



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

January 3, 2024
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

5:00 p.m. - Call to Order

Roll Call

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP23-68: Discussion and consideration of a possible approval of a final site plan for Buck's Ace Hardware, a commercial subdivision located at 1400 W 100 S. Buck Hurst, Applicant. Tyler Hughes, Agent.

Adjournment

**Application**

Application Accepted Date: 12/20/2023		Valuation		\$	0.00	
Type of Improvement: Site Plan (Final)		PERMIT FEES				
Description: this is a site for the new Bucks Ace Hardware as w		Planning Fee		\$	250.00	
Tenant / Project Name: Buck Ace Hardware		Sub Total:		\$	250.00	
Bldg. Address: 1400 west 100 south		Permit Total:		\$	250.00	
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00	
Subdivision: N/A Phase: 1		Remaining Due:		\$	250.00	
Block: Lot #: 1 Parcel #: H-3-1-33-3217, H-3-1-						
Zone: HC 33-2455, H-3-1-33-2457,						
Property Owner: Buck Hurst H-3-1-33-2458						
Permit Contact: Tyler Hughes P:(435) 673-8586						
Email: tylerh@racivil.com						
CONTACT INFORMATION						
Engineer of Record: Rosenberg Associates						
Email: Jaredb@racivil.com P: (435) 673-8586						
General Contractor: Tyler Hughes						
License #: P: (435) 673-8586						
City: State: Zip:						
Email: tylerh@racivil.com						
APPLICATION DETAILS						
		APPROVALS		DATE	INFO	
		Plan Review Finalized:		Yes	01/02/24	Fred Resch
		Setbacks	Front:	Rear:	Left:	Right:
		Min.				
		Actual:				
		APPLICATION NUMBER: PENDFSP23-68				
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.				
		Applicant Name: tyler hughes				
		Signature of Applicant/Authorized Agent or Owner: Date:				
		Application Approved By:		Date:		
		Fred Resch		01/02/2024		
		Application Issued By:		Date:		
		Receipt #: 8.174715-12/20/23				



STAFF COMMENTS

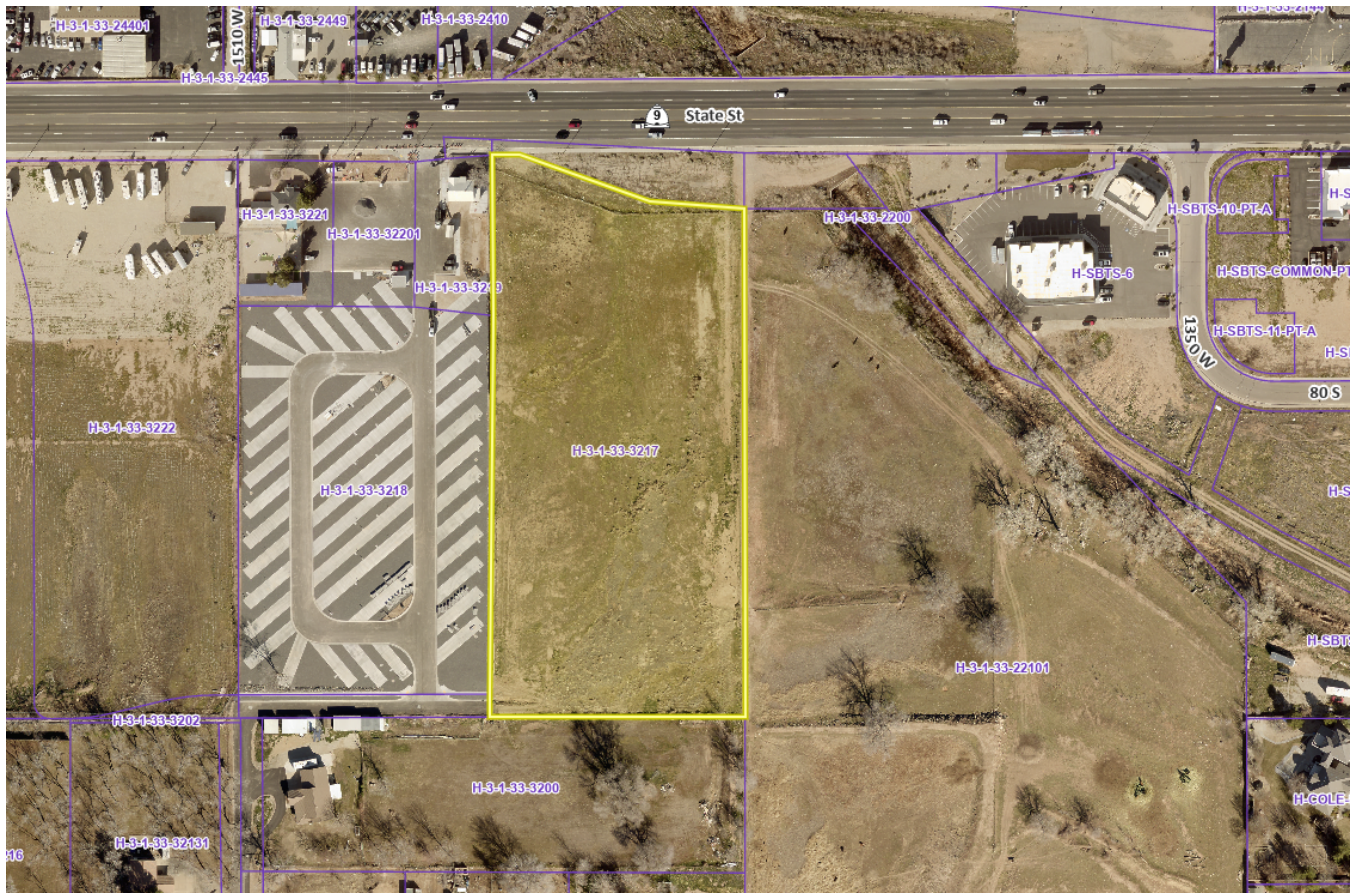
Agenda Date:	01/03/2024
Application Number:	FSP23-68
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Buck's Ace Hardware
Agent:	Tyler Hughes
Request:	Approval of a Final Site Plan
Location:	1400 W 100 S
Zoning:	HC
General Plan Map:	Commercial

Discussion:

The applicant has filed a final site plan for a new Ace Hardware store and three restaurant pads located along State St near Gould's Wash. The preliminary site plan for the site was approved in December 2022.

JUC Comments

The Joint Utility Committee has signed off on construction drawings for this project in August of 2022.



Staff Comments: Final Site Plan

1. The proposed uses are permitted uses in the Highway Commercial zoning.
2. Parking Requirements per HCC 10-34-10:

Restaurant, fast food	1 space per 100 square feet of gross floor area
Restaurant, general	1 space per 100 square feet of gross floor area
Retail, general	1 space per 250 square feet of gross floor area

3. They are proposing 199 parking spots, per the code approximately 350 parking stalls are required

- a. The applicant has submitted a parking study prepared by Avenue Consultants showing that based on the parking needs of their current location and similar restaurant locations only 179 parking stalls are needed. The Planning Commission can approve a parking modification under the below code:
 - i. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*
 - ii. *1. Total number of spaces that would otherwise be required for each individual establishment in the development;*
 - iii. *2. Hours of operation for each business establishment located in the development, including peak business hours;*
 - iv. *3. Estimated tradeoff between businesses which are open when others are closed;*
 - v. *4. Availability of approved on street or shared parking;*
 - vi. *5. Transportation alternatives, including proximity to transit stations; and*
 - vii. *6. Car or van pooling programs available to users of the development.*
 - viii. *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.*
 - ix. *1. The study shall provide:*
 - x. *a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*
 - xi. *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;*
 - xii. *c. The source of data used to develop the study's recommendations; and*
 - xiii. *d. The name and qualifications of the persons who prepared the study.*
 - xiv. *2. The Planning Commission shall determine the required number of parking spaces after:*

- xv. *a. Considering the recommendations of the parking study and any recommendations from City staff; and*
- xvi. *b. Making the findings required under subsection D or E of this section.*
- xvii. Hardware stores often require less parking than similarly sized retail establishments like grocery stores or department stores since many customers are contractors or similar tradesmen who run in, grab what they came for and leave. Studies have shown that people spend far less time in hardware stores than grocery stores or department stores.
 - b. Fast food restaurants require room for at least 5 cars to be stacked without interfering with any drive lanes. While not explicitly noted on the plan all buildings with drive-throughs appear to meet this standard..
- 4. Landscape: The proposed landscaping plan meets Hurricane City Code. Staff would recommend some light landscape work be done on the UDOT property between this site and SR-9 for beautification reasons however this is not required.
- 5. The proposed monument signage will require a separate sign permit from the Building Department.
- 6. Outdoor Lighting: An outdoor lighting plan has been received. The lighting plan appears to meet city code with the exception that the parking lot lights are shown to be 20' tall when HCC 10-33-7 states that 18' is the maximum height, this will need to be adjusted on their plans.
- 7. The applicant has provided building elevations and renders and the building is not taller than 35' as required by code.

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

MEMORANDUM

To: Buck's Ace Hardware Development
From: Avenue Consultants
Date: December 6, 2022
Subject: Buck's Ace Hardware Development Parking Study

1 INTRODUCTION

Buck's Ace Hardware has asked that Avenue Consultants perform a parking study for the proposed development of a site located on the southwest corner of the proposed intersection of SR-9 and 1400 West which includes a new Buck's Ace Hardware store in Hurricane, Utah. The focus of this study is to understand and anticipate the parking demand of the development to ensure that the site has adequate parking. The proposed development is planned to be built on approximately five acres of undeveloped land on the southwest corner of the future 1400 West and State Street (SR-9) intersection. The proposed site, shown in Figure 1, includes a hardware store, a high turnover sit-down restaurant, and two restaurants each with their own drive-thru.

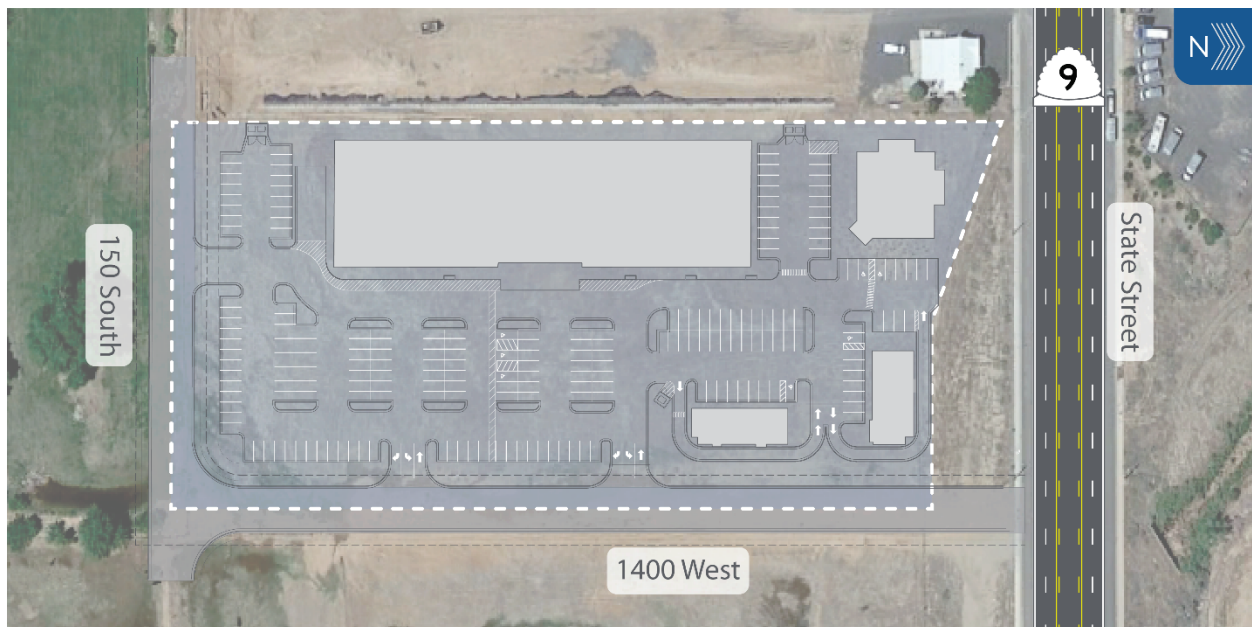


Figure 1: Development Location & Site Plan

The parking study data informs good decision making as it relates to the number of parking stalls required to supply sufficient parking for all four businesses using the proposed site. The businesses anticipated to utilize the proposed development include Buck's Ace Hardware, Applebee's, Bahama Buck's, and Jimmy John's. Each land use built on the site will have different parking patterns with varied peaks of parking demand, traffic volumes being served, and differing parking durations. This memo summarizes the data collection of parking utilization rates at similar locations with the same business land use, the anticipated parking generation of the proposed site, and parking recommendations for the proposed development.

The Institute Transportation Engineer's (ITE's) *Parking Generation Manual, 5th Edition* land use most closely related with a Buck's Ace Hardware store is Home Improvement Superstore (Land Use 862). The national parking rates associated with this land use are associated with buildings typically ranging in size between 60,000 and 135,000 square feet gross floor area with an average of 93,000 square feet. The ITE (Institute Transportation Engineer) national dataset does not include any facilities of comparable size as the proposed with the closest in size being 142% larger and the average size building being 227% larger than the proposed building. As the characteristics of the proposed development vary from the sites contained within the ITE dataset, the parking demand of the existing Buck's Ace Hardware was used to determine an applicable parking rate that appropriately addresses the parking demand for the proposed development.

2 DATA COLLECTION

2.1 Ace Hardware Parking Data

The Buck's Ace Hardware store (located at 489 State Street), currently operating in Hurricane, was able to provide six months of their time-stamped transaction history with the correlating total number of customers entering the store (foot traffic) from May until October 2022. Over the six-month period, the percentage of the total number of transactions divided by the total number of customers entering shows that only about 61% of the foot traffic entering the store makes a purchase. This includes customers who enter the store without making a purchase and groups of customers making joint purchases (e.g., a couple shopping together). To conservatively estimate the parking demand, foot traffic data was used instead of transactions to account for the browsing customers. We are assuming that each entering customer equals one vehicle. Figure 1 & Figure 2 present the maximum number of customers entering Buck's Ace Hardware on Friday and Saturday (binned hourly) that was gathered for a six-month period. The number of stalls needed for the new Ace Hardware can then be estimated using the foot traffic from the past six months.

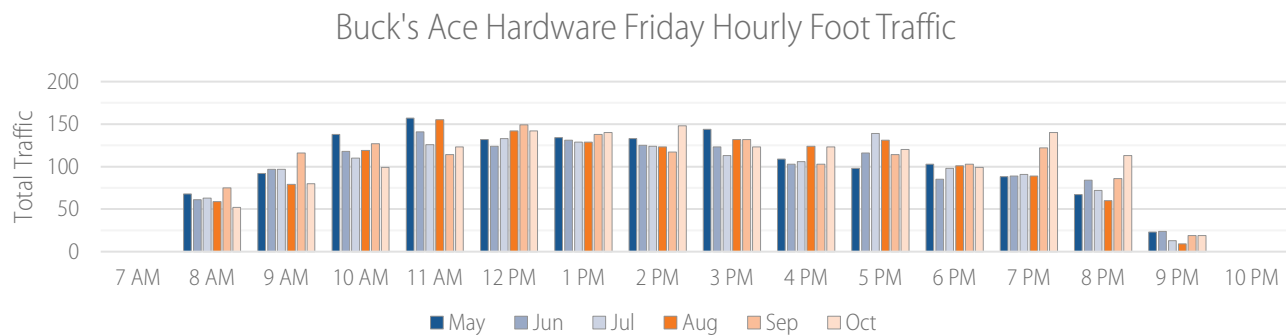


Figure 2: Maximum Foot Traffic on Friday (Binned Hourly) over six months

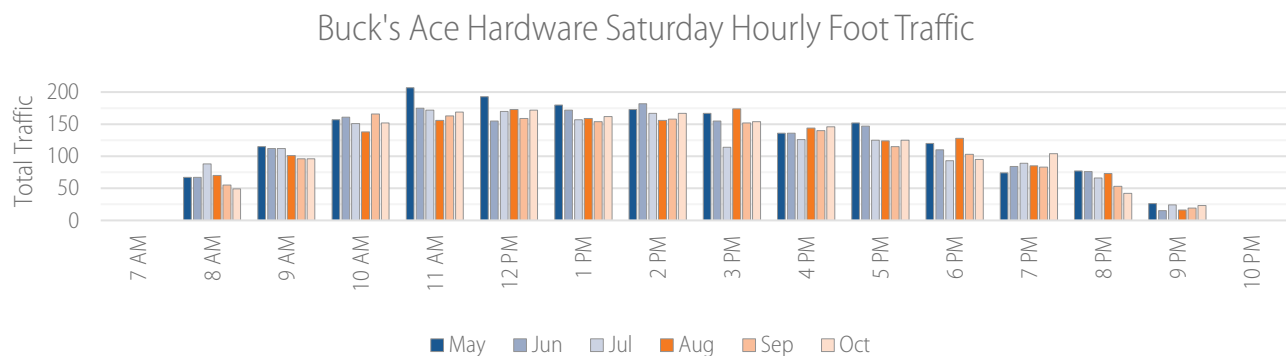


Figure 3: Maximum Foot Traffic on Saturday (Binned Hourly) over six months

The maximum foot traffic of 207 entering customers occurred on a Saturday in May at 11 AM. The 85th percentile of the maximum hourly foot traffic represents the typical maximum number of customers for a Saturday. The 85th percentile of the maximum hourly Saturday foot traffic over the six-month period is 175 customers.

The duration of time customers are shopping and parked at the Ace Hardware is a necessary part of finding the number of parking stalls required to accommodate the maximum foot traffic. To find the duration of time customers are parked at the Ace Hardware, Avenue collected video of the parking lot entrance/exit on Friday, October 7, 2022, and Saturday, October 8, 2022. The peak Saturday timeframe from 11 AM to 2 PM was reviewed to observe the duration of time customers are parked to shop at Buck's Ace Hardware. The entrance and exit of each vehicle entering the parking lot was time-stamped to find the duration of time a stall would be occupied at the store. Table 1 summarizes the vehicle duration statistics collected from the parking lot video observations. The average parking duration time was 12 minutes 36 seconds per vehicle and the 85th percentile parking duration time was 21 minutes. The 85th percentile parking duration time was used to calculate the parking rate for the existing location.

Table 1. Parking Duration Statistics

Statistic	Minutes:Seconds
Average	12:36
Minimum	1:12
Maximum	42:0
85th Percentile	21:0
Sample Size	277

The number of required parking stalls and the parking rate of the existing Buck's Ace Hardware was calculated by multiplying the maximum foot traffic rate and the 85th percentile parking duration. Table 2 summarizes the maximum foot traffic arrival rate, parking stalls needed, and parking rate calculated for the existing Ace Hardware store in Hurricane UT.

Table 2. Existing Buck's Ace Hardware Parking Calculations

Arrival Rate (vehicles / hour)	85 th Percentile Parking Duration (minutes/vehicle)	Parking Rate (stalls/1000 SF)	Parking Required (stalls)
207	21	2.42	72

Building Square Footage: 30,000 Square Feet

2.2 Restaurant Data Collection & Parking Rate Calculations

Avenue coordinated with Hurricane City to select similar restaurant locations in Utah to conduct a relevant parking inventory / field review and find parking rates for the other land uses of the proposed development. The data collection of the restaurant sites occurred on a Friday evening from 6 PM to 9 PM and Saturday from 10 AM to 9 PM. All entering vehicles, leaving vehicles, and occupied stalls were counted during the peak day at the following locations:

- Applebee's in Layton
- Bahama Buck's in North Salt Lake
- Jimmy John's in West Jordan

The parking demand rate for each of these sites was calculated using the maximum number of occupied stalls and square footage of the test locations. Table 3 summarizes the building square footage, the maximum number of parked vehicles during the peak hour, and the maximum parking rate per thousand square feet for each location.

Table 3. Similar Locations Existing Parking Rate Calculations

Location	Square Footage	Max. Parked Vehicles (Stalls)	Max. Parking Rate (Stalls /1000 SF)
Applebee's	5,500	56	10.18
Bahama Buck's	2,700	8	2.96
Jimmy John's	2,600	12	4.62

3 PARKING EVALUATION

3.1 Parking Generation Analysis

The parking rates calculated from site data collection are applied to the proposed land uses of the development in Table 4.

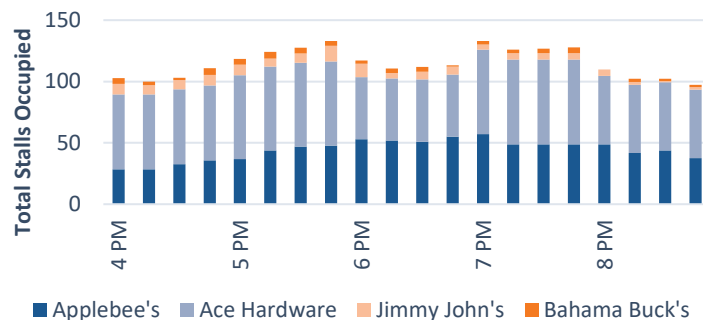
Table 4. Proposed Site Maximum Stall Requirements

Proposed Business	Building Area (1,000 Square Feet)	Parking Rate (Stalls / 1,000 SF)	Recommended Parking (Stalls)
Proposed Buck's Ace Hardware	42.2	2.42	102
High Turnover Restaurant	5.6	10.18	57
Fast-Food with Drive-Thru	2.5	2.96	7
Fast-Food with Drive-Thru	2.8	4.62	13

The total number of shared stalls to address the parking needs for the entire development can be estimated by looking at the peak days broken into 15-minute bins. Figures 3 and 4 show the required parking stalls for the proposed site on Friday and Saturday, respectively. Combining the total parking needs of the four businesses shows the following three peak hours on Friday and Saturday:

- Friday 7:00 – 8:00 PM
- Saturday 12:15 – 1:15 PM
- Saturday 5:30 – 6:30 PM

Friday Estimated Parking Stalls

**Figure 4:** Friday Proposed Site Parking Needs

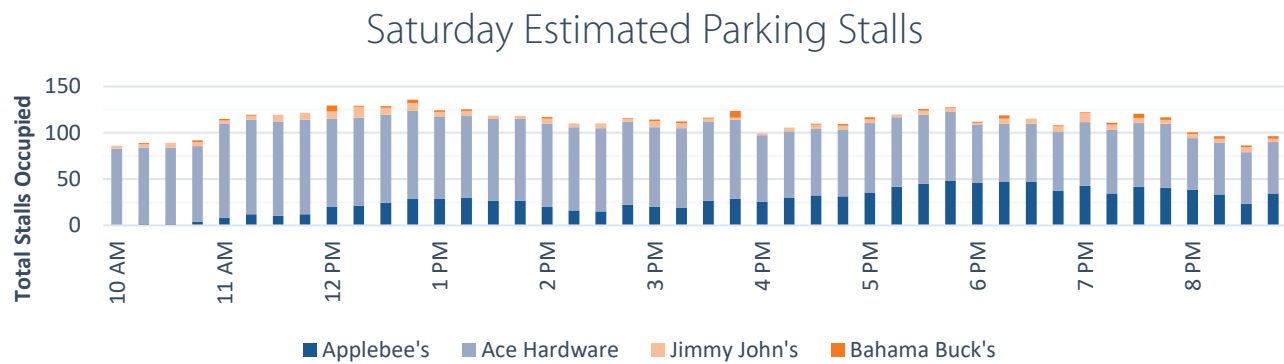
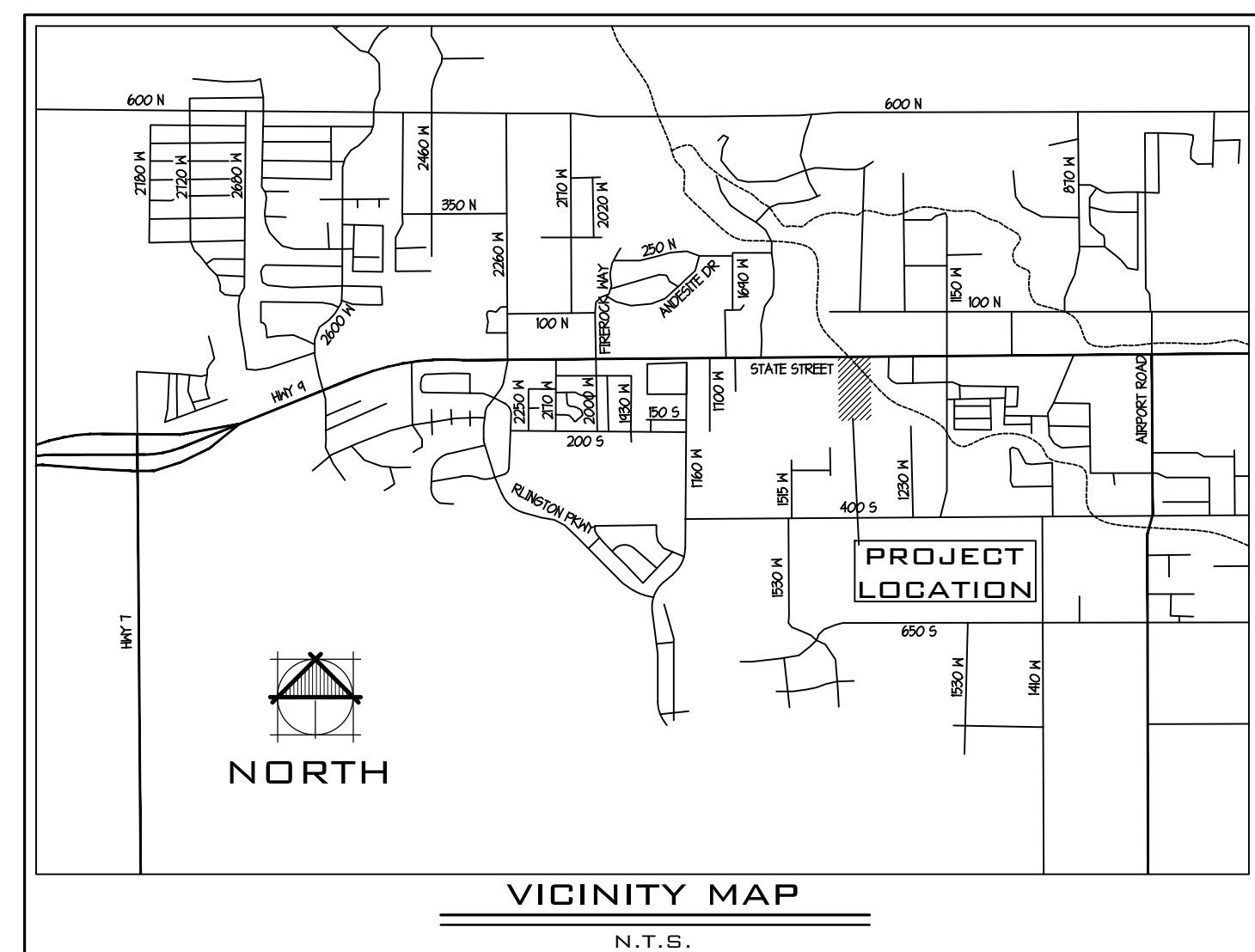


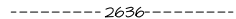
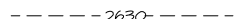
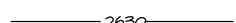
Figure 5: Saturday Proposed Site Parking Needs

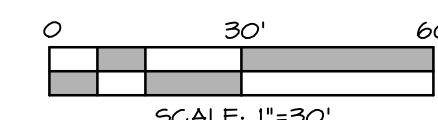
The Saturday afternoon peak hour is the period estimated to require the most stalls (136) to serve the parking demand of the proposed development.

4 RECOMMENDATIONS

This study evaluated parking demand based on observations at the existing Buck's Ace Hardware and at representative Applebee's, Bahama Buck's, and Jimmy John's in Utah. The total expected number of parking stalls required to serve the maximum demand of the proposed commercial development is 136 stalls if the businesses of the development share the parking stalls and 179 stalls if there is no shared parking allowed between the businesses. The site plan for this project details 201 parking stalls, which is expected to supply excess parking to serve the maximum parking demand of this development.



- | | | | |
|--|--|---|---|
|  | EXISTING 1' CONTOUR |  | EXISTING STREET LIGHT |
|  | EXISTING 5' CONTOUR |  | PROPOSED STREET LIGHT |
|  | PROPOSED 1' CONTOUR |  | EXISTING WATER METER |
|  | PROPOSED 5' CONTOUR |  | PROPOSED 1" WATER METER |
|  | EXISTING CATCH BASIN |  | PROPOSED 1 1/2" WATER METER |
|  | PROPOSED CURB INLET CATCH BASIN |  | EXISTING WATER VALVE |
|  | PROPOSED CATCH BASIN |  | PROPOSED WATER VALVE |
|  | PROPOSED TBC ELEVATION |  | EXISTING FIRE HYDRANT |
|  | DIRECTION OF SURFACE FLOW |  | PROPOSED FIRE HYDRANT |
|  | PROPOSED RETAINING WALL |  | EXISTING SEWER MANHOLE |
|  | EXISTING ASPHALT |  | PROPOSED SEWER MANHOLE |
|  | PROPOSED 2 1/2" ASPHALT |  | PROPOSED 6" SEWER CLEANOUT |
|  | PROPOSED 3" ASPHALT |  | EXISTING SINGLE PHASE TRANSFORMER |
|  | EXISTING WATER MAIN
(SIZE INDICATED ON PLAN) |  | PROPOSED SINGLE PHASE TRANSFORMER |
|  | PROPOSED WATER LINE (SIZE
INDICATED ON PLAN) |  | SECONDARY POWER, AS NOTED |
|  | EXISTING UNDERGROUND PRIMARY POWER,
PHASE NOTED |  | EXISTING SEWER MAIN
(SIZE INDICATED ON PLAN) |
|  | PROPOSED UNDERGROUND PRIMARY POWER,
PHASE NOTED |  | PROPOSED SEWER MAIN (SIZE
INDICATED ON PLAN) |



BLUE STAKES
Call Before
You Dig!

NOTICE !
TWO WORKING DAYS
BEFORE YOU DIG CALL:
1-800-662-4111
ANY UTILITIES ARE SHOWN ON PLANS FOR
THE CONVENIENCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE
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SR 9

POT SCHEDULE					
SYM.	SUPPLIER	DESCRIPTION	QUANTITY	COLOR	COMMENTS
①	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US3330 GFR- 33"x30" tall	6	TAUPE SAND BLAST FINISH	PLANT 1-5 GAL GRASS TREE W/ 2-1 GAL WINTERCREEPER
②	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFR- 24"x22" tall	4	TAUPE SMOOTH FINISH	PLANT 2-1 GAL WINTERCREEPER
③	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFR- 24"x22" tall	2	TAUPE SAND BLAST FINISH	PLANT 2-1 GAL WINTERCREEPER

NOTE- SEE DETAIL SHEET FOR POT PLACEMENT DETAIL

PROJECT
MONUMENT SIGNAGE

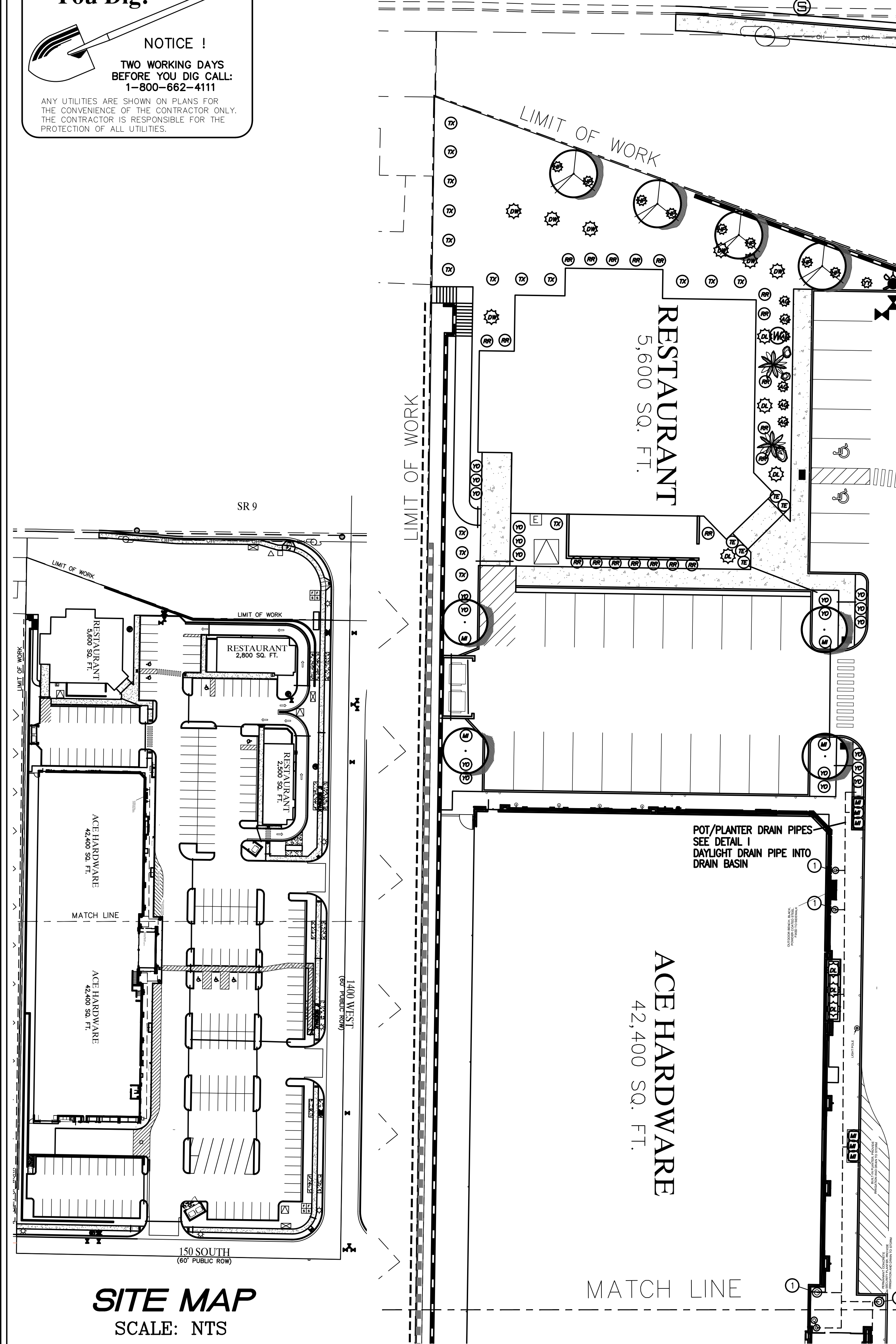
PLANT LIST			
SYMBOL	NAME	SIZE	
	<i>Quercus virginiana</i> Live Oak	24" box	5 emitters
	<i>Pyrus calliana</i> Bradford Pear	24" box	5 emitters
	<i>Pistachio chinensis</i> 'Red Push' Red Push Pistache	24" box	5 emitters
	<i>Vitex agnus-castus</i> Chaste Tree - multi	24" box	4 emitters
	<i>Chamaerops humilis</i> Mediterranean Fan Palm	24' box	5 emitters
YY	<i>Yucca filamentosa</i> 'Color Guard' Color Guard Yucca	5 gal	1 emitter
TX	<i>Leucophyllum laevigatum</i> Rio Bravo Texas Ranger	5 gal	1 emitter
HP	<i>Hesperaloe parviflora</i> Red Yucca	5 gal	1 emitter
YO	<i>Ilex vomitoria</i> 'Yaupan' Yaupan Holly	5 gal	1 emitter
MI	<i>Miscanthus sinensis</i> Maiden Grass	5 gal	1 emitter
DW	<i>Dasyliion wheeleri</i> Desert Spoon	15 gal	2 emitters
DL	<i>Dasyliion longissimum</i> Grass Tree	15 gal	2 emitters
TE	<i>Teucrium chamadrys</i> Germander	5 gal	1 emitter
RR	<i>Rosa X noare</i> Red Carpet Rose	2 gal	2 emitters
AG	<i>AGAVE parryi</i> Parry Agave	5 gal	1 emitter

ALL LANDSCAPE AREA TO RECEIVE 3/4"
PALOMINO GRAVEL

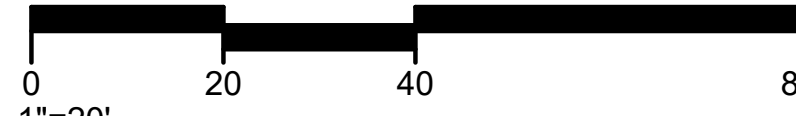
4" ACCENT GRAVEL-GRAY BASALT ROCK
BLACK METAL EDGING TO SEPARATE ROCK

BOULDERS- BASALT 2-5' - 4' Diameter

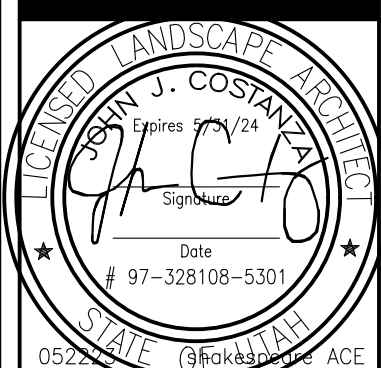
ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER



SITE MAP
SCALE: NTS



COSTANZA PS ASSOCIATES
John J. Costanza
Box 3115
St. George, Utah 84771
Telephone 435-862-8817



no.	revisions	date by

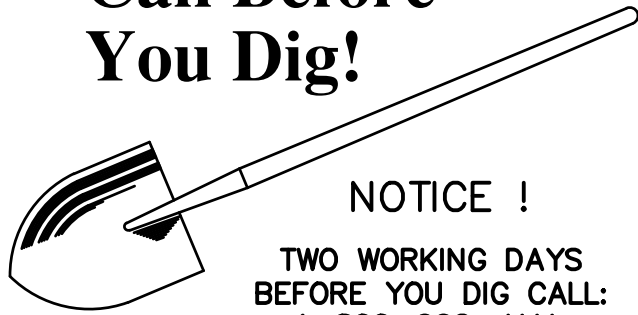
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Date: MAY. 22, 2023
Drawn By: JUC
Approved By: JUC

BUCKS ACE SITE
PLANTING PLAN

North
Job No.
MISC.
Sheet No.
L-1
of 5

BLUE STAKES

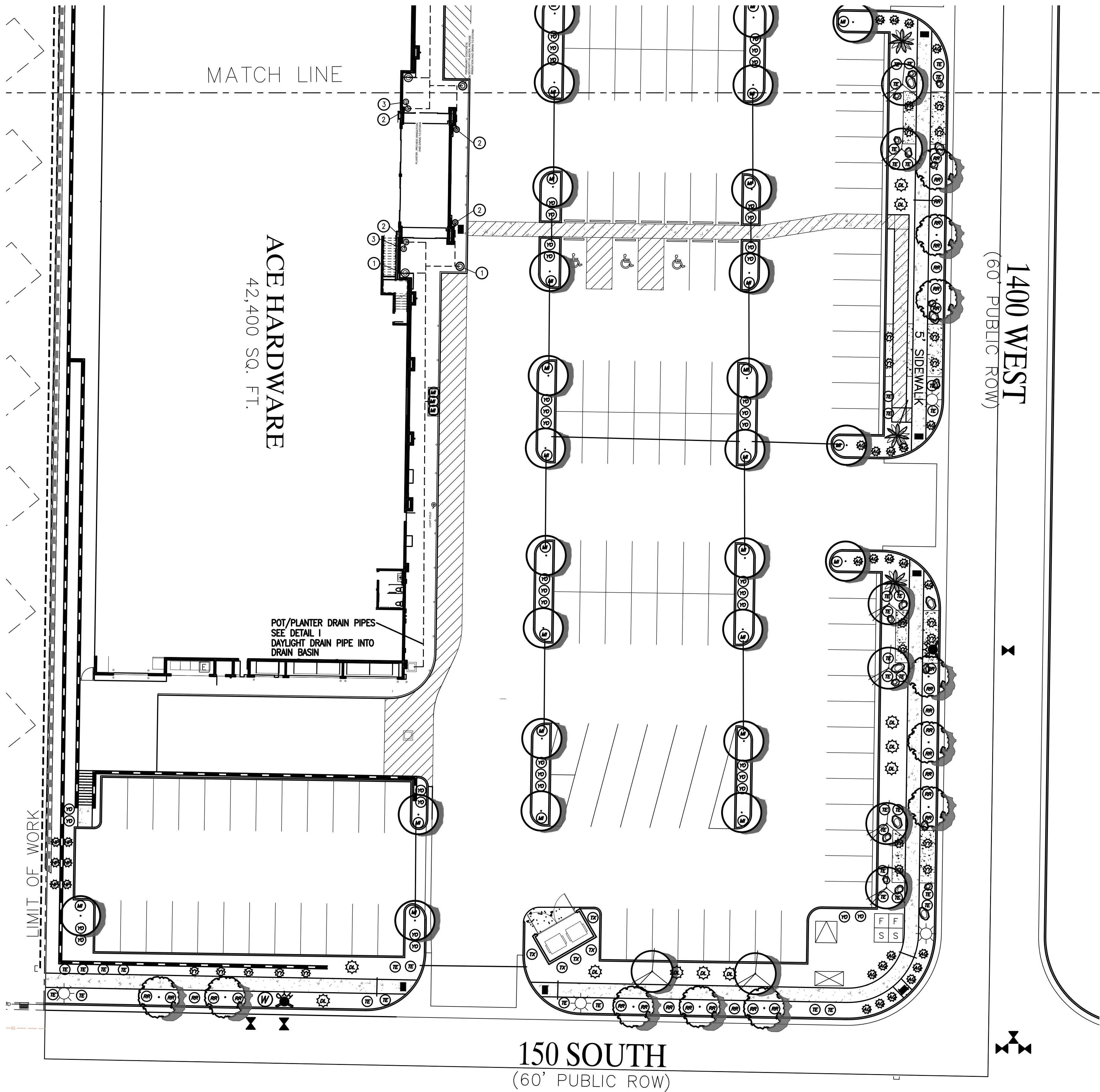
Call Before
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NOTICE !

