



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

November 9, 2023
6:00 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 6:00 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.

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 Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.
2. A Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911

NEW BUSINESS

1. ZC23-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1500 S and 1300 W

from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

2. ZC23-27: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911. Kysen Spendlove-Interstate Rock, Applicant.
3. PP23-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision located between SR-9 and Sand Hollow Road. Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.
4. FSP23-55: Discussion and consideration of a possible approval of a final site plan for Sky Valley Phase 2 and 3, a 25 lot townhome subdivision located at 3055 W 545 N. Frank Lindhart, Applicant.
5. PSP23-36: Discussion and consideration of a possible approval of a preliminary site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.
6. PSP23-31: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a recreation facility located at the corner of Coral Canyon Blvd and Coral Junction Road. Matt Gertge, Applicant.
7. CUP23-18: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3387 W 2100 S. Big Rock Homes, Applicant.
8. CUP23-19: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 337 W 1970 S, Haven Homes and Development, Applicant.
9. AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Walmart, located at 180 N 3400 W. Walmart Real Estate Business Trust, Applicant. Lisa Collins, Agent.

Adjournment



STAFF COMMENTS

ZC23-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

Discussion:

Findings:

Recommendation:

Attachments:

1. application-ZC23-24
2. Legal_Description_
3. ZC23-24 Cotton Mission PC Staff Report
4. ZC23-24_231016_Parcel_Map652d80934cd2c
5. Zoning_Map
6. Proposed_Zoning_Map

**Application**

Permit #:

ZC23-24

Issue Date:

10/11/2023

Application Accepted Date: 10/06/2023

Type of Improvement: Zone Change Application

Description: .71 acres open space, 53 lots low income housing

Tenant / Project Name: Cotton Mission

Bldg. Address: 1500 South 1300 West

City: Hurricane City State: UT Zip: 84737

Subdivision: Cotton Mission Phase: 1

Block: Lot #: 1 Parcel #: H-3-2-9-123

Zone: R1-10

Property Owner: Bill King

Permit Contact: Jeffrey K. Loris P:(435) 619-5348

Email: jkloris1@gmail.com

CONTACT INFORMATION

Engineer of Record: Rosenberg Associates

Email: jeffl@racivil.com P: (435) 619-5348

General Contractor: Cotton Mission / Jeff Loris

License #: P: (435) 619-5348

Address: 56 s 200 w

City: Ivins State: UT Zip: 84738

Email: Jkloris1@gmail.com

APPLICATION DETAILS

of Units: 0

custom text:

Valuation

\$

0.00

PERMIT FEES

Planning Fee

\$

500.00

Planning Fee

\$

500.00

Sub Total:

\$

500.00**Permit Total:**

\$

500.00**Amount Paid:**

\$

500.00**Remaining Due:**

\$

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

Plan Review Finalized:

Yes

10/11/23

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:**PENDZC23-24**

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: Jeff Loris

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

10/11/2023

Application Issued By:

Date:

10/11/2023

Receipt #: 8.173053-10/11/23

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That LEGRAND TOBLER HALL and DONNA LARAE HALL, His Wife, as Joint Tenants, without consideration, do hereby Remise, Release and forever Quitclaim to LEGRAND T. HALL and DONNA L. HALL, Trustees of the LEGRAND T. HALL AND DONNA L. HALL FAMILY TRUST, dated June 29, 1992, as amended or restated or their successors, all of their right, title and interest in that real property situated in the County of Washington, State of Utah, bounded and described as follows:

SEE ATTACHED SCHEDULE "A" FOR COMPLETE LEGAL DESCRIPTIONS.

GRANTEES ADDRESS: LEGRAND T. HALL and DONNA L. HALL, 121 Hickory, Henderson, NV 89015

APN: 0298987, 0298995, 0299001, 0299019, 0299027, 0299035, 0299043, and 0299050

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "B" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands this 23 day of July, 1992.

Legrand Tobler Hall
LEGRAND TOBLER HALL

Donna La Rae Hall
DONNA LARAE HALL

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
1992 AUG 06 12:30 PM FEE \$25.00 BY JLV
FOR: JEFFREY L BURR LTD

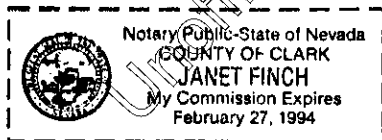
STATE OF NEVADA

) ss.

COUNTY OF CLARK)

On this 23 day of July, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared **LEGRAND TOBLER HALL and DONNA LARAE HALL**, known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Janet Finch
Notary Public



When Recorded, Mail to:
JEFFREY L. BURR & ASSOCIATES
1900 E. Flamingo Road, Suite 252
Las Vegas, Nevada 89119

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EXHIBIT "A"

PARCEL #4

Beginning at a point S 0°16'46" W 272.14 feet along the Section line and S 89°50'33" E 647.70 feet from the West 1/4 Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 89°50'33" E 336.36 feet; thence N 0°16'46" E 139.89 feet; thence N 89°50'33" W 336.36 feet; thence S 0°16'46" W 139.89 feet to the point of beginning. Containing 1.08 Acres.

Subject to a Right-of-Way for a Roadway and for Irrigation ditches over the East 25.00 feet of said property. Containing 1.0 Acre excluding Right-of-Way.

Together with a Right-of-Way for a Roadway and for Irrigation ditches over a parcel of land 25.00 feet in Width being more particularly described as follows:

Beginning at a point N 0°16'46" E 1270.235 feet along the Section line and S 89°50'33" E 959.06 feet from the West 1/4 Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 89°50'33" E 25.00 feet; thence S 0°16'46" W 2615.25 feet; thence N 89°50'33" W 25.00 feet; thence N 0°16'46" E 2615.25 feet to the point of beginning.

PARCEL #9

Beginning at a point N 0°16'46" E 1270.235 feet along the Section line and S 89°50'33" E 214.33 feet from the West 1/4 Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 89°50'33" E 269.00 feet; thence S 0°16'46" W 161.93 feet; thence N 89°50'33" W 269.00 feet; thence N 0°16'46" E 161.93 feet to the point of beginning. Containing 1.0 Acres.

PARCEL #18

Beginning at a point S 0°16'46" W 1011.02 feet along the Section line from the West 1/4 Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 0°16'46" W 1595.45 feet along the Section line; thence S 89°49' E 96.57 feet; thence N 35°55' E 311.41 feet; thence N 0°16'46" E 1008.79 feet; thence N 89°50'33" W 253.02 feet; thence N 0°16'46" E 333.995 feet; thence N 89°50'33" W 25.00 feet to the point of beginning containing 7.716 Acres, more or less.

Subject to an Irrigation Easement over the South 25.00 feet of said property.

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Also Subject to and together with a Right-of-Way for a 60.00 foot Roadway for Ingress and Egress and for Irrigation ditches the centerline of which is described as follows:

Beginning at a point N 0°16'46" E 33.00 feet along the Section line and S 89°49' E 30.00 feet from the Southwest corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 0°16'46" E 1286.68 feet to a point of a 230.00 foot radius curve to the left; thence Northerly 90.31 feet along the arc of said curve to a point of a 230.00 foot radius reverse curve to the right; thence Northerly 90.31 feet along the arc of said curve to a point of tangency; thence N 0°16'46" E 2414.00 feet, more or less to the South line of an existing Roadway.

PARCEL #20

Beginning at a point S 0°16'46" W 989.735 feet along the Section line from the East 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 0°16'46" W 330.00 feet to the 1/16 Corner; thence N 89°47'36" W 2630.41 feet along the 1/16 line to the 1/16 Corner; thence N 0°11'43" E 655.80 feet along the 1/16 line; thence S 89°46'13" E 1315.68 feet; thence S 0°14'15" W 325.27 feet; thence S 89°47'36" E 1315.45 feet to the point of beginning. Containing 29.757 Acres, more or less.

Subject to and together with a Right-of-Way for a 60.00 foot Roadway for Ingress and Egress and for Irrigation ditches the centerline of which is described as follows:

Beginning at a point N 0°16'46" E 33.00 feet along the Section line and S 89°49' E 30.00 feet from the Southwest Corner of Section 10, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 0°16'46" E 1286.68 feet to a point of a 230.00 foot radius curve to the left; thence Northerly 90.31 feet along the arc of said curve to a point of a 230.00 foot radius reverse curve to the right; thence Northerly 90.31 feet along the arc of said curve to a point of tangency; thence N 0°16'46" E 2414.00 feet, more or less, to the South line of an existing Roadway.

Subject to and together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches the centerline of which is described as follows:

Beginning at a point S 89°49' E 1314.235 feet along the Section line and N 0°14'15" E 29.00 feet along the 1/16 line from the South 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 89°49' W 657.13 feet; thence N 0°13' E 1291.54 feet; thence N 89°47'36" W 657.605 feet; thence N 0°11'43" E 2638.875 feet.

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PARCEL #22

All of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point N 89°46' 13" W 1316.175 feet along the Center Section line from the East 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 89°46'13" W 1316.175 feet to Center of said Section 9; thence N 0°11'43" E 1318.075 feet along the 1/16 line of the 1/16 Corner; thence S 89°48'23" E 1317.14 feet along the 1/16 line to the 1/16 Corner; thence S 0°14'15" W 1318.905 feet along the 1/16 line to the point of beginning. Containing 39.853 Acres, more or less.

Subject to a Right-of-Way for a Roadway and for Irrigation ditches over the West 29.00 feet and the North 29.00 feet of said property. Containing 38.118 Acres, excluding Right-of-Ways.

Together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches, the centerline of which is more particularly described as follows:

Beginning at the Northwest Corner of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point being N 0°16'46" E 1319.735 feet along the Section line and N 89°48'23" W 3954.835 feet along the 1/16 line from the East 1/4 corner of said Section 9 and running thence S 89°48'23" E 3787.025 feet along the 1/16 line to a point of a 250.00 foot radius curve to the right; thence Southeasterly 85.56 feet along the arc of said curve to a point of a 250.00 foot radius reverse curve to the left; thence Southeasterly 85.56 feet, more or less, to a point on the East line of said Section 9.

Together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches the centerline of which is described as follows:

Beginning at a point S 89°49' E 1314.235 feet along the Section line and N 0°14'15" E 29.00 feet along the 1/16 line from the South 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 89°49' W 657.13 feet; thence N 0°13' E 1291.54 feet; thence N 89°47'36" W 657.605 feet; thence N 0°11'43" E 2638.875 feet.

PARCEL #25

Beginning at a point N 0°16'46" E 1319.735 feet along the Section line and N 89°48'23" W 472.94 feet along the 1/16 line from the East 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 89°48'23" W 308.18 feet; thence S 0°16'46" W 947.74 feet; thence S 89°48'23" E 308.18 feet; thence N 0°16'46" E 947.74 feet to the point of beginning. Containing 6.705 Acres.

Subject to a Right-of-Way for a Roadway and Irrigation ditches over the North 29.00 feet of said property. Containing 6.50 Acres, excluding Right-of-Way.

Together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches, the centerline of which is more particularly described as follows:

Beginning at the Northwest Corner of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point being N 0°16'46" E 1319.735 feet along the Section line and N 89°48' 23" W 3954.835 feet along the 1/16 line from the East 1/4 Corner of said Section 9 and running thence S 89°48'23" E 3787.025 feet along the 1/16 line to a point of a 250.00 foot radius curve to the right; thence Southeasterly 85.56 feet along the arc of said curve to a point of a 250.00 foot radius reverse curve to the left; thence Southeasterly 85.56 feet, more or less, to a point on the East line of said Section 9.

PARCEL #28

Beginning at a point S 89°49' E 657.115 feet along the Section line from the South 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence S 89°49' E 657.12 feet to the Southeast Corner of the Southwest 1/4 of the Southeast 1/4 of said Section 9; thence N 0°14'15" E 247.00 feet along the 1/16 line; thence N 89°47' W 657.21 feet; thence S 0°13' W 247.39 feet to the point of beginning. Containing 3.729 Acres, more or less.

Subject to a Right-of-Way for a Roadway and Irrigation ditches over the West 29.00 feet and the South 58.00 feet of said property. Containing 2.728 Acres, excluding Right-of-Way.

Together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches for centerline of which is described as follows:

Beginning at a point S 89°49' E 1314.235 feet along the Section line and N 0°14'15" E 29.00 feet along the 1/16 line from the South 1/4 Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 89°49' W 657.13 feet; thence N 0°13' E 1291.54 feet; thence N 89°47' 36" W 1319.085 feet.

PARCEL #43

A parcel of land located in Section 4 and 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point N 0°18'01" E 317.625 feet along the Section line from the Southeast Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 0°18'01" E 533.13 feet; thence N 89°52'05" W 629.73 feet; thence S 0°16' W 565.96 feet to a point of a 341.00 foot radius curve to the

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right; thence Southwesterly 171.01 feet along the arc of said curve to a point of a 341.00 foot radius reverse curve to the left; thence Southwesterly 171.01 feet along the arc of said curve to a point of tangency; thence S 01°16' W 275.83 feet; thence East 506.89 feet; thence N 0°16'46" E 317.625 feet; thence N 0°18'01" E 317.625 feet; thence S 89°50'33" E 206.25 feet to the point of beginning. Containing 14.725 Acres, more or less.

Subject to and together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches, the centerline of which is more particularly described as follows:

Beginning at a point S 0°16'46" W 1319.735 feet along the Section line and N 89°48'23" W 712.91 feet along the 1/16 line from the Northeast Corner of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence N 0°16' E 1276.10 feet to a point of a 341.00 foot radius curve to the right; thence Northeasterly 171.01 feet along the arc of said curve to a point of a 341.00 foot radius curve to the left; thence Northeasterly 171.01 feet along the arc of said curve; thence N 0°16' E 1034.02 feet to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian. Containing 13.937 Acres, excluding Right-of-Way.

Together with a 58.00 foot Right-of-Way for a Roadway and for Irrigation ditches the centerline of which is described as follows:

Beginning at the Northwest Corner of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point being N 0°16'46" E 1319.735 feet along the Section line and N 89°48'23" W 3954.84 feet along the 1/16 line from the East 1/4 Corner of said Section 9 and running thence S 89°48'23" E 3787.025 feet along the 1/16 line to a point of a 250.00 foot radius curve to the right; thence Southeasterly 85.56 feet along the arc of said curve to a point of a 250.00 foot radius reverse curve to the left; thence Southeasterly 85.56 feet, more or less, to a point on the East line of said Section 9.

TOGETHER with all mineral and oil rights of every kind thereunto belonging.

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights-of-Way and Restrictions of record and those enforceable in law and equity.

EXHIBIT "B"
POWERS OF TRUSTEES

LEGRAND T. HALL and DONNA L. HALL, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "LEGRAND T. HALL AND DONNA L. HALL FAMILY TRUST" which was executed on June 29, 1992.

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STAFF COMMENTS

Agenda Date:	11/9/2023
Application Number:	ZC23-24
Type of Application:	Zone Change Approval
Action Type:	Legislative
Applicant:	Bill King
Agent:	Jeffrey Loris
Request:	A Zone Change approval from R1-10 to RM-2
Location:	1500 S 1300 W
Zoning:	R1-10
General Plan Map:	Rural Residential

Discussion:

The applicant has submitted a zone change application for the Cotton Mission development. The proposed development is located off 1500 S past the gate to the City's water tank. According to the application, the project would provide 0.71 acres open space and 53 lots for low income housing on 6.71 acres; however this statement is not binding and, if approved, any use permitted under the RM-2 zoning, 10 units per acre of multifamily, would be permitted.

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 City's General Plan's goals, objectives, and policies?

The General Plan has this area mapped as Rural Residential, which it defines as:

Serves as transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1.

This area of the map, approximately from 1300 S to 2300 S and 1100 W to 2200 W, was most likely mapped this way due to its remote and undeveloped nature, away from existing residential developments and infrastructure to the east and larger scale agriculture uses to the south.

The existing R1-10 zoning also does not comply with the General Plan Map, but the density of R1-10 is closer to the density requirement for Rural Residential, whereas a zone change to RM-2 would be more dense, thus creating a more significant inconsistency with the General Plan than currently exists.

The applicant has stated they intend for the units to be “low-income,” and while that is supported by many goals within the General Plan and the Moderate Income Housing Plan, the utility and access concerns (discussed below) may present feasibility obstacles for providing affordable housing.

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

There is no existing development in the immediate vicinity of the site. The closest development, located approximately 600 feet east of the site, consists of sparsely developed RA-1 properties by the gate at the west end of 1500 S. RM-2 development would not be considered harmonious with the existing development in the vicinity.

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

A zone change to RM-2 could triple the density allowed by the current R1-10 zoning on this property. Approval of development at a density that is not consistent with the Rural Residential General Plan designation and out of harmony with the nearest developed RA-1 properties could be considered an adverse impact due to inconsistent and non-orderly development.

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

The portion of 1500 S by the subject property is an unimproved dirt road and it is currently the only access to the property. There are some public facilities in the vicinity of the project, such as a water line on the north property line serving the City's water tank, as well as others at the current end of 1500 S;

however, there would need to be cooperation with neighboring property owners, who may or may not be willing to cooperate, for the services to be extended.

For the number of units proposed, a primary access and a secondary access will need to be provided. While there is currently a right-of-way easement on 1500 S that can be used as a primary access, it is unclear where a secondary access could be located, or would even be viable, due to the lack of existing roadways in the area. Overall, access and utilities to the area are limited and it would be a struggle for this development to address them adequately (see JUC comments and HCC Sec. 10-37-4 cited below).

Sec. 10-37-4. - Adequate public facilities.

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.

Preliminary Site Plan Review

JUC Comments:

Public Works: This zone change should be denied. No utilities. No access.

Power: Power service ends east of the end of 1500 S. 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 this area of the City, there may be a plan to bring power to the area. That developer could pay a proportionate share of the cost to achieve this capacity. The developer will be responsible for extending the distribution lines to the development, including acquisition of any needed easements. The approval of a zone change should be conditioned on a plan for power in the area and the ability to install distribution lines to the area.

Water: Water is available.

Streets: Currently only dirt road access to property.

Sewer: No exception to zone change. 8" main in 1500 S.

Fire: No access. 30 homes or more will require two access roads.

Engineering: Existing facilities are not adequate. Developments 30 units or greater require a primary and secondary access. The nearest paved portion of 1500 S is approximately 1500 feet from the subject property. The subject parcel is landlocked from a public street. The county recorder's office hasn't recognized right-of-way easements as explicit rights-of-way. Neighboring property owners will need to sign revised right of way documents and said documents will need to be recorded to connect the subject parcel to a public street. It appears the property is covered by two master planned roadways. It appears a

portion of the property is covered by a master planned detention basin. However, the nearest storm drain seems to be at the intersection of 920 W and 1500 S.

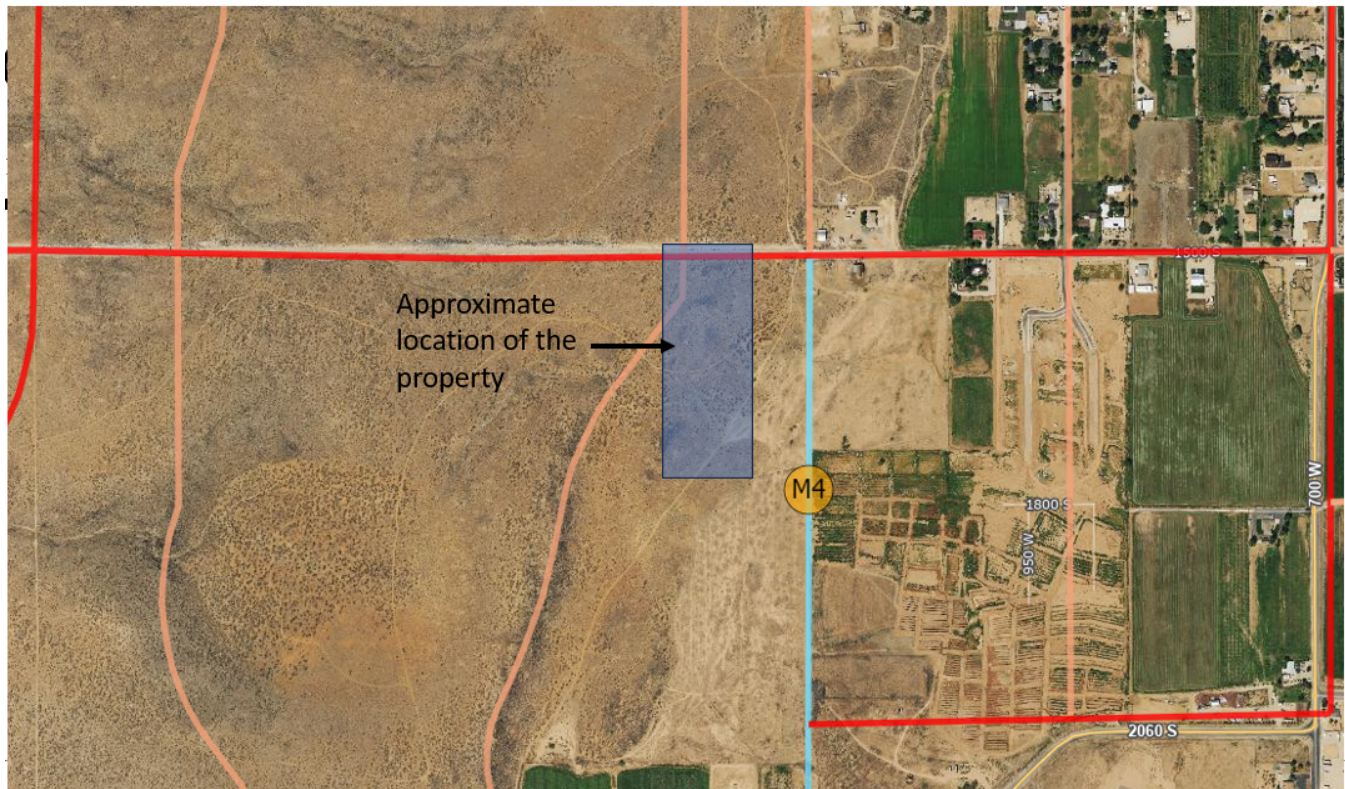
Gas: No comments

Phone: No comments

Cable: No comments

Staff Comments:

1. **Density:** The applicant has stated they want 53 units over 6.71 acres. This is compliant with RM-2 zoning which would allow up to 67 units. There are no available less-dense zoning options that would allow for what the applicant is requesting.
2. **Transportation Master Plan:** The 2019 Transportation Master Plan depicts this area in the picture below



- a. 1500 S is a planned 77' right of way of which there is currently a right of way easement for. The City is currently purchasing right of way for 1100/1150 W, however the roadway does not currently exist
- b. 1380 W is a planned 60' right of way that does not currently exist anywhere in the vicinity of the property.

Findings:

Staff makes the following findings:

1. The application does not meet the standards of the General Plan Map, but may meet some of its goals.
2. The proposed zone change is not harmonious with existing development in the area.

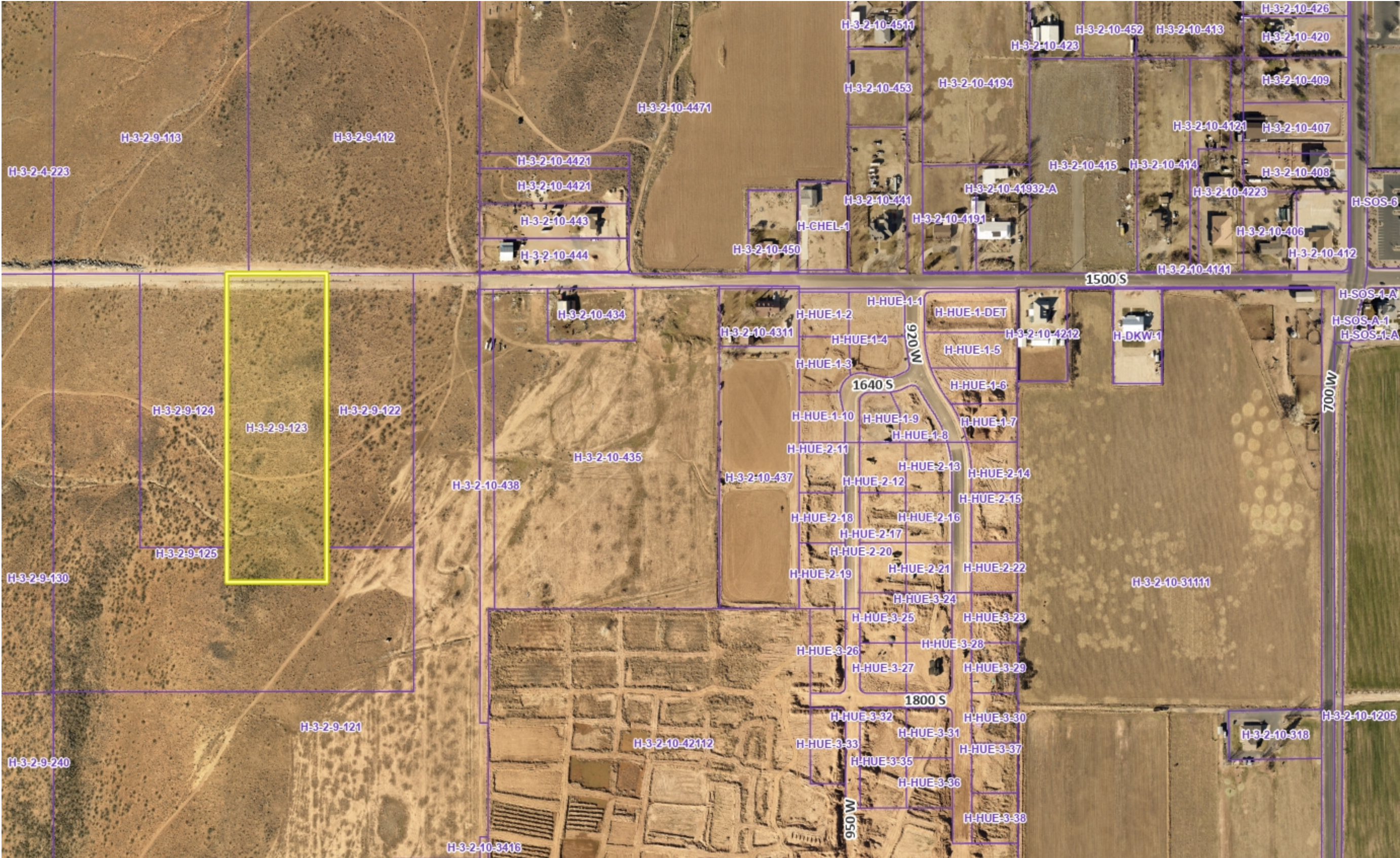
3. The proposed development will have an impact on the area but there is almost no development in the area right now.
4. Services are not adequate to serve the property and there is no viable location for a second access.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on City standards and consider any residents comments. Staff recommends denial of this zone change since it does not meet the four factors for a zone change.





Cotton Mission



Legend

- Basemap Labels
- Watercourses
- Water Bodies
- Parcel Number
- Interstate Exits
- Streets
- Interstate Exits
- Streets
- Interstate Exits
- Streets
- Interstate Exits
- Streets
- Interstate Exits
- Streets
- Streets
- Streets
- Streets
- Streets
- Streets
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas

- [illegible]



752.3 0 376.17 752.3 Feet

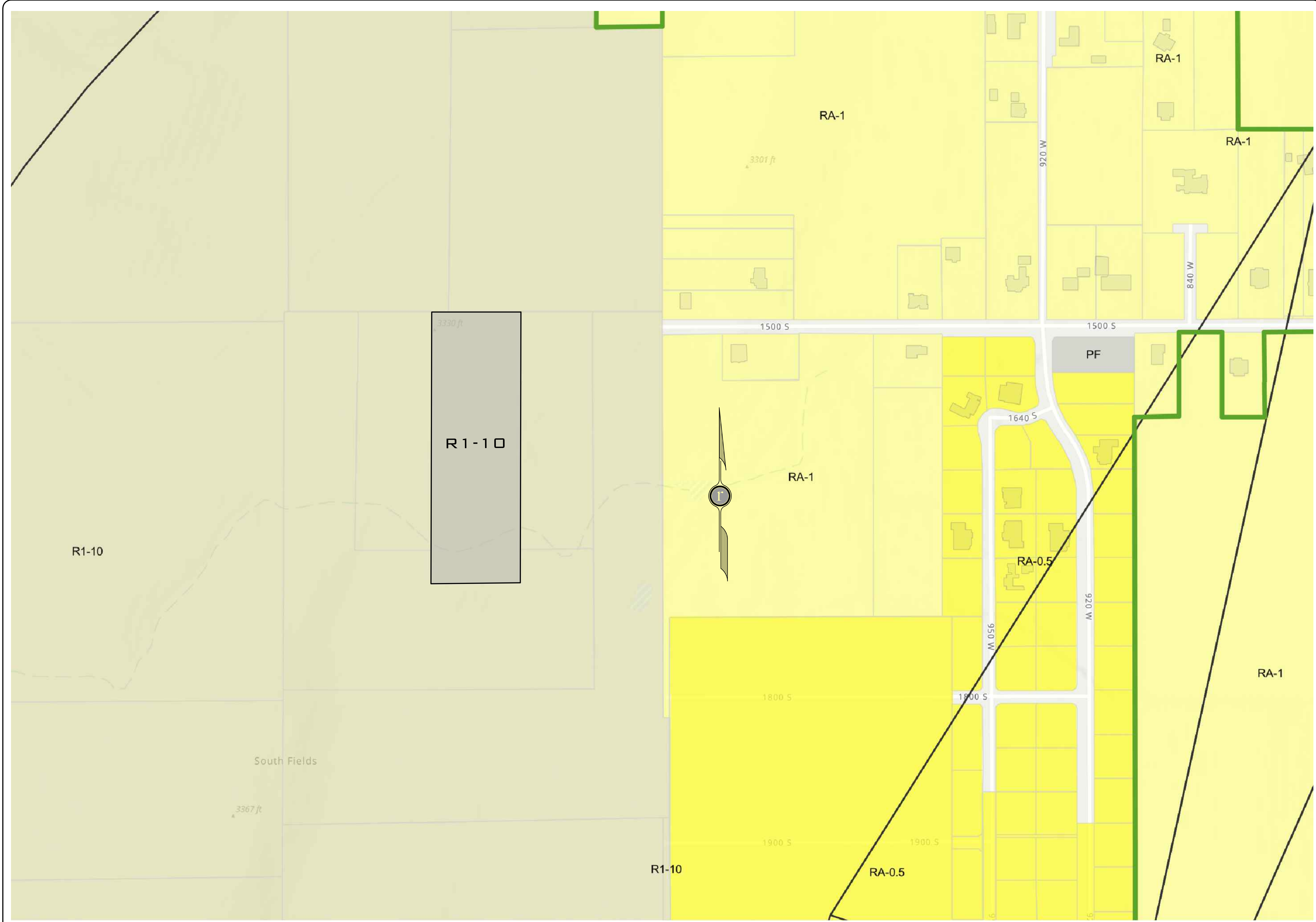
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



DATE: 10/5/2023

JOB NO.: 1300-23

DRAWN BY: JKL

DESIGNED BY: JKL

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

DWG: 1300-23

REVISIONS	DATE

JKL DRAFTING & DESIGN

56 SOUTH 200 WEST IVINS, UTAH 84738
PHONE: (435) 986-3838
CELL: (435) 619-5348

EXISTING ZONING MAP
FOR
COTTON MISSION

HURRICANE, UTAH

SHEET

A1

1 OF 1 SHEETS



STAFF COMMENTS

ZC23-27: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911. Kysen Spendlove-Interstate Rock, Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. ZC23-27 App
2. ZC23-27 400 W development PC staff report
3. Zoning_Map

Application

Application Accepted Date: 10/19/2023		Valuation		\$	0.00						
Type of Improvement: Zone Change Application		PERMIT FEES									
Description: Zone change from RA-1 & RA-0.5.		Planning Fee		\$	500.00						
Tenant / Project Name: Zone Change - 400 W. Development		Planning Fee		\$	500.00						
Bldg. Address: 1132 S 400 W, Hurricane, UT		Sub Total:		\$	500.00						
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00						
Subdivision: Phase:		Amount Paid:		\$	0.00						
Block: Lot #: Parcel #: H-3-2-3-2412-B & H-3-2-		Remaining Due:		\$	500.00						
Zone: RA-1 3-230911		HURRICANE CITY UTAH									
Property Owner: Layne Stratton & Craig Stratton											
Permit Contact: Interstate Rock Products P:(435) 705-9794											
Email: kyson.spendlove@interstaterock.com											
CONTACT INFORMATION											
Engineer of Record: Interstate Rock Products											
Email: office@interstaterock.com P: (435) 635-2628											
General Contractor: Kyson K. Spendlove											
License #: P: (435) 705-9794											
Address: 42 South 850 West											
City: Hurricane State: UT Zip: 84737											
Email: kyson.spendlove@interstaterock.com											
APPLICATION DETAILS											
DRAFT											
						Setbacks		Front:	Rear:	Left:	Right:
						Min.					
Actual:											
APPLICATION NUMBER: PENDZC23-27											
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 compiled 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: Kyson K. Spendlove											
Signature of Applicant/Authorized Agent or Owner: Date:											
Kyson K. Spendlove				10/27/2023							
Application Approved By:				Date:							
Brienna Spencer				10/27/2023							
Application Issued By:				Date:							
Receipt #: 8.173707-10/19/23											

Agenda Date:	11/09/2023
Application Number:	ZC23-27
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Kyson Spendlove
Request:	Zone Change from RA-1 to RA-0.5
Location:	1132 S 400 W
Zoning:	RA-1 and RA-0.5
General Plan Map:	Single Family

Discussion:

The applicant requests a zone change from RA-1 to RA-0.5 on 6.13 acres located on the west side of 400 W and south of 900 S. The property consists of two parcels, the southern of which is already zoned RA-0.5 for the southern two-thirds of the property.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes and some agriculture
East	RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-1, RA-0.5	Mostly agriculture



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:

- ZC23-27

Analysis:

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

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

Based on the densities cited above, the proposed zone change to RA-0.5 does not strictly comply with the General Plan Map, however it would be considered a less intensive single-family zone. The site is also in an area that is close to parks, schools, and churches, therefore staff feels this action sufficiently meets the intent of the goals, objectives, and policies of the general plan.

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

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

Response: The proposed zone change will allow for single family homes to be built on larger lots. This zoning is largely harmonious with the surrounding zoning and development.

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

Response: The proposed amendment is well within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped.

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

Response: JUC had no major concerns with availability on this property, there will be some items that will need to be addressed during the preliminary plat stage.

Other Considerations

JUC Comments:

JUC Comments are due November 8th, 2023 and this report will be updated at that time

1. **Public Works:**
2. **Power:**
3. **Sewer:**
4. **Streets:**
5. **Water:**

6. **Engineering:**
7. **Fire:**
8. **Cable:**
9. **Phone:**
10. **WCWCD:**

Staff Comments:

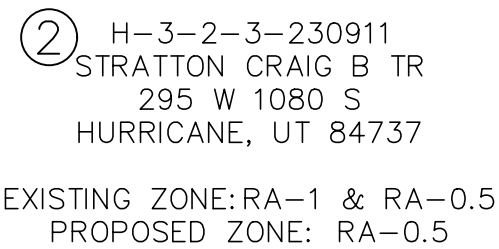
- 1.

Findings:

Staff makes the following findings:

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

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on the standards and consider residents' comments. Staff recommends approval.



H-3-2-3-2416
REEVE LEO &
RUTH N TRS

ZONE: RA-1

H-3-2-3-24101
STOUT COLLIN A &
JAROLYN B
ZONE: RA-1

H-3-2-3-2412
WOODBURY CLAIR
RAMON & JOLEE
ZONE: RA-1

H-3-2-3-23193
JOHNSON DALE W & CHERI
L
ZONE: RA-0.5

H-3-2-3-230711
STRATTON CRAIG B TR
ZONE: RA-0.5

H-3-2-3-23131
DAVIS EUGENE
& PATRICIA L
ZONE: RA-0.5

H-3-2-3-23132
STRICKLEY
MARK A TR
ZONE: RA-0.5

H-3-2-3-2337
JJLK RESIDENTIAL
HOLDINGS LLC
ZONE: RA-0.5

H-3-2-3-2332
BUNN PAUL R 8
DONNA W
ZONE: RA-0.5

400 WEST

SEC 3, T 42 S, R 13 W, HURRICANE, UTAH

ZONE CHANGE DESCRIPTIONS:

H-3-2-3-2412-B:
BEGINNING AT A POINT 265 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9, BLOCK 7,
HURRICANE FIELD SURVEY, AND RUNNING THENCE SOUTH 314.62 FEET, MORE OR LESS, TO A POINT
81.70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9, THENCE WEST 661.32 FEET, MORE OR
LESS, TO THE WEST LINE OF LOT 10, THENCE NORTH ALONG THE LOT LINE 314.62 FEET, THENCE
MORE OR LESS, TO A POINT 265 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 10, THENCE EAST
661.32 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL OF THE EAST 220.18 FEET.

H-3-2-3-230911:
BEGINNING AT A POINT NORTH, ALONG THE LOT LINE, 396 FEET AND WEST PARALLEL TO THE LOT LINE 222.80 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE WEST 272.20 FEET; THENCE NORTH 264.99 FEET; THENCE WEST 166.32 FEET; THENCE NORTH 81.740 FEET; THENCE EAST 661.32 FEET; THENCE SOUTH 78 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE WITH RADIUS OF 20 FEET (RADIUS POINT BEARS WEST); THENCE ALONG ARC OF SAID CURVE 31.42 FEET; THENCE WEST 102.37 FEET; THENCE SOUTH 178.69 FEET; THENCE WEST 100.43 FEET; THENCE SOUTH 110 FEET TO THE POINT OF BEGINNING.

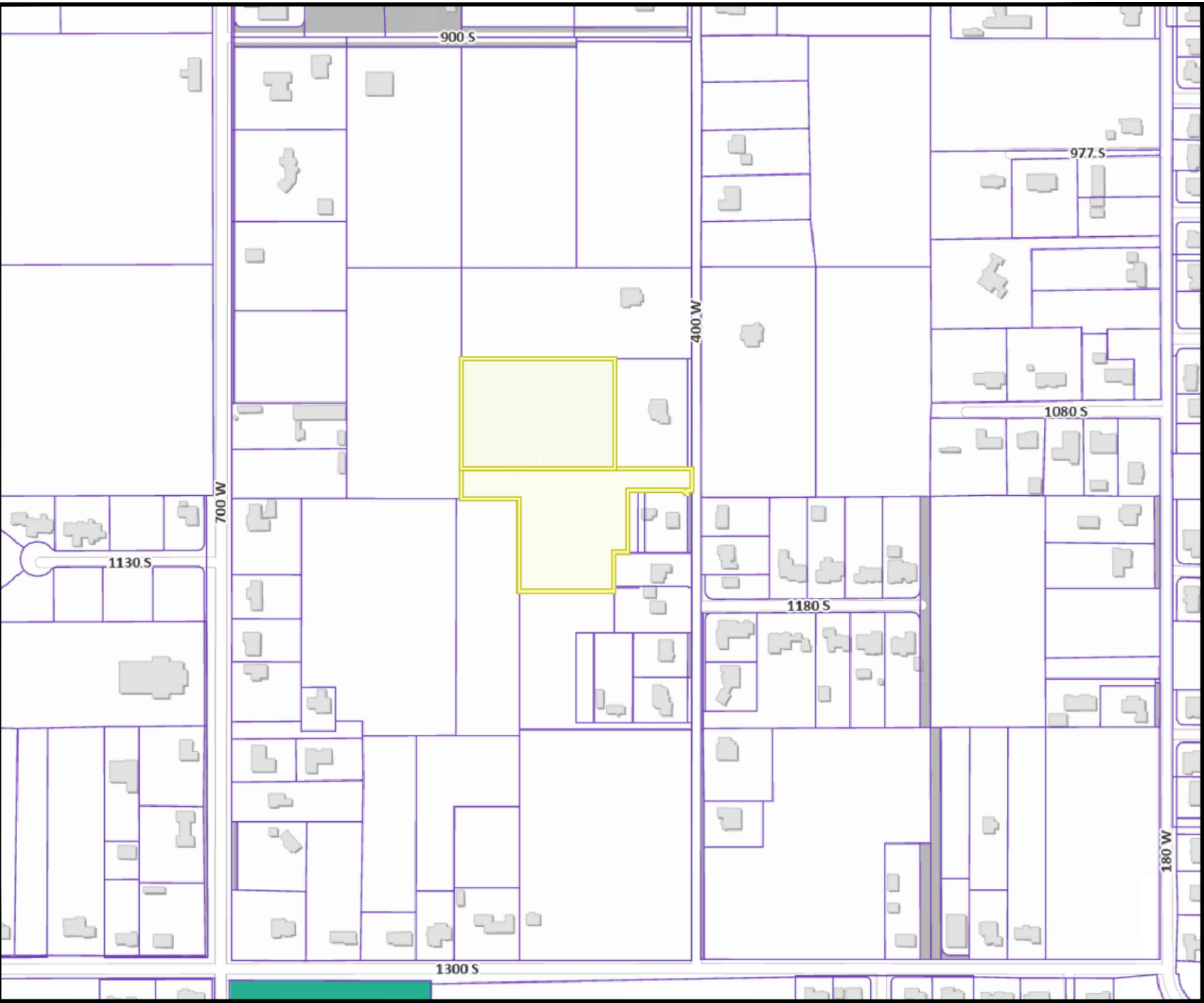
ALSO:

THE NORTH 264.99 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT A POINT NORTH, ALONG THE LOT LINE, 396 FEET AND WEST, PARALLEL TO THE LOT
LINE 222.80 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY,
AND RUNNING THENCE WEST 272.20 FEET; THENCE NORTH 264.99 FEET TO THE NORTH LOT LINE OF
LOT 7 OF SAID BLOCK 7 AND THE TRUE POINT OF BEGINNING; THENCE WEST 0.66 FEET ALONG THE
LOT LINE; THENCE SOUTH 660.99 FEET TO A POINT ON THE SOUTH LOT LINE OF SAID LOT 7; THENCE
EAST 0.66 FEET ALONG SAID LOT LINE; THENCE NORTH 660.99 FEET TO THE TRUE POINT OF
BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A AND B:

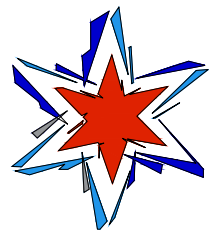
PARCEL A:
BEGINNING AT A POINT NORTH 0°14'45" EAST ALONG THE LOT LINE, 506.13 FEET AND NORTH 89°52'11" WEST 12.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST 122.37 FEET; THENCE NORTH 0°14'45" EAST 178.51 FEET; THENCE SOUTH 89°51'37" EAST 107.34 FEET TO THE BEGINNING OF A 15 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 23.59 FEET, THRU A CENTRAL ANGLE OF 90°06'22"; THENCE SOUTH 0°14'45" WEST 163.46 FEET TO THE POINT OF BEGINNING.

PARCEL B:
BEGINNING AT A POINT NORTH 00°14'45" EAST ALONG THE LOT LINE 506.13 FEET AND NORTH
89°52'11" WEST 134.87 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD
SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST 19.83 FEET; THENCE NORTH 00
°14'45" EAST 178.51 FEET; THENCE SOUTH 89°51'37" EAST 19.83 FEET; THENCE SOUTH 00°14'45" WEST
178.51 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

INTERSTATE ROCK



GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY CDS

DRAWN BY KKS

CHECKED BY CDS

INTERSTATE ROCK PRODUCTS, INC.

ZONE CHANGE FOR:

PARCEL H-3-2-3-230911 & H-3-2-3-2412-B

HURRICANE LITAH

DATE _____

10/16/23

SCAL

$$1'' = 60'$$

PROJ. #	3000
---------	------

PAGE #
ZC



STAFF COMMENTS

PP23-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision located between SR-9 and Sand Hollow Road. Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. application-PP23-21
2. PP23-21 Gateway to Sand Hollow Commercial PC Staff Report
3. Preliminary_Plat_Map



Application Accepted Date: 08/30/2023

Type of Improvement: Subdivision (Preliminary Plat)

Description: A 6 Phase/lots Commercial Subdivision is planned n

Tenant / Project Name: Gateway Commercial at Sand Hollow

Bldg. Address: Sand Hollow Road

City: Hurricane City State: UT Zip: 84737

Subdivision: Gateway Commercial at Sand Phase:

Block: Hollow#: Parcel #: H-4-2-1-300, H-4-2-1-

Zone: General Commercial, Highway Commercial H-4-2-1-1123-GS1,

Property Owner: Western Mortgage & Realty Company, LLC

Permit Contact: Karl Rasmussen 2-1-11 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: Gateway Commercial at Sand Hollow /

License #: 191090-2200 Western Mortgage and Realty Company, LLC

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: tippett@westernmort.com

APPLICATION DETAILS

of Units: 0

custom text:

Valuation

\$

0.00

PERMIT FEES

Preliminary Plat Fee

\$

150.00

Planning Fee

\$

150.00

Planning Fee

\$

150.00

Sub Total:

\$

300.00**Permit Total:**

\$

300.00**Amount Paid:**

\$

300.00**Remaining Due:**

\$

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

Plan Review Finalized:

Yes

10/19/23

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:

PENDPP23-21

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

Applicant Name: Jeffrey Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

10/19/2023

Application Issued By:

Date:

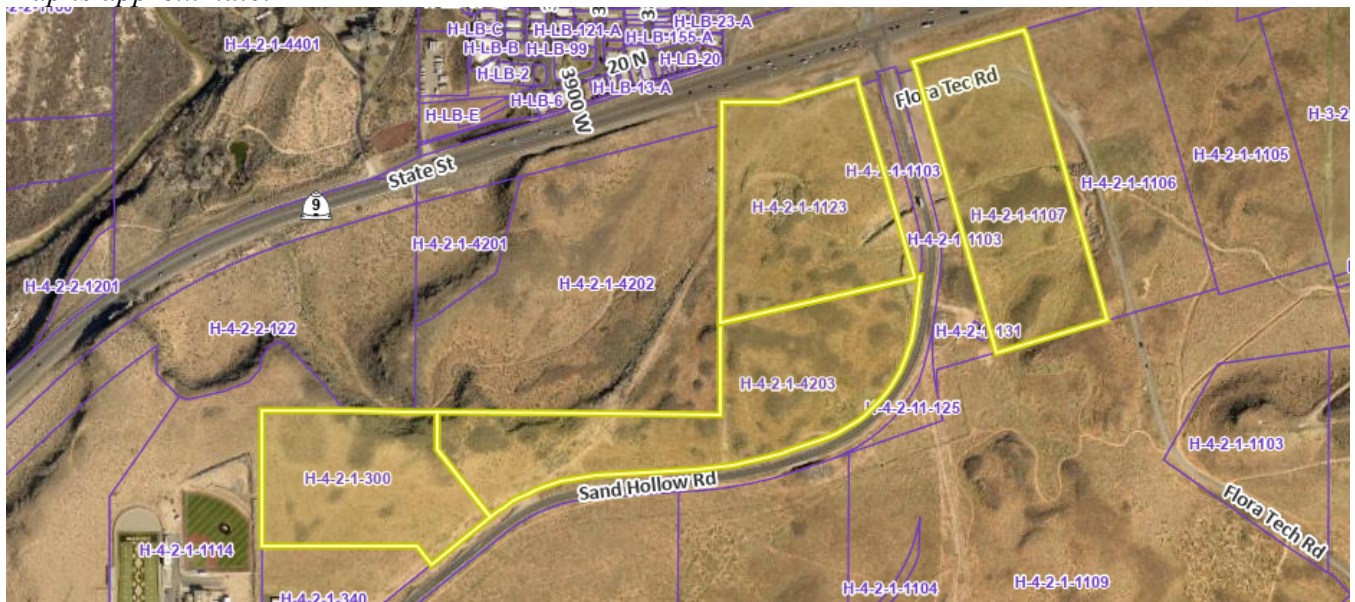
10/20/2023

Receipt #: 8.173375-10/20/23



Discussion:

Map is approximate.



JUC Comments

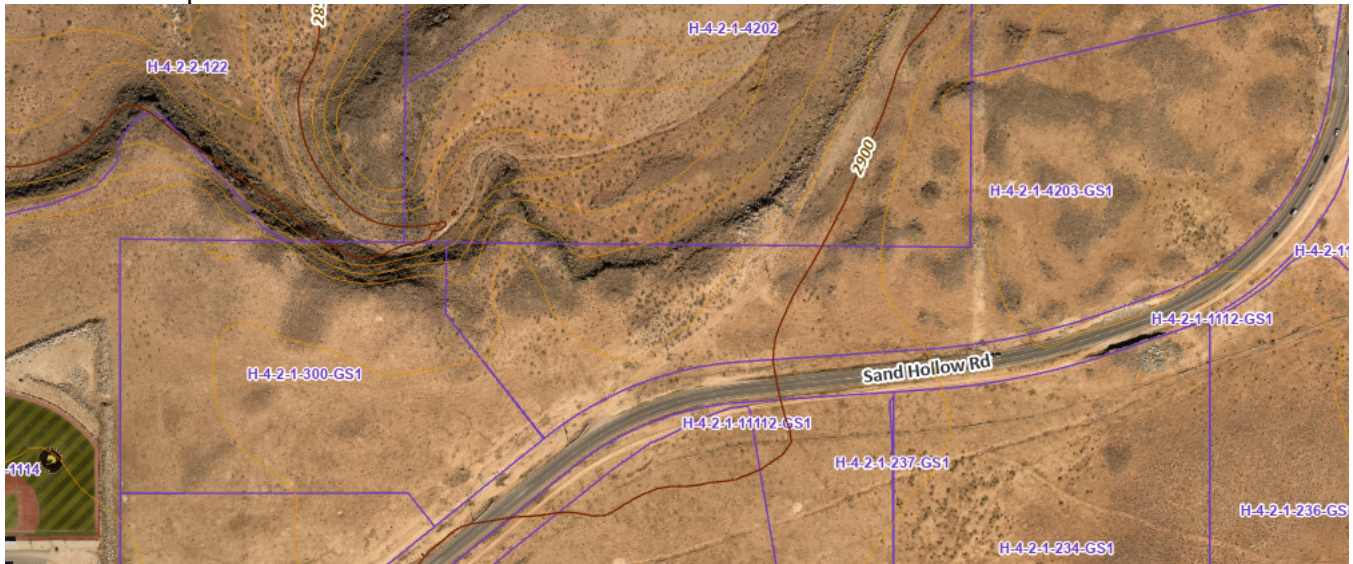
The following items will need to be addressed:

1. **Power:** This area is in both Dixie Power's and Hurricane City Power's service area.
 - a. **Hurricane City Power:** Power must be installed from SR-9 along Gateway Blvd and throughout the roundabout. Lots 4, 5, and 6 are in Hurricane City Power's area; all other lots must meet Dixie Power regulations. Hurricane Power requires a prequalified contractor to install high voltage power lines. Individual lots must supply Hurricane Power the sizing of power needed voltage and amperage requirements. Hurricane Power would recommend a JUC review per each lot. Lot 3 is under review for power service from Hurricane or from Dixie
 - b. **Dixie Power:** Power is in PID roads on the north side. Need to discuss Lot 3 with Hurricane City Power.
2. **Sewer:** Existing 36" sewer main runs through the property. This line cannot be relocated. Future roadways through the project area should incorporate this line. Interceptor and sample manhole will be required. Curbs should not be located over 36" line.
3. **Street:** Roundabout and Sand Hollow Road realignment are not currently existing at this time
4. **Water:** Okay
5. **Engineering:** Stormwater note does not appear to apply to this development. Specify the tentative plan to detain stormwater increases from this development, most of this subdivision is below the detention basins provided by the Gateway to Sand Hollow PID. Hurricane City's Master Plan specifies this area drains to Berry Springs. Existing grade surface model is inaccurate. Per code, the preliminary plat shall show existing condition contours at vertical intervals not greater than five feet. Hurricane City standards discourage the use of cul-de-sacs, Engineering recommends a connection to the west. Show proposed preservation or reroute and show proposed public drainage easement. Frontage road is a 67' master planned public street. With regards to any potential UDOT corridor preservation, Engineering would recommend limiting the scope of the preliminary plat (i.e. make the boundary of the subdivision enclose just the Maverik site and its roadways) or completing said coordination before proceeding with the current preliminary plat. It's anticipated that the subdivision boundary and street layout can change drastically because of coordination and agreements with UDOT. Engineering can help facilitate a meeting with UDOT.
6. **Fire:** Okay
7. **Phone:** No comments
8. **Gas:** No comments
9. **WCWCD:** No trees or permanent structures over our water line.
10. **Fiber:** Add Infowest notes during construction drawings

Staff Comments: Preliminary Plat

1. The property is split zoned between HC and GC. Lots 5 and 6 are zoned Highway Commercial and Lots 1 and 2 are zoned General Commercial. Lots 3 and 4 are split zoned, as these two zones have almost identical permitted uses and development standards so it is unlikely this will cause a conflict.
2. This property may be subdivided further and city staff would prefer that it is indicated on the plat.

3. The preliminary plat shows a “Future Maverik” on Lot 4, a separate preliminary site plan application will need to be turned in and all detail shown should be removed for the final plat.
4. Preliminary site plans will need to be turned in for each lot.
5. Access points between Lots 1 and 2 will need to be properly spaced.
6. There are some cliffs within this property. These are near the property boundaries and should be easy to avoid, but the Sensitive Lands ordinance will need to be addressed when these lots develop.



7. A note indicating that the property is not in a desert tortoise take area has been provided.
8. Utilities are not available to the property but will be with the PID buildout.

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.

