HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager 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 11, 2024
6:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 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.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP23-62: Discussion and consideration of a possible approval of a final site plan for Obsidian Resorts Phase 1-5, a 144 unit recreation resort condominium development located along Bash Parkway. Russel Robison, Applicant. Karl Rasmussen, Agent.
2. PP23-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sandwater Estates, a 153 lot single family subdivision located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

3. PP23-30 HIL23-03: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands applicaiton for Kolob Views, a 20 lot single family subdivision located at 1400 W 900 S. Stratton Dev LLC, Applicant. Colt Stratton, Agent.
4. PP23-31: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1, a residential subdivision consisting of 84 single family homes and 20 townhomes, located at 1760 W and 700 S. Wasatch Commercial Developers, Applicant. Rob Reid, Agent.
5. FSP23-52: Discussion and consideration of a recommendation to the City Council on a final site plan for Fairgrounds RV park, a 110 stall RV park located at Regional Park Road and 700 S. D&G Property Holdings LLC, Applicant. Brandee Walker and Alex Stewart, Agents.
6. PP23-32: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Red Cliffs subdivision, a 31 unit duplex development located at 600 N 2170 W. Kirk Coppinger, Applicant.
7. CUP23-23: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.
8. AFP23-19: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lot 13 located at 4400 W State St #13. Ryan Scholes, Applicant
9. AFP23-20: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat B Lots 210 and 211 located at 3849 W 2700 S. Ryan Scholes, Applicant.
10. CUP23-22: Discussion and consideration of a possible approval of a conditional use permit for a metal builidng located at 980 S 920 W. Kade Bringhurst, Applicant.
11. AFP23-21: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler, Applicant. Brandee Walker, Agent.
12. 2022-PP-24: Discussion and possible approval of an extension on the final plat deadline for Gateway at Sand Hollow Resort, a 183 unit recreation resort condominium development located at Sand Hollow Road and Gateway Blvd. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.

Approval of Minutes:

Adjournment

Hurricane City Application

Application Accepted Date:	11/30/2023
Type of Improvement:	Site Plan (Final)
Description:	
Tenant / Project Name:	Obsidian Resort Phases 1-5
Bldg. Address:	2572 W 280 N
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	The Obsidian Resort
Phase:	1-5
Block:	
Lot #:	
Parcel #:	H-4-2-12-1113-GS1, H-4-2-11-1121, H-4-2-11-1120-GS1
Zone:	RR and PC
Property Owner:	Russel Robison
Permit Contact:	Karl Rasmussen P:(435) 680-0816
Email:	karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record:	Karl Rasmussen
Email:	karl@pv-eng.com P: (435) 668-8307
General Contractor:	Hurricane Group LLC, BASH Resort LLC,
License #:	191090-2203 Russel W Robison P: (360) 551-5392
Address:	3263 Retreat Dr
City:	Hurricane
State:	UT
Zip:	84737
Email:	jason@theobsidian.org

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 250.00
Sub Total:	**$ 250.00**
Permit Total:	**$ 250.00**
Amount Paid:	**$ 250.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/04/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP23-62

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

Applicant Name: Jeffrey Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/04/2023

Application Issued By: Date:

Receipt #: 8.173981 & 8.174619-11/30/23

DRAFT

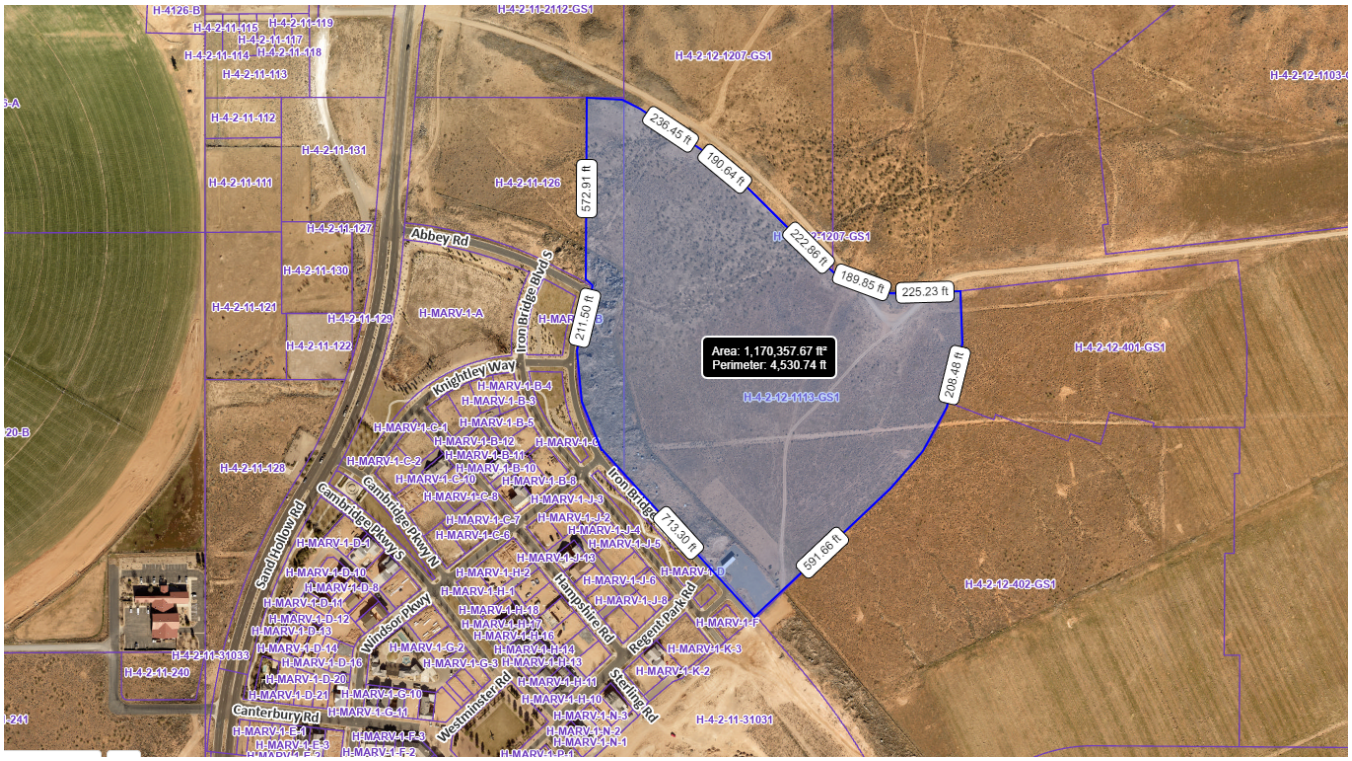
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	FSP23-62
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Russell Robison
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan
Location:	4095 W Bash Parkway
Zoning:	Recreation Resort
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan for the first five phases of the Obsidian Resort located along Bash Parkway within the Gateway to Sand Hollow PID. This portion of the development consists of a "check-in center", poolhouse, and 144 recreation resort condominiums. Each phase will consist of a different building.

JUC Comments
The Joint Utility Committee has signed off on the construction drawings for this project in December 2023.



Location is approximate

Staff Comments: Final Site Plan

1. The building layouts and sizes conform with the preliminary approval and Recreation Resort zoning standards
2. **Landscaping**: A landscaping plan has been provided. The number and general location of plants shown meets city standards. There is a note on the landscaping plan indicating a more detailed plan is being designed by others, however the plan provided shows the required landscaping and can be approved.
3. All units used as short-term rentals in resort zones do require a business license before renting can begin.
4. A note indicating that all outdoor lighting will meet city standards has been provided
5. **Parking:** According to their plans 440 parking stalls are required and 499 stalls are provided with 58 of those stalls able to be used by trailers (i.e. pull through stalls) to meet the required 29 trailer parking stalls
    a. The plan indicates a parking study will be done to determine the true overall parking needs for the resort. The preliminary plans did show sufficient parking for the overall site. Parking is sufficient for this phase.
6. HCC 10-26-4 states: *At least one pool, clubhouse, and office space for onsite management shall be constructed and operational within one year of when the first building permit is issued within the first phase. Other amenities shall be phased proportionally with the construction of the development ensuring proper and proportional amenity development.* The phasing plan presented indicates this requirement will be met.
7. **Building Elevations:** Building elevations have been presented that show the average height of the buildings is under 35’

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

OVERALL SITE PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

OVERALL LAND USE SUMMARY

TOTAL GROSS AREA: MIN POOL AREA REQUIRED	10,37,827.00 SQ.FT (23.82 ACRE) 2000 SQ.FT.
TOTAL UNITS ALLOWED	403 (15/ACRE) PLANNING COMMISSION WILL ALLOW UP TO 372
TOTAL CONDOS UNITS CHECK-IN CENTER TOTAL HOTEL UNITS	372 (1116 BEDROOMS) 1 40 UNITS

PARKING

PHASE	CAR STALLS REQUIRED	TRAILER STALLS REQUIRED	CARS STALLS PROVIDED		ADA STALLS PROVIDED	GOLF CART STALLS PROVIDED
1	8	1	74	46 FOR CARS 28 FOR TRAILERS	2	5
2	90	6	36	34 FOR CARS 0 FOR TRAILERS	2	5
3	108	7	50	50 FOR CARS 0 FOR TRAILERS	4	4
4	108	7	162	148 FOR CARS 14 FOR TRAILERS	4	4
5	126	8	177	161 FOR CARS 16 FOR TRAILERS	4	4
TOTAL	440	29	499	441 FOR CARS 58 FOR TRAILERS	16	22
6 –13	PARKING STUDY TO BE PERFORMED TO EVALUATE ACTUAL RESORT PARKING NEEDS FOR CURRENT AND FUTURE PHASES. CURRENT PLANS SHOW 601 ADDITIONAL STALLS PLANNED.					

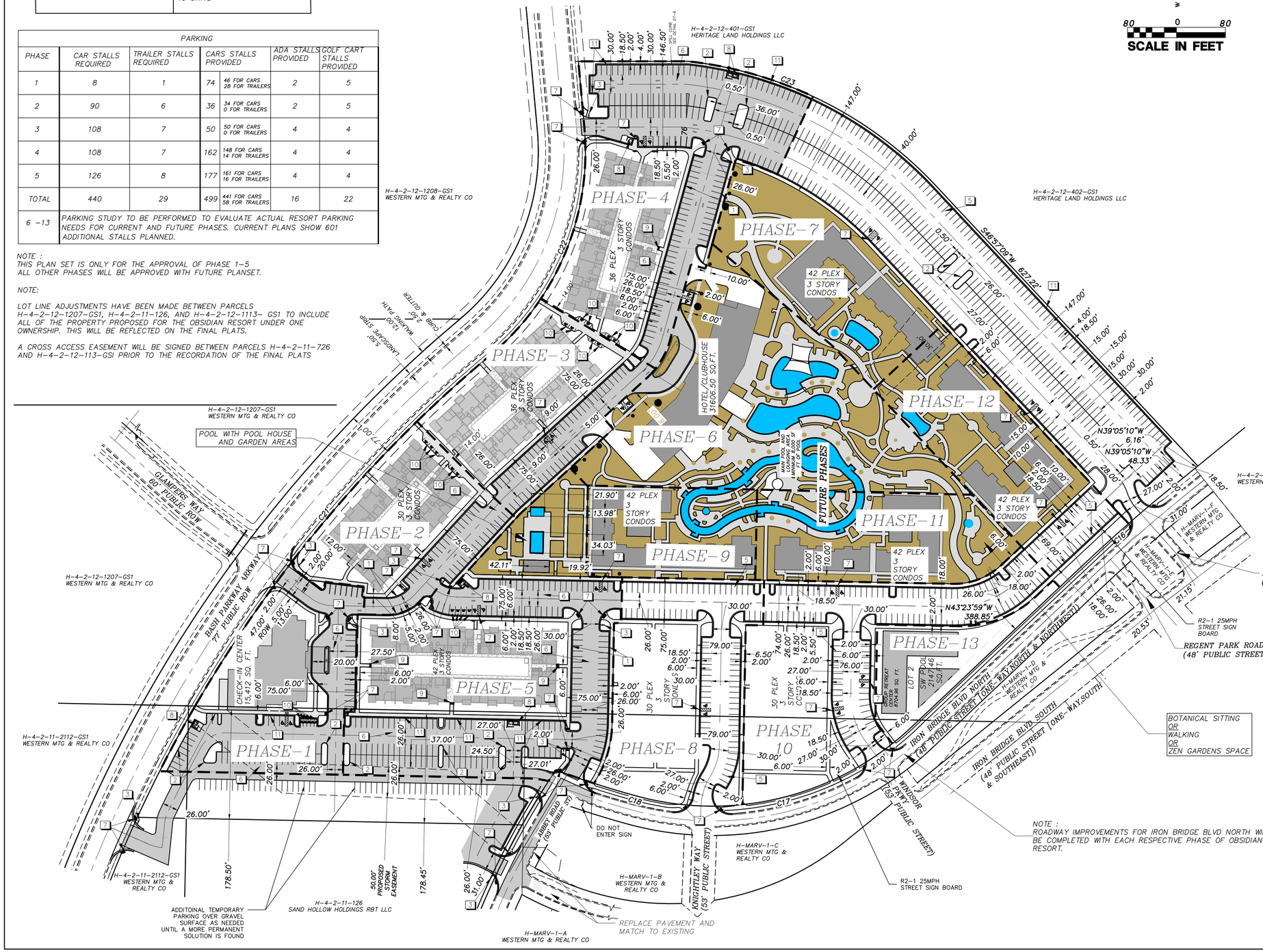
NOTE :
THIS PLAN SET IS ONLY FOR THE APPROVAL OF PHASE 1–5
ALL OTHER PHASES WILL BE APPROVED WITH FUTURE PLANSET.

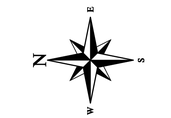
NOTE:

LOT LINE ADJUSTMENTS HAVE BEEN MADE BETWEEN PARCELS H-4-2-12-1207-GS1, H-4-2-11-126, AND H-4-2-12-1113- GS1 TO INCLUDE ALL OF THE PROPERTY PROPOSED FOR THE OBSIDIAN RESORT UNDER ONE OWNERSHIP. THIS WILL BE REFLECTED ON THE FINAL PLATS.

A CROSS ACCESS EASEMENT WILL BE SIGNED BETWEEN PARCELS H-4-2-11-726 AND H-4-2-12-113-GSI PRIOR TO THE RECORDATION OF THE FINAL PLATS

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITHIN THAT AREA.





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- LANDSCAPING AREA
- POOL AREA
- PHASE LINE
- BASH PARKWAY ROAD ROW
- EXISTING CURB & GUTTER IN MARLA
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA RAMP ACCESSIBLE AREA
- ADA RAMP

NOTE:
1. ALL ROADWAYS WILL BE PRIVATE.
2. PARKING WILL BE UNCOVERED.

CONSTRUCTION KEYNOTES:

1. INSTALL NEW 24" CURB AND GUTTER (SEE DETAILS ON SHEET DT-5)
2. INSTALL NEW "A" CURB (SEE DETAILS CC-100 ON SHEET DT-1)
3. INSTALL NEW STOP SIGN PER CITY STANDARDS
4. INSTALL NEW STREET SIGN PER CITY STANDARDS
5. FUTURE IMPROVEMENTS
6. PROPOSED ASPHALT
7. INSTALL NEW ADA RAMP
8. TRASH ENCLOSURE
9. INSTALL STEPS TO BUILDING
10. GOLF CART PARKING
11. INSTALL 24" SPILL CURB

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

NOT FOR CONSTRUCTION
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

OVERALL SITE PLAN:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=80'
JOB NO. 720-001
SHEET NO: C2

OVERALL SITE PLAN

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

ADA NOTES :

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

NOTE:
1. ALL ROADWAYS WILL BE PRIVATE.
2. PARKING WILL BE UNCOVERED.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- ADJACENT PROPERTY LINE
- FUTURE ROAD R-O-W
- SECTION LINE
- CENTER LINE
- PROPOSED FENCE
- PHASE LINE
- CURB AND GUTTER
- POOL AREA
- SECTION CORNER AS DESCRIBED
- PROPOSED BUILDING
- SIDEWALK
- PROPOSED PAVEMENT
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- 8' CROSS-GUTTER WATERWAY PER STANDARD DETAILS ON SHEET DT-1
- TRAFFIC FLOW INDICATOR (SITE PLAN REFERENCE ONLY)

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

SITE PLAN NOTES

1. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

KEYNOTES:

1. INSTALL NEW 2' CURB AND GUTTER (SEE DETAILS ON SHEET DT-1)
2. INSTALL NEW STOP SIGN AND STREET SIGN PER CITY STANDARDS
3. FUTURE IMPROVEMENTS
4. TRASH ENCLOSURE WITH BOLLARD(S)
5. INSTALL ADA RAMP
6. PARKING STRIPES
7. PROPOSED SIDEWALK
8. INSTALL NEW 25 MPH SPEED SIGN PER CITY STANDARDS
9. INSTALL ADA RAMP WITH BASH PARKWAY
10. 8' CROSS-GUTTER WATERWAY PER STANDARD DETAILS ON SHEET DT-1
11. INSTALL DO NOT ENTER SIGN
12. INSTALL 24" SPILL CURB

NOTE: EXISTING STREET CENTERLINE MONUMENT TO BE RESET. CONTRACTOR SHOULD CONTACT SURVEYOR BEFORE REMOVAL.

NOTE: TO VIEW EACH PHASE LEGAL DESCRIPTION, REFER TO C3.1 & C3.2

LEGAL DESCRIPTION FOR PH 1 TO 5

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE 909.64 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S30°06'09"W, A DISTANCE OF 284.00 FEET, THROUGH A CENTRAL ANGLE OF 07°30'38" (LONG CHORD BEARS: S56°08'29"E 283.80 FEET); (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S48°19'13"E 307.24 FEET), CENTER POINT LIES S37°19'23"W THROUGH A CENTRAL ANGLE OF 08°07'55" A DISTANCE OF 307.49 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF A 2181.57 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S42°07'19"E 161.72 FEET), CENTER POINT LIES S45°45'14"W THROUGH A CENTRAL ANGLE OF 04°14'54" A DISTANCE OF 161.76 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 435.14 FEET AND A RADIAL BEARING OF N50°01'11"E, A DISTANCE OF 124.80 FEET, THROUGH A CENTRAL ANGLE OF 16°25'59" (LONG CHORD BEARS: S48°11'49"E 124.38 FEET); (5) THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 434.82 FEET AND A RADIAL BEARING OF N33°34'18"E, A DISTANCE OF 294.21 FEET, THROUGH A CENTRAL ANGLE OF 38°46'02" (LONG CHORD BEARS: S75°48'43"E 288.63 FEET); (6) THENCE N84°49'04.82"E 108.26 FEET; THENCE S00°01'23.51"E 179.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 118.46 FEET, THROUGH A CENTRAL ANGLE OF 10°23'13" (LONG CHORD BEARS: S11°34'07"W 118.30 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.23 FEET AND A DISTANCE OF 94.78 FEET, THROUGH A CENTRAL ANGLE OF 08°18'48" (LONG CHORD BEARS: S20°55'03"W 94.70 FEET); THENCE N65°19'05.42"W 140.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 330.73 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 72.18 FEET, THROUGH A CENTRAL ANGLE OF 12°30'19" (LONG CHORD BEARS: N19°30'19"E 72.04 FEET); THENCE N74°29'43.96"W 41.96 FEET; THENCE N15°37'29.72"E 24.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET AND A DISTANCE OF 52.85 FEET, THROUGH A CENTRAL ANGLE OF 22°46'00" (LONG CHORD BEARS: N63°06'44"W 52.50 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET AND A DISTANCE OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'21" (LONG CHORD BEARS: N47°44'07"W 17.99 FEET); THENCE N42°23'11.91"W 99.00 FEET; THENCE S48°48'31.58"W 24.51 FEET; THENCE N42°21'19.99"W 94.70 FEET; THENCE S46°31'20.74"W 39.29 FEET; THENCE N88°52'02.28"W 149.62 FEET; THENCE S01°07'57.72"W 59.08 FEET; THENCE N88°52'16"W 75.01 FEET; THENCE N01°09'35"E 11.91 FEET; THENCE N88°56'06"W 164.61 FEET; THENCE WESTERLY ALONG THE ARC OF A 187.48 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.21 FEET, THROUGH A CENTRAL ANGLE OF 28°29'11" (LONG CHORD BEARS: N74°41'31"W 92.25 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 192.29 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N58°57'08"W 10.04 FEET), CENTER POINT LIES N29°33'05"E THROUGH A CENTRAL ANGLE OF 02°59'35" A DISTANCE OF 10.05 FEET TO A POINT ON BOUNDARY LINE OF THE MARLA SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES (1) NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1495.20 FEET AND A RADIAL BEARING OF S71°59'26"E, A DISTANCE OF 66.15 FEET, THROUGH A CENTRAL ANGLE OF 02°32'06" (LONG CHORD BEARS: N19°16'37"E 66.15 FEET); (2) THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1406.52 FEET AND A DISTANCE OF 21.70 FEET, THROUGH A CENTRAL ANGLE OF 00°53'03" (LONG CHORD BEARS: N56°31'18"W 21.70 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 146.10 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.06 FEET, THROUGH A CENTRAL ANGLE OF 12°57'48" (LONG CHORD BEARS: N07°36'18"E 32.99 FEET); THENCE N01°07'24.04"E 303.30 FEET; THENCE N01°07'24.04"E 299.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2165.79 FEET AND A RADIAL BEARING OF S24°40'28"W, A DISTANCE OF 121.41 FEET, THROUGH A CENTRAL ANGLE OF 03°12'39" (LONG CHORD BEARS: S61°30'08"E 121.39 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 475274.15 SQUARE FEET OR 10.91 ACRES.

SCALE IN FEET: 50 0 50

SITE PLAN

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

NO. 151008
KARL BRADLEY RASMUSSEN
8/8/23

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

JOB NO.
"120-001

SHEET NO:
C3.0

TITLE PAGE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

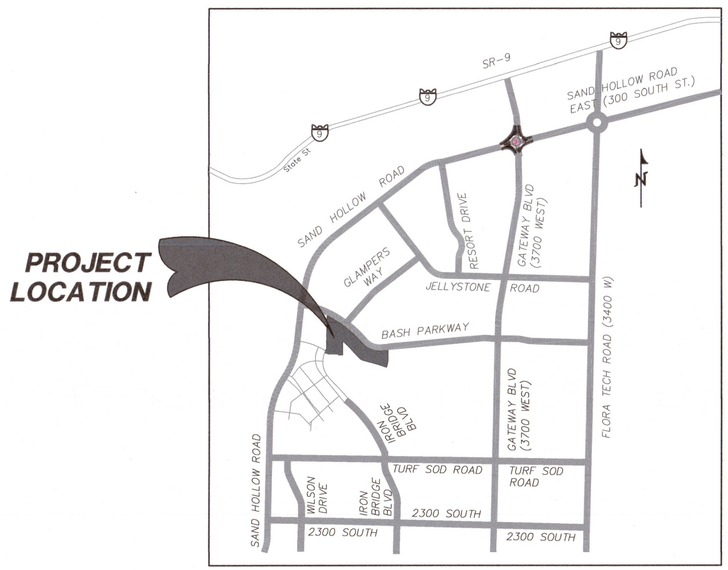
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-669-0309
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	DALLIN PEAD	435-359-7778
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 OR EXT 119
PLANNING DEPARTMENT	FRED RESCH	435-635-2811 EXT 118
DIXIE POWER DEPARTMENT	CHAD REYNOLDS	435-669-4270
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562 OR 435-269-9790
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER	ARTHUR LEBARON	435-635-2811 EXT 113
W.C.W.C.D.	RYAN NAY	435-773-3016
GIS	MERIELLE REDWINE	435-523-4994
HURRICANE CANAL COMPANY	MAC HALL	435-668-8552

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE PAGE
C2	OVERALL SITE PLAN
C2.1	CONSTRUCTION PHASING PLAN
C3.0-3.3	SITE PLAN PHASE 1-5
C4	FULL SITE UTILITY PLAN
C5-C6	UTILITY PLAN
C7	FULL SITE POWER PLAN
C8	POWER PLAN
C9	FULL SITE GAS & PHONE PLAN
C10	GAS & PHONE PLAN
C11	FULL SITE DRAINAGE PLAN
C12	DRAINAGE PLAN
C13	OFFSITE DRAINAGE AID FOR BASH PARKWAY
C14-C14.1	GRADING PLAN
C14.2	CROSS-SECTIONAL PLAN
C15	STRIPING AND SIGNAGE
L1	LANDSCAPE PLAN
PP1-PP7	PLAN AND PROFILE SHEETS
DT1-DT8	DETAILS SHEETS

HURRICANE CITY APPROVAL

STREETS DEPARTMENT	8-16-23 DATE
ASH CREEK SEWER DISTRICT	8/16/23 DATE
WATER DEPARTMENT	11/8/23 DATE
CENTURYLINK	8/16/23 DATE
DOMINION ENERGY	8-16-23 DATE
PLANNING DEPARTMENT	8-16-23 DATE
DIXIE POWER DEPARTMENT	8-8-23 DATE
FIRE DEPARTMENT	8-16-23 DATE
PARKS DEPARTMENT	8/16/23 DATE
TDS TELECOM	8/16/23 DATE
PUBLIC WORKS DEPARTMENT	12-12-2023 DATE
HURRICANE CITY ENGINEERING DEPARTMENT	10-19-23 DATE
W.C.W.C.D.	8-16-23 DATE
HURRICANE CITY GIS	8/16/23 DATE



PROJECT LOCATION

VICINITY MAP
N.T.S.

OWNERS:

OBSIDIAN RESORT PHASES 1-5 LLC
CONTACT: BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL: enhancedhomesofutah@gmail.com

PARCEL H-4-2-12-1113-GS1 IS OWNED BY BASH RESORTS LLC.
PARCEL H-4-2-11-126 IS OWNED BY SAND HOLLOW HOLDINGS RBT LLC.
PARCEL H-4-2-11-2112-GS1 IS OWNED BY WESTERN MTG & REALTY CO.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
26 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

TITLE PAGE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: N/A

JOB NO.
720-001

SHEET NO:
C1

TITLE PAGE

DEC 12 2023

OVERALL SITE PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

OVERALL LAND USE SUMMARY

TOTAL GROSS AREA: MIN POOL AREA REQUIRED	10,37,827.00 SQ.FT (23.82 ACRE) 2000 SQ.FT.
TOTAL UNITS ALLOWED	403 (15/ACRE) PLANNING COMMISSION WILL ALLOW UP TO 372
TOTAL CONDOS UNITS CHECK-IN CENTER TOTAL HOTEL UNITS	372 (1116 BEDROOMS) 1 40 UNITS

PARKING						
PHASE	CAR STALLS REQUIRED	TRAILER STALLS REQUIRED	CARS STALLS PROVIDED		ADA STALLS PROVIDED	GOLF CART STALLS PROVIDED
1	8	1	74	46 FOR CARS 28 FOR TRAILERS	2	5
2	90	6	36	34 FOR CARS 0 FOR TRAILERS	2	5
3	108	7	50	50 FOR CARS 0 FOR TRAILERS	4	4
4	108	7	162	148 FOR CARS 14 FOR TRAILERS	4	4
5	126	8	177	161 FOR CARS 16 FOR TRAILERS	4	4
TOTAL	440	29	499	441 FOR CARS 58 FOR TRAILERS	16	22
6 –13	PARKING STUDY TO BE PERFORMED TO EVALUATE ACTUAL RESORT PARKING NEEDS FOR CURRENT AND FUTURE PHASES. CURRENT PLANS SHOW 601 ADDITIONAL STALLS PLANNED.					

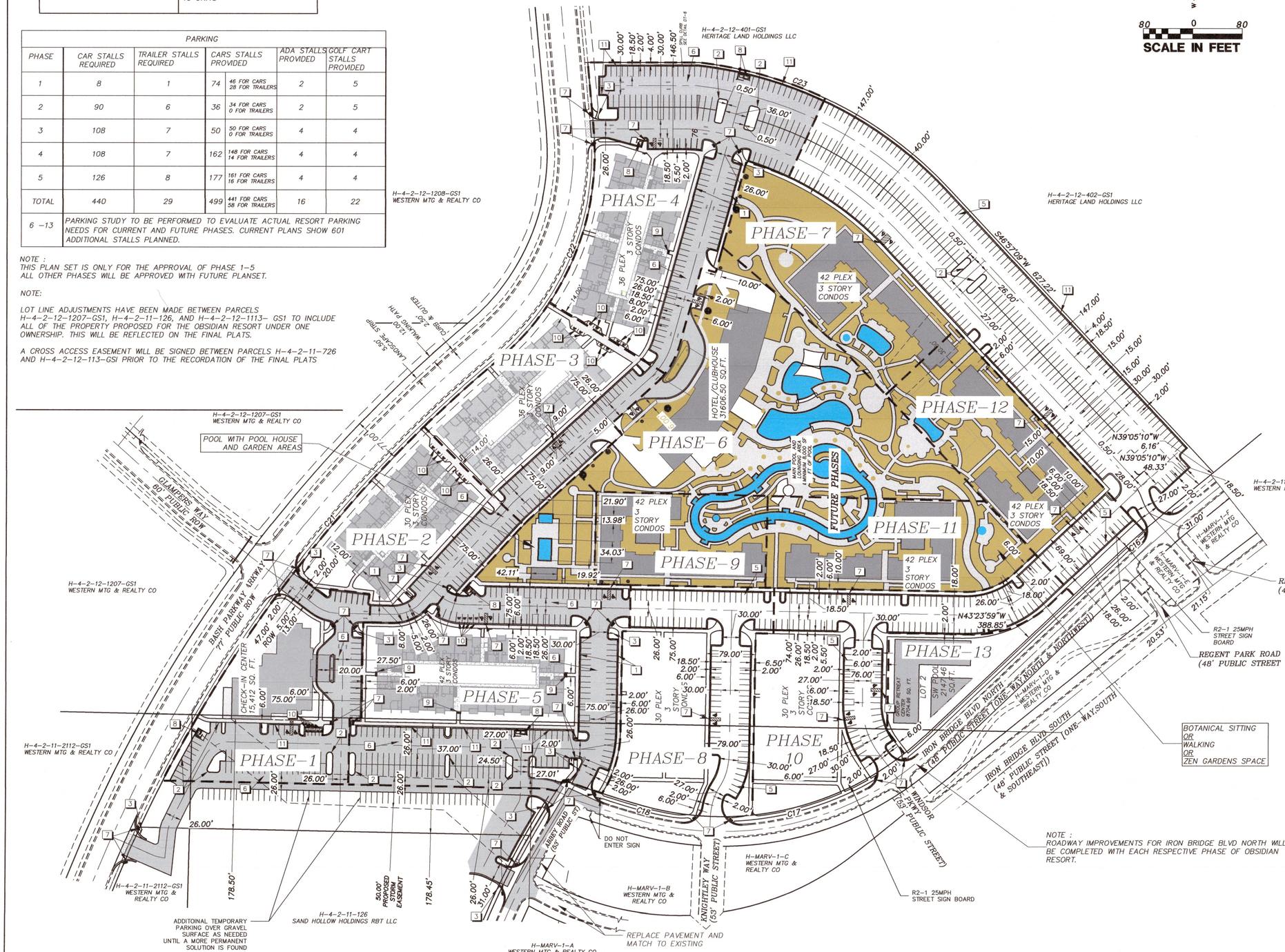
NOTE :
THIS PLAN SET IS ONLY FOR THE APPROVAL OF PHASE 1–5
ALL OTHER PHASES WILL BE APPROVED WITH FUTURE PLANSET.

NOTE:

LOT LINE ADJUSTMENTS HAVE BEEN MADE BETWEEN PARCELS H–4–2–12–1207–GS1, H–4–2–11–126, AND H–4–2–12–1113– GS1 TO INCLUDE ALL OF THE PROPERTY PROPOSED FOR THE OBSIDIAN RESORT UNDER ONE OWNERSHIP. THIS WILL BE REFLECTED ON THE FINAL PLATS.

A CROSS ACCESS EASEMENT WILL BE SIGNED BETWEEN PARCELS H–4–2–11–726 AND H–4–2–12–113–GSI PRIOR TO THE RECORDATION OF THE FINAL PLATS

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITHIN THAT AREA.



N
W E
S

80 0 80
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- LANDSCAPING AREA
- POOL AREA
- PHASE LINE
- BASH PARKWAY ROAD ROW
- EXISTING CURB & GUTTER IN MARLA
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA RAMP ACCESSIBLE AREA
- ADA RAMP

NOTE:
1. ALL ROADWAYS WILL BE PRIVATE.
2. PARKING WILL BE UNCOVERED.

CONSTRUCTION KEYNOTES:

1. INSTALL NEW 24" CURB AND GUTTER (SEE DETAILS ON SHEET DT–5)
2. INSTALL NEW "A" CURB (SEE DETAILS CC–100 ON SHEET DT–1)
3. INSTALL NEW STOP SIGN PER CITY STANDARDS
4. INSTALL NEW STREET SIGN PER CITY STANDARDS
5. FUTURE IMPROVEMENTS
6. PROPOSED ASPHALT
7. INSTALL NEW ADA RAMP
8. TRASH ENCLOSURE
9. INSTALL STEPS TO BUILDING
10. GOLF CART PARKING
11. INSTALL 24" SPILL CURB

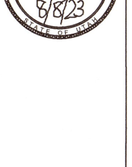
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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING



OVERALL SITE PLAN:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=80'

JOB NO.
720-001

SHEET NO:
C2

OVERALL SITE PLAN

DEC 12 2023

CONSTRUCTION PHASING PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- BASH PARKWAY ROAD ROW
- EXISTING CURB & GUTTER IN MARLA
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA PARKING
- ADA RAMP
- PHASE-A
- PHASE-B
- PHASE-C
- PHASE-D
- PHASE-E
- PHASE-F

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

NOT VALID UNLESS SIGNED IN BLUE INK
KARL BRADLEY RASMUSSEN
8/8/23

CONSTRUCTION PHASING PLAN FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=80'

JOB NO.
720-001

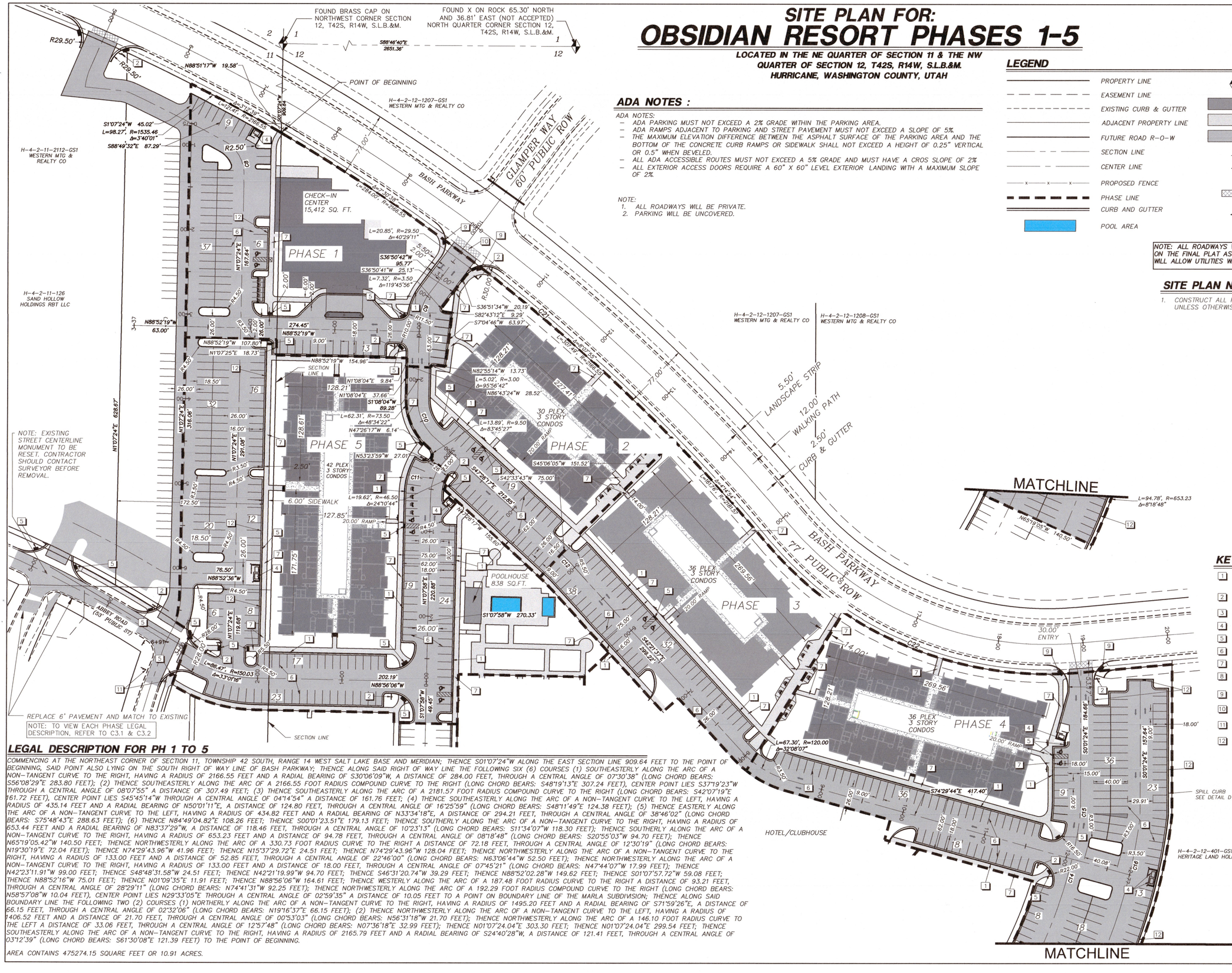
SHEET NO:
C2.1

CONSTRUCTION PHASING PLAN

DEC 12 2023

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



ADA NOTES :

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

NOTE:
1. ALL ROADWAYS WILL BE PRIVATE.
2. PARKING WILL BE UNCOVERED.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- ADJACENT PROPERTY LINE
- FUTURE ROAD R-O-W
- SECTION LINE
- CENTER LINE
- PROPOSED FENCE
- PHASE LINE
- CURB AND GUTTER
- POOL AREA
- SECTION CORNER AS DESCRIBED
- PROPOSED BUILDING
- SIDEWALK
- PROPOSED PAVEMENT
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- 8' CROSS-GUTTER WATERWAY PER STANDARD DETAILS ON SHEET DT-1
- TRAFFIC FLOW INDICATOR (SITE PLAN REFERENCE ONLY)

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

SITE PLAN NOTES

1. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

KEYNOTES:

1. INSTALL NEW 2' CURB AND GUTTER (SEE DETAILS ON SHEET DT-1)
2. INSTALL NEW STOP SIGN AND STREET SIGN PER CITY STANDARDS
3. FUTURE IMPROVEMENTS
4. TRASH ENCLOSURE WITH BOLLARD(S)
5. INSTALL ADA RAMP
6. PARKING STRIPES
7. PROPOSED SIDEWALK
8. INSTALL NEW 25 MPH SPEED SIGN PER CITY STANDARDS
9. INSTALL ADA RAMP WITH BASH PARKWAY
10. 8' CROSS-GUTTER WATERWAY PER STANDARD DETAILS ON SHEET DT-1
11. INSTALL DO NOT ENTER SIGN
12. INSTALL 24" SPILL CURB

LEGAL DESCRIPTION FOR PH 1 TO 5

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE 909.64 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S30°06'09"W, A DISTANCE OF 284.00 FEET, THROUGH A CENTRAL ANGLE OF 07°30'38" (LONG CHORD BEARS: S56°08'29"E 283.80 FEET); (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S48°19'13"E 307.24 FEET), CENTER POINT LIES S37°19'23"W THROUGH A CENTRAL ANGLE OF 08°07'55" A DISTANCE OF 307.49 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF A 2181.57 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S42°07'19"E 161.72 FEET), CENTER POINT LIES S45°45'14"W THROUGH A CENTRAL ANGLE OF 04°14'54" A DISTANCE OF 161.76 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 435.14 FEET AND A RADIAL BEARING OF N50°01'11"E, A DISTANCE OF 124.80 FEET, THROUGH A CENTRAL ANGLE OF 16°25'59" (LONG CHORD BEARS: S48°11'49"E 124.38 FEET); (5) THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 434.82 FEET AND A RADIAL BEARING OF N33°34'18"E, A DISTANCE OF 294.21 FEET, THROUGH A CENTRAL ANGLE OF 38°46'02" (LONG CHORD BEARS: S75°48'43"E 288.63 FEET); (6) THENCE N84°49'04.82"E 108.26 FEET; THENCE S00°01'23.51"E 179.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 118.46 FEET, THROUGH A CENTRAL ANGLE OF 10°23'13" (LONG CHORD BEARS: S11°34'07"W 118.30 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.23 FEET AND A DISTANCE OF 94.78 FEET, THROUGH A CENTRAL ANGLE OF 08°18'48" (LONG CHORD BEARS: S20°55'03"W 94.70 FEET); THENCE N65°19'05.42"W 140.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 330.73 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 72.18 FEET, THROUGH A CENTRAL ANGLE OF 12°30'19" (LONG CHORD BEARS: N19°30'19"E 72.04 FEET); THENCE N74°29'43.96"W 41.96 FEET; THENCE N74°29'43.96"W 128.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET AND A DISTANCE OF 52.85 FEET, THROUGH A CENTRAL ANGLE OF 22°46'00" (LONG CHORD BEARS: N63°06'44"W 52.50 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET AND A DISTANCE OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'21" (LONG CHORD BEARS: N47°44'07"W 17.99 FEET); THENCE N42°23'11.91"W 99.00 FEET; THENCE S48°48'31.58"W 24.51 FEET; THENCE N42°21'19.99"W 94.70 FEET; THENCE S46°31'20.74"W 39.29 FEET; THENCE N88°52'02.28"W 149.62 FEET; THENCE S01°07'57.72"W 59.08 FEET; THENCE N88°52'16"W 75.01 FEET; THENCE N01°09'35"E 11.91 FEET; THENCE N88°56'06"W 164.61 FEET; THENCE WESTERLY ALONG THE ARC OF A 187.48 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.21 FEET, THROUGH A CENTRAL ANGLE OF 28°29'11" (LONG CHORD BEARS: N74°41'31"W 92.25 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 192.29 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N58°57'08"W 10.04 FEET), CENTER POINT LIES N29°33'05"E THROUGH A CENTRAL ANGLE OF 02°59'35" A DISTANCE OF 10.05 FEET TO A POINT ON BOUNDARY LINE OF THE MARLA SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES (1) NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1495.20 FEET AND A RADIAL BEARING OF S71°59'26"E, A DISTANCE OF 66.15 FEET, THROUGH A CENTRAL ANGLE OF 02°32'06" (LONG CHORD BEARS: N19°16'37"E 66.15 FEET); (2) THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1406.52 FEET AND A DISTANCE OF 21.70 FEET, THROUGH A CENTRAL ANGLE OF 00°53'03" (LONG CHORD BEARS: N56°31'18"W 21.70 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 146.10 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.06 FEET, THROUGH A CENTRAL ANGLE OF 12°57'48" (LONG CHORD BEARS: N07°36'18"E 32.99 FEET); THENCE N01°07'24.04"E 303.30 FEET; THENCE N01°07'24.04"E 299.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2165.79 FEET AND A RADIAL BEARING OF S24°40'28"W, A DISTANCE OF 121.41 FEET, THROUGH A CENTRAL ANGLE OF 03°12'39" (LONG CHORD BEARS: S61°30'08"E 121.39 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 475274.15 SQUARE FEET OR 10.91 ACRES.

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Engineers- Land Surveyors - Land Planners
36 South 850 West, Suite I
Hurricane, Utah 84737
Phone: (435) 668-8367

NO. 10170099
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

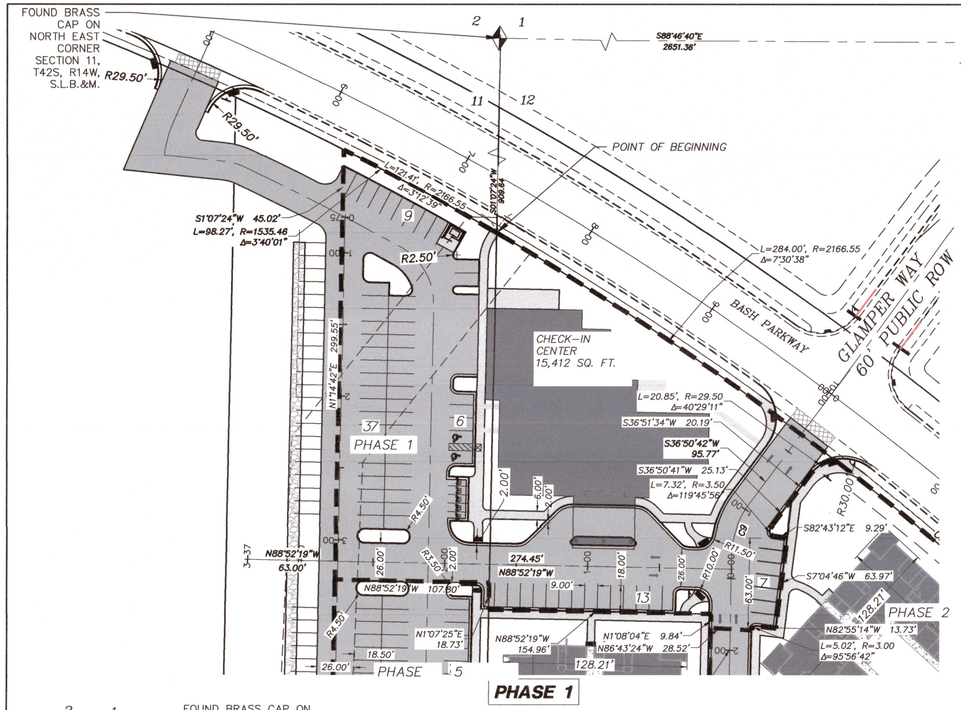
SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

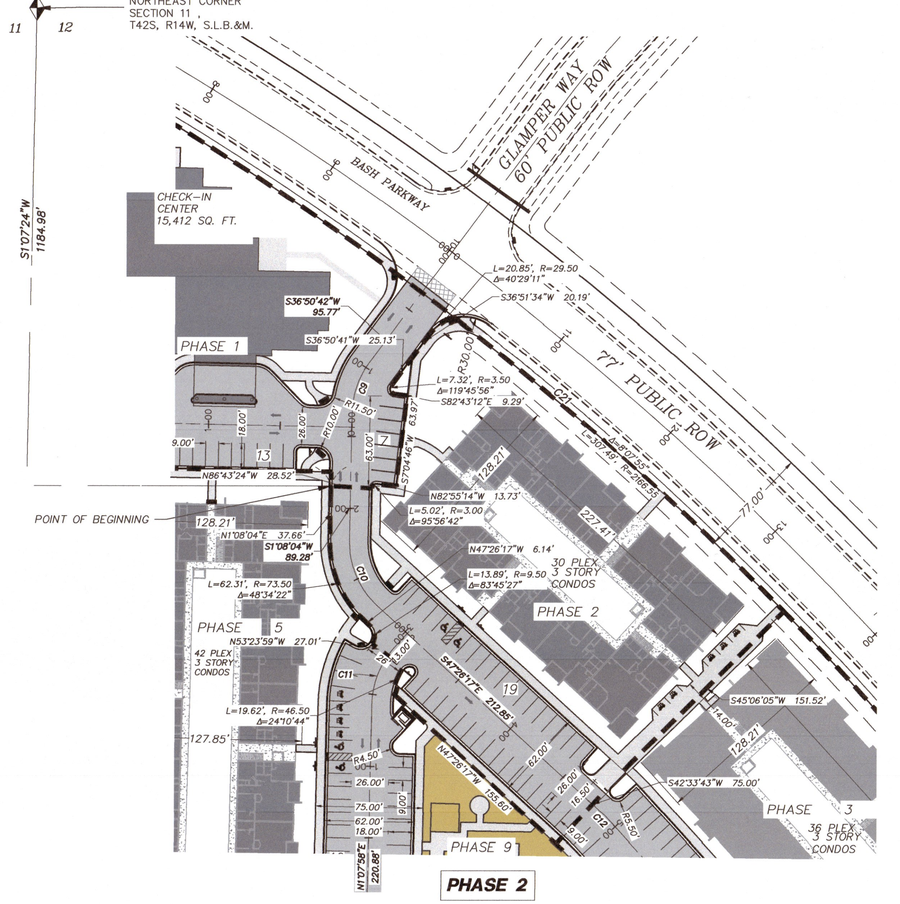
DATE: 08/08/2023
SCALE: 1"=50'
JOB NO. 720-001
SHEET NO: C3.0
SITE PLAN

DEC 12 2023

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-3

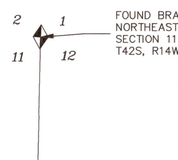
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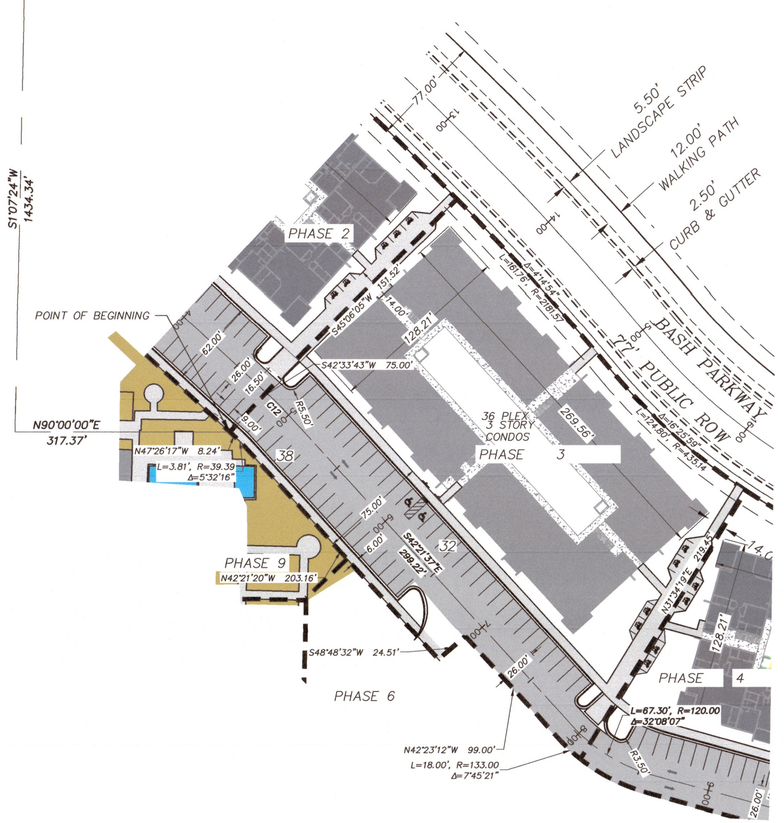




PHASE 1

PHASE 2





PHASE 3

LEGAL DESCRIPTION FOR PH 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE OF SAID SECTION 11 909.64 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 284.00 FEET, THROUGH A CENTRAL ANGLE OF 07°30'38" (LONG CHORD BEARS: S56°08'29"E 283.80 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 29.50 FEET AND A RADIAL BEARING OF S12°39'15"E, A DISTANCE OF 20.85 FEET, THROUGH A CENTRAL ANGLE OF 40°29'11" (LONG CHORD BEARS: S57°06'10"W 20.41 FEET); THENCE S36°51'34.02"W 20.19 FEET; THENCE S36°50'41.43"W 25.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 3.50 FEET AND A RADIAL BEARING OF S48°30'14"E, A DISTANCE OF 7.32 FEET, THROUGH A CENTRAL ANGLE OF 119°45'56" (LONG CHORD BEARS: S23°02'16"E 6.06 FEET); THENCE S82°43'12.34"E 9.29 FEET; THENCE S07°04'45.91"W 63.97 FEET; THENCE N82°55'14.09"W 13.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 3.00 FEET, A DISTANCE OF 5.02 FEET, THROUGH A CENTRAL ANGLE OF 95°56'42" (LONG CHORD BEARS: S43°06'25"W 4.46 FEET); THENCE N86°43'23.76"E 28.52 FEET; THENCE N01°08'04.38"W 9.84 FEET; THENCE N88°52'19.09"W 154.96 FEET; THENCE N01°07'24.70"E 18.73 FEET; THENCE N88°52'19.09"W 107.80 FEET; THENCE N01°07'24.04"E 299.54 FEET; TO THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S26°53'33"W, A DISTANCE OF 121.41 FEET, THROUGH A CENTRAL ANGLE OF 03°12'39" (LONG CHORD BEARS: S61°30'08"E 121.39 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 71636.02 SQUARE FEET OR 1.645 ACRES.

LEGAL DESCRIPTION FOR PH 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE OF SAID SECTION 11 1184.98 FEET; THENCE S89°59'59"E 154.98 FEET TO THE POINT OF BEGINNING; THENCE S86°43'23.76"E 28.52 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3.00 FEET, A DISTANCE OF 5.02 FEET, THROUGH A CENTRAL ANGLE OF 95°56'42" (LONG CHORD BEARS: S49°06'25"W 4.46 FEET); THENCE S82°55'14.09"E 13.73 FEET; THENCE S07°04'45.91"W 63.97 FEET; THENCE S82°43'12.34"E 9.98 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3.50 FEET, A DISTANCE OF 7.32 FEET, THROUGH A CENTRAL ANGLE OF 119°45'56" (LONG CHORD BEARS: S23°02'16"E 6.06 FEET); THENCE S46°25'09"W 25.13 FEET; THENCE S36°51'34.02"W 20.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 29.50 FOOT RADIUS CURVE TO THE RIGHT HAVING A DISTANCE OF 20.85 FEET, THROUGH A CENTRAL ANGLE OF 40°29'11" (LONG CHORD BEARS: S57°06'10"W 20.41 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S37°36'50"W, A DISTANCE OF 307.49 FEET, THROUGH A CENTRAL ANGLE OF 08°07'55" (LONG CHORD BEARS: S48°19'13"E 307.24 FEET); THENCE S45°06'04.65"W 151.52 FEET; THENCE S42°33'42.72"W 75.00 FEET; THENCE N47°26'17.28"W 155.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.50 FEET AND A RADIAL BEARING OF S79°13'26"E, A DISTANCE OF 19.62 FEET, THROUGH A CENTRAL ANGLE OF 24°10'44" (LONG CHORD BEARS: N22°51'55"E 19.48 FEET); THENCE N53°23'59.24"W 27.01 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9.50 FEET AND A RADIAL BEARING OF N53°40'50"W, A DISTANCE OF 13.89 FEET, THROUGH A CENTRAL ANGLE OF 83°45'27" (LONG CHORD BEARS: N05°33'34"W 12.68 FEET); THENCE N47°26'17.28"W 6.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 73.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 62.31 FEET, THROUGH A CENTRAL ANGLE OF 48°34'22" (LONG CHORD BEARS: N23°09'06"W 60.46 FEET); THENCE N01°08'04.31"E 37.66 FEET; TO TO THE POINT OF BEGINNING.

AREA CONTAINS 61161.17 SQUARE FEET OR 1.404 ACRES.

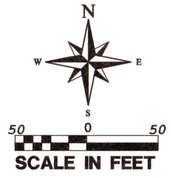
LEGAL DESCRIPTION FOR PH 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE OF SAID SECTION 11 1434.34 FEET; THENCE N90°00'00"E 317.37 FEET TO THE POINT OF BEGINNING; THENCE S42°33'42.72"W 75.00 FEET; THENCE N45°06'04.65"E 151.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2181.57 FEET AND A RADIAL BEARING OF S45°45'14"W, A DISTANCE OF 161.76 FEET, THROUGH A CENTRAL ANGLE OF 04°14'54" (LONG CHORD BEARS: S42°07'19"E 161.72 FEET); (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 435.14 FEET AND A RADIAL BEARING OF N50°01'11"E, A DISTANCE OF 124.80 FEET, THROUGH A CENTRAL ANGLE OF 16°25'59" (LONG CHORD BEARS: S48°11'49"E 124.38 FEET); THENCE N31°34'19.36"E 244.09 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET, A DISTANCE OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'21" (LONG CHORD BEARS: N47°44'07"W 17.99 FEET); THENCE N42°23'11.91"W 99.00 FEET; THENCE N48°48'31.58"W 24.51 FEET; THENCE N42°21'19.99"W 203.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 39.39 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 3.81 FEET, THROUGH A CENTRAL ANGLE OF 05°32'16" (LONG CHORD BEARS: N45°07'45"W 3.81 FEET); THENCE N47°26'17.28"W 8.24 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 68585.45 SQUARE FEET OR 1.57 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.61'	75.00'	23.51'	N14°50'32"E	18°01'59"
C2	6.16'	75.00'	6.15'	N3°28'28"E	4°42'08"
C5	26.02'	60.00'	25.82'	N13°32'51"E	24°50'54"
C6	59.88'	2125.05'	59.87'	N63°19'09"W	1°36'52"
C7	43.53'	2125.05'	43.53'	N61°55'30"W	1°10'26"
C8	49.06'	45.00'	46.66'	N30°06'27"W	62°27'41"
C9	37.40'	60.00'	36.79'	S18°59'23"W	35°42'37"
C10	50.87'	60.00'	49.36'	S23°09'06"E	48°34'22"
C11	43.38'	60.00'	42.45'	S21°50'50"W	41°25'45"
C12	7.09'	80.00'	7.09'	N44°53'57"W	5°04'40"
C14	80.46'	545.94'	80.39'	S12°59'48"W	8°26'39"
C15	30.71'	200.00'	30.68'	S4°22'33"W	8°47'52"
C16	119.64'	615.94'	119.45'	S12°07'54"W	11°07'43"



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
36 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

LICENSED PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 1-3
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

JOB NO.
720-001

SHEET NO:
C3.1

SITE PLAN

DEC 12 2023

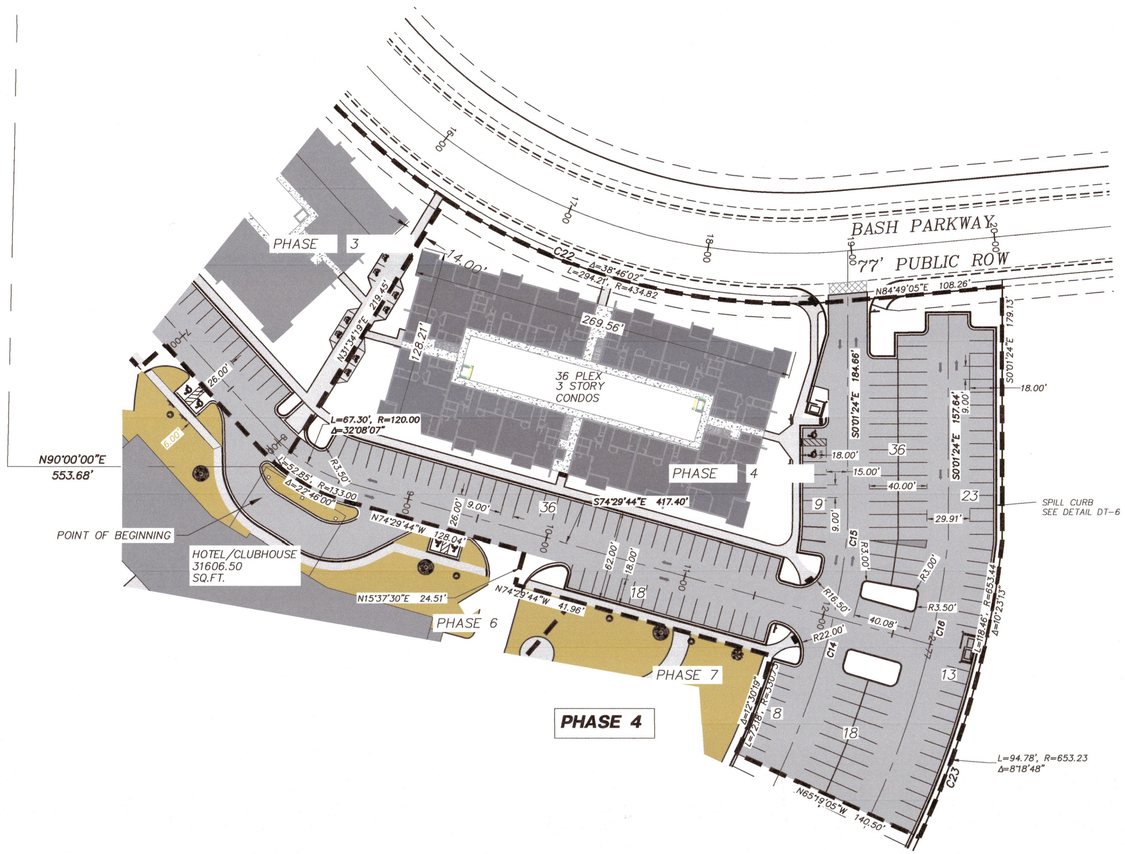
SITE PLAN FOR:
OBSIDIAN RESORT PHASES 4-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

FOUND BRASS CAP ON NORTHEAST CORNER SECTION 11, T42S, R14W, S.L.B.&M.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C9	37.40'	60.00'	36.79'	S18°59'23"W	35°42'37"
C10	50.87'	60.00'	49.36'	S23°09'06"E	48°34'22"
C11	43.38'	60.00'	42.45'	S21°50'50"W	41°25'45"
C12	7.09'	80.00'	7.09'	N44°53'57"W	5°04'40"
C14	80.46'	545.94'	80.39'	S12°59'48"W	8°26'39"
C15	30.71'	200.00'	30.68'	S4°22'33"W	8°47'52"
C16	119.64'	615.94'	119.45'	S12°07'54"W	11°07'43"
C21	753.21'	2166.55'	749.43'	S49°56'14"E	19°55'09"
C22	419.05'	434.82'	403.02'	S67°35'12"E	55°13'05"

N
W E
S
50 0 50
SCALE IN FEET



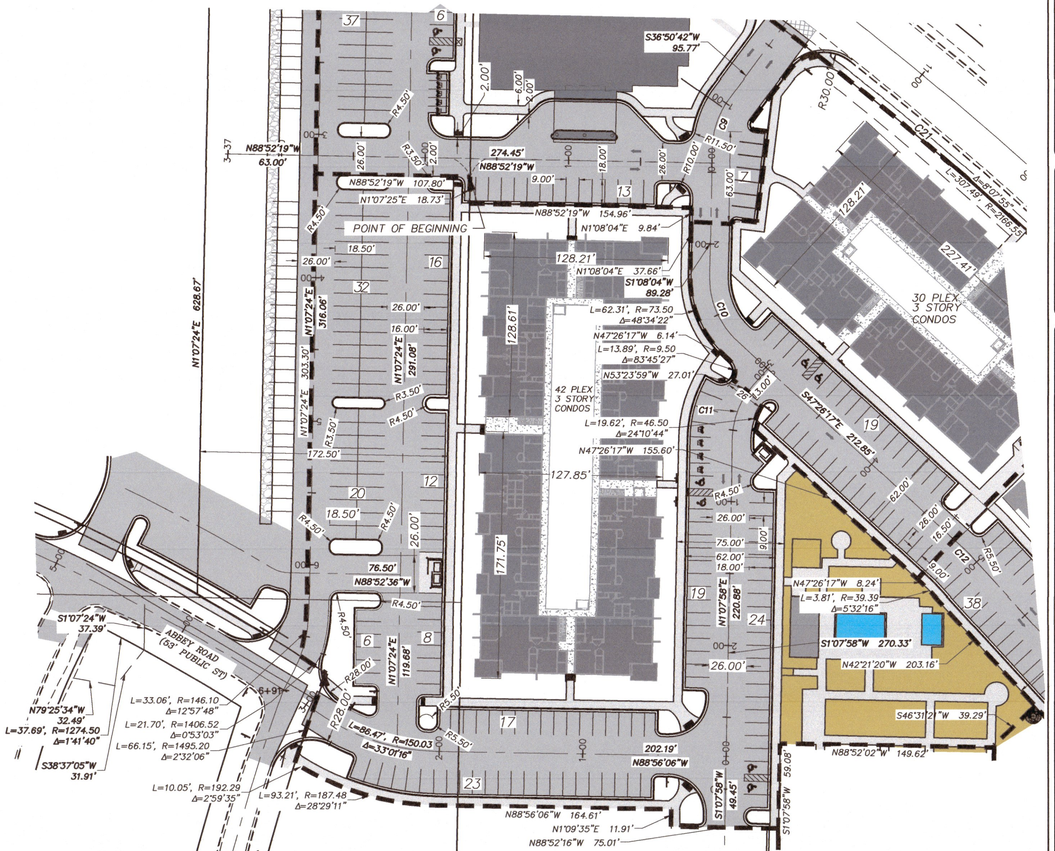
LEGAL DESCRIPTION FOR PH 4

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE OF SAID SECTION 11 1683.02 FEET; THENCE N90°00'00"E 553.68 FEET TO THE POINT OF BEGINNING; THENCE N31°34'19.36"E 219.45 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BASH PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES (1) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 434.82 FEET AND A RADIAL BEARING OF N33°34'18"E, A DISTANCE OF 294.21 FEET, THROUGH A CENTRAL ANGLE OF 38°46'02" (LONG CHORD BEARS: S75°48'43"E 288.63 FEET); (2) THENCE N84°49'04.82"E 108.26 FEET; THENCE S00°01'23.51"E 179.13 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 118.46 FEET, THROUGH A CENTRAL ANGLE OF 10°23'13" (LONG CHORD BEARS: S11°34'07"W 118.30 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.23 FEET, A DISTANCE OF 94.78 FEET, THROUGH A CENTRAL ANGLE OF 8°18'48" (LONG CHORD BEARS: S20°55'03"W 94.70 FEET); THENCE N65°19'05"W 140.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.73 FEET, A DISTANCE OF 72.18 FEET, THROUGH A CENTRAL ANGLE OF 12°30'19" (LONG CHORD BEARS: N19°30'19"E 72.04 FEET); THENCE N74°29'43.96"W 142.61 FEET; THENCE N74°29'43.96"W 41.96 FEET; THENCE N15°37'29.72"E 24.51 FEET; THENCE N74°29'43.96"W 128.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 52.85 FEET, THROUGH A CENTRAL ANGLE OF 22°46'00" (LONG CHORD BEARS: N63°06'44"W 52.50 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 120806.89 SQUARE FEET OR 2.773 ACRES.

FOUND BRASS CAP ON NORTHEAST CORNER SECTION 11, T42S, R14W, S.L.B.&M.

S1°07'24"W 1154.10'



PHASE 5

LEGAL DESCRIPTION FOR PH 5

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W ALONG THE EAST SECTION LINE OF SAID SECTION 11 1154.10 FEET TO THE POINT OF BEGINNING; THENCE S01°07'24.70"W 18.73 FEET; THENCE S88°52'19.09"E 154.96 FEET; THENCE S01°08'04.38"W 9.84 FEET; THENCE S01°08'04.31"W 37.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 73.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 62.31 FEET, THROUGH A CENTRAL ANGLE OF 48°34'22", (LONG CHORD BEARS: S23°09'06"E 60.46 FEET); THENCE N47°26'17.28"W 06.14 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 9.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 13.89 FEET, THROUGH A CENTRAL ANGLE OF 83°45'27", (LONG CHORD BEARS: N05°33'34"W 12.68 FEET); THENCE N53°23'59.24"W 27.04 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 46.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.62 FEET, THROUGH A CENTRAL ANGLE OF 24°10'44", (LONG CHORD BEARS: N22°51'55"E 19.48 FEET); THENCE N47°26'17.28"W 155.60 FEET; THENCE N47°26'17.28"W 8.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 39.39 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 3.81 FEET, THROUGH A CENTRAL ANGLE OF 05°32'16", (LONG CHORD BEARS: N45°07'45"W 3.81 FEET); THENCE N42°21'19.99"W 203.16 FEET; THENCE S46°31'20.74"W 39.29 FEET; THENCE N88°52'02.28"W 149.62 FEET; THENCE S01°07'57.72"W 59.08 FEET; THENCE N88°52'16.16"W 75.01 FEET; THENCE N01°09'35.13"E 11.91 FEET; THENCE N88°56'06.08"W 164.61 FEET; THENCE WESTERLY ALONG THE ARC OF A 187.48 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.21 FEET, THROUGH A CENTRAL ANGLE OF 28°29'11", (LONG CHORD BEARS: N74°41'31"W 92.25 FEET); THENCE WESTERLY ALONG THE ARC OF A 192.29 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.05 FEET, THROUGH A CENTRAL ANGLE OF 02°59'35", (LONG CHORD BEARS: N58°57'08"W 10.04 FEET); THENCE NORTHERLY ALONG THE ARC OF A 1495.20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.15 FEET, THROUGH A CENTRAL ANGLE OF 02°32'06", (LONG CHORD BEARS: N19°16'37"E 66.15 FEET); THENCE N19°16'37"E 66.15 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1406.52 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.70 FEET, THROUGH A CENTRAL ANGLE OF 00°53'03", (LONG CHORD BEARS: N56°31'18"W 21.70 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 33.06 FEET, HAVING A RADIUS OF 146.10 FEET AND A RADIAL BEARING OF N75°54'48"W, THROUGH A CENTRAL ANGLE OF 12°57'48" (LONG CHORD BEARS: N07°36'18"E 32.99 FEET); THENCE N01°07'24.04"E 303.30 FEET; THENCE N88°52'19.09"W 107.80 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 153084.62 SQUARE FEET OR 3.51 ACRES.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

UTAH LICENSED STRUCTURAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 4-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

JOB NO.
'120-001

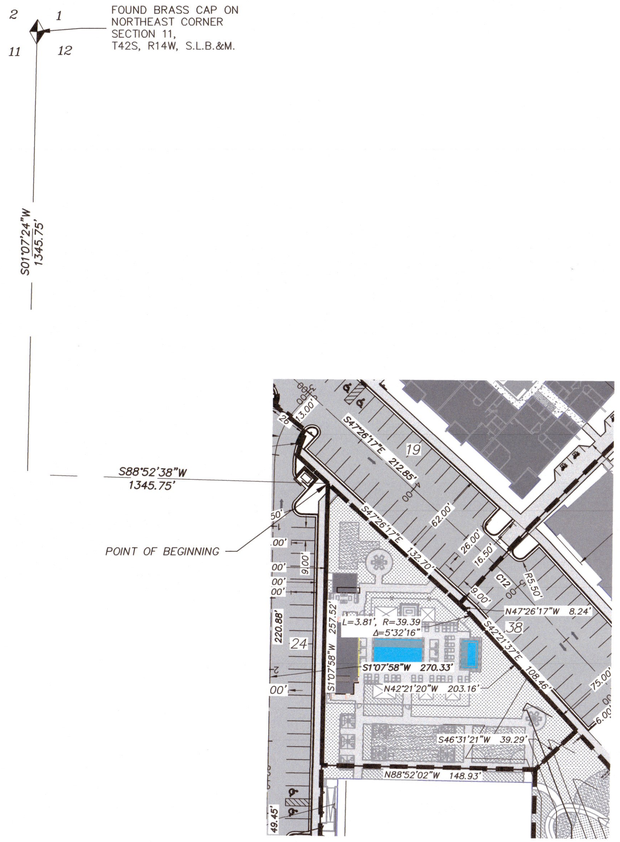
SHEET NO:
C3.2

SITE PLAN

DEC 12 2023

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 4-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH





PHASE 4

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN;
THENCE S01°07'24"W ALONG THE SECTION LINE, 1345.75 FEET;
THENCE S88°52'36"E 224.00 FEET TO THE POINT OF BEGINNING;
THENCE S47°26'17"E 132.70 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 3.81 FEET, HAVING A RADIUS OF 39.39 FEET AND A RADIAL BEARING OF S42°06'07"W, THROUGH A CENTRAL ANGLE OF 05°32'16" (LONG CHORD BEARS: S45°07'45"E 3.81 FEET);
THENCE S42°21'37"E 108.46 FEET;
THENCE S46°31'21"W 39.29 FEET;
THENCE N88°52'02"W 148.93 FEET;
THENCE N01°07'58"E 196.72 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 20,111 SQUARE FEET OR 0.462 ACRES.

LEGAL DESCRIPTION FOR PH 4

LEGAL DESCRIPTION FOR PH 5

PHASE 5

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8367

PROVALUE ENGINEERING

NO. 13410008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

SITE PLAN FOR:
OBSIDIAN RESORT PHASES 4-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=50'

JOB NO.
728-001

SHEET NO:
C3.3

SITE PLAN

DEC 1 2 2023

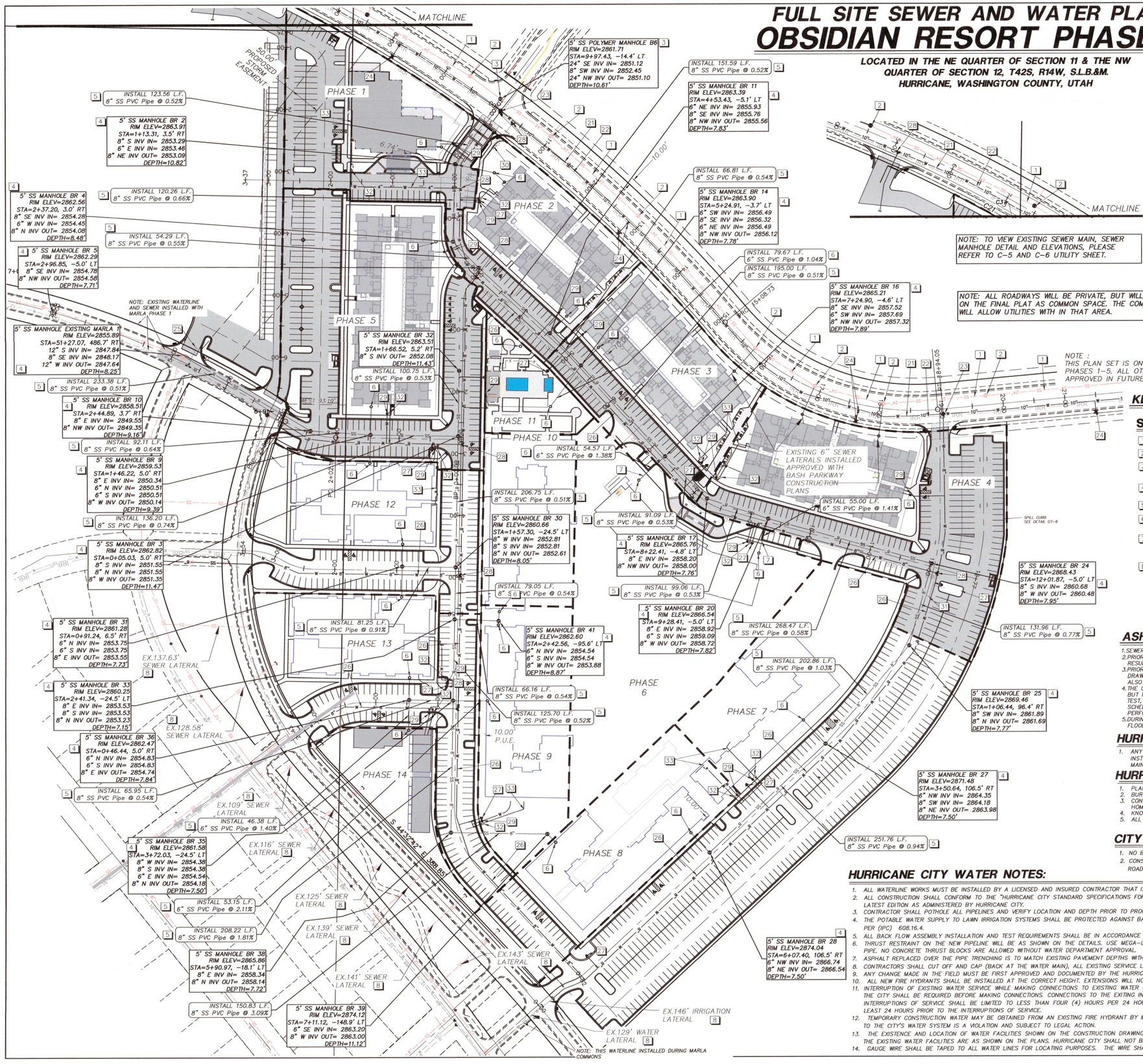
FULL SITE SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

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

NOTICE!

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



NOTE: TO VIEW EXISTING SEWER MAIN, SEWER MANHOLE DETAIL AND ELEVATIONS, PLEASE REFER TO C-5 AND C-6 UTILITY SHEET.

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

N

W E

S

75 0 75

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- SS — SS — 24" EXISTING SEWER LINE
- SS PROPOSED SEWER LINE
- W — W NEW WATERLINE (SIZE SHOWN)
- IRR PROPOSED IRRIGATION LINE
- PHASE LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED 8' DRAINAGE SWALE
- PROPOSED FIRE HYDRANT
- ADA RAMP
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 4-WAY VALVE
- 3-WAY VALVE
- PROPOSED FIRE HYDRANT
- WATERWAY

NOTE : THIS PLAN SET IS ONLY TO SHOW APPROVAL OF UTILITIES IN PHASES 1-5. ALL OTHER UTILITIES IN OTHER PHASES WILL BE APPROVED IN FUTURE DRAWINGS.

KEYNOTES:

SEWER :

1. EXISTING SEWER LINE (SIZE SHOWN)
2. EXISTING SEWER MANHOLE
3. SEWER MANHOLE INSTALL DURING BASH PARKWAY ROAD (SIZE SHOWN)
4. PROPOSED NEW SEWER MANHOLE (SIZE SHOWN)
5. PROPOSED SEWER LINE (SIZE SHOWN)
6. PROPOSED 6" SEWER LATERAL AND 6" CLEANOUT
7. INSTALL SEWER LATERAL FOR ONE OF TWO RESTAURANTS IN THE HOTEL/CLUB HOUSE
8. EXISTING SEWER LATERAL, INSTALLED DURING MARLA PHASE 1, WILL EITHER BE ABANDONED IN PLACE AND CAPPED AT THEIR RESPECTIVE MAINS OR USED IN THE DEVELOPMENT. FUTURE PHASE CONSTRUCTION DRAWINGS WILL DETERMINE THE USE OF THESE SERVICES.

WATER AND IRRIGATION :

21. 10"ø WATERLINE INSTALL DURING BASH PARKWAY
22. 8"ø IRRIGATION LINE INSTALL DURING BASH PARKWAY ROAD
23. 4-WAY VALVE INSTALL DURING BASH PARKWAY
24. FIRE HYDRANT AND 6" VALVE INSTALLED DURING BASH PARKWAY ROAD
25. CONNECT TO WATER & IRRIGATION STUB INSTALLED DURING BASH PKWY AND MARLA
26. INSTALL NEW DUCTILE IRON 8"ø WATERLINE
27. INSTALL FIRE HYDRANT & 6" VALVE
28. INSTALL NEW 3-WAY VALVE
29. INSTALL 3" WATER METER
30. INSTALL 4" IRRIGATION METER AND 4" IRRIGATION MAIN FOR LANDSCAPING
31. STUB IRRIGATION FOR FUTURE PHASES
32. INSTALL FDC (FIRE DEPARTMENT CONNECTION)
33. INSTALL 4" WATER LINE

ASH CREEK SEWER DISTRICT 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, MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT 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.

HURRICANE CITY PARKS DEPARTMENT:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. KNOX BRAND BOXES AND CAPS ARE REQUIRED AT ANY FDC OR GATE.
5. ALL BUILDINGS WILL REQUIRE A FULL CODE ANALYSIS AT THE TIME OF BUILDING PERMIT.

CITY STREETS NOTES:

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE

NOTE:- BUILDING WILL REQUIRE SPRINKLERS AND ALARMS AND ALL GATES AND FDC WILL REQUIRE A KNOX BRAND BOX AND CAPS

NOTE:- UTILITIES AS PER HURRICANE CITY STANDARDS.

HURRICANE CITY WATER NOTES:

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

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	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8823
STATE OF UTAH

FULL SITE SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

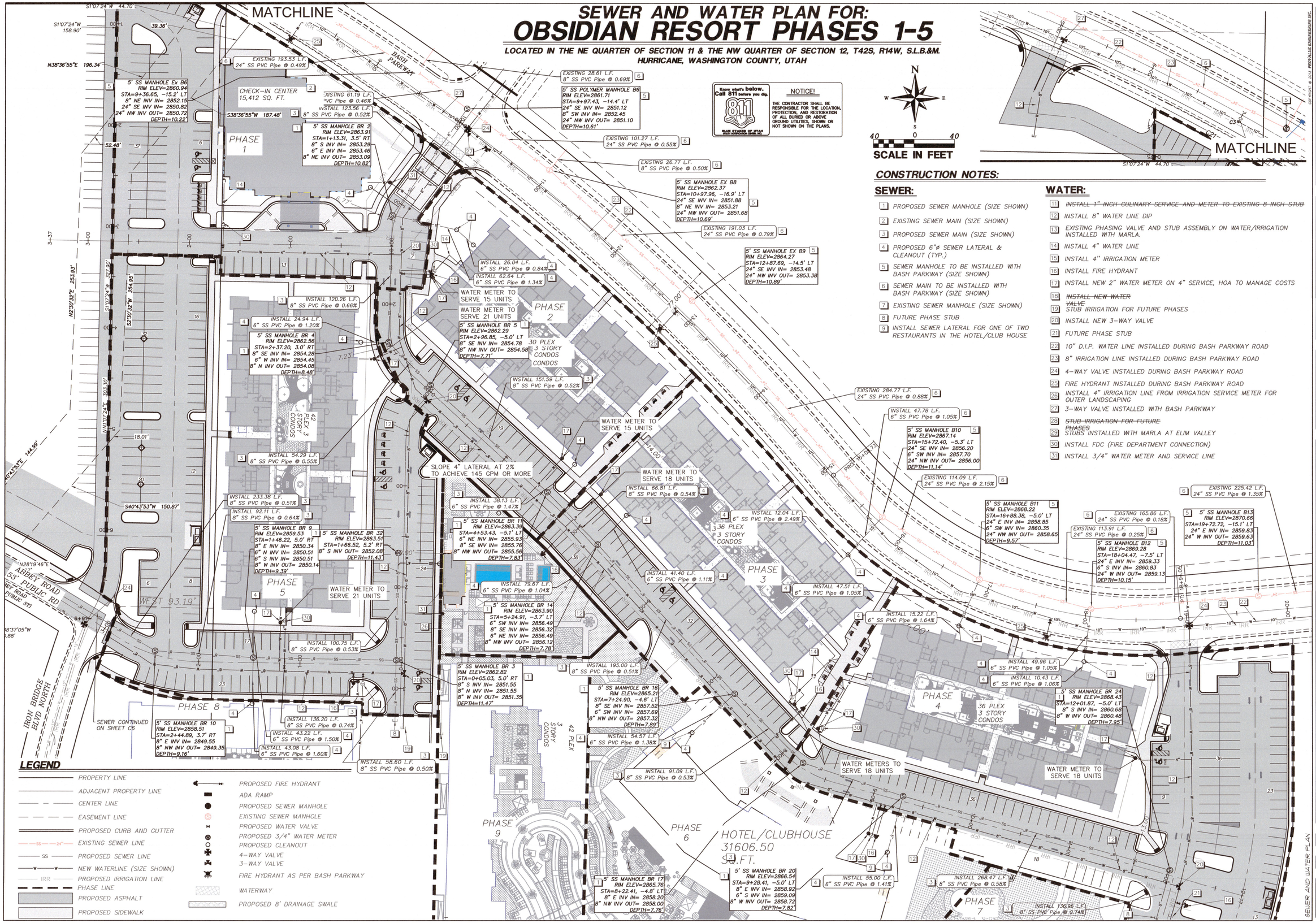
DATE: 8/1/2023
SCALE: 1"=75'
JOB NO. 720-001
SHEET NO: C4

FULL SITE SEWER AND WATER PLAN

DEC 12 2023

SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



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

NOTICE!

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

N W E S

40 0 40
SCALE IN FEET

CONSTRUCTION NOTES:

SEWER:

1. PROPOSED SEWER MANHOLE (SIZE SHOWN)
2. EXISTING SEWER MAIN (SIZE SHOWN)
3. PROPOSED SEWER MAIN (SIZE SHOWN)
4. PROPOSED 6"ø SEWER LATERAL & CLEANOUT (TYP.)
5. SEWER MANHOLE TO BE INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
6. SEWER MAIN TO BE INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
7. EXISTING SEWER MANHOLE (SIZE SHOWN)
8. FUTURE PHASE STUB
9. INSTALL SEWER LATERAL FOR ONE OF TWO RESTAURANTS IN THE HOTEL/CLUB HOUSE

WATER:

11. ~~INSTALL 1" INCH CULINARY SERVICE AND METER TO EXISTING 8 INCH STUB~~
12. INSTALL 8" WATER LINE DIP
13. EXISTING PHASING VALVE AND STUB ASSEMBLY ON WATER/IRRIGATION INSTALLED WITH MARLA.
14. INSTALL 4" WATER LINE
15. INSTALL 4" IRRIGATION METER
16. INSTALL FIRE HYDRANT
17. INSTALL NEW 2" WATER METER ON 4" SERVICE, HOA TO MANAGE COSTS
18. ~~INSTALL NEW WATER VALVE~~
19. STUB IRRIGATION FOR FUTURE PHASES
20. INSTALL NEW 3-WAY VALVE
21. FUTURE PHASE STUB
22. 10" D.I.P. WATER LINE INSTALLED DURING BASH PARKWAY ROAD
23. 8" IRRIGATION LINE INSTALLED DURING BASH PARKWAY ROAD
24. 4-WAY VALVE INSTALLED DURING BASH PARKWAY ROAD
25. FIRE HYDRANT INSTALLED DURING BASH PARKWAY ROAD
26. INSTALL 4" IRRIGATION LINE FROM IRRIGATION SERVICE METER FOR OUTER LANDSCAPING
27. 3-WAY VALVE INSTALLED WITH BASH PARKWAY
28. ~~STUB IRRIGATION FOR FUTURE PHASES~~
29. STUBS INSTALLED WITH MARLA AT ELIM VALLEY
30. INSTALL FDC (FIRE DEPARTMENT CONNECTION)
31. INSTALL 3/4" WATER METER AND SERVICE LINE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- NEW WATERLINE (SIZE SHOWN)
- PROPOSED IRRIGATION LINE
- PHASE LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- ADA RAMP
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 4-WAY VALVE
- 3-WAY VALVE
- FIRE HYDRANT AS PER BASH PARKWAY
- WATERWAY
- PROPOSED 8' DRAINAGE SWALE

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20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T.42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/7/2023
SCALE: 1"=40'

JOB NO.
720-001

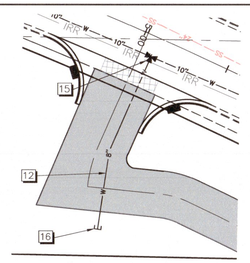
SHEET NO:
C5

SEWER AND WATER PLAN

DEC 12 2023

SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



CONSTRUCTION KEYNOTES:

SEWER:

1. PROPOSED SEWER MANHOLE (SIZE SHOWN)
2. EXISTING SEWER MAIN (SIZE SHOWN)
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6. SEWER MAIN TO BE INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
7. EXISTING SEWER MANHOLE (SIZE SHOWN)
8. FUTURE PHASE STUB

WATER:

11. INSTALL 3/4" INCH SERVICE AND METER TO EXISTING 8 INCH STUB
12. INSTALL 8" WATER LINE
13. INSTALL 6" WATER LINE
14. INSTALL 4" WATER LINE
15. INSTALL NEW 3-WAY VALVE
16. FUTURE PHASE STUB
17. EXISTING WATERLINE ON MARLA
18. INSTALL FIRE HYDRANT
19. INSTALL NEW 3" WATER METER AND WATER LINE, HOA TO MANAGE COSTS
20. INSTALL FDC (FIRE DEPARTMENT CONNECTION)
21. EXISTING 3-WAY/4-WAY VALVE INSTALLED WITH MARLA
22. INSTALL NEW 4-WAY VALVE

LEGEND

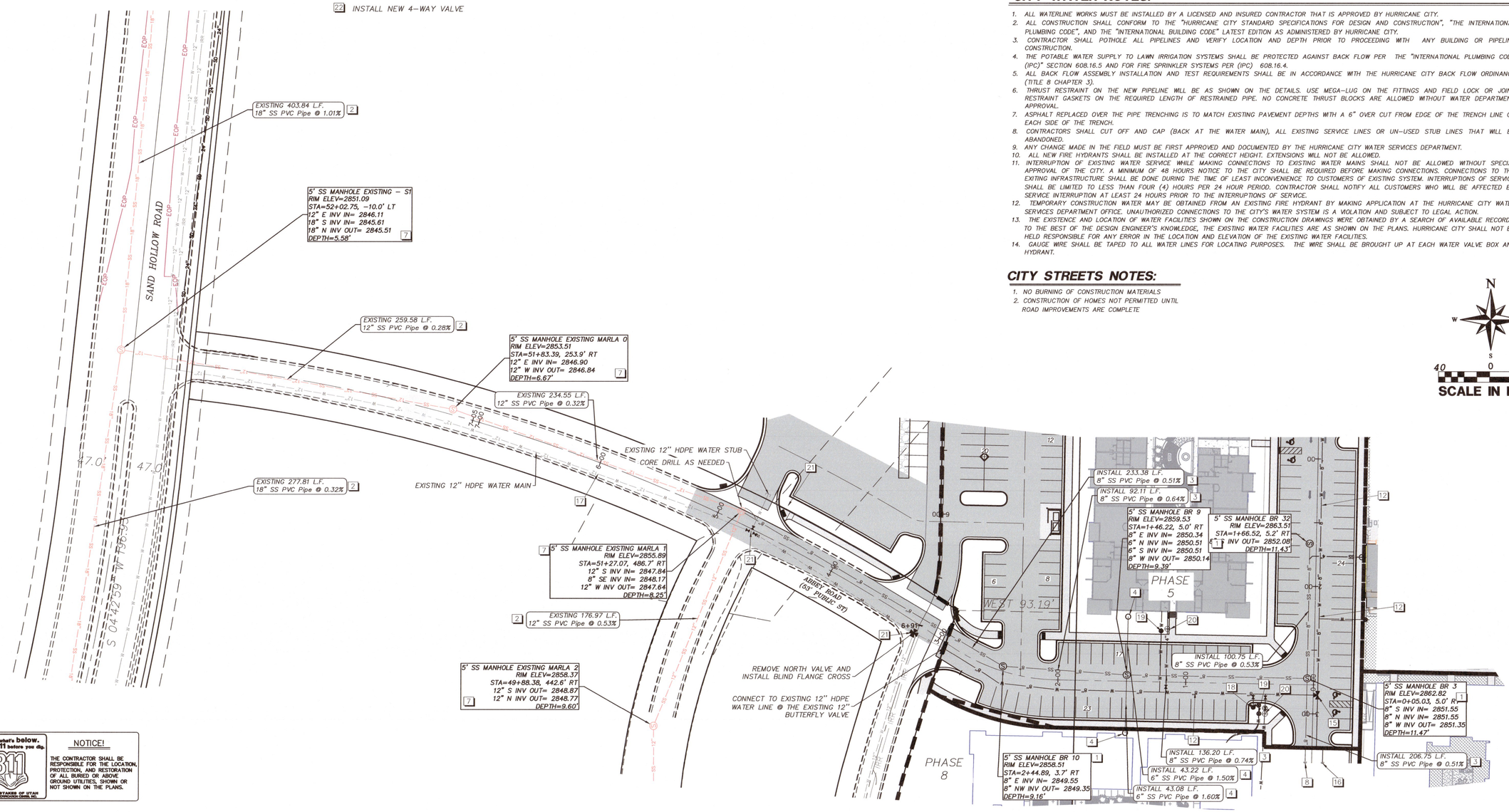
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- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SEWER LINE
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- NEW WATERLINE (SIZE SHOWN)
- EXISTING WATERLINE (SIZE SHOWN)
- PROPOSED IRRIGATION LINE
- EXISTING WATERLINE ON MARLA
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PHASE LINE
- SAND HOLLOW ROAD CURB AND GUTTER
- PROPOSED 8' DRAINAGE SWALE
- ADA RAMP
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 3-WAY VALVE

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14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

CITY STREETS NOTES:

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE



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

811 BLUE STAKES OF UTAH 1-800-662-4111

NOTICE!

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
210 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

NO. 10419109 KARL BRADLEY RASMUSSEN 8/8/23 STATE OF UTAH

SEWER AND WATER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

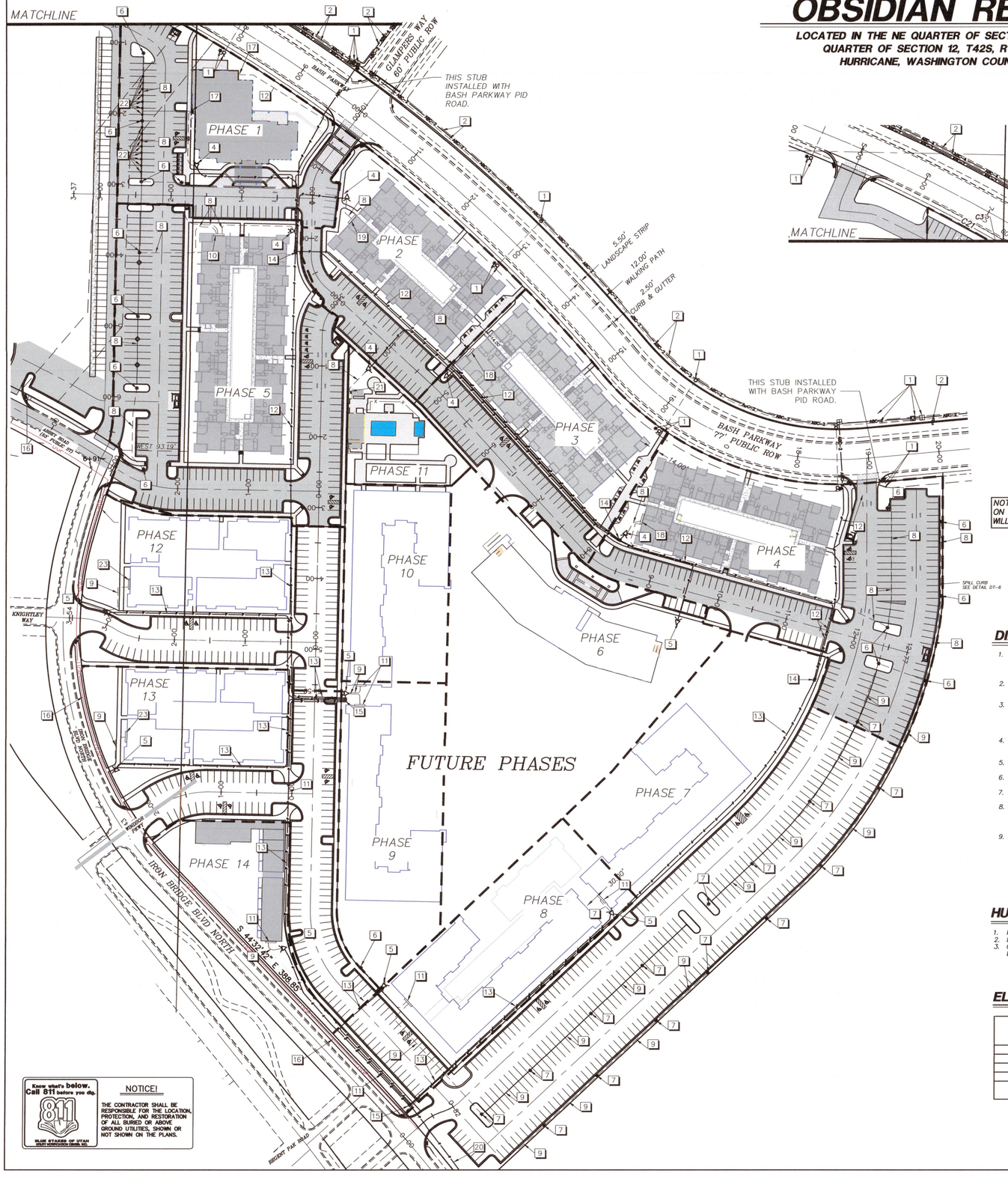
DATE: 8/1/2023
SCALE: 1"=40'
JOB NO. 120-001
SHEET NO: C6

SEWER AND WATER PLAN

DEC 12 2023

FULL SITE POWER PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER IN MARLA
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED 8' WATERWAY (CROSS GUTTER)
- PROPOSED DRAINAGE SWALE
- PHASE LINE
- BASH PARKWAY ROAD ROW
- PROPOSED TRANSMISSION POWER LINE AS PER BASH PARKWAY PLAN
- PROPOSED PRIMARY POWER AS PER BASH PARKWAY PLAN
- SECONDARY POWER AS PER BASH PARKWAY PLAN
- PROPOSED PRIMARY POWER
- SECONDARY POWER
- EXISTING UNDERGROUND POWER IN MARLA
- PROPOSED STREETLIGHT AS PER BASH PARKWAY PLAN
- PROPOSED POWER TRANSFORMER AS PER BASH PARKWAY PLAN
- PROPOSED SECONDARY BOX AS PER BASH PARKWAY PLAN
- PHASE VAULT AS PER BASH PARKWAY PLAN
- TRANSMISSION UTILITY POLE AS PER BASH PARKWAY PLAN
- PROPOSED STREETLIGHT
- PROPOSED POWER TRANSFORMER

DIXIE POWER NOTES FOR BASH RESORT:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.

ELECTRIC METER SUMMARY:

SIZE OF METER	NO. OF METER
200 AMP SINGLE PHASE	227
200 AMP THREE PHASE	15
400 AMP THREE PHASE	2
800 AMP THREE PHASE	1
TOTAL	244

CONSTRUCTION KEYNOTES:

POWER:

1. POWER UTILITIES INSTALLED WITH PID ROAD (EX. STREETLIGHT, SECONDARY BOX, TRANSFORMER ETC)
2. PRIMARY AND SECONDARY POWER INSTALLED WITH PID ROAD.
3. INSTALL TRANSMISSION UTIL. POLE WITH PID ROAD.
4. INSTALL TRANSFORMERS
5. INSTALL TRANSFORMERS IN FUTURE PHASES
6. INSTALL STREETLIGHTS
7. INSTALL STREETLIGHTS IN FUTURE PHASES
8. INSTALL SECONDARY POWER
9. INSTALL SECONDARY POWER IN FUTURE PHASES
10. INSTALL 400 AMP THREE PHASE METER WITH A 1200 AMP MAIN WITH 42 200 AMP METERS
11. INSTALL 400 AMP THREE PHASE METER WITH A 1200 AMP MAIN WITH 42 200 AMP METERS IN FUTURE PHASES
12. INSTALL PRIMARY POWER
13. INSTALL PRIMARY POWER IN FUTURE PHASES
14. INSTALL PHASE VAULTS
15. INSTALL PHASE VAULTS IN FUTURE PHASES
16. EXISTING UNDERGROUND POWER IN MARLA
17. INSTALL 800 AMP 3 PHASE METER AND DISCONNECT
18. INSTALL 400 AMP THREE-PHASE HOUSE MAIN AND 1200 AMP MAIN PANEL WITH 36 200 AMP METERS
19. INSTALL 400 AMP THREE PHASE HOUSE MAIN AND 1200 AMP PANEL WITH 30 200 AMP METERS
20. EXTEND CONDUIT TO THE END OF IMPROVEMENTS
21. INSTALL ONE 400 AMP THREE PHASE ELECTRIC METER
22. INSTALL DUAL STAGE 2 EV CHARGER
23. INSTALL 400 AMP THREE PHASE HOUSE MAIN AND 1200 AMP PANEL WITH 36 200 AMP METERS IN FUTURE PHASE

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 811.BLUESTAKES.COM, INC.

NOTICE!
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20 South 850 West, Suite 1
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Phone: (435) 668-8307

PRO VALUE ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

FULL SITE POWER PLAN FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

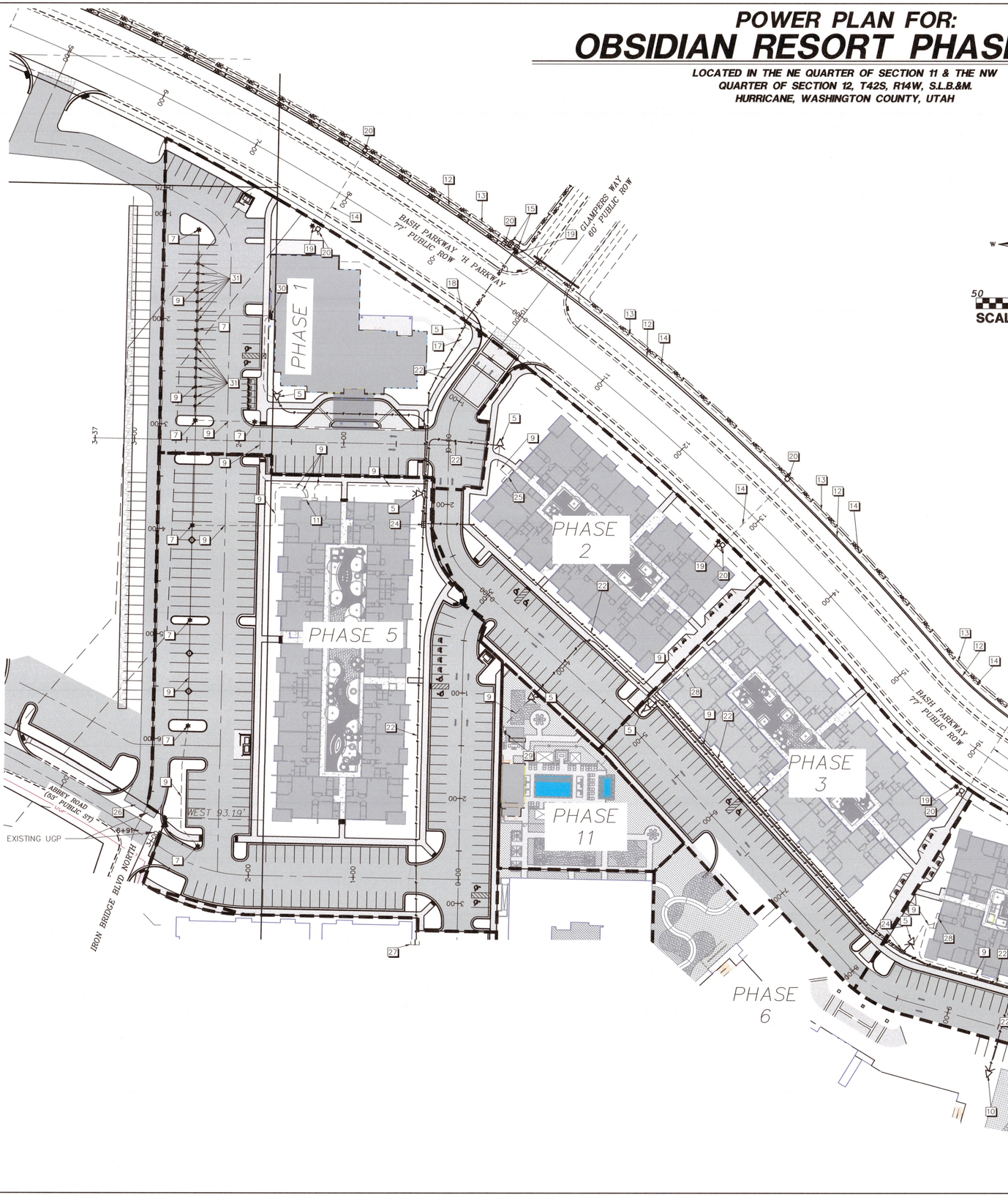
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SCALE: 1"=75'
JOB NO. 720-001
SHEET NO: C7

FULL SITE POWER PLAN

DEC 12 2023

POWER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



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SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
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- DRAINAGE SWALE
- PHASE LINE
- BASH PARKWAY ROAD ROW
- PROPOSED TRANSMISSION POWER LINE AS PER BASH PARKWAY ROAD DESIGN PLAN
- PROPOSED PRIMARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- SECONDARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PROPOSED PRIMARY POWER
- SECONDARY POWER
- EXISTING UNDERGROUND POWER IN MARLA
- PROPOSED STREETLIGHT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PROPOSED POWER TRANSFORMER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PROPOSED SECONDARY BOX AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PHASE VAULT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- TRANSMISSION UTILITY POLE AS PER BASH PARKWAY PID ROAD DESIGN PLAN
- PROPOSED STREETLIGHT
- PROPOSED POWER TRANSFORMER

CONSTRUCTION NOTES:

POWER

1. INSTALL TRANSMISSION UTIL. POLE
2. POWER UTILITIES INSTALLED WITH PID ROAD (EX. STREETLIGHT, SECONDARY BOX, TRANSFORMER ETC)
3. PRIMARY AND SECONDARY POWER INSTALLED WITH PID ROAD.
4. INSTALL TRANSMISSION UTIL. POLE WITH PID ROAD.
5. INSTALL TRANSFORMERS
6. ~~INSTALL TRANSFORMERS IN FUTURE PHASES~~
7. INSTALL STREETLIGHTS
8. ~~INSTALL STREETLIGHTS IN FUTURE PHASES~~
9. INSTALL SECONDARY POWER
10. INSTALL CONDUIT FOR FUTURE TRANSFORMER
11. INSTALL 400 THREE-PHASE HOUSE MAIN AND 1200 AMP MAIN PANEL WITH 42 200 AMP METERS
12. TRANSMISSION LINE INSTALLED WITH PID ROAD
13. PRIMARY POWER INSTALLED WITH PID ROAD
14. SECONDARY POWER INSTALLED WITH PID ROAD
15. PHASE VAULT INSTALLED WITH PID ROAD
16. TRANSFORMER INSTALLED WITH PID ROAD
17. INSTALL 600 AMP 3 PHASE METER
18. INSTALL POWER STUB WITH PID ROAD
19. INSTALL STREET LIGHT WITH PID ROAD
20. INSTALL SECONDAY BOX WITH PID ROAD
21. ~~INSTALL 42 200 AMP MAIN & 400 AMP MAIN HOUSE METER IN FUTURE PHASES~~
22. INSTALL PRIMARY POWER
23. ~~INSTALL PRIMARY POWER IN FUTURE PHASES~~
24. INSTALL 6-WAY SWITCH GEAR
25. INSTALL 400 AMP THREE-PHASE HOUSE MAIN AND 1200 AMP MAIN PANEL WITH 30 200 AMP METERS
26. EXISTING UNDERGROUND POWER IN MARLA
27. INSTALL STUB FOR FUTURE USE
28. INSTALL 400 AMP THREE PHASE METER AND 1200 AMP MAIN PANEL WITH 36 200 AMP METERS
29. INSTALL ONE 400 AMP THREE PHASE METER
30. INSTALL 800 AMP 3 PHASE METER AND DISCONNECT
31. INSTALL DUAL STAGE 2 EV CHARGER

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811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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Engineers - Land Surveyors - Land Planners
210 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROFESSIONAL ENGINEER
NO. 10141008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

POWER PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/7/2023
SCALE: 1"=50'

JOB NO.
720-001

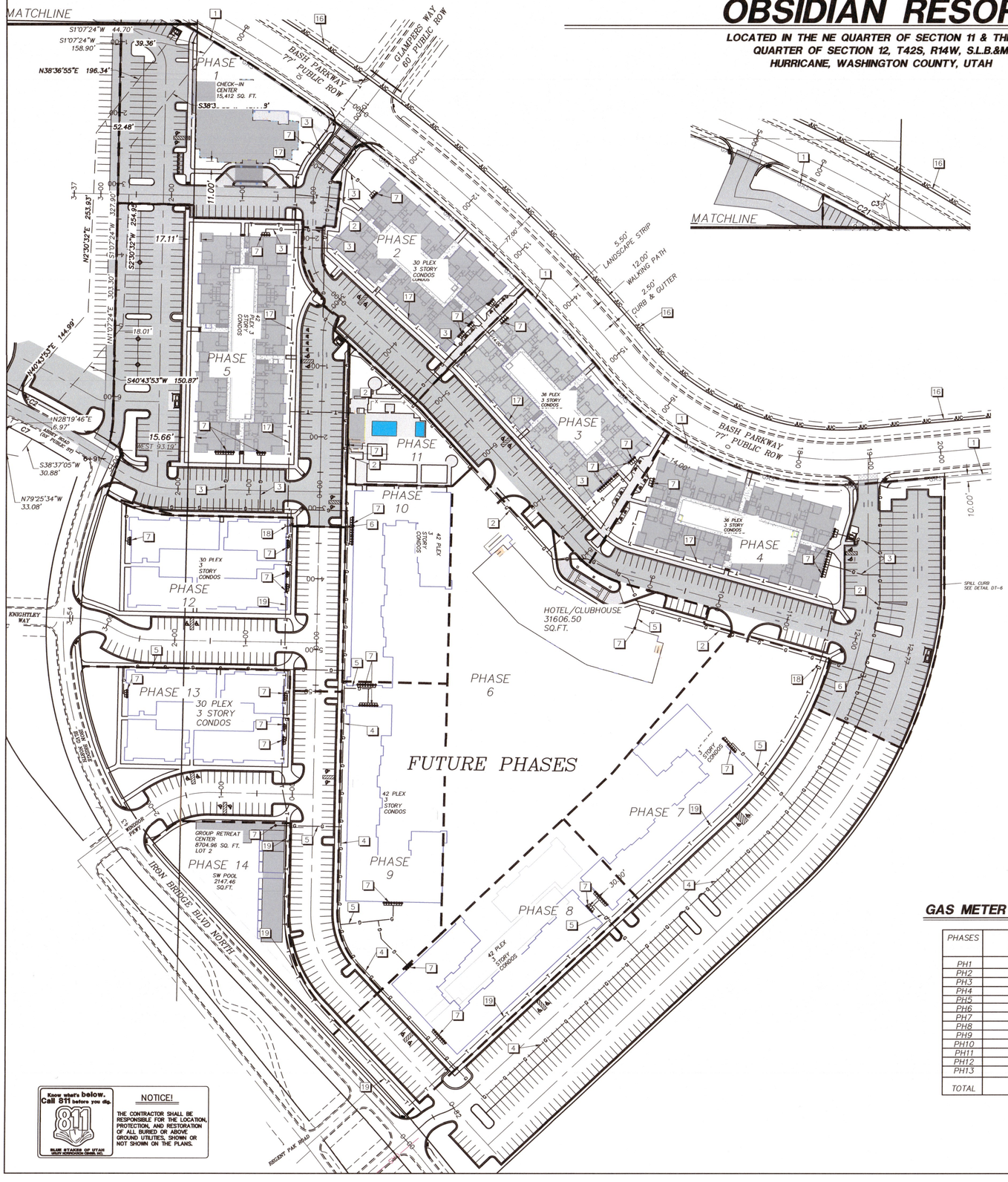
SHEET NO:
C8

POWER PLAN

DEC 12 2023

FULL SITE GAS AND COMMUNICATION PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



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SCALE IN FEET

CONSTRUCTION KEYNOTES:

GAS:

1. EXISTING GAS MAIN INSTALLED WITH PID ROAD
2. PROPOSED GAS MAIN INSTALLED WITH PHASE 1–5.
3. PROPOSED 2"ø GAS MAIN SERVICE LINE INSTALLED WITH PHASE 1–5
4. PROPOSED GAS MAIN INSTALLED WITH PHASE 6–13
5. PROPOSED 2"ø GAS MAIN SERVICE LINE INSTALLED WITH PHASE 6–13
6. STUB INSTALLED WITH PHASE 1–5.
7. PROPOSED GAS METER BANK

COMMUNICATION:

16. EXISTING COMMUNICATION LINE INSTALLED WITH PID ROAD
17. PROPOSED COMMUNICATION LINE INSTALLED WITH PHASE 1–5.
18. STUB COMMUNICATION LINE FOR FUTURE.
19. PROPOSED COMMUNICATION LINE INSTALLED WITH PHASE 6–13

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER IN MARLA
- PHASE LINE
- P.U.E. EASEMENT
- AJC AJC — COMMUNICATION LINE AS PER BASH PARKWAY
- T T T — COMMUNICATION LINE
- GAS — EXISTING GAS LINE ON PID ROAD
- G G G — PROPOSED GAS LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED 8' WATERWAY (CROSS GUTTER)
- PROPOSED GAS METER

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

GAS METER SUMMARY

PHASES	METERS PROVIDED
PH1	1
PH2	30
PH3	36
PH4	36
PH5	42
PH6	1
PH7	42
PH8	30
PH9	42
PH10	30
PH11	42
PH12	42
PH13	1
TOTAL	375

TDS NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435–288–1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. 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.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTUYRLINK WILL PROVIDE 4"CONDUIT. CONTACT LUIS @ 435–632–6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8'PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
   OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"X 30"X10"WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. CONTACT CENTURYLINK ENGINEER AT 385–479–7339 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

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

NATURAL GAS & DOMINION ENERGY:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE–CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435–231–9971.
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 (1155 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 ON/IN 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.C. 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 BURIED. 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.

Know what's below. Call 811 before you dig.
811
BLUE STAKERS OF UTAH
UTILITY NOTIFICATION CENTER, INC.

NOTICE!

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NO	DESCRIPTION	DATE	BY

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

NO. 7810096
KARL BRADLEY RASMUSSEN
8/8/23

FULL SITE GAS AND COMMUNICATION PLAN FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=75'

JOB NO.
720-001

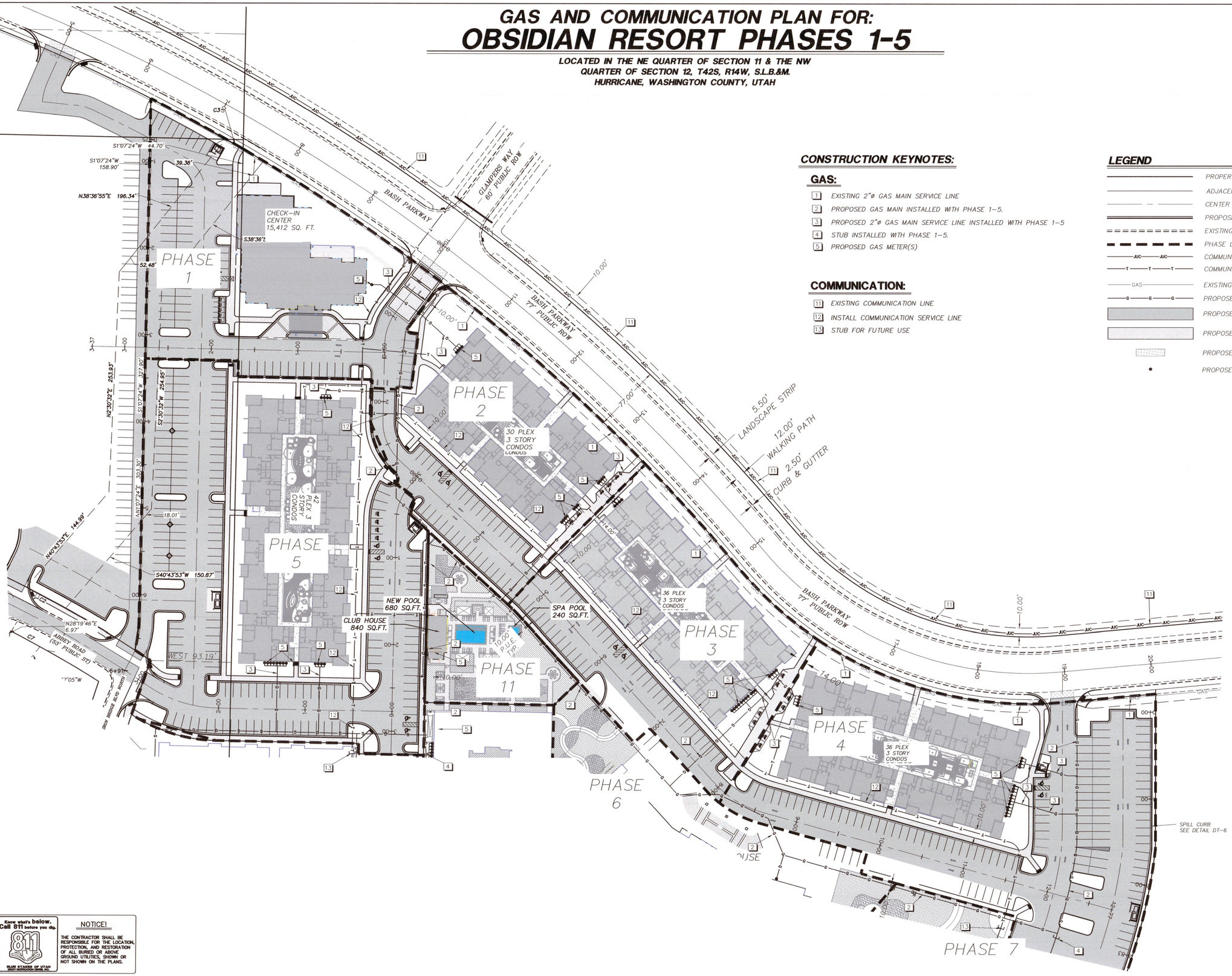
SHEET NO:
C9

FULL SITE GAS AND COMMUNICATION PLAN

DEC 12 2023

GAS AND COMMUNICATION PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



CONSTRUCTION KEYNOTES:

GAS:

1. EXISTING 2"ø GAS MAIN SERVICE LINE
2. PROPOSED GAS MAIN INSTALLED WITH PHASE 1-5.
3. PROPOSED 2"ø GAS MAIN SERVICE LINE INSTALLED WITH PHASE 1-5
4. STUB INSTALLED WITH PHASE 1-5.
5. PROPOSED GAS METER(S)

COMMUNICATION:

11. EXISTING COMMUNICATION LINE
12. INSTALL COMMUNICATION SERVICE LINE
13. STUB FOR FUTURE USE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER IN MARLA
- PHASE LINE
- JUC — COMMUNICATION LINE AS PER BASH PARKWAY
- T — COMMUNICATION LINE
- GAS — EXISTING GAS LINE ON PID ROAD
- G — PROPOSED GAS LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED 8' WATERWAY (CROSS GUTTER)
- PROPOSED GAS METER

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SCALE IN FEET

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Engineers - Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8367

NOTICE OF INTENT
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

Know what's below. Call 811 before you dig.
811 BLUE STAKERS OF UTAH
BLUE STAKES OF UTAH 811

NOTICE!

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

GAS AND COMMUNICATION PLAN

GAS AND COMMUNICATION PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=50'

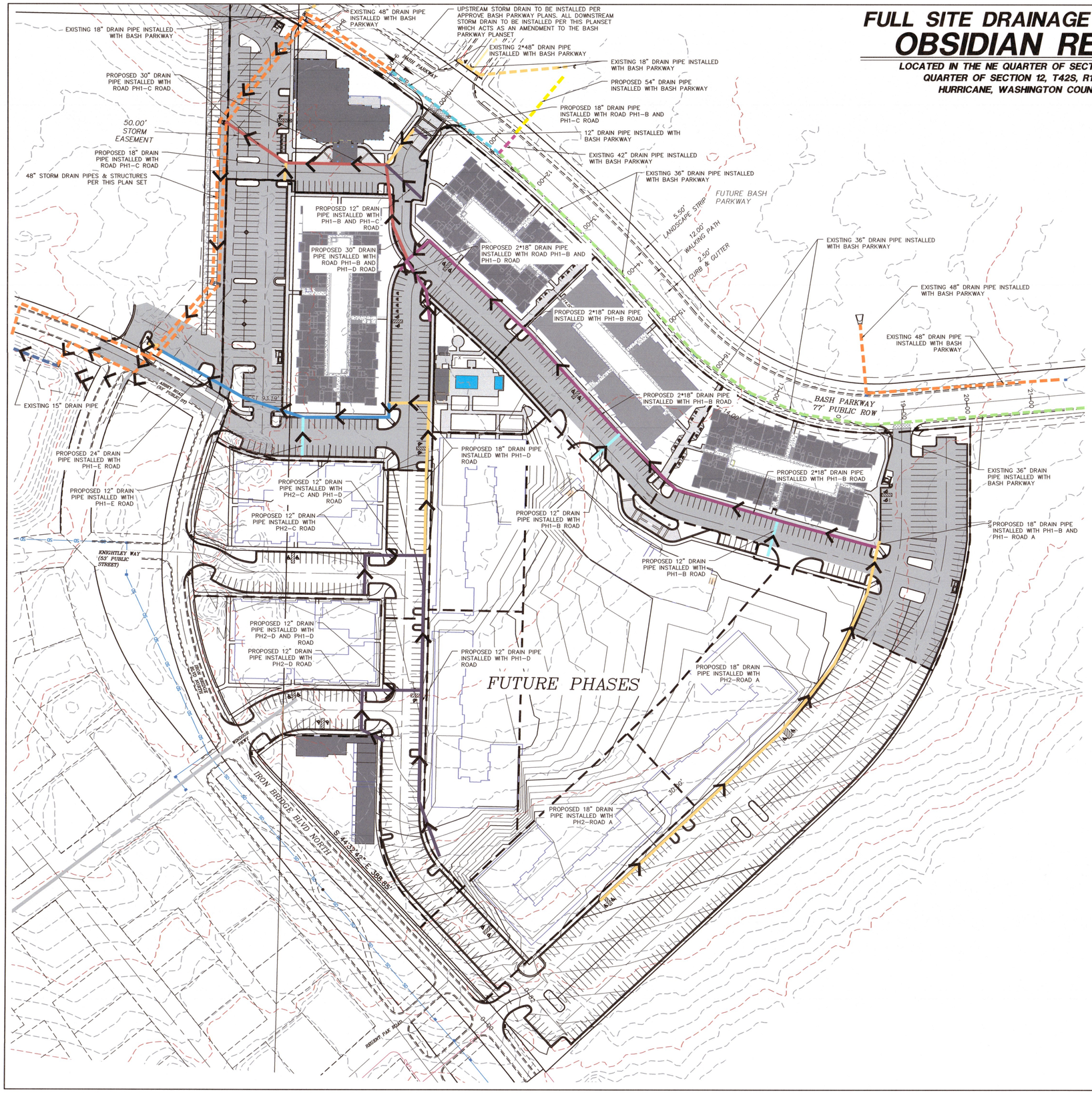
JOB NO.
728-001

SHEET NO:
C10

DEC 12 2023

FULL SITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER IN MARLA
- PHASE LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED 30" HDPE STORM DRAIN PIPE
- PROPOSED 24" HDPE STORM DRAIN PIPE
- PROPOSED 18" HDPE STORM DRAIN PIPE
- PROPOSED 2*18" HDPE STORM DRAIN PIPE
- PROPOSED 12" HDPE STORM DRAIN PIPE
- EXISTING 18" HDPE STORM DRAIN PIPE
- EXISTING 2*48" HDPE STORM DRAIN PIPE
- EXISTING 42" HDPE STORM DRAIN PIPE
- EXISTING 36" HDPE STORM DRAIN PIPE
- EXISTING 54" HDPE STORM DRAIN PIPE
- EXISTING 48" HDPE STORM DRAIN PIPE
- EXISTING 15" HDPE STORM DRAIN PIPE
- STORM F.E.S.
- EXISTING STORM INLETS

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WILL ALLOW UTILITIES WITH IN THAT AREA.

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Engineers- Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8307

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN 8/8/23 STATE OF UTAH

FULL SITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/7/2023
SCALE: 1"=75'

JOB NO.
720-001

SHEET NO:
C11

FULL SITE DRAINAGE PLAN

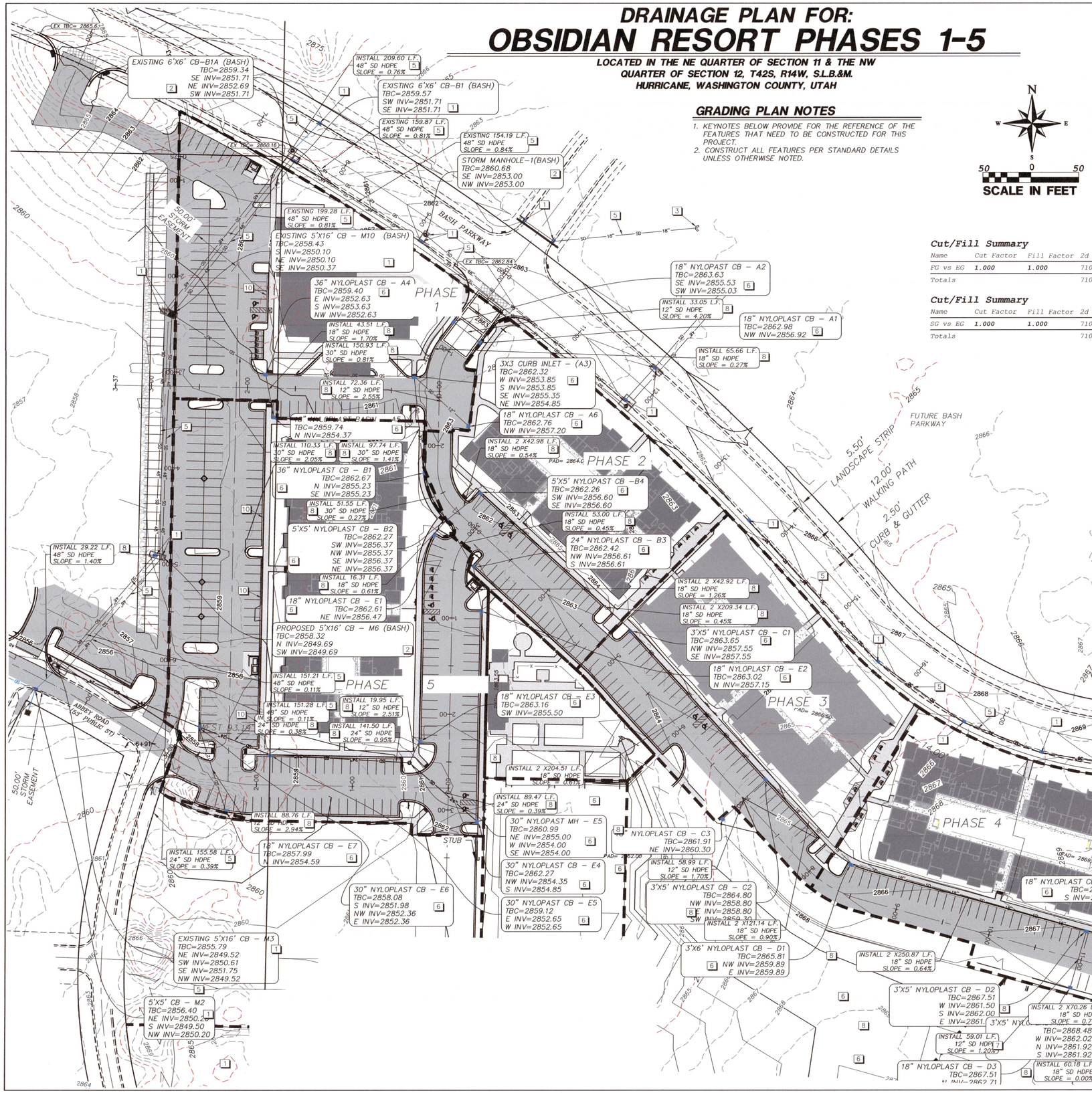
DEC 12 2023

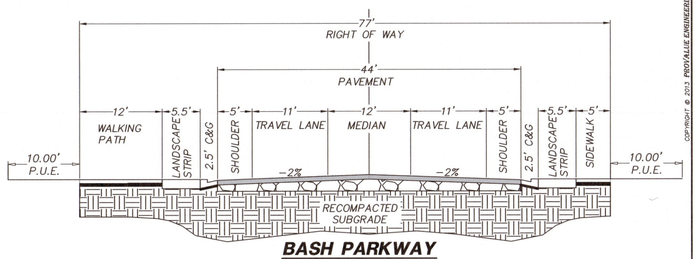
DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.





BASH PARKWAY
SCALE: N.T.S.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
Totals			710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG vs EG	1.000	1.000	710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>
Totals			710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- SD 24" SD 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- WATERWAY
- PROPOSED DRAINAGE SWALE
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET

KEYNOTES:

1. INLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
2. STORM MANHOLE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
3. METAL END SECTION AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
4. OUTLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
5. STORM PIPE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
6. INSTALL NEW CURB INLET (SIZE AND TYPE MENTIONED)
7. INSTALL NEW STORM MANHOLE STRUCTURE (SIZE AND TYPE MENTIONED)
8. INSTALL NEW STORM PIPE (SIZE AND TYPE MENTIONED)
9. STUB FOR FUTURE PHASES
10. INSTALL 24" SPILL CURB

Know what's below. Call 811 before you dig.
811 BLUE STAKERS OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!
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DRAINAGE PLAN

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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROFESSIONAL ENGINEER — KARL BRADLEY RASMUSSEN — 8/8/23 — STATE OF UTAH

DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

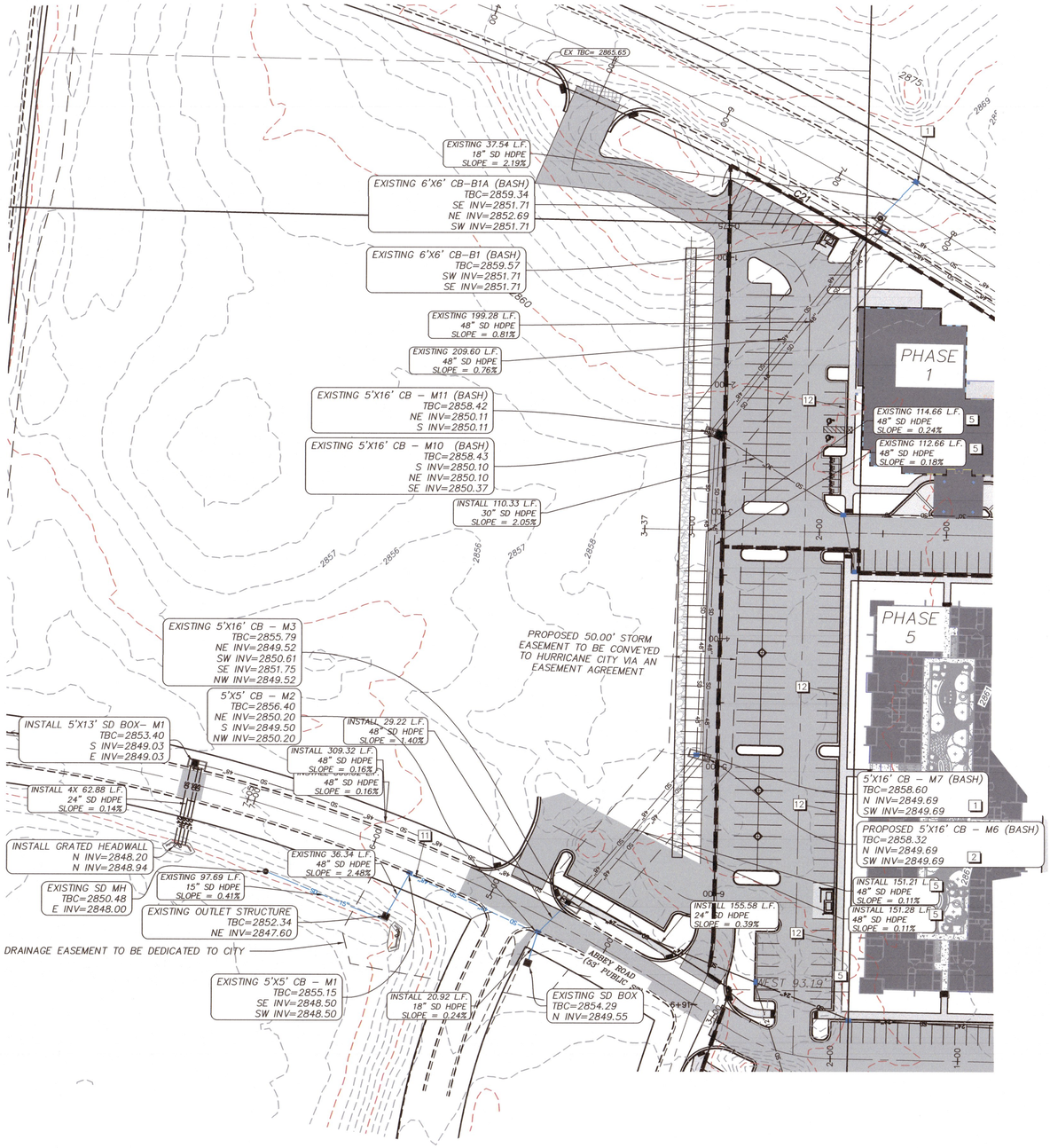
DATE: 8/7/2023
SCALE: 1"=50'
JOB NO. 120-00
SHEET NO: C12

DEC 12 2023

OFFSITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

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SCALE IN FEET



GRADING PLAN NOTES:

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

NOTE:

CHANGES TO THE STORM DRAIN ON THIS SHEET WILL BE AN AMENDMENT TO THE BASH PARKWAY CONSTRUCTION DRAWINGS.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
Totals			710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>

Cut/Fill Summary

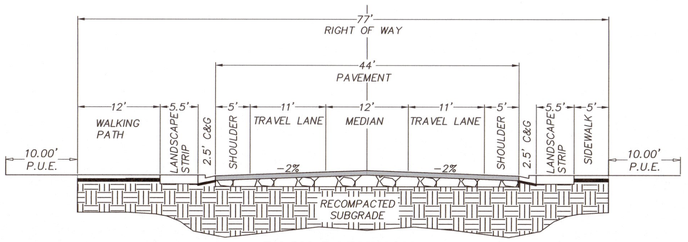
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG vs EG	1.000	1.000	710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>
Totals			710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>

KEYNOTES:

1. INLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
2. STORM MANHOLE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
3. METAL END SECTION AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
4. OUTLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
5. STORM PIPE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
6. INSTALL NEW CURB INLET (SIZE AND TYPE MENTIONED)
7. INSTALL NEW STORM MANHOLE STRUCTURE (SIZE AND TYPE MENTIONED)
8. INSTALL NEW STORM PIPE (SIZE AND TYPE MENTIONED)
9. STORM PIPES AND STRUCTURES TO BE INSTALLED IN FUTURE IMPROVEMENTS.
10. EXISTING STORM MANHOLE INSTALLED WITH MARLA SUBDIVISION
11. FILL IN EXISTING 48" (NOW ABANDONED) LINE WITH CONCRETE
12. INSTALL 24" SPILL CURB

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 CONTOUR ELEVATION LABEL
- SD 24" SD 24" STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- WATERWAY
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET



BASH PARKWAY
SCALE: N.T.S.

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
UTAH NUMBER(S) 0000, NO.

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

NO	DESCRIPTION	DATE	BY

REVISIONS

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

Licensed Professional Engineer
No. 9041888
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

OFFSITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=50'

JOB NO.
128-001

SHEET NO:
C13

OFFSITE DRAINAGE PLAN

DEC 12 2023

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

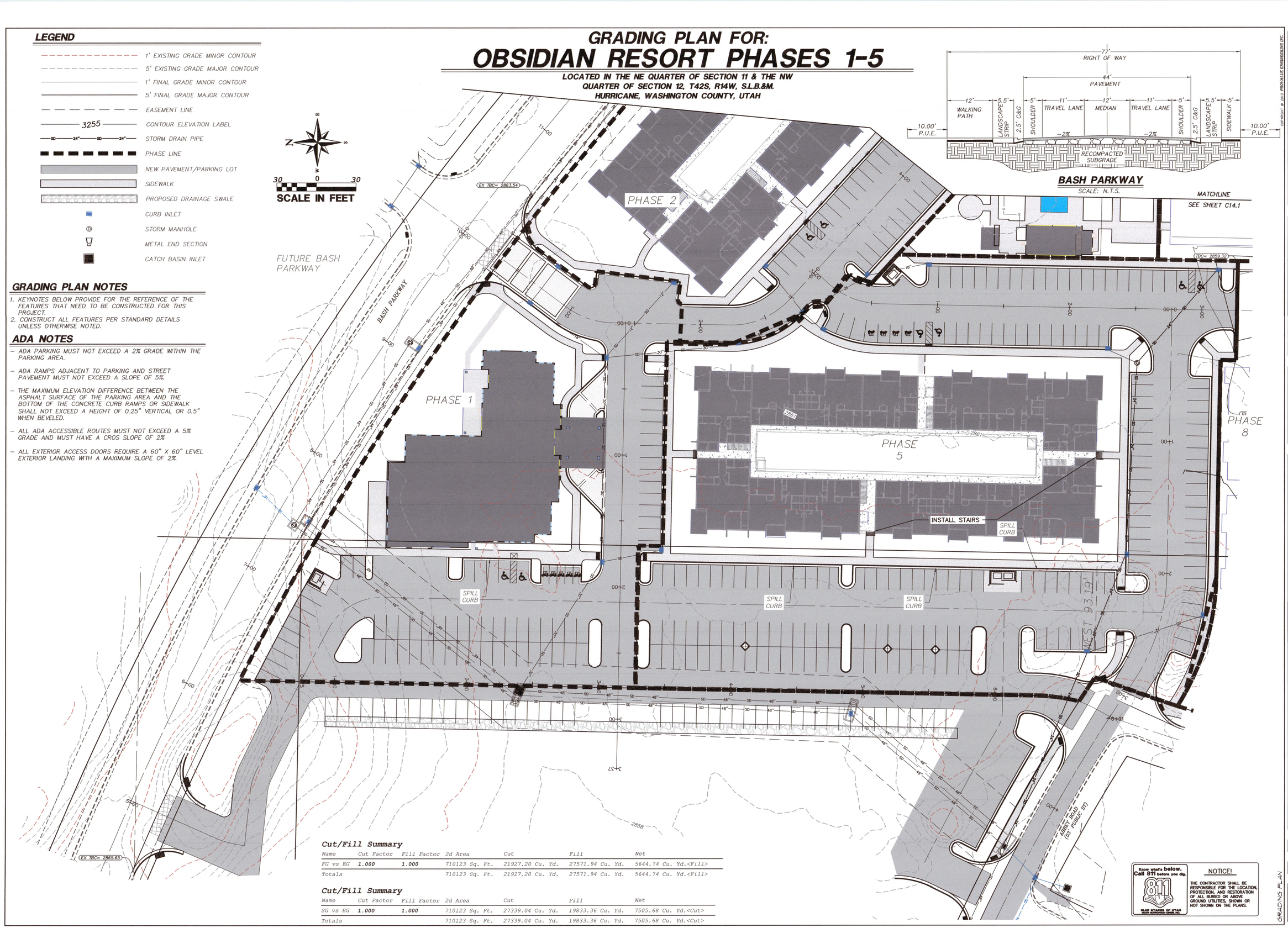
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- SD 24" SD 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- PROPOSED DRAINAGE SWALE
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

ADA NOTES

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



BASH PARKWAY

SCALE: N.T.S.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
Totals			710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG vs EG	1.000	1.000	710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>
Totals			710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>

Know what's below. Call 811 before you dig. 811 BLUE STAKES OF UTAH UTAH APPROVED ONE NO.

