



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

October 12, 2023
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion on the vacation rental ordinance
2. Training on ethics and the open and public meetings act

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 7 Subsection 23 regarding grading permits
2. A Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet to RA-0.5, residential agriculture one unit per half acre

NEW BUSINESS

1. LUCA23-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 Subsection 23 regarding grading permits. Hurricane City Applicant.
2. ZC23-22: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential one unit per half acre. Casey and Kelsey Stratton Applicant.
3. PSP23-28: Discussion and consideration of a possible approval of a preliminary site plan for Goulding casita, an additional residential unit in a multifamily development located at 220 W 200 N. Dace and Laurie Goulding, Applicant. Ben Sorenson, Agent.
4. CUP23-14: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1208 W 50 N. Seret Rafferty Applicant.
5. PSP23-30: Discussion and consideration of a possible approval of a preliminary site plan for Copper Cave Storage, a 225 unit storage facility located at 3087 S 1100 W. Clint Hadfield Applicant.
6. PP23-20: Discussion and consideration of a recommendation to the City Council on a preliminary plat for High Desert Ranch, a 10 lot single family subdivision located at 4600 S 1300 W. Patrick Jacolenne, Applicant. Robbie Pope, Agent.
7. PSP23-32: Discussion and consideration of a possible approval of a preliminary site plan for Hat Trick Townhomes, a 13 unit townhome development located at 520 W 100 N. Hat Trick Holdings LLC, Applicant. Tyler Hughes, Agent.
8. AFP23-17: Discussion and consideration of a recommendation to the City Council on an amended final plat for Painted Hills Phase 1 Lots 108 & 84, located at 35 S Rlington Parkway. Ronald Ertman, Applicant. Ryan Scholes, Agent.
9. 2022-PP-25: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Lone Pine, a nine lot single family subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering, Applicant.
10. FSP23-34: Discussion and consideration of a possible approval of a final site plan for Hurricane LDS meetinghouse, a church building, located at 4300 W Dixie Springs Drive. LDS Church, Applicant. Brian Scott, Agent.
11. CUP23-16: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 251 W 725 S. Casey Stratton Applicant.

Approval of Minutes:

1. August 24, 2023
2. September 14, 2023
3. September 26, 2023

Adjournment

Agenda Date:	10/12/2023
Application Number:	LUCA23-09
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10 Chapter 7 Section 23 with regards to grading permit standards

Discussion:

The City Council directed staff to amend the grading permit ordinance for the purpose of strengthening the grading permit process and allow for grading of entitled projects to begin in advance of approved construction drawings, and also allow grading permits for mass grading projects unrelated to active development.

Proposed Changes:

In response to discussions with the City Council and the Planning Commission, the grading permit ordinance is proposed to be updated. Some of the key elements of the new ordinance are listed below:

- A new application process will be reviewed by the Planning Director and Joint Utility Committee and no longer require authorization of the City Council.
- A comprehensive list of application requirements is proposed that will assure grading projects can be properly regulated by the City. Application requirements will include, but not be limited to, detailed grading plans, drainage plans, erosion control plans, dust control plans, weed control plans, bonding, and signed acknowledgements that any grading done prior to construction drawings sign off is subject to change as plans are reviewed.
- A reclamation bond of 100% of the work shall be required to provide the City ability to conduct remedial work if necessary, should the applicant abandon the project.
- The applicant will have to demonstrate and ensure that grading will not increase drainage to neighboring properties and that legal access to the property is available.

Recommendation:

Staff recommends the Planning Commission consider the revised ordinance and any public comments at the public hearing. Staff recommends approval of the proposed ordinance update.

Sec. 10-7-23. - Grading permit (DRAFT)

1 . *Scope and Applicability:* Every person shall obtain a grading permit for any land disturbance or grading activity on land of one (1) acre or more. For any property on which a land use application is pending or that is subject to an active approved land use application, a grading permit shall not include the installation of retaining walls, storm drain piping, or other utilities or infrastructure; building lots not requiring the support of retaining walls may be graded.

2. *Exemptions:* The following activities are exempt from the permit requirement:

1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
2. Existing agricultural uses conducted as a permitted or accessory use.

3. *Application For A Grading Permit:* Each application shall include the following:

1. Name of applicant;
2. Business or residence address of applicant;
3. Name, address or telephone number of the owner of the property of record;
4. Address and legal description of subject property including the tax reference number and parcel number of the subject property;
5. Name, address and telephone number of the contractor and any subcontractor(s) who shall perform the land disturbing/grading activity and who shall implement the erosion and sediment control plan;
6. A written statement indicating the nature, extent, and purpose of the land disturbing/grading activity, including the size of the area for which the permit shall be applicable and a schedule for the starting and completion dates of the land disturbing/grading activity;
7. A grading diagram with contours of two feet and cross sections showing the extent of grading with cut/fill, import/export, and grading volumes in cubic yards;

8. A drainage study conducted by a licensed and qualified engineer;
9. A sediment and erosion control plan;
10. A drainage plan;
11. An air quality/dust control plan, which shall include a detailed plan to control and limit dust, noise, vibration, smoke, and odor created on the site during actual extraction operations and during idle times. This plan shall reflect the requirement that all access and haul roads on the site shall be maintained in a dust free condition by impervious surfacing or some other treatment approved by the City. Dust mitigation must be pursuant to Rule R-307-205 of the Utah Administrative Code, applicable City ordinances, and any other applicable statute or regulation;
12. Each application for a grading permit shall be accompanied by payment of grading permit and other review fees, as adopted by resolution and found in the City fee schedule;
13. A written statement of agreement from the property owner or project proponent to furnish a reclamation bond for 100% of the cost of the work or an amount determined by the City Engineer.
14. A weed control and abatement plan.
15. For grading associated with a pending land use application, a written statement from the property owner or project proponent acknowledging that grading contours and elevations shown on the grading plan are subject to change pending final approval of the land use application and construction drawings.

4. Approval Procedure:

1. The Zoning Administrator, upon receiving a complete application for a grading permit, shall submit the application to the Joint Utility Committee for review to determine compliance with the Approval Standards of this section. After reviewing the application in conjunction with the Joint Utility Committee, the Zoning Administrator shall provide to the applicant one (1) of the following responses in writing:
 - a. Approval of the permit application;
 - b. Approval of the permit application, subject to such reasonable conditions as may be necessary to secure substantially the objectives of this title, and issue the permit subject to these conditions; or

c. Denial of the permit application, indicating the reason(s) for the denial.

2. If the Zoning Administrator has granted conditional approval of the permit, the applicant shall submit a revised plan that conforms to the conditions established by this code. No grading permit will be released until the development plans have been approved.

5. *Permit Duration:* A grading permit shall expire and become null and void if substantial work authorized by such permit has not commenced within sixty (60) calendar days of issuance. A grading permit shall also become null and void if the entire project is not completed within twelve (12) months from the date of issuance. A grading permit may be extended for an additional time period deemed appropriate by the Zoning Administrator not to exceed twelve (12) months, provided that the applicant is in compliance with this section, substantial work has been completed on the site, and the Reclamation Bond is renewed and updated as may be required by the City Engineer.

6. *Inspections:* The applicant must notify the Public Works Director in advance of the commencement of construction to schedule a preconstruction meeting. If deemed unnecessary, the Public Works Director may waive the requirement to hold a preconstruction meeting for grading not associated with a pending or active, approved land use application. No work under any grading permit may be commenced until the Public Works Director has issued a Notice to Proceed letter. The Public Works Director may inspect the work for conformance to the approved plans at any time. Failure to comply with the approved plans shall subject the property owner, contractor, and applicant to Stop Work Orders, civil damages, and any other recourse or penalties available under City, state, or federal law.

7. *Reclamation Bonds:* Once the permit is issued, but before the preconstruction meeting, the project proponent shall furnish a reclamation bond in an amount of not less than 100% of the work that the City may use to mitigate any potential hazards or disruptions caused by the grading work. The reclamation bond shall be either a cash bond or an irrevocable letter of credit in a form approved by the City Attorney.

8. *Approval Standards:* No grading permit shall be issued unless it meets the following standards:

- a. Complete application, including satisfying the scope and applicability requirements of subsection (1) and the submission of all plans meeting the standards in subsection (3).
- b. Verification that no increase in stormwater drainage will occur on neighboring properties.
- c. Verification that sediment will be adequately retained and erosion adequately controlled.
- d. Verification that weeds will be adequately controlled.

- e. Verification that dust, noise, vibration, smoke, and odor created on the site during actual extractions operations and during idle times will be controlled and limited to prevent nuisance to neighboring properties, to comply with Utah Administrative Code R-307-205, applicable City ordinances, and any other applicable statute or regulation.
- f. Verification by the City Engineer that the overall extent of the grading shown in the plans matches the amount used to calculate the reclamation bond.
- g. Verification that legal access to the property is available.

**Application**

Permit #:

ZC23-22

Issue Date:

09/26/2023

Application Accepted Date: 09/26/2023

Type of Improvement: Zone Change Application

Description:

Tenant / Project Name: The Haven Lot 5

Bldg. Address: 251 W. 725 S.

City: Hurricane State: UT Zip: 84737

Subdivision: The Haven Phase: 1

Block: Lot #: 5 Parcel #: H-HAV-5-A-1

Zone: R1-10

Property Owner: Casey and Kelsey Stratton

Permit Contact: Casey Stratton P:(435) 703-4611

Email: casey@havenhomesdev.com

CONTACT INFORMATION

Engineer of Record: Pro Value Engineering

Email: provalueengineering@gmail.com P: (435) 668-8307

General Contractor: The Haven Lot 5 / Stratton Residence

License #: P: (435) 703-4611

Address: 251 W. 725 S.

City: Hurricane State: UT Zip: 84737

Email: casey@havenhomesdev.com

APPLICATION DETAILS

of Units: 0

custom text:

Valuation

\$

0.00

PERMIT FEES

Planning Fee

\$ 500.00

Sub Total:**\$ 500.00****Permit Total:****\$ 500.00****Amount Paid:****\$ 500.00****Remaining Due:****\$ 0.00****HURRICANE CITY**
UTAH**APPROVALS****DATE****INFO**

Plan Review Finalized:

Yes

09/26/23

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:**PENDZC23-22**

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

Applicant Name: Casey C. Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

09/26/2023

Application Issued By:

Date:

09/26/2023

Receipt #: 8.172859-09/26/23



STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	ZC23-22
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Casey and Kelsey Stratton
Agent:	ProValue Engineering
Request:	A Zone Change from R1-10 to RA-0.5
Location:	251 W 725 S
Zoning:	R1-10
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change on Lot 5 of The Haven subdivision from R1-10 to RA-0.5 in for the purpose of building a metal accessory dwelling unit of larger size and height than is allowed by R1-10 zoning standards. The property is 2.01 acres, which the RA-0.5 zoning will allow for further subdivisions of the property.

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	R1-10	Single Family Homes
South	RA-1	Single Family Homes
West	RA-1	Single Family Homes



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection [10-7-5A](#) of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as a Single Family. The 2021 general plan states the following for the Single Family designation:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

Based on the densities cited above, the proposed zone change to RA-0.5 does not strictly comply with the Single Family general plan designation of the site. However the proposed RA-0.5 zoning designation is consistent with the adjacent RA-1 zone to the west and south, and it would not conflict with existing R1-10 single-family zoning of the site since RA-0.5 can be considered a less intensive single-family zone. Furthermore, the site is in an area of the General Plan Map that may be redesignated to “Rural Residential” in the future due to the area’s agricultural heritage. In the event of such an amendment to the General Plan Map, this zone change would be consistent with the Rural Residential designation as well. The site is also in an area that is close to parks, schools, and churches, therefore the proposed zone change sufficiently meets the intent of the goals, objectives, and policies of the general plan.

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

Response: The surrounding properties are zoned either R1-10 or RA-1. The proposed RA-0.5 zoning designation is consistent with the adjacent RA-1 zone to the west and south, and it would not conflict with existing R1-10 single-family zoning of the site since RA-0.5 can be considered a less intensive single-family zone. Thus, the proposed amendment is in harmony with the overall character and pattern of the existing development in the vicinity.

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

Response: The proposed zone change is consistent with the overall zoning of the area and sufficiently meets the intent, goals, and objectives, of the general plan. Furthermore, the single-family nature of the development proposed for the site is harmonious with the existing development patterns in the surrounding neighborhood; therefore, this action will not adversely affect adjacent properties.

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

Response: See JUC comments below. Staff does not anticipate concerns about utility availability

JUC Comments:

JUC comments are due October 11th, 2023, this report will be updated at that time and sent to the Planning Commission and the applicant.

1. **Public Works:**
2. **Power:**
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**

8. **Cable/Phone/Gas:**

9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. There is a 67'' master planned roadway (Future 300 W) that is already dedicated along the property's western boundary that needs to be accounted for in the development of this property.



Findings:

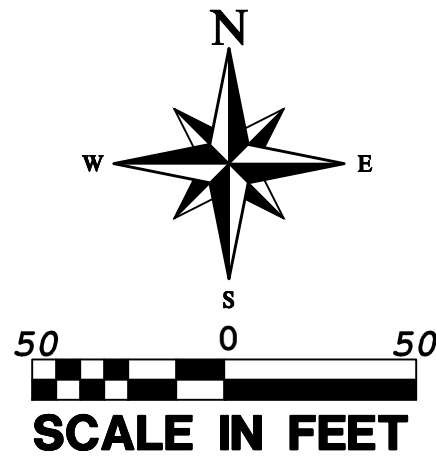
Staff makes the following findings:

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

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider any public comments. Staff recommends approval of the proposed zone change.

ZONE CHANGE FOR:
THE HAVEN LOT 5

LOCATED IN SECTIONS 2 & 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

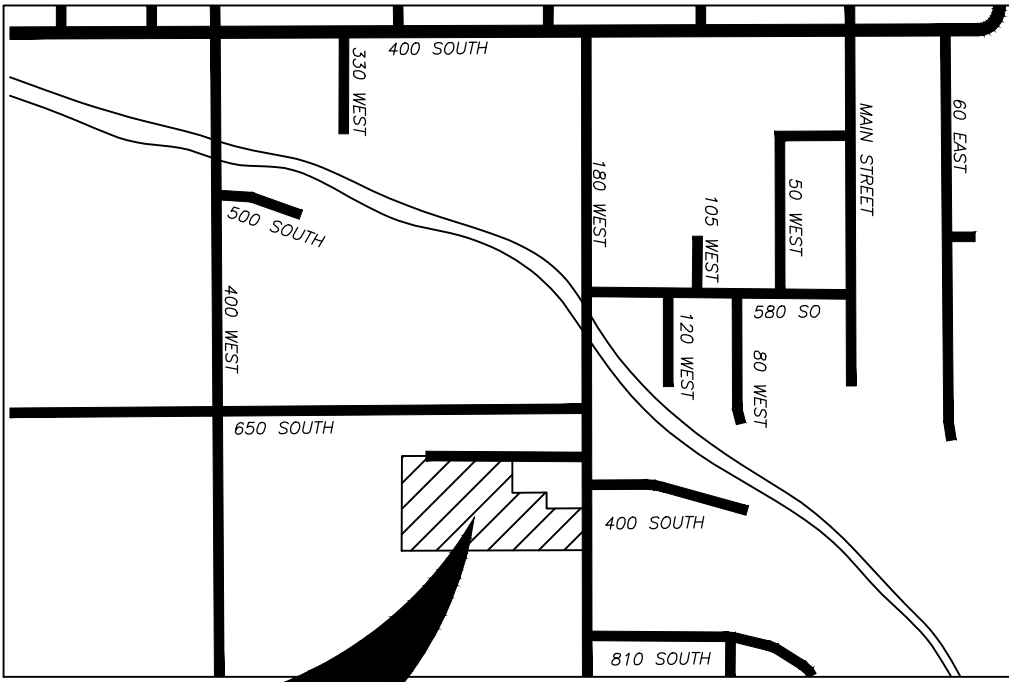
- PROPERTY LINE
ADJACENT PROPERTY LINE
- R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.
R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- CHANGE EXISTING R1-10 ZONE TO
RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE

A STRATTON CASEY C & KELSEY - PARCEL: H-HAV-5-A-1
B STOUT SHELDON & SARA ANNE - PARCEL: H-HAV-4-A
C ARELLANO-SANTANA EMANUEL J - PARCEL: H-HAV-3
D DAVIS ELSIE R TR - PARCEL: H-HAV-2
E HASLAM BENJAMIN & CHELSEA - PARCEL: H-HAV-1
F KOPF MARILYN C AKA MAHAN - PARCEL: H-3-2-3-1214
G FARNSWORTH MARCUS RYAN & CARI RUTH - PARCEL: H-3-2-3-12170
H CARR DONALD III & SHERRY A - PARCEL: H-3-2-3-12131
I OLIPHANT MICHAEL - PARCEL: H-3-2-3-12132
J LEWIS BRANDON & BROOKE - PARCEL: H-3-2-3-1218
K BAUGH JONATHAN M - PARCEL: H-3-2-3-12110
L POWELL JAMES B - PARCEL: H-3-2-3-12130
M BAUWENS MICHAEL G - PARCEL: H-3-2-3-12120
N REEVE CHARLES R & CHERYL S - PARCELS: H-3-2-3-1200, H-3-2-3-1223
O REEVE RONALD L & KRISTINE G TRS - PARCEL: H-3-2-3-1224
P CAMPBELL FEREL L & BEVERLY - PARCEL: H-3-2-3-1225
Q MAAG PAUL B & ELLA S TRS - PARCEL: H-3-2-3-1221
R MAAG FAMILY LLC - PARCEL: H-3-2-3-1215
S LOW MICHAEL E & PAMELA J - PARCEL: H-L-12-1-A
T WILCOX DENNIS L & ALDEAN S TRS - PARCEL: H-3-2-2-4345
U GUBLER TROY & DEBRA - PARCEL: H-3-2-2-4341
V MELIN DANIEL S & LINDA M - PARCEL: H-3-2-2-4344
W KELSEY SHELDON E & LOUISE TRS - PARCEL: H-3-2-3-1128
X HAZELTON MONTAGUE J - PARCEL: H-3-2-3-1124
Y HARVEY ALAN DEAN & CYNTHIA TRS - PARCEL: H-3-2-3-1140
Z JENSEN RONALD & KITTY - PARCEL: H-3-2-3-1141
AA ELLISON GERALD L & RENE L TRS - PARCEL: H-3-2-3-1127
AB ENGIBAROV ANDREAS Z TR - PARCEL: H-3-2-3-1126
AC ERICKSON LYF H & ANGELA R - PARCEL: H-3-2-3-1125
AD BRISK JERRY D & DEANNE S TRS - PARCEL: H-3-2-3-1121
AE SOARIN INC - PARCEL: H-3-2-3-11231
AF ROCKING C L C - PARCEL: H-3-2-3-1139-A

PARCEL H-HAV-5-A-1 LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE AND MERIDIAN; THENCE S89°51'12"E, ALONG THE SECTION LINE, 18.15 FEET TO A BRASS CAP IN A RING AND LID MONUMENT AT THE INTERSECTION OF 400S AND 200W; THENCE, CONTINUING ALONG THE SECTION LINE, 41.25 FEET TO THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE AND MERIDIAN; THENCE S89°57'49"E 95.75 FEET TO A BRASS CAP IN RING AND LID MONUMENT AT 400S AND 180W; THENCE S0°14'52"W 189.78 FEET; THENCE S89°49'35"W 503.91 FEET TO THE POINT OF BEGINNING; THENCE S89°49'35"W 142.99 FEET; THENCE N00°14'38"E 331.05 FEET; THENCE N89°50'28"E 355.42 FEET; THENCE S00°14'31"W 129.85 FEET; THENCE N89°23'11"E 120.01 FEET; THENCE S00°14'52"W 48.61 FEET; THENCE WESTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 59.61 FEET (CHORD BEARS: N80°40'05"W 59.34 FEET); THENCE WESTERLY ALONG THE ARC OF A 221.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 73.26 FEET (CHORD BEARS: N80°40'38"W 72.92 FEET); THENCE S89°49'35"W 131.81 FEET; THENCE S00°14'52"W 41.00 FEET; THENCE S89°49'35"W 70.00 FEET; THENCE S00°14'52"W 134.26 FEET TO THE POINT OF BEGINNING.

AREA: 87,821 SQUARE FEET OR 2.016 ACRES.



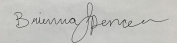
Application

Permit #:

PSP23-28

Issue Date:

10/03/2023

Application Accepted Date: 09/05/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: Accessor Building permit approval		Planning Fee		\$	250.00
Tenant / Project Name: Goulding Casita		Planning Fee		\$	250.00
Bldg. Address: 220 west 200 north		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Phase:		Amount Paid:		\$	250.00
Block: Lot #: Parcel #: H-333-B-1-A		Remaining Due:		\$	0.00
Property Owner: Dace and Laurie Goulding					
Permit Contact: Ben Sorensen P:(435) 862-7706					
Email: okcstg@gmail.com					
CONTACT INFORMATION					
Engineer of Record: Tyrell wood					
Email: tyrellwood@gmail.com P: (435) 559-1861					
General Contractor: Goulding Casita / Outdoor Kitchens and					
License #: 8938445-550 More P: (435) 862-7706					
Address: 929 south Main st					
City: Glendale State: Utah Zip: 84729					
Email: okcstg@gmail.com					
APPLICATION DETAILS					
# of Units: 0		custom text:			
APPROVALS					
Plan Review Finalized:		Yes	09/25/23	Brienna Spencer	
Setbacks					
Front:	Rear:	Left:	Right:		
Min.					
Actual:					
APPLICATION NUMBER: PENDPSP23-28					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Ben Sorensen					
Signature of Applicant/Authorized Agent or Owner: Date:					
<i>ben sorensen</i>				09/25/2023	
Application Approved By:				Date:	
				09/25/2023	
Application Issued By:				Date:	
				10/03/2023	
Receipt #: 8.172848-10/03/23					



STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	PSP23-28
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Dace and Laurie Goulding
Agent:	Ben Sorenson
Request:	Approval of a Preliminary Site Plan
Location:	220 W 200 N
Zoning:	RM-2
General Plan Map:	Downtown

Discussion:

The applicant has submitted a preliminary site plan for an additional unit in addition to an existing triplex on site. A zone change to allow for three additional units on the site was approved in January of 2021.

JUC Comments

JUC Comments are due October 11th, 2023 this staff report will be updated at that time

The following items will need to be addressed:

- 1. Public Works:**
- 2. Power:**
- 3. Water:**
- 4. Streets:**
- 5. Sewer:**
- 6. Engineering:**
- 7. Fire:**
- 8. Phone:**
- 9. Cable:**
- 10. Gas:**
- 11. Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement

if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The RM-2 zone allows for up to 10 units per acre. One additional unit, with the three units already on site, is compliant with the zoning on the property.
 - a. Per HCC 10-13-3 a “casita” as they have put on their plans is not permitted in this zoning; however, staff deems the proposed use as a single-family dwelling, which is permitted.
2. Parking Requirement: Per HCC 10-34-10:

<i>Dwelling, single-family</i>	<i>2 spaces per dwelling unit</i>	
--------------------------------	-----------------------------------	--

It is not clear that the site plan proposed meets this code, but the site plan shows adequate space on site for two additional parking spaces.

3. Setbacks: The proposed building meets the rear and side yard setbacks of ten feet.

4. Advisory: A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b)).

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

LOT NOTES:

1. LOT LINE INFORMATION WAS OBTAINED FROM PROPERTY OWNER INFORMATION PROVIDED BY OWNER, PARCEL # H-333-B-1-A LOCATED WITHIN SEC 34, T41S R13W, SLB&M.

2- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION AND NOTIFY ENGINEER OF DISCREPANCIES ON PLANS.

3. INFORMATION ON THIS PLAN SET IS FOR INFORMATION ONLY AND IS NOT TO SCALE

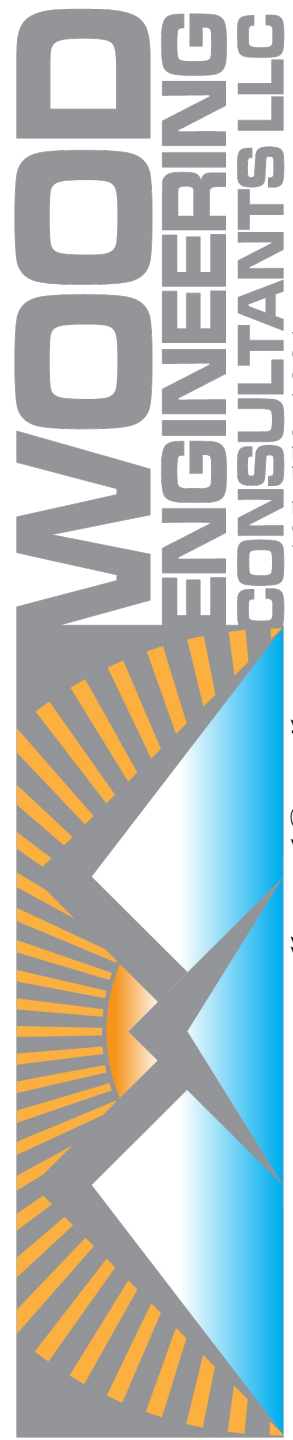
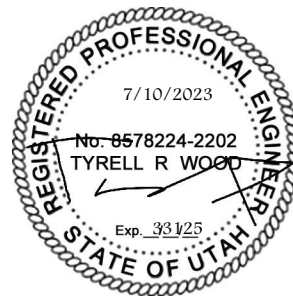
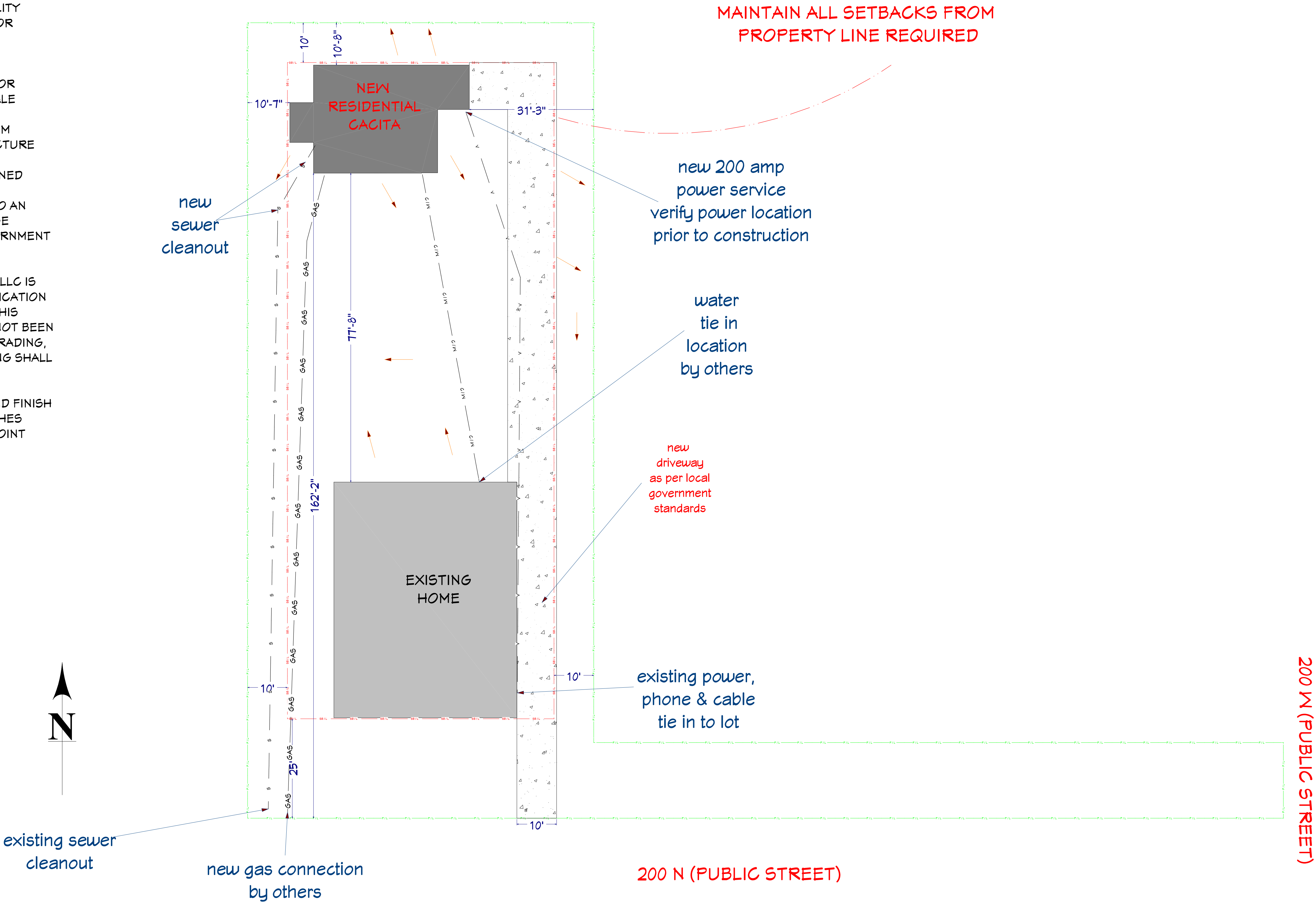
4. ALL MEASUREMENTS ARE TAKEN FROM PROPERTY LINE TO SETBACK OR STRUCTURE

5. ONSITE DRAINAGE SHALL BE MAINTAINED ONSITE WITHIN LIMITS OF PROPERTY BOUNDARIES OR SHALL BE DIVERTED TO AN APPROVED MUNICIPAL STORM DRAINAGE SYSTEM AS APPROVED BY LOCAL GOVERNMENT AUTHORITIES.

6. WOOD ENGINEERING CONSULTANTS, LLC IS NOT RESPONSIBLE FOR LOT LINE VERIFICATION OR TOPOGRAPHIC SURVEY DATA FOR THIS PROJECT. A FULL GRADING PLAN HAS NOT BEEN DEVELOPED FOR THIS PROJECT. ALL GRADING, FINISH FLOOR ELEVATIONS AND GRADING SHALL BE COMPLETED AS PER CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FINAL GRADES AND FINISH FLOOR. FINISH FLOOR SHALL BE 18 INCHES ABOVE CROWN OF ROAD AT HIGHEST POINT ADJACENT TO LOT.

LEGEND FOR NEW UTILITIES:

PROPERTY LINE	— P / L —
SET BACK LINE	-SB / L — SB / L-
POWER LINE	- V — V -
GAS LINE	-GAS — GAS —
WATER LINE	— C / W — C / W-
SANITARY SEWER	— S — S -
DRAINAGE ARROWS	→



GOULDING CACTIA
RESIDENTIAL PLAN
PARCEL # H-333-B-1-A
SEC 34, T41S, R13W, SLB&M
220 W 200 N
HURRICANE CITY, UT 84737

LOT LAYOUT

DATE:

7/10/2023

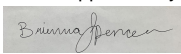
*SCALE:

1/4" = 1' 1/8" = 1'
(*24X36) (*11X17)

SHEET:

L1



Application Accepted Date: 09/11/2023		Valuation		\$	0.00															
Type of Improvement: Conditional Use Permit		PERMIT FEES																		
Description: Permit #: SUBM23-759		Planning Fee		\$	250.00															
Tenant / Project Name: Conditional Use Permit - Rafferty Minor Storage Facility		Planning Fee		\$	250.00															
Bldg. Address: 1208 N 50 W		Sub Total:		\$	250.00															
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00															
Subdivision: Sunset Ridge Phase:		Amount Paid:		\$	250.00															
Block: Lot #: 74 Parcel #: H-SURS-3-74-B-1		Remaining Due:		\$	0.00															
Zone: R1-10																				
Property Owner: Joseph Rafferty																				
Permit Contact: Seret Rafferty P:(425) 614-9942																				
Email: seret42@hotmail.com																				
CONTACT INFORMATION																				
Engineer of Record: Quality Steel Buildings																				
General Contractor: Conditional Use Permit - Rafferty Minor																				
License #: Storage Facility / Seret Rafferty																				
City: State: Zip:																				
Email:																				
APPLICATION DETAILS																				
# of Units: 0		custom text:																		
						APPROVALS		DATE	INFO											
						Plan Review Finalized:		Yes	09/13/23 Brienna Spencer											
<table border="1"><tr><td>Setbacks</td><td>Front:</td><td>Rear:</td><td>Left:</td><td>Right:</td></tr><tr><td>Min.</td><td></td><td></td><td></td><td></td></tr><tr><td>Actual:</td><td></td><td></td><td></td><td></td></tr></table>						Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
Setbacks	Front:	Rear:	Left:	Right:																
Min.																				
Actual:																				
APPLICATION NUMBER: PENDCUP23-14																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Seret Rafferty																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By:		Date:																		
		09/13/2023																		
Application Issued By:		Date:																		
		09/13/2023																		
Receipt #: 7.717084-09/13/23																				



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT CHECKLIST

For office use only: \$250.00

This application shall be accompanied by the following: — see permit

- 1) A plot plan showing the following: SUBM23-759
- ☒ Property boundaries, dimensions, and existing streets.
 - ☒ Location of existing and proposed building or livestock facility
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- 2) Building floor plans for new construction
- 3) A statement of how the applicant intends to meet the conditions for the use desired
- 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

JOSEPH D. RAFFERTY

Applicant Name:

Date:

9/11/23

Signature:

Rafferty Statement for Conditional Use Permit

We will utilize building engineers and contractors to build a structure which meets the guidelines of the city as described in the conditional use permit checklist.

- Measurements of this unit is 14', not exceeding 16'
- The colors are to be clay and earth brown, meeting requirements and compatible with surrounding structures. Color samples are available as needed.

CENTER SECTION		WIDTH		18	LENGTH		30
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL				HEIGHT		13.6	
				VERTICAL ROOF			
COLOR	ROOF	TRIM					
GABLE ENDS	FRONT		☐	BACK	☐	BOTH	☐
SIDES CLOSED				ONE	☐	BOTH	☒
NOTE: ADDITIONAL COST				VERTICAL SIDES			
CLOSED END				ONE	☐	BOTH	☒
NOTE: ADDITIONAL COST				VERTICAL ENDS			
EXTRA PANELS	HOW MANY?	☐	SIZE?	☐	COLOR?		
LEAN TO		WIDTH		12	LENGTH		20
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL				HEIGHT		10.08	
				VERTICAL ROOF			
GABLE ENDS	FRONT		☐	BACK	☐	BOTH	☐
SIDES CLOSED				ONE	☒	BOTH	☐
NOTE: ADDITIONAL COST				VERTICAL SIDES			
CLOSED END				ONE	☒	BOTH	☐
NOTE: ADDITIONAL COST				VERTICAL ENDS			
MINI ROLL UP DOOR	QTY.	☐	SIZE:	8 x 8 BACK END WALL			
OVER HEAD DOOR	QTY.	☐	SIZE:				
COMM. ROLL UP DOOR/W. RED. DRIVE	QTY.	☐	SIZE:	12' x 11' FRONT END WALL			
WINDOWS	HOW MANY?	☐	SIZE?	24" X 36"			
WALK-IN DOOR	HOW MANY?	☐	QUALITY WALK IN METAL DOOR				
EXTRA PANELS	HOW MANY?	☐	SIZE?	☐	COLOR?		
EXTRA FRAME BOWS	HOW MANY?	☐	SUPPORTS LOAD BEARING WALL				
MOBILE HOME ANCHORS	HOW MANY?	☐	SIZE?	☒	30"	☐	48"
CERTIFICATION			26				
Extra Height Cross Bracing (End Wall)- Required by Engineer							
Extra Height Cross Bracing (Side Wall)- Required by Engineer							
Double Leg Supports - Required by Engineer							
**PEAK CANNOT GO PAST 16' CITY ORDINANCE **							



Roof: Earth Brown
Side: Clay

Example image below - not of structure blueprint





STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	CUP23-14
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Seret Rafferty
Agent:	
Request:	A conditional use permit for a metal building
Location:	1208 N 50 W
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a metal accessory building 780 sq. ft. and 14' tall. Hurricane City Code (HCC) 10-43-6 allows the maximum height of an accessory building to be 16' tall and the maximum size to be 1200 sqft. A property owner may apply for a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

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

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...

h. Standards for metal buildings:

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco. (Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)



Findings:

1. The proposed building is 12' tall, thus meeting the 14-foot height maximum for metal buildings.
2. The proposed building is under 1500 sq ft.
3. The applicant has provided color samples and materials, the building will be earth brown and clay colored.
4. The setbacks from property lines are met with the proposed site plan, however there is a recorded easement for a power line that runs through the property that the building will need to be outside of. The building does appear to be outside this easement but more verification may be needed with the building permit.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed accessory building be approved subject to staff comments.

10/12/2023

CUP23-14



BEATING OUR COMPETITION, MAKING HIGH QUALITY BUILDINGS IS OUR MISSION

Quality Carports Inc
1048, 170 N Payson Ut 84651

info@highqualitycarports.com

801-406-1926

UTAH LICENSE 10441146-5501

Engineered by A & A Engineering

SPECIFICATION SHEET

Minor Storage Metal Building

Joseph Rafferty

18'W x 30'L x 13'.6" Walls peak aprox 16' 12'W x 20'L x 10 TO 8

ROOF LIVE LOAD

27 LBS PER SQ. FT

GROUND SNOW LOAD

40 Lbs per Sq. Ft

WIND LOAD

Exposure C - 115 MPH

ANCHORS

(26) 1/2" x 7" LG. STRONG - BOLT 2 EXPANSION ANCHOR &
(7) 3/4 shaft (2) 4" DISK HELICAL SOIL ANCHOR

FRAME

STRUCTURAL 14 GA. Tubing 2 1/4 x 2 1/4

SHEET METAL

29 GA Corrugated Galvanized or Painted Steel

ROOF PITCH

3/12 Pitch

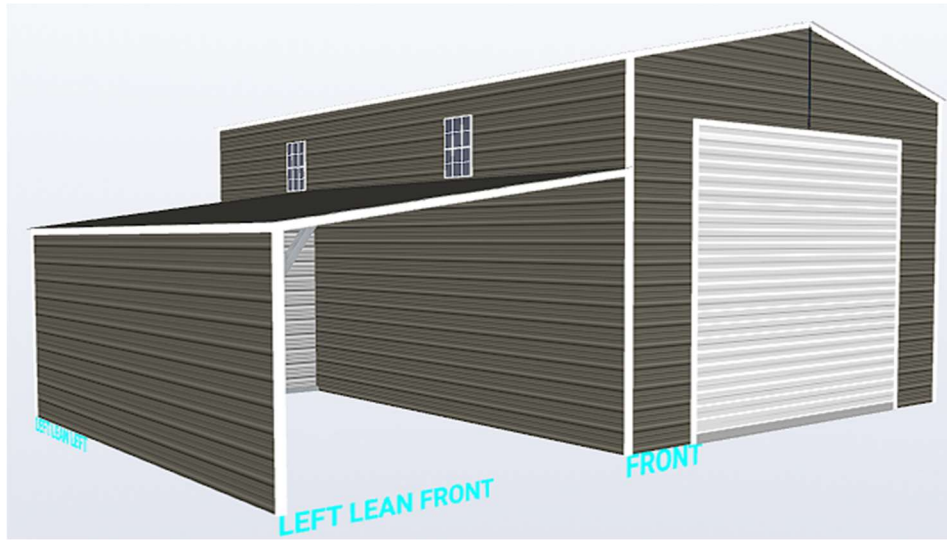
WALL ENCLOSURES

Fully Enclosed

DOOR OPTIONS

(1) 12x11 Garage Door (1) 8 x 8 Roll up door (1) ManDoor

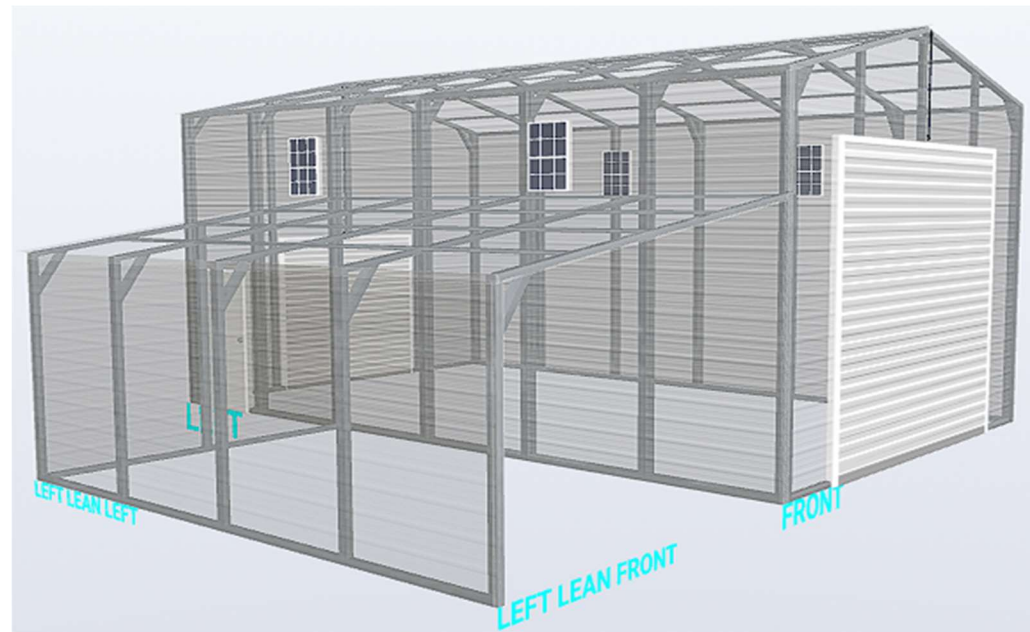




Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

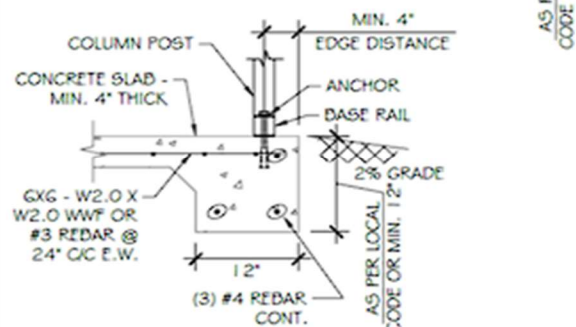
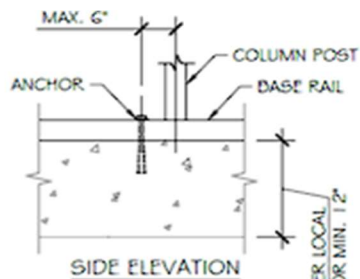
Fastener Type: #12x1" Self-Drill Screws
ESR-2196 W/ Neoprene Steel Washer

Corner Post	Roof Member	Base Rail
Header	Door Post	End Wall Post
2 1/2" sq. x 14 GA Tube		



QUALITY
STEEL BUILDINGS

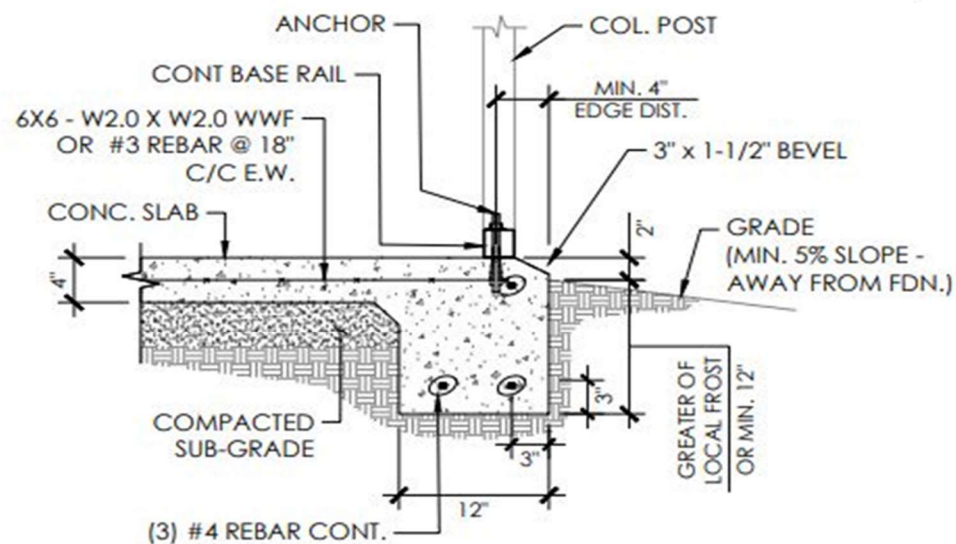
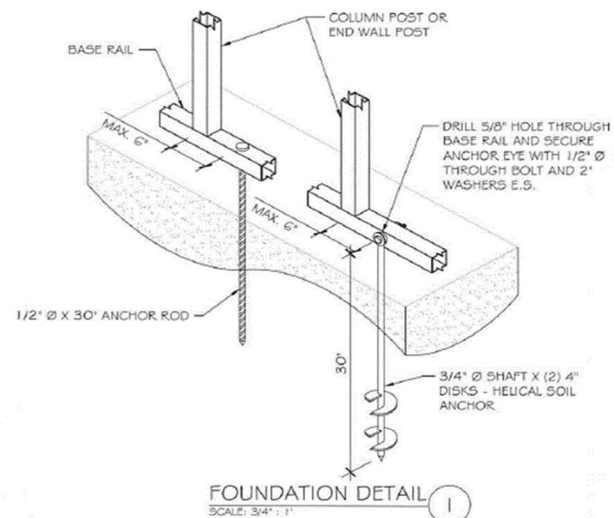
BEATING OUR COMPETITION, MAKING HIGH QUALITY BUILDINGS IS OUR MISSION

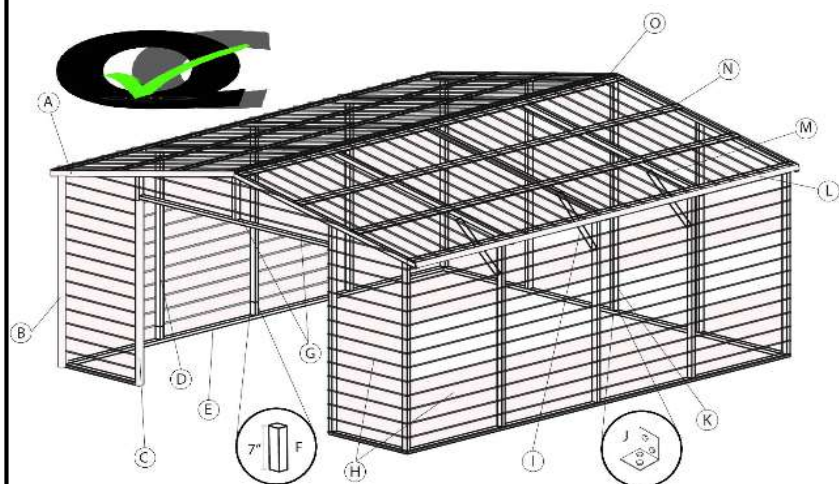


FOUNDATION DETAIL 1
SCALE: 3/4" = 1"

CEMENT DEPTH IS DEPENDANT ON LOCAL BUILDING/COUNTY REQUIREMENTS

We recommend a 2 3/4" overhang around the perimeter of the structure





QUALITY STEEL BUILDINGS

BEATING OUR COMPETITION, MAKING HIGH QUALITY BUILDINGS IS OUR MISSION

OUR CONSTRUCTION

(A) (B) (C) (L) "L-trim": Is used on Regular Styles that are open or with a horizontal end(s), A-Frame & Lean-to Style buildings that are open with vertical roof, horizontal roof & side(s), It is also used in all frame openings (ex., overhead, roll-up and walk-in doors), on windows "J-trim" is used.

(B) "Corner trim" is used on enclosed A-Frame & Lean-to Style buildings with vertical roof, side(s) and end(s) instead of the L-trim.

(D) (K) Post (uprights) can be 14 ga. or 12 ga. galvanized square tubing, they come in lengths of 5' up to 18'.

(E) (F) Bottom rails are made from our standard 20' long 14 ga. galvanized square tubing included are 7" pre-welded inserts (sleeves) by our production department, these are made of 14 ga. (either 2" or 2 ¼") galvanized square tubing that connect the post to the bottom rail; with optional extensions of 5' to achieve the length desired.

(G) Header bars and vertical supports for overhead doors, roll-up doors are made of 14 ga. either 2" or 2 ¼" galvanized square tubing, these are used to install the door tracks and the electric opener system on overhead doors.

(H) 29 ga. panels come standard on 13 different colors for the roof, sides and ends (26 ga. special order panels are also available with a 20-year warranty.)

(I) 18 ga. 2 ½" x 1 ½" channels are used as knee braces on buildings up to 30' wide and as peak braces on buildings up to 19' wide.

(J) "L" Brackets are installed to join two pieces of square tubing together where there will not be a pre-welded connection or sleeve.

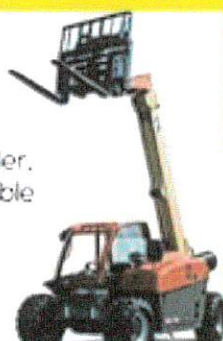
(M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.

(N) 4 ¼" x 1 ½" 18 ga. hat channels are used on a-frame styles with vertical roof & sides and on regular style with the vertical end option.

(O) 11' Ridge cap trim is used only on a-frame with vertical roof style.

CENTER SECTION		WIDTH		18	LENGTH		30
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL						HEIGHT	14
						VERTICAL ROOF	
COLOR	ROOF		TRIM				
GABLE ENDS	FRONT		☐	BACK	☐	BOTH	☐
SIDES CLOSED				ONE	☐	BOTH	X
NOTE: ADDITIONAL COST				VERTICAL SIDES			
CLOSED END				ONE	☐	BOTH	X
NOTE: ADDITIONAL COST				VERTICAL ENDS			
EXTRA PANELS	HOW MANY?	☐	SIZE?	☐	COLOR?		
LEAN TO		WIDTH		12	LENGTH		20
NOTE: FRAME IS 1' SHORTER THAN ROOF LENGTH WHEN HORIZONTAL						HEIGHT	10 TO 8
						VERTICAL ROOF	
GABLE ENDS	FRONT		☐	BACK	☐	BOTH	☐
SIDES CLOSED				ONE	X	BOTH	☐
NOTE: ADDITIONAL COST				VERTICAL SIDES			
CLOSED END				ONE	X	BOTH	☐
NOTE: ADDITIONAL COST				VERTICAL ENDS			
MINI ROLL UP DOOR	QTY.	1	SIZE: 8 x 8 BACK END WALL				
OVER HEAD DOOR	QTY.	☐	SIZE:				
COMM. ROLL UP DOOR W. RED. DRIVE	QTY.	1	SIZE: 12' x 11' FRONT END WALL				
WINDOWS	HOW MANY?	2	SIZE: 24" X 36"				
WALK-IN DOOR	HOW MANY?	1	METAL DOOR				
EXTRA PANELS	HOW MANY?	☐	SIZE?	☐	COLOR?		
EXTRA FRAME BOWS	HOW MANY?	☐	SUPPORTS LOAD BEARING WALL				
MOBILE HOME ANCHORS	HOW MANY?	7	SIZE?	X	30"	☐	48"
CERTIFICATION			26				

NOTE:
On 13' height and taller,
customer is responsible
for providing the
proper lift



Extra Height Cross Bracing (End Wall)- Required by Engineer

Extra Height Cross Bracing (Side Wall) - Required by Engineer

Double Leg Supports - Required by Engineer

Customer responsible for providing overhead extended
reach forklift to help with installation.

DELIVERED AND INSTALLED





Property Measures: 10' from house 20' + from back of property 25' from sidewalk 20' from easement	Structure Center Section: Width 18' Length 30' Height 14' Structure Lean To: Width 12' Length 20' Height 10'to8'
--	---

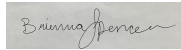
**Application**

Permit #:

PSP23-30

Issue Date:

09/21/2023

Application Accepted Date: 09/18/2023		Valuation		\$	0.00		
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES					
Description: To build a storage Unit facility		Planning Fee		\$	200.00		
Tenant / Project Name: Copper Cave Storage		Sub Total:		\$	200.00		
Bldg. Address: 3087 S 1100 W		Permit Total:		\$	200.00		
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	200.00		
Subdivision: n/a Phase: 1		Remaining Due:		\$	0.00		
Block: Lot #: Parcel #: H-3396-B		 HURRICANE CITY UTAH					
Property Owner: RCP INV LLC (Clint Hadfield)							
Permit Contact: Karl Rasmussen P:(435) 680-0816							
Email: karl@pv-eng.com							
CONTACT INFORMATION							
Engineer of Record: Karl Rasmussen							
Email: karl@pv-eng.com P: (435) 668-8307							
General Contractor: Copper Cave Storage / Clint Hadfield							
License #: P: (801) 809-5552							
City: State: Zip:							
Email: clint@nitrotoys.com							
APPLICATION DETAILS		APPROVALS		DATE	INFO		
# of Units: 0 custom text:		Plan Review Finalized:		Yes	09/21/23 Brienna Spencer		
		Setbacks		Front:	Rear:	Left:	Right:
		Min.					
		Actual:					
		APPLICATION NUMBER:		PENDPSP23-30			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
		Applicant Name: Treasa Anderson					
		Signature of Applicant/Authorized Agent or Owner: Date:					
		Application Approved By:		Date:			
				09/21/2023			
		Application Issued By:		Date:			
				09/21/2023			
		Receipt #: 8.172776-09/21/23					



STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	PSP23-30
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Clint Hadfield
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	3087 S 1100 W
Zoning:	M-1
General Plan Map:	Planned Community

Discussion:

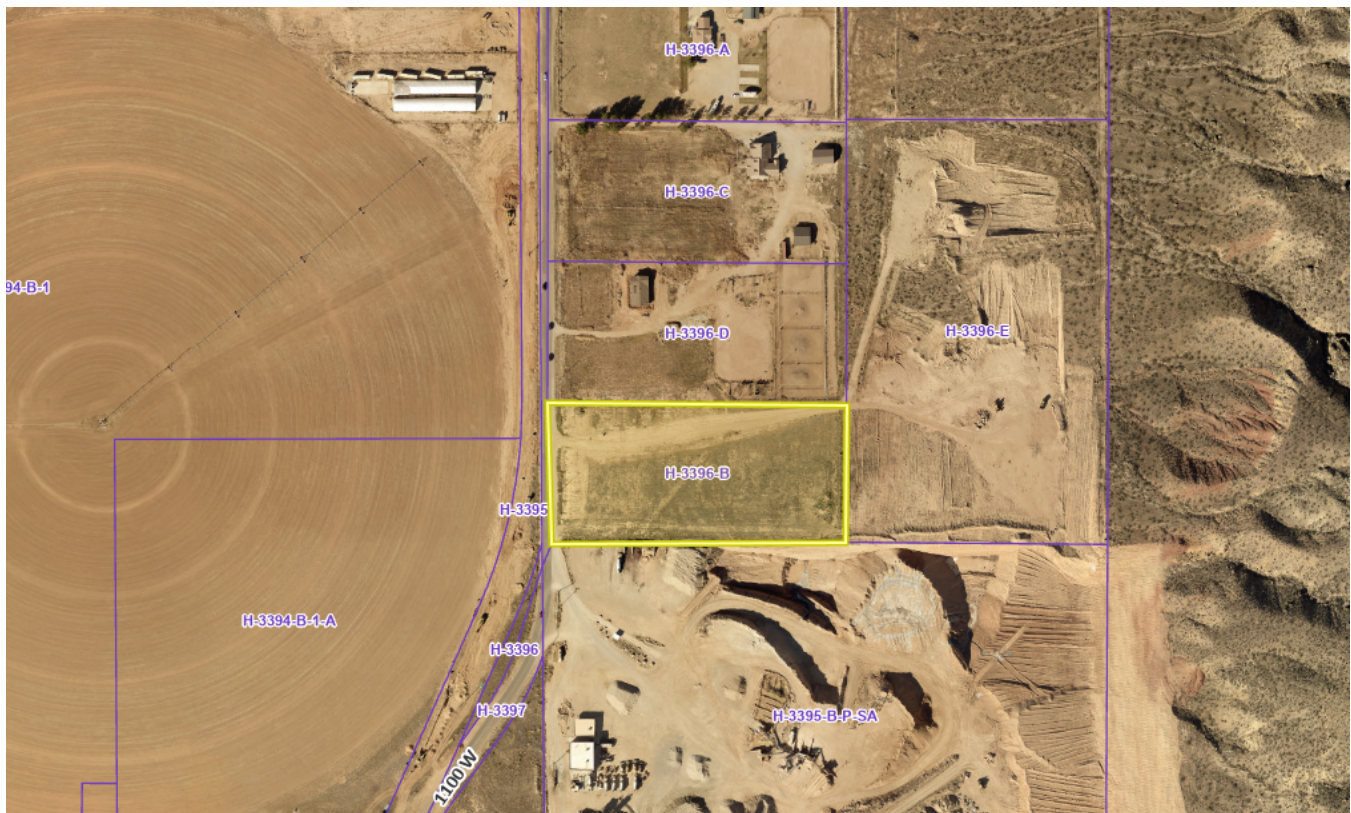
The applicant has filed a preliminary site plan for a 225 unit storage unit complex located along 1100 W north of the Ready-Mix gravel pit. A previous preliminary site plan for storage units in a different layout was previously approved on this site but never acted upon.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need improvements on 1100 W
2. **Power:** As we are currently aware, there will be one 200 ammeter to the development, if more is needed a contract for more power may be required similar to High Desert Ranch.
3. **Sewer:** Sewer stub not currently existing. 1100 W plans show stub to be installed.
4. **Street:** Improvements along 1100 W
5. **Water:** Will require ductile iron pipe on site.
6. **Engineering:** Verify legal description is correct. Transportation Master Plan requires joint accesses for commercial and industrial developments along arterial roadways. 1100 W is a minor arterial. Roadway right of way and public utility easements must be conveyed to Hurricane City for realignment of 1100 W. Northern access should be removed to meet access spacing requirements, the Fire Marshal has indicated a second access is not necessary per fire code. Remove parking stalls from minimum throat length and space should be provided in front of the gate for vehicle turnarounds, vehicles cannot back onto 1100 W. Retention for 10 year 24 hour storms are required per drainage manual.

7. **Fire:** Will need to add hydrants
8. **Phone:** Relocations required are to be paid by the developer
9. **Gas:** No comments
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The property is zoned M-1, light industrial, storage units are a permitted use in light industrial zoning.
2. No office is shown on site, none is required.
 - a. Without a dedicated office area no parking spaces are required, however there appear to be three spaces in the southwest corner
3. This property is in an area of the city where power capacity has been an issue. The previous design had one 200 amp meter and was counted as part of the Power Department's calculations

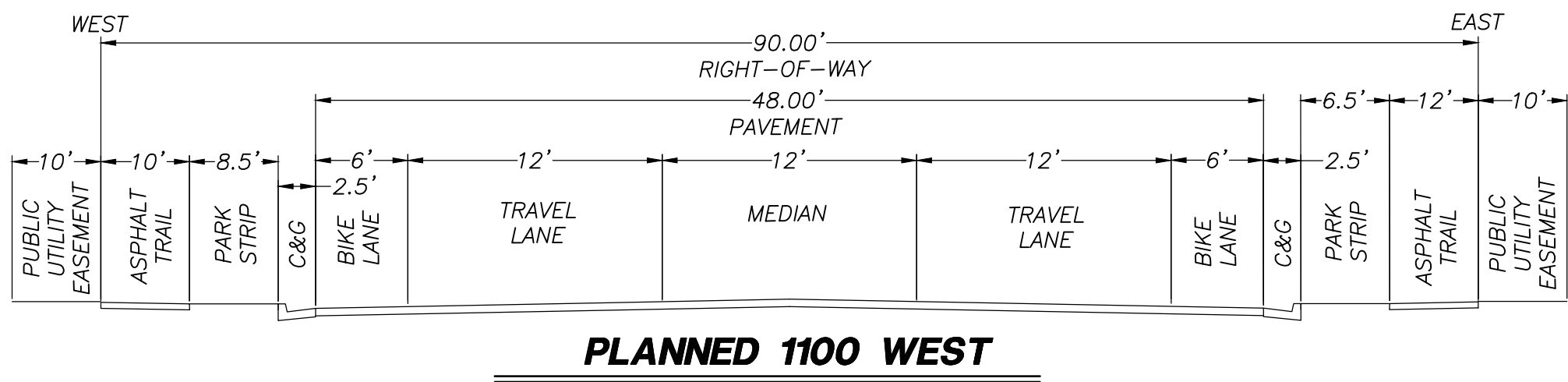
for power capacity in this area. Any increase in power demand beyond one 200 amp meter will need to be negotiated with the Power Department.

4. A 10 foot landscape buffer will be required on 1100 W and will need one tree and three shrubs for every 35 feet of frontage. (HCC 10-32-6)
5. Setbacks: This plan does not meet setbacks. The Front setback is *“Building on lot abutting nonindustrial zone: Same setback as abutting zone. Otherwise: no requirement.”* The abutting zone is R1-10 which has a 25 foot front yard setback. This will need to be addressed. Side yard setbacks in industrial lots are based on use and the gravel pit is not an *“agricultural or residential use”* despite its RA-1 zoning.
6. Advisory: *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b)).*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until setbacks and connectivity concerns are addressed.

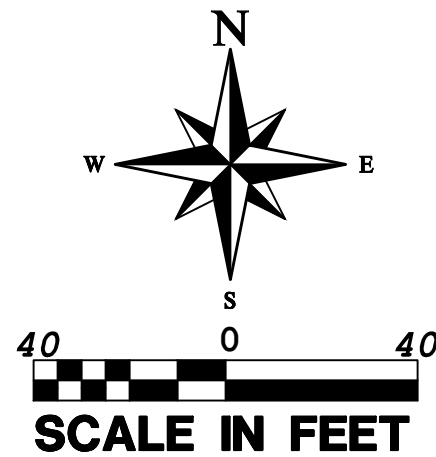
SITE PLAN FOR:
COPPER CAVE STORAGE

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

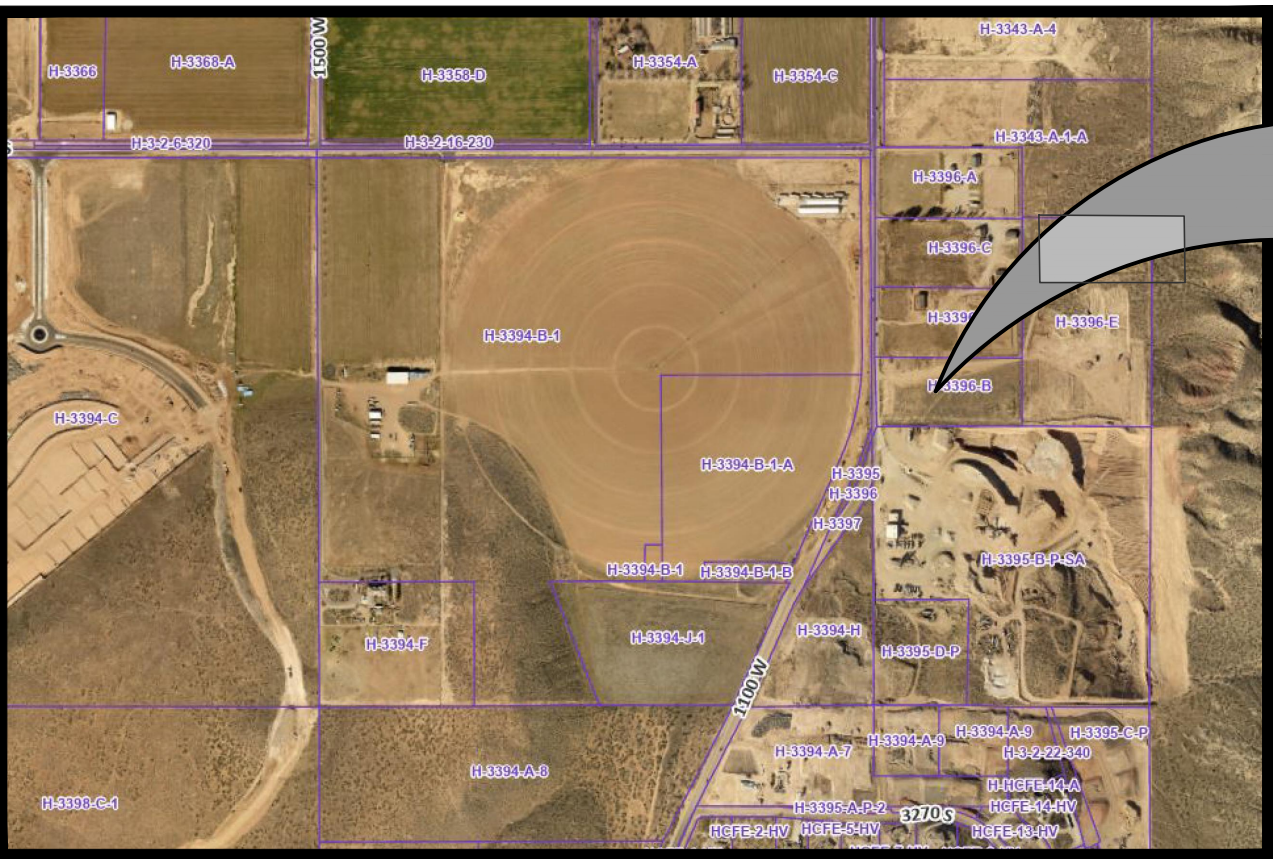
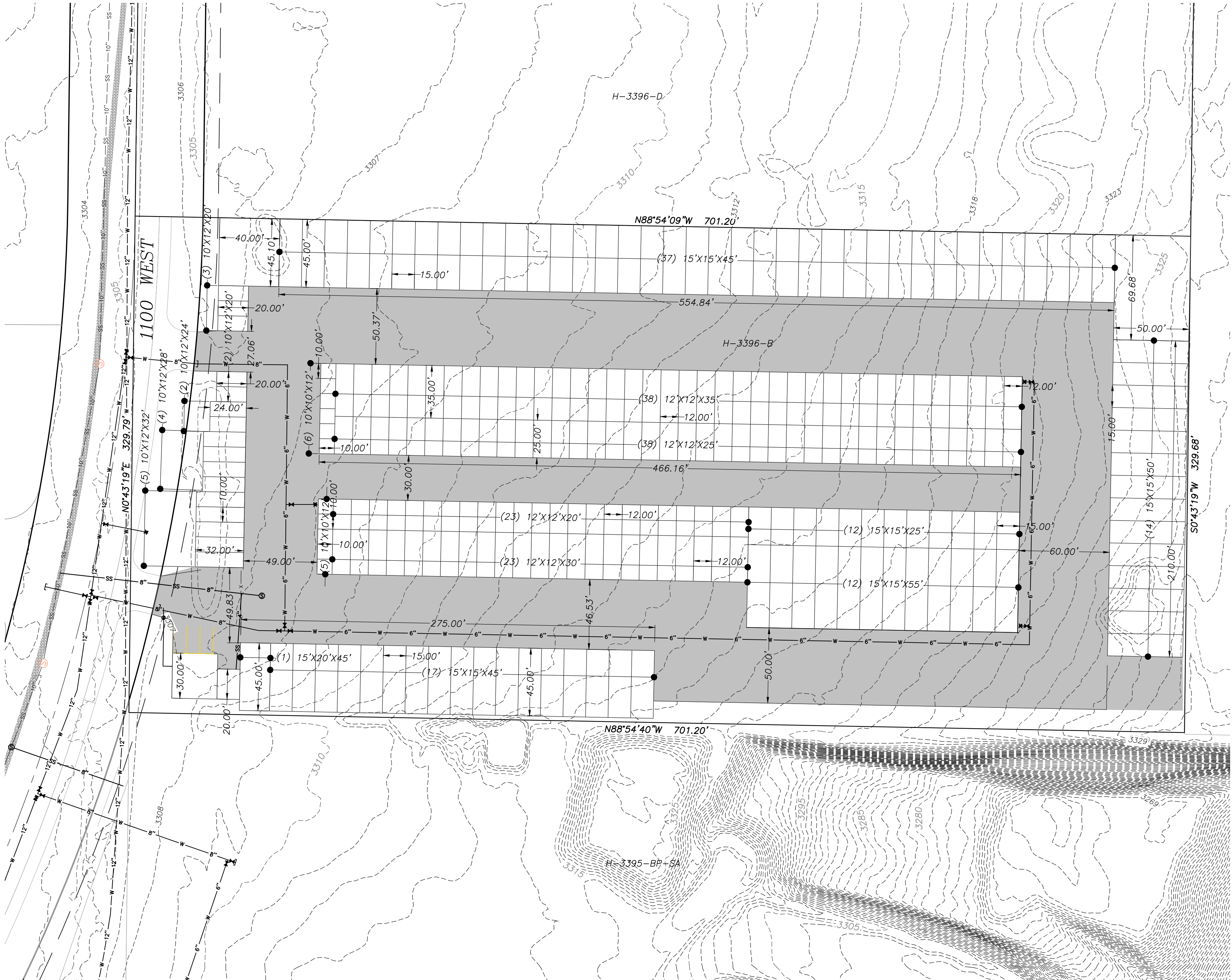
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- SECTION LINE
- CENTER LINE
- CURB AND GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED SEWER
- PROPOSED WATER (SIZE SHOWN)
- ASPHALT



LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 0°07'20" EAST, ALONG THE SECTION LINE, 660.54 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°44'48" EAST 701.20 FEET; THENCE SOUTH 0°07'20" EAST 330.27 FEET; THENCE NORTH 89°44'48" WEST 701.20 FEET; THENCE NORTH 0°07'50" WEST 330.27 FEET TO THE POINT OF BEGINNING.

STORAGE CONTAINERS	
SIZE	QUANTITY
55'X15'X15'	12
25'X15'X15'	12
45'X20'X15'	1
30'X12'X12'	23
20'X12'X12'	23
32'X12'X12'	5
28'X10'X12'	4
25'X12'X12'	2
35'X12'X12'	38
25'X12'X12'	38
10'X10'X12'	11
45'X15'X15'	37
20'X10'X12'	5
50'X15'X15'	14



**PROJECT
LOCATION**



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.

SITE PLAN FOR:

COPPER COVE STORAGE

PARCEL H-3396-B
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.

DATE	9/18/2023
SCALE	1"=40'
JOB NO.	735-001
SHEET NO.	

1

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

REVISIONS	
NO	DESCRIPTION

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

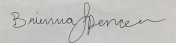
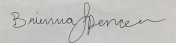
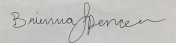




Application

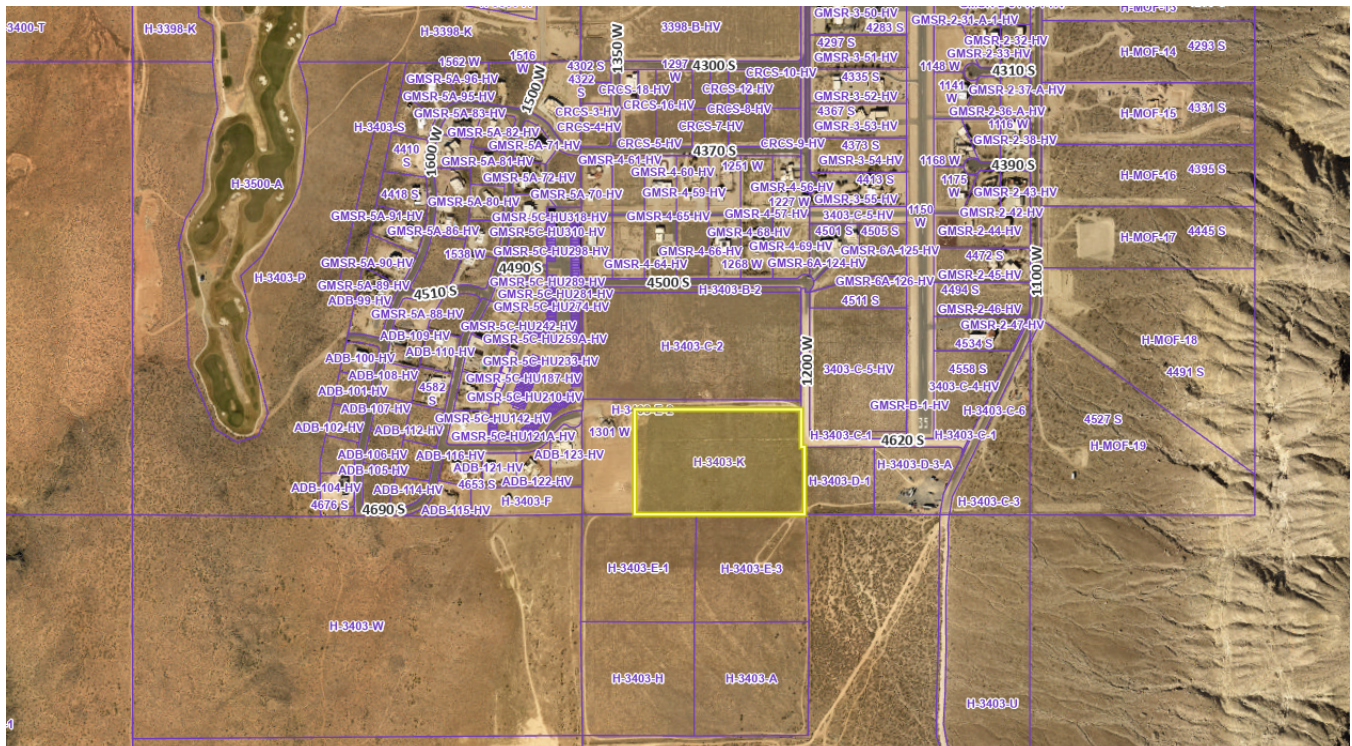
Issue Date:

09/25/2023

Application Accepted Date: 09/22/2023		Valuation		\$	0.00																											
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES																														
Description: The owner of the 13.88 acre parcel would like to s		Preliminary Plat Fee		\$	150.00																											
Tenant / Project Name: High Desert Ranch		Sub Total:		\$	150.00																											
Bldg. Address: 4600 SOUTH 1300 WEST		Permit Total:		\$	150.00																											
City: Hurricane State: UT Zip: 84737		Amount Paid:		\$	150.00																											
Subdivision: HIGH DESERT RANCH Phase:		Remaining Due:		\$	0.00																											
Block: Lot #: Parcel #: H-3403-K																																
Zone: RA1																																
Property Owner: PATRICK JACOLENNE																																
Permit Contact: Robbie Pope P:(435) 669-2568																																
Email: robbie@lrpope.com																																
CONTACT INFORMATION																																
Engineer of Record: Robbie Pope																																
Email: robbie@lrpope.com P: (435) 669-2568																																
General Contractor: High Desert Ranch / Robbie Pope																																
License #: P: (435) 669-2568																																
City: State: Zip:																																
Email: robbie@lrpope.com																																
APPLICATION DETAILS																																
# of Units: 10						custom text: 10 lots all over 1 Ac..																										
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Setbacks</th> <th style="width: 15%;">Front:</th> <th style="width: 15%;">Rear:</th> <th style="width: 15%;">Left:</th> <th style="width: 15%;">Right:</th> </tr> <tr> <td>Min.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Actual:</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:																
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		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">APPROVALS</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">INFO</th> </tr> <tr> <td>Plan Review Finalized: Yes</td> <td>09/25/23</td> <td>Brienna Spencer</td> </tr> </table>				APPROVALS	DATE	INFO	Plan Review Finalized: Yes	09/25/23	Brienna Spencer																					
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Receipt #: 8.1728904-09/25/23																																

Agenda Date:	10/12/2023
Application Number:	PP23-20
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Patrick and Amy Jacolenne
Agent:	Robbie Pope
Request:	Approval of a Preliminary Plat
Location:	4600 S 1300 W
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion: The applicant is proposing a 12 lot single family subdivision on a property south of the Sky Ranch subdivision. Last year, this property was proposed for zone changes to R1-15 and RA-0.5, but they were not approved. The applicant subsequently applied for, and then withdrew, a similar application earlier this year.



JUC Comments

Public Works: Need to connect to existing roadway to the west. Limited power available. Limited water available. Airport protection zone?

Water: Who will supply the water? Depicted lines are not Hurricane City lines

Power: There is presently no capacity on the circuit to service the proposed additional units. However, in conjunction with the approved project to extend capacity on the south end of the City, there is enough remaining capacity in the project that the Developer could pay a proportionate share of the cost to achieve capacity for 10 additional units. In addition, Developer will be responsible for extending the distribution lines to the development, including the acquisition of any needed easements. The approval of a preliminary plat should be conditioned on the City Council approving a capacity extension contract, the Developer's acceptance and performance of that contract, and the Developer's extension of the needed distribution lines.

Sewer: Nearest existing connection is at 1200 W and 4370 S. This is currently a dry sewer. Show off site sewer connection. Conventional septic systems will need to be installed and dry sewer installed since the time frame of sewer going "live" is TBD. Once connection to the "live" sewer is made impact fees will need to be paid and monthly billing services for sewer will be started.

Engineering: Rural road cross sections require explicit city council approval, which streets are the proposed cross sections for? A tentative plan to handle stormwater and drainage is needed. The applicant should provide a tentative plan for off-site utilities the shown plan is insufficient. There are concerns about double frontage lots, block lengths, and roadway network design. The proposed section of 1200 W necessitates a roadway agreement with the neighboring property owner. Northwest corner lot doesn't meet frontage requirement, are we considering that a flag lot?

Streets: Improvements to lot lines. Existing roads are gravel roads. Are these drainage areas sufficient for the project?

Fire: Okay

Fiber: Add Infowest notes for construction plans

WCWCD: The existing water lines that the plan shows are owned and operated by Washington County Water Conservancy District. The High Desert Ranch resides in Hurricane City limits and will require connecting onto Hurricane City infrastructure. There is a possibility that WCWCD can supply water. The possibility is contingent upon, but not limited to the following: Thorough hydraulic analysis considering the complexities and variables of the infrastructure. MOU's that the water lines will be connected to Hurricane City when the infrastructure becomes available. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Phone: No comment

Cable: No comment

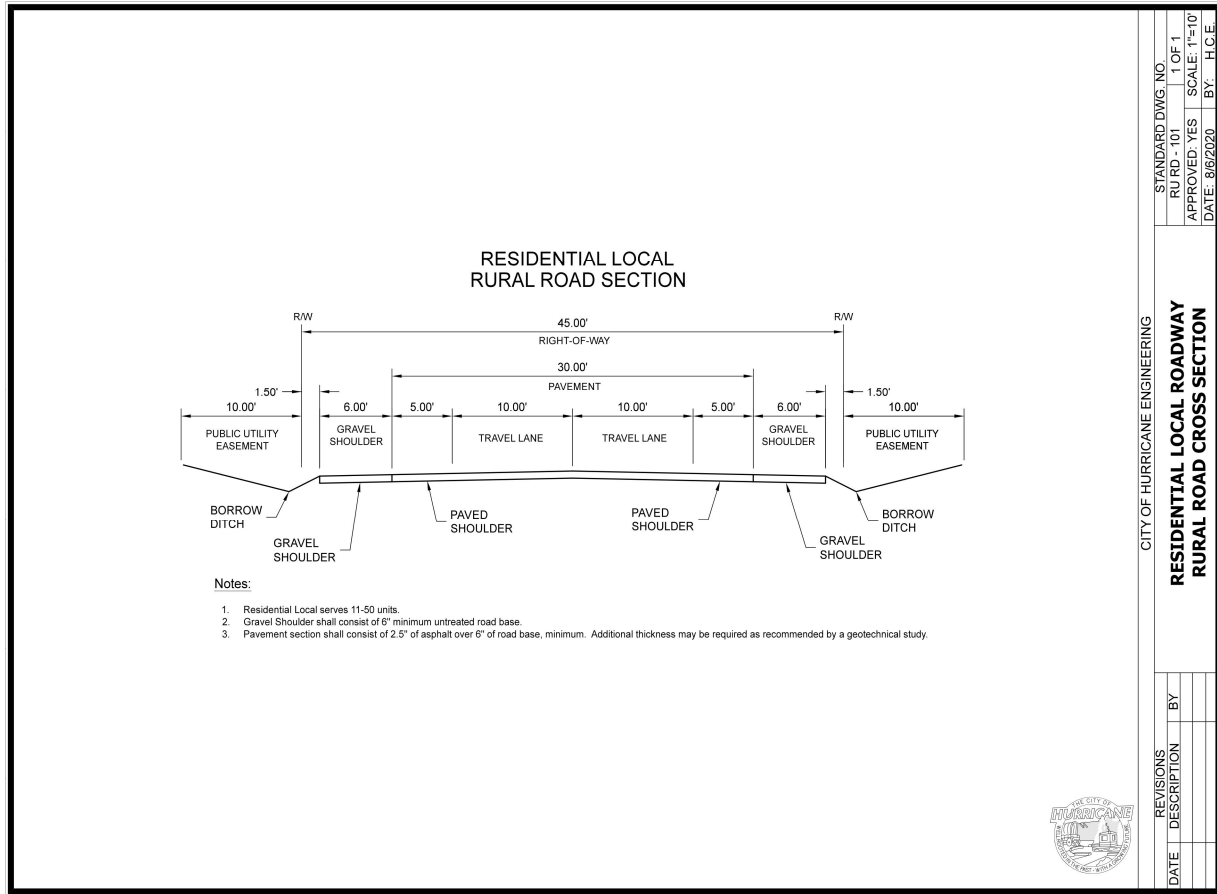
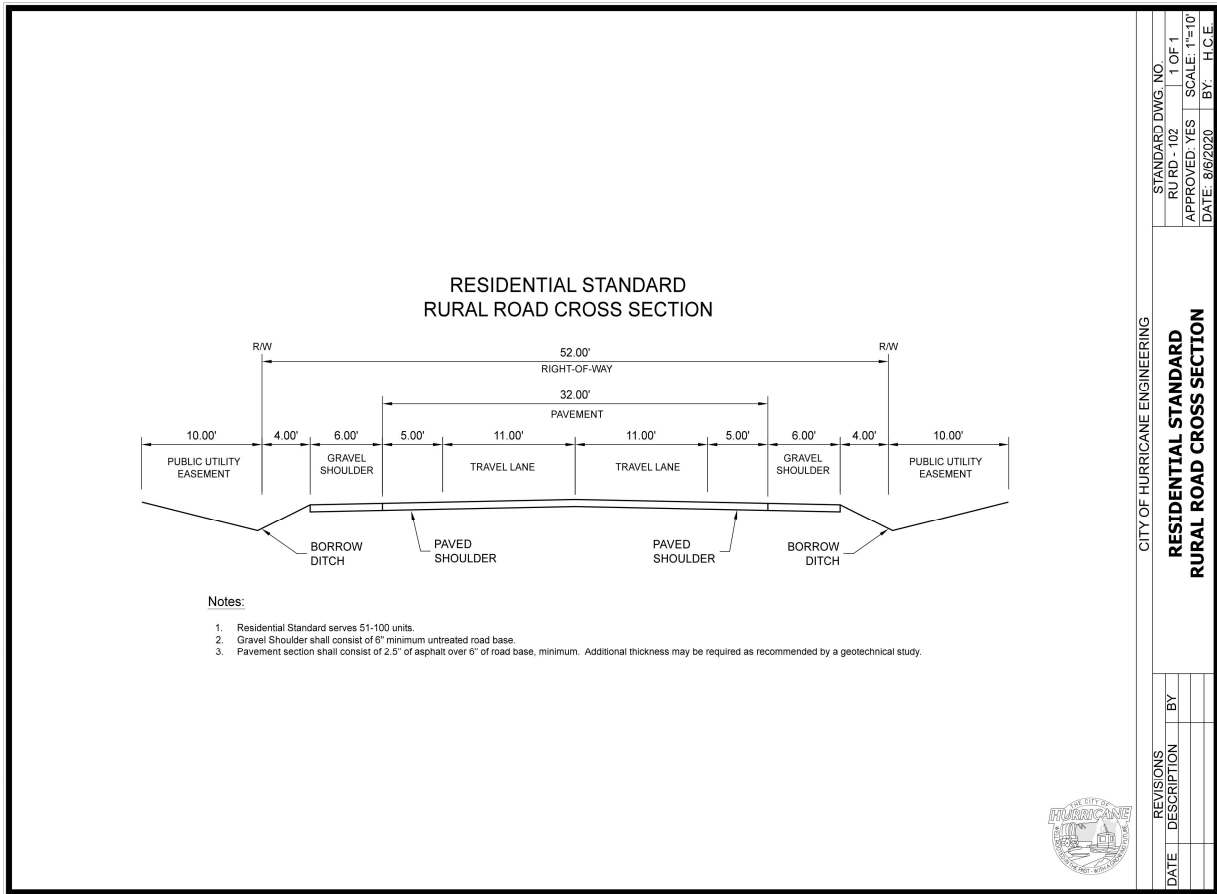
Staff Comments: Preliminary Plat

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code.

