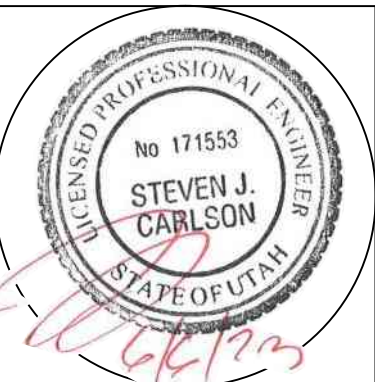
DICKEY RESIDENCE

PLANS BY: GREG LARSEN DESIGN

REVISIONS:	
date:	rev. #:
10-5-2018	0

CHK'D BY:	
date:	

DRAWN BY:	SM
date:	10-2018



SHEET NO.

S4

Engineering West, L.L.C.

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380 NORTH 200 WEST, SUITE 110
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**Hurricane Planning Commission
Meeting Minutes
August 10, 2023**

Minutes of the Hurricane City Planning Commission meeting held on August 10, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, and Kelby Iverson

Members Excused: Rebecca Bronemann and Michelle Cloud

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Councilman Representative Kevin Thomas, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Planning Commission Business:

1. Discussion on fencing standards

Fred Resch III reviewed the proposed updated fencing standards. The Planning Commission directed Mr. Resch III to move forward with updating the standard.

2. Discussion on agricultural protection overlays

Gary Cupp reported that the City Council denied two protection overlay applications that did not meet the requirements. Staff was directed to amend the definition of contiguous and better clarify the definition of agriculture production. Mr. Cupp reported that the current ordinance mirrors the state code, and there is little flexibility to change the ordinance. Dayton Hall reported that the definition of agriculture production and the requirement for the property to be zoned agriculture is state code and cannot be changed. However, the city can establish the minimum number of continuous acres. Kelby Iverson explained that the Planning Commission attempted to change the city's agriculture protection zone to match the State's Greenbelt Law. However, The City Council chose not to move forward with that change. Mr. Resch III reported that the Planning Commission could redefine contiguous acres not to include intersecting masterplan roadways or local roadways. Shelley Goodfellow noted that the Master Planned roadways gridded throughout the Bench Lake area affect most of the city's agriculture area. She feels that a roadway should not disqualify the property from being considered contiguous acres. Kelby Iverson presented a property diagram as an example. The Planning Commissioners discussed allowing property of one-half acre or above to join a five-acre parcel even if a dedicated Master Planned road is between them. Mr. Resch III reported that per his understanding of the City Council's direction, the Council is okay with not having the roadway break the contiguity.

3. Discussion on grading permit standards

Mr. Cupp reported that there is an exception for a grading permit, which requires the City Council to approve the grading permit if there is no immediate or reasonably imminent development associated with the grading proposal. The Council would like to eliminate that verbiage from the code and allow staff to approve grading permits. Mr. Resch III asked for direction as to when a grading permit application can be submitted. He explained that if development is immediate or imminent, the grading permit application is submitted after the

1 construction drawing are signed off. Kelby Iverson feels there should be lot size requirements. Shelley
2 Goodfellow suggested adding an agriculture exemption.

3 **6:00 p.m. - Call to Order**

4 Roll Call

5 Pledge of Allegiance led by Ralph Ballard.

6 Prayer and/or thought by invitation given by Kelby Iverson.

7 Declaration of any conflicts of interest

8 **Public Hearings**

9 **1. A Land Use Code Amendment to Title 10 Chapter 15 regarding food trucks**

10 No comments

11 **2. A Zone Change Amendment requested located at approximately 820 S 840 W from RA-1,**
12 **residential agricultural one unit per acre, to RA-0.5, residential agriculture one unit per half acre.**
13 **Parcel number H-3-2-3-4220-C.**

14 Travis Dunsmore with Ruesch and Reeve Law firm represents Joan Wood. He asked if the connection of 900
15 South would affect the client's property. Fred Resch III reported that the connection would likely not affect the
16 client's property. Jeremy Pickering reported that the city avoids exercising eminent domain on behalf of a
17 developer.

18 Thomas Pitcher stated that the roadways along 650 South are inadequate, and 920 West is being used like a
19 highway because of the influx on 700 West, and he is concerned about the safety of children. He asked if the
20 drainage would be appropriate.

21 Anne Reeve is concerned that she will be liable if her tail water floods the development. She believes her
22 property will be on a sprinkler system by 2024. The pressurized system needs to be installed before the
23 second phase is allowed.

24 *Paul Farthing motioned to approve the agenda as amended. Kelby Iverson seconded the motion. Unanimous.*

25 **NEW BUSINESS**

26 **1. LUCA23-06: Discussion and consideration of a recommendation to the City Council on a Land**
27 **Use Code Amendment to Title 10 Chapter 15, regarding food trucks. Hurricane City Applicant**

28 Gary Cupp shared that the state passed House Bill 408, which affects mobile businesses. The most
29 significant change is that municipalities must accept business licenses from other jurisdictions. He reported
30 that the term "vendor carts" is being removed from Hurricane City code, the mobile business regulations are
31 being moved to Title 3 under Business Licenses, and the standards and definitions were updated.