NOTICE!

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GRADING PLAN

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 7841098
KARL BRADLEY RASMUSSEN
8/8/23
REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/7/2023
SCALE: 1"=30'

JOB NO.
720-001

SHEET NO:
C14

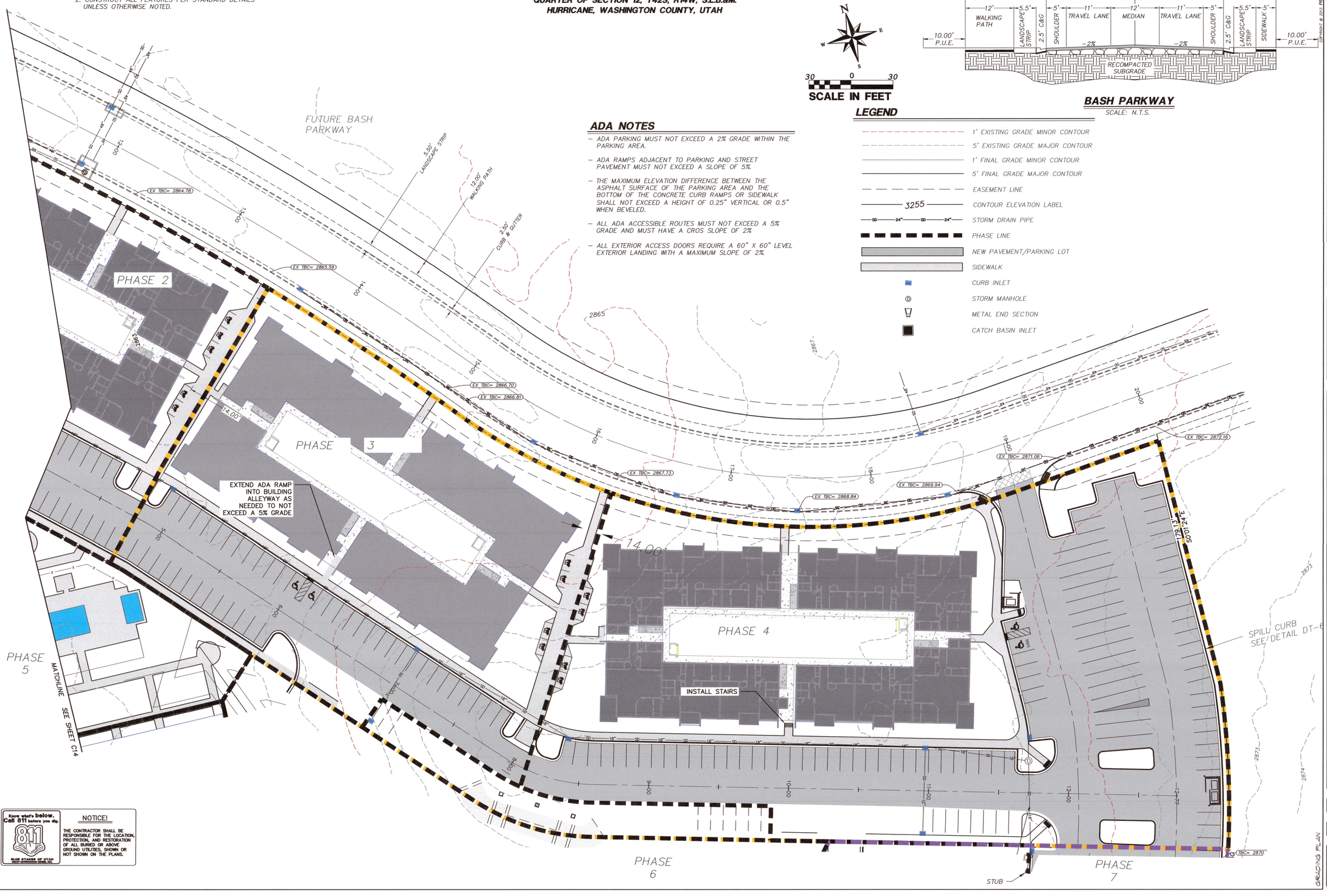
DEC 12 2023

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.



BASH PARKWAY
SCALE: N.T.S.

ADA NOTES

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

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- SD 24" SD 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH

NOTICE!

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NO	DESCRIPTION	DATE	BY

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Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROFESSIONAL ENGINEER — STATE OF UTAH — 11091028 — KARL BRADLEY RASMUSSEN — 8/8/23

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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

JOB NO.
720-001

SHEET NO:
C14.1

GRADING PLAN

DEC 12 2023

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

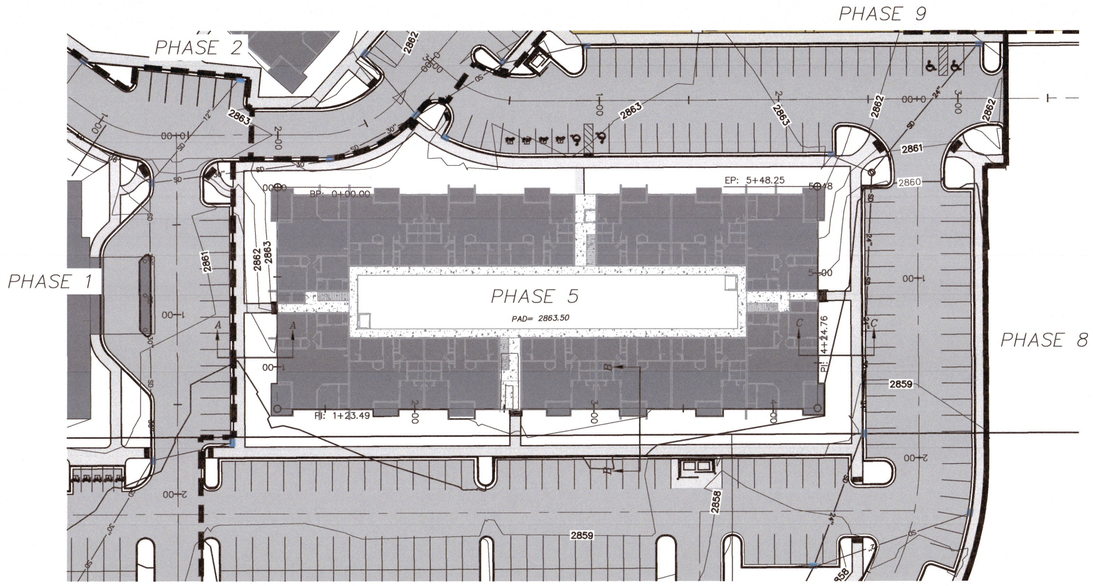
BLUE STAKES OF UTAH 811 / 1-800-662-4111

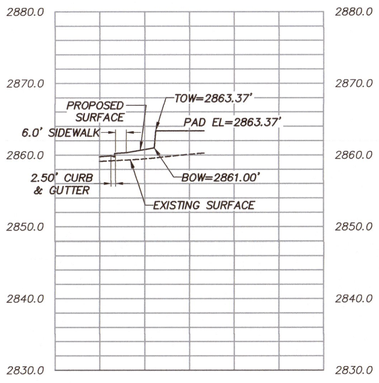
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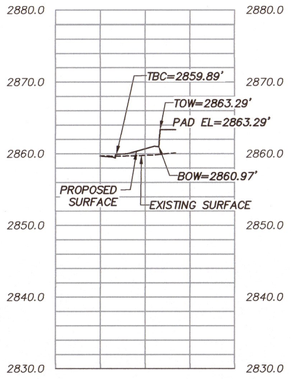
CROSS SECTIONS OF STEM WALL FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

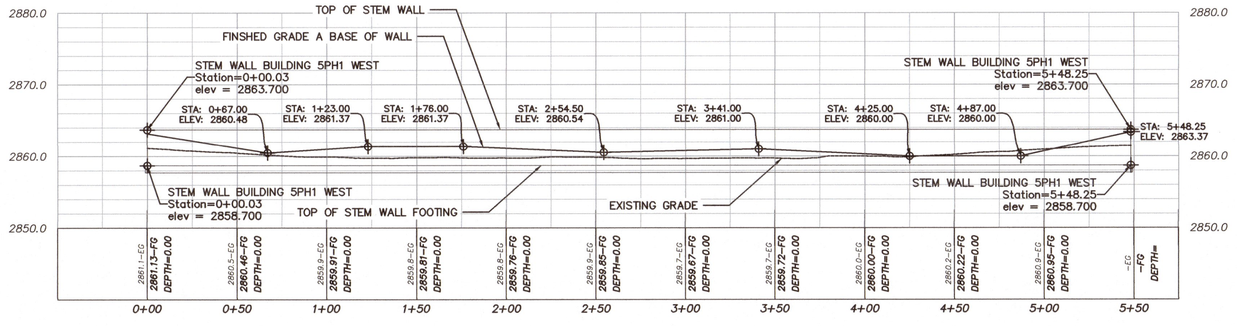




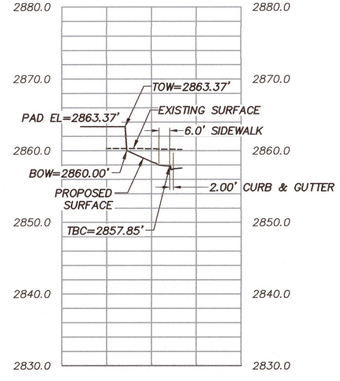
CROSS SECTIONAL VIEW OF STEM WALL FOR SECTION B-B



CROSS SECTIONAL VIEW OF STEM WALL FOR SECTION A-A



PROFILE SECTION OF STEM WALL FOR BUILDING 5



CROSS SECTIONAL VIEW OF STEM WALL FOR SECTION C-C

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- SD 24" SD 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- CURB INLET
- STORM MANHOLE

N
W E
S

40 0 40

SCALE IN FEET

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NO	DESCRIPTION	DATE	BY

REVISIONS

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Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 10410398
KARL BRADLEY RASMUSSEN
8/8/23
REGISTERED UTAH

CROSS SECTIONS PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

JOB NO.
720-001

SHEET NO:
C14.2

CROSS SECTIONS PLAN

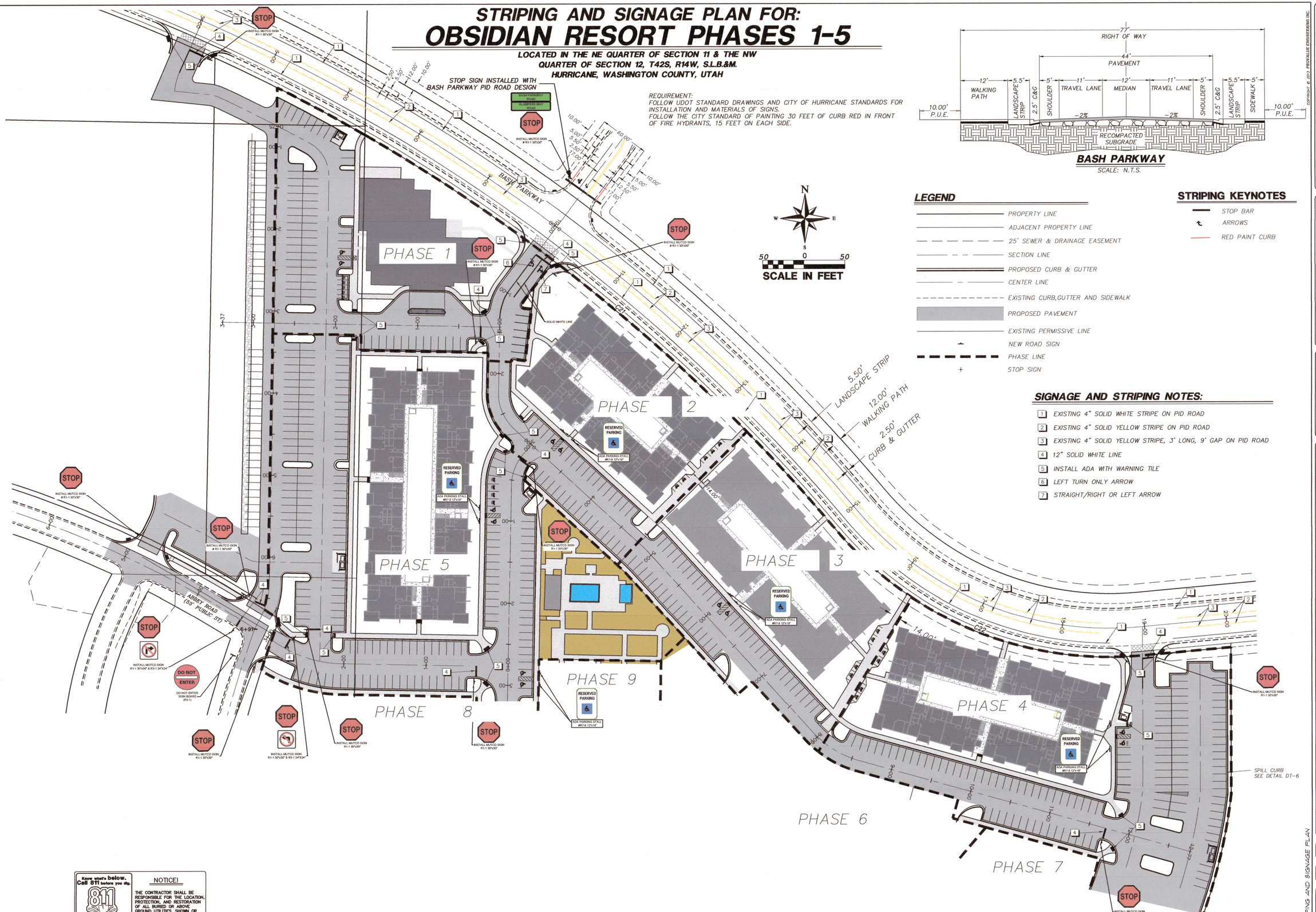
DEC 12 2023

STRIPING AND SIGNAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

STOP SIGN INSTALLED WITH BASH PARKWAY PID ROAD DESIGN

REQUIREMENT:
FOLLOW UDOT STANDARD DRAWINGS AND CITY OF HURRICANE STANDARDS FOR INSTALLATION AND MATERIALS OF SIGNS.
FOLLOW THE CITY STANDARD OF PAINTING 30 FEET OF CURB RED IN FRONT OF FIRE HYDRANTS, 15 FEET ON EACH SIDE.



BASH PARKWAY
SCALE: N.T.S.

LEGEND

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

STRIPING KEYNOTES

- STOP BAR
- ARROWS
- RED PAINT CURB

SIGNAGE AND STRIPING NOTES:

1. EXISTING 4" SOLID WHITE STRIPE ON PID ROAD
2. EXISTING 4" SOLID YELLOW STRIPE ON PID ROAD
3. EXISTING 4" SOLID YELLOW STRIPE, 3' LONG, 9' GAP ON PID ROAD
4. 12" SOLID WHITE LINE
5. INSTALL ADA WITH WARNING TILE
6. LEFT TURN ONLY ARROW
7. STRAIGHT/RIGHT OR LEFT ARROW

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH UTAH PROTECTION CENTER, INC.

NOTICE!
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8567

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 181098
8/8/23
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

STRIPING AND SIGNAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

JOB NO.
720-001

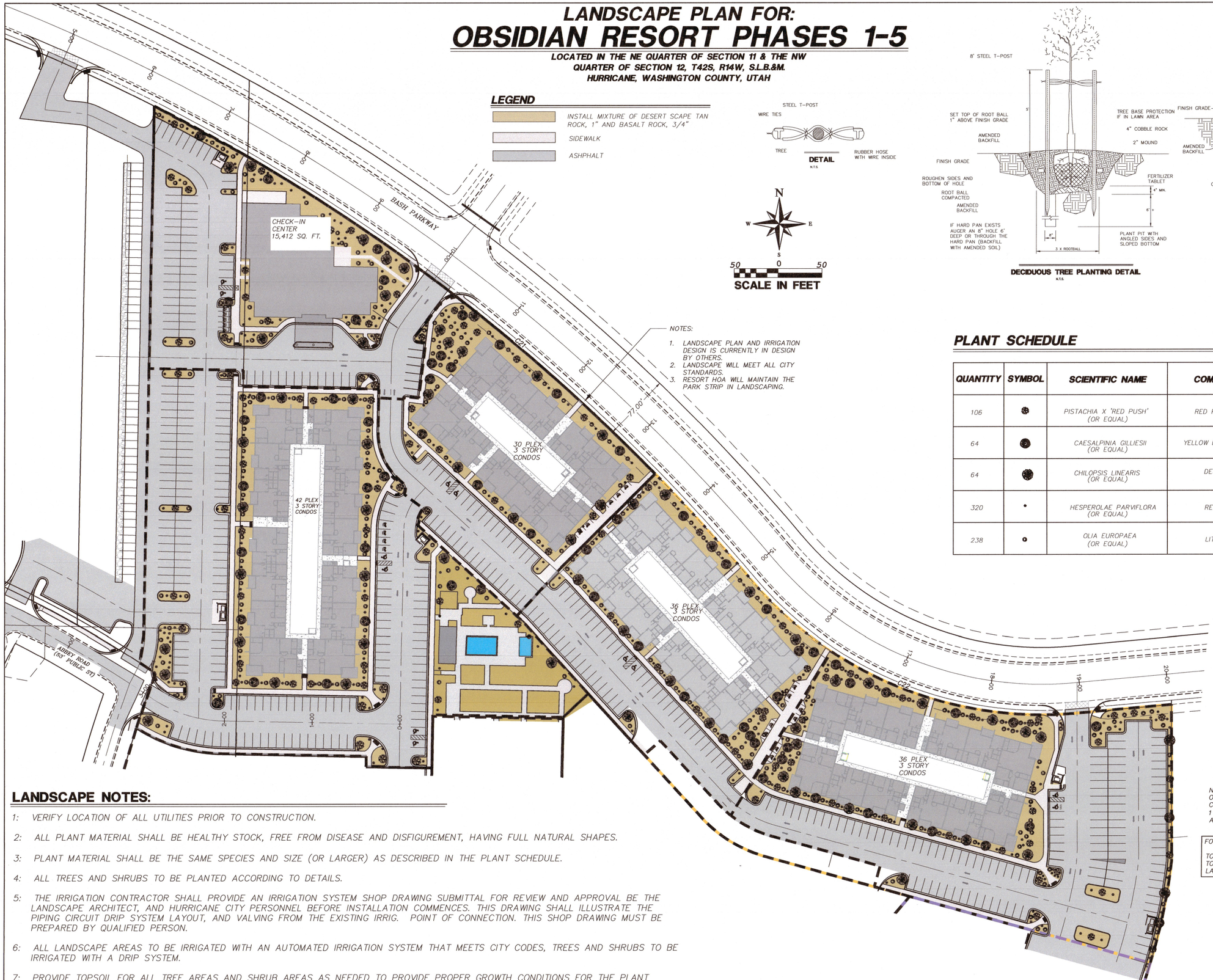
SHEET NO:
C15

STRIPING AND SIGNAGE PLAN

DEC 12 2023

LANDSCAPE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- INSTALL MIXTURE OF DESERT SCAPE TAN ROCK, 1" AND BASALT ROCK, 3/4"
- SIDEWALK
- ASHPHALT

DETAIL
N.T.S.

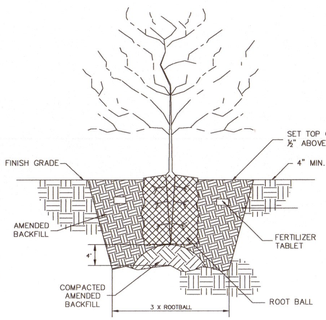
50 0 50

SCALE IN FEET

NOTES:

1. LANDSCAPE PLAN AND IRRIGATION DESIGN IS CURRENTLY IN DESIGN BY OTHERS.
2. LANDSCAPE WILL MEET ALL CITY STANDARDS.
3. RESORT HOA WILL MAINTAIN THE PARK STRIP IN LANDSCAPING.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	SIZE (W)
106		PISTACHIA X 'RED PUSH' (OR EQUAL)	RED PUSH PISTACHE	40'	40'
64		CAESALPINIA GILLIESII (OR EQUAL)	YELLOW BIRD OF PARADISE	8.5'	8.5'
64		CHILOPSIS LINEARIS (OR EQUAL)	DESERT WILLOW	20'	10'
320		HESPEROLAE PARVIFLORA (OR EQUAL)	RED YUCCA	48"	36"
238		OLIA EUROPAEA (OR EQUAL)	LITTLE OLLIW	24"	24"

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.

3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.

4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.

6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

NOTE:
OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE.
1 TREE & 3 SHRUBS FOR EVERY 35' OF FRONTAGE ALONG 720 S

FOR PHASE-1 TO 5	
TOTAL LANDSCAPE AREA	92,225.00 SQ.FT.
TOTAL PARKING AREA	2,22,968.14 SQ.FT.
LANDSCAPE TO PARKING PERCENT	41.36%

Know what's below. Call 811 before you dig. — 811 — BLUE STAKES OF UTAH UTAH-NORTHERN OHIO, INC.

NOTICE!
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LANDSCAPE PLAN

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

NEW 191026
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

LANDSCAPE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

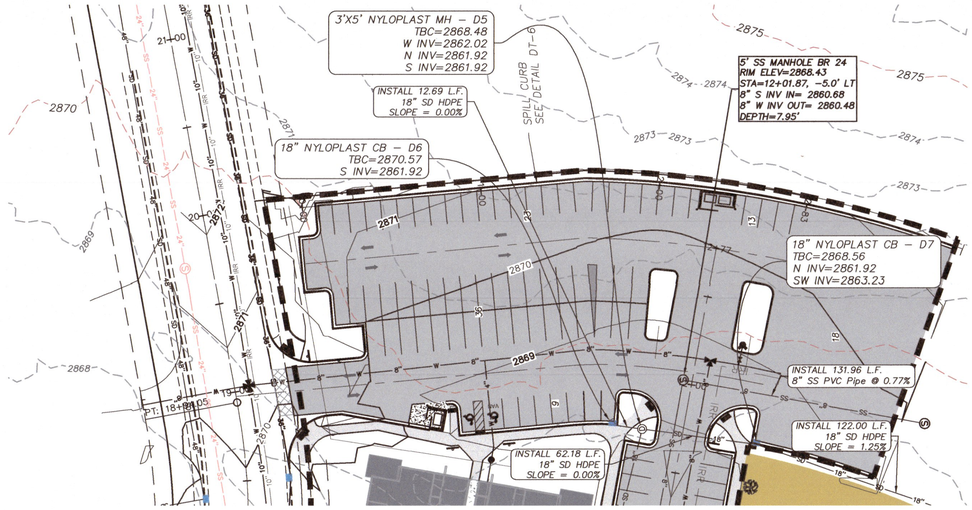
JOB NO.
720-001

SHEET NO:
L1

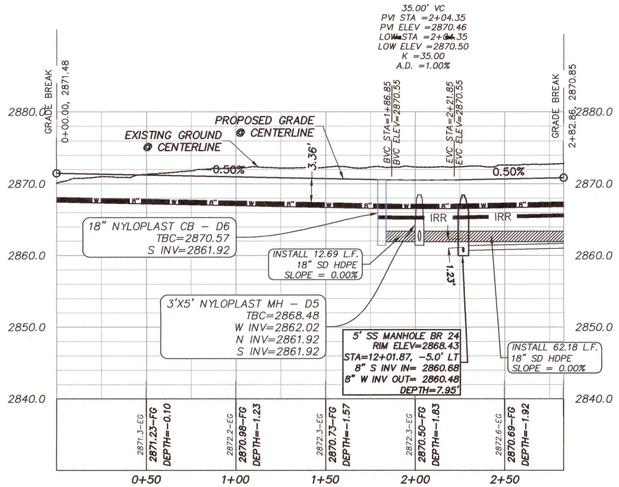
DEC 1 2 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



PROFILE VIEW: PH-1-A – 0+00 TO 02+82.86
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2840.00



LEGEND

PROPERTY LINE	ADA RAMP
ADJACENT PROPERTY LINE	PROPOSED SEWER MANHOLE
CENTER LINE	EXISTING SEWER MANHOLE
EASEMENT LINE	4-WAY VALVE
PROPOSED CURB AND GUTTER	3-WAY VALVE
EXISTING SEWER LINE	WATERWAY
PROPOSED SEWER LINE	CURB INLET
EXISTING WATERLINE ON BASH PKWY	STORM MANHOLE
EXISTING IRRIGATION ON BASH PKWY	PROPOSED FIRE HYDRANT
PROPOSED WATERLINE	PROPOSED WATER VALVE
PROPOSED IRRIGATION LINE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	
PHASE LINE	
BASH PARKWAY ROAD ROW	
1' EXISTING GRADE MINOR CONTOUR	
5' EXISTING GRADE MAJOR CONTOUR	
1' FINAL GRADE MINOR CONTOUR	
5' FINAL GRADE MAJOR CONTOUR	
PROPOSED CONTOUR ELEVATION LABEL	
EXISTING CONTOUR ELEVATION LABEL	
PROPOSED STORM MAIN (SIZE SHOWN)	
EXISTING STORM MAIN (SIZE SHOWN)	

N
W E S
40 0 40
SCALE IN FEET

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 811UTAHNOTIFICATION.COM

NOTICE!

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PROFESSIONAL ENGINEER
No. 10410086
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=40'

JOB NO.
728-001

SHEET NO.
PP-1

PLAN & PROFILE

DEC 12 2023

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

811 BLUE STAKES OF UTAH / BLUE MARKERS OF UTAH, INC.

NOTICE!

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PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATERLINE ON BASH PKWY
- EXISTING IRRIGATION ON BASH PKWY
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE
- PROPOSED ASPHALT
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- PROPOSED STORM MAIN (SIZE SHOWN)
- EXISTING STORM MAIN (SIZE SHOWN)
- ADA RAMP
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- 4-WAY VALVE
- 3-WAY VALVE
- WATERWAY
- CURB INLET
- PROPOSED SIDEWALK
- PHASE LINE
- BASH PARKWAY ROAD ROW
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- STORM MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED IRRIGATION METER

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5' SS POLYMER MANHOLE B6 RIM ELEV=2861.71 STA=9+97.43, -14.4' LT 24" SE INV IN= 2851.12 8" SW INV IN= 2852.45 24" NW INV OUT= 2851.10 DEPTH=10.61'

INSTALL 126.06 L.F. 8" SS PVC Pipe @ 0.51%

INSTALL 33.05 L.F. 12" SD HDPE SLOPE = 4.20%

18" NYLOPAST CB – A2 TBC=2863.63 SE INV=2855.53 SW INV=2855.03

5' SS MANHOLE BR 3 RIM ELEV=2863.91 STA=1+13.31, 3.5' RT 8" S INV IN= 2853.29 6" E INV IN= 2853.46 8" NE INV OUT= 2853.09 DEPTH=10.82'

INSTALL 65.66 L.F. 18" SD HDPE SLOPE = 0.27%

INSTALL 120.26 L.F. 8" SS PVC Pipe @ 0.66%

3X3 CURB INLET – (A3) TBC=2862.32 W INV=2853.85 S INV=2853.85 SE INV=2855.35 NE INV=2854.85

INSTALL 97.74 L.F. 30" SD HDPE SLOPE = 1.41%

INSTALL 150.93 L.F. 30" SD HDPE SLOPE = 0.81%

36" NYLOPLAST CB – B1 TBC=2862.67 N INV=2855.23 SE INV=2855.23

5' SS MANHOLE BR 4 RIM ELEV=2862.56 STA=2+37.20, 3.0' RT 8" SE INV IN= 2854.28 6" W INV IN= 2854.45 8" N INV OUT= 2854.08 DEPTH=8.48'

INSTALL 24.94 L.F. 6" SS PVC Pipe @ 1.20%

INSTALL 54.29 L.F. 8" SS PVC Pipe @ 0.55%

5'X5' NYLOPLAST CB – B2 TBC=2862.27 SW INV=2856.37 NW INV=2855.37 SE INV=2856.37 NE INV=2856.37

INSTALL 2 X16.31 L.F. 18" SD HDPE SLOPE = 0.61%

18" NYLOPLAST CB – E1 TBC=2862.61 NE INV=2856.47

INSTALL 2 X42.92 L.F. 18" SD HDPE SLOPE = 1.26%

18" NYLOPLAST CB – A1 TBC=2862.98 NW INV=2856.92

INSTALL 62.64 L.F. 6" SS PVC Pipe @ 1.34%

INSTALL 21.69 L.F. 6" SS PVC Pipe @ 1.01%

INSTALL 72.36 L.F. 12" SD HDPE SLOPE = 2.55%

18" NYLOPLAST CB – A6 TBC=2862.76 NW INV=2857.20

INSTALL 2 X42.98 L.F. 18" SD HDPE SLOPE = 0.54%

5'X5' NYLOPLAST CB –B4 TBC=2862.26 SW INV=2856.60 SE INV=2856.60

INSTALL 38.13 L.F. 6" SS PVC Pipe @ 1.47%

5' SS MANHOLE BR 5 RIM ELEV=2862.29 STA=2+96.85, -5.0' LT 8" SE INV IN= 2854.78 8" NW INV OUT= 2854.58 DEPTH=7.71'

INSTALL 2 X209.34 L.F. 18" SD HDPE SLOPE = 0.45%

INSTALL 2 X53.00 L.F. 18" SD HDPE SLOPE = 0.45%

30 PLEX 3 STORY CONDOS

5' SS MANHOLE BR 11 RIM ELEV=2863.39 STA=4+53.43, -5.1' LT 6" NE INV IN= 2855.93 8" SE INV IN= 2855.76 8" NW INV OUT= 2855.56 DEPTH=7.83'

3'X5' NYLOPLAST CB – C1 TBC=2863.65 NW INV=2857.55 SE INV=2857.55

INSTALL 200.00 L.F. 8" SS PVC Pipe @ 0.50%

INSTALL 2 X148.25 L.F. 18" SD HDPE SLOPE = 0.84%

INSTALL 43.90 L.F. 6" SS PVC Pipe @ 1.05%

3'X5' NYLOPLAST CB – C2 TBC=2864.41 NW INV=2858.80 SE INV=2858.80 SW INV=2859.30

INSTALL 177.35 L.F. 18" SD HDPE SLOPE = 0.62%

INSTALL 2 X142.12 L.F. 18" SD HDPE SLOPE = 0.71%

3'X5' NYLOPLAST CB – D2 TBC=2867.06 W INV=2861.01 S INV=2861.51 E INV=2861.01

3'X6' NYLOPLAST CB – D1 TBC=2865.81 NW INV=2859.89 E INV=2859.89

INSTALL 2 X178.77 L.F. 18" SD HDPE SLOPE = 0.63%

INSTALL 58.49 L.F. 12" SD HDPE SLOPE = 2.05%

INSTALL 242.91 L.F. 8" SS PVC Pipe @ 0.58%

MATCH LINE 10+88.40 SEE SHEET PP3

18" NYLOPLAST CB – D3 TBC=2867.05 N INV=2862.71

INSTALL 57.50 L.F. 6" SS PVC Pipe @ 1.35%

5' SS MANHOLE BR 20 RIM ELEV=2866.54 STA=9+28.41, -5.0' LT 8" E INV IN= 2858.92 6" S INV IN= 2859.09 8" W INV OUT= 2858.72 DEPTH=7.82'

INSTALL 101.56 L.F. 8" SS PVC Pipe @ 0.51%

5' SS MANHOLE BR 17 RIM ELEV=2865.76 STA=8+22.41, -4.8' LT 8" E INV IN= 2858.20 8" NW INV OUT= 2858.00 DEPTH=7.76'

INSTALL 93.59 L.F. 8" SS PVC Pipe @ 0.51%

5' SS MANHOLE BR 16 RIM ELEV=2865.21 STA=7+24.90, -4.6' LT 8" SE INV IN= 2857.52 6" SW INV IN= 2857.69 8" NW INV OUT= 2857.32 DEPTH=7.89'

INSTALL 57.02 L.F. 12" SD HDPE SLOPE = 1.76%

18" NYLOPLAST CB – C3 TBC=2864.17 NE INV=2860.30

INSTALL 57.07 L.F. 6" SS PVC Pipe @ 1.32%

INSTALL 82.17 L.F. 6" SS PVC Pipe @ 1.01%

5' SS MANHOLE BR 14 RIM ELEV=2863.90 STA=5+24.91, -3.7' LT 6" SW INV IN= 2856.49 8" SE INV IN= 2856.32 6" NE INV IN= 2856.49 8" NW INV OUT= 2856.12 DEPTH=7.78'

INSTALL 69.31 L.F. 8" SS PVC Pipe @ 0.52%

INSTALL 151.59 L.F. 8" SS PVC Pipe @ 0.52%

24" NYLOPLAST CB – B3 TBC=2862.42 NW INV=2856.61 S INV=2856.61

18" NYLOPLAST CB – E2 TBC=2863.02 N INV=2857.15

INSTALL 54.29 L.F. 8" SS PVC Pipe @ 0.55%

INSTALL 120.26 L.F. 8" SS PVC Pipe @ 0.66%

INSTALL 97.74 L.F. 30" SD HDPE SLOPE = 1.41%

INSTALL 151.55 L.F. 30" SD HDPE SLOPE = 0.27%

INSTALL 126.06 L.F. 8" SS PVC Pipe @ 0.51%

INSTALL 65.66 L.F. 18" SD HDPE SLOPE = 0.27%

INSTALL 2 X148.25 L.F. 18" SD HDPE SLOPE = 0.84%

INSTALL 2 X177.35 L.F. 18" SD HDPE SLOPE = 0.62%

INSTALL 2 X178.77 L.F. 18" SD HDPE SLOPE = 0.63%

INSTALL 2 X142.12 L.F. 18" SD HDPE SLOPE = 0.71%

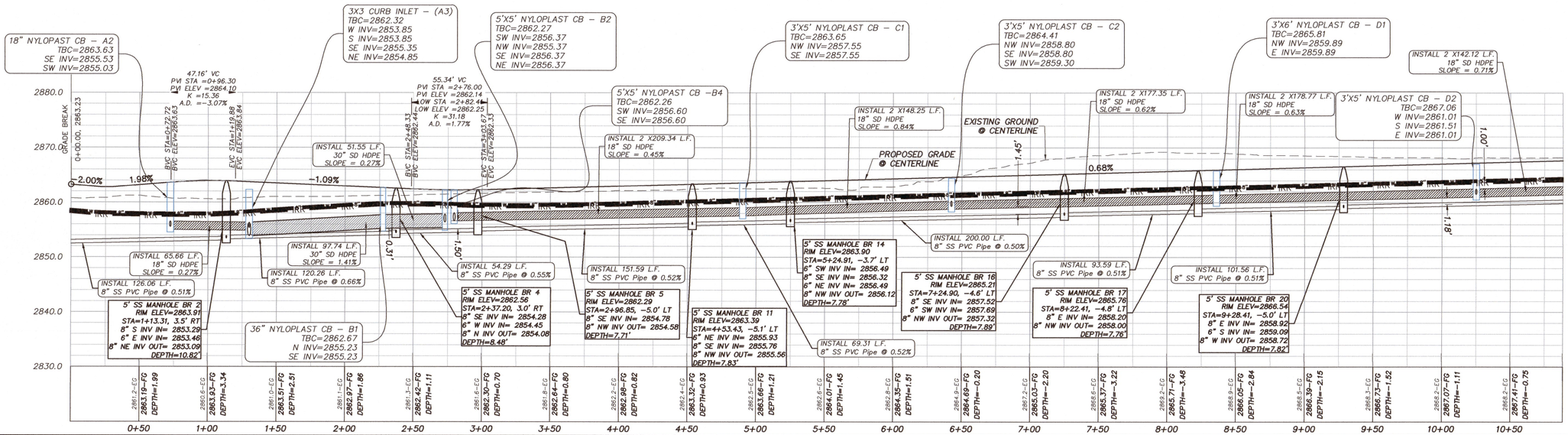
INSTALL 200.00 L.F. 8" SS PVC Pipe @ 0.50%

INSTALL 93.59 L.F. 8" SS PVC Pipe @ 0.51%

INSTALL 101.56 L.F. 8" SS PVC Pipe @ 0.51%

INSTALL 69.31 L.F. 8" SS PVC Pipe @ 0.52%

PROFILE VIEW: PH–1–B – 0+00 TO 10+88.40
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2830.00



SCALE IN FEET: 40 0 40

NAVIGATION STRATEGIES & ANALYSIS, INC. KARL BRADLEY RASMUSSEN 8/8/23 STATE OF UTAH

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=40'

JOB NO. 720-001

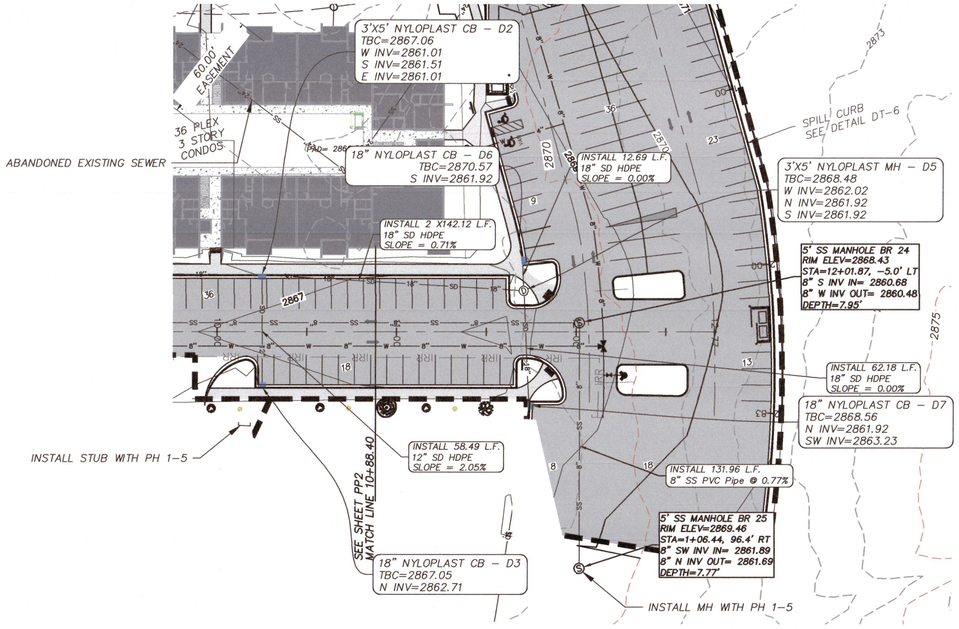
SHEET NO: PP-2

PLAN & PROFILE

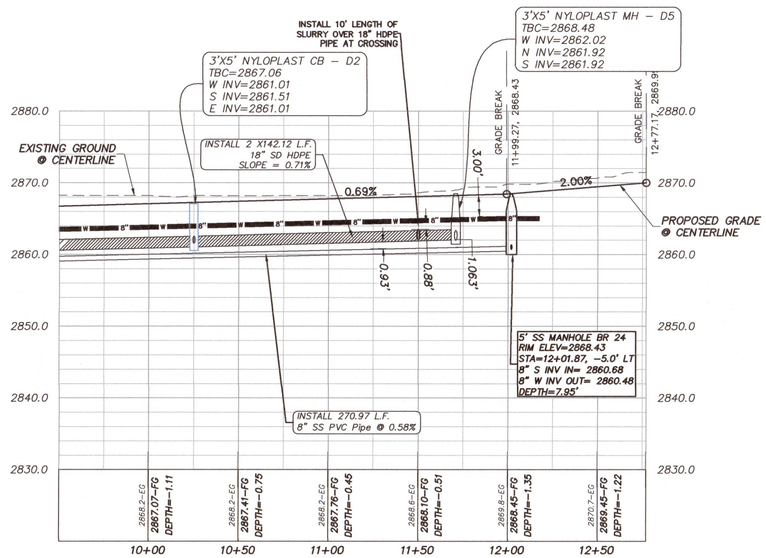
DEC 12 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

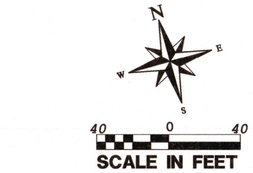


PROFILE VIEW: PH-1-B – 10+88.40 TO 12+77.17
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2830.00



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PHASE LINE
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- PROPOSED STORM MAIN (SIZE SHOWN)
- ADA RAMP
- PROPOSED SEWER MANHOLE
- 4-WAY VALVE
- 3-WAY VALVE
- CURB INLET
- STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION

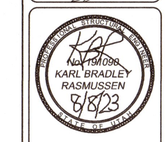


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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367





PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=40'

JOB NO.
720-001

SHEET NO:
PP-3

PLAN & PROFILE



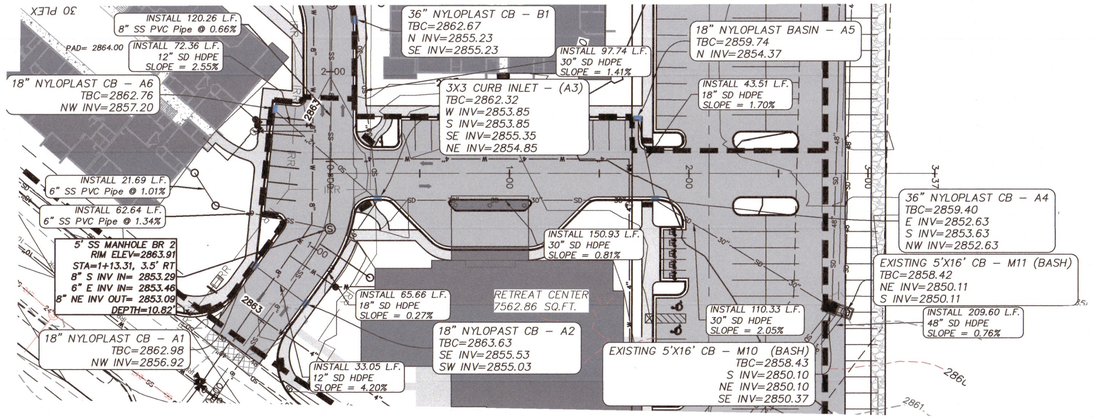
NOTICE!

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

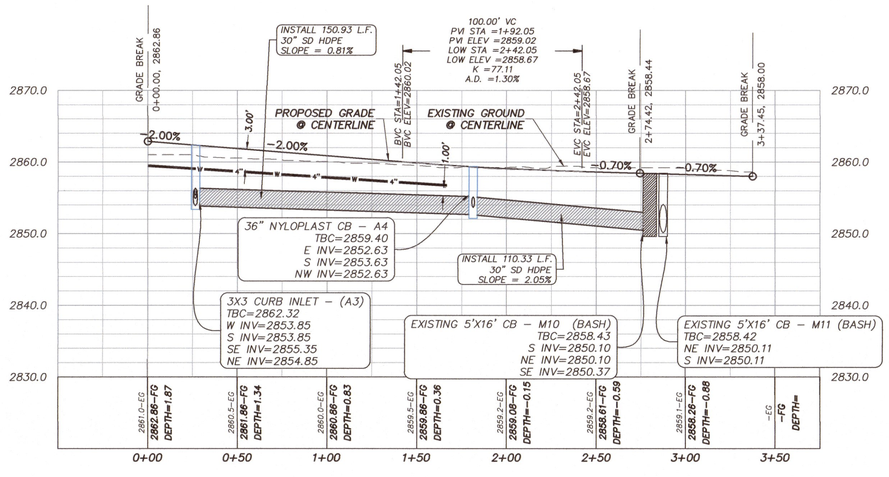
DEC 12 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



PROFILE VIEW: PH-1-C – 0+00 TO 3+75
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2830.00



LEGEND

PROPERTY LINE	1' FINAL GRADE MINOR CONTOUR
ADJACENT PROPERTY LINE	5' FINAL GRADE MAJOR CONTOUR
CENTER LINE	PROPOSED CONTOUR ELEVATION LABEL
EASEMENT LINE	EXISTING CONTOUR ELEVATION LABEL
PROPOSED CURB AND GUTTER	PROPOSED STORM MAIN (SIZE SHOWN)
EXISTING SEWER LINE	EXISTING STORM MAIN (SIZE SHOWN)
PROPOSED SEWER LINE	ADA RAMP
EXISTING WATERLINE ON BASH PKWY	PROPOSED SEWER MANHOLE
EXISTING IRRIGATION ON BASH PKWY	EXISTING SEWER MANHOLE
PROPOSED WATERLINE	4-WAY VALVE
PROPOSED IRRIGATION LINE	3-WAY VALVE
PROPOSED ASPHALT	WATERWAY
PROPOSED SIDEWALK	CURB INLET
PHASE LINE	STORM MANHOLE
BASH PARKWAY ROAD ROW	PROPOSED FIRE HYDRANT
1' EXISTING GRADE MINOR CONTOUR	PROPOSED WATER VALVE
5' EXISTING GRADE MAJOR CONTOUR	PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED 3/4" WATER METER	PROPOSED IRRIGATION METER
PROPOSED CLEANOUT	



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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307





PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=40'

JOB NO.
728-001

SHEET NO:
PP-4

PLAN & PROFILE



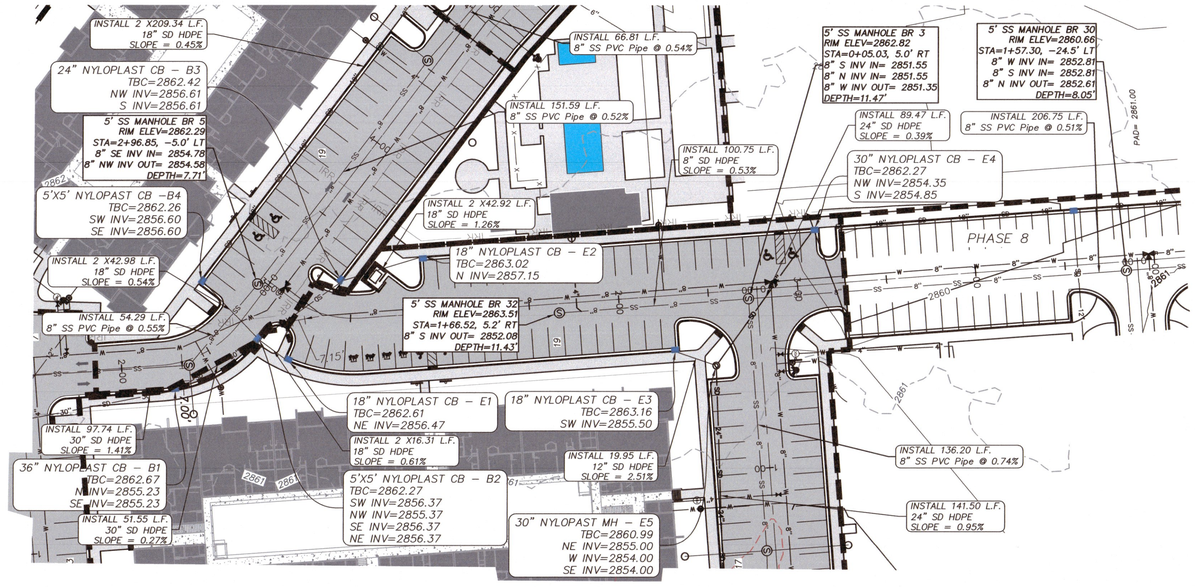
NOTICE!

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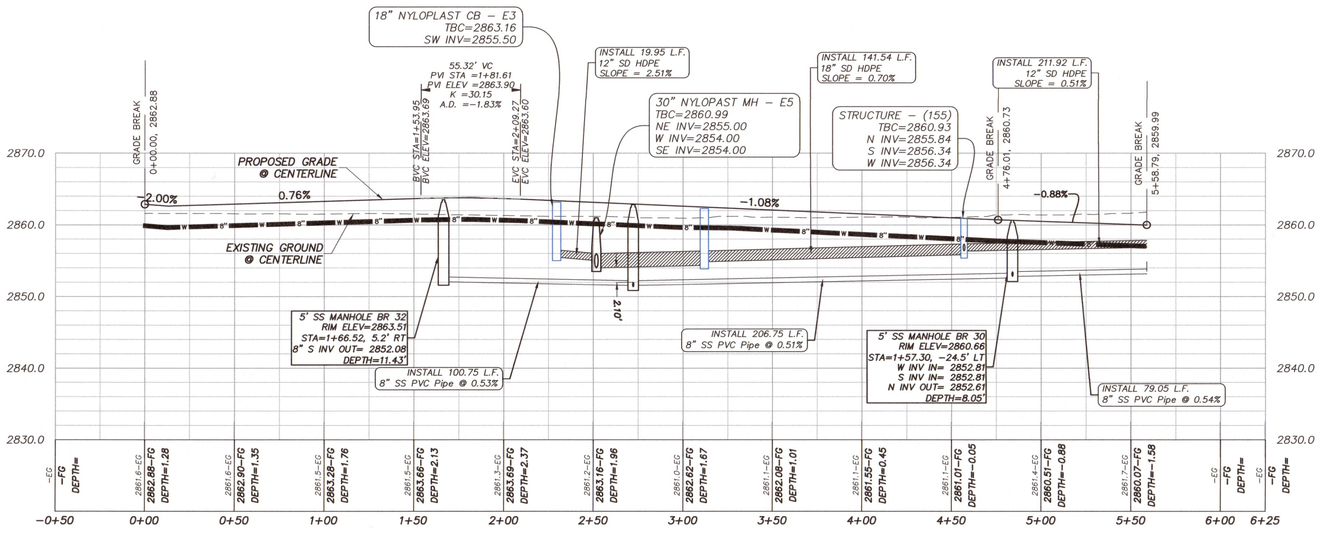
DEC 12 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



PROFILE VIEW: PH–1–D – 0+00 TO 6+25
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2830.00



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SEWER LINE
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PHASE LINE
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- PROPOSED CONTOUR ELEVATION LABEL (3255)
- EXISTING CONTOUR ELEVATION LABEL (3255)
- PROPOSED STORM MAIN (SIZE SHOWN) (SD 24")
- ADA RAMP
- PROPOSED SEWER MANHOLE
- 3–WAY VALVE
- CURB INLET
- STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION

SCALE IN FEET: 40 0 40

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Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER – ENGINEERING – SURVEYING
No. 7841008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=40'

JOB NO.
720-001

SHEET NO:
PP-5

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH 811 (ALSO 811 BLUE STAKES OF UTAH)

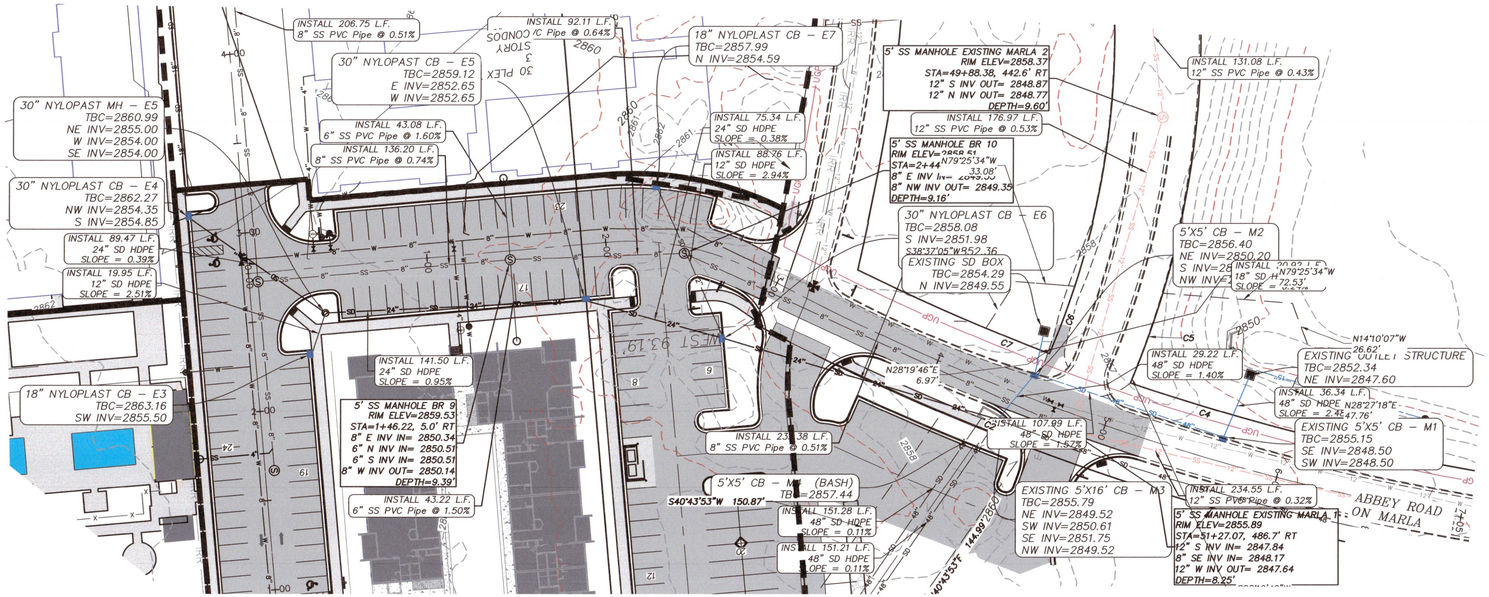
NOTICE!
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PLAN & PROFILE

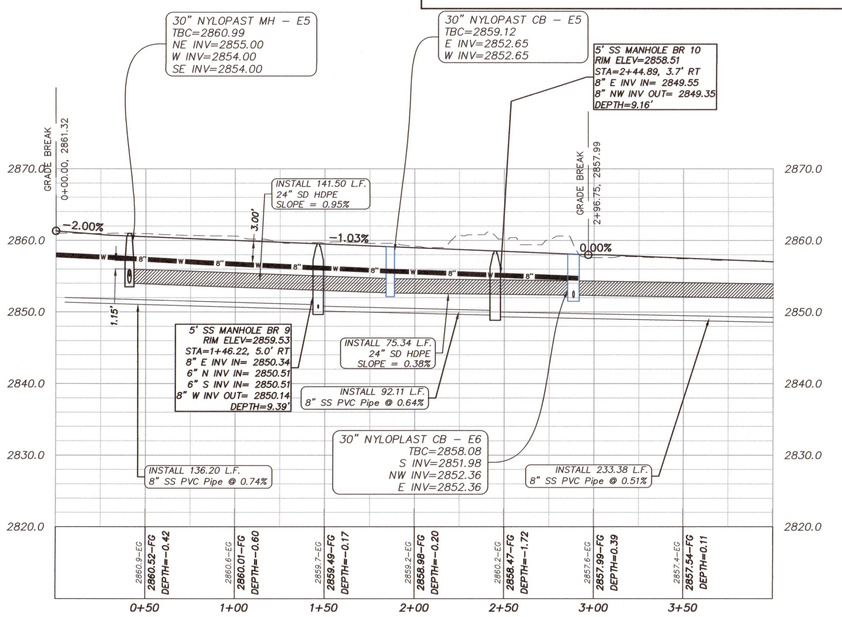
DEC 12 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

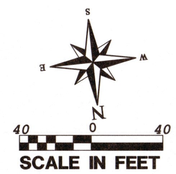
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



PROFILE VIEW: PH-1-E – 0+00 TO 2+90.31
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2820.00



NOTE:
TO CORE DRILL IF MARLA IS CONSTRUCTED FIRST.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- NEW WATERLINE (SIZE SHOWN)
- PROPOSED IRRIGATION LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PHASE LINE
- BASH PARKWAY ROAD ROW
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 CONTOUR ELEVATION LABEL
- SD 24" STORM DRAIN PIPE
- PROPOSED FIRE HYDRANT
- ADA RAMP
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- 3-WAY VALVE
- CURB INLET
- STORM MANHOLE
- CATCH BASIN INLET
- EXISTING SEWER MANHOLE

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 811BLUESTAKES.COM

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

PLAN & PROFILE

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NO	DESCRIPTION	DATE	BY
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER
No. 10191008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/1/2023
SCALE: 1"=40'

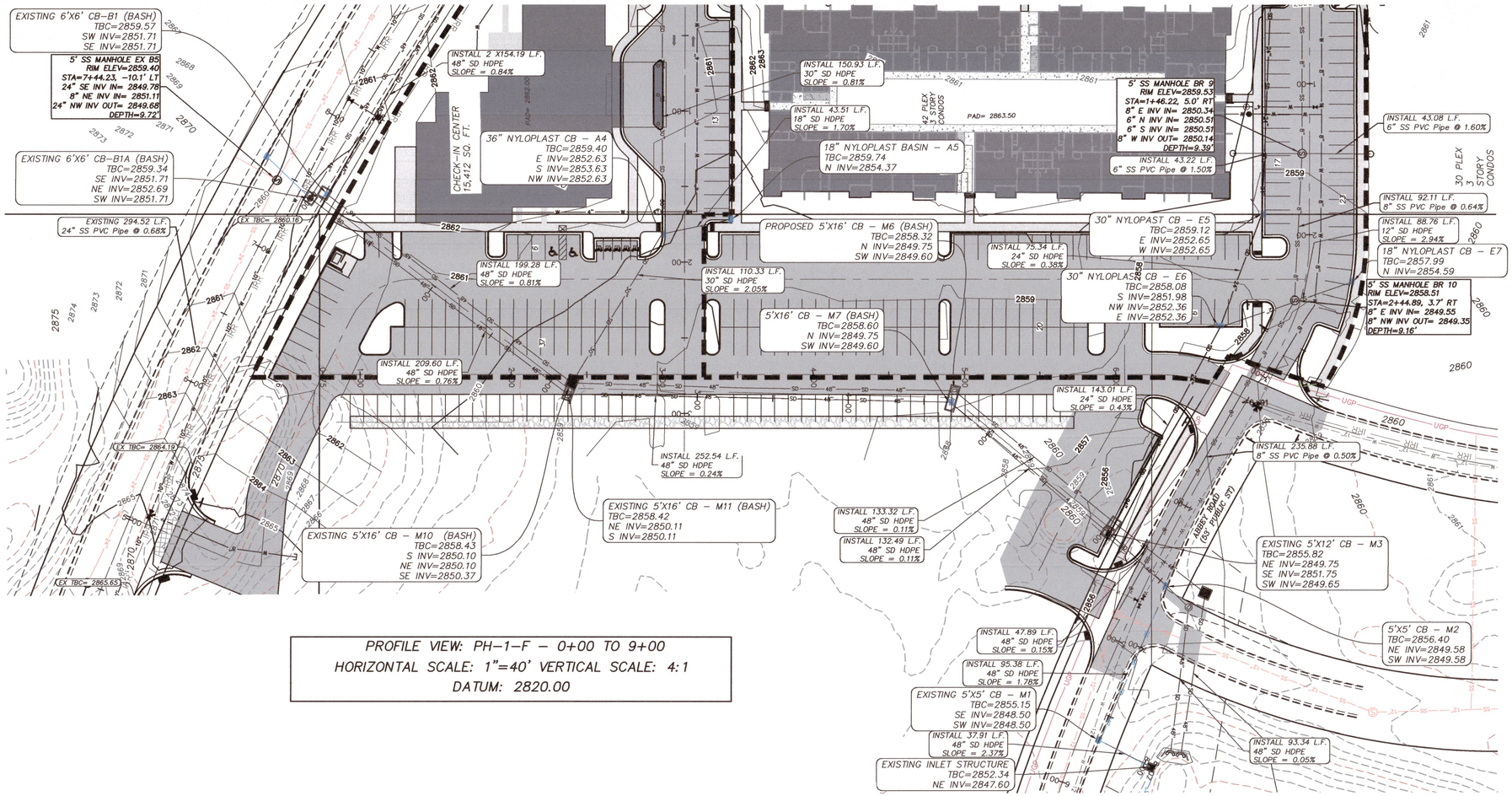
JOB NO.
720-001

SHEET NO:
PP-6

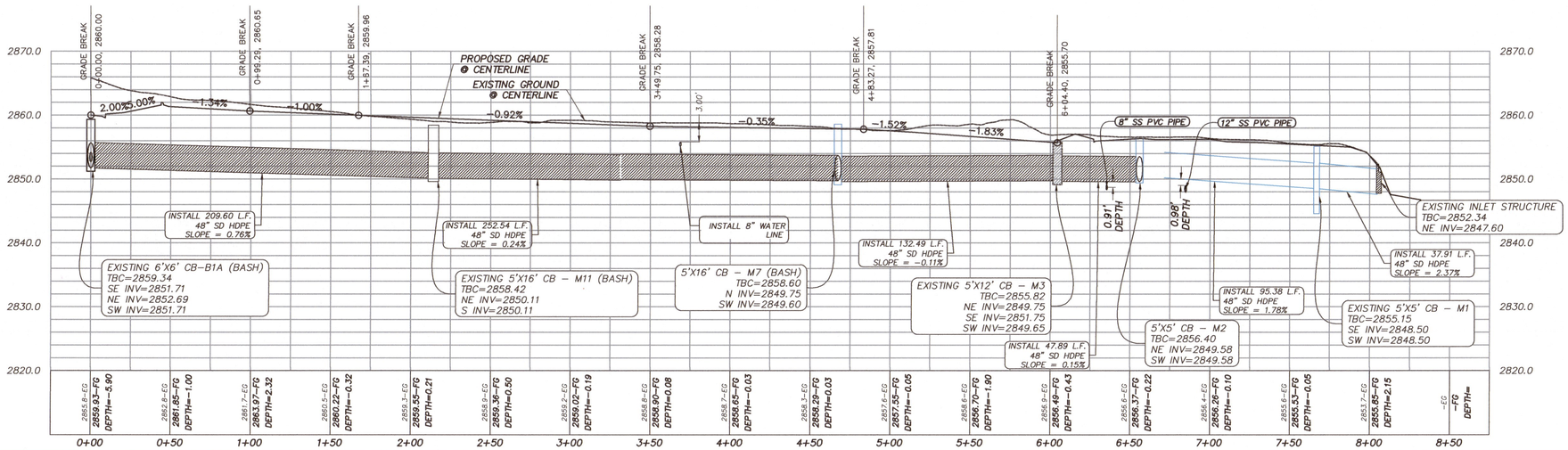
DEC 12 2023

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



PROFILE VIEW: PH–1–F – 0+00 TO 9+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2820.00



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATERLINE ON BASH PKWY
- EXISTING IRRIGATION ON BASH PKWY
- PROPOSED WATERLINE
- PROPOSED IRRIGATION LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PHASE LINE
- BASH PARKWAY ROAD ROW
- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- PROPOSED STORM MAIN (SIZE SHOWN)
- EXISTING STORM MAIN (SIZE SHOWN)
- ADA RAMP
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- 4–WAY VALVE
- 3–WAY VALVE
- WATERWAY
- CURB INLET
- STORM MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED IRRIGATION METER
- PROPOSED 3/4" WATER METER
- PROPOSED CLEANOUT
- PROPOSED IRRIGATION LINE

SCALE IN FEET: 40 0 40

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PRO VALUE ENGINEERING

Kyle Bradley 11/30/23
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

PLAN AND PROFILE FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=40'

JOB NO.
720-001

SHEET NO:
PP-7

PLAN & PROFILE

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 811UTAHNOCONNECT.COM

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

DEC 12 2023

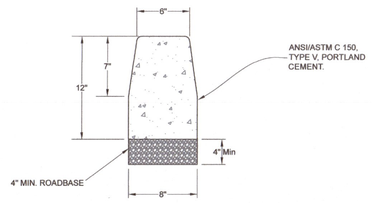
DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

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REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8307



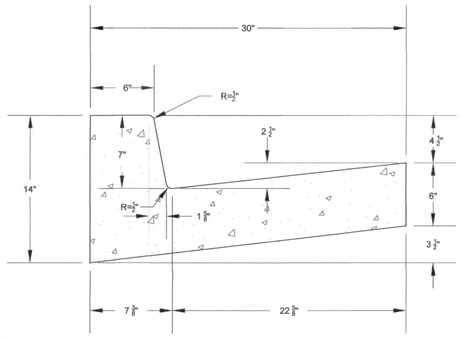
"A" CURB

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	"A" CURB DETAIL	STANDARD DWG. NO. CC 100	1 OF 1
				APPROVED: DATE: 8-12-19	BY: H.C.E.



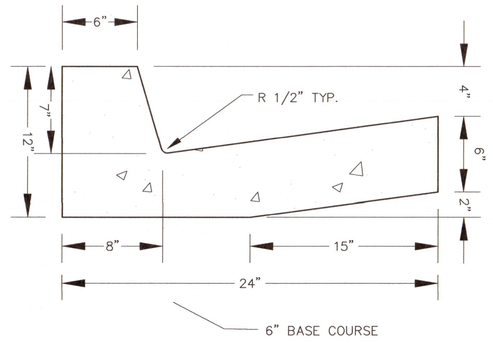
STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

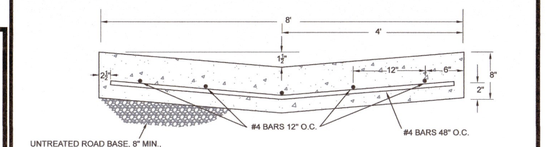
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD CURB & GUTTER DETAILS	STANDARD DWG. NO. CC 101	1 OF 1
				APPROVED: DATE: APRIL 2020	BY: H.C.E.

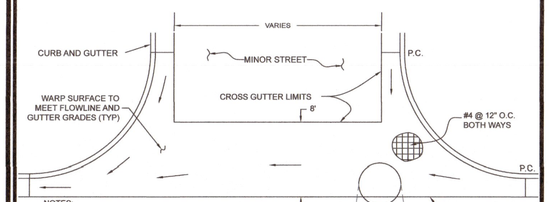


2' CURB AND GUTTER DETAIL

N.T.S.



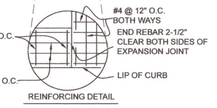
8' CROSS SECTION



NOTES:

1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

PLAN



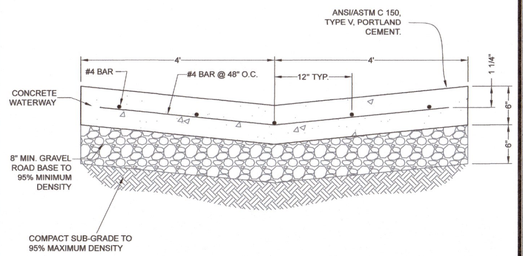
REINFORCING DETAIL

STANDARD 8' CROSS GUTTER

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD 8' CROSS GUTTER	STANDARD DWG. NO. CG 100	1 OF 1
				APPROVED: DATE: APRIL 2020	BY: H.C.E.



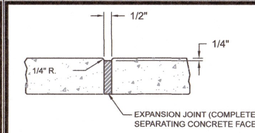
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

8' WATERWAY

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	8' WATERWAY DETAIL	STANDARD DWG. NO. CG 101	1 OF 1
				APPROVED: DATE: APRIL 2020	BY: H.C.E.

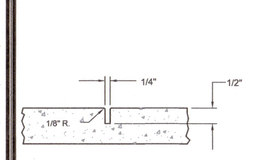


EXPANSION JOINT

N.T.S.

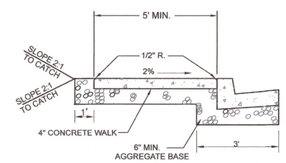
NOTE:
1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.

2- ANY REPLACED SECTIONS OF SIDEWALK SHALL HAVE AN EXPANSION JOINT INSTALLED TO MAINTAIN THE 40' MAX. SPACING.



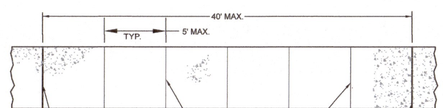
CONTRACTION JOINT

N.T.S.



TYPICAL SECTION

N.T.S.

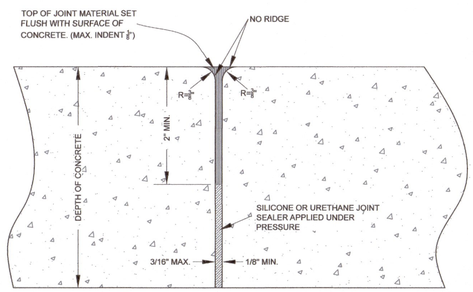


PLAN

N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY	CONCRETE SIDEWALK JOINT DETAIL	STANDARD DWG. NO. CJ 100	
				APPROVED: DATE: APRIL 2020	BY: H.C.E.



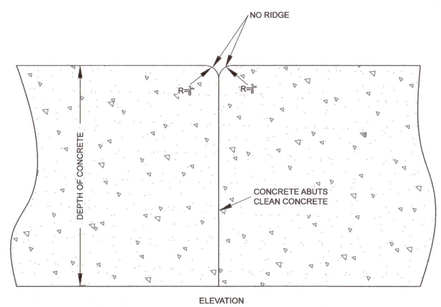
ELEVATION

CONCRETE FORM PLATE JOINT DETAIL

N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY	STANDARD CONCRETE FORM PLATE JOINT	STANDARD DWG. NO. CJ 102	
				APPROVED: DATE: APRIL 2020	BY: H.C.E.



ELEVATION

CONCRETE COLD JOINT DETAIL

N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY	STANDARD CONCRETE COLD JOINT	STANDARD DWG. NO. CJ 103	
				APPROVED: DATE: APRIL 2020	BY: H.C.E.





DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

SHEET NO:
DT-1

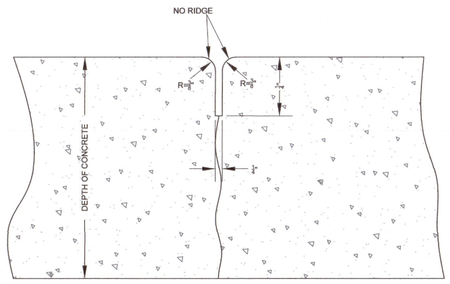
DETAIL SHEET

DEC 12 2023

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

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ELEVATION

CONCRETE CONTROL JOINT DETAIL

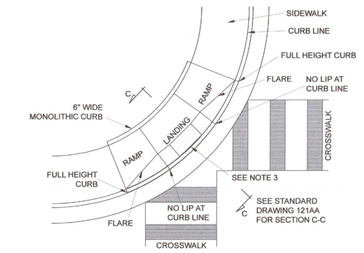
N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD CONCRETE CONTROL JOINT

STANDARD DWG. NO.	
CJ 104	
APPROVED:	
DATE: 9-30-19	BY: H.C.E.



CORNER PEDESTRIAN RAMP

NOTES:

1. REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

STANDARD CORNER PEDESTRIAN RAMP

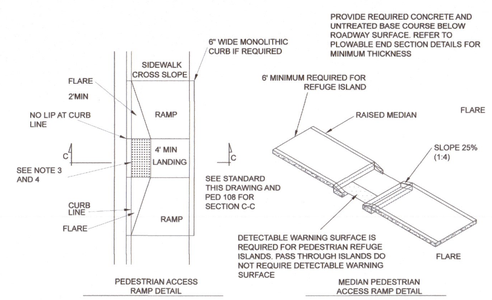
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD CORNER PEDESTRIAN RAMP

STANDARD DWG. NO.	
PED 100	1 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. REFER TO STANDARD DRAWING NUMBER PED 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PED 108 FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

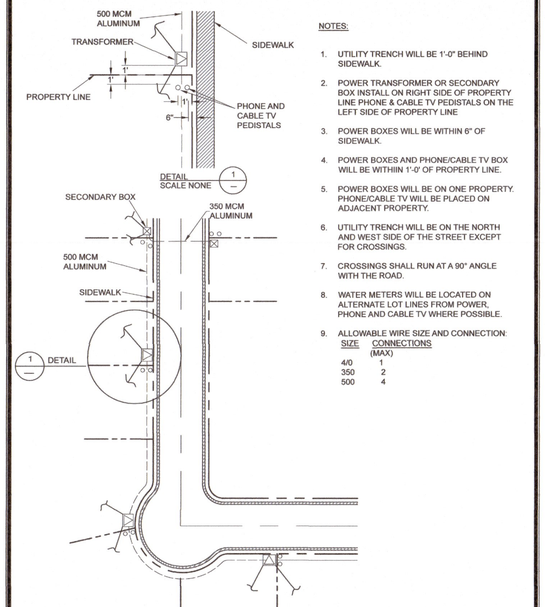
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

STANDARD DWG. NO.	
PED 105	6 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. UTILITY TRENCH WILL BE 1'-0" BEHIND SIDEWALK.
2. POWER TRANSFORMER OR SECONDARY BOX INSTALL ON RIGHT SIDE OF PROPERTY LINE PHONE & CABLE TV PEDISTALS ON THE LEFT SIDE OF PROPERTY LINE
3. POWER BOXES WILL BE WITHIN 6" OF SIDEWALK.
4. POWER BOXES AND PHONE/CABLE TV BOX WILL BE WITHIIN 1'-0" OF PROPERTY LINE.
5. POWER BOXES WILL BE ON ONE PROPERTY. PHONE/CABLE TV WILL BE PLACED ON ADJACENT PROPERTY.
6. UTILITY TRENCH WILL BE ON THE NORTH AND WEST SIDE OF THE STREET EXCEPT FOR CROSSINGS.
7. CROSSINGS SHALL RUN AT A 90° ANGLE WITH THE ROAD.
8. WATER METERS WILL BE LOCATED ON ALTERNATE LOT LINES FROM POWER, PHONE AND CABLE TV WHERE POSSIBLE.
9. ALLOWABLE WIRE SIZE AND CONNECTION:

SIZE	CONNECTIONS (MAX)
4/0	1
350	2
500	4

HURRICANE POWER PLACEMENT

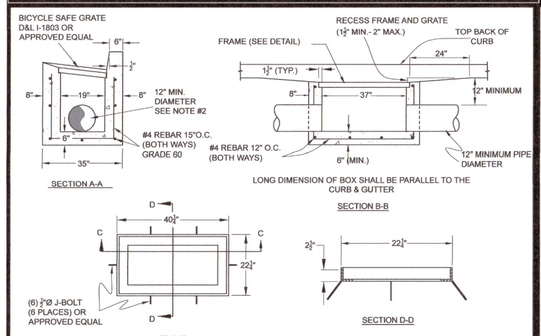
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

HURRICANE POWER DETAIL

STANDARD DWG. NO.	
POW 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



STANDARD CATCH BASIN

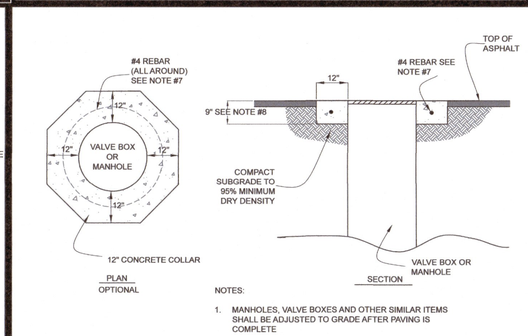
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD CATCH BASIN BOX AND FRAME

STANDARD DWG. NO.	
SD 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE
2. CLASS "A" CONCRETE FOR CONCSTRUCTION OF COLLARS
3. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. CONCRETE COLLAR SHALL BE ¼" - ½" LOWER THAN ASPHALT
4. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES
5. ADJUSTMENTS TO GRADE SHALL BE MADE WITH STANDARD RINGS OR EXTENTIONS OR AS APPROVED BY THE CITY REPRESENTATIVE
6. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR AS REQUIRED UNLESS OTHERWISE APPROVED
7. 9" THICK COLLARS SHALL BE REINFORCED. 12 " THICK COLLARS DO NOT REQUIRE REINFORCEMENT
8. MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW

CONCRETE COLLAR FOR MANHOLES AND VALVE BOXES

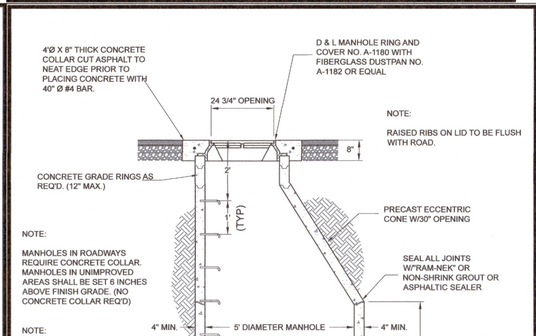
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

MANHOLES AND VALVE BOXES CONCRETE COLLAR

STANDARD DWG. NO.	
SD 107	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



MANHOLE FOR STORM DRAIN

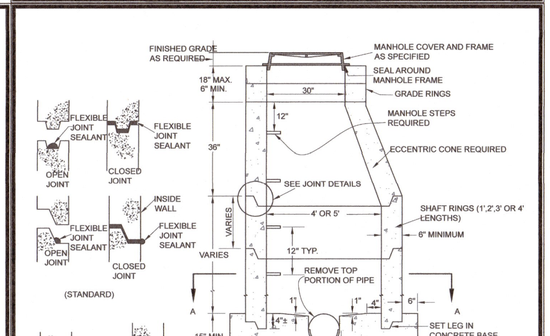
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

TYPICAL STORM DRAIN MANHOLE

STANDARD DWG. NO.	
SD 108	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. SEE DRAWING NO. SD 110 FOR JUNCTION AND DROP MANHOLE SIZES
2. PRECAST BASE MAY BE USED, BUT REQUIRES ADVANCED APPROVAL
3. IF OPTIONAL JOINT IS USED, ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO THE MANUFACTURER AND TYPE OF JOINT BEING USED
4. ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO MANUFACTURER AND DATE OF MANUFACTURE

STANDARD MANHOLE

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD MANHOLE DETAILS

STANDARD DWG. NO.	
SD 109	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: N.E.I.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 7841008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

SHEET NO:
DT-2

DETAIL SHEET

DEC 12 2023

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

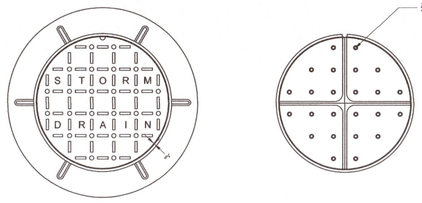
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



NOTES:

1. USE OF MANHOLE TO BE CLEARLY MARKED ON EACH LID (E.G. "STORM DRAIN")
2. MUST MEET HS-20 LOADING

MANHOLE FRAME AND COVER

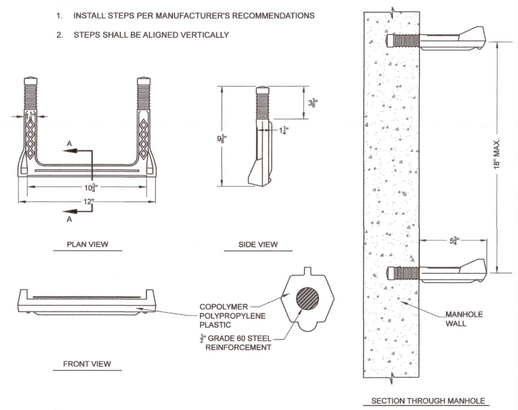
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

MANHOLE FRAME & COVER DETAILS

STANDARD DWG. NO.	
SD 111	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. INSTALL STEPS PER MANUFACTURER'S RECOMMENDATIONS
2. STEPS SHALL BE ALIGNED VERTICALLY

MANHOLE STEPS

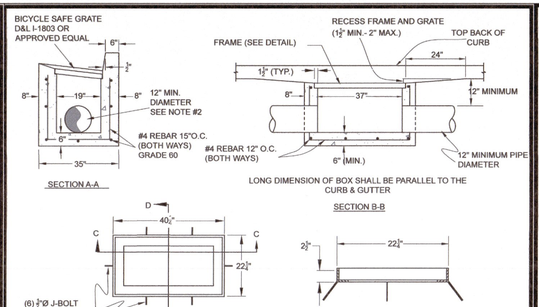
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

MANHOLE STEP DETAILS

STANDARD DWG. NO.	
SD 112	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. USE A BICYCLE SAFE GRATE ONLY.
2. BOXES WITH PIPE SIZE GREATER THAN 15" DIAMETER AND BOXES GREATER THAN 4' IN DEPTH REQUIRE ENGINEERED DESIGN

STANDARD CATCH BASIN

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD CATCH BASIN BOX AND FRAME

STANDARD DWG. NO.	
SD 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. SIGNS SHALL CONFORM TO CITY STREET SIGN STANDARDS AND SPECIFICATIONS
2. STANDARD BACKGROUND IS BLUE. LETTERS AND LEGEND SHALL BE WHITE. SHEETING TYPE SHALL BE HIGH INTENSITY
3. SIGNS MOUNTED ON PUBLIC RIGHT OF WAY SHALL FOLLOW CITY INSTALLATION AND PLACEMENT STANDARDS. SAID STANDARDS ARE RECOMMENDED FOR INTERIOR SIGNS
4. WHEN PROJECT IS ADDRESSED SIMILAR TO A SUBDIVISION WITH PUBLIC STREETS, THE ABOVE INTERIOR DIRECTIONAL SIGN IS NOT USED. SEE CITY GIS DEPARTMENT FOR ADDRESS

PRIVATE STREET SIGNS

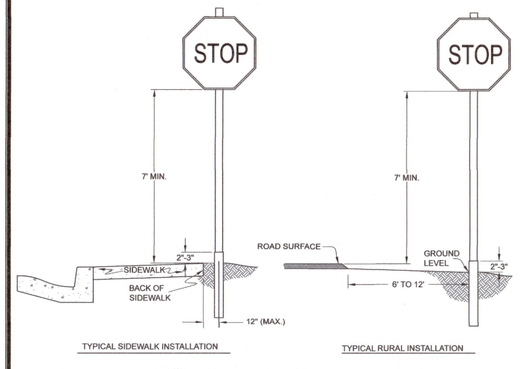
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

PRIVATE STREET SIGNS

STANDARD DWG. NO.	
SS 101	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES:

1. SIGNS SHALL BE PLACED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
2. STREET NAME SIGNS SHALL BE REQUIRED ON ALL CITY STREETS
3. ALL POST COMPONENTS SHALL BE GALVANIZED STEEL
4. STREET NAME SIGNS SHALL BE PLACED ABOVE STOP SIGN, AS PER CITY STANDARD DRAWING "SIGN POST & MOUNTING DETAILS
5. WHERE PLANTER STRIP LIES BETWEEN SIDEWALK AND CURB, SIGNS SHALL BE INSTALLED IN PLANTER STRIP
6. SIGNS SHALL BE PLACED TO BE CLEARLY VISABLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ETC, SHALL BE AVOIDED

SIGN, POST AND INSTALLATION

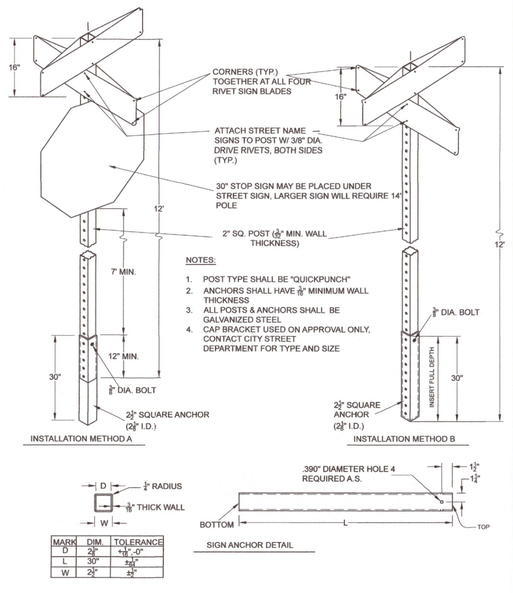
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

SIGN, POST AND INSTALLATION DETAILS

STANDARD DWG. NO.	
SS 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



MARK	DIM.	TOLERANCE
D	2½"	+1/4", -0"
L	30"	±¼"
W	2½"	±¼"

NOTES:

1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE ¼" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

SIGN POST AND MOUNTING DETAILS

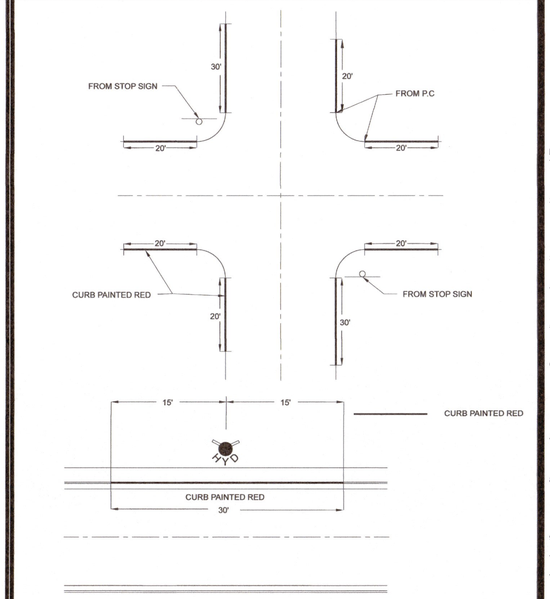
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

SIGN POST AND MOUNTING DETAILS

STANDARD DWG. NO.	
SS 103	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



CURB PAINTING DETAIL

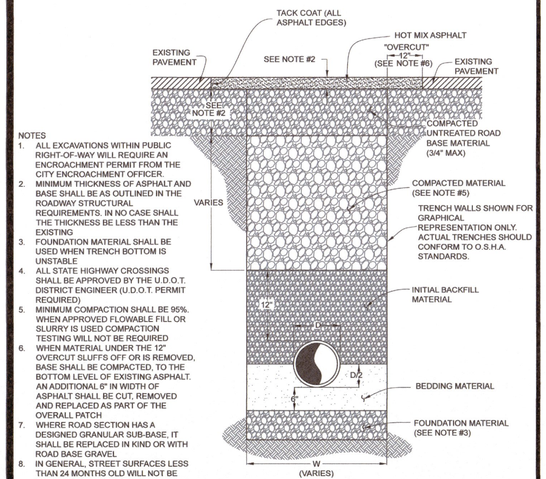
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CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

CURB PAINTING DETAIL

STANDARD DWG. NO.	
SS 104	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES

1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE,ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO.	
TD 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

PROFESSIONAL ENGINEER
No. 13006
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

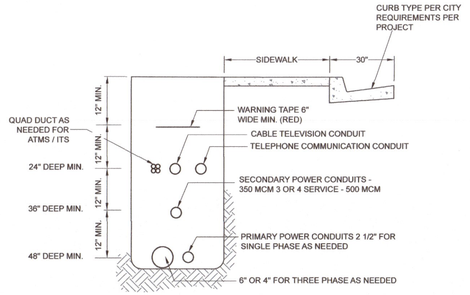
SHEET NO:
DT-3

DETAIL SHEET

DEC 12 2023

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



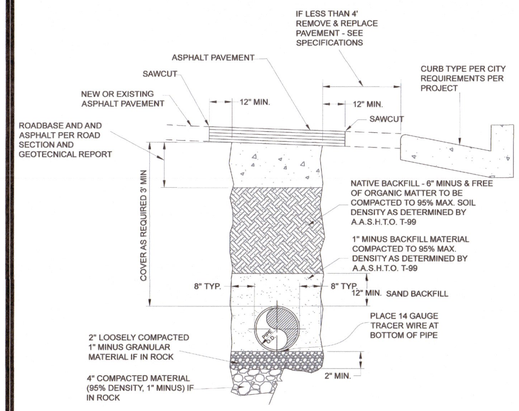
NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

CITY OF HURRICANE ENGINEERING

JOINT UTILITIES TRENCH DETAIL

STANDARD DWG. NO. TD 101 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



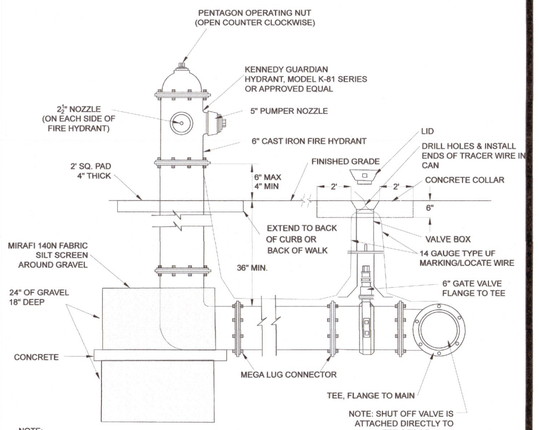
CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

CULINARY WATER TRENCH DETAIL

STANDARD DWG. NO. TD 102 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



NOTE:

IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

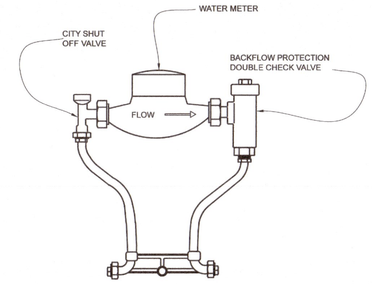
STANDARD FIRE HYDRANT

N.T.S.

CITY OF HURRICANE

STANDARD FIRE HYDRANT DETAILS

STANDARD DWG. NO. WD 302 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

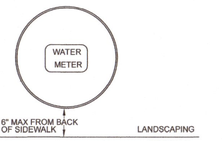
WATER METER SETTER

N.T.S.

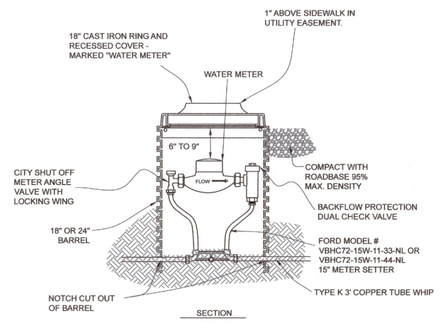
CITY OF HURRICANE

WATER METER SETTER DETAILS

STANDARD DWG. NO. WD 303-1 1 OF 4
APPROVED:
DATE: 8/5/2020 BY: H.C.E.



PLAN VIEW



SECTION

WATER METER BOX

N.T.S.

CITY OF HURRICANE

WATER METER BOX DETAILS

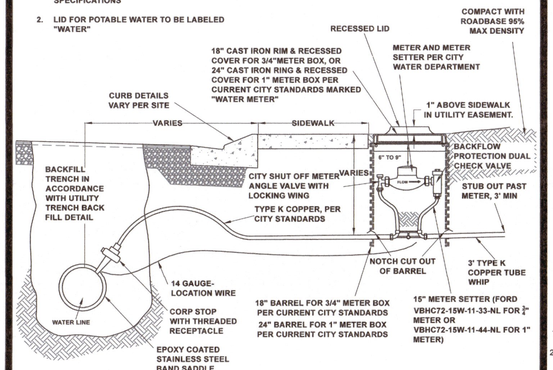
STANDARD DWG. NO. WD 303-2 2 OF 4
APPROVED:
DATE: 8/05/20 BY: H.C.E.



WATER METER PLAN VIEW

NOTES:

1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"



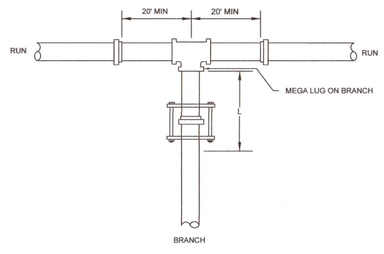
¾" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

¾" AND 1"WATER SERVICE AND METER

STANDARD DWG. NO. WD 303-3 3 OF 4
APPROVED:
DATE: 8/5/2020 BY: H.C.E.



BRANCH SIZE \ RUN SIZE	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

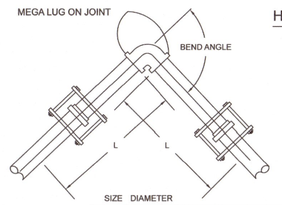
RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 306 1 OF 1
APPROVED:
DATE: OCT. 2020 BY: H.C.E.

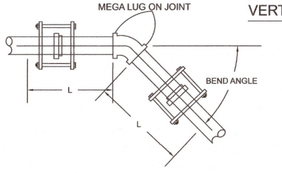


HORIZONTAL BEND

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.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	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)



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.

BEND ANGLE \ 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 BENDS FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 307 1 OF 1
APPROVED:
DATE: OCT. 2020 BY: H.C.E.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

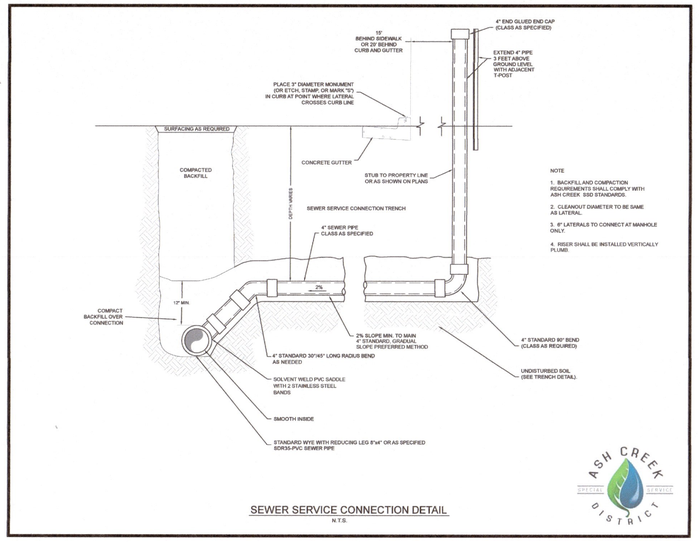
SHEET NO:
DT-4

DETAIL SHEET

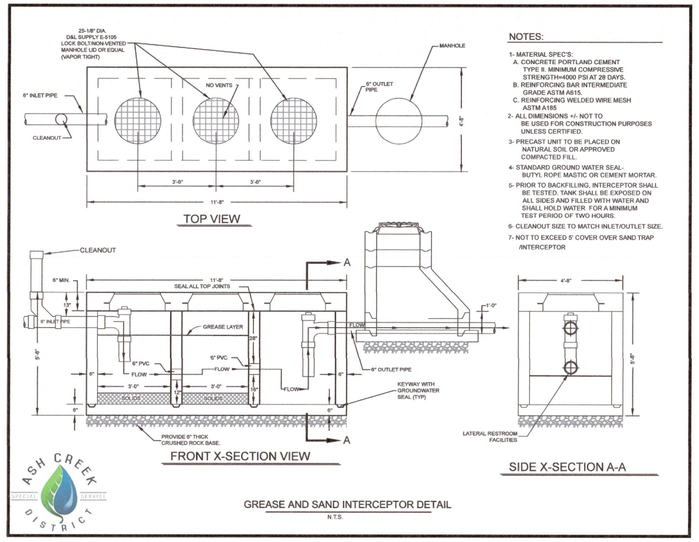
DEC 12 2023

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

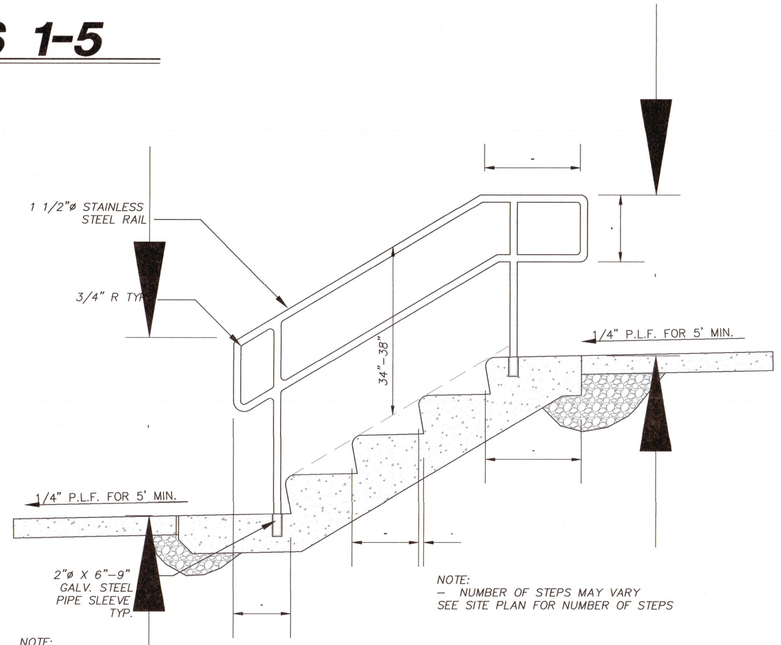
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



SEWER SERVICE CONNECTION DETAIL
N.T.S.



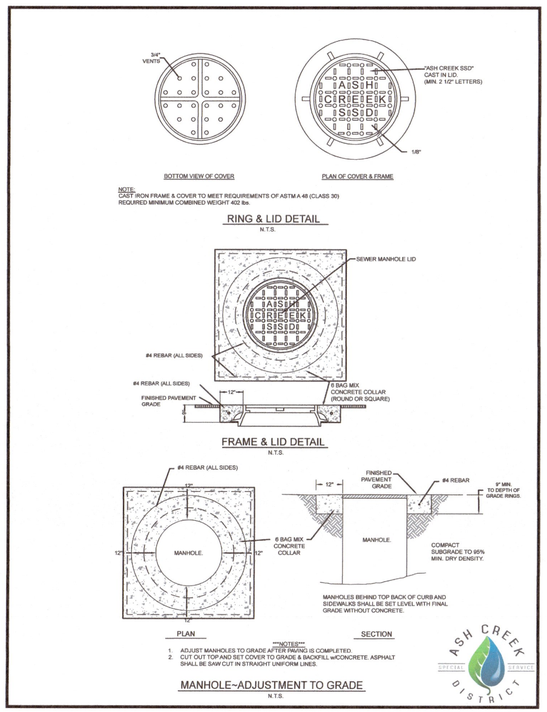
GREASE AND SAND INTERCEPTOR DETAIL
N.T.S.



NOTE:
- MAXIMUM DISTANCE BETWEEN UPRIGHTS IS 4 TREADS
- PROVIDE RAIL SHOWN ON BOTH SIDES OF STEPS (MIN.) HGT. OF RAIL TO BE CONSISTANT.
- REFER TO SITE PLAN FOR NUMBER OF RISERS (TYP.)
- RISERS SHALL BE 7" MAX. AND 4" MIN. WITH NO MORE THAN 3/8" TOTAL VARIANCE IN RISE AND RUN

EXT. STAIR DETAIL

4



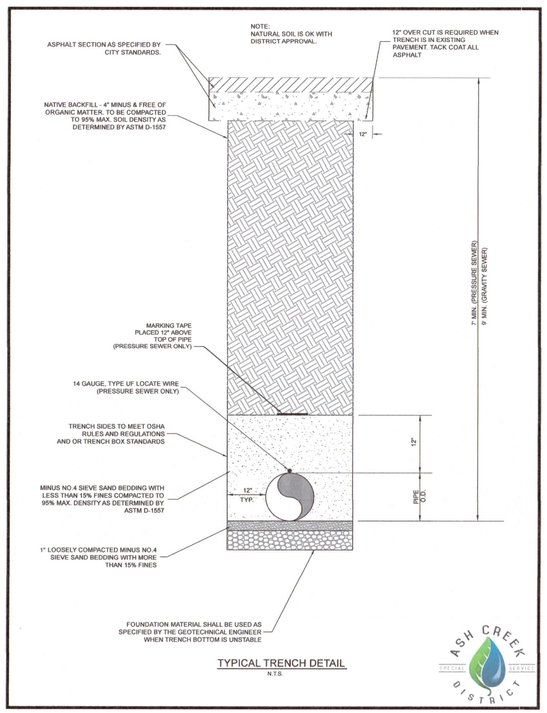
RING & LID DETAIL
N.T.S.

FRAME & LID DETAIL
N.T.S.

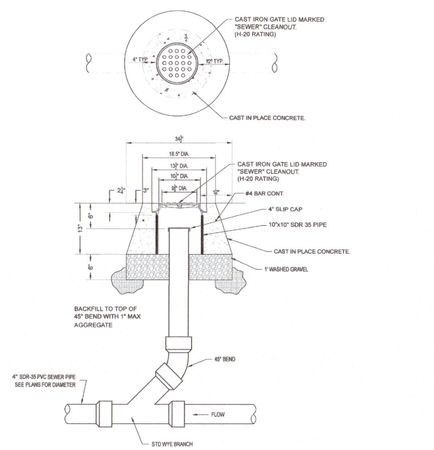
PLAN SECTION

NOTES
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.

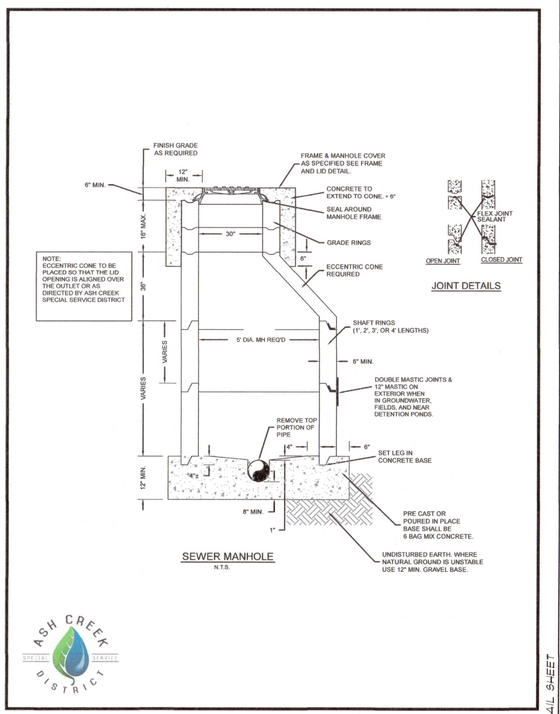
MANHOLE-ADJUSTMENT TO GRADE
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.



SEWER CLEANOUT W/LID DETAIL
N.T.S.



JOINT DETAILS

SEWER MANHOLE
N.T.S.

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
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DATE: 08/08/2023
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720-001

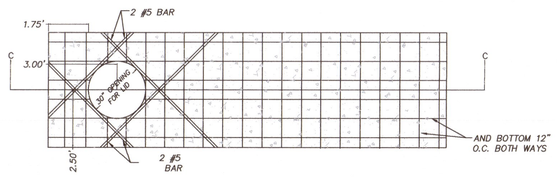
SHEET NO:
DT-5

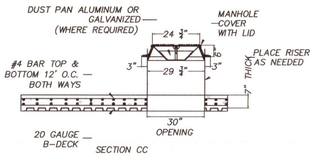
DETAIL SHEET

DEC 12 2023

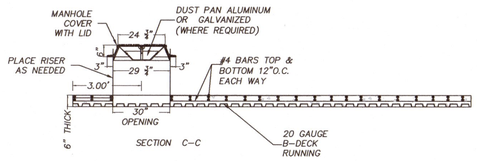
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OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

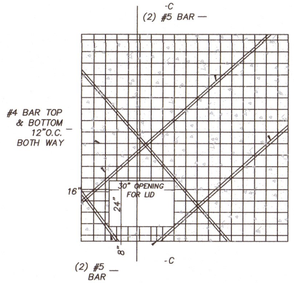




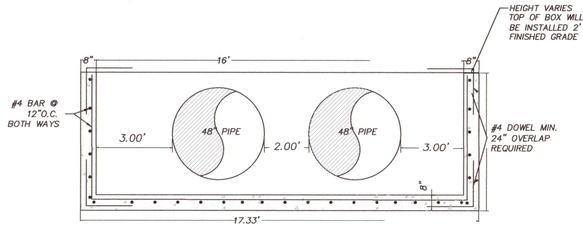
SECTION CC



SECTION C-C



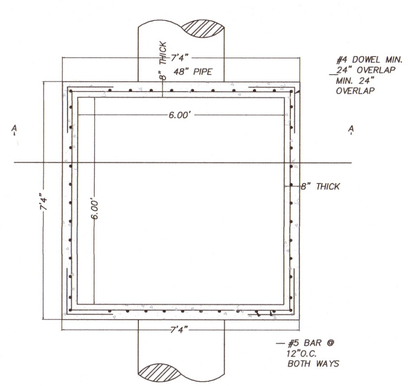
LID PLAN VIEW



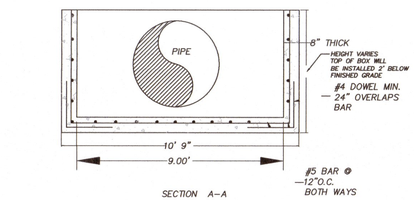
NOTE : RUN B-DECK PERPENDICULAR TO THE LONGEST WALL

5x16 CURB INLET & MANHOLE FOR M10

N.T.S.



PLAN VIEW

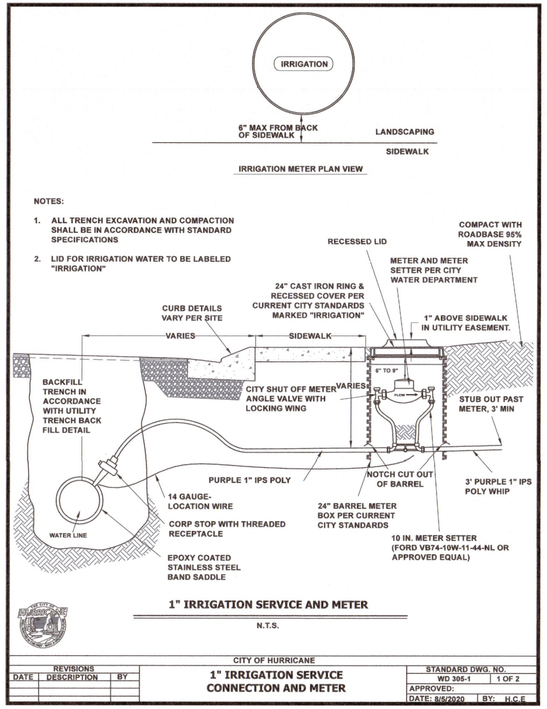


SECTION A-A

NOTE : RUN B-DECK PERPENDICULAR TO INTERIOR WALL

6x6 CURB INLET FOR B18

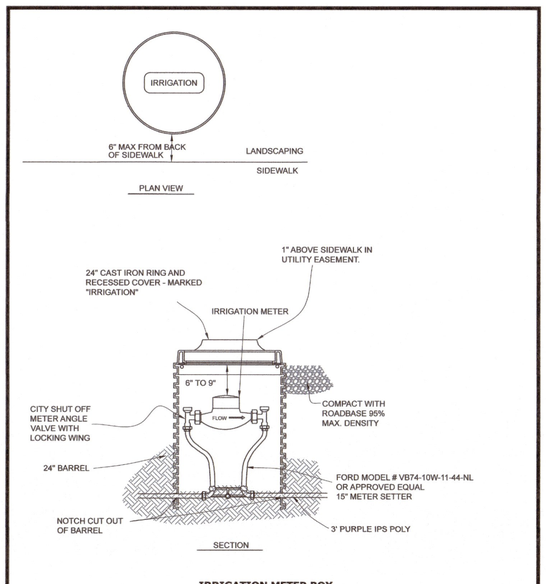
N.T.S.



1" IRRIGATION SERVICE AND METER

N.T.S.

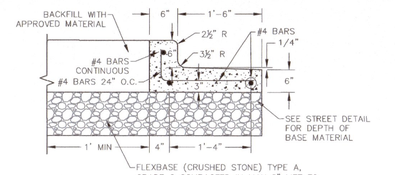
CITY OF HURRICANE		
REVISIONS DATE / DESCRIPTION / BY	1" IRRIGATION SERVICE CONNECTION AND METER	STANDARD DWG. NO. WD 305-1 1 OF 2; APPROVED: DATE: 8/5/2020 BY: H.C.E.



IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE		
REVISIONS DATE / DESCRIPTION / BY	IRRIGATION METER BOX DETAILS	STANDARD DWG. NO. WD 305-2 2 OF 2; APPROVED: DATE: 8/25/20 BY: H.C.E.



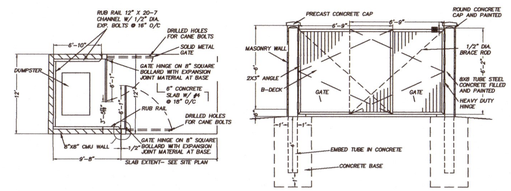
TYPICAL SPILL CURB AND GUTTER

NOTES:

1. SPILL GUTTER TO BE USED ON UPGRADE OF VALLEY GUTTERS.
2. FOR CONCRETE CURB AND GUTTER REMOVEL/REPLACEMENT, INSTALLED SECTION SHALL MATCH EXISTING CURB RADII.
3. CURB AND GUTTER SHALL BE CLASS A, 3000 PSI CONCRETE UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR MAY INSTALL 4" TYPE B HMAC IN LIEU OF 4" FLEX BASE.
5. EXPANSION JOINT EVERY 40', SEE SPECIFICATIONS FOR DETAILS.

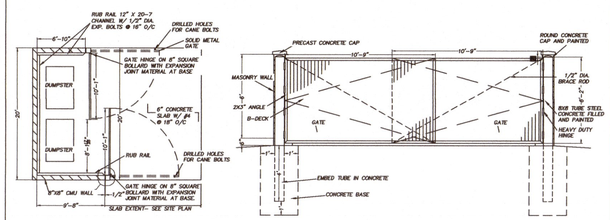
CURB & GUTTER - SPILL TYPE

N.T.S.



B SINGLE TRASH ENCLOSURE DETAIL

N.T.S.



C DOUBLE TRASH ENCLOSURE DETAIL

N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROFESSIONAL ENGINEER - LAND SURVEYOR - PLANNER
No. 7501008
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

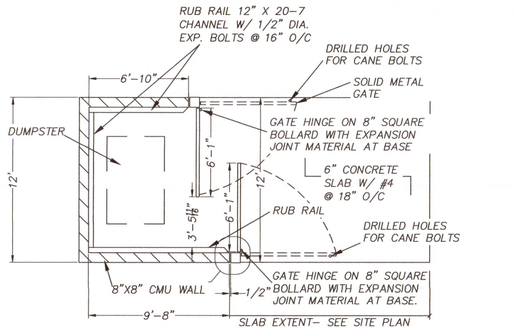
SHEET NO:
DT-6

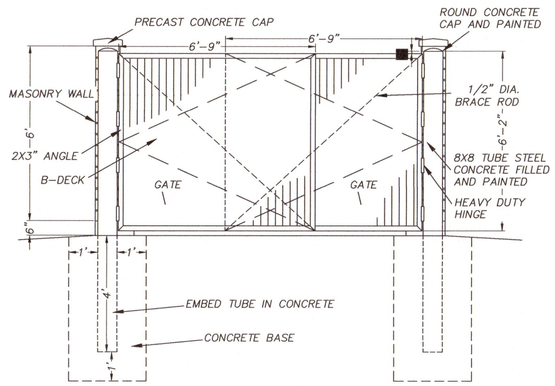
DETAIL SHEET

DEC 12 2023

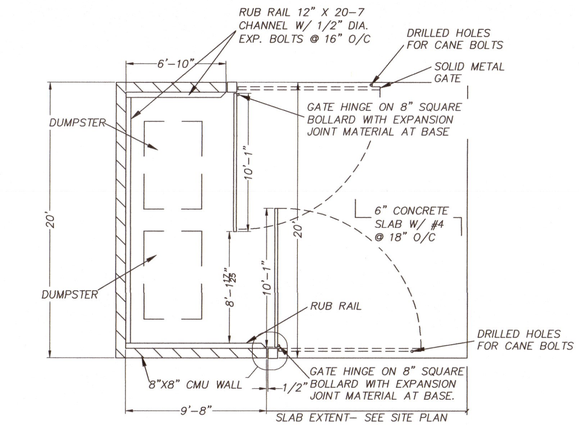
DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

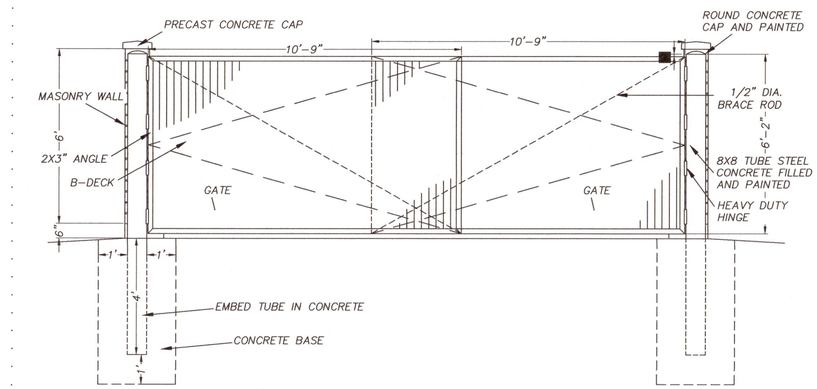
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH



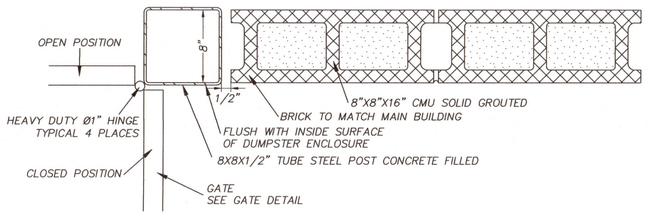


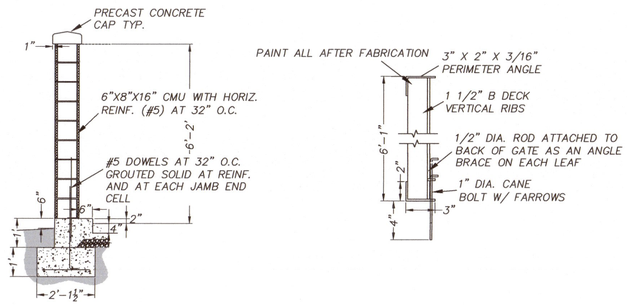
SINGLE TRASH ENCLOSURE DETAIL
N.T.S.



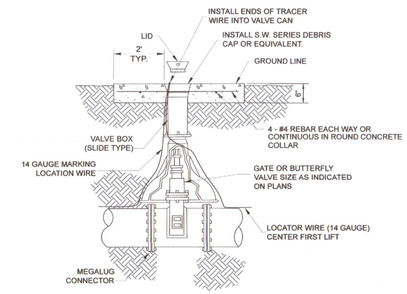


DOUBLE TRASH ENCLOSURE DETAIL
N.T.S.





TRASH ENCLOSURE DETAIL
N.T.S.



NOTES:

1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX

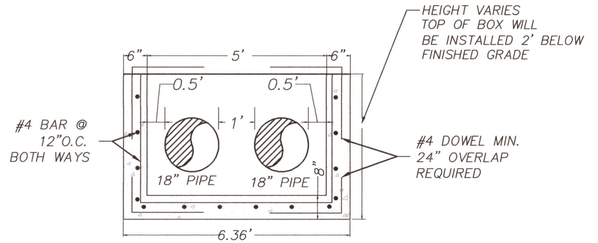
2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

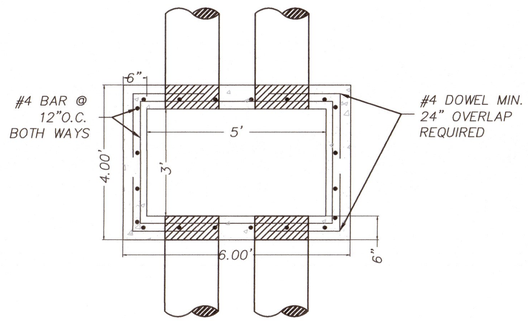
REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE

MAIN LINE VALVE

STANDARD DWG. NO. WD 316 1 OF 1
APPROVED:
DATE: 5/4/2021 BY: H.C.E.





5x3 CURB INLET
N.T.S.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8307

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 10410098
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

SHEET NO:
DT-7

DETAIL SHEET

DEC 12 2023

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS

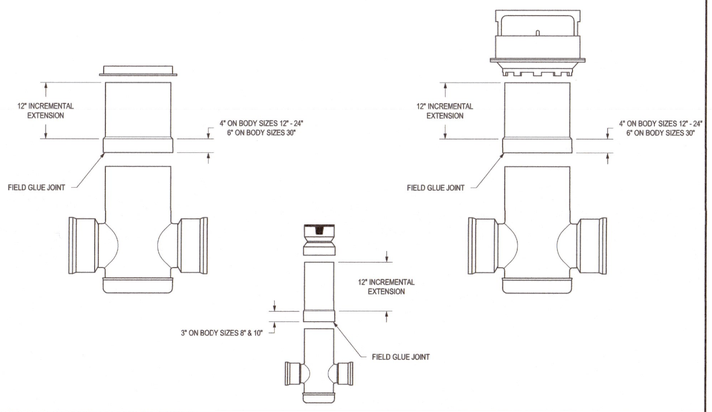
THIS CHART DOES NOT APPLY WHEN USING AN ENVIROHOOD OR ADD-A-BRANCH

ADAPTER SIZE	8" BASIN	10" BASIN	12" BASIN	15" BASIN	18" BASIN	24" BASIN	30" BASIN	36" BASIN
4" - 4"	**70°**	**55°**	**50°**	**42°**	**35°**	**25°**	**24°**	**20°**
4" - 6"	75°	70°	55°	47°	40°	29°	25°	24°
4" - 8"	**100°**	**80°**	**65°**	**55°**	**45°**	**35°**	**28°**	**27°**
4" - 10"	-	95°	75°	62°	52°	40°	32°	30°
4" - 12"	-	-	**85°**	**70°**	**55°**	**45°**	**40°**	**33°**
4" - 15"	-	-	-	80°	65°	51°	44°	38°
4" - 18"	-	-	-	-	**76°**	**60°**	**50°**	**44°**
4" - 24"	-	-	-	-	-	75°	62°	55°
4" - 30"	-	-	-	-	-	-	**75°**	**73°**
4" - 36"	-	-	-	-	-	-	-	74°
6" - 6"	**90°**	**75°**	**65°**	**55°**	**44°**	**33°**	**30°**	**27°**
6" - 8"	115°	85°	75°	63°	51°	39°	34°	30°
6" - 10"		**105°**	**85°**	**70°**	**55°**	**43°**	**38°**	**33°**
6" - 12"	-	-	95°	75°	63°	48°	43°	36°
6" - 15"	-	-	-	**86°**	**72°**	**56°**	**48°**	**41°**
6" - 18"	-	-	-	-	84°	63°	55°	47°
6" - 24"	-	-	-	-	-	**77°**	**66°**	**52°**
6" - 30"	-	-	-	-	-	-	75°	76°
6" - 36"	-	-	-	-	-	-	-	**76°**
8" - 8"	165°	90°	80°	70°	55°	44°	35°	33°
8" - 10"	-	**115°**	**88°**	**76°**	**63°**	**48°**	**45°**	**36°**
8" - 12"	-	-	102°	83°	70°	52°	48°	40°
8" - 15"	-	-	-	**95°**	**78°**	**60°**	**55°**	**44°**
8" - 18"	-	-	-	-	90°	70°	60°	50°
8" - 24"	-	-	-	-	-	**82°**	**70°**	**62°**
8" - 30"	-	-	-	-	-	-	80°	69°
8" - 36"	-	-	-	-	-	-	-	**75°**
10" - 10"	-	160°	90°	82°	70°	53°	48°	40°
10" - 12"	-	-	**115°**	**85°**	**75°**	**58°**	**50°**	**43°**
10" - 15"	-	-	-	103°	85°	65°	58°	47°
10" - 18"	-	-	-	-	**97°**	**72°**	**65°**	**53°**
10" - 24"	-	-	-	-	-	88°	75°	65°
10" - 30"	-	-	-	-	-	-	**85°**	**72°**
10" - 36"	-	-	-	-	-	-	-	84°
12" - 12"	-	**150°**	**90°**	**82°**	**64°**	**58°**	**46°**	
12" - 15"	-	-	112°	87°	69°	60°	51°	
12" - 18"	-	-	-	-	**102°**	**78°**	**68°**	**57°**
12" - 24"	-	-	-	-	-	92°	80°	68°
12" - 30"	-	-	-	-	-	-	**90°**	**76°**
12" - 36"	-	-	-	-	-	-	-	86°
15" - 15"	-	-	-	**150°**	**90°**	**77°**	**69°**	**55°**
15" - 18"	-	-	-	-	110°	84°	75°	61°
15" - 24"	-	-	-	-	-	**98°**	**85°**	**72°**
15" - 30"	-	-	-	-	-	-	96°	85°
15" - 36"	-	-	-	-	-	-	-	**94°**
18" - 18"	-	-	-	-	150°	90°	78°	67°
18" - 24"	-	-	-	-	-	**108°**	**88°**	**75°**
18" - 30"	-	-	-	-	-	-	100°	87°
18" - 36"	-	-	-	-	-	-	-	**100°**
24" - 24"	-	-	-	-	-	150°	90°	85°
24" - 30"	-	-	-	-	-	-	**115°**	**99°**
24" - 36"	-	-	-	-	-	-	-	112°
30" - 30"	-	-	-	-	-	-	**150°**	**116°**
30" - 36"	-	-	-	-	-	-	-	134°
36" - 36"	-	-	-	-	-	-	-	**165°**

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DRAWN BY CJA	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 3-10-00			
REVISED BY NMH	PROJECT NO./NAME	TITLE	8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS
DATE 4-16-19			
DWG SIZE A	SCALE 1:1 SHEET 1 OF 1	DWG NO.	7001-110-012 REV J

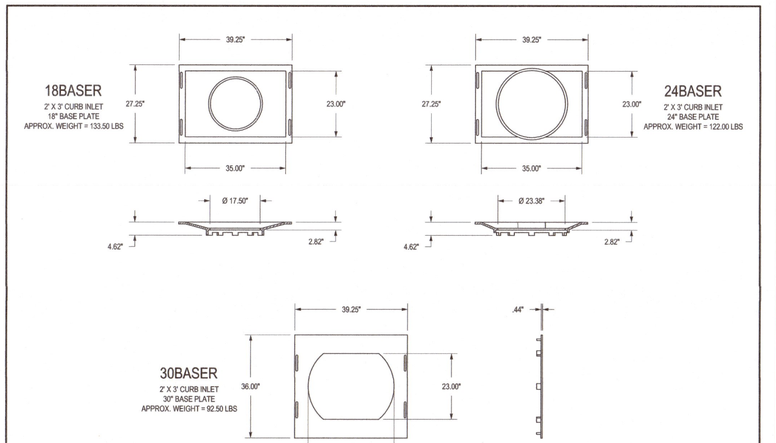
NYLOPLAST RISER EXTENSION: 29 _ _ AG



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

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DATE 9-18-00			
REVISED BY JJC	PROJECT NO./NAME	TITLE	8 IN - 30 IN RISER EXTENSION
DATE 1-30-12			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO.	7001-110-065 REV D

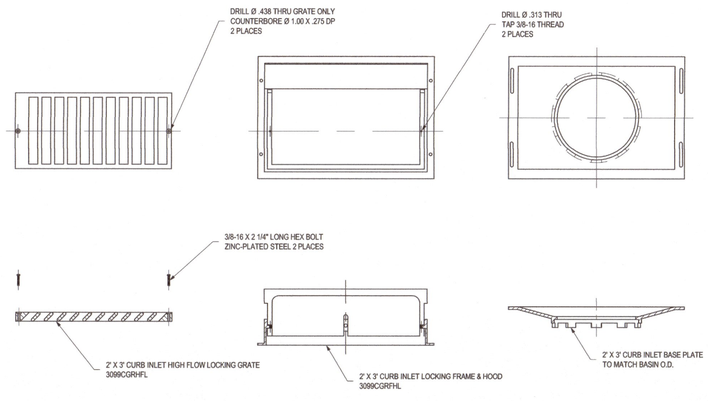


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

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DRAWN BY EBC	MATERIAL DUCTILE IRON	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 02-06-06			
REVISED BY CCA	PROJECT NO./NAME	TITLE	2 FT X 3 FT RECTANGLE CURB INLET BASE PLATE GENERAL DIMENSIONS
DATE 09-03-13			
DWG SIZE A	SCALE 1:25 SHEET 1 OF 1	DWG NO.	7002-110-040 REV C

3099CGRHFL & 3099CGRHFL

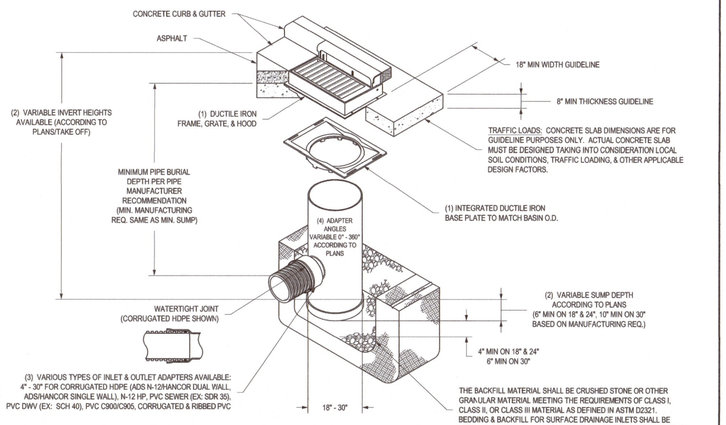


NOTE: LOCATION OF LOCKING DEVICE MAY VARY

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-27-06			
REVISED BY CCA	PROJECT NO./NAME	TITLE	2 FT X 3 FT CURB INLET HIGH FLOW LOCKING GRATE ASSEMBLY
DATE 09-05-13			
DWG SIZE A	SCALE 1:16 SHEET 1 OF 1	DWG NO.	7002-110-058 REV C

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-22-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
DATE 03-10-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO.	7002-110-087 REV C

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 10140088
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

DETAIL SHEET FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: NTS

JOB NO.
720-001

SHEET NO:
DT-8

DETAIL SHEET

DEC 12 2023

5/16/2023 12:48:48 PM

EXTERIOR MATERIALS					
	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
	FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
	FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
	GLASS - EXTERIOR	TBD	TBD		24.0%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
	STONE VENEER	TBD	TBD		17.3%
	STUCCO 01	TBD	TBD		30.5%
	STUCCO 02A	TBD	TBD		1.1%
					100.0%

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED
2601	ELEC METER PANEL
2602	ELECTRICAL SWITCHGEAR
3301	DOUBLE STACKED GAS METERS

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LEHI, UT 84043

DATE
REVISION DESCRIPTION
NO.