2. Hurricane City standards state a cul-de-sac can only be 660' the proposed cul-de-sac meets that length.
3. The road cross sections shown are the rural road cross sections. Rural road cross sections are not intended for use south of 3000 S, however the City Council may approve them under HCC 7-2-2.
4. Hurricane City Code 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.* While there is a flag lot north of this property that could be utilized as a roadway it is not currently a roadway so double frontage lots are not being created.
5. Utilities:
 - a. Hurricane City Code 10-37-4 states:
 - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - b. Hurricane City Code 9-6-3 states:
 - i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
 - ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
 - c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. However, a plan recently approved by the City

- Council to extend the power capacity in this area is in the process of being executed. There is capacity within this project for ten more units which should be sufficient, but the applicant will need to pay their fair share of the cost of the project.
- d. There is also concern with water pressures in this area. The project will need to tie into Hurricane City Water and provide a water model that meets city standards.
 - 5. Will serve letters have not been provided from the culinary and sanitary water providers
 - 6. A note has not been added to the plat indicating whether the property is in a tortoise take area

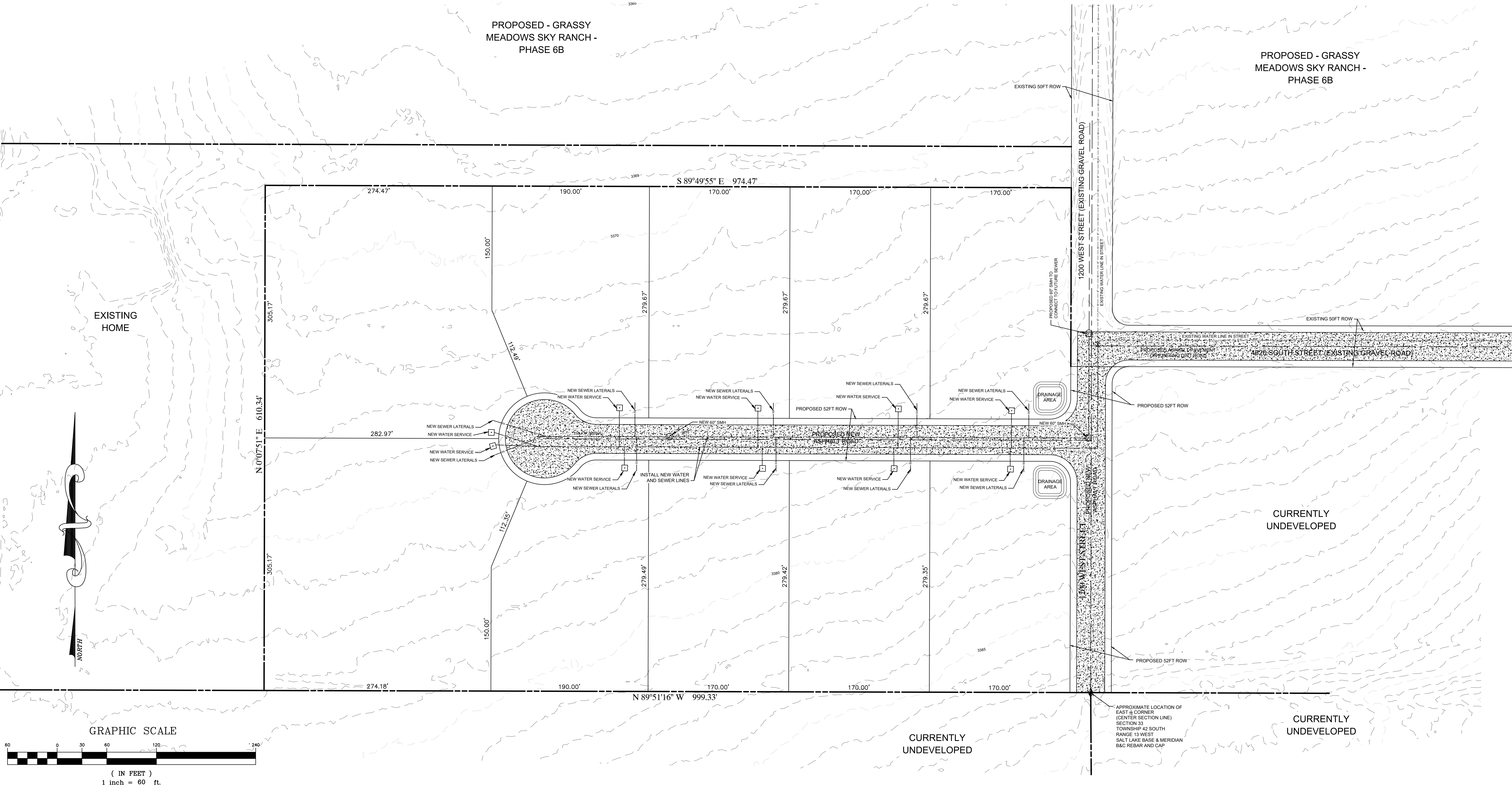
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be tabled until will serve letters from the Water Department and Sewer District are provided.



SITE DATA	
PARCEL NO.	H-3403-K
ZONING	RA-1
GENERAL PLAN	RESIDENTIAL/AGG
TOTAL AREA:	13.88 ACRES

OWNER-DEVELOPER
PATRICK AND AMY JACOLENNE
1200 BRYCE CANYON WAY
KANAB, UT. 84741
614-596-5292 614-623-5926
ajbjaco@gmail.com

ROADWAY CROSS SECTION DETAILS



1240 EAST 19 SOUTH SUITE 150
KANAB, UT 84741
PHONE: 435-828-1878
FAX: 435-828-1788
EMAIL: jpoppe@lroppe.com

L. R. POPE ENGINEERING INC.
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

HIGH DESERT RANCH
RESIDENTIAL DEVELOPMENT
PRELIMINARY PLAN

LOCATED IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M

DESIGN BY
RRP

DATE
SEPT 2023

FILE NAME
JAC HU-PROP

24" x 36"
SCALE 1" = 60'
12" x 18"
SCALE 1" = 120'
SHEET NUMBER
1 OF 1

**Application**

Permit #:

PSP23-32

Issue Date:

09/25/2023

Application Accepted Date: 09/22/2023

Type of Improvement: Site Plan (Preliminary)

Description: A proposed 13 unit townhome project

Tenant / Project Name: Hat Trick Townhomes

Bldg. Address: 520 west 100 north

City: Hurricane State: UT Zip: 84737

Subdivision: N/A Phase: 1

Block: Lot #: 1 Parcel #: h-265-a

Zone: RM-3

Property Owner: Hat Trick Holdings LLC

Permit Contact: Tyler Hughes P:(435) 673-8586

Email: tylerh@racivil.com

CONTACT INFORMATION

Engineer of Record: Rosenberg Associates

Email: Jaredb@racivil.com P: (435) 673-8586

General Contractor: Hat Trick Townhomes / Tyler Hughes

License #: P: (435) 673-8586

City: State: Zip:

Email: tylerh@racivil.com

APPLICATION DETAILS

of Units: 13 custom text:

Valuation \$ 0.00

PERMIT FEES

Planning Fee \$ 200.00

Sub Total: \$ 200.00**Permit Total:** \$ 200.00**Amount Paid:** \$ 200.00**Remaining Due:** \$ 0.00**APPROVALS****DATE****INFO**

Plan Review Finalized: Yes 09/25/23 Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:

PENDPSP23-31

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

Applicant Name: tyler hughes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

09/25/2023

Application Issued By:

Date:

09/25/2023

Receipt #: 7.717786-09/25/23



STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	PSP23-32
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Hat Trick Holdings LLC
Agent:	Tyler Hughes
Request:	Preliminary Site Plan Application
Location:	520 W 100 N
Zoning:	RM-3
General Plan Map:	Multifamily

Discussion:

The applicant is seeking approval of a preliminary site plan for the Hat Trick Townhomes, a 13 unit townhome development located along 520 W. This project is north of Fiiz and Quick Quack Car Wash and there is an existing home on site that will be removed.

13. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. Zoning is RM-3, multifamily 15 units per acre. 13 townhome units are proposed over 1.04 acres, which meets the required code standards.
2. **Private Streets:** HCC 10-37-13 states: *“The Zoning Administrator shall not authorize a building permit for a dwelling located on a lot accessed only by a private right-of-way except under one of the following conditions: A. Nonconforming lot. The lot was legally created and recorded prior to the effective date of this title; or B. by Variance. A variance is granted by the Appeals Board.”* Staff has interpreted this code not to apply to multifamily developments, however the applicant will need to provide ductile iron water pipes within the private streets, and meet the 25’ width called for in HCC 10-34-7.
3. **Open Space and Amenities:** Per HCC 10-33-5: 20% of the area must be open space and no amenities are required. The plan provides for almost 36% open space, thus exceeding the code requirement. No amenities are shown on the plan.
4. **Parking:** Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

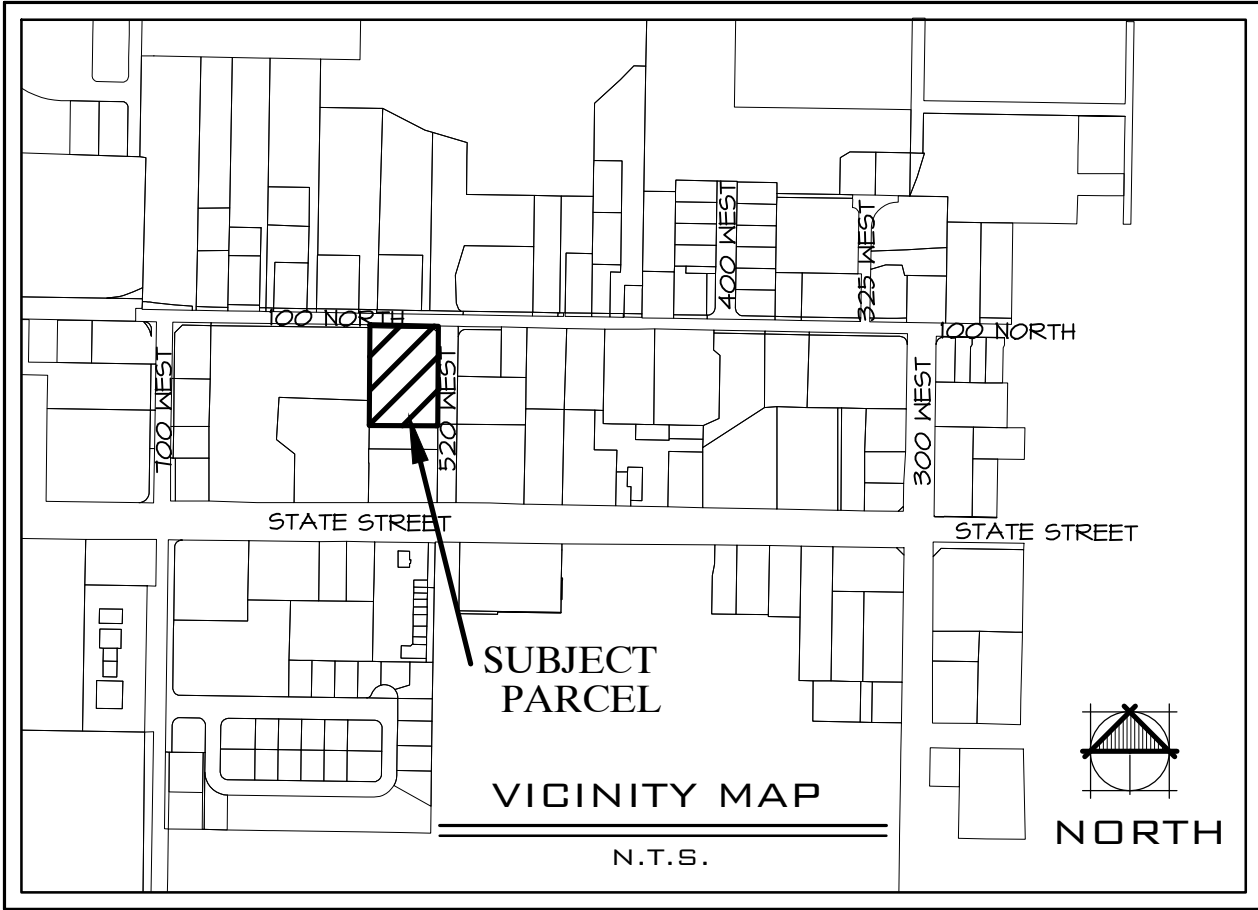
- a. The site plan indicates that there are 17 parking stalls on site, however each unit appears to have a two car driveway that would meet this code. It is unknown if the units will have garages. There are also four additional spaces shown on the plan.
5. HCC 10-33-5 (H) states *“For multifamily developments or planned developments, a pedestrian circulation plan shall be submitted with the preliminary site plan application. Pedestrian circulation plans shall contain:*
 - a. *Location of walkways;*
 - b. *Width of walkways;*
 - c. *Connection points between adjacent properties;*
 - d. *Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;*
 - e. *Connections between residential buildings and amenities; and*

- f. Street crossings and crosswalks which shall be clearly marked.*
- a. Sidewalks are shown along most of the streets and a pedestrian path to 100 N is provided
6. Covered bicycle storage at a rate of one space per two units needs to be provided if garages are not being provided on a per unit basis.
 7. Pursuant to Hurricane City's access management policy, access to 100 N from this property should be avoided with consideration of 520 W and the existing driveway to the west. They will need to provide this access if necessary for fire access or utility looping.
 8. Adjoining properties and uses should be shown on the site plan.
9. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (HCC 10-7-10)*

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

HAT TRICK TOWNHOMES

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
520 WEST 100 NORTH
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.



SITE DATA

PARCEL #
H-265-A

GENERAL PLAN: MULTIFAMILY
CURRENT ZONE: RM-3

TOTAL AREA:

TOTAL AREA: 45,095 SQ. FT.
BUILDING: 15,080 SQ. FT.
HARD SURFACE: 13,870 SQ. FT.
OPEN SPACE: 16,145 SQ. FT.

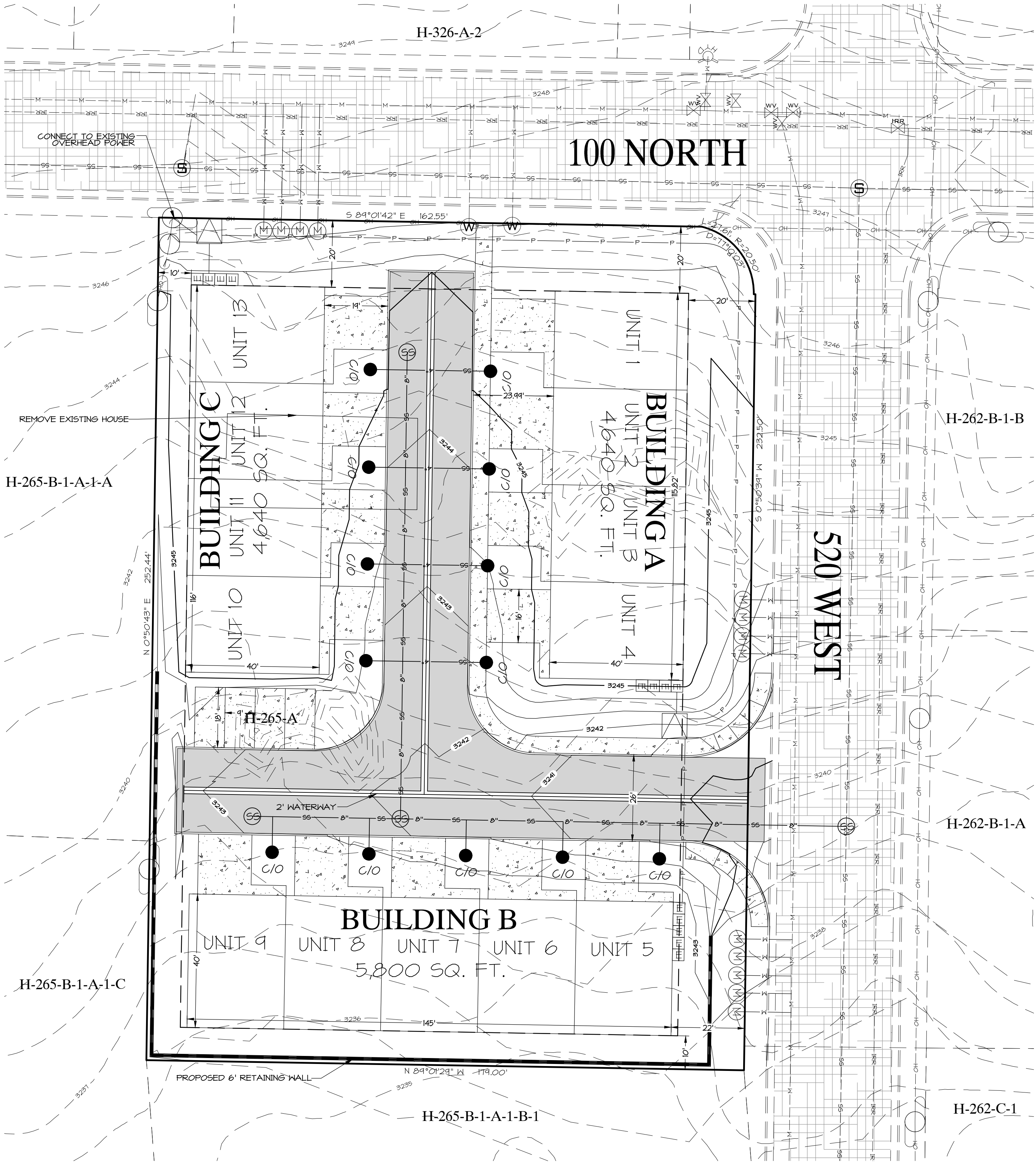
PARKING:
PARKING SPACES PROVIDED: 17

PROJECT OWNER/ DEVELOPER

HAT TRICK HOLDINGS LLC CONTACT: MARK FAHRENKAMP
4 EAST EXCHANGE PL STE 600 (435) 680-3543
SALT LAKE CITY, UT 84111

PROJECT ENGINEER

ROSENBERG ASSOCIATES CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2 (435) 673-8586
ST. GEORGE, UT 84790



LEGEND:

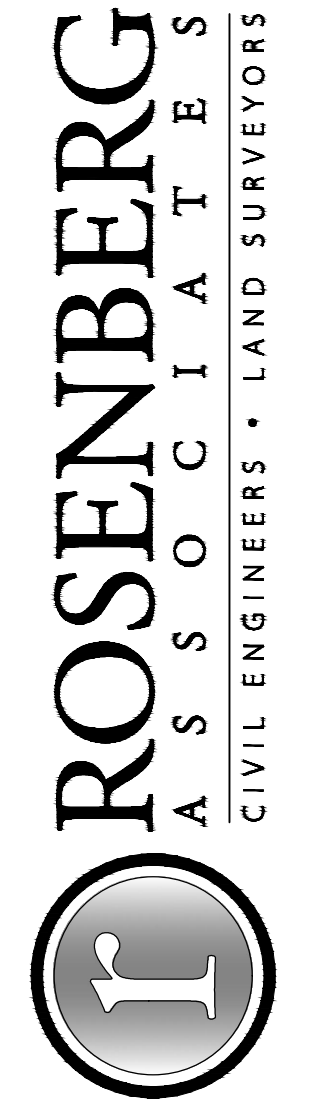
--- 2636 ---	EXISTING 1' CONTOUR	☀	EXISTING STREET LIGHT
--- 2630 ---	EXISTING 5' CONTOUR	☀	PROPOSED STREET LIGHT
--- 2630 ---	PROPOSED 1' CONTOUR	⊙	EXISTING WATER METER
--- 2630 ---	PROPOSED 5' CONTOUR	⊙	PROPOSED 1" WATER METER
⊙	EXISTING CATCH BASIN	⊙	PROPOSED 1 1/2" WATER METER
■	PROPOSED CURB INLET CATCH BASIN	⊙	EXISTING WATER VALVE
■	PROPOSED CATCH BASIN	⊙	PROPOSED WATER VALVE
---	PROPOSED RETAINING WALL	☼	EXISTING FIRE HYDRANT
▨	EXISTING ASPHALT	☼	PROPOSED FIRE HYDRANT
▨	PROPOSED 2 1/2" ASPHALT	⊙	EXISTING SEWER MANHOLE
▨	PROPOSED 3" ASPHALT	⊙	PROPOSED SEWER MANHOLE
---	EXISTING WATER MAIN (SIZE INDICATED ON PLAN)	⊙	PROPOSED 6" SEWER CLEANOUT
---	PROPOSED WATER LINE (SIZE INDICATED ON PLAN)	⊙	EXISTING SINGLE PHASE TRANSFORMER
---	EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED	⊙	PROPOSED SINGLE PHASE TRANSFORMER
---	PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED	⊙	SECONDARY POWER, AS NOTED
---		---	EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
---		---	PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)



NOTES:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE NUMBER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

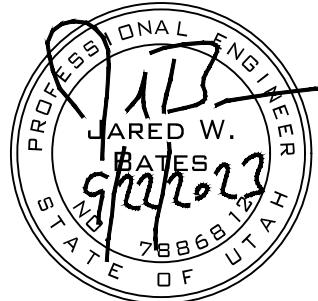
0 40' 80'
SCALE: 1"=40'

DATE:	09/22/2023
JOB NO.:	13613-23
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	PRE PLAT
DATE:	
REVISIONS:	



352 East Riverside Drive, Suite A2 St. George, Utah 84790
Ph: (435) 673-8586 Fax: (435) 673-8587 www.rosenb.com

PRELIMINARY SITE PLAN
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH



SHEET
1.0
1 OF 1 SHEETS

**Application**

Permit #:

AFP23-17

Issue Date:

09/26/2023

Application Accepted Date: 09/25/2023

Type of Improvement: Subdivision (Final Plat Amendment)

Description: MODIFY THE LOT LINE BETWEEN LOTS 108 AND 84

Tenant / Project Name: PAINTED HILLS PHASE 1 - RLINGTON HEIGHTS PARTIAL AMENDMENT "A"

Bldg. Address: RLINGTON PARKWAY/VALLEY VIEW DRIVE

City: Hurricane State: UT Zip: 84737

Subdivision: PAINTED HILLS PHASE 1 - Phase: 1

Block: RLINGTON HEIGHTS Parcel #: H-PHRL-1-84, H-PHRL-

Property Owner: RONALD ERTMAN 1-108

Permit Contact: Ryan Scholes P:(435) 628-6500

Email: ryanscholes@alphaengineering.com

CONTACT INFORMATION

General Contractor: PAINTED HILLS PHASE 1 - RLINGTON

License #: HEIGHTS PARTIAL AMENDMENT "A"

City: (LOTS 108 & 84) Zip:

Email:

APPLICATION DETAILS

of Units: 0

custom text:

Valuation

\$

0.00

PERMIT FEES

Planning Fee

\$

150.00

Sub Total:

\$

150.00**Permit Total:**

\$

150.00**Amount Paid:**

\$

150.00**Remaining Due:**

\$

0.00**HURRICANE CITY**
UTAH**APPROVALS****DATE****INFO**

Plan Review Finalized:

Yes

09/26/23

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:**PENDAFP23-18**

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

Applicant Name: Ryan Scholes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

09/26/2023

Application Issued By:

Date:

09/26/2023

Receipt #: 8.172861-09/26/23



STAFF COMMENTS

Agenda Date:	10/12/2023
Application Number:	AFP23-17
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Ronald Ertman
Agent:	Ryan Scholes
Request:	Approval of an Amended Final Plat
Location:	35 S Rlington Parkway
Zoning:	HC/R1-10 ¹
General Plan Map:	General Commercial/Single Family

Discussion: The applicant is requesting an amended final plat for the Painted Hills Phase 1-Rlington Heights subdivision. the lot line between Lots 108 and 84 is proposed to be moved to reflect the existing fence line. A preliminary site plan for a scuba shop and office building was approved for Lot 108 earlier this year.

JUC Comments

JUC Comments are due October 11th, 2023 this report will be updated at that time and sent to the Planning Commission and applicant

1. **Public Works:**
2. **Power:**
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Cable:**
9. **Phone:**
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby

¹ Lot 108 is zoned HC and is mapped as General Commercial on the General Plan Map Lot 84 is zoned as R1-10 and mapped as Single Family

make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

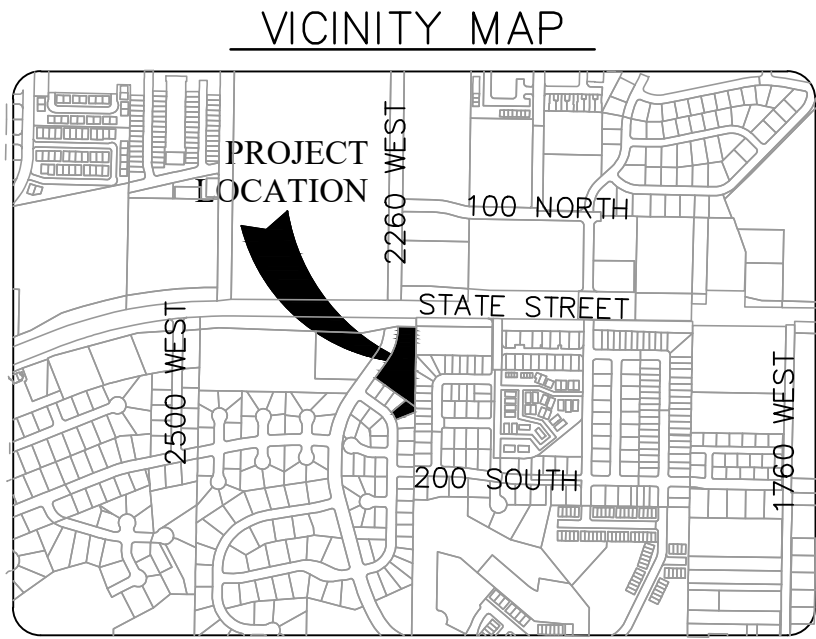
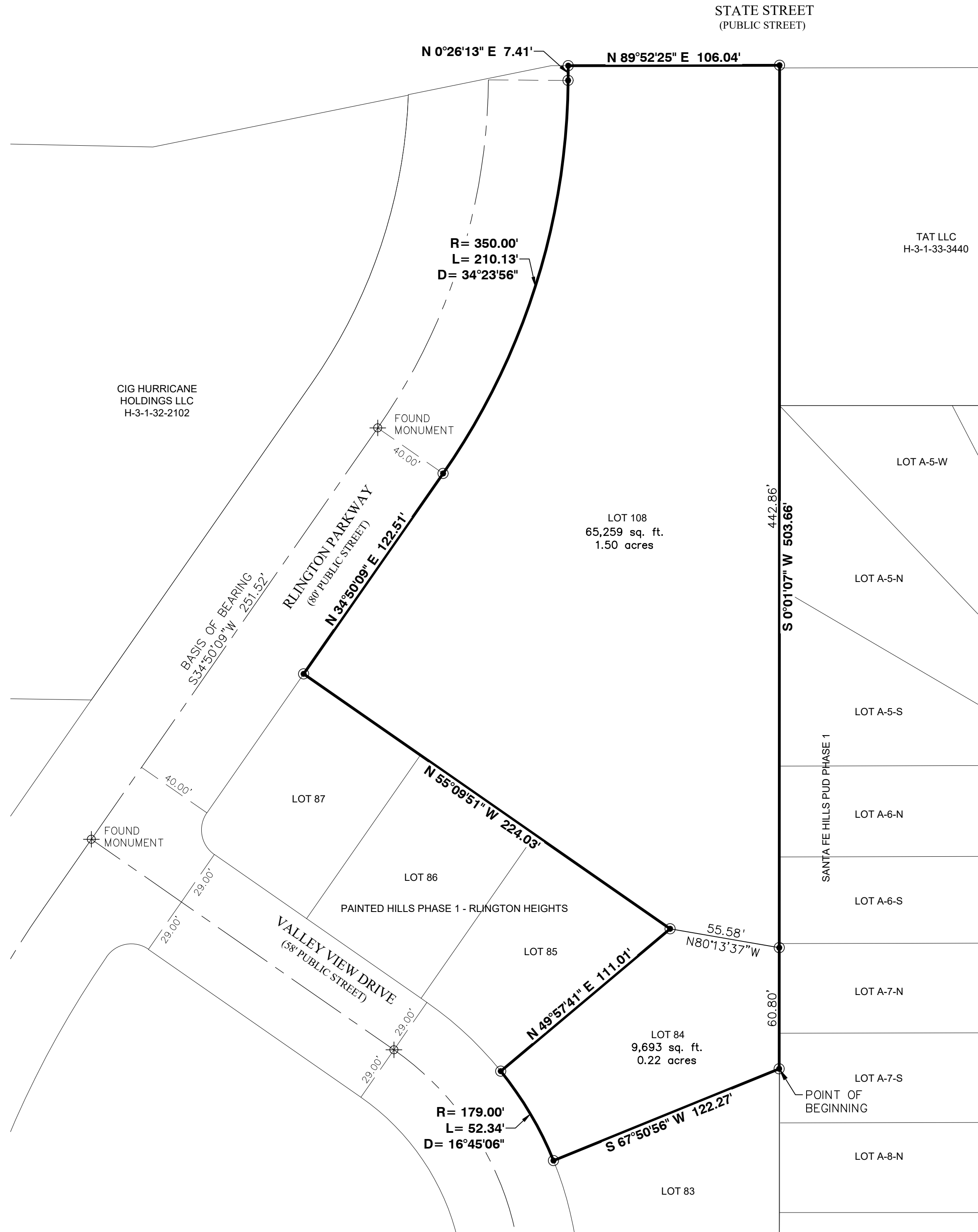
1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note has been added.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details..



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

PAINTED HILLS PHASE 1 – RLINGTON HEIGHTS
PARTIAL AMENDMENT "A"
(LOTS 108 & 84)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



GENERAL NOTES & RESTRICTIONS

THERE EXISTS A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES UNLESS OTHERWISE NOTED.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE LINE BETWEEN LOTS 108 AND 84 OF PAINTED HILLS PHASE 1 - RLINGTON HEIGHTS AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 539482. NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 34°50'09\"/>

MORTGAGEE'S CONSENT TO RECORD

I, K&D FAMILY LLC, A UTAH LIMITED LIABILITY COMPANY, BENEFICIARY OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY GIVE MY CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

K&D FAMILY LLC,
A UTAH LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED BEFORE ME, _____, THE _____ OF K&D FAMILY LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD AND HE DID ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

LEGEND

- ⊕ CLASS 1 (RING & LID) MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- CENTERLINE

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

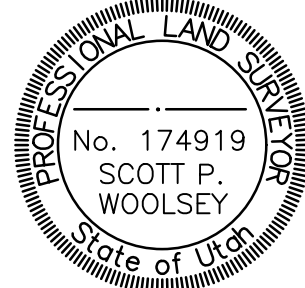
PAINTED HILLS PHASE 1 – RLINGTON HEIGHTS PARTIAL AMENDMENT "A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 83, PAINTED HILLS PHASE 1 - RLINGTON HEIGHTS AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 539482 AND RUNNING THENCE SOUTH 67°50'56\"/>

CONTAINS 74,952 SQUARE FEET OR 1.72 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

PAINTED HILLS PHASE 1 – RLINGTON HEIGHTS PARTIAL AMENDMENT "A"

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

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.

DIVE INVESTORS LLC,
A UTAH LIMITED LIABILITY COMPANY

DAN WESTWOOD
MANAGING MEMBER

THE ERTMAN FAMILY TRUST DATED
OCTOBER 24, 2006

RONALD J. ERTMAN, TRUSTEE

JUDITH L. ERTMAN, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED DAN WESTWOOD, MANAGING MEMBER OF DIVE INVESTORS LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED RONALD J. ERTMAN AND JUDITH L. ERTMAN, TRUSTEES OF THE ERTMAN FAMILY TRUST DATED OCTOBER 24, 2006, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

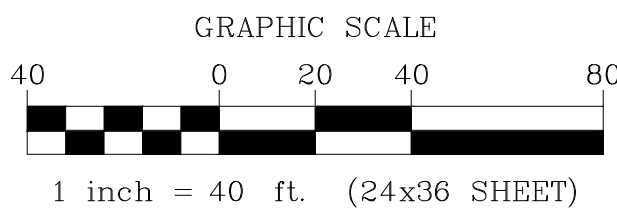
FINAL PLAT OF

PAINTED HILLS PHASE 1 – RLINGTON HEIGHTS
PARTIAL AMENDMENT "A"
(LOTS 108 & 84)

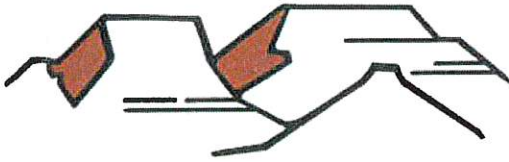
1958--02 FINAL PLAT.DWG (AUGUST 2023)



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2023.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2023.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 2023.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	_____ CITY ENGINEER HURRICANE CITY DATE _____	_____ CITY ATTORNEY HURRICANE CITY	_____ MAYOR HURRICANE CITY ATTEST: CITY RECORDER HURRICANE CITY	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only. \$150.00 Fee

File No. 2022-PP-25

Receipt No. 8-16-800

Name: BRANT TUTTLE, NORTHERN ENGINEERING Telephone: 801-802-8992

Address: 1040 E 800 N, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@ne.utah.com Agent Email: _____

Agent (If Applicable): same as above Telephone: _____

Address/Location of Subject Property: 400 WEST 820 SOUTH, HURRICANE

Tax ID of Subject Property: H-3-2-3-1225 Zone District: R1-15

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) LONE PINE PRELIMINARY

PLAT CONSISTS 5.02 ACRES WITH 9 PROPOSED LOTS FOR AVERAGE OF 1.79 LOTS PER ACRE.
SEE ATTACHED SUMMARY LETTER.

Submittal Requirements: The preliminary plat application shall provide the following:

- ____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ____ a. The proposed name of the subdivision.
 - ____ b. The location of the subdivision, including the address and section, township and range.
 - ____ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ____ d. Date of preparation, and north point.
 - ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ____ 2. Existing Conditions: The preliminary plat shall show:
 - ____ a. The location of the nearest monument.
 - ____ b. The boundary of the proposed subdivision and the acreage included.
 - ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area

_____ 3. Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- _____ b. The layout, numbers, and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- _____ l. Will this subdivision be phased? If yes show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____ 4. Required copies of plans:

- _____ a. Three copies of all full-scale drawings
- _____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

_____ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

_____ 6. Signed and notarized Acknowledgement Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

Date application deemed to be complete: _____ Completion determination made by: _____



September 6, 2022

Mr. Stephen Nelson
City Planning Director
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Lone Pine Subdivision Preliminary Plat Summary

Dear Stephen,

The Lone Pine Subdivision Preliminary Plat contains 9 lots on 5.02 acres for a density of 1.79 lots per acre. Lone Pine Subdivision is located on Strawberry Avenue (400 West Street) and will have roadway, 820 South Street, running easterly through the middle of the property with lots on each side of the new roadway. On the east side of the property the project will dedicated 30 feet for a half roadway dedication for the future 300 South Street. The half dedication of 300 South Street will provide a hammerhead style turnaround for emergency vehicles until the future 300 South Street is fully improved. The subdivision will connect to the existing sewer, water and storm drain located in 400 West Street. At the northwest corner of the property is an existing storm drain inlet box which is connected to an existing storm drain manhole in 400 West Street. A new inlet box will be constructed at the curb and gutter and will connect to the existing storm drain manhole. The parcel of property slopes from east to west and from south to north. The preliminary grading plan shows the existing contours and new proposed contours grading toward the northwest corner of the project. The construction drawings will provide the details for the utility connections and street grades along with a storm water drainage report submitted with the construction drawings. There are no Hurricane Canal Company facilities located on the project site.

We are not aware of any potential geotechnical constraints and there are not aware of any known collapsible soils or geologic fault lines in this area. A soils report will be performed as part of the construction drawing approval process. The property is not located in a desert tortoise area. The main access to the project will be through 400 West Street. The Lone Pine Subdivision will be developed in one phase.

If you have any questions or need any additional information, please contact me.

Thanks,

Brant D. Tuttle, P.E.
Northern Engineering, Inc.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:SS

COUNTY OF)

I (we), Farel L. Campbell, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

Farel L. Campbell
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 6th day of September 2022

[Signature]
(Notary Public)



Residing in: St. George, UT

My Commission Expires: 7-18-2023

Agent Authorization

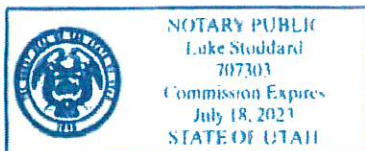
I (we), Farel L. Campbell, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brant Tottle, NEI to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Farel L. Campbell
(Property Owner)

(Property Owner)

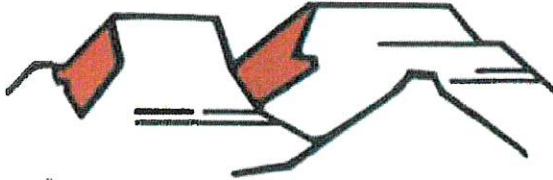
Subscribed and sworn to me this 6th day of September 2022

[Signature]
(Notary Public)



Residing in: St. George, UT.

My Commission Expires: 7-18-2023



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, BRANT TUTTLE, NORTHEAST ENGINEERING, am/are the applicant(s) of the application known as LOVE PINE SUBDIVISION located on parcel(s) H-3-2-3-1225 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this September day of 2022

Applicant Name: BRANT TUTTLE

Name of Signer (if different from Applicant Name): Ferd L. Campbell

Title of Signer: PROPERTY OWNER

Signature: Ferd L. Campbell

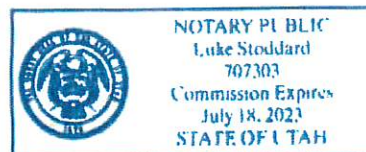
STATE OF Utah)

COUNTY OF Washington)

On the 6 day of September, 2022, personally appeared before me Ferd L. Campbell the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: [Signature]

My Commission Expires: 7-18-2023



All signatures to this Acknowledgment, other than for Applicants signing in an individual capacity, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized to execute the Acknowledgment on behalf of the Applicant (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.). (Ord. No. 2022-37, 6-16-2022)



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

September 7, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Lone Pine Subdivision

Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



STAFF COMMENTS

Update 10/12/2023: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Construction drawings have already been submitted for this subdivision. The original staff report for the approved preliminary plat from October 13, 2022 is pasted below.

Agenda Date:	10/13/2022
Application Number:	2022-PP-25
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brant Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	400 W 820 S
Zoning:	R1-15
General Plan Map:	Single Family

Discussion: The applicant is proposing a nine lot single family subdivision located along 400 W. The zone change for this property was approved earlier this year. A development agreement for the zone change which has been signed which limits this subdivision to nine total lots.



JUC Comments

Public Works: No comments.

Water: Three way valve cluster on 820 South and 400 West. Need to include required secondary irrigation system mirroring culinary water system with tie-in using state approved backflow prevention.

Cable: Need internet fiber note attached to construction plans.

Power: 1 phase power only at this time which is not sufficient, 3 phase power will have to be brought in from 650 South. Easements will need to be obtained in correct locations, Hurricane City Power may be willing to do this as a joint venture.

Sewer: Sewer to storm drain conflict will need to be addressed (if any). Sewer in 300 West alignment planned, please contact the district to coordinate.

Engineering: Hurricane City GIS indicates the existing water line is west of the existing storm drain and storm drain line is 30" existing. Storm drain boxes are preferred over cross gutters. Existing power line and an existing canal water line not called out. A 36" storm drain pipe is shown on Hurricane City's storm drain master plan along 300 W. How will tailwater from the properties to the south be conveyed through the subdivision? Remove "Strawberry Ave" for the final plat, could lead to confusion with addressing. 400 W's existing pavement's condition may require replacement up to 400 W centerline. Rear and side public utility easements can be removed. Proposed 820 S can be a 41' residential minimum cross-section

Streets: Okay with preliminary plat.

Fire: Hydrants spaced 500'. Okay with a temporary hammerhead.

Staff Comments: Preliminary Plat

1. All proposed lots meet the requirements of the R1-15 zone.
 - a. Minimum lot sizes in R1-15 is 12,000 sq ft as long as the average lot size is over 15,000 sq ft
 - i. Average lot size is 19,556 sq ft
2. 300 West is a master planned roadway that is already existing or dedicated in several areas in this region. Staff has already met with the applicant regarding how improvements to 300 West will be done. Staff recommends that improvements to 300 West not be installed before Ash Creek Sewer District puts in its planned sewer line, but applicant should be required to bond for the improvements.
 - a. There is an existing ditch along Future 300 West that will also need to be mitigated.
3. The subdivision will presumably be developed in one phase.
4. A will serve letter from the sanitary and culinary water provider has been provided
5. A note indicating whether the plat is located in a desert tortoise take area has been provided.
6. There are some power alignment issues, especially once other street improvements are installed. The applicant will need to work with the power department to ensure the alignment will work for current and future needs, including obtaining easements.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments with the following conditions:

- That the applicant coordinate with power to extend services to the site, including moving the power line to the proper location
- That the applicant coordinates with the canal company for the future placement and improvements for the canal along the east side of the property.

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE HURRICANE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, HURRICANE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
4. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF HURRICANE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES MUST BE RCP CLASS 111. PIPES SHALL BE INSTALLED ACCORDING TO PERTINENT HURRICANE CITY STANDARDS.

SEWER

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. 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 LINES SLOPES AND DEPTHS.
4. 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.
5. DURING CONSTRUCTION, ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE HURRICANE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST HURRICANE CITY ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWNGS TO HURRICANE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
7. WATERLINES TO BE BEDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE POLY WRAPPED DUCTILE IRON OR PVC C-900.
9. WATER SERVICES SHALL BE TYPE "K" COPPER ONLY.
10. THRUST BLOCKS ARE NOT ALLOWED. JOINT RESTRAINTS ARE REQUIRED. SEE DETAIL SHEET.
11. HURRICANE VALLEY FIRE DISTRICT TO APPROVE THE LOCATION OF FIRE HYDRANTS.
12. ALL MAIN AND SERVICE LINES SHALL MAINTAIN A 10 FOOT SEPARATION BETWEEN WATER AND SEWER.
13. ALL WATER MAINS 10-INCH AND LARGER SHALL BE POLY-WRAPPED DUCTILE IRON.
14. ONLY A PRE-QUALIFIED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE WATER SYSTEM.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON @ 435-674-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS. (115 E. 350 N. ST. GEORGE)
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF THE CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFILL AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. 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 GAS SERVICE TO THIS PROJECT.
8. CONTACT CRAIG HANSEN, (435) 674-6144, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
9. IMPORTANT NOTICE: GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD @ (435) 558-6547.

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITH IN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST THREE WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD DAVID TRAUTNVEIN WITH TDS AT 435-703-8932.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. 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.

LONE PINE SUBDIVISION
PRELIMINARY PLAT
PARCEL H-3-2-3-1225
HURRICANE, UTAH

SEPTEMBER 2022

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
2-1	PRELIMINARY PLAT SHEET 1
2-2	PRELIMINARY UTILITY PLAN
2-3	PRELIMINARY GRADING PLAN
DT-1	TYPICAL STREET CROSS-SECTIONS



VICINITY MAP

-NTS-

CENTURYLINK NOTES

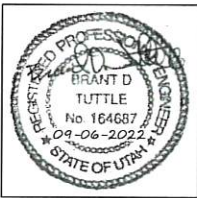
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COST, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT, 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
12. DEVELOPER WILL BE BILLED IN TERMINATION FEE \$99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. 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.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUALITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
17. DEVELOPER WILL BE BILLED A DEVELOPER FUSE BAY FEE. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS.
18. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC (DECORATIVE FOR THIS PROJECT)
19. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
20. POWER IS DEPENDENT ON CORDER PHASE 1 POWER INFRASTRUCTURE. ESPECIALLY ON 2100 W

PARKS

1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPING STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.



ENGINEER
NORTHERN ENGINEERING
BRANT TUTTLE
btuttle@neiutah.com
TEL: 801-802-8992

DEVELOPER
FEREL L. & BEVERLY
CAMPBELL
332 W. 400 S.
HURRICANE, UTAH 84737



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
03-22-042
SHEET NO.
1-1

LONE PINE SUBDIVISION
PRELIMINARY PLAT
PARCEL H-3-2-3-1225
HURRICANE, UTAH
AUGUST 2022



0 10 20 40 60 80 100 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

FOUND R/L MON.
NORTH 1/4 CORNER
SECTION 3
T42S,R13W,SLB&M

FOUND R/L MON.
NE CORNER SECTION 3
T42S,R13W,SLB&M

H-3-2-3-1224
RONALD & KRISTINE G.
REEVE

BOUNDARY DESCRIPTION

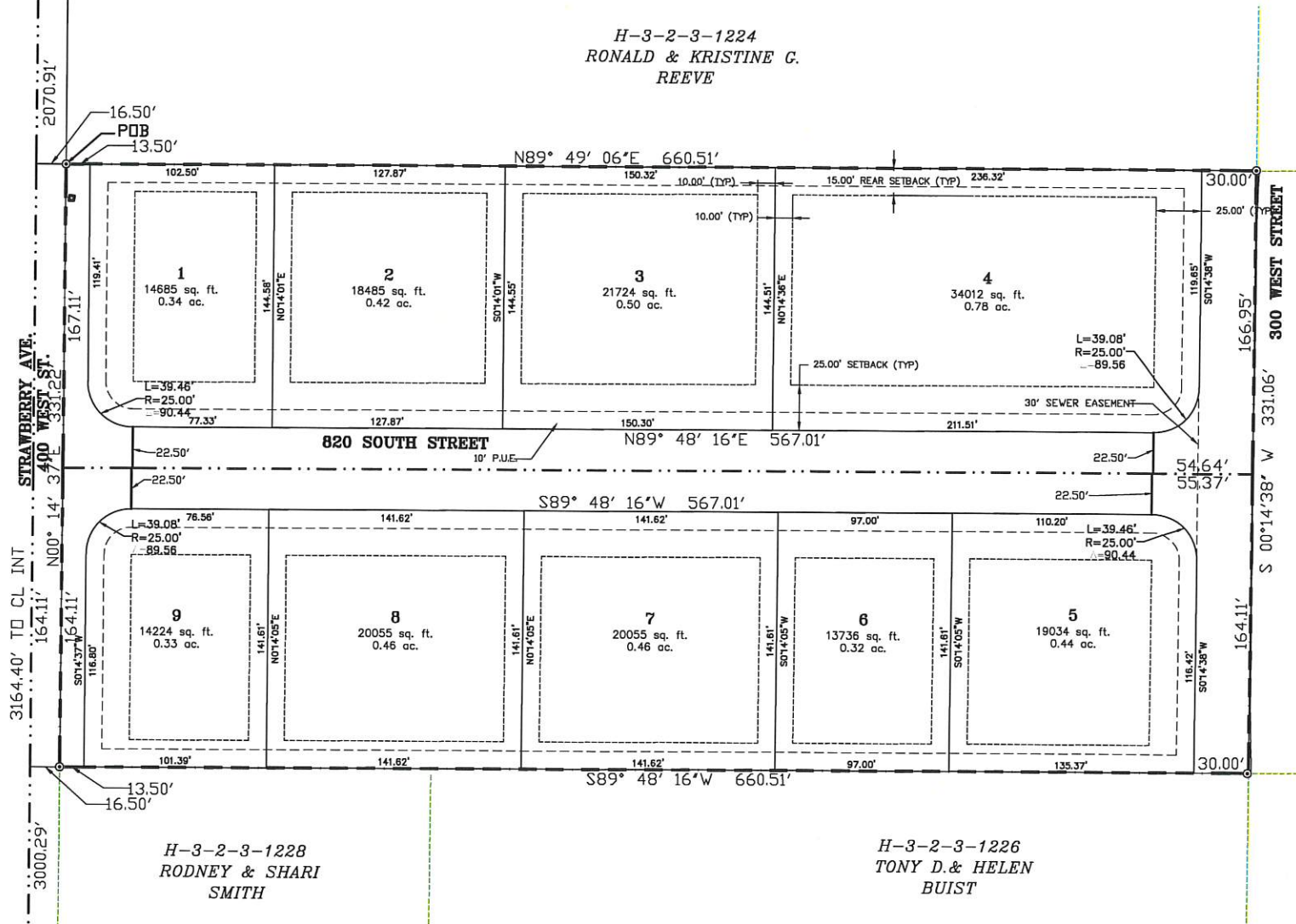
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT (20), BLOCK EIGHT (8), HURRICANE FIELD SURVEY, AS RECORDED IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

MORE PARTICULARLY DESCRIBED AS BEING N89°51'12"W 1182.37 FEET AND S00°14'37"W 2070.82 FEET FROM THE NORTHEAST CORNER OF SECTION 3 TO THE POINT OF BEGINNING;
THENCE N 89°49'06"E 660.51 FEET; THENCE S00°14'38"W 331.06 FEET; THENCE S89°48'16"W 660.51 FEET; THENCE N00°14'37"E 331.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.02 ACRES

LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SECTION LINE
- ADJOINING PROPERTIES



H-3-2-3-1221
PAUL B. & ELLA S.
NAAG

ENGINEER
NORTHERN ENGINEERING
BRANT TUTTLE
btuttle@nelutah.com
TEL: 801-802-8992

DEVELOPER
FEREL L. & BEVERLY
CAMPBELL
332 W. 400 S.
HURRICANE, UTAH 84737

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

LONE PINE SUBDIVISION

PRELIMINARY PLAT
HURRICANE, UTAH

JOB NO.
FLC
SHEET NO.
2-1

LEGEND

- EXISTING POWER POLE

PROPOSED FIRE HYDRANT

PROPOSED SIGN

SUBDIVISION/LOT BOUNDARY

CENTERLINE

ADJACENT BOUNDARY LINES

EASEMENT

DHP

EXISTING OVER HEAD POWER

EXISTING FENCE LINE

EXISTING DITCH

SS

SANITARY SEWER

V

WATER LINE

LONE PINE SUBDIVISION
PRELIMINARY UTILITY PLAN

HURRICANE, UTAH
AUGUST 2022



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

CONSTRUCTION NOTES

- 1

NEW 8" PVC C-900 WATER MAIN
- 2

NEW 3/4" WATER SERVICE WITH METER AND YOKE AND 2"X 4" MARKER AT END OF SERVICE
- 3

NEW FIRE HYDRANT WITH 6" VALVE
- 4

NEW 8" GATE VALVE
- 5

NEW 8" TEE
- 6

NEW 8" PLUG
- 7

NEW 8" PVC SEWER LINE
- 8

NEW 48" SEWER MANHOLE
- 9

NEW 4" SEWER LATERAL WITH PLUG STUBBED UP 3' BELOW ROUGH GRADE MARKED WITH T-POST 3' ABOVE GRADE. MATCH 4" PIPE CROWN W/8" MAIN CROWN.
- 10

NEW 8" SEWER CAP
- 11

HANDICAP ACCESS RAMP
- 12

NEW STREET LIGHT
- 13

NEW STOP SIGN/STREET SIGN / STOP BAR
- 14

NEW STORM DRAIN INLET BOX
- 15

NEW STORM DRAIN MANHOLE
- 16

NEW 15" RCP STORM DRAIN LATERAL
- 17

NEW 15" RCP STORM DRAIN CURB FACE INLET
- 18

EXISTING 18" STORM DRAIN LINE
- 19

EXISTING 8" SEWER LINE
- 20

NEW 60" SEWER MANHOLE
- 21

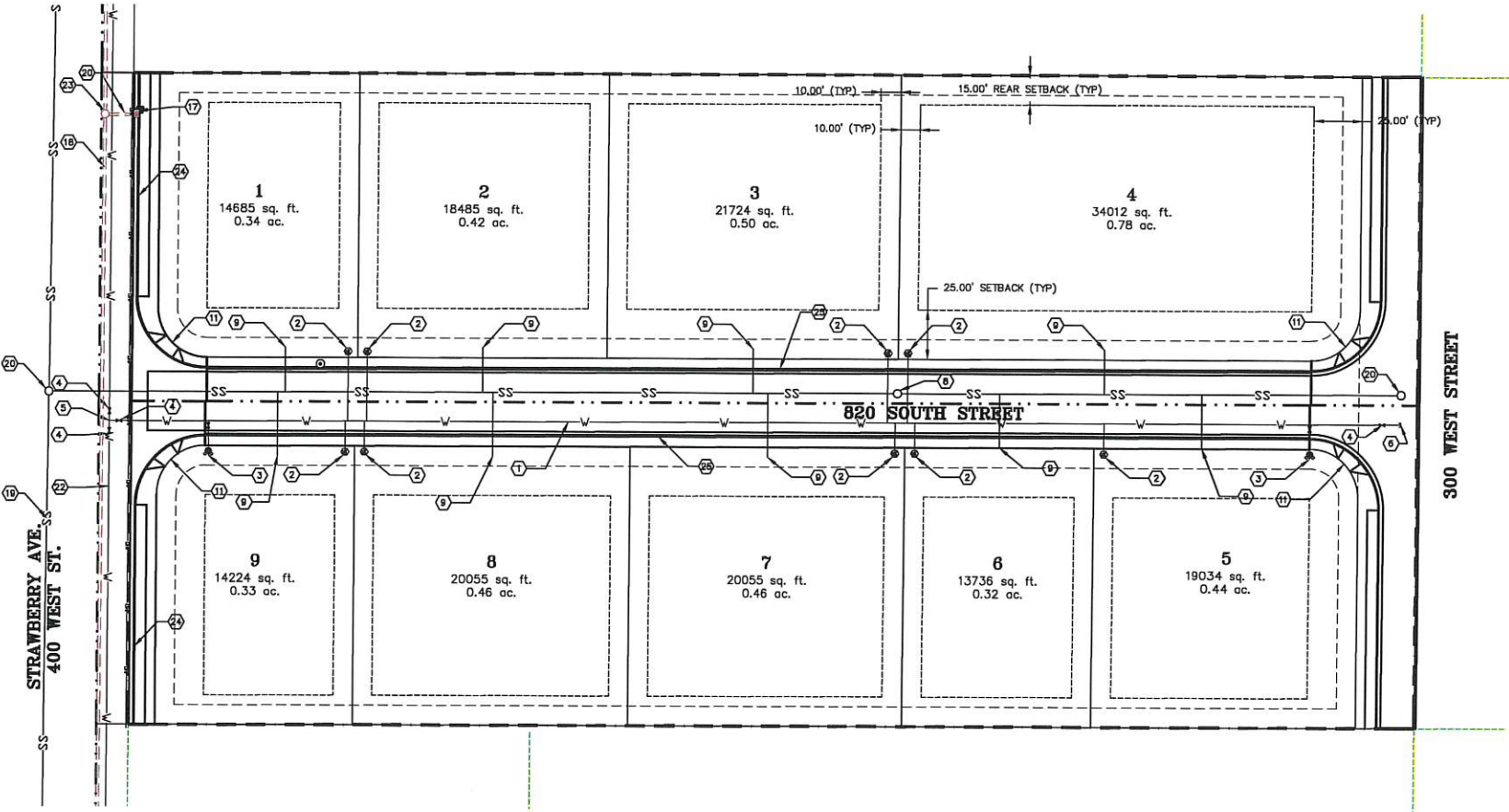
EXISTING 60" SEWER MANHOLE
- 22

EXISTING 8" WATER LINE
- 23

EXISTING STORMDRAIN MANHOLE
- 24

HB30-7 CURB AND GUTTER
- 25

RJ30 CURB AND GUTTER



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:		DATE:
4			DRAWN BY:		DATE:
3			CHECKED BY:		DATE:
2			APPROVED:		DATE:
1			CDO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. CDO FILE:	DATE:
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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

LONE PINE SUBDIVISION

PRELIMINARY UTILITY PLAN

HURRICANE, UTAH

JOB NO.
3-21-042

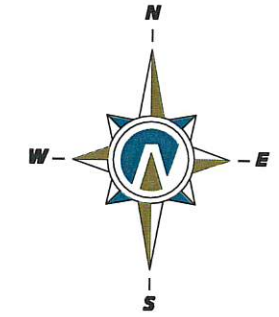
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2-2

LEGEND

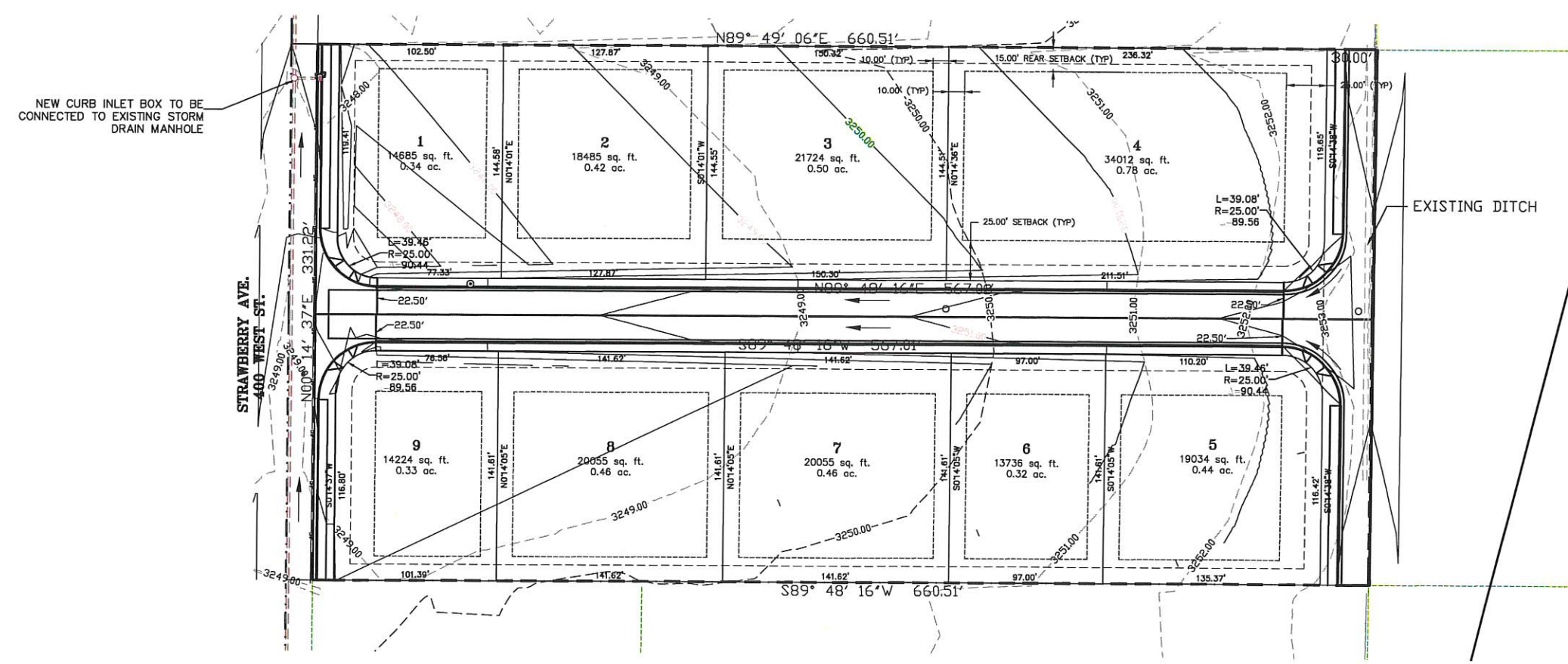
- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- SUBDIVISION/LOT BOUNDARY
- CENTERLINE
- ADJACENT BOUNDARY LINES
- EASEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- SANITARY SEWER
- WATER LINE

LONE PINE SUBDIVISION
PRELIMINARY GRADING PLAN

HURRICANE, UTAH
JUNE 2022



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



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5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE
REV. COGO FILE:		



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
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LONE PINE SUBDIVISION

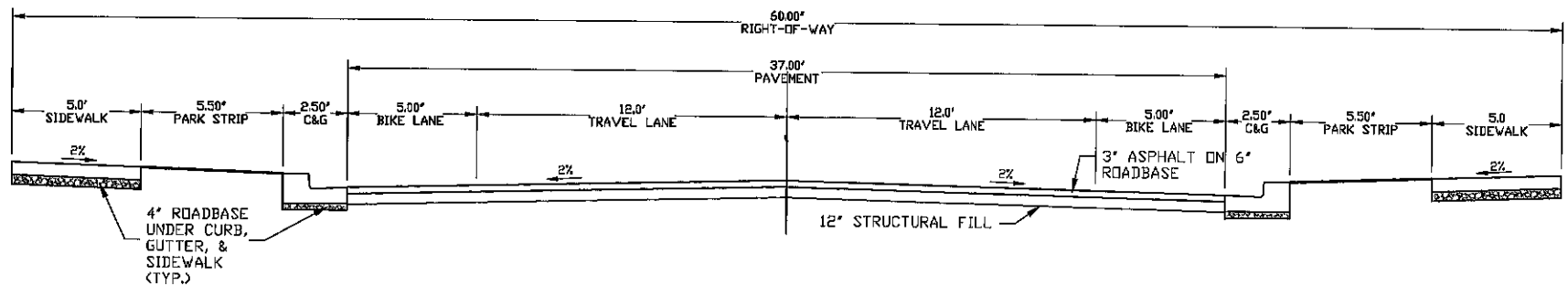
PRELIMINARY GRADING PLAN

HURRICANE, UTAH

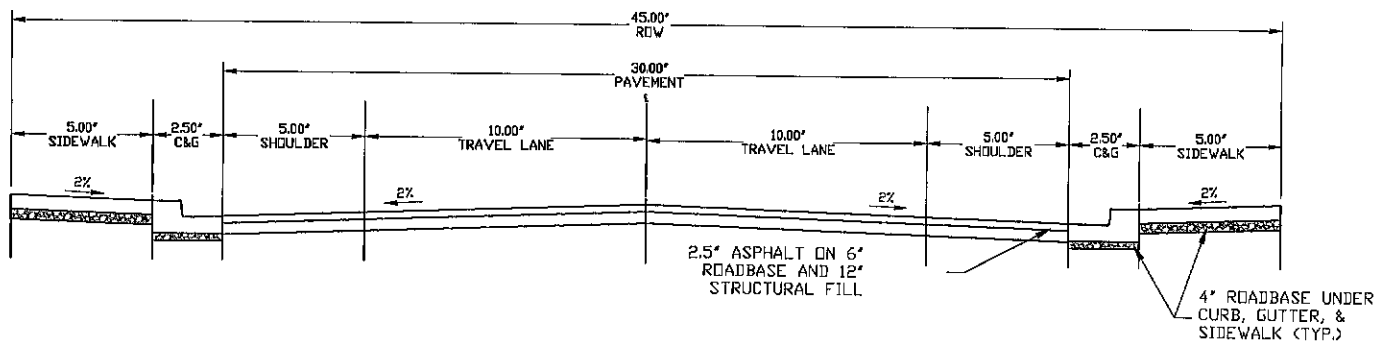
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3-21-042

SHEET NO.
2-3

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
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AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



60' MINOR COLLECTOR STREETS CROSS-SECTION
STRAWBERRY AVE.(400 WEST) & 300 WEST STREET



45' RESIDENTIAL LOCAL STREETS CROSS-SECTION
820 SOUTH STREET

6	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
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NO.	REVISIONS	BY DATE REV. CDDO FILE

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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

LONE PINE SUBDIVISION

ROAD CROSS SECTION

HURRICANE, UTAH

JOB NO.
3-21-083

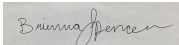
SHEET NO.
DT-1



Application

Permit #:
Issue Date:

FSP23-34
10/03/2023

Application Accepted Date: 10/02/2023		Valuation		\$	0.00						
Type of Improvement: Site Plan (Final)		PERMIT FEES									
Description:		Planning Fee		\$	250.00						
		Planning Fee		\$	250.00						
Tenant / Project Name: Final Site Plan - Hurricane LDS		Sub Total:		\$	250.00						
Bldg. Address: 4300 W Dixie Spring Road		Permit Total:		\$	250.00						
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00						
Subdivision: Sandstone Fields Subdivision Phase:		Remaining Due:		\$	0.00						
Block: Lot #: 7, 8, 22 Parcel #: H-SSF-7, H-SSF-8, H-SSF-22											
Zone: r1-10											
Property Owner: LDS Church											
Permit Contact: Brian Scott P:(801) 828-8134											
Email: brian@uncommonarch.com											
CONTACT INFORMATION											
Engineer of Record: Daniel Canning											
Email: daniel@mcneileng.com P: (801) 255-7700											
General Contractor: Final Site Plan - Hurricane LDS											
License #: 85951980-0301 Meetinghouse / Brittany Johnson (801) 417-9951											
Address: 654 W. Center Street											
City: Midvale State: Utah Zip: 84047											
Email: brittany@uncommonarch.com											
APPLICATION DETAILS											
# of Units: 0		custom text:									
Setbacks											
Front: Rear: Left: Right:											
Min.											
Actual:											
APPLICATION NUMBER: PENDFSP23-34											
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.											
Applicant Name: Brian Scott											
Signature of Applicant/Authorized Agent or Owner: Date:											
Application Approved By: Date:											
 10/03/2023											
Application Issued By: Date:											
10/03/2023											
Receipt #: 8.172937-10/03/23											



STAFF COMMENTS

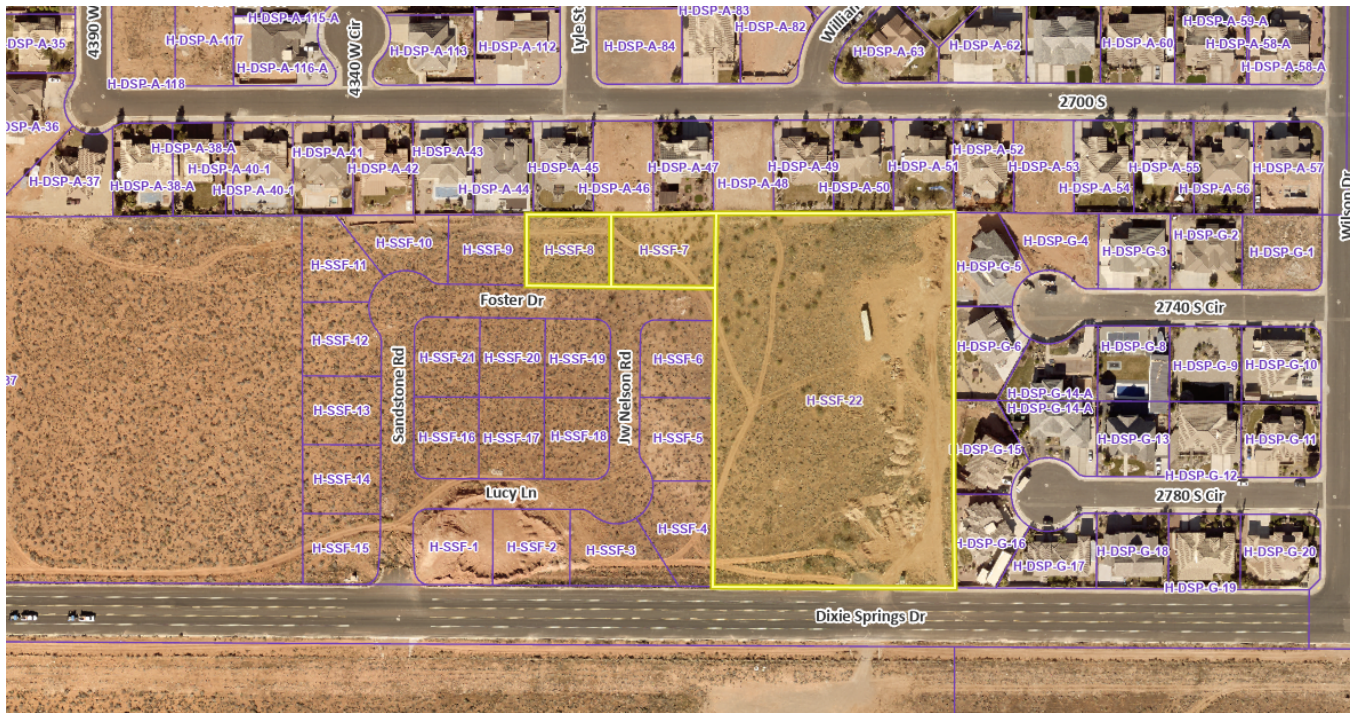
Agenda Date:	10/12/2023
Application Number:	FSP23-34
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	LDS Church
Agent:	Brittany Johnson
Request:	Approval of a Final Site Plan
Location:	4300 W Dixie Springs Dr
Zoning:	R1-10
General Plan Map:	Single Family

Discussion:

The applicant has filed a final site plan for a LDS meetinghouse/stake center along Dixie Springs Drive. This consists of Lots 7, 8, and 22 of the Sandstone Fields subdivision.

JUC Comments

Construction drawings were signed off in September 2023



Staff Comments: Final Site Plan

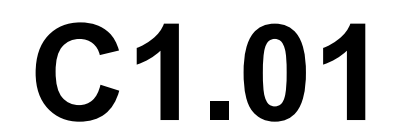
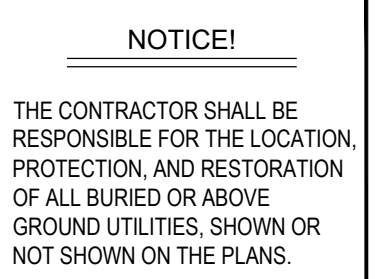
1. The proposed use is a permitted use in the R1-10 zoning.
2. Parking Requirement: Per HCC 10-34-10

Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
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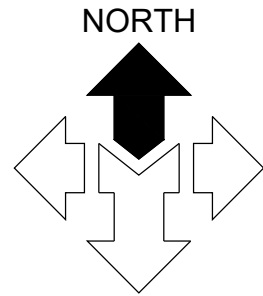
3. The applicant has stated that 219 stalls are required and 292 are provided.
4. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way with one tree and two shrubs for every 35' of frontage and that seven percent of the parking lot area shall be landscaped. The proposed landscape plan meets this code with one exception.
 - a. HCC 10-32-12 (B) 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."* The grass lawn area shown near the pavilion area meets this code, however the area in front of the building does not qualify as an active recreation area and grass must be removed from the plan.

5. The lot is flat; there are no concerns about slopes on the property.
6. Building elevations have been submitted. The maximum height in this zone is 35'. The proposed 70' steeple is exempt from the zoning's height limitations per HCC 10-37-12.
7. As seen in the parcel map above there are currently three parcels on site. An amended final plat would be needed to combine them; there is no requirement in city code for the applicant to do this.
8. An outdoor lighting plan has been submitted. All lighting will need to be shielded, pointed downwards, light poles under 18' tall, and less than 4,000 K.

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



AMENDMENT AND EXTENSION
PLAT "A" (DOC. #601291)



SCALE: 1" = 30'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C3.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.03.
- 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
- STORM DRAIN PIPE PER, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- STORMTECH MC-3500 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 30.137 C.F. TOTAL REQUIRED STORAGE = 29.625 C.F. SEE DETAIL, SHEET C5.05. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
- LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
- 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR, SEE DETAIL 'P', SHEET C5.02 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 2974.50', ORIFICE SIZE = 3' 0"
- 6" HDPE PIPE FROM DOWNSPOUT BASIN, SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M' & 'N', ON SHEET C5.01.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

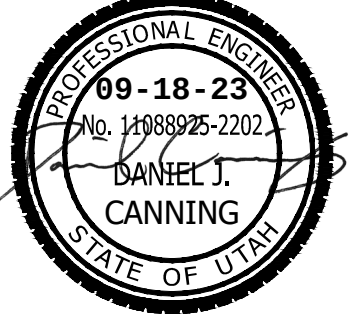
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McNEIL ENGINEERING
1800 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.225.7108 mceilingengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

HURRICANE WEST

4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER: 501-6745

OWNER: Owner

DATE: Issue Date

REV	DATE	DESCRIPTION
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GRADING AND
DRAINAGE PLAN

C2.01

HURRICANE CITY DATA

CH. 32: LANDSCAPING AND SCREENING

ZONED AS	RESIDENTIAL (R-10)	
TOTAL SITE AREA	192,336 S.F.	
ON-SITE LANDSCAPE AREA	52,869 S.F. = 27%	
	REQUIRED	PROVIDED
GENERAL:		
FOUNDATION PLANTING - 50% OF BUILDING FRONTAGE		YES
FRONT YARD:		
SETBACK	20' MIN.	YES
TREES - 1 PER 35' OF STREET FRONTAGE	331' / 35 = 9	10
SHRUBS - 3 PER 35' OF STREET FRONTAGE	3 x (331' / 35) = 28	>28
PARKING:		
REQUIRED LANDSCAPE AREA	7% MIN. = 7,970 S.F.	14,000 S.F. = 12.3%
TREES - 1 PER 10 STALLS	299 STALLS / 10 = 30	31
SHRUBS - 2 PER 10 STALLS	2 x (299 STALLS / 10) = 60	>60
LANDSCAPE AREA MINIMUM SIZE	25 S.F.	YES

DESIGN CRITERIA

ECO-REGION	10.2 - SOUTHERN WARM DESERT
CLIMATE ZONE	8A
ZONING ORDINANCE	HURRICANE CITY
WATER AVAILABILITY	70 P.S.I.
SOIL TYPE	SILTY SAND, LOAMY SAND
SLOPES	MODERATE
WIND	
SETBACKS/EASEMENTS	FRONT SETBACK - 20'
MICROCLIMATES	
SOIL PH	7.0-7.6
LAWN AREA PERCENTAGE	10%
UNDEVELOPED PROPERTY	NONE
IRRIGATION SYSTEM	YES

PLANT COVERAGE

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%		FRAME BUILDING	5 / 104 = 5%	39 TREES REQUIRED ON-SITE TOTAL
PRIMARY ENTRIES	30% - 55%		FRAME ENTRY	10 / 104 = 10%	
BUILDING PERIMETER	25% - 45%		ACCENT BUILDING	5 / 104 = 5%	
PERIMETER	5% - 15%		SCREEN LOT	60 / 104 = 58%	

LANDSCAPE DATA

TOTAL SITE AREA	192,336 S.F. = 4.2 AC.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	54,523 S.F.	28%	N/A
SHRUBS/GROUND COVER		50%	50%
LAWN AREA	5,129 S.F.	10%	N/A
TREES ON SITE	102	N/A	41 / 40%

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	
DECIDUOUS TREES						
	6	THORNLESS PALO VERDE	CERCIDIUM X 'DESERT MUSEUM'	24" BOX	D/L501	
	18	RIO GRANDE ARIZONA ASH	FRAXINUS VELUTINA 'RIO GRANDE'	24" BOX	D/L501	
	5	THORNLESS TEXAS HONEY MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	24" BOX	D/L501	
	5	HOLLY OAK	QUERCUS ILEX	2" CAL.	D/L501	
	47	CHASTE TREE	VITEX AGNUS-CASTUS	24" Box	D/L501	
EVERGREEN TREES						
	6	BLUE GHOST EUCALYPTUS	EUCALYPTUS MICROTHECA 'BLUE GHOST'	24" BOX	D/L501	
PALM TREES						
	6	HYBRID FAN PALM	WASHINGTONIA X FILIBUSTA	SEE PLAN FOR SPECIFIC SIZES	E/L501	
	9	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS	24" BOX MULTI-TRUNK	E/L501	
SHRUBS						
	42	MEXICAN PARRY'S AGAVE	AGAVE PARRYI 'NEOMEXICANA'	5 GAL.	B/L501	
	136	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	5 GAL.	B/L501	
	21	SILVER DESERT SPOON	DASYLIRION WHEELERI	3 GAL.	B/L501	
	21	GIANT HESPERALOE	HESPERALOE FUNIFERA	5 GAL.	B/L501	
	74	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	B/L501	
	71	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL.	B/L501	
	21	CHIHUAHUAN SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	B/L501	
ORNAMENTAL GRASSES						
	132	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L501	
	200	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L501	
	142	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL.	A/L501	
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
	5,601 S.F.	"DESERT BLEND" SOD	INSTALL OVER MINIMUM 5" TOPSOIL LAYER.		RED DESERT SOD. REDDESERTSODFARM.COM, (435) 256-6421 OR APPROVED EQUAL	H/L501
BOULDERS						
	274	"ANASAZI" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4"	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	G/L501
CRUSHED ROCK						
	47,127 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	373 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2"-4" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	412 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	4"-8" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL					

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL/NOZZLE	DETAIL
OUTLETS				
	4" POP-UP ROTOR HEAD	RAIN BIRD	5000 Series 04in Pop-Up PRS MPR	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15Q	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15H	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15F	A/L502
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	F/L502
	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	150-PESB	E/L502
OTHER EQUIPMENT				
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	HYDROPOINT	WEATHERTRAK ET PRO3	C&D/L504
	CONCRETE PAD FOR FILTER ASSEMBLY			C/L503
SYMBOL	TYPE	MATERIAL		DETAIL
	1" DRIP SUPPLY LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.		C/L502
	1-1/2" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.		C/L502
	3/4" - 1-1/2" LATERAL LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.		C/L502
	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC		B/L502
	VALVE NUMBER			
	VALVE FLOW			

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	DETAIL
BLUE GHOST EUCALYPTUS	TREE DRIP RING	I/L502
CHASTE TREE	TREE DRIP RING	I/L502
HOLLY OAK	TREE DRIP RING	I/L502
HYBRID FAN PALM	DEEP ROOT WATERING SYSTEM	A/L504
MEDITERRANEAN FAN PALM	DEEP ROOT WATERING SYSTEM	A/L504
RIO GRANDE ARIZONA ASH	TREE DRIP RING	I/L502
THORNLESS PALO VERDE	TREE DRIP RING	I/L502
THORNLESS TEXAS HONEY MESQUITE	TREE DRIP RING	I/L502
BLONDE AMBITION BLUE GRAMA GRASS	(1) 2-GPH Emitter	B/L504
BLUE RUG JUNIPER	(1) 2-GPH Emitter	B/L504
CHIHUAHUAN SAGE	(1) 2-GPH Emitter	B/L504
GIANT HESPERALOE	(1) 2-GPH Emitter	B/L504
MEXICAN PARRY'S AGAVE	(1) 2-GPH Emitter	B/L504
PANCHITO MANZANITA	(1) 2-GPH Emitter	B/L504
RED YUCCA	(1) 2-GPH Emitter	B/L504
REGAL MIST DEER GRASS	(1) 2-GPH Emitter	B/L504
SAPPHIRE BLUE OAT GRASS	(1) 2-GPH Emitter	B/L504
SILVER DESERT SPOON	(1) 2-GPH Emitter	B/L504

DRAWING INDEX

SHEET	DESCRIPTION
L001	LANDSCAPE TABLES & SCHEDULES
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L121	LANDSCAPE IRRIGATION PLAN
L122	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84059
uncommonarch.com
(801) 417-9951



HURRICANE WEST
4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Property Number:
501-6745

JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV DATE DESCRIPTION

LANDSCAPE
TABLES &
SCHEDULES

L001

01 January, 2000

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
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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.



REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
DETAIL IL501
- L-2. EXISTING BLOCK WALL TO REMAIN
- L-3. NEW BLACK CHAIN LINK OR WROUGHT IRON FENCING
- L-4. NEW BLOCK WALL, BY OTHERS

GENERAL NOTE

- REFER TO SHEET L001 FOR LANDSCAPE SCHEDULE.

HURRICANE WEST

4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

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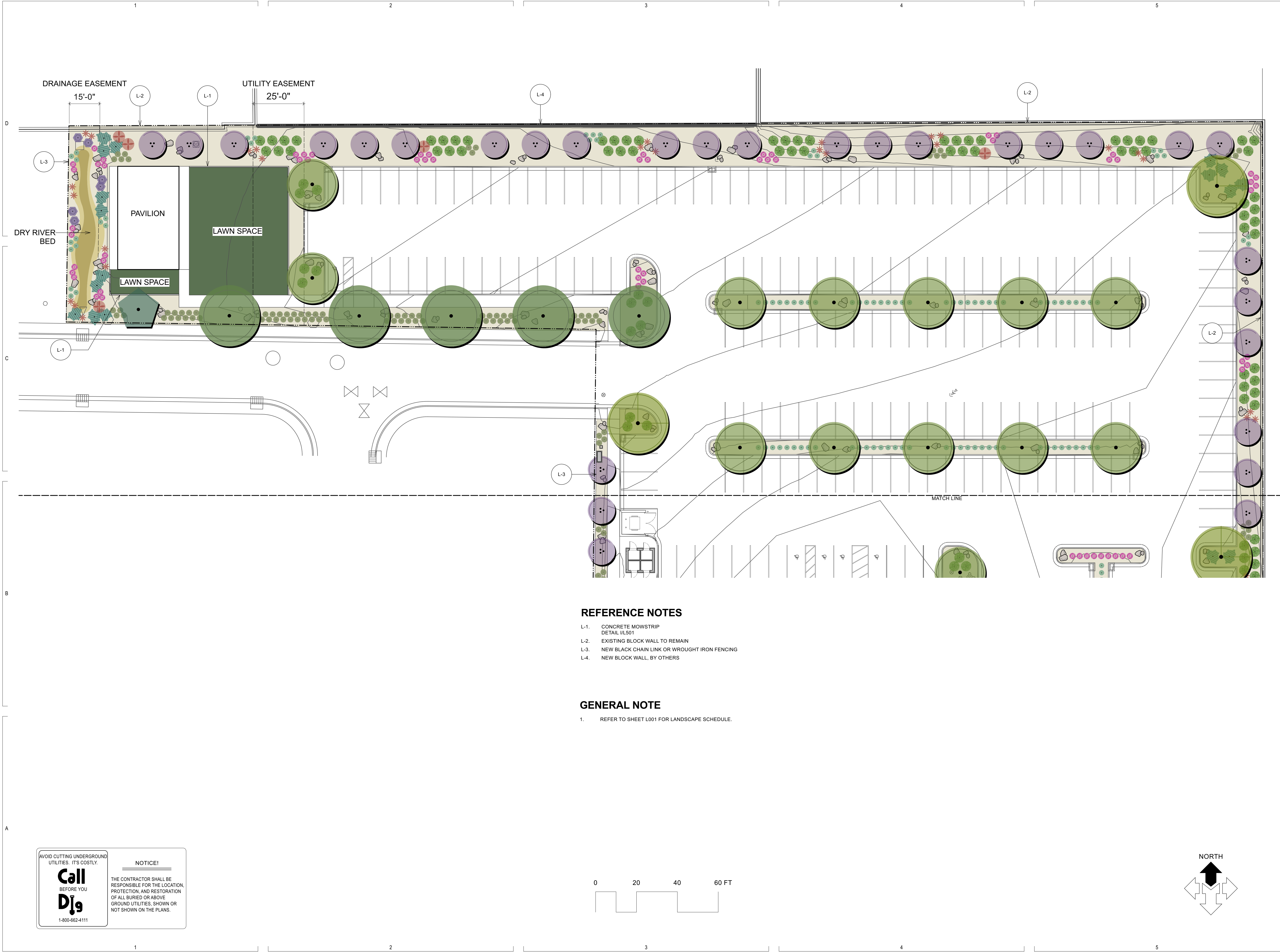
JOB NUMBER: 23219
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REV	DATE	DESCRIPTION
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LANDSCAPE
PLANTING PLAN

L111

01 January, 2000



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GENERAL NOTE

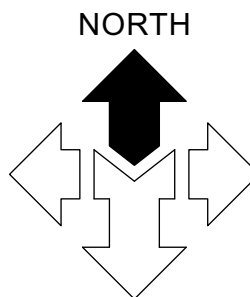
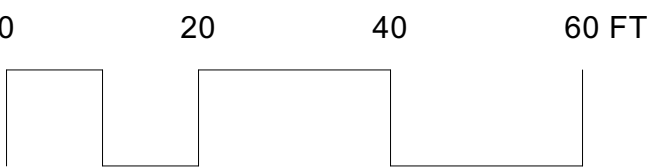
- 1. REFER TO SHEET L001 FOR LANDSCAPE SCHEDULE.

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SOUTH JORDAN, UT 84009 (801) 417-9951

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/28/2023
LICENSED LANDSCAPE ARCHITECT

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9605 South Sandhills Parkway, Suite 200, Sandy, Utah 84070 (801) 225-7700 mcnileengineering.com
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Structural Engineering • Land Surveying & HDS

HURRICANE WEST
4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Property Number:
501-6745

JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV	DATE	DESCRIPTION
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LANDSCAPE
PLANTING PLAN

L112

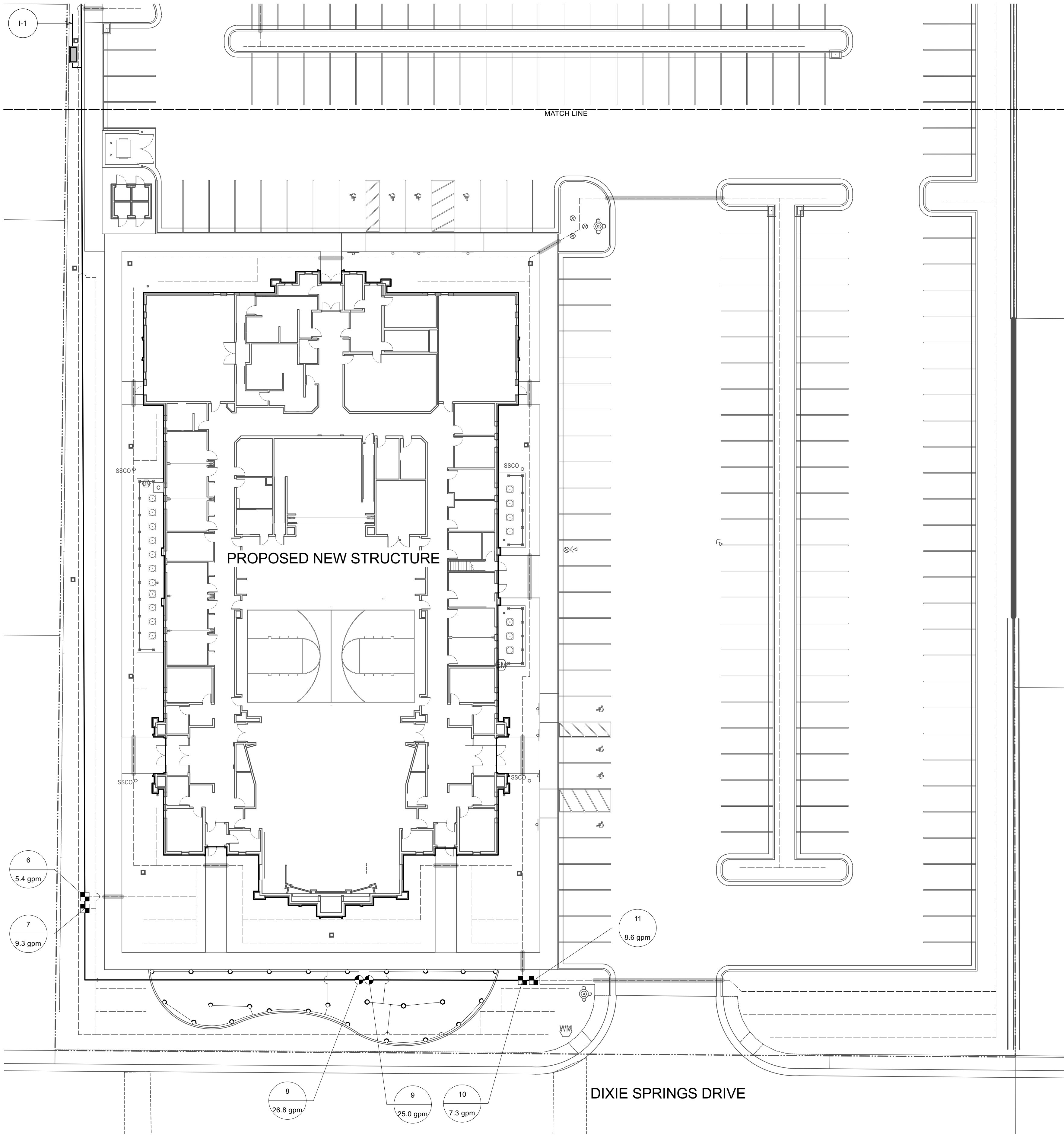
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1-800-662-4111

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.



REFERENCE NOTES

- I-1. POINT OF CONNECTION (POC) TO SECONDARY WATER FOR IRRIGATION SYSTEM
SEE DETAIL A/L503

GENERAL NOTE

1. REFER TO SHEET L001 FOR IRRIGATION SCHEDULE AND EMITTER SCHEDULE.



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84059
uncommonarch.com
(801) 417-9951



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Engineering and Sustainable Design, Professional Team Knowledge Trust
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

HURRICANE WEST

4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Property Number:
501-6745

JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV	DATE	DESCRIPTION
-----	------	-------------

LANDSCAPE
IRRIGATION PLAN

L121



uncommon
architects

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SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951



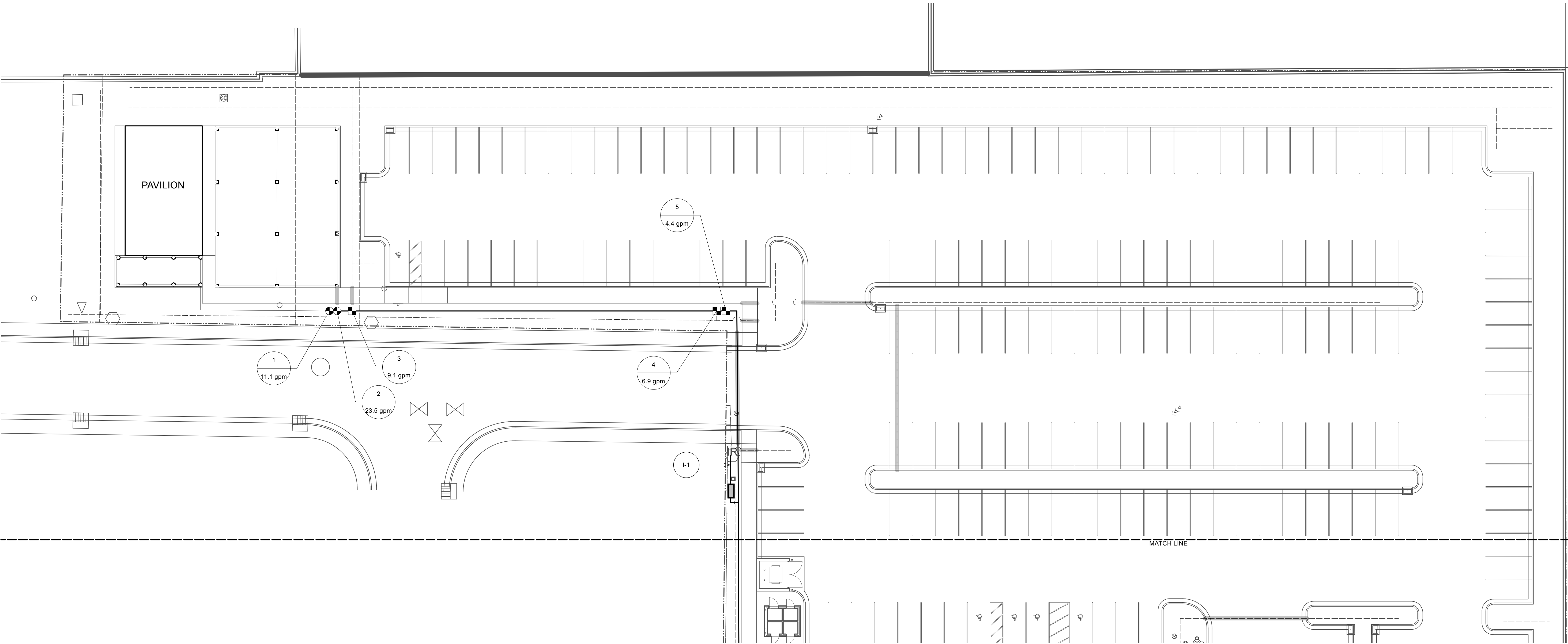
McNEIL ENGINEERING
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8605 South Sand Parkway, Salt Lake City, Utah 84020 801.225.7700 mcneilengineering.com
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REFERENCE NOTES

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FOR IRRIGATION SYSTEM
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HURRICANE WEST
4300 WEST DIXIE SPRING ROAD
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LANDSCAPE
IRRIGATION PLAN

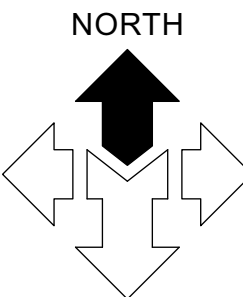
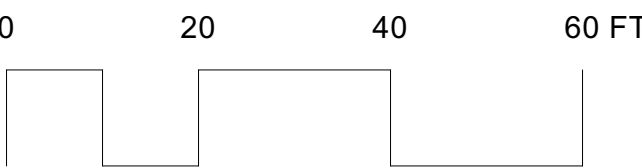
L122

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

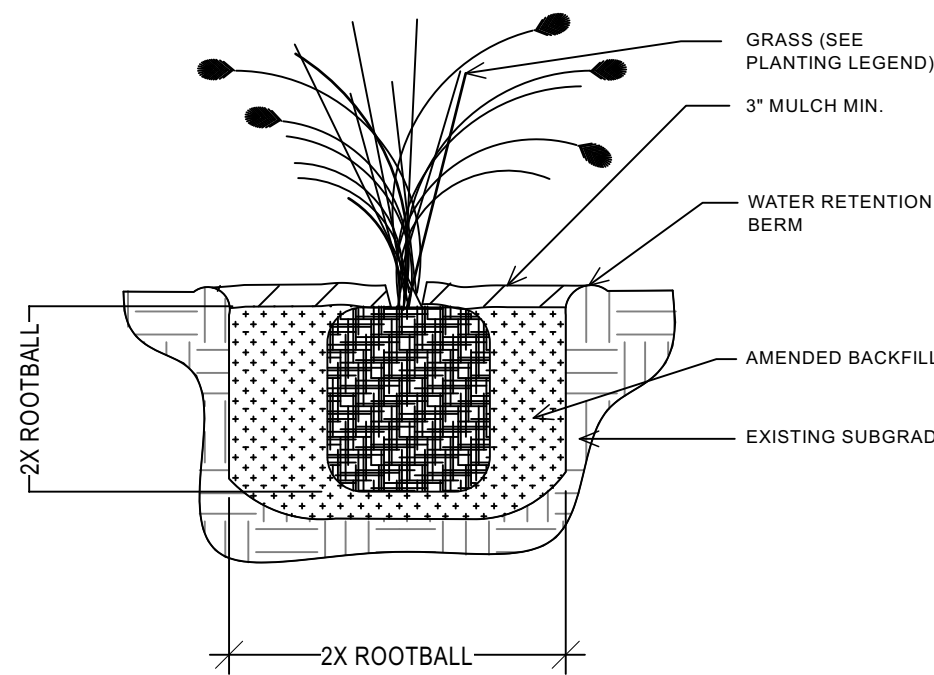
Call
BEFORE YOU
DIG
1-800-662-4111

NOTICE!

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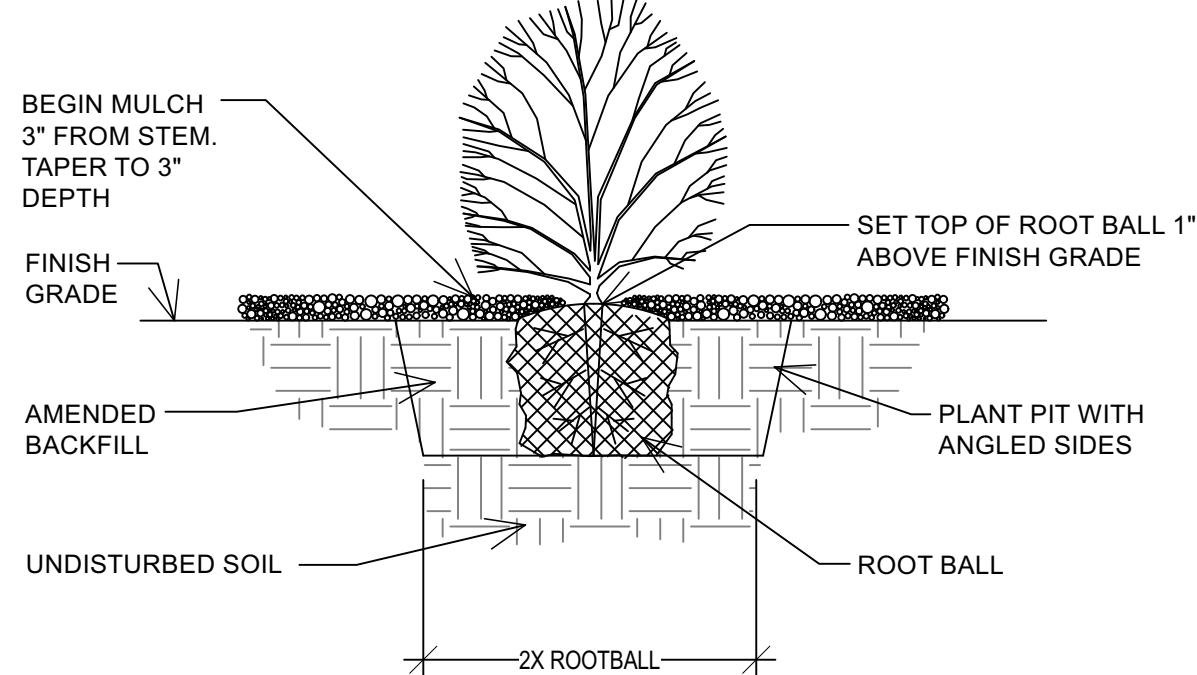


01 January, 2000



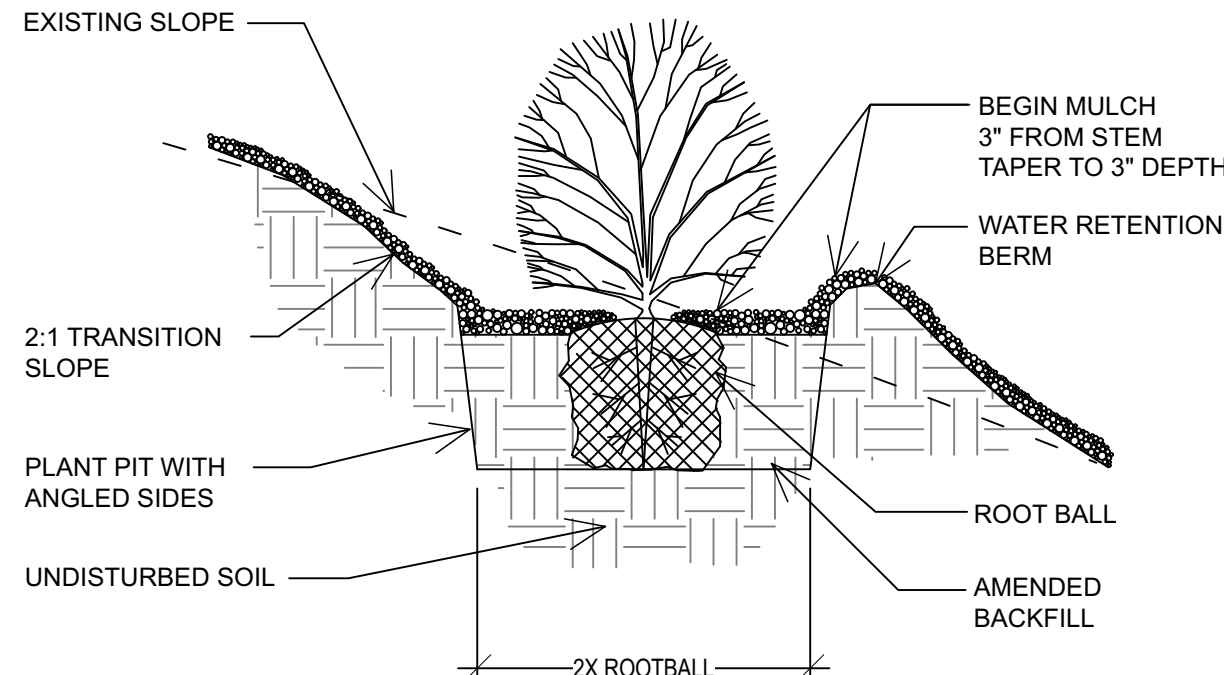
A ORNAMENTAL GRASSES PLANTING

NOT TO SCALE



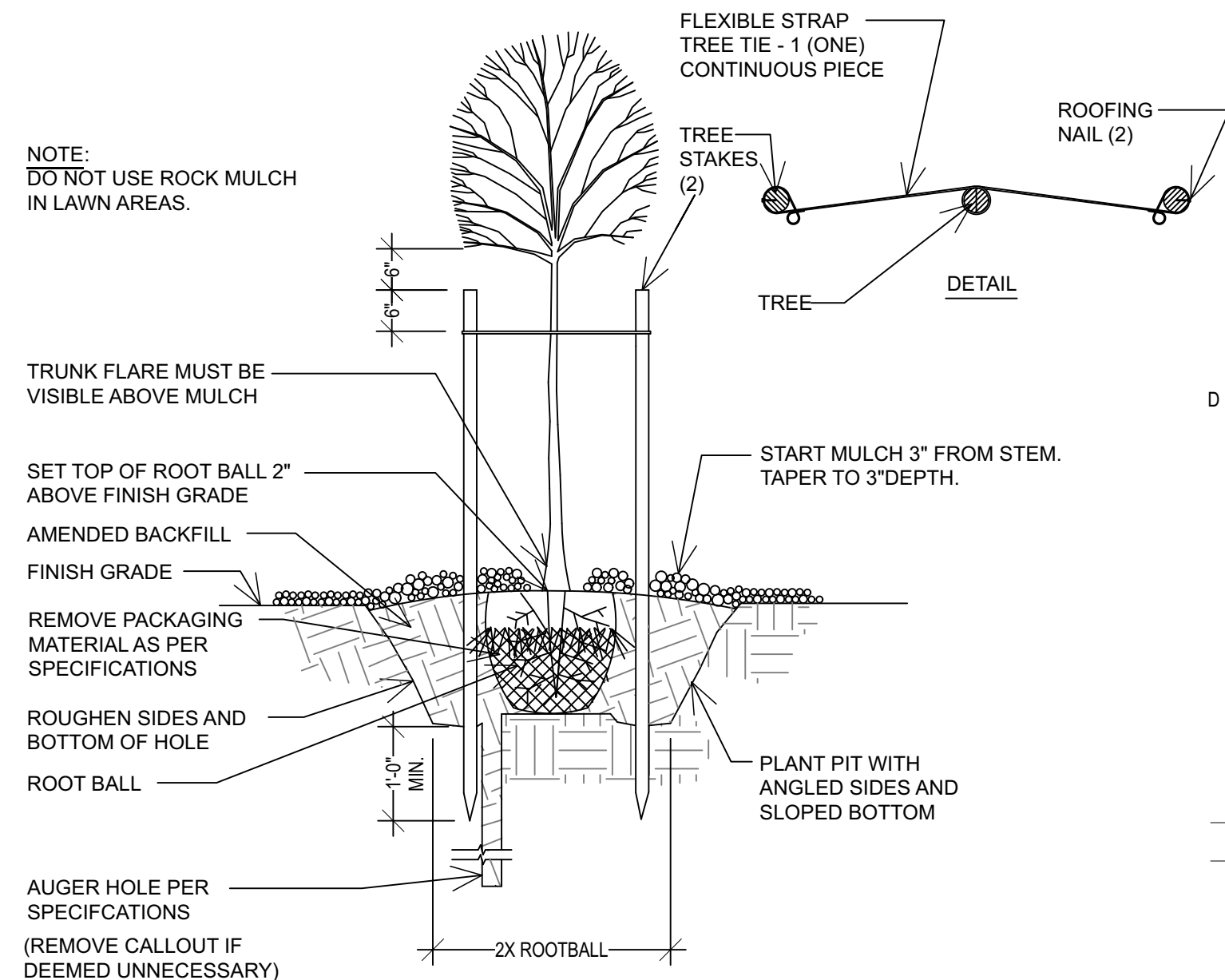
B SHRUB PLANTING

NOT TO SCALE



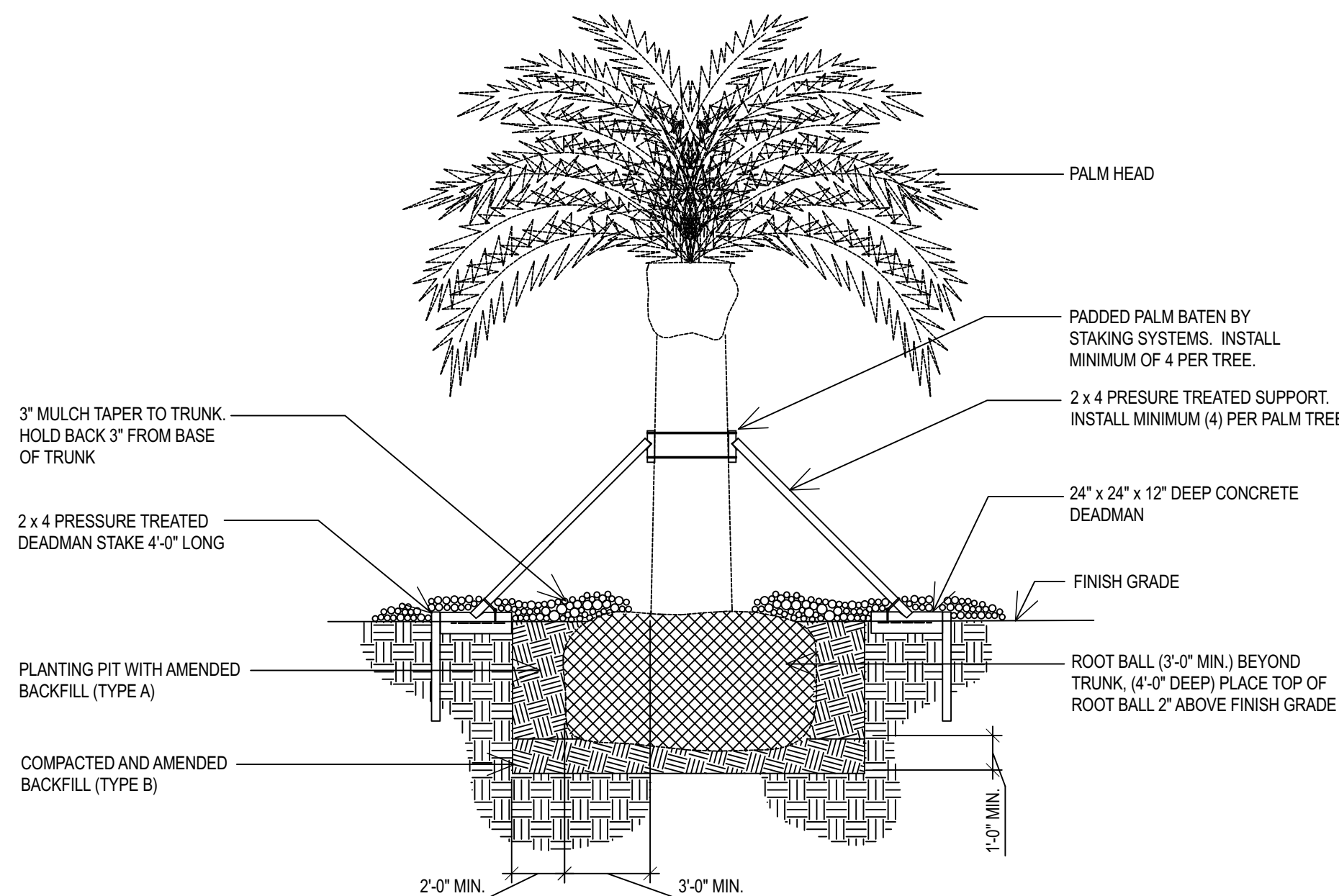
C PLANTING ON SLOPE

NOT TO SCALE



D TREE PLANTING AND STAKING

NOT TO SCALE



E PALM TREE

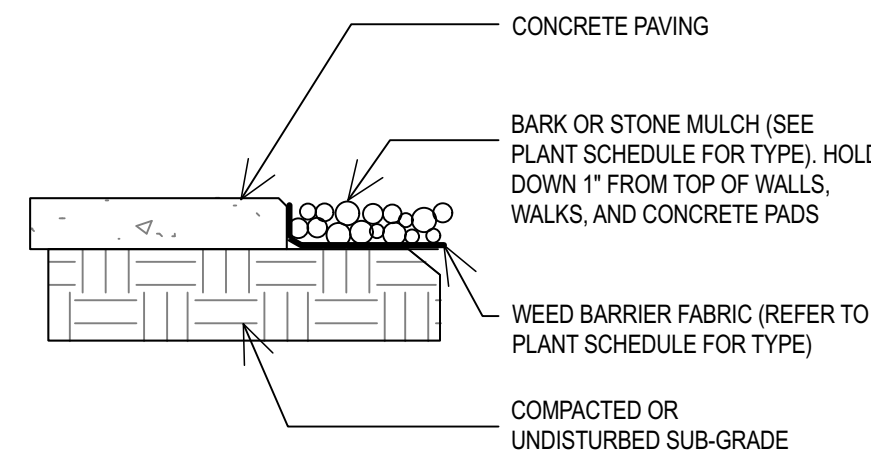
NO SCALE

NOTES:

1. SHIP AND PLANT PALM WITH FRONDS TIED UP USING HEMP TWINE. FRONDS SHOULD ENCASE THE PALM HEAD. DO NOT REMOVE THE TWINE AND EXPOSE THE HEAD UPON COMPLETION OF PLANTING. TWINE WILL PHOTODEGRADE OVER TIME.
2. PLANT PALMS IN MAY OR JUNE. PROTECT ALL PALMS DURING OTHER CONSTRUCTION WORK BY INSTALLING A PROTECTION FENCE AROUND THE PALM. THE FENCE WILL BE NO CLOSER THAN 8'-0" FROM THE TRUNK.
3. INCLUDE 10 POUNDS OF "GRO POWER" PALM FERTILIZER (8-3-9) PER CUBIC YARD OF PLANTER BACKFILL MIX. ALSO INCORPORATE "AXIS REGULAR" INTO BACKFILL.
4. INSTALL (4) PRECAST REINFORCED CONCRETE DEADMANS PER TREE. MINIMUM. INSTALL WITH BLOCK-OUTS AND ANCHOR BOLTS FOR 2x4 SUPPORTS. PLACE THE TOP OF EACH DEADMAN 2" ABOVE FINISHED GRADE.
5. INSTALL (4) PALM BATENS PER TREE. MINIMUM. BATEN BANDING SUPPORTS SHALL NOT RUB AGAINST PALM TRUNKS. PROVIDE PADDING UNDER BANDINGS WHERE REQUIRED. STAKING SYSTEMS PH. 1 (888) 782-5346. ORDER (4) BATENS PER TREE WITH EXTRA LONG METEL STAPPING BANDS.
6. INSTALL SHREDDED MULCH TOP DRESSING 3-4 INCHES DEEP OVER TOP OF ROOT BALL.

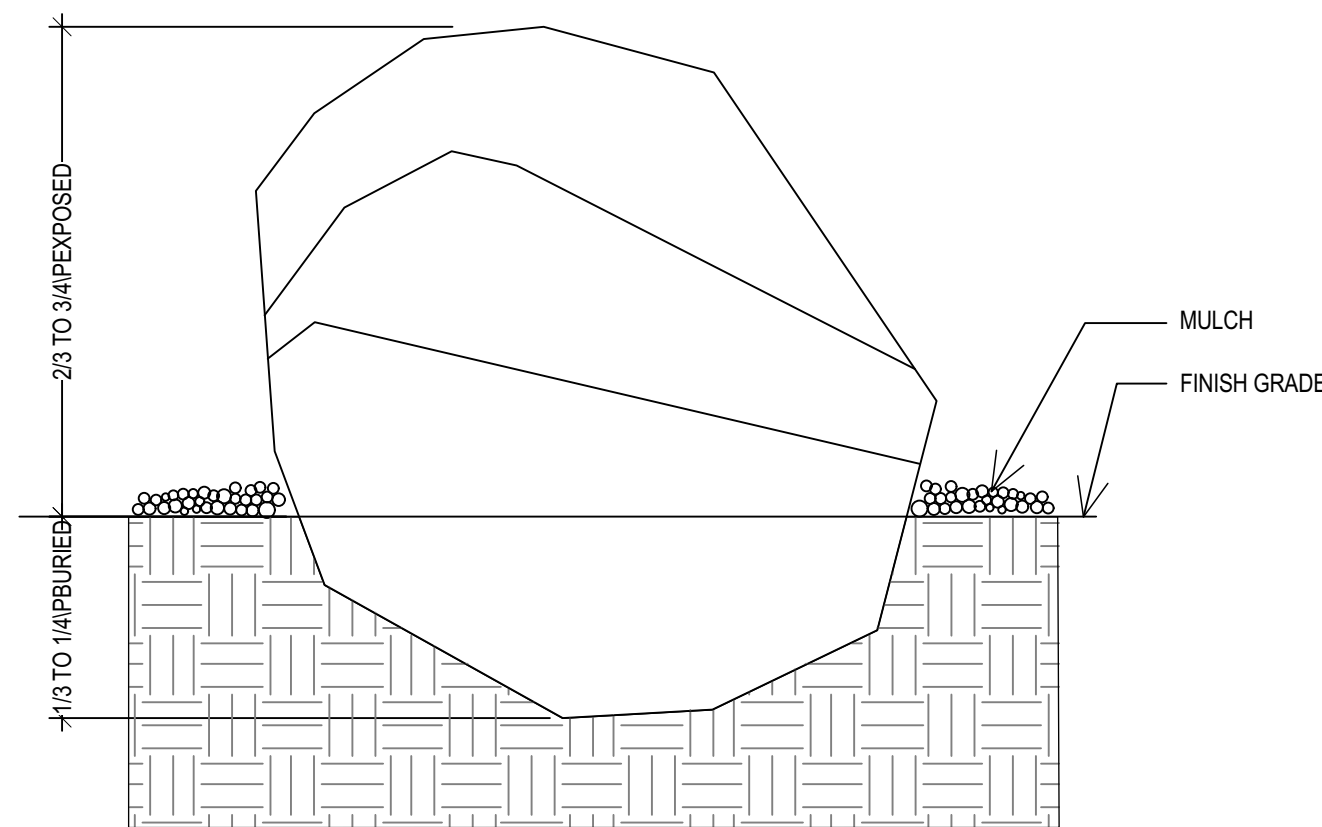
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLANAS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



F MULCH

NO SCALE



G BOULDER

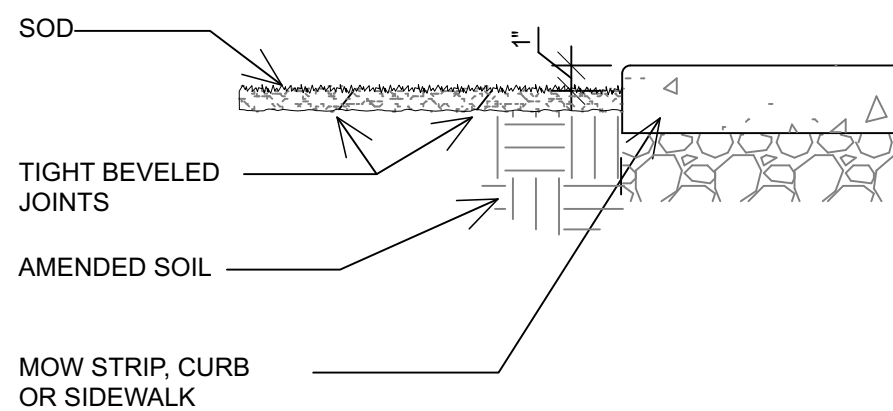
NO SCALE

NOTES:

- A. LAYING OF SOD:
 1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
 1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.

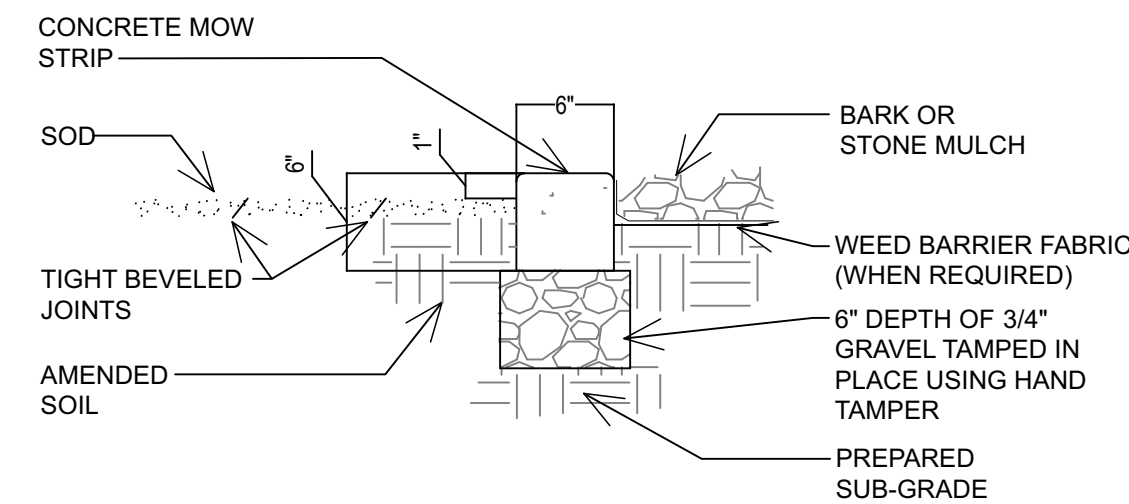
NOTES:

1. MOW STRIP TO BE 4,500 PSI CONCRETE WITH 6% AIR ± 1 1/2.
2. INSTALL EXPANSION AND CONTROL JOINTS AS PER SPECIFICATIONS.
3. PROVIDE POSITIVE DRAINAGE AROUND MOW STRIPS. DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
4. MAXIMUM 1/2" WIDTH VARIATION.
5. FOLLOW LAYOUT PLAN PRECISELY AS SHOWN ON MOW STRIP/EDGING DIMENSION PLAN.
6. RAISE THE LAWN GRADE 1" WHEN SEEDING.



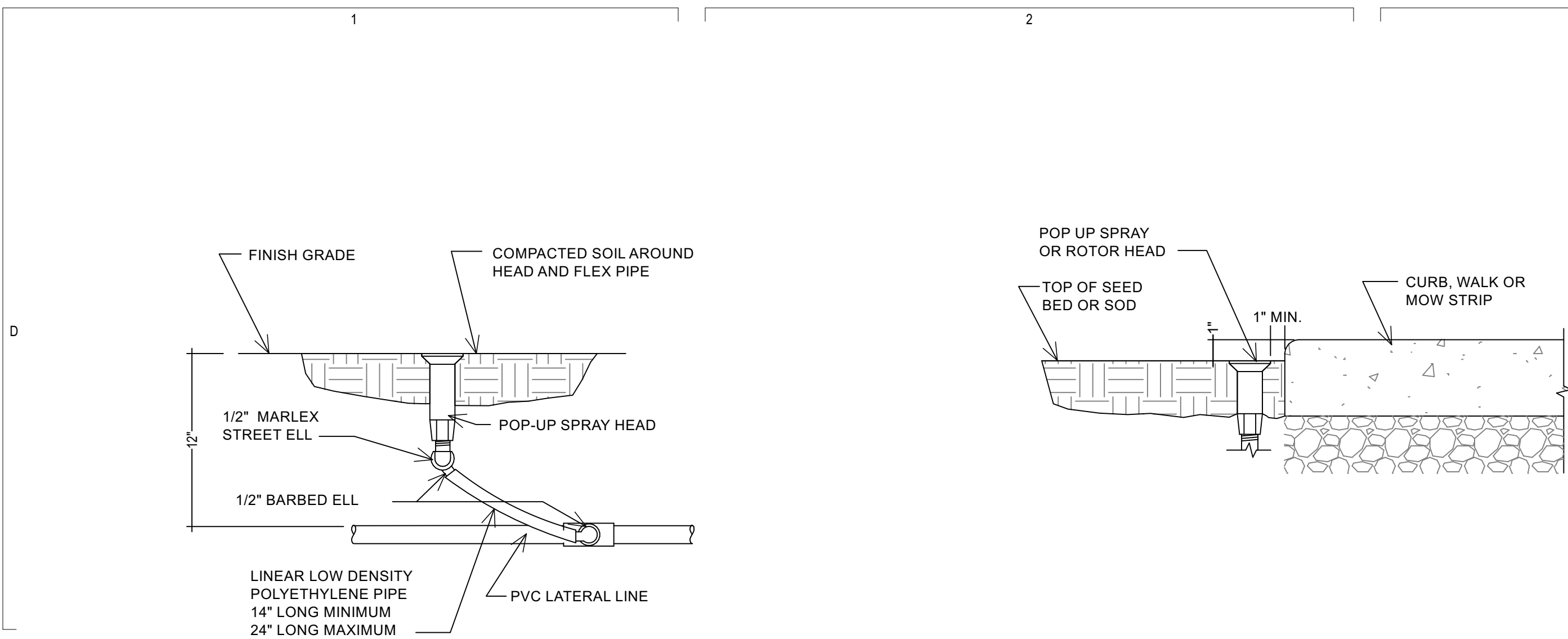
H SOD INSTALLATION

NO SCALE



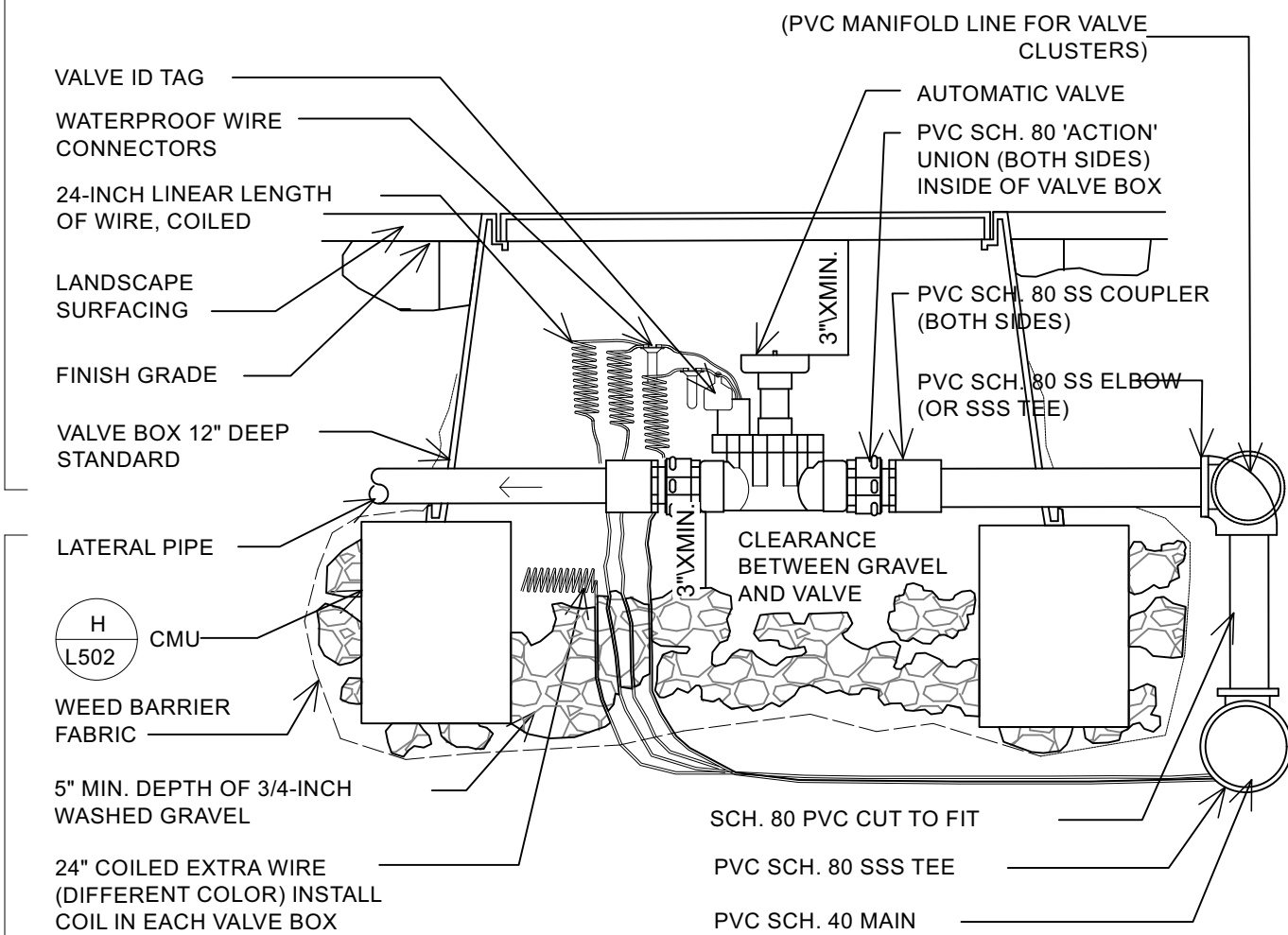
I CONCRETE MOW STRIP

SCALE:

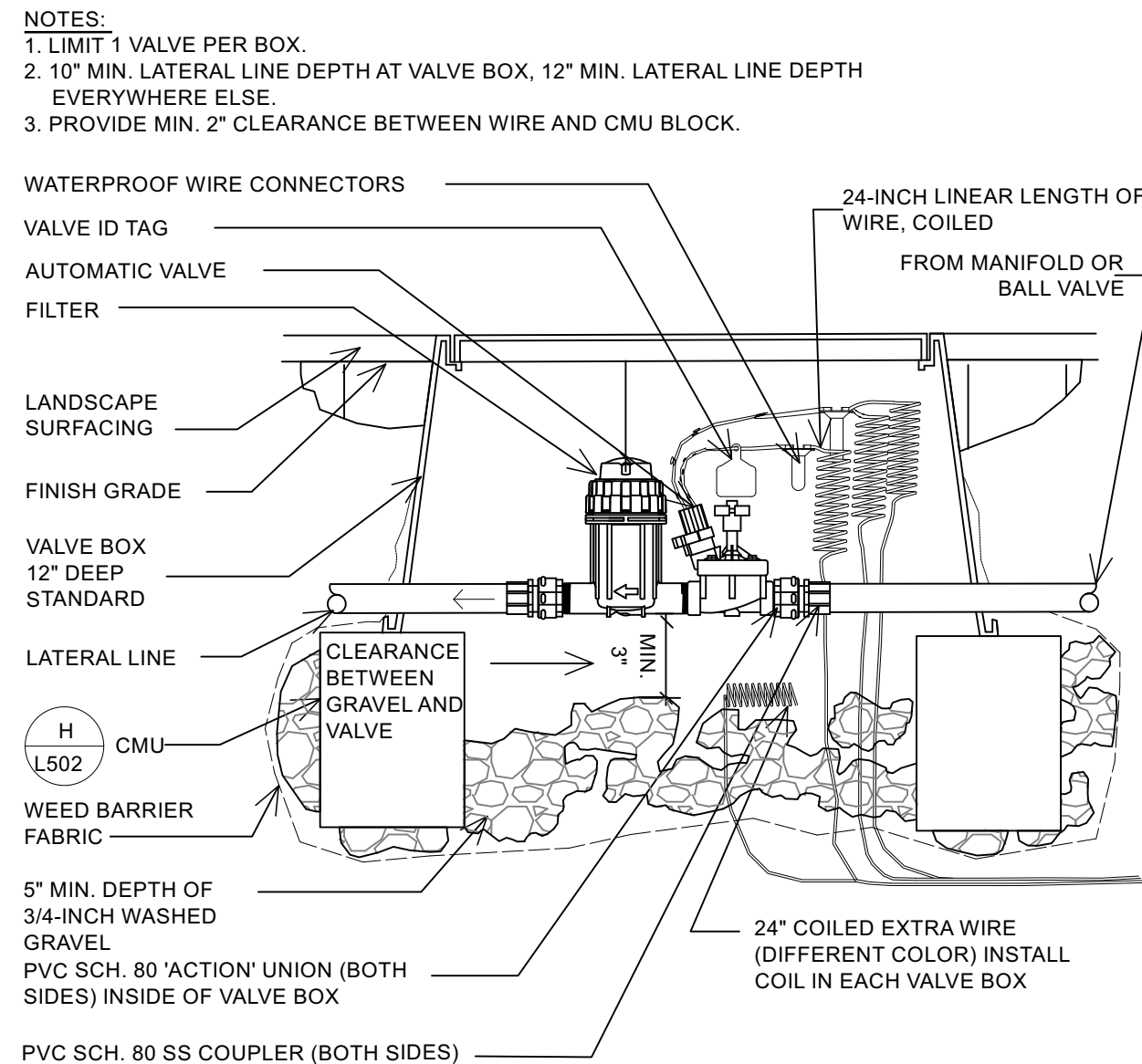


SPRAY AND ROTARY HEAD ASSEMBLY

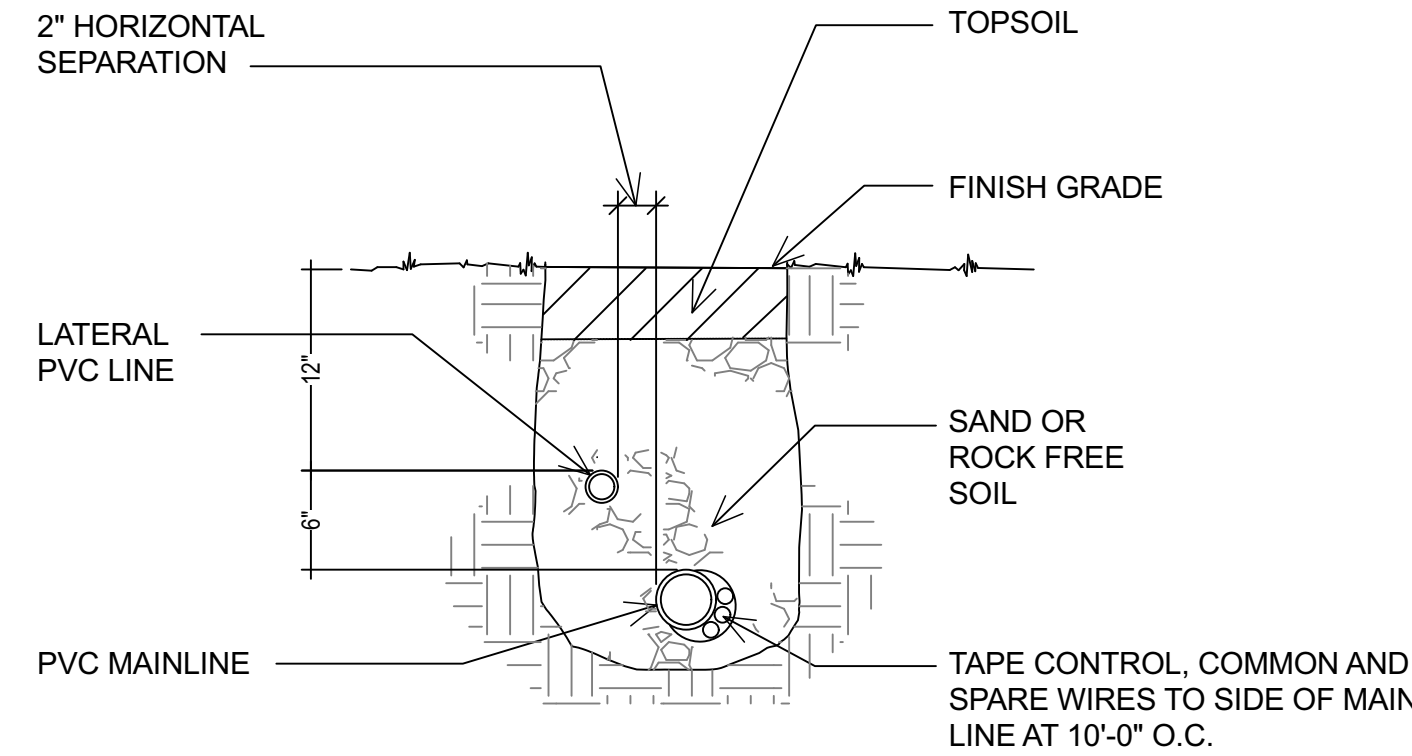
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM

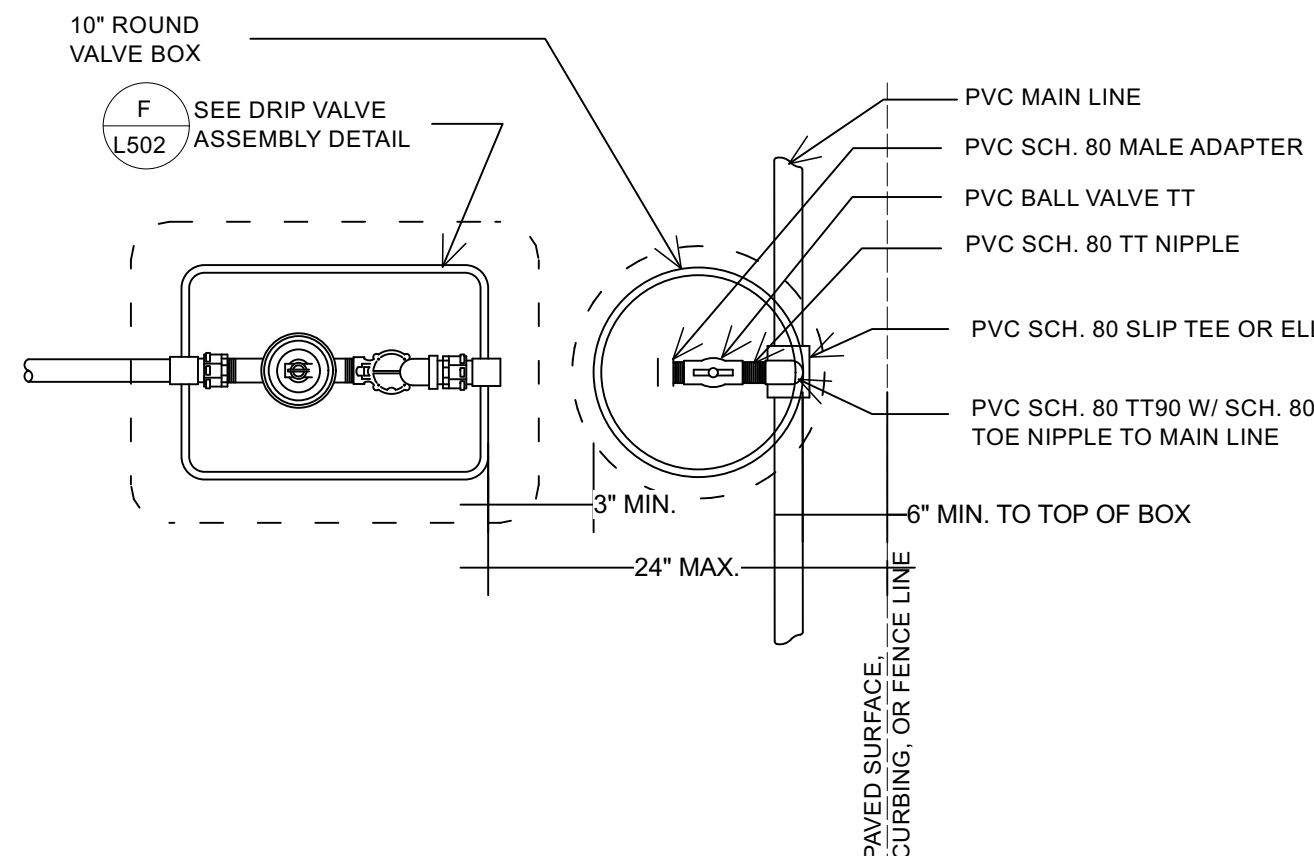


DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM

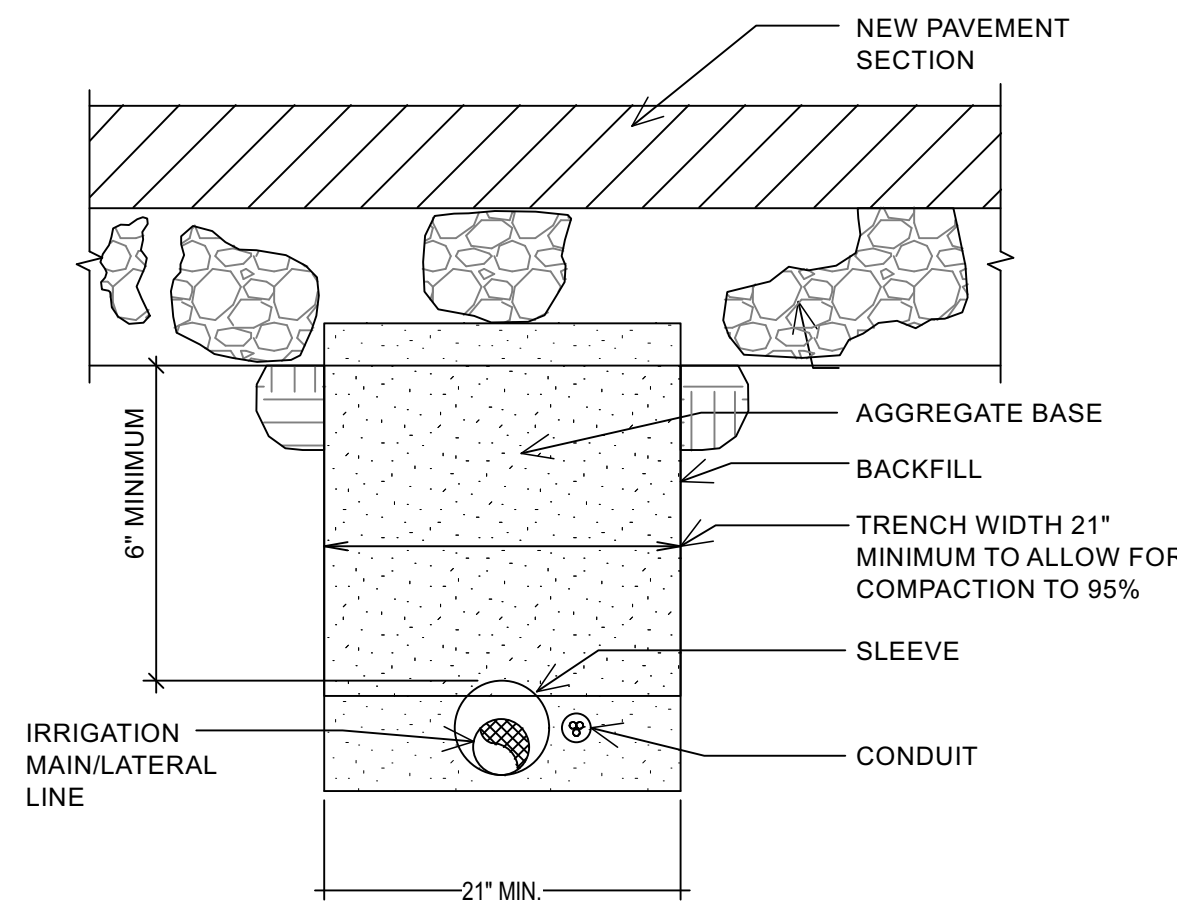


TRENCH SECTION - CONVENTIONAL WIRE SYSTEM

NOTE:
1. IF BALL VALVE IS INCLUDED WITH DRIP ZONE KIT, INCLUDE ENTIRE KIT WITHIN ONE BOX. REMOVE ROUND BOX. IF BALL VALVE IS PURCHASED SEPARATELY, INSTALL AS SHOWN, OR AS PER C/L502 FOR MULTIPLE DRIP VALVE ASSEMBLY.
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS

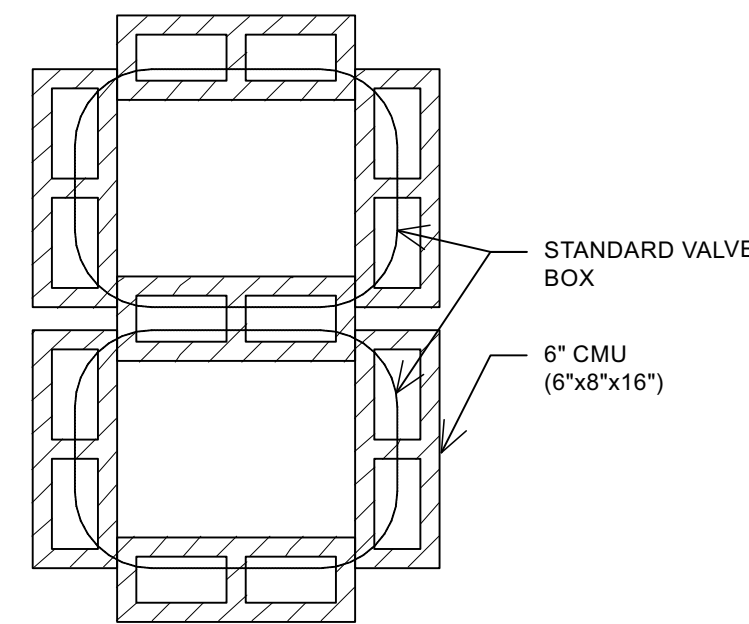


DRIP VALVE ASSEMBLY

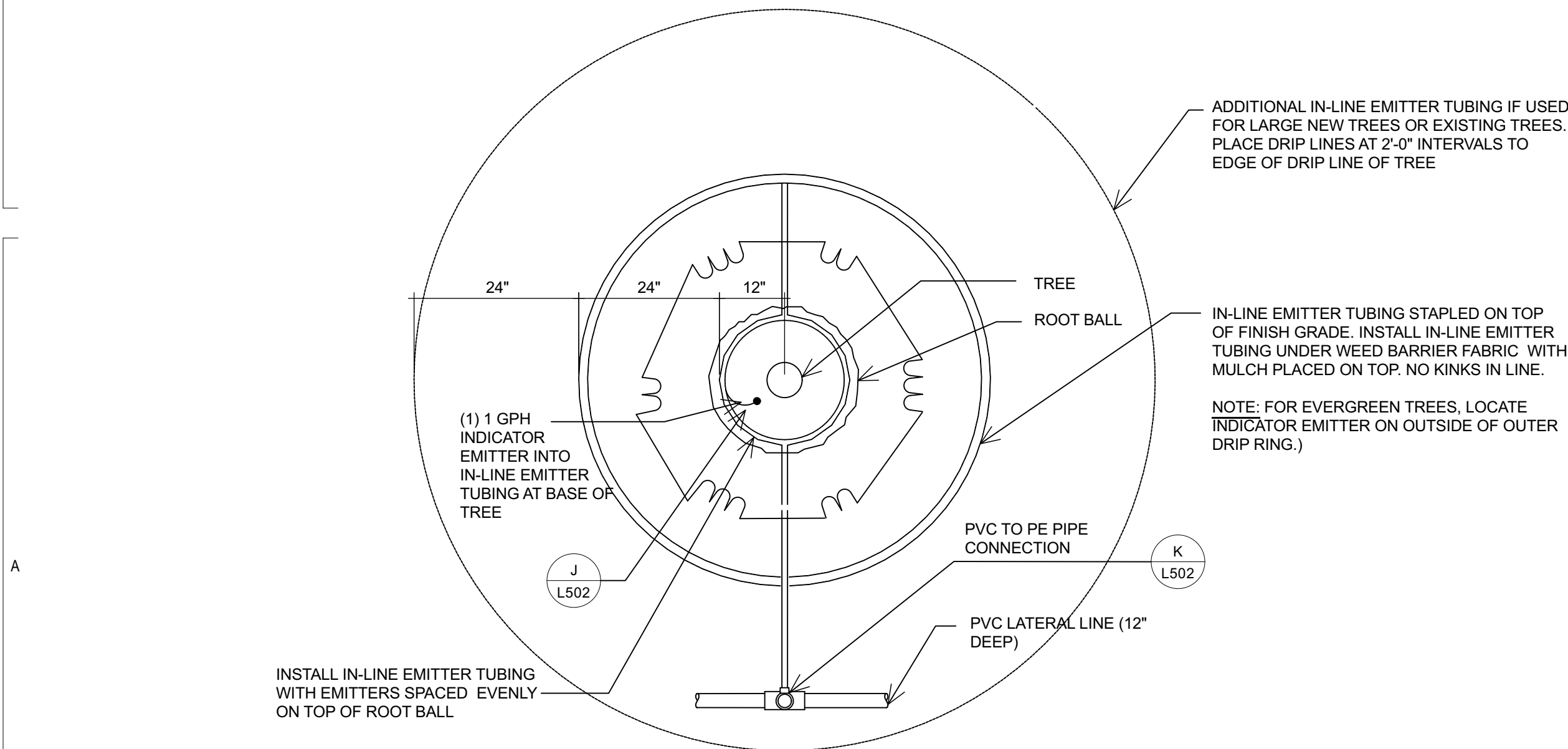


MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS

NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.

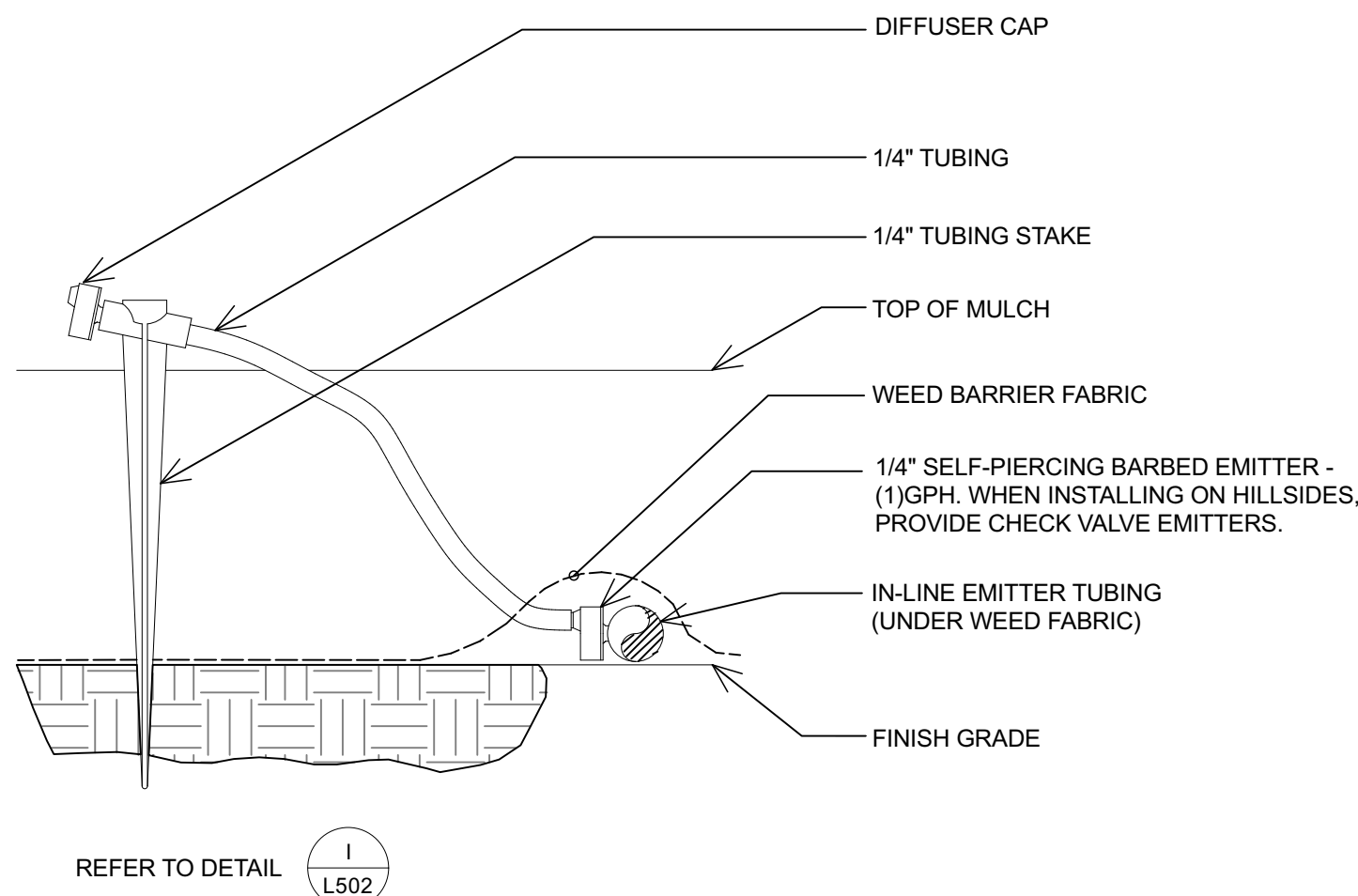


CMU PLACEMENT

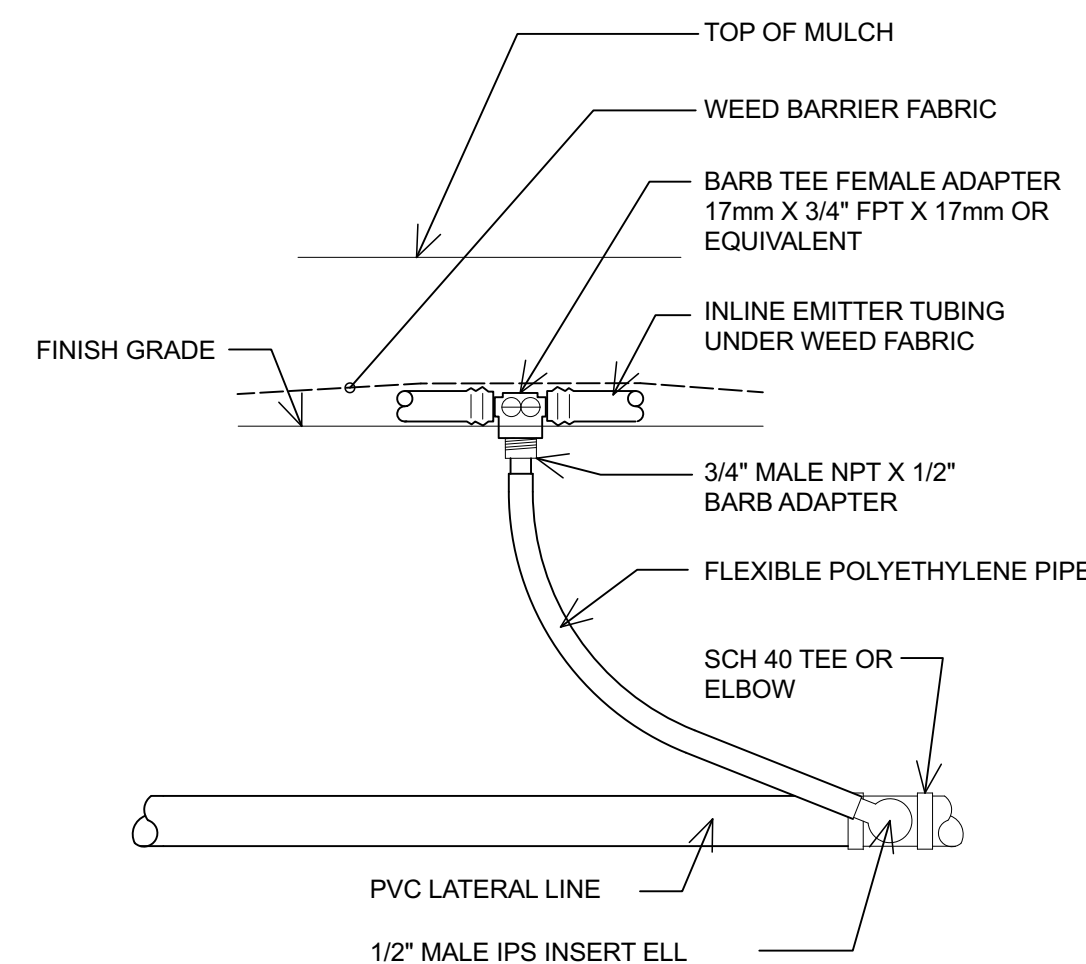


TREE DRIP - PLAN VIEW (Planter Areas)

NOTE: FITTINGS TO IN-LINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.



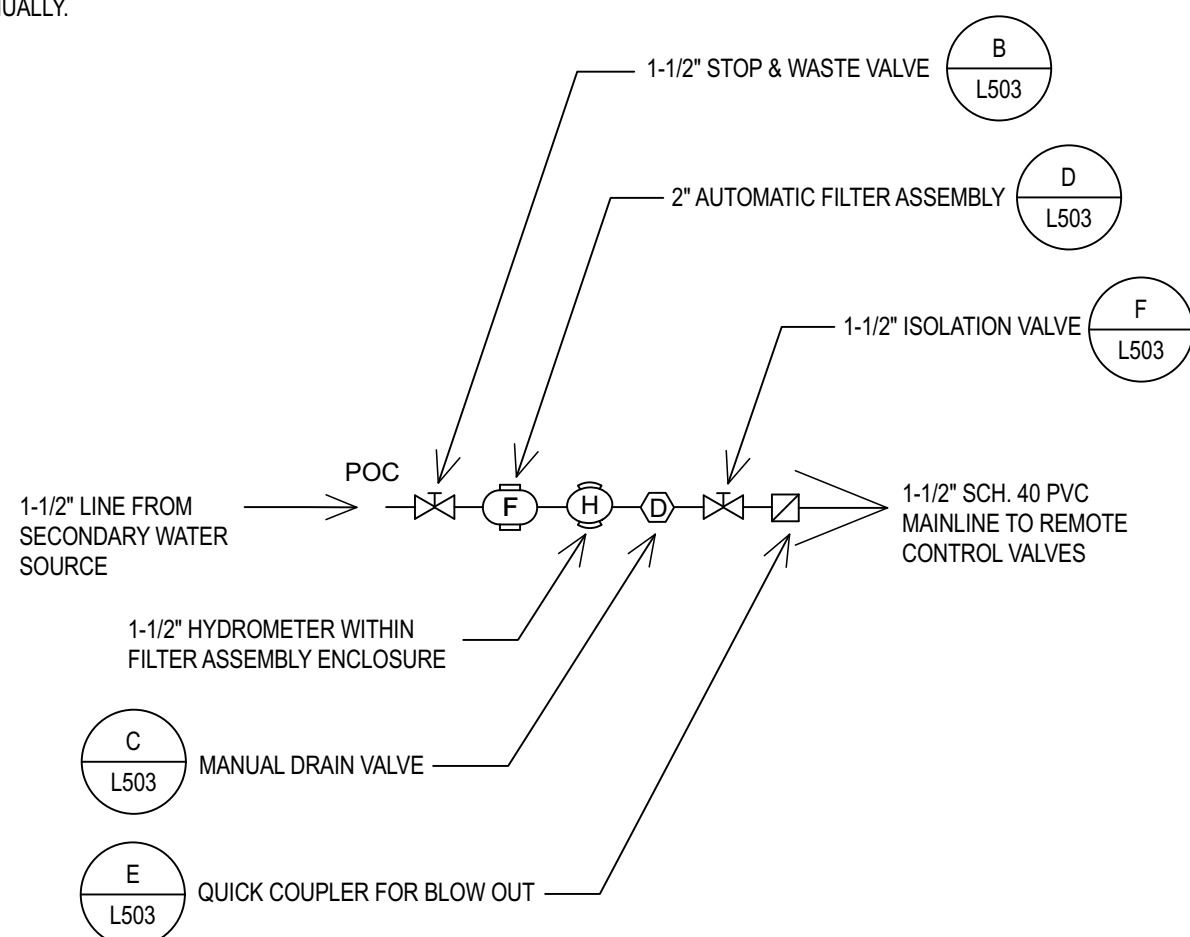
INDICATOR EMITTER



PVC TO IN-LINE EMITTER

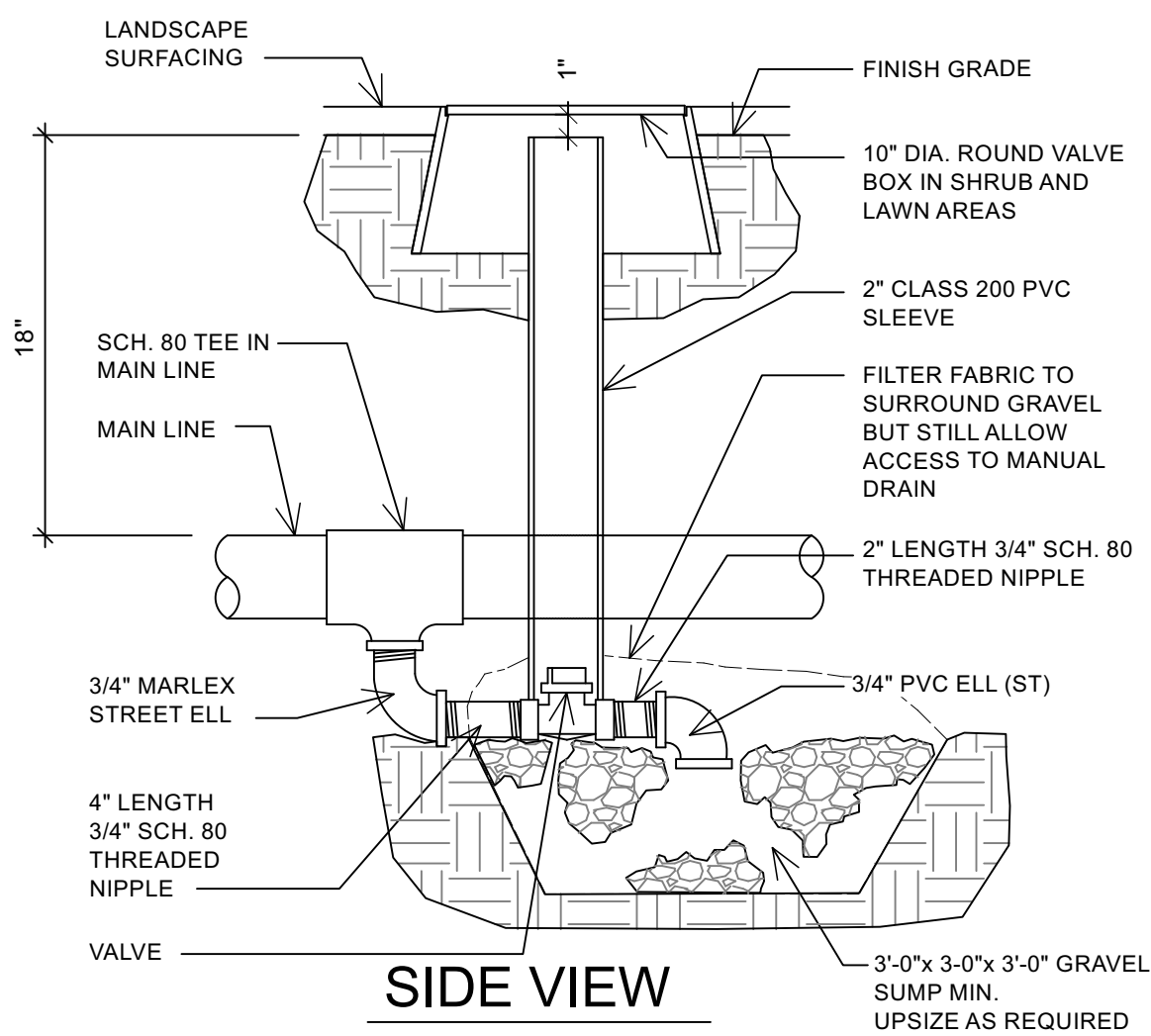
NOTE:
1. USE AT TREE TRUNKS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

NOTE:
INSTALL ISOLATION VALVE AFTER THE
HYDROMETER AND BEFORE THE QUICK
COUPLER. THE FLOW SENSOR, MASTER VALVE,
AND FILTER ASSEMBLY IS TO BE DRAINED
MANUALLY.