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

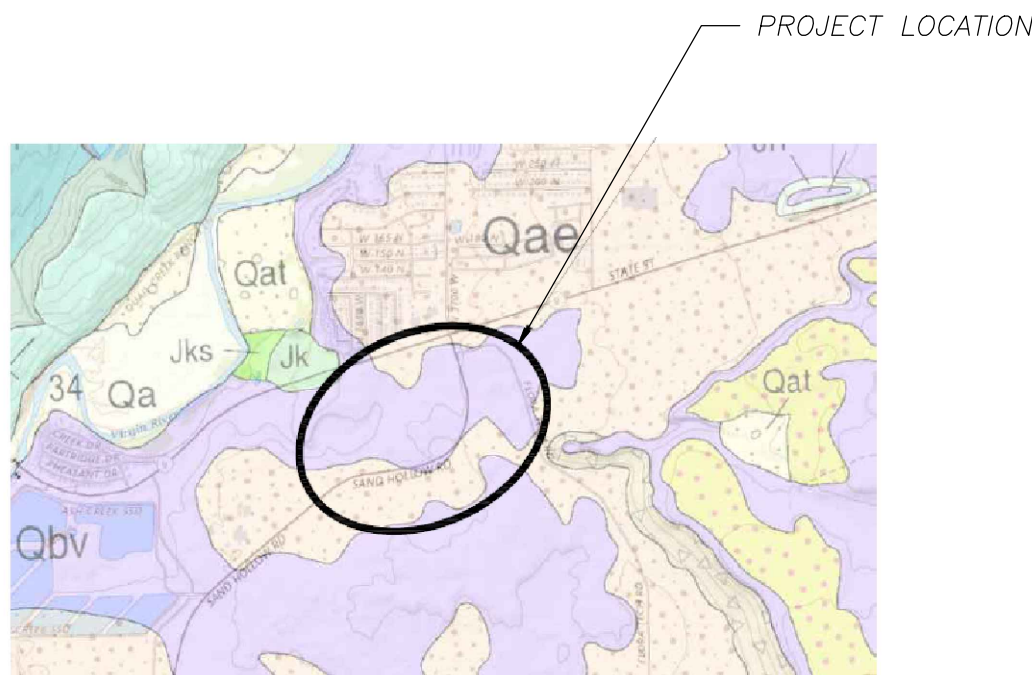
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

OWNER:

WESTERN MTC & REALTY CO
6610 WEST COURT STREET
PASCO, WASHINGTON 99302
(509) 521-9354

LAND USE SUMMARY

TOTAL LOTS: 6
AVERAGE AREA: 431,244 SQ.FT. (9.90 AC)



GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°43'14"E 658.23 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°27'42"E 422.67 FEET; THENCE N74°35'34"E 111.76 FEET; THENCE N74°46'10"E 562.26 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°19'47"W 698.65 FEET; THENCE S73°46'38"W 1160.82 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 134.71 FEET, HAVING A RADIUS OF 1056.00 FEET AND A RADIAL BEARING OF S15°13'38"E, THROUGH A CENTRAL ANGLE OF 07°18'32" (LONG CHORD BEARS: S71°07'06"W 134.62 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 348.77 FEET, HAVING A RADIUS OF 827.96 FEET AND A RADIAL BEARING OF S14°03'11"E, THROUGH A CENTRAL ANGLE OF 24°08'06" (LONG CHORD BEARS: S63°52'46"W 346.20 FEET); THENCE S37°13'20"E 1.13 FEET; THENCE S52°40'11"W 303.44 FEET; THENCE N37°19'49"W 33.59 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 179.40 FEET, HAVING A RADIUS OF 210.44 FEET AND A RADIAL BEARING OF S47°09'24"W, THROUGH A CENTRAL ANGLE OF 48°50'41" (LONG CHORD BEARS: N67°15'57"W 174.02 FEET); THENCE N88°51'09"W 274.18 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43", (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 115.78 FEET, THROUGH A CENTRAL ANGLE OF 132°40'33", (LONG CHORD BEARS: S66°46'17"W 91.59 FEET); THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 1223.85 FEET; THENCE N01°26'01"E 931.19 FEET; THENCE N01°17'52"E 417.87 FEET; TO THE POINT OF BEGINNING.

AREA CONTAINS 2808700 SQUARE FEET OR 64.479 ACRES.

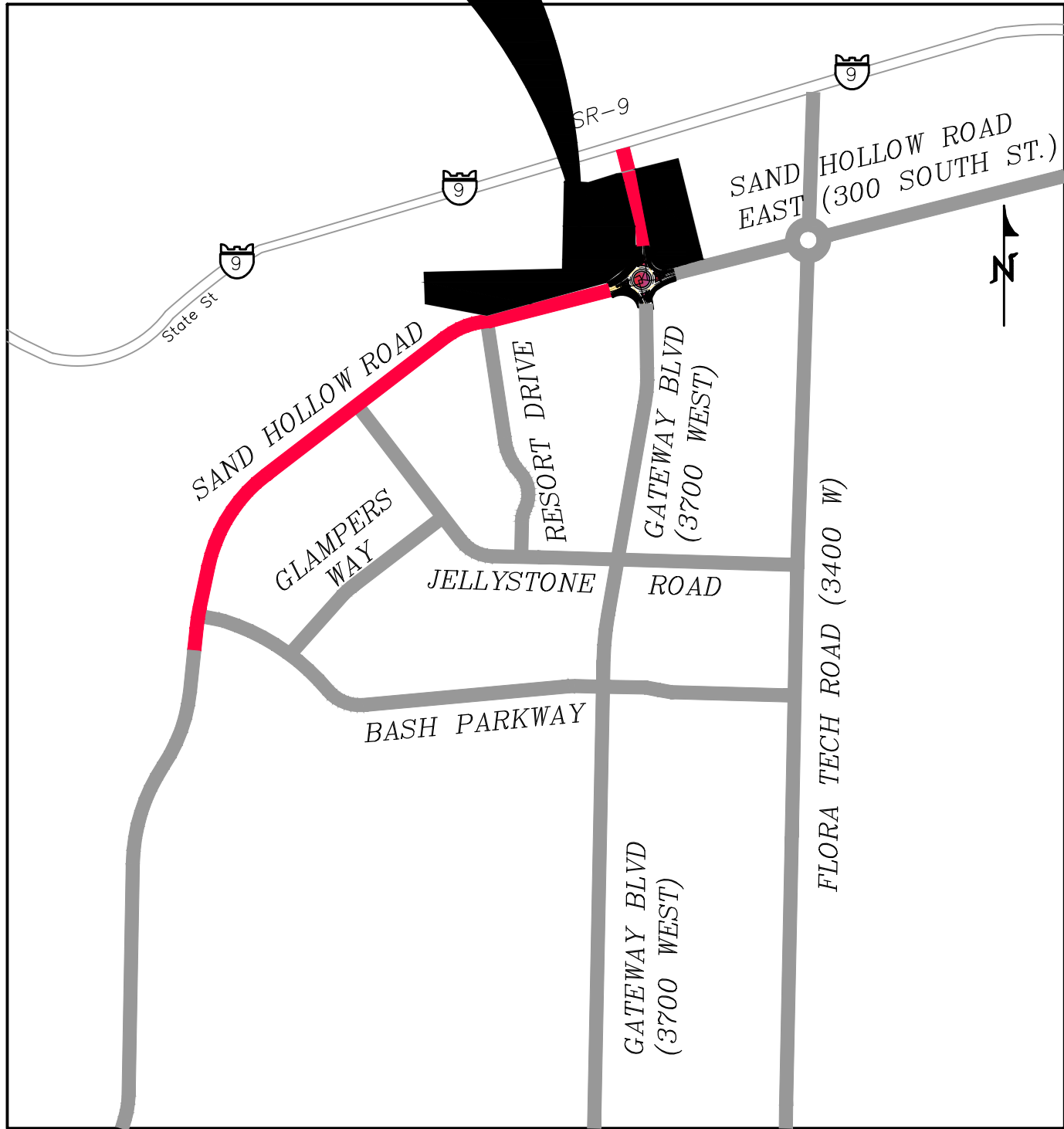
GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

PROJECT LOCATION



VICINITY MAP

N. T. S.

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



PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/24/2023
SCALE: N.T.S.

JOB NO.
336-004

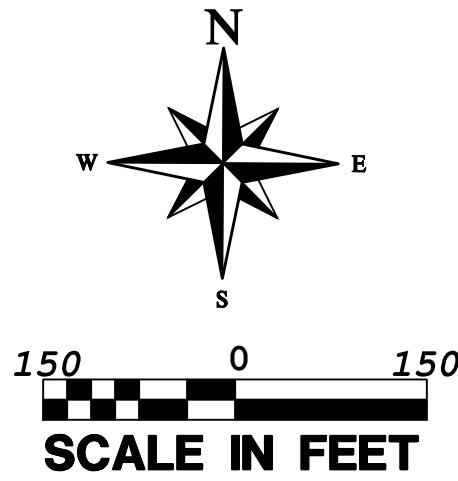
SHEET NO:
1 OF 2

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PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

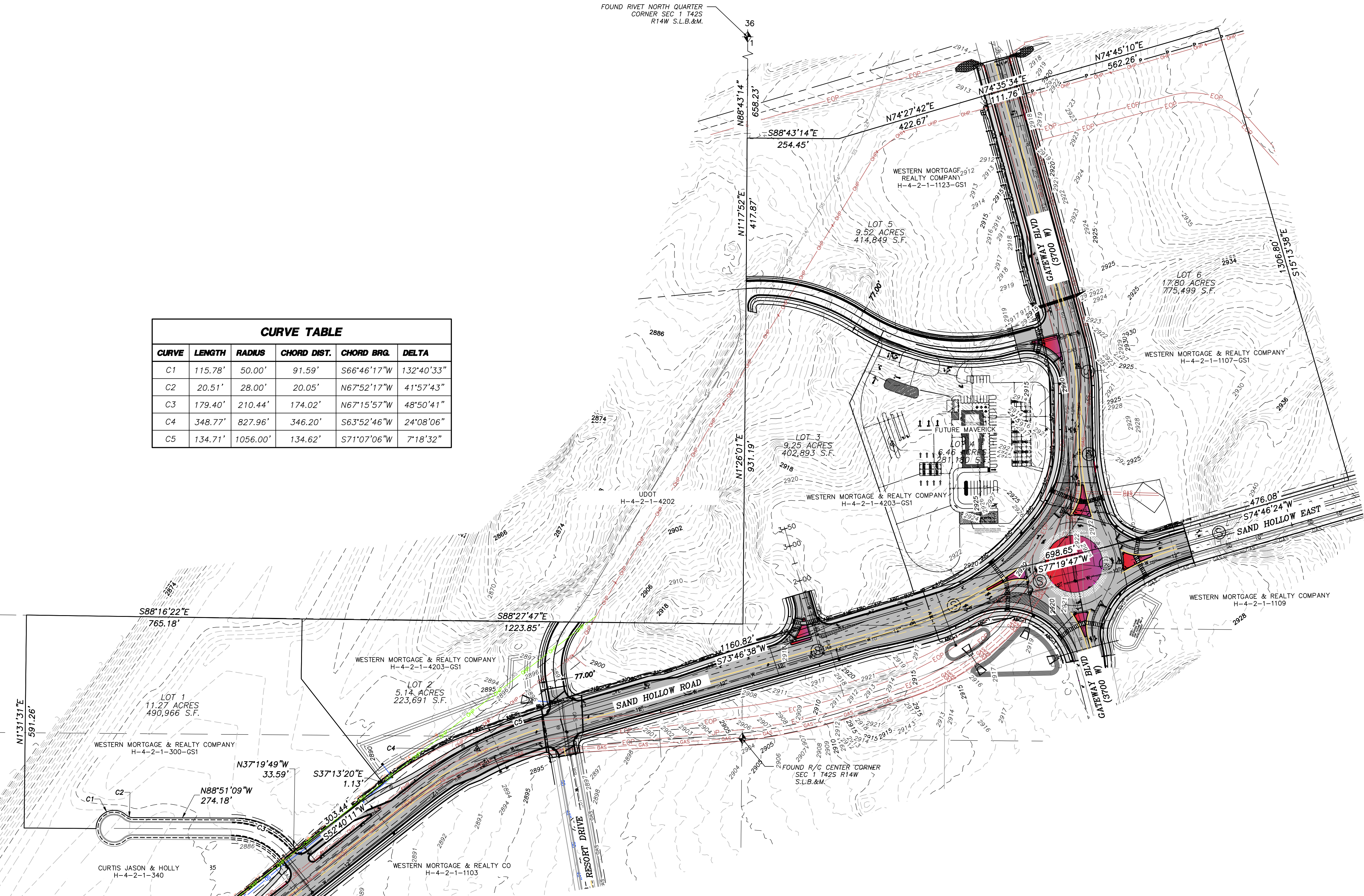


LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING 24" SEWER
- PROPOSED PHONE
- EXISTING UTILITY LINE
- PROPOSED GAS
- PROPOSED POWER
- PROPOSED WATER
- EXISTING OHP LINE
- EXISTING 60" WATER LINE
- EXISTING 18" WATER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- UDOT CORRIDOR PRESERVATION AREA, 5.82 ACRES

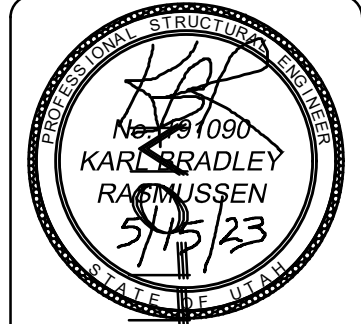
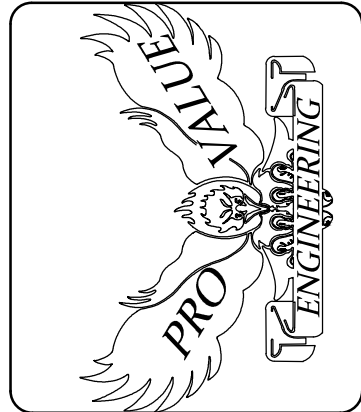
NOTE: OWNER TO MEET UDOT TO ESTABLISH THE CORRIDOR PRESERVATION AREA NEEDED BEFORE THE CONSTRUCTION DRAWING AND FINAL PLAT PROCESS AND COORDINATE THIS WITH THE CITY ENGINEER.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	115.78'	50.00'	91.59'	S66°46'17"W	132°40'33"
C2	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C3	179.40'	210.44'	174.02'	N67°15'57"W	48°50'41"
C4	348.77'	827.96'	346.20'	S63°52'46"W	24°08'06"
C5	134.71'	1056.00'	134.62'	S71°07'06"W	7°18'32"



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 868-8801



PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW
LOCATED ON SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



STAFF COMMENTS

FSP23-55: Discussion and consideration of a possible approval of a final site plan for Sky Valley Phase 2 and 3, a 25 lot townhome subdivision located at 3055 W 545 N. Frank Lindhart, Applicant.

Discussion:

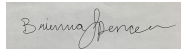
Findings:

Recommendation:

Attachments:

1. 7723application-FSP23-55
2. FSP23-55 Sky Valley Townhomes Phase 2 _ 3
3. 653846fbd3ce6Site_Plan-Single_Page
4. 653846fbed54bSigned_Construction_Drawings
5. 653846fbf18b9Landscaping_Plan
6. 653846fc01051Lighting_Plan
7. 653846fbd4392Elevations



Application Accepted Date: 10/17/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description: 25 Townhomes		Planning Fee		\$	250.00
Tenant / Project Name: Sky Valley Townhomes Phase 2&3		Sub Total:		\$	250.00
Bldg. Address: 3055 West 545 North		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: Sky Valley Townhomes Phase: 2 & 3		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-3-1-31-1401		 HURRICANE CITY UTAH			
Property Owner: Shoshone Land Co LLC					
Permit Contact: Brandee Walker P:(435) 668-4023					
Email: bwalker@civilsience.com					
CONTACT INFORMATION					
Engineer of Record: Kelvin Smith					
Email: kcsmith@civilsience.com P: (435) 986-0100					
General Contractor: Sky Valley Townhomes Phase 2&3 / Frank					
License #: Lindhart P: (435) 229-4447					
City: State: Zip:					
Email: frankgl@gemstoneproperties.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
# of Units: 0 custom text:		Plan Review Finalized:		Yes	10/24/23 Brienna Spencer
		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PENDFSP23-55			
		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: Brandee Walker			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
				10/24/2023	
		Application Issued By:		Date:	
				10/25/2023	
		Receipt #: 8.173664-10/25/23			



STAFF COMMENTS

Agenda Date:	11/09/2023
Application Number:	FSP23-55
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Frank Lindhart
Agent:	
Request:	Approval of a Final Site Plan
Location:	3055 W and 545 N
Zoning:	R1-8 PDO
General Plan Map:	Single Family Residential

Discussion:

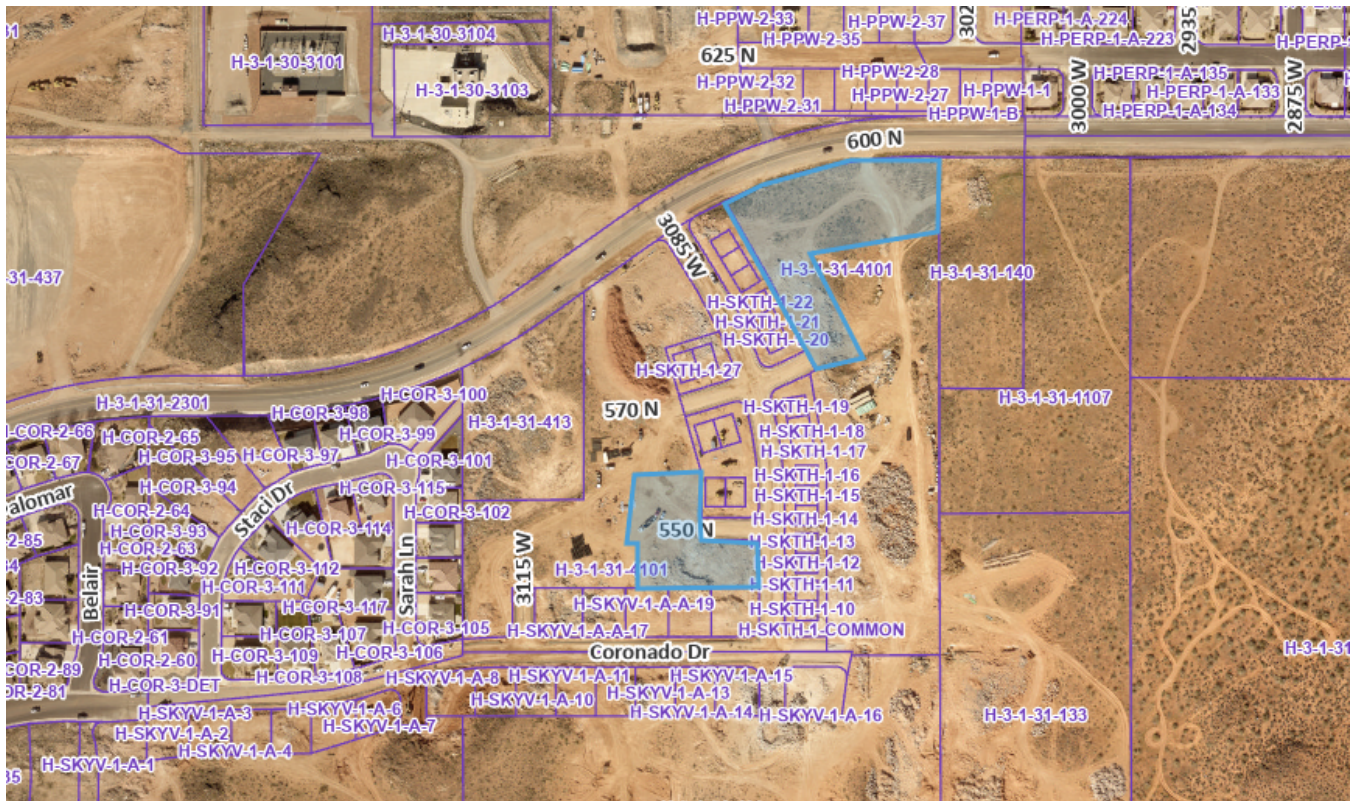
The applicant is seeking a final site plan for phase 2 and 3 of Sky Valley Townhomes, consisting of 25 additional townhome units.

JUC Comments

The JUC signed the construction drawings for this project in October of 2023

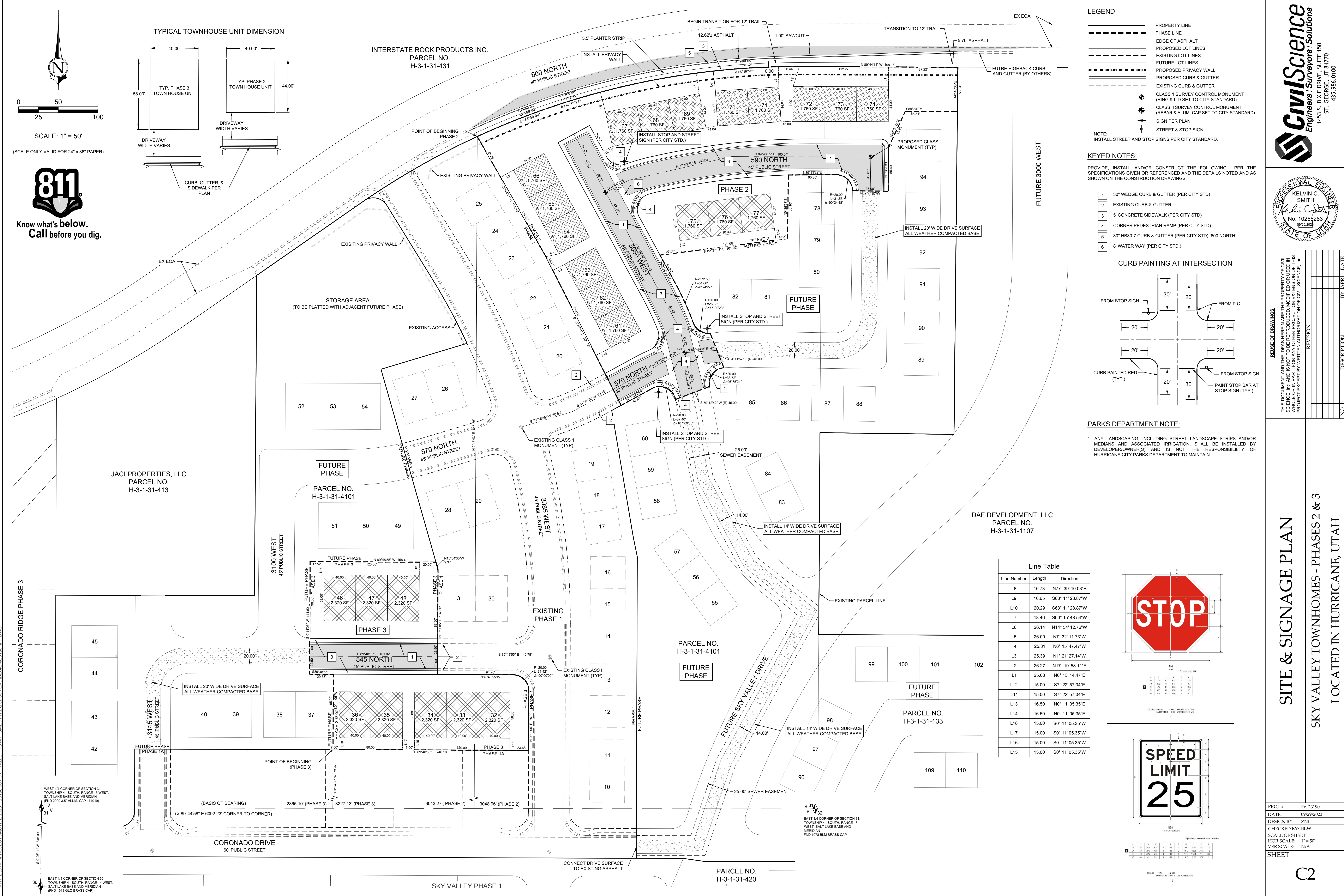
Staff Comments

1. The application meets the requirements of the approved PDO and zoning.
2. The applicant has supplied a landscape plan that meets Hurricane City requirements of one tree and two shrubs for each unit.
3. The parks and open space are not located within this phase.
4. All street lights will meet current Hurricane City standards and outdoor lighting code.
5. The applicant has supplied a rendering of the townhomes. They are single-story buildings.
6. The applicant will need to provide two parking spaces for each unit. The units are proposed to have two-car garages with driveways that are 22' long that meet these standards.



Map is approximate

Recommendation: Staff recommends that the Planning Commission review the application based on the standards within Hurricane City Code. Staff recommends approval of the final site plan subject to staff and JUC comemnts

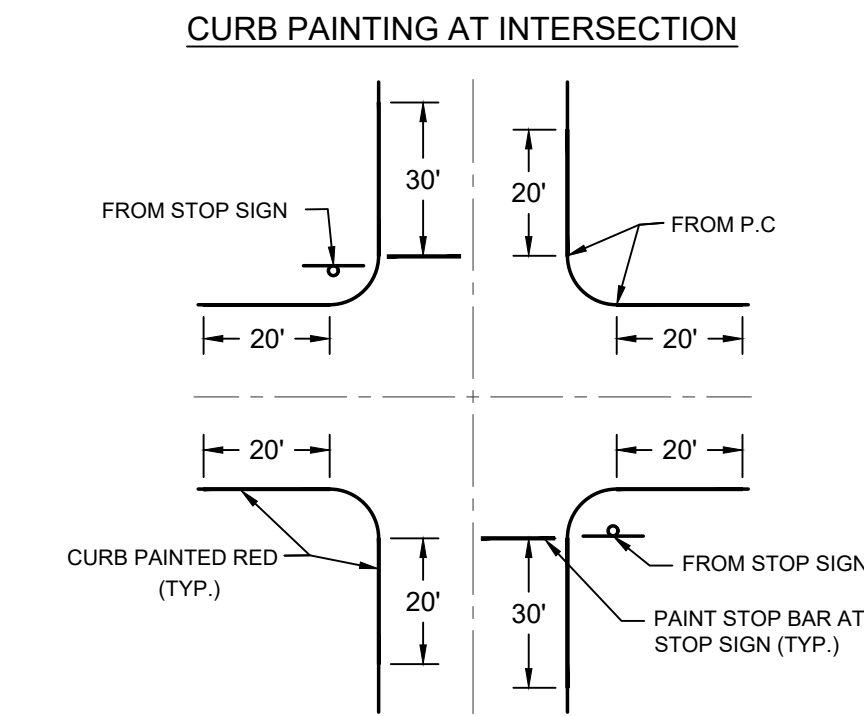


LEGEND

- PROPERTY LINE
- PHASE LINE
- EDGE OF ASPHALT
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED PRIVACY WALL
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- CLASS 1 SURVEY CONTROL MONUMENT (RING & LID SET TO CITY STANDARD)
- CLASS II SURVEY CONTROL MONUMENT (REBAR & ALUM. CAP SET TO CITY STANDARD)
- SIGN PER PLAN
- STREET & STOP SIGN

NOTE: INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

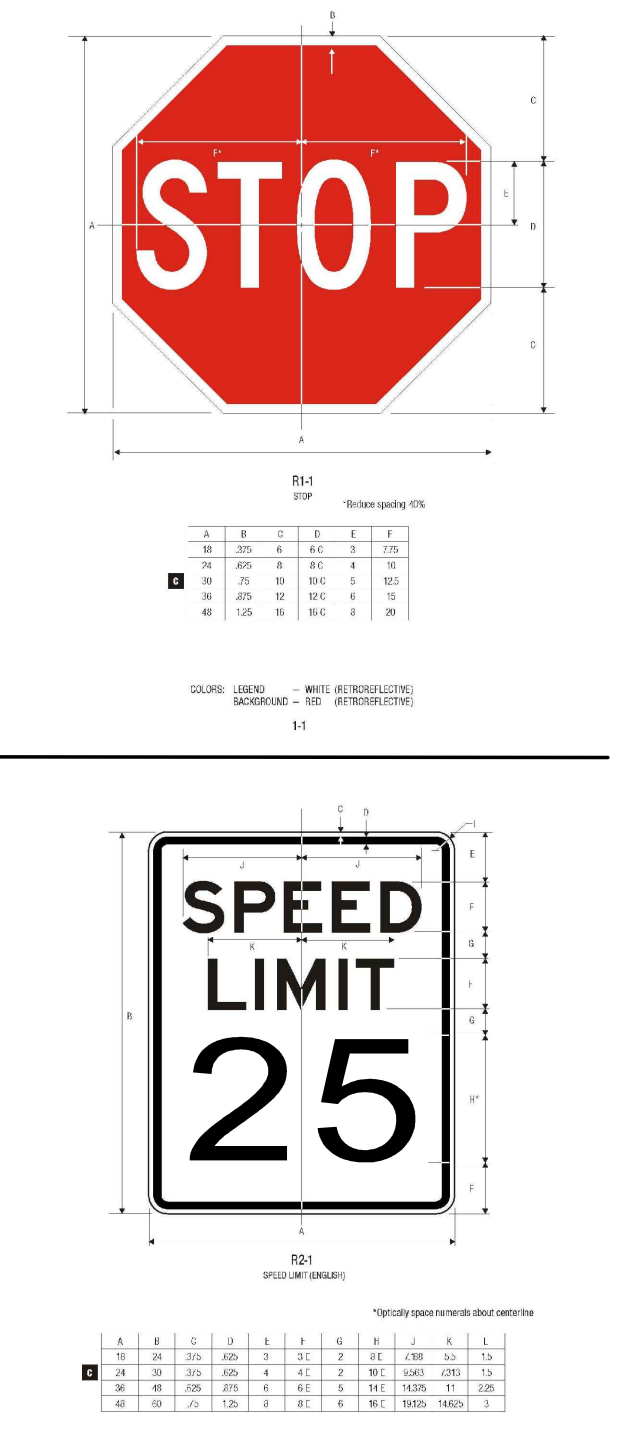
- KEYED NOTES:**
- 1 30" WEDGE CURB & GUTTER (PER CITY STD.)
 - 2 EXISTING CURB & GUTTER
 - 3 5' CONCRETE SIDEWALK (PER CITY STD.)
 - 4 CORNER PEDESTRIAN RAMP (PER CITY STD.)
 - 5 30" HB30-7 CURB & GUTTER (PER CITY STD.) [600 NORTH]
 - 6 8" WATER WAY (PER CITY STD.)



PARKS DEPARTMENT NOTE:

1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE 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.

Line Table		
Line Number	Length	Direction
L8	16.73	N77° 39' 10.03"E
L9	16.65	S63° 11' 28.87"W
L10	20.29	S63° 11' 28.87"W
L7	18.46	S60° 15' 48.54"W
L6	28.14	N14° 54' 12.76"W
L5	26.00	N7° 32' 11.73"W
L4	25.31	N6° 15' 47.47"W
L3	25.39	N1° 21' 27.14"W
L2	26.27	N17° 19' 58.11"E
L1	25.03	N0° 13' 14.47"E
L12	15.00	S7° 22' 57.04"E
L11	15.00	S7° 22' 57.04"E
L13	16.50	N0° 11' 05.35"E
L14	16.50	N0° 11' 05.35"E
L18	15.00	S0° 11' 05.35"W
L17	15.00	S0° 11' 05.35"W
L16	15.00	S0° 11' 05.35"W
L15	15.00	S0° 11' 05.35"W



CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
STATE OF UTAH

REUSE OF DRAWINGS

NO.	DESCRIPTION	BY	DATE

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SITE & SIGNAGE PLAN

SKY VALLEY TOWNHOMES - PHASES 2 & 3

LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'
VER SCALE: N/A
SHEET

C2

OCT 0 4 2023

SKY VALLEY TOWNHOMES

PHASES 2 & 3 CONSTRUCTION DRAWINGS LOCATED IN HURRICANE, UTAH SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN
C5	PLAN & PROFILE - 600 NORTH
C6	PLAN & PROFILE - 545 NORTH & 590 NORTH
C7	PLAN & PROFILE - 3050 WEST & 570 NORTH
C8	PLAN & PROFILE - SEWER LINE ACCESS
C9	SEWER, WATER, & POWER PLAN
C10	GAS, & COMMUNICATIONS PLAN
C11	STRIPING PLAN - 600 NORTH
C12	STANDARD DETAILS
C13	STANDARD DETAILS
C14	STANDARD DETAILS
C15	STANDARD DETAILS
L1	OVERALL LANDSCAPE PLAN

GENERAL NOTES

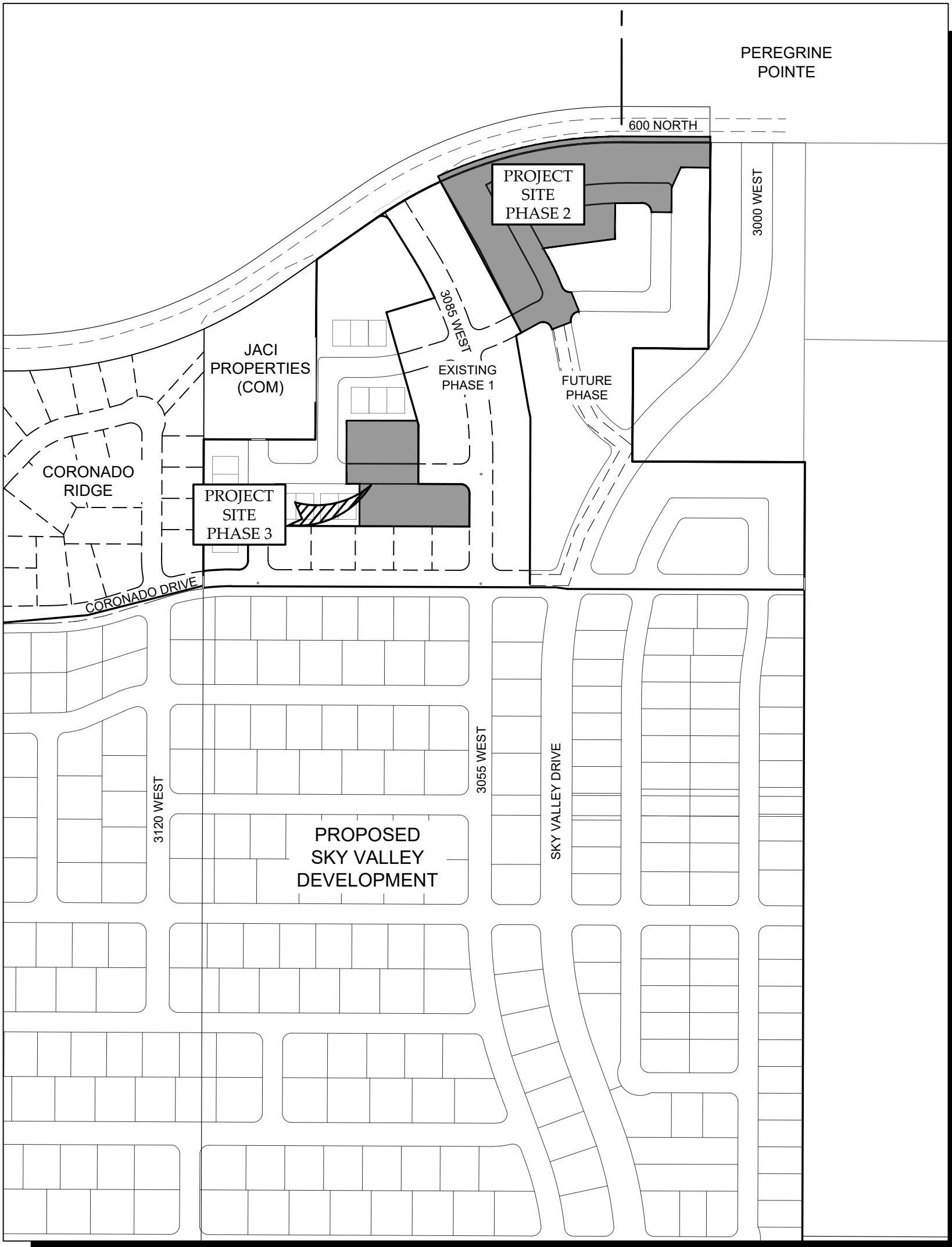
- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS & ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

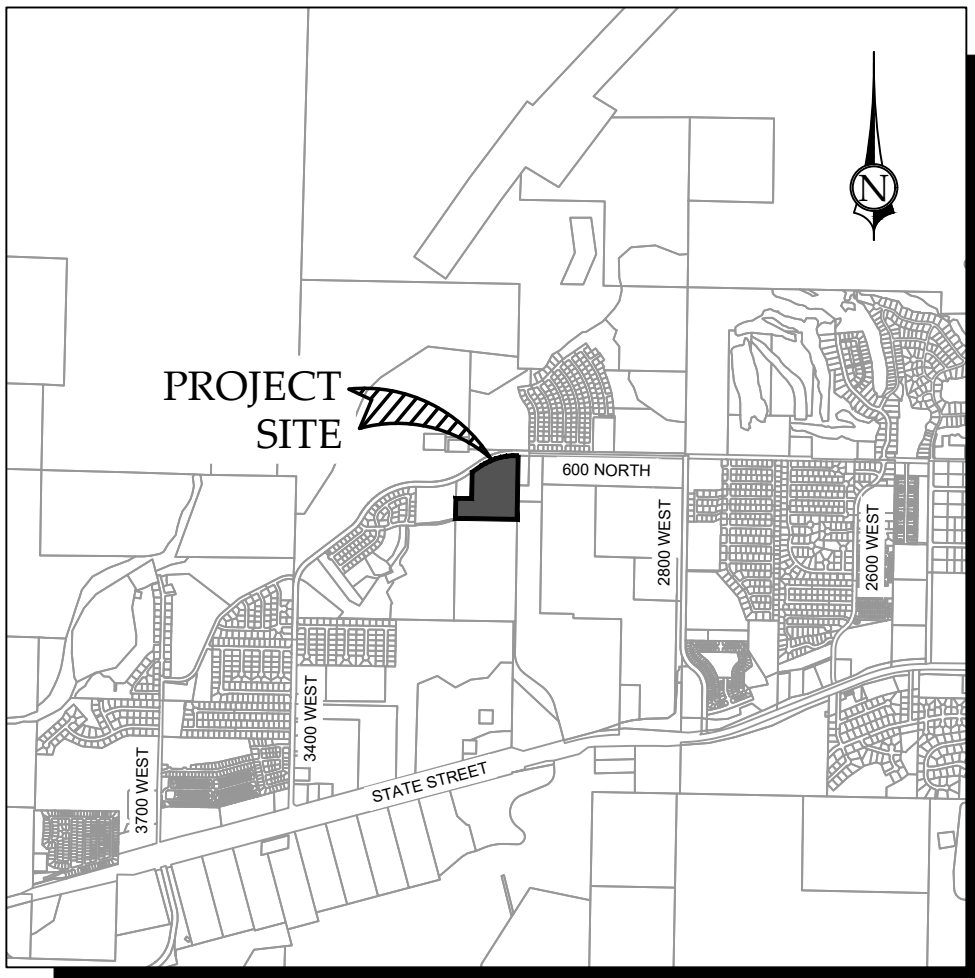
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES.

- EARTH MOVING ACTIVITIES
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTH MOVING ACTIVITIES.
 - PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
 - APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
 - OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



VICINITY MAP
(N.T.S.)

APPROVALS		UTILITIES	
<i>Mike Veacomb</i> PUBLIC WORKS DATE 10/4/23		<i>DA</i> PHONE DATE 10/3/23	
<i>James Hising</i> CITY ENGINEERING DATE 10/4/23		<i>SB</i> GAS DATE 10-3-23	
<i>WP</i> PLANNING & ZONING DATE 10/4/23		<i>SB</i> CABLE DATE 10-3-23	
<i>Doreen Bannery</i> PARKS & RECREATION DATE 10/4/23		<i>John Bost</i> FIBER DATE 10-3-23	
<i>W.E. W.</i> STREETS DEPARTMENT DATE 10-4-23		<i>John Bost</i> HURRICANE VALLEY FIRE DISTRICT DATE 10-3-23	
<i>Clark</i> WATER DEPARTMENT DATE 10-4-23		<i>David Brown</i> WASHINGTON COUNTY WATER CONS DISTRICT DATE 10-4-23	
<i>Bryan Hiner</i> GIS DATE 10/4/23		<i>Amber Millette</i> ASH CREEK SPECIAL SERVICE DISTRICT DATE 10-4-23	
<i>W.E. W.</i> POWER DATE 10-4-23			

* 615 : 545 North needs to be 550 North pg. C2

CONTACT

SHADOW GLEN 420 INC.
2608 W. 510 N.
HURRICANE, UT 84737
435-229-4447



Know what's below.
Call before you dig.

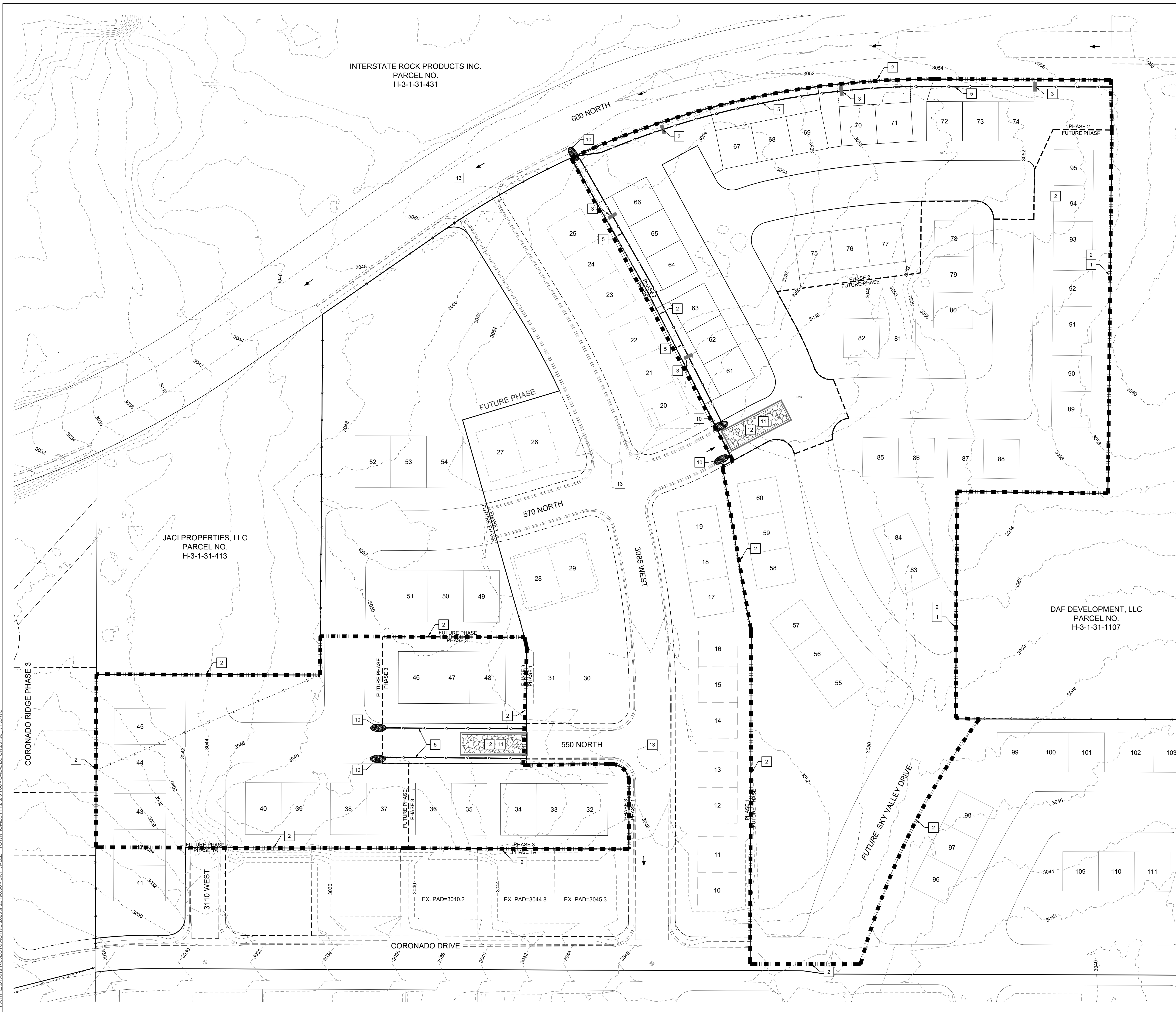


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CONSTRUCTION DRAWINGS
SKY VALLEY TOWNHOMES - PHASES 2 & 3
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET: N/A
HOR SCALE: N/A
VER SCALE: N/A
SHEET

C1



INTERSTATE ROCK PRODUCTS INC
PARCEL NO.
H-3-1-31-431

DAF DEVELOPMENT, LLC
PARCEL NO.
H-3-1-31-1107

SKY VALLEY TOWNHOMES - PHASES 2 & 3

LOCATED IN HURRICANE, UTAH

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

[illegible]

PROJ. #:	Fx. 23190
DATE:	09/29/2023
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 50'
VER SCALE:	N/A
SHEET	

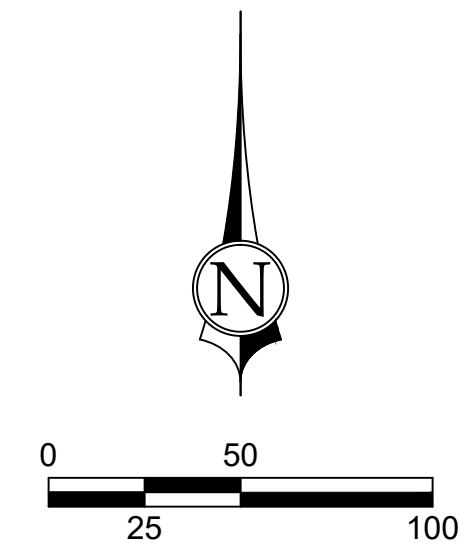
C3

OCT 04 2023

CONSTRUCTION KEYNOTES

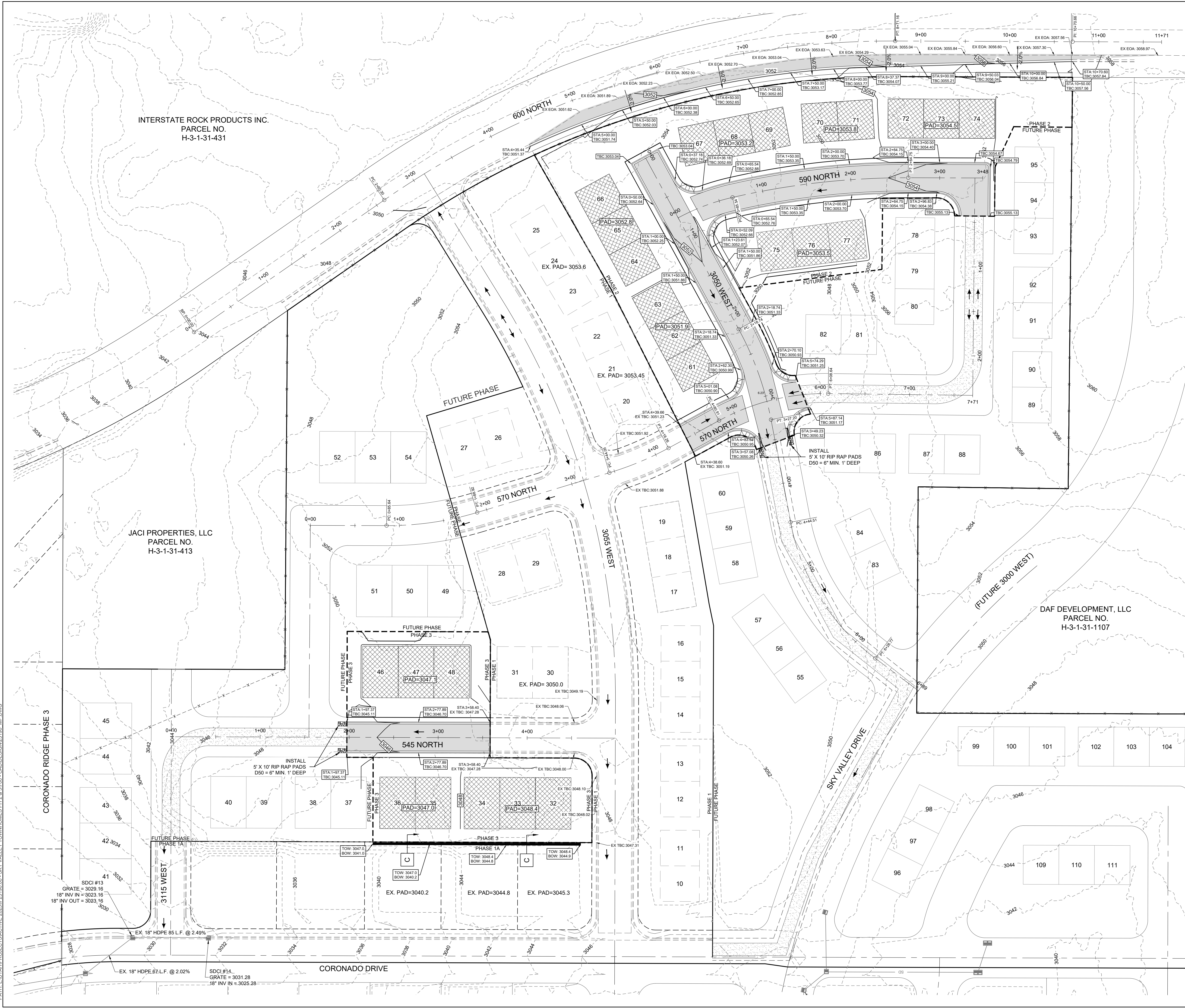
CONSTRUCTION KEYNOTES

CONSTRUCTION NOTES:



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

PATH: L:\UTAH\PROJECTS\ACTIVE 2023\HURRICANE 2023\HURRICANE PH 2 & 3\7000 - CAD\DESIGN\231190.MPD.DWG



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDARY
- PROJECT PHASING
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED RETAINING WALL (PER DETAIL THIS SHEET)
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- FINISH PAD ELEVATION
- SPOT ELEVATION
- TOP OF WALL
- BOTTOM OF WALL

GRADING NOTES

FOR PHASE 2 APPROXIMATELY 2,681 CU.YD. OF CUT 7,350 CU.YD. OF FILL AND 4,689 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY)

FOR PHASE 3 APPROXIMATELY 2,852 CU.YD. OF CUT 156 CU.YD. OF FILL AND 2,697 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY)

THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

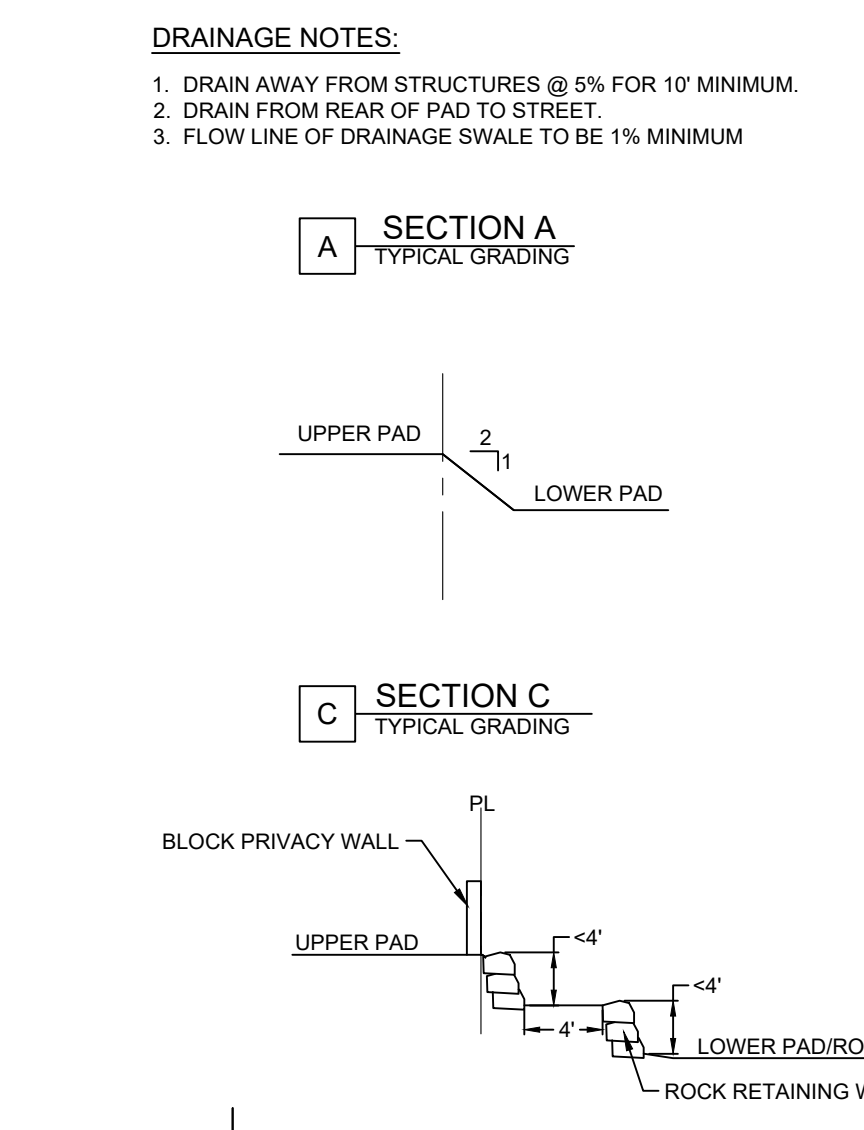
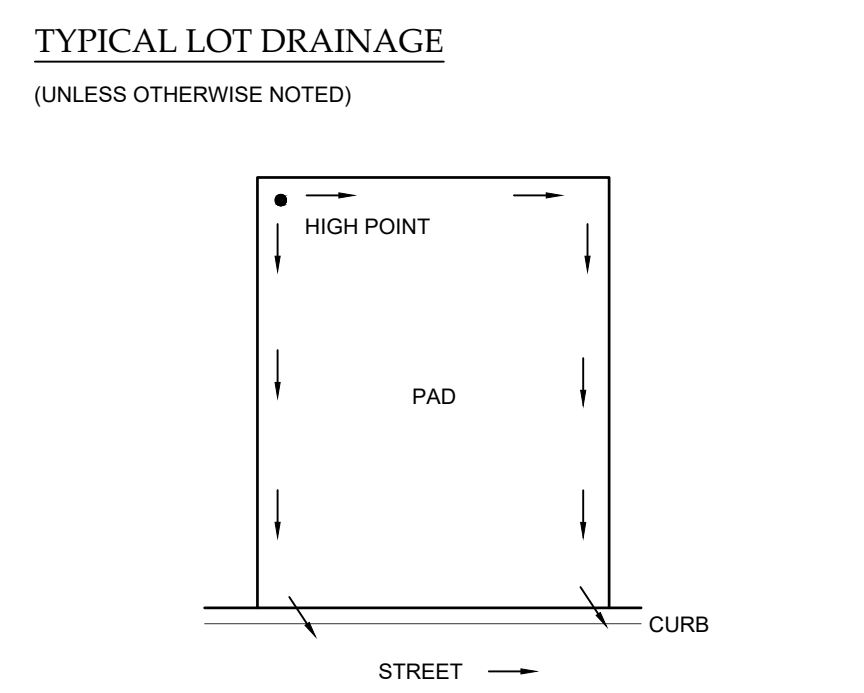
ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH LOT.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.



