



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

March 14, 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 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011.
2. A Zone Change Amendment request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3.

NEW BUSINESS

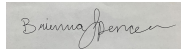
1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.
2. ZC24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
3. AFP24-04: Discussion and consideration of a possible approval of an amended final plat for Canyon Ridge subdivision located at 321 N 3420 W. David and Cindy Howard and April Gunn, Applicant. Cody Arnoldson, Agent.
4. FSP24-17: Discussion and consideration of a possible approval of a final site plan for the American Conservation Experience, a hostel located at 73 S Main St. American Conservation Experience, Jim Kuhn, Applicant. Civil Science, Brandee Walker, Agent.
5. AFP24-05: Discussion and consideration of a possible approval of an amended final plat for Pecan Valley Phase 2 located at 5210 W 2100 S. Chris Wyler, Applicant. Brandee Walker, Agent.
6. AFP24-06: Discussion and consideration of a possible approval of of an amended final plat for Mountain View Estates Lots 32 & 33 located at 1220 W 650 S. Brown Consulting - Steve Kamlowksy, Applicant. Travis Fewkes, Agent.
7. PP24-08: Discussion and possible approval of a preliminary plat for Peach Springs Estates, a 64 lot subdivision located at 3700 W and Bash Parkway. Smooth Stone Homes, Applicant. Karl Rasmussen, Agent.
8. PSP24-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Gymnasium 2, a four court indoor basketball facility, located at 748 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.
9. FSP24-25: Discussion and consideration of a possible approval of a final site plan for Hurricane Retail Pads, a three-building commercial development located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.
10. HIL24-02: Discussion and possible approval of a Sensitive Lands application for Angell Heights storage located at 2360 S 600 W. Beau Davis, Applicant. Karl Rasmussen, Agent.
11. FSP24-27: Discussion and consideration of a possible approval of a final site plan for Hat Trick Townhomes, a 13 unit townhome development located at 520 W 100 N. Hat Trick Holdings, LLC Applicant. Tyler Hughes, Agent.
12. Election of a possible new chairperson and appointment of a possible new alternate chair

Approval of Minutes:

1. February 8, 2024

Adjournment

**Application**

Application Accepted Date: 02/06/2024		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description: ZONE CHANGE FROM HIGHWAY COMMERCIAL TO PLANNED COM		Planning Fee		\$	500.00
Tenant / Project Name: 2600 West 100 North		Planning Fee		\$	500.00
		Sub Total:		\$	500.00
Bldg. Address: 2600 West 100 North		Permit Total:		\$	500.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00
Subdivision: Phase:		Remaining Due:		\$	500.00
Block: Lot #: Parcel #: H-3-1-32-312,H-3-1-32-314,H-3-1-32-41011					
Zone: Highway Commercial					
Property Owner: VE MANAGEMENT AND INVESTMENT CO, LC					
Permit Contact: Skylar Stewart P:(435) 668-3728					
Email: skylar@sprdevt.com					
CONTACT INFORMATION					
General Contractor: Superior Development					
License #: P: (435) 668-3728					
City: State: Zip:					
Email: skylar@sprdevt.com					
APPLICATION DETAILS					
APPROVALS					
Plan Review Finalized:		Yes	02/07/24	Brienna Spencer	
Setbacks					
Front:		Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER: PENDZC24-02					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Skylar Stewart					
Signature of Applicant/Authorized Agent or Owner: Date: SKYLAR STEWART, 02/21/2024 AUTHORIZED AGENT					
Application Approved By: Date:  02/07/2024					
Application Issued By: Date:					
Receipt #: 8.176256-02/06/24					



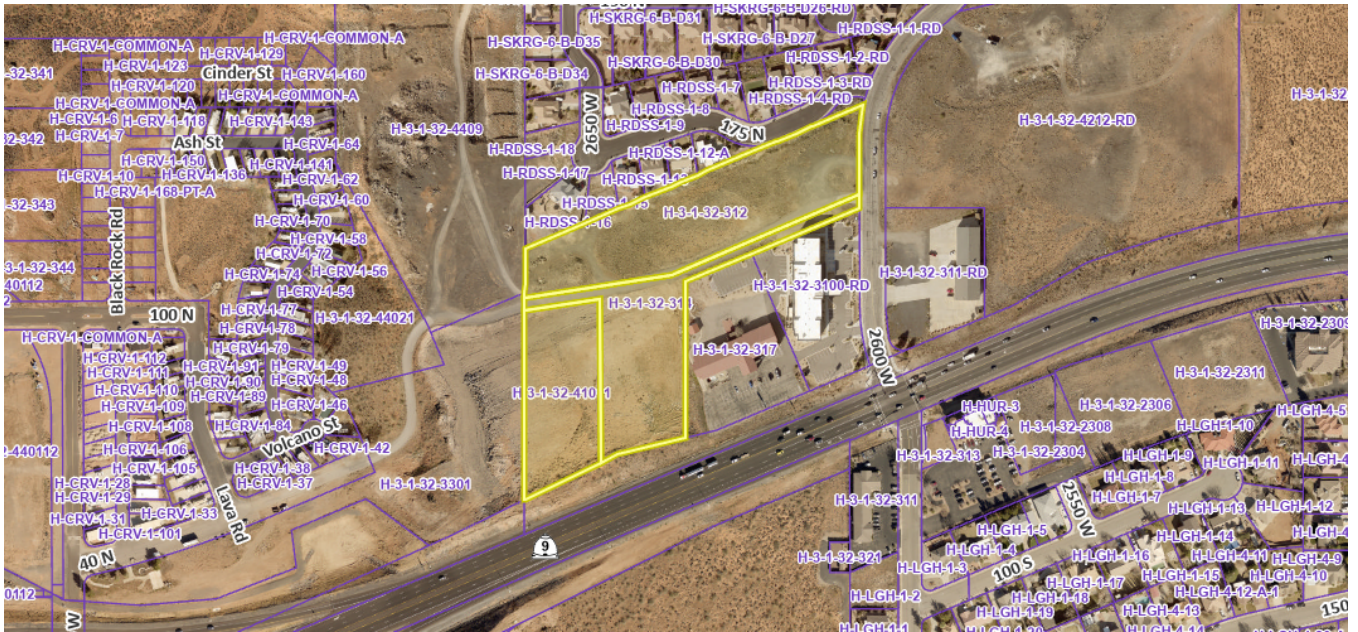
STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	ZC24-02 PSP24-03
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Superior Development
Agent:	Skylar Stewart
Request:	A Zone Change from Highway Commercial to Planned Commercial
Location:	2600 W 100 N
Zoning:	HC
General Plan Map:	General Commercial and Single Family
Recommendation:	Table to allow submission of an adequate Preliminary Site Plan.
Report Prepared by:	Fred Resch III, Gary Cupp

Discussion: The applicant is seeking a zone change and preliminary site plan approval from Highway Commercial to Planned Commercial. This property is located along 2600 W, north and east of the Comfort Inn and Quality Inn, along planned 100 N. Planned Commercial is a mixed use zoning designation, and a mixture of commercial and residential uses are required. The applicant has provided renderings indicating that there will be vertical mixed use buildings with commercial uses on the bottom floors and residential uses on the upper floors.

Adjacent Land Uses

	Zoning	Adjacent Land Use
North	R1-8	Single family homes (Rio Del Sol subdivision)
East	RM-3, HC	Commercial uses, planned multifamily development (Sky Ridge apartments)
South	PF, HC	SR-9 and undeveloped property
West	HC, M-1	Commercial uses and undeveloped property



Zone Change Factors:

When reviewing a zone change the Planning Commission must consider the following, as per Hurricane City Code (HCC) 10-7-7:

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

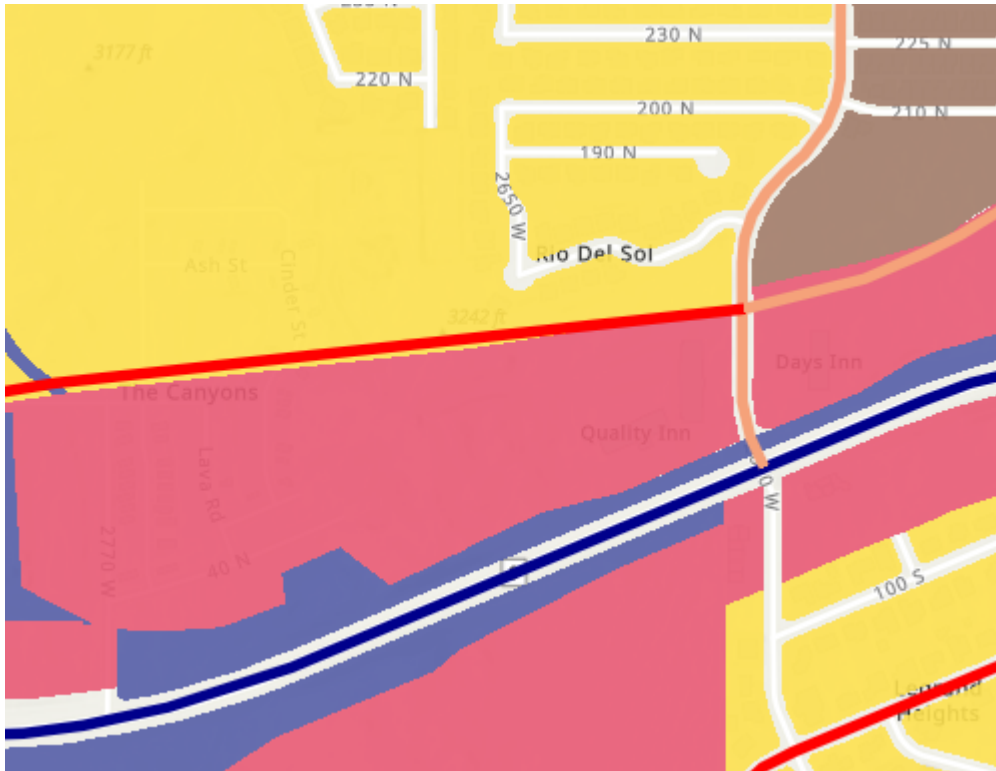
1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment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

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

Response: This property is designated as General Commercial and Single Family on the General Plan map, which recommends:

GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

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



Planned Commercial is a commercial zoning designation per city code; however, the main point of this zone change is to allow for multifamily housing which is not a commercial use, but is nevertheless allowed in Planned Commercial. The General Plan does support residential uses on the north side of 100 N throughout the City, and the City has generally been supportive of higher density residential uses in this area due to the proximity of SR-9 and commercial uses in this area. Construction of vertical mixed use buildings would provide adequate assurance that the commercial and residential uses would be completed at the same time.

The General Plan also states that, “Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options.” Additionally, the Moderate Income Housing Plan states that the City should “Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments” This property is integrated in existing commercial and residential developments, thus, making the site suitable for the proposal.

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

Response: Most of the development in the area is two-three story hotels and single family homes with apartment buildings planned across the street to the east of this location. Depending on the phasing and clustering of the proposed three story mixed use buildings, the proposal would be harmonious with the surrounding development. As a condition of approval, staff would support no more than 35 feet in height for future development on the parcel H-3-1-32-312 adjacent to the existing single-family residences to the north. A detailed preliminary site plan that contains all the required information pursuant to HCC Sec. 10-7-10(D)(2) has not been submitted to confirm the type of development proposed. Once provided, the site plan should reflect this condition of approval.

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

Response: All of the traffic impacts will be on 100 N and 2600 W which is designed to handle a larger traffic load. Taller buildings near single-family homes are generally discouraged but that could be mitigated depending on the overall design of the project as discussed in Response 2 above. Increased commercial activity and roadway connectivity may be beneficial to the larger community in this area.

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

Response: Public facilities and services are generally adequate for this development. See JUC comments below

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** Due to the fact that 80% of the project could be used as multifamily residential it is important to adhere to proper access management principles. Improvements along SR-9 may be required. Improvements along 2600 W required.
- 2. Sewer:** No comment on proposed zone change. Off-site sewer will need to be installed for the proposed lots.
- 3. Water:** Okay.
- 4. Fire:** Okay.
- 5. Engineering:** Category 1 Traffic Impact Study needed with construction plans. Off-site water main is likely unavoidable because of Hurricane City Standard 3.6.4 & Standard 3.6.6. nearby pressure boundaries can make this challenging. The neighboring developer to the east has presented plans to move the existing pressure reducing valve in 2600 W. Although Hurricane City doesn't currently have a standard 66' cross section the applicant should match the existing street cross section north and south of the development to fill 2600 W's existing 66' wide public right of way (see document #00495865 and Hurricane City standard 3.2.4.17). Applicant needs to review Hurricane City standard 3.2.4.2. intersections cannot skew more than 15° from 90°. Engineering would recommend tabling the proposed zone change until a preliminary site plan meeting the requirements of Hurricane City Code 10-7-10(D)(2) is included (proposed access and traffic circulation patterns

aren't depicted and preliminary utility plans are missing). The roadway network as shown must be coordinated with the neighboring property owner. Contrary to what's shown parcel H-3-1-32-3301 and parcel H-3-1-32-44021 are owned by T-1 Associates LLC.

6. **Streets:** Okay with Parcel A changing to Planned Commercial. Parcel B & C should stay Highway Commercial.
7. **Power:** Power requires 15' PUE on all commercial zone areas.
8. **Phone/Cable/Fiber:** No comment
9. **Gas:** Gas can service this project as proposed.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. The Planned Commercial ordinance requires a mixture of uses with 20% of the property being residential and 20% of the property being commercial with the remaining 60% being either commercial or residential, the proposed site plan states, "*min. 20% mixed-use comm. with max. 80% MF residential*"
 - a. Assuming maximum residential density on the site then 99 units could be approved with this zone change.
2. The property is 8.25 acres. HCC 10-15-4 states that a planned commercial property must be five acres.
3. The applicant has proposed renderings of three story mixed use buildings, these are approvable as "vertical mixed use" under HCC 10-15-8. It is unclear how many of these buildings are proposed or how these will be laid out over the property. As a condition of approval, staff would support no more than 35 feet in height for future development on the parcel H-3-1-32-312 adjacent to the existing single-family residences to the north. A detailed preliminary site plan that contains all the required information pursuant to HCC Sec. 10-7-10(D)(2) has not been submitted to confirm the type of development proposed. Once provided, the site plan should reflect this condition of approval.

Findings:

Staff makes the following findings:

1. The proposed zone change broadly meets the standards of the General Plan Map and goals depending on site layout.
2. The proposed zone change may be considered generally harmonious with the surrounding development.
3. The proposed amendment may have an impact on the area, however it may or may not be more impactful than the current zoning.
4. Services are adequate, or planned to become adequate, for the area.

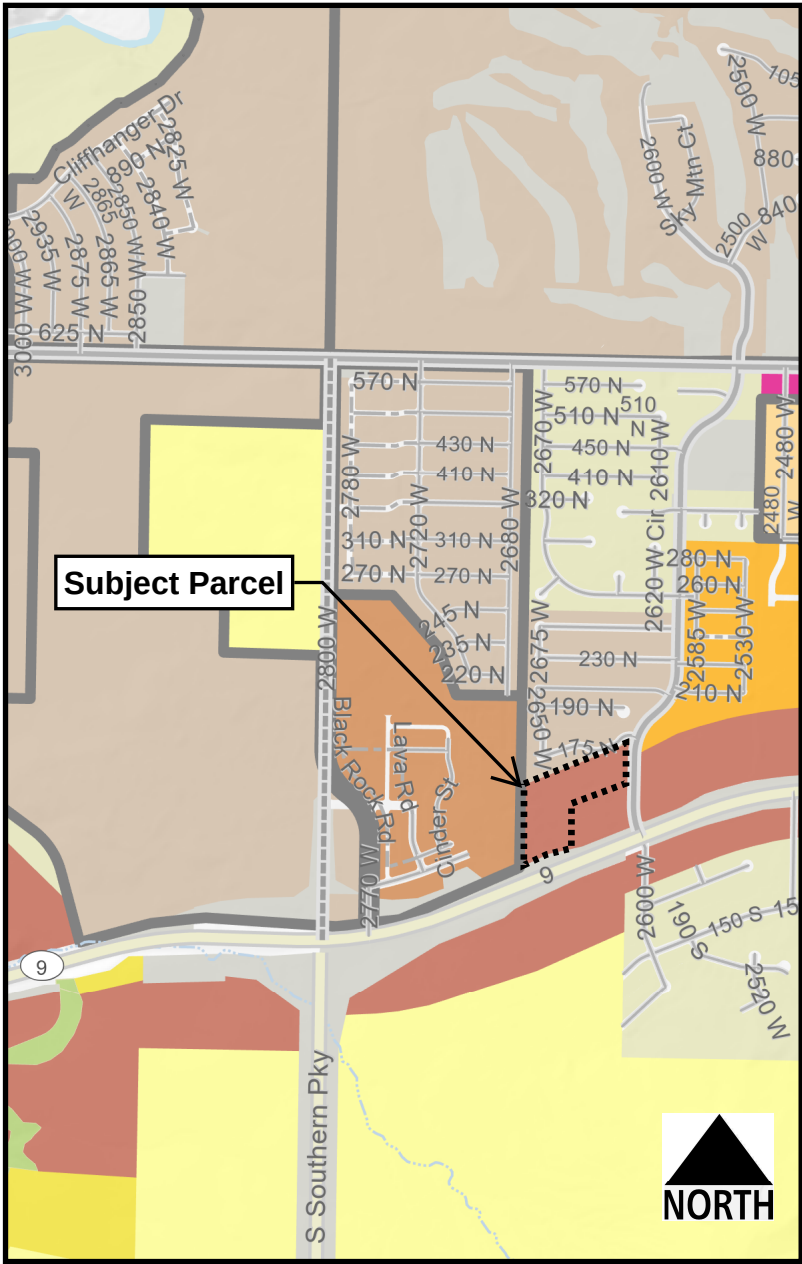
5. The submitted site plan is not adequate to determine if it meets Planned Commercial standards. The site plan does not contain all the information required by HCC Sec. 10-7-10(D)(2).

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff does not believe that there is enough information provided to determine the validity of the zone change application. The Planning Commission has two options:

1. Table or continue: As laid out above, there are potential positives to allowing Planned Commercial zoning on this property. If the Planning Commission believes this may be a good use to further the goals of the General Plan and the intentions of the Planned Commercial zoning, staff would recommend tabling or continuing this item until a more detailed preliminary site plan is submitted pursuant to HCC Sec. 10-7-10(D)(2).
2. Recommend denial to the City Council if the Planning Commission does not believe that the Planned Commercial zoning is appropriate for this area then they should recommend to the City Council that the application be denied.

Staff recommends Option 1 to table the application and allow the applicant to submit a detailed preliminary site plan that contains all the required information pursuant to HCC Sec. 10-7-10(D)(2).

City of Hurricane - Zoning



Zoning

Classification

- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial



City of Hurricane

GIS Department

147 N 870 W, Hurricane, UT 84737

Existing Surrounding Zoning

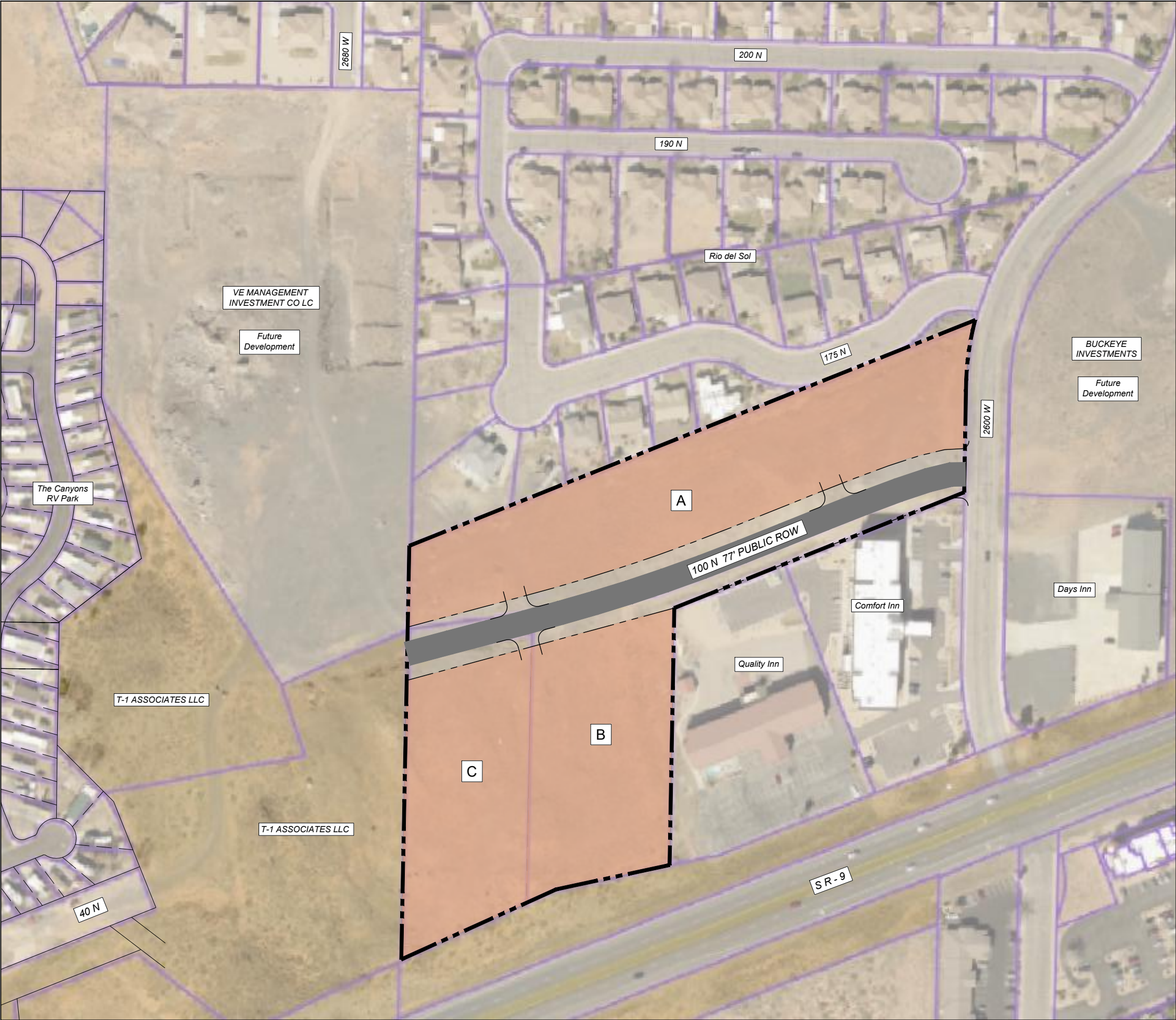






at&t

435 ST. GEORGE
Sushi



NOTES:

PROJECT WILL TIE INTO EXISTING CITY UTILITIES LOCATED IN 2600 W STREET AND THE 100 N EXTENSION TO THE WEST AS DICTATED BY FUTURE PROJECTS

EACH PARCEL WILL HAVE PRIVATE ROADWAYS PER CITY STANDARDS

A TRAFFIC IMPACT STUDY WILL BE PROVIDED UPON FINAL SITE CONCEPT PLAN REVIEW

OPEN SPACE WILL MEET MIN. CITY STANDARDS UPON FINAL CONCEPT PLAN REVIEW

HURRICANE 100 N / 2600 W PARCELS			
PARCEL	SIZE	CURRENT ZONING	PROPOSED ZONING
A	3.76 ac	Highway Comm.	Planned Comm.
B	2.47 ac	Highway Comm.	Planned Comm.
C	2.02 ac	Highway Comm.	Planned Comm.
 8.25 ac		Gross area min. 20% mixed-use comm. with max. 80% MF residential	

PROPOSED ZONE CHANGE
LAND USE PLAN

VE MANAGEMENT & INVESTMENT CO LC



Application

Application Accepted Date: 02/07/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: site plan to accompany zone change		Planning Fee		\$	250.00
Tenant / Project Name: 2600 West 100 North		Planning Fee		\$	250.00
Bldg. Address: 2600 West 100 North		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Phase:		Amount Paid:		\$	0.00
Block: Lot #: Parcel #: H-3-1-32-312,H-3-1-32-		Remaining Due:		\$	250.00
Property Owner: VE MANAGEMENT AND INVESTMENT, LLC					
Permit Contact: Skylar Stewart P:(435) 668-3728					
Email: skylar@sprdevt.com					
CONTACT INFORMATION					
General Contractor: Superior Development Inc					
License #: P: (435) 668-3728					
City: State: Zip:					
Email: skylar@sprdevt.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	02/07/24	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDPSP24-03					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Skylar Stewart					
Signature of Applicant/Authorized Agent or Owner: Date: SKYLAR STEWART, AUTHORIZED AGENT 02/21/2024					
Application Approved By: Date: Brienna Spencer 02/07/2024					
Application Issued By: Date:					
Receipt #: 8.176256-02/07/24					



Application

Application Accepted Date: 02/19/2024

Type of Improvement: Zone Change Application

Description: WCWCD and Western Mort. signed a land swap.
Zone c

Tenant / Project Name: WCWCD and Western Mortgage
Exchange Zone Change

Bldg. Address: 3700 W 2300 S

City: Hurricane City State: UT Zip: 84737

Subdivision: NA Phase: NA

Block: Lot #: NA Parcel #: H-4-2-12-1102-GS3, H-4-2-

Zone: R1-10 and PF 4-2-12-131-GS3, H-4-2-

Property Owner: Western Mortgage and Realty Co. 1403-GS3, H-4-2-13-

Permit Contact: Karl Rasmussen 1403-GS3, H-4-2-13-

Email: karl@pv-eng.com 1404-GS3, H-4-2-13-

CONTACT INFORMATION 1408-GS3, H-4-2-13-

Engineer of Record: Karl Rasmussen 1406-GS3

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation

\$

0.00

PERMIT FEES

Planning Fee

\$ 500.00

Planning Fee

\$ 500.00

Sub Total:

\$ 500.00

Permit Total:

\$ 500.00

Amount Paid:

\$ 0.00

Remaining Due:

\$ 500.00

APPROVALS

DATE

INFO

Plan Review Finalized:

Yes

02/22/24

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:

PENDZC24-03

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

Applicant Name: Karl Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

Brienna Spencer

02/22/2024

Application Issued By:

Date:

Receipt #: 8.176562-02/19/24

Corporate Warranty Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 02/14/2024 11:21:46 AM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Washington Water Conservancy District
 533 Water Works Way
 St. George, UT 84770



**SOUTHERN UTAH
 TITLE COMPANY**
"Doing good Deeds for over 70 years"
 sutco.com

Order No. 227691 - BLS

Tax I.D. No. H-4-2-13-1403-GS3, H-4-2-13-1402-GS3, and H-4-2-13-1408-GS3

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, organized and existing under the laws of the State of Utah with its principal office at St. George, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of February, 2024.

WASHINGTON COUNTY WATER CONSERVANCY
 DISTRICT

By: Zachary Renstrom

Zachary Renstrom, General Manager

SOUTHERN UTAH TITLE COMPANY
ACCOMMODATION RECORDING ONLY
 NOT EXAMINED

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 9th day of February, 2024, personally appeared before me, Zachary Renstrom, who being by me duly sworn, did say that the said Zachary Renstrom is the General Manager of WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Zachary Renstrom duly acknowledged to me that said corporation executed the same.

NOTARY PUBLIC

My Commission Expires: 9/10/2024

SOUTHERN UTAH TITLE COMPANY
ACCOMMODATION RECORDING ONLY
 NOT EXAMINED

**BRAD L. SEEGMILLER**

Notary Public

State Of Utah

My Commission Expires 09-10-2024
 COMMISSION NO. 713808

Exhibit "A" – Legal Description

PARCEL W1 (WELL SITE #1) TO BE DEEDED FROM WCWCD TO THEMSELVES:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 1042.55 FEET; THENCE S88°29'56"E, 495.28 FEET TO THE POINT OF BEGINNING; THENCE S88°29'56"E 101.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.31 FEET, THROUGH A CENTRAL ANGLE OF 89°41'00", (LONG CHORD BEARS: S43°39'26"E 28.21 FEET); THENCE S01°11'04"W 119.30 FEET; THENCE N88°48'56"W 136.43 FEET; THENCE N01°11'04"E 124.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.64 FEET, THROUGH A CENTRAL ANGLE OF 90°19'00", (LONG CHORD BEARS: N46°20'34"E 21.27 FEET) TO THE POINT OF BEGINNING.

PARCEL W1 AREA CONTAINS 18,908 SQUARE FEET OR 0.434 ACRES.

PARCEL W2 (WELL SITE #2) TO BE DEEDED FROM WCWCD TO THEMSELVES:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 1572.02 FEET; THENCE S88°29'56"E, 479.89 FEET TO THE POINT OF BEGINNING; THENCE S88°48'56"E 136.43 FEET; THENCE S01°11'04"W 200.02 FEET; THENCE N88°48'56"W 136.43 FEET; THENCE N01°11'04"E 200.02 FEET TO THE POINT OF BEGINNING.

PARCEL W2 AREA CONTAINS 27,289 SQUARE FEET OR 0.626 ACRES.

PARCEL W3 (WELL SITE #3) TO BE DEEDED FROM WCWCD TO THEMSELVES:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 2247.74 FEET; THENCE S88°48'55"E, 12.92 FEET TO THE POINT OF BEGINNING; THENCE S88°50'08"E 25.00 FEET; THENCE S01°09'52"W 93.67 FEET; THENCE N88°28'38"W 25.00 FEET; THENCE N01°09'52"E 93.52 FEET TO THE POINT OF BEGINNING.

PARCEL W3 AREA CONTAINS 2,340 SQUARE FEET OR 0.054 ACRES.

Corporate Warranty Deed Page 1 of 4
 Gary Christensen Washington County Recorder
 02/14/2024 11:21:46 AM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 WASHINGTON COUNTY WATER CONSERVANCY
 DISTRICT
 533 E. Water Works Way
 St. George, UT 84770



SOUTHERN UTAH
 TITLE COMPANY
 "Doing good Deeds for over 70 years"
 sutco.com

Order No. 227691 - BLS
 Tax I.D. No. H-4-2-12-131-GS3, H-4-2-12-130-GS3, and H-4-2-12-1102-GS3

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Western Mortgage & Realty Company, a Washington Corporation, also appearing of record as Western Mortgage & Realty Company, organized and existing under the laws of the State of Washington with its principal office at Pasco, County of Franklin, State of Washington, grantor(s), hereby

CONVEYS and WARRANTS to

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 7th day of FEBRUARY, 2024.

Western Mortgage & Realty Company, a Washington Corporation

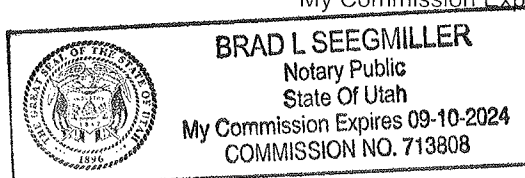
By: [Signature]
 Tim M. Tippet, Vice-President

STATE OF Utah)
) :ss.
 COUNTY OF Washington)

On the 7th day of February, 2024, personally appeared before me, Tim M. Tippet, who being by me duly sworn, did say that the said Tim M. Tippet is the Vice-President of Western Mortgage & Realty Company, a Washington Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Tim M. Tippet duly acknowledged to me that said corporation executed the same.

[Signature]
 NOTARY PUBLIC

My Commission Expires: 9/10/2024



Attachment to that certain Corporate Warranty Deed executed by Western Mortgage & Realty Company, a Washington Corporation, also appearing of record as Western Mortgage & Realty Company grantor(s), to WASHINGTON COUNTY WATER CONSERVANCY DISTRICT grantee(s).

Order No. 227691

Tax I.D. No. H-4-2-12-131-GS3, H-4-2-12-130-GS3, and H-4-2-12-1102-GS3

EXHIBIT "A"

PARCEL 2A: (Labeled as such for reference purposes)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTH SECTION LINE OF SAID SECTION 13, 708.92 FEET; THENCE N01°17'21"E 54.46 FEET TO THE POINT OF BEGINNING; THENCE N01°17'21"E 254.11 FEET; THENCE NORTHERLY ALONG THE ARC OF A 8703.97 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 348.20 FEET, THROUGH A CENTRAL ANGLE OF 02°17'32", (LONG CHORD BEARS: N02°26'07"E 348.18 FEET); THENCE NORTHERLY ALONG THE ARC OF A 8793.97 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 351.83 FEET, THROUGH A CENTRAL ANGLE OF 02°17'32", (LONG CHORD BEARS: N02°26'06"E 351.81 FEET); THENCE N01°13'07"E 291.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.53 FEET, THROUGH A CENTRAL ANGLE OF 89°42'43", (LONG CHORD BEARS: N46°04'28"E 27.51 FEET); THENCE S89°04'10"E 1212.08 FEET; THENCE S00°55'50"W 1289.34 FEET; THENCE N88°30'34"W 1240.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.59 FEET, THROUGH A CENTRAL ANGLE OF 89°47'55", (LONG CHORD BEARS: N43°36'37"W 17.65 FEET) TO THE POINT OF BEGINNING.

Initials 

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Western Mortgage & Realty Company, a Washington Corporation

Grantee: WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

Tax ID Number(s): H-4-2-12-131-GS3, H-4-2-12-130-GS3, and H-4-2-12-1102-GS3

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes
(see other side)

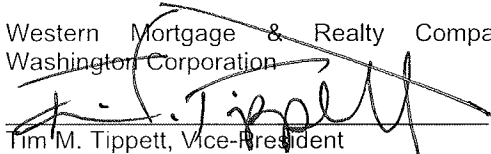
Section

A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: Western Mortgage & Realty Company, a Washington Corporation


Tim M. Tippet, Vice-President

Grantee's Acknowledgment of Receipt: WASHINGTON COUNTY WATER CONSERVANCY DISTRICT


Zachary Renstrom, General Manager

Grantee's Address: 533 E. Water Works Way, St. George, Utah 84770

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

Corporate Warranty Deed Page 1 of 4
 Gary Christensen Washington County Recorder
 02/14/2024 11:21:46 AM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Western Mortgage & Realty Company, a Washington
 Corporation
 6610 W. Court St.
 Pasco, WA 99301



**SOUTHERN UTAH
 TITLE COMPANY**
"Doing good Deeds for over 70 years"
 sutt.com

Order No. 227691 - BLS

Space Above This Line for Recorder's Use

Tax I.D. No. H-4-2-13-1491-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, and H-4-2-13-1408-GS3

WARRANTY DEED

Corporate Form

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, organized and existing under the laws of the State of Utah with its principal office at St. George, County of Washington, State of Utah, grantor(s), hereby

CONVEYS and WARRANTS to

Western Mortgage & Realty Company, a Washington Corporation, grantee(s) of Pasco, County of Franklin, State of Washington, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of February, 2024.

WASHINGTON COUNTY WATER CONSERVANCY
 DISTRICT

By: *Zachary Renstrom*

Zachary Renstrom, General Manager

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 9th day of February, 2024, personally appeared before me, Zachary Renstrom, who being by me duly sworn, did say that the said Zachary Renstrom is the General Manager of WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Zachary Renstrom duly acknowledged to me that said corporation executed the same.

Brad L Seegmiller
 NOTARY PUBLIC

My Commission Expires: 9/10/2024



BRAD L SEEGMILLER
 Notary Public
 State Of Utah
 My Commission Expires 09-10-2024
 COMMISSION NO. 713808

Attachment to that certain Corporate Warranty Deed executed by WASHINGTON COUNTY WATER CONSERVANCY DISTRICT grantor(s), to Western Mortgage & Realty Company, a Washington Corporation grantee(s).

Order No. 227691

Tax I.D. No. H-4-2-13-1491-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, and H-4-2-13-1408-GS3

EXHIBIT "A"

PARCEL 1A: (Labeled as such for reference purposes)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°09'52"W ALONG THE QUARTER SECTION LINE, 330.28 FEET TO THE POINT OF BEGINNING; THENCE S88°30'06"E 618.20 FEET; THENCE S01°17'21"W 646.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.76 FEET, THROUGH A CENTRAL ANGLE OF 90°45'01", (LONG CHORD BEARS: S46°39'51"W 21.35 FEET); THENCE N88°29'54"W 120.31 FEET; THENCE S01°11'04"W 51.00 FEET; THENCE S88°29'56"E 14.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.64 FEET, THROUGH A CENTRAL ANGLE OF 90°19'00", (LONG CHORD BEARS: S46°20'34"W 21.27 FEET); THENCE S01°11'04"W 124.86 FEET; THENCE S88°48'56"E 112.43 FEET; THENCE S01°11'04"W 720.00 FEET; THENCE N88°48'56"W 112.43 FEET; THENCE S01°11'04"W 200.02 FEET; THENCE S88°48'56"E 112.43 FEET; THENCE S01°11'04"W 90.77 FEET; THENCE S25°58'49"E 58.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF S01°11'04"W, A DISTANCE OF 20.42 FEET, THROUGH A CENTRAL ANGLE OF 77°59'32" (LONG CHORD BEARS: S49°49'10"E 18.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 565.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 89.23 FEET, THROUGH A CENTRAL ANGLE OF 09°02'55", (LONG CHORD BEARS: S15°20'51"E 89.14 FEET); THENCE N88°28'38"W 620.97 FEET; THENCE N01°09'52"E 93.67 FEET; THENCE N88°50'08"W 25.00 FEET; THENCE S01°09'52"W 93.52 FEET; THENCE N88°28'38"W 674.02 FEET; THENCE N01°09'09"E 28.01 FEET; THENCE S88°38'55"E 661.10 FEET; THENCE N01°09'52"E ALONG THE QUARTER SECTION LINE OF SAID SECTION 13, 1980.91 FEET TO THE POINT OF BEGINNING.

PARCEL 1B: (Labeled as such for reference purposes)

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTH SECTION LINE OF SAID SECTION 13, 708.92 FEET; THENCE S01°17'21"W 330.37 FEET TO THE POINT OF BEGINNING; THENCE S88°30'06"E 615.34 FEET; THENCE S01°12'18"W 661.13 FEET; THENCE N88°29'56"W 601.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.51 FEET, THROUGH A CENTRAL ANGLE OF 89°47'17", (LONG CHORD BEARS: N43°36'18"W 21.17 FEET); THENCE N01°17'21"E 646.15 FEET TO THE POINT OF BEGINNING.

Initials CDZ

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
 Grantee: Western Mortgage & Realty Company, a Washington Corporation
 Tax ID Number(s): H-4-2-13-1491-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, and H-4-2-13-1408-GS3

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
 3 ☒ No water rights are being conveyed.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Important Notes
(see other side)

Section

A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) ☐ All of Water Rights No(s). ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses ☐ acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) ☐ Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: ☐ Culinary water service is provided by: ☐ Outdoor water service is provided by: ☒ There is no water service available to Grantor's Parcel(s). ☐ Other water related disclosures:	N6 N7 N8 N9 N10

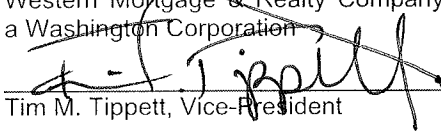
Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: WASHINGTON COUNTY WATER
CONSERVANCY DISTRICT


 Zachary Renstrom, General Manager

Grantee's Acknowledgment of Receipt: Western Mortgage & Realty Company,
a Washington Corporation


 Tim M. Tippet, Vice-President

Grantee's Address: 6610 W Court St., Pasco, Washington 99301

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:ss

COUNTY OF Washington

I (we), Western Mortgage & Realty Co., 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)

[Signature]
(Property Owner)

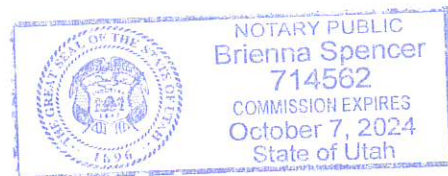
Tim M. Tippet, Vice Pres.

Subscribed and sworn to me this 30th day of November 2023

[Signature]
(Notary Public)

Residing in: Washington County

My Commission Expires: 10/07/2024



Agent Authorization

I (we), Western Mortgage & Realty Co., the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Karl Rasmussen 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.

Western Mortgage & Realty Co.
(Property Owner)

[Signature]
(Property Owner)

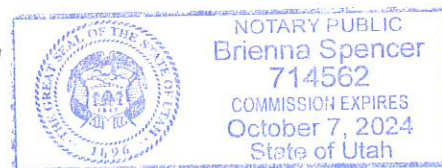
Tim M. Tippet, Vice Pres.

Subscribed and sworn to me this 30th day of November 2023

[Signature]
(Notary Public)

Residing in: Washington County

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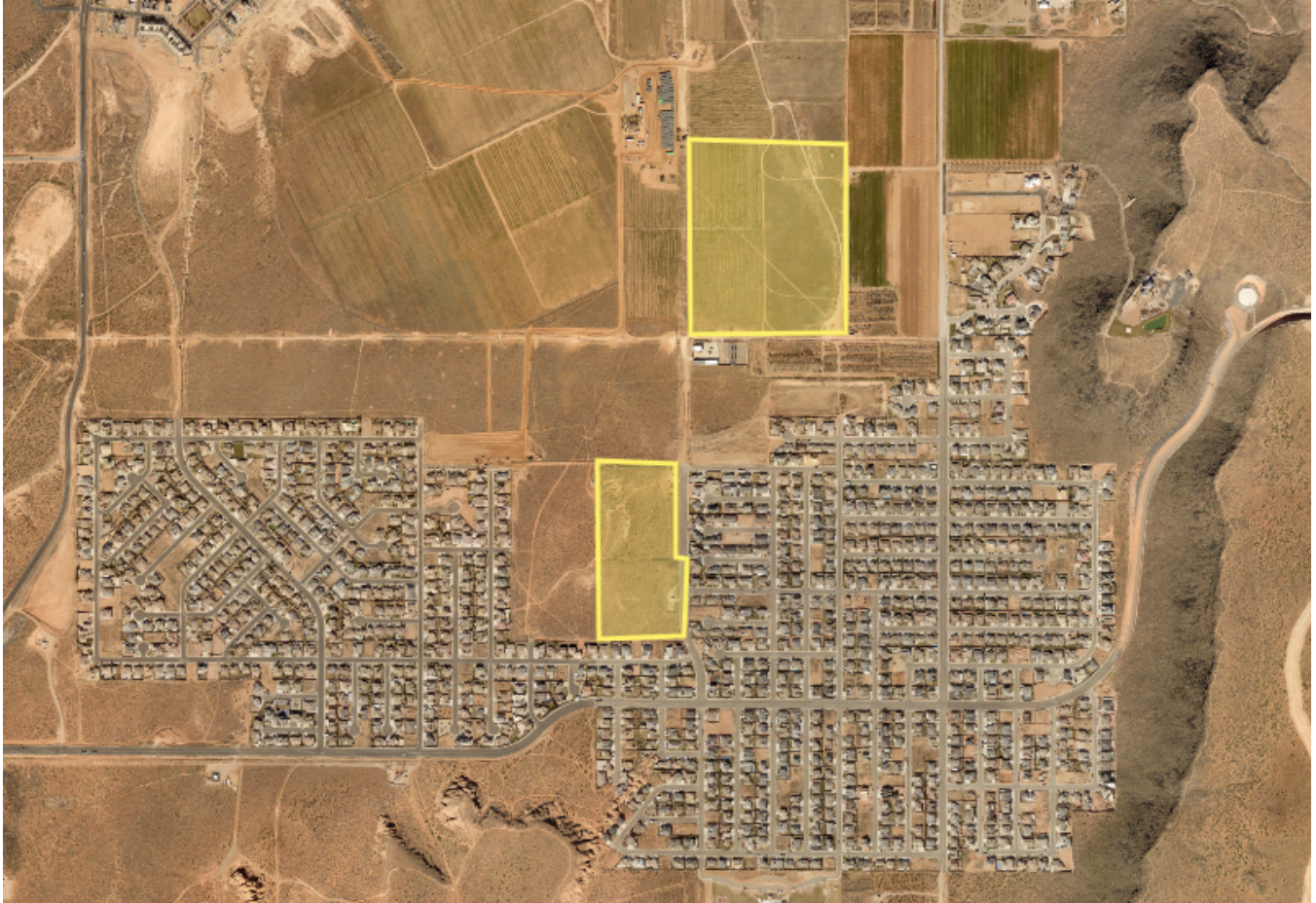


STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	ZC24-03
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Western Mortgage and Realty Co/Washington County Water Conservancy District
Agent:	Karl Rasmussen
Request:	A Zone Change Request from PF to R1-10 and from R1-10 to PF
Location:	2544 S 3700 W and approximately 2300 S 3700 W
Zoning:	PF and R1-10
General Plan Map:	Public and Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant is seeking a zone change to facilitate a land swap between Western Mortgage and Realty Co. and the Washington County Water Conservancy District. The District owns approximately 38 acres adjacent to the Dixie Springs subdivision which is currently undeveloped besides two well sites and some of the road improvements for 3700 W. Western Mortgage will swap this land for property north of planned 2300 S which the Water Conservancy District will use for a larger water facility while the District's original property will be developed as residences.



Locations are approximate

Adjacent Land Uses

	Zoning	Adjacent Land Use
North	R1-10	Undeveloped property
East	R1-10	Single family homes, undeveloped property
South	R1-10, PF	Single family homes, substation and drainage basin
West	R1-10, RM-3	Planned single family homes, undeveloped property

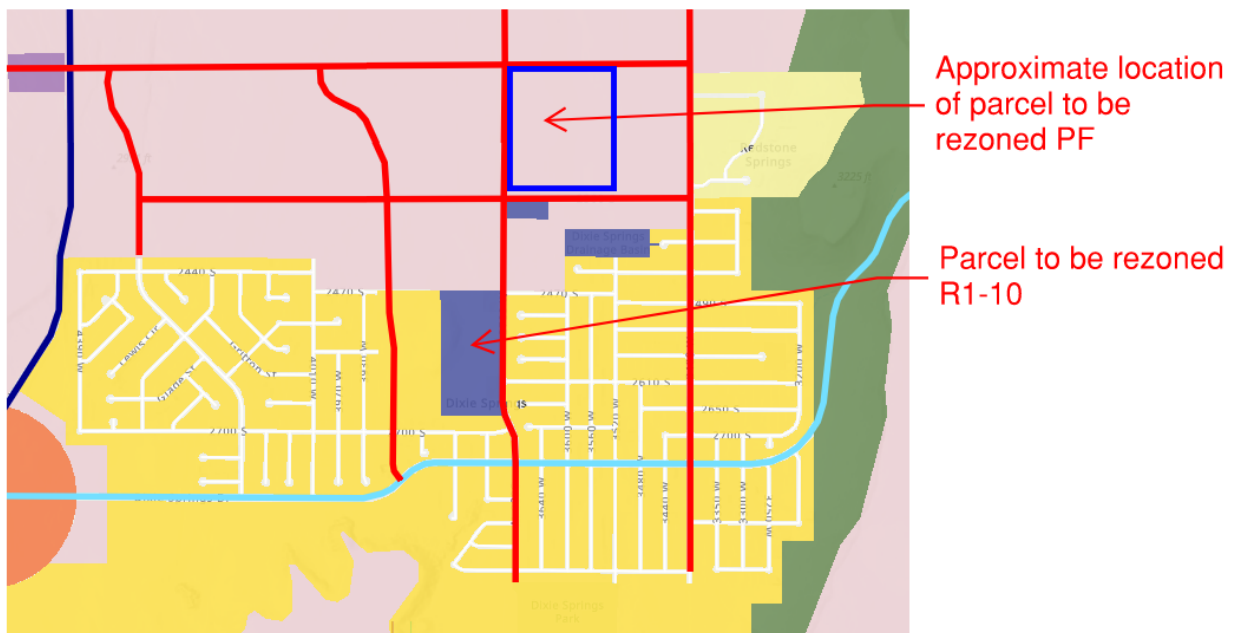
HCC Section 10-7-7(E) - Approval Standards:

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

Response: The [General Plan Map](#) shows this area as Public Use on the south portion and Planned Community, which recommends:

PUBLIC: Uses including municipal services, public or private schools and campuses, playing fields, recreational facilities and similar public facilities.

PLANNED COMMUNITY: Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.



Future Land Use Map

The General Plan Map was drawn this way due to the property being owned by the Washington County Water Conservancy District. Based on the surrounding land use and future land use designations, Single Family would be an appropriate alternative land use to Public Facility. The General Plan states: “*New development should be compatible with existing surrounding land uses*” and discourages development near potential natural hazards or potential nuisances.

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

Response: The northern property is entirely surrounded by undeveloped property, and any new development will have to account for the Public Facility use. The southern property will match the existing zoning and use of the adjacent properties.

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

Response: It is unlikely that this zone change will adversely affect the adjacent property. The Gateway to Sand Hollow PID is planned to develop additional roadways and amenities in the area. The use of the property by the Water Conservancy District will be better situated farther away from existing residents.

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

Response: All public facilities and services are planned to be brought to the site through the Gateway to Sand Hollow PID. See JUC comments below.

JUC Comments

- 1. Public Works:** No comments
- 2. Power:** No comments
- 3. Water:** Okay
- 4. Fire:** HVFD recommends approval
- 5. Sewer:** No exception to zone change
- 6. Streets:** Okay with zone change
- 7. Cable:** No comments
- 8. Engineering:** The boundaries of the proposed zone changes should extend to the roadway centerlines. Ground water source protection zones are typically an amorphous shape (most closely resembling an ellipse). Applicant should transpose the groundwater protection zones from the department of environmental quality's interactive map (<https://enviro.deq.utah.gov/>) onto the zone change exhibit map and show them. Hurricane City Code Title 8, Chapter 1, Article A specifies specific development standards for drinking water source protection. The property owner of the contemplated zone change can avoid adversely impacting the adjacent property. Half of the existing road, 3700 W, is on existing parcels H-4-2-13-1402-GS3 & H-4-2-13-1406-GS3. Converting the property underlying the roadway to public right of way should be required. Engineering would recommend finalizing a plan to secure public right of way (through purchase or dedication) before proceeding. Parcel boundaries depicted do not currently exist, preliminary plats will be required (HCC 10-39-4).

Findings:

Staff makes the following findings:

1. The proposed amendment is not strictly consistent with the General Plan Map, but this zone change can be considered to be broadly consistent with the intents and goals of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of the existing and approved development in the area.
3. The proposed amendment will have an impact on the adjacent property, but that impact is expected by the General Plan.
4. Public services and facilities are currently adequate for the development.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Due to the application meeting the four considerations for a zone change in City code, staff would recommend that the Planning Commission make a recommendation of approval of this amendment by the City Council subject to staff and JUC comments.

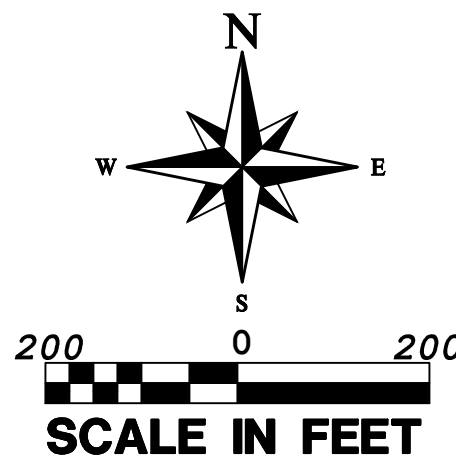
ZONE CHANGE FOR:
WESTERN MTG & REALTY CO & W.C.W.C.D.

LOCATED IN THE SECTIONS 12 & 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
SECTION LINE
SECTION CORNER AS DESCRIBED
FOUND CENTERLINE MONUMENT AS DESCRIBED
PROPOSED R1-10 ZONE (CURRENT ZONE PF)
PROPOSED PF ZONE (CURRENT ZONE R1-10)
EXISTING R1-10 ZONE
EXISTING PF ZONE
EXISTING RM-3 ZONE

PARCEL	
A	OWNER: W.C.W.C.D. (H-4-2-13-1405-GS3)
B	OWNER: DIXIE REA (SUBSTATION) (H-4-2-13-1407-SA)
C	OWNER: WESTERN MORTGAGE & REALTY CO.



PARCEL 2A (WESTERN MORTGAGE TO W.C.W.C.D.) DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTH SECTION LINE OF SAID SECTION 13, 708.92 FEET; THENCE N01°17'21"E 54.46 FEET TO THE POINT OF BEGINNING; THENCE N01°17'21"E 254.11 FEET; THENCE NORTHERLY ALONG THE ARC OF A 8703.97 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 348.20 FEET, THROUGH A CENTRAL ANGLE OF 02°17'32", (LONG CHORD BEARS: N02°26'07"E 348.18 FEET); THENCE NORTHERLY ALONG THE ARC OF A 8793.97 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 351.83 FEET, THROUGH A CENTRAL ANGLE OF 02°17'32", (LONG CHORD BEARS: N02°26'06"E 351.81 FEET); THENCE N01°13'07"E 291.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.53 FEET, THROUGH A CENTRAL ANGLE OF 89°42'43", (LONG CHORD BEARS: N46°04'28"E 27.51 FEET); THENCE S89°04'10"E 1212.08 FEET; THENCE S00°55'50"W 1289.34 FEET; THENCE N88°30'34"W 1240.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.59 FEET, THROUGH A CENTRAL ANGLE OF 89°47'55", (LONG CHORD BEARS: N43°36'37"W 17.65 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 1593568 SQUARE FEET OR 36.583 ACRES.

PARCEL 1B (W.C.W.C.D. TO WESTERN MORTGAGE) DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTH SECTION LINE OF SAID SECTION 13, 708.92 FEET; THENCE S01°17'21"W 330.37 FEET TO THE POINT OF BEGINNING; THENCE S88°30'06"E 615.34 FEET; THENCE S01°12'18"W 661.13 FEET; THENCE N88°29'56"W 601.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.51 FEET, THROUGH A CENTRAL ANGLE OF 89°47'17", (LONG CHORD BEARS: N43°36'18"W 21.17 FEET); THENCE N01°17'21"E 646.15 FEET TO THE POINT OF BEGINNING.

PARCEL 1A (W.C.W.C.D. TO WESTERN MORTGAGE) DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°09'52"W ALONG THE QUARTER SECTION LINE, 330.28 FEET TO THE POINT OF BEGINNING; THENCE S88°30'06"E 618.20 FEET; THENCE S01°17'21"W 646.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.76 FEET, THROUGH A CENTRAL ANGLE OF 90°45'01", (LONG CHORD BEARS: S46°39'51"W 21.35 FEET); THENCE N88°29'54"W 120.31 FEET; THENCE S01°11'04"W 51.00 FEET; THENCE S88°29'56"E 14.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.64 FEET, THROUGH A CENTRAL ANGLE OF 90°19'00", (LONG CHORD BEARS: S46°20'34"W 21.27 FEET); THENCE S01°11'04"W 124.86 FEET; THENCE S88°48'56"E 112.43 FEET; THENCE S01°11'04"W 720.00 FEET; THENCE N88°48'56"W 112.43 FEET; THENCE S01°11'04"W 200.02 FEET; THENCE S88°48'56"E 112.43 FEET; THENCE S01°11'04"W 90.77 FEET; THENCE S25°58'49"E 58.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF S01°11'04"W, A DISTANCE OF 20.42 FEET, THROUGH A CENTRAL ANGLE OF 77°59'32" (LONG CHORD BEARS: S49°49'10"E 18.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 565.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 89.23 FEET, THROUGH A CENTRAL ANGLE OF 09°02'55", (LONG CHORD BEARS: S15°20'51"E 89.14 FEET); THENCE N88°28'38"W 620.97 FEET; THENCE N01°09'52"E 93.67 FEET; THENCE N88°50'08"W 25.00 FEET; THENCE S01°09'52"W 93.52 FEET; THENCE N88°28'38"W 674.02 FEET; THENCE N01°09'09"E 28.01 FEET; THENCE S88°38'55"E 661.10 FEET; THENCE N01°09'52"E ALONG THE QUARTER SECTION LINE OF SAID SECTION 13, 1980.91 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,186,502 SQUARE FEET OR 27.238 ACRES.

WELL DESCRIPTIONS

PARCEL W23 (WELL SITE #23):
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 1042.55 FEET; THENCE S88°29'56"E, 495.28 FEET TO THE POINT OF BEGINNING; THENCE S88°29'56"E 101.46 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.31 FEET, THROUGH A CENTRAL ANGLE OF 89°41'00", (LONG CHORD BEARS: S43°39'26"E 28.21 FEET); THENCE S01°11'04"W 119.30 FEET; THENCE N88°48'56"W 136.43 FEET; THENCE N01°11'04"E 124.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.64 FEET, THROUGH A CENTRAL ANGLE OF 90°19'00", (LONG CHORD BEARS: N46°20'34"E 21.27 FEET) TO THE POINT OF BEGINNING.

PARCEL W23 AREA CONTAINS 18,908 SQUARE FEET OR 0.434 ACRES.

PARCEL W19 (WELL SITE #19):
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 1902.30 FEET; THENCE S88°29'56"E, 479.89 FEET TO THE POINT OF BEGINNING; THENCE S88°48'56"E 136.43 FEET; THENCE S01°11'04"W 200.02 FEET; THENCE N88°48'56"W 136.43 FEET; THENCE N01°11'04"E 200.02 FEET TO THE POINT OF BEGINNING.

PARCEL W19 AREA CONTAINS 27,289 SQUARE FEET OR 0.626 ACRES.

PARCEL MW1 (MONITORING WELL SITE #1):
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE, S01°09'52"W 2247.74 FEET; THENCE S88°48'55"E, 12.92 FEET TO THE POINT OF BEGINNING; THENCE S88°50'08"E 25.00 FEET; THENCE S01°09'52"W 93.67 FEET; THENCE N88°28'38"W 25.00 FEET; THENCE N01°09'52"E 93.52 FEET TO THE POINT OF BEGINNING.

PARCEL MW1 AREA CONTAINS 2,340 SQUARE FEET OR 0.054 ACRES.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 1-435-668-8801



ZONE CHANGE FOR:
WESTERN MTG & REALTY CO & W.C.W.C.D.
LOCATED IN THE SECTIONS 12 & 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2/17/2024
SCALE: 1"=200'

JOB NO.
336-002

SHEET NO:
1 OF 1



Application

Application Accepted Date: 02/12/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: Adjusting the lot line between lots 84 & 85		Planning Fee		\$	150.00
Tenant / Project Name: Canyon Ridge Subdivision Partial		Planning Fee		\$	150.00
Bldg. Address: 321 N. 3420 W. Hurricane		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Canyon Ridge Subdivision Phase: na		Amount Paid:		\$	150.00
Block: Lot #: Parcel #: H-CANR-84, H-CANR-		Remaining Due:		\$	0.00
Property Owner: David & Cindy Howard, and April Gunn					
Permit Contact: Cody Arnoldson P:(435) 619-9203					
Email: codya@racivil.com					
CONTACT INFORMATION					
General Contractor: Cody Arnoldson					
License #: P: (435) 619-9203					
Address: 352 E. Riverside Dr. A-2					
City: St. George State: Utah Zip: 84790					
Email: codya@racivil.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	02/15/24	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDAFP24-04					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Cody Arnoldson					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Brienna Spencer				02/15/2024	
Application Issued By:				Date:	
Receipt #: 8.176429-02/12/24					



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	AFP24-04
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	David & Cindy Howard and April Gunn
Agent:	Cody Arnoldson
Request:	Approval of an Amended Final Plat
Location:	321 N 3420 W
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion: The applicant has applied to amend the final plat for Canyon Ridge Phase 1 to change the lot lines between lots 84 and 85. Any lot line adjustment within a recorded subdivision requires an amended final plat

JUC Comments

1. **Public Works:** Need to make sure that the new lot lines do not cause problems with the location of water meter barrels and power secondary boxes and other utilities.
2. **Power:** No concerns.
3. **Water:** Okay.
4. **Streets:** Okay with amendment.
5. **Sewer:** No exception.
6. **Engineering:** Engineering approves of the intent; however the plat needs to be updated to successfully record.
7. **Fire:** Approved.
8. **Cable:** No comment.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments

1. The plat does meet the standards for amending final plats 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 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. R1-10 zoning standards require that the minimum lot sizes be 8,000 sq ft as long as the average lot size for the overall development is 10,000 sq ft. This change meets that requirement.
4. Where the amendment is for two lots that have existing buildings on them, an exhibit should be prepared showing that the amendment will not cause either of the two houses to no longer meet setbacks.

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

OWNER'S DEDICATION:

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

CANYON RIDGE SUBDIVISION - PARTIAL AMENDMENT "A"

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2023.

DAVID W. HOWARD AND CINDY L. HOWARD, HUSBAND AND WIFE AS JOINT TENETS WITH FULL RIGHTS OF SURVIVORSHIP, AS TO A PORTION

OWNER - DAVID W. HOWARD
OWNER - CINDY L. HOWARD

APRIL GUNN, AN INDIVIDUAL, AS TO THE REMAINDER

OWNER - APRIL GUNN

OWNER'S ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME ____, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID W. HOWARD, AND 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.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE/26-1-16(7))

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

OWNER'S ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME ____, A NOTARY PUBLIC, PERSONALLY APPEARED CINDY L. HOWARD, AND 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.