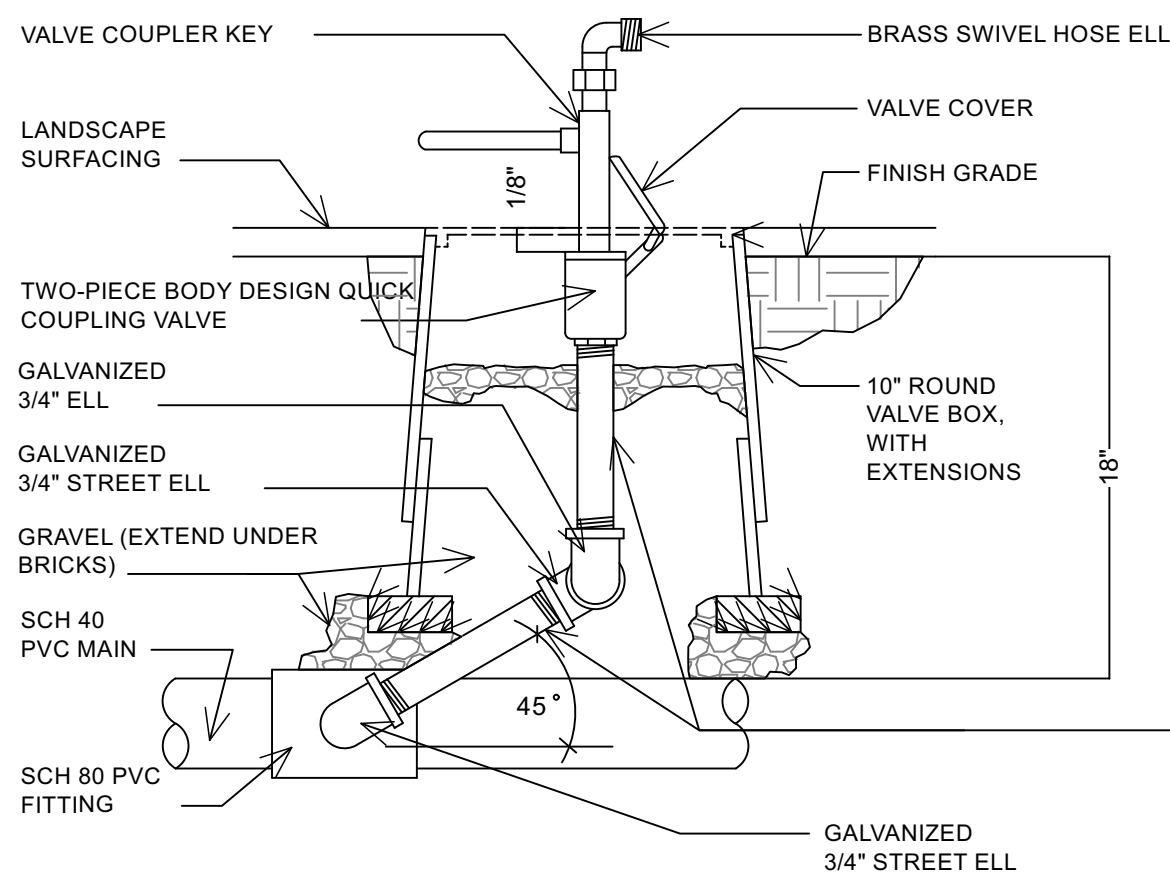
POC SCHEMATIC LAYOUT

A NO SCALE



MAIN LINE MANUAL DRAIN VALVE

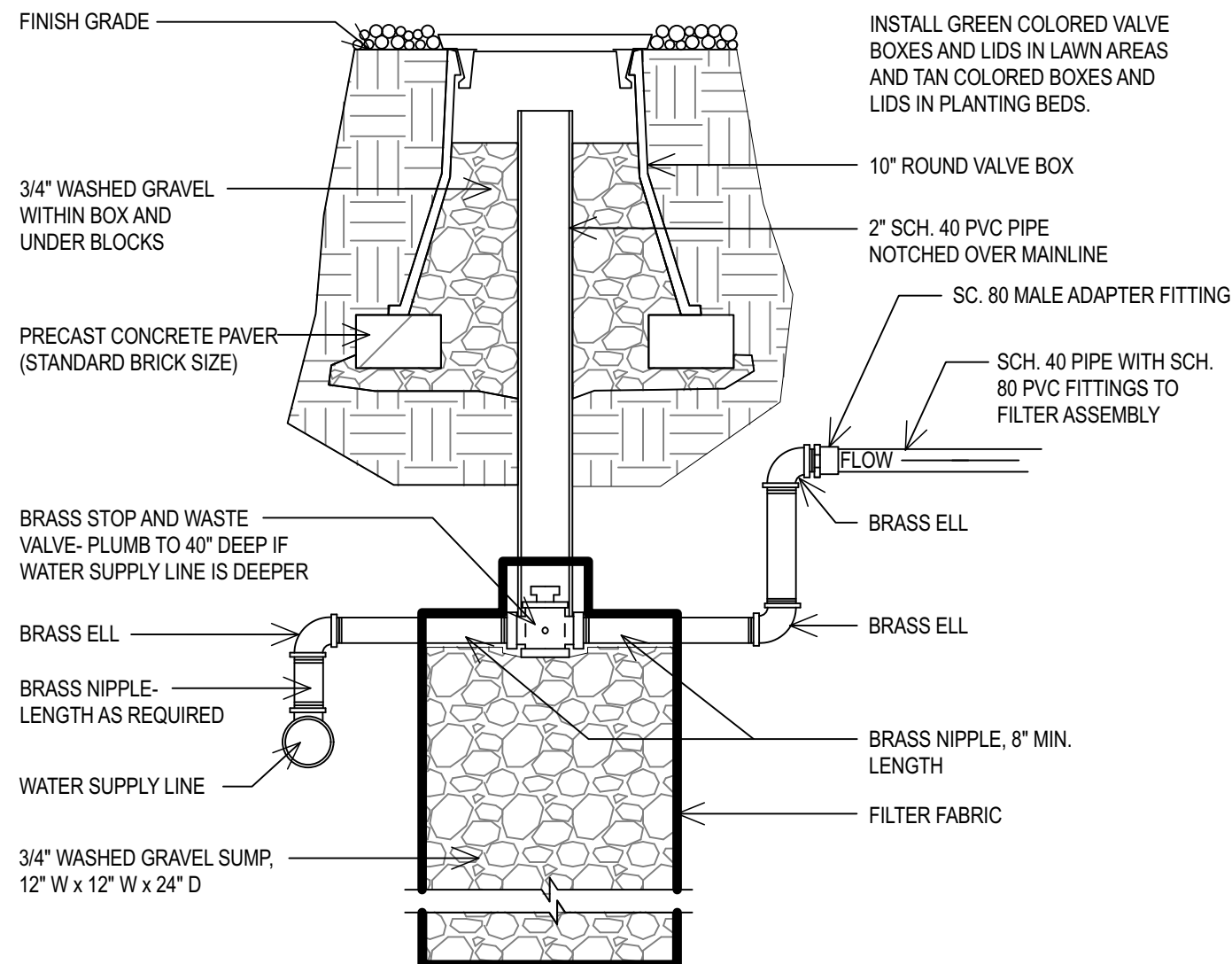
C



SIDE VIEW

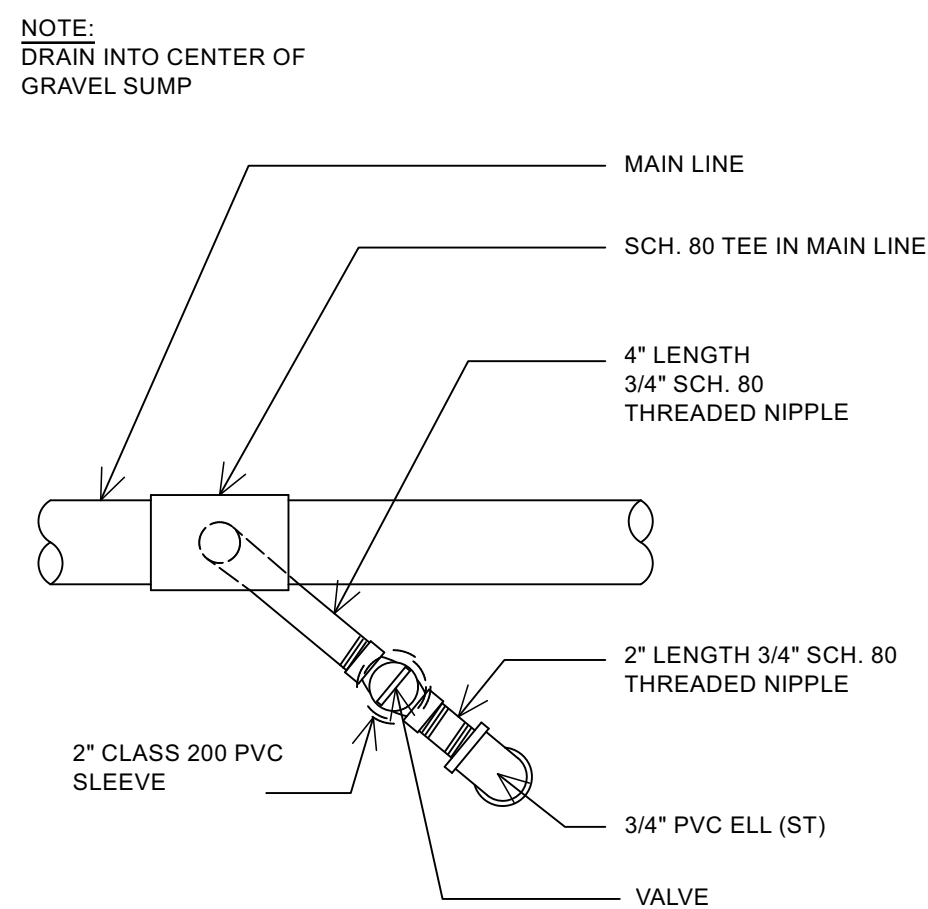
QUICK COUPLING VALVE

E NO SCALE

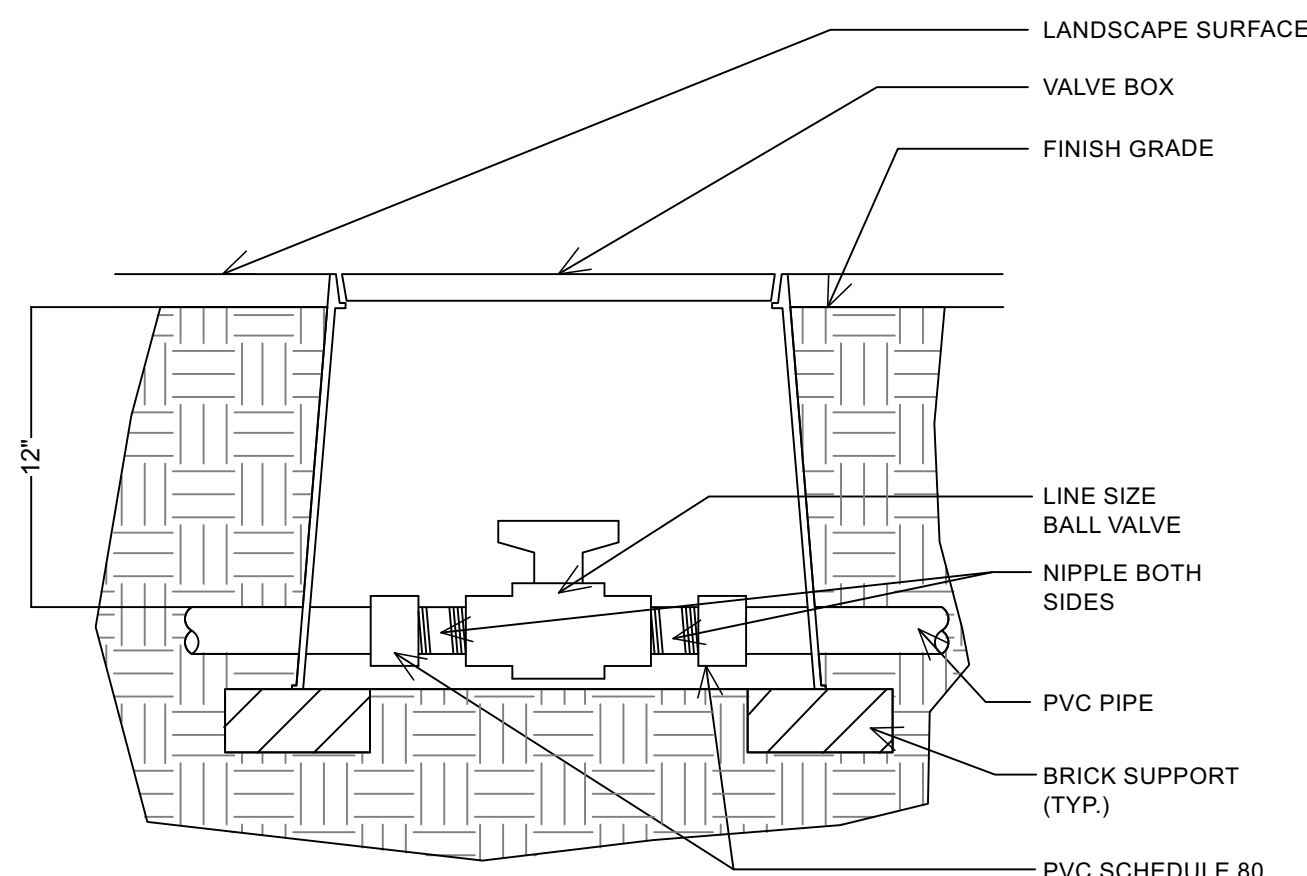


STOP & WASTE VALVE

B NO SCALE

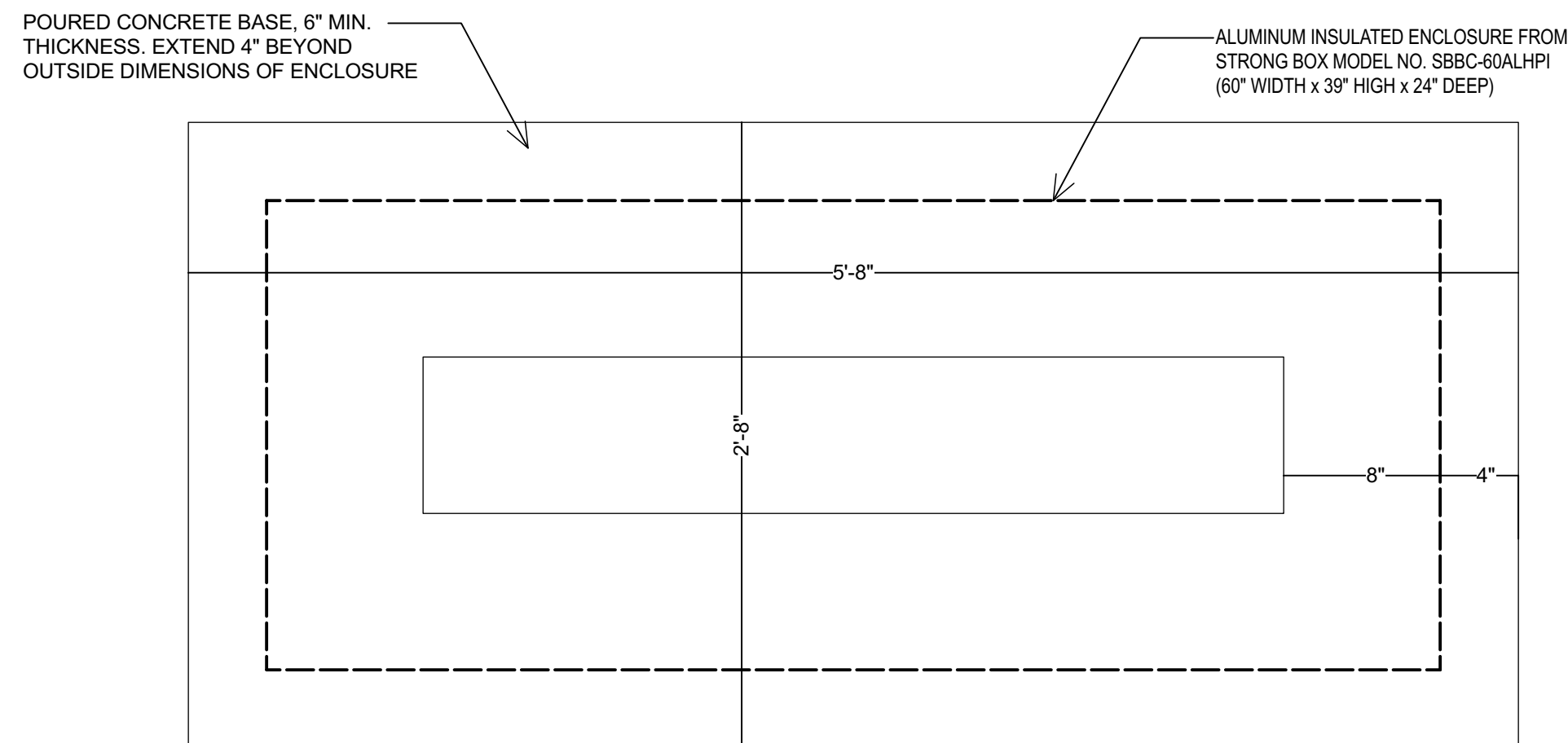


TOP VIEW

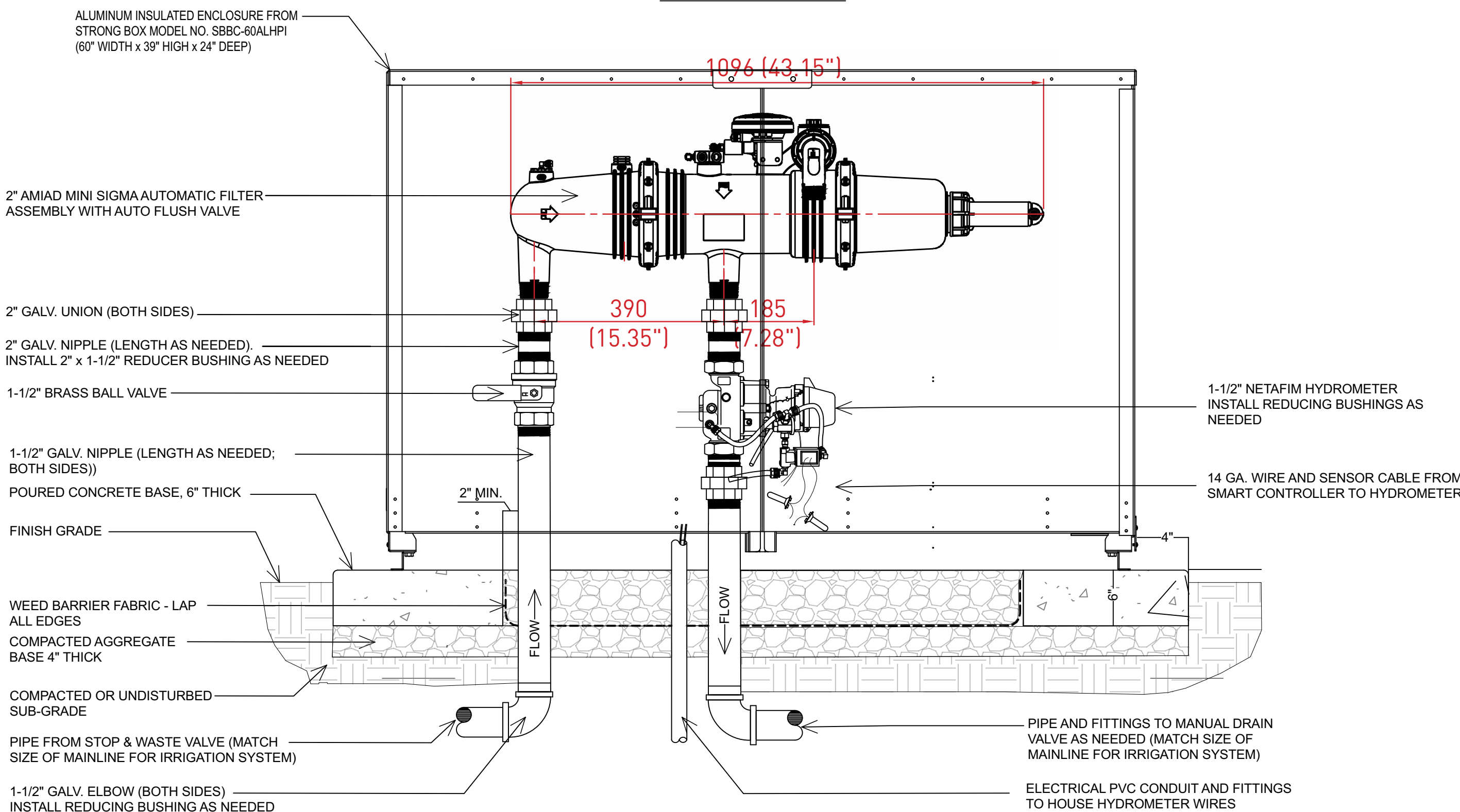


ISOLATION VALVE

F NO SCALE

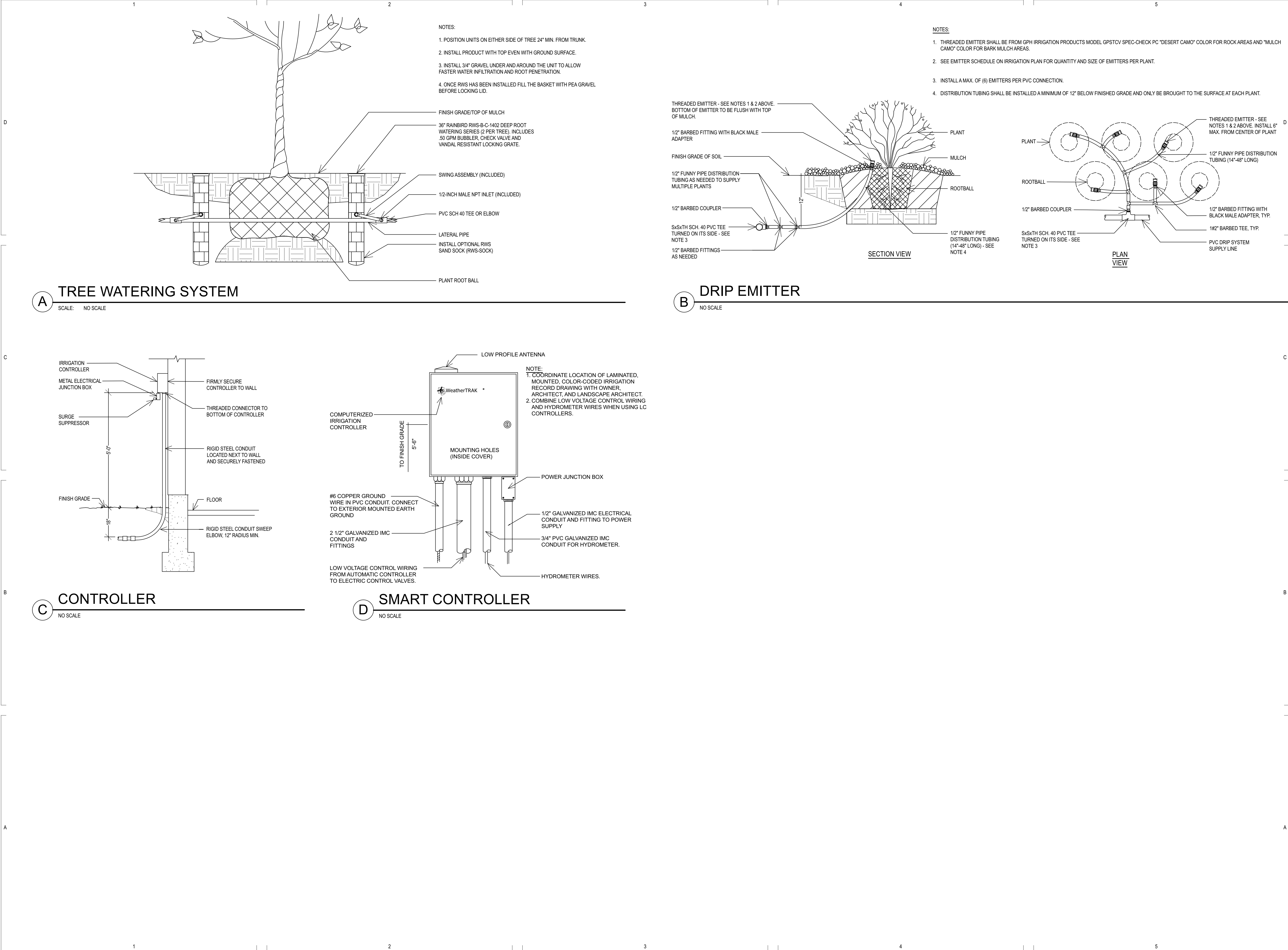


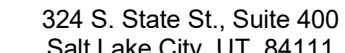
TOP VIEW



AUTOMATIC FILTER ASSEMBLY WITH HYDROMETER

D NO SCALE





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801-328-5151
fax: 801-328-5155
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HURRICANE 21 ST & HURRICANE UT
WEST STAKE

4300 W DIXIE SPRING ROAD
HURRICANE, UT
PERMIT SET

JOB NUMBER: 501-6745

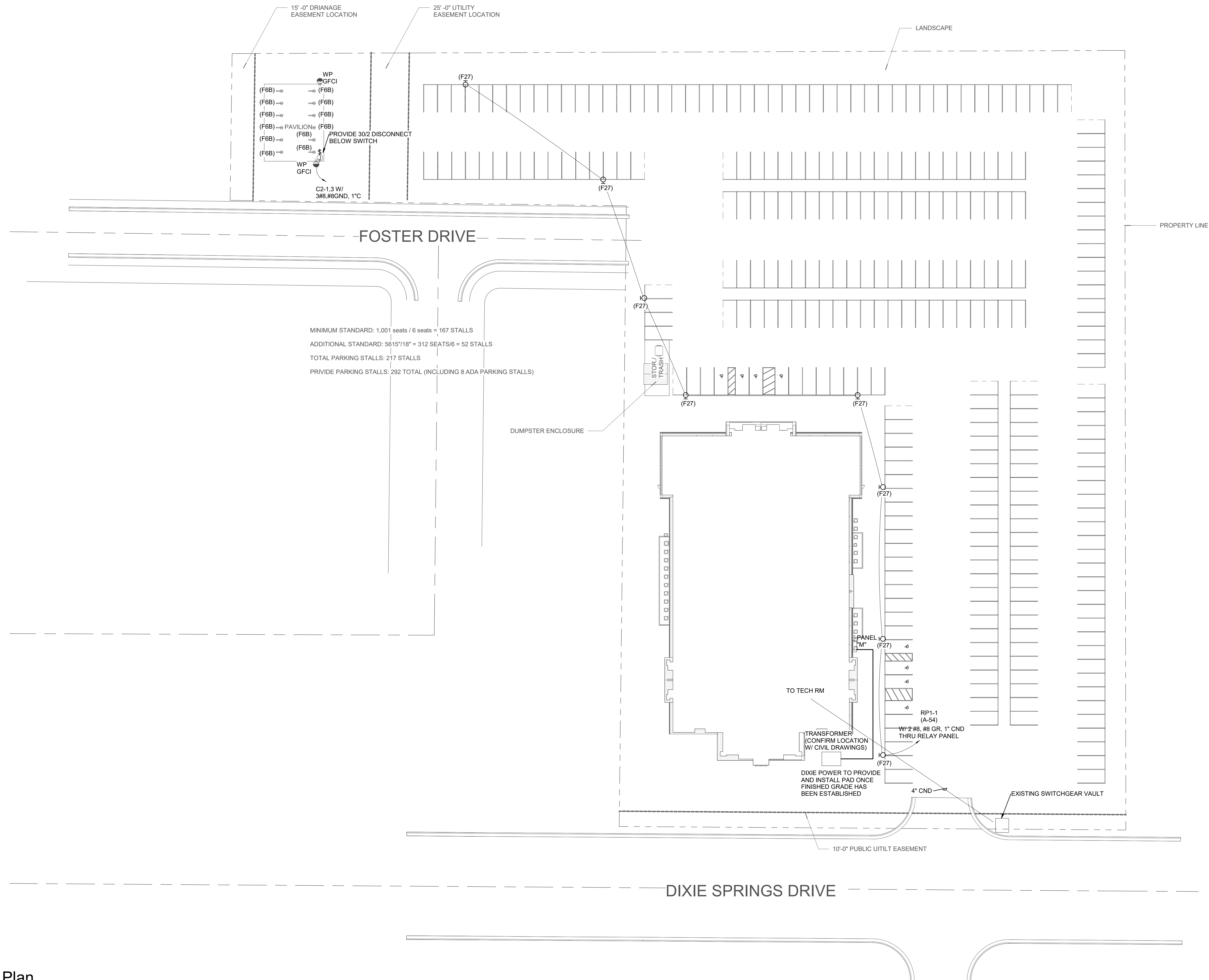
OWNER:

DATE: 08-04-2023

REV	DATE	DESCRIPTION
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Electrical Site Plan

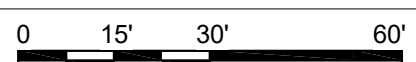
ES101

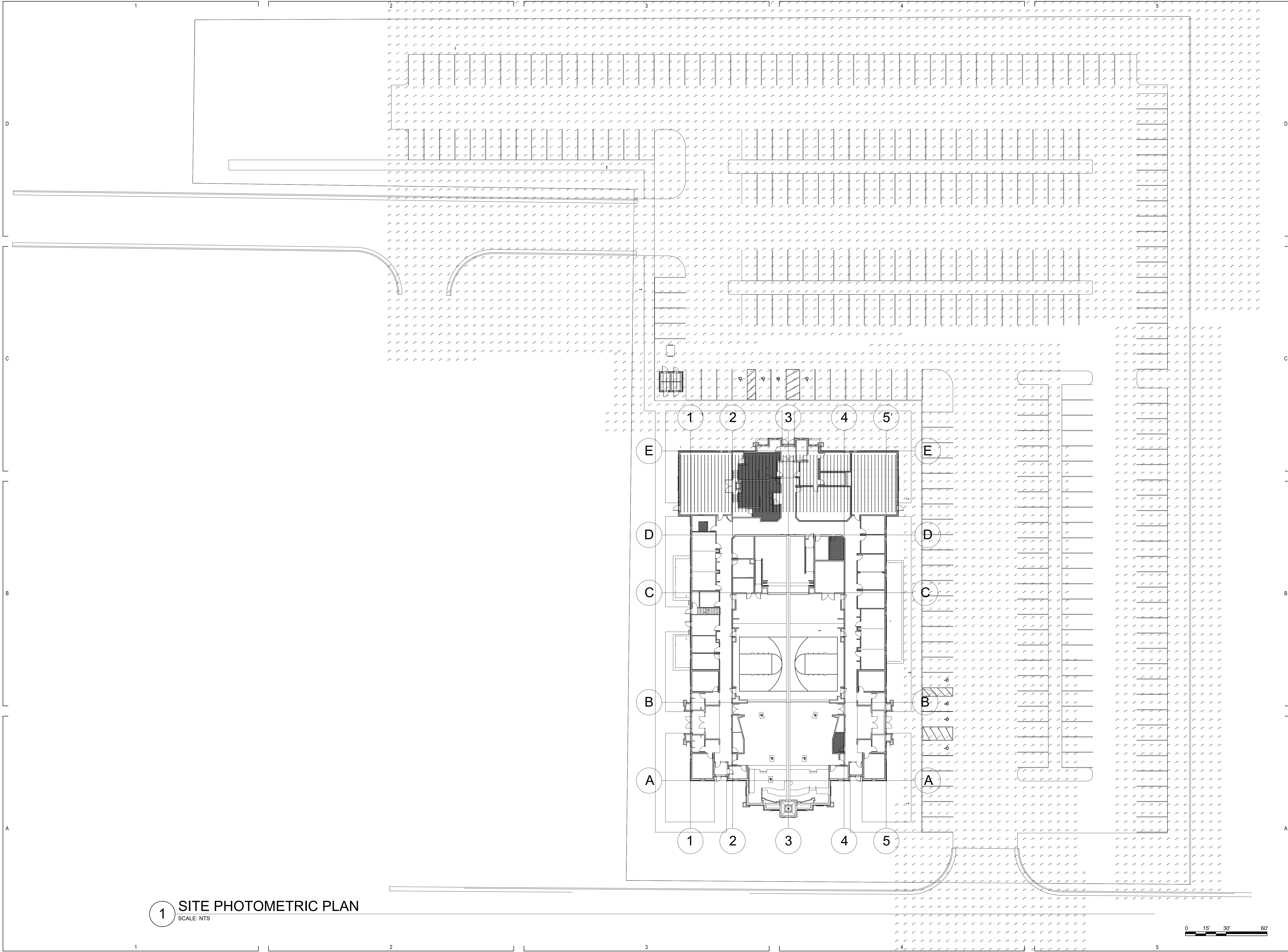


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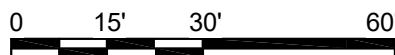
Electrical Site Plan

SCALE: 1" = 30'-0"



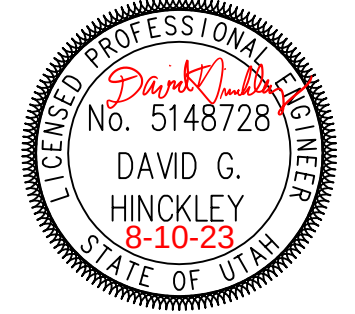


1 SITE PHOTOMETRIC PLAN
SCALE: NTS



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OWNER:
DATE: 08-04-2023

REV	DATE	DESCRIPTION
-----	------	-------------

Photometric Site
Plan

ES101P

PANELBOARD SCHEDULE

PANEL: A

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Flush

LOCATION: PLATFORM 165

MAINS: MLO

FED FROM: M

AMP: 150

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS																
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM	
RCPT TECHNOLOGY 155	20	1	1	3	0.2			0.4			2	1	20		RCPT ROOM 140, 137, 138, 136	
RCPT TECHNOLOGY 155	20	1	1	3		0.2				0.7		4	1	20	RCPT ROOM 137, 138, 136	
RCPT TECHNOLOGY 155	20	1	1	5			0.4				6					
J-BOX/EF-8 TECHNOLOGY 155	20	1	1	7	0.1				0.9		8	1	20		RCPT ROOM 134	
RCPT BISHOP 152	20	1	1	9		0.7				0.2	10	1	20		RECEPTACLE MATERIALS...	
RCPT CLERK 151	20	1	1	11			0.7			0.7	12	1	20		RCPT FONT 133	
RCPT ROOM 153, 149, 148, 147	20	1	1	13	0.5			0.4			14	1	20		RCPT ROOM 129, 131	
RCPT ROOM 149, 148, 147	20	1	1	15		0.4				0.7	16	1	20		RCPT ROOM 160, 150	
RCPT CLERK 146	20	1	1	17			0.7				0.7	18	1	20	RCPT ROOM 128, 130	
RCPT ROOM 145, 144, 143	20	1	1	19	0.7				0.5		20	1	20		RCPT ROOM 168, 165	
RCPT ROOM 144, 143	20	1	1	21		0.7				0.5	22	1	20		RCPT ROOM 150, 166	
RETRACTABLE DOOR	15	3	1	23			0.6				0.5	24	1	20	RCPT MATERIALS CENTER 167	
--	--	--	--	25	0.6			0.1			26	1	20		EF-6 CUSTODIAL	
--	--	--	--	27		0.6				0.4	28	1	20		RCPT ROOM 168, 161	
LTG CHAPEL CHANDELIER	20	1	1	29			0.6				0.2	30	*	1	20	DRINKING FOUNTAIN *GFCI CB
LTG ROSTRUM CHANDELIER	20	1	1	31	0.7				0.6		32	3	15		SKYFOLD DOOR	
LTG COVE	20	1	1	33		1.5				0.6	34	--	--	--	--	
LTG EXTERIOR	20	1	1	35			0.2				0.6	36	--	--	--	--
LIGHTING PARKING	20	2	1	37	0.4			1.0			38	1	20		LTG 150, 153	
--	--	--	--	39		0.4				0.6	40	1	20		LTG 152, 155, 156, 151, 146, 145	
SPARE	20	1	1	41			0.0				1.1	42	1	20	LTG 135-140, 142-144, 166	
SPARE	20	1	1	43	0.0				0.9		44	1	20		LTG 150, 147, 127, 128	
SPARE	20	1	1	45		0.0				1.4	46	1	20		LTG 129, 131/EF-3,4	
SPARE	20	1	1	47			0.0				0.4	48	1	20	LTG 134	
SPARE	20	1	1	49	0.0			1.0			50	1	20		LTG 162-168	
SPARE	20	1	1	51		0.0				--	52	--	1	--	SPACE	
SPARE	20	1	1	53			0.0			--	54	--	1	--	SPACE	
				55							56					
				57							58					
				59							60					
				61							62					
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				71							72					
				73							74					
				75							76					
				77							78					
				79							80					
				81							82					
				83							84					

Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

8875

9618

7503

TOTAL (VA)

76

82

63

AMPS/PHASE

CONNECTED LOAD TOTAL

26.0

AIC RATING

5393

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: B

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Flush

LOCATION: PLATFORM 165

MAINS: MLO

FED FROM: M

AMP: 150

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
PROJECTOR SCREEN	20	1	1	1	0.0				0.5		2	1	20		RCPT ROOM 112, 114, 113
RCPT ROOM 158, 157	20	1	1	3		0.5				0.7	4	1	20		RCPT BISHOP 111
RECEPTACLE ROOM 117, 118...	20	1	1	5			0.7				0.7	6	1	20	RCPT CLERK 110
RCPT ROSTRUM 158	20	1	1	7	0.7				0.0		8	1	20		AUTOMATIC DOOR FOYER 101
RCPT ROOM 158, 157	20	1	1	9		0.5				0.5	10	1	20		RCPT ROOM 100, 101, 103, 109
RCPT ROOM 160, 107	20	1	1	11			0.7				0.7	12	1	20	RCPT CLERK 102
SCOREBOARD	20	1	1	13	0.2				0.7		14	1	20		RCPT BISHOP 104
RCPT ROOM 165, 161	20	1	1	15		0.5				0.5	16	1	20		RCPT ROOM 105, 106, 108
RCPT ROOM 164, 163	20	1	1	17			0.5				0.2	18	1	20	RECEPTACLE ORGAN
RCPT ROOM 162, 107	20	1	1	19	0.7			1.3			20	1	20		LTG 122, 124, 121, 125, 123
DRINKING FOUNTAIN *GFCI CB	20	1	*	21		0.4			0.4		22	1	20		RCPT SERVING AREA 142
DRINKING FOUNTAIN *GFCI CB	20	1	*	23			0.4				0.4	24	1	20	LTG 107, 162
FACP	20	1	1	25	0.5				0.6		26	1	20		LTG 112-119
RCPT ROOM 124, 125	20	1	1	27		0.9				0.5	28	1	20		LTG 104, 102, 110, 111, 106, 108
RCPT HIGH COUNCIL 123	20	1	1	29			0.9				1.2	30	1	20	LTG 160
RCPT STAKE PRESIDENT 121	20	1	1	31	0.5				1.0		32	1	20		LTG 107, 103
RCPT CLERK 122	20	1	1	33		0.7				0.6	34	1	20		LIGHTING CULTURAL CENTER
MOTORIZED SCREEN	20	1	1	35			0.0				0.2	36	1	20	RCPT SERVING AREA 142
RCPT ROOM 120	20	1	1	37	0.7				0.4		38	1	20		RCPT SERVING AREA 142
RCPT ROOM 115-119	20	1	1	39		0.4				0.2	40	1	20		RECEPTACLE SERVING AREA 115
OVEN	50	2	1	41			4.0				42				
--	--	--	--	43	4.0			1.1			44	2	20		HEATER FIRE RISER 139
SPARE	20	1	1	45		0.0				1.1	46	--	--	--	--
SPARE	20	1	1	47			0.0				48	--	1	--	SPACE
SPARE	20	1	1	49	0.0			--			50	--	1	--	SPACE
SPARE	20	1	1	51		0.0			--		52	--	1	--	SPACE
SPARE	20	1	1	53			0.0			--	54	--	1	--	SPACE
				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				

Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

12983

8511

10620

TOTAL (VA)

111

71

91

AMPS/PHASE

CONNECTED LOAD TOTAL

31.6

AIC RATING

4668

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: C1

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Surface

LOCATION: HALLWAY 150

MAINS: MLO

FED FROM: M

AMP: 125

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS																
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM	
F-1a	20	1	1	3	1.7			2.3			2	1	20		HEAT TAPE*	
ERV-1	25	1	1	5		2.2				1.6	4	1	20		HEAT TAPE*	
ERV-3	25	1	1	7			2.2				1.7	6	1	20	F-2a	
F-1b	20	1	1	9	1.7			1.7			8	1	20		F-5	
F-3	20	1	1	11		1.7				1.7	10	1	20		F-4	
RCPT EQUIPMENT PLATFORM	20	1	1	13			0.5				2.2	12	1	25	ERV-2	
F-2b	20	1	1	15	1.7			0.2			14	1	20		RCPT EQUIPMENT PLATFORM	
F-6	20	1	1	17		1.7				1.4	16	1	20		WH-1, CP-1	
F-7	20	1	1	19			1.7				1.4	18	1	20	WH-2, CP-2	
F-8	20	1	1	21	1.7			0.0		0.0	20	--	1	20	SPARE	
PAVILION RCPT/LTG	20	1	1	23		0.0				0.0	22	--	1	20	SPARE	
SPARE	20	1	1	25		0.0				0.0	24	--	1	20	SPARE	
SPARE	20	1	1	27			0.0			0.0	26	--	1	20	SPARE	
SPARE	20	1	1	29				0.0			28	--	1	20	SPARE	
SPARE	20	1	1	31					0.0		--	30	--	1	--	SPACE

Legend:
* PROVIDE 30mA GFCI CIRCUIT BREAKER

10800

10044

9528

TOTAL (VA)

91

84

79

AMPS/PHASE

CONNECTED LOAD TOTAL

30.4

AIC RATING

7828

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: LC2

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Surface

LOCATION:

MAINS: MLO

FED FROM: M

AMP: 125

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

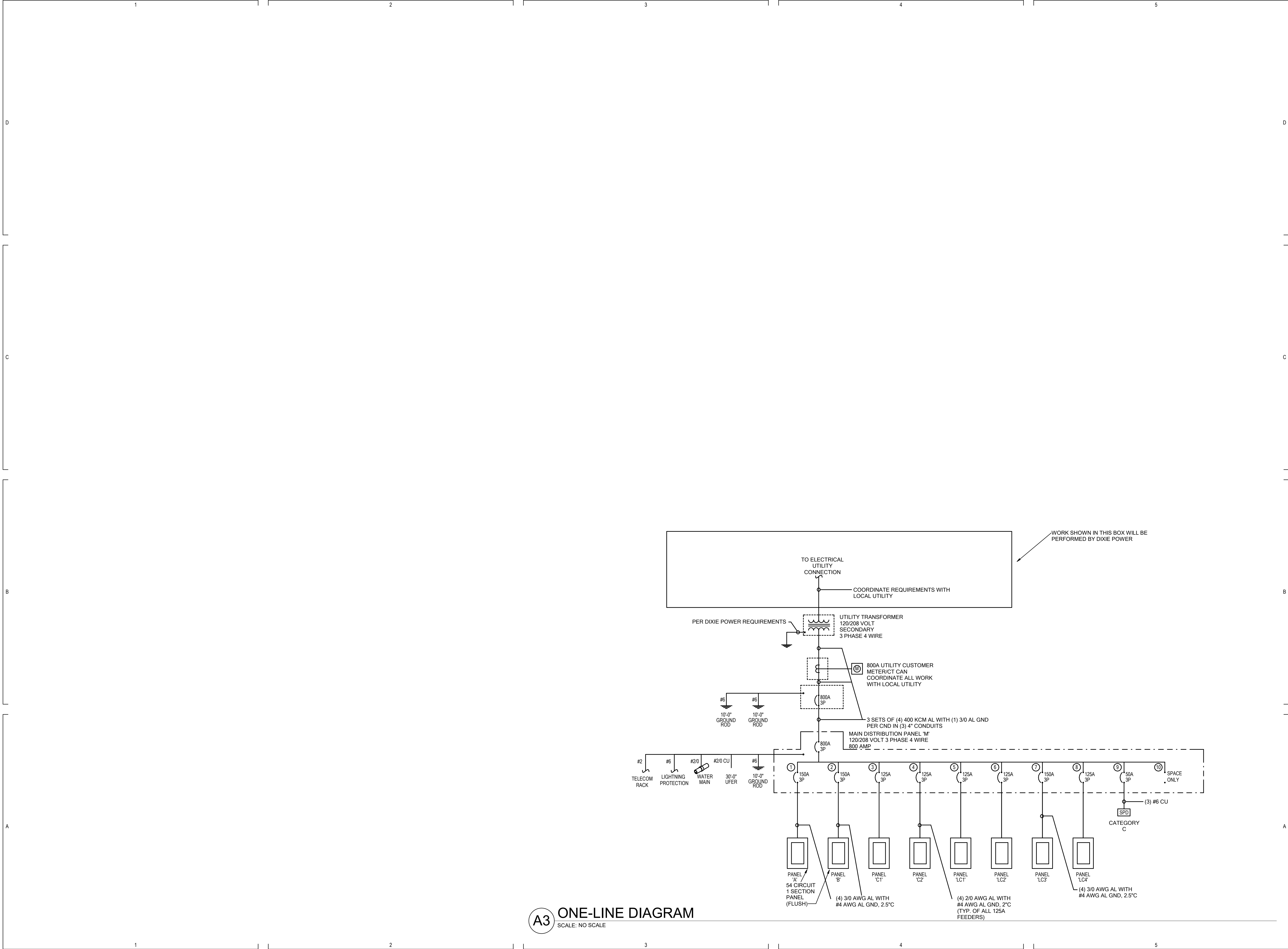
SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
CU-3	35	2	1	1	1.8			2.7			2	2	2	50	CU-4
--	--	--	--	3		1.8			2.7		4	--	--	--	--
CU-1a	50	2	1	5			2.7			2.7	6	2	2	50	CU-2a
--	--	--	--	7	2.7			2.7			8	--	--	--	--
CU-1b	50	2	1	9		2.7					10				
--	--	--	--	11			2.7				12				

Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

9793

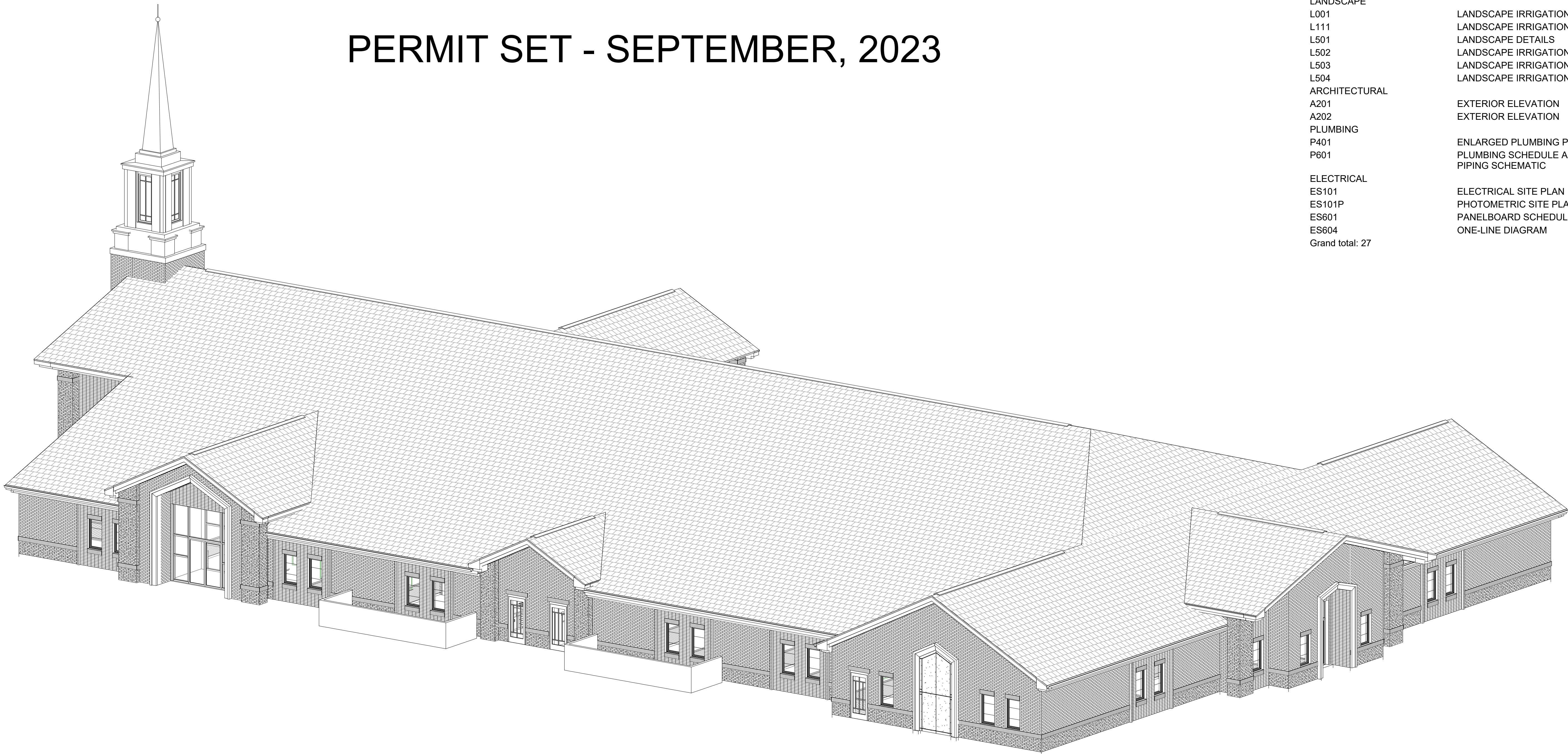
71



A3 ONE-LINE DIAGRAM
SCALE: NO SCALE

HURRICANE 21ST & HURRICANE UT WEST STAKE

PERMIT SET - SEPTEMBER, 2023



GENERAL	COVER
CV	
CIVIL	
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS
C5.05	CIVIL DETAILS
C5.06	CIVIL DETAILS
LANDSCAPE	
L001	LANDSCAPE IRRIGATION PLAN
L111	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS
ARCHITECTURAL	
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
PLUMBING	
P401	ENLARGED PLUMBING PLANS
P601	PLUMBING SCHEDULE AND GAS PIPING SCHEMATIC
ELECTRICAL	
ES101	ELECTRICAL SITE PLAN
ES101P	PHOTOMETRIC SITE PLAN
ES601	PANELBOARD SCHEDULES
ES604	ONE-LINE DIAGRAM
Grand total: 27	



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HURRICANE 21 ST & HURRICANE UT
WEST STAKE

4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER:	501-6745
OWNER:	Owner
DATE:	Issue Date

REV	DATE	DESCRIPTION
-----	------	-------------

OWNER

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CONTRACTOR

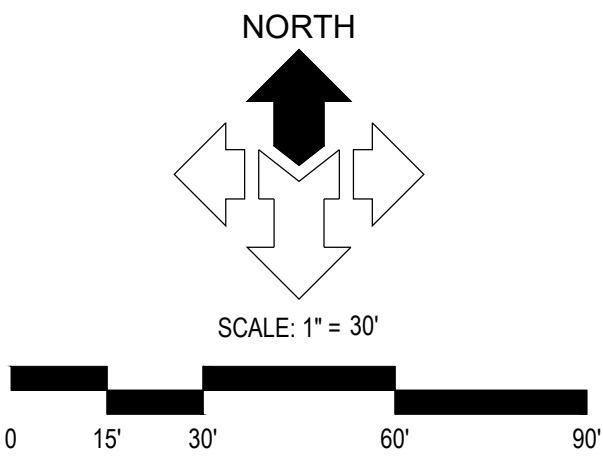
T.B.D.

COVER

CV

HURRICANE WEST

PERMIT SET - SEPTEMBER, 2023

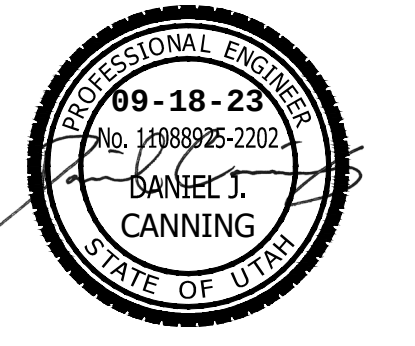




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SITE

VICINITY MAP
N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
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C5.04	CIVIL DETAILS
C5.05	CIVIL DETAILS
C5.06	CIVIL DETAILS

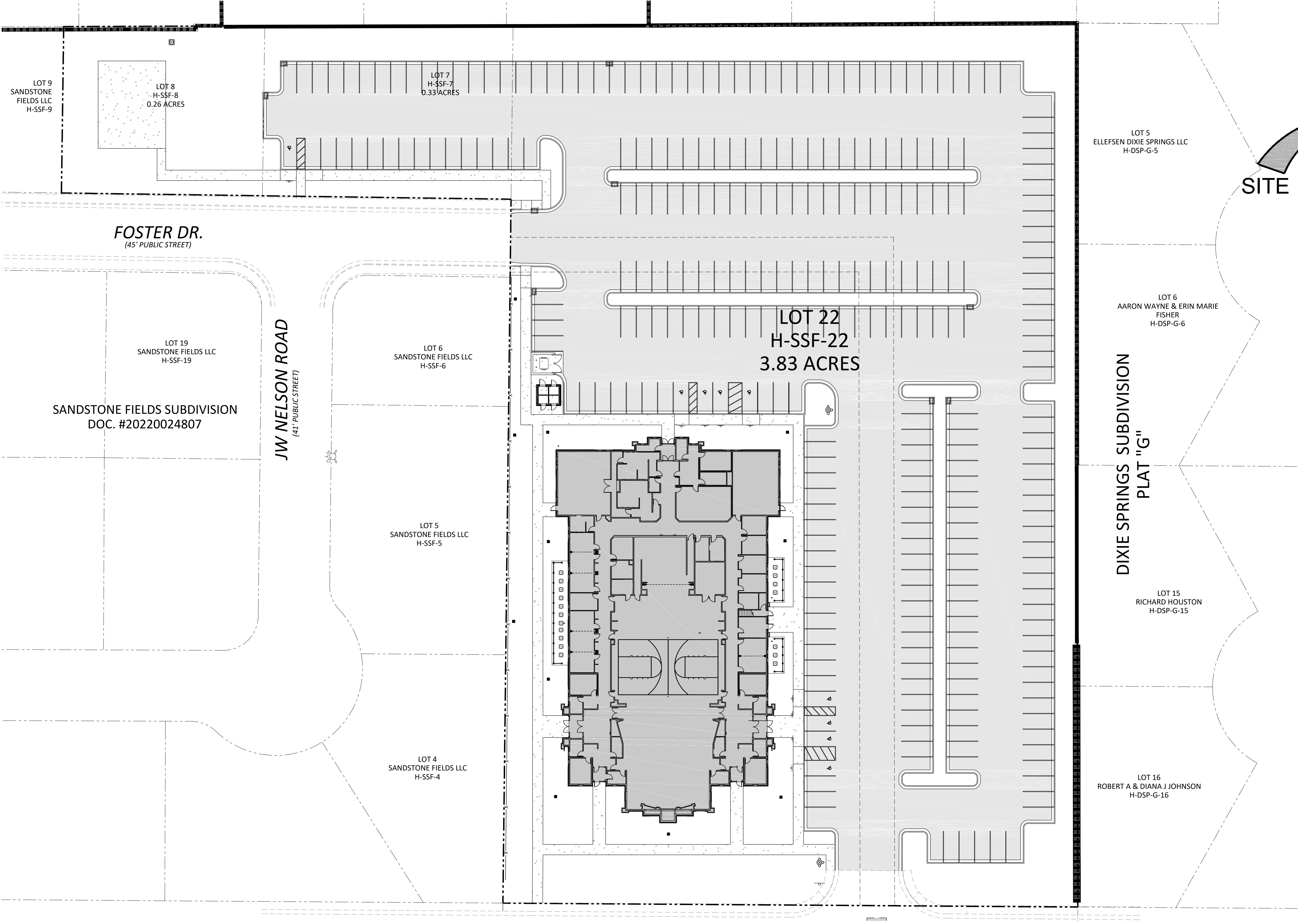
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO CITY OF HURRICANE
WATER DEPARTMENT STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO ASH CREEK SSD
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO HURRICANE STANDARDS
AND SPECIFICATIONS

APPROVAL SIGNATURES

HURRICANE CITY PLANNING	_____
HURRICANE CITY ENGINEER	_____
HURRICANE CITY PUBLIC WORKS	_____
HURRICANE CITY WATER	_____
HURRICANE CITY PARKS	_____
HURRICANE CITY FIRE DEPARTMENT	_____
ASH CREEK SPECIAL SERVICES DISTRICT	_____
HURRICANE CITY POWER	_____
DOMINION ENERGY	_____
CENTURY LINK	_____
TDS TELECOMMUNICATIONS	_____
HURRICANE G.I.S.	_____



OWNER

ARCHITECTURE

CIVIL

STRUCTURAL

LANDSCAPE

MECHANICAL

ELECTRICAL

CONTRACTOR

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T.B.D.

CIVIL COVER

C0.00

GENERAL NOTES

- 1.1 COMPLIANCE
1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS
 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES
 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES CONCERNED WITH THE PLANNING, DESIGN, AND CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL, SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDINGS WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS, DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO: VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADEING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 5.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
2. CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
3. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
4. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
5. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
6. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
7. ASPHALT TO CONCRETE PAVEMENT SHALL BE A MINIMUM 2" OVER 4" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS, AND DETAIL 01' SHEET CS-01.
8. ASPHALT COMPACTION SHALL BE A MINIMUM 90% (MARSHALL DESIGN).
9. SURFACE COURSE SHALL BE 1/2" MINUS, MIX DESIGN IS TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
10. AC PAVEMENT TO BE A 1/2" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
11. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN, NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM CROSS SLOPE."
"ROUTES SHALL HAVE A 5.00% (1/20) MAXIMUM RUNNING SLOPE."
"RAMPS SHALL HAVE A 8.33% (1/12) MAXIMUM RUNNING SLOPE."
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

HURRICANE CITY WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. 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.
3. CONTRACTOR SHALL POT-HOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. 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.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. 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.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 4" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN) ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. 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 THE 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.
12. 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.
13. 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.
14. 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.

ASH CREEK SSD GENERAL SEWER NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2X3" 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 MAKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. 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 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.
5. DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

DIXIE POWER JUC NOTES:

1. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
2. ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY THE OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
4. ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 10' TO 8' LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT THE MIDDLE AND TOP OF THE TRENCH.
5. FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWER'S ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
6. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
7. ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
8. OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE OPEN FROM LANDSCAPING (15FT IN FRONT AND 5FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
9. PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINES AND METERING STANDARDS.

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6931 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4X8 PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 102V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED A NEMA 5-15R - LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7338 OR BRAXTON.PETERS@CLUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS, CATC / BROADBAND NOTES:

1. 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
2. TDS WILL PLACE CONDUITS IN AN OPEN / JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT (435-288-1415) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTRACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT (435-288-1415).
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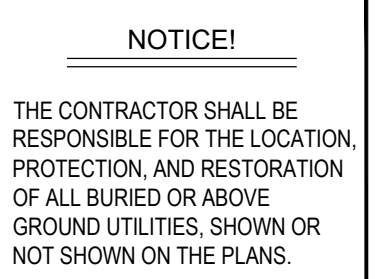
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2. TDS WILL PLACE CONDUITS IN AN OPEN / JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT (435-288-1415) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTRACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT (435-288-1415).
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER / CONTRACTOR
5. 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.

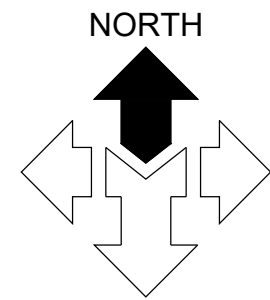
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AMENDMENT AND EXTENSION
PLAT "A" (DOC. #601291)



SCALE: 1" = 30'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C3.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.03.
- 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'N', SHEET C5.03.
- STORM DRAIN PIPE PER, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- STORMTECH MC-3500 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 30.137 C.F. TOTAL REQUIRED STORAGE = 29.625 C.F. SEE DETAIL, SHEET C5.05. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
- LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
- 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR, SEE DETAIL 'P', SHEET C5.02 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 2974.50', ORIFICE SIZE = 3' 0"
- 6" HDPE PIPE FROM DOWNSPOUT BASIN, SLOPE AT 0.50% MINIMUM FROM DOWNSPOUT BASIN, PER STANDARD DETAIL 'M' & 'N', ON SHEET C5.01.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

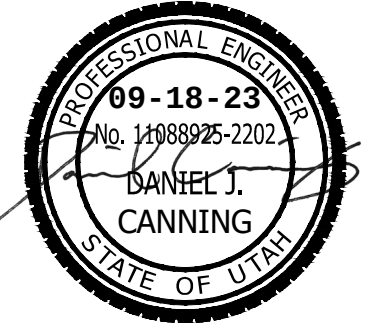
NOTICE!

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.



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HURRICANE WEST

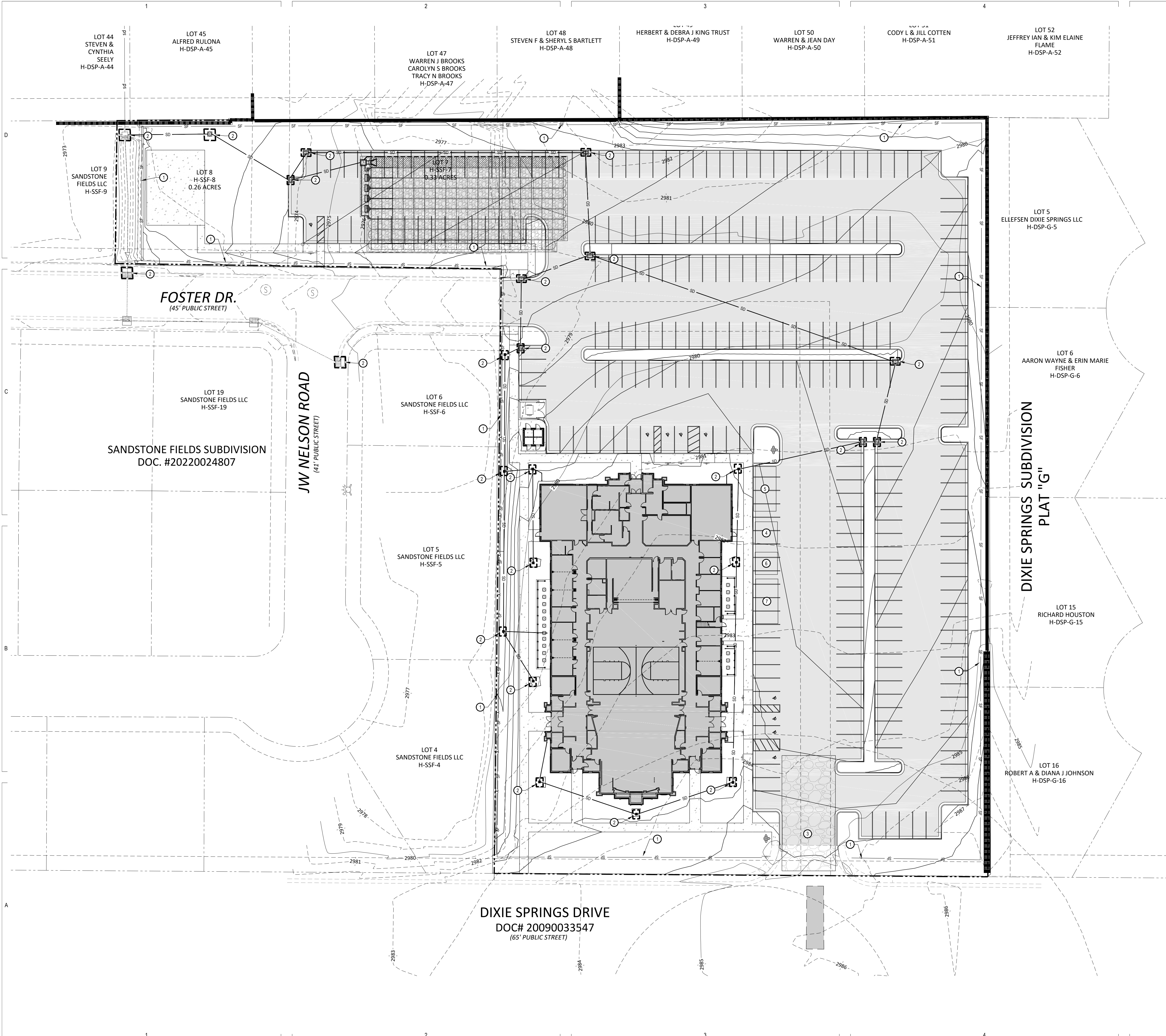
4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER: 501-6745
OWNER: Owner
DATE: Issue Date

REV	DATE	DESCRIPTION
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GRADING AND
DRAINAGE PLAN

C2.01



GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

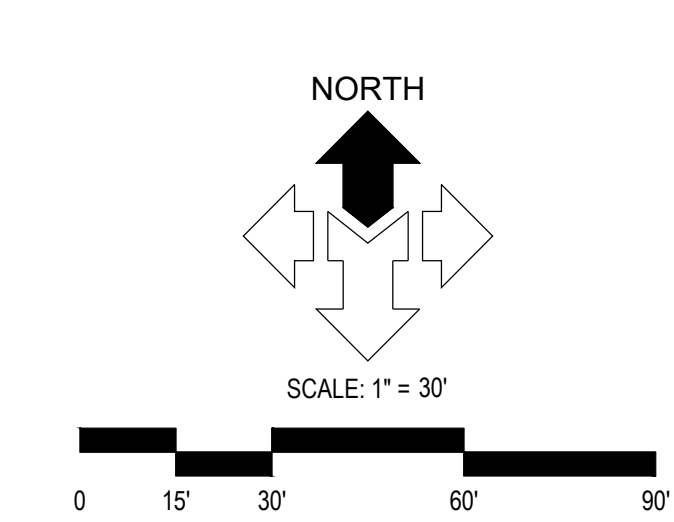
SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL "B", SHEET C5.04.
 - ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL "D", SHEET C5.04.
 - ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL "A", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL "E", SHEET C5.01. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL "C", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 - ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL "F", SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

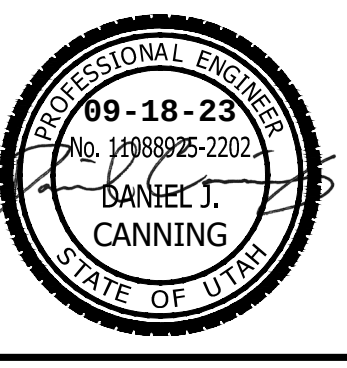




NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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HURRICANE WEST

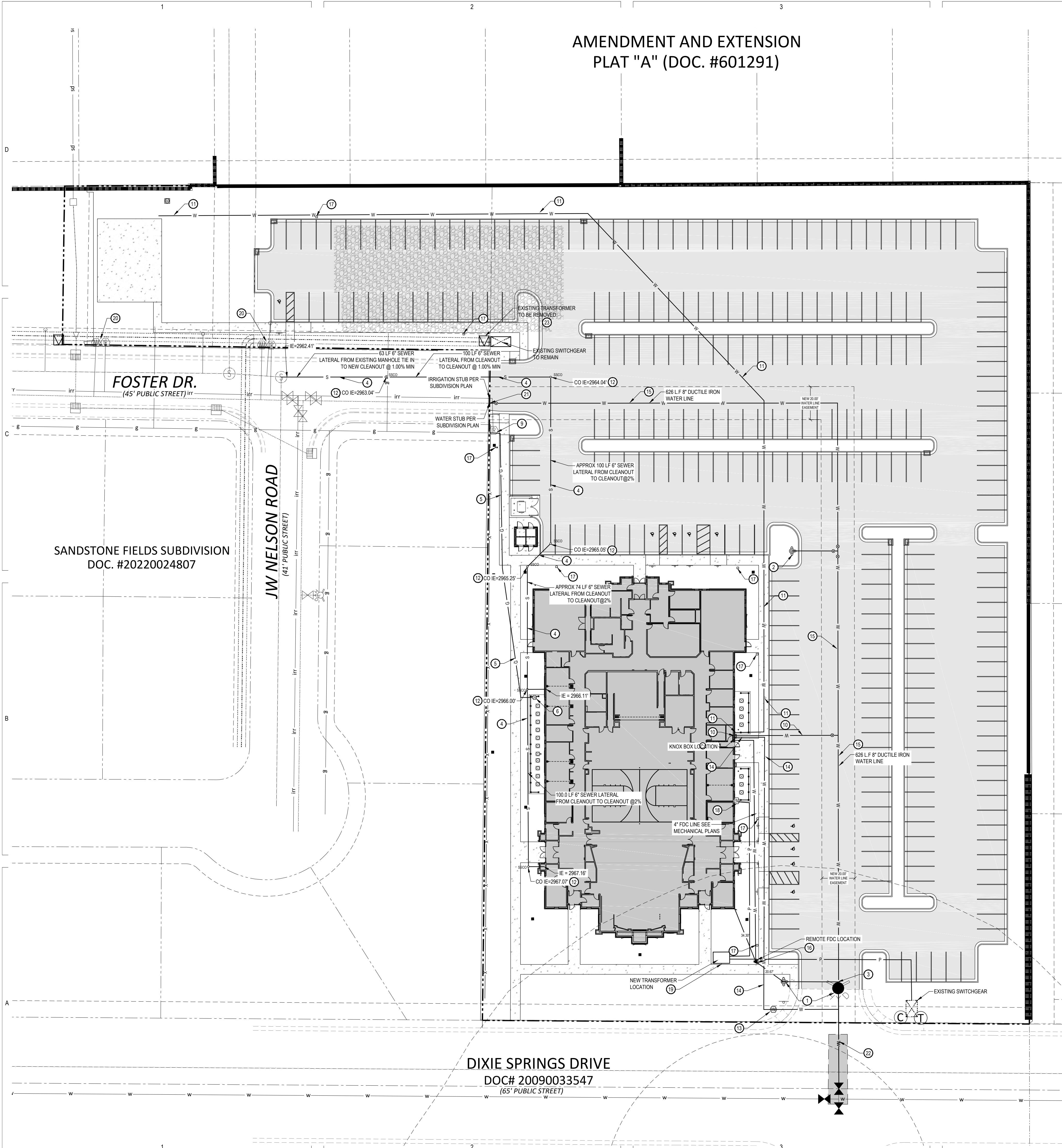
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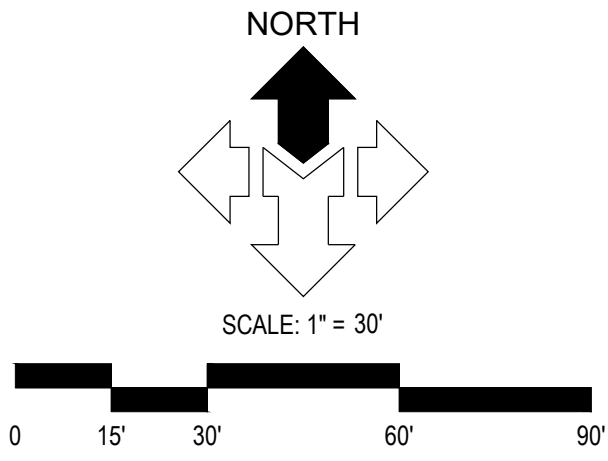
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EROSION CONTROL PLAN

C3.01



AMENDMENT AND EXTENSION
PLAT "A" (DOC. #601291)



- ASH CREEK SSD 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 2X3 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 MAKER, 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 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.

- DIXIE POWER JUC NOTES:**
- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
 - ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY THE OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE ANY POWER CABLES ARE INSTALLED.
 - IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
 - ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTIONED IN 6 TO 8' LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT THE MIDDLE AND TOP OF THE TRENCH.
 - FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWER'S ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
 - ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
 - ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
 - OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15 FT IN FRONT AND 5 FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
 - PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINES AND METERING STANDARDS.

- CENTURYLINK TELEPHONE 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 4X8 PLYWOOD BACKBOARD AND A 86 GROUND WIRE TO BUILDING NEUTRAL WITH 1020 AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. -WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED A NEMA 5-15R - LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
 - CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERS@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.

- TDS, CATC / BROADBAND 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 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
 - CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY 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.

- GENERAL NOTES:**
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- DIXIE PROVIDER TO INSTALL ALL PRIMARY POWER CONDUITS, CONDUCTORS, PAD & TRANSFORMER. LEAD TIMES ARE CURRENTLY OUT 18-24 MONTHS ONCE ONE LINE DIAGRAMS AND LOADS SHEETS ARE PROVIDED.
- UTILITY ALERT PHONE NUMBERS
WATER: HURRICANE CITY 435-635-8442
SEWER: ASH CREEK SSD 435-635-2348
NATURAL GAS: DOMINION ENERGY 800-323-5517
ELECTRICAL POWER: DIXIE POWER 435-673-3297
TELEPHONE: CENTURY LINK 833-591-0933

- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- RELOCATED EXISTING FIRE HYDRANT.
 - INSTALL NEW FIRE HYDRANT.
 - CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO NEW WATER MAIN.
 - 6" PVC SDR 35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
 - UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND HURRICANE CITY POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
 - TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
 - INSTALL 1-1/2" IRRIGATION STUB. SEE IRRIGATION PLANS FOR STOP AND WASTE.
 - 6" PVC C-900 FIRE SERVICE WATER LINE, INCLUDING ALL FITTINGS AND JOINT RESTRAINTS.
 - 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
 - SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'L' SHEET C5.01.
 - 1-1/2" WATER SERVICE METER SET
 - 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE
 - 8" DUCTILE IRON WATER LINE, INCLUDING ALL FITTINGS AND JOINT RESTRAINTS. SEE HURRICANE CITY DETAIL '301-1', SEE SHEET C5.06.
 - FREE-STANDING REMOTE FIRE DEPARTMENT CONNECTION (FDC), PER HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT REQUIREMENT. SEE DETAIL '1Y', SHEET C5.01
 - PARKING LOT LIGHT LOCATIONS. SEE ELECTRICAL PLANS FOR DETAILS.
 - CONTRACTOR TO INSTALL NEW 800 A 120/208 V THREE PHASE SERVICE TO DIXIE POWER SERVICE STANDARDS.
 - DIXIE POWER TO INSTALL NEW TRANSFORMER, PAD, CONDUIT & CONDUCTOR.
 - EXISTING UNUSED WATER METERS ARE TO BE REMOVED.
 - CONNECT NEW 8" DUCTILE IRON WATER LINE TO EXISTING 8" MAIN STUB PER HURRICANE CITY STANDARDS AND SPECIFICATIONS.
 - REMOVE EXISTING 8" HOPE FROM MAIN TO EXISTING HYDRANT, AND REPLACE WITH NEW 8" DUCTILE IRON WATER LINE.
 - CONTRACTOR TO COORDINATE THE REMOVAL OF EXISTING TRANSFORMER WITH DIXIE POWER.

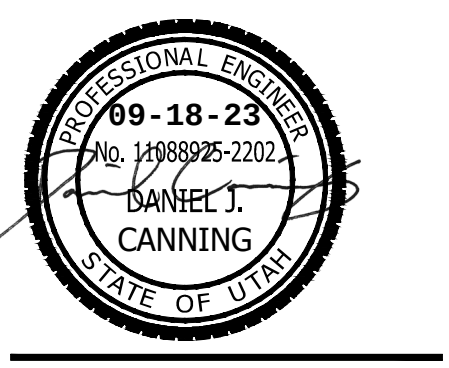
- HURRICANE CITY WATER NOTES:**
- ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
 - CONTRACTOR SHALL POT-HOLE ALL PIPE LINES 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 THE 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.

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.