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

Scale: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

North Arrow

CivilScience
Engineers | Surveyors | Solutions

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
STATE OF UTAH

REUSE OF DRAWINGS	REVISION	NO.	DESCRIPTION	BY	DATE
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GRADING & DRAINAGE PLAN

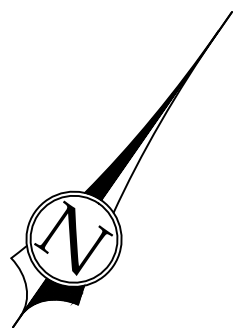
SKY VALLEY TOWNHOMES - PHASES 2 & 3

LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET:
HOR SCALE: 1" = 50'
VER SCALE: N/A
SHEET

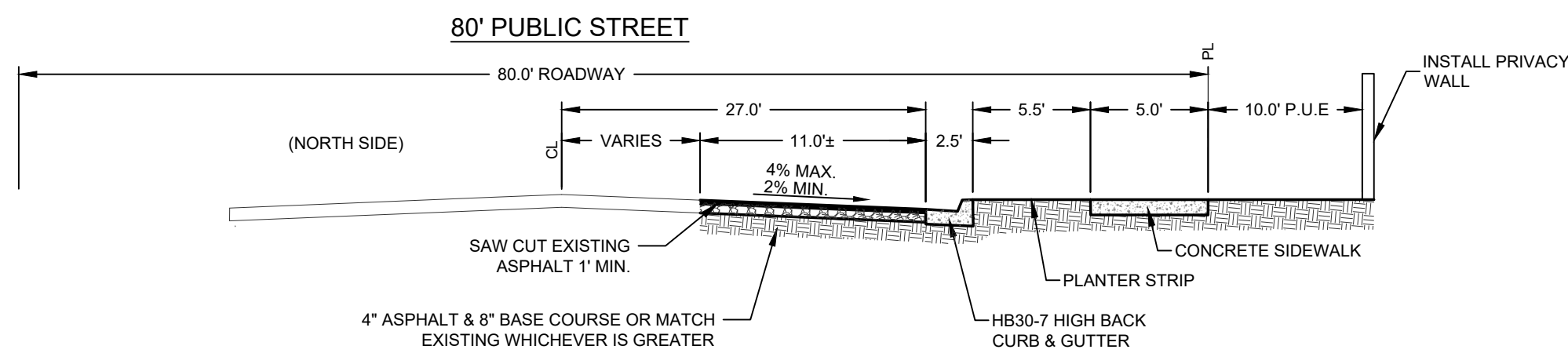
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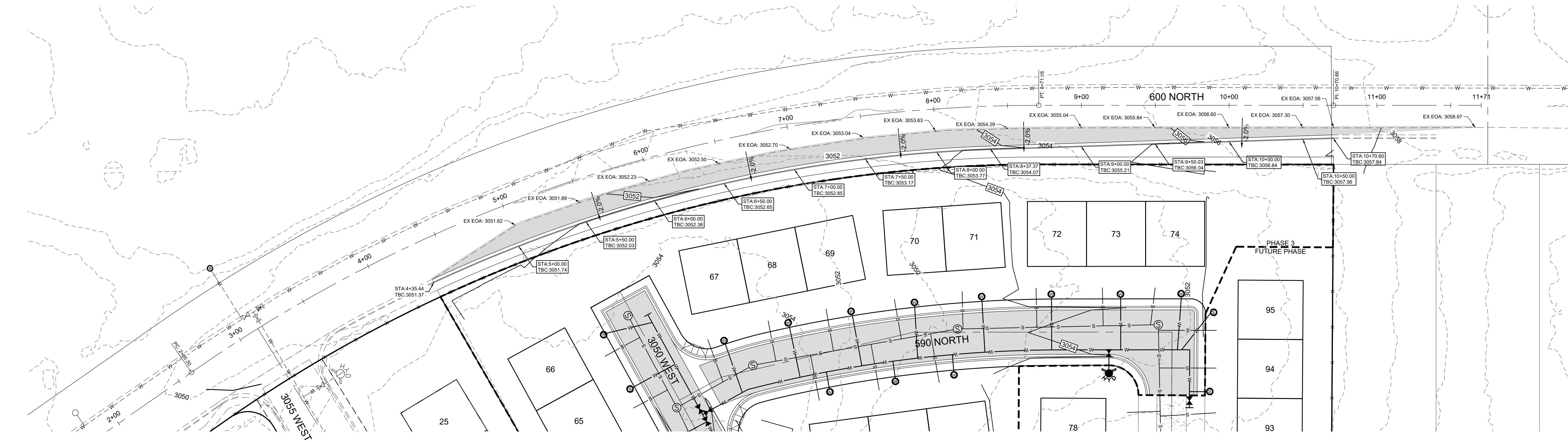
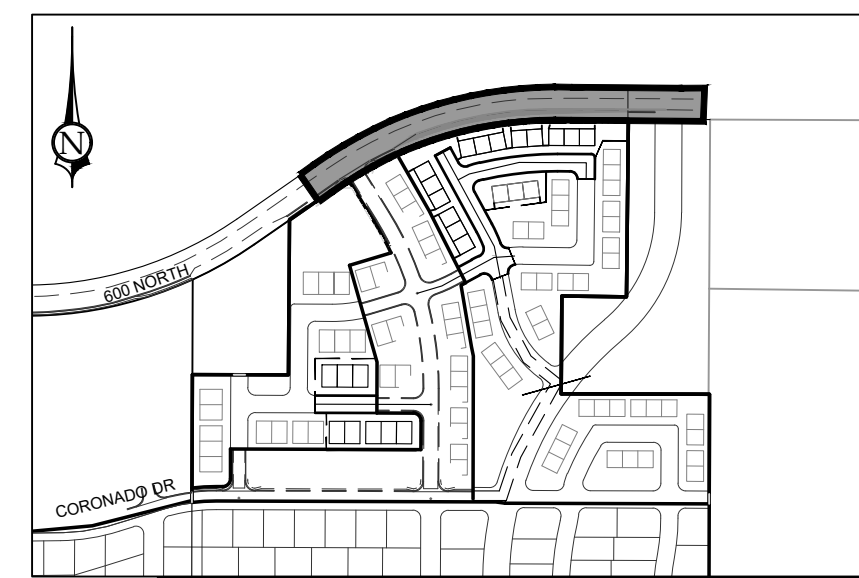
0 40 80
20
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND	
	EXISTING GROUND CONTOUR
	FINISH GRADE CONTOUR
	PROPOSED LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	DRAINAGE FLOW DIRECTION
	LOCATION ELEVATION
	SPOT ELEVATION

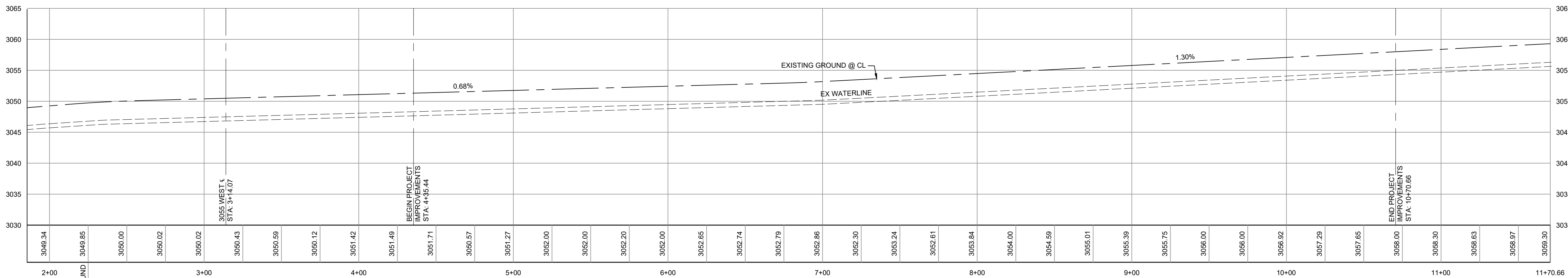


KEY MAP

N.T.S.



600 NORTH 80' PUBLIC STREET



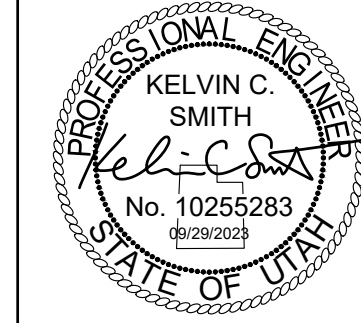
PLAN & PROFILE

600 NORTH
SKY VALLEY TOWNHOMES - PHASES 2 & 3
LOCATED IN HURRICANE, UTAH

PROJ: #. Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

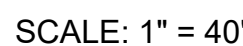
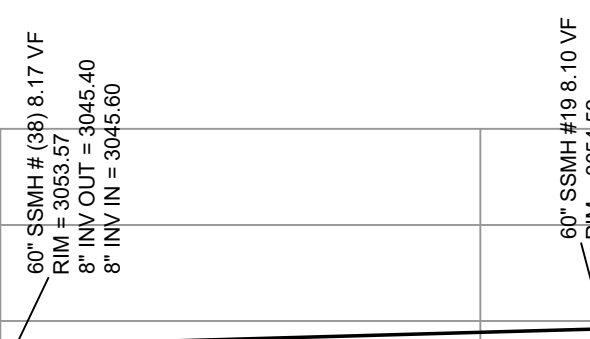
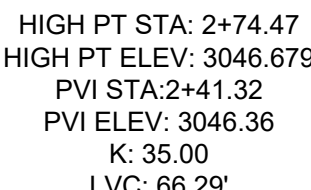
SHEET
C5

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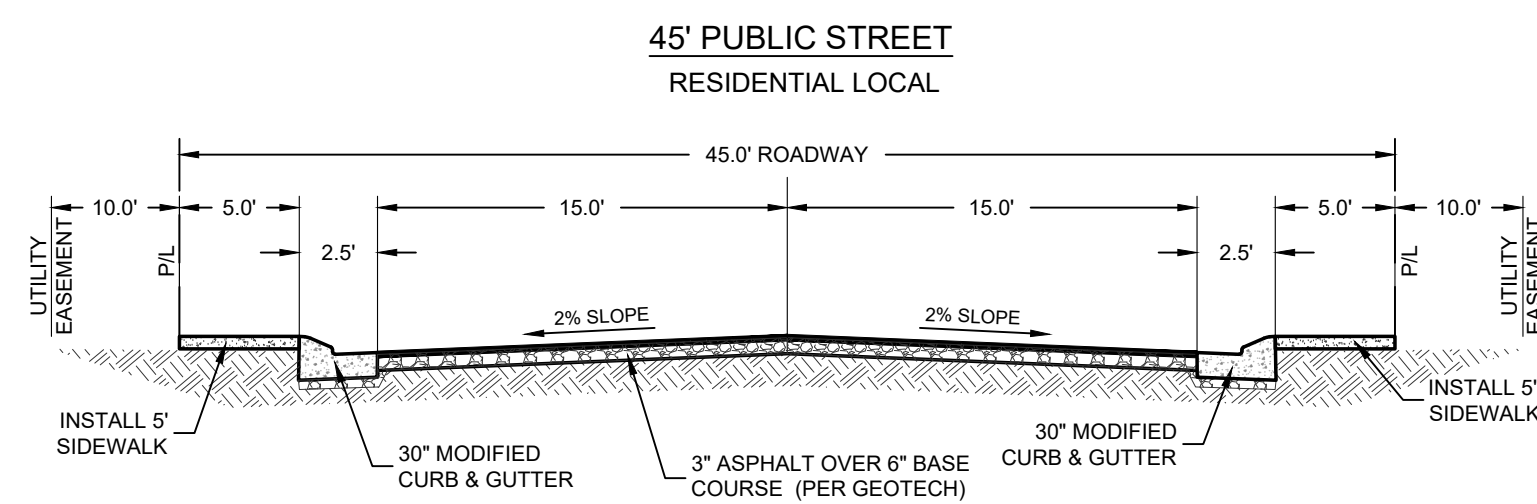
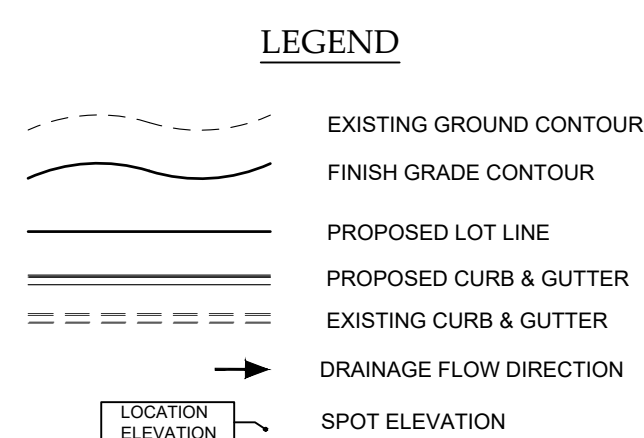


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OCT 04 2023



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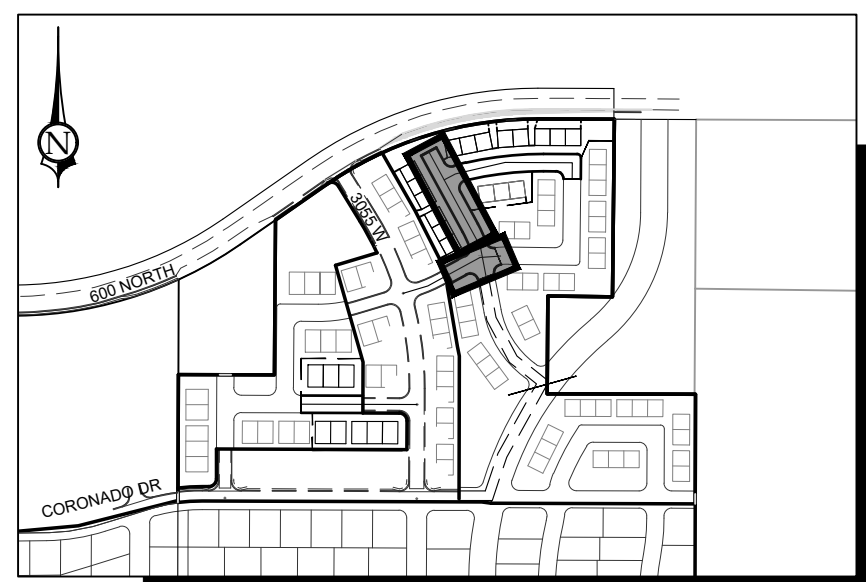
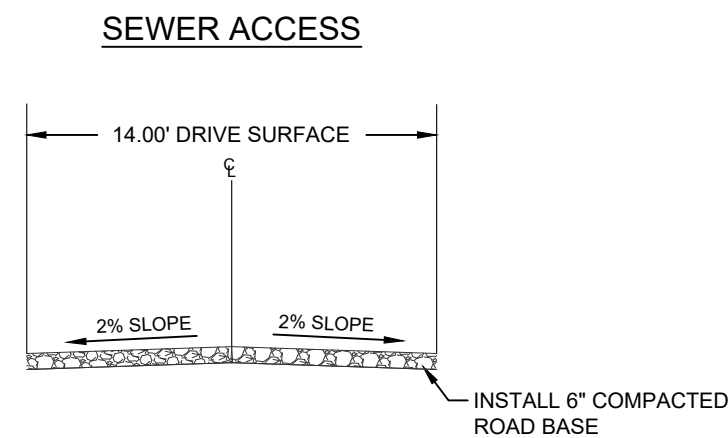
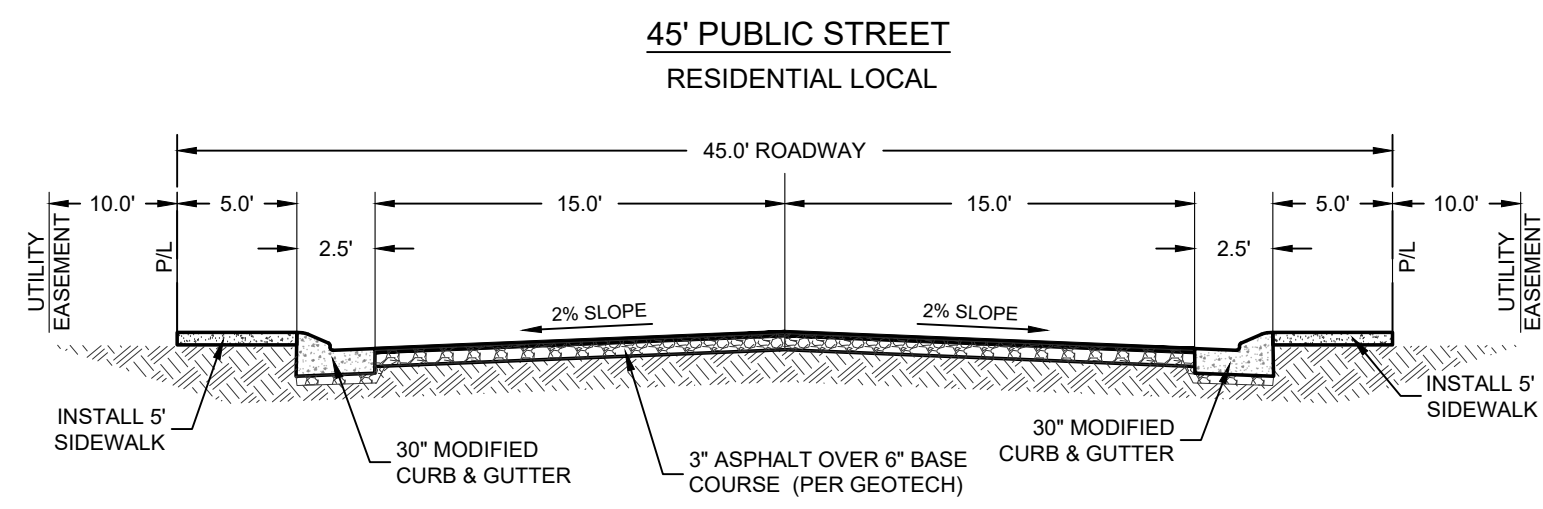
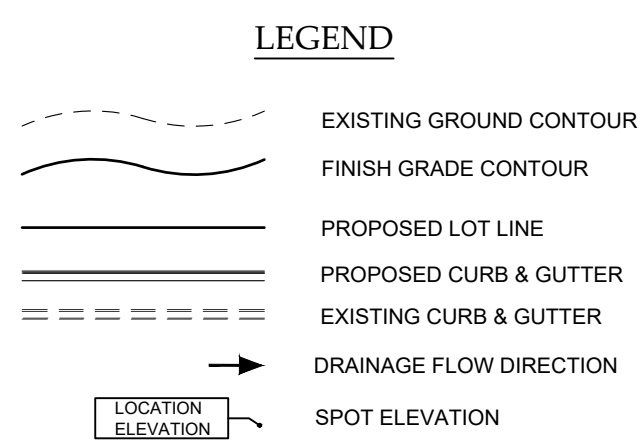
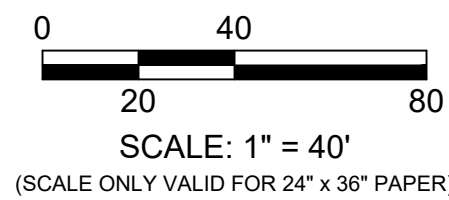
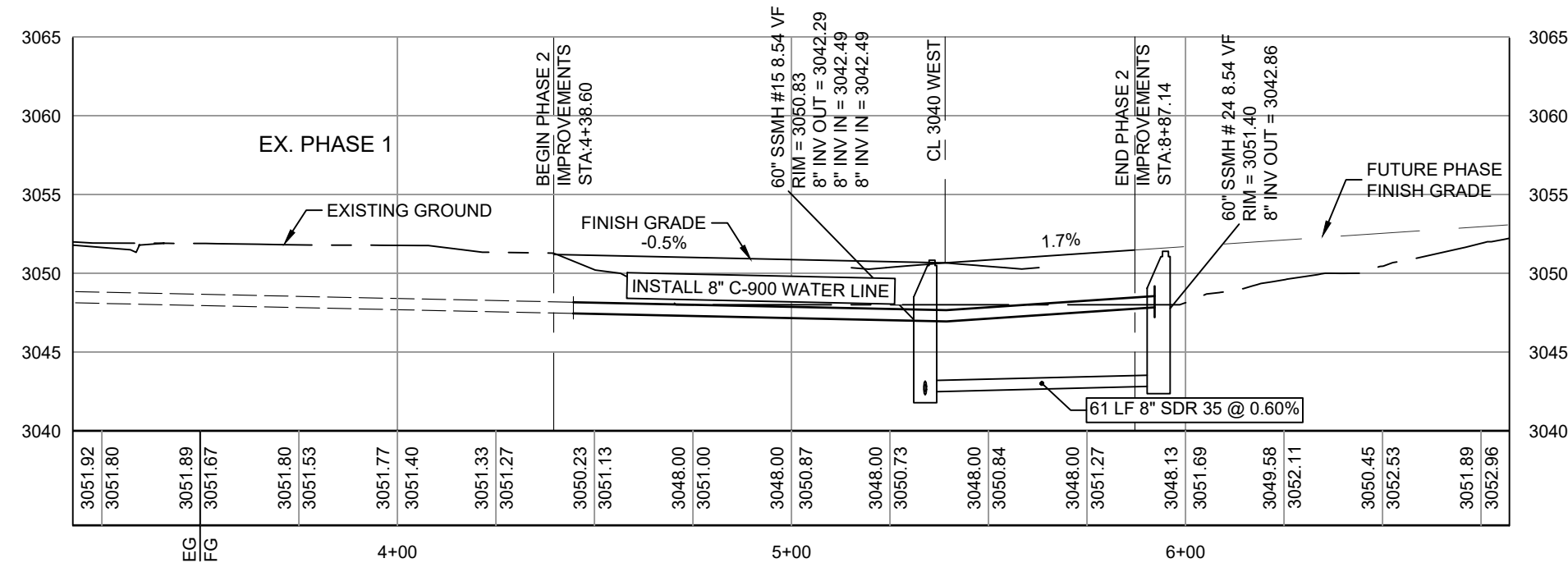
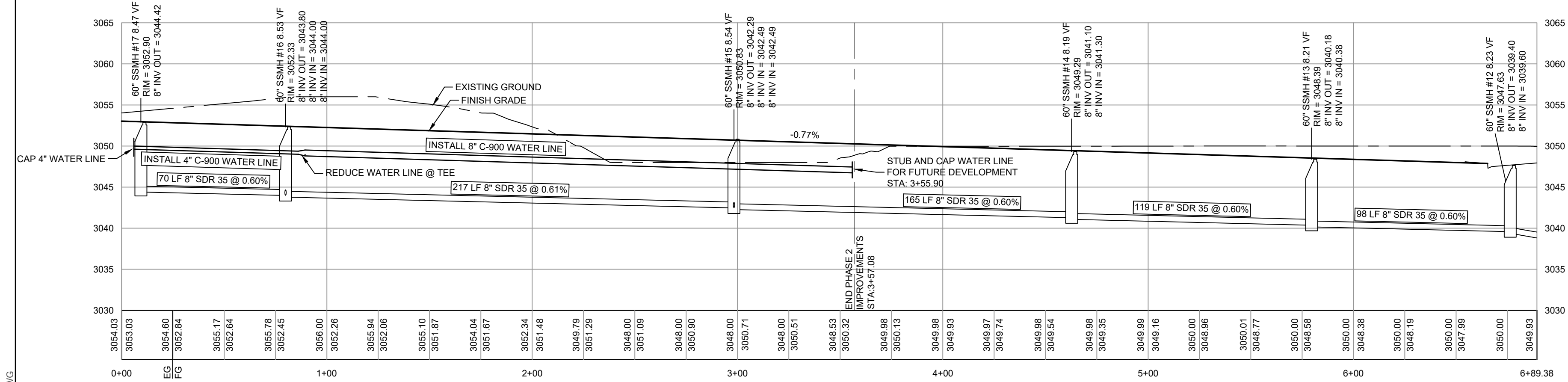
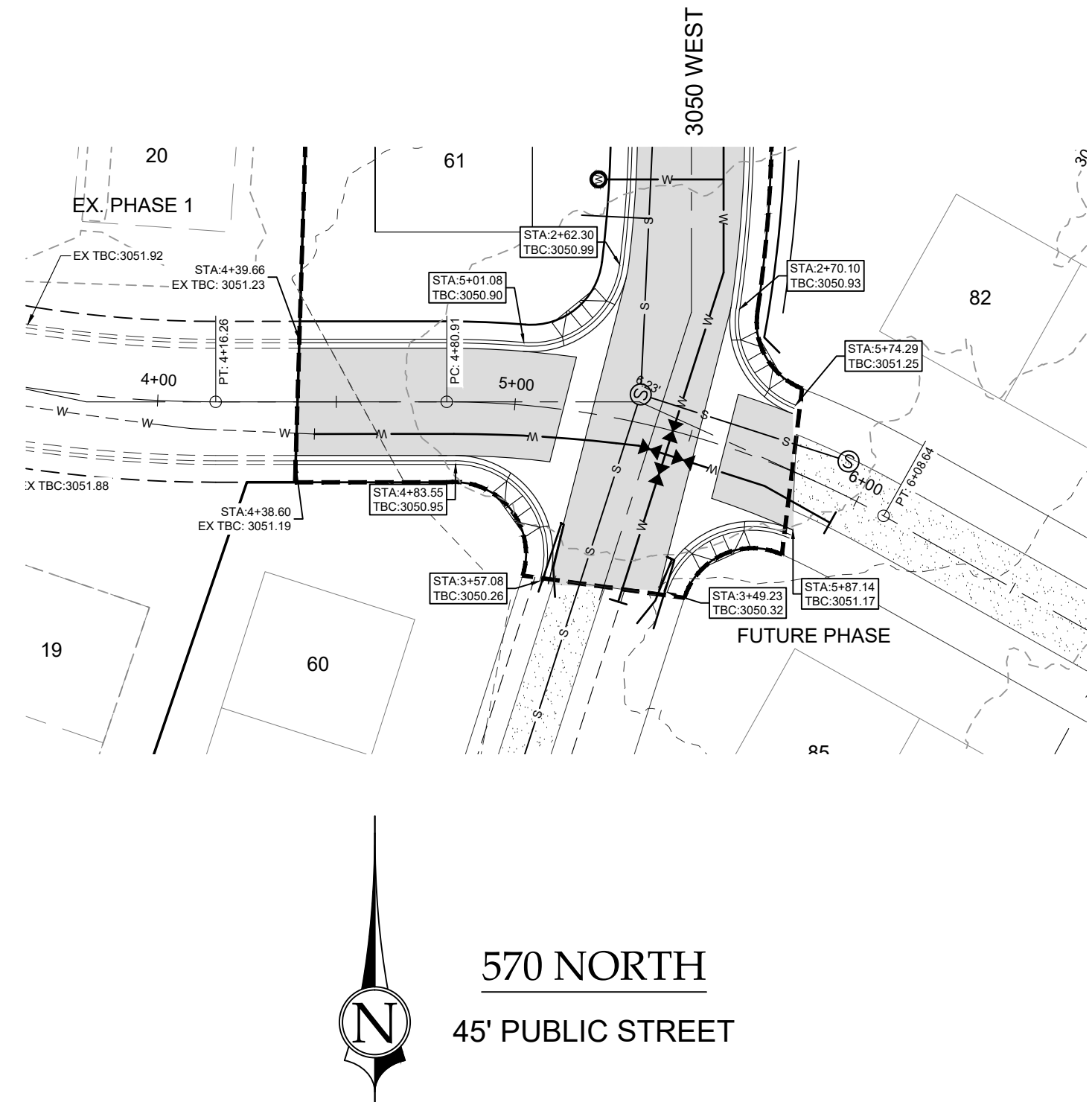
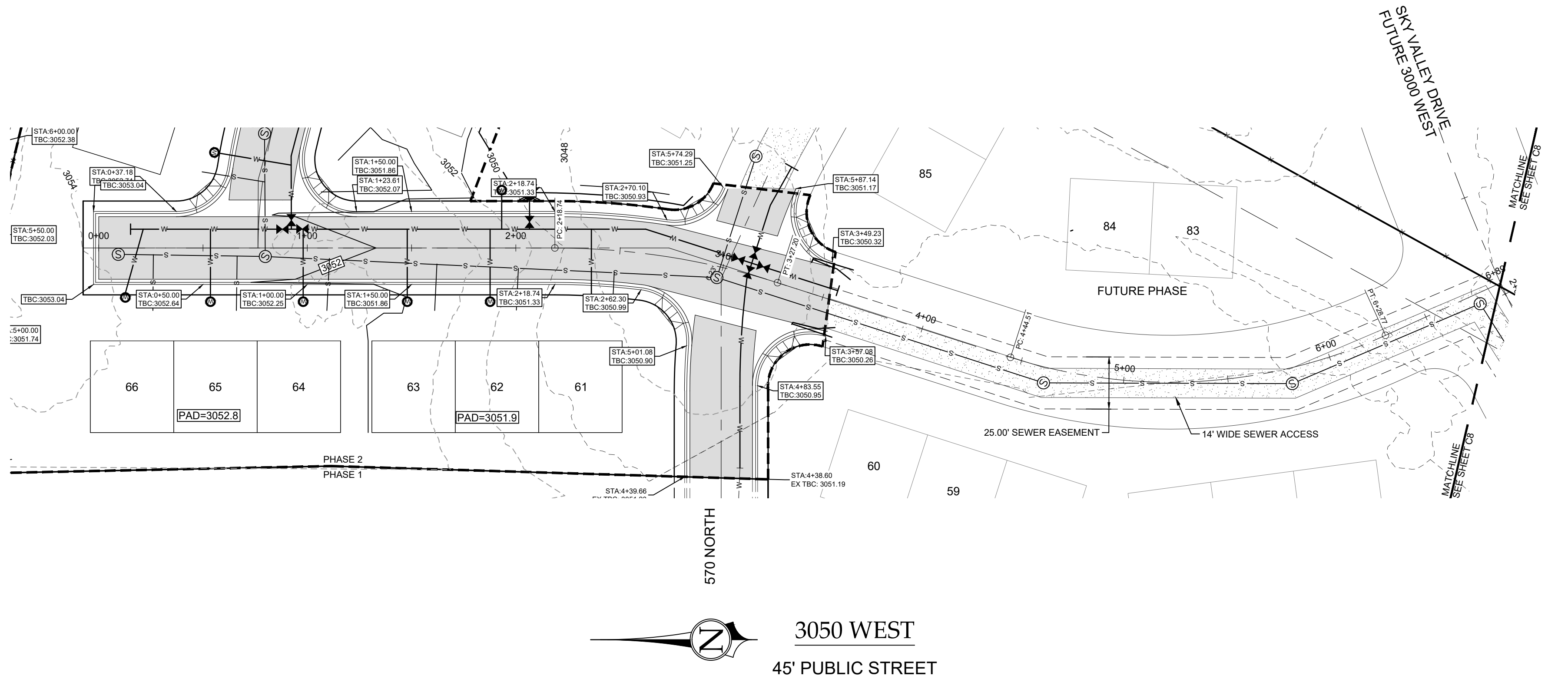
PLAN & PROFILE
545 NORTH & 590 NORTH
SKY VALLEY TOWNHOMES - PHASES 2 & 3
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23190
DATE:	09/29/2023
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 40'
VER SCALE:	1" = 10'
SHEET	

C6

OCT 04 2023

PATH: L:\UTAH\PROJECTS\ACTIVE 2023\F21910.00 - SKY VALLEY TOWNHOMES PH 2 & 3\700 - CAD\DESIGN\21191.MPDWG



PLAN & PROFILE
3050 WEST & 570 NORTH
SKY VALLEY TOWNHOMES - PHASES 2 & 3
LOCATED IN HURRICANE, UTAH

PROJ: #. Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

SHEET
C7

REUSE OF DRAWINGS

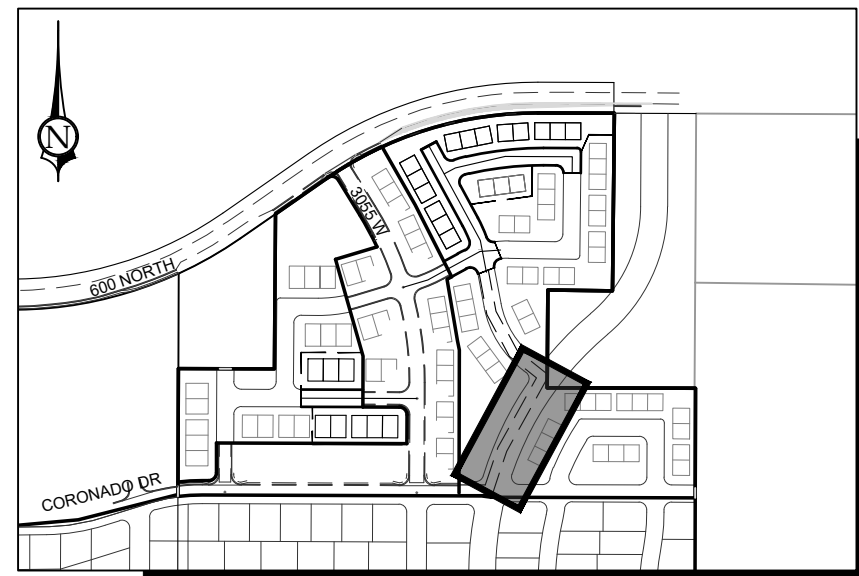
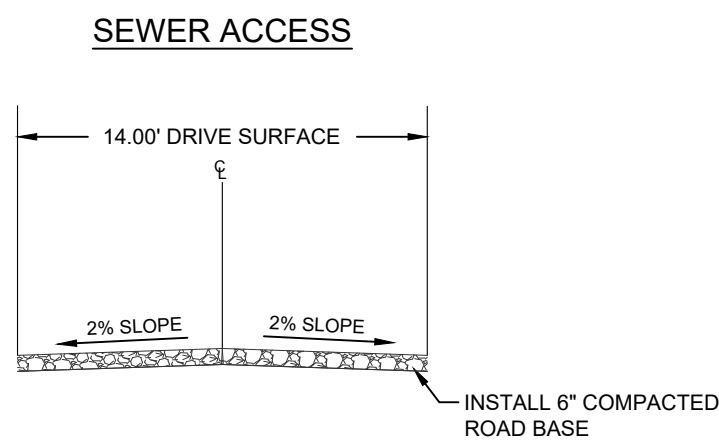
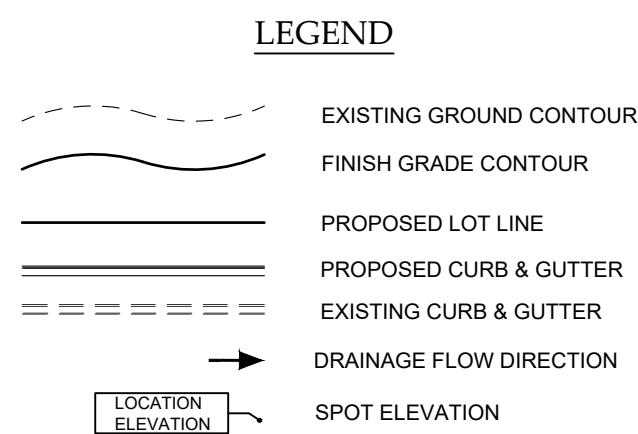
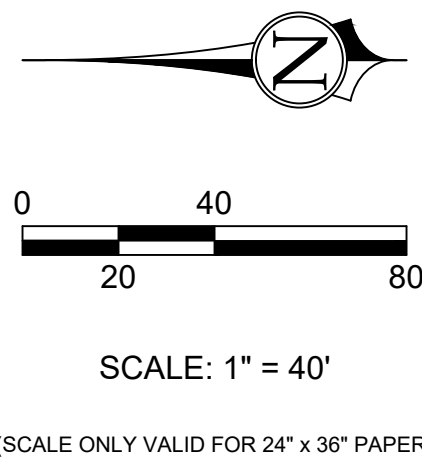
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NO.	REVISION	DESCRIPTION	BY	DATE

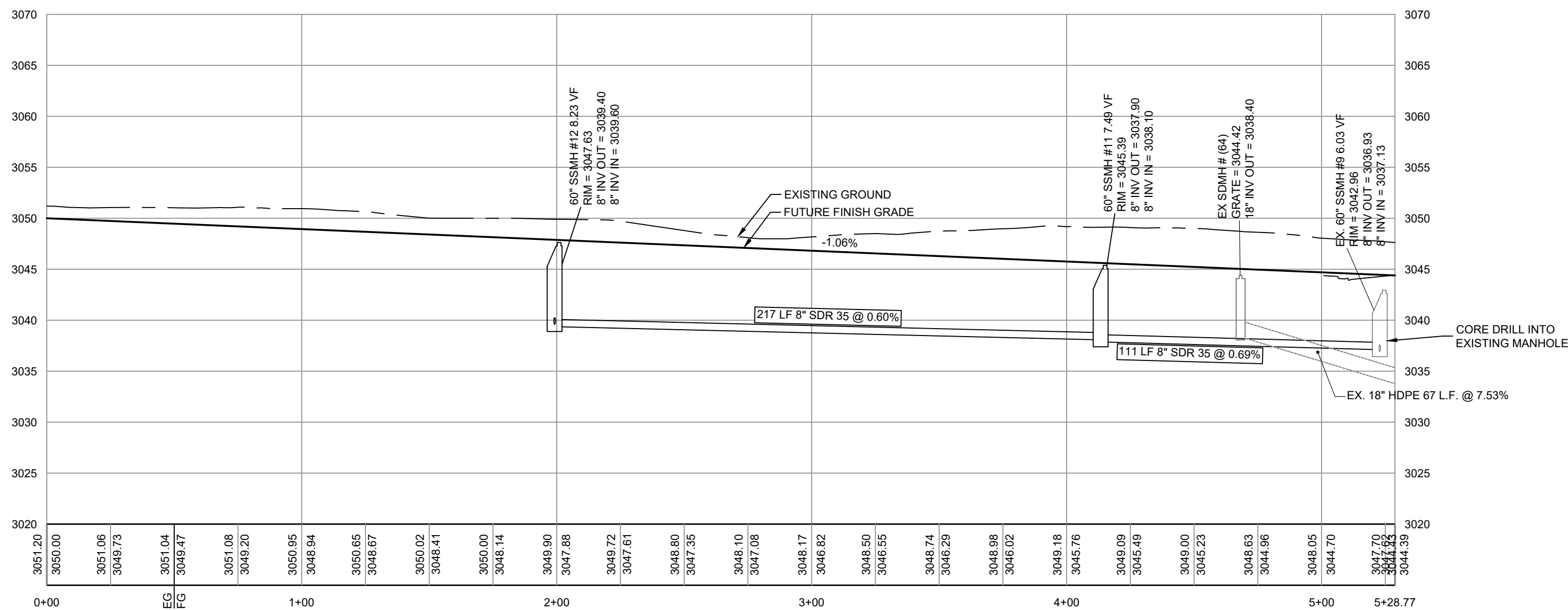
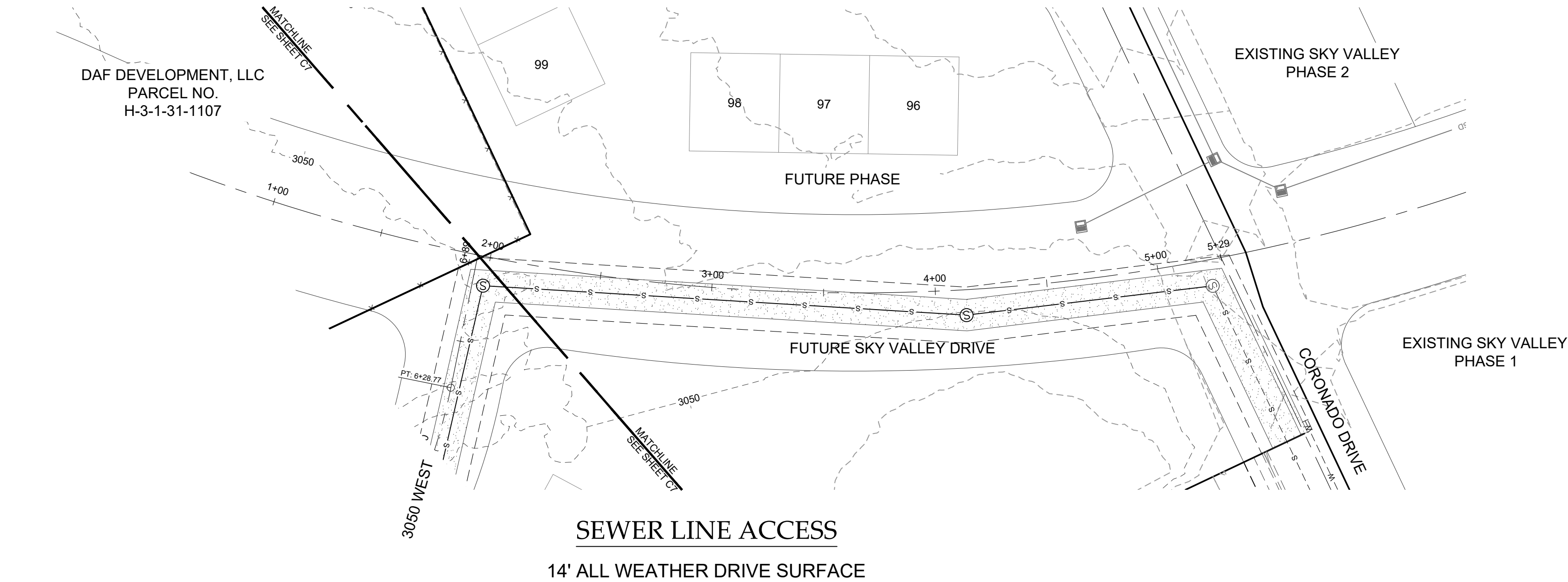


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KEY MAP



PLAN & PROFILE

SEWER LINE ACCESS

SKY VALLEY TOWNHOMES - PHASES 2 & 3

LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23190

DATE: 09/29/2023

DESIGN BY: ZNI

CHECKED BY: BLW

SCALE OF SHEET

HOR SCALE: 1" = 40'

VER SCALE: 1" = 10'

SHEET

C8

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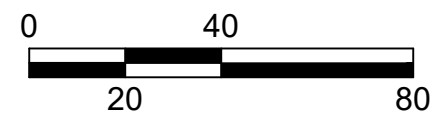
1463 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

NO.	REVISION	DESCRIPTION	BY	DATE

JACI PROPERTIES, LLC
PARCEL NO.
H-3-1-31-413

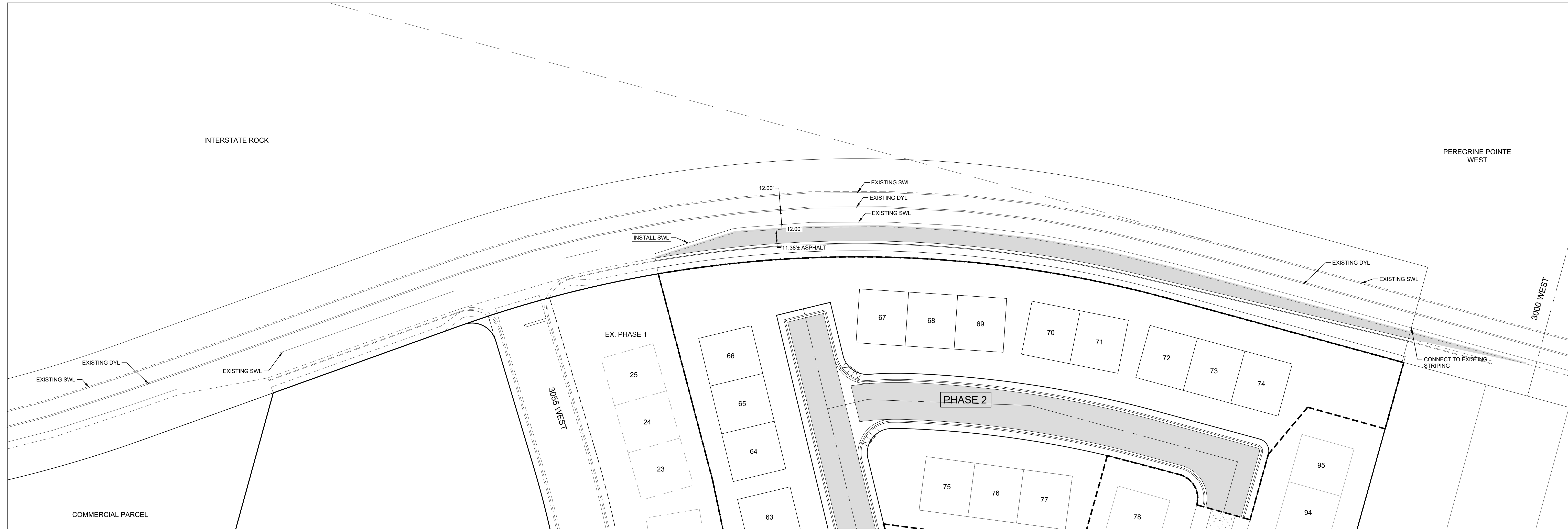
OCT 04 2023

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SCALE: 1" = 40'

(SCALE ONLY VALID FOR 24" x 36" PAPER)



LEGEND

- PROPERTY LINE
- PHASE LINE
- EDGE OF ASPHALT
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

NOTE:
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.