4 | ELEV. (42 UNIT) - REAR
C - A101 | 3/32" = 1'-0"



2 | ELEV. (42 UNIT) - RIGHT
C - A101 | 3/32" = 1'-0"



3 | ELEV. (42 UNIT) - LEFT
C - A101 | 3/32" = 1'-0"



1 | ELEV. (42 UNIT) - FRONT
C - A101 | 3/32" = 1'-0"

OBSIDIAN RESORT
ELEVATIONS (42 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 5/16/2023 12:48:48 PM

C - A200

Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30, 36, 42.rvt

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LEHI, UT 84043

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
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6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
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KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED

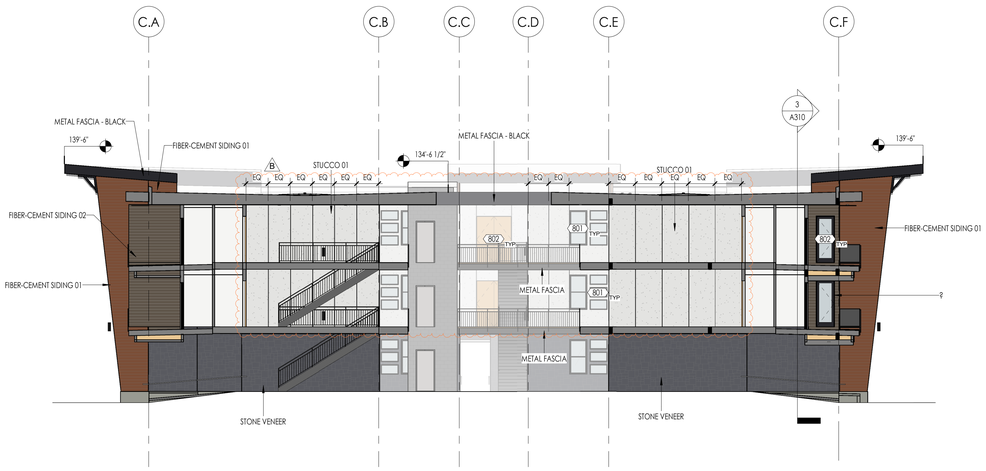
DATE	REVISION DESCRIPTION
2023.07.19	ADDENDUM 02



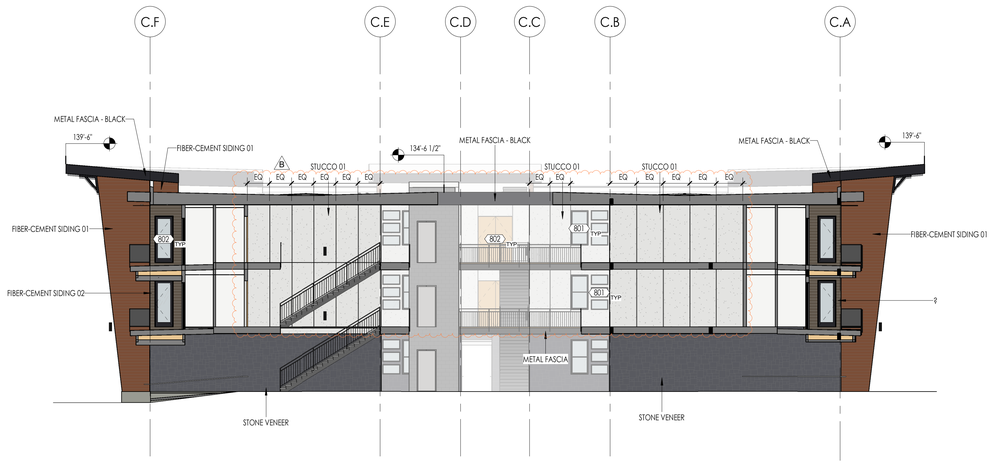
1 | ELEV. (42 UNIT) - FRONT COURTYARD
C - A101 | 3/32" = 1'-0"



2 | ELEV. (42 UNIT) - REAR COURTYARD
C - A101 | 3/32" = 1'-0"



3 | ELEV. (42 UNIT) - LEFT COURTYARD
C - A101 | 3/32" = 1'-0"



4 | ELEV. (42 UNIT) - RIGHT COURTYARD
C - A101 | 3/32" = 1'-0"

EXTERIOR MATERIALS

NAME	MANUF.	MODEL	DESCRIPTION	%
BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
GLASS - EXTERIOR	TBD	TBD		24.0%
METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
STONE VENEER	TBD	TBD		17.3%
STUCCO 01	TBD	TBD		30.5%
STUCCO 02A	TBD	TBD		1.1%
				100.0%

OBSIDIAN RESORT
ELEVATIONS COURTYARD (42 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 5/16/2023 12:49:14 PM

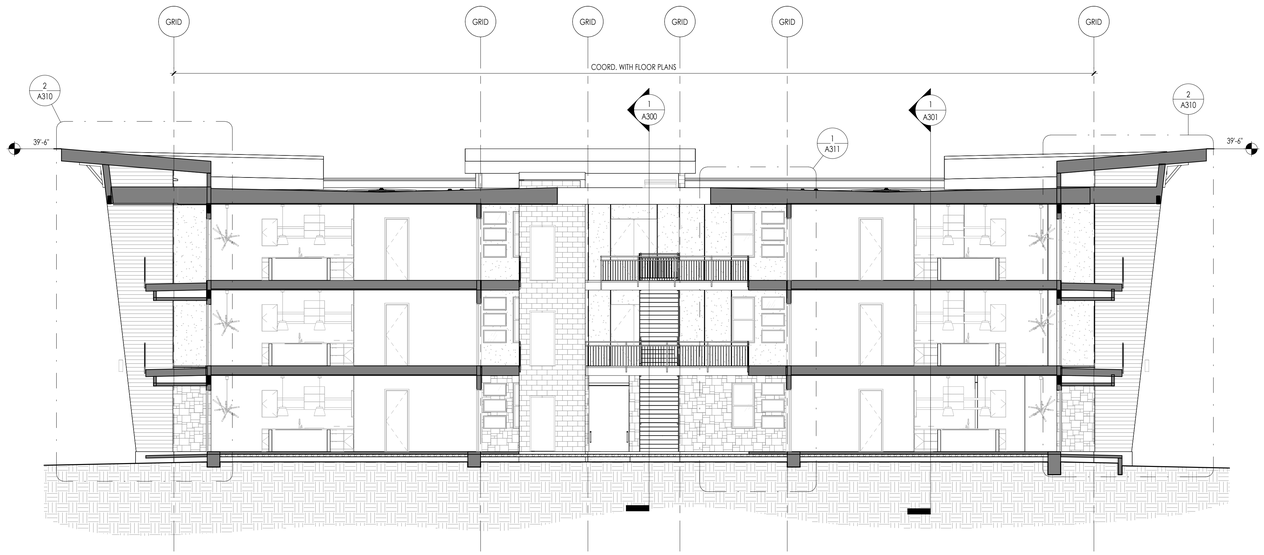
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Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30_36_42.rvt

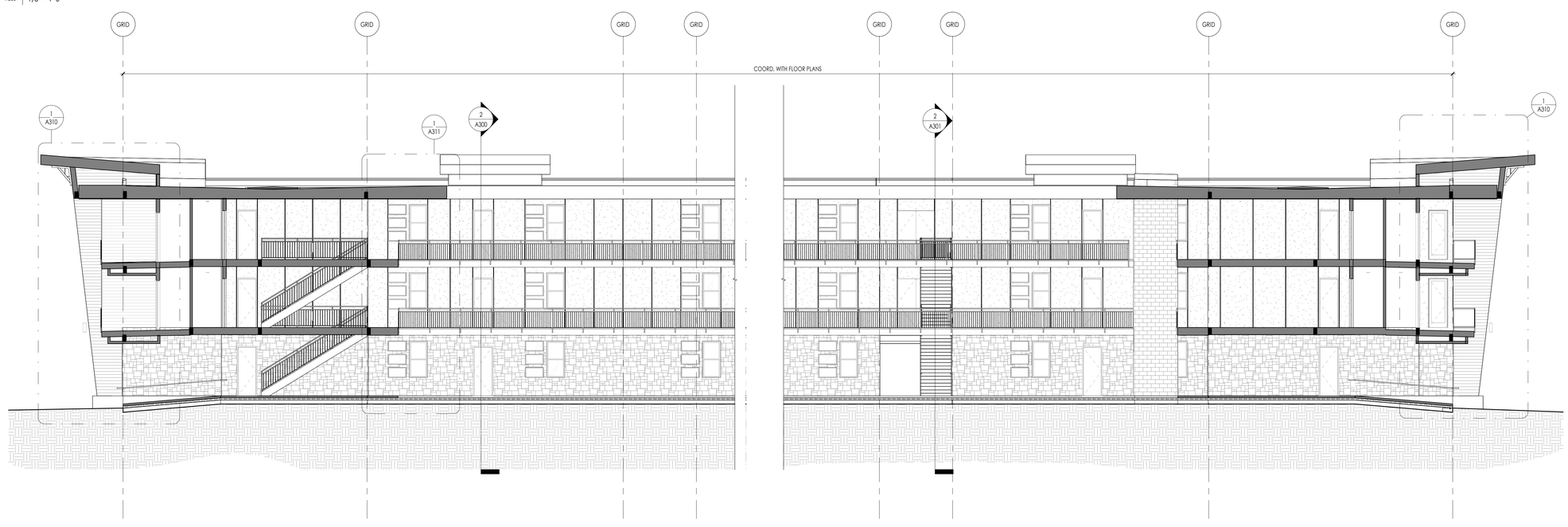
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NO	REVISION DESCRIPTION	DATE



2 A300 TYP BUILDING SECTION 02
1/8" = 1'-0"



1 A300 TYP BUILDING SECTION 01
1/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 1/8" = 1'-0"
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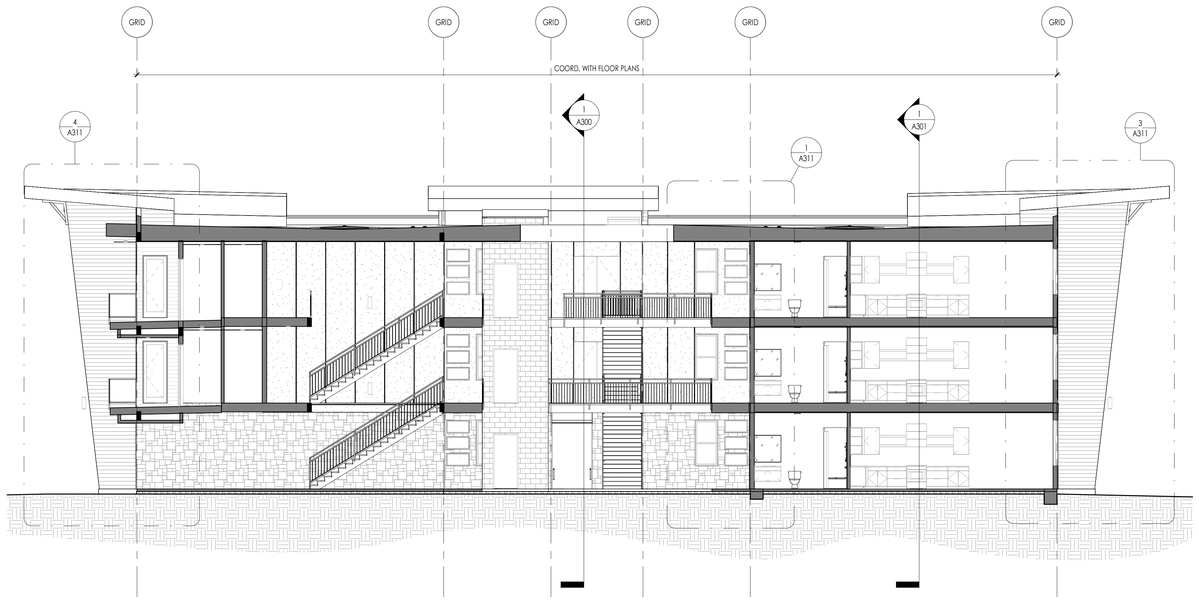
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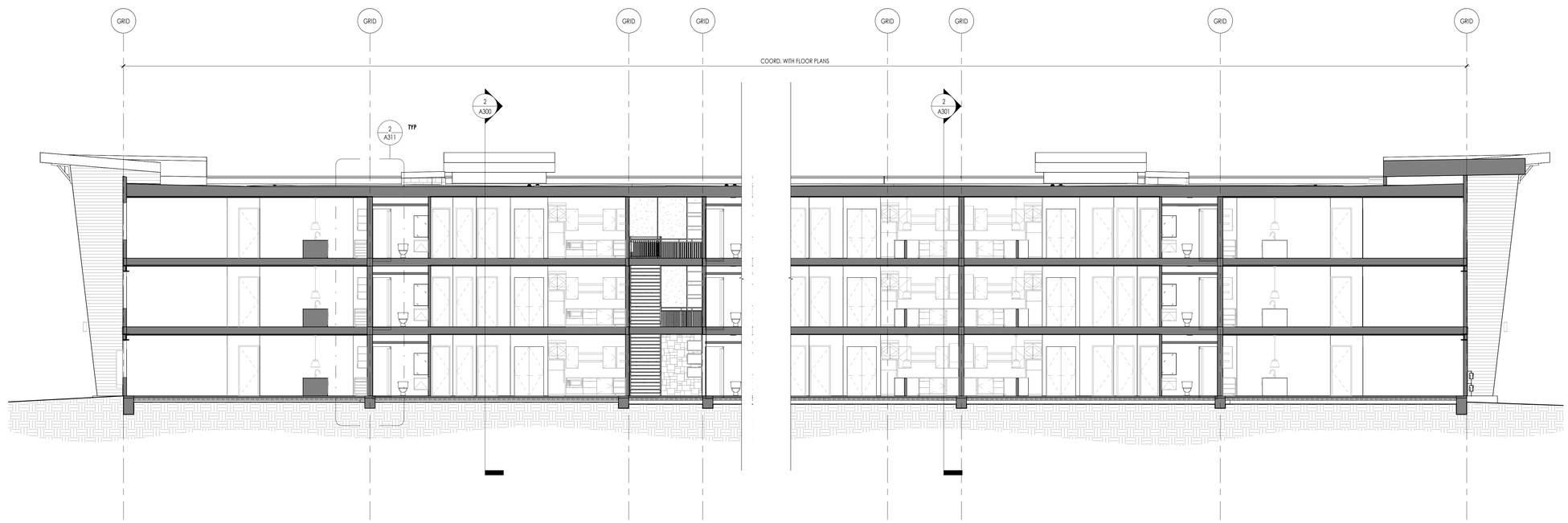
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2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

REVISION DESCRIPTION	DATE
1	



2 A300 | TYP BUILDING SECTION 04
1/8" = 1'-0"



1 A300 | TYP BUILDING SECTION 03
1/8" = 1'-0"

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

PROJECT #: 2208.03
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DATE: 5/16/2023 12:49:27 PM

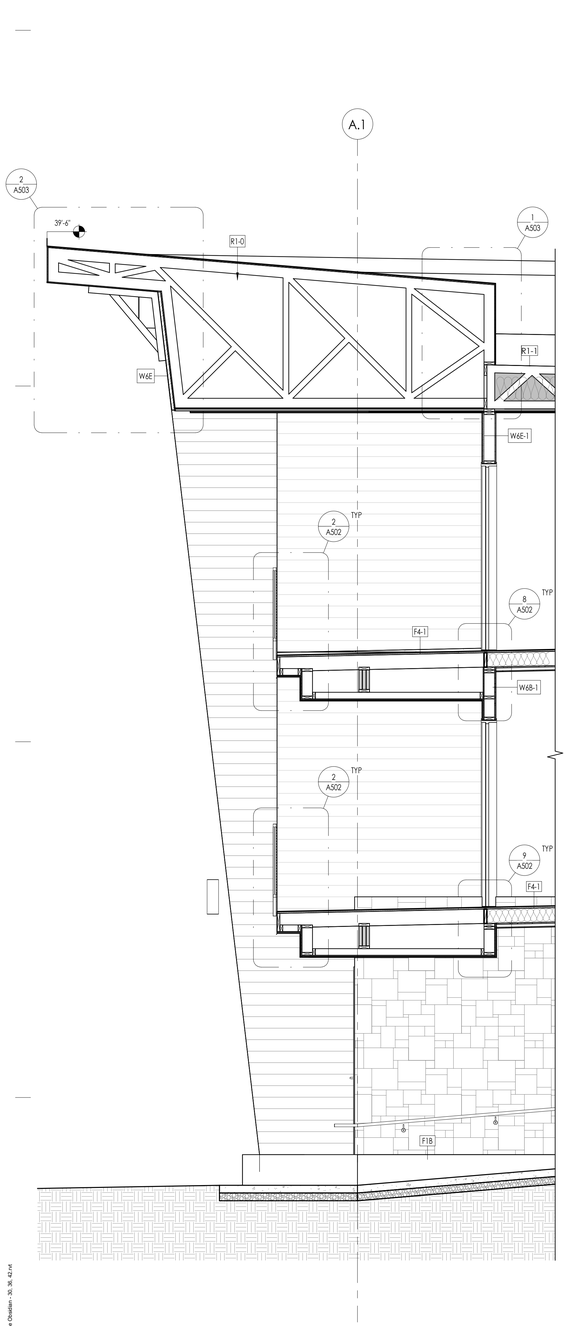
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Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 20_06_42.rvt

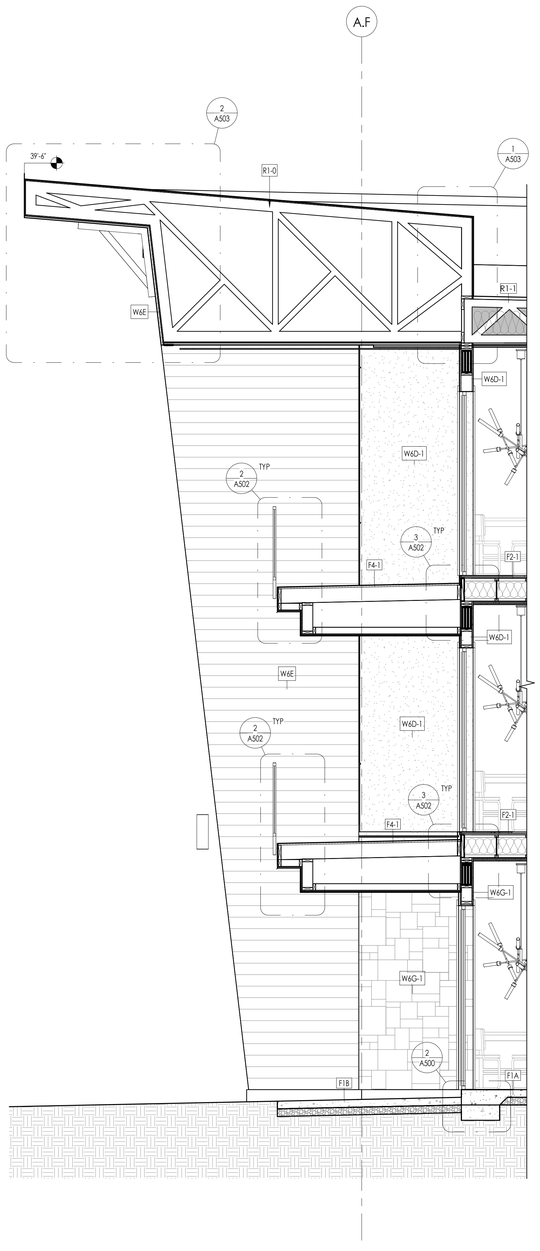
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LEHI, UT 84043

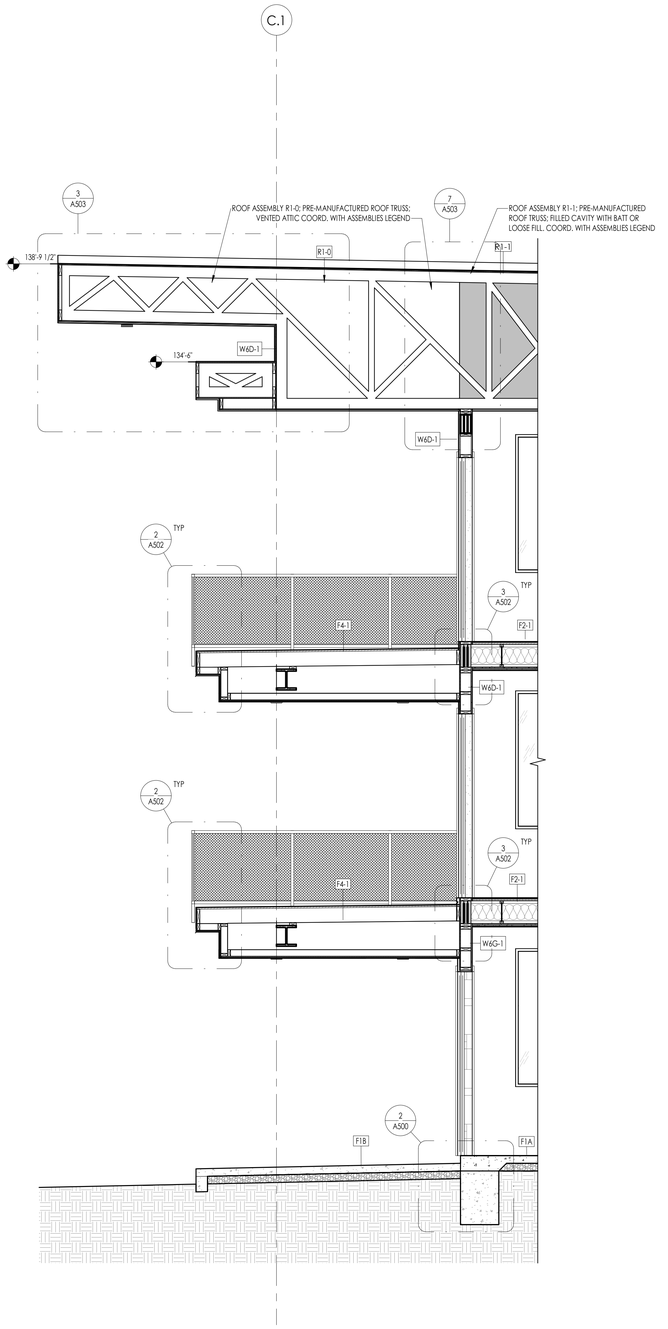
NO	REVISION DESCRIPTION	DATE



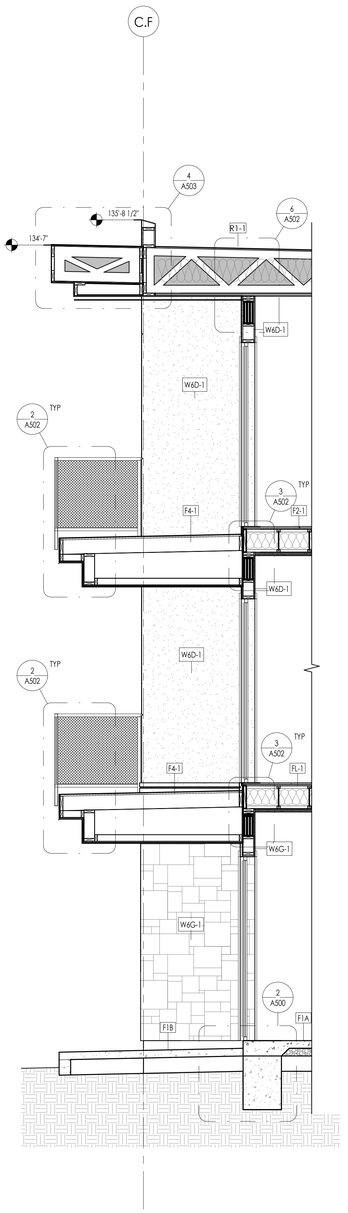
1 | WALL SECTION 01
A300 | 3/8" = 1'-0"



2 | WALL SECTION 02
A300 | 3/8" = 1'-0"



3 | WALL SECTION 03
A - A100 | 3/8" = 1'-0"



4 | WALL SECTION 04
A - A100 | 3/8" = 1'-0"

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

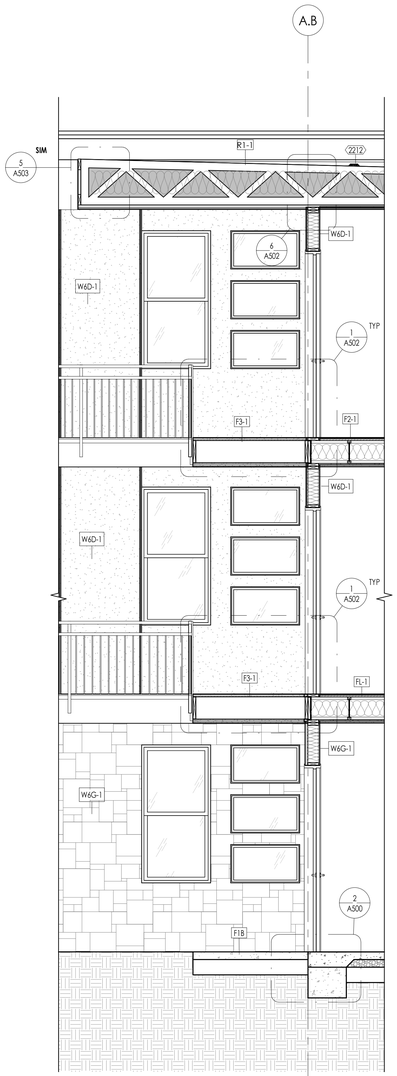
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A310

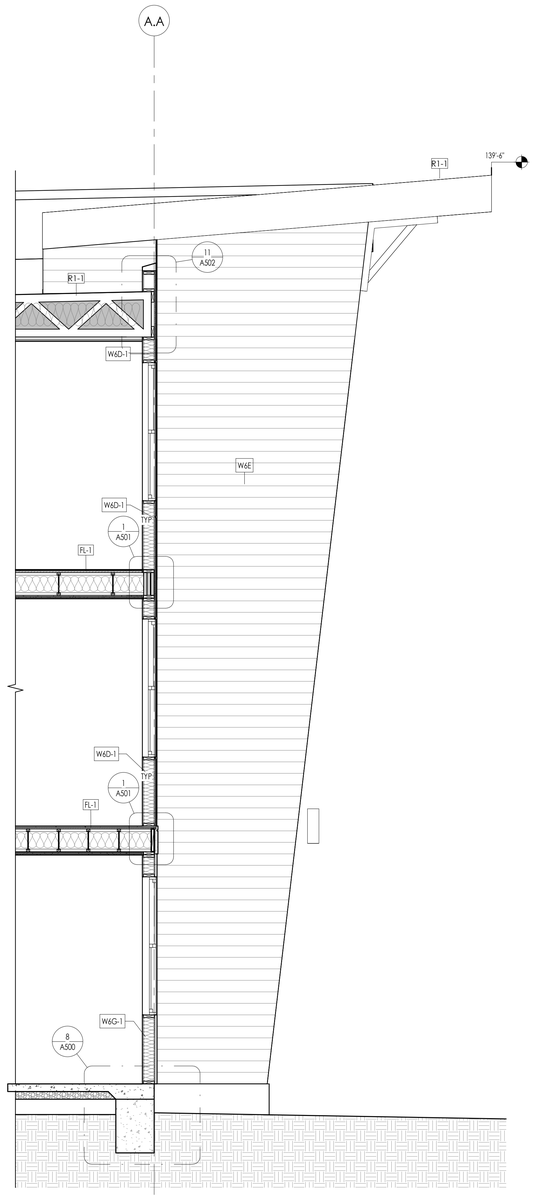
Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 26, 36, 42.rvt

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2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

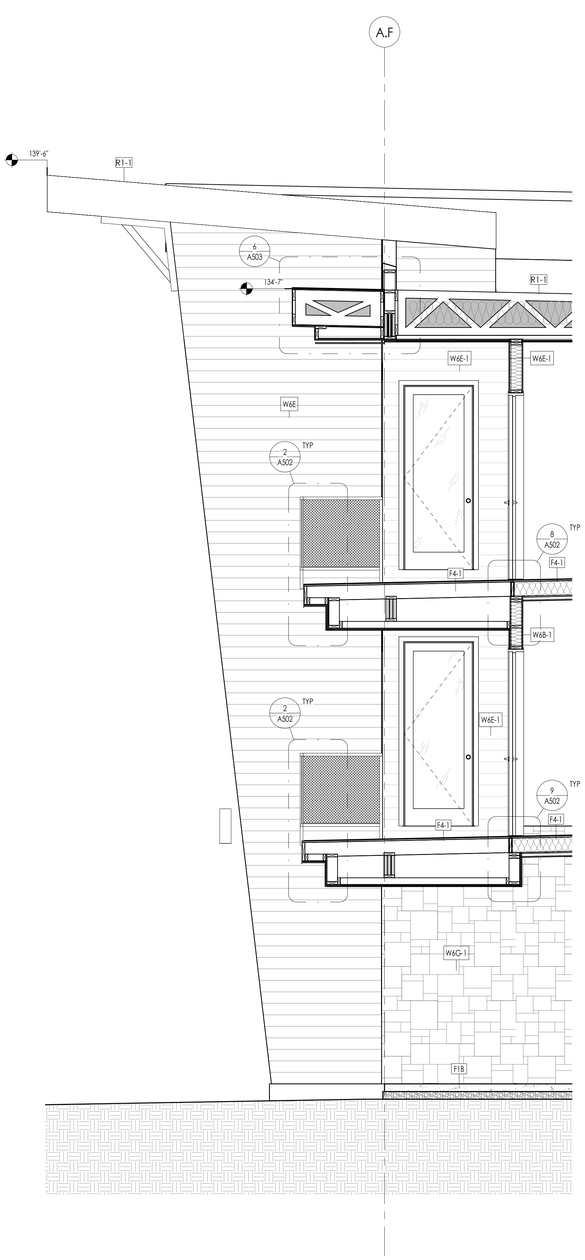
DATE	REVISION DESCRIPTION



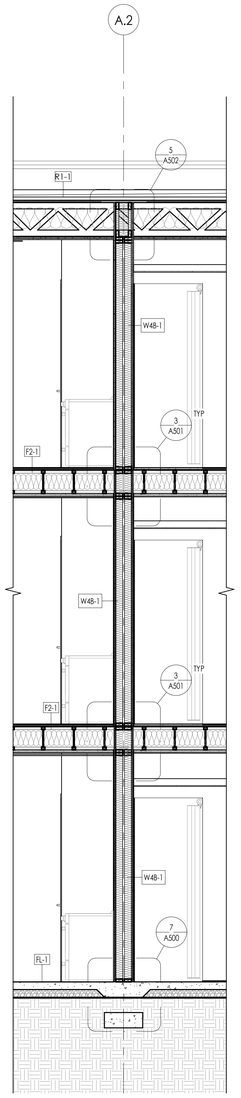
1 | A300 | WALL SECTION 05
3/8" = 1'-0"



3 | A301 | WALL SECTION 07
3/8" = 1'-0"



4 | A301 | WALL SECTION 08
3/8" = 1'-0"



2 | A301 | TYP FIRE SEPARATION WALL SECTION
3/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 3/8" = 1'-0"
DATE: 5/16/2023 12:49:36 PM

A311

5/16/2023 12:48:38 PM
Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 26_36_42.rvt

5/16/2023 12:41:07 PM

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2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
	FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
	FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
	GLASS - EXTERIOR	TBD	TBD		24.0%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
	STONE VENEER	TBD	TBD		17.3%
	STUCCO 01	TBD	TBD		30.5%
	STUCCO 02A	TBD	TBD		1.1%
				KEYNOTES	100.0%

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED
2601	ELEC. METER PANEL
2602	ELECTRICAL SWITCHGEAR
3301	DOUBLE STACKED GAS METERS

DATE
REVISION DESCRIPTION
No.



4 | B - A101 | ELEV. (36 UNIT) - REAR
3/32" = 1'-0"



2 | B - A101 | ELEV. (36 UNIT) - RIGHT
3/32" = 1'-0"



3 | B - A101 | ELEV. (36 UNIT) - LEFT
3/32" = 1'-0"



1 | B - A101 | ELEV. (36 UNIT) - FRONT
3/32" = 1'-0"

OBSIDIAN RESORT
ELEVATIONS (36 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 5/16/2023 12:41:07 PM

B - A200

Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 36_36_42.rvt

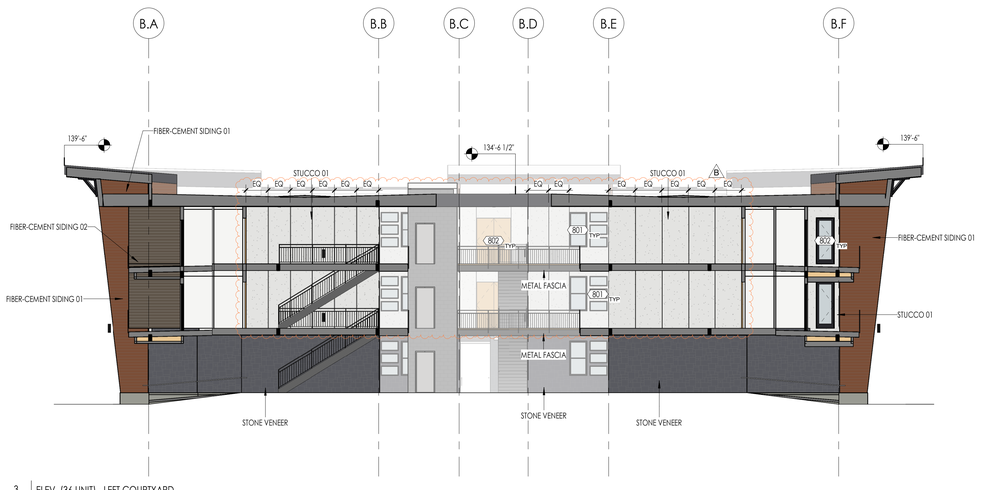
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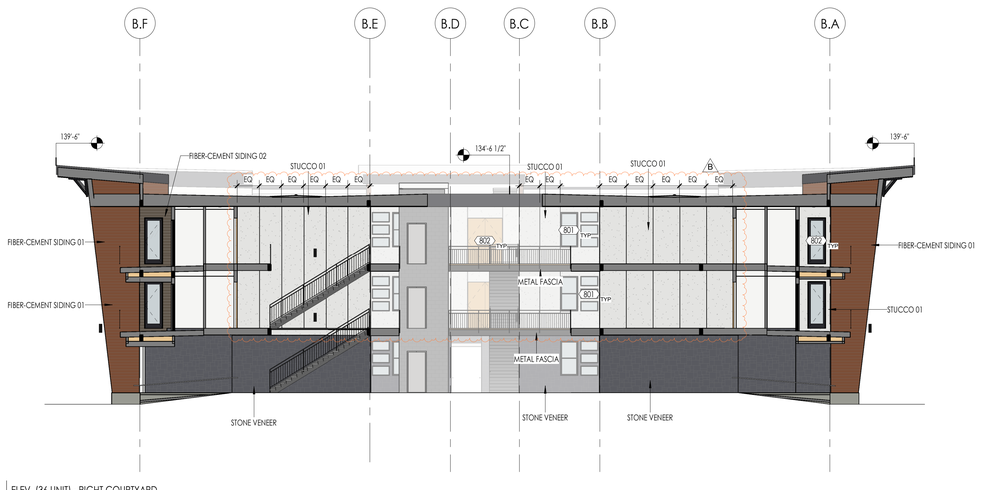
1 | ELEV. (36 UNIT) - FRONT COURTYARD - SOUTH
B - A101 | 3/32" = 1'-0"



2 | ELEV. (36 UNIT) - REAR COURTYARD - NORTH
B - A101 | 3/32" = 1'-0"



3 | ELEV. (36 UNIT) - LEFT COURTYARD
B - A101 | 3/32" = 1'-0"



4 | ELEV. (36 UNIT) - RIGHT COURTYARD
B - A101 | 3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
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KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED

EXTERIOR MATERIALS

NAME	MANUF.	MODEL	DESCRIPTION	%
BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
GLASS - EXTERIOR	TBD	TBD		24.0%
METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
STONE VENEER	TBD	TBD		17.3%
STUCCO 01	TBD	TBD		30.5%
STUCCO 02A	TBD	TBD		1.1%
				100.0%

#	DATE	REVISION DESCRIPTION
02	2023.07.19	ADDENDUM 02

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2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

OBSIDIAN RESORT
ELEVATIONS COURTYARD (36 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 5/16/2023 12:41:32 PM

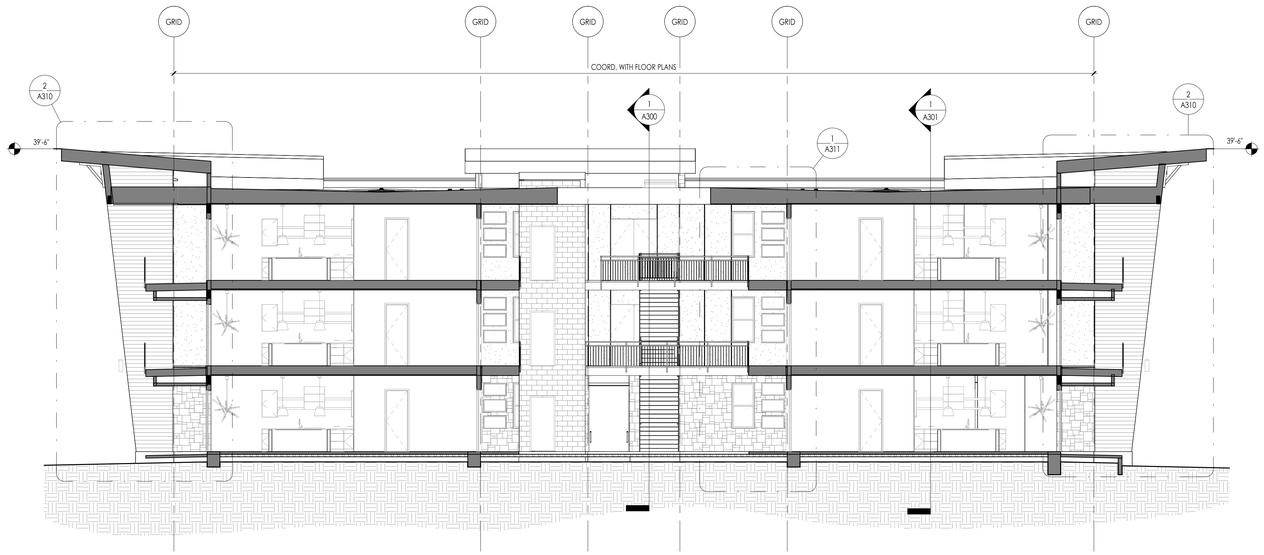
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Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30, 36, 42.rvt

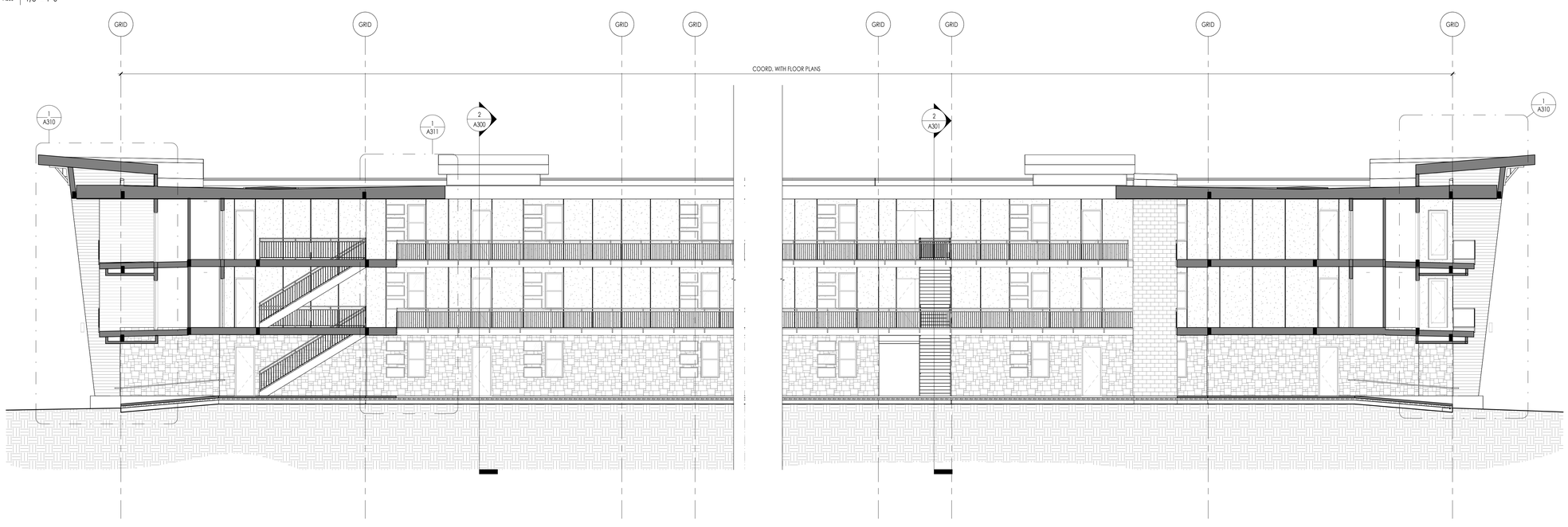
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801.901.0506 | JARRETTARCHITECTURE.COM
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

NO	REVISION DESCRIPTION	DATE



2 A300 TYP BUILDING SECTION 02
1/8" = 1'-0"



1 A300 TYP BUILDING SECTION 01
1/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 1/8" = 1'-0"
DATE: 5/16/2023 12:41:39 PM

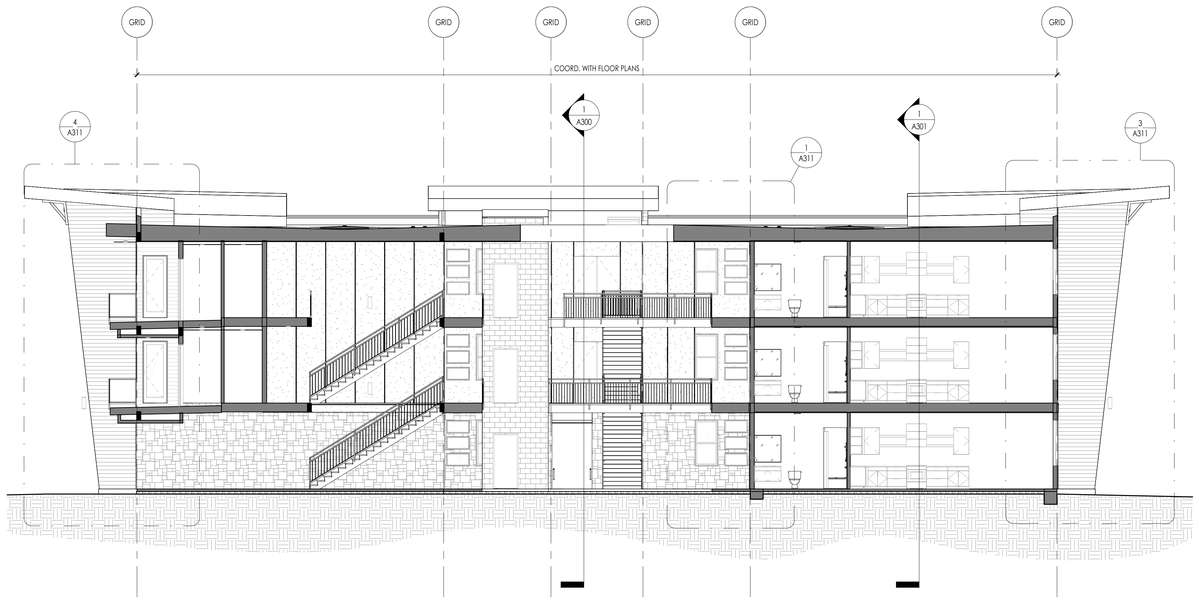
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Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30_36_42.rvt

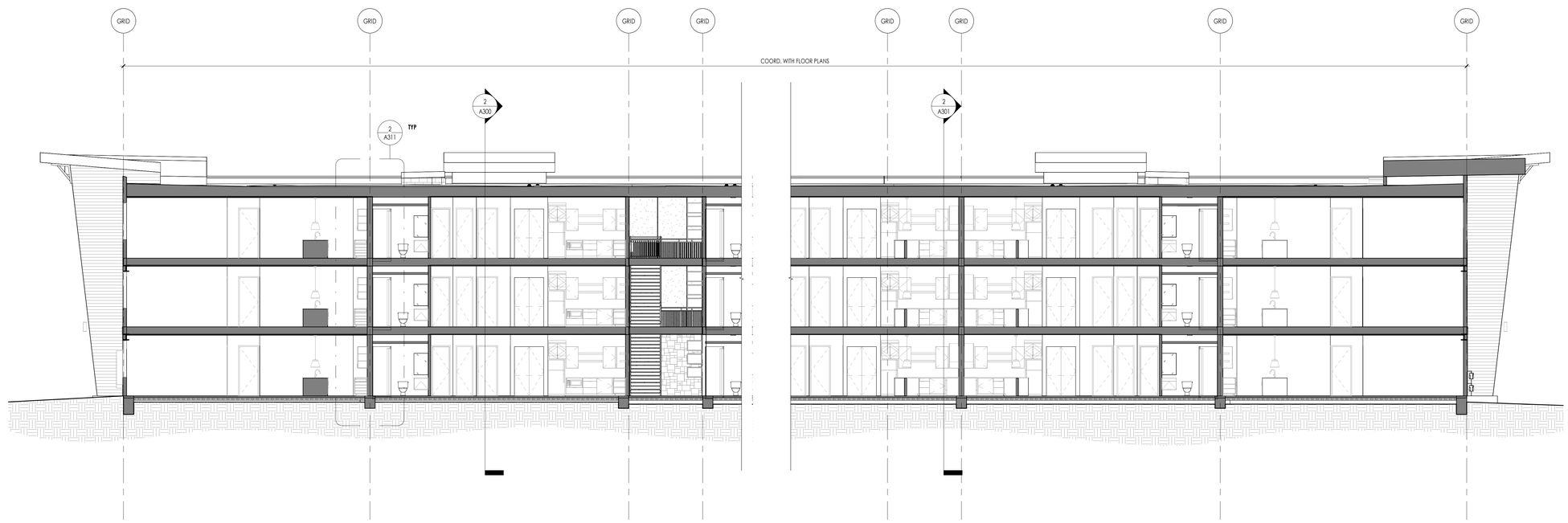
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LEHI, UT 84043

DATE	REVISION DESCRIPTION



2 A300 | TYP BUILDING SECTION 04
1/8" = 1'-0"



1 A300 | TYP BUILDING SECTION 03
1/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 1/8" = 1'-0"
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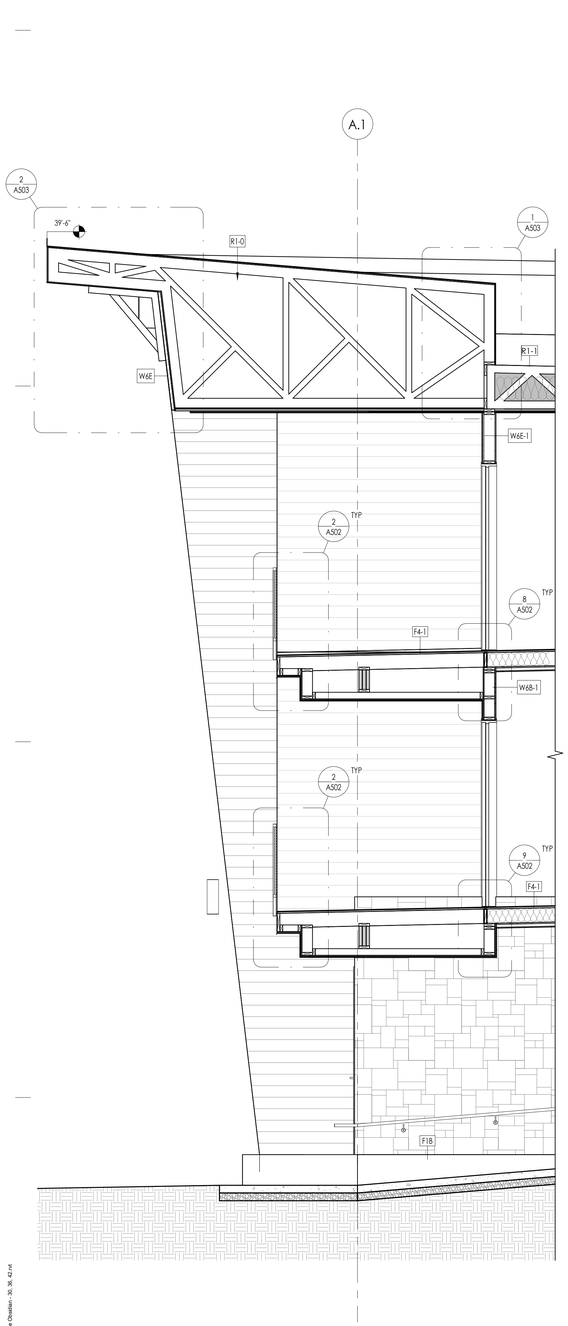
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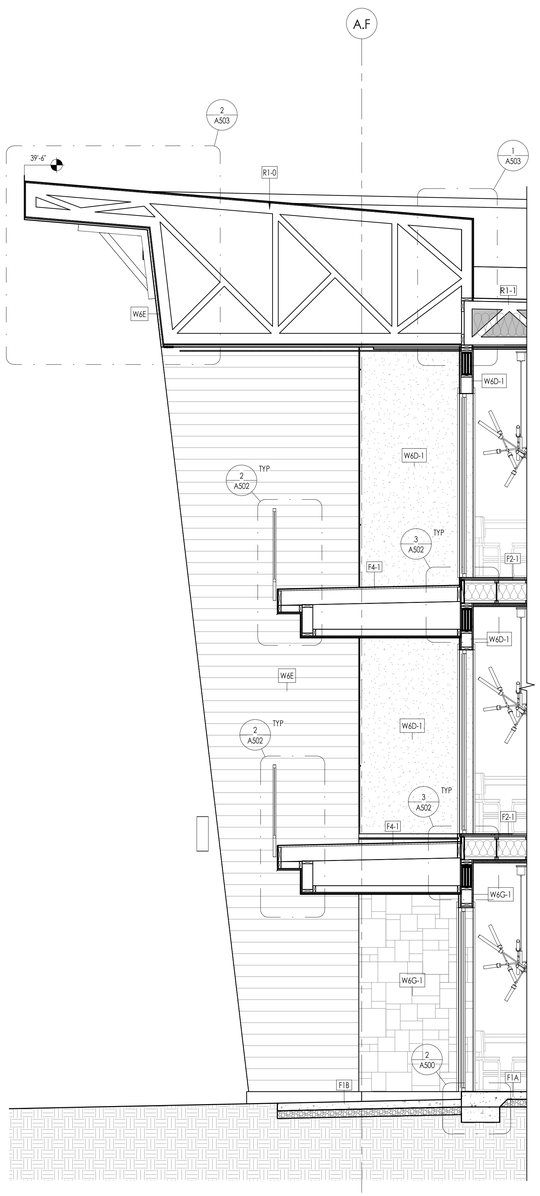
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LEHI, UT 84043

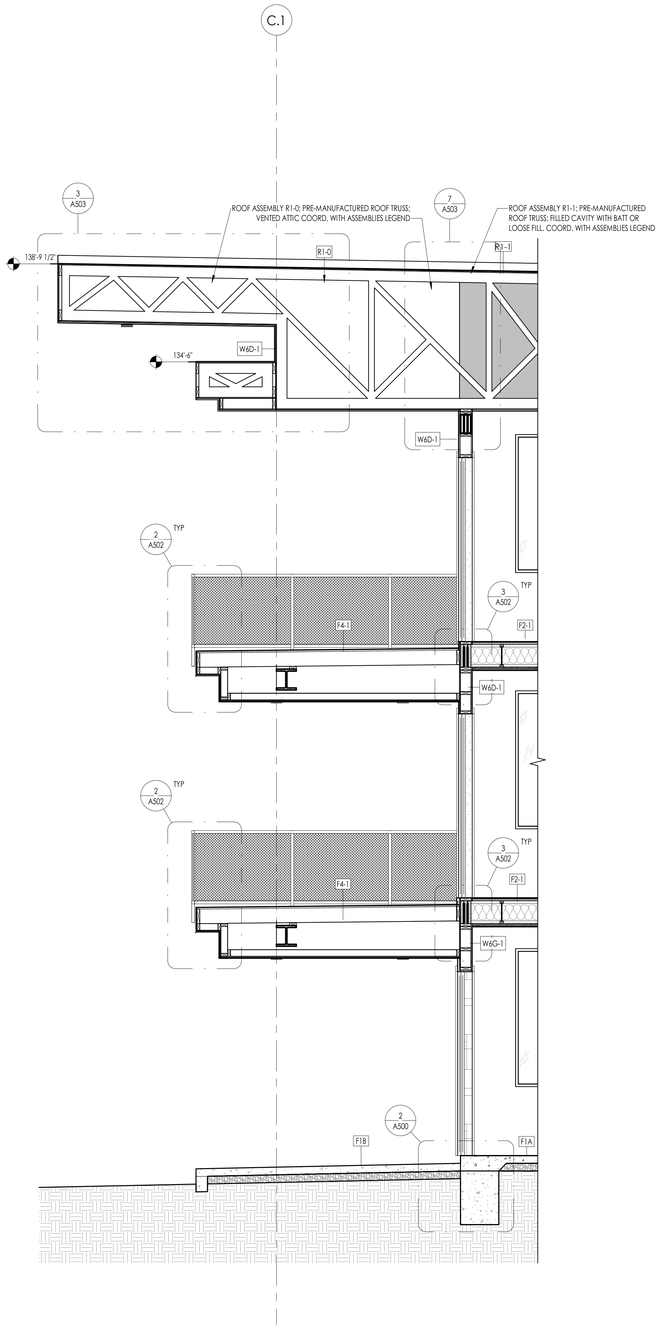
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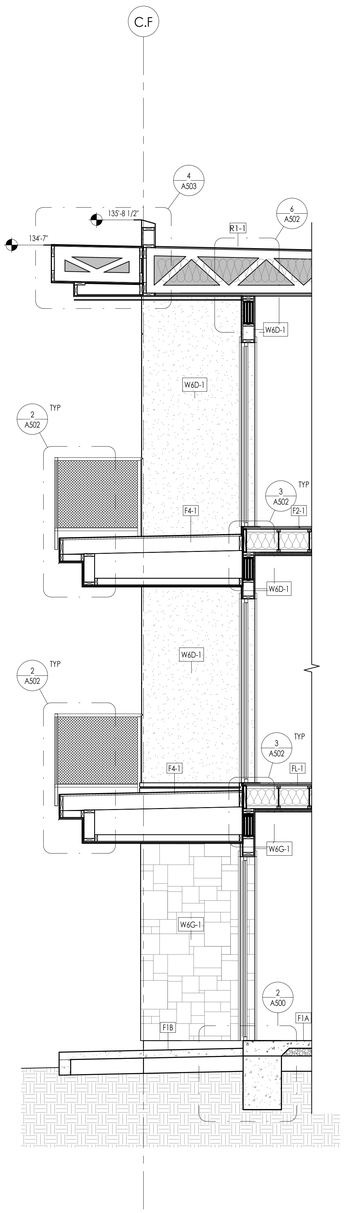
1 | WALL SECTION 01
A300 | 3/8" = 1'-0"



2 | WALL SECTION 02
A300 | 3/8" = 1'-0"



3 | WALL SECTION 03
A - A100 | 3/8" = 1'-0"



4 | WALL SECTION 04
A - A100 | 3/8" = 1'-0"

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

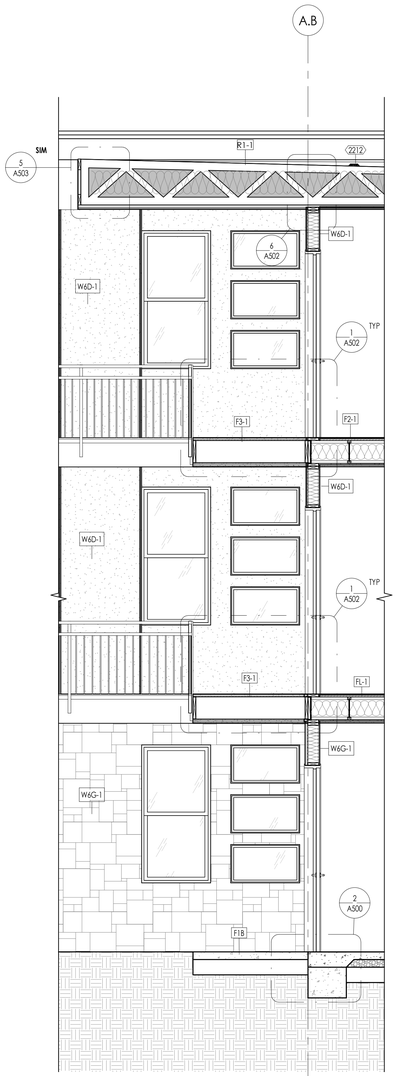
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A310

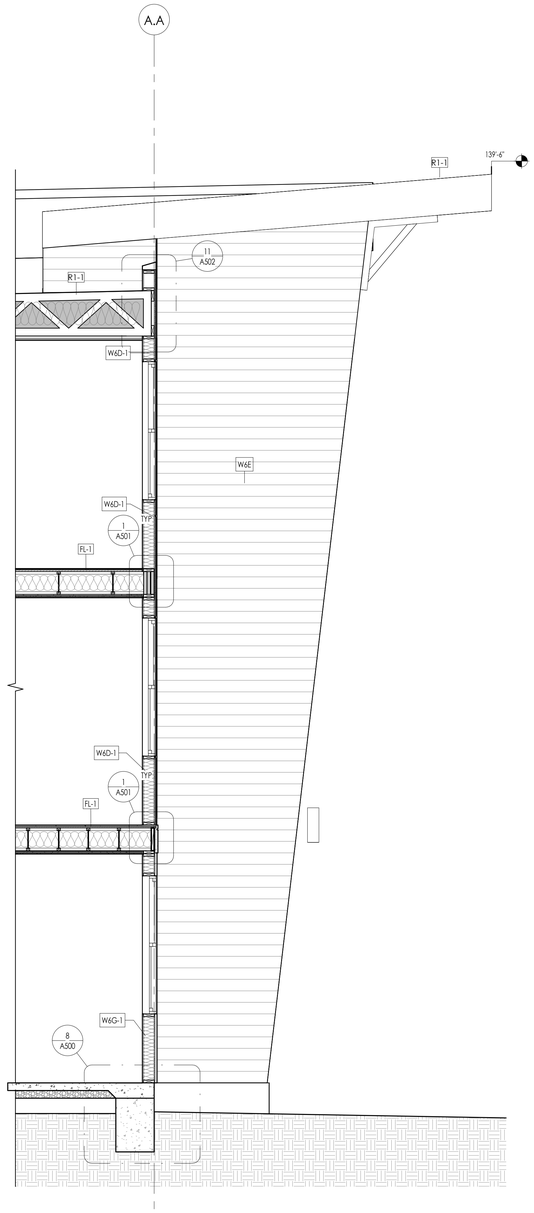
Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30_36_42.rvt

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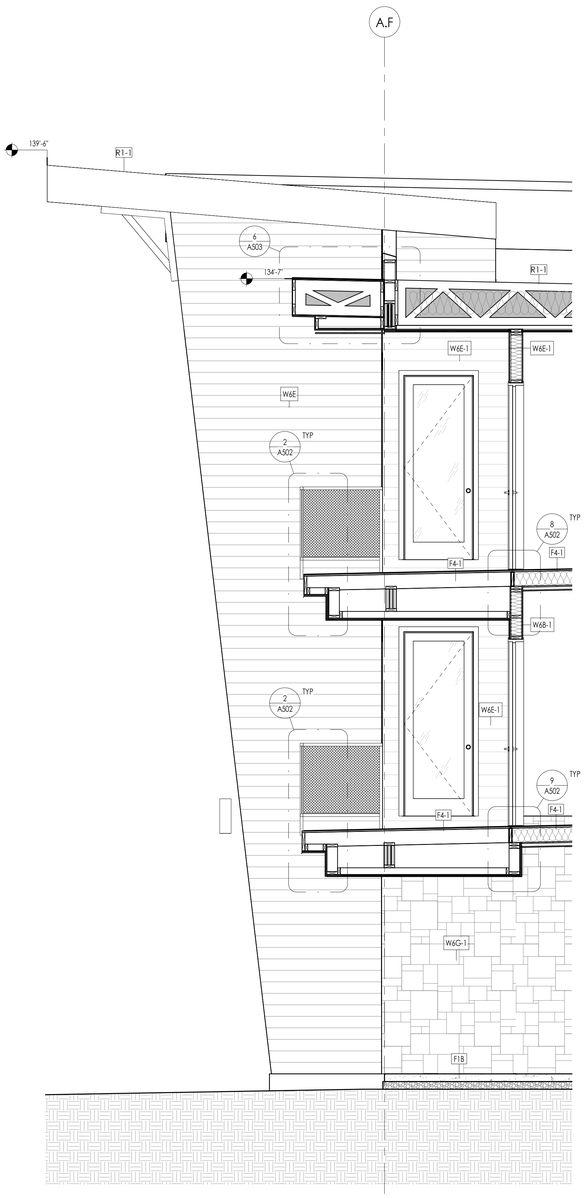
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1	1



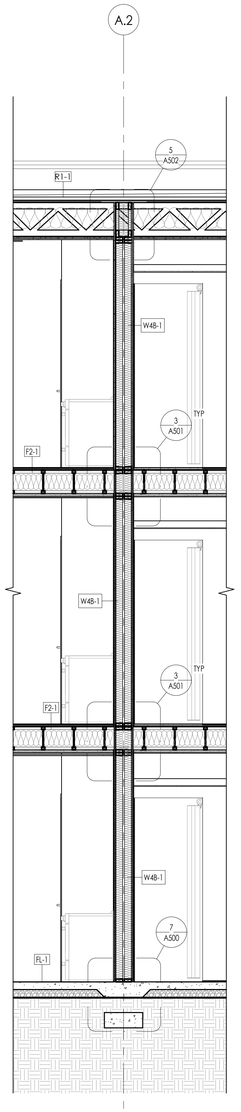
1 | A300 | WALL SECTION 05
3/8" = 1'-0"



3 | A301 | WALL SECTION 07
3/8" = 1'-0"



4 | A301 | WALL SECTION 08
3/8" = 1'-0"



2 | A301 | TYP FIRE SEPARATION WALL SECTION
3/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 3/8" = 1'-0"
DATE: 5/16/2023 12:41:53 PM

A311

5/16/2023 12:41:53 PM

Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 26_36_42.rvt

5/16/2023 12:30:54 PM

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LEHI, UT 84043

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
	FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
	FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
	GLASS - EXTERIOR	TBD	TBD		24.0%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
	STONE VENEER	TBD	TBD		17.3%
	STUCCO 01	TBD	TBD		30.5%
	STUCCO 02A	TBD	TBD		1.1%
					100.0%

DATE
REVISION DESCRIPTION

KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED
2601	ELEC METER PANEL
2602	ELECTRICAL SWITCHGEAR
3301	DOUBLE STACKED GAS METERS



4 | ELEV. (30 UNIT) - REAR
A - A101 | 3/32" = 1'-0"



2 | ELEV. (30 UNIT) - RIGHT
A - A101 | 3/32" = 1'-0"



3 | ELEV. (30 UNIT) - LEFT
A - A101 | 3/32" = 1'-0"



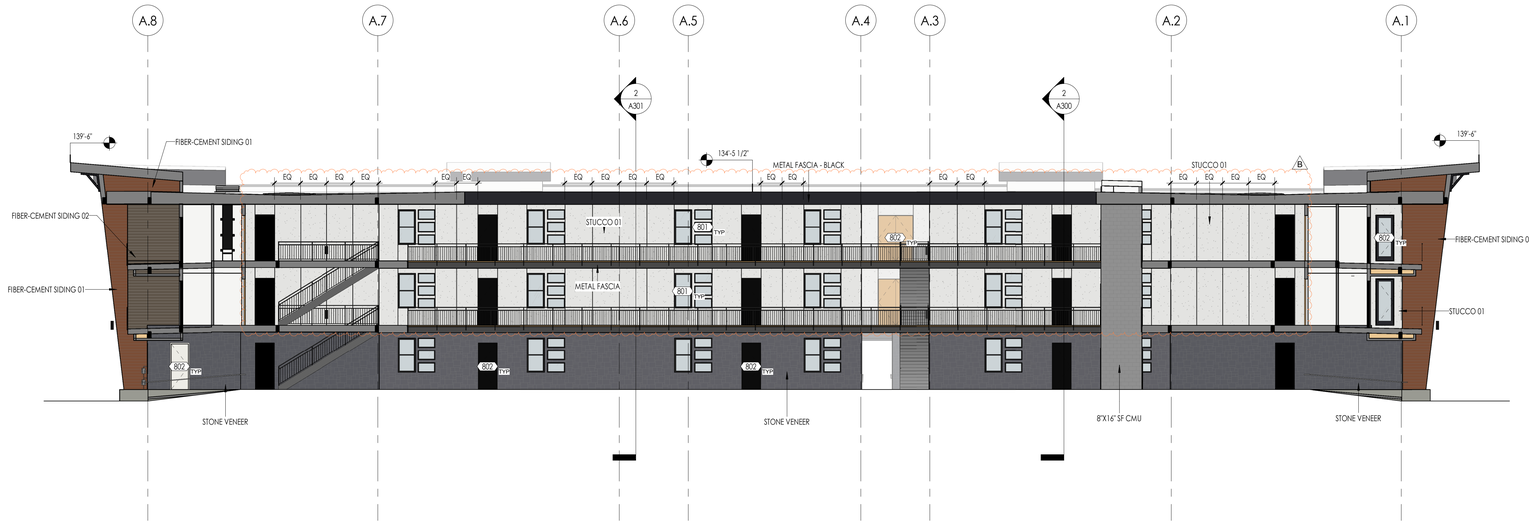
1 | ELEV. (30 UNIT) - FRONT
A - A101 | 3/32" = 1'-0"

OBSIDIAN RESORT
ELEVATIONS (30 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

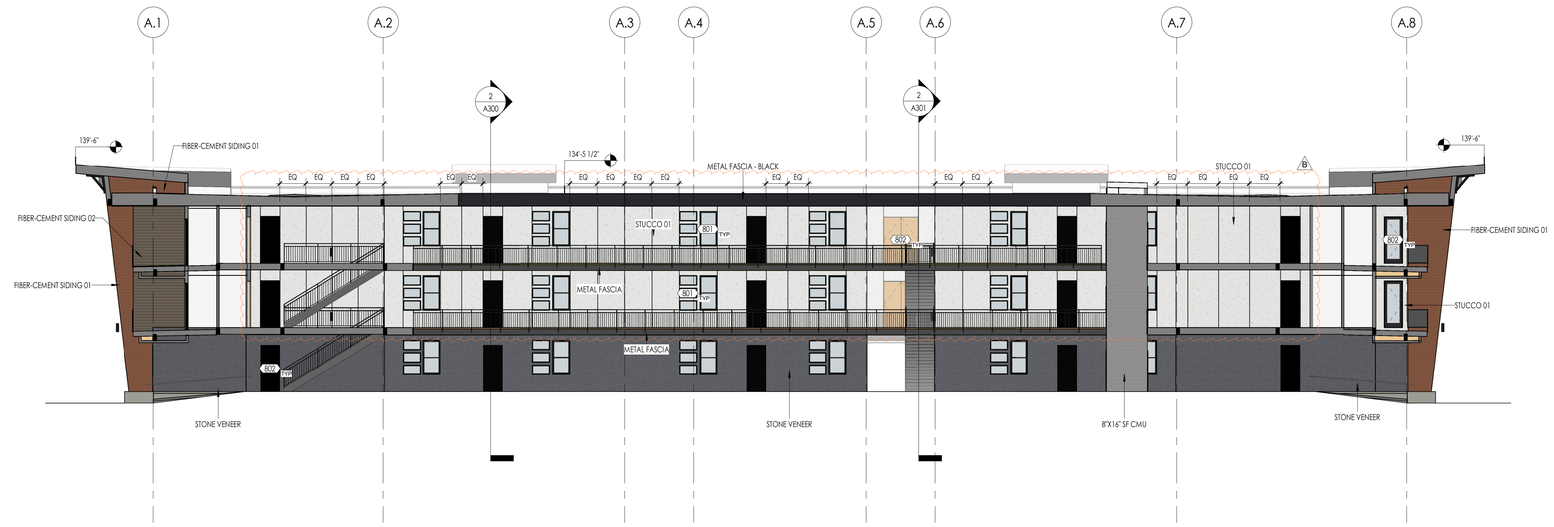
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A - A200

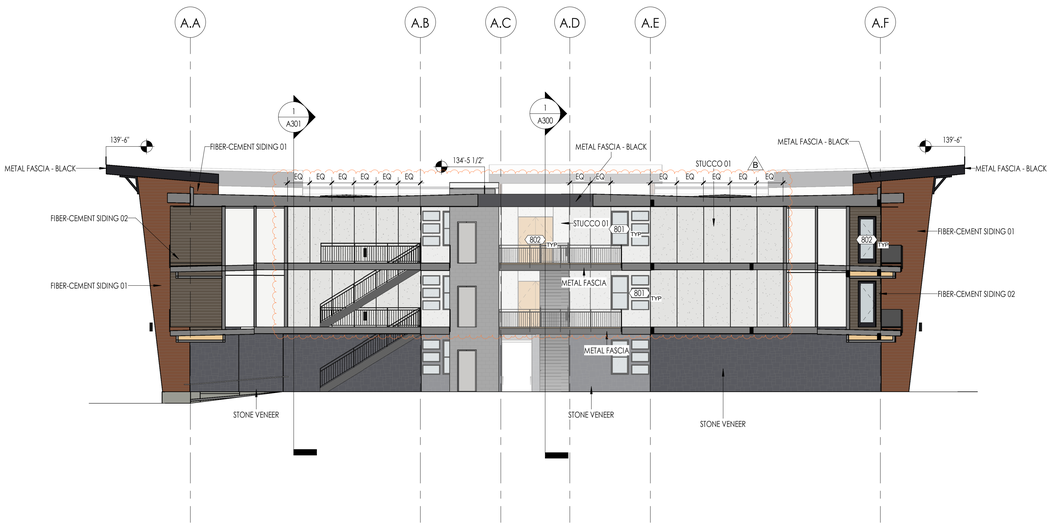
Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30_36_42.rvt



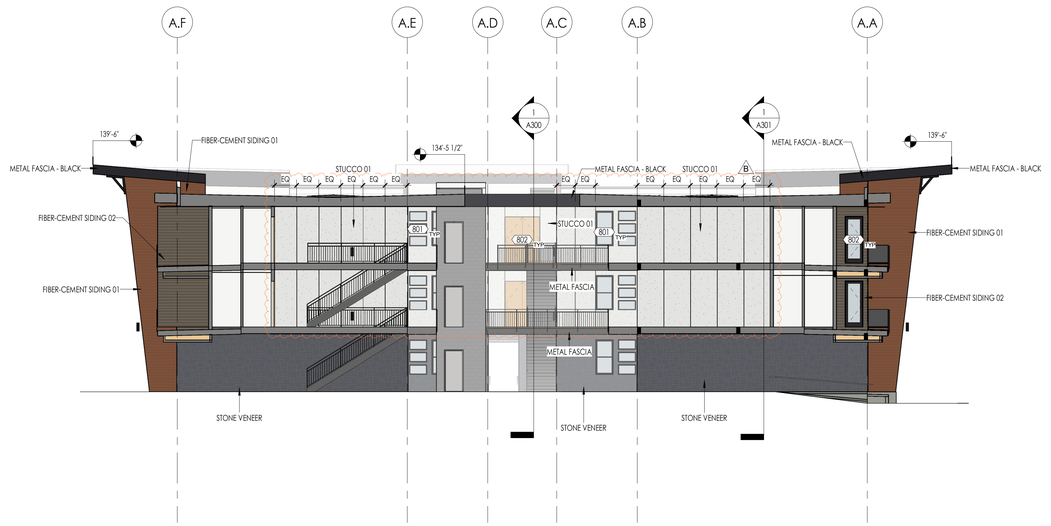
1 | ELEV. (30 UNIT) - FRONT COURTYARD
A410 | 3/32" = 1'-0"



2 | ELEV. (30 UNIT) - REAR COURTYARD
A410 | 3/32" = 1'-0"



3 | ELEV. (30 UNIT) - LEFT COURTYARD
A410 | 3/32" = 1'-0"



4 | ELEV. (30 UNIT) - RIGHT COURTYARD
A - A101 | 3/32" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. ALL GLAZING WITHIN 18" (VERTICALLY) OF WALKING SURFACE AND ADJACENT TO OPENINGS IS TO BE TEMPERED-SAFETY GLAZING.
2. STOREFRONT GLASS PANES TO BE 5' MAXIMUM IN WIDTH AND MAXIMUM 7' IN HEIGHT. STOREFRONT GRID SIZES TO BE DESIGNED AS SUCH.
3. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL BY MANUF. WARRANTY AND REQ'S.
4. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 7'-0" TO BOTTOM OF FIXTURE U.N.O.
5. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. AVOID J-BOX LOCATIONS ABOVE ROOF LINE. IF J-BOX IS INSTALLED IN KICKER, AN ACCESS PANEL IS TO BE PROVIDED.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.
7. ALL EXPOSED CONCRETE (INCL. FOUNDATION WALLS) TO BE GROUND SMOOTH WITH AN ARCHITECTURAL FINISH.

KEYNOTES

#	DESCRIPTION
801	WINDOW AS SCHEDULED
802	DOOR AS SCHEDULED

EXTERIOR MATERIALS

	NAME	MANUF.	MODEL	DESCRIPTION	%
	BRICK - DARK GREY - STACKED	INTERSTATE BRICK	THIN BRICK	MIDNIGHT BLACK	0.6%
	FIBER-CEMENT SIDING 01	WOODTONE	RUSTICSERIES LAP	TBD	11.4%
	FIBER-CEMENT SIDING 02	WOODTONE	RUSTICSERIES LAP	TBD	9.3%
	GLASS - EXTERIOR	TBD	TBD		24.0%
	METAL COMPOSITE PANEL - BLACK	ALPOLIC	ALPOLIC / PE	BLK BLACK ANODIZED	5.8%
	STONE VENEER	TBD	TBD		17.3%
	STUCCO 01	TBD	TBD		30.5%
	STUCCO 02A	TBD	TBD		1.1%
					100.0%

DATE
2023.07.19
REVISION DESCRIPTION
ADDENDUM 02
#
8

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OBSIDIAN RESORT
ELEVATIONS COURTYARD (30 UNIT)
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT #: 2208.03
SCALE: As indicated
DATE: 5/16/2023 12:31:16 PM

A - A201

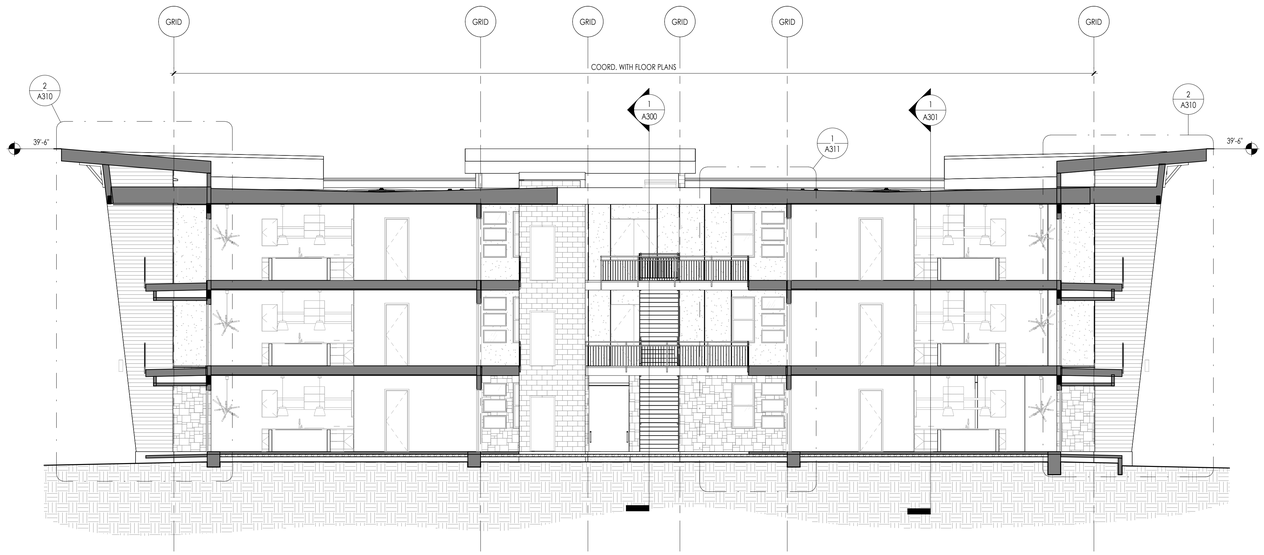
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Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 30, 36, 42.rvt

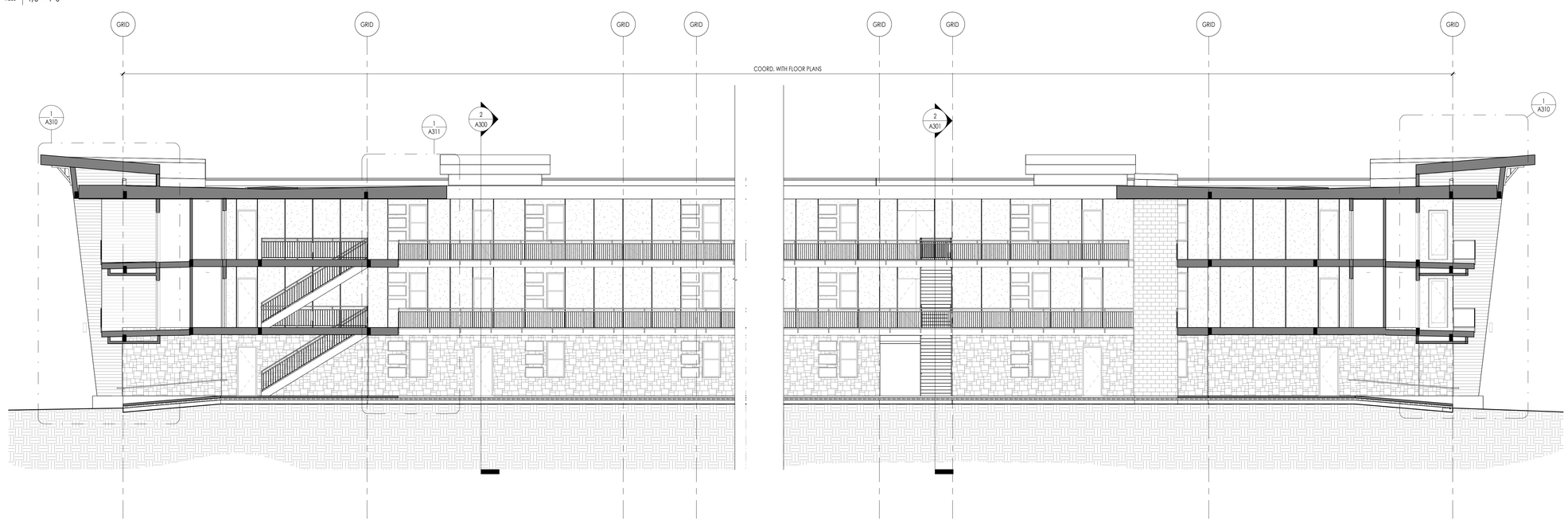
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NO	REVISION DESCRIPTION	DATE



2 A300 TYP BUILDING SECTION 02
1/8" = 1'-0"



1 A300 TYP BUILDING SECTION 01
1/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 1/8" = 1'-0"
DATE: 5/16/2023 12:31:24 PM

A300

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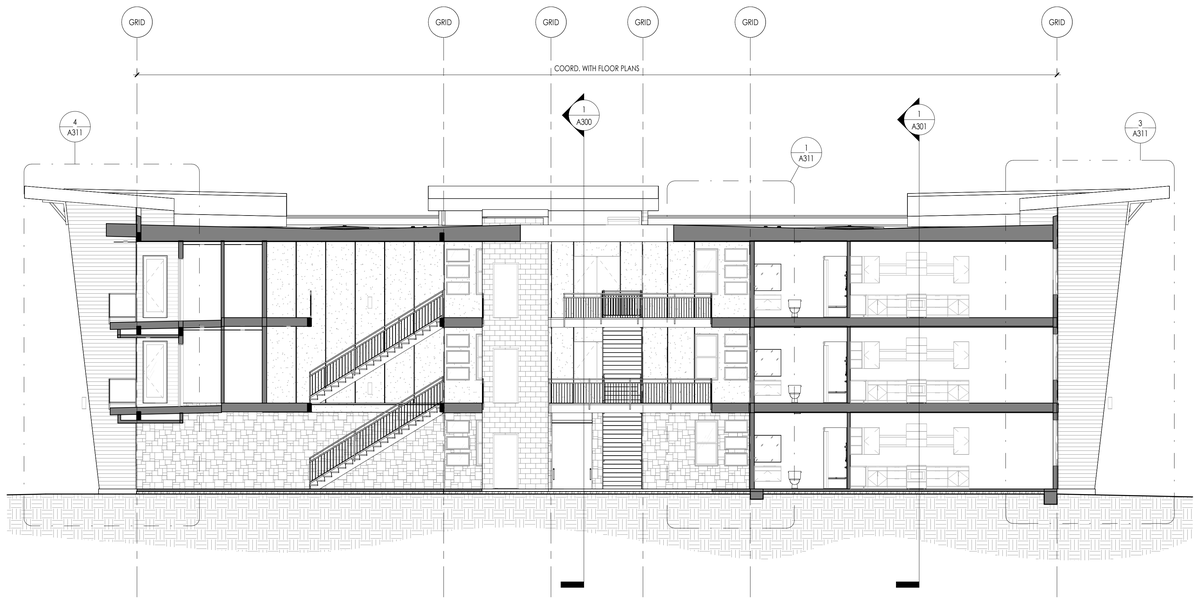
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LEHI, UT 84043

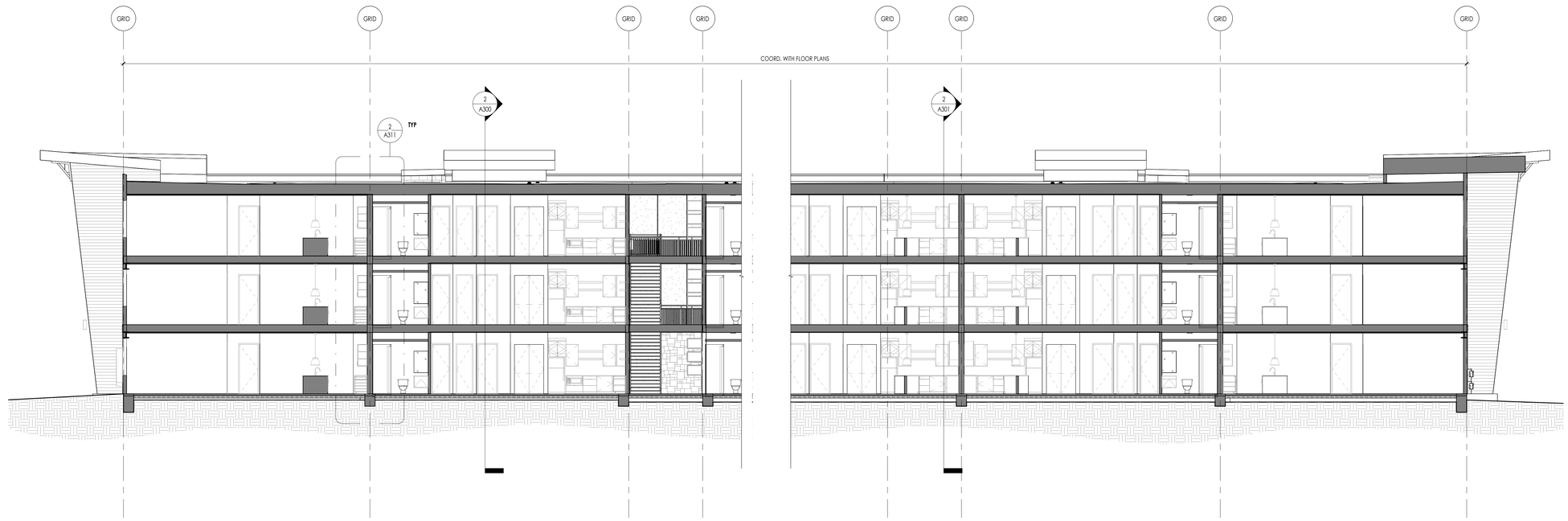
DATE

REVISION DESCRIPTION

No.



2 | TYP BUILDING SECTION 04
A300 | 1/8" = 1'-0"



1 | TYP BUILDING SECTION 03
A300 | 1/8" = 1'-0"

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

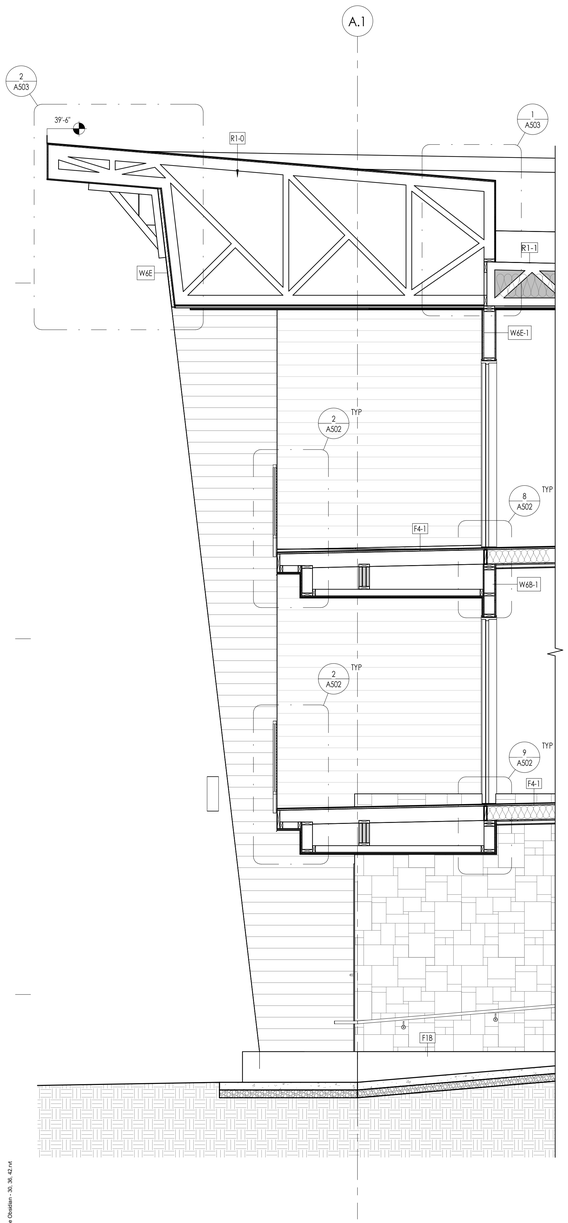
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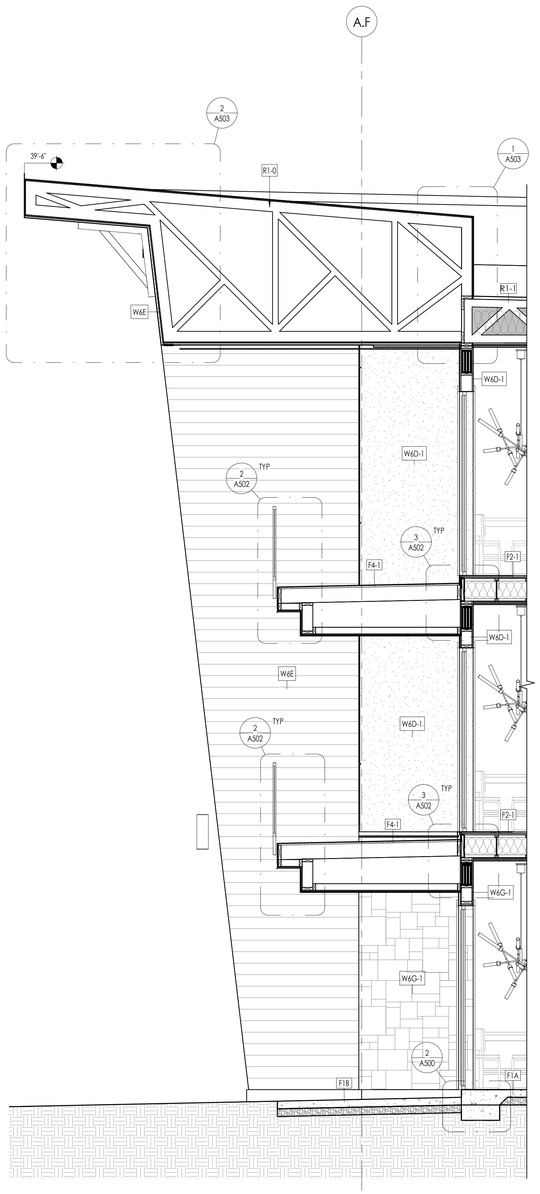
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LEHI, UT 84043

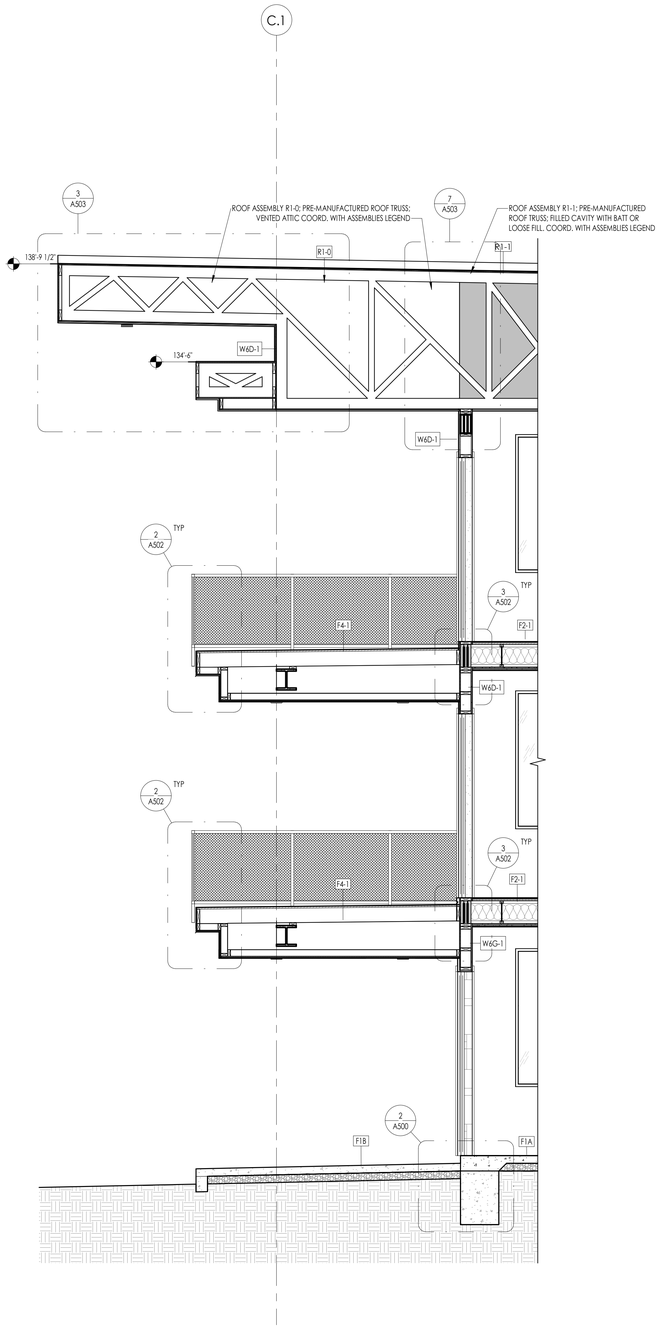
DATE	REVISION DESCRIPTION



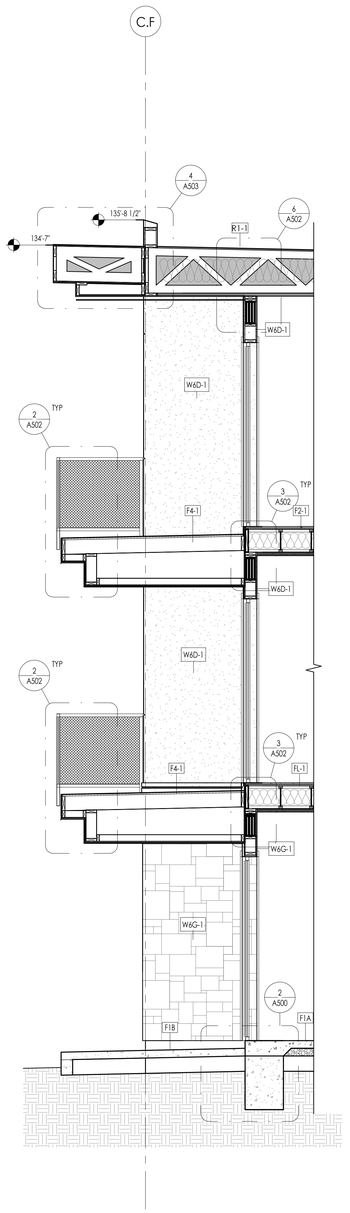
1 | WALL SECTION 01
A300 | 3/8" = 1'-0"



2 | WALL SECTION 02
A300 | 3/8" = 1'-0"



3 | WALL SECTION 03
A - A100 | 3/8" = 1'-0"



4 | WALL SECTION 04
A - A100 | 3/8" = 1'-0"

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

PROJECT #: 2208.03
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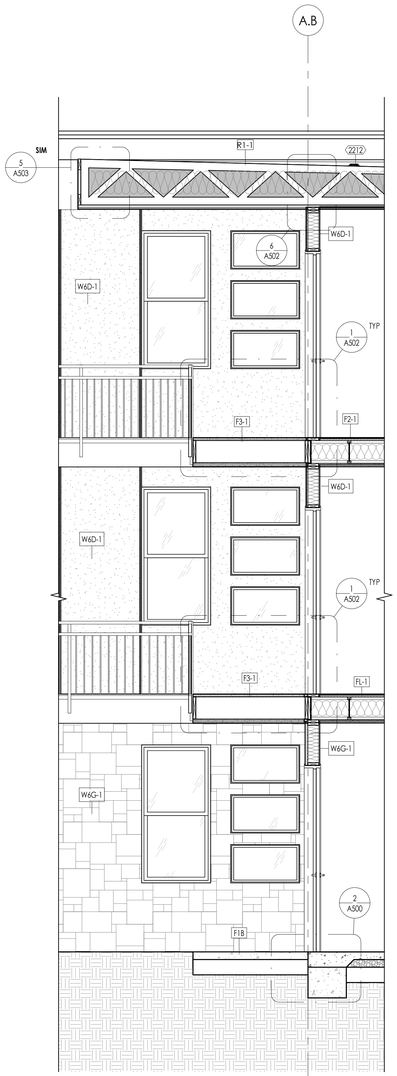
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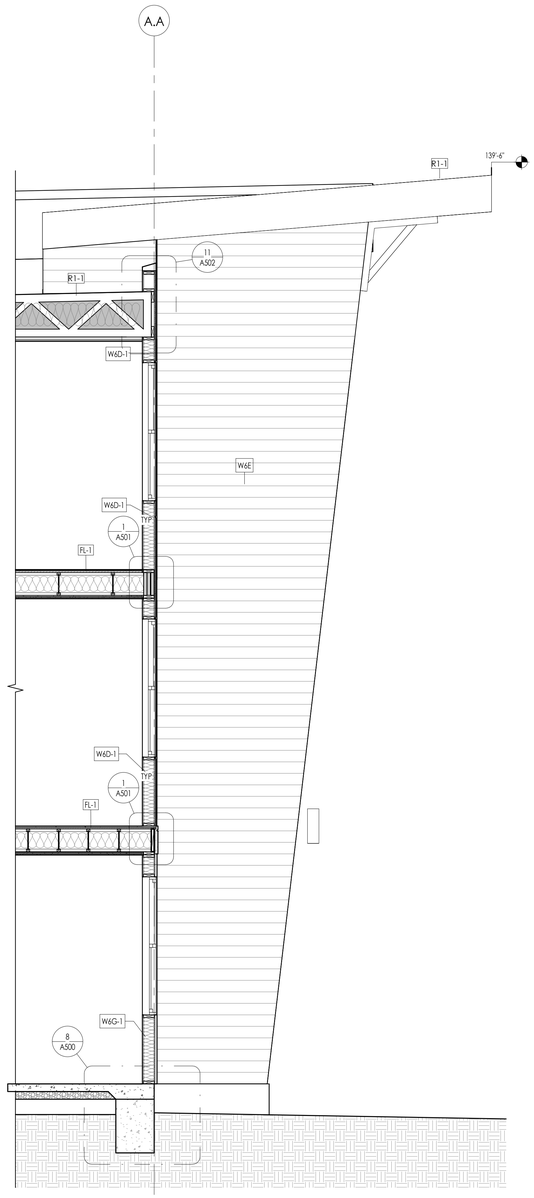
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LEHI, UT 84043

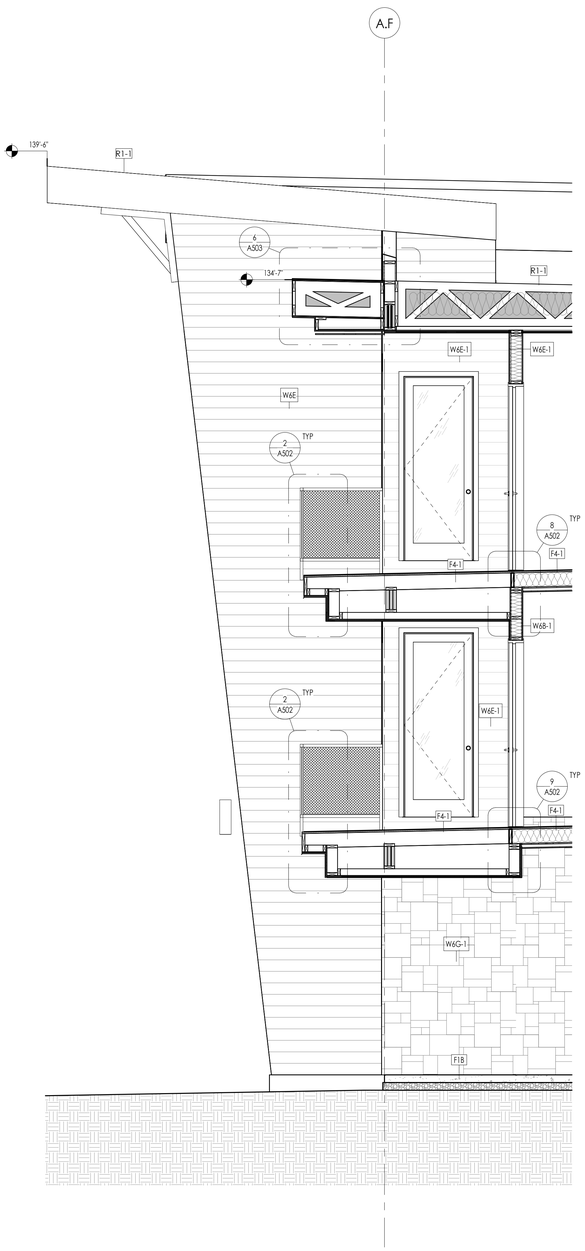
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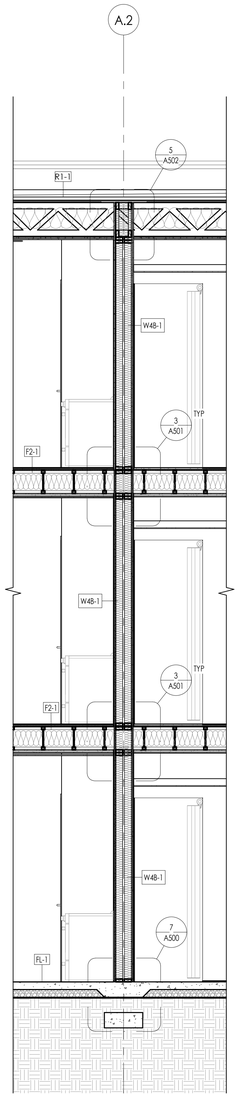
1 | A300 | WALL SECTION 05
3/8" = 1'-0"



3 | A301 | WALL SECTION 07
3/8" = 1'-0"



4 | A301 | WALL SECTION 08
3/8" = 1'-0"



2 | A301 | TYP FIRE SEPARATION WALL SECTION
3/8" = 1'-0"

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

PROJECT #: 2208.03
SCALE: 3/8" = 1'-0"
DATE: 5/16/2023 12:31:39 PM

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5/16/2023 12:31:39 PM
Autodesk Docs://Hurricane Obsidian Resort/Hurricane Obsidian - 26_36_42.rvt

DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

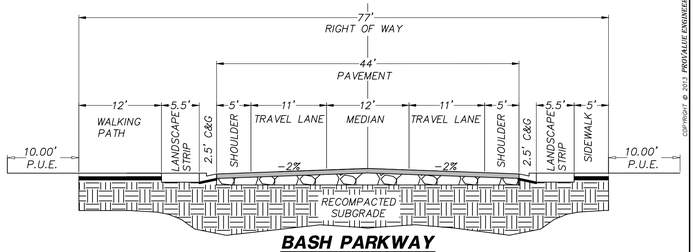
GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

N W E S

50 0 50

SCALE IN FEET



BASH PARKWAY

SCALE: N.T.S.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
Totals			710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG vs EG	1.000	1.000	710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>
Totals			710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- 50 — 24" — 50 — 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- WATERWAY
- PROPOSED DRAINAGE SWALE
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET

KEYNOTES:

1. INLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
2. STORM MANHOLE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
3. METAL END SECTION AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
4. OUTLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
5. STORM PIPE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
6. INSTALL NEW CURB INLET (SIZE AND TYPE MENTIONED)
7. INSTALL NEW STORM MANHOLE STRUCTURE (SIZE AND TYPE MENTIONED)
8. INSTALL NEW STORM PIPE (SIZE AND TYPE MENTIONED)
9. STUB FOR FUTURE PHASES
10. INSTALL 24" SPILL CURB

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

BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.

NOTICE!

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

DRAINAGE PLAN

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PROVALUE ENGINEERING

UTAH 8709001 KARL BRADLEY RASMUSSEN 8/8/23 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'

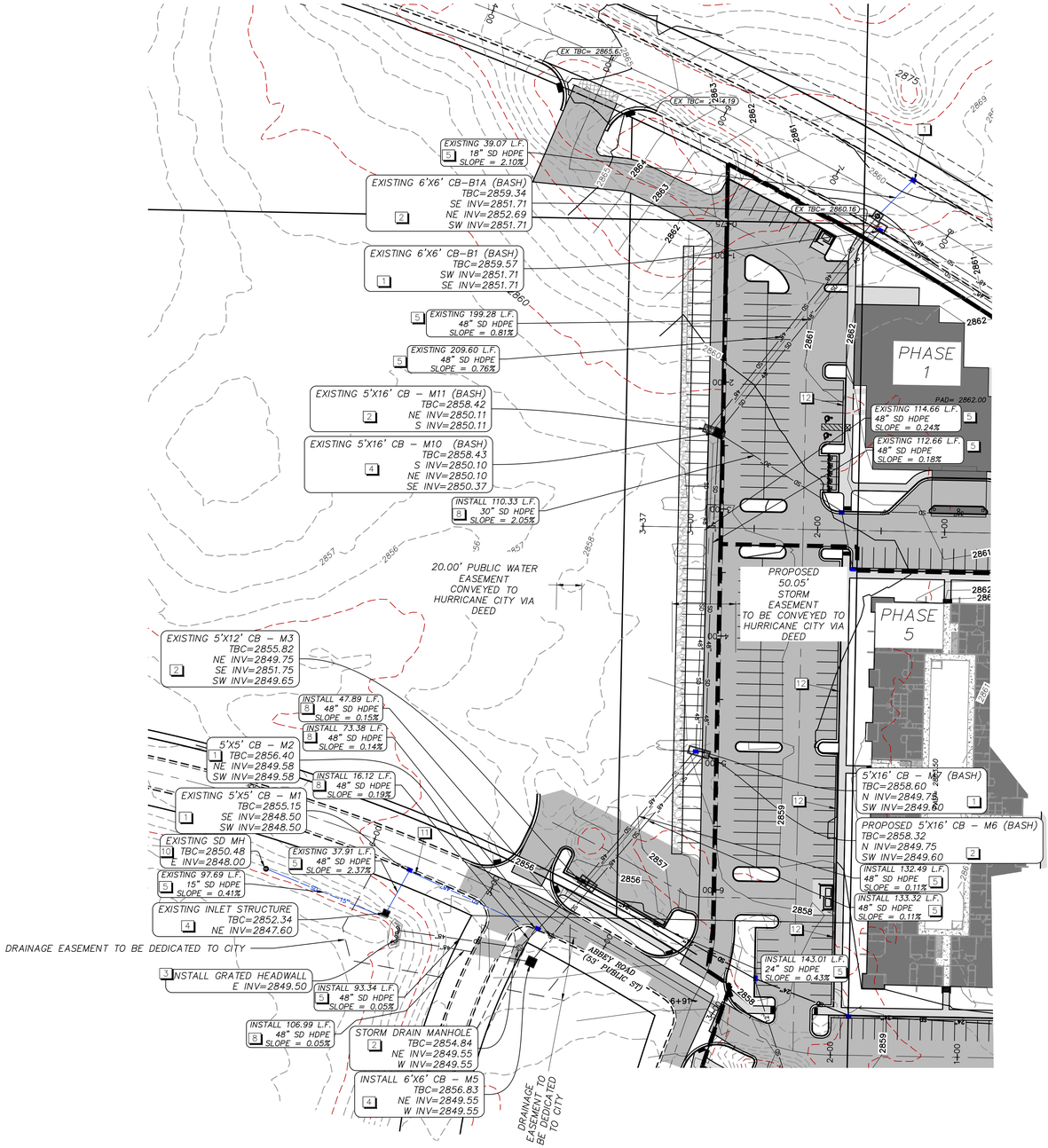
JOB NO.
720-001

SHEET NO:
C12

OFFSITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

N
W E
S
50 0 50
SCALE IN FEET



GRADING PLAN NOTES:

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

NOTE:

CHANGES TO THE STORM DRAIN ON THIS SHEET WILL BE AN AMENDMENT TO THE BASH PARKWAY CONSTRUCTION DRAWINGS.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
Totals			710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>

Cut/Fill Summary

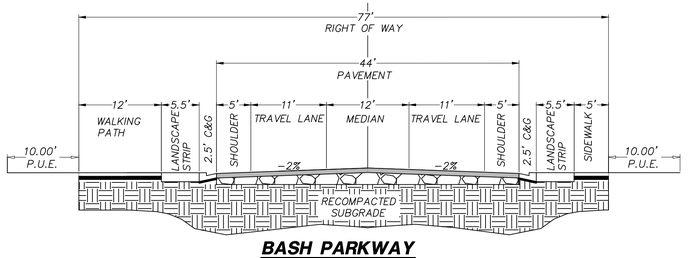
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SG vs EG	1.000	1.000	710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>
Totals			710123 Sq. Ft.	27339.04 Cu. Yd.	19833.36 Cu. Yd.	7505.68 Cu. Yd.<Cut>

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3. METAL END SECTION AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
4. OUTLET STRUCTURE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
5. STORM PIPE AS PER BASH PARKWAY PLAN (SIZE AND TYPE MENTIONED)
6. INSTALL NEW CURB INLET (SIZE AND TYPE MENTIONED)
7. INSTALL NEW STORM MANHOLE STRUCTURE (SIZE AND TYPE MENTIONED)
8. INSTALL NEW STORM PIPE (SIZE AND TYPE MENTIONED)
9. STORM PIPES AND STRUCTURES TO BE INSTALLED IN FUTURE IMPROVEMENTS.
10. EXISTING STORM MANHOLE INSTALLED WITH MARLA SUBDIVISION
11. FILL IN EXISTING 48" (NOW ABANDONED) LINE WITH CONCRETE
12. INSTALL 24" SPILL CURB

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
- 5' FINAL GRADE MAJOR CONTOUR
- EASEMENT LINE
- 3255 CONTOUR ELEVATION LABEL
- SD 24" SD 24" STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- WATERWAY
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET



BASH PARKWAY
SCALE: N.T.S.

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH (UNIT PROTECTION CENTER, INC.)

NOTICE!
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PROVALUE ENGINEERING

No. 170099
KARL BRADLEY RASMUSSEN
8/8/23
STATE OF UTAH

OFFSITE DRAINAGE PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=50'
JOB NO. 720-001
SHEET NO: C13

OFFSITE DRAINAGE PLAN

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

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- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
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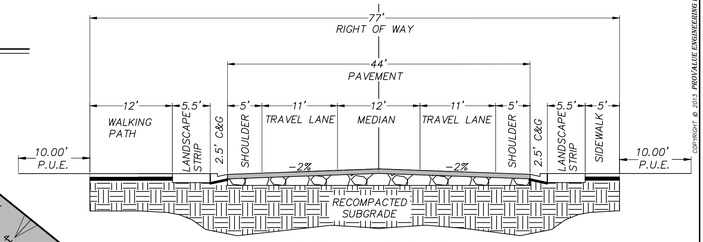
GRADING PLAN NOTES

1. KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
2. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

ADA NOTES

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

SCALE IN FEET: 30 0 30



BASH PARKWAY
SCALE: N.T.S.

MATCHLINE
SEE SHEET C14.1

PHASE 1
PHASE 2
PHASE 5
PHASE 8
FUTURE BASH PARKWAY
BASH PARKWAY
ABBEY ROAD (50' PUBLIC ST)
INSTALL STAIRS
SPILL CURB

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG vs EG	1.000	1.000	710123 Sq. Ft.	21927.20 Cu. Yd.	27571.94 Cu. Yd.	5644.74 Cu. Yd.<Fill>
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Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 811 UTAHONECALL.COM

NOTICE!
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN 8/8/23

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=30'
JOB NO. 720-001
SHEET NO: C14

GRADING PLAN

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5

LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

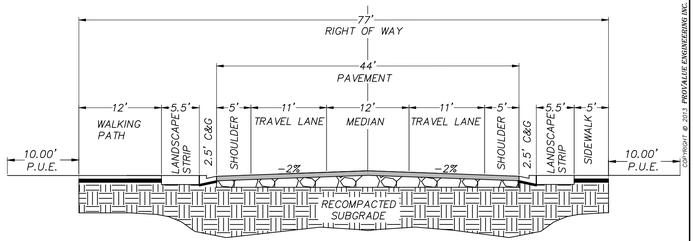
GRADING PLAN NOTES

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30 0 30
SCALE IN FEET



BASH PARKWAY
SCALE: N.T.S.

LEGEND

- 1' EXISTING GRADE MINOR CONTOUR
- 5' EXISTING GRADE MAJOR CONTOUR
- 1' FINAL GRADE MINOR CONTOUR
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- EASEMENT LINE
- 3255 — CONTOUR ELEVATION LABEL
- SD 24" SD 24" — STORM DRAIN PIPE
- PHASE LINE
- NEW PAVEMENT/PARKING LOT
- SIDEWALK
- CURB INLET
- STORM MANHOLE
- METAL END SECTION
- CATCH BASIN INLET

PHASE 2
PAD= 2864.67
PHASE 3
PAD= 2865.50
PAD= 2866.50
PHASE 4
PAD= 2868.50
PAD= 2869.50
PHASE 5
PHASE 6
PHASE 7
FUTURE BASH PARKWAY
5.50' LANDSCAPE STRIP
12.00' WALKING PATH
2.50' CURB & GUTTER
EXTEND ADA RAMP INTO BUILDING ALLEYWAY AS NEEDED TO NOT EXCEED A 5% GRADE
INSTALL STAIRS
SPILL CURB SEE DETAIL DT-6
MATCHLINE SEE SHEET C14
STUB
14.00'
C22
EX TBC= 2864.78
EX TBC= 2865.59
EX TBC= 2866.70
EX TBC= 2866.81
EX TBC= 2867.73
EX TBC= 2868.84
EX TBC= 2869.94
EX TBC= 2871.06
EX TBC= 2872.16
TBC= 2863.21
TBC= 2864.05
TBC= 2863.85
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TBC= 2869.01
TBC= 2869.05
TBC= 2869.79
TBC= 2869.71
TBC= 2869.84
TBC= 2869.19
TBC= 2869.77

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH UTAH 811.COM UNDERGROUND DAMAGE, INC.

NOTICE!
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
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Phone: (435) 668-8301

PROVALUE ENGINEERING

UTAH
No. 7801009
KARL BRADLEY RASMUSSEN
8/8/23
REGISTERED PROFESSIONAL ENGINEER

GRADING PLAN FOR:
OBSIDIAN RESORT PHASES 1-5
LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/08/2023
SCALE: 1"=30'
JOB NO. 720-001
SHEET NO. C14.1

GRADING PLAN

Hurricane City Application

Application Accepted Date:	11/30/2023
Type of Improvement:	Subdivision (Preliminary Plat)
Description:	Richardson Brother Custom Homes will be buying thi
Tenant / Project Name:	Sandwater Estates Subdivision
Bldg. Address:	4200 W 2300 S
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Sandwater Estates Subdivision
Phase:	6
Block:	
Lot #:	153
Parcel #:	H-4-2-12-2113-GS3, H-4-2-11-2103-GS3, H-4-2-12-2113-GS3, H-4-2-12-1102-GS3
Zone:	R1-10
Property Owner:	Western Mortgage & Realty Company
Permit Contact:	Karl Rasmussen
P:	(435) 680-0816
Email:	karl@pv-eng.com

CONTACT INFORMATION

General Contractor:	Richardson Brothers Custom Homes
License #:	
P:	(435) 652-6016
City:	
State:	
Zip:	
Email:	riley.richardsonbros@gmail.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 150.00
Planning Fee	$ 150.00
Sub Total:	**$ 150.00**
Permit Total:	**$ 150.00**
Amount Paid:	**$ 150.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/04/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-29

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/04/2023

Application Issued By: Date:

Receipt #: 8.174548-11/30/23

DRAFT

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date 11.28.23

To Whom It May Concern:

Western Mortgage & Realty Company (the "Developer") has requested a culinary water will serve letter for the subdivision known as Sand Water Estates, located at approximately 2300 S and Wilson Drive in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **153** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

November 30, 2023

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Sandwater Estates Subdivision

Gary,

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

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

Sincerely,

Amber Gillette

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

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	PP23-29
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Richardson Brothers Custom Homes
Agent:	Karl Rasmussen
Request:	Preliminary Plat Application
Location:	Approximately 4200 W 2300 S
Zoning:	R1-10
General Plan Map:	Planned Community

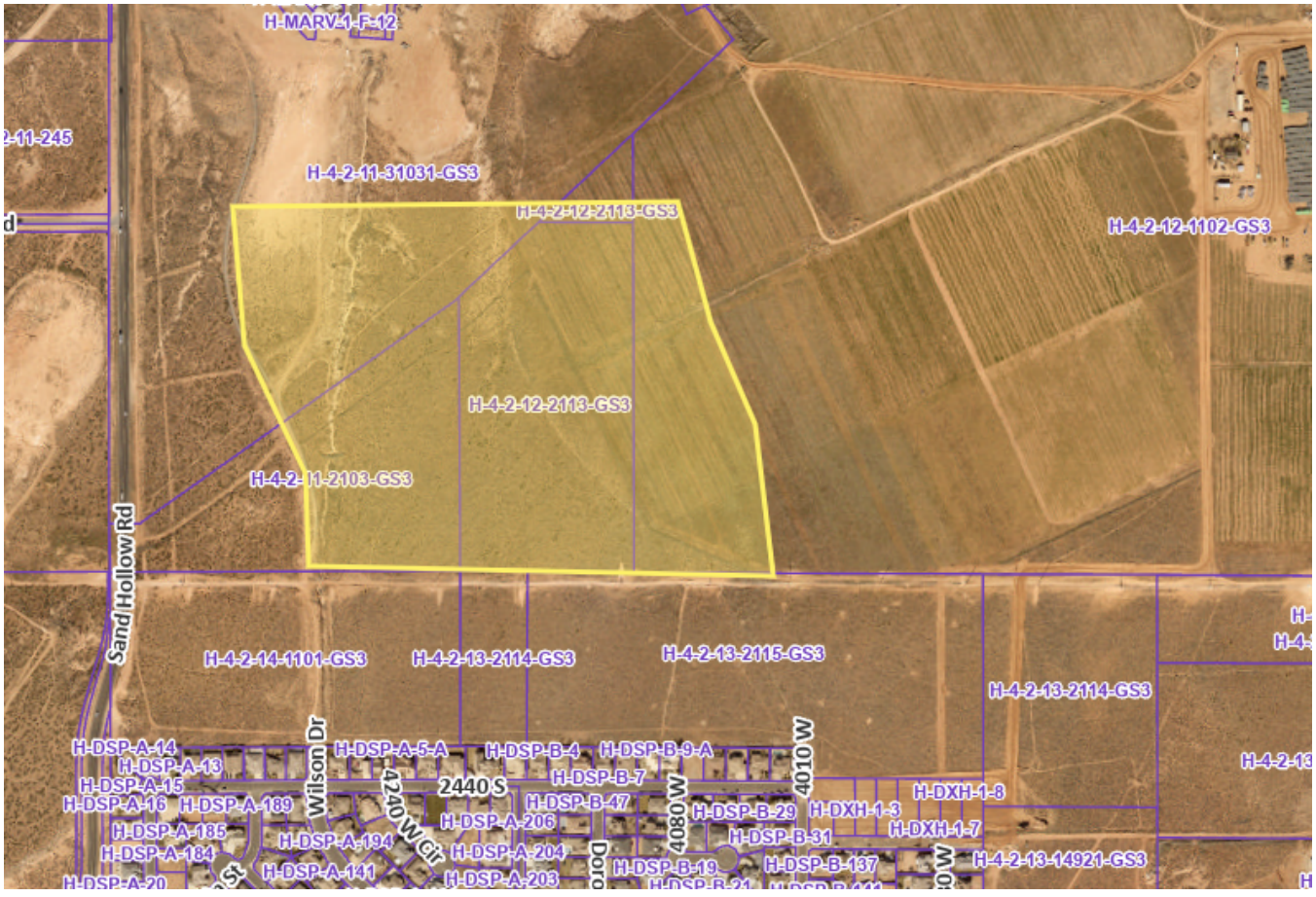
Discussion:
The applicant is seeking preliminary plat approval for a subdivision containing 153 lots within the Gateway to Sand Hollow PID area. This property is located north and east of the proposed Dixie Meadows subdivision and north of property owned by the Washington County School District. None of the roadways shown on this plat are currently existing, although all are planned to be built by the Gateway to Sand Hollow PID.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Dixie Power area. No comments received
3. **Sewer:** No comments
4. **Streets:** Currently no access to the property.
5. **Water**: Need water model and looped water line
6. **Engineer:** Engineering encourages reducing most of the subdivisions' roadways to the residential local cross section which is 45’ wide excepting roads 7 and 9. The applicant should define a proposed public drainage easement over the existing drainage channel or show where the existing channel will be relocated to as required by code. Due to the proposed subdivision boundaries, Engineering has assumed that the applicant expects that Turf Sod Road, 4010 W, 2300 S, and Wilson Dr (the surrounding roadways) will be constructed and dedicated to public use by the PID. The surrounding roadways currently don’t exist and construction plans for the surrounding roadways haven’t been approved or presented. Engineering would encourage tabling this preliminary plat until the construction plans for the surrounding roadways are approved or

requiring the applicant to clarify on this preliminary plat their expectations for: coordinating with other developments, off-site phasing, and nondiscriminatory access to the subdivision. Legal description is subject to change until roadways are dedicated.

7. **Fire:** Okay
8. **Cable:** Add TDS/Centurylink comments to the construction drawings
9. **Gas:** No comments
10. **GIS: "**Iron Springs Blvd" becomes "4010 W" south of Turf Sod Road
11. **Fiber:** No comments
12. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Map is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-10. Average lot size is 11,113.52 acres and is about 2.96 units per acre. All lots meet R1-10 zoning standards.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.
4. Staff would recommend that Road 1 and Road 4 be extended to 2300 S to increase connectivity and eliminate block length concerns on Road 0.
5. Road 7 has block lengths in excess of 600'
6. The layout and stubs onto Turf Sod Road match the preliminary plat for Dixie Meadows subdivision approved in 2023.
7. A will-serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
8. Utilities: The property is isolated but has services planned for the area. The Sand Hollow Gateway PID has submitted plans for Turf Sod Road and 2300 S, however, the nearest existing improvements are Sand Hollow Road or Wilson Dr in Dixie Springs. At minimum, this development will require Turf Sod Road and Wilson Dr to be extended to this site. Hurricane City Code states the following:

   10-37-4: ADEQUATE PUBLIC FACILITIES:
   Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

   a. The City has in the past considered the PID to be a reasonable plan to provide service to this development in a timely manner. This subdivision will not be able to begin construction until PID infrastructure is approved and constructed.

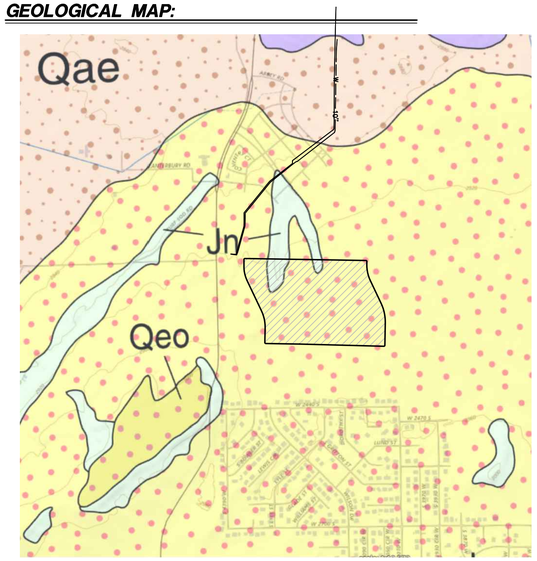
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and recommend approval by the City Council. Any recommendation for approval of the application should have the following conditions.

1. Sufficient buildout the Sand Hollow Gateway PID such that utilities have reached the site.
2. Staff and JUC comments, including shortening any block that is over 800' long.

PRELIMINARY PLAT SHEET FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

GEOLOGICAL MAP:



GEOLOGICAL NARRATIVE:

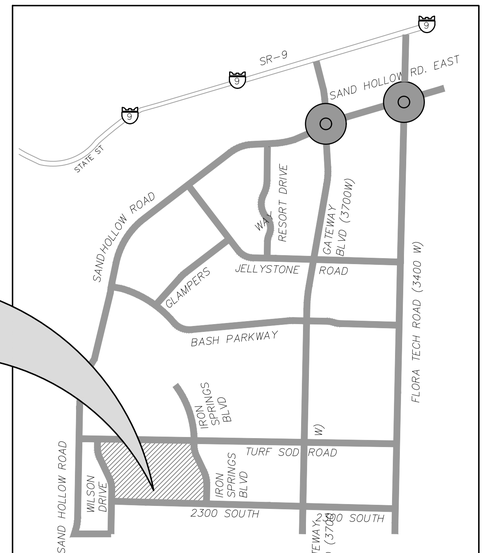
QEO/QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):–

WELL SORTED, FINE– TO MEDIUM–GRAINED, WELL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

JN: NAVAJO SANDSTONE (LOWER JURASSIC)

PALE–REDDISH–ORANGE, REDDISH–BROWN, OR WHITE, CLIFF–FORMING, CROSS–BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL–ROUNDED, FINE TO MEDIUM–GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH–ANGLE, LARGE–SCALE CROSS–BEDDING IN TABULAR–PLANAR, WEDGE–PLANAR, AND TROUGH–SHAPED SETS 10 TO 45 FEET OR MORE (3–14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004); LOWER PART FORMS TRANSITION ZONE CHARACTERIZED BY PLANAR–BEDDED, FINE–GRAINED SANDSTONE AND SILTY SANDSTONE WITH THIN SILTSTONE INTERBEDS WITH WAVY BEDDING, FLASER–LIKE LAMINAE, AND SOFT–SEDIMENT DEFORMATION AND BIOTURBATION FEATURES, AND LESS COMMON BUT RESISTANT CROSS–STRATIFIED SANDSTONE; DIVIDED INTO THREE INFORMAL NON–STRATIGRAPHIC UNITS OF VARIABLE BUT ROUGHLY EQUAL THICKNESS BASED ON COLOR AND WEATHERING HABIT IN THE SOUTH PART OF ZION NATIONAL PARK (DOELLING AND OTHERS, 2002): (1) "WHITE NAVAJO," WHICH FORMS THE UPPER PART OF THE NAVAJO SANDSTONE AND IS PALE–GRAY, YELLOWISH–GRAY, ORANGISH–GRAY, AND WHITE BECAUSE OF ALTERATION, REMOBILIZATION, AND BLEACHING OF LIMONITIC AND HEMATITIC (IRON–BEARING) CEMENT, PROBABLY DUE TO HYDROCARBON MIGRATION (SEE, FOR EXAMPLE, BEITLER AND OTHERS, 2003); (2) "PINK NAVAJO," WHICH FORMS THE MIDDLE PART OF THE NAVAJO SANDSTONE, IS GENERALLY LESS RESISTANT THAN THE "WHITE NAVAJO" ABOVE AND "BROWN NAVAJO" BELOW, AND IS PALE REDDISH ORANGE DUE TO MORE UNIFORMLY DISPERSED HEMATITIC CEMENT; AND (3) "BROWN NAVAJO," WHICH IS STREAKED MEDIUM TO DARK REDDISH BROWN DUE TO IRON OXIDE REMOBILIZATION CAUSED BY GROUND–WATER OR HYDROCARBON MIGRATION, AND WHICH FORMS THE LOWER MASSIVE CLIFF OF THE NAVAJO SANDSTONE AND IS CORRELATIVE IN PART WITH THE LOWER TRANSITIONAL BEDS OF THE NAVAJO; NIELSEN AND CHAN (IN PREPARATION) DESCRIBED DIAGENETIC FACIES AND FLUID–RELATED ALTERATION OF THE NAVAJO SANDSTONE IN SOUTHWEST UTAH; THE UPPER, UNCONFORMABLE CONTACT OF THE NAVAJO IS SHARP AND PLANAR AND CORRESPONDS TO A PROMINENT BREAK IN SLOPE, WITH CLIFF–FORMING, CROSS–BEDDED SANDSTONE BELOW AND REDDISH–BROWN MUDSTONE OF THE SINAWAVA MEMBER OF THE TEMPLE CAP FORMATION ABOVE; DEPOSITED IN A VAST COASTAL AND INLAND DUNE FIELD WITH PREVAILING WINDS PRINCIPALLY FROM THE NORTH (BLAKEY, 1994, PETERSON, 1994); CORRELATIVE WITH THE NUGGET SANDSTONE OF NORTHERN UTAH AND WYOMING AND THE AZTEC SANDSTONE OF SOUTHERN NEVADA AND ADJACENT AREAS (SEE, FOR EXAMPLE, KOCUREK AND DOTT, 1983; RIGGS AND OTHERS, 1993); THE LOWER TRANSITION INTERVAL, WHICH REACHES ITS MAXIMUM THICKNESS OF ABOUT 300 FEET (100 M) IN THE RED CLIFFS AREA NORTHEAST OF ST. GEORGE, REPRESENTS DEPOSITION IN A SAND–DOMINATED SABKHA ENVIRONMENT (TUESINK, 1989; SANSOM, 1992); MUCH OF THE SAND MAY ORIGINALLY HAVE BEEN TRANSPORTED TO AREAS NORTH AND NORTHWEST OF UTAH VIA A TRANSCONTINENTAL RIVER SYSTEM THAT TAPPED GRENVILLIAN–AGE (ABOUT 1.0 TO 1.3 BILLION–YEAR–OLD) CRUST INVOLVED IN APPALACHIAN OROGENESIS OF EASTERN NORTH AMERICA (DICKINSON AND GEHRELS, 2003; RAHL AND OTHERS, 2003; REINERS AND OTHERS, 2005); FORMS THE PRINCIPAL AQUIFER THROUGHOUT MUCH OF THE QUADRANGLE (CLYDE, 1987; HURLOW, 1998; HEILWEIL AND OTHERS, 2000; HEILWEIL AND OTHERS, 2002; ROWLEY AND DIXON, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550–700 M) THICK.

PROJECT LOCATION



VICINITY MAP
N.T.S.

LAND USE SUMMARY

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6
TOTAL LOTS	19	17	33	27	26	31
TOTAL LOT SIZE (SQ. FT.)	230,807.00	185,777.00	352,265.00	299,994.00	264,587.00	360,942.00
AVERAGE LOT SIZE (SQ. FT.)	12,147.74	10,928.06	10,674.70	11,110.89	10,176.42	11,643.29
MINIMUM LOT SIZE (SQ. FT.)	10,094.00	8,800.00	8,800.00	9,041.00	9,570.00	9,171.00
MAXIMUM LOT SIZE (SQ. FT.)	23,116.00	14,090.00	19,422.00	18,048.00	11,801.00	20,761.00

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)–793–0346
THEBEACHATSANDHOLLOW@GMAIL.COM

DESERT TORTOISE TAKE AREA

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

GEOLOGICAL HAZARDS

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

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NOTES:

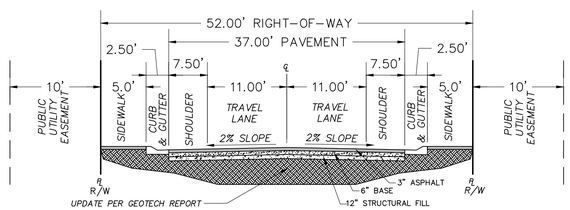
STORM WATER CAN BE REDIONALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT AN OFFSITE PUBLIC PARK.

THERE ARE NO IRRIGATION FACILITIES.

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

THERE ARE NO SPRINGS OR SEEPS ON THIS PROPERTY. THERE IS A WELL SHOWN ON THE PLAT.

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



52' ROW TYPICAL CROSS SECTION
N.T.S

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers– Land Surveyors – Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387 Kari Ramussen
Phone: (435) 559-5171 Chad Hill

PRELIMINARY PLAT SHEET FOR:
SANDWATER ESTATES SUBDIVISION
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: N.T.S.

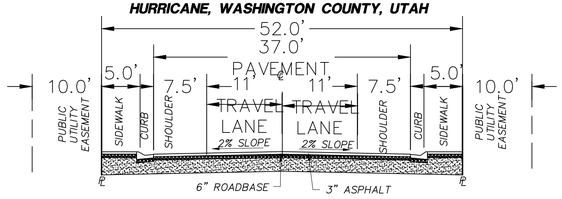
JOB NO.
106-002

SHEET NO:
1 OF 8

PRELIMINARY SHEET

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

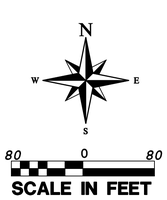


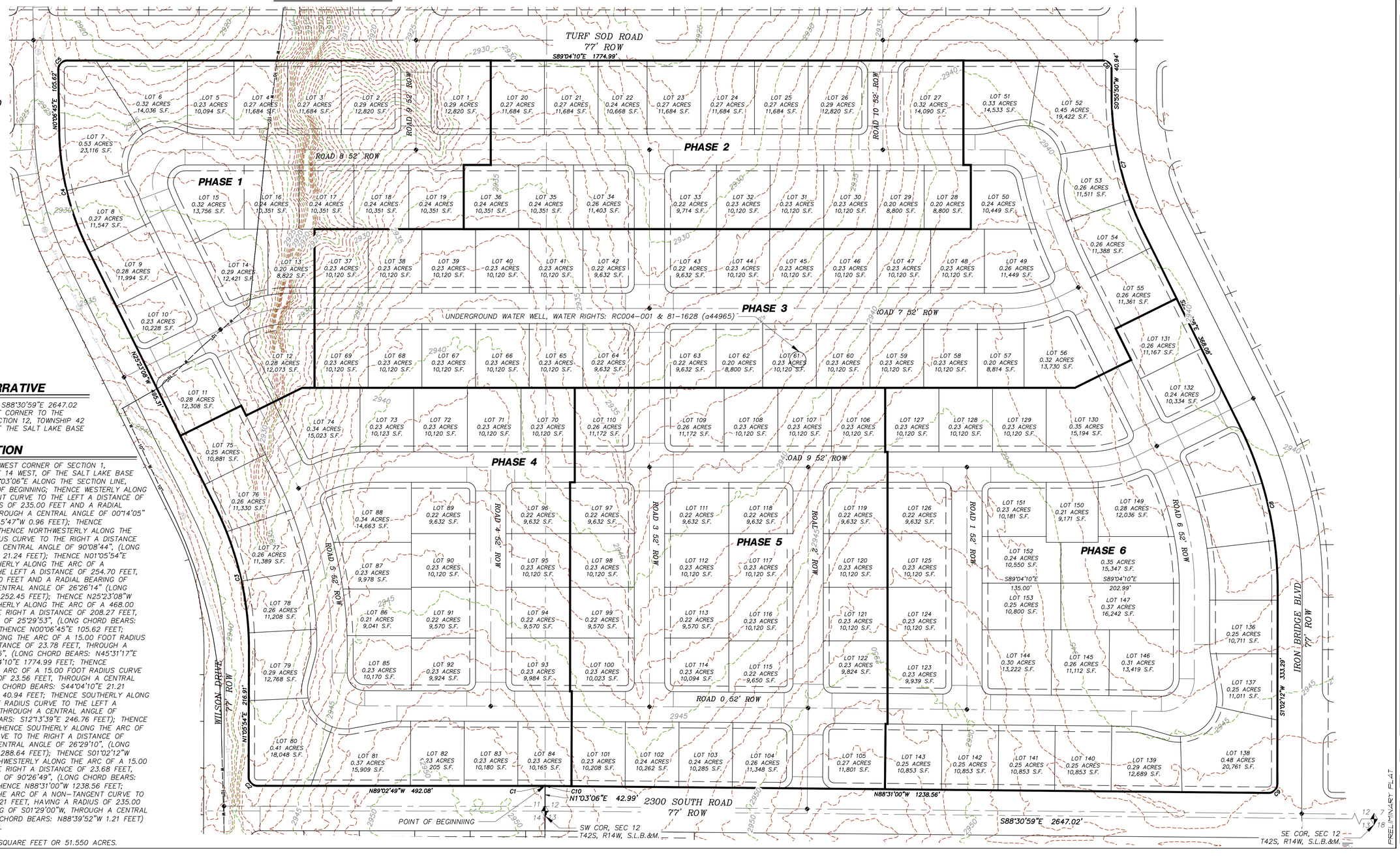
52' RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	N88°55'47"W	0°14'05"
C2	23.60'	15.00'	21.24'	N43°58'28"W	90°08'44"
C3	254.70'	552.00'	252.45'	N12°10'01"W	26°26'14"
C4	208.27'	468.00'	206.56'	N12°38'12"W	25°29'53"
C5	23.78'	15.00'	21.36'	N45°31'17"E	90°49'05"
C6	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C7	248.94'	542.00'	246.76'	S12°13'39"E	26°18'58"
C8	291.23'	630.00'	288.64'	S12°08'33"E	26°29'10"
C9	23.68'	15.00'	21.30'	S46°15'28"W	90°26'49"
C10	1.21'	235.00'	1.21'	N88°39'52"W	0°17'44"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE WATER MAIN (SIZE SHOWN)
- EXISTING SEWER LINE (SIZE SHOWN)
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE





SURVEYOR'S NARRATIVE

THE BASIS OF BEARINGS IS S88°30'59"E 2647.02 FEET FROM THE SOUTHWEST CORNER TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°03'06"E ALONG THE SECTION LINE, 42.99 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 0.96 FEET, HAVING A RADIUS OF 235.00 FEET AND A RADIAL BEARING OF S01°11'16"W, THROUGH A CENTRAL ANGLE OF 00°14'05" (LONG CHORD BEARS: N88°55'47"W 0.96 FEET); THENCE N89°02'49"W 492.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.60 FEET, THROUGH A CENTRAL ANGLE OF 90°08'44", (LONG CHORD BEARS: N43°58'28"W 21.24 FEET); THENCE N01°05'54"E 216.91 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 254.70 FEET, HAVING A RADIUS OF 552.00 FEET AND A RADIAL BEARING OF N88°56'54"W, THROUGH A CENTRAL ANGLE OF 26°26'14" (LONG CHORD BEARS: N12°10'01"W 252.45 FEET); THENCE N25°23'08"W 495.31 FEET; THENCE NORTHERLY ALONG THE ARC OF A 468.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.27 FEET, THROUGH A CENTRAL ANGLE OF 25°29'53", (LONG CHORD BEARS: N12°38'12"W 206.56 FEET); THENCE N00°06'45"E 105.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.78 FEET, THROUGH A CENTRAL ANGLE OF 90°49'05", (LONG CHORD BEARS: N45°31'17"E 21.36 FEET); THENCE S89°04'10"E 1774.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: S44°04'10"E 21.21 FEET); THENCE S00°55'50"W 40.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 542.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 248.94 FEET, THROUGH A CENTRAL ANGLE OF 26°18'58", (LONG CHORD BEARS: S12°13'39"E 246.76 FEET); THENCE S25°23'08"E 368.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 291.23 FEET, THROUGH A CENTRAL ANGLE OF 26°29'10", (LONG CHORD BEARS: S12°08'33"E 288.64 FEET); THENCE S01°02'12"W 333.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.68 FEET, THROUGH A CENTRAL ANGLE OF 90°26'49", (LONG CHORD BEARS: S46°15'28"W 21.30 FEET); THENCE N88°31'00"W 1238.56 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 1.21 FEET, HAVING A RADIUS OF 235.00 FEET AND A RADIAL BEARING OF S01°29'00"W, THROUGH A CENTRAL ANGLE OF 00°17'44" (LONG CHORD BEARS: N88°39'52"W 1.21 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,245,503 SQUARE FEET OR 51.550 ACRES.