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9961



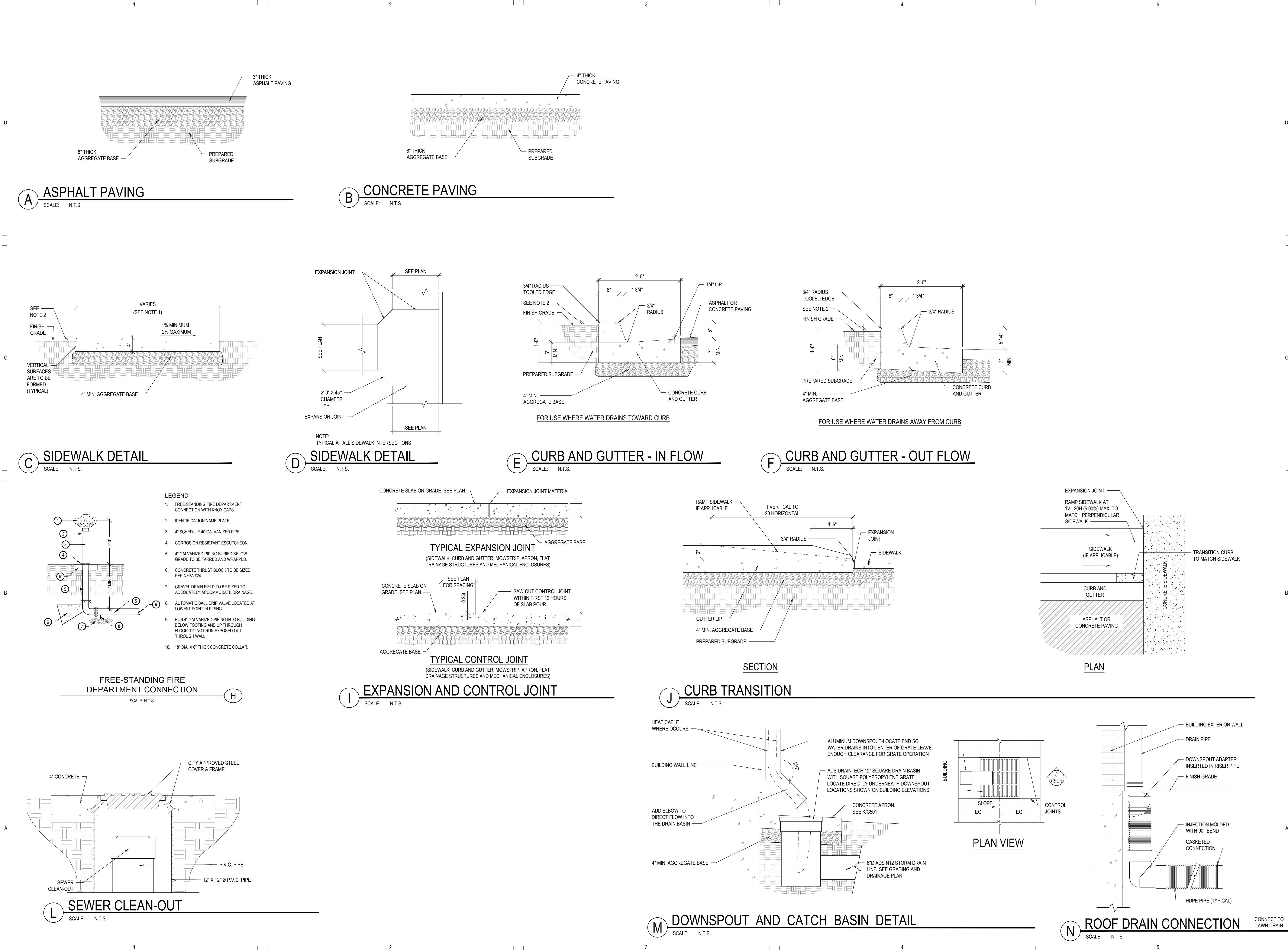
HURRICANE WEST
4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

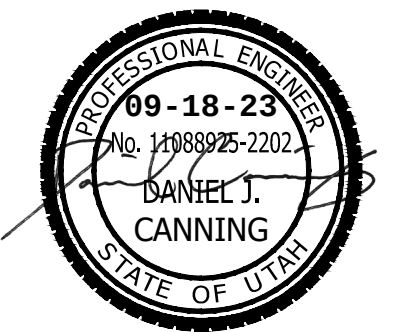
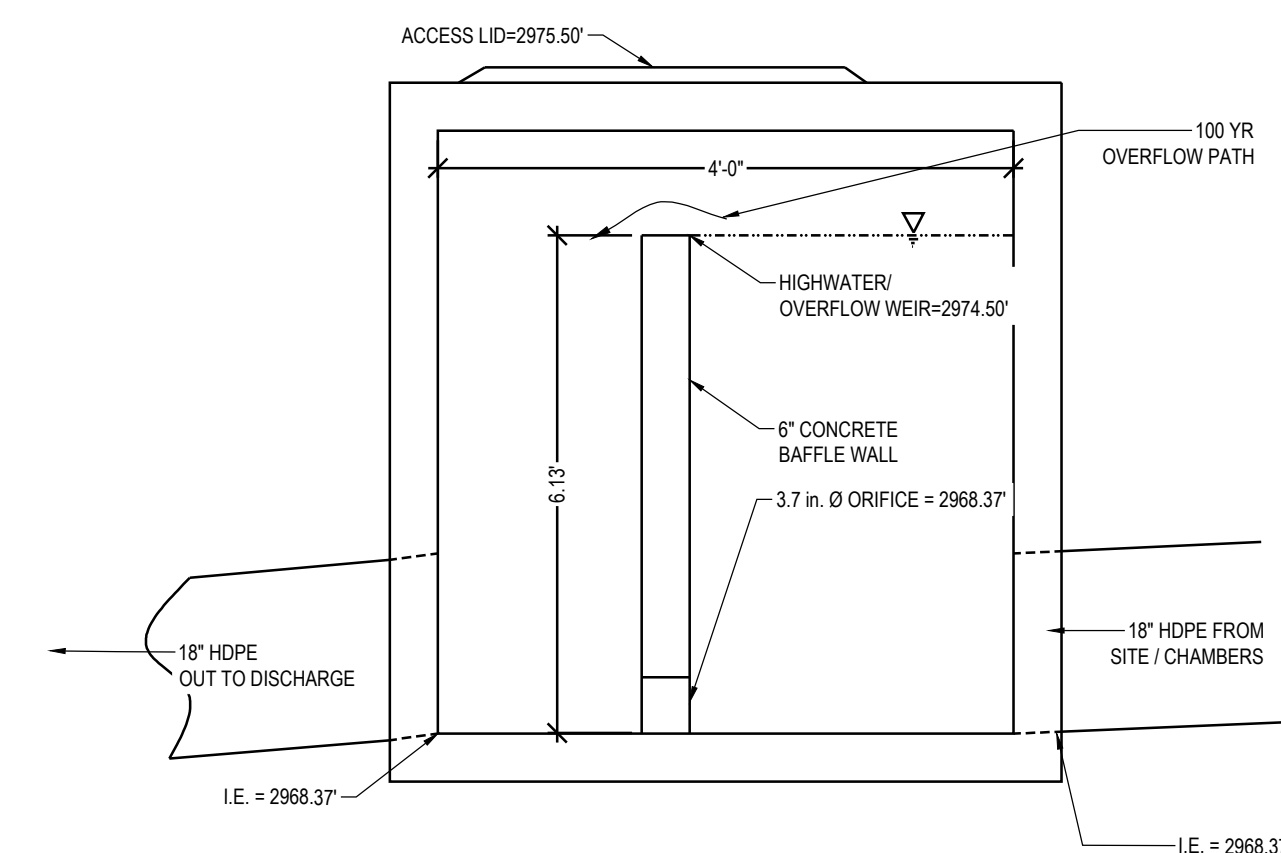
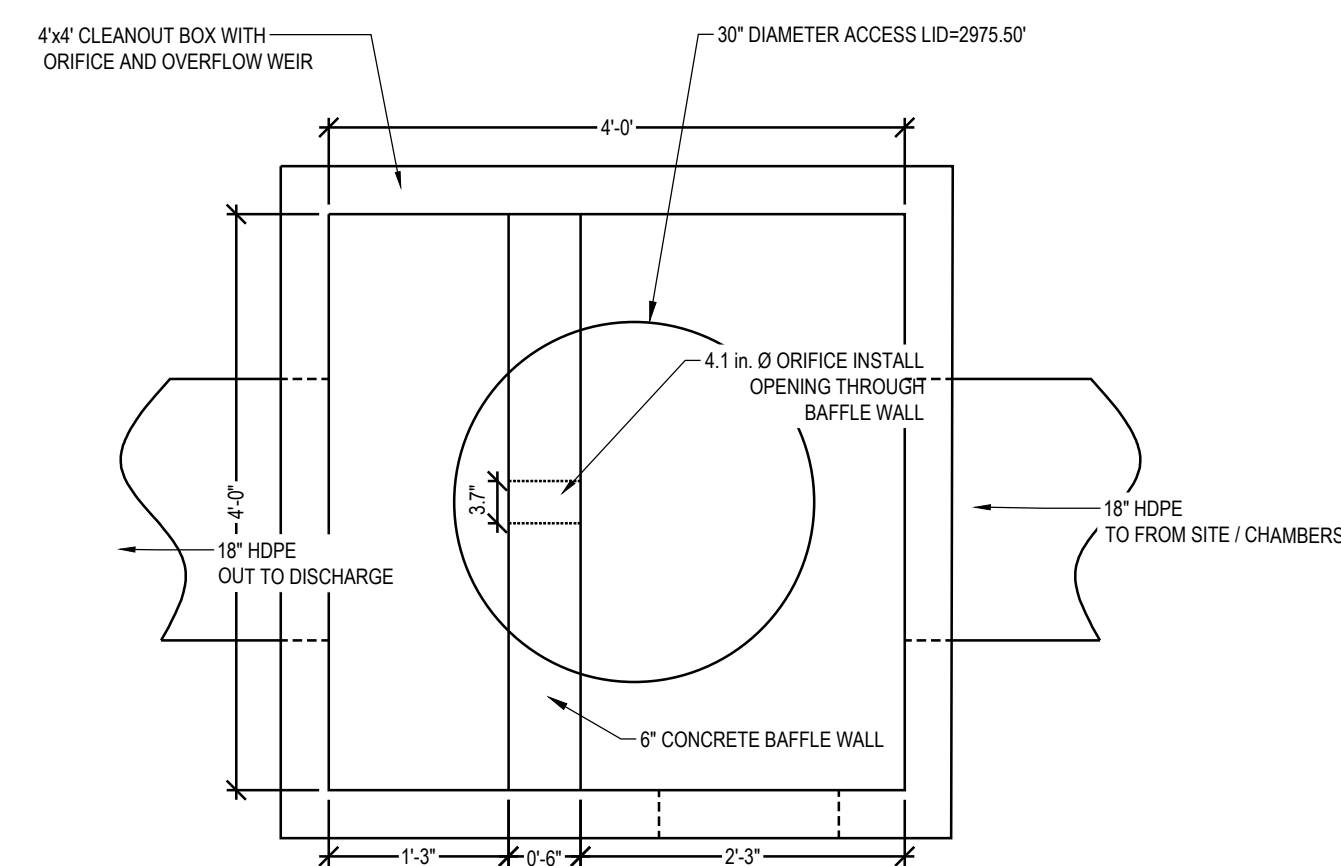
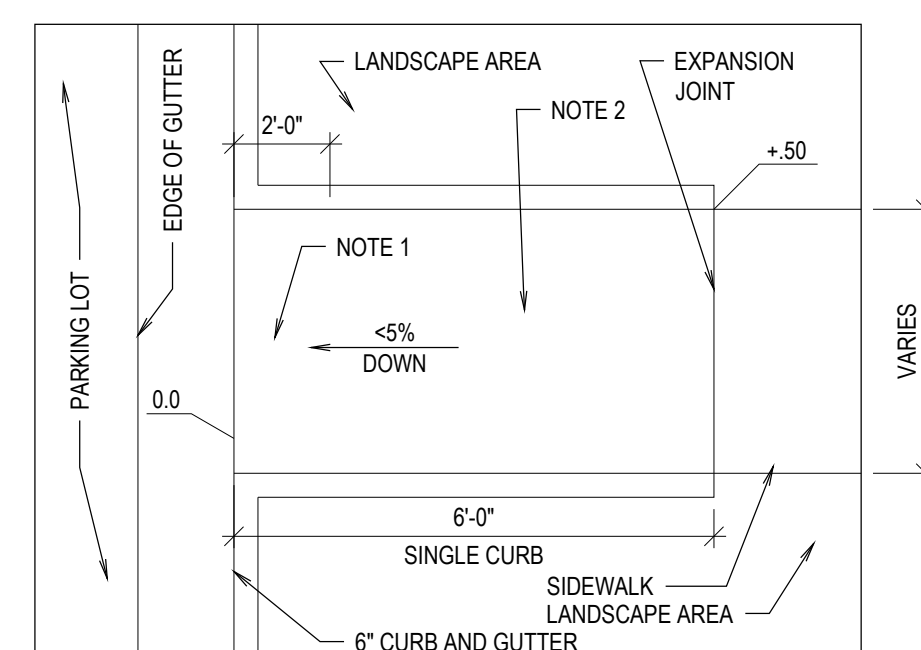
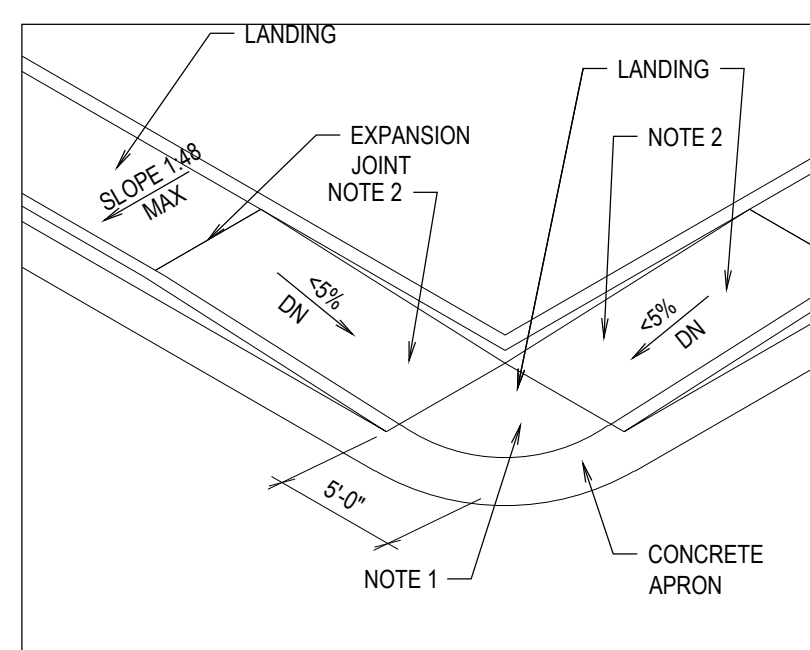
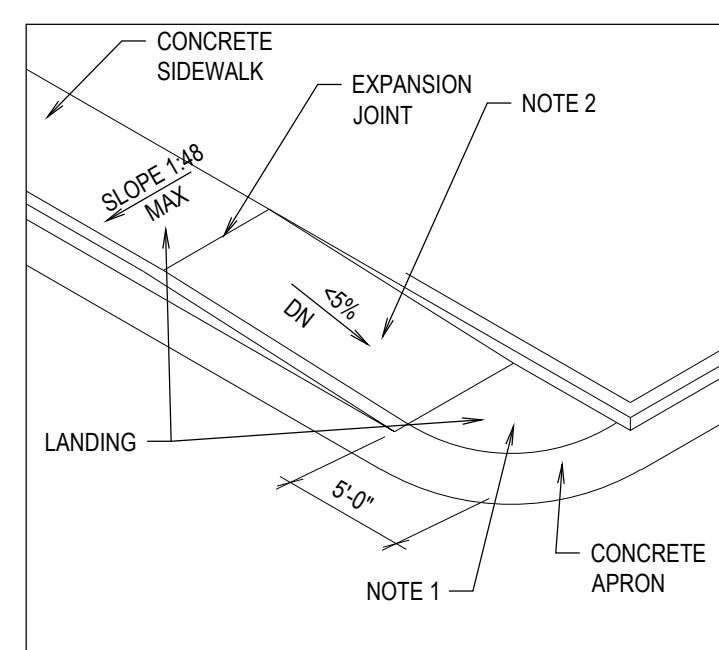
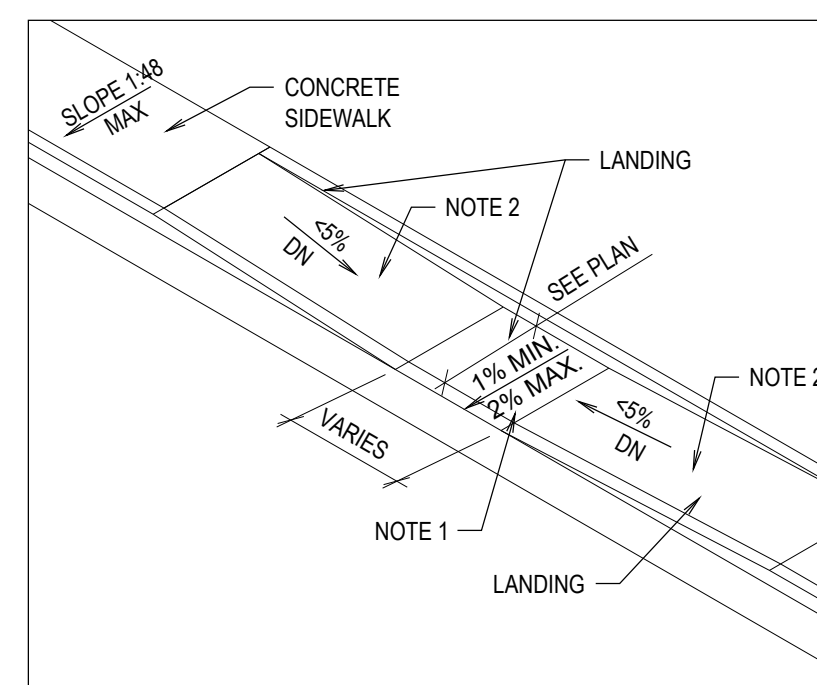
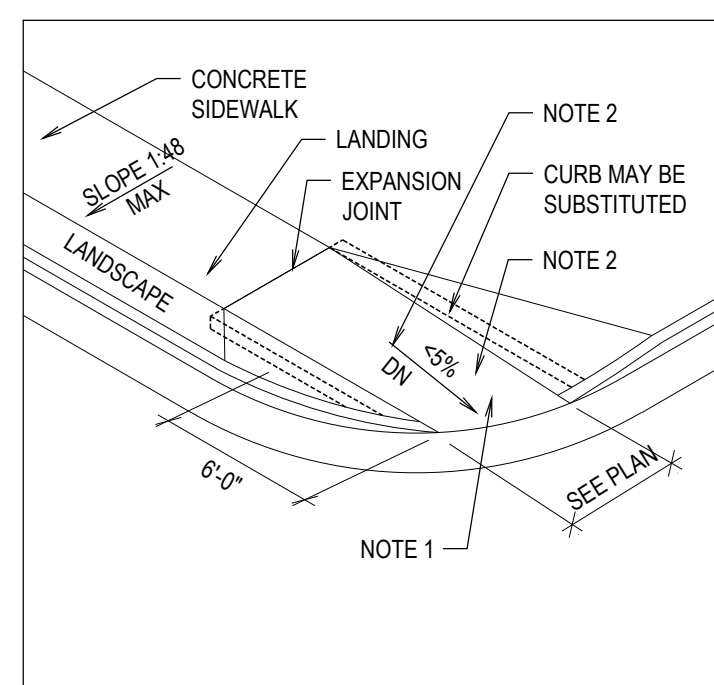
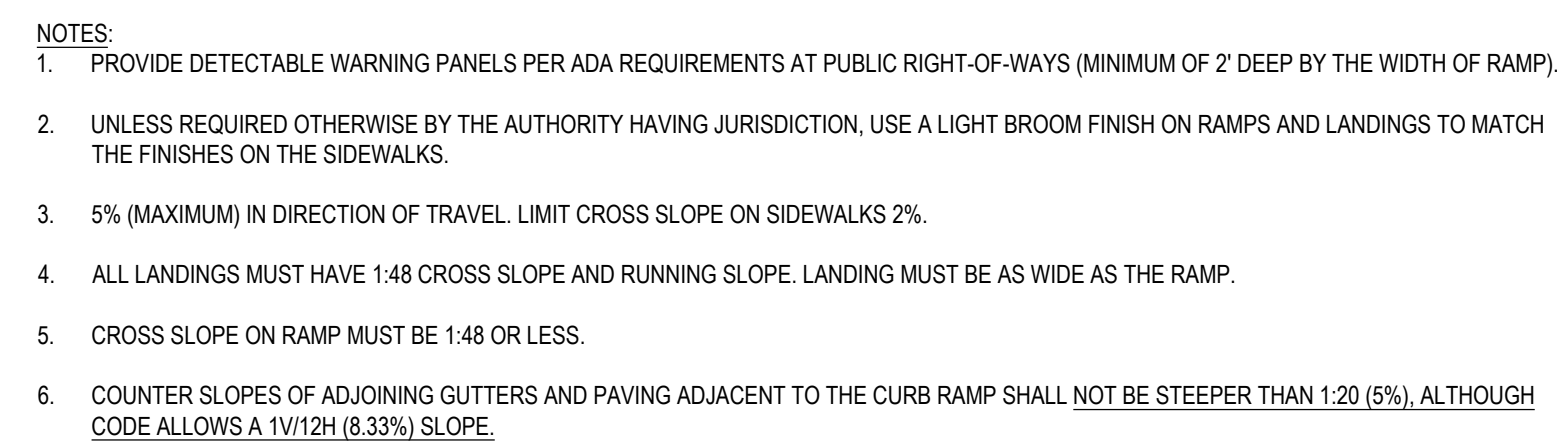
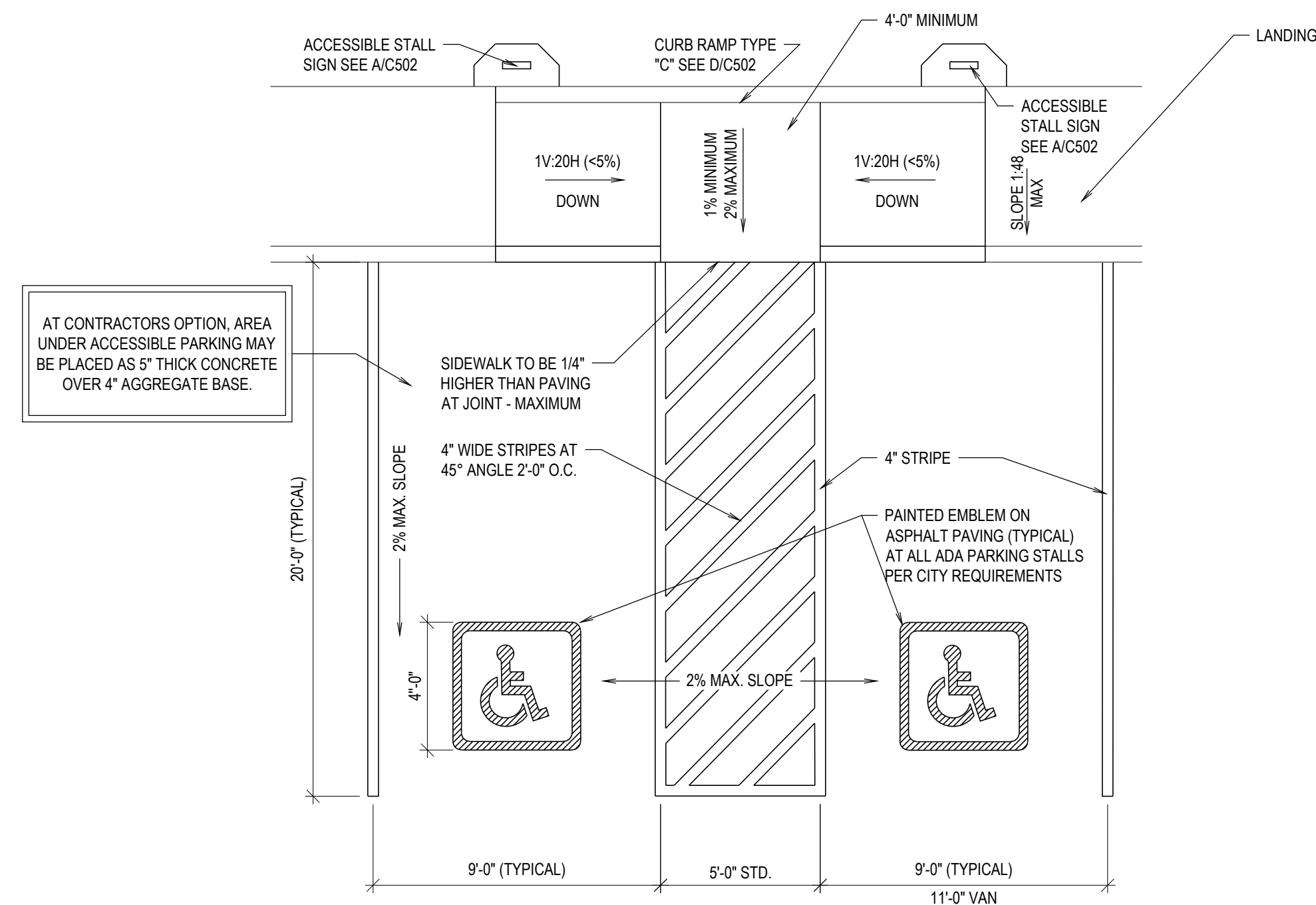
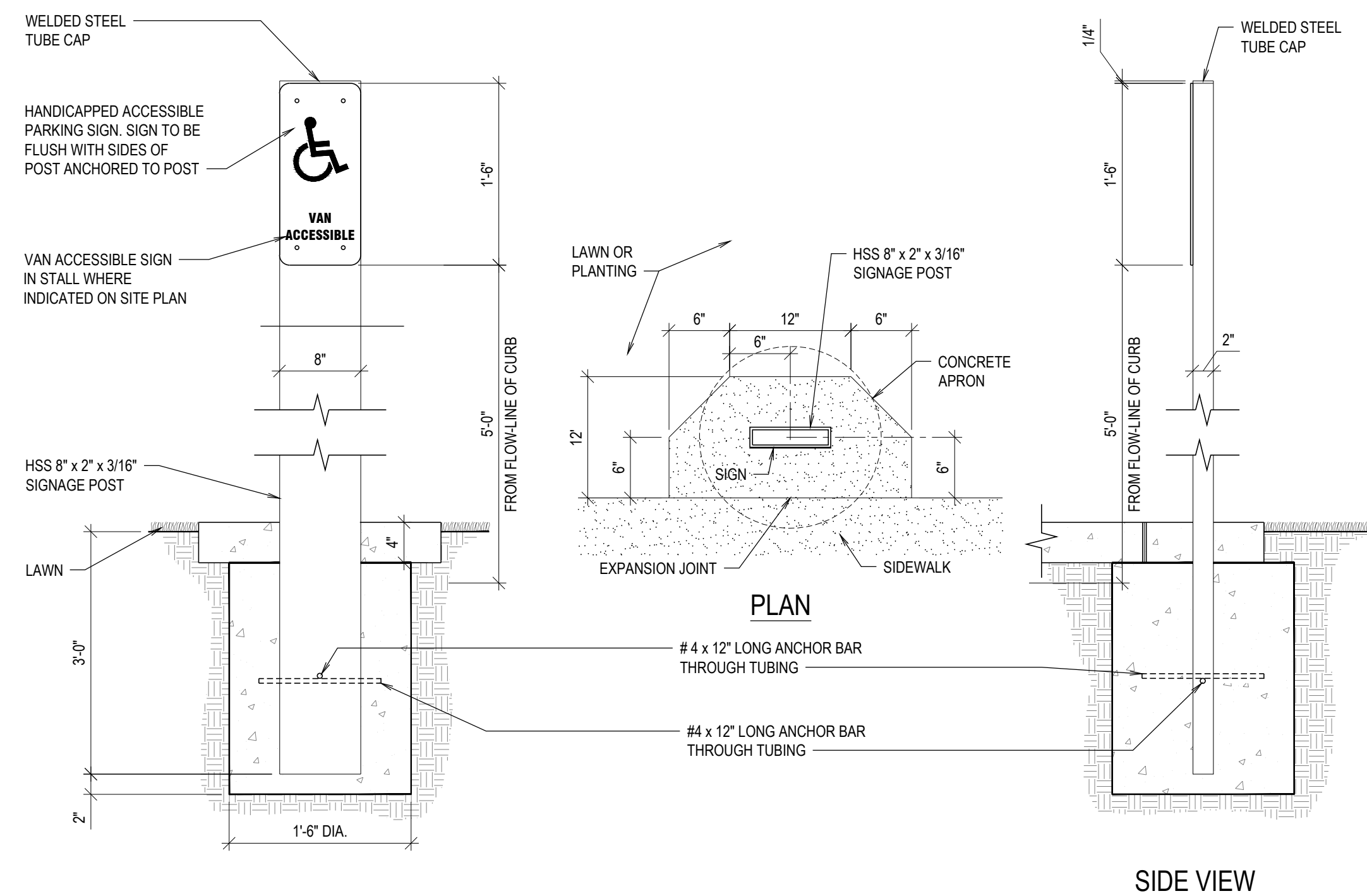
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OWNER:	Owner
DATE:	Issue Date

REV	DATE	DESCRIPTION
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SITE UTILITY
PLAN

C4.01





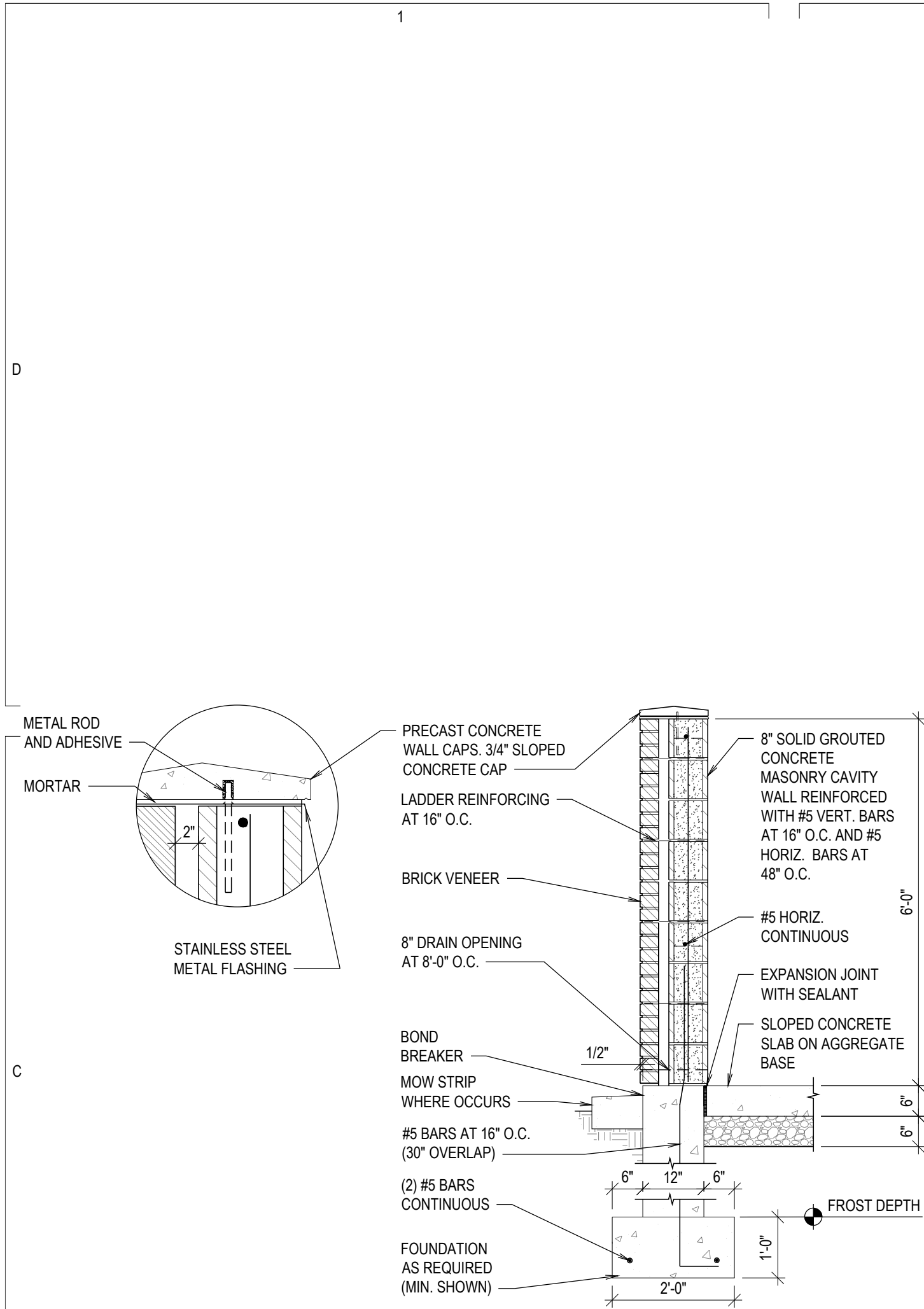
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4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

OB NUMBER:	501-6745
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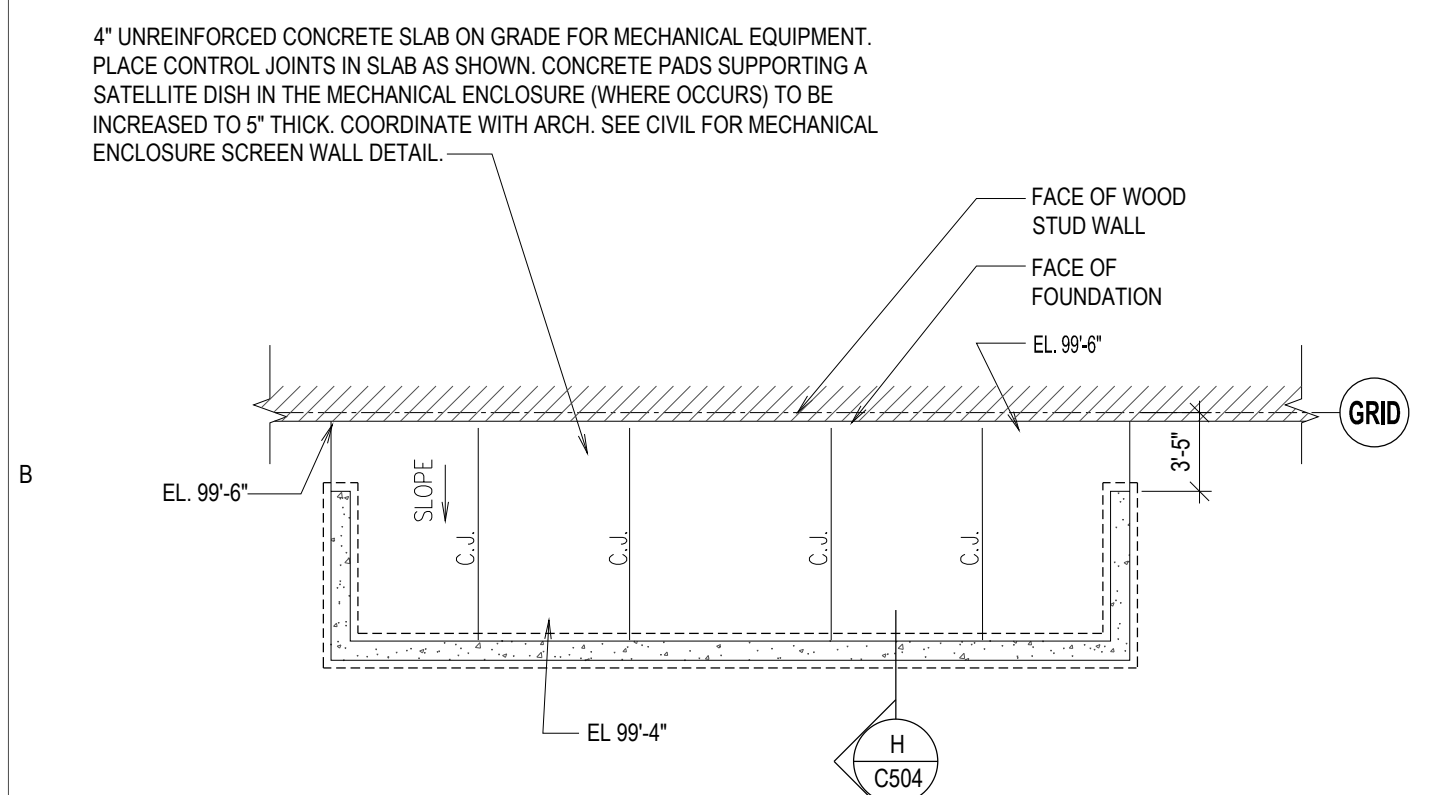
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CIVIL DETAILS

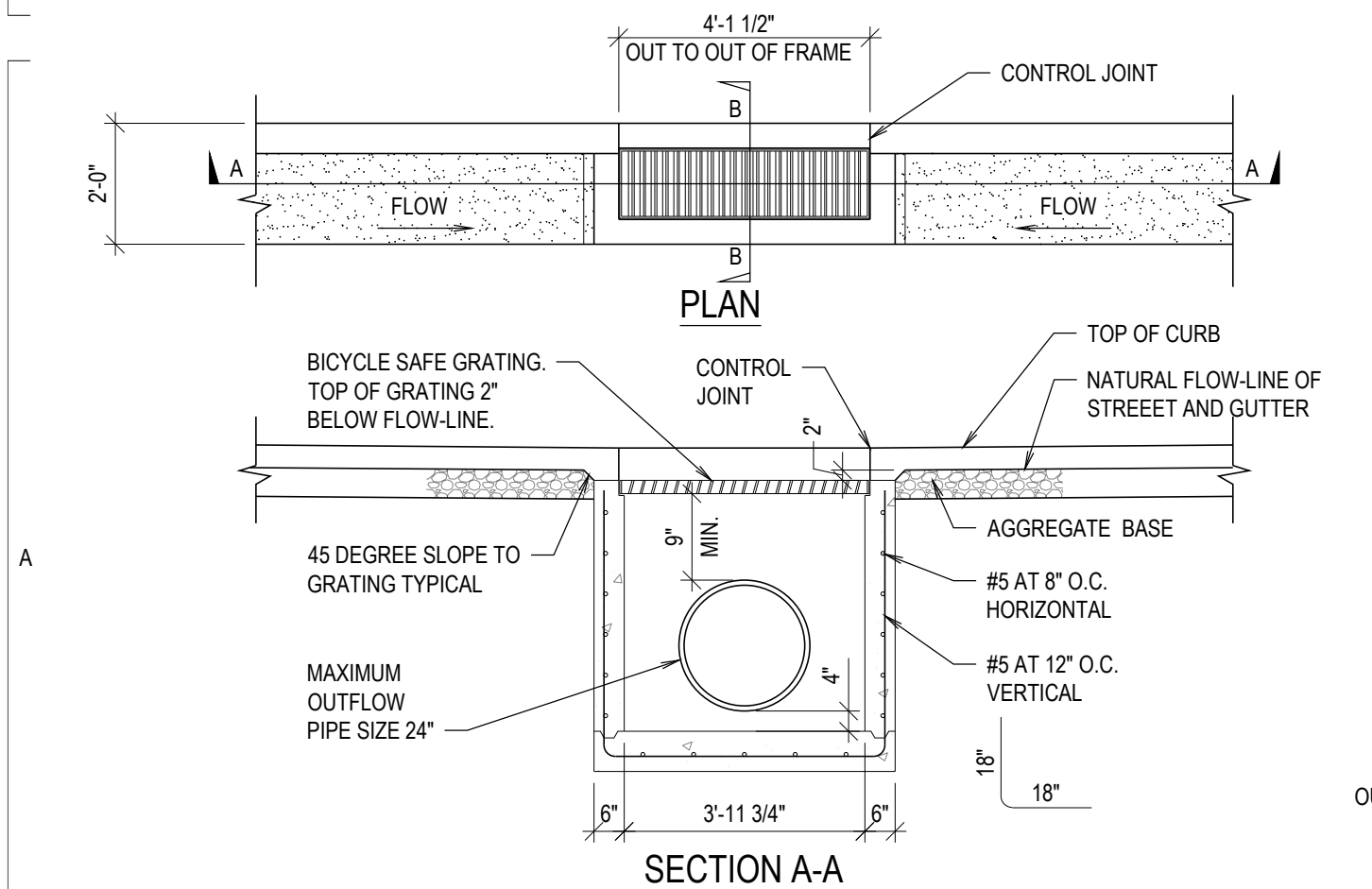
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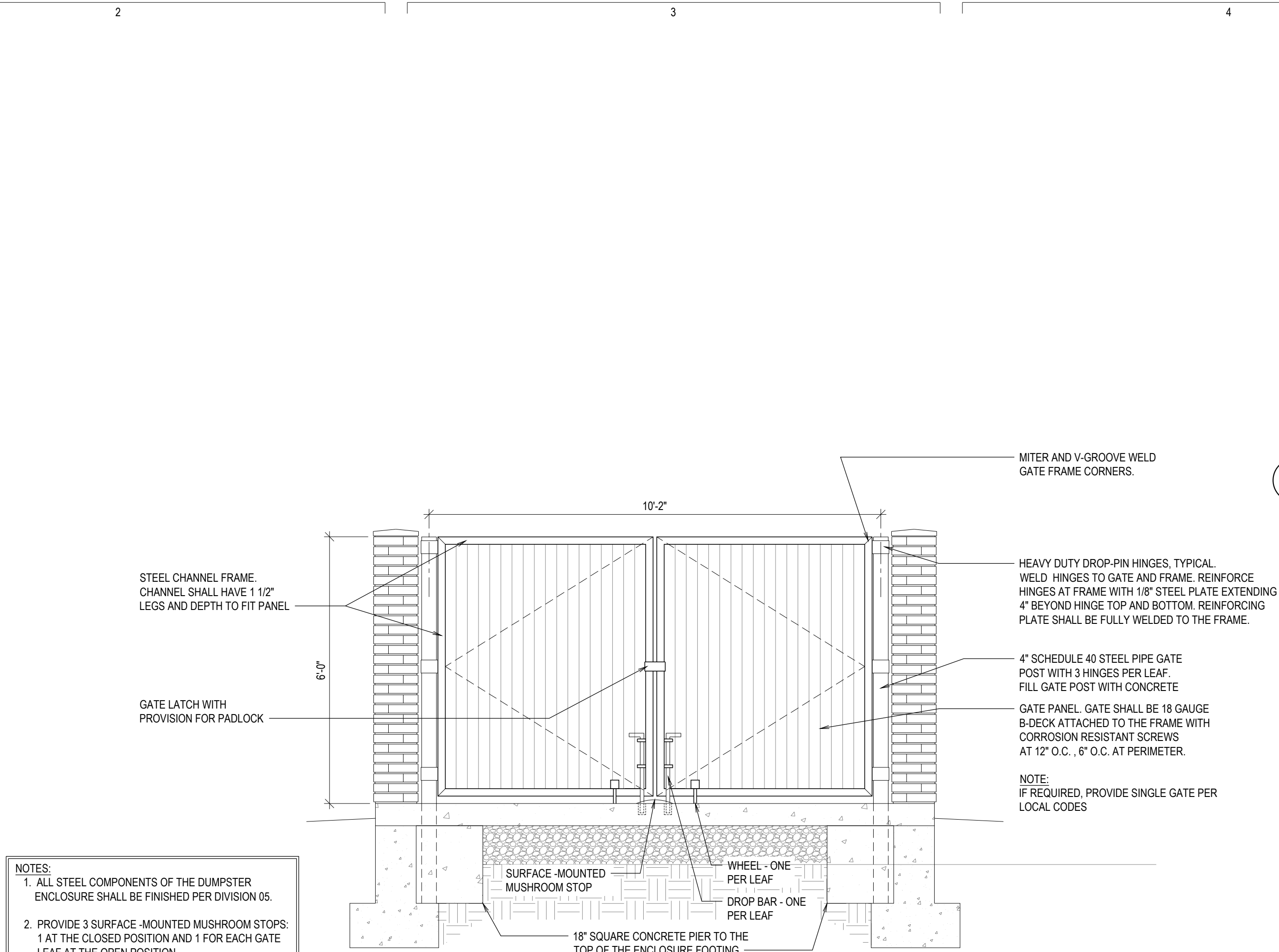
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



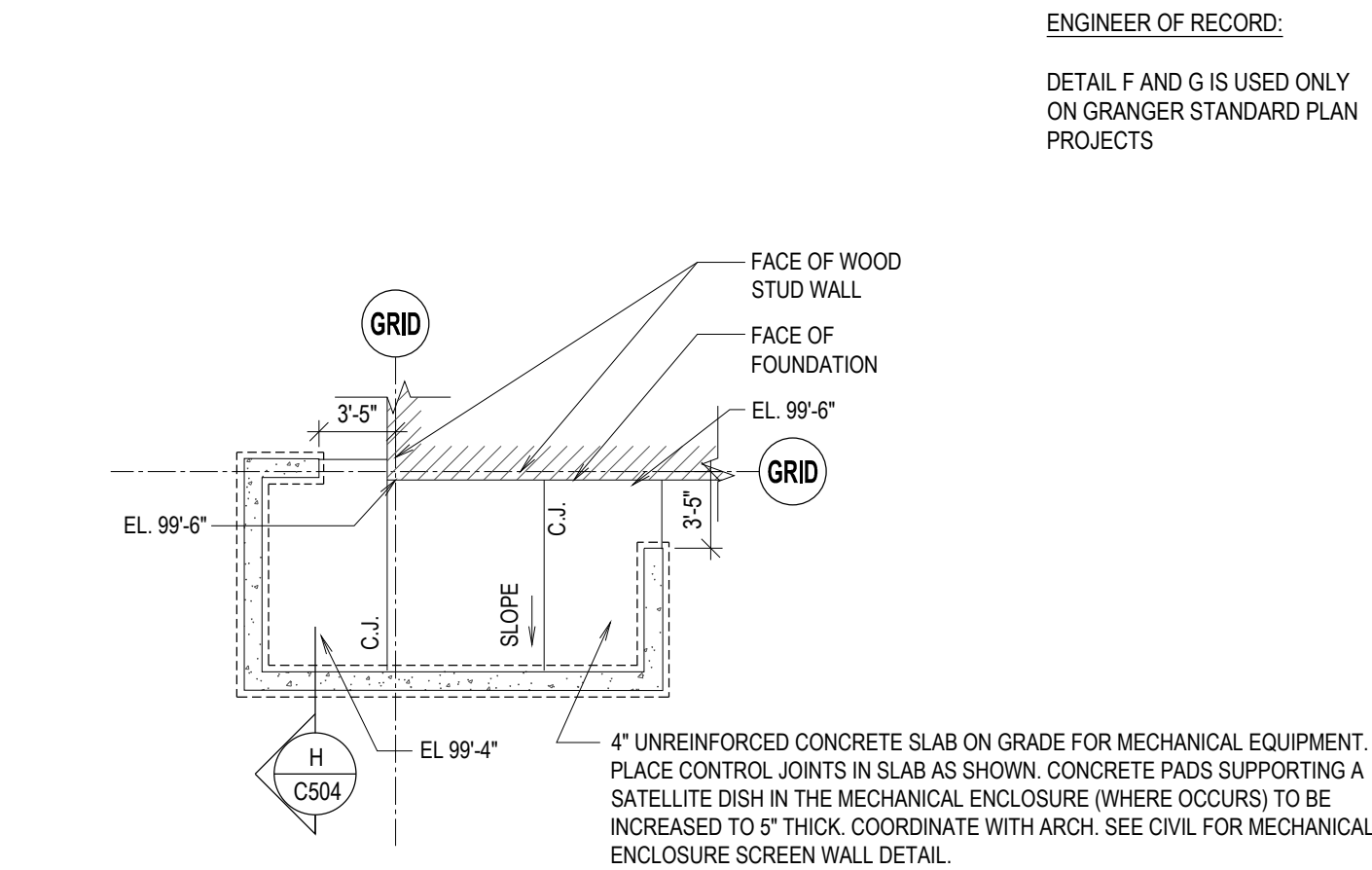
F MECHANICAL ENCLOSURE AT STRAIGHT WALL
SCALE: N.T.S.



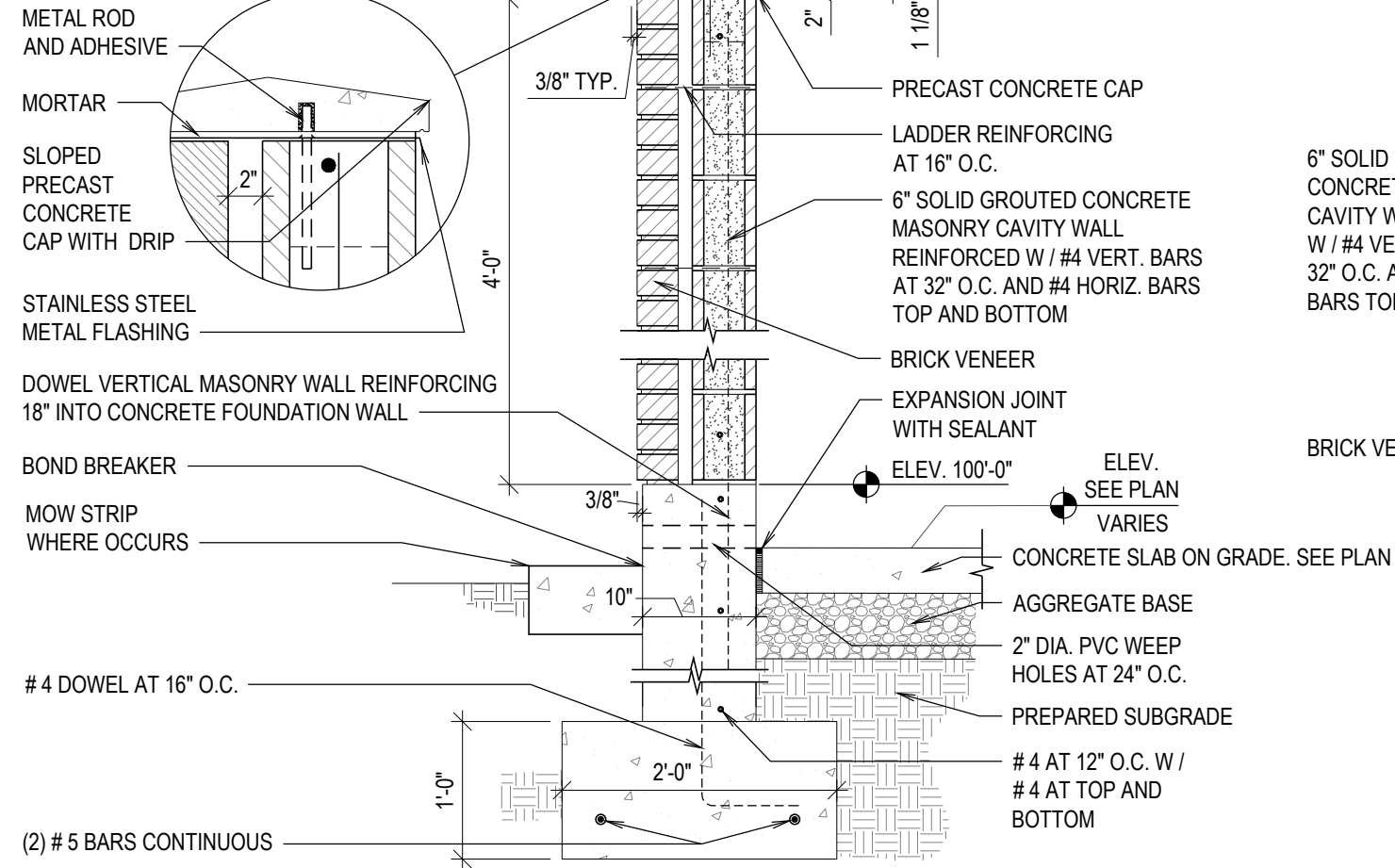
M SINGLE GUTTER INLET BOX
SCALE: N.T.S.



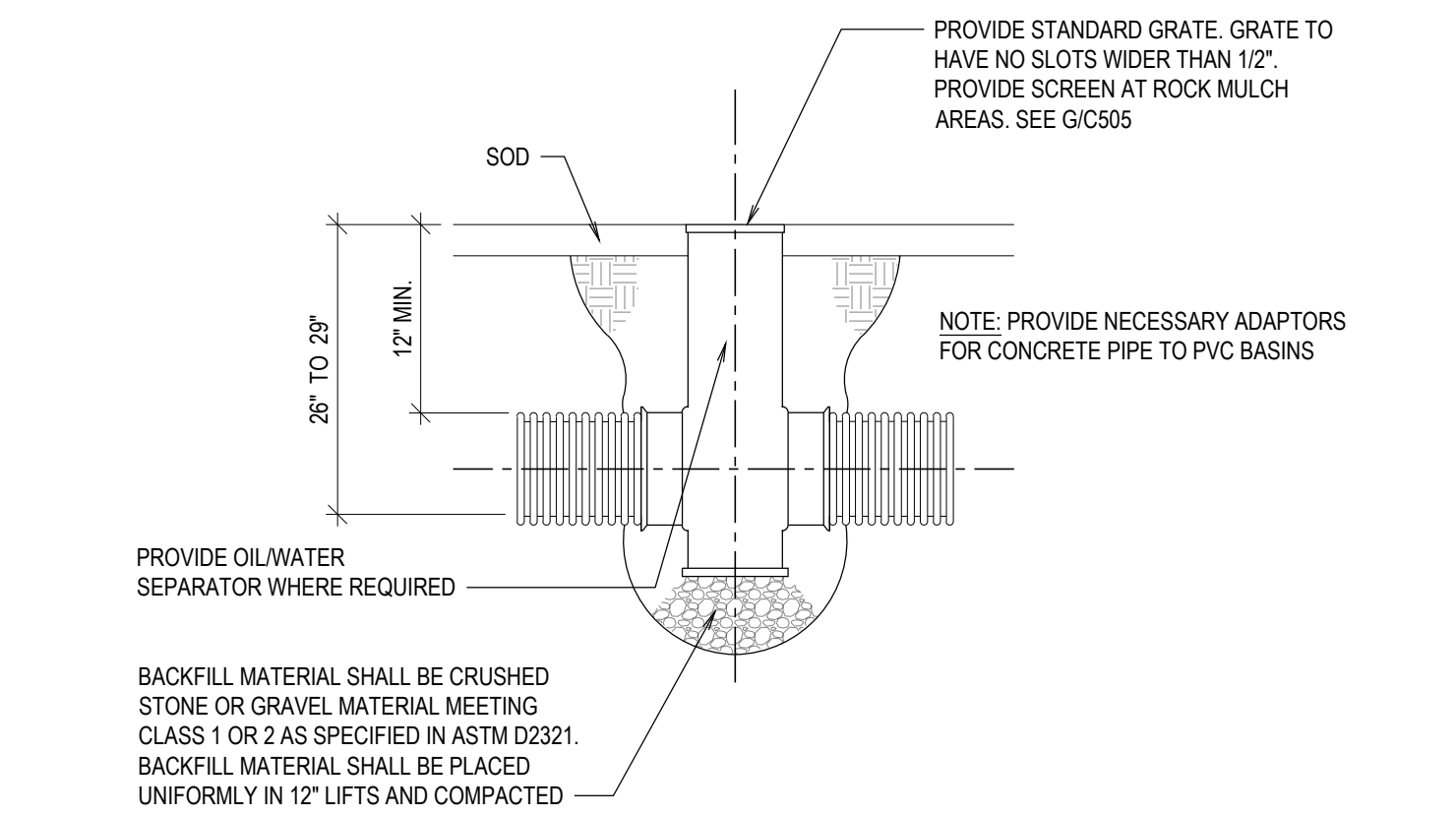
D MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



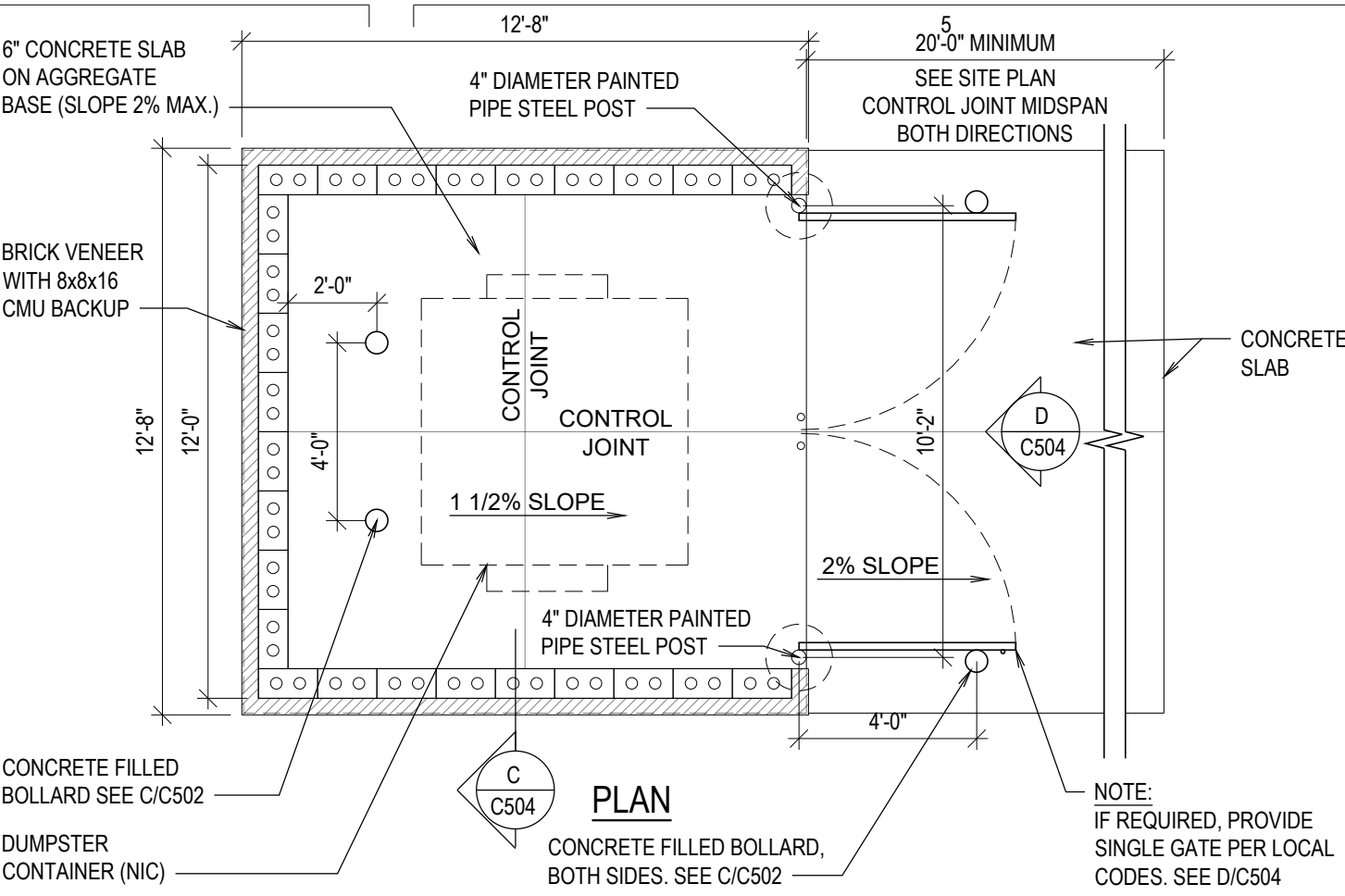
G MECHANICAL ENCLOSURE AT CORNER WALL
SCALE: N.T.S.



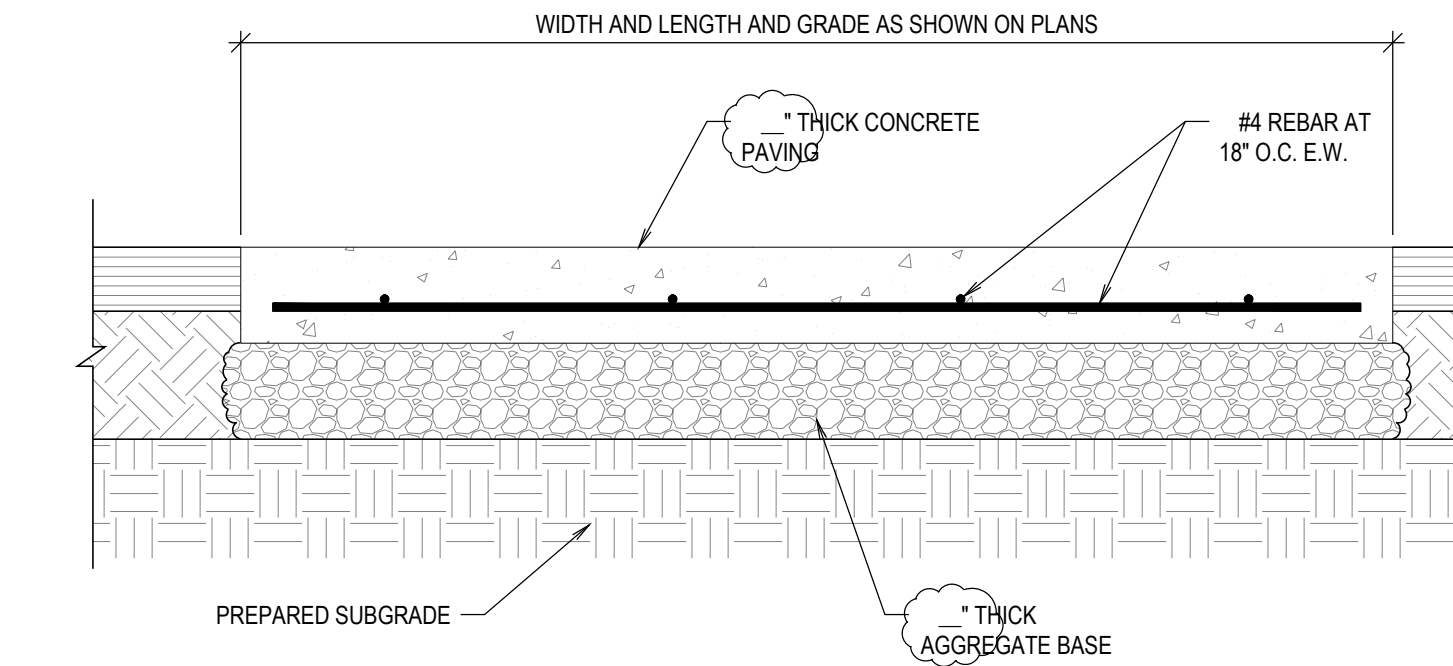
H MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S. (ALTERNATE TO G/C504) - FOR RIBBED SLAB FOUNDATION TYPE



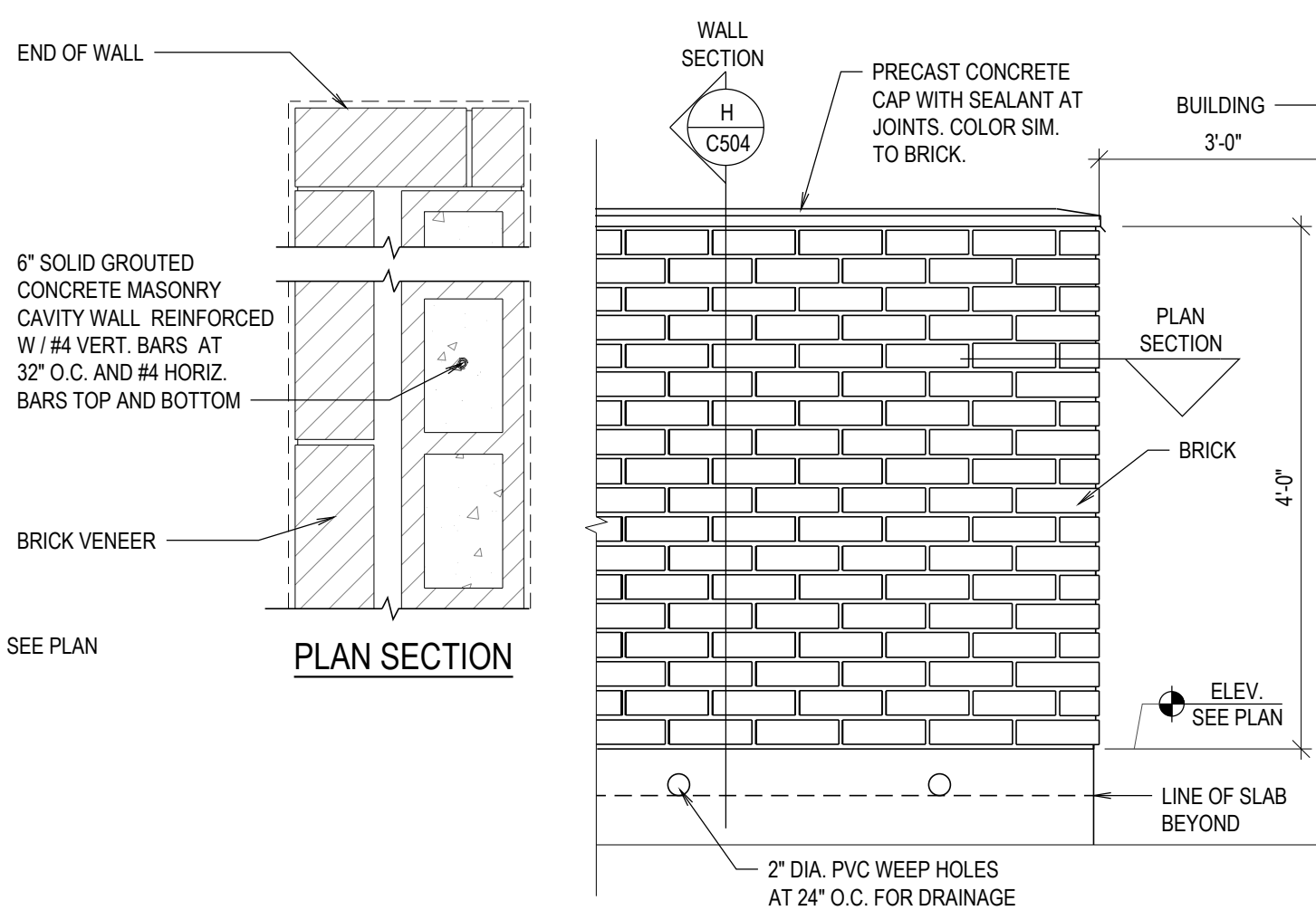
N 12" AREA NYLOPLAST DRAIN BOX
SCALE: N.T.S. NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)



B MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E DUMPSTER PAD SECTION
SCALE: N.T.S.



J MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.



McNeil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
**CALCULATION
SHEET**
Project No.
23321

Title :
Hurricane High School Seminary
Scope :
Site Drainage Design
Engineer :
DJC
Check :
RJP
Authority :
Hurricane
Rev. No.:
1

Design Philosophy:
The storm water runoff from the project site will be detained on-site via subsurface storm drain storage chambers and will be released at a rate of 0.20 cfs / acre.

Area Identification (A)	Runoff Coefficient (C)	=	(C*A)
Paved 108,125 sf (2.48 ac)	0.90	=	97,313 sf
Roof Area 60,140 sf (1.38 ac)	0.85	=	51,119 sf
Landscaped 24,075 sf (0.55 ac)	0.15	=	3,611 sf
Total 192,340 sf (4.42 ac)	0.79 (ave)	=	152,043 sf

Allowable Discharge Rate = 0.20 cfs/ac
Allowable Peak Discharge = 0.88 cfs

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.48	0.54	22.81	0.00	22.81	0.88	6,577
10	4.92	0.82	17.32	0.00	17.32	0.88	9,860
15	4.08	1.02	14.36	0.00	14.36	0.88	12,129
30	2.76	1.38	9.71	0.00	9.71	0.88	15,895
60	1.70	1.70	5.98	0.00	5.98	0.88	18,360
120	1.42	2.84	5.00	0.00	5.00	0.88	29,625
180	0.63	1.89	2.22	0.00	2.22	0.88	14,409
360	0.36	2.14	1.26	0.00	1.26	0.88	8,039
720	0.20	2.42	0.71	0.00	0.71	0.71	0
1440	0.12	2.76	0.40	0.00	0.40	0.40	0

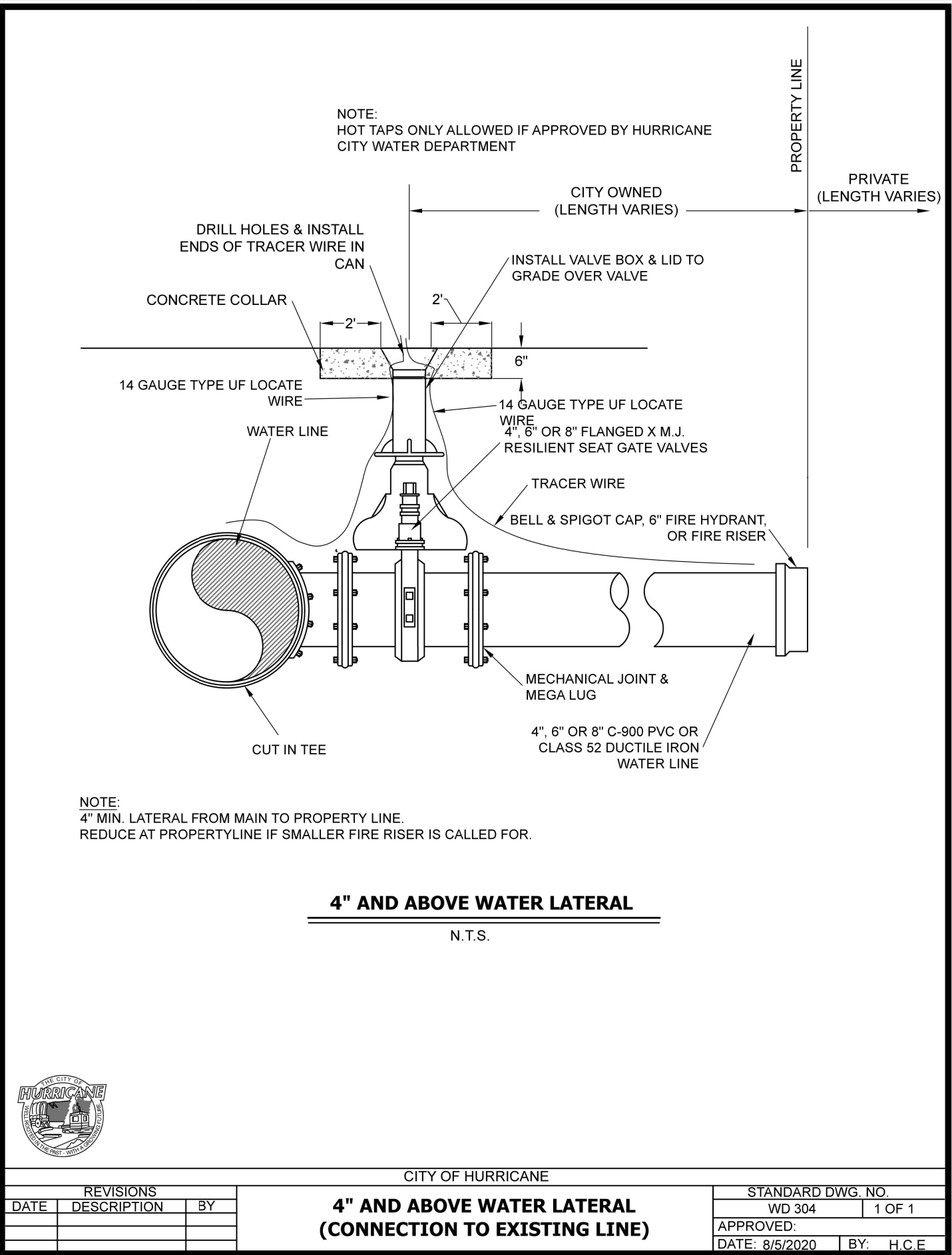
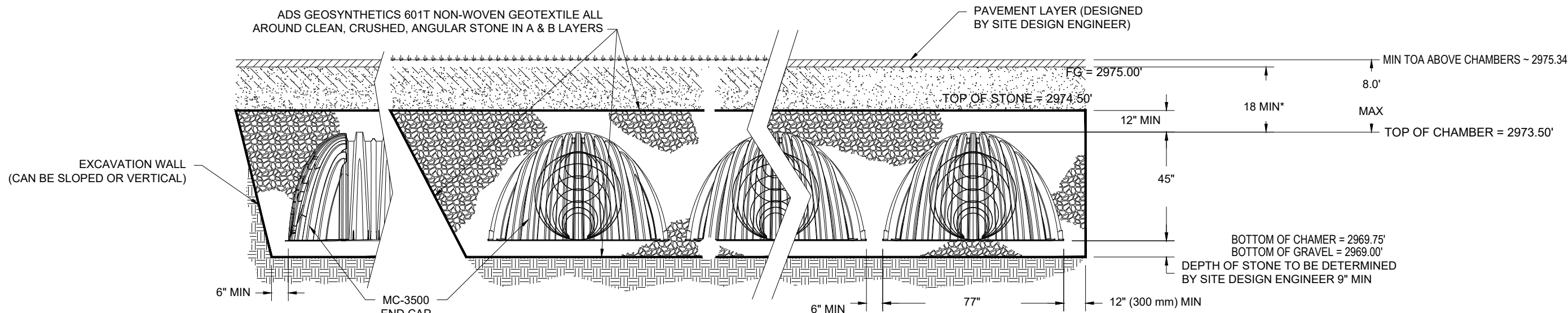
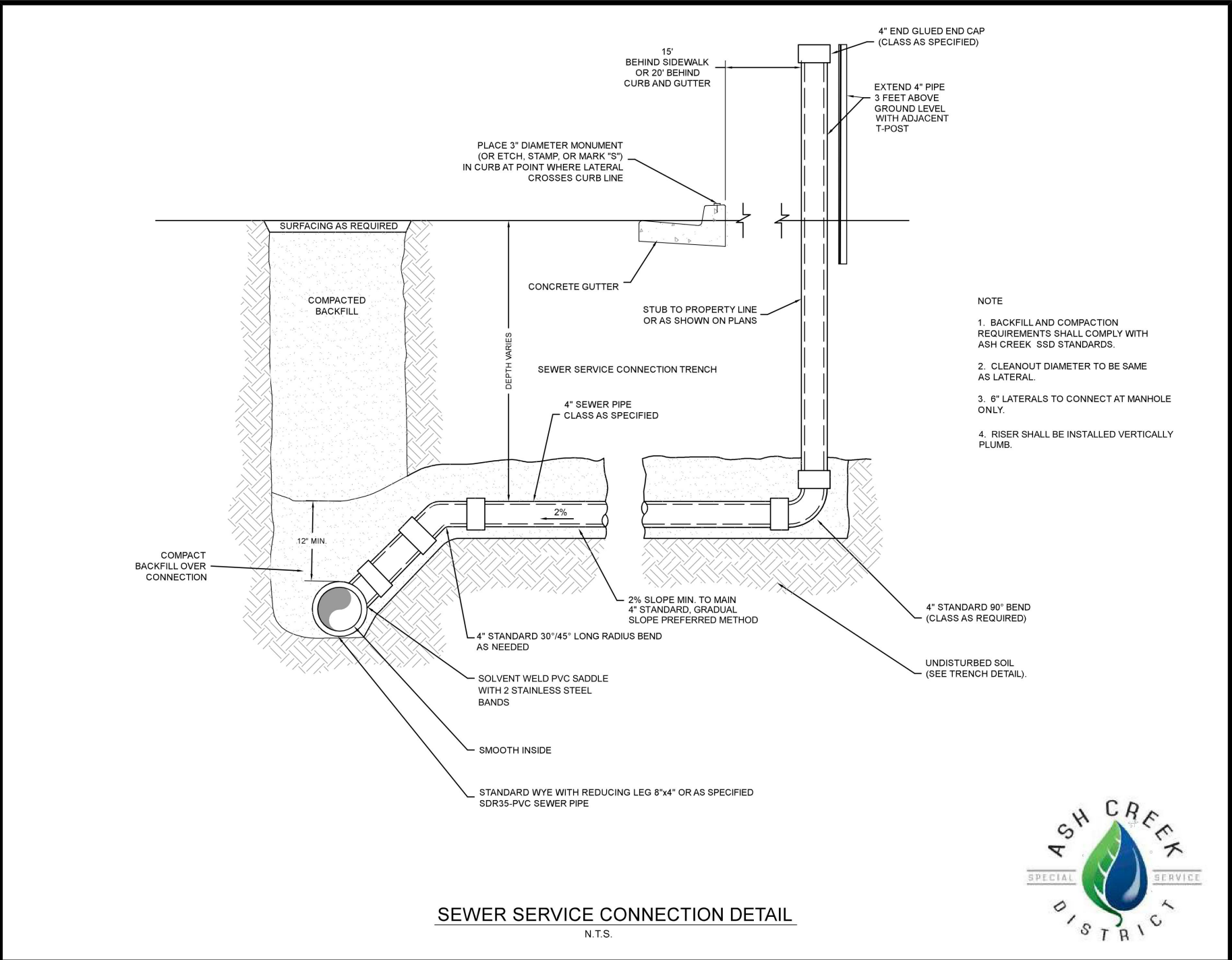
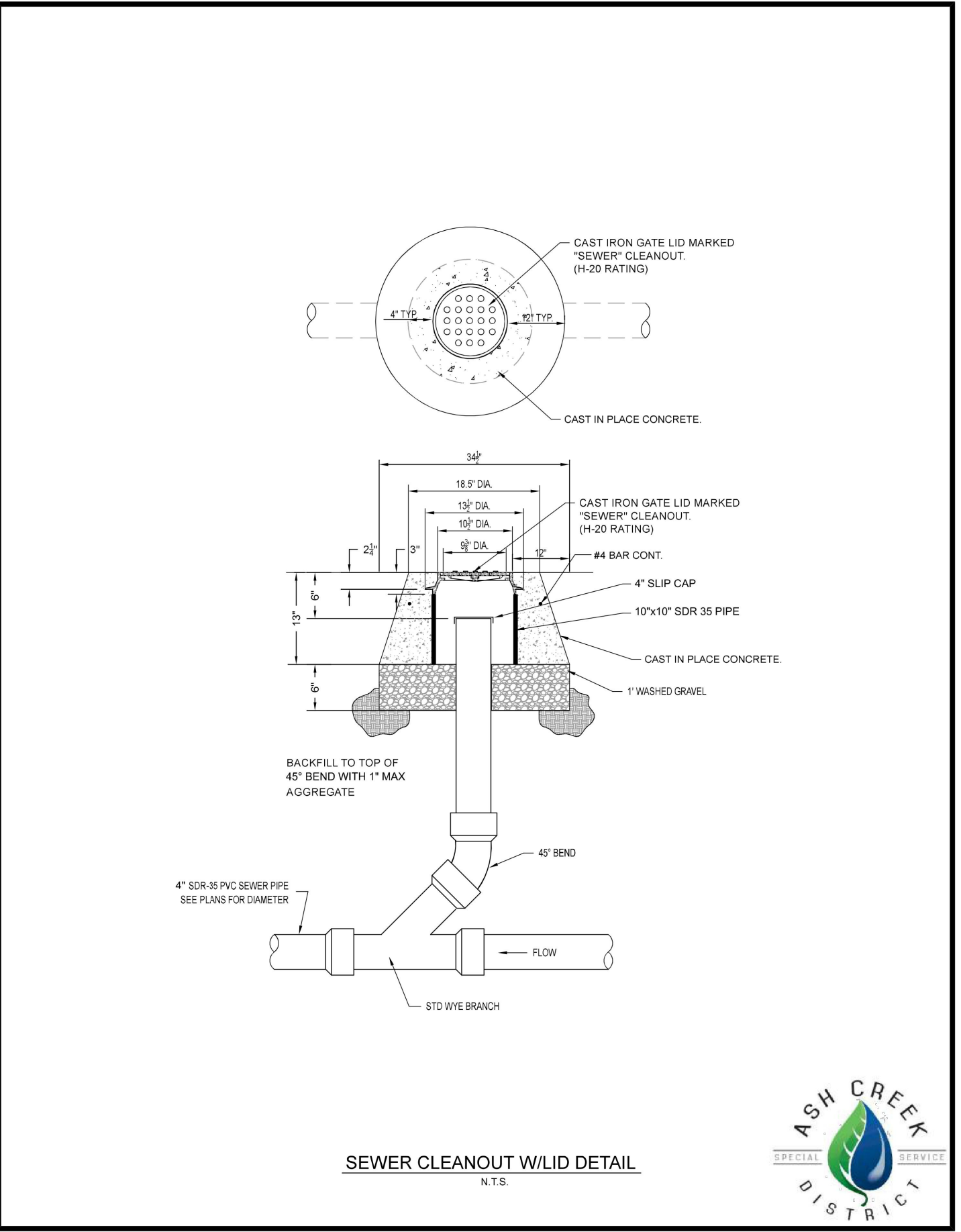
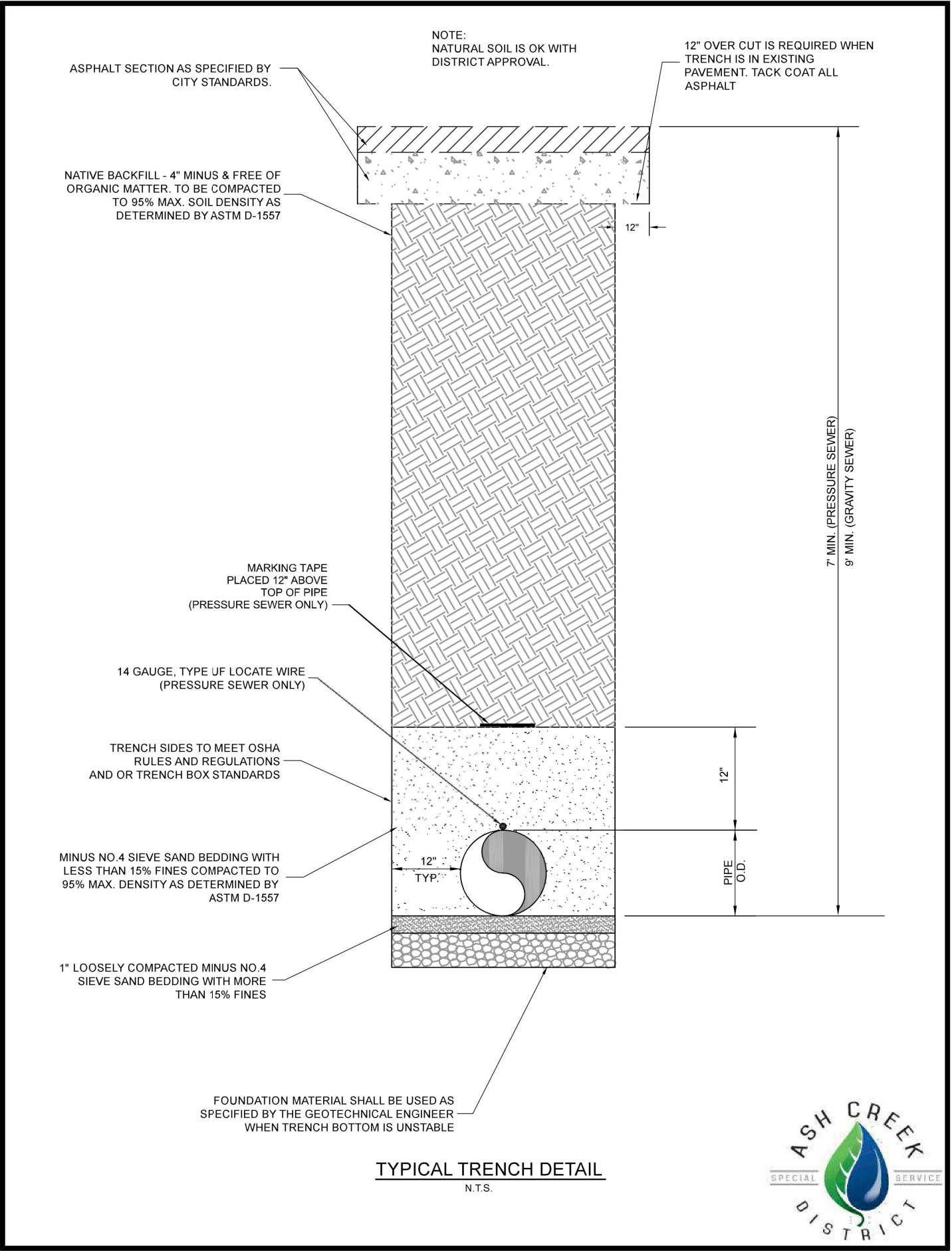
Subsurface Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage Chambers	0	0	30137 cf
	0	0	0 cf
Total Surface Storage			30137 cf

Total Detention Provided : 30,137 cf
Total Detention Required : 29,625 cf

Orifice Design:
The orifice is designed upon the following data:
Total acreage of development: 4.42 acres
Allowable discharge: 0.88 cfs (0.20 cfs/ac)
Max head (center orifice to hw): 8.10 ft
Diameter for new orifice: 3.7 inch

$Q = C_d A_o \sqrt{2gh}$





WATER METER SETTER DETAILS



WATER METER BOX DETAILS



1½" OR 2" WATER SERVICE & METER



CULINARY WATER TRENCH DET.