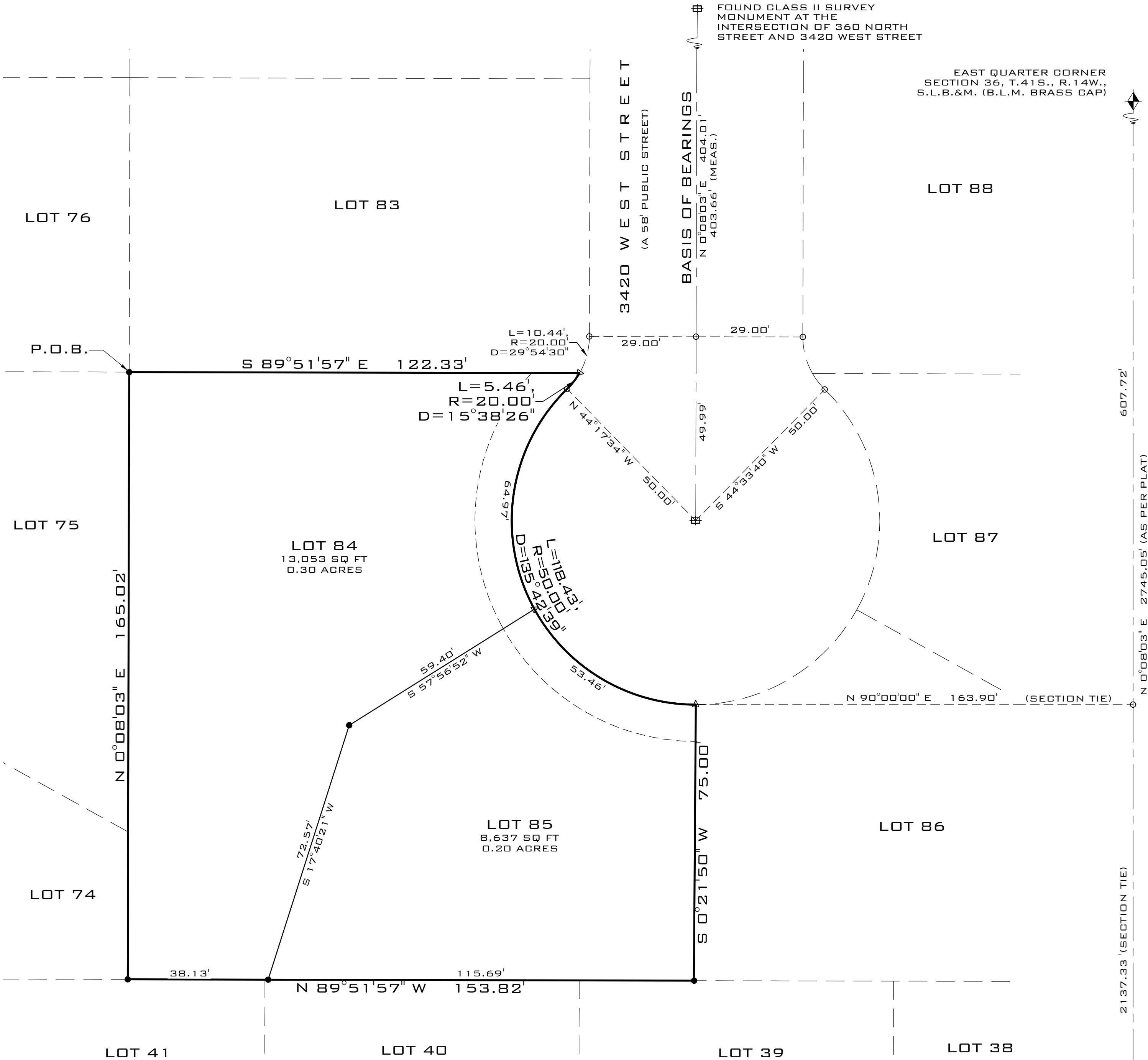
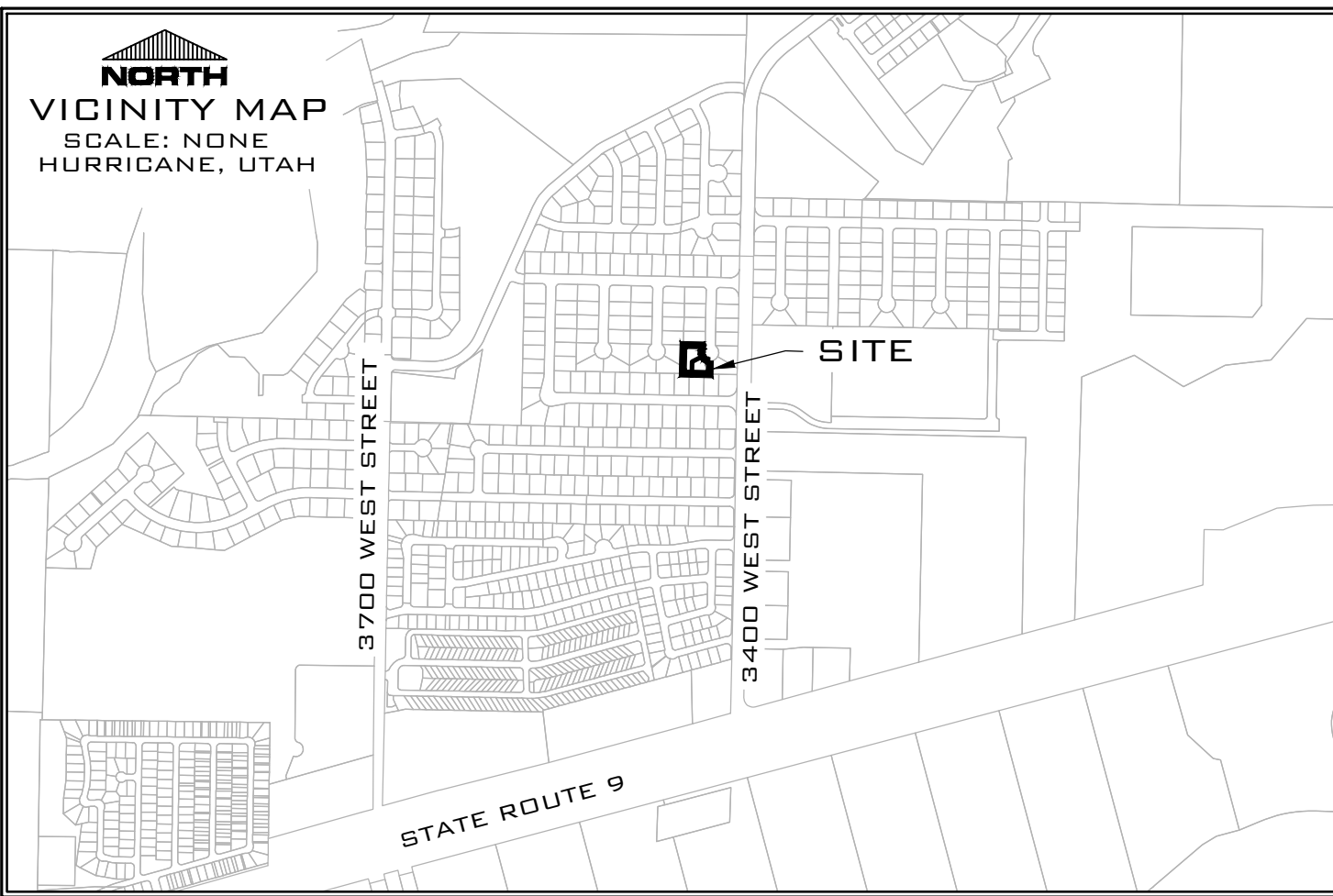
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE/26-1-16(7))

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

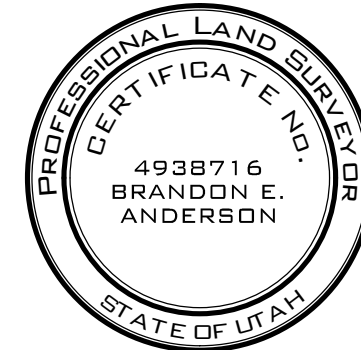


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, 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 WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

CANYON RIDGE SUBDIVISION - PARTIAL AMENDMENT "A"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83, CANYON RIDGE SUBDIVISION, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, AS ENTRY NO. 404201 AND RUNNING;

THENCE SOUTH 89°51'57" EAST 122.33 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 83 TO THE WESTERLY LINE OF 3420 WEST STREET;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 3420 WEST STREET THE FOLLOWING (3) COURSES;

THENCE SOUTHWESTERLY 5.46 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 59°57'27" WEST, LONG CHORD BEARS SOUTH 37°51'48" WEST 5.44 FEET WITH A CENTRAL ANGLE OF 15°38'30");
THENCE SOUTH 118.43 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 44°18'56" EAST, LONG CHORD BEARS SOUTH 22°10'16" EAST 92.62 FEET WITH A CENTRAL ANGLE OF 135°42'39") TO THE NORTHWEST CORNER OF LOT 86 SAID CANYON RIDGE SUBDIVISION;

THENCE SOUTH 00°21'50" WEST 75.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 86 TO A POINT ON THE NORTHERLY LINE OF LOT 39 SAID CANYON RIDGE SUBDIVISION;
THENCE NORTH 89°51'57" WEST 153.83 FEET ALONG THE NORTHERLY LINE SAID LOT 39 AND TO AND ALONG THE NORTHERLY LINE OF LOTS 40 AND 41 TO THE SOUTHEASTERLY CORNER OF LOT 74, SAID CANYON RIDGE SUBDIVISION;

THENCE NORTH 00°08'03" EAST 165.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 74 TO AND ALONG THE EASTERLY LINE OF LOT 75 SAID CANYON RIDGE SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 21,688 SQUARE FEET OR 0.50 ACRES.

GENERAL NOTES AND RESTRICTIONS:

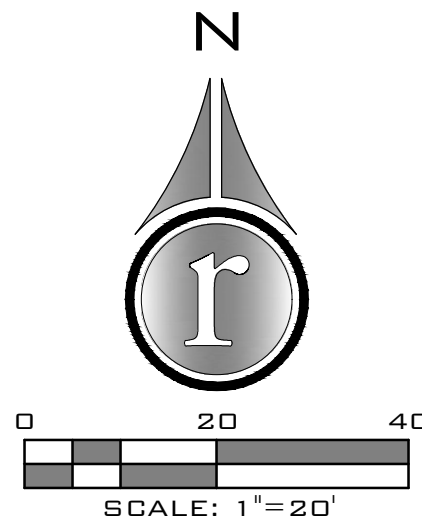
1. A 10.00 FOOT UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGE.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO ADJUST THE LINE BETWEEN LOTS 84 & 85. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

LEGEND:

- NOTHING SET OR FOUND
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- △ SET PK NAIL/WASHER IN WALK ON LOT LINE EXTENSION
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⬆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED



CANYON RIDGE SUBDIVISION
PARTIAL AMENDMENT - A
(LOTS 84 & 85)

LOCATED IN S.E. QUARTER SECTION 36, TOWNSHIP 41 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN HURRICANE CITY, WASHINGTON COUNTY, UTAH.



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RADIVIL.COM

FPLAT-AMD-PARTIAL FILE NUMBER:	02/12/2024 DATE:	C.G.A. DRAWN:
13643-23 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20__

CITY ATTORNEY
HURRICANE CITY

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____, A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
HURRICANE CITY

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



Application

Application Accepted Date: 01/26/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description: Building Addition		Planning Fee		\$	250.00
Tenant / Project Name: ACE Hostel Remodel & Addition		Sub Total:		\$	250.00
Bldg. Address: 73 South Main St		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00
Subdivision: ACE Hostel Phase:		Remaining Due:		\$	0.00
Block: Lot #: Parcel #: H-114-A-1					
Zone: GC					
Property Owner: American Conservation Experience					
Permit Contact: Brandee Walker P:(435) 668-4023					
Email: bwalker@civilsience.com					
CONTACT INFORMATION					
Engineer of Record: Civil Science					
Email: kcsmith@civilsience.com P: (435) 986-0100					
General Contractor: American Conservation Experience					
License #: P: (435) 668-4023					
City: State: Zip:					
Email: bwalker@civilsience.com					
APPLICATION DETAILS					
Plan Review Finalized:		Yes	02/28/24	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDFSP24-17					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Brandee Walker					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:		Date:			
Brienna Spencer		02/28/2024			
Application Issued By:		Date:			
Receipt #: 8.176514-01/26/24					



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	FSP24-17
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	American Conservation Experience
Agent:	CivilScience
Request:	Approval of a Final Site Plan
Location:	73 S Main St
Zoning:	GC
General Plan Map:	Downtown
Recommendation	Approval subject to JUC and staff comments.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant has filed a final site plan for a remodel and expansion of the American Conservation Experience's hostel in Downtown Hurricane. This property is located just north of the Bradshaw Hotel museum.



JUC Comments

1. Construction drawings were signed off in January 2024

Staff Comments: Final Site Plan

1. The proposed and current use is as a hostel, this is permitted in the General Commercial zone.
2. Parking Requirements: The site plan indicates that 12 parking spaces are required and 17 stalls are provided. It does not appear that they are removing any parking stalls with this plan.
3. Landscape: The current landscaping is grandfathered in. The applicant has proposed adding in the required parking lot landscaping.
4. A note has been provided that no outdoor lighting is being added.

5. The lot is flat and the staff does not have any concerns about slopes on the property.
6. Building elevations have been provided and will not exceed it's current height.

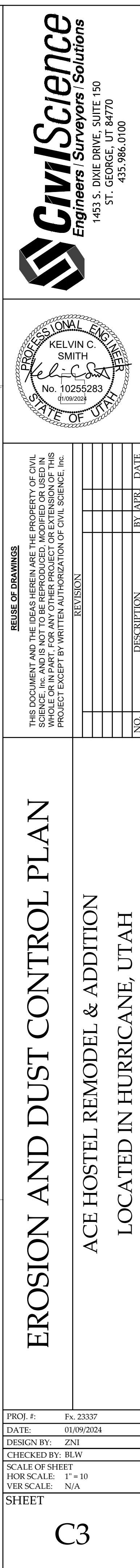
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this final site plan subject to JUC and staff comments.

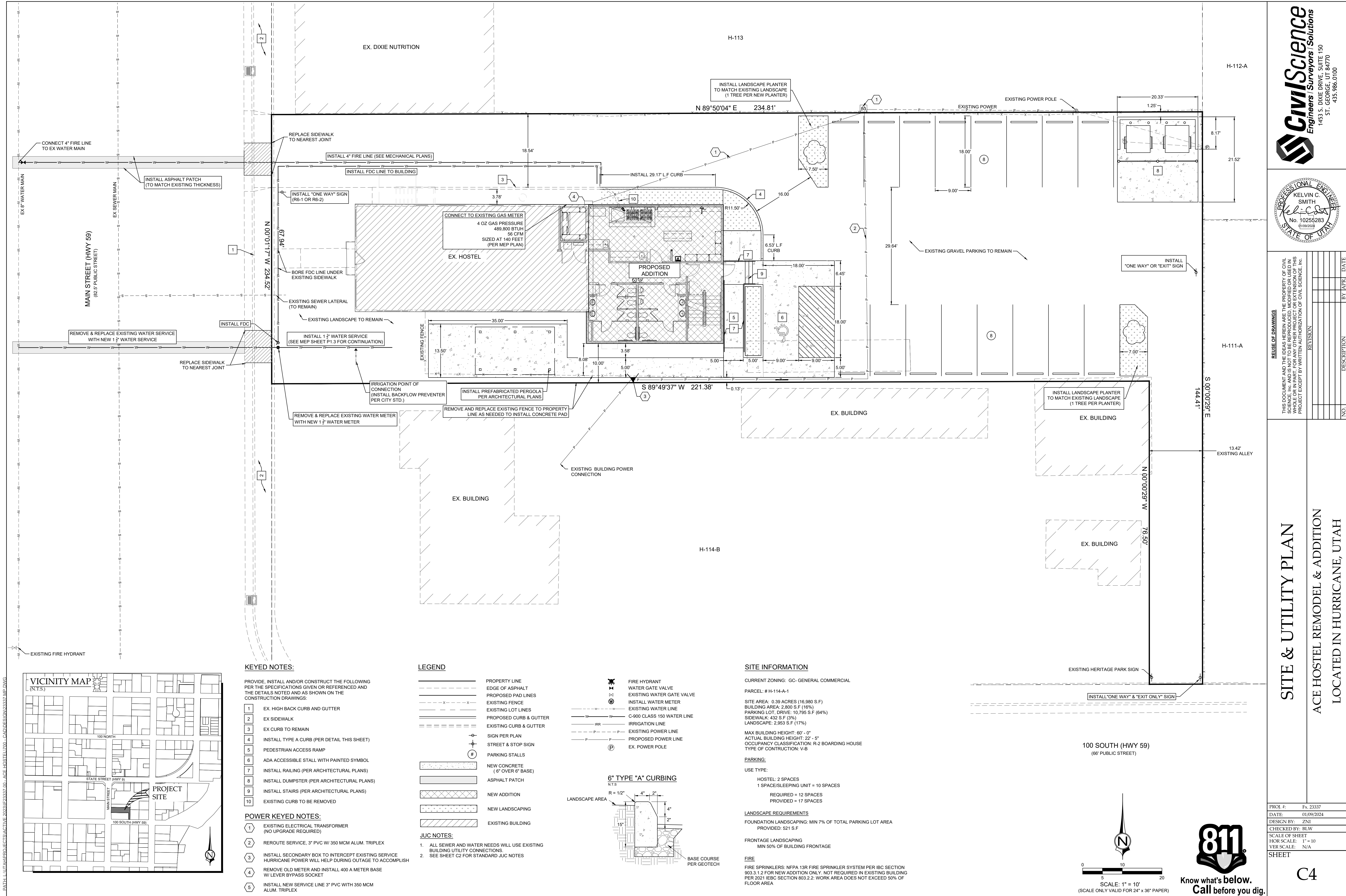
Lighting Plan

No additional lighting is being proposed. All existing lighting to remain.

ADDRESS: 73 SOUTH MAIN STREET

JAN '25 2024





PATH: L:\UTAH\PROJECTS\ACTIVE 2024\H23337.00-ACE HOSTEL\200_CADD\DESIGN\23337.ME.DWG

LEGEND

	EXISTING GROUND CONTOUR		DRAINAGE FLOW DIRECTION
	FINISH GRADE CONTOUR		FINISH PAD ELEVATION
	PROPERTY BOUNDARY		SPOT ELEVATION
	PROPOSED LOT LINES		INSTALL NEW CONCRETE
	EXISTING LOT LINES		ASPHALT PATCH
	PROPOSED CURB & GUTTER		NEW ADDITION
	EXISTING CURB & GUTTER		EXISTING BUILDING
	EXISTING STORM DRAIN LINE		NEW LANDSCAPING
	ADA ROUTE		

GRADING NOTES

APPROXIMATELY 1.31 CU.YD. OF CUT 88 CU.YD. OF FILL AND 87 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK.

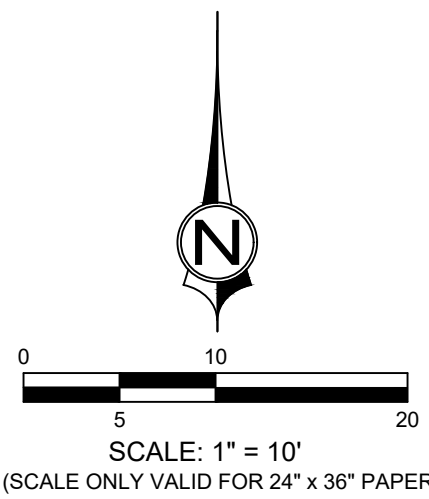
ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

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 DRAINAGE MANUAL AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

100 SOUTH (HWY 59)
(66' PUBLIC STREET)



GRADING & DRAINAGE PLAN

ACE HOSTEL REMODEL & ADDITION
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 23337
DATE: 01/09/2024
DESIGN BY: ZNI
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 10'
VER SCALE: N/A
SHEET

C5

JAN '25 2024

REUSE OF DRAWINGS

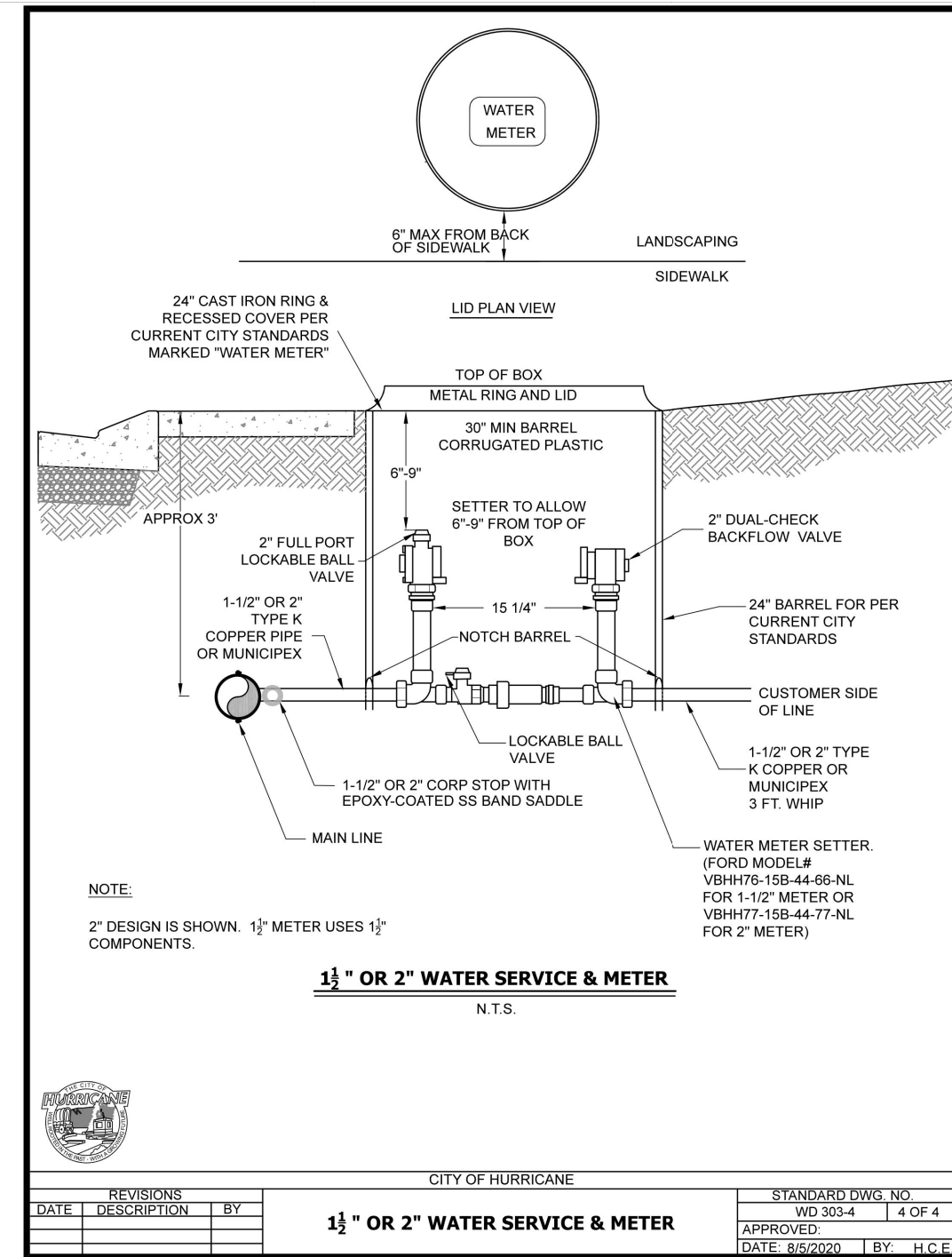
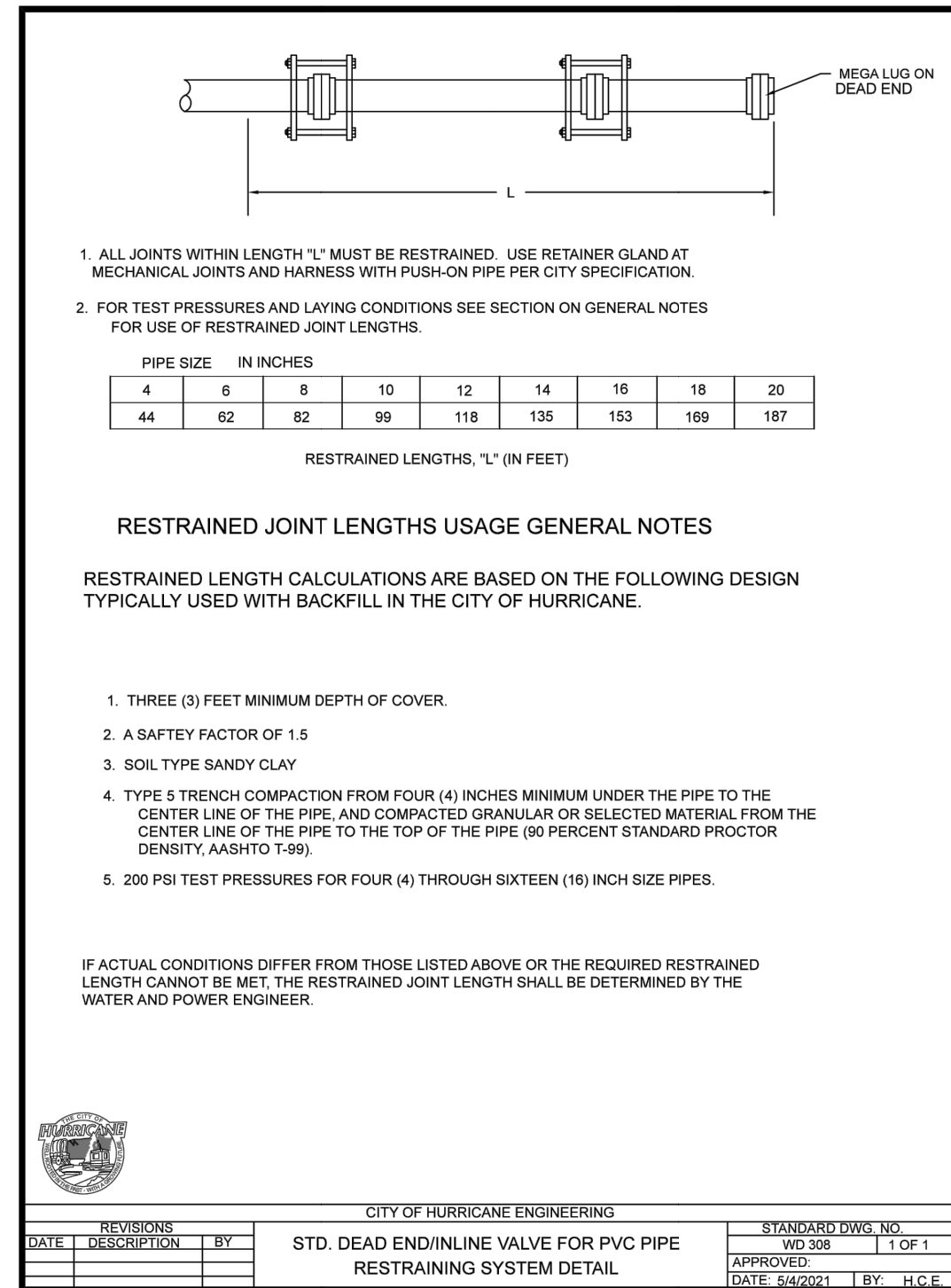
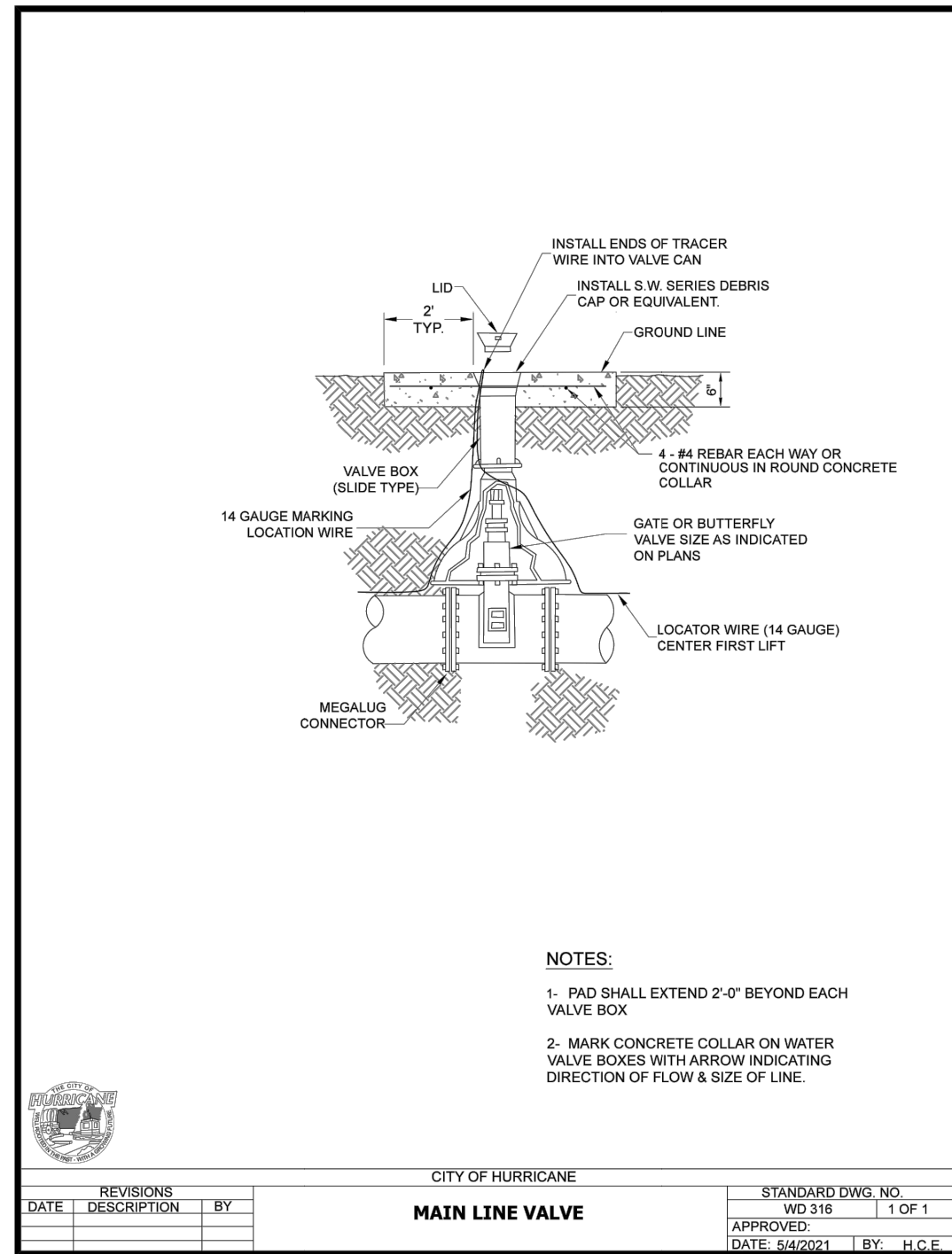
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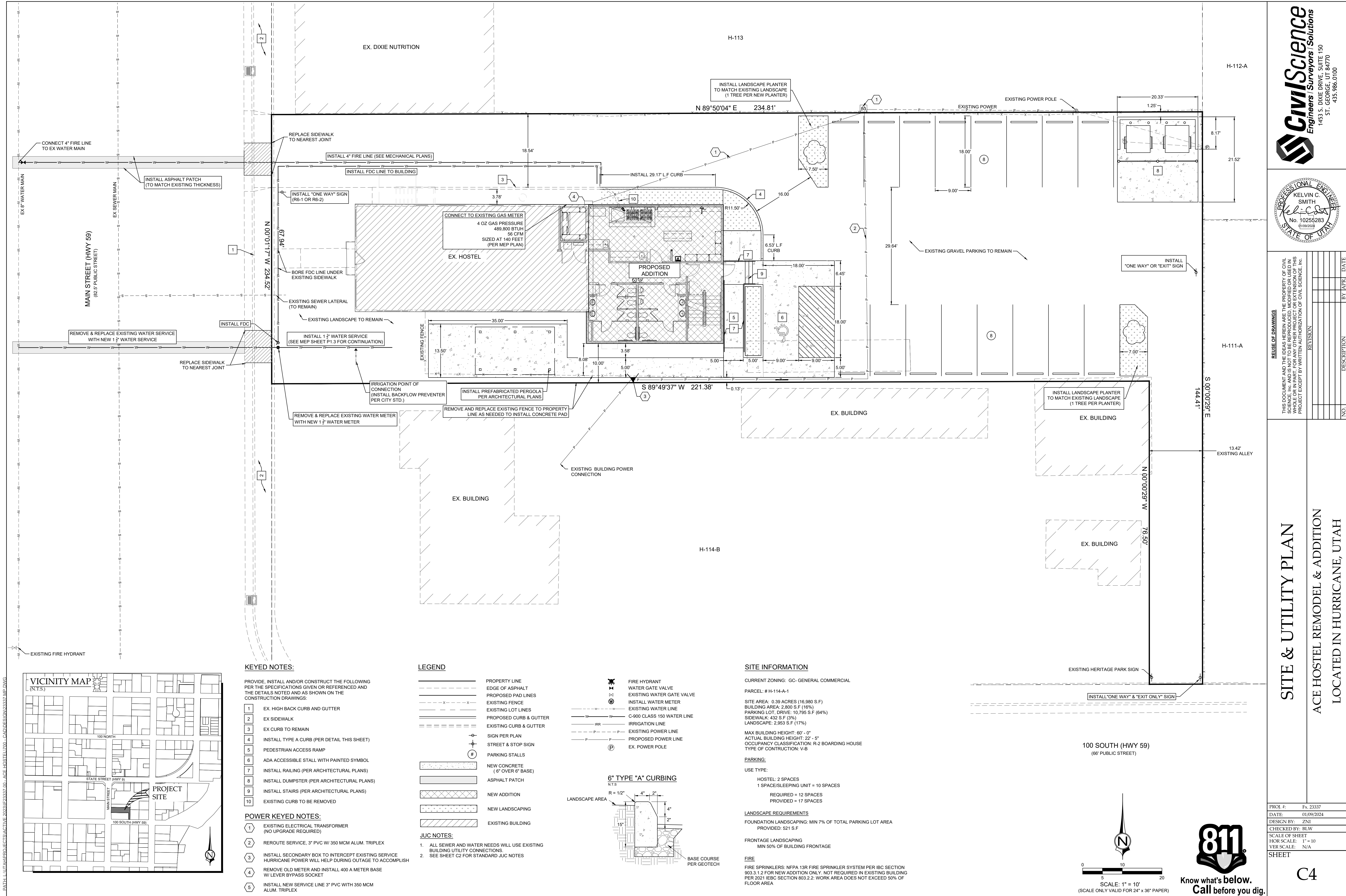
REVISION

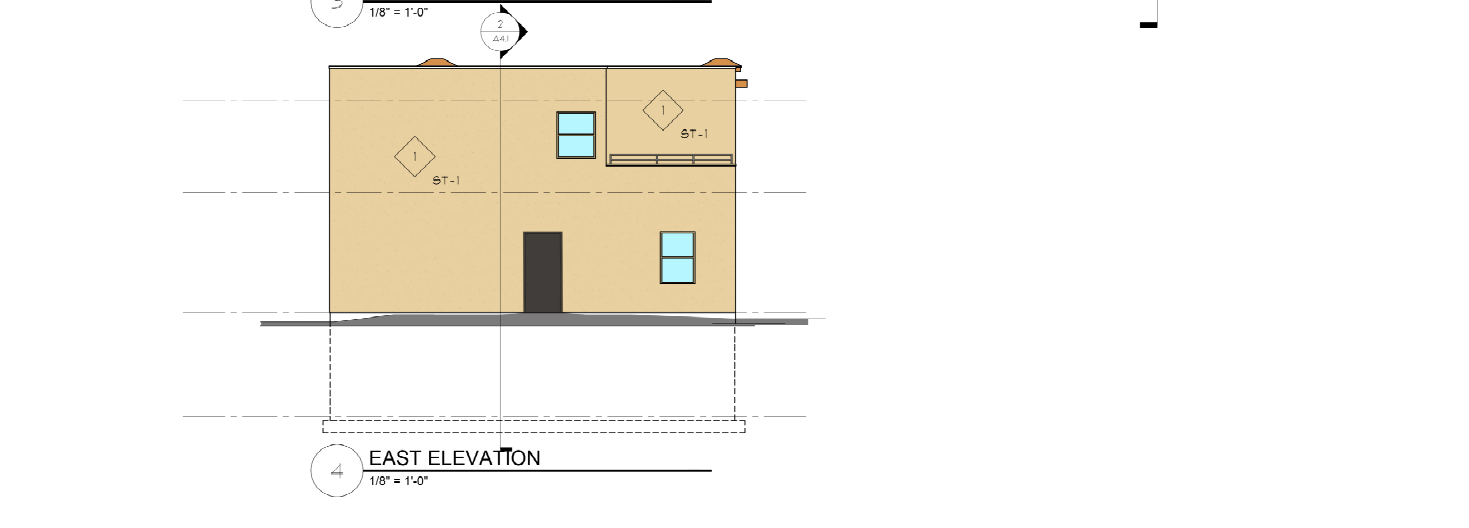
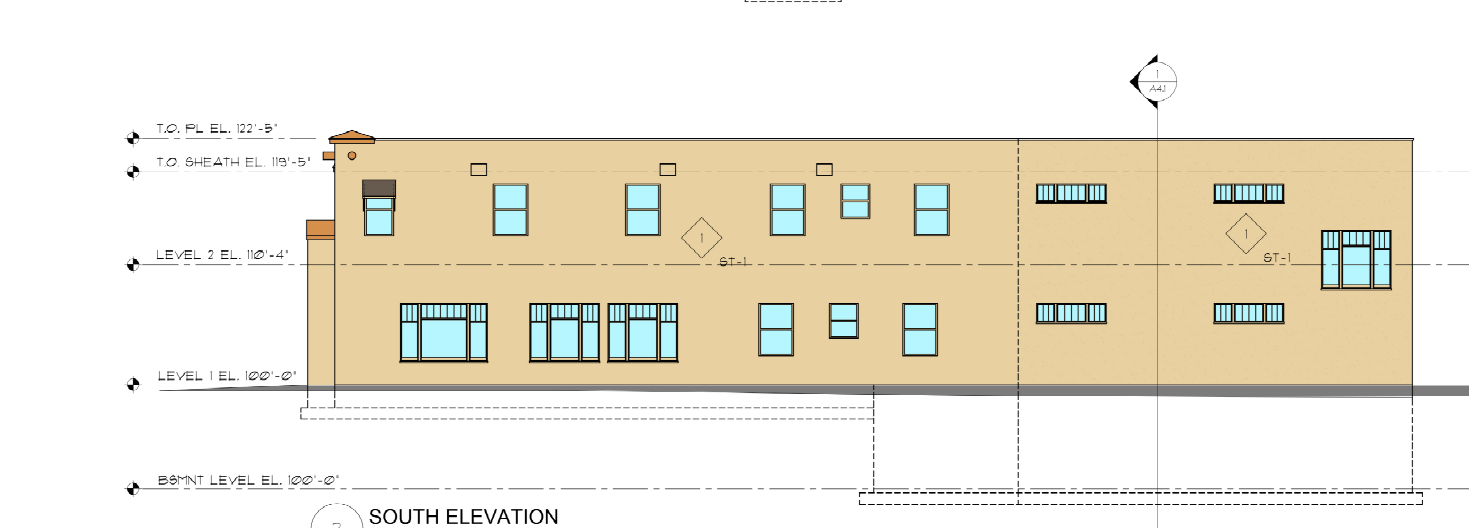
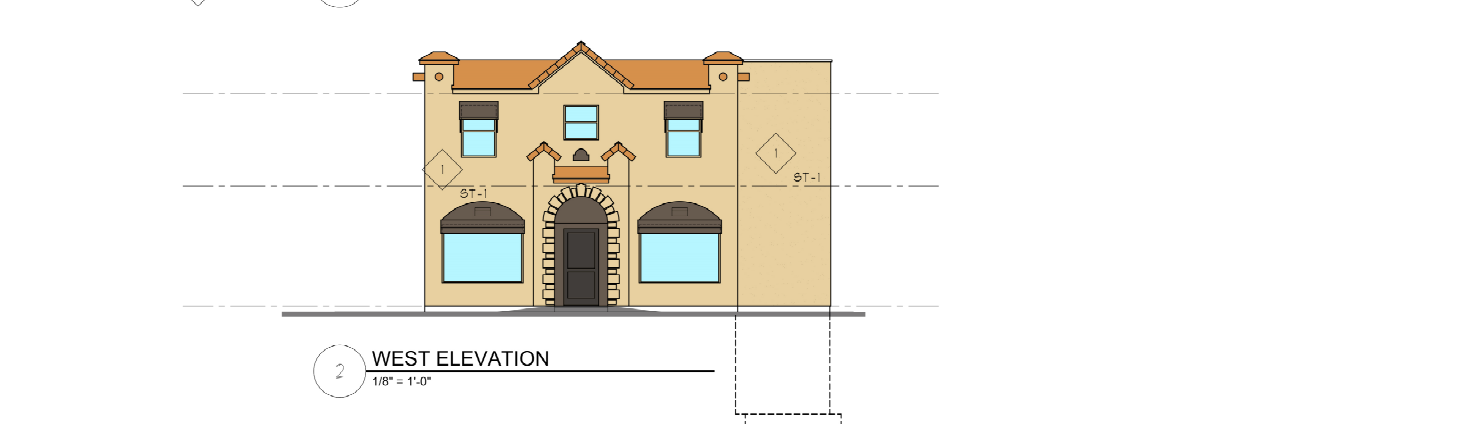
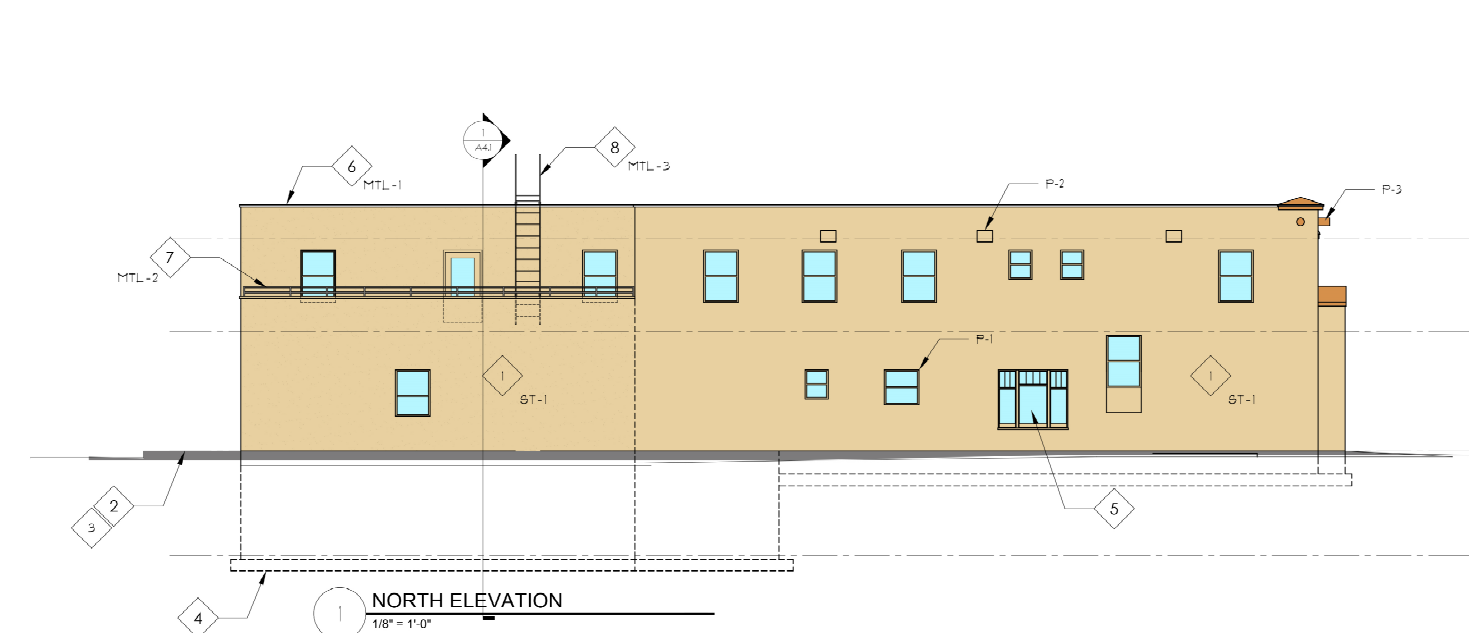
NO.	DESCRIPTION	BY	DATE



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







REFERENCE NOTES

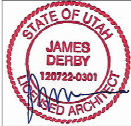
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- 2. LINE OF FINISH GRADES PER CIVIL DWGS.
- 3. EXTERIOR CONCRETE SIDEWALKS PER CIVIL DWGS.
- 4. FOOTING AND FOUNDATION PER STRUCTURAL DWGS.
- 5. WINDOW AND DOORS PER SHEET A3.1
- 6. PRE-FINISHED ALUMINUM COPING CAP
- 7. 1 1/2" DIA. GALVANIZED PIPE GUARDRAIL, TOP OF GUARDRAIL SHALL BE 42" ABOVE THE FINISHED ROOF SURFACE. PROVIDE VERT. SUPPORTS AT 48" O.C. MAX. OR FALL ARREST ANCHORAGE COMPLYING W/ ANSI/ASSE Z 358.1
- 8. FIXED STEEL LADDER BY F&B INDUSTRIES SERIES F WITH WALK-THRU HANDRAILS, FOLDER COAT FINISH OR APPROVED EQUAL
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.

EXTERIOR FINISH SCHEDULE

MTL-1	COPING CAP COLOR: WHITE
MTL-2	METAL RAILING COLOR: MATCH MTL-1
MTL-3	METAL LADDER COLOR: MATCH MTL-1
P-1	VINYL WINDOW FRAMES: MANUFACTURER'S STANDARD WHITE VINYL
P-2	MECHANICAL AND VENT GRILLES PAINTED, COLOR: SEMI-GLOSS COLOR: MATCH ST-1
P-3	EXISTING WOOD PAINTED, COLOR: TO MATCH MTL-1 SEMI-GLOSS
P-4	PAINTED, COLOR: AS SELECTED BY OWNER
ST-1	STUCCO COLOR: 10455 SURREY BEIGE

GENERAL NOTES

- 1. DENOTES EXTENT OF NEW BUILDING ADDITION. ST-1 PER REFERENCE NOTE 1/A3.1 IS APPLICABLE TO THE EXISTING BUILDING ALSO
- 2. VERIFY ALL EXTERIOR FINISH COLORS AND TEXTURES WITH OWNER



STATE OF UTAH
JAMES
DERBY
120722-0301
REGISTERED ARCHITECT

SIGNED 12.14.2023

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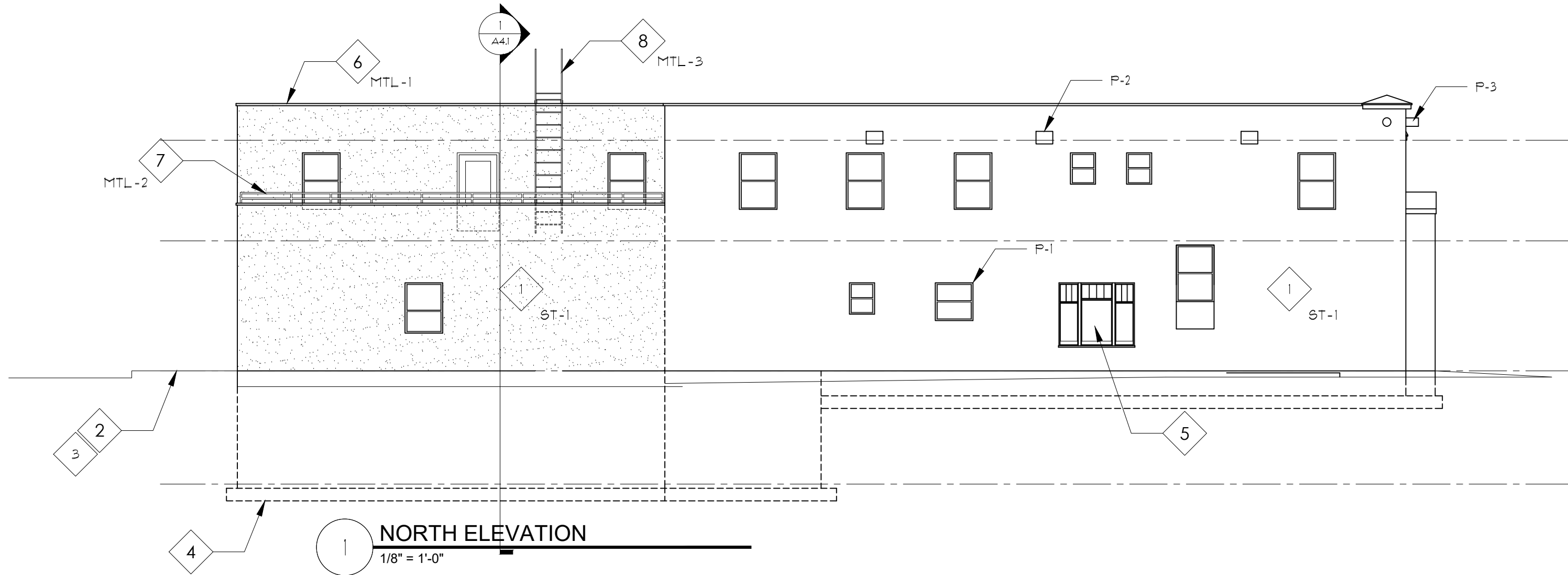
ACE HOSTEL REMODEL AND ADDITION
73 SOUTH MAIN STREET
HURRICANE, UTAH 84737

JAMES DERBY ARCHITECT PC
175 N. LODGE RD.
CENTRAL, UTAH 84722
PH (801) 686-1385

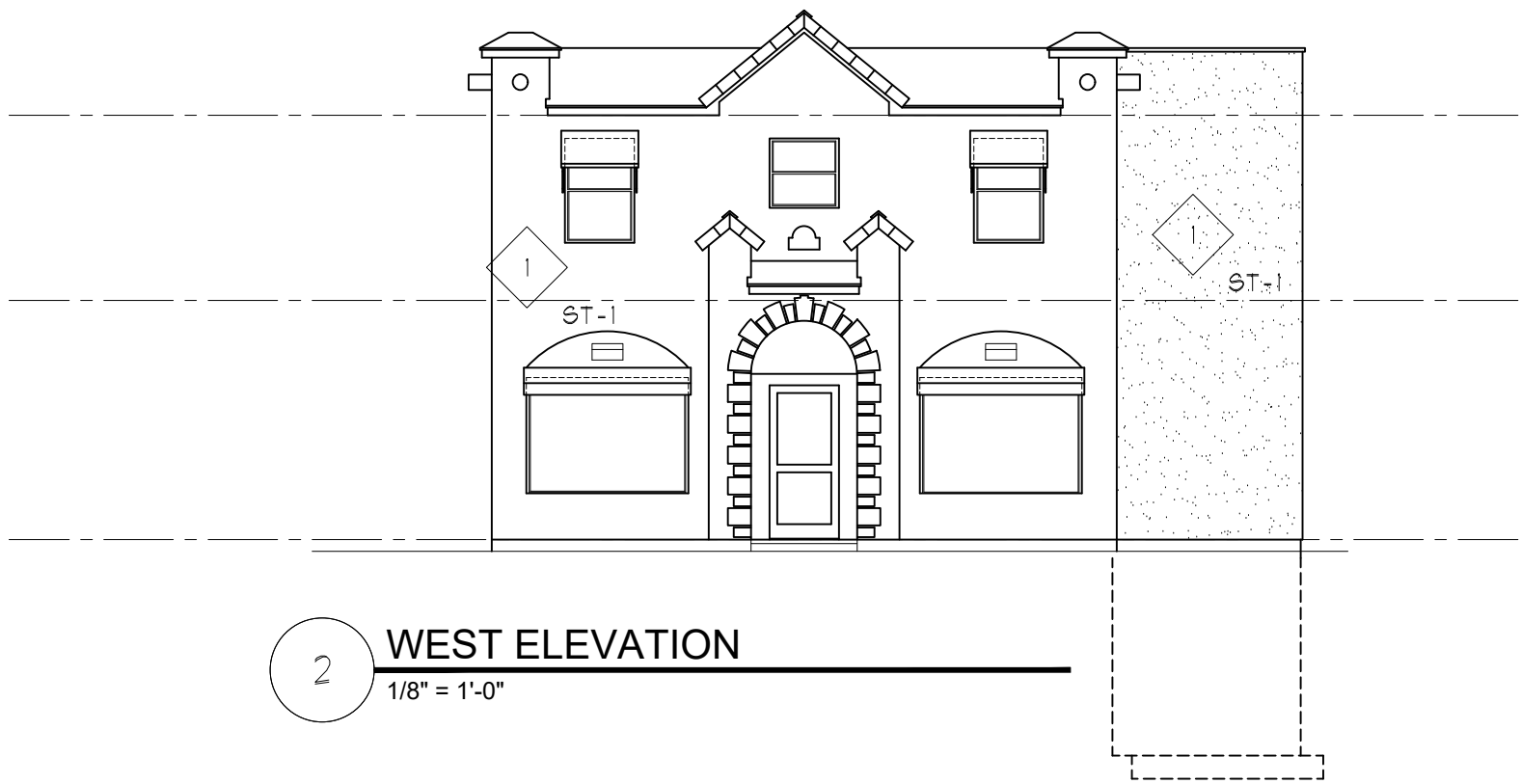
ST GEORGE CITY OFFICE
720 S RIVER ROAD, SUITE D2000
ST GEORGE CITY, UTAH 84770
PH (801) 718-5195



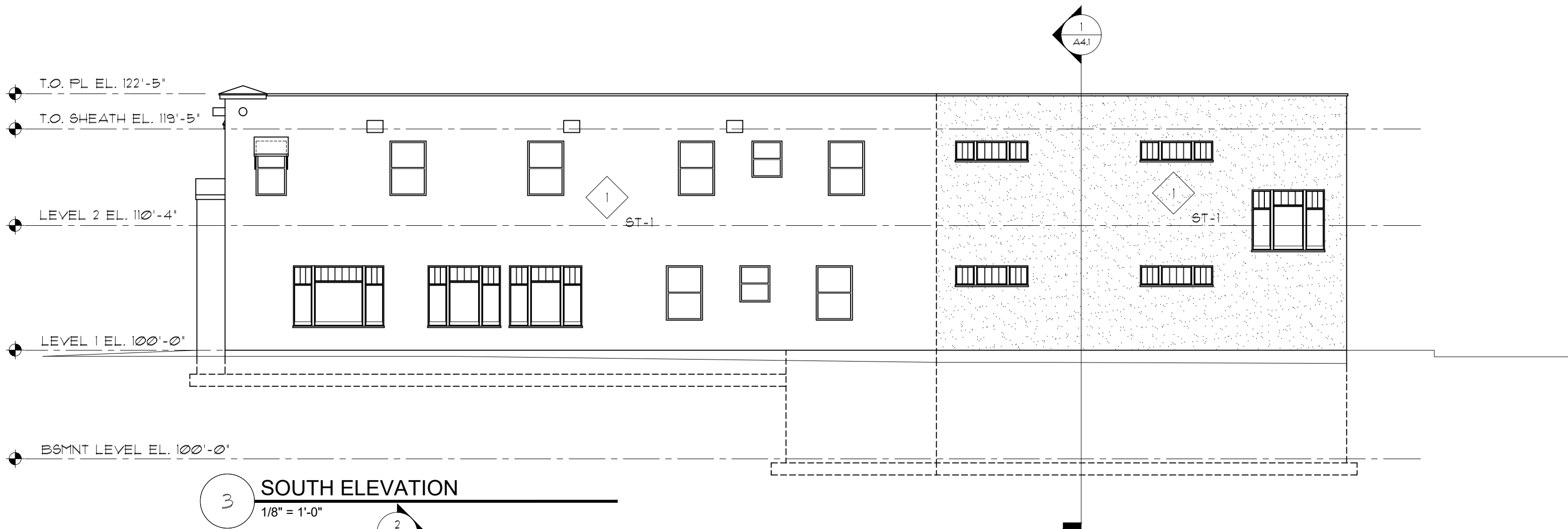
JOB NO.	A2022.08
DATE	12.14.2023
DRAWN	JD
CHECKED	JD
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET NO.	



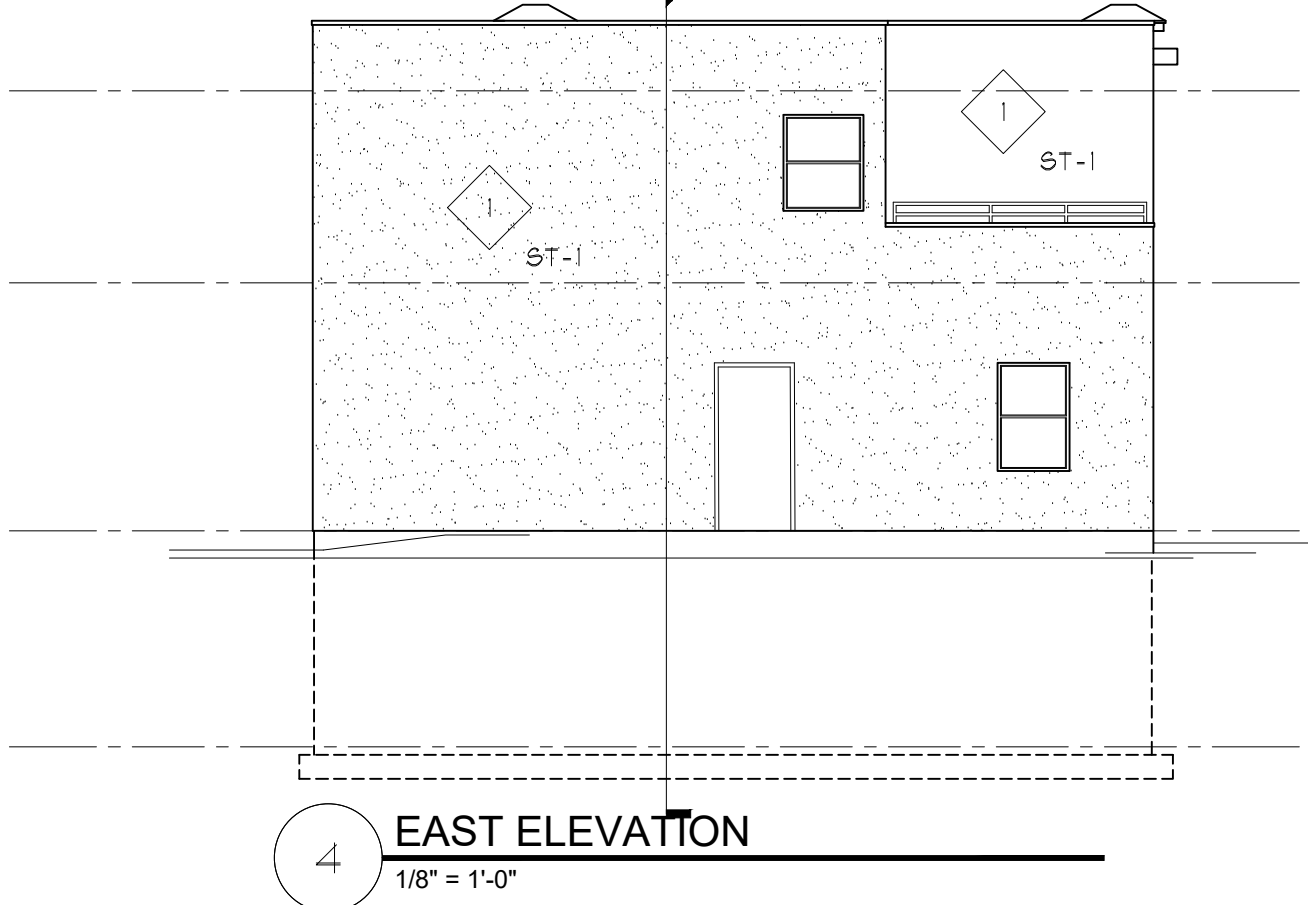
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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



4 EAST ELEVATION
1/8" = 1'-0"

REFERENCE NOTES

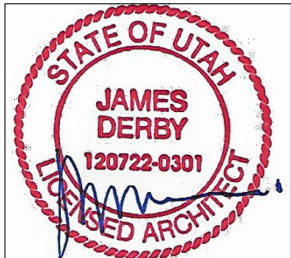
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MTL-2	METAL RAILING COLOR: MATCH MT-1
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P-4	PAINTED, COLOR: AS SELECTED BY OWNER
ST-1	STUCCO COLOR: IC455 SURREY BEIGE

GENERAL NOTES

- DENOTES EXTENT OF NEW BUILDING ADDITION. ST-1 PER REFERENCE NOTE 1/A3.1 IS APPLICABLE TO THE EXISTING BUILDING ALSO
- VERIFY ALL EXTERIOR FINISH COLORS AND TEXTURES WITH OWNER.



SIGNED 12.14.2023

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ACE HOSTEL REMODEL AND ADDITION
73 SOUTH MAIN STREET
HURRICANE, UTAH 84737

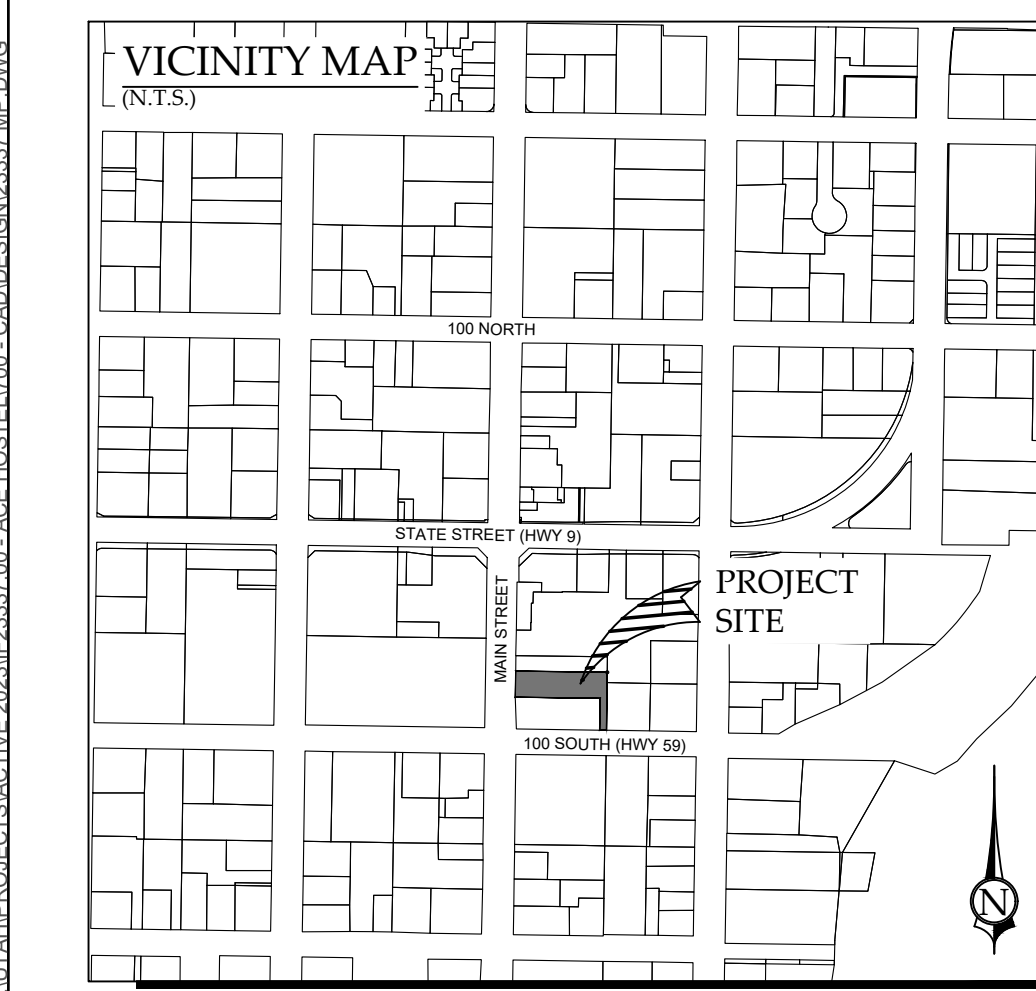
JAMES DERBY ARCHITECT PC AM NCARB
175 N LODGE RD
CENTRAL, UTAH 84722
PH (801) 860-1385

ST GEORGE CITY OFFICE
720 S RIVER ROAD, SUITE 02000
ST GEORGE CITY, UTAH 84770
PH (801) 785-0159



JOB NO: A2022.08
DATE: 12.14.2023
DRAWN: JD
CHECKED: JD
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A3.1





Application

Application Accepted Date: 02/13/2024

Type of Improvement: Subdivision (Final Plat Amendment)

Description: Amendment to add Lots 23 & 37

Tenant / Project Name: Pecan Valley Phase 2 Amended & Extended

Bldg. Address: 5210 West 2100 South

City: Hurricane City State: UT Zip: 84737

Subdivision: Pecan Valley Phase 2 Amended & Phase: 2

Block: Extended Parcel #: H-4-2-10-224

Zone: PD

Property Owner: Chris Wyler

Permit Contact: Brandee Walker P:(435) 668-4023

Email: bwalker@civilsience.com

CONTACT INFORMATION

Engineer of Record: Civil Science

Email: bwalker@civilsience.com P: (435) 668-4023

General Contractor: Chris Wyler

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:

\$ 0.00

Remaining Due:

\$ 150.00

APPROVALS

DATE

INFO

Plan Review Finalized:

Yes

02/20/24

Brienna Spencer

Setbacks

Front:

Rear:

Left:

Right:

Min.