STRIPING PLAN
600 NORTH
SKY VALLEY TOWNHOMES - PHASES 2 & 3
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23190
DATE: 09/29/2023
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET:
HOR SCALE: 1" = 40'
VER SCALE: N/A

SHEET

C11



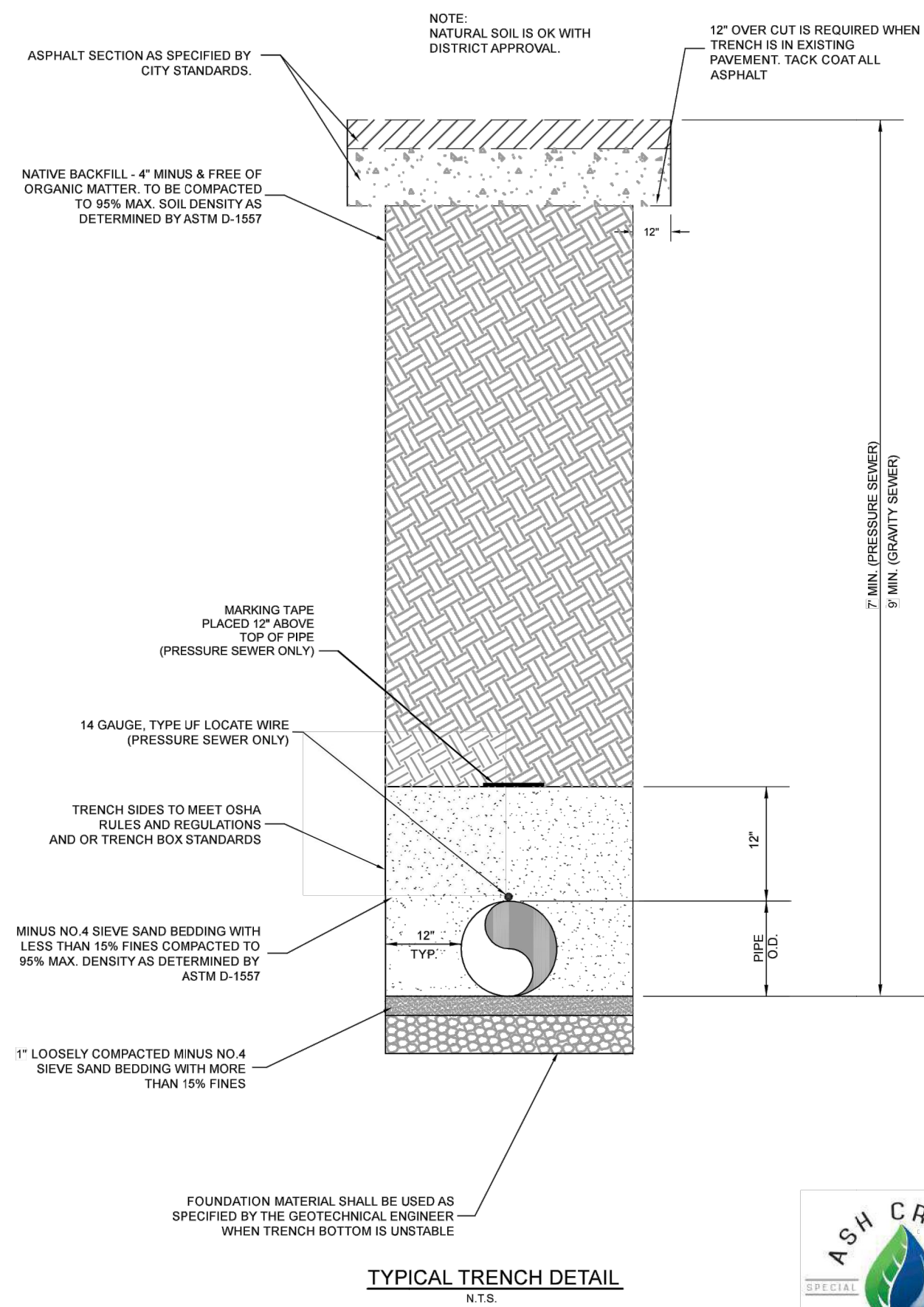
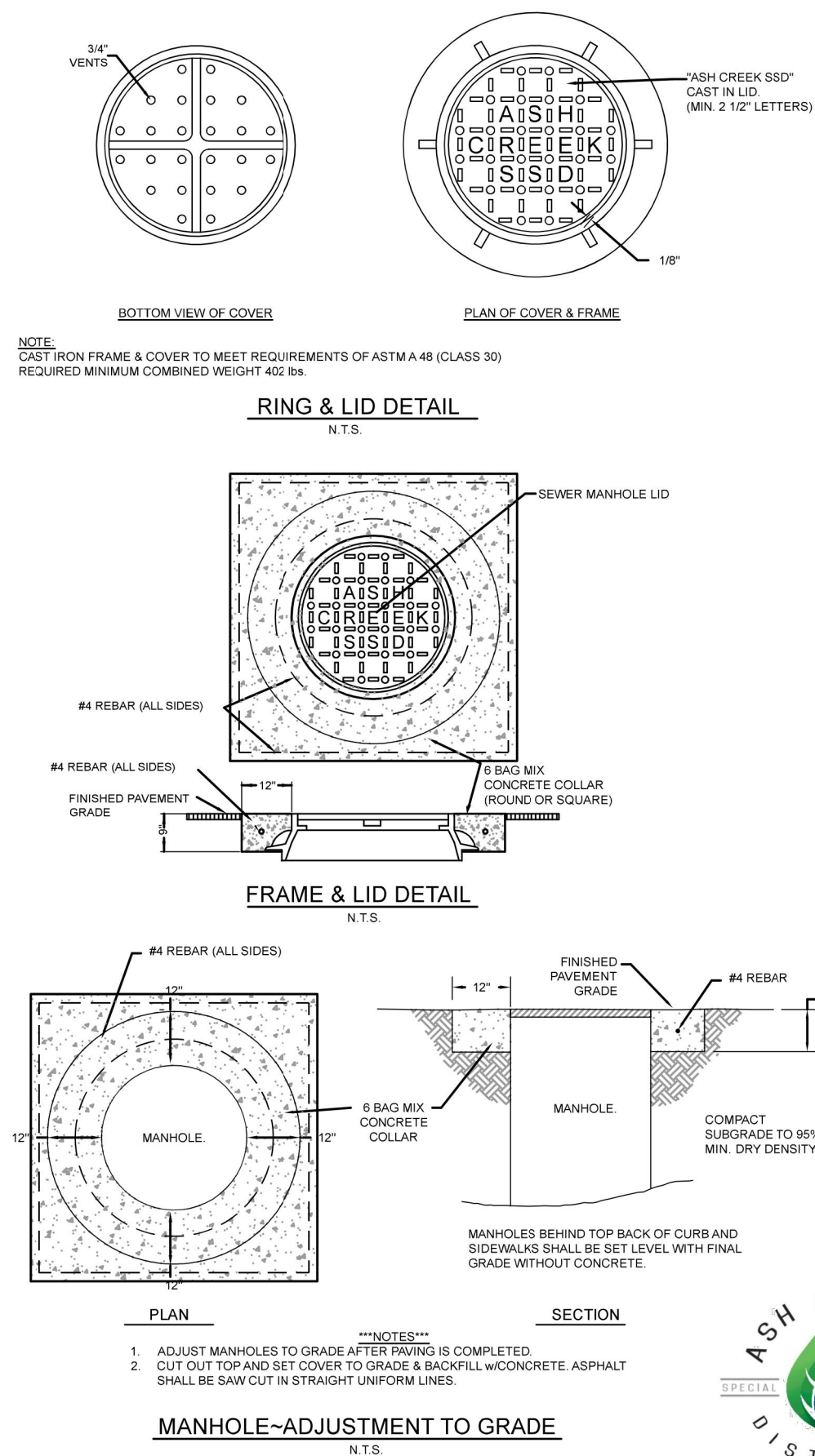
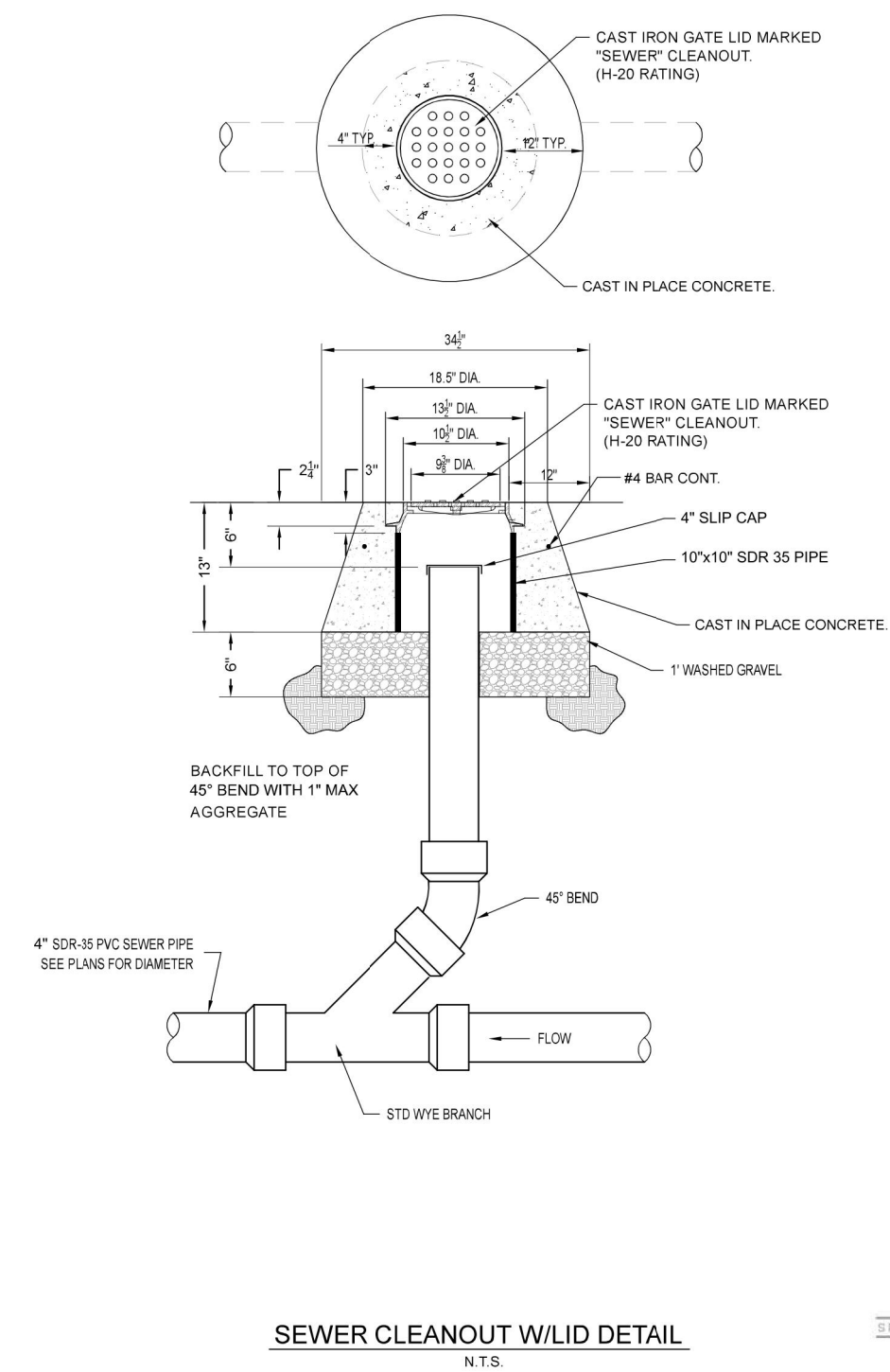
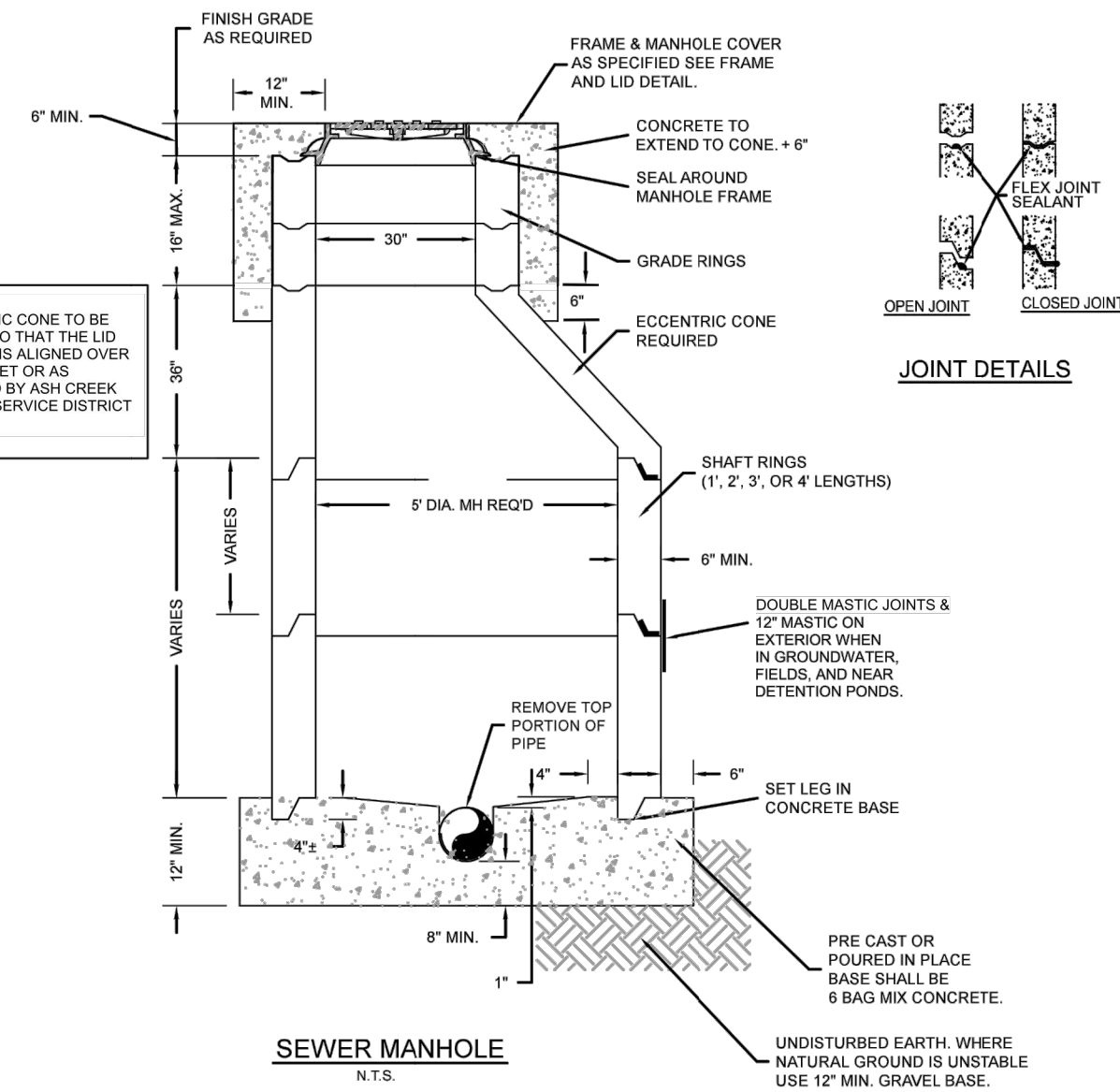
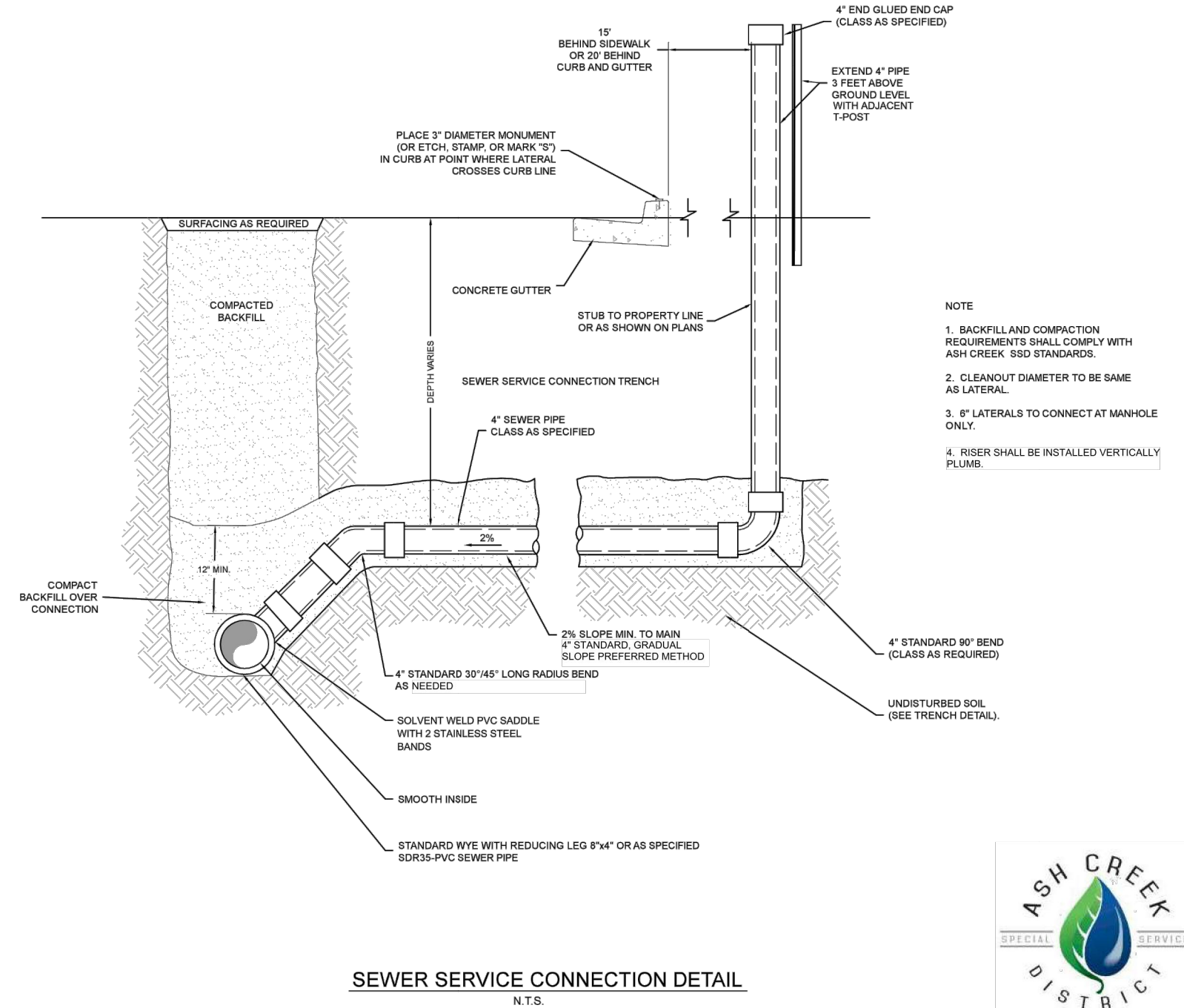
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REVISION			
NO.	DESCRIPTION	BY	DATE

Diagram illustrating a cross-section of a ditch or drainage structure. The structure features a flat top labeled "2' MIN." and sloped sides labeled "2:1 SLOPE MAX.". The area above the top is labeled "COMPACT FILL". The area below the bottom is labeled "EXISTING GRADE". A dashed line indicates the "STABILIZING COVER WHEN NEEDED". An arrow labeled "FLOW" points to the right, indicating the direction of water flow.

NOTES:

1. STABILIZE INLETS, OUTLETS, AND SLOPES.
2. PROPERLY COMPACT THE SUBGRADE

Diagram illustrating a cross-section of a road or embankment. The top section is labeled "COMPACT FILL" and has a width of "2' MIN.". The area above the compact fill is labeled "STABILIZING COVER WHEN NEEDED". The bottom line represents the "EXISTING GRADE".

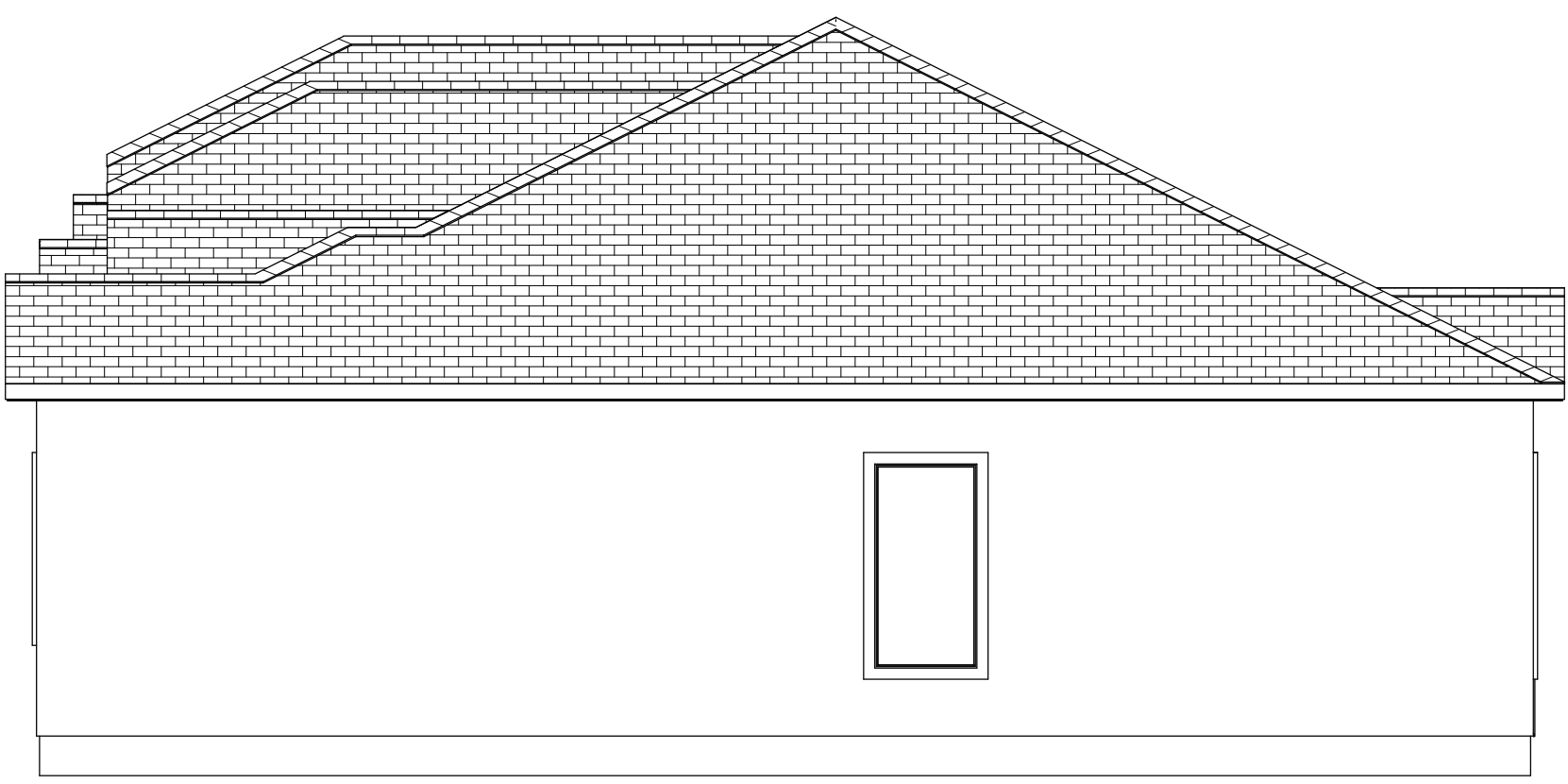




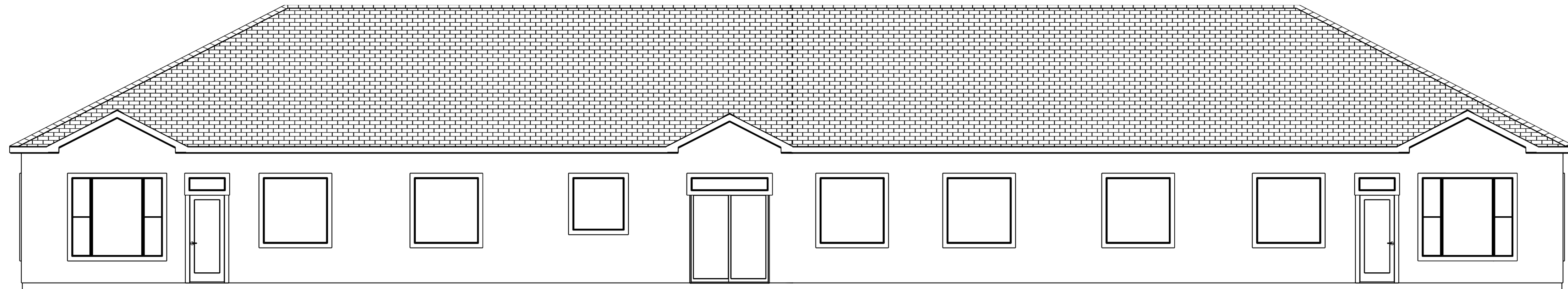
TANZANITE

ALEXANDRITE

TANZANITE



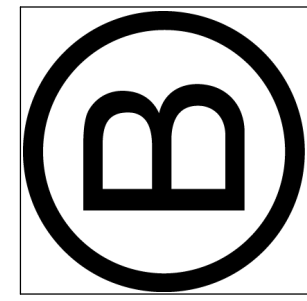
Elevation 49



Elevation 50

Lot Sky Valley Townhomes 16, 15,
14 Tanz,Alex,Tanz

DISCLAIMER
BERTÉ CUSTOM IS NOT RESPONSIBLE AND WILL NOT BE HELD LIABLE FOR STRUCTURAL ENGINEERING REGARDING THIS PLAN. IF STRUCTURAL ENGINEERING IS REQUIRED, IT WILL BECOME THE RESPONSIBILITY OF THE OWNER / OR CONTRACTOR. IF ANY DESIGN ISSUES ARISE, PLEASE CONTACT BERTÉ CUSTOM.
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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

SHEET TITLE:
Elevation Plan

PROPOSED RESIDENCE FOR
GEMSTONE CUSTOM HOMES, INC.
Sky Valley Townhomes 16, 15, 14 Tanz,Alex,Tanz
GEMSTONE CUSTOM HOMES, INC.
HURRICANE, UTAH 84131

Berte Custom Designs
1346 Cedar Dr.
Apple Valley, UT 84717
435-767-5156
bertecustom@gmail.com

DATE:

10/13/2023

SCALE:

SHEET:

SKY VALLEY - TOWNHOMES

Hurricane, UT





STAFF COMMENTS

PSP23-36: Discussion and consideration of a possible approval of a preliminary site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. application-PSP23-36
2. PSP23-36 Ropes of Southern Utah
3. Site_Plan-Single_Page (1)
4. Vicinity_Map
5. Additional_Document
6. Development_Plan

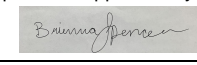
**Application**

Permit #:

PSP23-36

Issue Date:

10/20/2023

Application Accepted Date: 10/19/2023		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: Prel. Site Plan for a new ropes course and restaur		Planning Fee		\$	200.00					
Tenant / Project Name: Preliminary Site Plan - Ropes of Southern Utah		Planning Fee		\$	200.00					
Bldg. Address: Jellystone Road and Sand Hollow Road		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Glampers Inn Phase:		Amount Paid:		\$	200.00					
Block: Lot #: 3,4,5 Parcel #: H-4-2-1-331-GS1		Remaining Due:		\$	0.00					
Zone: planned commercial										
Property Owner: Scott Nielson										
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: Preliminary Site Plan - Ropes of Southern										
License #: TBD Utah / John Hendleman P: (801) 628-7147										
Address: 3466 S Walnut Canyon Dr,										
City: St. George State: UT Zip: 84790										
Email: aspensgrovellc@gmail.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
		Setbacks		Front:	Rear:	Left:	Right:			
		Min.								
		Actual:								
APPLICATION NUMBER: PENDPSP23-36										
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 compiled 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: Karl Rasmussen										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:		Date:								
		10/19/2023								
Application Issued By:		Date:								
		10/20/2023								
Receipt #: 8.173618-10/20/23										



STAFF COMMENTS

Agenda Date:	11/09/2023
Application Number:	PSP23-36
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	John Hendleman
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	Corner of Jellystone Road and Sand Hollow Road
Zoning:	PC
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary site plan for Ropes of Southern Utah within the Glampers Inn development. This consists of a commercial restaurant building and a ropes recreational course. This is within the commercial area (Lots 3,4, and 5) of the Glampers Inn development.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** PID work needs to be done and accepted.
2. **Power:** Dixie Power area. No comments received.
3. **Water:** Okay.
4. **Street:** Roadway access is not completed at this time. Is the entrance public or private?
5. **Sewer:** Interceptor needs to be installed for the restaurant. Are stubs located behind the sidewalk?
6. **Engineering:** Ensure required 10 foot landscape strip is being provided. The preliminary site plan must show a preliminary utility plan, including water, sewer, power, and storm drainage plans. How many of the utilities from the previous site plan have been installed? Where are the proposed water meters for the two proposed buildings and landscaping? Where will detention be provided? The previous location for underground detention seems to be covered by the proposed ropes course and building. Engineering would propose merging proposed lots 4 & 5, adjust the shared lot line between Lots 3 & 4 to align with proposed improvements. The easternmost ropes tower is proposed to be on a property line.

7. **Fire:** Okay
8. **Phone:** No comment
9. **Cable:** No comments
10. **Fiber:** No comments
11. **Gas:** No comments
12. **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.



Location is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Planned Commercial zone
2. The proposed uses, parcel boundaries, and building locations have shifted since the approval of the final site plan and preliminary plat for this development. Staff is concerned that changes

proposed here may interfere with other parts of the development. A new JUC review will be required to assess the changes to the overall development.

3. Parking Requirement: Per HCC 10-34-10

<i>Recreation and entertainment, outdoor</i>	<i>Parking study required</i>	
<i>Restaurant, general</i>	<i>1 space per 100 square feet of gross floor area</i>	<i>10 spaces minimum</i>

They have provided a parking study for the ropes course and restaurant building. Under our code 75 parking stalls would be required for the restaurant building. They are showing 50 stalls being required for the ropes course and 38 required for the restaurant building, with 10 parking spaces required for “employees”. The Planning Commission may approve a parking study under HCC 10-34-9 (F) which is copied below:

F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. The study shall provide:

a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;

b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

c. The source of data used to develop the study's recommendations; and

d. The name and qualifications of the persons who prepared the study.

2. The Planning Commission shall determine the required number of parking spaces after:

- a. *Considering the recommendations of the parking study and any recommendations from City staff; and*
- b. *Making the findings required under subsection D or E of this section*

Due to the proposed ropes course use and potential for shared parking on site, staff is not concerned with granting a parking modification. More detail should be required on how the numbers in the parking study were concluded to fully meet the code for a parking modification before final site plan approval. The Planning Commission will also have the option to approve a shared parking plan between the three lots.

4. Landscape: The approved landscape plan for Glampers Inn was in a different configuration than what is being proposed here. A new landscape plan that meets city code will need to be provided with a final site plan.
5. The renderings for the ropes course are shown to be 85' tall, much higher than the 55' maximum height of a building in the Planned Commercial zone. However, upon review of the code, staff has determined that since the proposed tarp covering for the observation deck (similar to what is being done on the slides within Jellystone Park) is not a permanent roof, but rather is temporary in nature, the structure does not qualify as a "building" under the City code.
6. *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 would recommend approval subject to staff and JUC comments..

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	SECTION LINE
	CENTER LINE
	EXISTING MODIFIED CURB & GUTTER
	PROPOSED MODIFIED CURB & GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED 8\"/>
	EXISTING 36\"/>
	EXISTING 8\"/>
	PROPOSED 8\"/>
	EXISTING POWER LINE
	PROPOSED POWER LINE
	PROPOSED ASPHALT
	PROPOSED BUILDING
	ROPES COURSE

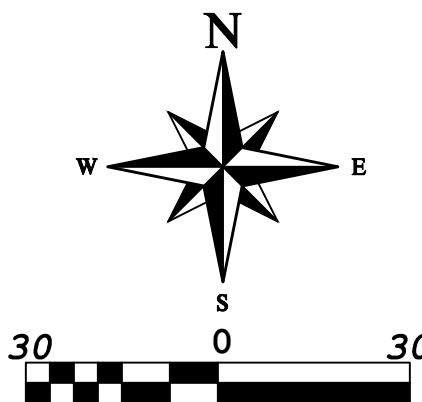
SITE PLAN KEYNOTES :

- 31 INSTALL NEW ROPES COURSE
32 INSTALL NEW PARKING LOT
33 INSTALL NEW RESTAURANT
34 INSTALL NEW CURB & GUTTER
35 INSTALL NEW SIDEWALK
36 INSTALL NEW DUMPSTER
37 INSTALL NEW ADA RAMPS
38 INSTALL NEW 5' SIDEWALK
39 INSTALL ROPES COURSE BUILDING

ADA NOTES :

- ADA NOTES:
- ADA PARKING MUST NOT EXCEED A 2% GRADE WITHIN THE PARKING AREA.
 - ADA RAMPS ADJACENT TO PARKING AND STREET PAVEMENT MUST NOT EXCEED A SLOPE OF 5%.
 - THE MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING AREA AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK SHALL NOT EXCEED A HEIGHT OF 0.25" VERTICAL OR 0.5" WHEN BEVELED.
 - ALL ADA ACCESSIBLE ROUTES MUST NOT EXCEED A 5% GRADE AND MUST HAVE A CROS SLOPE OF 2%.
 - ALL EXTERIOR ACCESS DOORS REQUIRE A 60" X 60" LEVEL EXTERIOR LANDING WITH A MAXIMUM SLOPE OF 2%.

NOTE: ANY FENCE INSTALLED AT THE ROADWAY MUST BE INSTALLED AT P.U.E.



PRELIMINARY SITE PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES:

PROPERTY ZONED AS PLANNED
COMMERCIAL

TOTALS:

2 BUILDINGS
99 TOTAL PARKING STALLS
91 PARKING STALLS & 8 ADA PARKING STALLS

LAND USE SUMMARY

DESCRIPTION	AREA	ACREAGE
TOTAL BUILDING AREA	12,336 SQ. FT.	0.28 ACRES
HARDSCAPE AREA	65,000 SQ. FT.	1.49 ACRES
LANDSCAPE AREA	59,878 SQ. FT.	1.37 ACRES

LEGAL DESCRIPTION

LOT 3, 4, & 5 OF GLAMPERS INN PARK

ROPES OF SOUTHERN UTAH
PARKING STUDY FIGURES

USE	PEOPLE	CARS
ROPES COURSE W/ BUILDING	200	50
RESTAURANT	152	38
EMPLOYEES	10	10
TOTAL	362	98

NOTES: FOR PARKING, 98 REQUIRED STALLS ARE NEEDED FOR THE AMOUNT OF PEOPLE PROPOSED TO BE AT THESE 2 FACILITIES. SITE PLAN PROVIDES 99 PARKING STALLS.

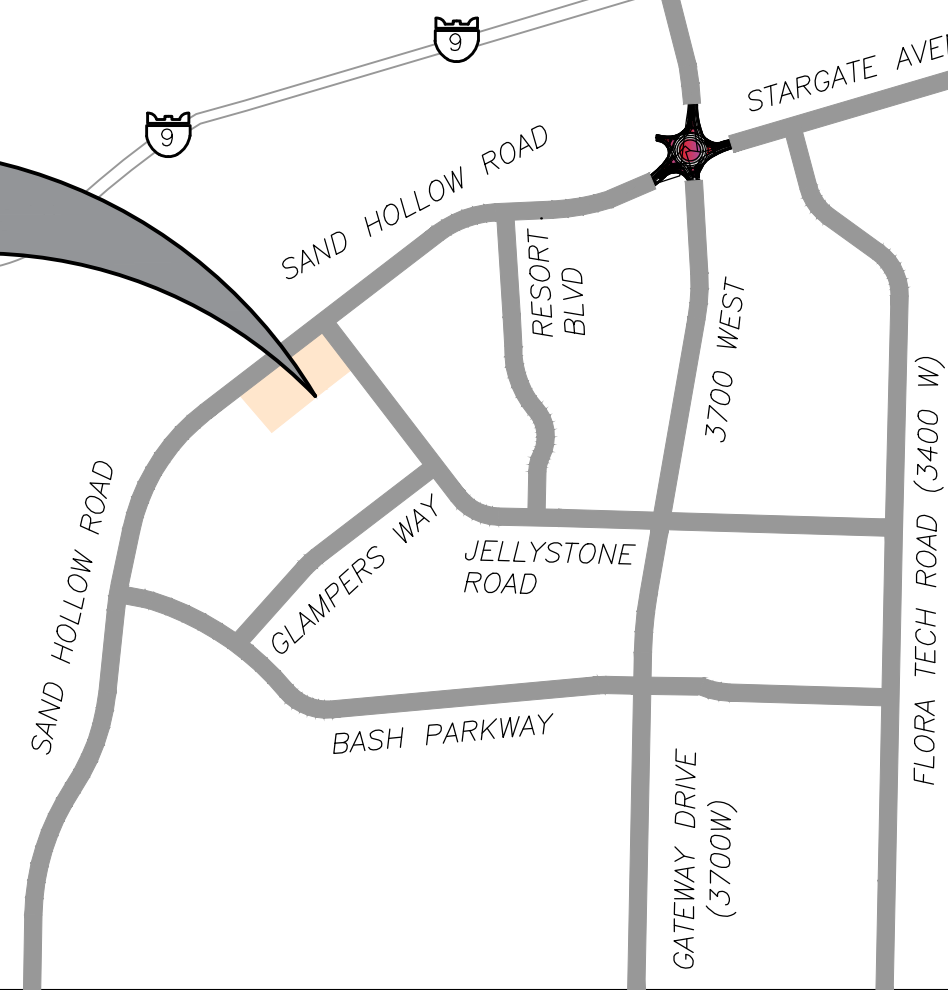
ROPES OF SOUTHERN UTAH
LAND USE TABLE

USE	PEOPLE	ACRES
ROPES COURSE W/ BUILDING	200	2
RESTAURANT	152	1.14
EMPLOYEES	10	
TOTAL	362	3.14

LAND USE: ZONING IS PLANNED COMMERCIAL

HURRICANE CITY

PROJECT
LOCATION



VICINITY MAP
N.T.S.

NO	REVISIONS DESCRIPTION	DATE	BY

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



PRELIMINARY PLAT FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	10/11/2023
SCALE	1"=30'
JOB NO.	737-001
SHEET NO.	

1 OF 1

**PROJECT
LOCATION**



VICINITY MAP
XT-8

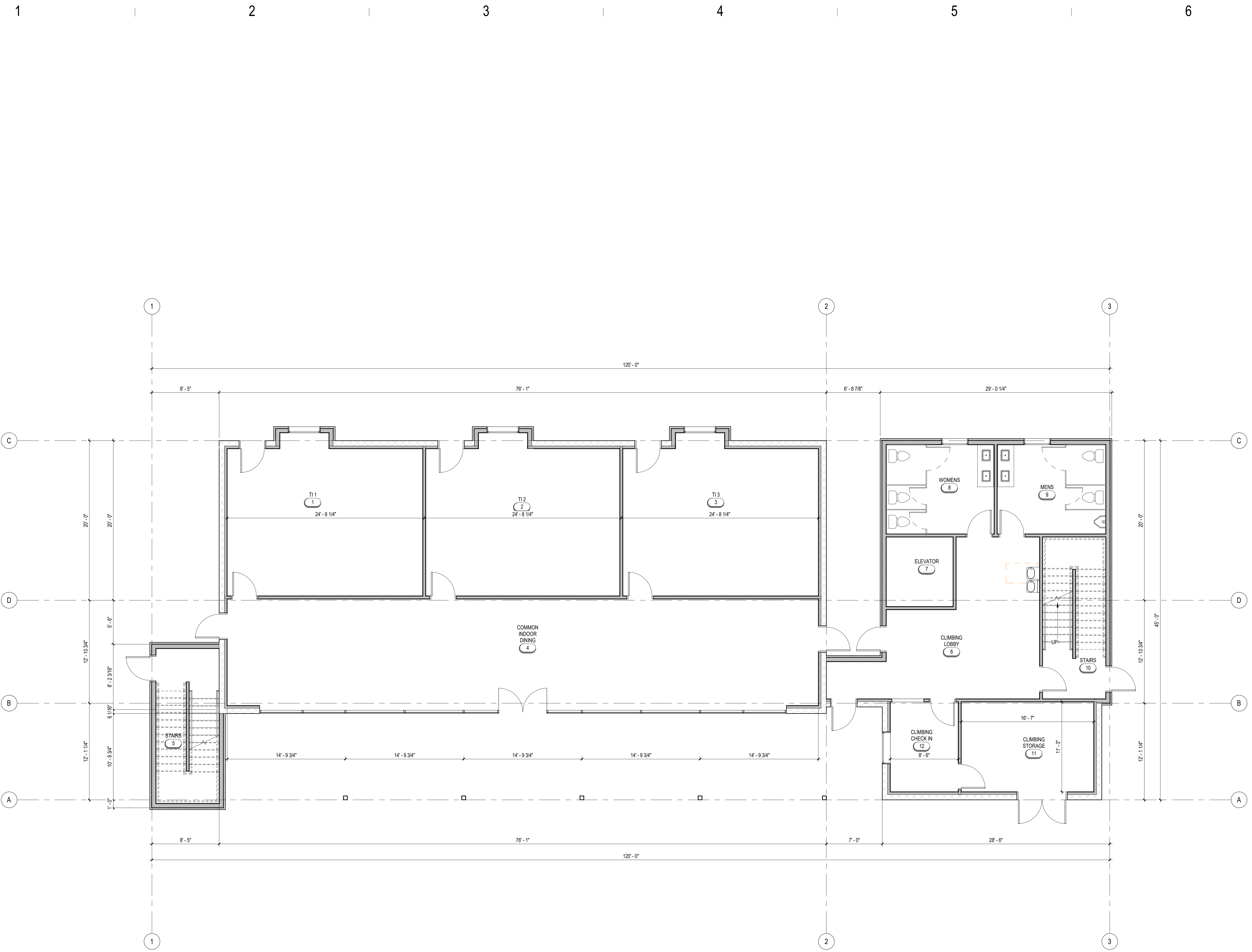
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D

C

B

A



A1 LEVEL 1 FLOOR PLAN
A101 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS AT EXTERIOR WALLS ARE TO THE OUTSIDE FACE OF STUD. INTERIOR WALLS ARE TO THE FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC... INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE FOLLOWING TESTED JOINT PENETRATION LISTINGS.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN APPROVED UTILITY SPACES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION OF 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR INDICATED ON CIVIL DRAWINGS.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTIS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
- FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
- FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
- FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION, FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
- OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
- DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
- ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ICC-ANSI A117.1.
- IN ALL UNITS, REINFORCING AND/OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC... ARE TO BE LOCATED PER ENLARGED UNIT SHEETS.
- "PRE-ROCK" RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED PER ENLARGED UNIT SHEETS WHERE THE TUBS AND SHOWERS ARE ADJACENT TO FIRE RATED CONSTRUCTION.
- ALL DWELLING UNITS ARE TO BE EITHER TYPE A OR TYPE B UNITS AS REQUIRED BY ANSI A117.1. SEE SHEET 0202 AND ENLARGED UNIT PLANS. 2% OF THE TOTAL UNIT AMOUNT WILL BE TYPE A UNITS, THE REMAINING WILL BE TYPE B UNITS.
- ALL EXTERIOR BALCONIES ARE NON-RATED, BUT WILL BE PROVIDED WITH DRY TYPE SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 703.2.3.1 EXCEPTION 3.
- FIRE DEPARTMENT STANDPIPE EQUIPMENT WITHIN STAIR SHAFTS ARE NOT TO ENCRDACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- DRYER/EXHAUST VENTS SHALL BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS PER THE MECHANICAL CODE.
- AA. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NON-LOAD-BEARING WALL MORE THAN TWO STORES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

KEYNOTE LEGEND

ROPES COURSE CLUBHOUSE
HURRICANE, UT

beecherwalker
Architecture/Interiors
3115 EAST LON LANE #200
HOLLADAY, UT 84121
p. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
Project Number
DWN BY
Author
CHKD BY
Checker
Project Status

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

beecherwalker
Architecture/Interiors

o. 801.438.9500 3115 EAST LION LANE, #200
f. 801.438.9501 HOI LADAY, UTAH 84121

BEECHERWALKER.COM

LEVEL 2 FLOOR PLAN

A102

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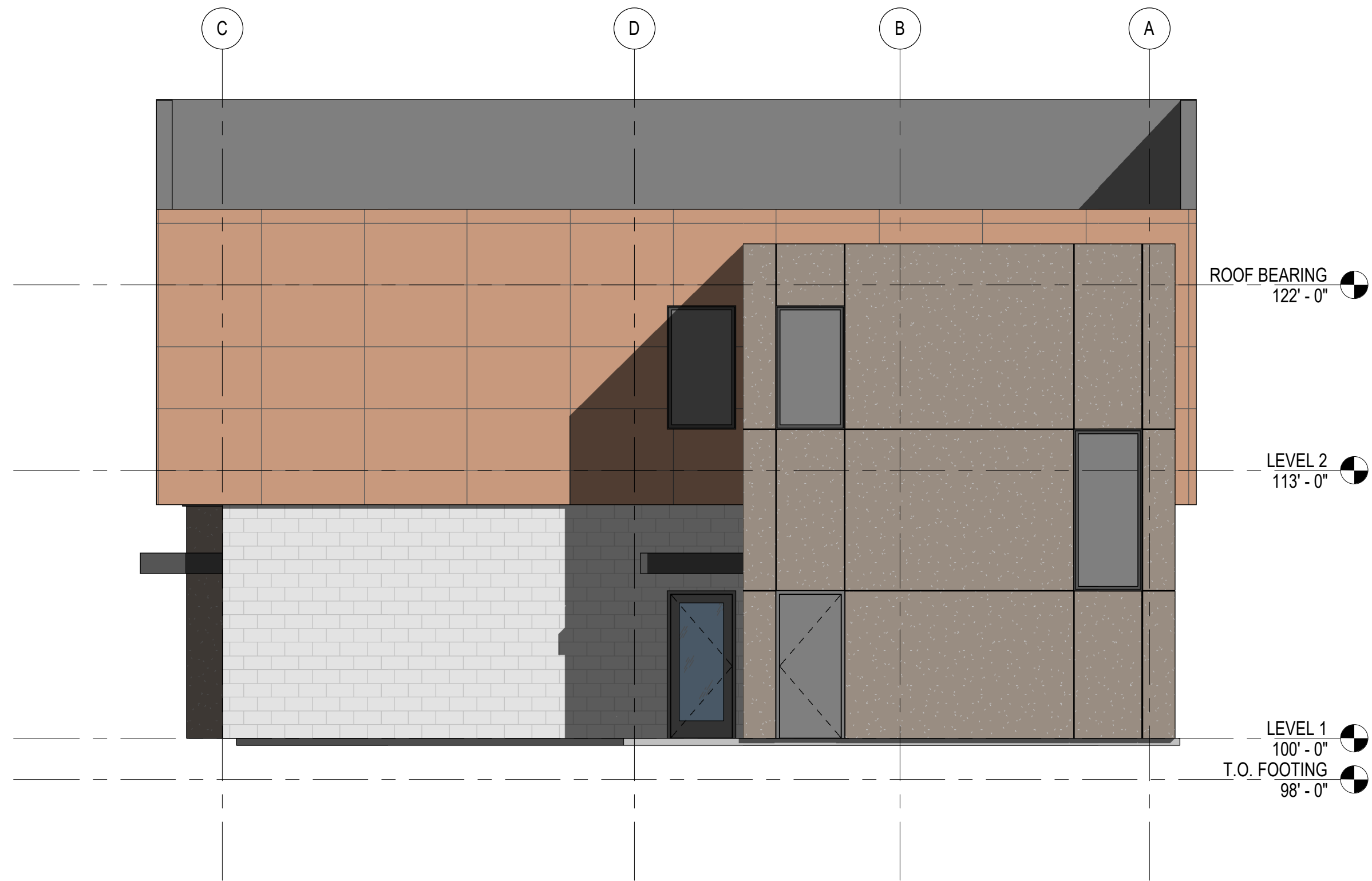
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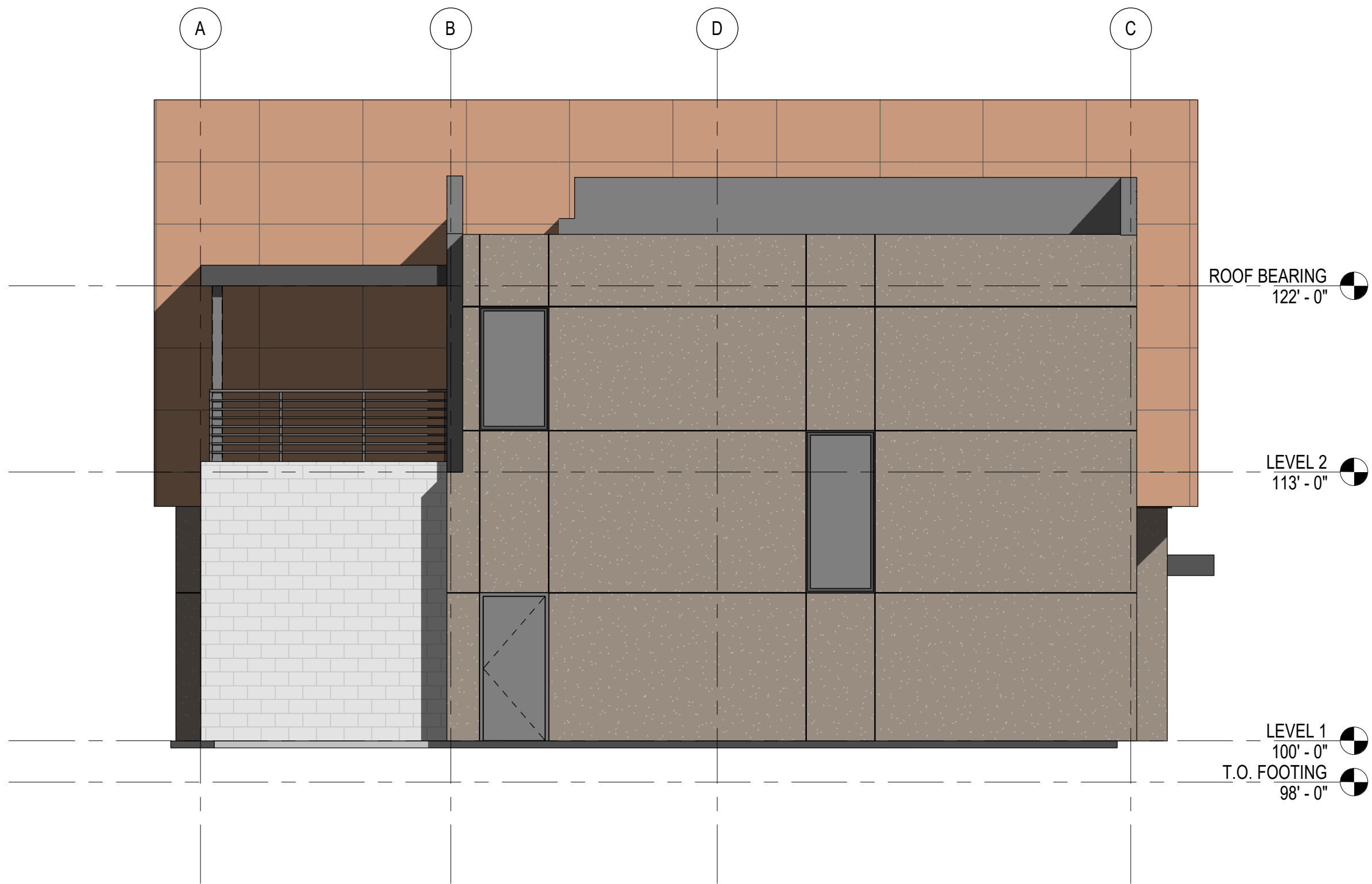
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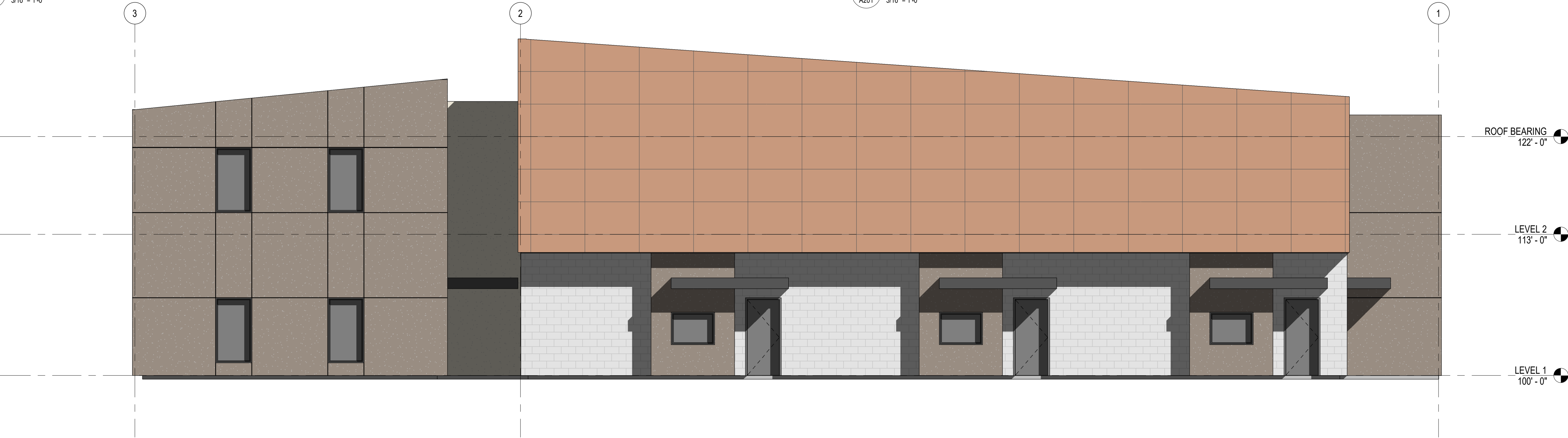
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D1 WEST ELEVATION
A201 3/16" = 1'-0"



D4 EAST ELEVATION
A201 3/16" = 1'-0"



B1 NORTH ELEVATION
A201 3/16" = 1'-0"



A1 SOUTH ELEVATION
A201 3/16" = 1'-0"

1

2

3

4

5

6

7

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
E					

D

ROPES COURSE CLUBHOUSE
HURRICANE, UT

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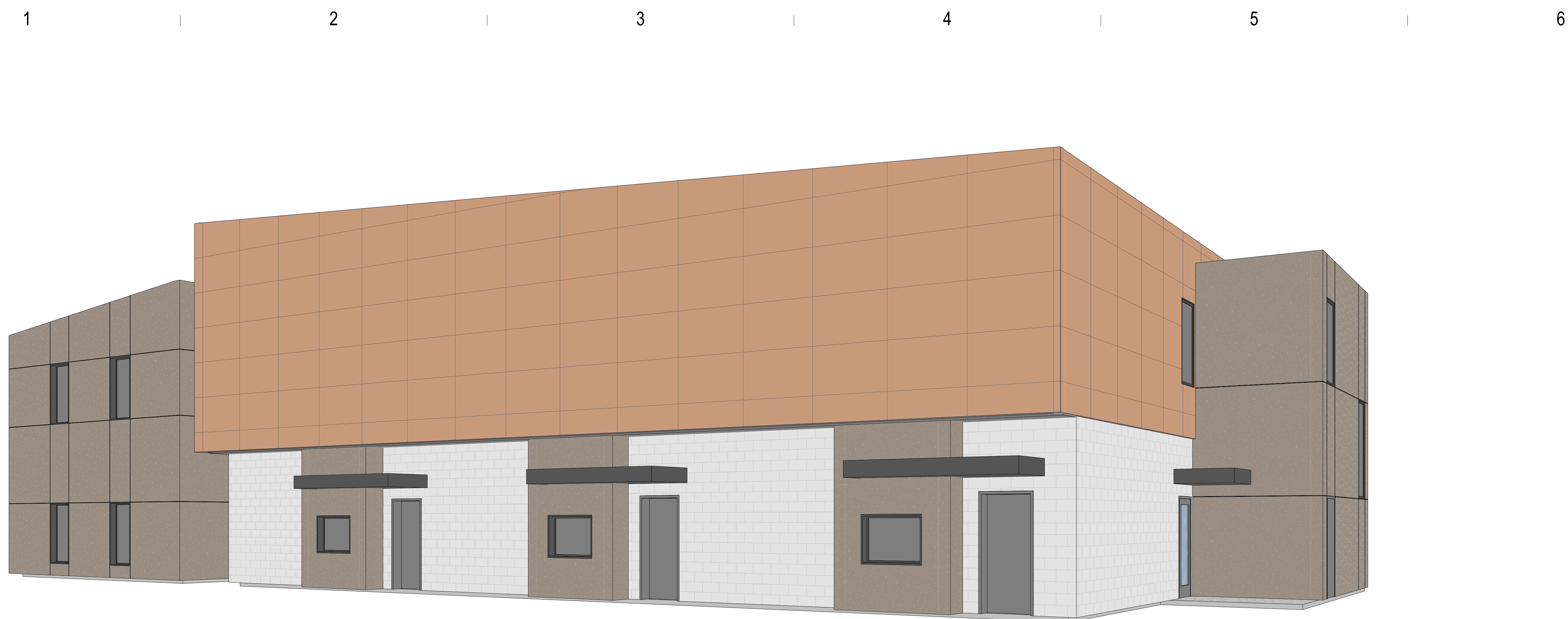
beecherwalker
Architecture/Interiors
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
p. 801.438.9500 f. 801.438.9501
BEECHERWALKER.COM

PROJECT NUMBER
Project Number
DWN BY Author CHKD BY Checker
Project Status

EXTERIOR
ELEVATIONS

DRAWING NUMBER
A201

C



C1 3D VIEW
A920

A



A1 3D VIEW
A920

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C
ROPES COURSE CLUBHOUSE
HURRICANE, UT



