



# 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

September 26, 2023

5:00 PM

ONLINE MEETING

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the LINK BELOW.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=m5f8e093bc860703c54cba070f3d2bf17>

Meeting number: 2630 706 3777

Password: HCplanning

Host key: 730111

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

Access code: 2630 706 3777

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. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

#### NEW BUSINESS

1. FSP23-30: Discussion and consideration of a possible approval of a final site plan for the Hurricane City Gymnasium located at 748 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.
2. FSP23-31: Discussion and consideration of a possible approval of a final site plan for Hurricane High LDS Seminary located at 310 W 100 S. Mike Davey, Applicant.

#### Adjournment



## STAFF COMMENTS

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Agenda Date:</b>         | 09/26/2023                    |
| <b>Application Number:</b>  | FSP23-30                      |
| <b>Type of Application:</b> | Final Site Plan Application   |
| <b>Action Type:</b>         | Administrative                |
| <b>Applicant:</b>           | Hurricane City                |
| <b>Agent:</b>               | Karl Rasmussen                |
| <b>Request:</b>             | Approval of a Final Site Plan |
| <b>Location:</b>            | 748 N 200 W                   |
| <b>Zoning:</b>              | PF                            |
| <b>General Plan Map:</b>    | Recreational Open Space       |

### Discussion:

Hurricane City has been donated a metal building to be used as gym space by the City's Recreation Department. The City has decided to place this building next to the city pool on 200 W behind the American Legion hall. This area is already relatively developed and the overall site is intended to be master planned as part of the Parks and Recreation Master Plan the City is preparing. A groundbreaking ceremony was held September 19th and construction is scheduled to begin in October 2023.

### JUC Comments

1. Construction drawings were signed off by the JUC in September of 2023





**Staff Comments: Preliminary Site Plan**

1. The proposed uses are permitted in the Public Facility zone
2. Parking Requirement pursuant to HCC 10-34-10:

|                                       |                                                 |  |
|---------------------------------------|-------------------------------------------------|--|
| Recreation and entertainment, indoor: |                                                 |  |
| Other uses                            | 1 space per 300 square feet of gross floor area |  |

The applicant is proposing a 15,000 sq ft building. Under the parking standard they are required to provide 50 parking stalls. They are proposing 82 parking stalls in a different configuration than what is existing, which will also be used by the existing city pool and baseball diamonds. There are approximately 45 parking spaces already on site (some of the paint lines are faded). The City is in the process of master planning this site north of the pool building which will most likely provide more parking areas.

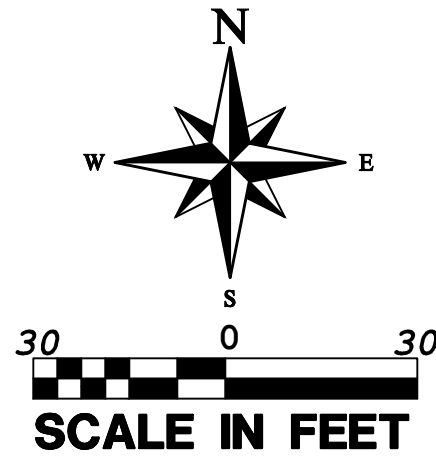
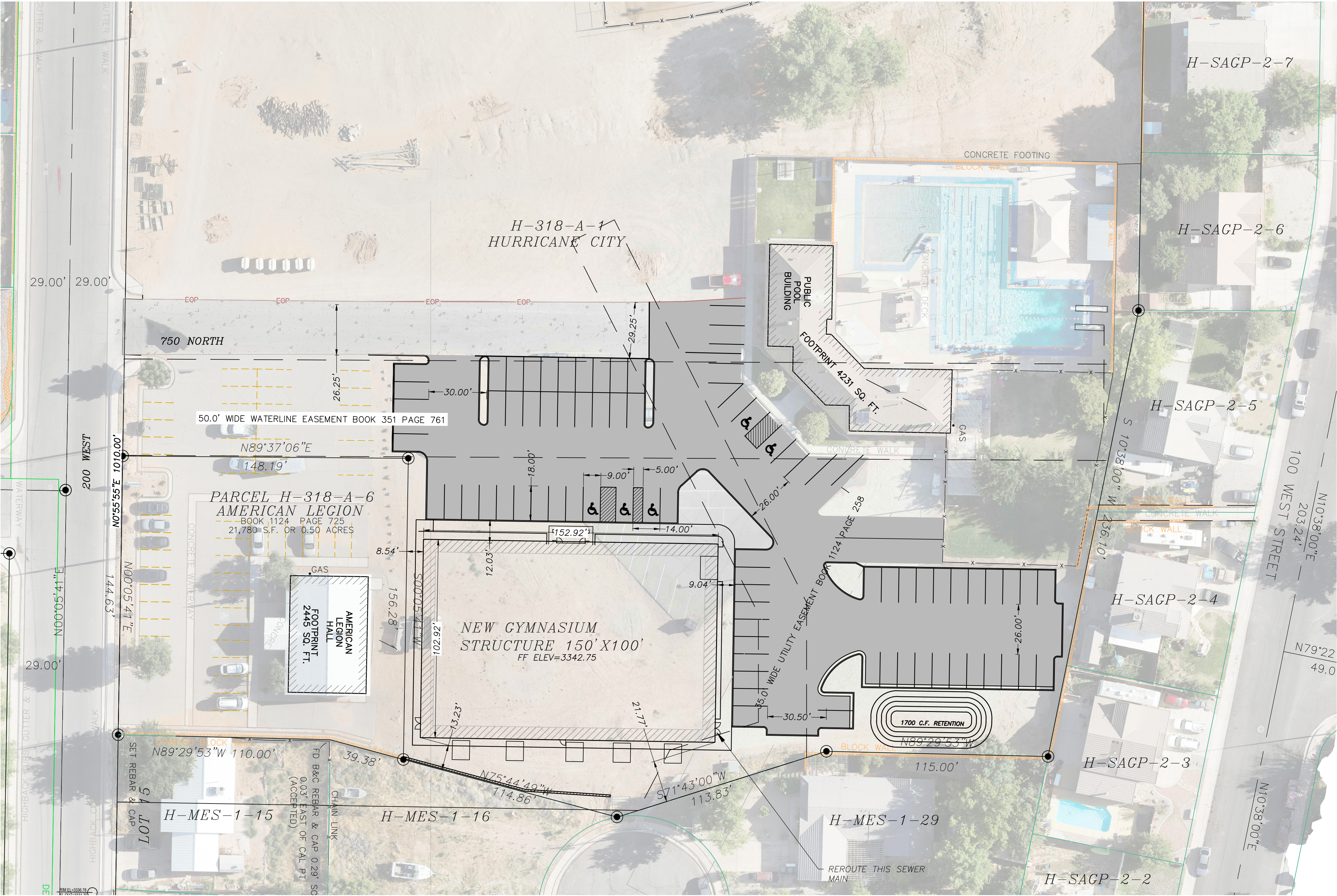
3. Landscape: Hurricane City code 10-32-6 requires that for landscaping this site seven percent of the parking lot shall be landscaped and one tree and two shrubs should be provided for every ten parking spaces.
  - a. The landscaping plan shows about 21% of the parking lot is landscaped and 25 trees and 70 shrubs which is sufficient to meet this code.
4. Pedestrian circulation throughout the site should be considered in the design. There is expected to be a large amount of pedestrian cross traffic between the different uses on this property, as well as to the neighboring streets and neighborhoods.
5. An outdoor lighting plan has been submitted that meets HCC 10-33-7. All lighting will need to be under 4000 K and focused downward.
6. Building elevations have been submitted. The gym building is 38' tall, however there is no maximum height in the Public Facility zone.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments.



SITE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

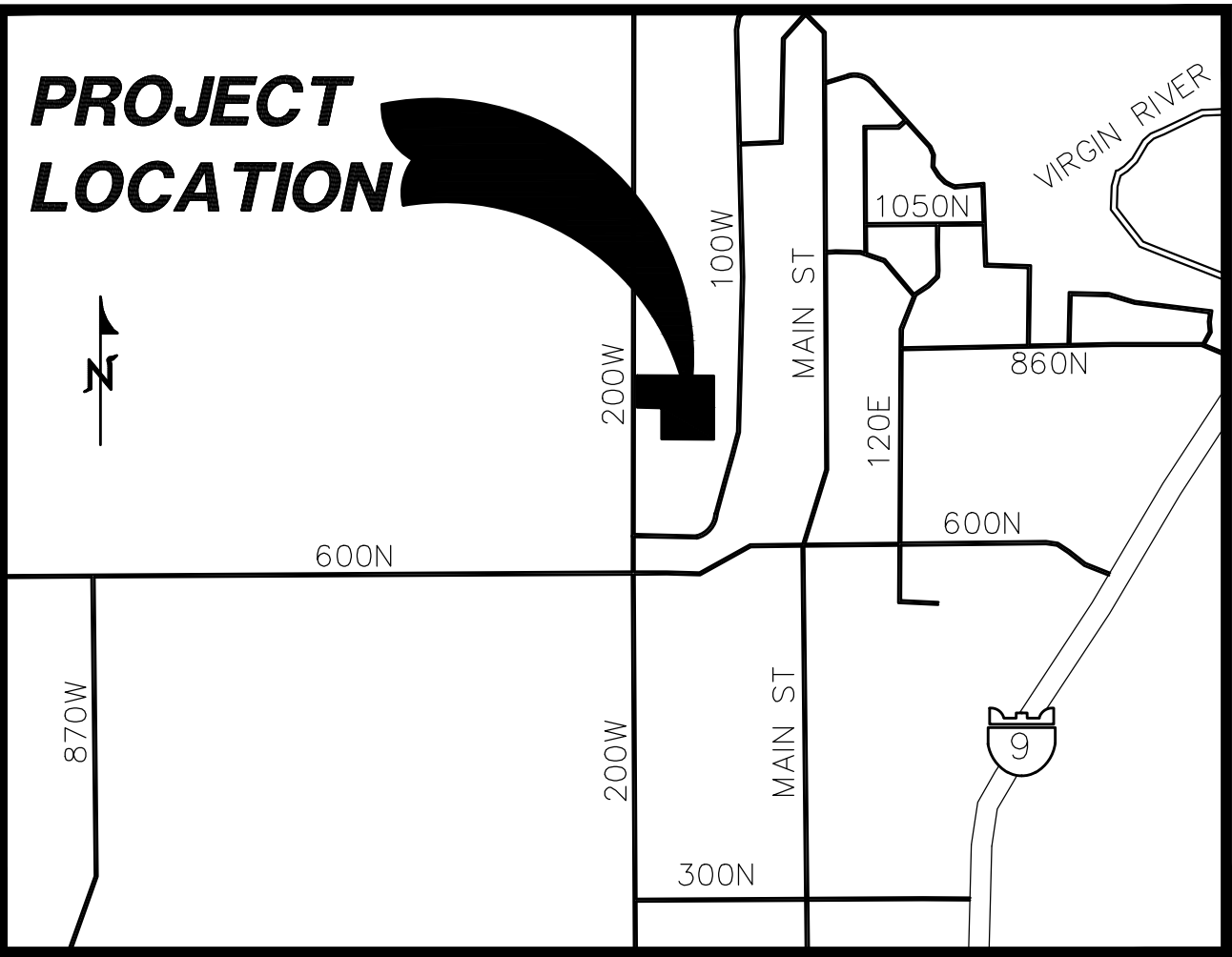
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATERLINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EDGE OF ASPHALT
- EXISTING PARKING STALLS
- BLOCK WALL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- INSTALL ASPHALT

**PARKING DATA:**  
**REGULAR PARKINGS - 77**  
**ADA PARKING - 5**  
**TOTAL PARKINGS PROVIDED - 82**



Know what's below.  
Call 811 before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 888-0801



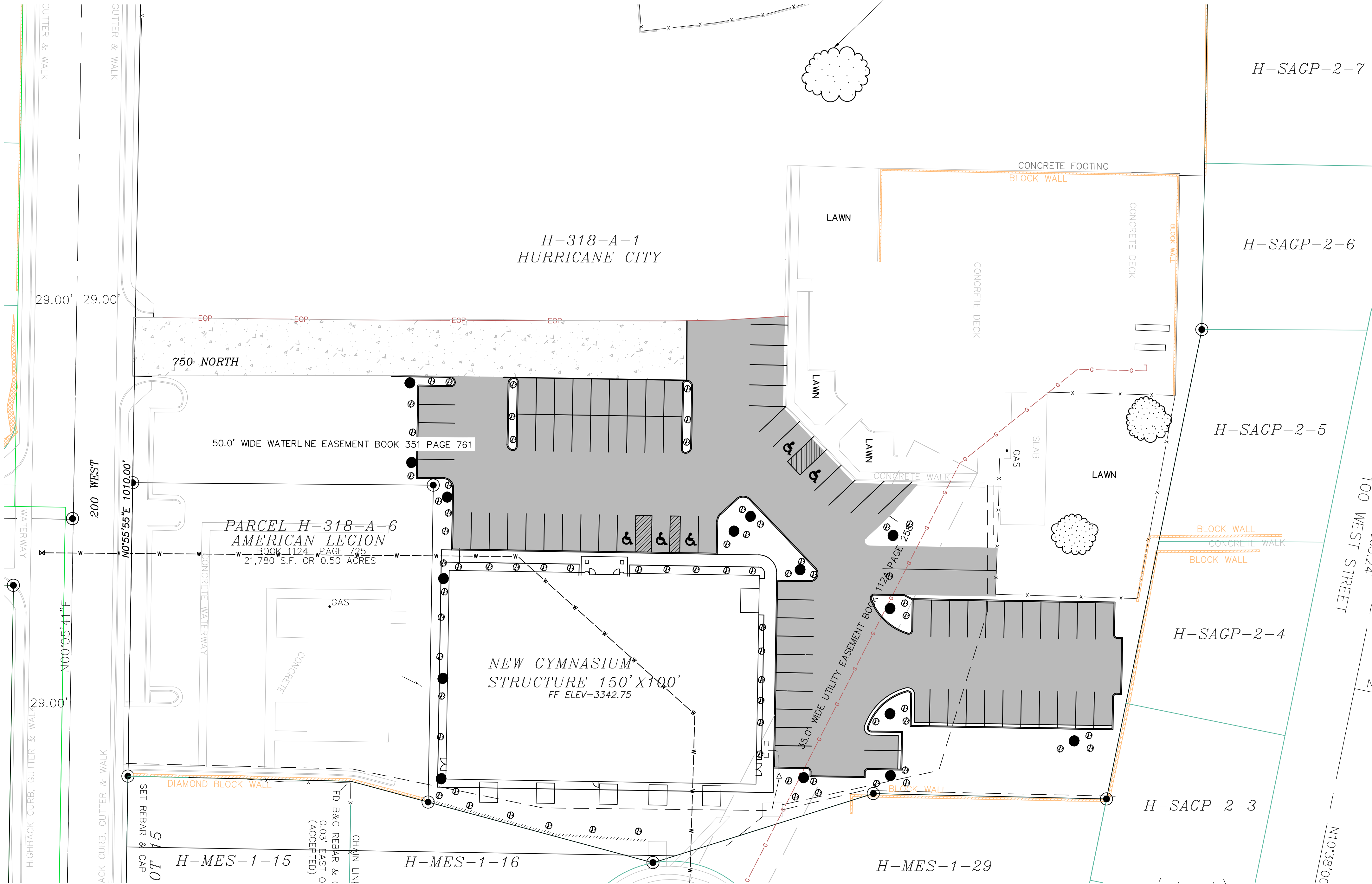
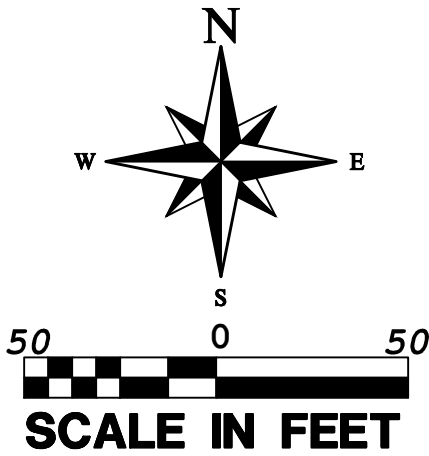
SITE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 8/3/2023  
SCALE: 1"=30'  
JOB NO.  
10-051  
SHEET NO.  
**C3**



LANDSCAPE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

|  |                                   |
|--|-----------------------------------|
|  | PROPERTY LINE                     |
|  | ADJACENT PROPERTY LINE            |
|  | 25' SEWER & DRAINAGE EASEMENT     |
|  | SECTION LINE                      |
|  | PROPOSED CURB & GUTTER            |
|  | CENTER LINE                       |
|  | EXISTING CURB,GUTTER AND SIDEWALK |
|  | PROPOSED PAVEMENT                 |
|  | EXISTING PERMISSIVE LINE          |
|  | NEW ROAD SIGN                     |

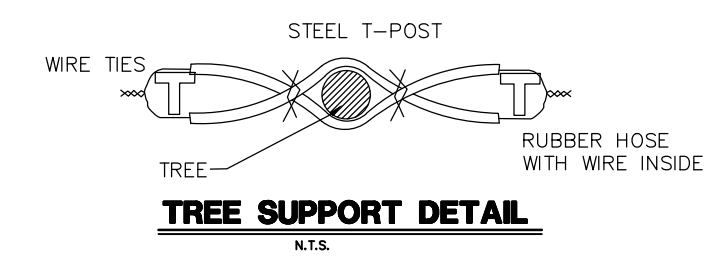
**LANDSCAPE NOTES:**

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.
- 8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLATION SHALL BE TO HURRICANE CITY PARKS STANDARDS.
- 9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

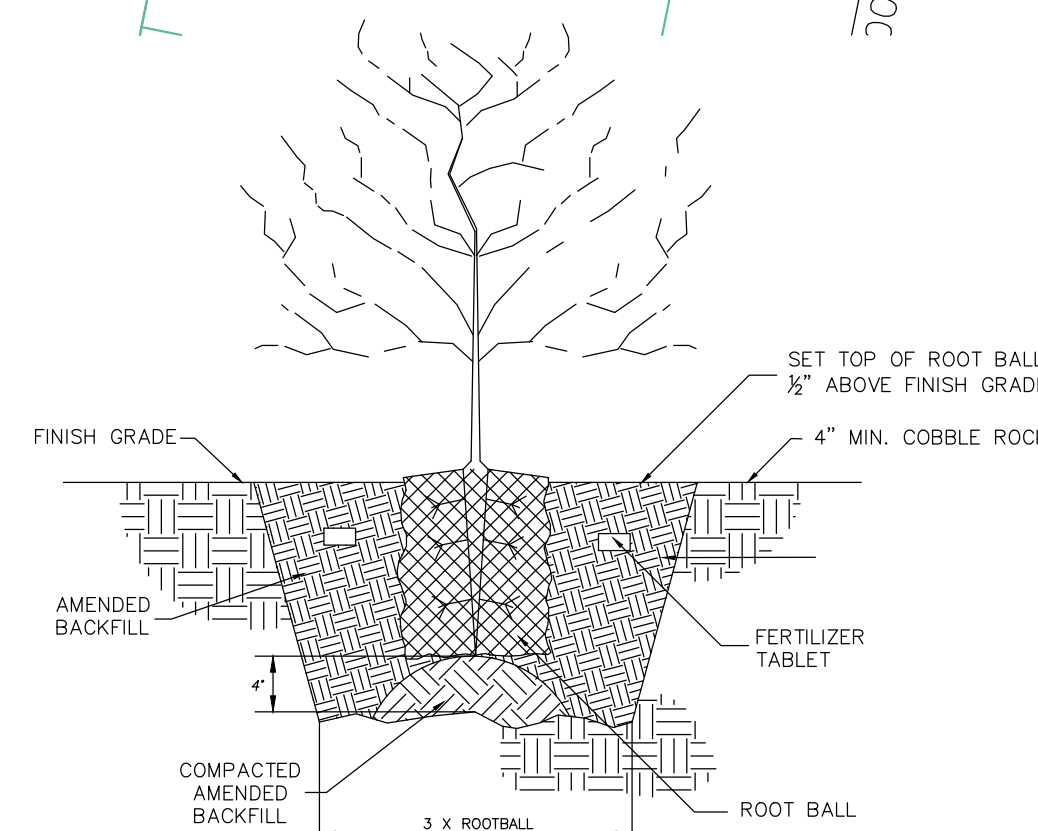
**PLANT LEGEND:**

|   | TYPE                                      | QUANTITY | SIZE       |
|---|-------------------------------------------|----------|------------|
| ● | NATIVE TREE TO BE SELECTED BY LANDSCAPER  | 25       | 2" CAL MIN |
| ⊙ | NATIVE SHRUB TO BE SELECTED BY LANDSCAPER | 70       | 5 GAL      |

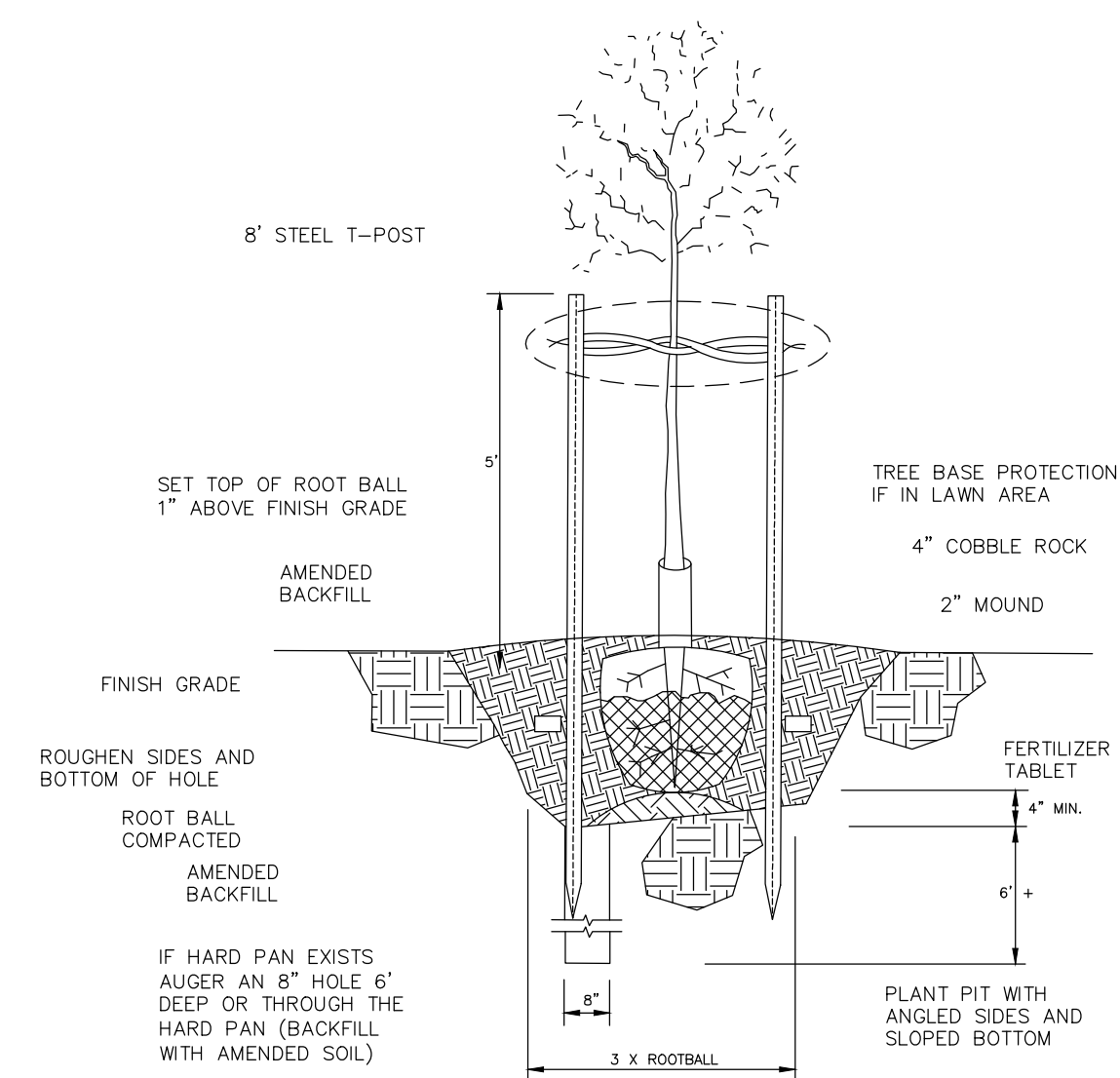
NOTE: LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL



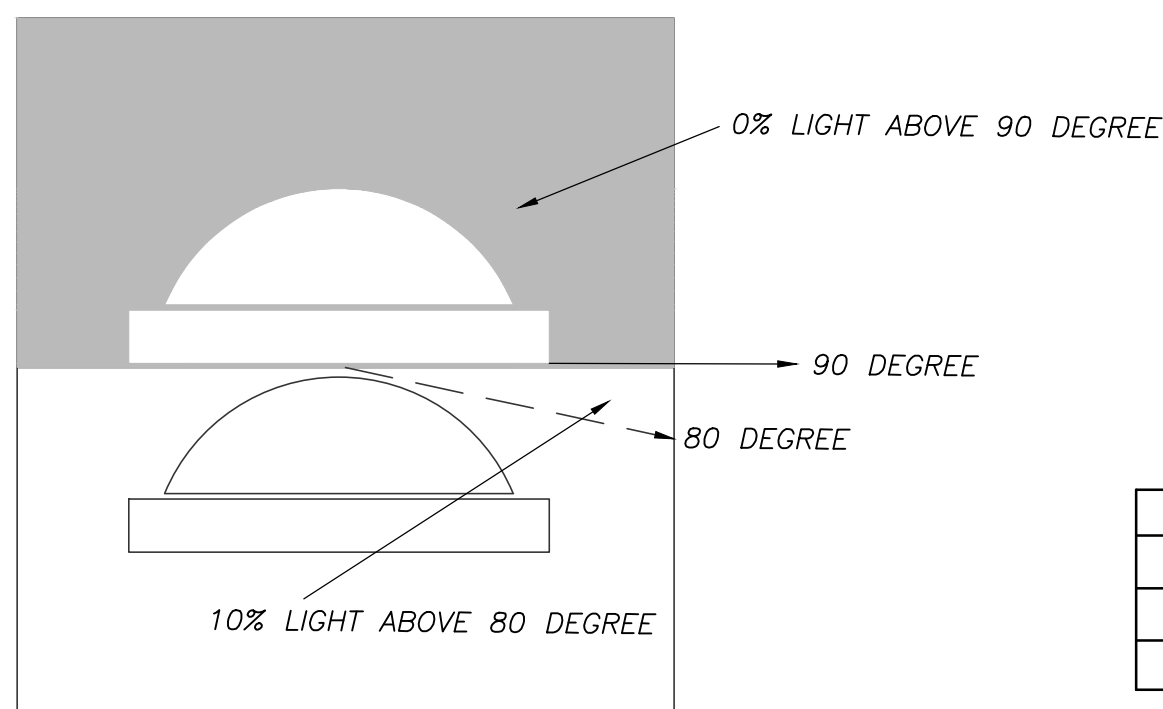
**TREE SUPPORT DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.



**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.



**FULL CUTOFF LIGHT DETAIL**  
N.T.S.

**LANDSCAPE AREA**

| DESCRIPTION         | AREA           |
|---------------------|----------------|
| TOTAL BUILDING AREA | 15,000 SQ. FT. |
| HARDSCAPE AREA      | 60,000 SQ.FT.  |
| LANDSCAPE AREA      | 16,000 SQ.FT.  |

See sheet below.  
Call 511 before you dig.

**811**

BLUE STANES OF UTAH  
2020-2021-2022

**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 888-0801



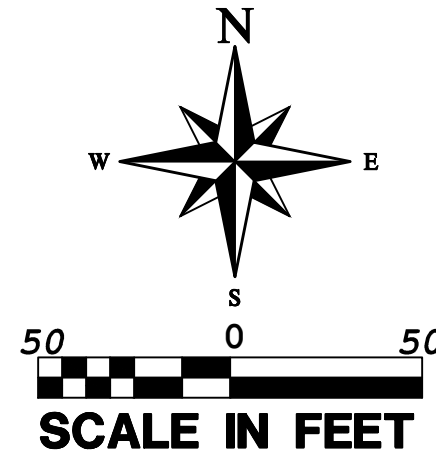
LANDSCAPE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 8/31/2023  
SCALE: 1"=30'  
JOB NO.  
10-051  
SHEET NO:  
**L1**



# GRADING PLAN FOR: HURRICANE CITY GYMNASIUM

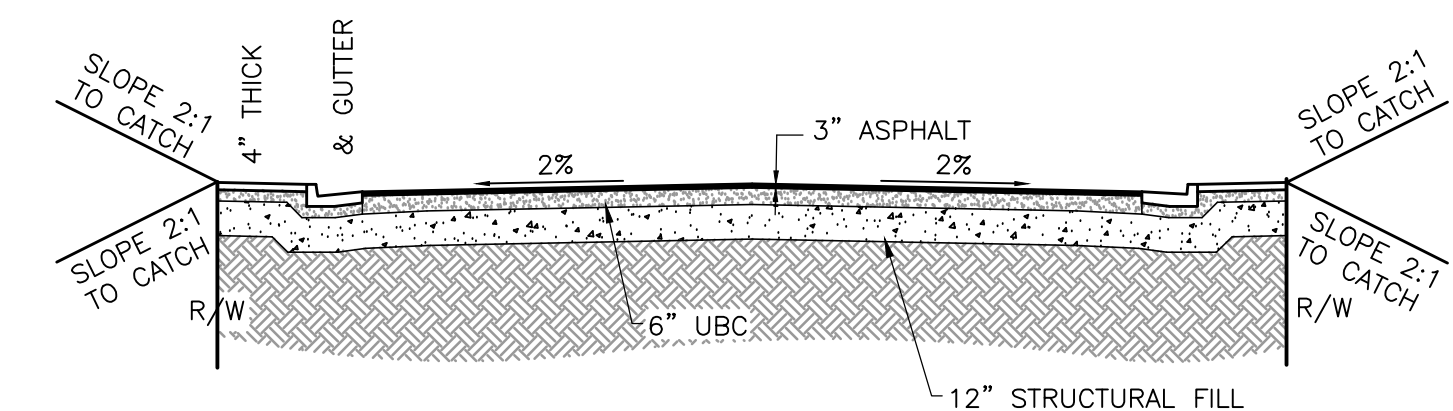
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



## LEGEND

|                       |                                                             |
|-----------------------|-------------------------------------------------------------|
| — T — T — T — T —     | PROPOSED PHONE LINE                                         |
| — SS — 8" — SS — 8" — | PROPOSED 8" SANITARY SEWER LINE                             |
| — W — 8" — W — 8" —   | PROPOSED 8" PVC WATERLINE                                   |
| — G — G — G — G —     | EXISTING GAS LINE                                           |
| — G — G — G — G —     | PROPOSED NATURAL GAS LINE                                   |
| — P — P — P — P —     | PRIMARY POWER                                               |
| — — — — —             | SECONDARY POWER                                             |
| ●                     | NEW SEWER MANHOLE PER ASH CREEK STANDARDS                   |
| —                     | NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS            |
| —                     | NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS |
| —                     | NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS               |
| —                     | NEW WATER VALVE PER HURRICANE CITY STANDARDS                |
| —                     | EXISTING MANHOLE                                            |
| —                     | NEW SD INLET BOX PER HURRICANE CITY STANDARDS               |
| ---                   | EXISTING 1' CONTOURS                                        |
| ---                   | EXISTING 5' CONTOURS                                        |
| ---                   | PROPOSED 1' CONTOURS                                        |
| ---                   | PROPOSED 5' CONTOURS                                        |
| ---                   | TOP BACK OF CURB ELEVATION                                  |
| ---                   | CONTOUR ELEVATION LABEL                                     |
| ---                   | PROPOSED CURB & GUTTER                                      |
| ---                   | HANDICAP                                                    |
| ---                   | EXISTING ASPHALT                                            |
| ---                   | INSTALL ASPHALT                                             |

NOTE: POT HOLE OF 66" STEEL PIPE REQUIRED FOR DETERMINING LOCATION AND DEPTH OF SAID PIPE TO SEE IF WE CAN GO OVER IT WITH STORM DRAIN, WATER, AND SEWER.



PARKING LOT PAVEMENT STRUCTURE

Call 511 before you dig.

**811**

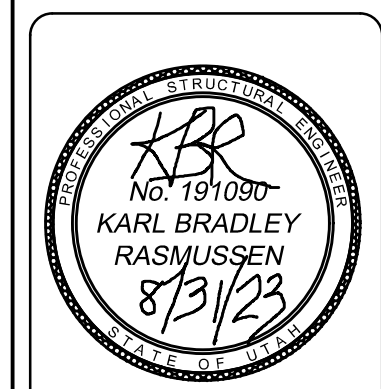
BLUE STARS OF UTAH  
2023 APPROVED QUALITY

**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             |
|-----------|-------------|
| NO        | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane, Utah 84501  
Phone: (435) 888-0801

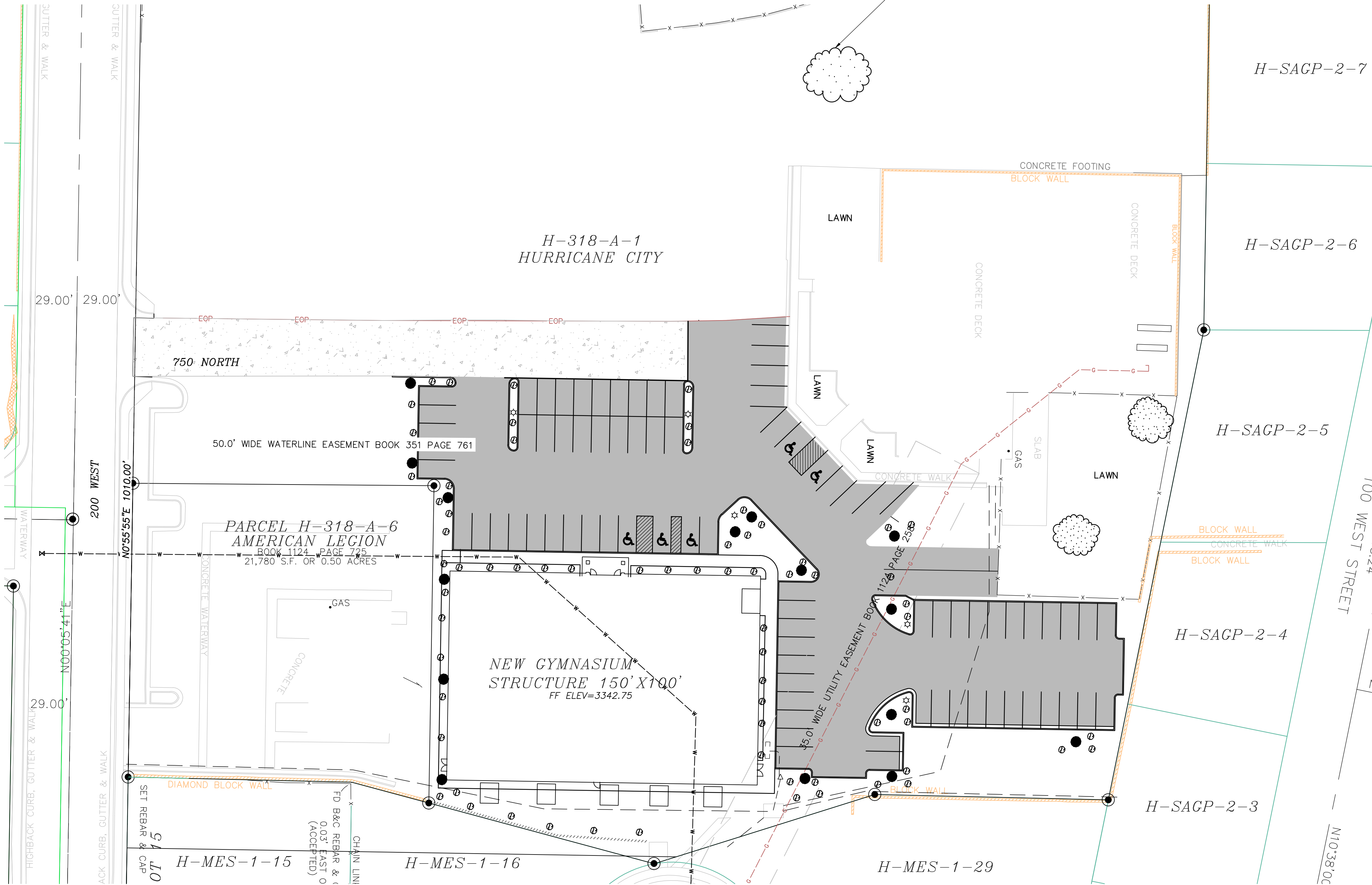


GRADING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

|                                  |
|----------------------------------|
| DATE: 8/31/2023<br>SCALE: 1"=50' |
| JOB NO.<br>10-051                |
| SHEET NO.<br><b>C5</b>           |



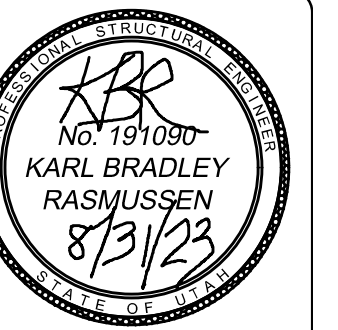
**LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH**



|                                                                                     |                                    |
|-------------------------------------------------------------------------------------|------------------------------------|
|  | PROPERTY LINE                      |
|  | ADJACENT PROPERTY LINE             |
|  | 25' SEWER & DRAINAGE EASEMENT      |
|  | SECTION LINE                       |
|  | PROPOSED CURB & GUTTER             |
|  | CENTER LINE                        |
|  | EXISTING CURB, GUTTER AND SIDEWALK |
|  | PROPOSED PAVEMENT                  |
|  | EXISTING PERMISSIVE LINE           |
|  | NEW ROAD SIGN                      |
|  | NEW LIGHTS PER ELECTRICAL PLANS    |

[illegible]

**PRO VALUE ENGINEERING, INC.**  
Engineers- Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
PH: 435-241-4000 FAX: 435-241-4001



# LIGHTING PLAN FOR: HURRICANE CITY GYMNASIUM

DATE: 8/31/2023  
SCALE: 1"=30'

JOB NO.