Actual:

APPLICATION NUMBER:

PENDAFP24-05

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

Applicant Name: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

Brienna Spencer

02/20/2024

Application Issued By:

Date:

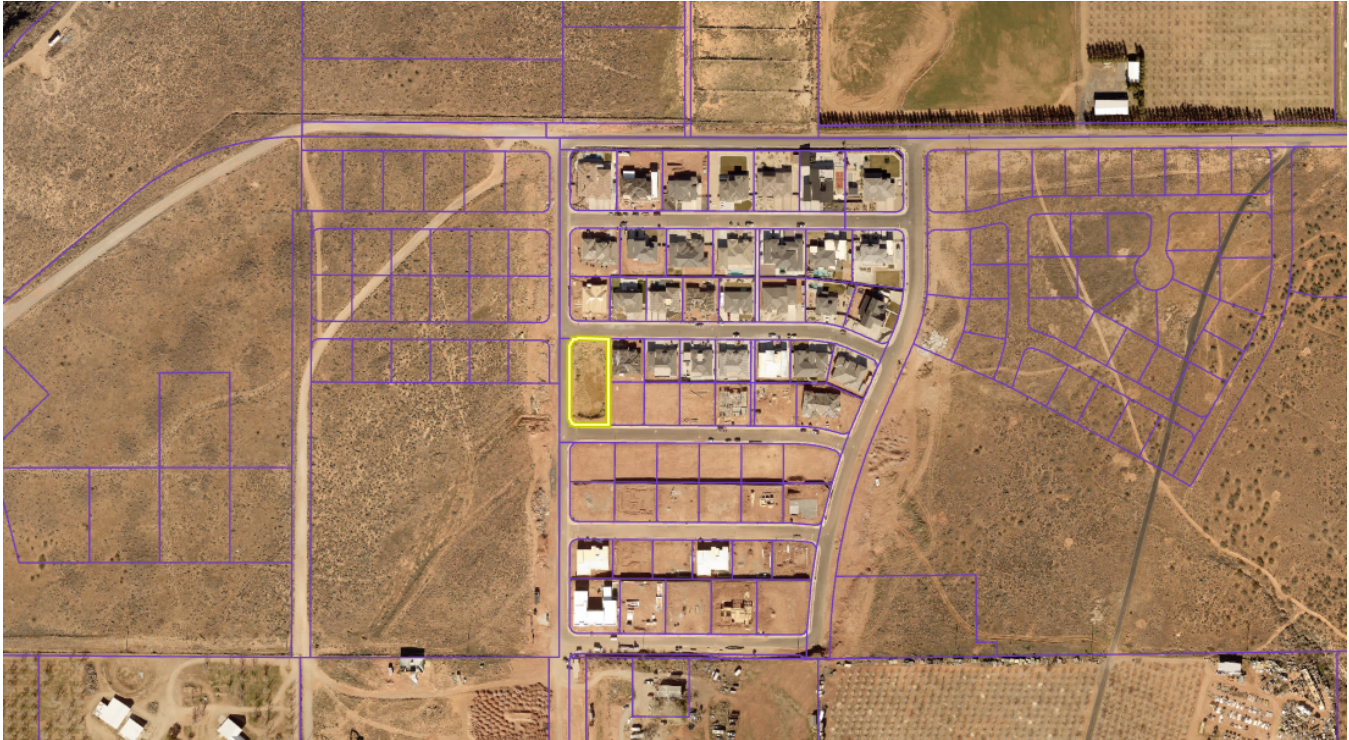
Receipt #: 8.176324-02/13/24



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	AFP24-05
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 2100 S
Zoning:	R1-10
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion: The applicant has applied to amend the final plat for Pecan Valley Phase 2 to abandon the existing temporary retention basin for the purpose of adding two additional lots to the subdivision. A larger and permanent retention basin has been constructed southwest of this site, and the storm drainage can easily be rerouted to direct stormwater to that site instead. This has been reviewed by staff, and staff has signed off on the plan to reroute the stormwater.



JUC Comments

1. **Public Works:** No comments.
2. **Engineering:** Engineering recommends a revised boundary and name (Pecan Valley Phase 2 Extended) because of Utah Municipal Code 10-9a-608(4) and 10-9a-608(b)(c).
3. **Streets:** Lots 23 & 37 are currently detention areas. Inlets to the pond will need to be taken out and granted. Area currently discharges to Sycamore Village.
4. **Water:** Okay.
5. **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.
6. **Cable:** No comments.
7. **Fire:** Approve.
8. **Sewer:** no comments.
9. **Power:** Changes shouldn't affect current Dixie Power design.

Staff Comments

1. The plat does meet the standards for amending final plats 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. Utah Code 10-9a-608(4) states:
A petition.... that contains a request to amend an entire plat or a portion of a plat shall include:
 - (a) *the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and*
 - (b) *the signature of each owner described in Subsection (4)(a) who consents to the petition.*The applicant is not the owner of all lots depicted in the petition and has not provided consents from the other owners. The applicant will need to only depict the lots being changed under their control or get consents from the other owners for recordation.

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

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR CHRISTOPHER WYLER, 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: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)
MY COMMISSION EXPIRES: _____

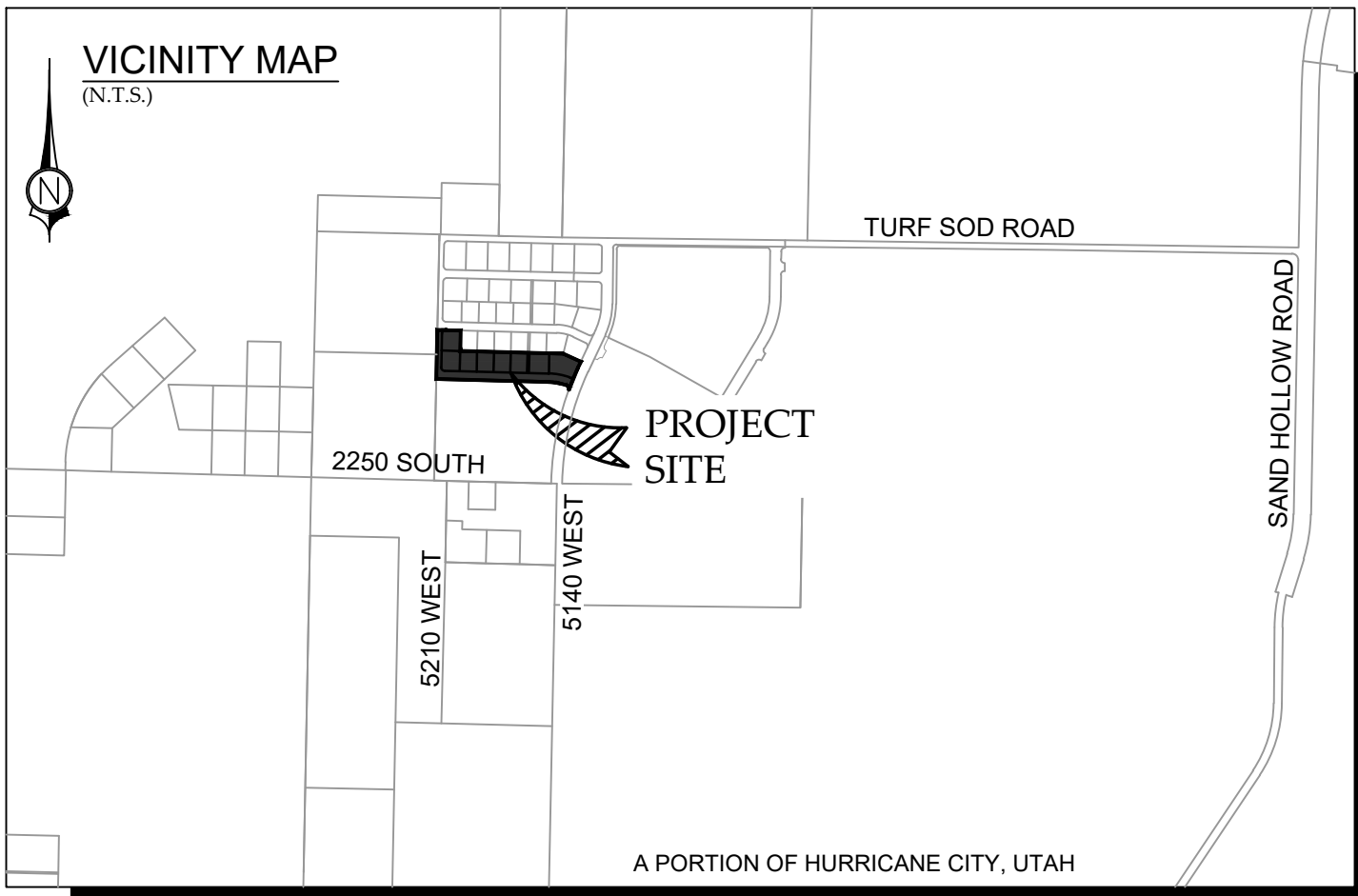
CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	372.50'	116.64'	17°56'28"	N 79°30'20" W	116.16'
C2	20.00'	30.16'	88°24'05"	N 66°15'50" E	27.38'
C3	1580.00'	49.41'	1°47'30"	S 23°57'33" W	49.40'
C4	1580.00'	41.30'	1°29'51"	S 22°18'52" W	41.30'
C5	1580.00'	42.72'	1°32'57"	S 20°47'28" W	42.72'

GENERAL NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.
- LOTS 34-36 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.
- LOTS 34-36 ARE AFFECTED BY 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, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.
- LOTS 31-34 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.
- LOTS 31-34 ARE AFFECTED BY 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, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.
- LOTS 31-36 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.

AMENDMENT NARRATIVE

THE PURPOSE OF THIS AMENDMENT IS TO EXTEND THE BOUNDARY OF THE SUBDIVISION TO INCLUDE LOTS 23 AND 37. NO OTHER CHANGES WERE MADE OR IMPLIED.



SURVEYOR'S CERTIFICATE

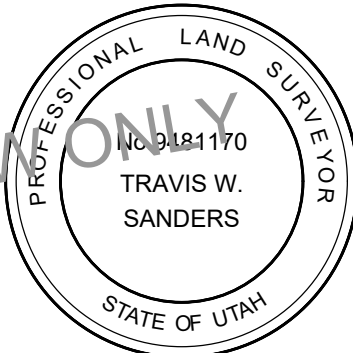
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, TRAILS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PECAN VALLEY PHASE 2 AMENDED & EXTENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°11'02" W 1957.62 FEET ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF PECAN VALLEY PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 88°28'33" E 20.60 FEET, (2) THENCE S 65°08'42" E 104.02 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF 5140 WEST DOCUMENT NO. 20160012726, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE S 24°51'18" W 32.20 FEET, TO THE POINT OF CURVATURE OF A 1580.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 133.42 FEET THROUGH A CENTRAL ANGLE OF 4°50'18", TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 69°59'01" W, THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", THENCE N 88°28'33" W 606.69 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE N 1°15'30" E 265.00 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PECAN VALLEY PHASE 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S 88°28'33" E 126.48 FEET, (2) THENCE S 1°26'49" W 110.00 FEET, (3) THENCE S 88°28'33" E 536.29 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 130,830 SQ FT OR 3.00 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, TRAILS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 2 AMENDED & EXTENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, TRAILS AND EASEMENTS. ALL LOTS, STREETS, TRAILS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF HURRICANE 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.

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)
MY COMMISSION EXPIRES: _____

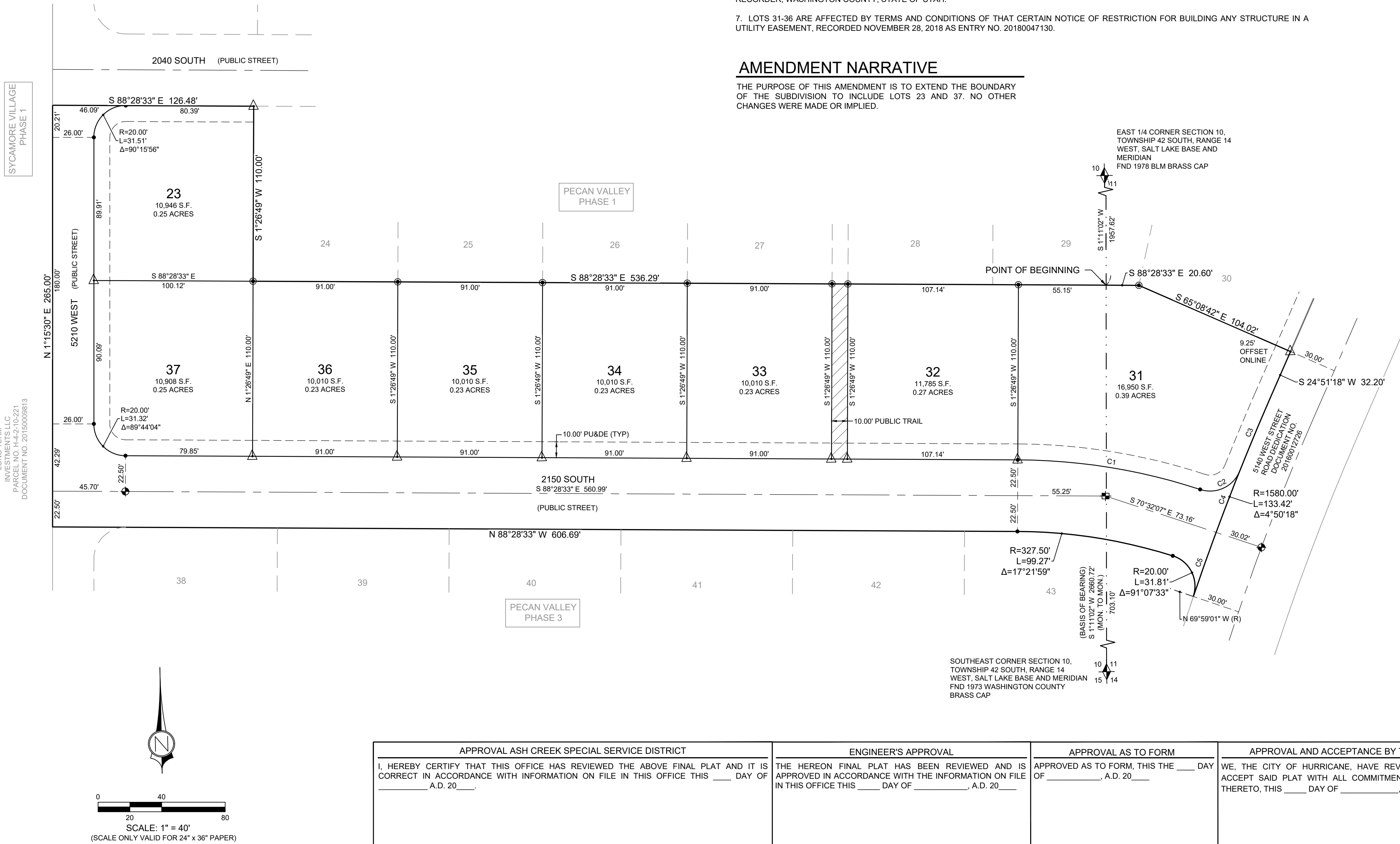
LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- 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
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- PUBLIC TRAIL / RIGHT OF WAY

PECAN VALLEY PHASE 2 AMENDED & EXTENDED

LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, 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 THE CITY OF HURRICANE, 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 OF HURRICANE, 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, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER HURRICANE UTAH NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER



PECAN VALLEY PHASE 2 AMENDED & EXTENDED

LOCATED IN

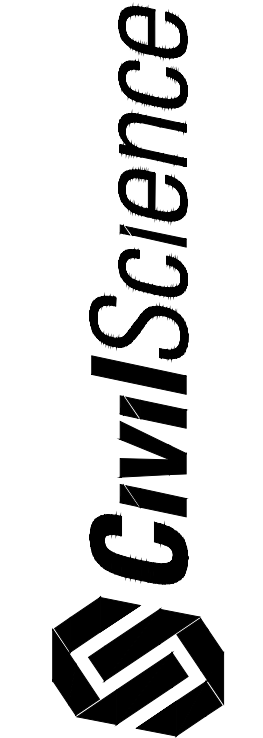
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF23159
DRAWN BY: BLW
DATE: 02/02/2024

CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1

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



MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Bank Canyon Bank, A MORTGAGEE FOR CHRISTOPHER WYLER, 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: Monty Bundy

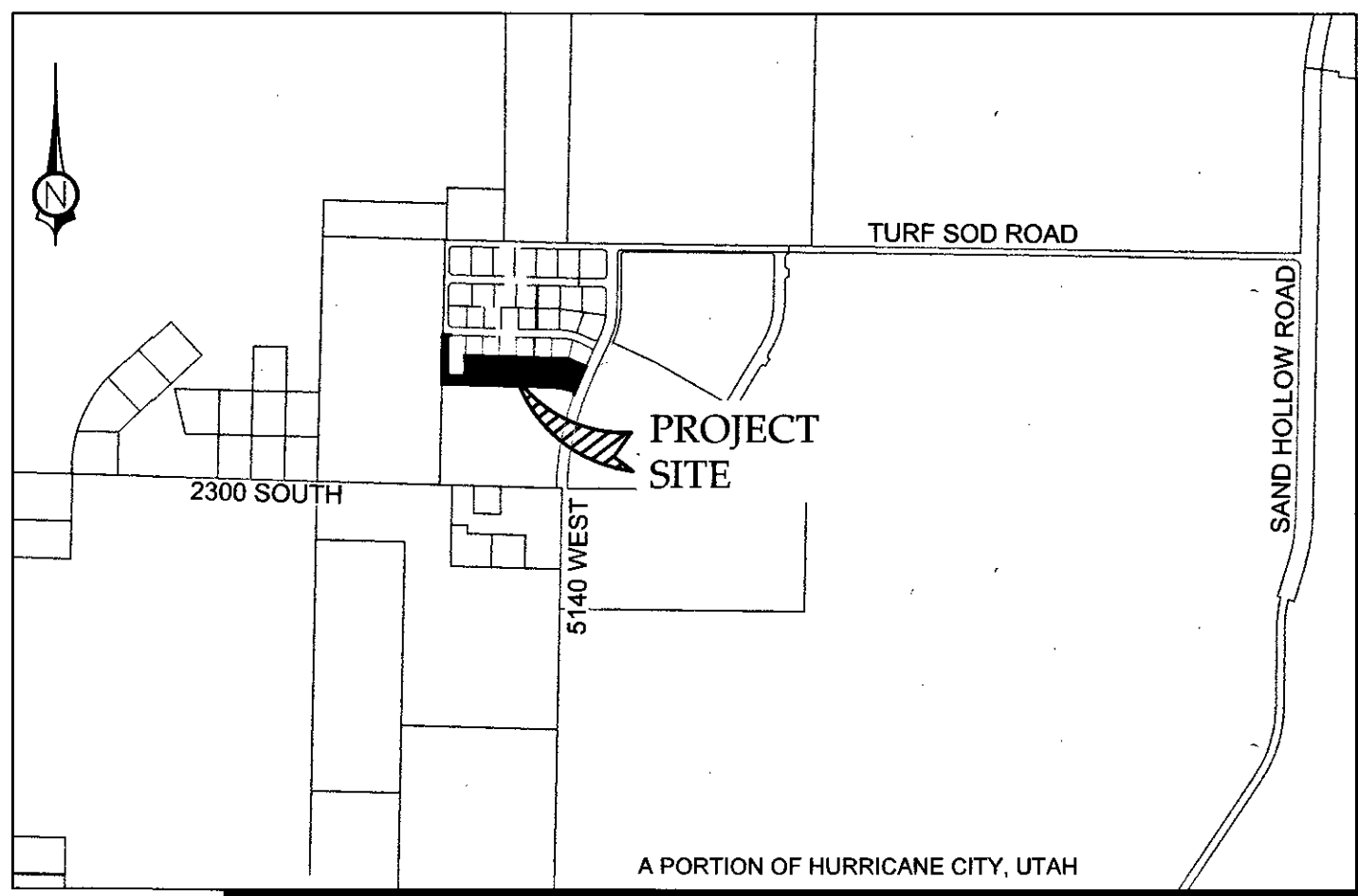
MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November, 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY Monty Bundy, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT he SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Tashina Foki
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

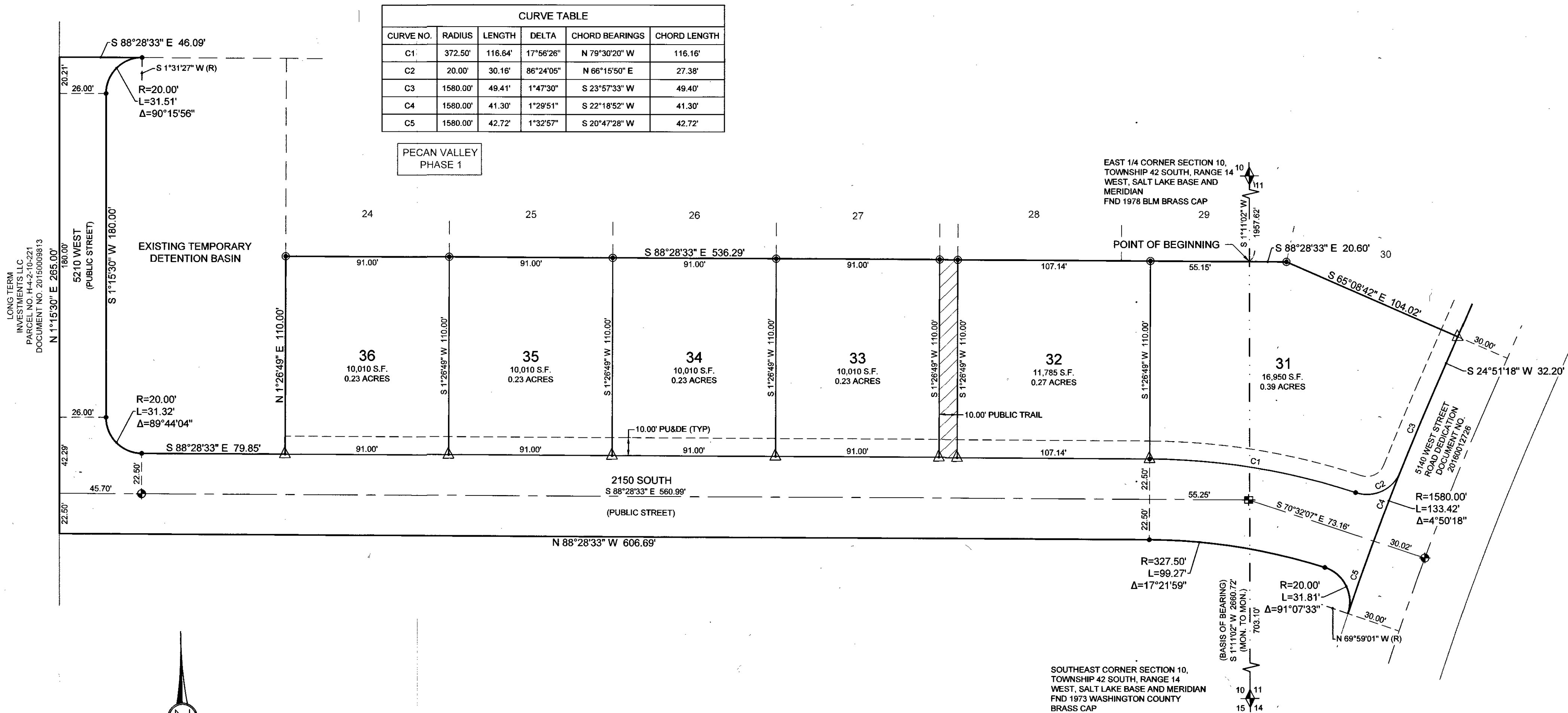
COMMISSION NUMBER: 709012
MY COMMISSION EXPIRES: 10-30-2023



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.
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7. LOTS 31-36 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.



SURVEYOR'S CERTIFICATE

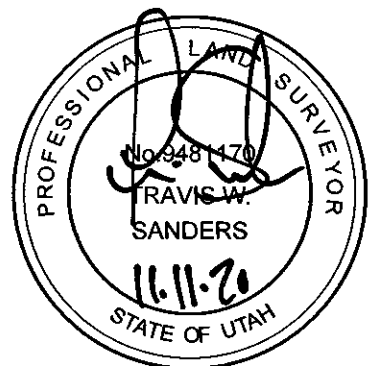
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, TRAILS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PECAN VALLEY PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: November 11, 2020

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°11'02" W 1957.62 FEET ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF PECAN VALLEY PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 88°28'33" E 20.60 FEET, (2) THENCE S 65°08'42" E 104.02 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF 5140 WEST DOCUMENT NO. 20160012726, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE S 24°51'18" W 32.20 FEET, TO THE POINT OF CURVATURE OF A 1580.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 133.42 FEET THROUGH A CENTRAL ANGLE OF 4°50'18", TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 69°59'01" W; THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 98.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", THENCE N 88°28'33" W 606.69 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE N 1°15'30" E 265.00 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE S 88°28'33" E 46.09 FEET ALONG SAID BOUNDARY, TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 1°31'27" W; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°15'56"; THENCE S 1°15'30" W 180.00 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.32 FEET THROUGH A CENTRAL ANGLE OF 89°44'04"; THENCE S 88°28'33" E 79.85 FEET; THENCE N 1°26'49" E 110.00 FEET, TO THE SOUTHWEST CORNER OF LOT 24 OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE S 88°28'33" E 536.29 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 108,976 SQ FT OR 2.50 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, TRAILS AND EASEMENTS TO HEREINAFTER BE KNOWN AS:

PECAN VALLEY PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, TRAILS AND EASEMENTS. ALL LOTS, STREETS, TRAILS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF HURRICANE 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 11 DAY OF November, 2020, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November, 2020 PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Tashina Foki
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

COMMISSION NUMBER: 709012
MY COMMISSION EXPIRES: 10-30-2023

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CITY 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
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- PUBLIC TRAIL / RIGHT OF WAY

PECAN VALLEY PHASE 2

LOCATED IN

SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT 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 <u>11</u> DAY OF <u>November</u> , A.D. 20 <u>20</u> <u>Michael J. Chumble</u> SUPERINTENDENT, SSD	ENGINEER'S APPROVAL THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS <u>18</u> DAY OF <u>November</u> , A.D. 20 <u>20</u> <u>Josh O. Johnson</u> ENGINEER, CITY OF HURRICANE	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE <u>20</u> DAY OF <u>November</u> , A.D. 20 <u>20</u> <u>Jan E. Allen</u> CITY ATTORNEY, CITY OF HURRICANE	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS <u>25</u> DAY OF <u>November</u> , 20 <u>20</u> <u>Andy Peterson</u> ATTEST: CITY RECORDER HURRICANE UTAH <u>John W. Bramall</u> JOHN W. BRAMALL MAYOR HURRICANE, UTAH	TREASURER'S APPROVAL I, WASHINGTON COUNTY TREASURER, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND ACCORDANT WITH THE ASSESSMENT AND TAX MAPS ON FILE AND OBLIGATIONS PERTAINING THERETO, THIS <u>25</u> DAY OF <u>November</u> , 20 <u>20</u> <u>Russell Shirts</u> WASHINGTON COUNTY TREASURER	RECORDED No. DOC # 20200070138 Map (Conveying Property) Page 1 of 2 12/07/2020 11:58:07 AM Fee \$ 114.00 By: WELER CHRISTOPHER <u>Russell Shirts</u> WASHINGTON COUNTY RECORDER
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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

PECAN VALLEY PHASE 2
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. # FF20177 FP2
DRAWN BY PJW
DATE: 11-6-2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 40'
SHEET
1
OF
1



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.

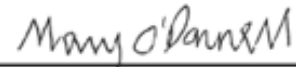
a Utah Licensed Title Insurance Agency
1224 S. River Rd., Bldg. B, Ste. 206
St. George, UT 84790
P: 435-656-1000 | F: 435-656-9069 | www.GTtitle.com

WESTCOR LAND TITLE INSURANCE COMPANY

875 Concourse Parkway South, Ste. 200
Maitland, FL 32751
P: 866-629-5842 | www.WLTIC.com

By: 
Tyler J. Turner, President



By: 
President
Attest: 
Secretary

Transaction Identification Data, For Reference Purposes Only:

Commitment Number: **W56084T**

Tax Parcel No(s): **H-4-2-10-224, H-PEV-2-31, H-PEV-2-32, H-PEV-2-33, H-PEV-2-34, H-PEV-2-35, H-PEV-2-36**



Escrow / closing inquiries should be directed to:
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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.: **W56084T**
Issuing Agent: Griffiths & Turner / GT Title Services, Inc.
Title Officer: Robby Williams
Underwriter: Westcor Land Title Insurance Co.
Tax Parcel No(s): **H-4-2-10-224, H-PEV-2-31, H-PEV-2-32, H-PEV-2-33, H-PEV-2-34, H-PEV-2-35, H-PEV-2-36**

SCHEDULE A

1. Commitment Date: **February 1, 2024**, 7:59 AM
2. Policy to be issued:
2021 ALTA Loan Policy
Proposed Amount of Insurance:
Endorsements (if any): TBD Fee: \$TBD
Estate/Interest to be insured: Fee Simple
Proposed Insured: , ISAOA
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:
Kimmerle Minder and Sally Avery, as joint tenants - Lot 31
PECAN VALLEY DEVELOPMENT LLC - Lots 32, 35, 36
CHRISTOPHER WYLER - (H-4-2-10-224)
BRYSON D. WYLER, an unmarried man - Lot 33
Katherine Ellis, a married woman - Lot 34
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-4-2-10-224, H-PEV-2-31,
H-PEV-2-32, H-PEV-2-33, H-PEV-2-34, H-PEV-2-35,
H-PEV-2-36**

EXHIBIT "A"

The Land is situated in **WASHINGTON** County, State of Utah and is described as follows:

PECAN VALLEY PHASE 2 AMENDED & EXTENDED

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°11'02" W 1957.62 FEET ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF PECAN VALLEY PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 88°28'33" E 20.60 FEET, (2) THENCE S 65°08'42" E 104.02 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF 5140 WEST DOCUMENT NO. 20160012726, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE S 24°51'18" W 32.20 FEET, TO THE POINT OF CURVATURE OF A 1580.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 133.42 FEET THROUGH A CENTRAL ANGLE OF 4°50'18", TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 69°59'01" W; THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59"; THENCE N 88°28'33" W 606.69 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE N 1°15'30" E 265.00 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PECAN VALLEY PHASE 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S 88°28'33" E 126.48 FEET, (2) THENCE S 1°26'49" W 110.00 FEET, (3) THENCE S 88°28'33" E 536.29 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 130,830 SQ FT OR 3.00 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 **2024** are accruing as a lien and are not yet due and payable. Taxes for the **year 2023 were PAID** in the amount of **\$129.72, \$586.23, \$2,675.00, \$4,010.45, \$2,861.15, \$1,602.83 & \$1,602.83**. County Tax Parcel Number(s): **H-4-2-10-224, H-PEV-2-31, H-PEV-2-32, H-PEV-2-33, H-PEV-2-34, H-PEV-2-35, H-PEV-2-36**.
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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, party walls, or any other facts that would be disclosed by an accurate and complete land survey of the Land.
14. 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.
15. 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.
16. 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.
17. Reservations and/or exceptions contained in that certain land Patent recorded October 8, 1920 as Entry No. 20827.
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.
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.
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.
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.
22. The official **Plat Map** recorded in the official records December 7, 2020 as Entry No. 20200070138, and the easements, rights-of-way, terms, conditions, restrictions, reservations, and limitations as set forth therein.
[\(view\)](#)
23. The effects, terms and conditions of the covenants, conditions and restrictions, and any related bylaws, recorded March 11, 2021, March 23, 2021, and January 17, 2023 as Entry No.'s [20210017451](#), [20210017452](#), [20210020524](#), 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.

(Continued)

SCHEDULE B, PART II—Exceptions (Continued)

24. 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 April 8, 2016 as Entry No. 20160012316.
25. 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 January 2, 2018 as Entry No. 20180000055.
26. The terms and conditions of that certain Restriction for building structures recorded November 28, 2018 as Entry No. 20180047130.
27. 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 22, 2020 as Entry No. 20200059271.

The following exception affects Lot 36 only:

28. The terms, conditions and effects of that certain **Impact Fee Promissory Note and Security Agreement** by and between Washington County Water Conservancy District and Chris Wyler, recorded December 7, 2020 as Entry No. 20200070139.
[\(view\)](#)

The following exception affects Lots 35 and 36 only:**29. Deed of Trust**, summarized as follows:

Recorder's Entry No.: 20230037302
Date Recorded: December 14, 2023
Date of Document: December 8, 2023
Dollar Amount: \$139,101.00
Borrower/Trustor: Pecan Valley Development, LLC
Lender: Hillcrest Bank, a division of NBH Bank
Beneficiary: Hillcrest Bank, a division of NBH Bank
Trustee: Hillcrest Bank, a division of NBH Bank

The following exception affects Lot 31 only:**30. Deed of Trust**, summarized as follows:

Recorder's Entry No.: 20220051107
Date Recorded: November 23, 2022
Date of Document: November 18, 2022
Dollar Amount: \$820,000.00
Borrower/Trustor: KIMMERLE MINDERS AND SALLY AVERY
Lender: GUILD MORTGAGE COMPANY LLC
Beneficiary: MERS
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

The following exception affects Lot 32 only:**(Continued)**



SCHEDULE B, PART II—Exceptions (Continued)

31. The terms and conditions of that certain Acknowledgement, Waiver and Release by and between the City of Hurricane and Chris Wyler, recorded June 28, 2023 as Entry No. 20230019129.

The following exception affects Lot 33 only:

- 32. Deed of Trust**, summarized as follows:

Recorder's Entry No.: 20220044223
Date Recorded: September 23, 2022
Date of Document: September 22, 2022
Dollar Amount: \$500,000.00
Borrower/Trustor: BRYSON D. WYLER
Lender: ROCK CANYON BANK
Beneficiary: MERS
Trustee: GT TITLE

The following exception affects Lot 34 only:

- 33. Deed of Trust**, summarized as follows:

Recorder's Entry No.: 20230010024
Date Recorded: April 12, 2023
Date of Document: April 12, 2023
Dollar Amount: \$706,500.00
Borrower/Trustor: KATHERINE ELLIS AND ROBERT ELLIS
Lender: CARDINAL FINANCIAL COMPANY
Beneficiary: MERS
Trustee: P1 TITLE INSURANCE AGENCY LLC



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>.



Application

Application Accepted Date: 02/08/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description:		Planning Fee		\$	150.00
Tenant / Project Name: Mountain View Estates Phase 1 at		Planning Fee		\$	150.00
Bldg. Address: 1220 W 650 South		Advertising Fees		\$	3.96
City: Hurricane City State: UT Zip: 84737		Sub Total:		\$	153.96
Subdivision: Mountain View Estates Phase 1 at Phase: 1		Permit Total:		\$	153.96
Block: Hurricane 32 & 33 Parcel #: H-MVEH-1-32, H-MVEH-		Amount Paid:		\$	0.00
Zone: R1-10 1-33		Remaining Due:		\$	153.96
Property Owner: RAC INC					
Permit Contact: Travis Fewkes P:(435) 628-4700					
Email: travis@browncivil.com					
CONTACT INFORMATION					
Engineer of Record: BROWNCONSULTING ENGINEERS					
Email: steve@browncivil.com P: (435) 628-4700					
General Contractor: Brown Consulting Engineers					
License #: P: (435) 628-4700					
Address: 736 S 900 E Suite B105					
City: St. George State: Utah Zip: 84770					
Email: steve@browncivil.com					
APPLICATION DETAILS					
APPROVALS		DATE	INFO		
Plan Review Finalized:		Yes	02/20/24	Brienna Spencer	
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER: PENDAFP24-06					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Travis Fewkes					
Signature of Applicant/Authorized Agent or Owner: Date:					
Travis Fewkes			02/21/2024		
Application Approved By:			Date:		
			02/20/2024		
Application Issued By:			Date:		
Receipt #: 8.176534 & 8.176535-02/08/24					



STAFF COMMENTS

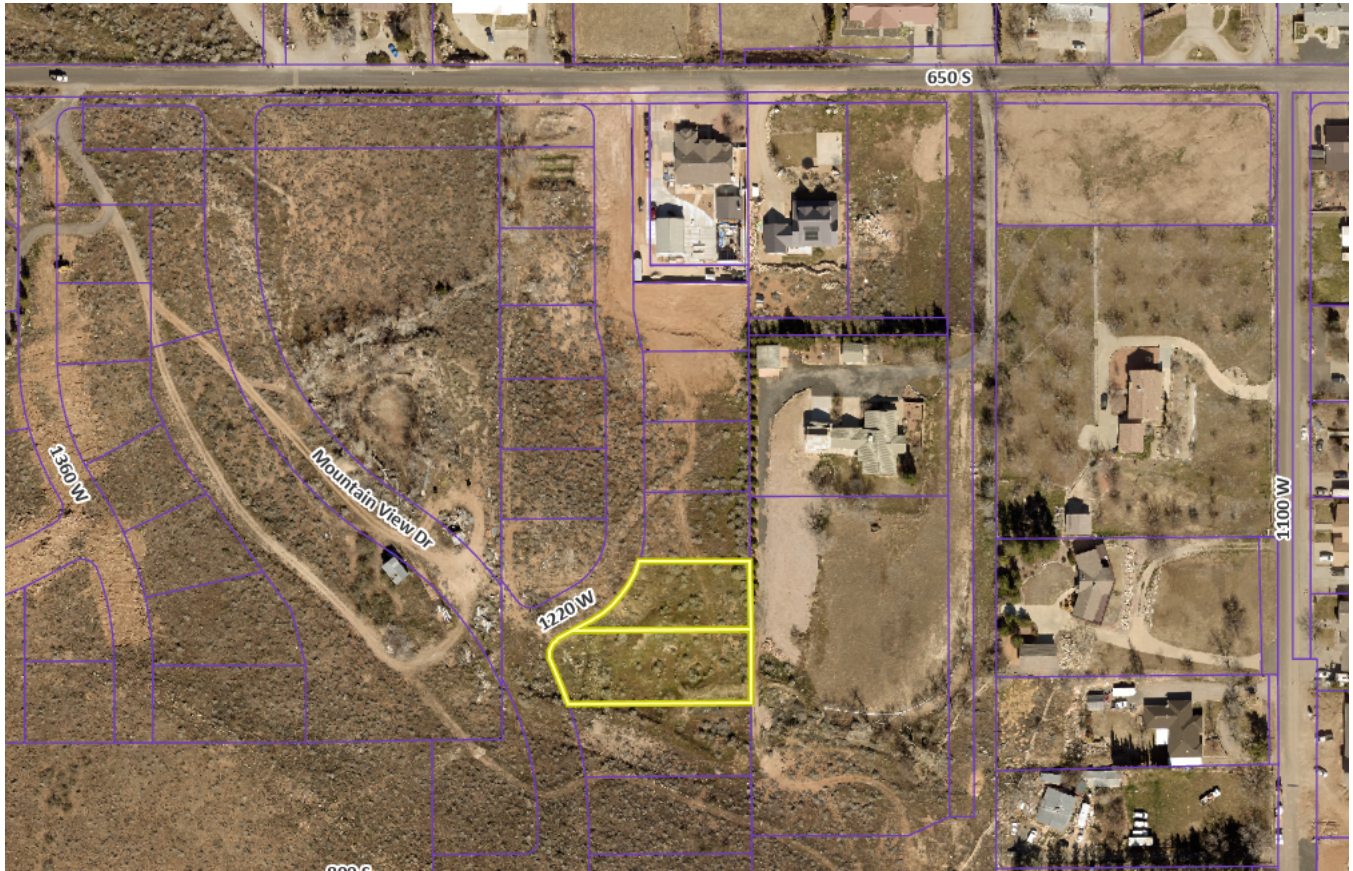
Agenda Date:	03/14/2024
Application Number:	AFP24-06
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	RAC Inc
Agent:	Brown Consulting Engineers
Request:	Approval of an Amended Final Plat
Location:	735 S 1220 W
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments
Report prepared by:	Fred Resch III/Gary Cupp

Discussion: The applicant has applied to amend the final plat for Mountain View Estates at Hurricane Phase 1 to change the lot lines between lots 33 and 32 to allow for a slightly larger driveway. Any lot line adjustment within a recorded subdivision requires an amended final plat

JUC Comments

1. **Public Works:** Need to make sure that the new lot lines do not cause problems with the location of water meter barrels and power secondary boxes and other utilities. They must be on the lot they serve.
2. **Power:** Homeowner will hire our prequalified contractor to move the secondary box to the new lot line, extend conduits, and install new wire from the transformer across Mountain View Dr.
3. **Water:** Okay.
4. **Streets:** Okay with adjustment to the lot line.
5. **Sewer:** No exception.
6. **Engineering:** Engineering is supportive of the intent; however, the plat needs to be updated to successfully record.
7. **Fire:** Approved.
8. **Cable:** No comment.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby

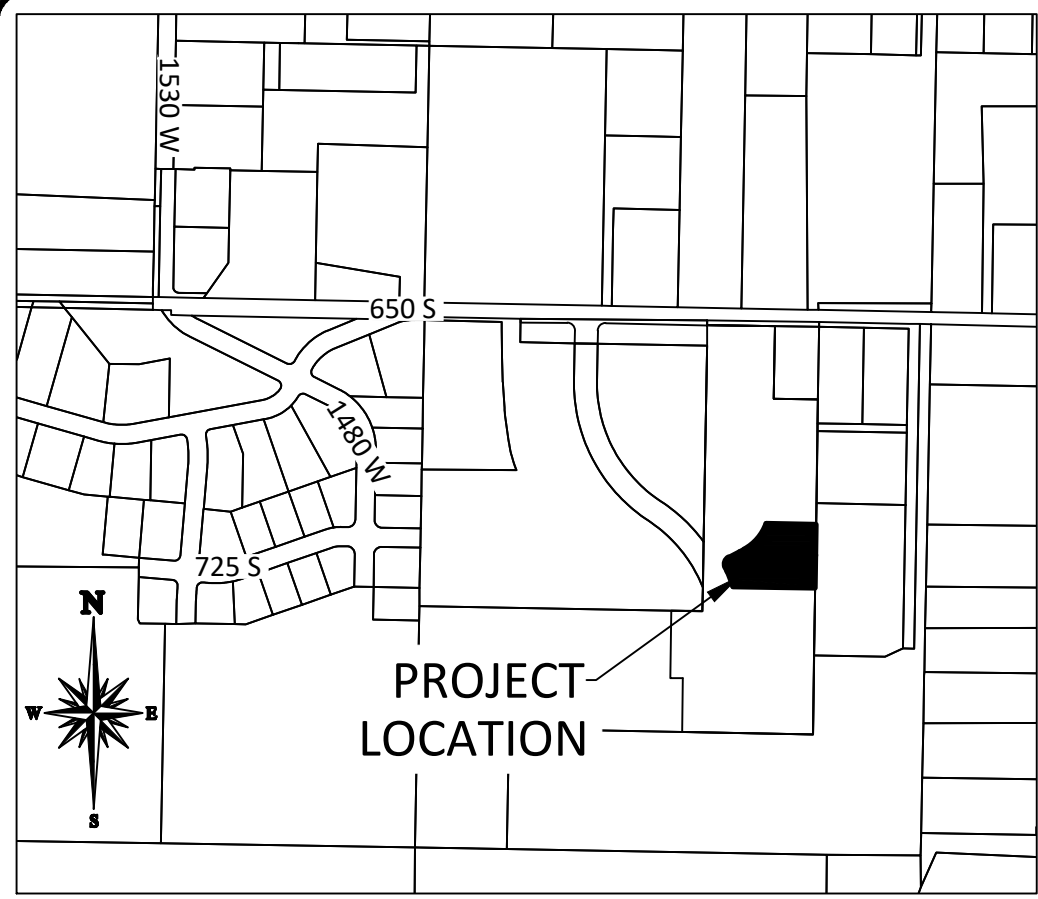
make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments

1. The plat does meet the standards for amending final plats 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. Required changes to existing utilities on site will need to be completed.

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

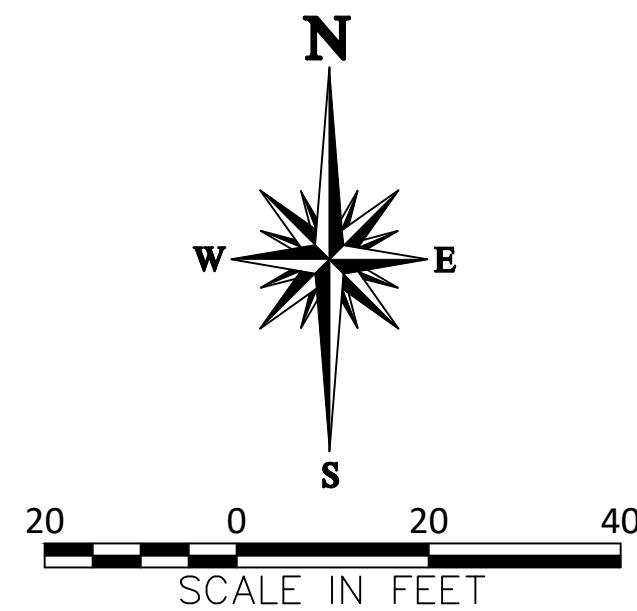


VICINITY MAP

NOT TO SCALE

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY
	EASEMENT
	CENTERLINE
	CLASS I CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING MONUMENT (AS NOTED)
	BCE REBAR AND CAP TO BE SET
	FOUND REBAR & CAP (AS NOTED)
	SET NAIL AT 5.3 FT OFFSET FROM PROPERTY CORNER OR AS NOTED
	SET NAIL AT 11.0 FT OFFSET FROM PROPERTY CORNER OR AS NOTED
	PUBLIC UTILITIES & DRAINAGE EASEMENT

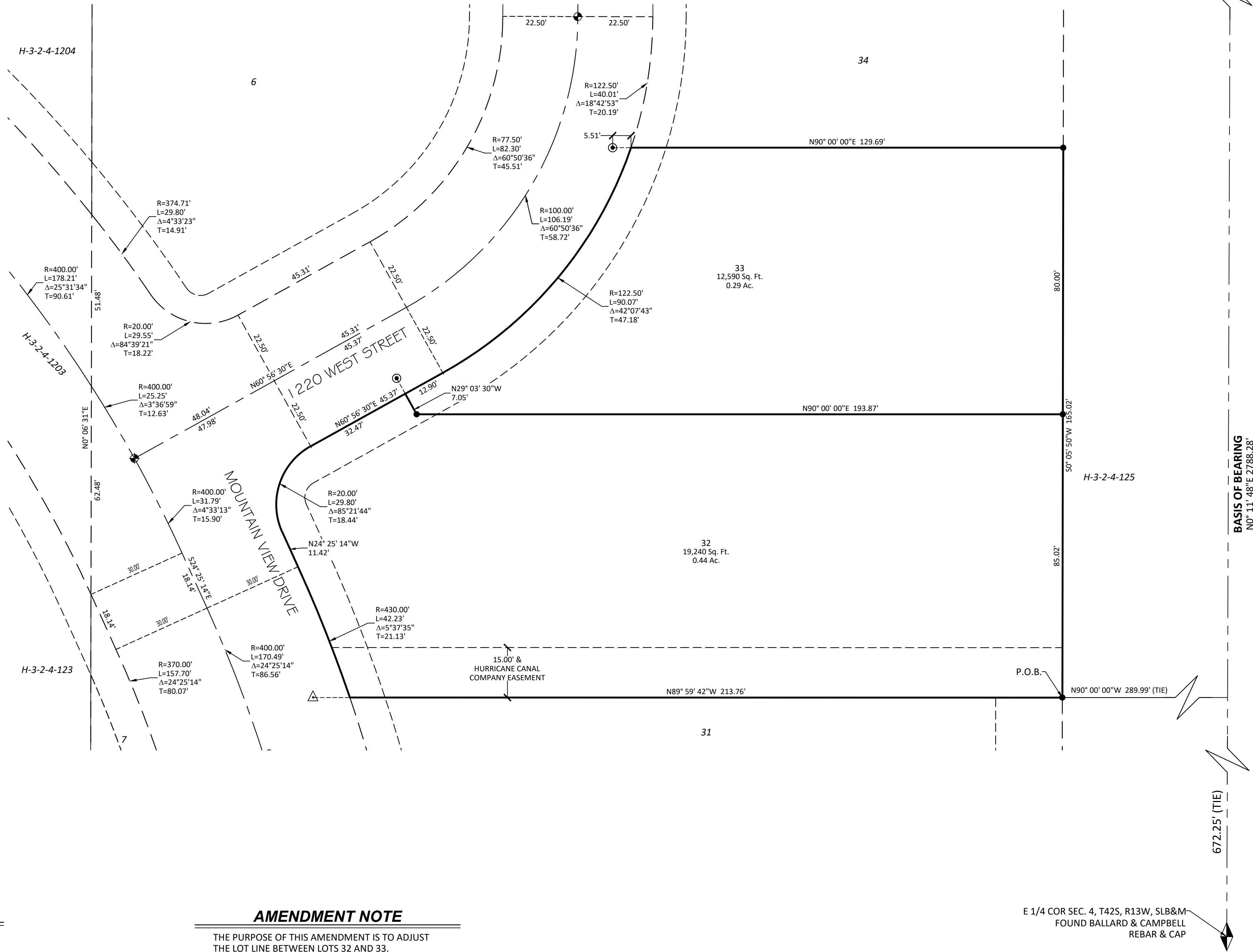


GENERAL NOTES AND RESTRICTIONS

- A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET SIDE LOT LINES, AS SHOWN ON THIS PLAT.
- LOT 32 IS SUBJECT TO AN EASEMENT IN FAVOR OF THE HURRICANE CANAL COMPANY ALONG THE SOUTH 15 FEET OF LOT 32 AS SHOWN.
- THE PARENT PARCEL IS A PORTION OF H-3-2-4-124.
- HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH A 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 THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE LOT LINE BETWEEN LOTS 32 AND 33.

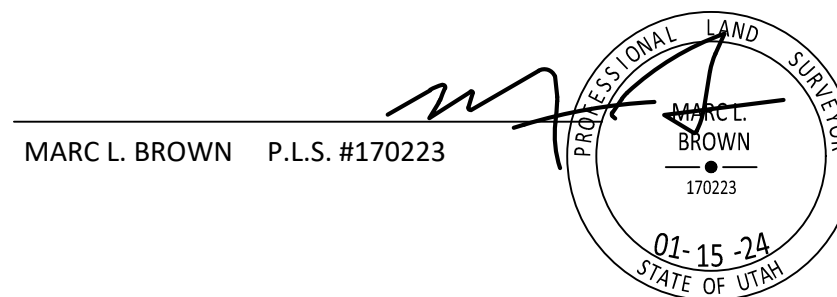


SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, PROFESSIONAL UTAH LAND SURVEYOR, NO. 170223, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY BELOW TO BE HEREAFTER KNOWN AS:

"MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE SUBDIVISION PARTIAL AMENDMENT A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREAS AND EASEMENTS AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°11'48\"

CONTAINS: 0.731 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, COMMON AREAS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

"MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE SUBDIVISION PARTIAL AMENDMENT A"
DOES HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREA AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MOUNTAIN VIEW ESTATES" RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO HURRICANE CITY, PUBLIC STREETS, PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND PUBLIC UTILITY EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ A.D., 20 ____.

RAC, INC.(A UTAH CORPORATION)

CRAIG R. ENGEL
PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ } SS

COUNTY OF _____

ON THE ____ DAY OF _____ 20 ____, PERSONALLY APPEARED BEFORE ME, CRAIG R. ENGEL, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RAC, INC., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE SUBDIVISION PARTIAL AMENDMENT A

LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT

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. 2024.

SUPERINTENDENT, SSD

CITY ENGINEER'S APPROVAL

THE HERON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 2024.

ENGINEER, HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 2024.

CITY ATTORNEY, HURRICANE CITY

APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, A.D. 2024.

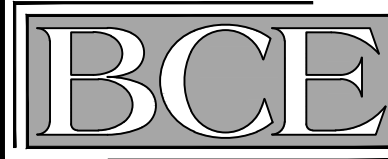
ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR,
HURRICANE CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS ____ DAY OF _____ A.D. 2024, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER



**BROWN
CONSULTING
ENGINEERS, P.C.**

CIVIL ENGINEERING—LAND SURVEYING—LAND PLANNING
736 SOUTH 900 EAST, SUITE B105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

CHECKED/DRAWN BY
MLB / TF

JOB NUMBER:
21-138

DATE:
JANUARY 2024

SCALE:
1"=40'

SHEET NO.

1 OF 1

RECORDED NO.

WASHINGTON COUNTY RECORDER

SCHEDULE A

Order Number: **8-006564**

1. Effective date: **January 17, 2024 at 7:45 a.m.**

2. Policy or Policies to be issued:	Amount of Insurance
(a) ALTA Owner's	\$

Proposed Insured: **TITLE REPORT ONLY-NO TITLE INSURANCE COMMITTED FOR**

(b) ALTA Loan	\$
---------------	----

Proposed Insured:

(c) ALTA Loan	\$
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Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is

Fee Simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

RAC, INC., a Utah Corporation

5. The land referred to in this Commitment is in the State of Utah, County of **Washington** and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION.

Purported Address:

**751 S Mountain View Drive (Vacant)
Hurricane Utah, 84737**

STATEMENT OF CHARGES

These charges are due and payable.

Title Report Only	\$300.00
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SCHEDULE A

Order Number: **8-006564**

LEGAL DESCRIPTION

Lots 32 and 33, MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE SUBDIVISION, according to the official plat thereof on file and of record in the office of the **Washington** County Recorder.

Parcel No.: **H-MVEH-1-32, H-MVEH-1-33**

SCHEDULE B – SECTION 1

Order Number: **8-006564**

REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

TO-WIT:

NOTICE TO APPLICANT: The land covered herein 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 a title insurance policy.

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available on request from the Company. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

1. **There are no requirements at this time.**

Your Order has been assigned to **David W. Johnson** for full service escrow at **382 South Bluff Street, Suite 100, St. George, Utah 84770**. For any escrow/closing questions please call **(435) 688-8808**, or email **dj@backmantitle.com**.

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies.
RAC, INC.

SCHEDULE B – SECTION 2

Order Number: **8-006564**

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments 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 record.
2. Any facts, rights, interests 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.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
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. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Lien of [taxes](#), not yet due and payable:
Year: 2024
Parcel No.: H-MVEH-1-32, H-MVEH-1-33
Prior year: 2023 Paid (Under Parcel No. H-3-2-4-124)
Amount: \$11,002.09 (Includes other property)
10. Said property is located within the boundaries of Hurricane City (435-635-2811) and is subject to all assessments and service charges levied hereunder.
11. Easements, setbacks, notes, and restrictions, as shown on the subdivision plat:
Recorded: September 23, 2023
Entry No.: [20230023903](#)
12. Any water rights, claims or title to water in and under the land.
13. Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, but omitting any covenant, condition or restrictions, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons:
Recorded: August 9, 2023
Entry No.: [20230023905](#)

14. A Deed of Trust, and the terms and conditions thereof:

Stated Amount: \$4,017,000.00
Trustor(s): RAC, Inc.
Trustee: Backman Title Services
Beneficiary: Academy Construction Lending, LC
Dated: December 10, 2021
Recorded: December 10, 2021
Entry No.: [20210078239](#)

Affidavit and Notice:

Recorded: December 23, 2021
Entry No.: [20210080740](#)

SCHEDULE C

Order Number: **8-006564**

Chain of Title

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

<u>Document Name</u>	<u>Recording Date</u>	<u>Entry No.</u>	<u>Book</u>	<u>Page</u>
NONE				



WIRE FRAUD WARNING

Cyber criminals are using email compromise schemes to target companies and individuals purchasing property. These schemes include, but are not limited to, using fake emails from attorneys, real estate agents or title agencies to request wire transfers to fraudulent accounts.

If you need to wire transfer money to Backman Title Services we will provide our wire transfer instructions to you. Backman Title Services will not change our wire transfer instructions after you have received them from us and we will never ask you to wire money into an account with a name different than Backman Title Services. If you receive conflicting wire transfer instructions - STOP - then call us using a known telephone number, not one provided in an email, to determine if the new instructions are fraudulent.

If you ask us to wire transfer money to you we must receive written wire transfer instructions. Your bank account information must be validated by face to face verification or phone verification using a known telephone number, not one provided in an email, or using previously validated account information which we already have on file.

We are not responsible for any wires sent by you to an incorrect bank account.



Privacy Notice

Notice Last Updated: December 1, 2022

This Privacy Policy ("Policy") describes how First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") collect, use, store, and share your information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where this Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); and (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties").

This Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations (“CCPA”). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at <https://www.firstam.com/privacy-policy/> or by calling toll-free at 1-866-718-0097.

Right to Correct. You have a right to request that we correct your personal information. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for correction, go to our online privacy policy at <https://www.firstam.com/privacy-policy/> or call toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at <https://www.firstam.com/privacy-policy/> or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at <https://www.firstam.com/privacy-policy/> or by calling toll-free at 1-866-718-0097.

Verification Process. For a request to know, correct or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale and Share. We have not sold or shared the personal information of California residents in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We do not knowingly sell or share the personal information of any California resident under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, how we have used that information, and how we share that information, please see “California Privacy Rights Act and Disclosures” in <https://www.firstam.com/privacy-policy/>.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see “California Privacy Rights Act and Disclosures” in <https://www.firstam.com/privacy-policy/>.



Application

Application Accepted Date: 02/14/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: Peach Spring Estates will have 30 lots in phase 1		Planning Fee		\$	150.00					
Tenant / Project Name: Peach Spring Estates		Planning Fee		\$	150.00					
Bldg. Address: 3700 W & Bash Parkway		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Peach Spring Estates Phase: 1 & 2		Amount Paid:		\$	0.00					
Block: Lot #: Parcel #: H-4-2-12-1208-GS1		Remaining Due:		\$	150.00					
Zone: RA-10										
Property Owner: Matt Lowe- Smooth Stone Homes										
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: Smooth Stone Homes										
License #: P: (801) 648-8229										
Address: Smooth Stone Homes 6028 S Ridgline Dr Suite 203,										
City: Ogden, UT 84405 State: Utah Zip: 84405										
Email: matt@lowecompanies.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPP24-08										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Treasa Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 7.724669-02/14/24										



February 14, 2024

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

Subject: Peach Spring Estates

Gary,

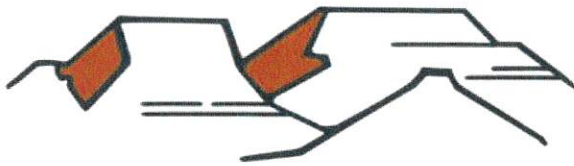
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

Date February 14, 2024

To Whom It May Concern:

Smooth Stone Construction - Matt Lowe (the "Developer") has requested a culinary water will serve letter for the subdivision known as Peach Springs Estates, located at approximately Bash Parkway and Gateway Blvd 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 64 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



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	PP24-08
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Smooth Stone Homes
Agent:	Karl Rasmussen
Request:	Preliminary Plat Application
Location:	3600 W 1400 S
Zoning:	R1-10
General Plan Map:	Planned Community
Recommendation:	Approve Phase 1 subject to staff and JUC comments
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

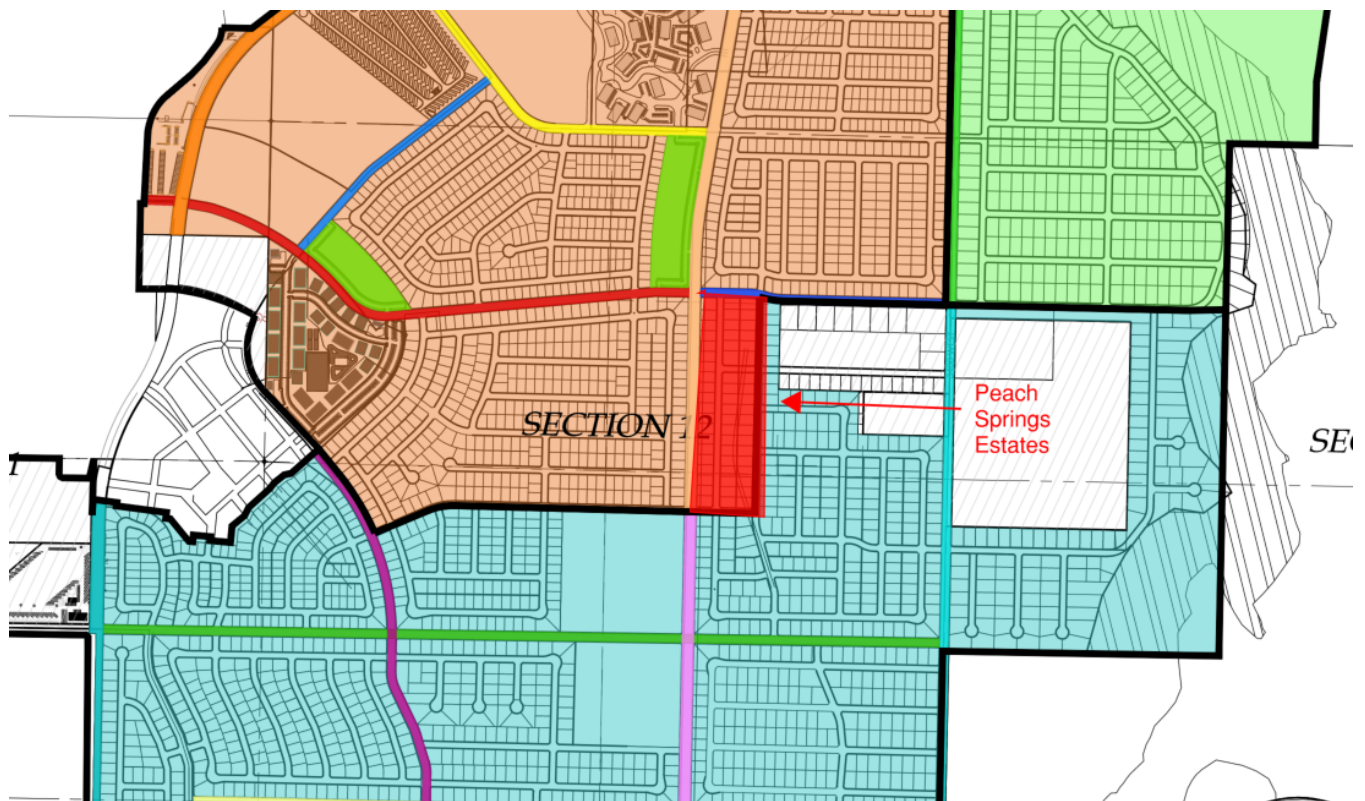
The applicant is seeking preliminary plat approval for Peach Springs Estates, a 64 lot subdivision within the Gateway to Sand Hollow PID. This preliminary plat initially received approval in November of 2021, however that approval has since expired. This property is currently isolated from any dedicated city right-of-way, however the PID in the area is working, as it has been for the past two years, to bring utilities to this site.