REVISIONS			
NO	DESCRIPTION	DATE	BY

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PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8387 Kari Ramussen
Phone (435) 590-3171 Chad Hill

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'

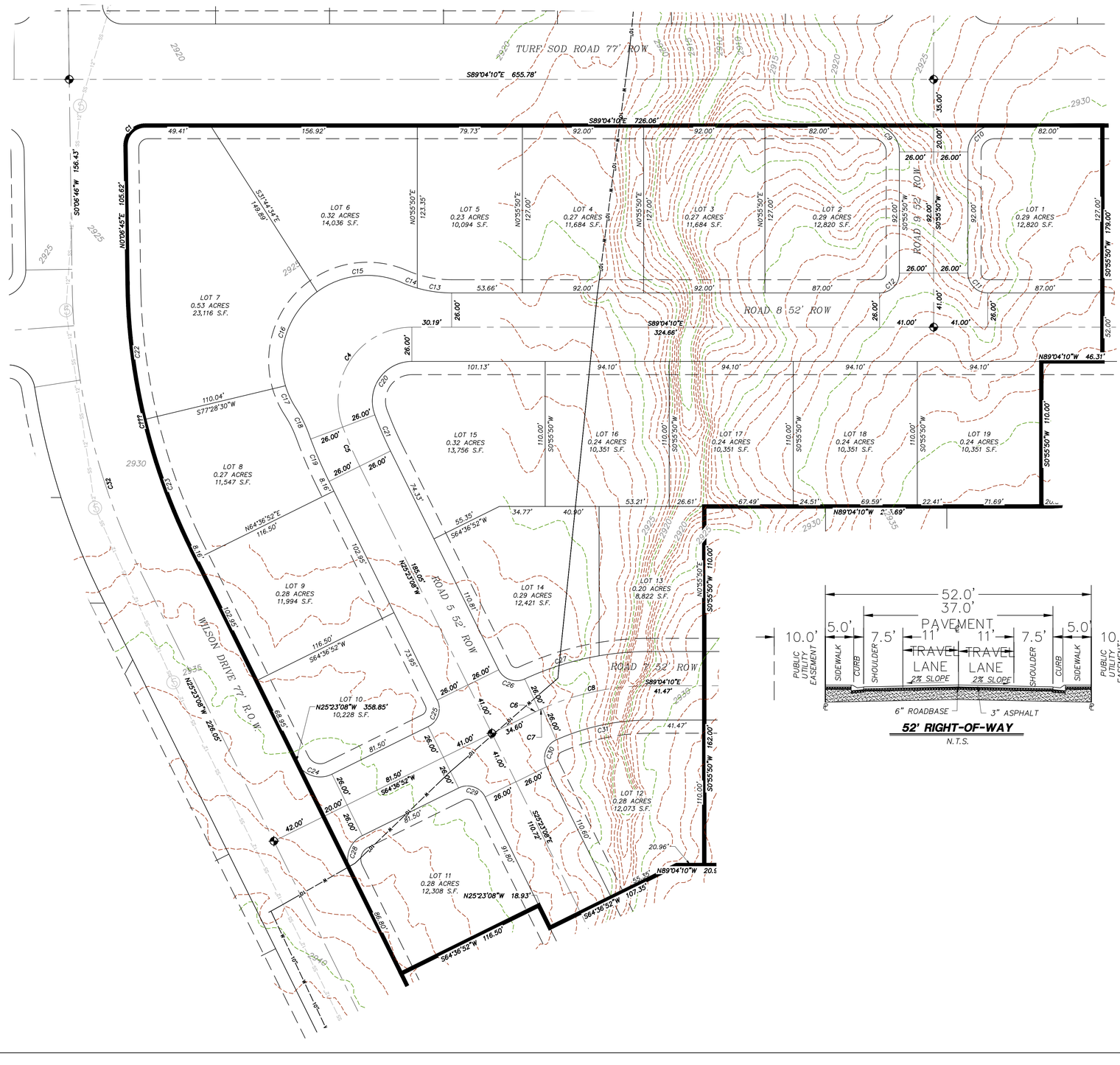
JOB NO.
106-002

SHEET NO:
2 OF 8

PRELIMINARY PLAT

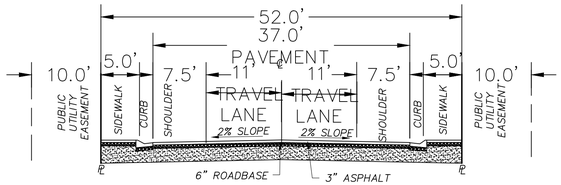
PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 1

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH


TURF SOD ROAD 77' ROW
S89°04'10"E 655.78'
S89°04'10"E 726.06'
ROAD 6 52' ROW
ROAD 5 52' ROW
ROAD 7 52' ROW
WILSON DRIVE 77' R.O.W.
LOT 1 0.29 ACRES 12,820 S.F.
LOT 2 0.29 ACRES 12,820 S.F.
LOT 3 0.27 ACRES 11,684 S.F.
LOT 4 0.27 ACRES 11,684 S.F.
LOT 5 0.23 ACRES 10,094 S.F.
LOT 6 0.32 ACRES 14,036 S.F.
LOT 7 0.53 ACRES 23,116 S.F.
LOT 8 0.27 ACRES 11,547 S.F.
LOT 9 0.28 ACRES 11,994 S.F.
LOT 10 10,228 S.F.
LOT 11 0.28 ACRES 12,308 S.F.
LOT 12 0.28 ACRES 12,073 S.F.
LOT 13 0.20 ACRES 8,822 S.F.
LOT 14 0.29 ACRES 12,421 S.F.
LOT 15 0.32 ACRES 13,756 S.F.
LOT 16 0.24 ACRES 10,351 S.F.
LOT 17 0.24 ACRES 10,351 S.F.
LOT 18 0.24 ACRES 10,351 S.F.
LOT 19 0.24 ACRES 10,351 S.F.
N89°04'10"W 46.31'
S64°36'52"W 116.50'
N25°23'08"W 358.85'
N25°23'08"W 228.05'
N25°23'08"W 18.93'
S64°36'52"W 107.35'
S25°23'08"E 110.72'
N89°04'10"W 20.96'
S89°04'10"E 324.66'
S89°04'10"E 41.47'
N89°04'10"W 2[illegible]
S64°36'52"W 116.50'
N64°36'52"E 116.50'
S64°36'52"W 55.35'
S31°44'34"E 149.89'
S77°28'30"W 110.04'
S0°06'46"W 156.43'
N0°06'46"E 105.62'
N0°55'50"E 123.35'
S0°55'50"W 127.00'
S0°55'50"W 110.00'
S0°55'50"W 178.00'
S0°55'50"W 782.00'
S0°55'50"W 110.00'
S0°55'50"W 52.00'
N25°23'08"W 185.05'
S64°36'52"W 73.95'
S64°36'52"W 81.50'
S64°36'52"W 42.00'
S64°36'52"W 68.95'
S64°36'52"W 110.95'
S64°36'52"W 74.33'
S64°36'52"W 110.81'
S64°36'52"W 91.80'
S64°36'52"W 86.80'
S64°36'52"W 104.95'
S64°36'52"W 116.50'
S64°36'52"W 81.50

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 2

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

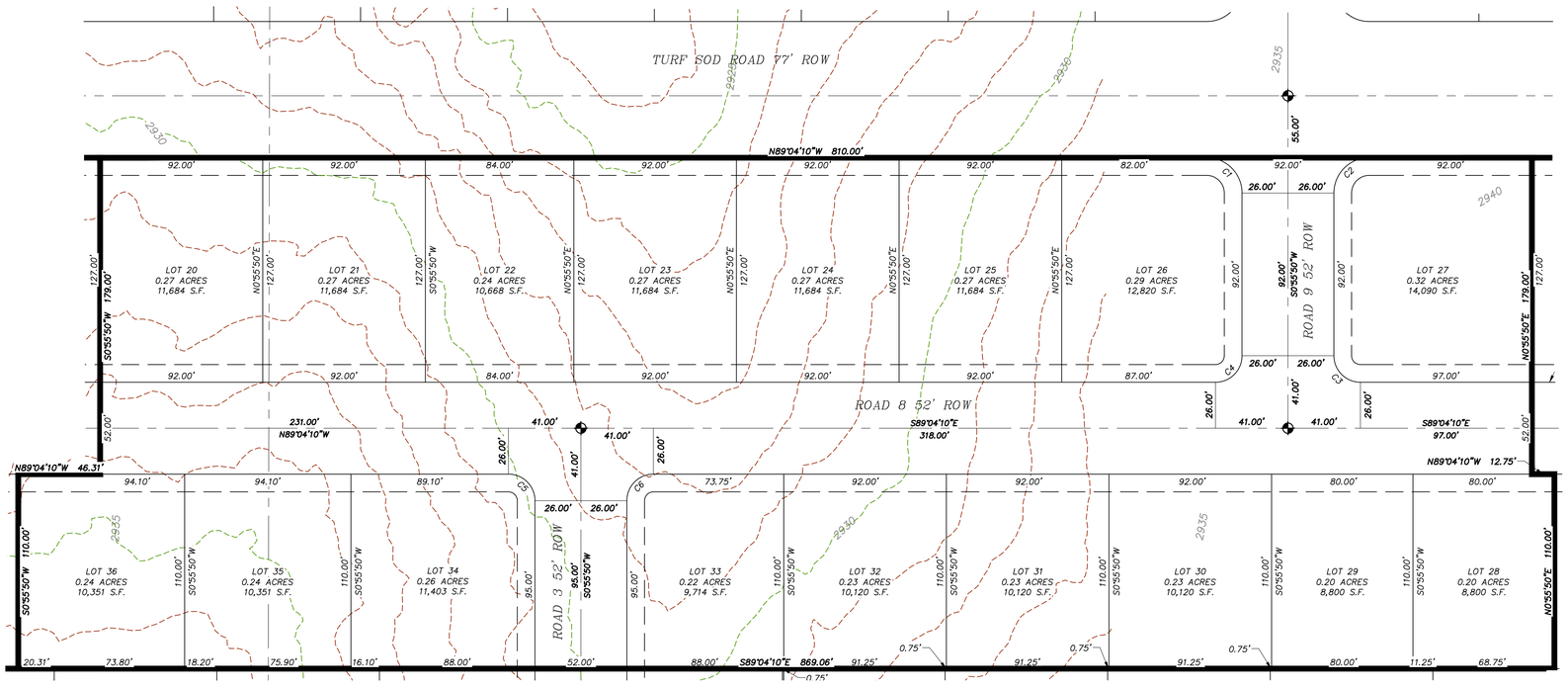


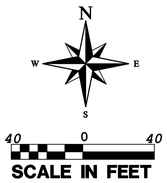
52' RIGHT-OF-WAY
N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C2	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"
C3	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C4	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"
C5	23.56'	15.00'	21.21'	N44°04'09"W	89°59'58"
C6	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID





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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8387 Kari Ramussen
Phone (435) 590-3171 Chad Hill

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 2
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=40'

JOB NO.
106-002

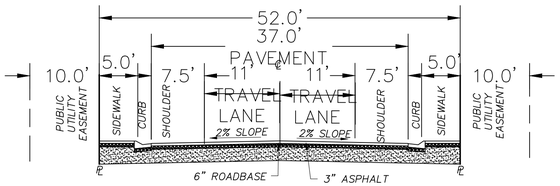
SHEET NO:
4 OF 8

PRELIMINARY PLAT

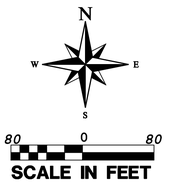
PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C4	75.95'	56.00'	70.26'	S50°13'02"E	77°42'16"
C5	60.75'	737.44'	60.73'	S13°45'11"E	4°43'12"
C6	103.66'	737.44'	103.57'	S20°08'24"E	8°03'13"
C7	40.42'	737.44'	40.41'	S25°44'13"E	3°08'25"
C8	5.31'	200.00'	5.31'	N65°22'32"E	1°31'21"
C9	2.68'	200.00'	2.68'	N66°31'17"E	0°46'08"
C10	83.86'	200.00'	83.25'	N78°55'05"E	24°01'29"
C11	22.71'	95.00'	22.66'	N84°04'52"E	13°41'55"
C12	25.47'	65.00'	25.30'	S88°29'16"W	22°26'55"
C13	76.25'	65.00'	71.95'	N46°40'51"W	67°12'51"
C14	29.27'	65.00'	29.02'	N0°10'23"W	25°48'05"
C15	46.94'	95.00'	46.46'	S1°27'29"E	28°18'35"
C16	29.50'	665.77'	29.49'	N17°10'40"W	2°32'18"
C17	78.59'	665.77'	78.55'	N21°49'44"W	6°45'49"
C18	40.88'	30.00'	37.79'	N50°02'02"W	78°04'17"
C19	89.49'	710.63'	89.43'	S14°30'34"E	7°12'54"
C20	80.95'	710.63'	80.91'	S21°22'50"E	6°31'36"
C21	23.77'	14.86'	21.31'	N20°32'23"E	91°38'45"
C22	72.96'	174.00'	72.43'	N78°55'05"E	24°01'29"
C23	23.16'	15.00'	20.93'	S69°37'28"E	88°28'39"
C24	71.05'	226.00'	70.75'	N75°08'34"E	18°00'42"
C25	26.75'	226.00'	26.73'	N87°32'23"E	6°46'55"
C26	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"
C27	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C28	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"
C29	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C30	62.75'	541.98'	62.71'	S22°04'10"E	6°38'00"
C31	96.83'	541.98'	96.71'	S13°38'03"E	10°14'13"
C32	89.36'	541.98'	89.26'	S3°47'32"E	9°26'48"

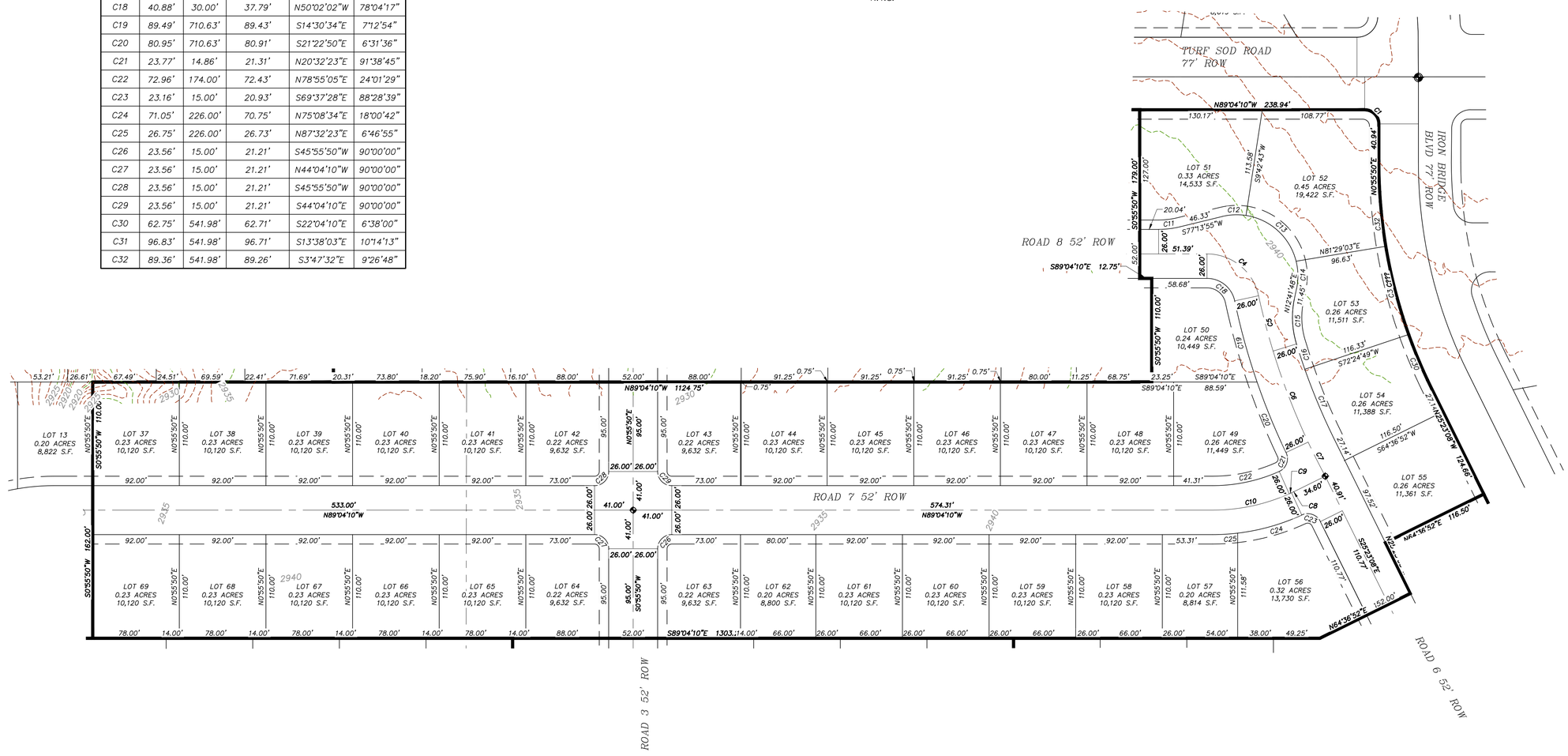


52' RIGHT-OF-WAY
N.T.S.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID



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REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387 Karl Ramussen
Phone: (435) 590-5171 Chad Hill

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, SLB&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'

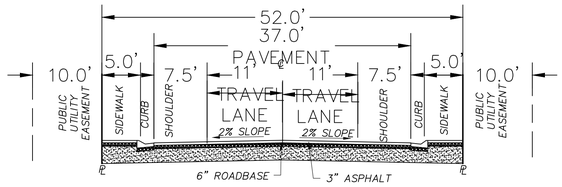
JOB NO.
106-002

SHEET NO:
1 OF 2

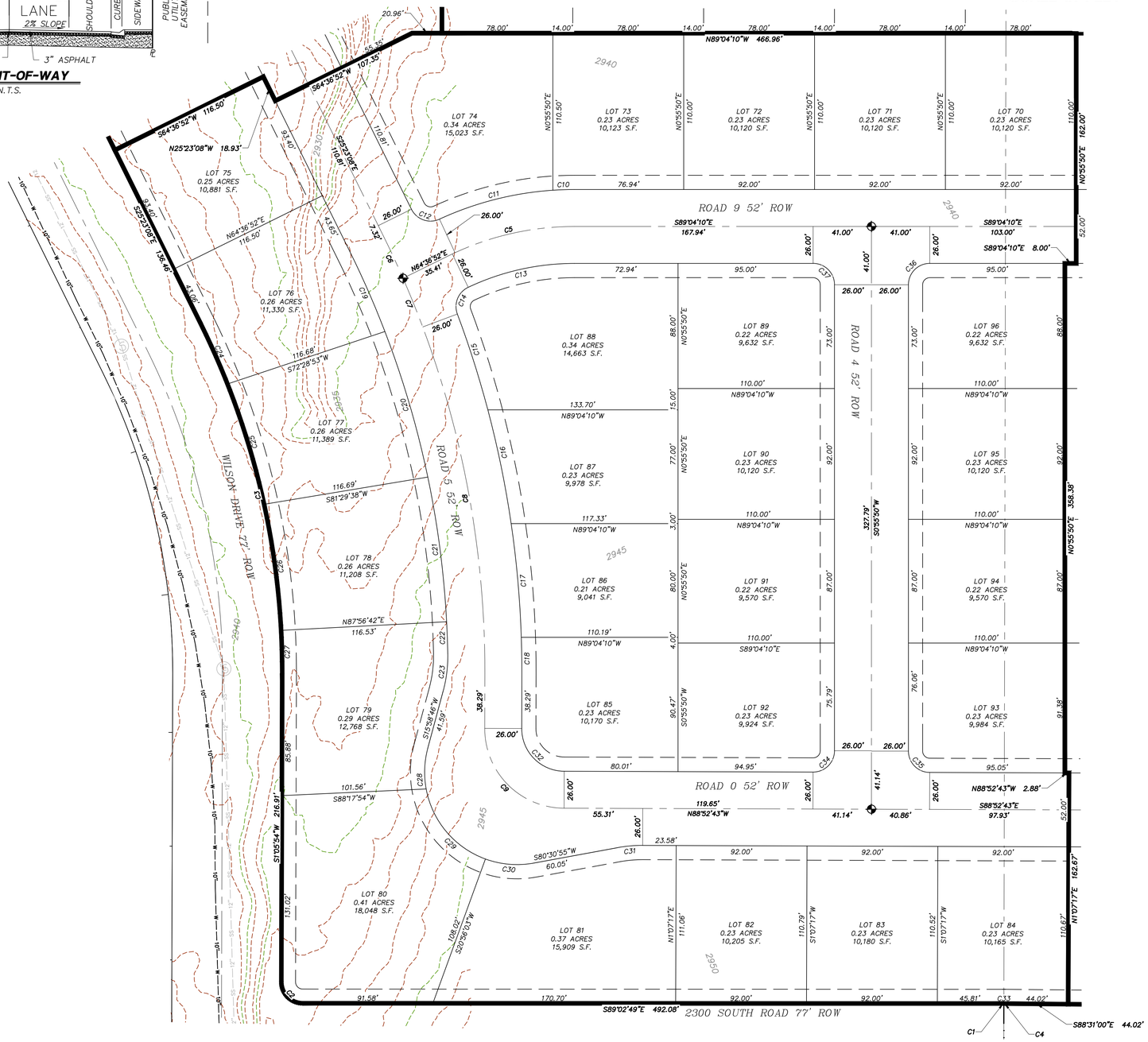
PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY
N.T.S.



80 0 80
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE WATER MAIN (SIZE SHOWN)
- EXISTING SEWER LINE (SIZE SHOWN)
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	S88°55'47"E	0°14'05"
C2	23.60'	15.00'	21.24'	S43°58'28"E	90°08'44"
C3	254.70'	552.00'	252.45'	S12°10'01"E	26°26'14"
C4	1.21'	235.00'	1.21'	S88°39'52"E	0°17'44"
C5	91.86'	200.00'	91.06'	N77°46'21"E	26°18'58"
C6	33.61'	600.90'	33.61'	N23°59'39"W	3°12'18"
C7	36.96'	692.00'	36.95'	N21°04'22"W	3°03'36"
C8	249.30'	692.00'	247.95'	N9°13'20"W	20°38'28"
C9	87.94'	56.00'	79.18'	N43°53'25"W	89°58'37"
C10	15.07'	226.00'	15.06'	S89°01'14"W	3°49'12"
C11	82.73'	226.00'	82.27'	S76°37'25"W	20°58'25"
C12	23.16'	15.00'	20.93'	N69°37'28"W	88°28'39"
C13	77.08'	174.00'	76.45'	N78°14'24"E	25°22'51"
C14	22.28'	15.00'	20.29'	N23°00'12"E	85°05'32"
C15	70.76'	718.00'	70.74'	N16°43'09"W	5°38'49"
C16	81.70'	718.00'	81.66'	N10°38'09"W	6°31'11"
C17	80.36'	718.00'	80.32'	N4°10'11"W	6°24'46"
C18	25.84'	718.00'	25.83'	N0°04'03"E	2°03'42"
C19	61.60'	666.00'	61.57'	N22°44'10"W	5°17'56"
C20	106.88'	666.00'	106.77'	N15°29'21"W	9°11'41"
C21	102.72'	666.00'	102.62'	S6°28'24"E	8°50'13"
C22	22.40'	666.00'	22.40'	S1°05'29"E	1°55'36"
C23	26.71'	95.00'	26.62'	N7°55'32"E	16°06'27"
C24	46.18'	551.90'	46.17'	N22°59'28"W	4°47'39"
C25	88.55'	551.90'	88.45'	N15°59'52"W	9°11'33"
C26	89.60'	551.90'	89.50'	N6°45'03"W	9°18'07"
C27	30.38'	551.90'	30.38'	N0°31'22"W	3°09'14"
C28	28.95'	65.00'	28.71'	S3°13'12"W	25°31'08"
C29	67.53'	65.00'	64.53'	S39°18'10"E	59°31'35"
C30	34.51'	65.00'	34.11'	S84°16'31"E	30°25'08"
C31	17.59'	95.00'	17.56'	S85°49'06"W	10°36'22"
C32	47.11'	30.00'	42.42'	N43°53'25"W	89°58'37"
C33	2.18'	235.00'	2.18'	N88°46'54"W	0°31'49"
C34	23.61'	15.00'	21.25'	S46°01'33"W	90°11'27"
C35	23.51'	15.00'	21.18'	N43°58'27"W	89°48'33"
C36	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"
C37	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers– Land Surveyors – Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387 Kari Ramussen
Phone: (435) 590-3171 Chad Hill

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'

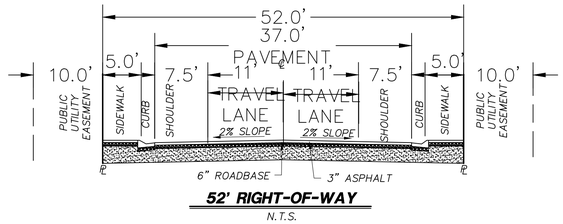
JOB NO.
106-002

SHEET NO:
1 OF 2

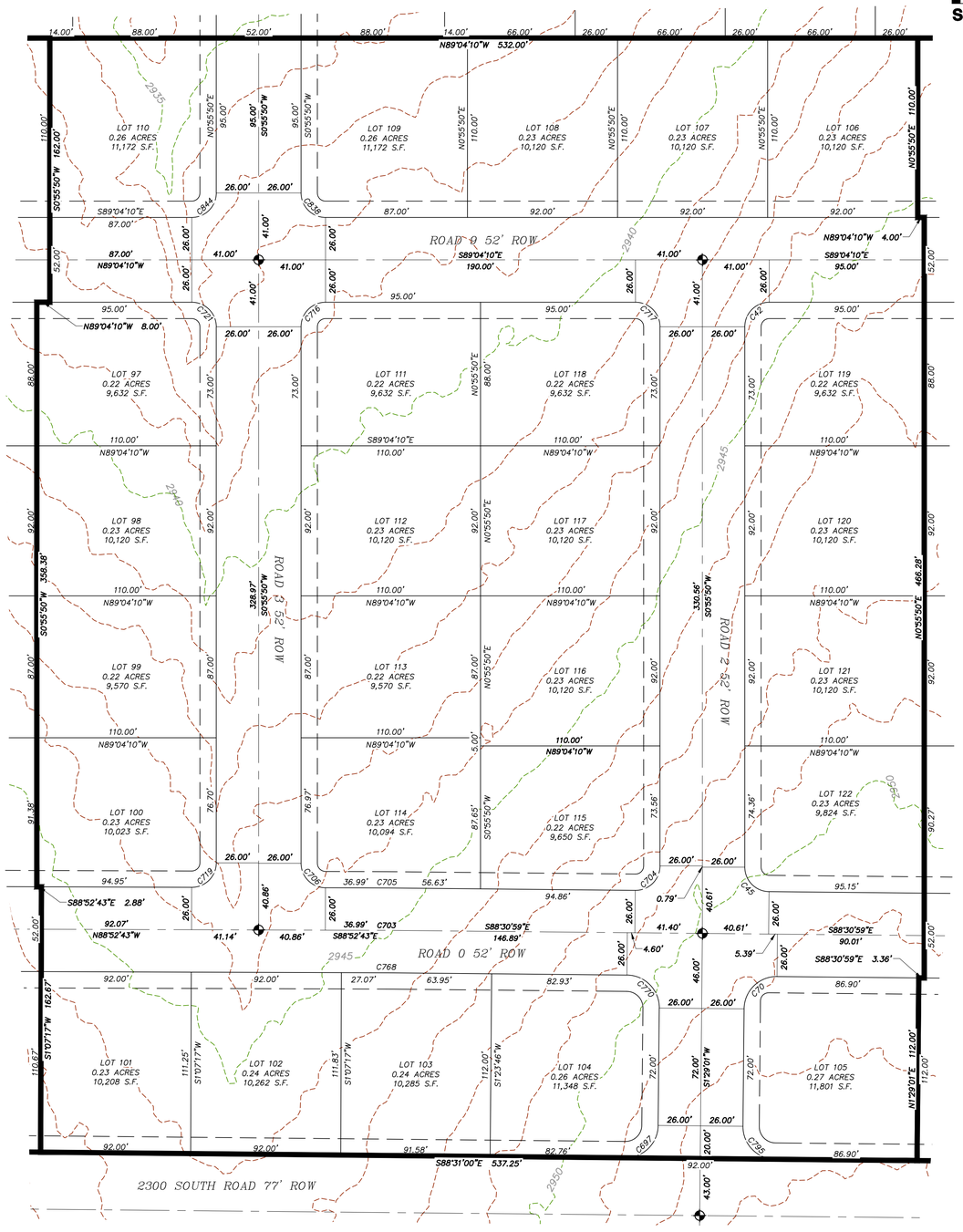
PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 5

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY
N.T.S.





80 0 80
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	N88°55'47"W	0°14'05"
C2	23.60'	15.00'	21.24'	N43°58'28"W	90°08'44"
C3	254.70'	552.00'	252.45'	N12°10'01"W	26°26'14"
C4	208.27'	468.00'	206.56'	N12°38'12"W	25°29'53"
C5	23.78'	15.00'	21.36'	N45°31'17"E	90°49'05"
C6	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C7	248.94'	542.00'	246.76'	S12°13'39"E	26°18'58"
C8	291.23'	630.00'	288.64'	S12°08'33"E	26°29'10"
C9	23.68'	15.00'	21.30'	S46°15'28"W	90°26'49"
C10	1.21'	235.00'	1.21'	N88°39'52"W	0°17'44"

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8387 Kari Ramussen
Phone (435) 559-3171 Chad Hill

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 5

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'

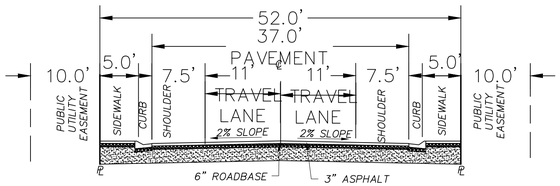
JOB NO.
106-002

SHEET NO.
1 OF 2

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 6

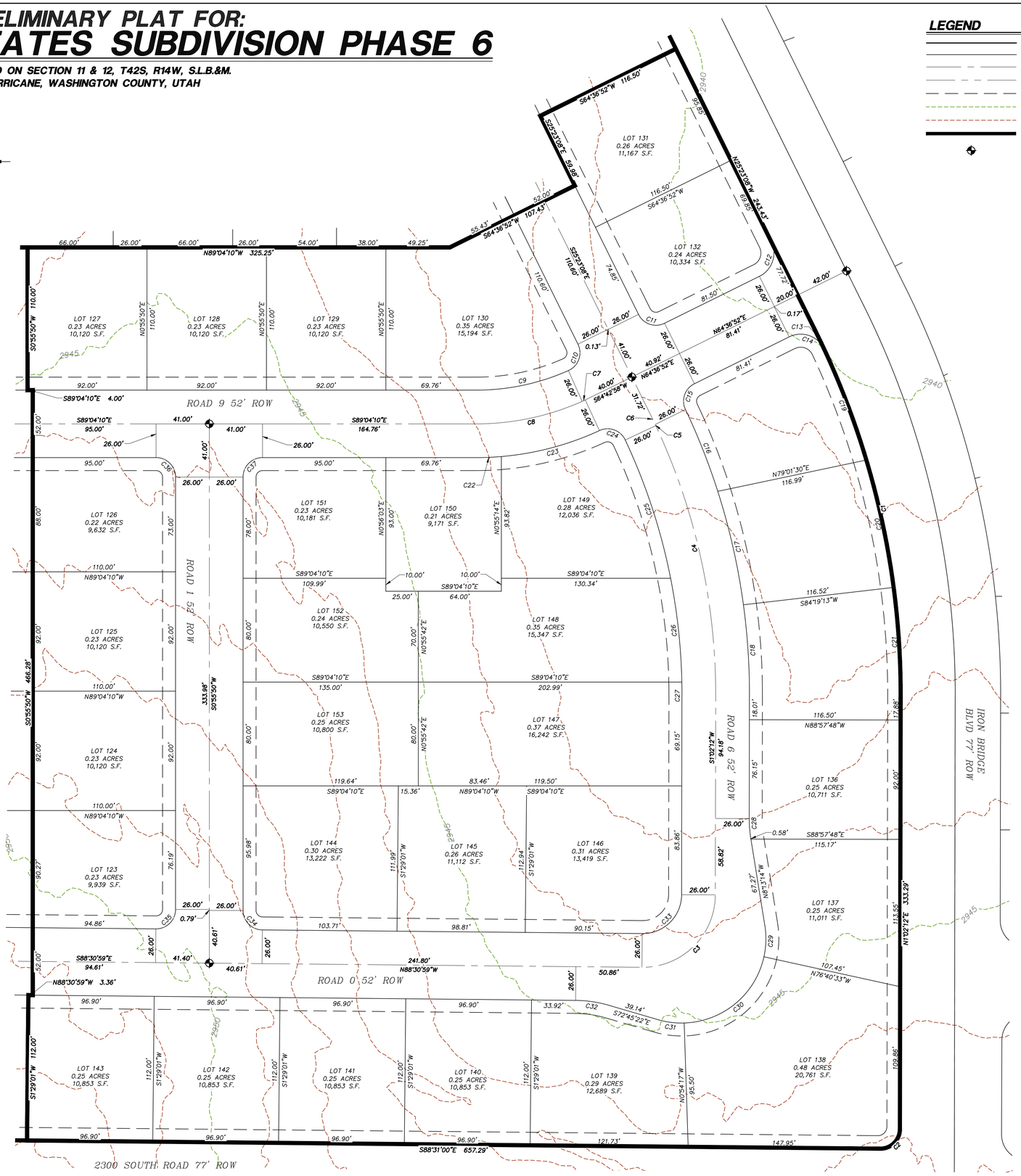
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY
N.T.S.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	291.23'	630.00'	288.64'	N12°08'33"W	26°29'10"
C2	23.68'	15.00'	21.30'	N46°15'28"E	90°26'49"
C3	88.40'	56.00'	79.50'	S46°15'36"W	90°26'49"
C4	215.33'	487.50'	213.59'	N11°33'06"W	25°18'29"
C5	1.02'	487.50'	1.02'	N24°15'57"W	0°07'12"
C6	9.02'	487.50'	9.02'	N24°51'21"W	1°03'35"
C7	2.63'	200.00'	2.63'	S66°31'07"W	0°45'14"
C8	83.90'	200.00'	83.28'	S78°54'47"W	24°02'05"
C9	72.99'	174.00'	72.46'	S78°54'47"W	24°02'05"
C10	24.16'	15.00'	21.63'	S20°45'18"W	92°16'53"
C11	23.56'	15.00'	21.21'	N70°23'08"W	90°00'00"
C12	31.42'	20.00'	28.28'	S19°36'52"W	90°00'00"
C13	14.75'	630.00'	14.75'	N24°42'54"W	1°20'29"
C14	31.88'	20.00'	28.61'	N69°42'54"W	91°20'28"
C15	23.30'	15.00'	21.03'	S20°07'03"W	88°59'38"
C16	67.83'	513.50'	67.78'	N20°35'43"W	7°34'08"
C17	89.76'	513.50'	89.65'	N11°48'11"W	10°00'55"
C18	70.77'	513.50'	70.71'	N2°50'51"W	7°53'46"
C19	91.43'	630.00'	91.35'	N19°53'12"W	8°18'55"
C20	100.50'	630.00'	100.39'	S11°09'32"E	9°08'23"
C21	84.55'	630.00'	84.49'	S2°44'40"E	7°41'22"
C22	19.24'	226.00'	19.24'	N88°29'29"E	4°52'41"
C23	78.54'	226.00'	78.14'	N76°05'50"E	19°54'38"
C24	23.47'	15.00'	21.15'	S69°01'55"E	89°39'09"
C25	112.44'	461.50'	112.16'	S17°13'33"E	13°57'34"
C26	80.57'	461.50'	80.47'	S5°14'41"E	10°00'10"
C27	10.86'	461.50'	10.85'	S0°25'49"W	1°20'52"
C28	15.35'	95.00'	15.33'	N3°35'31"W	9°15'26"
C29	24.44'	65.00'	24.30'	N2°33'07"E	21°32'41"
C30	85.96'	65.00'	79.83'	N51°12'35"E	75°46'16"
C31	20.59'	65.00'	20.50'	S81°49'50"E	18°08'55"
C32	26.13'	95.00'	26.05'	N80°38'11"W	15°45'37"
C33	47.36'	30.00'	42.59'	S46°15'36"W	90°26'49"
C34	23.42'	15.00'	21.11'	N43°47'35"W	89°26'49"
C35	23.71'	15.00'	21.32'	S46°12'25"W	90°33'11"
C36	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C37	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"


LOT 131
0.26 ACRES
11,167 S.F.
LOT 132
0.24 ACRES
10,334 S.F.
LOT 127
0.23 ACRES
10,120 S.F.
LOT 128
0.23 ACRES
10,120 S.F.
LOT 129
0.23 ACRES
10,120 S.F.
LOT 130
0.35 ACRES
15,194 S.F.
ROAD 9 52' ROW
LOT 126
0.22 ACRES
9,632 S.F.
ROAD 1 52' ROW
LOT 125
0.23 ACRES
10,120 S.F.
LOT 124
0.23 ACRES
10,120 S.F.
LOT 123
0.23 ACRES
9,939 S.F.
LOT 151
0.23 ACRES
10,181 S.F.
LOT 150
0.21 ACRES
9,171 S.F.
LOT 149
0.28 ACRES
12,036 S.F.
LOT 152
0.24 ACRES
10,550 S.F.
LOT 148
0.35 ACRES
15,347 S.F.
LOT 153
0.25 ACRES
10,800 S.F.
LOT 147
0.37 ACRES
16,242 S.F.
LOT 144
0.30 ACRES
13,222 S.F.
LOT 145
0.26 ACRES
11,112 S.F.
LOT 146
0.31 ACRES
13,419 S.F.
ROAD 0 52' ROW
LOT 143
0.25 ACRES
10,853 S.F.
LOT 142
0.25 ACRES
10,853 S.F.
LOT 141
0.25 ACRES
10,853 S.F.
LOT 140
0.25 ACRES
10,853 S.F.
LOT 139
0.29 ACRES
12,689 S.F.
2300 SOUTH ROAD 77' ROW
ROAD 6 52' ROW
IRON BRIDGE BLVD 77' ROW
LOT 136
0.25 ACRES
10,711 S.F.
LOT 137
0.25 ACRES
11,011 S.F.
LOT 138
0.48 ACRES
20,761 S.F.
S64°36'52"W 116.50'
S25°23'08"E 89.98'
N25°23'08"W 243.43'
S64°36'52"W 107.43'
N89°04'10"W 325.25'
S0°55'50"W 110.00'
S89°04'10"E 4.00'
S89°04'10"E 95.00'
S89°04'10"E 164.76'
S89°04'10"E 109.99'
S89°04'10"E 130.34'
S89°04'10"E 135.00'
S89°04'10"E 202.99'
S89°04'10"E 119.64'
N89°04'10"W 83.46'
S89°04'10"E 119.50'
S88°30'59"E 94.61'
N88°30'59"W 3.36'
N88°30'59"W 241.80'
S88°31'00"E 657.29'
S1°02'12"W 94.18'
S88°57'48"E 116.50'
S88°57'48"E 115.17'
N1°02'12"E 333.29'
N79°01'30"E 116.99'
S84°19'13"W 116.52'
N76°40'33"W 107.45'
S72°45'22"E 39.14'
S64°36'52"W 116.50'
N64°36'52"E 81.41'
S64°42'58"W 40.92'
N0°55'50"E 110.00'
S0°55'50"E 110.00'
N0°55'42"E 70.00'
N0°55'42"E 80.00'
N0°55'14"E 93.82'
N0°54'17"W 95.50'
N81°31'14"W 67.27'
S1°29'01"W 112.00'
S1°29'01"W 112.94'
S1°29'01"W 111.99'
S0°55'50"W 333.98'
S0°55'50"W 466.28'
N0°55'50"E 110.00'
S25°23'08"E 110.00'
S0°25'49"W 1.00'
S0°25'49"W 1.00'
S0°25'49"W 1

Hurricane City Application

Application Accepted Date: 12/01/2023

Type of Improvement: Subdivision (Preliminary Plat)

Description:

Tenant / Project Name: Kolob Views Subdivision

Bldg. Address: 1400 W 900 S

City: Hurricane City State: UT Zip: 84737

Subdivision: Kolob Views Subdivision Phase: 1 & 2

Block: Lot #: 1-22 Parcel #: H-3-2-4-127

Zone: R1-10

Property Owner: Stratton Dev LLC

Permit Contact: Colt Stratton P:(435) 635-2628

Email: colt.stratton@interstaterock.com

CONTACT INFORMATION

Engineer of Record: Interstate Rock Products, Inc.

Email: colt.stratton@interstaterock.com P: (435) 635-2628

General Contractor: Colt Stratton

License #: 227139-5501 P: (435) 635-2628

Address: 42 South 850 West

City: HURRICANE State: UT Zip: 84737

Email: colt.stratton@interstaterock.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 150.00
Planning Fee	$ 150.00
Sub Total:	**$ 150.00**
Permit Total:	**$ 150.00**
Amount Paid:	**$ 150.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/19/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-30

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

Applicant Name: Colt Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/19/2023

Application Issued By: Date:

Receipt #: 8.174587-12/01/23

DRAFT

Hurricane City Application

Application Accepted Date:	12/01/2023
Type of Improvement:	Sensitive Lands Application
Description:	
Tenant / Project Name:	Kolob Views Subdivision
Bldg. Address:	1400 W 900 S
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Kolob Views Subdivision
Phase:	1 & 2
Block:	
Lot #:	
Parcel #:	H-3-2-4-127
Zone:	R1-10
Property Owner:	Stratton Dev LLC
Permit Contact:	Colt Stratton
P:	(435) 635-2628
Email:	colt.stratton@interstaterock.com

CONTACT INFORMATION

Engineer of Record:	Interstate Rock Products, Inc.
Email:	colt.stratton@interstaterock.com
P:	(435) 635-2628
General Contractor:	Interstate Rock Products, Inc.
License #:	227139-5501
P:	(435) 635-2628
Address:	42 South 850 West
City:	HURRICANE
State:	UT
Zip:	84737
Email:	colt.stratton@interstaterock.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Sub Total:	**$**	**0.00**
Permit Total:	**$**	**0.00**
Amount Paid:	**$**	**0.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/04/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDHIL23-03

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

Applicant Name: Colt D Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/04/2023

Application Issued By: Date:

Receipt #:

DRAFT

HURRICANE CITY
UTAH
Water Department
Ken Richins, Superintendent

June 6, 2023

To Whom It May Concern:

Stratton Development LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Kolob Views Subdivision**, located at approximately **900 S 1300 W** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **23** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

June 6, 2023

Hurricane City
Fred Resch
127 N. 870 W.
Hurricane, UT 84737

Subject: Kolob Views Subdivision

Fred,

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

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

Sincerely,

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

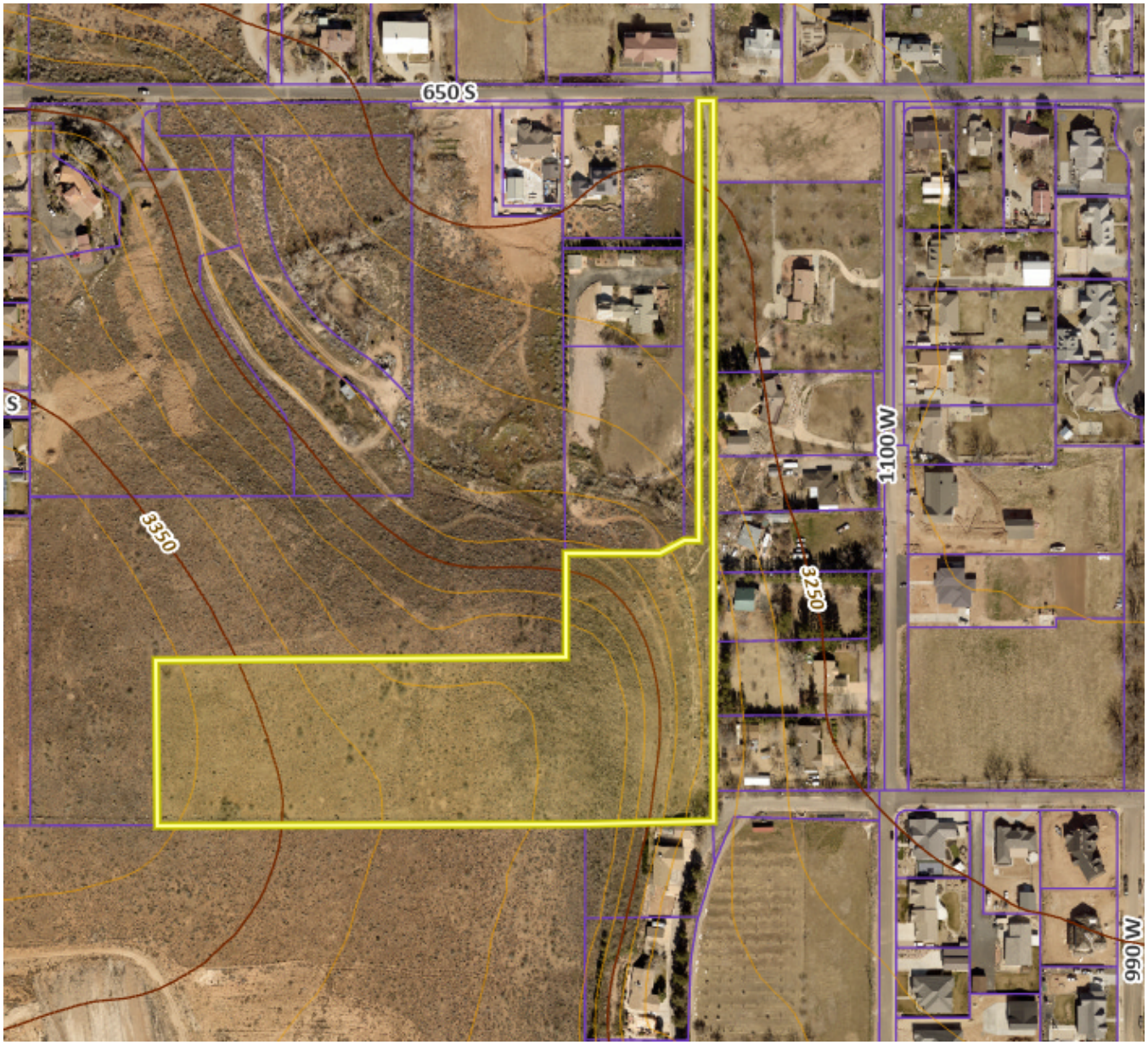
1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	PP23-30 HIL23-30
Type of Application:	Preliminary Plat and Sensitive Lands Application
Action Type:	Administrative
Applicant:	Stratton Development
Agent:	Colt Stratton
Request:	Approval of a Preliminary Plat
Location:	850 S 1300 W
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: This application was initially applied for and was tabled in June 2023 due to a lack of a sensitive lands plan and nonconformance with the Transportation Master Plan. The applicant is proposing 20 single family lots located south of Mountain View Estates and along 1150 W.

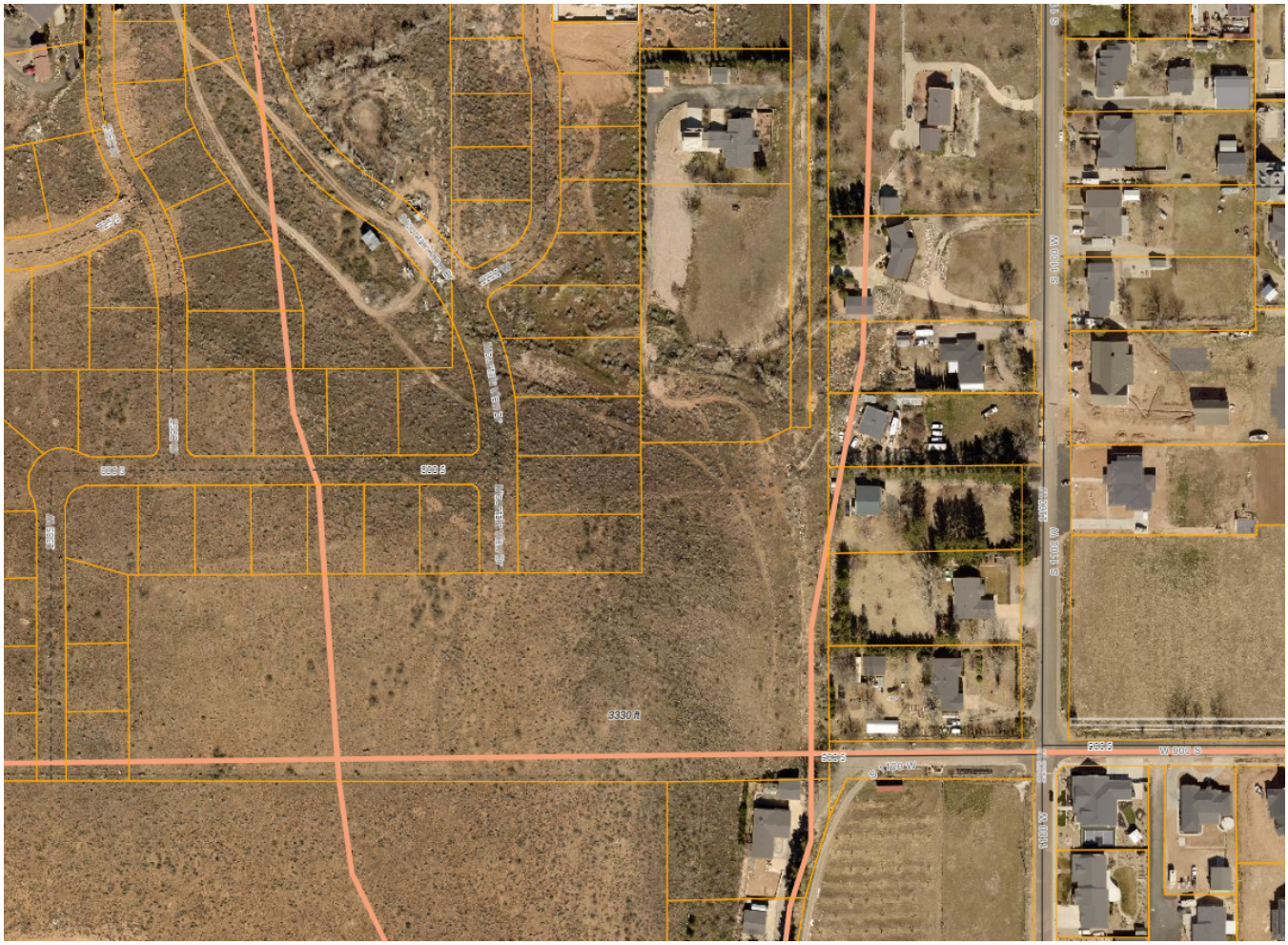


JUC Comments
Public Works: No comments
Water: Water line will need to be looped back to 1360 W or down to 920 S before water approval.
Power: Lots 1, 2, 3, and 20 as plat shows will have conflicts with roadway and future power line. Power lines will also change setback requirements of these lots. All other lots are okay.
Sewer: No comments 8” line in Mountain View Dr.
Engineering: 1150 W is a master planned minor collector that also includes a 12’ sidepath on the east side (67’ total width). Applicant should locate and show all of the existing utilities. Special coordination for existing and proposed canal main should be done with Hurricane Canal Company. GIS shows the existing main is 18" RCP near here.The proposed subdivision should include a tentative plan or method to handle stormwater drainage. The applicant should coordinate 1150 W with Hurricane City staff and Alpha Engineering. Without roadway and dedication agreements from the neighboring property owners

to the east, Lots 1, 2, 3, and 20 would be inaccessible from 1150 W with the proposed alignment. The 41' wide cross section (the residential minimum) is reserved for serving 10 units or less (see table 3.1 in HCS 3.2.2). a request to increase the maximum design volumes shown in table 3.1 may be submitted for consideration to the city engineer. The request must include support and justification from a traffic impact study (see HCS 3.2.4.4). Lots should be numbered sequential with the phases. avoid skipping lot numbers between phases. What will be done with the 30% + slope? City code seems to indicate it should be protected by easement or conveyed to hurricane city.
Streets: Mountain View Dr on the north end of this property is the end of currently existing improvements. 1150 W is a currently unimproved roadway
Fire: Okay.
Phone: Add Centurylink notes to construction drawings.
Cable: No comments
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. All lots meet R1-10 standards.
2. **Master Plan Roadways:** There are three master planned roadways within the development as shown below.
    a. 1150 W is a planned 67’ minor collector. The plans do show the correct alignment of the roadway as verified by the City Council in July 2023, however the correct width will need to be shown. Dedications and easements will need to be collected from the neighbors to the east if the property is planned to be developed prior to the City’s acquisition of those rights-of-way.
    b. 900 S is a planned minor collector. The proposed plat does not conform with the Transportation Master Plan, however the slopes in this area make a roadway connection through this property untenable and city staff finds this acceptable. 900 S will connect to 1150 W at some future point.
    c. Mountain View Dr/1450 W is a minor collector already existing in this area. The plat shows the continuation of this street through the property.



3. There is a Hurricane Canal Company canal on the property that is located near the proposed 1150 W and then cuts northwest into the Mountain Views Estates Subdivision. This canal needs to be shown, and a future alignment will need to be worked out with the canal company. HCC 10-37-7 (B) states "*Existing conditions. The preliminary plat shall show…Existing ditches, canals, natural drainage channels and open waterways and proposed realignments*."
4. A will-serve letter from the water and sewer company is provided.
5. Will need to indicate if the area is in a tortoise protection area.

Staff Comments: Sensitive Lands Application

1. The Sensitive Land Application requires the following items

10-24-5: HILLSIDES AND RIDGE AREAS:

A. Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:

1. Slopes over ten percent (10%) which are:

a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.

2. Soils Investigation Report: A soils investigation report which contains the following information:

a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.

b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.

4. Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

(1) Rainfall depth, duration and distribution;
(2) Watershed slope and drainage area delineation;
(3) Land condition of watershed surface;
(4) Topography of drainage area; and
(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:
(A) Rainfall intensity and duration;
(B) Soil erodibility;
(C) Land slope and length of slope or topography;
(D) Condition of the soil surface and land management practices in use; and
(E) Surface cover, grass, pavements, etc.

2. City staff has received a topographic map, a slope map, a grading plan, geotechnical report, and drainage plan.
3. Average slope per lot (as required by HCC 10-24-5 (C)) is not provided and needs to be provided to determine the minimum lot size.
4. Staff has serious concerns about the development potential of Lots 1,2,3, and 20. Slopes above 30% are supposed to be non-buildable and it appears that large sections of these lots are above 30% slope. The applicant or their engineer can request an alternative solution under the code section highlighted below.

10-24-3: DETERMINATION OF APPLICABILITY:

G. Exceptions: Exceptions to the provisions of this chapter may be granted by the city council upon recommendation from the planning commission when:

1. An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands;

2. The size of the parcel existing before the effective date of the adoption of this chapter is determined by the planning commission to be too small to effectively apply the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns.

3. The parcel is zoned for a nonresidential use and the planning commission determines the site requires grading inconsistent with the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns. (Ord. 2014-6, 5-1-2014)

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be tabled to allow for items within this report to be addressed.

GEOTECHNICAL INVESTIGATION REPORT

Prepared for:

Interstate Rock Products
Attn: Colt Stratton
42 South 850 West Suite 201
Hurricane, Utah 84737

August 3, 2023

Kolob Views Subdivision



795 East Factory Drive
St. George, UT 84790

Landmark Project No: 230367

August 3, 2023

Interstate Rock Products
Attn: Colt Stratton
42 South 850 West Suite 201
Hurricane, Utah 84737

Subject: Geotechnical Investigation Report
Kolob Views Subdivision
Hurricane, Utah
Landmark Project No.: 230367

Colt,

As requested, we have completed our Geotechnical Investigation for the above-mentioned project. Our geotechnical recommendations, along with our field and laboratory data are presented in this report.

Our field investigation consisted of excavating eleven (11) test pits to depths between 0.5 and 4.0 feet below the existing ground surface (bgs) throughout the area of the proposed development. Soils on-site consist of sands and gravels underlain by basalt bedrock and well cemented caliche. Site grading recommendations are detailed in Section 5.0 of this report. Foundation recommendations are found in Section 6.0 of this report.

Landmark has great interest in providing materials testing and special inspection services during the construction phase of this project. If you advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience.

Please feel free to contact our office at (435) 986-0566 if you have any questions.

Sincerely,

LANDMARK TESTING AND ENGINEERING

Steven Wells, P.E.
Geotechnical Manager

TABLE OF CONTENTS

GEOTECHNICAL INVESTIGATION REPORT
KOLOB VIEWS SUBDIVISION
HURRICANE, UTAH

1.0 INTRODUCTION 1
2.0 PROPOSED CONSTRUCTION 1
3.0 SITE SETTING 1
3.1 SURFACE CONDITIONS 1
3.2 GEOLOGIC SETTING 2
3.3 SEISMICITY 2
3.4 GEOLOGIC HAZARDS 3
4.0 INVESTIGATION 4
4.1 FIELD INVESTIGATION 4
4.2 LABORATORY TESTING 4
4.3 CONCLUSIONS 4
5.0 SITE GRADING AND EARTHWORK 5
5.1 GENERAL GRADING 5
5.2 ROADWAY AND UTILITY EXCAVATION 5
5.3 FILL PLACEMENT AND COMPACTION 5
5.4 LIGHTLY LOADED ELEMENTS 6
5.5 CUT AND FILL SLOPES 7
6.0 FOUNDATION & CONSTRUCTION CONSIDERATIONS 7
7.0 FLOOR SLABS 8
8.0 LATERAL EARTH PRESSURES 8
9.0 MOISTURE CONTROL 9
10.0 PAVEMENT DESIGN RECOMMENDATIONS 10
11.0 SOIL CORROSIVITY 10
12.0 FOUNDATION REVIEW AND TESTING 10
13.0 LIMITATIONS 11

TABLE OF FIGURES AND APPENDICES

GEOTECHNICAL INVESTIGATION REPORT
KOLOB VIEWS SUBDIVISION
HURRICANE, UTAH

Appendix A — Field Data

FIGURE 1: **VICINITY MAP**

FIGURE 2: **SITE MAP**

FIGURES 3 - 8: **TEST PIT LOGS**

FIGURE 9: **UNIFIED SOIL CLASSIFICATION SYSTEM**

Appendix B — Laboratory Data

Table B-1 **LABORATORY SUMMARY SHEET**

LABORATORY DATA SHEETS

1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical investigation for the single-family residential development on Parcel H-3-2-4-127 in Hurricane, Utah. Figure A1 is a Vicinity Map showing the project location relative to surrounding features. Figure A2 is a Site Map showing the site and the approximate locations of the test pits completed for this investigation.

This investigation was completed to assist in developing opinions and recommendations concerning site earthwork and foundation design.

2.0 PROPOSED CONSTRUCTION

We understand that construction will consist of a single-family residential development with 23 lots. We anticipate residences will be wood-framed, slab-on-grade construction supported on conventional spread footings. We understand that the residences will be both one- and two stories with anticipated loads between 1,200 and 2,500 pounds per lineal foot. We anticipated a new public street with asphalt pavement, and concrete curb, gutter and sidewalk are also planned for the residential development.

A traffic index of 5.5 is assumed for the residential street. Any significant changes to the anticipated development should be reviewed by Landmark to evaluate the continued applicability of the recommendations contained in this report.

3.0 SITE SETTING

3.1 SURFACE CONDITIONS

The project site is located on a hillside in Hurricane, Utah to the south of residences on 650 South and to the west of residences on 1100 West. Access to the project site will be from an asphalt paved road connecting to 650 South on the east side of the project. There is undeveloped land to the west, and south of the project site.

The hillside slopes down to the east and north. There is a difference in elevation of approximately 90 to 100 feet from the west side of the lot to the east side. Most of the elevation difference (approximately 60 feet) is in the eastern 200 feet of the project site. Across the western and middle portions of the project site there is a difference in elevation of approximately 5 to 10 feet from south to north. Along the eastern portion of the project site there is a difference in elevation of approximately 40 to 50 feet.

The site is covered with scattered basalt cobbles and boulders. Vegetation consists of field grass, scattered desert shrubs, cacti, and weeds.

3.2 GEOLOGIC SETTING

According to the Utah Geological Survey[1], the site is mapped as located on the following geologic formations:

Qbi Ivans Knoll lava flow (lower Pleistocene) -- Medium-gray, fine- to medium-grained basalt (Qbi) with small olivine phenocrysts; erupted from a vent marked by a deeply eroded cinder cone (Qbic) immediately south of Volcano Mountain, southwest of Hurricane; remnant of flow caps Mollies Nipple at the top of the Hurricane Cliffs, showing about 1300 feet (400 m) of displacement along the Hurricane fault.

The land to the immediate north and east of the project site is mapped as:

Qae Alluvial and eolian deposits (Holocene to upper Pleistocene) -- Moderately sorted gravel, sand, and silt deposited in small channels and on alluvial flats, and well-sorted, fine- to medium-grained, reddish-brown eolian sand locally reworked by alluvial processes.

Soils encountered in the test pits consisted of loose to dense sands and gravels underlain by well cemented caliche and basalt bedrock and were consistent with geologic mapping.

3.3 SEISMICITY

Seismicity at the site was determined using the Structural Engineers Association (SEA), OSHPD Seismic Design Maps website. The following values are presented to assist with seismic design:

- Latitude = 37.163446 North, Longitude = 113.31202 West
- Site Class = C (Very Dense Soil Soft Rock) based on ASCE 7-16 (Table 20.3.1) as referenced in 2021 IBC 1613.3.2
- Risk Category II

Period (sec)	Sa (g)	Site Class
0.2	S_S = 0.616	B / C
1.0	S_1 = 0.203	B / C
0.2	S_{DS} = 0.515	C
1.0	SD_1 = 0.203	C

(2016 ASCE-7-16, SEA, Structural Engineers Association, https://seismicmaps.org/)

As per section 20.1 of ASCE 7-16, “The soil shall be classified in accordance with Table 20.3-1 and section 20.3 based on the upper 100 feet of the site profile.” However, section 20.1 continues, “Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design professional preparing the soil investigation report based on known geologic conditions.” Based on the mapped geology, experience this area, and our findings during our field investigation, it is the opinion of Landmark Testing and Engineering that the soils on site classify as Site Class C.

1 Interactive Geologic map Portal, Retrieved, August 2, 2023, Utah Geological Survey, https://geology.utah.gov/apps/intgeomap

3.4 GEOLOGIC HAZARDS

Fault Rupture

The projected western trace of the Volcano Mountain fault runs north and south through the middle of the parcel. The eastern trace of the Volcano Mountain fault runs approximately 500 feet southeast of the southeast property corner.

The project site is mapped as being located in a "Surface-fault-rupture-hazard special-study zone. The special-study zones established for well-defined faults extend for 500 feet on the downthrown side and 250 feet on the upthrown side of each fault. Normal faults are classified as well defined if Utah Geological Survey 1:24,000-scale mapping shows them as solid lines, indicating they are recognizable as faults at the ground surface. Because their location is uncertain, the special-study areas around buried or approximately located faults are broader, extending 1000 feet on each side of the suspected trace of the faults."[2]

Evidence of the Volcano Mountain fault was not observed in our investigations. If additional information is desired about the Volcano Mountain Fault within the project site, we recommend consulting a licensed professional geologist.

The projected trace of the Hurricane fault is located approximately 1 mile east of the site. Theses faults displace late Quaternary sediments and are considered active.[3] Strong ground motion associated with movement along the Hurricane or other faults associated with the Intermountain Seismic Belt is possible however, the potential for surface fault rupture is considered low.

Liquefaction

Liquefaction is the sudden loss of shear strength in the soil due to the build-up of excess pore water pressure.[4] This can occur when the soil is subjected to intense shaking such as during a seismic event. The soils that are most susceptible to liquefaction are loose, saturated sandy soils with a low fines content (material passing the #200 sieve).

Soils encountered in the test pits consisted of sands and gravels. These soils are typically susceptible to liquefaction when saturated. However, groundwater was not encountered in our test pits at the time of our investigation. Additionally, shallow caliche and basalt bedrock was encountered in each test pit. Due to shallow bedrock encountered throughout the site and lack of groundwater we believe the liquefaction potential at the project site is low. A liquefaction study is beyond the scope of this report.

---

2 William R. Lund, Tyler R. Knudsen, Garrett S. Vice, and Lucas M. Shaw, Surface-Fault-Rupture-Hazard Map for the St. George–Hurricane Metropolitan Area, 2008, Utah Geological Survey Special Study 127 Geologic Hazards and Adverse Construction Conditions, Plate 1

3 Interactive quaternary Fault and Fold Map, Retrieved July 27, 2023, from Utah Geological Survey, https://geology.utah.gov/apps/intgeomap.

4 Coduto, Donald P. (1999), Geotechnical Engineering: Principles and Practices, Prentice Hall, Upper Saddle River, NJ

4.0 INVESTIGATION

4.1 FIELD INVESTIGATION

To investigate the subsurface soil conditions, eleven (11) test pits, designated as TP-1 through TP-11, were excavated throughout the project site as shown on Figure A2, Site Map. The test pits were excavated to depths between 0.5 and 4.0 feet bgs with a Deere 310SG backhoe. All test pits encountered refusal on caliche or basalt.

The soils encountered in our test pits consisted of sand with gravel grading to gravel with sand and various amounts cobbles and boulders. The soils were underlain by weakly to well cemented caliche. Groundwater was not encountered in any of our test pits at the time of our investigation.

A detailed description of the subsurface soils encountered in the test pits is included in the test pit logs on Figures A3 through A8. A key to the symbols and soil classifications used on the logs is presented on Figure A9.

4.2 LABORATORY TESTING

Soil samples from the test pits were taken to our St. George laboratory for testing. Tests performed on the samples included mechanical sieve analyses, Atterberg limits to aid in soil classification and a soluble sulfates test to aid in concrete recommendations. Laboratory results are shown on the test pit logs on Figures A3 through A8, on the Laboratory Summary Sheet on Table B-1, and on Laboratory Data Sheets in Appendix B.

Sieve analyses classified the samples from test pits TP-2 at the ground surface, TP-5 at 3.5 feet, and TP-10 at 2 feet as silty sand with gravel. Samples from test pit TP-4 at 1 foot and TP-9 at 1.5 feet were classified as clayey gravel with sand. The sample from test pit TP-10 at 3 feet was classified as silty sand. The moisture contents of the on-site soils ranged from 1.6 to 8.2 percent.

Atterberg Limits was performed on two samples. The sample from test pit TP-4 at 1 foot had a liquid limit of 22 and a plasticity index of 8. The sample from test pit TP-9 at 1.5 feet had a liquid limit of 24 and a plasticity index of 8. Atterberg Limits tests showed that the samples had a low plasticity.

One soluble-sulfate test was completed on the sample collected at the ground surface in Test Pit TP-1. The sample contained 0.45 percent soluble sulfates by mass. Recommendations for corrosive soils are provided in Section 11.0.

4.3 CONCLUSIONS

The material encountered in our test pits during our investigation generally consisted of loose to dense sand with varying amounts of gravel underlain weakly to well cemented caliche and basalt bedrock. Refusal was encountered on well cemented caliche and basalt bedrock between 0.5 and 4.0 feet bgs. Groundwater was not encountered in our test pits at the time of our investigation.

Prior to construction of the residences, we recommend that the surficial sandy deposits be excavated down to caliche and bedrock. General grading recommendations are provided in Section 5.0 and foundation recommendations are provided in Section 6.0.

5.0 SITE GRADING AND EARTHWORK

5.1 GENERAL GRADING

Prior to general site grading, the project site should be cleared and grubbed of all vegetation and other deleterious materials. We anticipate clearing and grubbing to extend approximately 3 to 6 inches below the existing grade.

Following clearing and grubbing, we recommend the on-site soils are over-excavated down to caliche or basalt bedrock. Based on our test pits, we anticipate these excavations to extend to 0.5 to 4 feet bgs. Following over-excavation, we recommend that the caliche be proof rolled to a firm and unyielding surface. A representative of Landmark should observe the bottom of the excavations to confirm that the bedrock or caliche has been reached and is suitable for construction.

Grading plans have not been provided, however, based on existing grades, we anticipate that cuts into the well cemented caliche and basalt bedrock will be required to bring the project site to desired elevations. Based on our experience with the caliche and basalt encountered on-site, we anticipate that standard excavation equipment will be insufficient to excavate the caliche and basalt. We anticipate the need to use specialized construction equipment such as a single tooth ripper or hammer hoe. Where large cuts are to be completed, such as for the sewer or where existing slopes are steep, blasting may be required.

The on-site soils, including excavated caliche and basalt bedrock are suitable for use as structure fill, provided all vegetation, material greater than 6 inches and other deleterious materials are removed and is placed to structural fill standards as subsequently outlined. Nesting of larger basalt cobbles should be avoided when being placed for structural fill.

Landmark does not determine the location of the over-excavation or the location of the structures to be constructed. The builder is responsible to ensure that the building and pavement footprints are entirely within the over-excavated and recompacted building pads.

5.2 ROADWAY AND UTILITY EXCAVATION

The test pits for this investigation were excavated with a CAT 305E mini excavator. Refusal was encountered on hard caliche between depths of 1.0 to 5.0 feet bgs throughout the project site. The use of a hoe ram, larger equipment, blasting or a combination of these will be required where basalt is encountered at shallower depths where removal of bedrock is required.

The upper 8-inches of native soil within the proposed roadways should be scarified and recompacted to structural fill standards prior to the placement of any road base. All excavations and backfilling procedures for roadways and utility trenches should conform to the City of Hurricane Standards for Design and Construction.

5.3 FILL PLACEMENT AND COMPACTION

All fill to be placed for support of footings and slabs-on-grade, whether it is on-site or imported, should be considered structural fill. On-site soils are suitable for use as structural fill provided all deleterious materials and oversized material greater than 6-inches in size are removed prior to placement of structural fill. We recommend that the footings and floor slabs be established directly

on bedrock or a minimum of 1 foot of structurally placed, granular fill with a maximum particle size of 6-inches, overlying caliche or bedrock. Foundations should not transition from bedrock to structural fill.

Imported, granular fill should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for granular, imported, structural fill should meet the following specifications and preferably would classify as gravel.

GRADATION	PERCENT PASSING
6- inch	100
3-inch	80-100
No. 200 sieve	10-25
ATTERBERG LIMITS	
Liquid Limit	30 or less
Plasticity Index	9 or less

Material not meeting the above requirements may be suitable for use as structural fill at the discretion of the geotechnical engineer. Samples of structural fill should be submitted for testing prior to being transported to the site.

Any on-site soils used as structural fill or imported structural fill should be compacted to the following specifications.

FILL PLACEMENT AND COMPACTION	
Maximum lift thickness	8-inch (loose)
Minimum compaction	95% ASTM D-1557
Compacted Moisture Content	within 2% of optimum

Compaction of structural fill should be completed with equipment suitable for the conditions encountered in the field such that compaction requirements are met, including those areas that may be inaccessible to large rolling compactors. All structural fill should be evenly spread on a horizontal plane in eight-inch loose lifts. Each eight-inch lift of structural fill material placed at the site should be tested for compliance with the required relative compaction and moisture content prior to proceeding with additional lifts.

5.4 LIGHTLY LOADED ELEMENTS

Exterior concrete slabs on grade (sidewalks, curbs, gutters, and misc.) should be established on a minimum of 12 inches of structurally placed, granular soils overlying 8-inches of scarified and recompacted on-site soils. Sidewalks and curbs and gutters will need to be underlain by approved road base as per Hurricane City Standards.

Structural fill, including road base, should be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D-1557.

5.5 CUT AND FILL SLOPES

It is anticipated that cuts up to 5 to 10 feet may be made into the hillside. It is recommended that permanent cut or fill slopes in on-site or imported soils be maintained at a slope of one vertical to two horizontal (1V:2H) or flatter unless structurally retained. Cinders and basalt cobbles should be maintained at a maximum slope of 1V:1H unless structurally retained. Slopes in competent basalt bedrock may be maintained at a slope of 4V:1H or flatter.

Grading of both cut and fill slopes should be such that surface water is directed away from the slopes and not concentrated on slopes or in unprotected channels. Construction procedures should ensure adequate compaction of slope faces. All excavations should conform to OSHA standards.

6.0 FOUNDATION & CONSTRUCTION CONSIDERATIONS

The following recommendations apply to conventional strip and spot footings. Footings should be established either directly on basalt bedrock or a minimum of 1-foot of structurally placed granular fill overlying caliche or bedrock. Foundations should not transition from bedrock to fill. Foundation excavations should be visually observed and tested by qualified personnel prior to placement of reinforcing steel or concrete. Additional foundation recommendations are subsequently presented.

DESCRIPTION	VALUE
Foundation Type	Continuous or spread footings
Bearing Material	Bedrock or 1 foot of structurally placed fill
Allowable Bearing Capacity	2,500 psf on structural fill 4,000 psf on basalt bedrock
Minimum embedment depth below finished grade	12 inches (for frost and confinement)
Minimum footing width	12 inches (continuous) for single-story 18-inches for two stories 24-inches (isolated spread)
Total estimated settlement	1-inch
Total differential settlement	less than 3/4 inch

The allowable bearing capacity is based upon dead load plus long-term live load. A one-third increase in allowable bearing capacity for short duration loads such as wind or seismic loads is permitted with the alternative load combinations given in Section 1605.3.2 of the IBC.

7.0 FLOOR SLABS

It is recommended that concrete floor slabs be constructed on a pad that has been prepared as previously indicated. A minimum of 4-inches of relatively free-draining material should be used beneath the slab in order to help distribute floor loads, break the rise of capillary water, and aid in the concrete curing process. Alternatively, 6 inches of road base may be used in place of the free draining-material.

Concrete slabs should be designed using rebar reinforcement and frequent crack control joints to help control normal shrinkage and stress cracking. Concrete placement and curing should meet ACI[5] requirements including following hot or cold weather placement recommendations, when appropriate. If a moisture-sensitive floor covering will be installed, we recommend that a vapor barrier be installed beneath the concrete slab. The moisture sensitivity of floor finishes, anticipated project conditions, and the potential effects of slab curling and cracking should be considered in determining if the barrier should be placed directly beneath the slab or beneath the free-draining gravel (see ACI 302.IR-96 for more information regarding vapor barrier location). If the vapor barrier is installed directly beneath the slab, measures should be taken to minimize excessive slab curl such as reduced joint spacing and use of a low shrinkage (low water-cement ratio) mix.

8.0 LATERAL EARTH PRESSURES

Lateral loads imposed on footings may be resisted by the development of passive earth pressures against the sides of footings and friction between the base of the footing and the supporting soils. Lateral earth pressure values are presented in the following table.

Case Evaluated	Soil Type	Value
Active	On-site Soils	37 psf/ft
		57 psf/ft (with seismic)
At-Rest	On-site Soils	57 psf/ft
Passive	On-site Soils	460 psf/ft
		395 psf/ft (with seismic)
Coefficient of friction tan(φ*0.6) where φ = 34°	On-site Soils	0.37

The lateral earth pressures presented do not include any safety factors except where the friction angle (φ) used to determine the coefficient of friction has been multiplied by 0.6 to account for smooth contact conditions. The pressures also assume horizontal backfill and that the backfill is in a drained condition with no build-up of hydrostatic pressure. The additional effects of sloping backfill, surcharge, structural loads and groundwater conditions should be included in calculating lateral earth pressures. Backfill should be placed in accordance with the requirements of structural

[5] American Concrete Institute

fill except that backfill in landscape and areas that will not be subject to structural loadings may be reduced to 90% of the maximum dry density as determined by ASTM D-1557.

9.0 MOISTURE CONTROL

This soils report provides recommendations for site preparation and foundation design. Inadequate surface drainage or failure to control moisture will likely result in excessive differential movement and structural damage. The following moisture control measures are highly recommended:

1. The ground surface should be graded to drain surface water away from the building in all directions. A minimum grade of 5% in the first 10 feet is recommended. Impervious surfaces such as concrete walkways or asphalt pavement adjacent to the structure are effective in reducing the potential for water migration beneath foundations and slabs and should be considered in design. Impervious surfaces such as concrete within 10 feet of the building foundation should be sloped a minimum of 2% away from the building.
2. Roof runoff should be collected, and downspouts should be designed to discharge collected water a minimum of 10 feet beyond the building footprint.

3. Grass should not be placed within 10 feet of the foundation. Large areas of grass are discouraged. Grass, if planted, should have a minimum slope of 5% away from the foundation.

4. Xeriscape (landscaping that eliminates the need for supplemental irrigation of plants) is recommended within 10 feet of the building foundation. Bubblers, although more efficient than sprinkler irrigation, still have a significant potential of introducing excessive water into the ground and saturating foundation soils. Bubblers are not recommended in the 10 feet buffer zone area. As an alternative, sealed bottom planter boxes may be used.

5. Inadequate compaction of utility trench backfill provides a conduit for water migration. All utility trenches within the building footprint and extending 5 feet beyond the footprint should be backfilled with structural fill similar to that approved for the foundations. Backfill adjacent to structures should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D-1557 and the minimum slope requirements should be followed. Backfill beneath structures and the garage slab should be compacted to at least 95% of the maximum dry density.

6. Grading should be such that surface water is directed away from all cut and fill slopes and collected only in channels protected against erosion. Water should not be allowed to pond on-site.

It should be emphasized that final grading and landscaping generally occurs after construction of the structures and observation of these features is outside of normal geotechnical inspection and observation. The owner/contractor is responsible to ensure that these surface drainage and moisture control recommendations are followed throughout the life of the structures.

10.0 PAVEMENT DESIGN RECOMMENDATIONS

Design of the pavement section is based on the procedures outlined in the 1993 Guidelines for Design of Pavement Structures by the American Association of State Highway and Transportation Officials (AASHTO). A traffic index of 5.5 was used for design for the residential streets based of City of Hurricane Standards for Design and Construction. Any roadway removed along 650 South during construction of the proposed development should be replaced to match the existing pavement thickness. Based on the soils encountered during our investigation a CBR value of 10 was used for design.

For pavement design, the following design parameters have been assumed:

- Pavement Design Life - 20 years
- Structural Layer Coefficients
  - Asphalt = 0.42
  - Type II = 0.12

Based on design parameters, the following pavement section is provided for the minor residential road.

Location	Asphalt Thickness (in.)	Base Course (in.)	Scarified and Compacted Subgrade (in.)
Residential Streets (T.I = 5.5)	2.5	6.0	8.0

Recompacted on-site soils should be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D-1557 and base course soils should be compacted to a minimum of 95% of the maximum dry density (ASTM D-1557). Asphalt should be compacted to at least 96% of the Marshall maximum density. Asphaltic concrete and base should be approved prior to site delivery and tested during placement for conformance with project specifications.

11.0 SOIL CORROSIVITY

A water-soluble sulfates test was performed on the sample from test pit TP-1 at the ground surface. The sample was shown to have a soluble sulfate content of 0.45 percent, classifying the sample as having a “severe” corrosive potential. Therefore, we recommend that concrete mixes used on the project be designed in accordance with ACI 318 for Sulfate Exposure S2. We recommend that buried pipes be plastic (PVC or HDPE) instead of metal, where possible.

12.0 FOUNDATION REVIEW AND TESTING

This report has been prepared to assist in project design and construction. Variations from the conditions portrayed in the exploratory investigations may occur which are sometimes sufficient to require modifications to the design. In order to incorporate recommendations provided into

actual field conditions and to confirm that the project specifications are implemented, we recommend that observation and testing be performed during construction to monitor over-excavation, grading, and preparation of soils upon which foundations elements or structural loads may be established.

13.0 LIMITATIONS

The exploratory data presented in this report were collected to provide geotechnical design recommendations for this project and subsurface site descriptions represent conditions observed at the time and at the locations explored. The investigation may not be indicative of subsurface conditions beyond the investigation locations and conditions may change with passage of time. If subsurface conditions are encountered that are significantly different than those reported herein, Landmark should be contacted immediately for the continued applicability of the recommendations. In the event changes to the project are made that differ from those presented in this report, Landmark should be made aware of the changes. Landmark will provide written verification that the recommendations and conclusions remain valid or that modifications are required.

This report has been prepared to assist in project design and construction. We respectfully request the opportunity to review the final design drawings and specifications in order to determine whether the assumptions and recommendations presented herein are applicable to the anticipated designs.

This report is not intended to be used as a bid document. Any information concerning the environmental conditions of the site is beyond the scope of this geotechnical study. This geotechnical report has been prepared to meet the specific needs of our client and may not be appropriate to satisfy the needs of other users.

Site conditions and standards of practice change, therefore, we should be notified to review and update the report and its recommendations if construction is not commenced within 3 years of the date it was issued.

LANDMARK TESTING & ENGINEERING



Kent Nelson, P.E.
Project Engineer

Reviewed by:



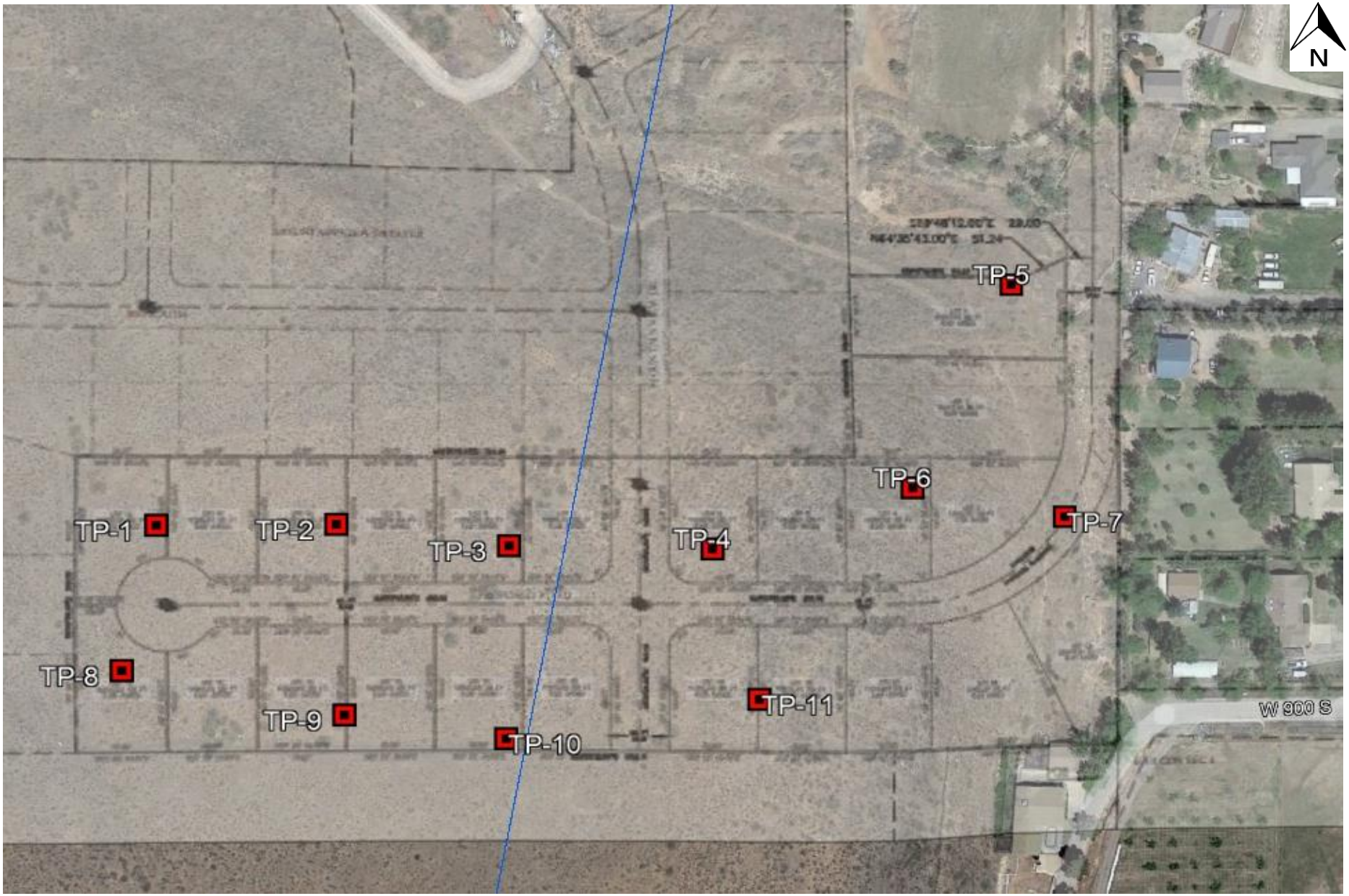
Chad Hardman, P.E.
Project Engineer

Appendix A

Field Data



LANDMARK TESTING & ENGINEERING	VICINITY MAP PROJECT NUMBER 230367	Figure 1



LANDMARK TESTING & ENGINEERING

SITE MAP
PROJECT NUMBER 230367

Figure 2

TEST PIT NUMBER TP-1

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
		1	SILTY SAND with GRAVEL(SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								Soluble Sulfate = 0.45%
			Refusal at 1.5 feet in basalt Bottom of test pit at 1.5 feet.								

TEST PIT NUMBER TP-2

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
		1	SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant cobbles and boulders, brown		1.6			26	36	38	
			Refusal at 2 feet in basalt Bottom of test pit at 2.0 feet.								

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Landmark Testing & Engineering
795 East Factory Drive
St. George, UT 84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Kolob Views Subdivision

CLIENT Interstate Rock Products

PROJECT NUMBER 230367

PROJECT LOCATION Hurricane, Utah

Figure No. A-3

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TEST PIT NUMBER TP-3

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								
			Refusal at 1.5 feet in basalt Bottom of test pit at 1.5 feet.								

TEST PIT NUMBER TP-4

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			CLAYEY GRAVEL with SAND (GC), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown		3.6	22	8	51	29	20	
		1	Refusal at 2 feet in well cemented caliche Bottom of test pit at 2.0 feet.								

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St. George, UT 84790
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Fax: 435-986-0568

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Figure No. A-4

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TEST PIT NUMBER TP-5

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

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NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
		1	SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								
		2									
		3			7.1			18	47	35	
			Refusal at 4 feet in caliche								
			Bottom of test pit at 4.0 feet.								

TEST PIT NUMBER TP-6

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
			SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								
			Refusal at 0.5 feet in basalt								
			Bottom of test pit at 0.5 feet.								

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795 East Factory Drive
St. George, UT 84790
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Fax: 435-986-0568

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PROJECT LOCATION Hurricane, Utah

Figure No. A-5

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TEST PIT NUMBER TP-7

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								
			Refusal at 1 feet in basalt Bottom of test pit at 1.0 feet.								

TEST PIT NUMBER TP-8

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0			SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown								
			Refusal at 2 feet in basalt Bottom of test pit at 2.0 feet.								

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795 East Factory Drive
St. George, UT 84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Kolob Views Subdivision

CLIENT Interstate Rock Products

PROJECT NUMBER 230367

PROJECT LOCATION Hurricane, Utah

Figure No. A-6

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TEST PIT NUMBER TP-9

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
		1	CLAYEY GRAVEL with SAND (GC), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown		4.5	24	8	57	28	15	
		2									

Refusal at 3 feet in caliche
Bottom of test pit at 3.0 feet.

TEST PIT NUMBER TP-10

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION**

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	MECHANICAL GRADATION: GRAVEL (%)	MECHANICAL GRADATION: SAND (%)	MECHANICAL GRADATION: FINES (%)	Other Tests
0											
		1	SILTY SAND with GRAVEL (SM), loose to medium dense, dry to slightly moist, fine to medium grained, fine roots, abundant basalt cobbles and boulders, brown		2.5			14	47	39	
		2	CLAYEY GRAVEL with SAND (GC), medium dense to dense, slightly moist, brown		8.2			57	28	15	

Refusal at 3.5 feet in caliche
Bottom of test pit at 3.5 feet.

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Landmark Testing & Engineering
795 East Factory Drive
St. George, UT 84790
Telephone: 435-986-0566
Fax: 435-986-0568

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PROJECT NUMBER 230367
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Figure No. A-7

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TEST PIT NUMBER TP-11

DATE STARTED 6/20/23 **COMPLETED** 6/20/23 **EXCAVATION COMPANY** Client **ELEVATION** _____

LOGGED BY Greg Kaiser **CHECKED BY** Kent Nelson **EXCAVATION METHOD** John Deere 310 SG

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS		MECHANICAL GRADATION			Other Tests
						LIQUID LIMIT	PLASTICITY INDEX	GRAVEL (%)	SAND (%)	FINES (%)	
0											

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795 East Factory Drive
St. George, UT 84790
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Fax: 435-986-0568

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Figure No. A-8

LANDMARK 2 TEST PITS - LANDMARK NEW.GDT - 8/3/23 07:14 - P:\PROJECTS\23 PROJECTS\230367\GEOTECH\REPORT\LOGS.GPJ

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS (More than 50% of soil Retained on No. 200 sieve size)	GRAVELS More than 1/2 of coarse fraction > No.4 sieve size	GW	Well graded gravels or gravel-sand mixtures little or no fines.
		GP	Poorly graded gravels or gravel-sand mixtures little or no fines.
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 1/2 of coarse fraction < No.4 sieve size	SW	Well graded sands or gravelly sand mixtures little or no fines.
		SP	Poorly graded sands or gravelly sand mixtures little or no fines.
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (Less than 50% of soil Retained on No. 200 sieve size)	SILTS & CLAYS Liquid Limit < 50	ML	Inorganic silts and very fine sands, rock flour, silty fine sands or clayey silts with slight plasticity
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		OL	Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS Liquid Limit > 50	MH	Inorganic silts, micaceous of diatomaceous fine sand or silty soils, elastic silts
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils

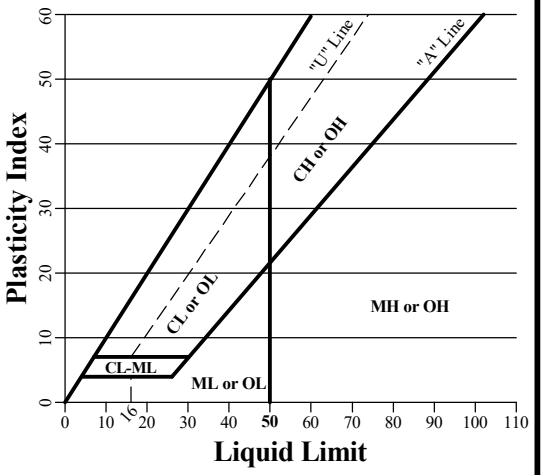
GRAIN SIZE CHART

CLASSIFICATION	Range of Grain Size: U.S. Standard Sieve Size	Range of Grain Size: Grain Size in Millimeters
BOULDERS	**Above 12"**	**Above 305**
COBBLES	**12" to 3"**	**305 to 76.2**
GRAVEL	**3" to No. 4**	**76.2 to 4.76**
Coarse	3" to 3/4"	76.2 to 19.1
Fine	3/4" to No. 4	19.1 to 4.76
SAND	**No. 4 to No. 200**	**4.76 to 0.074**
Coarse	No. 4 to No. 10	4.76 to 2.00
Medium	No. 10 to No. 40	2.00 to 0.42
Fine	No. 40 to No. 200	0.420 to 0.074
SILT & CLAY	Below No. 200	Below 0.074

SAMPLES

- Relatively Undisturbed Sample
- Block Sample
- Bag Sample
- Auger Cuttings
- B — Bucket Sample
- Core
- No Recovery

PLASTICITY CURVE



LANDMARK TESTING & ENGINEERING

Landmark Testing & Engineering
795 East Factory Drive
St. George, UT 84790
Telephone: 435-986-0566
Fax: 435-986-0568

PROJECT NAME Kolob Views Subdivision

CLIENT Interstate Rock Products

PROJECT NUMBER 230367

PROJECT LOCATION Hurricane, Utah

Figure No. A-9

USCS SUMMARY - LANDMARK NEW.GDT - 8/3/23 07:14 - P:\PROJECTS\23 PROJECTS\230367\GEOTECH\REPORT\LOGS.GPJ

Appendix B

Laboratory Data

LANDMARK TESTING & ENGINEERING

SUMMARY OF LABORATORY TEST RESULTS

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 7/28/2023

Project: Kolob Views Subdivision

Project #: 230367

Location: Hurricane, Utah

Boring / Test Pit Number	Depth Below Ground Surface (ft)	Moisture Content (%)	In-Place Dry Desnity (pcf)	Mechanical Gradation			Atterberg Limits		Swell-Consolidation Swell/Collapse @ Wetting Load (S/C @ ksf)	Modified Proctor / CBR			Percent Finer Than 0.02 mm (%)	Unconfined Compressive Strength (psf)	Sooluble Sulfate Content (%)	USCS Group Symbol	AASHTO Soil Classification
				Gravel (%)	Sand (%)	Fines (%)	Liquid Limit	Plasticity Index		Maximum Dry Density (pcf)	Optimum Moisture Content (%)	CBR Value					
TP-1	0.0														0.45		
TP-2	0.0	1.6		26.0	35.9	38.1										SM	A-4(0)
TP-4	1.0	3.6		51.0	28.7	20.3	22	8								GC	A-2-4(0)
TP-5	3.5	7.1		18.0	47.2	34.8										SM	A-2-4(0)
TP-9	1.5	4.5		57.0	27.9	15.1	24	8								GC	A-2-4(0)
TP-10	2.0	2.5		14.0	46.5	39.5										SM	A-4(0)
	3.0	8.2		57.0	27.6	15.4										GM	A-1-b

TABLE B-1

WATER-SOLUBLE SULFATE IN SOIL

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 7/6/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3545

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Silty Sand **Tested By:** A. Pay **Date:** 7/6/2023
Location of Sample: Test Pit 1 at 0' **Authorized By:** Client **Date:** 6/20/2023

Test	Result %	Exposure Class	Test Standard
Percent Water-Soluble Sulfate in Soil	0.45	S2	ASTM C1580

SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 7/5/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3546

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Silty Sand with Gravel **Tested By:** K. Pack **Date:** 7/5/2023
Location of Sample: Test Pit 2 at 0.0' **Authorized By:** Client **Date:** 6/20/2023

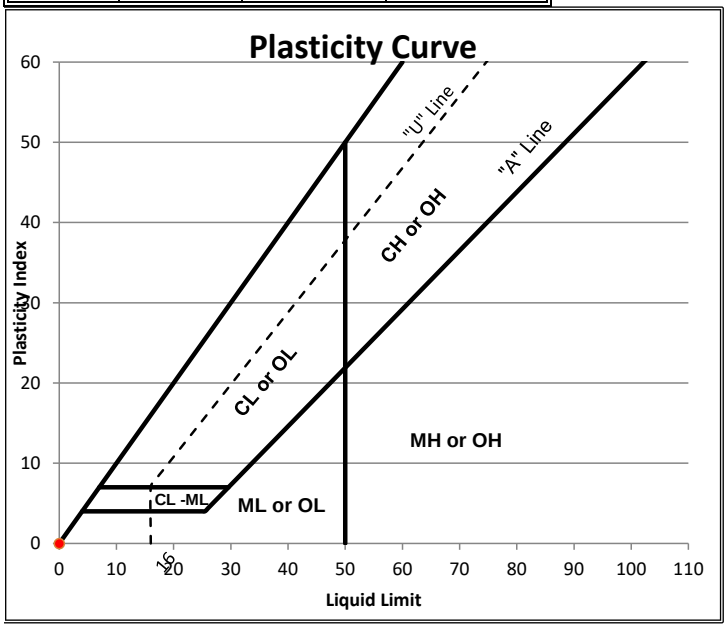
Sieve Analysis , ASTM C136 and C117

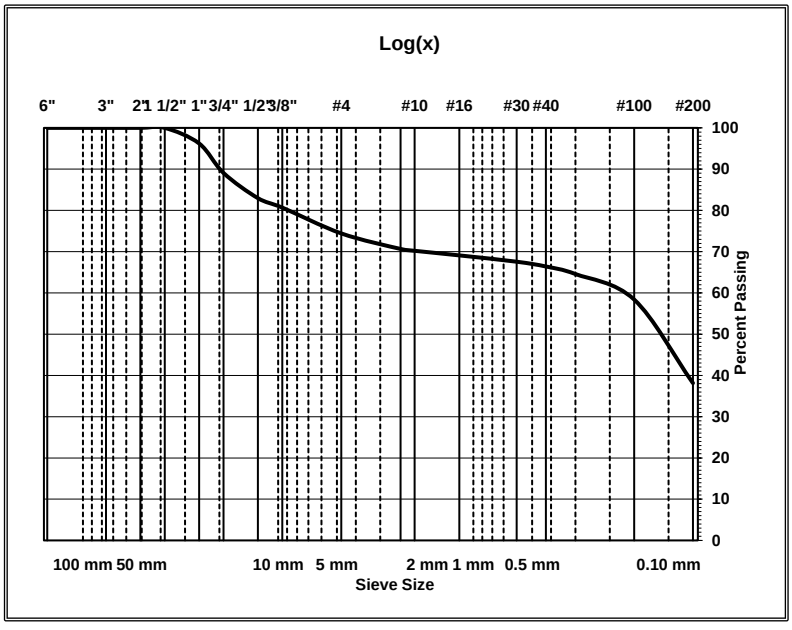
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"	100	
25 mm	1"	96	
19 mm	3/4"	89	
12.5 mm	1/2"	83	
9.5 mm	3/8"	81	
4.75 mm	#4	74	
2.00 mm	#10	70	
1.18 mm	#16	69	
425 µm	#40	66	
300 µm	#50	65	
75 µm	#200	38.1	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	1.6		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	26.0	35.9	38.1

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 6/23/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3547

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Clayey Gravel with Sand **Tested By:** A. Pay **Date:** 6/22/2023
Location of Sample: Test Pit 4 at 1' **Authorized By:** Client **Date:** 6/20/2023

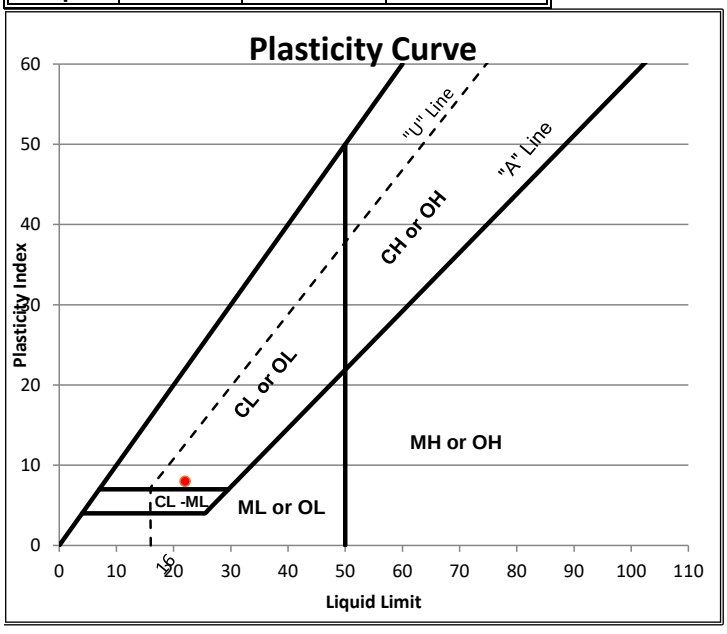
Sieve Analysis , ASTM C136 and C117

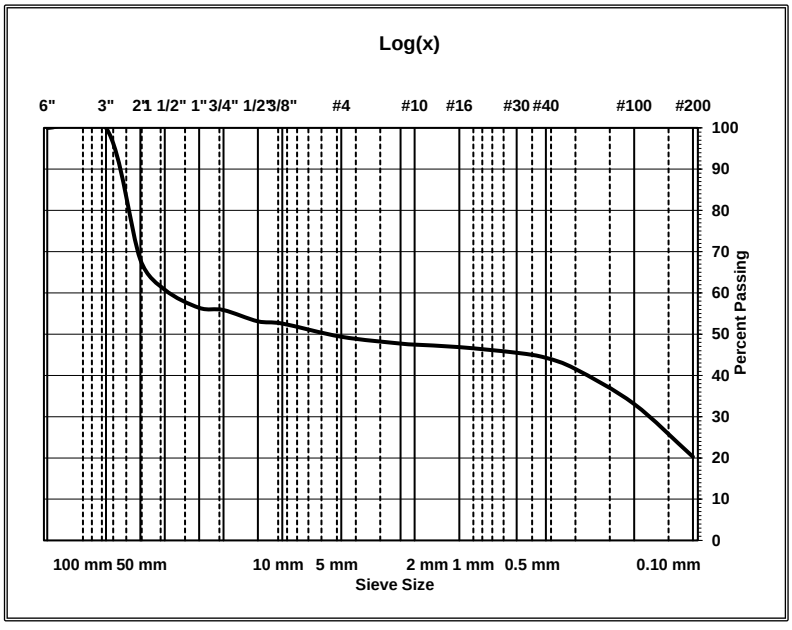
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"	100	
50 mm	2"	68	
37.5 mm	1-1/2"	61	
25 mm	1"	56	
19 mm	3/4"	56	
12.5 mm	1/2"	53	
9.5 mm	3/8"	53	
4.75 mm	#4	49	
2.00 mm	#10	47	
1.18 mm	#16	47	
425 µm	#40	44	
300 µm	#50	42	
75 µm	#200	20.3	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	3.6		ASTM D 2216
Liquid Limit	22		ASTM D 4318
Plasticity Index	8		ASTM D 4318
Unified Classification System	GC		ASTM D 2487
AASHTO Classification System	A-2-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	51.0	28.7	20.3

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 6/26/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3548

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Silty Sand with Gravel **Tested By:** P. Twitchell **Date:** 6/26/2023
Location of Sample: Test Pit 5 at 3.5' **Authorized By:** Client **Date:** 6/20/2023

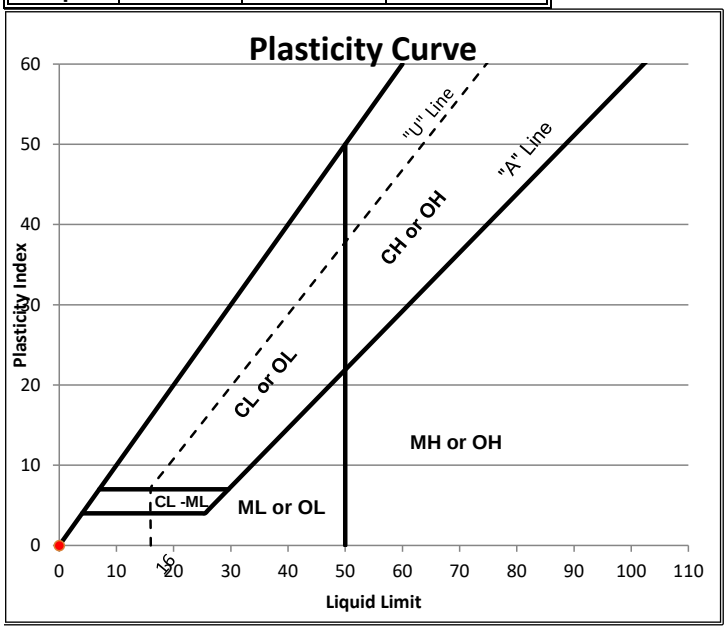
Sieve Analysis , ASTM C136 and C117

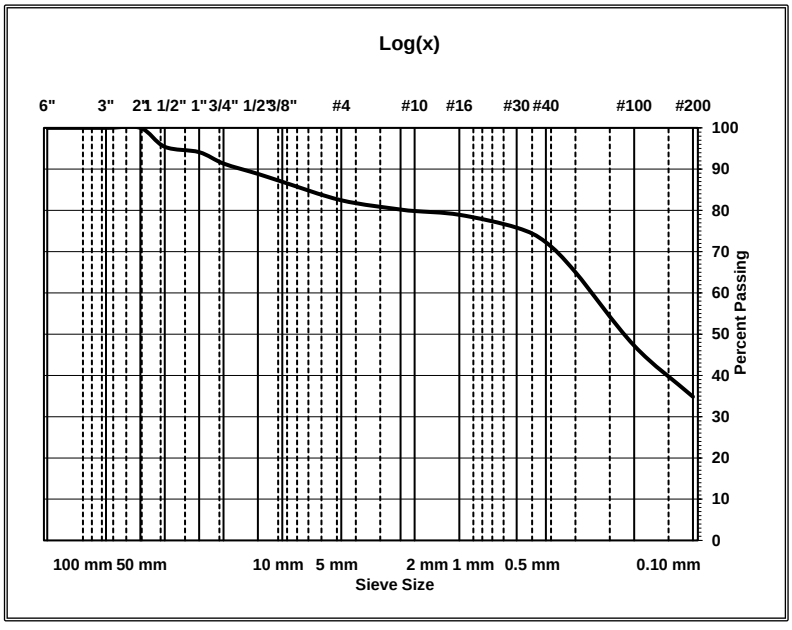
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"	100	
37.5 mm	1-1/2"	95	
25 mm	1"	94	
19 mm	3/4"	91	
12.5 mm	1/2"	89	
9.5 mm	3/8"	87	
4.75 mm	#4	82	
2.00 mm	#10	80	
1.18 mm	#16	79	
425 µm	#40	72	
300 µm	#50	65	
75 µm	#200	34.8	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	7.1		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-2-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	18.0	47.2	34.8

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





795 East Factory Drive, St. George, UT 84790 ● Phone: (435) 986-0566 ● Fax: (435) 986-0568

SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 6/23/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3549

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Clayey Gravel with Sand **Tested By:** A. Pay **Date:** 6/22/2023
Location of Sample: Test Pit 9 at 1.5' **Authorized By:** Client **Date:** 6/20/2023

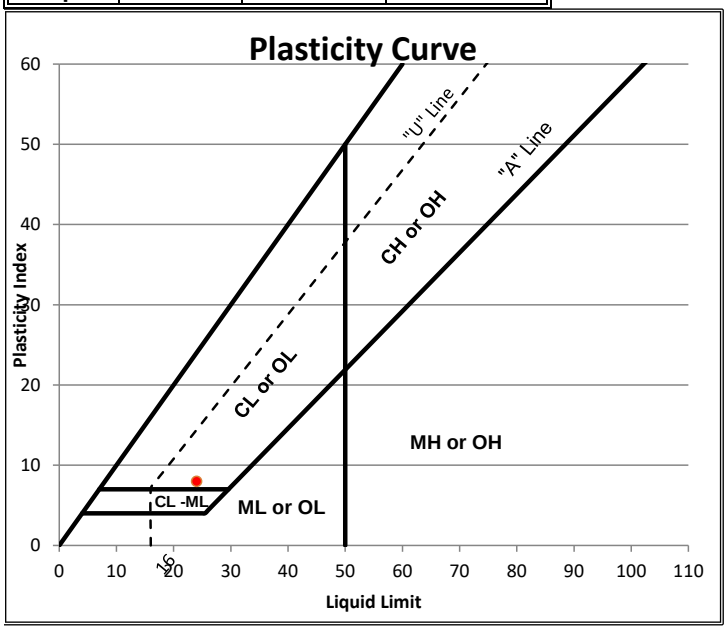
Sieve Analysis , ASTM C136 and C117

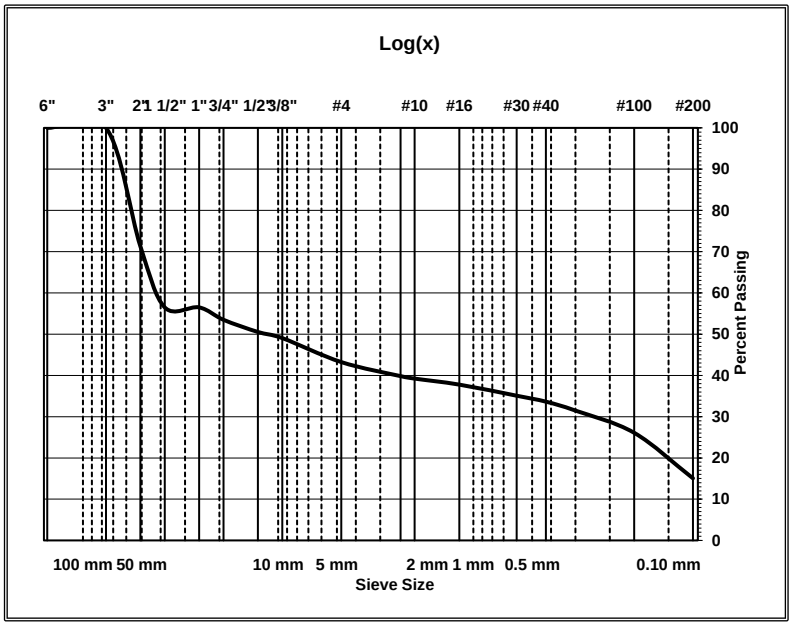
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"	100	
50 mm	2"	71	
37.5 mm	1-1/2"	56	
25 mm	1"	56	
19 mm	3/4"	53	
12.5 mm	1/2"	51	
9.5 mm	3/8"	49	
4.75 mm	#4	43	
2.00 mm	#10	39	
1.18 mm	#16	38	
425 µm	#40	34	
300 µm	#50	31	
75 µm	#200	15.1	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	4.5		ASTM D 2216
Liquid Limit	24		ASTM D 4318
Plasticity Index	8		ASTM D 4318
Unified Classification System	GC		ASTM D 2487
AASHTO Classification System	A-2-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	57.0	27.9	15.1

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 6/26/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3550

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Silty Sand **Tested By:** P. Twitchell **Date:** 6/26/2023
Location of Sample: Test Pit 10 at 2' **Authorized By:** Client **Date:** 6/20/2023

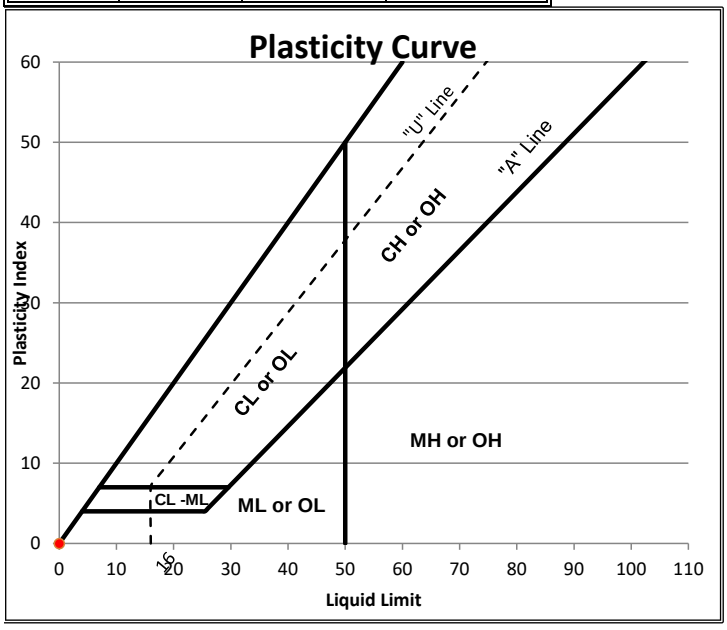
Sieve Analysis , ASTM C136 and C117

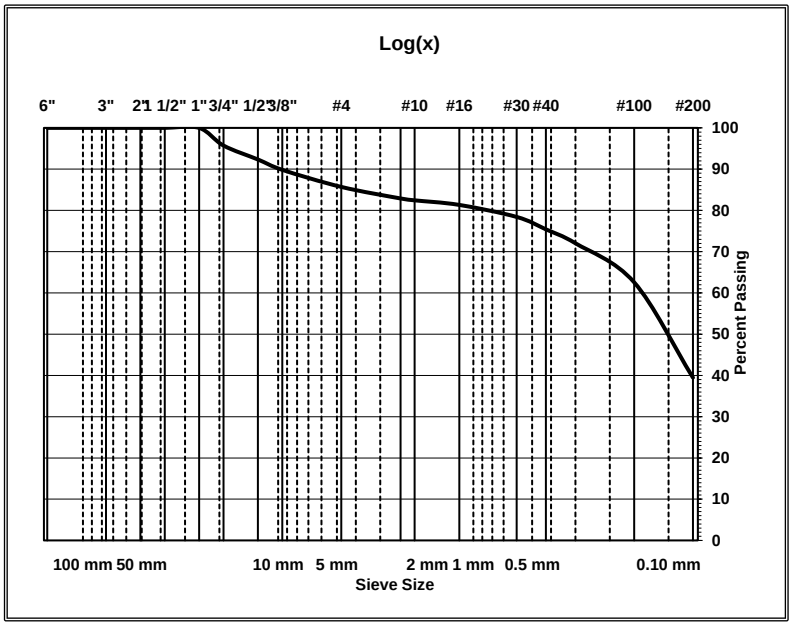
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"		
50 mm	2"		
37.5 mm	1-1/2"		
25 mm	1"	100	
19 mm	3/4"	96	
12.5 mm	1/2"	92	
9.5 mm	3/8"	90	
4.75 mm	#4	86	
2.00 mm	#10	82	
1.18 mm	#16	81	
425 µm	#40	75	
300 µm	#50	72	
75 µm	#200	39.5	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	2.5		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	SM		ASTM D 2487
AASHTO Classification System	A-4(0)		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	14.0	46.5	39.5

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





SOIL CLASSIFICATION REPORT

Client: Interstate Rock Products
42 South 850 West Suite 201
Hurricane, UT 84737

Date of Report: 6/30/2023
Reviewed By: Z. Girsberger
Lab#: 23SG3551

Project: Kolob Views Subdivision **Project #:** 230367
Location: Hurricane **Sampled By:** G. Kaiser **Date:** 6/20/2023
Type of Sample: Brown Silty Gravel with Sand **Tested By:** K. Pack **Date:** 6/29/2023
Location of Sample: Test Pit 10 at 3' **Authorized By:** Client **Date:** 6/20/2023

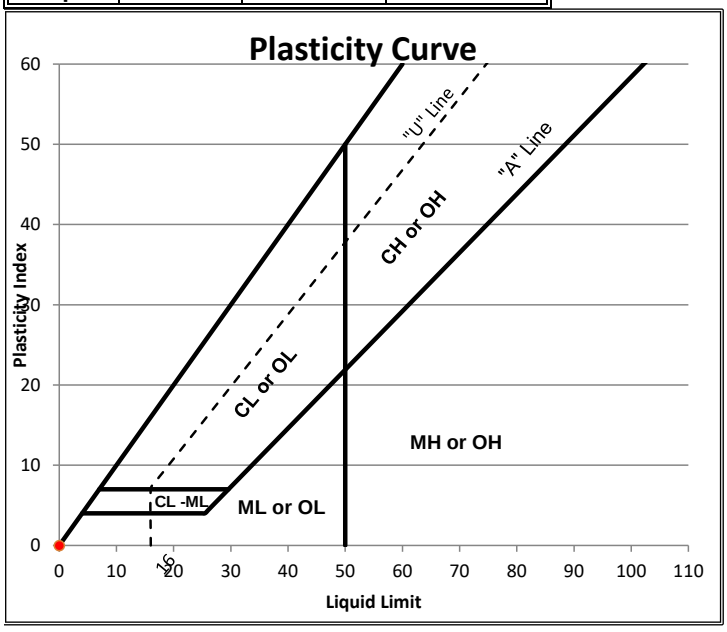
Sieve Analysis , ASTM C136 and C117

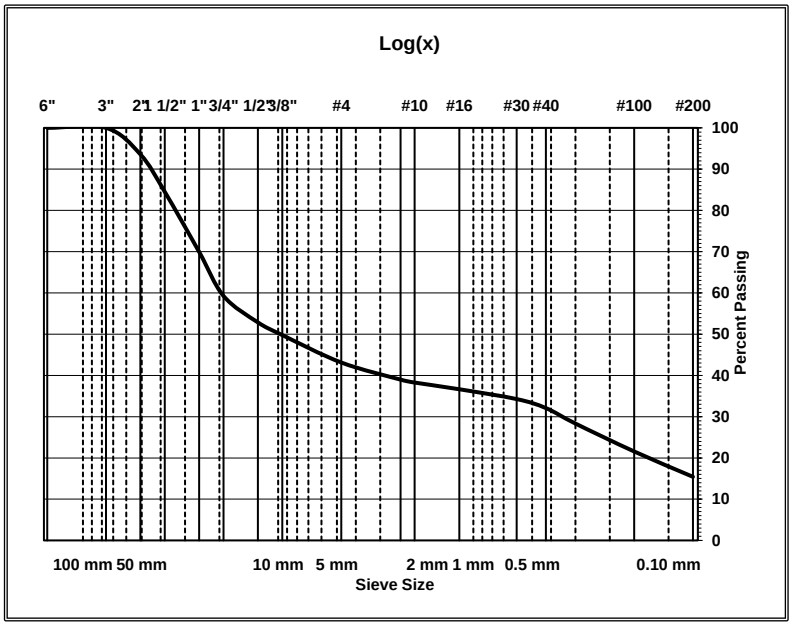
Sieve Size		% Passing Cumulative	Specification
150 mm	6"		
75 mm	3"	100	
50 mm	2"	94	
37.5 mm	1-1/2"	85	
25 mm	1"	70	
19 mm	3/4"	59	
12.5 mm	1/2"	53	
9.5 mm	3/8"	50	
4.75 mm	#4	43	
2.00 mm	#10	38	
1.18 mm	#16	37	
425 µm	#40	32	
300 µm	#50	28	
75 µm	#200	15.4	

Test	Result	Specification	Test Standard
Natural Moisture Content, %	8.2		ASTM D 2216
Liquid Limit			ASTM D 4318
Plasticity Index			ASTM D 4318
Unified Classification System	GM		ASTM D 2487
AASHTO Classification System	A-1-b		AASHTO M145

% Cobble > 3"	% Gravel < 3" - #4	% Sand < #4 - #200	% Silt-Clay < #200
0.0	57.0	27.6	15.4

Diameter D_{60}	Diameter D_{30}	Diameter D_{10}	Coefficient of Uniformity, C_U	Coefficient of Concavity, C_C





PROJECT DETAILS:

OWNER/APPLICANT:
THE OWNER FOR THIS PROJECT IS:
MARIANA STEWART
CONTACT: MARIANA STEWART
132 N TOQUER BLVD, TOQUERVILLE, UT, 84774
(772) 224-1212(CELL)

PLANS PREPARED BY:
THE ENGINEER FOR THIS PROJECT IS:
INTERSTATE ROCK PRODUCTS
CONTACT: COLT STRATTON
42 SOUTH 850 WEST HURRICANE, UTAH 84737
(435)635-2628 (OFFICE)

GEOTECHNICAL ENGINEERING BY:
LANDMARK TESTING
PROJECT NO.: 230367
DATE: AUGUST 3, 2023

PROJECT LOCATION:
APPROX. ADDRESS:
PLAT: NORTHWEST 1/4 OF SECTION 2, SLB&M
ASSESSOR PARCEL: T-68-A-1 AND T-68-A-3 UTILITY & ACCESS EASEMENT

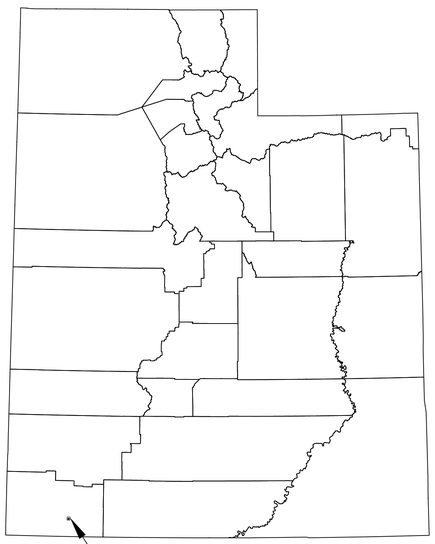
CONSTRUCTION PLANS FOR:
KOLOB VIEWS SUBDIVISION

LOCATED IN NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH

APPROVALS

ENTITY	SIGNATURES	DATE
PARKS		
STREETS		
POWER		
PHONE		
CABLE		
GAS		
FIRE		
WATER		
WCWCD		
GIS		
PLANNING		
CITY ENGINEER		
PUBLIC WORKS		





Sheet List Table

Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	EXISTING CONDITIONS
C-4.0	Preliminary Plat
C-4.1	Phase Map
C-7.1	Sensitive Lands
PP-1	Plan & Profile 850 South
PP-2	Plan & Profile 1450 West
PP-3	Plan & Profile 1150 West
PP-3.1	Plan & Profile 1150 West
PP-3.2	Plan & Profile 1150 West

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

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

PROFESSIONAL ENGINEER
06 AUGUST 2023
No. 9015084
COLT D. STRATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY KS

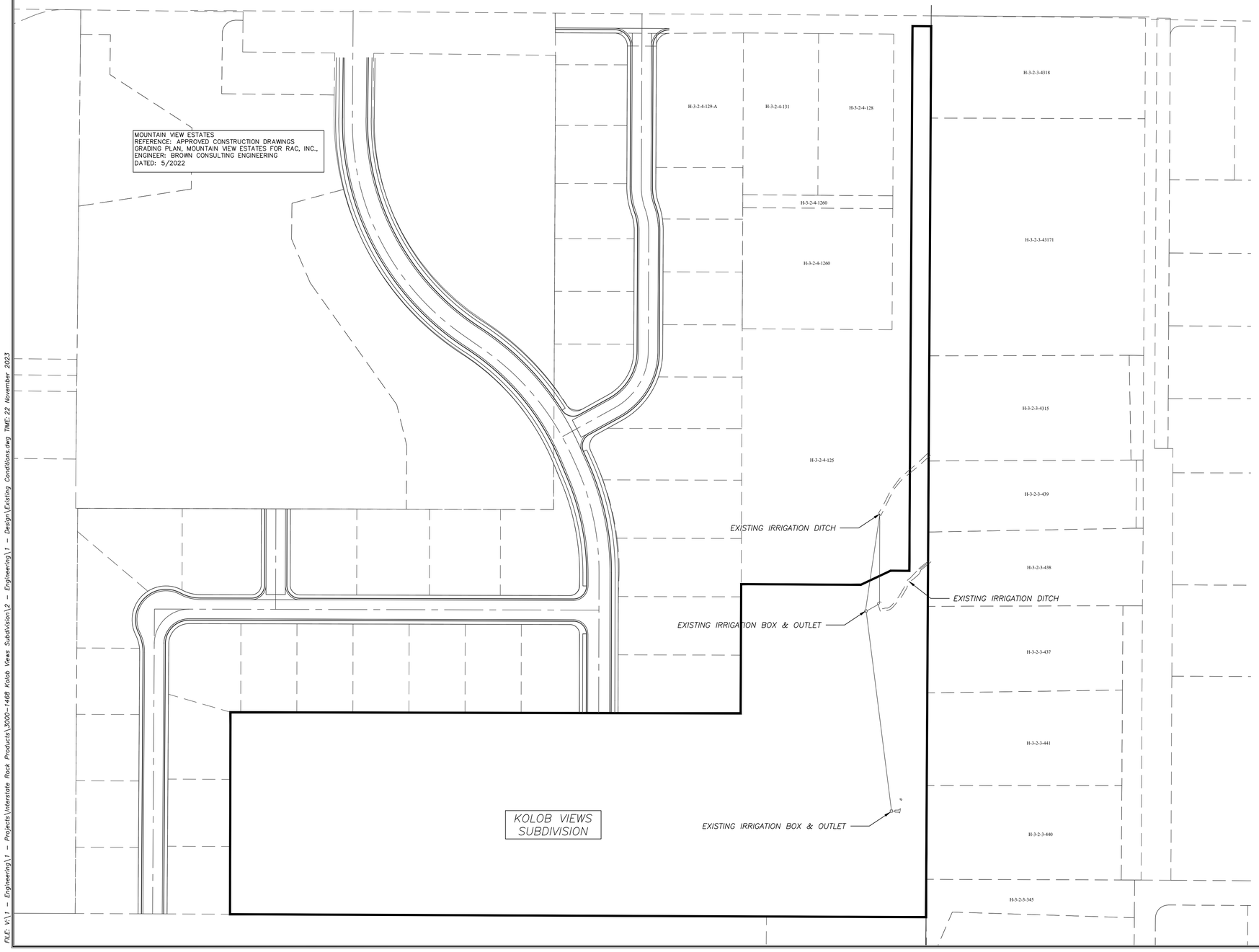
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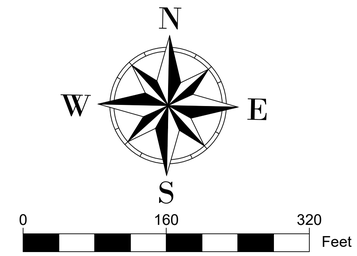
INTERSTATE ROCK PRODUCTS
COVER SHEET
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

DATE 11/08/2023
PROJ. # 3000-1468
PAGE # C-1.0

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\Cover.dwg TIME: 22 November 2023

EXISTING CONDITIONS:
KOLOB VIEWS SUBDIVISION





LEGEND	
DEFINITION	EXISTING
HARDSCAPES/MISC.	
ASPHALT	
CONCRETE	
HISTORIC AREA / DND	
ADA RAMP	
WATERWAY	
30" CURB & GUTTER	
STREET LIGHT	SL--BOX
COMMUNICATION BOX & PEDISTAL	COM--BOX
POWER VAULT & TRANSFORMER	VAULT / TF--00KVA

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

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2021
No. 9015084
COLT D. CRATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY KS

INTERSTATE ROCK PRODUCTS
EXISTING CONDITIONS
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

REV.	DATE	DESCRIPTION	BY

DATE 11/08/2023

PROJ. # 3000-1468

PAGE # C-2.0

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\Existing Conditions.dwg TIME: 22 November 2023

PRELIMINARY PLAT
KOLOB VIEWS SUBDIVISION

LOCATED IN NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH

PARCEL ID H-3-2-4-127 BOUNDARY DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF LOT 4, TOWNSHIP 43 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'38" WEST ALONG THE QUARTER SECTION LINE 1079.71 FEET; THENCE NORTH 0°00'00" EAST 313.39 FEET; THENCE NORTH 90°00'00" EAST 791.40 FEET; THENCE NORTH 0°05'54" EAST 200.69 FEET; THENCE SOUTH 89°48'12" EAST 185.53 FEET; THENCE NORTH 64°35'43" EAST 51.24 FEET; THENCE SOUTH 89°48'12" EAST 29.00 FEET; THENCE NORTH 0°11'48" EAST 845.17 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 650 SOUTH STREET; THENCE SOUTH 89°43'30" EAST, ALONG SAID RIGHT OF WAY LINE, 29.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 0°11'48" WEST, ALONG THE SECTION LINE, 1382.36 FEET TO THE POINT OF BEGINNING.

MOUNTAIN VIEW ESTATES
REFERENCE: APPROVED CONSTRUCTION DRAWINGS
GRADING PLAN, MOUNTAIN VIEW ESTATES FOR RAC, INC.,
ENGINEER: BROWN CONSULTING ENGINEERING
DATED: 5/2022

N
W E
S

0 160 320 Feet

650 SOUTH (60' PUBLIC STREET)
1450 WEST (60' PUBLIC STREET)
1150 WEST (60' PUBLIC STREET)
1100 WEST (PUBLIC STREET)
1220 WEST (45' PUBLIC STREET)
MOUNTAIN VIEW DRIVE (60' PUBLIC STREET)
1360 WEST (45' PUBLIC STREET)
800 SOUTH (45' PUBLIC STREET)
1385 WEST (45' PUBLIC STREET)
850 SOUTH (41' PUBLIC STREET)
900 SOUTH (PUBLIC STREET)

FOUND SPIKE
FOUND SPIKE
S0°11'46"W 467.70'
467.85'
S64°35'43"W 51.24'
N89°48'12"W 185.53'
185.53'
51.24'
28.00'
S0°05'54"W 200.69'
N90°00'00"W 791.40'
S0°00'00"E 313.39'
N90°00'00"E 365.58'
S0°11'49"E 537.28'
S89°53'38"E 1049.71'
S0°11'49"W 537.23'
259.56'
99.90'
157.82'
157.62'
POB
E 1/4 COR SEC 4
10% SLOPE
5.8% MAX. SLOPE
R=939.00'
L=470.71'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11
LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

H-3-2-4-129-A
H-3-2-4-131
H-3-2-4-128
H-3-2-4-1260
H-3-2-4-1260
H-3-2-4-125
H-3-2-4-44021
H-3-2-3-438
H-3-2-3-439
H-3-2-3-440
H-3-2-3-441
H-3-2-3-345
H-3-2-3-437
H-3-2-3-4115
H-3-2-3-4171

Parcel Table

Parcel #	AREA acre	AREA sqft
1	0.62	27128.10 sqft
2	0.60	25979.49 sqft
3	0.62	26953.52 sqft
4	0.44	19093.80 sqft
5	0.43	18919.28 sqft
6	0.28	12138.59 sqft
7	0.28	12272.72 sqft
8	0.28	12272.72 sqft
9	0.28	12272.72 sqft
10	0.26	11389.87 sqft
11	0.28	12225.70 sqft
12	0.28	12213.45 sqft
13	0.26	11388.74 sqft
14	0.28	12280.11 sqft
15	0.28	12295.11 sqft
16	0.28	12310.11 sqft
17	0.28	12173.60 sqft
18	0.44	19071.74 sqft
20	0.62	26890.00 sqft

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	22.97	25.00	52.65	N63° 40' 28"E	22.17
C2	46.55	50.00	53.34	N64° 01' 06"E	44.88
C3	77.94	50.00	89.31	S44° 39' 21"E	70.28
C4	77.74	50.00	89.08	S44° 32' 32"W	70.14
C5	46.75	50.00	53.57	N64° 07' 56"W	45.06
C6	22.97	25.00	52.65	N63° 40' 28"W	22.17
C7	39.27	25.00	90.00	S45° 00' 00"W	35.36
C8	39.27	25.00	90.00	N45° 00' 00"W	35.36
C9	22.97	25.00	52.65	S63° 40' 28"W	22.17
C10	75.52	50.00	86.54	S80° 37' 07"W	68.54
C11	48.98	50.00	56.12	N28° 02' 58"W	47.04
C12	48.70	50.00	55.80	N27° 54' 48"E	46.79
C13	75.78	50.00	86.84	S80° 46' 03"E	68.73
C14	22.97	25.00	52.65	S63° 40' 28"E	22.17
C15	39.27	25.00	90.00	N45° 00' 00"E	35.36
C16	39.27	25.00	90.00	S45° 00' 00"E	35.36

Parcel Line Table

Line #	Length
L1	30.00
L2	30.00
L3	30.00
L4	30.00
L5	30.00
L6	30.00
L12	20.50
L13	20.50
L14	20.50
L15	20.50
L16	30.00
L17	30.00
L18	20.50
L19	20.50
L20	30.00
L21	30.00
L27	20.50
L28	20.50

DEVELOPEMENT SITE INFORMATION

TOTAL AREA: 9.73 ACRES
ZONE: R1-10
NUMBER OF LOTS: 20
DENSITY: 2.06 LOT/ACRE

REQUIRED SET BACKS
FRONT 25 FT
SIDE 10 FT
REAR 20 FT
STREET SIDE 20 FT

HURRICANE TYPICAL STREET CROSS SECTIONS USED:
41' RESIDENTIAL MINIMUM STREET
60' MINOR COLLECTOR STREET

LEDGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	CENTERLINE MONUMENT (TO BE INSTALLED)
	FOUND MONUMENT
	SECTION CORNER

NOTE: CONTOURS 2 & 10

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
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P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2021
No. 9015084
COLTON CRATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY KS

REV.	DATE	DESCRIPTION	BY

INTERSTATE ROCK PRODUCTS
PRELIMINARY PLAT
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

DATE 11/08/2023
PROJ. # 3000-1468
PAGE # C-4.0

FILE: X:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\Preliminary Plat.dwg TIME: 22 November 2023

PHASE MAP
KOLOB VIEWS SUBDIVISION

LOCATED IN NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
HURRICANE, UTAH

MOUNTAIN VIEW ESTATES
REFERENCE: APPROVED CONSTRUCTION DRAWINGS
GRADING PLAN, MOUNTAIN VIEW ESTATES FOR RAC, INC.,
ENGINEER: BROWN CONSULTING ENGINEERING
DATED: 5/2022

FOUND SPIKE

FOUND SPIKE

N
W E
S

0 160 320
Feet

H-3-2-4-129-A
H-3-2-4-131
H-3-2-4-128
H-3-2-3-4318
H-3-2-4-1260
H-3-2-3-43171
H-3-2-4-1260
H-3-2-3-4315
H-3-2-4-125
H-3-2-3-439
H-3-2-3-438
H-3-2-3-437
H-3-2-3-441
H-3-2-3-440
H-3-2-3-345
H-3-2-4-44021
H-3-2-4-211

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

PHASE 1
PHASE 2

POB
E 1/4 COR SEC 4

DEVELOPEMENT SITE INFORMATION

TOTAL AREA:	9.73 ACRES
ZONE:	R1-10
NUMBER OF LOTS:	20
DENSITY:	2.06 LOT/ACRE

REQUIRED SET BACKS

FRONT	25 FT
SIDE	10 FT
REAR	20 FT
STREET SIDE	20 FT

LEDGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	CENTERLINE MONUMENT (TO BE INSTALLED)
	FOUND MONUMENT
	SECTION CORNER
	PHASE LINE

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INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2021
No. 9015084
COLTON RATTON
STATE OF UTAH
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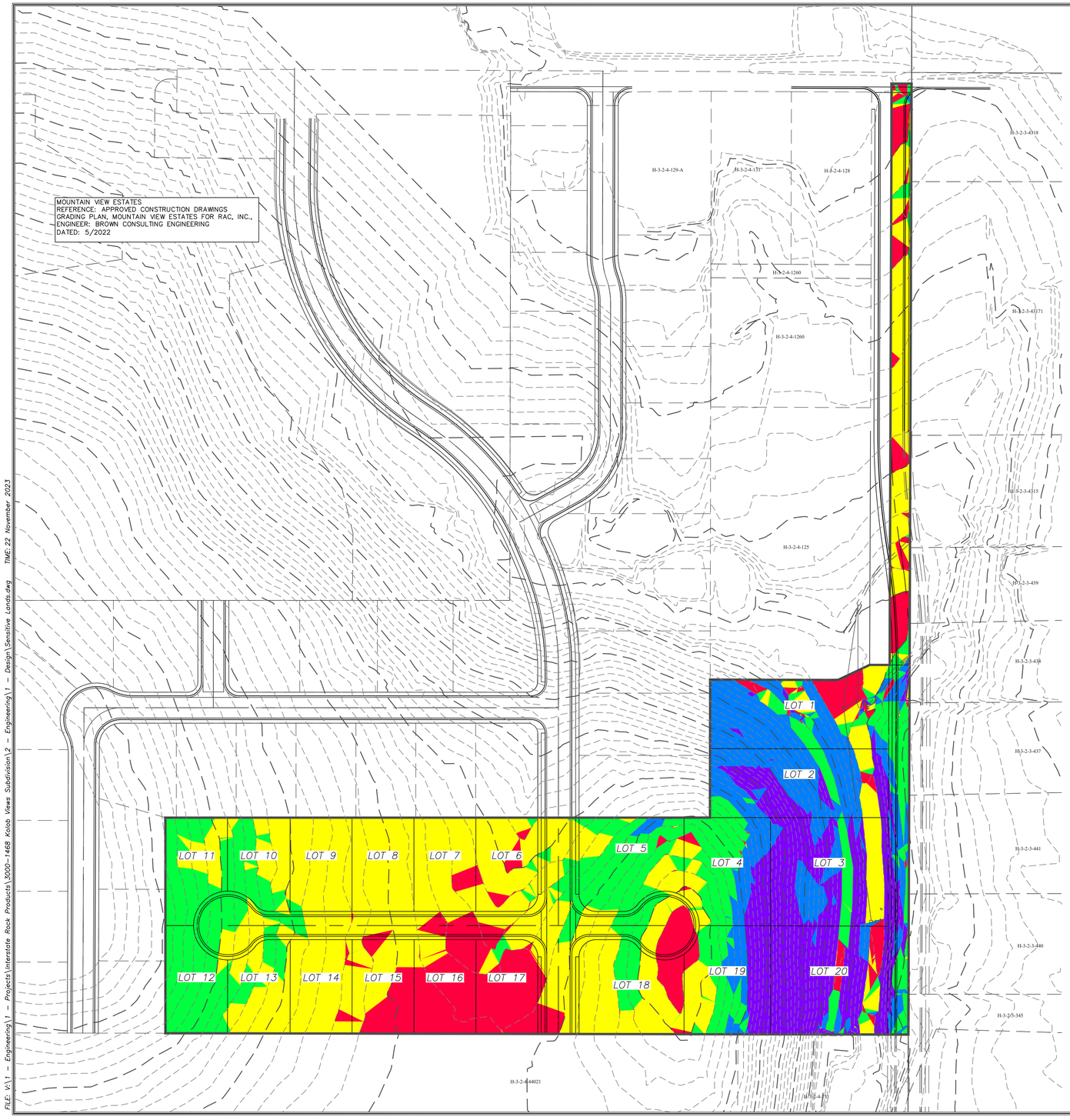
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INTERSTATE ROCK PRODUCTS
PHASE MAP
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

REV.	DATE	DESCRIPTION	BY

DATE 11/7/2023
PROJ. # 3000-1468
PAGE # C-4.1

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\Preliminary Plat.dwg TIME: 22 November 2023



NOTES

1. GRADING PLAN FOR MOUNTAIN VIEW ESTATES IS SHOWN FOR REFERENCE ONLY. REFERENCE OVERLAY FROM APPROVED CONSTRUCTION DRAWINGS, GRADING PLAN DATED 05-2022 AS DESIGNED BY BROWN CONSULTING ENGINEERS.
2. COLOR GRADATIONS REPRESENT AREAS THAT MEET HURRICANE CITY'S DEFINITION FOR SENSITIVE LANDS. CHANGE IN ELEVATION WHICH IS EQUAL TO OR GREATER THAN 10 % FOR A DISTANCE OF 100 FEET OR MORE ARE SHOWN. REFERENCE HURRICANE CITY ORDINANCE SEC. 10-24-2.
3. VERTICAL PROFILE FOR MOUNTAIN VIEW DR, AS PRESENTED AND APPROVED WITH MOUNTAIN VIEW ESTATES SUBDIVISION, TERMINATES AT THE NORTH PROPERTY LINE OF ZION VIEWS SUBDIVISION APPROXIMATELY 6 VERTICAL FEET BELOW EXISTING GRADE AND AN APPROACH GRADE OF 10%.
4. MAINTAINING THE ESTABLISHED GRADE FOR MOUNTAIN VIEW DRIVE RESULTS IN SIGNIFICANT IMPACTS ON TERRAIN LOCATED WITHIN THE SENSITIVE LANDS ZONE BETWEEN 1100 WEST AND MOUNTAIN VIEW DRIVE.
5. RIGHT-OF-WAY FOR 1150 WEST IS ESTABLISHED AT 58-FEET. WIDTH TRANSITIONS THROUGH THE HORIZONTAL CURVE TO A WIDTH OF 45-FEET.