SHEET NO:

**L1**

**Know what's below.  
Call 811 before you dig.**

**811**

**BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.**

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

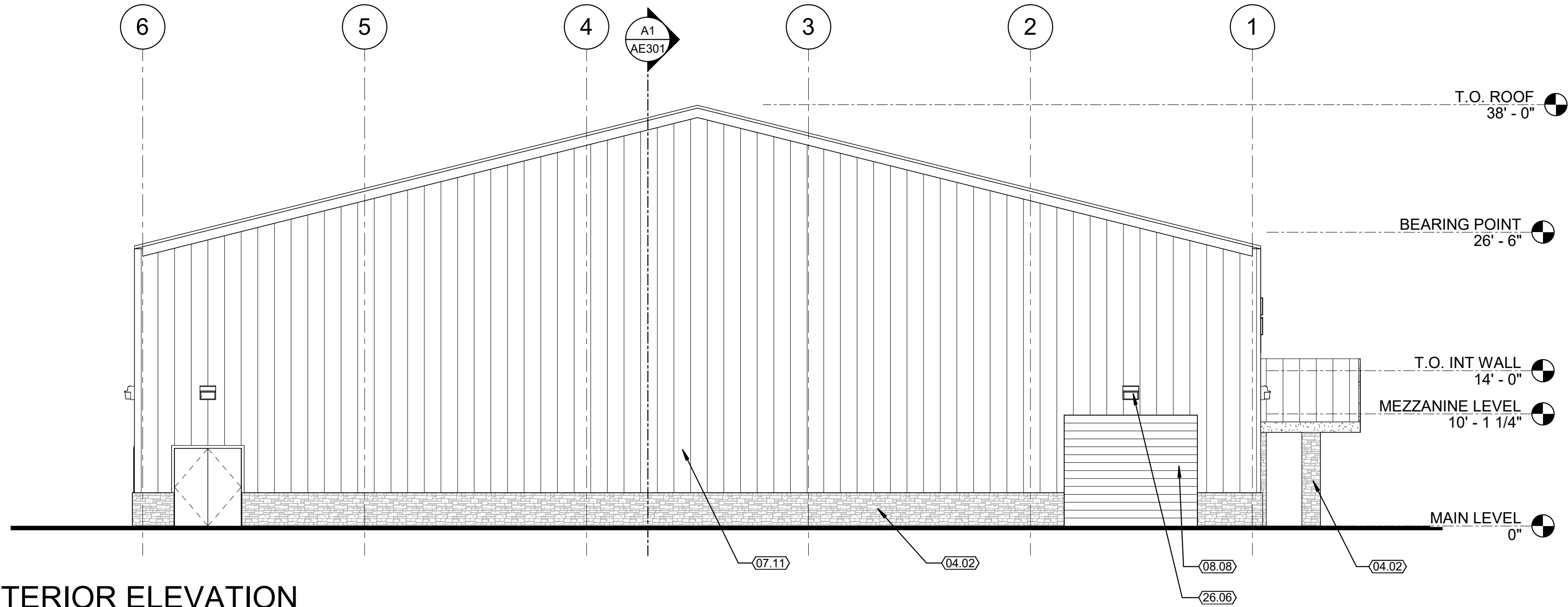
|                                                                            |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|----------------------------------------------------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1                                                                          | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| <p>Copyright © 2013 PROVALITE ENGINEERING INC.</p> <p><b>REVISIONS</b></p> |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |



D

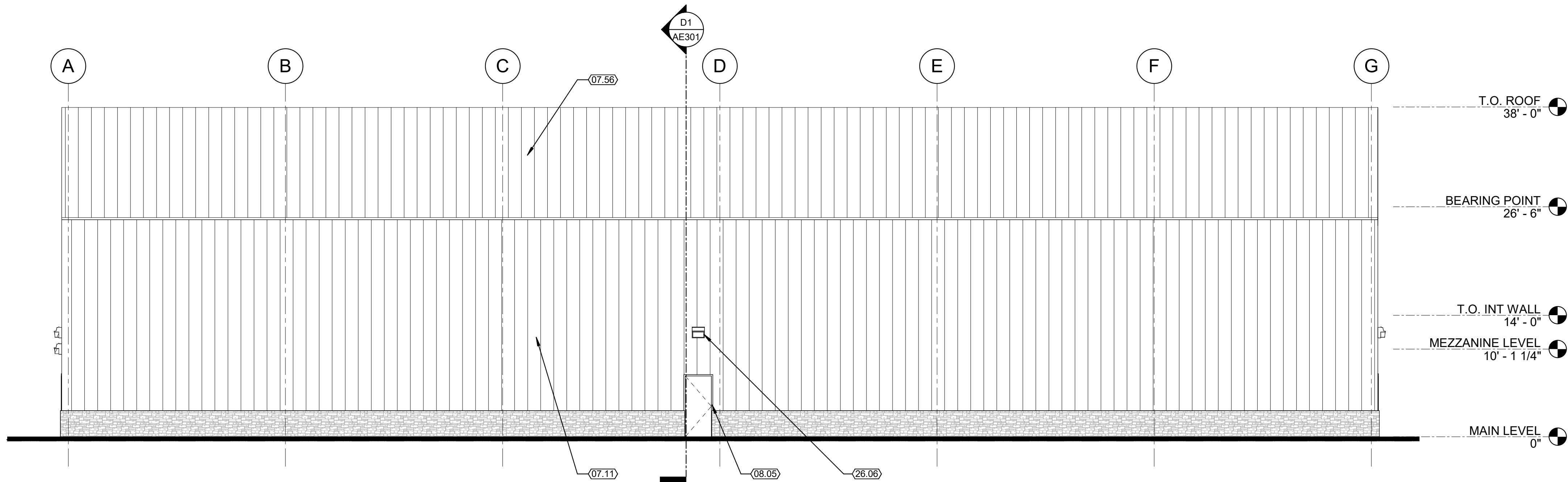
C

C1 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"



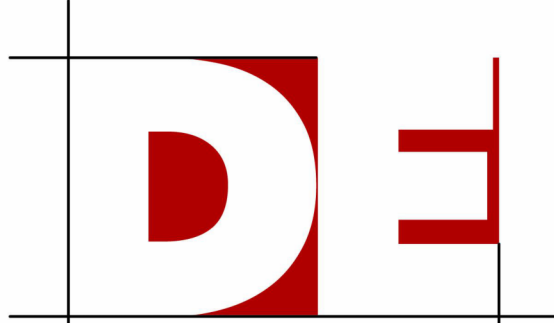
B

A1 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



## GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
- B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"



**DESERT EDGE**  
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B  
ST. GEORGE, UTAH 84790



PROVALUE ENGINEERING  
20 S 850 STE 1  
Hurricane, UT 84737  
435.688.8307  
http://www.pv-eng.com



Royal Engineering  
801.375.2228 T  
1837 S East Bay Blvd.  
Provo, Utah 84606

## KEYNOTES

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| 04.02 | CULTURED STONE WALL SYSTEM                                                                          |
| 07.11 | METAL PANEL WALL SYSTEM BY BUILDING MANUFACTURER, COLOR B - TRI-STATE METAL "LIGHT GRAY" OR SIMILAR |
| 07.56 | ROOFING, SEE ROOF PLAN                                                                              |
| 08.05 | HIM DOOR FRAME, PAINT                                                                               |
| 08.08 | OVERHEAD DOOR                                                                                       |
| 26.06 | LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.                                                             |

## HURRICANE CITY METAL BUILDING

HURRICANE UTAH

STAMP

ISSUE TYPE:  
NOT FOR CONSTRUCTION

DATE:  
2023.08.17

PROJECT NUMBER: 001057  
DRAWN BY: Author  
CHECKED BY: Checker

EXTERIOR  
ELEVATIONS

**AE201**



D

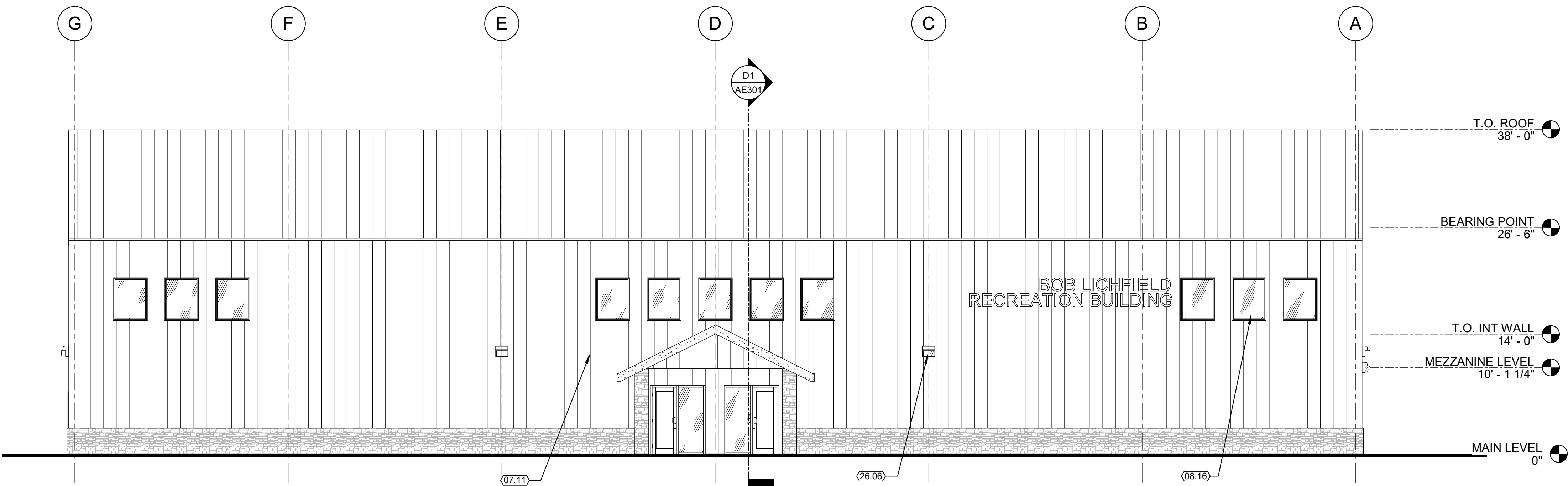
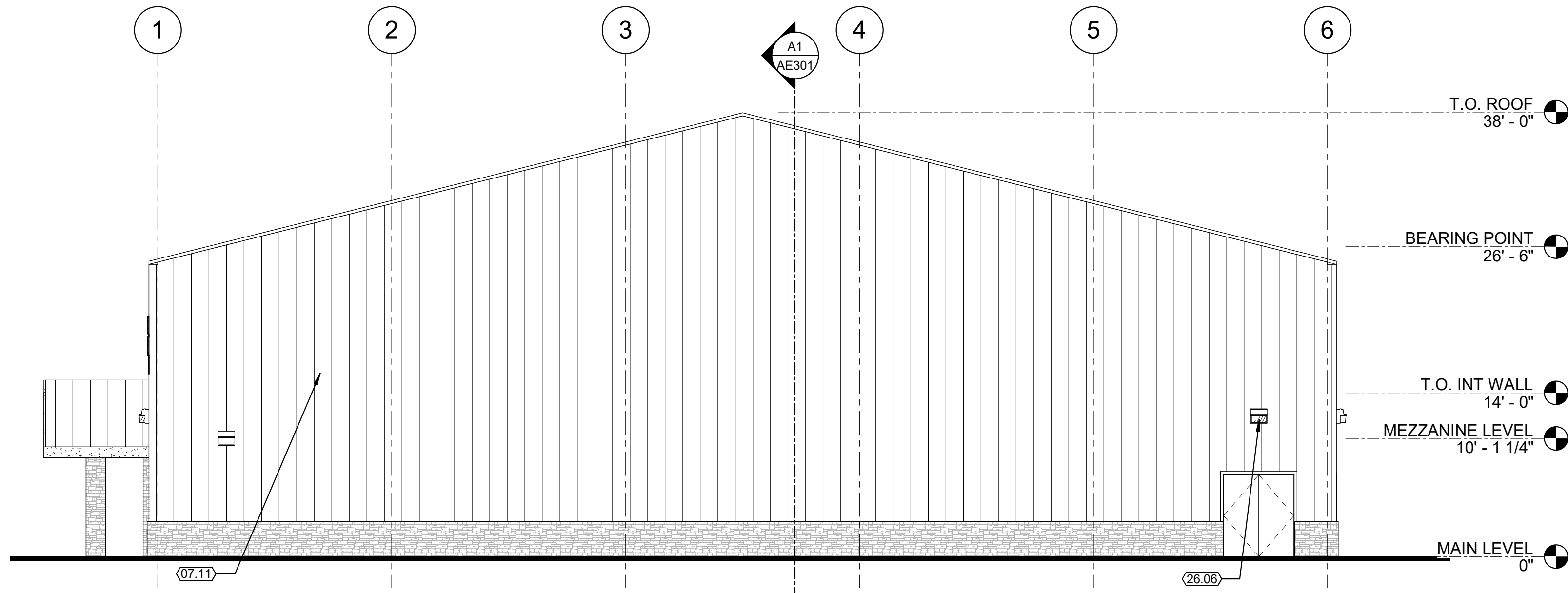
C

C1 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"

B

A1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

DESIGN: J. L. HARRIS, ARCHITECT  
DRAWN: J. L. HARRIS, ARCHITECT  
CHECKED: J. L. HARRIS, ARCHITECT  
DATE: 08/17/2023



## GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
- B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

## KEYNOTES

|       |                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------|
| 07.11 | METAL PANEL WALL SYSTEM BY BUILDING MANUFACTURER. COLOR B - TRI-STATE METAL "LIGHT GRAY" OR SIMILAR |
| 08.16 | WINDOW. SEE WINDOW TYPES                                                                            |
| 26.06 | LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.                                                             |



**DESERT EDGE**  
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B  
ST. GEORGE, UTAH 84790



PROVALUE ENGINEERING  
20 S 850 STE 1  
Hurricane, UT 84737  
435.668.8307  
http://www.pv-eng.com



Royal Engineering  
801.375.2228 T  
1637 S East Bay Blvd.  
Provo, Utah 84606

**HURRICANE CITY  
METAL BUILDING**

HURRICANE UTAH

STAMP

ISSUE TYPE: NOT FOR CONSTRUCTION  
DATE: 2023.08.17

PROJECT NUMBER: 001057  
DRAWN BY: Author  
CHECKED BY: Checker

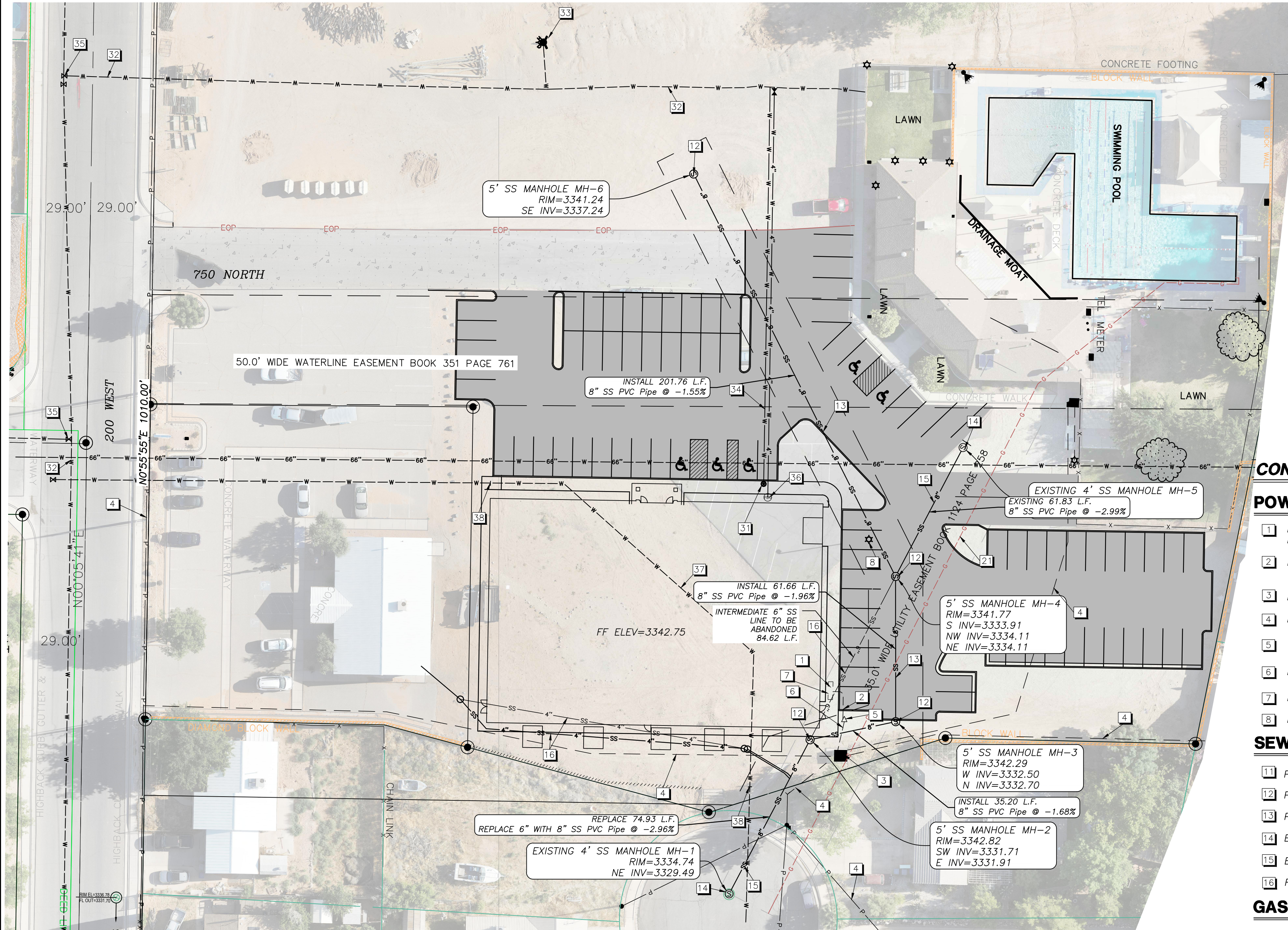
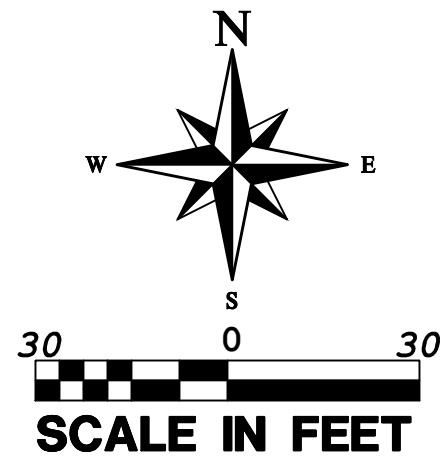
**EXTERIOR  
ELEVATIONS**

**AE202**



# UTILITY PLAN FOR: HURRICANE CITY GYMNASIUM

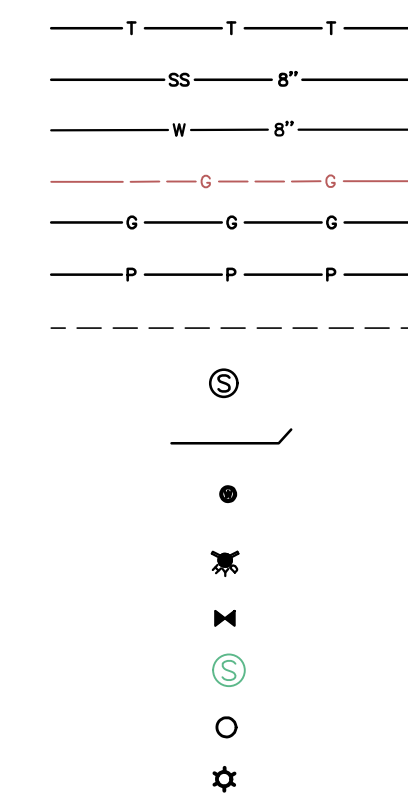
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



## CITY WATER NOTES:

- ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
- ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
- CONTRACTOR SHALL POT-HOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
- ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
- ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
- INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
- TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
- THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
- GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

## LEGEND



PROPOSED PHONE LINE  
PROPOSED 8" SANITARY SEWER LINE  
PROPOSED 8" PVC WATERLINE  
EXISTING GAS LINE  
PROPOSED NATURAL GAS LINE  
PRIMARY POWER  
SECONDARY POWER  
NEW SEWER MANHOLE PER ASH CREEK STANDARDS  
NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS  
NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS  
NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS  
NEW WATER VALVE PER HURRICANE CITY STANDARDS  
EXISTING MANHOLE  
PROPOSED CLEANOUT  
EXISTING STREET LIGHT

## CENTURYLINK PHONE NOTES (COMMERCIAL)

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30" X 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER.
- CONTACT CENTURYLINK ENGINEER AT 435-525-3249 OR DALE.PATRICK@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH.
- ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
- METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
- DEVELOPERS WILL BE INVOICED A TERMINATION FEE \$102.00 PER PRIMARY ELBOW TERM.
- DEPENDENT ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC. CONTACT HURRICANE POWER REGARDING THIS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MM ALUMINUM.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ALL SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- THE SOURCE POWER LINE FROM THE WEST IS CLOSE TO THE SOUTHWEST CORNER OF THE BUILDING AND WILL NEED TO BE KEPT SAFE DURING CONSTRUCTION. ANY CODE OF DISTANCES FROM POWER LINES MUST BE KEPT.
- LINES MAY NEED TO BE RELOCATED TO ACCOMMODATE NEW EQUIPMENT AND CLEARANCES.

## HURRICANE CITY GYMNASIUM POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
- PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- FOR SCHEMATIC PURPOSES ONLY, EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH.
- ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
- METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
- DEVELOPERS WILL BE INVOICED A TERMINATION FEE \$102.00 PER PRIMARY ELBOW TERM.
- DEPENDENT ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC. CONTACT HURRICANE POWER REGARDING THIS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MM ALUMINUM.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ALL SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- THE SOURCE POWER LINE FROM THE WEST IS CLOSE TO THE SOUTHWEST CORNER OF THE BUILDING AND WILL NEED TO BE KEPT SAFE DURING CONSTRUCTION. ANY CODE OF DISTANCES FROM POWER LINES MUST BE KEPT.
- LINES MAY NEED TO BE RELOCATED TO ACCOMMODATE NEW EQUIPMENT AND CLEARANCES.

## DOMINION ENERGY NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR THIS WORK. 1-800-468-1111
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GRADING. NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE\*\* DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.\*\*
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- \*\*\*IMPORTANT NOTICE\*\*\* GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6' OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

## TDS BROADBAND CATV NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 48 HOURS BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

## ASH CREEK SEWER DISTRICT NOTES:

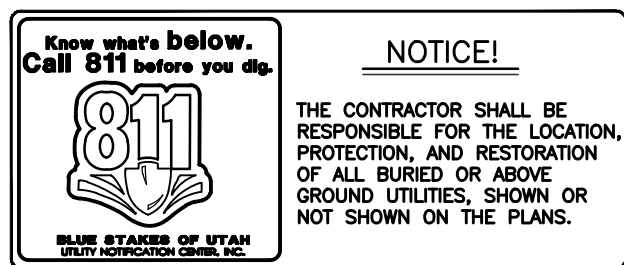
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO SEWER LINES AND LATERALS. IF DAMAGED, CALL ASH CREEK SPECIAL SERVICE DISTRICT AT 435-635-2348 AND GARY WILCOX AT 435-680-3565
- FLOOR DRAINS, UTILITY SINKS OR ANYTHING OTHER THAN SANITARY SEWER DISCHARGE MAY REQUIRE AN INTERCEPTOR AND SAMPLE MANHOLE.

## ASH CREEK GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICTS
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

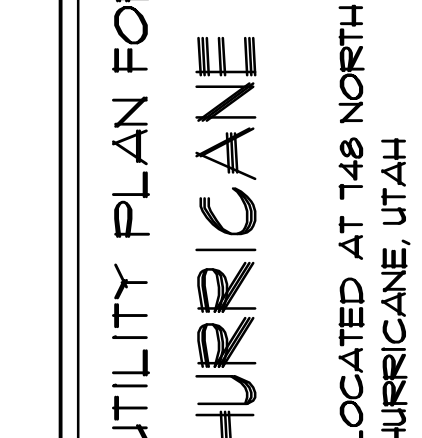
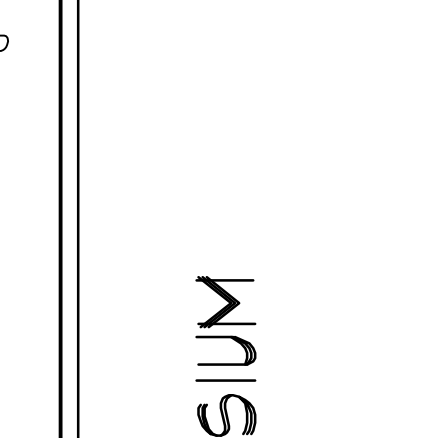
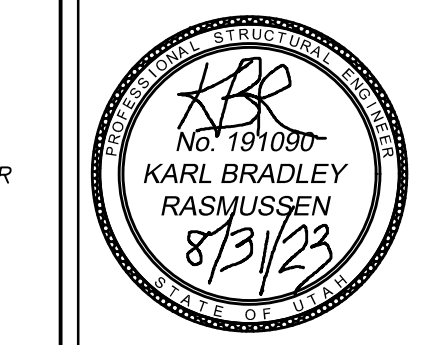
## HURRICANE VALLEY FIRE DISTRICT NOTES:

- PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
- BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
- CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
- FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
- AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT.
- A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
- KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.



| NO | REVISIONS | DESCRIPTION | DATE | BY |
|----|-----------|-------------|------|----|
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |
|    |           |             |      |    |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 868-0801



UTILITY PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 8/31/2023  
SCALE: 1"=60'

JOB NO:  
12-051

SHEET NO:  
**C4**



TITLE SHEET FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

CONTACT INFORMATION

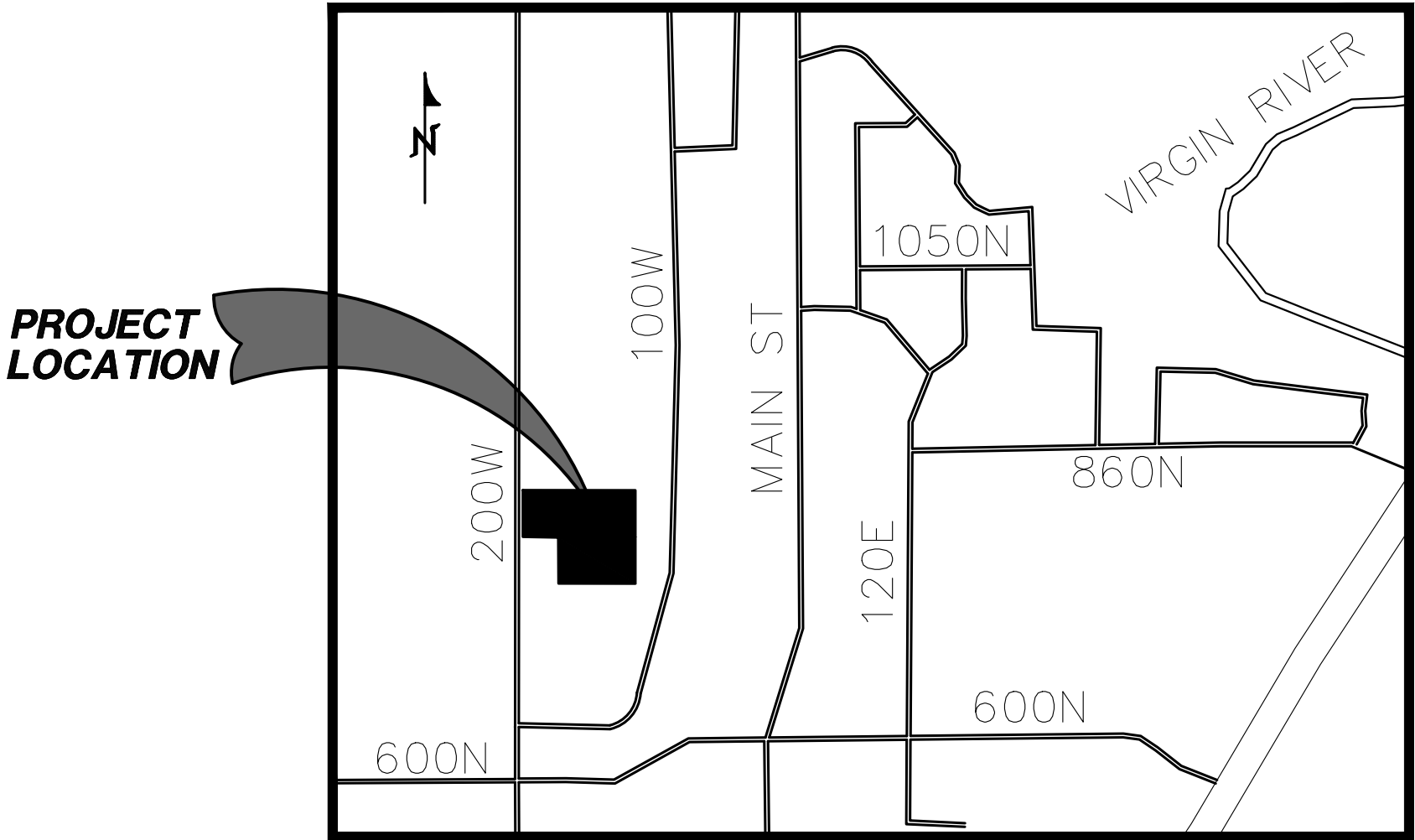
|                            |                  |                              |
|----------------------------|------------------|------------------------------|
| STREETS DEPARTMENT         | WESTON WALKER    | 435-668-6509                 |
| ASH CREEK SEWER DISTRICT   | AMBER GILLETTE   | 435-635-2348 EXT 110         |
| WATER DEPARTMENT           | KORY WRIGHT      | 435-635-9442 EXT 102         |
| CENTURYLINK                | DALE PATRICK     | 435-525-3249                 |
| TDS TELECOM                | DALLIN PEAD      | 435-359-7778                 |
| DOMINION ENERGY            | JAKE BOZARTH     | 435-231-9971                 |
| PUBLIC WORKS DEPARTMENT    | MIKE VERCIMAK    | 435-635-2811 OR EXT 119      |
| PLANNING DEPARTMENT        | FRED RESCH       | 435-635-2811 EXT 118         |
| HURRICANE POWER DEPARTMENT | MIKE RAMIREZ     | 435-669-3271                 |
| FIRE DEPARTMENT            | JOHN POSTERT     | 435-635-9562 OR 435-269-9790 |
| PARKS DEPARTMENT           | DARREN BARNEY    | 435-635-9665 OR 435-668-9059 |
| HURRICANE CITY ENGINEER    | ARTHUR LEBARON   | 435-635-2811 EXT 113         |
| W.C.W.C.D.                 | RYAN NAY         | 435-773-3016                 |
| GIS                        | MERIELLE REDWINE | 435-523-4994                 |
| HURRICANE CANAL COMPANY    | MAC HALL         | 435-668-8552                 |

SHEET INDEX

| SHEET   | DESCRIPTION               |
|---------|---------------------------|
| C1      | TITLE SHEET               |
| C2      | DEMOLITION PLAN           |
| C3      | SITE PLAN                 |
| C4      | UTILITY PLAN              |
| C5      | GRADING PLAN              |
| C6      | SIGNAGE AND STRIPING PLAN |
| L1      | LANDSCAPE PLAN            |
| L2      | LIGHTING PLAN             |
| DT1     | DETAIL SHEET 1            |
| DT2-DT3 | DETAIL SHEETS 2&3         |

HURRICANE CITY APPROVAL

|                                       |      |
|---------------------------------------|------|
| STREETS DEPARTMENT                    | DATE |
| ASH CREEK SEWER DISTRICT              | DATE |
| WATER DEPARTMENT                      | DATE |
| CENTURYLINK                           | DATE |
| DOMINION ENERGY                       | DATE |
| PLANNING DEPARTMENT                   | DATE |
| DIXIE POWER DEPARTMENT                | DATE |
| FIRE DEPARTMENT                       | DATE |
| PARKS DEPARTMENT                      | DATE |
| TDS TELECOM                           | DATE |
| PUBLIC WORKS DEPARTMENT               | DATE |
| HURRICANE CITY ENGINEERING DEPARTMENT | DATE |
| W.C.W.C.D.                            | DATE |
| HURRICANE CITY GIS                    | DATE |



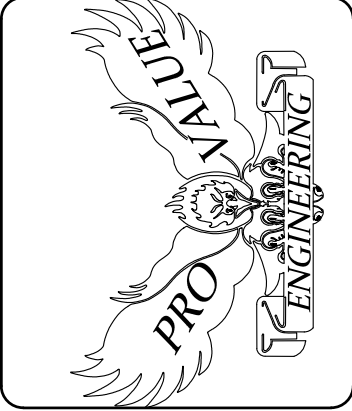
VICINITY MAP

OWNERS:

HURRICANE CITY

| REVISIONS |             |      |
|-----------|-------------|------|
| NO        | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84503  
Phone: 435-668-8861



TITLE SHEET FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: N.T.S.

JOB NO.  
10-051

SHEET NO:  
**C1**

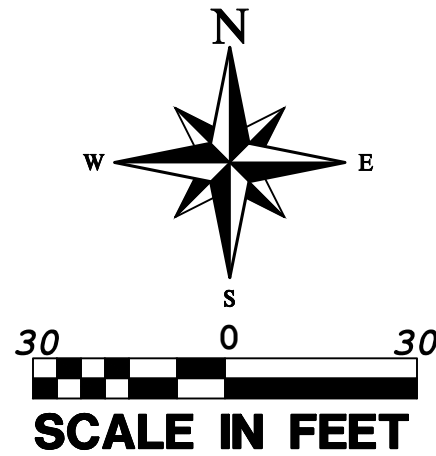
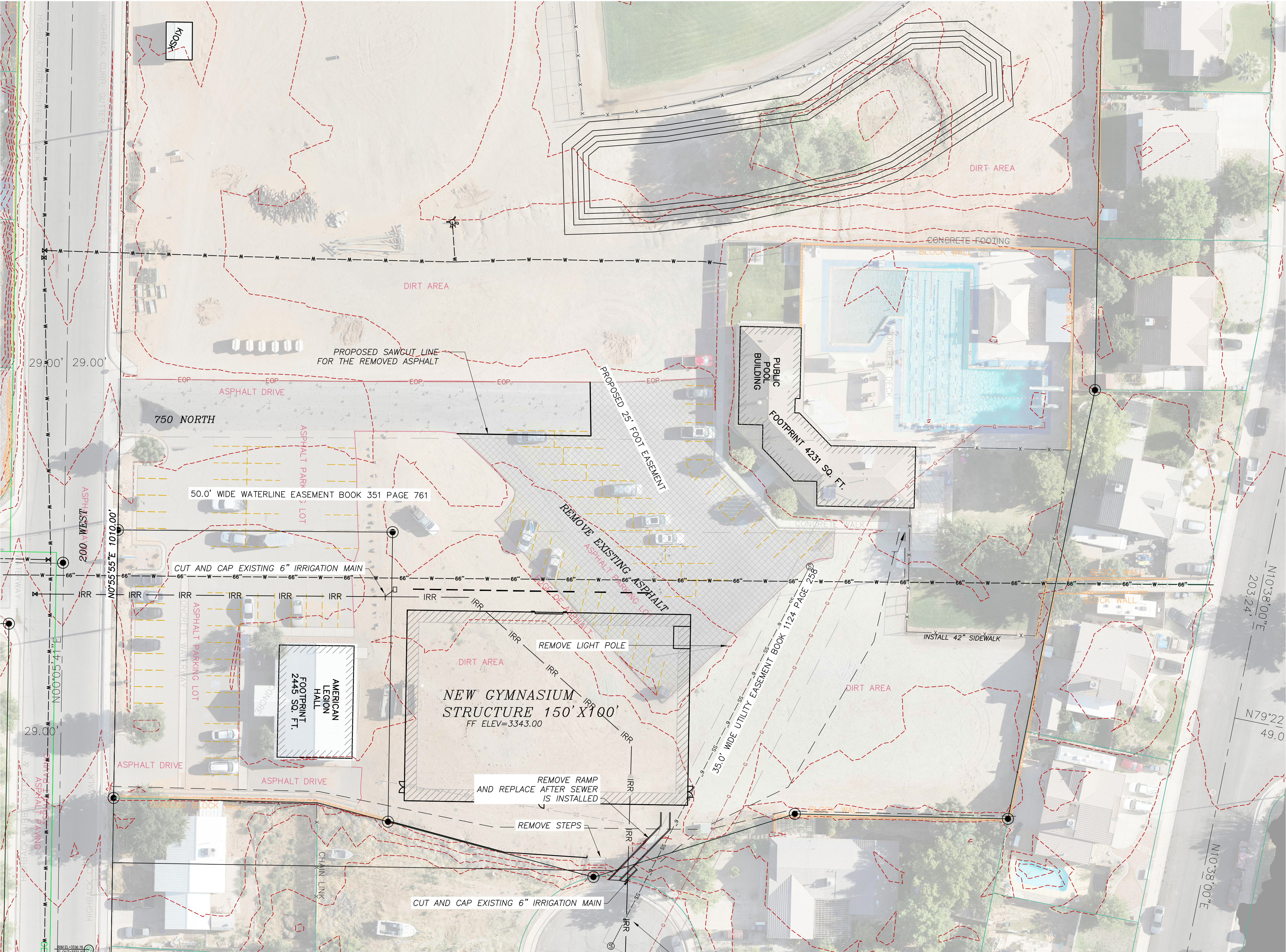
COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

TITLE PAGE



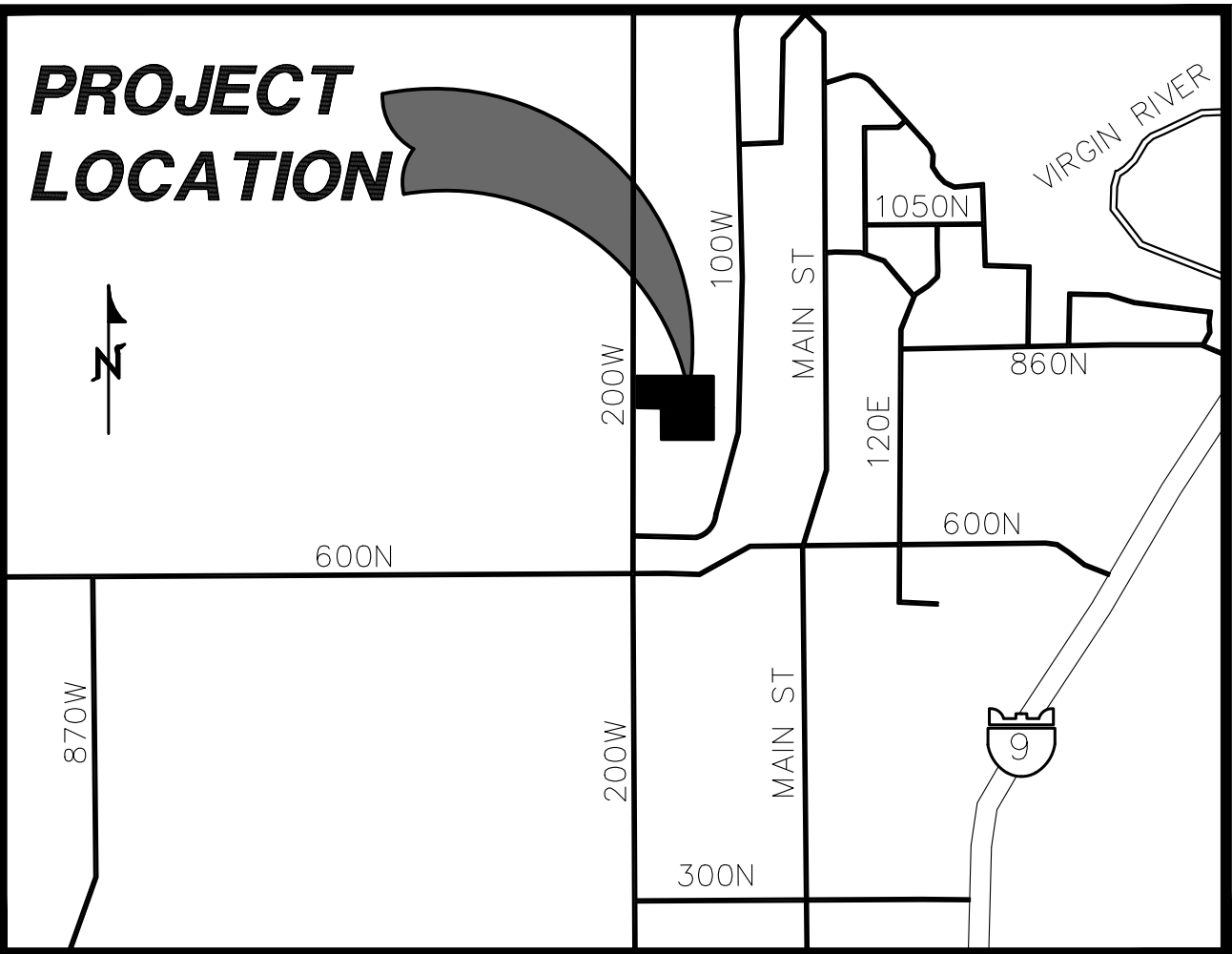
DEMOLITION PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATERLINE
- EXISTING IRRIGATION MAIN
- EDGE OF ASPHALT
- BLOCK WALL
- EXISTING PARKING STALLS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- EXISTING ASPHALT TO BE REMOVED
- SECONDARY POWER
- EXISTING GAS LINE



**VICINITY MAP**

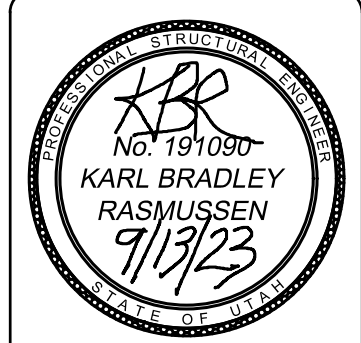


**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84503  
Phone: (435) 868-8801



DEMOLITION PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED IN SECTION 26, T4S, R3W, S1E, B4M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

JOB NO.  
10-051

SHEET NO:  
**C2**

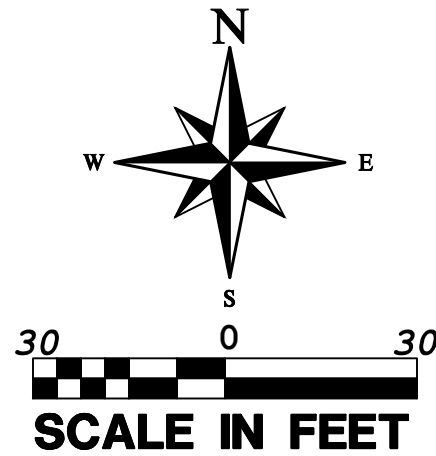
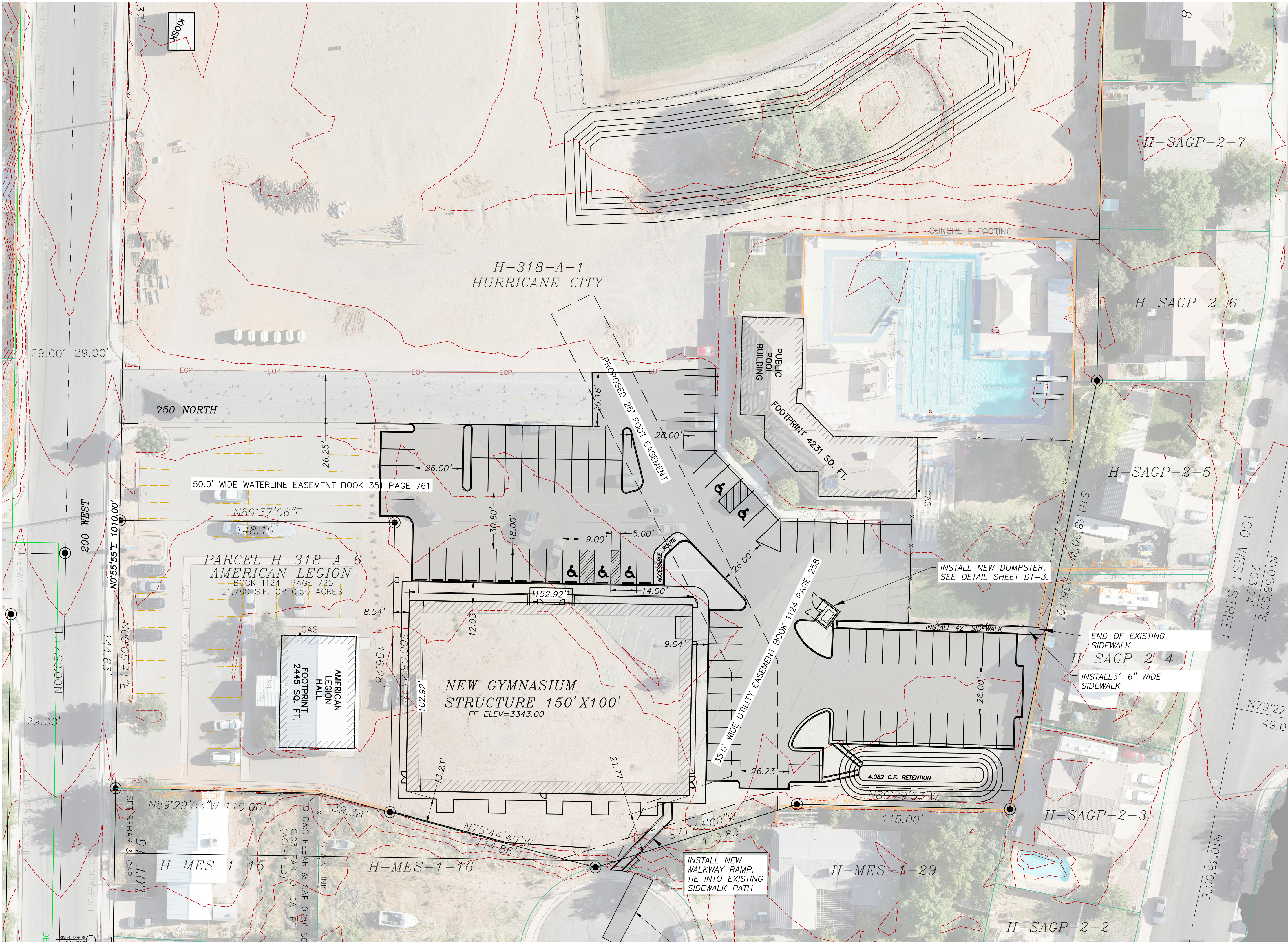
COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

DEMOLITION PLAN



SITE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATERLINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EDGE OF ASPHALT
- EXISTING PARKING STALLS
- BLOCK WALL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- INSTALL ASPHALT

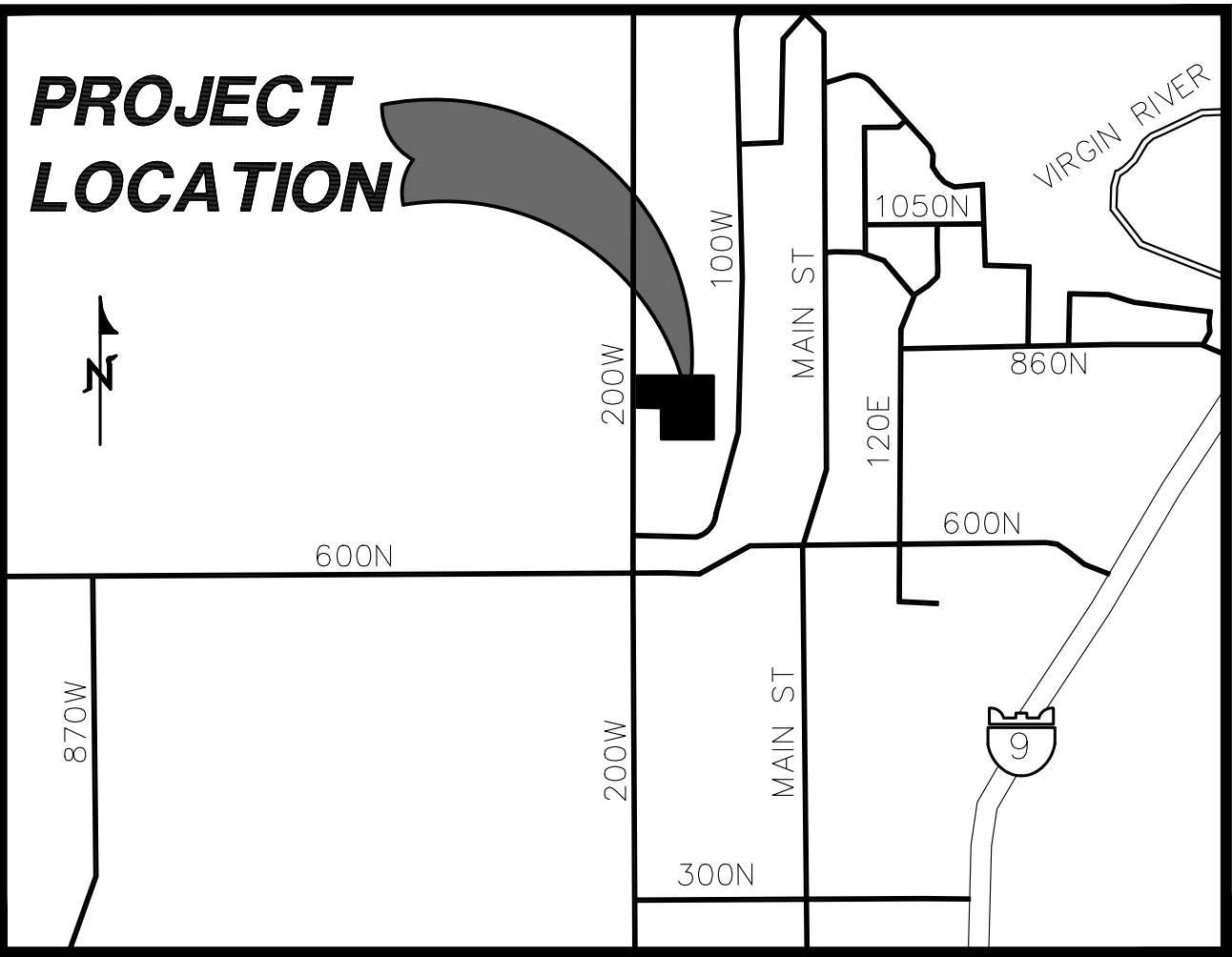
**PARKING DATA:**

REGULAR PARKINGS - 77

ADA PARKING - 5

TOTAL PARKINGS PROVIDED - 82

**PROJECT LOCATION**



**NOTICE!**

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84503  
Phone: (435) 888-0801



SITE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

JOB NO.  
10-051

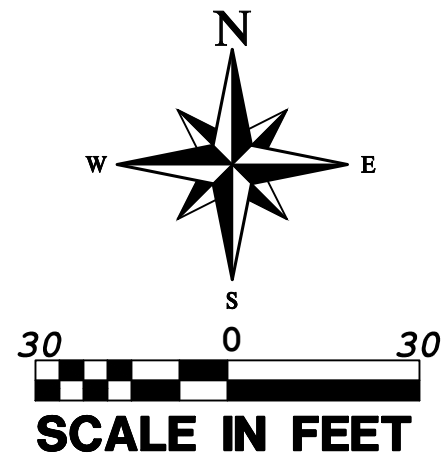
SHEET NO:  
**C3**

SITE PLAN



# UTILITY PLAN FOR: HURRICANE CITY GYMNASIUM

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



## LEGEND

|         |                                                             |       |                              |
|---------|-------------------------------------------------------------|-------|------------------------------|
| SS 8"   | PROPOSED 8" SANITARY SEWER LINE                             | G G G | EXISTING GAS LINE            |
| W 8"    | PROPOSED 8" PVC WATERLINE                                   | G G G | PROPOSED NATURAL GAS LINE    |
| W 4"    | PROPOSED 4" FIRE LINES                                      | P P P | PRIMARY POWER                |
| IRR IRR | PROPOSED 8" PVC WATERLINE                                   | W 66" | SECONDARY POWER              |
|         |                                                             |       | EXISTING 66" WCWD WATER LINE |
|         | NEW SEWER MANHOLE PER ASH CREEK STANDARDS                   |       |                              |
|         | NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS            |       |                              |
|         | NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS |       |                              |
|         | EXISTING FIRE HYDRANT                                       |       |                              |
|         | NEW WATER VALVE PER HURRICANE CITY STANDARDS                |       |                              |
|         | EXISTING MANHOLE                                            |       |                              |
|         | PROPOSED CLEANOUT                                           |       |                              |
|         | EXISTING STREET LIGHT                                       |       |                              |

## CENTURYLINK PHONE NOTES (COMMERCIAL)

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30" X 10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER
- CONTACT CENTURYLINK ENGINEER AT 435-525-3249 OR DALE.PATRICK@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE

## HURRICANE CITY GYMNASIUM POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN
- PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM
- FOR SCHEMATIC PURPOSES ONLY, EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK CONTACT HURRICANE POWER FOR AN APPOINTMENT: 435-635-5536
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH
- ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER
- METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE
- DEVELOPERS WILL BE INVOICED A TERMINATION FEE \$102.00 PER PRIMARY ELBOW TERM
- DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC. CONTACT HURRICANE POWER REGARDING THIS
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MM ALUMINUM
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. NEW WALKS OF SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL
- THE SOURCE POWER LINE FROM THE WEST IS CLOSE TO THE SOUTHWEST CORNER OF THE BUILDING AND WILL NEED TO BE KEPT SAFE DURING CONSTRUCTION. ANY CODE OF DISTANCES FROM POWER LINES MUST BE KEPT
- LINES MAY NEED TO BE RELOCATED TO ACCOMMODATE NEW EQUIPMENT AND CLEARANCES

## DOMINION ENERGY NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGNAL WAKE BOARD
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE)
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB. BLOCKS OF SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION
- \*\*\*IMPORTANT NOTICE\*\*\* GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6'
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE

## TDS BROADBAND CATV NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER
- TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT

## ASH CREEK SEWER DISTRICT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO SEWER LINES AND LATERALS. IF DAMAGED, CALL ASH CREEK SPECIAL SERVICE DISTRICT AT 435-635-2348 AND GARY WILCOX AT 435-680-3565
- FLOOR DRAINS, UTILITY SINKS OR ANYTHING OTHER THAN SANITARY SEWER DISCHARGE MAY REQUIRE AN INTERCEPTOR AND SAMPLE MANHOLE

## ASH CREEK GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS

## HURRICANE VALLEY FIRE DISTRICT NOTES:

- PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
- BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED
- CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT
- FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT
- AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT
- A WET SPRINKLER DETAIL WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT
- KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS

POTHOLE NOTE:  
AFTER BLUE STAKES,  
POTHOLE ALL EXISTING UTILITIES  
THAT ARE TO BE RELOCATED,  
CROSSED AND CONNECTED TO.