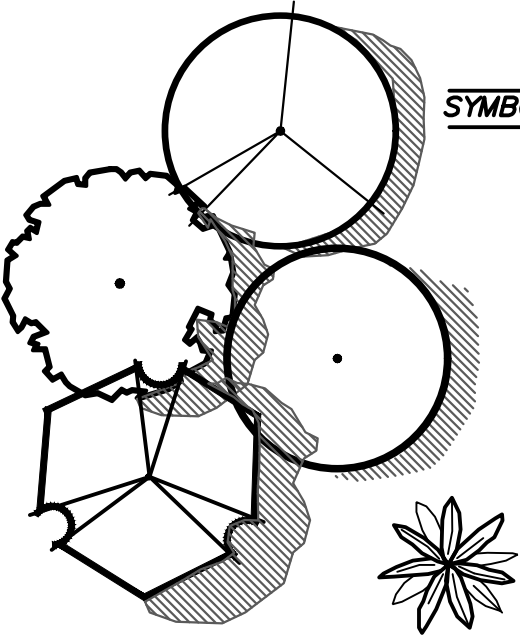
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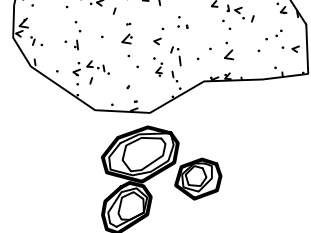
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TE	<i>Teucrium chamadrys</i> Germander	5 gal	1 emitter
RR	<i>Rosa X noare</i> Red Carpet Rose	2 gal	2 emitters
AG	<i>AGAVE parryii</i> Parry Agave	5 gal	1 emitter

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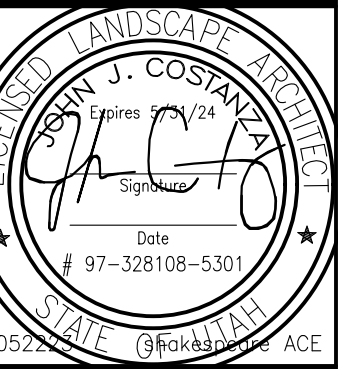


4" ACCENT GRAVEL-GRAY BASALT ROCK
BLACK METAL EDGING TO SEPARATE ROCK

BOULDERS- BASALT 2-5' - 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER

COSTANZA PS ASSOCIATES
John J. Costanza
Box 3115
St. George, Utah 84771
Telephone 435-862-8817

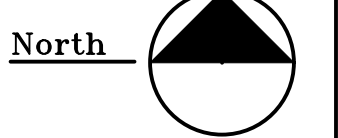


no.	revisions	date	by
1			
2			
3			
4			
5			

Scale: 1"=20'-0"
Date: MAY. 22, 2023
Drawn By: JUC
Approved By:

BUCKS ACE SITE

PLANTING PLAN

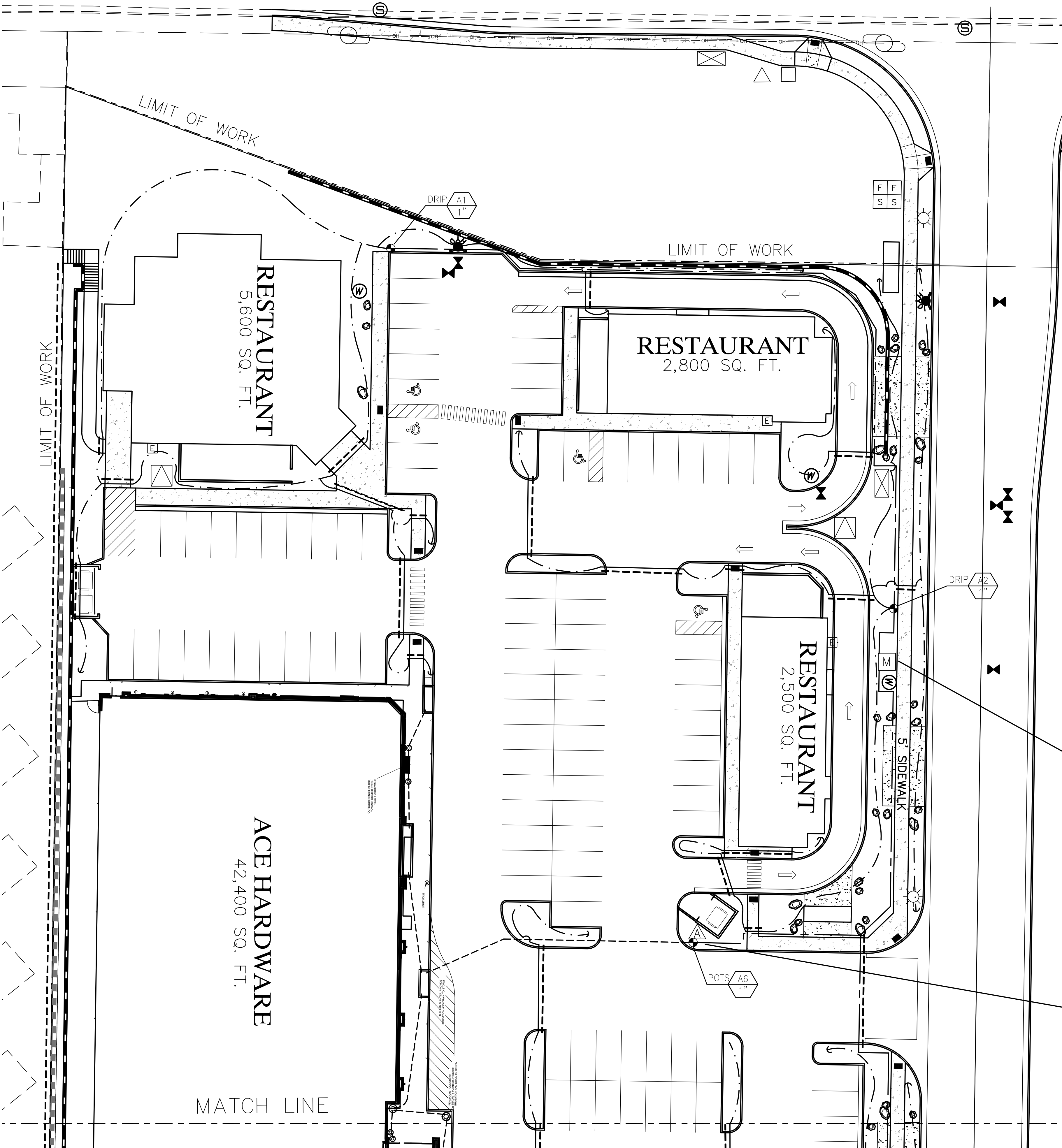


Job No.
MISC.
Sheet No.
L-2
of 5

BLUE STAKES
Call Before
You Dig!

NOTICE !
TWO WORKING DAYS
BEFORE YOU DIG CALL:
1-800-662-4111
ANY UTILITIES ARE SHOWN ON PLANS FOR
THE CONVENIENCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE
PROTECTION OF ALL UTILITIES.

SR 9



IRRIGATION LEGEND

- HUNTER ICZ 1" DRIP VALVE ASSEMBLY
REFER TO DETAIL FOR ADDITIONAL INFORMATION.
 - RAINBIRD DRIP LINE 3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS
 - PRESSURE MAIN LINE PIPING - PVC SCH. 40 (1")
 - NON-PRESSURE LATERAL LINE PIPING - PVC SCH. 40 (1")
 - CONTROL WIRE SLEEVE UNDER PAVING - PVC SCH. 40 INSTALL 2- (2")
 - CONTROLLER - WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN
COORDINATE WITH ELECTRICIAN TO PROVIDE POWER
 - IRRIGATION POINT OF CONNECTION - IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE
BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF
BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION.
COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY
 - INDICATES CONTROLLER LETTER DESIGNATION STATION NUMBER
 - INDICATES ELECTRIC CONTROL VALVE SIZE
- SEE SHEET L-5 FOR IRRIGATION DETAILS

IRRIGATION POC

IRRIGATION CLOCK
coordinate power source



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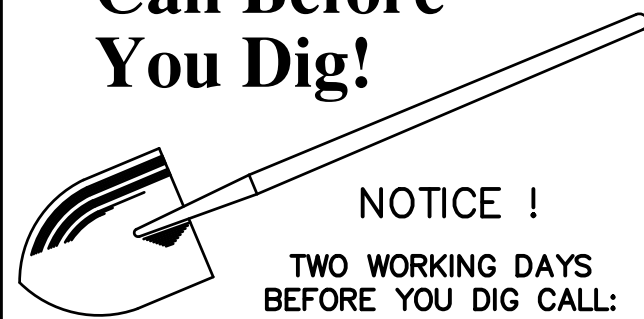
UTAH LANDSCAPE ARCHITECT
John J. Costanza
Expires 12/24
Signature: [Signature]
Date: [Date]
97-328108-5301
0322 STATE OF UTAH LANDSCAPE ARCHITECT

Scale:	1"=20'-0"
Date:	MAY 22, 2023
Drawn By:	JUC
Approved By:	

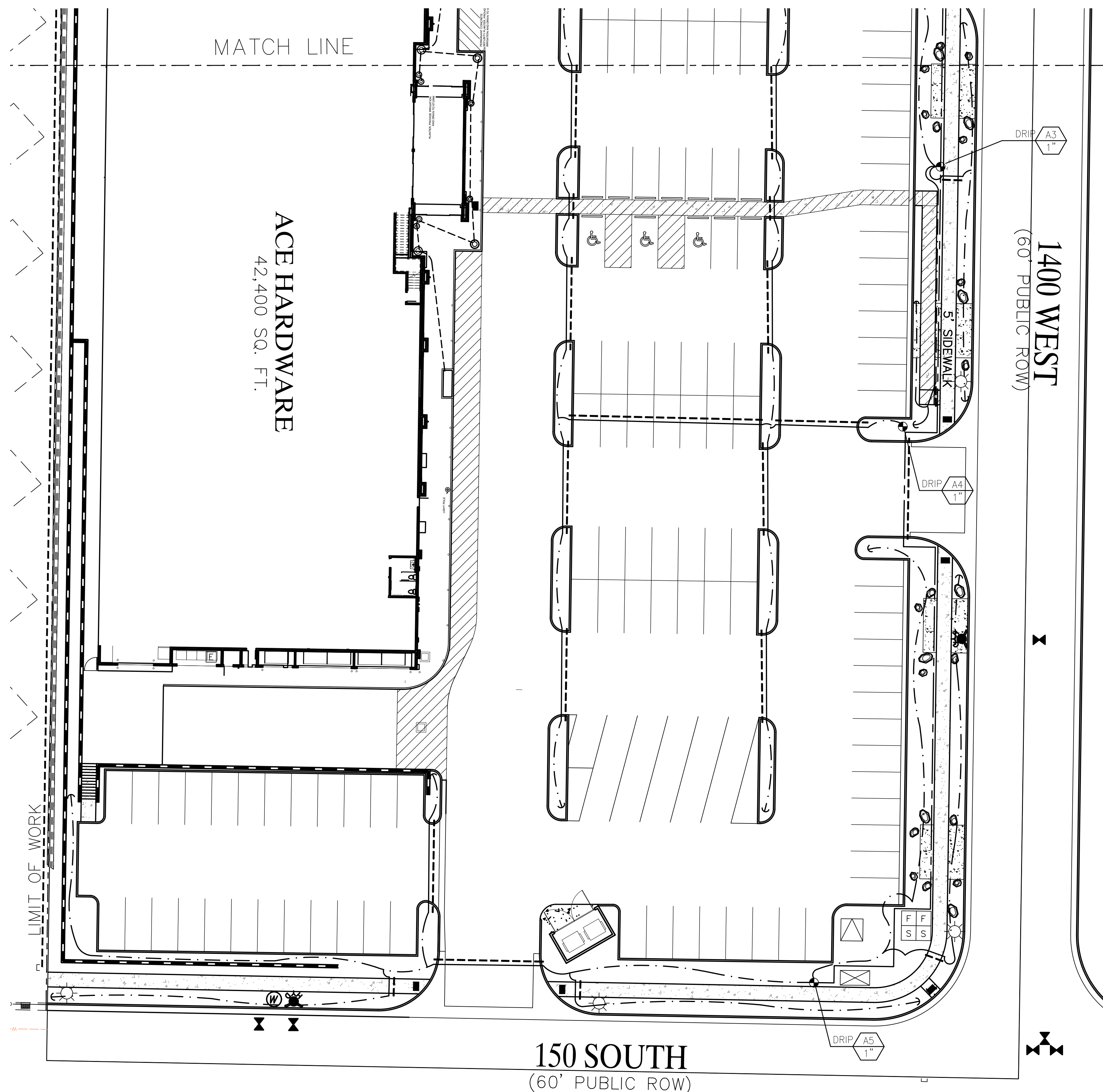
BUCKS ACE SITE	IRRIGATION PLAN
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Job No.	MISC.
Sheet No.	L-3
of	5

Call Before You Dig!

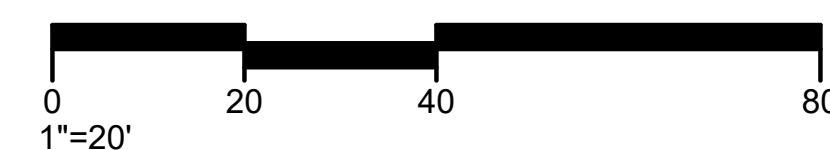


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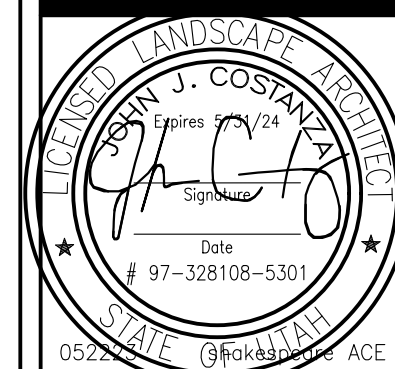


	1" DRIP VALVE ASSEMBLY REFER TO DETAIL FOR ADDITIONAL INFORMATION.
	RAINBIRD
	DRIP LINE
	3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS
	PRESSURE MAIN LINE PIPING - PVC SCH. 40 (1")
	NON-PRESSURE LATERAL LINE PIPING - PVC SCH. 40 (1")
	CONTROL WIRE SLEEVE UNDER PAVING - PVC SCH. 40 INSTALL 2- (2")
	CONTROLLER - WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN COORDINATE WITH ELECTRICIAN TO PROVIDE POWER
	IRRIGATION POINT OF CONNECTION - IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION. COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY
	INDICATES CONTROLLER LETTER DESIGNATION STATION NUMBER INDICATES ELECTRIC CONTROL VALVE SIZE

SEE SHEET L-5 FOR IRRIGATION DETAILS



 COSTANZA PS ASSOCIATES
John J. Costanza Telephone 435-862-8317
P.O. Box 3122
St. George, Utah 84771



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Date:	△		
MAY 22, 2023	△		
Drawn By:	△		
JUC	△		
Approved By:	△		

BUCKS ACE SITE

IRRIGATION PLAN



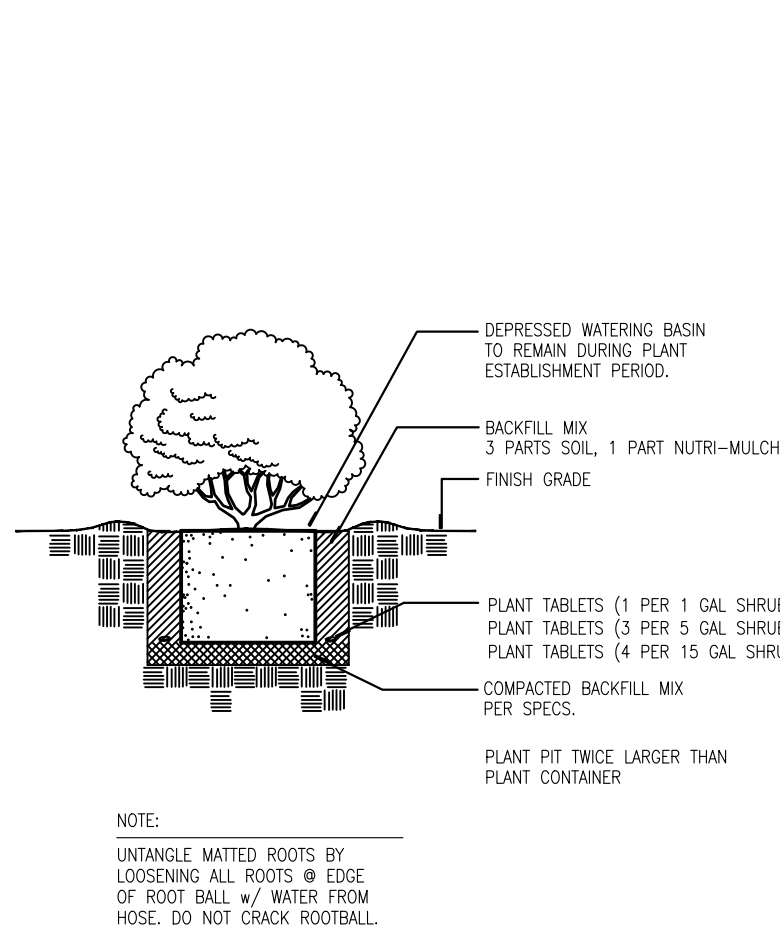
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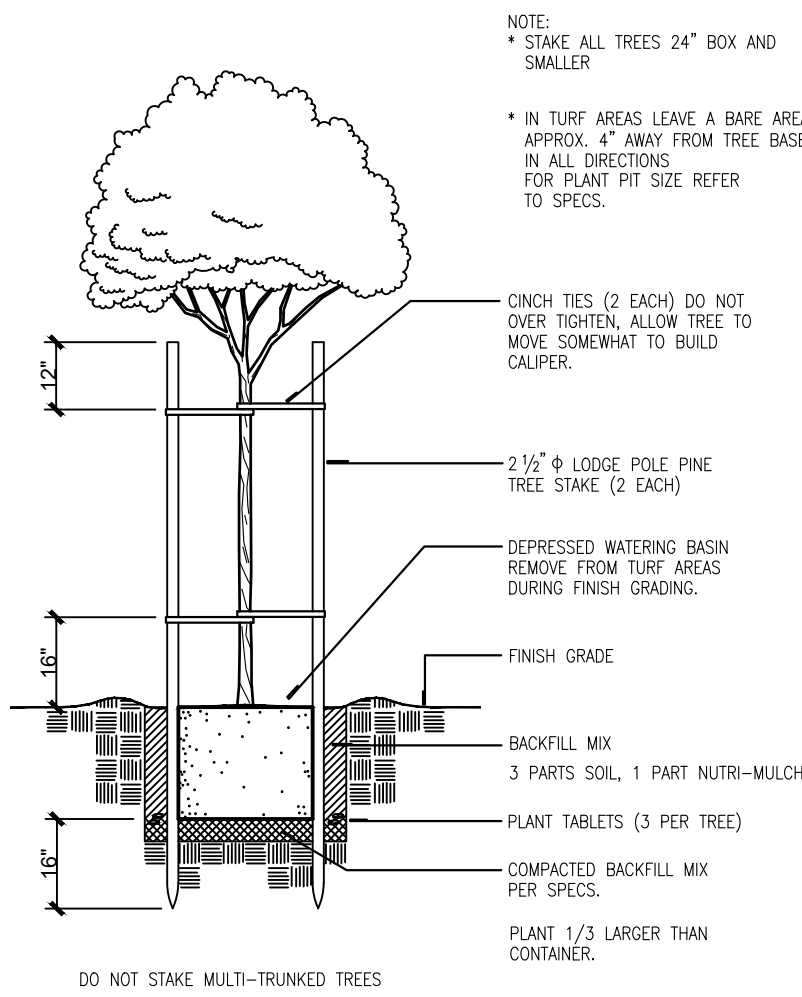
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L-4

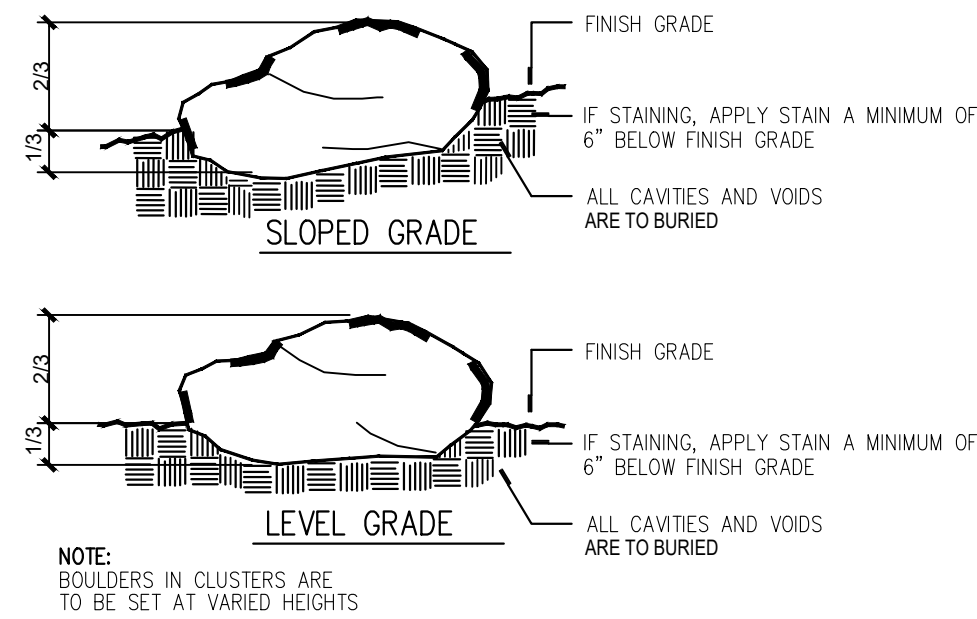
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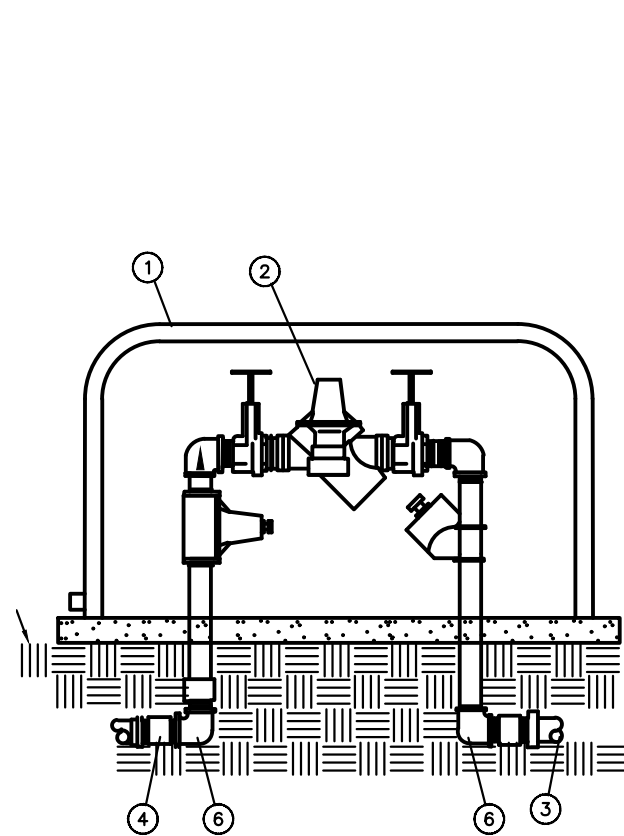
A SHRUB PLANTING
N.T.S.



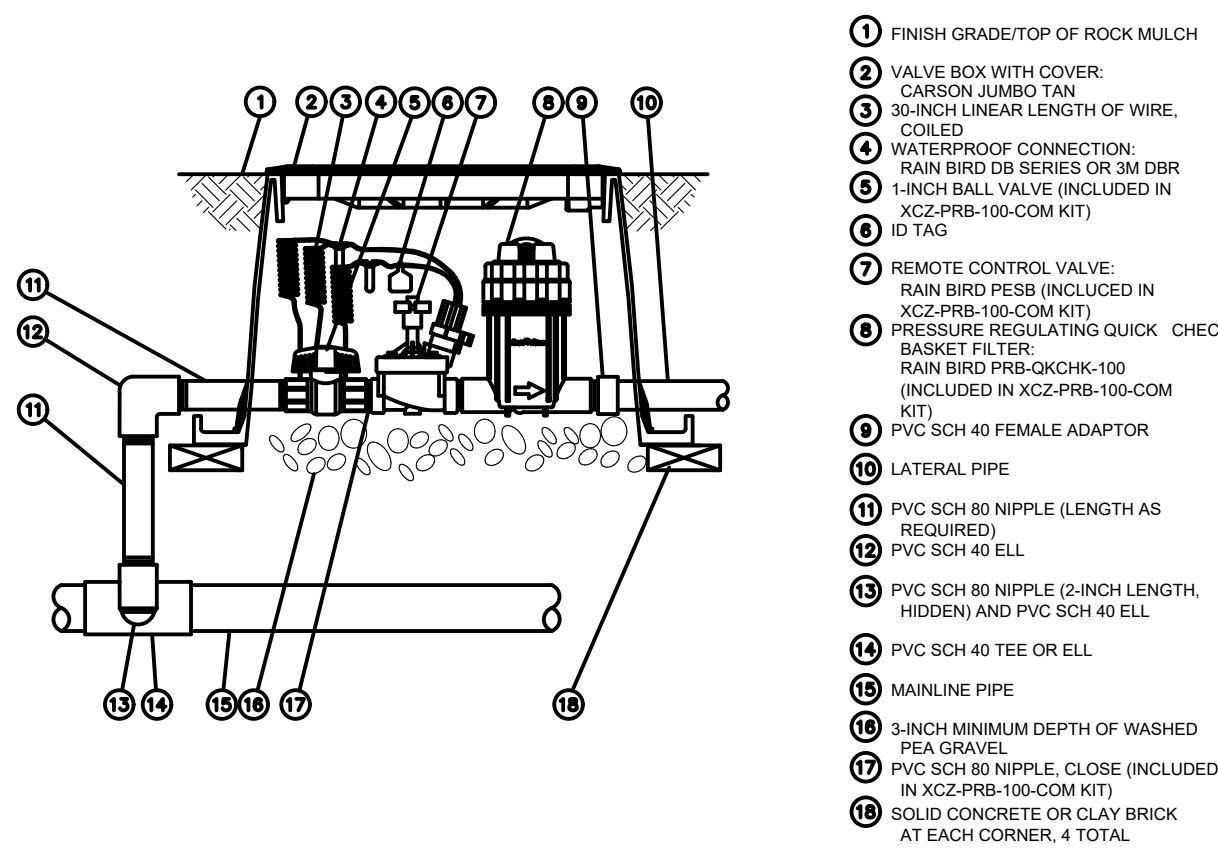
B TREE PLANTING W/ DOUBLE STAKING
N.T.S.



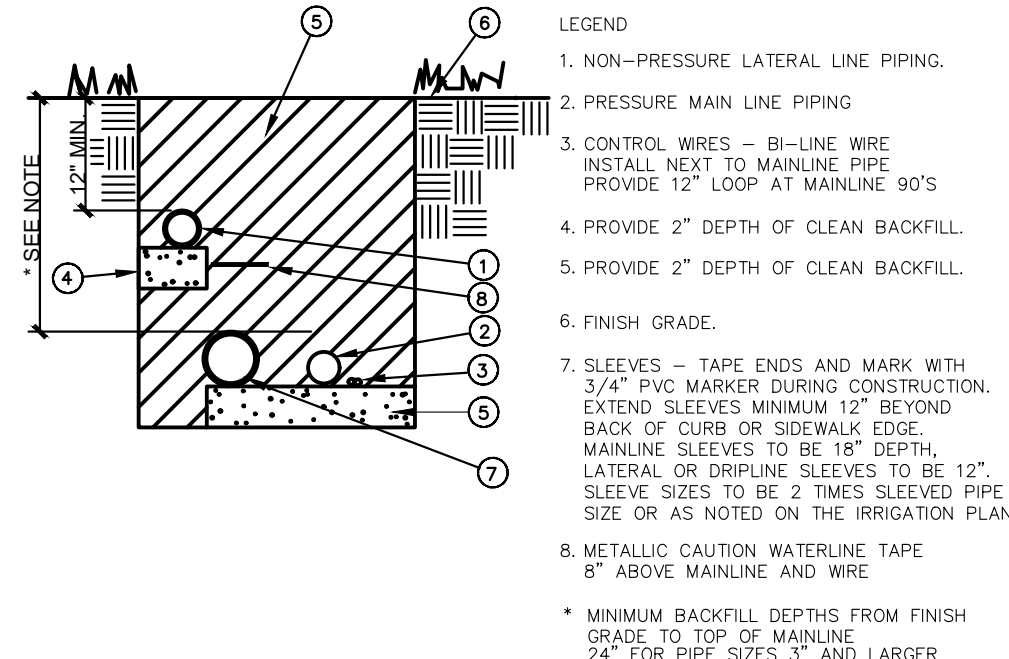
C TYPICAL BOULDER PLACEMENT
N.T.S.



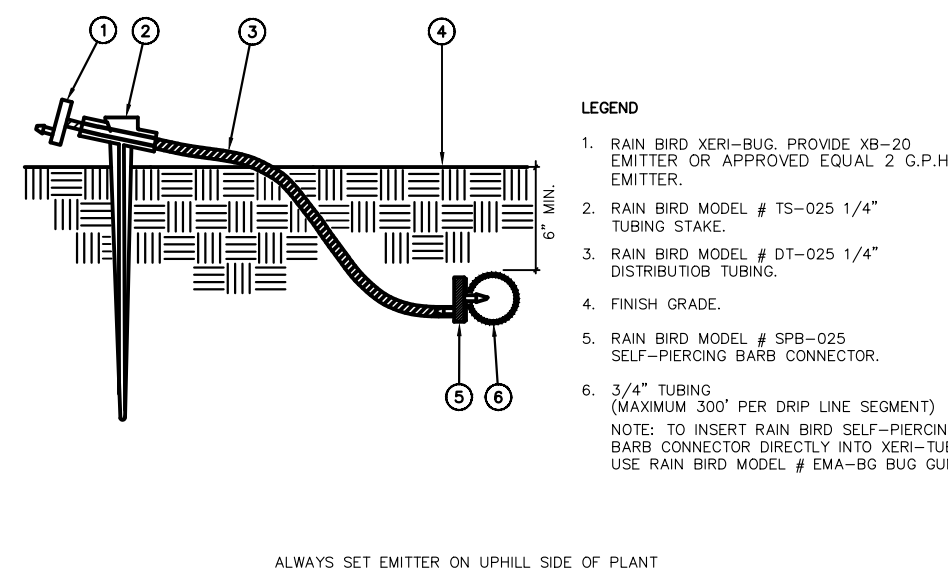
D REDUCED PRESSURE BACKFLOW VALVE
N.T.S.



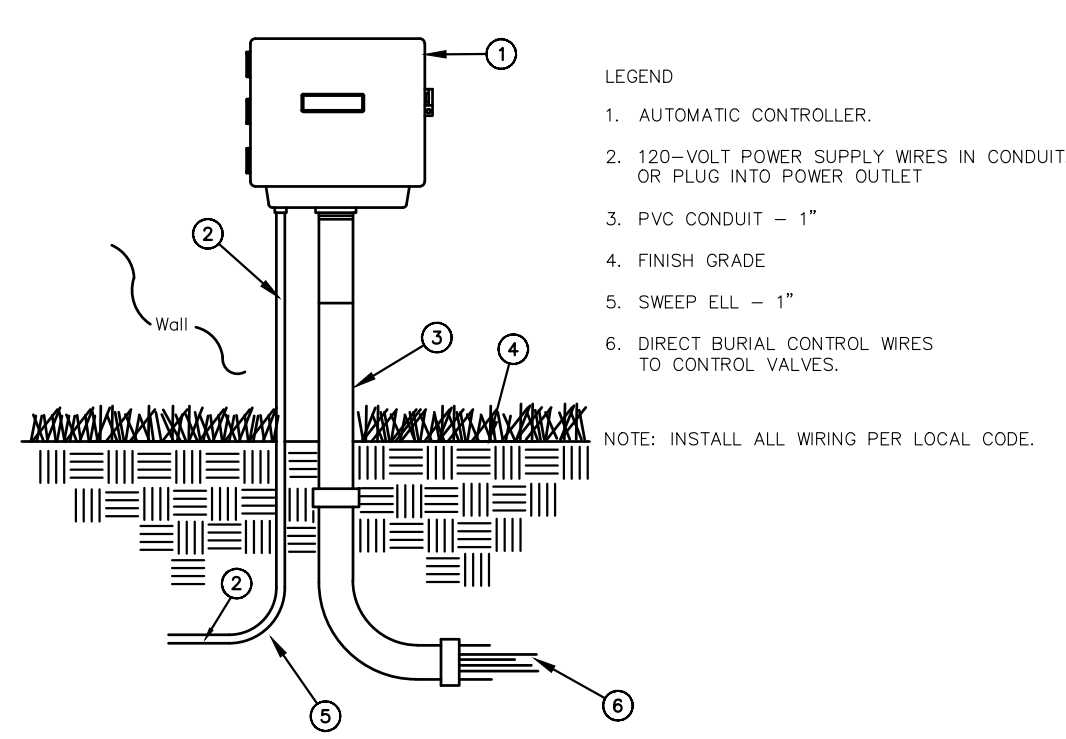
E DRIP VALVE ASSEMBLY
N.T.S.