- ### STANDARD PRESSURE REDUCING VALV FOR EXISTING PRV AND PIPING

STANDARD PRESSURE REDUCING VALV FOR EXISTING PRV AND PIPING



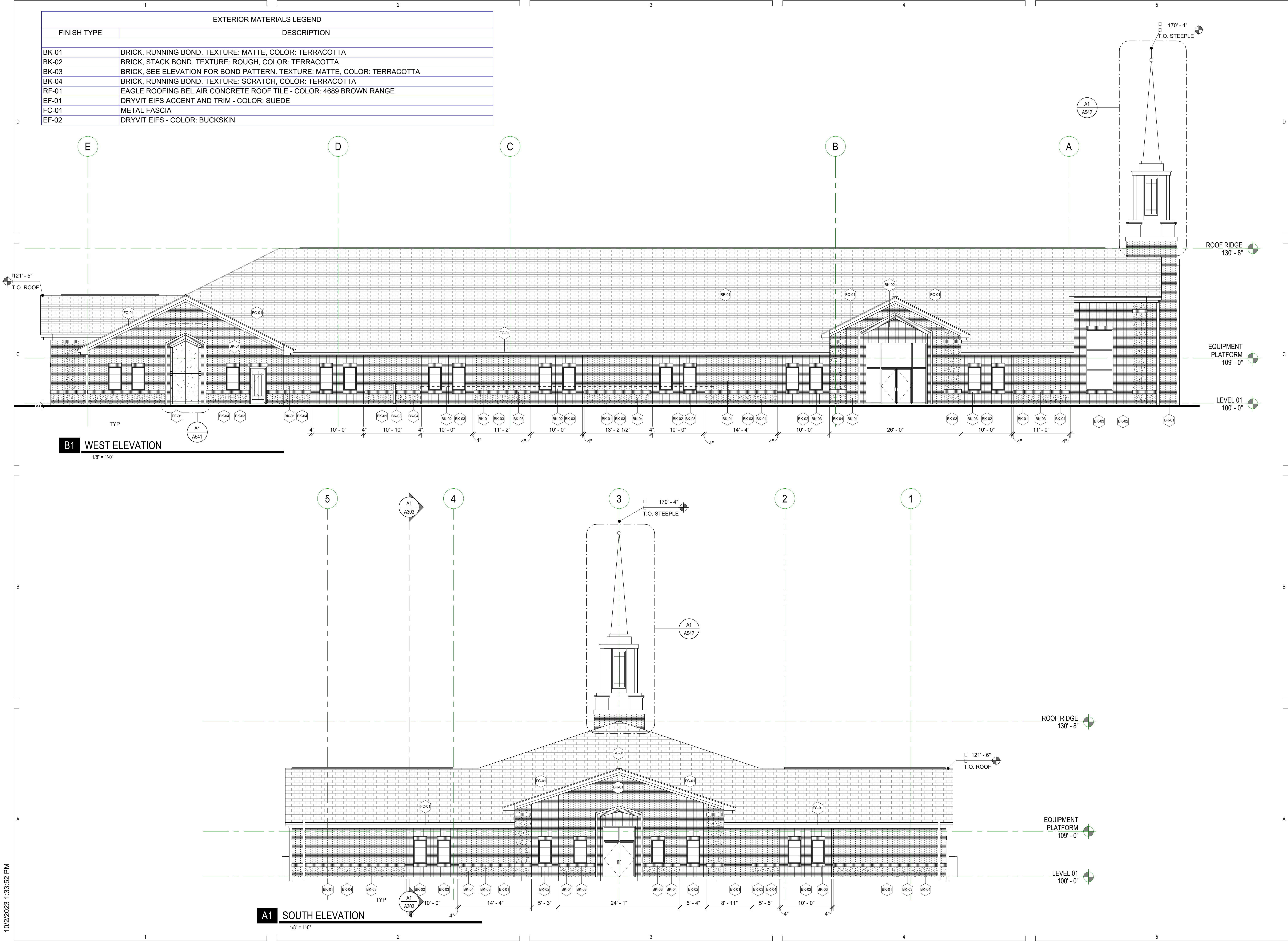
STANDARD PRESSURE REDUCING VALVE VAULT LID



JOINT IRRIGATION AND CULINARY WATER TRENCH

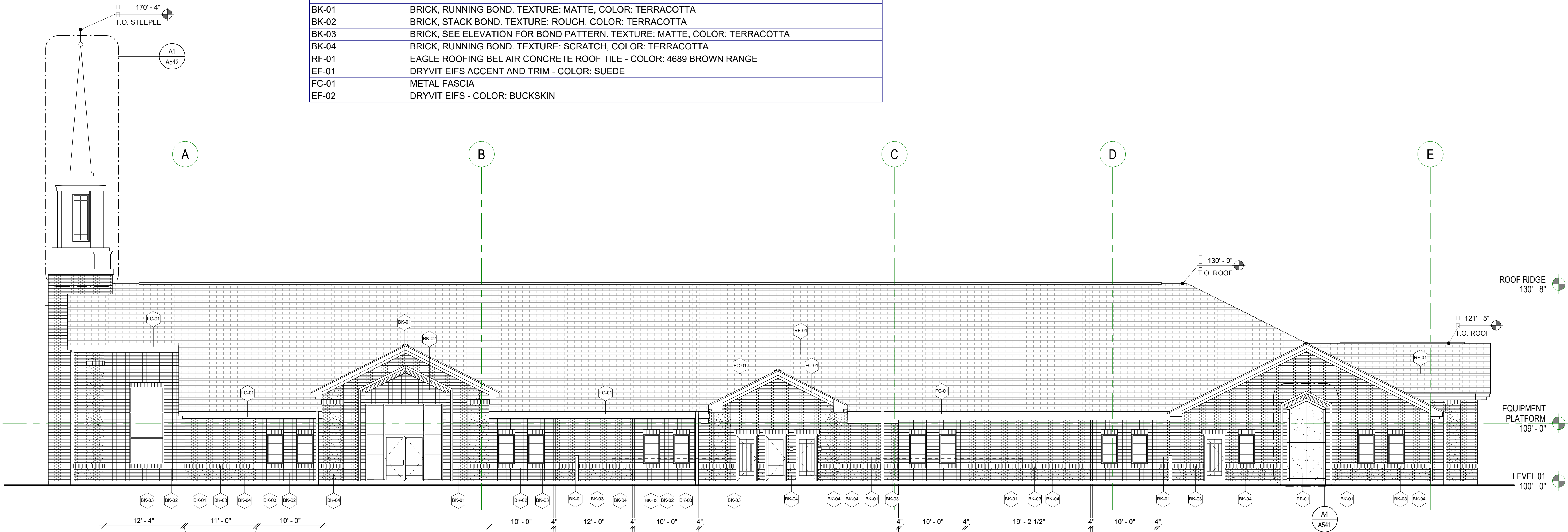


STANDARD FIRE HYDRANT DETAILS

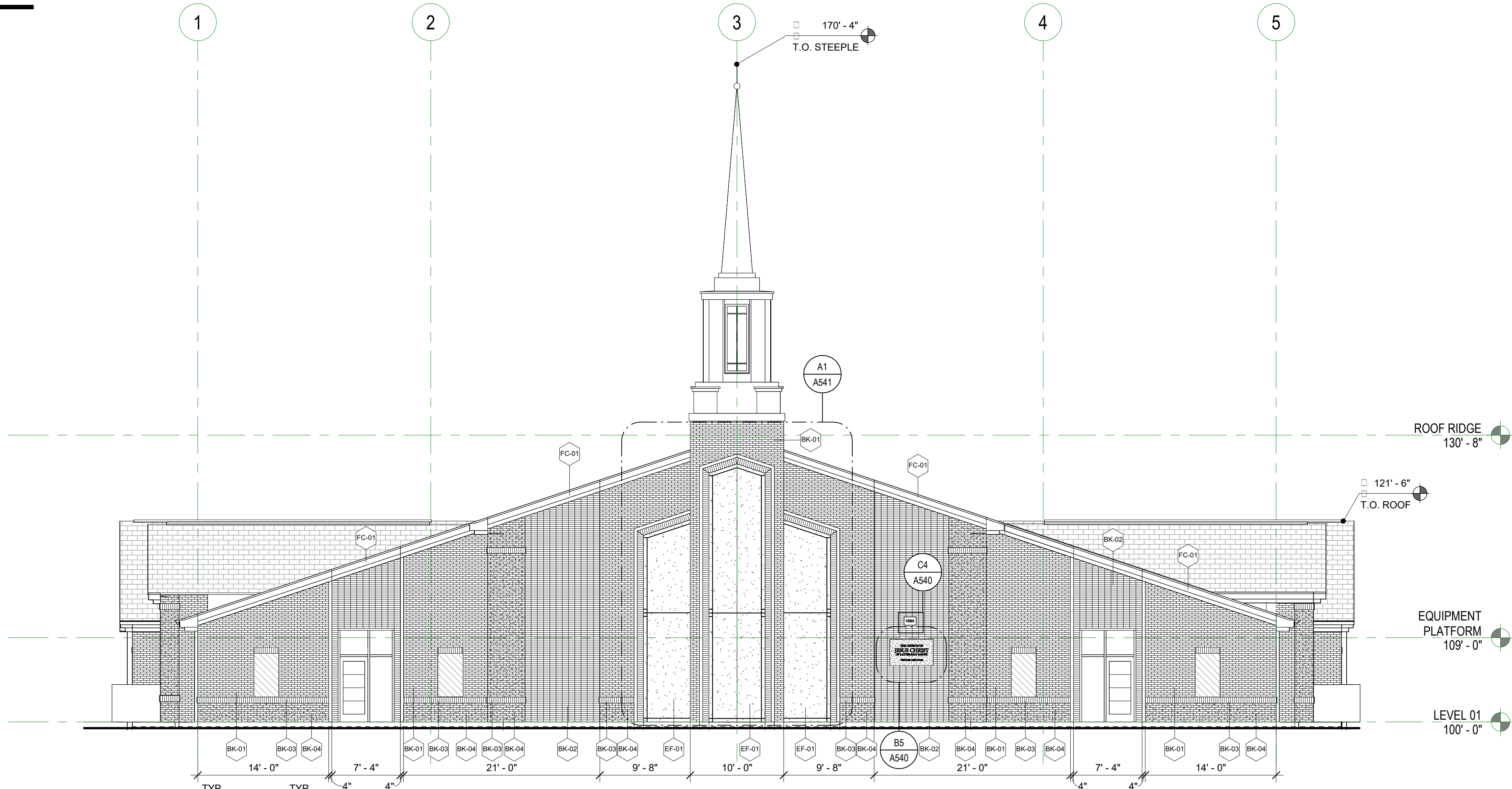


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EXTERIOR MATERIALS LEGEND	
FINISH TYPE	DESCRIPTION
BK-01	BRICK, RUNNING BOND. TEXTURE: MATTE, COLOR: TERRACOTTA
BK-02	BRICK, STACK BOND. TEXTURE: ROUGH, COLOR: TERRACOTTA
BK-03	BRICK, SEE ELEVATION FOR BOND PATTERN. TEXTURE: MATTE, COLOR: TERRACOTTA
BK-04	BRICK, RUNNING BOND. TEXTURE: SCRATCH, COLOR: TERRACOTTA
RF-01	EAGLE ROOFING BEL AIR CONCRETE ROOF TILE - COLOR: 4689 BROWN RANGE
EF-01	DRYVIT EIFS ACCENT AND TRIM - COLOR: SUEDE
FC-01	METAL FASCIA
EF-02	DRYVIT EIFS - COLOR: BUCKSKIN



C1 EAST ELEVATION



A2 NORTH ELEVATION

HURRICANE 21 ST & HURRICANE UT
WEST STAKE
4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER: 501-6745
OWNER: Owner
DATE: Issue Date

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A202

HURRICANE CITY DATA

CH. 32: LANDSCAPING AND SCREENING

ZONED AS	RESIDENTIAL (R-10)	
TOTAL SITE AREA	192,336 S.F.	
ON-SITE LANDSCAPE AREA	52,869 S.F. = 27%	
	REQUIRED	PROVIDED
GENERAL:		
FOUNDATION PLANTING - 50% OF BUILDING FRONTAGE		YES
FRONT YARD:		
SETBACK	20' MIN.	YES
TREES - 1 PER 35' OF STREET FRONTAGE	331' / 35 = 9	10
SHRUBS - 3 PER 35' OF STREET FRONTAGE	3 x (331' / 35) = 28	>28
PARKING:		
REQUIRED LANDSCAPE AREA	7% MIN. = 7,970 S.F.	14,000 S.F. = 12.3%
TREES - 1 PER 10 STALLS	299 STALLS / 10 = 30	31
SHRUBS - 2 PER 10 STALLS	2 x (299 STALLS / 10) = 60	>60
LANDSCAPE AREA MINIMUM SIZE	25 S.F.	YES

DESIGN CRITERIA

ECO-REGION	10.2 - SOUTHERN WARM DESERT
CLIMATE ZONE	8A
ZONING ORDINANCE	HURRICANE CITY
WATER AVAILABILITY	70 P.S.I.
SOIL TYPE	SILTY SAND, LOAMY SAND
SLOPES	MODERATE
WIND	
SETBACKS/EASEMENTS	FRONT SETBACK - 20'
MICROCLIMATES	
SOIL PH	7.0-7.6
LAWN AREA PERCENTAGE	10%
UNDEVELOPED PROPERTY	NONE
IRRIGATION SYSTEM	YES

PLANT COVERAGE

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%		FRAME BUILDING	5 / 104 = 5%	39 TREES REQUIRED ON-SITE TOTAL
PRIMARY ENTRIES	30% - 55%		FRAME ENTRY	10 / 104 = 10%	
BUILDING PERIMETER	25% - 45%		ACCENT BUILDING	5 / 104 = 5%	
PERIMETER	5% - 15%		SCREEN LOT	60 / 104 = 58%	

LANDSCAPE DATA

TOTAL SITE AREA	192,336 S.F. = 4.2 AC.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	54,523 S.F.	28%	N/A
SHRUBS/GROUND COVER		50%	50%
LAWN AREA	5,129 S.F.	10%	N/A
TREES ON SITE	102	N/A	41 / 40%

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	
DECIDUOUS TREES						
	6	THORNLESS PALO VERDE	CERCIDIUM X 'DESERT MUSEUM'	24" BOX	D/L501	
	18	RIO GRANDE ARIZONA ASH	FRAXINUS VELUTINA 'RIO GRANDE'	24" BOX	D/L501	
	5	THORNLESS TEXAS HONEY MESQUITE	PROSOPIS GLANDULOSA 'MAVERICK'	24" BOX	D/L501	
	5	HOLLY OAK	QUERCUS ILEX	2" CAL.	D/L501	
	47	CHASTE TREE	VITEX AGNUS-CASTUS	24" Box	D/L501	
EVERGREEN TREES						
	6	BLUE GHOST EUCALYPTUS	EUCALYPTUS MICROTHECA 'BLUE GHOST'	24" BOX	D/L501	
PALM TREES						
	6	HYBRID FAN PALM	WASHINGTONIA X FILIBUSTA	SEE PLAN FOR SPECIFIC SIZES	E/L501	
	9	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS	24" BOX MULTI-TRUNK	E/L501	
SHRUBS						
	42	MEXICAN PARRY'S AGAVE	AGAVE PARRYI 'NEOMEXICANA'	5 GAL.	B/L501	
	136	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	5 GAL.	B/L501	
	21	SILVER DESERT SPOON	DASYLIRION WHEELERI	3 GAL.	B/L501	
	21	GIANT HESPERALOE	HESPERALOE FUNIFERA	5 GAL.	B/L501	
	74	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	B/L501	
	71	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL.	B/L501	
	21	CHIHUAHUAN SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	B/L501	
ORNAMENTAL GRASSES						
	132	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L501	
	200	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L501	
	142	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL.	A/L501	
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
	5,601 S.F.	"DESERT BLEND" SOD	INSTALL OVER MINIMUM 5" TOPSOIL LAYER.		RED DESERT SOD. REDDESERTSODFARM.COM, (435) 266-6421 OR APPROVED EQUAL	H/L501
BOULDERS						
	274	"ANASAZI" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4"	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	G/L501
CRUSHED ROCK						
	47,127 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	373 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2"-4" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	412 S.F.	"JERICHO" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	4"-8" DIAMETER	ROWLAND STONE. ROWLANDSTONESTG.COM, (435) 673-2349 OR APPROVED EQUAL	F/L501
	ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL					

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL/NOZZLE	DETAIL
OUTLETS				
	4" POP-UP ROTOR HEAD	RAIN BIRD	5000 Series 04in Pop-Up PRS MPR	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15Q	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15H	A/L502
	1800 SERIES PRS MPR 4" POP-UP SPRAY HEAD	RAIN BIRD	1804-SAM-PRS-15F	A/L502
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	F/L502
	LAWN CIRCUIT CONTROL VALVE	RAIN BIRD	150-PESB	E/L502
OTHER EQUIPMENT				
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	HYDROPOINT	WEATHERTRAK ET PRO3	C&D/L504
	CONCRETE PAD FOR FILTER ASSEMBLY			C/L503
SYMBOL				
PIPE				
	1" DRIP SUPPLY LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	C/L502
	1-1/2" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	C/L502
	3/4" - 1-1/2" LATERAL LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	C/L502
	PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	B/L502
	#		VALVE NUMBER	
	gpm		VALVE FLOW	

EMITTER SCHEDULE

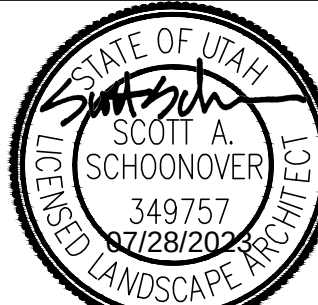
PLANT NAME	DRIP EMISSION DEVICE	DETAIL
BLUE GHOST EUCALYPTUS	TREE DRIP RING	I/L502
CHASTE TREE	TREE DRIP RING	I/L502
HOLLY OAK	TREE DRIP RING	I/L502
HYBRID FAN PALM	DEEP ROOT WATERING SYSTEM	A/L504
MEDITERRANEAN FAN PALM	DEEP ROOT WATERING SYSTEM	A/L504
RIO GRANDE ARIZONA ASH	TREE DRIP RING	I/L502
THORNLESS PALO VERDE	TREE DRIP RING	I/L502
THORNLESS TEXAS HONEY MESQUITE	TREE DRIP RING	I/L502
BLONDE AMBITION BLUE GRAMA GRASS	(1) 2-GPH Emitter	B/L504
BLUE RUG JUNIPER	(1) 2-GPH Emitter	B/L504
CHIHUAHUAN SAGE	(1) 2-GPH Emitter	B/L504
GIANT HESPERALOE	(1) 2-GPH Emitter	B/L504
MEXICAN PARRY'S AGAVE	(1) 2-GPH Emitter	B/L504
PANCHITO MANZANITA	(1) 2-GPH Emitter	B/L504
RED YUCCA	(1) 2-GPH Emitter	B/L504
REGAL MIST DEER GRASS	(1) 2-GPH Emitter	B/L504
SAPPHIRE BLUE OAT GRASS	(1) 2-GPH Emitter	B/L504
SILVER DESERT SPOON	(1) 2-GPH Emitter	B/L504

DRAWING INDEX

SHEET	DESCRIPTION
L001	LANDSCAPE TABLES & SCHEDULES
L111	LANDSCAPE PLANTING PLAN
L112	LANDSCAPE PLANTING PLAN
L121	LANDSCAPE IRRIGATION PLAN
L122	LANDSCAPE IRRIGATION PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE IRRIGATION DETAILS
L503	LANDSCAPE IRRIGATION DETAILS
L504	LANDSCAPE IRRIGATION DETAILS



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84059
uncommonarch.com
(801) 417-9951



HURRICANE WEST
4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Property Number:
501-6745

JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV DATE DESCRIPTION

LANDSCAPE
TABLES &
SCHEDULES

L001

01 January, 2000

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
1-800-662-4111

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.



REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
DETAIL IL501
- L-2. EXISTING BLOCK WALL TO REMAIN
- L-3. NEW BLACK CHAIN LINK OR WROUGHT IRON FENCING
- L-4. NEW BLOCK WALL, BY OTHERS

GENERAL NOTE

- REFER TO SHEET L001 FOR LANDSCAPE SCHEDULE.

HURRICANE WEST

4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

THE CHURCH OF
JESUS CHRIST
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Property Number:
501-6745

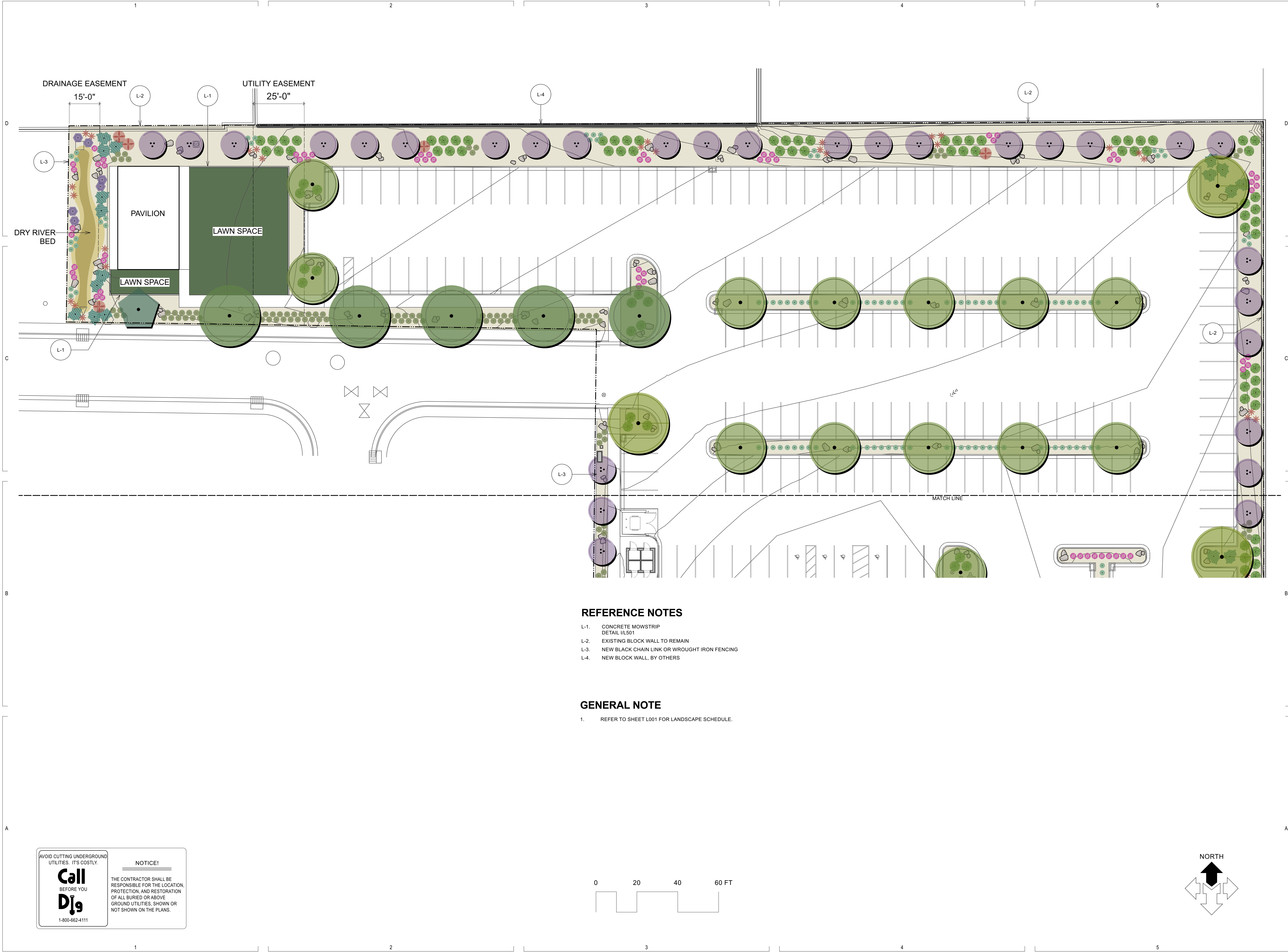
JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV	DATE	DESCRIPTION
-----	------	-------------

LANDSCAPE
PLANTING PLAN

L111

01 January, 2000



REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
DETAIL U/L501
- L-2. EXISTING BLOCK WALL TO REMAIN
- L-3. NEW BLACK CHAIN LINK OR WROUGHT IRON FENCING
- L-4. NEW BLOCK WALL, BY OTHERS

GENERAL NOTE

- 1. REFER TO SHEET L001 FOR LANDSCAPE SCHEDULE.

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4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

**THE CHURCH OF
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501-6745

JOB NUMBER: 23219
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REV	DATE	DESCRIPTION
-----	------	-------------

LANDSCAPE
PLANTING PLAN

L112



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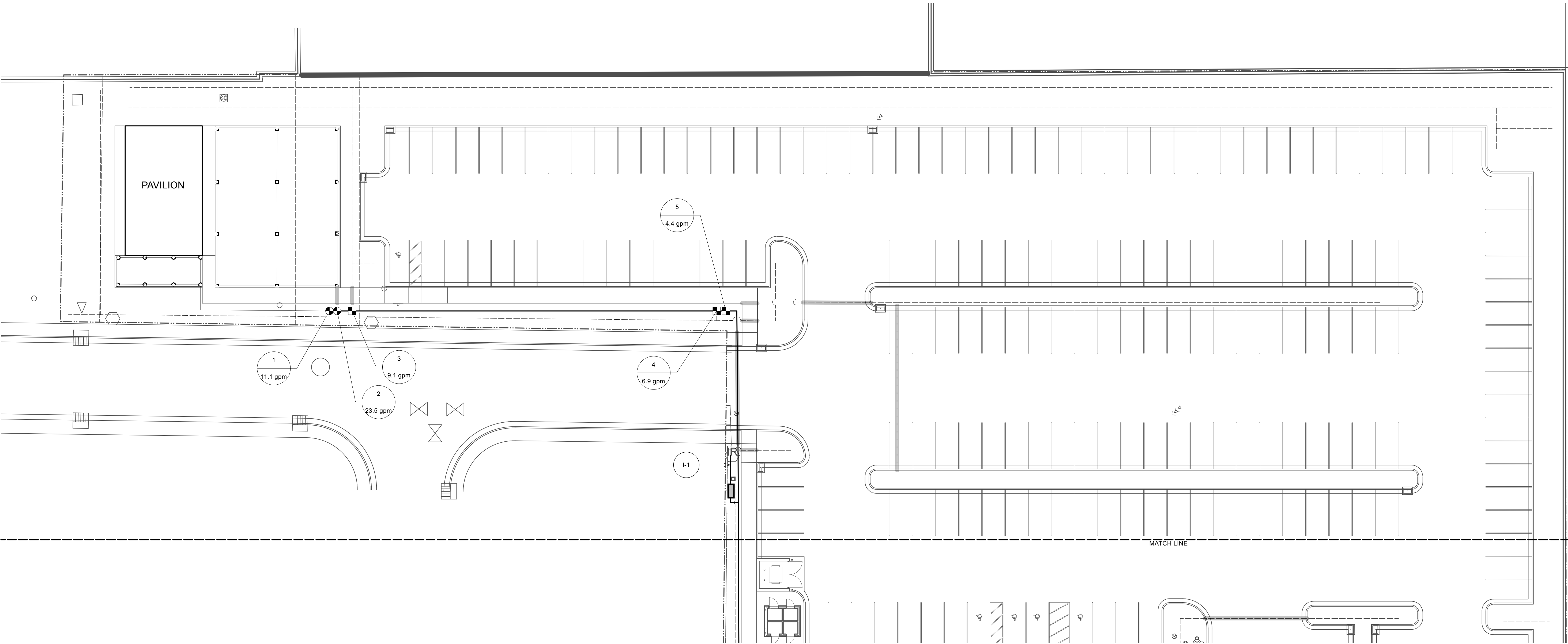
McNEIL ENGINEERING
Engineering and Sustainable Design, Professional Fee-Know-Well Trust
8645 South Sand Parkway, Salt Lake City, Utah 84120, 801.225.7700, mneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

REFERENCE NOTES

I-1. POINT OF CONNECTION (POC) TO SECONDARY WATER
FOR IRRIGATION SYSTEM
SEE DETAIL A/L503

GENERAL NOTE

1. REFER TO SHEET L001 FOR IRRIGATION SCHEDULE AND
EMITTER SCHEDULE.



HURRICANE WEST
4300 WEST DIXIE SPRING ROAD
HURRICANE, UTAH

Project For:

THE CHURCH OF
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OF LATTER-DAY SAINTS

Property Number:
501-6745

JOB NUMBER: 23219
OWNER: LDS CHURCH
DATE: 7/28/2023

REV	DATE	DESCRIPTION
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LANDSCAPE
IRRIGATION PLAN

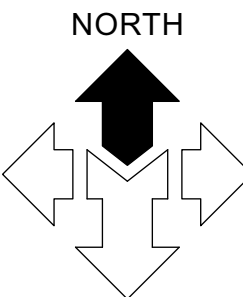
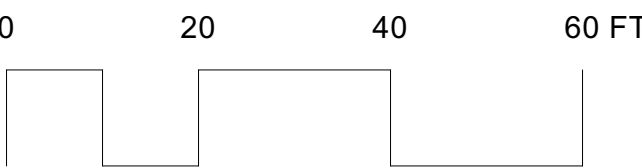
L122

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

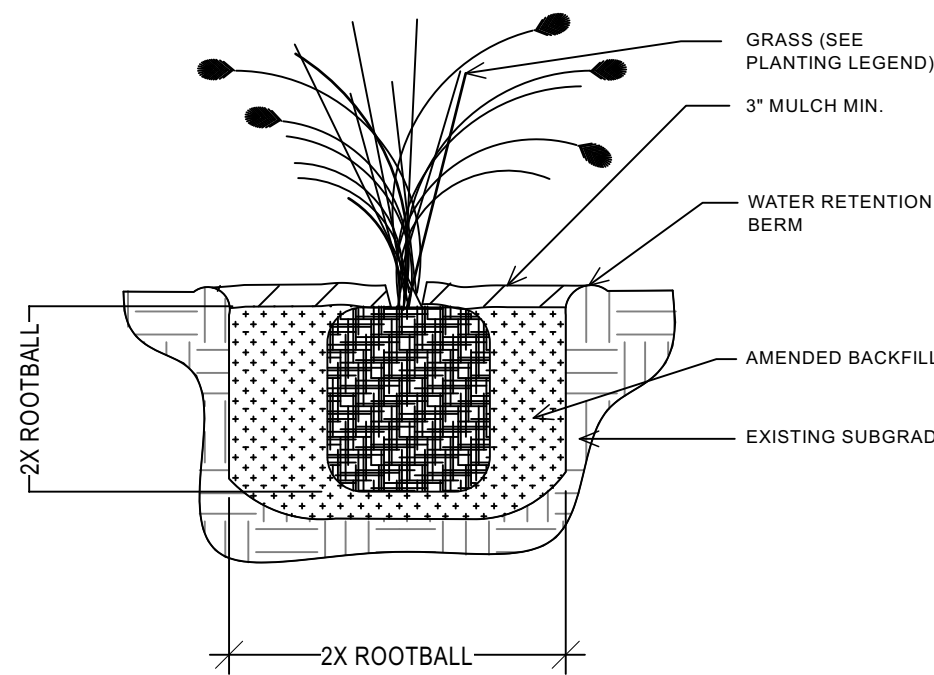
Call
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NOTICE!

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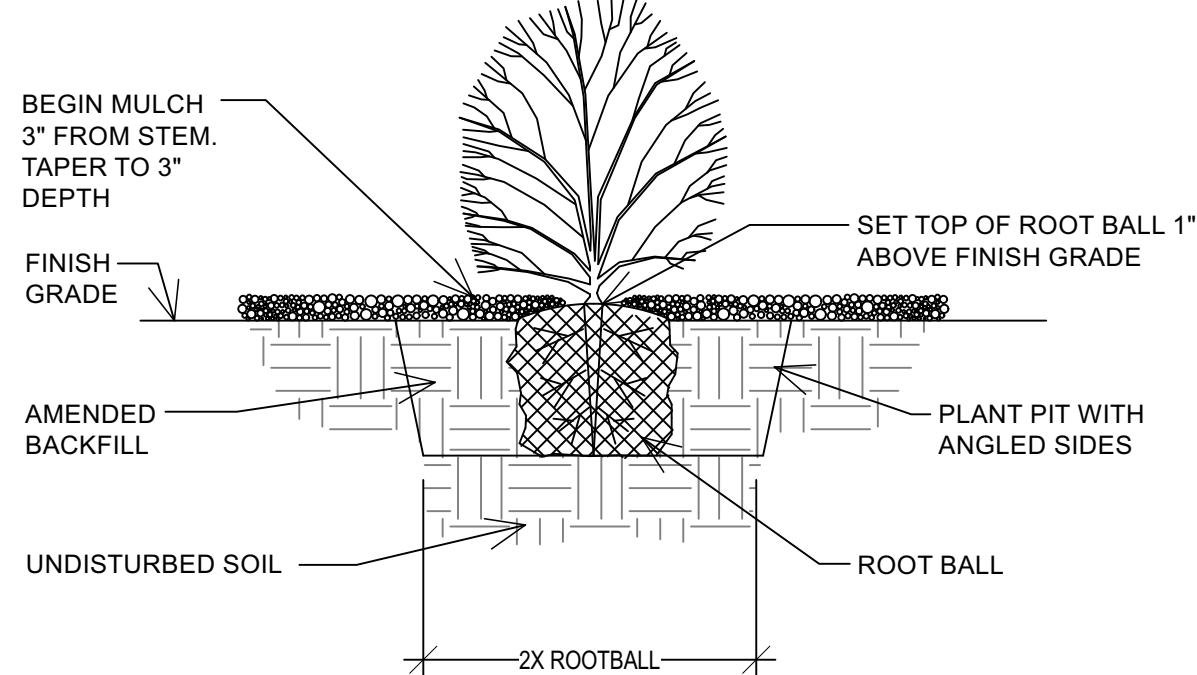


01 January, 2000



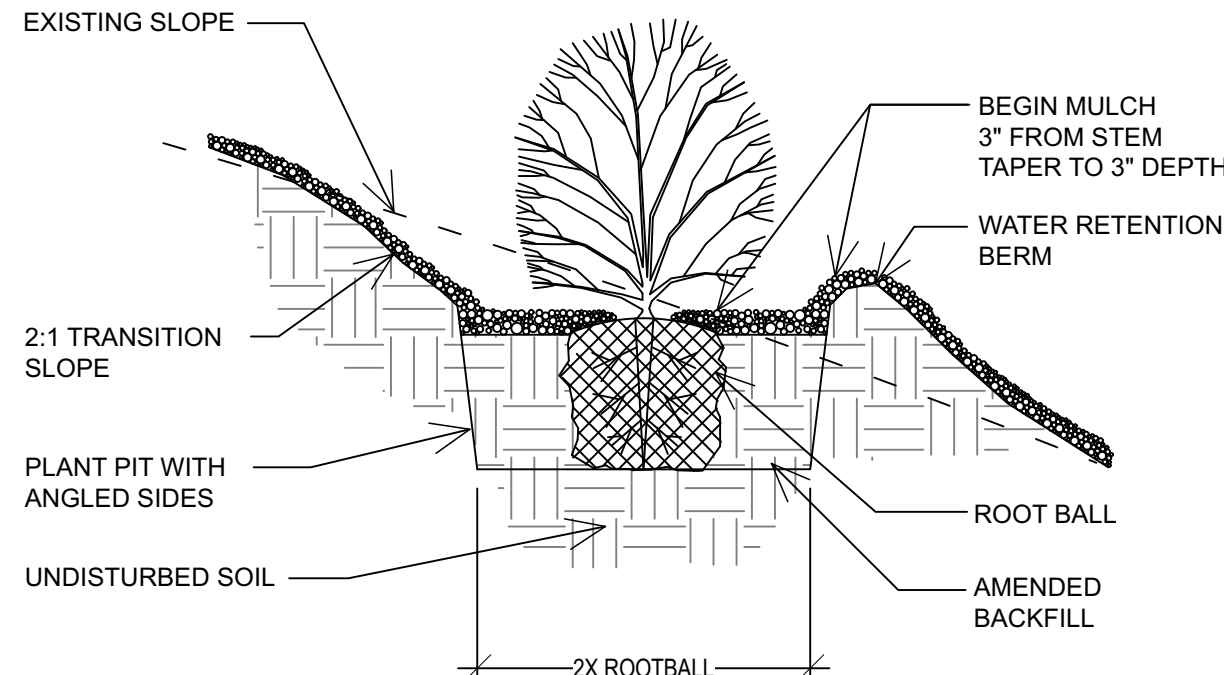
A ORNAMENTAL GRASSES PLANTING

NOT TO SCALE



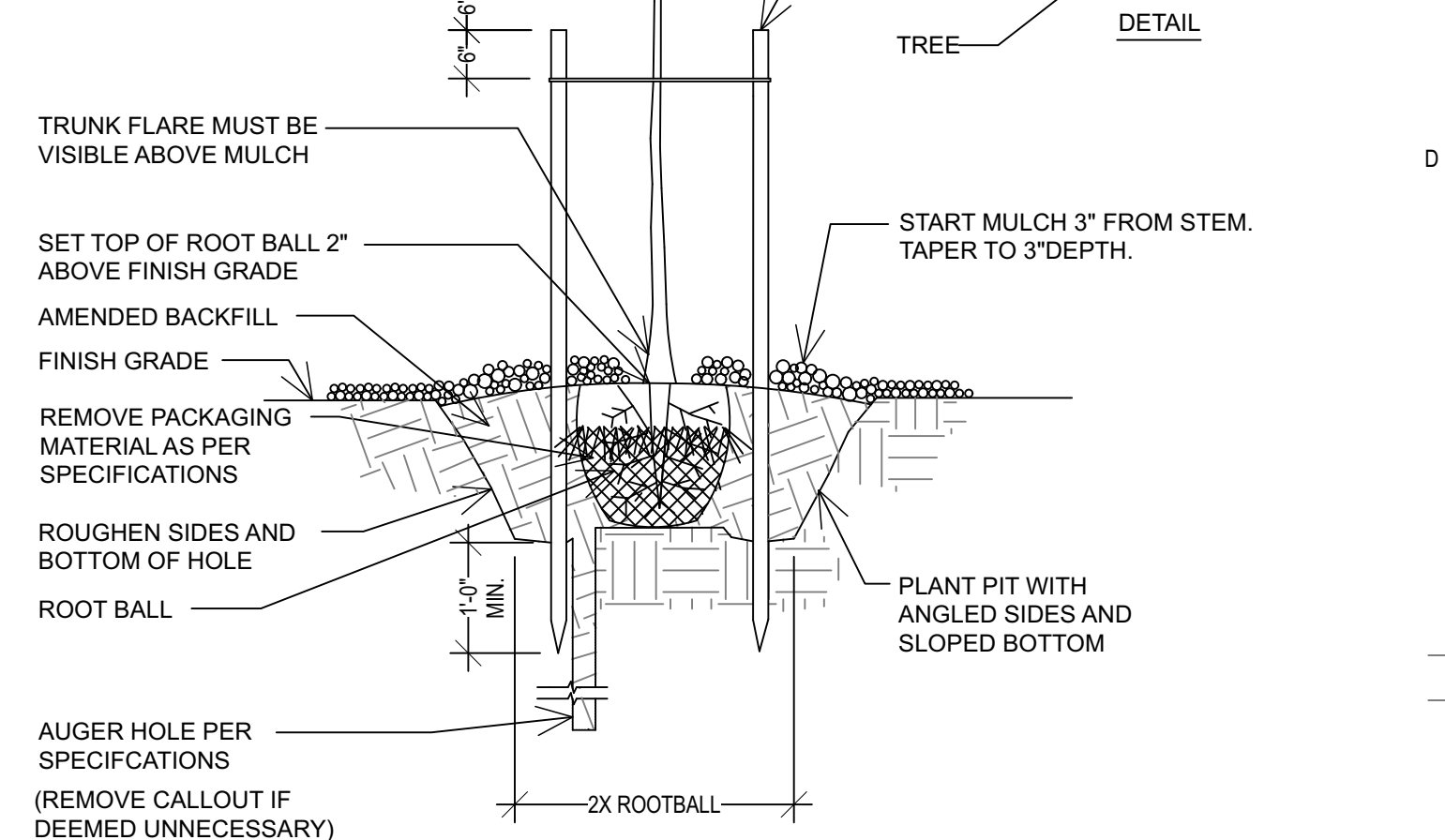
B SHRUB PLANTING

NOT TO SCALE



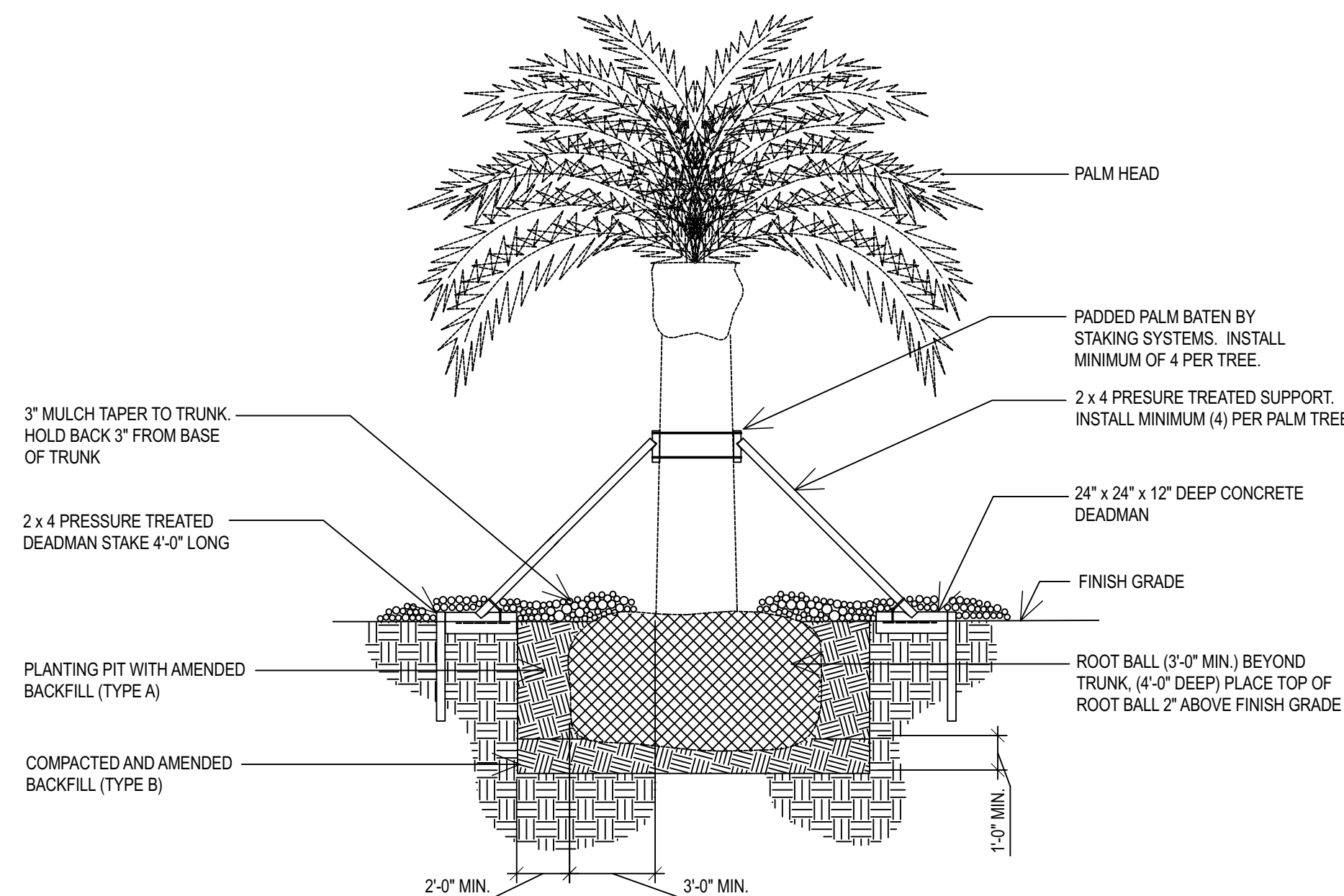
C PLANTING ON SLOPE

NOT TO SCALE



D TREE PLANTING AND STAKING

NOT TO SCALE



E PALM TREE

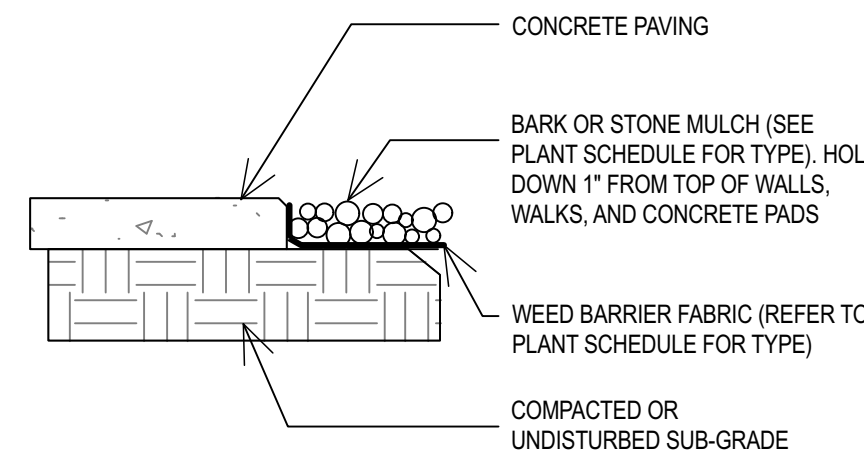
NO SCALE

NOTES:

1. SHIP AND PLANT PALM WITH FRONDS TIED UP USING HEMP TWINE. FRONDS SHOULD ENCASE THE PALM HEAD. DO NOT REMOVE THE TWINE AND EXPOSE THE HEAD UPON COMPLETION OF PLANTING. TWINE WILL PHOTODEGRADE OVER TIME.
2. PLANT PALMS IN MAY OR JUNE. PROTECT ALL PALMS DURING OTHER CONSTRUCTION WORK BY INSTALLING A PROTECTION FENCE AROUND THE PALM. THE FENCE WILL BE NO CLOSER THAN 8'-0" FROM THE TRUNK.
3. INCLUDE 10 POUNDS OF "GRO POWER" PALM FERTILIZER (8-3-9) PER CUBIC YARD OF PLANTER BACKFILL MIX. ALSO INCORPORATE "AXIS REGULAR" INTO BACKFILL.
4. INSTALL (4) PRECAST REINFORCED CONCRETE DEADMANS PER TREE. MINIMUM. INSTALL WITH BLOCK-OUTS AND ANCHOR BOLTS FOR 2x4 SUPPORTS. PLACE THE TOP OF EACH DEADMAN 2" ABOVE FINISHED GRADE.
5. INSTALL (4) PALM BATENS PER TREE. MINIMUM. BATEN BANDING SUPPORTS SHALL NOT RUB AGAINST PALM TRUNKS. PROVIDE PADDING UNDER BANDINGS WHERE REQUIRED. STAKING SYSTEMS PH. 1 (888) 782-5346. ORDER (4) BATENS PER TREE WITH EXTRA LONG METEL STAPPING BANDS.
6. INSTALL SHREDDED MULCH TOP DRESSING 3-4 INCHES DEEP OVER TOP OF ROOT BALL.

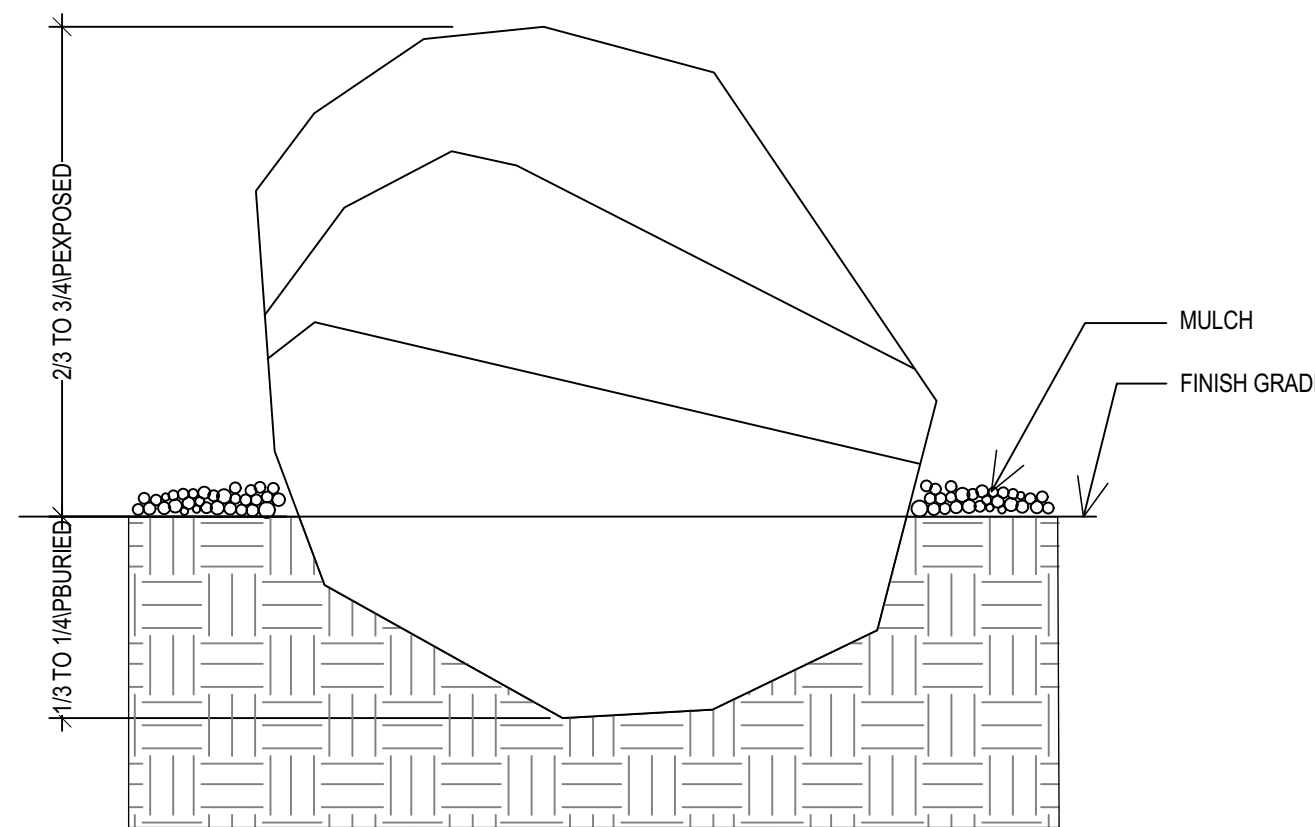
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLANAS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



F MULCH

NO SCALE



G BOULDER

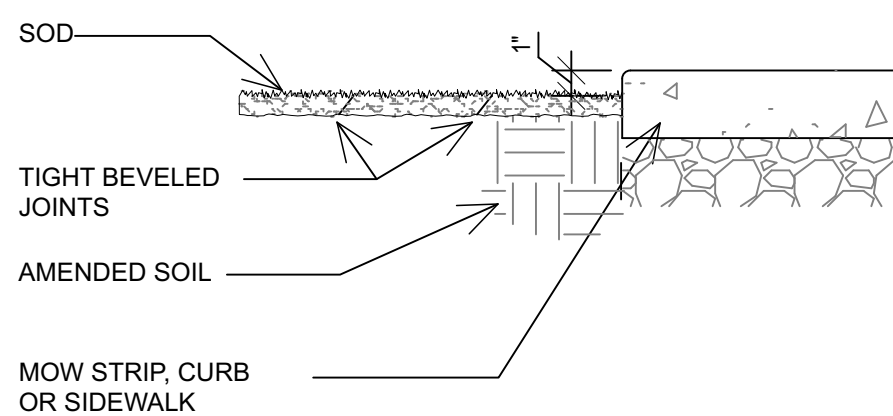
NO SCALE

NOTES:

- A. LAYING OF SOD:
1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.

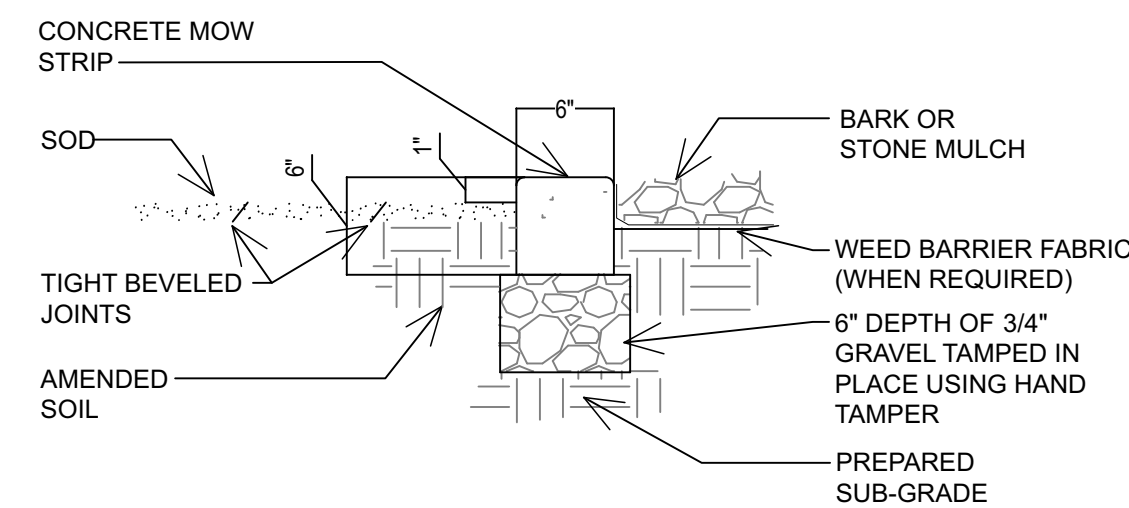
NOTES:

1. MOW STRIP TO BE 4,500 PSI CONCRETE WITH 6% AIR ± 1 1/2.
2. INSTALL EXPANSION AND CONTROL JOINTS AS PER SPECIFICATIONS.
3. PROVIDE POSITIVE DRAINAGE AROUND MOW STRIPS. DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
4. MAXIMUM 1/2" WIDTH VARIATION.
5. FOLLOW LAYOUT PLAN PRECISELY AS SHOWN ON MOW STRIP/EDGING DIMENSION PLAN.
6. RAISE THE LAWN GRADE 1" WHEN SEEDING.



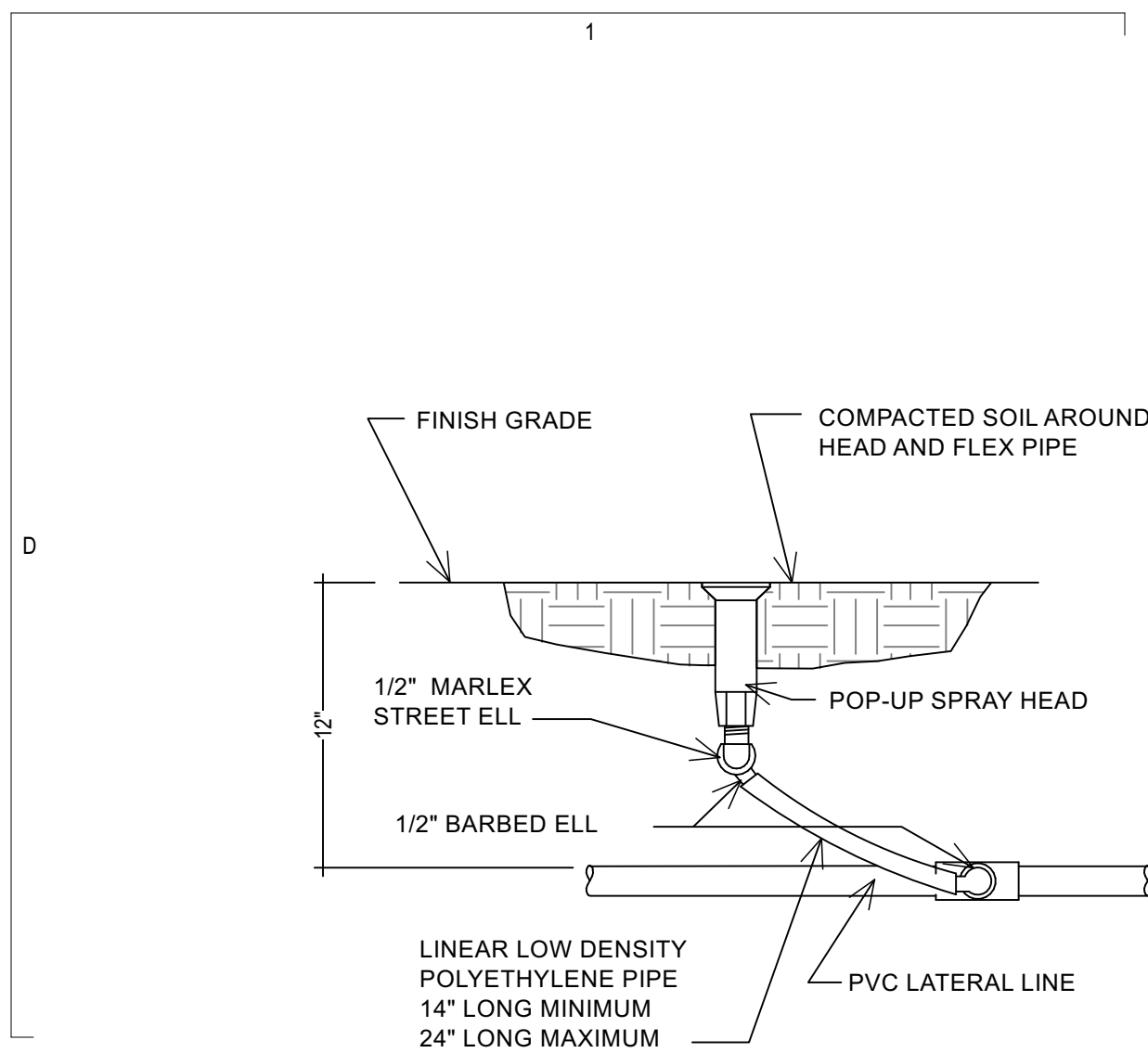
H SOD INSTALLATION

NO SCALE



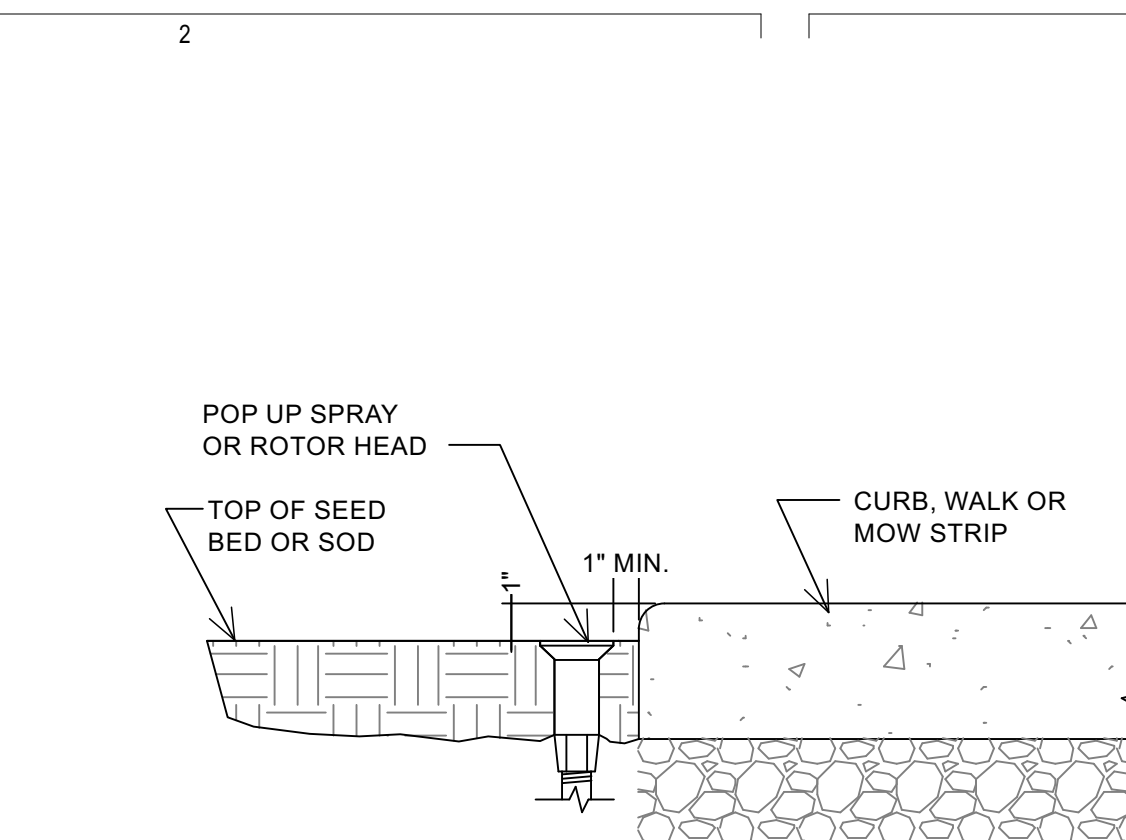
I CONCRETE MOW STRIP

SCALE:



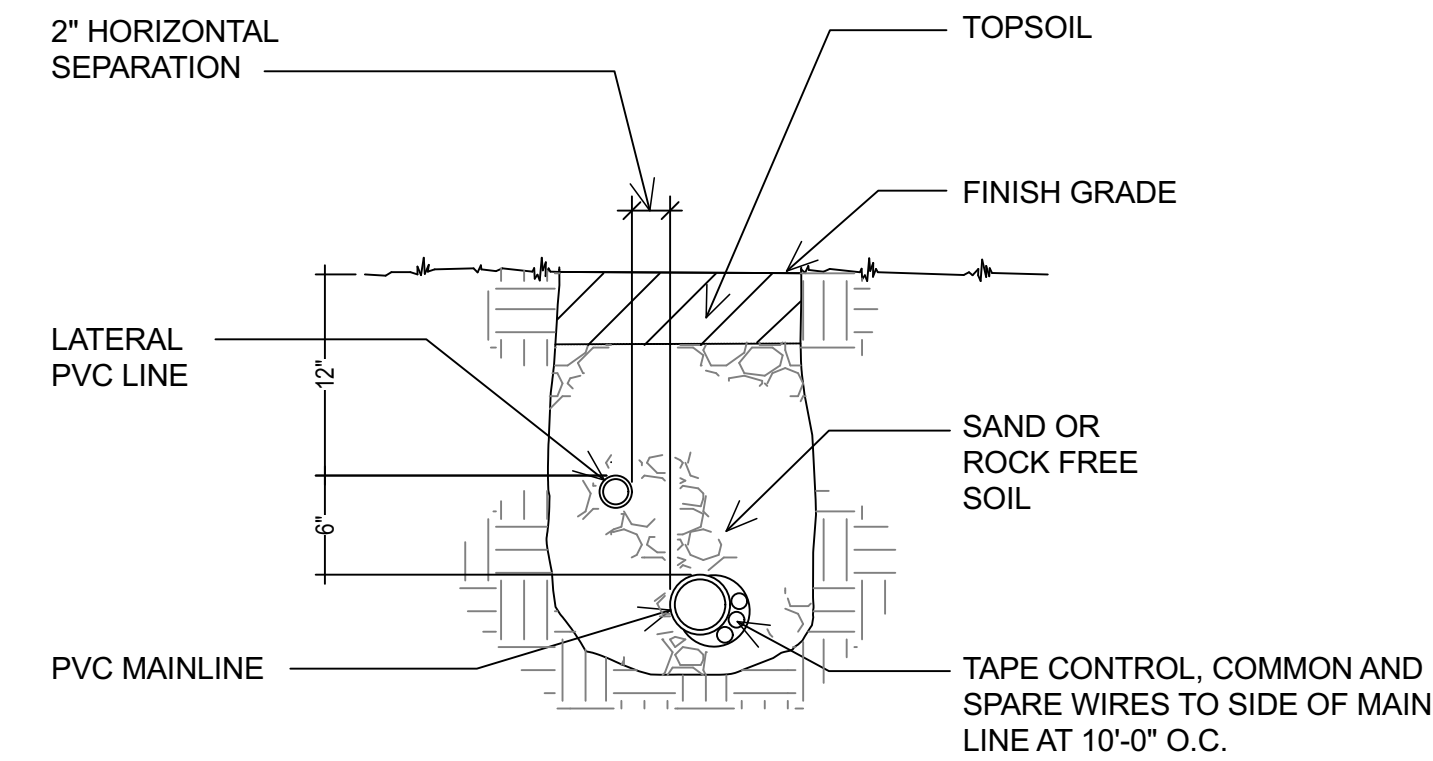
SPRAY AND ROTARY HEAD ASSEMBLY

A — NO SCALE



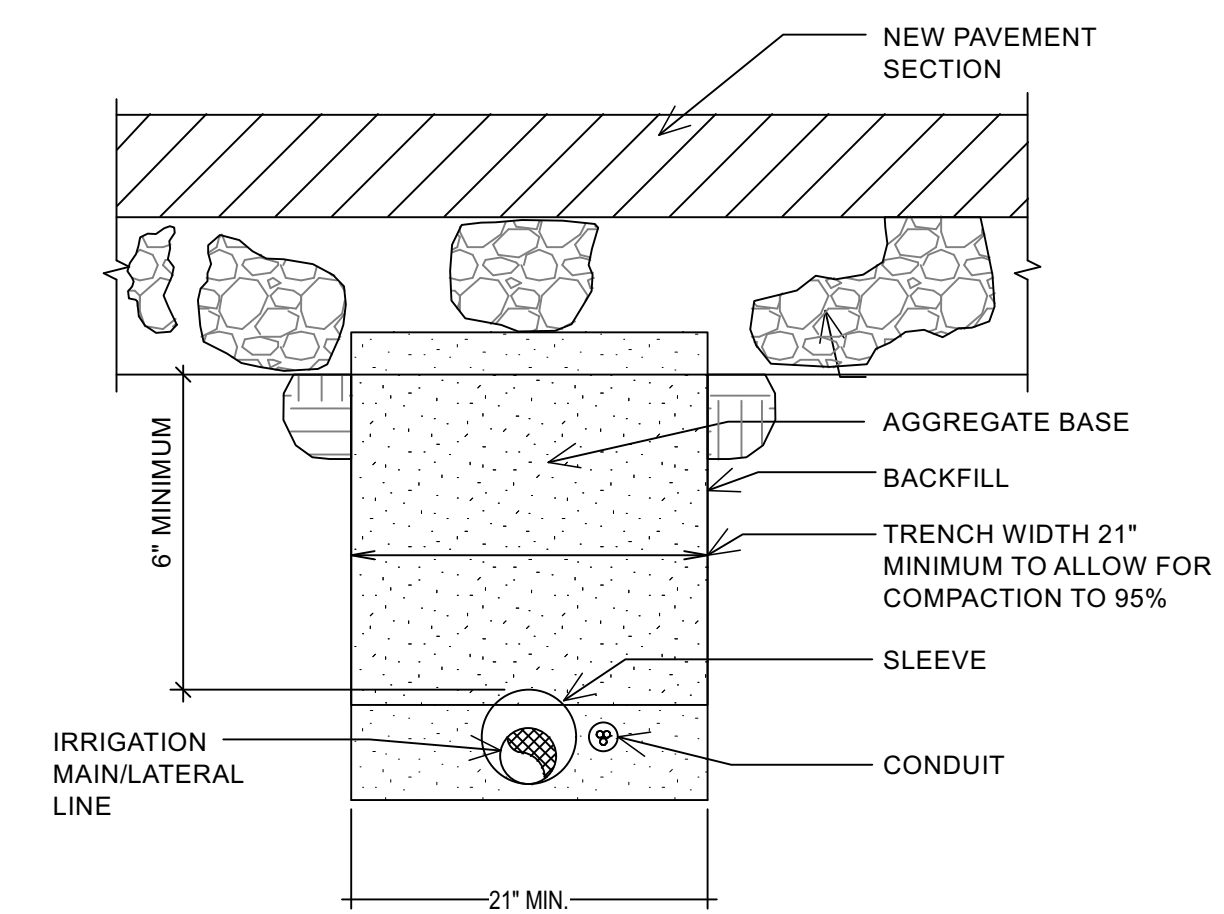
SPRINKLER HEAD OR ROTOR
NEXT TO CURB OR WALK

B — NO SCALE



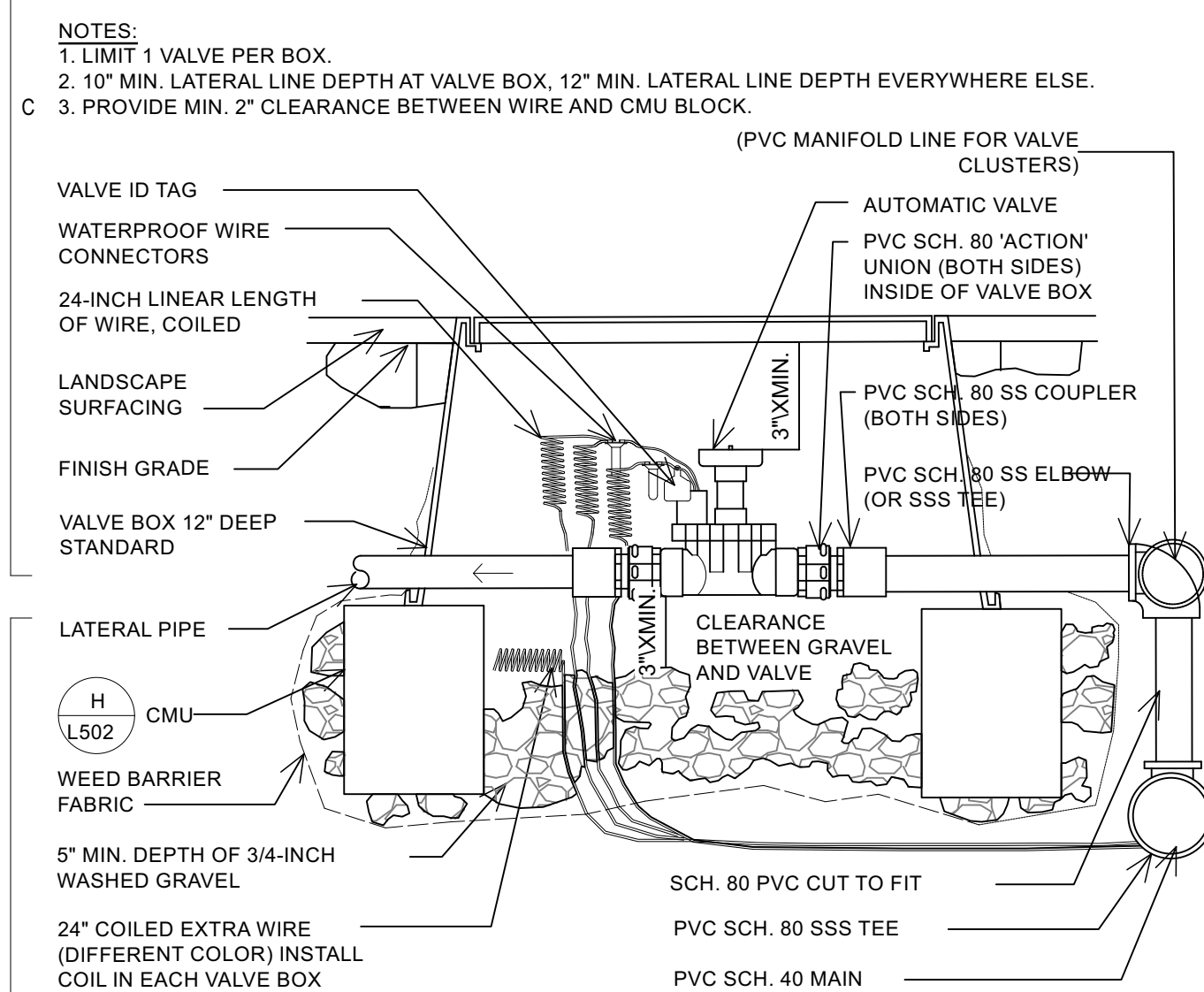
TRENCH SECTION - CONVENTIONAL WIRE SYSTEM

C — NO SCALE



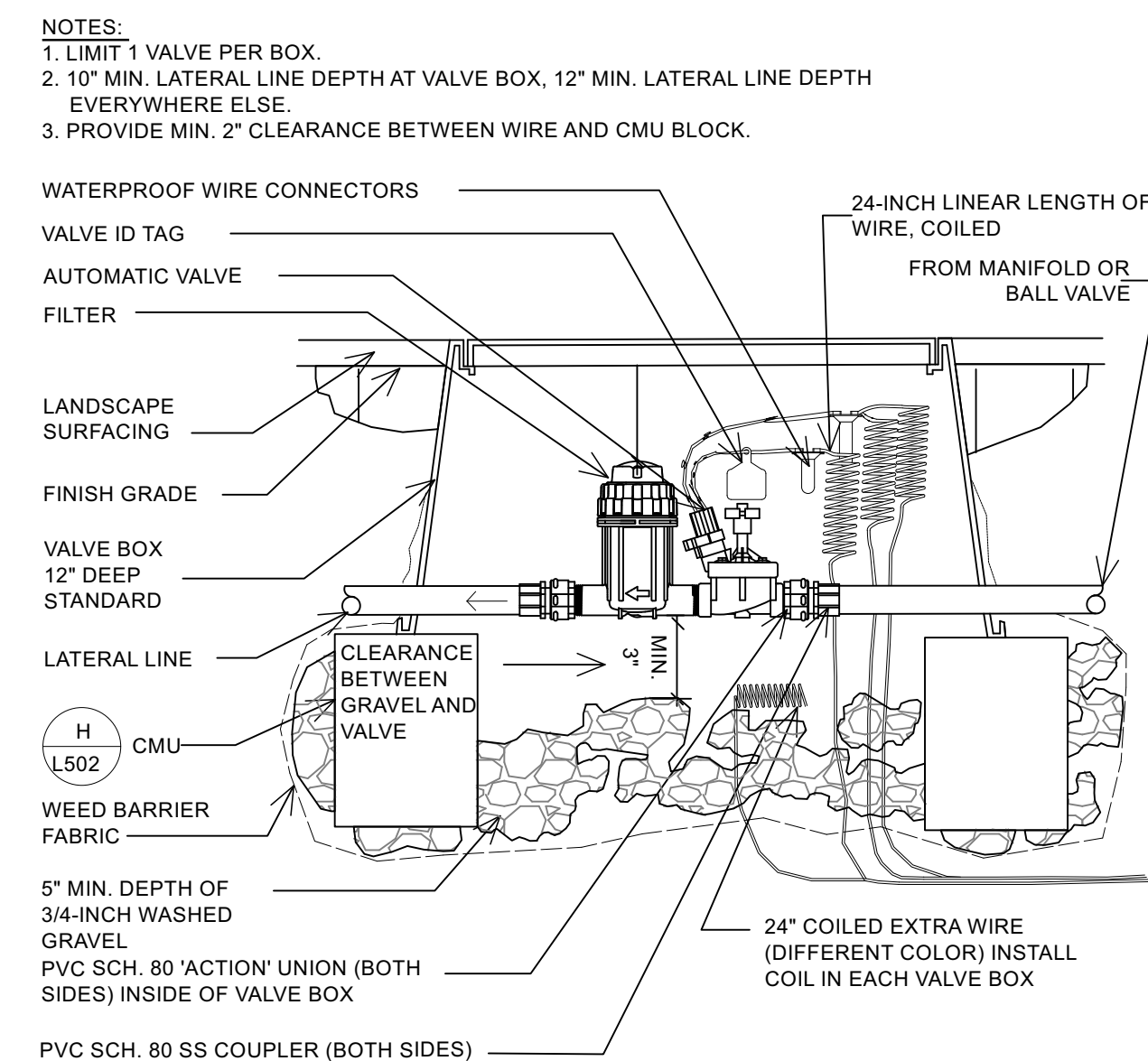
MISC. PIPE TRENCH DETAIL
NEW PAVEMENT AREAS

D **INL**
SO/SE



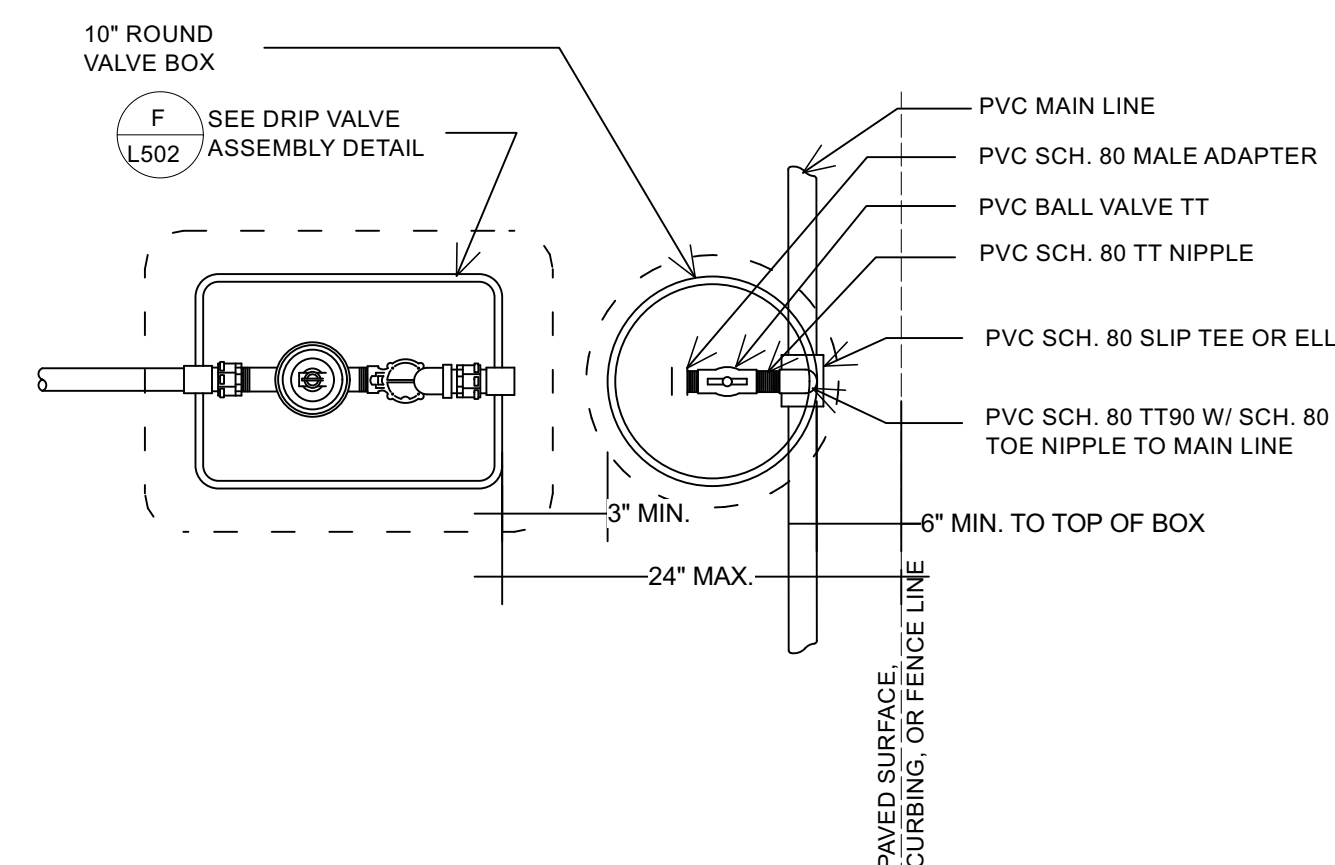
AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM

E — NO SCALE



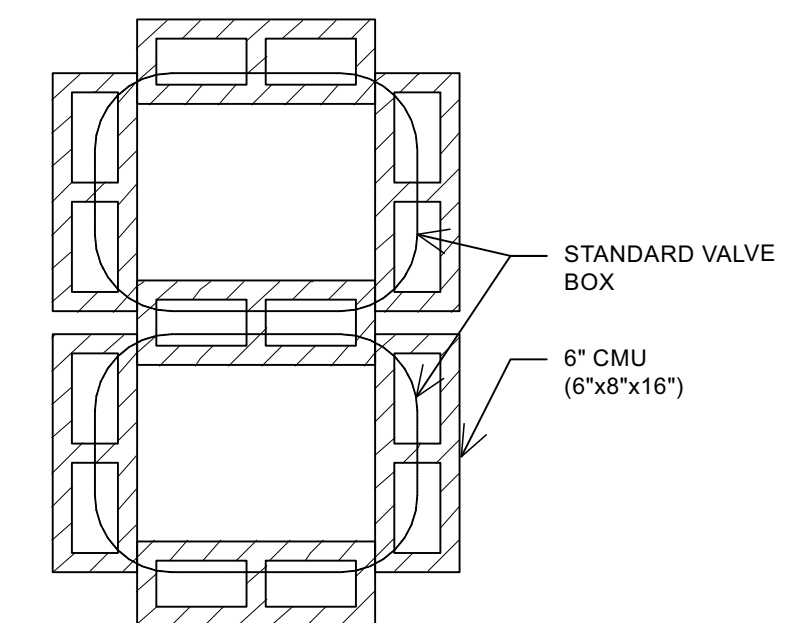
DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM

F CON
NO SCALE



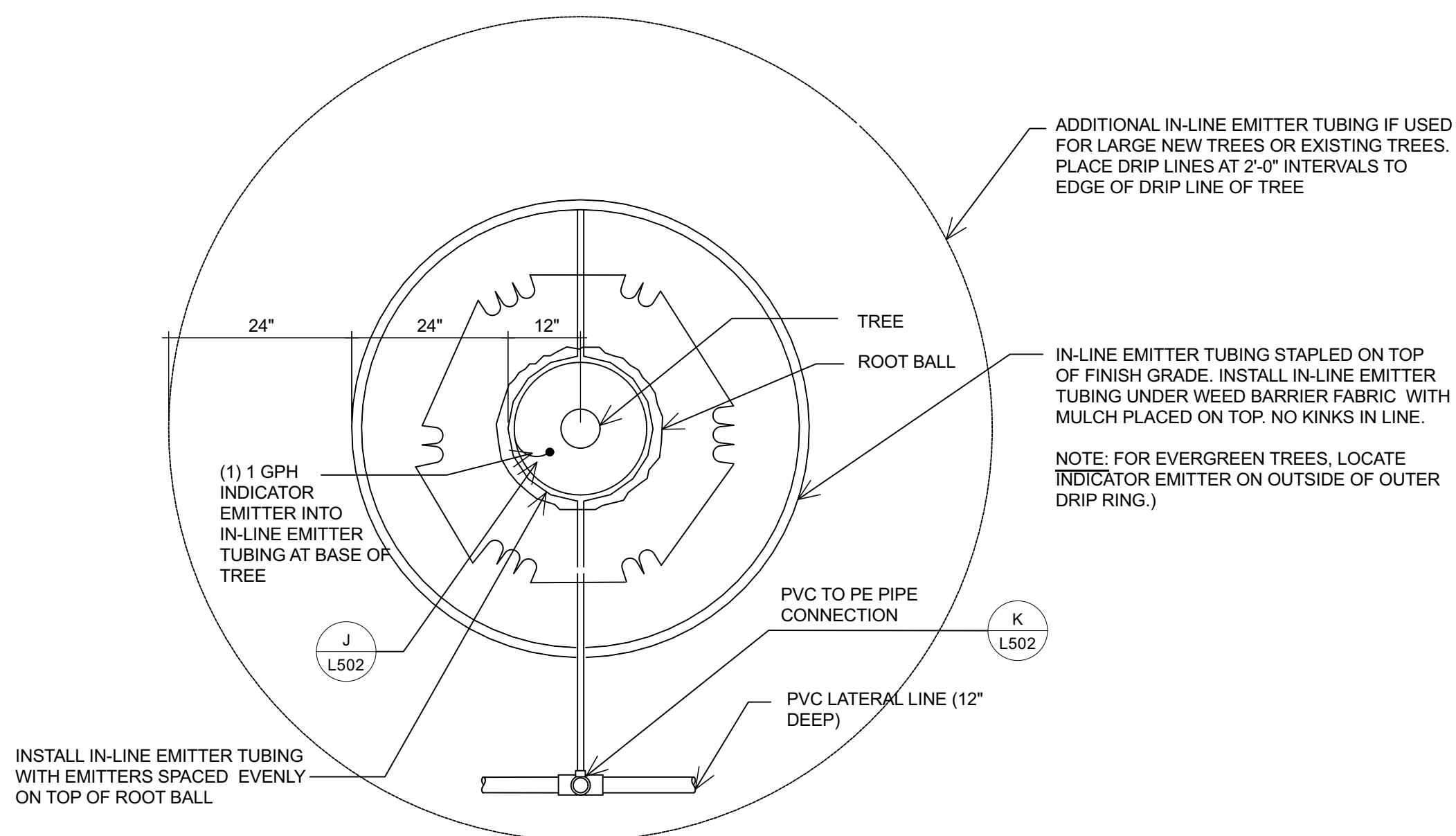
DRIP VALVE ASSEMBLY

G NO SCALE



CMU PLACEMENT

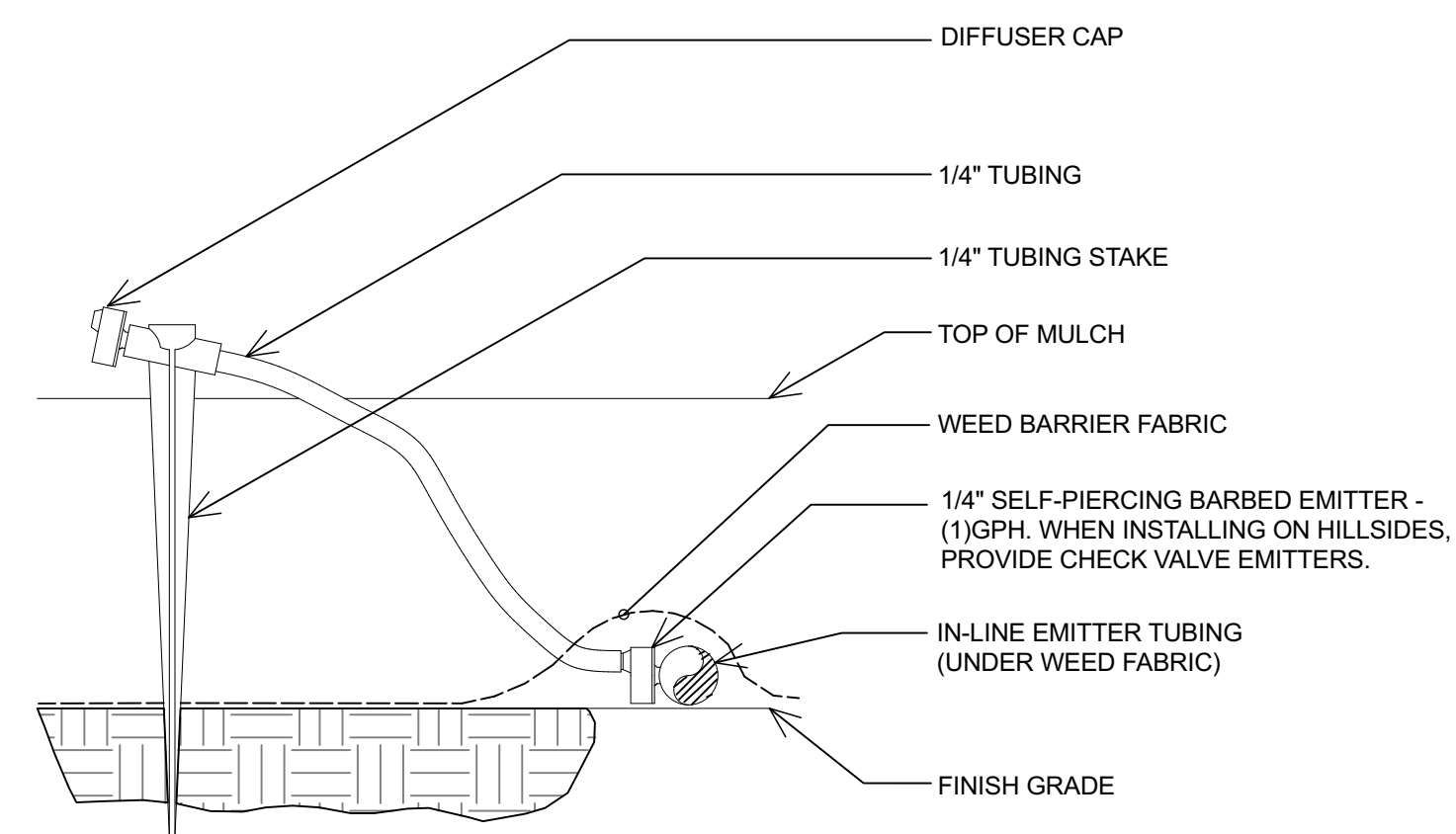
H — NO SCALE



TREE DRIP - PLAN VIEW (Planter Areas)

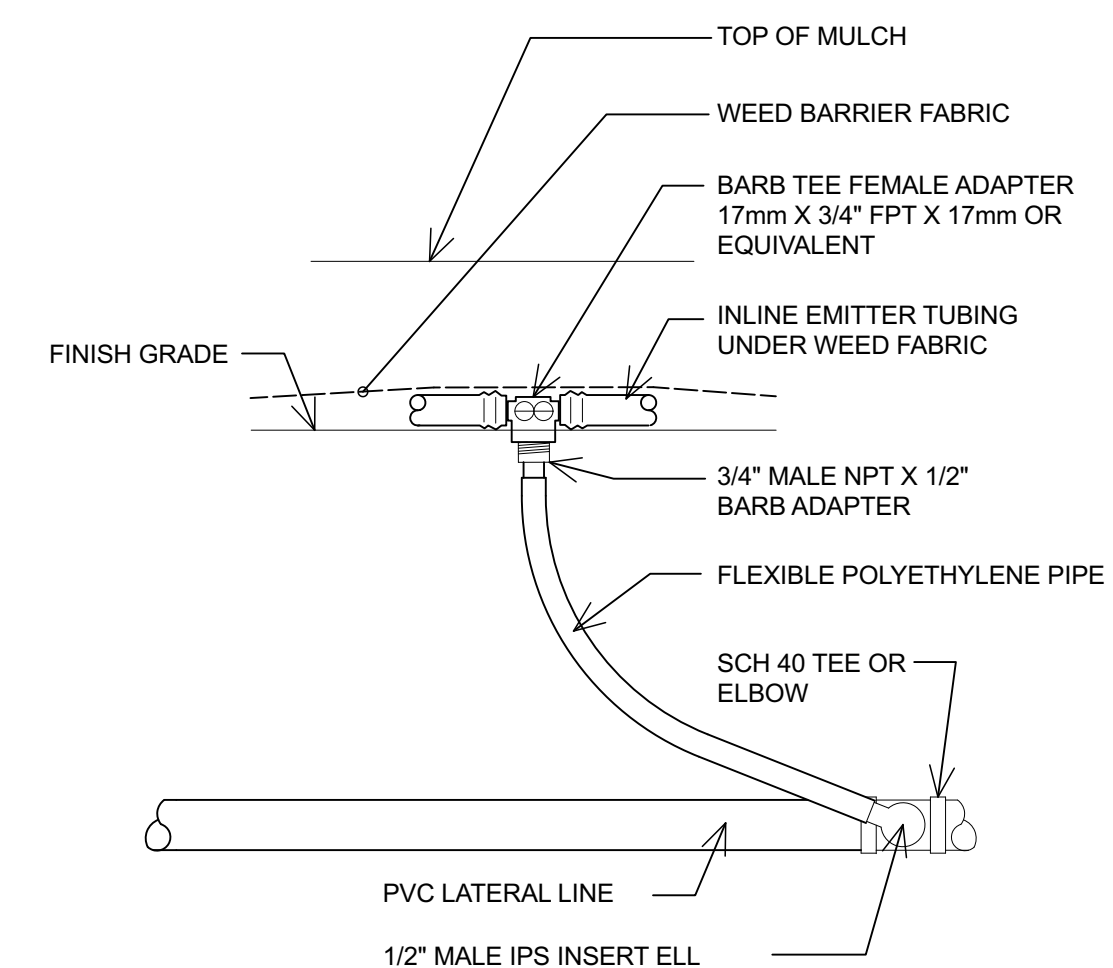
NO SCALE

NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.