## CONSTRUCTION NOTES

### POWER:

- INSTALL 400 AMP 120/240 VOLT SINGLE PHASE METER MAIN LEVER BY PASS
- INSTALL SECONDARY POWER 350MCM ALUMINUM TRIPLEX + 2" PVC FOR LUMEN
- EXISTING PMH-10 15KV SWITCHGEAR
- EXISTING PRIMARY LINE
- INSTALL NEW 10 120/240 25KVA TRANSFORMER
- INSTALL 2 1/2" PVC WITH 1 PHASE 1/0 15KV
- INSTALL RED HANDLE LOCKABLE DISCONNECT
- REMOVE EXISTING STREET LIGHT
- EXISTING STREET LIGHT TO REMAIN

### SEWER:

- PROPOSED CLEANOUT
- PROPOSED 5" SEWER MANHOLE
- PROPOSED 8" SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING 6" SEWER MAIN
- REROUTE EXISTING SEWER MAIN
- EXISTING CLEANOUT

### GAS:

- EXISTING 2" GAS MAIN SERVICE LINE
  - TIE TO EXISTING GAS MAIN STUB
- NOTE: GAS 3' CLEARANCE FROM POWER

### WATER:

- INSTALL 3/4" INCH SERVICE AND METER
- EXISTING 8" WATERLINE
- EXISTING FIRE HYDRANT
- INSTALL NEW 3/4" SERVICE LINE
- EXISTING WATER VALVE
- INSTALL NEW 4" D.I.P. FIRE LINE AND VALVE
- EXISTING 6" IRRIGATION MAIN
- INSTALL 8" TEE, 8" D.I.P. WATER LINE
- INSTALL 8" TEE, 8"x6" REDUCER & FIRE HYDRANT
- INSTALL 8"x4" REDUCER
- CUT AND CAP EXISTING 6" IRRIGATION MAIN

### COMMUNICATION:

- EXISTING COMMUNICATION LINE
- INSTALL COMMUNICATION SERVICE LINE

## CITY WATER NOTES:

- ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY
- ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY
- CONTRACTOR SHALL POT-HOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4
- ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3)
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED
- ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT
- ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED
- INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE
- TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION
- THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES
- GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT

Know what's below.  
Call 811 before you dig.



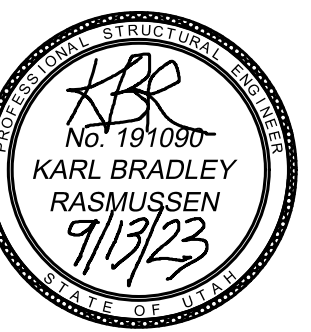
### NOTICE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| NO | REVISIONS   | DATE | BY |
|----|-------------|------|----|
|    | DESCRIPTION |      |    |

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 668-0801



UTILITY PLAN FOR:  
HURRICANE CITY GYMNASIUM

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

JOB NO:  
12-051

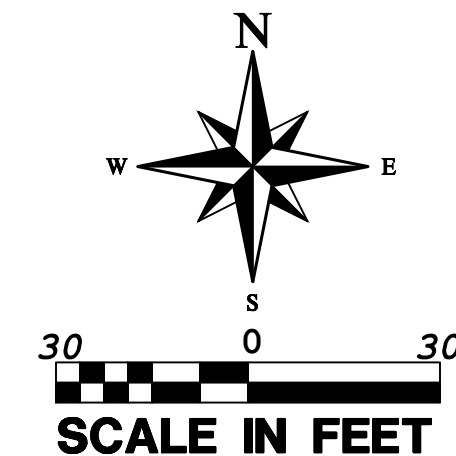
SHEET NO:  
C4

UTILITY PLAN



GRADING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

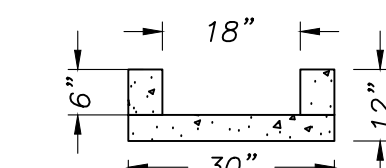
- PROPOSED PHONE LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" PVC WATERLINE
- EXISTING GAS LINE
- PROPOSED NATURAL GAS LINE
- PRIMARY POWER
- SECONDARY POWER
- NEW SEWER MANHOLE PER ASH CREEK STANDARDS
- NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
- NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS
- NEW WATER VALVE PER HURRICANE CITY STANDARDS
- EXISTING MANHOLE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- TOP BACK OF CURB ELEVATION
- CONTOUR ELEVATION LABEL
- PROPOSED CURB & GUTTER
- HANDICAP
- EXISTING ASPHALT
- INSTALL ASPHALT
- INSTALL STANDARD WHEEL STOP WITH REBAR
- INSTALL DUMPSTER, SEE DETAIL ON SHEET DT-3

**SCUPPERS:**

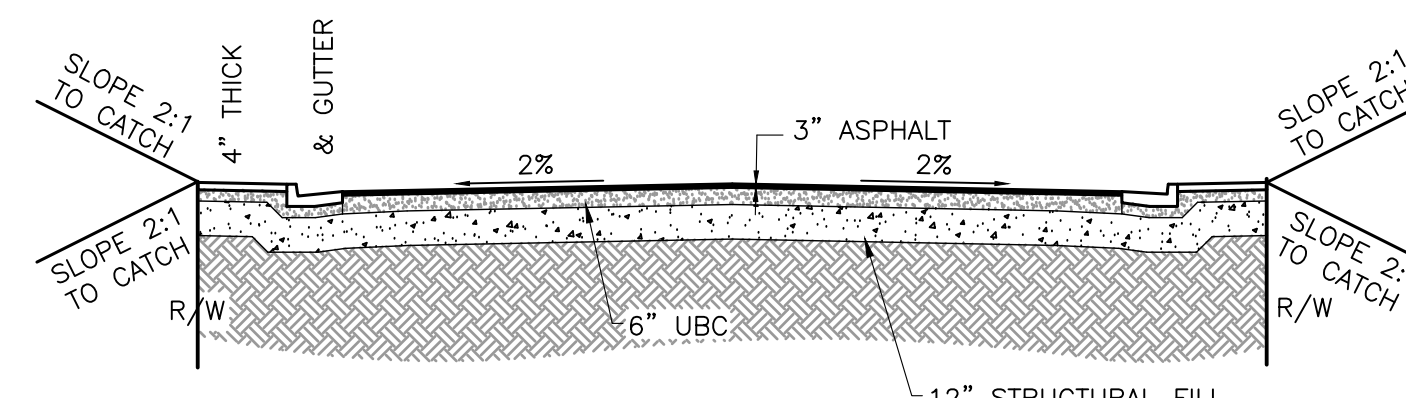
- 1 INSTALL DRAINAGE SCUPPER, SEE DETAIL BELOW

NOTE: POTHOLE OF 66" STEEL PIPE REQUIRED FOR DETERMINING LOCATION AND DEPTH OF SAID PIPE TO SEE IF WE CAN GO OVER IT WITH STORM DRAIN, WATER, AND SEWER.

4,058 C.F. OF STORM RETENTION



**DRAINAGE SCUPPER**



**PARKING LOT PAVEMENT STRUCTURE**

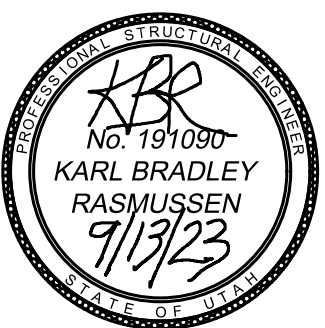
Know what's below.  
Call 811 before you dig.



NOTICE!  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 888-0801



GRADING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

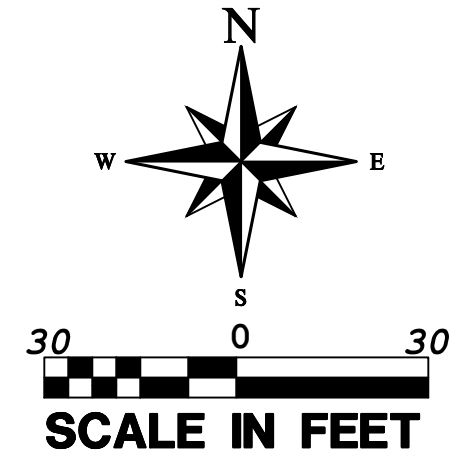
JOB NO.  
10-051

SHEET NO:  
**C5**



SIGNAGE AND STRIPING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



LEGEND

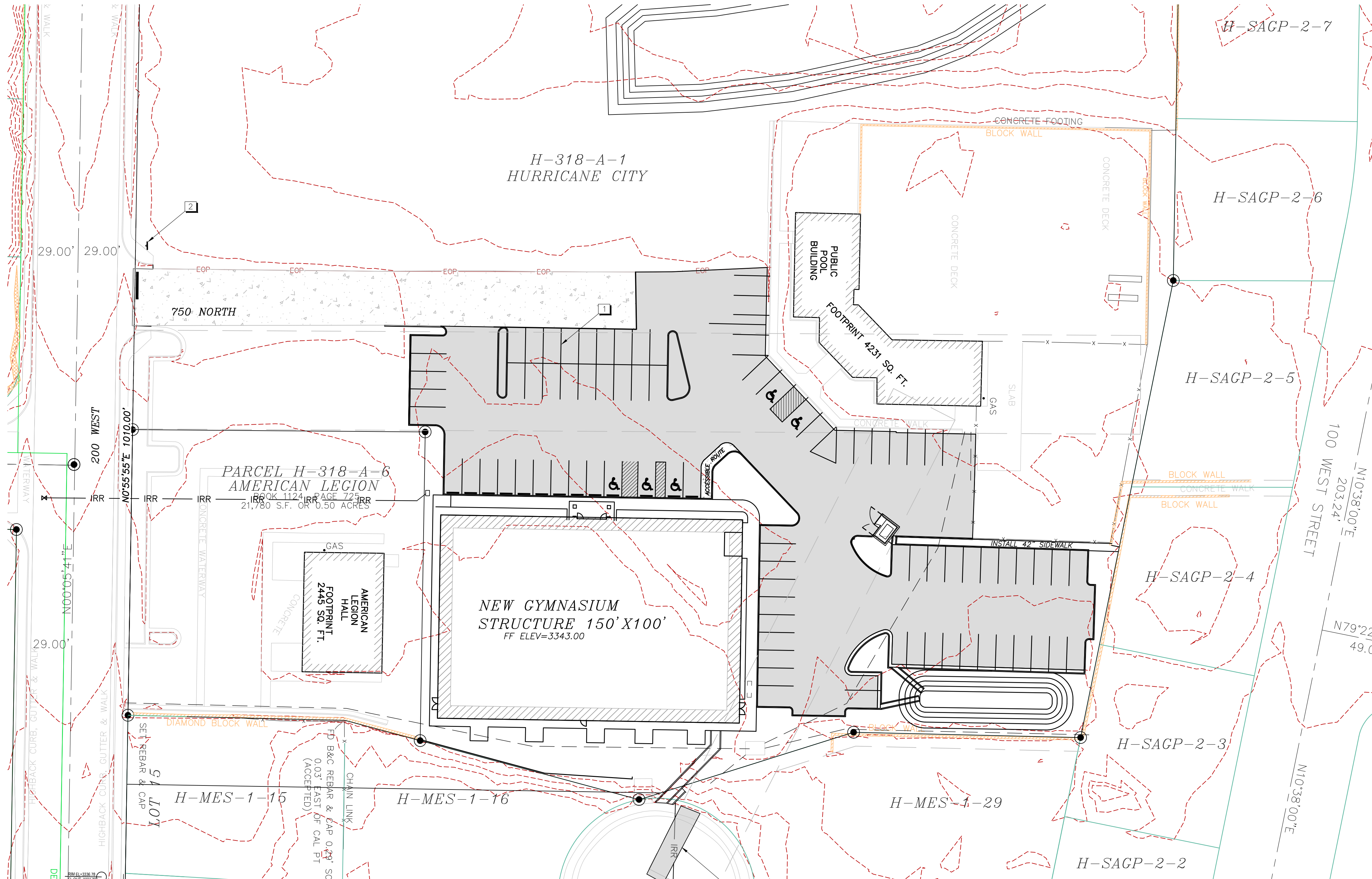
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB, GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PARKING STRIPES
- NEW ROAD SIGN

SIGNAGE AND STRIPING NOTES:

- 1 4" PARKING STRIPE
- 2 EXISTING STOP SIGN

STRIPING KEYNOTES

- STOP BAR
- RED PAINT CURB



Know what's below.  
Call 811 before you dig.



NOTICE!  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84531  
Phone: (435) 688-0801



SIGNAGE AND STRIPING  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

JOB NO.  
10-051

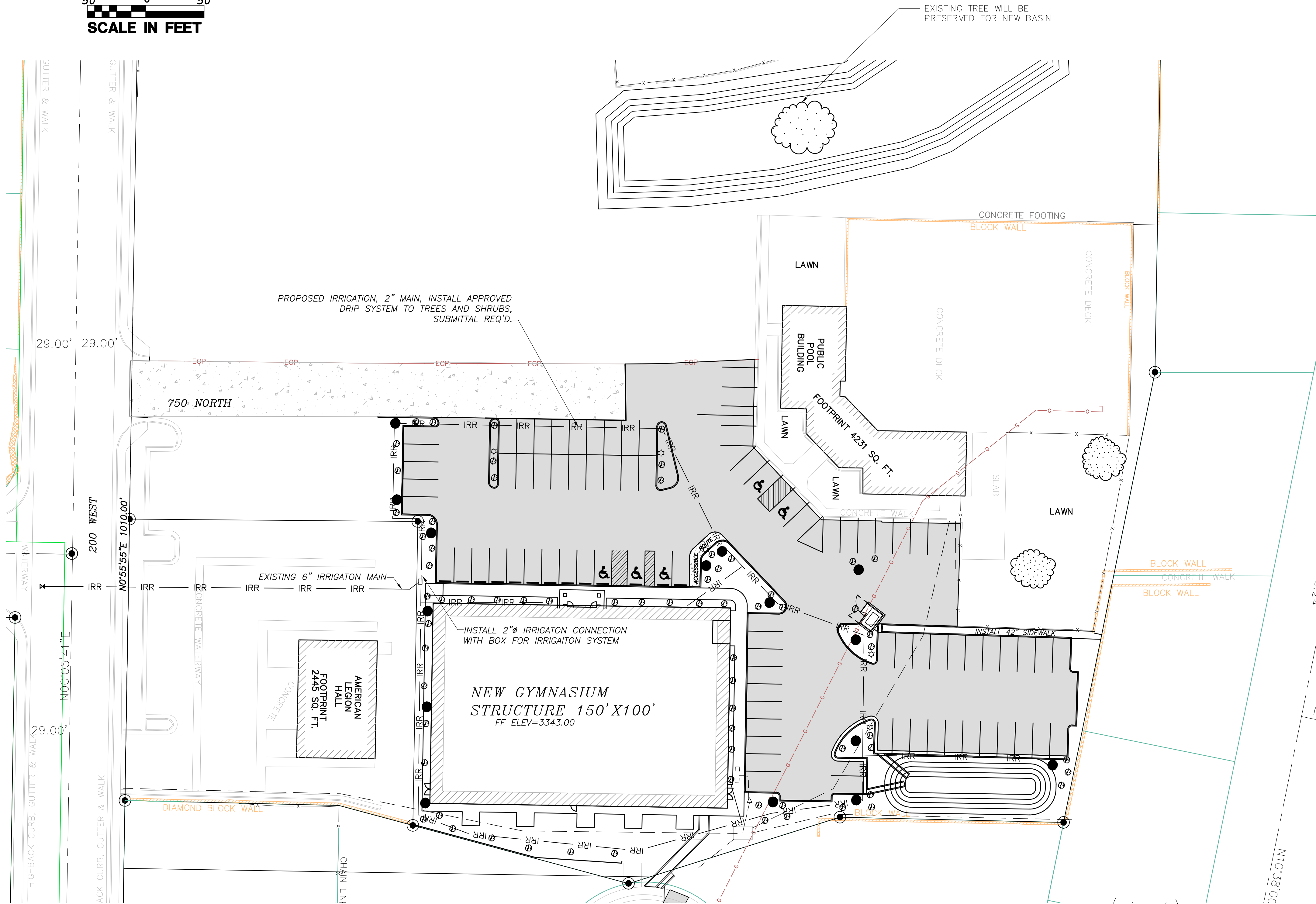
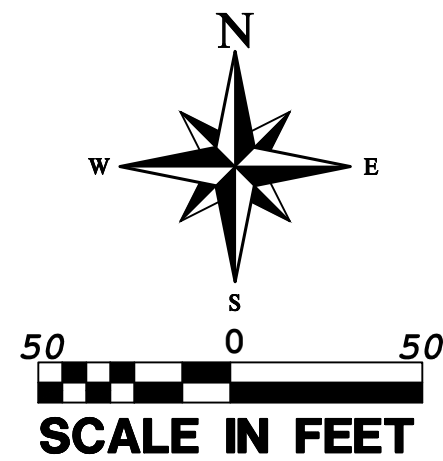
SHEET NO:

**C6**



LANDSCAPE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB, GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- NEW ROAD SIGN
- NEW LIGHTS PER ELECTRICAL PLANS
- IRR IRR PROPOSED 2" IRRIGATION LOOPED

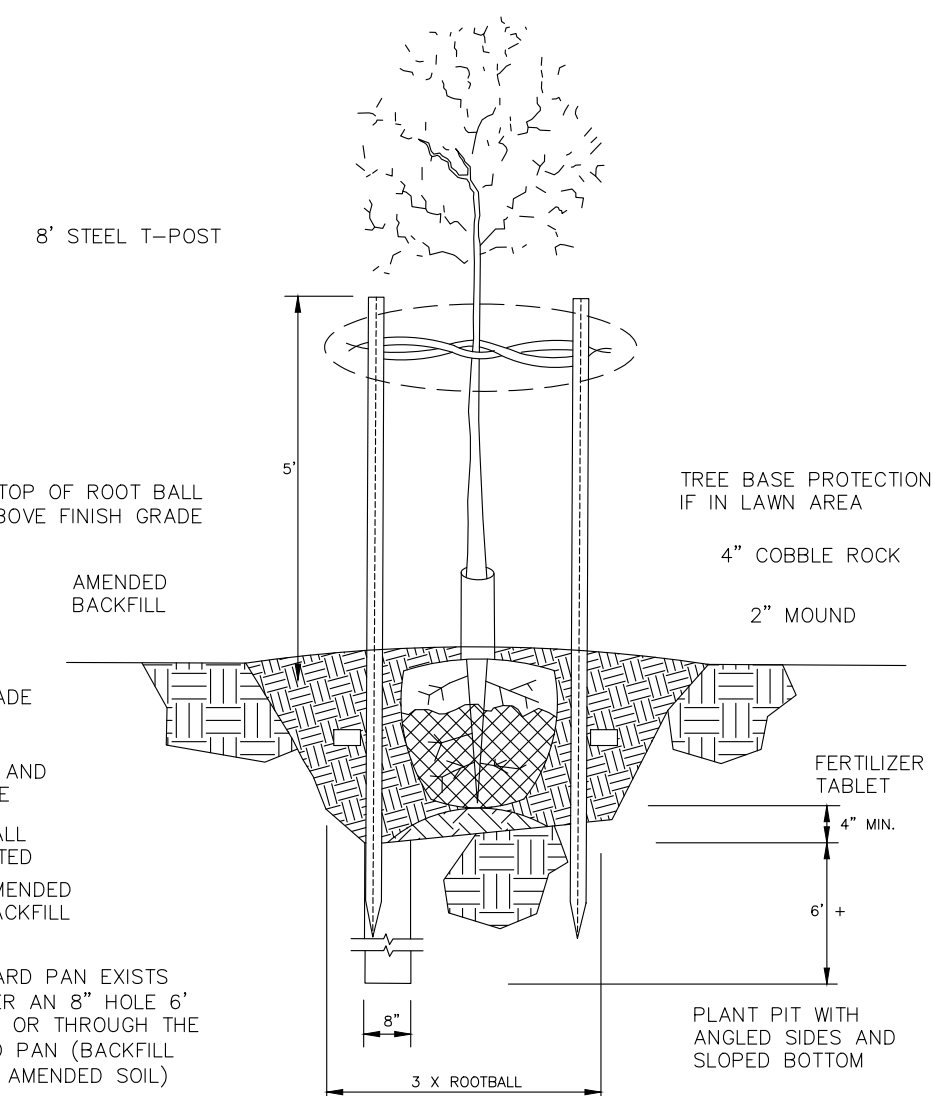
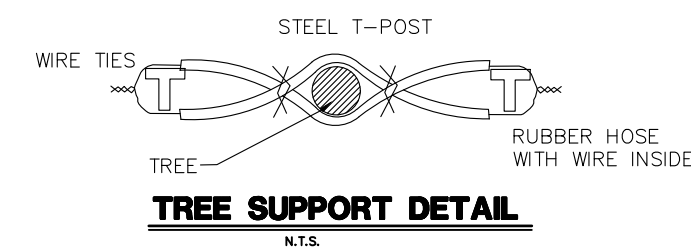
**LANDSCAPE NOTES:**

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.
- 8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLATION SHALL BE TO HURRICANE CITY PARKS STANDARDS.
- 9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

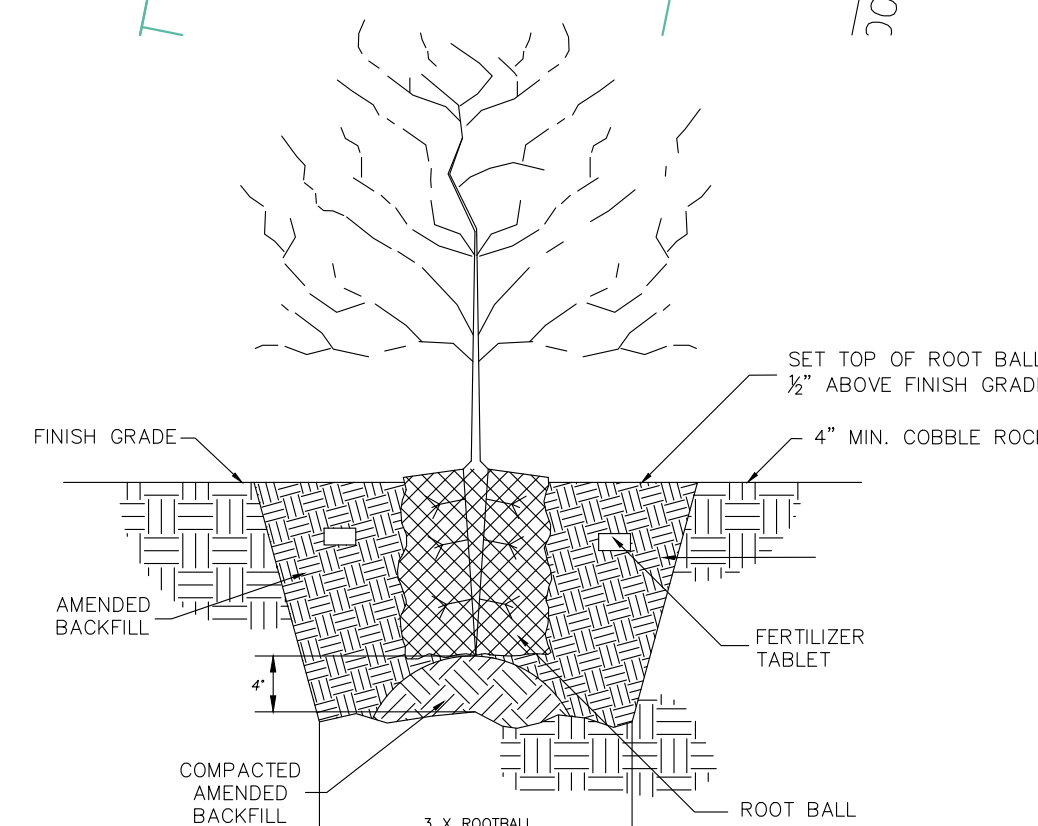
**PLANT LEGEND:**

|   | TYPE                                      | QUANTITY | SIZE       |
|---|-------------------------------------------|----------|------------|
| ● | NATIVE TREE TO BE SELECTED BY LANDSCAPER  | 25       | 2" CAL MIN |
| ⊙ | NATIVE SHRUB TO BE SELECTED BY LANDSCAPER | 70       | 5 GAL      |

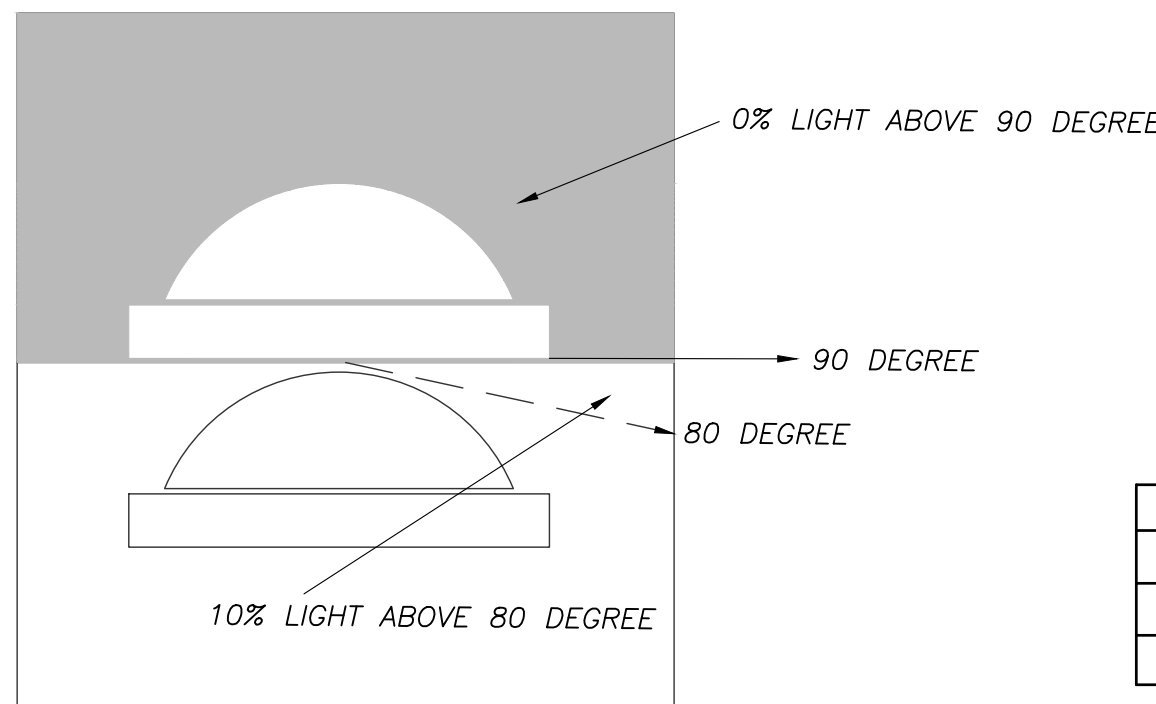
NOTE: LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL



**DECIDUOUS TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**



**FULL CUTOFF LIGHT DETAIL**

**LANDSCAPE AREA**

| DESCRIPTION         | AREA           |
|---------------------|----------------|
| TOTAL BUILDING AREA | 15,000 SQ. FT. |
| HARDSCAPE AREA      | 60,000 SQ.FT.  |
| LANDSCAPE AREA      | 16,000 SQ.FT.  |

Know what's below.  
Call 811 before you dig.

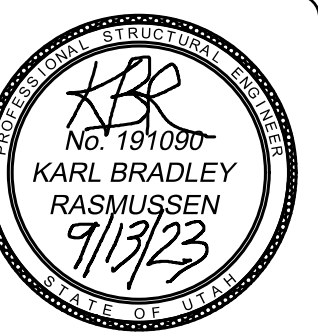


**NOTICE!**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: (435) 888-0801



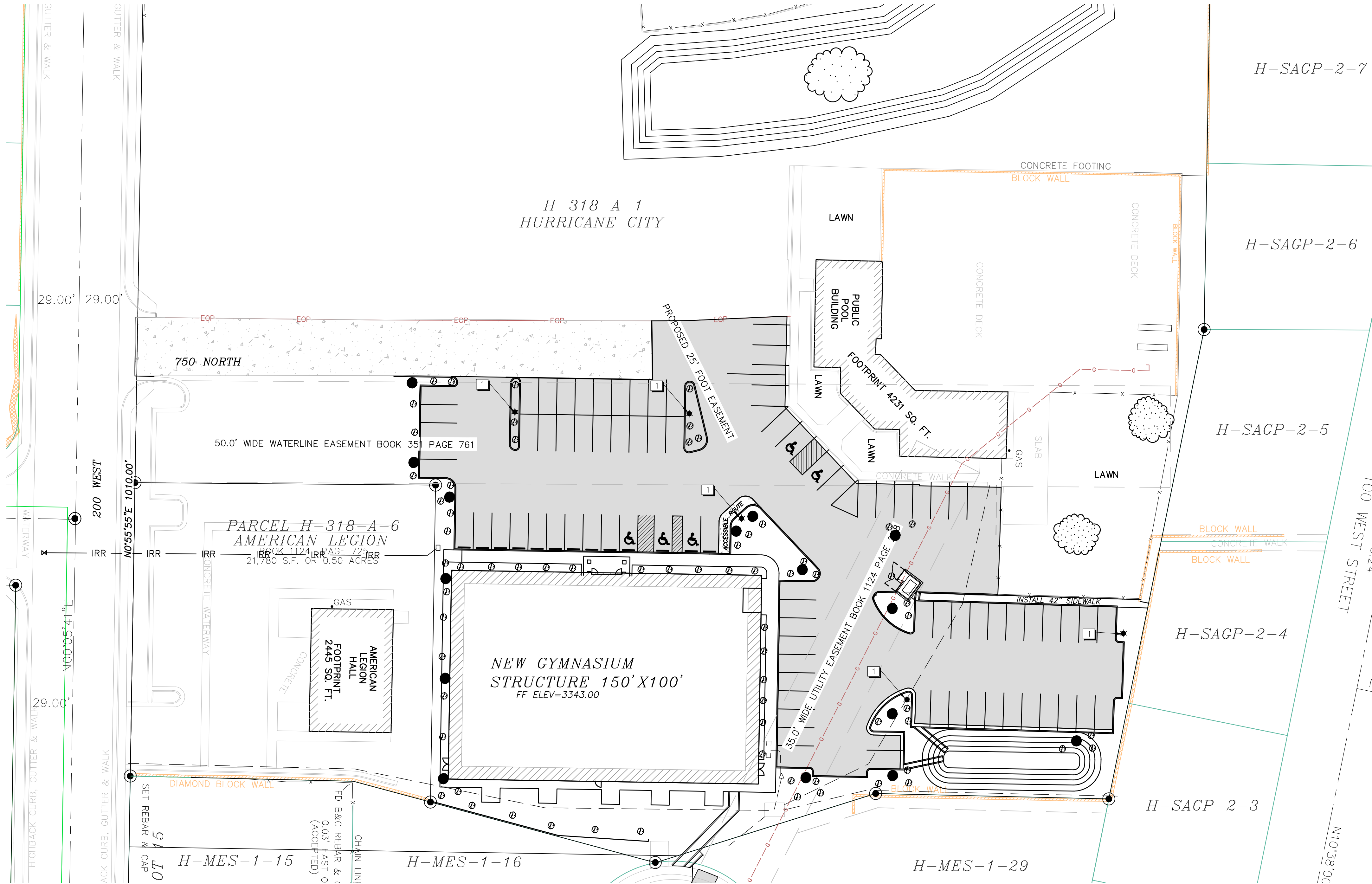
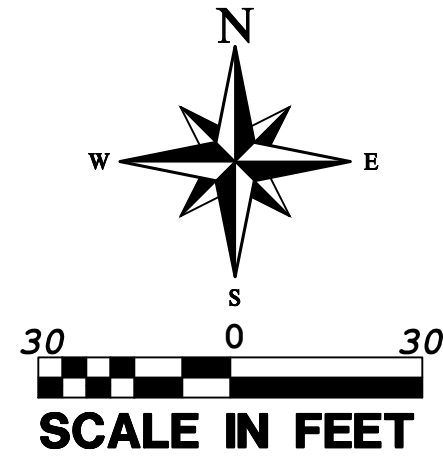
LANDSCAPE PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'  
JOB NO.  
10-051  
SHEET NO:  
**L1**



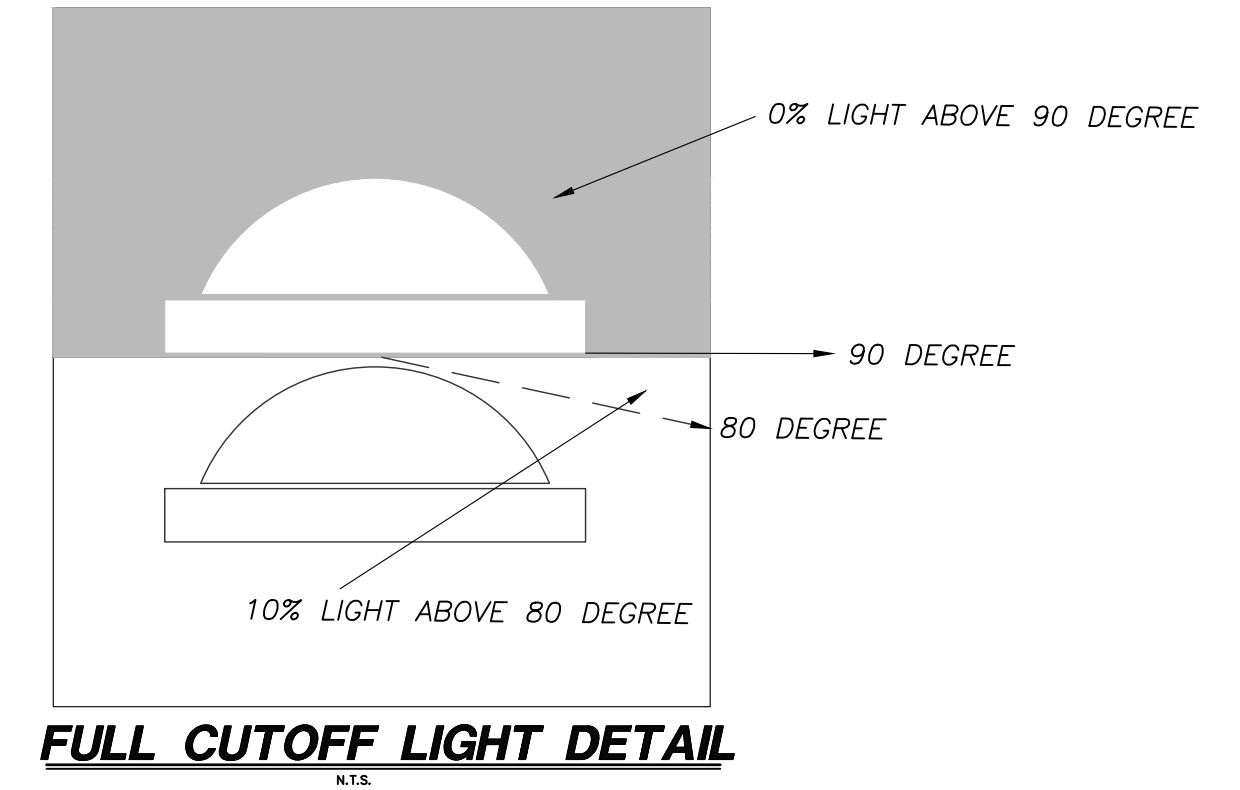
LIGHTING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB, GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- NEW ROAD SIGN
- NEW LIGHTS PER ELECTRICAL PLANS



**LIGHTS:**

- INSTALL CITY STANDARD LIGHT POLE WITH LAMP

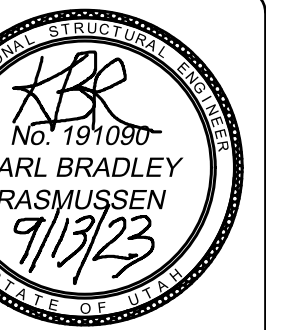
Know what's below.  
Call 811 before you dig.