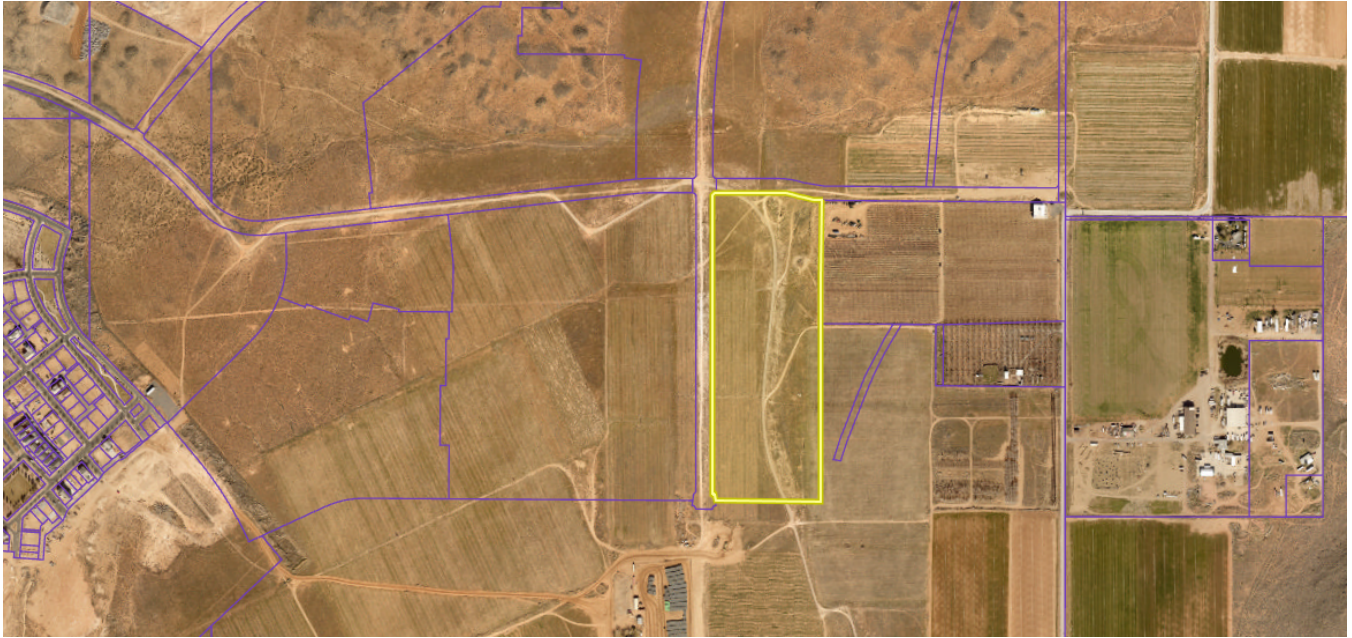
JUC Comments

The following items will need to be addressed:

1. **Public Works:** Since this project is bounded by roads to be constructed by the Gateway PID and the project is dependent on utilities provided by the PID, it should be required that the developer submit an agreement between them and the PID stating what items are to be delivered by the PID and what the time frame for delivery is. Development of this project is dependent on the Gateway PID and the required improvements are not yet installed. There is currently no improved access to the subject property.
2. **Power:** Dixie Power area. Previous redlines have not been addressed.
3. **Sewer:** Ash Creek takes no exception to the preliminary plat for Peach Springs Estates Phase 1.
4. **Streets:** Access to the property is from Bash Parkway. This roadway is a PID road and is not currently a finished paved access. They are working on it and paving should be in the next couple of months.

5. **Water:** No comment.
6. **Engineer:**
7. **Fire:** Good with the design as is.
8. **Cable/Phone:** No concerns.
9. **Fiber:** Add Infowest notes.
10. **Gas:** Would want to see the main infrastructure before they can move forward.
11. **GIS:** Good.
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.





Location is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-10. Phase 1 consists of 30 lots with an average lot size of 12,193 sq ft. All lots meet R1-10 standards.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
4. The applicant has listed a phasing line between east and west with the east side being phase 1.
5. Subdivision improvement plans (construction drawings) have only been submitted for phase 1. Per HCC 10-39-8 (updated February 2024) complete subdivision improvement plans are required as part of a complete preliminary plat application. Thus this application is only complete for phase 1 and only phase 1 can be considered.
 - a. Specific comments on the subdivision improvement plans have been forwarded to the applicant.
6. The applicant has noted that the property isn't located in a desert tortoise take area.
7. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site and there are existing unpaved roadways to the 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)

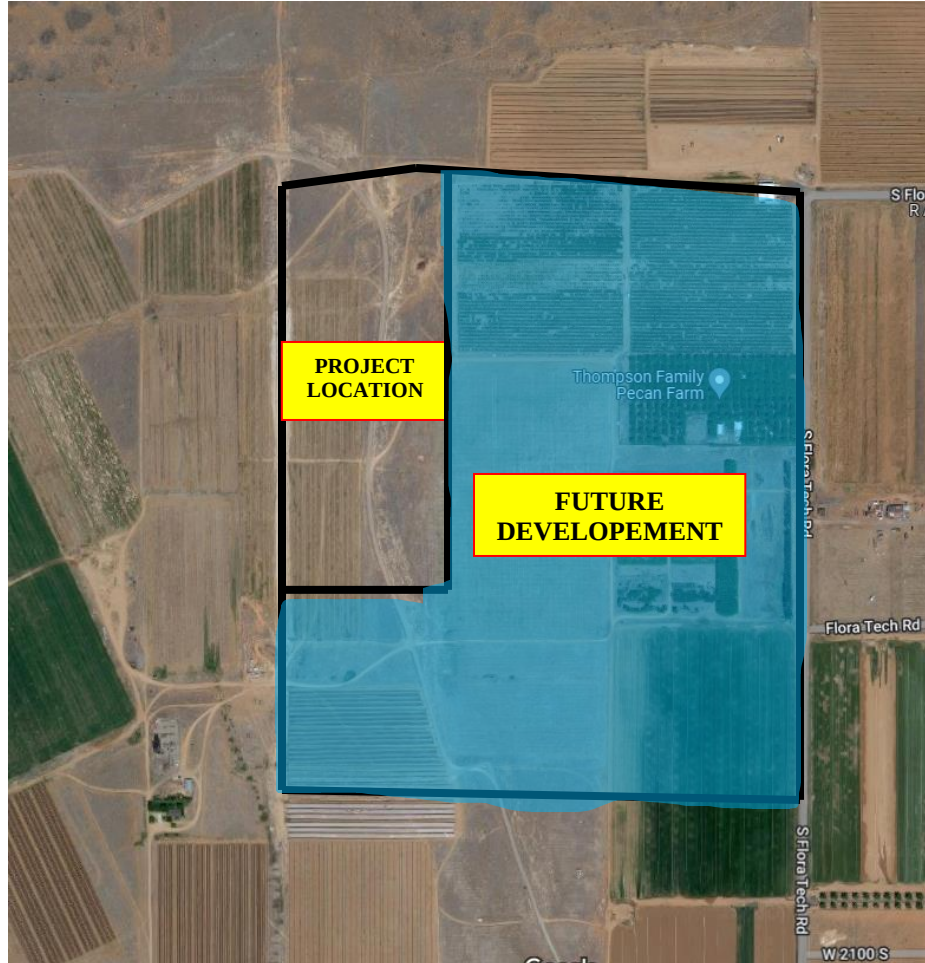
- a. There is currently a gravel access and some utilities stubbed to the site but these are not complete nor dedicated to the City at this time. A timeline or other agreement for when utilities and legal access will be available to this site has not been made available to staff.

8. Water use: The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 64 units are already accounted for within Hurricane City's tracking data.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of the preliminary plat application for Phase 1 only subject to staff and JUC comments and on condition of dedicated public access and provision of utilities by the project proponent to the site.

PEACH SPRINGS ESTATES DRAINAGE REPORT

September 13th, 2023



Owner:

PEACH PIT LLC
C/O: DAVID STIRLING
PO BOX 460600
LEEDS, UT-84746

Prepared by:

ProValue Engineering, Inc.

20 South 850 West, Suite 1
Hurricane, UT 84737



This report for the drainage design of Peach Spring Estates was prepared by ProValue Engineering in accordance with the provisions of City of Hurricane Storm Drainage Design and Technical Criteria.

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I. INTRODUCTION

1.1 BACKGROUND

Peach Spring Estates proposes to build 166 lots residential subdivision. The location of the proposed development is in the Section 11, T42S, R14W, S.L.B.&M. Peach Spring estates consists of 22.48 Acres and 53.58 of acres of future development have been included in this analysis. See Figure 1.1.1 for project location. This report contains hydrology information and hydraulic analysis for a 100-year storm event that could affect this site.

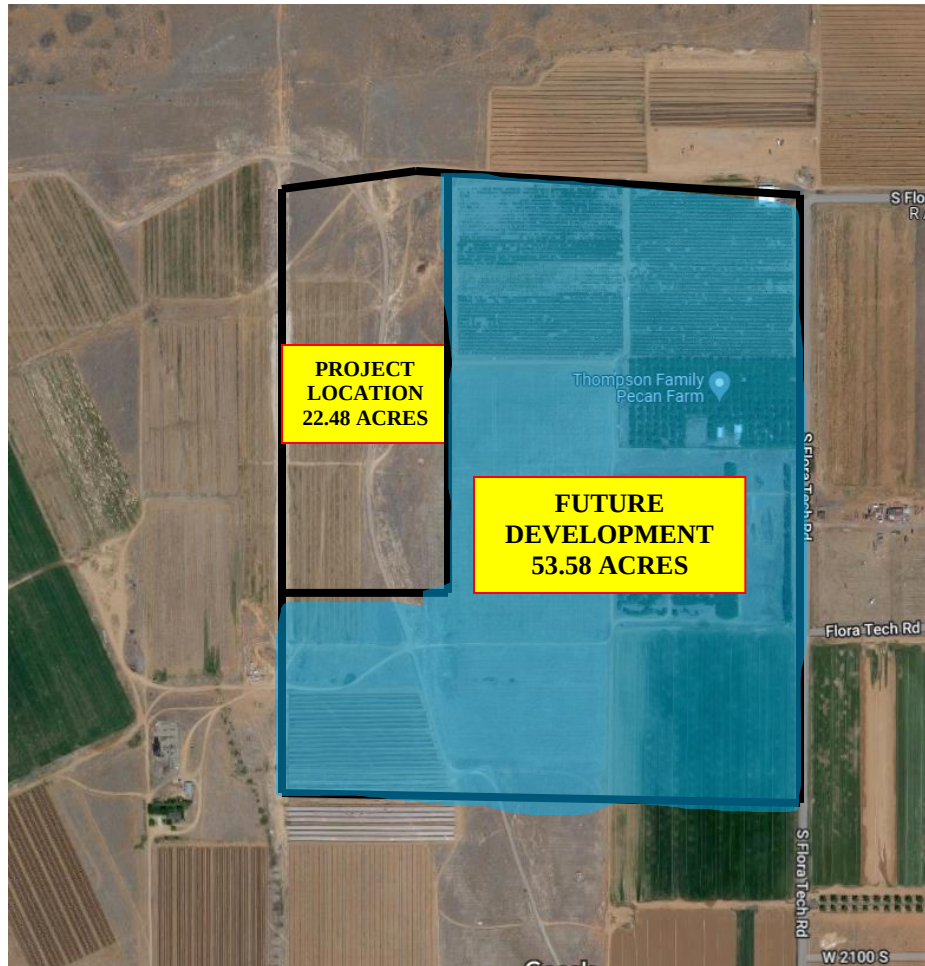


Figure 1.1.1: Project Vicinity Map

1.2 PURPOSE AND NEED

This report has been prepared to advise the owner of the flows and possible rainfall that could affect this Peach Spring Estates. This report contains recommendations for drainage improvements, figures for peak runoff and the requirements for storm drainage pipe and detention.

1.3 REFERENCE MATERIALS

Please refer to the following figures in Appendix A, B & C, which contain maps and tables of the project location: the subdivision location map, subdivision site plan, Drainage Delineation Plan, a Floodplain Boundary Map, and the drainage model scenario results. Materials used to prepare this report are NOAA ATLAS 14 Point Precipitation Frequency Estimates from the NOAA website and the HEC-HMS software.

2. PROPERTY DESCRIPTION

2.1 EXISTING PROPERTY DESCRIPTION

Peach Spring Estates is located in the Section 11, T42S, R13W, S.L.B.&M. As per the Hurricane City Storm Master Plan, the current site comes under SH60 (Sand Hollow Drainage area). From the exiting grades for the Peach Spring Estates site the storm water from the south and east drains towards the west and then drains towards the existing Detention basin D3, see Master drainage report for Gateway at Sand Hollow for existing D3 basin location and figure 2.1.1 below shows existing drainage for the site. A total of 22.50 acres of Peach Spring Estates and 53.58 acres of future development have been considered for the analysis. The property is defined by the following legal descriptions. See Figure 2.1.2 for project location.



Figure 2.1.1: Existing Drainage Condition



Figure 2.1.2: Existing Drainage Condition

Parcel Number: H-4-2-11-320112 containing 22.502 Acres.

Legal Description: COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°17'53"W ALONG THE SECTION LINE 1906.47 FEET; THENCE S1°07'37"W 1289.17 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY OF BASH PARKWAY; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: THENCE S88°47'33"E 336.76 FEET; THENCE EASTERLY ALONG THE ARC OF A 380.24 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 18°50'07", (LONG CHORD BEARS: S79°22'29"E 124.44 FEET); THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 122.53 FEET, HAVING A RADIUS OF 437.54 FEET AND A RADIAL BEARING OF N18°42'03"E, THROUGH A CENTRAL ANGLE OF 16°02'45" (LONG CHORD BEARS: S79°19'20"E 122.13 FEET); THENCE S00°05'08"W 2.84 FEET; THENCE S01°12'43"W 1614.63 FEET; THENCE N88°29'57"W 573.99 FEET; THENCE N01°30'03"E 30.00 FEET; THENCE N88°39'49"W 6.46 FEET TO THE EAST BOUNDARY OF GATEWAY DRIVE; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 23.53 FEET, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF N01°25'26"E, THROUGH A CENTRAL ANGLE OF 89°52'33" (LONG CHORD BEARS: N43°38'17"W 21.19 FEET); THENCE N01°13'07"E 1594.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 89°59'20", (LONG CHORD BEARS: N46°12'47"E 21.21 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 980,222 SQUARE FEET OR 22.503 ACRES.

2.2 PROPOSED IMPROVEMENTS

The water from Detention basin D18 (refer to the Master Drainage Report) and the drainage from the Peach Springs Estates site (highlighted in yellow in Figure 2.2.1), as well as the future development area (marked in blue), will flow from the south and east towards the north, ultimately draining onto the planned Bash Parkway Road. You can find the drainage flow direction in Figure 2.2.1. There's a 42" SD pipe (Reach-1) from the site that will connect to the proposed 42" SD pipe which will be installed at the intersection of Bash Parkway Road and Gateway Boulevard. This proposed 42" SD pipe at the intersection will also collect the storm water from the Bash Parkway Road and connect to the proposed detention basin D1. D1 basin will have a total storage capacity of 11.5 ac.ft. The drainage from the D1 will drain into the D2 basin and further drains in to D3 basin. See master drainage report for Gateway at Sand Hollow PID for D1, D2, D3 & D18 basin locations and storage information. Improvements will include curb & gutter, asphalt, sidewalk, storm drainpipe, and catch basins for directing storm runoff and detention. Figure 2.2.2 shows the full site plan layout with pipe sizes for the Peach Spring Estates.

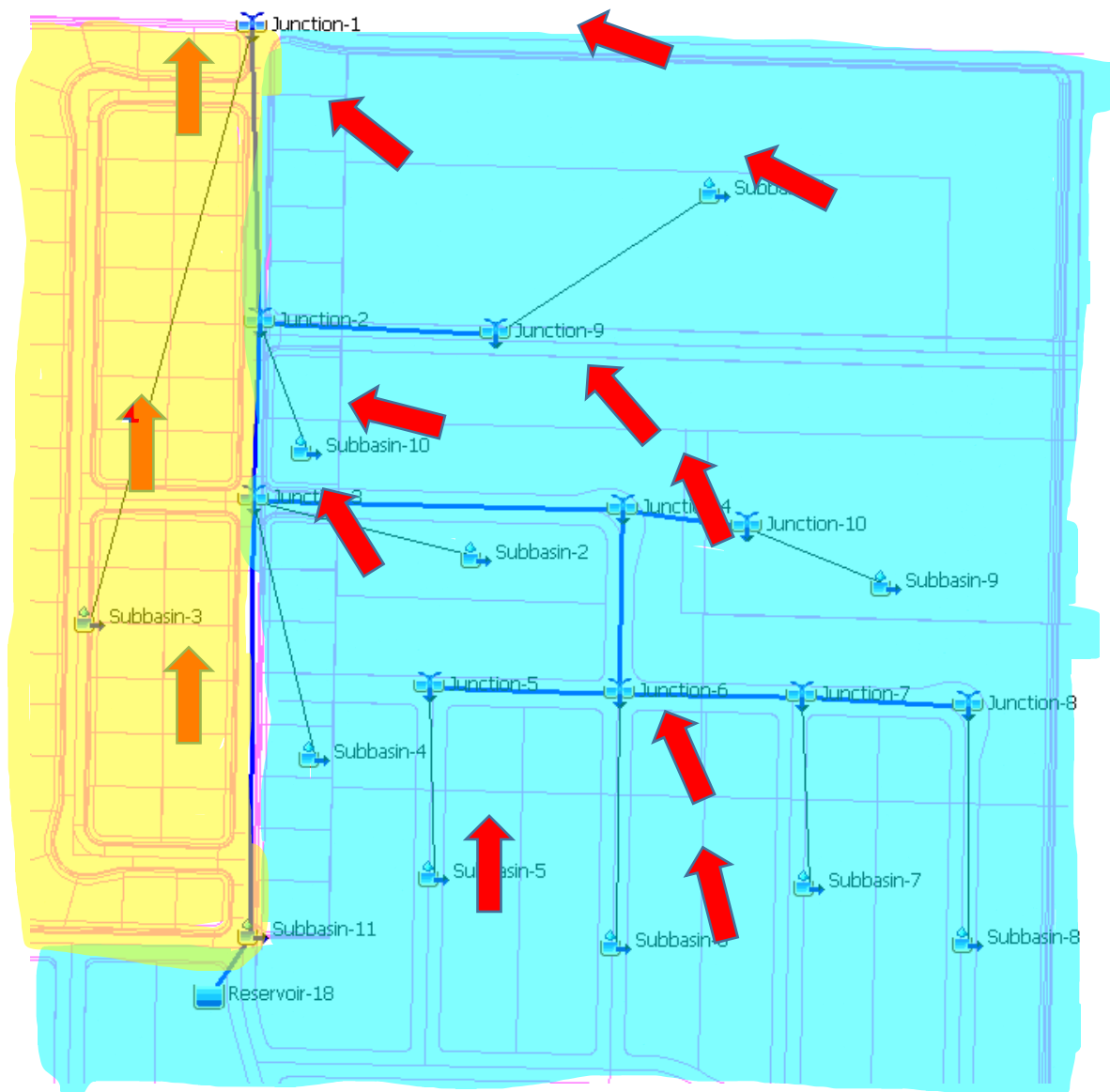


Figure 2.2.1: Drainage flow direction

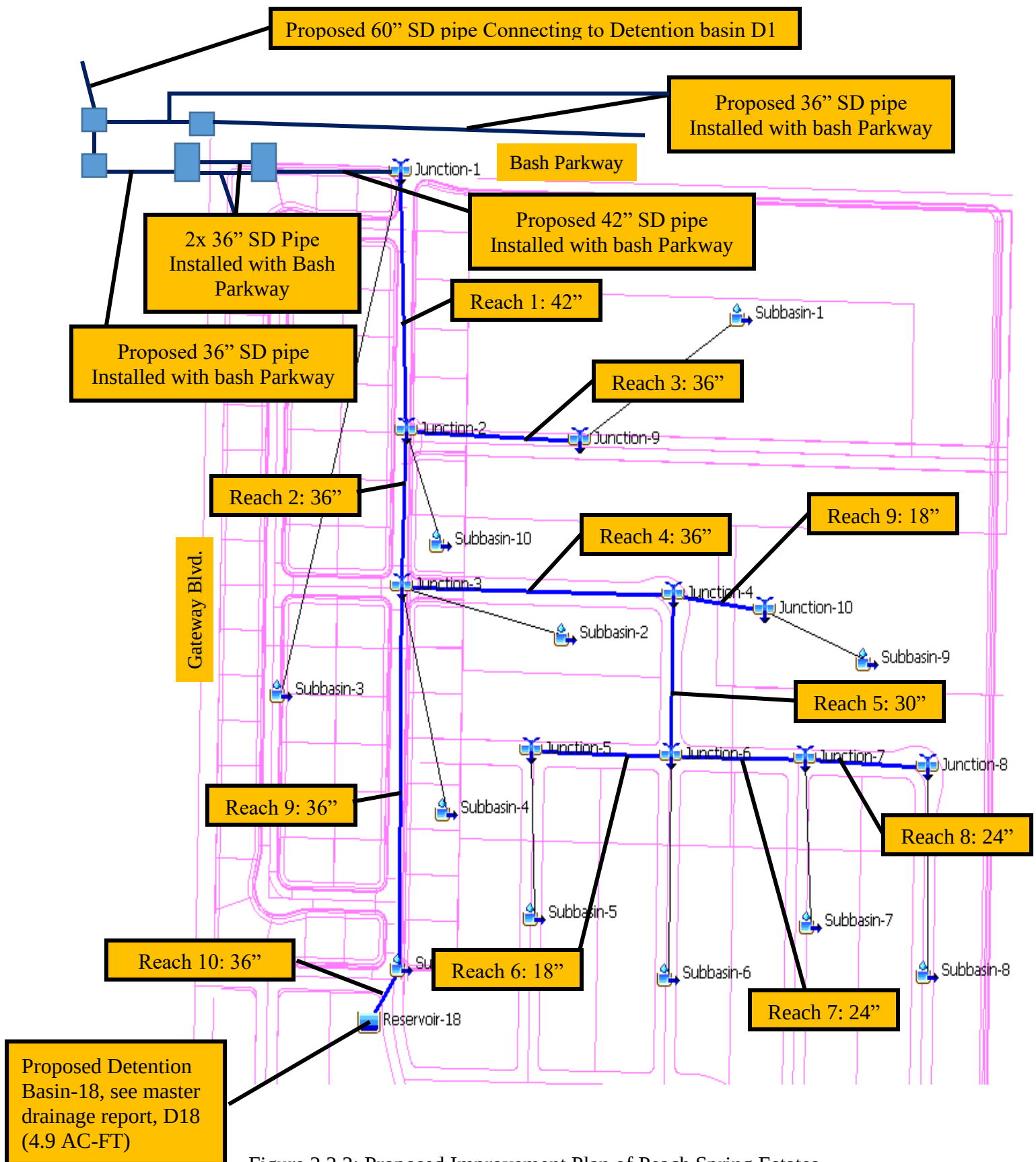


Figure 2.2.2: Proposed Improvement Plan of Peach Spring Estates

2.3. OFF-SITE DRAINAGE

Natural drainage from the surrounding area to Peach Spring Estates does flow through the property but will sooner be terminated with the construction of the Gateway at Sand Hollow PID roads and other developments. Future development areas marked in blue in figure 2.2.1 will have an effect on the current project until the site is fully developed.

2.4. ON-SITE DRAINAGE DESCRIPTION

The drainage from the Peach Springs Estates and drainage from the D-18 (Master Drainage) marked in yellow in the figure 2.2.1 and future development area marked in blue will drain from south and east towards the north on to the proposed Bash Parkway Road, See figure 2.2.1 for drainage flow direction. There's a 42" SD pipe (Reach-1) from the site that will connect to the proposed 42" SD pipe which will be installed at the intersection of Bash Parkway Road and Gateway Boulevard. This proposed 42" SD pipe at the intersection will also collect the storm water from the Bash Parkway Road and connect to the proposed detention basin D1. D1 basin will have a total storage capacity of 11.5 ac.ft. The drainage from the D1 will drain into the D2 basin and further drains in to D3 basin. The proposed 36" & 42" SD pipe on the site will be able to handle the water from the D-18 basin.

3. FEMA FLOODPLAIN REQUIREMENTS

This property is not located within FEMA floodplains.

4. OTHER DRAINAGE STUDIES AFFECTING THIS PROPERTY

The drainage analysis completed for the Gateway at Sand Hollow PID was referenced and incorporated in the creation of analysis of the Peach Spring Estates drainage.

5. DESIGN RUNOFF COMPUTATIONS

5.1 SELECTION OF HYDROLOGIC MODEL

The hydrologic model used to simulate the runoff for this basin was HEC-HMS Hydrologic Modeling System, version 4.6, 27 August 2020 used by the US Army Corps of Engineers Hydrologic Engineering Center. This modeling software can represent the physical features of a basin. The hydrologic elements are connected in a dendritic network to simulate runoff processes. Available elements used for this basin are the following: sub-basin, reach, junction, and reservoir (detention pond). Computations are completed from upstream elements in a downstream direction. Modeling was completed using the SCS curve number for losses and lag times for routing. The transform method used was the SCS Unit Hydrograph. The surface method used was the simple method.

5.2 MODEL INPUT PARAMETERS

The input parameters that were used to put the Hydrologic Model together are:

1. An Auto-CAD drawing of the watershed.
2. SCS Curve Numbers.
3. SCS Lag Times.
4. Rainfall depth over the 100-year period for a 3-hour storm and 24-hour storm
5. Time Distribution of rainfall in 5-minute increments for the 3-hour peak period and time distribution of rainfall in 30-minute increments for the 24-hour peak period.

5.3 WATERSHED AREA

The proposed watershed boundary is shown in appendix A. The total of 76.06 acres was analyzed with 10 basins.

5.4 CURVE NUMBER

The CN of 92 was assigned to subbasin-1 and CN value of 83 was assigned to sub basins 2 to 10. The CN of 98 was assigned to all the reaches. See table 6.3a for runoff curve number values.

Table 6.3a Runoff Curve Numbers (Urban Areas)

Cover Description		Curve Numbers for Hydrologic Soil Group -			
Cover Type and Hydrologic Condition	Average Percent Impervious Area	A	B	C	D
Open Space (lawn, parks, golf courses, cemeteries, etc.):					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved: curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved: open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only)		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential Districts by average lot size:					
Apartments/Condos	72	81	88	91	93
Townhouses/6,000 sq ft lots or less	69	80	87	90	92
7,000 sq ft lots	63	76	84	89	91
8,000 sq ft lots	58	73	82	88	90
10,000 sq ft lots	38	61	75	83	87
14,000 sq ft lots	30	57	72	81	86
20,000 sq ft lots	25	54	70	80	85
40,000 sq ft lots	20	51	68	79	84
80,000 sq ft lots	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation)		77	86	91	94

Figure 5.4.2: Post Development Curve Number Values

5.5 LAG TIME

The average lag time used for the site is 7.46 minutes. The average slope considered for this analysis is 0.75%. Lag time (L) is the time it takes from the center of mass to the peak discharge. Lag time is determined using the SCS modified curve number equation as follows:

$$L = \frac{l^{0.8} \left(\frac{1000}{CN} - 9 \right)^{0.7}}{1900(S)^{0.5}}$$

L	=	Lag Time (hour)
l	=	longest length of subarea (ft)
CN	=	SCS Curve Number
S	=	average slope along longest length (%)

Figure 9.5: Lag Time Equation from Hydrology Manual

The Lag Times calculated for the subareas are listed in Table 1 below.

Table 1: CN values and Lag Times

PEACH SPRING ESTATES								
Subbasin	Sq Ft	Acres	Sq. Miles	Average Slope	CN	l	Lag, HR	Lag, Min
Subbasin 1	883494	20.28	0.031691	0.60%	92	625	0.1816	10.8954
Subbasin 2	196649	4.51	0.007054	0.50%	83	350	0.1761	10.5681
Subbasin 3	597227	13.71	0.021423	1.37%	83	800	0.2062	12.3691
Subbasin 4	256314	5.88	0.009194	1.37%	83	800	0.2062	12.3691
Subbasin 5	258300	5.93	0.009265	0.60%	83	400	0.1789	10.7349
Subbasin 6	242456	5.57	0.008697	0.60%	83	300	0.1421	8.5280
Subbasin 7	271240	6.23	0.009729	0.64%	83	300	0.1376	8.2572
Subbasin 8	278125	6.38	0.009976	0.70%	83	300	0.1316	7.8954
Subbasin 9	230373	5.29	0.008263	0.50%	83	300	0.1557	9.3420
Subbasin 10	98929	2.27	0.003549	1.00%	83	100	0.0457	2.7430
Reach-1				1.30%	98	519	0.0781	4.6883
Reach-2				1.30%	98	280	0.0477	2.8616
Reach-3				0.50%	98	300	0.0813	4.8761
Reach-4				0.50%	98	660	0.1527	9.1624
Reach-5				0.70%	98	316	0.0716	4.2959
Reach-6				0.50%	98	330	0.0877	5.2624
Reach-7				0.50%	98	330	0.0877	5.2624
Reach-8				0.50%	98	330	0.0877	5.2624
Reach-9				0.50%	98	430	0.1084	6.5035
Total		76.06						

5.6 RAINFALL DEPTH

The rainfall depths of 1.89 inches for the 100-year, 3-hour storm event and 2.76 inches for the 100-year, 24-hour storm event were used. These values come from the Hurricane City Drainage Manual. Table 2 contains the design rainfall requirements for the storm drainage systems.

Table 2- Rainfall Depth for this area in Hurricane City

Precipitation Depth-Frequency Estimates for Hurricane, Utah*

Estimated Precipitation Depth (inches)						
Duration	Annual Exceedance Probability					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
5 min	0.16	0.23	0.29	0.38	0.45	0.54
10 min	0.24	0.35	0.44	0.58	0.69	0.82
15 min	0.29	0.43	0.55	0.71	0.86	1.02
30 min	0.40	0.58	0.74	0.96	1.15	1.38
60 min	0.49	0.72	0.91	1.19	1.43	1.70
2 hr	0.58	0.83	1.03	1.32	1.56	1.84
3 hr	0.65	0.91	1.10	1.38	1.62	1.89
6 hr	0.80	1.11	1.33	1.63	1.87	2.14
12 hr	0.99	1.35	1.60	1.92	2.17	2.42
24 hr	1.16	1.57	1.85	2.21	2.48	2.76
2 day	1.31	1.77	2.08	2.48	2.79	3.10
4 day	1.52	2.04	2.40	2.86	3.21	3.56

* From NOAA Atlas 14, 2006 (see Appendix A).

5.7 TIME DISTRIBUTION OF RAINFALL

The HEC-HMS model requires a time distribution of the rainfall to be applied. This distribution is created by using an excel spreadsheet in appendix C, which contains this time distribution. The distributions used are the modified type II storm for 3-Hour rainfall in Hurricane City areas. The 24-hour rainfall utilizes the SCS Type II distribution.

5.8 MODEL OUTPUT

The total area that was analyzed for Drainage analysis is 76.06 acres. The Model was analyzed for the post-Development flow for the 100-year, 3-hour storm & 100-year, 24-hour storm which are used to determine the pipe sizes. See table 5.8.1 below for HEC-HMS results

Table 8 – HEC-HMS Results for Peach Spring Estates

Reaches	CFS (3 HR)	CFS (24 HR)	Diameter(Feet)	Inches	Proposed Pipe Size(Inches)
Reach 1	105.2	52.9	3.454371377	41.45245652	42
Reach 2	68.3	33.1	2.937790945	35.25349133	36
Reach 3	47.6	24.3	2.565758233	30.7890988	36
Reach 4	50.8	17.8	2.629129729	31.54955675	36
Reach 5	42.4	18.6	2.456831208	29.4819745	30
Reach 6	10.4	5	1.450442866	17.40531439	18
Reach 7	23.8	10	1.978470062	23.74164074	24
Reach 8	13.2	5.4	1.586091903	19.03310284	24
Reach 9	10.2	4.3	1.439919418	17.27903301	18

There is more flow during the 3-Hour, 100-Year storm event than during the 24-Hour, 100-Year storm analysis.

6. DESCRIPTION OF PROPOSED DRAINAGE FACILITIES

The proposed drainage improvements will include curb & gutter, drainage catch basins, storm drainpipe, Inlet/Outlet structures.

6.1 GRADING

The proposed grading plans include the grades for the proposed site.

6.2 PARKING LOT IMPROVEMENTS

There is no parking lot for this subdivision. Vehicles will park out in the street or in driveways.

6.3 CONVEYANCE IMPROVEMENTS

Drainage from each sub-basin area will drain towards on the Bash Parkway Road and finally into the detention basin D1. See figure in the Appendix B for pipe sizes.

7. COMPLIANCE WITH LOCAL & FEMA REQUIREMENTS

This study complies with the requirements set forth in the City of Hurricane and contains the hydrologic calculations, hydraulic design, and construction recommendations as presented herein. The project is located outside any FEMA designated Flood Zones. All calculations and methods used in the report come from area drainage manuals or were based on acceptable civil engineering practices. These are cited in this report.

8. DRAINAGE FACILITY DESIGN CALCULATIONS

8.1 DRAINAGE IMPROVEMENTS

All drainage areas with storm drainpipes and catch basins will initially handle the design flows for their given sub-basins. The Figure 8.1.1 shows the reach number of the storm drainpipe and the pipe size required downstream of these areas.

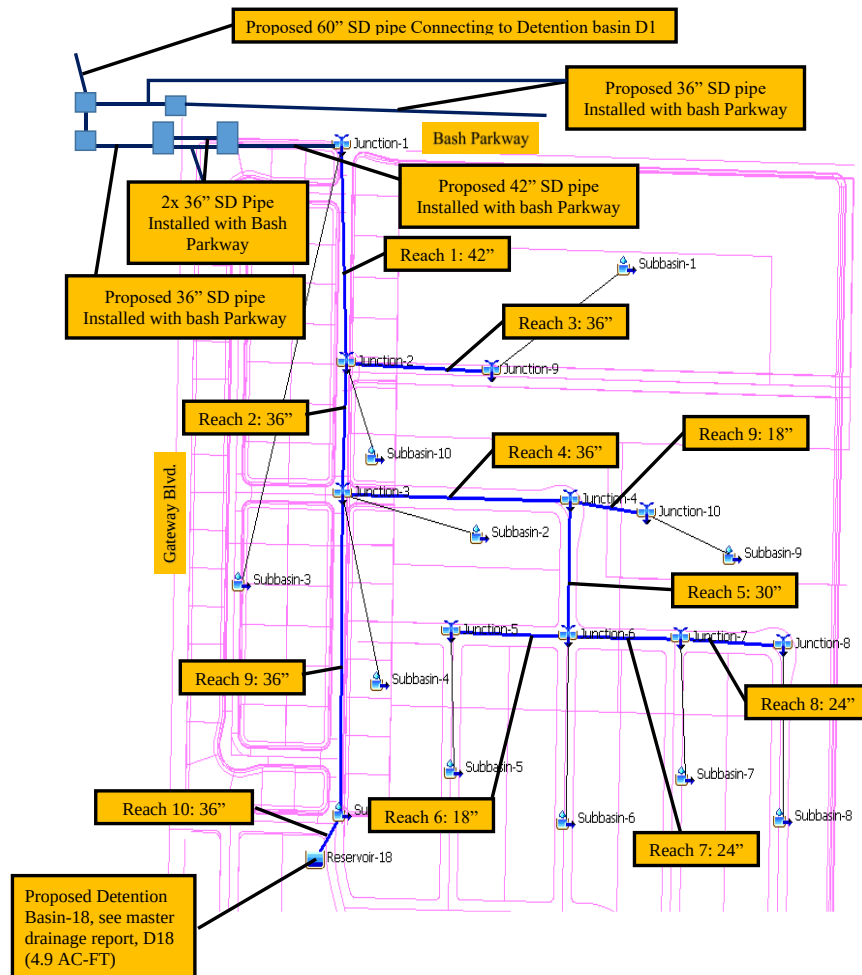


Figure 8.1.1 Pipe Sizes for Peach Spring Estates

8.2 DETENTION REQUIREMENTS

The storm water from the Detention basin (D-18) and from the proposed site will drain on to the bash parkway through a 42" SD pipe (Reach-1) and it finally drains into the proposed detention basin D1, D1 is proposed as part of the PID development. D1 basin will have a total storage capacity of 11.5 ac.ft. The drainage from the D1 will drain into the D2 basin and further drains into D3 basin. See Master drainage plan for Gateway at Sand Hollow for D1, D2, D3 & D8 basin locations. See Figure 8.2.1 for proposed detention basin D1.

1.

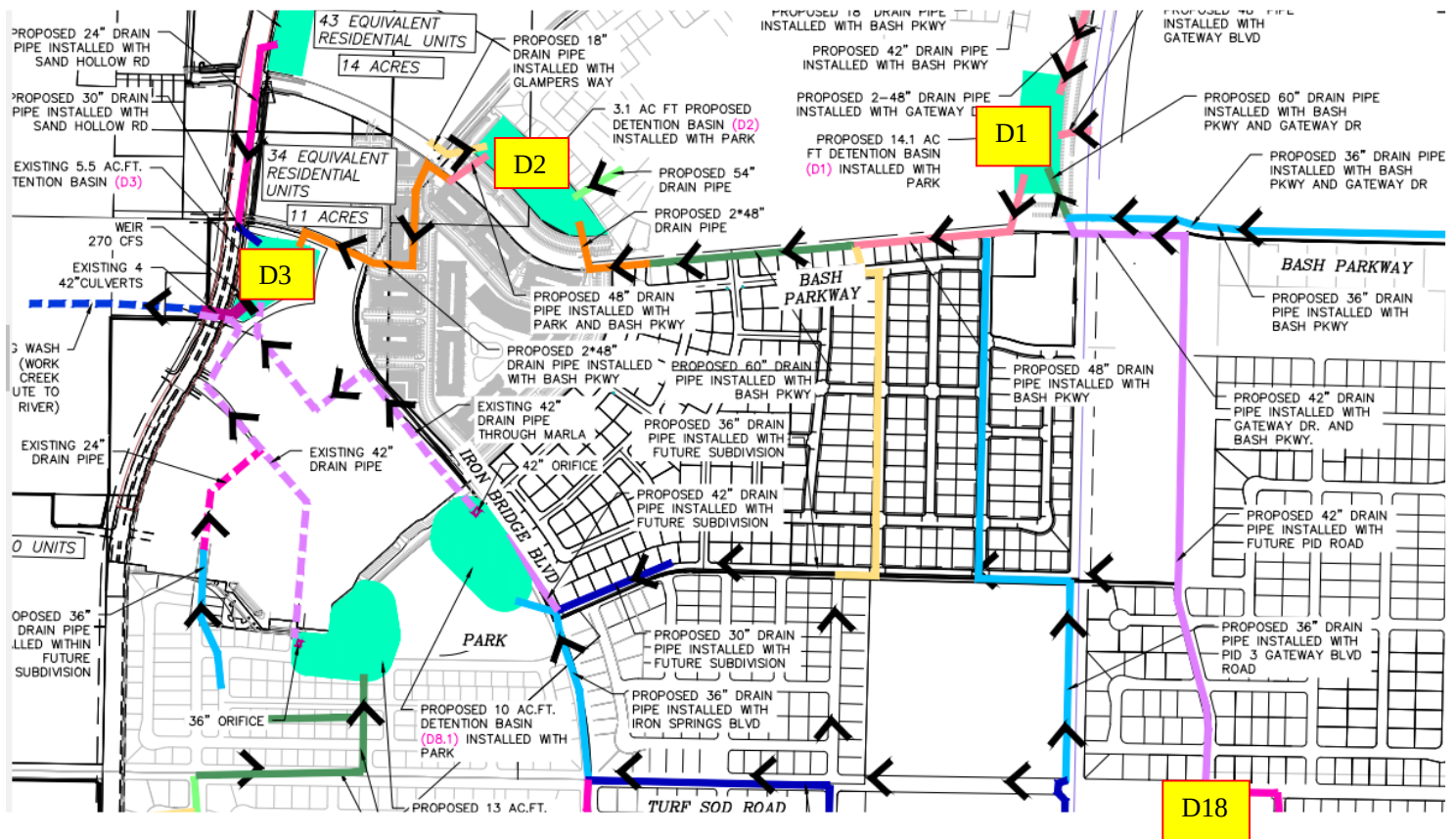


Figure 8.2.1 Master Drainage Plan for Gateway at Sand Hollow PID

9. REQUIRED DRAINAGE EASEMENT & RIGHT-OF-WAYS

All easements will fall within Public Utility Easements and other easements can be granted as the city deems necessary.

10. FEMA FLOODWAY and FLOODPLAIN CALCULATIONS

There are no floodways or floodplain calculations that are needed for this project. See figure 10.1.1 for flood plain map.

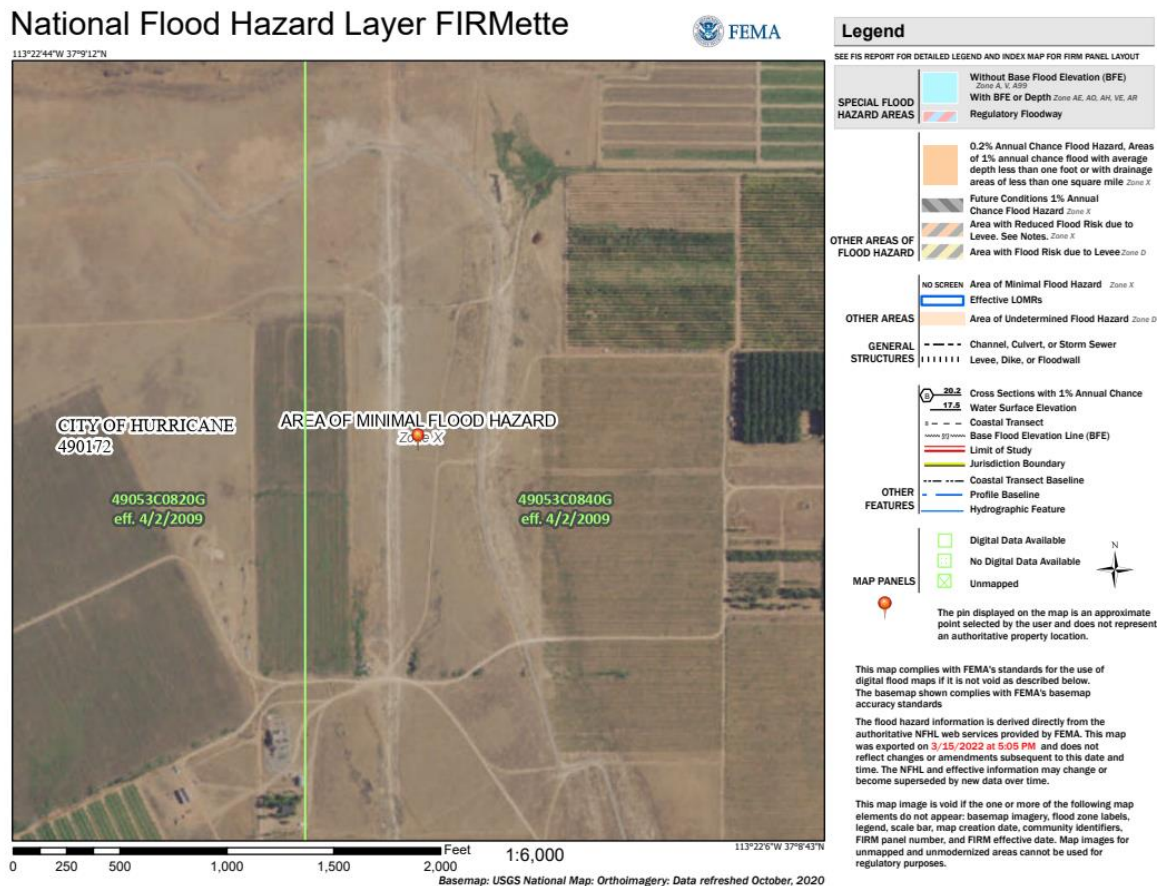


Figure 10.1.1 Flood Plain Map

11. STATEMENT OF COMPLIANCE and CONCLUSIONS

11.1 STATEMENT OF COMPLIANCE

This report and the information provided herein comply with the standards as set forth by Hurricane City. The criteria required in the Hydrology Manual was followed and provided great help as a guide. The recommendations within this report should be followed and become effective to control the runoff generated in this watershed.

11.2 CONCLUSION

The following conclusions summarize the recommendations set forth in this report Peach Spring Estates.

1. The drainage from the Peach Springs Estates and future development area will drain from south and east towards the north on to the proposed Bash Parkway Road, there's a 42" SD pipe (Reach-1) from the site will connect to the proposed 42" SD pipe which will be installed at the intersection of Bash Parkway Road and Gateway Boulevard.
2. This proposed 42" SD pipe at the intersection will also collect the storm water from the Bash Parkway Road and connect to the proposed detention basin D1. D1 basin will have a total storage capacity of 11.5 ac.ft. The drainage from the D1 will drain into the D2 basin and further drains in to D3 basin. See figure 11.2.1 for D1 to D3, D18 basin locations.

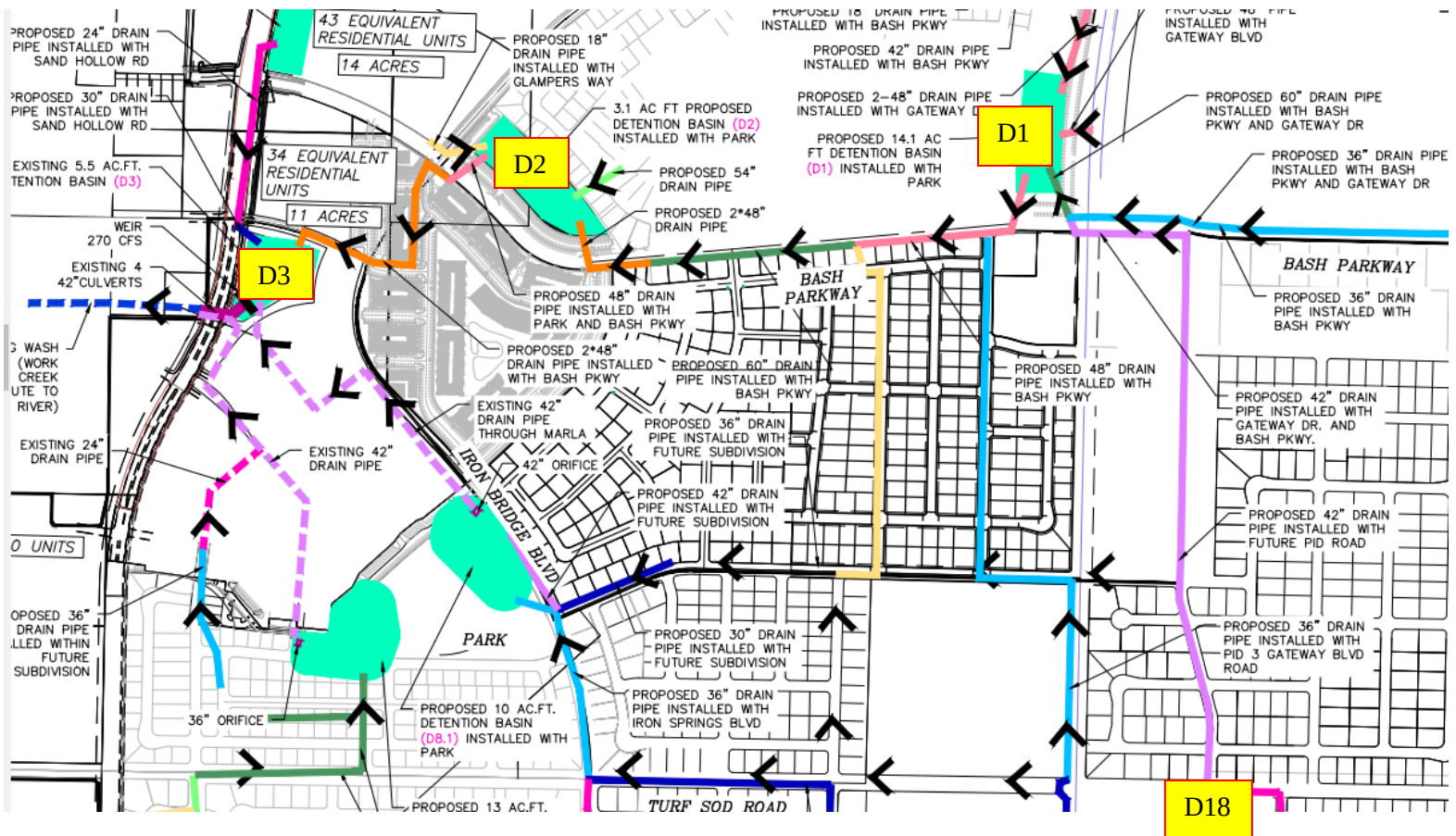
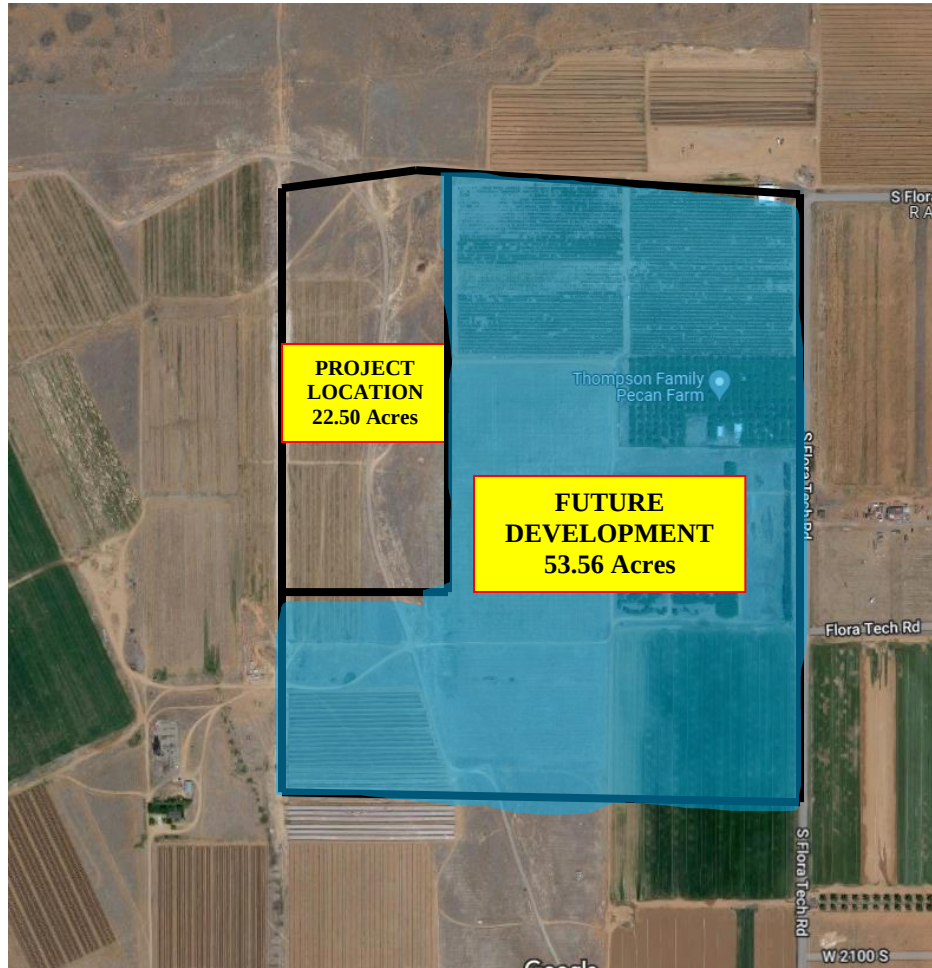


Figure 11.2.1 Master Drainage Plan for Gateway at Sand Hollow PID

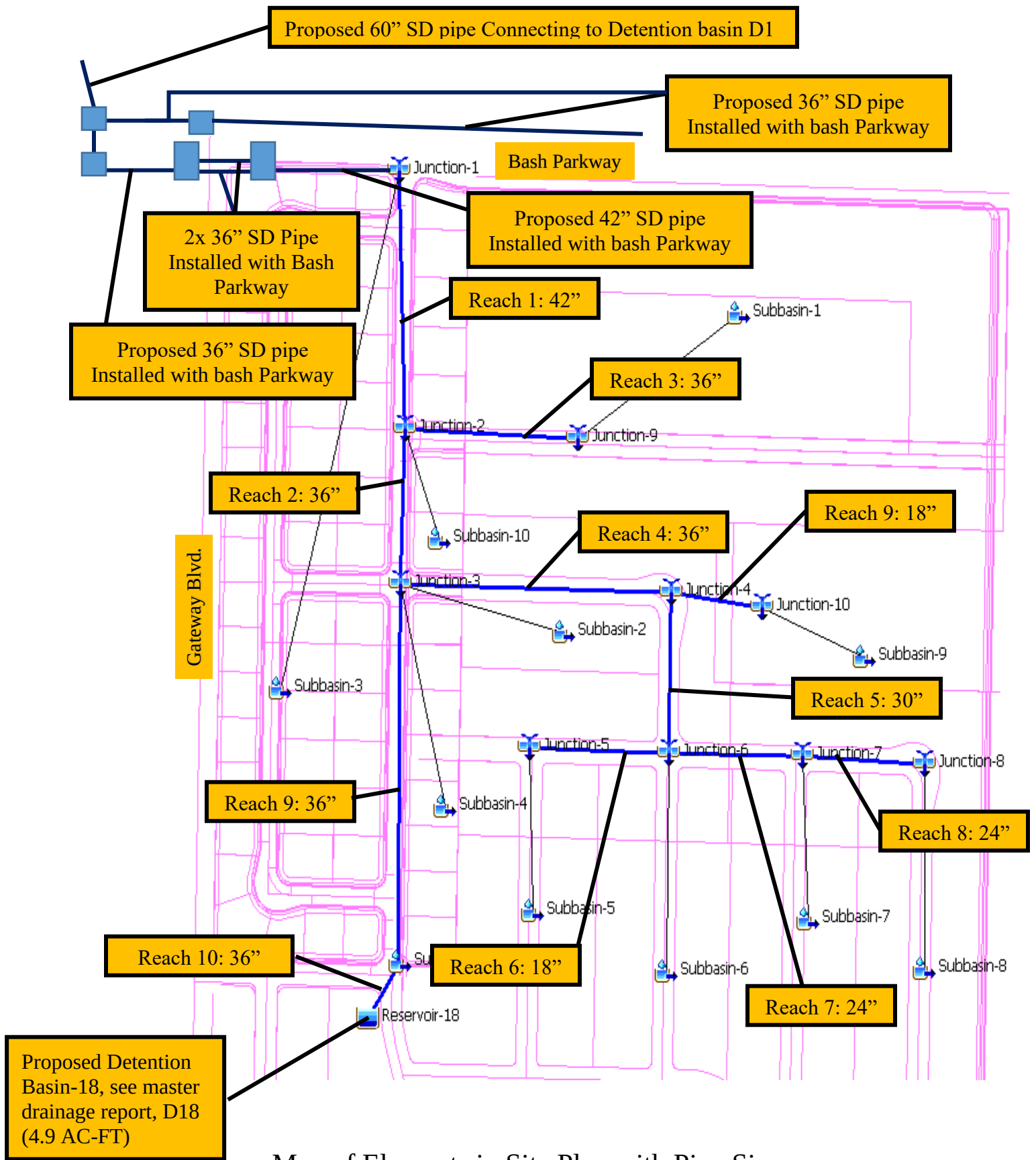
APPENDIX A

MAPS and FIGURES



VICINITY MAP

APPENDIX B
SITE PLAN



Map of Elements in Site Plan with Pipe Sizes

APPENDIX C

DRAINAGE ANALYSIS

Peach Spring Estates Global Summary for
3-Hour, 100-Year Post-Development Flow

Project: 642-001 Peach Springs Estat Simulation Run: Run 3 HR

Start of Run: 01Jan2022, 00:00 Basin Model: Basin 1

End of Run: 01Jan2022, 03:00 Meteorologic Model: 3 HR

Compute Time: 15Mar2022, 15:08:05 Control Specifications: 3 HR

Show Elements: All Elements Volume Units: ☒ IN ☐ ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin-1	0.032691	48.6	01Jan2022, 01:20	1.50
Junction-9	0.032691	48.6	01Jan2022, 01:20	1.50
Subbasin-5	0.009265	10.4	01Jan2022, 01:15	1.09
Junction-5	0.009265	10.4	01Jan2022, 01:15	1.09
Subbasin-8	0.009976	13.2	01Jan2022, 01:15	1.09
Junction-8	0.009976	13.2	01Jan2022, 01:15	1.09
Reach-8	0.009976	12.7	01Jan2022, 01:20	1.09
Subbasin-7	0.009729	12.7	01Jan2022, 01:15	1.09
Junction-7	0.019705	23.3	01Jan2022, 01:15	1.09
Reach-7	0.019705	23.3	01Jan2022, 01:20	1.09
Reach-6	0.009265	10.4	01Jan2022, 01:20	1.09
Subbasin-6	0.008697	11.2	01Jan2022, 01:15	1.09
Junction-6	0.037667	43.3	01Jan2022, 01:20	1.09
Reach-5	0.037667	41.8	01Jan2022, 01:25	1.08
Subbasin-9	0.008263	10.2	01Jan2022, 01:15	1.09
Junction-10	0.008263	10.2	01Jan2022, 01:15	1.09
Reach-9	0.008263	10.2	01Jan2022, 01:20	1.09
Junction-4	0.045930	51.1	01Jan2022, 01:25	1.08
Reach-4	0.045930	49.1	01Jan2022, 01:30	1.08
Subbasin-4	0.021423	23.5	01Jan2022, 01:20	1.09
Subbasin-2	0.007054	8.0	01Jan2022, 01:15	1.09
Junction-3	0.074407	71.3	01Jan2022, 01:30	1.08
Reach-2	0.074407	68.6	01Jan2022, 01:35	1.08
Reach-3	0.032691	47.6	01Jan2022, 01:25	1.49
Subbasin-10	0.003549	6.3	01Jan2022, 01:10	1.09
Junction-2	0.110647	112.4	01Jan2022, 01:30	1.20
Reach-1	0.110647	110.9	01Jan2022, 01:35	1.20
Subbasin-3	0.021423	23.5	01Jan2022, 01:20	1.09
Junction-1	0.132070	125.8	01Jan2022, 01:30	1.18

Peach Spring Estates Global Summary for
24-Hour, 100-Year Post-Development Flow

Project: 642-001 Peach Springs Estat Simulation Run: Run 24 HR

Start of Run: 02Jan2022, 00:00 Basin Model: Basin 1

End of Run: 03Jan2022, 00:00 Meteorologic Model: 24 HR

Compute Time: 15Mar2022, 15:08:01 Control Specifications: 24 HR

Show Elements: All Elements ▾ Volume Units: ☒ IN ☐ ACRE-FT Sorting: Hydrologic ▾

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Subbasin-1	0.032691	27.4	02Jan2022, 11:30	2.34
Junction-9	0.032691	27.4	02Jan2022, 11:30	2.34
Subbasin-5	0.009265	5.6	02Jan2022, 11:30	1.65
Junction-5	0.009265	5.6	02Jan2022, 11:30	1.65
Subbasin-8	0.009976	6.1	02Jan2022, 11:30	1.65
Junction-8	0.009976	6.1	02Jan2022, 11:30	1.65
Reach-8	0.009976	5.4	02Jan2022, 11:30	1.65
Subbasin-7	0.009729	5.9	02Jan2022, 11:30	1.65
Junction-7	0.019705	11.3	02Jan2022, 11:30	1.65
Reach-7	0.019705	10.0	02Jan2022, 11:30	1.64
Reach-6	0.009265	5.0	02Jan2022, 11:30	1.65
Subbasin-6	0.008697	5.3	02Jan2022, 11:30	1.65
Junction-6	0.037667	20.3	02Jan2022, 11:30	1.65
Reach-5	0.037667	18.6	02Jan2022, 11:30	1.64
Subbasin-9	0.008263	5.0	02Jan2022, 11:30	1.65
Junction-10	0.008263	5.0	02Jan2022, 11:30	1.65
Reach-9	0.008263	4.3	02Jan2022, 11:30	1.65
Junction-4	0.045930	22.9	02Jan2022, 11:30	1.64
Reach-4	0.045930	17.8	02Jan2022, 11:30	1.64
Subbasin-4	0.021423	13.0	02Jan2022, 11:30	1.65
Subbasin-2	0.007054	4.3	02Jan2022, 11:30	1.65
Junction-3	0.074407	35.1	02Jan2022, 11:30	1.64
Reach-2	0.074407	33.1	02Jan2022, 11:30	1.64
Reach-3	0.032691	24.3	02Jan2022, 11:30	2.34
Subbasin-10	0.003549	2.2	02Jan2022, 11:30	1.65
Junction-2	0.110647	59.5	02Jan2022, 11:30	1.85
Reach-1	0.110647	52.9	02Jan2022, 11:30	1.85
Subbasin-3	0.021423	13.0	02Jan2022, 11:30	1.65
Junction-1	0.132070	65.9	02Jan2022, 11:30	1.81

SCS Type II Storm 24 - Hour Rainfall Data for the Hurricane City Area		
Time (min)	Percentage of Distribution	Storm Event (yr)
		2.76
0	0.00%	-
30	0.51%	0.0141
60	0.54%	0.0149
90	0.56%	0.0155
120	0.59%	0.0163
150	0.61%	0.0168
180	0.64%	0.0177
210	0.66%	0.0182
240	0.69%	0.0190
270	0.73%	0.0201
300	0.77%	0.0213
330	0.82%	0.0226
360	0.88%	0.0243
390	0.92%	0.0254
420	0.98%	0.0270
450	1.03%	0.0284
480	1.07%	0.0295
510	1.22%	0.0337
540	1.48%	0.0408
570	1.60%	0.0442
600	1.80%	0.0497
630	2.30%	0.0635
660	3.10%	0.0856
690	4.80%	0.1325
720	38.00%	1.0488
750	7.20%	0.1987
780	3.70%	0.1021
810	2.70%	0.0745
840	2.10%	0.0580
870	1.76%	0.0486
900	1.59%	0.0439
930	1.41%	0.0389
960	1.24%	0.0342
990	1.12%	0.0309
1020	1.06%	0.0293
1050	0.99%	0.0273
1080	0.93%	0.0257
1110	0.87%	0.0240
1140	0.80%	0.0221
1170	0.75%	0.0207
1200	0.68%	0.0188
1230	0.64%	0.0177
1260	0.63%	0.0174
1290	0.62%	0.0171
1320	0.61%	0.0168
1350	0.59%	0.0163
1380	0.58%	0.0160
1410	0.57%	0.0157
1440	0.56%	0.0155
	100.00%	2.7600

Modified Type II Storm 3 - Hour Rainfall Data for the Hurricane City Area

Time (min)	Percentage of Distribution	Storm Event (yr)				
		2	5	10	25	100
	100%	0.65	0.893	1.1	1.33	1.89
0	0	0	0	0	0	0
5	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
10	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
15	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
20	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
25	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
30	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
35	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
40	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
45	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
50	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
55	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
60	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
65	14.8%	0.0962	0.1322	0.1628	0.1968	0.2797
70	23.9%	0.1554	0.2134	0.2629	0.3179	0.4517
75	11.1%	0.0722	0.0991	0.1221	0.1476	0.2098
80	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
85	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
90	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
95	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
100	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
105	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
110	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
115	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
120	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
125	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
130	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
135	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
140	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
145	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
150	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
155	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
160	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
165	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
170	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
175	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
180	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
TOTALS	100.00%	0.6500	0.8930	1.1000	1.3300	1.8900

HURRICANE NOAA TABLE OF RAINFALL DATA FOR MAPPED AREA

Precipitation Depth-Frequency Estimates for Hurricane, Utah*

Estimated Precipitation Depth (inches)						
Duration	Annual Exceedance Probability					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
5 min	0.16	0.23	0.29	0.38	0.45	0.54
10 min	0.24	0.35	0.44	0.58	0.69	0.82
15 min	0.29	0.43	0.55	0.71	0.86	1.02
30 min	0.40	0.58	0.74	0.96	1.15	1.38
60 min	0.49	0.72	0.91	1.19	1.43	1.70
2 hr	0.58	0.83	1.03	1.32	1.56	1.84
3 hr	0.65	0.91	1.10	1.38	1.62	1.89
6 hr	0.80	1.11	1.33	1.63	1.87	2.14
12 hr	0.99	1.35	1.60	1.92	2.17	2.42
24 hr	1.16	1.57	1.85	2.21	2.48	2.76
2 day	1.31	1.77	2.08	2.48	2.79	3.10
4 day	1.52	2.04	2.40	2.86	3.21	3.56

* From NOAA Atlas 14, 2006 (see Appendix A).