PROPERTY CHARACTERISTICS

1. RATIO OF SLOPES GREATER THAN TEN PERCENT:

TOTAL PROPERTY AREA INCLUDING OWNED PROPERTY WITHIN THE 1100 WEST CORRIDOR	9.73 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 10%	4.57 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 20%	2.38 ACRES
TOTAL AREA WITH EXISTING SLOPES GREATER THAN 30%	1.25 ACRES

N
W E
S

0 160 320
Feet

Slopes and Area Table for Project Site

Number	Minimum Slope	Maximum Slope	Color	Area (acre)
1	0.00%	5.00%		1.28
2	5.00%	10.00%		3.88
3	10.00%	20.00%		2.19
4	20.00%	30.00%		1.13
5	30.00%	260.91%		1.25

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P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2021
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COLTON D. BRATTON
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NOT FOR CONSTRUCTION

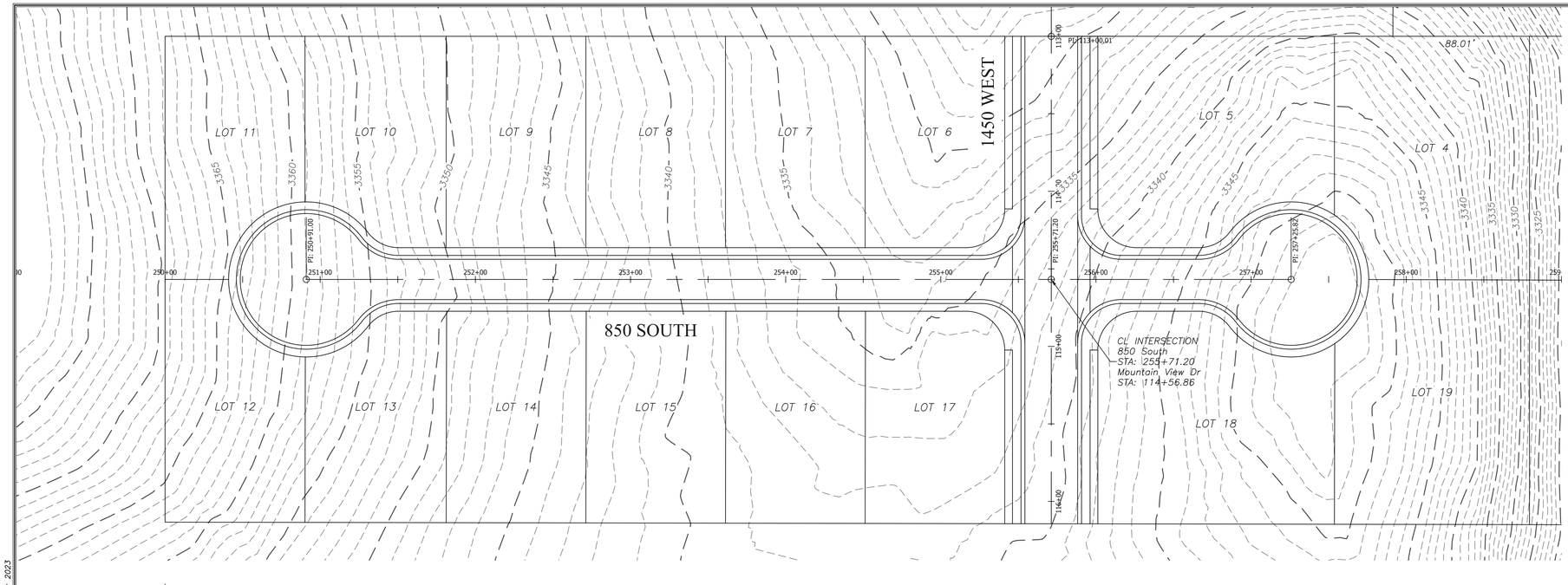
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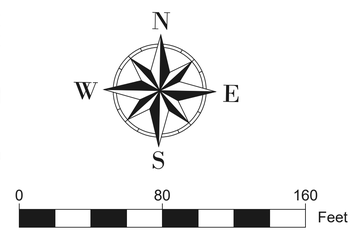
REV.	DATE	DESCRIPTION	BY

INTERSTATE ROCK PRODUCTS
SENSITIVE LANDS
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

DATE 11/08/2023
PROJ. # 3000-1468
PAGE # C-7.1

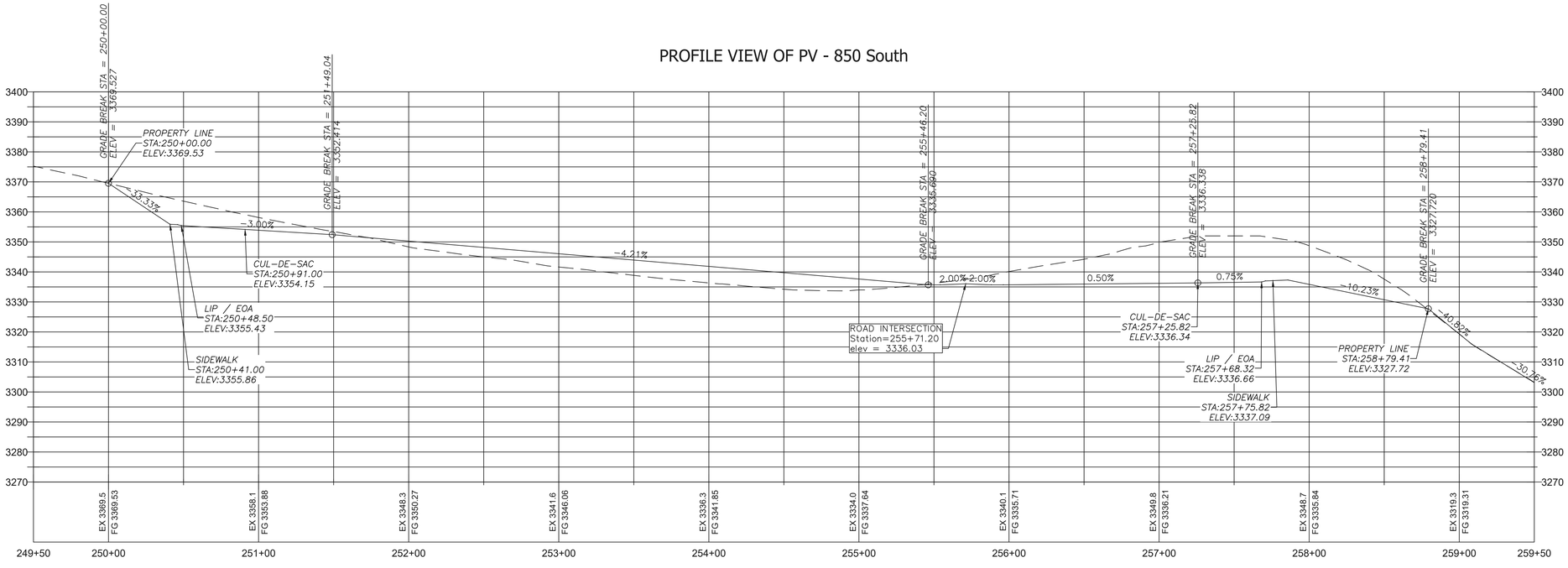
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LEGEND		
DEFINITION	PROPOSED	EXISTING
PROFILE		
SURFACE LINE	———	— — —
CONTOUR MAJOR	———	— — —
CONTOUR MINOR	———	- - - -

NOTE: CONTOURS 2 & 10



HORIZONTAL SCALE: 40
VERTICAL SCALE: 20
VERTICAL EXAGERATION: 2.0

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42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

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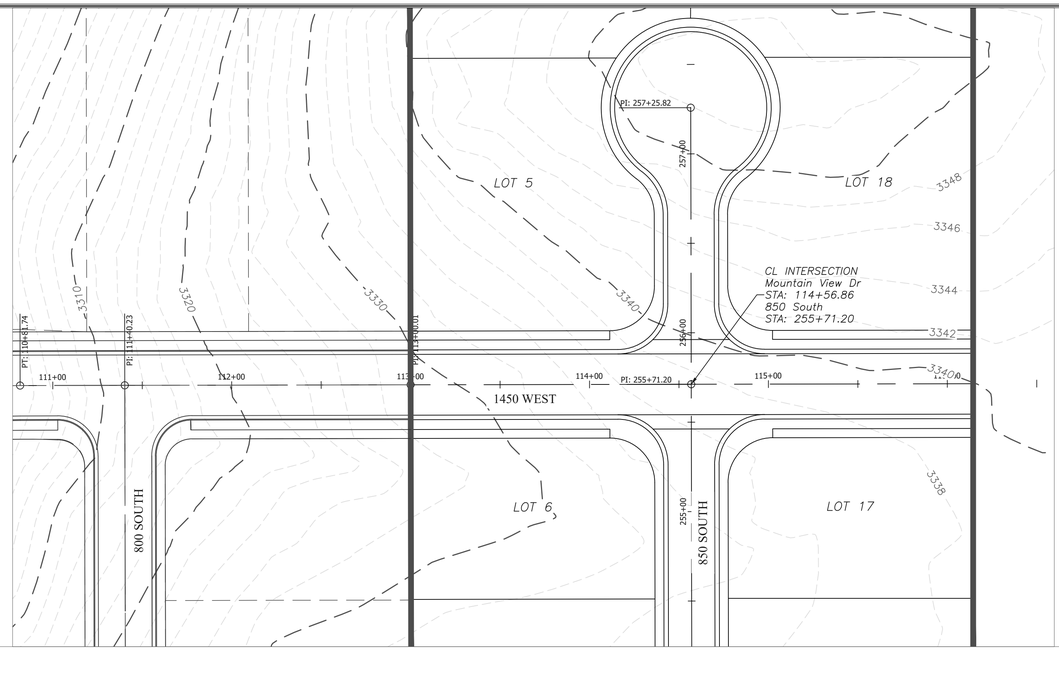
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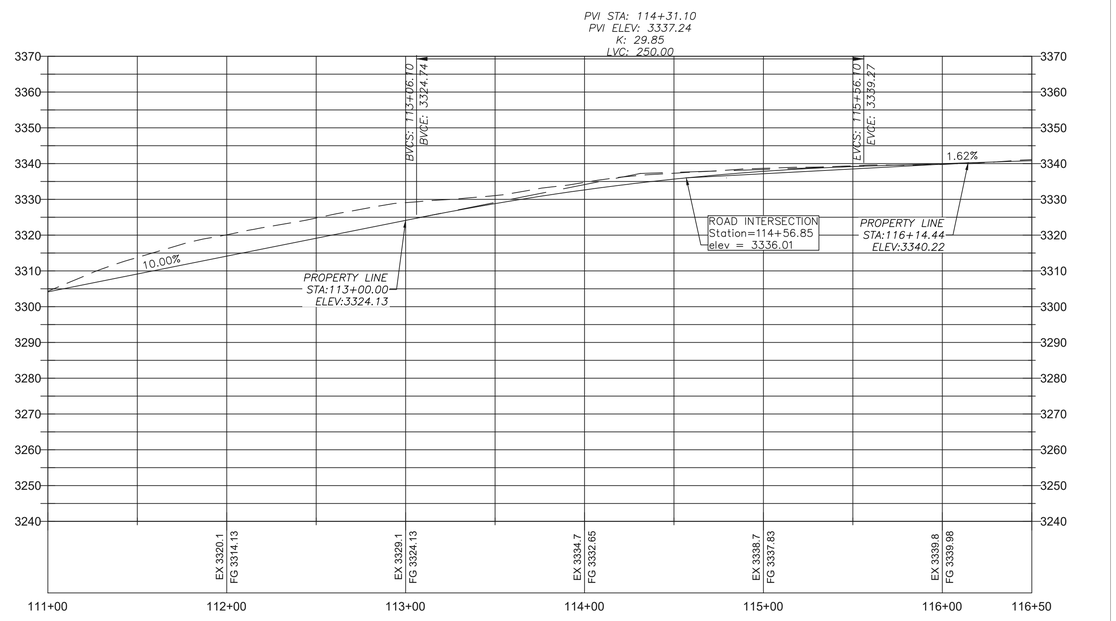
INTERSTATE ROCK PRODUCTS
PLAN & PROFILE 850 SOUTH
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

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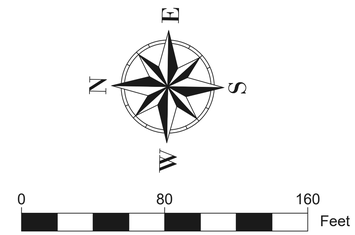
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PROJ. # 3000-1468
PAGE # PP-1

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\PP 850 South.dwg TIME: 22 November 2023





PV - Mountain View Dr
HORIZONTAL SCALE: 40
VERTICAL SCALE: 20
VERTICAL EXAGERATION: 2.0



LEGEND		
DEFINITION	PROPOSED	EXISTING
PROFILE		
SURFACE LINE	———	— — —
CONTOUR MAJOR	———	— — —
CONTOUR MINOR	———	- - - -

NOTE: CONTOURS 2 & 10

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2021
No. 9015084
COLTON R. PATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY IRP
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INTERSTATE ROCK PRODUCTS
PLAN & PROFILE 1450 WEST
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

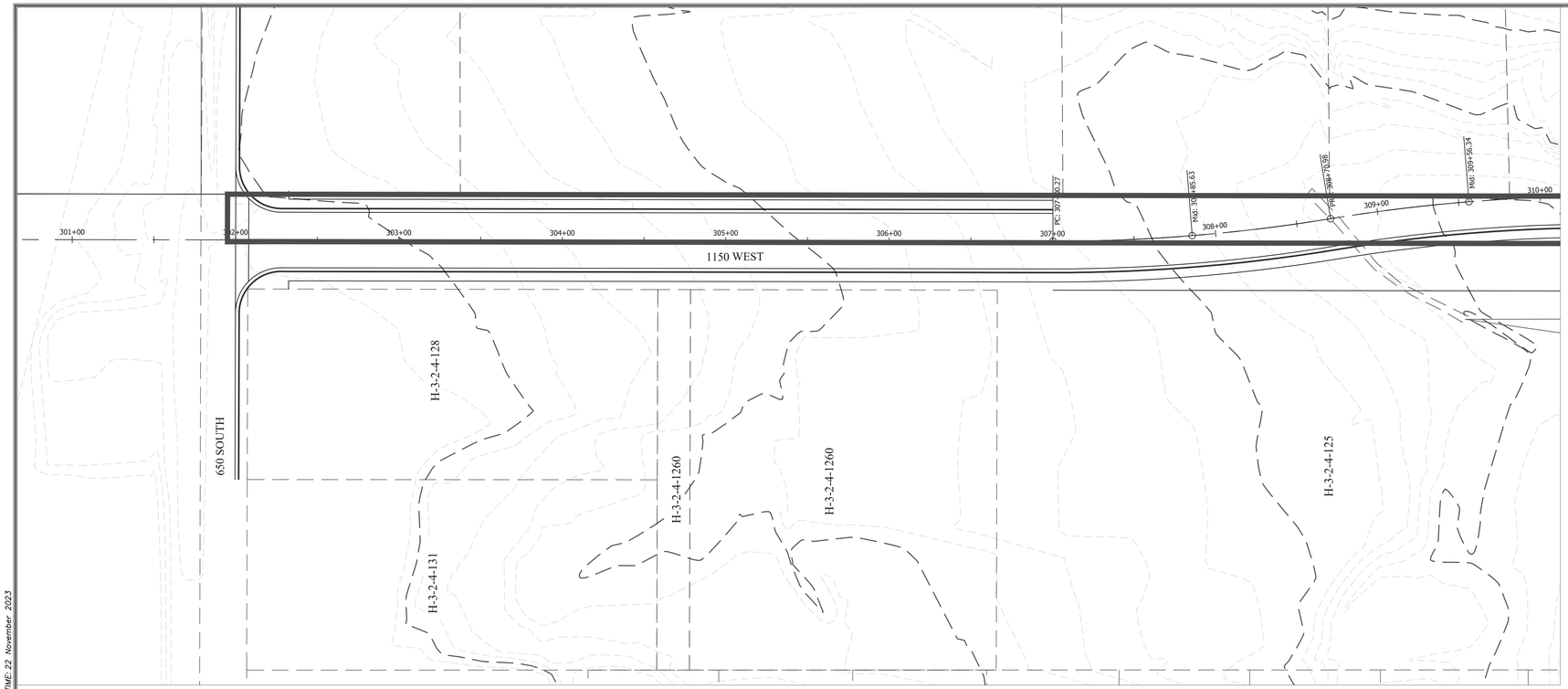
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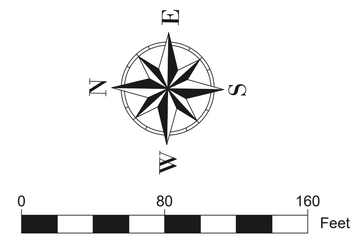
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PROJ. # 3000-1468

PAGE # PP-2

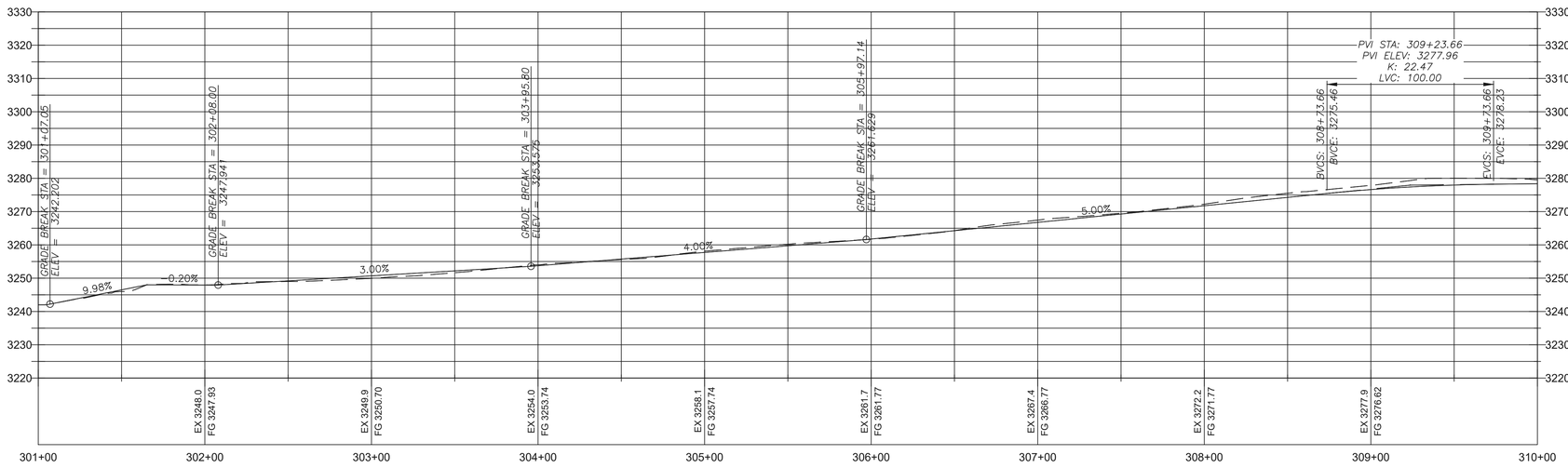
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LEGEND		
DEFINITION	PROPOSED	EXISTING
PROFILE		
SURFACE LINE		
CONTOUR MAJOR		
CONTOUR MINOR		

NOTE: CONTOURS 2 & 10



PV - 1150 South - Sta 301+00 to 310+00
HORIZONTAL SCALE: 40
VERTICAL SCALE: 20
VERTICAL EXAGERATION: 2.0

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2019
No. 9015084
COLTON D. RATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

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INTERSTATE ROCK PRODUCTS
PLAN & PROFILE 1150 WEST
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

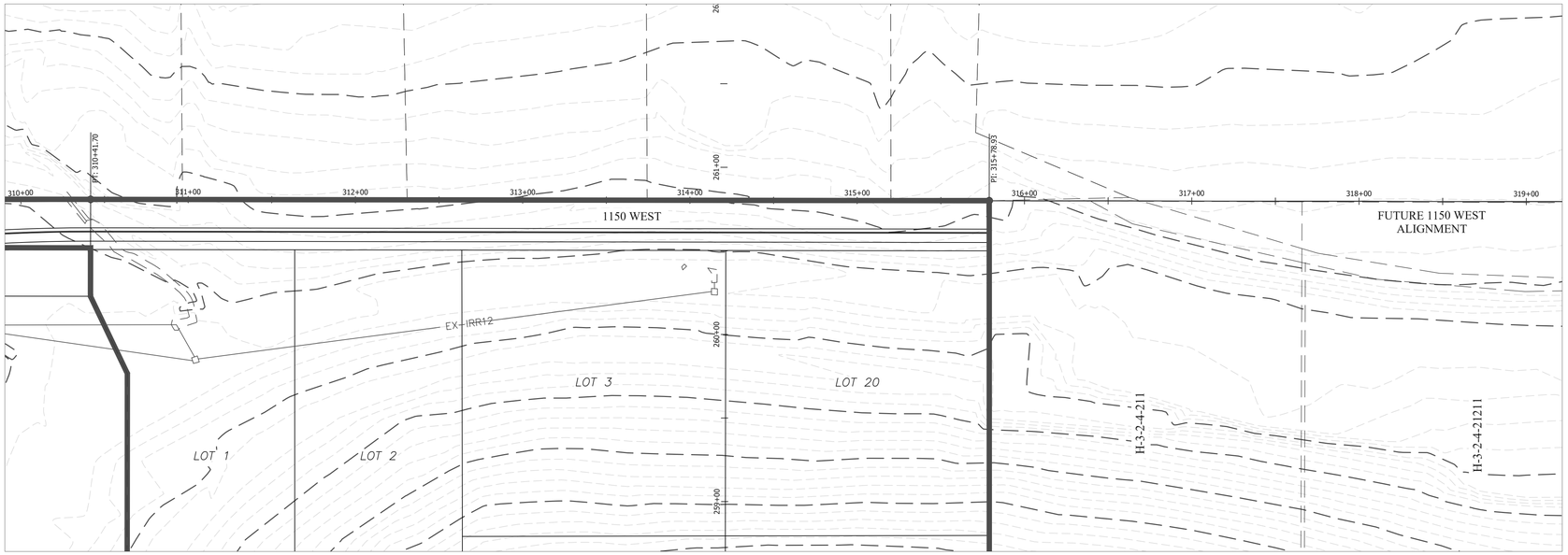
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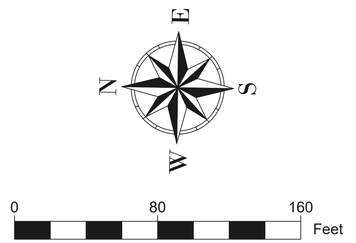
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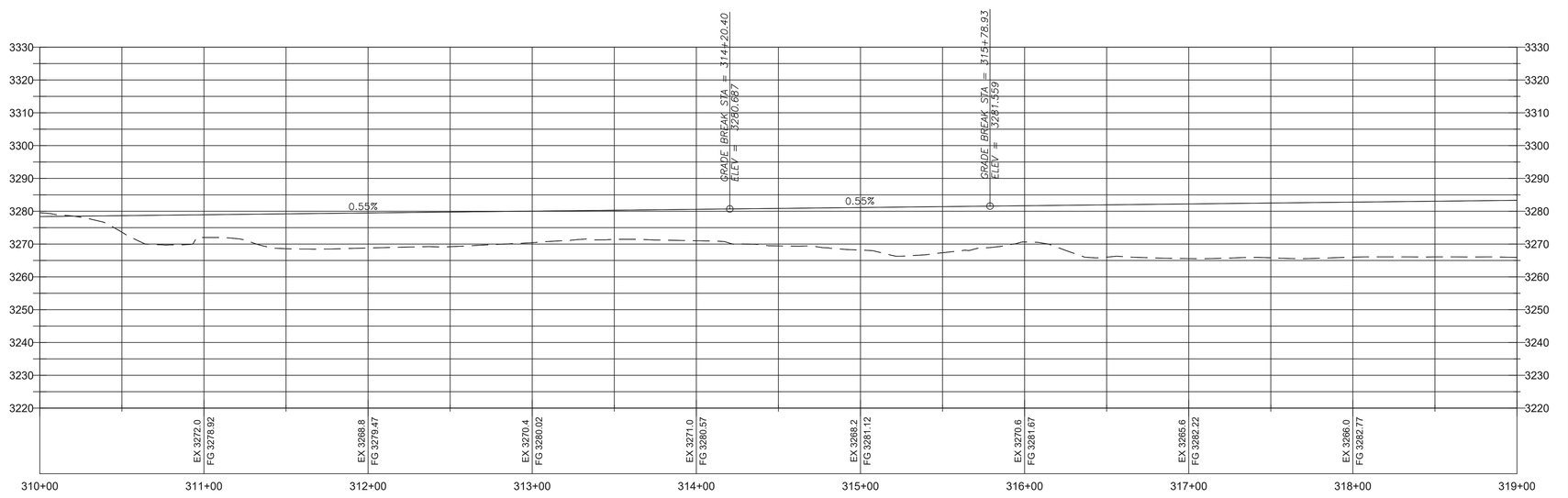
PAGE # PP-3

FILE: V:\1 – Engineering\1 – Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 – Engineering\1 – Design\PP 1150 West.dwg TIME: 22 November 2023





LEGEND		
DEFINITION	PROPOSED	EXISTING
PROFILE		
SURFACE LINE		
CONTOUR MAJOR		
CONTOUR MINOR		



PV - 1150 South - Sta 310+00 to 316+00
HORIZONTAL SCALE: 40
VERTICAL SCALE: 20
VERTICAL EXAGERATION: 2.0

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PLAN & PROFILE 1150 WEST
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

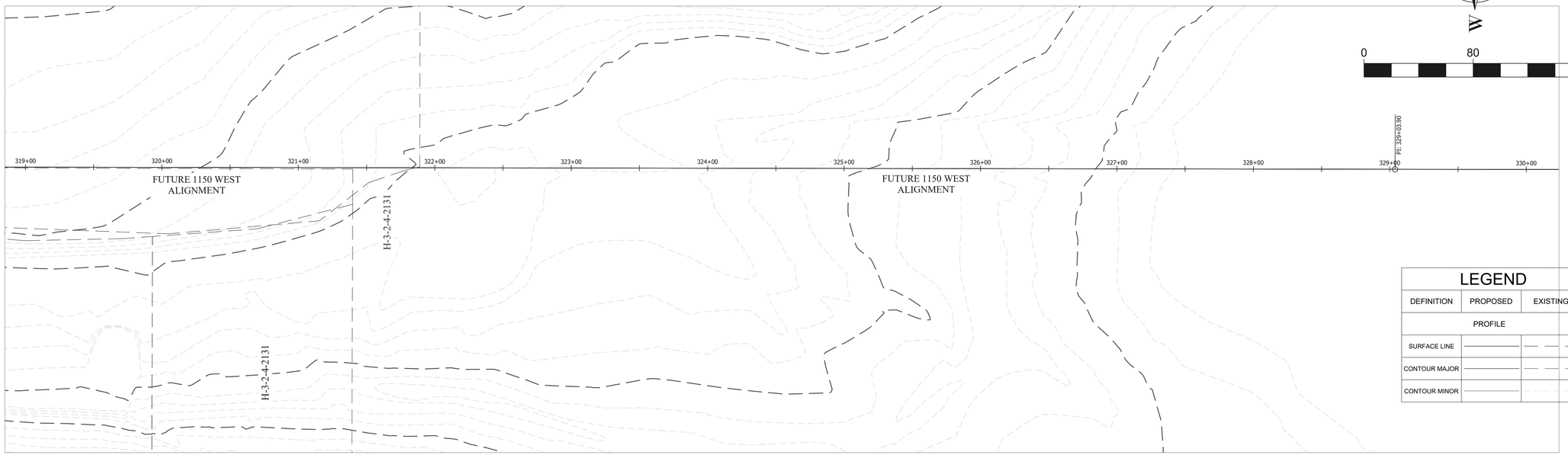
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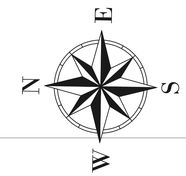
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PROJ. # 3000-1468

PAGE # PP-3.1

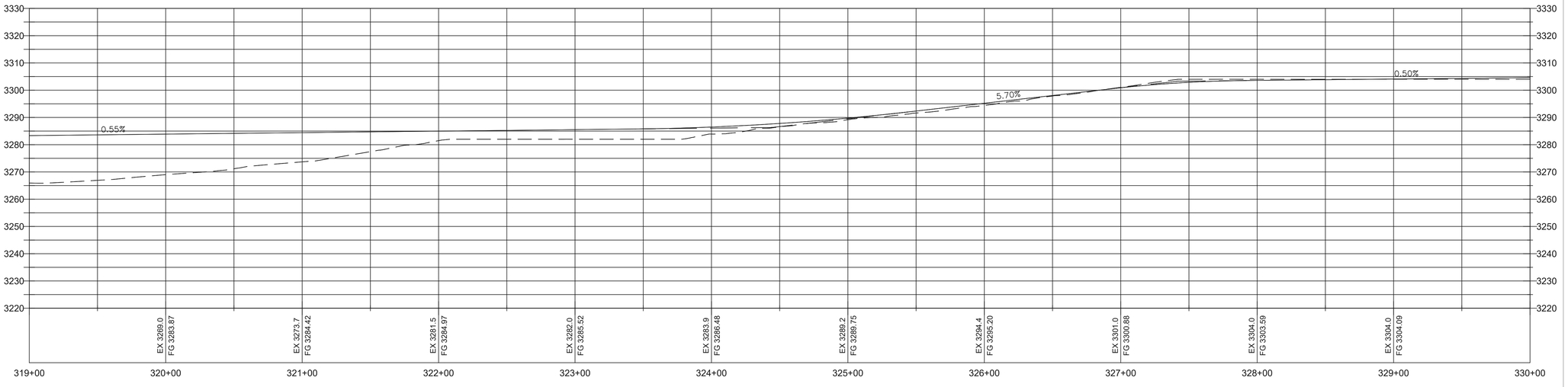
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0 80 160 Feet

LEGEND		
DEFINITION	PROPOSED	EXISTING
PROFILE		
SURFACE LINE	———	— — —
CONTOUR MAJOR	———	— — —
CONTOUR MINOR	———	------



PV - 1150 South - Sta 310+00 to 316+00 (1)
HORIZONTAL SCALE: 40
VERTICAL SCALE: 20
VERTICAL EXAGERATION: 2.0

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

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GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 650 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
06 AUGUST 2024
No. 9015084
COLTON D. RATTON
STATE OF UTAH
NOT FOR CONSTRUCTION

DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY KS

INTERSTATE ROCK PRODUCTS
PLAN & PROFILE 1150 WEST
KOLOB VIEWS SUBDIVISION
HURRICANE, UT

REV.	DATE	DESCRIPTION	BY

DATE 11/08/2023
PROJ. # 3000-1468
PAGE # PP-3.2

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\PP 1150 West.dwg TIME: 22 November 2023

Drainage Report

Report November 2023

KOLOB VIEWS SUBDIVISION

HURRICANE CITY, UTAH



PROFESSIONAL ENGINEER
12/01/2023
No. 9446984
COLT D. STRATTON
STATE OF UTAH

INTERSTATE ROCK

CONTENTS

CONTENTS

..... 2
INTRODUCTION & OBJECTIVE: 3
METHODOLOGY: 3
SOIL CLASSIFICATION: 3
Table 1: Soil Classification 3
EXISTING HYDROLOGIC CONDITIONS: 4
Table 4: Existing Hydrologic Conditions 4
Table 5: Existing Conditions - Peak Flow 4
Table 6: Existing Conditions - Hydrograph Volume 4
PROPOSED HYDROLOGIC CONDITIONS: 5
Table 7: Proposed Developed Conditions 5
Table 8: Proposed Conditions - Peak Flow 5
Table 9: Proposed Conditions - Required Storage Volume 5
STORM WATER RELEASE: 7
SUMMARY: 7
APPENDIX A: 8
Precipitation Data 8
APPENDIX B: 9
NRCS Soil Classification Data 9
APPENDIX C: 10
Additional Reports 10
APPENDIX D: 11
Exhibits and Drawings 11

HYDROLOGIC AND DRAINAGE ANALYSIS
KLOB VIEWS SUBDIVISION
HURRICANE CITY, UTAH

INTRODUCTION & OBJECTIVE:

Interstate Rock Products, Inc. has been asked to analyze the drainage for Kolob Views Subdivision. This analysis will look at the drainage for the existing and proposed (developed) conditions. The methodology and results can be found in the report to follow.

METHODOLOGY:

The drainage analysis that was completed follows the SCS method, using local precipitation data obtained from the NOAA Precipitation Frequency Data Server. Please refer to the Appendix A: Precipitation Data.

SOIL CLASSIFICATION:

The soil types were obtained using the NRCS Soil Survey in order to estimate the runoff coefficient for the site. Table 1 summarizes the soil groups classifications that are applicable and the percentages of the area of each soil type. Please refer to Appendix B: NRCS Soil Classification Data.

Table 1: Soil Classification

Soil Unit Name	Soil Group Classification	Percent of Area (%)
Harrisburg fine sandy Loam	HbC	43.5
Isom cobbly sandy loam	IAF	7.8
Nikey sandy loam	NkC	6.6
Stony colluvial land	SY	42.1

EXISTING HYDROLOGIC CONDITIONS:

The site is currently undeveloped with native conditions. The area is considered as one basin.

Basin	Open Space - Pervious Area (ac)*	Impervious Surface Area (ac)**	Total Basin Area (ac)	Weighted CN*
1	9.73	0	9.73	77
Total	9.73	0	9.73	77

Table 4: Existing Hydrologic Conditions

*The previous areas include landscaped and the unimproved open spaces on the site and detention ponds.
**The impervious areas include existing paved roads, parking lots, etc.

Using the criteria located above, a drainage analysis was conducted for a 10 year - 24 hour, 100 year - 24 hour storm events. The results and the calculated peak flows and required storage volumes are summarized in Tables 5 and 6.

Basin	Area (ac)	CN Number	Peak Discharge - 10 year 24 hour (cfs)	Peak Discharge - 100 year 24 hour (cfs)	
1	9.73	77	5.029	13.51	

Table 5: Existing Conditions - Peak Flow

Basin	Area (ac)	CN Number	Volume – 10 Year (cuft)	Volume – 100 Year (cuft)	
1	9.73	77	13,851	33,368	

Table 6: Existing Conditions - Hydrograph Volume

PROPOSED HYDROLOGIC CONDITIONS:

The proposed drainage area will also account for the runoff from the property considered as one basin. All regional, offsite flows are controlled by properties adjacent to the site and are not detained in this project's water detention facility.

Table 7:

Basin	Pervious Surface Area (ac)*	Impervious Surface Area (ac)**	Total Basin Area (ac)	Weighted CN*
1	5.08	1.26	6.34	75
2	2.46	0.37	2.83	70
Total	**7.54**	**1.63**	**9.17**	

Proposed Developed Conditions

Basin	Area (ac)	CN Number	Peak Discharge - 10 year 24 hour (cfs)	Peak Discharge - 100 year 24 hour (cfs)	
1	6.34	75	1.306	4.198	
2	2.83	70	0.213	1.022	

Table 8: Proposed Conditions - Peak Flow

Basin	Required Storage Volume - 10 year - 24 hour (cf)	Required Storage Volume - 100 year - 24 hour (cf)	
1	7,501	19,140	
2	2,024	6,172	

Table 9: Proposed Conditions - Required Storage Volume

Refer to Appendix C for all calculations and results.
Based on the City of Hurricane Requirements, the storm drain system should be of sufficient capacity to prevent significant damage to property during the 100-year storm events.

STORM WATER RELEASE:

All storm water will be released from the project detention basin through circular orifice plate(s) that will be installed at the control structure(s), in accordance with the limits identified in this report. The orifice diameter(s) will be calculated and provided in the construction plans.

SUMMARY:

Basin 1

- Peak Flow (100 Year - 24 Hour) = 4.198 cfs
- Allowable Release = 1.268 cfs
- Total storage volume required (100 Year - 24 Hour) = 19,140 cf
- Curb & Gutter Flow Capacity= 0.084cfs
- Inlet Capacity= 1.31 cfs. Project needs 1 inlet.

Basin 2

- Peak Flow (100 Year - 24 Hour) = 1.022 cfs
- Allowable Release = 0.566 cfs
- Total storage volume required (x Year - x Hour) = 6,172 cf
- Curb & Gutter Flow Capacity= 0.21 cfs
- Inlet Capacity= 0.21 cfs. Project needs 1 inlet.

APPENDIX A:

Precipitation Data

NOAA Atlas 14, Volume 1, Version 5
Location name: Hurricane, Utah, USA*
Latitude: 37.1641°, Longitude: -113.3112°
Elevation: 3326 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.62 (1.38-1.92)	2.09 (1.79-2.47)	2.86 (2.44-3.38)	3.53 (2.98-4.20)	4.58 (3.80-5.44)	5.50 (4.49-6.52)	6.55 (5.23-7.81)	7.76 (6.02-9.31)	9.62 (7.19-11.7)	11.3 (8.15-13.9)
10-min	1.23 (1.06-1.46)	1.58 (1.36-1.88)	2.17 (1.85-2.57)	2.69 (2.27-3.19)	3.49 (2.89-4.13)	4.18 (3.41-4.96)	4.99 (3.98-5.95)	5.90 (4.58-7.09)	7.33 (5.47-8.93)	8.57 (6.20-10.6)
15-min	1.02 (0.872-1.20)	1.31 (1.12-1.56)	1.79 (1.53-2.12)	2.22 (1.87-2.64)	2.88 (2.39-3.42)	3.46 (2.82-4.10)	4.12 (3.29-4.91)	4.88 (3.79-5.86)	6.06 (4.52-7.38)	7.08 (5.12-8.73)
30-min	0.686 (0.586-0.810)	0.882 (0.756-1.05)	1.21 (1.03-1.43)	1.50 (1.26-1.78)	1.94 (1.61-2.30)	2.33 (1.90-2.76)	2.77 (2.22-3.31)	3.29 (2.55-3.94)	4.08 (3.04-4.97)	4.77 (3.45-5.88)
60-min	0.424 (0.363-0.502)	0.546 (0.468-0.648)	0.747 (0.636-0.886)	0.926 (0.781-1.10)	1.20 (0.995-1.42)	1.44 (1.18-1.71)	1.72 (1.37-2.05)	2.03 (1.58-2.44)	2.52 (1.88-3.08)	2.95 (2.14-3.64)
2-hr	0.256 (0.224-0.297)	0.324 (0.283-0.376)	0.429 (0.374-0.498)	0.522 (0.450-0.605)	0.664 (0.564-0.768)	0.786 (0.657-0.911)	0.928 (0.758-1.08)	1.09 (0.866-1.28)	1.33 (1.02-1.59)	1.55 (1.15-1.87)
3-hr	0.191 (0.169-0.219)	0.241 (0.213-0.275)	0.312 (0.276-0.357)	0.374 (0.328-0.426)	0.465 (0.402-0.530)	0.543 (0.462-0.621)	0.633 (0.530-0.729)	0.735 (0.602-0.854)	0.895 (0.709-1.07)	1.04 (0.802-1.26)
6-hr	0.119 (0.106-0.135)	0.150 (0.134-0.170)	0.191 (0.170-0.216)	0.225 (0.200-0.256)	0.274 (0.240-0.312)	0.315 (0.272-0.359)	0.359 (0.307-0.411)	0.411 (0.345-0.474)	0.493 (0.403-0.578)	0.564 (0.450-0.669)
12-hr	0.073 (0.065-0.081)	0.091 (0.082-0.102)	0.115 (0.103-0.129)	0.134 (0.120-0.151)	0.161 (0.142-0.180)	0.181 (0.158-0.204)	0.202 (0.175-0.229)	0.225 (0.192-0.256)	0.258 (0.216-0.297)	0.290 (0.239-0.338)
24-hr	0.043 (0.040-0.047)	0.054 (0.050-0.058)	0.067 (0.062-0.073)	0.078 (0.072-0.084)	0.093 (0.085-0.100)	0.104 (0.095-0.112)	0.116 (0.105-0.125)	0.128 (0.116-0.139)	0.144 (0.129-0.156)	0.156 (0.139-0.171)
2-day	0.024 (0.022-0.026)	0.030 (0.028-0.033)	0.038 (0.035-0.041)	0.044 (0.040-0.047)	0.052 (0.048-0.056)	0.058 (0.054-0.063)	0.065 (0.059-0.070)	0.072 (0.065-0.077)	0.081 (0.073-0.088)	0.088 (0.078-0.095)
3-day	0.017 (0.016-0.019)	0.022 (0.020-0.023)	0.027 (0.025-0.029)	0.031 (0.029-0.034)	0.037 (0.034-0.040)	0.042 (0.038-0.045)	0.046 (0.043-0.050)	0.051 (0.047-0.055)	0.058 (0.052-0.062)	0.063 (0.056-0.068)
4-day	0.014 (0.013-0.015)	0.017 (0.016-0.019)	0.022 (0.020-0.023)	0.025 (0.023-0.027)	0.030 (0.028-0.032)	0.033 (0.031-0.036)	0.037 (0.034-0.040)	0.041 (0.037-0.044)	0.046 (0.042-0.050)	0.050 (0.045-0.054)
7-day	0.009 (0.008-0.010)	0.011 (0.011-0.012)	0.014 (0.013-0.016)	0.017 (0.015-0.018)	0.020 (0.018-0.021)	0.022 (0.020-0.024)	0.025 (0.022-0.027)	0.027 (0.024-0.029)	0.030 (0.027-0.033)	0.032 (0.029-0.036)
10-day	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.011 (0.010-0.012)	0.013 (0.012-0.014)	0.015 (0.014-0.017)	0.017 (0.016-0.019)	0.019 (0.017-0.021)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.023-0.028)
20-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)
30-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.011 (0.010-0.012)
45-day	0.003 (0.002-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.009 (0.008-0.010)
60-day	0.002 (0.002-0.002)	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

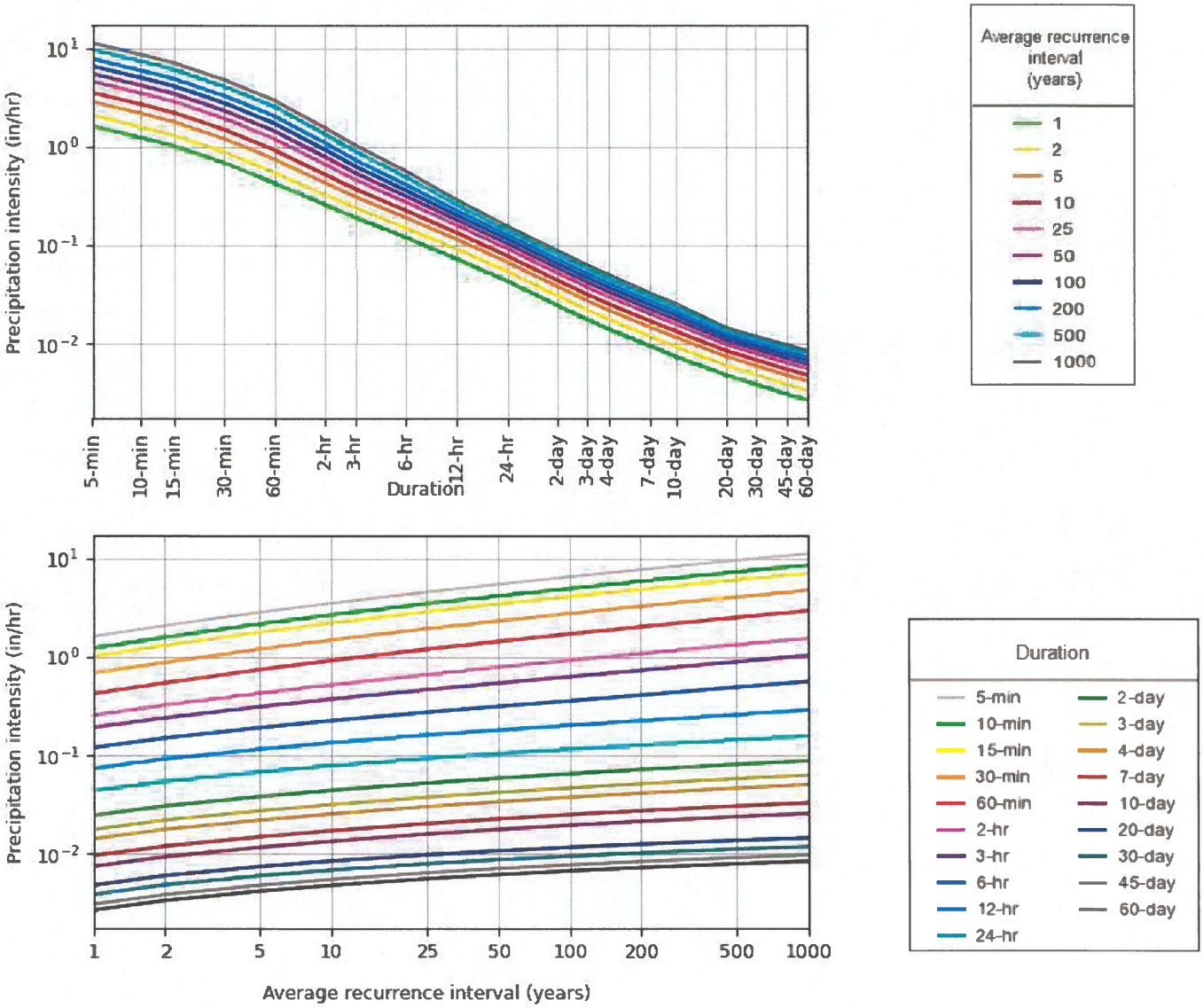
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 37.1641°, Longitude: -113.3112°



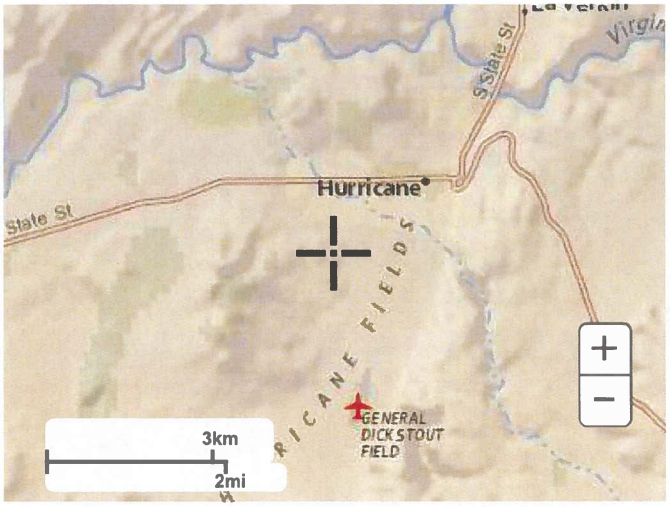
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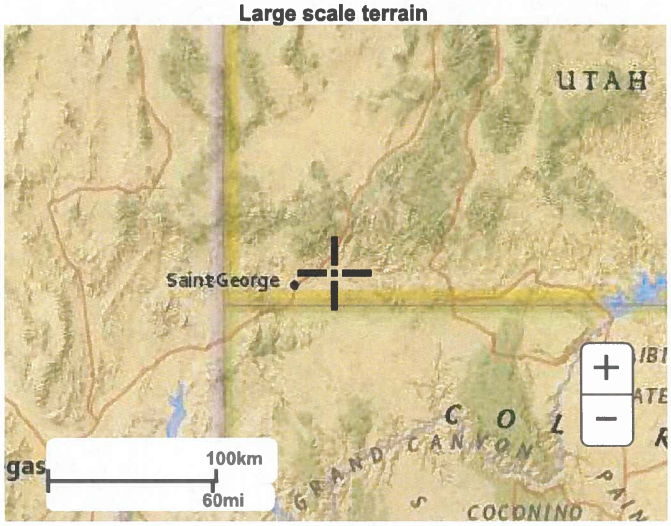
Back to Top

Maps & aerials

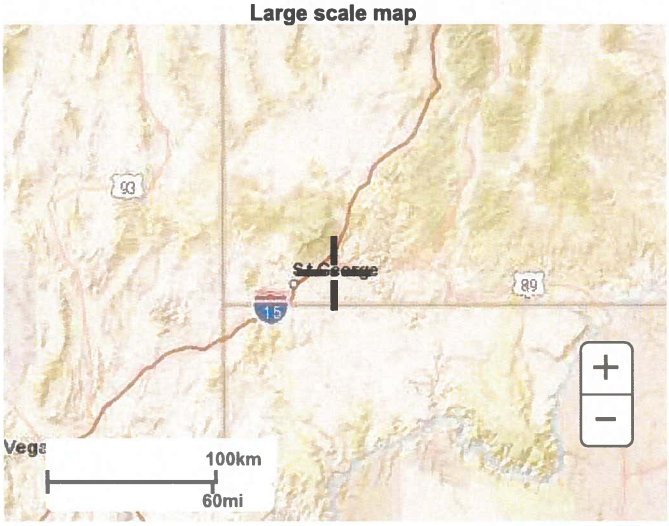
Small scale terrain



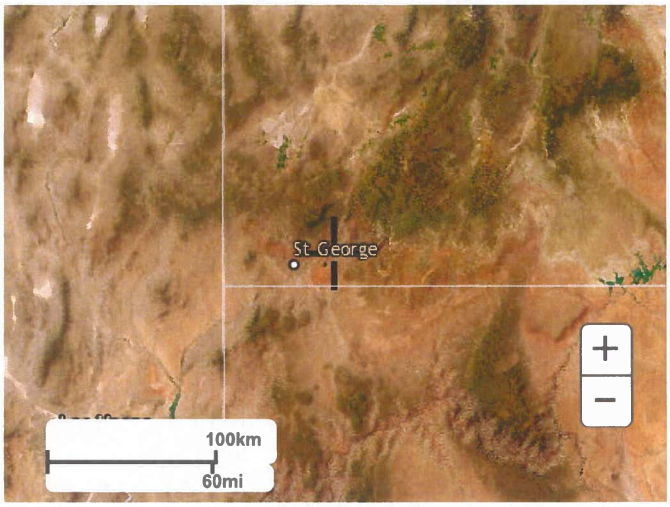
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 1, Version 5
Location name: Hurricane, Utah, USA*
Latitude: 37.1641°, Longitude: -113.3112°
Elevation: 3326 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.135 (0.115-0.160)	0.174 (0.149-0.206)	0.238 (0.203-0.282)	0.294 (0.248-0.350)	0.382 (0.317-0.453)	0.458 (0.374-0.543)	0.546 (0.436-0.651)	0.647 (0.502-0.776)	0.802 (0.599-0.978)	0.939 (0.679-1.16)
10-min	0.205 (0.176-0.243)	0.264 (0.227-0.314)	0.362 (0.308-0.429)	0.448 (0.378-0.532)	0.581 (0.482-0.689)	0.697 (0.569-0.827)	0.831 (0.664-0.991)	0.984 (0.764-1.18)	1.22 (0.911-1.49)	1.43 (1.03-1.76)
15-min	0.254 (0.218-0.301)	0.327 (0.281-0.389)	0.448 (0.382-0.531)	0.555 (0.468-0.660)	0.721 (0.597-0.854)	0.864 (0.705-1.02)	1.03 (0.822-1.23)	1.22 (0.947-1.46)	1.51 (1.13-1.84)	1.77 (1.28-2.18)
30-min	0.343 (0.293-0.405)	0.441 (0.378-0.524)	0.604 (0.514-0.716)	0.748 (0.631-0.888)	0.971 (0.804-1.15)	1.16 (0.950-1.38)	1.39 (1.11-1.65)	1.64 (1.28-1.97)	2.04 (1.52-2.48)	2.38 (1.73-2.94)
60-min	0.424 (0.363-0.502)	0.546 (0.468-0.648)	0.747 (0.636-0.886)	0.926 (0.781-1.10)	1.20 (0.995-1.42)	1.44 (1.18-1.71)	1.72 (1.37-2.05)	2.03 (1.58-2.44)	2.52 (1.88-3.08)	2.95 (2.14-3.64)
2-hr	0.513 (0.449-0.595)	0.649 (0.566-0.753)	0.859 (0.748-0.996)	1.04 (0.901-1.21)	1.33 (1.13-1.54)	1.57 (1.31-1.82)	1.86 (1.52-2.16)	2.18 (1.73-2.56)	2.67 (2.05-3.18)	3.10 (2.31-3.75)
3-hr	0.576 (0.510-0.658)	0.724 (0.640-0.828)	0.939 (0.829-1.07)	1.12 (0.986-1.28)	1.40 (1.21-1.59)	1.63 (1.39-1.87)	1.90 (1.59-2.19)	2.21 (1.81-2.57)	2.69 (2.13-3.22)	3.12 (2.41-3.78)
6-hr	0.717 (0.640-0.813)	0.899 (0.805-1.02)	1.15 (1.02-1.30)	1.35 (1.20-1.53)	1.65 (1.44-1.87)	1.89 (1.63-2.15)	2.15 (1.84-2.47)	2.46 (2.07-2.84)	2.96 (2.41-3.46)	3.38 (2.70-4.01)
12-hr	0.882 (0.793-0.987)	1.11 (0.991-1.24)	1.39 (1.24-1.56)	1.63 (1.45-1.82)	1.94 (1.72-2.18)	2.19 (1.91-2.46)	2.44 (2.11-2.77)	2.71 (2.32-3.09)	3.11 (2.61-3.59)	3.50 (2.89-4.08)
24-hr	1.04 (0.965-1.13)	1.30 (1.21-1.41)	1.62 (1.50-1.76)	1.88 (1.74-2.03)	2.23 (2.06-2.42)	2.51 (2.30-2.71)	2.79 (2.54-3.02)	3.08 (2.79-3.34)	3.46 (3.10-3.76)	3.76 (3.34-4.11)
2-day	1.18 (1.10-1.27)	1.47 (1.37-1.59)	1.83 (1.70-1.98)	2.12 (1.96-2.28)	2.51 (2.32-2.71)	2.82 (2.60-3.04)	3.14 (2.87-3.39)	3.46 (3.15-3.74)	3.89 (3.51-4.23)	4.22 (3.78-4.60)
3-day	1.27 (1.18-1.37)	1.58 (1.48-1.71)	1.97 (1.84-2.13)	2.28 (2.12-2.45)	2.71 (2.51-2.91)	3.04 (2.80-3.26)	3.37 (3.10-3.63)	3.72 (3.39-4.01)	4.18 (3.77-4.53)	4.54 (4.07-4.94)
4-day	1.36 (1.27-1.47)	1.70 (1.58-1.83)	2.11 (1.97-2.27)	2.45 (2.28-2.62)	2.90 (2.69-3.11)	3.25 (3.00-3.48)	3.61 (3.32-3.88)	3.97 (3.63-4.29)	4.47 (4.04-4.84)	4.85 (4.35-5.28)
7-day	1.61 (1.49-1.74)	2.01 (1.86-2.17)	2.50 (2.32-2.70)	2.89 (2.67-3.11)	3.41 (3.14-3.67)	3.81 (3.49-4.10)	4.21 (3.84-4.54)	4.61 (4.18-4.99)	5.14 (4.64-5.60)	5.54 (4.97-6.05)
10-day	1.79 (1.65-1.94)	2.24 (2.07-2.43)	2.80 (2.58-3.02)	3.23 (2.98-3.49)	3.81 (3.51-4.12)	4.25 (3.90-4.60)	4.70 (4.29-5.09)	5.15 (4.68-5.60)	5.73 (5.17-6.26)	6.18 (5.54-6.78)
20-day	2.30 (2.12-2.48)	2.88 (2.67-3.12)	3.56 (3.29-3.85)	4.06 (3.75-4.39)	4.70 (4.33-5.07)	5.16 (4.75-5.57)	5.61 (5.15-6.06)	6.04 (5.51-6.55)	6.58 (5.97-7.15)	6.96 (6.29-7.59)
30-day	2.78 (2.55-3.02)	3.48 (3.20-3.78)	4.32 (3.96-4.69)	4.94 (4.53-5.35)	5.72 (5.24-6.20)	6.30 (5.75-6.83)	6.86 (6.25-7.44)	7.39 (6.70-8.04)	8.06 (7.27-8.80)	8.54 (7.67-9.36)
45-day	3.32 (3.03-3.62)	4.16 (3.81-4.54)	5.19 (4.74-5.66)	5.96 (5.44-6.49)	6.94 (6.33-7.57)	7.67 (6.98-8.35)	8.37 (7.60-9.15)	9.05 (8.19-9.91)	9.91 (8.92-10.9)	10.5 (9.44-11.6)
60-day	3.84 (3.50-4.21)	4.83 (4.40-5.30)	6.02 (5.48-6.60)	6.91 (6.28-7.56)	8.04 (7.30-8.81)	8.87 (8.03-9.73)	9.68 (8.73-10.6)	10.5 (9.39-11.5)	11.4 (10.2-12.6)	12.1 (10.8-13.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

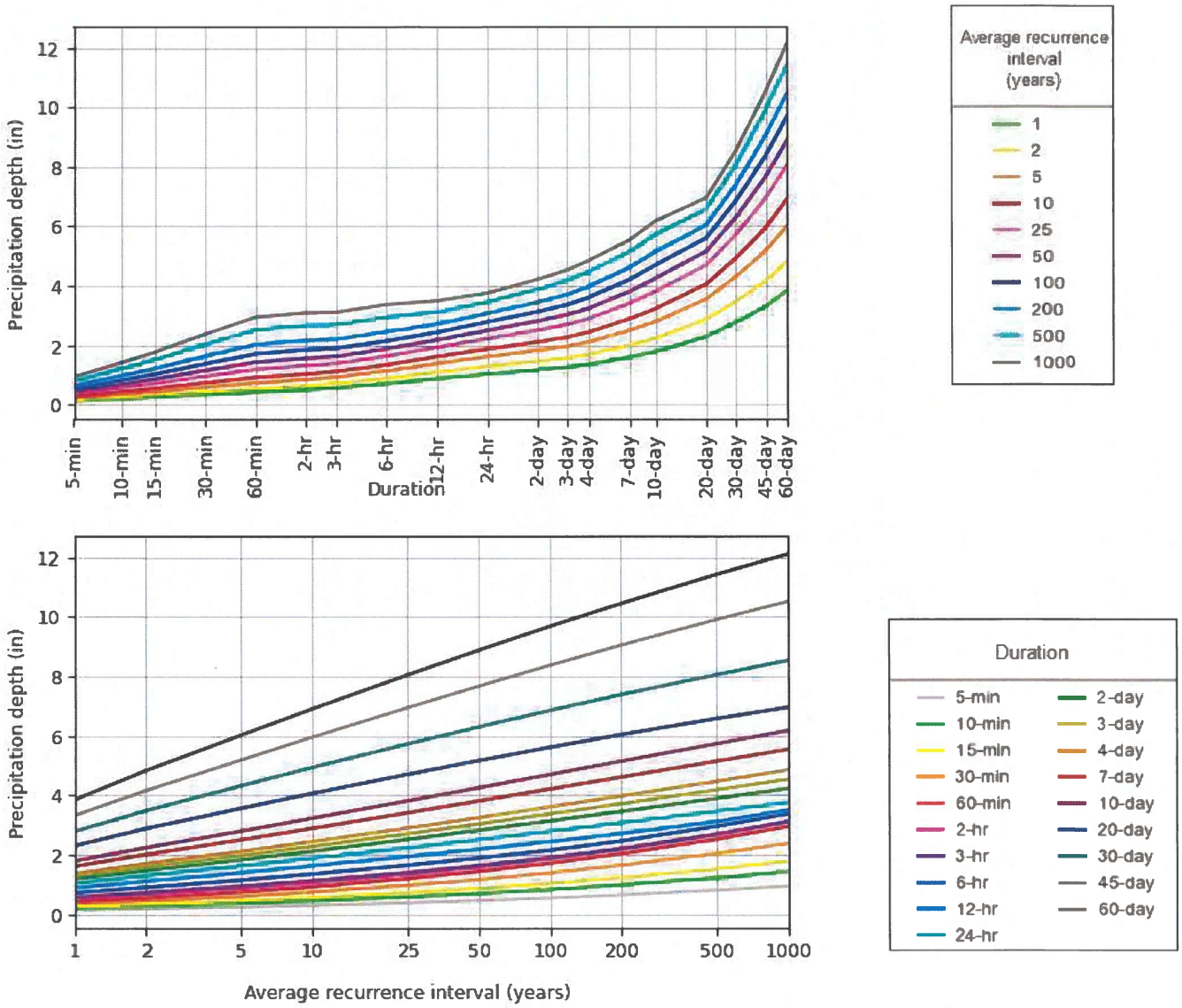
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 37.1641°, Longitude: -113.3112°



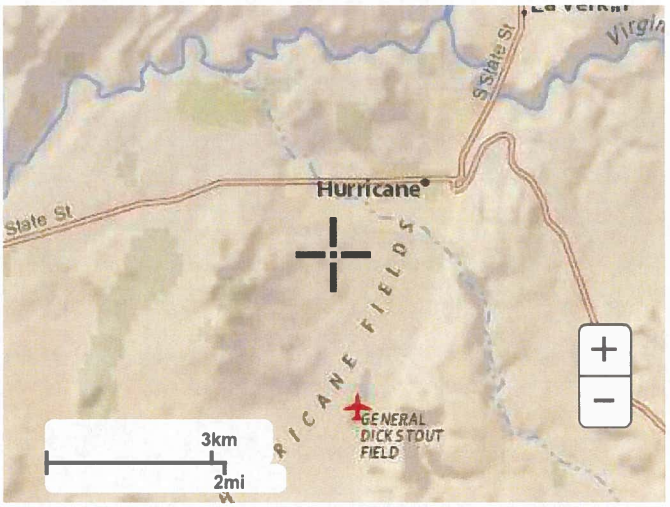
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Thu Oct 19 15:23:11 2023

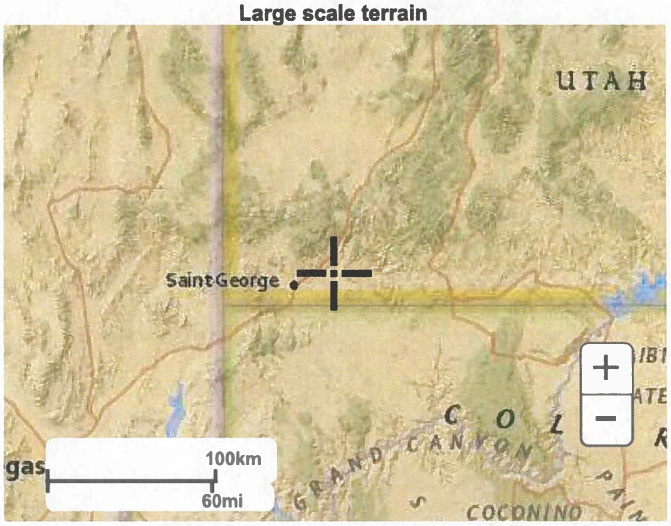
Back to Top

Maps & aerials

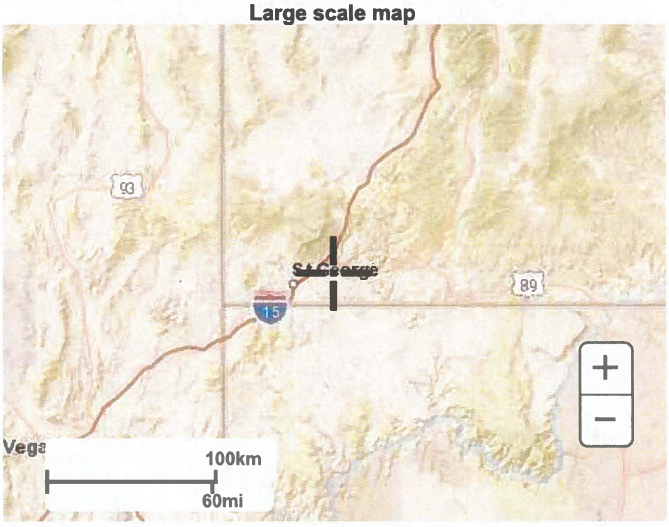
Small scale terrain



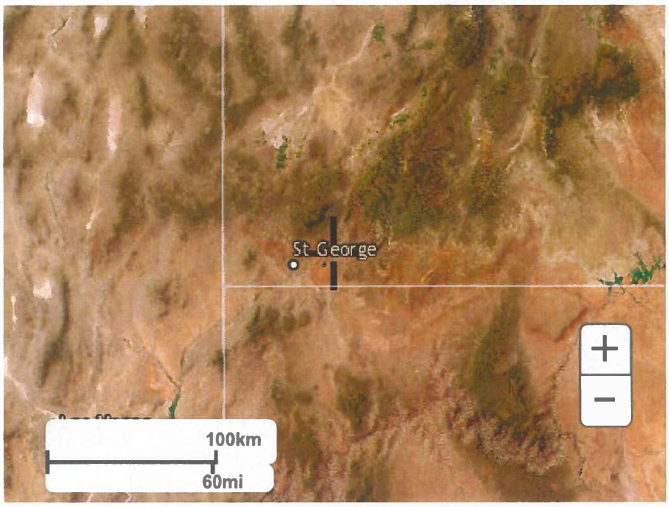
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B:

NRCS Soil Classification Data

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Washington County Area, Utah



October 19, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface 2
How Soil Surveys Are Made 5
Soil Map 8
Soil Map 9
Legend 10
Map Unit Legend 11
Map Unit Descriptions 11
Washington County Area, Utah 13
HbC—Harrisburg fine sandy loam, 1 to 5 percent slopes 13
IAF—Isom cobbly sandy loam, 3 to 30 percent slopes 14
NkC—Nikey sandy loam, 1 to 3 percent slopes 15
SY—Stony colluvial land 16
Soil Information for All Uses 17
Soil Properties and Qualities 17
Soil Qualities and Features 17
Hydrologic Soil Group (Kolob View Subdivision) 17
References 22

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,100 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 17, Sep 9, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HbC	Harrisburg fine sandy loam, 1 to 5 percent slopes	4.7	43.5%
IAF	Isom cobbly sandy loam, 3 to 30 percent slopes	0.9	7.8%
NkC	Nikey sandy loam, 1 to 3 percent slopes	0.7	6.6%
SY	Stony colluvial land	4.6	42.1%
Totals for Area of Interest		**10.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County Area, Utah

HbC—Harrisburg fine sandy loam, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: j8dz
Elevation: 2,800 to 3,500 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 65 degrees F
Frost-free period: 190 to 195 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Harrisburg and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Harrisburg

Setting

Landform: Mesas
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from tuff and/or eolian deposits derived from sandstone and siltstone over residuum weathered from sandstone

Typical profile

H1 - 0 to 2 inches: fine sandy loam
H2 - 2 to 26 inches: fine sandy loam
H3 - 26 to 35 inches: fine sandy loam
H4 - 35 to 39 inches: indurated

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: 24 to 40 inches to petrocalcic
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: R030XY110UT - Desert Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Toquerville
Percent of map unit: 5 percent

Tobler
Percent of map unit: 4 percent

Pintura
Percent of map unit: 4 percent

Rock land
Percent of map unit: 2 percent

IAF—Isom cobbly sandy loam, 3 to 30 percent slopes

Map Unit Setting
National map unit symbol: j8f0
Elevation: 2,700 to 3,900 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 67 degrees F
Frost-free period: 175 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition
Isom and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Isom

Setting
Landform: Alluvial fans
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Cobbly alluvium derived from limestone, sandstone, and shale

Typical profile
H1 - 0 to 2 inches: very cobbly sandy loam
H2 - 2 to 10 inches: very cobbly sandy loam
H3 - 10 to 22 inches: very cobbly sandy loam
H4 - 22 to 60 inches: extremely cobbly sandy loam

Properties and qualities
Slope: 3 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Shallow soils

Percent of map unit: 5 percent

Nickey

Percent of map unit: 5 percent

NkC—Nikey sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: j8g0
Elevation: 2,650 to 3,350 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 59 to 62 degrees F
Frost-free period: 180 to 195 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nikey and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nikey

Setting

Landform: Alluvial fans
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Gravelly alluvium derived from limestone, sandstone, and shale

Typical profile

H1 - 0 to 3 inches: sandy loam
H2 - 3 to 26 inches: fine sandy loam
H3 - 26 to 38 inches: very gravelly loam
H4 - 38 to 46 inches: very gravelly loam

H5 - 46 to 60 inches: very gravelly loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: R030XY110UT - Desert Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Tobler

Percent of map unit: 5 percent

Laverkin

Percent of map unit: 5 percent

Isom

Percent of map unit: 5 percent

SY—Stony colluvial land

Map Unit Composition

Stony colluvial land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (Kolob View Subdivision)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group (Kolob View Subdivision)



Map Scale: 1:3,100 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 17, Sep 9, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2022—Sep 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (Kolob View Subdivision)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HbC	Harrisburg fine sandy loam, 1 to 5 percent slopes	B	4.7	43.5%
IAF	Isom cobbly sandy loam, 3 to 30 percent slopes	A	0.9	7.8%
NkC	Nikey sandy loam, 1 to 3 percent slopes	B	0.7	6.6%
SY	Stony colluvial land		4.6	42.1%
Totals for Area of Interest			**10.9**	**100.0%**

Rating Options—Hydrologic Soil Group (Kolob View Subdivision)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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APPENDIX C:

Additional Reports

- Minimum Outflow Pipe Size
- Storm Inlet Calculations
- Gutter Cross Section Calculations
- Orifice Weir Calculations

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Bsin 1 @ 10% Grade

Gutter

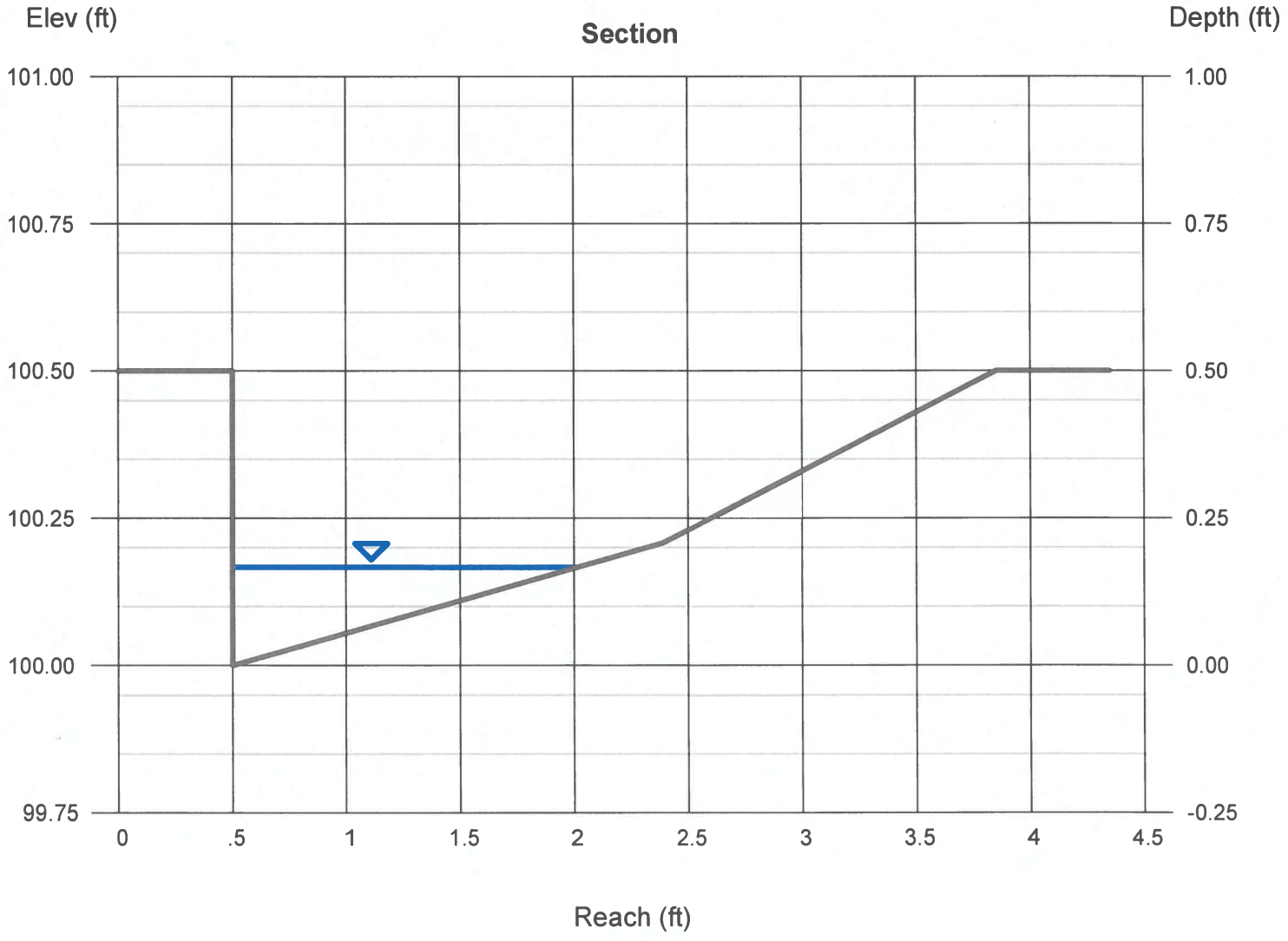
Cross Sl, Sx (ft/ft)	= 0.200
Cross Sl, Sw (ft/ft)	= 0.110
Gutter Width (ft)	= 1.89
Invert Elev (ft)	= 100.00
Slope (%)	= 10.00
N-Value	= 0.160

Calculations

Compute by:	Q vs Depth
No. Increments	= 3

Highlighted

Depth (ft)	= 0.17
Q (cfs)	= 0.084
Area (sqft)	= 0.13
Velocity (ft/s)	= 0.67
Wetted Perim (ft)	= 1.69
Crit Depth, Yc (ft)	= 0.12
Spread Width (ft)	= 1.52
EGL (ft)	= 0.17



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Bsin 1 @ 10% Grade

Gutter

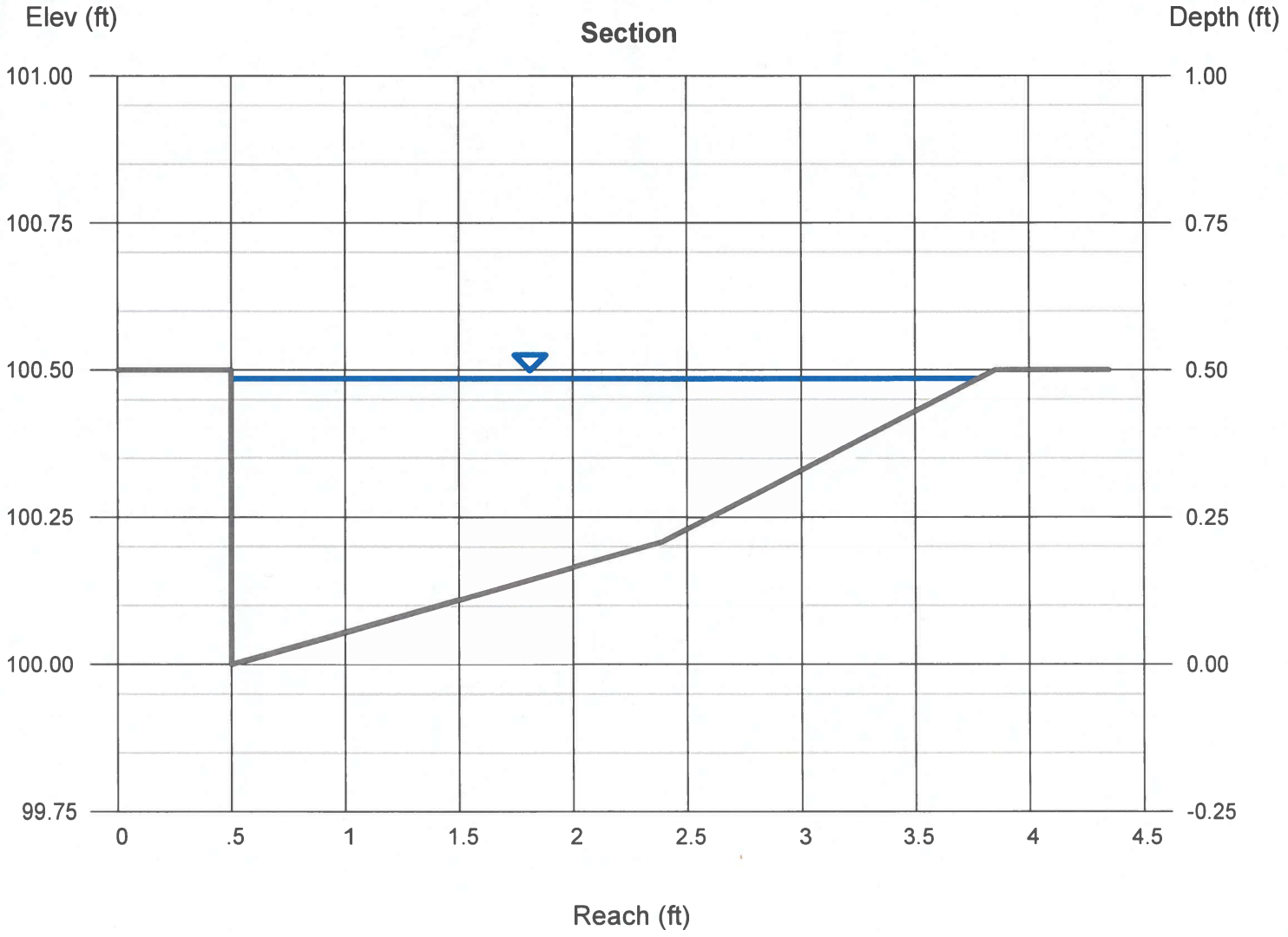
Cross Sl, Sx (ft/ft)	= 0.200
Cross Sl, Sw (ft/ft)	= 0.110
Gutter Width (ft)	= 1.89
Invert Elev (ft)	= 100.00
Slope (%)	= 10.00
N-Value	= 0.160

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.31

Highlighted

Depth (ft)	= 0.48
Q (cfs)	= 1.306
Area (sqft)	= 0.91
Velocity (ft/s)	= 1.43
Wetted Perim (ft)	= 3.80
Crit Depth, Yc (ft)	= 0.36
Spread Width (ft)	= 3.28
EGL (ft)	= 0.52



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Bsin 1 @ 3% Grade

Gutter

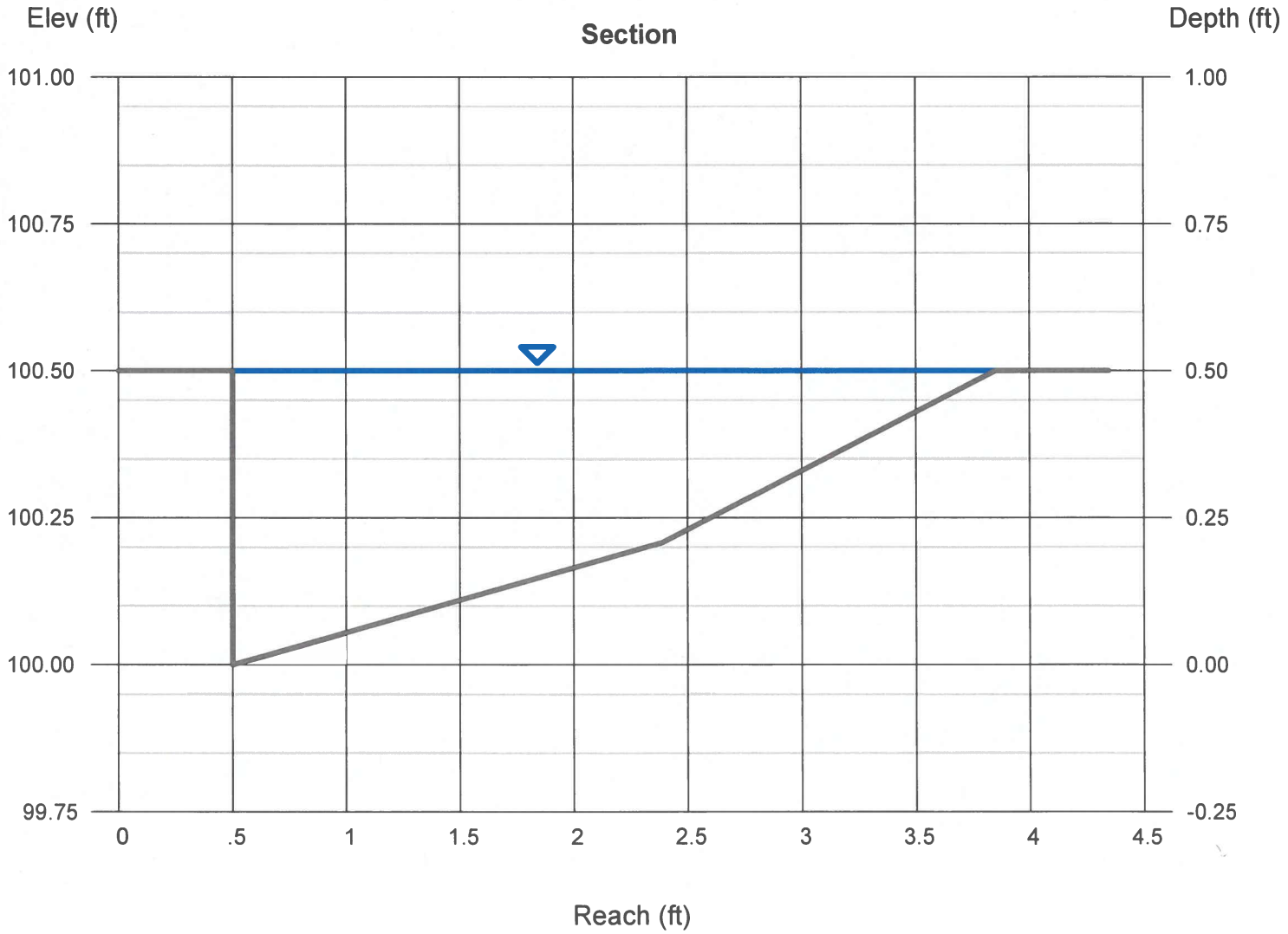
Cross Sl, Sx (ft/ft)	= 0.200
Cross Sl, Sw (ft/ft)	= 0.110
Gutter Width (ft)	= 1.89
Invert Elev (ft)	= 100.00
Slope (%)	= 3.00
N-Value	= 0.160

Calculations

Compute by:	Q vs Depth
No. Increments	= 1

Highlighted

Depth (ft)	= 0.50
Q (cfs)	= 0.773
Area (sqft)	= 0.96
Velocity (ft/s)	= 0.80
Wetted Perim (ft)	= 3.89
Crit Depth, Yc (ft)	= 0.29
Spread Width (ft)	= 3.35
EGL (ft)	= 0.51



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Bsin 1 @ 1.5% Grade

Gutter

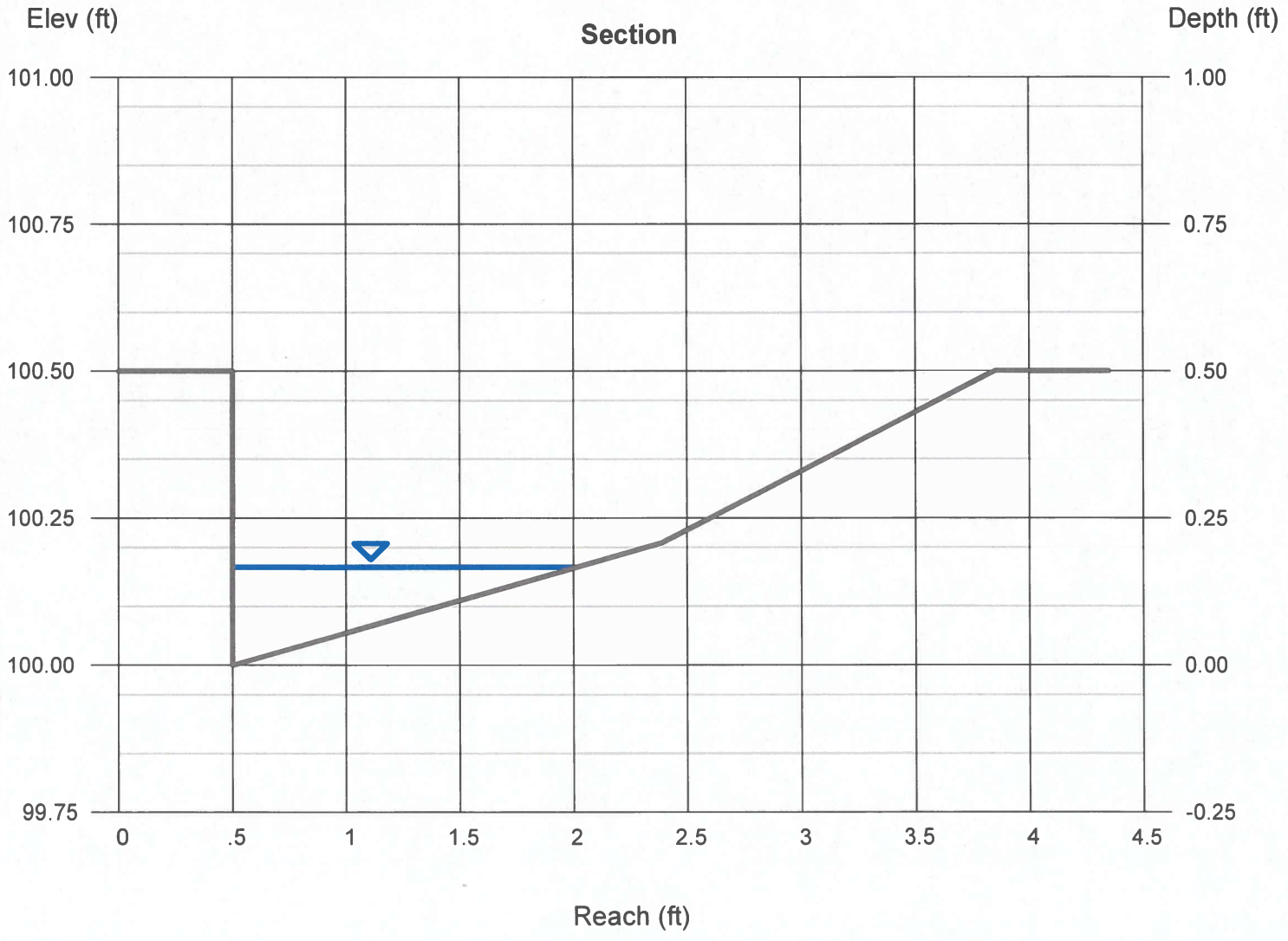
Cross Sl, Sx (ft/ft)	= 0.200
Cross Sl, Sw (ft/ft)	= 0.110
Gutter Width (ft)	= 1.89
Invert Elev (ft)	= 100.00
Slope (%)	= 1.50
N-Value	= 0.160

Calculations

Compute by:	Q vs Depth
No. Increments	= 3

Highlighted

Depth (ft)	= 0.17
Q (cfs)	= 0.033
Area (sqft)	= 0.13
Velocity (ft/s)	= 0.26
Wetted Perim (ft)	= 1.69
Crit Depth, Yc (ft)	= 0.08
Spread Width (ft)	= 1.52
EGL (ft)	= 0.17



Inlet Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 1 Catch Basin 1

Grate Inlet

Location	= On grade
Curb Length (ft)	= 2.00
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 2.00
Grate Length (ft)	= 4.00

Gutter

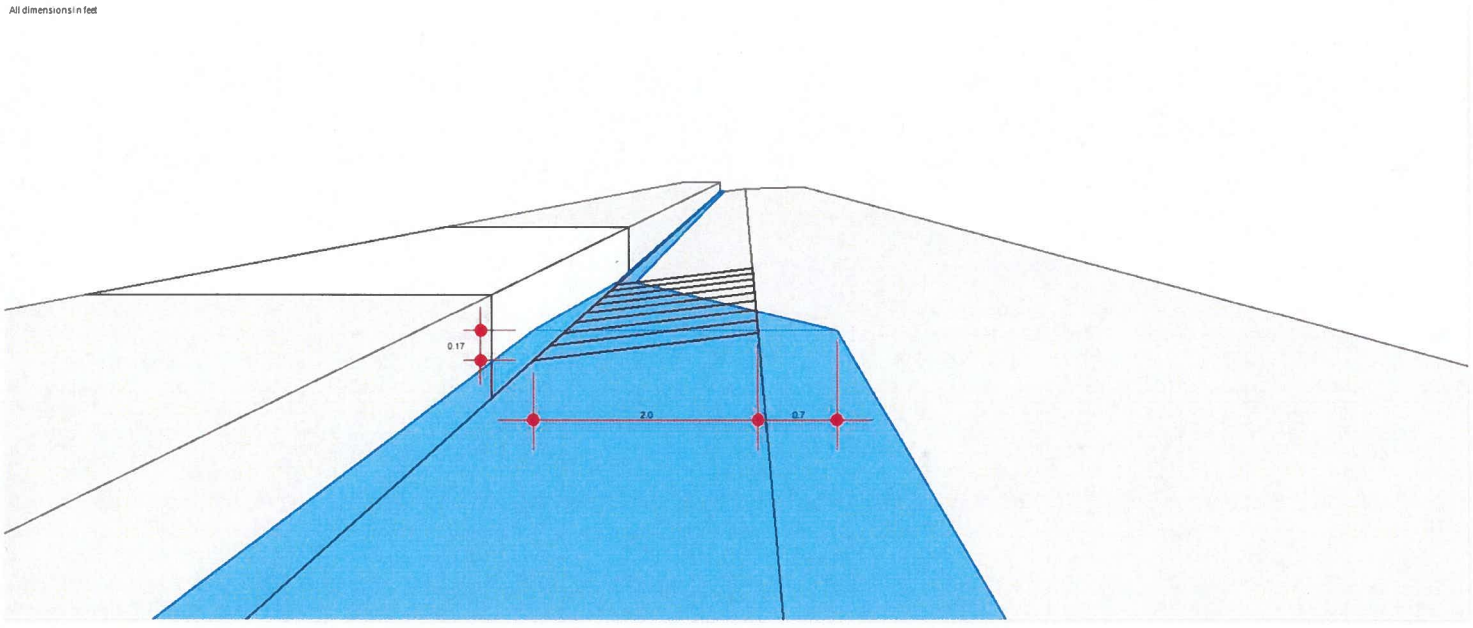
Slope, Sw (ft/ft)	= 0.080
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 2.00
Gutter Slope (%)	= 10.00
Gutter n-value	= 0.016

Calculations

Compute by:	Known Q
Q (cfs)	= 1.31

Highlighted

Q Total (cfs)	= 1.31
Q Capt (cfs)	= 1.30
Q Bypass (cfs)	= 0.01
Depth at Inlet (in)	= 2.09
Efficiency (%)	= 100
Gutter Spread (ft)	= 2.70
Gutter Vel (ft/s)	= 6.79
Bypass Spread (ft)	= 0.28
Bypass Depth (in)	= 0.27



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 2 - 10 Peak Discharge

Gutter

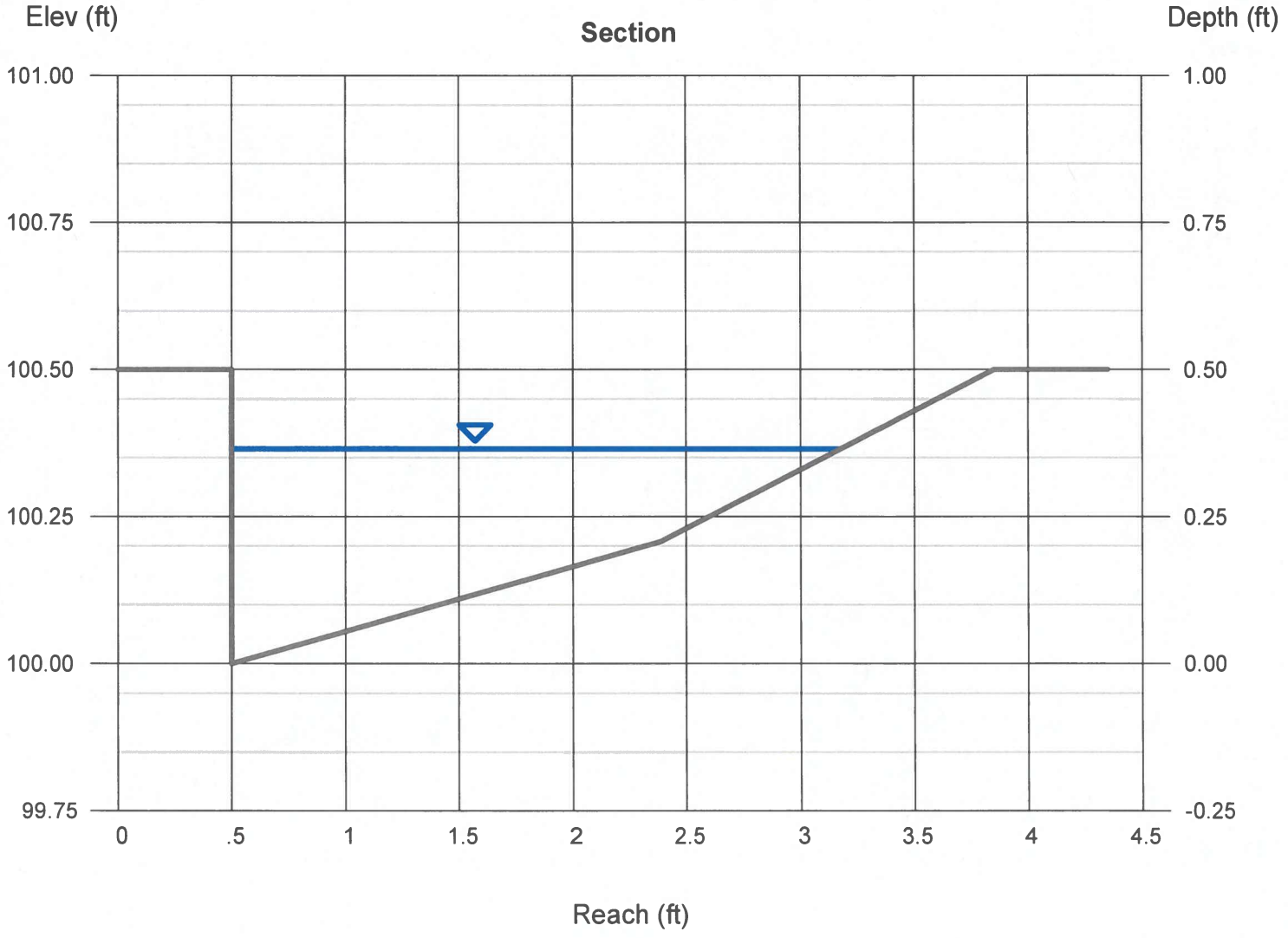
Cross Sl, Sx (ft/ft)	= 0.200
Cross Sl, Sw (ft/ft)	= 0.110
Gutter Width (ft)	= 1.89
Invert Elev (ft)	= 100.00
Slope (%)	= 0.50
N-Value	= 0.110

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.21

Highlighted

Depth (ft)	= 0.36
Q (cfs)	= 0.210
Area (sqft)	= 0.56
Velocity (ft/s)	= 0.38
Wetted Perim (ft)	= 3.07
Crit Depth, Yc (ft)	= 0.17
Spread Width (ft)	= 2.68
EGL (ft)	= 0.37



Inlet Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 2 - 10 Catch Basin Capacity

Grate Inlet

Location	= On grade
Curb Length (ft)	= -0-
Throat Height (in)	= -0-
Grate Area (sqft)	= -0-
Grate Width (ft)	= 2.00
Grate Length (ft)	= 4.00

Gutter

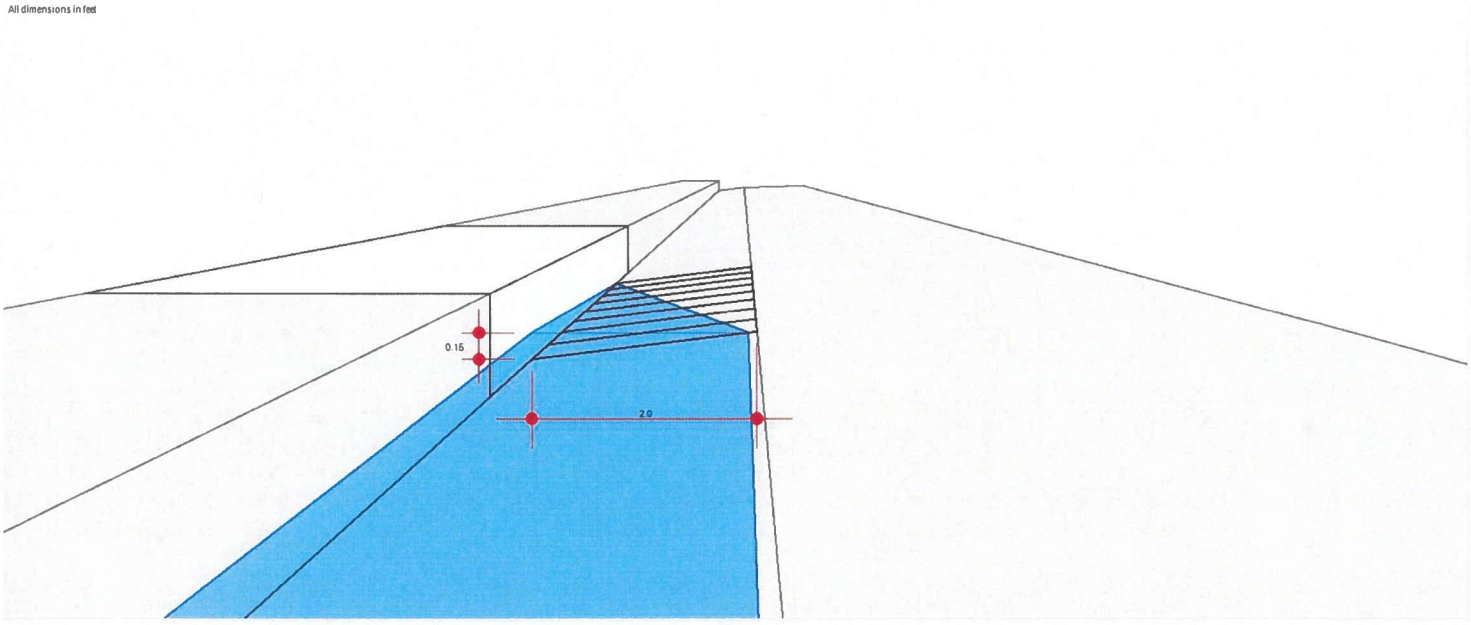
Slope, Sw (ft/ft)	= 0.080
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= -0-
Gutter Width (ft)	= 2.00
Gutter Slope (%)	= 0.50
Gutter n-value	= 0.016

Calculations

Compute by:	Known Q
Q (cfs)	= 0.21

Highlighted

Q Total (cfs)	= 0.21
Q Capt (cfs)	= 0.21
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 1.85
Efficiency (%)	= 100
Gutter Spread (ft)	= 1.92
Gutter Vel (ft/s)	= 1.42
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



APPENDIX D:

Exhibits and Drawings

- Existing Drainage Hydrology
- Proposed Drainage Hydrology
- Drainage Basin Plan

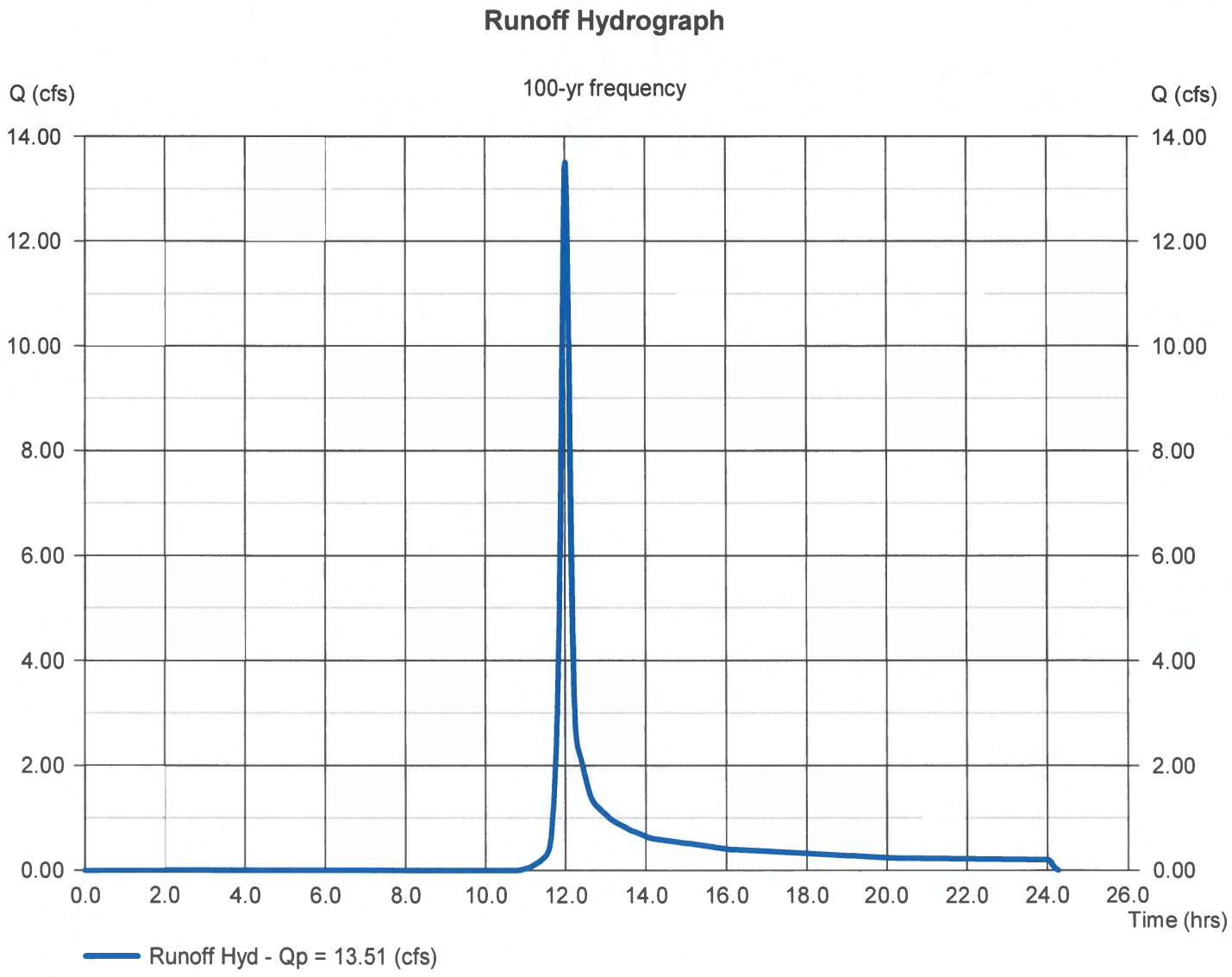
Hydrology Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 22 2023

Existing Basin 100 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 13.51
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 9.730	Curve number (CN)	= 77
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 11
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 33,368 (cuft); 0.766 (acft)



TR55 Tc Worksheet

SCS

Existing Basin 100 Yr

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 0.0		0.0		0.0		
Two-year 24-hr precip. ((in))	= 0.00		0.00		0.00		
Land slope (%)	= 0.00		0.00		0.00		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**
Shallow Concentrated Flow							
Flow length (ft)	= 2365.00		0.00		0.00		
Watercourse slope (%)	= 5.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	= 3.61		0.00		0.00		
Travel Time (min)	**= 10.93**	**+**	**0.00**	**+**	**0.00**	**=**	**10.93**
Channel Flow							
X sectional flow area ((sqft))	= 0.00		0.00		0.00		
Wetted perimeter ((ft))	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	= 0.00		0.00		0.00		
Flow length (ft)	= 0.0		0.0		0.0		
Travel Time (min)	**= 0**	**+**	**0**	**+**	**0**	**=**	**0.00**

Total Travel Time, Tc ..... 11.00 min

Hydrology Report

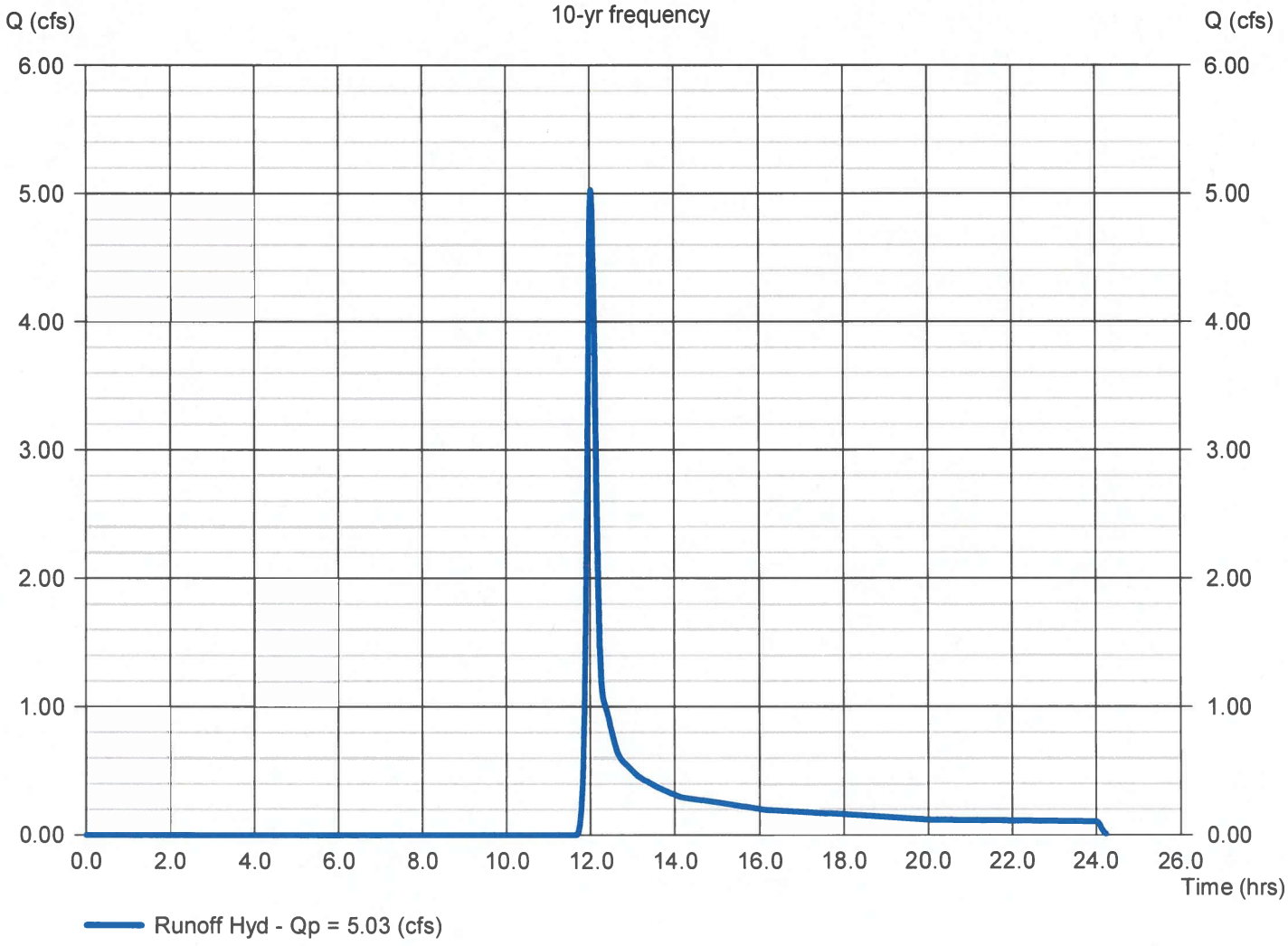
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 22 2023

Existing Basin 10 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 5.029
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 9.730	Curve number (CN)	= 77
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 11
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 13,851 (cuft); 0.318 (acft)

Runoff Hydrograph



TR55 Tc Worksheet

Hydraflow Express by Intelisolve

SCS

Existing Basin 10 Yr

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 0.0	0.0	0.0	
Two-year 24-hr precip. ((in))	= 0.00	0.00	0.00	
Land slope (%)	= 0.00	0.00	0.00	
Travel Time (min)	**= 0.00 +**	**0.00 +**	**0.00 =**	**0.00**
Shallow Concentrated Flow				
Flow length (ft)	= 2365.00	0.00	0.00	
Watercourse slope (%)	= 5.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 3.61	0.00	0.00	
Travel Time (min)	**= 10.93 +**	**0.00 +**	**0.00 =**	**10.93**
Channel Flow				
X sectional flow area ((sqft))	= 0.00	0.00	0.00	
Wetted perimeter ((ft))	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	**= 0 +**	**0 +**	**0 =**	**0.00**

Total Travel Time, Tc ..... 11.00 min

Hydrology Report

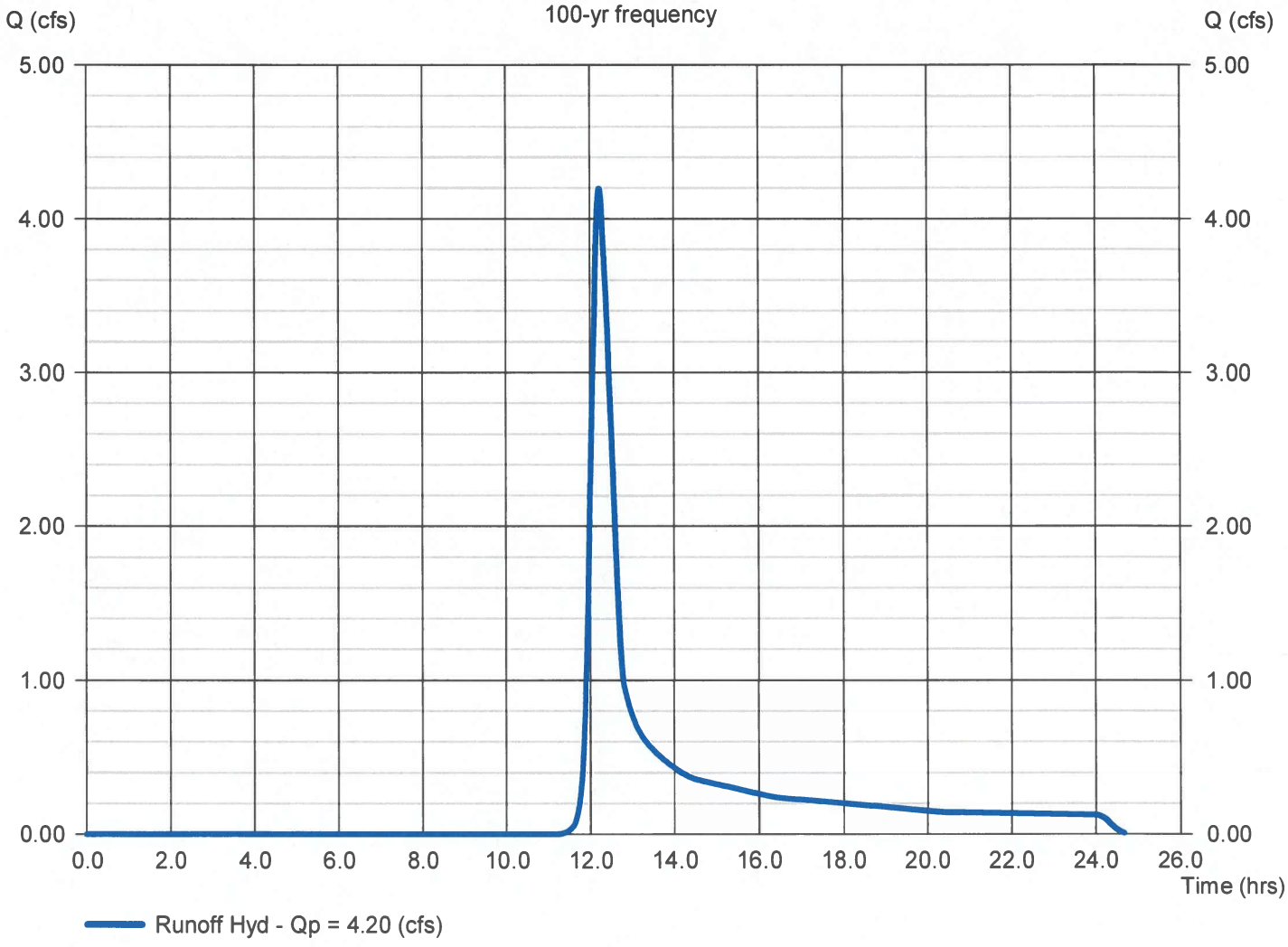
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 1 100 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 4.198
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 6.340	Curve number (CN)	= 75
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 32
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 19,140 (cuft); 0.439 (acft)

Runoff Hydrograph



TR55 Tc Worksheet

Hydraflow Express by Intelisolve

SCS

Basin 1 100 Yr

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 125.0	0.0	0.0	
Two-year 24-hr precip. ((in))	= 1.30	0.00	0.00	
Land slope (%)	= 2.00	0.00	0.00	
Travel Time (min)	**= 26.76 +**	**0.00 +**	**0.00 =**	**26.76**
Shallow Concentrated Flow				
Flow length (ft)	= 501.00	311.00	156.00	
Watercourse slope (%)	= 3.00	1.50	10.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 2.79	2.49	6.43	
Travel Time (min)	**= 2.99 +**	**2.08 +**	**0.40 =**	**5.47**
Channel Flow				
X sectional flow area ((sqft))	= 0.00	0.00	0.00	
Wetted perimeter ((ft))	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	**= 0 +**	**0 +**	**0 =**	**0.00**

Total Travel Time, Tc ..... 32.00 min

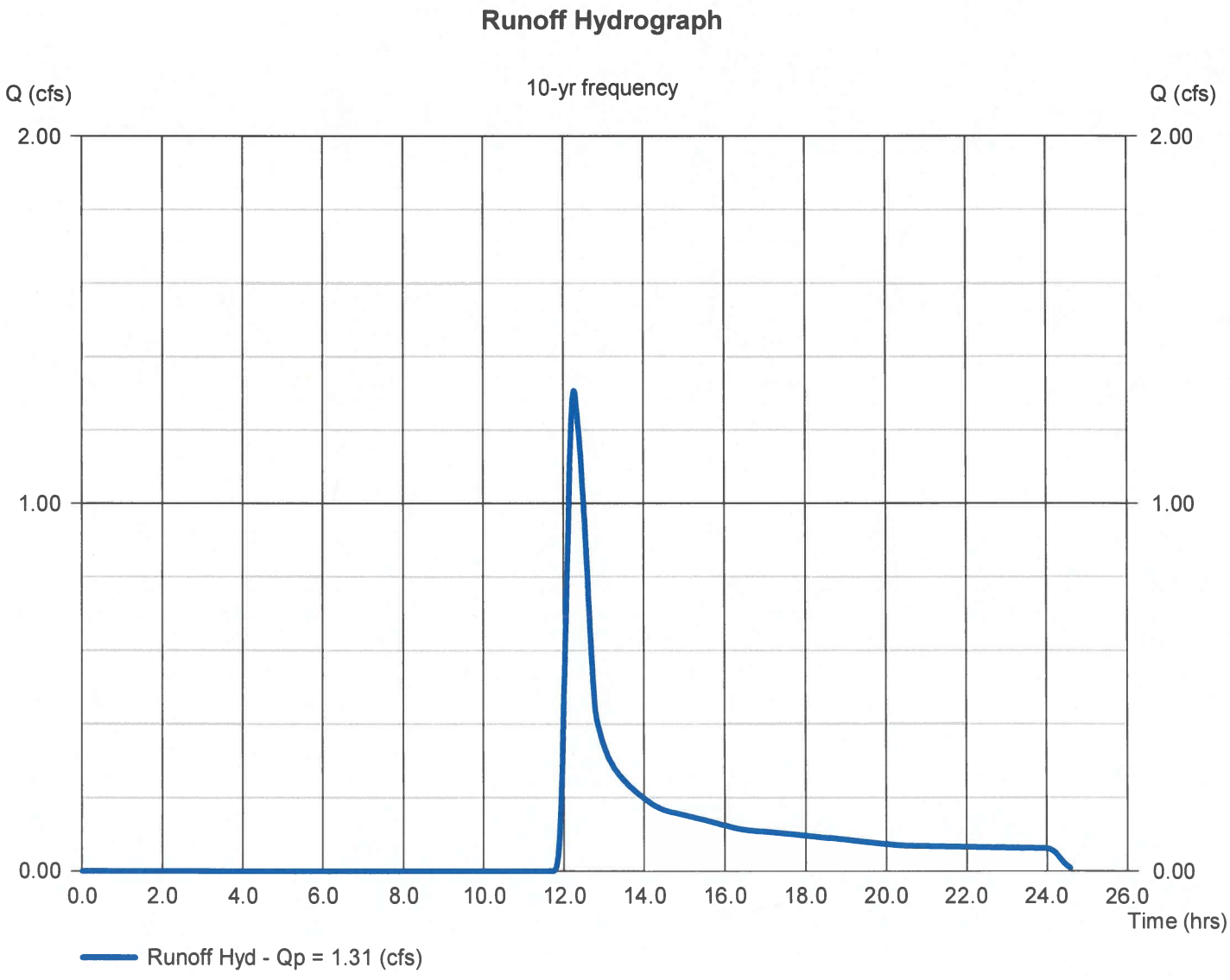
Hydrology Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 1 10 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 1.306
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 6.340	Curve number (CN)	= 75
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 32
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 7,501 (cuft); 0.172 (acft)



TR55 Tc Worksheet

Hydraflow Express by Intelisolve

SCS

Basin 1 10 Yr

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 125.0		0.0		0.0		
Two-year 24-hr precip. ((in))	= 1.30		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
Travel Time (min)	**= 26.76**	**+**	**0.00**	**+**	**0.00**	**=**	**26.76**
Shallow Concentrated Flow							
Flow length (ft)	= 501.00		311.00		156.00		
Watercourse slope (%)	= 3.00		1.50		10.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	= 2.79		2.49		6.43		
Travel Time (min)	**= 2.99**	**+**	**2.08**	**+**	**0.40**	**=**	**5.47**
Channel Flow							
X sectional flow area ((sqft))	= 0.00		0.00		0.00		
Wetted perimeter ((ft))	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	= 0.00		0.00		0.00		
Flow length (ft)	= 0.0		0.0		0.0		
Travel Time (min)	**= 0**	**+**	**0**	**+**	**0**	**=**	**0.00**

Total Travel Time, Tc ..... 32.00 min

Hydrology Report

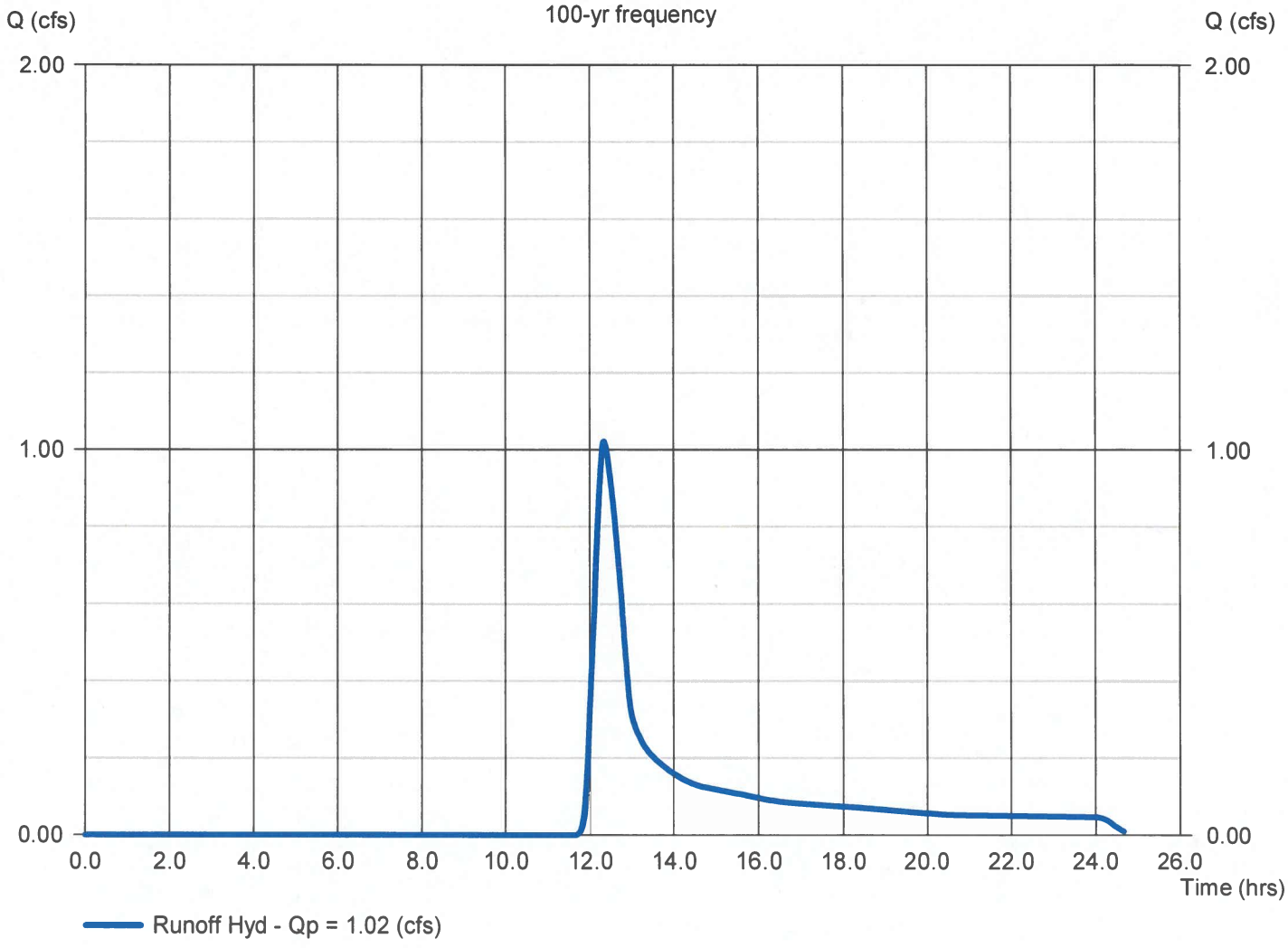
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 2 100 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 1.022
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 2.830	Curve number (CN)	= 70
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 40
Total precip. (in)	= 2.79	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 6,172 (cuft); 0.142 (acft)

Runoff Hydrograph



TR55 Tc Worksheet

Hydraflow Express by Intelisolve

SCS

Basin 2 100 Yr

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 266.0		0.0		0.0		
Two-year 24-hr precip. ((in))	= 1.30		0.00		0.00		
Land slope (%)	= 5.00		0.00		0.00		
Travel Time (min)	**= 33.94**	**+**	**0.00**	**+**	**0.00**	**=**	**33.94**
Shallow Concentrated Flow							
Flow length (ft)	= 536.00		0.00		0.00		
Watercourse slope (%)	= 0.50		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	= 1.44		0.00		0.00		
Travel Time (min)	**= 6.21**	**+**	**0.00**	**+**	**0.00**	**=**	**6.21**
Channel Flow							
X sectional flow area ((sqft))	= 0.00		0.00		0.00		
Wetted perimeter ((ft))	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	= 0.00		0.00		0.00		
Flow length (ft)	= 0.0		0.0		0.0		
Travel Time (min)	**= 0**	**+**	**0**	**+**	**0**	**=**	**0.00**

Total Travel Time, Tc ..... 40.00 min

Hydrology Report

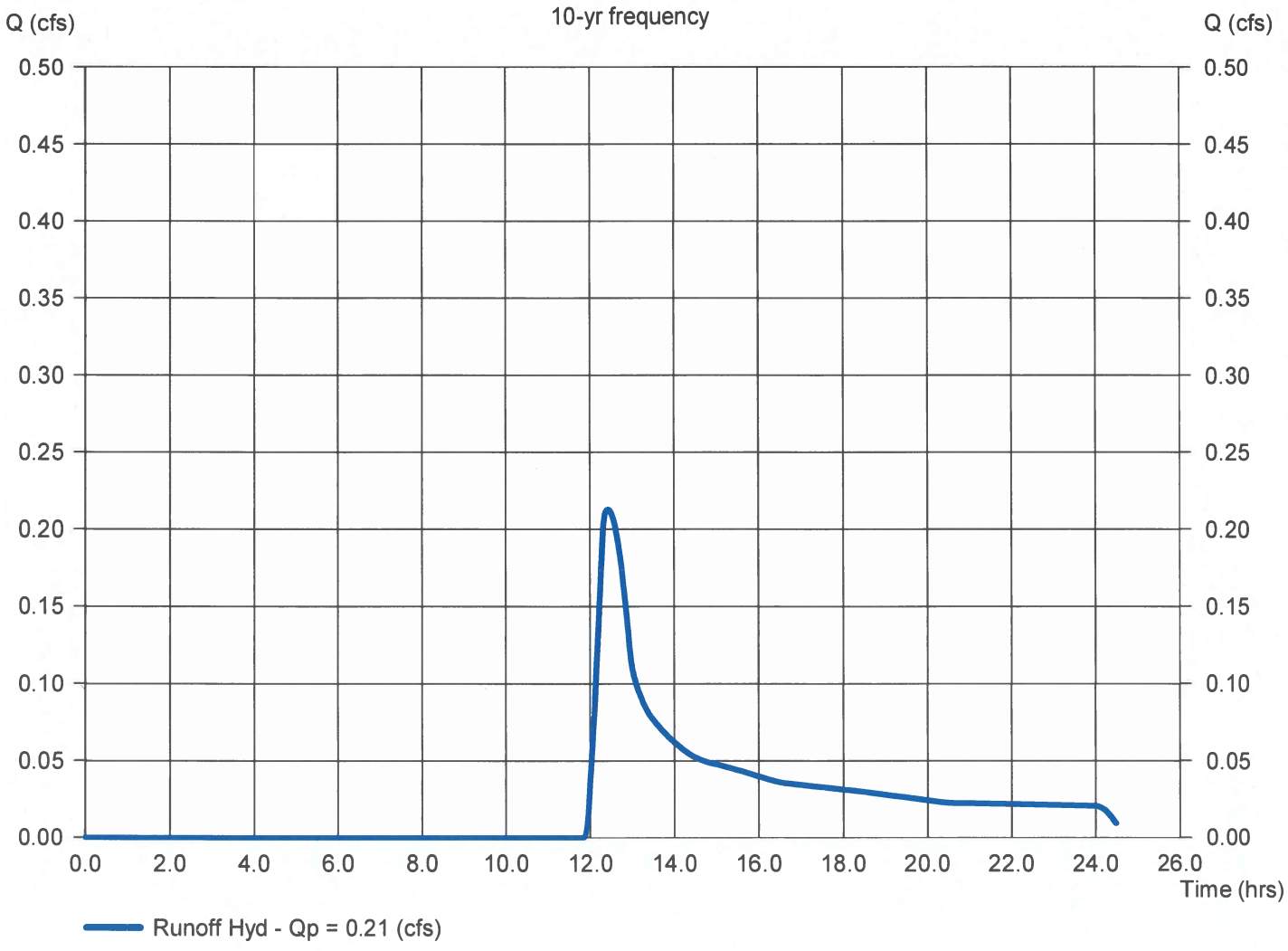
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Nov 27 2023

Basin 2 10 Yr

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.213
Storm frequency (yrs)	= 10	Time interval (min)	= 1
Drainage area (ac)	= 2.830	Curve number (CN)	= 70
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 40
Total precip. (in)	= 1.88	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 2,024 (cuft); 0.046 (acft)

Runoff Hydrograph



TR55 Tc Worksheet

Hydraflow Express by Intelisolve

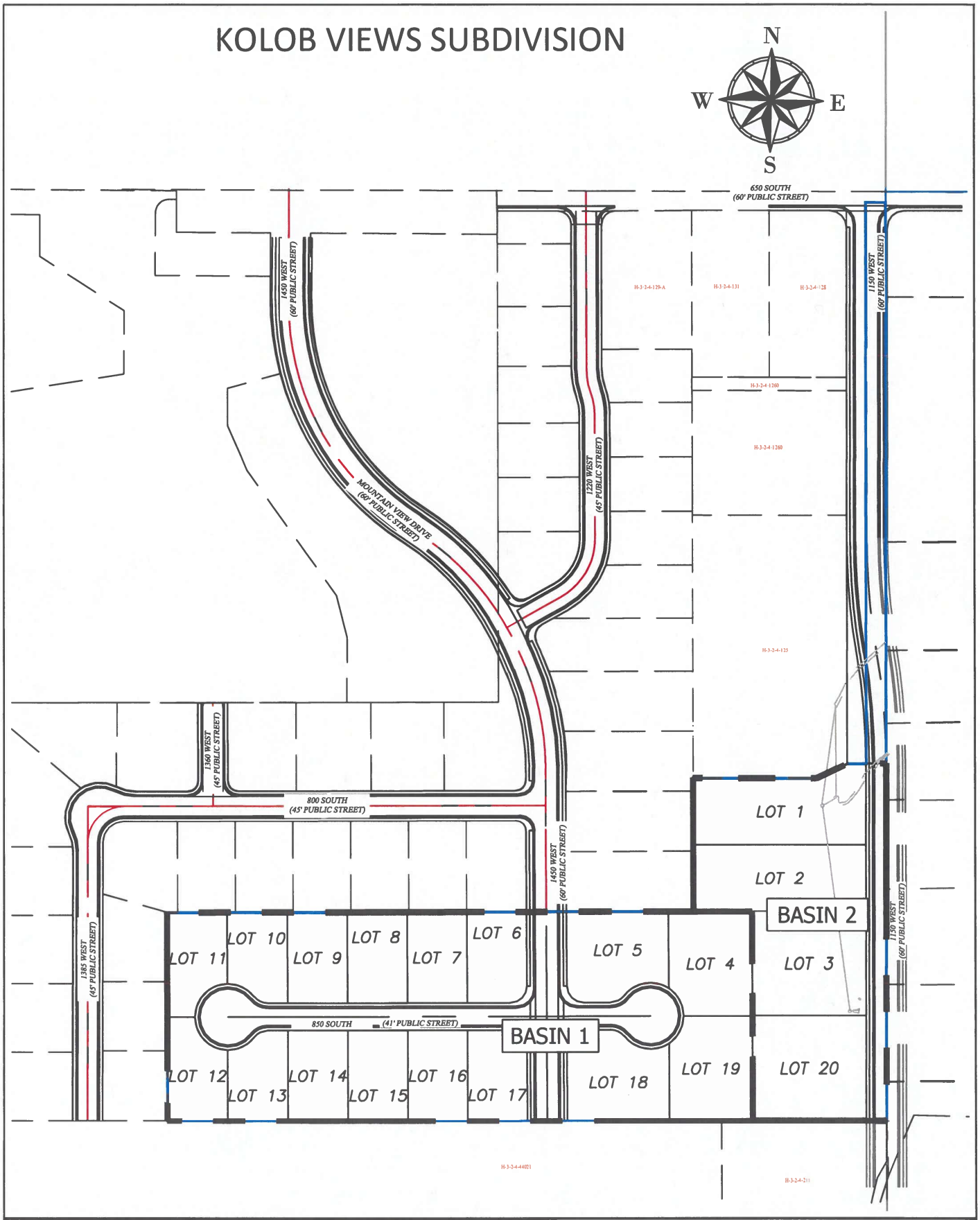
SCS

Basin 2 10 Yr

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 266.0		0.0		0.0		
Two-year 24-hr precip. ((in))	= 1.30		0.00		0.00		
Land slope (%)	= 5.00		0.00		0.00		
Travel Time (min)	**= 33.94**	**+**	**0.00**	**+**	**0.00**	**=**	**33.94**
Shallow Concentrated Flow							
Flow length (ft)	= 536.00		0.00		0.00		
Watercourse slope (%)	= 0.50		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	= 1.44		0.00		0.00		
Travel Time (min)	**= 6.21**	**+**	**0.00**	**+**	**0.00**	**=**	**6.21**
Channel Flow							
X sectional flow area ((sqft))	= 0.00		0.00		0.00		
Wetted perimeter ((ft))	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	= 0.00		0.00		0.00		
Flow length (ft)	= 0.0		0.0		0.0		
Travel Time (min)	**= 0**	**+**	**0**	**+**	**0**	**=**	**0.00**

Total Travel Time, Tc ..... 40.00 min

KOLOB VIEWS SUBDIVISION



LEGEND: DRAINAGE BASIN LINE

EXHIBIT

DRAINAGE BASIN EXHIBIT

42 SOUTH 850 WEST, HURRICANE, UT 84737 435-635-2628

FILE: V:\1 - Engineering\1 - Projects\Interstate Rock Products\3000-1468 Kolob Views Subdivision\2 - Engineering\1 - Design\Drainage Plan.dwg TIME: 1 December 2023

Hurricane City Application

Application Accepted Date: 12/04/2023

Type of Improvement: Subdivision (Preliminary Plat)

Description: Total of 4 phases: Ph 1A 20 townhome units; Ph 1B-

Tenant / Project Name: Black Ridge Phase 1

Bldg. Address: 1760 West and Subway (700 South)

City: Hurricane City State: UT Zip: 84737

Subdivision: Black Ridge Phase: 1

Block: Lot #: 104 Parcel #: H-3-2-4-44021

Zone: PD Overlay

Property Owner: WPP HURRICANE LAND LLC

Permit Contact: Rob Reid P:(435) 673-8586

Email: robr@racivil.com

CONTACT INFORMATION

General Contractor: Wasatch Commercial Developers

License #: P: (435) 703-5102

City: State: Zip:

Email: jlyon@wasatchcb.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/08/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-31

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

Applicant Name: Rob Reid

Signature of Applicant/Authorized Agent or Owner: Date:

Rob Reid 12/11/2023

Application Approved By: Date:

Brienna Spencer 12/08/2023

Application Issued By: Date:

Receipt #: 7.720626-12/04/23

DRAFT

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

July 19, 2022

To Whom It May Concern:

Wasatch Commercial Builders (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Black Ridge Phase 1A -1C**, located at approximately **1760 W 1750 S** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **93** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

August 9, 2022

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

RE: Blackridge Phase 1

Stephen,

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

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

Sincerely,

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

HURRICANE CITY
UTAH

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	PP23-31
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Wasatch Commercial Development
Agent:	Rob Reid
Request:	Approval of a Preliminary Plat
Location:	1760 W and Weeping Rock Rd
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Discussion:
This application is to renew an expired plat that was previously approved in August of 2022. Preliminary plat approvals are only valid for one year unless an extension is requested and approved. The project is Phase 1 of Black Ridge, a 104 unit subdivision, with 84 single family units and 20 townhomes. This is part of the Black Ridge Master Planned Community, formerly known as Colina Tinta. This application is identical to the previous application, which the Planning Commission gave a positive recommendation on condition of the neighborhood park remaining in the first phase, and be reviewed as part of the final site plan and subject to staff and JUC comments.



Approved Preliminary Site Plan



Approximate location of the proposed development

JUC Comments

1. All JUC members, with the exception of Planning Department and Public Works Department, have signed the construction drawings for this plat.

Staff Comments: Preliminary Plat

1. The approved site plan has this area labeled as “Single Family up to 6 DU/Ac”. The proposal is for around 3 units an acre with a variety of lot sizes from around 7,000 sq. ft. to almost 16,000 sq. ft. The main concern is that the applicant is seeking 20 townhomes within this area. The development agreement does allow some flexibility in placement for certain housing types within different areas based on the density transfer requirements listed below. Staff is not concerned about a change in the local street alignment.
2. Density Transfer: The Development Agreement has the following standards about transferring of density. Each of the following sections are cited directly from the development agreement.
    a. *1.6 "Density Transfer" means the ability of Developer to transfer densities from areas within the Project to other areas within the Project Including Transferring Such densities from one type of use to another type of use, for example, and not by way of limitation, transferring density from Multi-Family Uses to Single-Family Uses as provided in Paragraph 2.4.5 of this Agreement.*
    b. *2.4.2 Residential Density. The total residential density permitted within the Project shall not exceed one thousand eight hundred eighty-six(1,886)residential dwelling units. As shown on the Preliminary Site Plan, residential units are dispersed throughout the Project at varying densities,which may be modified by Density Transfersas provided in Paragraph 2.[4].5 of this Agreement. A Development Phasing Table for the Project is attached hereto as Exhibit"F". The final density identified for each Development Phase is not yet specifically authorized by this Agreement and the Parties acknowledge that the density allowed in each Development Phase will be determined upon review and approval of a Site Plan for each such Development Phase.*
    c. *2.4.5 Density Transfers. Developer's transfer of density units from one Development Phase or more to others within the Project shall be approved provided that (a) the total density does not exceed the density authorized for the Project; (b) the proposed transfer does not assign any density to park or open spaces shown on the Preliminary Site Plan; (c) any compatibility standards for uses on adjoining parcels as set forth in City Land Use Ordinance are satisfied; (d) in the event the property from which density units are transferred is not owned by the owner of the property to which the density units transferred, the owner of the property from which units are transferred consent in writing to such transfer; (e) in the event either parcel is jointly owned, the Density Transfer is determined on a pro-rata basis unless mutually agreed otherwise between the owners of the applicable parcels; and (f) infrastructure is sufficient and available to meet the demands created by such transfer,as reasonably determined by City. Density transfers shall be initiated by notice to City from Developer which describes the Development Phase from which density is to be transferred, describe the Development Phase to which density is to be transferred and summarizes the impact of such transfer on infrastructure improvements. The Density Transfer shall be considered approved and complete when modification subdivision application submitted by Developer, including the extension or expansion of required infrastructure improvements, is approved by City.*

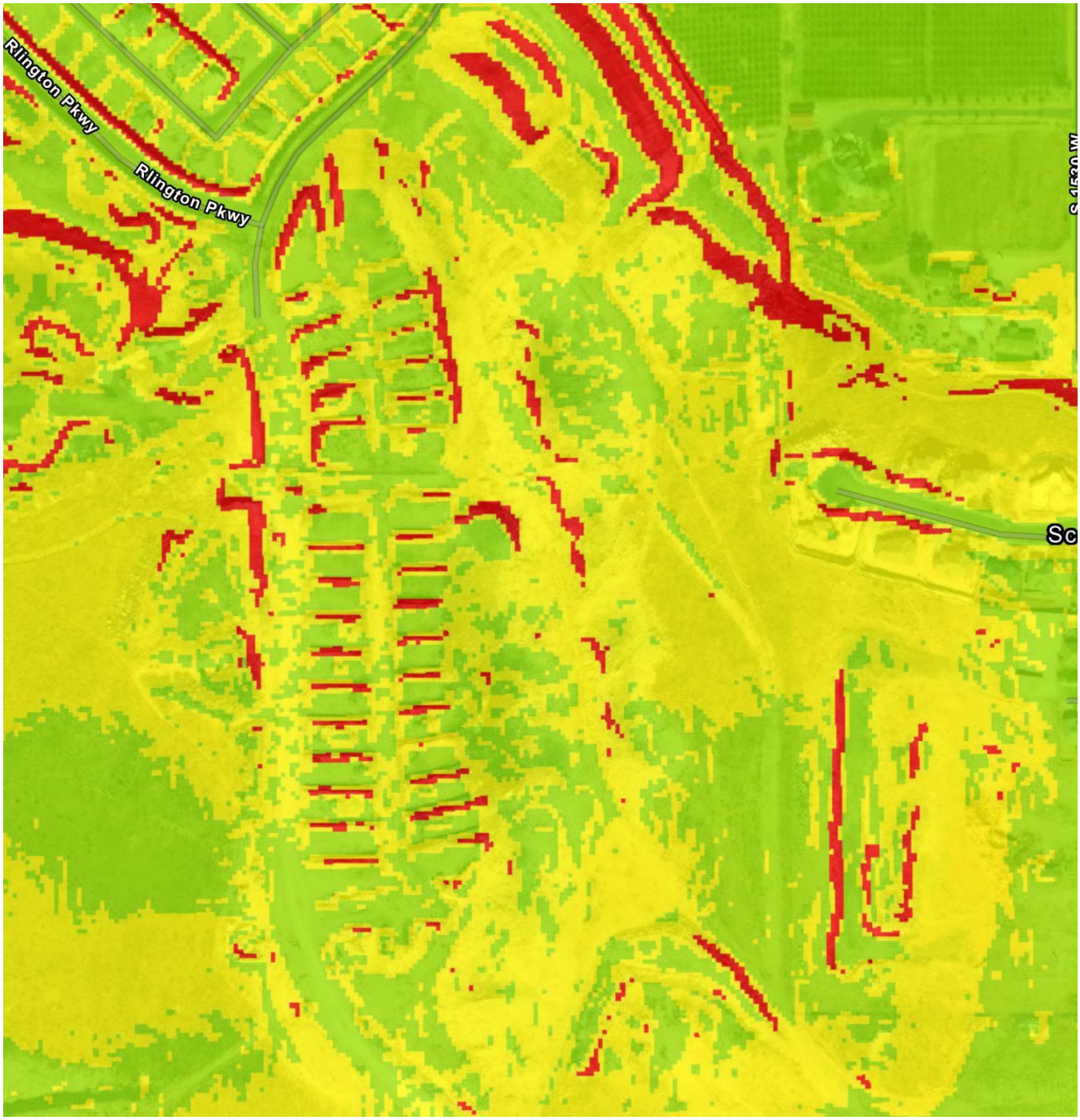
According to the agreement, the applicant can propose multi-family units within single family areas, but needs to follow the steps listed in 2.4.5. The applicant has provided a letter, attached, stating the units are being transferred from 1760 W on the north end of the project. One of the main concerns is transferring density to an area shown as a neighborhood park in the site plan. Park/open space locations can change, although the applicant seeking a density transfer to a location shown as open is the primary issue, but the applicant has committed to keeping the neighborhood park within the first phase as shown on the preliminary site plan; the park will be required to be shown on the final site plan.

3. Open Space

    a. They are proposing some open space between this phase and the Ridge at Zion Vista but most of that is hillside and is not proposing any access to that open space. There is a trail shown on their updated site plan that will need to be built as a 10’ asphalt trail and a connection to that open space. Staff would recommend that the trail connect through to the Ridge at Zion Vista in the provided open space.

    b. The site plan has a natural open space shown along the west and then a neighborhood park on the north section (Phase 1A). The applicant has shown some areas as Common Area. According to the approval, the applicant provided some concept material for park spaces, and this area should be developed to meet those standards.

4. A will-serve letter from the culinary water providers has been provided. Staff has received a will serve letter from Ash Creek Special Service District.



5. **Sensitive Lands:** A sensitive lands application was not provided. A geotech report from 2006 was provided. The topographic map provided, as well as the county's contour maps, indicate that a sensitive lands application would probably be required however the development agreement for this project states that:

2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J,K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof, shall be reasonably determined by the City Engineer; provided, however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement.

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and recommend approval of the item by the City Council subject to staff and JUC Comments, including maintaining the location of the neighborhood park.