**NOTICE!**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

| REVISIONS |             | DATE | BY |
|-----------|-------------|------|----|
| NO        | DESCRIPTION |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |
|           |             |      |    |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84531  
Phone: (435) 888-0801



LIGHTING PLAN FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

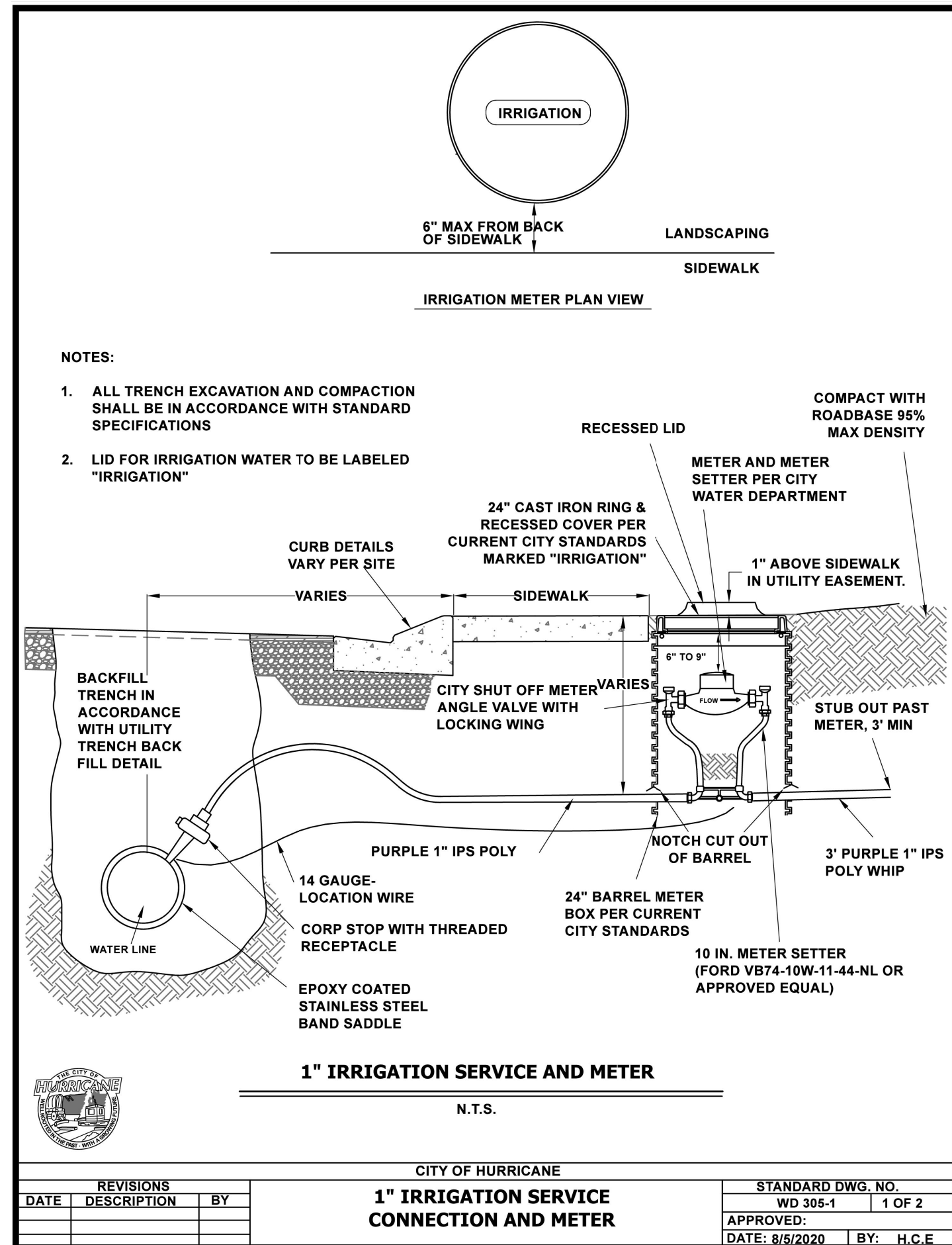
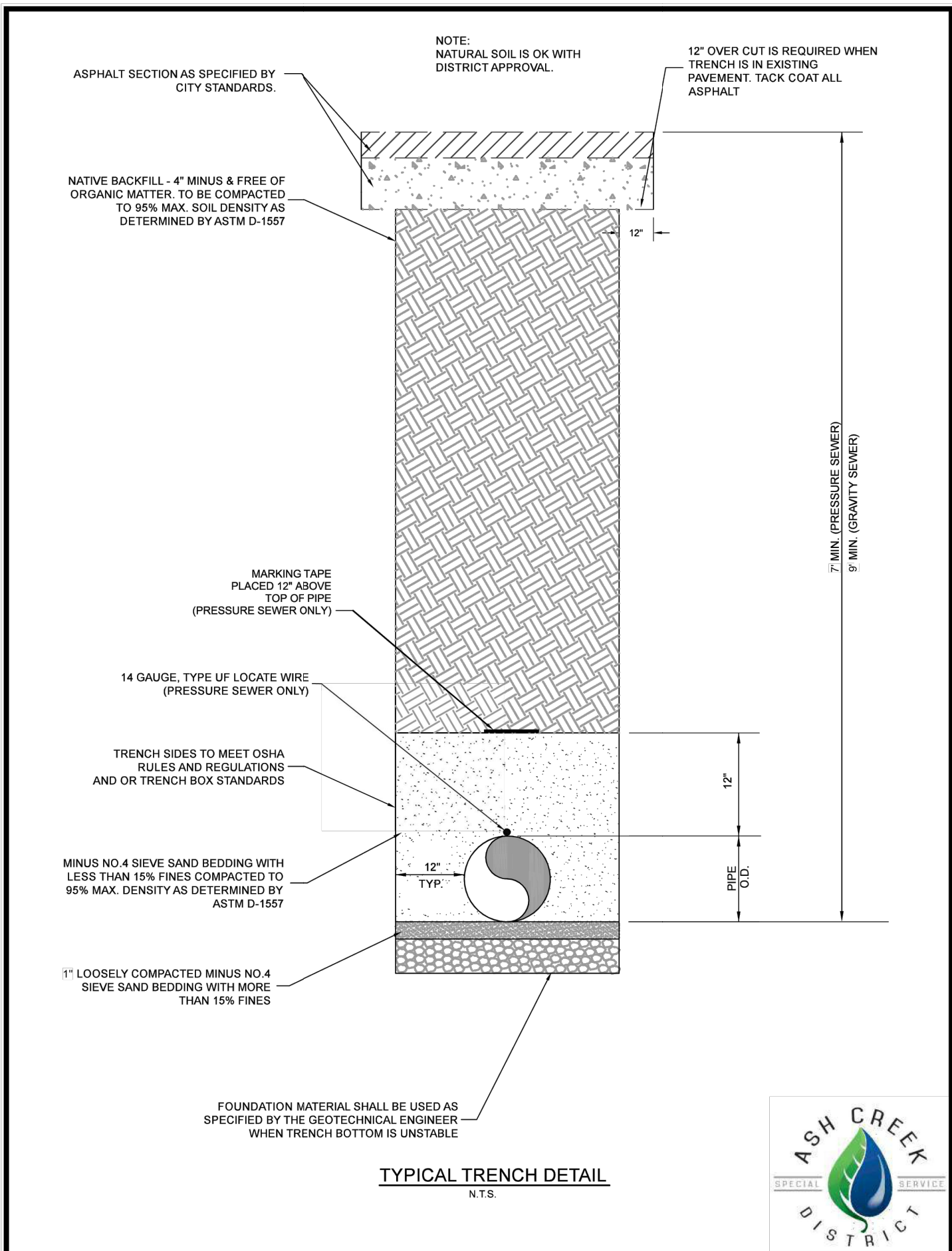
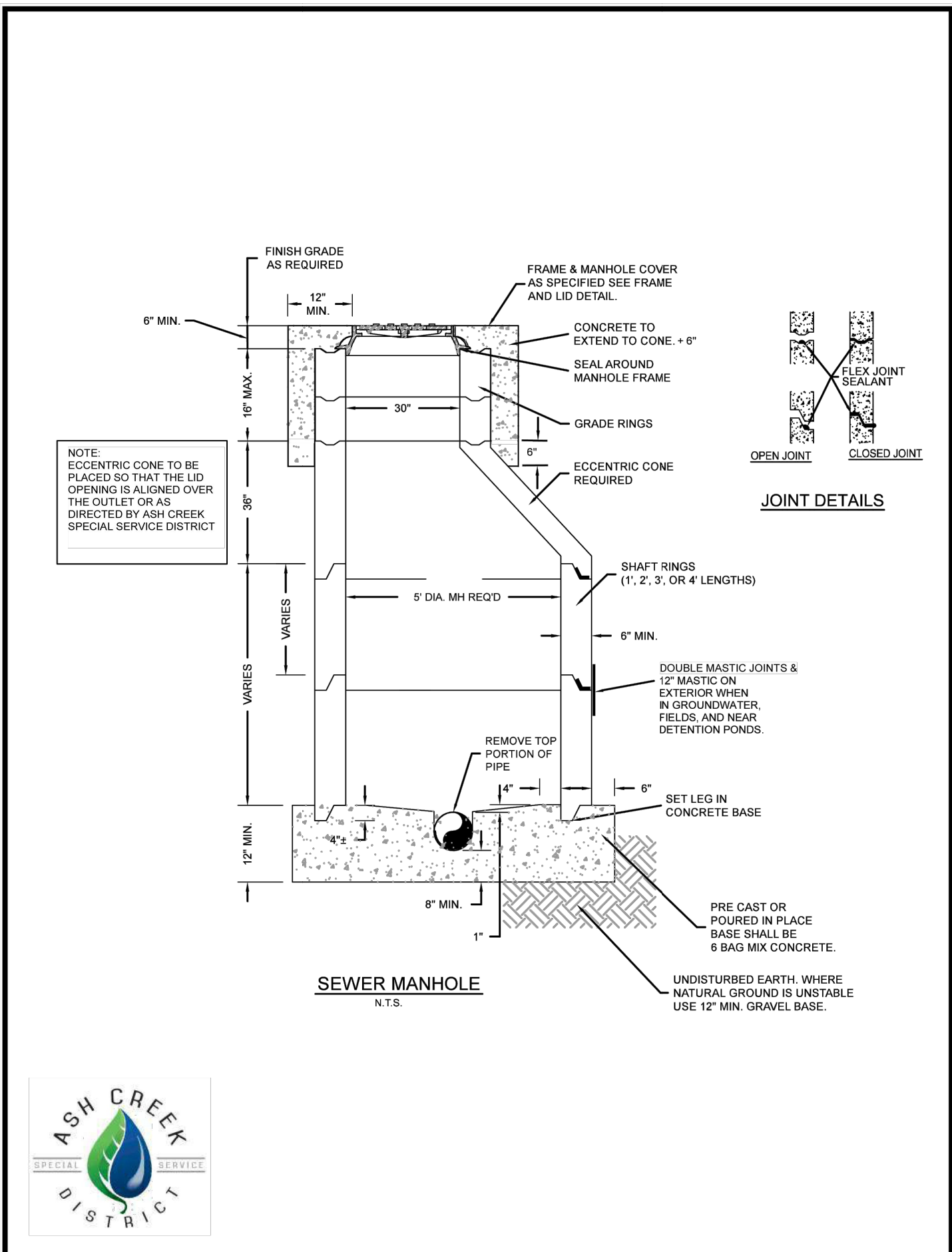
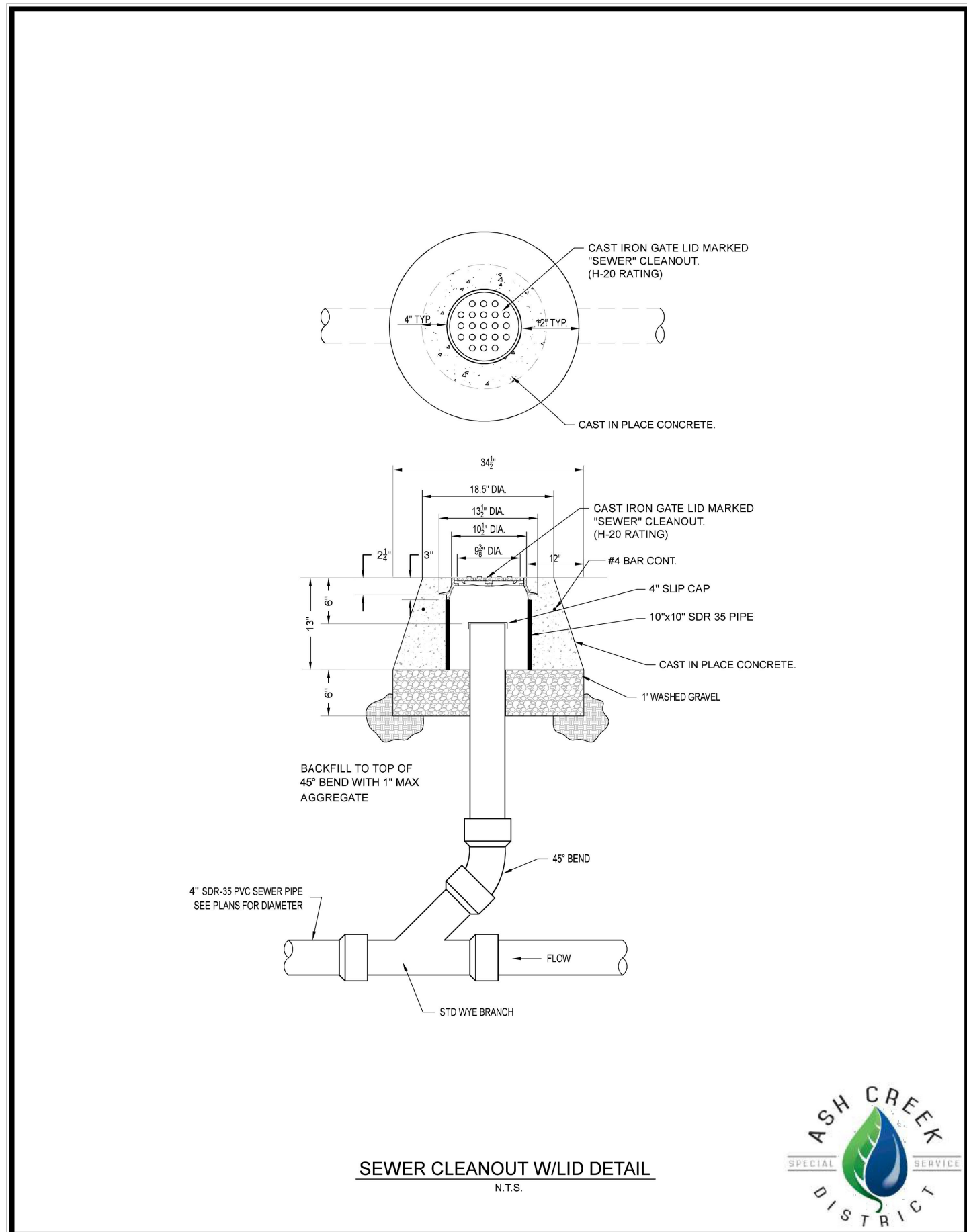
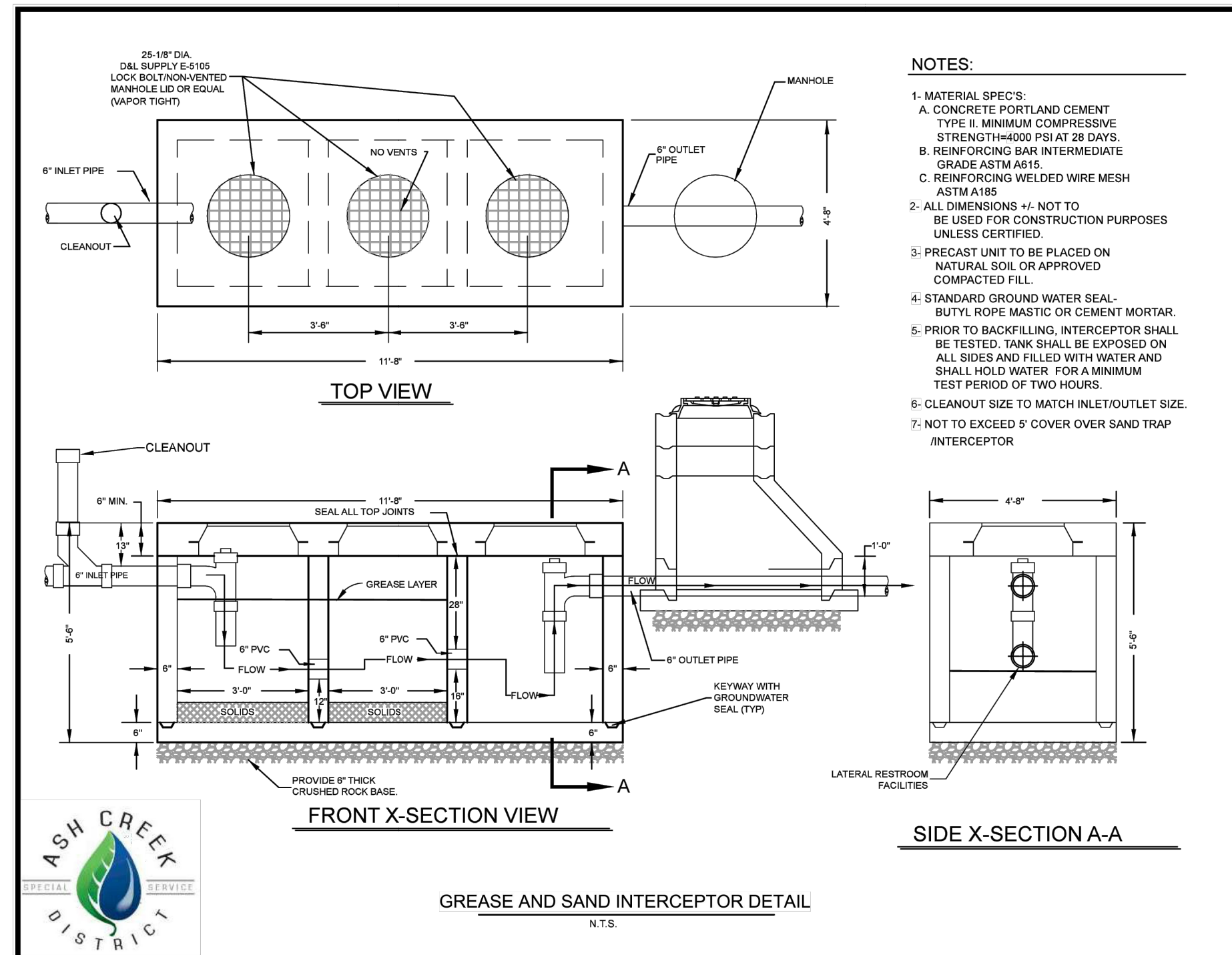
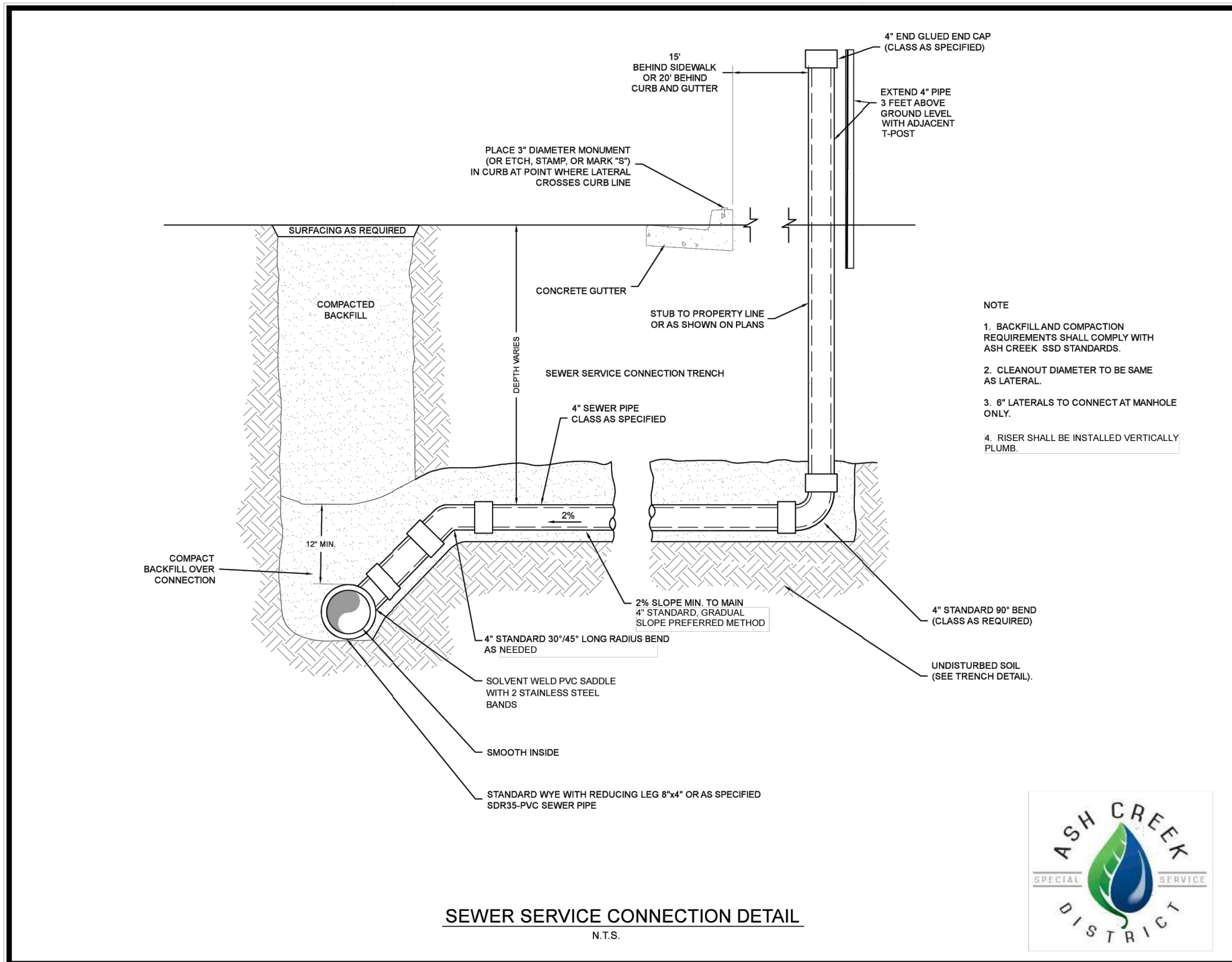
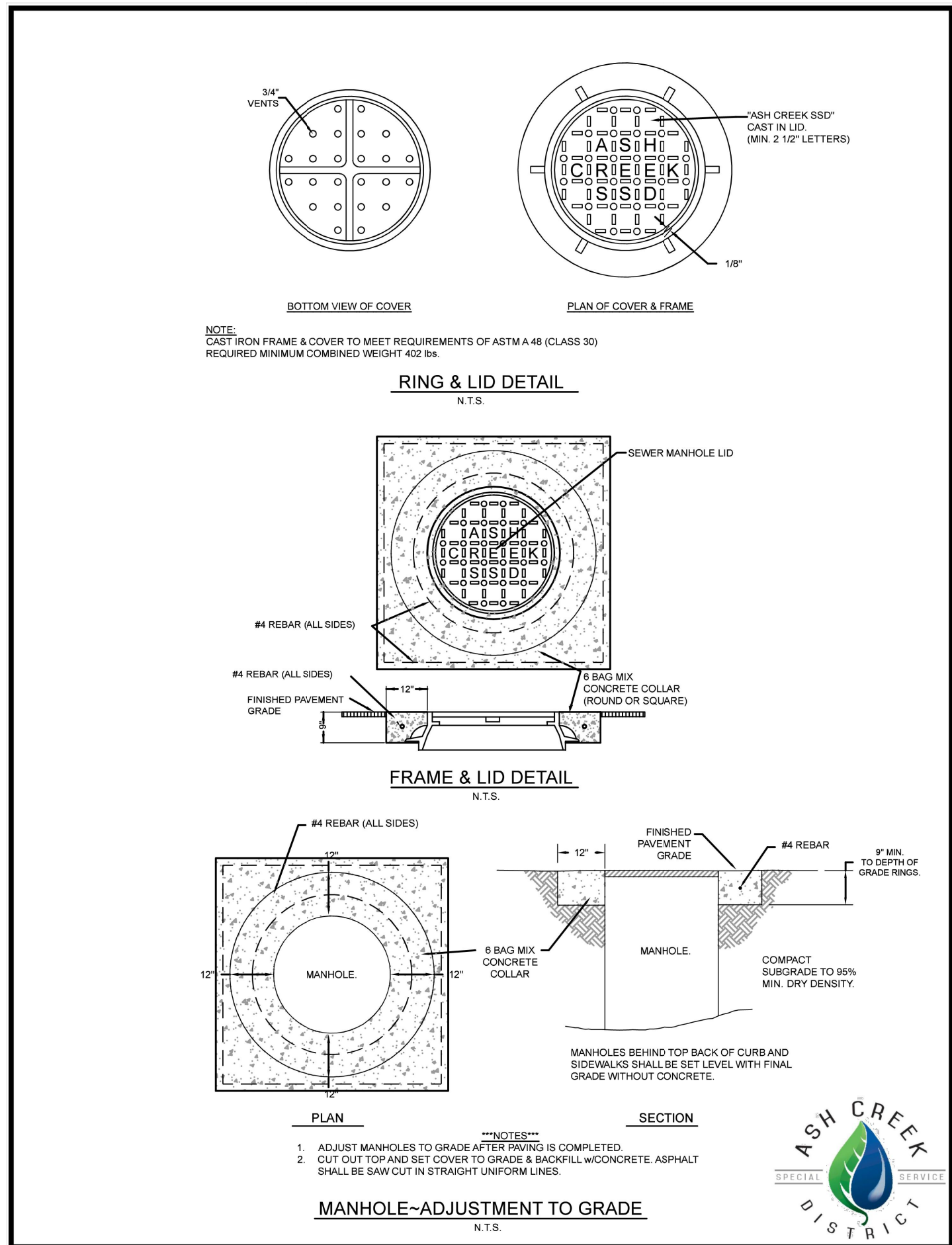
JOB NO.  
10-051

SHEET NO:  
**L2**

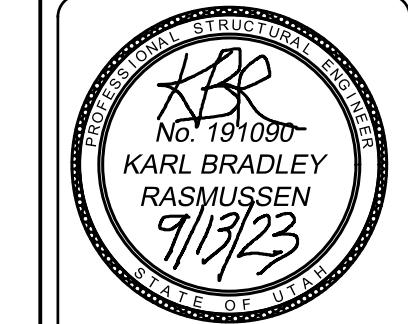


DETAIL SHEET FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH



PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 800 West, Suite 1  
Hurricane City, Utah 84737  
Phone: (435) 666-8367



DETAIL SHEET FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

DATE: 9/13/2023  
SCALE: 1"=30'

JOB NO.  
10-051

SHEET NO.  
**DT-1**

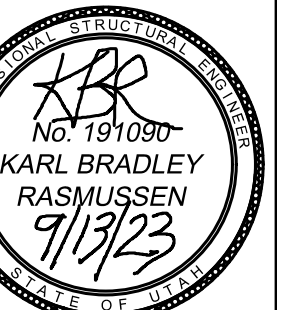
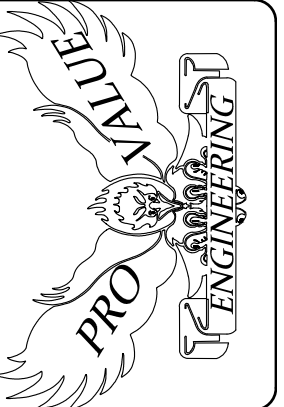
REVISIONS  
DESCRIPTION  
NO DATE BY

DETAIL SHEET



**LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH**

**PROVALUE ENGINEERING, INC.**  
Engineers- Land Surveyors - Land Planners



HURRICANE CITY GYMNASIUM

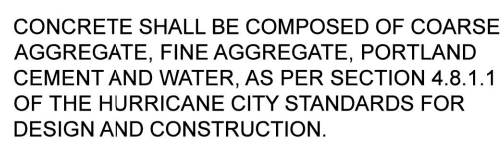
HURRICANE, UTAH

TE: 9/13/2023  
SCALE: 1"=30'

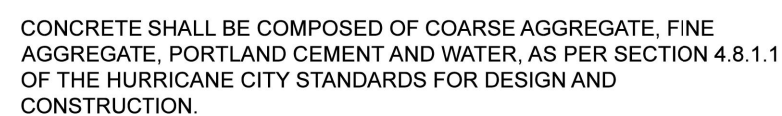
3 NO.  
051

**SHEET NO:**

DT-2



|          |             |    |                                                                                                          |                   |            |
|----------|-------------|----|----------------------------------------------------------------------------------------------------------|-------------------|------------|
| REVISONS |             |    | <div style="text-align: center;"> <h2>CITY OF HURRICANE ENGINEERING</h2> <h1>"A" CURB DETAIL</h1> </div> | STANDARD DWG. NO. |            |
| DATE     | DESCRIPTION | BY |                                                                                                          | CC 100            | 1 OF 1     |
|          |             |    |                                                                                                          | APPROVED:         |            |
|          |             |    |                                                                                                          | DATE: 8-12-19     | BY: H.C.E. |
|          |             |    |                                                                                                          |                   |            |
|          |             |    |                                                                                                          |                   |            |



| <div style="display: flex; justify-content: space-between;"> <div>  </div> <div> <p>CITY OF HURRICANE ENGINEERING</p> <p><b>STANDARD CURB &amp; GUTTER<br/>DETAILS</b></p> </div> <div> <p>STANDARD DWG. NO.</p> <p>CC 101      1 OF 1</p> <p>APPROVED: _____</p> </div> </div> |             |    |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|------|-------------|----|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>                                                         |             |    | DATE | DESCRIPTION | BY |  |  |  |  |  |  |  |  |  |  |  |  |
| DATE                                                                                                                                                                                                                                                                                                                                                             | DESCRIPTION | BY |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  |             |    |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  |             |    |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  |             |    |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  |             |    |      |             |    |  |  |  |  |  |  |  |  |  |  |  |  |



| REVISIONS |             |    | CITY OF HURRICANE                  |  | STANDARD DWG. NO. |               |            |
|-----------|-------------|----|------------------------------------|--|-------------------|---------------|------------|
| DATE      | DESCRIPTION | BY |                                    |  | WD 303-2          | 2 OF 4        |            |
|           |             |    | <b>WATER METER BOX<br/>DETAILS</b> |  |                   | APPROVED:     |            |
|           |             |    |                                    |  |                   | DATE: 8/05/20 | BY: H.C.E. |
|           |             |    |                                    |  |                   |               |            |
|           |             |    |                                    |  |                   |               |            |



| <table><tr><th colspan="3">REVISIONS</th></tr><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> |             |    | REVISIONS |  |  | DATE | DESCRIPTION | BY |  |  |  |  |  |  |  |  |  | <p>CITY OF HURRICANE</p> <p><b>STANDARD FIRE HYDRANT<br/>DETAILS</b></p> | <table><tr><th colspan="2">STANDARD DWG. NO.</th></tr><tr><td>WD 302</td><td>1 OF 1</td></tr><tr><td colspan="2">APPROVED:</td></tr><tr><td>DATE: APRIL 2020</td><td>BY: H.C.E.</td></tr></table> | STANDARD DWG. NO. |  | WD 302 | 1 OF 1 | APPROVED: |  | DATE: APRIL 2020 | BY: H.C.E. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|-----------|--|--|------|-------------|----|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|--------|--------|-----------|--|------------------|------------|
| REVISIONS                                                                                                                                                                                                                        |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
| DATE                                                                                                                                                                                                                             | DESCRIPTION | BY |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
|                                                                                                                                                                                                                                  |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
|                                                                                                                                                                                                                                  |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
|                                                                                                                                                                                                                                  |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
| STANDARD DWG. NO.                                                                                                                                                                                                                |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
| WD 302                                                                                                                                                                                                                           | 1 OF 1      |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
| APPROVED:                                                                                                                                                                                                                        |             |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |
| DATE: APRIL 2020                                                                                                                                                                                                                 | BY: H.C.E.  |    |           |  |  |      |             |    |  |  |  |  |  |  |  |  |  |                                                                          |                                                                                                                                                                                                   |                   |  |        |        |           |  |                  |            |



|                                                                 |  |  |                             |  |
|-----------------------------------------------------------------|--|--|-----------------------------|--|
| CITY OF HURRICANE ENGINEERING                                   |  |  | STANDARD DWG. NO.           |  |
| <b>DRIVEWAY ACCESS DETAILS</b><br><b>LARGE LOT SUBDIVISIONS</b> |  |  | CG 102 1 OF 1               |  |
|                                                                 |  |  | APPROVED:                   |  |
|                                                                 |  |  | DATE: APRIL 2020 BY: H.C.E. |  |
| REVISIONS<br>DATE DESCRIPTION BY                                |  |  |                             |  |
|                                                                 |  |  |                             |  |
|                                                                 |  |  |                             |  |
|                                                                 |  |  |                             |  |
|                                                                 |  |  |                             |  |



1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE.  
GAS TRENCH ON EAST AND SOUTH SIDE.
2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.



| REVISIONS |             |    |
|-----------|-------------|----|
| DATE      | DESCRIPTION | BY |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |

CITY OF HURRICANE

**3  
4" AND 1" WATER SERVICE  
AND METER**

| STANDARD DWG. NO. |          |
|-------------------|----------|
| WD 303-3          | 3 OF 4   |
| APPROVED:         |          |
| DATE: 01/02/2020  | BY: H.C. |



|           |             |    |                                                                      |  |                   |  |
|-----------|-------------|----|----------------------------------------------------------------------|--|-------------------|--|
|           |             |    | CITY OF HURRICANE ENGINEERING                                        |  | STANDARD DWG. NO. |  |
| REVISIONS |             |    | STD. DEAD END/INLINE VALVE FOR PVC PIPE<br>RESTRAINING SYSTEM DETAIL |  | WD 308            |  |
| DATE      | DESCRIPTION | BY |                                                                      |  | 1 OF 1            |  |
|           |             |    |                                                                      |  | APPROVED:         |  |
|           |             |    |                                                                      |  | DATE: 5/4/2021    |  |
|           |             |    |                                                                      |  | BY: H.C.F.        |  |

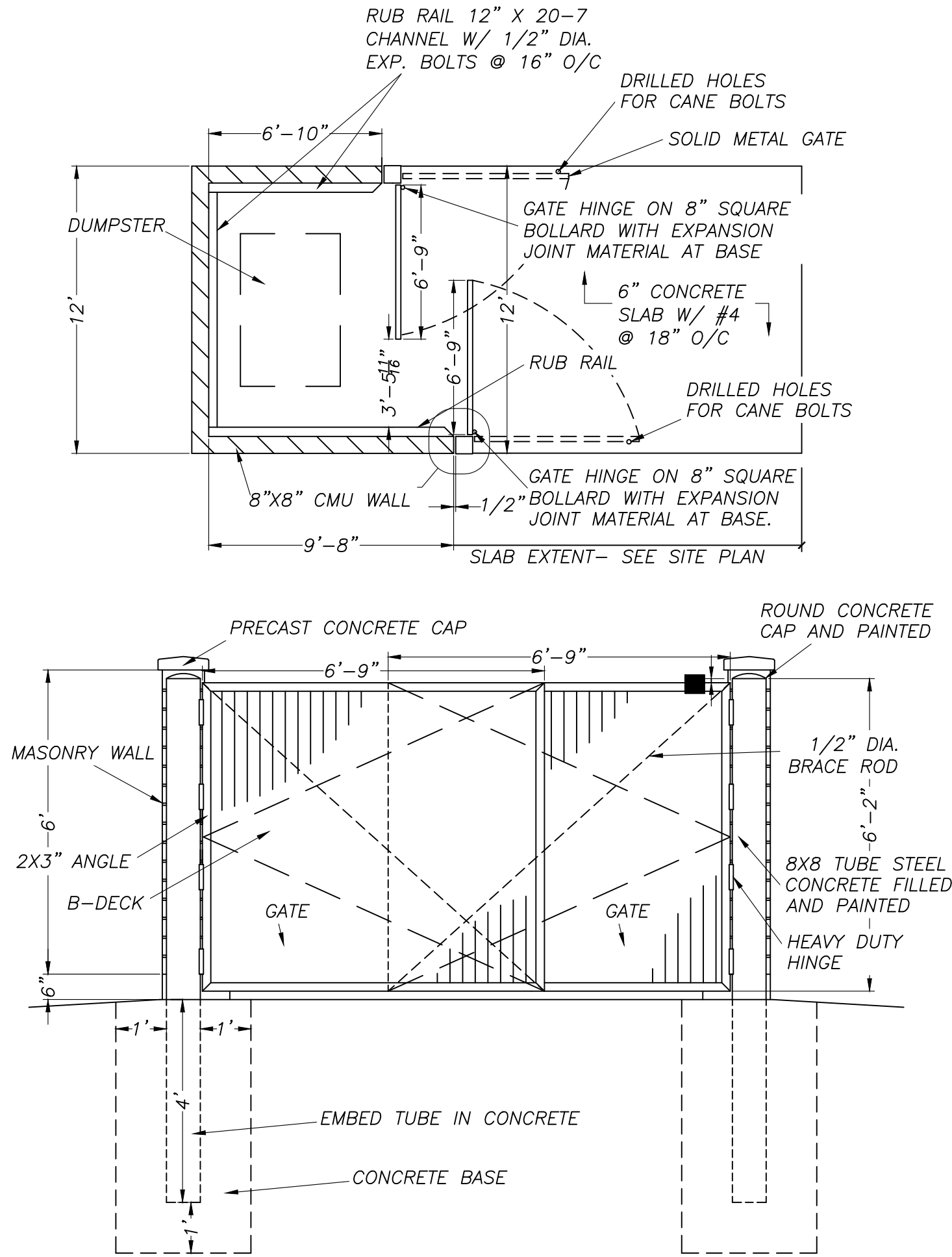
100



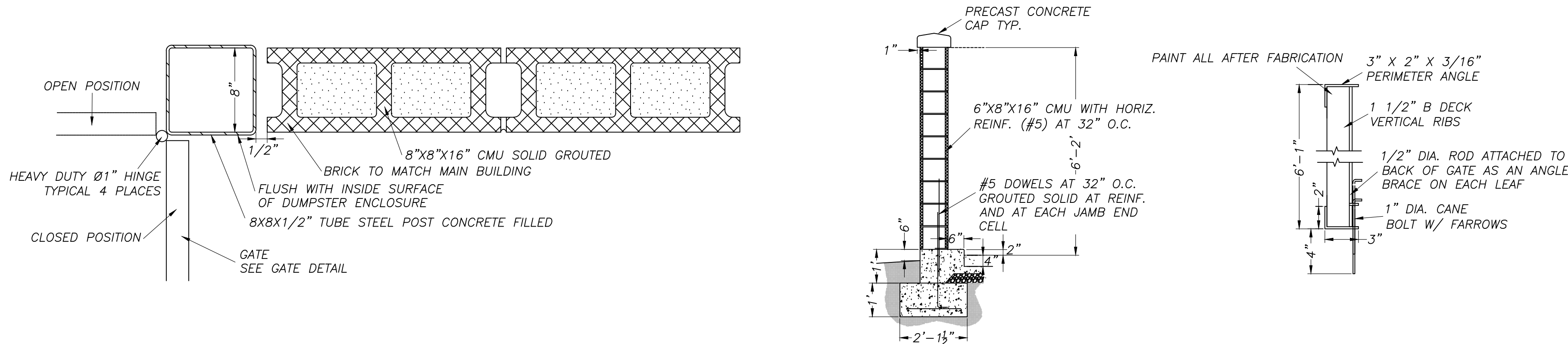
DETAIL SHEET FOR:  
**HURRICANE CITY GYMNASIUM**

LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

OBTAIN SINGLE PHASE  
TRANSFORMER PAD DETAIL  
FROM HURRICANE POWER DEPARTMENT



**B** SINGLE TRASH ENCLOSURE DETAIL  
N.T.S.



**A** TRASH ENCLOSURE DETAIL  
N.T.S.

| REVISIONS |             |      |
|-----------|-------------|------|
| NO        | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84501  
Phone: 435 666-0801



DETAIL SHEET FOR:  
**HURRICANE CITY GYMNASIUM**  
LOCATED AT 748 NORTH 200 WEST  
HURRICANE, UTAH

|                                  |
|----------------------------------|
| DATE: 9/13/2023<br>SCALE: 1"=30' |
| JOB NO.<br>10-051                |
| SHEET NO:<br><b>DT-3</b>         |





## STAFF COMMENTS

|                             |                               |
|-----------------------------|-------------------------------|
| <b>Agenda Date:</b>         | <b>09/26/2023</b>             |
| <b>Application Number:</b>  | FSP23-31                      |
| <b>Type of Application:</b> | Final Site Plan Application   |
| <b>Action Type:</b>         | Administrative                |
| <b>Applicant:</b>           | Mike Davey, BHD Architects    |
| <b>Agent:</b>               |                               |
| <b>Request:</b>             | Approval of a Final Site Plan |
| <b>Location:</b>            | 310 W 100 S                   |
| <b>Zoning:</b>              | HC                            |
| <b>General Plan Map:</b>    | General Commercial            |

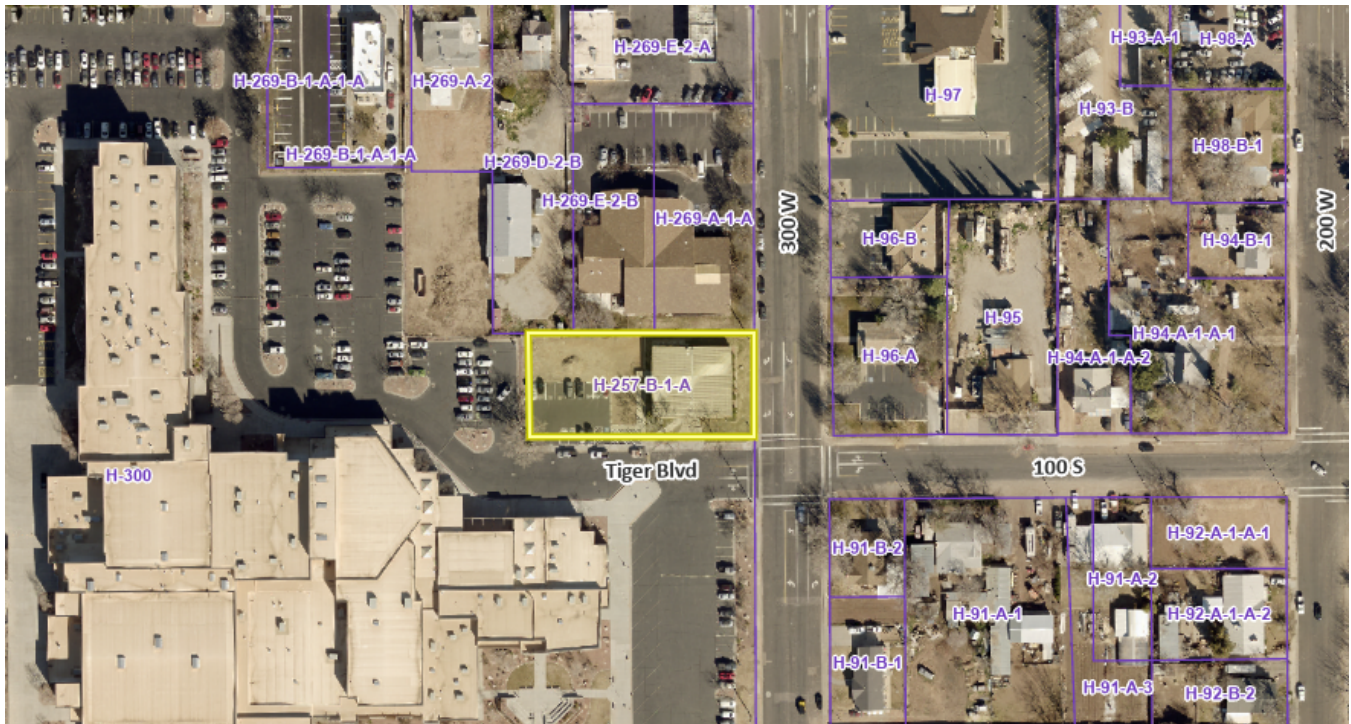
### Discussion:

The applicant has filed a final site plan application for a new LDS Seminary building adjacent to Hurricane High School. This will be a slightly bigger building in a different configuration than what is currently there. A demolition permit for the existing building has already been issued.

### JUC Comments

Construction drawings were signed off in September of 2023





**Staff Comments: Final Site Plan**

1. The proposed use is a permitted use in the Highway Commercial zoning.
2. Parking Requirement: They are requesting a reconfiguration of the existing parking lot. Per HCC 10-34-10:

|                                                        |                                                                                                                |  |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|
| School, elementary,<br>middle,<br>high, and vocational | 1 space per employee, plus 2 spaces<br>per classroom<br><br>and 1 space for every 3 students of<br>driving age |  |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|

3. The applicant is proposing 13 parking stalls, which is the same as what currently exists on site but in a different configuration. The applicant has submitted a letter from their engineer stating that the current parking levels suit their need and they do not project more parking will be needed. The Planning Commission can approve a variation in parking standards under HCC 10-34-9

*a.* Staff recommends approval of the parking modification.



4. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

*Sec. 10-32-5. Required landscaping.*

*A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.*

*B. 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:*

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. 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.*
- 3. 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.*
  - a. The landscape buffer currently in place is shown to remain. The plan does show a 1700 sq ft grass lawn area, HCC 10-32-12(B)(1) states, "Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in all landscape areas less than eight feet wide and on any slope that exceeds 15 percent." Due to its size and location within the site staff would consider this to be an "active recreation area"
5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. Outdoor lighting will have to meet HCC 10-33-7, be focused downwards, and light temperature under 4000 K.
7. Building renderings have been submitted, staff has no concerns with the renderings presented. The maximum height in this zone is 35'

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of this final site plan and parking requirement modification subject to JUC and staff comments.



August 10, 2023

Hurricane City  
Hurricane City Engineering Department – Traffic / Parking  
147 North 870 West  
Hurricane, Utah 84737

RE: Hurricane Utah Sr Seminary – 300 West 100 South, Hurricane, Utah  
Required Parking Stall Count

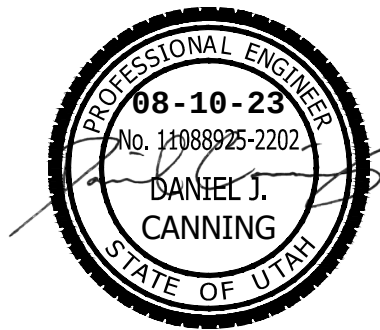
To whom it may concern,

This letter is in regard to the required parking stall count for the new Hurricane Sr Seminary building located at 300 West 100 South.

The Church has reviewed the parking needs for the new Hurricane Sr Seminary and determined that the 13 parking stalls shown on the new site plans are adequate for the intended use of the building. The existing parking lot also had 13 parking stalls.”

If you have any questions regarding this please feel free to contact me.