PROJECT NUMBER
Project Number

DWN BY Author	CHKD BY Checker
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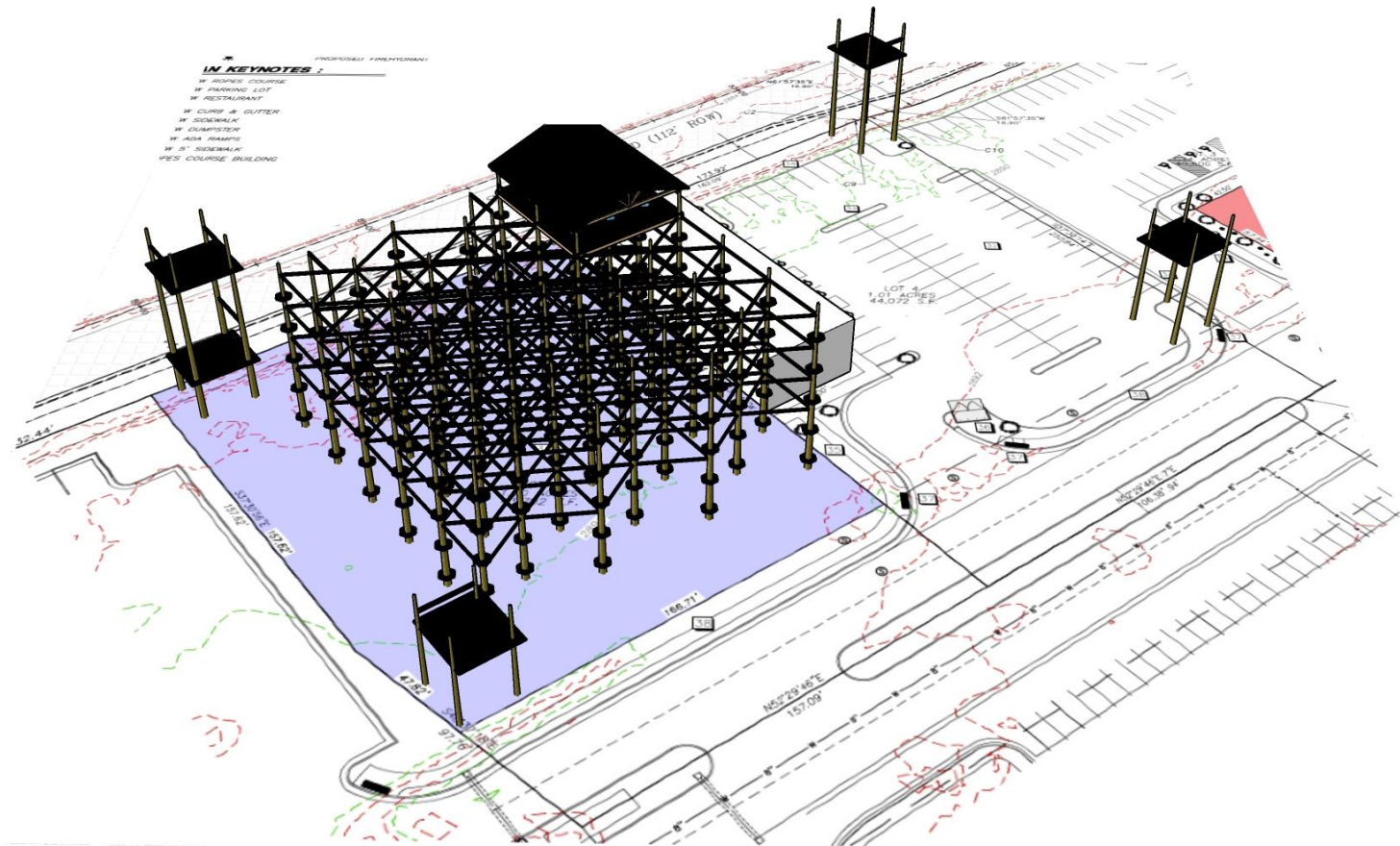
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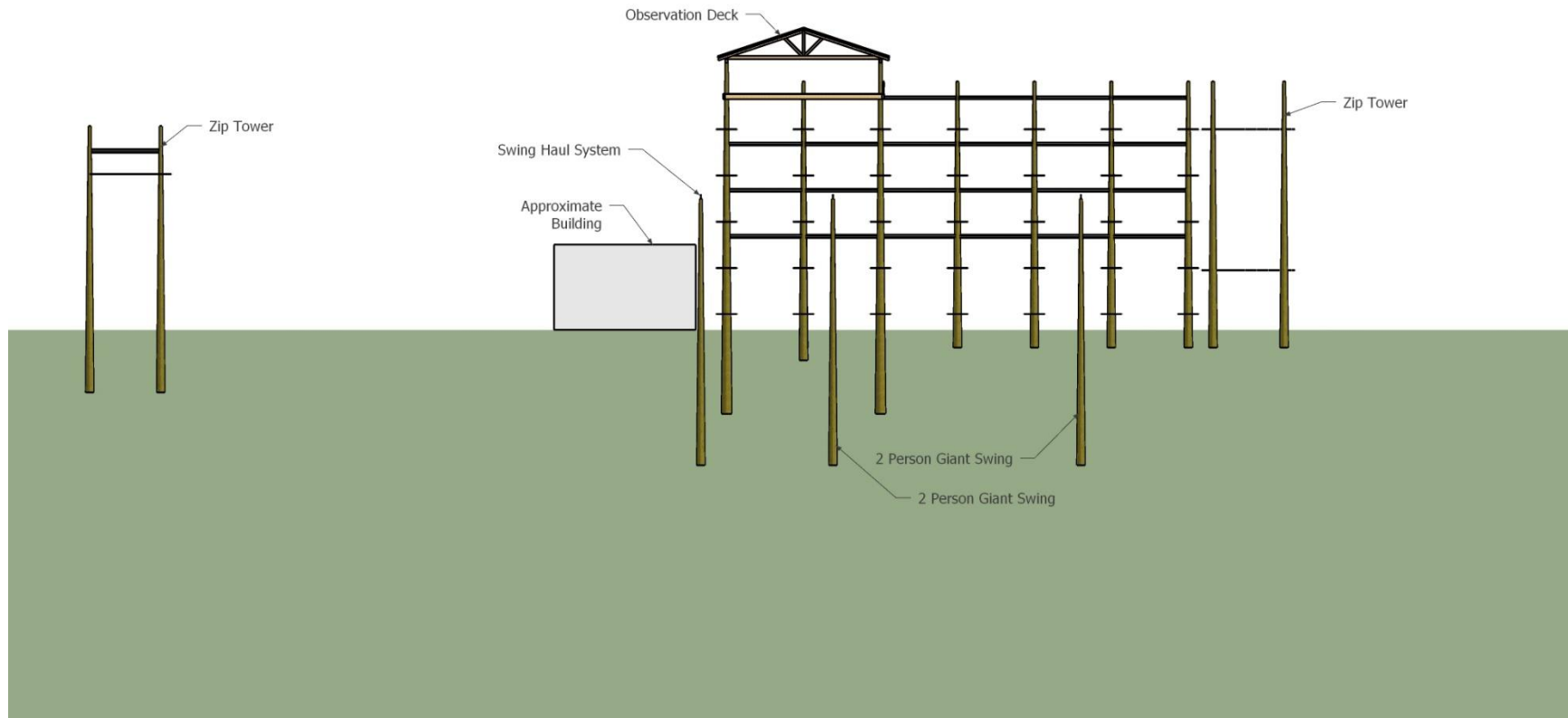
A920

ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN

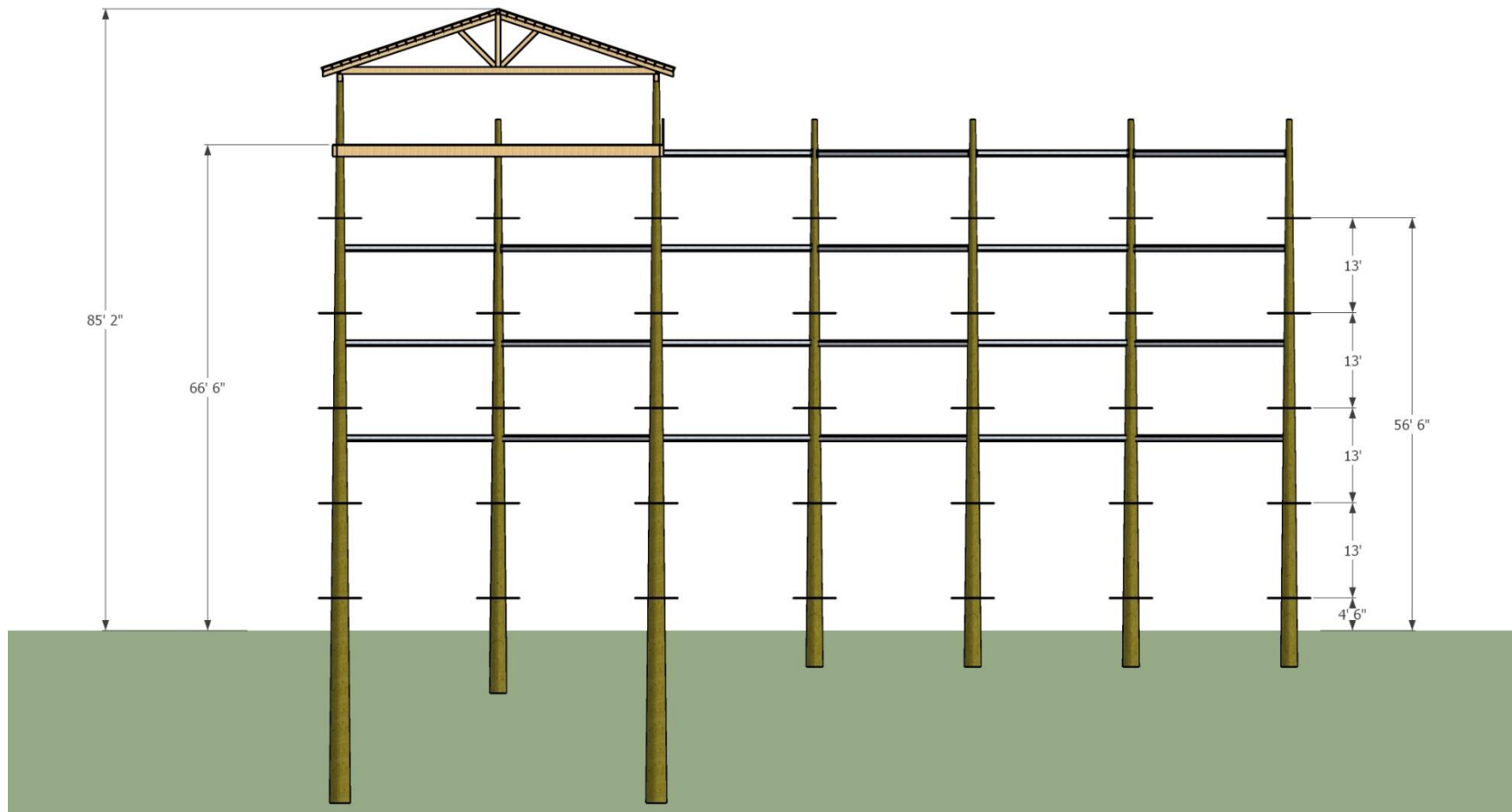


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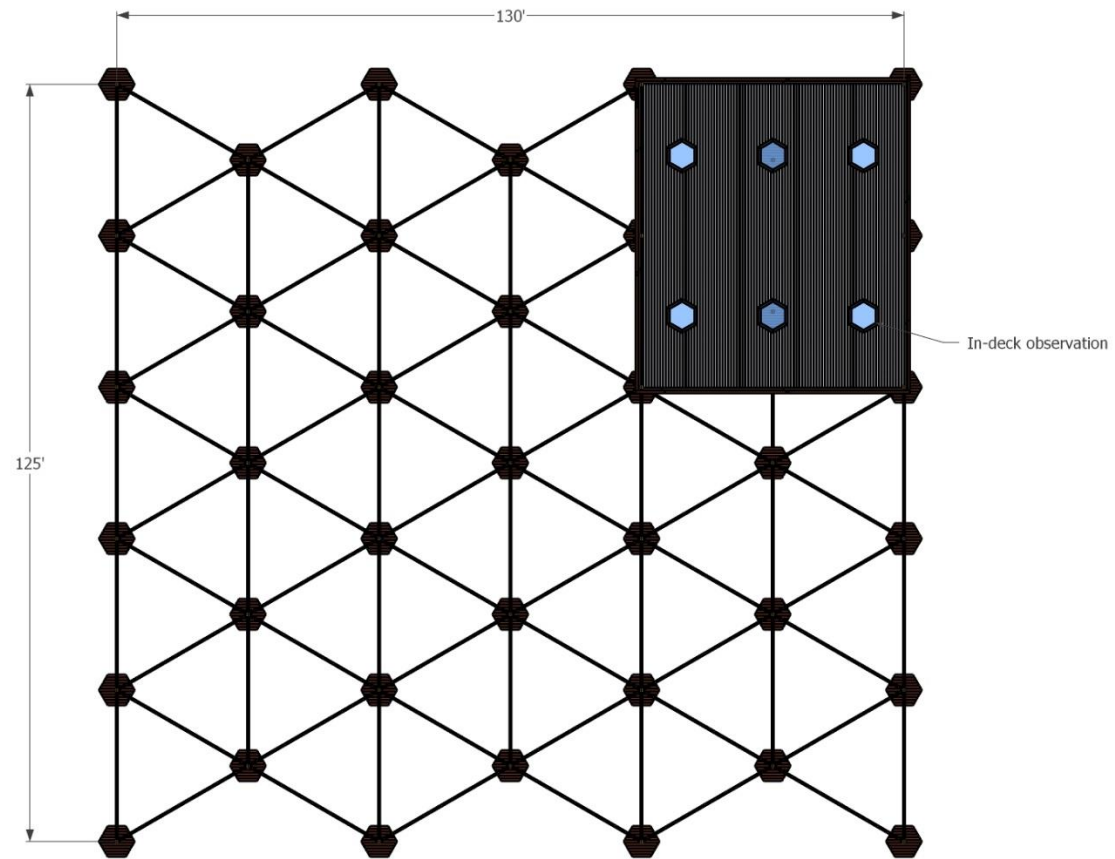
ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN



ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN



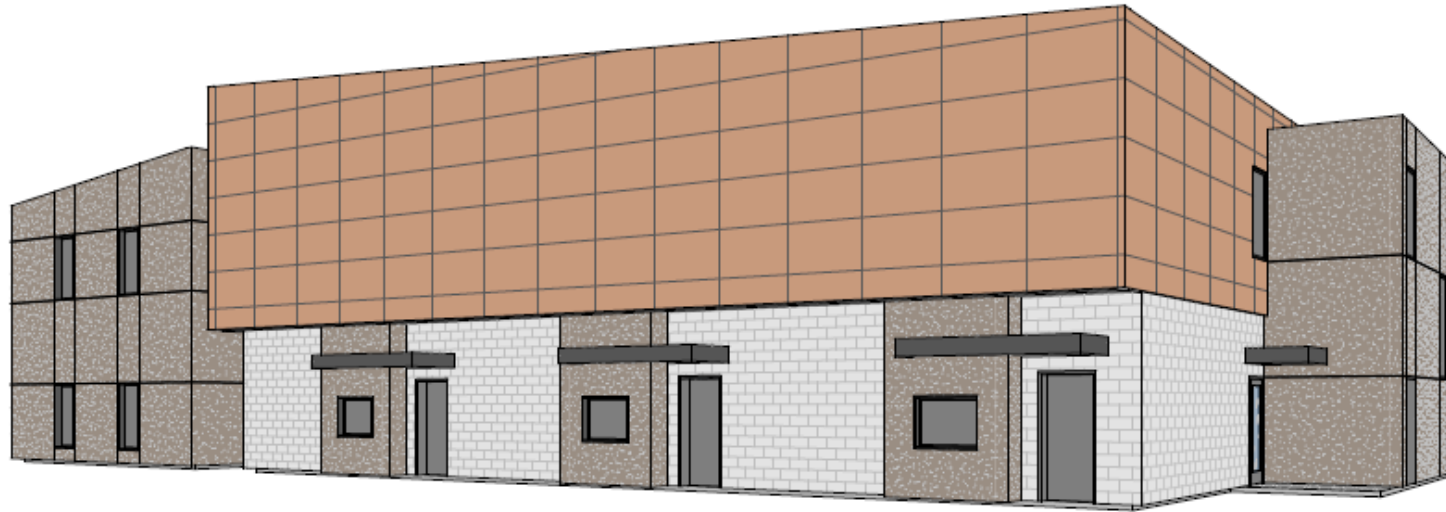
ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN



ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN



ROPES OF SOUTHERN UTAH DEVELOPMENT PLAN



11 3D VIEW



12 3D VIEW



STAFF COMMENTS

PSP23-31: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a recreation facility located at the corner of Coral Canyon Blvd and Coral Junction Road. Matt Gertge, Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. application-PSP23-31
2. PSP23-31 The Rush Funplex PC Staff Report
3. PSP23-31 Site_Plan-Single_Page

**Application**

Permit #:

PSP23-31

Issue Date:

09/25/2023

Application Accepted Date: 09/20/2023

Type of Improvement: Site Plan (Preliminary)

Description: We propose to build a 44,000 sq. foot footprint (7

Tenant / Project Name: The Rush Funplex

Bldg. Address: Foothill Canyon Drive

City: Hurricane State: UT Zip: 84737

Subdivision: Foothill Canyon Phase:

Block: Lot #: 5 Parcel #: xx

Zone: Commercial

Property Owner: SITLA

Permit Contact: Matt Gertge P:(801) 430-0405

Email: mattgertge1@yahoo.com

CONTACT INFORMATION

Engineer of Record: Reeve and associates

Email: nate@reeve.co P: (801) 458-8006

General Contractor: The Rush Funplex / Matt Gertge

License #: 36-4512521 P: (801) 430-0405

Address: 2238 N. Church Street

City: Layton State: UT Zip: 84040

Email: mattgertge1@yahoo.com

APPLICATION DETAILS

of Units: 1 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:

PENDPSP23-29

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: Matt Gertge

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

09/25/2023

Application Issued By:

Date:

09/25/2023

Receipt #: 7.717795-09/25/23



STAFF COMMENTS

Agenda Date:	11/09/2023
Application Number:	PSP23-31
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Rush Funplex
Agent:	Matt Gertge
Request:	Approval of a Preliminary Site Plan
Location:	The corner of Coral Canyon Blvd and Coral Junction Road
Zoning:	GC PDO
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary site plan for Rush Funplex. This is a chain of family fun centers primarily operating along the Wasatch Front. The applicant had previously received a preliminary site plan approval for a site across the street from this one, also within the Coral Junction PID.

See their website for more information <https://www.therushfunplex.com/>

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Parking needs to be sufficient.
2. **Power:** No major concerns with this project. Power will be installed near the existing transformer. Hurricane City Power will need calculated loads in order to size power equipment.
3. **Water:** Okay. Need to see usage for meter size.
4. **Street:** Does there need to be another parking lot access onto Coral Junction Road.
5. **Sewer:** No exception
6. **Engineering:** Are there proposed property lines? It appears a preliminary plat application should be required. Existing roadways have not been conveyed to Hurricane City yet. Check parking requirements. Landscape islands are required to be at least five feet. Engineering encourages the applicant to plan for shared/cross access easements with neighbor to the east and to consider the probable access locations for the properties south of Coral Junction Road to meet access spacing requirements. Minimum throat length for an access into a minor commercial property is 50 feet.

The applicant must show all existing utilities, it appears there is a conflict with existing power equipment and the access location. Where does the applicant intend to provide stormwater detention? Please encourage the applicant to show the proposed pedestrian circulation in addition to vehicle access and circulation plan. Public storm drain must be protected by public drainage easement (20' wide minimum)

7. **Fire:** Okay. Code analysis required.

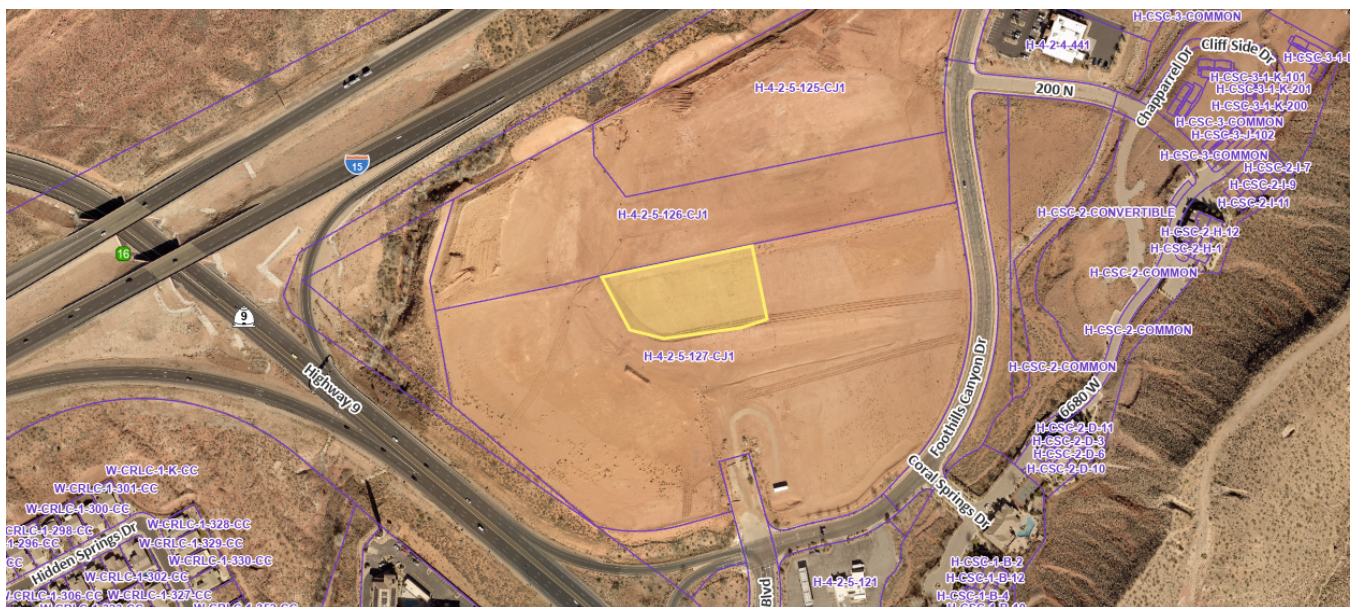
8. **Phone:** No comment

9. **Cable:** No comments

10. **Gas:** No comment

11. **Fiber:** Add Infowest notes

12. **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.



Location is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the General Commercial zone within the Coral Canyon PDO.
2. The property has not been subdivided, nor have the roads been dedicated to the City. The property owner will need to submit a full site plan for the parcel or a subdivision application.
3. Parking Requirement: Per HCC 10-34-10

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

- a. They are showing 188 parking stalls on their plans with 134 on site and 54 shared. As laid out the development requires 250 parking stalls. The Planning Commission can approve a shared parking plan under HCC 10-34-9, however more detail on the use of the property to the east is required.

Our ordinances with regards to the proposed family fun center use are fairly vague and Planning staff has no major concerns with a parking plan modification. Parking does not need to be approved until the final site plan, so staff has no concerns about moving forward with the application at this time.

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

Sec. 10-32-5. Required landscaping.

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

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

- a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs are provided.

4. 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 would recommend approval of this preliminary site plan subject to staff and JUC Comments

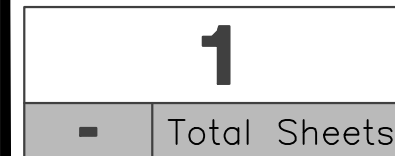


30 60 90
Scale: 1" = 30'

Developer Contact:
Matt Gertge
mattgertge1@yahoo.com



Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: J. MEYERS
 Begin Date: APRIL 2023
 Name: RUSH FUNPLEX
HURRICANE
 Number: 8155-02





STAFF COMMENTS

CUP23-18: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3387 W 2100 S. Big Rock Homes, Applicant.

Discussion:

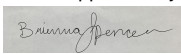
Findings:

Recommendation:

Attachments:

1. PENDCUP23-18
2. CUP23-18 Southern Estates Lot 9
3. CUP23-18
4. Site_Plan-Single_Page

**Application**

Application Accepted Date: 10/27/2023		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Detached Garage		Planning Fee		\$	250.00
Tenant / Project Name: Southern Estates 9		Planning Fee		\$	250.00
Bldg. Address: 3387 W 2100 S		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Southern Estates Phase: 1		Amount Paid:		\$	250.00
Block: Lot #: 9 Parcel #: H-SE-9		Remaining Due:		\$	0.00
Property Owner: Chad Dalton					
Permit Contact: Eric Boucher P:(435) 669-6636					
Email: bigrockhomesutah@gmail.com					
CONTACT INFORMATION					
General Contractor: Big Rock Homes LLC					
License #: P: (435) 669-6636					
City: State: Zip:					
Email: bigrockhomesutah@gmail.com					
APPLICATION DETAILS					
					
APPROVALS		DATE	INFO		
Plan Review Finalized:		Yes	10/30/23	Brienna Spencer	
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER: PENDCUP23-18					
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: Eric S. Boucher					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:		Date:			
		10/30/2023			
Application Issued By:		Date:			
Receipt #: 8.173742-10/27/23					

Agenda Date:	11/09/2023
Application Number:	CUP23-18
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Big Rock Homes
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	3387 W 2100 S
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes construction of a garage/accessory dwelling unit approximately 2500 square feet in size and 27 feet 10.5 inches tall. Hurricane City Code (HCC) 10-13-4 allows the maximum area and height of an accessory building to be 2,000 square feet in area and 20 feet tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards in the HCC to obtain a conditional use permit are as follows:

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

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

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

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

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

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

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

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

- (2) *At least 50 percent of the lot on which the building is located must remain free of buildings.*
- (3) *The building must be for a use permitted in the zone in which it is located.*



Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The building is setback at least 5' from all property lines.
3. Only 23% of the lot will be encumbered by buildings.
4. The use is permitted in this zone.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments.

GENERAL NOTES

1. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELING FROM THE JOB SITE.
2. ALL CONSTRUCTION MUST CONFORM TO ALL ADOPTED CODES AND STATUTES OF THE JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.
3. ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC., MUST BE COMPACTED TO 90%.
4. ALL FOOTINGS TO BE PLACED 12" BELOW UNDISTURBED GROUND AND A MINIMUM OF 30" BELOW FINISHED GRADE OR AS REQUIRED FOR LOCAL Frost LINE. TOP OF FOUNDATION SHALL BE 6" MIN. ABOVE FINISHED GRADE. FINISHED GRADE MUST SLOPE AWAY FROM THE BUILDING A MIN. OF 4" FOR THE FIRST 10'-0" AND 2% AFTER. DRAINAGE FROM LOT SHALL FLOW INTO AN APPROVED DRAINAGE SYSTEM.
5. 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE SHALL BE A MAXIMUM OF 32" O.C. AND NO MORE THAN 12" FROM THE CORNERS W/ 2" X 12" PLATE WASHERS.
6. CURBS, GUTTERS, AND SIDEWALK AT FRONTAGE OF THE LOT SHALL BE INSTALLED AT THE TIME OF NEW CONSTRUCTION. CURBS, GUTTERS, AND SIDEWALKS SHALL BE CLEAN AND IN NEW CONDITION AT THE TIME OF FINAL INSPECTION.
7. NO STUMPS, ROOTS OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING OR CONTRACTOR SHALL PROVIDE A MIN. OF 2" OF HEADROOM IN ALL AREAS OF SWIMMING, BEANS MAY PROJECT 6" BELOW REQUIRED CEILING HEIGHT. CEILING HEIGHT IN BASEMENT WITHOUT HABITABLE ROOMS MAY BE 6'8" MIN. WITH BEAMS PROJECTIONS 4" BELOW CEILING HEIGHT.
8. APPROVED NUMBERS SHALL BE PROVIDED FOR ADDRESS OF NEW BUILDING AND PLACED IN A POSITION WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET AT FRONTAGE OF PROPERTY.
10. STAIRWAYS SHALL BE A MINIMUM OF 36" WIDE. MINIMUM HEADROOM OF 6'-8". A MAXIMUM RISE OF 7'-3 1/4". MINIMUM RUN OF 10". A MAXIMUM VARIATION OF 3/8" IS PERMITTED IN RISE, RUN, OR PROJECTION IN A RUN OF STAIRS. SOLID RISERS (CONCRETE, ETC.) REQUIRES A 3/4" - 1 1/4" NOSING OR A 10" MINIMUM RUN. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.
11. HANDRAILS MUST BE INSTALLED ON STAIRS WITH 2 OR MORE RISERS. HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEVEL POST OR SAFETY TERMINALS. HAND RAILINGS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE NOSE OF TREAD. HANDRAILS SHALL HAVE A DIAMETER NOT LESS THAN 1 1/8" OR MORE THAN 2". GUARDRAILS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN RAILING SHALL HAVE INTERMISSION BAILS SPACED SUCH THAT A 4" SPHERICAL OBJECT CANNOT PASS THROUGH.
13. LANDINGS SHALL BE A MIN 36" X 36" AT ALL EXTERIOR SWINGING HINGED DOORS AND AT TOP AND BOTTOM OF ALL STAIRS.
14. INSTALL DENSE, NONABSORBENT WATER PROOF SHEET ROCK ON WALLS OF SHOWERS, TUBS ETC. ENTIRE HEIGHT OF WALL.
15. PROVIDE ATTIC ACCESS OF NOT LESS THAN 22" X 30" CRAWL OPENING AND ALLOW 30" MIN. HEADROOM. ATTIC ACCESS MUST BE LOCATED IN A READILY ACCESSIBLE LOCATION (NOT IN A CLOSET).
16. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE A CLEAR CROSS VENTILATION AREA TO THE OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO ALLOW A MIN. OF 1/160 OF TOTAL SQ. FT. OF ATTIC SPACE IN BOTH ROOF GABLE / ROOF VENTS. VENTS FOR SOFFITS SHALL PROVIDE AIR INTAKE TO ALLOW A MIN. OF 1/200 SQ. FT. CHIMNEYS FOR FIREPLACES SHALL EXTEND A MIN. OF 2'-0" ABOVE ROOF OR 10'-0" AWAY FROM OUTSIDE.
18. ALL GARAGE WALLS, BEAMS, AND CEILINGS TO HAVE 5/8" TYPE 'X' SHEETROCK INSTALLED. IN DWELLING WHICH HAVE LIVING SPACE OVER THE GARAGE INSTALL 5/8" 'X' SHEETROCK OR EQUIVALENT.
19. PROVIDE CONTER FLASHING AT ALL EXTERIOR OPERABLE DOORS WINDOWS, DRYER VENTS, ETC.)
20. AND INSTALL PER MFG'S SPEC.
21. PROVIDE METAL FLASHING OR 3" FELT BETWEEN WOOD SHEATHING, AN CONCRETE PORCHES, LANDINGS AND STAIRS.
22. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS, OR OTHER APPROVED OPENING TO THE OUTSIDE OR SUCH OPENING SHALL BE PROVIDED WITH READY ACCESS AND SHALL OTHERWISE BE READILY CONTROLLED BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

FRAMING NOTES

1. JOISTS UNDER PARALLEL BEARING PARTITIONS TO BE DOUBLED AND JOISTS UNDER PARALLEL NONBEARING WALLS SHALL BE DOUBLED IF WALL EXCEEDS 1/3 THE LENGTH OF THE JOIST 12" AND LONGER. 3/4" PLYWOOD OR O.S.B. SHALL BE USED FOR SUB FLOOR IF JOIST SPACING IS 24" O.C.
2. FIRE STOPPING
 - A. FIRE BLOCK STUD SPACES OVER 10'-0" IN HEIGHT, FURRED SPACES, SOFFITS, DROP CEILINGS, COVE CEILINGS, STAIR STRINGERS AT TOP AND BOTTOM OF RUN, BEARING WALLS AND CEILING JOISTS UNLES, ETC., FIRE STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
 - B. FIRE STOP OPENINGS AROUND VENTS, PIPE, DUCTS, CHIMNEYS, AND FIREPLACES AIR CEILING AND FLOOR LEVERS WITH APPROVED NON COMBUSTIBLE MATERIALS.
3. STUDS WHICH EXCEEDS 9'-0" IN LENGTH SHALL BE 2X4 UNLESS OTHERWISE SPECIFIED BY ENGINEER.
4. SOLID BLOCK BETWEEN JOISTS, RAFTERS, AND TRUSSES COVER BEARING WALLS. BLOCKING TO BE A 2" NOMINAL THICKNESS AND FULL DEPTH OF JOISTS, RAFTER, OR TRUSS.
5. UNLESS OTHERWISE NOTED, BRACE ALL EXTERIOR WALL AND CROSS STUD PARTITIONS WITH MIN. 7/16" O.S.B. OR EQUIVALENT PLYWOOD WITH 8d NAILS @ 6" O.C. ON PANEL EDGES AND 12" O.C. IN FIELD PANEL.
6. STRAPS AND SHOES ARE REQUIRED AT WEAKENED OR NON-CONTINUOUS TOP PLATES, AND AT ALL STUDS NOTCHED OR BORED BEYOND ACCEPTABLE CODE LIMITS.
7. NAIL PLATES SHALL BE INSTALLED TO PROTECT CONCEALED PIPING PASSING THROUGH OR NOTCHED INTO STRUCTURAL MEMBERS WHERE THERE IS LESS THAN 1- 1/2" TO THE FACE OF THE MEMBER. WIRING INSIDE OF FRAMING MEMBERS WHERE THE BORED HOE IS CLOSER THAN 1- 1/4" TO THE NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED. A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA.

WINDOW NOTES

1. WINDOWS SHOULD BE HEAD AT DOOR HEIGHT.
2. BEDROOM WINDOW SILL SHALL BE WITHIN 44" OF THE FINISHED FLOOR. SUCH WINDOW SHALL HAVE A MIN. CLEAR OPENING OF 5'-7 SQ. FT. WITH A MIN. HEIGHT CLEARANCE OF 24" AND A MIN. WIDTH CLEARANCE OF 20" (ECESS REQUIREMENTS)
3. ALL OPERABLE WINDOWS AND GLASS DOORS SHALL INCLUDE SCREENS.
4. ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE GRADE SHALL BE PROTECTED BY GALVANIZED IRON OR CONCRETE WINDOW WELLS. (SEE WINDOW WELL REQUIREMENTS).
5. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH 1/4" MIN. SPACES. U-VALUE OF WINDOW PER RES-CHECK MIN.
6. SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED.
7. FRAMELESS GLASS DOORS, GLASS IN DOORS, FIXED GLASS PANELS, WINDOWS OVER BATH TUBS, ALL GLASS WITHIN 24" OF ANY DOOR, WINDOW WITHIN 18" OF FINISHED FLOOR, AND SIMILAR GLAZED OPENING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
8. PROVIDE 7" FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING.

ELECTRICAL NOTES

1. TEMPORARY WIRING SHALL BE IN ACCORDANCE WITH N.E.C. ARTICLE 305
2. ELECTRICAL PANEL TO BE 125 AMP MAX. (ELECTRICIAN TO VERIFY)
3. CLEARANCE FOR ELECTRICAL PANEL SHALL BE 30" WIDE BY 30" DEEP BY 4'-6" TALL. MIN. ELECTRICAL PANEL IS NOT TO BE INSTALLED IN BATHROOMS, FIRE RATED GARAGE WALLS, OR CLOSETS.
4. PACIFIC CORP REQUIRED THAT THE MAIN ELECTRICAL SERVICE ENTRANCE MUST BE WITHIN 10'-0" OF THE FRONT CORNER OF THE HOUSE. ELECTRICAL METER MUST BE ON THE SIDE OF THE HOUSE. ELECTRICAL SERVICE ENTRANCE CANNOT BE LOCATED OVER A WINDOW WELL OR WITHIN 3'-0" OF THE GAS METER.
5. KITCHEN COUNTER RECEPTACLES SHALL BE GFCI PROTECTED AND SUPPLIED BY A MIN. OF TWO 20 AMP SMALL APPLIANCE CIRCUITS. BATHROOM AND LAUNDRY AREA RECEPTACLES SHALL BE GFCI PROTECTED AND SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT.
6. INSTALL A USER SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.
7. ELECTRICAL CENTRAL HEATING EQUIPMENT, OTHER THAN FIXED ELECTRICAL SPACE HEATING EQUIPMENT, SHALL BE SUPPLIED WITH AN INDIVIDUAL BRANCH CIRCUIT.
8. ELECTRICAL CONVENIENCE OUTLETS SHALL BE SPACED SUCH THAT NO POINT ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET.
9. ALL ELECTRICAL OUTLETS LOCATED OUTSIDE, IN THE GARAGE, OR AS CALLED OUT ON PLAN SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTERS W/UBURBLE COVERS.
10. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, AT THE HALLWAYS LEADING TO BEDROOMS, AND AT EVERY FLOOR LEVEL (INCLUDING BASEMENT). SMOKE DETECTORS SHALL BE HARD WIRED IN A SERIES WITH A BATTERY BACKUP.
11. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTERS.
12. LIGHTS IS CLOSETS SHALL HAVE A MIN. 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE AND STORAGE SPACE.
13. ELECTRICAL BOXES IN GARAGE TO BE 2HR. RATED.

PLUMBING NOTES

1. PLUMBING VENTS SHALL TERMINATE AT LEAST 3'-0" ABOVE AND 10'-0" AWAY FROM OUTSIDE AIR INTAKE OPENINGS AND CAN NOT BE FLAG POLED.
2. INSTALL FREEZELESS BACK FLOW PREVENTION HOSE BIBS.
3. SHOWER HEADS TO BE 2.5 GALLONS PER MINUTE MAX.
4. ALL TOILETS AND WATER CLOSETS TO HAVE 1.6 GALLON FLUSH MAX.
5. PROVIDE 21" MIN. CLEARANCE IN FRONT OF WATER CLOSETS AND A COMPARTMENT WIDTH OF 30" MIN.
6. SLIP JOINTS ARE NOT ALLOWED IN CONCEALED LOCATIONS (BATH TUBS).
7. PROVIDE AIR AND SCALD VALVES ON ALL SHOWER HEADS AND BATH TUB COMBINATIONS.
8. SHOWER COMPARTMENT SHALL HAVE A LEAST 900 SQ. IN. OF FLOOR AREA AND BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30". HINGED SHOWER DOOR SHALL OPEN OUTWARD WITH A MIN. WIDTH OF 22" CLEAR.
9. THE WALL AREA ABOVE THE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENT WALLS SHALL FORM A WATER TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR.
10. WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A MIN. 1/3 OF THE OPERATING WEIGHT OF THE APPLIANCE. T&P VALVES SHALL BE PIPED TO WITHIN 6" OF THE FLOOR AND APPROVED FLOOR DRAIN. EXPANSION TANK REQUIRED.
11. PROVIDE ACCESS TO JETTED TUB PUMP PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE ACCESS TO ELECTRICAL WITHOUT DAMAGE TO BUILDING OF FINISHES. ELECTRICAL OUTLET FOR TUB TO BE GFCI PROTECTED. ALL METAL PIPING SYSTEMS, METAL PARTS OR ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDIED TOGETHER USING A COPPER BONDING JUMPER NOT SMALLER THAN #8 SOLID UNLESS IT IS AN APPROVED LISTED DOUBLE INSULATED SYSTEM.

AIR BARRIER AND INSULATION INSTALLATION

1. AIR BARRIER AND THERMAL BARRIER
 - 1.1. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE
 - 1.2. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER
 - 1.3. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED
 - 1.4. AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL
2. CEILING/ATTIC
 - 2.1. THE AIR BARRIER IN ANY DROPPED CEILING /SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED.
 - 2.2. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
3. WALLS
 - 3.1. CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED.
 - 3.2. THE JUNCTION OF THE TOP PLATE AND THE TOP OF THE EXTERIOR WALLS SHALL BE SEALED.
 - 3.3. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER
- 3.4. KNEE WALLS SHALL BE SEALED.
4. WINDOWS, SKYLIGHTS AND DOORS
 - 4.1. THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED
5. RIM JOISTS
 - 5.1. RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER
6. FLOORS (INCLUDING ABOVE GRADE AND CANTILEVERED FLOORS)
 - 6.1. INSULATION SHALL BE INSTALLED TO MAINTAIN A PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING
 - 6.2. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
7. CRAWL SPACE WALLS
 - 7.1. WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
 - 7.2. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
8. SHAFIT, PENETRATIONS
 - 8.1. DUCT SHAFTS, UTILITY PENETRATIONS, AND FLEU SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
 - 8.2. NARROW CAVITIES
 - 8.3. BATTIS IN NARROW CAVITIES SHALL BE CUT TO FIT. NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
10. GARAGE SEPARATION
 - 10.1. AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
 - 11.1. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL
12. PLUMBING AND WIRING
 - 12.1. BATT INSULATION SHALL BE CUT CLEARLY TO FIR AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
13. SHOWERS/TUB ON EXTERIOR WALL
 - 13.1. EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
14. ELECTRICAL/PHONE BOX ON EXTERIOR WALL
 - 14.1. THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
15. HVAC REGISTER BOOTS
 - 15.1. HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE SHALL BE SEALED TO THE SUB-FLOOR OR DRYWALL.
16. FIREPLACE
 - 16.1. AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACE SHALL HAVE GASKETED DOORS.

MECHANICAL NOTES

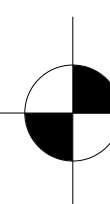
1. FURNACE TO BE RHEEM (OR EQUAL) 8THU OUTPUT PER HEAT LOSS CALCULATIONS. EFFICIENCY SHALL BE PER RES-CHECK.
2. PROVIDE 30" WORK SPACE IN FRONT OF ALL HEATING CONTROLS WITH A 3" MIN. WORK SPACE AT THE SIDES, BACK, AND TOP. INSTALL ACCORDING TO MANUFACTURERS INSTALLATION AND CLEARANCE INSTRUCTIONS.
3. FURNACES AND WATER HEATERS SHALL BE INSTALLED SUCH THAT THEY CAN BE REMOVED INDIVIDUALLY WITHOUT REMOVING THE OTHER APPLIANCE.
4. BLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3'-0" ABOVE IF LOCATED WITHIN 10'-0" OF AN OUTSIDE AIR INLET.
5. EXHAUST FANS SHALL BE CAPABLE OF EXHAUSTING A MIN. OF 50 CFM OF AIR TO THE OUTSIDE AND IS REQUIRED IN BATHROOMS, TOILET ROOMS, AND SIM. COMPARTMENTS WITHOUT A MIN. 1.5 SQ. FT. OF OPERABLE WINDOW.
6. JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF A LEAST (3) SCREWS EVENLY SPACES. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS.
7. PROVIDE ADEQUATE COMBUSTION AIR TO OUTSIDE AND SIZED FOR FURNACE AND WATER HEATER. COVER INLET OF SUCH VENT WITH A CORROSION RESISTANT METAL SCREEN OF 1/4" MESH. VENT SHALL TERMINATE 4'-0" BELOW OR 4'-0" HORIZONTALLY AND AT LEAST 1'-0" ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO BUILDING.
8. ALLOW 30" MIN. CLEARANCE BETWEEN RANGE AND COMBUSTIBLE MATERIALS. ALLOW A SIDE CLEARANCE PER MANUFACTURERS SPECS ON APPLIANCE.

DRYER NOTES

1. DRYER VENT DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS. THE DUCTS MUST TERMINATE AT THE EXTERIOR OF THE BUILDING AND MUST NOT BE INSTALLED WITH SHEET METAL SCREWS.
2. DRYER VENT DUCT SHALL BE 4" DIAMETER MIN. WITH A MAXIMUM LENGTH OF 25'-0" LESS 2.5" FOR EACH 45 DEG. BEND.
3. DRYER VENT SHALL NOT CONNECT TO ANY OTHER VENT, DUCT, OR CHIMNEY. VENT HOOD SHALL BE A MIN. OF 12" ABOVE FINISHED GRADE.
4. ALL DRYER VENTS SHALL BE COUNTER FLASHED AND CAULKED.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Boucher Home Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



BOUCHER BUILT
BIG ROCK HOMES



THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF BOUCHER HOME DESIGN DEVELOPED FOR THE EXCLUSIVE USE BY BOUCHER BUILT, BIG ROCK HOMES. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF BOUCHER HOME DESIGN IS PROHIBITED.



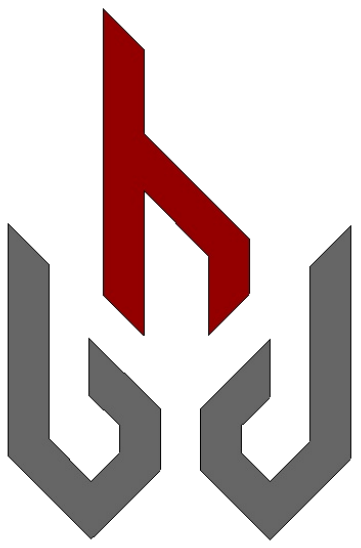
BOUCHER BUILT
BIG ROCK HOMES
Eric S Boucher 435-669-6636

Residence For:		
Chad & Nicole Dalton		
Square Footage:		
Main:	3524	sqft
Second:	2571	sqft
Garage \ Shop:	2560	sqft
Garage:	614	sqft
Porches:	1120	sqft
Total Coverage:	10405	Sqft
Plan Name:		
"Dalton's Coastal Castle"		
Site Information:		
City:	Hurricane, Utah	84737
Subdivision:	Southern Estates	
Lot#:	#4	

Plan Date:	
Friday, September 16, 2022	
Revision Dates:	

Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footings & Foundation Plan
A1.6	Main Floor Detail Plan
A1.7	Upper Floor Detail Plan
A1.8	Main Floor Plan
A1.9	Upper Floor Plan
A1.10	Floor Framing Plan
A1.11	Roof Layout & Framing Plan
A1.12	Upper Floor Roof Layout
E1.1	Main Floor Electrical Plan
E1.2	Upper Floor Electrical Plan
G1.1	Garage Elevation
G1.2	Garage Footing Foundation & Framing
G1.3	Roof Layout & Electrical

Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84737
435-817-3645



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BOUCHER BUILT
BIG ROCK HOMES

Eric S Boucher **435-669-6636**

Residence For:
Chad & Nicole Dalton

Square Footage:

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Second:	2511	sqft
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Garage:	619	sqft
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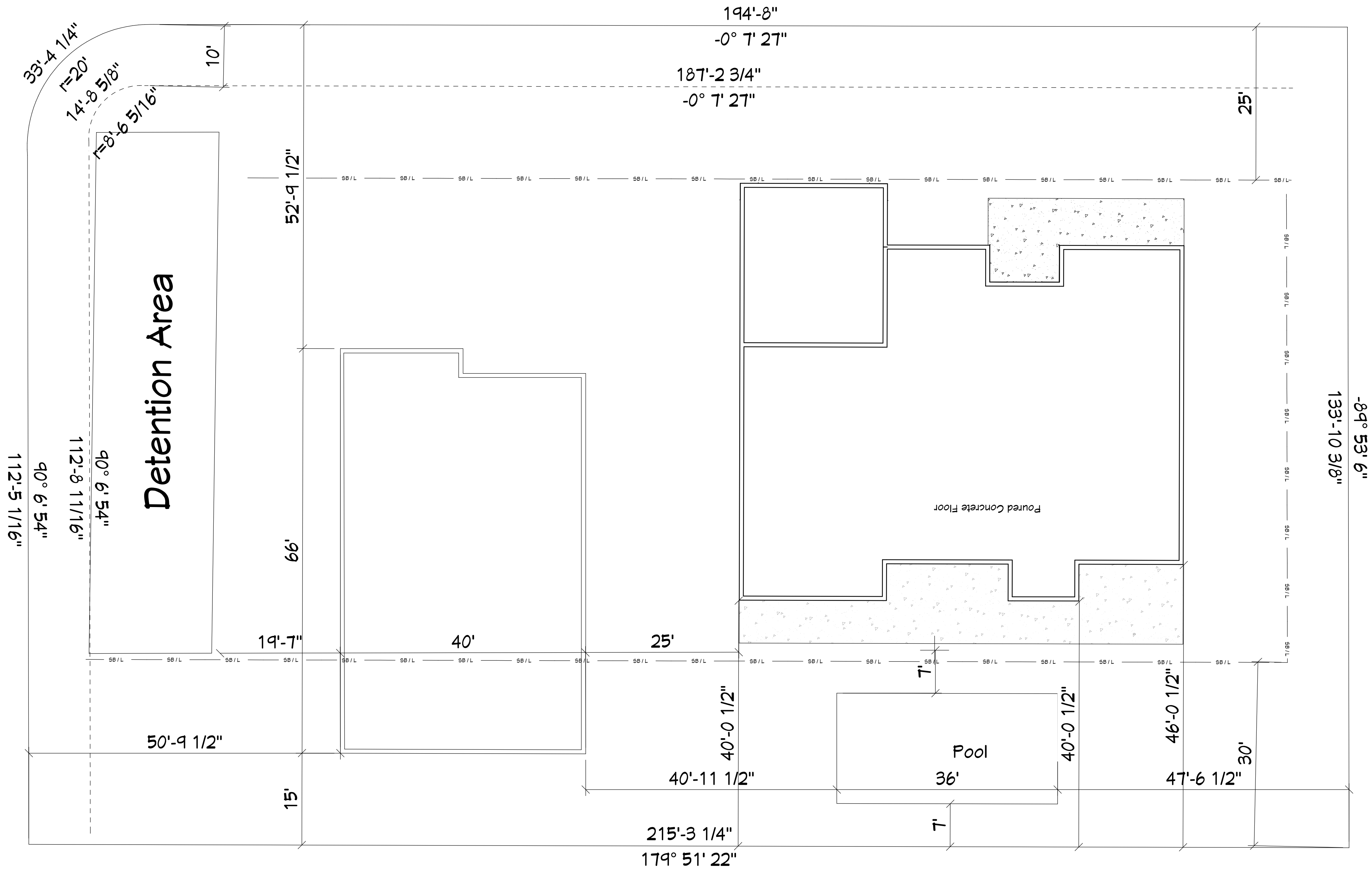
City:	Hurricane, Utah 84737
Subdivision:	Southern Estates
Lot#:	#9

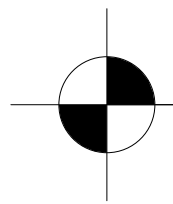
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Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
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 **Plot Plan**
Scale: 1" = 10 ft

- Note:**
- 1. Stucco Style and Color as per Owner\Contractor
 - 2. Rock Veneer as per Owner and Contractor
 - 3. Tile Roof Style & Color by Owner
 - 4. Hardie Siding As per Owner and Contractor

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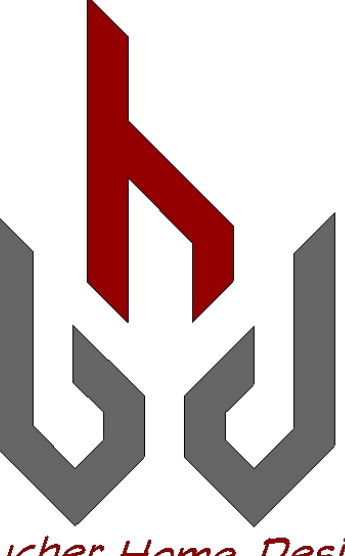
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Table of Contents

Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
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A1.4	Right & Left Elevations Page
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Boucher Home Design

File Name: SE-#9-Chad & Nicole Dalton
Revision #5: 09/19/2022
LAYOUT FILE

Page Number: **A1.3**

Front Elevation
Scale: 1/4" = 1ft

Left Side Markers:

- Ridge: 27'-10 1/2"
- Ridge: 24'-8"
- Ridge: 24'-5"
- Rough Ceiling - 2nd Floor: 21'-1"
- Top of Subfloor - 2nd Floor: 12'-1"
- Rough Ceiling - 1st Floor: 10'
- 2'-10 1/2"
- Top of Foundation: 0'
- Top of Footing: -10"

Right Side Markers:

- Ridge: 25'-6 1/2"
- Rough Ceiling - 2nd Floor: 21'-1"
- Top of Subfloor - 2nd Floor: 12'-1"
- 8'-9 1/2"
- 6'-9 1/2"
- 2'-5 1/2"
- Top of Foundation: 0'
- Top of Footing: -10"

Rear Elevation
Scale: 1/4" = 1ft

Left Side Markers:

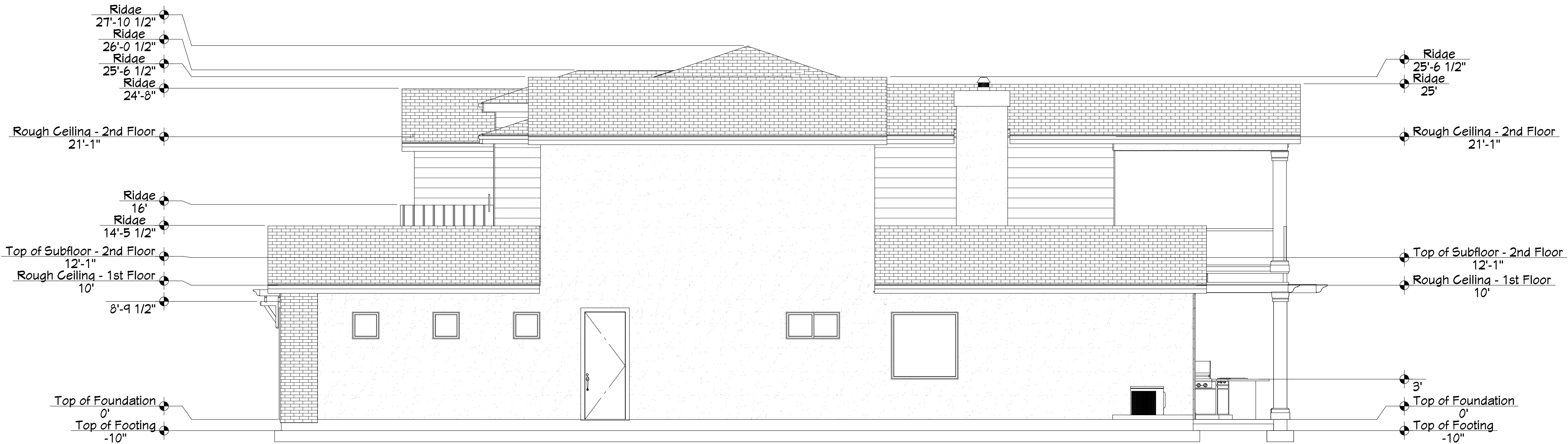
- Ridge: 25'-6 1/2"
- Rough Ceiling - 2nd Floor: 21'-1"
- Top of Subfloor - 2nd Floor: 12'-1"
- 2'-5 1/2"
- Top of Foundation: 0'
- Top of Footing: -10"

Right Side Markers:

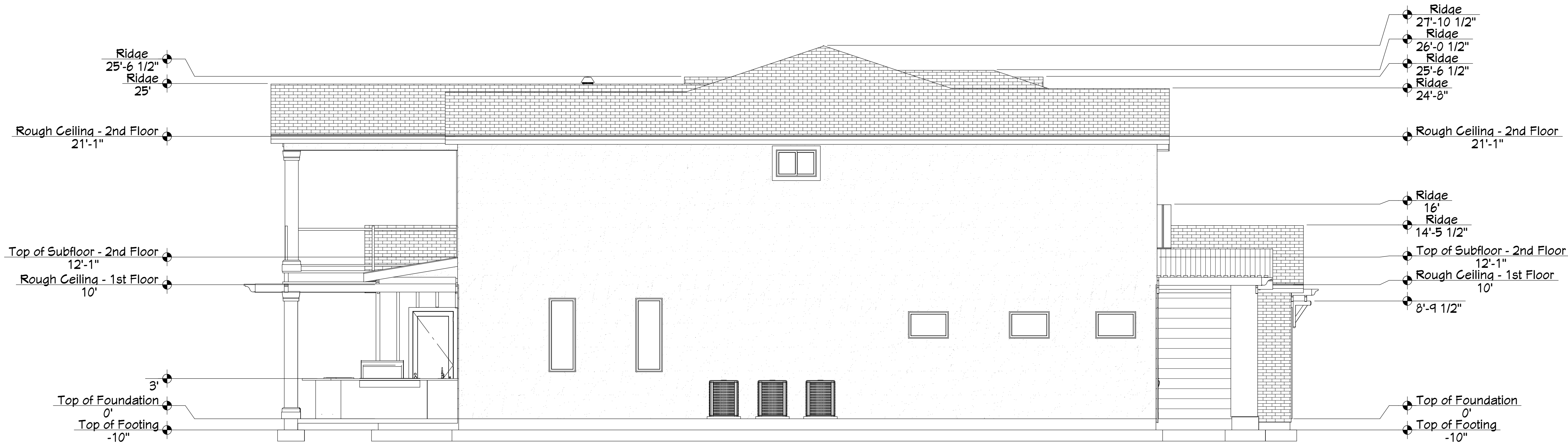
- Ridge: 27'-10 1/2"
- Ridge: 24'-8"
- Ridge: 24'-5"
- Rough Ceiling - 2nd Floor: 21'-1"
- Top of Subfloor - 2nd Floor: 12'-1"
- Rough Ceiling - 1st Floor: 10'
- 3'
- 2'-10 1/2"
- Top of Foundation: 0'
- Top of Footing: -10"