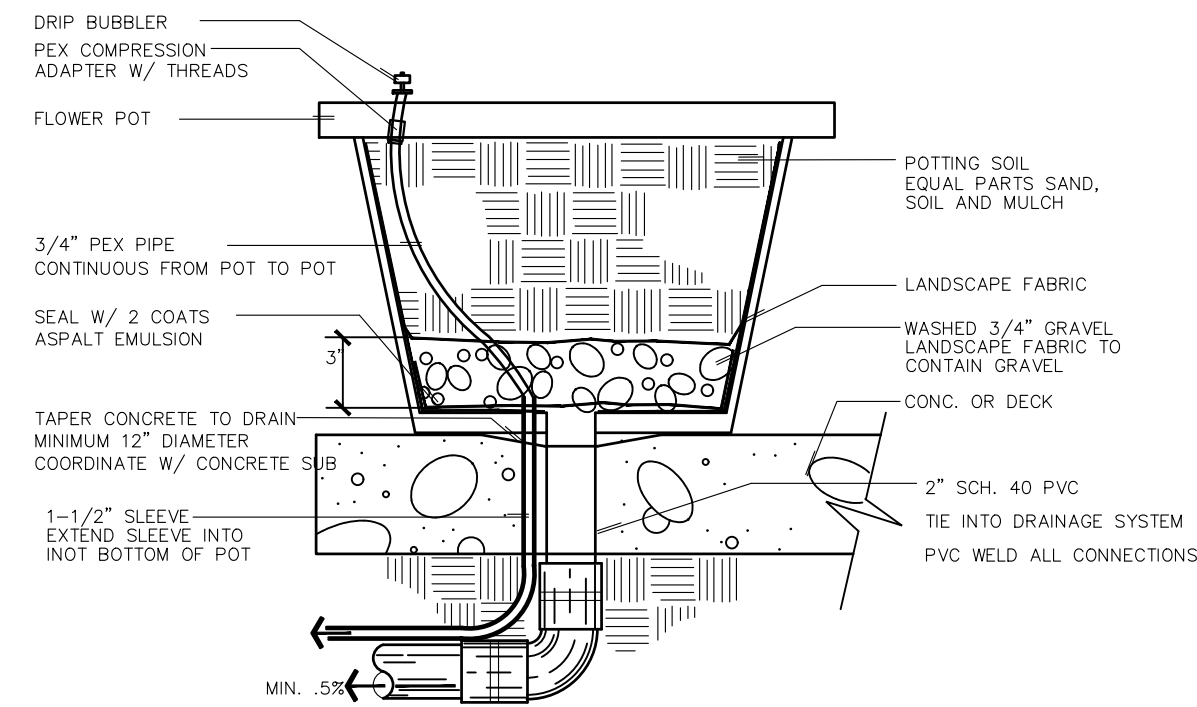
F PIPE-TRENCH-DETAILS
SCALE: NTS



G EMITTER ASSEMBLY
N.T.S.



H WALL MOUNT CONTROLLER DETAIL
N.T.S.



I SECTION - POT DRAIN
N.T.S.

NOTES

- IRRIGATION SLEEVE TO BE HEATED AND BENT PIPE TO ALLOW PEX TO PASS
- SEAL INSIDE OF POT WITH ASPHALT EMULSION
- REFER TO LANDSCAPE CONSTRUCTION AND IRRIGATION PLAN FOR LOCATIONS
- COORDINATE PIPING AND SLEEVING WITH DECK OR CONC. CONTRACTOR
- IRRIGATION SLEEVE TO BE 'DAISY CHAIN' FROM ONE POT/PLANTER TO ANOTHER
- PASS CONTINUOUS 3/4\"/>

PLANTING NOTES

1. Before any plants are planted, all planted areas are to have been graded in an acceptable manner to assure positive drainage per the grading notes.
2. Prepare subgrade to 3" below top of curb and walls to allow addition of 3" of decorative gravel.
3. Plant shrubs a minimum of 30" from all site furnishings such as fire hydrants, valve boxes, and light fixtures.
4. Remove all stakes from vines
5. Refer to planting details and soil preparation specs for planting and preparation.
6. Whenever possible, use plant materials acclimated to the area.

GENERAL IRRIGATION NOTES

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINE PRIOR TO INSTALLING VALVES AND AGAIN PRIOR TO INSTALLING DRIP EMITTERS.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
8. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

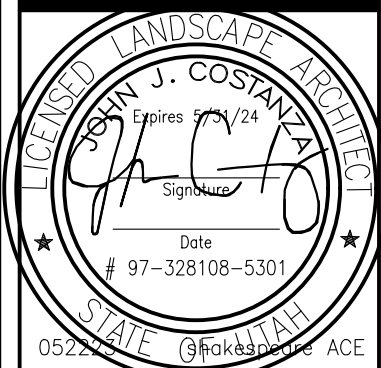
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Telephone 435-862-8817



no.	revisions	date by

Scale: NTS
Date: MAY. 22, 2023
Drawn By: JUC
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BUCKS ACE SITE

DETAILS SHEET

North
Job No.
MISC.
Sheet No.
L-5
of 5

SCHEDULE: LIGHTING CONTROL PANEL							
NAME: LCP			POWER SUPPLY CIRCUIT:				
MOUNTING: SURFACE			NUMBER OF RELAYS: 48				
ENCLOSURE: NEMA 1							
LOCATION:							
RELAY			SUPPLY CIRCUIT	AREA SERVED	LV SWITCH	CONTROL CODE	REMARKS
NUMBER	AMP	POLE					
1	20	1	C-12	RETAIL FLOOR LIGHTING	A	A3	
2	20	1	C-13	RETAIL FLOOR LIGHTING	B	A3	
3	20	1	C-14	RETAIL FLOOR LIGHTING	C	A3	
4	20	1	C-15	RETAIL FLOOR LIGHTING	D	A3	
5	20	1	C-16	RETAIL FLOOR LIGHTING	E	A3	
6	20	1	C-17	RETAIL FLOOR LIGHTING	F	A3	
7	20	1	C-18	RETAIL FLOOR LIGHTING	G	A3	
8	20	1	C-19	RETAIL FLOOR LIGHTING	H	A3	
9	20	1	C-20	RETAIL FLOOR LIGHTING	J	A3	
10	20	1	C-21	RETAIL FLOOR LIGHTING	K	A3	
11	20	1	C-22	RETAIL FLOOR LIGHTING	L	A3	
12	20	1	C-23	RETAIL FLOOR LIGHTING	M	A3	
13	20	1	C-24	RETAIL FLOOR LIGHTING	N	A3	
14	20	1	C-25	RETAIL FLOOR LIGHTING	P	A3	
15	20	1	C-26	RETAIL FLOOR LIGHTING	Q	A3	
16	20	1	C-27	RETAIL FLOOR LIGHTING	R	A3	
17	20	1	C-28	RETAIL FLOOR LIGHTING	S	A3	
18	20	1	C-29	RETAIL FLOOR LIGHTING	T	A3	
19	20	1	C-30	RETAIL FLOOR LIGHTING	U	A3	
20	20	1	C-31	RETAIL FLOOR LIGHTING	V	A3	
21	20	1	C-32	RETAIL FLOOR LIGHTING	W	A3	
22	20	1	C-33	RETAIL FLOOR LIGHTING	X	A3	
23	20	1	C-34	RETAIL FLOOR TRELLIS LTG	Y	A3	
24	20	1	C-35	RETAIL FLOOR TRELLIS LTG	Z	A3	
25	20	1	C-36	RETAIL FLOOR TRELLIS LTG	AA	A3	
26	20	1	C-38	VESTIBULE LTG	BB	A3	
27	20	1	C-49	EXTERIOR DOWNLIGHT		E2	
28	20	1	C-51	EXTERIOR LIGHTING		E6	
29	20	1	C-52	EXTERIOR LIGHTING		E6	
30	20	1	C-53	EXTERIOR LIGHTING		E6	
31	20	2	C-54,56	PARKING LOT POLE LTG		E2	
32	20	2	C-55,57	PARKING LOT POLE LTG		E2	
33	20	2	C-50,52	PARKING LOT POLE LTG		E2	
34	20	1	C-53	BUILDING SIGNAGE		A3	
35	20	1		SPARE			
36	20	1		SPARE			
PROGRAM CODE:							
		A	AUTO ON / AUTO OFF		1	HOURS OF OPERATION	
		B	MANUAL ON / AUTO OFF		2	DUSK TO DAWN	
		(C)	ASTRONOMIC TIMECLOCK		3	CUSTOM TIMES	
		(D)	DIMMING RELAY		4	OFF AFTER X MINUTES	
		(E)	PHOTOCELL		5	OFF AT DUSK	
					6	OFF AT CUSTOM TIME	
GENERAL NOTES:							
A. SEE PLAN(S) FOR LOCATION(S) OF LOW VOLTAGE SWITCH(ES).							
B. RELAY TO CONTROL COIL OF 2-POLE CONTACTOR, FACTORY MOUNTED ON CABINET INTERIOR.							
C. ELECTRICAL CONTRACTOR TO PROVIDE SPACE IN THIS PANEL FOR FUTURE EXPANSION.							
D. INSTALL VOLTAGE BARRIERS AS REQUIRED BY LOCAL AHJ OR TO SEPARATE NORMAL AND EMERGENCY POWER CIRCUITS.							
E. CONFIRM PROGRAMMING WITH OWNER PRIOR TO COMMISSIONING THE LIGHTING CONTROL SYSTEM.							

SITE LUMINAIRE SCHEDULE												
LUMINAIRE								LAMPS	POLE			REMARKS
NUMBER	MANUFACTURER	CATALOG #	DESCRIPTION	VOLTS	#/POLE	WATTS	MOUNTING	TYPE	MANUFACTURER	HEIGHT	CATALOG #	
SF1	LITHONIA	RSX1-LED-P4-40K-R3	20 FT SINGLE HEAD LED AREA POLE LIGHT TYPE 3 DISTRIBUTION	208	1	133	POLE	LED 16,000 LUMENS 40K	LITHONIA	20	SQUARE POLE	
SF2	LITHONIA	RSX1-LED-P4-40K-R3	20 FT DOUBLE HEAD LED AREA POLE LIGHT TYPE 3 DISTIRBUTION	208	2	266	POLE	LED 16,000 LUMENS 40K	LITHONIA	20	SQUARE POLE	
SF3	LITHONIA	RSX1-LED-P4-40K-R4	20 FT SINGLE HEAD LED AREA POLE LIGHT TYPE 4 DISTRIBUTION	208	2	133	POLE	LED 16,000 LUMENS 40K	LITHONIA	20	SQUARE POLE	
SF4	LITHONIA	WDGE2-LED-P2-30K-90CRI-VW	WALL MOUNT LED TYPE 2 DISTRIBUTION	120	N/A	14	WALL	LED 1,700 LUMENS 40K	N/A	-	-	
SF5	LITHONIA	WDGE2-LED-P4-30K-90CRI-VF	WALL MOUNT LET TYPE 4 DISTRIBUTION	120	N/A	34	WALL	LED 3,600 LUMENS 40K	N/A	-	-	
SF6	KICHLER	RIPLEY 12" 49061	WALL MOUNT LET WALL SCONCE	120	N/A	5	WALL	LED 800 LUMENS 40K	N/A	-	-	MOUNT FIXTURE AT 8'-0"
SF7	HUBBELL	LTR-6RD-H-SL15L-DM1-LTR-6RD-T-SL-40K-8-WD	6" EXTERIOR LED DOWNLIGHT	120	N/A	18	RECESSED	LED 1500 LUMENS 40K	N/A	-	-	
SF8	HOLOPHANE	GVD3-P1-40K-MVOLT-SPL-GL5-BZ-RB-PN-TBZ	DECORATIVE PEDESTRIAL LED POLE TOP LIGHT - TO RESEMBLE HURRICANE CITY STANDARD	120	1	23	POST TOP	LED 3,400 LUMENS 40K	HOLOPHANE	15	CHARLESTON POLE TO MATCH HURRICANE CITY STANDARD	
SF9	NLS LIGHTING	KLP-D-T4-16L-35-40K-UNV-WM-BRZ	LED WALL SCONCE FIXTURE	120	N/A	20	WALL	LED 1,100 LUMENS 40K	N/A	-	-	MOUNT FIXTURE AT 7'-6"
SF10	BEGA	24590 K4-BRZ	LED WALL SCONCE FIXTURE	120	N/A	15	WALL	LED 1,400 LUMENS 40K	N/A	-	-	MOUNT FIXTURE AT 8'-0"
SF11	BEGA	33053 K4 BLK 231 LM 3000K	LED IN WALL STEP LIGHT	120	N/A	6	WALL	LED 300 LUMENS 40K	N/A	-	-	MOUNT IN CONCRETE OF STAIRWAY
EG	COMPASS	CUWZ-PC	EMERGENCY EGRESS LIGHT FIXTURE	120	N/A	2	WALL	LED	N/A	-	-	
NOTE: ARCHITECT AND OWNER MUST REVIEW AND APPROVED ALL LIGHT FIXTURES												

LUMINAIRE SCHEDULE									
LUMINAIRE NUMBER	LUMINAIRE MANUFACTURER	LUMINAIRE CATALOG #	DESCRIPTION	LAMPS		LUMINAIRE			REMARKS
				TYPE	CCT	VOLTS	WATTS	MOUNTING	
L-1	LITHONIA	ZL1D-L24-SMR-2500LM-FST-MVOLT-50K 90CRI-WH	2' LED DROP LENS	2,500 LUMENS 90CRI	50K	UNV	36	SURFACE	NO ALTERNATIVES
L-2	LITHOINA	ZL1D-L48-SMR-5000LM-FST-MVOLT-50K 90CRI-WH	4' LED DROP LENS	5000 LUMENS 90CRI	50K	UNV	41	SURFACE	NO ALTERNATIVES
L-2.5	LITHONIA	ZL1D-L48-SMR-3000LM-FST-MVOLT-50K 90CRI-WH	4' LED DROP LENS	3000 LUMENS 90CRI	50K	UNV	30	SURFACE	NO ALTERNATIVES
L-3	LITHONIA	TZL1D-L96-SMR-10000LM-FST-MVOLT-50K-90CRI-(E7W)-WH	8' LED DROP LENS WITH EM BATTERY PACK WHERE SPECIFIED	10,000 LUMENS 90CRI	50K	UNV	81	SURFACE	NO ALTERNATIVES
L-3.5	LITHONIA	TZL1D-L96-SMR-6000LM-FST-MVOLT-50K-90CRI-WH	8' LED DROP LENS	6,000 LUMENS 90CRI	50K	UNV	60	SURFACE	NO ALTERNATIVES
L-4	LITHONIA	LDN6-50/15-L06-AR-LSS-TRW-MOVL-GZ10-(EL)-90CRI	6" LED DOWNLIGHT - WITH EM BATTERY PACK WHERE SPECIFIED	1,500 LUMENS 90CRI	50K	UNV	14	RECESSED	
L-5	LITHONIA	LDN6-50/07-L06-AR-LSS-TRW-MOVL-GZ10-(EL)-90CRI	6" LED DOWNLIGHT - WITH EM BATTERY PACK WHERE SPECIFIED	700 LUMENS 90CRI	50K	UNV	10	RECESSED	
L-6	EATON	605-25-W-L30-120V-BM-2TVB	WALL MOUNT VANITY LIGHT	900 LUMENS	40K		14	WALL MOUNT	
L-7	LITHONIA	LDN4CYL-50/15-LO4-AR-LSS-MVOLT-GZ10-ACC-90CRI-DBL	4" LED CYLINDER FIXTURE BLACK FINISH	1500 LUMENS 90CRI	50K	UNV	17	PENDANT	
L-8	HALO	L80818NF950MB	LED ADJUSTABLE TRACK HEAD	1800 LUMENS 90CRI	50K	UNV	20	TRACK	
EM1	COMPASS	CU2	EMERGENCY WALL MOUNT LED FIXTURE	LED	N/A	UNV	3	WALL MOUNT	
EX1	ISOLITE	LPDCEMGD-WW-UN	DIE-CAST ALUMINUM ALLOY SINGLE-FACE WHITE EXIT SIGN WITH EMERGENCY BATTERY PACK	GREEN LED	N/A	120	1.5	UNIVERSAL	
EX2	ISOLITE	LPDCEMGD-WW-UN	DIE-CAST ALUMINUM ALLOY SINGLE-FACE WHITE EXIT SIGN WITH EMERGENCY BATTERY PACK	GREEN LED	N/A	120	2.5	UNIVERSAL	
EX3	ISOLITE	DCL-G-U-WH-WH-MTEBP	DIE-CAST ALUMINUM ALLOY SINGLE-FACE WHITE EXIT SIGN WITH EMERGENCY LED BUGEYE	GREEN LED	N/A	120	2.5	UNIVERSAL	
NOTE: ARCHITECT AND OWNER MUST REVIEW AND APPROVED ALL LIGHT FIXTURES									

7/19/2023
DATE:

22020
JOB NUMBER:

SCALE:

PCH
DRAWN:

PCH
CHECKED:





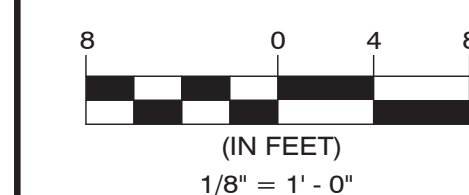
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ASSOCIATES INC.
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CONSULTING ENGINEERS

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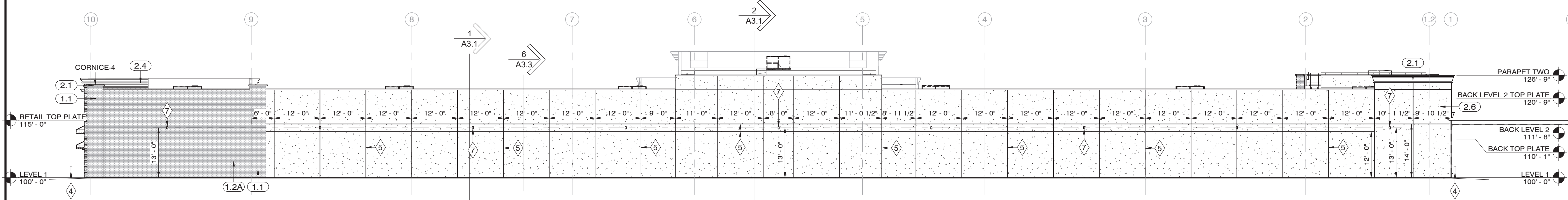
4 | BRICK BANDING DETAIL
1/4" = 1'-0"

- 1 BUILDING SIGNAGE, COORDINATE WITH OWNER AND SIGN MANUFACTURER. PROVIDE 3-BOX BEHIND WALL/PARAPET.
- 2 FALSE WINDOW GLAZING, SEE WINDOW & GLAZING SCHEDULE ON A5.2
- 3 OVERFLOW ROOF DRAIN OUTLET, SEE PLUMBING PLANS.
- 4 FINISH CANPIERS, FRAMES & CONVENTION TO BE DESIGNED AND INSTALLED BY OTHERS. SUBMITTAL REQUIRED FOR ARCHITECT AND ENGINEER REVIEW.
- 5 BLANK SIGN PANEL (AT TWO LOCATIONS) TO RECEIVE FUTURE APPLIED SIGNS BY OWNER. SEE ELEVATIONS FOR SIZE. MAX. 1/8" PROUD OF FINISHED RICH.
- 6 CORNER, SHAPE AS SHOWN. W/OUTLET TO BE DESIGNED & FINISH, 6" to 8" WIDE.
- 7 PLANTER, SEE SIDE DETAILS SHEET AND CIVIL AND LANDSCAPE PLANS.

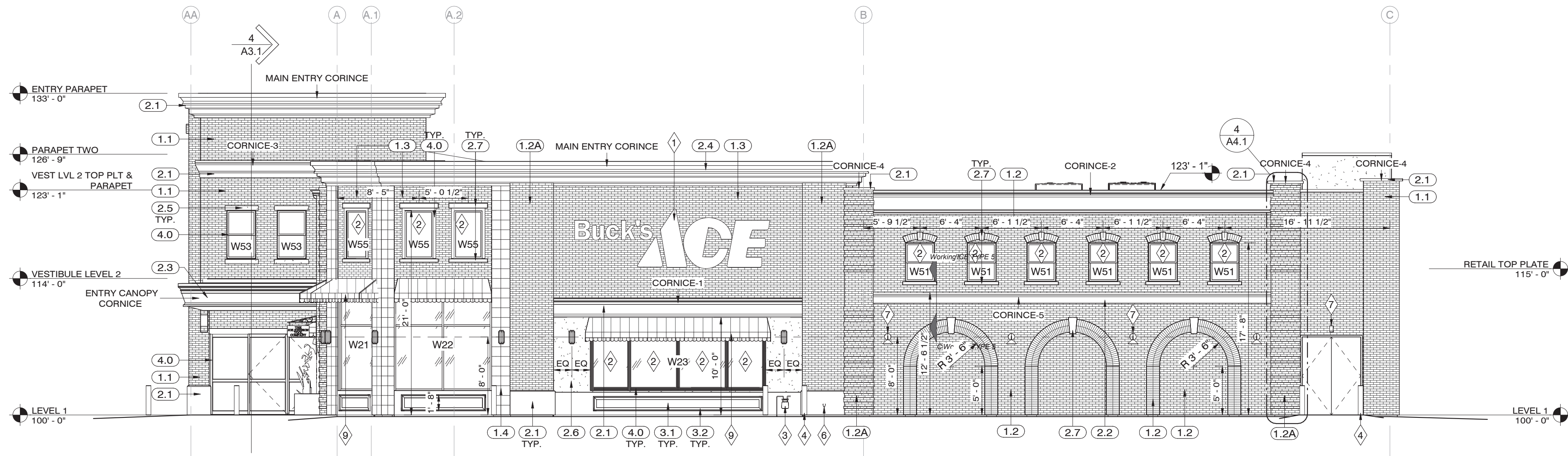
- A. EXTERIOR MATERIALS AND COLORS APPROVAL:
THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS AND FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.
- B. CONTROL JOINTS IN EXTERIOR MATERIALS SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.
- C. CONTINUE FINISH TO INSIDE CORNERS RATHER THAN TRANSITIONING TO A DIFFERENT FINISH AT AN OUTSIDE CORNER.
- D. THE BUILDING ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND EITHER CONSTRUCTED OR TESTED IN AN APPROVED MANNER. AIR BARRIER PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER.
- E. PAINT ALL BOLLARDS, HOLLOW METAL DOORS AND FRAMES, TRANSFORMERS, CT CANS, EXPOSED EQUIPMENT PARTS, EXPOSED (UNFINISHED) STEEL AND SHEET METAL ON ROOF, STEEL COLUMNS, DECORATIVE ARCHITECTURAL METALS, HANDRAILS AND GUARDRAILS, ACCESS PANELS, GRILLIES & REGISTERS ON EXTERIOR WALLS. COORDINATE OTHER ITEMS WITH CONSTRUCTION DRAWINGS.
- F. BUILDING SIGNAGE: COORDINATE W/OWNER AND SIGN MANUFACTURER. PROVIDE POWER.
- G. SEE 3D VIEW REPRESENTATIONS ON SHEET A60.1 FOR DESIGN INTENT OF EXTERIOR FEATURES.
- H. PROVIDE APPROVED ADDRESS NUMBER IDENTIFICATION PER IBC 502.1, VERIFY FINAL LOCATION AND DESIGN WITH OWNER AND FIRE MARSHALL.

MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1.1	THIN BRICK VENEER	TBD	COLOR: TBD	
1.2	THIN BRICK VENEER	TBD	COLOR: TBD	
1.2A	THIN BRICK VENEER	TBD	COLOR: TBD	VERTICAL BRICKLAY
1.3	THIN BRICK VENEER	TBD	COLOR: TBD	
2.1	STUCCO O/ FOAM	TBD	COLOR: SW7BD	SMOOTH SAND TEXTURE
2.2	STUCCO O/ FOAM	TBD	COLOR: SW7BD	SMOOTH SAND TEXTURE
2.3	STUCCO O/ FOAM	TBD	COLOR: SW7BD Black	SMOOTH SAND TEXTURE
2.4	STUCCO O/ FOAM	TBD	COLOR: SW7BD Light Blue	SMOOTH SAND TEXTURE
2.5	STUCCO O/FOAM	TBD	COLOR: SW7BD	SMOOTH SAND TEXTURE
3.1	PAINTED METAL	TBD	COLOR: TBD	
3.2	PAINTED METAL	TBD	COLOR: TBD - WHITE	
3.3	PAINTED METAL	TBD	COLOR: TBD BLACK	
3.4	PAINTED METAL	TBD	COLOR: TBD - RED	
3.5	PAINTED METAL	TBD	COLOR: TBD - BLUE	
4.0	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAME
4.1	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAME

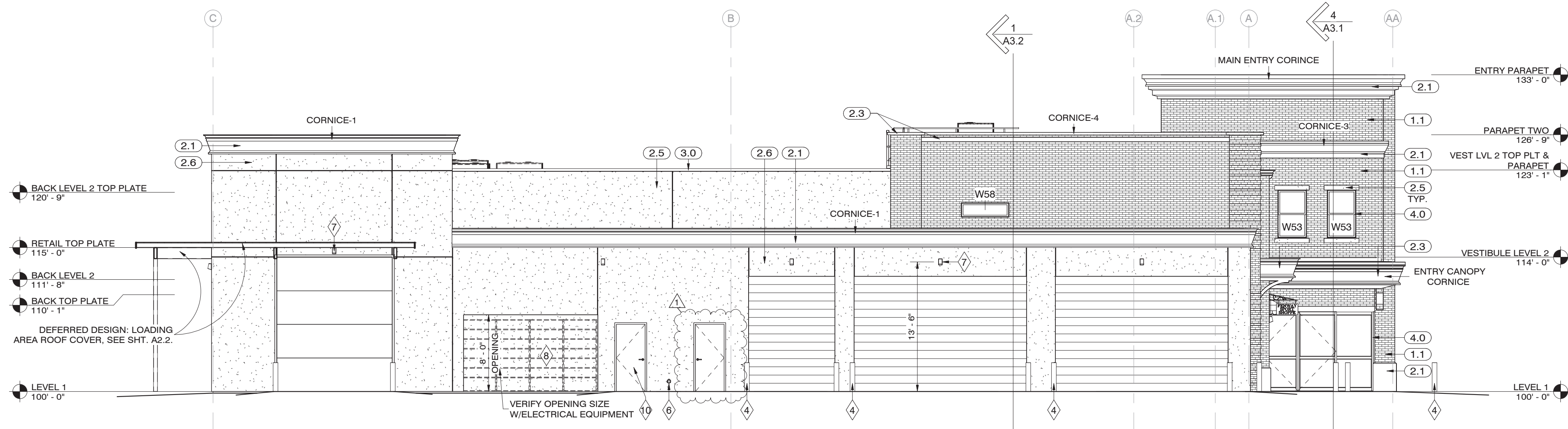
A4.1



2 WEST ELEVATION
1/16" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

- A. EXTERIOR MATERIALS AND COLORS APPROVAL:
THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS AND FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.
- B. CONTROL JOINTS IN EXTERIOR MATERIALS SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.
- C. CONTINUE FINISH TO INSIDE CORNERS RATHER THAN TRANSITIONING TO A DIFFERENT FINISH AT AN OUTSIDE CORNER.
- D. THE BUILDING ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND EITHER CONSTRUCTED OR TESTED IN AN APPROVED MANNER. AIR BARRIER PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER.
- E. PAINT ALL BOLLARDS, HOLLOW METAL DOORS AND FRAMES, TRANSFORMERS, CT CANS, EXPOSED EQUIPMENT PARTS, EXPOSED (UNFINISHED) STEEL AND SHEET METAL ON ROOF, STEEL COLUMNS, DECORATIVE ARCHITECTURAL METALS, HANDRAILS AND GUARDRAILS, ACCESS PANELS, GRILLES & REGISTERS ON EXTERIOR WALLS. COORDINATE OTHER ITEMS WITH CONSTRUCTION DRAWINGS.
- F. BUILDING SIGNAGE: COORDINATE W/OWNER AND SIGN MANUFACTURER. PROVIDE POWER.
- G. SEE 3D VIEW REPRESENTATIONS ON SHEET A9.1 FOR DESIGN INTENT OF EXTERIOR FEATURES.
- H. PROVIDE APPROVED ADDRESS NUMBER IDENTIFICATION PER IBC 502.1, VERIFY FINAL LOCATION AND DESIGN WITH OWNER AND FIRE MARSHAL.

EXTERIOR COLORS & MATERIALS SCHEDULE

CONTRACTOR TO REFER TO COLOR 3D RENDERINGS PROVIDED TO VISUALIZE SCOPE OF FINISHES AND GENERAL COLORS/TEXTURES.

EXTERIOR MATERIALS AND COLORS APPROVAL:
THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS AND FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1.1	THIN BRICK VENEER	TBD	COLOR: TBD	
1.2	THIN BRICK VENEER	TBD	COLOR: TBD	
1.2A	THIN BRICK VENEER	TBD	COLOR: TBD	VERTICAL BRICKLAY
1.3	THIN BRICK VENEER	TBD	COLOR: TBD	
2.1	STUCCO O/ FOAM	TBD	COLOR: SWTBD	SMOOTH SAND TEXTURE
2.2	STUCCO O/ FOAM	TBD	COLOR: SWTBD	SMOOTH SAND TEXTURE
2.3	STUCCO O/ FOAM	TBD	COLOR: SWTBD Black	SMOOTH SAND TEXTURE
2.4	STUCCO O/ FOAM	TBD	COLOR: SWTBD Light Blue	SMOOTH SAND TEXTURE
2.5	STUCCO O/FOAM	TBD	COLOR: SWTBD	SMOOTH SAND TEXTURE
3.1	PAINTED METAL	TBD	COLOR: TBD	
3.2	PAINTED METAL	TBD	COLOR: TBD - WHITE	
3.3	PAINTED METAL	TBD	COLOR: TBD BLACK	
3.4	PAINTED METAL	TBD	COLOR: TBD - RED	
3.5	PAINTED METAL	TBD	COLOR: TBD - BLUE	
4.0	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES
4.1	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES

KEYNOTES LEGEND

- 1 BUILDING SIGNAGE, COORDINATE W/OWNER AND SIGN MANUFACTURER. PROVIDE J-BOX BEHIND WALL/PARAPET.
- 2 FALSE WINDOW GLAZING, SEE WINDOW & GLAZING SCHEDULE ON A5.2
- 3 GAS METER SERVICE LOCATION, SEE CIVIL PLANS & PLUMBING PLANS.
- 4 STEEL PIPE BOLLARD, SEE DETAIL 5/A8.1
- 5 STUCCO REVEAL, SEE DETAIL 10/A8.1
- 6 OVERFLOW ROOF DRAIN OUTLET, SEE PLUMBING PLANS.
- 7 EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL PLANS.
- 8 MAIN ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS.
- 9 FABRIC CANOPIES, FRAMES & CONNECTION TO BE DESIGNED AND INSTALLED BY OTHERS. SUBMITTAL REQUIRED FOR ARCHITECT AND ENGINEER REVIEW.
- 10 LABEL FIRE RISER ROOM DOOR PER CODE/FIRE MARSHAL.

REVISIONS

NO.	DATE	DESCRIPTION
1	09/11/2023	OWNER REVISIONS

7/21/2023

DATE:

22020

JOB NUMBER:

As indicated

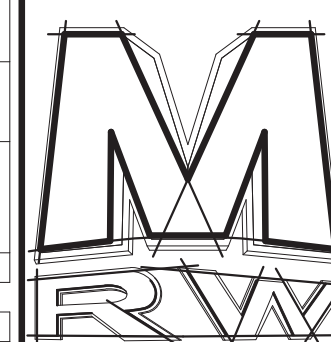
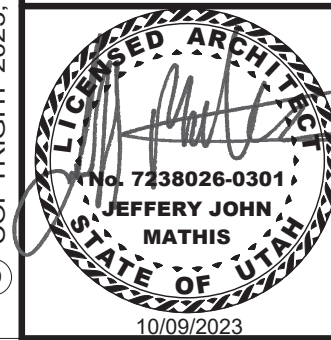
SCALE:

BEH

DRAWN:

JUM

CHECKED:

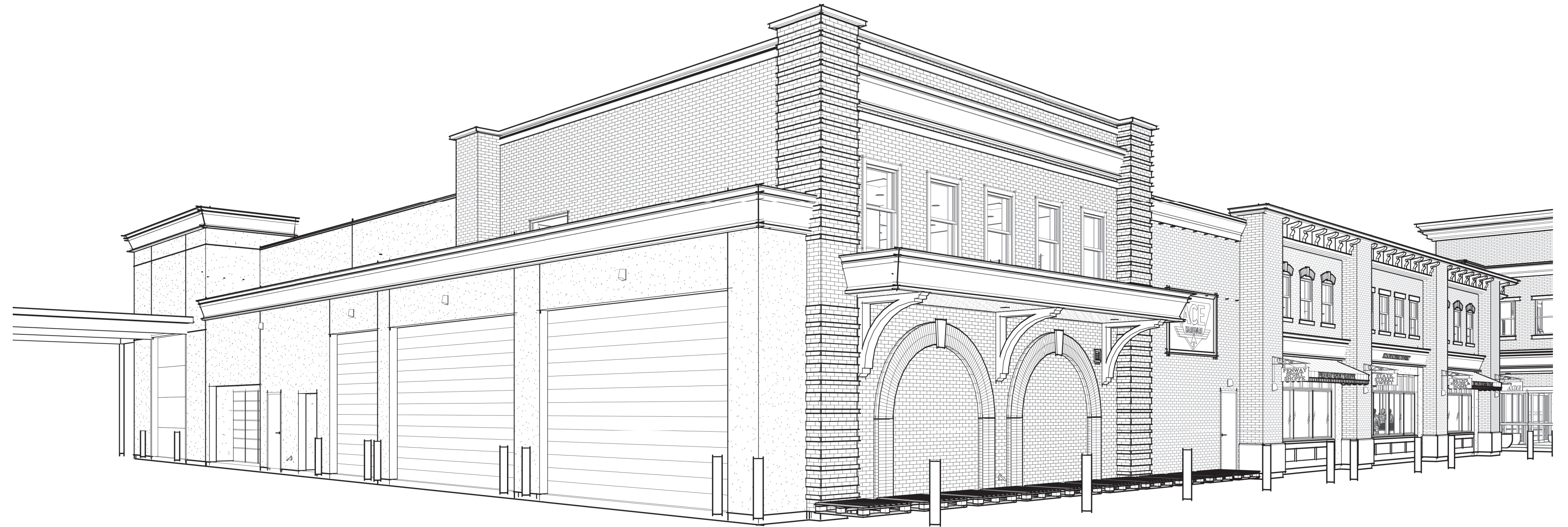


DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
ST. GEORGE UTAH 84770
(435) 628-2377
www.mrwdesign.com

EXTERIOR ELEVATIONS
BUCK'S ACE HURRICANE
150 SOUTH 1447 WEST
HURRICANE, UTAH
84737

A4.2
OF SHEETS



APPROVALS	
PARKS	<i>Darren Barney</i>
STREETS	<i>WE WA 7-26-23</i>
POWER	<i>MTS 7-26-23</i>
PHONE	<i>JD</i>
CABLE	<i>See notes last page</i>
GAS	<i>DS 7-26-23</i>
SEWER	<i>Highly Park 8-7-23</i>
FIRE	<i>John Foster 7-26-23</i>
WATER	<i>Notes on 7-28-23</i>
PLANNING	<i>FR 8-7-23</i>
CITY ENGINEER	<i>Scott O'Brien 7-26-23</i>
PUBLIC WORKS	<i>Mike Vancut 8/1/23</i>
GIS	<i>Ben 7/26/23</i>

BUCK'S ACE HARDWARE HURRICANE

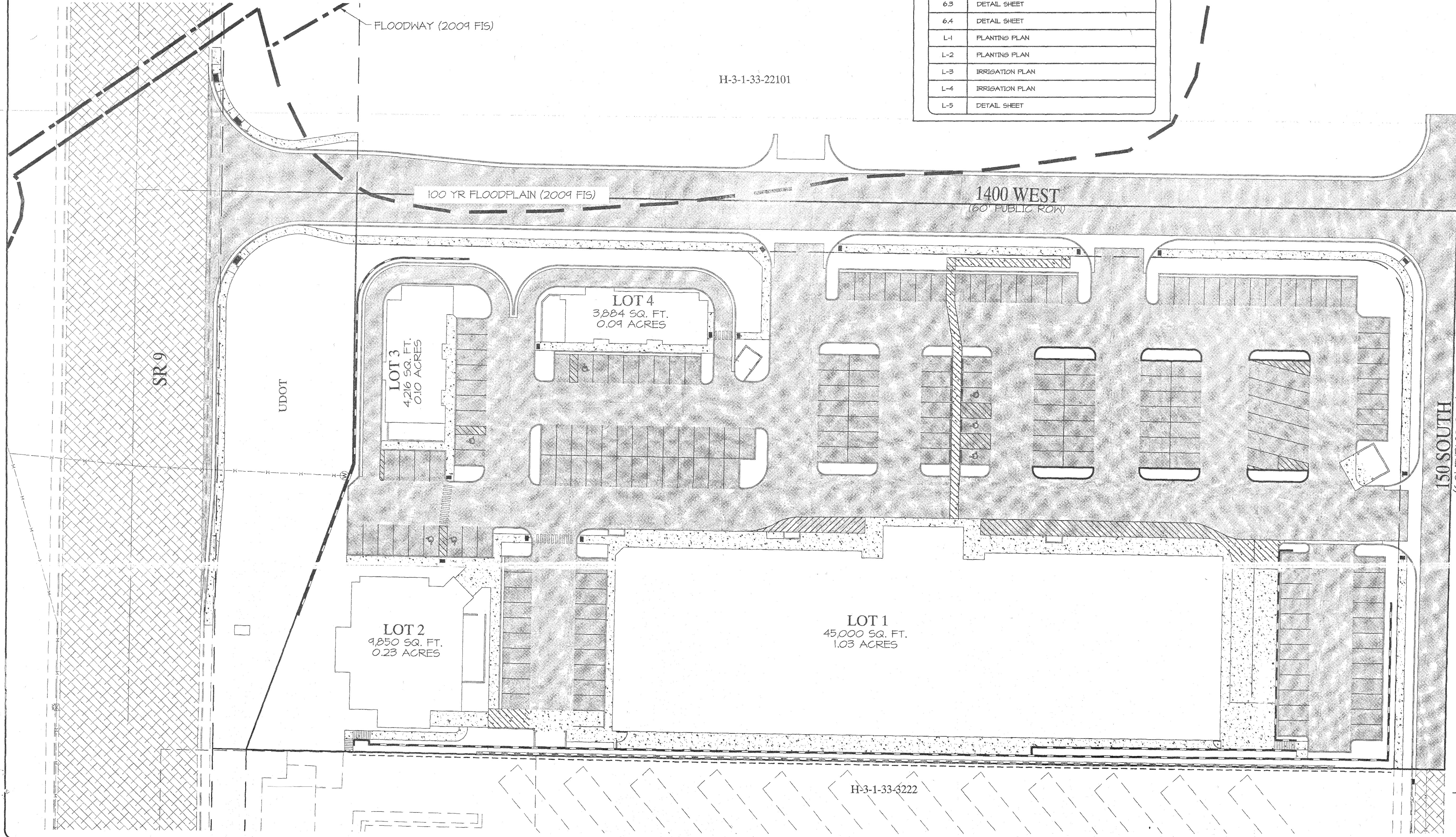
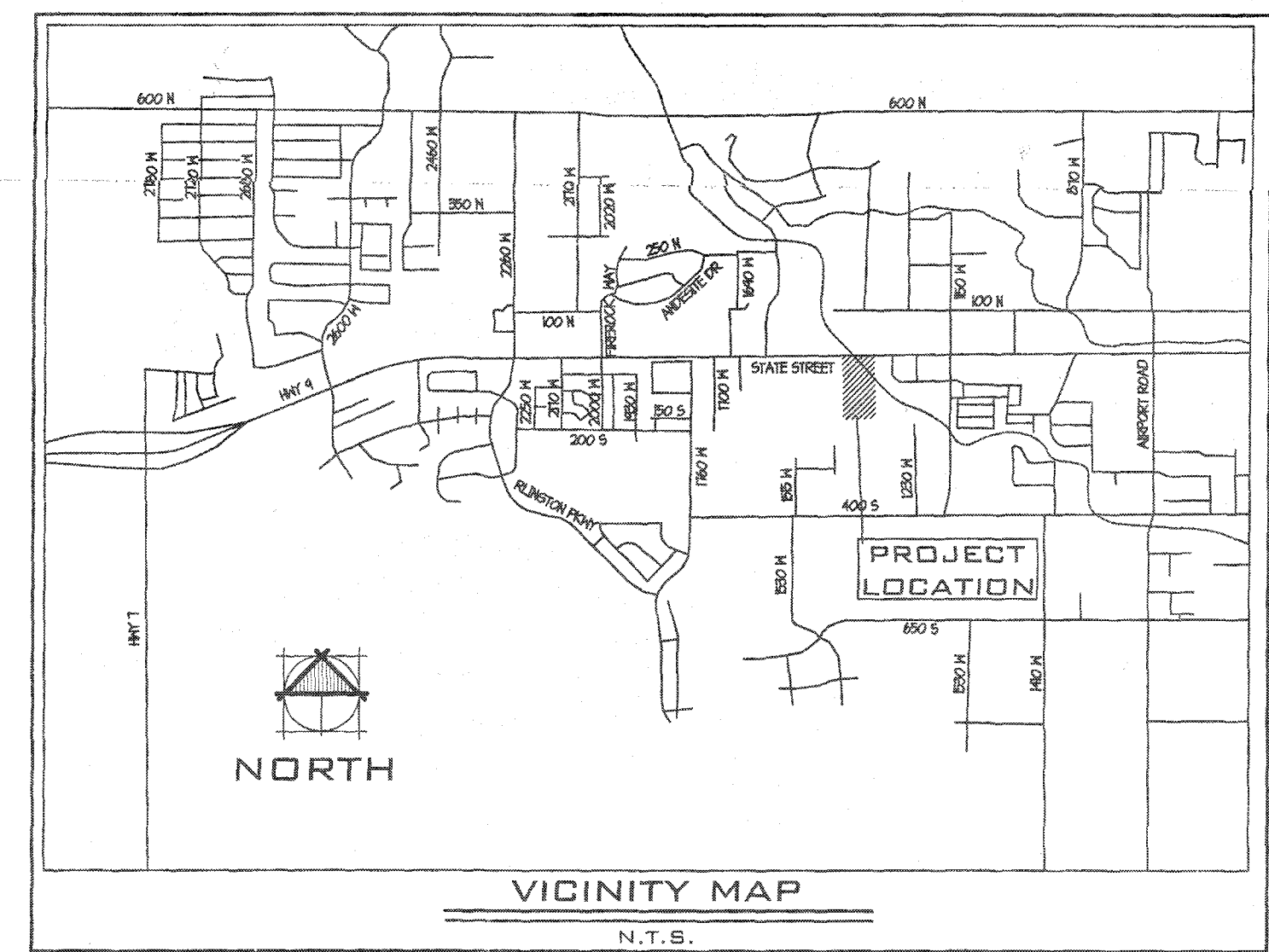
LOCATED IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE
SALT LAKE BASE AND MERIDIAN
1400 WEST 150 SOUTH
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.