INDICATOR EMITTER

J NO SCALE

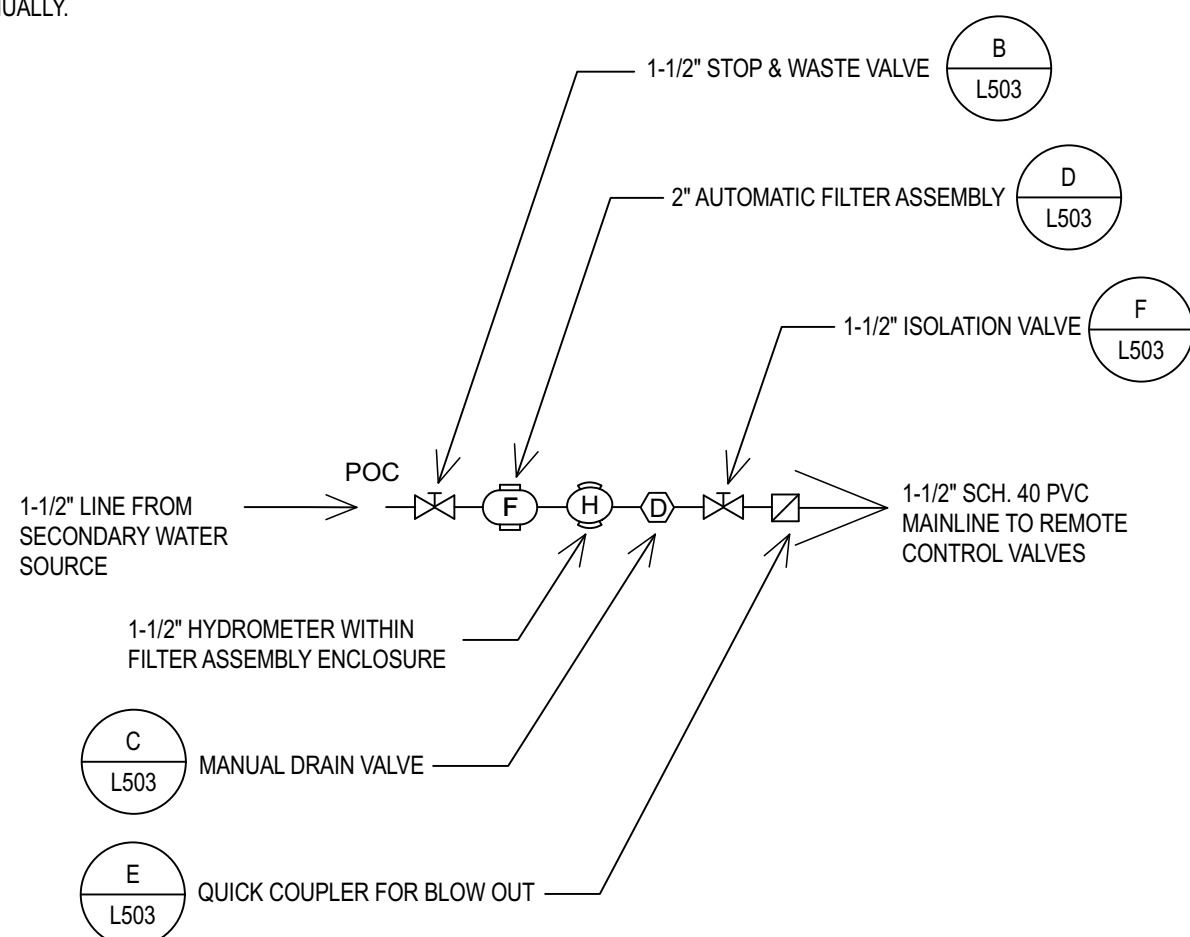


PVC TO IN-LINE EMITTER

K — NO SCALE

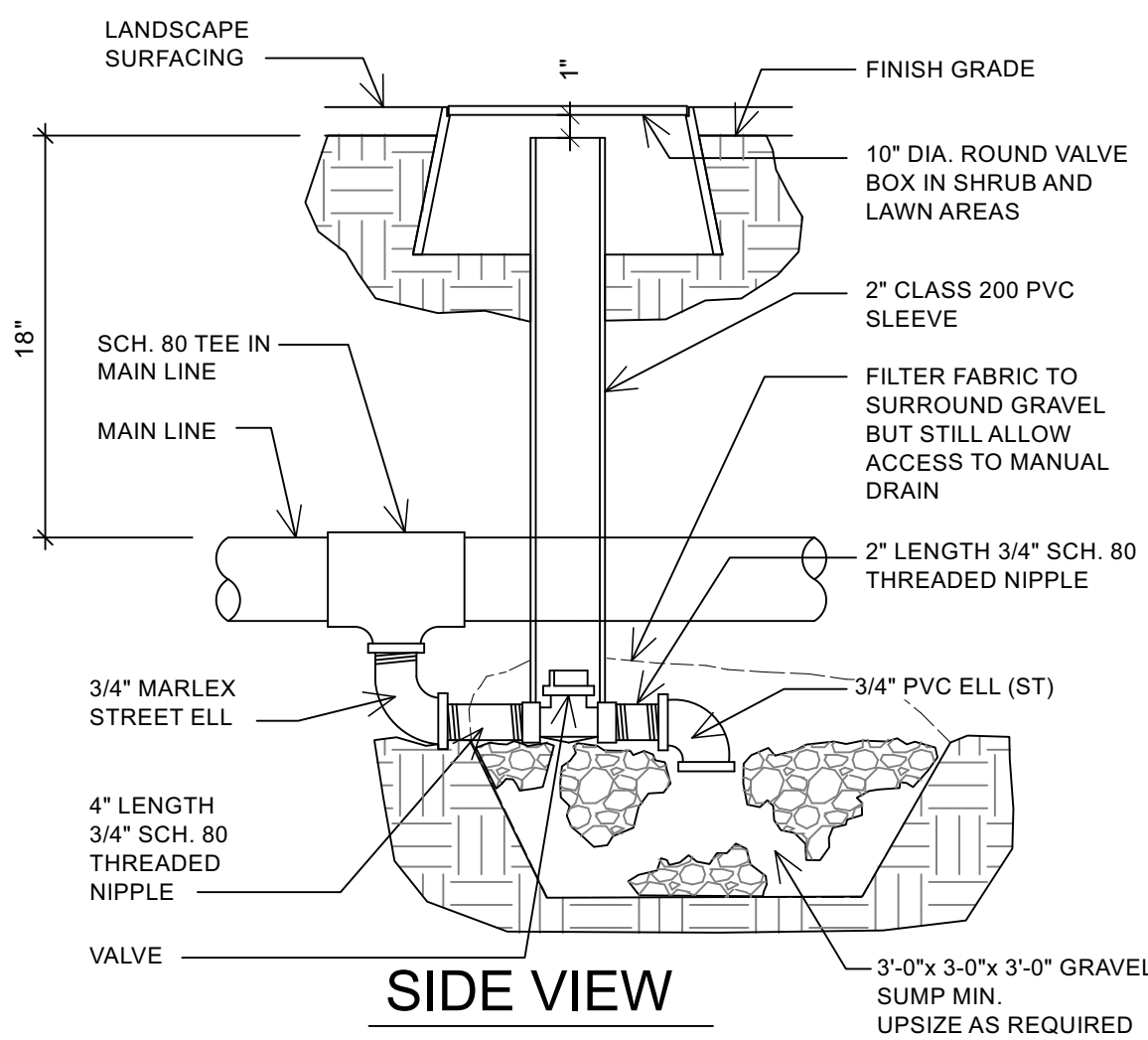
NOTE:
1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

NOTE:
INSTALL ISOLATION VALVE AFTER THE
HYDROMETER AND BEFORE THE QUICK
COUPLER. THE FLOW SENSOR, MASTER VALVE,
AND FILTER ASSEMBLY IS TO BE DRAINED
MANUALLY.



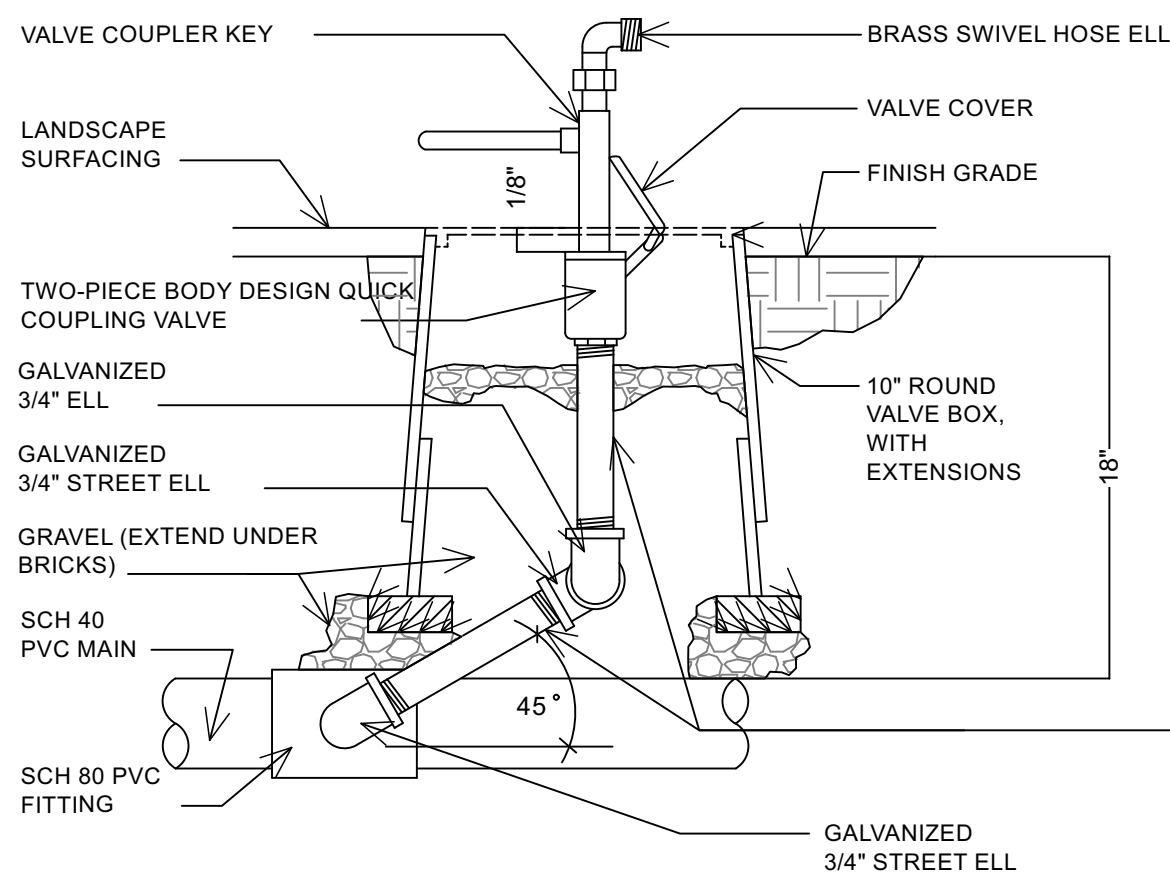
POC SCHEMATIC LAYOUT

A NO SCALE



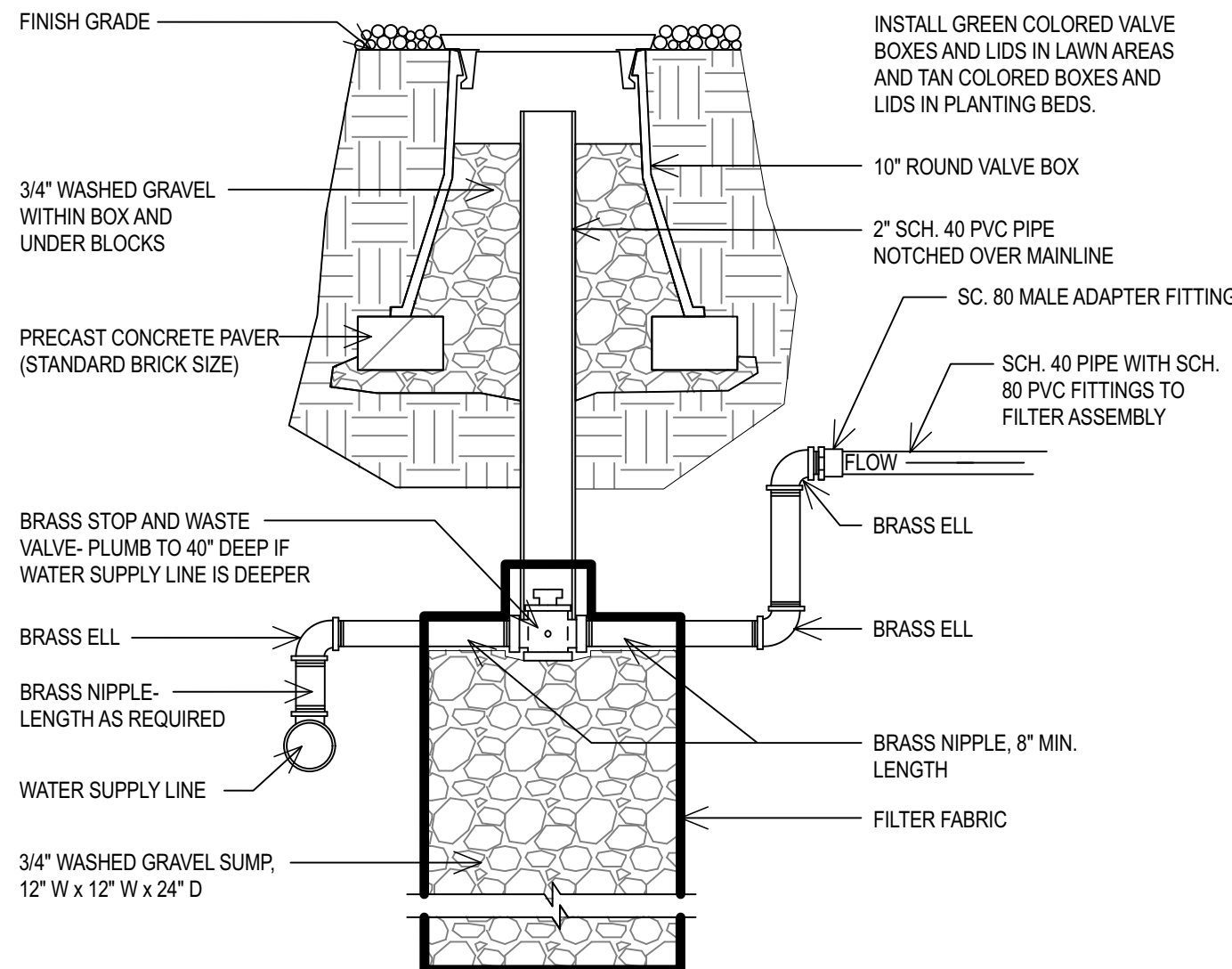
MAIN LINE MANUAL DRAIN VALVE

C



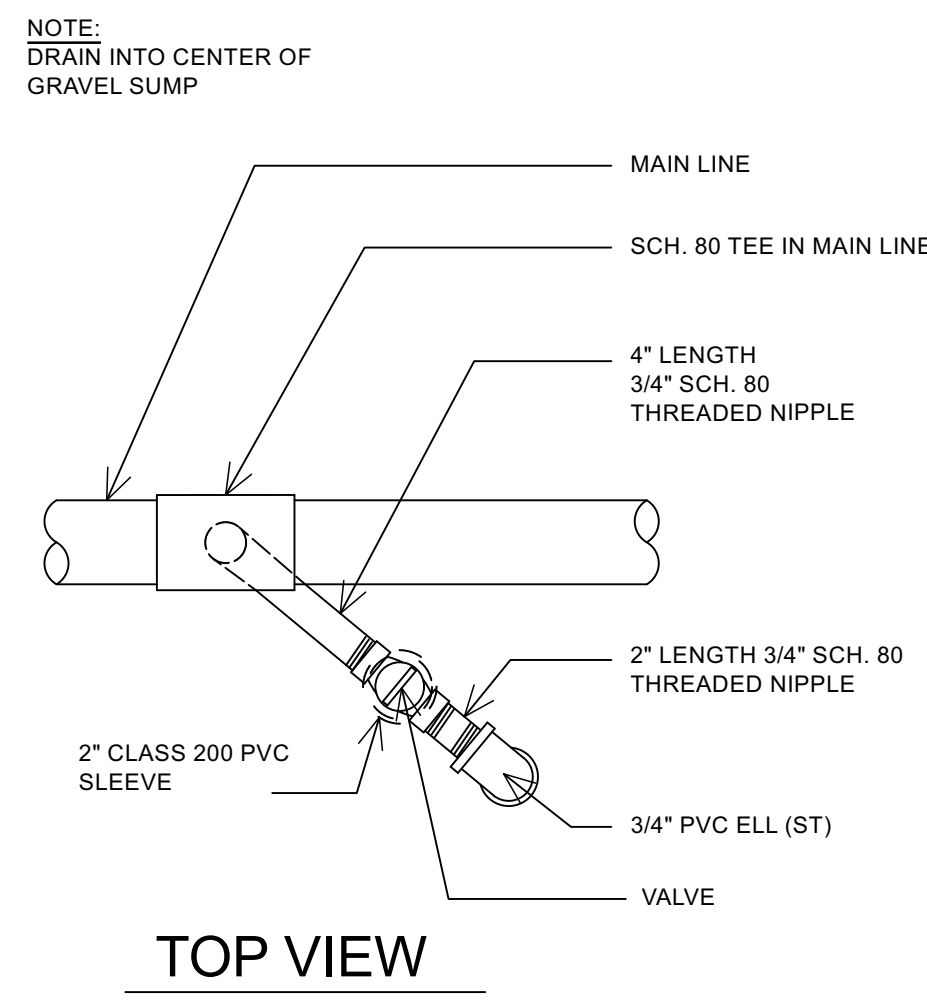
QUICK COUPLING VALVE

E NO SCALE

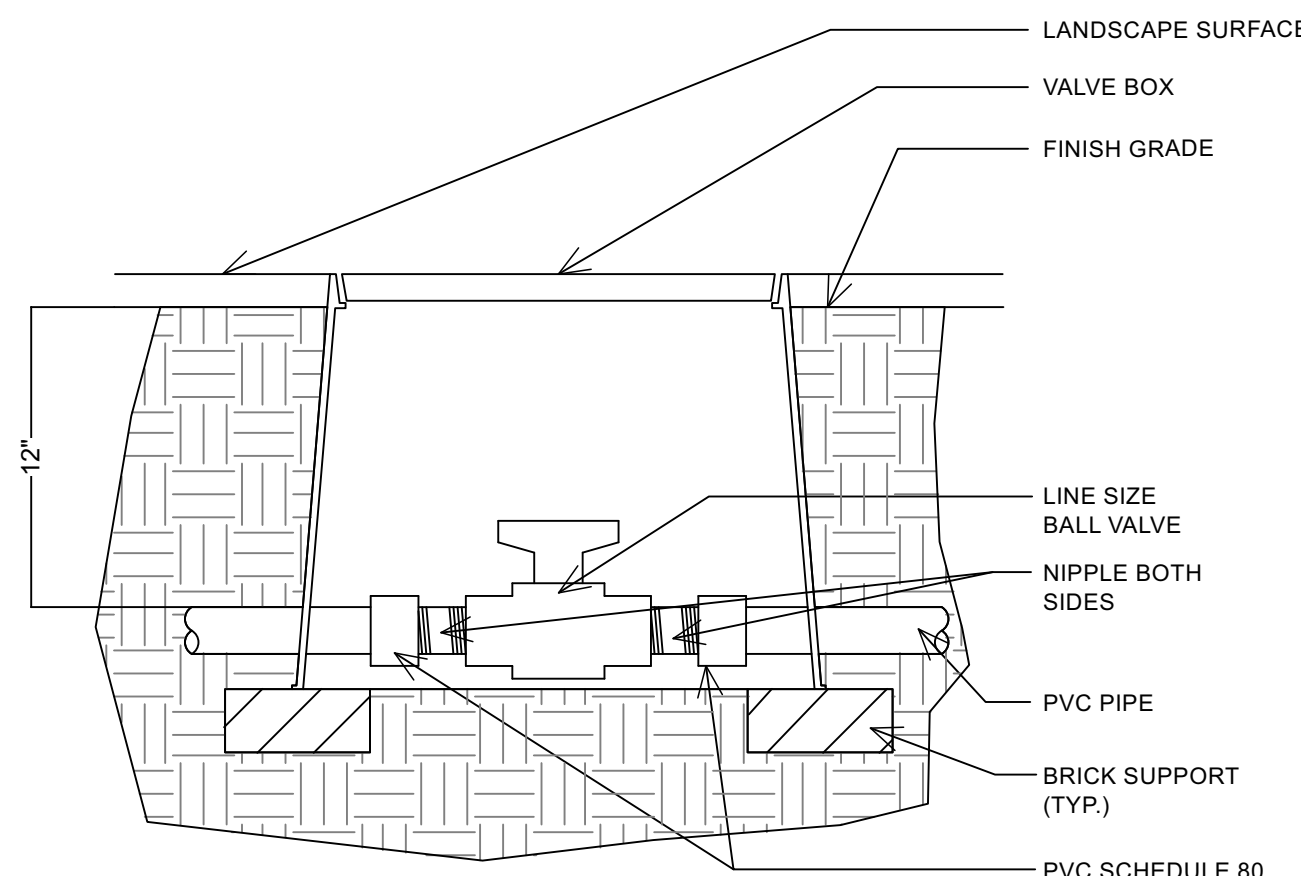


STOP & WASTE VALVE

B NO SCALE

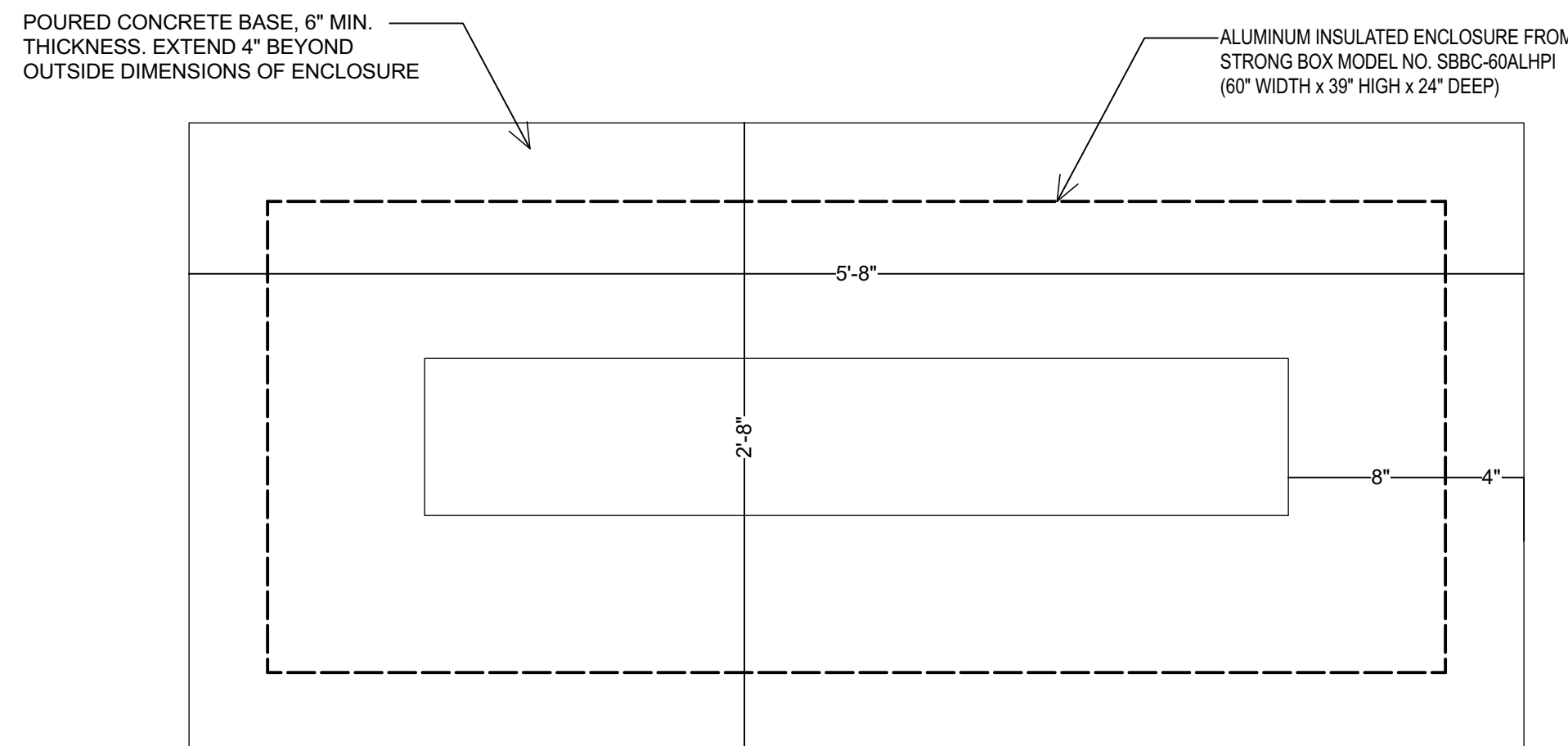


TOP VIEW

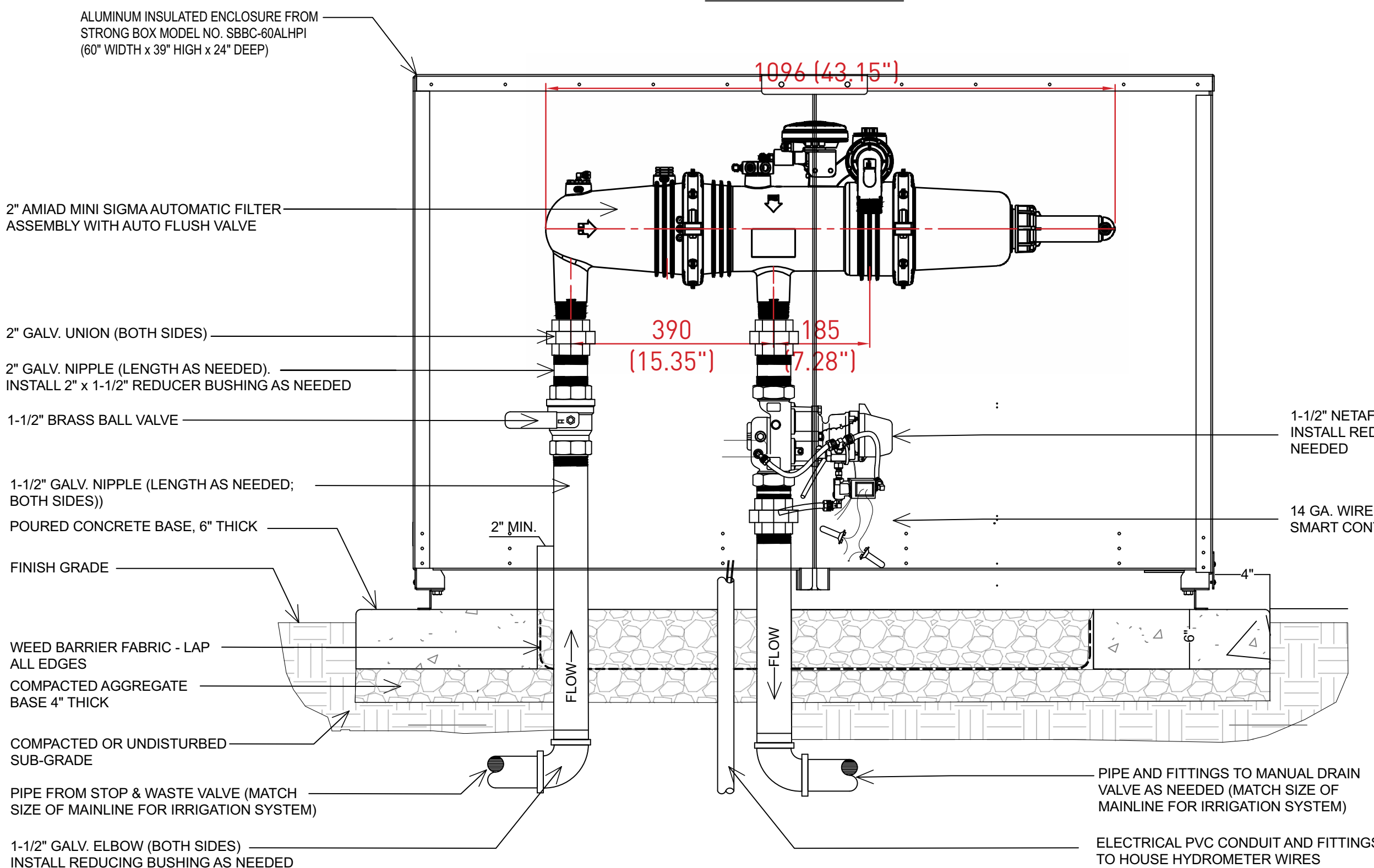


ISOLATION VALVE

F NO SCALE

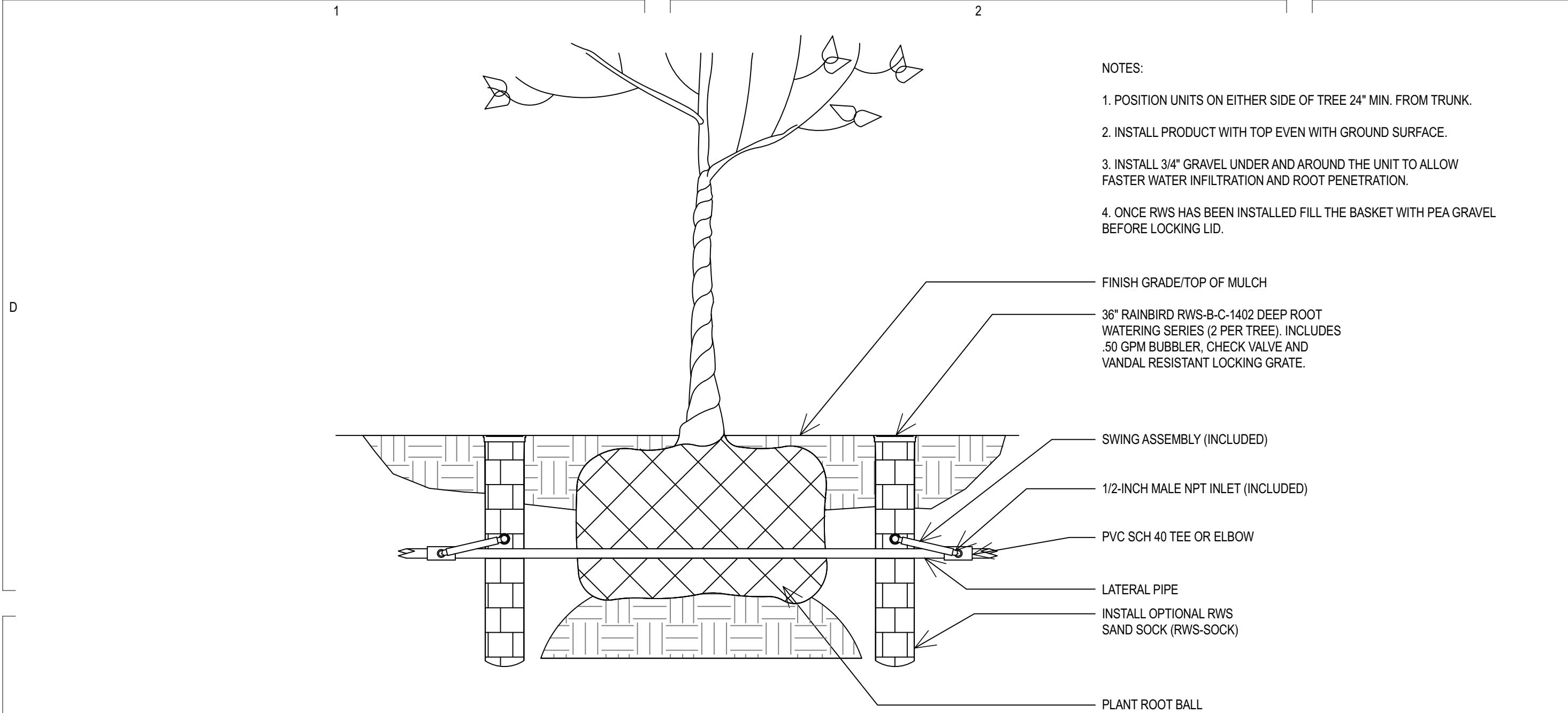


TOP VIEW



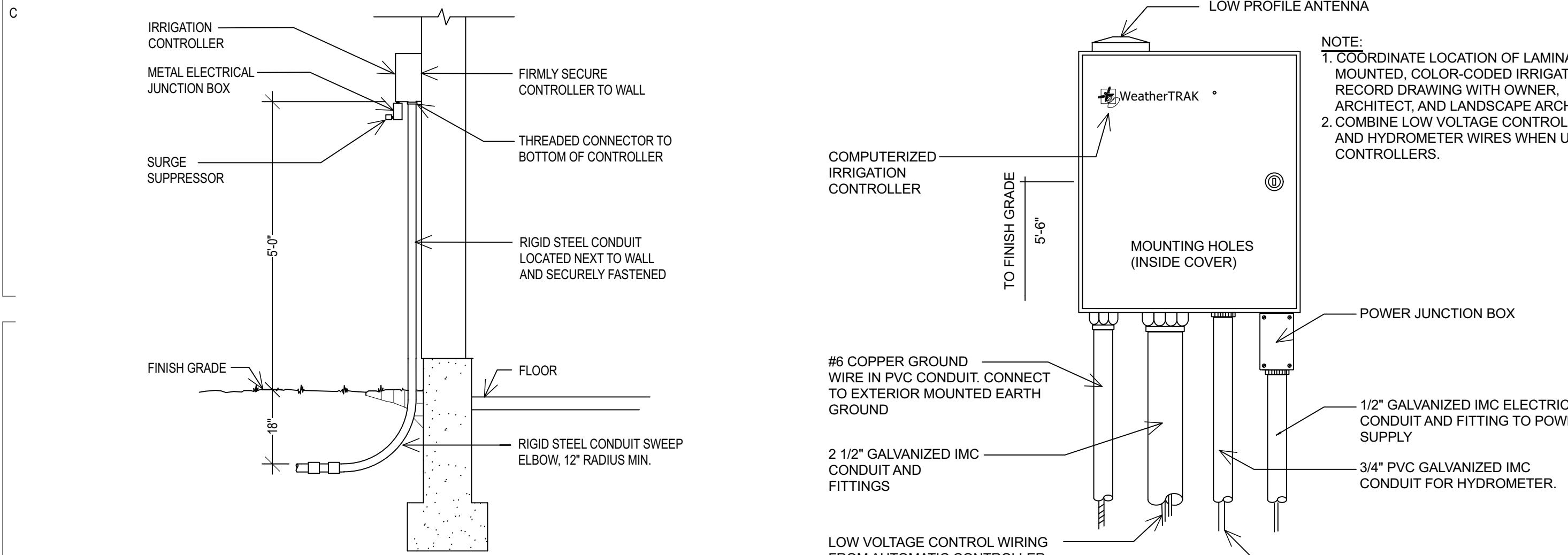
AUTOMATIC FILTER ASSEMBLY WITH HYDROMETER

D NO SCALE



A TREE WATERING SYSTEM

SCALE: NO SCALE

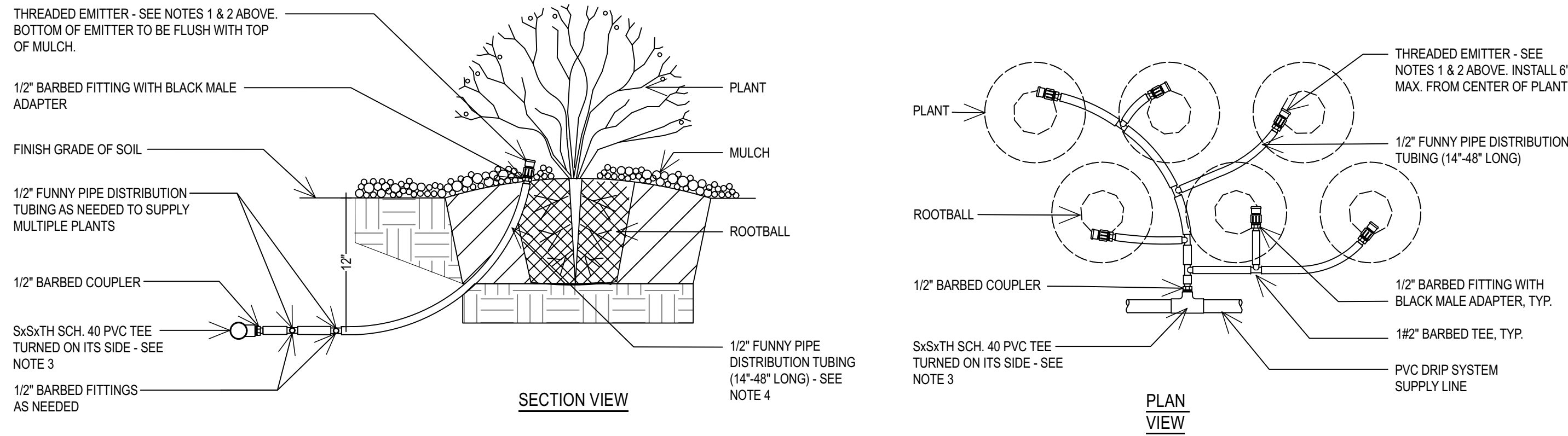


C CONTROLLER

NO SCALE

D SMART CONTROLLER

NO SCALE



B DRIP EMITTER

NO SCALE

PLUMBING FIXTURE SCHEDULE								
MARK	QUANTITY	FIXTURE	TRAP	WASTE	VENT	C.W.	H.W.	REMARKS
CR-1	18	CONDENSATE RECEPTOR	1-1/2"	1-1/2"	2"	—	—	SEE DETAIL JP501, FIELD ASSEMBLED.
DF-1	3	DRINKING FOUNTAIN	1-1/2"	1-1/2"	1-1/2"	1/2"	—	ELECTRIC BI-LEVEL (ADA APPROVED).
FD-1	3	FLOOR DRAIN	2"	2"	2"	—	—	WITH DEEP SEAL P-TRAP AND TRAP SEAL. SEE DETAIL E/P502.
HB-1	1	WALL HYDRANT	—	—	—	3/4"	—	FREEZE PROOF. 20" MINIMUM LENGTH.
L-1	8	LAVATORY	1-1/4"	1-1/4"	1-1/2"	1/2"	1/2"	COUNTER TOP 20"X17". SEE ARCHITECTURAL ELEVATIONS, SEE NOTES 2 & 3.
L-2	4	LAVATORY	1-1/4"	1-1/4"	1-1/2"	1/2"	1/2"	SELF SUPPORTING 20"X18". SEE ARCHITECTURAL ELEVATIONS, SEE NOTES 2 & 3.
MV-1	9	MIXING VALVE	—	—	—	1/2"	1/2"	FOR LAVATORIES - SEE DETAIL C/P501 - MEETS ASSE 1070. SEE NOTE 4.
S-1	1	SERVING AREA SINK	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	TWO COMPARTMENT.
SS-1	1	SERVICE SINK	3"	3"	3"	1/2"	1/2"	FLOOR TYPE.
U-1	3	URINAL	INT.	2"	2"	3/4"	—	FLUSH VAVE, WALL HUNG, HEU (HIGH EFFICIENCY URINAL), SEE NOTE 2.
WC-1	9	WATER CLOSET	INT.	3"	2"	1/2"	—	FLUSH TANK, HET (HIGH EFFICIENCY TOILET).
WC-2	4	WATER CLOSET	INT.	3"	2"	1/2"	—	FLUSH TANK, 18" RIM HEIGHT (ADA APPROVED), HET.
WC-3	1	WATER CLOSET	INT.	3"	2"	1/2"	—	FLUSH VALVE, 18" RIM HEIGHT (ADA APPROVED), HET.

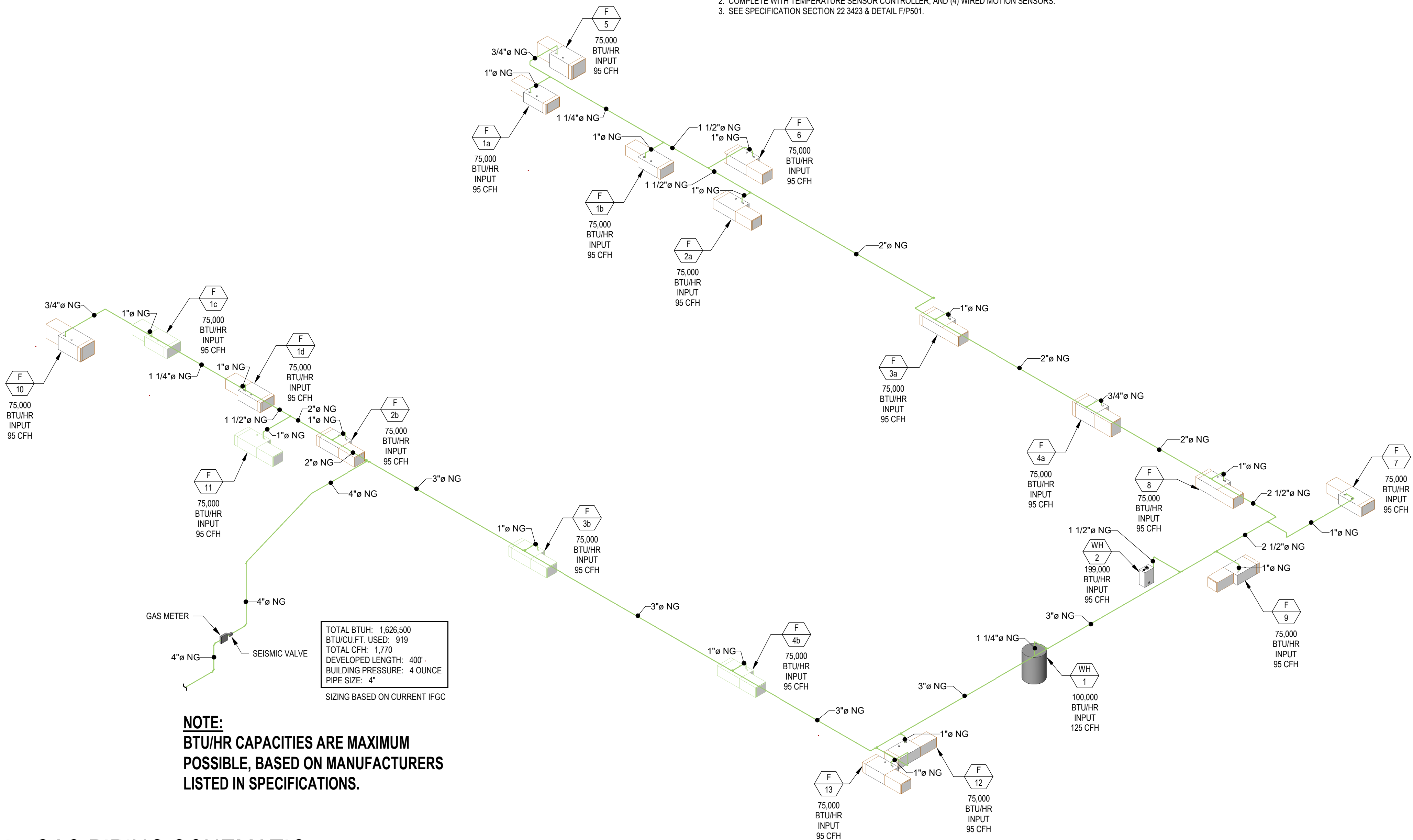
1. COLD WATER FIXTURE UNITS ARE XX. WASTE WATER FIXTURE UNITS ARE XX.
2. WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.
3. PROVIDE MIXING VALVE. SEE NOTE #4. ONE VALVE FOR MULTIPLE FIXTURE LOCATIONS.
4. MOUNT INSIDE WALL BELOW LAVATORY, BEHIND LOCKING ACCESS DOOR. COORDINATE LOCATION WITH ARCHITECTURAL. SEE PLUMBING PLANS AND PLUMBING WATER SCHEMATICS ON SHEET P401 FOR MORE DETAILS.

GAS-FIRED WATER HEATER SCHEDULE										
MARK	TYPE	INPUT LOAD (BTU/H)	MIN. EFF. (%)	LEAVING WATER TEMP (F)	TANK SIZE (GAL)	FLUE SIZE (IN)	MAX. WIDTH/ DEPTH/ HEIGHT (IN)	OPERATING WEIGHT (LBS)	V/PH/Hz	REMARKS
WH-1	CONDENSING	100,000	94	130	34-55	4"	30/30/60	450 - 1000	120/1/60	SEE NOTES 1 & 2
WH-2	INSTANTANEOUS	199,000	96	140	0	4"	18/16/28	110	120/1/60	SEE NOTE 3

1. SEE SPECIFICATIONS & DETAILS F & G/P501.
2. COMPLETE WITH CIRCULATING PUMP CP-1. SEE DOMESTIC PUMP SCHEDULE.
3. SEE SPECIFICATIONS & DETAIL 3/P502.

DOMESTIC PUMP SCHEDULE							
MARK	TYPE	FLUID			ELECTRICAL		
		GPM	WORKING FLUID	HEAD PRESSURE (FT)	MOTOR SIZE (HP)	AMPS	V/PH/Hz
CP-1	VERTICAL INLINE	3.5	WATER	28	0.167	1.8	120/1/60

1. 3-SPEED MOTOR.
2. COMPLETE WITH TEMPERATURE SENSOR CONTROLLER, AND (4) WIRED MOTION SENSORS.
3. SEE SPECIFICATION SECTION 22 3423 & DETAIL F/P501.

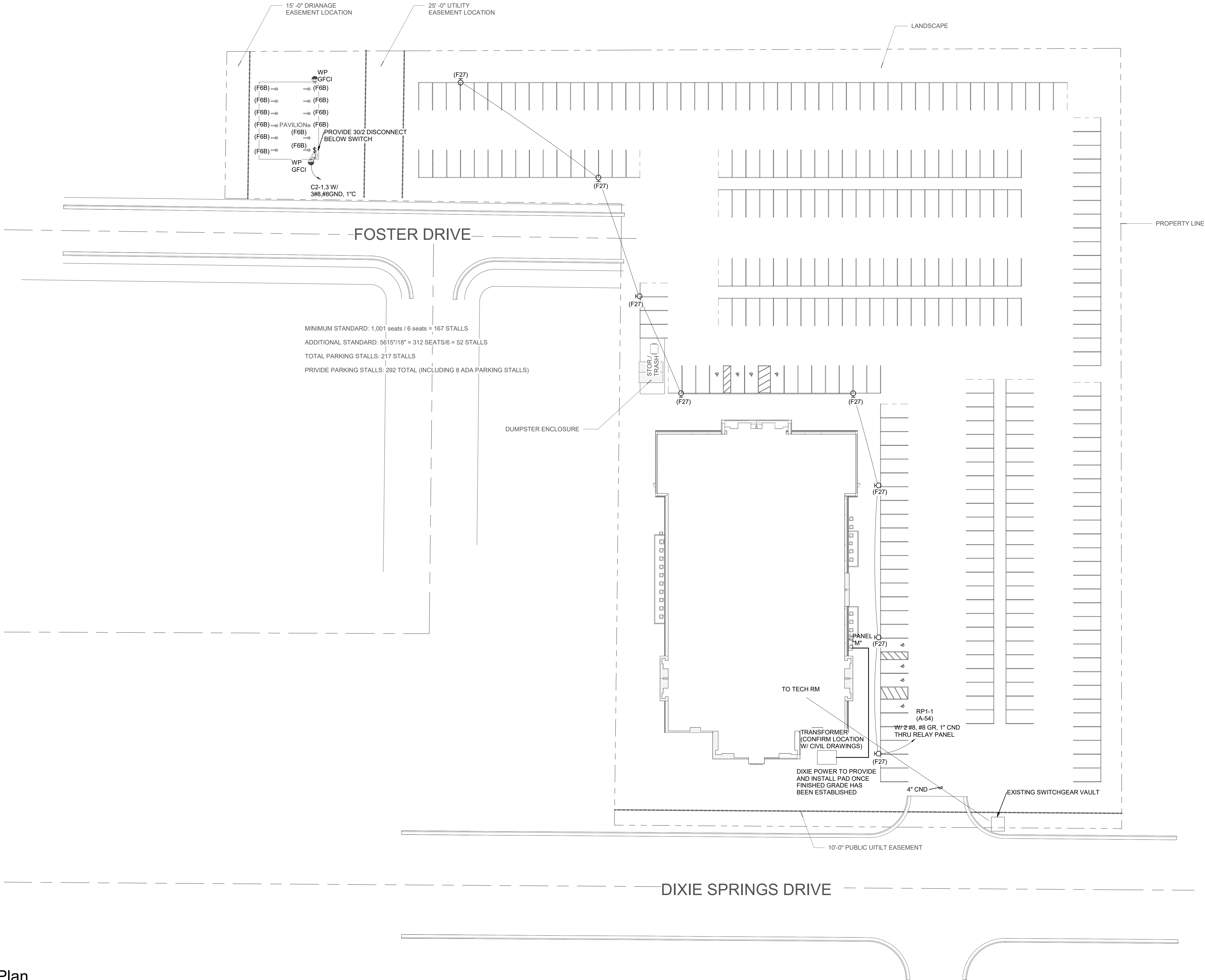


1 GAS PIPING SCHEMATIC
SCALE:

A1

Electrical Site Plan

SCALE: 1" = 30'-0"



uncommon
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HURRICANE 21 ST & HURRICANE UT WEST STAKE

4300 W DIXIE SPRING ROAD
HURRICANE, UT
PERMIT SET

JOB NUMBER: 501-6745

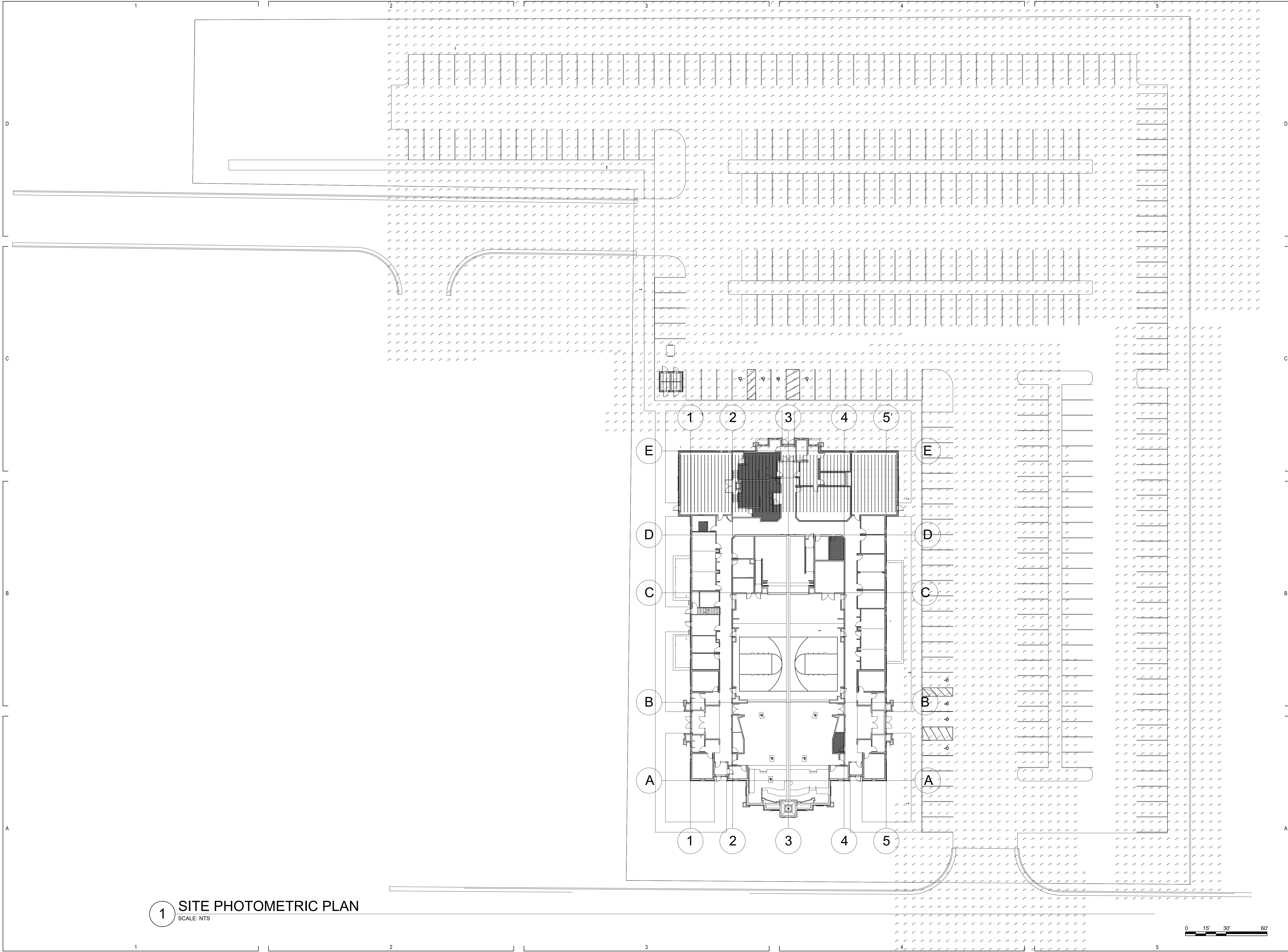
OWNER:

DATE: 08-04-2023

REV	DATE	DESCRIPTION
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Electrical Site Plan

ES101



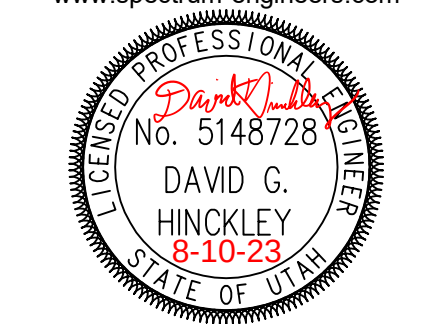
1 SITE PHOTOMETRIC PLAN
SCALE: NTS



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JOB NUMBER: 501-6745
OWNER:
DATE: 08-04-2023

REV	DATE	DESCRIPTION
-----	------	-------------

Photometric Site
Plan

ES101P

PANELBOARD SCHEDULE

PANEL: A

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Flush

LOCATION: PLATFORM 165

MAINS: MLO

FED FROM: M

AMP: 150

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS																
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM	
RCPT TECHNOLOGY 155	20	1	1	3	0.2			0.4			2	1	20		RCPT ROOM 140, 137, 138, 136	
RCPT TECHNOLOGY 155	20	1	1	3		0.2				0.7		4	1	20	RCPT ROOM 137, 138, 136	
RCPT TECHNOLOGY 155	20	1	1	5			0.4				6					
J-BOX/EF-8 TECHNOLOGY 155	20	1	1	7	0.1				0.9		8	1	20		RCPT ROOM 134	
RCPT BISHOP 152	20	1	1	9		0.7				0.2	10	1	20		RECEPTACLE MATERIALS...	
RCPT CLERK 151	20	1	1	11			0.7			0.7	12	1	20		RCPT FONT 133	
RCPT ROOM 153, 149, 148, 147	20	1	1	13	0.5			0.4			14	1	20		RCPT ROOM 129, 131	
RCPT ROOM 149, 148, 147	20	1	1	15		0.4				0.7	16	1	20		RCPT ROOM 160, 150	
RCPT CLERK 146	20	1	1	17			0.7				0.7	18	1	20	RCPT ROOM 128, 130	
RCPT ROOM 145, 144, 143	20	1	1	19	0.7				0.5		20	1	20		RCPT ROOM 168, 165	
RCPT ROOM 144, 143	20	1	1	21		0.7				0.5	22	1	20		RCPT ROOM 150, 166	
RETRACTABLE DOOR	15	3	1	23			0.6				0.5	24	1	20	RCPT MATERIALS CENTER 167	
--	--	--	--	25	0.6			0.1			26	1	20		EF-6 CUSTODIAL	
--	--	--	--	27		0.6				0.4	28	1	20		RCPT ROOM 168, 161	
LTG CHAPEL CHANDELIER	20	1	1	29			0.6				0.2	30	*	1	20	DRINKING FOUNTAIN *GFCI CB
LTG ROSTRUM CHANDELIER	20	1	1	31	0.7			0.6			32	3	15		SKYFOLD DOOR	
LTG COVE	20	1	1	33		1.5				0.6	34	--	--	--	--	
LTG EXTERIOR	20	1	1	35			0.2				0.6	36	--	--	--	--
LIGHTING PARKING	20	2	1	37	0.4			1.0			38	1	20		LTG 150, 153	
--	--	--	--	39		0.4				0.6	40	1	20		LTG 152, 155, 156, 151, 146, 145	
SPARE	20	1	1	41			0.0				1.1	42	1	20	LTG 135-140, 142-144, 166	
SPARE	20	1	1	43	0.0			0.9			44	1	20		LTG 150, 147, 127, 128	
SPARE	20	1	1	45		0.0				1.4	46	1	20		LTG 129, 131/EF-3,4	
SPARE	20	1	1	47			0.0				0.4	48	1	20	LTG 134	
SPARE	20	1	1	49	0.0			1.0			50	1	20		LTG 162-168	
SPARE	20	1	1	51		0.0				--	52	--	1	--	SPACE	
SPARE	20	1	1	53			0.0			--	54	--	1	--	SPACE	
				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					

Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

8875

9618

7503

TOTAL (VA)

76

82

63

AMPS/PHASE

CONNECTED LOAD TOTAL

26.0

AIC RATING

5393

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: B

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Flush

LOCATION: PLATFORM 165

MAINS: MLO

FED FROM: M

AMP: 150

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
PROJECTOR SCREEN	20	1	1	1	0.0				0.5		2	1	20		RCPT ROOM 112, 114, 113
RCPT ROOM 158, 157	20	1	1	3		0.5				0.7	4	1	20		RCPT BISHOP 111
RECEPTACLE ROOM 117, 118...	20	1	1	5			0.7				0.7	6	1	20	RCPT CLERK 110
RCPT ROSTRUM 158	20	1	1	7	0.7				0.0		8	1	20		AUTOMATIC DOOR FOYER 101
RCPT ROOM 158, 157	20	1	1	9		0.5				0.5	10	1	20		RCPT ROOM 100, 101, 103, 109
RCPT ROOM 160, 107	20	1	1	11			0.7				0.7	12	1	20	RCPT CLERK 102
SCOREBOARD	20	1	1	13	0.2				0.7		14	1	20		RCPT BISHOP 104
RCPT ROOM 165, 161	20	1	1	15		0.5				0.5	16	1	20		RCPT ROOM 105, 106, 108
RCPT ROOM 164, 163	20	1	1	17			0.5				0.2	18	1	20	RECEPTACLE ORGAN
RCPT ROOM 162, 107	20	1	1	19	0.7			1.3			20	1	20		LTG 122, 124, 121, 125, 123
DRINKING FOUNTAIN *GFCI CB	20	1	*	21		0.4			0.4		22	1	20		RCPT SERVING AREA 142
DRINKING FOUNTAIN *GFCI CB	20	1	*	23			0.4				0.4	24	1	20	LTG 107, 162
FACP	20	1	1	25	0.5			0.6			26	1	20		LTG 112-119
RCPT ROOM 124, 125	20	1	1	27		0.9				0.5	28	1	20		LTG 104, 102, 110, 111, 106, 108
RCPT HIGH COUNCIL 123	20	1	1	29			0.9				1.2	30	1	20	LTG 160
RCPT STAKE PRESIDENT 121	20	1	1	31	0.5			1.0			32	1	20		LTG 107, 103
RCPT CLERK 122	20	1	1	33		0.7				0.6	34	1	20		LIGHTING CULTURAL CENTER
MOTORIZED SCREEN	20	1	1	35			0.0				0.2	36	1	20	RCPT SERVING AREA 142
RCPT ROOM 120	20	1	1	37	0.7			0.4			38	1	20		RCPT SERVING AREA 142
RCPT ROOM 115-119	20	1	1	39		0.4			0.2		40	1	20		RECEPTACLE SERVING AREA 115
OVEN	50	2	1	41			4.0				42				
--	--	--	--	43	4.0			1.1			44	2	20		HEATER FIRE RISER 139
SPARE	20	1	1	45		0.0			1.1		46	--	--	--	--
SPARE	20	1	1	47			0.0				48	--	1	--	SPACE
SPARE	20	1	1	49	0.0			--			50	--	1	--	SPACE
SPARE	20	1	1	51		0.0			--		52	--	1	--	SPACE
SPARE	20	1	1	53			0.0			--	54	--	1	--	SPACE
				55							56				
				57							58				
				59							60				
				61							62				
				63							64				
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				71							72				
				73							74				
				75							76				
				77							78				
				79							80				
				81							82				
				83							84				

Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

12983

8511

10620

TOTAL (VA)

111

71

91

AMPS/PHASE

CONNECTED LOAD TOTAL

31.6

AIC RATING

4668

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: C1

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Surface

LOCATION: HALLWAY 150

MAINS: MLO

FED FROM: M

AMP: 125

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS																
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM	
F-1a	20	1	1	3	1.7			2.3			2	1	20		HEAT TAPE*	
ERV-1	25	1	1	5		2.2				1.6	4	1	20		HEAT TAPE*	
ERV-3	25	1	1	7			2.2				1.7	6	1	20	F-2a	
F-1b	20	1	1	9	1.7			1.7			8	1	20		F-5	
F-3	20	1	1	11		1.7				1.7	10	1	20		F-4	
RCPT EQUIPMENT PLATFORM	20	1	1	13			0.5				2.2	12	1	25	ERV-2	
F-2b	20	1	1	15	1.7			0.2			14	1	20		RCPT EQUIPMENT PLATFORM	
F-6	20	1	1	17		1.7				1.4	16	1	20		WH-1, CP-1	
F-7	20	1	1	19			1.7				1.4	18	1	20	WH-2, CP-2	
F-8	20	1	1	21	1.7			0.0		0.0	20	--	1	20	SPARE	
PAVILION RCPT/LTG	20	1	1	23		0.0				0.0	22	--	1	20	SPARE	
SPARE	20	1	1	25		0.0				0.0	24	--	1	20	SPARE	
SPARE	20	1	1	27			0.0			0.0	26	--	1	20	SPARE	
SPARE	20	1	1	29				0.0			28	--	1	20	SPARE	
SPARE	20	1	1	31					0.0		--	30	--	1	--	SPACE

Legend:
* PROVIDE 30mA GFCI CIRCUIT BREAKER

10800

10044

9528

TOTAL (VA)

91

84

79

AMPS/PHASE

CONNECTED LOAD TOTAL

30.4

AIC RATING

7828

AMPS RMS SYSM.

PANELBOARD SCHEDULE

PANEL: LC2

TYPE: Type 1

VOLTS: 120/208

PHASE: 3

WIRES: 4

MOUNTING: Surface

LOCATION:

MAINS: MLO

FED FROM: M

AMP: 125

SUBFEED LUGS

ISO GROUND

200% NEUTRAL

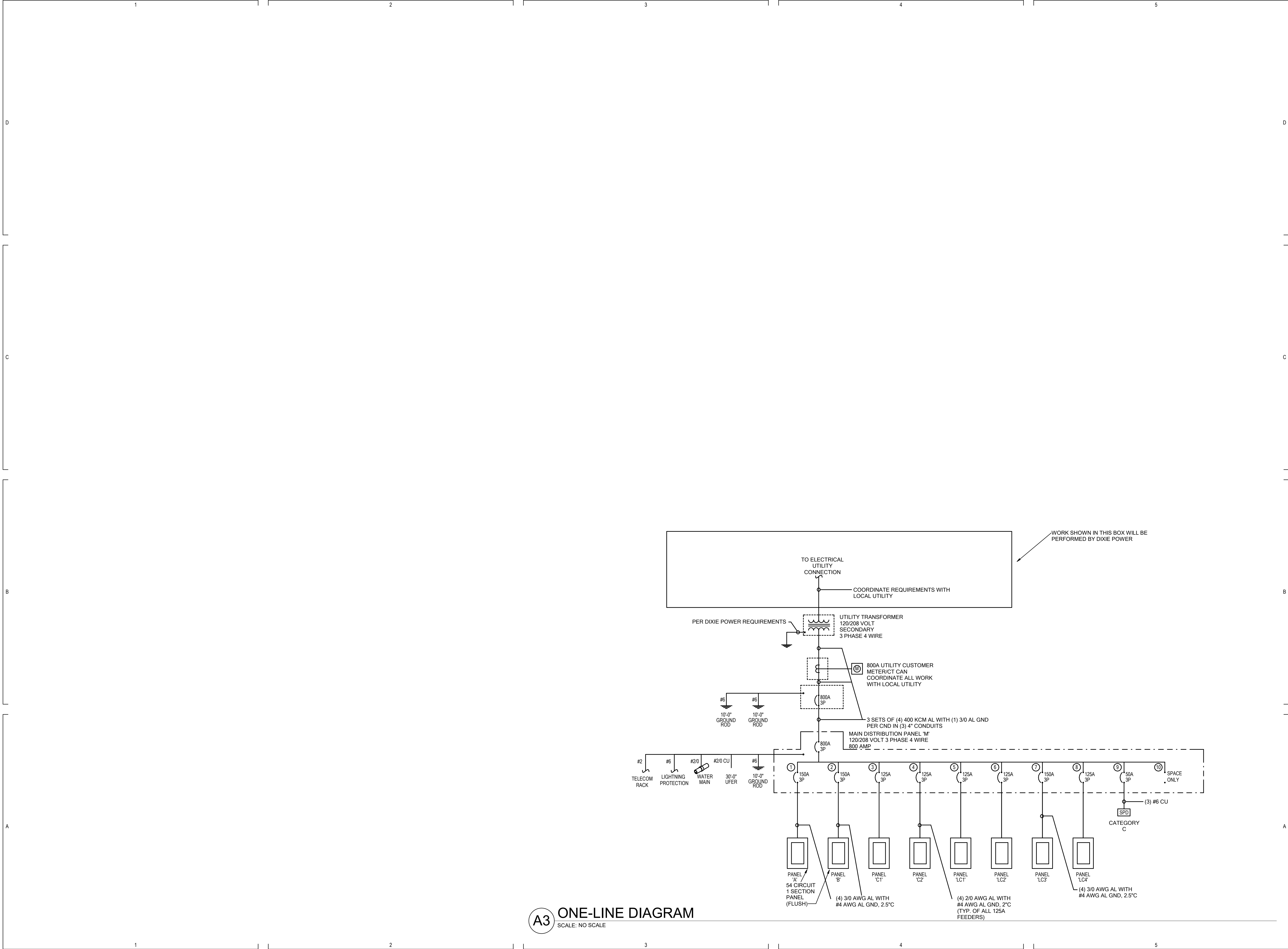
SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
CU-3	35	2	1	1	1.8			2.7			2	2	2	50	CU-4
--	--	--	--	3		1.8			2.7		4	--	--	--	--
CU-1a	50	2	1	5			2.7			2.7	6	2	2	50	CU-2a
--	--	--	--	7	2.7			2.7			8	--	--	--	--
CU-1b	50	2	1	9		2.7					10				
--	--	--	--	11			2.7				12				

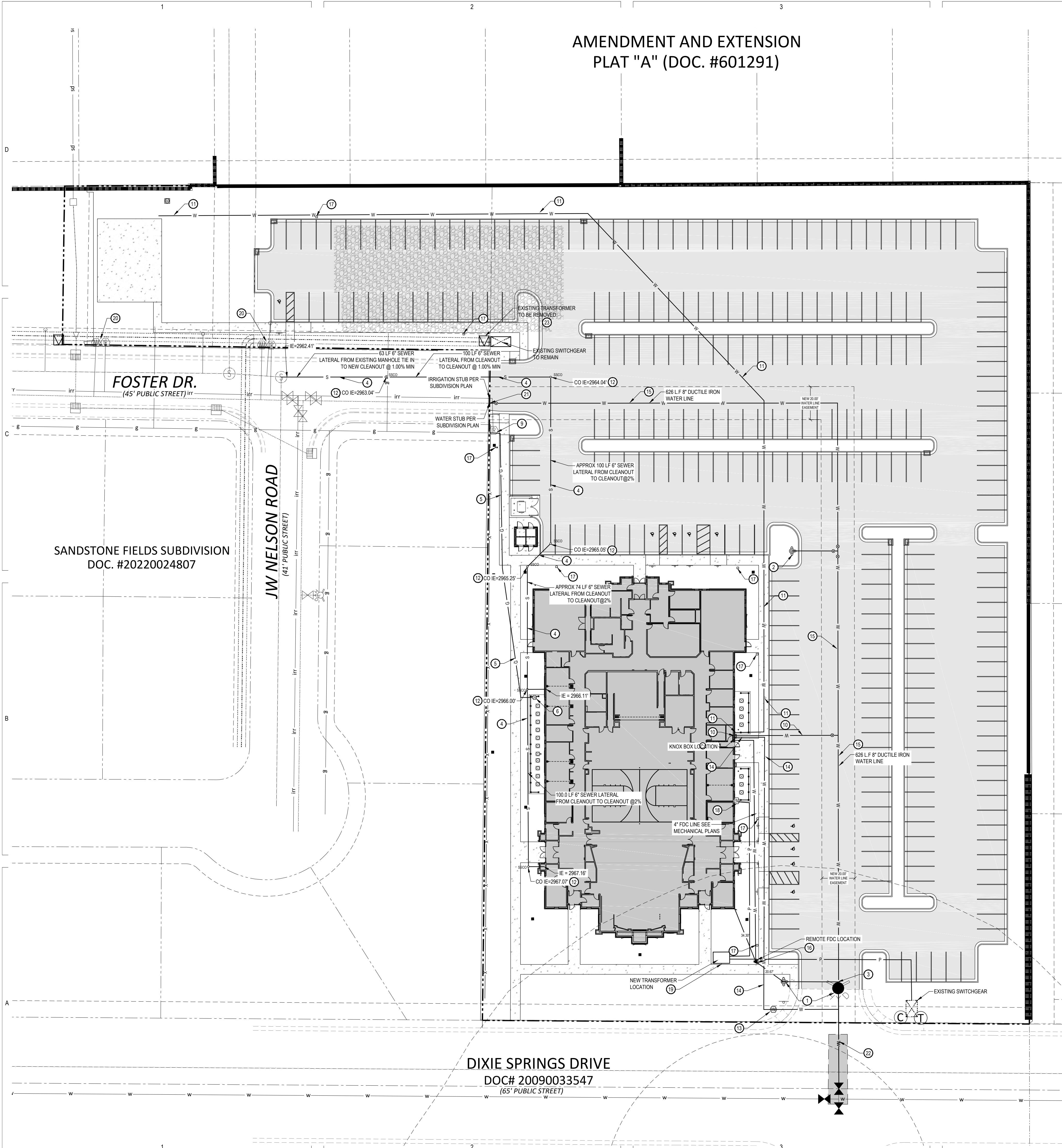
Legend:
* PROVIDE 5mA GFCI CIRCUIT BREAKER

9793

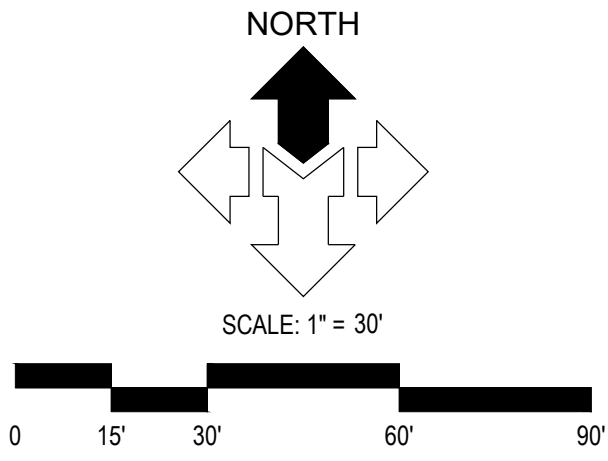
71



A3 ONE-LINE DIAGRAM
SCALE: NO SCALE



AMENDMENT AND EXTENSION
PLAT "A" (DOC. #601291)



- ASH CREEK SSD 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 2X3 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 MAKER, 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 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.