Note:

- 1. Stucco Style and Color as per Owner\Contractor
- 2. Rock Veneer as per Owner and Contractor
- 3. Tile Roof Style & Color by Owner
- 4. Hardie Siding As per Owner and Contractor



Right Elevation



Left Elevation

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BOUCHER BUILT
BIG ROCK HOMES

Eric S Boucher 435-669-6636

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Garage:	619	sqft
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Site Information:

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Subdivision:	Southern Estates
Lot#:	#9

Plan Date:
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Revision Dates:

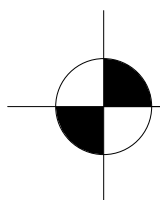
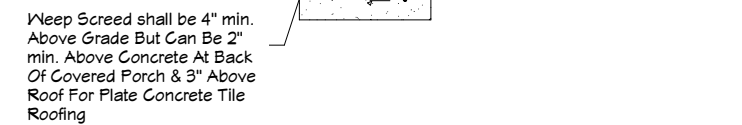
Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
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1/2" Plastered Sheathing over 1/2" 2x6 Joists
 6 1/2" O.C. @ 9" Eaves
 30R Felt of Sheathing
 30R Roof Color and Shingles by Gutter
 Optional
 1/2" Rigid Energy Panel
 A: 1/2" x 6" x 1/2" Boards
 1/2" Lip for Lulls
 1/2" Lip for Gutter
 Provide Soft Vents
 Avoided Resistance (in)
 1/2" under/over
 Sheathing or Shingles
 2nd Shingles
 Felt, Vents, Mem. &
 Slopes Finish as per
 Detail
 See Sleep Soring Detail
 1/2" Plaster
 1/2" Shear
 Reinforced
 & Painted
 R-15 Insulation (min.)
 2nd Shingles @ 16" O.C. (min)
 2nd Shingles @ 16" O.C. (min)
 Pressure Treated Sleep Soring @ 12" w/soil
 Lulls Sinking as per Steel
 Engineering
 Ceiling Line
 Foundation Line
 Grade Line
 Vertical Distance from 1/2" w/soil
 to Ceiling



Footing & Foundation Plan
Scale: 1/4" = 1ft


BOUCHER BUILT
BIG ROCK HOMES
Eric S Boucher 435-669-6636

Main:	3529	sqt
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Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
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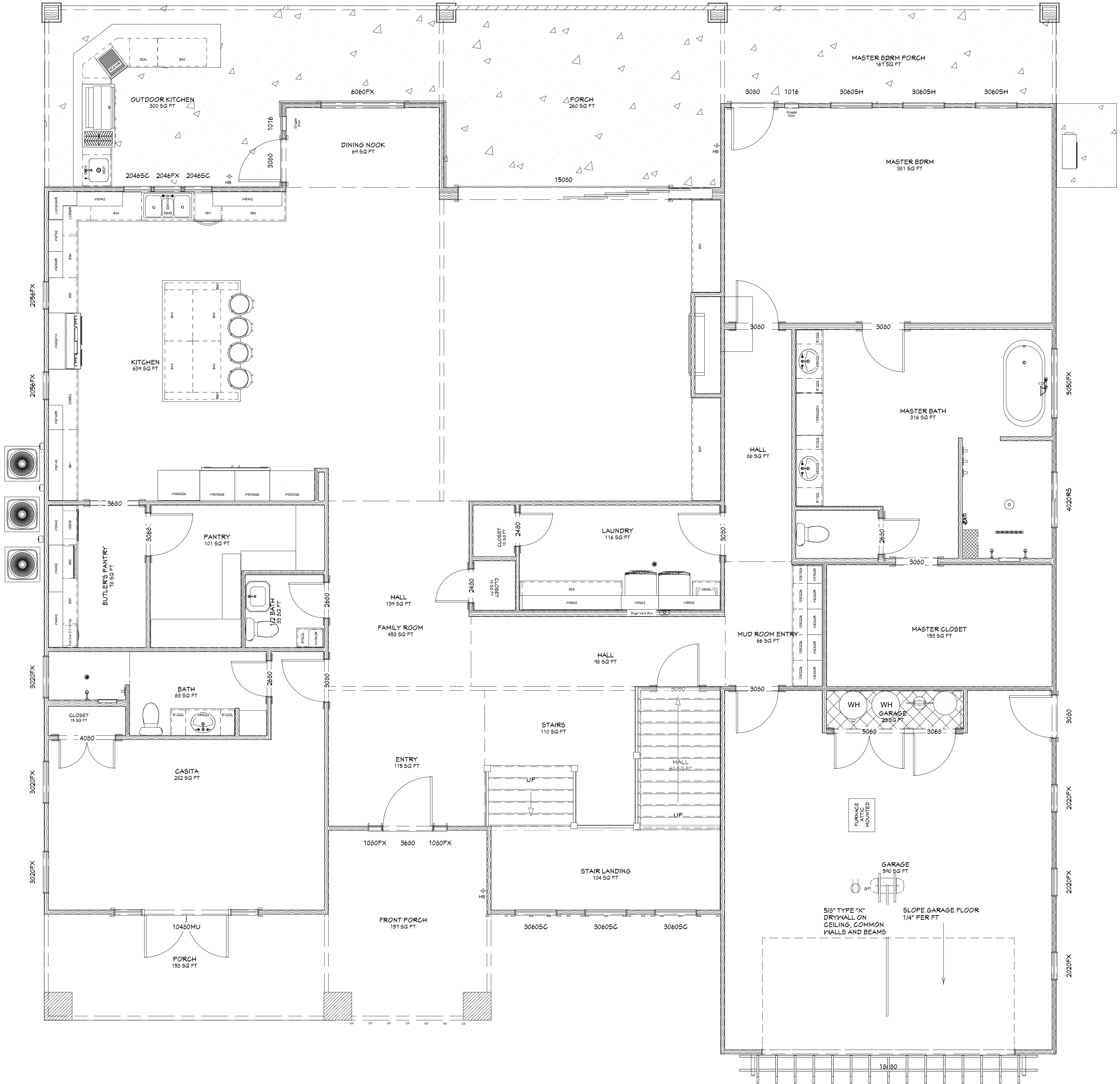


File Name:	Page Number:
SE-#9.Chad & Nicole Dalton Revision #5 08192022 LAYOUT FILE	A1.5

MAIN FLOOR DOOR SCHEDULE						
FLOOR	QTY	ROOM NAME	SIZE	TYPE	DESCRIPTION	TEMPERED FIRE COMMENTS
1	1	HALL/LAUNDRY	2650 R IN	HINGED	HINGED-DOOR P04	
1	1	1/2 BATH/HALL	2680 L IN	HINGED	HINGED-DOOR P04	
1	1	LAUNDRY/CLOSET	2480 L R IN	DOUBLE HINGED	DOUBLE HINGED-DOOR P04	
1	1	CASITA/HALL	3020 R IN	HINGED	HINGED-DOOR P04	
1	1	CLOSET/HALL	2480 L IN	HINGED	HINGED-DOOR P04	
1	1	BATH/BATH	2068 R IN	HINGED	HINGED-DOOR P04	
1	1	MASTER BDRM/MASTER BATH	3020 L IN	HINGED	HINGED-DOOR P04	
1	1	MASTER BDRM/HALL	3680 L IN	HINGED	HINGED-DOOR P04	
1	1	MASTER BDRM/MASTER BDRM PORCH	1016 EX	FIXED	EXT. FIXED-GLASS PANEL	
1	1	MASTER BDRM/MASTER BDRM PORCH	3030 R EX	HINGED	EXT. HINGED-GLASS PANEL	YES
1	1	CASITA/PORCH	10480	MULLED UNIT	MULLED UNIT	
1	1	CASITA/BATH	2680 R IN	HINGED	HINGED-DOOR P04	
1	1	CLOSET/CASITA	3020 L R IN	DOUBLE HINGED	DOUBLE HINGED-DOOR P04	
1	1	ENTRY/FRONT PORCH	3680 R EX	HINGED	EXT. HINGED-PL100	YES
1	1	GARAGE	13020	GARAGE	GARAGE-GLASS PANEL	
1	1	GARAGE/MUD ROOM ENTRY	3680 R IN	HINGED	HINGED-DOOR P04	
1	1	DINING NOOK/OUTDOOR KITCHEN	1016 EX	FIXED	EXT. FIXED-GLASS PANEL	YES
1	1	FAMILY ROOM/PORCH	15080 R EX	5+0-PANEL POCKET	EXT. 5+0-PANEL POCKET-GLASS PANEL	YES
1	1	HALL/HALL	3020 R IN	HINGED	HINGED-DOOR P04	
1	1	GARAGE	3020 R EX	HINGED	EXT. HINGED-SLAB	
1	1	BUTLER'S PANTRY/PANTRY	3068 L IN	HINGED	HINGED-DOOR P04	
1	1	DINING NOOK/OUTDOOR KITCHEN	3020 L EX	HINGED	EXT. HINGED-GLASS PANEL	YES
1	1	GARAGE/GARAGE	5068 L R IN	DOUBLE HINGED	DOUBLE HINGED-DOOR P04	
1	1	GARAGE/GARAGE	3068 R IN	HINGED	HINGED-DOOR P04	

Window Schedule							
Floor	Qty	Label	Room Name	Size	Egress	Tempered	Type
1	2	1020FX	Entry/Front Porch	1020FX			Fixed Glass
1	2	2020FX	Garage	2020FX			Fixed Glass
1	1	3020FX	Bath	3020FX			Fixed Glass
1	1	2046FX	Kitchen/Outdoor Kitchen	2046FX			Fixed Glass
1	2	2046FX	Kitchen/Outdoor Kitchen	2046FX			Single Casement
1	2	2056FX	Kitchen	2056FX			Fixed Glass
1	3	3060FX	Stair Landing	3060FX		Yes	Single Casement
1	3	3060FX	Master Bdrm/Master Bdrm Porch	3060FX		Yes	Single Hung
1	1	4020RS	Master Bath	4020RS		Yes	Right Sliding
1	1	5050FX	Master Bath	5050FX		Yes	Fixed Glass
1	1	6060FX	Dining Nook/Outdoor Kitchen	6060FX		Yes	Fixed Glass

ROOM FINISH SCHEDULE				
FLOOR	ROOM NAME	ROOM TYPE	CEILING HEIGHT	AREA, INTERIOR (SQ FT)
1	1/2 BATH	BATH	120"	21
1	FAMILY ROOM	FAMILY	120"	426
1	MASTER BDRM	MASTER BDRM	120"	350
1	BATH	BATH	120"	50
1	STAIR LANDING	STAIRS	153"	45
1	MASTER CLOSET	CLOSET	120"	130
1	MASTER BATH	MASTER BATH	120"	240
1	CASITA	BEDROOM	120"	252
1	CLOSET	CLOSET	120"	8
1	BATH	BATH	120"	8
1	GARAGE	GARAGE	120"	566
1	HALL	HALL	120"	1
1	CLOSET	CLOSET	120"	11
1	CLOSET	CLOSET	120"	10
1	BUTLER'S PANTRY	KITCHEN	120"	70
1	BATH	BATH	120"	15
1	LAUNDRY	LAUNDRY	120"	108
1	FRONT PORCH	PORCH	120"	151
1	PORCH	PORCH	N/A	120
1	MASTER BDRM PORCH	N/A	N/A	166
1	OUTDOOR KITCHEN	PORCH	N/A	249
1	DINING NOOK	NOOK	120"	90
1	PANTRY	CLOSET	120"	43
1	HALL	HALL	111 3/4"	55
1	STAIRS	STAIRS	111 3/4"	108
1	HALL	HALL	120"	78
1	MUD ROOM ENTRY	ENTRY	120"	61
1	PORCH	PORCH	120"	250
1	GARAGE	GARAGE	120"	26
1	KITCHEN	KITCHEN	120"	541
1	HALL	HALL	120"	92
1	ENTRY	ENTRY	111 3/4"	104
1	HALL	HALL	120"	125
TOTALS:				4895



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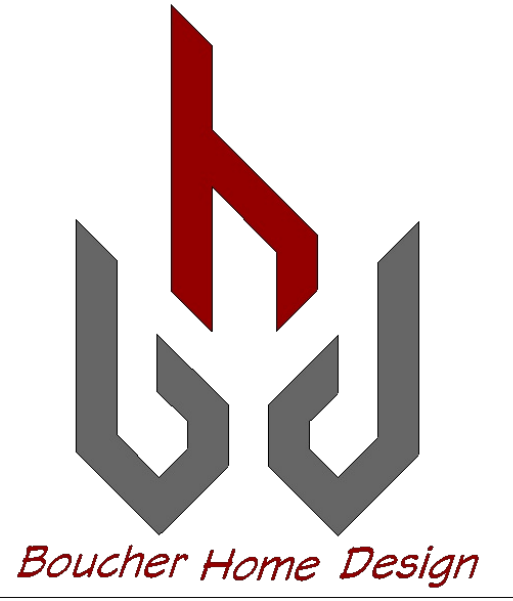
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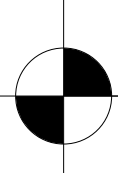
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Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
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Main Floor Detail Plan
Scale: 1/4" = 1ft

DOOR AND WINDOW NOTES:

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

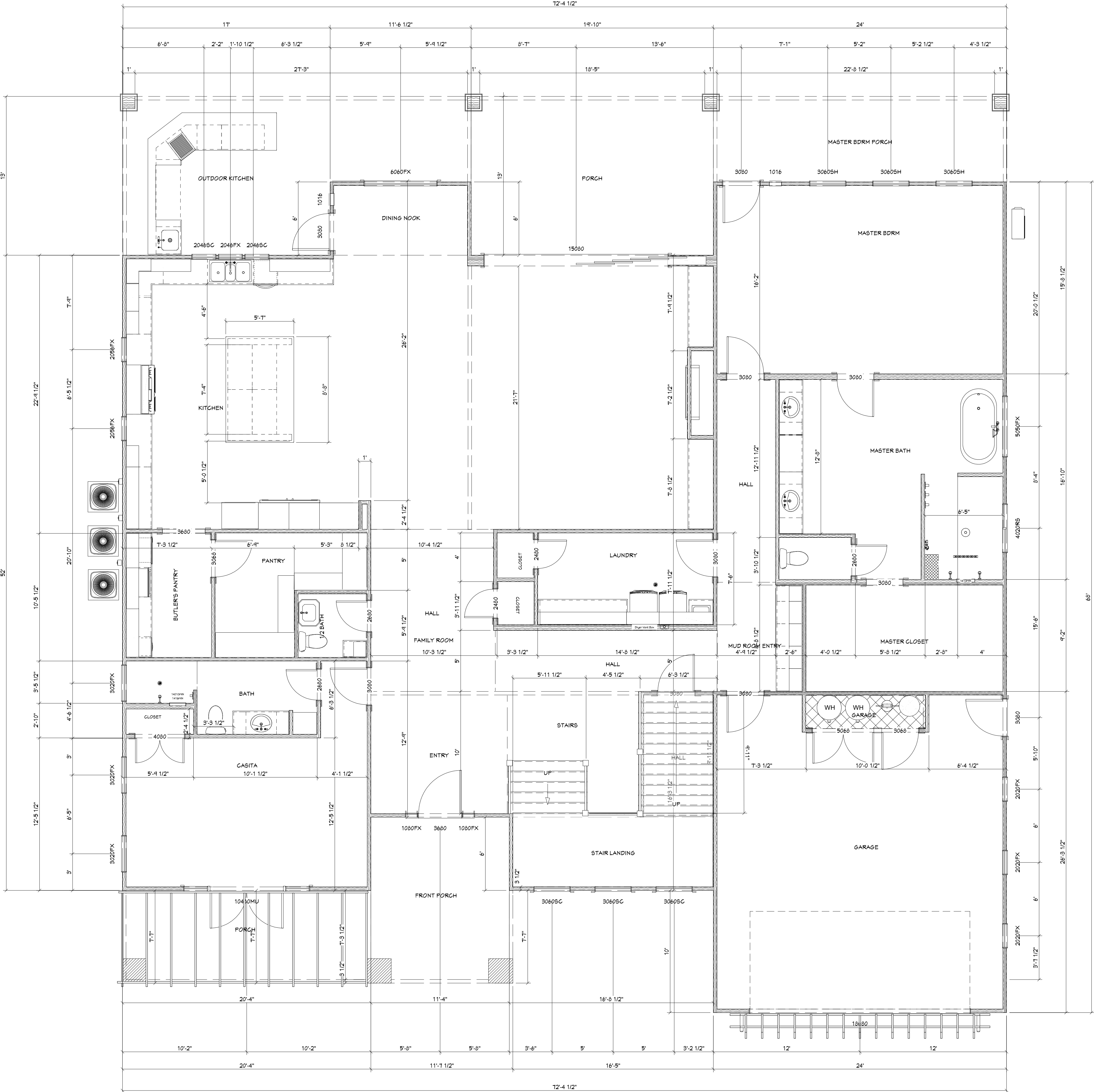
ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPEN ABLE 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

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS



Main Floor Plan
Scale: 1/4" = 1ft

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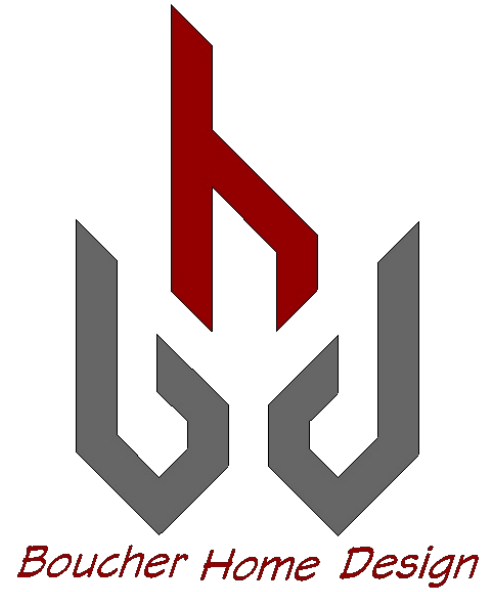
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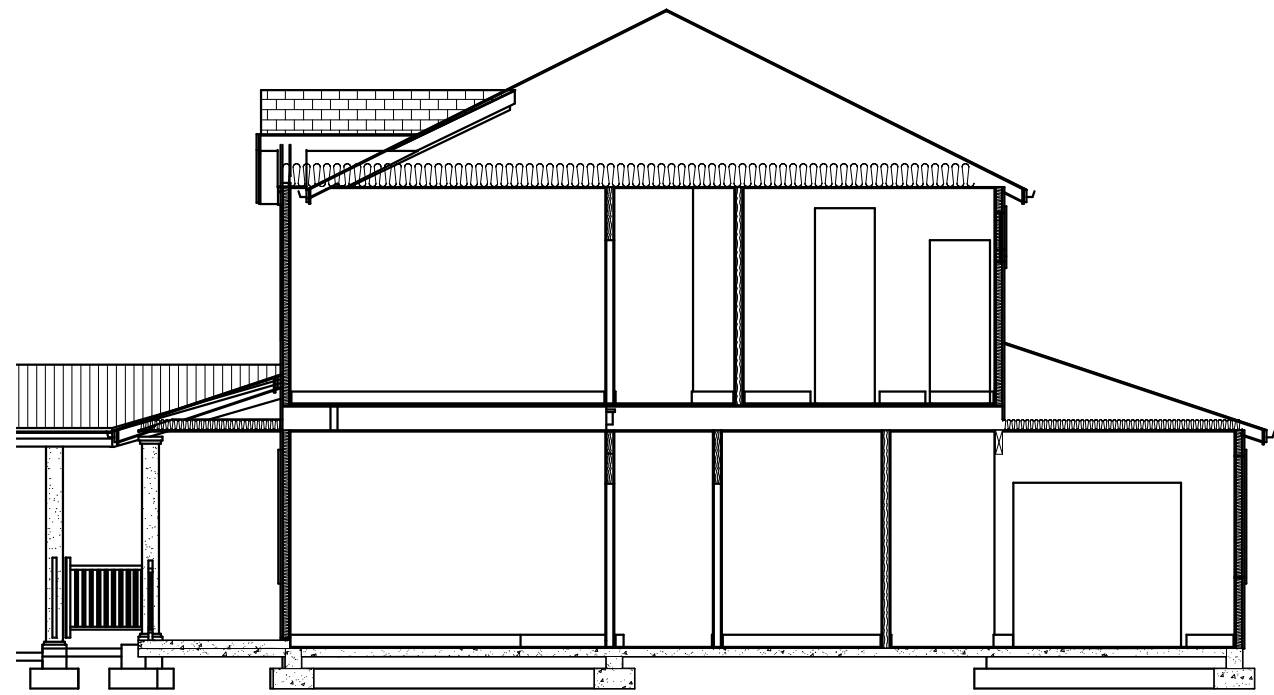
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A1.1	Title Page
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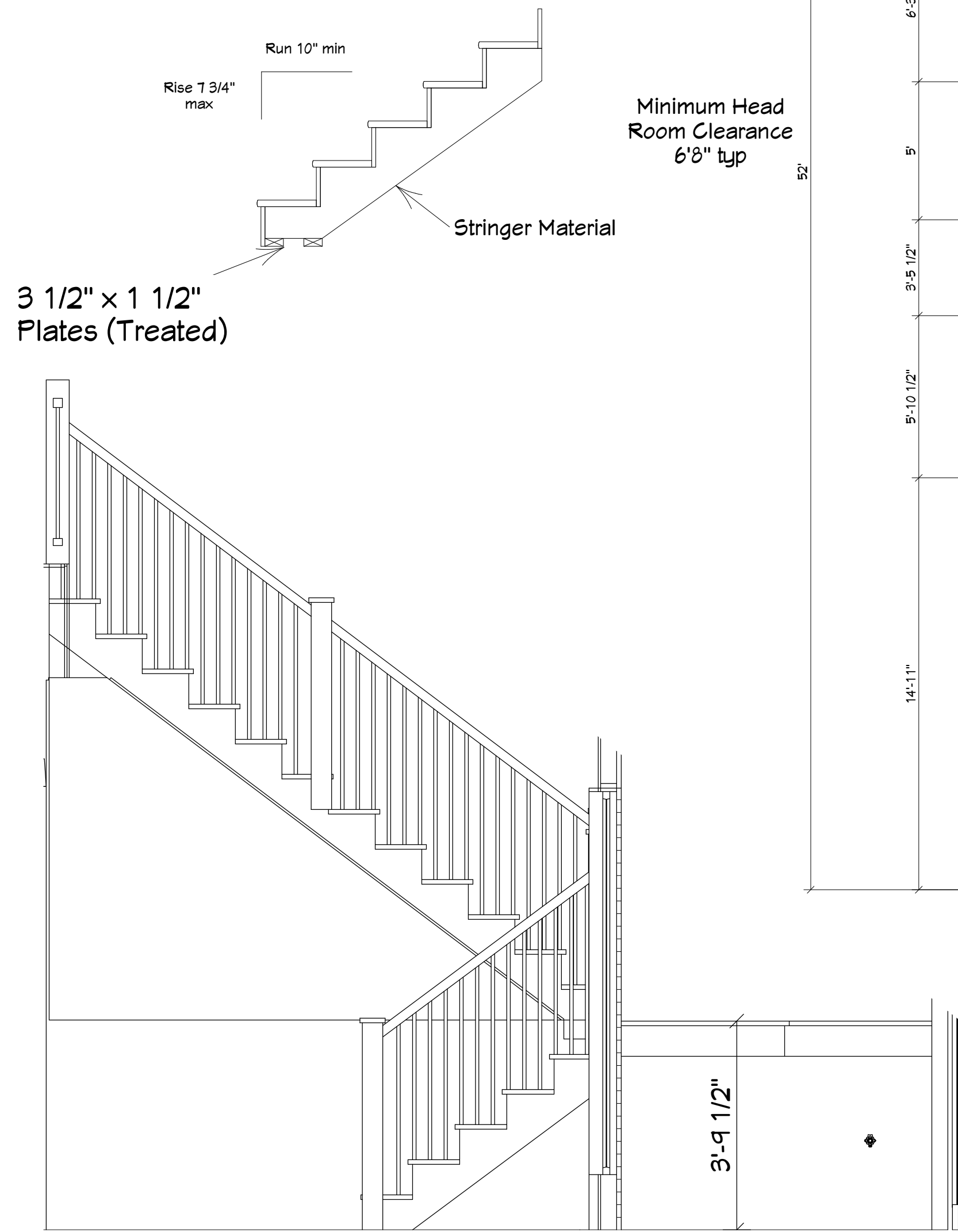




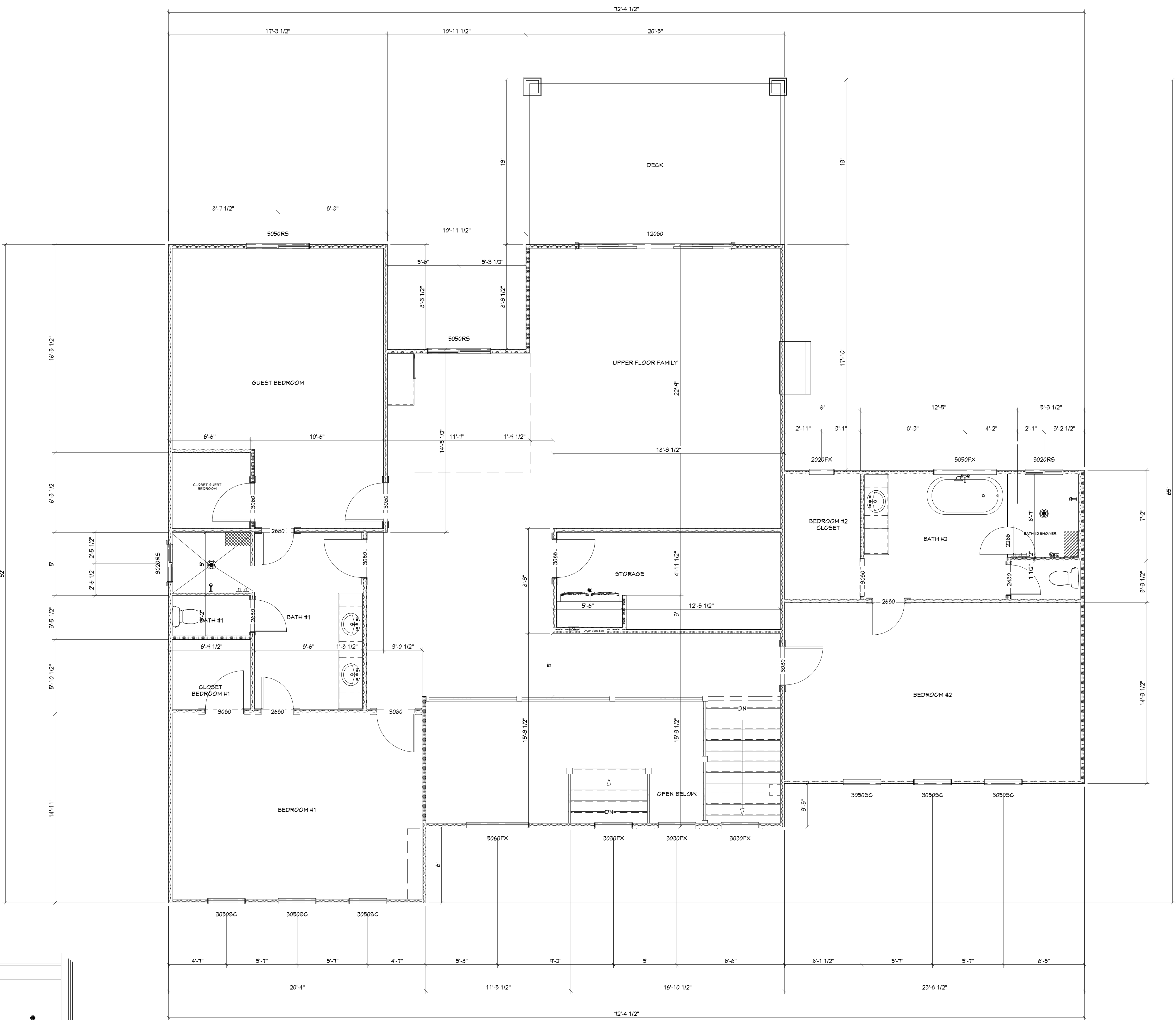
Thermal Envelope

- 1. Thermal Envelope Volume Provided by Others
- 2. A whole house mechanical ventilation system will be required for buildings w\ less than 3 air changes per hour (IRC 303.4 state amendment) when tested by a blower door test
- 3. The building thermal envelope shall comply w\ Section N1102.4.1.2 (R402.4.1.2 "Blower Door Testing:.

Note: Stair Detail



Upper Floor Plan
Scale: 1/4" = 1ft



Upper Floor Sqft
2577 sq ft

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BOUCHER BUILT
BIG ROCK HOMES

Eric S Boucher 435-669-6636

Residence For:
Chad & Nicole Dalton

Square Footage:

Main:	3529	sqft
Second:	2577	sqft
Garage \ Shop:	2560	sqft
Garage:	619	sqft
Porches:	1120	sqft
Total Coverage:	10405	Sqft

Plan Name:
"Dalton's Coastal Castle"

Site Information:

City:	Hurricane, Utah 84737
Subdivision:	Southern Estates
Lot#:	#9

Plan Date:
Friday, September 16, 2022

Revision Dates:

Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footings & Foundation Plan
A1.6	Main Floor Detail Plan
A1.7	Upper Floor Detail Plan
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A1.9	Upper Floor Plan
A1.10	Floor Framing Plan
A1.11	Roof Layout & Framing Plan
A1.12	Upper Floor Roof Layout
E1.1	Main Floor Electrical Plan
E1.2	Upper Floor Electrical Plan
G1.1	Garage Elevation
G1.2	Garage Footing Foundation & Framing
G1.3	Roof Layout & Electrical

Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84737
435-817-3645

Boucher Home Design

File Name: SE-#9-Chad & Nicole Dalton
Revision #5: 09/14/2022
LAYOUT FILE

Page Number: A1.9

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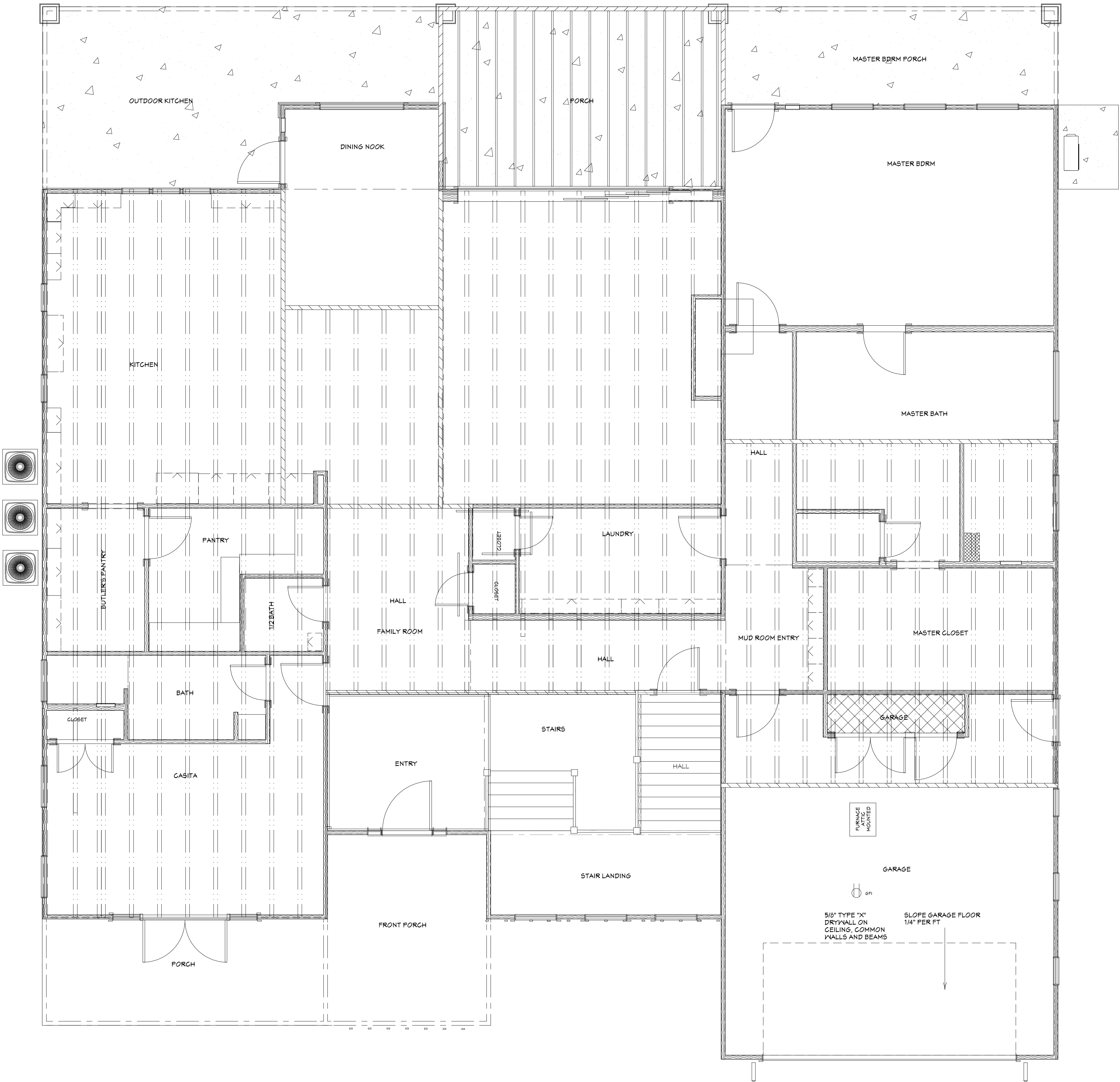
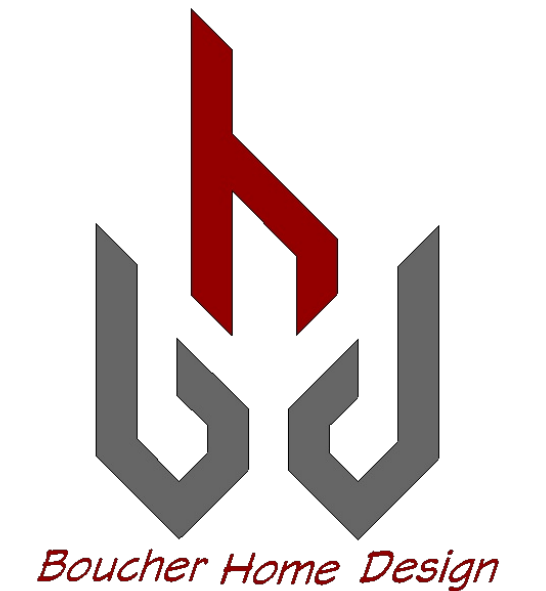
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Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
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Floor Framing Plan
1/4" Scale

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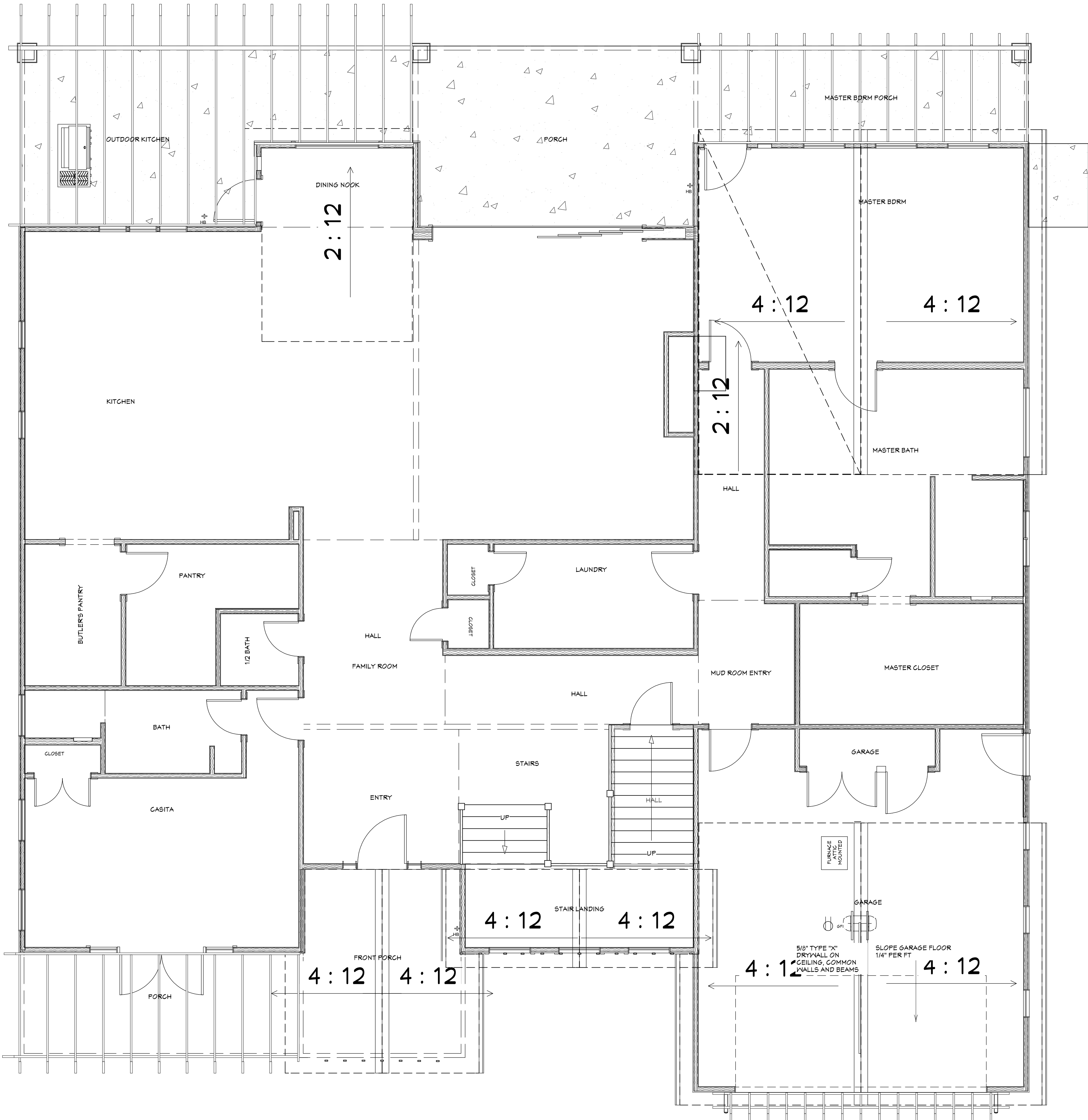
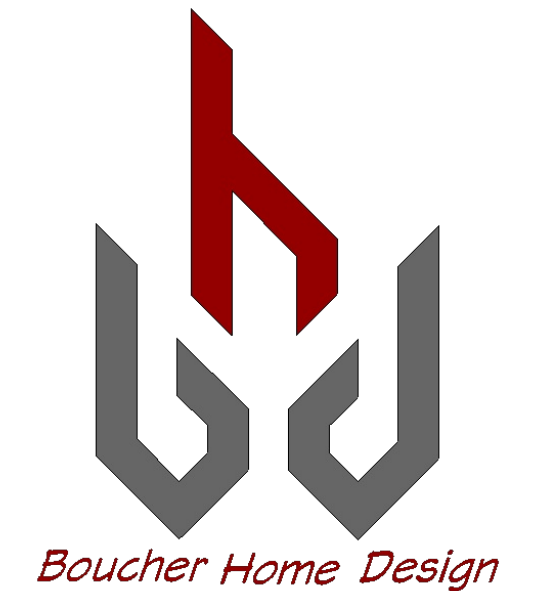
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Table of Contents	
Page Number	Title
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A1.2	Plot Plan
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Truss Notes

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 TO BE 6:12 UNLESS OTHERWISE NOTED.
9. SCISSORS TRUSS CEILING PITCH 2:12.
10. TRUSSES MANUFACTURED BY
11. ALL OVERHANGS 12".

Roof Ventilation Calculation

Determine the total square footage of the attic floor space to be ventilated. Know which code compliance method is required in the project area. Most local building codes require compliance with either the 1/150 method or the 1/300 method exception (refer to local code). These methods dictate that one (1) square foot of ventilation is provided for every 150 or 300 square feet of attic floor space. Compliance with attic ventilation code requirements should always be verified at the local governing level before performing the following calculations.

Total attic Sqft / Compliance = Total Sqft of Ventilation

Total Sqft of Ventilation X 144 = Total SqInches of Required Ventilation

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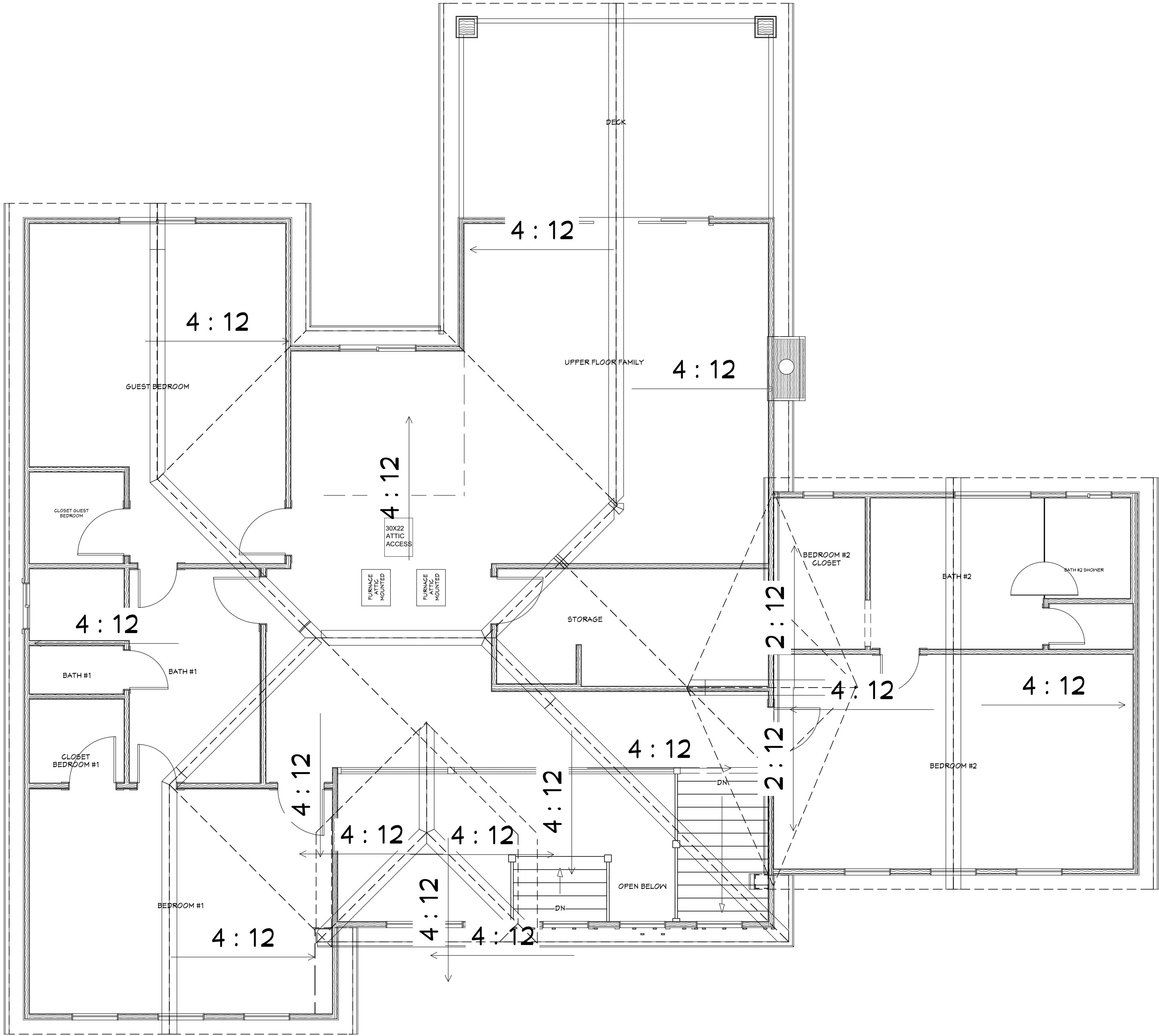
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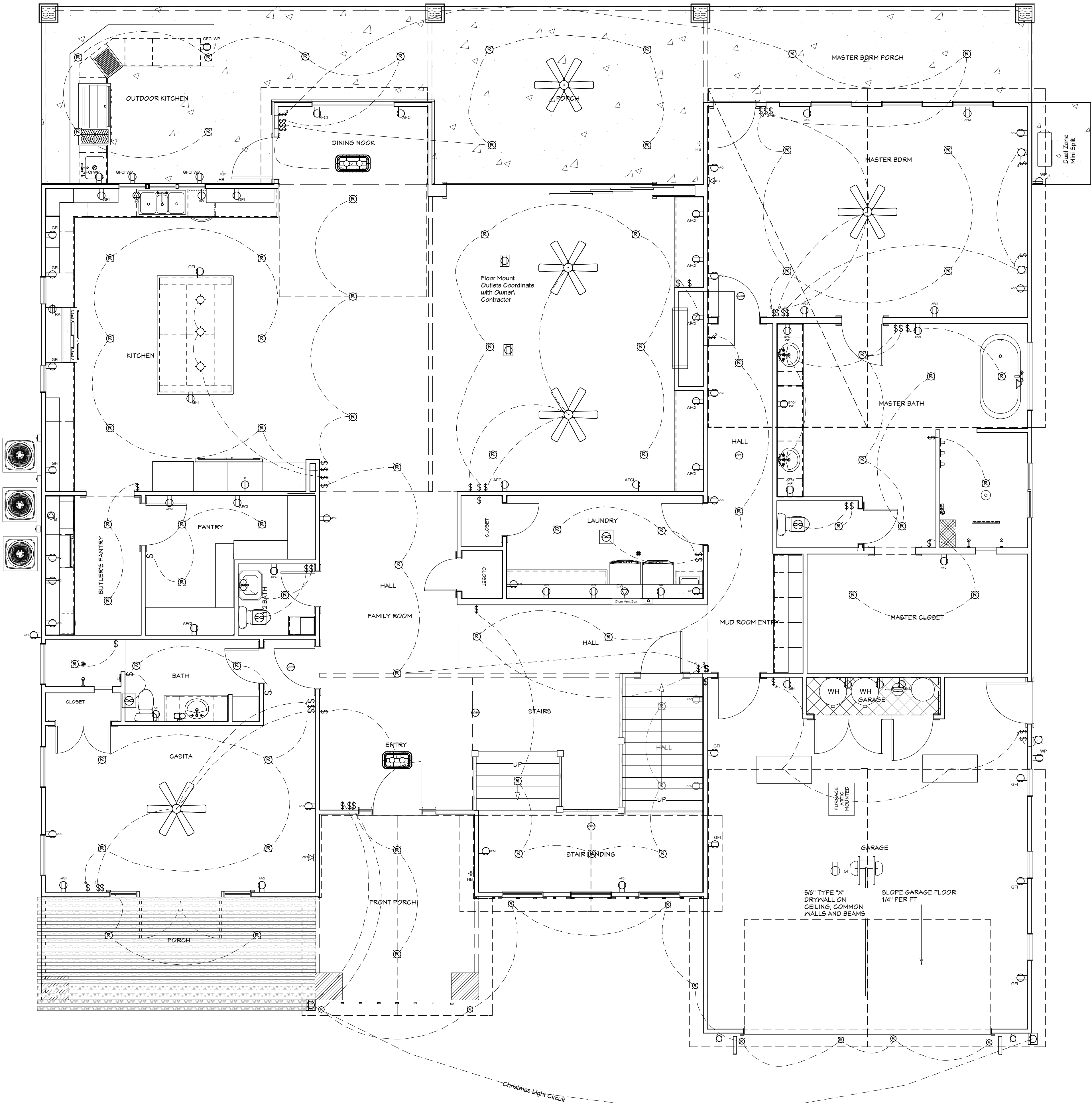
Total attic Sqft / Compliance = Total Sqft of Ventilation

Total Sqft of Ventilation X 144 = Total SqInches of Required Ventilation

MAIN FLOOR ELECTRICAL SCHEDULE				
QTY	FLOOR	ROOM NAME	ATTACHED TO	DESCRIPTION
1	1	OUTDOOR KITCHEN	CABINET	GFCI W/P
1	1	PORCH	CEILING	6 BLADE CEILING FAN
2	1	LAUNDRY	WALL	SINGLE POLE
1	1	CASITA	CEILING	6 BLADE CEILING FAN
1	1	DINING NOOK	CEILING	RECTANGULAR SHELL CHANDELIER 2
1	1	1/2 BATH	CEILING	EXHAUST
1	1	BATH	WALL	DUPLEX (WEATHERPROOF)
4	1	BATH	CEILING	RECESSED DOWN LIGHT 4
4	1	CASITA	WALL	AFCI
2	1	ENTRY	FLOOR	DUPLEX
1	1	BUTLER'S PANTRY	FLOOR	SINGLE POLE
1	1	LAUNDRY	WALL	MICROWAVE
1	1	LAUNDRY	WALL	CLOTHES DRYER
1	1	KITCHEN	WALL	CLOTHES WASHER, HPV
1	1	KITCHEN	WALL	DISHWASHER
1	1	BATH	CEILING	EXHAUST
3	1	KITCHEN	FLOOR	ELECTRIC RANGE
1	1	1/2 BATH	WALL	RECESSED DOWN LIGHT 6
2	1	LAUNDRY	CEILING	RECESSED DOWN LIGHT 6
1	1	KITCHEN	WALL	GARAGE DISPOSAL
1	1	KITCHEN	CABINET	GFI
1	1	KITCHEN	WALL	PORCH LANTERN
1	1	1/2 BATH	WALL	REFRIGERATOR
1	1	LAUNDRY	WALL	EXTERIOR LANTERN 2
2	1	1/2 BATH	WALL	SCONCE 2
6	1	KITCHEN	WALL	SINGLE POLE
1	1	GARAGE	WALL	GFI
1	1	CASITA	CEILING	CO/SMOKE DETECTOR
4	1	CASITA	CEILING	RECESSED DOWN LIGHT 6
1	1	CASITA	WALL	AFCI
1	1	CASITA	WALL	SINGLE POLE
1	1	FAMILY ROOM	WALL	AFCI
3	1	DINING NOOK	WALL	RECESSED DOWN LIGHT 6
1	1	DINING NOOK	CEILING	CO/SMOKE DETECTOR
6	1	DINING NOOK	WALL	GFI
1	1	DINING NOOK	WALL	THREE WAY
1	1	DINING NOOK	WALL	SINGLE POLE
1	1	CLOSET	WALL	220V WEATHERPROOF
1	1	BATH	WALL	SINGLE POLE
1	1	ENTRY	CEILING	SCONCE 2
2	1	FAMILY ROOM	FLOOR	DUPLEX, FLOOR MOUNTED
2	1	FRONT PORCH	CEILING	RECESSED DOWN LIGHT 6
1	1	STAIR LANDING	WALL	AFCI
3	1	STAIR LANDING	CEILING	RECESSED DOWN LIGHT 6
6	1	HALL	CEILING	RECESSED DOWN LIGHT 6
1	1	1/2 BATH	CEILING	RECESSED DOWN LIGHT 6
1	1	STAIR LANDING	CEILING	CO/SMOKE DETECTOR
2	1	BATH	WALL	GFI
1	1	KITCHEN	CEILING	CRAFTSMAN LANTERN
1	1	CASITA	WALL	SINGLE POLE SWITCH
3	1	CASITA	WALL	FOUR WAY
1	1	CASITA	WALL	CATS W/ TV
2	1	BUTLER'S PANTRY	CEILING	RECESSED DOWN LIGHT 6
4	1	KITCHEN	CEILING	RECESSED DOWN LIGHT 6
1	1	PANTRY	WALL	AFCI
2	1	KITCHEN	WALL	SINGLE POLE
1	1	FAMILY ROOM	WALL	THREE WAY
1	1	LAUNDRY	CEILING	EXHAUST
3	1	KITCHEN	WALL	THREE WAY
1	1	FAMILY ROOM	WALL	SINGLE POLE
1	1	FAMILY ROOM	CEILING	RECESSED DOWN LIGHT 6
1	1	STAIRS	CEILING	CO/SMOKE DETECTOR
1	1	FAMILY ROOM	CEILING	RECESSED DOWN LIGHT 6
1	1	HALL	CEILING	6 BLADE CEILING FAN
1	1	HALL	CEILING	CO/SMOKE DETECTOR
5	1	HALL	WALL	AFCI
1	1	HALL	WALL	SINGLE POLE
1	1	MASTER BDRM PORCH	CEILING	RECESSED DOWN LIGHT 6
1	1	MASTER BATH	CEILING	EXHAUST
1	1	MASTER BATH	CEILING	RECESSED DOWN LIGHT 6
1	1	MASTER BATH	WALL	AFCI
1	1	MASTER BATH	WALL	GFCI W/P
2	1	MASTER BATH	WALL	SCONCE 2
1	1	MASTER BATH	WALL	SINGLE POLE
1	1	MASTER BDRM	CEILING	6 BLADE CEILING FAN
1	1	MASTER BDRM	CEILING	CO/SMOKE DETECTOR
1	1	MASTER BDRM	CEILING	RECESSED DOWN LIGHT 6
6	1	MASTER BDRM	WALL	AFCI
1	1	MASTER BDRM	WALL	CATS W/ TV
1	1	MASTER BDRM	WALL	FOUR WAY
1	1	MASTER BDRM	WALL	SCONCE 1
1	1	MASTER BDRM	WALL	SINGLE POLE
1	1	MASTER CLOSET	CEILING	THREE WAY
1	1	MASTER CLOSET	WALL	RECESSED DOWN LIGHT 6
1	1	MASTER CLOSET	WALL	AFCI
1	1	HALL	WALL	THREE WAY
1	1	OUTDOOR KITCHEN	CEILING	RECESSED DOWN LIGHT 6
3	1	PANTRY	CEILING	RECESSED DOWN LIGHT 6
1	1	PANTRY	WALL	AFCI
1	1	PORCH	CEILING	RECESSED DOWN LIGHT 6
3	1	OUTDOOR KITCHEN	WALL	GFCI W/P
2	1	GARAGE	CEILING	MEDIUM DOUBLE SURFACE MOUNTED
1	1	GARAGE	WALL	TUBE LIGHT (48X21D)
1	1	GARAGE	WALL	THREE WAY
2	1	GARAGE	WALL	GFI
2	1	GARAGE	WALL	220V