PROJECT OWNER/ DEVELOPER
HURST ACE HARDWARE
489 W STATE STREET PO BOX 641
HURRICANE, UT 84701
CONTACT: BUCK HURST
(435) 635-4444

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8566

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 210 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-8550

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
1.0	COVER SHEET
2.0	SITE PLAN
2.1	FIRE ACCESS PLAN
3.0	GRADING PLAN
3.1	GRADING CROSS SECTION
4.0	UTILITY PLAN
4.1	UTILITY NOTES
4.2	UTILITY NOTES
4.3	UTILITY NOTES
5.0	1400 WEST PLAN & PROFILE
5.1	150 SOUTH PLAN & PROFILE
6.0	DETAIL SHEET
6.1	DETAIL SHEET
6.2	DETAIL SHEET
6.3	DETAIL SHEET
6.4	DETAIL SHEET
L-1	PLANTING PLAN
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION PLAN
L-5	DETAIL SHEET



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

NOTES:
1. EXISTING UTILITIES ARE SHOWN ON PLANS IN
CONFORMANCE WITH THE UTAH UTILITY
LOCATION AND DEPTH ACT (UULDA) AND THE
UTAH UTILITY LOCATION AND DEPTH ACT (UULDA).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
VERIFYING THE LOCATION AND DEPTH OF ALL
UTILITIES PRIOR TO ANY EXCAVATION.

SCALE: 1"=30'

DATE: 04/28/2022
JOB NO.: 13250-22
DESIGNED BY: TKH
CHECKED BY: JKB
DWG: SITE
DATE: 07/17/23
CITY REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St.
George, Utah 84790
Ph (435) 673-8566 • Fax (435) 673-8397
www.arsciid.com

COVER SHEET
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE UTAH

JARED W. BATES
7/17/23
25866
STATE OF UTAH
PROFESSIONAL ENGINEER

SHEET
1.0
1 OF 16 SHEETS

AUG 07 2023

H-3-1-33-22101

END OF ROAD SIGN (2 REQUIRED)
SEE DETAIL SHEET 6.2

ALL WEATHER TEMPORARY
TURN AROUND

DO NOT ENTER SIGN

ONE WAY SIGN

H-3-1-33-3200

150 SOUTH
(60' PUBLIC ROW)

1400 WEST
(60' PUBLIC ROW)

LOT 1
45,000 SQ. FT.
1.03 ACRES
H-3-1-33-3217

LOT 4
3,884 SQ. FT.
0.09 ACRES
H-3-1-33-2458

LOT 2
9,850 SQ. FT.
0.23 ACRES
H-3-1-33-2456

LOT 3
4,216 SQ. FT.
0.10 ACRES
H-3-1-33-2457

SR 9

LEGEND:

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

SITE DATA

PARCEL NUMBER:
H-3-1-33-3217
H-3-1-33-2456
H-3-1-33-2457
H-3-1-33-2458

SITE ADDRESS:
100 S 1450 W

CURRENT ZONE:
HC

GENERAL PLAN:
SINGLE FAMILY

TOTAL PARCEL AREA:
H-3-1-33-3217
PARCEL AREA: 202,248 SQ. FT. (4.64 ACRES)
H-3-1-33-2456
PARCEL AREA: 8,950 SQ. FT. (0.23 ACRES)
H-3-1-33-2457
PARCEL AREA: 4,216 SQ. FT. (0.10 ACRES)
H-3-1-33-2458
PARCEL AREA: 3,884 SQ. FT. (0.09 ACRES)
TOTAL AREA: 219,348 SQ. FT. (5.03 ACRES)

TOTAL PARKING:
PARKING PROVIDED 194 SPACES
TRAILER PARKING PROVIDED 6 SPACES
ADA PARKING PROVIDED 7 SPACES
REGULAR PARKING PROVIDED 186 SPACES

TOTAL BUILDING AREA:
BUILDING: 50,400 SQ. FT.

LOT COVERAGE (DEVELOPMENT AREA):
BUILDING: 50,400 SQ. FT.
HARD SURFACE: 142,084 SQ. FT.
LANDSCAPING: 26,854 SQ. FT.
PERCENT LANDSCAPING: 8.16%

PROJECT OWNER/ DEVELOPER

HURST ACE HARDWARE
404 N STATE STREET PO BOX 647
HURRICANE, UT 84731

CONTACT: BUCK HURST
(435) 635-4444

PROJECT ENGINEER

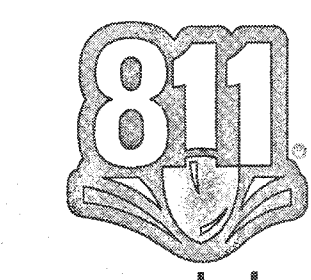
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-0506

GEOTECHNICAL ENGINEER

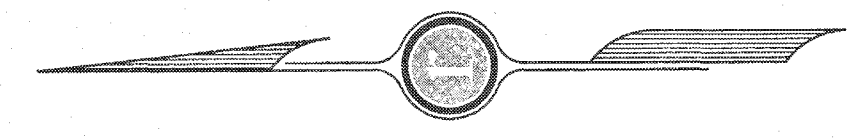
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 210 EAST
ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS
(435) 673-6850

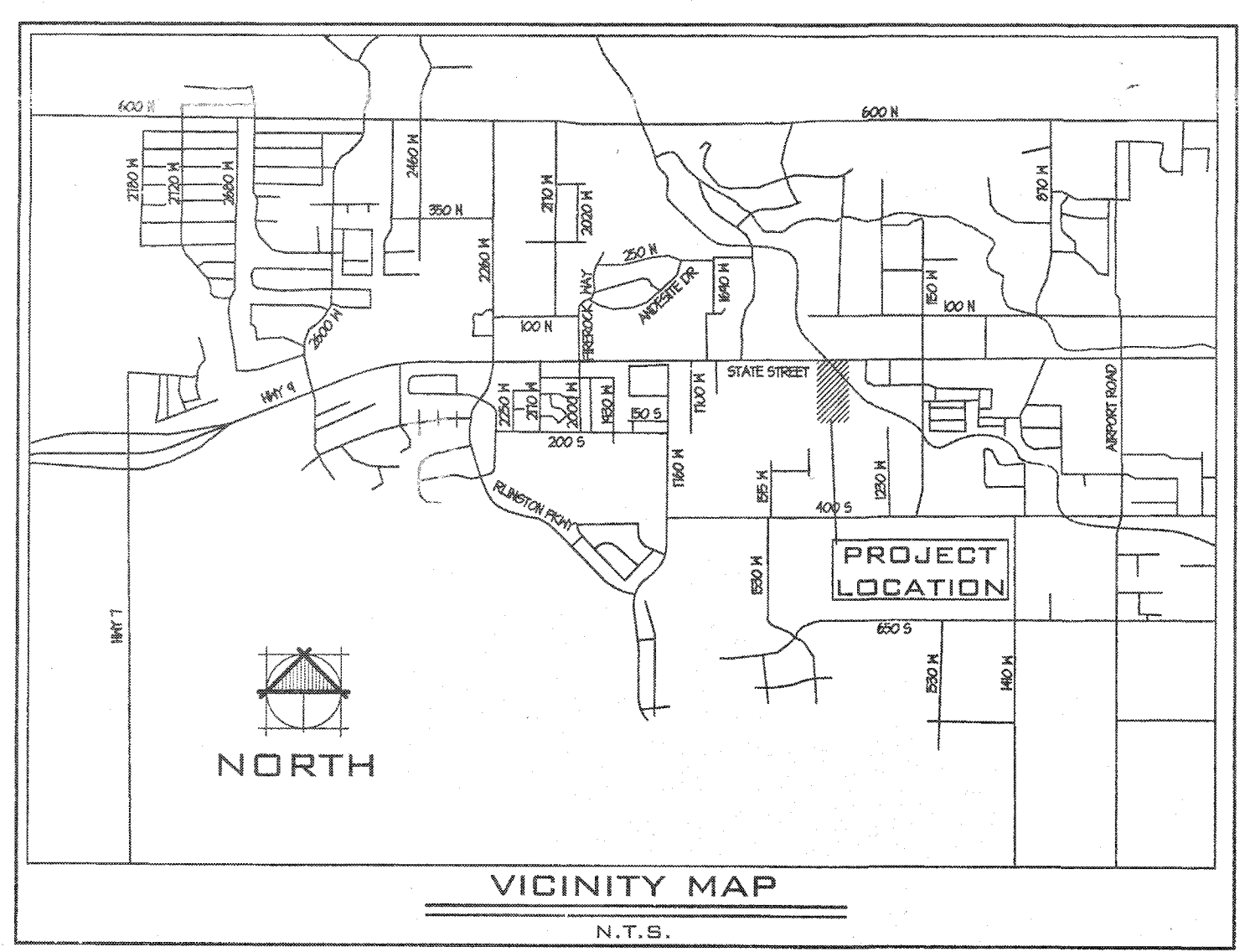


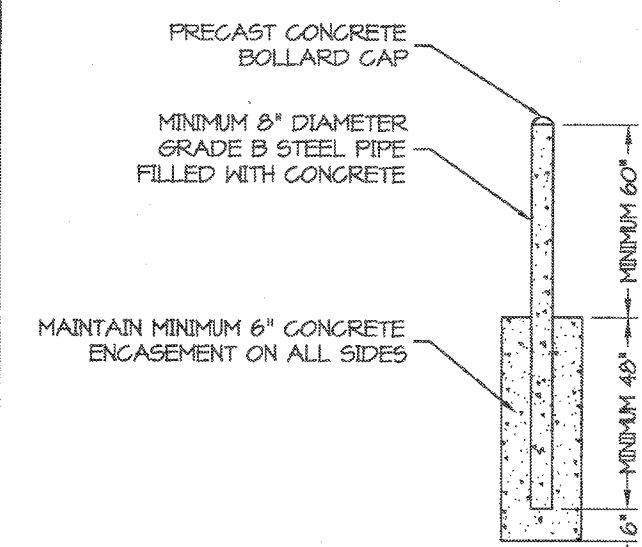
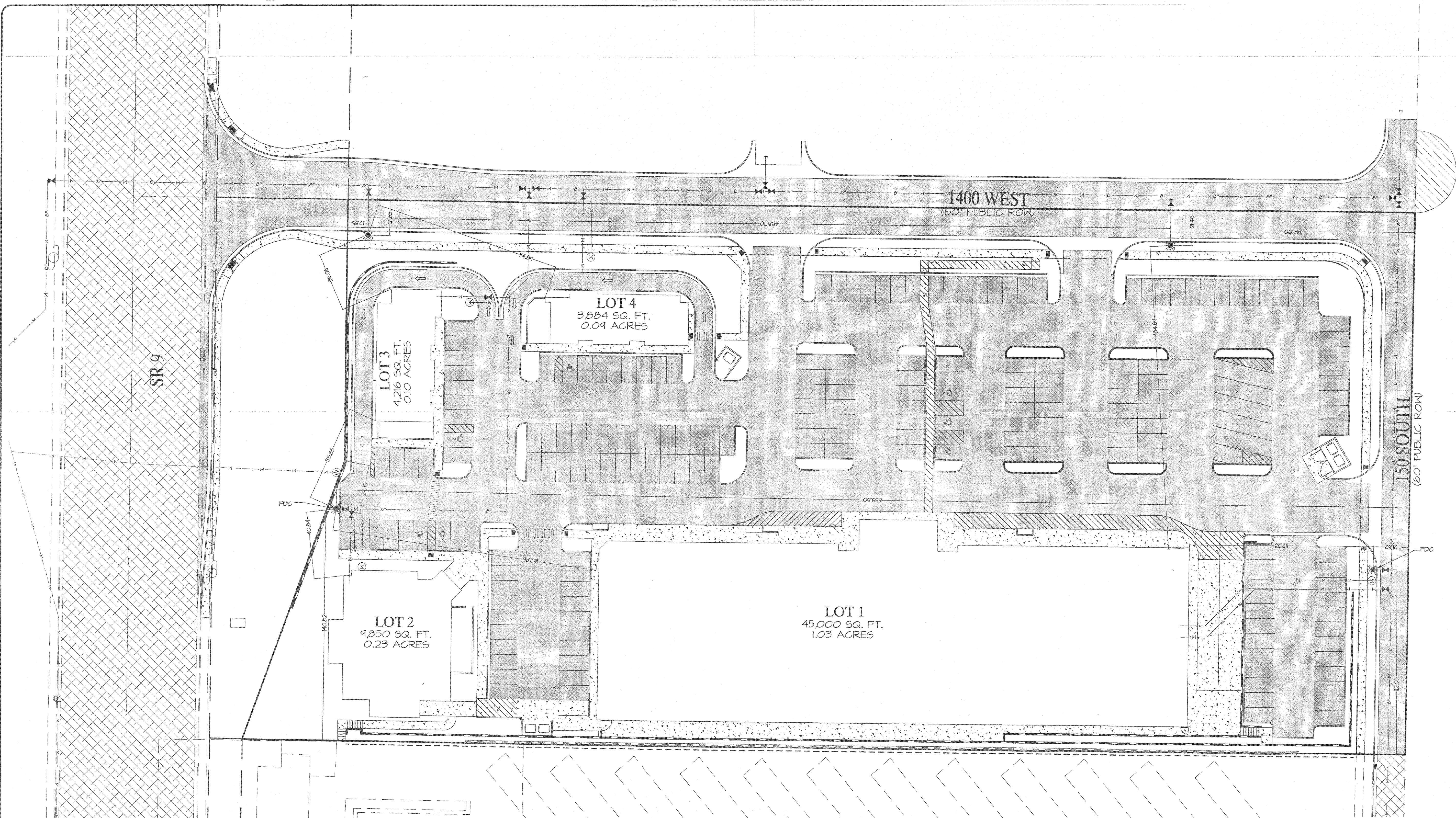
Know what's below.
Call before you dig.

NOTES:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE USER. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE PROVIDER SHALL BE RESPONSIBLE FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



0 30' 60'
SCALE: 1"=30'



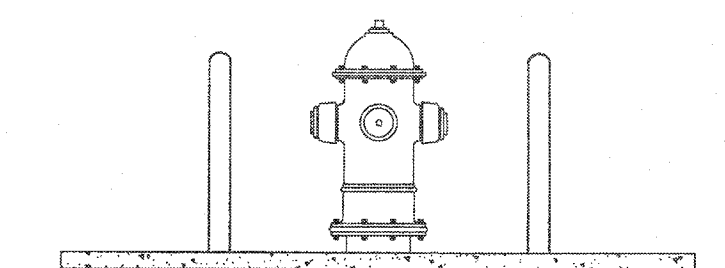


TYPICAL BOLLARD DETAIL

NOTE:

1. BOLLARDS SHALL BE PLACED AT NO MORE THAN 5 FT O.C. SPACING
2. BOLLARDS SHALL BE LOCATED TO PROVIDE NO LESS THAN 3 FT CLEAR DISTANCE FROM PROTECTED OBJECT.
3. ADDITIONAL PLACEMENT AS PER ARCHITECTURAL AND FIRE PROTECTION DRAWINGS

PLAN VIEW LAYOUT



FIRE HYDRANT BOLLARD LAYOUT

N.T.S.

NOTES:

- BUILDING SHALL NOT BE USED AS HIGH-PILE STORAGE AREA AS PER INTERNATIONAL FIRE CODE §202.
- OWNER WILL NOT BE UTILIZING ALTERNATIVE METHODS OR MATERIALS TO ACHIEVE EQUIVALENT LIFE SAFETY REQUIREMENTS.
- AERIAL FIRE APPARATUS ROADWAY SHALL BE MAINTAINED AS A 26 FT WIDE ROADWAY THE ENTIRE LENGTH OF THE SOUTHWEST EXTERIOR WALL. 26 FT CLEAR SPACE TO BE PERPETUALLY MAINTAINED
- ALL FIRE APPARATUS ACCESS ROADS SHALL BE UNIMPEDED AND CONTINUOUS THROUGH PROPERTY. NO STORAGE OF MATERIAL WITHIN FIRE LANE IS PERMITTED. ALL FIRE ACES ROADWAYS SHALL BE PERMANENTLY MARKED WITH "NO PARKING - FIRE LANE" SIGNAGE AND/OR PAINTED CURBS. ALL HARD SURFACES WITHIN FIRE LANE MUST BE SIGNED AND/OR HATCHED AS PER INTERNATIONAL FIRE CODE §5031.
- FIRE LANE SIGNS SHALL BE TO MUTCD R8-31 18" X 24" OR APPROVED EQUIVALENT.
- CALCULATIONS IN SUPPORT OF APPARATUS ROADWAY BEARING CAPACITY WILL BE PROVIDED WITH SUBMITTAL.
- PROVIDE KNOX ELECTRIC FENCE CONTROL ON ALL ELECTRICALLY OPERATED GATES. INSTALL KNOX PADLOCK ON ALL MANUALLY OPERATED GATES.
- ALL FIRE HYDRANTS SHALL BE 6-INCH DIAMETER, LOCATED A MIN 40 LN FT FROM BUILDING AND MAINTAIN 3 FT CLEAR SPACE AROUND HYDRANT.
- IMMEDIATE ACCESS TO THE FIRE DEPARTMENT CONNECTION SHALL BE MAINTAINED AT ALL TIMES WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR OTHER FIXED OR MOVEABLE OBJECTS AS PER INTERNATIONAL FIRE CODE §912.2
- ALL PRIVATE FIRE MAINS AND LEAD INS TO BE C400 CL150 PIPE
- ALL FIRE LEAD-INS TO BE 8" C400 CL 150 WITH DUCTILE IRON (DI) OR STAINLESS STEEL (SS) FIRE RISERS WITH HAND HOSES AND FLOW SWITCHES

SITE DATA

PARCEL NUMBER:
H-3-1-33-3217
H-3-1-33-2456
H-3-1-33-2451
H-3-1-33-2458

SITE ADDRESS:
100 S 1450 W

CURRENT ZONE:
HC

GENERAL PLAN:
SINGLE FAMILY

TOTAL PARCEL AREA:
H-3-1-33-3217
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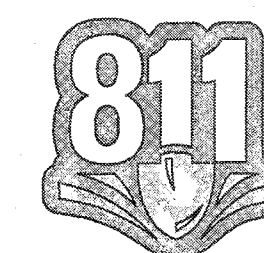
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PARKING PROVIDED 191 SPACES
TRAILER PARKING PROVIDED 6 SPACES
ADA PARKING PROVIDED 7 SPACES
REGULAR PARKING PROVIDED 186 SPACES

TOTAL BUILDING AREA:
50,400 SQ. FT.

LOT COVERAGE (DEVELOPMENT AREA):
BUILDING: 50,400 SQ. FT.
HARD SURFACE: 142,084 SQ. FT.
LANDSCAPING: 26,854 SQ. FT.
PERCENT LANDSCAPING: 0.16%

LEGEND:

---2030---	EXISTING 1' CONTOUR	---	EXISTING WATER MAIN
---2030---	EXISTING 5' CONTOUR	---	PROPOSED WATER LINE
---2030---	PROPOSED 1' CONTOUR	---	EXISTING WATER METER
---2030---	PROPOSED 5' CONTOUR	---	PROPOSED 1" WATER METER
---	PROPOSED RETAINING WALL	---	PROPOSED 1 1/2" WATER METER
---	EXISTING ASPHALT	---	EXISTING WATER VALVE
---	PROPOSED 2 1/2" ASPHALT	---	PROPOSED WATER VALVE
---	PROPOSED 3" ASPHALT	---	EXISTING FIRE HYDRANT
---		---	PROPOSED FIRE HYDRANT



Know what's below.
Call before you dig.

NOTES:
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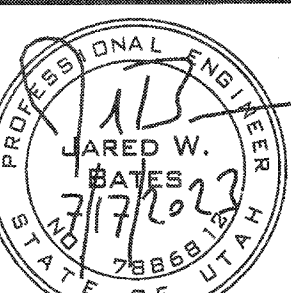
0 30' 60'
SCALE: 1"=30'

DATE:	05/03/2023
JOB NO.:	13250-22
DESIGNED BY:	TKH
CHECKED BY:	JMB
DWG:	SITE
DATE:	07/17/23
REVISIONS:	
CITY:	
STATE:	
COUNTY:	



312 East Riverside Drive, Suite A-2 St.
George, Utah 84790
Ph (435) 673-8886 Fax (435) 673-8397
www.roseco.com

FIRE ACCESS PLAN
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE
UTAH



SHEET
2.1
3 OF 16 SHEETS

PROJECT OWNER/DEVELOPER

HURST ACE HARDWARE
489 W STATE STREET PO BOX 647
HURRICANE, UT 84793

CONTACT: BUCK HURST
(435) 635-4444

PROJECT ENGINEER

ROSENBERG ASSOCIATES
392 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8586

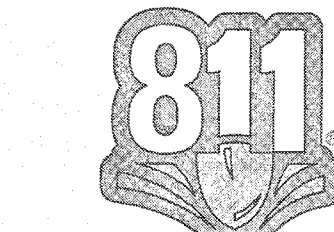
GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 210 EAST
ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS
(435) 673-6850

LEGEND:

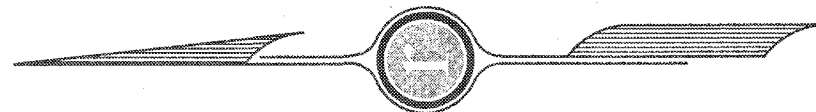
- 2630 --- EXISTING 1' CONTOUR
--- 2630 --- EXISTING 5' CONTOUR
--- 2630 --- PROPOSED 1' CONTOUR
--- 2630 --- PROPOSED 5' CONTOUR
■ EXISTING CATCH BASIN
■ PROPOSED CURB INLET CATCH BASIN
■ PROPOSED CATCH BASIN
--- TBC --- PROPOSED TBC ELEVATION
--->--- DIRECTION OF SURFACE FLOW
--->--- PROPOSED RETAINING WALL
--->--- EXISTING ASPHALT
--->--- PROPOSED 2 1/2" ASPHALT
--->--- PROPOSED 3" ASPHALT



Know what's below.
Call before you dig.

NOTES:
1. ALL UTILITIES ARE SHOWN AS PLANS FOR THE CONVEYANCE OF THE INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THESE RECORDS.

0 30' 60'
SCALE: 1"=30'



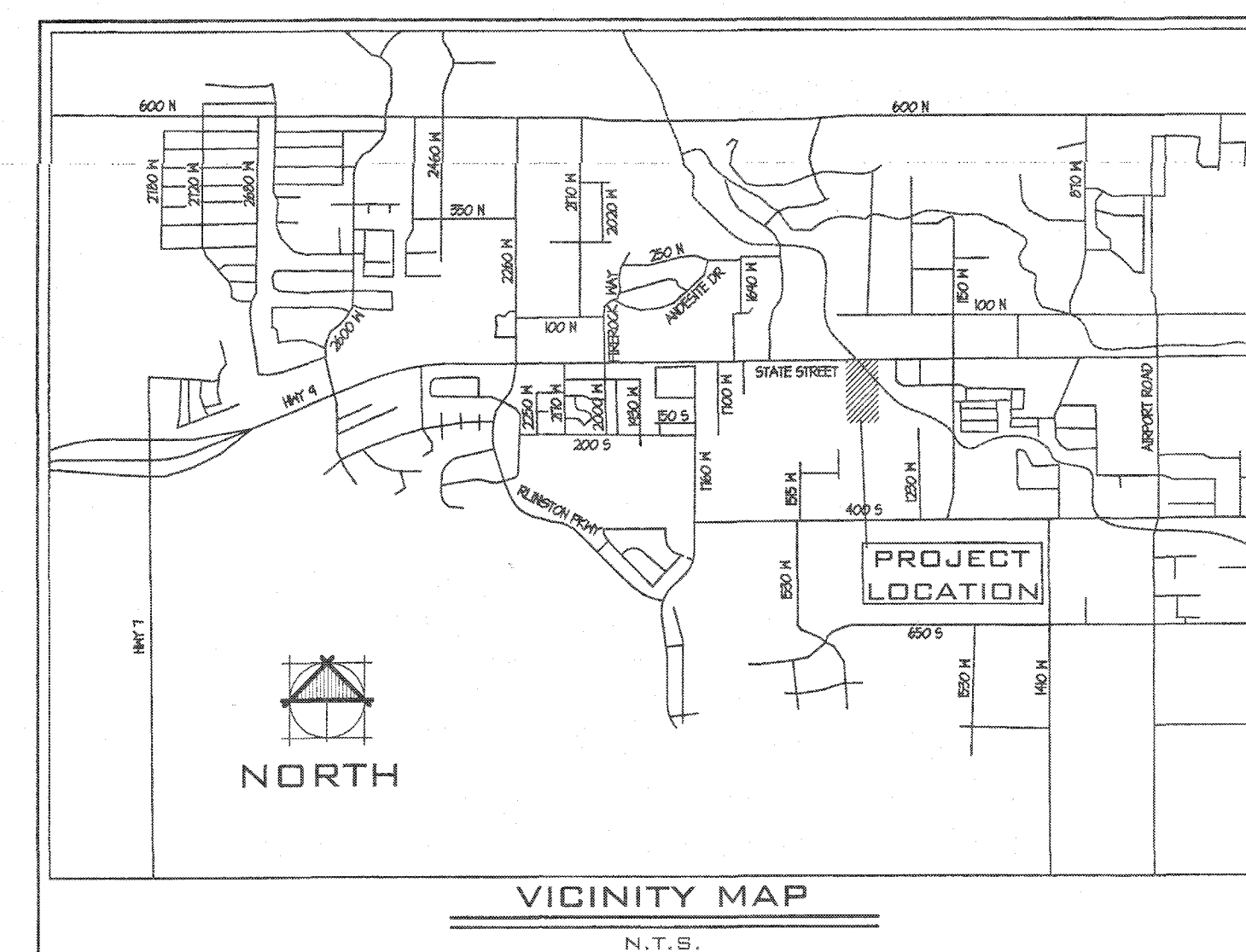
EARTHWORK VOLUMES:

7563 (C) CU. YD. CUT
24520 (F) CU. YD. FILL
16,951 (F) CU. YD. NET

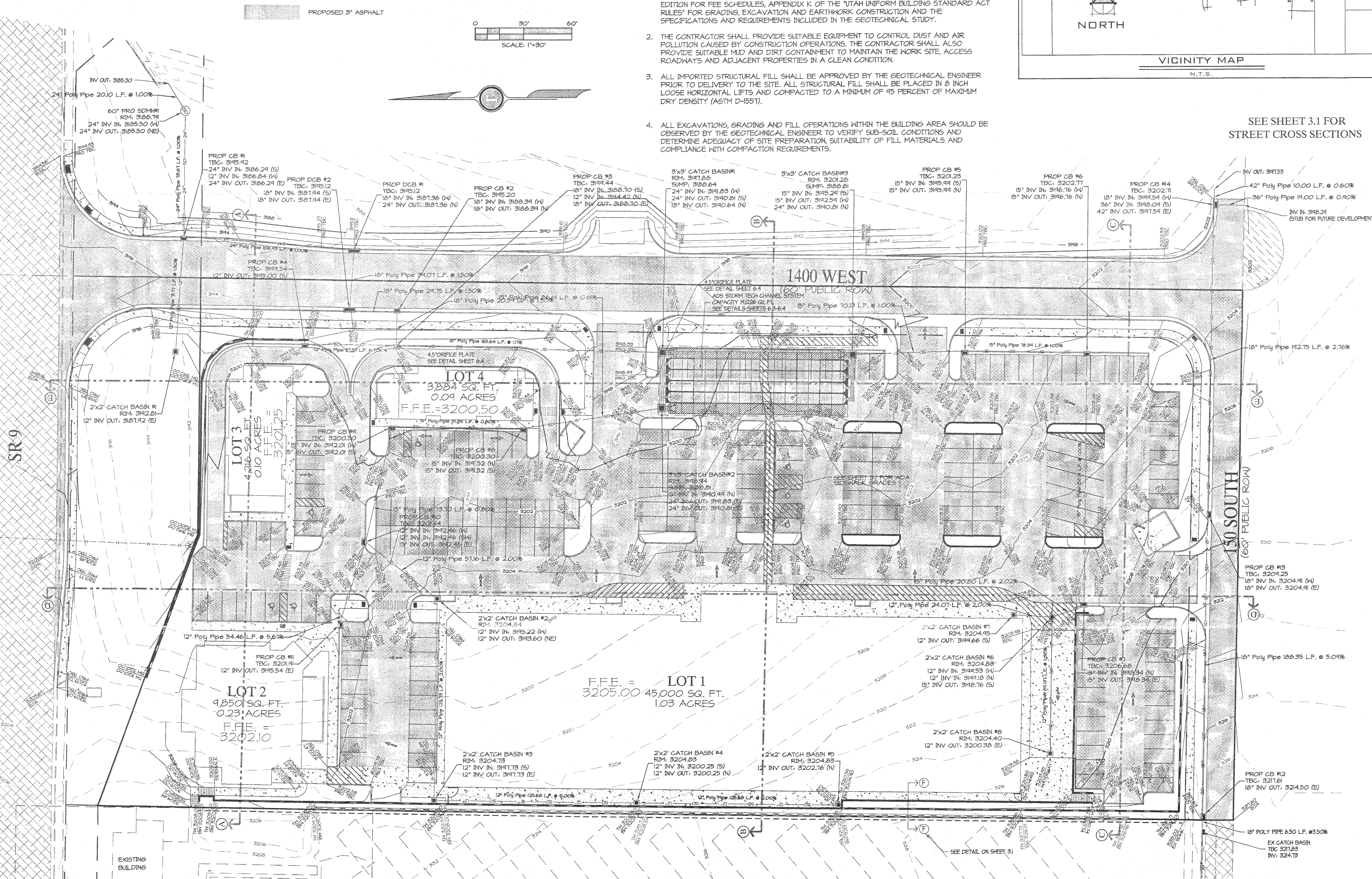
THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMS), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GRADE SURFACE. THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEOTECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARPING, AND ADJUSTMENT TO SUB-GRADE FOR ALL IMPROVEMENTS INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES ADDITIONAL CONSULTATIONS WITH THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

GRADING NOTES:

- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE" 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL 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 EXCAVATIONS, 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.