Daniel Canning, P.E.  
Project Engineer McNeil Engineering  
801-984-2843  
Daniel@mcneileng.com

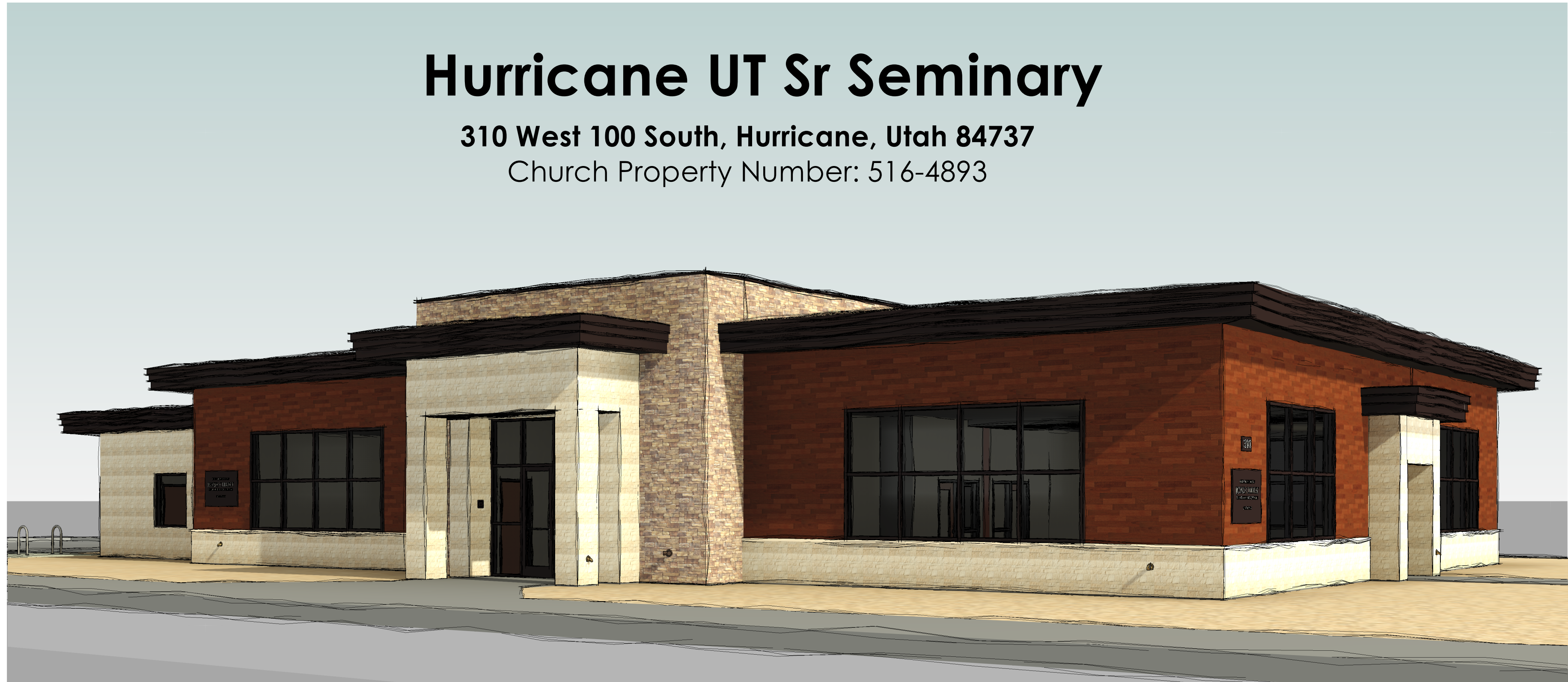




|                                                                                                            |                                                                                        |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Architect</b>                                                                                           |                                                                                        |
| Mike Davey<br><b>BHD Architects</b><br>65 East Wadsworth Park Drive, Suite 205<br>Draper, Utah 84020       | mike@bhdarchitects.com<br>Phone - 801.571.0010<br>Mobile - 801.631.9722                |
| <b>Owner - Project Manager</b>                                                                             |                                                                                        |
| Ryan Houghton<br>Meetinghouse Facilities Dept.<br>110 East Main Street<br>American Fork, Utah 84003        | rhaughton@ChurchofJesusChrist.org<br>Phone - 801.783.6285<br>Mobile - 801.783.6285     |
| <b>Owner - Facilities Manager</b>                                                                          |                                                                                        |
| Lawrence Featherstone<br>St. George UT Virgin River FM Group<br>58 East 775 South<br>St George, Utah 84770 | featherstone1@ChurchofJesusChrist.org<br>Phone - 435.673.4983<br>Mobile - 435.229.6258 |
| <b>Surveyor</b>                                                                                            |                                                                                        |
| Scott Woosley<br>Alpha Engineering<br>43 South 100 East<br>St George, Utah 84770                           | scottwoosley@alphaengineering.com<br>Phone - 435.628.6500<br>Mobile -                  |
| <b>Civil Engineer</b>                                                                                      |                                                                                        |
| Rob Poirier<br>McNeil Engineering<br>8610 South Sandy Parkway, Suite 200<br>Sandy, Utah 84070              | rob@mcneileng.com<br>Phone - 801.984.2846<br>Mobile - 801.450.0189                     |
| <b>Landscape Architect</b>                                                                                 |                                                                                        |
| Greg Wolfley<br>Earthwise Design<br>PO Box 249<br>Riverton, Utah 84065                                     | greg@earthwisedesign.com<br>Phone - 801.619.4040<br>Mobile - 801.631.7554              |
| <b>Structural Engineer</b>                                                                                 |                                                                                        |
| Matt McBride<br>ARW Engineers<br>1594 West Park Circle #100<br>Ogden, Utah 84004                           | matfm@arwengineers.com<br>Phone - 801.782.6000<br>Mobile - 801.782.6000                |
| <b>Fire Protection Consultant</b>                                                                          |                                                                                        |
| Michael Christensen<br>RMC-F Engineering<br>338 North 3550 West<br>Layton, Utah 84041                      | mcfulah@gmail.com<br>Phone - 801.696.8240<br>Mobile - 801.696.8240                     |
| <b>Mechanical Engineer</b>                                                                                 |                                                                                        |
| John Alexander<br>Van Boerum & Frank Associates<br>330 South 300 East<br>Salt Lake City, Utah 84111        | jalexander@vbfa.com<br>Phone - 801.530.3140<br>Mobile - 801.201.2590                   |
| <b>Electrical Engineer</b>                                                                                 |                                                                                        |
| David Hinckley<br>Spectrum Engineers<br>324 South State Street, Suite 400<br>Salt Lake City, Utah 84111    | dgh@spectrum-engineers.com<br>Phone - 801.401.8430<br>Mobile - 801.201.8360            |
| <b>Acoustical Engineer</b>                                                                                 |                                                                                        |
| Aaron Abbott<br>Spectrum Engineers<br>324 South State Street, Suite 400<br>Salt Lake City, Utah 84111      | awa@spectrum-engineers.com<br>Phone - 801.401.8430<br>Mobile - 801.678.6380            |

|                   |                                                 |
|-------------------|-------------------------------------------------|
| <b>General</b>    |                                                 |
| <b>G101</b>       | <b>Cover Sheet</b>                              |
| <b>Demolition</b> |                                                 |
| <b>D111</b>       | <b>Demolition Site Plan</b>                     |
| <b>Civil</b>      |                                                 |
| <b>C101</b>       | <b>Survey</b>                                   |
| <b>C102</b>       | <b>Vicinity Site Plan</b>                       |
| <b>C111</b>       | <b>Site Architectural Plan</b>                  |
| <b>C112</b>       | <b>Pergolas Floor Plans and Elevations</b>      |
| <b>C121</b>       | <b>Grading and Drainage Plan</b>                |
| <b>C151</b>       | <b>Site Utility Plan</b>                        |
| <b>C171</b>       | <b>Erosion Control Plan</b>                     |
| <b>C501</b>       | <b>Civil Details</b>                            |
| <b>C502</b>       | <b>Civil Details</b>                            |
| <b>C503</b>       | <b>Civil Details</b>                            |
| <b>C601</b>       | <b>General Notes, Legend, and Abbreviations</b> |

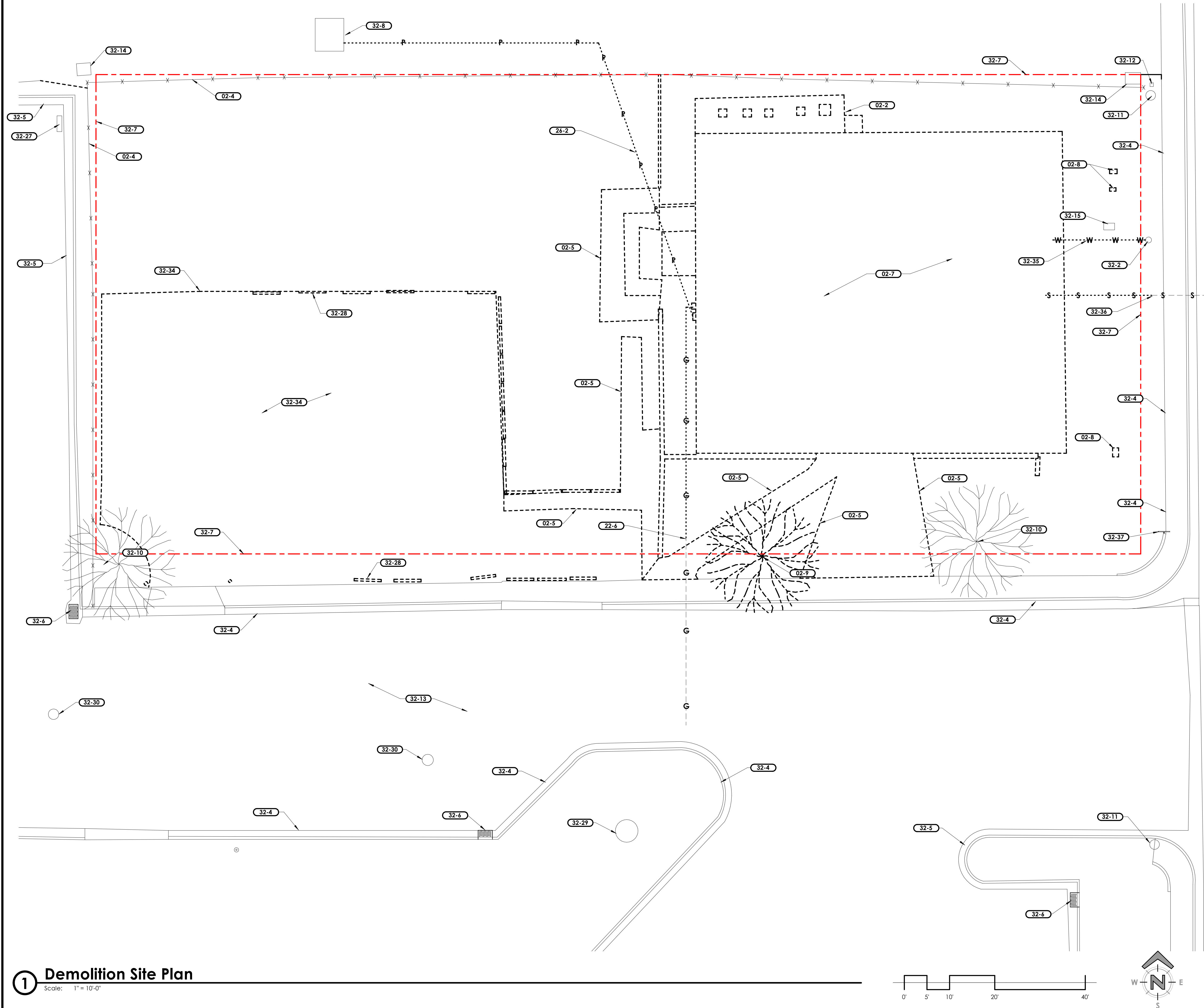
**Architectural**  
A201 Elevations  
A901 Perspectives



|                      |      |
|----------------------|------|
| Public Works         | Date |
| City Engineer        | Date |
| Building and Zoning  | Date |
| Parks and Recreation | Date |
| Streets Department   | Date |
| Water Department     | Date |
| GIS                  | Date |

|                                              |      |
|----------------------------------------------|------|
| Power                                        | Date |
| Phone                                        | Date |
| Gas                                          | Date |
| Cable                                        | Date |
| Hurricane Valley Fire District               | Date |
| Washington County Water Conservancy District | Date |
| Ash Creek Special Service District           | Date |



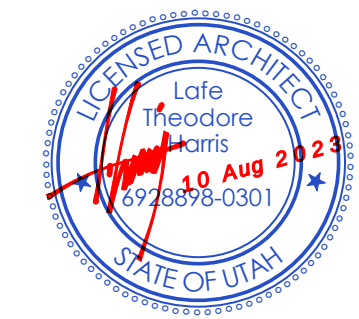


### General Demolition Notes

- A. The Contractor shall verify all existing site conditions prior to bidding.
- B. This demolition drawing is not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown and specified in the contract documents.
- C. Contractor shall enclose the entire area of work with a temporary fence throughout construction.
- D. All items shown on the site and in the structures are the property of the contractor.
- E. The contractor is required to apply for and obtain all required permits from the state, county, and city.
- F. The Church has completed the removal of all asbestos-containing materials in the building.
- G. Contractor will be responsible to clean site after demolition as necessary to leave no open trenches, holes, dirt piles, or other potential safety hazards.

## Keyed Notes

- |       |                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02-2  | Remove mechanical enclosure fence, pad, and equipment.                                                                                                  |
| 02-4  | Existing fence and post foundations to remain.                                                                                                          |
| 02-5  | Remove existing sidewalks, steps, and handrails.                                                                                                        |
| 02-7  | Remove existing building including roofs, walls, plumbing and electrical fixtures, floor slab, foundations and utilities within the building footprint. |
| 02-8  | Remove existing irrigation box and equipment.                                                                                                           |
| 02-9  | Remove existing tree.                                                                                                                                   |
| 22-6  | Cap existing gas line, bury and mark end with a section of PVC pipe.                                                                                    |
| 26-2  | Disconnect service feed from existing transformer to existing meter. Transformer to remain while meter and its service feed shall be removed.           |
| 32-2  | Existing water meter to remain.                                                                                                                         |
| 32-4  | Existing sidewalk, curb and gutter to remain.                                                                                                           |
| 32-5  | Existing curb and gutter to remain.                                                                                                                     |
| 32-6  | Existing storm drain catch basin to remain.                                                                                                             |
| 32-7  | Existing property line.                                                                                                                                 |
| 32-8  | Existing electrical transformer to remain.                                                                                                              |
| 32-10 | Existing tree to remain.                                                                                                                                |
| 32-11 | Existing utility pole to remain.                                                                                                                        |
| 32-12 | Existing telephone pedestal to remain.                                                                                                                  |
| 32-13 | Existing asphalt paving to remain.                                                                                                                      |
| 32-14 | Existing concrete box and metal lid to remain.                                                                                                          |
| 32-15 | Existing above-ground backflow preventer and cover to remain.                                                                                           |
| 32-27 | Existing electrical equipment to remain.                                                                                                                |
| 32-28 | Remove existing concrete wheel stops - typical.                                                                                                         |
| 32-29 | Existing pole light to remain.                                                                                                                          |
| 32-30 | Existing utility cover to remain.                                                                                                                       |
| 32-34 | Remove existing asphalt paving and base.                                                                                                                |
| 32-35 | Remove existing sewer line from building to meter.                                                                                                      |
| 32-36 | Cap existing sewer line 2' behind sidewalk, bury and mark with a section of PVC pipe.                                                                   |
| 32-37 | Existing stop sign with supplementary "All Way" plaque to remain.                                                                                       |



THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

## Hurricane UT Sr Seminary

310 West 100 South, Hurricane, Utah, 84737

|            |              |                    |          |
|------------|--------------|--------------------|----------|
| Date:      | BHD Project: | Plan Series:       | Owner #: |
| 2 Aug 2023 | 2310         | 4 Classroom Custom | 516-4893 |

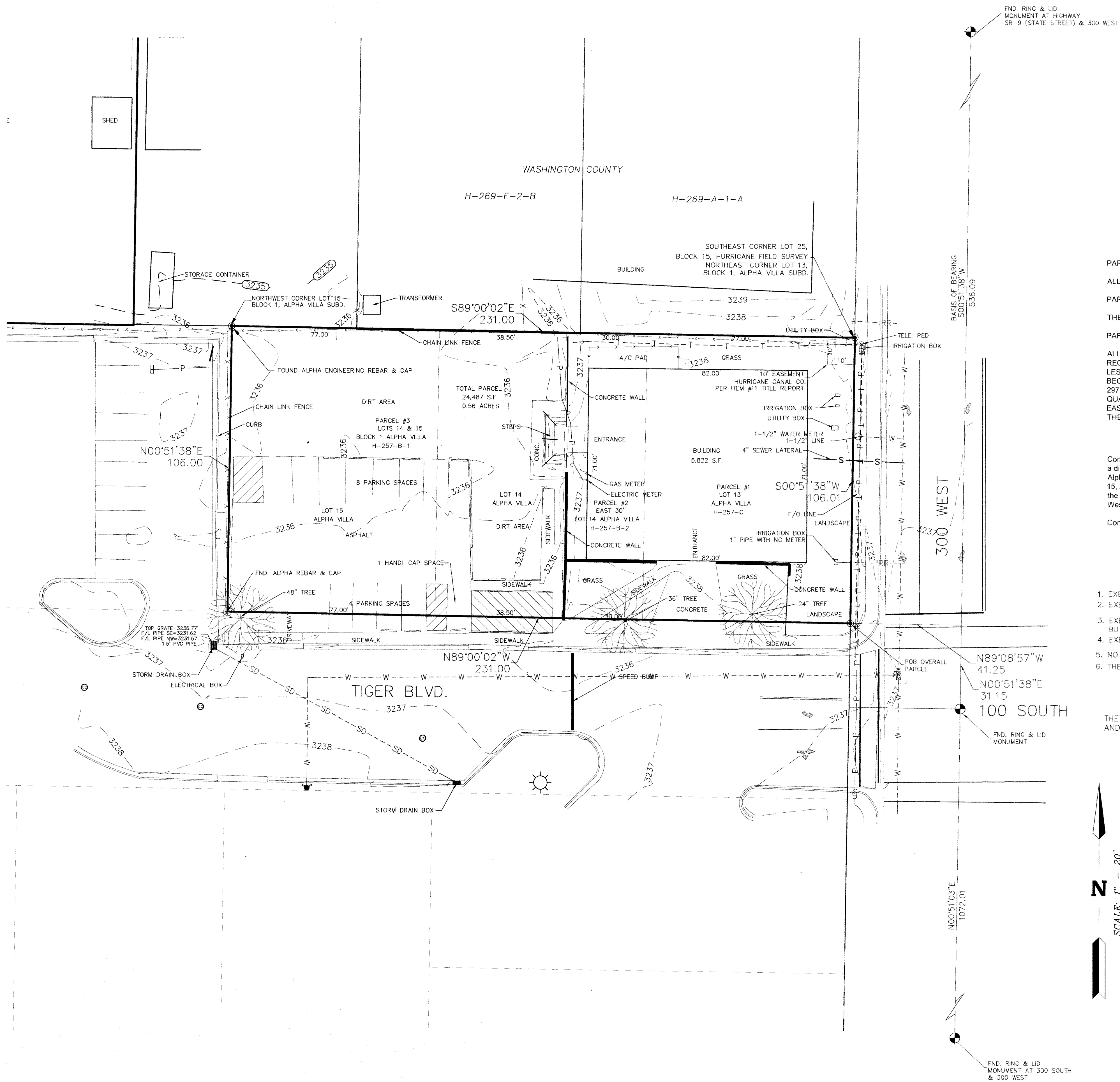
[illegible]

## Demolition Site Plan

# D111



ALTA/NSPS LAND TITLE SURVEY  
A PORTION OF BLOCK 15, HURRICANE FIELD SURVEY  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, T. 41 S. R. 13 W. SLB&M.



SURVEYOR CERTIFICATION

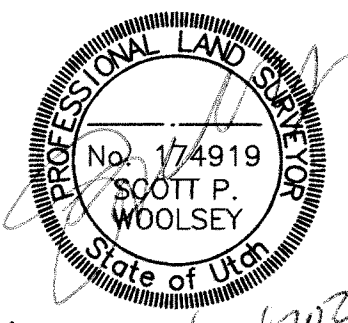
TO: THE COPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND BACKMAN TITLE SERVICES LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1-2, 4-6, 8, 10, 11(a)(b), 17, AND 18 OF OPTIONAL TABLE "A" THEREOF.

I ALSO CERTIFY: THAT THE FIELD WORK WAS COMPLETED JUNE 13, 2023.

I ALSO CERTIFY: THAT THIS SURVEY WAS PREPARED FROM A GROUND SURVEY, AND AS PER RECORDED DESCRIPTIONS AND A TITLE REPORT FROM BACKMAN TITLE SERVICES LTD.#8-006227 DATED MARCH 30, 2023.

SCOTT P. WOOLSEY  
PLS #174919  
DATE OF SURVEY MARCH 29, 2023  
DATE OF LAST MAP REVISION JUNE 13, 2023



RECORD BOUNDARY DESCRIPTION

PARCEL #1

ALL OF LOT 13, BLOCK 1 ALPHA VILLA SUBDIVISION, APN: H-257-C.

PARCEL #2

THE EAST 30.0 FEET OF LOT 14 BLOCK 1, ALPHA VILLA SUBDIVISION, APN: H-257-B-2.

PARCEL #3

ALL OF LOT 14 AND 15, BLOCK 1 ALPHA VILLA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THERE OF IN FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, LOCATED IN LOT 14, BLOCK 15, HURRICANE FIELD SURVEY. LESS A PORTION ALREADY CONVEYED TO THE LDS CHURCH. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 1, ALPHA VILLA SUBDIVISION, LOCATED SOUTH 89°14'0" EAST 297.00 FEET FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 15, HURRICANE FIELD SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'40" EAST 124.00 FEET; THENCE SOUTH 106.00 FEET; THENCE NORTH 89°51'40" WEST, 124.00 FEET; THENCE NORTH 106.00 FEET TO THE POINT OF BEGINNING. APN:H-257-B-1.

OVERALL PARCEL BOUNDARY DESCRIPTION

Commencing at the control monument at the Intersection of 300 West and 100 South Street; Thence North 00°51'38" East, along the centerline of 300 West Street a distance of 31.15 feet; Thence North 89°08'57" West, a distance of 41.25 feet to the Point of Beginning, said point being the Southeast Corner of Lot 13, of the Alpha Villa Subdivision; Thence North 89°00'02" West along the South line of said Alpha Villa Subdivision, a distance of 231.00 feet to the Southwest Corner of Lot 15, Alpha Villa Subdivision Thence North 00°51'38" East, a distance of 106.00 feet, to the Northwest Corner of said Lot 15; Thence South 89°00'02" East, along the North line of said Alpha Villa Subdivision, a distance of 231.00 feet, to the Northeast Corner of said Lot 13, Alpha Villa Subdivision; Thence South 00°51'38" West, a distance of 106.00 feet, to the Point of Beginning.

Containing: 24,487 Square feet, or 0.56 acres, more or less.

NOTES

- EXEMPTIONS #2-8, 10, 12-13 ARE GENERAL EXCEPTIONS, AND ARE NOT PLOTTABLE.
- EXEMPTIONS #1 & 9 ARE REFERENCE TO TAXES THAT ARE EXEMPT FOR 2022.
- EXEMPTION 11 IS A REFERENCE TO AN EASEMENT FOR HURRICANE IRRIGATION COMPANY PER ENTRY #00200463, BUT IT IS NOT PLOTTABLE ON THE PLAT.
- EXEMPTION 23 IS A REFERENCE TO A RECORD OF SURVEY PROVIDED BY ALPHA ENGINEERING, SCOTT P. WOOLSEY AND IS SHOWN ON THE PLAT.
- NO ADDRESS HAS BEEN ASSIGNED TO THIS PROPERTY AT THIS TIME.
- THERE ARE 12 REGULAR PARKING SPACES AND 1 HANDI-CAP PARKING SPACE ON SITE.

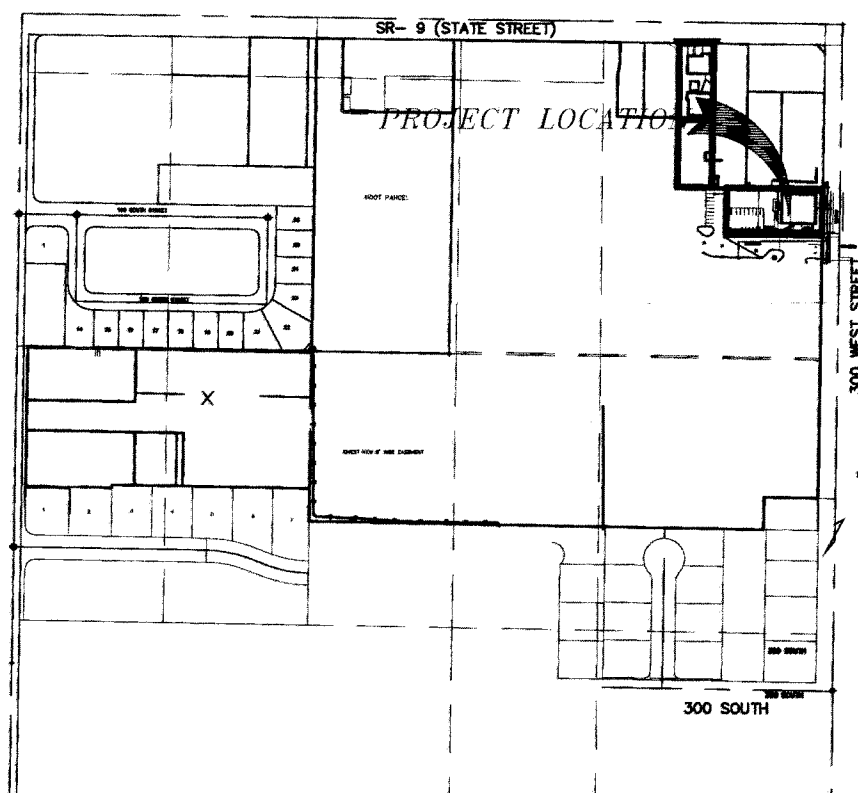
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS: SOUTH 00°51'38" WEST, BETWEEN THE CENTERLINE MONUMENTS LOCATED AT 300 WEST AND SR-9 (STATE STREET) AND 300 WEST AND 100 SOUTH.

LEGEND

- FOUND CENTERLINE CONTROL MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP PLS 174919 ALPHA ENGINEERING CO.
- PROPERTY LINE
- CENTERLINE
- EXISTING FENCE LINE

VICINITY MAP  
NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY  
PROJECT  
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS  
HURRICANE, UTAH

PROJECT # 498-20  
NAME SPW  
DATE JUNE 13, 2023  
SCALE AS NOTED

SHEET  
**C101**  
1 OF 1

FILE 498-20 ALTA SURVEY



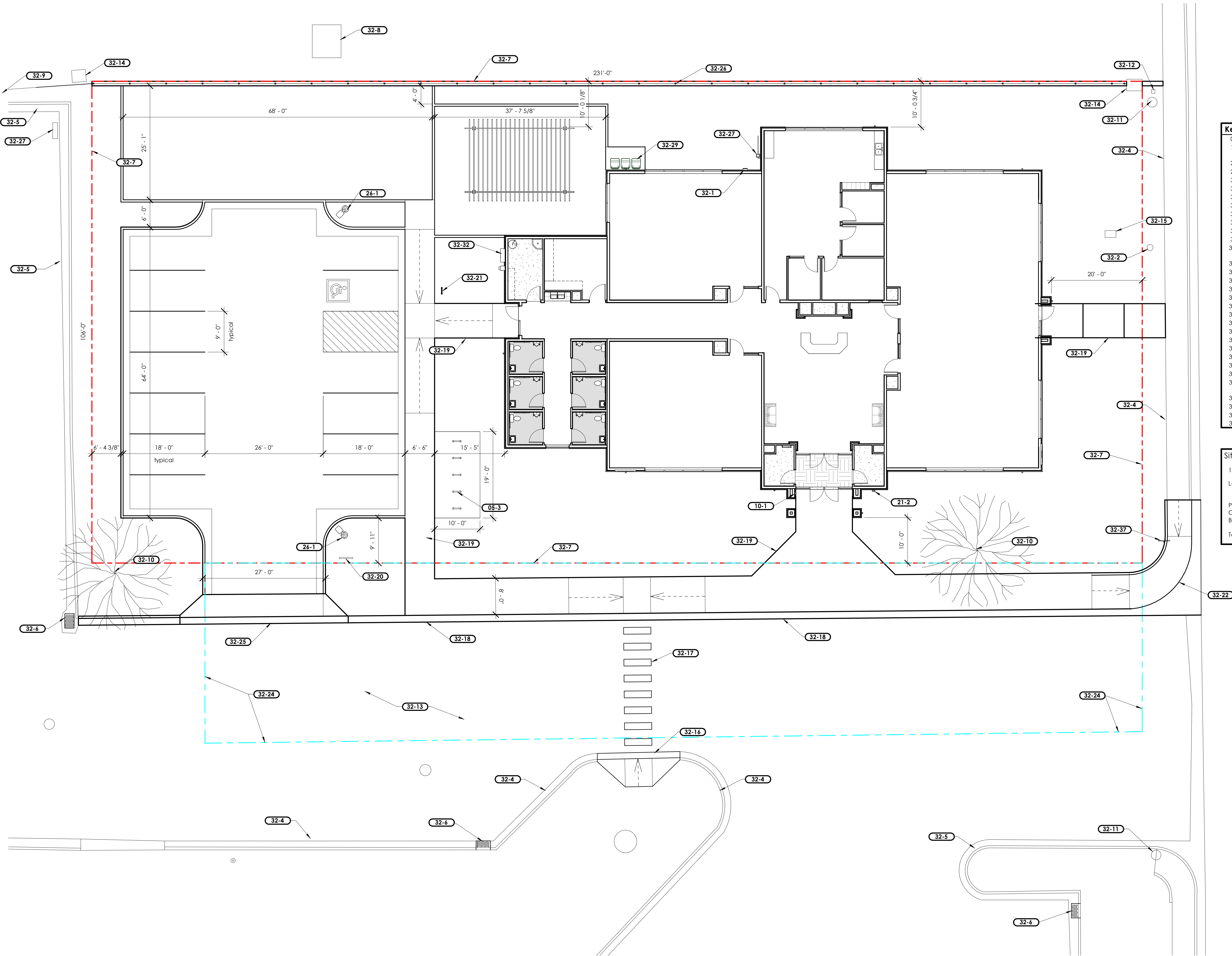




8/31/2023 4:02:52 PM

# 1 Site Plan

Scale: 1" = 10'-0"



## Keyed Notes

- 05-3 Stainless steel bike rack. Refer to site details.
- 10-1 Fire department 3200 series Knox Box recessed in stone veneer (verify with fire department).
- 21-2 Fire department connection.
- 26-1 New pole light and concrete base.
- 32-1 Irrigation controller. Refer to landscape sheets.
- 32-2 Existing water meter to remain.
- 32-4 Existing sidewalk, curb and gutter to remain.
- 32-5 Existing curb and gutter to remain.
- 32-6 Existing storm drain catch basin to remain.
- 32-7 Existing property line.
- 32-8 Existing electrical transformer to remain.
- 32-9 Existing fence to remain.
- 32-10 Existing tree to remain. Do not dig within 8' of trunk. Do not break limbs. Deep soak the root system with water every week.
- 32-11 Existing utility pole to remain.
- 32-12 Existing telephone pedestal to remain.
- 32-13 Existing asphalt paving to remain.
- 32-14 Existing concrete box and metal lid to remain.
- 32-15 Existing above-ground backflow preventer and cover to remain.
- 32-16 New concrete accessible curb ramp.
- 32-17 New painted crosswalk.
- 32-18 New concrete curb, gutter, and sidewalk.
- 32-19 New concrete sidewalk.
- 32-20 New pole-mounted seminary sign.
- 32-21 New accessible parking sign.
- 32-22 New concrete corner ramp per city standards.
- 32-24 New access easement.
- 32-25 New concrete drive approach per city standards.
- 32-26 New prefinished black aluminum rail and picket fence. New 12" x 12" concrete mow strip under the fence.
- 32-27 Existing electrical equipment to remain.
- 32-29 Existing pole light to remain.
- 32-32 New main electrical panel and meter.
- 32-37 Existing stop sign with supplementary "All Way" plaque to remain.

## Site Data

|                   |                  |
|-------------------|------------------|
| 13 Parking stalls |                  |
| Landscaping       | 9,947 sf (40.6%) |
| Grass             | 1,706 sf         |
| Planter Areas     | 8,241 sf         |
| Pavers            | 1,068 sf (4.4%)  |
| Concrete          | 5,607 sf (22.9%) |
| Building          | 7,865 sf (32.1%) |
| Total Site Area   | 24,487 sf (100%) |

## Drawing Issue and Revision Schedule

| # | Date        | Description              |
|---|-------------|--------------------------|
| 1 | 29 Aug 2023 | City Site Plan Submittal |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |
|   |             |                          |

## Site Architectural Plan

C111

## Hurricane UT Sr Seminary

310 West 100 South, Hurricane, Utah, 84737

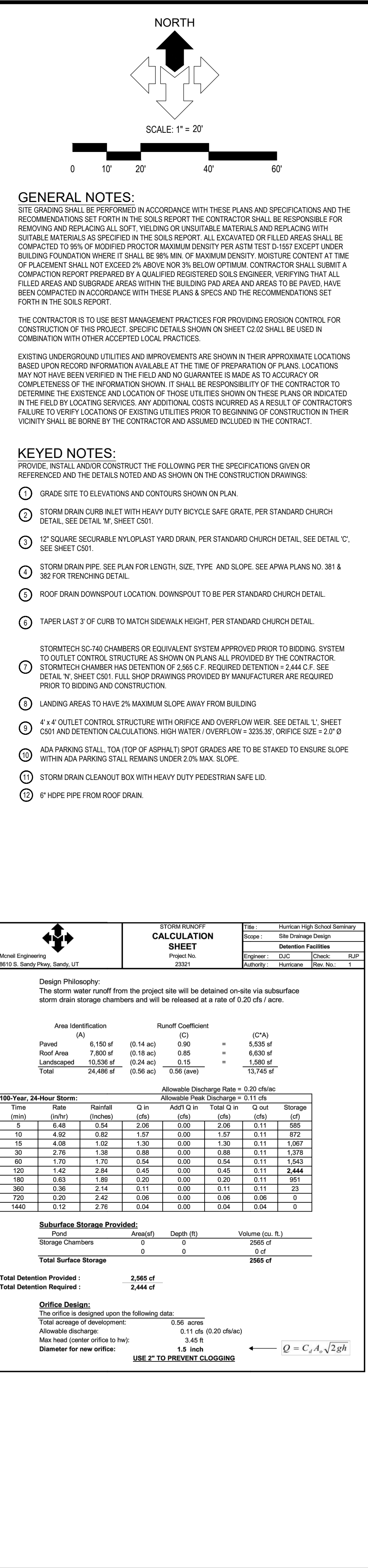
Date: 30 Aug 2023  
BHD Project: 2310  
Plan Series: 4 Classroom Custom  
Owner #: 516-4893

## THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

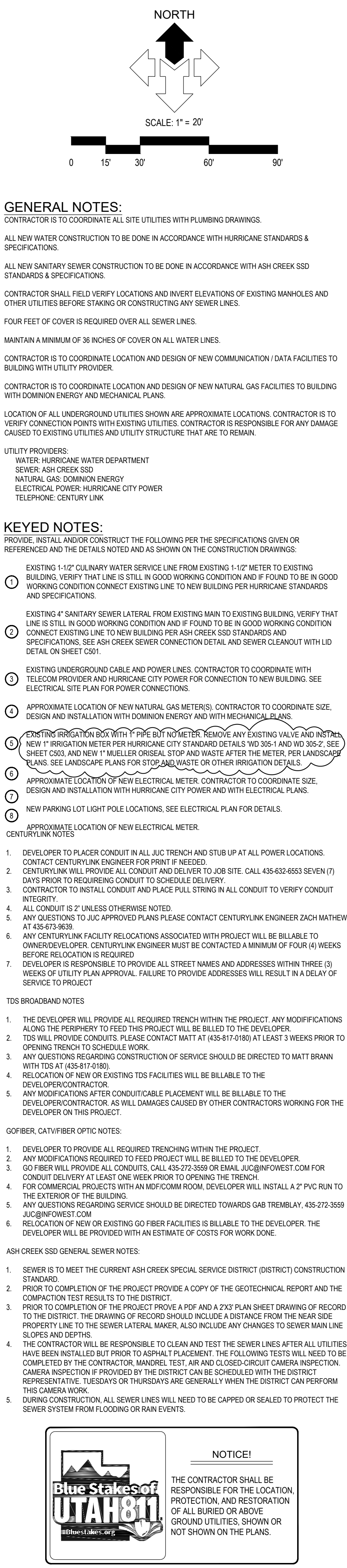


www.bhdarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
45 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020



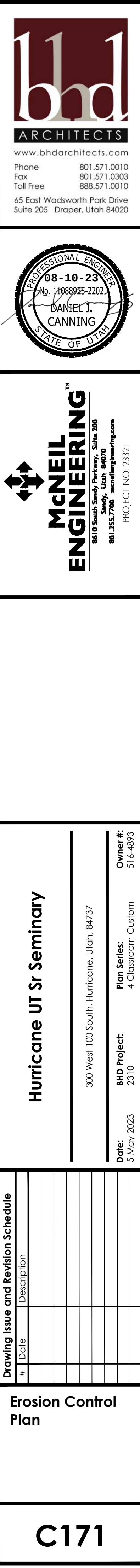
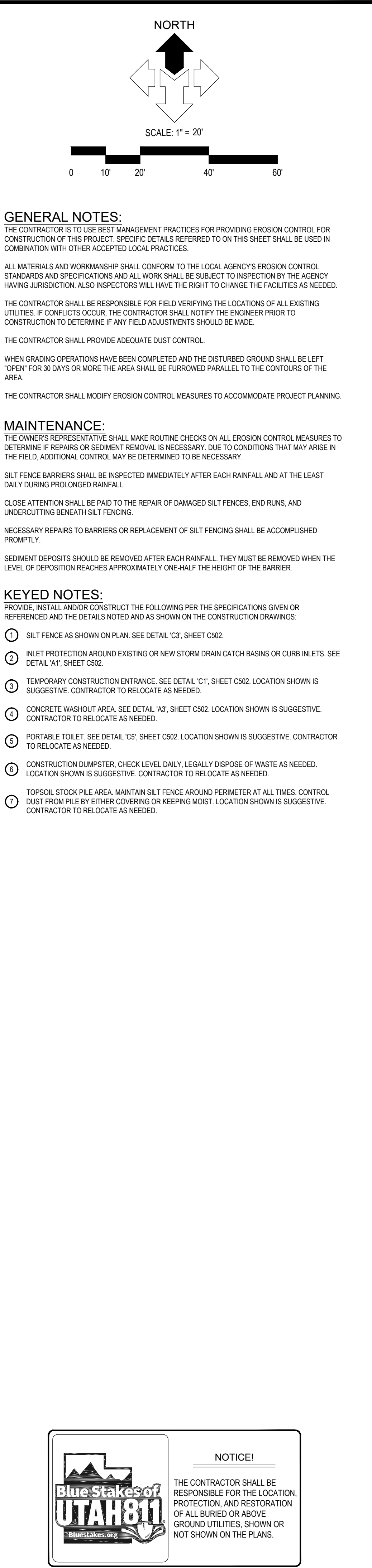
[illegible]





**C151**







PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER  
ADS SALES REP  
PROJECT NO.



Advanced Drainage Systems, Inc.



SiteAssist  
FOR SITEWORK  
INSTALLATION INSTRUCTIONS  
VISIT OUR APP

HURRICANE HIGH SCHOOL SEMINARY

HURRICANE, UT, USA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBER, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHTO UNIFORM BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR 1. LONG-DURATION DEAD LOAD AND 2. SHORT-DURATION LIVE LOAD, BASED ON THE ASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THIN-WALL POLYPROPYLENE CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: (1) TRUCK HAWKINS (110,000 LBS) ASHTO DESIGN TRUCK (LOAD ON MINIMUM COVER) 2. MAXIMUM PERMANENT (75% CV) COVER LOAD AND 3. ALLOWABLE COVER WITH PARKED (1 WEEK) ASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING JOINTS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 80 LB/FT<sup>2</sup>. THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1.0 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE ASHTO UNIFORM BRIDGE DESIGN SPECIFICATIONS FOR THIN-WALL CHAMBERS.
  - THE TEST DEVED DEEP MODULUS AS SPECIFIED IN ASTM F2787 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 15-TON MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-0150SC-HDCC-740 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OUTSIDE OF CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STORMTECH LOCATED OFF THE CHAMBER BED.
  - MODULAR ASH CREEK SHALL BE USED AS AN ALTERNATE ON THE FOUNDATION STONE OR SUBGRADE.
  - MODULAR ASH CREEK SHALL BE USED AS AN ALTERNATE ON THE FOUNDATION STONE OR SUBGRADE.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 8" (200 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ASH RECOMMENDS THE USE OF "FLEXSTONE CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-0150SC-HDCC-740 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED UNDER CHAMBERS.
  - NO RUBBER TREAD LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-0150SC-HDCC-740 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-0150SC-HDCC-740 CONSTRUCTION GUIDE".
- FULL 15" (380 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR CLIMBING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-882-8884 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

CONCEPTUAL ELEVATIONS:

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

PART TYPE

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

THIN ON

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

DESCRIPTION

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

INVERT ABOVE BASE OF CHAMBER

| NO. | DESCRIPTION               | QUANTITY | UNIT |
|-----|---------------------------|----------|------|
| 1   | STORMTECH SC-740 CHAMBERS | 110      | EA   |
| 2   | END CAPS                  | 2        | EA   |
| 3   | PERIMETER STONE           | 12,000   | LB   |
| 4   | EMBEDMENT STONE           | 12,000   | LB   |
| 5   | FOUNDATION STONE          | 12,000   | LB   |
| 6   | ISOLATOR ROW PLUS         | 1        | EA   |
| 7   | RED LIMITS                | 1        | EA   |

NOTES

- USE TO THE DESIGN OF THE CHAMBER SYSTEM TO SPECIFY SITE AND CONSTRUCTION. IT MAY BE NECESSARY TO CUT AND COPE ADDITIONAL PIPE TO STANDARD MANHOLE COMPATIBILITY. THE DESIGNER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM HAS DESIGNED WITHOUT SITE SPECIFIC INFORMATION ON SOIL COMPOSITION OR SOIL COMPOSITION. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR THE STABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSERT SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION                                                                                                                                                                                               | ASHTO MATERIAL CLASSIFICATIONS                                                                                                               | COMPACTION / DENSITY REQUIREMENT                                                                                                                                                                                                                                                                            |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D                 | FINAL FILL: FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE 12" LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 12" LAYER. | ANY SOIL/ROCK MATERIALS, NATURAL SOIL, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.                              | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.                                                                                                                                                                                      |
| C                 | INITIAL FILL: FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE EMBEDMENT STONE (4" LAYER) TO 12" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 12" LAYER.  | ANGULAR WELL-GRADED SOLID AGGREGATE MIXTURES, 0-3% FINES OR PROCESSED AGGREGATE.<br>OR<br>ASHTO M43<br>3, 302, 4, 407, 5, 56, 6, 7, 8, 9, 10 | BEEN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBER IS PROVIDED. ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR VEHICLE WEIGHT NOT TO EXCEED 12,000 LB (54 kN) DYNAMIC FORCE NOT TO EXCEED 20,000 LB (90 kN). |
| B                 | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (4" LAYER) TO THE 12" LAYER ABOVE.                                                                                               | CLEAN, CRUSHED, ANGULAR STONE<br>OR<br>ASHTO M43<br>3, 302, 4, 407, 5, 56, 6, 7                                                              | NO COMPACTION REQUIRED.                                                                                                                                                                                                                                                                                     |
| A                 | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT BOTTOM OF THE CHAMBER.                                                                                                             | CLEAN, CRUSHED, ANGULAR STONE                                                                                                                | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>1,2</sup>                                                                                                                                                                                                                                             |

PLEASE NOTE:

- THE LISTED ASHTO DESIGNATIONS ARE FOR GUIDANCE ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR AN STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED BY 120 mm (48") MAX LIFT USING TWO FULL COVERS WITH A VIBRATORY COMPACTION. WHERE THE FINISH SURFACES MAY BE COMPROMISED BY CONSTRUCTION, FOR STANDARD DESIGN LOAD CONDITIONS, A 1" (25 mm) MAX LIFT MAY BE REQUIRED BY BIDDING OR GRADING. FOR SPECIAL LOAD CONDITIONS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 12" IS PLACED, ANY SOL MATERIAL CAN BE PLACED IN LAYER 12" UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 12" OR 12" AT THE SITE DESIGN ENGINEER'S DISCRETION.

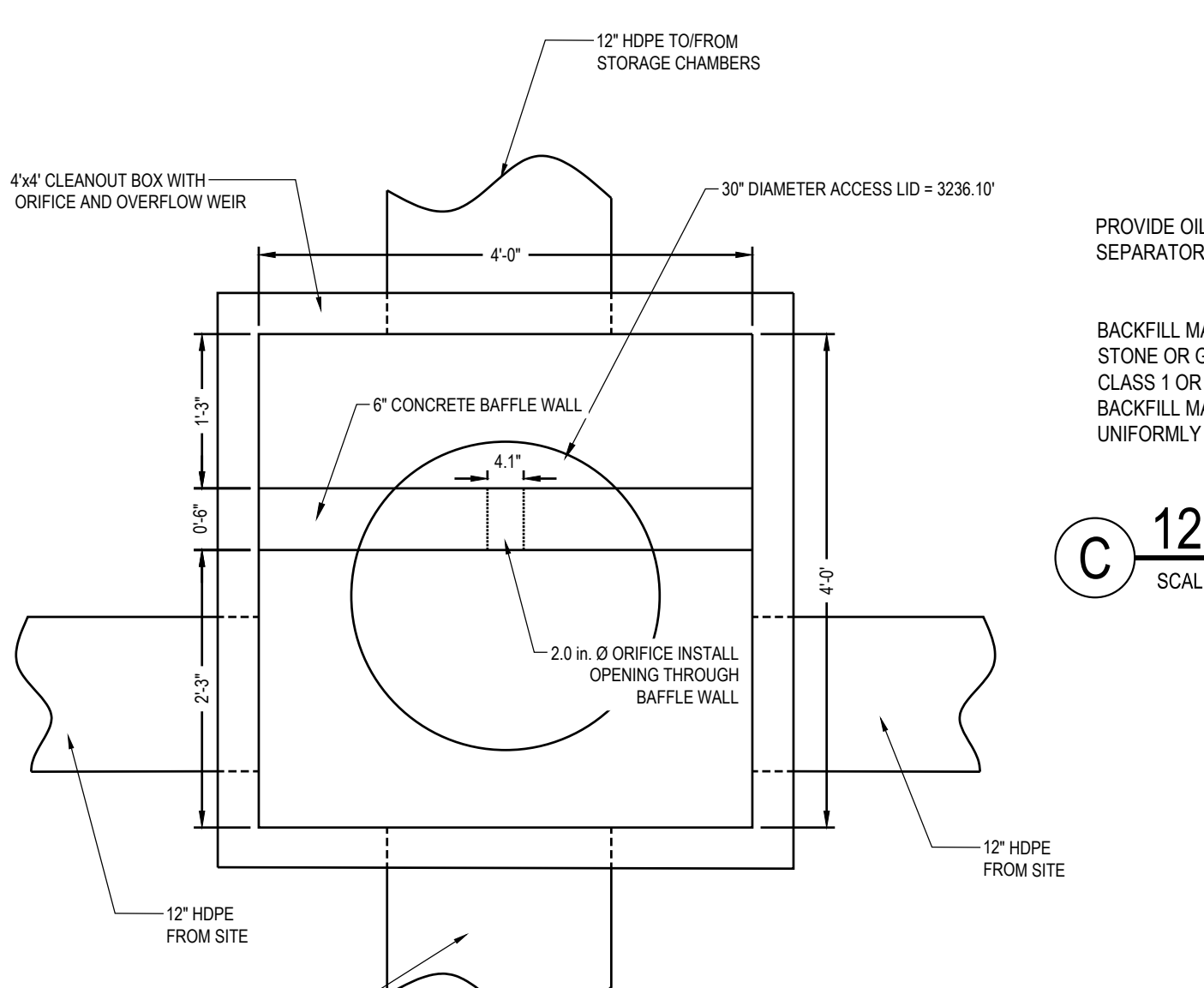
NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THIN-WALL POLYPROPYLENE CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING JOINTS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 80 LB/FT<sup>2</sup>. THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1.0 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE ASHTO UNIFORM BRIDGE DESIGN SPECIFICATIONS FOR THIN-WALL CHAMBERS.
  - THE TEST DEVED DEEP MODULUS AS SPECIFIED IN ASTM F2787 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 15-TON MODULUS USED FOR DESIGN.