GATEWAY AT SAND HOLLOW TRAFFIC IMPACT STUDY

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Date: August 2022

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Introduction

This report presents the findings of the Traffic Impact Study (TIS) performed for the proposed Gateway at Sand Hollow development in Hurricane, Utah. This report addresses the impacts based on Level of Service (LOS) values calculated by delay per vehicle for selected study intersections.

In this report, the potential traffic impact of the Gateway development is addressed as proposed by D.R. Horton. The proposed land uses meet the requirements for a Category III TIS for Hurricane City. In this report, the traffic will be analyzed for the year of each phase, at buildout, five years after completion, and ten years after completion.

Proposed Development

Figure 1 shows the location of the development.



Figure 1-Location of Gateway at Sand Hollow

Gateway at Sand Hollow is planned to be a residential development with commercial uses along Sand Hollow Road. The total buildout of Gateway at Sand Hollow is planned for 2037. There are three districts planned as phases for the project. Every five years, one district is expected to be completed with District 1 first, then District 3, then District 2.

The land uses for each phase are listed in the following section.

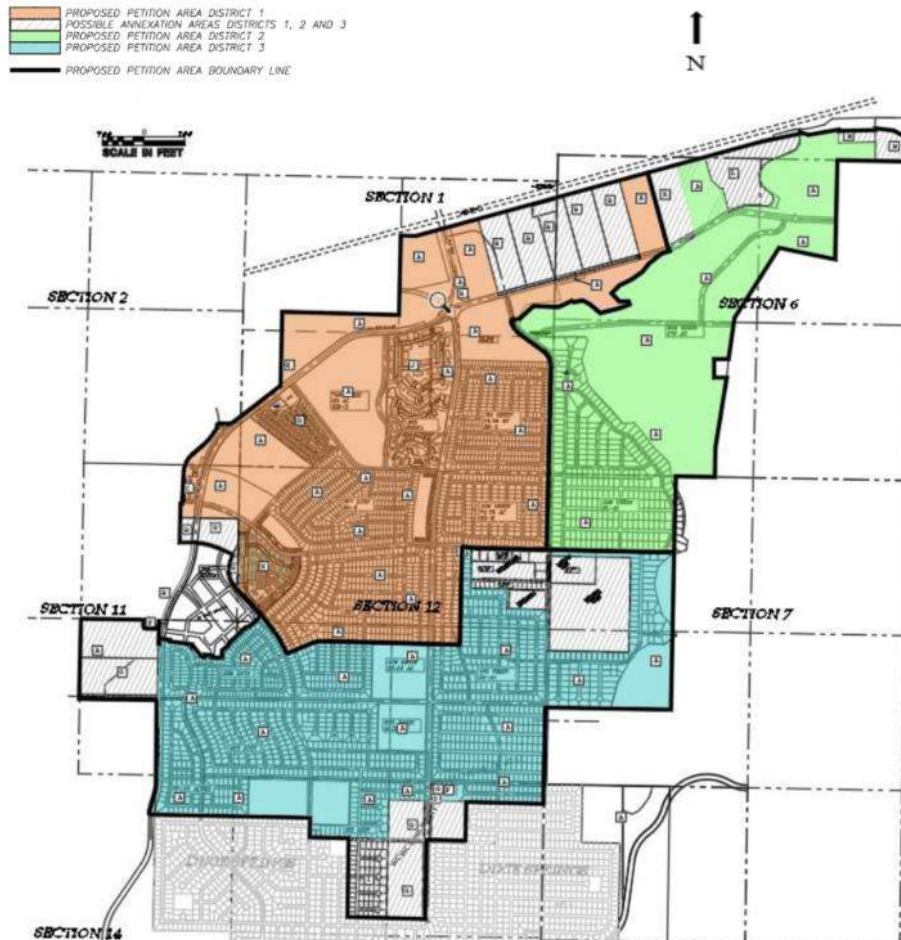


Figure 2-Phasing Districts for Gateway at Sand Hollow

GATEWAY AT SAND HOLLOW PHASING

Various land uses are planned for each phase of Gateway at Sand Hollow. The planned uses for each phase are described below:

Phase 1: District 1-Planned to be completed 2027

- Single-Family Detached Housing
- Single-Family Attached Housing
- Recreational Vehicle Sales

- Recreational Vehicle Park
- Shopping Center
- Convenience Store/Gas Station
- Department Stores
- Strip Retail Plaza
- Timeshares

Phase 2: District 3-Planned to be completed 2032

- Single-Family Detached Housing
- Single-Family Attached Housing
- Timeshares

Phase 3: District 2-Planned to be completed 2037

- Single-Family Detached Housing

There are five accesses into the project proposed on Sand Hollow Road and two on Dixie Springs Drive. Figure 3 shows the site plan for Gateway at Sand Hollow with the proposed accesses.



Study Area Conditions

Gateway at Sand Hollow is bounded by Dixie Springs Road on the south, Sand Hollow Road on the west and north, and by the plateau on the east. Figure 4 shows the master-planned roadways surrounding Gateway at Sand Hollow. 3400 West (labeled M7) is planned to extend from Dixie Springs Road to Sand Hollow Road. 1200 South (L4) is planned to extend from 4800 West to 3400 West. Turf Sod Road (L3) is planned to extend from Sand Hollow Road to 3400 West. Dixie Springs Road (M2) is planned to extend to the east and connect to 2300 South by the year 2030. Sand Hollow Road is planned to be widened to a five-lane roadway by the year 2040.

SR-9 is planned to become a limited-access expressway by the year 2030. The intersection of SR-9 and Sand Hollow Road will be converted to an interchange. With this change, the intersection of Flora Tech Road and Sand Hollow Road will be updated in a way that operates well with the interchange.

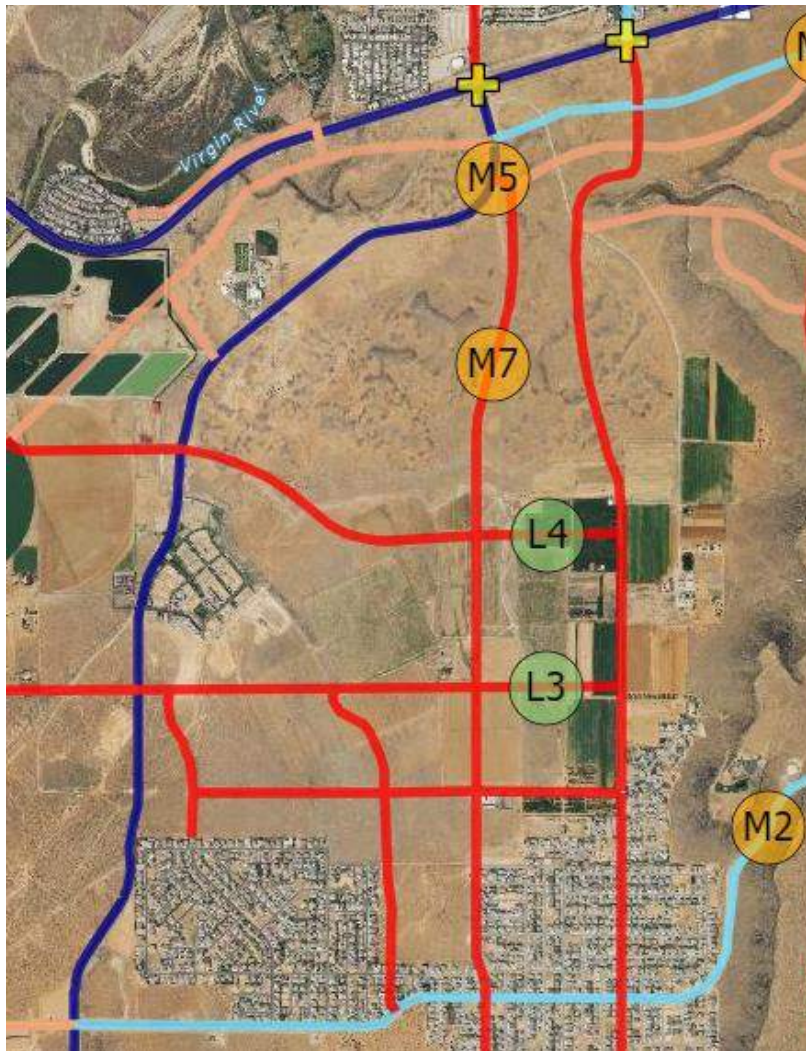


Figure 4-Master Planned Roads in the Study Area

ROADWAY CHARACTERISTICS

SAND HOLLOW ROAD

Sand Hollow Road is classified as a Major Arterial in Hurricane that runs from SR-9 on the north to SR-7 on the south. It is a two-lane roadway from SR-9 to 4400 West, a four-lane roadway from 4400 West to Turf Sod Road, and a two-lane roadway from Turf Sod Road to SR-7. The speed limit is 45 miles-per-hour (mph).

As mentioned in the previous section, Sand Hollow Road is planned to have an interchange at its intersection with SR-9 by 2030, and is planned to be widened to five lanes by 2040.

TURF SOD ROAD

Turf Sod Road is classified as a Major Collector that runs from Washington City on the west to Sand Hollow Road on the east. It is currently a two-lane roadway paved from 5200 West to the east, but is planned to be a paved Major Collector from Washington to Sand Hollow Road. Turf Sod Road currently ends at Sand Hollow Road, but is planned to be extended to the east as a part of Gateway at Sand Hollow. The speed limit is 30 mph.

DIXIE SPRINGS ROAD

Dixie Springs Road is a three-lane roadway that runs from Sand Hollow Road to the east. As mentioned previously, it is planned to be extended to the east to 2300 South by 2030. It is planned to be a Minor Arterial. The speed limit is 30 mph.

ACCESS MANAGEMENT

The *City of Hurricane 2019 Transportation Master Plan* details the requirements for access spacing for each functional roadway type as shown in Table 1. Accesses on Major Collectors, like Turf Sod Road, should meet the 250-foot spacing requirements for full movements, or 150 feet for right-in, right-out (RIRO) movements. Accesses on Minor Arterials, like Dixie Springs Road, should meet the 500-foot spacing requirements for full movements, or 250 feet for RIRO movements. On a Major Arterial like Sand Hollow Road, there should be a minimum of 660 feet between full accesses, and 330 feet between RIRO accesses. Any proposed mitigation should also meet the spacing standards.

Table 1-Minimum Access Spacing, Hurricane Transportation Master Plan, Table 11

Functional Classification	Minimum Signal Spacing (ft)*	Minimum Unsignalized Full-Movement Access Spacing (ft)*	Minimum Right-In/Right-Out Access Spacing (ft)*
Major Arterial	2,640	660	330
Minor Arterial	1,320	500	250
Major Collector (Commercial Zone)	1,320	500	250
Major Collector (Residential Zone)	1,320	250	150
Residential Collector	1,320	250	N/A
Commercial Local	1,320	400	200
Residential Local	1,320	150	N/A
Residential Sub-Local	1,320	150	N/A

*Distances in table are measured from center to center of driveway. Minimum values may not be acceptable in certain circumstances. Minimum values may be approved upon review by the city engineer.

CRASH DATA

Current crash data in the study area were reported from Numetric Crash Query. The Numetric data includes crashes from the last 5 years, between January 2017 and December 2021. In that period, there were 133 crashes reported in the study area. A full crash data report is included in the Appendix.

Figure 5 shows a map of the crash locations in the study area. The blue markers indicate a property damage only (PDO) crash, and the yellow, orange, and dark orange indicate a crash with injuries. There was one fatal crash within this area in this period.

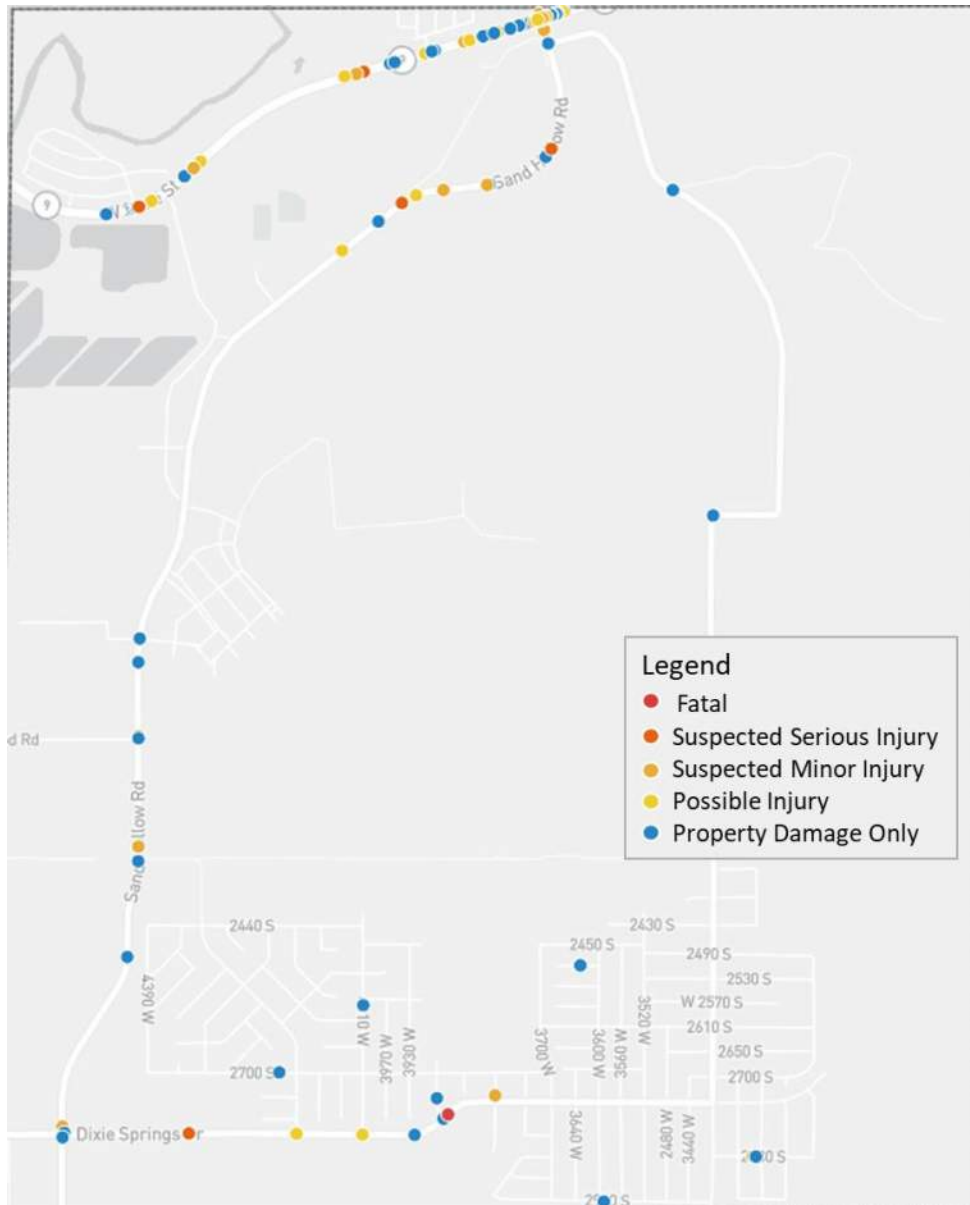


Figure 5-Crashes near the Proposed Development

Of the 133 crashes, 70 were intersection related. Many of these are related to the intersection of SR-9 and Sand Hollow Road. Signalized intersections tend to have higher rates of low severity crashes due to rear end crashes; 52 of the 133 crashes were rear end crashes.

Out of 133 crashes, 71 (53%) were PDO, 61 (46%) were suspected injury, minor and serious, and 1 (0.75%) was fatal. The fatal incident, was a single vehicle crash that involved driving under the influence.

There is a cluster of crashes on Sand Hollow Road between Flora Tech Road and Diamond Ranch Academy. All of the crashes in this location were single vehicle crashes. They were all due to drivers leaving the roadway through the curves. The two suspected serious injury crashes in this area were motorcyclists that left the roadway. Considerations may be needed in this area such as reduced speed, additional signage, lighting, barrier, etc. to reduce the number of crashes on these curves.

EXISTING TRAFFIC CONDITIONS

Weekday AM and PM turning movement counts were performed at the following locations:

- SR-9 & Sand Hollow Road
- Flora Tech Road & Sand Hollow Road
- 1190 South & Sand Hollow Road
- Turf Sod Road & Sand Hollow Road
- Dixie Springs Road & Sand Hollow Road
- Dixie Springs Drive & 3700 West
- Dixie Springs Drive & 3400 West

Existing intersection geometry, control, and turn pocket lengths were obtained by field review and entered with the turning movement volumes into Vistro 2022 for analysis. Future traffic data was forecasted for the AM and PM peak hours using historic traffic counts.

Turning movement counts were used to establish a base condition for the analysis and provide a comparison for new traffic around the proposed development. The existing turning movement counts are shown in Figure 6.

The roadway geometries and traffic data were entered in the Vistro 2022 software package to quantify the traffic conditions currently exhibited in the study area. Using the 6th edition of the Highway Capacity Manual (HCM) method of calculating intersection delay, a Level of Service (LOS) grade was assigned to each intersection for both peak hours.

Level of Service (LOS) is a term used by the HCM to describe the traffic operations of an intersection, based on congestion and delay. LOS ranges from A (almost no congestion or delay) to F (traffic demand exceeds capacity and intersection experiences long queues and delay). The City of Hurricane considers LOS A through LOS C acceptable LOS, however, LOS D may be acceptable with the concurrence of Hurricane City. The delay criteria used to assign a Level of Service to an intersection for signalized and unsignalized intersections are shown below in Table 2. The full Vistro reports are included in the Appendix.

Table 2-Intersection Level of Service

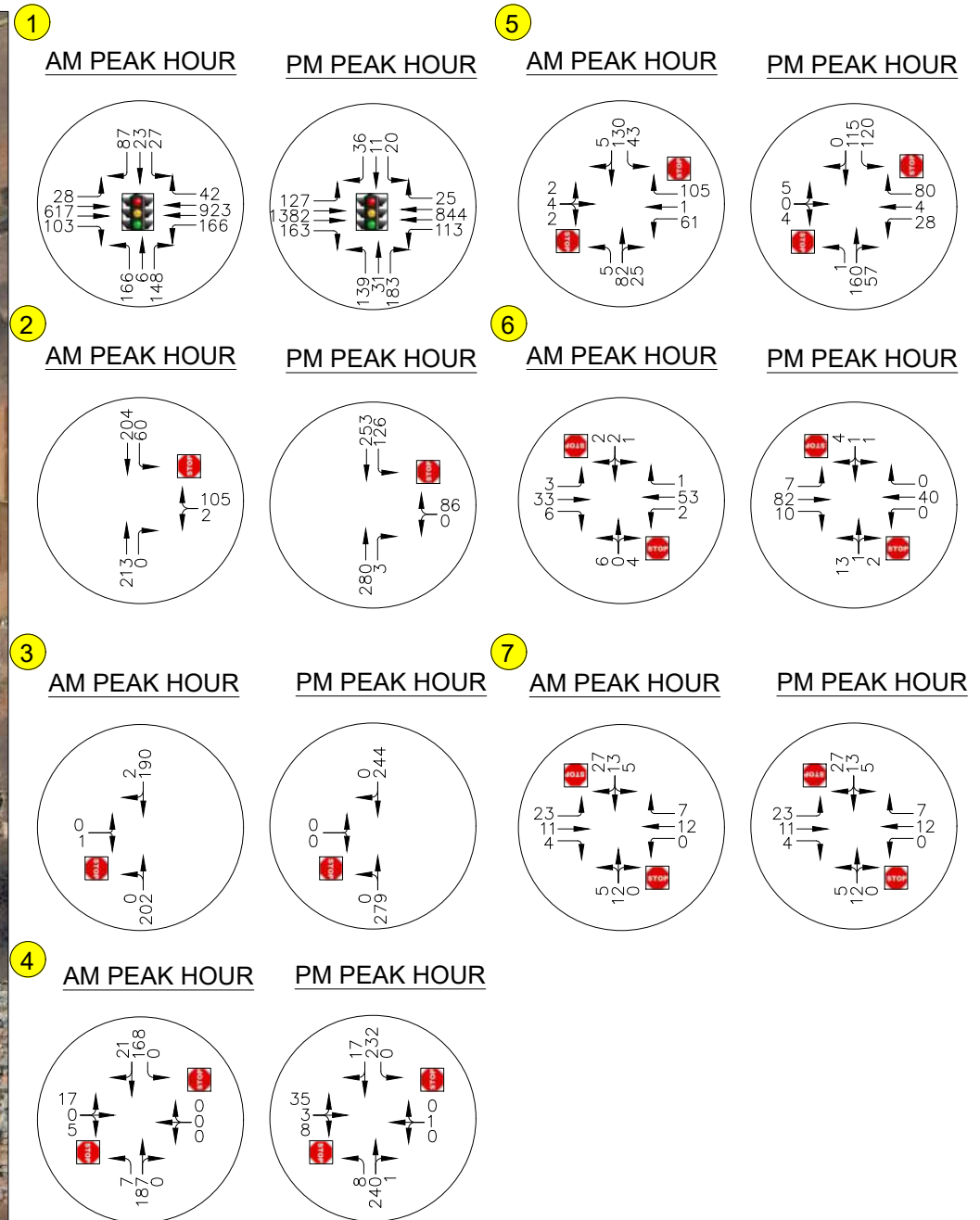
Level of Service	Average Control Delay (sec/veh)	
	Signalized	Un-signalized
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

Table 3 shows the existing LOS conditions at the study intersections.

Table 3-Existing LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	16.8	B	20.8	C
Flora Tech Road & Sand Hollow Road (TWSC)	13.1	B	10.3	B
1190 South & Sand Hollow Road (TWSC)	9.2	A	0.0	A
Turf Sod Road & Sand Hollow Road (TWSC)	11.0	B	13.3	B
Dixie Springs Drive & Sand Hollow Road (TWSC)	12.2	B	15.3	C
Dixie Springs Drive & 3700 West (TWSC)	9.6	A	9.9	A
Dixie Springs Drive & 3400 West (TWSC)	9.7	A	9.7	A

All of the study intersections are currently operating at LOS C or better, which is considered acceptable.



Projected Traffic

To successfully analyze traffic conditions for future scenarios, existing traffic is grown based on the projected growth in the surrounding area. To find an appropriate growth rate, historic average annual daily traffic (AADT) counts from the Utah Department of Transportation (UDOT) were analyzed for roadways surrounding the project area. UDOT has AADT data up to 2019.

Table 4 shows the AADT for the roadways around Gateway at Sand Hollow. On SR-9, growth per year from 2017 to 2019 for the area has ranged from 0.0 percent to 6.25 percent, with an average of 4.04 percent per year. The five-year average on SR-9 is 5.19 percent growth per year. In the last ten years, growth on Sand Hollow Road has ranged from -2.04 percent to 127.27 percent, making the average growth higher than on SR-9. This area of Hurricane is planned to build out quickly in the coming years. In discussions with the Hurricane City Engineer, it was recommended that 7 percent growth per year be used to estimate the future growth in this area. Based on that recommendation, 7 percent growth will be used to analyze future traffic in this traffic study.

Table 4-Average Growth from Historic Data

Roadway	3 Year	5 Year	10 Year	2019 AADT	2018 AADT	2017 AADT	2016 AADT	2015 AADT	2014 AADT	2013 AADT	2012 AADT	2011 AADT	2010 AADT
SR-9 (5300 West to Main St. Hurricane)	4.04%	5.19%	5.82%	36,000	36,000	34,000	32,000	30,000	28,000	28,000	27,000	22,000	22,000
Sand Hollow Road	43.76%	28.87%	17.17%	2,600	2,500	2,500	1,100	1,000	970	960	980	1,000	1,000
Average	23.90%	17.03%	11.50%	0.00%	5.88%	6.25%	6.67%	7.14%	0.00%	3.70%	22.73%	0.00%	

TRIP GENERATION

The estimated number of vehicle trips to be generated by the development was calculated using the methodology found in the Institute of Transportation Engineers (ITE) *Trip Generation Manual 11th Edition*. The following land uses were used to estimate the trip generation:

- 210: Single-Family Detached Housing
- 215: Single-Family Attached Housing
- 265: Timeshare
- 416: Campground/Recreational Vehicle Park
- 820: Shopping Center (>150k)
- 822: Strip Retail Plaza (<40k)
- 842: Recreational Vehicle Sales
- 875: Department Store
- 945: Convenience Store/Gas Station

A description of each land use can be found in the Appendix. Table 5 shows the estimated trip generation of the development.

Table 5-Trip Generation for Gateway at Sand Hollow

Gateway at Sand Hollow Phase 1 2027											
ITE Land Use	Units		AM Peak Hour			PM Peak Hour			Weekday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
210: Single-Family Detached Housing	1487	Units	271	770	1041	881	517	1398	7011	7011	14022
215: Single-Family Attached Housing	1515	Units	225	502	727	492	371	864	5454	5454	10908
265: Timeshare	885	Units	212	142	354	223	335	558	3819	3819	7638
416: Campground/Recreational Vehicle Park	250	Stalls	19	34	53	44	24	68	--	--	--
820: Shopping Center	250	1000 sq ft	130	80	210	408	442	850	4626	4626	9253
822: Strip Retail Plaza (<40k)	25	1000 sq ft	35	24	59	82	82	165	681	681	1361
842: Recreational Vehicle Sales	13	1000 sq ft	5	1	6	3	7	10	33	33	65
875: Department Store	96	1000 sq ft	36	20	56	94	94	187	1098	1098	2196
945: Convenience Store/Gas Station	10	Fuel Stations	80	80	161	92	92	184	1326	1326	2651
Phase 1 Total:			1014	1652	2666	2319	1964	4283	24047	24047	48094
Gateway at Sand Hollow Phase 2 2032											
210: Single-Family Detached Housing	1265	Units	230	655	886	749	440	1189	5964	5964	11929
215: Single-Family Attached Housing	816	Units	121	270	392	265	200	465	2938	2938	5875
265: Timeshare	387	Units	93	62	155	98	146	244	1670	1670	3340
Phase 2 Total:			445	987	1432	1112	786	1898	10572	10572	21144
Gateway at Sand Hollow Phase 3 2037											
210: Single-Family Detached Housing	870	Units	158	451	609	515	303	818	4102	4102	8204
Phase 3 Total:			158	451	609	515	303	818	4102	4102	8204
Build Out Total:			1617	3090	4707	3946	3052	6998	38721	38721	77442

In a mixed-use development like Gateway at Sand Hollow, some of the trips will be pass-by trips. Pass-by trips occur as a stop on the way during another trip. For example, someone who is taking a trip from their home to their place of work stops at the gas station; the trip to the gas station would be considered a pass-by trip. The pass-by trip percentages are found in the *ITE Trip Generation Manual, 11th Edition*. Table 6 shows the number of expected pass-by trips for Gateway at Sand Hollow.

Table 6-Pass-By Trips

Gateway at Sand Hollow Pass-By Trips										
ITE Land Use	Units		AM Pass-By Percentage	AM Peak Hour			PM Pass-By Percentage	PM Peak Hour		
				In	Out	Total		In	Out	Total
820: Shopping Center	250	1000 sq ft	n/a	0	0	0	29%	118	128	247
822: Strip Retail Plaza (<40k)	25	1000 sq ft	n/a	0	0	0	40%	33	33	66
945: Convenience Store/Gas Station	10	Fuel Stations	76%	61	61	122	75%	69	69	138
Total Pass-By Trips:				61	61	122		220	230	451

Internal capture occurs in large mixed-use developments with commercial and residential uses where trips that do not leave the development (e.g. a trip from a house to a shopping center) do not affect the roads outside of the development. At Gateway at Sand Hollow after Phase 1 it is assumed that there will be 10 percent internal capture for all of the land uses. Table 7 shows the trip generation for Gateway at Sand Hollow with the reduction in trips due to internal capture and pass-by trips.

Table 7-Trip Generation with Internal Capture and Pass-By Trips

Gateway at Sand Hollow Phase 1 2027											
ITE Land Use	Units		AM Peak Hour			PM Peak Hour			Weekday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
210: Single-Family Detached Housing	1487	Units	244	693	937	793	465	1258	6310	6310	12620
215: Single-Family Attached Housing	1515	Units	203	452	654	443	334	777	4909	4909	9817
265: Timeshare	885	Units	191	127	319	201	301	502	3437	3437	6874
416: Campground/Recreational Vehicle Park	250	Stalls	17	30	47	39	21	61	--	--	--
820: Shopping Center	250	1000 sq ft	117	72	189	367	398	765	4164	4164	8327
822: Strip Retail Plaza (<40k)	25	1000 sq ft	32	21	53	74	74	148	613	613	1225
842: Recreational Vehicle Sales	13	1000 sq ft	5	1	5	3	6	9	29	29	59
875: Department Store	96	1000 sq ft	32	18	50	84	84	168	988	988	1977
945: Convenience Store/Gas Station	10	Fuel Stations	72	72	145	83	83	166	1193	1193	2386
Phase 1 Total:			913	1487	2399	2087	1767	3854	21642	21642	43285
Gateway at Sand Hollow Phase 2 2032											
210: Single-Family Detached Housing	1265	Units	207	590	797	674	396	1070	5368	5368	10736
215: Single-Family Attached Housing	816	Units	109	243	353	239	180	419	2644	2644	5288
265: Timeshare	387	Units	84	56	139	88	132	219	1503	1503	3006
Phase 2 Total:			400	889	1289	1001	708	1708	9515	9515	19030
Gateway at Sand Hollow Phase 3 2037											
210: Single-Family Detached Housing	870	Units	143	406	548	464	272	736	3692	3692	7384
Phase 3 Total:			143	406	548	464	272	736	3692	3692	7384
Total with Internal Capture:			1455	2781	4236	3551	2747	6299	34849	34849	69698
Pass-By Trips			61	61	122	220	230	451	--	--	--
Total with Internal Capture and Pass-By Trips:			1394	2720	4114	3331	2517	5848	34849	34849	69698

Trip Distribution

The new trips estimated to be generated from the proposed development were distributed onto the roadway network based on the proposed site access locations, existing turning movements, existing traffic patterns, and proximity to major roadways. To estimate the trip distribution, the existing counts were used as a baseline.

Figure 7 shows the trip distribution to and from the proposed development and the surrounding area for the AM and PM peak hours before the extension of Dixie Springs Drive to the east.



Figure 7-Trip Distribution for Gateway at Sand Hollow before the Extension of Dixie Springs Drive

Figure 8 shows the trip distribution to and from the proposed development and the surrounding area for the AM and PM peak hours after the extension of Dixie Springs Drive to the east.



Figure 8-Trip Distribution for Gateway at Sand Hollow after the Extension of Dixie Springs Drive

Traffic Analysis

Future traffic was analyzed by projecting the existing 2022 traffic based on the historical data and growth rate discussed previously. The development traffic was then added to the background traffic to estimate the total future traffic. The AM and PM peak hours were analyzed for future development scenarios.

2027 BACKGROUND TRAFFIC

The 2027 turning movement counts without the traffic from Gateway at Sand Hollow are shown in Figure 10. Table 8 shows the LOS analysis for the 2027 traffic.

Table 8-2027 LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	20.7	C	45.3	D
Flora Tech Road & Sand Hollow Road (TWSC)	16.5	C	11.7	B
1190 South & Sand Hollow Road (TWSC)	9.7	A	0.0	A
Turf Sod Road & Sand Hollow Road (TWSC)	12.5	B	17.0	C
Dixie Springs Drive & Sand Hollow Road (TWSC)	14.8	B	21.7	C
Dixie Springs Drive & 3700 West (TWSC)	9.9	A	10.3	B
Dixie Springs Drive & 3400 West (TWSC)	9.9	A	10.1	B

In 2027, all of the study intersections are expected to operate at LOS C or better, except for SR-9 and Sand Hollow Road in the PM peak hour, which is expected to operate at LOS D. This signal is under the

jurisdiction of the Utah Department of Transportation (UDOT). LOS D may be considered acceptable, if not, then the signal timing may need to be updated to improve the LOS.

2027 TRAFFIC WITH PHASE 1

2027 traffic with the addition of the traffic from Gateway at Sand Hollow was estimated by adding the distributed Phase 1 traffic to the projected 2027 traffic. The estimated turning movement counts are shown in Figure 11.

Table 9 shows the LOS analysis for the projected 2027 traffic with development traffic.

Table 9-2027 with Phase 1 Traffic LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	156.7	F	530.5	F
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	11.3	B	24.0	C
Desert Bloom Road L & Gateway Boulevard (TWSC)	17.8	C	284.8	F
Desert Bloom Road L & Flora Tech Road (TWSC)	8.5	A	8.7	A
Jellystone Road & Sand Hollow Road (TWSC)	28.1	D	343.0	F
Jellystone Road & Gateway Boulevard (AWSC)	8.5	A	12.5	B
Jellystone Road & Flora Tech Road (TWSC)	8.5	A	9.9	A
1190 South/Bash Parkway & Sand Hollow Road (TWSC)	16.2	C	33.6	D
Bash Parkway & Gateway Boulevard (AWSC)	7.6	A	9.3	A
Bash Parkway & Flora Tech Road (TWSC)	7.2	A	9.4	A
Turf Sod Road & Sand Hollow Road (TWSC)	14.8	B	24.0	C
Turf Sod Road & Gateway Boulevard (AWSC)	10.4	B	7.9	A
Turf Sod Road & Flora Tech Road (TWSC)	8.6	A	9.1	A
Dixie Springs Drive & Sand Hollow Road (TWSC)	16.0	C	29.1	C
Dixie Springs Drive & 3700 West (TWSC)	10.4	B	12.1	B
Dixie Springs Drive & 3400 West TWSC)	10.3	B	12.0	B

A five-lane roundabout is proposed at the intersection of Sand Hollow Road and Gateway Boulevard. LOS analysis for a five-lane roundabout should be performed in the PTV Vissim software, a more in-depth traffic modeling system than Vistro. Such analysis is not included in the scope of this report, but it is recommended that thorough analysis be conducted on the roundabout operations in addition to other recommendations made in this report.

With the introduction of the Phase 1 traffic, the intersection of SR-9 and Sand Hollow Road is expected to operate at LOS F in the AM and PM peak hours.

The intersection of Desert Bloom Road L and Gateway Boulevard is expected to operate at LOS F in the PM peak hour.

The intersection of Jellystone Road and Sand Hollow Road is expected to operate at LOS D in the AM peak hour and LOS F in the PM peak hour.

The intersection of 1190 South/Bash Parkway and Sand Hollow Road is expected to operate at LOS D in the PM peak hour, which may be considered acceptable.

Recommended mitigations for each intersection are included in the next section of this report.

2027 WITH PHASE 1 TRAFFIC WITH MITIGATION

As in the background condition without project traffic, the signal at SR-9 and Sand Hollow Road is under the jurisdiction of the Utah Department of Transportation (UDOT). Some mitigations may include updated signal timing, protected/permitted left turns, and double northbound left turns. With these mitigations, the LOS is still expected to be LOS F. There is an interchange planned at this intersection to be completed before 2032, but it may need to be constructed earlier to accommodate the traffic from Gateway at Sand Hollow.

At Desert Bloom Road L and Gateway Boulevard, an all-way stop-controlled (AWSC) intersection is expected to operate at LOS E. With the construction of a roundabout, the LOS is expected to improve from LOS E to LOS A.

To improve the LOS at Jellystone Road and Sand Hollow Road, a signalized intersection is recommended. Table 10 shows the LOS of each intersection with the recommended improvements.

Table 10-2027 LOS Analysis with Recommended Mitigations

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	53.0	D	178.5	F
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	11.3	B	24.0	C
Desert Bloom Road L & Gateway Boulevard (Roundabout)	4.5	A	7.1	A
Desert Bloom Road L & Flora Tech Road (TWSC)	8.5	A	8.7	A
Jellystone Road & Sand Hollow Road (Signalized)	6.5	A	8.4	A
Jellystone Road & Gateway Boulevard (AWSC)	8.5	A	12.5	B
Jellystone Road & Flora Tech Road (TWSC)	8.5	A	9.9	A
1190 South/Bash Parkway & Sand Hollow Road (TWSC)	16.2	C	33.6	D
Bash Parkway & Gateway Boulevard (AWSC)	7.6	A	9.3	A
Bash Parkway & Flora Tech Road (TWSC)	7.2	A	9.4	A
Turf Sod Road & Sand Hollow Road (TWSC)	14.8	B	24.0	C
Turf Sod Road & Gateway Boulevard (AWSC)	7.4	A	7.9	A
Turf Sod Road & Flora Tech Road (TWSC)	8.6	A	9.1	A
Dixie Springs Drive & Sand Hollow Road (TWSC)	16.0	C	29.1	C
Dixie Springs Drive & 3700 West (TWSC)	10.4	B	12.1	B
Dixie Springs Drive & 3400 West (TWSC)	10.3	B	12.0	B

Figure 9 shows the recommended traffic controls for Phase 1.

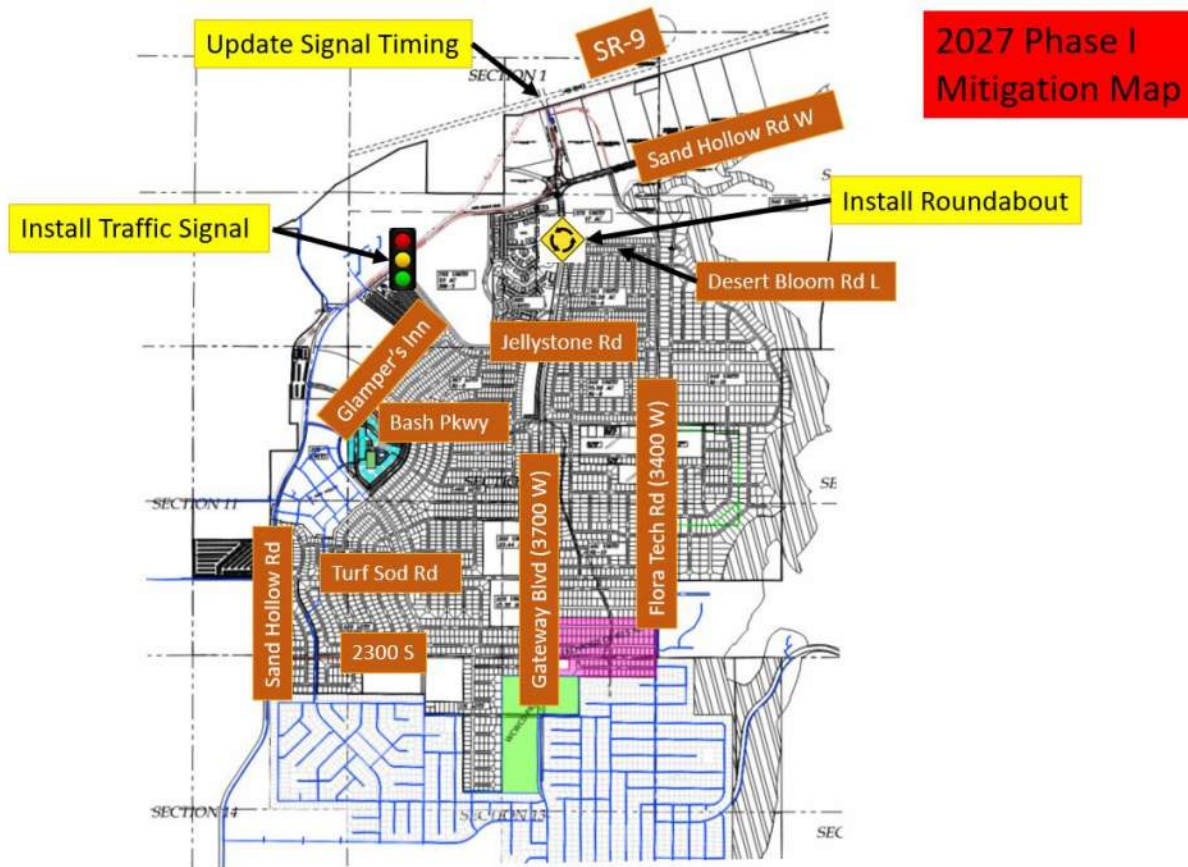


Figure 9-Phase 1 Mitigations

2027 WITH PHASE 1 TRAFFIC QUEUE LENGTH ANALYSIS

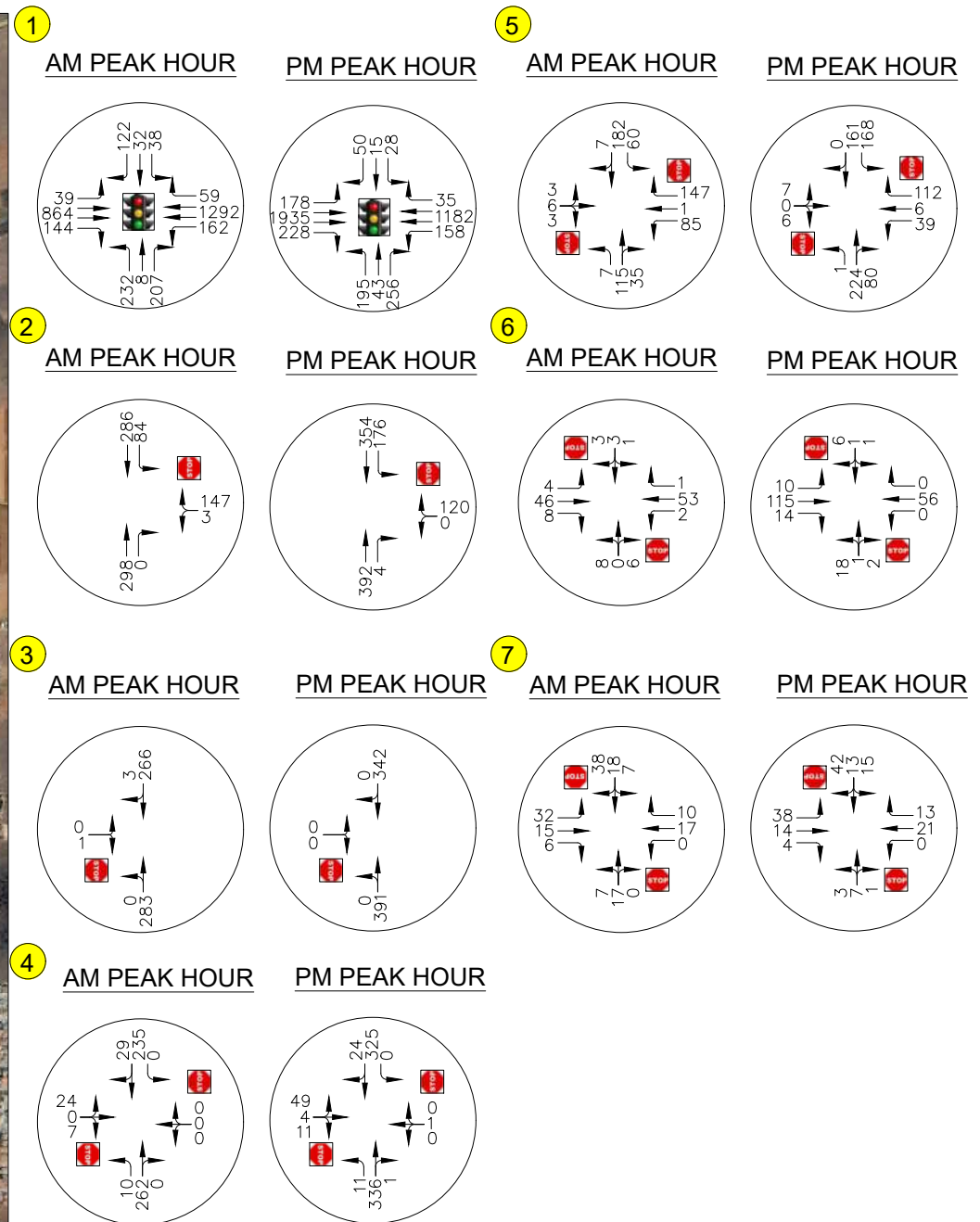
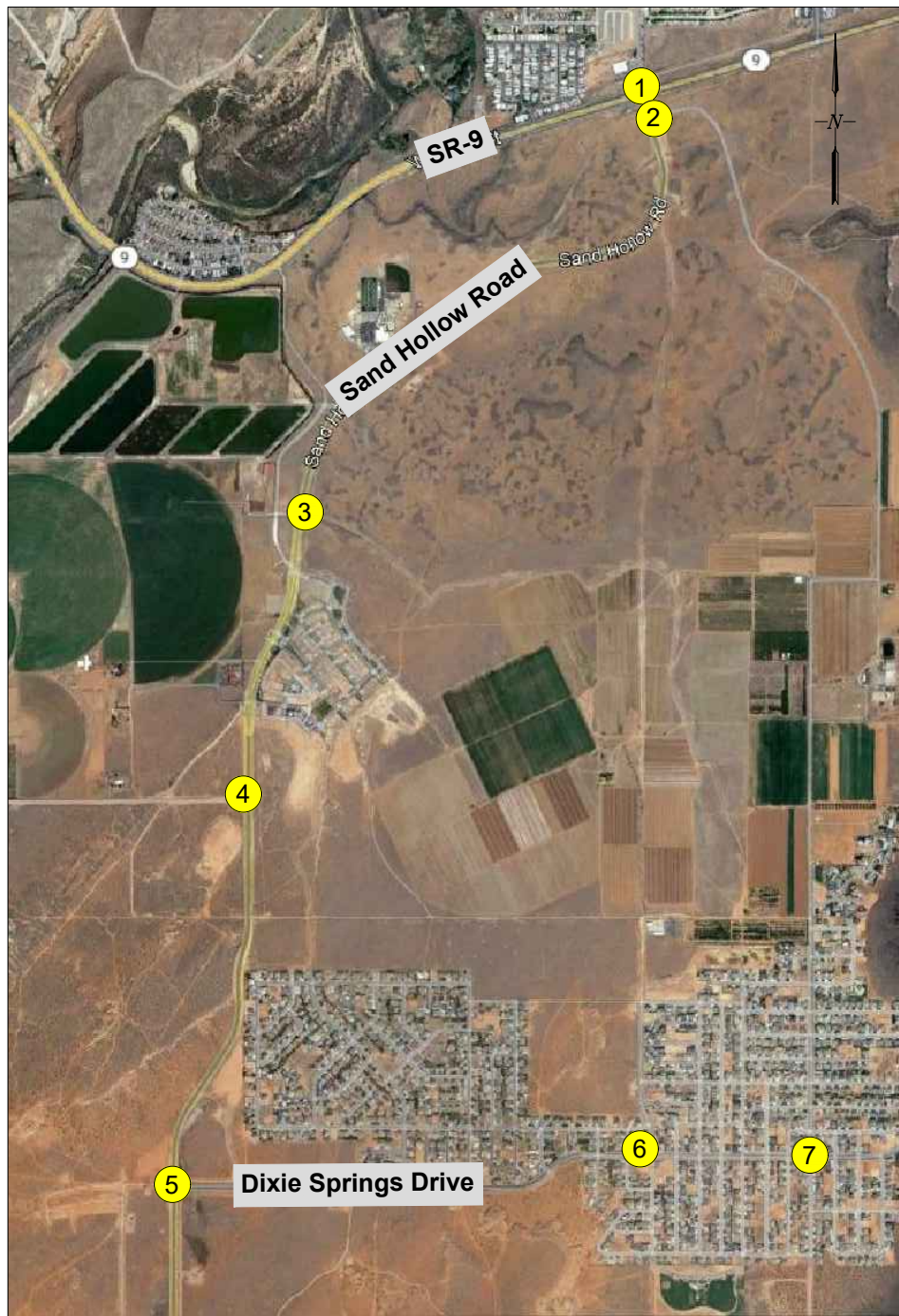
Table 11 shows the queue length analysis for the study intersections in 2027 with the addition of the project traffic. The table shows the 95th percentile queue length required at each intersection and each access and at which approach it occurs. The queue lengths are shown in feet per lane.

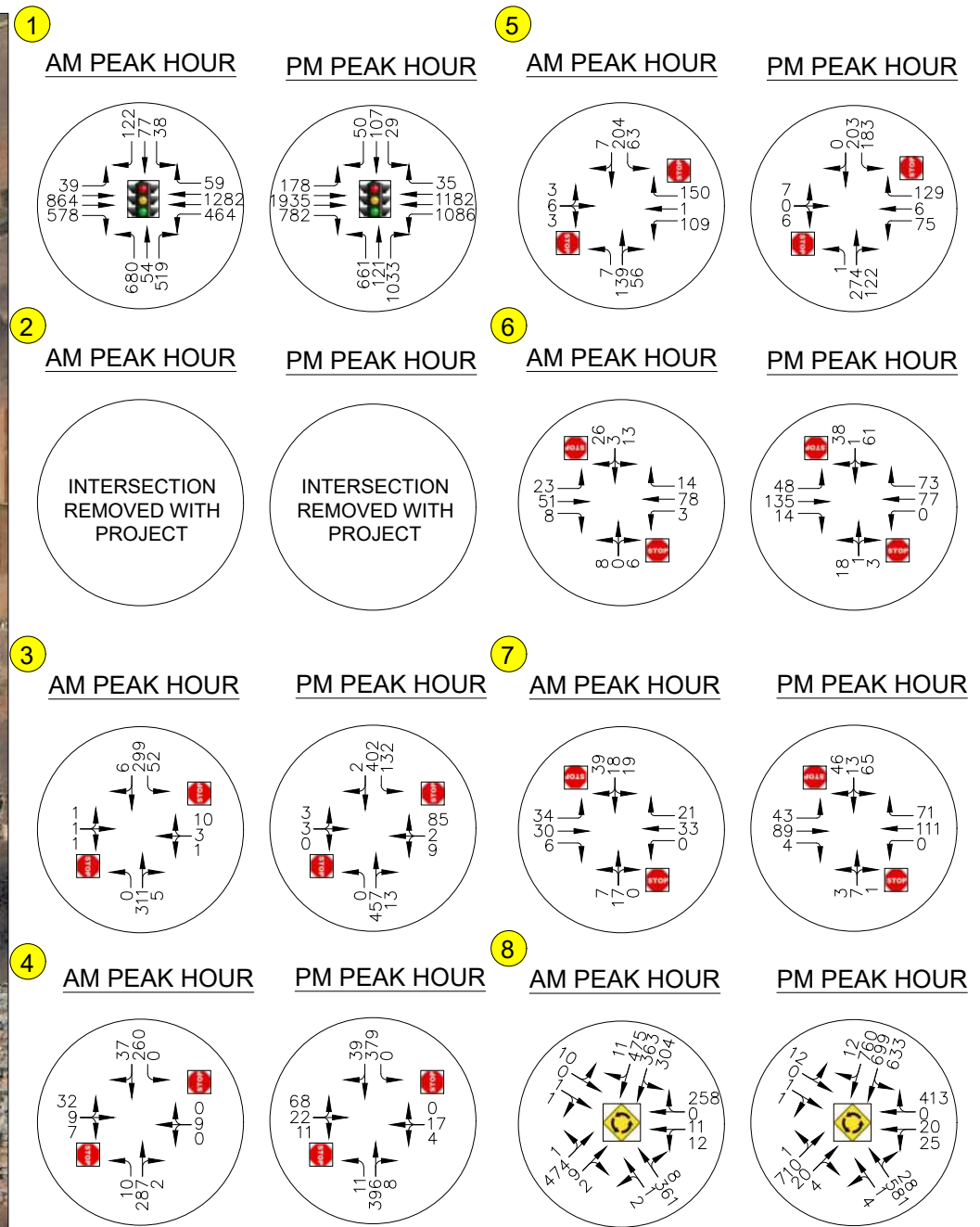
Table 11-2027 Queue Length Analysis with Development Traffic

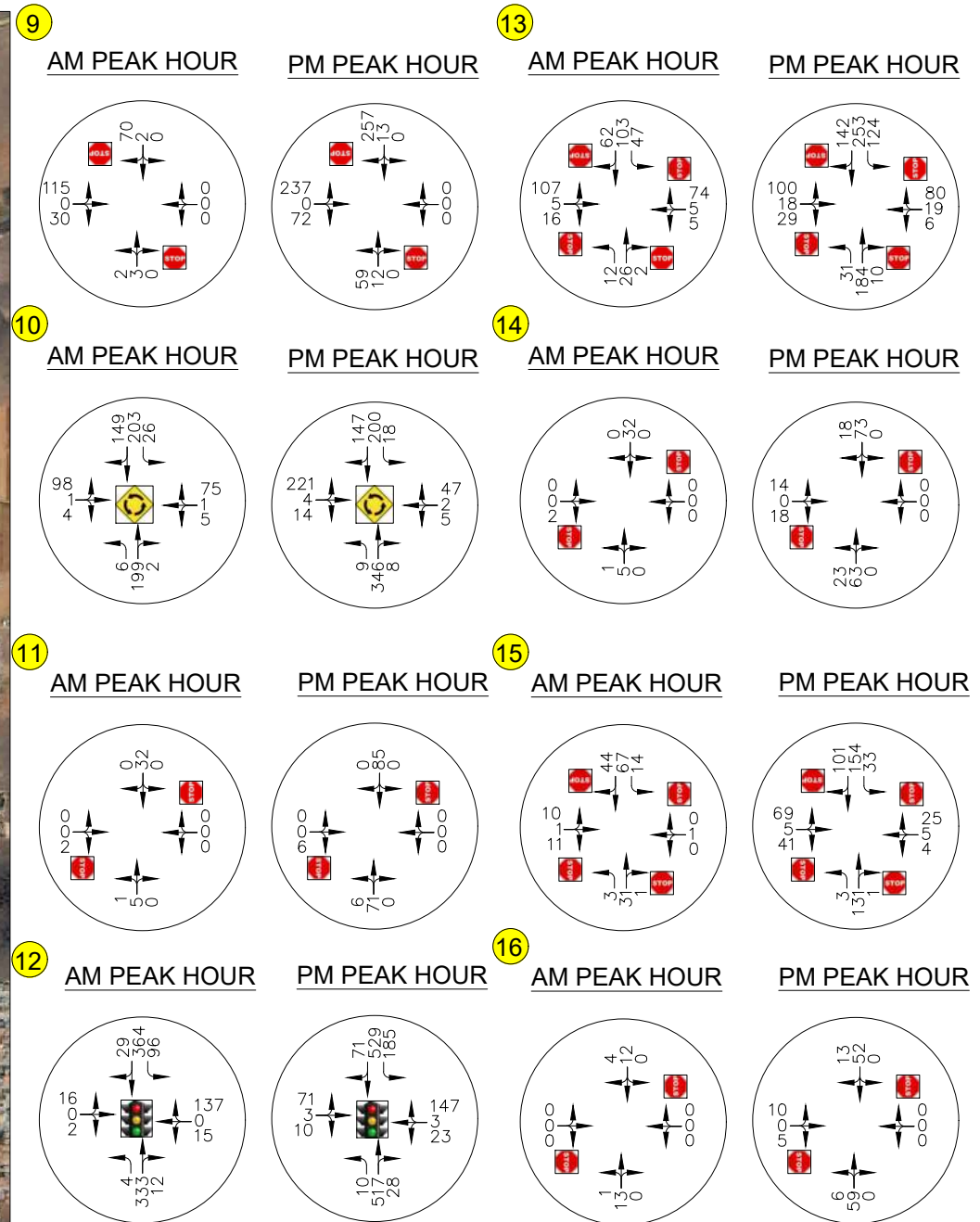
Intersection	AM Peak Hour		PM Peak Hour	
	95th Percentile Queue Length (ft/ln)	Movement	95th Percentile Queue Length (ft/ln)	Movement
SR-9 & Sand Hollow Road (Signalized)	676.58	EBR	1842.30	EBT
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	5.71	EBLTR	27.60	SBLTR
Desert Bloom Road L & Gateway Boulevard (Roundabout)	25.56	SBTR	65.28	SBTR
Desert Bloom Road L & Flora Tech Road (TWSC)	0.14	EBR	0.46	EBLTR
Jellystone Road & Sand Hollow Road (Signalized)	42.63	NBLTR	90.45	WBTR
Jellystone Road & Gateway Boulevard (AWSC)	21.04	SBTR	95.97	SBTR
Jellystone Road & Flora Tech Road (TWSC)	0.36	EBLTR	2.87	EBLTR
1190 South/Bash Parkway & Sand Hollow Road (TWSC)	3.27	SBL	19.47	WBLTR
Bash Parkway & Gateway Boulevard (AWSC)	11.50	SBTR	37.83	SBTR
Bash Parkway & Flora Tech Road (TWSC)	0.05	NBLTR	1.29	EBLTR
Turf Sod Road & Sand Hollow Road (TWSC)	9.10	EBLTR	35.91	EBLTR
Turf Sod Road & Gateway Boulevard (AWSC)	4.30	SBTR	11.22	NBTR
Turf Sod Road & Flora Tech Road (TWSC)	0.08	EBLR	0.26	EBLR
Dixie Springs Drive & Sand Hollow Road (TWSC)	23.93	WBL	35.27	WBL
Dixie Springs Drive & 3700 West (TWSC)	3.77	SBLTR	12.06	SBLTR
Dixie Springs Drive & 3400 West TWSC)	7.01	SBLTR	15.49	SBLTR

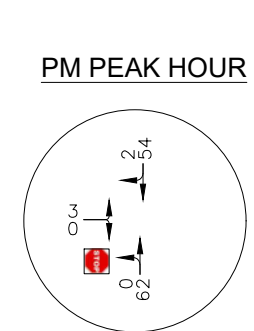
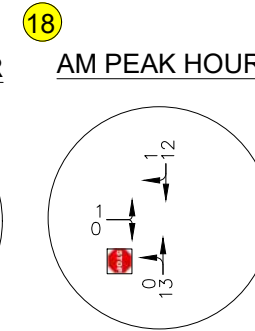
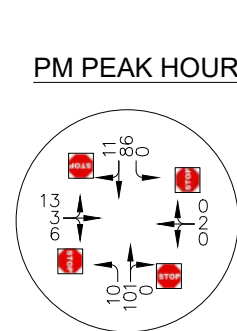
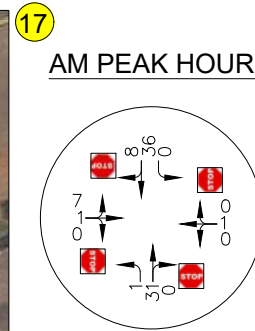
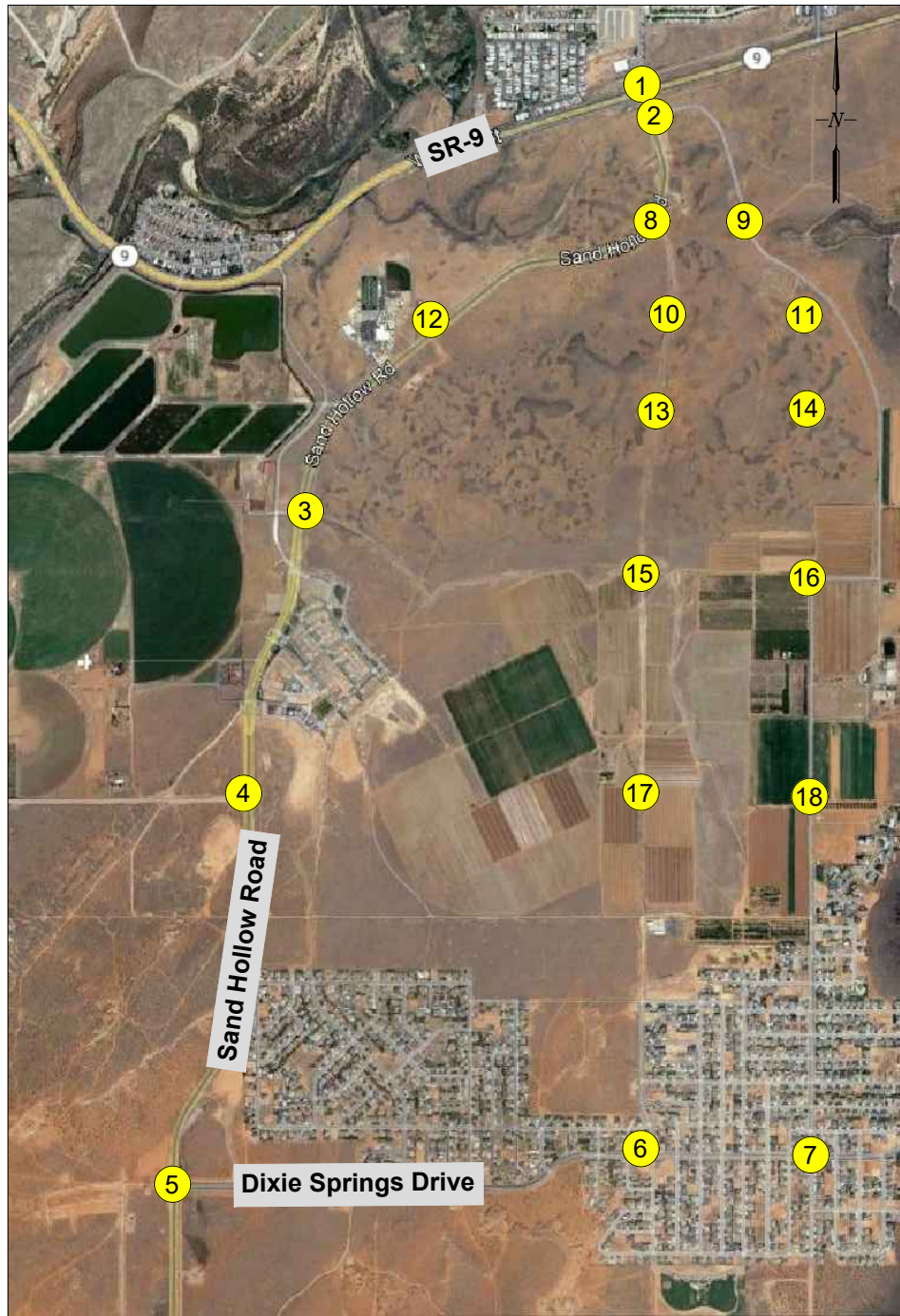
Where the queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.