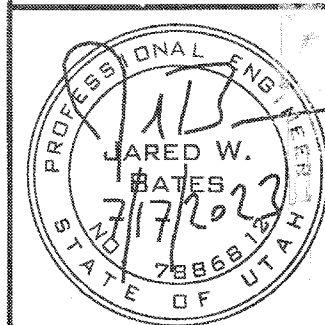


SEE SHEET 3.1 FOR
STREET CROSS SECTIONS



GRADING PLAN
FOR

BUCK'S ACE HARDWARE HURRICANE
UTAH

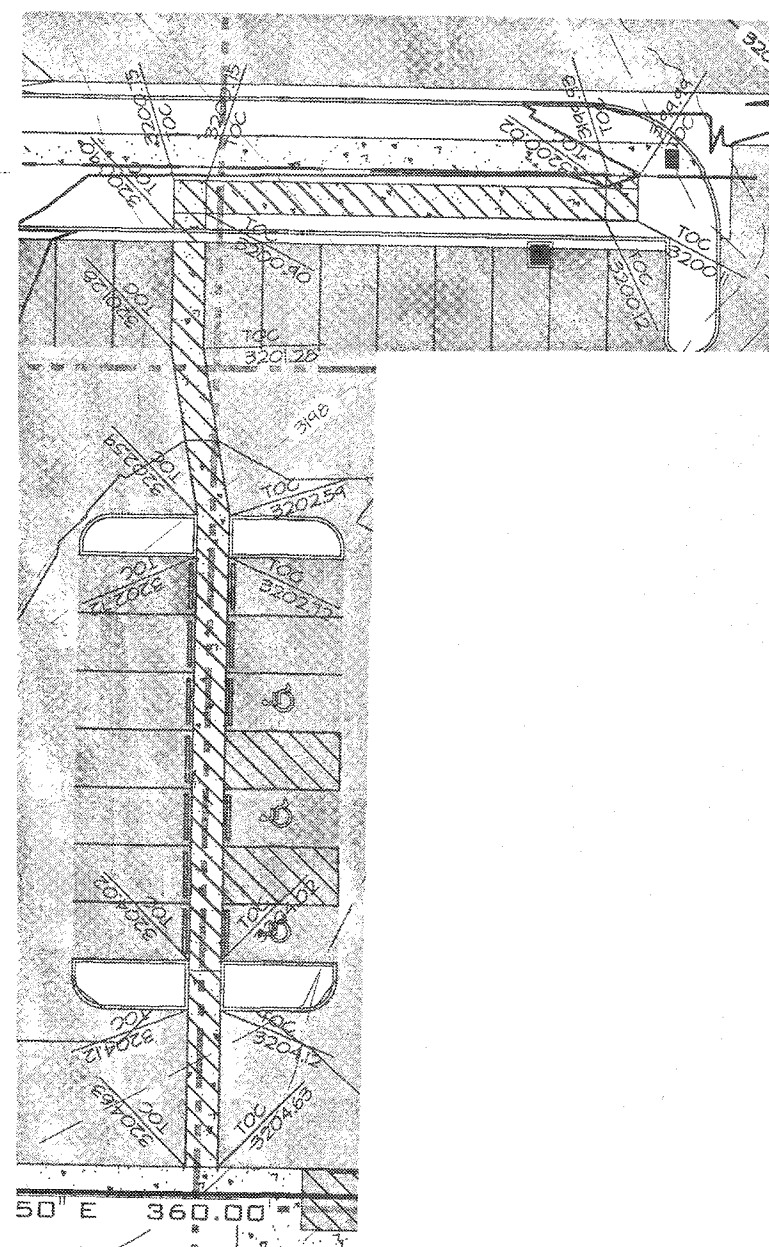


SHEET
3.0

4 OF 16 SHEETS

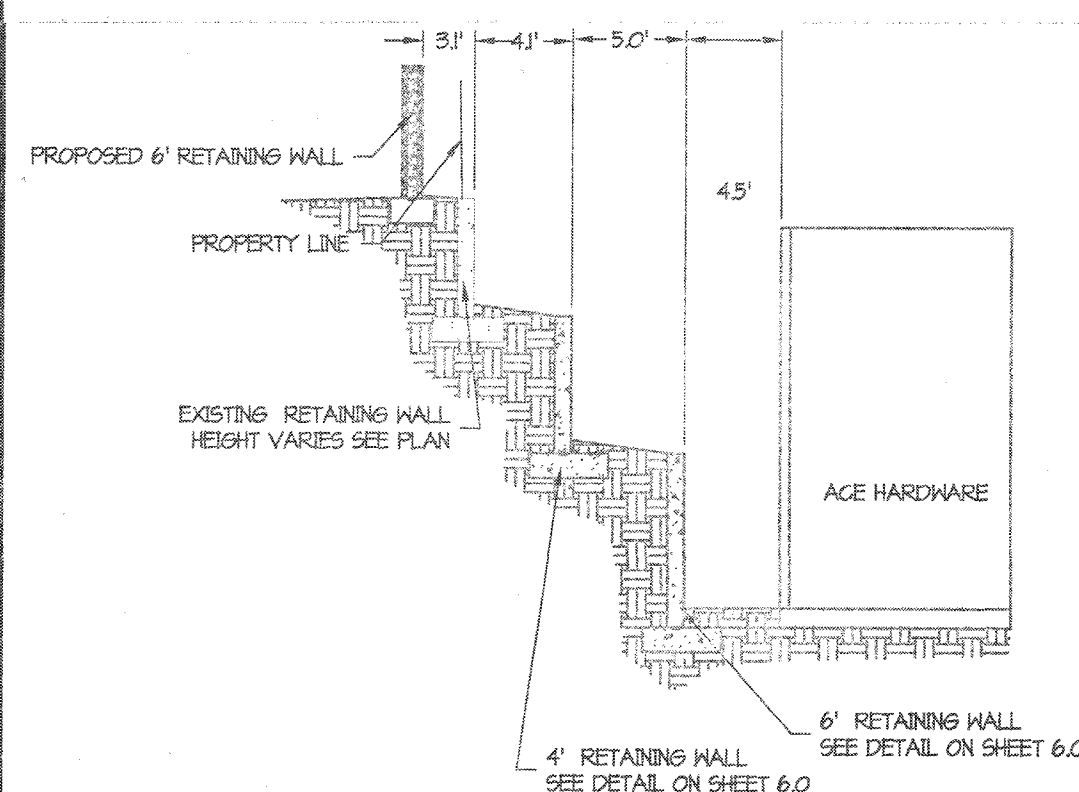
AUG 07 2023

DATE: 05/03/2023
JOB NO.: 13250-22
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: SITE
REVISIONS: CITY HEADLINES
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
332 East Riverside Drive, Suite A-2 St. George, Utah 84790
PH (435) 673-8586 FAX (435) 673-8397
www.rachiv.com

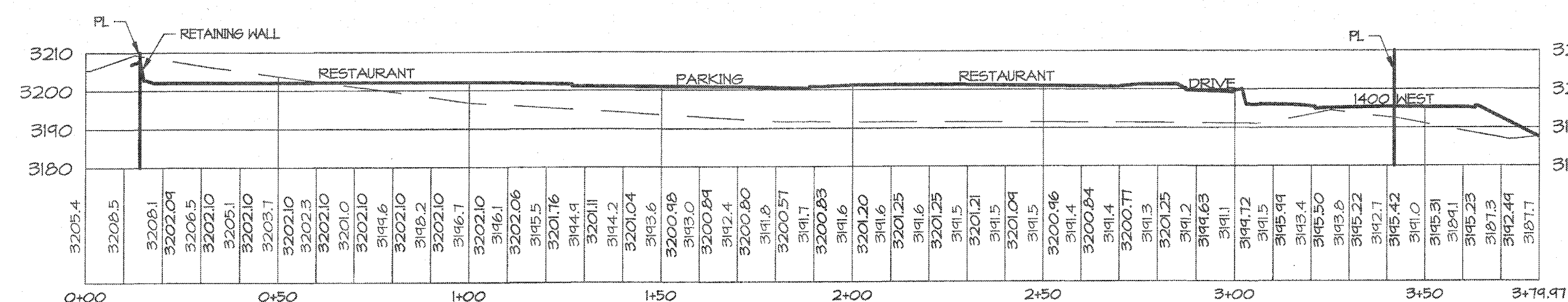
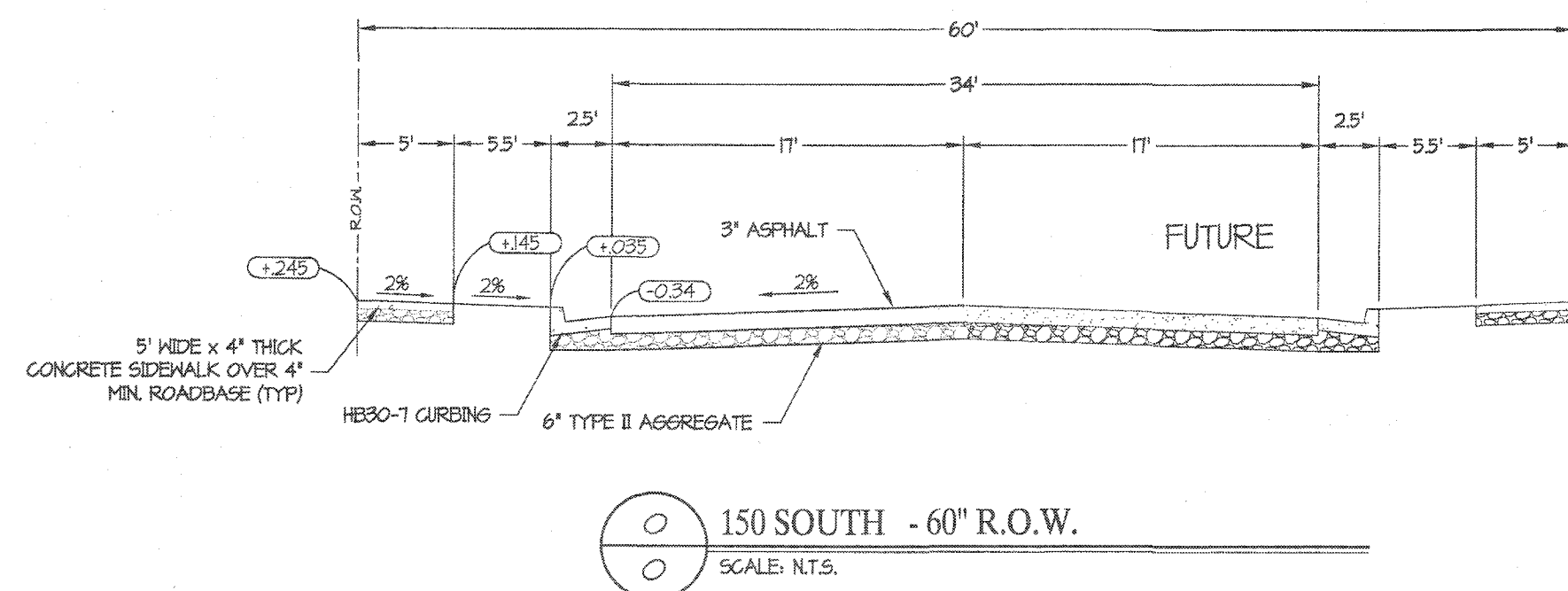
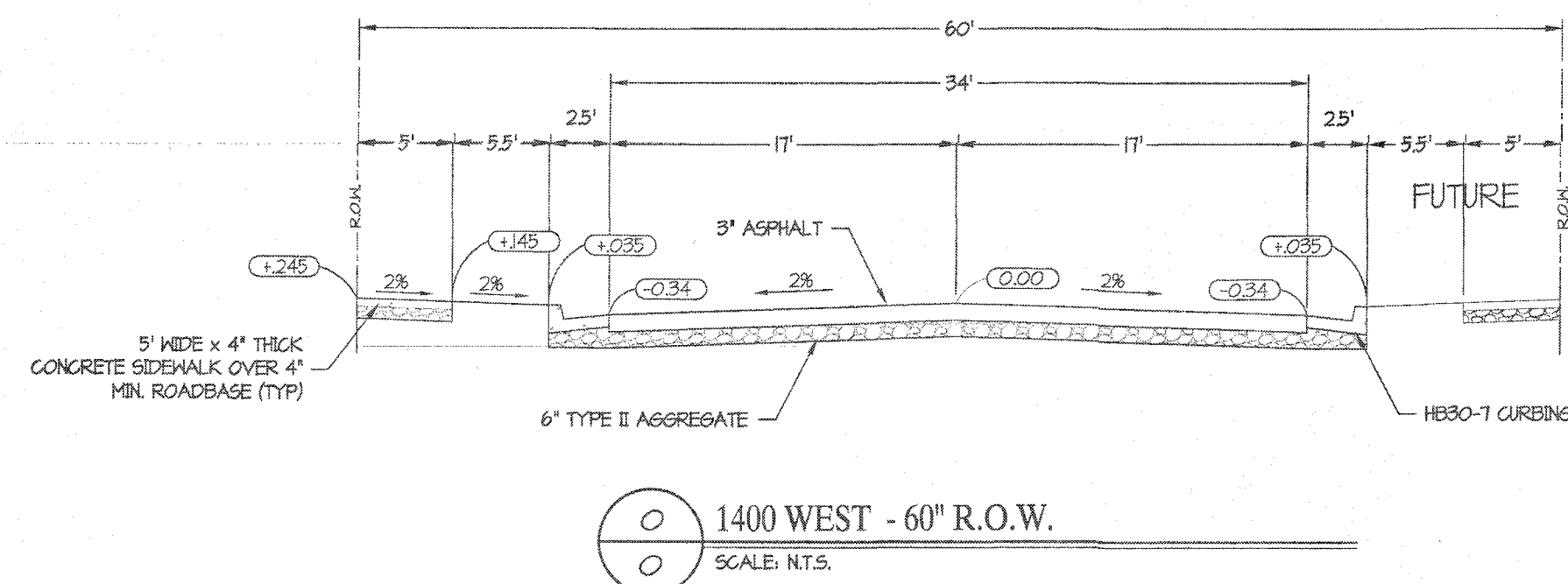


ADA ACCESS

SCALE = 1" = 30'

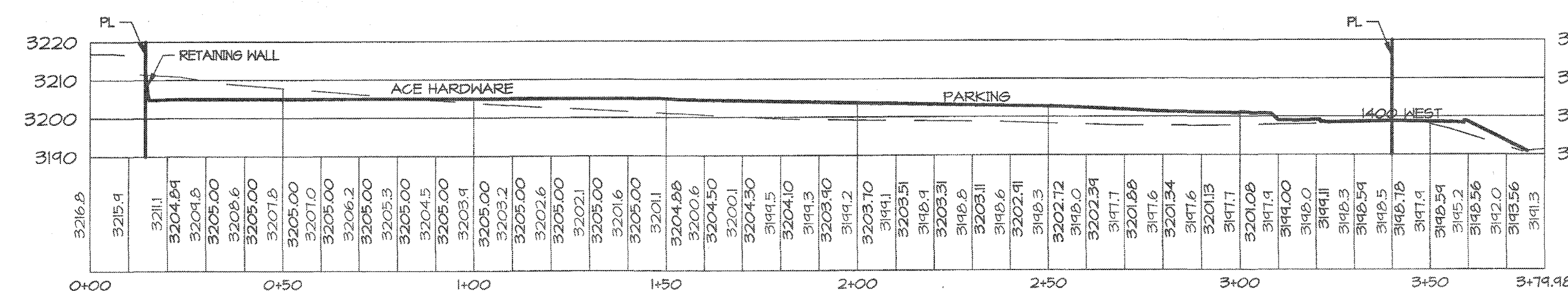


CROSS SECTION F-F
SCALE: N.T.S.



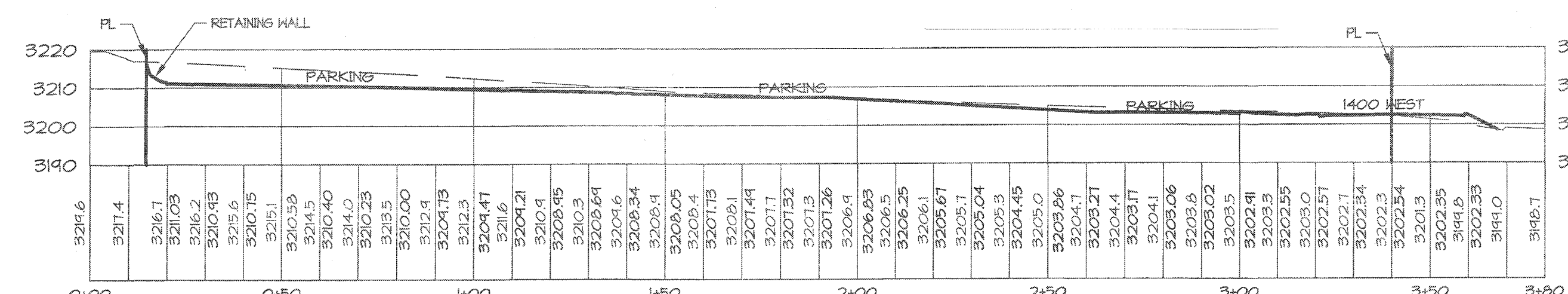
SECTION A-A

HORIZ. SCALE = 1" = 30' - VER. SCALE = 1" = 30'



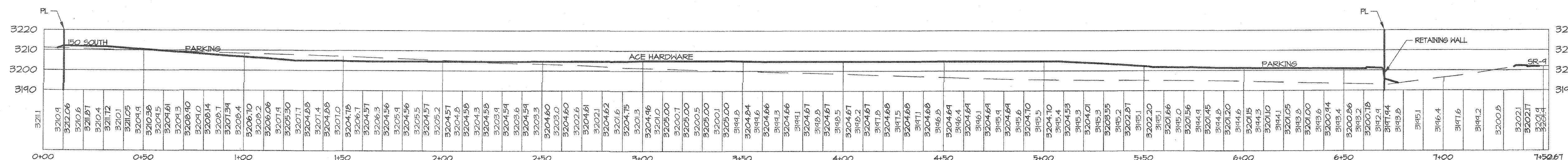
SECTION B-B

HORIZ. SCALE = 1" = 30' - VER. SCALE = 1" = 30'



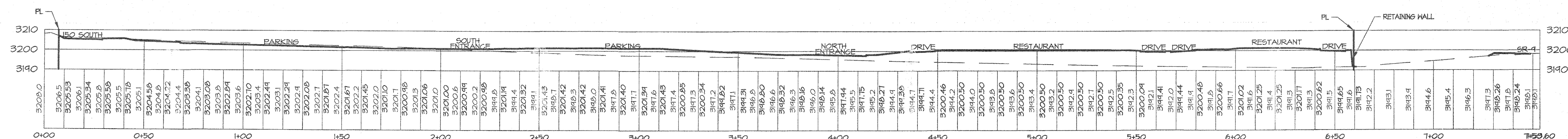
SECTION C-C

HORIZ. SCALE = 1" = 30' - VER. SCALE = 1" = 30'



SECTION D-D

HORIZ. SCALE = 1" = 30' - VER. SCALE = 1" = 30'



SECTION E-E

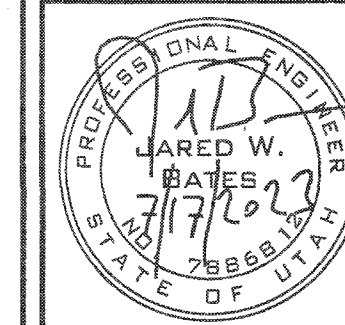
HORIZ. SCALE = 1" = 30' - VER. SCALE = 1" = 30'

DATE:	05/03/2023
JOB NO.:	13250-22
DESIGNED BY:	TKH
CHECKED BY:	JMB
DWG.:	SITE
DATE:	07/17/23
REVISIONS:	
CITY:	REDAINES

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

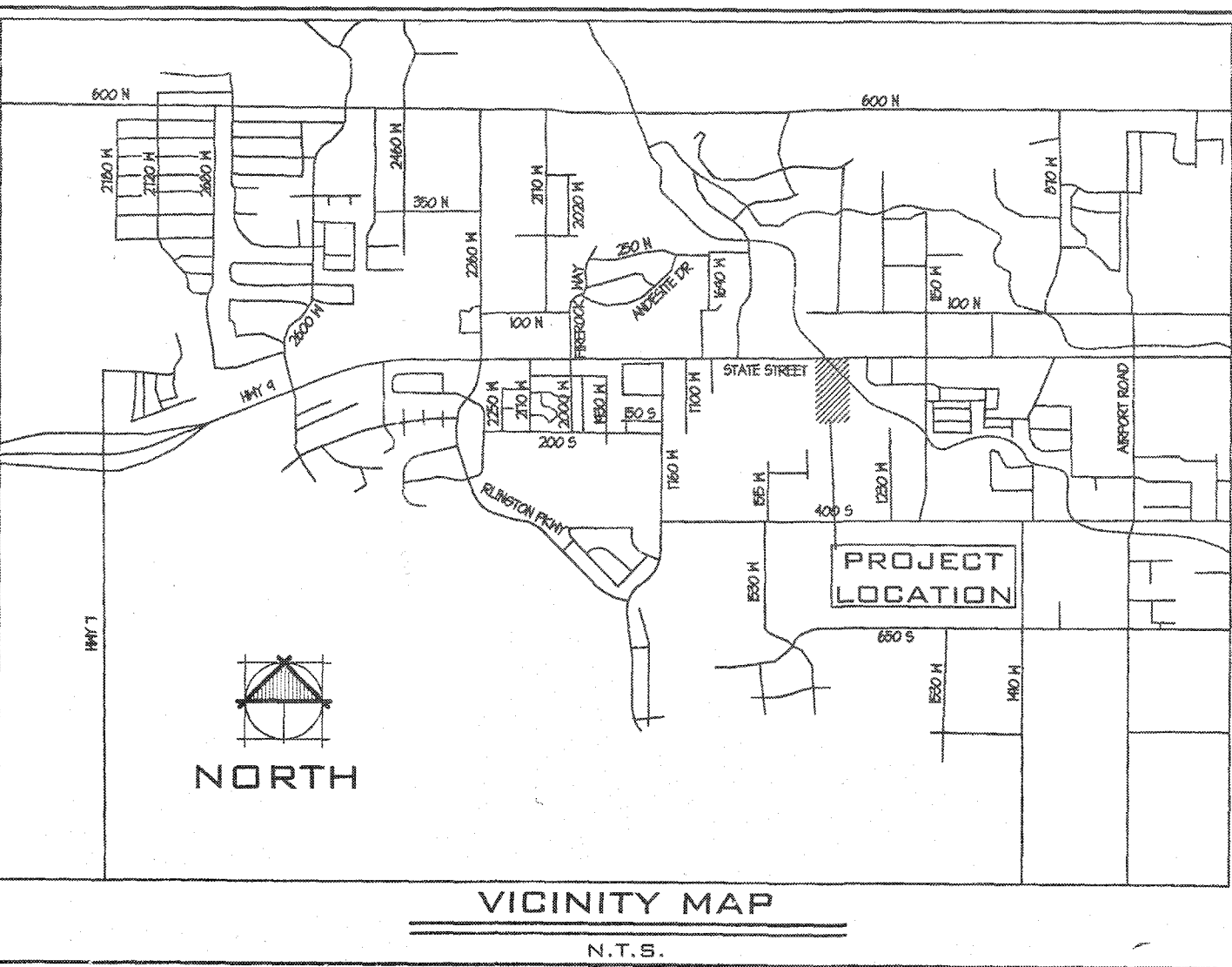
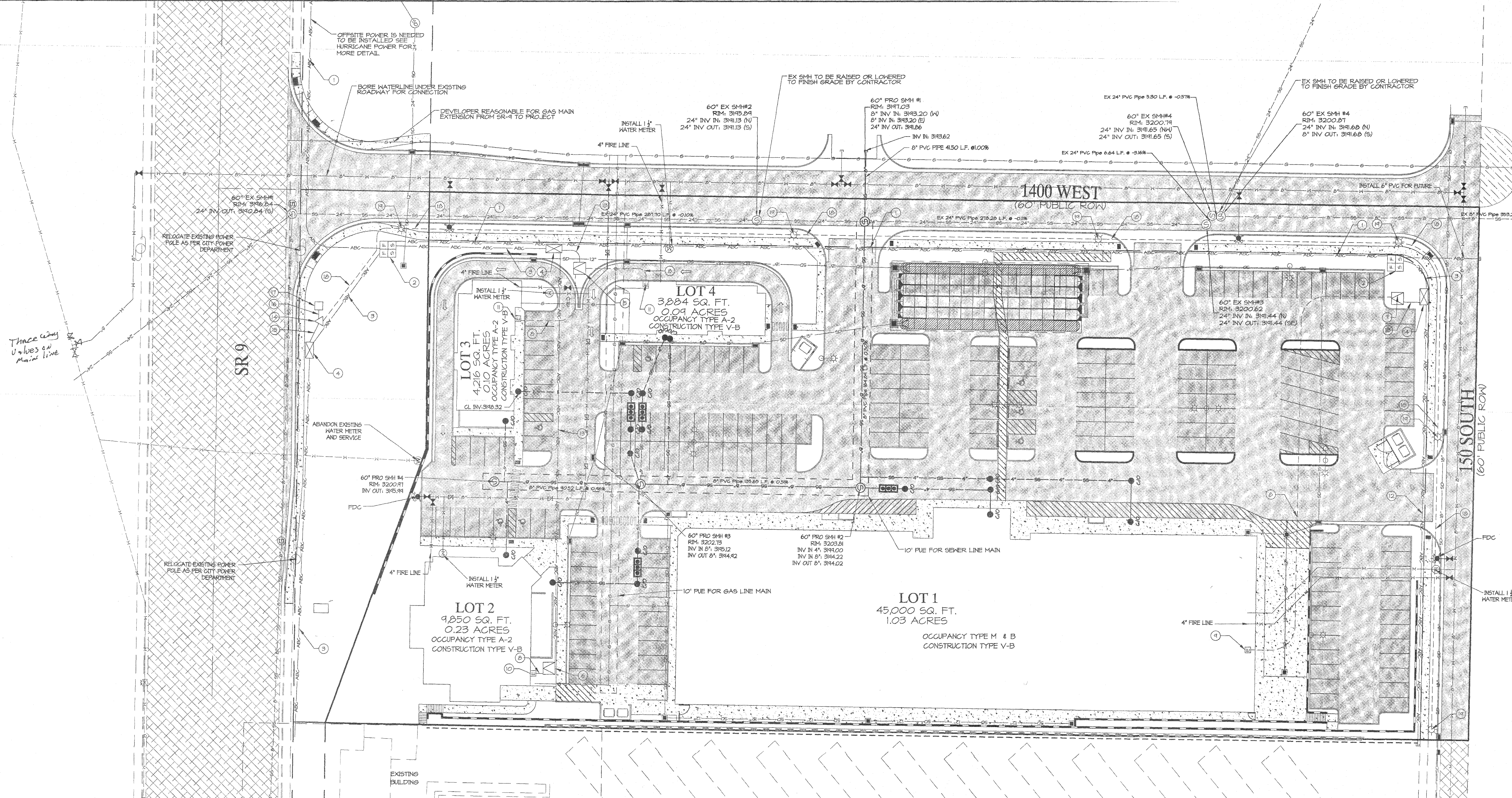
352 East Riverside Drive, Suite A-2 St.
George, Utah 84700
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GRADING CROSS SECTION
FOR
BUCK'S ACE HARDWARE HURRICANE
UTAH



SHEET
3.1
5 OF 16 SHEETS

AUG 0 7 2023



LEGEND:

- | | | | |
|--------------|--|-----|--|
| --- 2630 --- | EXISTING 1' CONTOUR | ☼ | EXISTING STREET LIGHT |
| --- 2650 --- | EXISTING 5' CONTOUR | ☼ | PROPOSED STREET LIGHT |
| --- 2670 --- | PROPOSED 1' CONTOUR | ⊗ | EXISTING WATER METER |
| --- 2690 --- | PROPOSED 5' CONTOUR | ⊗ | PROPOSED 1" WATER METER |
| ⊗ | EXISTING CATCH BASIN | ⊗ | PROPOSED 1 1/2" WATER METER |
| ⊗ | PROPOSED CURB INLET CATCH BASIN | ⊗ | EXISTING WATER VALVE |
| ⊗ | PROPOSED CATCH BASIN | ⊗ | PROPOSED WATER VALVE |
| ⊗ | PROPOSED TEC ELEVATION | ⊗ | EXISTING FIRE HYDRANT |
| → | DIRECTION OF SURFACE FLOW | ⊗ | PROPOSED FIRE HYDRANT |
| ⊗ | PROPOSED RETAINING WALL | ⊗ | EXISTING SEWER MANHOLE |
| ⊗ | EXISTING ASPHALT | ⊗ | PROPOSED SEWER MANHOLE |
| ⊗ | PROPOSED 2 1/2" ASPHALT | ⊗ | PROPOSED 6" SEWER CLEANOUT |
| ⊗ | PROPOSED 3" ASPHALT | ⊗ | EXISTING SINGLE PHASE TRANSFORMER |
| --- | EXISTING WATER MAIN (SIZE INDICATED ON PLAN) | ⊗ | PROPOSED SINGLE PHASE TRANSFORMER |
| --- | PROPOSED WATER LINE (SIZE INDICATED ON PLAN) | --- | SECONDARY POWER, AS NOTED |
| --- | PROPOSED WATER LINE (DUCTILE IRON PIPE REQUIRED) | --- | EXISTING SEWER MAIN (SIZE INDICATED ON PLAN) |
| --- | EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED | --- | PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN) |
| --- | PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED | --- | |

POWER NOTES

- INSTALL 150 MCM 15KV 3 PHASE 3N 6" PVC
- INSTALL NEW PMH 4
- INSTALL 1/2 15KV 3 PHASE IN 4" PVC
- INSTALL NEW 3 PHASE VAULT
- INSTALL 300 KVA 12500 TRANSFORMER 3 PHASE
- INSTALL 225 KVA 12500 TRANSFORMER 3 PHASE CT METERS INSTALLED BY HURRICANE POWER AND INVOICED TO DEVELOPER
- INSTALL 500 KVA 12500 TRANSFORMER 3 PHASE CT METERS INSTALLED BY HURRICANE POWER AND INVOICED TO DEVELOPER
- INSTALL 350 OR 500 MCM GUADPLEX ALUMINUM (PARALLEL)
- INSTALL 1200A MAIN DISCONNECT (RED HANDLE)
- INSTALL 600A MAIN DISCONNECT (RED HANDLE)
- INSTALL 400A MAIN DISCONNECT LEVER BYPASS METER SOCKET (RED HANDLE DISCONNECT KNIFE)
- INSTALL 4" PVC FOR FUTURE
- INSTALL 1/2 15KV 3 PHASE IN 4" PVC
- INSTALL NEW 25 KVA TRANSFORMER
- INSTALL 1/2 15KV IN 2 1/2" PVC
- INSTALL 1/2 TRIPLEX IN 2" PVC
- INSTALL LIGHT CONTROL BOX 200A
- INSTALL 1/2 ALUM. TRIPLEX
- INSTALL DECORATIVE APPROVED STREETLIGHT WITH STREETLIGHT BOX WITH 1" PVC AND NO COPPER BLACK POLE AND BLACK HEAD

	CULINARY WATER (GPM)	NATURAL GAS DEMAND (CFH)
ACE HARDWARE	30	1503
RESTAURANT 5600	32	2,000
RESTAURANT 2800	24	1,100
RESTAURANT 2500	24	1,100

PROJECT OWNER/ DEVELOPER

HURST ACE HARDWARE
 484 W STATE STREET PO BOX 647
 HURRICANE, UT 84737

CONTACT: BUCK HURST
 (435) 635-4444

PROJECT ENGINEER

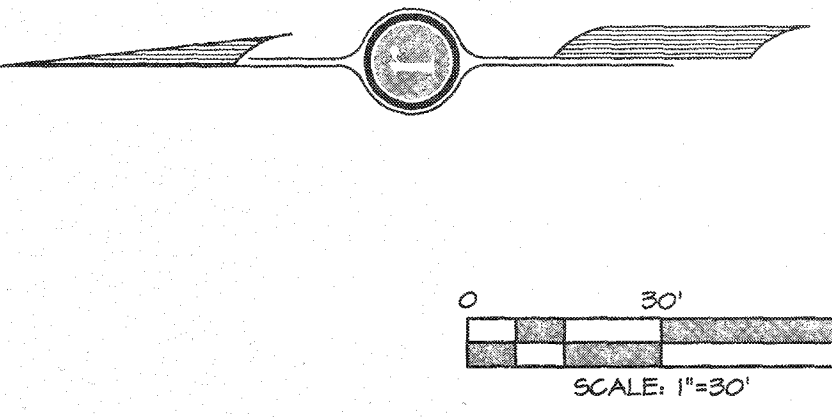
ROSENBERG ASSOCIATES
 352 EAST RIVERSIDE DRIVE, SUITE A2
 ST. GEORGE, UT 84790

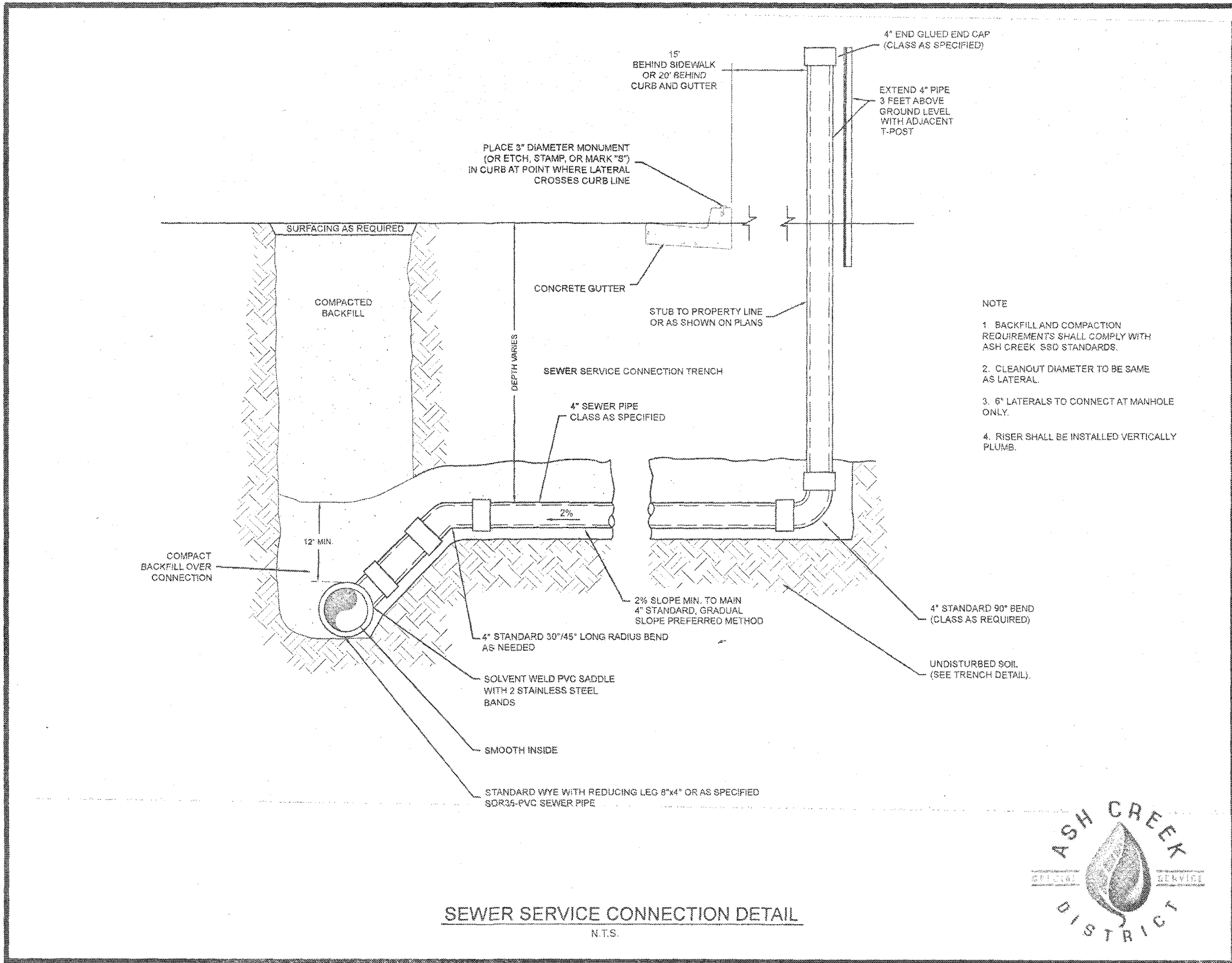
CONTACT: JARED BATES
 (435) 673-8586

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
 1420 SOUTH 270 EAST
 ST. GEORGE, UT 84790

CONTACT: WAYNE ROGERS
 (435) 673-8850



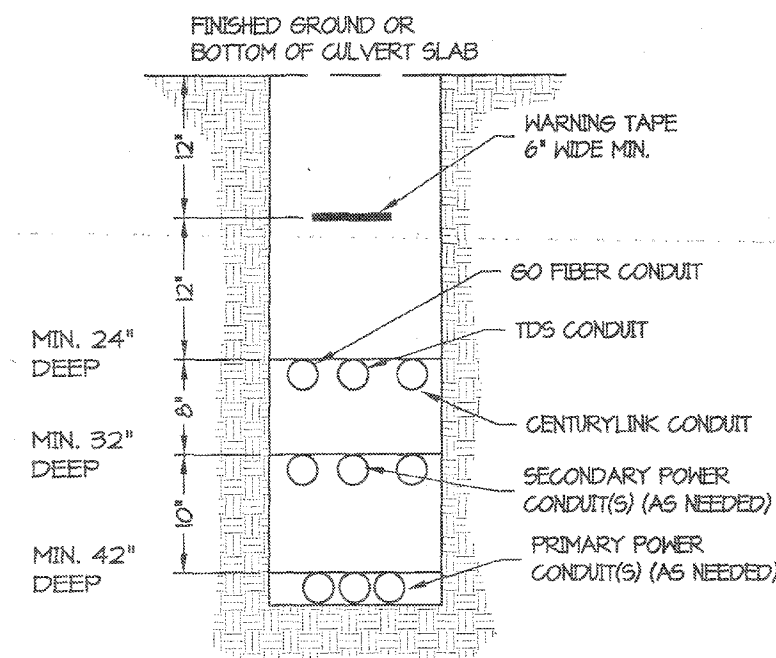


TDS BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-103-8432 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. CHANGES IN DUCT ROUTING NEED TO BE REPORTED AT LEAST 48 HOURS BEFORE PLACEMENT.
4. FOR MDUS AND COMMERCIAL UNITS THERE MUST BE AN RS-6 COAXIAL CABLE COMING FROM EACH UNIT TO THE DEMARG LOCATION.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO DAVID TRANTVETH WITH TDS AT 435-103-8432.
6. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
7. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

ASH CREEK GENERAL SEWER NOTES

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



POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-625-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JIG TRENCH MUST BE BACKFILLED WITH 16 MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH, ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE \$49.00 PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY, TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 24, 34 OR 48 P.V.C.. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM.
17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
18. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED. SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
19. A DIRT PAD LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK OR STACKED ROCK TO MAINTAIN LEVEL.
20. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VALVE AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
21. NO RETENTION PONDS INSIDE THE FUE.
22. OFF-SITE POWER WILL HAVE TO BE DESIGNED AND PAID FOR BEFORE THE WORK IS COMPLETED. SEE HURRICANE CITY POWER FOR MORE INFORMATION.
23. ALL CTS FOR METERING WILL BE PROVIDED BY HURRICANE CITY POWER AND WILL BE CHARGED AT THE FINAL INVOICE.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZZARTI 435-228-4911.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (155 E. 350 N. ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED AT FULL 10' WIDTH TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED OVER A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.G. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURRED. STREETS ARE WITHIN 6' OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE. CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370 AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