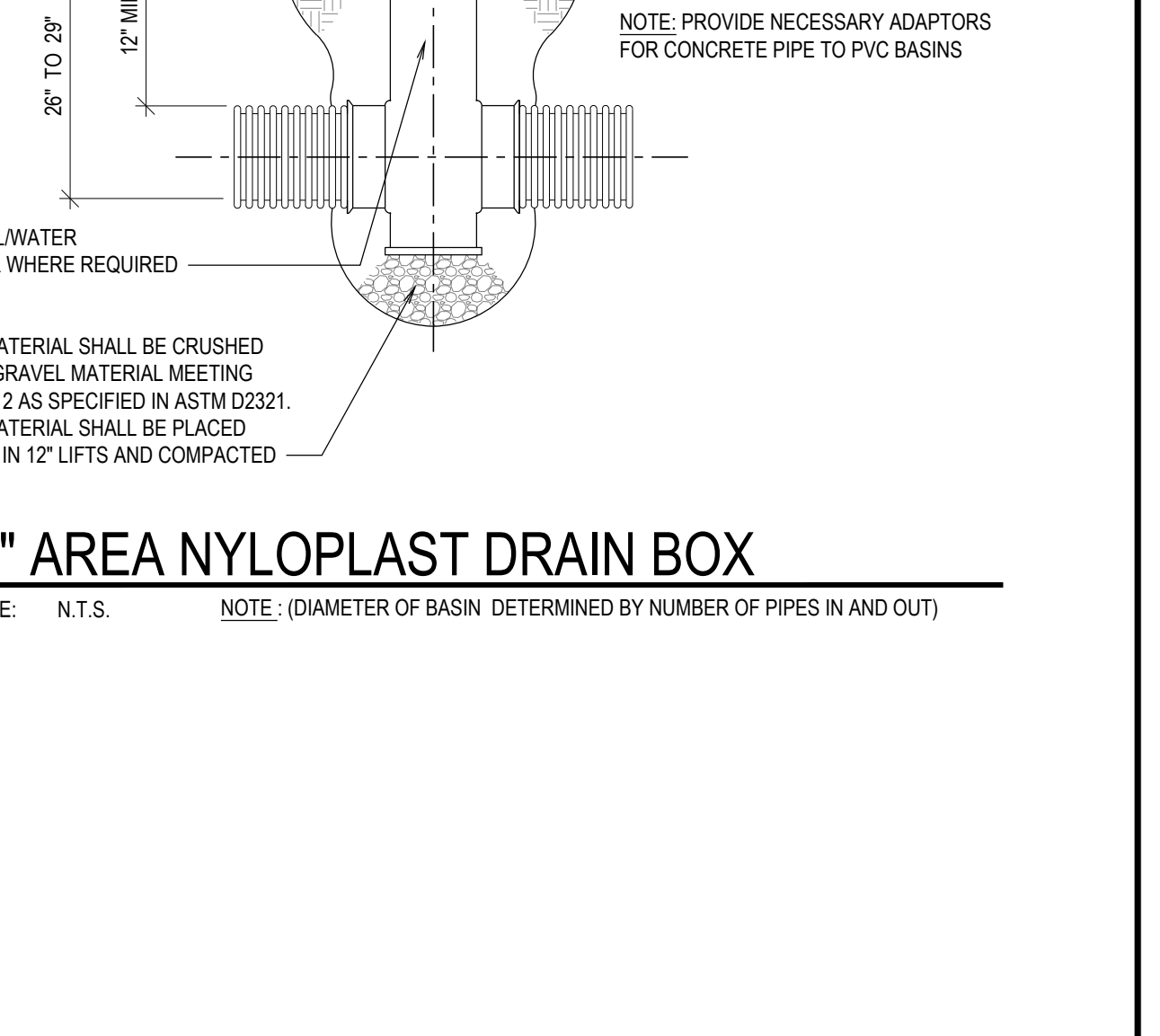
12" AREA NYLOPLAST DRAIN BOX

SCALE: N.T.S. NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

SECTION VIEW



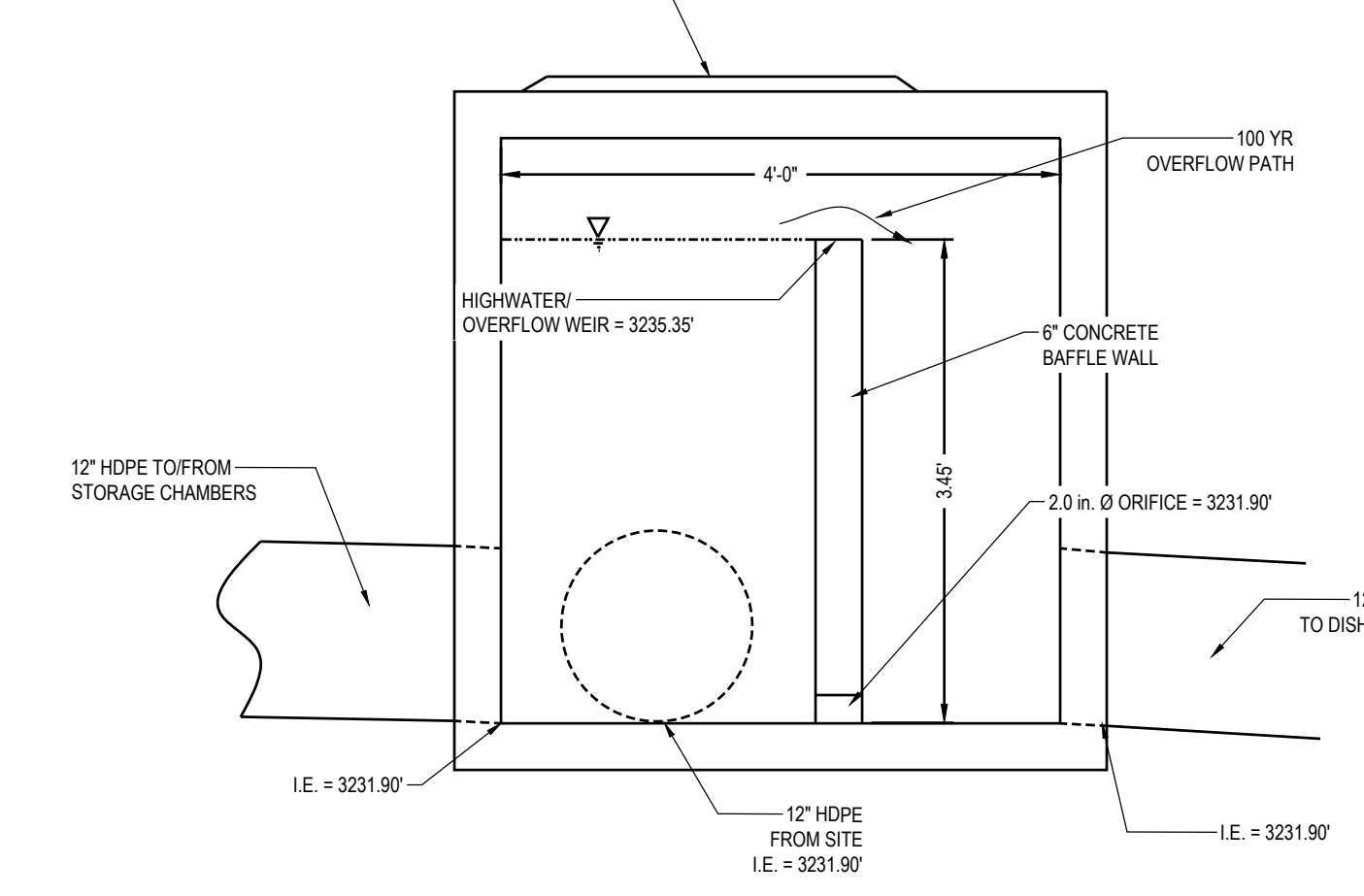
PLAN



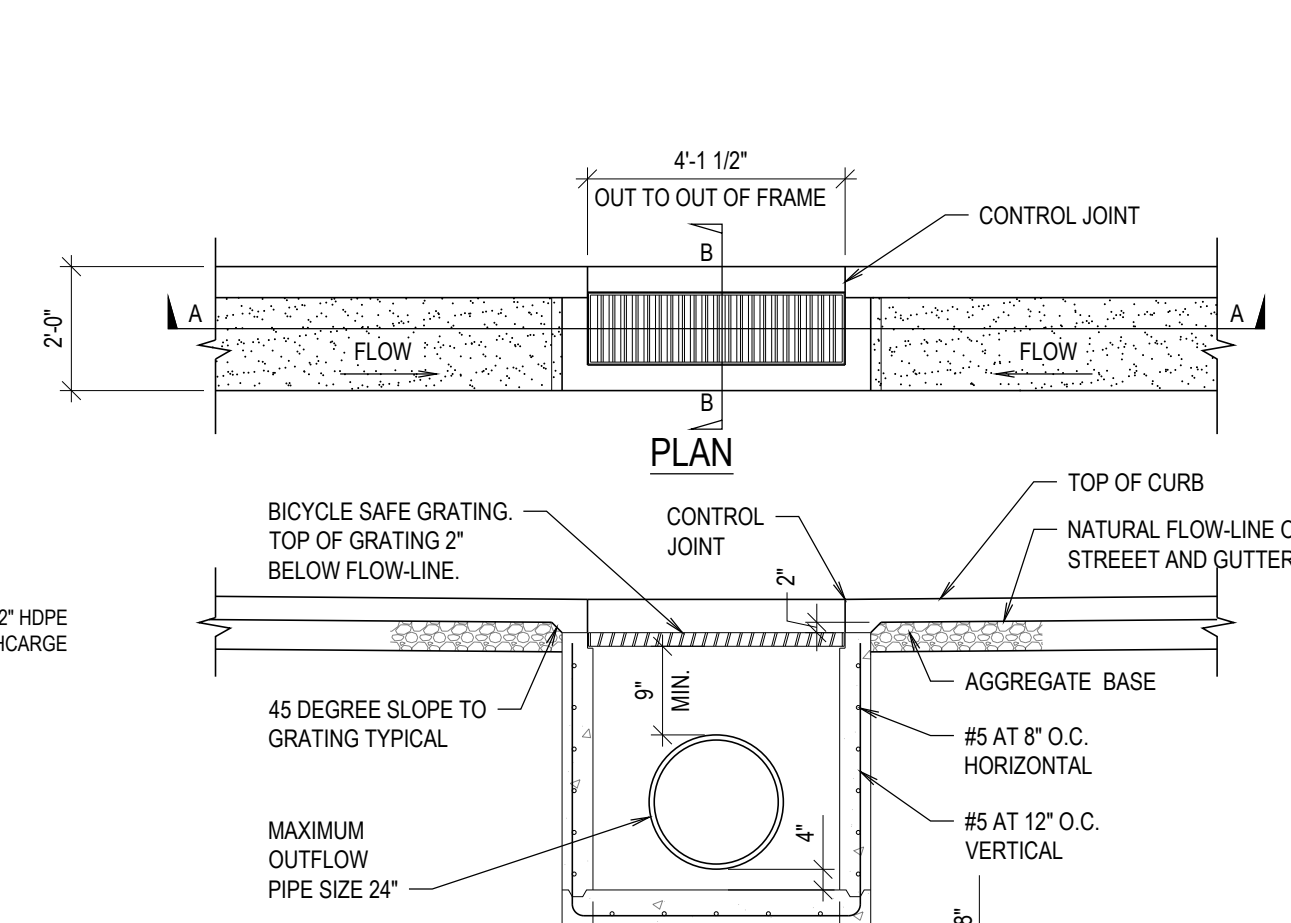
OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR

SCALE: N.T.S.

SECTION A-A

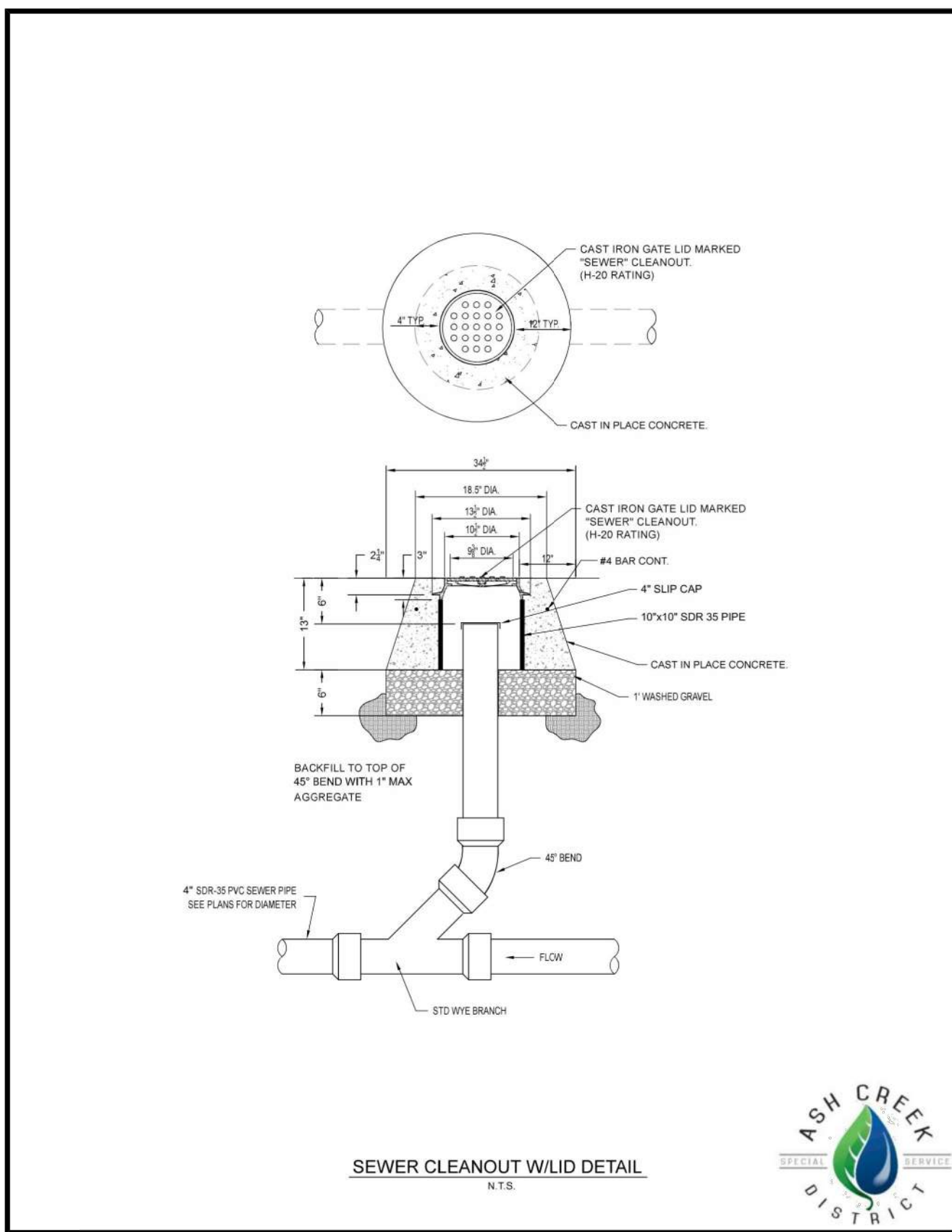


SECTION B-B



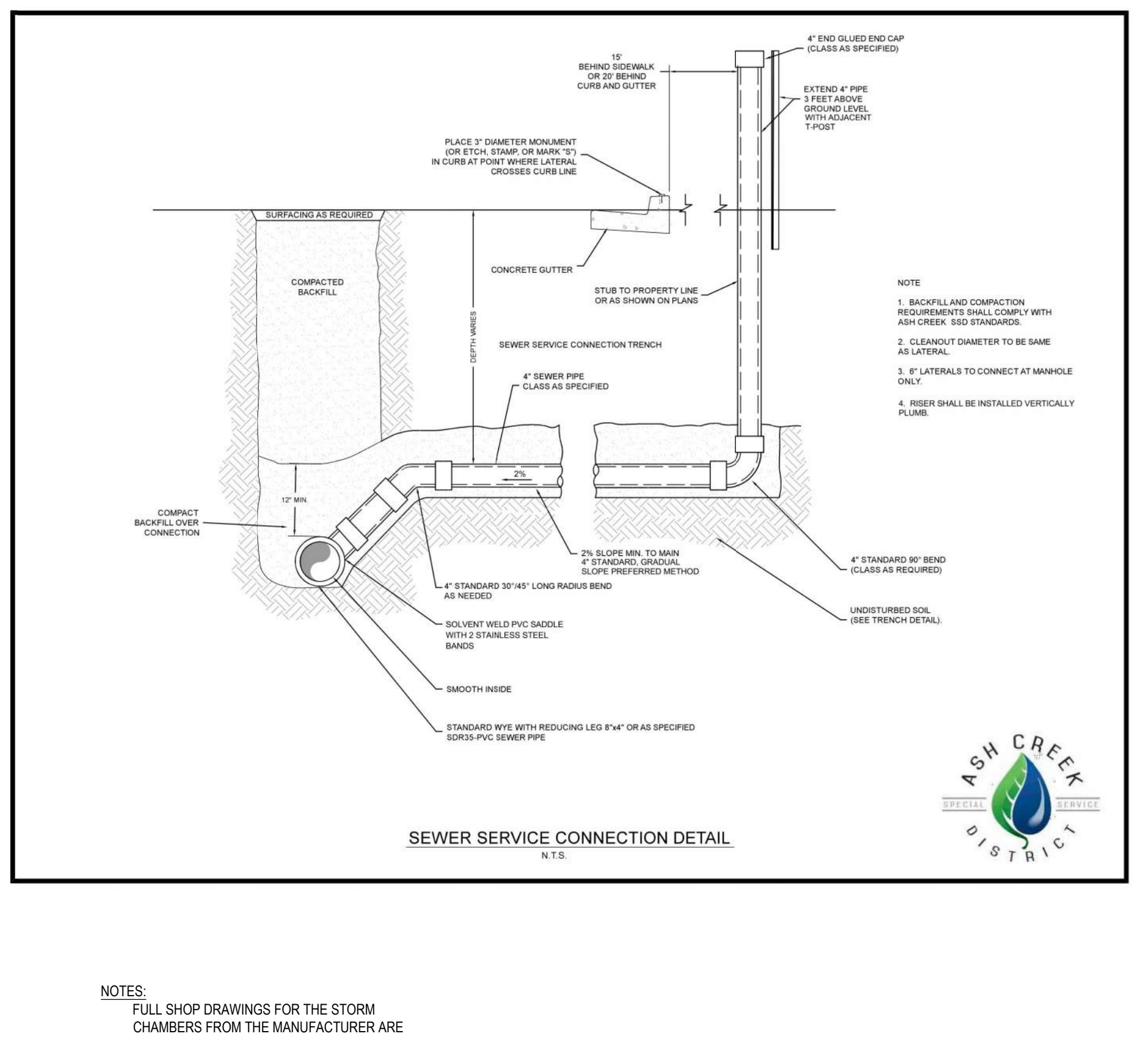
SEWER CLEANOUT WILD DETAIL

N.T.S.



SEWER SERVICE CONNECTION DETAIL

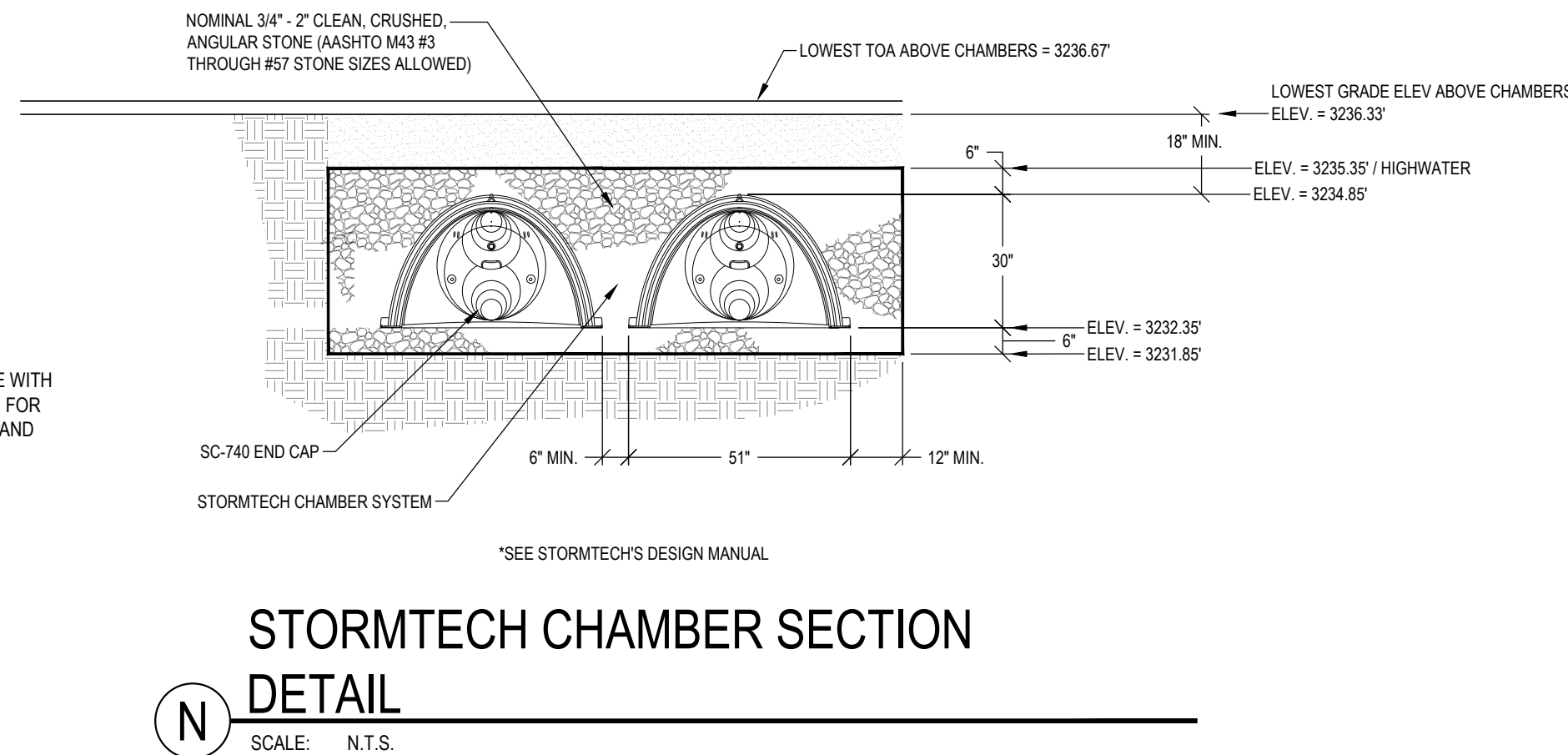
N.T.S.



NOTES:  
FULL SHOP DRAWINGS FOR THE STORM CHAMBERS FROM THE MANUFACTURER ARE REQUIRED FOR BIDDING AND CONSTRUCTION.

STORMTECH CHAMBER SECTION DETAIL

SCALE: N.T.S.



1111 ARCHITECTS

www.bhdarchitects.com

Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER

88-10-23  
No. 11088925-1202  
DANIEL J. CANNING  
STATE OF UTAH

MCNEIL ENGINEERING

No. 11088925-1202  
8410 South Sandy Parkway, Suite 200  
Sandy, Utah 84070  
801.333.3333  
mceiling@mcneileng.com

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Date: 5 May 2023  
BHD Project: 2310  
Plan Series: 4 Classroom Custom  
Owner #: 516-6993

Drawing Issue and Revision Schedule

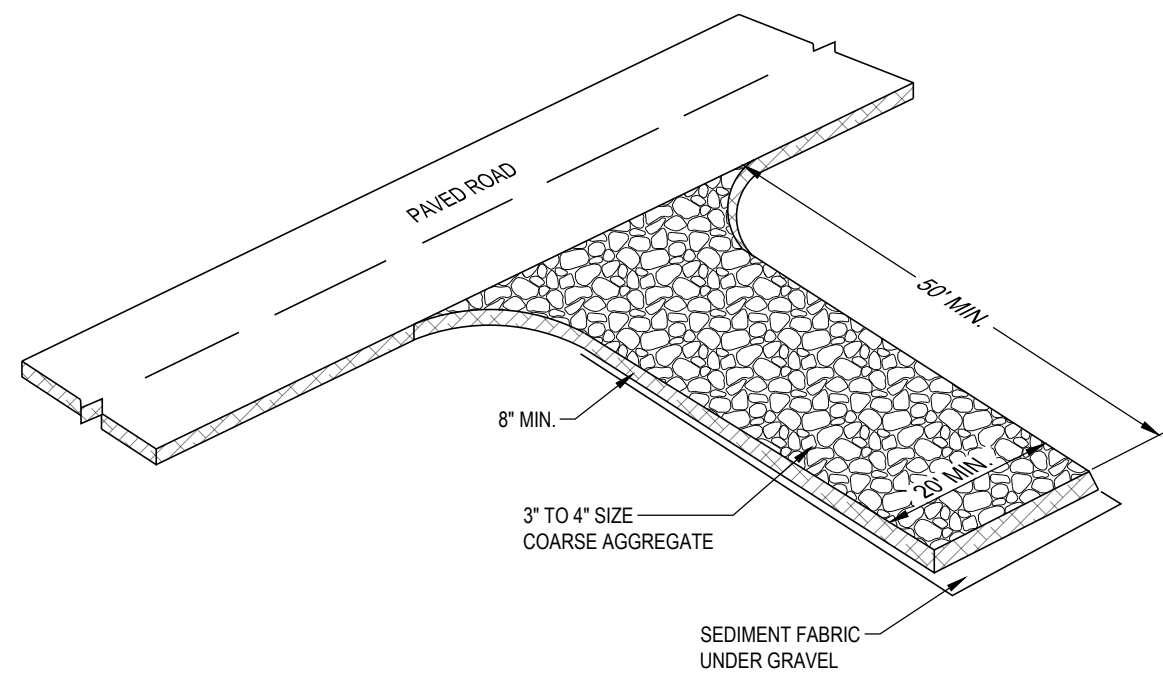
| #  | Date | Description |
|----|------|-------------|
| 1  |      |             |
| 2  |      |             |
| 3  |      |             |
| 4  |      |             |
| 5  |      |             |
| 6  |      |             |
| 7  |      |             |
| 8  |      |             |
| 9  |      |             |
| 10 |      |             |

Civil Details

C501



©2019 BHD Architects. This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.  
Printed: 10 Aug 2023 10:08 AM



DESCRIPTION:  
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:  
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:  
• CLEAR GRUB AREA AND GRAD TO PROVIDE MAXIMUM SLOPE OF 2%  
• COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)  
• PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES

LIMITATIONS:  
• REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.  
• SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:  
• INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.  
• INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.  
• REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.  
• EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

## STABILIZED CONSTRUCTION ENTRANCE C1

SCALE: N.T.S.

### OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

### TARGETED POLLUTANTS

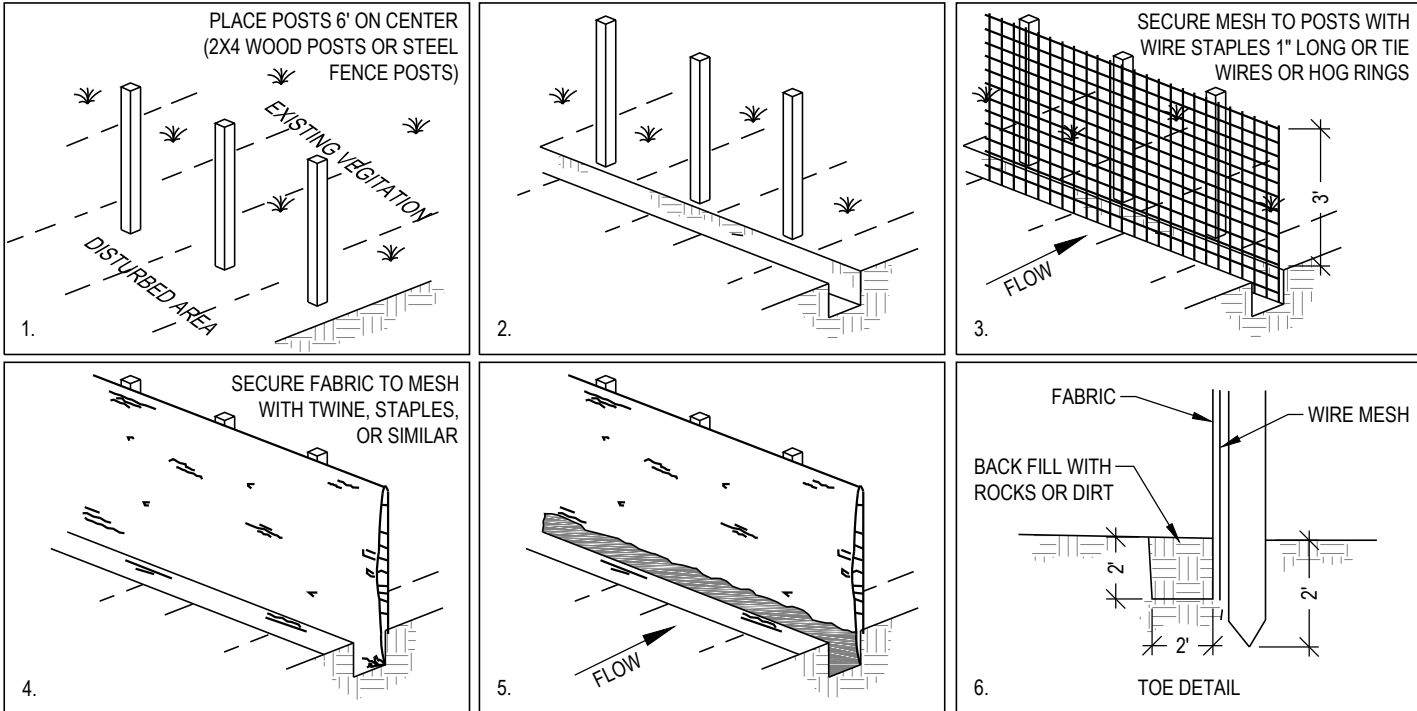
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

### IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



DESCRIPTION:  
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:  
• PERIMETER CONTROL: PLACER BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.  
• SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.  
• PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK  
• INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:  
• PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS  
• SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.  
• CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.  
• BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:  
• RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.  
• RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.  
• RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).  
• RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.  
• PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:  
• INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.  
• LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.  
• REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.  
• REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.  
• REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

## SILT FENCE C3

SCALE: N.T.S.

### FILTERSOCK SPECIFICATION:

#### FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

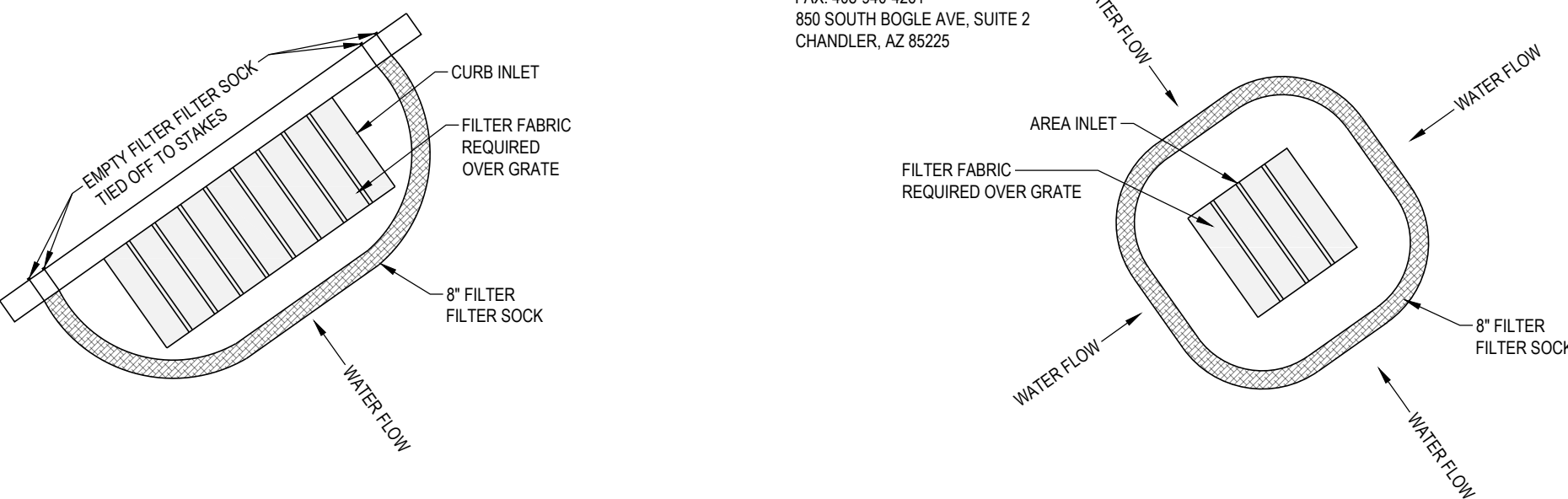
1.0 DESCRIPTION:  
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS SHALL BE WED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 903 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:

A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"  
B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"  
C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.  
D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS. E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

#### 3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

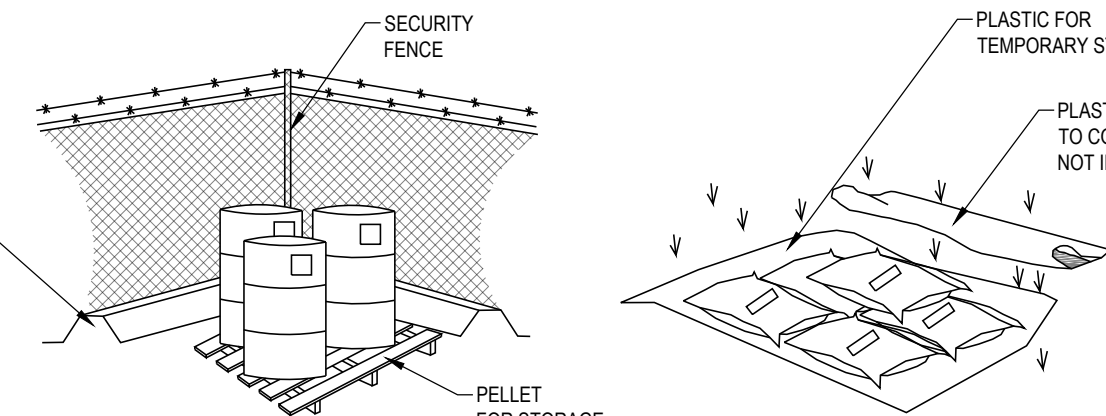
- FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAIN BECOME OPERATIONAL
- FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
- INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE
- STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER
- FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2
- IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING
- THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE



## SEDIMENT BARRIER / FILTER SOCK PROTECTION A1

SCALE: N.T.S.

© REPLISH



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:  
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:  
• STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.  
• ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:  
• DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.  
• CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.  
• ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.  
• FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:  
• DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.  
• SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.  
• ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:  
• INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.  
• CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

## MATERIALS STORAGE A3

SCALE: N.T.S.

### OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

### TARGETED POLLUTANTS

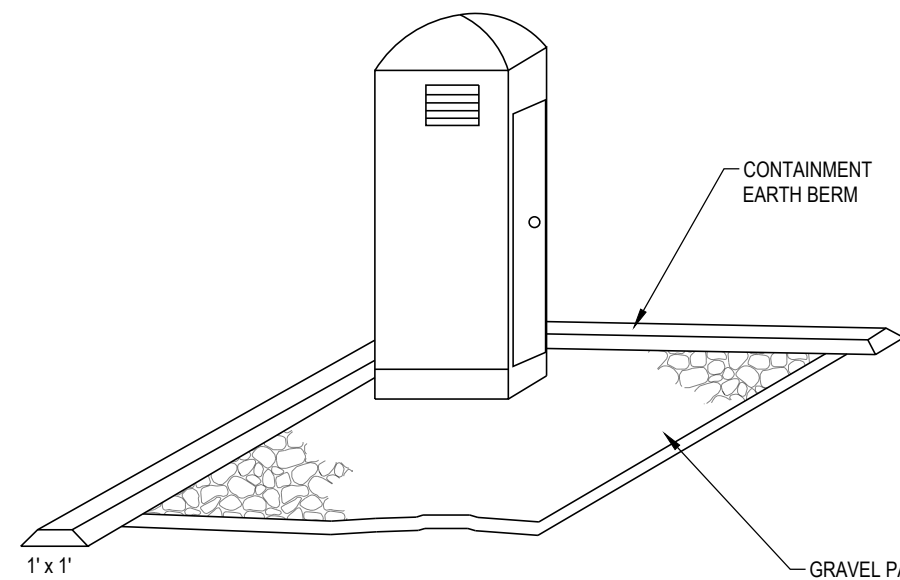
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

### IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



DESCRIPTION:  
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:  
• ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:  
• LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.  
• PREPARE LEVEL GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVING AND FOR ON-SITE PERSONNEL.  
• CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:  
• NO LIMITATIONS

MAINTENANCE:  
• PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.  
• REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.  
• ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

## PORTABLE TOILETS C5

SCALE: N.T.S.

### OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

### TARGETED POLLUTANTS

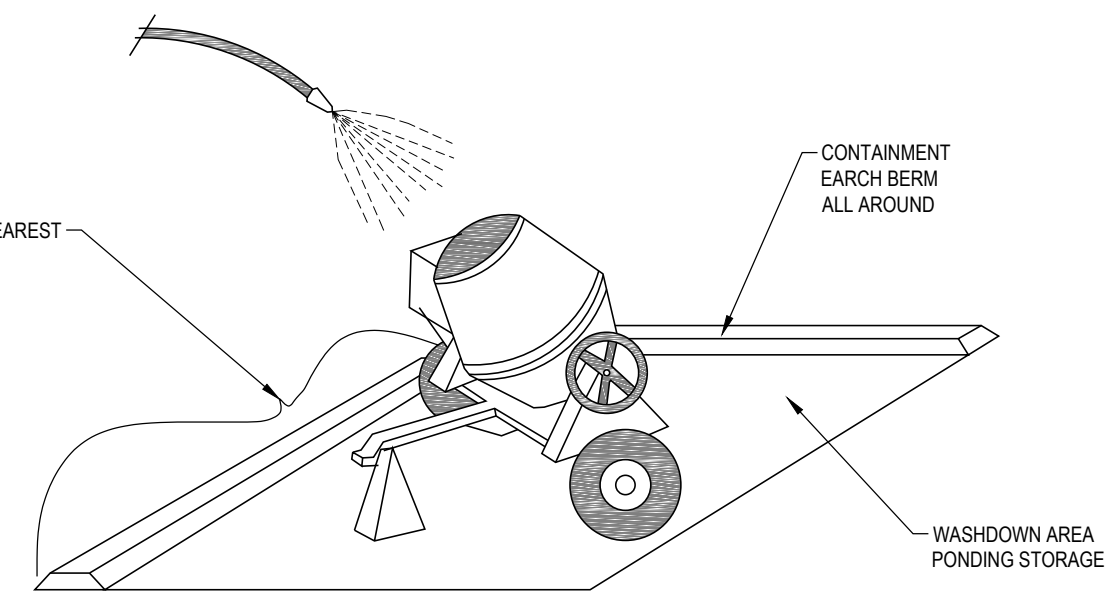
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

### IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



### OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

### TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

### IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

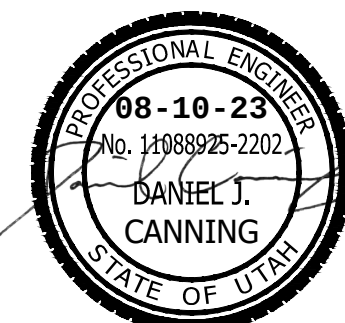
- HIGH
- MEDIUM
- LOW

## CONCRETE WASTE MANAGEMENT A5

SCALE: N.T.S.



www.bhdarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020



PROJECT NO. 23321

## Hurricane UT Sr Seminary

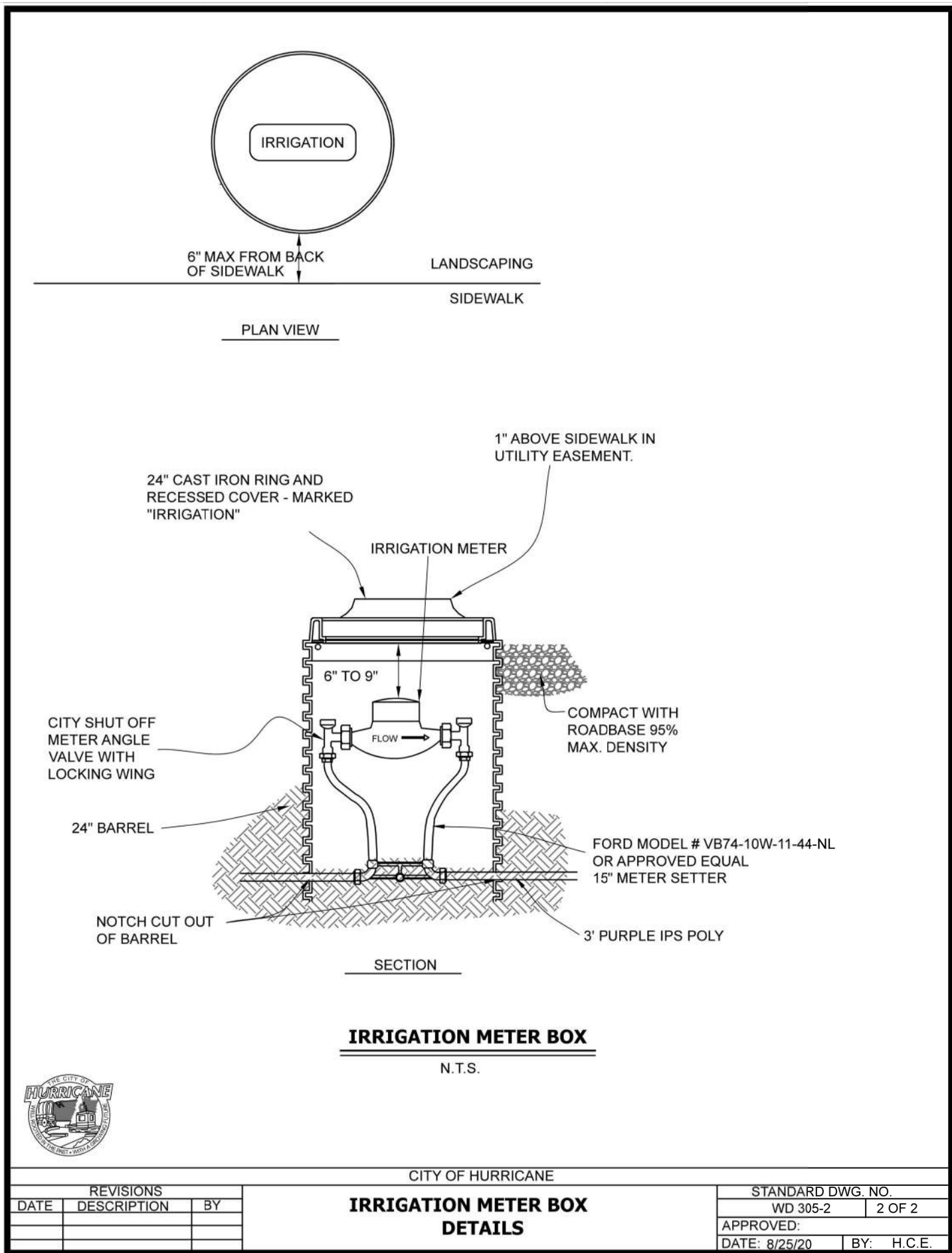
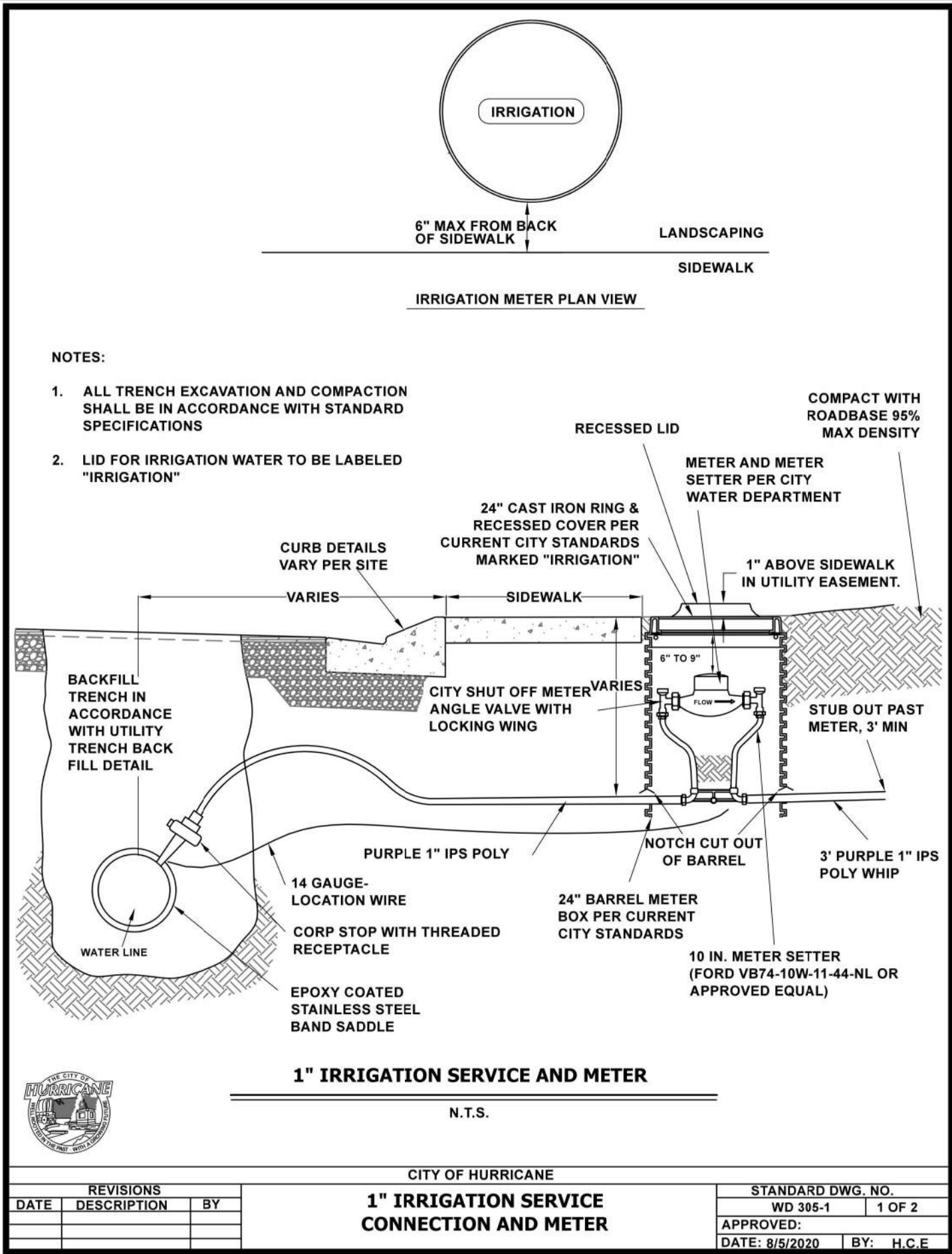
300 West 100 South, Hurricane, Utah, 84737  
BHD Project: 2310  
Plan Series: 4 Classroom Custom  
Owner #: 516-8993  
Date: 5 May 2023

### Drawing Issue and Revision Schedule

Civil Details

C502





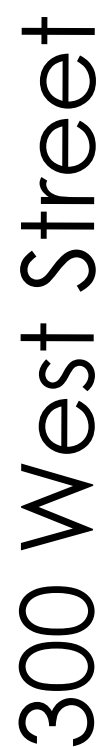
| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |



General Notes,  
Legend, and  
Abbreviations

C601





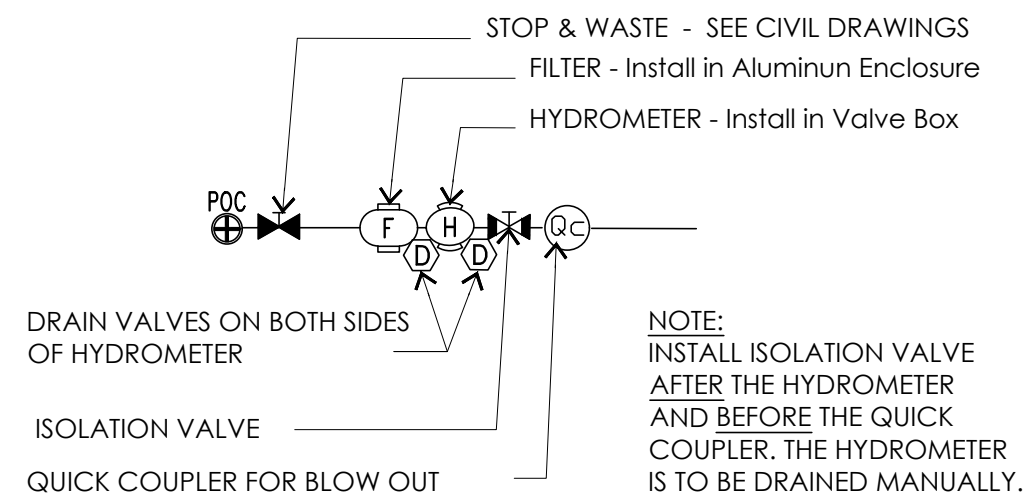


©2019 BHD Architects. This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.