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

Exterior Electrical Coordinate With Owner \ Contractor for Locations
Electrical Walk Thru Required

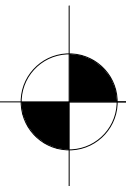


Note:
Electrical Contractor to Verify Switch and Lighting
Location With Home Owner

NOTE: As per sec 3902.16 of 2015 IRC code

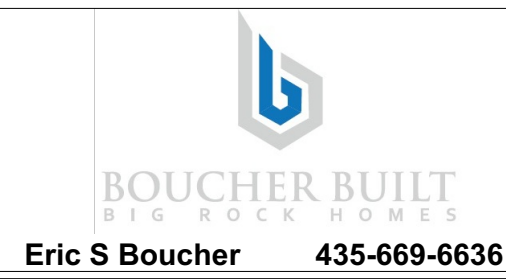
ARC Fault Protection Receptacles required at following locations: kitchens, family rooms, Dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry and similar room or areas

1. Outlet placement shall comply with N.E.C. 210-52
2. Minimum fixture clearance to shelving is 1'-2"
3. Smoke detectors shall comply with section 1210
4. GFI outlets required within 6' of sinks, at garages, bathroom, outside and unfinished areas
5. Outlets min 1'-4" above finished floor
6. Allow 6- pair drop for telephone service
7. Cat5 wiring to be place at owners preference
8. Allow for ARC fault circuits in all bedrooms
9. Electrician to verify locations of lifer ground utility meters and panel box



Main Floor Electrical Plan
1/4" Scale

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Subdivision:	Southern Estates
Lot#:	#4

Plan Date:
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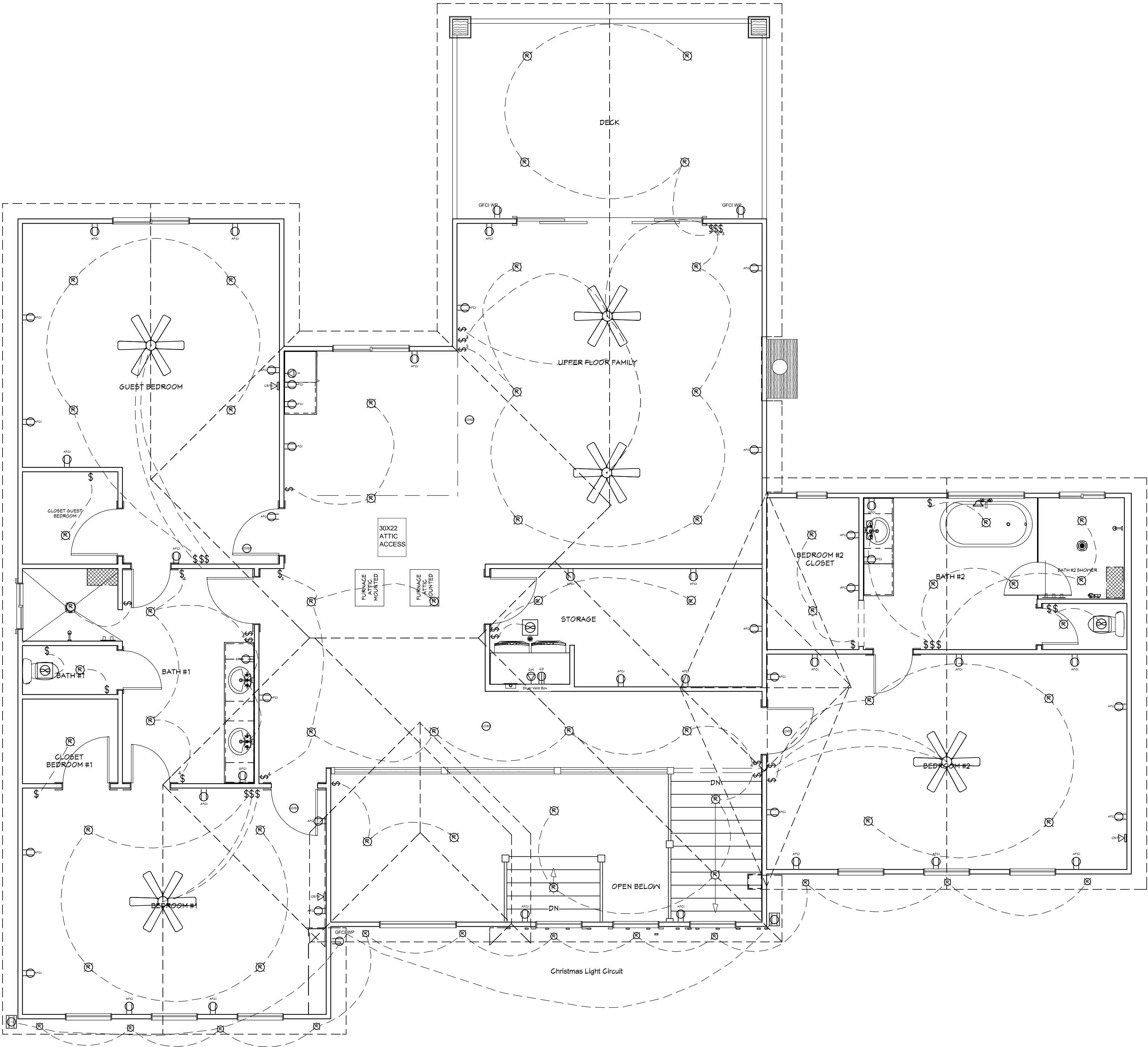
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UPPER FLOOR ELECTRICAL SCHEDULE				
QTY	FLOOR	ROOM NAME	ATTACHED TO	DESCRIPTION
12	2			CEILING RECESSED DOWN LIGHT 4
1	2			FLOOR DUPLEX
4	2		WALL	GFCI WIP
1	2		CEILING	EXHAUST
4	2	BATH #1	CEILING	RECESSED DOWN LIGHT 6
1	2	BATH #1	WALL	AFGI
1	2	BATH #1	WALL	FOUR WAY
2	2	BATH #1	WALL	GFCI
2	2	BATH #1	WALL	SCONCE 2
3	2	BATH #1	WALL	SINGLE POLE
1	2	BATH #2 SHOWER	CEILING	EXHAUST
2	2	BATH #2	CEILING	RECESSED DOWN LIGHT 6
2	2	BATH #2	WALL	GFCI
2	2	BATH #2	WALL	SCONCE 3
1	2	BATH #2	WALL	SINGLE POLE SWITCH
1	2	BEDROOM #1	CEILING	6 BLADE CEILING FAN
1	2	BEDROOM #1	CEILING	CO/SMOKE DETECTOR
7	2	BEDROOM #1	WALL	AFGI
1	2	BEDROOM #1	WALL	CAT5 IN TV
1	2	BEDROOM #1	WALL	FOUR WAY
4	2	BEDROOM #1	WALL	SINGLE POLE
1	2	BEDROOM #2	CEILING	6 BLADE CEILING FAN
1	2	BEDROOM #2	CEILING	CO/SMOKE DETECTOR
4	2	BEDROOM #2	CEILING	RECESSED DOWN LIGHT 6
1	2	BEDROOM #2	WALL	AFGI
3	2	BATH #2 SHOWER	CEILING	RECESSED DOWN LIGHT 6
2	2	BEDROOM #2 CLOSET	WALL	SINGLE POLE
1	2	CLOSET BEDROOM #1	CEILING	RECESSED DOWN LIGHT 6
1	2	CLOSET GUEST BEDROOM	CEILING	RECESSED DOWN LIGHT 6
1	2	CLOSET GUEST BEDROOM	WALL	AFGI
2	2	DECK	CEILING	RECESSED DOWN LIGHT 6
1	2	GUEST BEDROOM	CEILING	6 BLADE CEILING FAN
1	2	GUEST BEDROOM	CEILING	CO/SMOKE DETECTOR
6	2	GUEST BEDROOM	WALL	AFGI
1	2	GUEST BEDROOM	WALL	CAT5 IN TV
1	2	GUEST BEDROOM	WALL	FOUR WAY
4	2	GUEST BEDROOM	WALL	SINGLE POLE
17	2	UPPER FLOOR FAMILY	CEILING	RECESSED DOWN LIGHT 6
2	2	OPEN BELOW	WALL	AFGI
3	2	UPPER FLOOR FAMILY	WALL	FOUR WAY
2	2	OPEN BELOW	CEILING	RECESSED DOWN LIGHT 6
1	2	OPEN BELOW	WALL	SINGLE POLE
5	2	UPPER FLOOR FAMILY	WALL	SINGLE POLE
4	2	UPPER FLOOR FAMILY	WALL	THREE WAY
1	2	UPPER LAUNDRY	CEILING	RECESSED DOWN LIGHT 6
1	2	UPPER LAUNDRY	WALL	AFGI
1	2	STORAGE	WALL	AFGI
3	2	STORAGE	CEILING	RECESSED DOWN LIGHT 6
1	2	UPPER FLOOR FAMILY	CEILING	6 BLADE CEILING FAN
2	2	UPPER FLOOR FAMILY	CEILING	CO/SMOKE DETECTOR
1	2	OPEN BELOW	FLOOR	DUPLEX
5	2	OPEN BELOW	CEILING	RECESSED DOWN LIGHT 4
1	2	UPPER LAUNDRY	CEILING	EXHAUST
1	2	UPPER FLOOR FAMILY	WALL	CLOTHES DRYER
1	2	UPPER FLOOR FAMILY	WALL	CLOTHES WASHER
4	2	UPPER FLOOR FAMILY	WALL	AFGI
1	2	UPPER FLOOR FAMILY	WALL	GFCI
1	2	UPPER FLOOR FAMILY	WALL	MICROWAVE HW
1	2	BEDROOM #2	WALL	SINGLE POLE
4	2	BEDROOM #1	CEILING	RECESSED DOWN LIGHT 6
4	2	GUEST BEDROOM	CEILING	RECESSED DOWN LIGHT 6
3	2	BEDROOM #2	WALL	AFGI

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	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



Note:
Electrical Contractor to Verify Switch and Lighting
Location With Home Owner

NOTE: As per sec 3902.16 of 2015 IRC code

ARC Fault Protection Receptacles required at following locations: kitchens, family
rooms, Dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms,
recreation rooms, closets, hallways, laundry and similar room or areas

1. Outlet placement shall comply with N.E.C. 210-52
2. Minimum fixture clearance to shelving is 1'-2"
3. Smoke detectors shall comply with section 1210
4. GFI outlets required within 6' of sinks, at garages, bathroom,
outside and unfinished areas
5. Outlets min 1'-4" above finished floor
6. Allow 6- pair drop for telephone service
7. Cat5 wiring to be place at owners preference
8. Allow for ARC fault circuits in all bedrooms
9. Electrician to verify locations of lifer ground utility meters
and panel box

Upper Floor Electrical Plan
1/4" Scale

Upper Floor Sqft
2577 sq ft

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HOME DESIGN IS PROHIBITED.



Residence For:
Chad & Nicole Dalton

Square Footage:

Main:	3529	sqft
Second:	2577	sqft
Garage \ Shop:	2560	sqft
Garage:	619	sqft
Porches:	1120	sqft
Total Coverage:	10405	Sqft

Plan Name:
"Dalton's Coastal Castle"

Site Information:

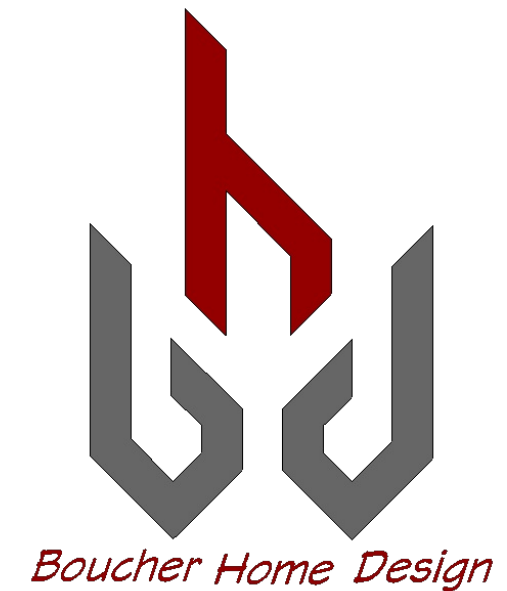
City:	Hurricane, Utah 84737
Subdivision:	Southern Estates
Lot#:	#9

Plan Date:
Friday, September 16, 2022

Revision Dates:

Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
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A1.10	Floor Framing Plan
A1.11	Roof Layout & Framing Plan
A1.12	Upper Floor Roof Layout
E1.1	Main Floor Electrical Plan
E1.2	Upper Floor Electrical Plan
G1.1	Garage Elevation
G1.2	Garage Footing Foundation & Framing
G1.3	Roof Layout & Electrical

Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84737
435-817-3645



File Name: Page Number:
SE-#9-Chad & Nicole Dalton
Revision #5: 09/19/2022
LAYOUT FILE

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BOUCHER BUILT
BIG ROCK HOMES

Eric S Boucher 435-669-6636

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Chad & Nicole Dalton

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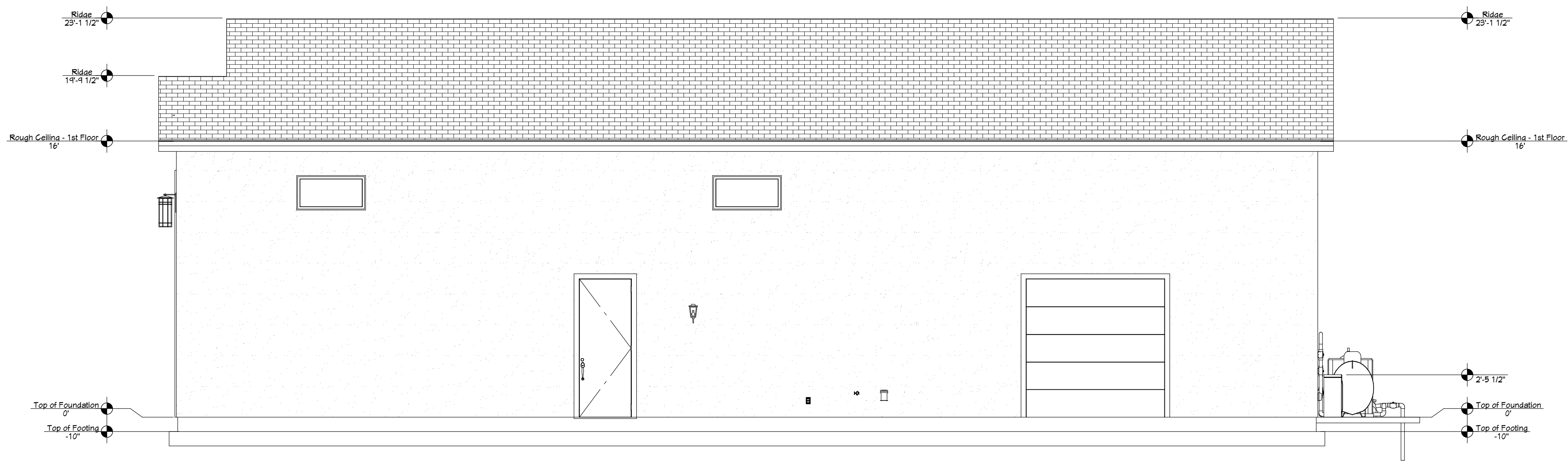
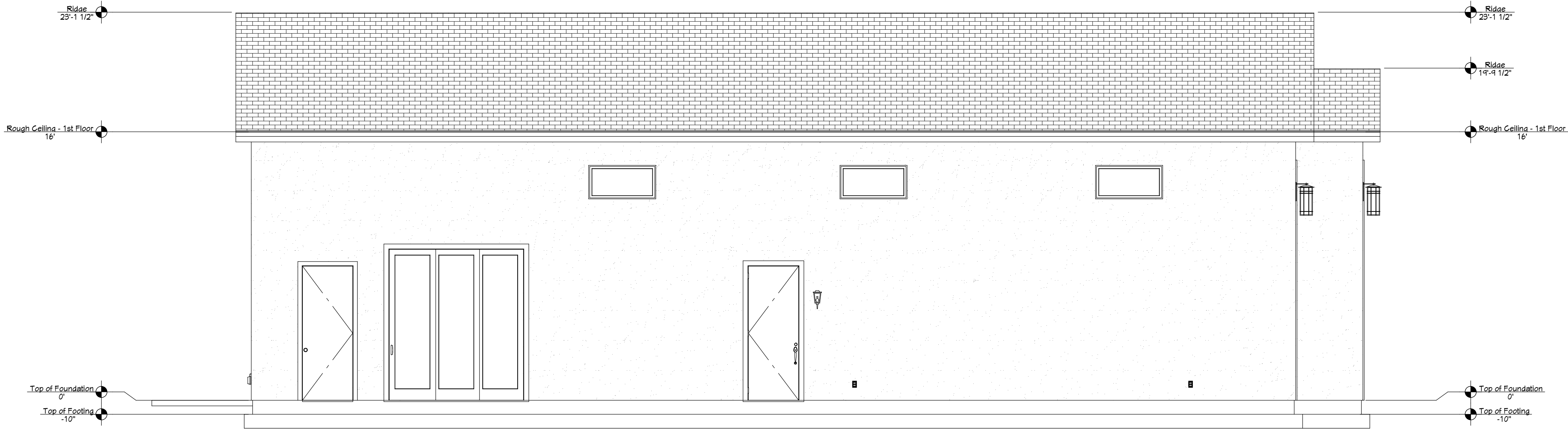
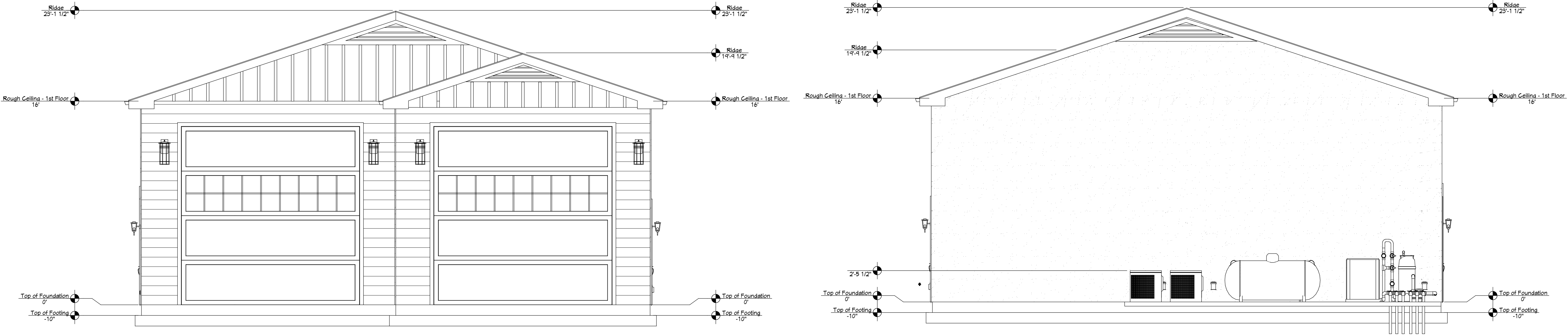
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Subdivision:	Southern Estates
Lot#:	#9

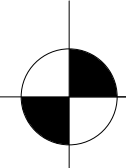
Plan Date:
Friday, September 16, 2022

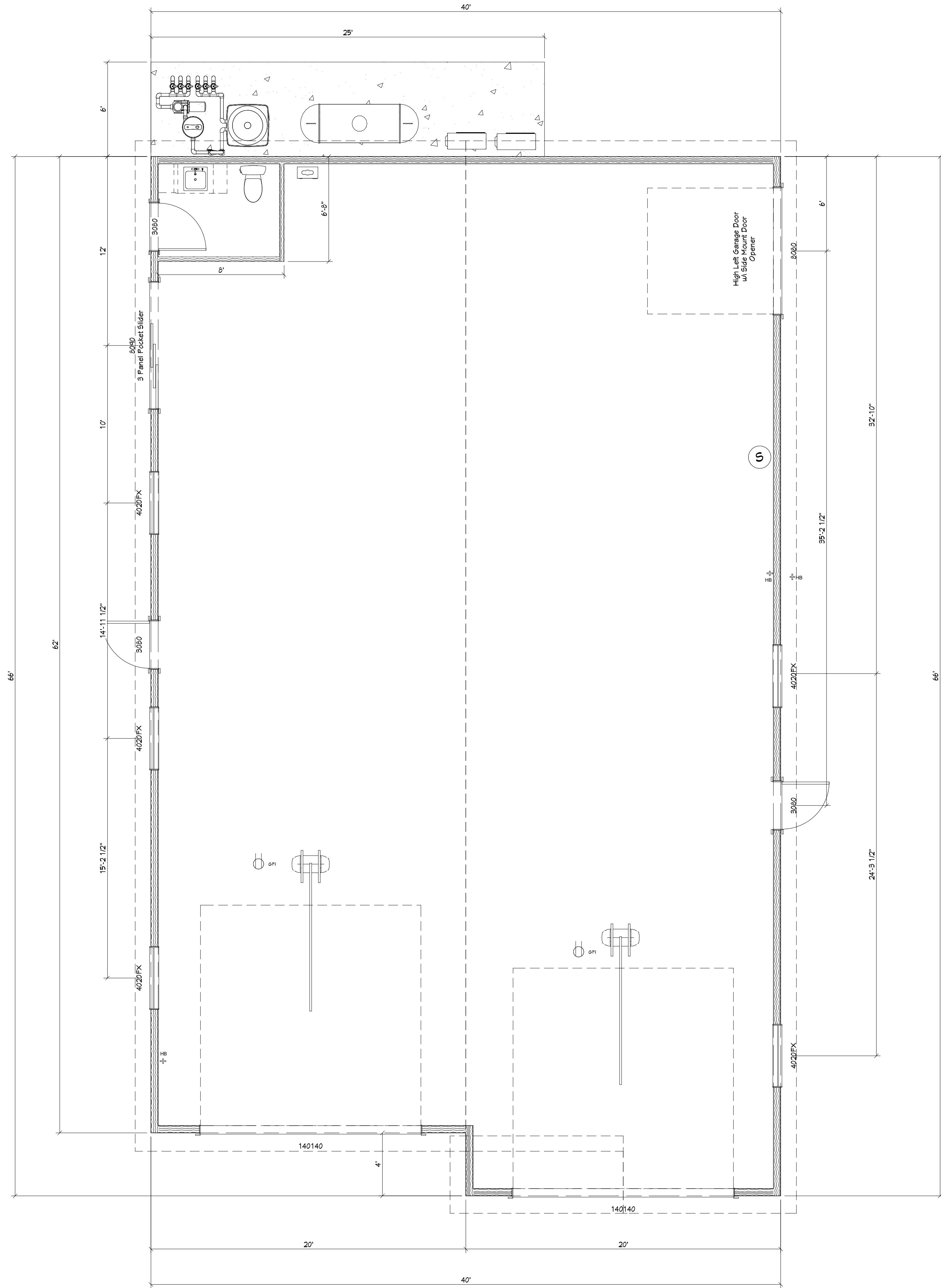
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Table of Contents	
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A1.1	Title Page
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boucherhomedesign@gmail.com
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435-817-3645



**Garage Elevation**
1/4" Scale



LIVING AREA
2560 SQ FT

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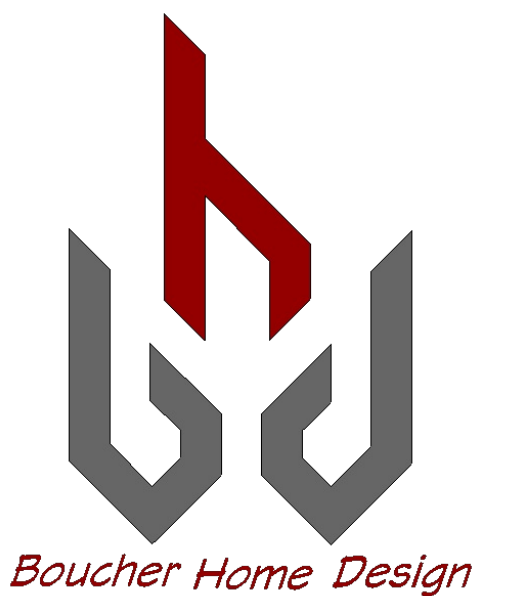
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File Name: Page Number:
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Eric S Boucher 435-669-6636

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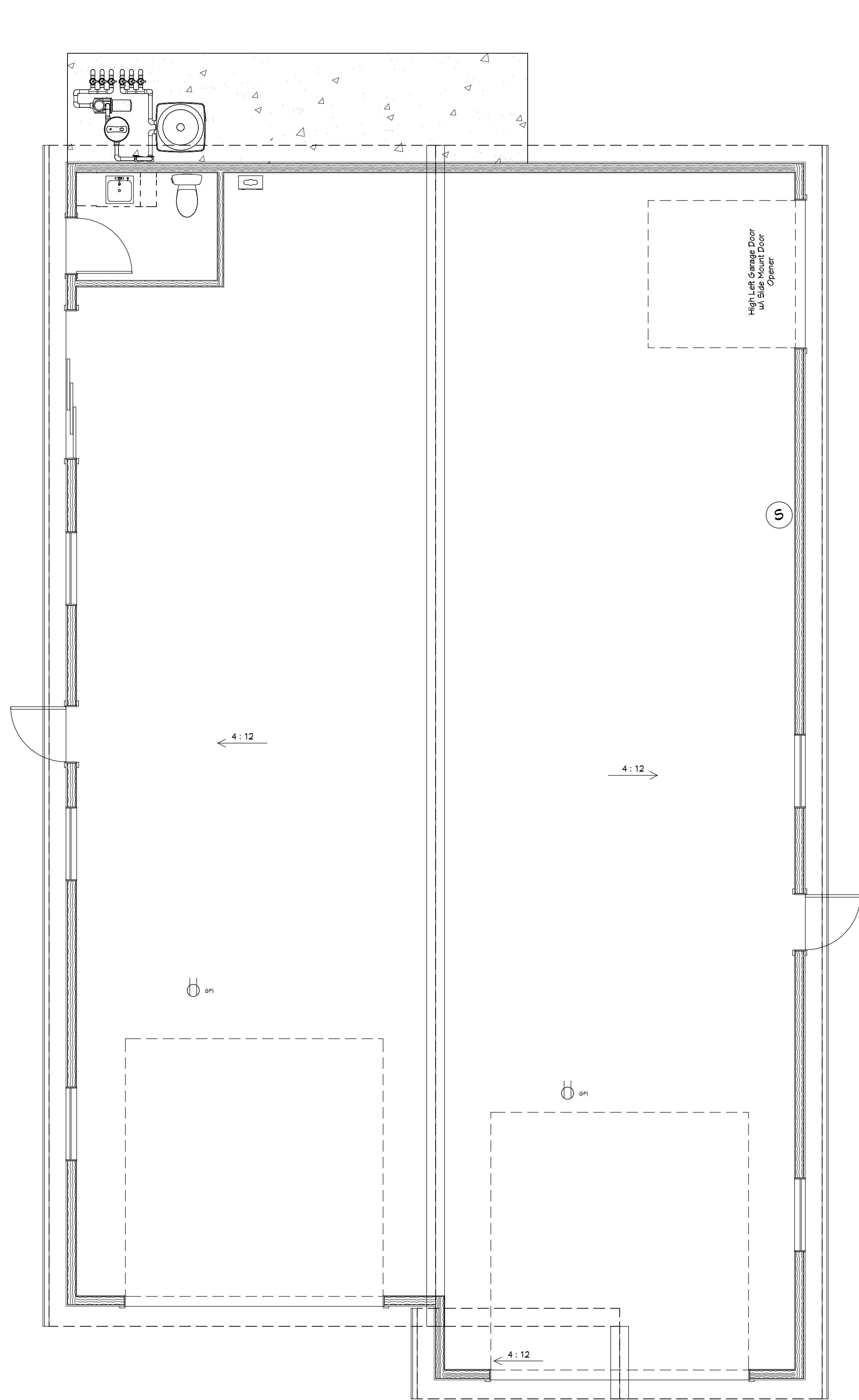
City:	Hurricane, Utah 84737
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Plan Date:
Friday, September 16, 2022

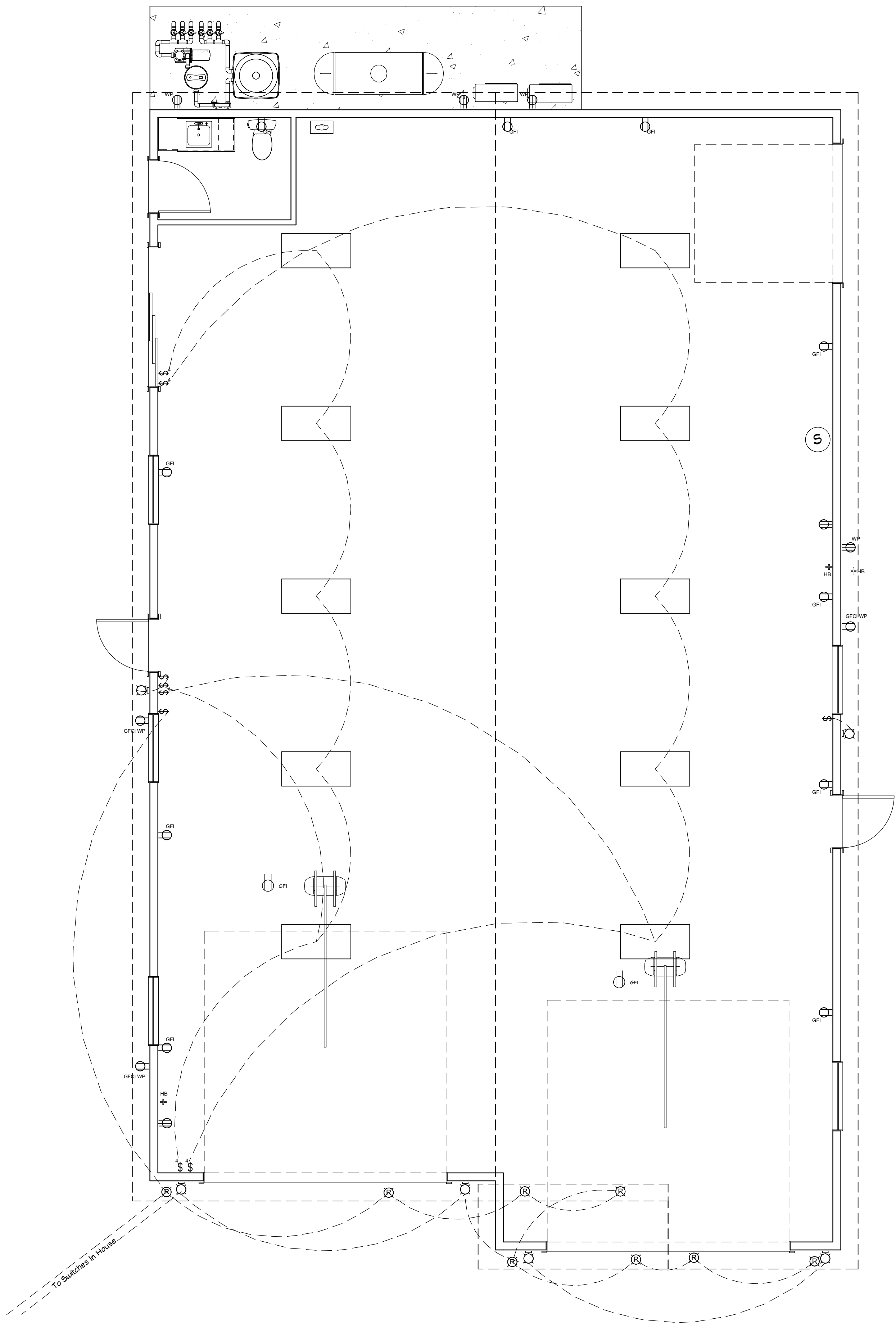
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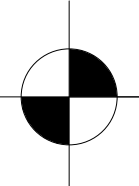
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435-817-3645



LIVING AREA
2560 SQ FT



LIVING AREA
2560 SQ FT



Roof Layout & Electrical
1/4" Scale



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 boucherhomesdesign@gmail.com
 220 South 1150 West
 Hurricane, Utah 84501
 435-611-1345



Boucher Home Design

Page Number: A1.2
Page Name: Boucher Home Design
Page Size: 8.5x11
Printed At: 10/1/2012



STAFF COMMENTS

CUP23-19: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 337 W 1970 S, Haven Homes and Development, Applicant.

Discussion:

Findings:

Recommendation:

Attachments:

1. PENDCUP23-19_231102
2. CUP23-19 West metal building PC staff report
3. PENDCUP23-19West_Detatched_Garage_ci1
4. Site_Plan-Single_Page



Application

Application Accepted Date: 10/30/2023		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Detached Garage Metal Building		Planning Fee		\$	250.00
Tenant / Project Name: West Detached Garage		Planning Fee		\$	250.00
Bldg. Address: 337 W. 1970 S.		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Angell Heights Estates Phase: 2		Amount Paid:		\$	0.00
Block: Lot #: 34 Parcel #: H-AHE-2-34		Remaining Due:		\$	250.00
Property Owner: Jeff & Dinette West					
Permit Contact: Casey Stratton P:(435) 703-4611					
Email: casey@havenhomesdev.com					
CONTACT INFORMATION					
General Contractor: 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					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	10/30/23	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDCUP23-19					
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:	
				10/30/2023	
Application Issued By:				Date:	
Receipt #: 8.173748-10/30/23					

Agenda Date:	11/09/2023
Application Number:	CUP23-19
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Haven Homes & Development
Agent:	
Request:	A conditional use permit for a metal building
Location:	337 W 1970 S
Zoning:	R1-15
General Plan Map:	N/A

Discussion: The applicant proposes constructing a metal accessory building 1200 sq. ft. and 14' tall. Hurricane City Code (HCC) 10-13-4 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:

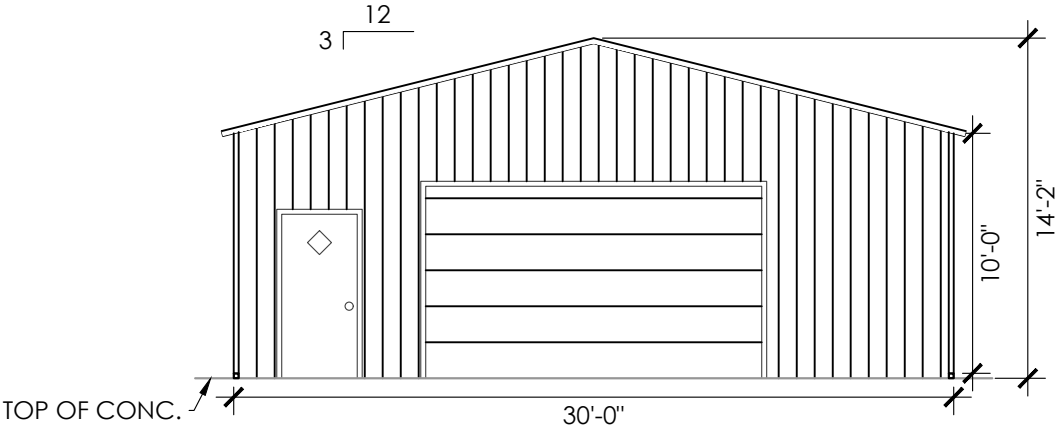
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

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

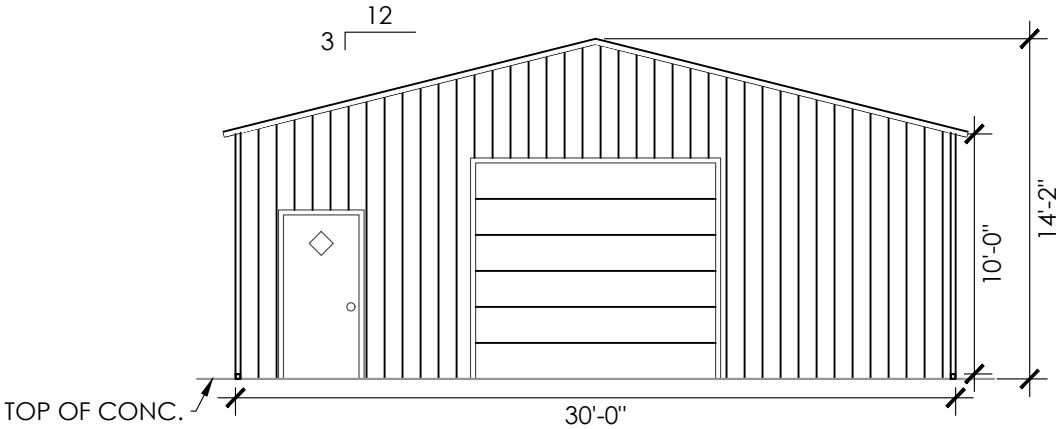
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(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.

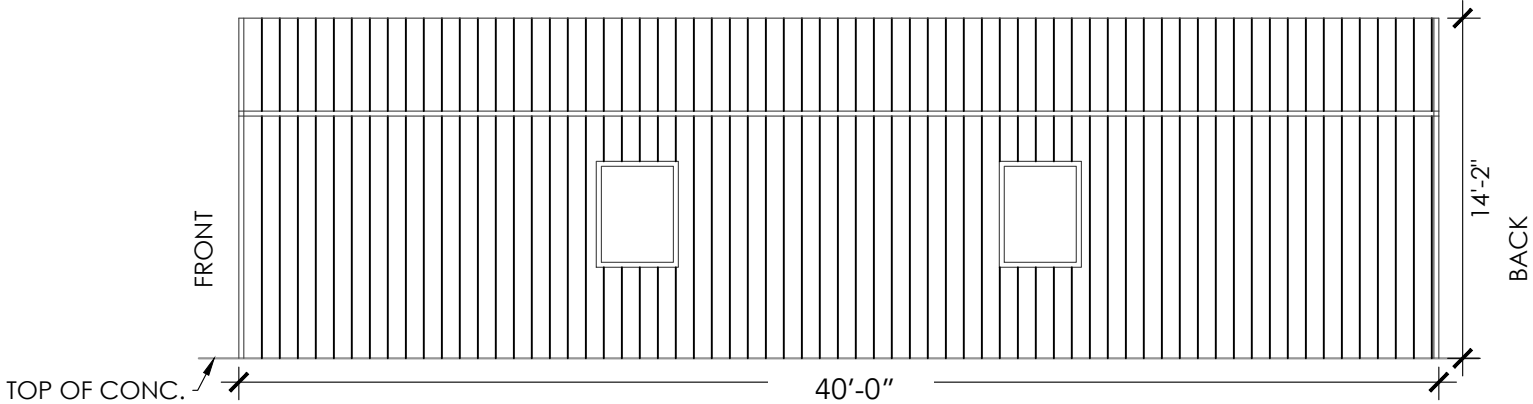
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.



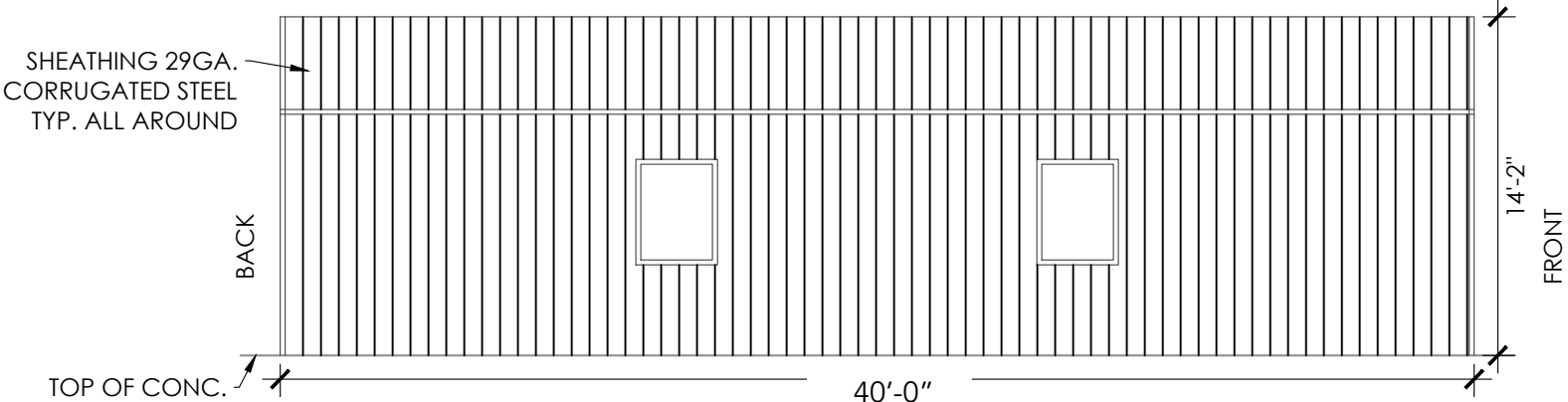
FRONT END WALL ELEVATION
SCALE: 1/8" : 1'



BACK END WALL ELEVATION
SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION
SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION
SCALE: 1/8" : 1'

OWNER: Jeff & Dinette West	LOCATION: 337 S. 1970 S. Hurricane, UT 84737	
	SHEET TITLE: ELEVATIONS	
DRAWING NO.:		PROJECT NO.:
DRAWN BY:		CHECKED BY:
DATE:		SHEET NO.:

3068

Scale = $\frac{1}{4}" = 1'$

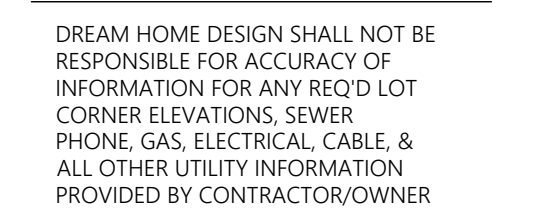
Detached Garage

30' x 40'

Overhead Door

16' x 9'

3068



ANGELL HEIGHTS, PHASE 2, LOT # 34
16,982 SQ. FT.
HURRICANE, UTAH

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



STAFF COMMENTS

AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Walmart, located at 180 N 3400 W. Walmart Real Estate Business Trust, Applicant. Lisa Collins, Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. PLANAFSP23-03
2. AFSP23-01 Walmart expansion PC Staff Report
3. Walmart_4678_Site_Plan
4. WalMart_4678_Landscaping_Plan
5. WalMart_4678_Elevations



Application

Application Accepted Date: 10/25/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Amended)		PERMIT FEES			
Description: Expansion to existing WalMart store to house Onlin		Planning Fee		\$	150.00
Tenant / Project Name: WalMart 4678 Expansion		Planning Fee		\$	150.00
Bldg. Address: NW Corner of Parcel		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Hurricane Wal-Mart Phase:		Amount Paid:		\$	0.00
Block: Lot #: Parcel #: H-WALM-1		Remaining Due:		\$	150.00
Property Owner: WalMart Real Estate Business Trust					
Permit Contact: Lisa Collins P:(913) 236-3422					
Email: lisa.collins@brrarch.com					
CONTACT INFORMATION					
General Contractor: Lisa Collins					
License #: P: (913) 236-3422					
Address: 8131 Metcalf Ave, Suite 300					
City: Overland Park State: KS Zip: 66204					
Email: lisa.collins@brrarch.com					
APPLICATION DETAILS					
# of Units: 0		custom text:			
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANAFSP23-03	
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: Lisa Collins					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #: 8.173761-10/25/23					



STAFF COMMENTS

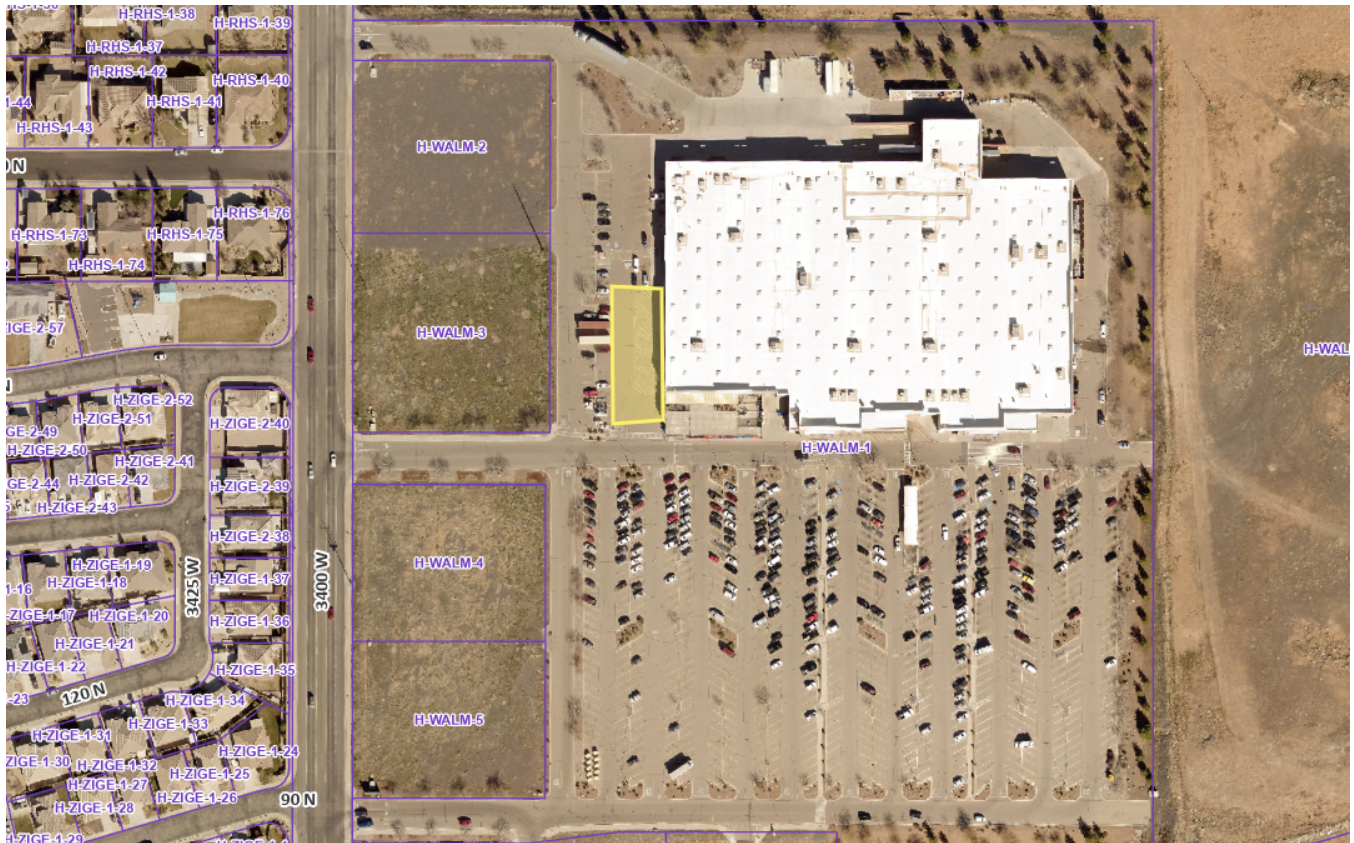
Agenda Date:	11/09/2023
Application Number:	AFSP23-01
Type of Application:	Amended Final Site Plan Application
Action Type:	Administrative
Applicant:	Walmart Real Estate Business Trust
Agent:	Lisa Collins
Request:	Approval of an Amended Final Site Plan
Location:	180 N 3400 W
Zoning:	HC
General Plan Map:	General Commercial

Discussion:

The applicant has filed an amended final site plan for the Walmart Supercenter on 3400 W. They plan to build an approximately 5,000 sq ft expansion on the current building to house online pickup and delivery operations.

JUC Comments

JUC comments are due November 8th, 2023 this report will be updated at that time. No construction drawings will be required, however, the applicant's next step will be to apply for a building permit.