WATER NOTES

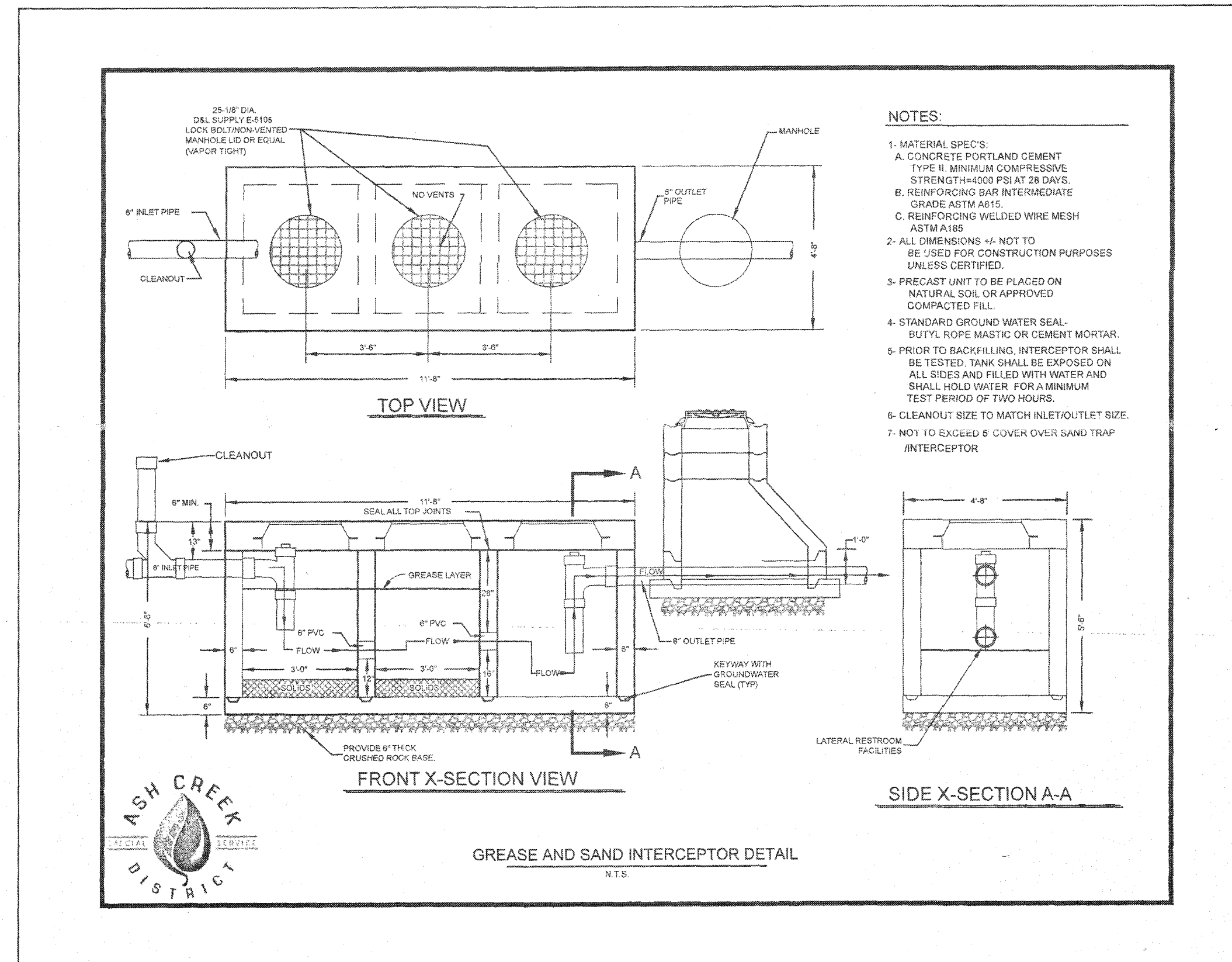
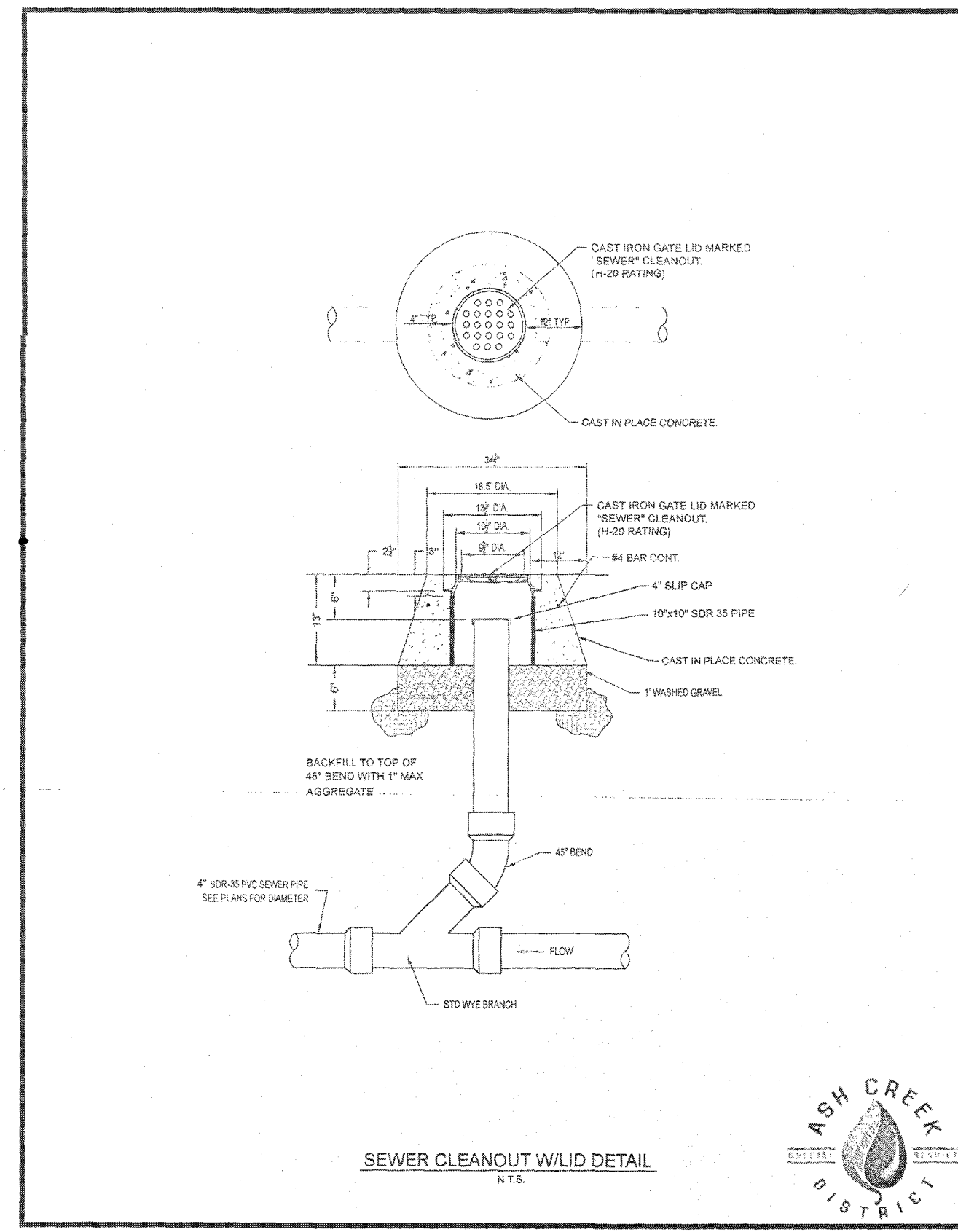
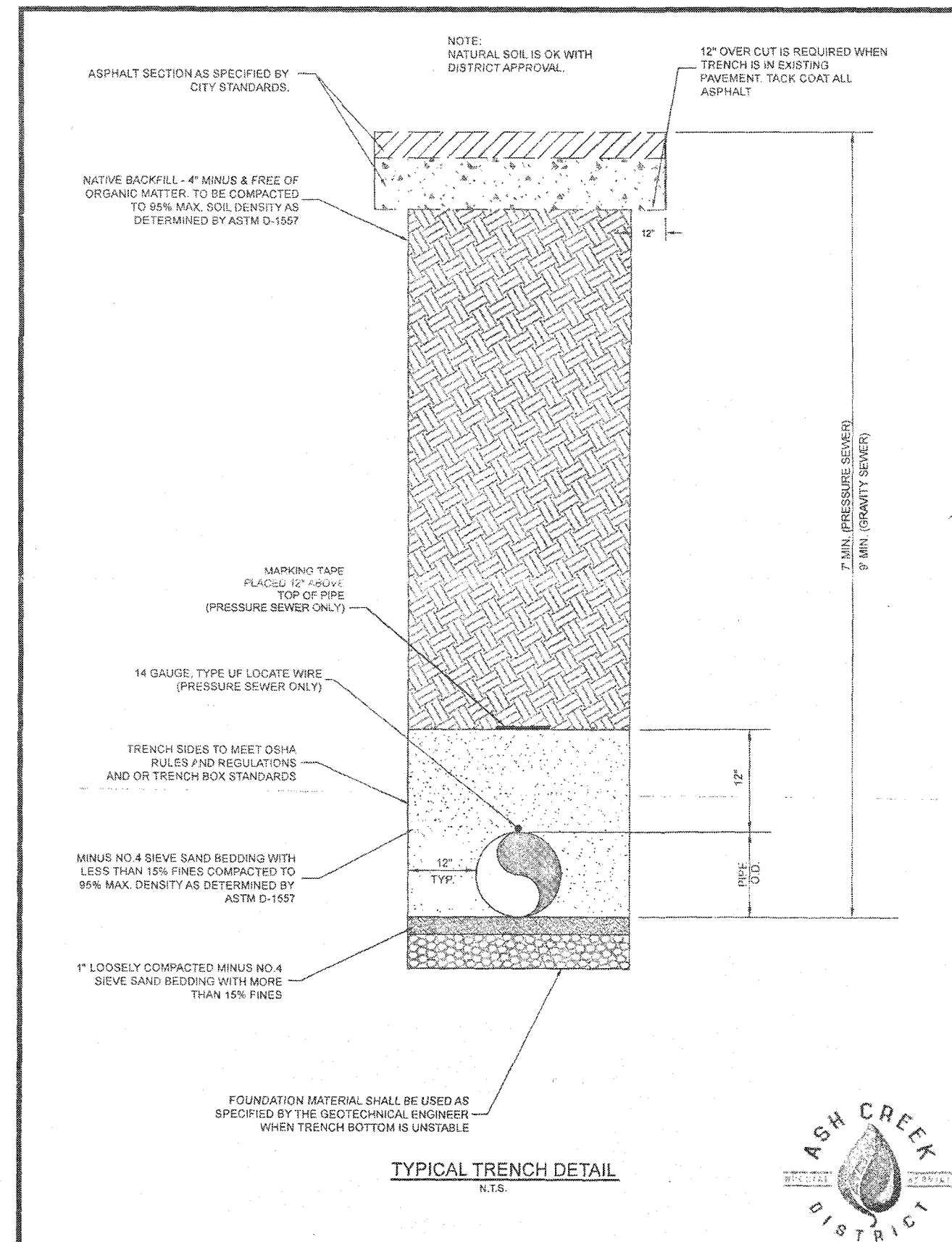
1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, THE INTERNATIONAL PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POT-HOLE ALL PIPE LINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 609.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUGS ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6' OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED SUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTION OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS HERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
4. ANY NECESSARY MODIFICATIONS MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE UNIFORM PLUMBING CODE, AND THE "UNIFORM BUILDING CODE" LATEST EDITIONS.
6. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY, STORM DRAIN AND FIRE SERVICE LINES SHOWN OR NOT SHOWN ON UTILITY PLAN.
7. MANHOLES MUST HAVE PLYWOOD IN THE BOTTOM DURING ASPHALT REMOVAL.

CENTURYLINK NOTES

1. DEVELOPER TO PLACE CONDUIT IN ALL J.L.G. TRENCH AND STUB UP AT ALL PROPERTY LINES. CONTACT CENTURY LINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 682-6553 TO SCHEDULE DELIVERY.
3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
4. ALL CONDUIT IS 4" UNLESS OTHERWISE NOTED.
5. ANY QUESTIONS TO J.L.G. APPROVED PLANS PLEASE CONTACT CENTURY LINK ENGINEER ZACK HATHINGS AT 678-4624.
6. ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.



DATE: 05/03/2023
JOB NO.: 13250-22
DESIGNED BY: TKH
CHECKED BY: JNE
DWG: SITE

DATE: 07/17/23
CITY REDLINES
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St. George, Utah 84790
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UTILITY NOTES & DETAILS FOR BUCK'S ACE HARDWARE HURRICANE
UTAH

PROFESSIONAL SEAL
JARED W. BATES
7/17/23
STATE OF UTAH

SHEET
4.1
7 OF 16 SHEETS

AUG 07 2023

MEGA LUG ON DEAD END

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.

2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE	IN INCHES							
4	6	8	10	12	14	16	18	20
44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN HURRICANE.

1. THREE (3) FEET MINIMUM DEPTH OF COVER.

2. A SAFETY FACTOR OF 1.5

3. SOIL TYPE SANDY CLAY

4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTION GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).

5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO. WD 308 1 OF 1

APPROVED: DATE: OCT 2020 BY: H.C.E.

MEGA LUG ON JOINT

HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.

2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

SIZE	DIAMETER								
4	6	8	10	12	14	16	18	20	
11.25	2	3	4	5	6	7	8	8	
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)

MEGA LUG ON JOINT

VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.

2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

SIZE	DIAMETER								
4	6	8	10	12	14	16	18	20	
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO. WD 307 1 OF 1

APPROVED: DATE: OCT 2020 BY: H.C.E.

3/4" VENTS

PLAN OF COVER & FRAME

7" ASH CREEK S&S" CAST IN LID (MIN. 2 1/2" LETTERS)

1/8"

NOTE: CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30) REQUIRED MINIMUM COMBINED WEIGHT 402 LBS.

RING & LID DETAIL

N.T.S.

SEWER MANHOLE LID

#4 REBAR (ALL SIDES)

FINISHED PAVEMENT GRADE

6 BAG MIX CONCRETE COLLAR (ROUND OR SQUARE)

FRAME & LID DETAIL

N.T.S.

MANHOLE

6 BAG MIX CONCRETE COLLAR

FINISHED PAVEMENT GRADE

#4 REBAR

8" MIN. TO TOP OF GRADE RISES

MANHOLES BEHIND TOP BACK OF CURB AND SIDEWALKS SHALL BE SET BACK WITH FINISH GRADE WITHOUT CONCRETE.

PLAN

SECTION

MANHOLE-ADJUSTMENT TO GRADE

N.T.S.

1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.

2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL W/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

HURRICANE CITY UTAH

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-1

HAND-EDGED & BROOM FINISHED

2-EA 3"x3" L'S IMBED WELD PL'S- ONE EA SIDE OPPOSITE CORNERS LID & BOX

MOISTURE SEAL CALKING-LID & BOX CONT.

10" DRILL-IN STEPS IN VAULTS WHEN REQUIRED

STANDARD 4'-6" HIGH X 7'X 10' VAULT

10'-0"

URETHANE MASTIC SEAL

INSIDE LIFTING HOOKS

2' BASE WALL SECTION-FOR 6' DEEP VAULTS

6" WALLS

ELECTRICAL SWITCH VAULTS

LONG SIDE VIEW

SHORT END VIEW

1/2" DIA INSIDE PULL HOOKS ALL 4 SIDES

1'-4" 1'-6"

KNOCK OUTS RECESSED ALL SIDES

TEMPORARY FILL - IN PL FOR LARGE OPENING

NOTES

1. ALL STEEL - PAINTED W-1 COAT RED PRIMER 2- COATS- GRAY ENAMEL FINISH.

1-1/4"X 1-1/4"X 3/16" L FRAME W/ #3 WELDED ANCHORS 3-EASIDE

6" LID

LID - 3/16" FLOOR PLATE W/ 1"X 1/4" FLAT BAR- WELDED-(28" X 41")

DRILL-IN BOLT ANCHOR

3/16" X 2-1/2" X 2-1/2" WELDED L FRAME W/3/16" SMOOTH PL COVER

5"X4" CONIC OPENING FOR SWITCH

SWITCH BASEMENTS

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-1

NOTE: HOT TAPS ONLY ALLOWED IF APPROVED BY HURRICANE CITY WATER DEPARTMENT

CITY OWNED (LENGTH VARIES)

PRIVATE (LENGTH VARIES)

PROPERTY LINE

DRILL HOLES & INSTALL ENDS OF TRACER WIRE IN CAN

CONCRETE COLLAR

14 GAUGE TYPE UF LOCATE WIRE

WATER LINE

TRACER WIRE

BELL & SPIGOT CAP, 6" FIRE HYDRANT, OR FIRE RISER

MECHANICAL JOINT & MEGA LUG

CUT IN TEE

4" 6" OR 8" C-900 PVC OR CLASS 52 DUCTILE IRON WATER LINE

NOTE: 4" MIN. LATERAL FROM MAIN TO PROPERTY LINE. REDUCE AT PROPERTY LINE IF SMALLER FIRE RISER IS CALLED FOR.

4" AND ABOVE WATER LATERAL

N.T.S.

CITY OF HURRICANE

STANDARD DWG. NO. WD 304 1 OF 1

APPROVED: DATE: 8/6/2020 BY: H.C.E.

PENTAGON OPERATING NUT (OPEN COUNTER CLOCKWISE)

KENNEDY GUARDIAN HYDRANT, MODEL K-81 SERIES OR APPROVED EQUAL

5" PUMPER NOZZLE

2" NOZZLE (ON EACH SIDE OF FIRE HYDRANT)

6" CAST IRON FIRE HYDRANT

LID

DRILL HOLES & INSTALL ENDS OF TRACER WIRE IN CAN

CONCRETE COLLAR

6"

EXTEND TO BACK OF CURB OR BACK OF WALK

38" MIN.

14 GAUGE TYPE UF MARKING/LOCATE WIRE

VALVE BOX

6" GATE VALVE FLANGE TO TEE

TEE, FLANGE TO MAIN

NOTE: SHUT OFF VALVE IS ATTACHED DIRECTLY TO TEE OFF OF MAIN.

MEGA LUG CONNECTOR

CONCRETE

MIRAFI 140N FABRIC SILT SCREEN AROUND GRAVEL

24" OF GRAVEL 18" DEEP

STANDARD FIRE HYDRANT

N.T.S.

CITY OF HURRICANE

STANDARD DWG. NO. WD 302 1 OF 1

APPROVED: DATE: APRIL 2020 BY: H.C.E.

QUAD DUCT AS NEEDED FOR ATMS / ITS

12" MIN.

12" MIN.

12" MIN.

24" DEEP MIN.

36" DEEP MIN.

48" DEEP MIN.

4" SIDEWALK

30"

WARNING TAPE 6" WIDE MIN. (RED)

CABLE TELEVISION CONDUIT

TELEPHONE COMMUNICATION CONDUIT

SECONDARY POWER CONDUITS - 350 MCM 3 OR 4 SERVICE - 500 MCM

PRIMARY POWER CONDUITS 2 1/2" FOR SINGLE PHASE AS NEEDED

6" OR 4" FOR THREE PHASE AS NEEDED

NOTE: BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

JOINT UTILITIES TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO. TD 101 1 OF 1

APPROVED: DATE: APRIL 2020 BY: H.C.E.

2 VENTS

PLAN OF COVER & RING

BOTTOM VIEW OF COVER

24 1/2"

6"

29 1/2"

3"

SECTIONS

DUST PAN ALUMINUM OR GALVANIZED (WHERE REQUIRED)

MANHOLE FRAME AND COVER

N.T.S.

NOTES:

1. USE OF MANHOLE TO BE CLEARLY MARKED ON EACH LID (E.G. "STORM DRAIN").

2. MUST MEET HS-20 LOADING

CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO. SD 111 1 OF 1

APPROVED: DATE: APRIL 2020 BY: H.C.E.

DATE: 05/03/2023

JOB NO.: 13250-22

DESIGNED BY: TKH

CHECKED BY: JWB

DWG: SITE

DATE: 07/11/23

REVISIONS

NO.	DATE	DESCRIPTION
1	07/11/23	CITY REVISIONS

ROSENBERG ASSOCIATES

CIVIL ENGINEERS • LAND SURVEYORS

1

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UTILITY NOTES & DETAILS
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE UTAH

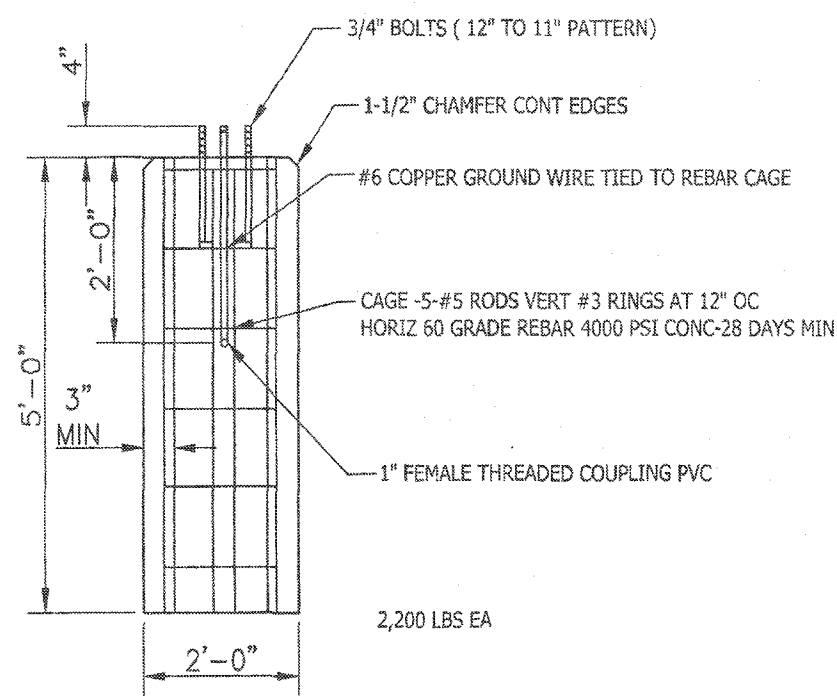
PROFESSIONAL ENGINEER

JARED W. BATES

7/17/2023

STATE OF UTAH

SHEET
4.2
8 OF 16 SHEETS



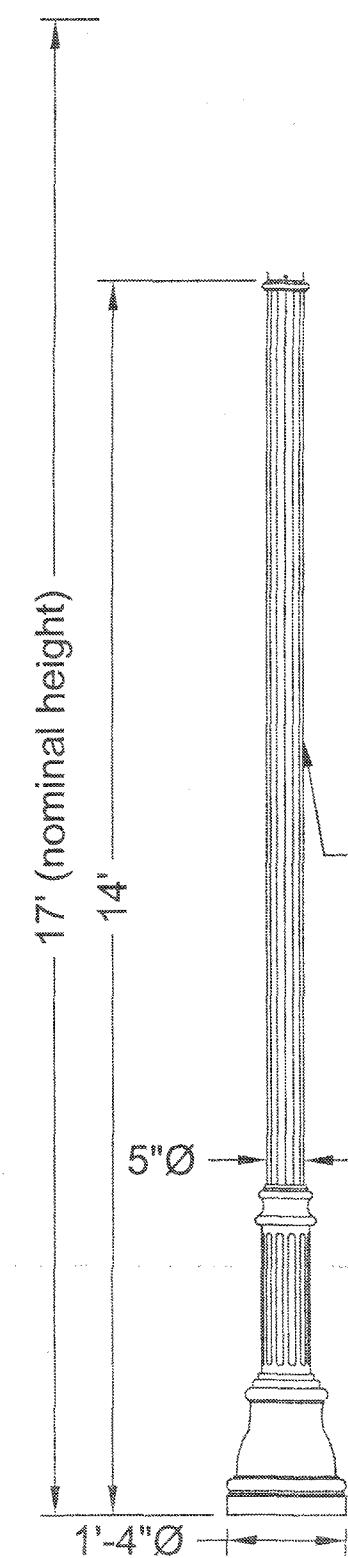
HURRICANE CITY - 5' BASES



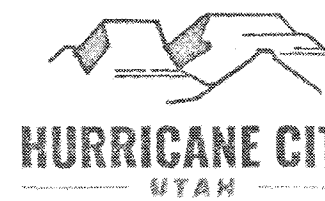
STREET LIGHT BASE 5'

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-5



CHARLESTON
POLE



DECORATIVE STREET LIGHT POLE

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-8

Specifications

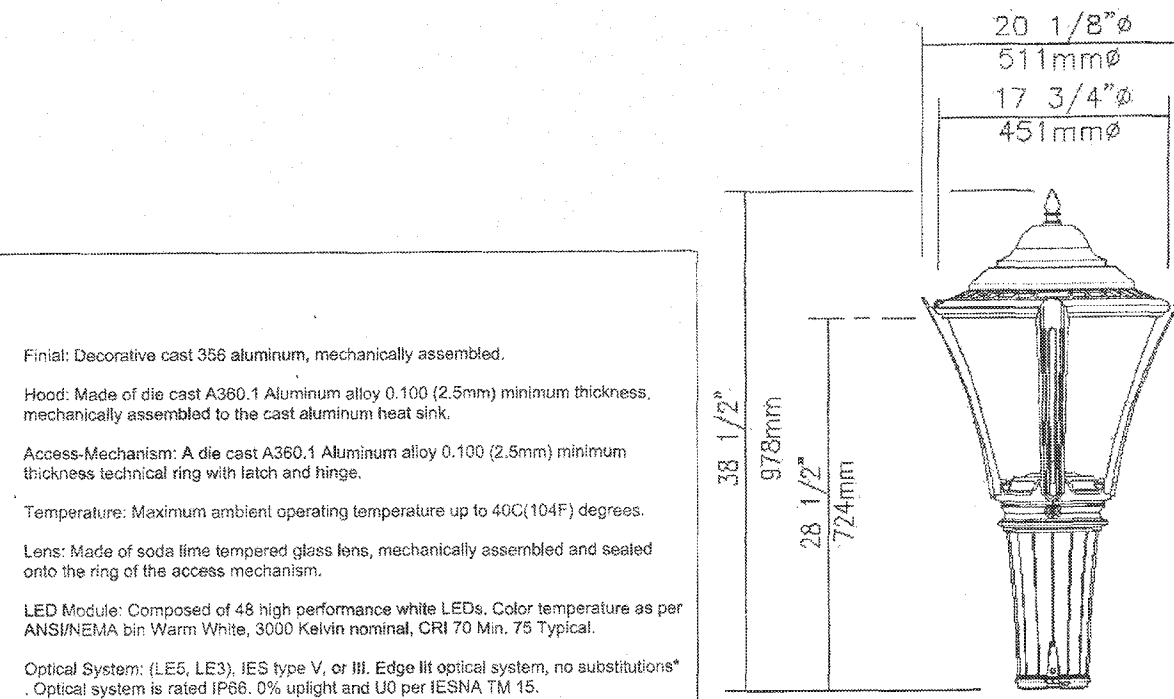
POST DESCRIPTION The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 5"Ø fluted. The post shall be Hoistphases' catalog number CH14F5/16-CA/BZ.

MATERIALS The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2:90. All welders shall be certified per Section 5 of ANSI/AWS D1.2:90.

DIMENSIONS The post shall be 14'-0" in height with a 10" diameter x 44" tall base. The shaft diameter shall be 5". At the top of the post, an integral 3" O.D. flange with a transitional donut shall be provided for luminaire mounting.

INSTALLATION The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 10" to 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.



Same table for type 5 and type 3 optics.

Field Adjustable Wattage (FAWS) Multiplier Chart		
1	0.30	0.23
2	0.50	0.50
3	0.60	0.55
4	0.68	0.67
5	0.77	0.75
6	0.84	0.82
7	0.90	0.89
8	0.94	0.93
9	0.99	0.98
10	1.00	1.00

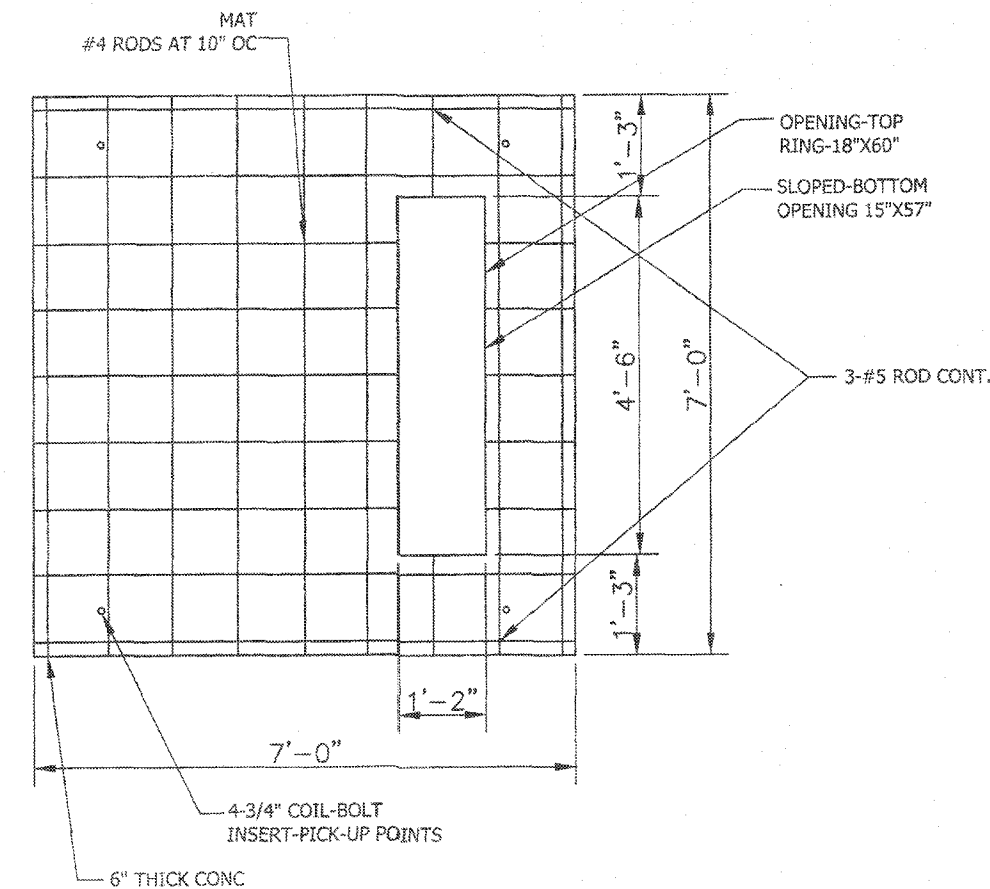
Note: Typical value accuracy ± 5%



POST TOP STREET LIGHT

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-9



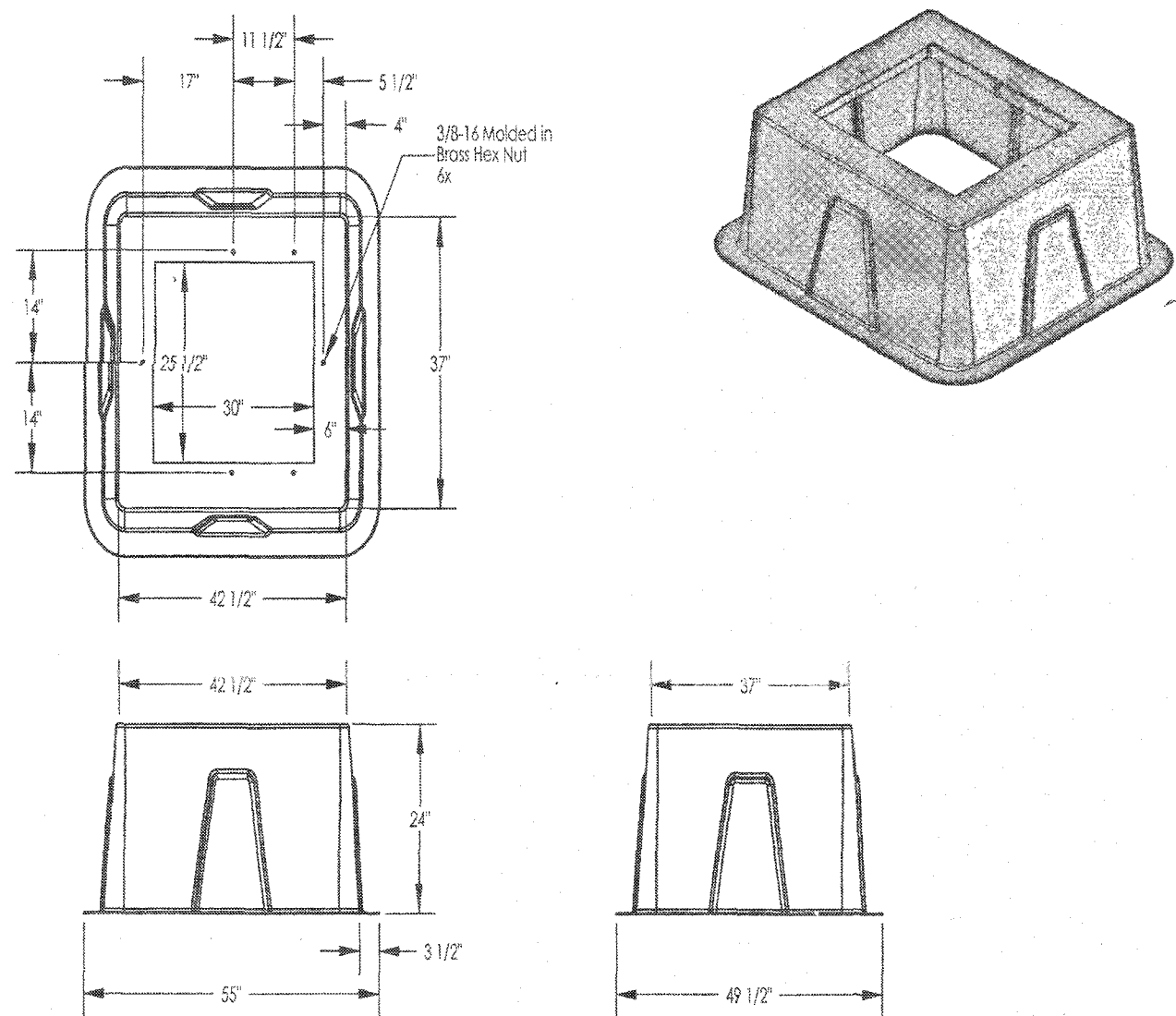
3-PH TRANSFORMER PAD POWER



3 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-10

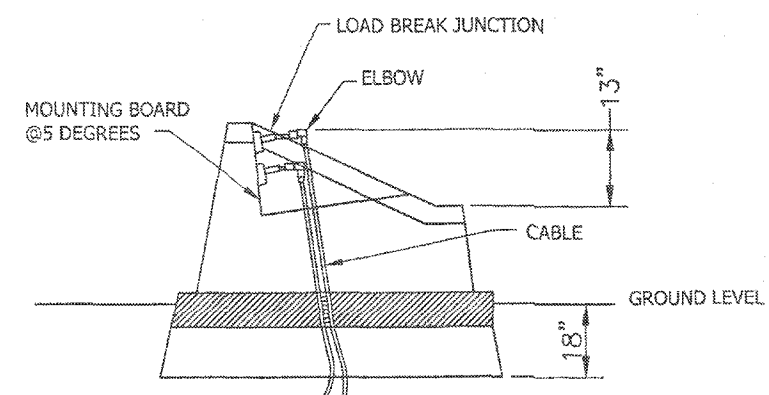


1 PHASE TRANSFORMER PAD

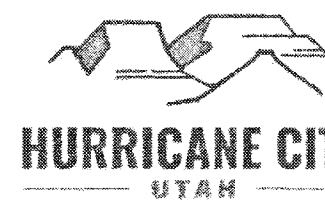


CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-11



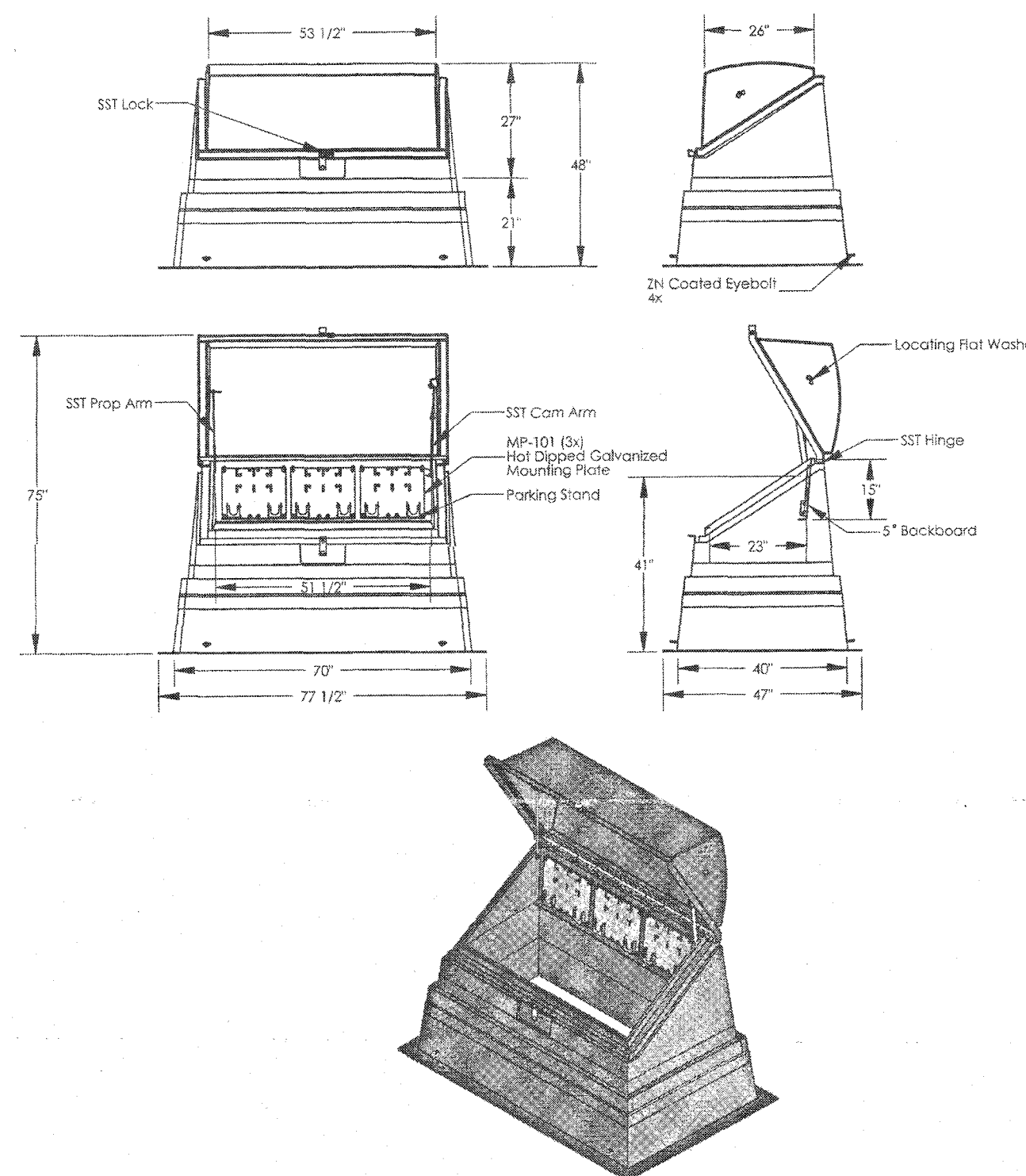
NORDIC - ND - 350



3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-14

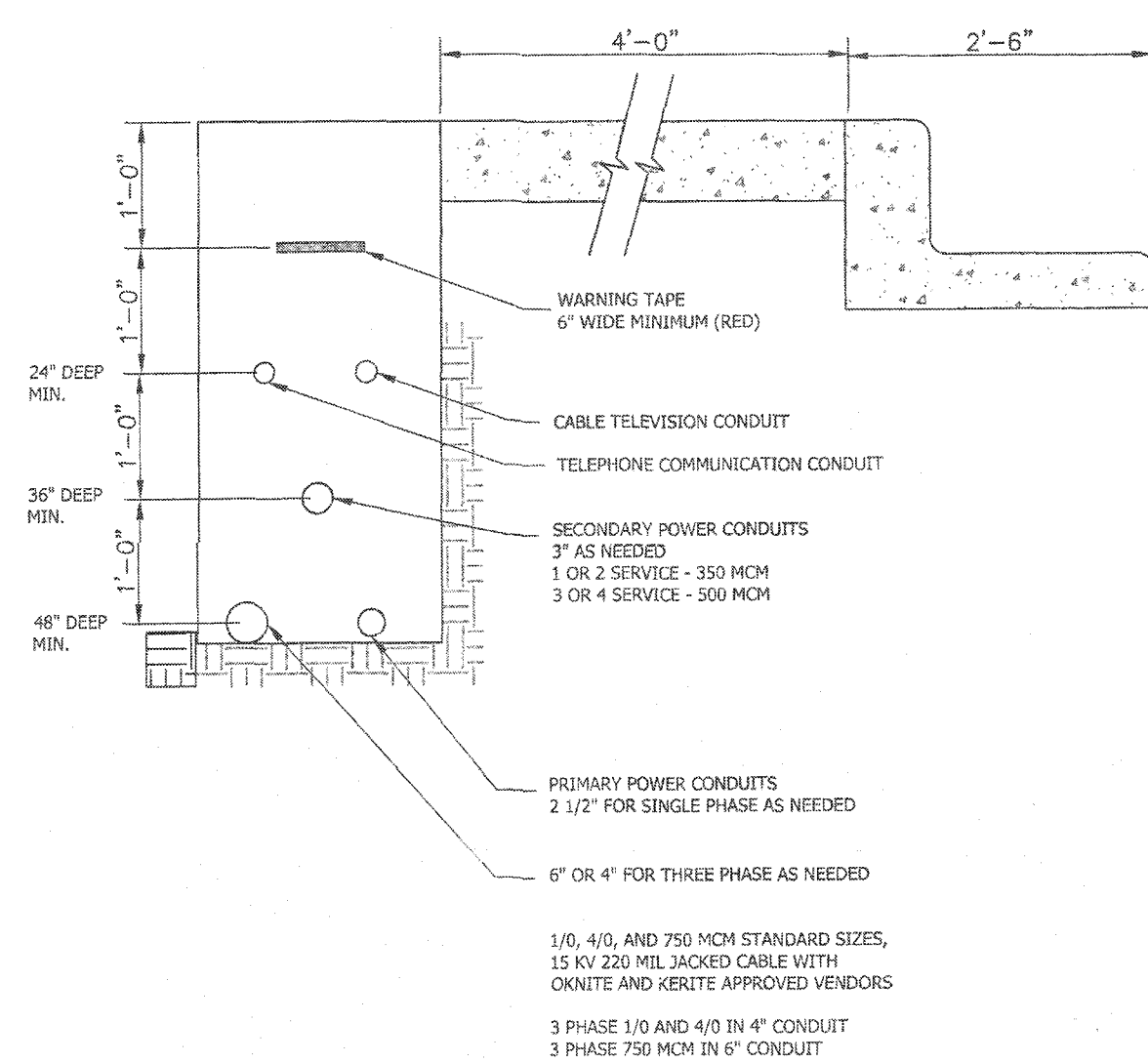


3 PHASE SECTIONALIZING CABINET



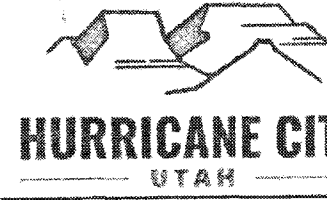
CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-15