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

August 11, 2022

Stephen Nelson
Planning Director
Hurricane City
147 North 870 West
Hurricane, Utah 84737

Subject: Density Transfer Request, Blackridge Development, Phase 1, Hurricane, Utah

Dear Stephen:

This letter is to provide notice to Hurricane City from Wasatch Group is requesting to initiate a density transfer to relocate approximately 2.4-acres of the townhome area shown on the west end of 900 South Street, south side, to be exchanged with a 2.4-acre area on the north end of the project along 1760 West Street to include all of the 1.6-acre neighborhood park and approximately 0.8 acres of single family (up to 6 DU/acre lots) residential.

It is anticipated that there will be no change in impact on proposed utility and road infrastructure from the original master plan.

We appreciate the opportunity to submit this information for your review. If you have any additional questions or comments, please contact this office at (435) 673-8586 during business hours.

Respectfully Submitted,

Rob Reid, PE
Project Engineer

Acknowledged By,

_____ _____
Austin Overman, Wasatch Group Date

352 East Riverside Drive, Suite A-2 St. George, Utah 84790 • (435) 673-8586 Phone • (435) 673-8397 Fax
www.racivil.com

BLACK RIDGE PHASES 1A-1D

LOCATED IN THE N.E. 1/4 & S.E. 1/4 OF SECTION 5, AND THE N.W., S.W., & S.E. 1/4 OF SECTION 4 T.42S., R.13W., S.L.B.&M.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
WASATCH COMMERCIAL BUILDERS
CONTACT: SCOTT OVERMAN
1820 WEST PRINTERS ROW
WEST VALLEY CITY, UTAH 84119 (801) 961-1142 (OFFICE)

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ROBERT A. REID, P.E.
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

SITE INFORMATION: PHASE-1A

CURRENT ZONE: PD OVERLAY
TOTAL AREA: 34.61 AC TOTAL LOTS: 84 SINGLE FAMILY, 20 MULTIFAMILY
TOTAL OPEN SPACE AREA: 8.8 AC. = 25.43% TOTAL PUBLIC STREET AREA:5.98 AC = 17.28% TOTAL LOTS (104) AREA: 19.38 AC = 57.30%

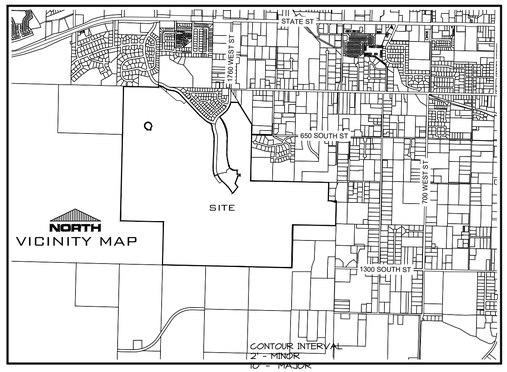
DRAINAGE NOTES

ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS. ALL ONSITE SURFACE DRAINAGE WILL BE DIRECTED TO THE EXISTING RETENTION BASINS ALONG 1760 WEST.

LEGEND:

- EXISTING POWER POLE
- NOTHING SET OR FOUND
- FOUND AS NOTED
- EXISTING FENCE LINE
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- FOUND SURVEY CONTROL MONUMENT - CLASS II

0 300' 600'
SCALE: 1"=300'



VICINITY MAP

CONTOUR INTERVAL
2' - MINOR
10' - MAJOR

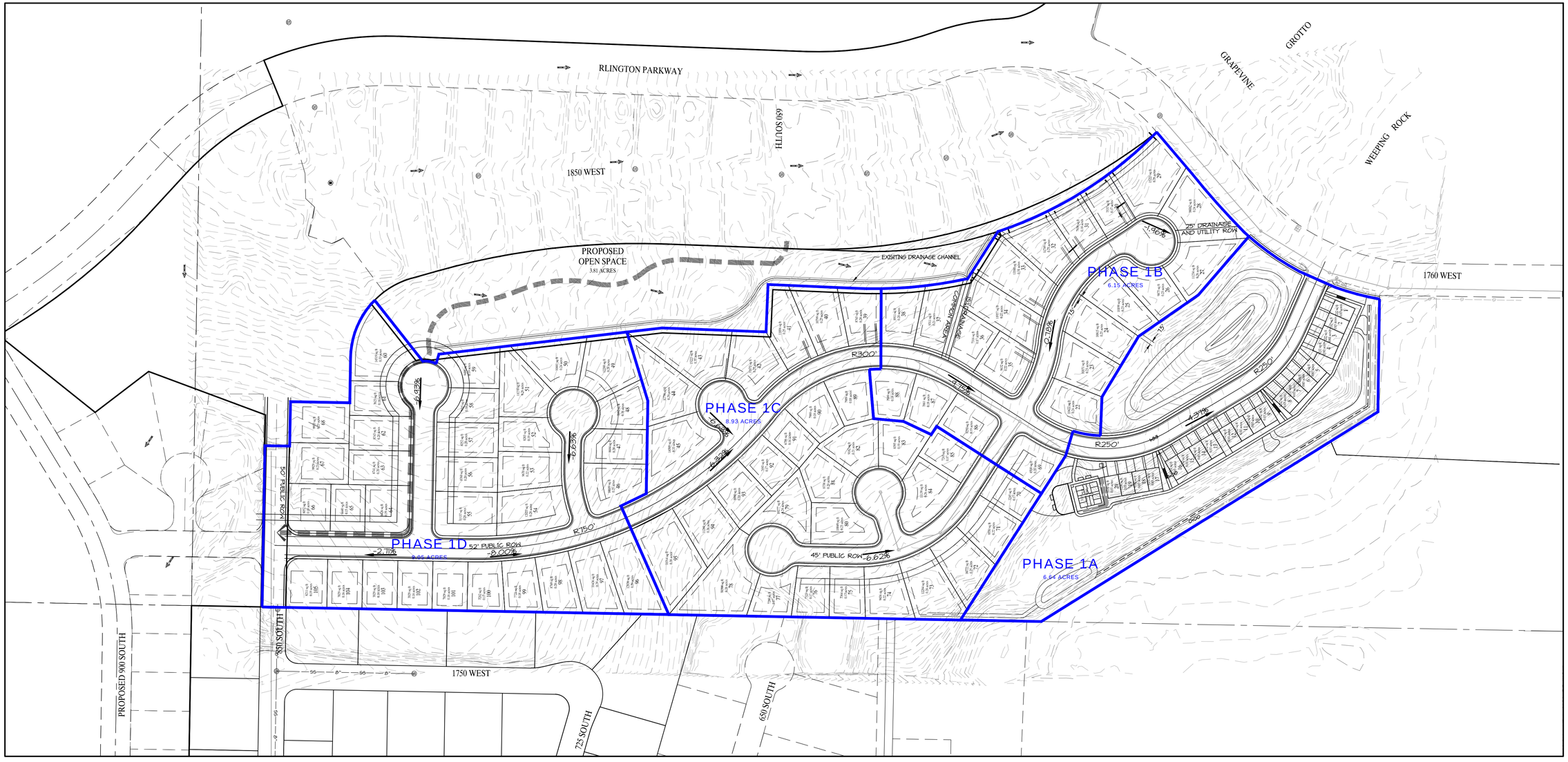
DATE: 30-11-23
JOB NO.: 12835-21
DESIGNED BY: JTT
CHECKED BY: RAR
DWG: Const DWG
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

PRELIMINARY PLAT- COVER SHEET
FOR
BLACK RIDGE PHASES 1A-1D
1760 WEST HURRICANE
WASHINGTON COUNTY, UTAH

SHEET



LEGEND

EXISTING	DESCRIPTION	PROPOSED
4213	2' CONTOUR	4213
4210	10' CONTOUR	4210
	TOP BACK CURB	
	FLOWLINE CURB	
W 8"	WATER LINE (8" DIA.)	W 8"
SS 8"	SEWER LINE (8" DIA.)	SS 8"
>> >>	DITCH FLOWLINE/DRAINAGE SWALE	
	PROPERTY LINE	
	R.O.W./EASEMENT LINE	
	RETAINING WALL	
	TRAIL	

EXISTING	DESCRIPTION	PROPOSED
	FIRE HYDRANT	
S	SEWER MANHOLE	SS
	SEWER CLEAN OUT	C/O
	WATER VALVE	
W	WATER METER	W
	SURFACE FLOW DIRECTION	
	STORM DRAIN CURB INLET	
D	STORM DRAIN MANHOLE	SD

PLANNED DEVELOPMENT OVERLAY ZONE

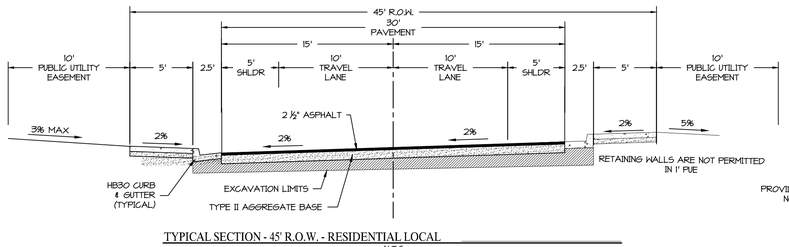
SETBACKS

FRONT: FROM DWELLING:	19' FROM TBC
FROM GARAGE:	20' FROM BW
REAR:	20'
SIDE:	5'
STREETSIDE:	10'

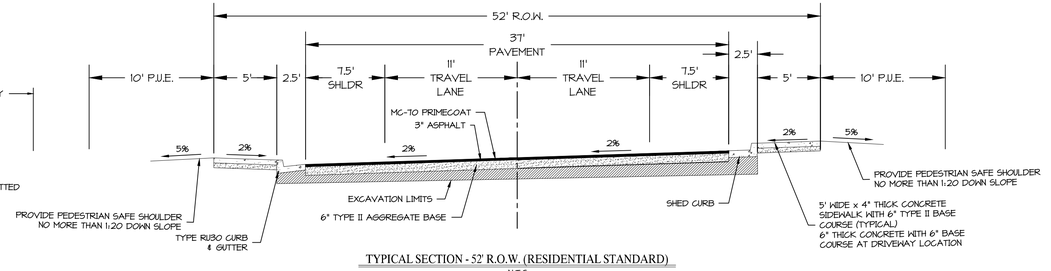
0 100' 200'
SCALE: 1"=100'

DRAINAGE NOTES

ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS.



TYPICAL SECTION - 45' R.O.W. - RESIDENTIAL LOCAL
N.T.S.



TYPICAL SECTION - 52' R.O.W. (RESIDENTIAL STANDARD)
N.T.S.

DATE: 30-11-23
JOB NO.: 12835-21
DESIGNED BY: JTT
CHECKED BY: RAR
DWG: CONT DWG

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

PRELIMINARY PLAT
FOR
BLACK RIDGE PHASES 1A-1D
1760 WEST HURRICANE
WASHINGTON COUNTY, UTAH

SHEET



Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks		100	19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily uo to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial		5	1.0%
Major Roadways (66' ROW)		11	2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

A LAND USE PLAN
SCALE: 1"=300'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	5.19.2022

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BLACK RIDGE
HURRICANE, UTAH

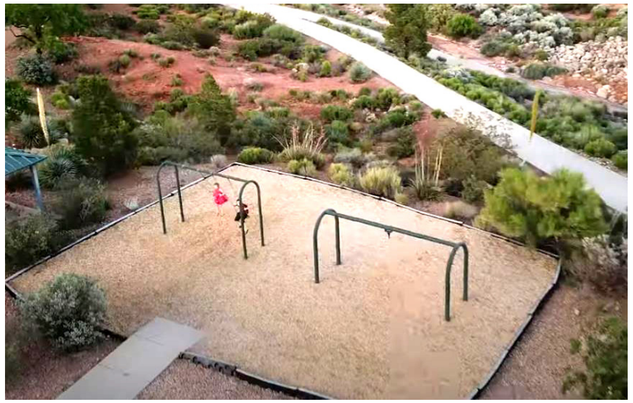
LAND USE

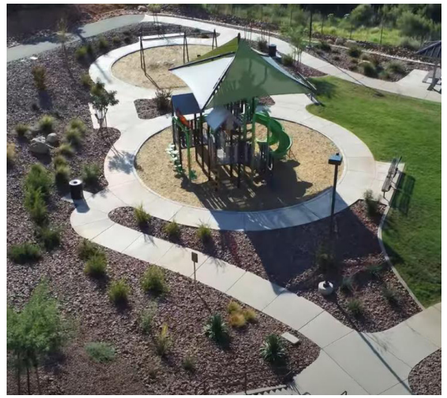
101

NEIGHBORHOOD PARK VISION BOARD

SHELTERS & SHADE STRUCTURE





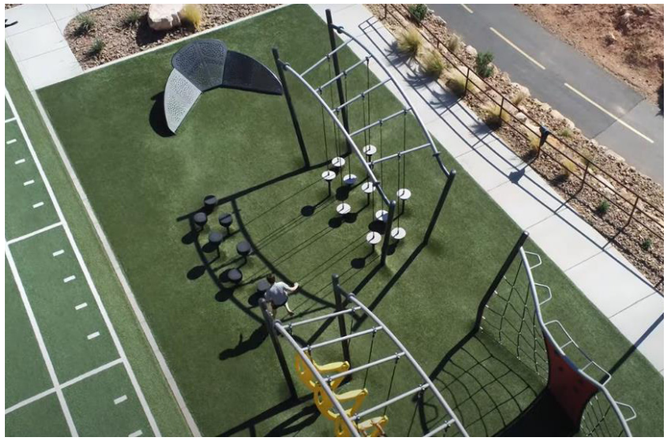


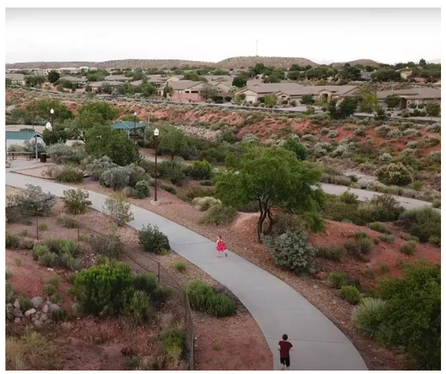
SMALLER PLAYGROUND FEATURES















HAMMOCK GROVE

***Images are examples of site elements intended for the neighborhood parks.**

COMMUNITY PARK VISION BOARD

BIKE FEATURES







PLAYGROUND & ACTIVE RECRATION AMENITIES



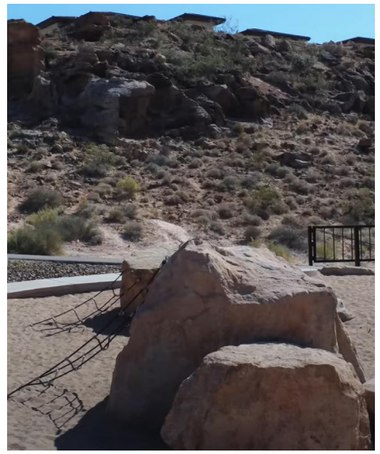


LARGER PLAYGROUND FEATURES









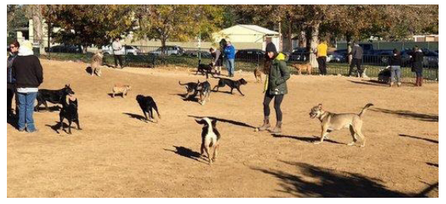
NATURE / BOULDER PLAY



LARGE PAVILION







DOG PARK

***Images are examples of site elements intended for the community parks.**

TRAILS VISION BOARD



SINGLE-TRACK MULTI-USE TRAIL



10’ WIDE MULTI-USE ASPHALT TRAIL















6’ MULTI-USE TRAIL

***Images are examples of trails intended for use throughout the community.**

Hurricane City Application

Application Accepted Date:	12/04/2023
Type of Improvement:	Site Plan (Final)
Description:	
Tenant / Project Name:	Fairgrounds RV Park
Bldg. Address:	Regional Park Road
City:	Hurricane City
State:	UT
Zip:	84780
Subdivision:	Quail Creek Industrial Park
Phase:	4
Block:	
Lot #:	
Parcel #:	H-QCIP-3-16-A-1-B
Zone:	HC
Property Owner:	Douglas Dennett
Permit Contact:	Brandee Walker
P:	(435) 668-4023
Email:	bwalker@civilscience.com

CONTACT INFORMATION

Engineer of Record:	Alex Stewart
Email:	astewart@civilscience.com
P:	(801) 503-1570
General Contractor:	D & G Property Holdings LLC
License #:	
P:	(435) 703-3684
Address:	1413 Sandhill Dr.
City:	Washington
State:	Utah
Zip:	84780
Email:	dennettconstruction@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP23-65

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

Applicant Name: Alex Stewart

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #: 8.174707-12/04/23

DRAFT

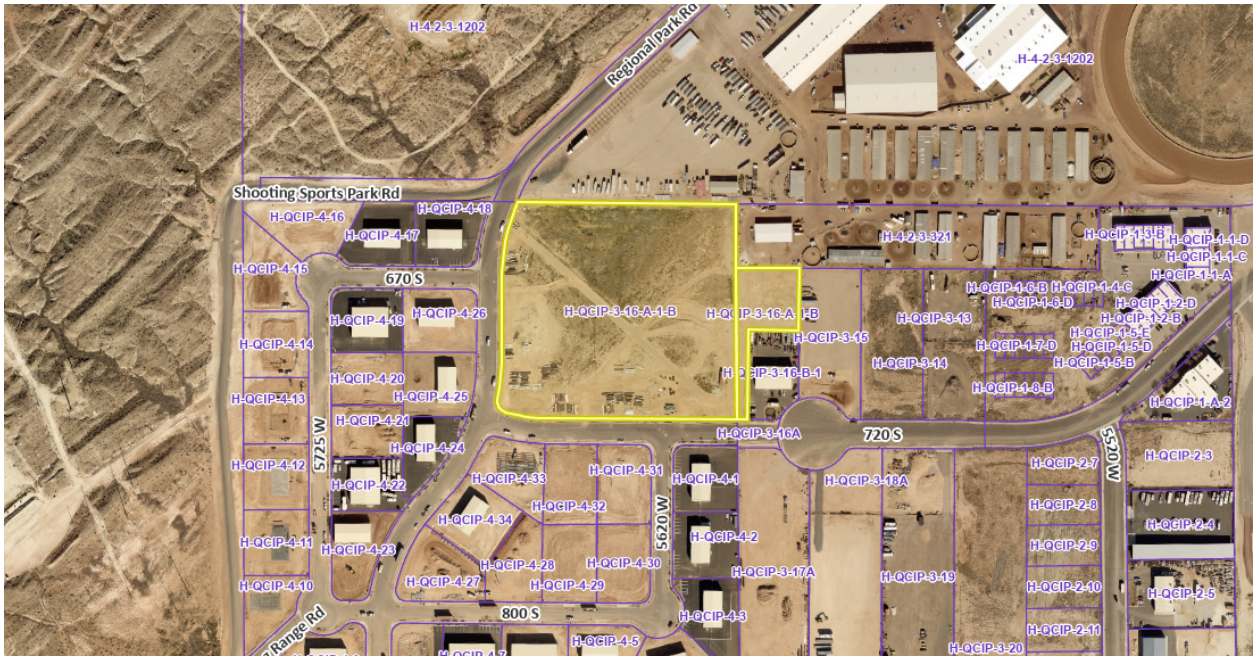
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	FSP23-52
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	D & G Property Holdings
Agent:	Civil Science
Request:	Final Site Plan approval
Location:	Regional Park Road and 720 S
Zoning:	HC
General Plan Map:	Light Industrial/Business

Discussion: The applicant is seeking a final site plan approval to construct an RV Park with 110 RV stalls as well as an office and laundry/showers building. This property is located between the Washington County Fairgrounds and Quail Creek Industrial Park. The preliminary site plan was approved in April 2022.

JUC Comments:
The construction drawings were signed off in November 2023.



RV Park Standards

The standards for an RV Park are in Hurricane City Code 10-43. The rules are as follows:

10-43-6: DEVELOPMENT STANDARDS:
D. Standards Specific To Recreational Vehicle Parks And Park Model Parks:

1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel.

2. Recreational vehicle parks shall not be used as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.

3. No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.

4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.

5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability. (Ord. 2014-10, 11-6-2014)

6. No permanent room addition shall be attached to recreational vehicles nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three (3) sides that conform to current NFPA standards for recreational vehicle parks and campgrounds. (Ord. 2019-04, 5-2-2019)

7. Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.

8. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.

9. Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required. (Ord. 2014-10, 11-6-2014)

Site Details

1. Total RV Sites: 110 stalls

Planning Staff comments:

1. An RV Park is a permitted use under the Highway Commercial zoning. It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities HCC 10-43-6-A(2b).* This site meets those requirements.
2. RV sites must be a minimum of 1000 square feet. All stalls meet these criteria.
3. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof."* This development would require three of each. These are intended to be housed in the office/laundry/showers building
4. **Parking:** Hurricane City Code requires one parking space per RV stall. While not explicitly stated on the plans all stalls are large enough to accommodate one additional parking space. They are also proposing 9 additional parking stalls centered around the amenity areas.

5. The requirement for open space in an RV park is 10%. It does not appear that the percentage of open space is indicated on the site plan but it would appear that this code is being met with the open space amenities being provided
    1. The plan shows three amenity areas in the northeast and southwest corners, only limited details on what amenities will be provided. The Washington County Water Conservancy District has a major line that runs through these areas.
6. **Landscaping:** A landscape plan has been submitted. Per HCC 10-43-6: *"Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan."* Several landscape areas are shown as well as trees near the stalls, which is preferred.
7. **Landscape Buffer**: Along all right-of-way frontages, the applicant is required to provide a landscape buffer of a minimum of 10' with one tree and three shrubs every 35'. Park strips can count toward the landscape buffer. The landscape plan does show the required landscape buffer.
8. **Outdoor lighting:** The applicant is requesting that the outdoor lighting plan requirement be deferred to the building permit stage. All outdoor lighting must meet HCC 10-33-7 and verified by the Zoning Administrator
9. The normal requirement for internal roadways for an RV Park is 30'. However, the JUC has approved 26' wide streets.

10. The site plan has provided a check-in area that will be adequate under the standards of the code.
11. Building renderings but not elevations have been provided. The applicant has requested the elevations be deferred to the building permit application.
12. RV Parks require City Council approval for the final site plan with a recommendation from the Planning Commission.

Recommendation:
Staff recommends the planning commission review the application based on Hurricane City Code and Standards. Staff would recommend approval subject to the following conditions:

1. Outdoor lighting meets HCC 10-33-7 and is verified by the Zoning Administrator
2. Office and laundry/showers building elevations are under 35'.
3. Significant changes to the proposed amenity areas, such as additional buildings, are approved through an amended final site plan application.
4. Staff and JUC comments.

Lighting Plan will be provided at time of building permit submittal.

FAIRGROUNDS RV PARK

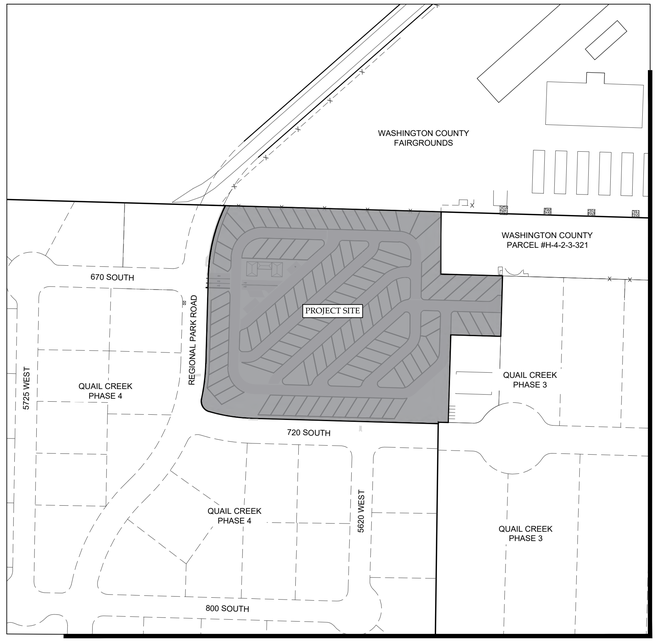
CONSTRUCTION DRAWINGS

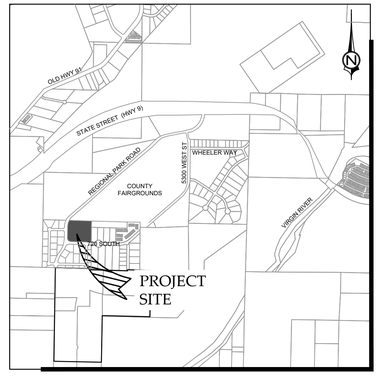
671 SOUTH REGIONAL PARK ROAD

LOCATED IN HURRICANE, UTAH

SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN
C5	PLAN & PROFILE - DRIVE A
C6	PLAN & PROFILE - DRIVE B
C7	PLAN & PROFILE - DRIVE C
C8	PLAN & PROFILE - DRIVE D
C9	PLAN & PROFILE - DRIVE E
C10	PLAN & PROFILE - DRIVE F
C11	PLAN & PROFILE - 670 SOUTH & DRIVE G
C12	PLAN & PROFILE - DRIVE H
C13	PLAN & PROFILE - DRIVE I
C14	UTILITY PLAN - SOUTH PORTION
C15	UTILITY PLAN - NORTH PORTION
C16	POWER PLAN
C17	DETAIL SHEET 1
C18	DETAIL SHEET 2
C19	DETAIL SHEET 3
C20	DETAIL SHEET 4
C21	DETAIL SHEET 5
C22	LANDSCAPE PLAN
C23	LANDSCAPE DETAILS





VICINITY MAP
(N.T.S.)

GENERAL NOTES:

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

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES

EARTH MOVING ACTIVITIES

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

APPROVALS

PUBLIC WORKS	11/20/2023	DATE
CITY ENGINEERING	8/17/23	DATE
PLANNING & ZONING	8/22/23	DATE
PARKS & RECREATION	8/23/23	DATE
STREETS DEPARTMENT	8-23-23	DATE
WATER DEPARTMENT	8-23-23	DATE
GIS	8/23/23	DATE

UTILITIES

Per changes on C-16	8-23-23	DATE
POWER	8/23/23	DATE
PHONE	11-25-23	DATE
GAS	8/30/23	DATE
FIRE	11-29-23	DATE
HURRICANE VALLEY FIRE DISTRICT	11-29-23	DATE
WASHINGTON COUNTY WATER CONS DISTRICT	8/30/23	DATE
ASH CREEK SPECIAL SERVICE DISTRICT		DATE

* Quail Creek Industrial Park Phase 3 Final Plat amendment must be completed before final inspection.

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

CONTACT
D & G PROPERTY HOLDING LLC
1413 SANDHILL DR
WASHINGTON, UT 84780
DENNETTCONSTRUCTION@GMAIL.COM

Know what's below. Call before you dig.

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

CONSTRUCTION DRAWINGS

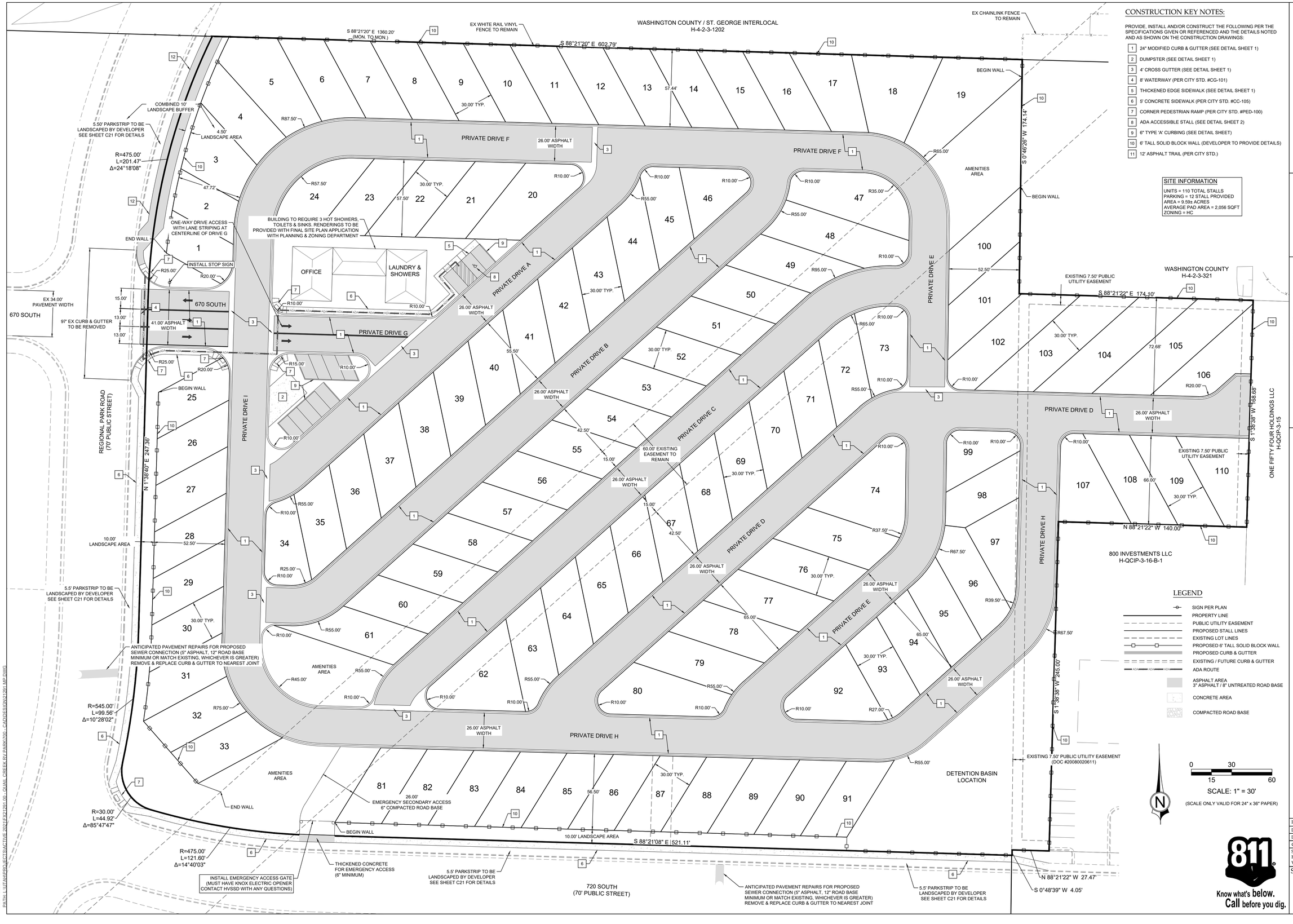
FAIRGROUNDS RV PARK

LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A
SHEET	C1

NOV 2 9 2023

PATH L:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291.MP.DWG



CONSTRUCTION KEY NOTES:

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

1. 24" MODIFIED CURB & GUTTER (SEE DETAIL SHEET 1)
2. DUMPSTER (SEE DETAIL SHEET 1)
3. 4' CROSS GUTTER (SEE DETAIL SHEET 1)
4. 8' WATERWAY (PER CITY STD. #CG-101)
5. THICKENED EDGE SIDEWALK (SEE DETAIL SHEET 1)
6. 5' CONCRETE SIDEWALK (PER CITY STD. #CC-105)
7. CORNER PEDESTRIAN RAMP (PER CITY STD. #PED-100)
8. ADA ACCESSIBLE STALL (SEE DETAIL SHEET 2)
9. 6" TYPE 'A' CURBING (SEE DETAIL SHEET)
10. 6' TALL SOLID BLOCK WALL (DEVELOPER TO PROVIDE DETAILS)
11. 12' ASPHALT TRAIL (PER CITY STD.)

SITE INFORMATION

UNITS = 110 TOTAL STALLS
PARKING = 12 STALL PROVIDED
AREA = 9.59± ACRES
AVERAGE PAD AREA = 2,056 SQFT
ZONING = HC

LEGEND

- SIGN PER PLAN
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED STALL LINES
- EXISTING LOT LINES
- PROPOSED 6' TALL SOLID BLOCK WALL
- PROPOSED CURB & GUTTER
- EXISTING / FUTURE CURB & GUTTER
- ADA ROUTE
- ASPHALT AREA 3" ASPHALT / 8" UNTREATED ROAD BASE
- CONCRETE AREA
- COMPACTED ROAD BASE

0 15 30 60

SCALE: 1" = 30'

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

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

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

SITE & SIGNAGE PLAN

FAIRGROUNDS RV PARK

LOCATED IN HURRICANE, UTAH

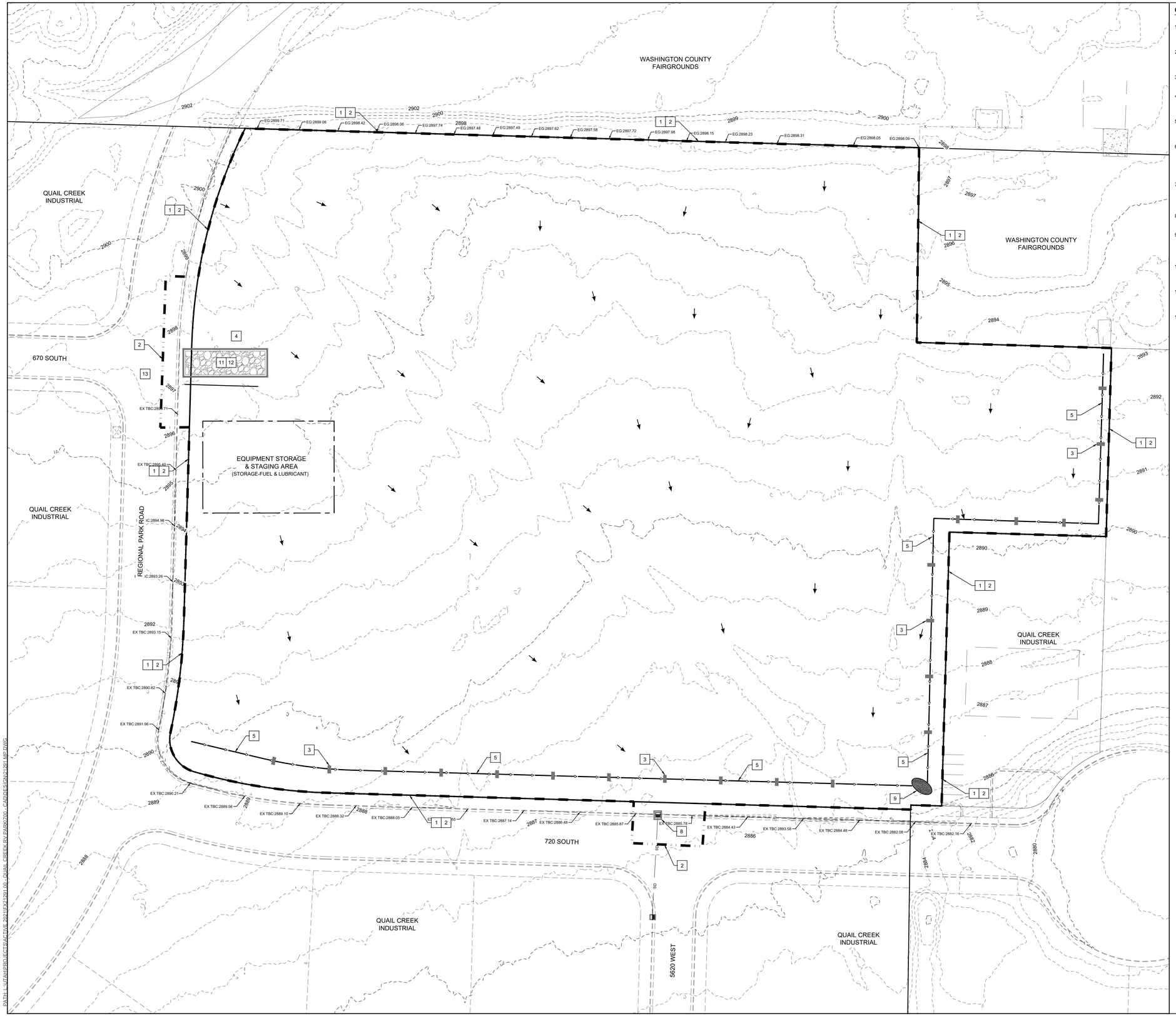
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET

C2

NOV 2 9 2023

PATH: I:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291 MP.DWG



CONSTRUCTION NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

1	PROPERTY BOUNDARY
2	LIMITS OF CONSTRUCTION
3	CHECK DAM (SEE DETAIL SHEET 1)
4	CONCRETE WASHOUT (SEE DETAIL SHEET 1)
5	EARTH DIKES AND DRAINAGE SWALES (SEE DETAIL SHEET 1)
6	SILT FENCE (APWA #122)
7	RIP-RAP
8	STORM DRAIN INLET PROTECTION (APWA #124)
9	SEDIMENT BASIN
10	SEDIMENT TRAP
11	ENTRANCE / OUTLET TIRE WASH
12	TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL SHEET 1)
13	STREET SWEEPING AND VACUUMING

CONSTRUCTION KEYNOTES

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROJECT BOUNDARY
- LIMITS OF CONSTRUCTION
- EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER)
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

N

0 40
20 80
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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	REVISION			

EROSION & DUST CONTROL PLAN

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C3

NOV 2 0 2023

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DES\DWG\21291 MP.DWG

GRADING NOTES

APPROXIMATELY 7,631 CU.YD. OF CUT 7,321 CU.YD. OF FILL AND 310 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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

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

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 ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

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

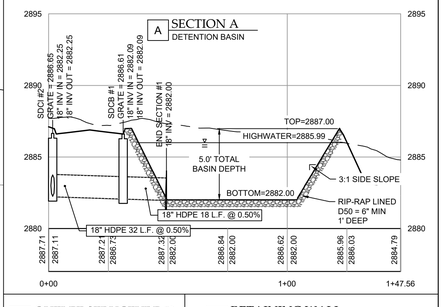
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH LOT.

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

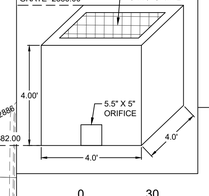
LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDRY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL (SEE DETAIL THIS SHEET)
- -x.x%→ DRAINAGE FLOW DIRECTION
- PAD= 00.00 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- TOW/ELEVATION BOW/ELEVATION TOP OF WALL BOTTOM OF WALL

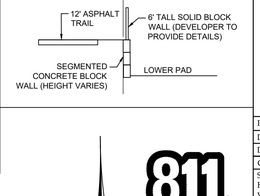
A SECTION A
DETENTION BASIN



B OUTLET STRUCTURE #1
NOT TO SCALE



C RETAINING WALL
NOT TO SCALE



0 15 30 60

SCALE: 1" = 30'

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

N

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ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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	REVISION			

GRADING & DRAINAGE PLAN

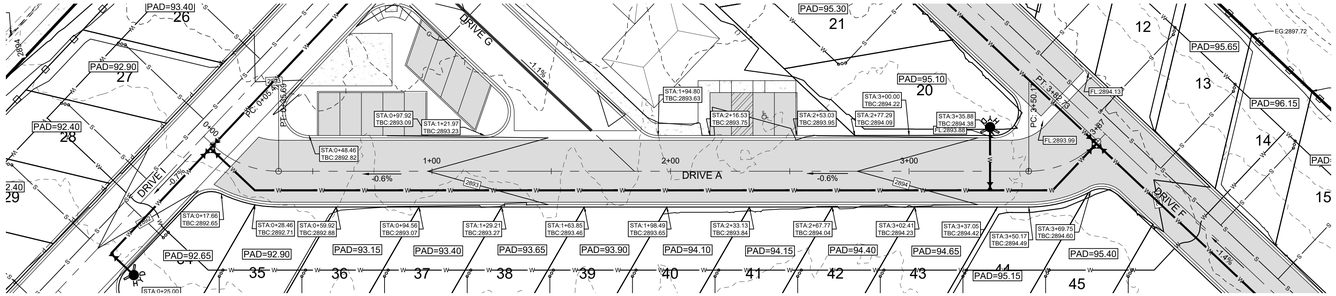
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

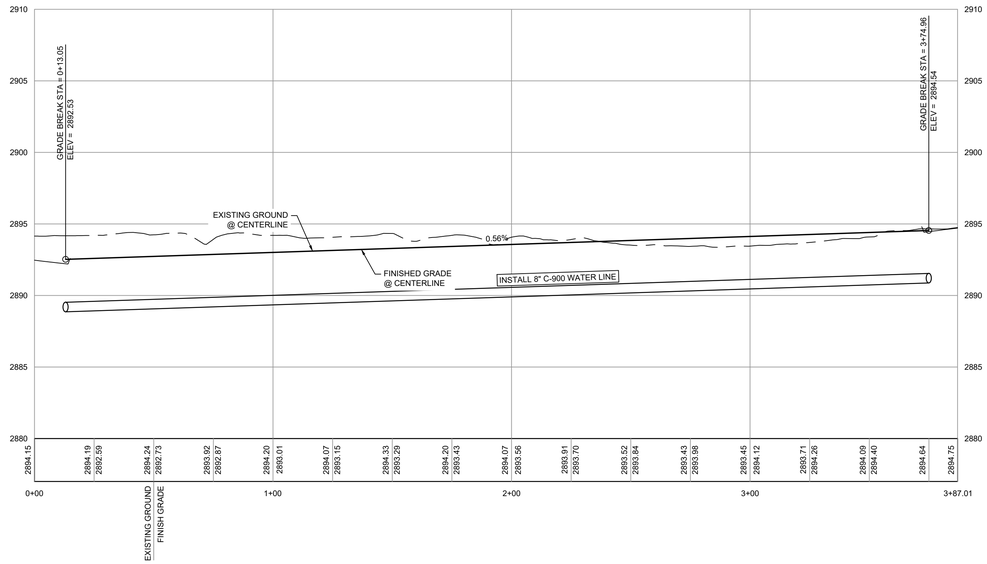
SHEET
C4

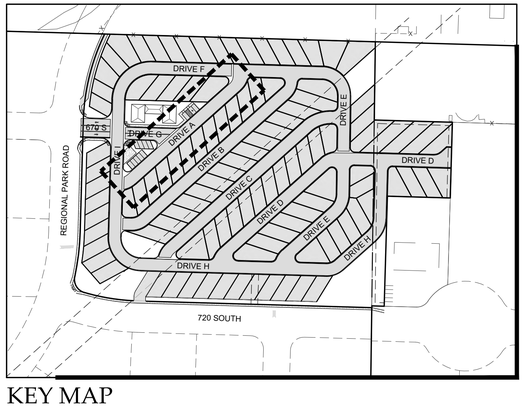
NOV 2 9 2023

PATH: \\UTAH\PROJECTS\ACTIVE 2021\FX\21291-00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291 MP.DWG



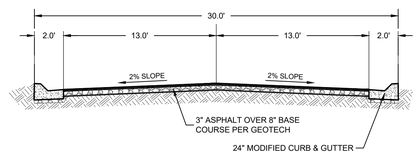
DRIVE A
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED RV PAD LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- STORM DRAIN CURB INLET
- SEWER MANHOLE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

SCALE: 1" = 30'
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1453 S. DIXIE DRIVE, SUITE 150
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435.986.0100

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No. 10255283
(8/15/2023)
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	REVISION			

PLAN & PROFILE - DRIVE A

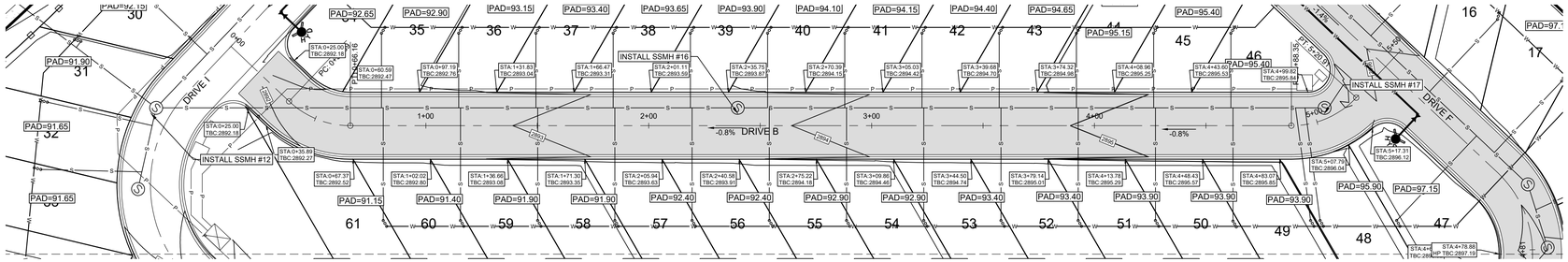
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

SHEET
C5

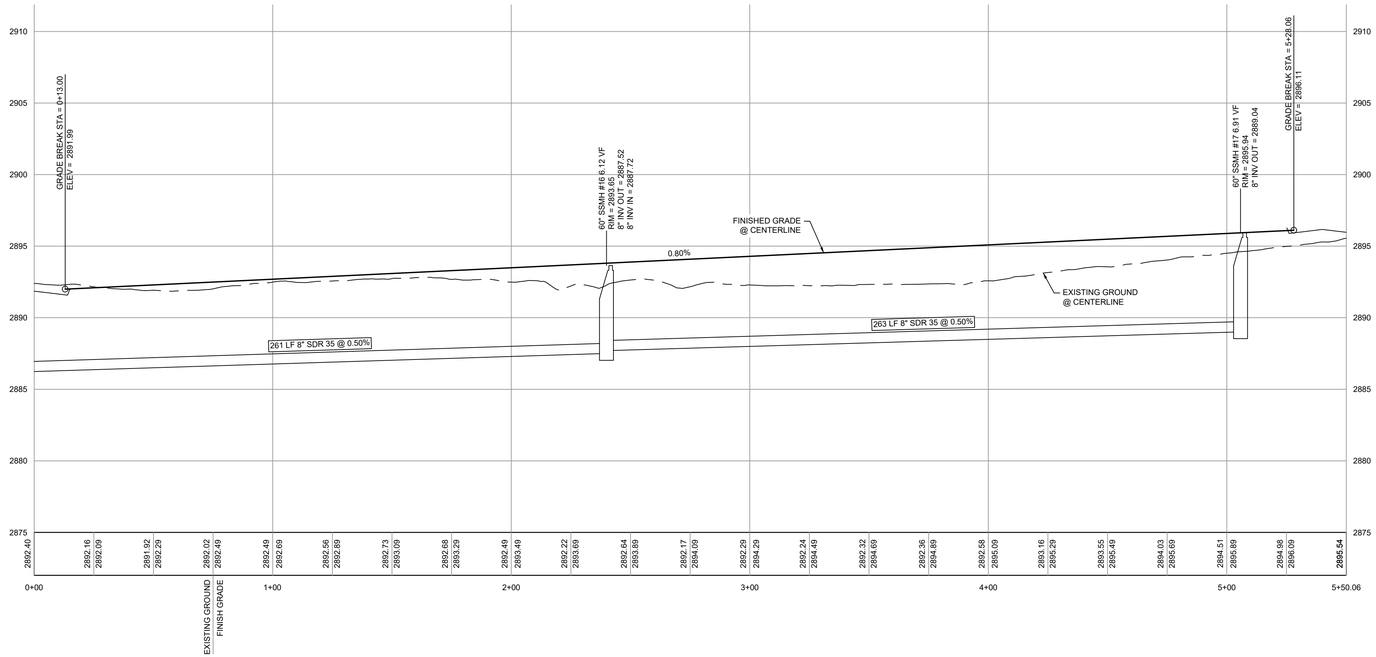
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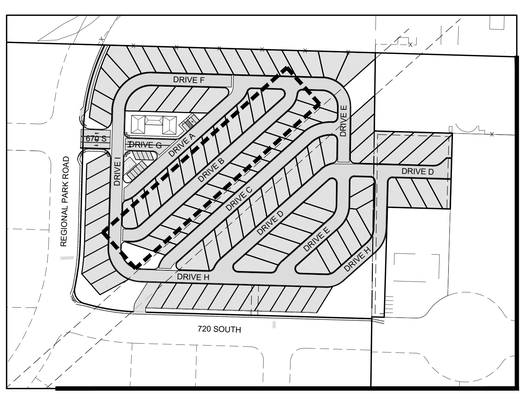
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DRIVE B

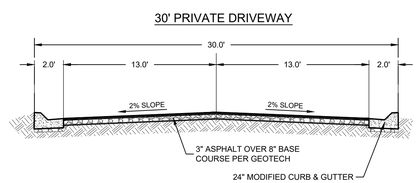
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

1580	EXISTING GROUND CONTOUR
T580	FINISH GRADE CONTOUR
	PROPOSED RV PAD LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
-X.X%	DRAINAGE FLOW DIRECTION
LOCATION ELEVATION	SPOT ELEVATION
	STORM DRAIN CURB INLET
S	SEWER MANHOLE
W	PROPOSED WATER
W	EXISTING WATER
S	PROPOSED SEWER
S	EXISTING SEWER
SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
	FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	IRRIGATION VALVE
	EXISTING IRRIGATION VALVE

0 30 60 (15)

SCALE: 1" = 30'

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

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435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
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NO.	REVISION	BY	APR.	DATE

PLAN & PROFILE - DRIVE B

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

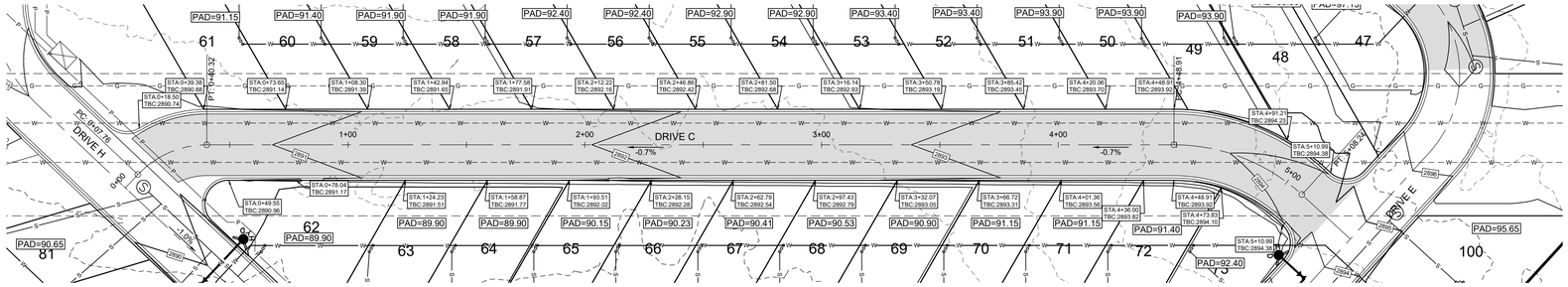
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

SHEET

C6

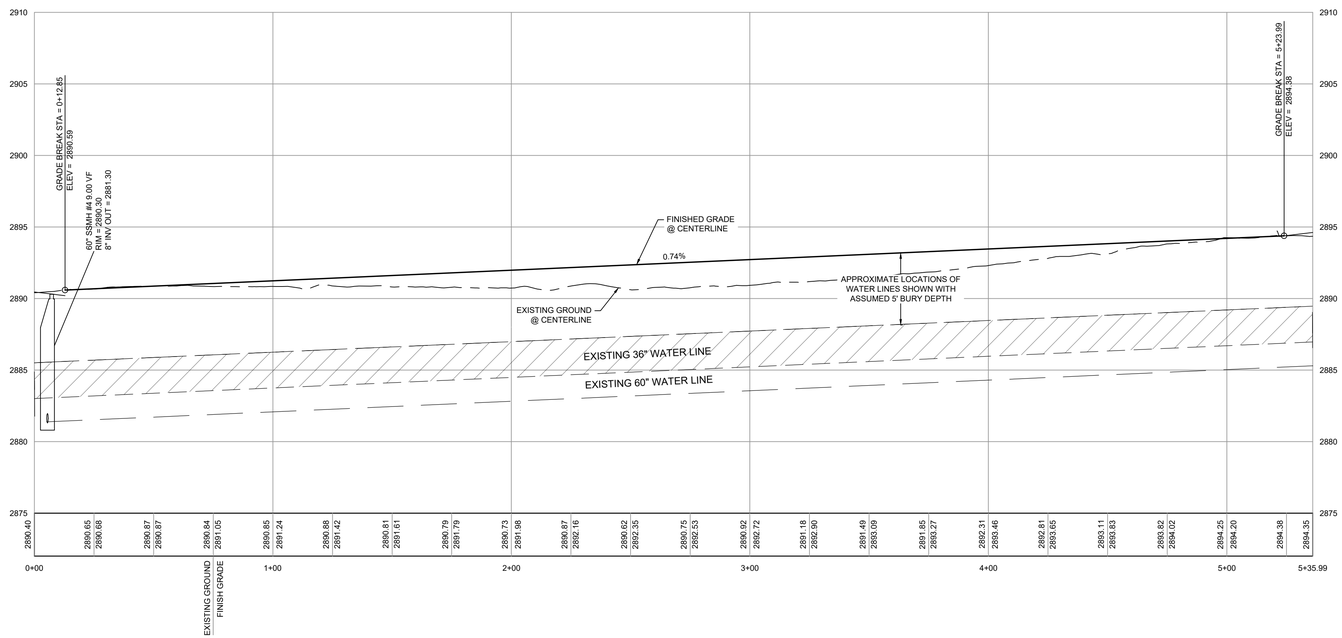
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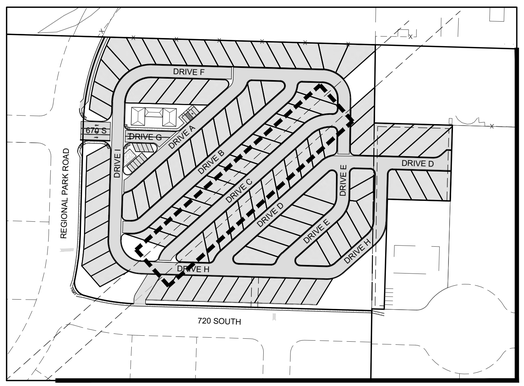
PATH: I:\UTAH\PROJECTS\ACTIVE 2021\EX21291 00 - QUAIL CREEK RV PARK\0700 - CAD\DESIGN\21291 MP.DWG



DRIVE C

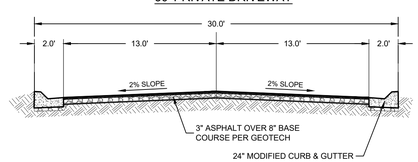
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

- 1580 — EXISTING GROUND CONTOUR
- 1580 — FINISH GRADE CONTOUR
- PROPOSED RV PAD LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- -X.X% — DRAINAGE FLOW DIRECTION
- LOCATION / ELEVATION — SPOT ELEVATION
- STORM DRAIN CURB INLET
- S — SEWER MANHOLE
- W — PROPOSED WATER
- W — EXISTING WATER
- S — PROPOSED SEWER
- S — EXISTING SEWER
- SD — PROPOSED STORM DRAIN
- SD — EXISTING STORM DRAIN
- FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

SCALE: 1" = 30'

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

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No. 10255283
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	REVISION			

PLAN & PROFILE - DRIVE C

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

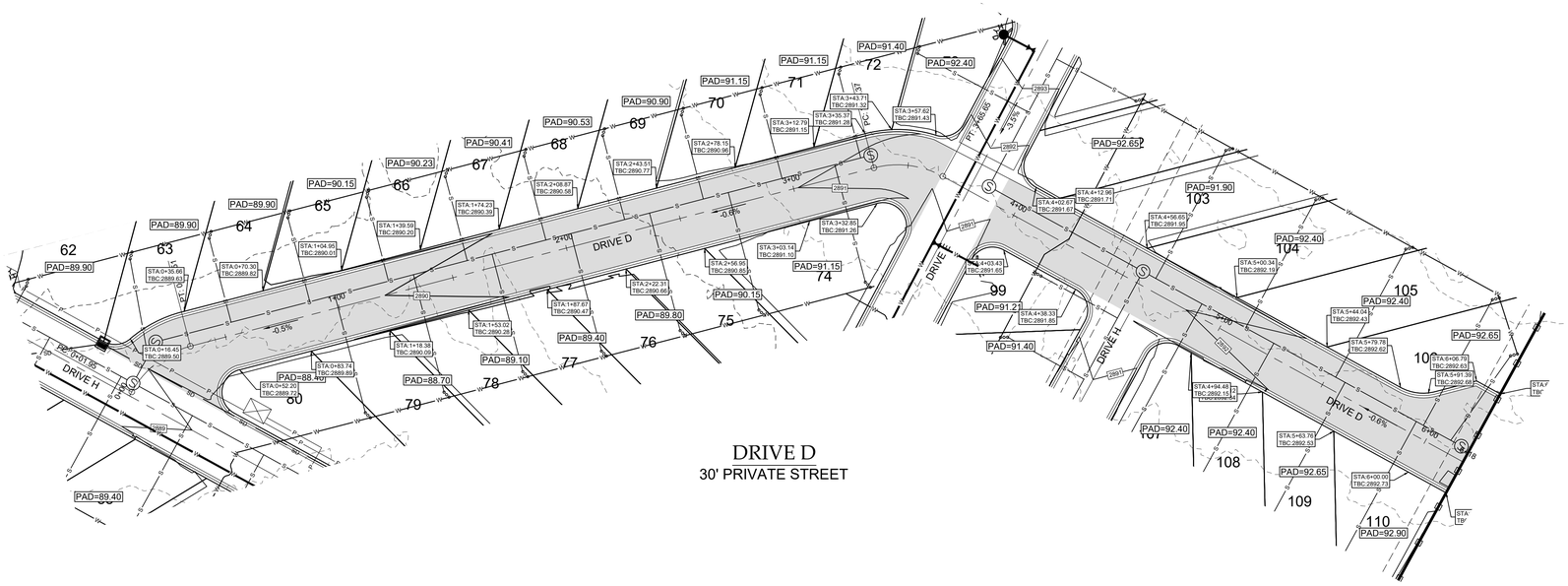
PROJ. #:	Fv. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

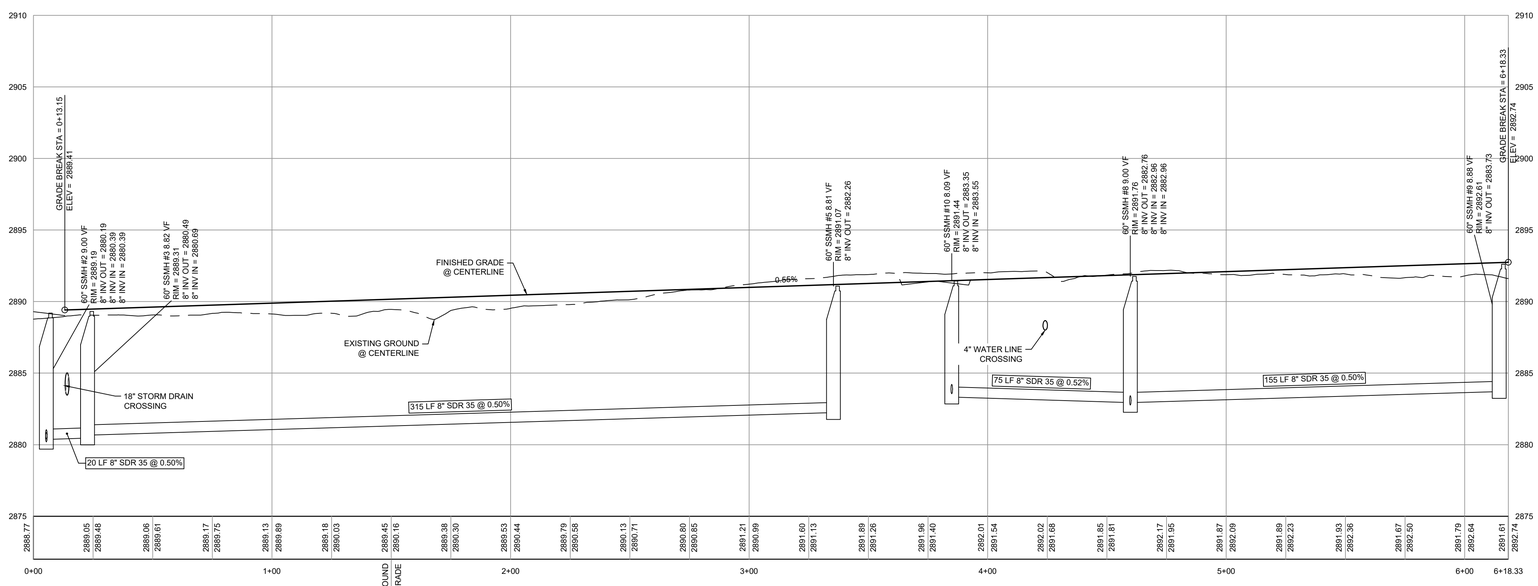
SHEET

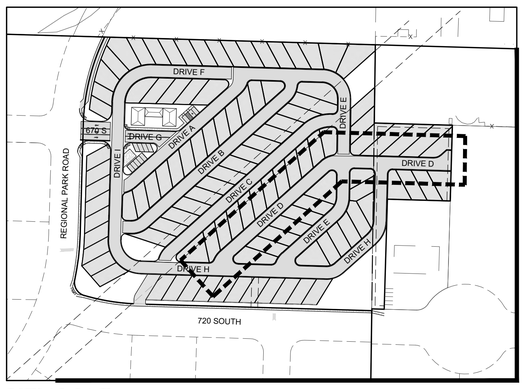
C7

NOV 2 9 2023

PATH: I:\UTAH\PROJECTS\ACTIVE 2021\FV21291 00 - QUAIL CREEK RV PARK\0700 - CAD\DESIGN\21291 MP.DWG

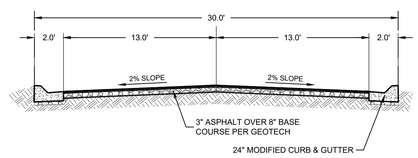






KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

EXISTING GROUND CONTOUR	PROPOSED WATER
FINISH GRADE CONTOUR	EXISTING WATER
PROPOSED RV PAD LINE	PROPOSED SEWER
EXISTING LOT LINE	EXISTING SEWER
PROPOSED CURB & GUTTER	PROPOSED STORM DRAIN
EXISTING CURB & GUTTER	EXISTING STORM DRAIN
DRAINAGE FLOW DIRECTION	FIRE HYDRANT
SPOT ELEVATION	PROPOSED WATER VALVE
STORM DRAIN CURB INLET	EXISTING WATER VALVE
SEWER MANHOLE	IRRIGATION VALVE
	EXISTING IRRIGATION VALVE

0 30 15 60

SCALE: 1" = 30'

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

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435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

PLAN & PROFILE - DRIVE D

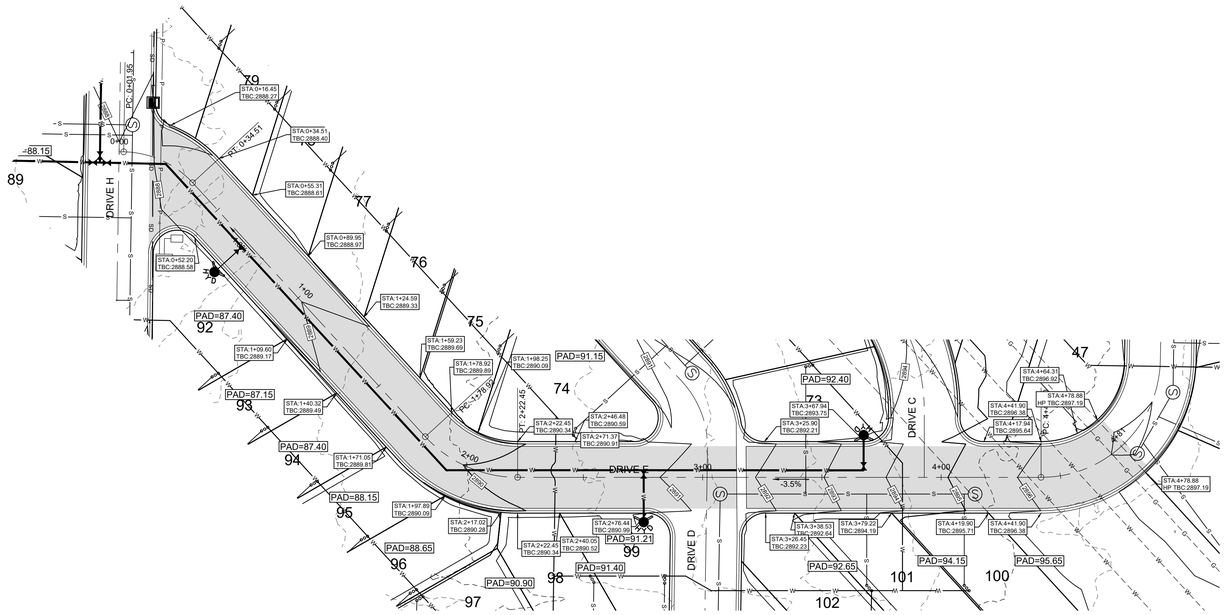
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

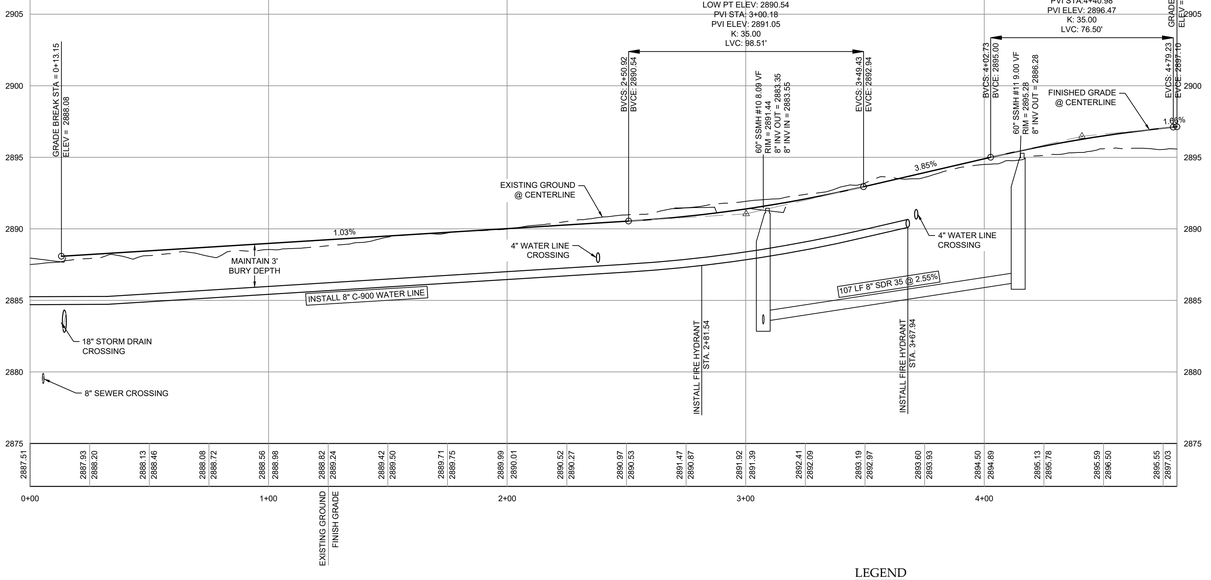
SHEET
C8

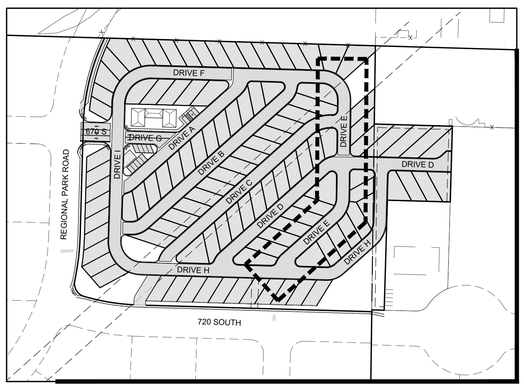
NOV 2 9 2023

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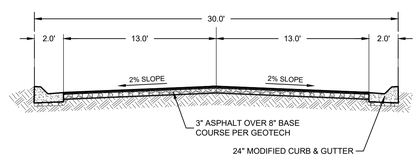
DRIVE E
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED RV PAD LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- STORM DRAIN CURB INLET
- SEWER MANHOLE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

0 30 15 60

SCALE: 1" = 30'

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

Know what's below. Call before you dig.

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

PLAN & PROFILE - DRIVE E

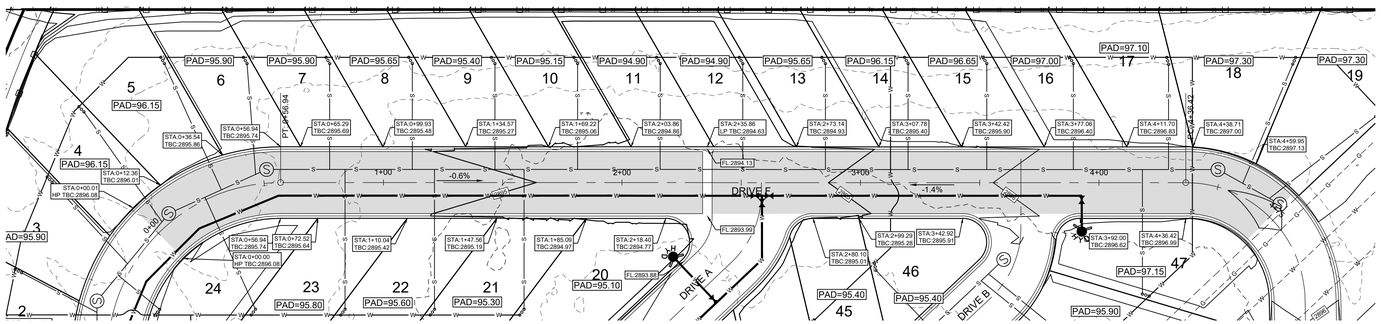
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

SHEET
C9

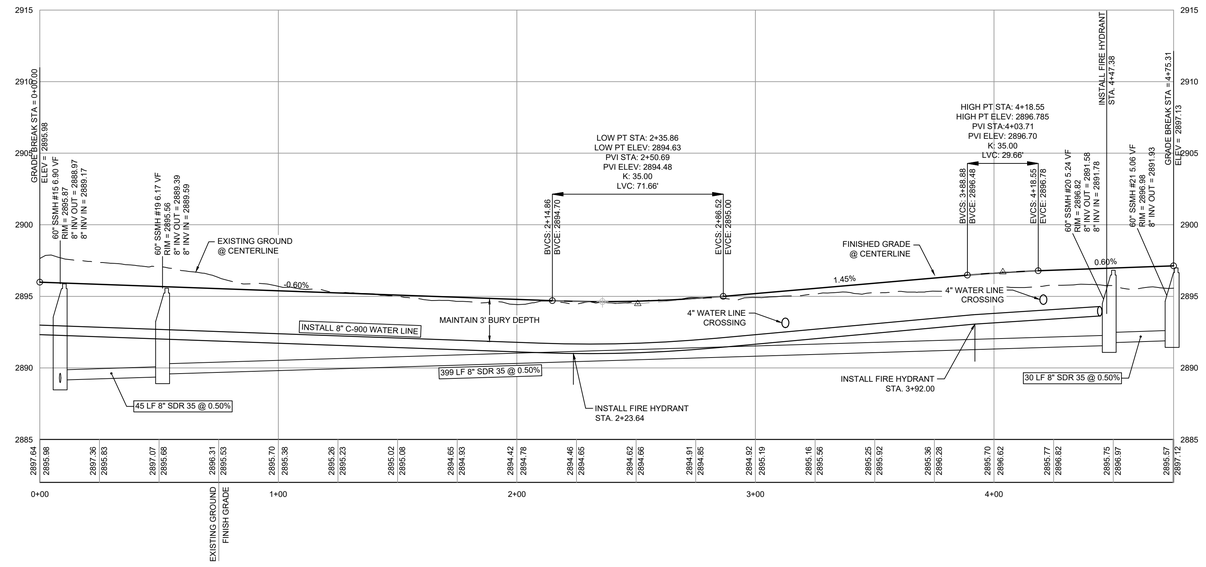
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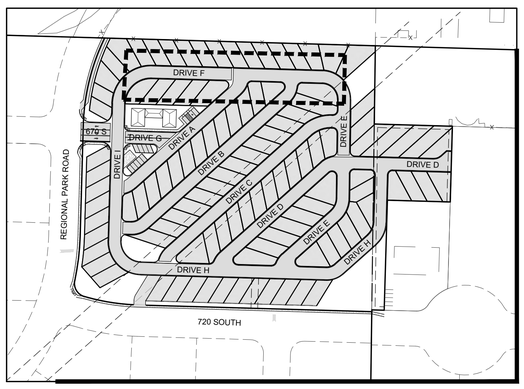
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DRIVE F

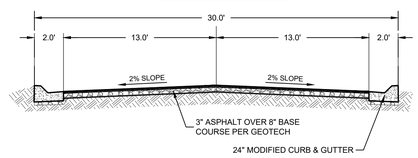
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED RV PAD LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- STORM DRAIN CURB INLET
- SEWER MANHOLE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

N

0 30 60
15

SCALE: 1" = 30'

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

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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PLAN & PROFILE - DRIVE F

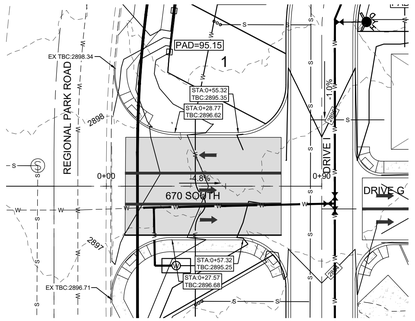
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

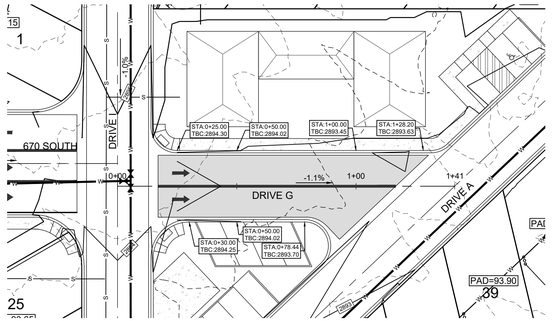
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C10

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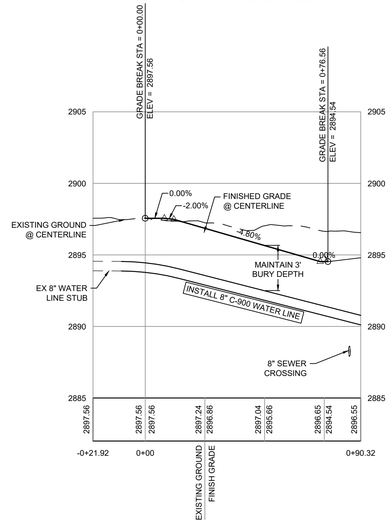
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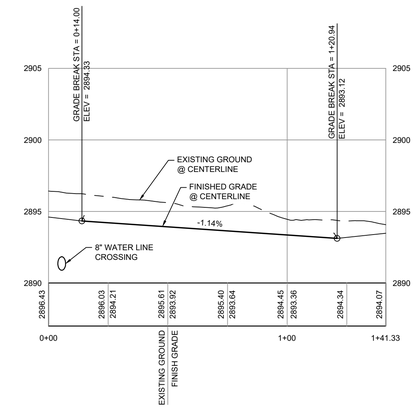


670 SOUTH
45' PRIVATE STREET

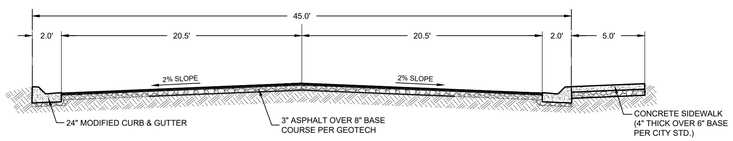


DRIVE G
30' PRIVATE STREET

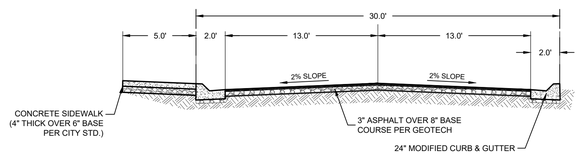


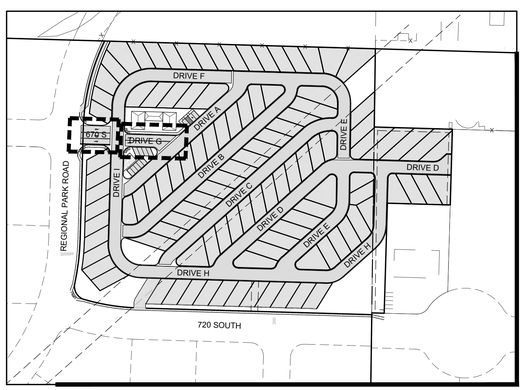


45' PRIVATE DRIVEWAY



30' PRIVATE DRIVEWAY





KEY MAP

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED RV PAD LINE
- EXISTING LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- STORM DRAIN CURB INLET
- SEWER MANHOLE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- IRRIGATION VALVE
- EXISTING IRRIGATION VALVE

N

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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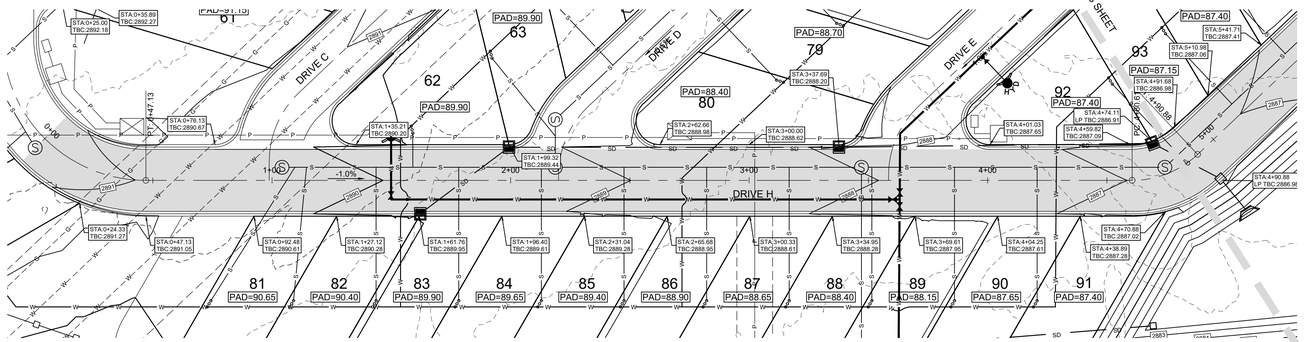
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	REVISION			

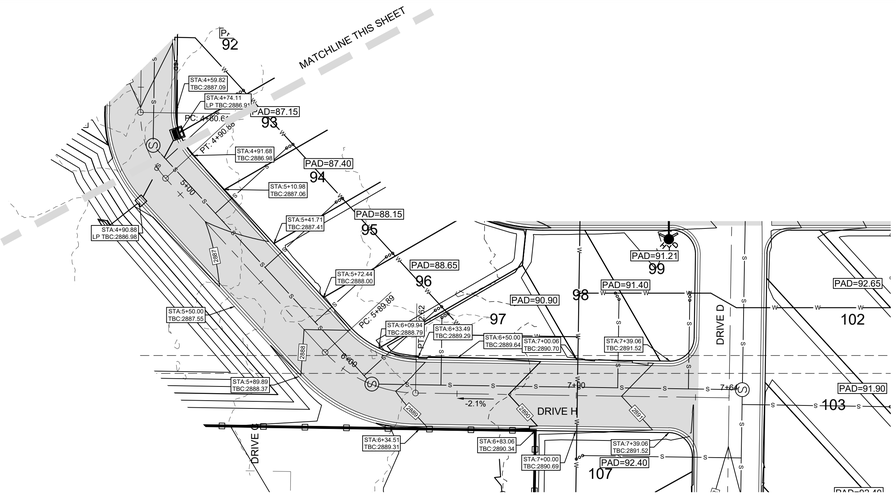
PLAN & PROFILE - 670 SOUTH & DRIVE G

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

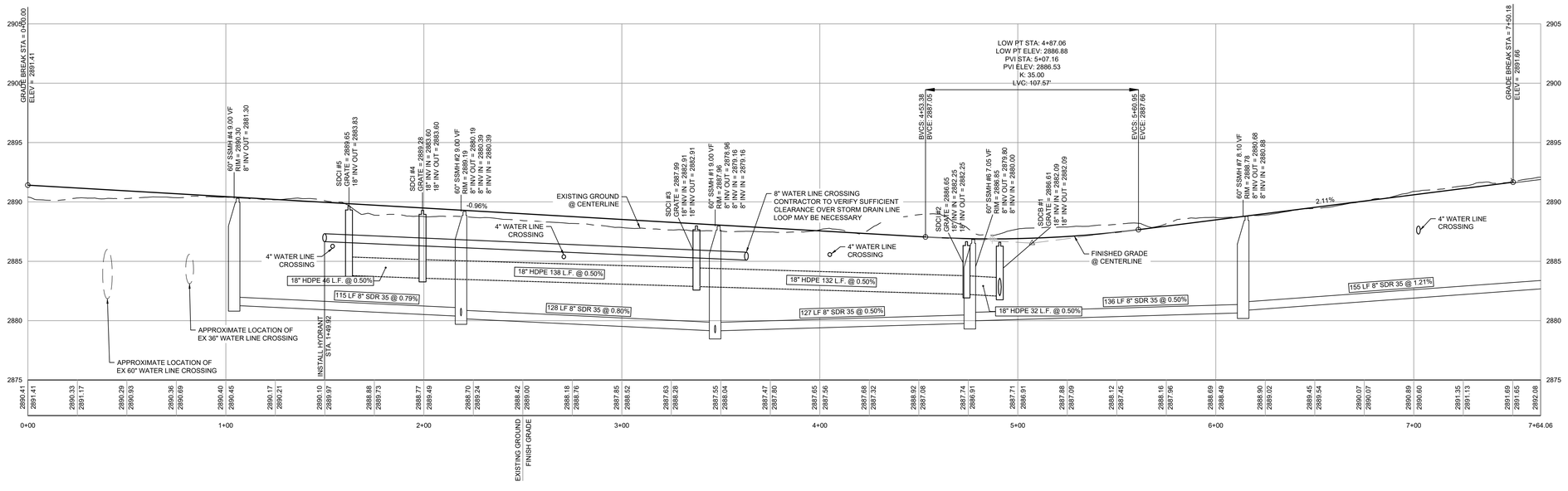
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DATE:	08/15/2023
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SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

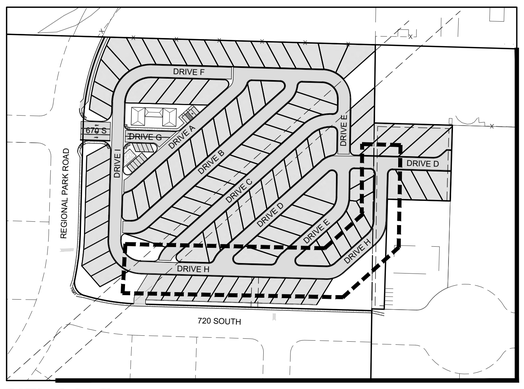
SHEET
C11





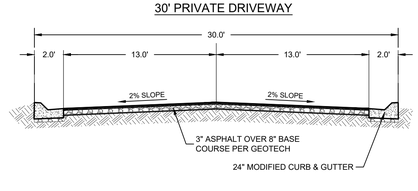
DRIVE H
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

EXISTING GROUND CONTOUR	PROPOSED WATER
FINISH GRADE CONTOUR	EXISTING WATER
PROPOSED RV PAD LINE	PROPOSED SEWER
EXISTING LOT LINE	EXISTING SEWER
PROPOSED CURB & GUTTER	PROPOSED STORM DRAIN
EXISTING CURB & GUTTER	EXISTING STORM DRAIN
DRAINAGE FLOW DIRECTION	FIRE HYDRANT
SPOT ELEVATION	PROPOSED WATER VALVE
STORM DRAIN CURB INLET	EXISTING WATER VALVE
SEWER MANHOLE	IRRIGATION VALVE
	EXISTING IRRIGATION VALVE

SCALE: 1" = 30'

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

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

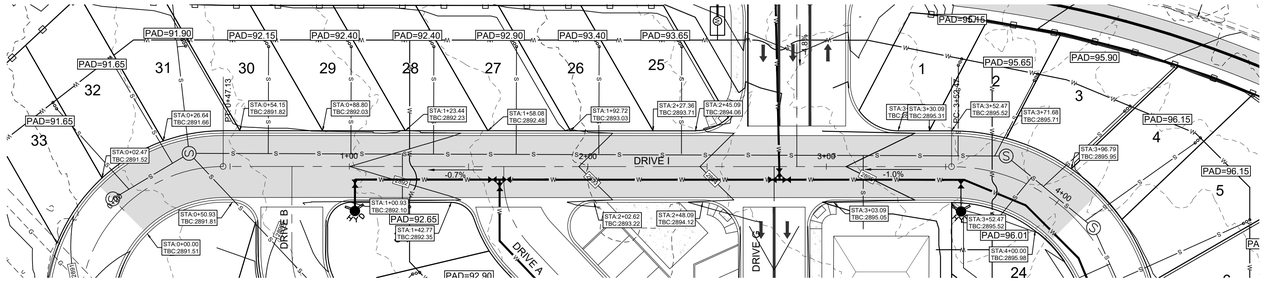
PLAN & PROFILE - DRIVE H

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

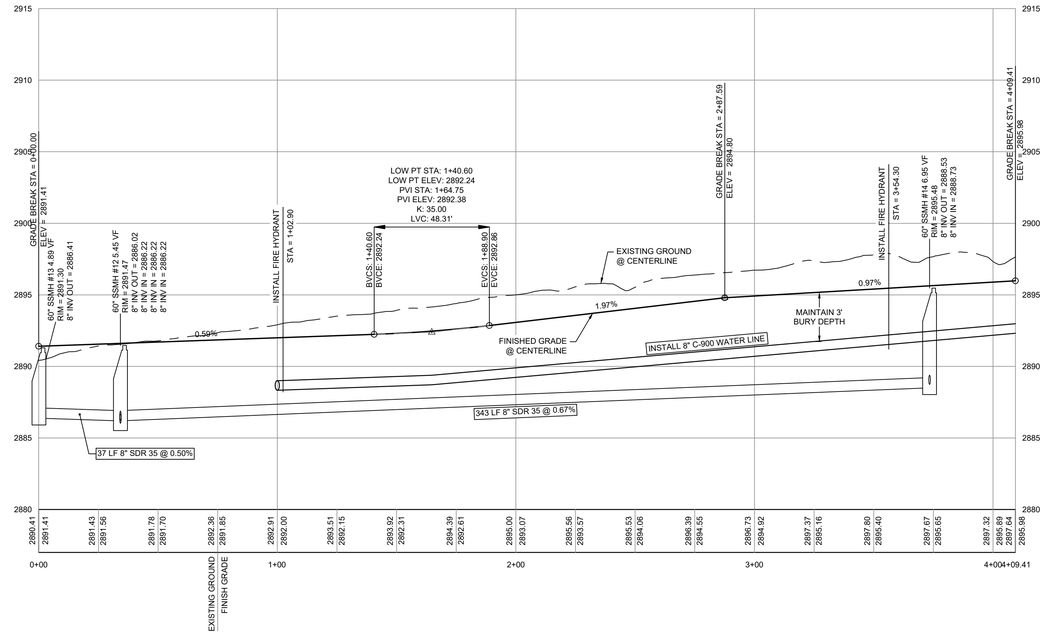
PROJ. #:	Fx. 21291
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SCALE OF SHEET HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'
SHEET	C12

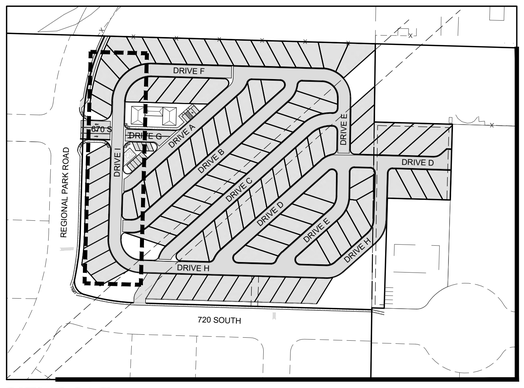
NOV 2 2023

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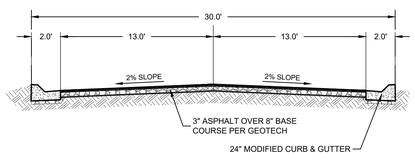
DRIVE I
30' PRIVATE STREET





KEY MAP

30' PRIVATE DRIVEWAY



LEGEND

1580	EXISTING GROUND CONTOUR
1580	FINISH GRADE CONTOUR
	PROPOSED RV PAD LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
-x.x%	DRAINAGE FLOW DIRECTION
LOCATION ELEVATION	SPOT ELEVATION
	STORM DRAIN CURB INLET
S	SEWER MANHOLE
W	PROPOSED WATER
W	EXISTING WATER
S	PROPOSED SEWER
S	EXISTING SEWER
SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
	FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	IRRIGATION VALVE
	EXISTING IRRIGATION VALVE

0 30
15 60
SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
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No. 10255283
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NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

PLAN & PROFILE - DRIVE I

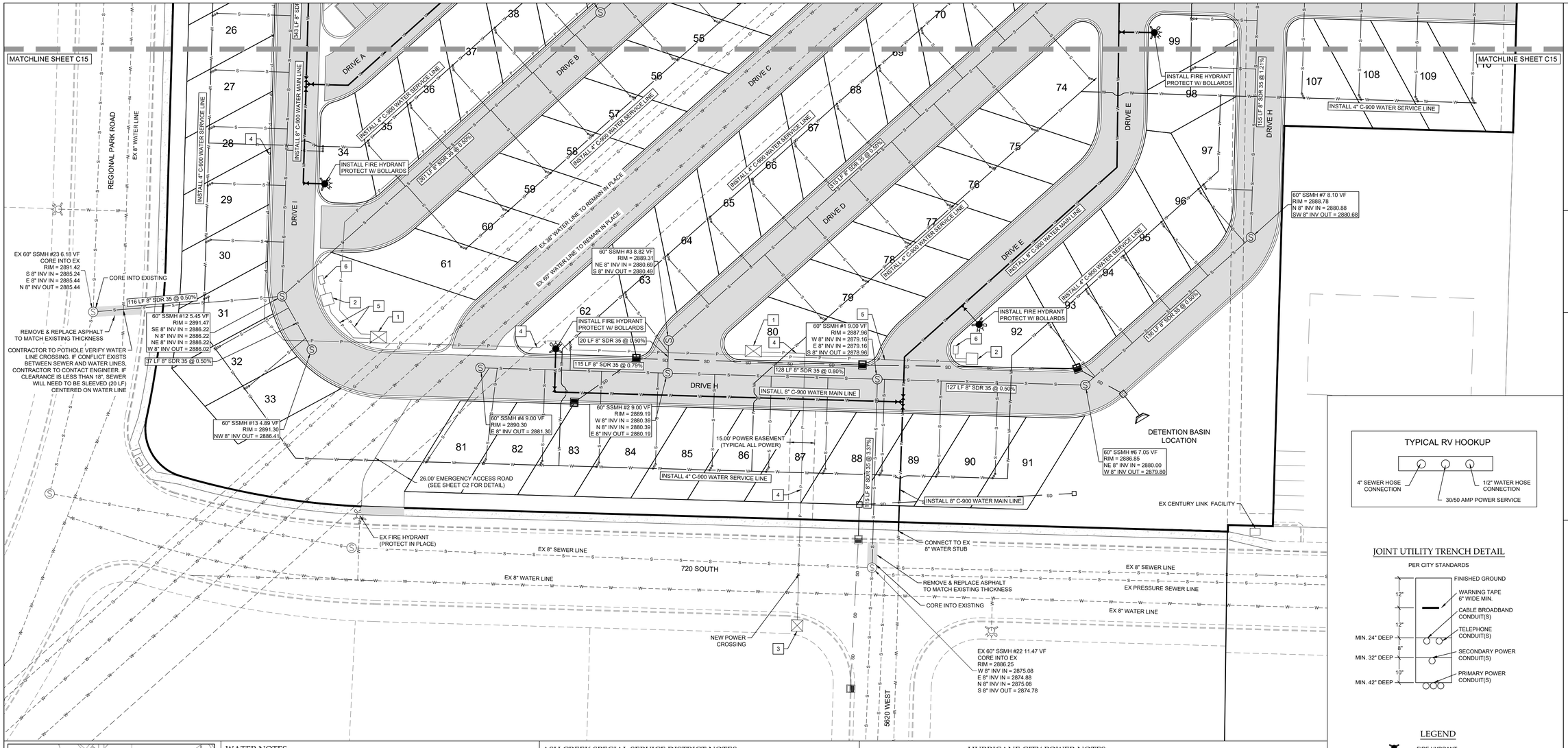
FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

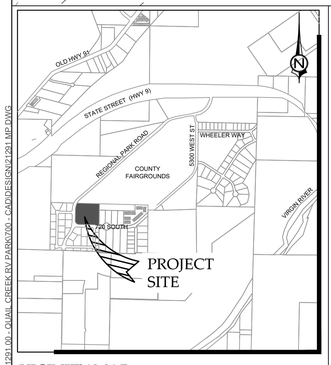
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	1" = 5'

SHEET
C13

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VICINITY MAP
(N.T.S.)

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

TDS 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 MATT AT (435-817-0180) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO MATT BRANN WITH TDS AT (435-817-0180).
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

ASH CREEK SPECIAL SERVICE DISTRICT 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 PROVE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' LONG CENTERED AT WATER LINE.)
7. FAIRGROUNDS RV PARK IS UNDERSTOOD TO BE A PRIVATE SEWER SYSTEM.

DOMINION ENERGY NOTES

EXISTING GAS LINE
PROPOSED GAS LINE

NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
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 (1155 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 ON/IN 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 JC 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 BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, 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.

HURRICANE CITY POWER NOTES

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1. 3 ϕ VAULT
2. 150 KVA 3ϕ TRANSFORMER
3. PMH 9
4. 4/0 15KV INTO 4" PVC
5. 1/0 15KV INTO 4" PVC
6. 350 MCM OR 500 MCM IN 3" OR 4" PVC AND POSSIBLY PARALLELED

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 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 PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2", 3" OR 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350 OR 500 ALUMINUM.
17. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC.
18. ALL ELECTRICAL EQUIPMENT MUST HAVE A DIRT PAD AT SIDEWALK LEVEL ON SIDES AND BACK OF EQUIPMENT FOR AT LEAST 5'. IF ANY SLOPES THERE MUST BE RETAINING WALL OF CONCRETE, BLOCK, OR STACKED ROCK.
19. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT ACCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
20. ANY INVOICE FOR THE WORK PERFORMED BY HURRICANE CITY POWER WILL BE SENT AT TIME OF PUNCH LIST. THIS WILL INCLUDE ELBOW TERMINATION, SWITCH/VAULT FEES, AND EXTRA TIME AS NEEDED FOR THE PROJECT.
21. CT WILL BE INSTALLED ON TRANSFORMER BY HURRICANE POWER AND BILLED TO DEVELOPER.

CENTURY LINK NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURY LINK WILL PROVIDE 4" CONDUIT, CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"X30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

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UTILITY PLAN - SOUTH PORTION

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

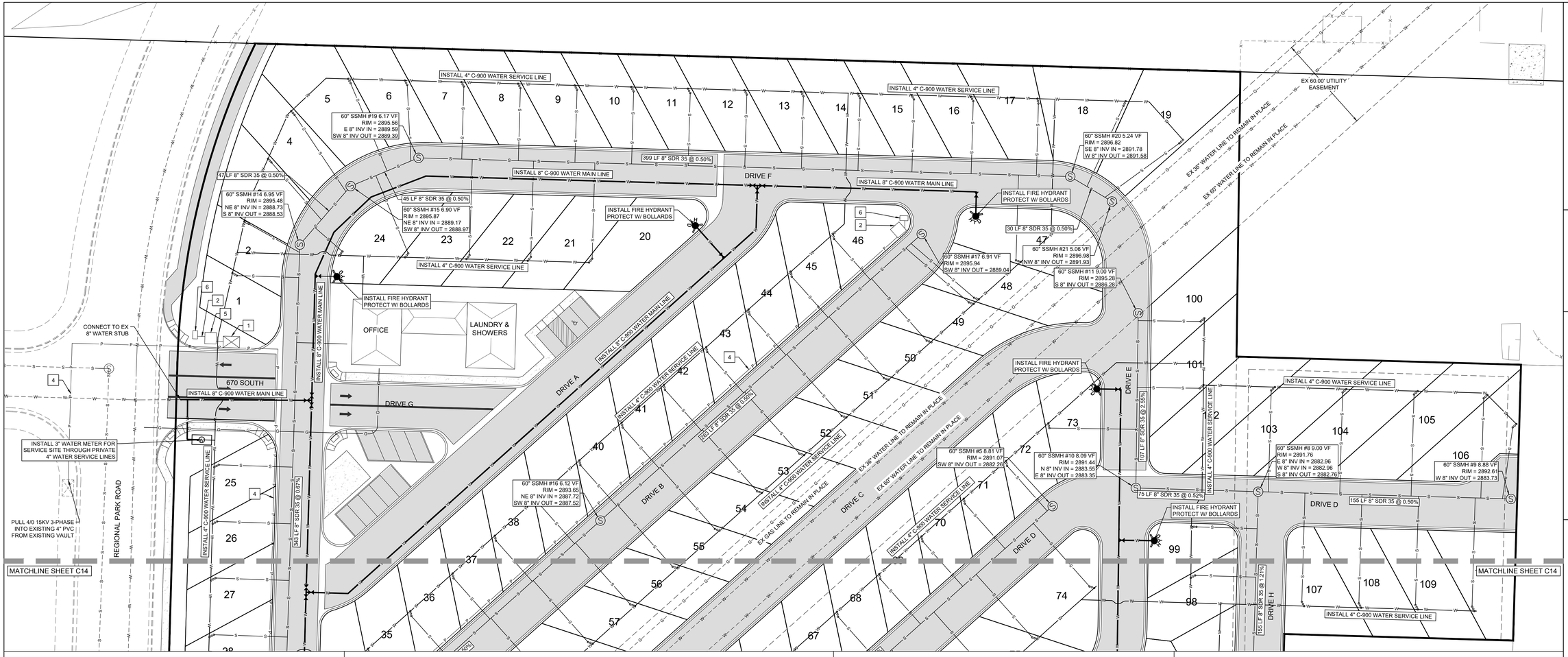
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C14

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

NOV 2 9 2023

PATH: I:\UTAH\PROJECTS\ACTIVE-2021\EX21291.00 - DUAL CREEK RV PARK\070 - CAD\DESIGN\EX21291.MP.DWG



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

ASH CREEK SPECIAL SERVICE DISTRICT 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 PROVE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' LONG CENTERED AT WATER LINE.)
7. FAIRGROUNDS RV PARK IS UNDERSTOOD TO BE A PRIVATE SEWER SYSTEM.

HURRICANE CITY POWER NOTES

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1	3 ϕ VAULT
2	150 KVA 3ϕ TRANSFORMER
3	PMH 9
4	4/0 15KV INTO 4" PVC
5	1/0 15KV INTO 4" PVC
6	600 AMP MAIN FED BY 500MCM QUADPLEX W/ 4" PVC

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 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 PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2", 3" OR 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350 OR 500 ALUMINUM.
17. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC.
18. ALL ELECTRICAL EQUIPMENT MUST HAVE A DIRT PAD AT SIDEWALK LEVEL ON SIDES AND BACK OF EQUIPMENT FOR AT LEAST 5'. IF ANY SLOPES THERE MUST BE RETAINING WALL OF CONCRETE, BLOCK, OR STACKED ROCK.
19. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT ACCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
20. ANY INVOICE FOR THE WORK PERFORMED BY HURRICANE CITY POWER WILL BE SENT AT TIME OF PUNCH LIST. THIS WILL INCLUDE EXCAVATION, SWITCH/VAULT FEES, AND EXTRA TIME AS NEEDED FOR THE PROJECT.
21. CT WILL BE INSTALLED ON TRANSFORMER BY HURRICANE POWER AND BILLED TO DEVELOPER.

DOMINION ENERGY NOTES

EXISTING GAS LINE

PROPOSED GAS LINE

NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
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 (1155 E 350 N -- ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 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 ON/IN 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 JC 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 BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
    IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435) 559-6547.

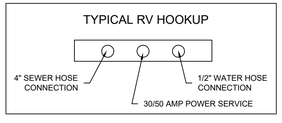
TDS NOTES:

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 MATT AT (435-817-0180) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO MATT BRANN WITH TDS AT (435-817-0180).
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES:

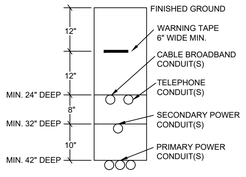
1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURY LINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"X30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TYPICAL RV HOOKUP



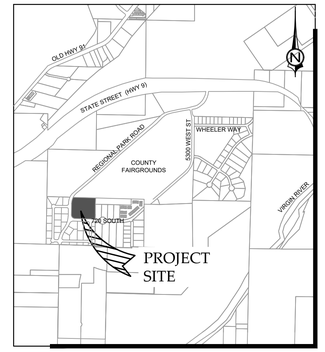
JOINT UTILITY TRENCH DETAIL

PER CITY STANDARDS

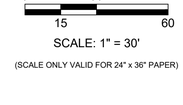


LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- EXISTING WATER LINE
- C-900 CLASS 150 WATER MAIN 8"Ø (PUBLIC)
- C-900 CLASS 150 SERVICE LINE 4"Ø (PRIVATE)
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- EXISTING GAS LINE
- DOMINION GAS LINE
- EXISTING POWER LINE
- PROPOSED POWER LINE (TYPE NOTED ON PLAN)
- EASEMENT LINE



VICINITY MAP
(N.T.S.)



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

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

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PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

UTILITY PLAN - NORTH PORTION

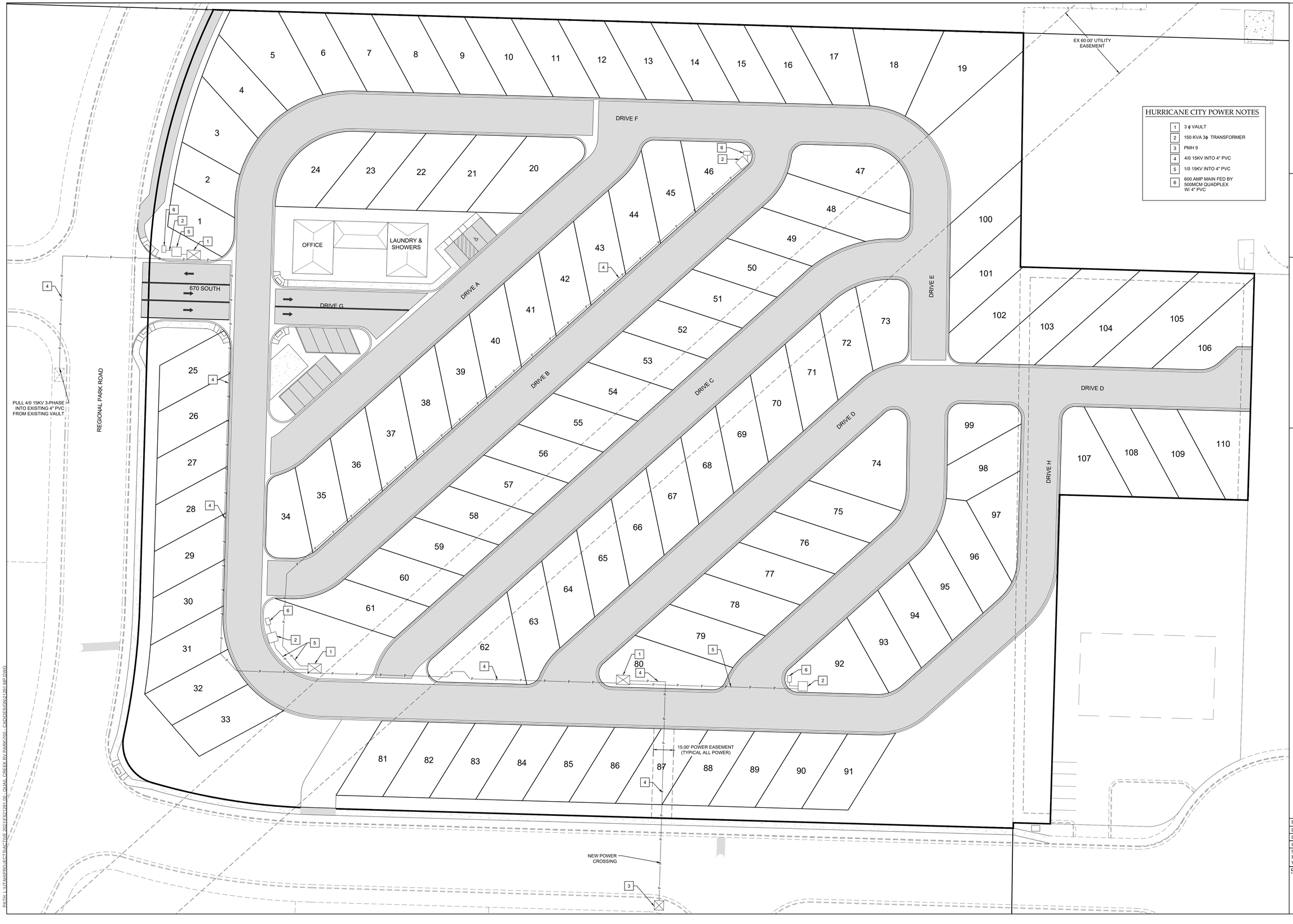
FAIRGROUNDS RV PARK

LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A
SHEET	C15

NOV 2 2 2023

PATH: I:\UTAH\PROJECTS\ACTIVE\2021\FX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291-MP.DWG



CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
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PROFESSIONAL ENGINEER
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STATE OF UTAH

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

POWER PLAN

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

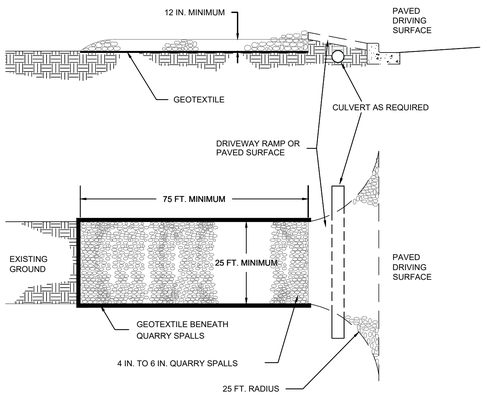
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 30'
VER SCALE:	N/A

SHEET
C16

NOV 2 0 2023

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00 - QUAIL CREEK RV PARK\0700 - CAD\DES\GNV-21291 MP.DWG

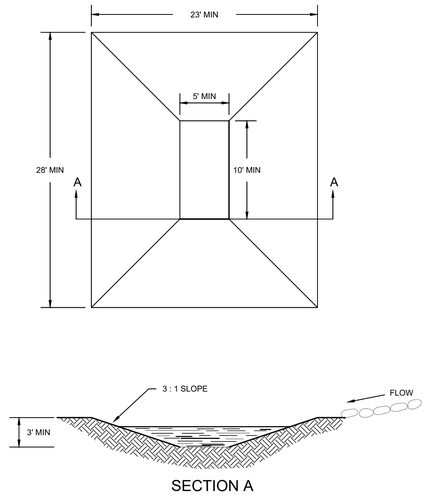
TEMP. CONSTRUCTION ENTRANCE



NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

CONCRETE WASHOUT

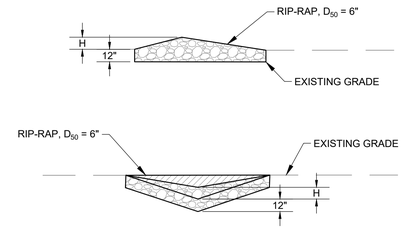


SECTION A

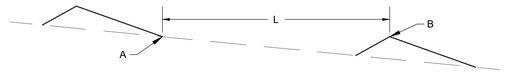
NOTES:

1. INSTALL ADJACENT AND DOWNGRADIENT OF TEMPORARY CONSTRUCTION EXIT OR SINGLE FAMILY DRIVEWAY AND AS CLOSE TO PAVED DRIVING SURFACE AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA. REDUCED TO 6 FT. X 3 FT

CHECK DAM



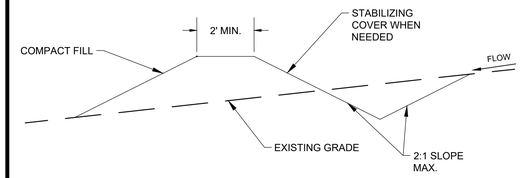
ROCK CHECK DAM



L = THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

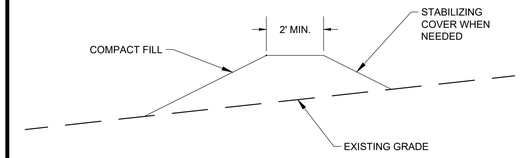
CHECK DAM SPACING

EARTH DIKES AND DRAINAGE SWALES



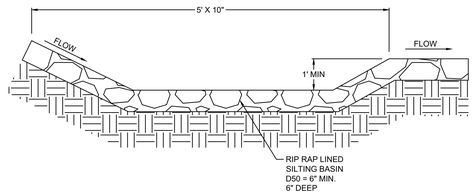
TYPICAL DRAINAGE SWALE

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



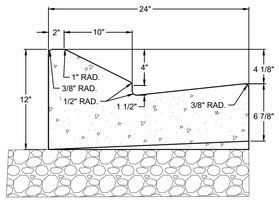
TYPICAL EARTH DIKE

SEDIMENT TRAP



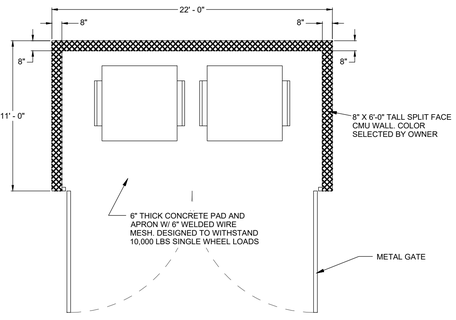
24" MODIFIED CURB & GUTTER

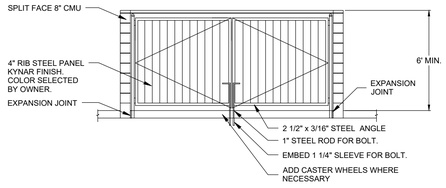
N.T.S.



DUMPSTER DETAIL

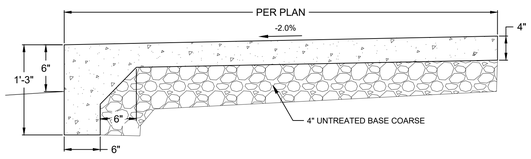
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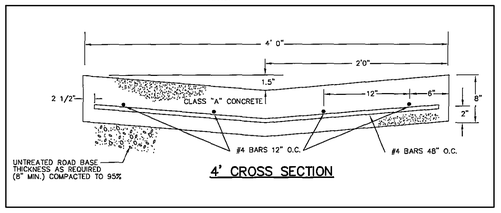
THICKENED EDGE CONCRETE SIDEWALK

N.T.S.



4' CROSS GUTTER

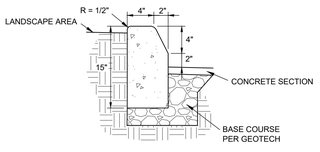
N.T.S.



4' CROSS SECTION

6" TYPE A CURBING

N.T.S.



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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

DETAIL SHEET 1

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

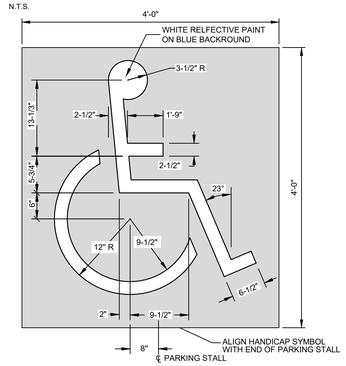
C17

NOV 2 9 2023

PATH: I:\UT\AH\PROJECTS\ACTIVE 2021\EX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291 MP.DWG

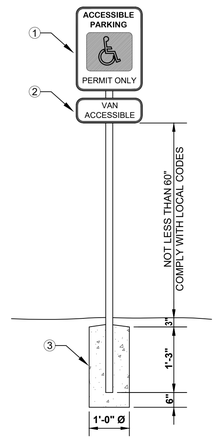
INTERNATIONAL SYMBOL OF ACCESSIBILITY

N.T.S.



ACCESSIBLE PARKING SIGN

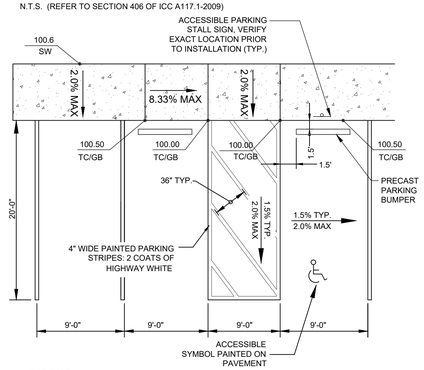
N.T.S.



TYPICAL

ACCESSIBLE PARKING STALL

N.T.S. (REFER TO SECTION 406 OF ICC A117.1-2009)



NOTES:

1. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.
2. ADDITIONAL SIGN REQUIRED AT VAN ACCESSIBLE SPACES ONLY.
3. VERIFY WITH LOCAL CODES & PRACTICES

GENERAL NOTES

A. THE STANDARD CURB-RAMP LAYOUT SHALL BE USED WHENEVER POSSIBLE. ANY DEVIATION FROM THE STANDARD CURB RAMP PLANS SHALL BE APPROVED BY THE CITY ENGINEER OR DESIGNEE ON A CASE BY CASE BASIS.
B. THE STANDARD CURB RAMP DRAWINGS SUPERSEDE ALL PREVIOUS DRAWINGS AND SHALL BE PART OF THE NEW CURB RAMP STANDARD DRAWINGS.
C. ALL ALTERNATE RAMPS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
D. SEAL ALL JOINTS ON SIDEWALK AND RAMPS. MAXIMUM WIDTH OF EXPANSION JOINT IS 1/2"

CURB RAMP NOTES

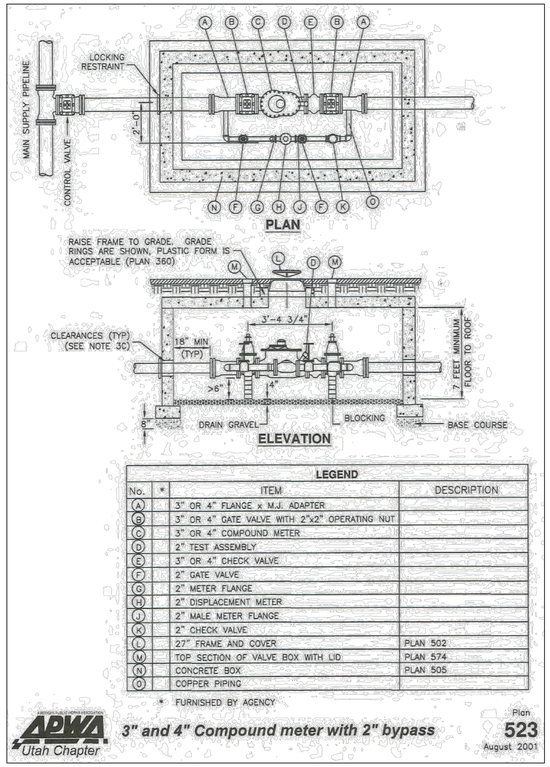
1. A CURB RAMP IS DEFINED AS THE ENTIRE CONCRETE SURFACE WHICH INCLUDES THE RAMP & FLARED SIDES. THE MINIMUM 4' WIDE CENTER PORTION, INCLUDING THE DETECTABLE SURFACE, SHALL HAVE A SLOPED PLANE OF 8.33% (1:12) MAXIMUM, AND CROSS SLOPE, NOT TO EXCEED 2%. THE "FLARED SIDE" OF THE RAMP SHALL LIE ON A SLOPE OF 10% (1:10) MAXIMUM MEASURED ALONG THE CURB. THE CURB RAMP SHALL HAVE A SURFACE TOLERANCE OF 1/4" PER 10 FOOT STRAIGHT EDGE MAXIMUM.
2. THE RAMP CENTER LINE AND PATH OF TRAVEL SHOULD BE PARALLEL TO THE SIDEWALK WHENEVER POSSIBLE. THE FULL WIDTH OF THE RAMP SHALL LIE WITHIN THE CROSSWALK AREA. IT IS DESIRABLE THAT THE LOCATION OF THE RAMP BE AS CLOSE AS POSSIBLE TO THE CENTER OF THE CROSSWALK.
3. THE 4'-0" MIN. DISTANCE BETWEEN FLARED SIDES OF THE TWO ADJACENT CURB RAMPS MAY BE REDUCED TO 3'-0" WITH DOCUMENTATION OF HARDSHIP INDICATING LEGAL AND OR PHYSICAL CONSTRAINTS PROVIDED TO THE CITY ENGINEER.
4. EXISTING UTILITY BOXES AND COVERS SHALL BE ADJUSTED FLUSH WITH THE CURB RAMP SURFACE AND SHALL NOT STRADDLE ANY CHANGE IN PLANE OR MATERIAL. EXISTING UTILITY BOX FRAMES AND COVERS SHALL HAVE MATCHING SURFACE FINISH ON THE ENTIRE FRAME AND COVER. NEW UTILITY BOXES SHALL NOT BE PLACED WITHIN THE DETECTABLE BORDER.
5. THE SURFACE OF THE CURB RAMP AND DETECTABLE SURFACE MATERIAL SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE CONCRETE CURB RAMP SURFACE SHALL BE BROOM FINISHED TRANSVERSE TO THE AXIS OF THE RAMP AND SHALL BE SLIGHTLY ROUGHER THAN THE FINISH OF THE ADJACENT SIDEWALK SURFACE.
6. A LEVEL LANDING 5'-0" DEEP, WITH A 2% MAXIMUM SLOPE IN EACH DIRECTION SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP TO ALLOW SAFE EGRESS FROM THE RAMP SURFACES. THE WIDTH OF THE LEVEL LANDING SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP. A LEVEL LANDING 4' DEEP SHALL BE PROVIDED AT ALL PEDESTRIAN PUSH BUTTONS AT SIGNALIZED CROSSINGS.
7. EXISTING VERTICAL UTILITY POLES OR STREET LIGHT POLES MAY BE INCORPORATED INTO THE FLARED SIDES, IF NECESSARY. THE VERTICAL OBSTRUCTION SHALL BE A MINIMUM OF 6 INCHES AWAY FROM EDGE OF THE RAMP. PEDESTRIAN CROSSWALKS PUSH BUTTON POLES, FIRE DEPARTMENT CALL BOXES AND OTHER POLES WITH ACTIVATED DEVICES, MAY NOT BE PLACED IN THE CURB-RAMP AT ANY TIME. NO NEW VERTICAL OBSTRUCTIONS MAY BE LOCATED IN THE CURB RAMP OR THE GROOVED BORDER.
8. RAMP OPENING SHALL BE THE SAME WIDTH AS THE SIDEWALK, UP TO 6'-0" WIDE
9. CURB RAMP SHALL BE CONSTRUCTED WITH 8" THICK CONCRETE AT COLLECTOR AND ARTERIAL STREETS; AND WITH 6" THICK CONCRETE AT RESIDENTIAL STREET. ALL ON TOP OF 2" SAND CUSHION.CURB RAMPS WILL EXTEND A MAXIMUM OF 8'-8" FROM FACE OF CURB TO THE BEGINNING OF THE LANDING OR CONNECTING SIDEWALK. ALL CONSTRUCTION FROM 8'-8" (MAXIMUM) BEHIND THE FACE OF CURB WILL BE PAID AS SIDEWALK. ALL LANDINGS AND INCIDENTAL CONNECTIONS WILL BE PAID AS SIDE WALK AND WILL BE CONSTRUCTED OF 4" THICK CONCRETE
10. FOR NEW CONSTRUCTION – ALL DETECTABLE WARNINGS ARE TO BE SET IN CONCRETE. SURFACE APPLIED DOMES REQUIRE SPECIAL WRITTEN APPROVAL BY THE CITY ENGINEER.

SIDEWALK NOTES

1. MINIMUM SIDEWALK WIDTH SHALL BE AS FOLLOWS: RESIDENTIAL, 5'-0" AT CURB, 4'-0" AT PROPERTY LINE; COMMERCIAL, 6'-0" AT CURB, 5'-0" AT PROPERTY LINE.
2. SIDEWALK SLOPE SHALL BE A MAXIMUM OF 2% AND A MINIMUM OF 1/2% CROSS SLOPE.
3. WHENEVER THE WIDTH OF THE SIDEWALK IS LESS THAN 5'-0", A 5' X 5' PASSING AREA WITH A MAXIMUM 2% SLOPE AND MINIMUM 1/2% SLOPE IN ANY DIRECTION AT INTERVALS OF 200' SHALL BE INSTALLED.
4. WHENEVER CHANGING DIRECTION IN A SIDEWALK, INSTALL A 5' X 5' PASSING AREA WITH MAXIMUM 2% SLOPE AND MINIMUM 1/2% SLOPE IN ANY DIRECTION.
5. OBJECTS SUCH AS TREE BRANCHES, SIGNS, WATER FOUNTAINS, ETC. SHALL NOT PROTRUDE INTO THE SIDEWALK MORE THAN 4" AT THE HEIGHTS BETWEEN 27" AND 80".
5. SIDEWALK SHALL BE CONSTRUCTED OF 4" THICK CONCRETE ON TOP OF UNTREATED BASE COURSE PER GEOTECH.
6. ALL OBSTRUCTIONS INTO THE WALK, SUCH AS POWER POLES, HYDRANTS, SIGN POSTS, ETC. MUST HAVE AT LEAST 48" OF CLEAR TRAVEL SPACE AROUND THE OBSTRUCTION.
7. PROVIDE CONTRACTION JOINTS IN SIDEWALK AT MAXIMUM 5' SPACING. MATCH JOINTS IN CURB AND GUTTER.
8. PROVIDE EXPANSION JOINTS IN SIDEWALK AT MAXIMUM 50' SPACING. MATCH JOINTS IN CURB AND GUTTER.
9. PLACE TRUNCATED DOME DETECTABLE WARNING SURFACE IN THE LOWER 2' OF THE THROAT OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL. COLOR OF TEXTURE TO BE SAFETY YELLOW, OR AS DIRECTED BY ENGINEER.
10. SIDEWALK CURB RAMP SLOPES SHOWN RELATIVE TO TRUE LEVEL HORIZON (ZERO BUBBLE.) TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK-LINES.

AMERICANS WITH DISABILITIES ACT

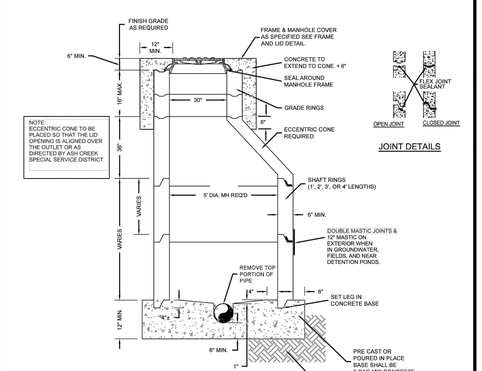
1. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
2. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.
3. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE



No.	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE x M.J. ADAPTER	
B		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
C		3" OR 4" COMPOUND METER	
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE	
G		2" METER FLANGE	
H		2" DISPLACEMENT METER	
J		2" MALE METER FLANGE	
K		2" CHECK VALVE	
L		27" FRAME AND COVER	PLAN 502
M		TOP SECTION OF VALVE BOX WITH LID	PLAN 574
N		CONCRETE BOX	PLAN 505
O		COPPER PIPING	

* FURNISHED BY AGENCY

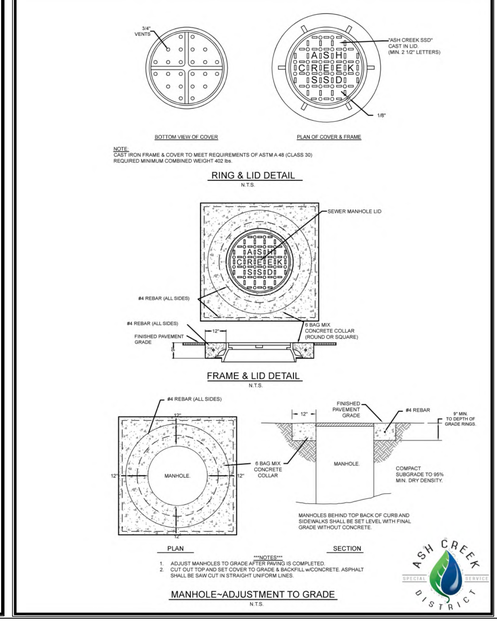
APWA Utah Chapter — 3" and 4" Compound meter with 2" bypass — Plan 523 — August 2001

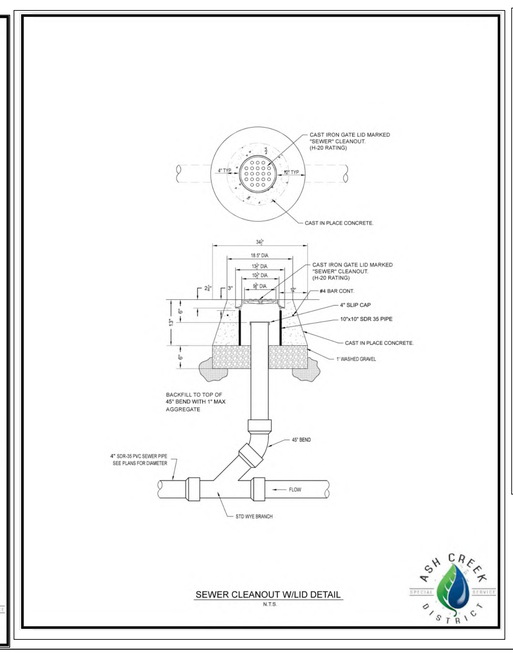


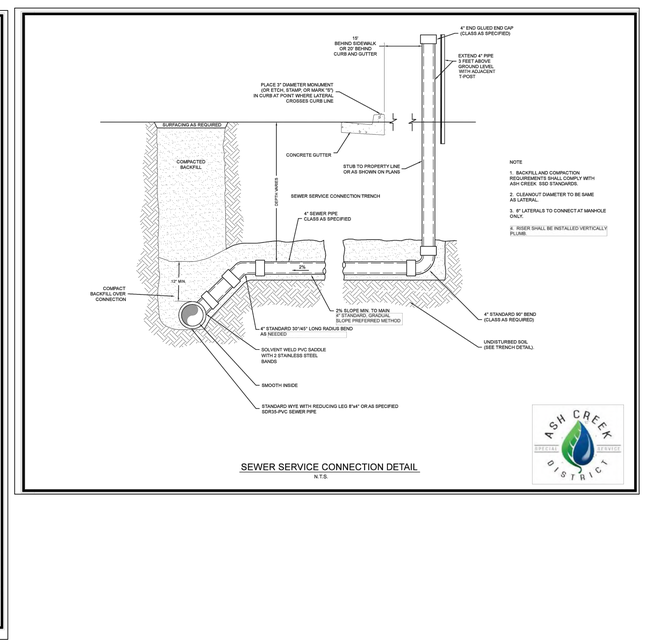
SEWER MANHOLE
N.T.S.

FLEX JOINT SEALANT
OPEN JOINT
CLOSED JOINT

JOINT DETAILS







SEWER SERVICE CONNECTION DETAIL
N.T.S.

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

DETAIL SHEET 2

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

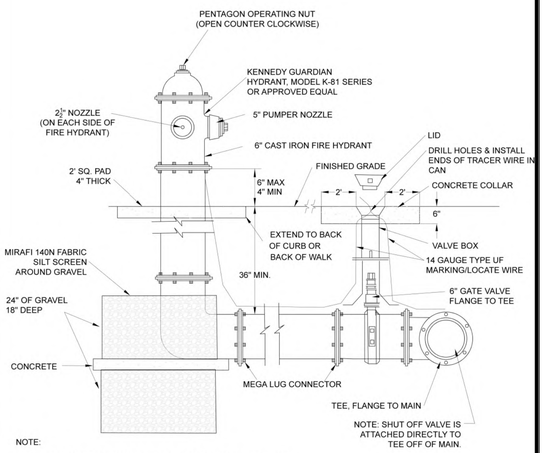
PROJ. #:	Fx, 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C18

NOV 2 2 2023

PATH: I:\UTAH\PROJECTS\ACTIVE\2021\FX\21291.001-QUAIL CREEK RV PARK\700_CAD\DESIGN\21291 MP.DWG



NOTE:

IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

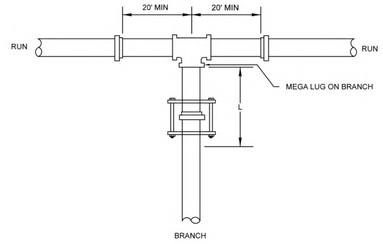
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

STANDARD DWG. NO.	
WD 302	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



BRANCH SIZE \ RUN SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

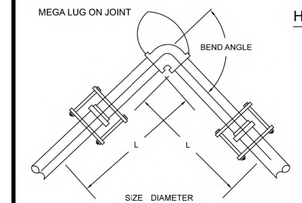
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD TEE FOR PVC
RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 306	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.

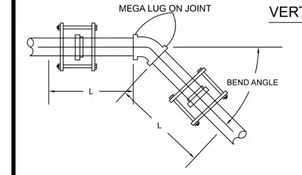


HORIZONTAL BEND

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.

BEND ANGLE \ SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	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)



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.

BEND ANGLE \ SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20
11.25	5	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

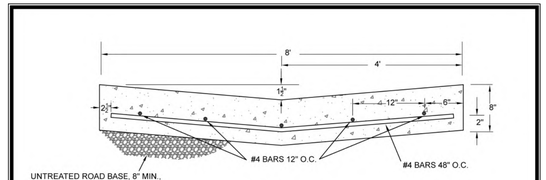
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

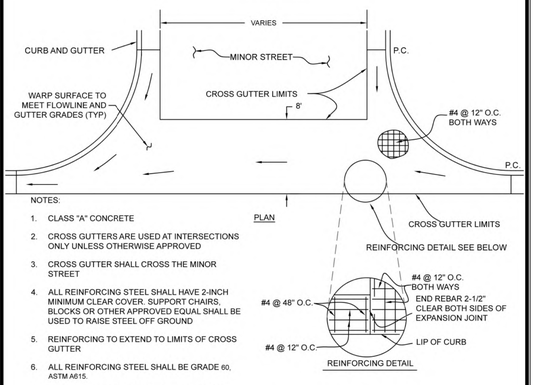
STANDARD BENDS FOR PVC
RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 307	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.



UNTREATED ROAD BASE, 8" MIN., COMPACTED TO 95%

8' CROSS SECTION



NOTES:

1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

STANDARD 8' CROSS GUTTER

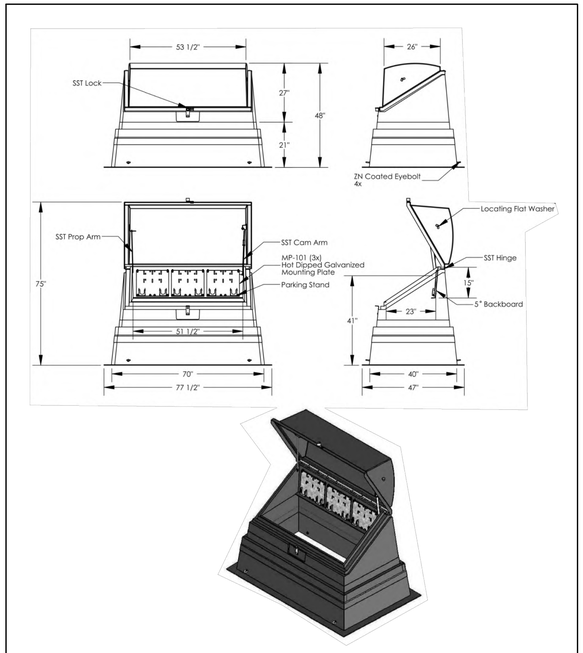
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD 8' CROSS GUTTER

STANDARD DWG. NO.	
CG 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



HURRICANE CITY
UTAH

3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-15

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

DETAIL SHEET 3

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

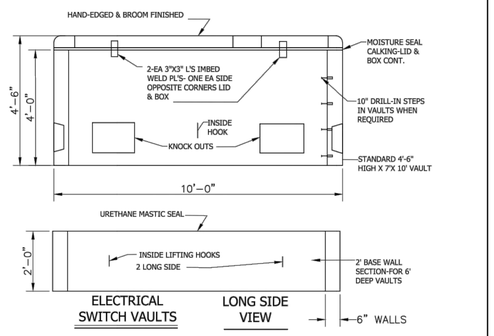
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C19

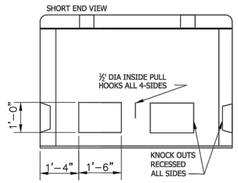
NOV 2 7 2023

PATH: I:\UTAH\PROJECTS\ACTIVE 2021\EX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291 MP.DWG



ELECTRICAL SWITCH VAULTS

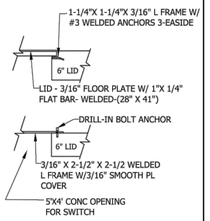
LONG SIDE VIEW



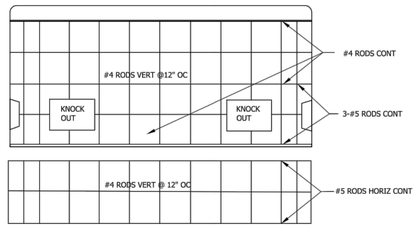
TEMPORARY FILL - IN PL FOR LARGE OPENING

NOTES

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

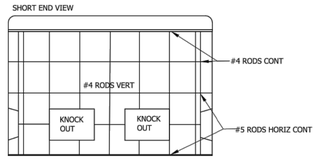


DR-1



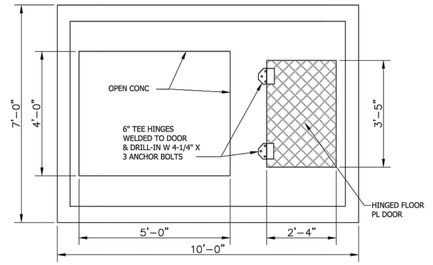
ELECTRICAL SWITCH VAULTS

LONG SIDE VIEW

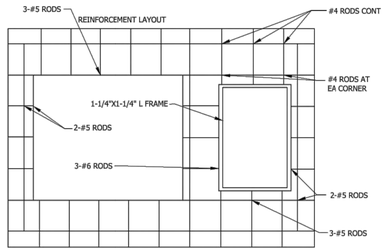


REINFORCEMENT DESIGN

DR-2



TOP VIEW CONC LID LAYOUT



ELECTRICAL SWITCH VAULTS

DR-3

NOTES

* 1" DIA GALV BOLT - 3' LONG

* 1" DIA PVC CONDUIT

* 40' STANDARD HURRICANE CITY SPEC LIGHT BASE

* 6-#6 RODS VERTICAL

* 7-#3 RING AT 12" OC CONT 60 GRADE REBAR

#4,000 PSI CONC 28DAYS

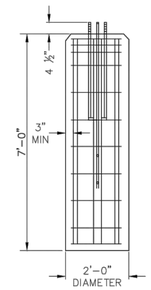
* #6 COPPER GROUND WIRE

* 7' BASE USED FOR PARKING LIGHT BASES

CEMENT PLASTER-FINISH

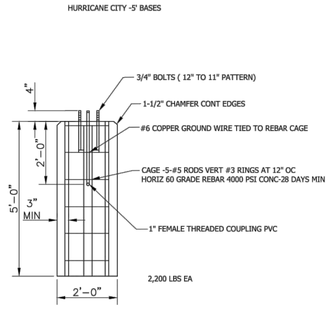
*MINIMUM REBAR USED: FOR 35' HIGH & UNDER
6-#5 RODS VERT
7-#3 RINGS AT 17" OC
FOR 40' HIGH & ABOVE
6-#6 RODS VERT
7-#3 RINGS AT 12" OC

* 1" DIA PVC CONDUIT 24" BELOW GRADE OR TO DESIGN SPEC'S



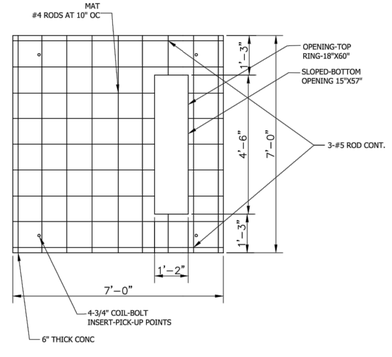
HURRICANE CITY - 7' BASES

DR-4



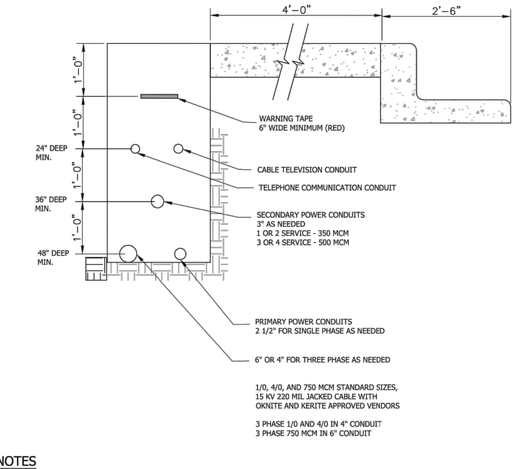
HURRICANE CITY - 5' BASES

DR-5



3-PH TRANSFORMER PAD POWER

DR-6

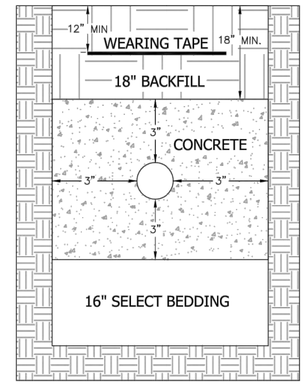


NOTES

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 UTILITIES TRENCH DETAIL

DR-7



NOTE

WARNING TAPE SIX (6") RED SHALL BE INSTALLED TWELVE INCHES (12") BELOW FINAL GRADE FOR THE LENGTH OF THE ENTIRE TRENCH.