Printed: 28 Aug 2023 5:34 PM

# 1 Irrigation Plan

Scale: 1" = 16'-0"



POC SCHEMATIC LAYOUT  
NO SCALE

## IRRIGATION LEGEND - Controller & Valves

| SYMBOL | DESCRIPTION         | MANUF.       | MODEL NO. / COMMENTS                                                                                  |
|--------|---------------------|--------------|-------------------------------------------------------------------------------------------------------|
|        | DRIP VALVE ASSEMBLY | RAINBIRD     | 1" Medium Flow Zone Kit w/ Press. Reg. & Basket Filter                                                |
|        | ELECTRIC VALVE      | RAINBIRD     | PEB VALVES - 1"                                                                                       |
|        | QUICK COUPLER VALVE | RAINBIRD     | 33DRC - (3/4")                                                                                        |
|        | GATE VALVE          | NIPCO T-113  | NON-RISING STEM GATE VALVE - SIZE PER MAIN LINE                                                       |
|        | CONTROLLER          | WEATHER TRAK | LC+ WALL MOUNT - 12 STATION                                                                           |
|        | HYDROMETER          | NETIFIM      | LHM 15TG1-MEL - 1"                                                                                    |
|        | FILTER              | AMIAD        | MINI SIGMA Automatic Filter - 2"                                                                      |
|        | SECONDARY WATER     | MUELLER      | ORISEAL 1.0" S&W VALVE - Installed by Utility Contractor Connection to existing secondary water line. |

## VALVE KEY

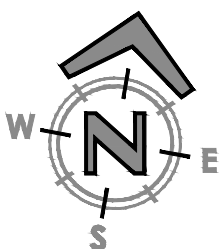
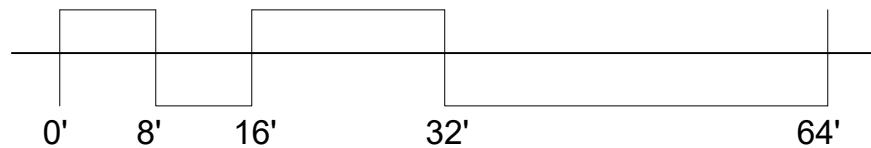
ZONE NO. → A1 25 ← GPM OR DRIP  
VALVE SIZE → 1.0 ← SD - Shrub Drip  
TD - Tree Drip

## IRRIGATION LEGEND - Heads

| SYMBOL | DESCRIPTION        | MANUF.   | MODEL NO.                            | PSI | RADIUS  | GPM | PREC. IN/HR |
|--------|--------------------|----------|--------------------------------------|-----|---------|-----|-------------|
|        | FULL CIRCLE        | RAINBIRD | 5000 SERIES MPR - 30                 | 55  | 25'-30' | 6.4 | .68         |
|        | HALF CIRCLE        | RAINBIRD | 5000 SERIES MPR - 30                 | 55  | 25'-30' | 3.3 | .68         |
|        | QUARTER CIRCLE     | RAINBIRD | 5000 SERIES MPR - 30                 | 55  | 25'-30' | 1.5 | .68         |
|        | SHRUB DRIP EMITTER | RAINBIRD | XERI-BUG XBT-20PC 1/2" FPT 2.0 GPH   |     |         |     |             |
|        | SHRUB DRIP EMITTER | RAINBIRD | XERI-BUG XBT-20PC 1/2" FPT 1.0 GPH   |     |         |     |             |
|        | TREE DRIP LINE     | NETIFIM  | DRIPLINE 0.9 GPH EMITTERS 12" O.C. * |     |         |     |             |

## IRRIGATION LEGEND - Pipe & Drip

| SYMBOL | DESCRIPTION                                                                                    |
|--------|------------------------------------------------------------------------------------------------|
|        | SCH 40 PVC MAIN LINE / SUPPLY LINE - Size as Per Plan                                          |
|        | CLASS 200 PVC SLEEVE PIPE - Size & quantities sufficient to provide for necessary pipe & wires |
|        | SCH 40 PVC LATERAL LINE - Size as Per Plan. All Drip Zone lateral pipe to be 1"                |



**Key**

CRUSHED ROCK 1" Dia.  
Apache Brown  
or Lighter Tan Color

CRUSHED ROCK 3-4" Dia.  
Basalt - Dark Brown

LAWN Sod  
Fescue Varieties

BOULDERS  
Anasazi Brown

CONCRETE MOW CURB  
6"x8" See Civil Drawings

Landscaping 9,947 sf (40.6%)  
Grass 1,706 sf  
Planter Areas 8,241sf

Pavers 1,068 sf (4.4%)  
Concrete 5,607 sf (22.9%)  
Building 7,865 sf (32.1%)

Total Site Area 24,487 sf (100%)

**Irrigation Notes**

- THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 75 P.S.I. MINIMUM AND 25 G.P.M. AND 1.0" P.I. WATER CONNECTION. PRIOR TO CONSTRUCTION, CONFIRM STATIC PRESSURE OF THE IRRIGATION WATER AND SIZE OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE AND P.S.I. ARE INADEQUATE.
- A 1" SECONDARY WATER STOP AND WASTE VALVE AND STAND PIPE WILL BE INSTALLED BY THE SITE UTILITY CONTRACTOR. SEE DETAIL J/L521.
- THIS PLAN IS SOMEWHAT DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS OR OUT OF LANDSCAPE AREAS FOR PLAN CLARITY. ALL PIPING AND COMPONENTS TO BE INSTALLED IN LANDSCAPE AREAS. COORDINATE WITH LANDSCAPE DRAWING TO AVOID CONFLICTS WITH PLANT MATERIALS ESPECIALLY TREES.
- LOCATE ALL VALVES AND BOXES NO MORE THAN 12" FROM CURB OR SIDEWALK FOR EASY ACCESS AND MAINTENANCE. USE TAN VALVE BOXES AND UDS WHEN LOCATED IN MULCH AREAS, GREEN IN LAWN AREAS. USE JUMBO VALVE BOXES FOR DRIP VALVE ASSEMBLIES FOR EASE OF MAINTENANCE.
- LOCATE SLEEVES UNDER ALL PAVED SURFACES WHERE PIPE OR WIRE CROSS UNDER. SLEEVE SIZE SHALL BE MINIMUM 2 PIPE SIZES LARGER THAN THE PIPE. CONTROL WIRES SHALL BE PLACED IN SEPARATE SLEEVES. INSTALL MORE THAN ONE SLEEVE PER LOCATION IF NECESSARY. EXTEND SLEEVES 6" BEYOND PAVED SURFACE ON EACH SIDE.
- CONNECT SHRUB & PERENNIAL DRIP EMITTER PIPE TO NEAREST LATERAL LINE. THE INTENT IS FOR ALL SHRUBS AND TREES TO RECEIVE AN APPROPRIATE EMITTER AS PER DOCUMENTS. DETERMINE EXACT LOCATION AND QUANTITY OF EMITTERS FROM THE LANDSCAPE PLAN.
- THE SHRUBS AND THE TREES SHALL BE ON SEPARATE ZONE VALVES. CONNECT ALL TREES WITH A COMMON PVC 1" LATERAL PIPE TO ZONE VALVE NO. A6. TREES SHALL NOT BE CONNECTED TO THE SHRUB ZONE VALVES.
- THE ELECTRIC CONTROLLER IS TO BE MOUNTED ON AN EXTERIOR WALL AS SHOWN ON THIS DRAWING. INSTALL AS PER DETAILS AND MANUFACTURERS RECOMMENDATIONS. THE SLEEVES ARE TO BE INSTALLED IN THE BUILDING WALL BY THE ELECTRICIAN. 120V POWER TO THE CONTROLLER AND FILTER MOTOR IS TO BE PROVIDED BY THE ELECTRICIAN. COORDINATE WITH ELECTRICIAN EARLY IN THE PROJECT TO ASSURE SLEEVES AND POWER ARE INSTALLED PROPERLY. SEE DETAILS L&M/L522.
- INSTALL A PAIGE GROUNDING KIT TO PROTECT THE CONTROLLER THAT INCLUDES A COPPER ROD, A PLATE AND #6 BARE COPPER WIRE. ALSO MIX "POWER SET" IN THE SOIL AROUND THE PLATE TO HELP CREATE A GOOD CONTACT.
- CONTROL WIRE TO THE HYDROMETER TO BE 2 STRAND MAXI COMMUNICATION WIRE.
- THIS SYSTEM IS DESIGNED TO BE PURGED OF WATER WITH COMPRESSED AIR IN THE FALL. DO NOT INSTALL AUTOMATIC DRAINS.
- INSTALL FILTER NEAR THE CONTROLLER. FILTER TO BE LOCATED 4' FROM THE BUILDING WALL. SEE IRRIGATION PLAN AND DETAIL E/L521. INSTALL HYDROMETER NEAR THE CONTROLLER. SEE PLAN AND DETAIL A/L201. APPROVE THE LAYOUT OF THESE POC COMPONENTS FROM THE ARCHITECT BEFORE INSTALLATION.
- INSTALL A 3" SCH 40 PVC PIPE FROM THE FILTER DISCHARGE TO A STORM DRAIN CATCH BASIN. STUB THE DRAIN PIPE INTO THE CATCH BASIN. CONFIRM THE CATCH BASIN LOCATION IN THE FIELD.

www.bhdarchitects.com

Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010

65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

Stamp:  
LANDSCAPE ARCHITECT

DESIGN  
**earthwise**  
LANDSCAPE - IRRIGATION - PLANNING

801-619-4040  
greg@earthwisedesign.com

THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah 84737

Date: 17 Aug 2023  
BHD Project: 2310  
Owner #: 516-4893

Drawing Issue and Revision Schedule

| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

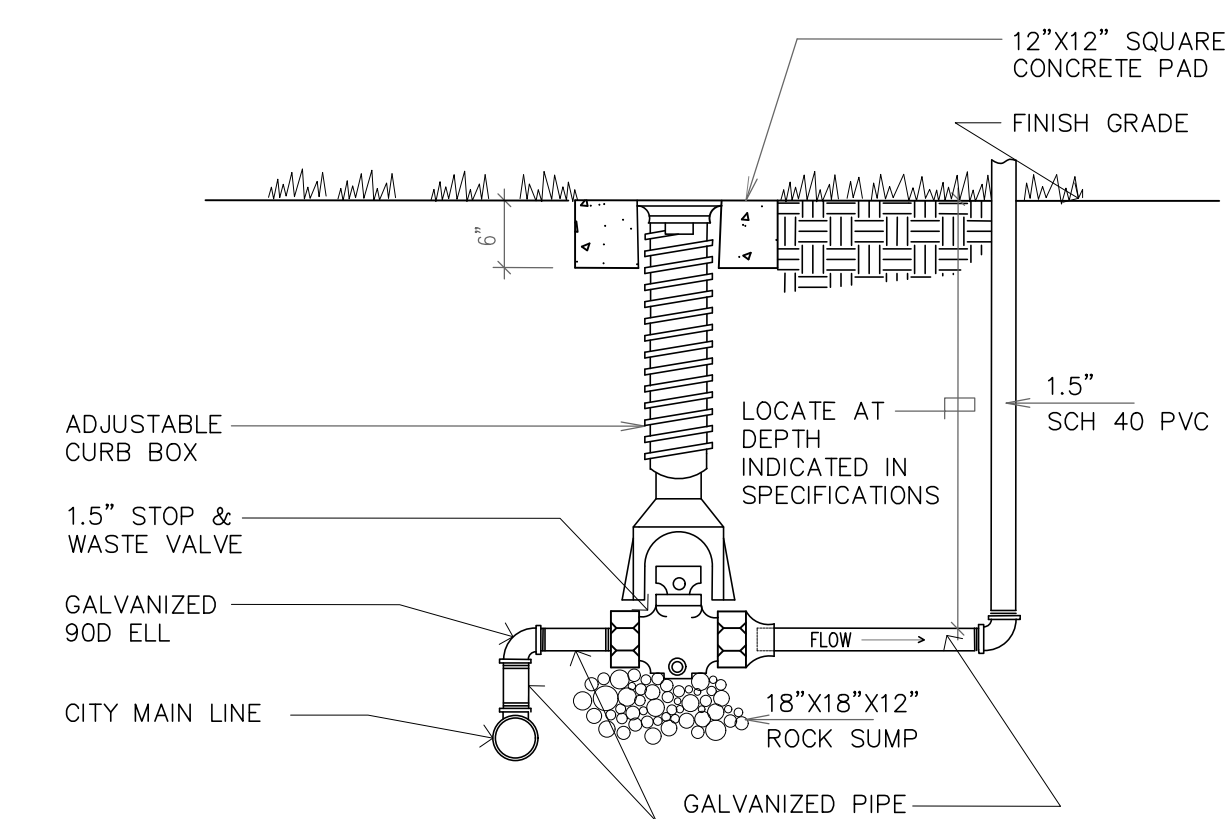
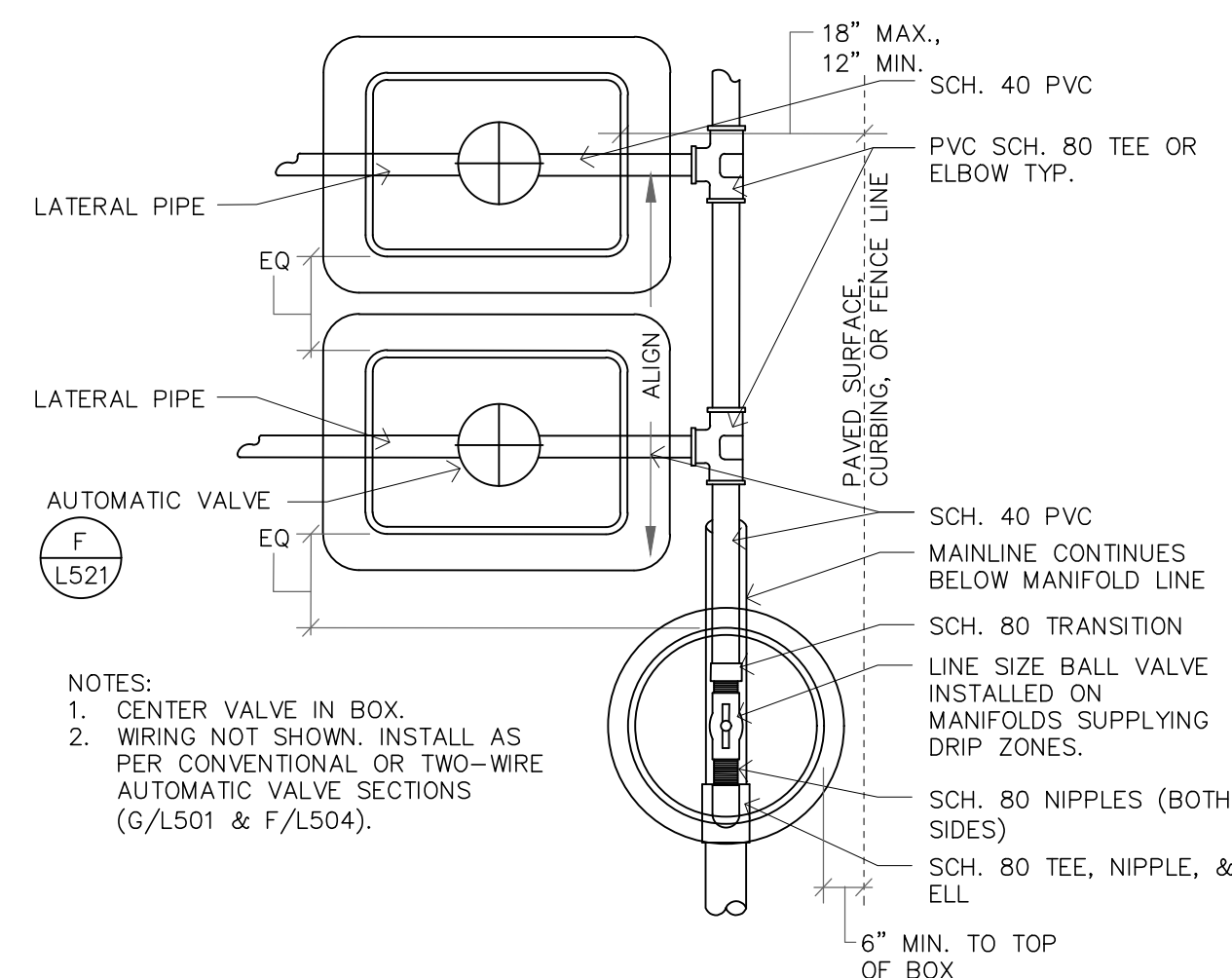
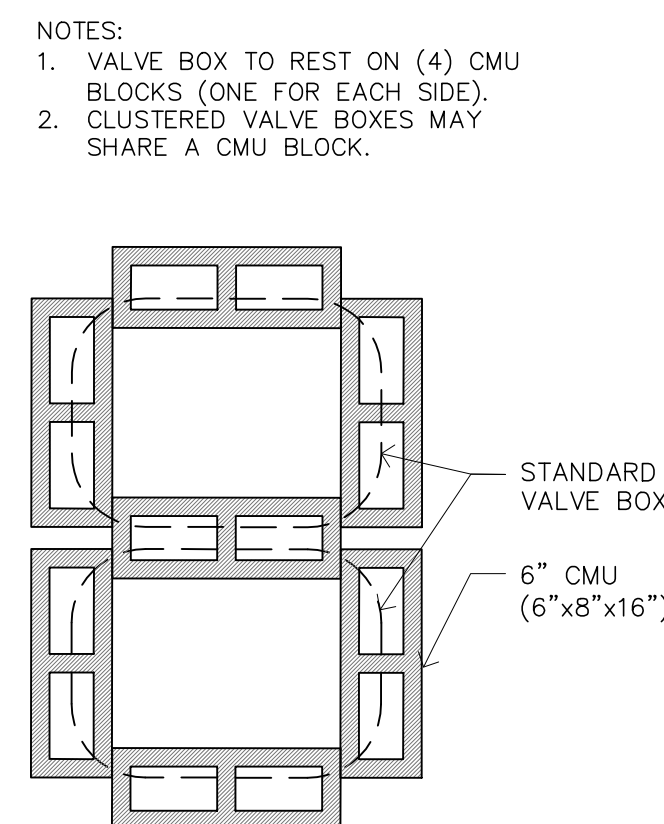
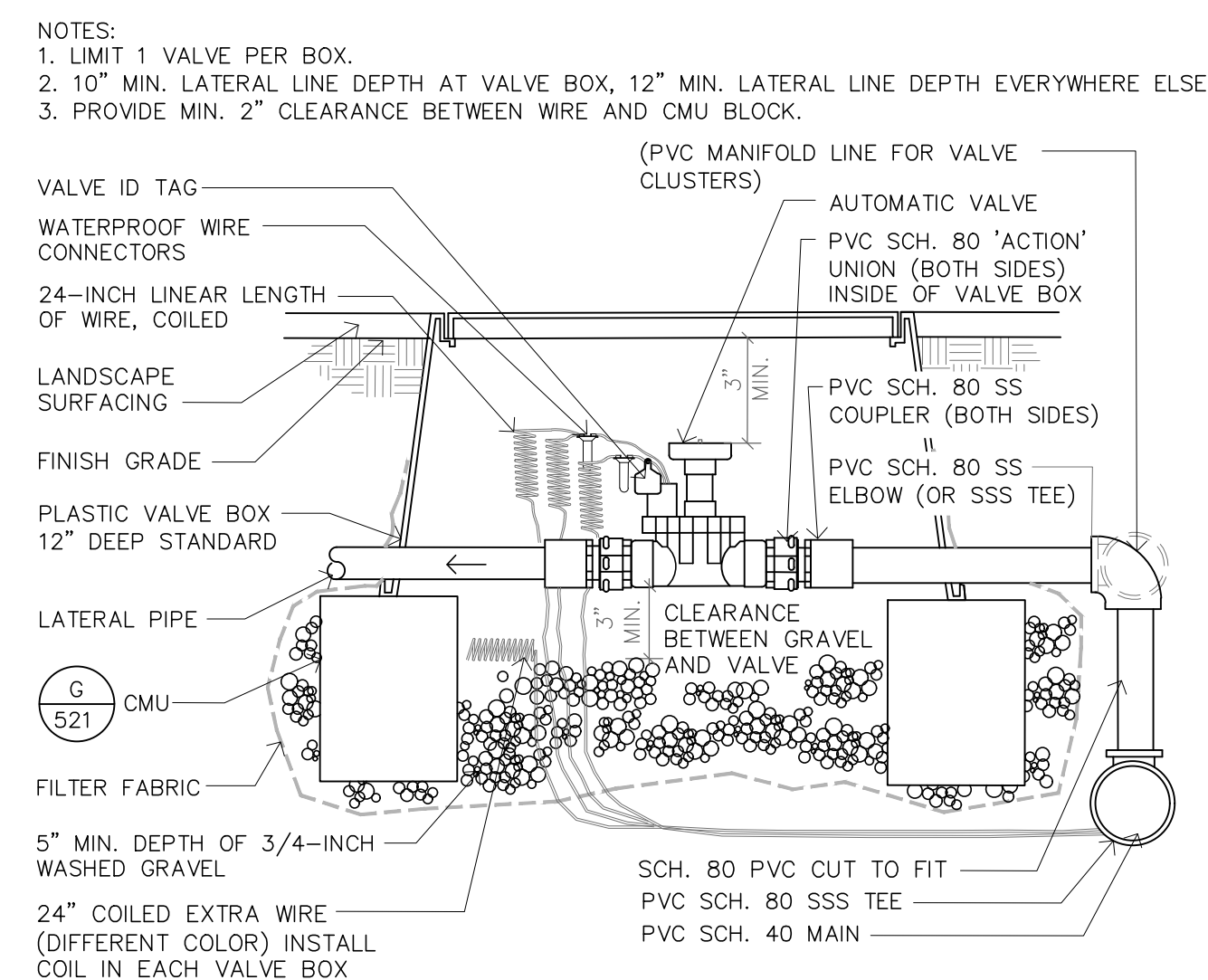
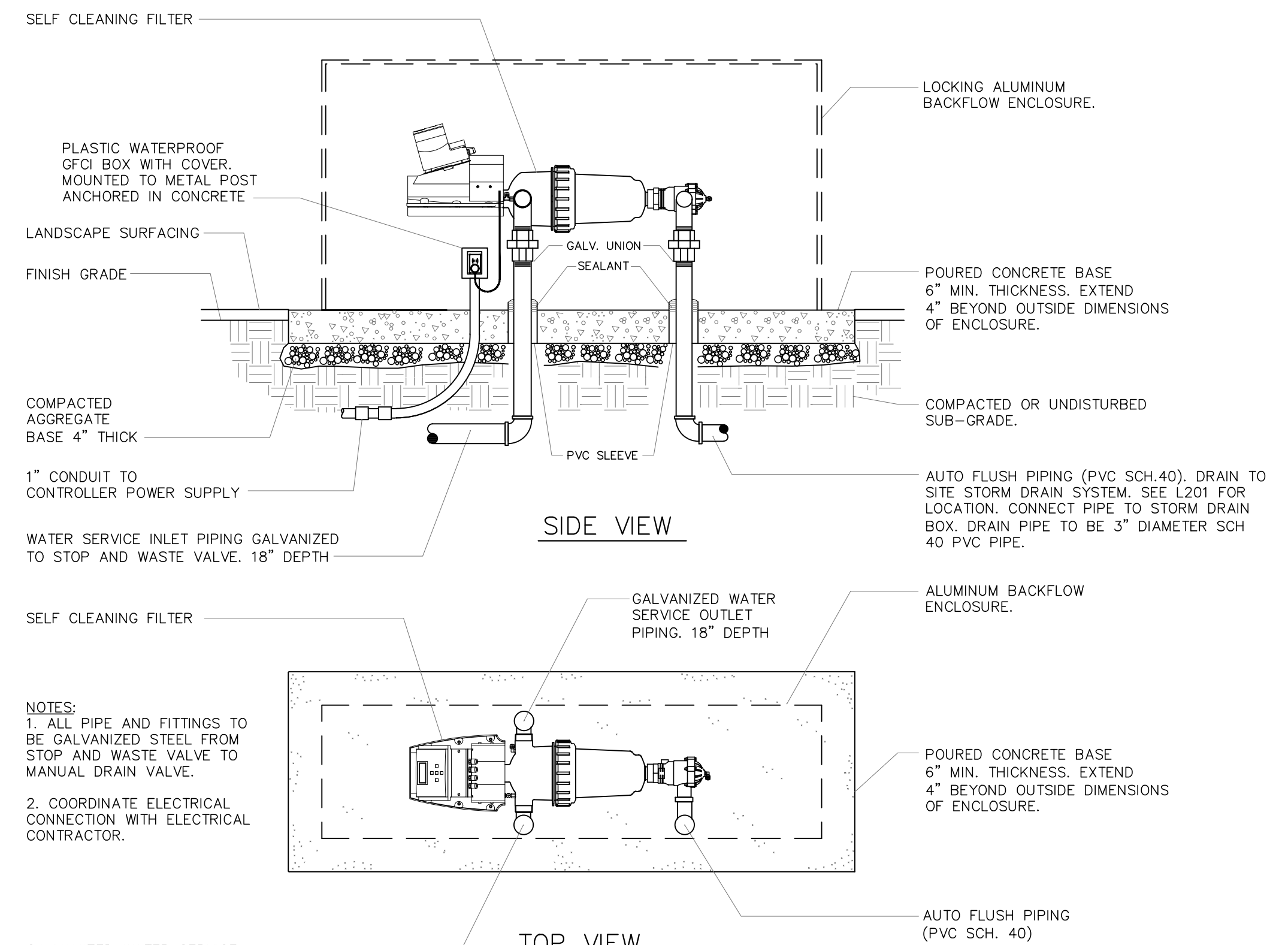
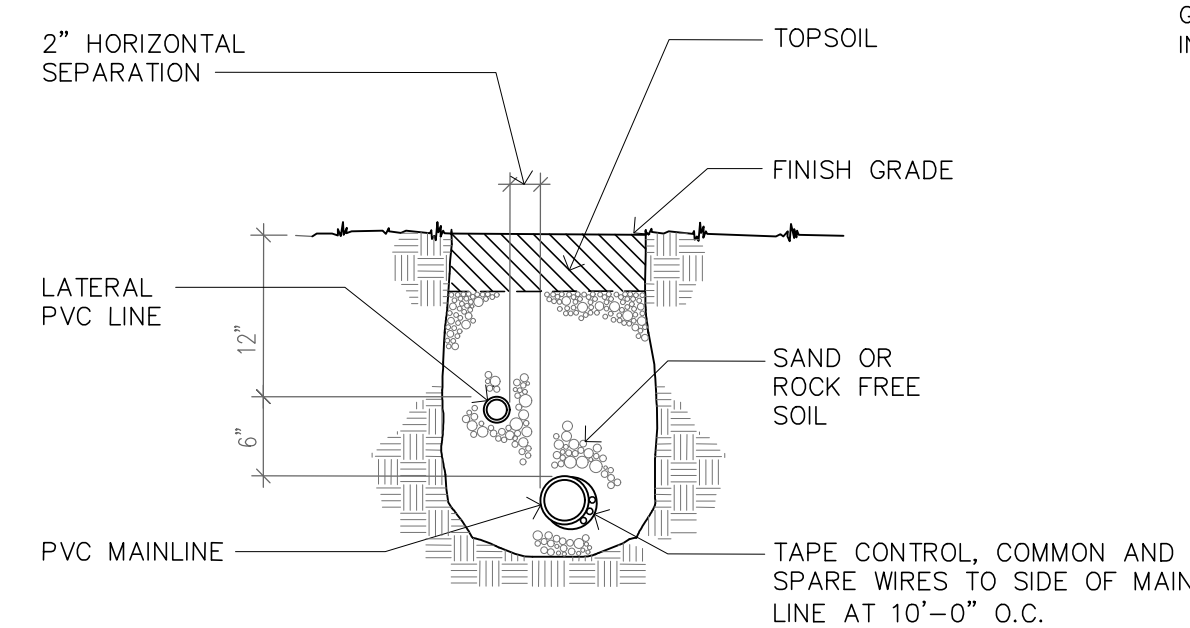
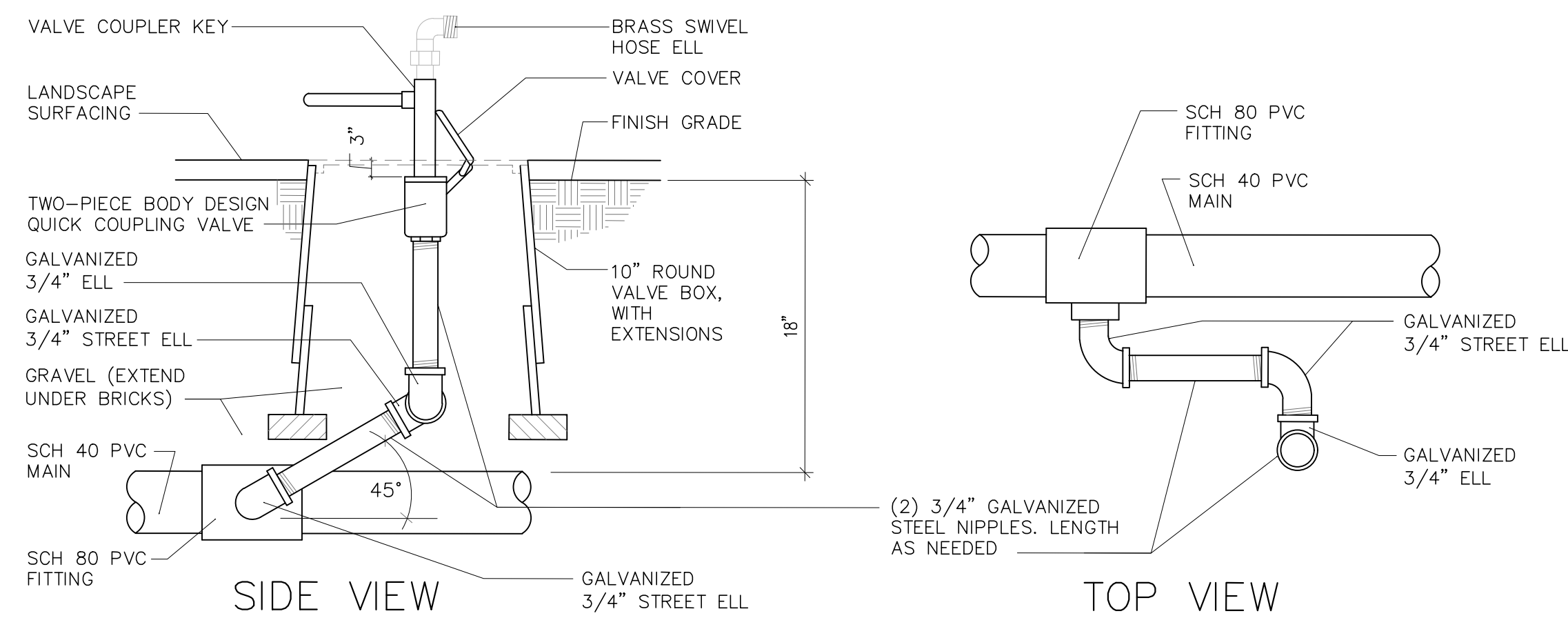
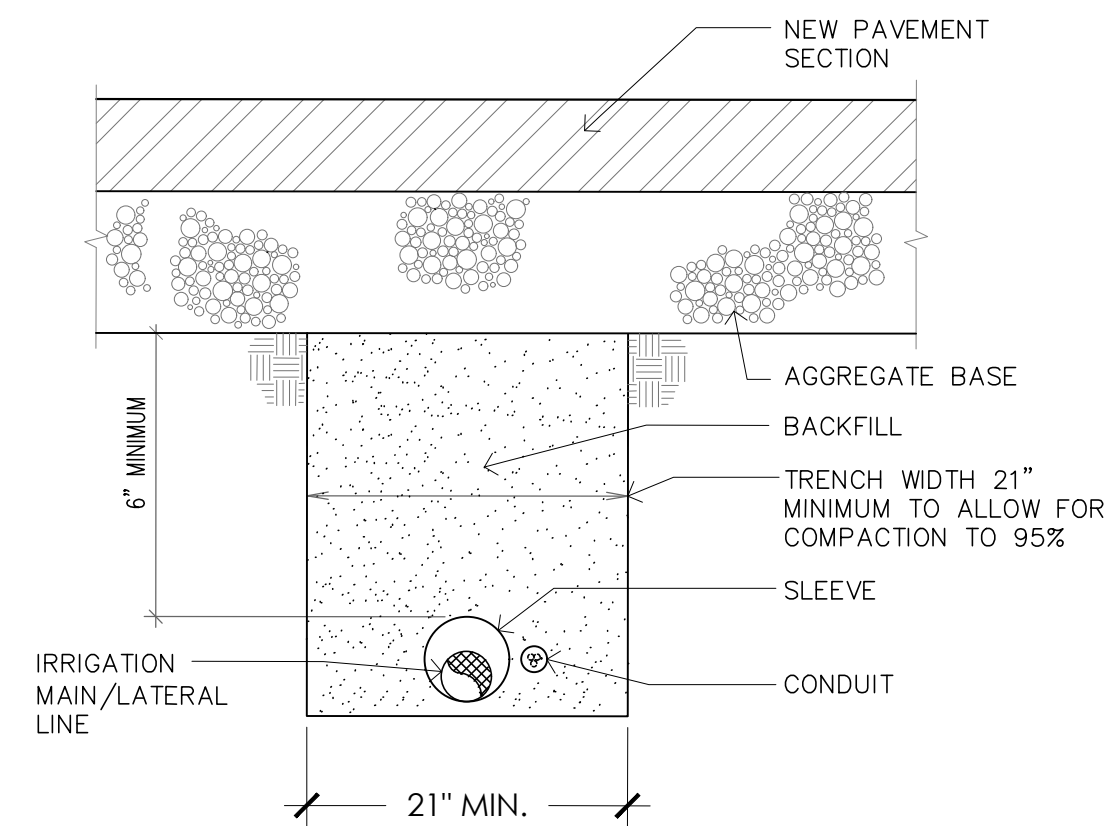
**Irrigation Plan**

**L201**

















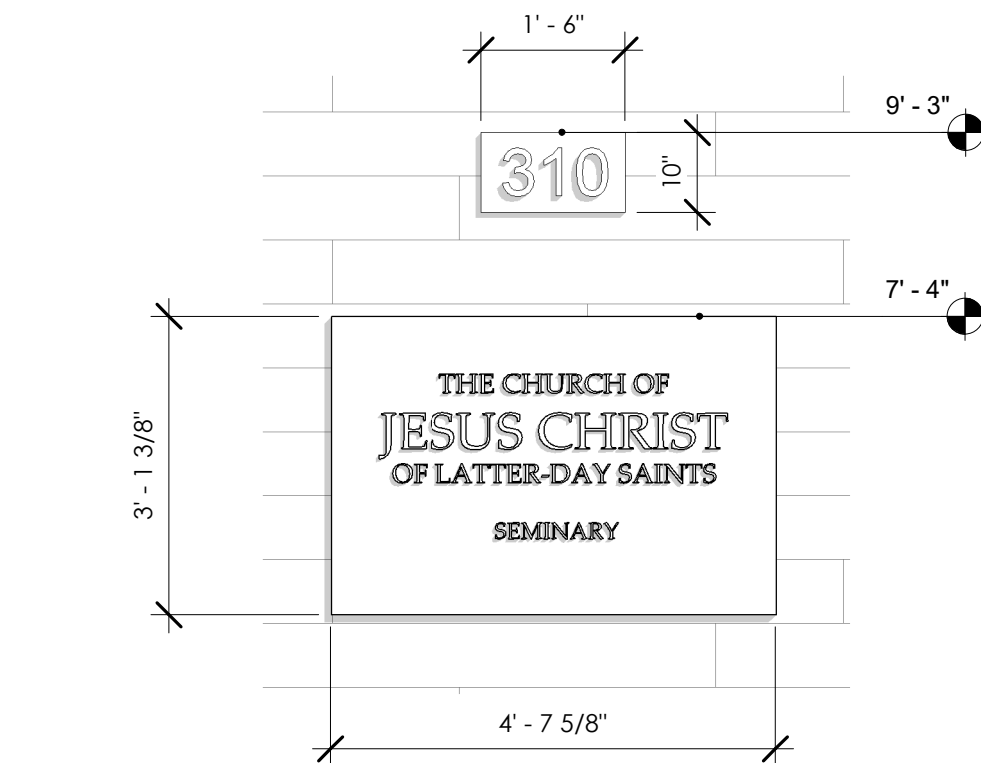
1 South Elevation

Scale: 1/8" = 1'-0"



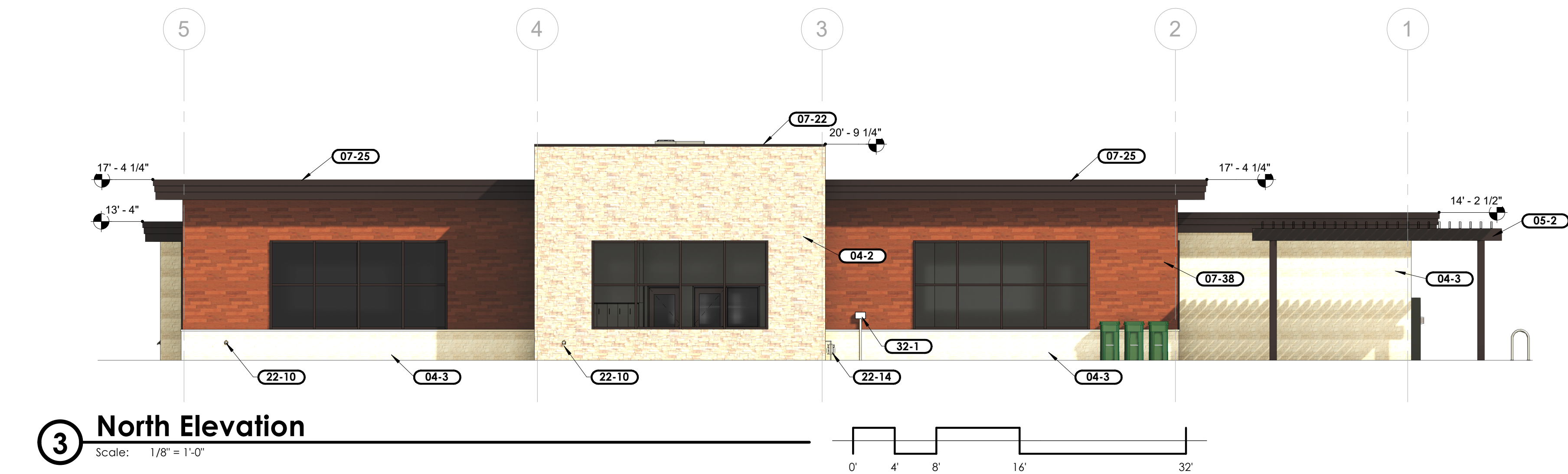
2 East Elevation

Scale: 1/8" = 1'-0"