NOTES

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

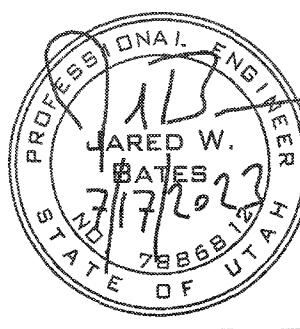


JOINT UTILITY TRENCH

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

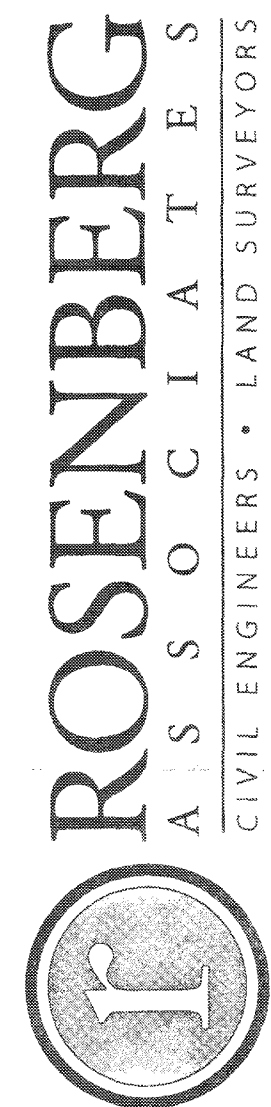
STANDARD DRAWING NO.
DR-18

UTILITY NOTES & DETAILS
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE
UTAH



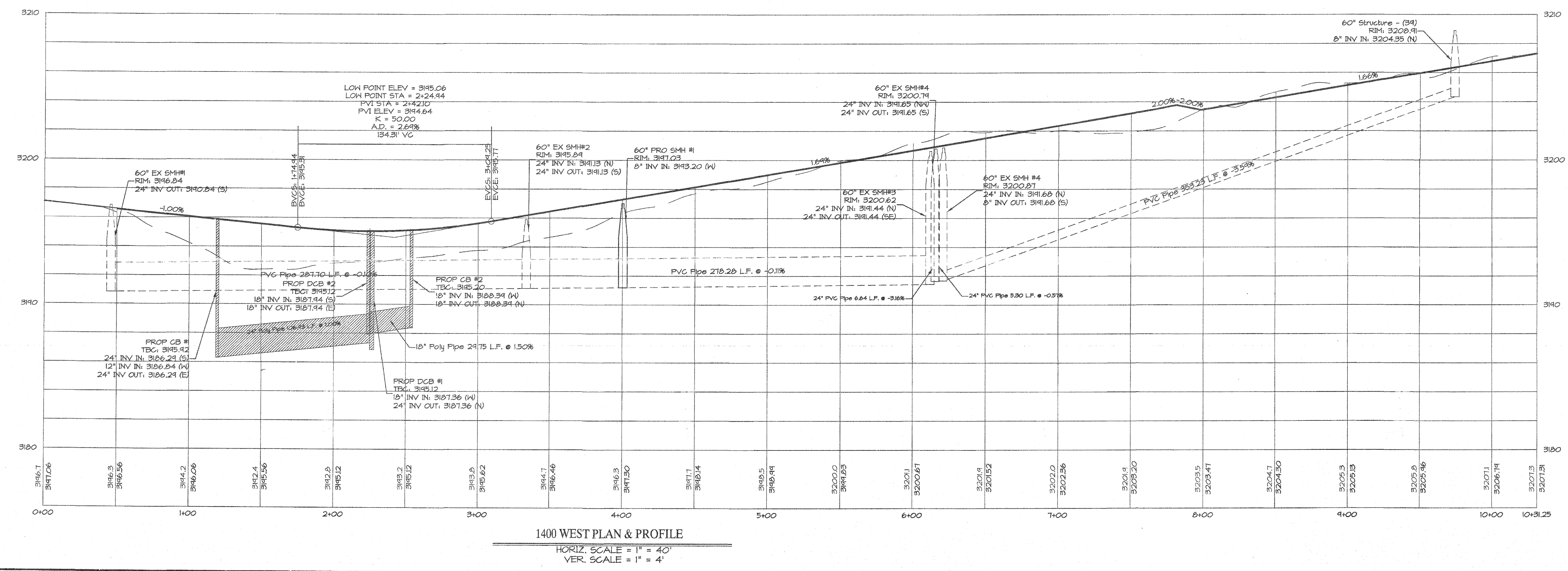
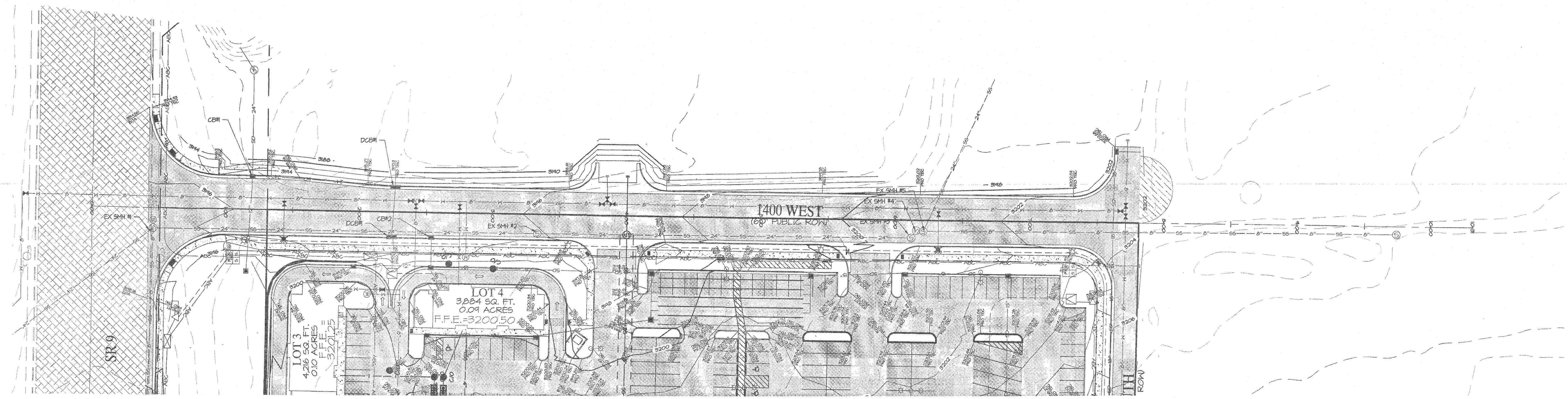
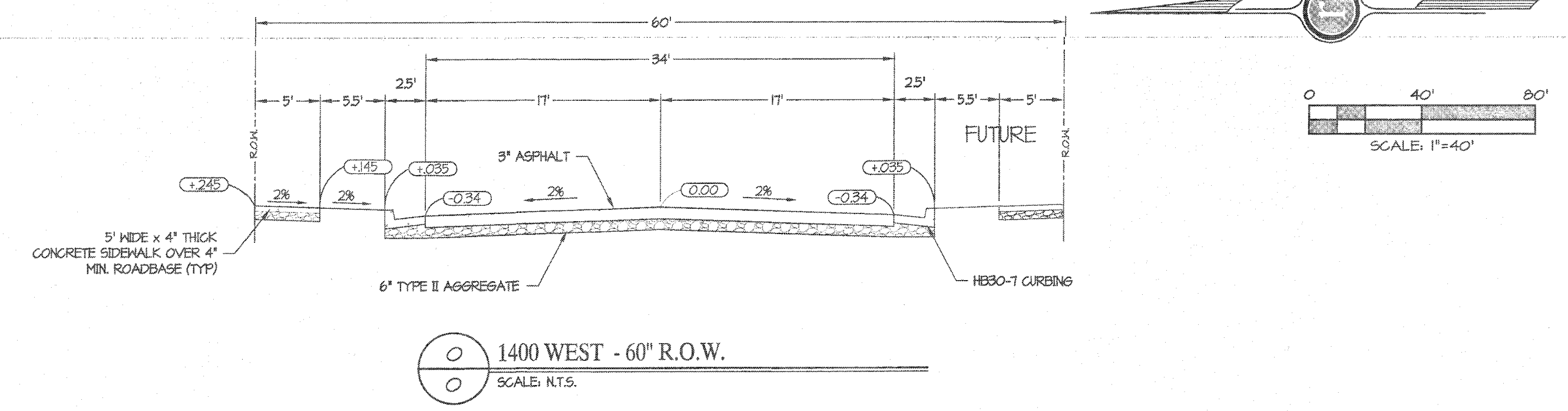
SHEET
4.3
9 OF 16 SHEETS

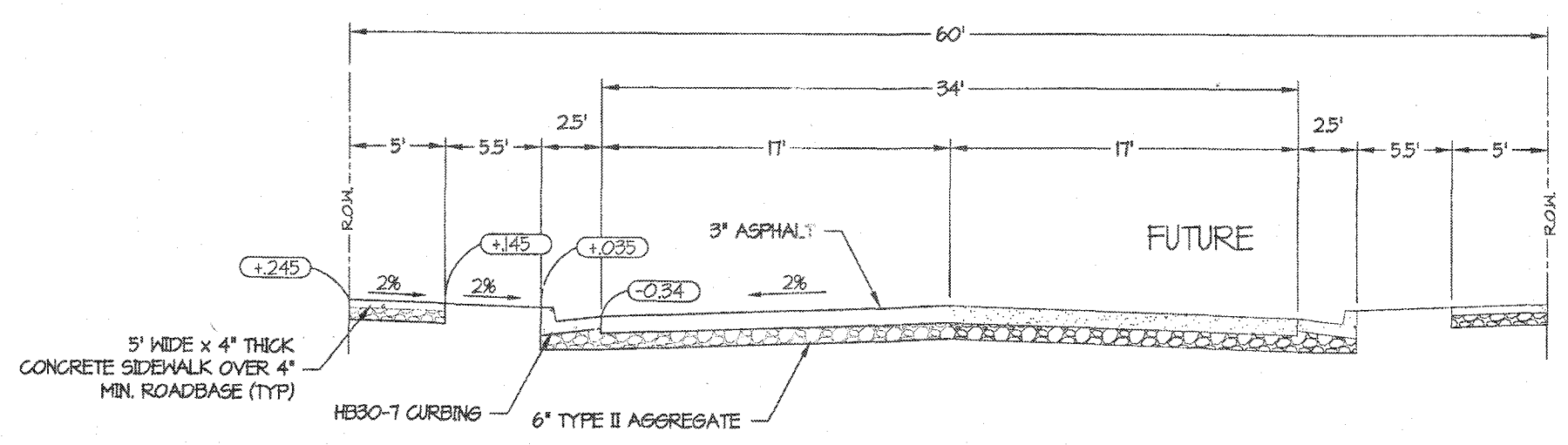
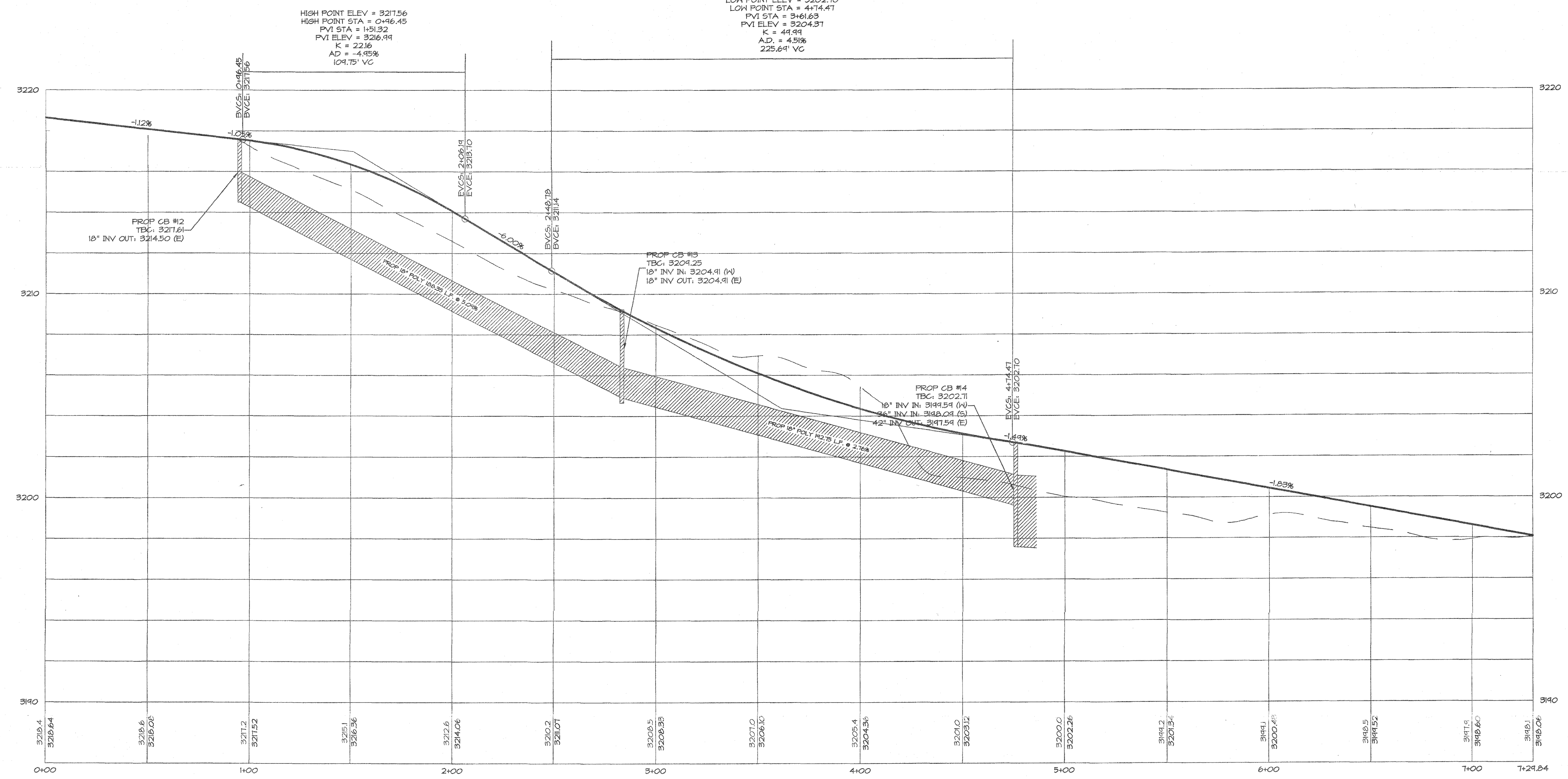
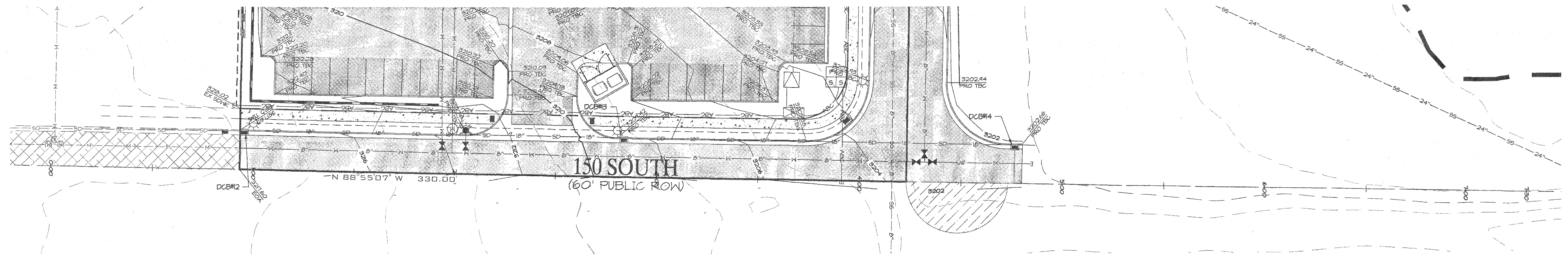
AUG 07 2023



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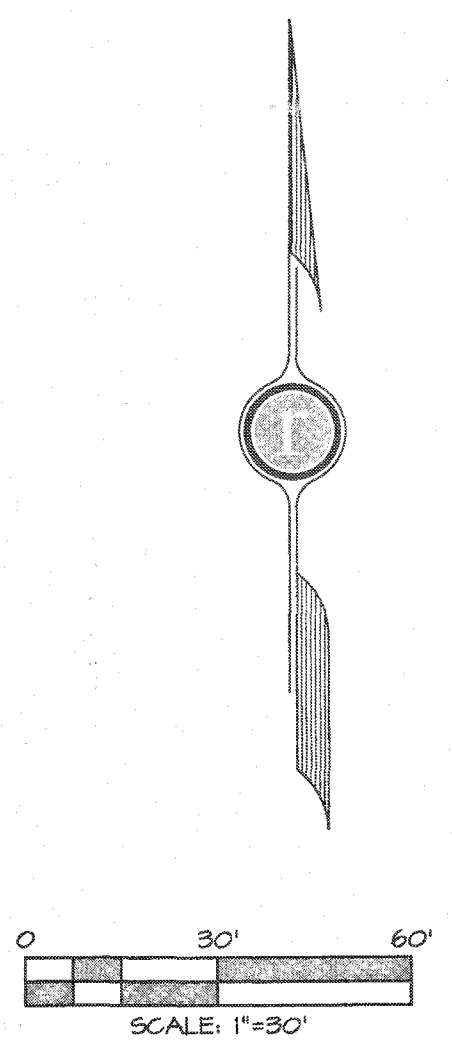
DATE:	05/03/2023
JOB NO.:	13250-22
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG.:	SITE
REVISIONS	
CITY HEADLINES	
DATE	07/17/23





150 SOUTH PLAN & PROFILE
 HORIZ. SCALE = 1" = 30'
 VER. SCALE = 1" = 3'

150 SOUTH - 60' R.O.W.
 SCALE: N.T.S.



DATE: 05/03/2023
 JOB NO.: 13250-22
 DESIGNED BY: TKH
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 DWG: SITE
 REVISIONS:

ROSENBERG
 ASSOCIATES
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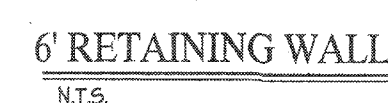
150 SOUTH PLAN & PROFILE
 FOR
 BUCK'S ACE HARDWARE HURRICANE
 HURRICANE
 UTAH

PROFESSIONAL ENGINEER
 JARED W. BATES
 317623
 STATE OF UTAH

SHEET
 5.1
 11 OF 16 SHEETS



6. MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
7. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
8. MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE AND INCLUDE: MIX IDENTIFICATION, STATEMENT OF INTENDED USE, MIX PROPORTIONS, DESIGN STRENGTH, DESIGN SLUMP, NET AND DRY UNIT WEIGHT, AND OTHER SUPPORTING DATA PER SPECIFICATIONS.
9. ADMIXTURES MAY BE USED; HOWEVER, THEY SHALL NOT BE CONSIDERED AS REPLACING ANY PART OF THE CEMENT FOR A SPECIFIED CONCRETE STRENGTH.
10. NO ALUMINUM CONDUITS OR PIPES SHALL BE EMBEDDED IN CONCRETE.
11. HOT WEATHER AND COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 & ACI 306 RECOMMENDED PRACTICES RESPECTIVELY.
12. MECHANICALLY VIBRATE CONCRETE.
13. CONCRETE CYLINDERS SHALL BE CAST FOR STRENGTH TESTING FOR EACH POUR.

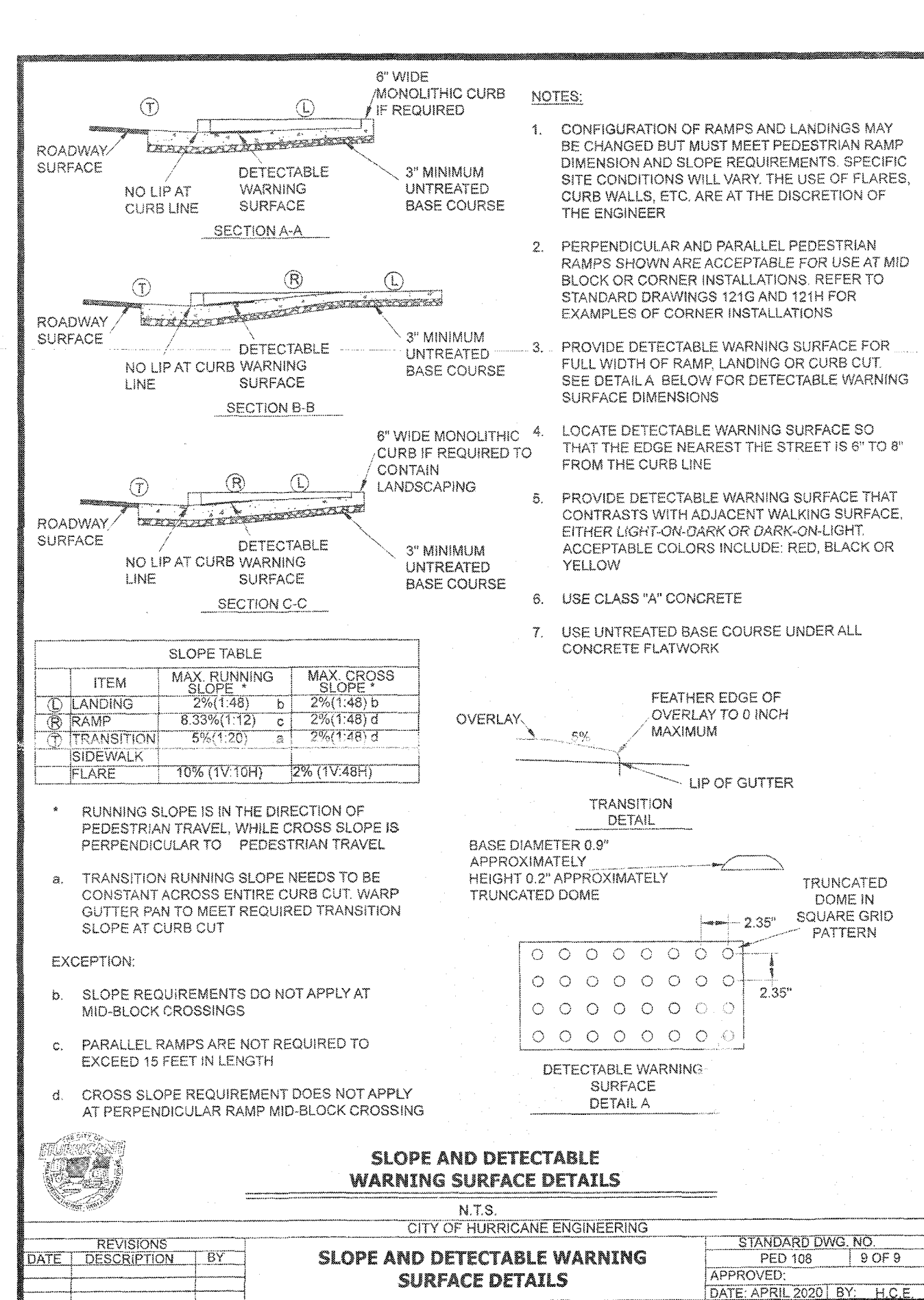
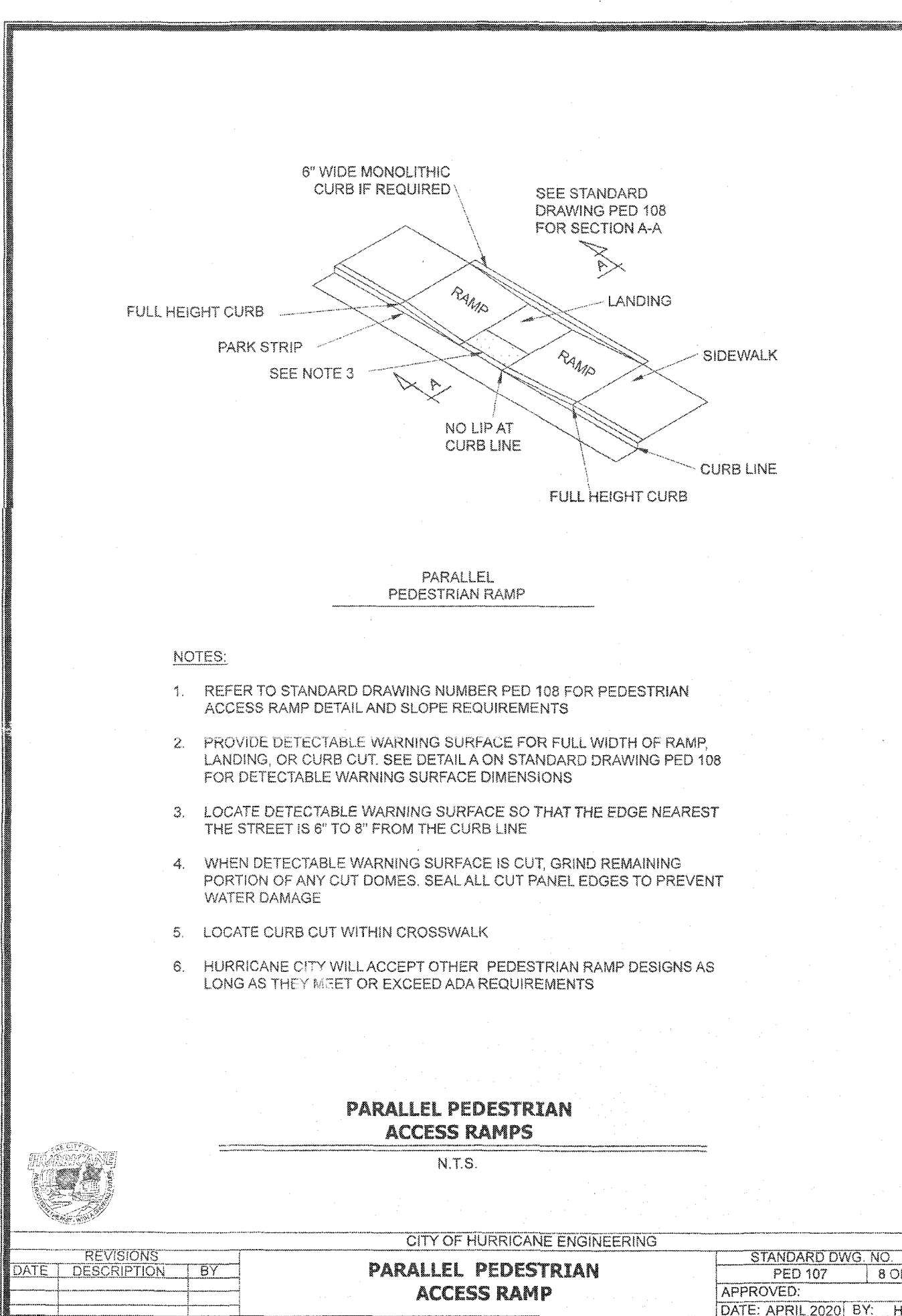
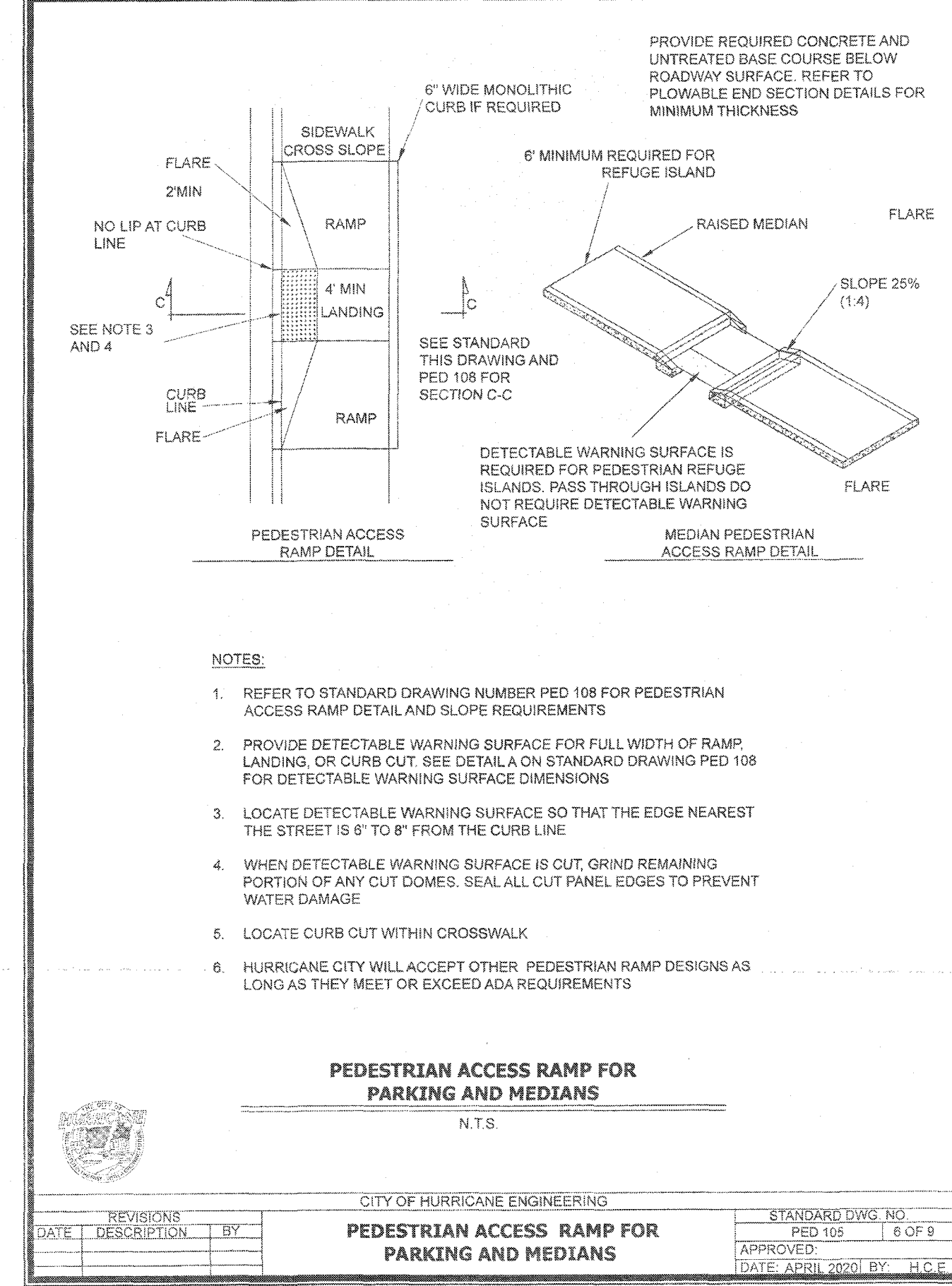
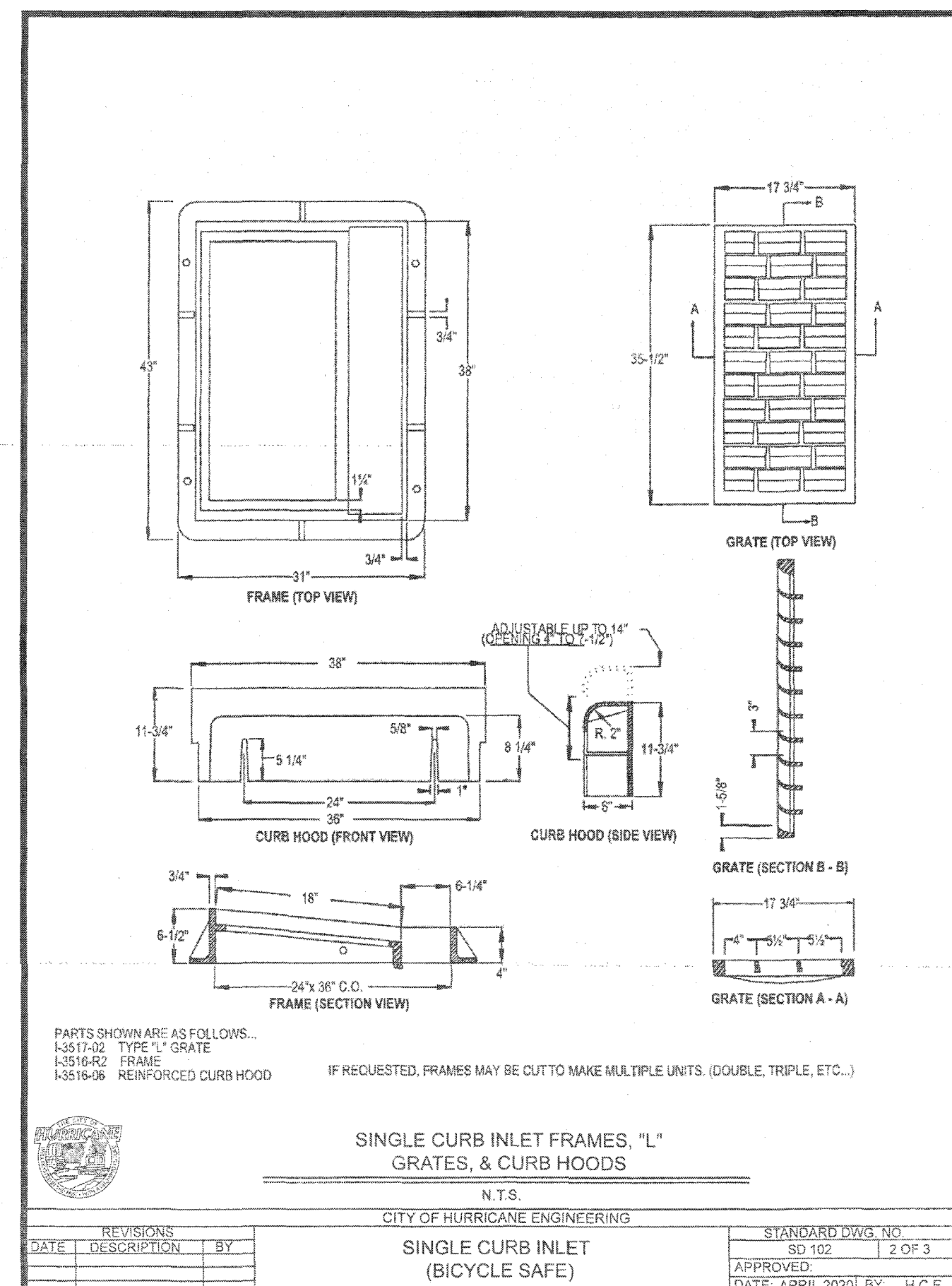