- DIXIE POWER JUC NOTES:**
- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
 - ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY THE OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE ANY POWER CABLES ARE INSTALLED.
 - IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
 - ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTIONED IN 6 TO 8' LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT THE MIDDLE AND TOP OF THE TRENCH.
 - FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWER'S ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
 - ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
 - ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
 - OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15 FT IN FRONT AND 5 FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
 - PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINES AND METERING STANDARDS.

- CENTURYLINK TELEPHONE 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 4X8 PLYWOOD BACKBOARD AND A 86 GROUND WIRE TO BUILDING NEUTRAL WITH 1020 AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PHASE ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. -WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED A NEMA 5-15R - LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
 - CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERS@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.

- TDS, CATC / BROADBAND 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 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
 - CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY 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.

- GENERAL NOTES:**
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.
- CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- DIXIE PROVIDER TO INSTALL ALL PRIMARY POWER CONDUITS, CONDUCTORS, PAD & TRANSFORMER. LEAD TIMES ARE CURRENTLY OUT 18-24 MONTHS ONCE ONE LINE DIAGRAMS AND LOADS SHEETS ARE PROVIDED
- UTILITY ALERT PHONE NUMBERS
WATER: HURRICANE CITY 435-635-8442
SEWER: ASH CREEK SSD 435-635-2348
NATURAL GAS: DOMINION ENERGY 800-323-5517
ELECTRICAL POWER: DIXIE POWER 435-673-3297
TELEPHONE: CENTURY LINK 833-591-0933

- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- RELOCATED EXISTING FIRE HYDRANT.
 - INSTALL NEW FIRE HYDRANT.
 - CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO NEW WATER MAIN.
 - 6" PVC SDR 35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
 - APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
 - UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND HURRICANE CITY POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
 - TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
 - INSTALL 1-1/2" IRRIGATION STUB. SEE IRRIGATION PLANS FOR STOP AND WASTE.
 - 6" PVC C-900 FIRE SERVICE WATER LINE, INCLUDING ALL FITTINGS AND JOINT RESTRAINTS.
 - 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PROPOSED PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
 - SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'L' SHEET C5.01.
 - 1-1/2" WATER SERVICE METER SET
 - 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE
 - 8" DUCTILE IRON WATER LINE, INCLUDING ALL FITTINGS AND JOINT RESTRAINTS. SEE HURRICANE CITY DETAIL '301-1', SEE SHEET C5.06.
 - FREE-STANDING REMOTE FIRE DEPARTMENT CONNECTION (FDC), PER HURRICANE VALLEY FIRE SPECIAL SERVICES DISTRICT REQUIREMENT. SEE DETAIL '1Y', SHEET C5.01
 - PARKING LOT LIGHT LOCATIONS. SEE ELECTRICAL PLANS FOR DETAILS.
 - CONTRACTOR TO INSTALL NEW 800 A 120/208 V THREE PHASE SERVICE TO DIXIE POWER SERVICE STANDARDS.
 - DIXIE POWER TO INSTALL NEW TRANSFORMER, PAD, CONDUIT & CONDUCTOR.
 - EXISTING UNUSED WATER METERS ARE TO BE REMOVED.
 - CONNECT NEW 8" DUCTILE IRON WATER LINE TO EXISTING 8" MAIN STUB PER HURRICANE CITY STANDARDS AND SPECIFICATIONS.
 - REMOVE EXISTING 8" HOPE FROM MAIN TO EXISTING HYDRANT, AND REPLACE WITH NEW 8" DUCTILE IRON WATER LINE.
 - CONTRACTOR TO COORDINATE THE REMOVAL OF EXISTING TRANSFORMER WITH DIXIE POWER.

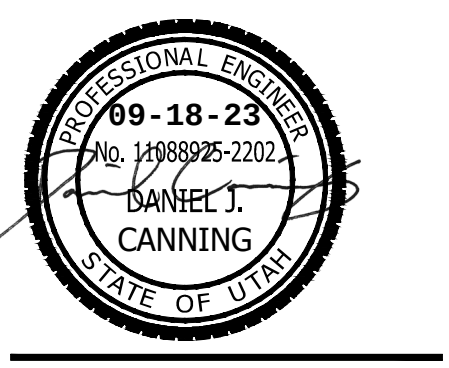
- HURRICANE CITY WATER NOTES:**
- ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
 - CONTRACTOR SHALL POT-HOLE ALL PIPE LINES 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 THE 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.

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.



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9961



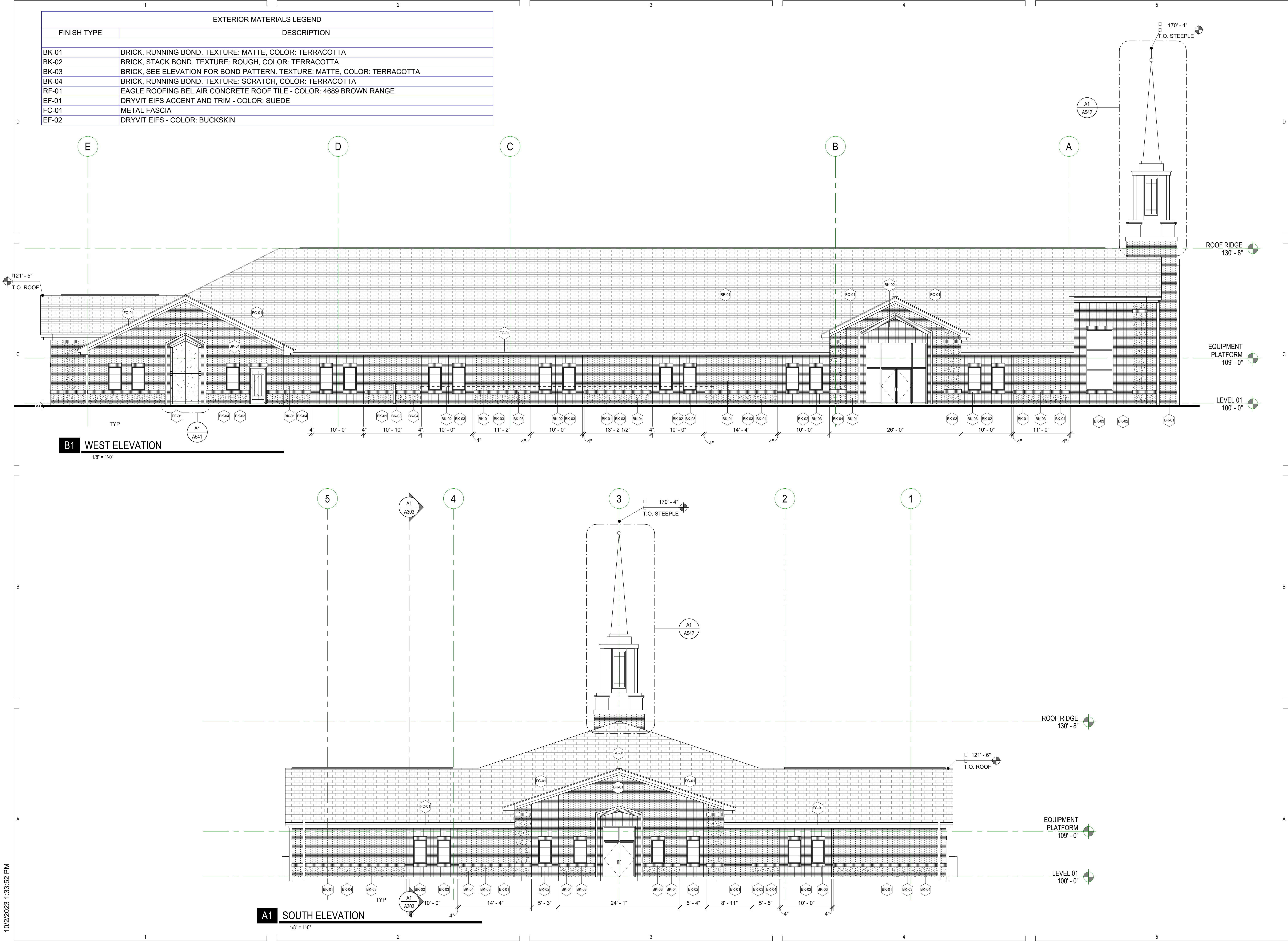
HURRICANE WEST
4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER:	501-6745
OWNER:	Owner
DATE:	Issue Date

REV	DATE	DESCRIPTION
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SITE UTILITY
PLAN

C4.01



HURRICANE 21 ST & HURRICANE UT

WEST STAKE

4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

JOB NUMBER:	501-6745
OWNER:	Owner
DATE:	Issue Date

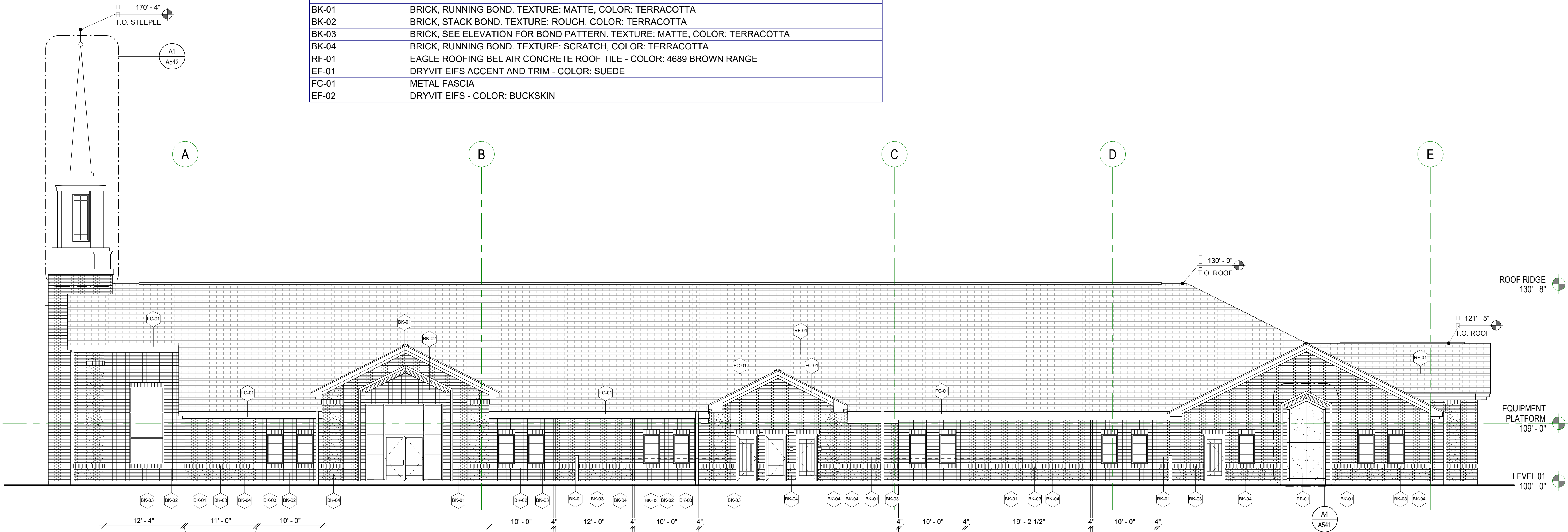
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EXTERIOR
ELEVATION

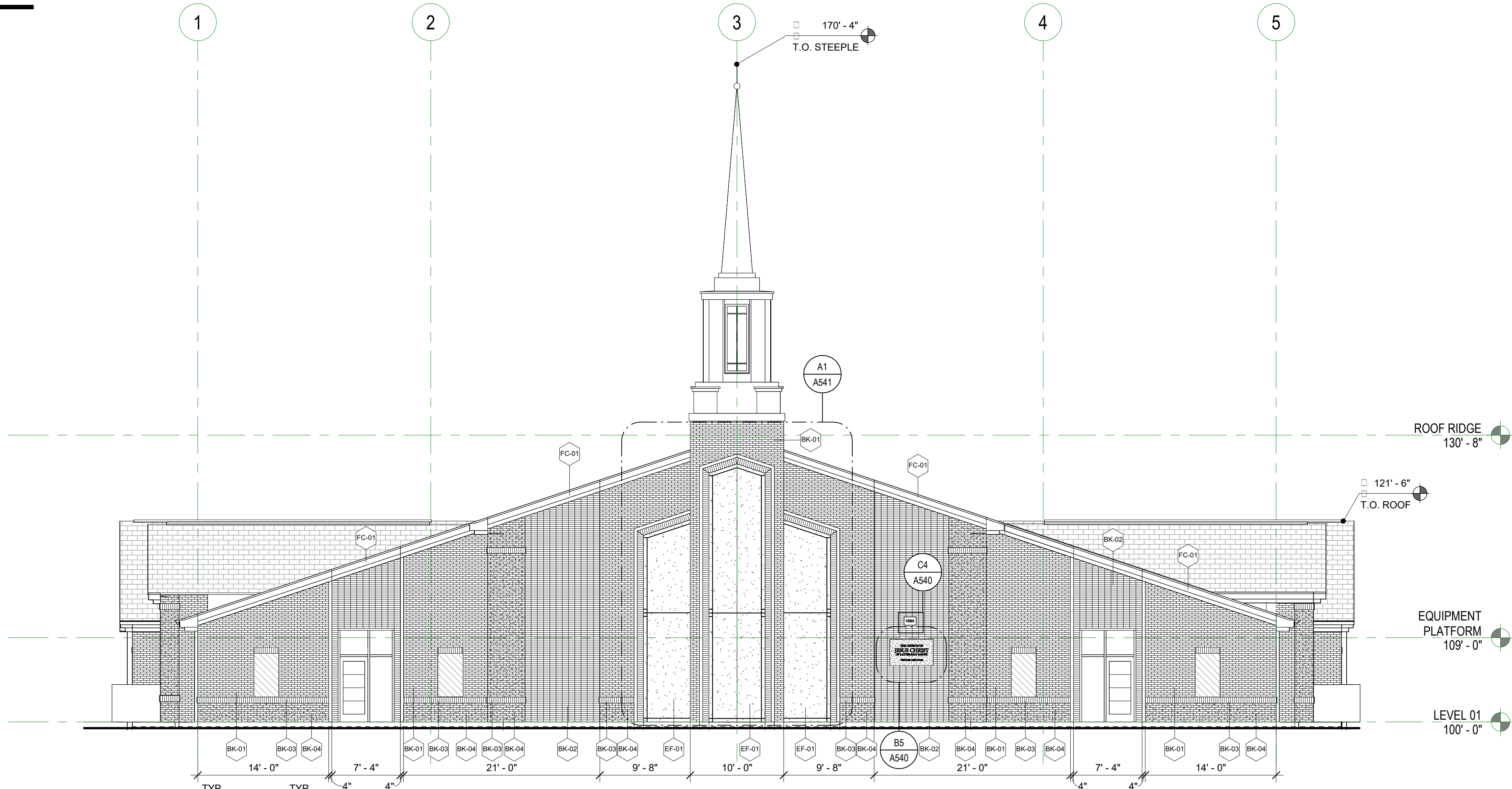
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EXTERIOR MATERIALS LEGEND	
FINISH TYPE	DESCRIPTION
BK-01	BRICK, RUNNING BOND. TEXTURE: MATTE, COLOR: TERRACOTTA
BK-02	BRICK, STACK BOND. TEXTURE: ROUGH, COLOR: TERRACOTTA
BK-03	BRICK, SEE ELEVATION FOR BOND PATTERN. TEXTURE: MATTE, COLOR: TERRACOTTA
BK-04	BRICK, RUNNING BOND. TEXTURE: SCRATCH, COLOR: TERRACOTTA
RF-01	EAGLE ROOFING BEL AIR CONCRETE ROOF TILE - COLOR: 4689 BROWN RANGE
EF-01	DRYVIT EIFS ACCENT AND TRIM - COLOR: SUEDE
FC-01	METAL FASCIA
EF-02	DRYVIT EIFS - COLOR: BUCKSKIN



C1 EAST ELEVATION



A2 NORTH ELEVATION

HURRICANE 21 ST & HURRICANE UT
WEST STAKE
4300 W DIXIE SPRING ROAD
HURRICANE, UT
IN PROGRESS

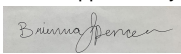
JOB NUMBER: 501-6745
OWNER: Owner
DATE: Issue Date

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A202

**Application**Permit #:
Issue Date:CUP23-16
10/03/2023

Application Accepted Date: 10/02/2023		Valuation		\$	0.00					
Type of Improvement: Conditional Use Permit		PERMIT FEES								
Description: Greater Height & Greater Size & Second ADU		Planning Fee		\$	250.00					
Tenant / Project Name: Stratton Shop/ADU		Planning Fee		\$	250.00					
Bldg. Address: 251 W. 725 S.		Sub Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00					
Subdivision: The Haven Phase: 1		Amount Paid:		\$	250.00					
Block: Lot #: 5 Parcel #: H-HAV-5-A-1		Remaining Due:		\$	0.00					
Property Owner: Casey Stratton										
Permit Contact: Casey Stratton P:(435) 703-4611										
Email: casey@havenhomesdev.com										
CONTACT INFORMATION										
Engineer of Record: Pro Value Engineering										
Email: provalueengineering@gmail.com P: (435) 668-8307										
General Contractor: Stratton Shop/ADU / Haven Homes & Development										
License #: P: (435) 703-4611										
Address: 251 W. 725 S.										
City: Hurricane State: UT Zip: 84737										
Email: casey@havenhomesdev.com										
APPLICATION DETAILS										
# of Units: 1		custom text: Unfinished shop will..								
						APPROVALS				
						DATE				
						INFO				
						Plan Review Finalized: Yes 10/03/23 Brienna Spencer				
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PENDCUP23-16										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Casey C. Stratton										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
 10/03/2023										
Application Issued By: Date:										
10/03/2023										
Receipt #: 8.172944-10/03/23										



STRATTON ADU PLANS

PLANS
CONSTRUCTION DOCUMENTATION
BUILDING INFORMATION MODELING

OWNER & BUIL DER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ENGINEER AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS. APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE , SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS ARE SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

THE INFORMATION SHOWN ON THIS SITE PLAN WAS PROVIDED BY THE OWNER. FIELD SURVEY OR VERIFICATION WAS NOT MADE.

OWNER: CASEY STRATTON
LOCATION: HURRICANE, UTAH

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE STUCCO, HARDI, TIN, OR BRICK OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT TILE OVER 30# FELT, 7/16" PLYWOOD/OSB.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10° RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE (MIN U VALUE 0.6). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATING AND WEATHER STRIPPED.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

INTERIOR DOORS TO BE SOLID CORE. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED B A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MIN. OF 40.CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MIN. OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

BUILDING AREA:

MAIN FLOOR: 786 SQ. FT.
SECOND FLOOR: 731 SQ. FT.
SHOP: 1,446 SQ. FT.
COVERED PARKING AREA: 638 SQ. FT.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAX. VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

VENTILATION

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT PER 150 SQ. FT OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FT. PER 150 SQ. FT OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ON HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.

36" MIN. HEIGHT GUARDRAILS SHALL E PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GENERAL FIRE ASSEMBLY NOTES:

METALLIC OUTLET BOXES ARE PERMITTED TO BE INSTALLED PROVIDED THE SURFACE AREA OF INDIVIDUAL BOXES DOES NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF 24". APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED ONLY AS ALLOWED BY A LOCAL CODE.

WATER RESISTANT GYPSUM BACKING BOARD MAY BE INSTALLED OVER OR AS PART OF THE FIRE RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. THE GYPSUM BOARD RATING SHALL BE BROUGHT DOWN TO THE FLOOR BEHIND THE FIXTURES.

MINERAL FIBER OR CLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH MAY BE ADDED WITHIN THE STUD CAVITY WITHOUT DEGRADING THE FIRE RESISTANCE RATING.

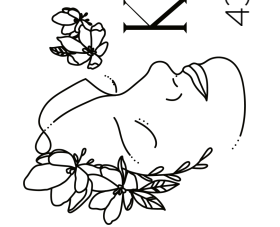
ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE ON NON-COMBUSTIBLE MATERIAL THAT EXTENDS AT LEAST 6" FROM THE FACE OF THE ASSEMBLY. THE MEMBRANES ON EACH SIDE OF THE ASSEMBLY AND THE FULL THICKNESS OF THE PENETRATION SHALL BE SEALED WITH A FIRE RESISTIVE SEALANT SO THAT HOT GASSES CANNOT PASS THROUGH. IN THE EVENT OF A CENTRAL VACUUM SYSTEM THE PIPE SHALL BE METALLIC FROM THE MACHINE THROUGH THE DRYWALL. SEAL AROUND THE PIPE PENETRATION.

SHEET NUMBER	A1
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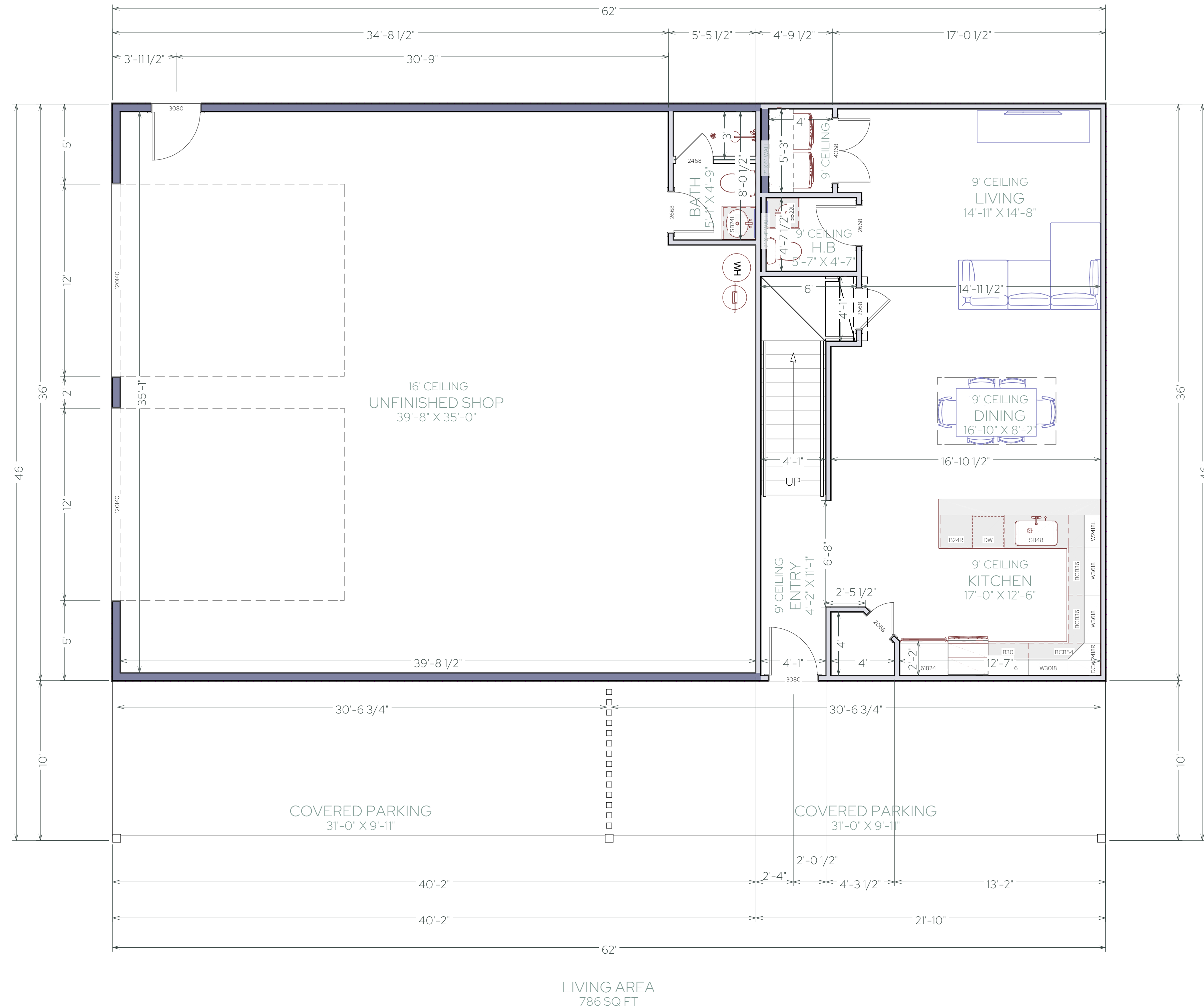
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PRESENTATION VIEWS/
GENERAL NOTES

STRATTON ADU
PLANS

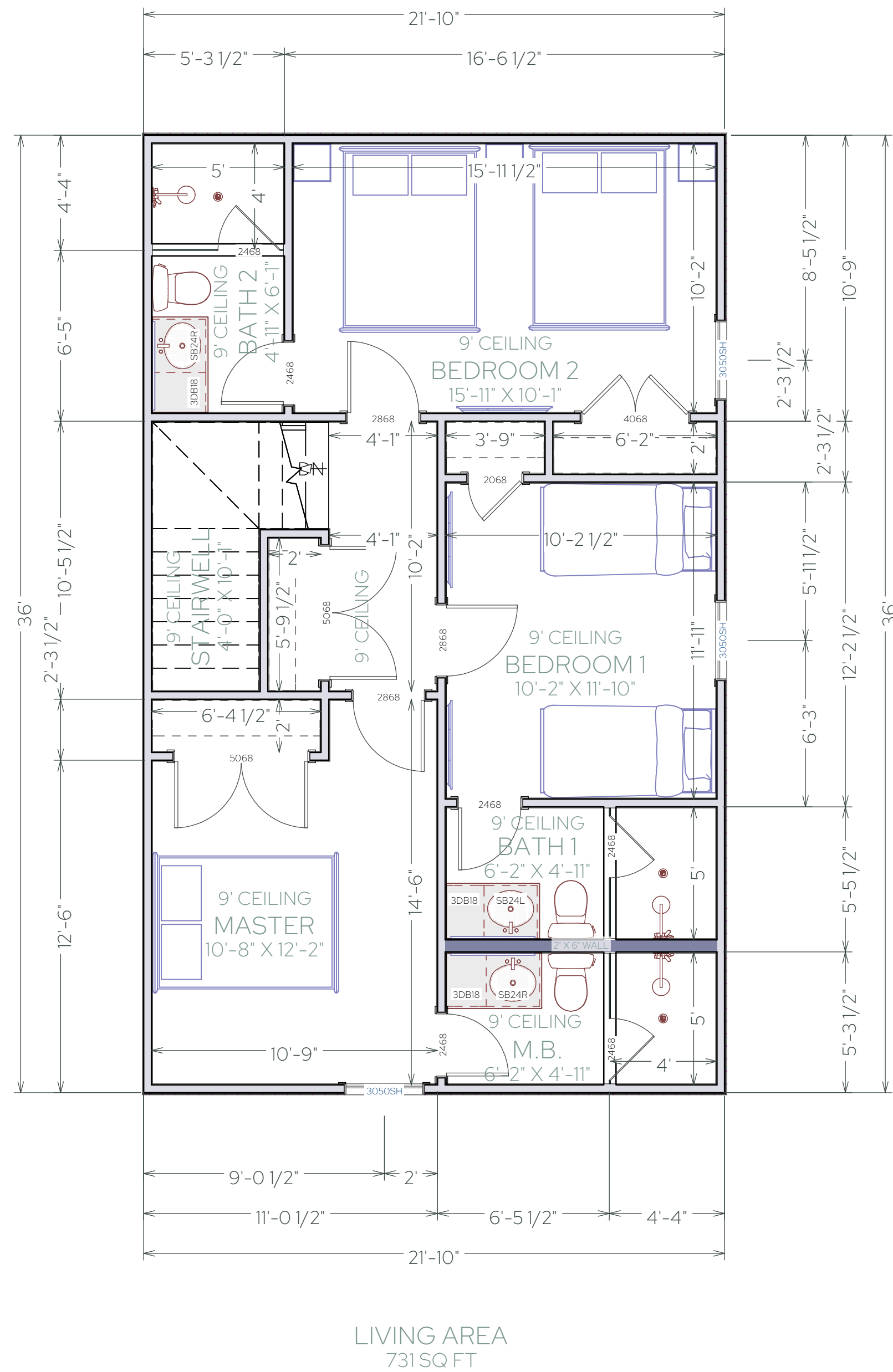


KAYLEE RASMUSSEN
435-680-7701
design@itskayleerasmussen.com



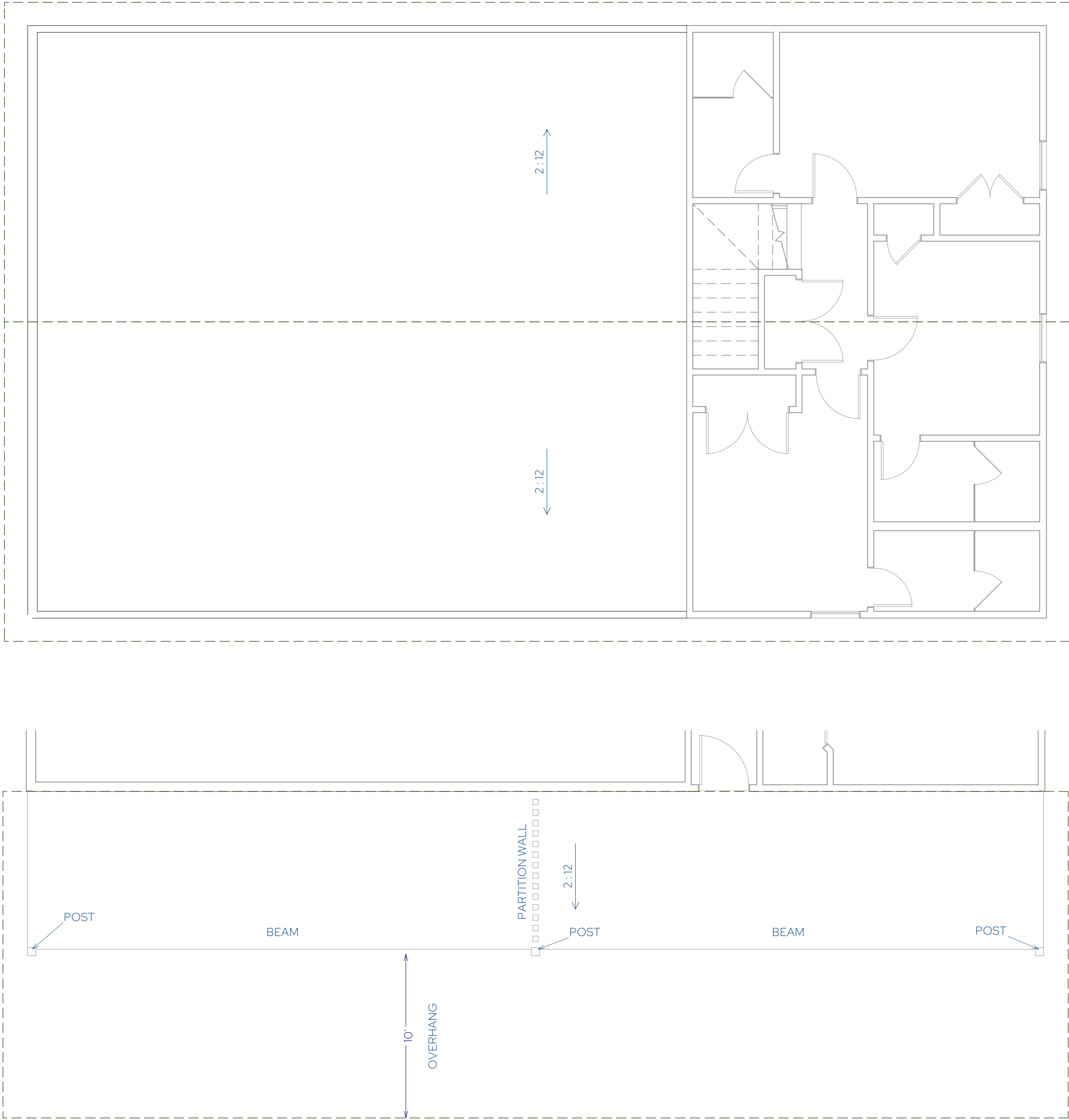
MAIN FLOOR PLAN
1/4"= 1'

NOTE:
SHOP EXTERIOR WALLS ARE 2" X 6"
MAIN FLOOR WALLS ARE 2" X 4"
SHOP TOP OF PLATE: 16'
MAIN FLOOR TOP OF PLATE: 9'
PARKING COVER TOP OF PLATE: 10'
FLOOR TRUSSES: 18"



SECOND FLOOR PLAN
1/4"= 1'

NOTE:
MAIN FLOOR WALLS ARE 2" X 4"
FLOOR TRUSSES: 18"
SECOND FLOOR TOP OF PLATE: 19.7'



ROOF PLAN
1/4"= 1'

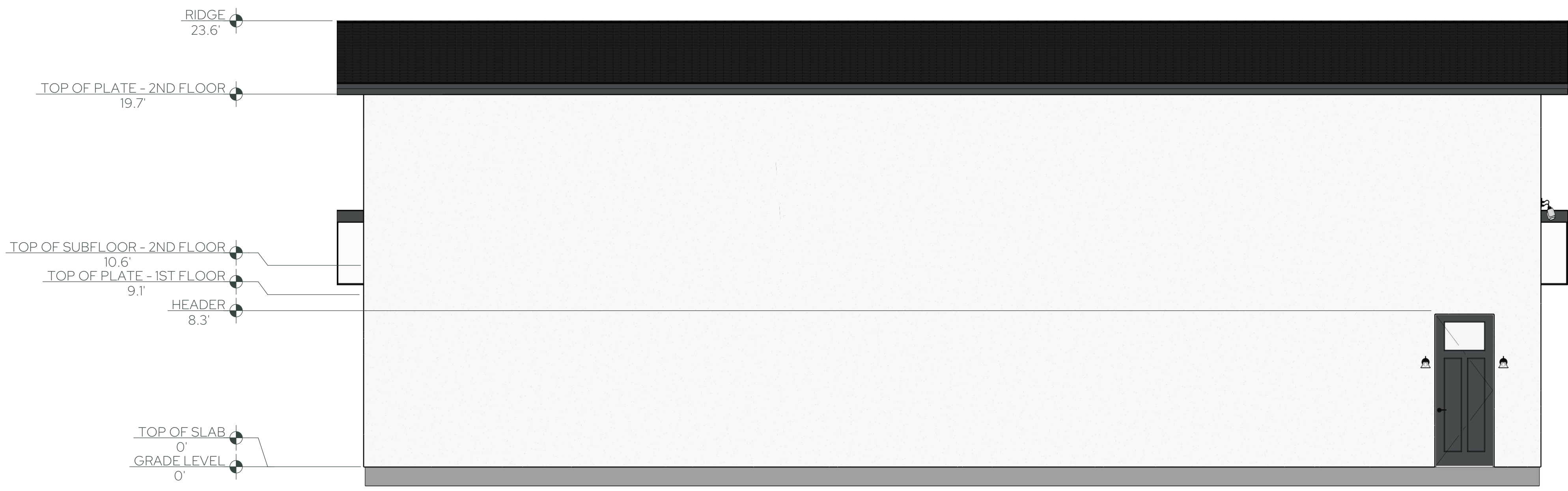
TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH 2:12 UNLESS NOTED OTHERWISE
9. ALL OVERHANGS 18" UNLESS NOTED OTHERWISE
10. ATTIC VENTILATION: 2,232 S.F. / 300=7.44 S.F. REQUIRED.
11. PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.
12. PROVIDE GABLE VENTS AS SHOWN ON ELEVATIONS.
13. PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

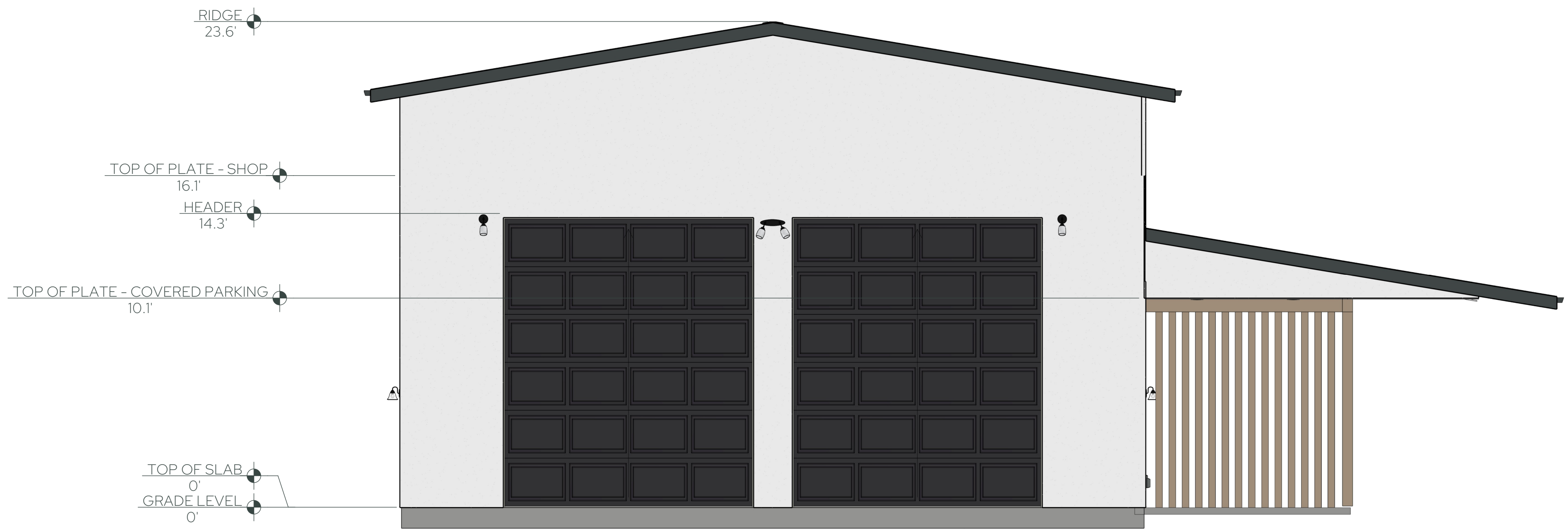
NOTE:
TRUSSES ABOVE SHOP WILL HAVE A APPROX. 3.6'
HEEL HEIGHT
NO HEEL HEIGHT OVER MAIN PORTION OF HOUSE



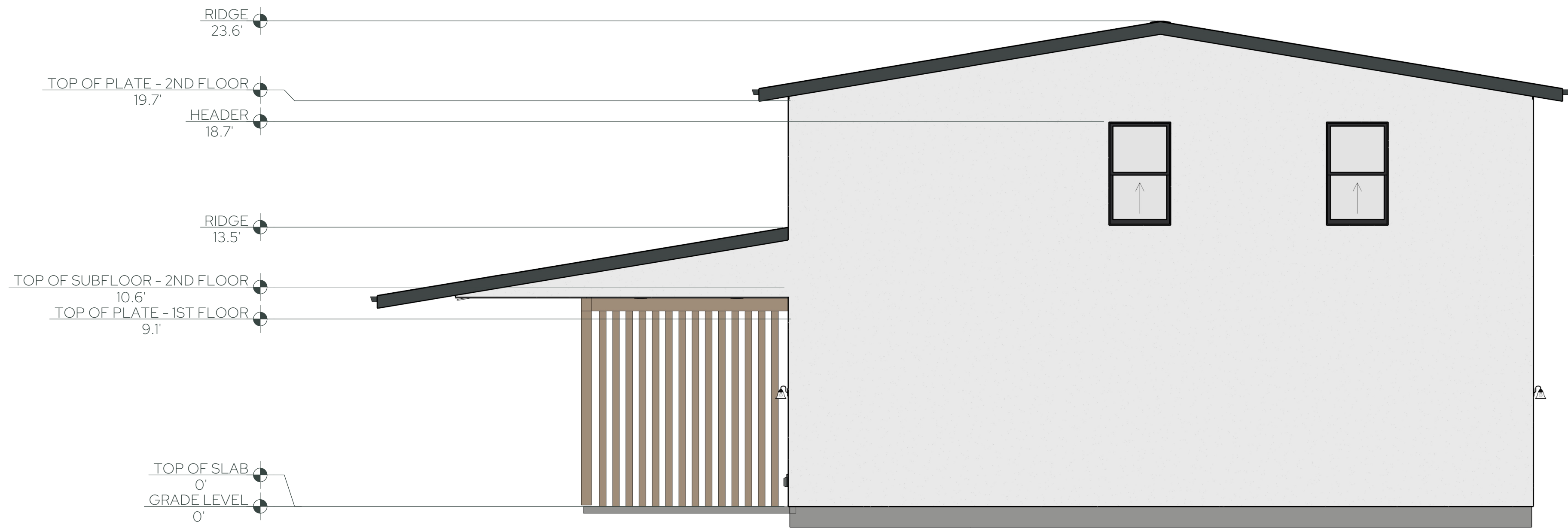
FRONT ELEVATION
1/4" = 1'



REAR ELEVATION
1/4" = 1'



LEFT ELEVATION
1/4"= 1'



RIGHT ELEVATION
1/4"= 1'

ELECTRICAL NOTES

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER FOR DISHWASHERS, GARBAGE DISPOSERS AND OTHER APPLIANCES AS REQUIRED.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIREING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTER BACK-UP.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WHEN THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

LIGHTING

THE PRIMARY LIGHTING FOR KITCHENS AND BATHROOMS SHALL HAVE A MIN EFFICIENCY OF 40 LUMENS PER WATT.

AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12" FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF.

INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED.

LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING.

FIXTURES TO BE CHOSEN BY OWNER.

ELECTRICAL OUTLETS

ELECTRICAL OUTLETS WITHIN 6 FEET OF A WATER SOURCE SHALL BE GFCI PROTECTED.

EXTERIOR OUTLETS SHALL HAVE WEATHER PROOF COVERS.

EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED AT THE FRONT AND BACK OF THE BUILDING.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12" O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2' IN LENGTH.

COUNTERTOPS 12" AND WIDER SHALL HAVE ELECTRICAL OUTLETS SPACED NOT GREATER THAN 48" O.C.

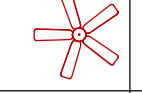
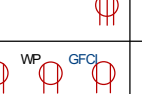
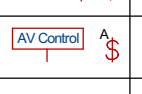
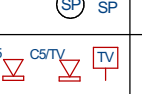
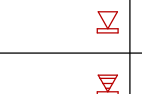
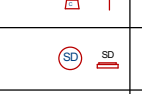
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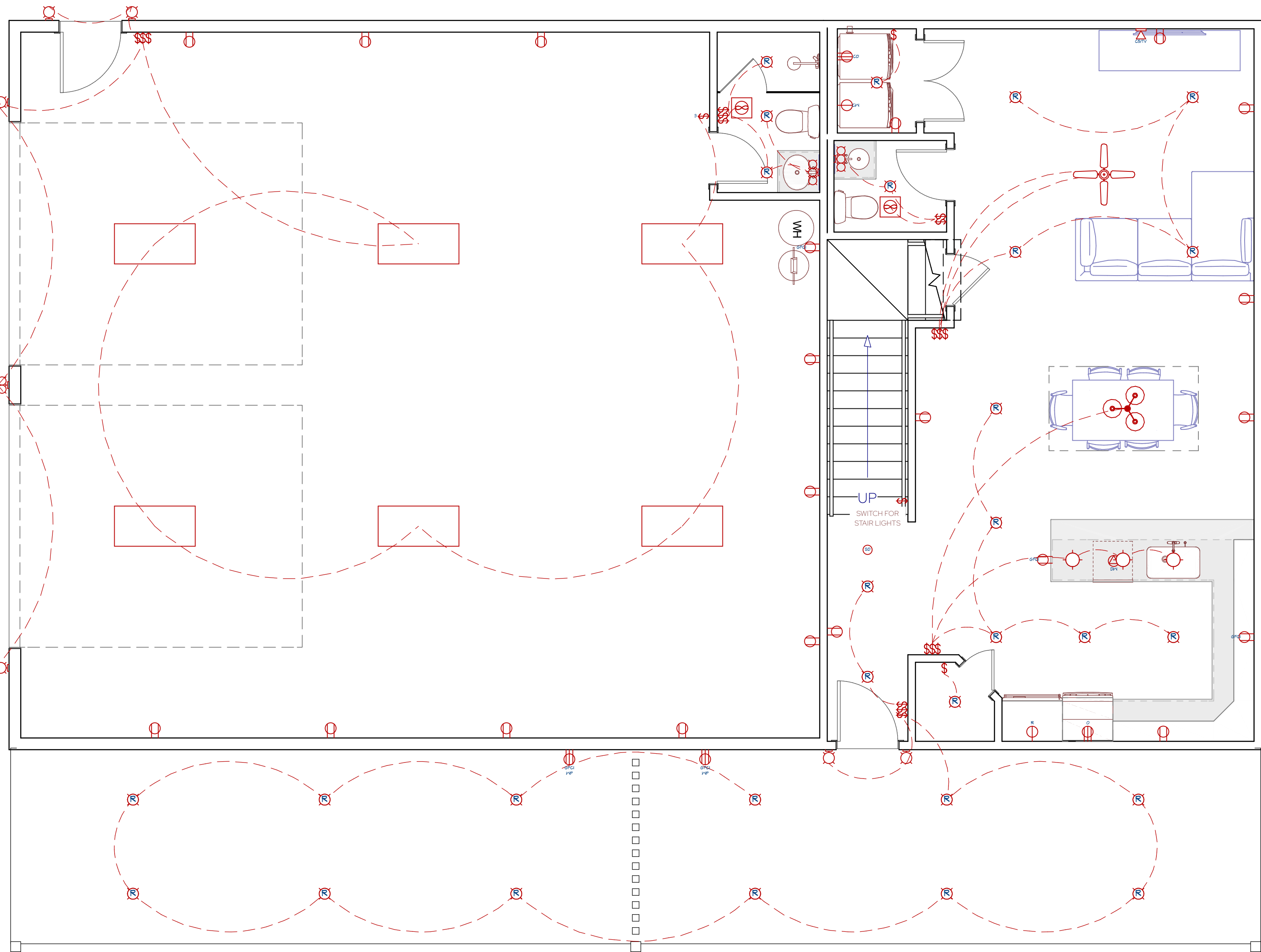
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PROVIDE TWO OR MORE DEDICATED 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINNING ROOM OR SIMILAR AREA.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTER WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



ELECTRICAL PLAN (MAIN FLOOR)

1/4"= 1'

ELECTRICAL NOTES

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER FOR DISHWASHERS, GARBAGE DISPOSERS AND OTHER APPLIANCES AS REQUIRED.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTER BACK-UP.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WHEN THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

LIGHTING

THE PRIMARY LIGHTING FOR KITCHENS AND BATHROOMS SHALL HAVE A MIN EFFICIENCY OF 40 LUMENS PER WATT.

AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12" FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF.

INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED.

LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING.

FIXTURES TO BE CHOSEN BY OWNER.

ELECTRICAL OUTLETS

ELECTRICAL OUTLETS WITHIN 6 FEET OF A WATER SOURCE SHALL BE GFCI PROTECTED.

EXTERIOR OUTLETS SHALL HAVE WEATHER PROOF COVERS.

EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED AT THE FRONT AND BACK OF THE BUILDING.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12' O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2' IN LENGTH.

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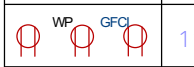
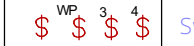
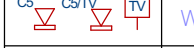
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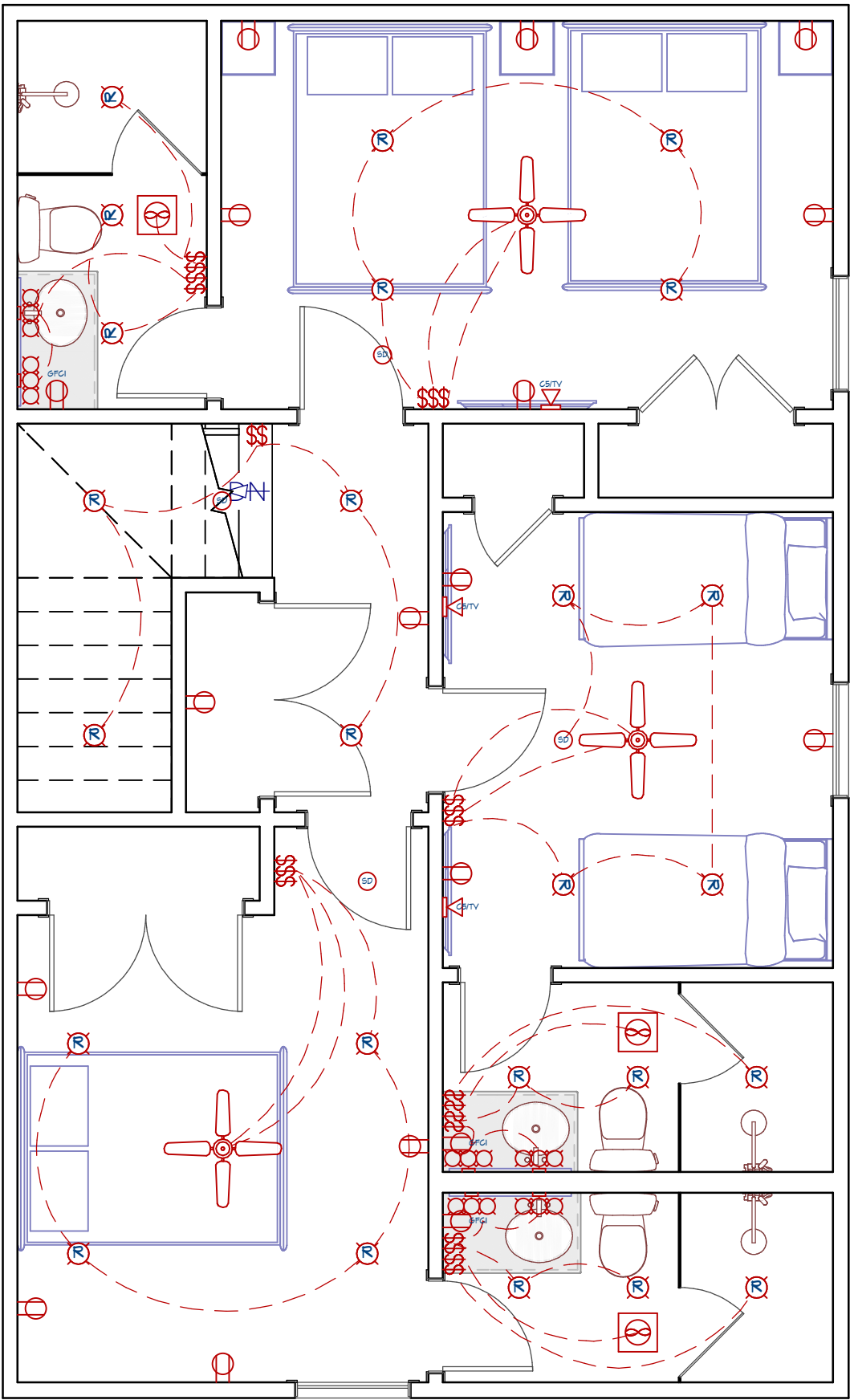
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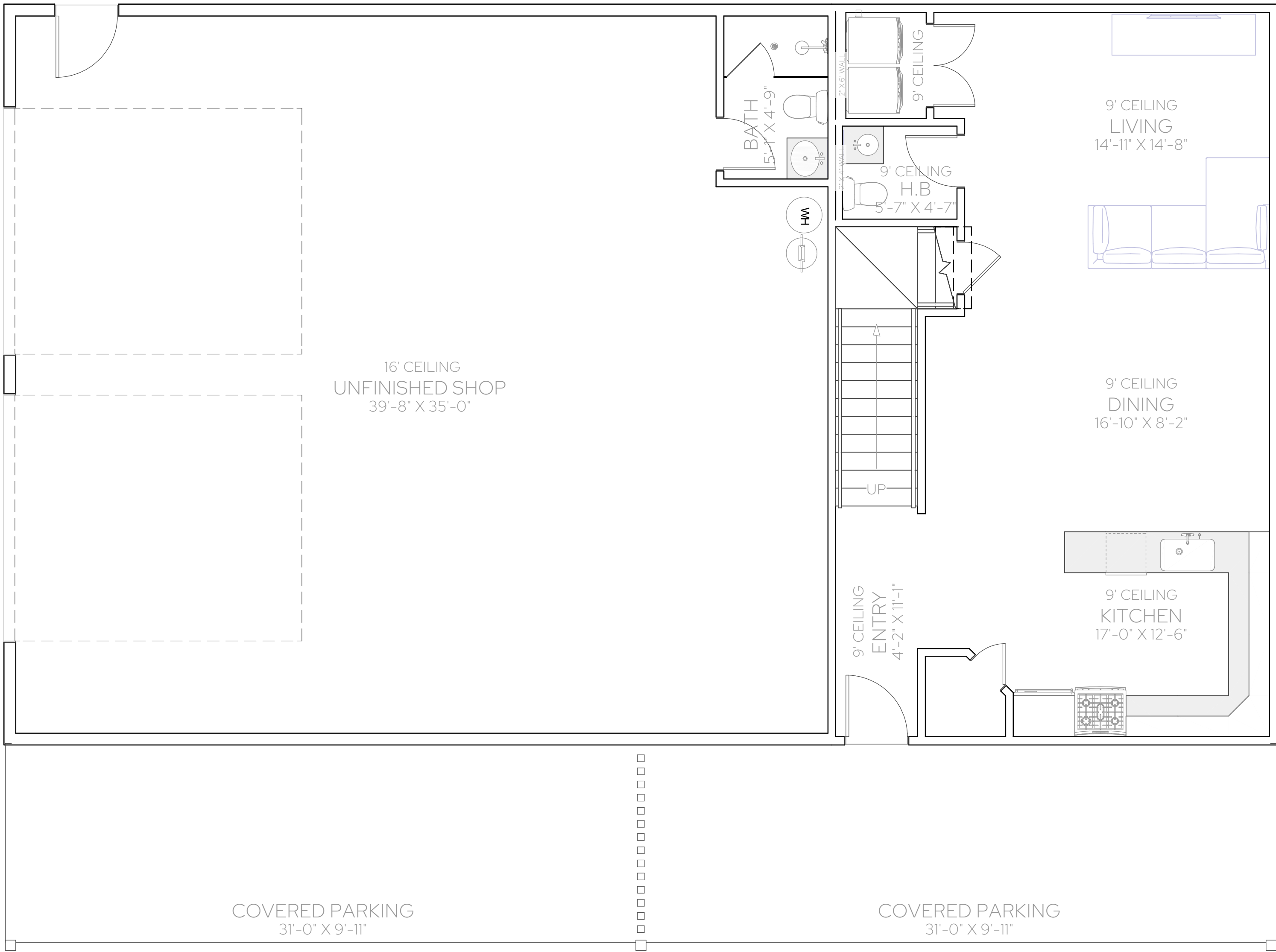
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	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



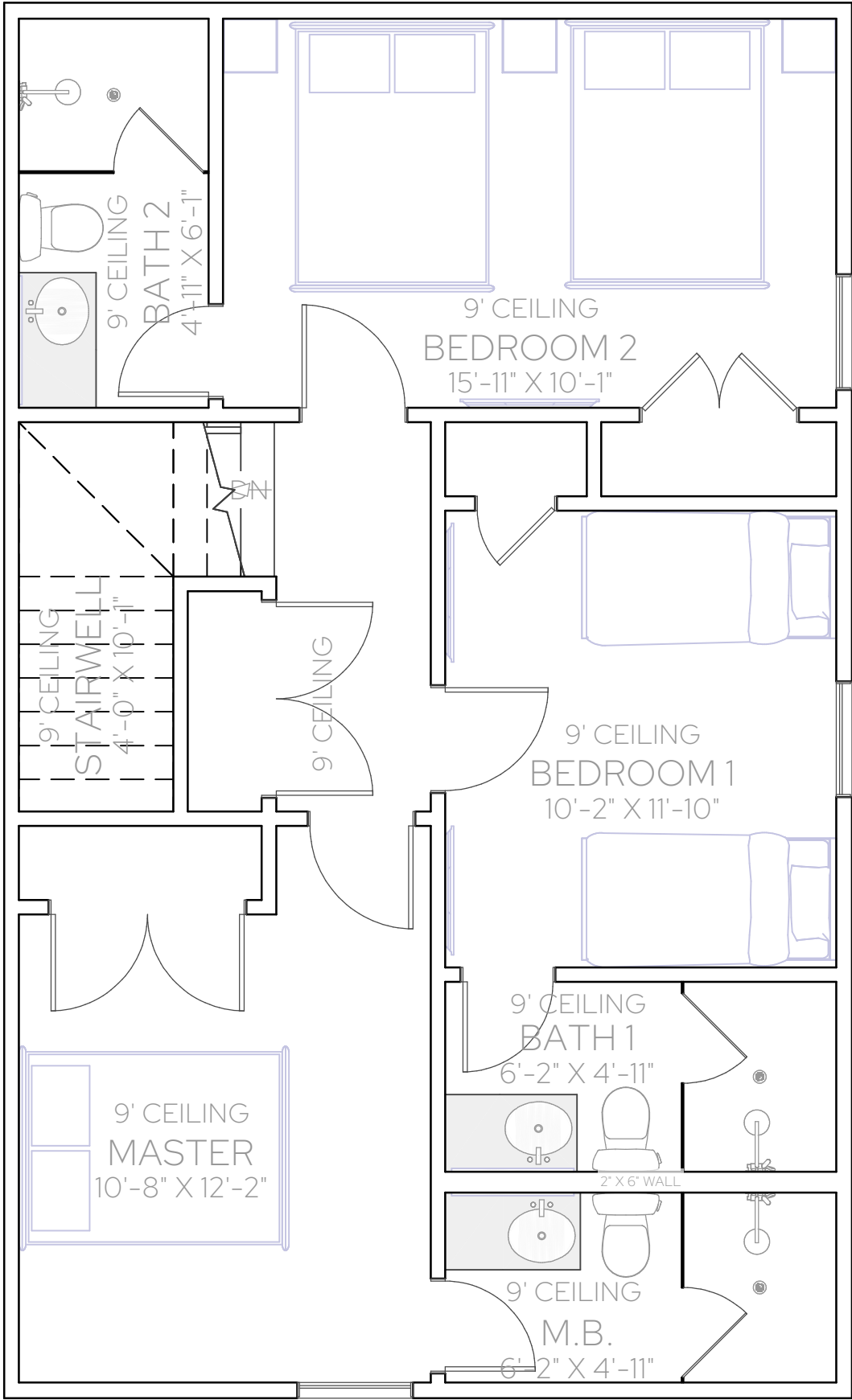
ELECTRICAL PLAN (SECOND FLOOR)

1/4"= 1'



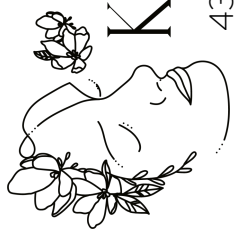
LIVING AREA
786 SQ FT

MAIN FLOOR
1/4"= 1'



LIVING AREA
731 SQ FT

SECOND FLOOR
1/4"= 1'



KAYLEE RASMUSSEN
435-680-7701 design@skayleerasmussen.com

STRATTON ADU
PLANS

FLOOR PLAN SHELL

SCALE: SEE VIEW
10-02-2023
DRAWING BY: K.R.

SHEET NUMBER
A8



KAYLEE RASMUSSEN
435-680-7701 design@skayleerasmussen.com

STRATTON ADU
PLANS

INTERIOR VIEW

SCALE: SEE VIEW
10-02-2023
DRAWING BY: K.R.

SHEET NUMBER
A9

**LOCATED IN SECTIONS 2 & 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**



-  PROPERTY LINE
 ADJACENT PROPERTY LINE
 CENTER LINE
 EXISTING BUILDING
 FIRE TURNAROUND LINE
 PROPOSED SHO

[illegible]

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 668-8307 Karl Rasmussen
Phone: (435) 592-3127 Chad Hill

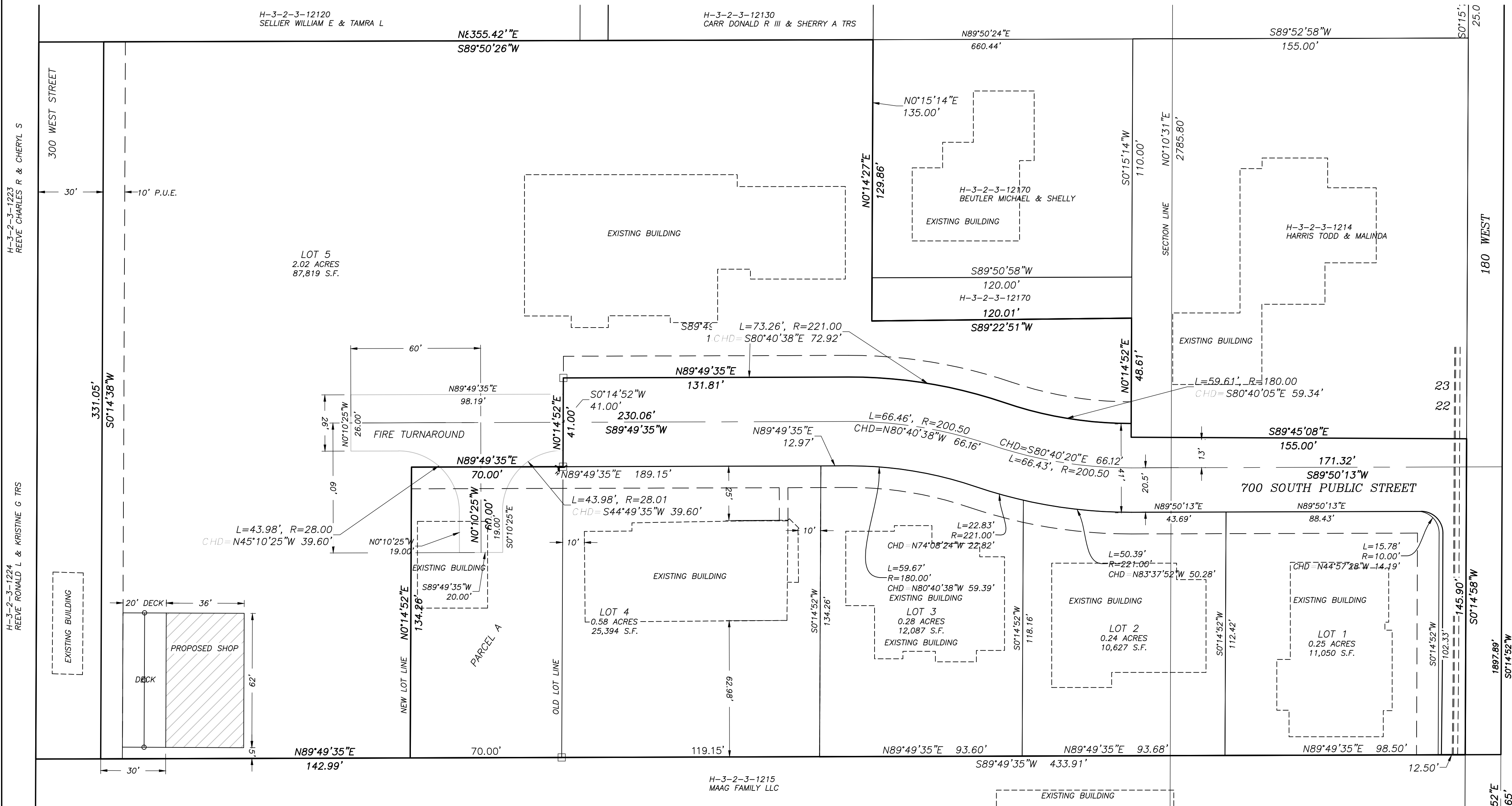


SITE PLAN FOR:
THE HAVEN LOT 5
HURRICANE CITY, WASHINGTON COUNTY
SECTIONS 2 & 3, T42S, R13W, S1B, 41.

DATE: 10/2/2023
SCALE: 1"=30'

JOB NO.
343-001

SHEET NO:
OF 1



H-3-2-3-1223
REEVE CHARLES R & CHERYL S

H-3-2-3-1224
REEVE RONALD L & KRISTINE G TRS

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PLOT PLAN

Agenda Date:	10/12/2023
Application Number:	CUP23-16
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Casey Stratton
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	251 W 725 S
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2,232 sq. ft. and 23.5' tall casita/garage. The property owner has also submitted a zone change application (ZC23-22) for this project, however this application must be reviewed under the current zoning standards. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 square feet and 16 feet tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

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

- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
- (2) At least 50 percent of the lot on which the building is located must remain free of buildings.
- (3) The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is set back a minimum of 5' from the side property lines and 5' off the back and 15' off the street side.
4. The applicant's statement of intent mentions conditional approval of a second ADU. Conditional use permit approval of a second ADU is done at a staff level and this application is missing several key items for approval of a second ADU. A separate conditional use permit approval should be sought for the second ADU.
5. The applicant has indicated to staff they would like to have this building made of metal if their zoning is changed. Approval of a metal building would require a separate conditional use permit approval.
6. An illegal subdivision was performed on this lot, splitting off approximately .2 acres and allowing for a building to be built, possibly without building permits, inside of the dedicated fire turnaround for the Haven subdivision. This will need to be resolved with an amended final plat for the Haven subdivision



Recommendation: Staff recommends denial of the conditional use permit until an amended final plat can be filed to rectify the illegal subdivision.

**Hurricane Planning Commission
Meeting Minutes
August 24, 2023**

Minutes of the Hurricane City Planning Commission meeting held on August 24, 2023, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, and Kelby Iverson

Members Excused: Shelley Goodfellow, Michelle Cloud, and Brad Winder

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

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Ralph Ballard

Prayer and/or thought by invitation given by Mark Sampson

Rebecca Bronemann motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 37 Subsection 9, regarding fences and walls.

No comments.

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

No comments.

OLD BUSINESS

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

Chase Stratton explained that this subdivision consists of eight lots, and will mirror the first phase of the development. Kelby Iverson noted concerns regarding the sidewalks, tailwater, and secondary access. Mr. Stratton explained that these concerns will be addressed during the construction drawing process. Ralph Ballard reported that the applicant's effort to address the tailwater in the first phase was highly

1 successful. Mark Sampson asked how the applicant will address the second access on 900 South. Mr.
2 Stratton will work with the property owners and City Engineers to determine the proper roadway alignment.
3 Gary Cupp explained that this is a zone change application and the roadway alignment will be addressed
4 as the development progresses.

5 *Paul Farthing motioned a recommendation of approval of ZC23-21 to the City Council subject to staff and*
6 *JUC comments based on the findings that there are adequate facilities to serve the development, the*
7 *application satisfies the city's general plans, goals, and objectives, is harmonious with the overall character*
8 *of the neighborhood and will not adversely affect adjacent property. Rebecca Bronemann seconded the*
9 *motion. Paul Farthing, Mark Sampson, Ralph Ballard, and Rebecca Bronemann – aye. Kelby Iverson –*
10 *nay. Mr. Iverson believes this will adversely affect the surrounding neighbors.*

11 **NEW BUSINESS**

12 **1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land** 13 **Use Code Amendment to Title 10 Chapter 37 Subsection 9 regarding fences and walls.**

14 Gary Cupp reviewed the minor changes made to the amendment. Dayton Hall explained that state law
15 requires standards for a conditional use permit. He noted that the conditional use permit must be approved
16 if those standards are met. If this is adopted as written, eight-foot walls will become the standard. Ralph
17 Ballard feels the section regarding swimming pools should refer to the International Residential Building
18 Code. Mr. Hall recommends specific standards to determine which situations warrant a fence or wall higher
19 than six feet.

20 *Ralph Ballard motioned to continue LUCA23-07. Paul Farthing seconded the motion. Unanimous.*

21 **2. LUCA23-08: Discussion and consideration of a recommendation to the City Council on a Land** 22 **Use Code Amendment to Title 10 Chapter 1 regarding land use applicants' compliance with** 23 **City Code and staff comments. Hurricane City Attorney, Applicant.**

24 Dayton Hall read and reviewed the intent of the ordinance. He explained that per this ordinance,
25 preliminary plat approval does not overrule land use regulations within the city code. Staff or JUC
26 comments do not exclude the applicant's requirement to adhere to other laws, codes, or regulations
27 related to the land use application. Approval of a land use application is subject to staff and JUC
28 comments unless otherwise stated by the Planning Commission or City Council, and the definitions used
29 by Hurricane City are the same in the Utah code.

30 *Kelby Iverson motioned a recommendation of approval of LUCA23-08 to the City Council based on the*
31 *findings that this will protect the city in the approval process. Rebecca Bronemann seconded the motion.*
32 *Unanimous.*

33 **3. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan** 34 **and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley** 35 **Substation located at 2250 S 5140 W; Dixie Power, Applicant; Russ Condie, Agent.**

36 Fred Resch III reported that the applicant had not submitted a written landscape deviation request.

37 *Ralph Ballard motioned to continue FSP23-28 and WCUP23-02 until the landscape plan is submitted.*
38 *Paul Farthing seconded the motion. Unanimous.*

39 **4. AFP23-15: Discussion and consideration of a recommendation to the City Council on an** 40 **amended final plat for Dixie Springs Plat D Lots 196 & 197 located at 3259 W 2490 S; Terry** 41 **Spinks, Applicant.**

Kelby Iverson motioned a recommendation of approval of AFP23-15 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

5. CUP23-13: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3259 W 2490 S; Terry Spinks, Applicant.

Gary Cupp explained that the standard for a detached structure is 1,200 square feet and sixteen feet in height. The applicant seeks approval to build a 4,500-square-foot, twenty-three feet tall, detached RV garage. The application meets the criteria for a conditional use permit.

Rebecca Bronemann motioned to approve CUP23-13 subject to staff and JUC comments with the findings that the structure does not exceed the height of the home meets the standard for approval, and is not a burden to the neighborhood. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. August 10, 2023

Paul Farthing motioned to approve the minutes of the August 10, 2023, meeting. Kelby Iverson seconded the motion. Unanimous.

Rebecca Bronemann motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.

Adjournment at 7:01 p.m.

**Hurricane Planning Commission
Meeting Minutes
September 14, 2023**

Minutes of the Hurricane City Planning Commission meeting held on September 14, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Michelle Cloud, and Brad Winder. Kelby Iverson joined at 6:00 p.m.

Members Excused: Mark Sampson and Ralph Ballard

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

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

1. Discussion on grading permit standards

Gary Cupp explained that staff was directed to amend the grading permit standard. The intent of the amendment is to move the review and approval process to an administrative level. Brad Winder asked if the ordinance addresses weed control. Mr. Cupp reported that erosion control was considered in the standard. However, weed control is not addressed in this ordinance. Fred Resch III reported that weed control is addressed in other ordinances. Michelle Cloud asked how an applicant can address a grading permit denial. Mr. Cupp reported that the applicant will be given a written response detailing the reason for denial, and the applicant can reapply at any time. He reviewed the standards in the current ordinance and explained when a grading permit is required. Mrs. Goodfellow asked if this applies to an application for a retaining wall or small projects. Dayton Hall reported that a grading permit is required for properties larger than one acre. Mrs. Goodfellow asked how bonding is addressed in the permit. Jeremy Pickering explained the process and requirements for bonding.

2. Recap on recent conferences

Rebecca Bronemann and Michelle Cloud discussed the information they gleaned from the Utah League of Cities and Towns Conference.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Michelle Cloud

Prayer and/or thought by invitation led by Rebecca Bronemann

Declaration of any conflicts of interest

Paul Farthing motioned to approve the agenda as posted. Michelle Cloud seconded the motion. Unanimous.

Public Hearings

None

OLD BUSINESS

1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9 and Title 10 Chapter 7 regarding fences and walls

Gary Cupp explained that the proposed changes limit the permitted fencing materials and height of fences in residential zones. Conditional use permit standards were added to the amendment.

Rebecca Bronemann motioned a recommendation of approval of LUCA23-07. Paul Farthing seconded the motion.

Kelby Iverson asked for clarification of the term "following uses." Dayton Hall explained that Section B specifies what type of conditional use permits require approval from the Planning Commission. Mr. Iverson asked if the list's conditional use permission exclusively applies to residential zones. Mr. Hall noted that the conditional use permissions coincide with the uses listed in the zoning ordinances.

Motion carries unanimously.

2. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley Substation located at 2250 S 5140 W. Dixie Power, Applicant. Russ Condie, Agent.

Shelley Goodfellow reviewed the updated landscaping plan, noting that staff favors the reduced size, with the exception that the standard trees and shrubs should be added to the park strip along 5140 West. The applicant reported that trees pose a risk to the substation. Gary Cupp reported that staff will support the deviation if trees are a safety concern.

Paul Farthing motioned to approve FSP23-28 and WCUP23-02 as presented. Michelle Cloud seconded the motion. Unanimous.

NEW BUSINESS

1. PSP23-24: Discussion and consideration of a possible approval of a preliminary site plan for a triplex located at 163 N Main St. Zachary Forsyth, Applicant.

Zachary Forsyth reported that the water meter concerns listed on the staff report will be addressed during the construction drawing process. Brad Winder asked for clarification on staff comment #7. Fred Resch III explained that the applicant needs to identify the fire turnaround on the plan. Kelby Iverson thinks it would be appropriate to keep the new water meters next to the existing fire hydrant and meters.

Brad Winder motioned to approve PSP23-24 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2. PSP23-25: Discussion and consideration of a possible approval of a preliminary site plan for a duplex located at 383 N Main St. Zachary Forsyth, Applicant.

Zachary Forsyth reported that the access and utilities will come off Main Street. Shelly Goodfellow noted that staff comments state that the access and utilities will come off 390 North. Fred Resch III reported that staff has concluded that the applicant's utilities will not come off 390 North, which will be clarified on the construction drawings.

Kelby Iverson motioned to approve PSP23-25, noting that the applicant has sufficient access from Main Street, and the private owners will consider 390 North if it is turned into a city street and subject to staff

1 *and JUC comments with the understanding that utilities will not be accessed from 390 North. Brad*
2 *Winder seconded the motion. Unanimous.*

3 **3. PSP23-26: Discussion and consideration of possible approval of a preliminary site plan**
4 **for a duplex located at 161 W 600 N. Katie Leavitt, Applicant.**

5 Jeff Thomas reported that a hammerhead turnaround was created to address concerns regarding
6 access off 600 North.

7 *Brad Winder motioned to approve PSP23-26 subject to staff and JUC comments. Rebecca Bronemann*
8 *seconded the motion. Unanimous.*

9 **4. PSP23-27: Discussion and consideration of a possible approval of a preliminary site plan**
10 **for Angell Heights Storage, a storage unit complex located at 2095 S 700 W. Beau Davis,**
11 **Applicant. Karl Rasmussen, Agent.**

12 Shelley Goodfellow reviewed staff comments, noting that staff recommends approval. Kelby Iverson
13 asked what the purpose is for the retention/detention pond. Jeremy Pickering explained that it is required
14 per the Storm Drain Master Plan.

15 *Rebecca Bronemann motioned to approve PSP23-27 subject to staff and JUC comments. Paul*
16 *Farthing??? seconded the motion. Unanimous.*

17 **5. FSP23-29: Discussion and consideration of a possible approval of an amended final site**
18 **plan for Rodeway Inn, a hotel located at 650 W State St. Paul Patel, Applicant. Jeff Mathis, Agent.**

19 *Rebecca Bronemann motioned to approve FSP23-29 as it meets city codes. Kelby Iverson seconded*
20 *the motion. Unanimous.*

21 **6. AFP23-16: Discussion and consideration of a recommendation to the City Council on an**
22 **amended final plat for Walmart Lots 4 and 5 located at 3400 W 90 N. Chasebrook Hurricane LLC,**
23 **Applicant. Jay Larsen, Agent.**

24 Jay Larsen reported that the applicant is applying to split the two existing lots into three lots.

25 *Kelby Iverson motioned a recommendation of approval of AFP23-16 to the City Council subject to staff*
26 *and JUC comments. Paul Farthing seconded the motion. Unanimous.*

27 **7. AFSP23-01: Discussion and consideration of a possible approval of an amended final site**
28 **plan for Willowind RV Park, an RV park located at 80 S 1150 W. Steven Kramer, Applicant.**

29 Steven Kramer reviewed the plan to develop the remaining lots in the RV Park.

30 *Michelle Cloud motioned to approve AFSP23-01. Rebecca Bronemann seconded the motion.*
31 *Unanimous.*

32 **Approval of Minutes:** None

33 *Rebecca Bronemann motioned to adjourn the meeting. Michelle Cloud seconded the motion.*
34 *Unanimous.*

35 **Adjournment**

**Hurricane Planning Commission
Meeting Minutes
September 26, 2023**

Minutes of the Hurricane City Planning Commission meeting held on September 26, 2023, at 5:00 p.m. online via zoom.

Members Present: Mark Sampson, Paul Farthing, Rebecca Bronemann, Michelle Cloud, and Brad Winder.

Members Excused:

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

5:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance – no flag (online)

Prayer and/or thought by invitation by Mark Sampson

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.

Gary Cupp shared that this item is the reason for this special meeting because we are on a time constraint. We have everything we need for the application at this point. In terms of the planning staff, it meets all the requirements for zoning and the development standards. We already have signed construction drawings as well. Michelle Cloud asked about the JUC comment about the pedestrian patterns in the area. Kaden DeMille shared that access will be coming off 200 West.

Rebecca Bronemann motioned to approve FSP23-30 subject to staff and JUC comments. Paul Farthing seconded the motion. Roll call. Unanimous.

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.

Fred Resch shared that they were waiting for a few JUC signatures on their construction drawings which is why it wasn't on the agenda for the last meeting. They have gotten those now. They are reconfiguring the parking lot and it doesn't currently meet parking standards but it has the same number of spaces as it has always had. A parking modification will need to be approved as a part of the motion. Rebecca Bronemann is okay with this. After the conference at the beginning of the month, she questions our parking ordinance. All other commissioners are good with the proposal.

50 *Michelle Cloud motioned to approve FSP23-31 including the modification to the parking plan. Rebecca*
51 *Bronemann seconded the motion. Unanimous.*

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53 *Brad Winder motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.*
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55 **Adjournment at 5:18PM**