2032 BACKGROUND TRAFFIC

In 2032, it is assumed that the intersection of SR-9 and Sand Hollow Road will be improved to an interchange and that any improvements will have an acceptable LOS. As a part of the interchange, Sand Hollow Road is planned to be widened to four lanes north of the proposed roundabout at Gateway Boulevard and Sand Hollow Road. It is also assumed that any previous mitigations recommended for the 2027 background have been applied by 2032.

By 2032, Dixie Springs Drive is planned to be extended to the east and connect to 3000 South. With this extension, it is assumed that 15% of the traffic going east will use Dixie Springs Drive.

The 2032 turning movement counts without the traffic from Gateway at Sand Hollow are shown in Figure 13. Table 12 shows the LOS analysis for the 2032 traffic.

Table 12-2032 LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Flora Tech Road & Sand Hollow Road (TWSC)	19.6	C	11.4	B
1190 South & Sand Hollow Road (TWSC)	10.4	B	0.0	A
Turf Sod Road & Sand Hollow Road (TWSC)	15.1	C	27.5	D
Dixie Springs Drive & Sand Hollow Road (TWSC)	19.6	C	38.5	E
Dixie Springs Drive & 3700 West (TWSC)	10.3	B	11.0	B
Dixie Springs Drive & 3400 West (TWSC)	10.4	B	10.6	B

In 2032 without the project traffic, all of the intersections are expected to operate at LOS D or better, except the intersection of Dixie Springs Drive and Sand Hollow Road, which is expected to operate at LOS E. As an AWSC intersection, Dixie Springs Drive and Sand Hollow Road is expected to operate at LOS C or better, as shown in Table 13.

Table 13-2032 Background Mitigations

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
Dixie Springs Drive & Sand Hollow Road (AWSC)	11.72	B	17.52	C

2032 TRAFFIC WITH PHASE 2

2032 traffic with the addition of the traffic from Phase 2 of Gateway at Sand Hollow was estimated by adding the distributed Phase 2 traffic to the projected 2032 traffic. The estimated turning movement counts are shown in Figure 14. It is assumed that any previous mitigations recommended for the Phase 1 traffic have been applied by 2032.

Table 14 shows the LOS analysis for the projected 2024 traffic with development traffic.

Table 14-2032 with Phase 2 Traffic LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	12.6	B	28.2	D
Desert Bloom Road L & Gateway Boulevard (Roundabout)	8.6	A	11.5	B
Desert Bloom Road L & Flora Tech Road (TWSC)	8.7	A	9.1	A
Jellystone Road & Sand Hollow Road (Signalized)	7.3	A	10.0	B
Jellystone Road & Gateway Boulevard (AWSC)	45.1	E	114.6	F
Jellystone Road & Flora Tech Road (TWSC)	10.4	B	12.4	B
1190 South/Bash Parkway & Sand Hollow Road (TWSC)	41.0	E	94.6	F
Bash Parkway & Gateway Boulevard (AWSC)	16.3	C	37.2	E
Bash Parkway & Flora Tech Road (TWSC)	10.2	B	11.8	B
Turf Sod Road & Sand Hollow Road (TWSC)	89.9	F	685.7	F
Turf Sod Road & Gateway Boulevard (AWSC)	9.8	A	12.1	B
Turf Sod Road & Flora Tech Road (TWSC)	10.0	B	11.8	B
Dixie Springs Drive & Sand Hollow Road (AWSC)	15.2	C	30.8	D
Dixie Springs Drive & 3700 West (TWSC)	15.5	C	14.0	B
Dixie Springs Drive & 3400 West TWSC)	22.3	C	40.4	E

With the addition of the Phase 2 project traffic in 2032, multiple study intersections are expected to operate at LOS E and LOS F. Mitigations at each intersection will be discussed in the following section.

2032 TRAFFIC WITH PHASE 2 MITIGATION

As the traffic on Sand Hollow Road grows, it is expected that all of its major intersections will need to be signalized, except at Dixie Springs Drive. By 2032, it is recommended that the intersections of 1190 South/Bash Parkway and Sand Hollow Road and Turf Sod Road and Sand Hollow Road be signalized. As signalized intersections, both intersections are expected to operate at LOS A.

To improve the LOS at the intersections of Jellystone Road and Gateway Boulevard and Bash Parkway and Gateway Boulevard, it is recommended that these intersections be roundabouts. Signalized intersections would also be a potential mitigation depending on the spacing of the roadways. As roundabouts, both intersections are expected to operate at LOS A.

At Dixie Springs Drive and 3400 West, it is recommended that dedicated left-turn lanes be installed on each approach by 2032. With this improvement the intersection is expected to operate at LOS D.

Table 15 shows the expected LOS with the recommended mitigations.

Table 15-2032 Traffic with Phase 2 LOS Analysis with Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	12.6	B	28.2	D
Desert Bloom Road L & Gateway Boulevard (Roundabout)	8.6	A	11.5	B
Desert Bloom Road L & Flora Tech Road (TWSC)	8.7	A	9.1	A
Jellystone Road & Sand Hollow Road (Signalized)	7.3	A	10.0	B
Jellystone Road & Gateway Boulevard (AWSC)	7.1	A	8.8	A
Jellystone Road & Flora Tech Road (TWSC)	10.4	B	12.4	B
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	5.4	A	6.4	A
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	C	6.6	A
Bash Parkway & Flora Tech Road (TWSC)	10.2	B	11.8	B
Turf Sod Road & Sand Hollow Road (Signalized)	7.1	A	7.9	A
Turf Sod Road & Gateway Boulevard (AWSC)	9.8	A	12.1	B
Turf Sod Road & Flora Tech Road (TWSC)	10.0	B	11.8	B
Dixie Springs Drive & Sand Hollow Road (AWSC)	15.2	C	30.8	D
Dixie Springs Drive & 3700 West (TWSC)	15.5	C	13.9	B
Dixie Springs Drive & 3400 West TWSC)	19.8	C	32.2	D

Figure 12 shows the recommended traffic controls for Phase 2.

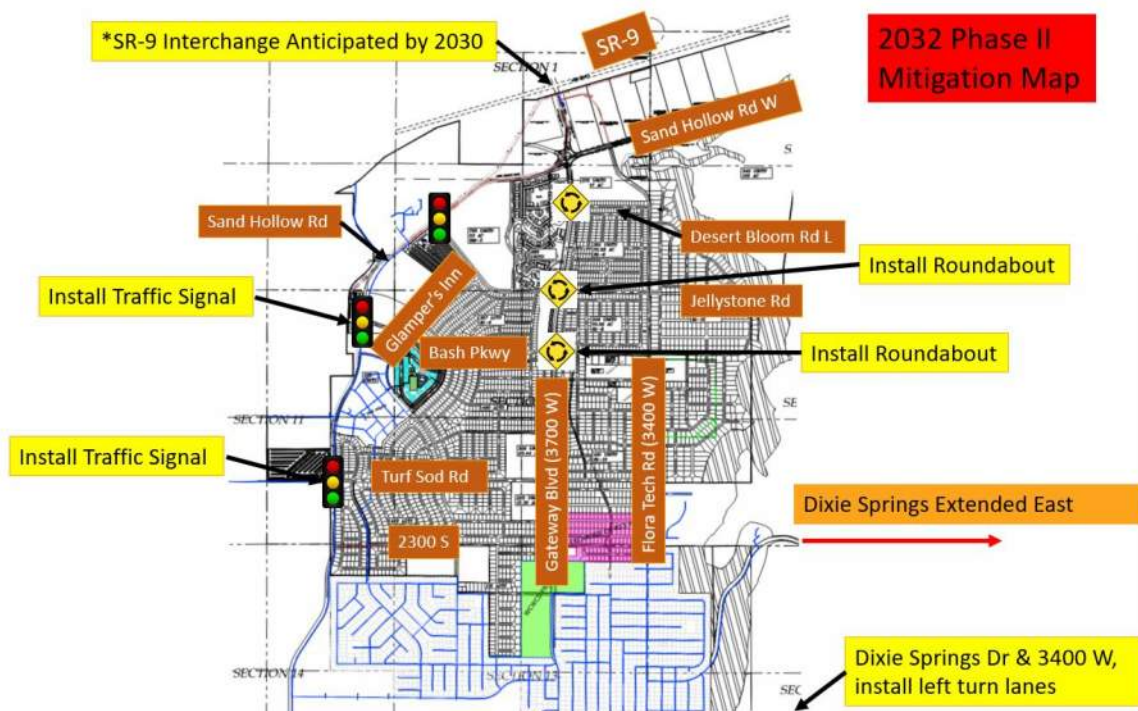


Figure 12-Phase 2 Mitigations

2032 WITH PHASE 2 TRAFFIC QUEUE LENGTH ANALYSIS

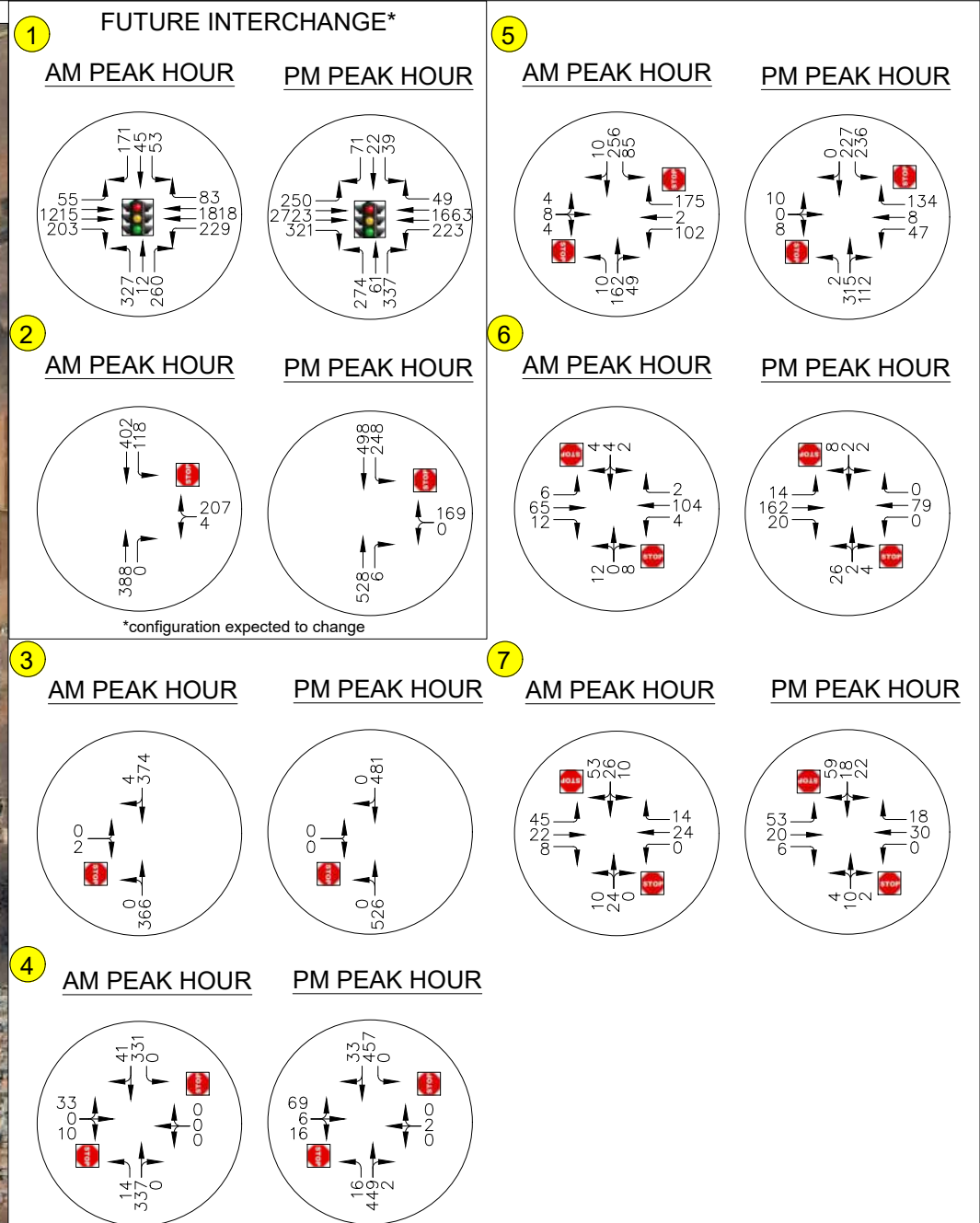
Table 16 shows the queue length analysis for the study intersections in 2024 with the addition of the Phase 2 project traffic and the proposed mitigations. The table shows the 95th percentile queue length required at each intersection and each access and at which approach it occurs. The queue lengths are shown in feet per lane.

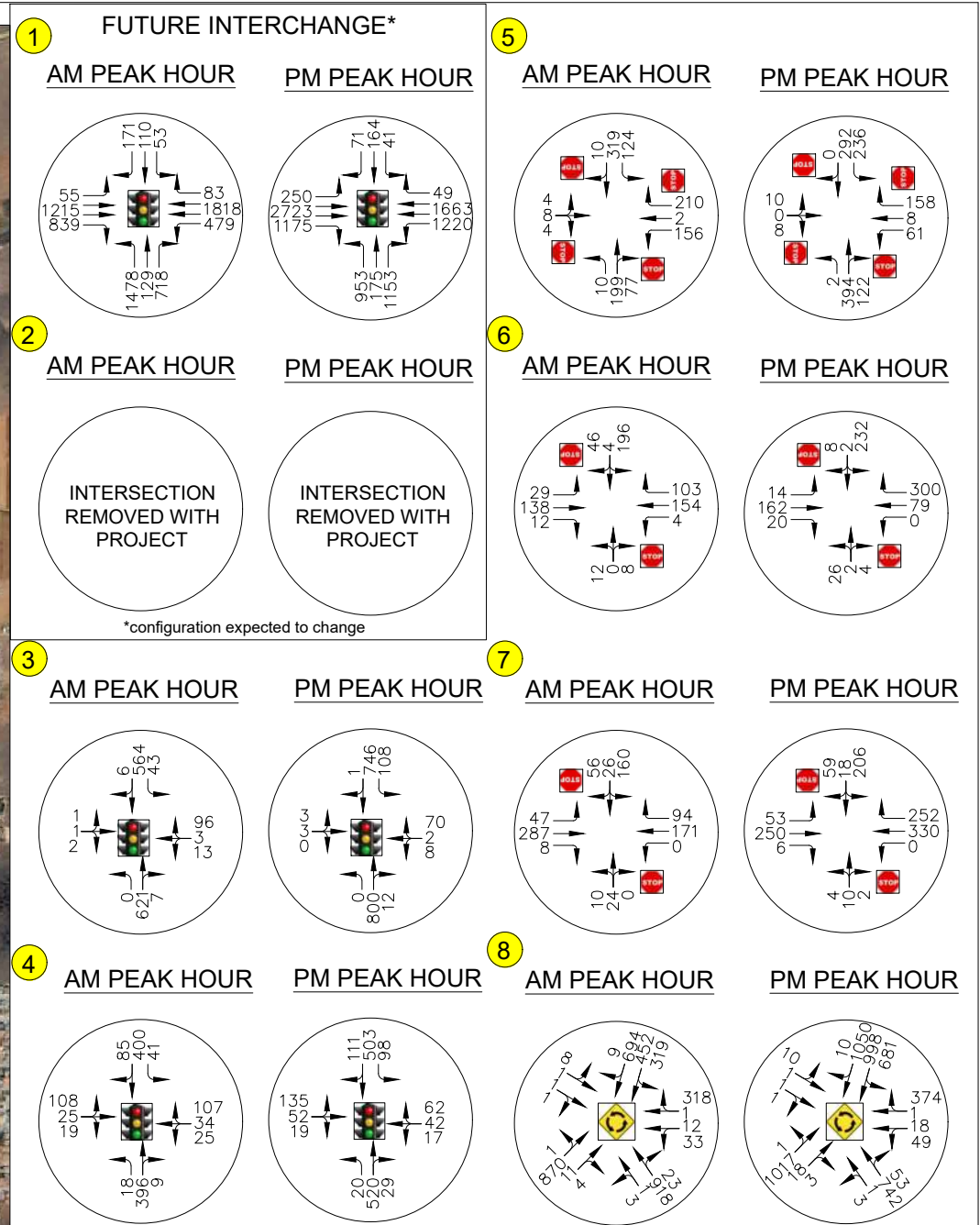
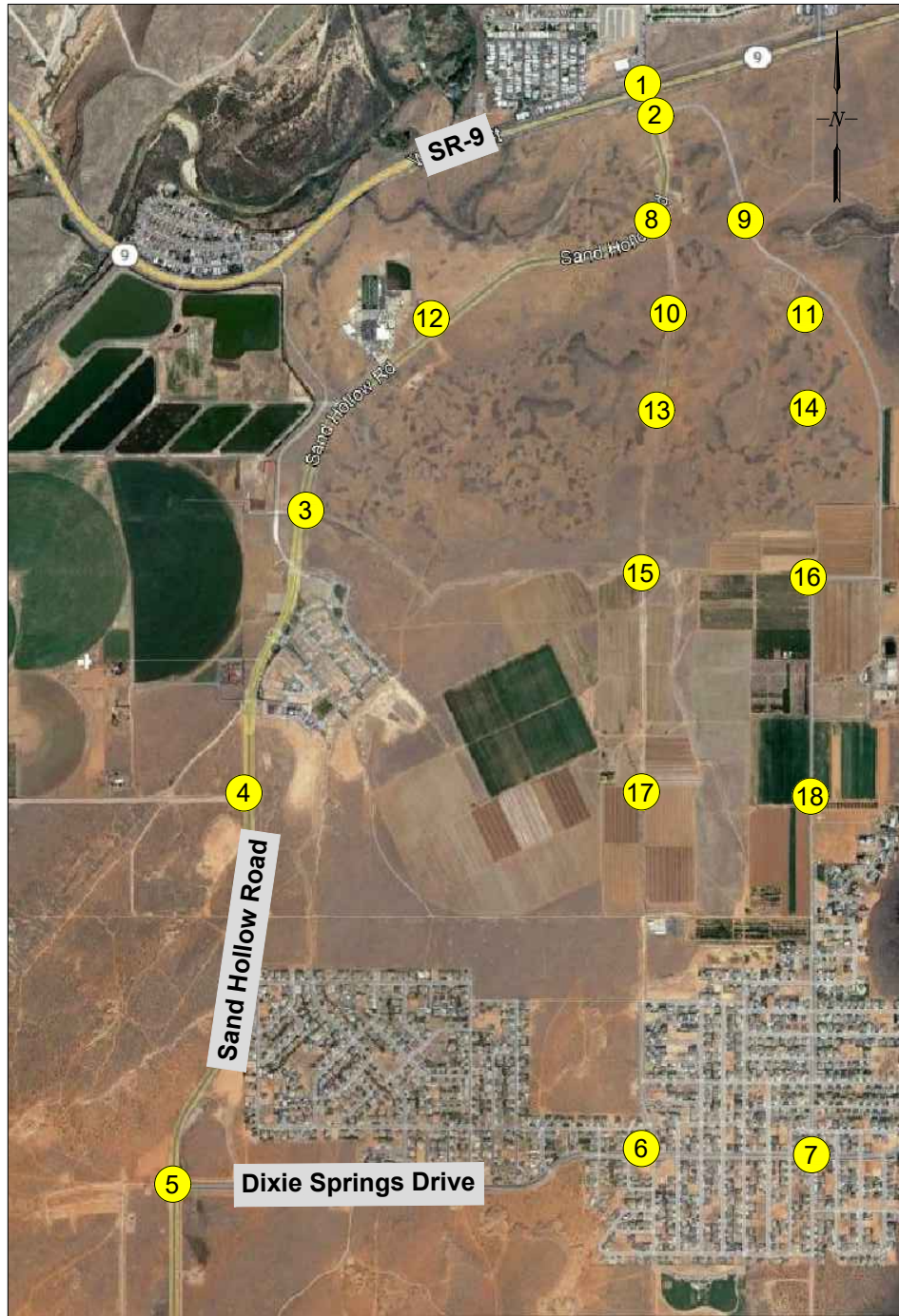
Table 16-2032 Queue Length Analysis with Development Traffic

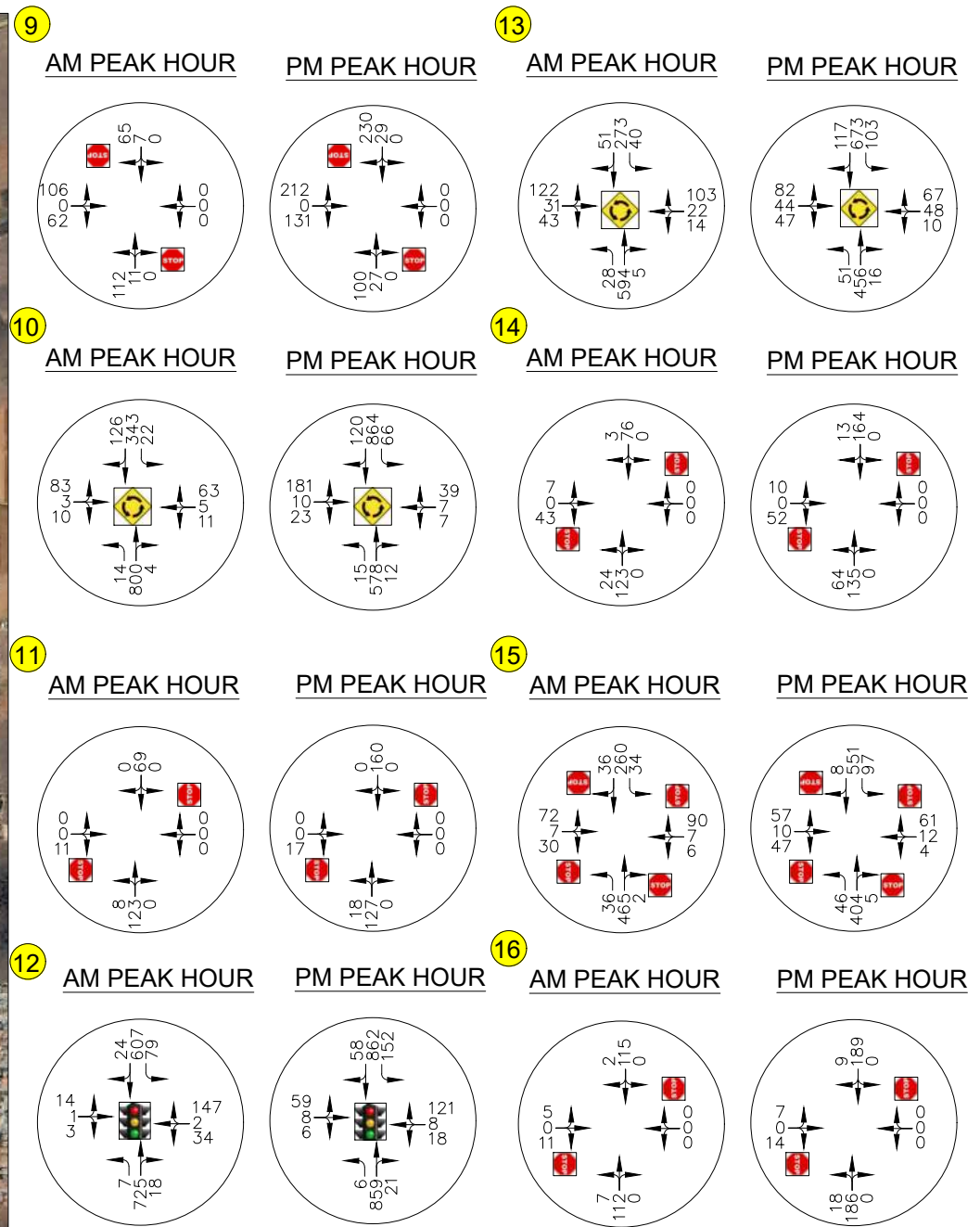
Intersection	AM Peak Hour		PM Peak Hour	
	95th Percentile Queue Length (ft/lane)	Movement	95th Percentile Queue Length (ft/lane)	Movement
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	19.24	NBLTR	53.83	NBLTR
Desert Bloom Road L & Gateway Boulevard (Roundabout)	121.97	NBTR	173.02	NBTR
Desert Bloom Road L & Flora Tech Road (TWSC)	0.84	EBLTR	1.47	EBLTR
Jellystone Road & Sand Hollow Road (Signalized)	99.29	EBLTR	184.09	WBTR
Jellystone Road & Gateway Boulevard (AWSC)	76.24	NBTR	117.17	SBTR
Jellystone Road & Flora Tech Road (TWSC)	4.26	EBLTR	6.42	EBLTR
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	66.95	NBLTR	99.97	NBLTR
Bash Parkway & Gateway Boulevard (Roundabout)	45.81	NBTR	67.74	SBTR
Bash Parkway & Flora Tech Road (TWSC)	1.44	EBLTR	2.27	EBLTR
Turf Sod Road & Sand Hollow Road (Signalized)	47.04	SBTR	80.73	SBTR
Turf Sod Road & Gateway Boulevard (AWSC)	38.71	SBTR	79.73	SBTR
Turf Sod Road & Flora Tech Road (TWSC)	4.75	EBLR	4.58	EBLR
Dixie Springs Drive & Sand Hollow Road (AWSC)	99.39	SBTR	309.80	NBTR
Dixie Springs Drive & 3700 West (TWSC)	48.28	SBLTR	41.54	SBLTR
Dixie Springs Drive & 3400 West TWSC)	46.84	SBL	98.74	SBL

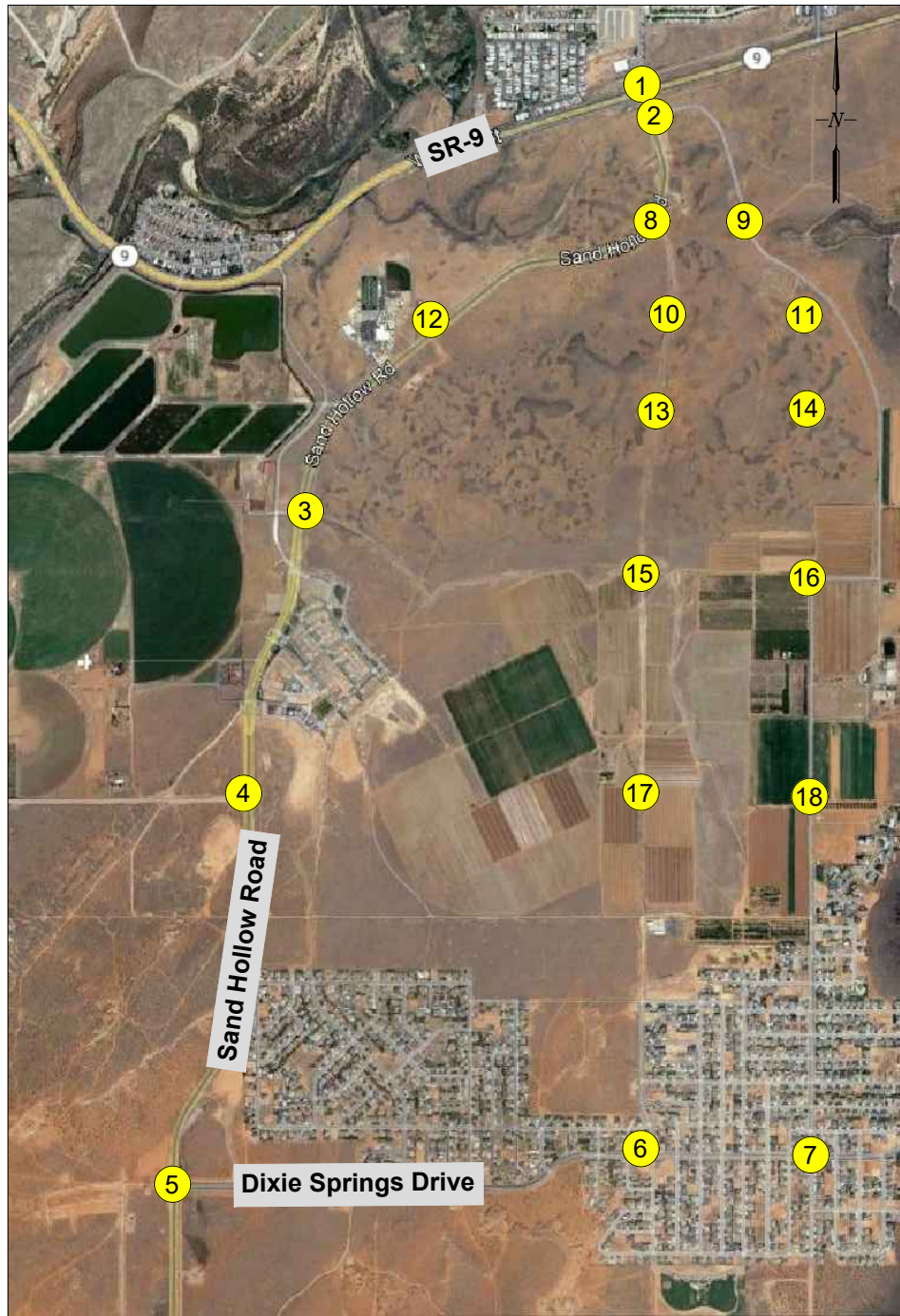
Where the queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.



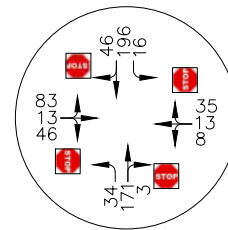




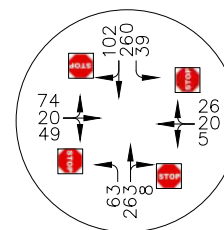


17

AM PEAK HOUR

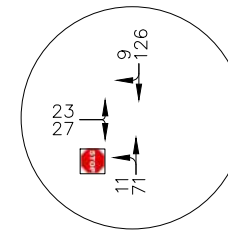


PM PEAK HOUR

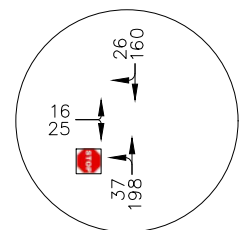


18

AM PEAK HOUR



PM PEAK HOUR



2037 BACKGROUND TRAFFIC

As in 2032, in 2037 it is assumed that SR-9 and Sand Hollow Road has been upgraded to an interchange, that Sand Hollow Road has been widened to four lanes north of the proposed roundabout at Gateway Boulevard, and that Dixie Spring Drive extends to 3000 South. It is also assumed that any previous mitigations recommended for the 2032 background have been applied by 2037. The 2037 turning movement counts without the traffic from Gateway at Sand Hollow are shown in Figure 16. Table 17 shows the LOS analysis for the 2037 traffic.

Table 17-2037 LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Flora Tech Road & Sand Hollow Road (TWSC)	28.6	D	14.2	B
1190 South & Sand Hollow Road (TWSC)	11.6	B	0.0	A
Turf Sod Road & Sand Hollow Road (TWSC)	21.7	C	108.4	F
Dixie Springs Drive & Sand Hollow Road (TWSC)	18.0	C	183.7	F
Dixie Springs Drive & 3700 West (TWSC)	11.2	B	12.1	B
Dixie Springs Drive & 3400 West (TWSC)	11.4	B	11.5	B

In 2037, the intersections of Turf Sod Road and Sand Hollow Road and Dixie Springs Drive and Sand Hollow Road are expected to operate at LOS F. As signalized intersections, both intersections are expected to operate at LOS B or better, as shown in Table 18.

Table 18-2037 LOS Analysis with Traffic Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
Turf Sod Road & Sand Hollow Road (Signalized)	4.6	A	7.5	A
Dixie Springs Drive & Sand Hollow Road (Signalized)	8.1	A	12.4	B

2037 TRAFFIC WITH PHASE 3

2037 traffic with the addition of the traffic from the Phase 3 of Gateway at Sand Hollow was estimated by adding the distributed Phase 3 traffic to the projected 2037 traffic. It is assumed that the mitigations recommended for the Phase 2 traffic and for the 2037 background traffic are implemented by 2037. The estimated turning movement counts are shown in Figure 17.

Table 19 shows the LOS analysis for the projected 2037 traffic with the Phase 3 development traffic.

Table 19-2037 with Phase 3 Traffic LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (TWSC)	15.8	C	64.6	F
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	8.7	A	31.7	C
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	6.3	A	12.1	B
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	7.7	A	9.6	A
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	8.4	A	12.6	B
Dixie Springs Drive & 3700 West (TWSC)	18.4	C	16.7	C
Dixie Springs Drive & 3400 West (TWSC)	51.8	F	143.7	F

With the addition of the Phase 3 project traffic in 2037, the intersections of Sand Hollow Road East and Flora Tech Road and Dixie Springs Drive and 3400 West are expected to operate at LOS F. Mitigations at each intersection will be discussed in the following section.

2037 TRAFFIC WITH PHASE 3 MITIGATION

At both the intersection of Sand Hollow Road East and Flora Tech Road and the intersection of Dixie Springs Drive and 3400 West, it is recommended that the intersection be AWSC. As AWSC intersections, the intersections are expected to operate at LOS C or better. Table 20 shows the LOS for the mitigated intersections.

Table 20-2037 LOS Analysis with Traffic Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	9.3	A	13.8	B
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	8.7	A	31.7	C
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	6.3	A	12.1	B
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	7.7	A	9.6	A
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	8.4	A	12.6	B
Dixie Springs Drive & 3700 West (TWSC)	18.4	C	16.7	C
Dixie Springs Drive & 3400 West (AWSC)	15.4	C	21.7	C

Figure 15 shows the recommended traffic control for Phase 3.

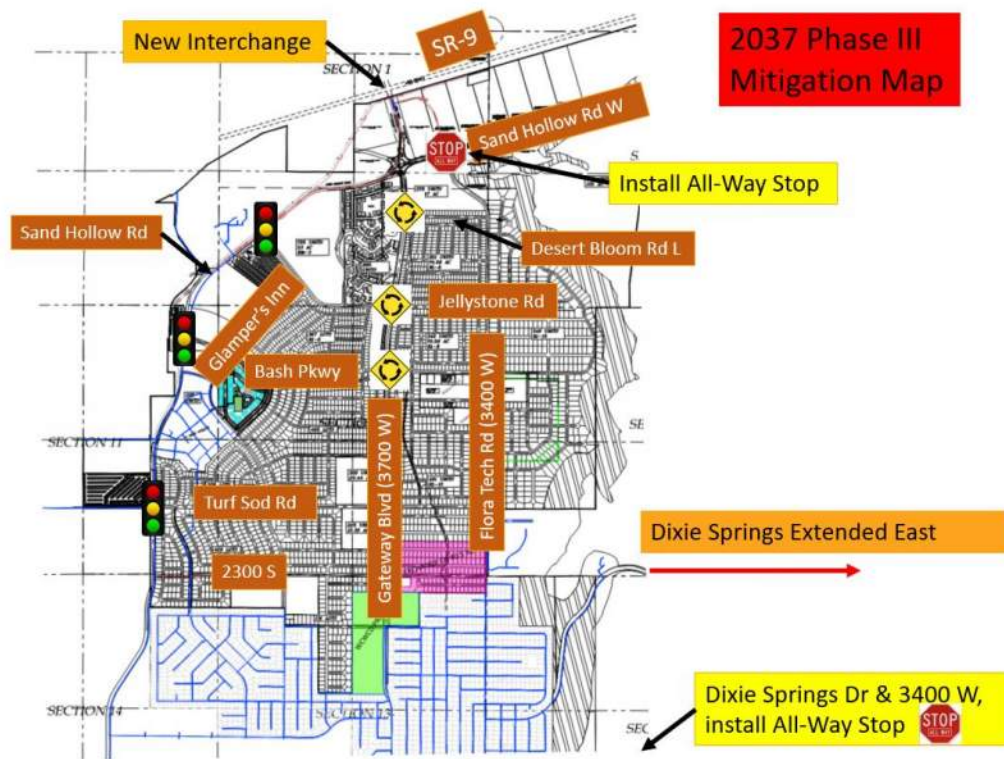


Figure 15-Phase 3/Buildout Mitigations

2037 WITH PHASE 3 TRAFFIC QUEUE LENGTH ANALYSIS

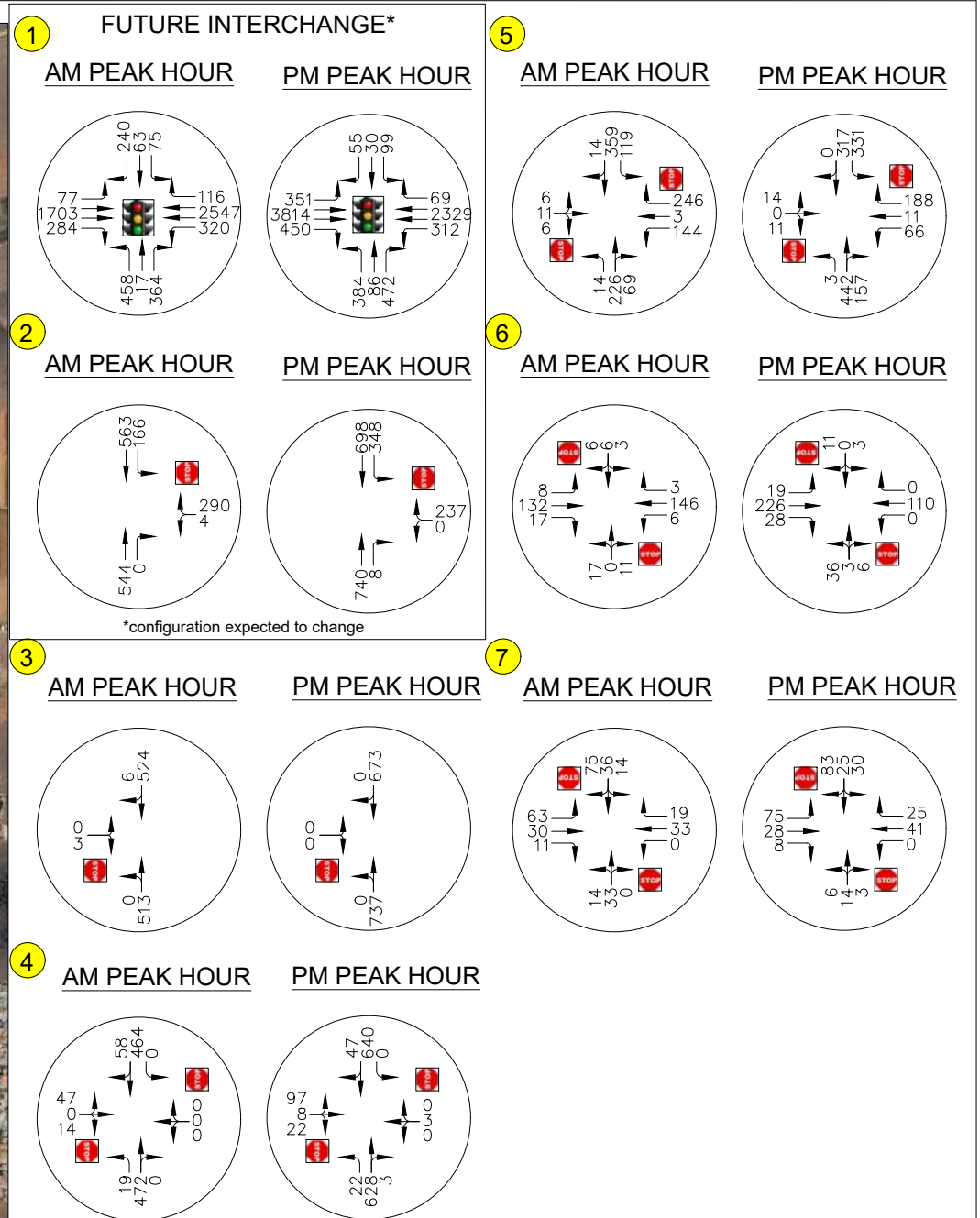
Table 21 shows the queue length analysis for the study intersections in 2037 with the addition of the project traffic and the recommended mitigations. The table shows the 95th percentile queue length required at each intersection and each access and at which approach it occurs. The queue lengths are shown in feet per lane.

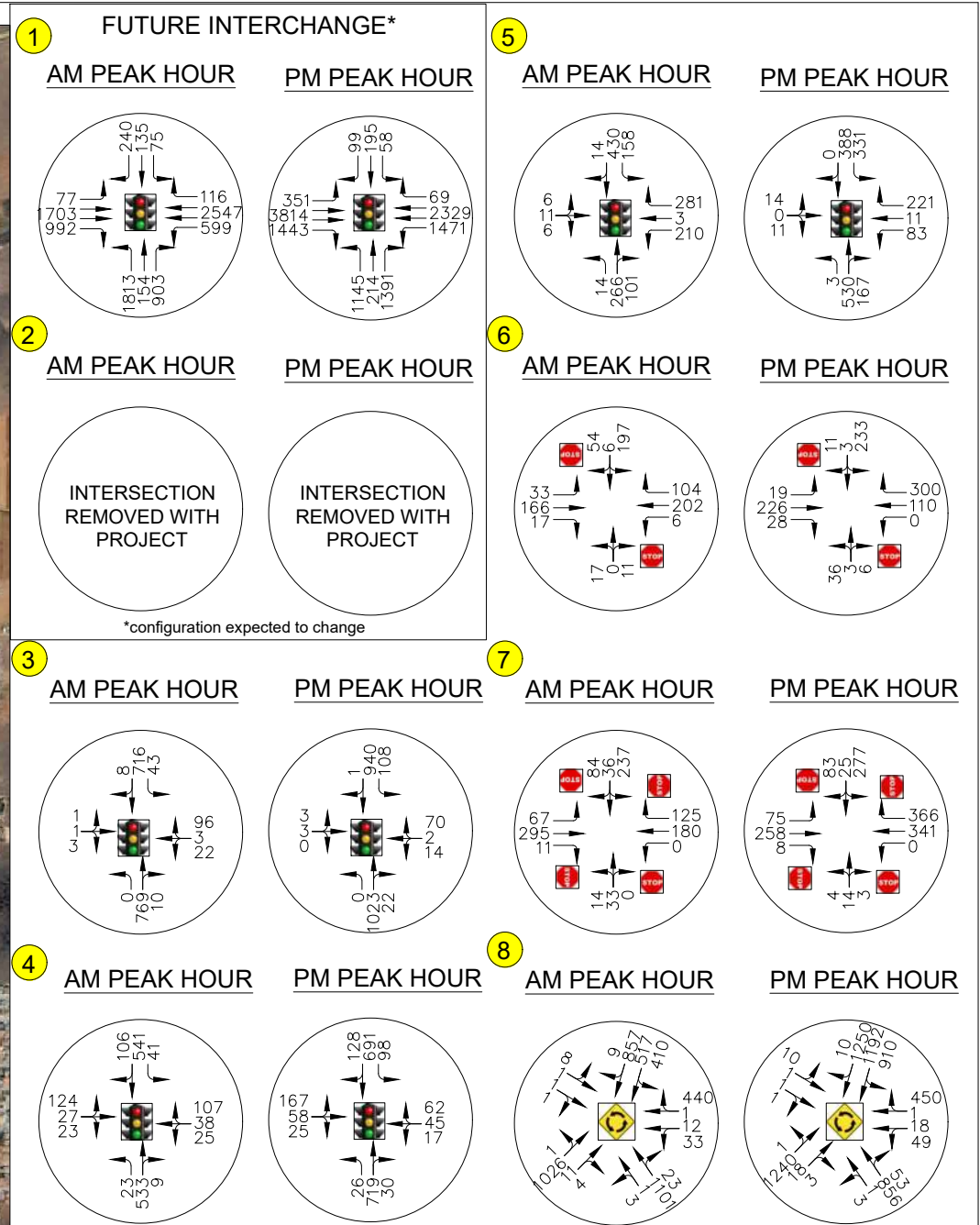
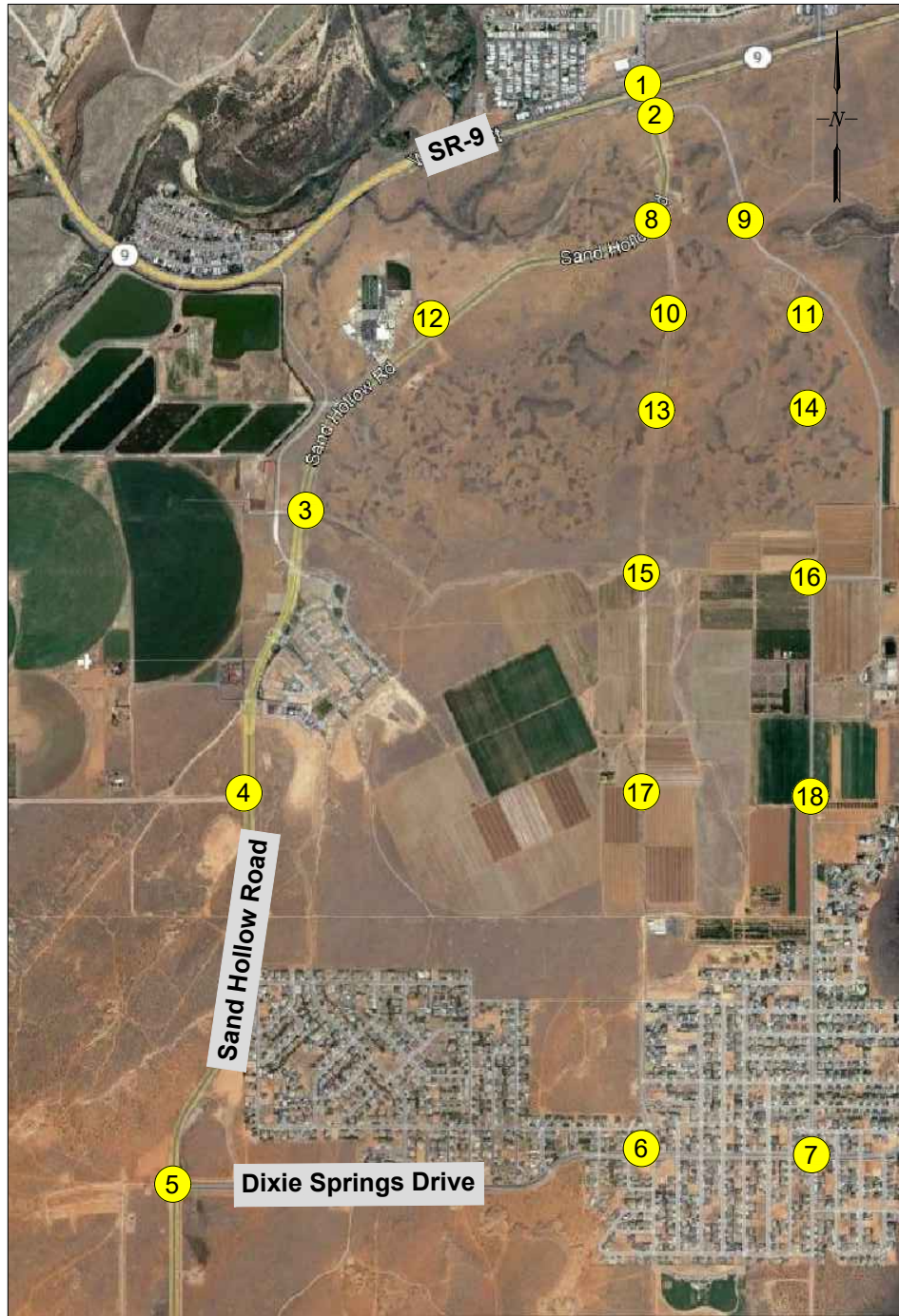
Table 21-2037 Queue Length Analysis with Phase 3 Traffic

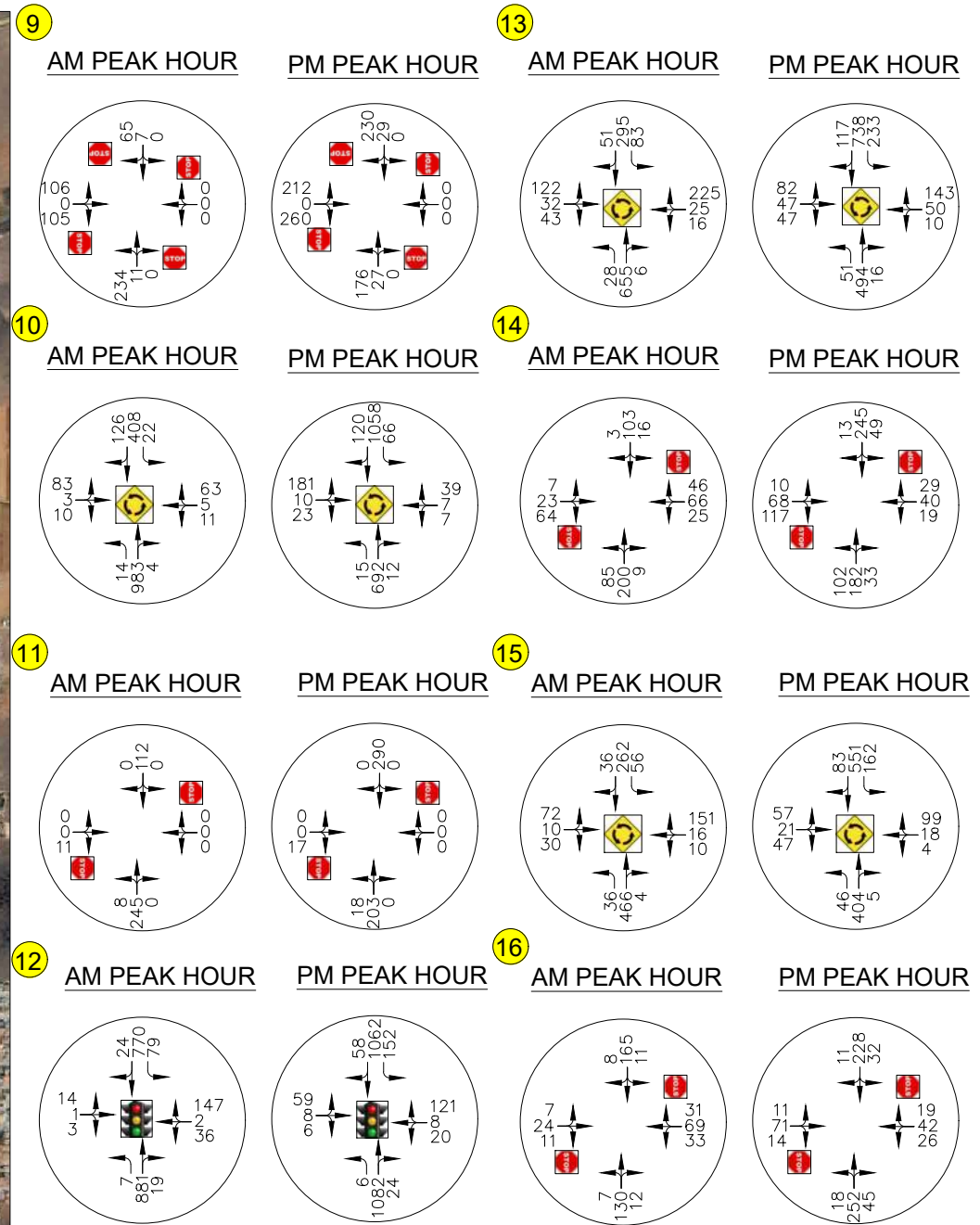
Intersection	AM Peak Hour		PM Peak Hour	
	95th Percentile Queue Length (ft/lane)	Movement	95th Percentile Queue Length (ft/lane)	Movement
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	34.74	NBLTR	119.36	EBLTR
Desert Bloom Road L & Gateway Boulevard (Roundabout)	216.64	NBTR	317.07	SBTR
Desert Bloom Road L & Flora Tech Road (TWSC)	0.89	EBLTR	1.74	EBLTR
Jellystone Road & Sand Hollow Road (Signalized)	161.61	EBLTR	566.76	EBLTR
Jellystone Road & Gateway Boulevard (AWSC)	101.44	NBTR	143.52	SBTR
Jellystone Road & Flora Tech Road (TWSC)	27.86	WBLTR	52.11	EBLTR
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	105.52	NBLTR	238.35	NBLTR
Bash Parkway & Gateway Boulevard (Roundabout)	45.81	NBTR	68.43	SBTR
Bash Parkway & Flora Tech Road (TWSC)	20.10	WBLTR	22.73	EBLTR
Turf Sod Road & Sand Hollow Road (Signalized)	80.27	SBTR	158.16	SBTR
Turf Sod Road & Gateway Boulevard (AWSC)	40.47	SBTR	80.54	SBTR
Turf Sod Road & Flora Tech Road (TWSC)	5.56	EBLR	6.41	EBLR
Dixie Springs Drive & Sand Hollow Road (Signalized)	53.17	WBR	200.73	SBL
Dixie Springs Drive & 3700 West (TWSC)	63.60	SBLTR	55.62	SBLTR
Dixie Springs Drive & 3400 West (AWSC)	111.10	SBLTR	168.41	SBLTR

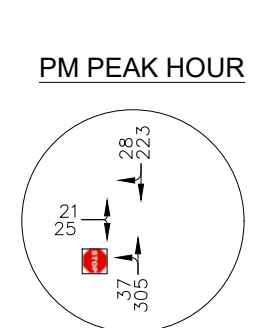
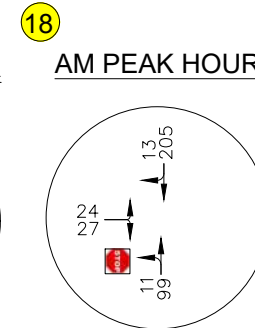
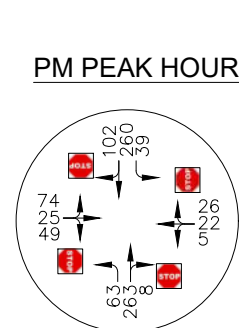
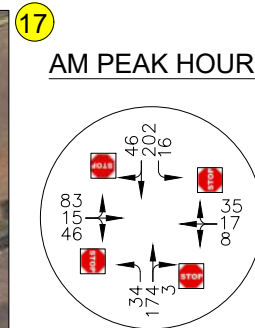
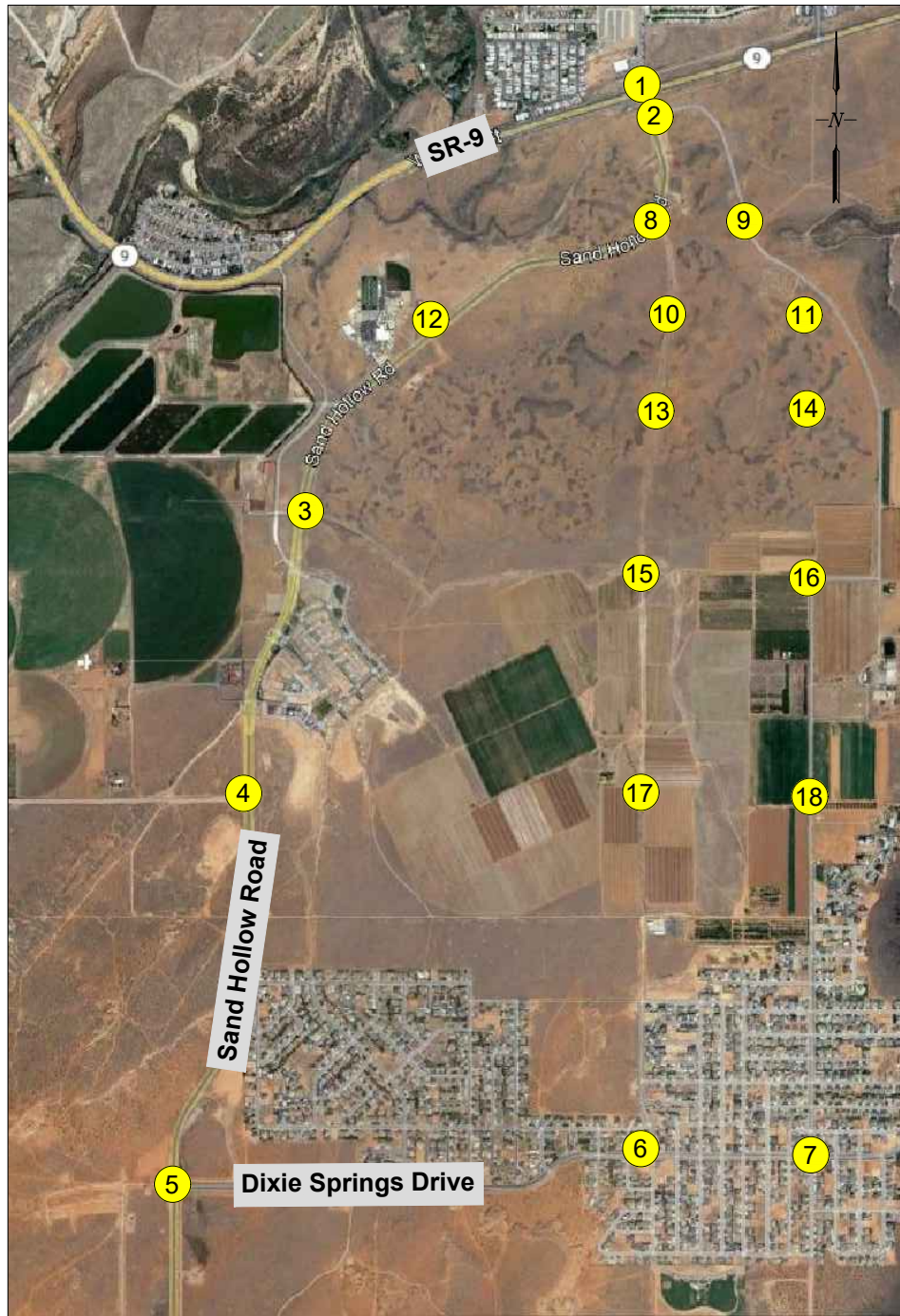
Where the queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.









2042 BACKGROUND TRAFFIC

As in the previous background scenarios, in 2042 it is assumed that SR-9 and Sand Hollow Road has been upgraded to an interchange, that Sand Hollow Road has been widened to four lanes north of the proposed roundabout at Gateway Boulevard, and that Dixie Spring Drive extends to 3000 South. It is also assumed that any previous mitigations recommended for the background scenarios have been applied by 2037. The 2042 turning movement counts without the traffic from Gateway at Sand Hollow are shown in Figure 19. Table 22 shows the LOS analysis for the 2042 traffic.

Table 22-2042 LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Flora Tech Road & Sand Hollow Road (TWSC)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
1190 South & Sand Hollow Road (TWSC)	13.7	B	0.0	A
Turf Sod Road & Sand Hollow Road (Signalized)	5.1	A	10.2	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	14.8	B	22.7	C
Dixie Springs Drive & 3700 West (TWSC)	12.5	B	14.2	B
Dixie Springs Drive & 3400 West (TWSC)	13.4	B	13.3	B

In 2042, all of the study intersections are expected to operate at LOS C or better.

2042 TRAFFIC WITH BUILDOUT

2042 traffic with the addition of the Gateway at Sand Hollow buildout traffic was estimated by adding the distributed build out traffic to the projected 2042 traffic. It is assumed that the mitigations recommended for the Phase 2 and Phase 3 traffic are implemented by 2042. The estimated turning movement counts are shown in Figure 20.

Table 23 shows the LOS analysis for the projected 2042 traffic with development traffic.

Table 23-2042 with Buildout Traffic LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	9.3	A	13.8	B
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	14.7	B	150.7	F
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	8.6	A	38.5	D
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	9.2	A	21.3	C
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	11.1	B	48.1	D
Dixie Springs Drive & 3700 West (TWSC)	23.2	C	23.1	C
Dixie Springs Drive & 3400 West (AWSC)	18.2	C	28.7	D

With the mitigations recommended in previous scenarios, all of the study intersections are expected to operate at LOS D or better, except for the intersection of Jellystone Road and Sand Hollow Road. Mitigation for this intersection is discussed in the following section.

2042 WITH BUILDOUT TRAFFIC MITIGATION

In 2042, the intersection of Jellystone Road and Sand Hollow Road is planned to be signalized. To improve the LOS, widening Sand Hollow Road is recommended. With an additional through lane northbound and southbound, the intersection is expected to operate at LOS B, as shown in Table 24.

With the widening of Sand Hollow Road at Jellystone Road, Sand Hollow Road is planned to be a four-lane road from SR-9 to Jellystone Road. The *Hurricane Transportation Master Plan* plans for Sand Hollow Road to be widened to a four-lane roadway by 2040.