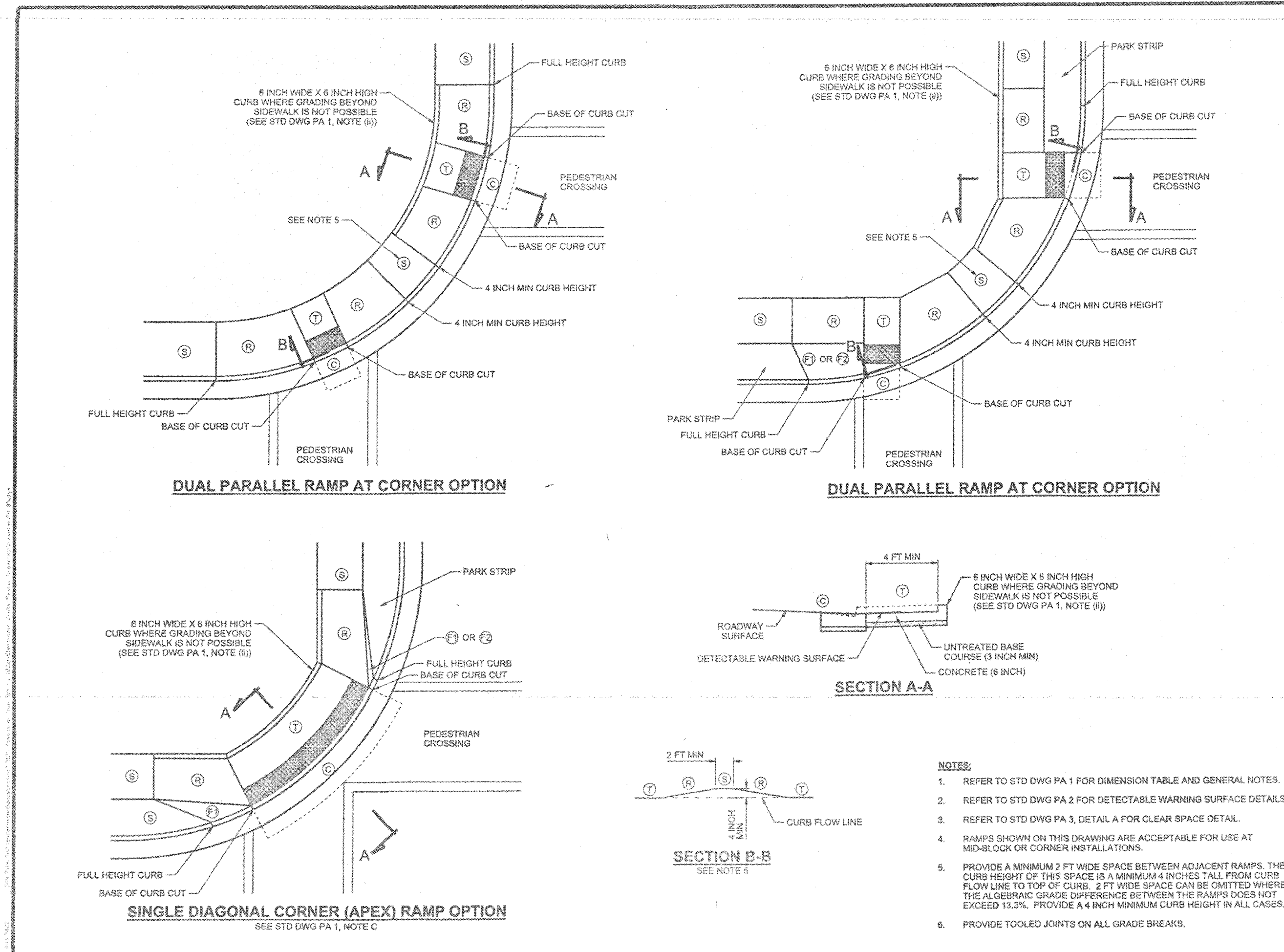
CATCH BASIN SIZE	A	B
24"x24"	36"	24"
36"x36"	48"	34"
48"x48"	60"	46 3/4"



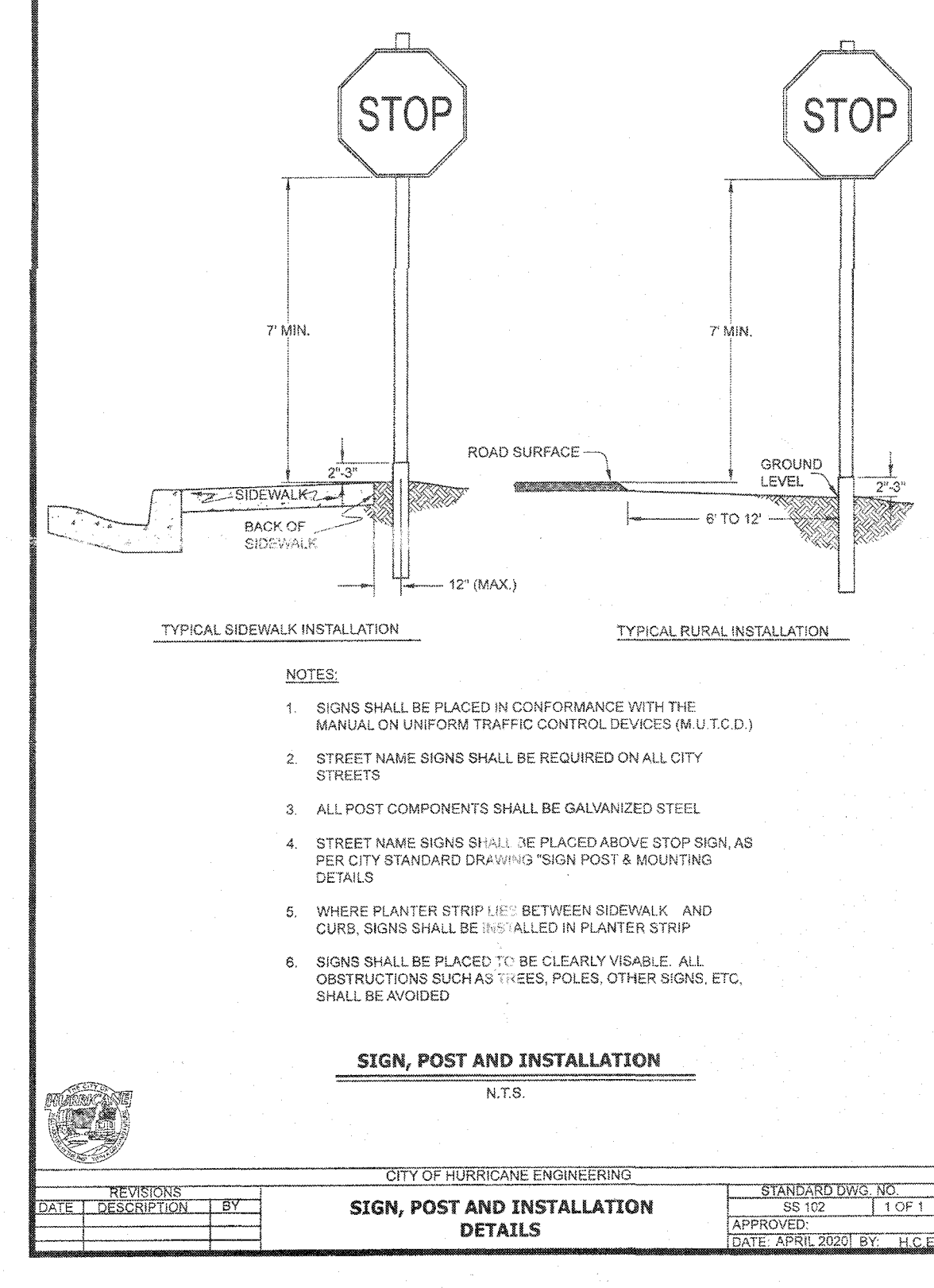
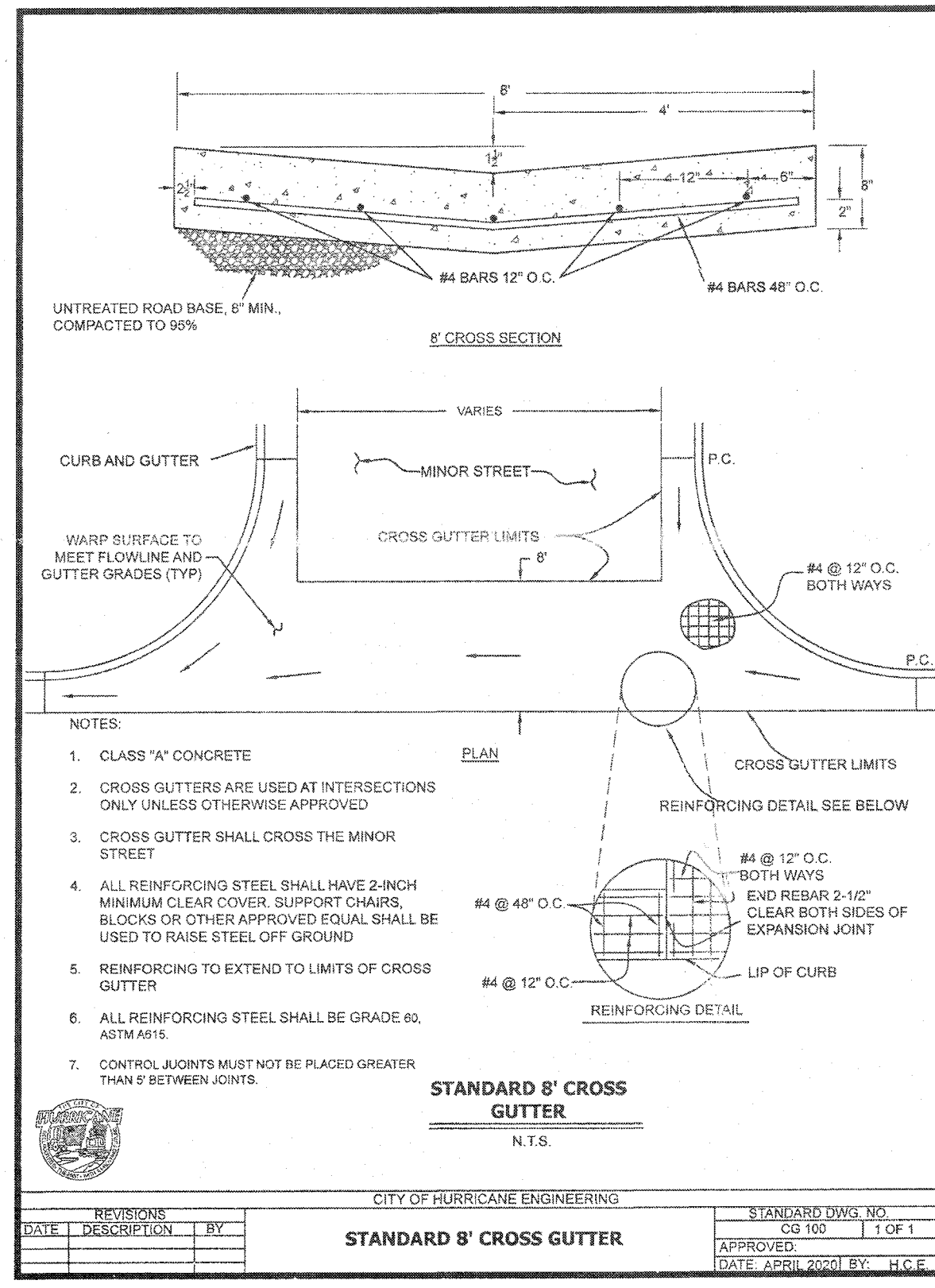
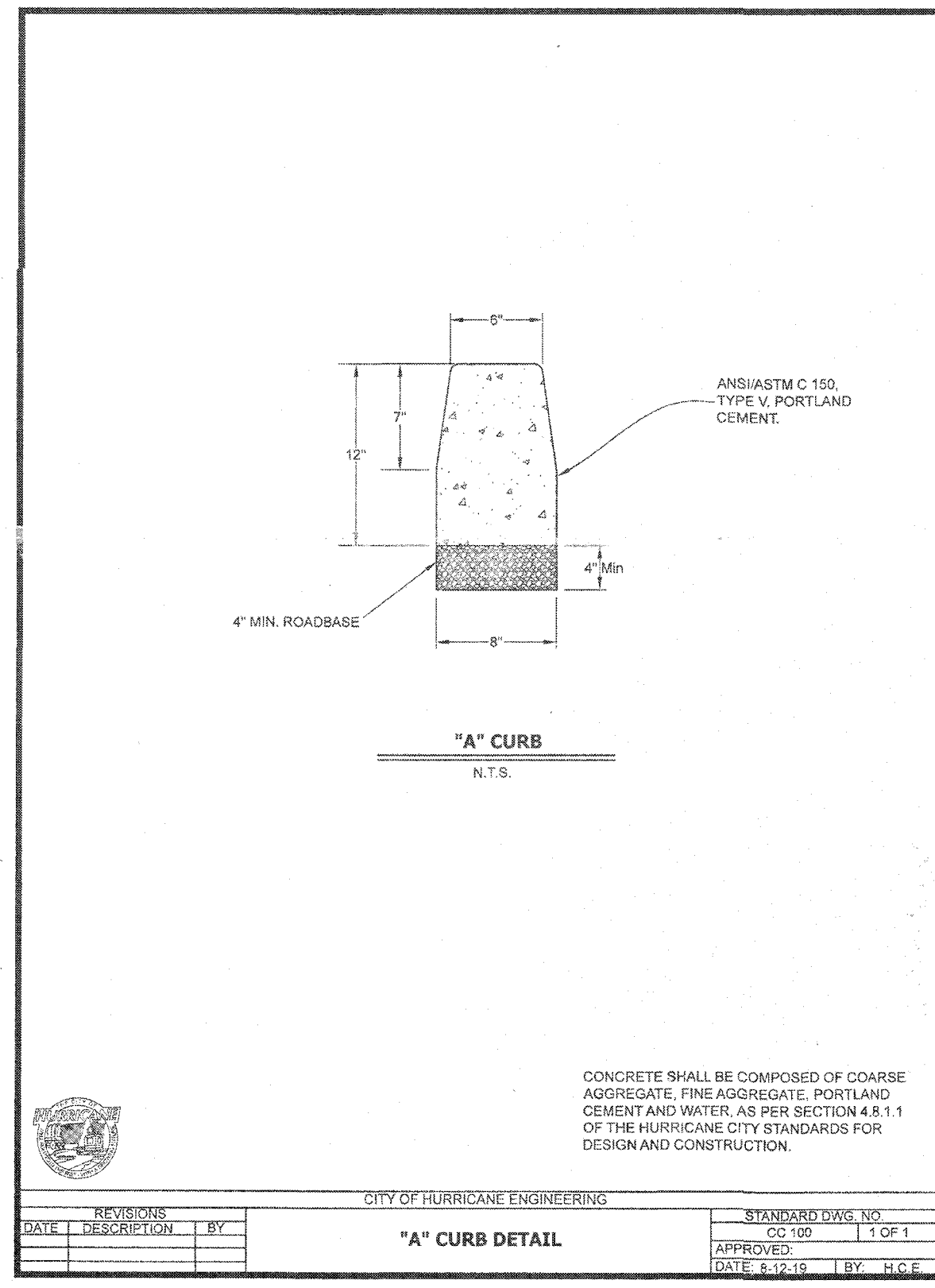
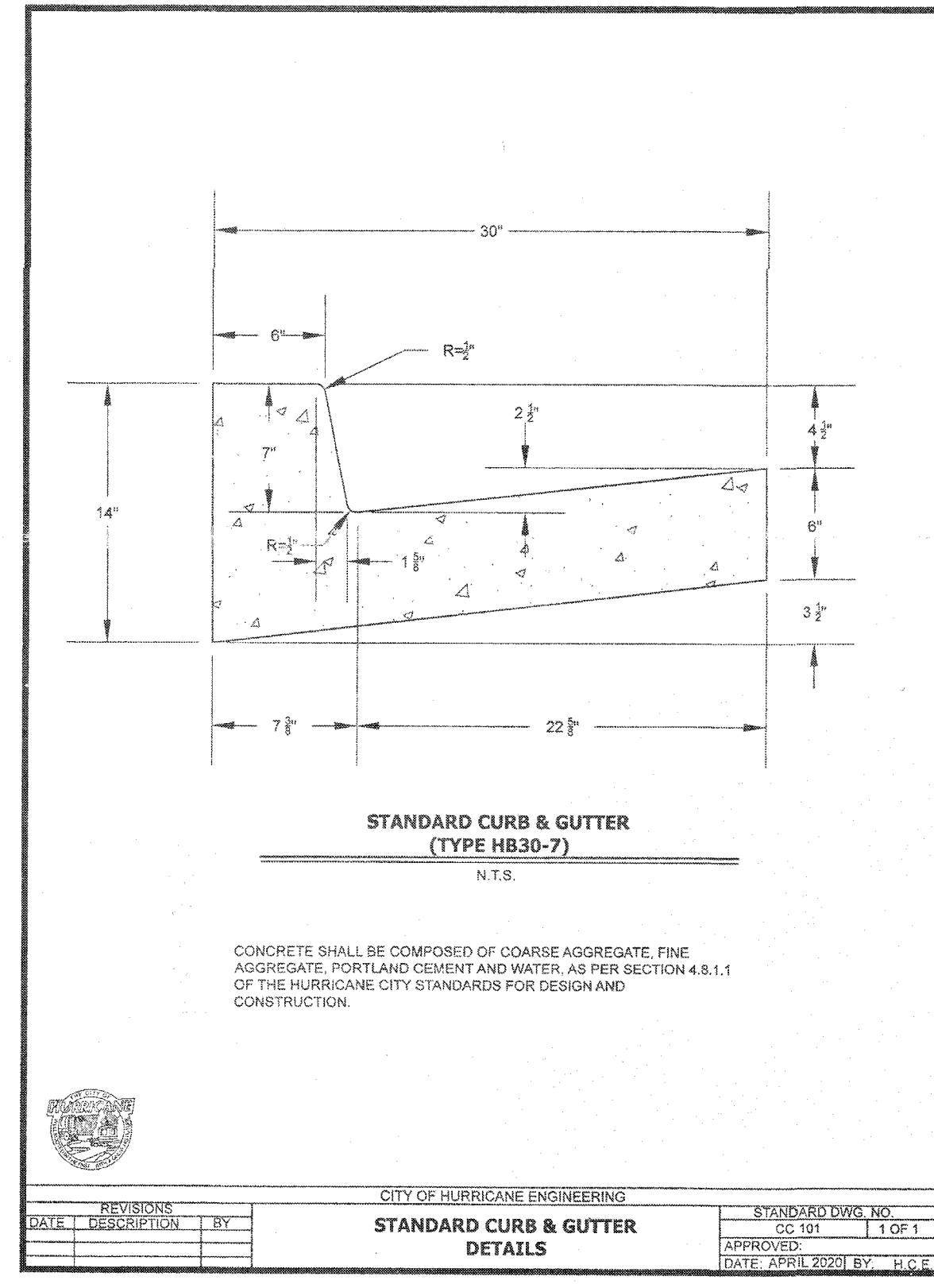
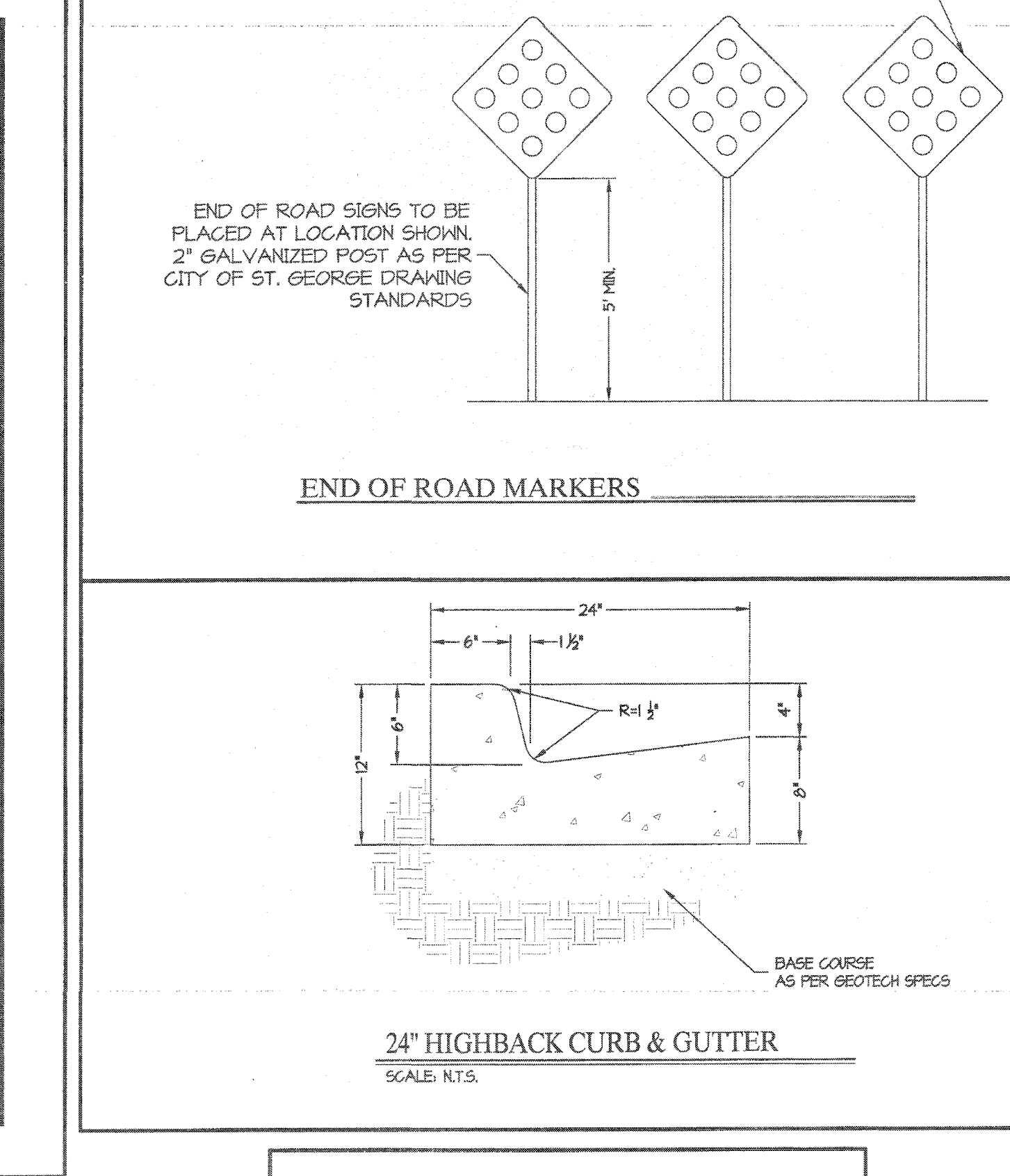
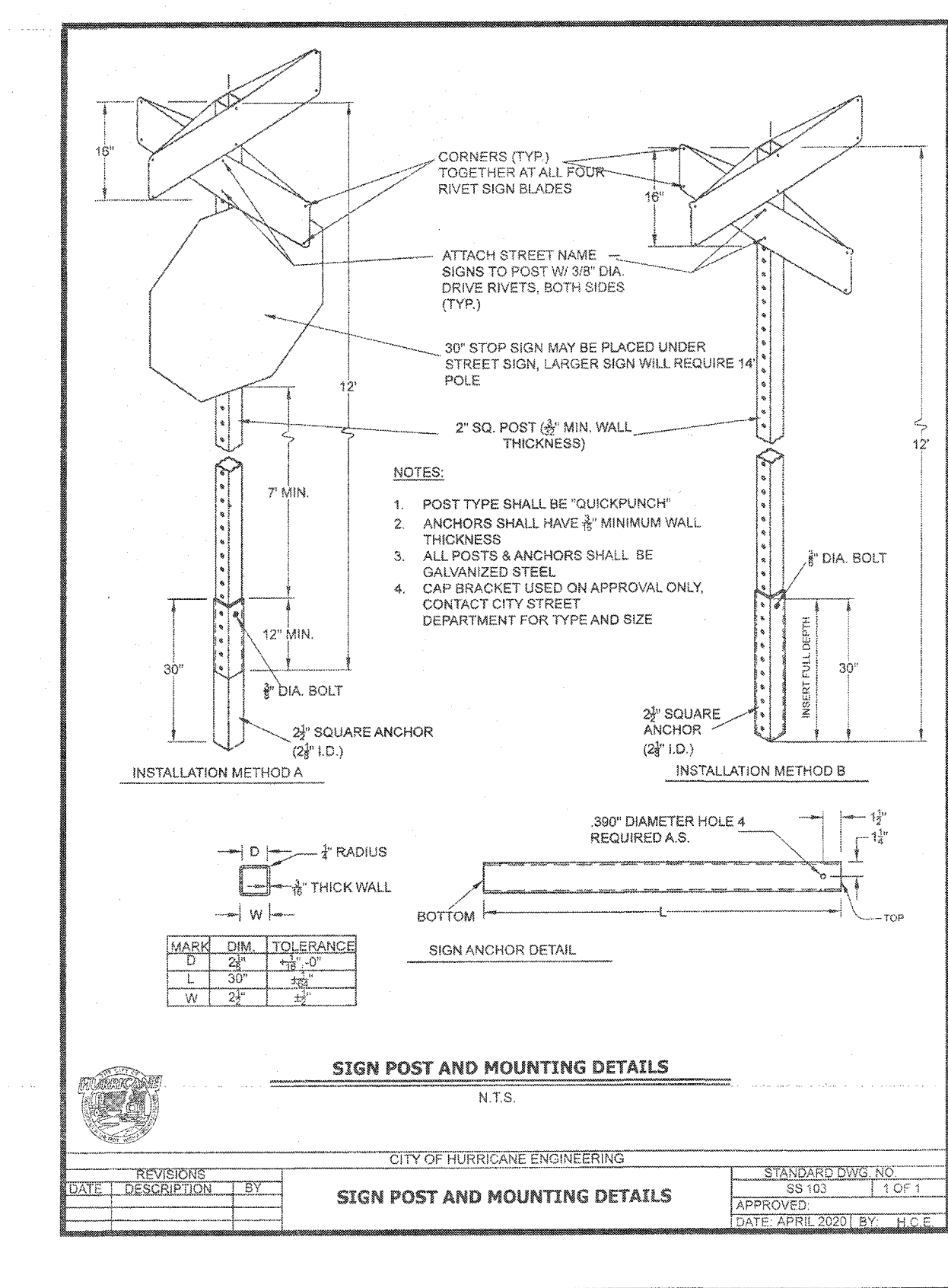
DROP INLET DETAIL

N.T.S.





STANDARD DRAWING TITLE		DATE	
PARALLEL PEDESTRIAN ACCESS		2023 Standard Drawing	
UTAH DEPARTMENT OF TRANSPORTATION		APPROVED	
STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION		DESIGNED BY	
SALT LAKE CITY, UTAH		CHECKED BY	
RECOMMENDED FOR APPROVAL		DESIGNED BY	
REVISIONS		CHECKED BY	
1	2023	DESIGNED BY	DATE
2	2023	DESIGNED BY	DATE
3	2023	DESIGNED BY	DATE
4	2023	DESIGNED BY	DATE
5	2023	DESIGNED BY	DATE
6	2023	DESIGNED BY	DATE
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100	2023	DESIGNED BY	DATE



DATE: 05/03/2023
JOB NO.: 19250-22
DESIGNED BY: TKH
CHECKED BY: JMB
DWG: SITE
REVISIONS
CITY REDLINES
DATE: 07/17/23

ROSENBERG
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352 East Riverside Drive, Suite A-2 St.
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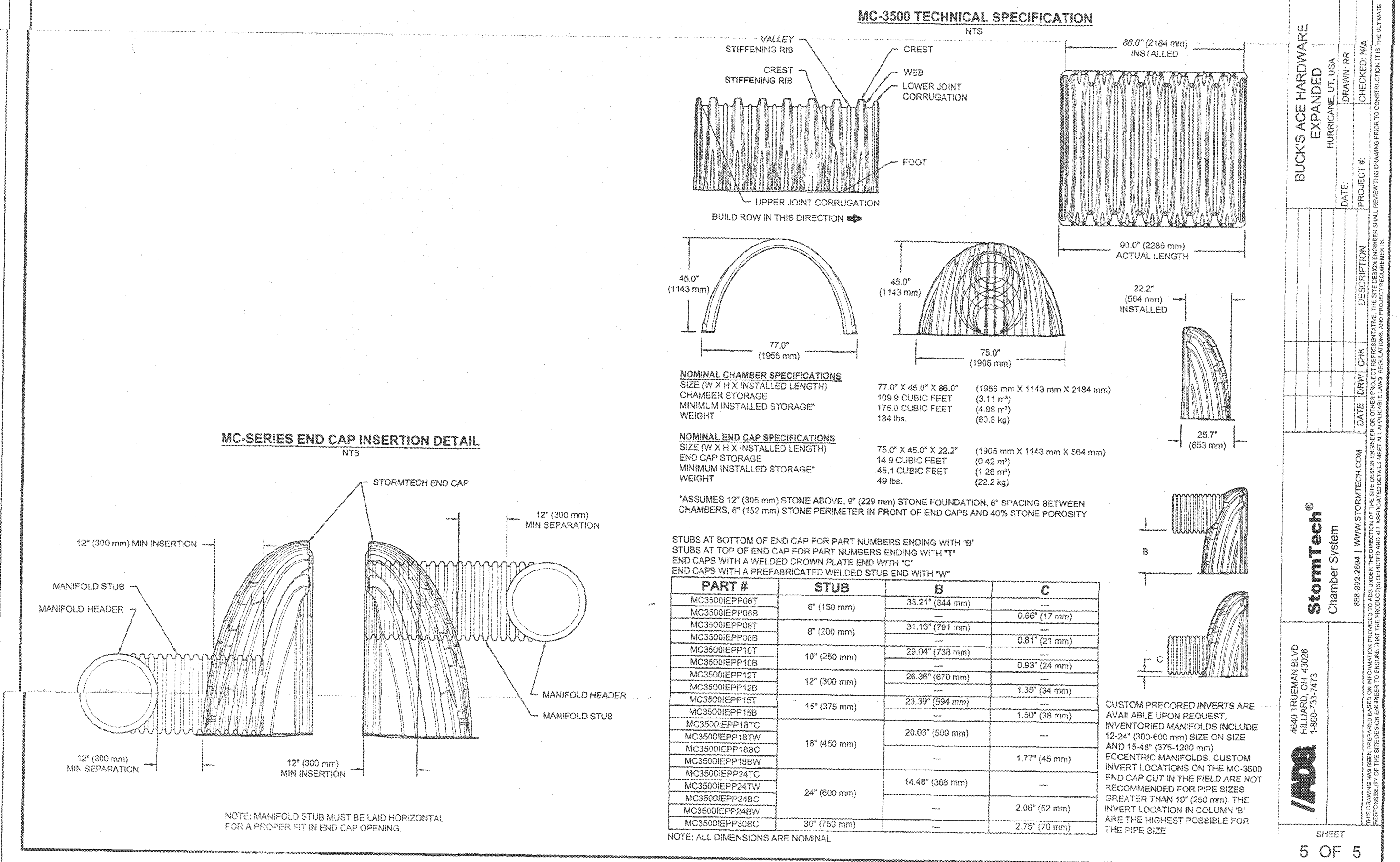
DETAIL SHEET
FOR
BUCK'S ACE HARDWARE HURRICANE
HURRICANE
UTAH

PROFESSIONAL
SEAL
15
LARED W.
BATES
7/17/2023
78868
STATE OF UTAH

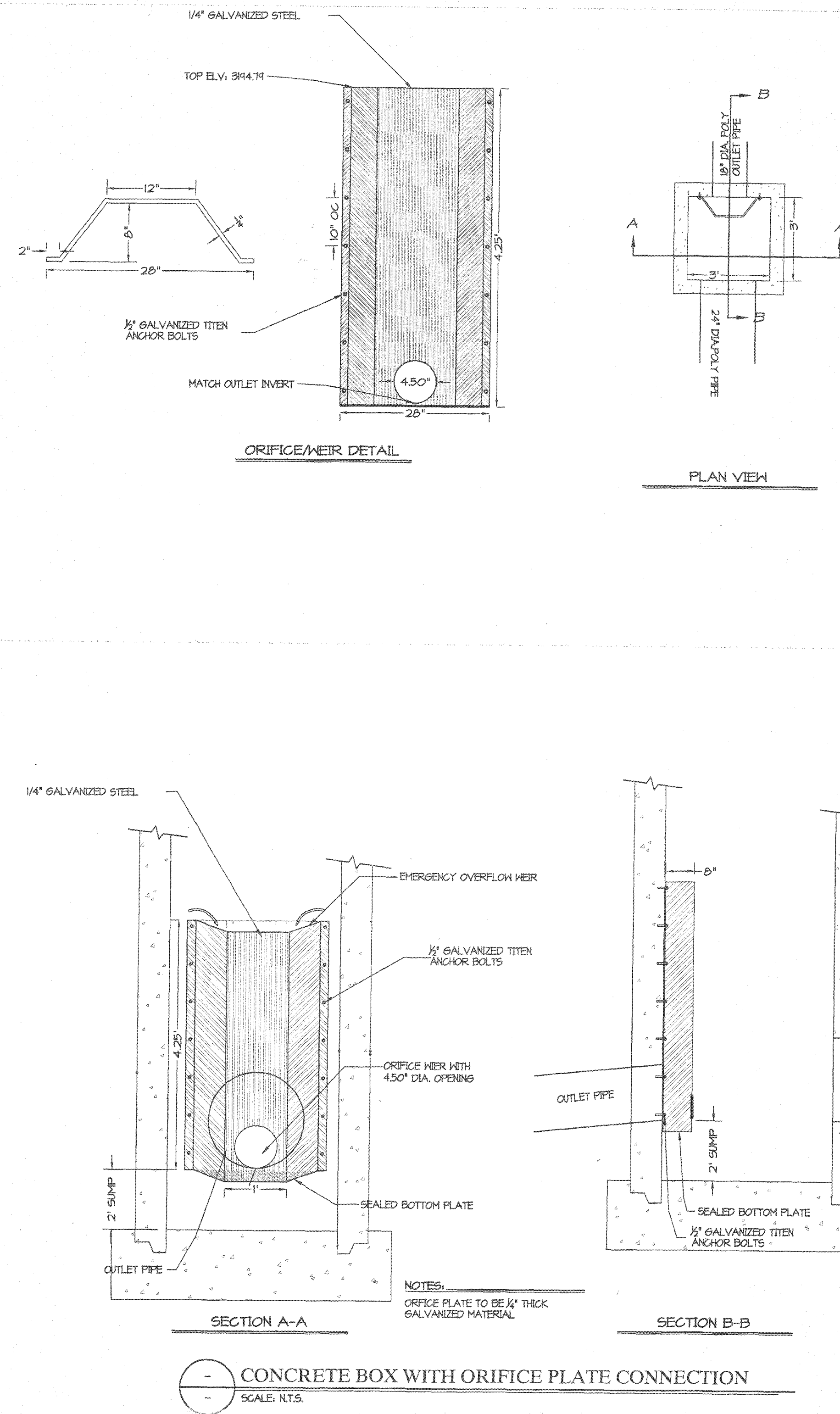
SHEET
6.2
14 OF 16 SHEETS



AUG 07 2023



- TDS, CATV/BROADBAND NOTES:
- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
 - TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
 - CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
 - RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
 - ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.



DATE: 05/03/2023
JOB NO.: 13250-22
DESIGNED BY: TKH
CHECKED BY: JAB
DWG: SITE

REVISIONS
DATE
CITY REDLINES

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UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
7/7/2023
UTAH

SHEET
6.4
16 OF 16 SHEETS

AUG 07 2023