CONCRETE ENCASED CONDUIT

DR-8

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(08/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

DETAIL SHEET 4

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

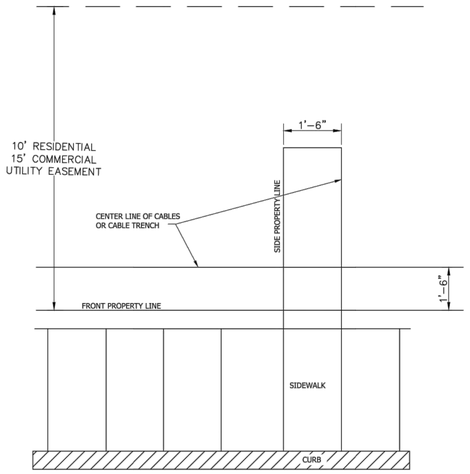
PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C20

NOV 2 7 2023

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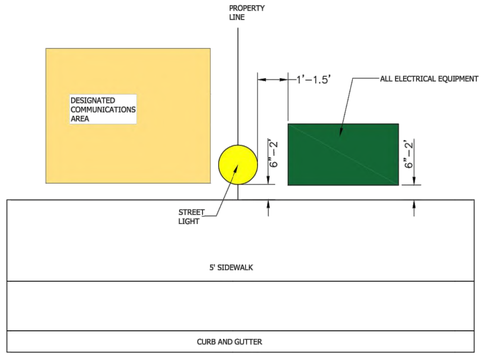


NOTES

1. IF SIDEWALK DOES NOT EXIST OR IS NOT PLANNED FOR, PLACE EQUIPMENT AS THOUGH THE CURB WERE EDGE OF SIDEWALK ON THE ABOVE.

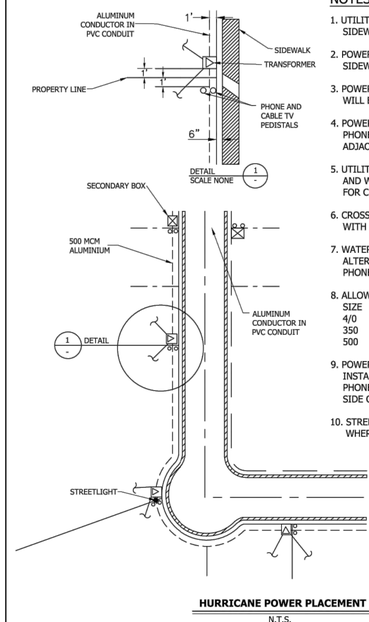
UNDERGROUND CABLE FRONT
LOT LINE CONSTRUCTION

DR-9



UNDERGROUND CABLE FRONT
LOT LINE CONSTRUCTION

DR-10



NOTES :

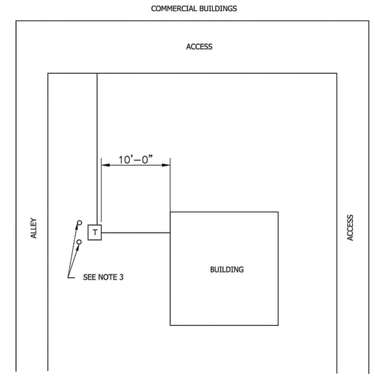
1. UTILITY TRENCH WILL BE 1'-0" BEHIND SIDEWALK.
2. POWER BOXES WILL BE WITHIN 6" OF SIDEWALK.
3. POWER BOXES AND PHONE/CABLE TV BOX WILL BE WITHIN 1'-0" OF PROPERTY LINE.
4. POWER BOXES WILL BE ON ONE PROPERTY PHONE/CABLE TV WILL BE PLACED ON ADJACENT PROPERTY.
5. UTILITY TRENCH WILL BE ON THE NORTH AND WEST SIDE OF THE STREET EXCEPT FOR CROSSINGS.
6. CROSSINGS SHALL RUN AT A 90° ANGLE WITH THE ROAD.
7. WATER METERS WILL BE LOCATED ON ALTERNATE LOT LINES FROM POWER, PHONE AND CABLE TV WHERE POSSIBLE.
8. ALLOWABLE WIRE SIZE AND CONNECTION

SIZE	CONNECTIONS (MAX)
4/0	1
350	2
500	4

9. POWER TRANSFORMER OR SECONDARY BOX INSTALL ON RIGHT SIDE OF PROPERTY LINE PHONE, CABLE TV PEDESTAL ON THE LEFT SIDE OF PROPERTY LINE.
10. STREETLIGHT TO SET ON PROPERTY LINE WHERE POSSIBLE

HURRICANE POWER PLACEMENT
N.T.S.

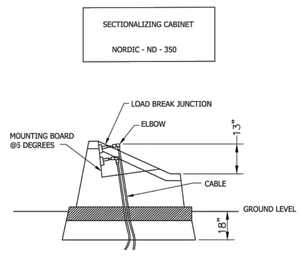
DR-11

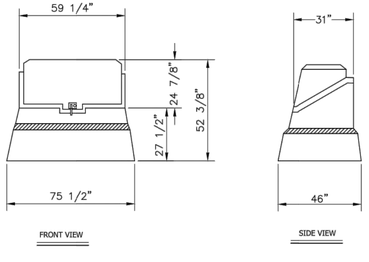


NOTES

1. URG POWER DESIGN AND INSTALLATION FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECIFICATIONS AS MUCH AS POSSIBLE, SEE DRAWING LABELED "UNDERGROUND CABLES FRONT LOT LINE CONSTRUCTION" OF THESE SPECIFICATIONS.
2. IF EQUIPMENT CAN NOT BE PLACED ALONG FRONT LOT OR ACCESS WAYS, IT SHALL BE PLACED ACCORDING TO THE
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEON SHALL BE PLACED AS SHOWN.

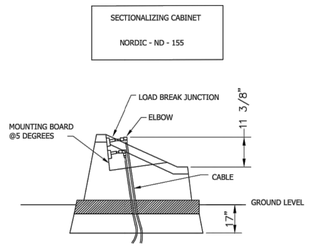
DR-12

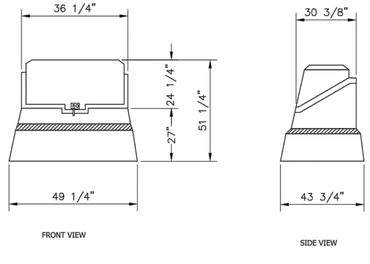




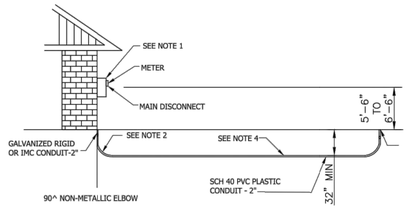
SECTIONALIZING CABINET

DR-13





DR-14



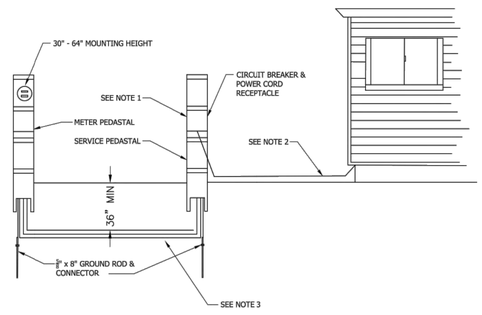
SEE NOTE 3

NOTES

1. METER MOUNTING PROVISION ONLY. MAIN DISCONNECTING MEANS REQUIRED ELSEWHERE.
2. MINIMUM RADIUS OF BEN EIGHTEEN INCHES (18").
3. SERVICE CONDUCTORS TO EXTEND FROM THE METER MOUNTING PROVISION TO THE END OF THE CONDUIT. IN ADDITION, A 5' LENGTH OF CABLE SHALL BE LEFT BEYOND THE END OF THE CONDUIT FOR THE CITY POWER DEPARTMENT TO MAKE ITS CONNECTIONS. CABLE ENDS TO BE SEALED.
4. PLASTIC OR IMC CONDUIT - 2", CONDUIT TO BE CONTINUOUS FROM THE END OF THE ELBOW ON THE SERVICE RISE TO WITHIN 12" OF THE SECONDARY JUNCTION BOX OR TRANSFORMER.
5. METER SHALL BE PLACED AT THE BUILDING'S CLOSEST LOCATION TO THE TRANSFORMER APPROVED BY THE POWER DEPARTMENT.

IN CONDUIT SERVICE REQUIREMENT
RESIDENTIAL PREFERRED

DR-15



NOTES

1. ALL METAL PARTS (BOXES, CONDUIT, ETC.) SHALL BE BONDED TO THE GROUNDING CONDUCTOR.
2. TO BE INSTALLED PER BUILDING CODE REQUIREMENT.
3. GROUNDING TO BE INSTALLED PER BUILDING CODE REQUIREMENT.
4. WIRE SIZE AND LUGS IN PEDESTAL ARE TO BE RATED ACCOMMODATE TOTAL AMPS OF SYSTEM.

SERVICE REQUIREMENT - MOBILE
HOMES & TRAILERS

DR-16

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	ATR	DATE
	REVISION			

DETAIL SHEET 5

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C21

NOV 27 2023

PATH: I:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00 - QUAIL CREEK RV PARK\700 - CAD\DESIGN\21291 MP.DWG

LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size
	MAVERICK MESQUITE	PROSOPIS GRANDULOSA 'MAVERICK"	24" BOX
	CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA	24" BOX
	DESERT WILLOW	CHILOPSIS LINEARIS 'BURGANDY LACE'	24" BOX
	THUNDER CLOUD TEXAS RANGER	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL
	SILVER CLOUD TEXAS RANGER	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'	5 GAL
	DWARF RED OLEANDER	NERIUM OLEANDER 'PETITE'	5 GAL
	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL
	BOX-LEAF EUONYMUS	EUONYMUS JAPONICA 'MICROPHYLLIA'	2 GAL
	GERMANDER	TEUCRIUM CHAMAEDRYS	1 GAL
	BOULDERS	BEIGE SANDSTONE	3'-5' DIA.

5.50' PARKSTRIP

COMBINED 10.00' LANDSCAPE BUFFER

4.50' LANDSCAPE BUFFER

DRIVE F

DRIVE A

DRIVE B

DRIVE C

DRIVE D

DRIVE E

DRIVE G

DRIVE H

DRIVE I

AMENITIES AREA

670 SOUTH

IRRIGATION POINT OF CONNECTION. CONNECT DIRECTLY OFF WATER METER. INSTALL ISOLATION VALVE & BACKFLOW DEVICE.

10.00' LANDSCAPE BUFFER

DETENTION BASIN LOCATION

EMERGENCY ACCESS GATE

LEGEND

- ASPHALT HATCH — 3" ASPHALT / 8" UNTREATED BASE COURSE
- GRAVEL HATCH — 6" COMPACTED ROAD BASE
- CONCRETE HATCH
- LANDSCAPE HATCH — ROCK MULCH TYPE 1 (1/2" MINUS CHAT - LIGHT BROWN)
- LANDSCAPE HATCH — GRASS TYPE DWARF TALL FESCUE
- DETENTION BASIN HATCH — RIP-RAP LINED (D50 = 6" MIN)
- PROPOSED 6' TALL SOLID BLOCK WALL

N

0 30 15 60

SCALE: N/A

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

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

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

LANDSCAPE PLAN

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C22

NOV 2 9 2023

PATH: L:\UTAHPROJECTS\ACTIVE 2021\FX21291.00 - DUAL CREEK RV PARK\700 - CAD\DESIGN\FX21291 MP.DWG

GENERAL CONSTRUCTION NOTES:

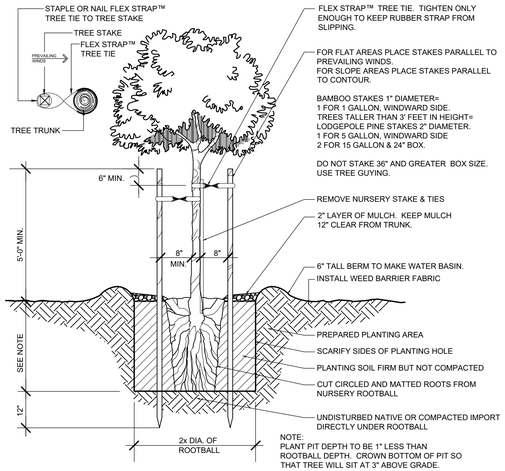
1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
17. ENVIRONMENTAL DESIGN STUDIO INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. ENVIRONMENTAL DESIGN STUDIO SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, ENVIRONMENTAL DESIGN STUDIO WORKS, ENVIRONMENTAL DESIGN STUDIO AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL B REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
9. ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770. PHONE: (435) 673-2349. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
10. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
11. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
12. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
13. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

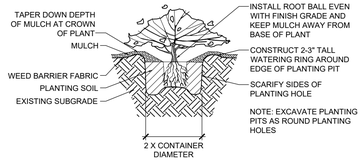
MAINTENANCE & GUARANTEE:

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FIVE (5) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD SHALL BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. PLANTS NOT IN HEALTHY CONDITION OVER A ONE YEAR WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
3. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANT WATER FEATURE, IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
4. IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
5. AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR FOR ACTUAL AS BUILT CONDITIONS ON SITE AS IT RELATES TO THE LANDSCAPE AND IRRIGATION SYSTEM. THESE PLANS SHALL BE SUBMITTED TO THE OWNER AT FINAL INSPECTION.



TREE PLANTING & STAKING DETAIL

Not to Scale

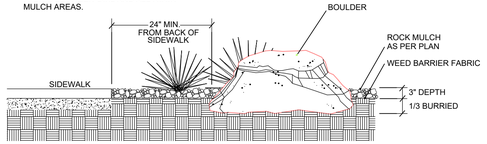


SHRUB PLANTING DETAIL

Not to Scale

NOTES:

1. SOIL MIX FOR ALL TREES, SHRUBS & GROUND COVER SHALL BE: 3 PARTS TOPSOIL, 1 PART NITRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
2. INSTALL LANDSCAPE WEED BARRIER FABRIC BETWEEN SOIL AND ALL ROCK MULCH AREAS.



ORNAMENTAL BOULDER LOCATION & PLACEMENT

Not to Scale

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(8/15/2023)
STATE OF UTAH

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE USED FOR ANY PROJECT (OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED) OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

LANDSCAPE DETAILS

FAIRGROUNDS RV PARK
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 21291
DATE:	08/15/2023
DESIGN BY:	AWS
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C23

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX21291.00_QUAIL CREEK RV PARK\700 - CAD\DES\IGN\21291 MP.DWG

NOV 2 9 2023



Hurricane City Application

Application Accepted Date:	11/27/2023
Type of Improvement:	Subdivision (Preliminary Plat)
Description:	
Tenant / Project Name:	Red Cliffs Subdivision
Bldg. Address:	2170 West 600 North
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Red Cliffs Subdivision
Phase:	
Block:	
Lot #:	
Parcel #:	H-3-1-33-44001, H-3-1-33-44101, H-3-1-33-44201, H-3-1-33-44202, H-3-1-33-44203-4421
Property Owner:	Western Development Group, LLC, Red Cliffs Resort
Permit Contact:	Ryan Scholes
Email:	ryanscholes@alphaengineering.com
	P: (435) 628-6500

CONTACT INFORMATION

General Contractor:	Kirk Coppinger
License #:	
	P: (970) 799-3625
City:	
State:	
Zip:	
Email:	kirk@brokenkidsco.com

APPLICATION DETAILS

# of Units: 0	custom text:

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 200.00
Planning Fee	$ 200.00
Sub Total:	**$ 200.00**
Permit Total:	**$ 200.00**
Amount Paid:	**$ 200.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-32

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

Applicant Name: Ryan Scholes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #: 8.175152-11/27/23

DRAFT

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

November 17, 2021

To Whom It May Concern:

A will serve letter has been requested for Red Cliffs Development located at approximately 2170 W 600 N in Hurricane, Utah.

Yes, we do have culinary water in the area of 2170 W 600 N in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

November 17, 2021

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

RE: Red Cliffs Development – 600 N 2170 W

Stephen,

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

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

Sincerely,

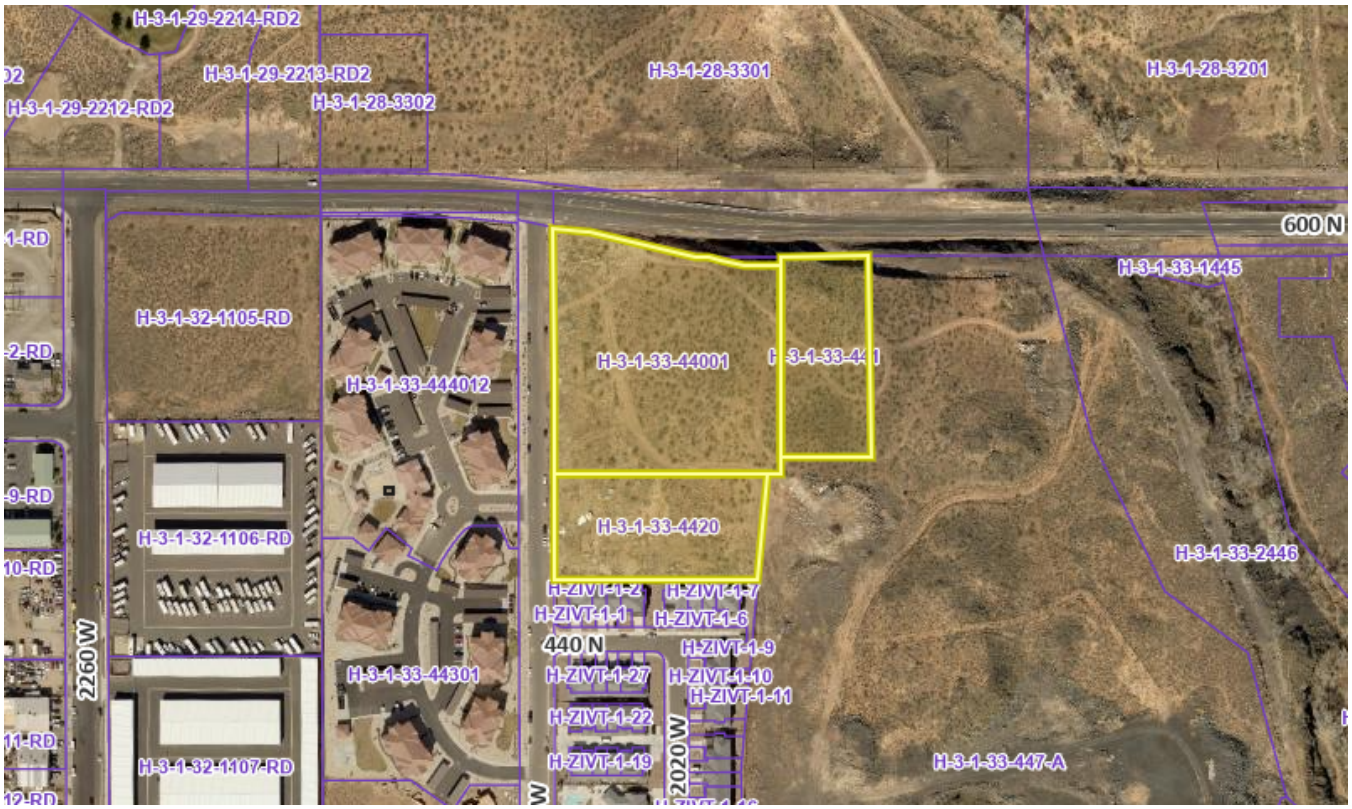
Amber Gillette
Engineering Tech
Ash Creek Special Service District

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/24**
Application Number:	PP23-32
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Kirk Coppinger
Agent:	Ryan Scholes
Request:	Approval of a Preliminary Plat
Location:	600 N and 2170 W
Zoning:	R1-6 and R1-10 PDO
General Plan Map:	Planned Community

Discussion:
The applicant has filed a preliminary plat for the Red Cliffs Development. A plat was previously approved in December of 2021 for this development and has expired. The PDO zone change was approved in October 2021, after being rejected for use as a recreation resort. The plat calls for 31 units on 7.7 acres, pickleball courts, open space, and overflow parking for the neighboring Zion Village resort community.



JUC Comments

Construction drawings for this development have already been reviewed. Staff has requested the JUC provide any outstanding comments for this application; comments are expected back by January 10th, 2024, and will be provided to the applicant and Planning Commission.

1. **Public Works:** Need second access through Fire Rock. Need water looping through Fire Rock.

Staff Comments: Preliminary Plat

1. The plat substantially complies with the approved preliminary site plan filed with the PDO Zone Change Application in 2021.
    a. Per the zone change approval: short-term rental use is not permitted in this development.
2. The applicant has provided a will-serve letter from the Hurricane Water Department and Ash Creek Sewer District.
3. The original plat and site plan showed pickleball courts and picnic table amenities in the middle of the development. These are not required to be shown on the preliminary plat but should be provided for the final site plan.
4. Plat indicates that development will avoid steep slopes in the area. Engineering staff has concerns about how the slopes will be stabilized.
5. Parking is sufficient for the development per city code. Plat shows 10 overflow parking stalls as well as 40 or so overflow RV/trailer spaces intended for the neighboring Zion Village development.
6. The fire district will require second access to the property during the phasing process. The applicant will likely have to come to an agreement with the neighboring Fire Rock subdivision

for access and water line. Since the original approval of this plat in 2021, staff is unaware if any progress has been made on acquiring the needed utility and access agreements.

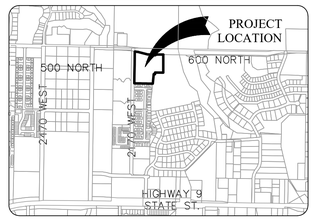
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and recommend approval of the preliminary plat by the City Council subject to staff and JUC comments.

RED CLIFFS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH

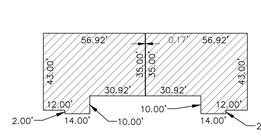


VICINITY MAP

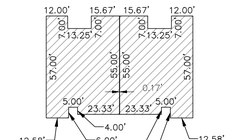


PARCEL LINE DATA		
LINE	LENGTH	DIRECTION
L1	34.78'	N62°21'05"E
L2	20.67'	N0°51'47"E
L3	20.67'	N0°51'47"E
L4	64.83'	S16°54'19"E
L5	24.55'	N81°21'06"E
L6	26.95'	S60°25'10"E
L7	21.15'	S64°20'56"E
L8	28.33'	N18°50'51"E
L9	20.68'	S78°37'24"E
L10	17.96'	S9°27'25"W
L11	20.39'	S84°44'41"E
L12	22.88'	S64°09'04"E
L13	23.00'	S61°22'35"E
L14	23.26'	N5°44'38"W
L15	28.78'	N15°33'29"E
L16	22.42'	N73°58'19"E
L17	32.15'	N37°36'53"W
L18	19.34'	N0°54'55"E
L19	19.98'	S60°04'29"E
L20	74.51'	S31°00'24"W

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	91.25'	50.00'	104°33'36"	S53°08'34"W	79.10'
C2	220.59'	820.00'	15°24'48"	S82°17'02"E	219.92'
C3	79.33'	50.00'	90°54'21"	N44°32'15"W	71.27'
C4	111.52'	333.00'	19°11'20"	S81°44'46"W	111.00'
C5	109.01'	333.00'	18°45'20"	N81°31'46"E	108.52'
C6	12.25'	20.00'	35°05'17"	N71°32'14"W	12.06'
C7	31.43'	20.00'	90°02'39"	N45°53'06"E	28.30'
C8	132.31'	72.50'	104°33'36"	S53°08'34"W	114.70'
C9	214.54'	797.51'	15°24'47"	S82°17'02"E	213.89'
C10	115.03'	72.50'	90°54'22"	S44°32'15"E	103.34'
C11	31.27'	20.00'	89°34'30"	S43°52'20"E	28.18'
C12	31.56'	20.00'	90°25'30"	N46°07'40"E	28.39'
C13	43.63'	27.50'	90°54'21"	N44°32'15"W	39.20'
C14	226.64'	842.50'	15°24'48"	S82°17'02"E	225.96'
C15	50.19'	27.50'	104°33'36"	S53°08'34"W	43.51'
C16	32.20'	20.00'	92°14'02"	S45°15'14"E	28.83'
C17	88.29'	307.00'	16°28'39"	N80°23'25"E	87.99'
C18	120.23'	359.00'	19°11'20"	S81°44'46"W	119.67'
C19	102.82'	307.00'	19°11'20"	S81°44'46"W	102.34'
C20	117.52'	359.00'	18°45'20"	S81°31'46"W	116.99'
C21	12.25'	20.00'	35°05'59"	N73°21'26"E	12.06'



UNITS 1-2, 28-31
TYPICAL DIMENSIONS
SCALE: 1" = 40'



UNITS 3-27
TYPICAL DIMENSIONS
SCALE: 1" = 40'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°04'05" EAST, BETWEEN THE WEST 1/4 CORNER AND THE NW CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M.

GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 217 WEST STREET.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- CLASS 1 (RING & LID) MONUMENT SET WITH THIS PLAT
- CLASS 2 MONUMENT FOUND
- CLASS 2 (REBAR & ALUM. CAP) MONUMENT SET WITH THIS PLAT
- SPECIFIES PROPERTY CORNER MONUMENT (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- EASEMENT LINE
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

SURVEYOR'S CERTIFICATE

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

RED CLIFFS SUBDIVISION

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO BUILDING UNITS, COMMON AREAS, AND LIMITED COMMON AREAS, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 88°58'33" EAST 433.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°54'25" WEST 68.73 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 82°39'25" EAST 62.35 FEET; THENCE SOUTH 75°42'08" EAST 208.82 FEET; THENCE SOUTH 88°59'39" EAST 25.93 FEET; THENCE SOUTH 75°25'55" EAST 67.30 FEET; THENCE SOUTH 88°58'11" EAST 66.31 FEET; THENCE NORTH 00°54'25" EAST 15.81 FEET; THENCE SOUTH 88°59'39" EAST 152.06 FEET; THENCE SOUTH 00°54'25" WEST 403.65 FEET; THENCE NORTH 88°39'35" WEST 177.22 FEET; THENCE SOUTH 06°02'25" WEST 206.62 FEET TO THE NORTHEAST CORNER OF ZION VILLAGE TOWNHOMES P.U.E. PHASE 1 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 20170025209; THENCE NORTH 88°57'35" WEST 379.09 FEET ALONG THE NORTH LINE OF SAID ZION VILLAGE TOWNHOMES; THENCE NORTH 00°54'25" EAST 663.10 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2170 WEST STREET TO THE POINT OF BEGINNING.

CONTAINS 7.30 ACRES, MORE OR LESS.

DATE

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of Utah

SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO BUILDING UNITS, COMMON AREAS, AND LIMITED COMMON AREAS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOW AS:

RED CLIFFS SUBDIVISION

I, THE UNDERSIGNED, JAY R. RICE, MANAGER OF ZION VILLAGE RESORT LLC, HEREBY CERTIFY THAT IT IS MY INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO A P.U.D. (PLANNED UNIT DEVELOPMENT), KNOWN AS ZION VILLAGE TOWNHOMES P.U.D. PHASE 2 AMENDED, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO SINGLE FAMILY UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS, AND DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID PLANNED UNIT DEVELOPMENT, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMONS AREAS, LIMITED COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" OF SAID P.U.D. COVERING THE ABOVE DESCRIBED TRACT OF LAND AND WHICH IS RECORDED HEREWITH AND HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAT.

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

ZION VILLAGE RESORT LLC

_____
JAY R. RICE, MANAGER

ACKNOWLEDGMENT

STATE OF _____)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED JAY R. RICE, THE MANAGER OF ZION VILLAGE RESORT LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

NO STAMP REQUIRED
(UTAH CODE 46-1-16(6))

_____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

FINAL PLAT OF

RED CLIFFS SUBDIVISION

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.	I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.	Approved as to Form, this the ____ day of _____, A.D. 2023.	We, the City Council of Hurricane City, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.	I, Washington County Treasurer, certify on this _____ day of _____ A.D. 2023 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	City Engineer Hurricane City — Date	City Attorney Hurricane City	Mayor Hurricane City — Attest: City Recorder Hurricane City	Washington County Treasurer	Washington County Recorder

1408-05 FINAL PLAT.DWG (NOVEMBER 2023)

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

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft. (24x36 SHEET)
N

Hurricane City Application

Application Accepted Date: 12/14/2023

Type of Improvement: Conditional Use Permit

Description:

Tenant / Project Name: 840 n Main Street shop

Bldg. Address: 840 N Main St hurricane utah

City: Hurricane City State: UT Zip: 84737

Subdivision: 840 N Main street Phase:

Block: Lot #: Parcel #: NA

Property Owner: Kyden Hansen

Permit Contact: Kyden Hansen P:(435) 709-1190

Email: kytay1212@gmail.com

CONTACT INFORMATION

General Contractor: Kyden Ross Hansen

License #: P: (435) 709-1190

City: State: Zip:

Email: kytay1212@gmail.com

APPLICATION DETAILS

of Units: 0

custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**0.00**
Remaining Due:	**$**	**150.00**

APPROVALS	DATE	INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PLANCUP23-23

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

Applicant Name: Kyden Hansen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.174976-12/14/23

DRAFT

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
: ss
COUNTY OF Washington)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 13 day of December 2023

(Notary Public)

Residing in Washington, Utah

My Commission Expires: 03/21/2024

SCOTT CROUS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION NO. 734004
COMM. EXP. 04/21/2024

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20__.

(Notary Public)

Residing in _____

My Commission Expires _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**1/11/2024**
Application Number:	CUP23-23
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Kyden Hansen
Agent:	
Request:	A conditional use permit for a metal building
Location:	840 N Main St
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a metal accessory building 1200 sq. ft. and 16' tall. Hurricane City Code (HCC) 10-13-4 allows the maximum height of an accessory building to be 16' tall and the size of an accessory building to be 1200 sq ft. A property owner may apply for a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

h. Standards for metal buildings:
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

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



Findings:

1. The proposed building is 16’ tall, a metal building is not allowed to exceed 16’, and therefore this building complies.
2. No information on what colors and materials are proposed.
3. Setbacks are being met.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed accessory building be tabled until color and material information is required.

N Main St
N Main St
N Main St
844
842
840
92
865
845
3.5'
53'
3.5'
50.00 ft
106.47 ft

KYDEN HANSEN

840 N MAIN STREET, HURRICANE, UT 84737
(WASHINGTON COUNTY, UT)
25' X 48' X 16' / 9'-9" STAND-ALONE LEAN-TO

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.

2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH , IBC 2021, ASCE 7-16, OSHA, AISC 360, AISI S100, AWS D1.3 CODES AND ALL OTHER APPLICABLE LOCAL CITY OR COUNTY REQUIREMENTS.

2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED**. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.

3. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x ¾" SDS (ESR-2196) **U.N.O.**

4. ALL STRUCTURAL LIGHT GAUGE TUBING SHALL BE ASTM A500 GRADE C (Fy = 50 KSI, Fu = 62 KSI) OR EQUAL. ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.

5. STRUCTURAL TUBE TS 2½" x 2½" x 14GA (0.083") IS EQUIVALENT TO TS 2¼" x 2¼" x 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.

6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	IBC 2021
OCCUPANCY / USE GROUP:	U (BARN / AGRICULTURAL)
CONSTRUCTION TYPE:	V B (ANY MAT'L - IBC 602.5)
RISK CATEGORY:	I
BUILDING FOOTAGE:	1200 SQ.FT
1. DEAD LOAD (D)	
COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 29 PSF
IMPORTANCE FACTOR	Is = 0.80
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 20 PSF
SLOPED ROOF SNOW LOAD	Ps = 20 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	V = 105 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	0.621/0.204
SDs / SD1	0.539/0.298
DESIGN CATEGORY	D
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

ASD LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

STRUCTURAL DRAWING INDEX

1 ..... COVER SHEET

2 ..... ELEVATIONS

3A ..... FOUNDATION PLAN & NOTES

3B ..... FOUNDATION DETAILS & NOTES

4 ..... COLUMN LAYOUT PLAN & DETAILS

5A ..... FRAME SECTION & DETAILS

5B ..... FRAME SECTION DETAILS

6A ..... SIDE WALL FRAMING

6B ..... SIDE WALL DETAILS

6C ..... SIDE WALL DETAILS

7A ..... END WALL FRAMING

7B..... END WALL DETAILS

SPECIAL INSPECTION SCHEDULE	PERIODIC P	CONTINOUS C
ANCHORAGE		
POST-INSTALLED CONCRETE ANCHOR BOLTS (PER **ICC-ESR** REQUIREMENTS - REF SHEET 3B)	X	-
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.		

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	DEC 08 2023

SAADY AMIN
Reason: I have reviewed this document
Location: Toledo, OH
Date: 2023.12.11 15:04:16-05'00'

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: DEC 08 2023

2.23.325.0

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF QUALITY CARPORTS, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF QUALITY CARPORTS, INC. IS PROHIBITED.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

METAL BUILDING MANUFACTURER

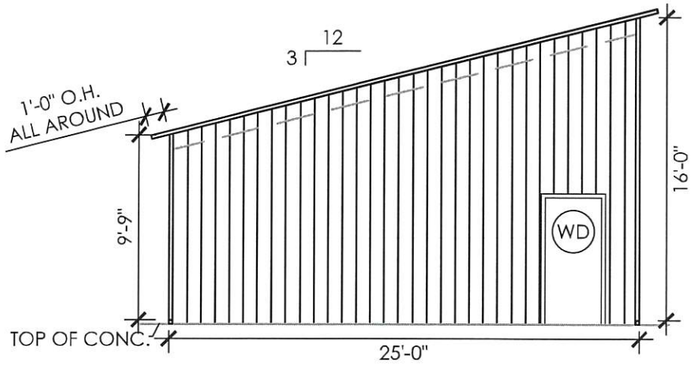
QUALITY CARPORTS INC.
Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

SHEET TITLE: COVER SHEET

PROJECT TITLE: KYDEN HANSEN

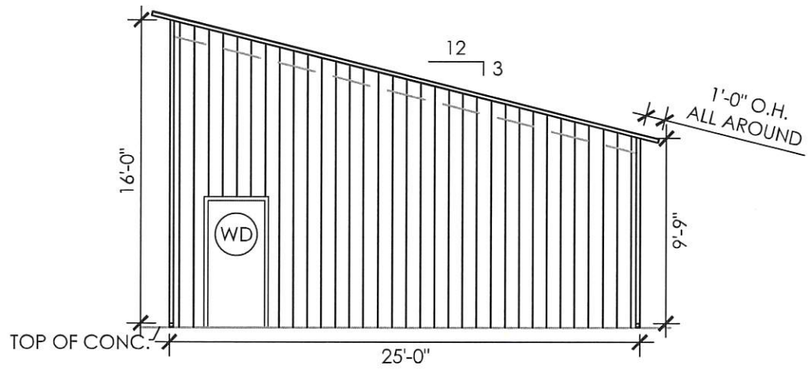
LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

SHEET. NO: 1 OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023



FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

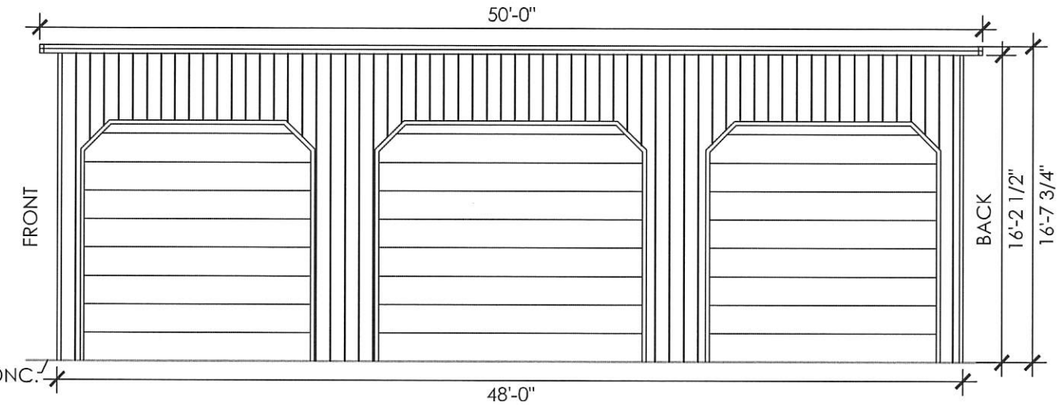
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT **ROOF** SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" RIB HT** - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. ALL EXT **WALL** SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" RIB HT** - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. SHEATHING CONNECTIONS SHALL BE #12-14 X ¾" SDS. NEOPRENE WASHERS ARE REQUIRED.

LEGEND

(WD) WALK-IN DOORS (REF DOOR MFG)

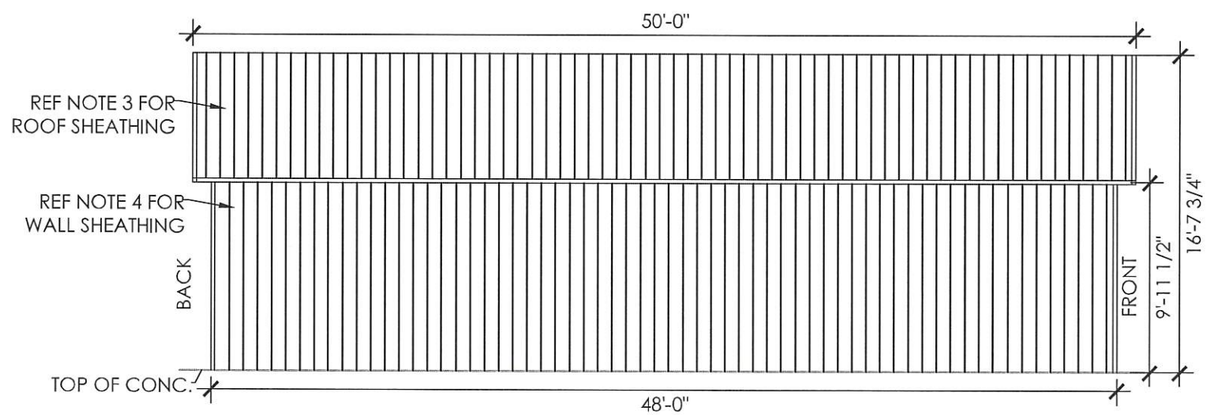
NOTE 1: ANY DOOR DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WALK-IN DOORS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

SHEET. NO: 2 OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: ELEVATIONS

PROJECT TITLE: KYDEN HANSEN

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

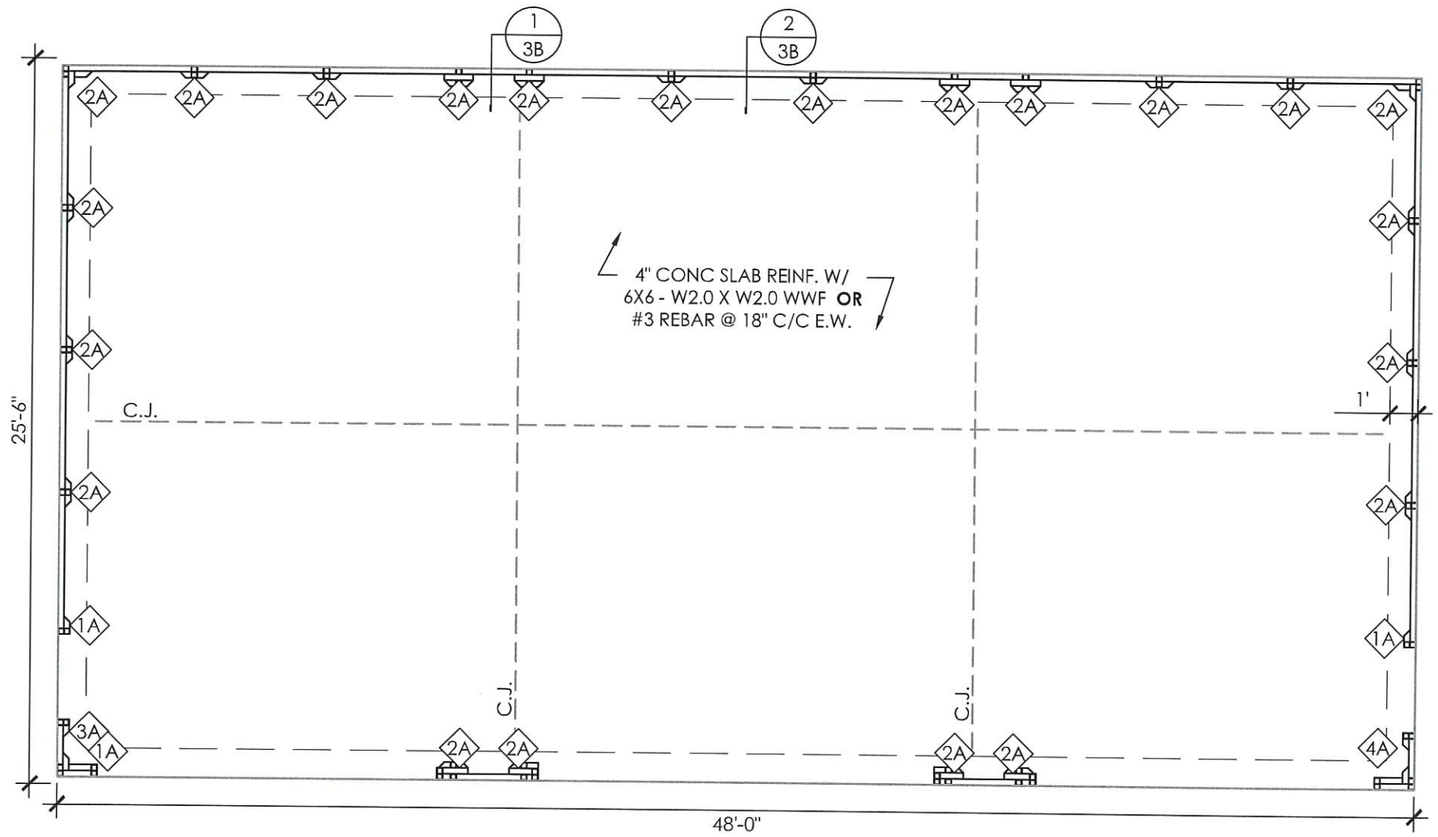
METAL BUILDING MANUFACTURER

QUALITY CARPORTS INC.
Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

SIGNED: DEC 08 2023



FOUNDATION PLAN

SCALE: 3/16" : 1'

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
2A	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
3A	(3) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
4A	(4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)

FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (2) ANCHOR PER POST.
3. MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS.
   HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL.
   SPECIAL INSPECTION OF CONCRETE IS NOT REQUIRED AS STRUCTURAL DESIGN OF FOUNDATIONS IS BASED ON A MIN STRENGTH OF 2500 PSI @ 28 DAYS.

SHEET. NO: 3A OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: FOUNDATION PLAN & NQTES

PROJECT TITLE: KYDEN HANSEN

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

METAL BUILDING MANUFACTURER

QUALITY CARPORTS INC.
Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

SIGNED: DEC 08 2023

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
2A	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
3A	(3) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
4A	(4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

   A.L. - ANCHOR LENGTH: 7.00"
   E.D. - ANCHOR EDGE DISTANCE: MIN. 4.00" OR U.N.O.
   H. - ANCHOR HOLE DEPTH: MIN. 3.00"
   D. - CONCRETE EMBEDMENT DEPTH: MIN. 2.75"
   SPACING BETWEEN (2) ANCHORS: MIN. 2.75" OR U.N.O.

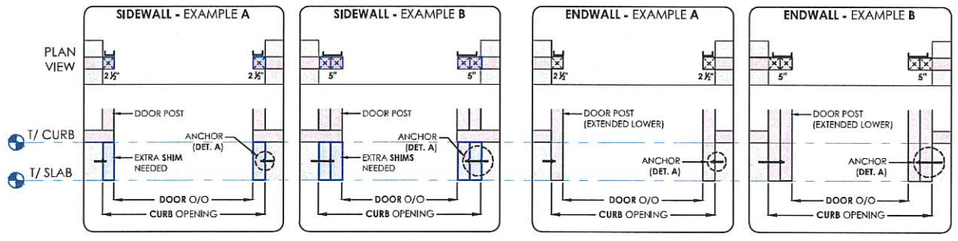
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

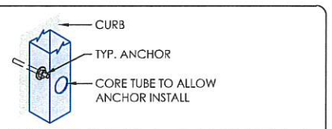
REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.

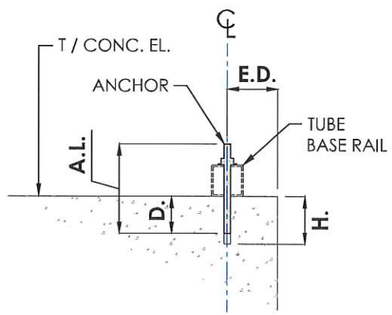
"OPTIONAL CURB" NOTES:

1. THE USE OF CURB IS OPTIONAL. HOWEVER, WHEN SELECTED, A CURB SHALL BE PROVIDED BENEATH **ALL WALLS** (PERIMETER **AND INTERIOR / INTERNAL**) OF STRUCTURE.
2. CURBS OPENINGS MUST **BE LARGER THAN DOOR OPENINGS** TO ALLOW DOOR TRACKS TO REACH THE SLAB. REFER EXAMPLES BELOW. ***NOTE:*** *IT IS THE RESPONSIBILITY OF CONC. CONTRACTOR TO CO-ORDINATE AND VERIFY CLEAR DIM. NEEDED FOR DOOR TRACKS (FROM DOOR MFG. / BUILDING MFG.) PRIOR TO POUR.*

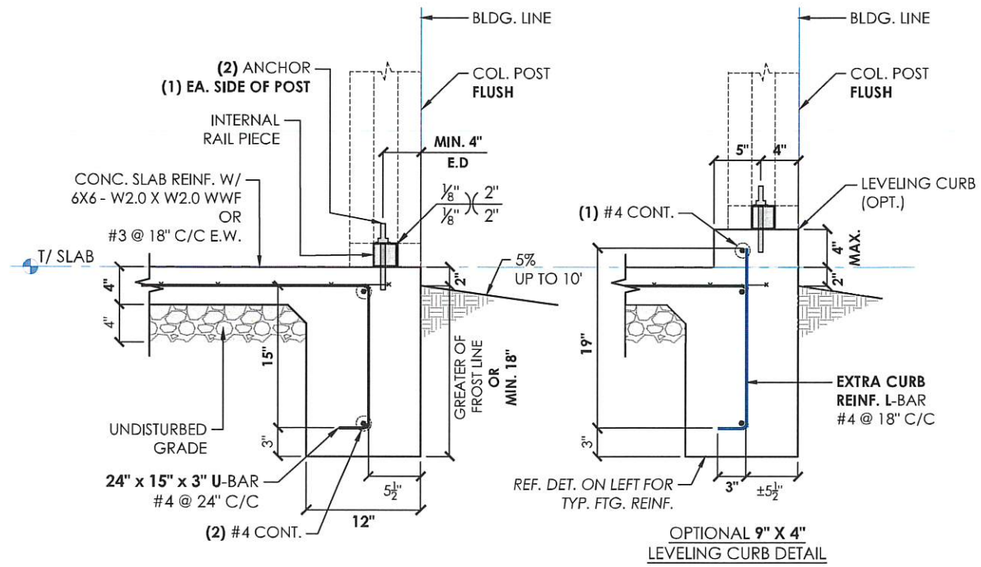




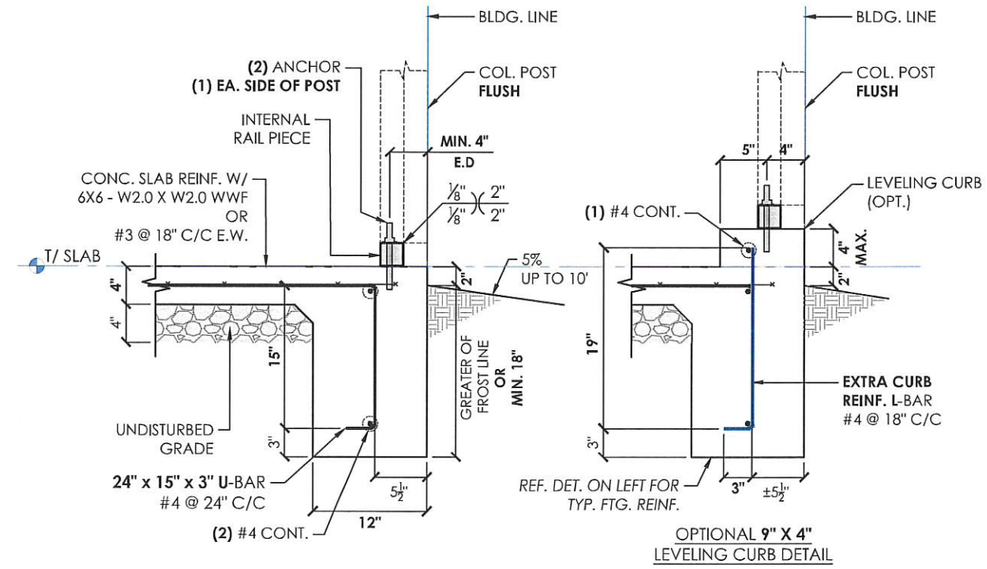
CURB ANCHORAGE DETAIL
SCALE : NTS



ANCHORAGE DETAIL
SCALE: 1" : 1'



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



2 FOUNDATION DETAIL
SCALE: 3/4" : 1'

SHEET NO: 3B OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: FOUNDATION DETAILS & NOTES

PROJECT TITLE: KYDEN HANSEN

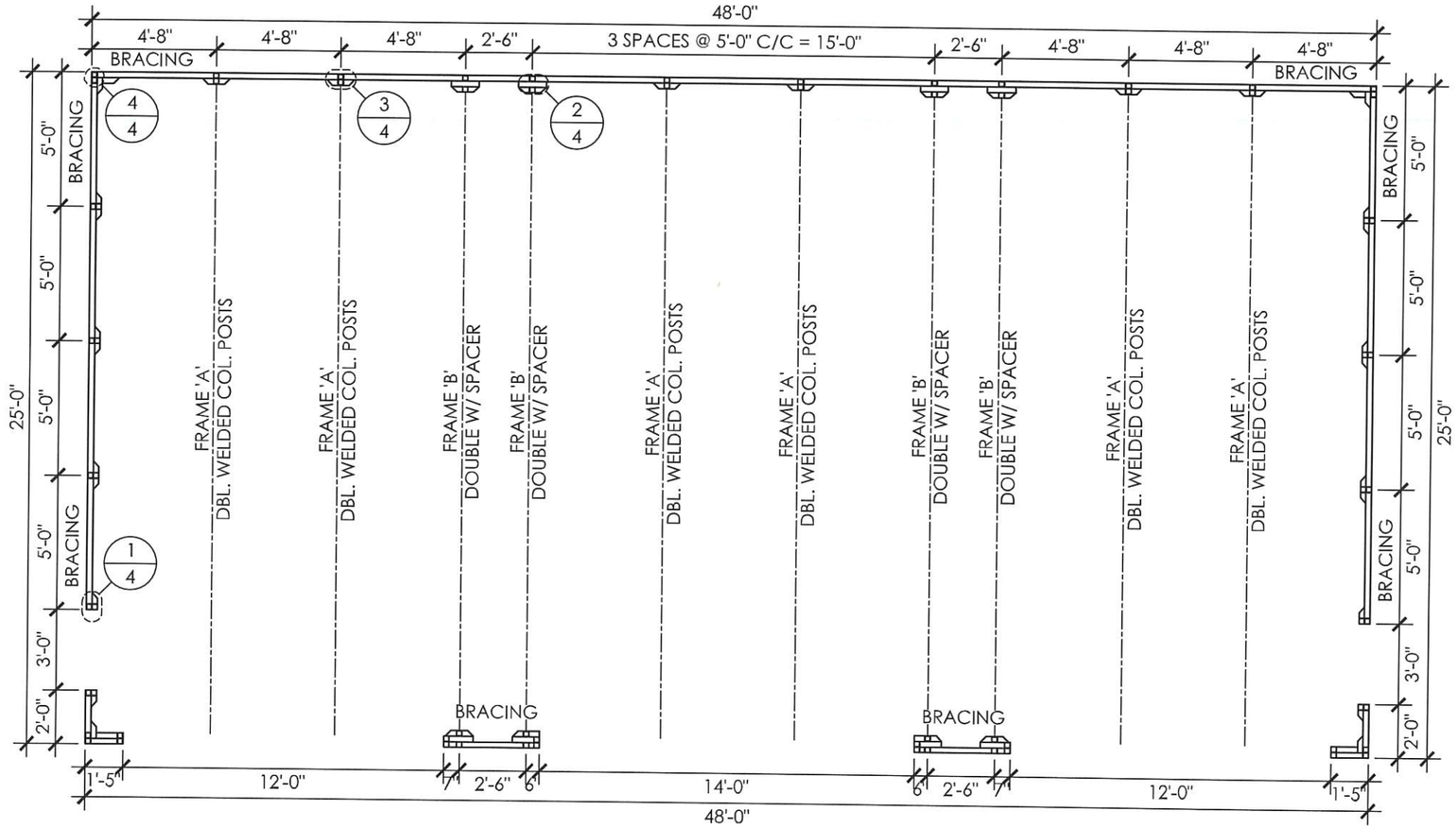
LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

METAL BUILDING MANUFACTURER

QUALITY CARPORTS INC.
Quality Carports, Inc.
441 E 1750 N, Suite A
Vineyard, UT 84042
Tel: 1-801-406-9508
Fax: 1-877-271-1167

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

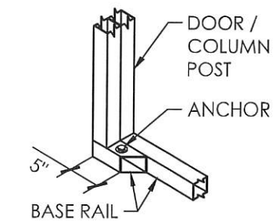
EXPIRES: 3/31/2025
SIGNED: DEC 08 2023



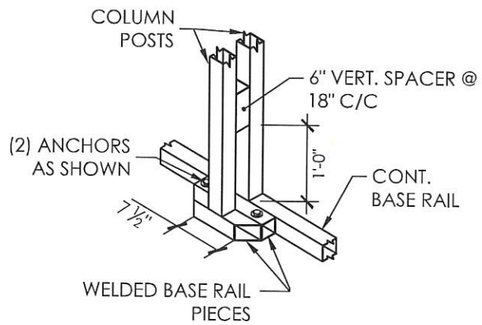
COLUMN LAYOUT PLAN

SCALE: 3/16" : 1'

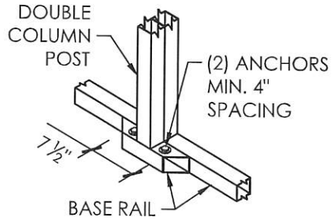
NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS



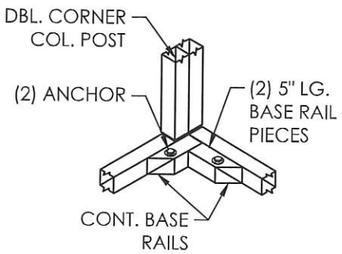
1 ANCHOR DETAIL
SCALE: 1/2" : 1'



2 ANCHOR DETAIL
SCALE: 1/2" : 1'



3 ANCHOR DETAIL
SCALE: 1/2" : 1'



4 ANCHOR DETAIL
SCALE: 1/2" : 1'

SHEET NO: 4 OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: COLUMN LAYOUT PLAN

PROJECT TITLE: KYDEN HANSEN

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

METAL BUILDING MANUFACTURER

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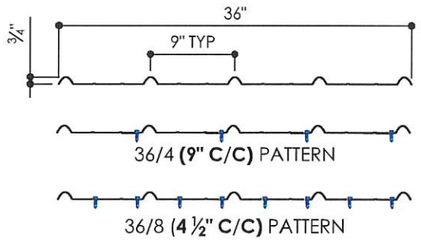
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: DEC 08 2023

MEMBER PROPERTIES	
FRAME 'A' COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
FRAME 'B' COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - W/ 6" VERT. SPACER @ 18" C/C
ROOF MEMBER	(2)2 1/2" SQ. X 14GA TUBE W/ 12" TRUSS
BASE RAIL	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
PURLINS	4" X 1" X 14GA HAT CHANNEL

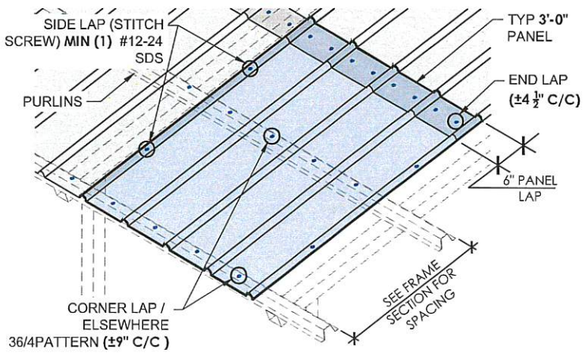
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

FASTENER TYPE: # 12x1" SELF-DRILL SCREWS
(ESR-2196) W/ NEOPRENE/STEEL WASHER



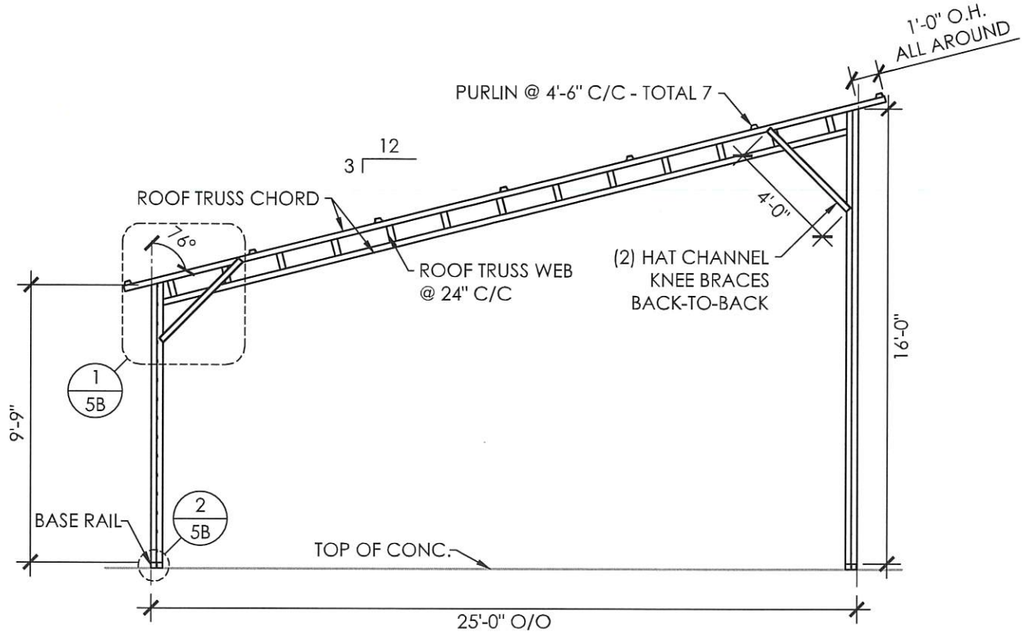
29GA. - 3/4" RIB - CORRUGATED SHEET

SCALE: 3/4" : 1'



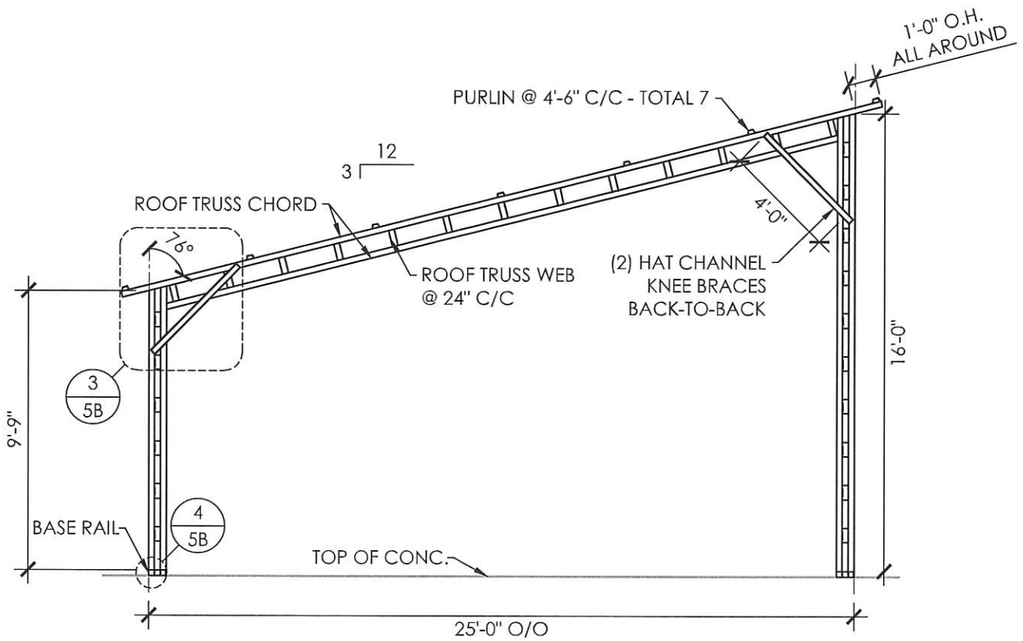
SHEATHING FASTENER PATTERN

SCALE: 3/16" : 1'



FRAME 'A' SECTION

SCALE: 3/16" : 1'



FRAME 'B' SECTION

SCALE: 3/16" : 1'

SHEET NO: 5A OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: FRAME SECTION & DETAILS

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

PROJECT TITLE: KYDEN HANSEN

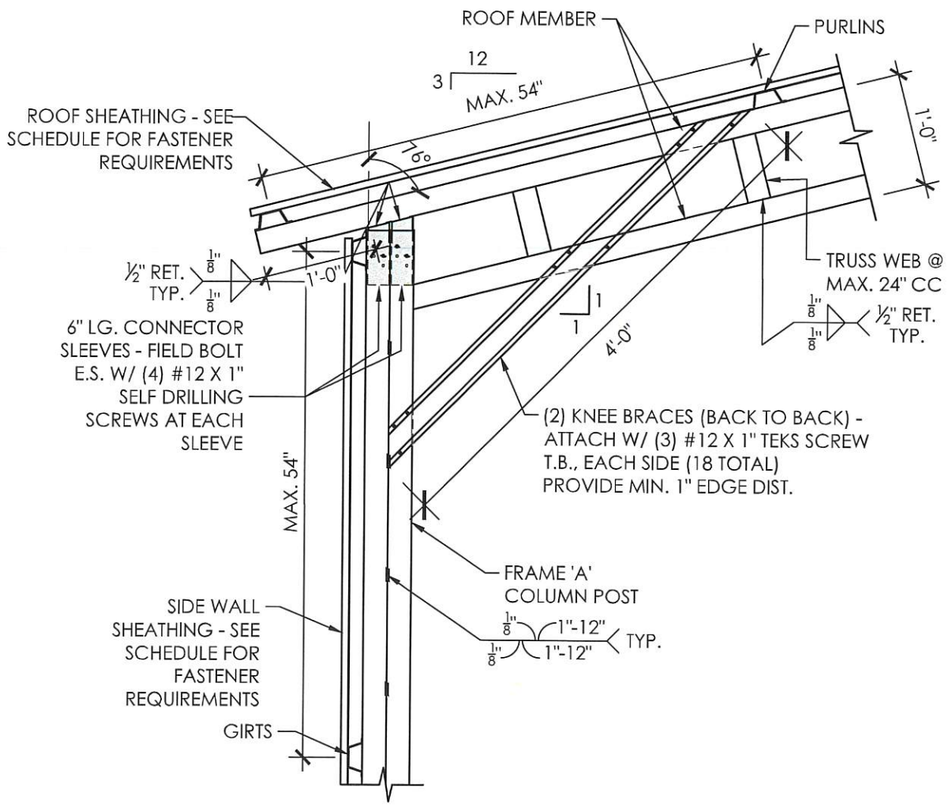
METAL BUILDING MANUFACTURER

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF UTAH

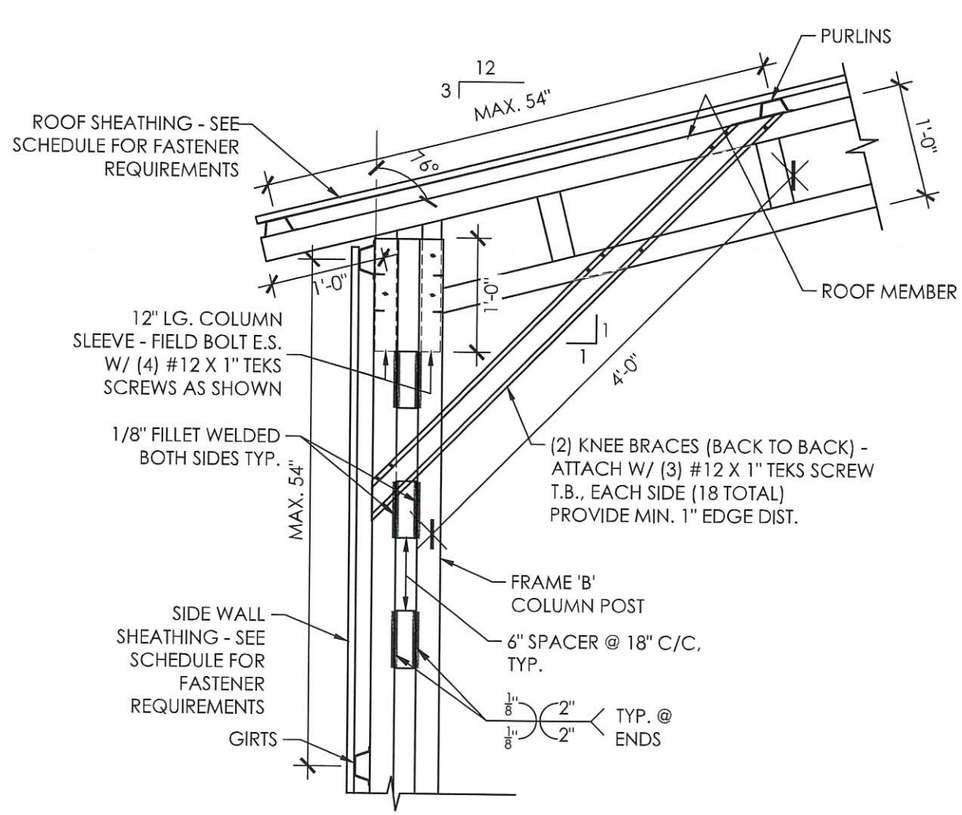
EXPIRES: 3/31/2025

SIGNED: DEC 08 2023

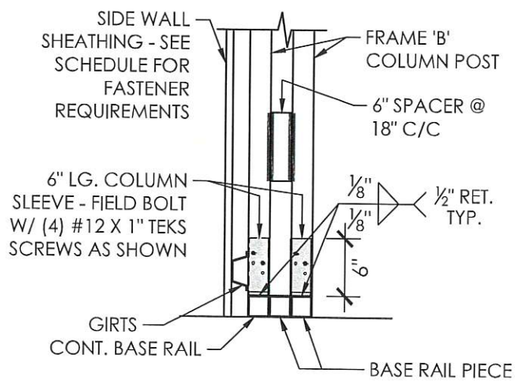


1 FRAME DETAIL
SCALE: 3/4" : 1'

2 BASE DETAIL
SCALE: 3/4" : 1'



3 FRAME DETAIL
SCALE: 3/4" : 1'



4 BASE DETAIL
SCALE: 3/4" : 1'

SHEET NO: 5B OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: FRAME SECTION & DETAILS

PROJECT TITLE: KYDEN HANSEN

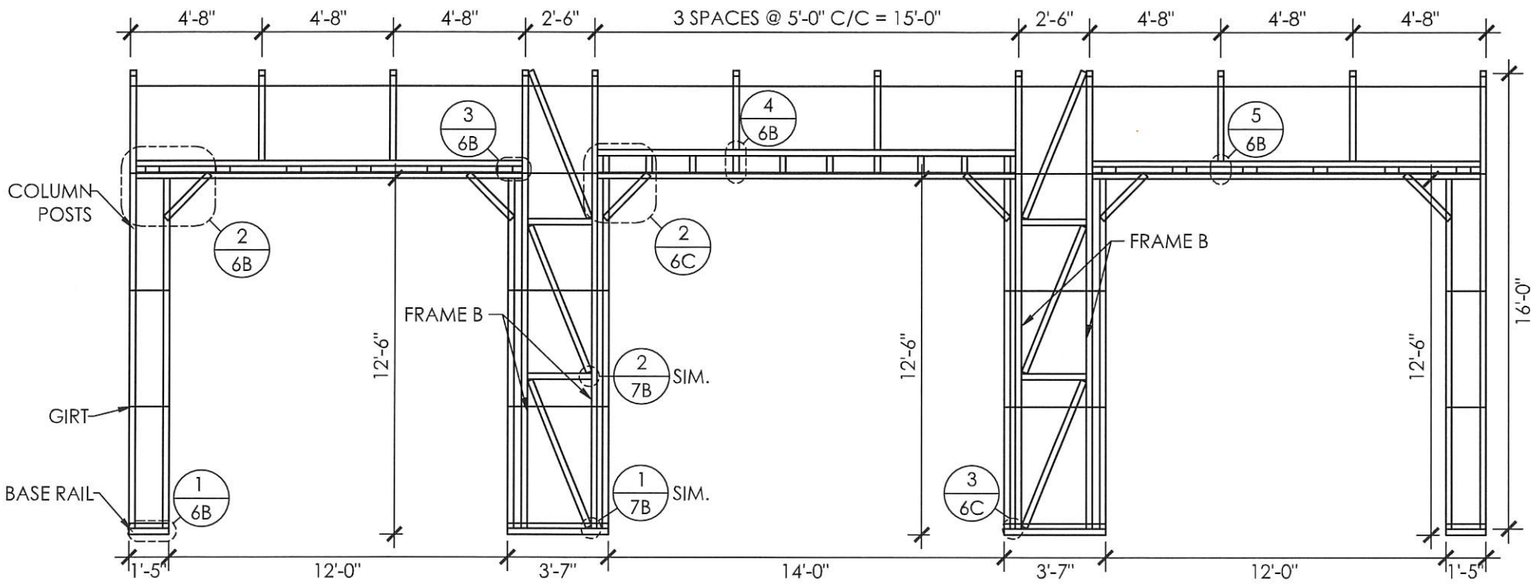
LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

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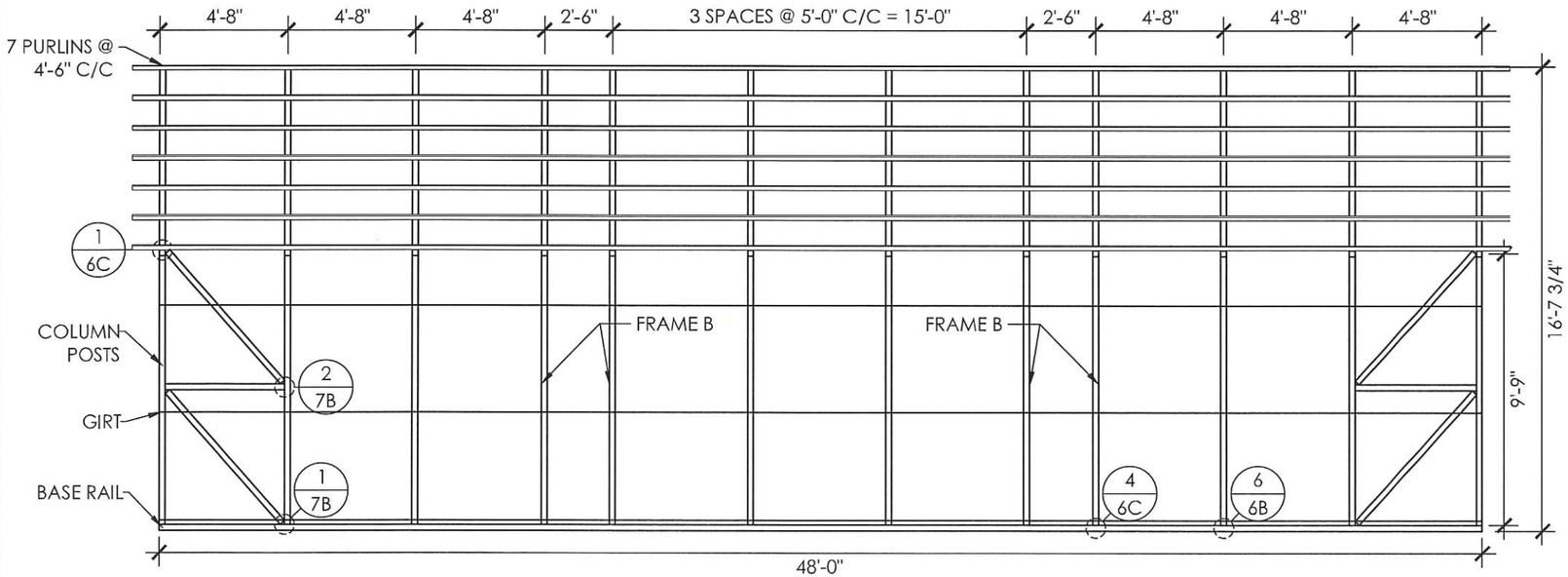
EXPIRES: 3/31/2025
SIGNED: DEC 08 2023



RIGHT SIDE WALL FRAMING

SCALE: 3/16" : 1'

MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
FRAME 'B' POST	(2)2 1/2" SQ. X 14GA TUBE W/ 6" SPACER
FRAME 'A' POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
GIRTS	4" X 1" X 14GA HAT CHANNEL
TRUSS HEADER	(2)2 1/2" SQ. X 14GA TUBE W/ 12" TRUSS
DOUBLE HEADER W/ SPACER	(2)2 1/2" SQ. X 14GA TUBE W/ 6" SPACER
HORZ. BRACE	2 1/4" SQ x 14GA TUBE
DIAGONAL BRACES	2" SQ. X 12GA TUBE



LEFT SIDE WALL FRAMING

SCALE: 3/16" : 1'

SHEET. NO: 6A OF 7

PROJECT NO: 228-23-3197

DRAWN BY: S.O.

DATE: 12/8/2023

SHEET TITLE: SIDE WALL FRAMING

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

PROJECT TITLE: KYDEN HANSEN

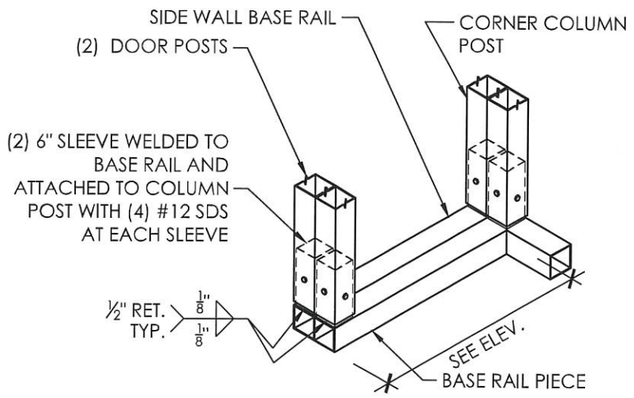
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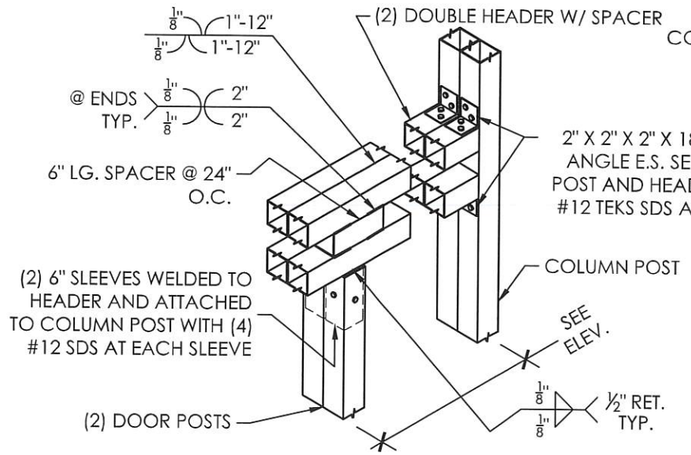
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

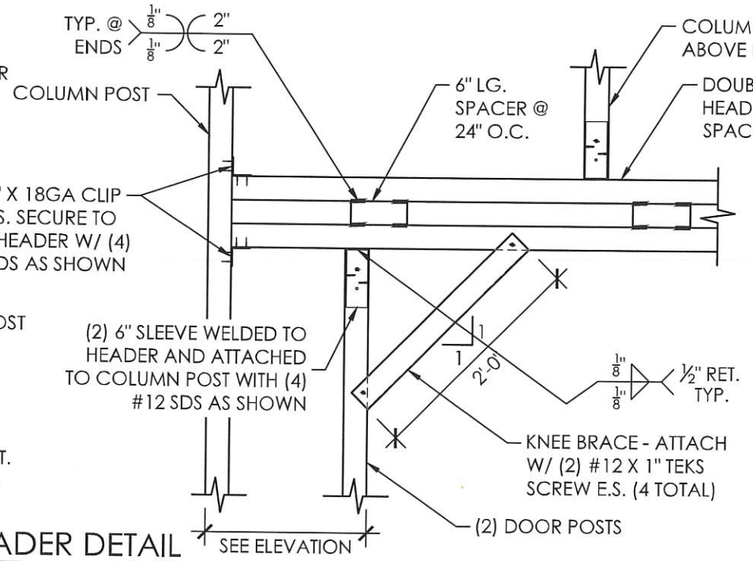
SIGNED: DEC 08 2023

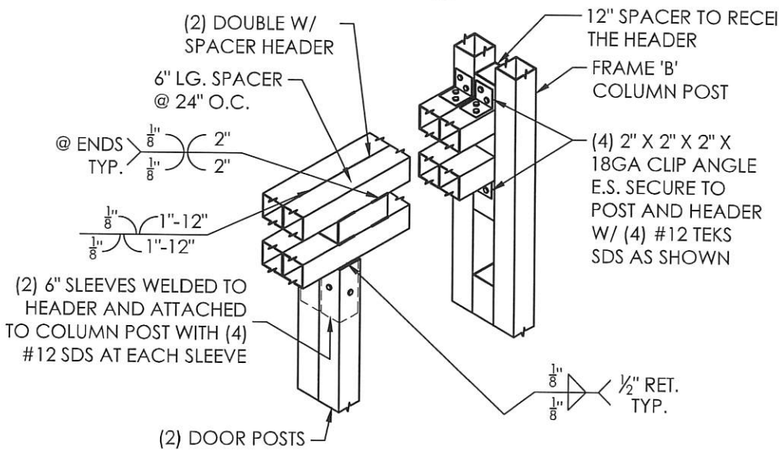


1 DOOR BASE DETAIL
SCALE: 3/4" : 1'

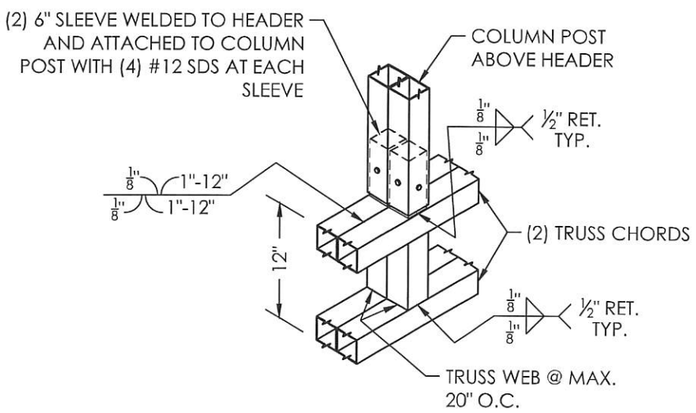


2 DOOR HEADER DETAIL
SCALE: 3/4" : 1'

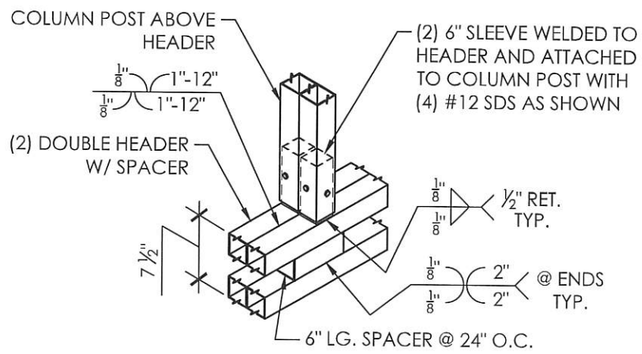




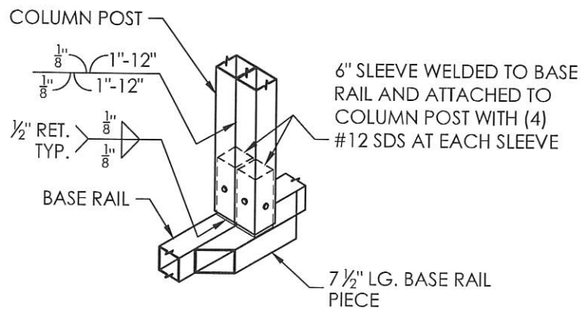
3 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



4 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



5 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



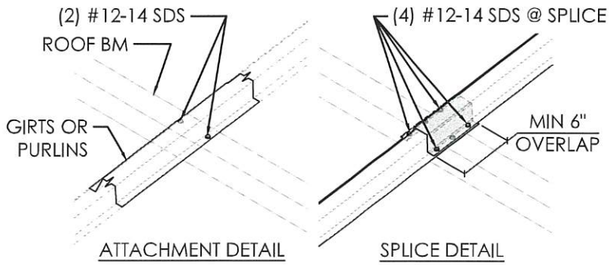
6 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'

SHEET. NO: 6B OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023
SHEET TITLE: SIDE WALL FRAMING DETAILS
LOCATION: 840 N MAIN STREET HURRICANE, UT 84737
PROJECT TITLE: KYDEN HANSEN

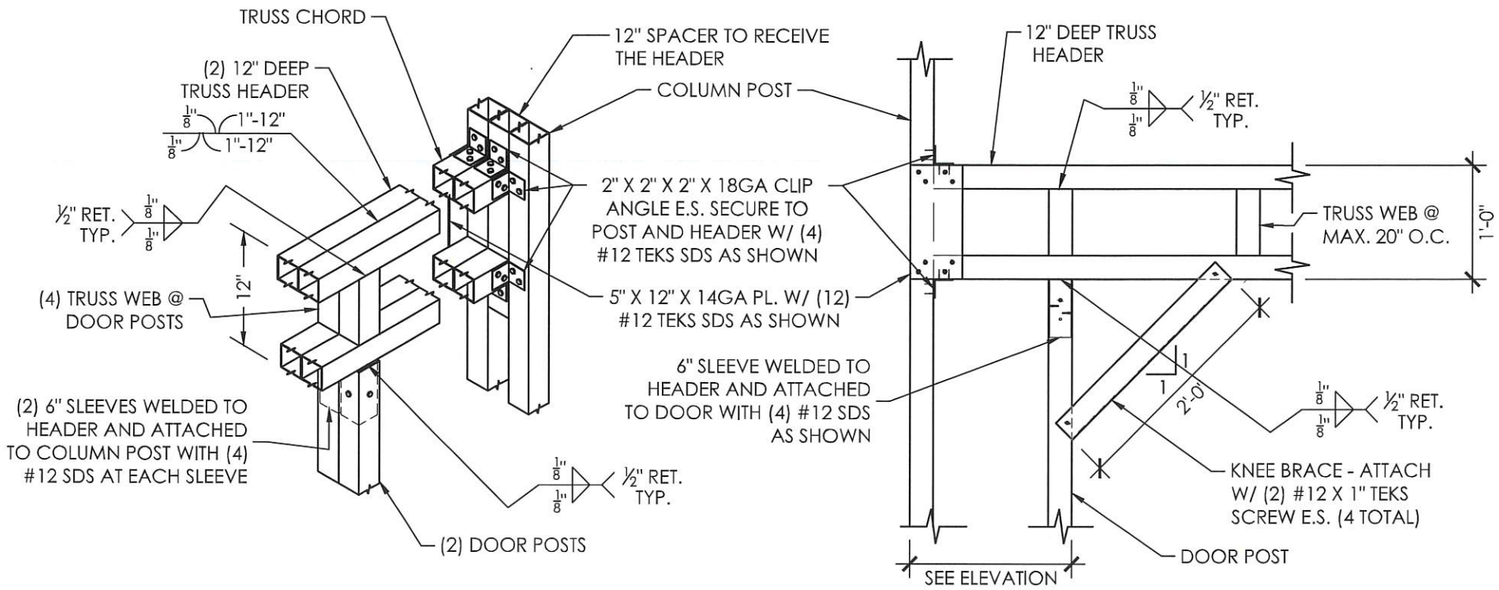
METAL BUILDING MANUFACTURER
QUALITY CARPORTS INC.
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REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

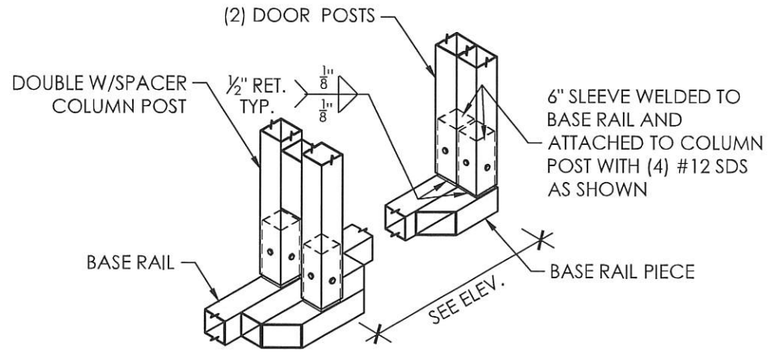
EXPIRES: 3/31/2025
SIGNED: DEC 08 2023



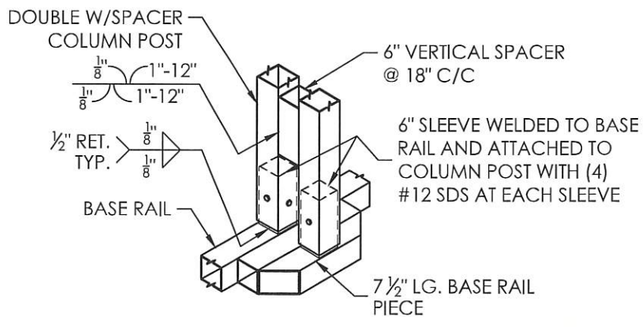
1 GIRT/PURLIN DETAIL
SCALE: 3/4" : 1'



2 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



3 DOOR BASE DETAIL
SCALE: 3/4" : 1'



4 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'

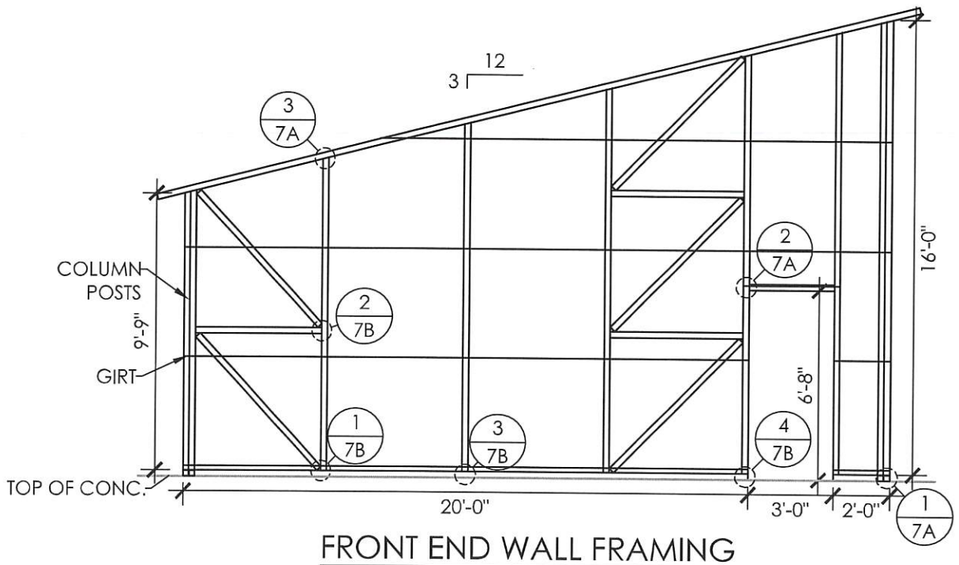
SHEET NO: 6C OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023
SHEET TITLE: SIDE WALL FRAMING DETAILS
LOCATION: 840 N MAIN STREET HURRICANE, UT 84737
PROJECT TITLE: KYDEN HANSEN

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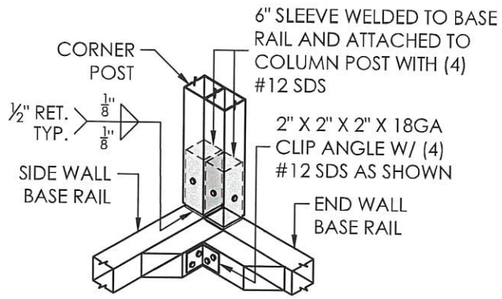
EXPIRES: 3/31/2025
SIGNED: DEC 08 2023



FRONT END WALL FRAMING

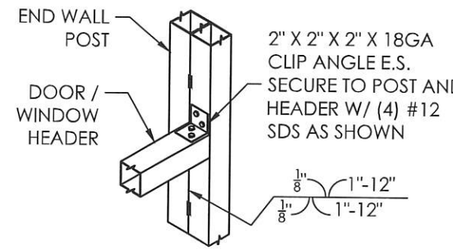
SCALE: 3/16" : 1'

MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2" SQ. X 12GA TUBE
HORZ. BRACE	2 1/4" SQ x 14GA TUBE



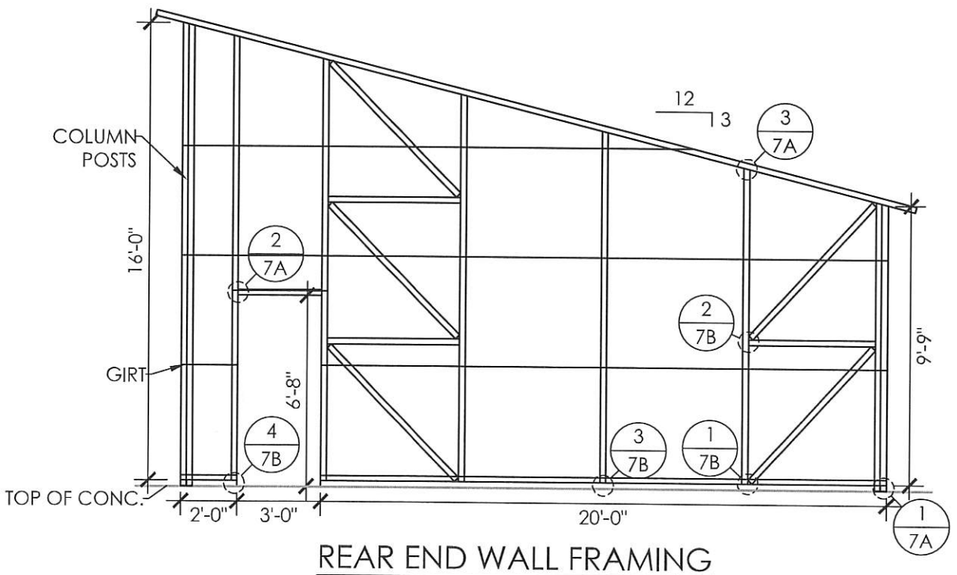
1 CORNER DETAIL

SCALE: 3/4" : 1'



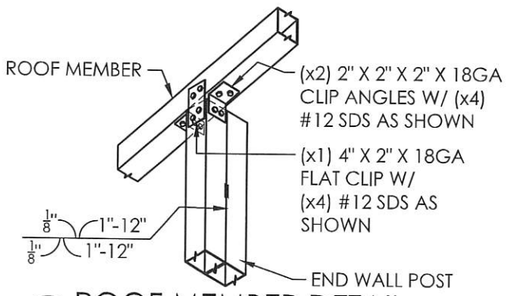
2 WINDOW/DOOR DETAIL

SCALE: 3/4" : 1'



REAR END WALL FRAMING

SCALE: 3/16" : 1'



3 ROOF MEMBER DETAIL

SCALE: 3/4" : 1'

SHEET NO: 7A OF 7

PROJECT NO: 228-23-3197

DRAWN BY: S.O.

DATE: 12/8/2023

SHEET TITLE: END WALL FRAMING & DETAILS

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

PROJECT TITLE: KYDEN HANSEN

METAL BUILDING MANUFACTURER

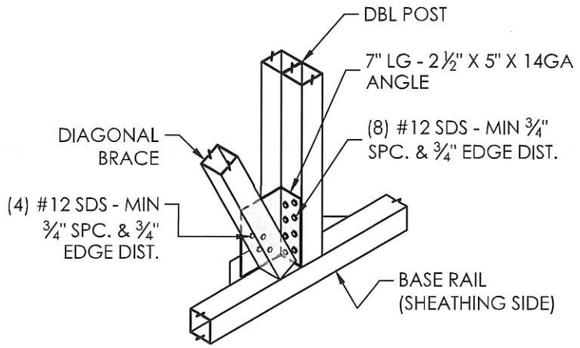
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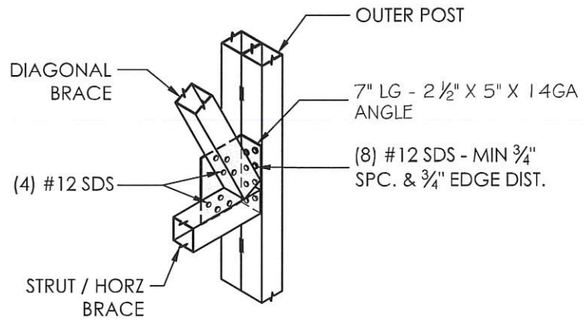
REGISTERED PROFESSIONAL ENGINEER
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STATE OF UTAH

EXPIRES: 3/31/2025

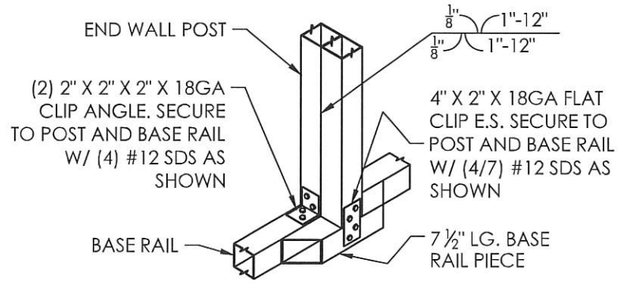
SIGNED: DEC 08 2023



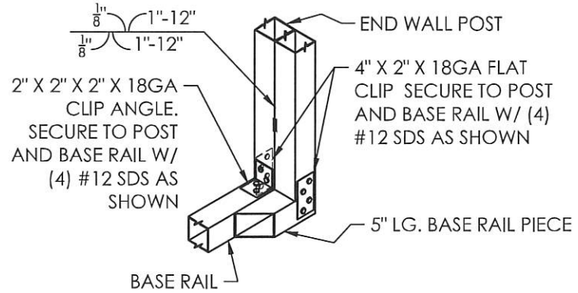
1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



2 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



3 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



4 DOOR BASE DETAIL
SCALE: 3/4" : 1'

SHEET NO: 7B OF 7
PROJECT NO: 228-23-3197
DRAWN BY: S.O.
DATE: 12/8/2023

SHEET TITLE: END WALL FRAMING DETAILS

LOCATION: 840 N MAIN STREET HURRICANE, UT 84737

PROJECT TITLE: KYDEN HANSEN

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Tel: 1-801-406-9508
Fax: 1-877-271-1167

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: DEC 08 2023

Hurricane City Application

Application Accepted Date: 12/20/2023

Type of Improvement: Subdivision (Final Plat Amendment)

Description: Split existing Lot 13 into 2 parcels.

Tenant / Project Name: Quail Lake Estates Planned Unit Development Amended #5 Partial

Bldg. Address: 4400 W State Street #13

City: Hurricane City State: UT Zip: 84737

Subdivision: Quail Lake Estates Amended #5 Phase:

Block: Lot #: 13 Parcel #: H-QLE-13

Property Owner: RLC MD Investments LLC

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

Email: ryanscholes@alphaengineering.com

CONTACT INFORMATION

General Contractor:

License #: P:

City: State: Zip:

Email:

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDAFP23-19

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

Applicant Name: Ryan Scholes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #:

DRAFT

Transaction Identification Data for reference only:
Report Number: 229797
Searcher: Jarom Taylor
Searcher Utah License Number: 691339
Searcher Contact: (435) 634-7991 | jarom@sutc.com

SCHEDULE A

1. Effective Date: December 1, 2023 at 7:00AM

2. Report: Subdivision Report prepared for "QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT13)", a proposed subdivision

3. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:
RLC MD Investments, LLC., a Utah Limited Liability Company

4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McKee
Authorized Signatory

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For reference only:

EXHIBIT A
Legal Description

Commencing at the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 89°52’48” West, along the Center Section line, a distance of 100.47 feet Thence North 00°00’00” East, a distance of 32.09 feet, to the Point of Beginning, said point being on the Northerly boundary line of Quail Lake Estates Planned Unit Development Amended #5, per Entry #824879, Official Washington County Records, and the Northwest Corner of Lot 12; Thence South 29°15'54" West, a distance of 90.05 feet to the Southwest Corner of said Lot 12, and the beginning of a non-tangent curve to the left, of which the radius point lies South 42°24'09" West, a radial distance of 116.65 feet; thence Northwesterly along the arc of said curve, through a central angle of 16°37'50", a distance of 33.86 feet; Thence North 64°13'41" West, a distance of 16.12 feet, to the Southeast Corner of Lot 14A; Thence North 25°46'19" East, a distance of 85.00 feet, to the Northeast Corner of said Lot 14A; Thence South 64°13'41" East, a distance of 55.00 feet to the Point of Beginning.

Proposed "QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT13)"
Tax Serial No. H-QLE-13

***

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For reference only:

SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

11. Taxes for the year 2023, in the following amount(s), plus penalties, interest and costs, which are liens, now delinquent, due and payable: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

    $668.71 under Tax Serial No. H-QLE-13, Account No. 0331697.

12. Less and Excepting all Oil, Gas and Mineral Rights as reserved by Deeds recorded January 24, 1966, in Book S-59, at Page 434, and recorded February 16, 1966, in Book S-60, at Page 25, Official Washington County Records.

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13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, Recorded February 4, 1985, as Entry No. 271542 , in Book 368, at Pages 465-468 and recorded April 18, 1986, as Entry No. 292753 , in Book 409, at Pages 644-665, and Amendment thereto recorded October 25, 1989, as Entry No. 355850 , in Book 539, at Pages 68-94, and Restated and Amended Declarations recorded August 25, 1995, as Entry No. 508249 , in Book 930, at Pages 772-793, and Adjunct to the Conditions, Covenants and Restrictions recorded September 29, 1997, as Entry No. 578138 , in Book 1136, at Pages 724-727, and Resolution of The Board of Trustees, recorded June 24, 2015, as Doc No. 20150021726 , and Resolution of The Board of Trustees recorded April 14, 2016, as Doc. No. 20160012904 , Official Washington County Records.

14. Subject to a Right of Way and Easement Grant, dated December 14, 1988, in favor of Mountain Fuel Supply Company, for a right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, and rights incidental thereto, recorded March 20, 1989, as Entry No. 345504 , in Book 515, at Pages 750-754, Official Washington County Records. (Affects the front 1.0 foot of said Lot)

15. The Effect of the Bylaws of Quail Lake Homeowners Association, dated January 4, 2001, recorded January 4, 2001, as Entry No. 706464 , in Book 1390, at Pages 2236-2249, and Amendment thereto recorded February 12, 2001, as Entry No. 710209 , in Book 1395, at Pages 208-209, and Amendment 2 thereto recorded October 15, 2003, as Entry No. 845663 , in Book 1589, at Page 526, and Amendment thereto recorded August 24, 2007, as Doc. No. 20070042762 , and 5th Amendment thereto, recorded June 24, 2015, as Doc No. 20150021725 , and By-Laws of QUAIL LAKE HOMEOWNERS ASSOCIATION, recorded April 14, 2016, as Doc No. 20160012903 , Official Washington County Records.

16. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "QUAIL LAKE ESTATES, PLANNED UNIT DEVELOPMENT AMENDED 5", Official Washington County Records.

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17. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. 20090048182 , Official Washington County Records. (Affects this and other property)

    A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. 20100006648 , Official Washington County Records.

    2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. 20100044122 , Official Washington County Records.

    Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. 20150039260 , Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. 20150039261 , Official Washington County Records.

    Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. 20150043173 , Official Washington County Records.

    5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. 20190046477 , Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. 20190046478 , Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. 20190046479 , Official Washington County Records.

18. Notice of Reinvestment Fee, executed by Quail Lake Est Amd 5(H) Subdivision, recorded May 4, 2011, as Doc. No. 20110013820 , Official Washington County Records. (Affects this and other property)

19. We find no Open Deed of Trust/Trust Deed of Record. Require any party with knowledge to the contrary to inform this Office prior to any Final Plat Approval.

20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Proposed Plat of "QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT13)".

21. Require the proposed Amended Subdivision Plat meet all Subdivision Plat Policy requirements of the Washington County Recorder revised April 27, 2020.

22. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

***

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For reference only:

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	AFP23-19
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	RLC MD Investments LLC
Agent:	Ryan Scholes/Alpha Engineering
Request:	Approval of an Amended Final Plat
Location:	4400 W State St #13
Zoning:	MH/RV
General Plan Map:	Multifamily

Discussion: The applicant has applied to amend the final plat for Quail Lake Estates to split Lot 13 into two lots. Quail Lake Estates was approved in the 1980s and then was later approved to split each lot into two parcels (most units within the development take up two parcels). County records do not provide any information regarding why this lot was not included with the previous lot splits.



JUC Comments

JUC comments are due back January 10th, 2024 this report will be updated at that time.

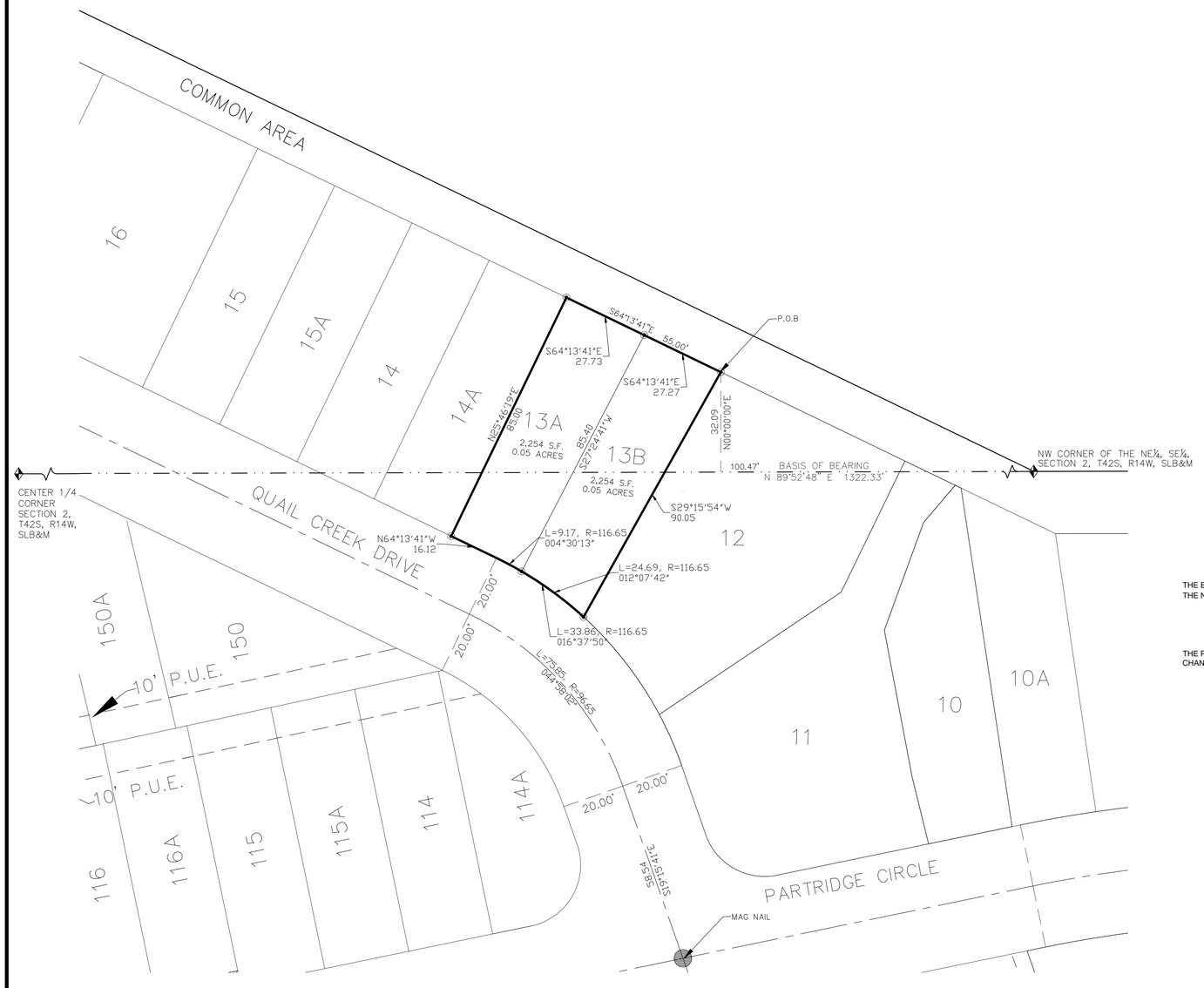
Staff Comments

1. The plat does meet amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2023. The following are the key items:
    a. Depicts only the portion of the subdivision that is proposed to be amended
    b. Includes a plat name distinguishing the amended plat from the original plat
    c. Describe the differences between from the original plat.
    d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional impact fees will need to be paid for the additional lot.
4. As the current existing lot does not meet current zoning ordinances and the size of lots requested has been approved by the City in this development in the past, staff believes that this request can be considered acceptable

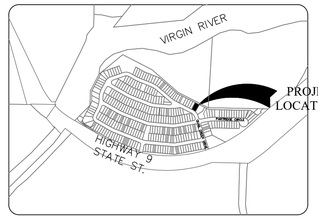
Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards and recommend approval by the City Council of this item subject to staff and JUC comments.

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT 13)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



VICINITY MAP



GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft. (24x36 SHEET)

N

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°52'48" EAST, BETWEEN THE CENTER 1/4 CORNER AND THE NW CORNER OF THE NE¼, SE¼, OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO SPLIT THE LOT 13 INTO TWO SEPARATE PARCELS. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE INTENDED WITH THIS AMENDED PLAT.

LEGEND

- SPECIFIES PROPERTY CORNER MONUMENT (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- EASEMENT LINE
- BOUNDARY LINE

SURVEYOR'S CERTIFICATE

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

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT 13)

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

BOUNDARY DESCRIPTIONS

Commencing at the Northwest Corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 89°52'48" West, along the Center Section line, a distance of 100.47 feet Thence North 00°00'00" East, a distance of 32.09 feet, to the Point of Beginning, said point being on the Northerly boundary line of Quail Lake Estates Planned Unit Development Amended #5, per Entry #824879, Official Washington County Records, and the Northwest Corner of Lot 12; Thence South 29°15'54" West, a distance of 90.05 feet to the Southwest Corner of said Lot 12, and the beginning of a non-tangent curve to the left, of which the radius point lies South 42°24'09" West, a radial distance of 116.65 feet; thence Northwesterly along the arc of said curve, through a central angle of 16°37'50", a distance of 33.86 feet; Thence North 64°13'41" West, a distance of 16.12 feet, to the Southeast Corner of Lot 14A; Thence North 25°46'19" East, a distance of 85.00 feet, to the Northeast Corner of said Lot 14A; Thence South 64°13'41" East, a distance of 55.00 feet to the Point of Beginning.

Containing: 4,509 square feet or 0.10 acres, more or less.

DATE

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of Utah

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO TWO LOTS TO BE HEREAFTER KNOW AS:

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT 13)

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

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

BY: _____.

RLC MD INVESTMENTS, LLC, A UTAH
LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED _____, OF RLC MD INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME.

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

_____
NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

FINAL PLAT OF

QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5 PARTIAL AMENDMENT "C" (LOT 13)

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.	I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.	Approved as to Form, this the ___ day of _____, A.D. 2023.	We, the City Council of Hurricane City, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.	I, Washington County Treasurer, certify on this ____ day of _____ A.D. 2023 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	City Engineer Hurricane City — Date	City Attorney Hurricane City	Mayor Hurricane City — Attest: City Recorder Hurricane City	Washington County Treasurer	Washington County Recorder

2041-01 SVY.DWG (NOVEMBER 2023)

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

Hurricane City Application

Application Accepted Date:	12/20/2023
Type of Improvement:	Subdivision (Final Plat Amendment)
Description:	Remove lot line between Lots 210 and 211
Tenant / Project Name:	Dixie Springs Plat B Partial Amendment "B" Lots 210 & 211
Bldg. Address:	3849 W 2700 S
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Dixie Springs B 2nd Amended
Phase:	B
Block:	
Lot #:	210-211
Parcel #:	H-DSP-B-211-A
Property Owner:	Christopher Christensen
Permit Contact:	Ryan Scholes
P:	(435) 628-6500
Email:	ryanscholes@alphaengineering.com

CONTACT INFORMATION

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

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 150.00
Planning Fee	$ 150.00
Sub Total:	**$ 150.00**
Permit Total:	**$ 150.00**
Amount Paid:	**$ 150.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDAFP23-20

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

Applicant Name: Ryan Scholes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #:

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	AFP23-20
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Chris Christensen
Agent:	Ryan Scholes/Alpha Engineering
Request:	Approval of an Amended Final Plat
Location:	3849 W 2700 S
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat B to combine Lots 210 and 211. Combining lots within a recorded subdivision requires approval of an amended final plat.



JUC Comments

JUC comments are due back January 10th, 2024 this report will be updated at that time.

Staff Comments

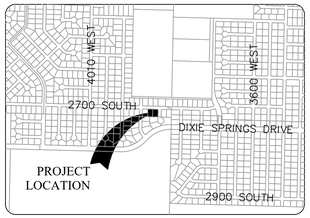
1. The plat does meet amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2023. The following are the key items:
    a. Depicts only the portion of the subdivision that is proposed to be amended
    b. Includes a plat name distinguishing the amended plat from the original plat
    c. Describe the differences between from the original plat.
    d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional services for the second lot need to be cut and capped.

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

DIXIE SPRINGS PLAT B
PARTIAL AMENDMENT "B"
(LOTS 210 & 211)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH

VICINITY MAP





LEGEND

- SECTION CORNER MONUMENT
- CLASS I 2" BRASS CAP MONUMENT FOUND
- CLASS II ALUM CAP MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (NAIL IN CURB)
- CENTERLINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.)

GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOT LINES.
2. THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-SDP-B-211-A.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE LINE BETWEEN LOTS 210 AND 211 OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 968045 AND UPDATE PUBLIC UTILITY & DRAINAGE EASEMENTS AS SHOWN HEREON.
NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°37'06" WEST, BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

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

DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"

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

BOUNDARY DESCRIPTION

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°37'06" WEST 220.79 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 89°37'06" WEST 171.16 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°22'54" EAST 126.63 FEET TO THE NORTHEAST CORNER OF LOT 212, DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", RECORDED AS DOCUMENT 968045 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE SOUTH 89°37'06" EAST 156.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°22'54" WEST 111.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,625 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

DATE

PROFESSIONAL LAND SURVEYOR
No. 174919
SCOTT P. WOOLSEY
State of UTAH

SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS' DEDICATION

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

DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"

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

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

THE CHRISTOPHER AND LAURALEE CHRISTENSEN FAMILY TRUST, DATED JULY 18, 2013

CHRISTOPHER K. CHRISTENSEN, TRUSTEE

LAURALEE M. CHRISTENSEN, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED CHRISTOPHER K. CHRISTENSEN, TRUSTEE AND LAURALEE M. CHRISTENSEN, TRUSTEE OF THE CHRISTOPHER AND LAURALEE CHRISTENSEN FAMILY TRUST, DATED JULY 18, 2013, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NO STAMP REQUIRED
(UTAH CODE 46-1-16(7))

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE)

FINAL PLAT OF

DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B" (LOTS 210 & 211)

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

2038-01 AMD PLAT.DWG (NOVEMBER 2023)

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft. (24x36 SHEET)

N

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

Transaction Identification Data for reference only:
Report Number: 229708
Searcher: Jarom Taylor
Searcher Utah License Number: 691339
Searcher Contact: (435) 634-7991 | jarom@sutc.com

SCHEDULE A

1. Effective Date: November 17, 2023 at 7:00AM

2. Report: Subdivision Report prepared for "DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"", a proposed subdivison

3. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:
Christopher K. Christensen and Lauralee M. Christensen, Trustees of The Christopher and Lauralee Christensen Family Trust, dated July 18th, 2013

4. The land referred to in this Report is situated in the County of Washington, State of UTAH, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

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EXHIBIT A
Legal Description

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°37'06" WEST 220.79 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 89°37'06" WEST 171.16 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°22'54" EAST 126.63 FEET TO THE NORTHEAST CORNER OF LOT 212, DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", RECORDED AS DOCUMENT 968045 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE SOUTH 89°37'06" EAST 156.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°22'54" WEST 111.63 FEET TO THE POINT OF BEGINNING.

Proposed "DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"
Tax Serial No. H-DSP-B-211-A

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SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

11. Taxes for the year 2023, in the following amount(s), are PAID:

    $4,334.23 under Tax Serial No. H-DSP-B-211-A, Account No. 0589559.

12. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT B", Official Washington County Records.

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13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded May 1, 1998, as Entry No. 601292 , in Book 1209, at Pages 1-10, and Amendment thereto recorded June 29, 2010, as Doc. No. 20100021359 , and Amendment thereto recorded December 10, 2012, as Doc. No. 20120042253 , and Amendment thereto recorded March 20, 2013, as Doc. No.20130010330 , and Third Amendment to Declaration of Covenants, Conditions, and Restrictions, recorded August 26, 2014, as Doc. No. 20140026145 , and Fourth Amendment to Declaration of Covenant, Conditions and Restriction, recorded September 3, 2015, as Doc. No. 20150031285 , and Corrective Fourth Amendment to Declaration of Covenants, Conditions and Restrictions, recorded February 22, 2016, as Doc. No. 20160005548 , and Fifth Amendment to Declaration of Dixie Springs Subdivision, recorded November 1, 2022, as Doc. No. 20220048624 , and Order Granting Defendant's Application for Preliminary Injunction, recorded September 12, 2023, as Doc No. 20230027435 , Official Washington County Records.

14. Less and Excepting therefrom all oil, gas and other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and or removing the same and rights thereto.

15. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Resolution No. R-2003-857, recorded June 12, 2003, as Entry No. 824223 , in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

16. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. 20090048182 , Official Washington County Records. (Affects this and other property)

    A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. 20100006648 , Official Washington County Records.

    2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. 20100044122 , Official Washington County Records.

    Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. 20150039260 , Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. 20150039261 , Official Washington County Records.

    Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. 20150043173 , Official Washington County Records.

    5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. 20190046477 , Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. 20190046478 , Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. 20190046479 , Official Washington County Records.

17. Restrictive, recorded June 17, 2016, as Doc. No. 20160021552 , Official Washington County Records.

18. We find no Open Deed of Trust/Trust Deed of Record. Require any party with knowledge to the contrary to inform this Office prior to any Final Plat Approval.

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For reference only:

19. Require the proposed Amended Subdivision Plat meet all Subdivision Plat Policy requirements of the Washington County Recorder revised April 27, 2020.

20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Proposed Plat of "DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"".

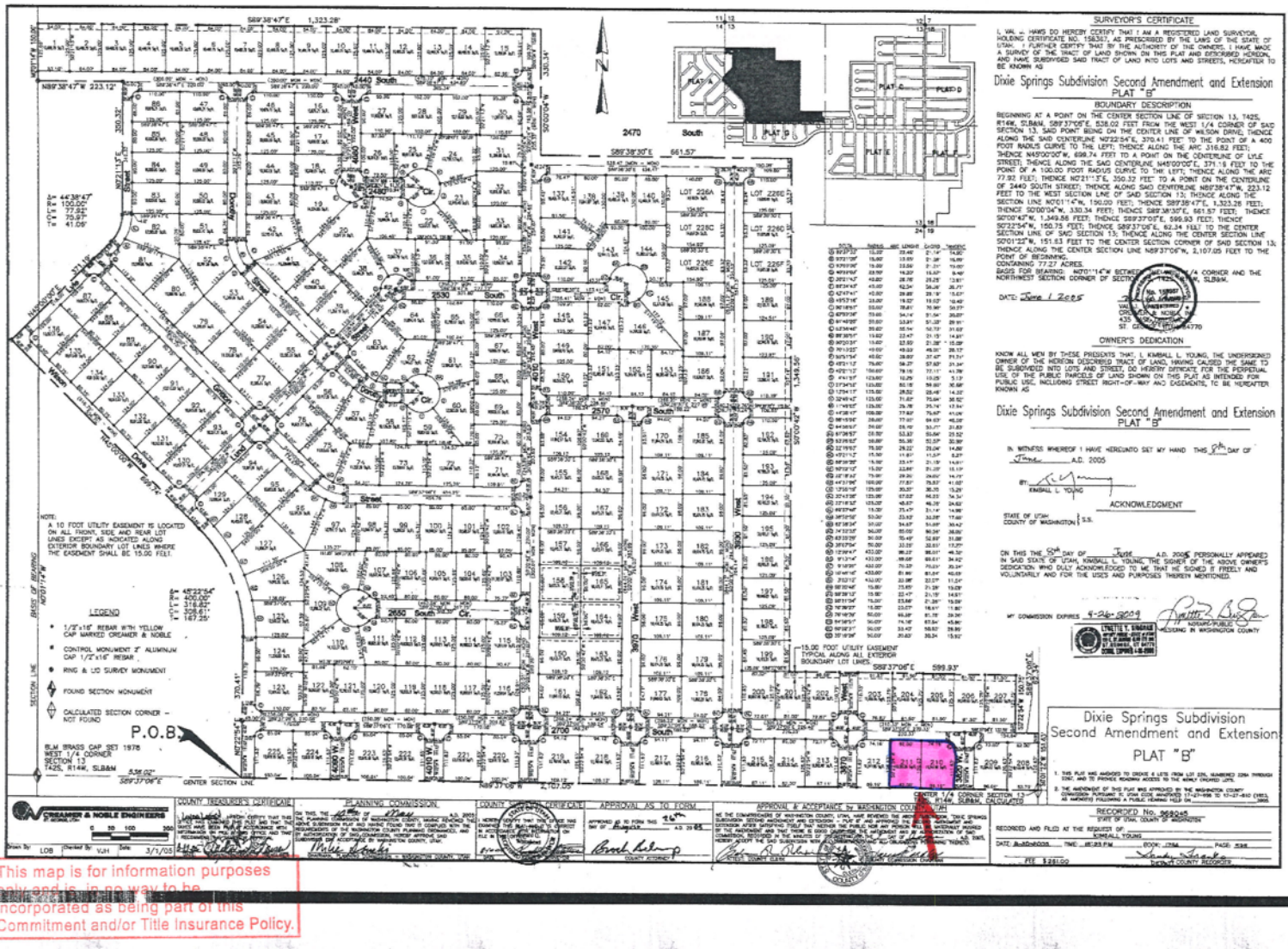
21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

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For reference only:

This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

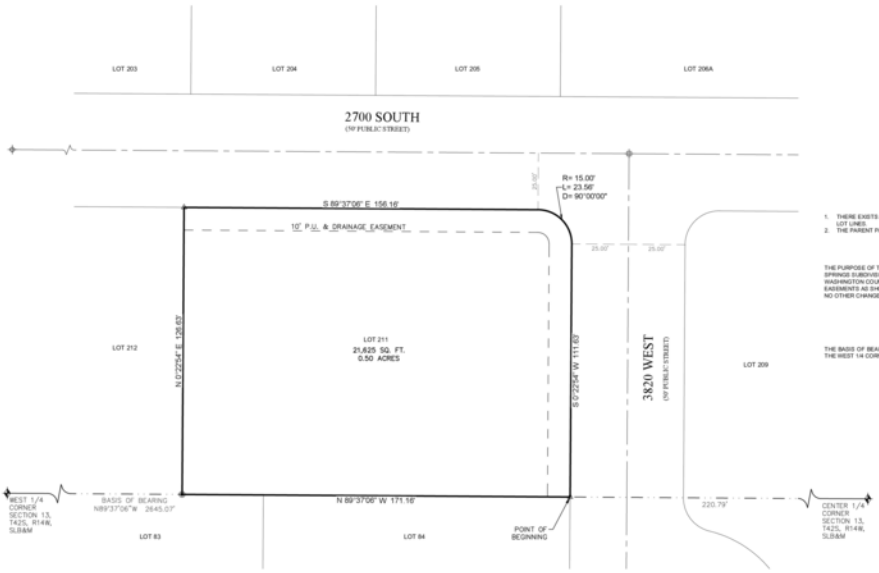

S89°38'47"E 1,323.28'
N89°38'47"W 223.12'
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S89°38'30"E 661.57'
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DIXIE SPRINGS PLAT B
PARTIAL AMENDMENT "B"
(LOTS 210 & 211)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH

VICINITY MAP





GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE OF ALL LOT LINES.
2. THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-SDP-B-211-A.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE LINE BETWEEN LOTS 210 AND 211 OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 968045 AND UPDATE PUBLIC UTILITY & DRAINAGE EASEMENTS AS SHOWN HEREON.
NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°37'06" WEST, BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

LEGEND

- SECTION CORNER MONUMENT
- CLASS I 2" BRASS CAP MONUMENT FOUND
- CLASS II ALUM CAP MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (NAIL IN CURB)
- CENTERLINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.)

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft. (24x36 SHEET)

N

SURVEYOR'S CERTIFICATE

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

DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"

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

BOUNDARY DESCRIPTION

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°37'06" WEST 220.79 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 89°37'06" WEST 171.16 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°22'54" EAST 126.63 FEET TO THE NORTHEAST CORNER OF LOT 212, DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", RECORDED AS DOCUMENT 968045 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE SOUTH 89°37'06" EAST 156.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°22'54" WEST 111.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,625 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

DATE

No. 174919
SCOTT P. WOOLSEY
STATE OF UTAH

SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS' DEDICATION

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

DIXIE SPRINGS PLAT B PARTIAL AMENDMENT "B"

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

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

THE CHRISTOPHER AND LAURALEE CHRISTENSEN FAMILY TRUST, DATED JULY 18, 2013

CHRISTOPHER K. CHRISTENSEN, TRUSTEE

LAURALEE M. CHRISTENSEN, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED CHRISTOPHER K. CHRISTENSEN, TRUSTEE AND LAURALEE M. CHRISTENSEN, TRUSTEE OF THE CHRISTOPHER AND LAURALEE CHRISTENSEN FAMILY TRUST, DATED JULY 18, 2013, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NO STAMP REQUIRED
(UTAH CODE 46-1-16(7))

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE)

FINAL PLAT OF
DIXIE SPRINGS PLAT B
PARTIAL AMENDMENT "B"
(LOTS 210 & 211)

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

2038-01 AND PLAT.DWG (NOVEMBER 2023)

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

Hurricane City Application

Application Accepted Date: 12/26/2023

Type of Improvement: Conditional Use Permit

Description: Conditional Use Permit for Additional Height of Ac

Tenant / Project Name: Bringhurst Accessory Building

Bldg. Address: 980 South 920 West

City: Hurricane City State: UT Zip: 84737

Subdivision: 920 West Subdivision Phase: 1

Block: Lot #: 1 Parcel #: H-NTW -1

Zone: RA-1

Property Owner: Kade Bringhurst

Permit Contact: Kade Bringhurst P:(435) 632-4001

Email: kadebringhurst@gmail.com

CONTACT INFORMATION

Engineer of Record: Kade Bringhurst

Email: kadebringhurst@gmail.com P: (435) 632-4001

General Contractor: Kade Bringhurst

License #: 5148341 P: (435) 632-4001

Address: 980 South 920 West

City: Hurricane, Utah State: UT Zip: 84737

Email: kadebringhurst@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDCUP23-22

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

Applicant Name: Kade Bringhurst

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #: 8.175203-12/26/23

DRAFT

December 26, 2023

To Whom it may concern.

We have applied to construct a new shop at 980 South 920 West. The Height of the new building exceeds 20' and is 22' 5-1/8' Tall. There are no buildings immediately adjacent to the new building with the closest structure(metal storage container) of any kind being 30' away. The building is setback 8' from the property line.

We would appreciate your consideration for a conditional use permit for the additional height.

Sincerely.

Kade Bringhurst

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	CUP23-22
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Kade Bringhurst
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	980 W 920 S
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2,000 sq. ft. and 22.5' tall casita/garage. Hurricane City Code (HCC) 10-12-4 allows the maximum size and height of an accessory building to be 2,000 square feet and 20 feet tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

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

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

Findings:

1. The proposed building is not greater than two stories and will be compatible with the adjacent buildings.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is set back a minimum of 5' from the side property lines and 5' off the back and 15’ off the street side.
4. The building is for a use permitted in this zone.

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



NO.	DATE	BY	DESCRIPTION

REVISIONS

TITLE: SHOP SITE PLAN

PROJECT: 920 WEST SUBDIVISION
HURRICANE CITY, UTAH

PROJECT #	980 SOUTH
NAME	DKB
DATE	DECEMBER 2023
SCALE	1"=30' 11X17
SHEET	2
	1 OF 2
FILE	2

KADE BRINGHURST

980 S 920 W, HURRICANE, UT 84737
(WASHINGTON COUNTY, UT)
40' X 50' X 14' LEG HT. (15'-4" EAVE HT.)

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.

2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH , IBC 2021, ASCE7-16, OSHA, AISC 360, AWS D1.3 CODES AND ALL OTHER APPLICABLE LOCAL CITY OR COUNTY REQUIREMENTS.

2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED**. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.

3. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE ¼"-14 x 1" SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.

4. ALL STRUCTURAL LIGHT GAUGE TUBING SHALL BE ASTM A500 GRADE C (Fy = 50 KSI, Fu = 62 KSI) OR EQUAL. ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.

5. ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.

6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS **NOT CONSIDERED** OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	UTBC 2021 (IBC 2021)
OCCUPANCY / USE GROUP:	U (PRIVATE GARAGE / SHED)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	II
BUILDING FOOTAGE:	2000 SQ.FT
1. DEAD LOAD (D)	
COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 34 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 40 PSF
IMPORTANCE FACTOR	Is = 1.00
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 34 PSF
SLOPED ROOF SNOW LOAD	Ps = 34 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	Vult = 115 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	0.615/0.202
SDs / SD1	0.536/NULL
DESIGN CATEGORY	D
SITE CLASS	D (DEFAULT)
IMPORTANCE FACTOR	Ie = 1.00

ASD LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

STRUCTURAL DRAWING INDEX

1 ..... COVER SHEET

2 ..... ELEVATIONS

3A / 3B / 3C ... FOUNDATION PLAN & DETAILS

4 ..... COLUMN LAYOUT PLAN

5A / 5B ..... FRAME SECTION & DETAILS

6A / 6B ..... SIDE WALL FRAMING & DETAILS

7A / 7B ..... END WALL FRAMING & DETAILS

SPECIAL INSPECTION SCHEDULE	PERIODIC P	CONTINOUS C
STEEL FABRICATION & GENERAL FRAMING		
1. SHOP WELDING OF CONN. SLEEVES	X	-
2. STRUCTURAL STEEL MATERIALS	X	-
3. VERIFY MEMBER SIZES & LAYOUTS	X	-
BOLTED CONNECTIONS (AISC 360)		
1. BOLTS PLACED IN ALL HOLES & WASHERS & NUTS ARE POSITIONED AS REQ'D.	X	-
2. ALL BOLTS MEET SNUG-TIGHT CONDITIONS	X	-
FASTENED LIGHT-FRAME CONNECTIONS (AISI 240)		
1. VERIFY FASTENER DIAMETER AND TYPE.	X	-
2. ROOF SHEATHING FASTENING PATTERN	X	-
CONCRETE CONSTRUCTION		
1. REINFORCING STEEL PLACEMENT.	X	-
2. FOOTING DIMENSIONS.	X	-
3. ONSITE STRENGTH TESTING.	X	-
ANCHORAGE		
POST-INSTALLED CONCRETE ANCHOR BOLTS (PER **ICC-ESR** REQUIREMENTS -REF SHEET 3A)	X	-
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.		

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	NOV 28 2023

SAADY AMIN

Reason: I have reviewed this document
Location: Toledo, OH
Date: 2023.11.29 16:04:44 -05'00'

2.23.323.1

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF ELEVATE STEEL CARPORTS, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF ELEVATE STEEL CARPORTS, INC. IS PROHIBITED.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET. NO: 1 OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

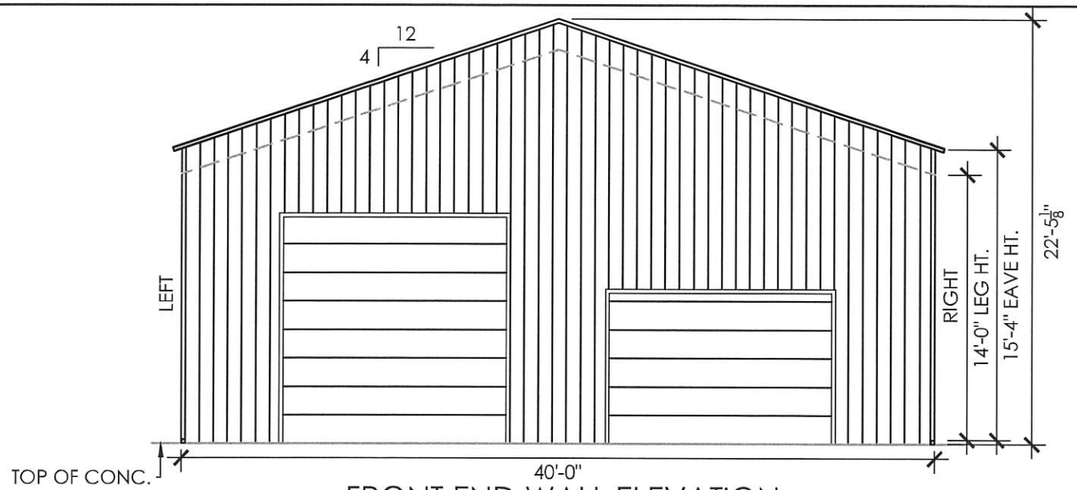
SHEET TITLE: COVER SHEET
LOCATION: 980 S 920 W HURRICANE, UT 84737
PROJECT TITLE: KADE BRINGHURST

METAL BUILDING MANUFACTURER

ELEVATE

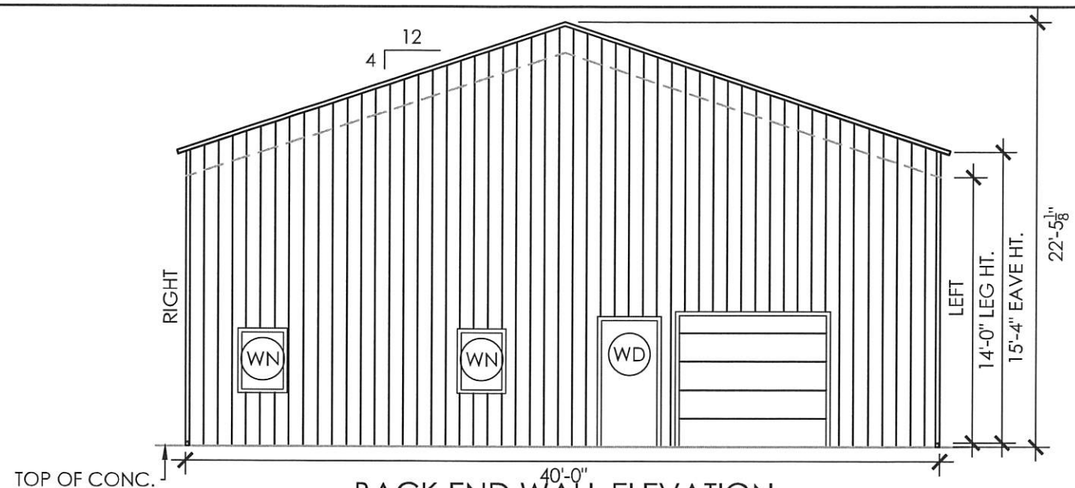
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: NOV 28 2023



FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT **ROOF** SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" RIB HT** - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. ALL EXT **WALL** SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" RIB HT** - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. SHEATHING CONNECTIONS SHALL BE #12-14 X ¾" SDS. NEOPRENE WASHERS ARE REQUIRED.