Table 24-2042 LOS Analysis with Traffic Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS		ADDITIONAL ANALYSIS	
Sand Hollow Road East & Flora Tech Road (AWSC)	9.3	A	13.8	B
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	6.4	A	12.4	B
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	8.6	A	38.5	D
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	9.2	A	21.3	C
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	11.1	B	48.1	D
Dixie Springs Drive & 3700 West (TWSC)	23.2	C	23.1	C
Dixie Springs Drive & 3400 West (AWSC)	18.2	C	28.7	D

Figure 18 shows the recommended traffic controls for five years after the buildout of Gateway at Sand Hollow.

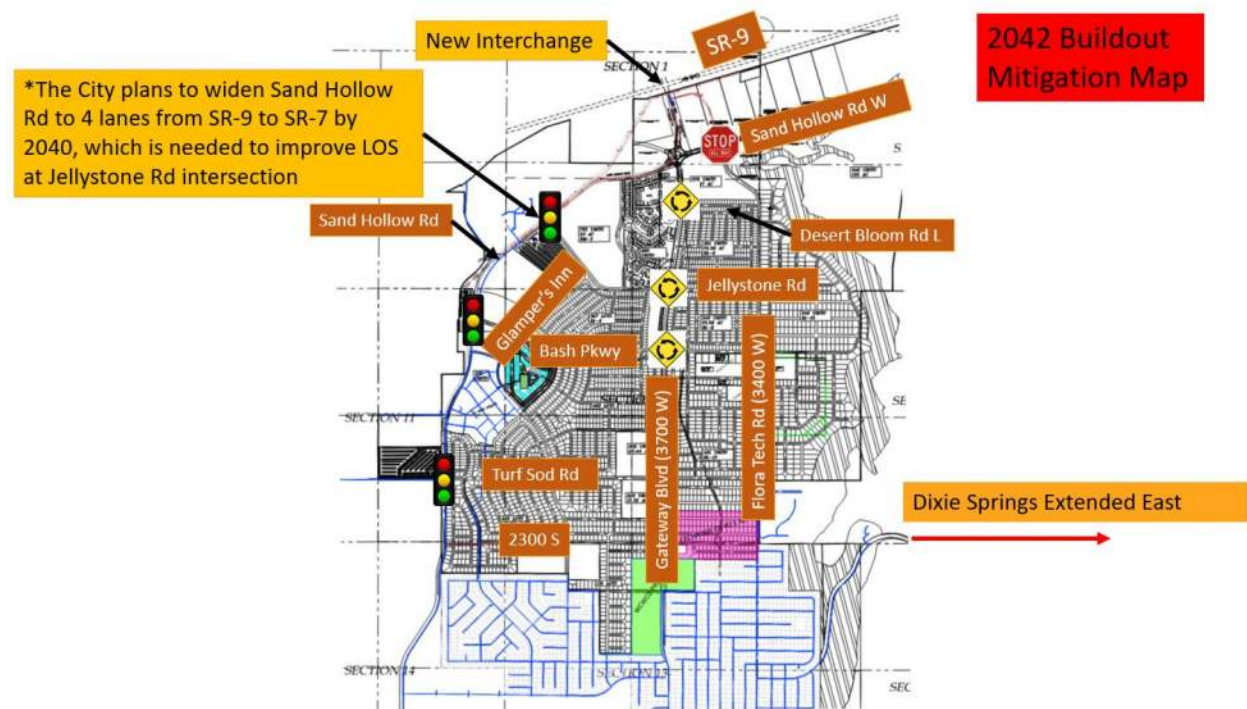


Figure 18-Five Years after Buildout Mitigation

2042 WITH BUILDOUT TRAFFIC QUEUE LENGTH ANALYSIS

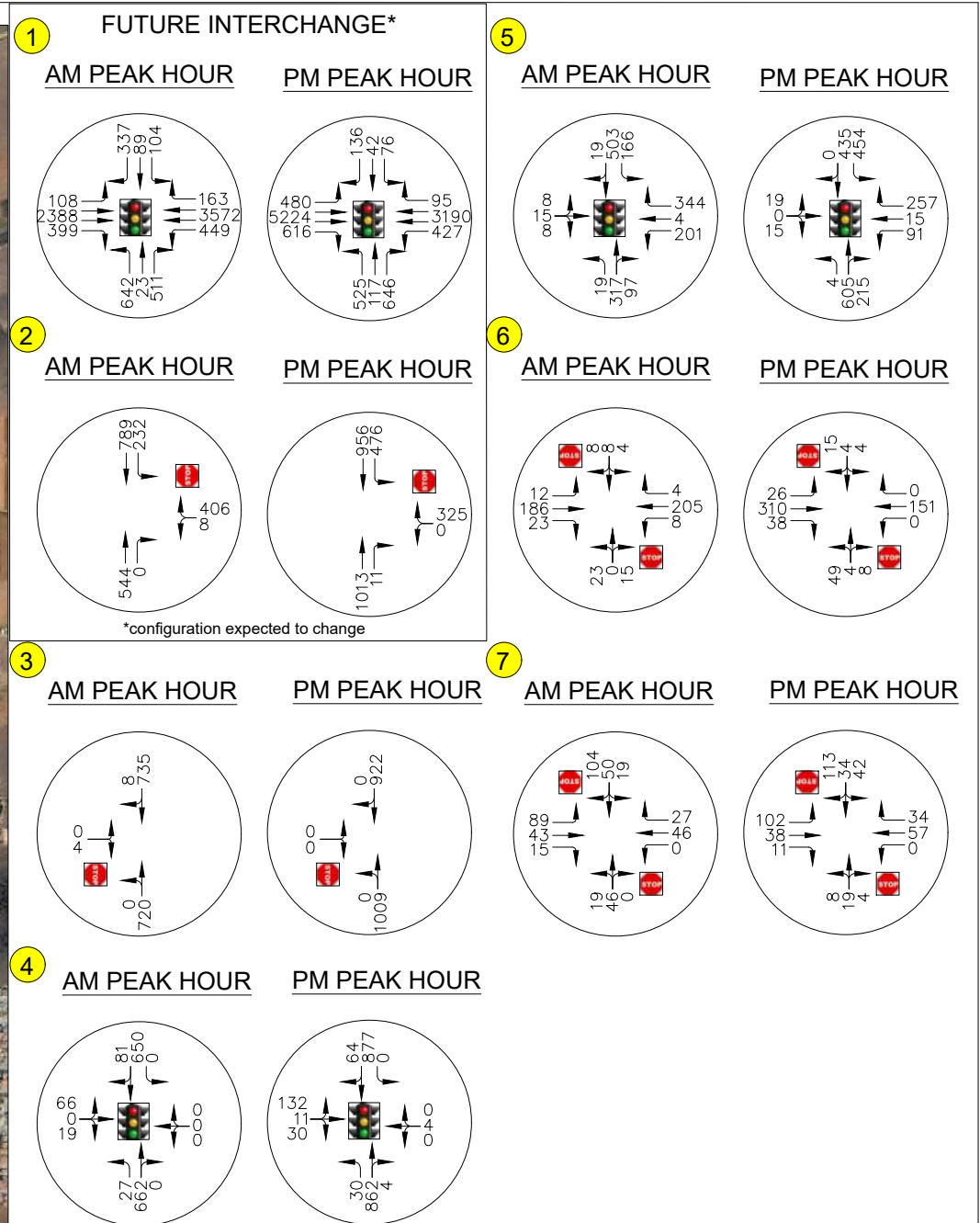
Table 25 shows the queue length analysis for the study intersections in 2042 with the addition of the project traffic. The table shows the 95th percentile queue length required at each intersection and each access and at which approach it occurs. The queue lengths are shown in feet per lane.

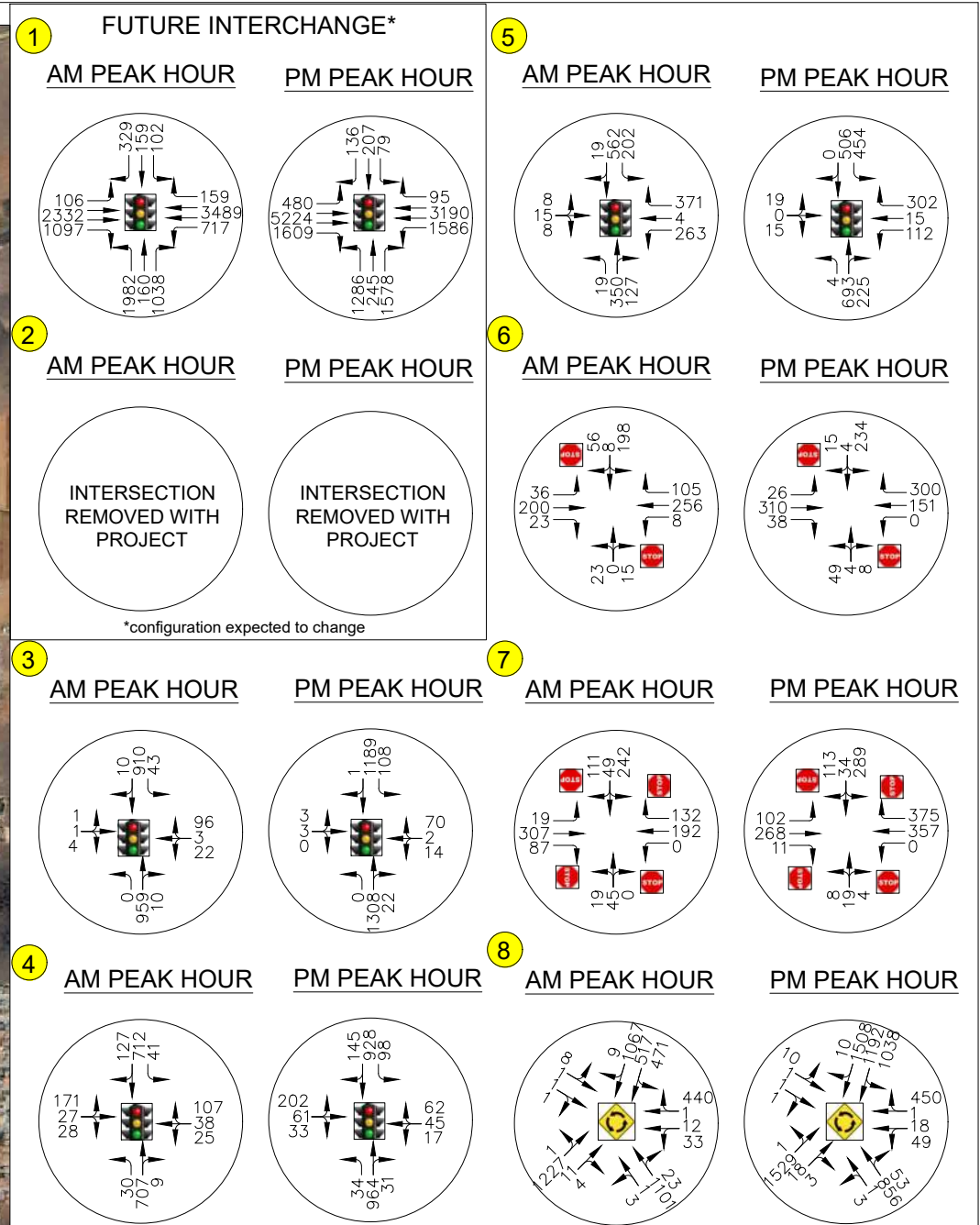
Table 25-2042 Queue Length Analysis with Buildout Traffic

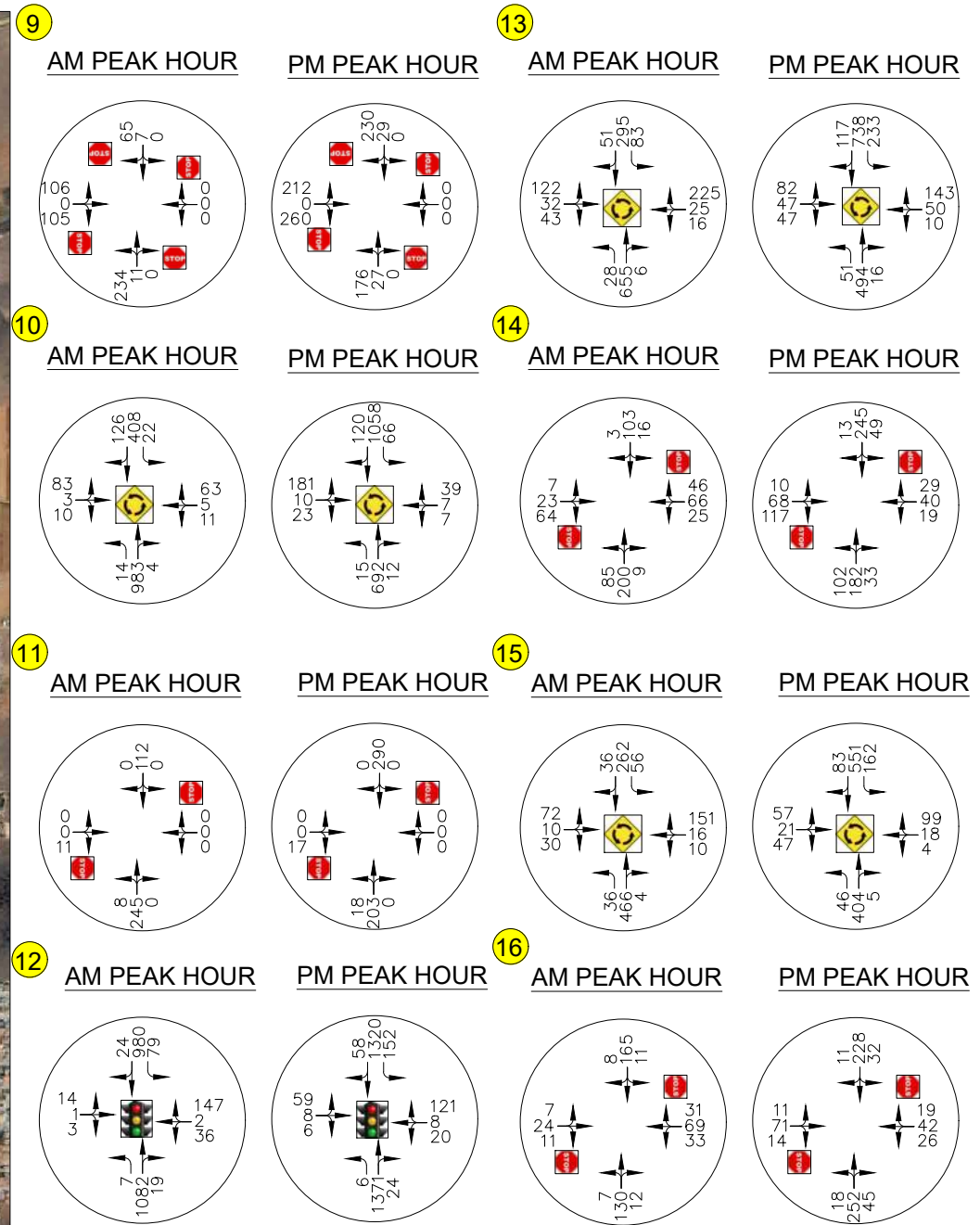
Intersection	AM Peak Hour		PM Peak Hour	
	95th Percentile Queue Length (ft/lane)	Movement	95th Percentile Queue Length (ft/lane)	Movement
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	34.74	NBLTR	119.4	EBLTR
Desert Bloom Road L & Gateway Boulevard (Roundabout)	216.64	NBTR	317.1	SBTR
Desert Bloom Road L & Flora Tech Road (TWSC)	0.89	EBLTR	1.7	EBLTR
Jellystone Road & Sand Hollow Road (Signalized)	54.22	EBT	195.1	EBT
Jellystone Road & Gateway Boulevard (AWSC)	101.44	NBTR	143.5	SBTR
Jellystone Road & Flora Tech Road (TWSC)	27.86	WBLTR	52.1	EBLTR
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	179.48	NBLTR	432.6	SBLTR
Bash Parkway & Gateway Boulevard (Roundabout)	45.81	NBTR	68.4	SBTR
Bash Parkway & Flora Tech Road (TWSC)	20.10	WBLTR	22.7	EBLTR
Turf Sod Road & Sand Hollow Road (Signalized)	154.95	SBTR	444.7	SBTR
Turf Sod Road & Gateway Boulevard (AWSC)	40.47	SBTR	80.5	SBTR
Turf Sod Road & Flora Tech Road (TWSC)	5.56	EBLR	6.4	EBLR
Dixie Springs Drive & Sand Hollow Road (Signalized)	135.46	WBR	864.0	SBL
Dixie Springs Drive & 3700 West (TWSC)	85.77	SBLTR	84.6	SBLTR
Dixie Springs Drive & 3400 West (AWSC)	92.14	EBT	246.9	SBLTR

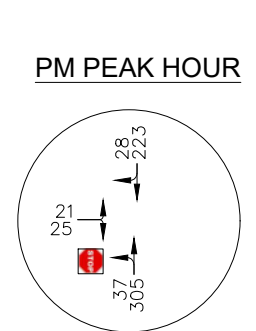
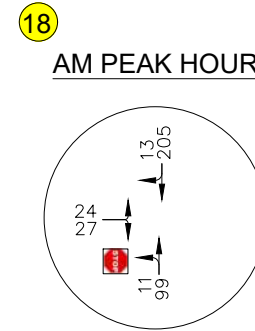
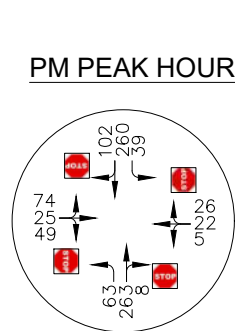
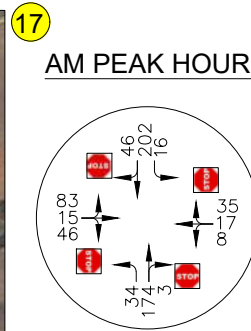
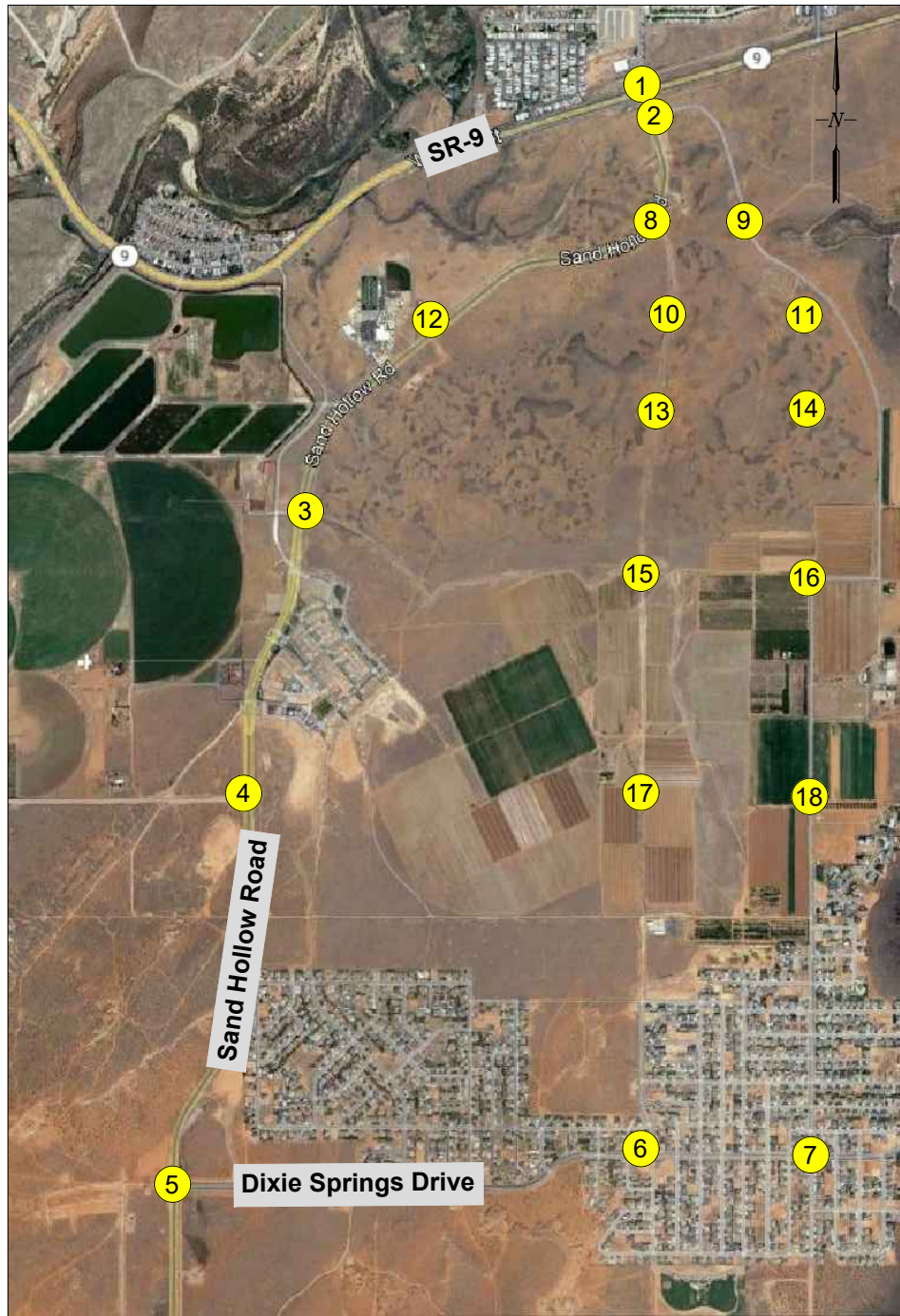
Where the queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.









2047 BACKGROUND TRAFFIC

The 2047 turning movement counts without the traffic from Gateway at Sand Hollow are shown in Figure 22. Table 26 shows the LOS analysis for the 2047 traffic.

Table 26-2047 LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road (Signalized)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Flora Tech Road & Sand Hollow Road (TWSC)	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
1190 South & Sand Hollow Road (TWSC)	18.1	C	0.0	A
Turf Sod Road & Sand Hollow Road (Signalized)	6.9	A	67.9	E
Dixie Springs Drive & Sand Hollow Road (Signalized)	28.3	C	126.0	F
Dixie Springs Drive & 3700 West (TWSC)	15.4	C	20.6	C
Dixie Springs Drive & 3400 West (TWSC)	17.8	C	17.6	C

In 2047, the intersections of Turf Sod Road and Sand Hollow Road and Dixie Springs Drive and Sand Hollow Road are expected to operate at LOS E and LOS F, respectively. To mitigate the delay at these intersections, changes are recommended to the lane configurations.

At Turf Sod Road and Sand Hollow Road, it is recommended that all approaches have dedicated left-turn lanes and that the northbound and southbound approaches also have dedicated right-turn lanes.

At Dixie Spring Drive and Sand Hollow Road, it is recommended that the intersection be expanded to include an additional northbound through lane. Table 27 shows that the LOS for each intersection with these recommendations is expected to be LOS D or better.

Table 27-2047 LOS Analysis with Traffic Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
Turf Sod Road & Sand Hollow Road (Signalized)	4.4	A	49.2	D
Dixie Springs Drive & Sand Hollow Road (Signalized)	29.3	C	38.5	D

2047 TRAFFIC WITH BUILDOUT

2047 traffic with the addition of the Gateway at Sand Hollow buildout traffic was estimated by adding the distributed build out traffic to the projected 2047 traffic. It is assumed that the mitigations recommended for the buildout traffic have been implemented. The estimated turning movement counts are shown in Figure 23.

Table 28 shows the LOS analysis for the projected 2047 traffic with development traffic.

Table 28-2047 with Buildout Traffic LOS Analysis

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	9.3	A	13.8	B
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	6.5	A	19.8	B
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	40.8	E	168.8	F
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	45.9	D	192.2	F
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	17.7	B	57.9	E
Dixie Springs Drive & 3700 West (TWSC)	40.4	E	55.4	F
Dixie Springs Drive & 3400 West (AWSC)	17.9	C	32.1	D

In 2047 with the mitigations recommended previously, there are multiple intersections that are expected to operate at LOS E or LOS F. Mitigations for these intersections are discussed in the following section.

2047 WITH BUILDOUT TRAFFIC MITIGATION

In 2047, the intersections of 1190 South/Bash Parkway and Sand Hollow Road, Turf Sod Road and Sand Hollow Road, and Dixie Springs Drive and Sand Hollow Road are all planned to be signalized by 2047 and the buildout of Gateway at Sand Hollow. To mitigate the delay at these intersections, it is recommended that the rest of Sand Hollow Road be widened to a five-lane road. With Sand Hollow Road widened to five lanes, all of these intersections are expected to operate at LOS C or better. The *Hurricane Transportation Master Plan* plans for Sand hollow Road to be widened to a four-lane roadway by 2040.

At Dixie Springs Drive and 3700 West, it is recommended that the intersection be an AWSC intersection. As an AWSC intersection, it is expected to operate at LOS D in the PM peak hour.

Table 29 shows the LOS and delay for the mitigated intersections.

Table 29-2047 LOS Analysis with Traffic Mitigation

Intersection	AM Peak Hour		PM Peak Hour	
	Average Delay (sec/veh)	Level of Service	Average Delay (sec/veh)	Level of Service
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	9.3	A	13.8	B
Desert Bloom Road L & Gateway Boulevard (Roundabout)	12.1	B	17.3	C
Desert Bloom Road L & Flora Tech Road (TWSC)	8.9	A	9.9	A
Jellystone Road & Sand Hollow Road (Signalized)	10.2	B	31.0	C
Jellystone Road & Gateway Boulevard (AWSC)	8.9	A	10.2	B
Jellystone Road & Flora Tech Road (TWSC)	17.4	C	29.4	D
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	9.1	A	10.5	B
Bash Parkway & Gateway Boulevard (Roundabout)	5.8	A	6.8	A
Bash Parkway & Flora Tech Road (TWSC)	12.9	B	19.0	C
Turf Sod Road & Sand Hollow Road (Signalized)	7.0	A	15.7	B
Turf Sod Road & Gateway Boulevard (AWSC)	9.9	A	12.2	B
Turf Sod Road & Flora Tech Road (TWSC)	10.8	B	13.7	B
Dixie Springs Drive & Sand Hollow Road (Signalized)	15.9	C	25.3	C
Dixie Springs Drive & 3700 West (AWSC)	15.3	C	28.7	D
Dixie Springs Drive & 3400 West (AWSC)	17.9	C	32.1	D

Figure 21 shows the recommended traffic controls for ten years after the buildout of Gateway at Sand Hollow.

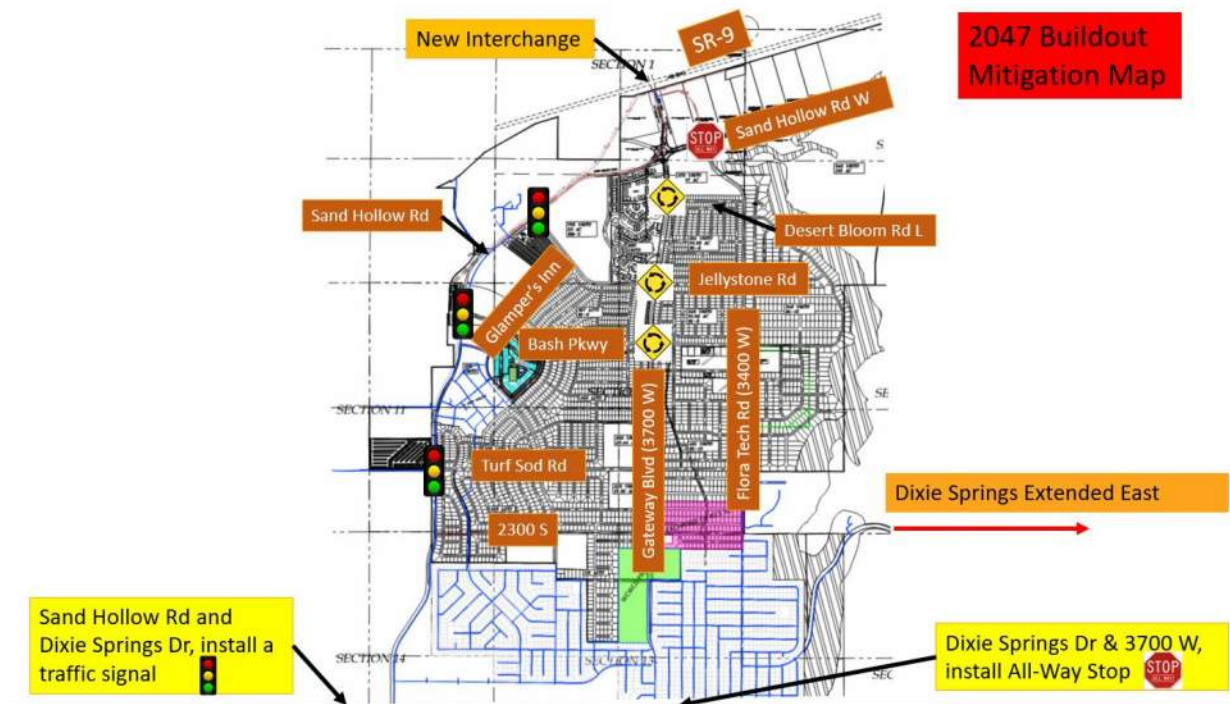


Figure 21-Ten Years after Buildout Mitigations

2047 WITH BUILDOUT TRAFFIC QUEUE LENGTH ANALYSIS

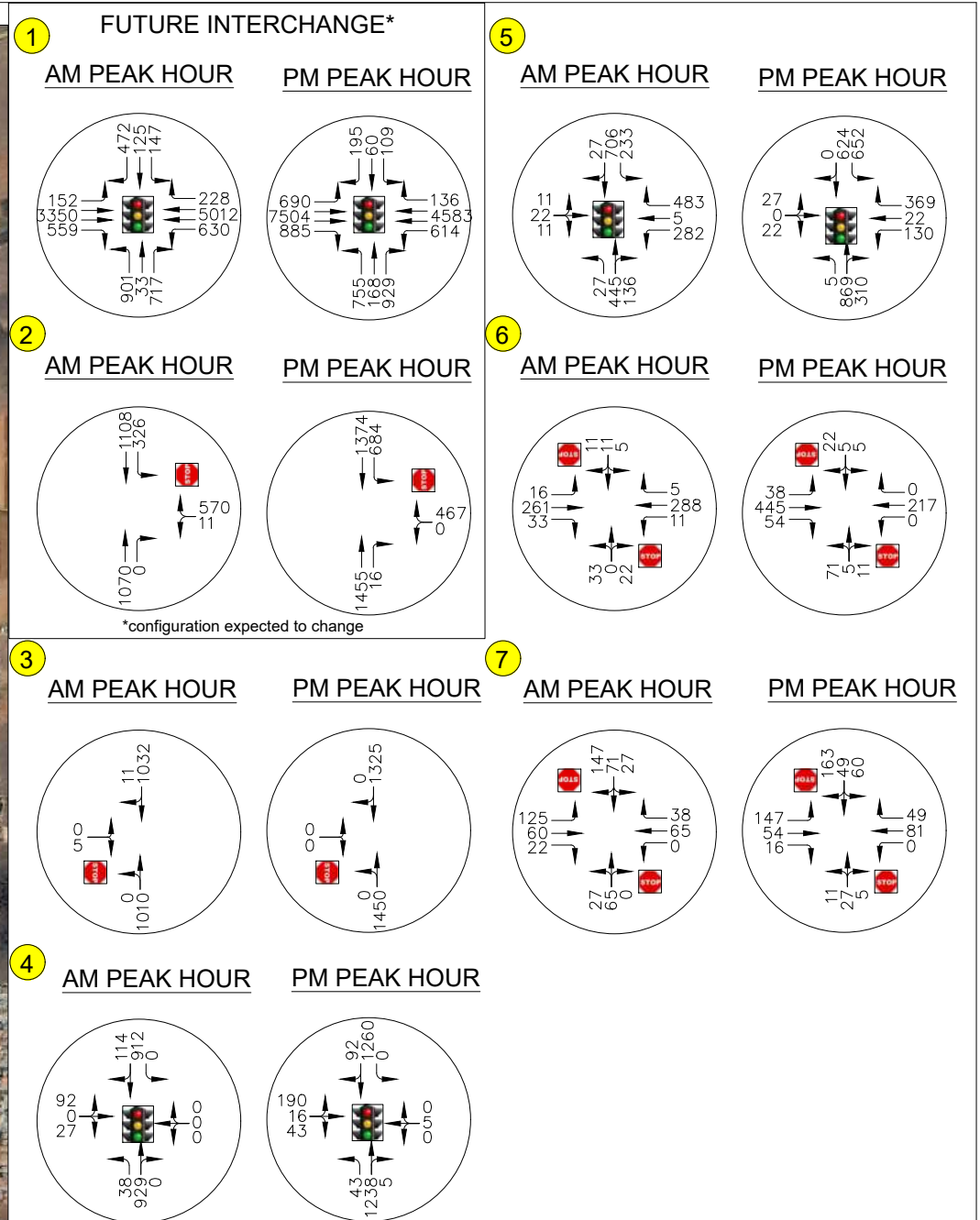
Table 30 shows the queue length analysis for the study intersections in 2047 with the addition of the project traffic. The table shows the 95th percentile queue length required at each intersection and each access and at which approach it occurs. The queue lengths are shown in feet per lane.

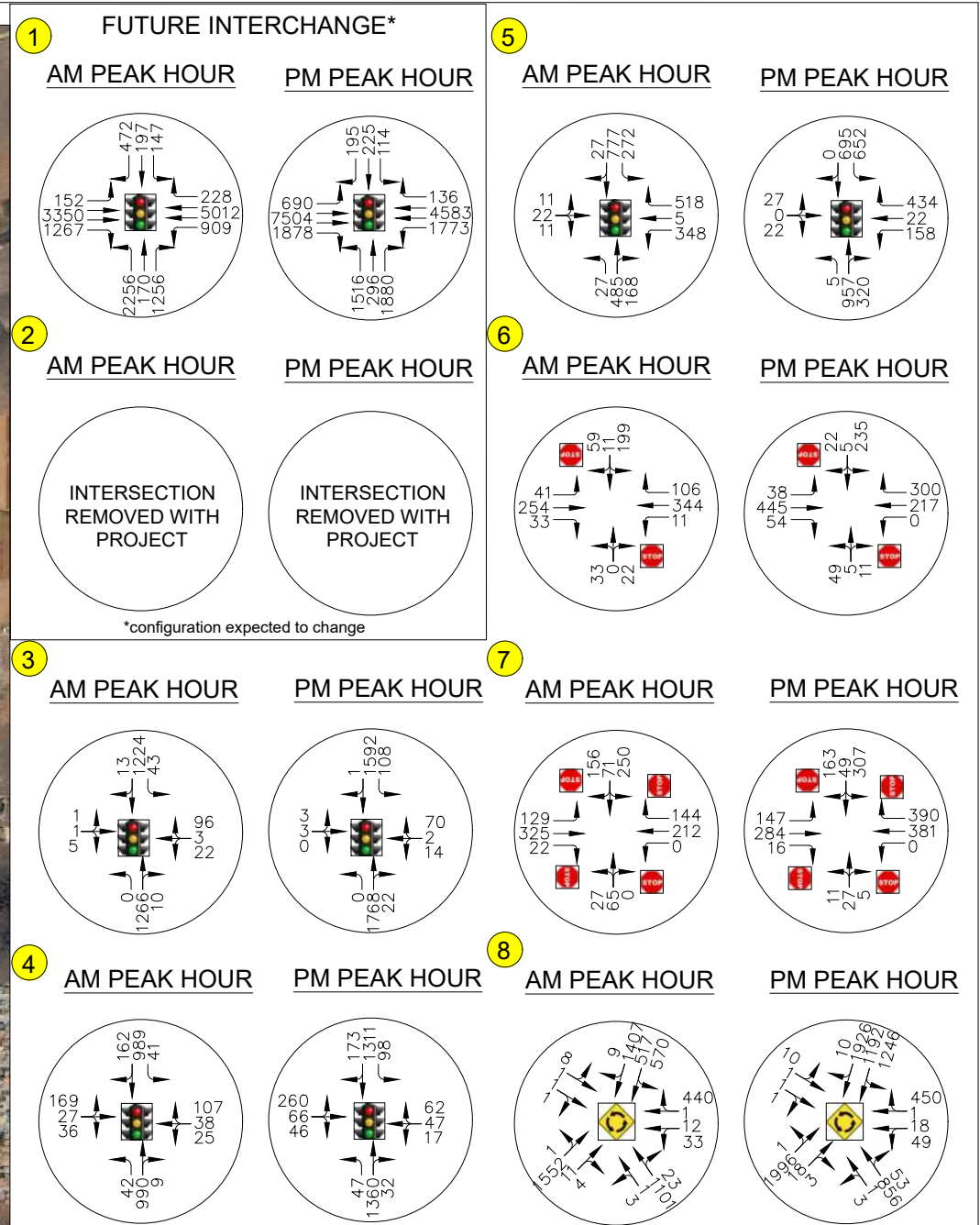
Table 30-2047 Queue Length Analysis with Buildout Traffic

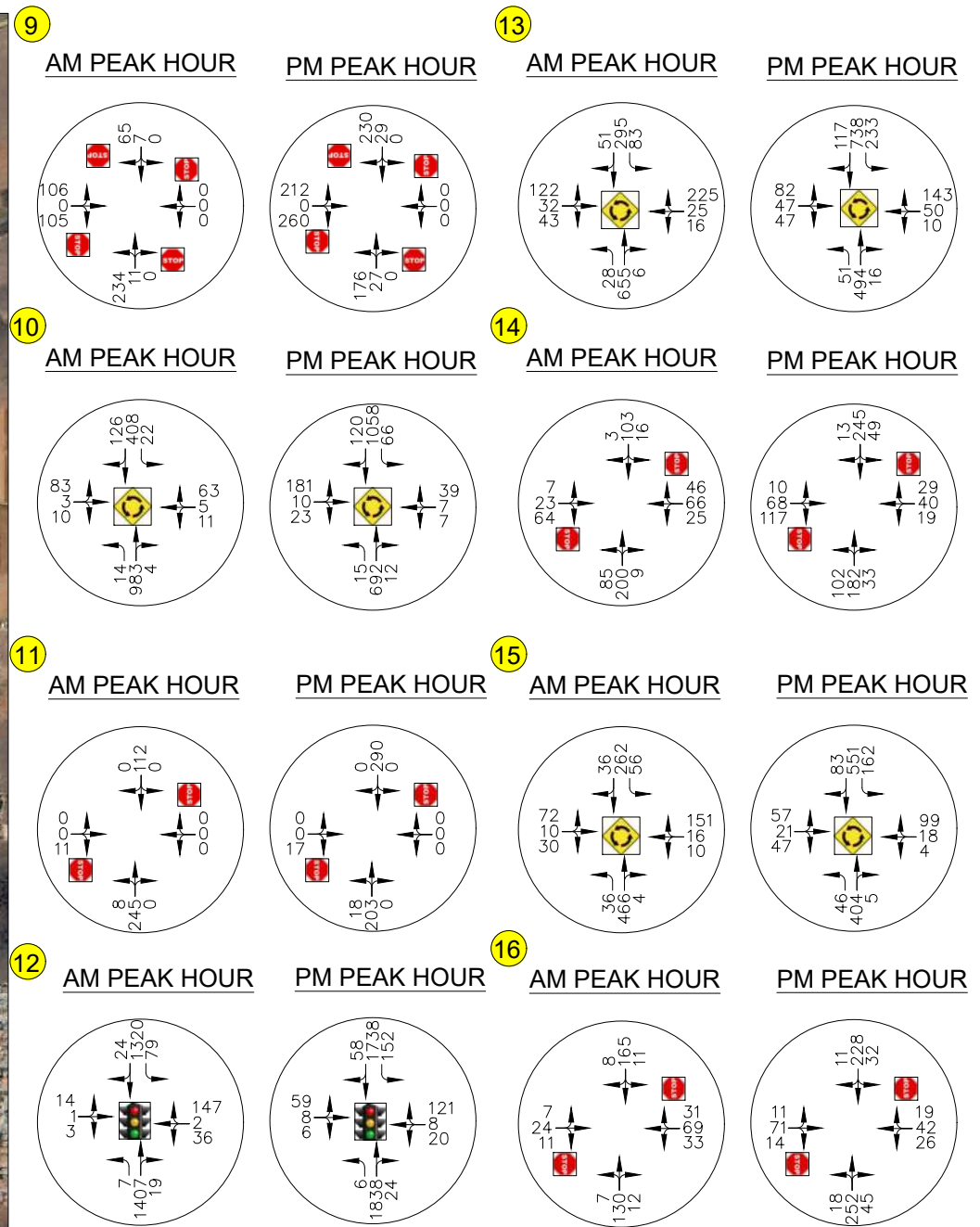
Intersection	AM Peak Hour		PM Peak Hour	
	95th Percentile Queue Length (ft/lane)	Movement	95th Percentile Queue Length (ft/lane)	Movement
SR-9 & Sand Hollow Road	PLANNED INTERCHANGE		PLANNED INTERCHANGE	
Gateway Roundabout & Sand Hollow Road	ADDITIONAL ANALYSIS REQUIRED		ADDITIONAL ANALYSIS REQUIRED	
Sand Hollow Road East & Flora Tech Road (AWSC)	34.74	NBLTR	119.36	EBLTR
Desert Bloom Road L & Gateway Boulevard (Roundabout)	216.64	NBTR	317.07	SBTR
Desert Bloom Road L & Flora Tech Road (TWSC)	0.89	EBLTR	1.74	EBLTR
Jellystone Road & Sand Hollow Road (Signalized)	199.65	EBT	653.40	EBT
Jellystone Road & Gateway Boulevard (Roundabout)	101.44	NBTR	143.52	SBTR
Jellystone Road & Flora Tech Road (TWSC)	27.86	WBLTR	52.11	EBLTR
1190 South/Bash Parkway & Sand Hollow Road (Signalized)	142.17	NBT	278.55	NBT
Bash Parkway & Gateway Boulevard (Roundabout)	45.80	NBTR	68.43	SBTR
Bash Parkway & Flora Tech Road (TWSC)	20.10	WBLTR	22.73	EBLTR
Turf Sod Road & Sand Hollow Road (Signalized)	58.18	NBT	297.31	NBT
Turf Sod Road & Gateway Boulevard (AWSC)	40.47	SBTR	80.54	SBTR
Turf Sod Road & Flora Tech Road (TWSC)	5.56	EBLR	6.41	EBLR
Dixie Springs Drive & Sand Hollow Road (Signalized)	191.93	WBR	347.24	WBR
Dixie Springs Drive & 3700 West (AWSC)	10.83	WBT	272.70	EBT
Dixie Springs Drive & 3400 West (AWSC)	126.19	EBT	220.39	WBT

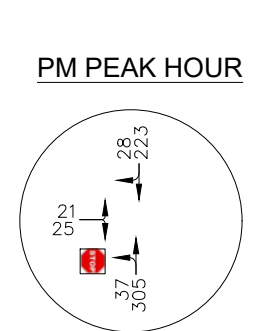
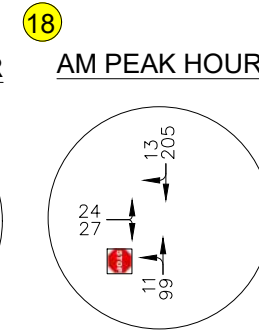
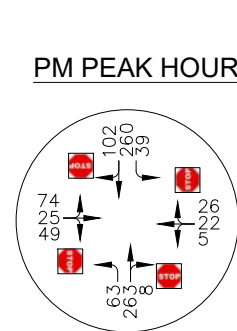
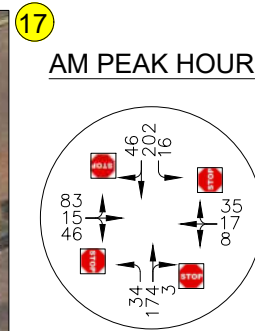
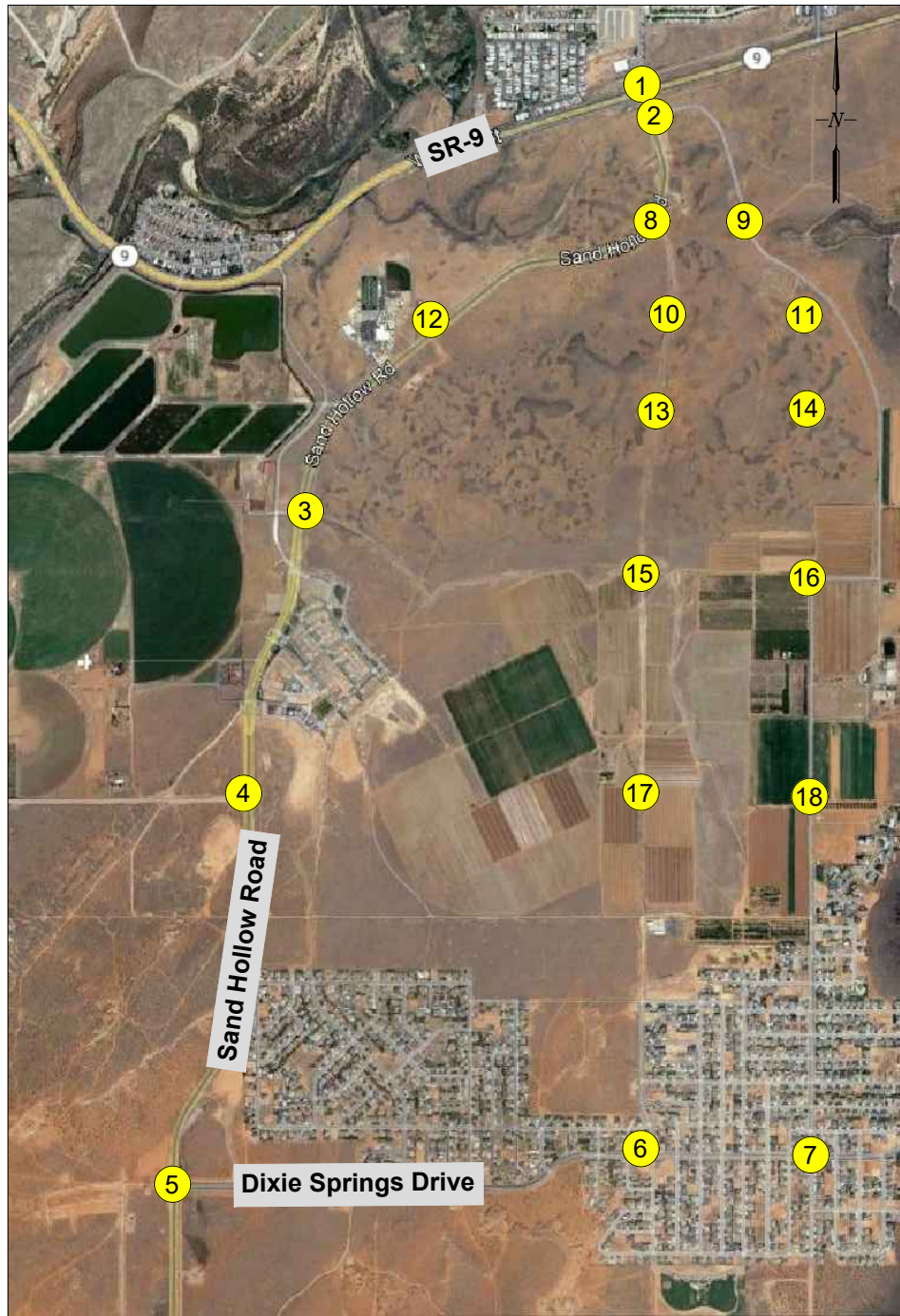
Where the queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.









Turn Lane Analysis

The *Hurricane City Standards for Design and Construction* provide guidelines for the construction of turn lanes in Hurricane. According to these guidelines, left-turn lanes are required on major and minor arterials and major collectors. It is expected that left-turn lanes be installed on all accesses on Sand Hollow Road, Turf Sod Road, and Dixie Springs Road.

Deceleration lanes or right-turn lanes are required based on three criteria from the *Standards for Design and Construction*. All of the criteria must be met to warrant a right-turn lane:

1. 5,000 vehicles per day are using or are projected to use the street;
2. The 85th percentile traffic speed on the street is thirty-five miles per hour or greater; or forty miles per hour for a two-lane (one lane each direction) roadway; and
3. Fifty vehicles or more making right turns into the driveway or street during a one-hour peak period.

Table 31 shows the right-turn volumes for the Phase 1 Gateway at Sand Hollow traffic and if any of the intersections meet the requirements. The AADT is estimated by multiplying the peak hour volume by ten.

Table 31-2027 Right-Turn Lane Requirements

Intersection	AM Peak Hour PM Peak Hour				Right Turn Required?
	Right Turn Volume	Right Turn Volume	Speed Limit	Projected AADT 2027	
SR-9 & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Flora Tech Road & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Jellystone Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
1190 South/Bash Parkway & Sand Hollow Road (NBR)	5	13	45	~11,300	NO
1190 South/Bash Parkway & Sand Hollow Road (SBR)	6	2	45	~11,300	NO
Turf Sod Road & Sand Hollow Road (NBR)	2	8	45	~8,300	NO
Turf Sod Road & Sand Hollow Road (SBR)	37	39	45	~8,300	NO
Turf Sod Road & Gateway Boulevard	AWSC	AWSC	--	--	--
Dixie Springs Drive & Sand Hollow Road (NBR)	56	122	45	~7,800	YES
Dixie Springs Drive & Sand Hollow Road (SBR)	7	0	45	~7,800	NO
Dixie Springs Drive & 3700 West (WBR)	14	73	30	~3,500	NO
Dixie Springs Drive & 3700 West (EBR)	8	14	30	~3,500	NO
Dixie Springs Drive & 3400 West (WBR)	21	71	30	~3,200	NO
Dixie Springs Drive & 3400 West (EBR)	6	4	30	~3,200	NO

In 2027, a right-turn lane is warranted at Sand Hollow Road at Dixie Springs Drive in the northbound direction.

Table 32 shows the right-turn volumes for the Phase 2 Gateway at Sand Hollow traffic and if any of the intersections meet the requirements.

Table 32-2032 Right-Turn Lane Requirements

Intersection	AM Peak Hour PM Peak Hour				Right Turn Required?
	Right Turn Volume	Right Turn Volume	Speed Limit	Projected AADT 2032	
SR-9 & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Flora Tech Road & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Jellystone Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
1190 South/Bash Parkway & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Gateway Boulevard	AWSC	AWSC	--	--	--
Dixie Springs Drive & Sand Hollow Road (NBR)	AWSC	AWSC	--	--	--
Dixie Springs Drive & 3700 West (WBR)	103	300	30	~5,800	NO*
Dixie Springs Drive & 3700 West (EBR)	12	20	30	~5,800	NO
Dixie Springs Drive & 3400 West (WBR)	94	252	30	~8,900	NO*
Dixie Springs Drive & 3400 West (EBR)	8	6	30	~8,900	NO

*Does not meet the standards, but turn lanes may be recommended based on volume

In 2032, there are no new right-turn lanes that are warranted, however, right-turn lanes may be considered on Dixie Springs Drive at 3400 West and at 3700 West. The speed is the limiting factor for this warrant, but if a speed study were conducted or if the speed limit were to increase, westbound right-turn lanes would be recommended.

Table 33 shows the right-turn volumes for the Phase 3 Gateway at Sand Hollow traffic and if any of the intersections meet the requirements.

Table 33-2037 Right-Turn Lane Requirements

Intersection	AM Peak Hour PM Peak Hour				Right Turn Required?
	Right Turn Volume	Right Turn Volume	Speed Limit	Projected AADT 2037	
SR-9 & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Flora Tech Road & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Jellystone Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
1190 South/Bash Parkway & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Gateway Boulevard	AWSC	AWSC	--	--	--
Dixie Springs Drive & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Dixie Springs Drive & 3700 West (WBR)	104	300	30	~6,830	NO*
Dixie Springs Drive & 3700 West (EBR)	17	28	30	~6,830	NO
Dixie Springs Drive & 3400 West	AWSC	AWSC	--	--	--

*Does not meet the standards, but turn lanes may be recommended based on volume

In 2037, most of the study intersections have traffic control devices so deceleration lanes would not be necessary. The exception is on Dixie Springs Drive at 3700 West. Again, the speed is the limiting factor for this warrant, but if a speed study were conducted or if the speed limit were to increase, a westbound right-turn lane would be recommended.

Table 34 shows the right-turn volumes for the Gateway at Sand Hollow traffic at the project's buildout and if any of the intersections meet the requirements.

Table 34-2042 Right-Turn Lane Requirements

Intersection	AM Peak Hour PM Peak Hour				Right Turn Required?
	Right Turn Volume	Right Turn Volume	Speed Limit	Projected AADT 2042	
SR-9 & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Flora Tech Road & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Jellystone Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
1190 South/Bash Parkway & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Gateway Boulevard	AWSC	AWSC	--	--	--
Dixie Springs Drive & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Dixie Springs Drive & 3700 West (WBR)	105	300	30	~8,300	NO*
Dixie Springs Drive & 3700 West (EBR)	23	38	30	~8,300	NO
Dixie Springs Drive & 3400 West	AWSC	AWSC	--	--	--

*Does not meet the standards, but turn lanes may be recommended based on volume

In 2042, the recommendations are the same as in 2037.

Table 35 shows the right-turn volumes for the Gateway at Sand Hollow traffic at the project's buildout and if any of the intersections meet the requirements.

Table 35-2047 Right-Turn Lane Requirements

Intersection	AM Peak Hour PM Peak Hour				Right Turn Required?
	Right Turn Volume	Right Turn Volume	Speed Limit	Projected AADT 2047	
SR-9 & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Flora Tech Road & Sand Hollow Road	INTERCHANGE	INTERCHANGE	--	--	--
Jellystone Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
1190 South/Bash Parkway & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Turf Sod Road & Gateway Boulevard	AWSC	AWSC	--	--	--
Dixie Springs Drive & Sand Hollow Road	SIGNAL	SIGNAL	--	--	--
Dixie Springs Drive & 3700 West	AWSC	AWSC	--	--	--
Dixie Springs Drive & 3400 West	AWSC	AWSC	--	--	--

In 2047, all of the intersections are expected to be AWSC or signalized, so no deceleration lanes are needed.

Recommendations

The following is a summary of the findings and recommendations for Gateway at Sand Hollow.

There were 133 crashes in the project area in the last 5 years. There has been a cluster of crashes on the curves of Sand Hollow Road east of Diamond Ranch Academy. Considerations may be needed in this area such as reduced speed, additional signage, lighting, barrier, etc. to reduce the number of crashes on this curve.

In the existing condition all of the study intersections are operating at LOS C or better.

By 2032, the intersection of SR-9 and Sand Hollow Road is planned to be a grade-separated interchange. Sand Hollow Road is planned to be widened to four lanes north of the proposed roundabout location. Dixie Springs Drive is also expected to be extended to the east by 2032. Without the addition of the Gateway at Sand Hollow traffic, all of the study intersections are expected to operate at LOS C or better until 2032. By 2032, it is recommended that the intersection of Dixie Springs Drive and Sand Hollow Road be an AWSC intersection.

With Dixie Springs Drive and Sand Hollow Road as an AWSC intersection, all of the study intersections are expected to operate at LOS C or better until 2047. In 2047, it is recommended that Turf Sod Road and Sand Hollow Road and Dixie Springs Drive and Sand Hollow Road be upgraded to signalized intersections.

The proposed roundabout at Gateway Boulevard and Sand Hollow Road was not analyzed as a part of this report because Vistro modeling does not analyze five-leg, two-lane roundabouts very well. It is recommended that the roundabout be analyzed in VISSIM to determine its operation in the future.

As Gateway at Sand Hollow is constructed in phases, the following mitigations are recommended by phase to mitigate the effects of the additional traffic in the area:

- Phase 1:
 - There is an interchange planned at the intersection of SR-9 and Sand Hollow Road to be built before 2032, but it may need to be constructed earlier to accommodate the traffic from Gateway at Sand Hollow.
 - At Desert Bloom Road L and Gateway Boulevard, a roundabout is recommended by the construction of Phase 1. A signalized intersection is also a potential mitigation depending on the spacing of the roadways.
 - At Jellystone Road and Sand Hollow Road, a signalized intersection is recommended by the construction of Phase 1.
- Phase 2:
 - At 1190 South/Bash Parkway and Sand Hollow Road, a signalized intersection is recommended by the construction of Phase 2.

- At Turf Sod Road and Sand Hollow Road, a signalized intersection is recommended by the construction of Phase 2.
- At Jellystone Road and Gateway Boulevard, a roundabout is recommended by the construction of Phase 2. A signalized intersection is also a potential mitigation depending on the spacing of the roadways.
- At Bash Parkway and Gateway Boulevard, a roundabout is recommended by the construction of Phase 2. A signalized intersection is also a potential mitigation depending on the spacing of the roadways.
- At Dixie Springs Drive and 3400 West, it is recommended that dedicated left-turn lanes be installed on each approach by the construction of Phase 2.
- Phase 3/Buildout:
 - At Sand Hollow Road East and Flora Tech Road, an AWSC intersection is recommended by the completion of Phase 3.
 - At Dixie Springs Drive and 3400 West, an AWSC intersection is recommended by the completion of Phase 3.
- 5 Years after Buildout:
 - By the buildout of Gateway at Sand Hollow, it is recommended that Sand Hollow Road be widened to four or five lanes from SR-9 through the intersection of Jellystone Road and Sand Hollow Road. The City of Hurricane has planned to widen Sand Hollow Road from SR-9 to SR-7 by 2040.
- 10 Years after Buildout:
 - Within five years after the buildout of Gateway at Sand Hollow, it is recommended that Sand Hollow Road be widened to four or five lanes from SR-9 to SR-7. The City of Hurricane has planned to widen Sand Hollow Road from SR-9 to SR-7 by 2040.
 - At Dixie Springs Drive and 3700 West, it is recommended that the intersection be an AWSC intersection within five years after the buildout of Gateway at Sand Hollow.

According to the turn lane analysis, dedicated left-turn lanes are required to be installed on all accesses on Sand Hollow Road, Turf Sod Road, and Dixie Springs Road.

In 2027 or by the construction of Phase 1, a northbound right-turn lane is recommended on Sand Hollow Road at Dixie Springs Drive.

In 2032 or by the construction of Phase 2, westbound right-turn lanes should be considered on Dixie Springs Drive at 3400 West and 3700 West. The speed is the limiting factor for this warrant, but if a speed study were conducted or if the speed limit were to increase, westbound right-turn lanes would be recommended.

In 2037 or by the construction of Phase 3, most of the study intersections have traffic control devices so deceleration lanes would not be necessary. The exception is on Dixie Springs Drive at 3700 West. Again, the speed is the limiting factor for this warrant, but if a speed study were conducted or if the speed limit were to increase, a westbound right-turn lane would be recommended.

By 2047 or five years after the buildout of Gateway at Sand Hollow, all of the study intersections are expected to have traffic control devices installed, so deceleration lanes may not be necessary.

Where the 95th percentile queue lengths are less than 20 feet, there is expected to be no queuing at the intersection. At these intersections, there should be enough storage for at least one vehicle at each approach.

At the intersections with queues greater than 20 feet, sufficient storage length should be provided for the 95th percentile queue length at each approach.



GEOTECHNICAL INVESTIGATION

PEACH SPRING ESTATES

HURRICANE, UTAH

**FIRST NATION INVESTMENTS, LLC
6028 SOUTH RIDGELINE DRIVE, SUITE 100
OGDEN, UTAH 84405**

ATTENTION: MATT LOWE

PROJECT NO. 2211868

JANUARY 10, 2022

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SUMMARY

1. The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 13½ feet below the existing grade. Approximately 12 inches of cultivated soil was encountered at the surface of Test Pits TP-3, TP-5, and TP-7. Refusal was encountered on sandstone bedrock or caliche in each of the test pits at depths ranging from 3 to 13½ feet below the existing grade.
2. Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 13½ feet.
3. The on-site soils in their existing condition are not suitable to support the proposed construction. The site is suitable for the proposed construction provided recommendations within this report are followed.
4. The proposed residences may be supported on conventional spread footings bearing on properly compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. Specifically, we recommend building pad areas be overexcavated at least 2 to 3 feet below the existing grade to remove the full depth of the near surface unsuitable soils prior to placing fill or concrete. The estimated overexcavation depths are shown on Figures 2 and 4.

Basement footings and slabs should extend through the collapsible soils to the underlying sandstone bedrock or caliche. Basement footings may be supported on a properly compacted subgrade or directly on the underlying sandstone bedrock or caliche. Bearing capacities are provided in the Foundations Section of this report.

5. The on-site silty sand, free of organics, debris and material greater than 4 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site sandstone bedrock and caliche are also suitable for use as structural fill, site grading fill, and utility trench backfill provided they are processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing and the removed cultivated soil may be placed in landscaped areas.
6. Detailed recommendations for subgrade preparation, materials, foundations, and drainage are included in the report.
7. The information provided in this summary should not be used independent of that provided within the body of this report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed Peach Spring Estates residential subdivision to be located in Hurricane, Utah, as shown in Figure 1. This report presents the subsurface conditions encountered, laboratory test results, and recommendations for the project.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report. This report was prepared in general accordance with our proposal for Professional Geotechnical Services under Project No. 2211868, dated January 7, 2022.

SITE CONDITIONS

The site consists approximately 22½ acres of undeveloped property that slopes down from the south to the north. The majority of the site has been cultivated with the remaining portions of the site consisting of undisturbed desert areas with typical desert brush and brush. The site is bounded on the north, west and south by cultivated parcels.

FIELD STUDY

On July 9, 2021, an engineer from AGECE visited the site and observed the excavation of 8 test pits at the approximate locations shown on the Site Plan, Figure 2. The test pits were excavated with a track mounted excavator (Kamatsu PC 138). The subsurface soil profile was logged and soil samples were obtained at this time for laboratory testing.

SUBSURFACE SOIL CONDITIONS

The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 13½ feet below the existing grade. Approximately 12 inches of cultivated soil was encountered at the surface of Test Pits TP-3, TP-5, and TP-7. Refusal was encountered on sandstone bedrock or caliche in each of the test pits at depths ranging from 3 to 13½ feet below the existing grade.

Detailed descriptions of the soil type encountered follow.

Cultivated Soil - The cultivated soil consists of silty to clayey sand. It is loose, dry, contains organics, and is reddish brown to dark brown in color.

Silty Sand - The silty sand is loose to medium dense, dry to slightly moist, contains occasional gravel, and is reddish brown in color.

Laboratory tests conducted on samples of the silty sand indicate in-place moisture contents ranging from less than 1 to 7 percent, in-place dry densities ranging from 86 to 118 pounds per cubic foot (pcf), gravel contents (percent retained on the No. 4 sieve) ranging from 1 to 5 percent, and fines contents (percent passing the No. 200 sieve) ranging from 16 to 43 percent. Atterberg Limits tests indicate that the silty sand is non-plastic.