Location is approximate

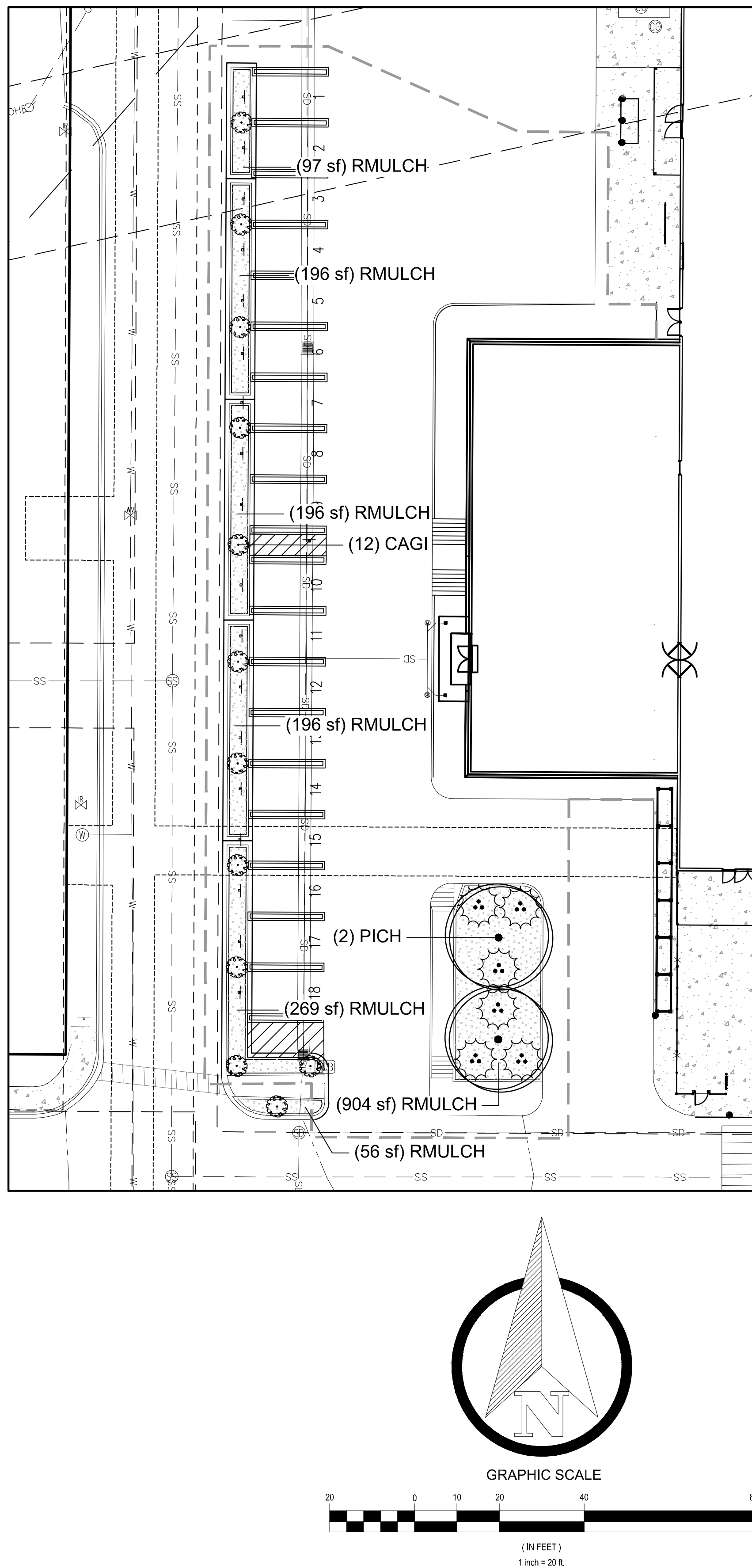
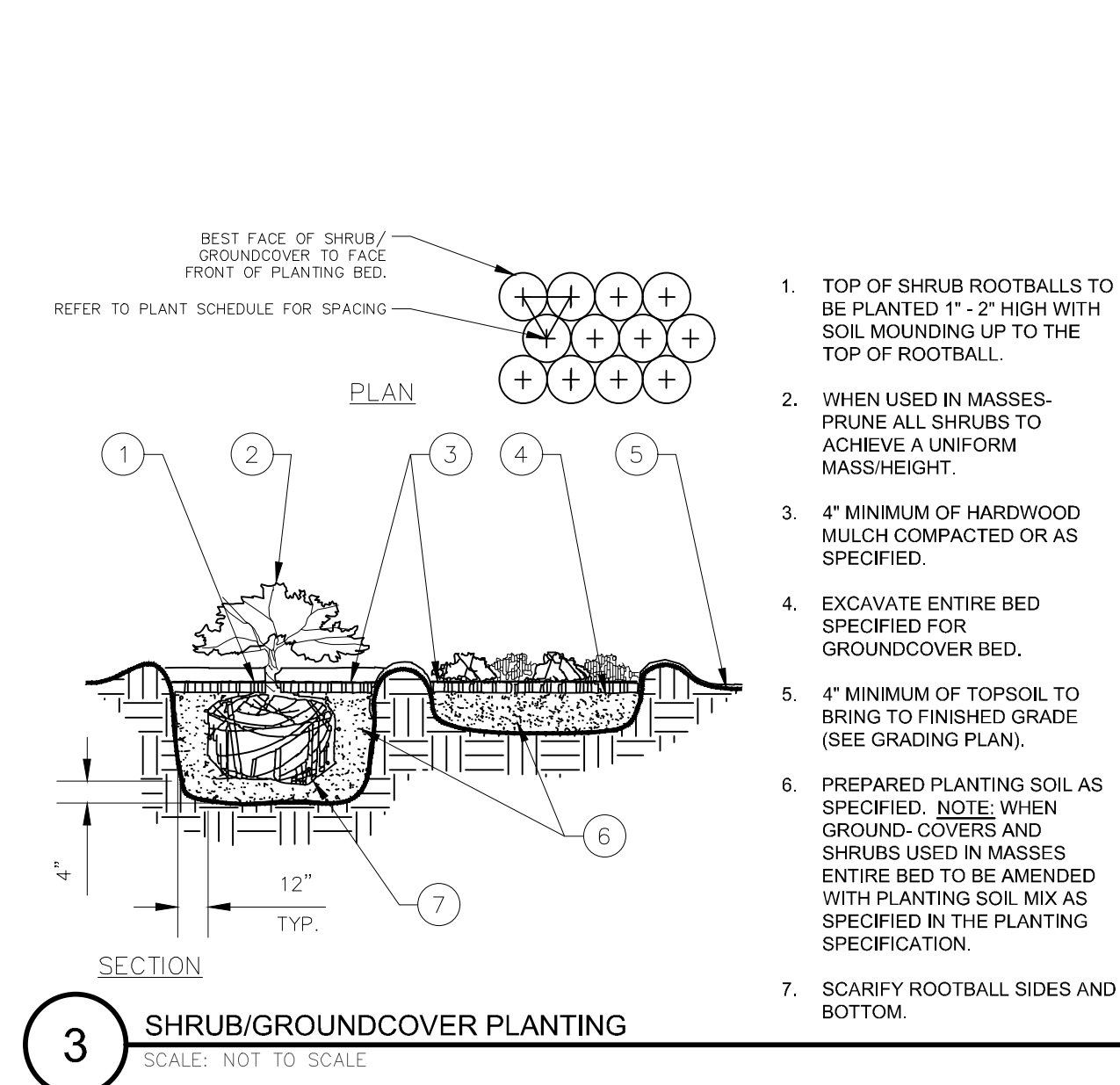
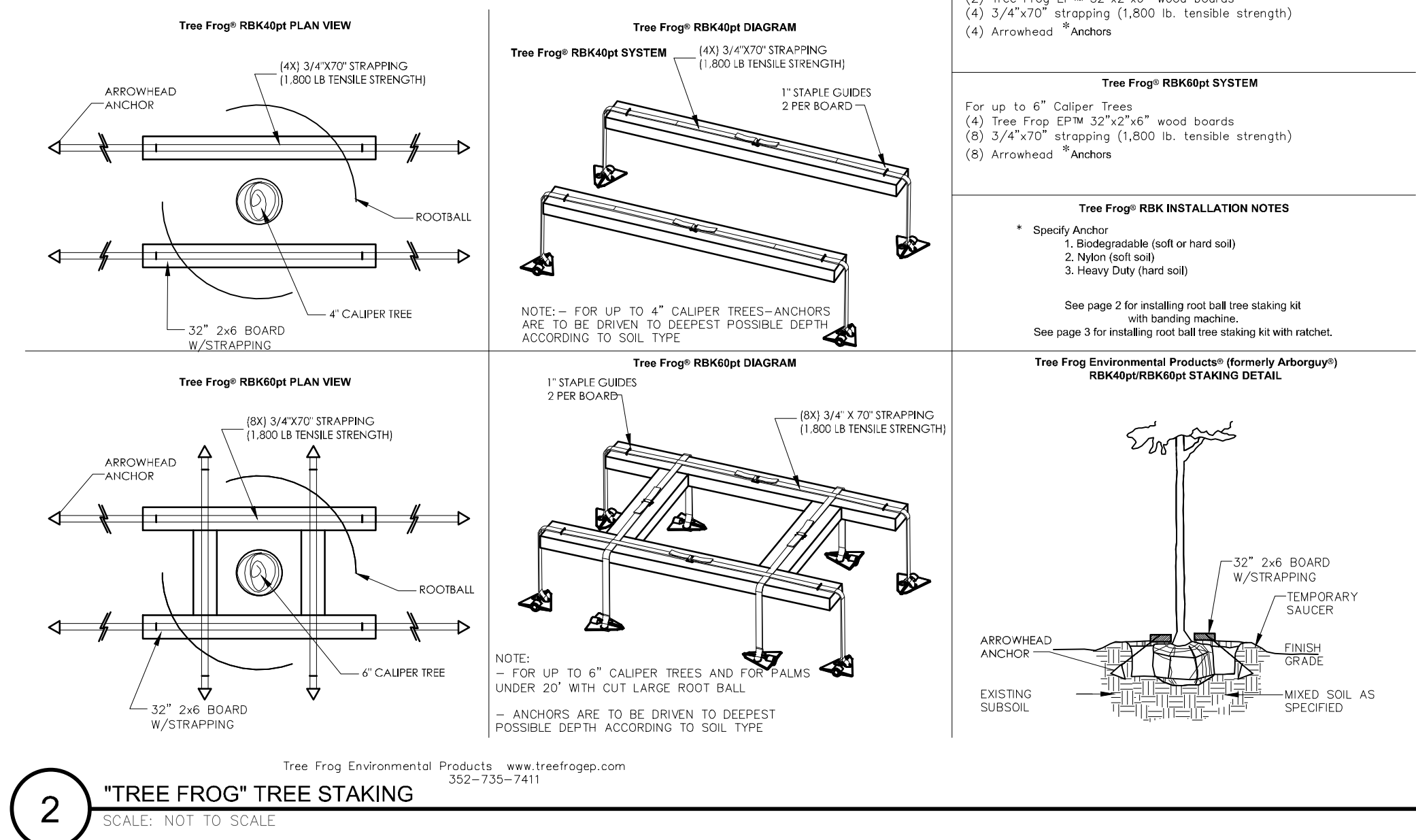
Staff Comments: Final Site Plan

1. The use is permitted in Highway Commercial zoning.
2. Parking Requirement: Per their plans, despite their expansion eliminating 40 parking spots, they are still far above their code requirement for parking stalls with 716 stalls provided and 634 stalls required.
3. Landscape: No street frontage is being affected by this change. A landscaping plan has been provided that meets city ordinances for parking lot landscaping.
4. The lot is flat and the staff does not have any concerns about slopes on the property.

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.

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	PICH	2	CHINESE PISTACHE	PISTACIA CHINENSIS	BOX	36" BOX	30'X25'	LOW	SUN
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	CAGI	12	YELLOW BIRD OF PARADISE	CAESALPINIA GILLIESII	#5 CONT.	6'X5'	MODERATE	SUN	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	JNSM	6	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9'X10'	VERY LOW	SUN/PART SHADE	
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
	RMULCH	1,914 SF	ANGULAR CRUSHED STONE (MATCH EXISTING)	ANGULAR CRUSHED STONE (MATCH EXISTING)	MULCH				

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
10-32-6.D.1.b.	PARKING LOT LANDSCAPING	7% OF TOTAL AREA	19043 SF * 0.07	1333 SF	1910 SF (10%)
10-32-6.D.2.	PARKING LOT LANDSCAPING	2 SHRUBS & 1 DECIDUOUS TREE PER 10 PARKING SPACES	18 PARKING SPACES / 10	4 SHRUBS & 2 TREES	18 SHRUBS & 2 TREES



1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SO, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH ARE DAMAGED.

2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWN, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN WORKING ORDER.

3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWN, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN WORKING ORDER.

4. THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY LIABILITY WHATSOEVER FOR ANY DAMAGE TO OR ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY LIABILITY WHATSOEVER FOR ANY DAMAGE TO OR ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY LIABILITY WHATSOEVER FOR ANY DAMAGE TO OR ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES

1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

[illegible]

1. MINIMUM OF TWO INCHES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOIL, APPLY A MINIMUM OF A CUBIC YARD OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF AERABLE AREA. THE AMENDMENT SHALL BE APPLIED TO THE ENTIRE SITE AND NOT ROTILLATED TO A DEPTH OF 48 INCHES. THE SITE MUST BE RAKED SMOOTH AND FINISH TO THE FINISHED GRADE. THE AMENDMENT SHALL BE APPLIED TO THE ENTIRE SITE THAT MAY INTERFERE WITH PLANTING AND MAINTENANCE OPERATIONS MUST BE REMOVED. PLANTING 2. REFER TO SPECIFICATIONS FOR INFORMATION REGARDING IMPLEMENTATION OF PLANTING 3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST. 4. ALL DECIDUOUS TREES SHALL HAVE A STRAIGHT TRUNK WITH FULL, WELL-SHAPED HORIZONTAL EVERGREENS SHALL HAVE A STRAIGHT TRUNK UNBRANCHED AND FULL TO THE GROUND UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED. IF A LEADER IS DAMAGED OR REMOVED, PRUNE ALL DAMAGED TREES PRIOR TO PLANTING. 5. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE HEALTHY. 6. ALL TREES AND A FORECAST OF SPECIES, SIZE AND PLANTING DATE IS ACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITHIN AN ANNUAL CYCLE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OWN EXPENSE, ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE HEALTHY, SHALL BE IMMEDIATELY REMOVED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL. 7. AFTER BEING CUD AT THE NURSERY SOURCE, ALL TREES IN LAND SHALL BE ACCUMULATED FOR PLANTING UNDER A MIST SYSTEM. 8. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS. 9. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE LANDSCAPE REQUIREMENTS OF THE CITY OF CHICAGO AND THE CITY OF CHICAGO STOCK. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR VEHICLE SCHEDULE AND PROTECTION	CONDITIONS: 11. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 12. TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PLANTED WITHIN A MINIMUM OF 10 FEET FROM THE WALKWAY. THE MINIMUM HEIGHT (8 FEET) SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE CANOPY. 13. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL. 14. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED FOR CURBS, WALKWAYS, DRIVEWAYS, OR DRIVE ALLEYS. EDGER SHALL BE A MINIMUM OF 6 INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF A PINS PER FOOT. EDGER SHALL BE PLANTED WITHIN A MINIMUM OF 10 FEET FROM THE WALKWAY. THE MINIMUM HEIGHT (8 FEET) SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE CANOPY. 15. THE DEVELOPER, HIS SUCCESSOR, OR SOMEONE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPE AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE. 16. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS. 17. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINISHES) PRIOR TO THE START OF THE SUPPLY AND INSTALLATION OF PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE KEEP FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE KEEP FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND THE KEEP FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR PLANTING. 18. THE CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASE OUTSIDE TO PROVIDE ALL MATERIALS AND SUPPLY REQUIRED BY STATELOCAL REQUIREMENTS FOR SPECIFIC OUTLOT. 19. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFICIENCY OF THE SUPPLY AND INSTALLATION OF PLANTS. 20. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER. 21. SWPPP SHALL NOT PRESENT ANY TEMPORARY STABILIZATION REQUIREMENTS AS PART OF
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ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNERS REPRESENTATIVE FOR APPROVAL. PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

36. TREE WRAP ON ALL TREES IN PARKING LOT FOR 1ST 3 YEARS, TREE WRAP REMOVED IN SPRING (MAY 21ST)

MULCHING

37. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF SHREDED HARDWOOD MULCH AROUND ALL PLANT MATERIAL IN ROCK BEDS BEHIND WHERE LANDSCAPING IS SHOWN ON PLANS. WOOD MULCH RINGS SHALL BE EQUAL TO THE DIAMETER OF THE CONTAINER OR EQUAL TO THE SPREAD OF THE PLANT, WHICHEVER IS GREATER. TREE WOOD MULCH RING SIZE SHALL BE INDUSTRY STANDARD WIDTH.

38. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.

39. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS AND PARKING ISLANDS AS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.

40. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWN ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

41. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH 4" DEEP OVER PLANS. SUBMIT A 10' X 10' FOOT DRAWING OF MULCH SOIL BARRIER (P-TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER. AREAS AS OTHERWISE DEVOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH IS LAYED.

42. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCOFIB FIBER EROSION CONTROL MATTING FROM POLYLS. NETWORK SHALL BE PCT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE. AT THE TIME OF SURVEY, IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. Know what you dig. Call before you dig.

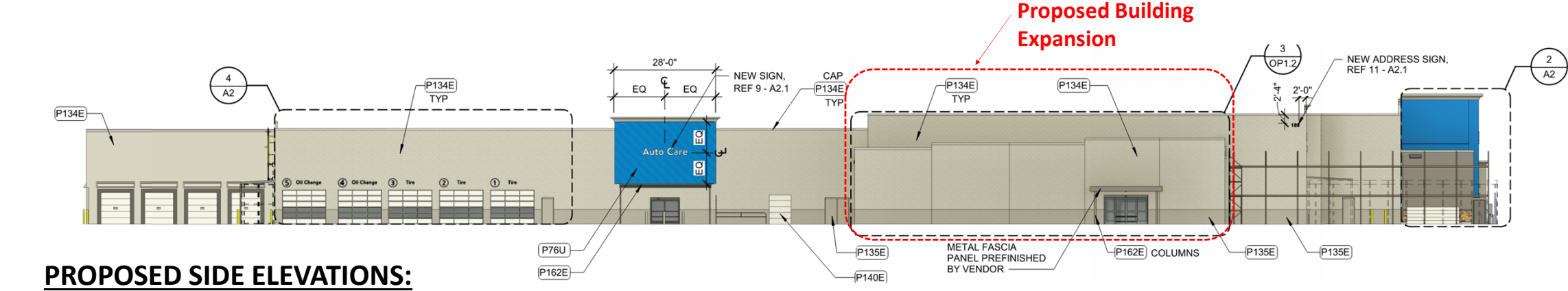
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY THROUGH PHOTOGRAPHY OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

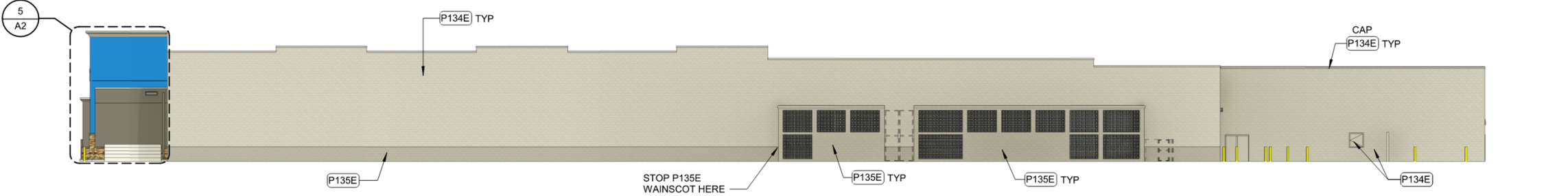
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY PRIOR TO CONSTRUCTION OR AN ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

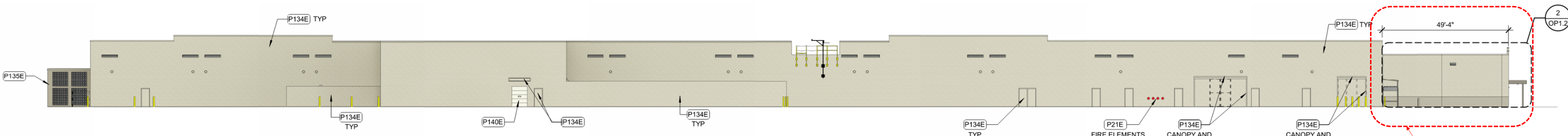
COLOR LEGEND		
	P#	COLOR NAME
	P49E	DARK GRAY
	P76U	WALMART BLUE (URETHANE-LIKE)
	P134E	LIGHT GRAY
	P135E	MEDIUM GRAY
	HRC4	HEAT RESISTANT COATING TO MATCH DARK GRAY



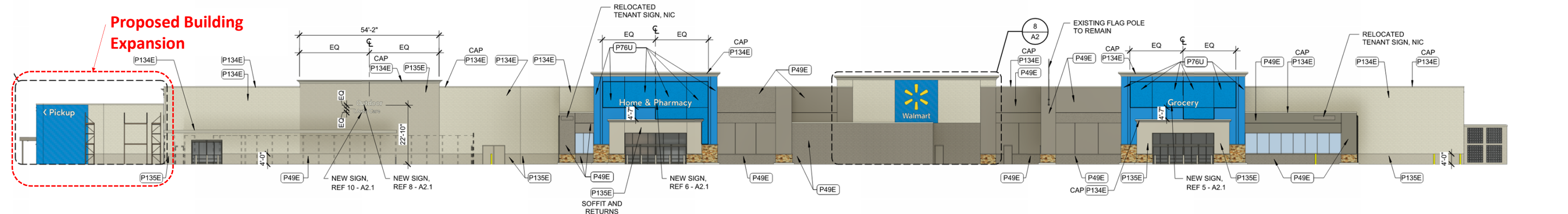
PROPOSED SIDE ELEVATIONS:



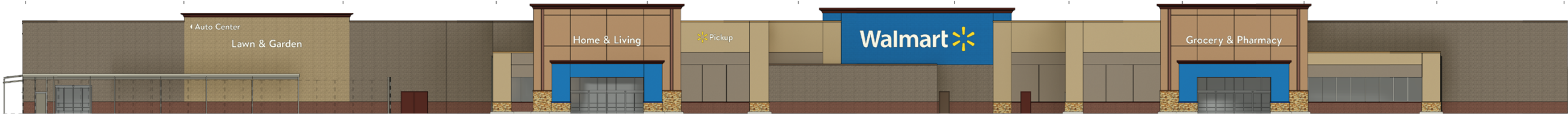
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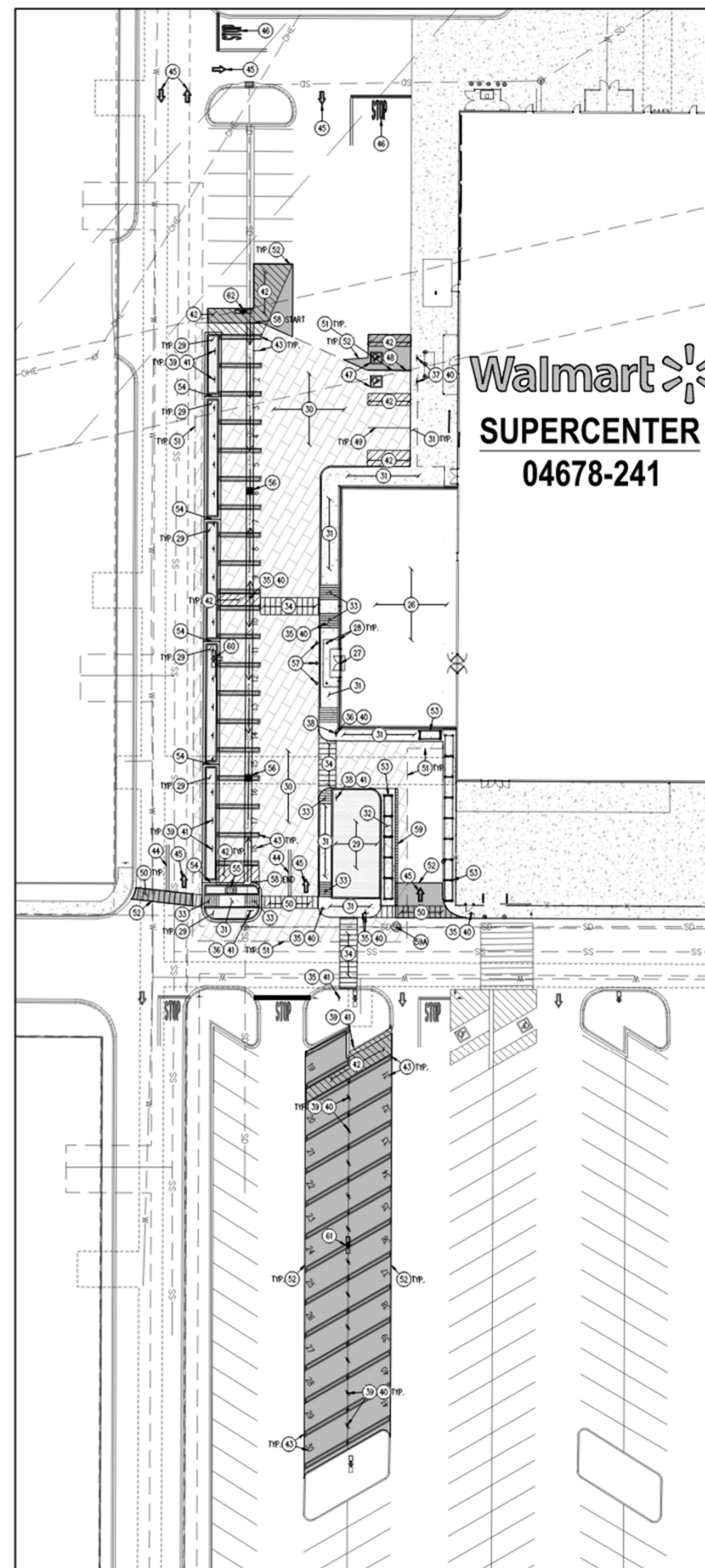
PROPOSED REAR ELEVATIONS:



PROPOSED FRONT ELEVATIONS:

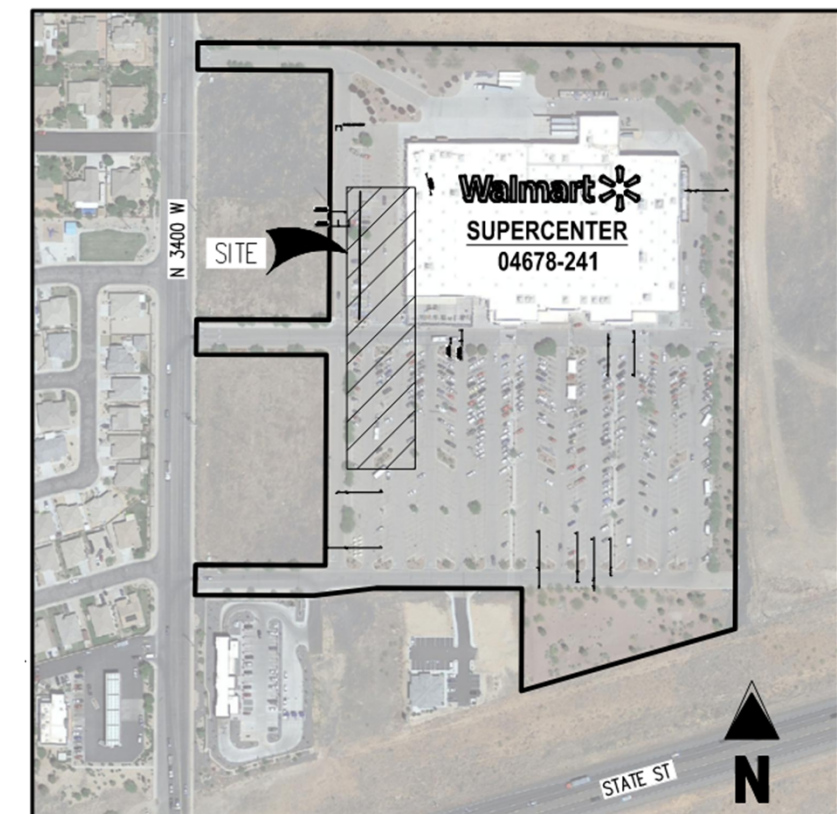


EXISTING FRONT ELEVATIONS:



PROPOSED SITE PLAN

PARKING TABLE		
PARKING COUNT BASED ON AVAILABLE AERIAL IMAGERY. FIELD VERIFICATION REQUIRED.		
	EXISTING	PROPOSED SOLUTION
SQUARE FOOTAGE	153,430	158,462
STANDARD STALLS	721	656
ADA STALLS	19	19
PICKUP STALLS	16	41
REQUIRED BASED ON CODE	614	634
TOTAL PARKING STALLS	756	716
CART CORRALS	22	22
PARKING RATIO	4.93 SPACES / 1,000 SF	4.52 SPACES / 1,000 SF



NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
WALMART	1	LED	WHITE	2'-1"	22.57 SF	116.67 SF
*Spark	1	LED	YELLOW	10'-3"	93.50 SF	
Grocery	1	N/A	WHITE	2'-6"	41.91 SF	41.05 SF
Tire & Pharmacy	1	N/A	WHITE	2'-6"	94.90 SF	94.90 SF
Outdoor	1	N/A	WHITE	2'-0"	26.07 SF	26.07 SF
< Auto Care	1	N/A	WHITE	1'-6"	16.25 SF	16.25 SF
< Pickup	1	LED	WHITE	2'-6"	40.83 SF	40.83 SF
Automatic (180)	1	N/A	BLACK	1'-0"	0.00 SF	0.00 SF
TOTAL FRONT SIGNAGE						329.37 SF
AUTO CENTER SIGNAGE						
Auto Care	1	LED	WHITE	2'-0"	24.75 SF	24.75 SF
Oil Change	3	N/A	BLACK	1'-0"	2.33 SF	6.99 SF
Oil Change	2	N/A	BLACK	1'-0"	9.33 SF	18.66 SF
Automatic Number 1	1	N/A	BLACK	2'-6"	4.91 SF	4.91 SF
Automatic Number 2	1	N/A	BLACK	2'-6"	4.91 SF	4.91 SF
Automatic Number 3	1	N/A	BLACK	2'-6"	4.91 SF	4.91 SF
Automatic Number 4	1	N/A	BLACK	2'-6"	4.91 SF	4.91 SF
Automatic Number 5	1	N/A	BLACK	2'-6"	4.91 SF	4.91 SF
TOTAL AUTO CENTER SIGNAGE						74.95 SF
TOTAL BUILDING SIGNAGE						404.32 SF

SIGNAGE GENERAL NOTES

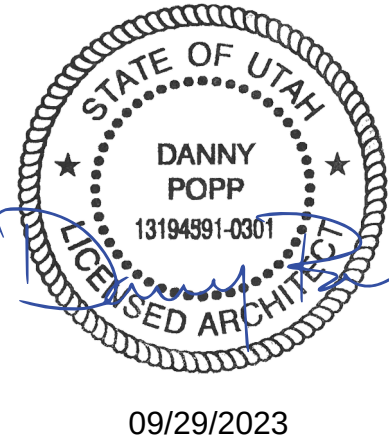
1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC.
2. EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON BUILDING UNTIL GC SIGN COMPANY IS ONSITE. EXISTING SIGNAGE WILL THEN BE REMOVED.
3. NEW WALMART REPAIRS TO EXISTING SIGNAGE TO BE IN SITUATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS.
4. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED.
5. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF.
6. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF CONSTRUCTION SCHEDULE.
7. GENERAL CONTRACTOR RESPONSIBILITIES:
 - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION (WHERE SIGNS) WILL BE REMOVED IF EXISTING SIGNS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN. REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO REMOVE SIGN IN ACCORDANCE WITH SECTION 0255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED ILLU SIGNAGE.
 - C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "Spak" SIGNAGE. EXISTING (8) BOXES FROM "WALMART" TO BE REUSED.
 - D. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL.
 - E. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING PLUMBING AND ELECTRICAL.
 - F. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
 - G. FROM FINAL TEST REPORT, OBTAIN LIGHTED SIGNAGE. H. REMOVE ALL ILL DITLOGO SIGNS AND UNLIT EXTERIOR STAMP MOUNTED BUILDING SIGNS. UNLESS NOTED OTHERWISE.
 - I. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER PENETRATION SECTION OF SPECIFICATIONS.
 - J. INSTALL SIGNAGE PER DETAILS.

CONSULTANTS	STIPULATION FOR REUSE USE OF THIS PROJECT AS A CASE STUDY FOR CONTEMPORARY ARCHITECTURE OR FOR OTHER PURPOSES, WITH OR WITHOUT THE ARCHITECT'S PERMISSION, IS PROHIBITED. REQUESTS FOR REUSE SHOULD BE SENT AT LEAST TWO (2) YEARS AFTER THE PROJECT'S COMPLETION. REQUESTS SHOULD BE SUBMITTED TO THE ARCHITECT BY E-MAIL TO info@brrarch.com OR BY MAIL TO BRR ARCHITECTS, 1000 UNIVERSITY AVENUE, SUITE 300, OAKLAND, CA 94612. REQUESTS MUST BE ACCOMPANIED BY A LETTER OF INTENT TO REUSE THE PROJECT AND MAY BE REJECTED TO THE EXTENT OF THE ARCHITECT'S DISCRETION.
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Walmart*
HURRICANE, UT
180 N 3400 W,
STORE NO: 04678 - 241
JOB NUMBER: 98546680 PROTO: 143 SC

[illegible]

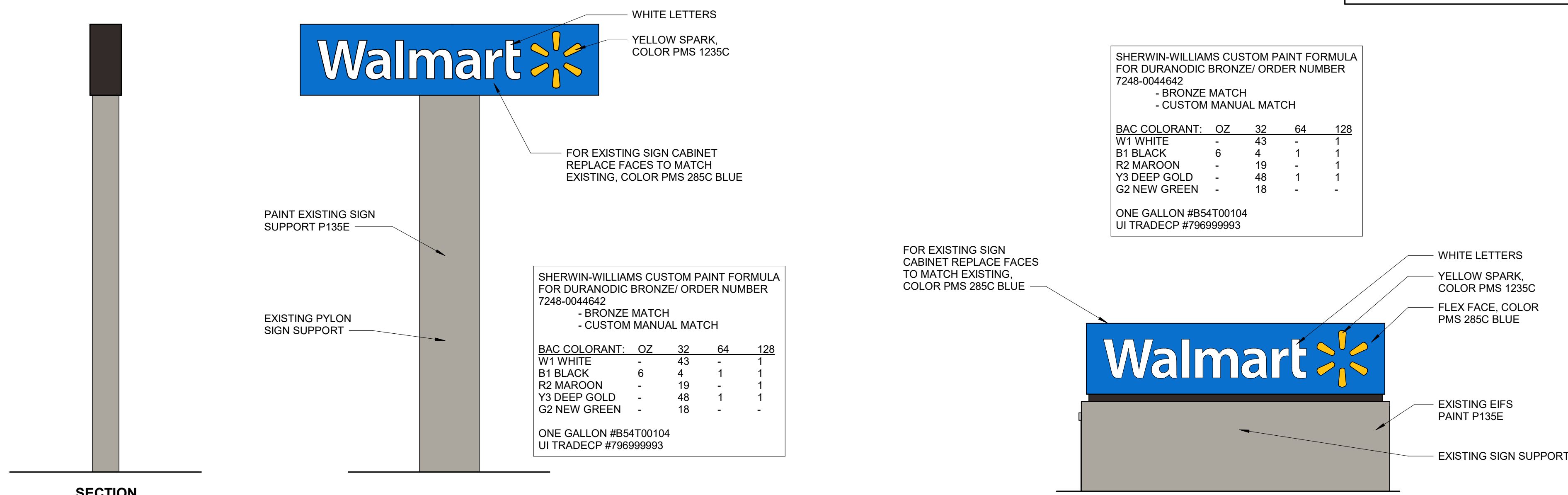
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DOCUMENT DATE:	09/01/23	



09/29/2023

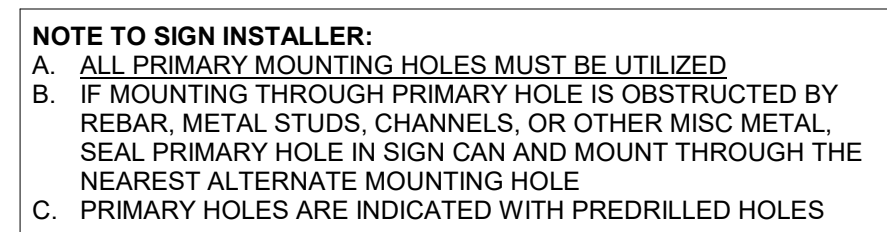
EXTERIOR DETAILS AND SIGNAGE

EET: A2.1

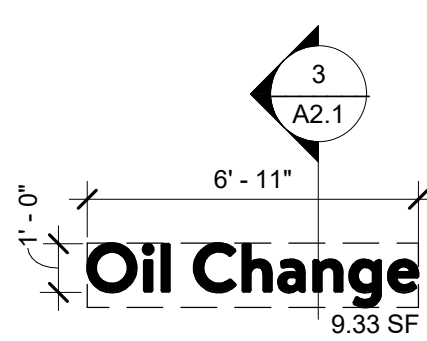


16 4'-9" PYLON SIGN
3/16" = 1'-0"

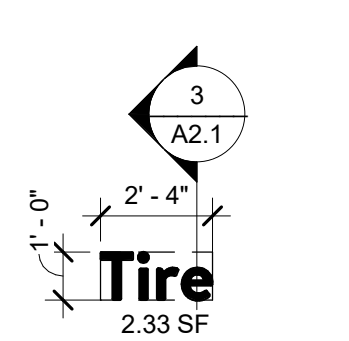
15 4'-9" MONUMENT SIGN
3/16" = 1'-0"



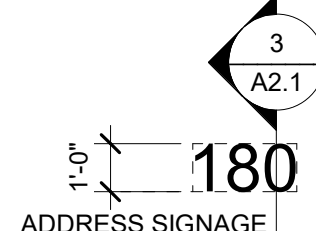
14 SIGNAGE
1/4" = 1'-0"



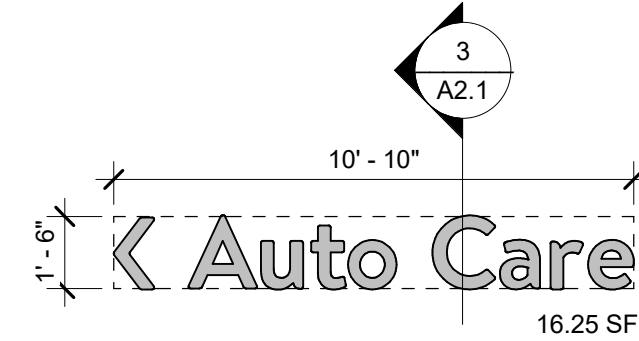
13 SIGNAGE
1/4" = 1'-0"



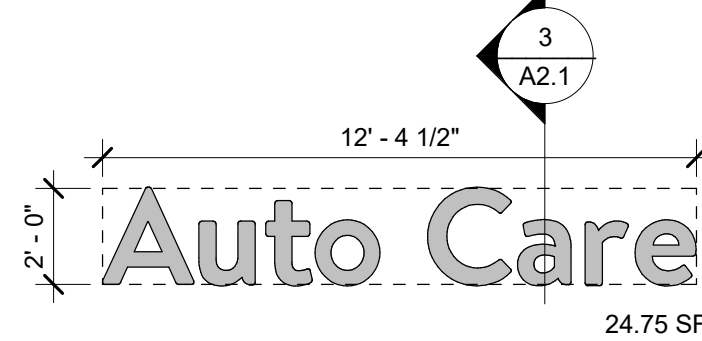
12 SIGNAGE
1/4" = 1'-0"



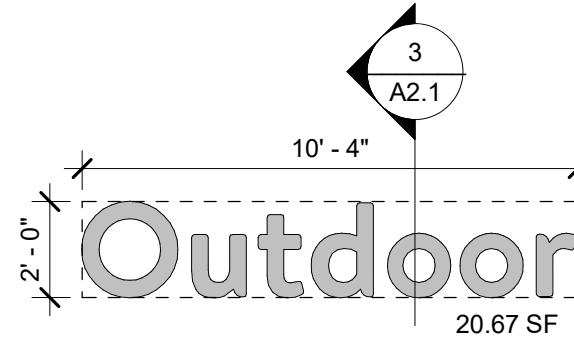
11 SIGNAGE
1/4" = 1'-0"



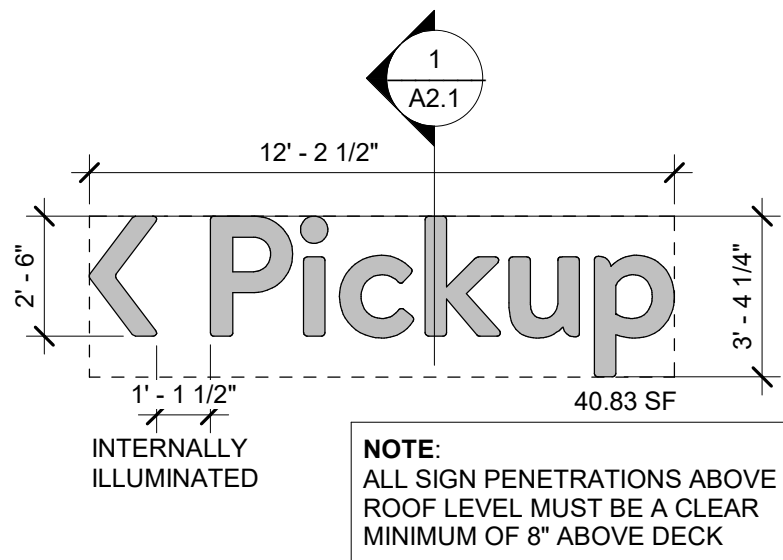
10 1'-6" AUTO CARE
1/4" = 1'-0"



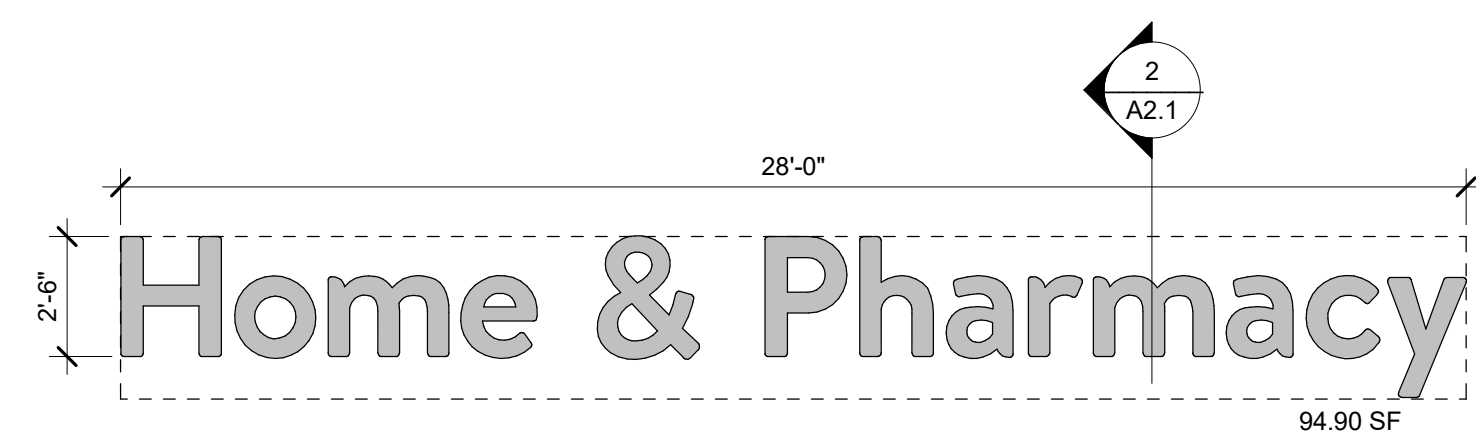
9 2'-0" AUTO CARE
1/4" = 1'-0"



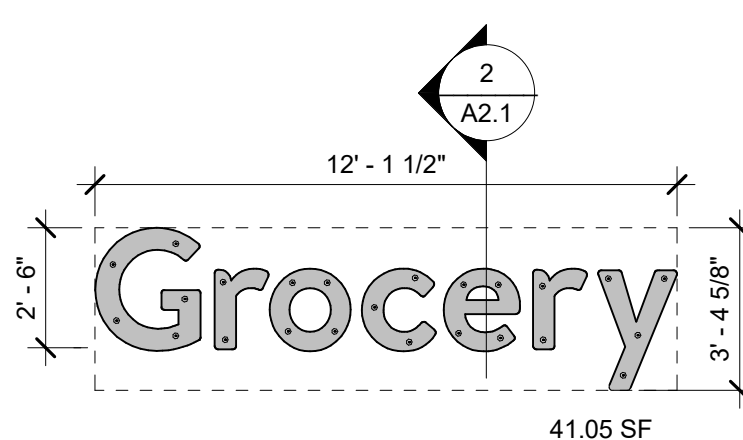
8 SIGNAGE



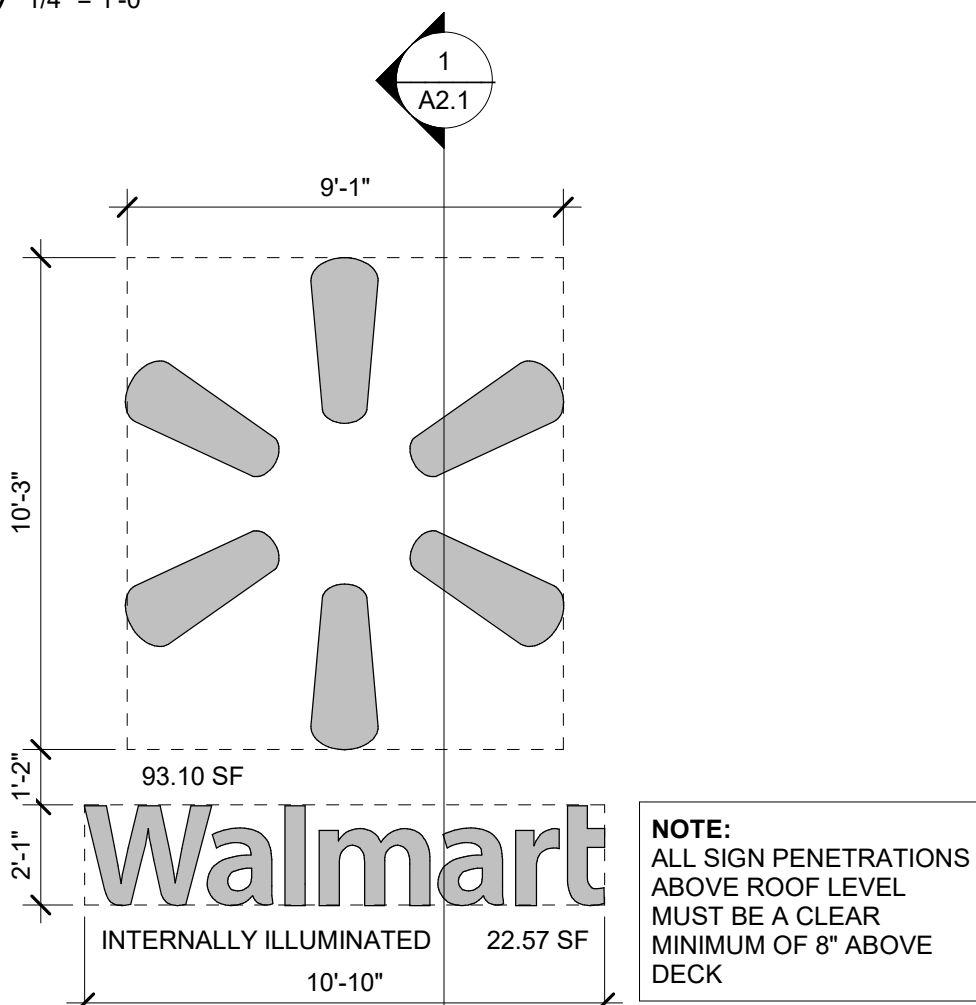
7 2'-6" PICKUP ARROW
1/4" = 1'-0"



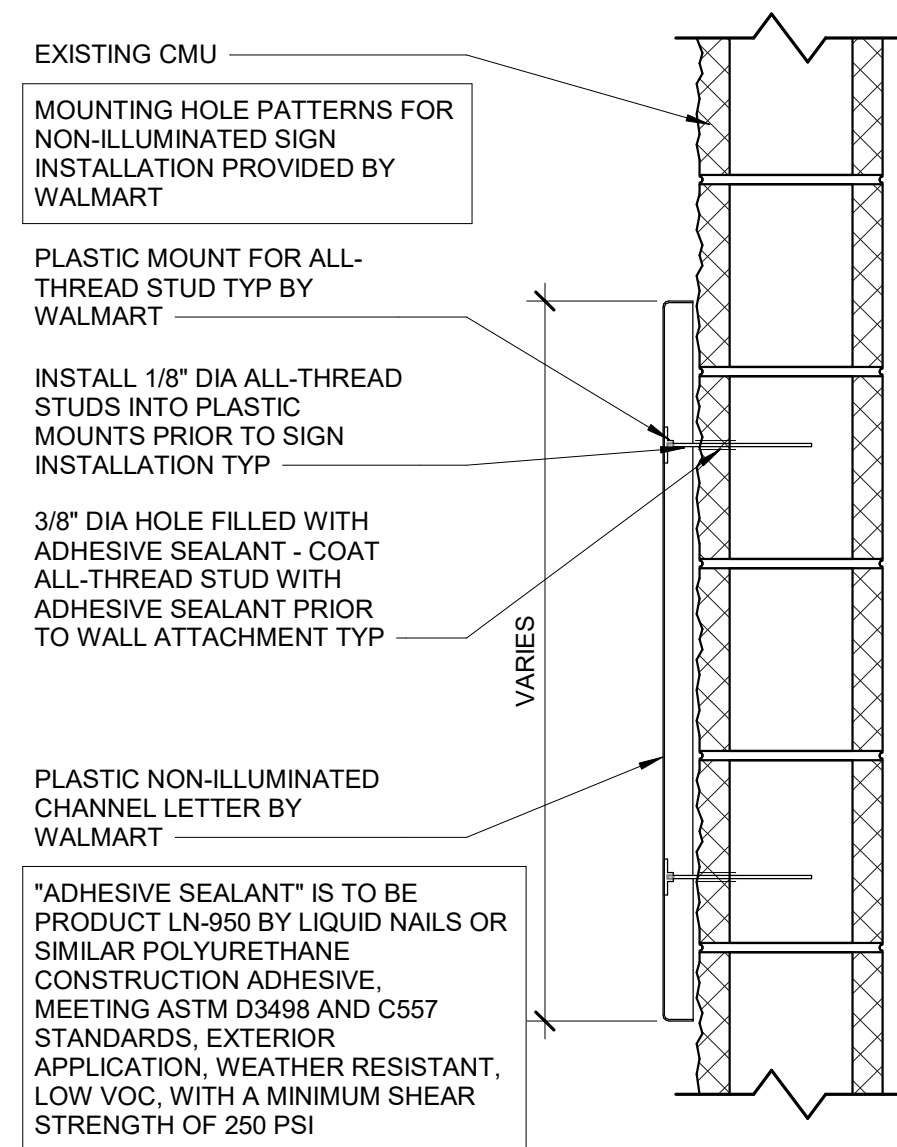
6 2'-6" HOME & PHARMACY
1/4" = 1'-0"



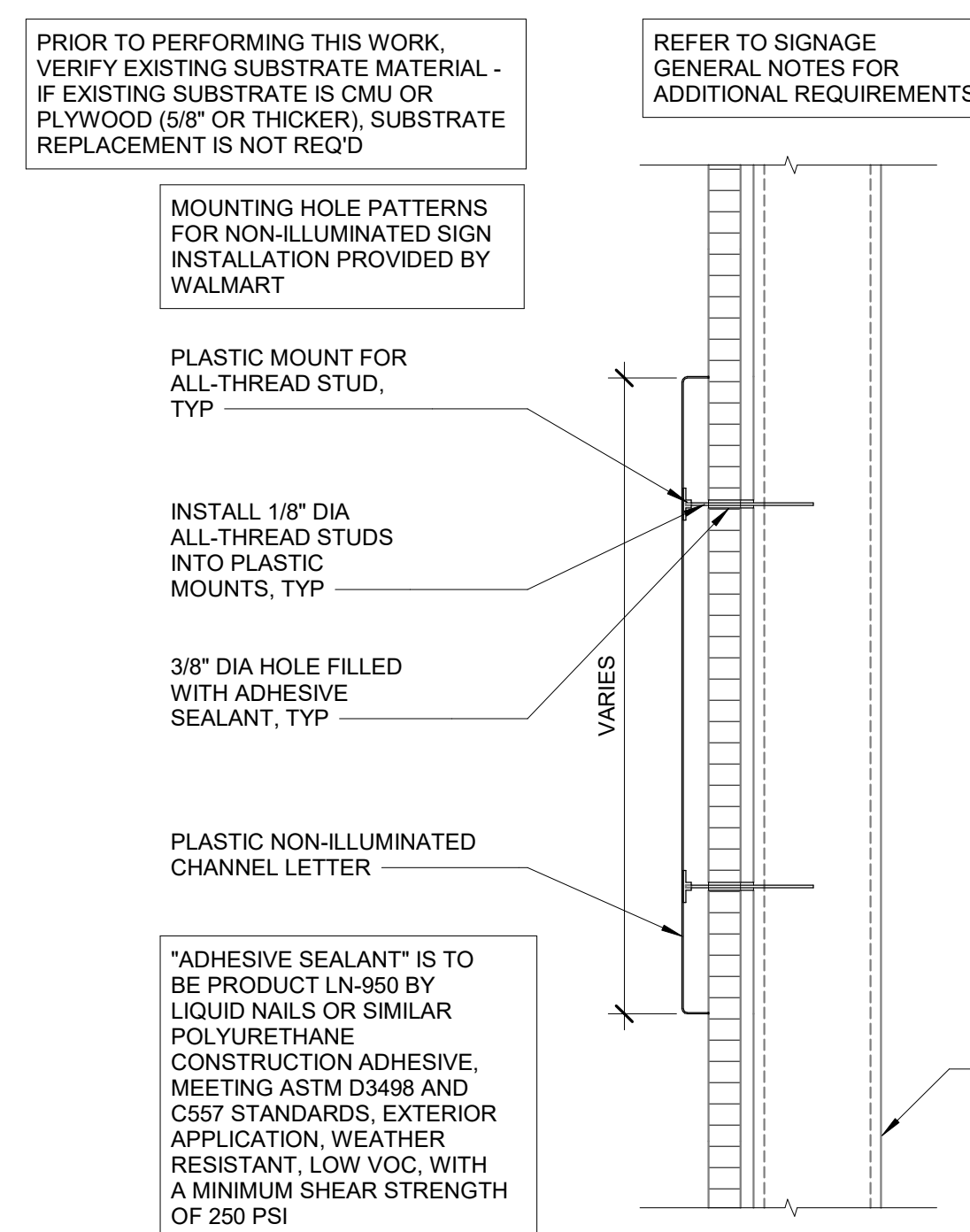
5 2'-6" GROCERY
1/4" = 1'-0"



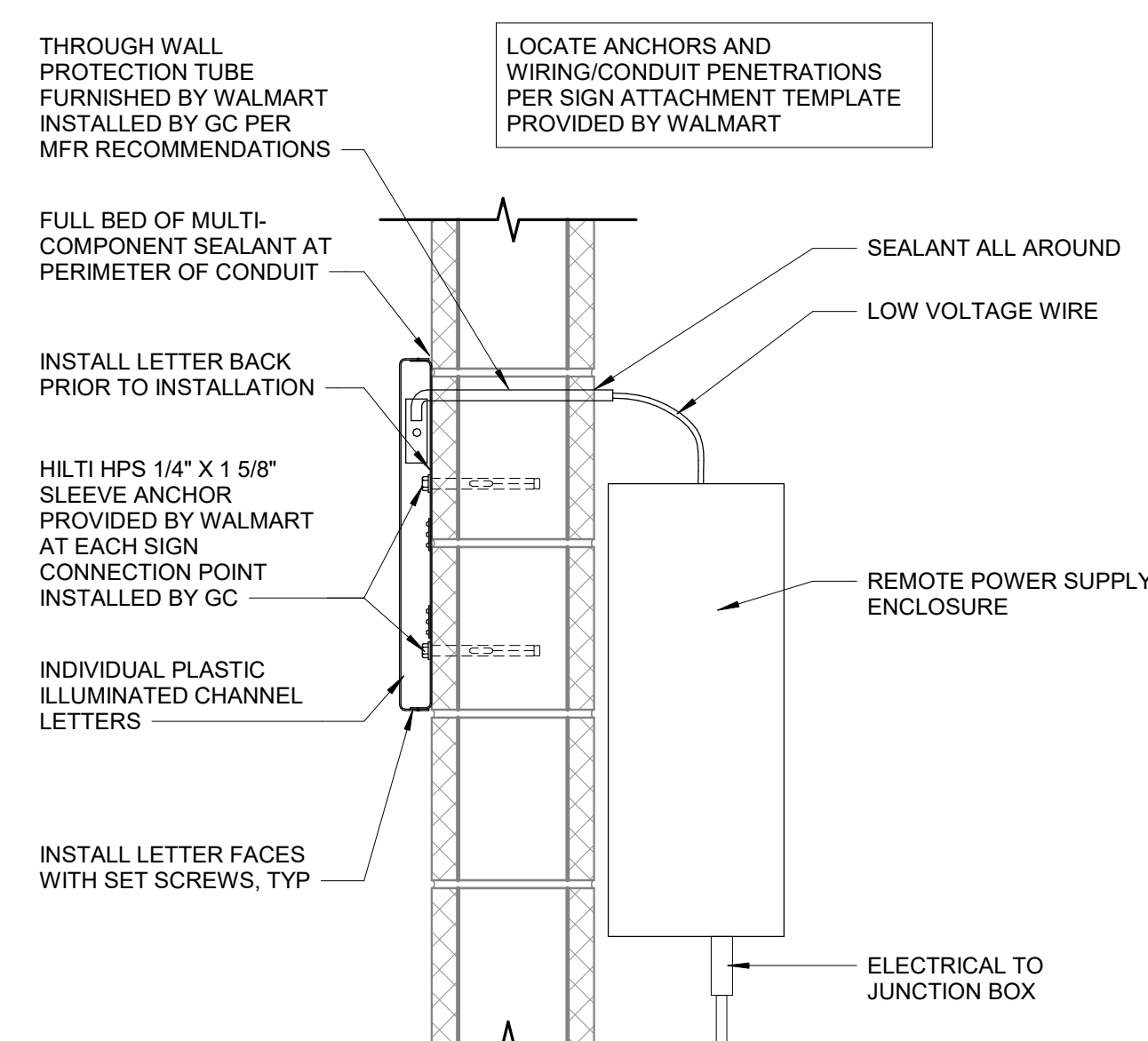
4 10'-3" WALMART SIGN
1/4" = 1'-0"



ATTACHMENT AT CMU WALL



ATTACHMENT AT EIFS AND METAL STUD WALL



ATTACHMENT AT CMU BELOW
ROOF LINE

1 ILLUMINATED SIGNAGE ATTACHMENT