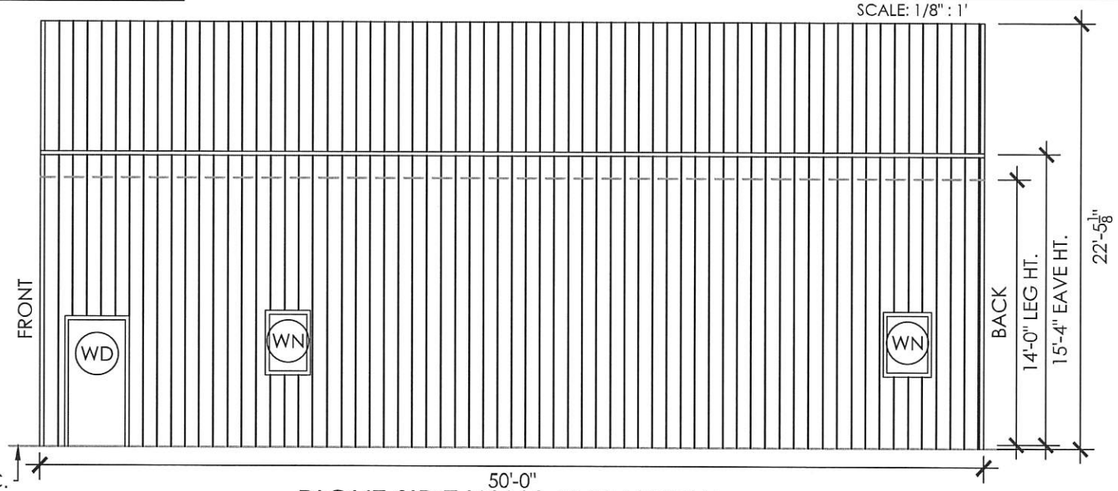
LEGEND

(WN) WINDOWS (REF WINDOW MFG)

(WD) WALK-IN DOORS (REF DOOR MFG)

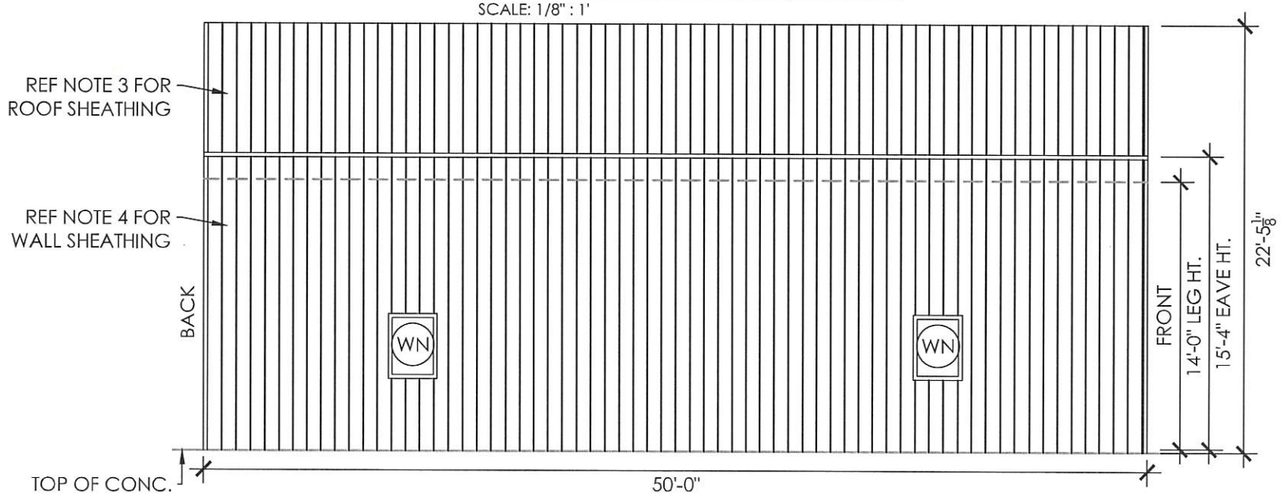
NOTE 1: ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

SHEET. NO:	2 OF 7
PROJECT NO:	341-23-3267
DRAWN BY: A.F	DATE: 11/28/2023

SHEET TITLE: ELEVATIONS

LOCATION: 980 S 920 W HURRICANE, UT 84737

PROJECT TITLE: KADE BRINGHURST

METAL BUILDING MANUFACTURER

ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

SIGNED: NOV 28 2023

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 7" LG. POWER-STUD+ SD1EXPANSION ANCHOR (PER ESR 2818)
2A	(2) 1/2"Ø X 7" LG. POWER-STUD+ SD1EXPANSION ANCHOR (PER ESR 2818)
4A	(4) 1/2"Ø X 7" LG. POWER-STUD+ SD1EXPANSION ANCHOR (PER ESR 2818)

ANCHORAGE NOTES:

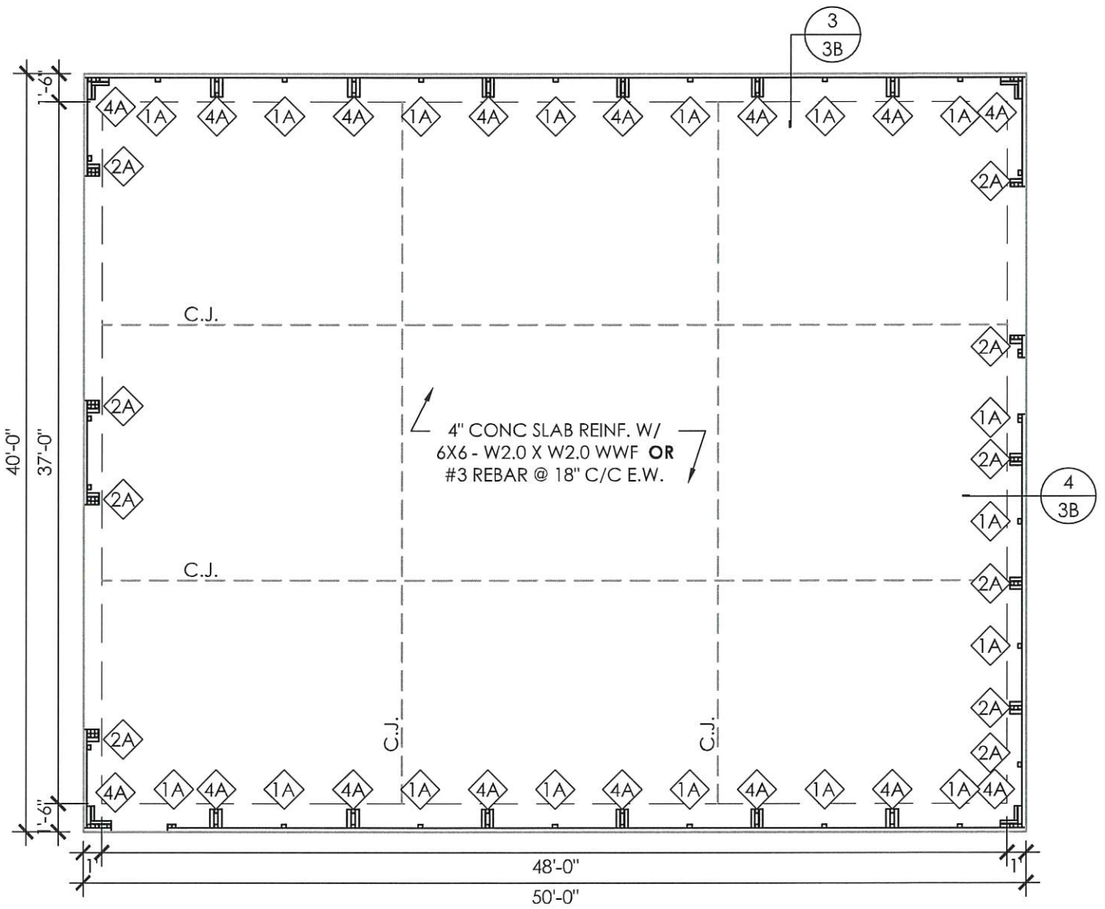
1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

   A.L. - ANCHOR LENGTH: 7.00"
   E.D. - ANCHOR EDGE DISTANCE: MIN. 4.00" OR U.N.O.
   H. - ANCHOR HOLE DEPTH: MIN. 4.50"
   D. - CONCRETE EMBEDMENT DEPTH: MIN. 3.754"
   SPACING BETWEEN (2) ANCHORS: MIN. 5.00" OR U.N.O.

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

REINFORCEMENT NOTES:

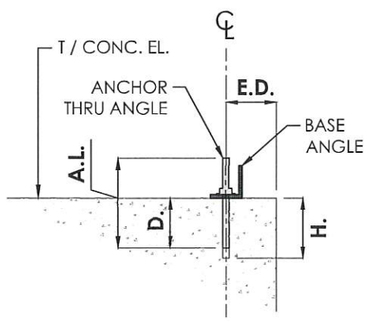
1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



FOUNDATION PLAN
SCALE: 1/8" : 1'

FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN BELOW:
   - A MINIMUM OF 4 ANCHORS SHALL BE PROVIDED AT EACH SIDE WALL TRUSS POST BASE.
   - A MINIMUM OF 2 ANCHORS SHALL BE PROVIDED AT EACH END WALL DBL W/ SPACER POSTS BASE.
3. MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. *HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.*
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL.

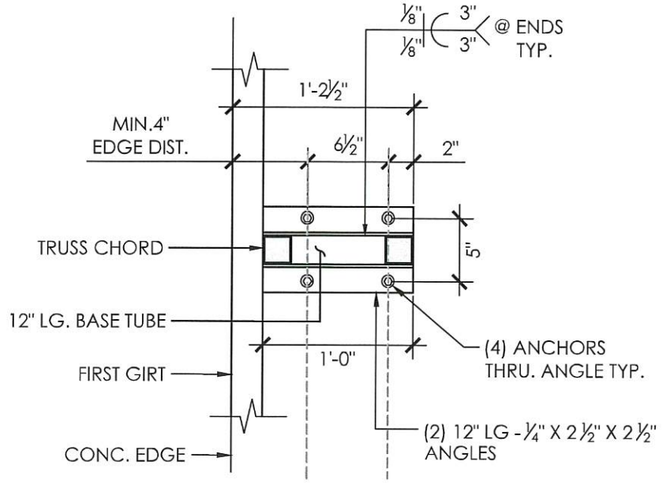


ANCHORAGE DETAIL
SCALE: 1" : 1'

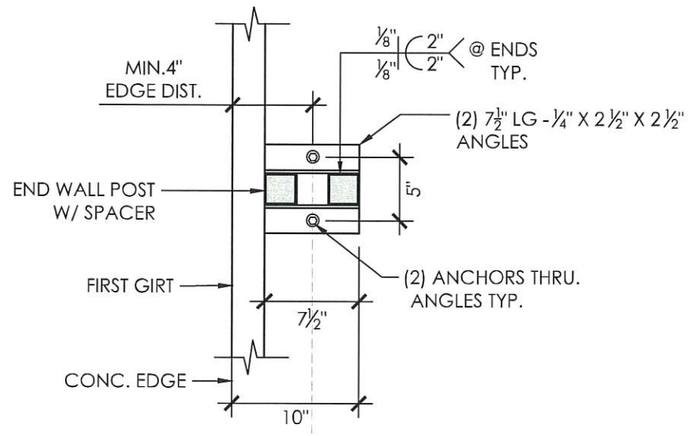
SHEET. NO: 3A OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023
SHEET TITLE: FOUNDATION PLAN & NOTES
LOCATION: 980 S 920 W HURRICANE, UT 84737
PROJECT TITLE: KADE BRINGHURST
METAL BUILDING MANUFACTURER
ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

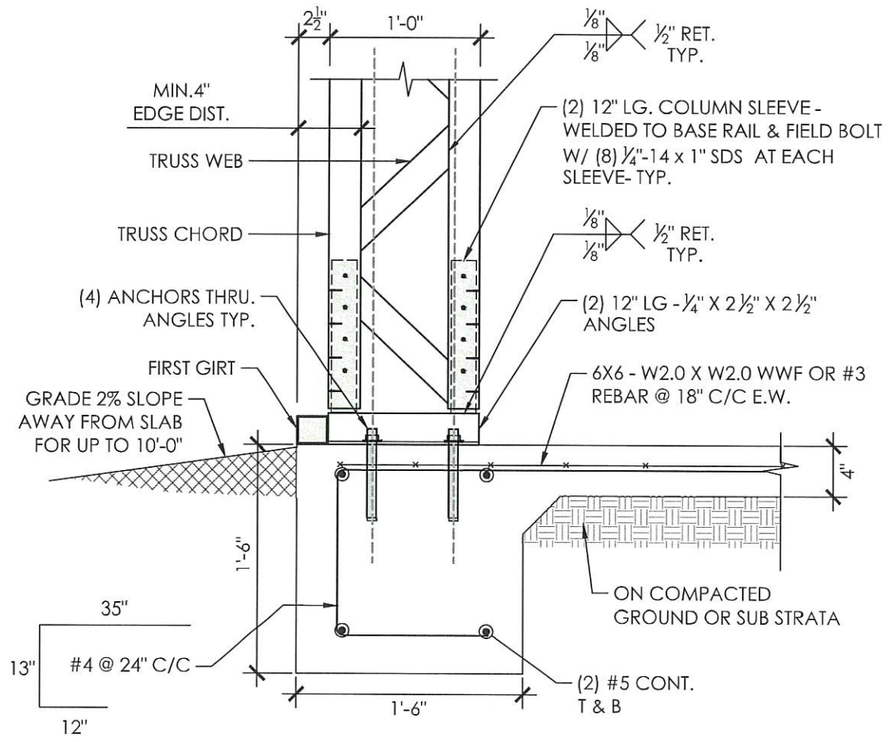
EXPIRES: 3/31/2025
SIGNED: NOV 28 2023



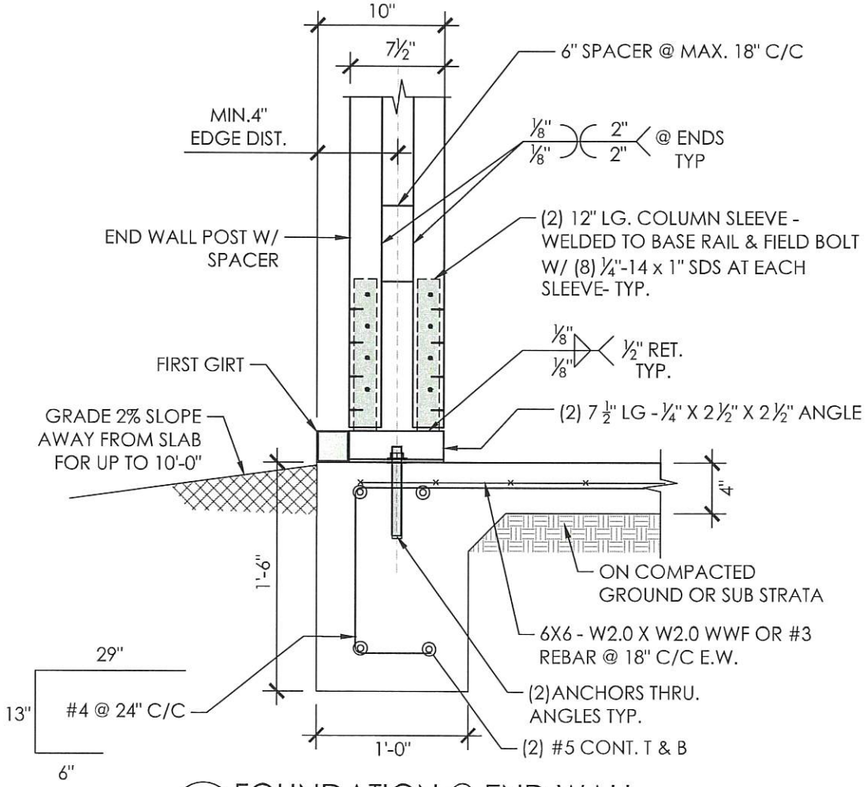
1 SIDE WALL BASE DETAIL
SCALE: 1" : 1'



2 END WALL BASE DETAIL
SCALE: 1" : 1'



3 FOUNDATION @ SIDE WALL
SCALE: 1" : 1'



4 FOUNDATION @ END WALL
SCALE: 1" : 1'

SHEET NO: 3B OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

SHEET TITLE: FOUNDATION DETAILS NOTES

LOCATION: 980 S 920 W HURRICANE, UT 84737

PROJECT TITLE: KADE BRINGHURST

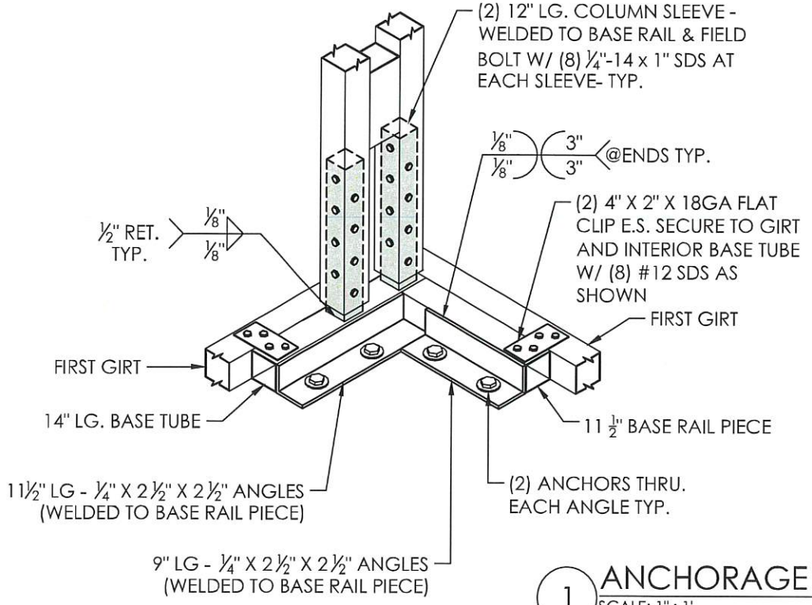
METAL BUILDING MANUFACTURER

ELEVATE

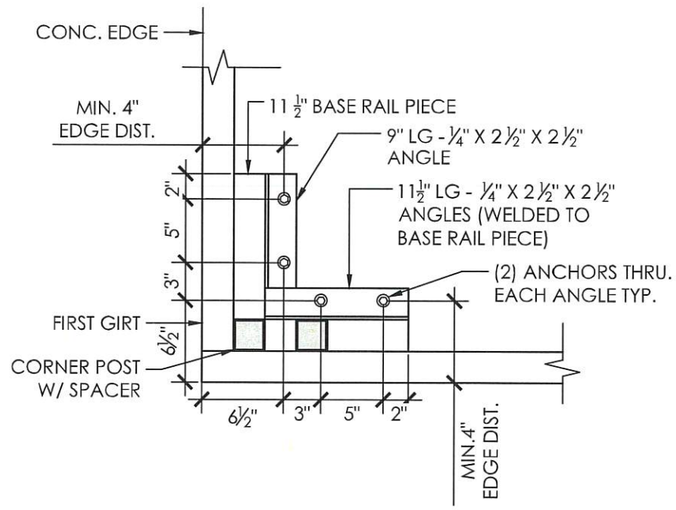
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

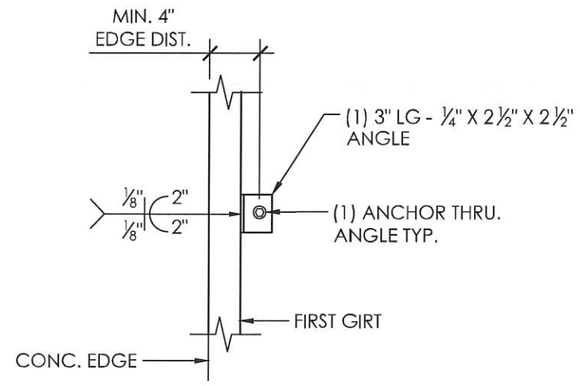
EXPIRES: 3/31/2025

SIGNED: NOV 28 2023

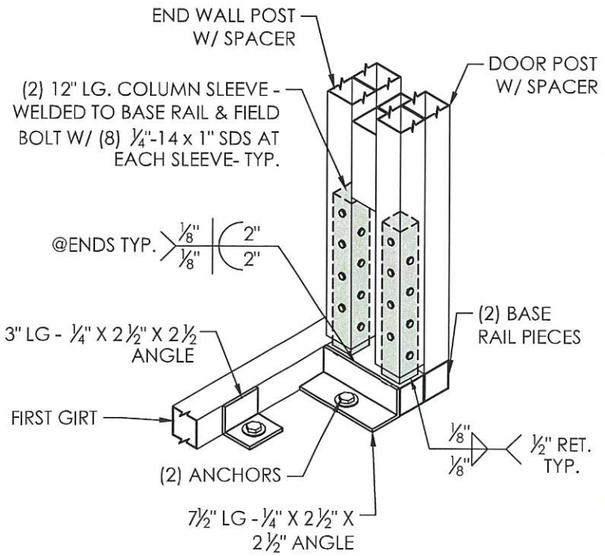


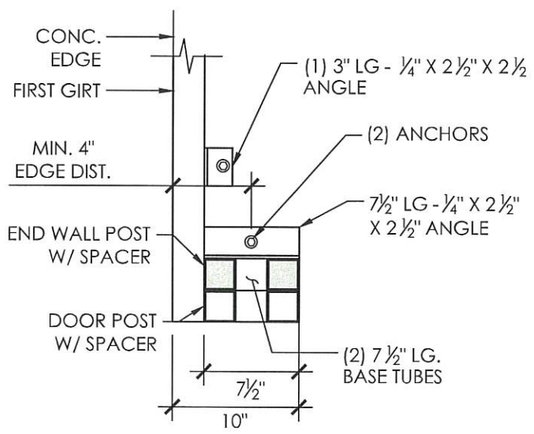
1 ANCHORAGE @ CORNER DETAIL
SCALE: 1" : 1'



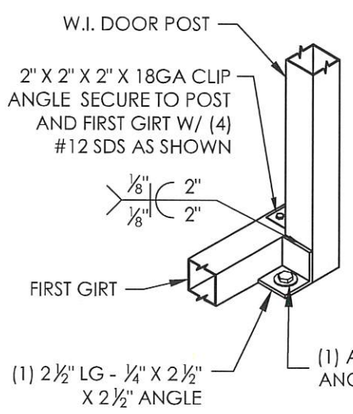


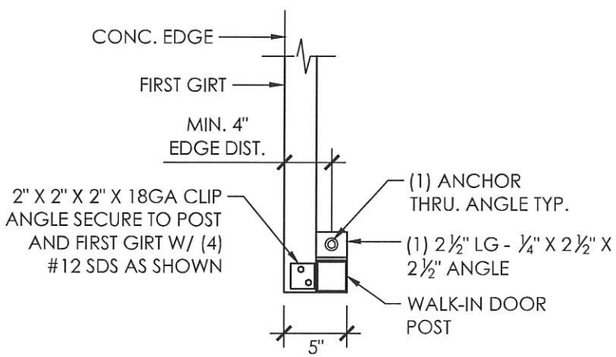
2 ANCHORAGE @ DETAIL
SCALE: 1" : 1'





3 ANCHORAGE @ DOOR POST DETAIL
SCALE: 1" : 1'





4 ANCHORAGE @ WALK-IN DOOR
SCALE: 1" : 1'

SHEET NO: 3C OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

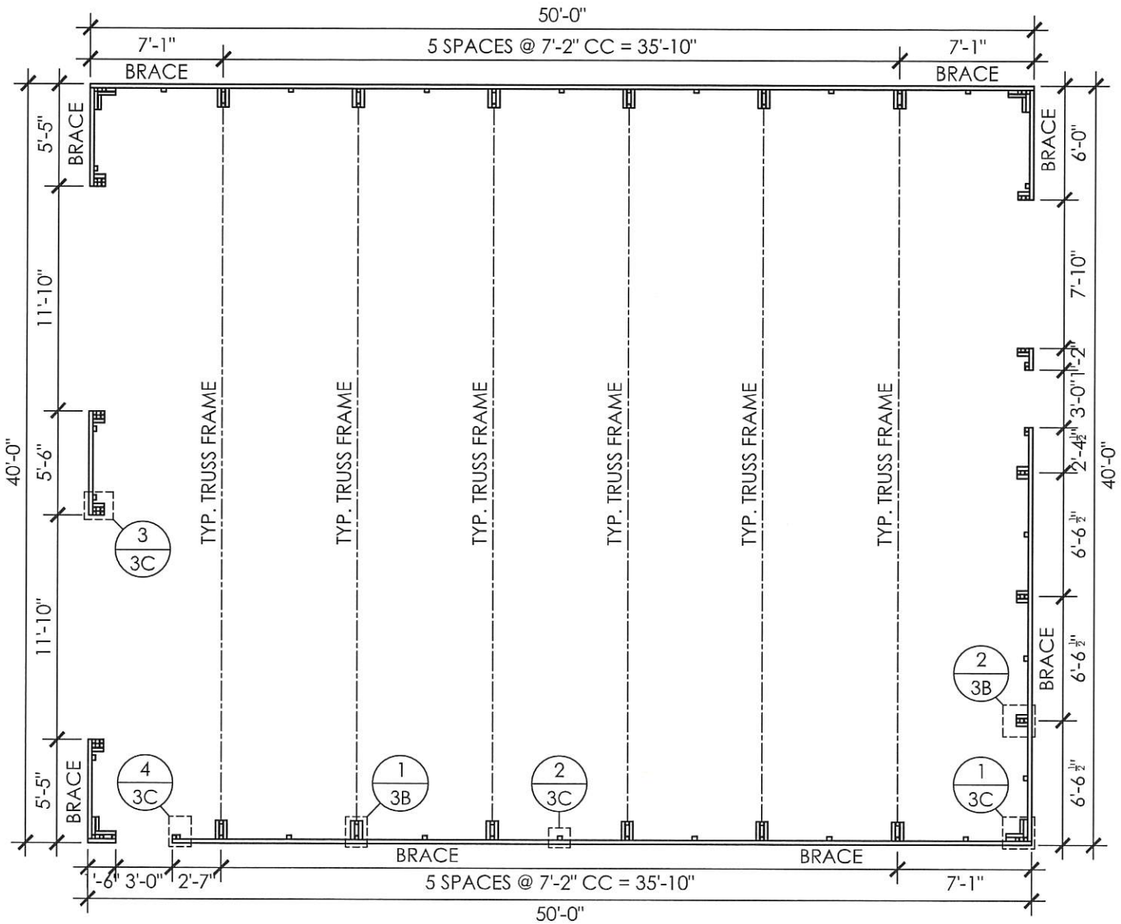
SHEET TITLE: FOUNDATION DETAILS NOTES
LOCATION: 980 S 920 W HURRICANE, UT 84737
PROJECT TITLE: KADE BRINGHURST

METAL BUILDING MANUFACTURER

ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: NOV 28 2023



COLUMN LAYOUT PLAN

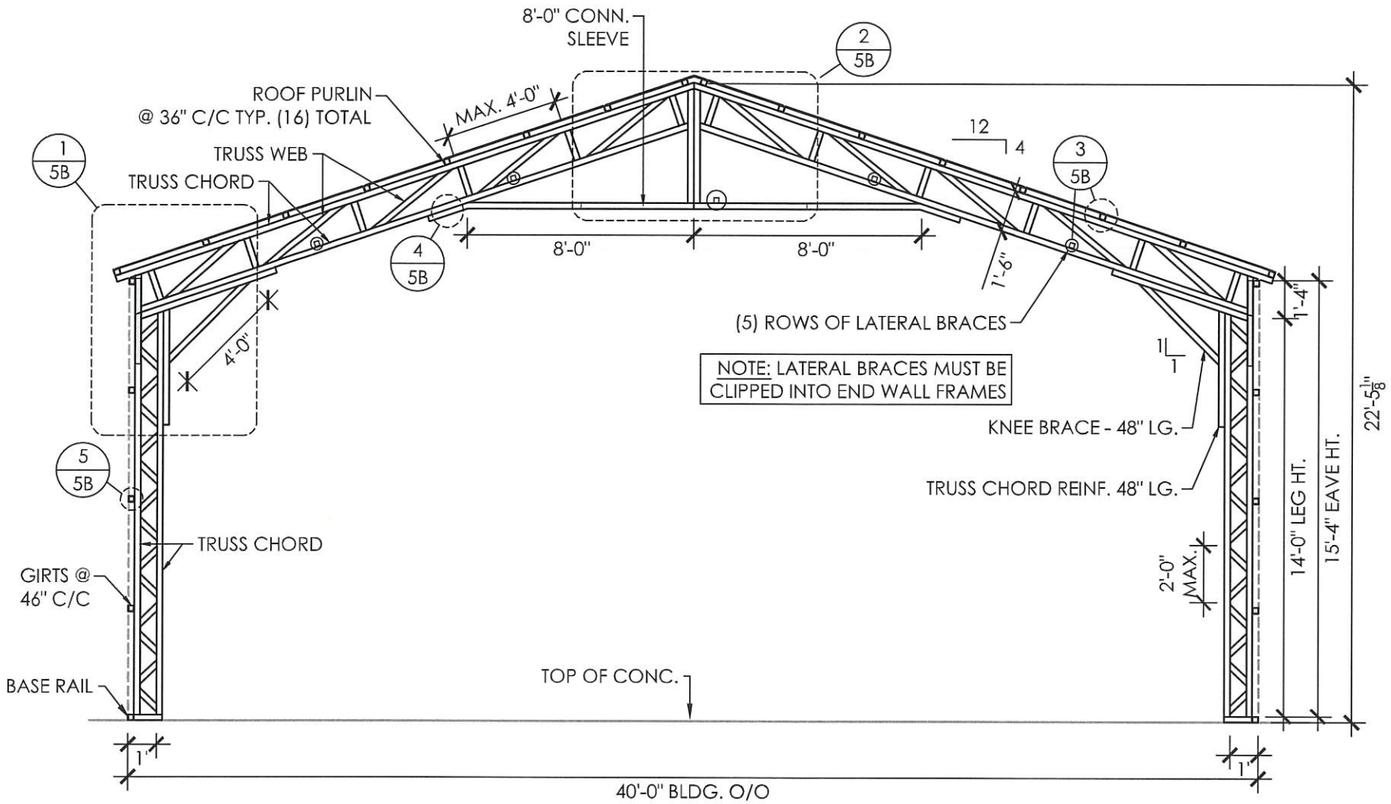
SCALE: 1/8" : 1'

NOTE:
SEE SHEET 3A / 3B / 3C FOR ANCHOR TYPE
SEE SHEET 5A / 5B FOR FRAME SECTION AND DETAILS

SHEET. NO: 4 OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023
SHEET TITLE: COLUMN LAYOUT PLAN
LOCATION: 980 S 920 W HURRICANE, UT 84737
PROJECT TITLE: KADE BRINGHURST
METAL BUILDING MANUFACTURER
ELEVATE

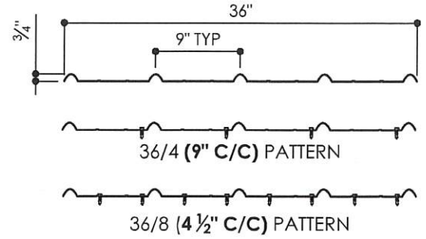
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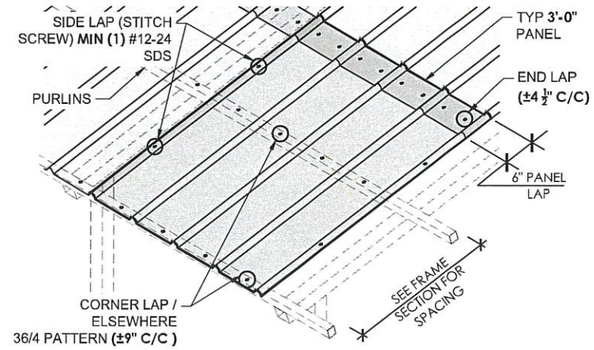
TYPICAL FRAME

SCALE: 3/16" : 1'



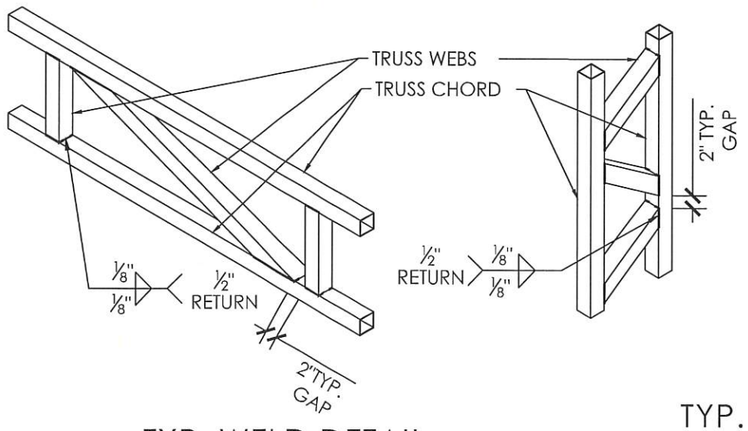
29GA. - 3/4" RIB - CORRUGATED SHEET

SCALE: 3/4" : 1'



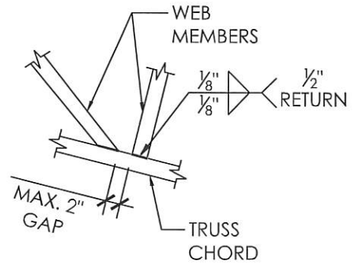
SHEATHING FASTENER PATTERN

SCALE: 3/16" : 1'



TYP. WELD DETAIL

SCALE: 1/2" : 1'



TYP. FRAME DETAIL

SCALE: 1/2" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
TRUSS WEB	2 1/2" SQ. X 14GA TUBE
TRUSS CHORD REINF	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	2 1/2" SQ. X 14GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
ALL BRACE	2 1/2" SQ. X 14GA TUBE

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

FASTENER TYPE: # 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER

SHEET. NO: 5A OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

SHEET TITLE: FRAME SECTION & DETAILS

LOCATION: 980 S 920 W HURRICANE, UT 84737

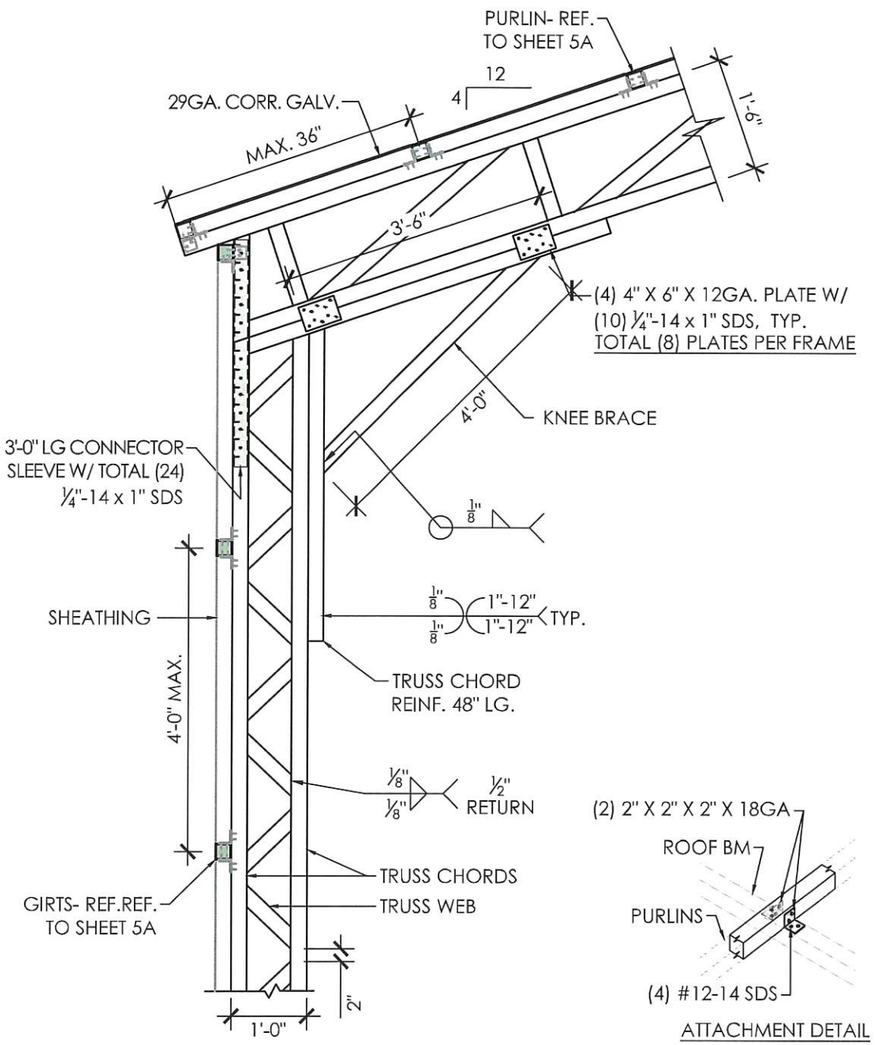
PROJECT TITLE: KADE BRINGHURST

METAL BUILDING MANUFACTURER

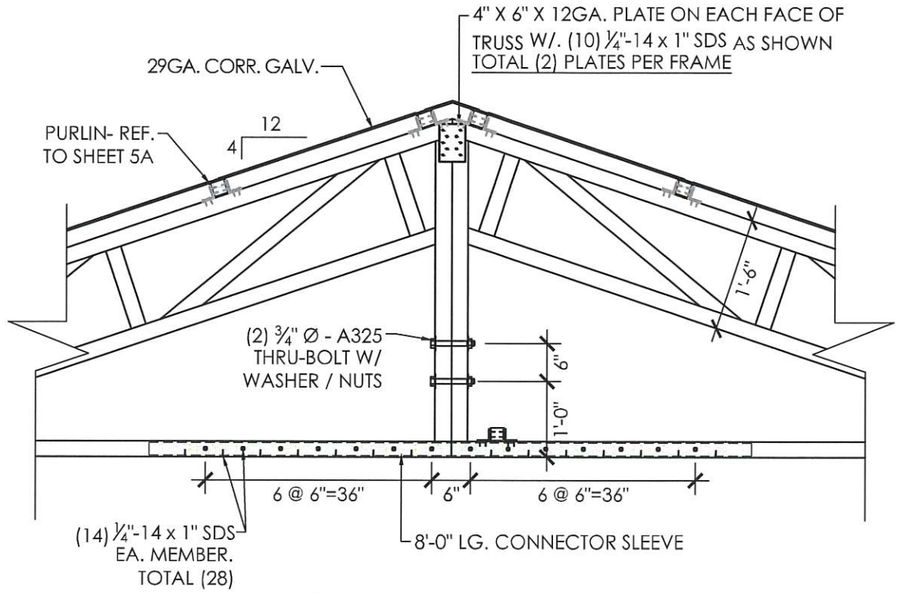
ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

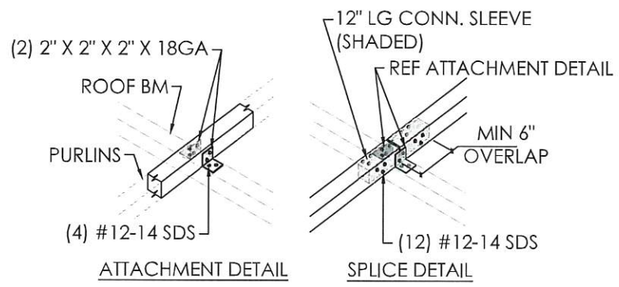
EXPIRES: 3/31/2025
SIGNED: NOV 28 2023



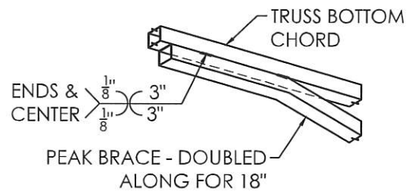
1 TYP. FRAME DETAIL
SCALE: 1/2" : 1'



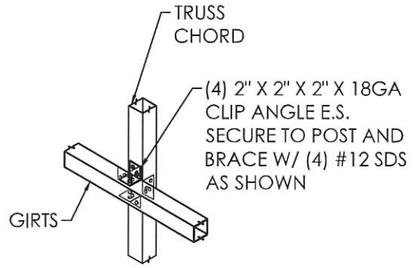
2 PEAK DETAIL
SCALE: 1/2" : 1'



3 PURLIN / LATERAL DETAIL
SCALE: 1/2" : 1'



4 PEAK BRACE DETAIL
SCALE: 1/2" : 1'

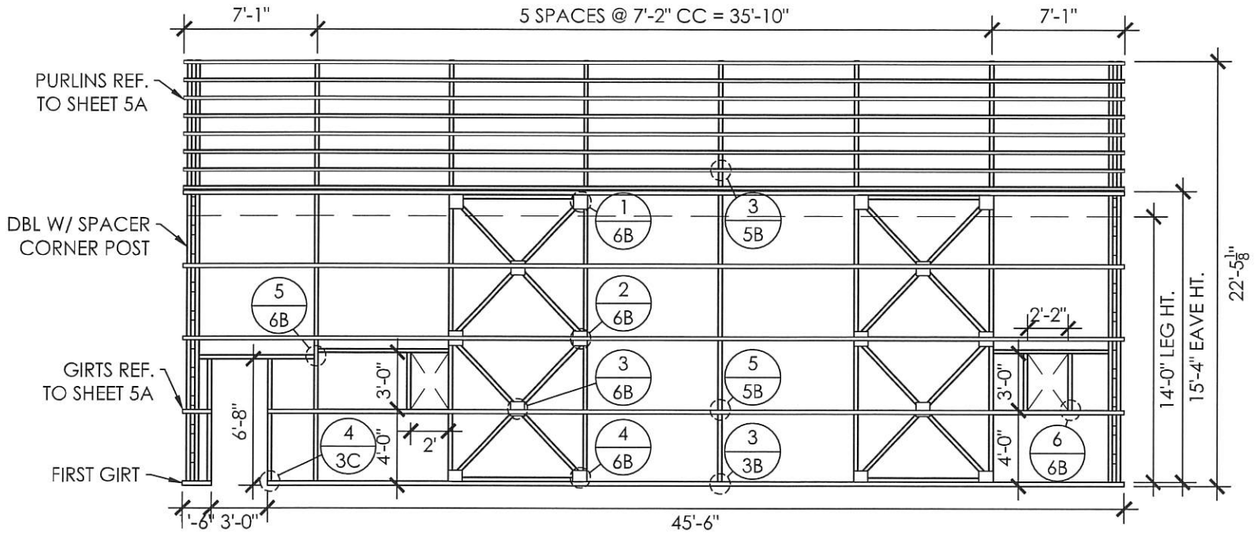


5 GIRT DETAIL
SCALE: 1/2" : 1'

SHEET. NO: 5B OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023
SHEET TITLE: FRAME SECTION DETAILS
LOCATION: 980 S 920 W HURRICANE, UT 84737
PROJECT TITLE: KADE BRINGHURST
METAL BUILDING MANUFACTURER
ELEVATE

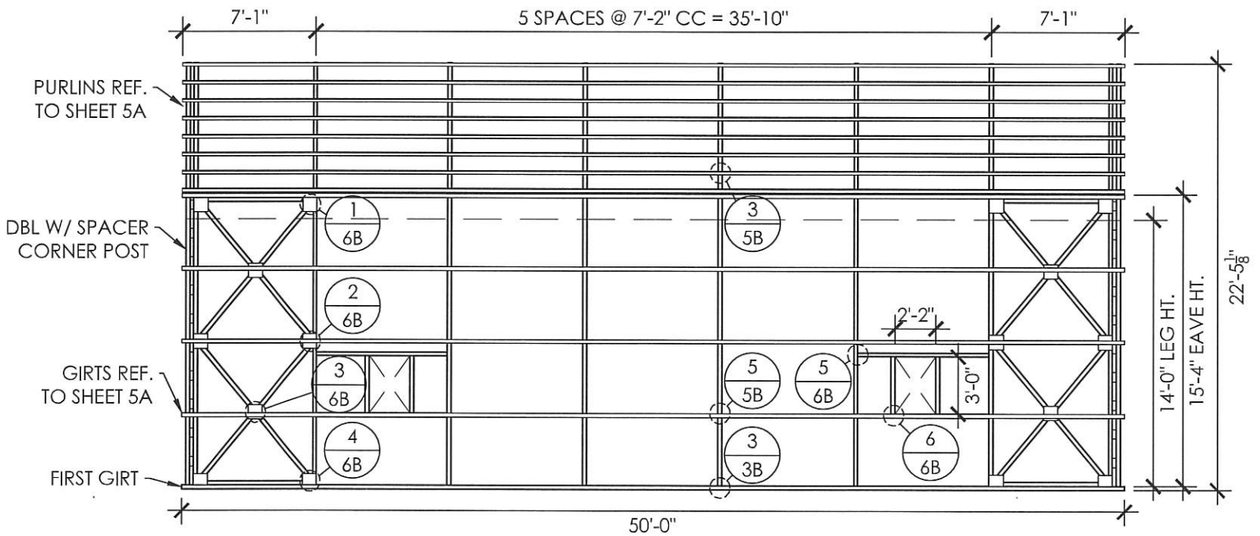
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025
SIGNED: NOV 28 2023



RIGHT SIDE WALL FRAMING

SCALE: 1/8" : 1'



LEFT SIDE WALL FRAMING

SCALE: 1/8" : 1'

MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER @ MAX. 18" C/C
TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
TRUSS WEB	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	2 1/2" SQ. X 14GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
W.I. DOOR / WINDOW	2 1/2" SQ. X 14GA TUBE
ALL BRACE	2 1/2" SQ. X 14GA TUBE

SHEET NO: 6A OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

SIDE WALL FRAMING

SHEET TITLE:

LOCATION: 980 S 920 W HURRICANE, UT 84737

PROJECT TITLE: KADE BRINGHURST

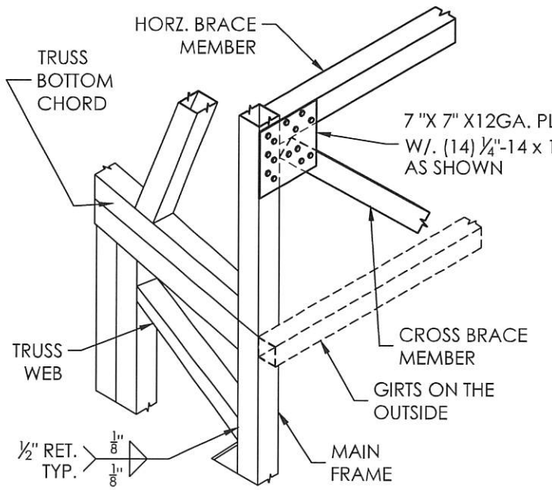
METAL BUILDING MANUFACTURER

ELEVATE

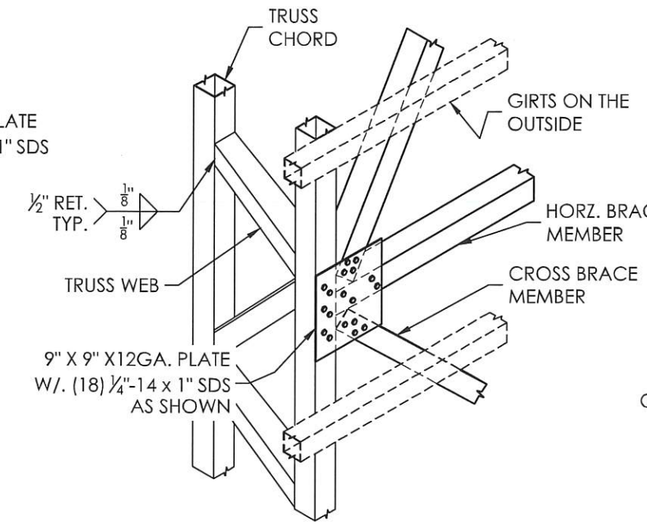
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

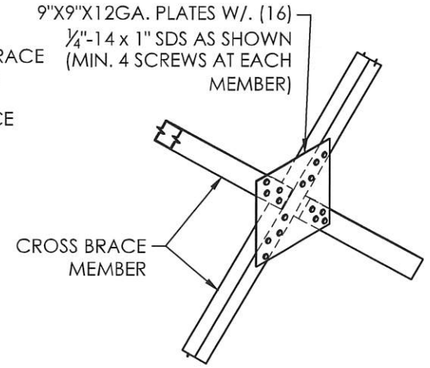
SIGNED: NOV 28 2023



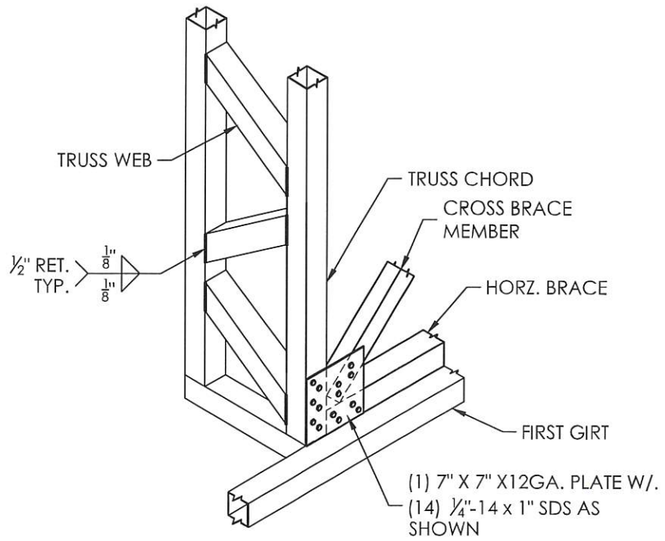
1 BRACE DETAIL
SCALE: 3/4" : 1'



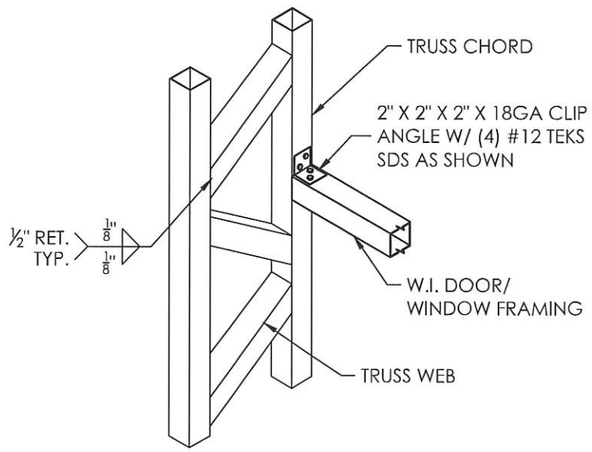
2 BRACE DETAIL
SCALE: 3/4" : 1'



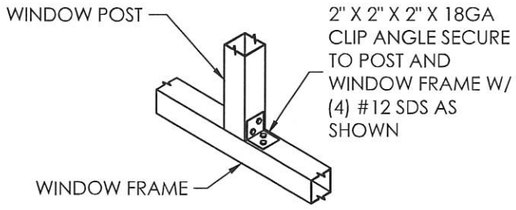
3 BRACE DETAIL
SCALE: 3/4" : 1'



4 BRACE DETAIL
SCALE: 3/4" : 1'



5 W.I.DOOR/WINDOW DETAIL
SCALE: 3/4" : 1'



6 WINDOW DETAIL
SCALE: 3/4" : 1'

SHEET. NO: 6B OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

SHEET TITLE: SIDE WALL FRAMING DETAILS

PROJECT TITLE: KADE BRINGHURST

LOCATION: 980 S 920 W HURRICANE, UT 84737

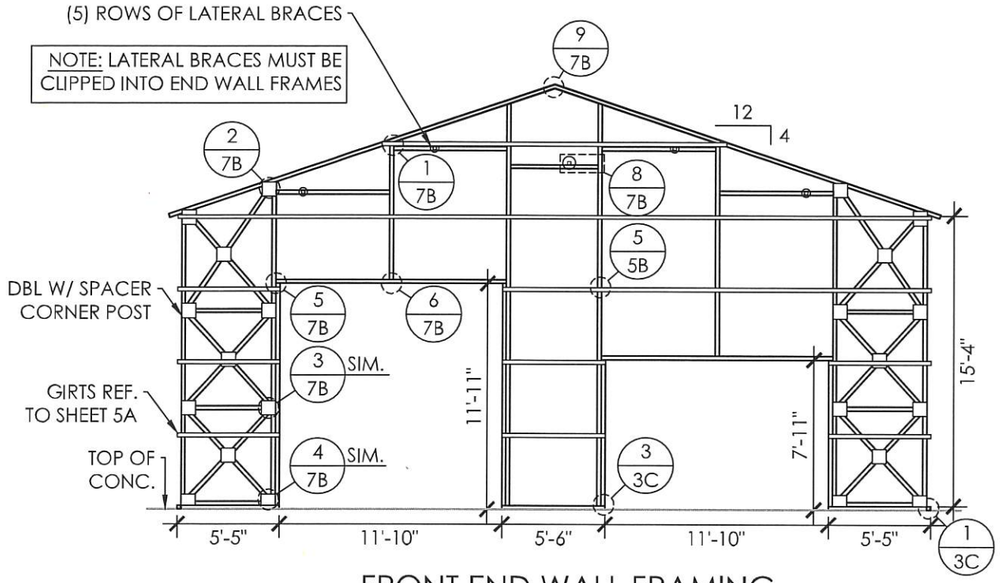
METAL BUILDING MANUFACTURER

ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

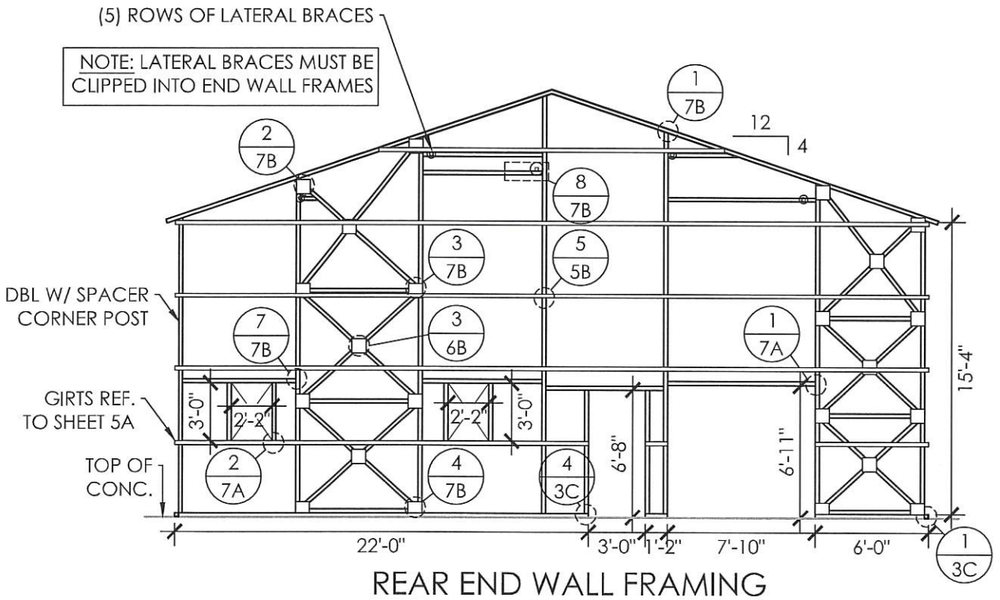
EXPIRES: 3/31/2025

SIGNED: NOV 28 2023



FRONT END WALL FRAMING

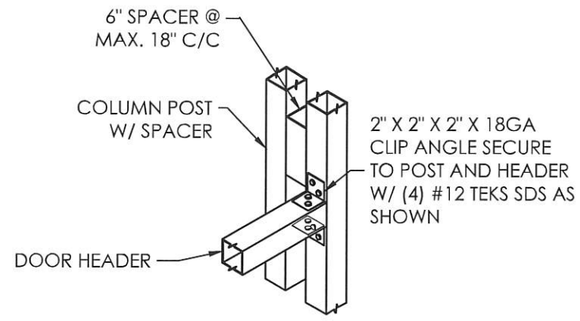
SCALE: 1/8" : 1'



REAR END WALL FRAMING

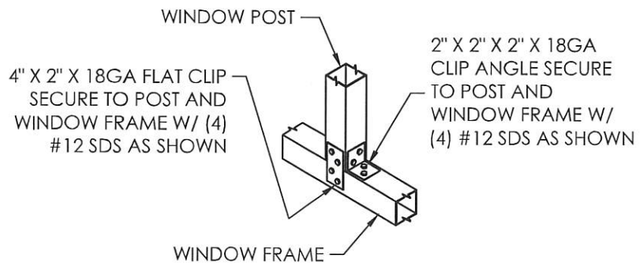
SCALE: 1/8" : 1'

MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER @ MAX. 18" C/C
ROOF MEMBER	(2) 2 1/2" SQ. X 14GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
DBL INVERTED HEADER W/ SPACER	(2) 2 1/2" SQ. X 14GA DBL TUBE W/ 6" HORZ. SPACER @ MAX. 24" C/C
DBL DOOR POST W/ SPACER	(2) 2 1/2" SQ. X 14GA DBL TUBE W/ 6" VERT. SPACER @ MAX.18" C/C
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER @ MAX. 18" C/C
W.I.DOOR / WINDOW	2 1/2" SQ. X 14GA TUBE
ALL BRACES	2 1/2" SQ. X 14GA TUBE



1 DOOR DETAIL

SCALE: 3/4" : 1'



2 WINDOW DETAIL

SCALE: 3/4" : 1'

SHEET NO: 7A OF 7
PROJECT NO: 341-23-3267
DRAWN BY: A.F
DATE: 11/28/2023

SHEET TITLE: END WALL FRAMING & DETAILS

LOCATION: 980 S 920 W HURRICANE, UT 84737

PROJECT TITLE: KADE BRINGHURST

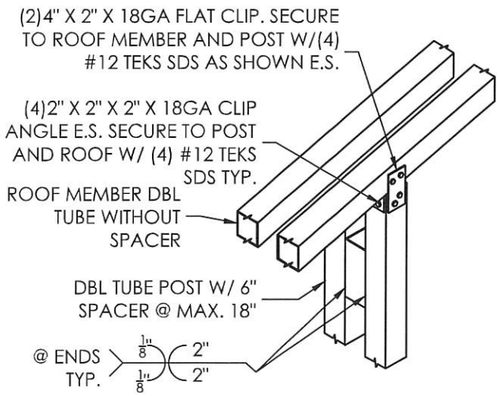
METAL BUILDING MANUFACTURER

ELEVATE

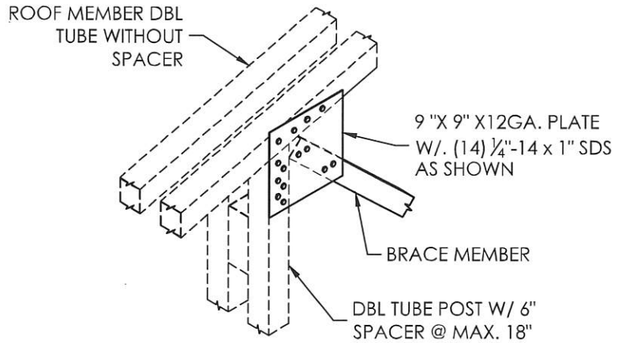
REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

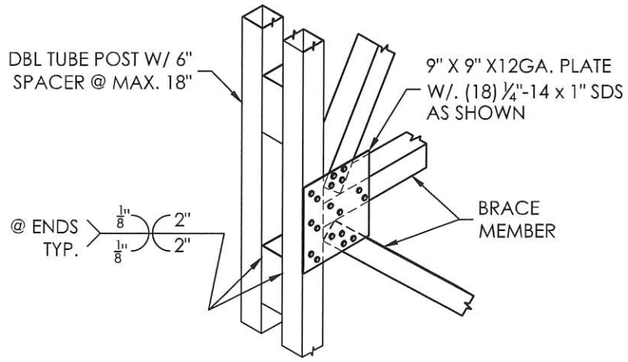
SIGNED: NOV 28 2023



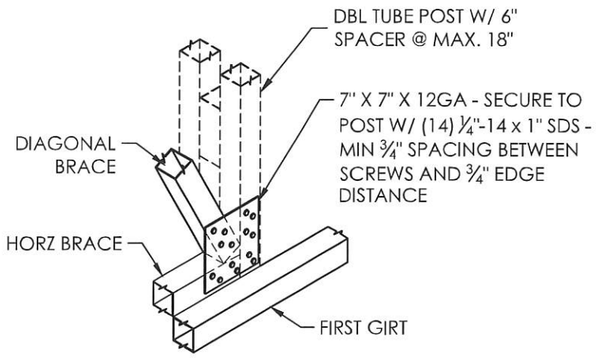
1 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



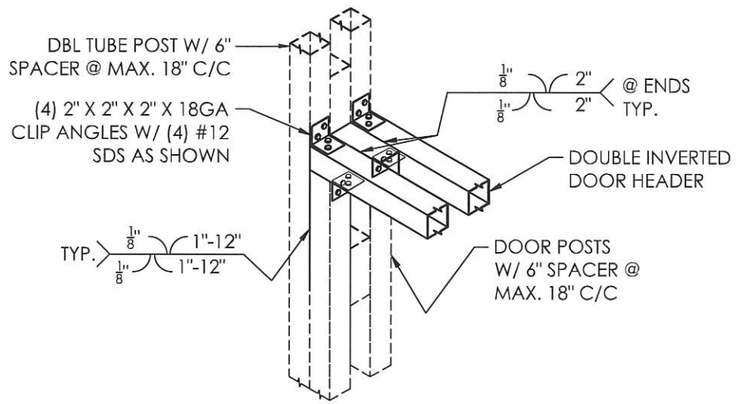
2 END WALL BRACE DETAIL
SCALE: 3/4" : 1'



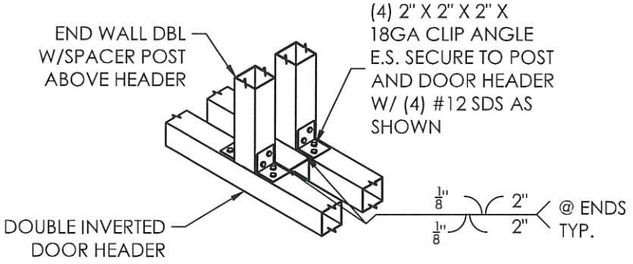
3 END WALL BRACE DETAIL
SCALE: 3/4" : 1'



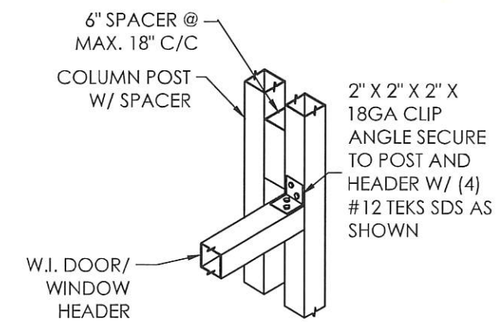
4 END WALL LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



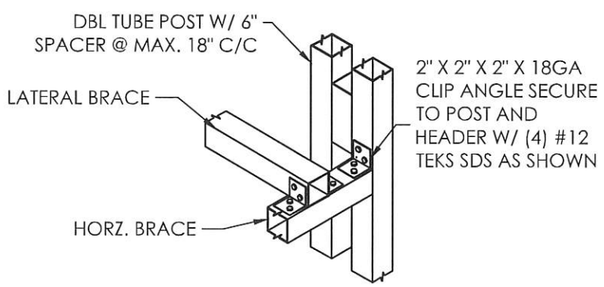
5 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



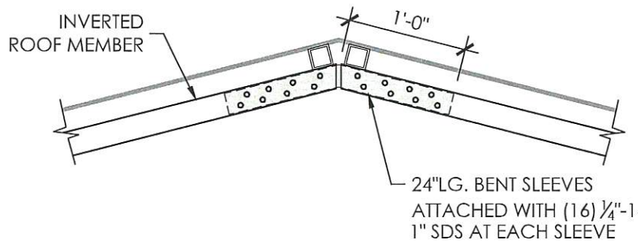
6 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



7 W.I.DOOR / WINDOW DETAIL
SCALE: 3/4" : 1'



8 HORZ. BRACE DETAIL
SCALE: 3/4" : 1'



9 ROOF CONNECTION DETAIL
SCALE: 3/4" : 1'

SHEET NO:	7B OF 7
PROJECT NO:	341-23-3267
DRAWN BY:	A.F
DATE:	11/28/2023

SHEET TITLE: END WALL FRAMING DETAILS

PROJECT TITLE:

LOCATION: 980 S 920 W HURRICANE, UT 84737

KADE BRINGHURST

METAL BUILDING MANUFACTURER

ELEVATE

REGISTERED PROFESSIONAL ENGINEER
No. 10631414
SAADY AMIN
STATE OF UTAH

EXPIRES: 3/31/2025

SIGNED: NOV 28 2023

Hurricane City Application

Application Accepted Date:	12/27/2023
Type of Improvement:	Subdivision (Final Plat Amendment)
Description:	Amendment to combine & widen a portion of units.
Tenant / Project Name:	2nd Amended Final Plat - Pecan Valley Resort Phase 1
Bldg. Address:	5210 West 2400 South
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Pecan Valley Resort Phase 1, 2nd Amended
Phase:	1
Block:	Lot #:
Parcel #:	H-PEVR-1
Zone:	PD
Property Owner:	Chris Wyler
Permit Contact:	Brandee Walker
P:	(435) 668-4023
Email:	bwalker@civilscience.com

CONTACT INFORMATION

Engineer of Record:	Civil Science
Email:	bwalker@civilscience.com
P:	(435) 668-4023
General Contractor:	Pecan Valley Development LLC
License #:	
P:	(435) 467-2216
Address:	5202 W 2250 S
City:	Hurricane
State:	UT
Zip:	84737
Email:	wyltile@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	12/28/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDAFP23-21

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

Applicant Name: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 12/28/2023

Application Issued By: Date:

Receipt #: 8.175221-12/27/23

DRAFT

Escrow / closing inquiries should be directed to:
Todd Spriggs, Escrow Officer
435-677-8006 / Todd@GTTitle.net
1224 S. River Rd., Bldg. B, Ste. 206, St. George, UT 84790

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT–READ CAREFULLY

THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I–Requirements; Schedule B, Part II–Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I–Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issuing Agent:
GRIFFITHS & TURNER / GT TITLE SERVICES INC.
a Utah Licensed Title Insurance Agency
1224 S. River Rd., Bldg. B, Ste. 206
St. George, UT 84790
P: 435-656-1000 | F: 435-656-9069 | www.GTTitle.com

By: _____
Tyler J. Turner, President

WESTCOR LAND TITLE INSURANCE COMPANY
875 Concourse Parkway South, Ste. 200
Maitland, FL 32751
P: 866-629-5842 | www.WLTIC.com

By: _____
President

Attest: _____
Secretary

Transaction Identification Data, For Reference Purposes Only:
Commitment Number: **W55669T**
Tax Parcel No(s).: **H-PEVR-1-101 THRU 154, H-PEVR-1-COMMON**
Property Address(es):
ADDRESS UNASSIGNED, HURRICANE, UT 84737
ADDRESS UNASSIGNED, HURRICANE, UT 84737

Escrow / closing inquiries should be directed to:
Todd Spriggs, Escrow Officer
435-677-8006 / Todd@GTTitle.net
1224 S. River Rd., Bldg. B, Ste. 206, St. George, UT 84790

COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment No.:	**W55669T**
Issuing Agent:	Griffiths & Turner / GT Title Services, Inc.
Title Officer:	Robby Williams
Underwriter:	Westcor Land Title Insurance Co.
Tax Parcel No(s).:	**H-PEVR-1-101 THRU 154, H-PEVR-1-COMMON**
Property Address(es):	**ADDRESS UNASSIGNED, HURRICANE, UT 84737**
	ADDRESS UNASSIGNED, HURRICANE, UT 84737

SCHEDULE A

1. Commitment Date: **December 18, 2023**, 7:59 AM

2. Policy(ies) to be issued:

   2021 ALTA Owners Policy
   Proposed Amount of Insurance:
   Estate/Interest to be insured: Fee Simple
   Proposed Insured: **NONE**

   2021 ALTA Loan Policy
   Proposed Amount of Insurance:
   Endorsements (if any):
   Estate/Interest to be insured: Fee Simple
   Proposed Insured: **NONE**

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date, vested in:

   PECAN VALLEY DEVELOPMENT, LLC, a Utah limited liability company, who acquired title as PECAN VALLEY DEVELOPMENT, LLC

   and

   ARTISAN HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY

5. The Land is located in **WASHINGTON** County, State of Utah and is described as follows:

   See Attached Exhibit "A"

Information for Reference Purposes Only:
Parcel Number(s): **H-PEVR-1-101 THRU 154,**
H-PEVR-1-COMMON
Property Address(es):
ADDRESS UNASSIGNED, HURRICANE, UT 84737
ADDRESS UNASSIGNED, HURRICANE, UT 84737

EXHIBIT "A"

The Land is situated in **WASHINGTON** County, State of Utah and is described as follows:

PECAN VALLEY RESORT PHASE 1 2ND AMENDED

EAST PORTION:

BEGINNING AT A POINT S 1°07'30" W 669.70 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°52'30" W 357.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE S 1°09'43" W 284.62 FEET; THENCE N 88°34'11" W 279.02 FEET, TO A POINT BEING ON THE EAST BOUNDARY LINE OF PECAN VALLEY PHASE 3 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°05'47" E 285.40 FEET ALONG SAID LINE; THENCE S 88°24'35" E 279.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS 83,833 SQ FT OR 1.92 ACRES MORE OR LESS

WEST PORTION:

BEGINNING AT A POINT BEING N 88°27'52" W 689.32 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHEAST CORNER OF SAID SECTION 15, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF 5210 WEST STREET, AND RUNNING THENCE S 1°15'30" W 1337.49 FEET ALONG SAID LINE, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2520 SOUTH STREET; THENCE S 88°34'06" E 692.43 FEET ALONG SAID LINE, TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE S 1°07'30" W 96.00 FEET ALONG SAID LINE; THENCE N 88°34'06" W 845.88 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) N 1°05'47" E 1120.36 FEET, (2) THENCE N 88°54'31" W 480.02 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160033919, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON THE EAST 1/16TH LINE OF SAID SECTION 15; THENCE N 1°05'38" E 317.15 FEET ALONG SAID LINE, TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S 88°27'52" E 637.32 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 440,956 SQ FT OR 10.11 ACRES MORE OR LESS

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company. NOTE: In the event, the transaction, for which this commitment is furnished, cancels, the minimum cancellation fee will be $200.00.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Provide releases, reconveyances, or other instruments, acceptable to the Company, including payment of any amounts due, removing the encumbrances shown in Schedule B, Part II that are objectionable to the Proposed Insured.
6. Provide the Company with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
7. Provide the Company with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the Land.

Additional Requirements, which must be met (if any):

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interest or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easements or encumbrances which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

NOTE: *Upon compliance with the Company's underwriting requirements, Exceptions 1-7 will be omitted from any Expanded Loan Policy or Policy with Extended Coverage to be issued based on this Commitment*.

8. Taxes for the present year and thereafter. Taxes for the year **2023** are **DELINQUENT** in the amount of **$4,920.30** Prior County Tax Parcel Number(s): **H-4138-B-2.**

   New County Tax Parcel Number(s): **H-PEVR-1-10- THROUGH H-PEVR-1-154 AND H-PEVR-1-COMMON** (view)

9. The Land is within the boundaries of **HURRICANE, WASHINGTON COUNTY**, **UTAH** and is therein located within **Tax District 3, Hurricane Valley Fire Special Service District,** and is subject to any charges and assessments levied thereunder.

10. Easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of ways for roads, ditches, canals, streams, rivers, telephones and transmission lines, drainage, utilities or other incidental purposes, over, under or across the Land, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way contained in the official plat map(s) of record.

11. Any water rights, claims or title to water in or under the Land.

(Continued)

SCHEDULE B, PART II—Exceptions (Continued)

12. Any and all outstanding oil, gas, mineral rights, and/or mining rights, etc., including, but not limited to, the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights or interests. The Company makes no representation as to the present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of such rights or interests that are not listed.

13. The effects of a Decree Organizing and Establishing the Washington County Water Conservancy District, recorded June 2, 1964, as Entry No. 121696, in Book S-49, at Pages 94, of the Official Records of the Recorder, Washington County, State of Utah.

14. The terms, conditions and effects of that certain Agreement by and between Ash Creek Special Service District and Christopher Wyler, recorded July 5, 2016 as Entry No. 20160023805.
(view)

15. The terms, conditions and effects of that certain Agreement by and between Ash Creek Special Service District and Christopher Wyler, recorded October 2, 2018 as Entry No. 20180039962.
(view)

16. The terms, conditions, and effects of that certain Easement in favor of Ash Creek Special Service District recorded in the official records of the WASHINGTON County Recorder's Office on October 23, 2019 as Entry No. 20190044035.
(view)

17. Reservations and/or exceptions contained in that certain land Patent recorded October 8, 1920 as Entry No. 20827.
(view)

18. Subject to a Right of Way Easement, in favor of The Mountain States Telephone and Telegraph Company, a Colorado Corporation, for a right of way and easement for communication and other facilities and rights incidental thereto, recorded March 2, 1984, as Entry No. 258665 , in Book 344, at Page 512, Official Washington County Records.
(view)

19. Subject to a non-exclusive road right of way, as set forth in Quit Claim Deed, recorded NOVEMBER 8, 1988, as Entry No. 340152 , in Book 503, at Page 25, Official Washington County Records.
(view)

20. Subject to Right of Ways, and rights incidental thereto, as set forth on Warranty Deed recorded November 18, 1997, as Entry No. 583078 , in Book 1151 at Page(s) 256-257, Official Washington County Records.
(view)

21. Subject to an Easement Agreement, executed by and between Washington County Water Conservancy District and JWY Investments, LC, a Utah Limited Liability Company, recorded November 19, 1998, as Entry No. 625480 , in Book 1281, at Pages 386-391, Official Washington County Records.
(view)

(Continued)

SCHEDULE B, PART II—Exceptions (Continued)

22. The effects, terms and conditions of the covenants, conditions and restrictions, and any related bylaws, recorded March 11, 2021 and January 17, 2023 as Entry No.'s 20210017451 and 20230001353 respectively; and any supplements or amendments thereto as may have been recorded from time to time, and any charges created thereunder, including, without limitation, any charges, dues or assessments levied by any home owners association or similar organization, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

23. The terms, conditions, and effects of that certain Easement in favor of Washington County Water Conservancy District recorded in the official records of the WASHINGTON County Recorder's Office on October 26, 2021 as Entry No. 20210069286.
(view)

24. The official **Plat Map** recorded in the official records August 7, 2023 as Entry No. 20230023474, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.
(view)

25. The terms and conditions of that certain Acknowledgement, Waiver and Release by and between the City of Hurricane and Chris Wyler recorded May 3, 2023 as Entry No. 20230012633.
(view)

26. Construction Loan Deed of Trust, summarized as follows:

Recorder's Entry No.:	20220037905
Date Recorded:	August 4, 2022
Date of Document:	August 2, 2022
Dollar Amount:	$2,500,000.00
Borrower/Trustor:	PECAN VALLEY HOLDINGS, LLC
Lender/Beneficiary:	Rock Canyon Bank
Trustee:	Rock Canyon Bank

(view)

27. Deed of Trust, summarized as follows:

Recorder's Entry No.:	20230003998
Date Recorded:	February 14, 2023
Date of Document:	February 13, 2023
Dollar Amount:	$714,048.88
Borrower/Trustor:	PECAN VALLEY DEVELOPMENT, LLC
Lender:	Hillcrest Bank, a division of NBH Bank
Beneficiary:	Hillcrest Bank, a division of NBH Bank
Trustee:	NBH Bank

(view)

An Assignment of Rents was recorded February 14, 2023 as Entry No. 20230004005.
(view)

(Continued)

SCHEDULE B, PART II—Exceptions (Continued)

28. Construction Loan Deed of Trust, summarized as follows:

Recorder's Entry No.:	20230035544
Date Recorded:	November 28, 2023
Date of Document:	November 9, 2023
Dollar Amount:	$2,090,000.00
Borrower/Trustor:	ARTISAN HOMES LLC
Lender/Beneficiary:	HILLCREST BANK A DIVISION OF NBH BANK
Trustee:	HILLCREST BANK A DIVISION OF NBH BANK

(Affects lots 106-110 only)

29. Construction Loan Deed of Trust, summarized as follows:

Recorder's Entry No.:	20230035546
Date Recorded:	November 28, 2023
Date of Document:	November 9, 2023
Dollar Amount:	$2,090,000.00
Borrower/Trustor:	ARTISAN HOMES LLC
Lender/Beneficiary:	HILLCREST BANK, A DIVISION OF NBH BANK
Trustee:	HILLCREST BANK, A DIVISION OF NBH BANK

(Affects Lots 116-120 only)

ADDITIONAL NOTICES, NOTES & INFORMATION

UTILITY SERVICE CHARGES AND ASSESSMENTS
The Land may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc., which are not covered by this Commitment or insured under the Policy or Policies.

ALTA HOMEOWNER'S POLICY DEDUCTIBLES
If an ALTA Homeowner's Policy is issued, the Policy will contain deductible amounts and maximum liability amounts relating to Covered Risks 16, 18, 19 and 21; and your deductible amounts and our maximum dollar limit of liability will be shown in Schedule A of the Policy. The Company will provide a pro-forma policy upon request.

PLAT MAP
The map attached or included herewith, if any, may or may not be a survey of the Land. The Company expressly disclaims any liability for loss or damage which may result from reliance on said map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the Policy (and endorsement(s), if any) to which this map is attached.

JUDGMENT LIENS
We have checked the Public Records for outstanding judgment liens entered against the relevant parties as they may relate to the the Land. Except as is otherwise indicated in Schedule B, Part I or Part II, no judgment liens appear of record that would have lien priority over the Mortgage of a Proposed Insured.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "*Discriminatory Covenant*": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "*Knowledge*" or "*Known*": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "*Land*": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. *"Mortgage*": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "*Policy*": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "*Proposed Amount of Insurance*": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "*Proposed Insured*": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "*Public Records*": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "*State*": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "*Title*": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I–Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice; (b) the Commitment to Issue Policy; (c) the Commitment Conditions; (d) Schedule A; (e) Schedule B, Part–Requirements; (f) Schedule B, Part II–Exceptions; and (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
i. comply with the Schedule B, Part I–Requirements;
ii. eliminate, with the Company's written consent, any Schedule B, Part II–Exceptions; or
iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I–Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

[Continued On Next Page]

COMMITMENT CONDITIONS — Continued

6. LIABILITY OF THE COMPANY BASED ON THIS COMMITMENT; CHOICE OF LAW & CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II–Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

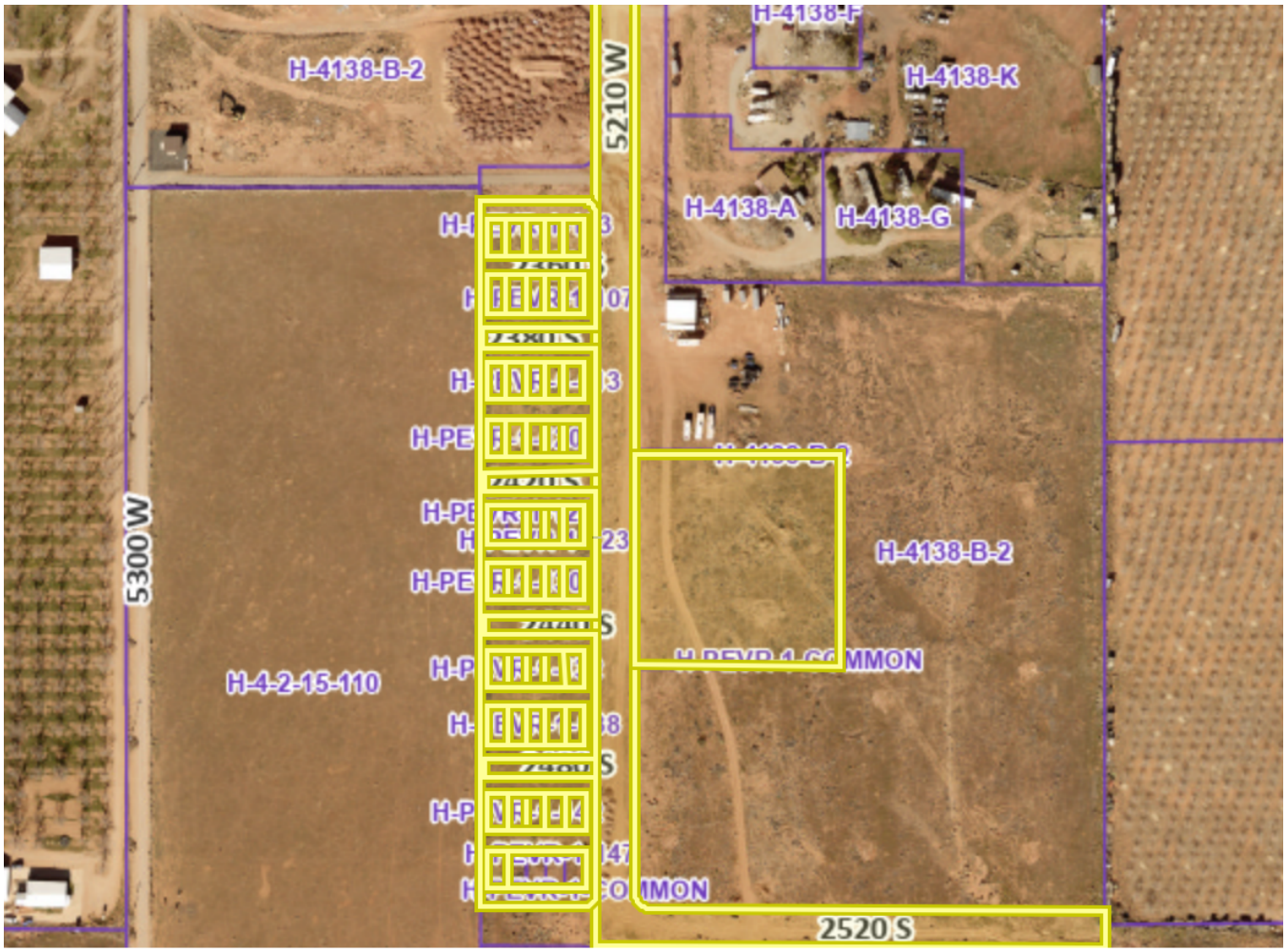
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/11/2024**
Application Number:	AFP23-21
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Brandee Walker-Civil Science
Request:	Approval of an Amended Final Plat
Location:	5210 W 2400 S
Zoning:	RR
General Plan Map:	Planned Community

Discussion: The applicant has applied to amend the final plat for Pecan Valley Resort Phase 1 to combine two end units on seven different buildings into one unit. This will create seven larger townhome units and decrease the overall number of units on this plat from 54 units to 47 units. This is the second amendment of this final plat to increase the size of some units.



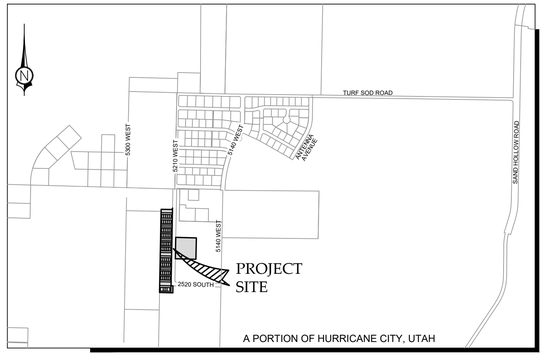
JUC Comments

JUC comments are due January 10th, 2024 and will be updated at that time.

Staff Comments

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

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



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. SOME STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND ALONG WITH ALL IDENTIFIED COMMON AREA, ARE DEDICATED AS PUBLIC UTILITY EASEMENTS HEREWITH.
2. PRIVATE AREAS SHOWN INDICATE THE MAXIMUM SIZE BUILDING AREA.
3. ALL LIMITED COMMON AREAS AND COMMON AREAS ADJACENT TO PRIVATE AND/OR PUBLIC STREETS ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, DEDICATED HEREWITH.
4. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THEN ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
5. THE PARENT PARCELS FOR THIS SUBDIVISION ARE: H-4138-B & H-4138-B-1

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO COMBINE UNITS 121 & 122 = NEW 122, 129 & 130 = NEW 130, 131 & 132 = NEW 132, 139 & 140 = NEW 140, 141 & 142 = NEW 142, 149 & 150 = NEW 149. UNITS 122 - 129, 132 - 139, 142 - 149 AND 151 - 154, SAID UNITS ALSO TO BE WIDENED NORTH AND SOUTH AS SHOWN. NO OTHER CHANGES WERE MADE.

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR ROCK CANYON BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ___ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

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

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR HILLCREST BANK, A DIVISION OF NBH BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

_____

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT ___ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

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

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, LIMITED COMMON AREA, COMMON AREA, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____
DATE

_____
TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

WEST PORTION:

BEGINNING AT A POINT S 1°07'30" W 259.79 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°52'30" W 689.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, SAID POINT BEING ON THE WEST BOUNDARY LINE OF PECAN VALLEY PHASE 3 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 1°09'32" W 42.46 FEET, (2) THENCE S 1°05'47" W 1030.31 FEET, (3) THENCE S 88°34'06" E 26.00 FEET; THENCE S 1°05'47" W 96.00 FEET; THENCE N 88°34'06" W 183.00 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°05'47" E 1147.86 FEET ALONG SAID LINE AND THE EXTENSION THEREOF; THENCE S 88°54'31" E 137.05 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'57", TO THE POINT OF BEGINNING.

CONTAINS 182,869 SQ FT OR 4.20 ACRES MORE OR LESS

EAST PORTION:

BEGINNING AT A POINT S 1°07'30" W 669.70 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°52'30" W 357.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE S 1°09'43" W 284.62 FEET; THENCE N 88°34'11" W 279.02 FEET, TO A POINT BEING ON THE EAST BOUNDARY LINE OF PECAN VALLEY PHASE 3 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°05'47" E 285.40 FEET ALONG SAID LINE; THENCE S 88°24'35" E 279.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS 79,568 SQ FT OR 1.83 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, LIMITED COMMON AREA, COMMON AREA, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNER DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____ RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20__, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

PECAN VALLEY DEVELOPMENT, LLC
(LIMITED LIABILITY COMPANY)

_____
MANAGING MEMBER: CHRISTOPHER WYLER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CHRISTOPHER WYLER WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF PECAN VALLEY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF PECAN VALLEY DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

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

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED

LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS _____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH / NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

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

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED
LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF23159
DRAWN BY: PJW
DATE: 12-14-2023
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 40'

SHEET 1 OF 2

NORTHEAST CORNER SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FND 1973 WASHINGTON COUNTY BRASS CAP

EAST 1/4 CORNER SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SOUTH 1/4 CORNER SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

S 1°07'30" W 2620.49'

259.79'

409.91'

1950.79'

N 88°27'52" W 1326.65'

N 88°52'30" W 357.90'

N 88°52'30" W 689.49'

POINT OF BEGINNING EAST PORTION

S 1°09'43" W 284.62'

S 88°24'35" E 279.35'

N 88°34'11" W 279.02'

N 1°05'47" E 285.40'

ARTISAN HOMES, LLC PARCEL NO. H-4138-B-2 DOCUMENT NO. 20230013496 & 20230023475

COMMON AREA (CLUBHOUSE & AMENITY)

79,568 S.F.
1.83 ACRES

ARTISAN HOMES, LLC PARCEL NO. H-4138-B-2 DOCUMENT NO. 20230013496 & 20230023475

5210 WEST DEDICATED WITH PECAN VALLEY PHASE 3 AMENDED, DOCUMENT NO. 20230010011

PECAN VALLEY HOLDINGS, LLC PARCEL NO. H-4138-B-1

EXISTING 10.00' PU&DE

POINT OF BEGINNING WEST PORTION

S 1°09'32" W 42.46'

42.50'

42.46'

S 1°05'47" W 166.01'

5210 WEST

(52' PUBLIC STREET)

S 1°05'47" W 365.20'

S 1°05'47" W 231.32'

S 1°05'47" W 1030.31'

S 1°05'47" W 407.93'

167.66'

S 88°34'06" E 26.00'

S 1°05'47" W 96.00'

76.27'

EXISTING 10.00' PU&DE

R=20.00'
L=31.39'
Δ=89°55'57"
CB = N 46°07'30" E
CD = 28.27'

C1

C2

C3

C4

C5

S 88°54'31" E 137.05'

ARTISAN HOMES, LLC PARCEL NO. H-4138-B DOCUMENT NO. 20230013496

2360 SOUTH
S 88°54'31" E 137.05'
137.00'
(45' PUBLIC STREET)

2380 SOUTH
S 88°54'13" E 152.00'
(26' PRIVATE STREET)

2420 SOUTH
S 88°54'13" E 152.00'
(26' PRIVATE STREET)

2440 SOUTH
S 88°54'13" E 152.00'
(26' PRIVATE STREET)

2520 SOUTH
S 88°34'06" E 136.73'
137.27'
(52' PUBLIC STREET)

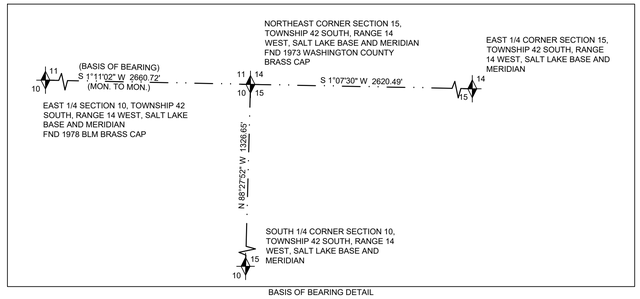
N 88°34'06" W 183.00'

N 1°05'47" E 1147.86'

JOHN COOK & MELINDA COOK PARCEL NO. H-4-2-15-110 DOCUMENT NO. 20140011173

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 88°54'13" W	10.00'
L2	N 88°54'13" W	10.00'
L3	S 1°05'47" W	20.00'
L4	N 1°05'47" E	26.00'
L5	N 88°54'13" W	10.00'
L6	S 1°05'47" W	20.00'
L7	N 88°54'13" W	10.00'
L8	S 1°05'47" W	20.00'
L9	N 1°05'47" E	26.00'
L10	N 88°54'13" W	10.00'
L11	S 1°05'47" W	26.00'
L12	N 1°05'47" E	26.00'
L13	N 88°54'13" W	10.00'
L14	S 1°05'43" W	26.00'
L15	S 3°18'12" E	26.08'
L16	S 1°05'47" W	26.00'
L17	S 1°05'47" W	20.00'
L18	S 1°05'47" W	20.00'
L19	S 1°05'47" W	26.00'
L20	S 1°05'47" W	20.00'
L21	S 88°34'06" E	10.00'
L22	S 88°34'06" E	10.00'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	90°00'18"	N 43°54'22" W	28.29'
C2	20.00'	26.36'	75°31'21"	N 38°51'27" E	24.49'
C3	20.00'	5.17'	14°48'46"	N 84°01'31" E	5.16'
C4	20.00'	4.94'	14°08'32"	N 81°29'50" W	4.92'
C5	20.00'	26.36'	75°31'21"	N 36°39'54" W	24.49'



BASIS OF BEARING DETAIL

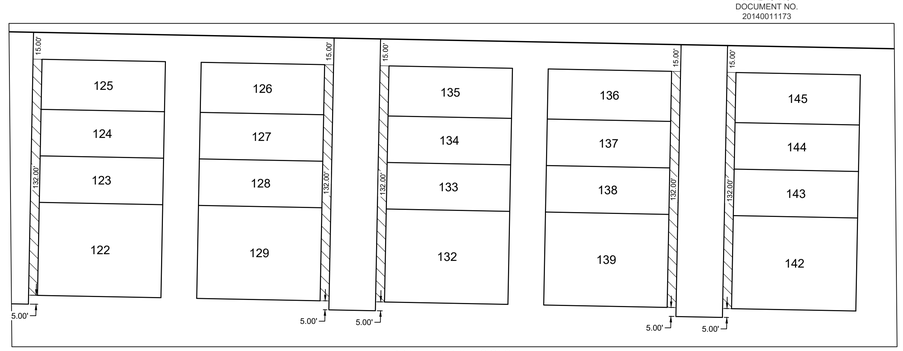
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- BUILDING PAD TIE LINE
- PRIVATE OWNERSHIP AREA (87,678 SQ FT)
- LIMITED COMMON AREA (15,000 SQ FT)
- COMMON AREA (146,591 SQ FT EXCLUDING PRIVATE STREETS)

0 20 40 80

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



DRIVEWAY DIMENSIONS
(LIMITED COMMON) DETAIL

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED

LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

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

CivilScience

PECAN VALLEY RESORT PHASE 1, 2ND AMENDED
LOCATED IN
NE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF23159
DRAWN BY: PJW
DATE: 12-14-2023
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET 2 OF 2

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2022-PP-24
Receipt No. 8-161567

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: So. of Sand Hollow Rd., West of 3700 W, East of Resort Drive

Tax ID of Subject Property: H-4-2-1-1111-GS1, H-4-2-1-235-GS1, H-4-2-1-1108-GS1, H-4-2-1-234-GS1, H-4-2-1-236-GS1 Zone District: RM-3, RR

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

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

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ✓ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

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

___ 3. Proposed Plan: The subdivision plans shall show:
___ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
___ b. The layout, numbers, and typical dimensions of lots.
___ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
___ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
___ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
___ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
___ g. Approximate radius of all center line curves on highways or streets.
___ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
___ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
___ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
___ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
___ l. Will this subdivision be phased? If yes show possible phasing lines.
___ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

___ 4. Required copies of plans:
___ a. Three copies of all full-scale drawings
___ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

___ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
___ 6. Signed and notarized Acknowledgement Water Supply (see attached)

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

Gateway At Sand Hollow Resort

Name & Address

H-4-2-1-1111-GS1
WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301

H-4-2-1-235-GS1
SH GATEWAY 2 LLC
3351 S SAND HOLLOW RD
HURRICANE, UT 84737

H-4-2-1-234-GS1
GATEWAY RESORT AT SAND HOLLOW LLC
2572 W 280 N
HURRICANE, UT 84737

H-4-2-1-236-GS1
SH GATEWAY 2 LLC
3351 S SAND HOLLOW RD
HURRICANE, UT 84737

H-4-2-1-1108-GS1
SMF EASEMENT LLC
3051 W MAPLE LOOP DR # 325
LEHI, UT 84043

PRELIMINARY PLAT APPLICATION page 5 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

Western Mortgage + Realty Co.
(Property Owner)

Vice President
(Property Owner)

Subscribed and sworn to me this 13th day of May 2024.

(Notary Public)

ASHLEY BLACKNER
NOTARY PUBLIC
STATE OF UTAH
MY COMM. EXPIRES MAY. 07, 2024
711906

Residing in: Hurricane, UT

My Commission Expires: 5/7/2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Update for 01/11/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. Staff finds this request to be acceptable. Construction drawings have been submitted for this project. The original January 12, 2023 staff report for the approved preliminary plat is pasted below.

Staff recommends approval of the requested extension.

Agenda Date:	**01/12/2023**
Application Number:	2022-PP-24
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	South of Sand Hollow Road and West of 3700 W
Zoning:	Recreation Resort
General Plan Map:	Planned Community

Previous Updates:

01/12/2023 Update:
The applicant has come back proposing only the first three phases of the development be approved at this time. This consists of three buildings and 219 resort units. This will allow the applicant to begin work without having to work out all the intricacies with the overall development.

JUC Comments:
Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting.

1. **Public Works:** Some utilities in the area, but not here. PID progress very slow
2. **Power:** Dixie Power area. Improvements are south and west and will need to come down Sand Hollow Road and Gateway Drive. Need a looped system.
3. **Water:** Nothing there. Need booster and the roundabout, but it needs a lot of work.
4. **Streets:** Sand Hollow Road is the only road currently existing (and that is being rebuilt in its entirety at this section). Needs a lot of improvements
5. **Sewer:** Sand Hollow Road will bring in sewer.
6. **Engineering:** Need to do some property trading with regards to Sand Hollow Road. Shift the ROW and abandon other parts. Will most likely need a signal at Resort Drive and Sand Hollow Road.
7. **Fire:** No comments
8. **Phone:** Need ROW for new line
9. **Gas:** Gas line runs directly underneath Building 3

Staff Comments:

1. **Density:** The applicant is proposing 219 units for the first three phases, which is 12.65 units an acre for the developed area. Recreation Resorts is permitted for 15 units an acre. Where this is only the first three phases, the City will need to ensure that future phases and the overall development does not exceed the approved density for the development.
2. **Parking:**
    a. **Parking for Phase 1-3:** The applicant has provided sufficient standard parking for the development. The applicant has indicated to staff that for early phases they would provide RV/trailer parking within the undeveloped portions of the development. This is not indicated on their current plans however.
        i. The plan does meet the required parking for regular parking spaces. ADA parking will need to be signed off by the Building Official.
    b. One of the main reasons for the limiting the site is so the applicant can work through parking requirements. The applicant has told staff that they want to do a system where property adjacent to Sand Hollow Reservoir is used for parking for RVs and trailers and then shuttles will take visitors back to the condos here. As laid out below this does not comply with current city codes, namely it will not be within 500 feet of any entrance and may not be in a more intensive zone.
        i. The applicant has proposed a work meeting with the Planning Commission to discuss changing the city code to allow them to not provide their required RV/trailer parking on-site. Staff has tentatively scheduled this meeting for January 26th.
    c. The following is the parking code for Resorts:

Sec. 10-26-6. - Regulations of general applicability.

E. Off street parking: parking shall comply with the following standards.

1. *Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.*
2. *RV and trailer parking. An applicant shall provide sufficient parking areas for RVs and trailers. A minimum of one RV/trailer parking space shall be provided for every five units.*
3. *Diagonal and perpendicular street parking…*

4. *Parking for commercial facilities shall follow standards of chapter 34 of this title.*
5. *Clubhouses and amenities. Parking around resort amenities shall be sufficient for employees, cleaning and maintenance staff, and ADA parking. A clubhouse shall provide a minimum of eight parking stalls. These parking spaces shall not count towards the minimum required parking space for each unit. Additional parking space may be provided around the facilities that may count towards the minimum parking standards.*
6. *Any use not covered by this section shall be governed by chapter 34 of this title.*

3. **Amenities:** The applicant is providing six pools with a total size of 5600 sq ft and a temporary clubhouse and amenity area of about 7850 sq ft. This meets the required amenities for this phase. The applicant has also provided a letter detailing the provided amenities which is attached to this report.
4. A will serve letter from the water and sewer departments has been provided. A water acknowledgement form has not been provided.
5. **Utilities:** JUC has raised some concerns about utility availability for this project.
    a. Hurricane City Code 10-37-4 states:
        i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
    b. Hurricane City Code 9-6-3 states:
        i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
        ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility*

improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.

c. Plans have been approved to get utilities to this property, however staff has concerns that the pace of development is outpacing the pace of preliminary approvals and may lead to a certain amount of overextension.
d. The following are what is required to show for a preliminary plat from 10-39-7:
    i. *A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.*
    ii. *The location, width and names/numbers of all existing streets within 200 feet of the subdivision and of all prior streets or other public ways, easements, utility rights-of-way, parks and other public open spaces, within and adjacent to the tract.*
    iii. *A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.*
e. The City has normally required a tentative plan or method for how an applicant would provide utility services within a preliminary plat. The code requires that during the construction drawings, that the applicant provide a full plan on how to provide utility services to a site, and then bond for those improvements prior to recording a plat. Though utilities are currently lacking, there is approved plans and construction drawings on how to provide services to the site through the Gateway to Sand Hollow Public Infrastructure District.

Recommendation:
Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff does not recommend this application be moved forward until the applicant provides:

1. A more detailed plan for RV parking for phases 1-3.
2. A water acknowledgement letter

Staff has discussed both of these issues with the applicant and they are planning on addressing both prior to the meeting.

12/08/2022 Update
The applicant has requested that they be brought back on the agenda. They had initially been tabled due to a pending zone change. A zone change to bring the zoning boundaries into alignment with the planned roadways was recommended for denial by the Planning Commission with the recommendation

that they add RM-3 zoning to the development and the City Council approved the zone change with the Planning Commission's recommendation. The zone change exhibit approved by the Council is attached to this report. With the approved zone change the preliminary plat has been updated. This resolves the zoning issues on the property however the following issues have still not been addressed:

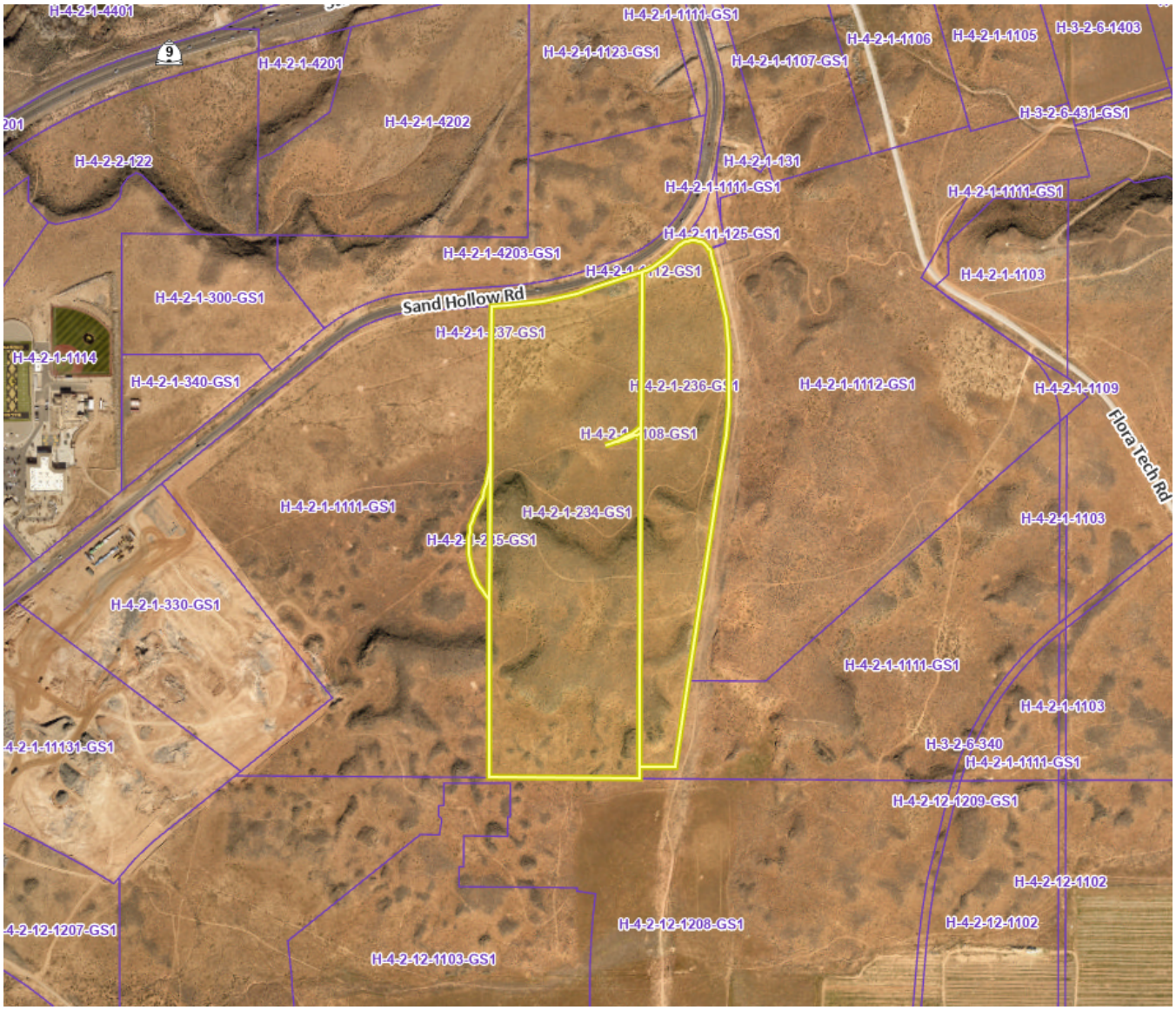
- The approved zone change exhibit shows 810 resort units and 114 RM-3 units and the proposed preliminary plat shows 882 resort units and 117 RM-3 units. The application will need to resolve the density at issue prior to approval.
- Staff note 2 (parking) has not been addressed. As laid out below, staff does not believe their plan to meet their trailer parking requirement on a site near Sand Hollow Lake will be able to meet City Code
- They have added a note regarding the amenity requirements in Chapter 26 of the Hurricane City Code. They say they are providing 4,000 sq ft of clubhouse space, however as laid out below 5,500 sq ft are required.
- Will serve letters have not been received
- Site data table on page 2 directly contradicts information on page 1
    - Land Use Summary Table on Page 1 has several errors and inconsistencies
- Other comments within this report are still applicable except those regarding zoning which was resolved with the zone change.

Staff Recommendation based on the update:
Due to these issues, staff recommends denying or tabling this preliminary plat.

10/21/2022 Update
The applicant has provided a proposed zone change to correct the zoning alignment. The applicant has requested to run both the preliminary plat and the zone change at the same time. Staff has not received any other updates to the plan at the time of this report.

The applicant is also in the process of redesigning Sand Hollow Road in front of the project which will have a direct impact on the preliminary plat. This change could add a couple of acres to the project. Staff would recommend that the Planning Commission should require that change be reflected on the preliminary plat prior to a recommendation.

Discussion:
The applicant has filed a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit 69.09 acre recreation resort development located within the Sand Hollow Gateway PID. The plan consists of condos, hotels, and amenities. In 2020 the City Council approved 59 acres of Recreation Resort zoning in this area which at max density is 885 units. Where there is this large discrepancy between what is proposed and what zoning allows on this property our analysis within this report will be incomplete.



Location is approximate

JUC Comments
The following items will need to be addressed:

1. **Public Works:** PID infrastructure needs to be completed.
2. **Power:** Dixie Power area. Need Sand Hollow Road PID to buildout.
3. **Sewer:** All internal lines should be 8". Private sewer agreement.
4. **Street:** Traffic study needs to be done. All private streets except Hillside Drive? Is only one detention basin adequate for this size of property?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** The Developer must label the surrounding areas and monuments. The Developer needs to provide a traffic impact study. Surrounding zoning not labeled. Hillside Drive should be a 60' ROW. Engineering comments from JUC review dated 8/15/2022 have not been applied to this plat, those comments still apply. Phase boundaries should be more apparent. The Developer

should use a standard engineer scale for more detailed sheets 1"=60' is the largest standard scale. Legal description is incorrect. Block lengths exceed 800' additional public ROW are needed to reduce block size, provide additional fire access, and provide locations for water looping. Some buildings in phase 13 will be hard to access because of grades. Proposed cross-sections do not match standard cross-sections and it is not clear which roads these are for. It appears greater consideration for existing grades should be given: several roads will be over 10% grade, Phase 31 building will require over 30' of fill in order to work.

7. **Fire:** Not enough info provided. Full fire code analysis will be done with construction drawings.
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas**: No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Zoning is a Recreation Resort which has a max density of 15 units/acre. The applicant is proposing 945 units over 69.09 acres for a density of 13.67 units per acre
    a. The approved zone change map for this area shows 59 acres of Recreation Resort which would be 885 units. Part of the property being depicted on this site plan stretches into the RM-3 zone to the west.
    b. The applicant has indicated to staff that they are simply transferring density from the RM-3 portion into the RR portion. Where there are different approved and proposed uses between RM-3 and RR, namely short-term rentals, staff believes a greater level of oversight is required.
    c. A zone change will be necessary if they want to develop as presented, as the City has required for several other developments in this area. The applicant has been made aware of this on multiple occasions in the past.
2. **Parking:** Per HCC 10-26-6: *"Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission."*
    a. The site plan indicates that parking spaces 3091 are required and 3091 spaces are provided in a mix of outdoor parking and indoor garage parking.
    b. RV/trailer spaces are also required at a rate of one space per five units. 189 trailer parking stalls are required. The applicant has told staff that they intend to provide these parking spaces in an area offsite closer to Sand Hollow Reservoir. The Planning Commission does have authority under HCC 10-34 to approve off-site parking or modified parking requirements. Without a specific plan of where the parking will be located, how many spaces are provided, and how people will get from the offsite location to the site, staff does not recommend the approval of the parking plan as presented.
    c. HCC 10-34-5 states:

    . Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:

    1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.

2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.

3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.

4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:

a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

b. All spaces to be available without charge; and

c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.

5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

a. Hazard to pedestrians;

b. Hazard to vehicular traffic;

c. Traffic congestion;

d. Interference with safe and convenient access to other parking areas in the vicinity;

e. Detriment to the appropriate use of business property in the vicinity; or

f. Detriment to any residential neighborhood.

3. **Amenities:** Per HCC 10-26-4: *Developments over 700 units must supply adequate and proportional amenities based on the table above.* Using the basic formula in the table of requiring an additional clubhouse and pool every 200 units over 300 units then this development will require 4 clubhouses of about 5,500 sq ft total non-office space and 6 pools of at least 4,000 sq ft total. The site plan provides for ten pools and one "temporary clubhouse/retreat center" measuring about 7800 sq ft. The applicant has informed staff that clubhouse-like amenities will be provided within each condo building and within the hotel. This is not indicated on the site plan and should be required.
4. All park strips will need to be landscaped and have the proper improvements.
5. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided
6. A note indicating whether or not the property is in a tortoise take area has been provided
7. Hurricane City Code 10-37-4 states:

a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*

10/21/2022 Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Due to the issues of zoning (currently under consolidation), parking, lacking will-serve letters, redesign of Sand Hollow Road, and amenities; staff recommends denial or tabling of this preliminary plat until all the issues raised can be adequately addressed.

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

[Date] September 21, 2022

To Whom It May Concern:

Brent Moser / Tony Larson (the "Developer") has requested a culinary water will serve letter for the subdivision known as the Gateway Resort, located at approximately 3600 West Sand Hollow Road in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the City has adequate water to supply water to 945 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

20 South 850 West, #1
Hurricane, UT 84737

435-668-8307

Karl@pv-eng.com

December 22nd, 2022

Planning Department
Attn: Stephen Nelson
City of Hurricane
Building Department
147 North 870 West
Hurricane, UT 84737

Subject: Gateway at Sand Hollow Resort

Stephen,

The following amenities are to be included on phases 1-3 for Gateway at Sand Hollow Resort:

- Two 1000 Sq. Ft. outdoor pools in phase 1
- One 1000 Sq. Ft. outdoor pool in phase 2
- Two 1000 Sq. Ft. outdoor pools in phase 3
- One 7850 Sq. Ft. temporary Club House in phase 1 that will house a gym, check in, and meeting space, with a 600 Sq. Ft. outdoor pool.

Sincerely,

ProValue Engineering

Karl B. Rasmussen, P.E.

Cc: file



January 11, 2023

Hurricane City
Via email

Subject: Trailer Parking at Gateway at Sand Hollow Resort Phases 1-3

To whom it may concern,

The Gateway at Sand Hollow Resort project lies within a Recreational Resort (RR) zone. RR zoning requires that this project provide one vehicular parking space for each bedroom and one trailer stall for every five units. Hurricane City staff have recently informed us that the information on the plans is confusing and does not clearly define the location of the trailer parking. This letter is to answer questions from the staff, the planning commission, and the city council. The current set of construction drawings for this resort is divided up into three phases. Each phase includes a building, surrounding infrastructure, and roadway/parking improvements. The current plan requires and provides for the following parking stalls shown in the table below.

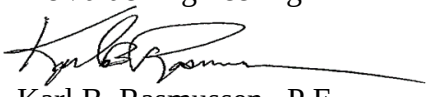
Parking Information for Phases 1-5

Phase	Total Parking Stalls Required	Total Single Stalls Provided	Total Double Stalls Provided	Total Parking Provided	Required Trailer Stalls	Total Possible Trailer Stalls Provided
1	306	218	96 (192)	410	20	96
2	108	70	24 (48)	118	6	24
3	243	96	54 (108)	204	16	54
TOTAL	**657**	**384**	**174 (348)**	**732**	**32**	**174**

Trailers will park on double stalls. The plan is to double count the required parking stalls with required trailer stalls (e.g. one trailer will take two parking stalls when used). A total of 32 trailers stalls are required. That means that 64 single stalls may be used for trailer parking. For now, the provided parking numbers within the first three phases indicate that 732 stalls are available while only 657 (732 if the trailer parking were to be counted separately) parking stalls are required. These numbers show that this project currently has an excess of 75 (11 with the trailer parking counted separately) parking stalls for these five phases. While these five phases are under construction, the remaining phases will be designed. There will also be a traffic study carried out by a traffic engineer to determine what the actual required parking for all phases will be. As for now, the project's parking requirements will be met for phases 1-3.

If there are any questions, please call me at (435) 680-0816.

Sincerely,
ProValue Engineering



Karl B. Rasmussen, P.E.

HURRICANE CITY
UTAH
Water Department
Ken Richins, Superintendent

September 21, 2022

To Whom It May Concern:

_____Enhanced Homes – Brent Moser/Tony Larson_____ (the "Developer") has requested a culinary water will serve letter for the subdivision known as ___**Gateway Resorts**

_____

_____, located at approximately ____**3800 W Sandhollow Rd**_____ in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to _**945**_ residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

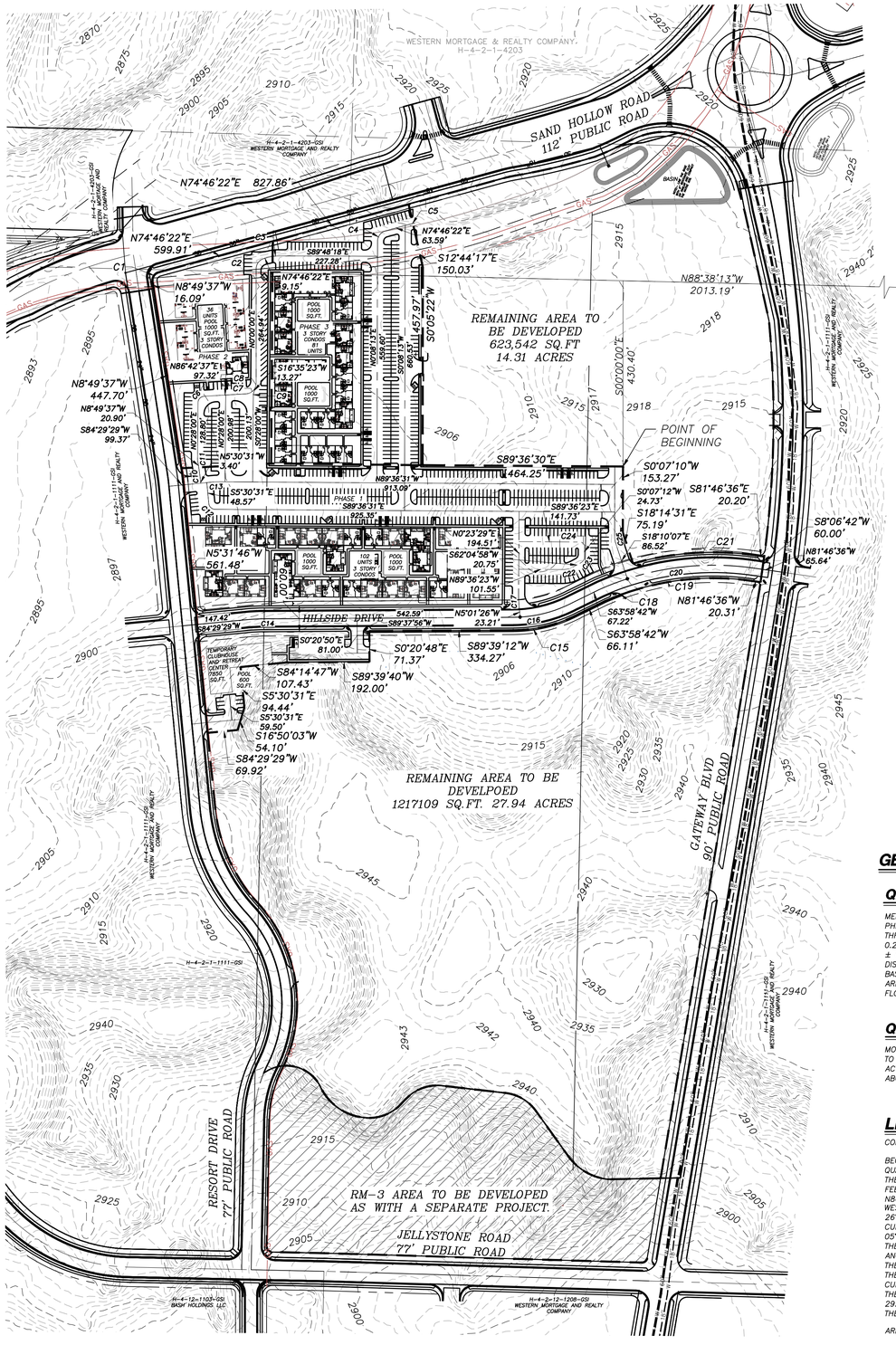
Sincerely,

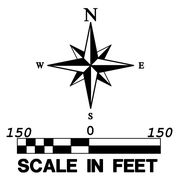
_____

Ken Richins
Water Department Superintendent

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE 1-3

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





EAST QUARTER CORNER SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

LAND USE SUMMARY (SITE DATA) PHASE 1-3:

TOTAL REQUIRED PARKING PHASES 1-3 = 740 SPACES (1 SPACE/BEDROOM)
TOTAL REQUIRED TRAILER PARKING = 148 OF THE 720 PARKING
PHASE 1 PROVIDED = 386 + 14 (ADA)
PHASE 2 PROVIDED = 117 + 3 (ADA)
PHASE 3 PROVIDED = 236 + 9 (ADA)
TOTAL = 739 + 26 (ADA)

TOTAL DEVELOPMENT AREA FOR PH 1-3 = 752845.5 SQ FT (17.28 ACRES)
TOTAL DEVELOPMENT AREA = 753210.0252 SQ.FT. (17.29 AC)
TOTAL REQUIRED POOL AREA = 2000 SQ.FT. (4 POOLS)
TOTAL PROVIDED POOL AREA = 5600 SQ.FT. (6 POOLS)

TOTAL TEMPORARY CLUB HOUSE AREA = 7850 SQ.FT. (CHECK-IN, GYM, MEETING SPACE).

LANDSCAPING REQUIRED: 1 TREE AND 2 SHRUBS FOR EACH UNIT

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESM–SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL–SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WTH WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3–MODERATLY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

GEOLOGICAL SURVEY REPORT:

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K–AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE–LEVEL FLOW; MIDDLE–LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11–14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE–LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

LEGAL DESCRIPTION PHASES 1-3:

COMMENCING AT THE THENCE N88°38'13"W 2013.91 FEET; THENCE S00°00'00"E 430.40 FEET; TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED N88°38'13"W 2013.91 FEET; ALONG THE SECTION LINE (XXX) FEET AND (DIRECTION) FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°07'10"W 153.27 FEET; THENCE S18°14'31"E 75.19 FEET; THENCE EASTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 679.89 FEET AND A RADIAL BEARING OF S15°55'41"E, A DISTANCE OF 286.61 FEET, THROUGH A CENTRAL ANGLE OF 24°09'13" (LONG CHORD BEARS: N86°08'55"E 284.50 FEET); THENCE S81°46'36"E 20.20 FEET; THENCE S08°06'42"W 60.00 FEET; THENCE N81°46'36"W 20.31 FEET; THENCE WESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 286.45 FEET, THROUGH A CENTRAL ANGLE OF 26°28'17" (LONG CHORD BEARS: S84°59'16"W 283.91 FEET); THENCE WESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S68°57'39"W 60.38 FEET), CENTER POINT LIES S18°14'52"E THROUGH A CENTRAL ANGLE OF 05°34'56" A DISTANCE OF 60.41 FEET; THENCE S63°58'42"W 66.11 FEET; THENCE WESTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N28°03'44"W, A DISTANCE OF 159.63 FEET, THROUGH A CENTRAL ANGLE OF 27°42'55" (LONG CHORD BEARS: S75°47'44"W 158.08 FEET); THENCE S89°39'12"W 334.27 FEET; THENCE S00°20'48"E 71.37 FEET; THENCE S89°39'40"W 192.00 FEET; THENCE S84°14'47"W 107.43 FEET; THENCE S05°30'31"E 94.44 FEET; THENCE S16°50'03"W 54.10 FEET; THENCE S84°29'29"W 69.92 FEET; THENCE N05°31'46"W 561.48 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1331.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 43.59 FEET, THROUGH A CENTRAL ANGLE OF 01°52'35" (LONG CHORD BEARS: N06°28'03"W 43.58 FEET); THENCE N08°49'37"W 447.70 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.18 FEET, THROUGH A CENTRAL ANGLE OF 83°35'59" (LONG CHORD BEARS: N32°58'22"E 26.66 FEET); THENCE N74°46'22"E 599.91 FEET; THENCE S12°44'17"E 150.03 FEET; THENCE S00°05'22"W 457.97 FEET; THENCE S89°36'30"E 464.25 FEET; TO TO THE POINT OF BEGINNING.

AREA CONTAINS 753584 SQUARE FEET OR 17.300 ACRES.

NOTES

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

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

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

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

DESERT TORTOISE TAKE AREA

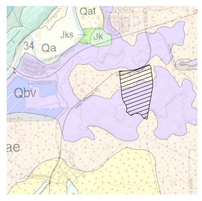
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

LEGEND

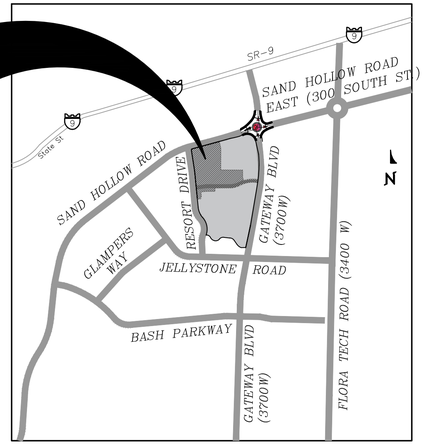
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT LINE
- PHASE LINE
- CURB & GUTTER
- ADA PARKING ACCESSIBLE AREAS
- STOP/STREET SIGN
- DUMPSTER
- ADA PARKING STALL
- 25 MPH SPEED SIGN
- SECTION CORNER AS DESCRIBED
- CLASS 1 MONUMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	29.18'	20.00'	26.66'	N32°58'22"E	83°35'59"
C2	32.63'	25.00'	30.36'	N37°23'11"E	74°46'22"
C3	26.92'	100.00'	26.84'	N82°29'02"E	15°25'20"
C4	32.57'	25.00'	30.31'	N37°27'17"E	74°38'09"
C5	6.64'	25.00'	6.62'	N82°23'11"E	15°13'38"
C6	22.58'	15.00'	20.51'	N43°35'19"E	86°14'38"
C7	22.99'	25.00'	22.19'	N60°21'49"E	52°41'36"
C8	14.84'	25.00'	14.63'	N17°00'31"E	34°01'01"
C9	7.03'	25.00'	7.01'	S8°31'41"W	16°07'23"
C10	27.45'	474.00'	27.45'	N7°10'04"W	3°19'06"
C11	6.49'	40.00'	6.48'	N4°10'49"W	9°17'37"
C12	22.02'	15.00'	20.09'	S47°33'31"E	84°06'00"
C13	20.59'	200.00'	20.59'	S87°26'29"W	5°54'00"
C14	77.86'	628.02'	77.81'	S88°18'22"W	7°06'13"
C15	159.63'	330.00'	158.08'	S75°47'44"W	27°42'55"
C16	145.64'	300.00'	144.21'	S75°44'45"W	27°48'54"
C17	27.21'	233.36'	27.20'	N3°08'36"W	6°40'55"
C18	60.41'	620.00'	60.38'	S68°57'39"W	5°34'56"
C19	286.45'	620.00'	283.91'	S84°59'16"W	26°28'17"
C20	364.22'	650.00'	359.47'	S82°10'16"W	32°06'17"
C21	286.61'	679.89'	284.50'	N86°08'55"E	24°09'13"
C22	24.71'	50.00'	24.46'	S76°14'17"W	28°18'38"
C23	16.70'	15.00'	15.85'	S32°00'44"W	63°47'03"
C24	15.66'	10.00'	14.11'	S44°44'36"E	89°43'36"
C25	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"



PROJECT LOCATION



VICINITY MAP
N.T.S

OWNERS:

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL:
ENHANCEDHOMESOFUTAH@GMAIL.COM
THEBEACHATSANDHOLLOW@GMAIL.COM

PRELIMINARY PLAT

REVISIONS			
NO	DESCRIPTION	DATE	BY

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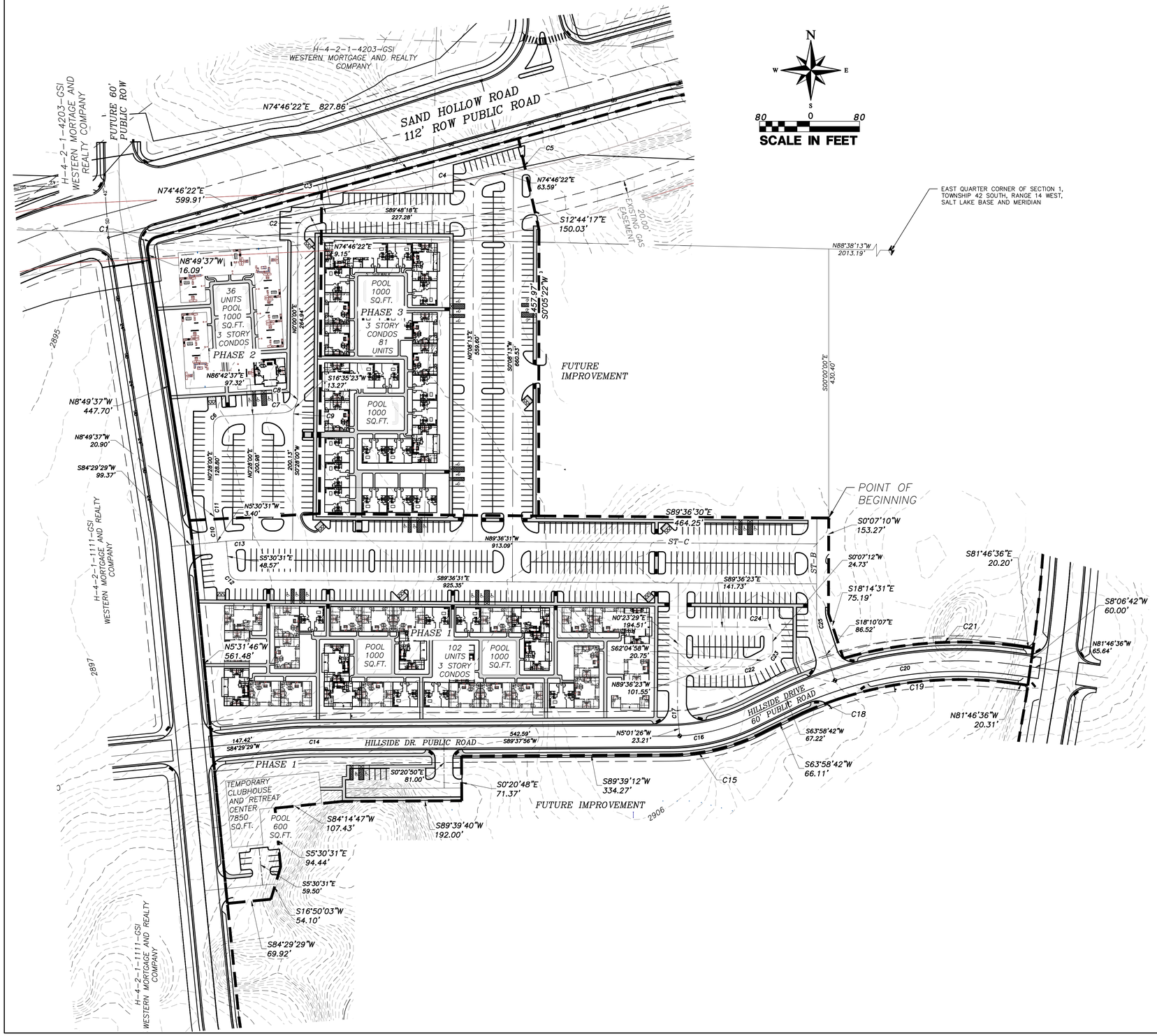
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 668-2507

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PH. 1-3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 12/16/2022
SCALE: 1"=150'
JOB NO. 281-012
SHEET NO: 1 OF 2

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE 1-3

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



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT LINE
- PHASE LINE
- CURB & GUTTER
- ADA PARKING ACCESSIBLE AREAS
- STOP/STREET SIGN
- DUMPSTER
- ADA PARKING STALL
- 25 MPH SPEED SIGN
- SECTION CORNER AS DESCRIBED
- CLASS 1 MONUMENT

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City Utah 84737
Phone: (435) 668-8567

PROVALUE ENGINEERING

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PH 1-3

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

DATE: 11/16/2022
SCALE: 1"=80'

JOB NO.
281-012

SHEET NO:
2 OF 2

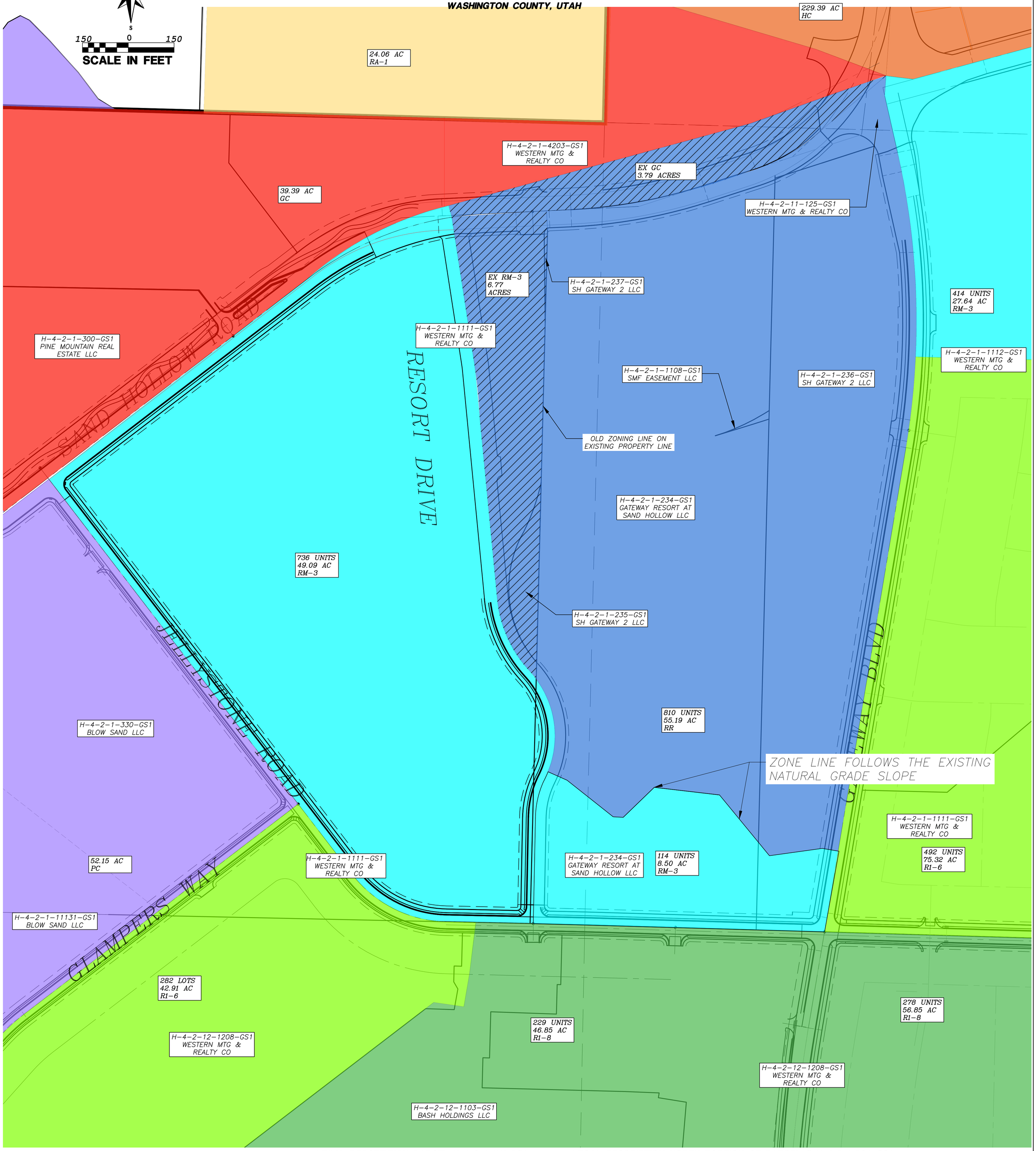
PRELIMINARY PLAT

ZONE CHANGE MAP FOR:
GATEWAY TO SAND HOLLOW

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

N
W E
S

150 0 150
SCALE IN FEET



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- RA-1: RESIDENTIAL AGRICULTURE – 1 ACRE
- R1-8: RESIDENTIAL – 1 UNIT PER 8,000 SQ. FT.
- R1-6: RESIDENTIAL – 1 UNIT PER 6,000 SQ. FT.
- RM-3: MULTI-FAMILY – 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- RM-3: EXISTING RM-3 ZONE: 6.77 ACRES
- GC: EXISTING GENERAL COMMERCIAL ZONE: 3.79 ACRES

NARRATIVE

THIS ZONE ADJUSTMENT ALTERS THE ZONE BETWEEN RR AND RM-3 TO ALIGN WITH THE NEW ROAD, RESORT DRIVE. THE NEW ROADWAY PLANNED TO MEET WITH EXISTING UTILITIES AT SAND HOLLOW ROAD.

THE ZONES ON THE EAST SIDE OF RR WILL BE ALTERED TO MEET THE CHANGES MADE TO GATEWAY BOULEVARD. THE ALIGNMENT FOR GATEWAY BOULEVARD WAS ALTERED TO FOLLOW THE DIRECTION OF THE EXISTING WCWCD WATER LINES.

LEGAL DESCRIPTION PARCEL H-4-2-1-1111-GS1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE S15°13'38"E 39.05 FEET; THENCE S08°49'08"E 474.75 FEET; THENCE S07°31'47"E 18.28 FEET; THENCE S07°16'59"E 9.47 FEET; THENCE S05°25'22"E 162.60 FEET; THENCE S05°30'03"E 595.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19", (LONG CHORD BEARS: S24°22'13"E 260.11 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 298.78 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25", (LONG CHORD BEARS: S27°19'10"E 163.91 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF S78°28'17"W, A DISTANCE OF 223.49 FEET, THROUGH A CENTRAL ANGLE OF 39°43'04" (LONG CHORD BEARS: S08°19'49"W 219.05 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 297.91 FEET AND A RADIAL BEARING OF S66°00'10"E, A DISTANCE OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 23°30'48" (LONG CHORD BEARS: S12°14'26"W 121.40 FEET); THENCE S00°54'19"W 15.66 FEET; THENCE S01°09'45"W 329.51 FEET; THENCE N88°45'56"W 287.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 395.92 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 356.10 FEET, THROUGH A CENTRAL ANGLE OF 51°32'01", (LONG CHORD BEARS: N62°59'56"W 344.22 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 30442.12 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 288.88 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37", (LONG CHORD BEARS: N37°30'14"W 288.88 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 141882.01 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 1346.39 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37", (LONG CHORD BEARS: N37°30'14"W 1346.39 FEET); THENCE N52°29'51"E 1071.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 253055368822.02 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.60 FEET, THROUGH A CENTRAL ANGLE OF 00°00'00", (LONG CHORD BEARS: N52°29'51"E 93.60 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 1010.62 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 432.93 FEET, THROUGH A CENTRAL ANGLE OF 24°32'40", (LONG CHORD BEARS: N64°46'11"E 429.63 FEET); THENCE S15°13'38"E 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,152,132 SQUARE FEET OR 49.406 ACRES.

LEGAL DESCRIPTION NORTH PORTION OF PARCEL # H-4-2-1-234-GS1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E ALONG THE SOUTH SECTION LINE, 2155.29 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE N74°46'22"E 1018.35 FEET; THENCE N70°40'59"E 476.56 FEET; THENCE S03°28'39"W 65.85 FEET; THENCE S12°40'08"E 209.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2177.04 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.73 FEET, THROUGH A CENTRAL ANGLE OF 05°29'36", (LONG CHORD BEARS: S09°55'20"E 208.65 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2763.17 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 444.57 FEET, THROUGH A CENTRAL ANGLE OF 09°13'06", (LONG CHORD BEARS: S02°33'59"E 444.09 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2049.05 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 243.02 FEET, THROUGH A CENTRAL ANGLE OF 06°47'43", (LONG CHORD BEARS: S05°26'26"W 242.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 68602.63 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 1397.54 FEET, THROUGH A CENTRAL ANGLE OF 01°10'02", (LONG CHORD BEARS: S09°25'19"W 1397.51 FEET); THENCE N80°30'57"W 55.60 FEET; THENCE S82°06'53"W 174.55 FEET; THENCE N39°23'28"W 257.55 FEET; THENCE N83°20'16"W 215.19 FEET; THENCE S46°00'18"W 141.54 FEET; THENCE N86°39'21"W 32.86 FEET; THENCE N51°34'26"W 192.64 FEET; THENCE N66°00'28"W 68.15 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF N68°26'25"W, A DISTANCE OF 186.19 FEET, THROUGH A CENTRAL ANGLE OF 33°05'18" (LONG CHORD BEARS: N05°00'56"E 183.61 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 298.78 FEET AND A RADIAL BEARING OF S78°36'03"W, A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25" (LONG CHORD BEARS: N27°19'10"W 163.91 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19", (LONG CHORD BEARS: N24°22'13"W 260.11 FEET); THENCE N05°30'03"W 595.51 FEET; THENCE N05°25'22"W 162.60 FEET; THENCE N07°16'59"W 9.47 FEET; THENCE N07°31'47"W 18.28 FEET; THENCE N08°49'08"W 474.75 FEET; THENCE N15°13'38"W 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,870,604 SQUARE FEET OR 65.900 ACRES.

LEGAL DESCRIPTION SOUTH PORTION OF PARCEL # H-4-2-1-234-GS1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E ALONG THE SOUTH SECTION LINE, 2482.68 FEET TO THE POINT OF BEGINNING; THENCE N01°09'45"E 329.51 FEET; THENCE N00°54'19"E 15.66 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 297.91 FEET AND A RADIAL BEARING OF S89°30'58"E, A DISTANCE OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 23°30'48" (LONG CHORD BEARS: N12°14'26"E 121.40 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF N61°48'39"W, A DISTANCE OF 37.30 FEET, THROUGH A CENTRAL ANGLE OF 06°37'46" (LONG CHORD BEARS: N24°52'28"E 37.28 FEET); THENCE S66°00'28"E 68.15 FEET; THENCE S51°34'26"E 192.64 FEET; THENCE S86°39'21"E 32.86 FEET; THENCE N46°00'18"E 141.54 FEET; THENCE S83°20'16"E 215.19 FEET; THENCE S39°23'28"E 257.55 FEET; THENCE N82°06'53"E 174.55 FEET; THENCE S80°30'57"E 55.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 68602.63 FEET AND A RADIAL BEARING OF N79°59'40"W, A DISTANCE OF 268.40 FEET, THROUGH A CENTRAL ANGLE OF 00°13'27" (LONG CHORD BEARS: S10°07'03"W 268.40 FEET); THENCE N88°22'59"W 954.32 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 370,654 SQUARE FEET OR 8.509 ACRES.

ZONE CHANGE MAP

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SHEET NO: 1 OF 1

JOB NO. 336-005

DATE: 11/16/2022
SCALE: 1"=150'

ZONE CHANGE MAP FOR:
GATEWAY TO SAND HOLLOW
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

REVISIONS

NO	DESCRIPTION	DATE	BY