32 *Shelley Goodfellow motioned a recommendation of approval of LUCA23-06. Ralph Ballard seconded the*
33 *motion. Unanimous.*

2. ZC23-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 820 S 840 W from RA-1, residential agriculture one unit per acre to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-4220-C. Interstate Rock Products Applicant. Chase Stratton Agent.

Gary Cupp shared that this zone change will match the first phase. However, the applicant does not have representation at this meeting, and he recommended continuing the item. Dayton Hall advised the Planning Commission to focus on the four zone change criteria. The applicant will return with the preliminary plat application to discuss road placements and second access. Paul Farthing feels this is consistent with the area. However, with the addition of more homes, 920 West and 650 South are inadequate roadways. Jeremy Pickering reported that 650 South and 920 West are not on the short-term, mid-term, or long-term roadway plan. Ralph Ballard shared that zoning is being approved without adequate roadways, and the city is being developed beyond the available services. Shelley Goodfellow feels this meets the four zone change criteria in the affirmative. Kelby Iverson understands that this is not premature for water, sewer, or power, but it is premature for the roadways in the area. Brad Winder feels approving the zone change does not guarantee that the development will take place. He thinks working through these concerns with the preliminary plat is important. that this zoning is what we want here. Mr. Farthing reiterated that the city needs to address this roadway. Mr. Ballard feels it is important to evaluate the previous approvals and address the issues they may have caused. He explained that if this is developed, tail-end water could be an issue for the neighbors. Mrs. Goodfellow asked if this meets the block length requirement. Mr. Pickering reviewed the ordinance and explained the roadway connections that may be required. Mr. Iverson explained that zoning protects the city. It is vital to plan for development wisely.

Kelby Iverson motioned to table ZC23-21 until the applicant is present for further discussion. Shelley Goodfellow seconded the motion. Roll call vote. Ralph Ballard, Kelby Iverson, and Shelley Goodfellow – aye. Paul Farthing, Brad Winder, and Mark Sampson – any. Motion fails.

Paul Farthing motioned a recommendation of approval of ZC23-21 based on the findings that this is consistent with the goals and objectives of the city policy, is harmonious with the overall characteristics of the neighborhood, and will not adversely affect the adjacent property. Noting that the available facilities are not ideal but can support the development. Brad Winder seconded the motion. Mark Sampson, Brad Winder, and Paul Farthing – aye. Ralph Ballard, Shelley Goodfellow, and Kelby Iverson – nay. Motion fails.

Kelby Iverson motioned to table ZC23-21 because the Planning Commission would like to speak with the applicant before sending a recommendation to the City Council. Paul Farthing seconded the motion. Roll call. Shelley Goodfellow, Brad Winder, Mark Sampson, Ralph Ballard, Kelby Iverson, and Paul Farthing – aye. Unanimous.

3. ~~PSP23-21: Discussion and consideration of a possible approval of a preliminary site plan for Balance of Nature Production Center, a manufacturing building located at the northeast corner of 2400 W and 2900 S. Balance of Nature Applicant. Brian Fish Agent. This application has been withdrawn.~~

This application has been withdrawn at the request of the applicant. Dayton Hall reported that the zone change was granted subject to a development agreement that has yet to be signed. Therefore, they do not have the zoning to proceed with the application.

4. PSP23-22: Discussion and consideration of a possible approval of a preliminary site plan for Firerock Townhomes, a 30-unit townhome project located at 184 N 2170 W. Randy Simonsen Applicant. Pratt Engineering Agent.

Gerold Pratt shared that the property is two acres and is zoned RM-3, which allows for thirty units. He noted that the applicant had submitted an amenities plan. Gary Cupp reported that staff recommends approval. Shelley Goodfellow asked if the parking and open space requirements have been met. Mr. Cupp shared that the plan submitted meets the standards.

Shelley Goodfellow motioned to approve PSP23-22 subject to staff and JUC comments. Ralph Ballard seconded the motion, noting that the application number shows PSP23-23. Unanimous.

5. 2022-PP-16: Discussion and consideration of an extension of the preliminary plat approval for Cordero Phase 3, a 214-lot subdivision located at 2100 W 4000 S. Brant Tuttle Applicant.

Brant Tuttle provided an update on the construction drawings. They are requesting an extension to continue moving forward with the project. Dayton Hall cited an email from the Power Department Superintendent.

Ralph Ballard motioned to grant the extension for 2022-PP-16. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. July 13, 2023

Shelley Goodfellow motioned to approve the July 13, 2023, minutes. Ralph Ballard seconded. Unanimous.

2. July 27, 2023

Shelley Goodfellow motioned to approve the July 27, 2023, minutes. Ralph Ballard seconded. Unanimous.

Paul Farthing motioned to adjourn the meeting. Shelley Goodfellow seconded the motion. Unanimous.

Adjournment