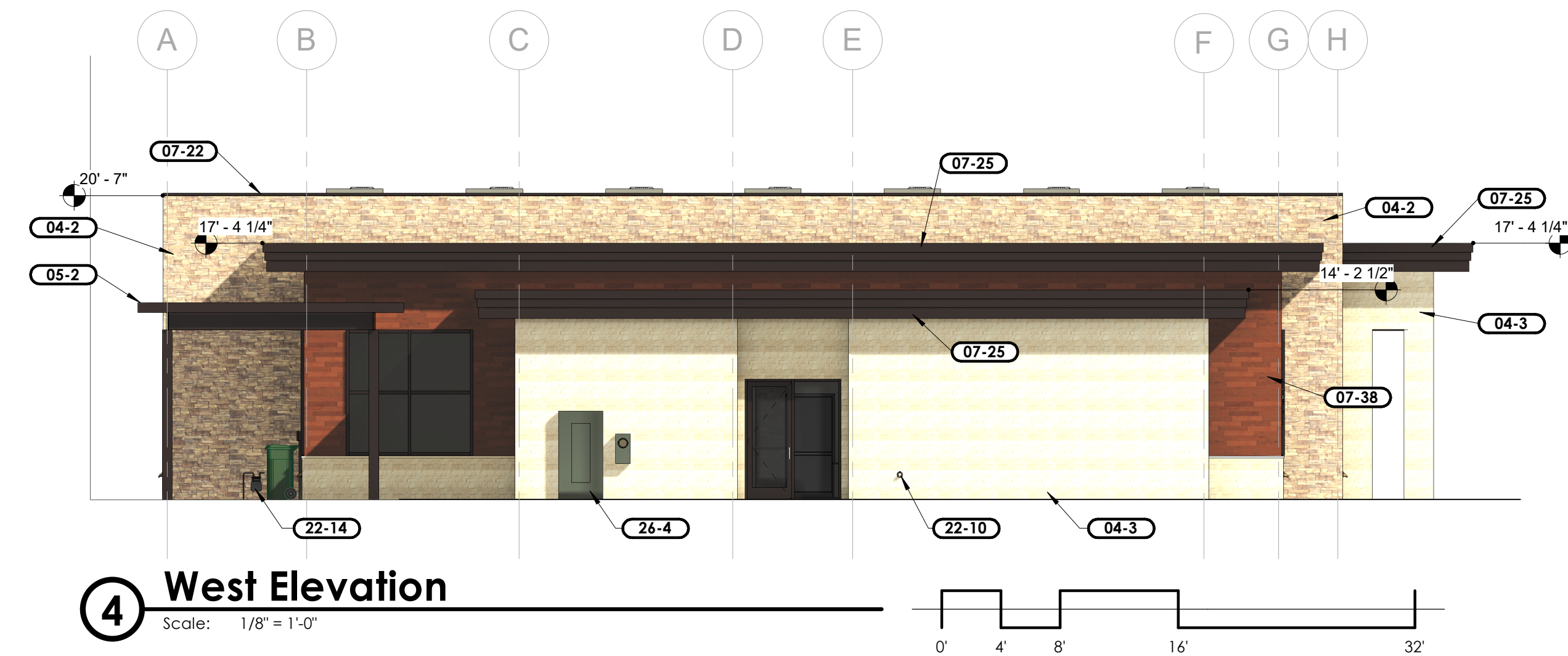
A Building Signs

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



3 North Elevation

Scale: 1/8" = 1'-0"



4 West Elevation

Scale: 1/8" = 1'-0"

| General Notes |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.            | At all exterior wall-mounted equipment mounted on manufactured stone veneer, including the FDC, electrical panels and equipment, hose bibbs, fire alarm strobes, roof drain scuppers, door operators, irrigation controller, etc., grind the manufactured stone veneer flat behind the equipment prior to installation. Ground stone shall match the size of the installation surface of the wall-mounted equipment with no more than a 1/8" gap. |
| Keyed Notes   |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 04-2          | Manufactured stone veneer system, Stone Type #1.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 04-3          | Manufactured stone veneer system, Stone Type #2.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 05-2          | Pergola. Refer to pergola details.                                                                                                                                                                                                                                                                                                                                                                                                                |
| 07-22         | Prefinished metal wall cap with standing seam joints and 1" drip edge each side. Install self-sealing underlayment beneath wall cap.                                                                                                                                                                                                                                                                                                              |
| 07-25         | Prefinished metal fascia.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 07-38         | Prefinished aluminum cladding system.                                                                                                                                                                                                                                                                                                                                                                                                             |
| 10-3          | Metal pan sign furnished by owner and installed by contractor.                                                                                                                                                                                                                                                                                                                                                                                    |
| 10-7          | Metal address sign furnished by owner and installed by contractor.                                                                                                                                                                                                                                                                                                                                                                                |
| 21-2          | Fire department connection.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 22-10         | Secondary roof drain wall scupper. Refer to plumbing sheets.                                                                                                                                                                                                                                                                                                                                                                                      |
| 22-14         | Natural gas meter. Refer to plumbing sheets.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 26-4          | Electrical panel. Refer to electrical sheets.                                                                                                                                                                                                                                                                                                                                                                                                     |
| 32-1          | Irrigation controller. Refer to landscape sheets.                                                                                                                                                                                                                                                                                                                                                                                                 |

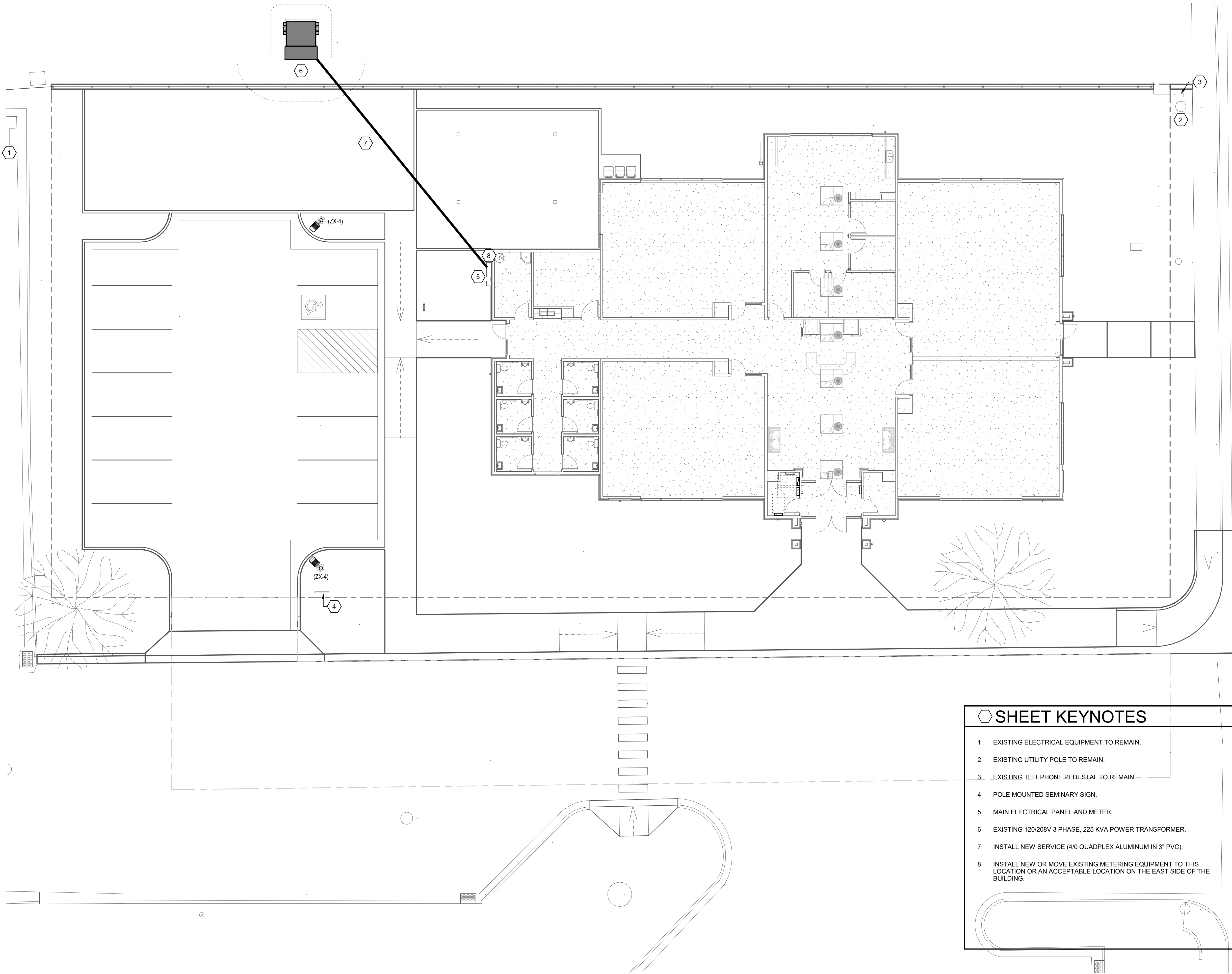
| Drawing Issue and Revision Schedule |             |
|-------------------------------------|-------------|
| #                                   | Description |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |







C:\Users\ldgh\Documents\Revit 2024\Local\230375-Bldg Central\ldgh@spectrumengineers.com.rvt  
5/8/2023 3:06:50 PM



### SHEET KEYNOTES

- EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING TELEPHONE PEDESTAL TO REMAIN.
- POLE MOUNTED SEMINARY SIGN.
- MAIN ELECTRICAL PANEL AND METER.
- EXISTING 120/208V 3 PHASE, 225 KVA POWER TRANSFORMER.
- INSTALL NEW SERVICE (4/0 QUADPLEX ALUMINUM IN 3" PVC).
- INSTALL NEW OR MOVE EXISTING METERING EQUIPMENT TO THIS LOCATION OR AN ACCEPTABLE LOCATION ON THE EAST SIDE OF THE BUILDING.

### GENERAL SHEET NOTES

- DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
- PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT PLACEMENT TO BE PER HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
- METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, 500MCM ALUMINUM.
- HURRICANE POWER HAS CHANGED STREETLIGHTS SPEC TO LED. SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
- IF THE SERVICE TO THE NEW BUILDING STAYS AT 3 PHASE 200A 120/208V THEN THE SERVICE WILL RUN AS CURRENTLY SHOWN. IF THE SERVICE IS BIGGER THAN EXISTING THEN THE POWER DEPARTMENT WILL HAVE TO REDESIGN THE SERVICE AND TRANSFORMER LOCATION.
- FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

**bnd**  
ARCHITECTS  
www.bndarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
45 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

Preliminary -  
Not for  
Construction

**SPECTRUM**  
ENGINEERS  
324 S. State St., Suite 400  
Salt Lake City, UT 84111  
800-678-7077  
801-328-5151  
Fax: 801-328-5155  
www.spectrum-engineers.com

THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

**Hurricane UT Sr Seminary**  
310 West 100 South, Hurricane, Utah, 84737  
Owner #: 516-4893  
Plan Series: 4 Classroom Custom  
BHD Project: 2310  
Date: 5 May 2023

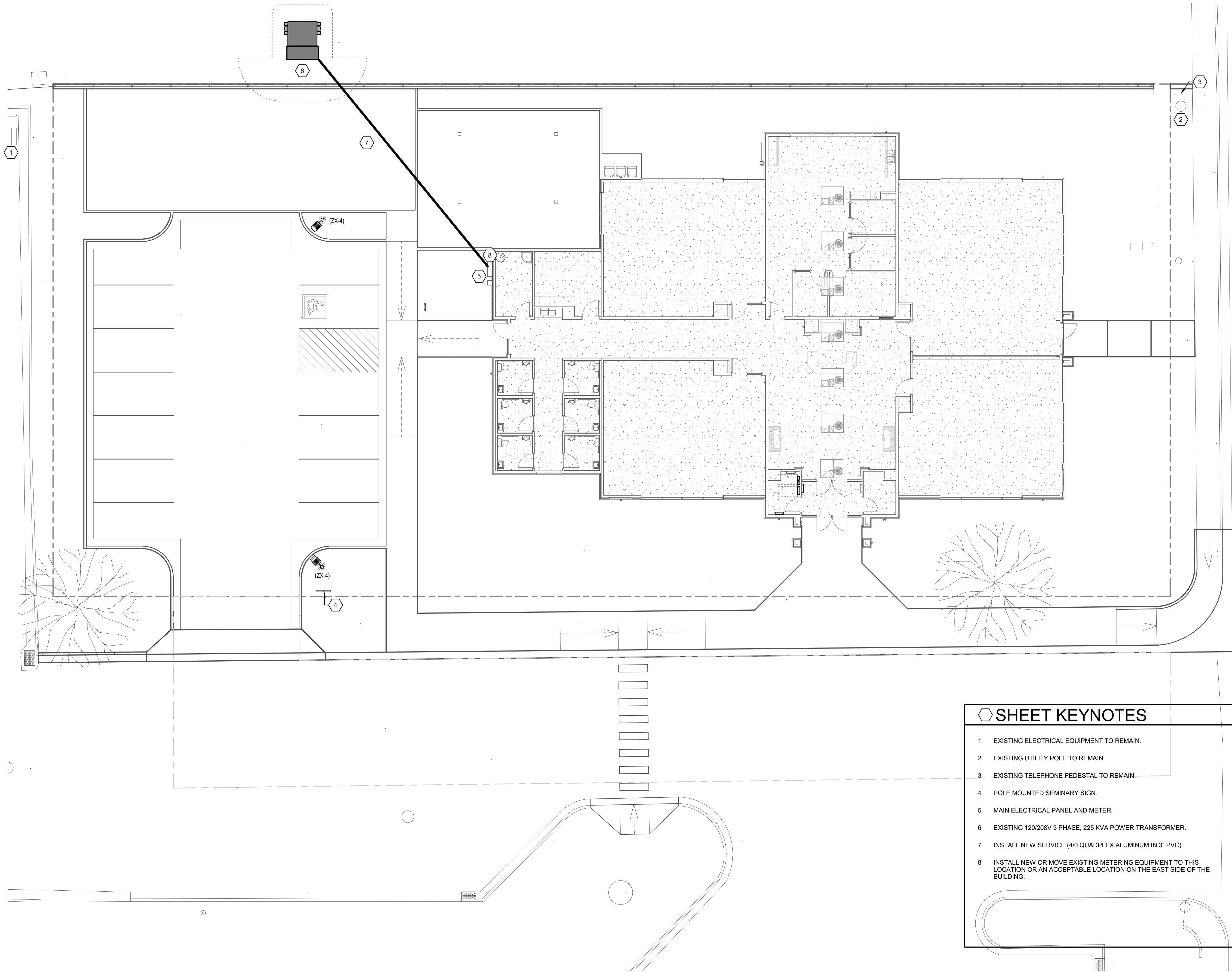
| Drawing Issue and Revision Schedule |             |
|-------------------------------------|-------------|
| #                                   | Description |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |

Electrical Site  
Plan

ES101



C:\Users\ldgh\Documents\Revit 2024\Local\230375-Bldg Central\ldgh@spectrumengineers.com.rvt  
5/8/2023 3:06:50 PM



### SHEET KEYNOTES

- EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING TELEPHONE PEDESTAL TO REMAIN.
- POLE MOUNTED SEMINARY SIGN.
- MAIN ELECTRICAL PANEL AND METER.
- EXISTING 120/208V 3 PHASE, 225 KVA POWER TRANSFORMER.
- INSTALL NEW SERVICE (4/0 QUADPLEX ALUMINUM IN 3" PVC).
- INSTALL NEW OR MOVE EXISTING METERING EQUIPMENT TO THIS LOCATION OR AN ACCEPTABLE LOCATION ON THE EAST SIDE OF THE BUILDING.

### GENERAL SHEET NOTES

- DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
- PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT PLACEMENT TO BE PER HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
- METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2" OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, 500MCM ALUMINUM.
- HURRICANE POWER HAS CHANGED STREETLIGHTS SPEC TO LED. SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
- IF THE SERVICE TO THE NEW BUILDING STAYS AT 3 PHASE 200A 120/208V THEN THE SERVICE WILL RUN AS CURRENTLY SHOWN. IF THE SERVICE IS BIGGER THAN EXISTING THEN THE POWER DEPARTMENT WILL HAVE TO REDESIGN THE SERVICE AND TRANSFORMER LOCATION.
- FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

**11bnd1**  
ARCHITECTS  
www.bndarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
45 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

Preliminary -  
Not for  
Construction

**SPECTRUM**  
ENGINEERS  
324 S. State St., Suite 400  
Salt Lake City, UT 84111  
800-678-7077  
801-328-5151  
Fax: 801-328-5155  
www.spectrum-engineers.com

THE CHURCH OF  
**JESUS CHRIST**  
OF LATTER-DAY SAINTS

**Hurricane UT Sr Seminary**  
310 West 100 South, Hurricane, Utah, 84737  
Owner #: 516-4893  
Plan Series: 4 Classroom Custom  
BHD Project: 2310  
Date: 5 May 2023

| Drawing Issue and Revision Schedule |             |
|-------------------------------------|-------------|
| #                                   | Description |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |

Electrical Site  
Plan

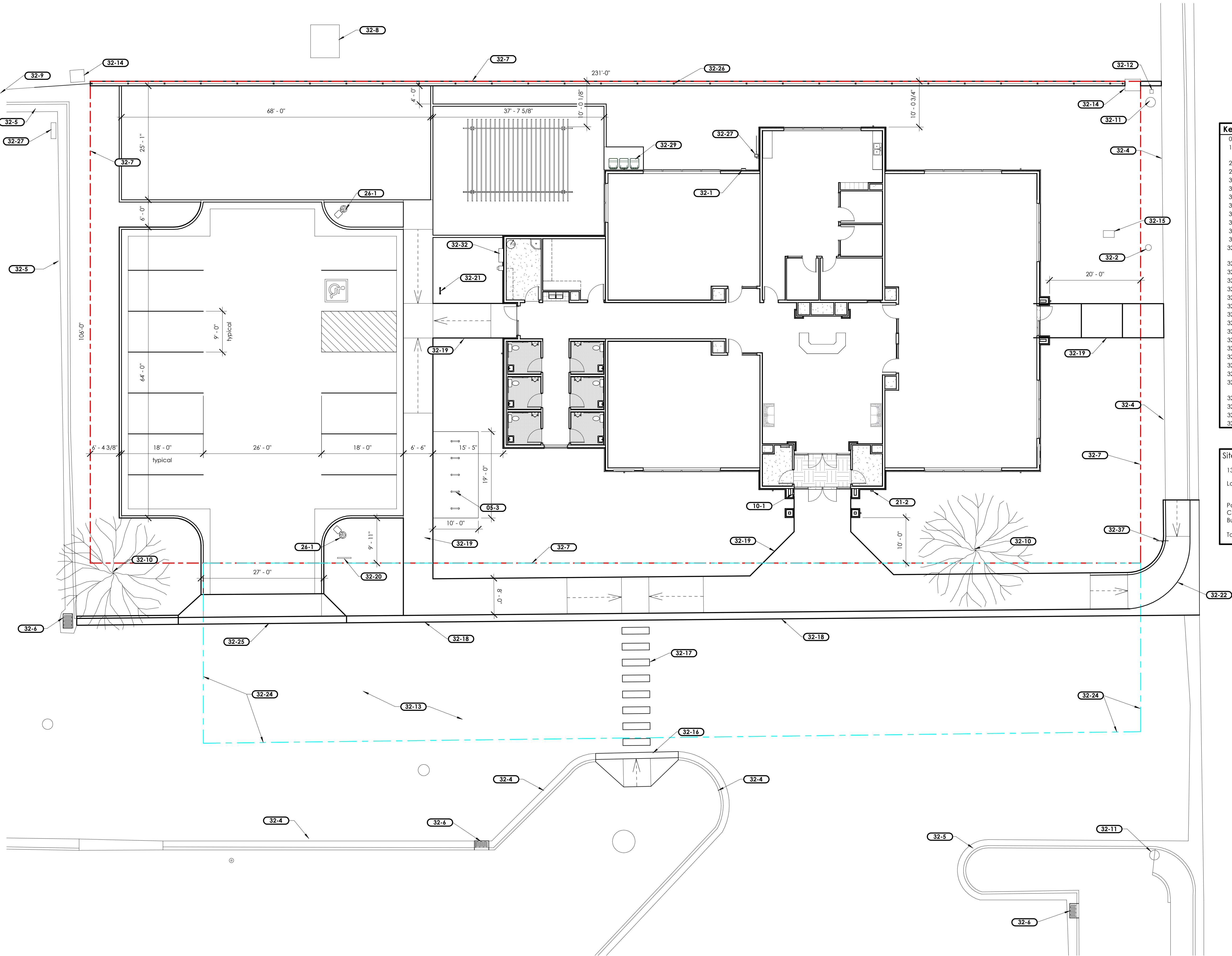
ES101



8/31/2023 4:02:52 PM

# 1 Site Plan

Scale: 1" = 10'-0"



- Keyed Notes**
- 05-3 Stainless steel bike rack. Refer to site details.
  - 10-1 Fire department 3200 series Knox Box recessed in stone veneer (verify with fire department).
  - 21-2 Fire department connection.
  - 26-1 New pole light and concrete base.
  - 32-1 Irrigation controller. Refer to landscape sheets.
  - 32-2 Existing water meter to remain.
  - 32-4 Existing sidewalk, curb and gutter to remain.
  - 32-5 Existing curb and gutter to remain.
  - 32-6 Existing storm drain catch basin to remain.
  - 32-7 Existing property line.
  - 32-8 Existing electrical transformer to remain.
  - 32-9 Existing fence to remain.
  - 32-10 Existing tree to remain. Do not dig within 8' of trunk. Do not break limbs. Deep soak the root system with water every week.
  - 32-11 Existing utility pole to remain.
  - 32-12 Existing telephone pedestal to remain.
  - 32-13 Existing asphalt paving to remain.
  - 32-14 Existing concrete box and metal lid to remain.
  - 32-15 Existing above-ground backflow preventer and cover to remain.
  - 32-16 New concrete accessible curb ramp.
  - 32-17 New painted crosswalk.
  - 32-18 New concrete curb, gutter, and sidewalk.
  - 32-19 New concrete sidewalk.
  - 32-20 New pole-mounted seminary sign.
  - 32-21 New accessible parking sign.
  - 32-22 New concrete corner ramp per city standards.
  - 32-24 New access easement.
  - 32-25 New concrete drive approach per city standards.
  - 32-26 New prefinished black aluminum rail and picket fence. New 12" x 12" concrete mow strip under the fence.
  - 32-27 Existing electrical equipment to remain.
  - 32-29 Existing pole light to remain.
  - 32-32 New main electrical panel and meter.
  - 32-37 Existing stop sign with supplementary "All Way" plaque to remain.

| Site Data         |                  |
|-------------------|------------------|
| 13 Parking stalls |                  |
| Landscaping       | 9,947 sf (40.6%) |
| Grass             | 1,706 sf         |
| Planter Areas     | 8,241 sf         |
| Pavers            | 1,068 sf (4.4%)  |
| Concrete          | 5,607 sf (22.9%) |
| Building          | 7,865 sf (32.1%) |
| Total Site Area   | 24,487 sf (100%) |



www.bhdarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
45 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020

## THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

**Hurricane UT Sr Seminary**  
310 West 100 South, Hurricane, Utah, 84737

**Date:** 30 Aug 2023  
**BHD Project:** 2310  
**Plan Series:** 4 Classroom Custom  
**Owner #:** 516-4893

| Drawing Issue and Revision Schedule |                                      |
|-------------------------------------|--------------------------------------|
| #                                   | Description                          |
| 1                                   | 29 Aug 2023 City Site Plan Submittal |

### Site Architectural Plan

C111

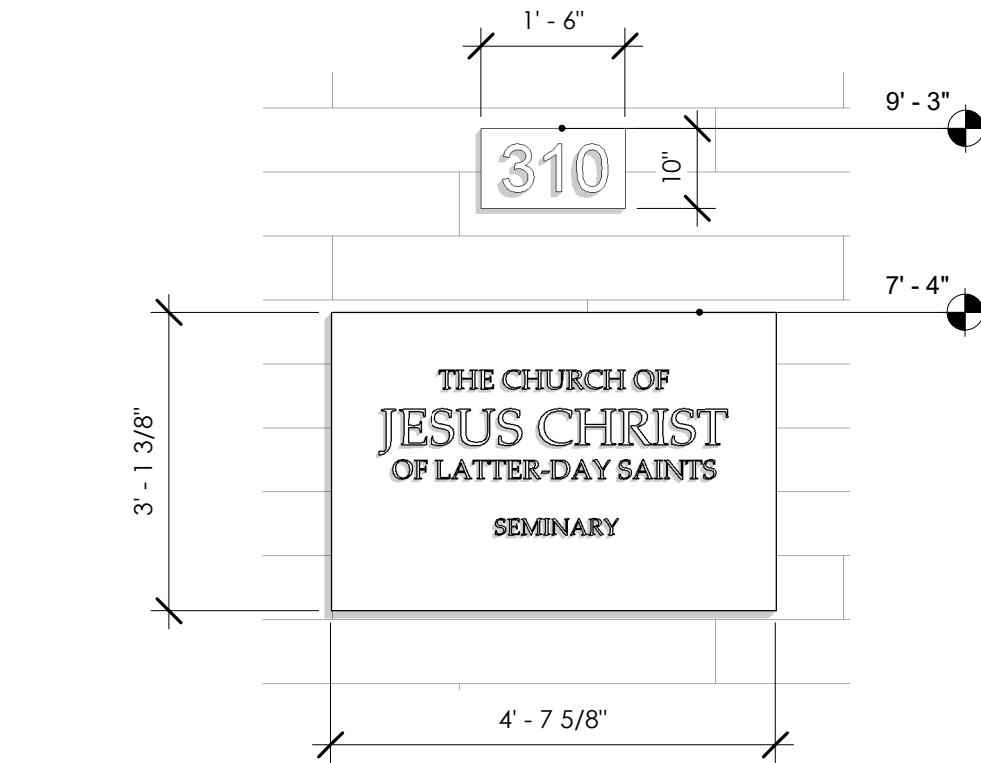




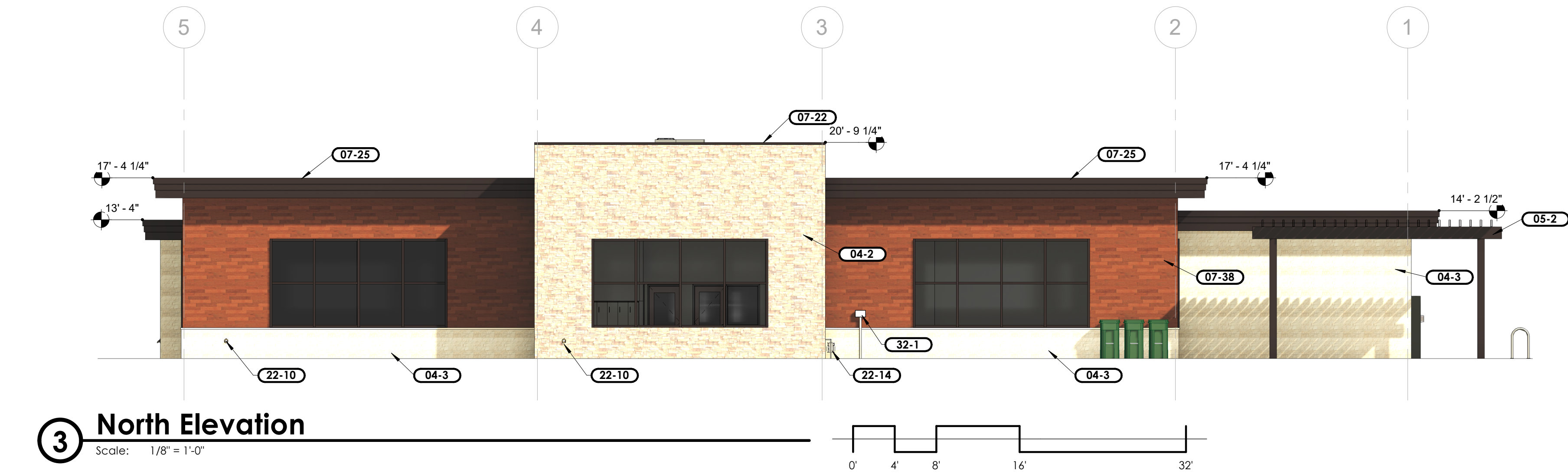
1 South Elevation  
Scale: 1/8" = 1'-0"



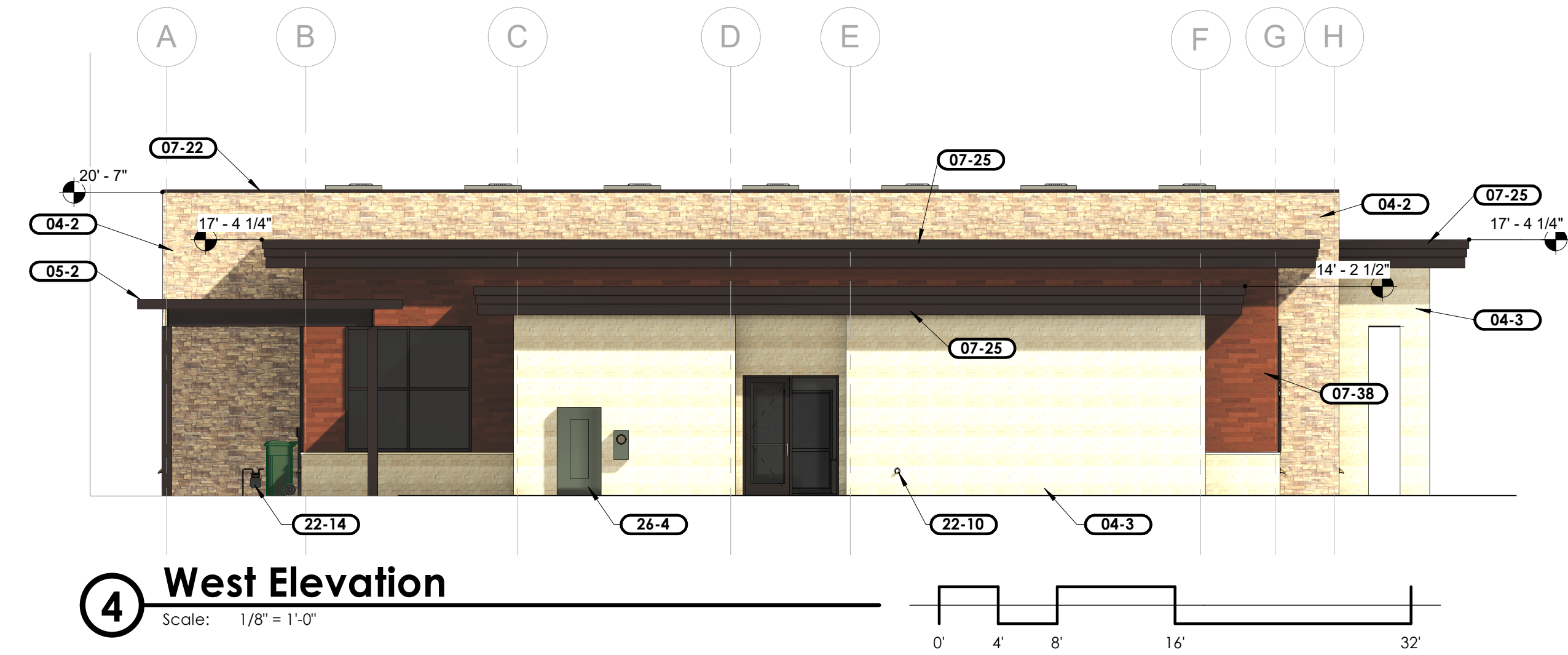
2 East Elevation  
Scale: 1/8" = 1'-0"



A Building Signs  
Scale: 1/2" = 1'-0"



3 North Elevation  
Scale: 1/8" = 1'-0"



4 West Elevation  
Scale: 1/8" = 1'-0"

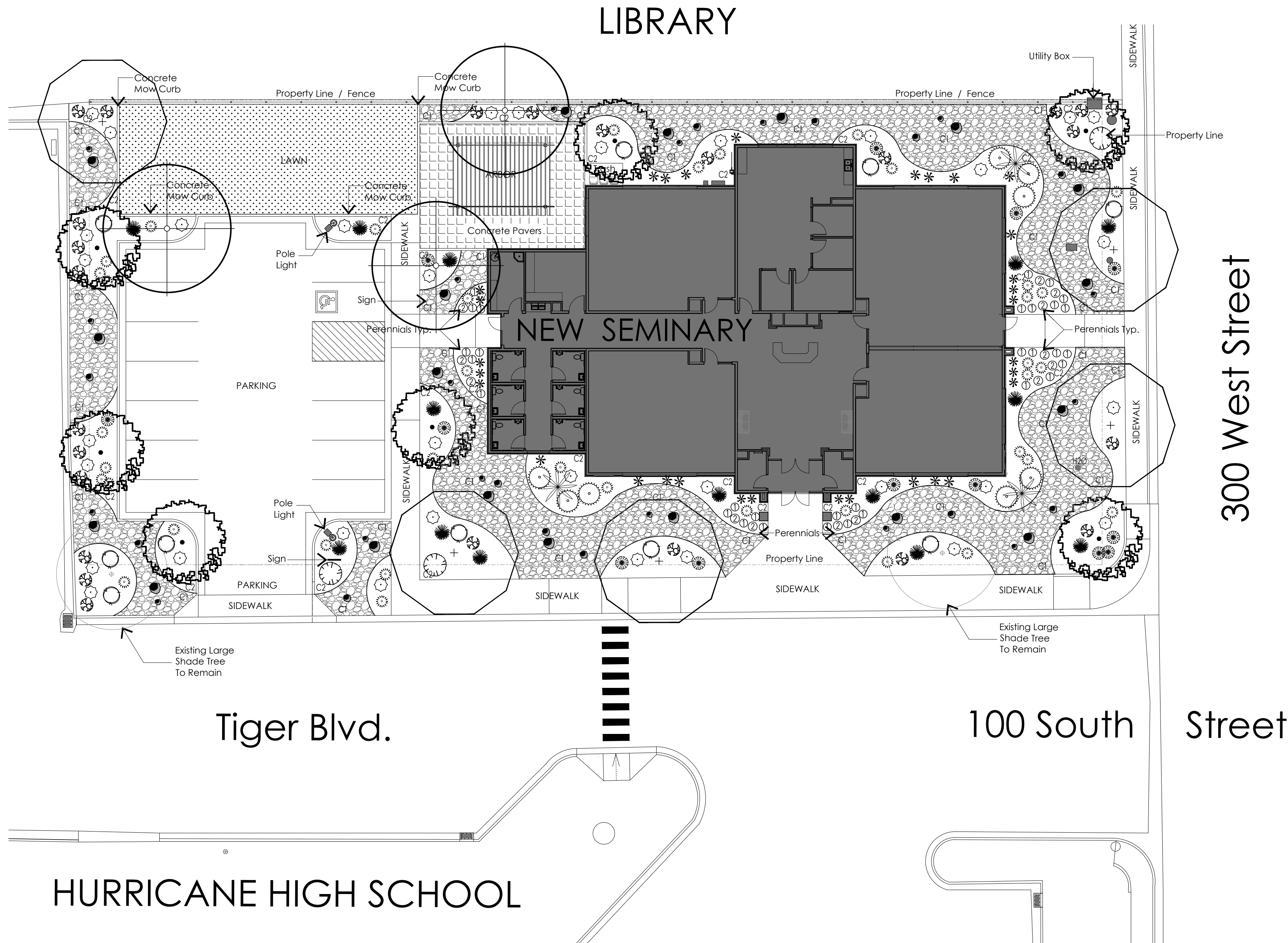
- General Notes**
- At all exterior wall-mounted equipment mounted on manufactured stone veneer, including the FDC, electrical panels and equipment, hose bibbs, fire alarm strobes, roof drain scuppers, door operators, irrigation controller, etc., grind the manufactured stone veneer flat behind the equipment prior to installation. Ground stone shall match the size of the installation surface of the wall-mounted equipment with no more than a 1/8" gap.
- Keyed Notes**
- 04-2 Manufactured stone veneer system, Stone Type #1.
  - 04-3 Manufactured stone veneer system, Stone Type #2.
  - 05-2 Pergola. Refer to pergola details.
  - 07-22 Prefinished metal wall cap with standing seam joints and 1" drip edge each side. Install self-sealing underlayment beneath wall cap.
  - 07-25 Prefinished metal fascia.
  - 07-38 Prefinished aluminum cladding system.
  - 10-3 Metal pan sign furnished by owner and installed by contractor.
  - 10-7 Metal address sign furnished by owner and installed by contractor.
  - 21-2 Fire department connection.
  - 22-10 Secondary roof drain wall scupper. Refer to plumbing sheets.
  - 22-14 Natural gas meter. Refer to plumbing sheets.
  - 26-4 Electrical panel. Refer to electrical sheets.
  - 32-1 Irrigation controller. Refer to landscape sheets.

| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |



# 1 Landscape Plan

Scale: 1" = 16'-0"



## TREE LEGEND

| Symbol | Plant Type | Scientific Name / Common Name                       | Planting Size              | Planting Size<br>Height   Width | Mature Size<br>Height   Width | Comments                 |
|--------|------------|-----------------------------------------------------|----------------------------|---------------------------------|-------------------------------|--------------------------|
|        | Md. Shade  | Pistacia chinensis<br>Red Push Pistache 'Fruitless' | 24" Box<br>1.5" Cal. +     | 8'   3'                         | 30'   25'                     | Bright Orange Fall Color |
|        | Lg. Shade  | Quercus fusiformis<br>Texas Live Oak                | 24" Box<br>1.5" Cal. +     | 10'   4'                        | 50'   40'                     | Near Evergreen           |
|        | Ornamental | Lagerstroemia indica<br>Crepe Myrtle                | 24" Box<br>1.5" Cal. +     | 7'   3'                         | 20'   13'                     |                          |
|        | Evergreen  | California Fan Palm<br>Washingtonia filifera        | 8' Tall<br>Multiple Trunks | 8'   4'                         | 45'   12-15'                  |                          |

## GRASS, PERENNIAL & ORNAMENTAL LEGEND

| Symbol | Type      | Scientific Name / Common Name                                | Root Ball Size | Planting Size<br>Height   Width | Mature Size<br>Height   Width | Comments                               |
|--------|-----------|--------------------------------------------------------------|----------------|---------------------------------|-------------------------------|----------------------------------------|
|        | Grass     | Calamagrostis s. acutiflora 'Karl Foerster'<br>Feather Grass | 5 - Gal        | 18"   6"                        | 4'   2'                       |                                        |
|        | Perennial | Napeta cataria<br>Catmint                                    | 1 - Gal        | 10"   6"                        | 12"   24"                     | Purple Flower                          |
|        | Perennial | Gazania<br>Purple Eye African Daisies                        | 1 - Gal        | 10"   6"                        | 18"   18"                     | Large Yellow Orange Daisy like Flowers |

## SHRUB LEGEND

| Symbol | Type      | Scientific Name / Common Name                                | Root Ball Size | Planting Size<br>Height   Width | Mature Size<br>Height   Width | Comments                           |
|--------|-----------|--------------------------------------------------------------|----------------|---------------------------------|-------------------------------|------------------------------------|
|        | Evergreen | Hesperaloe parviflora<br>Red Yucca                           | 5 - Gal        | 4"   18"                        | 4' +   3'                     | Red Flowers, Attractive foliage    |
|        | Perennial | Perovskia atriplicifolia 'Filigran'<br>Filigran Russian Sage | 1 - Gal        | 6"   12"                        | 3'   3'                       |                                    |
|        | Deciduous | Salvia sonomensis<br>Texas Creeping Sage                     | 5 - Gal        | 2'   18"                        | 1'   6-10'                    | Purple Flowers, Wide Flat Spreader |
|        | Deciduous | Rosa 'Knockout'<br>Knockout Rose                             | 5 - Gal        | 24"   12"                       | 2'   30"                      |                                    |
|        | Deciduous | Euphorbia lathyris<br>Gopher Plant                           | 5 - Gal        | 12"   12"                       | 2'   3'                       | Yellow Flowers                     |
|        | Deciduous | Rhus aromatica 'Gro Low'<br>Gro-Low Sumac                    | 5 - Gal        | 24"   12"                       | 2'   8'                       |                                    |
|        | Deciduous | Lantana x 'Dallas Red'<br>Dallas Red Lantana                 | 5 - Gal        | 4"   18"                        | 3'   5'                       | Red Flowers, Wide Spreading        |
|        | Deciduous | Oleander neriun<br>Dwarf Red Oleander                        | 5 - Gal        | 4"   18"                        | 3-4'   4'                     | Red Flowers                        |
|        | Evergreen | Agave Blue Glow<br>Blue Glow Agave                           | 5 - Gal        | 12"   12"                       | 2'   3'                       | Blue Green Yucca type Spike Leaves |

## Key

|  |                                                              |
|--|--------------------------------------------------------------|
|  | CRUSHED ROCK 1" Dia.<br>Apache Brown<br>or Lighter Tan Color |
|  | CRUSHED ROCK 3-4" Dia.<br>Basalt - Dark Brown                |
|  | LAWN Sod<br>Fescue Varieties                                 |
|  | BOULDERS<br>Anasazi Brown                                    |
|  | CONCRETE MOW CURB<br>6"x8" See Civil Drawings                |

## Site Data

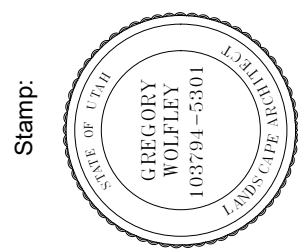
|                 |                  |
|-----------------|------------------|
| Landscaping     | 9,947 sf (40.6%) |
| Grass           | 1,706 sf         |
| Planter Areas   | 8,241sf          |
| Pavers          | 1,068 sf (4.4%)  |
| Concrete        | 5,607 sf (22.9%) |
| Building        | 7,865 sf (32.1%) |
| Total Site Area | 24,487 sf (100%) |

## Landscape Notes

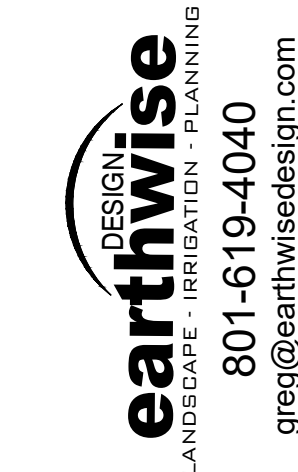
- 1- TOPSOIL: ALL LAWN AREAS AND SMALL PERENNIAL BEDS ADJACENT THE ENTRY DOORS SHALL RECEIVE TWELVE (12) INCHES OF IMPORTED TOPSOIL. EXISTING TWELVE (12) INCHES OF SOILS SHALL BE REMOVED BY THE GENERAL CONTRACTOR. COBBLE ROCK AND OTHER D.G. BEDS DO NOT REQUIRE IMPORTED TOPSOIL. USE IN PLACE TOPSOILS. STOCKPILE STRIPPED TOPSOIL TO BRING TO GRADE THESE AREAS WHERE NECESSARY. PROVIDE A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON PROPOSED IMPORTED TOPSOIL, AND ANY STOCKPILED TOPSOIL FOR REVIEW AND APPROVAL. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH BY THE LANDSCAPE ARCHITECT.
- 2- EACH PLANT MATERIAL PIT WIDTH WILL BE REQUIRED TO BE THREE (3) TIMES THE DIAMETER OF THE ROOT BALL AND BE BACKFILLED WITH A MIX OF 50% IMPORTED TOPSOIL AND 50% EXISTING SOILS. SEE PLANTING DETAILS ON SHEET L501.
3. ALL COBBLE ROCK TO BE INSTALLED FOUR (4) INCHES DEEP MINIMUM AND DEEP ENOUGH TO COMPLETELY COVER THE FABRIC. COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. ALL COBBLE ROCK TO BE WASHED BEFORE DELIVERY. SUBMIT SAMPLE FOR APPROVAL BEFORE INSTALLATION.
4. DEWITT PRO 5 WEED BARRIER FABRIC TO BE PLACED UNDER ALL COBBLE ROCK MULCH. OVERLAP 4" AT JOINTS AND ADHERE TO GRADE USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.
5. LAWN SHALL BE A BLEND OF FESCUE VARIETIES. LAWNS SHALL BE INSTALLED IN THE FORM OF SOD FROM A LOCAL GROWER. THE SOD SUPPLIER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. TURNER TURF IS PRE-APPROVED.
6. INSTALL DRAIN CATCH BASINS PER DETAIL C/C502. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.
7. FREE STANDING BOULDERS TO BE SIZES INDICATED ON THE PLAN. BOULDERS TO BE OF A NATURAL APPEARANCE. QUARTZ OR OTHER HARD ROCK, OF A DARK BROWN OR BLACK COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE KEY AND DETAIL "K" ON DRAWING L501.
8. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN DETAILS AND CONCRETE SPECIFICATIONS.
9. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER GRADING AND DRAINAGE DRAWINGS.
10. EXISTING TWO LARGE TREES ARE TO BE SAVED AND PROTECTED. DO NOT DIG INTO ROOT BALLS WITHIN EIGHT FEET (8') OF THE TRUNKS. DO NOT BREAK BRANCHES. TREES TO BE DEEP SOAKED WITH WATER EVERY TWO (2) WEEKS MINIMUM DURING CONSTRUCTION DURING THE GROWING SEASON.
11. CONCRETE MOW CURB IS INDICATED ON THIS DRAWING. HOWEVER, IT WILL BE INSTALLED BY THE GENERAL CONTRACTOR.
12. A WATER EFFICIENT AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED.



www.bhdarchitects.com  
Phone 801.571.0010  
Fax 801.571.0303  
Toll Free 888.571.0010  
65 East Wadsworth Park Drive  
Suite 205 Draper, Utah 84020



LANDSCAPE ARCHITECT



801-619-4040  
greg@earthwisedesign.com

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Hurricane UT Sr Seminary

300 West 100 South, Hurricane, Utah, 84737

Owner #: 516-6893  
Plan Series: 4 Classroom Custom  
BHD Project: 2310

Date: 17 Aug 2023

## Drawing Issue and Revision Schedule

| # | Date | Description |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

## Landscape Plan

L101