Moisture-density relationship (Modified Proctor) tests conducted on samples of the silty sand indicate maximum dry densities ranging from 122.5 to 125.0 pcf and an optimum moisture content of 8.5 percent.

One dimensional consolidation/collapse tests conducted on samples of the silty sand indicate that the material is slightly to highly moisture sensitive (collapsible) when wetted under a constant pressure of 1,000 pounds per square foot (psf) and slightly compressible under additional loading.

Caliche - The caliche consists of cemented silty sand. It is soft to moderately hard, dry to slightly moist, and is light grey in color.

Laboratory tests conducted on samples of the caliche indicate in-place moisture contents ranging from less than 1 to 3 percent, in-place dry densities ranging from 96 to 118 pcf, and a fines content of 15 percent.

Sandstone Bedrock - The sandstone bedrock is moderately hard, dry, and red in color.

Laboratory tests conducted on a sample of the sandstone bedrock indicates and in-place moisture content of less than 1 percent.

The Logs of Test Pits are shown on Figure 3. The Legend and Notes of Test Pits are shown on Figure 4. Results of the laboratory tests are also shown on Figure 3 and are summarized in the Summary of Laboratory Test Results, Table 1. The One-dimensional Consolidation/Collapse Test Results are shown graphically on Figures 5-8. The gradation and moisture-density relationship (Modified Proctor) results are shown on Figures 9-10.

SUBSURFACE WATER

Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 13½ feet. Fluctuations in the groundwater level may occur over time. An evaluation of such fluctuations is beyond the scope of this report.

PROPOSED CONSTRUCTION

The project site is proposed to be developed into a 64 lot residential subdivision. Based on the existing topography and the proposed grading plan, we anticipate cuts and fills of approximately 2 to 3 feet to construct the subdivision.

Single-family residences are proposed for construction on the site. The structures will typically consist of single and multi-story slab-on-grade type construction. A portion of the residences may include full depth basements or below grade pools. The residences will be supported using conventional spread footings with slab-on-grade floors. The residences will likely be constructed with wood framing, stucco or rock veneer, and tile roofs.

For design purposes, we have assumed wall loads less than 4 kips per linear foot and column loads less than 50 kips.

As part of the development interior roadways, utilities and city improvements will also be included. Based on the site plan provided by Provalue Engineering, Inc., the roadways will be 52 foot right-of-ways (ROW). For design purposes, we have utilized a traffic index (TI) of 5 for the design of interior roadways.

If the proposed construction, or building loads are significantly different from those listed, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, laboratory test results, engineering analysis and the proposed construction, the following recommendations are given:

A. Site Grading

The following grading recommendations are provided:

1. Subgrade Preparation

a. *General Subgrade Preparation*

Prior to placing fill or concrete beneath building areas, pavement/flatwork or improvements, the site should be grubbed to remove the full depth of the existing vegetation, soil containing significant roots and organics and the cultivated soil encountered in Test Pits TP-3, TP-5, and TP-7. We anticipate that grubbing will extend on the order of 4 inches below the existing grade up to 12 inches below the existing grade in the previously cultivated areas of the site.

b. *Building Pads*

Prior to placing site grading fill or concrete, the building pads should be overexcavated to remove the full depth of the loose, potentially collapsible soils. We anticipate this will require the overexcavation to extend to 2 to 3 feet below the existing grade. The estimated depths are shown for each test pit location on Figures 2 and 3.

The limits of overexcavation should extend at least 5 feet beyond the perimeter of the proposed construction. The lateral extent of the overexcavation should be determined by survey and is the responsibility of the owner/contractor.

c. *Pavement, Flatwork and Improvements*

Subsequent to grubbing and prior to placing site grading fill or road base in pavement areas, a portion of the underlying loose or collapsible silty sand should be removed. As a minimum, we recommend the exposed subgrade beneath pavement, flatwork and improvement areas be prepared by over excavating a minimum of 2 feet below the existing grade or 2 feet below the proposed subgrade (whichever is greater) prior to placing fill or road base. The removed soil may then be replaced in properly moisture conditioned and compacted lifts.

Subsequent to overexcavation and prior to placing fill, the exposed subgrade should be scarified to a depth of approximately 8 inches, properly moisture conditioned and compacted to meet the recommendations provided in the compaction section of this report.

Consideration should be given to full depth overexcavation to beneath hard surfaces and CMU fences. If the remaining collapsible soils beneath the overexcavated zone are wetted subsequent to construction, settlement of the surface improvement (pavement, flatwork, CMU fence, etc.) may occur. We estimate that on the order of ½ inch of settlement may occur for each foot of remaining collapsible soil left in place below improvements.

2. Excavation

We anticipate that excavation of the soils at the site can be accomplished with typical excavation equipment. Excavations which extend into the underlying sandstone or caliche may require the use of heavy duty excavation equipment such as a large track mounted excavator equipped with rock teeth or a ripper.

The on-site soil classifies as a Type C soil according to OSHA and temporary excavations/trenches should be excavated no steeper than 1½:1 (Horizontal:vertical). The sandstone bedrock and caliche classify as a Type A soil according to OSHA and temporary excavations/trenches should be excavated no steeper than ¾:1.

3. Materials

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	-200 < 35%, LL < 30% Maximum size: 4 inches Solubility < 1%
Underslab (upper 4 inches)	Base course	-200 < 12% Maximum size: 1 inch Solubility < 1%

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

The on-site silty sand, free of organics, debris and material greater than 6 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site sandstone bedrock and caliche are also suitable for use as structural fill, site grading fill, and utility trench backfill provided they are processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing and cultivated soil removal may be placed in landscaped areas.

4. Compaction

Compaction of materials placed at the site should equal or exceed the following minimum densities when compared to the maximum dry density as determined by ASTM D-1557:

Area	Percent Compaction
Subgrade	90
Footings/building pad	95
Site grading	95
Utility trenches	95
Wall backfill	95

To facilitate the compaction process, the fill should be moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557 prior to placement. Fill should be placed in loose lift thicknesses which do not exceed the capacity of the equipment being utilized. Generally, 6 to 8-inch loose lifts are adequate. Lift thicknesses should be reduced to 4-inches for hand compaction equipment.

5. Surface Drainage

Positive site drainage should be maintained during the course of construction. After construction has been completed, positive drainage of the surface water away from the buildings in each direction must be maintained. To reduce infiltration adjacent to foundations we recommend the following:

- a. A minimum slope of 6 inches in the first 10 feet from the perimeters of the structures should be provided.
- b. Roof gutter systems should be installed around the perimeters of the structures. Roof downspouts should discharge away from the buildings so as to prevent ponding adjacent to foundations. We recommend piping roof drains to the curb and gutter downslope from the structures.
- c. Placement of 3 to 4 foot wide concrete aprons around the perimeters of the structures.
- d. Landscaping requiring water should not be placed adjacent to foundations.

- e. Below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering and sulfate attack on concrete/masonry.

6. Subsurface Drainage

We recommend placement of a perimeter subdrain around the basement walls in case surface water infiltrates to the basement level. The drain should consist of a 4 inch perforated PVC pipe placed around the perimeter of the of the basement footings. It should be placed such that the bottom of the pipe is at least 12 inches below the finished floor elevation and should slope at a 2% minimum grade to drain to a sump to remove water which may become present in the future. The perforated pipe should be backfilled with 2 feet of 1 inch minus crushed gravel. Prior to backfilling the basement walls with properly compacted fill, Mirafi 140N filter fabric should be placed over the gravel to prevent sand and fines from migrating into the gravel.

B. Foundations

The proposed residences may be supported on conventional spread footings bearing on compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. The subgrade should be prepared during site grading by overexcavating the entire building pad to remove unsuitable soils as recommended in the Subgrade Preparation section of this report. Recommendations for design of conventional spread and spot footings are provided below.

1. Bearing Material

Upper level footings should be supported on a zone of properly compacted structural fill extending through the full depth of the collapsible soils with a minimum thickness of one foot. Basement footings should extend through the collapsible soils and should be supported on a properly compacted subgrade or directly on the underlying sandstone bedrock or caliche.

2. Bearing Pressure

Footings bearing on properly compacted structural fill or caliche may be designed for the following net allowable bearing pressures of 2,000 psf.

3. Footing Width and Embedment

Footings should have a minimum width of 18 inches and should be embedded at least 12 inches below the lowest adjacent grade.

4. Temporary Loading Conditions

The allowable bearing pressures may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Settlement

We estimate that settlement will be approximately 1 inch for footings designed as indicated above due to the load of the structure. Differential settlement is estimated to be approximately ½ inch.

6. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to placement of fill or concrete.

C. Pool Support

Based on the encountered subsurface conditions, the following recommendations are provided:

1. The pool may be supported on a conventional matt foundation.
2. The pool shell and pool decking should be supported directly on the underlying sandstone bedrock, caliche, or on properly compacted fill extending through the collapsible soil depths shown on Figures 2 and 3.
3. Pools should be excavated with a smooth bladed excavator to minimize disturbance. Loose or disturbed soil or bedrock should be removed from the bottom of the pool excavation. In no case should any loose or disturbed soil or bedrock remain beneath the pool prior to construction. Alternatively, if the pool is supported on fill, the exposed subgrade should be properly compacted prior to construction.
4. An engineer from AGECC should observe the pool excavation prior to construction to observe subsurface conditions and to verify unsuitable soils or bedrock have been removed.

D. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on a zone of properly prepared (overexcavated) and compacted fill as stated in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested frequently to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

3. Vapor Barrier

A vapor barrier should be placed below slabs in areas which will receive floor coverings sensitive to moisture or coverings which are impermeable. In addition, a vapor barrier should also be considered beneath the building slab to provide protection from sulfate attack (on the concrete slab) due to the potentially high water soluble sulfates which may exist in the underlying soil.

E. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. We recommend the basement walls be designed in an at-rest condition.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Imported or on-site granular backfill (sand or processed caliche/sandstone)	35 pcf	55 pcf	325 pcf
Imported or on-site granular backfill - Earth pressure coefficient	0.28	0.44	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading (using the appropriate earth pressure coefficient) and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Granular Backfill
Active	9 pcf increase
At-rest	no increase
Passive	23 pcf decrease

The resultant of the seismic increase should be placed up from the base of the wall at a point equal to 60 percent of the height of the wall.

4. Safety Factors

The values recommended assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

F. Seismicity and Liquefaction

1. Seismicity

Listed below is a summary of the site parameters as required by the 2018 International Building Code and ASCE 7-16:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
Site Class	C
S_s (0.2 second period)	0.61g
S_1 (1 second period)	0.20g
PGA	0.27g
F_a	1.26
F_v	1.50
F_{PGA}	1.20

The values provided above were generated using the ASCE 7-16 Seismic Hazard Tool. Based on the subsurface conditions anticipated and the seismic parameters mapped for the site as per ASCE 7-16, a ground motion hazard analysis as per ASCE 7-16 is not required by the 2018 International Building Code.

2. Liquefaction

Based on subsurface conditions encountered in the test pits, the subsurface soils observed are non-liquefiable to the depths investigated during a seismic event.

G. Soil Corrosion

Our experience in the area has shown that the on-site soils, caliche, and many imported sources may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

H. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20 year design life. The following parameters were considered for our analysis:

- Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.
- Drainage Coefficient = 1.0.
- The subgrade support soils consist of properly compacted silty sand. A M_R value of 9,000 pounds per square inch (psi) was used for the subgrade based upon an estimated CBR value of 6 percent and the relationship between CBR and Resilient Modulus (M_R).
- Serviceability Index: $P_o = 4.0$, $P_t = 2.5$.
- Reliability of 90 percent.
- Standard Deviation (S_o) = 0.45.

2. Subgrade Support

We anticipate the subgrade materials will consist of compacted on-site silty sand. Our design assumes a properly compacted subgrade. Prior to placing base course or site grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20 year design life and AASHTO design methods, the following pavement sections are recommended.

Area	Flexible Pavement	
	Asphaltic concrete (inches)	Base Course (inches)
Interior Roadways (TI = 5)	2 ½	6
Entrance/Dumpster	3	6

4. Pavement Materials

Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet AASHTO and Hurricane City specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a "slurry seal" to extend the pavement life and reduce water infiltration into the subsurface soils.

I. **Construction Testing and Observations**

We recommend the following testing and observations be done as a minimum as required by the City of Hurricane.

1. Observe grubbing and verify removal of soil containing roots and organics.

2. Verify that recommended overexcavation depths are achieved in the building pads and beneath roadways. The lateral extent of the building pad should be located by survey (not included in AGECE's Scope of Services) and include the area which extends at least 5 feet beyond the buildable area as per city set-back requirements.
3. Verify that recommended structural fill depths are provided below foundations and slabs.
4. Conduct compaction testing on fill placed below foundations and in building pads. We recommend testing each foot of fill placed.
5. Conduct construction materials testing on city improvements at a frequency which meets or exceeds Hurricane City requirements.

J. Geotechnical Recommendation Review

The client should familiarize themselves with the information contained in this letter. If specific questions arise or if the client does not fully understand the conclusions/recommendations provided, AGECE should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated, the data obtained from laboratory testing, our experience in the area and information from the referenced geotechnical investigation. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service please call.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

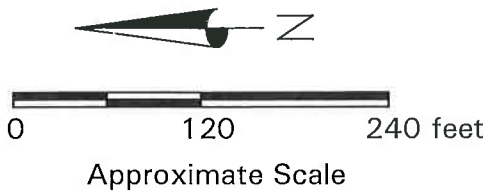
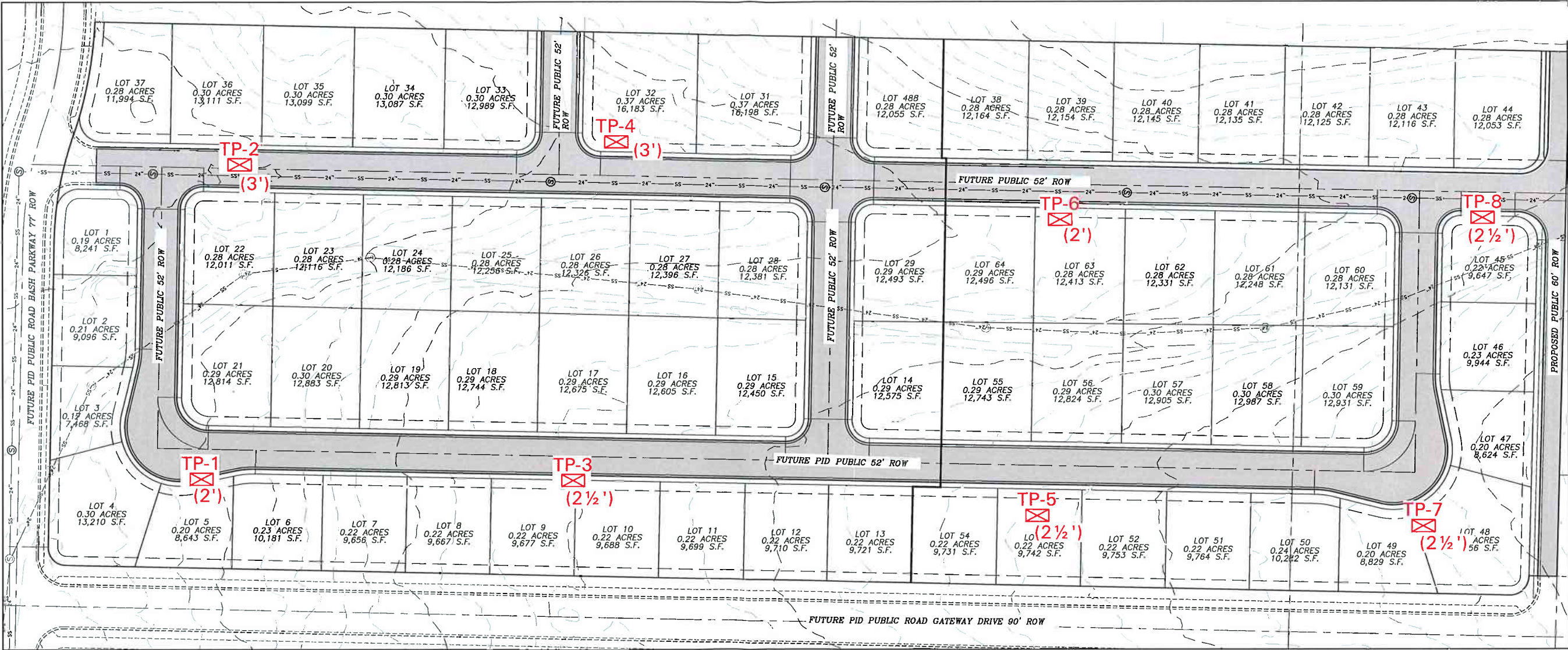
Jon Russell Hanson, P.E.

Reviewed by: Arnold DeCastro, P.E.

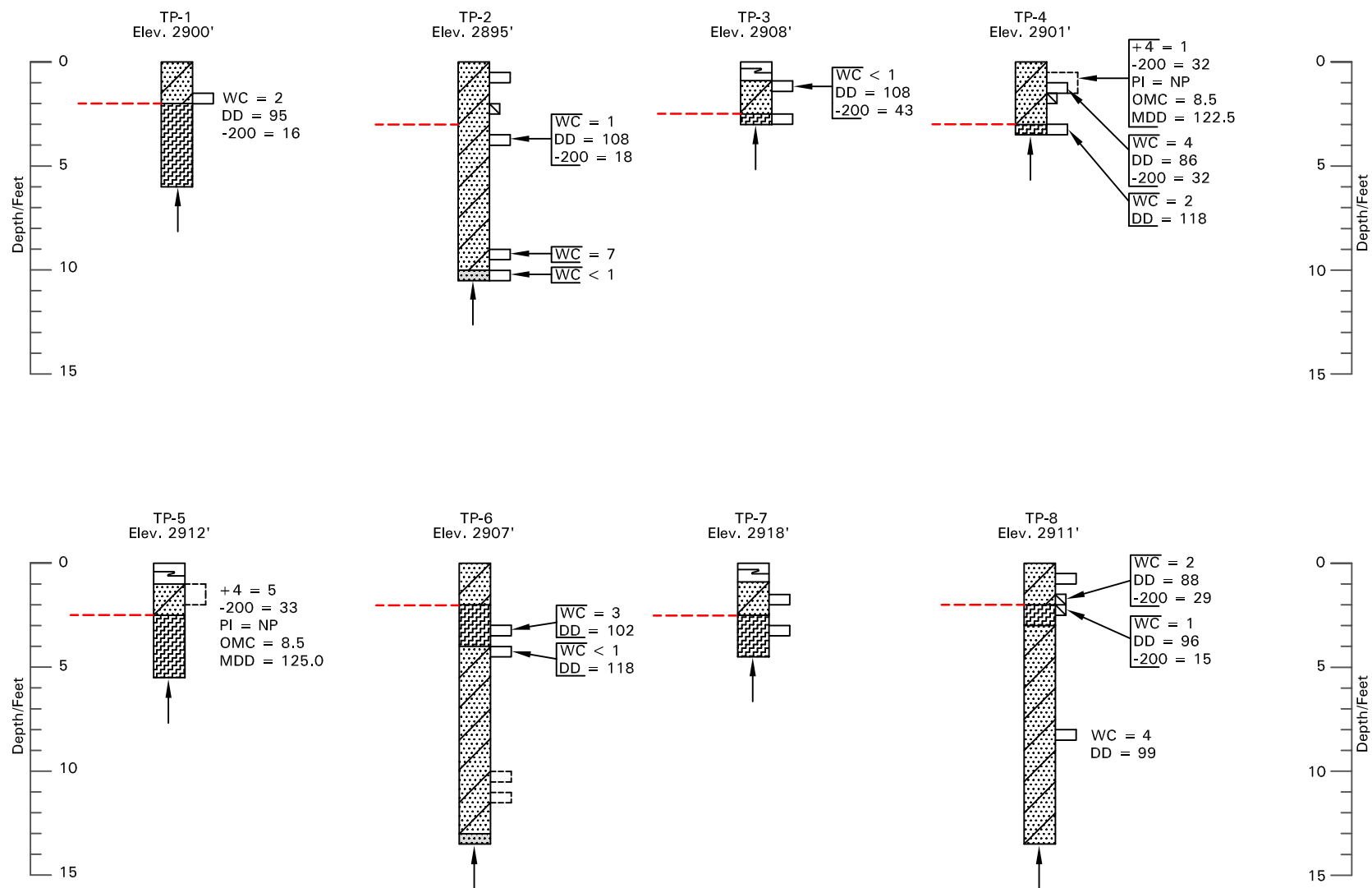
JRH/sd P:\2021 Project Files\2211800\2211868 - GT - Gateway to Sand Hollow



PEACH SPRINGS ESTATES
HURRICANE, UTAH



- Approximate test pit location
- Approximate depth to overexcavation



LEGEND:



Cultivated Soil; consists of silty to clayey sand. It is loose, dry, contains organics, and is reddish brown to dark brown in color.



Silty Sand (SM); loose to medium dense, dry to slightly moist, contains occasional gravel, and is reddish brown in color.



Caliche; consists of cemented silty sand. It is soft to moderately hard, dry to slightly moist, and is light grey in color.



Sandstone Bedrock; moderately hard, dry, and red in color.



Indicates relatively undisturbed hand drive sample taken.



Indicates relatively undisturbed block sample taken.



Indicates disturbed sample taken.



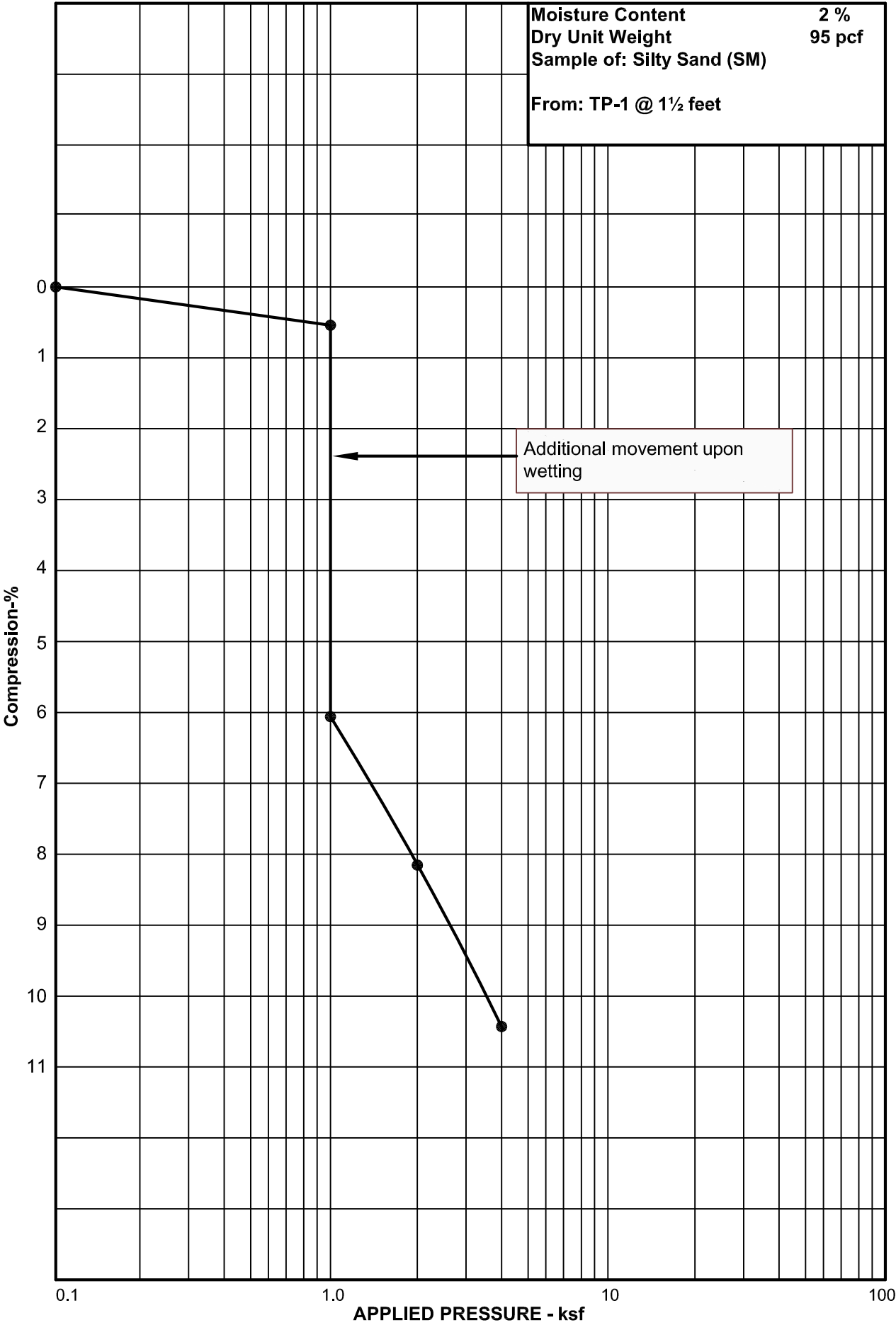
Indicates practical excavator refusal on sandstone bedrock or caliche.

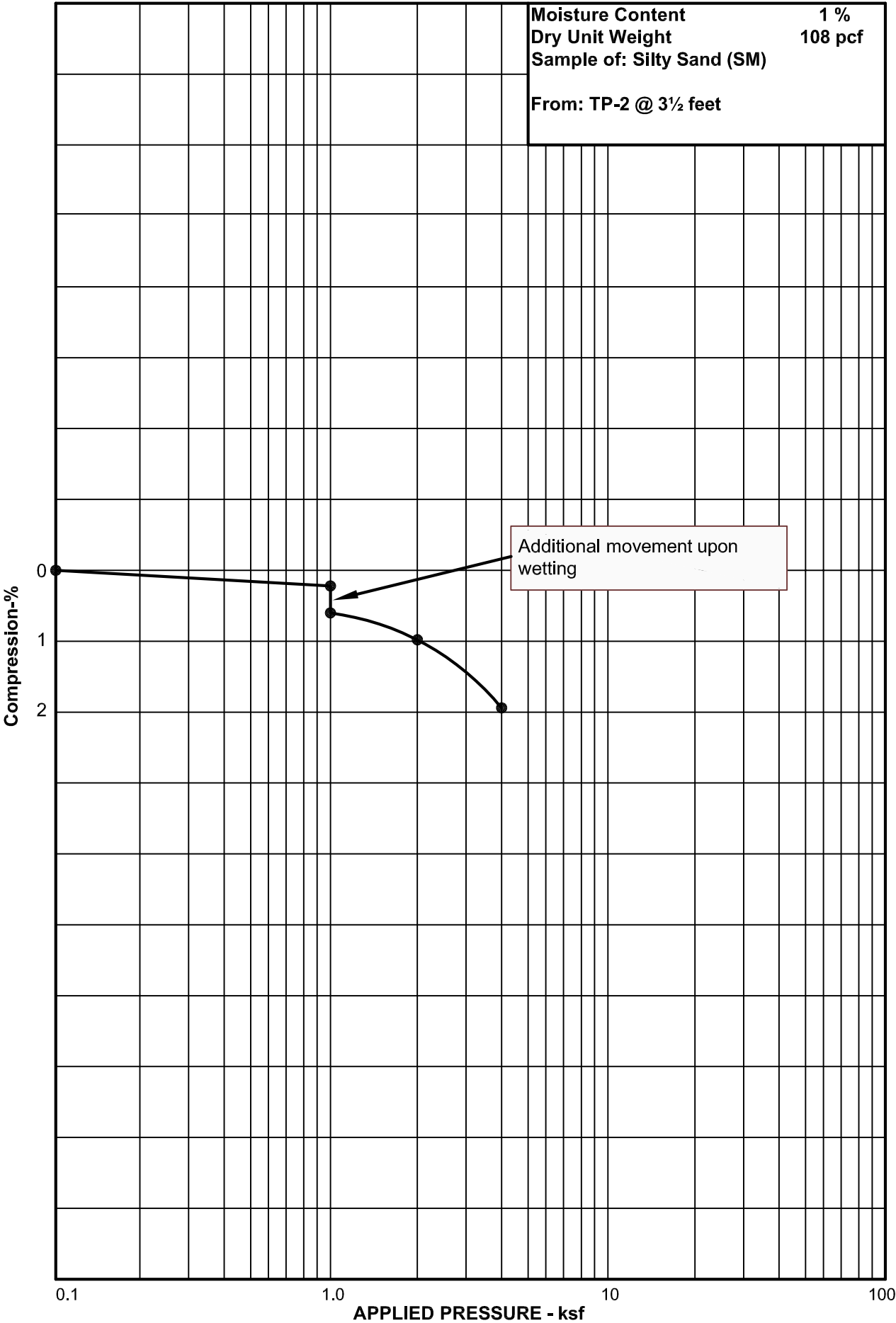


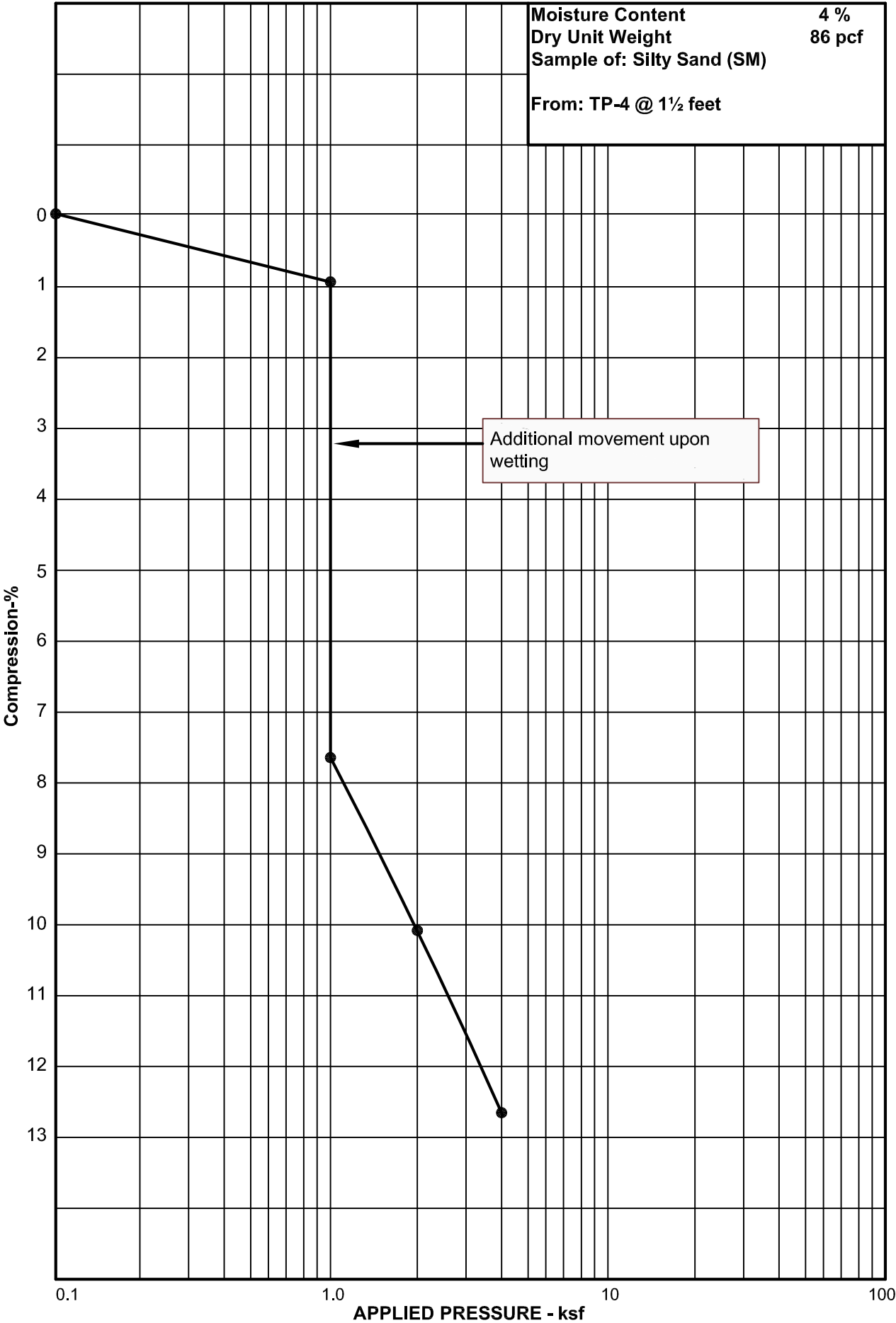
Approximate depth of overexcavation

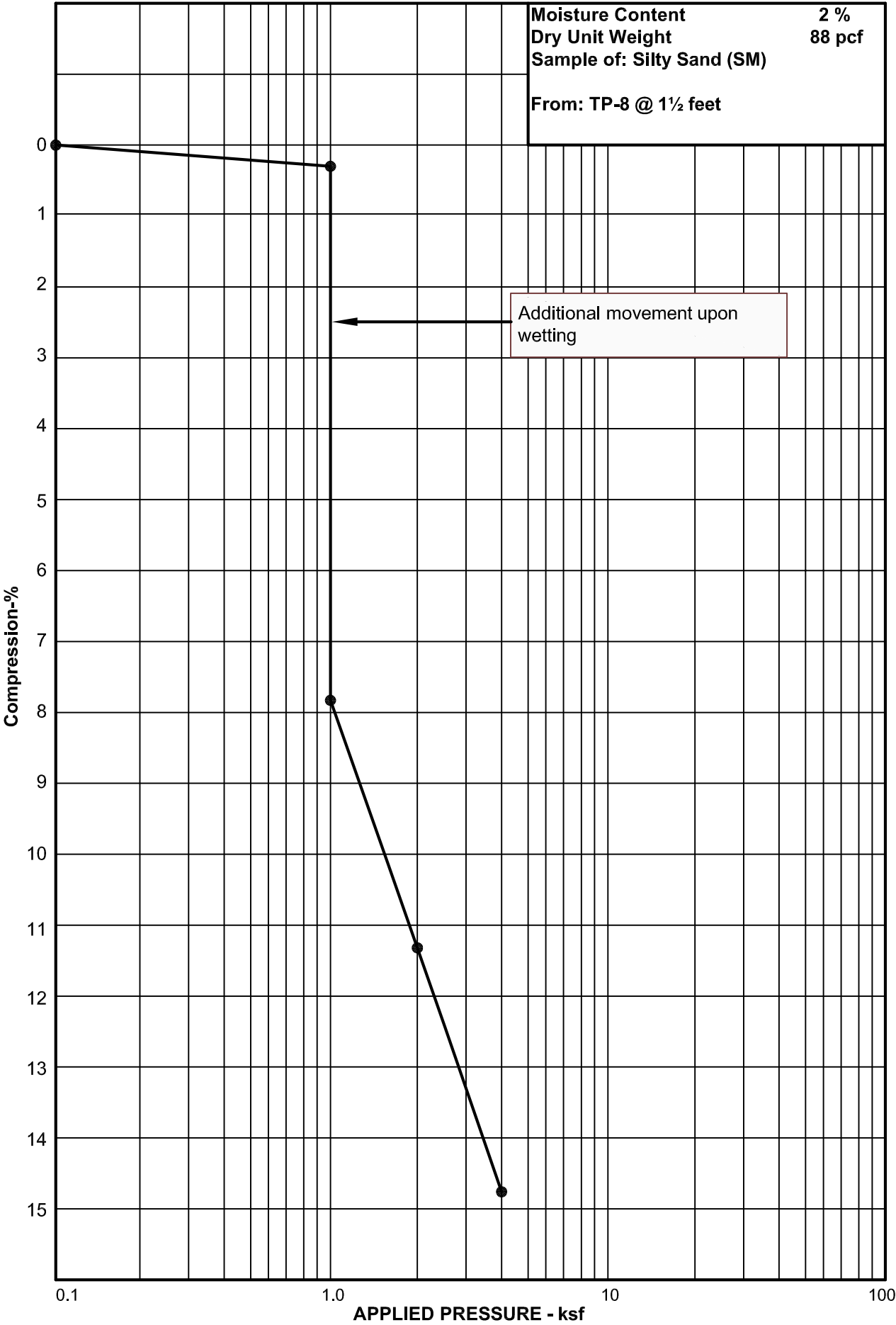
NOTES:

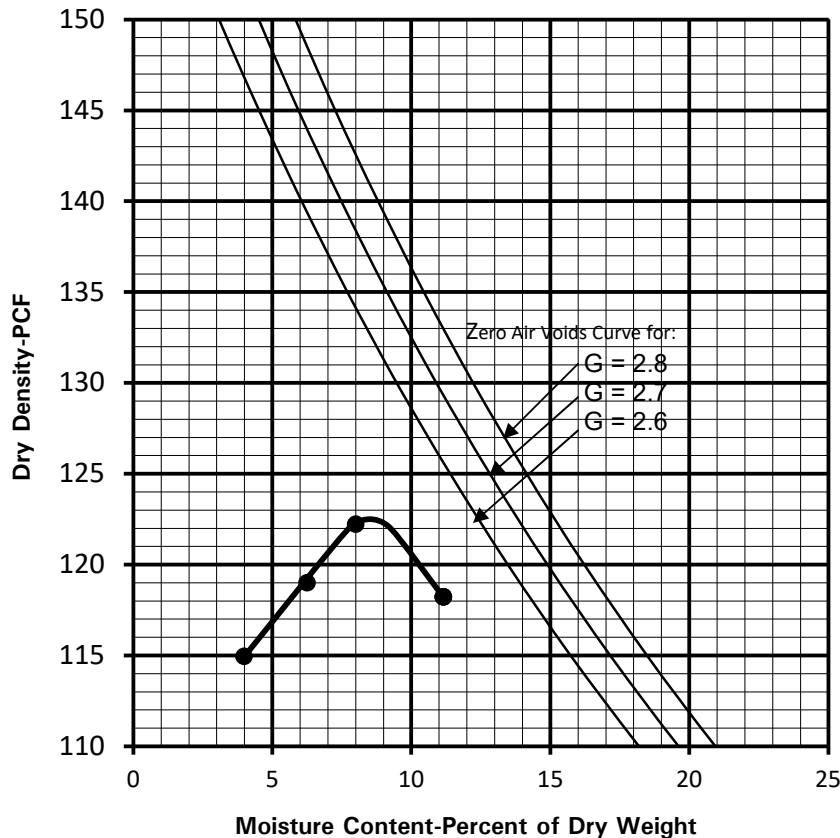
1. The test pits were excavated on July 9, 2021 with a mini-excavator.
2. The locations of the test pits were measured using Google Earth and pacing from features at the site.
3. The elevations of the test pits were interpolated from contours provided in the site plan prepared by ProValue Engineering, Inc., dated October 4, 2021.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the test pit logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Free water was not encountered in the test pits at the time of excavation.
7. WC = water content (%);
DD = dry density (pcf);
+ 4 = percent retained on the No. 4 sieve;
-200 = percent passing No. 200 sieve;
PI = plasticity index (%);
NP = non-plastic;
MDD = maximum dry density (pcf);
OMC = optimum moisture content (%);











Sample Date: 8/19/21
Sample No. 210820B
Maximum Dry Density: 122.5
Optimum Moisture: 8.5

Atterberg Limits

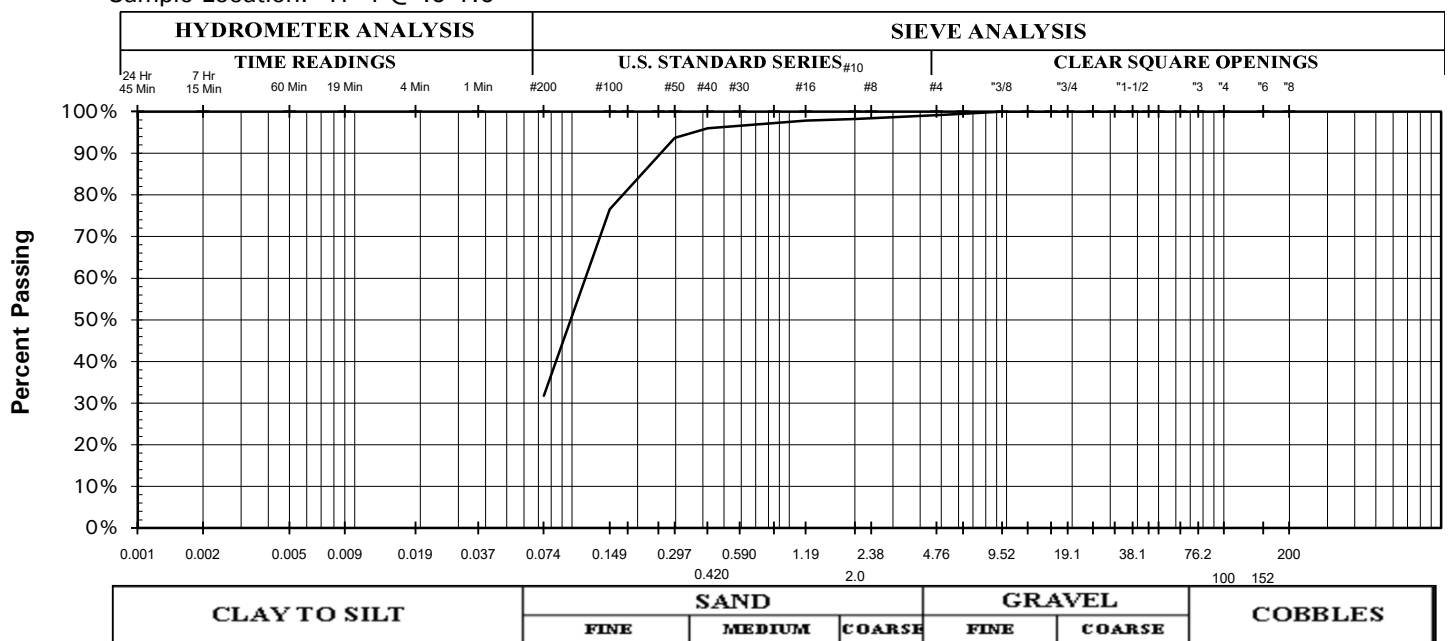
Liquid Limit:
Plasticity Index: Non-Plastic

Gradation

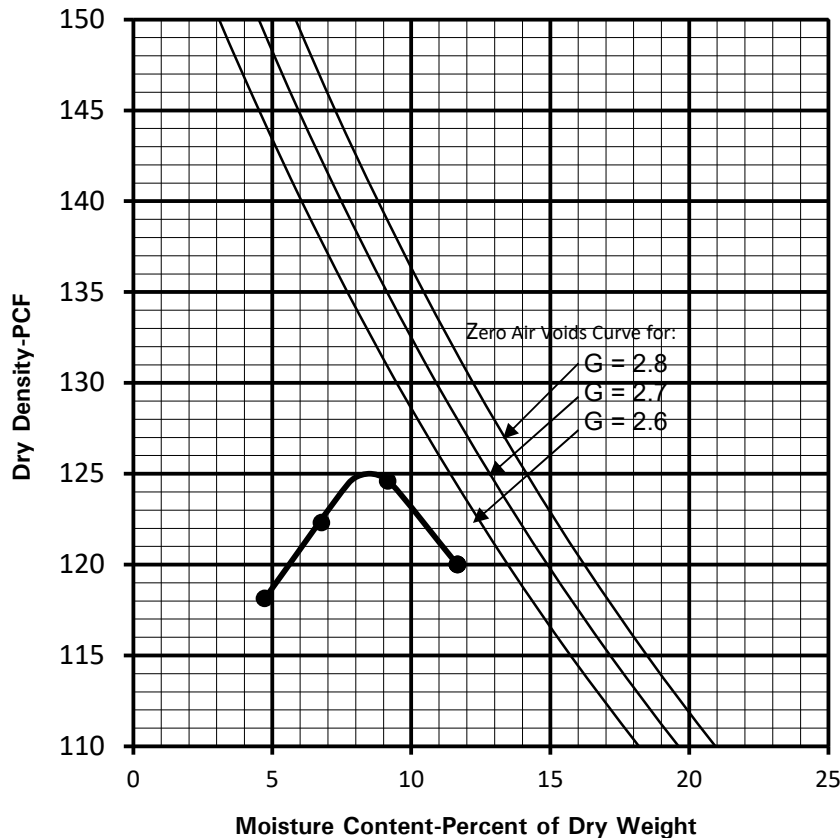
Gravel: 1%
Sand: 67%
Silt & Clay: 32%

Moisture - Density Relationship Test Procedure: ASTM D-1557 B
 USCS Classification: silty sand (SM)
 AASHTO Classification: A-2-4
 Sample Location: TP-4 @ .5-1.5'

Reviewed By: TT



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS



Sample Date: 8/19/21
Sample No. 210820C
Maximum Dry Density: 125.0
Optimum Moisture: 8.5

Atterberg Limits

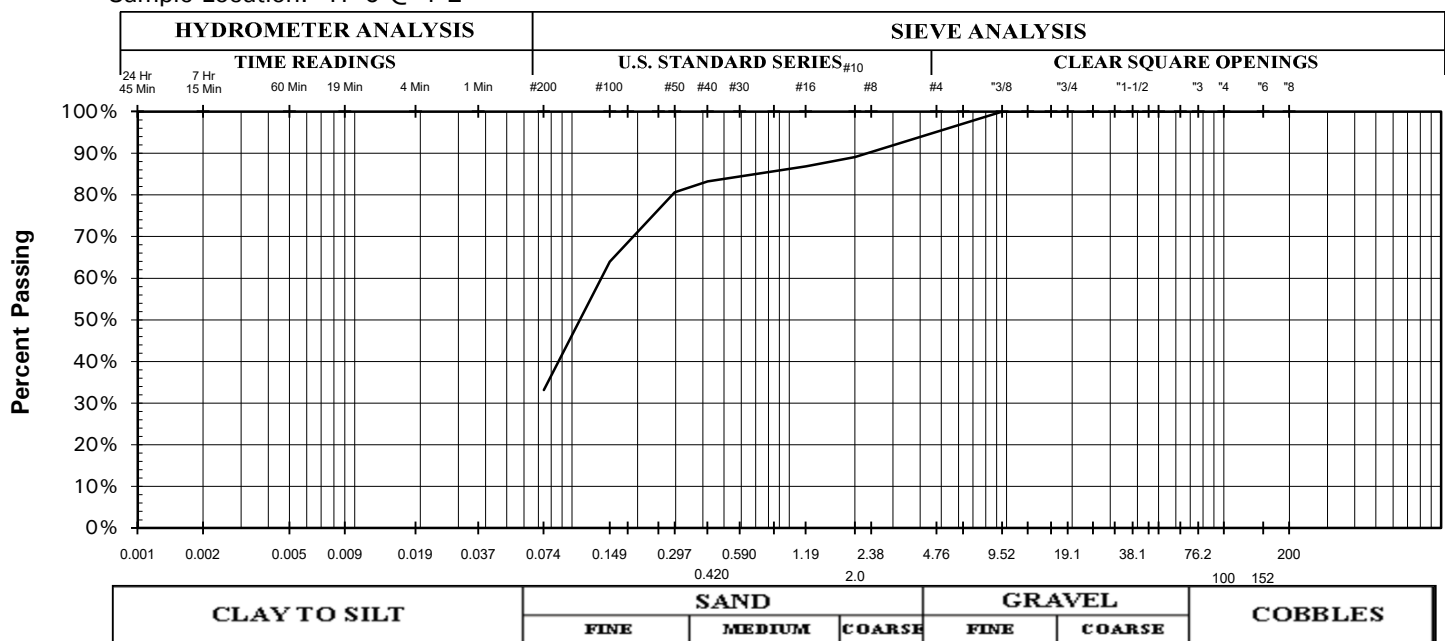
Liquid Limit:
Plasticity Index: Non-Plastic

Gradation

Gravel: 5%
Sand: 62%
Silt & Clay: 33%

Moisture - Density Relationship Test Procedure: ASTM D-1557 B
 USCS Classification: silty sand (SM)
 AASHTO Classification: A-2-4
 Sample Location: TP-5 @ 1-2'

Reviewed By: TT



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I
SUMMARY OF LABORATORY TEST RESULTS

Peach Springs Estates

Project Number 2211868

[illegible]

PARKS DEPARTMENT NOTES:

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.

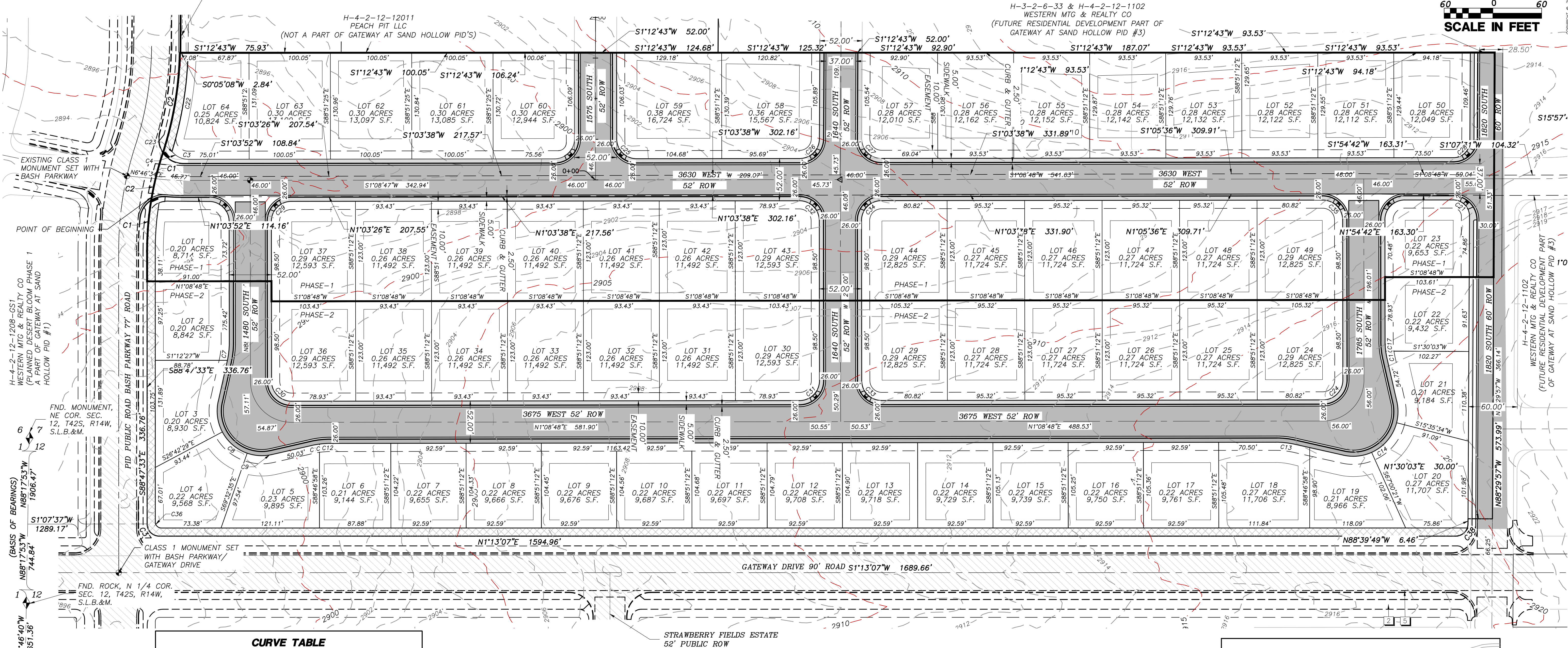
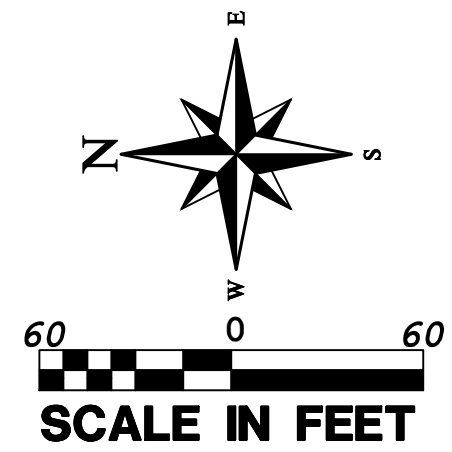
THIS SMALL SILVER OF H-4-2-12-1208-GS1 WILL BE EVENTUALLY OWNED BY PEACH PIT LLC

PRELIMINARY PLAT COVER SHEET FOR:
PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

OWNER

CURRENT OWNER: WESTERN MORTGAGE REALTY COMPANY
TO BE PURCHASED AND DEVELOPED BY:
SMOOTH STONE CONSTRUCTION LLC
ATTN: MATT LOWE
5926 FASHION POINT DR. OGDEN, UT 84403



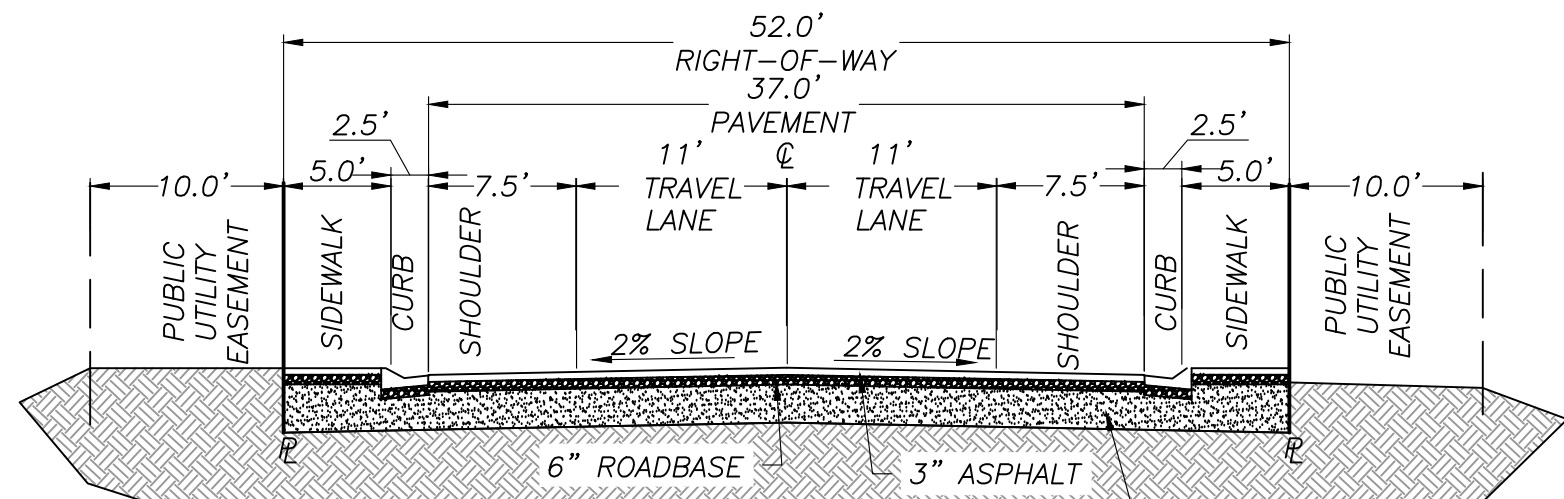
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	125.00'	380.24'	124.44'	S79°22'29"E	18°50'07"
C2	122.53'	437.54'	122.13'	S79°19'20"E	16°02'45"
C3	22.94'	25.00'	22.15'	S27°20'49"W	52°34'58"
C4	22.94'	25.00'	22.15'	S27°20'49"W	52°34'58"
C7	23.28'	105.00'	23.23'	S82°30'10"E	12°42'04"
C8	110.84'	55.00'	93.01'	S46°08'58"W	115°28'15"
C9	110.84'	55.00'	93.01'	S46°08'58"W	115°28'15"
C10	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C11	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C12	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C13	23.27'	105.00'	23.22'	S7°29'41"W	12°41'48"
C14	110.84'	55.00'	93.01'	S43°53'21"E	115°27'53"
C15	21.17'	95.00'	21.13'	N84°45'45"E	12°46'05"
C16	21.17'	95.00'	21.13'	S84°45'45"W	12°46'05"
C17	21.17'	95.00'	21.13'	N84°45'45"E	12°46'05"
C21	13.86'	20.00'	13.58'	S46°11'12"W	39°42'15"
C22	123.41'	445.00'	123.02'	N79°32'02"W	15°53'24"
C23	22.94'	25.00'	22.15'	S27°20'49"W	52°34'58"
C24	38.48'	24.50'	34.65'	S43°51'12"E	90°00'00"
C25	38.48'	24.50'	34.65'	S46°08'48"W	90°00'00"
C26	38.34'	24.50'	34.55'	S43°40'59"E	89°39'33"
C27	38.63'	24.50'	34.75'	N46°19'04"E	90°20'27"

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER SECTION 12, T42S, R14W, SLB&M; THENCE S88°46'40"E 3400.59 FEET; THENCE S01°07'24"W 1295.40 FEET TO THE POINT OF BEGINNING; THENCE S88°47'33"E 332.26 FEET; THENCE EASTERLY ALONG THE ARC OF A 380.24 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S79°42'52"E 119.99 FEET), CENTER POINT LIES S01°12'27"W THROUGH A CENTRAL ANGLE OF 18°09'23" A DISTANCE OF 120.49 FEET; THENCE EASTERLY ALONG THE ARC OF A 435.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S79°00'30"E 126.67 FEET), CENTER POINT LIES N19°21'50"E THROUGH A CENTRAL ANGLE OF 16°44'39" A DISTANCE OF 127.12 FEET; THENCE S01°12'47"W 1617.47 FEET; THENCE N88°29'57"W 573.99 FEET; THENCE N01°30'03"E 30.00 FEET; THENCE N88°29'57"W 0.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N43°38'25"W 29.63 FEET), CENTER POINT LIES N01°30'03"E THROUGH A CENTRAL ANGLE OF 89°43'04" A DISTANCE OF 32.88 FEET; THENCE N01°13'07"E 1584.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N46°12'47"E 27.57 FEET), CENTER POINT LIES S88°46'53"E THROUGH A CENTRAL ANGLE OF 89°59'20" A DISTANCE OF 30.63 FEET TO THE POINT OF BEGINNING.

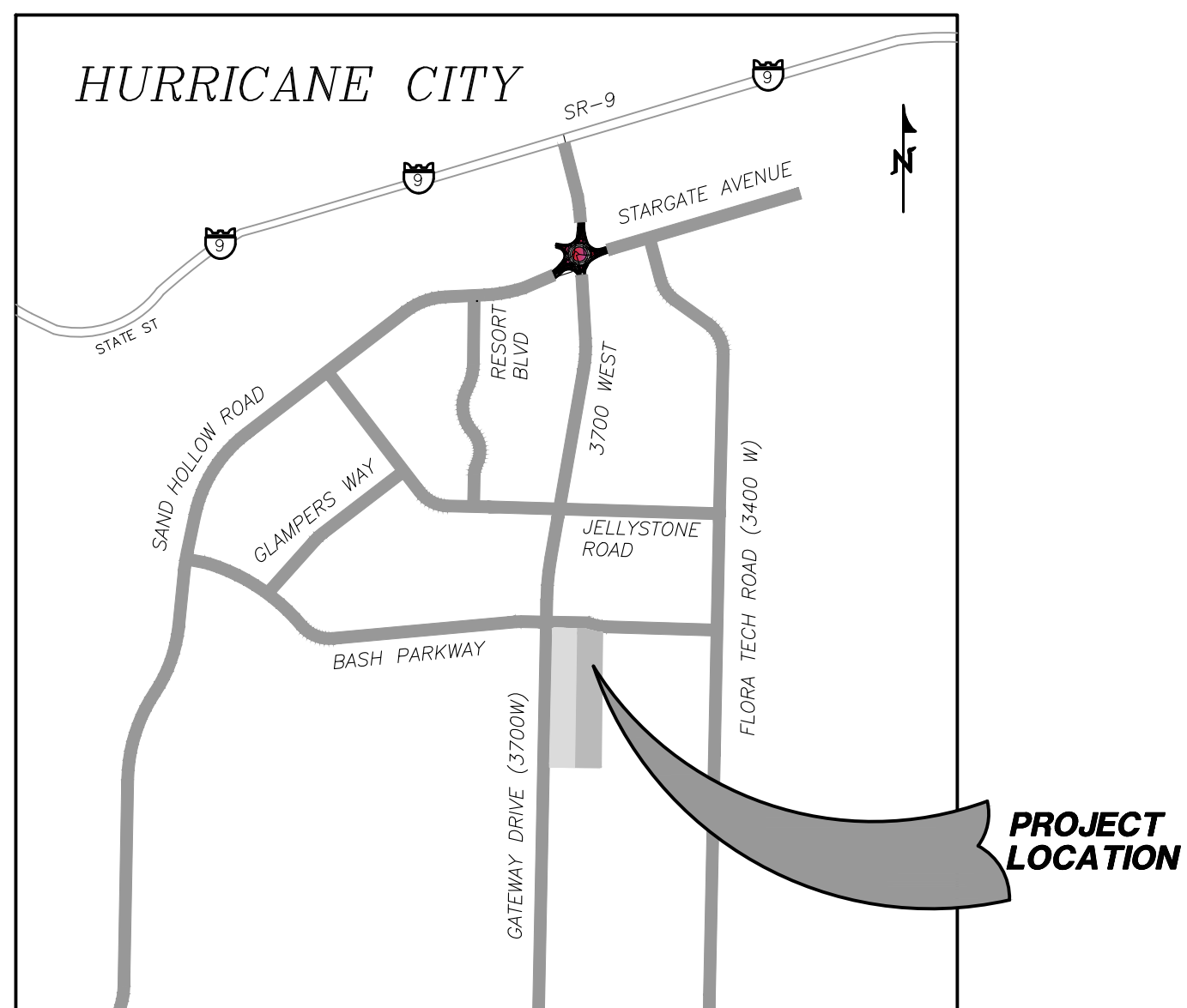
AREA: 980,169 SQUARE FEET OR 22.502 ACRES



52' RIGHT-OF-WAY

N.T.S.

SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.



VICINITY MAP

N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 868-0801



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, SLB&M
SAND HOLLOW ROAD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 02/13/2024
SCALE: 1"=60'

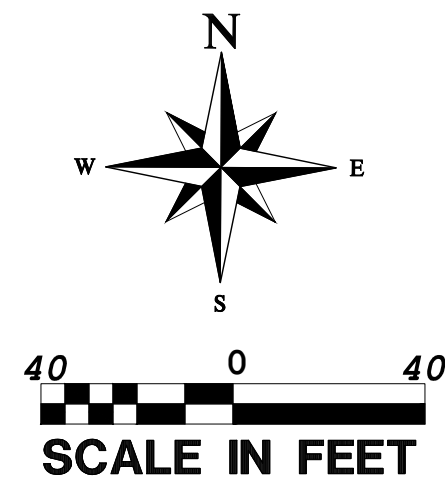
JOB NO.
642-001

SHEET NO:
1 OF 4

SITE PLAN

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW ROAD, HURRICANE, WASHINGTON COUNTY, UTAH



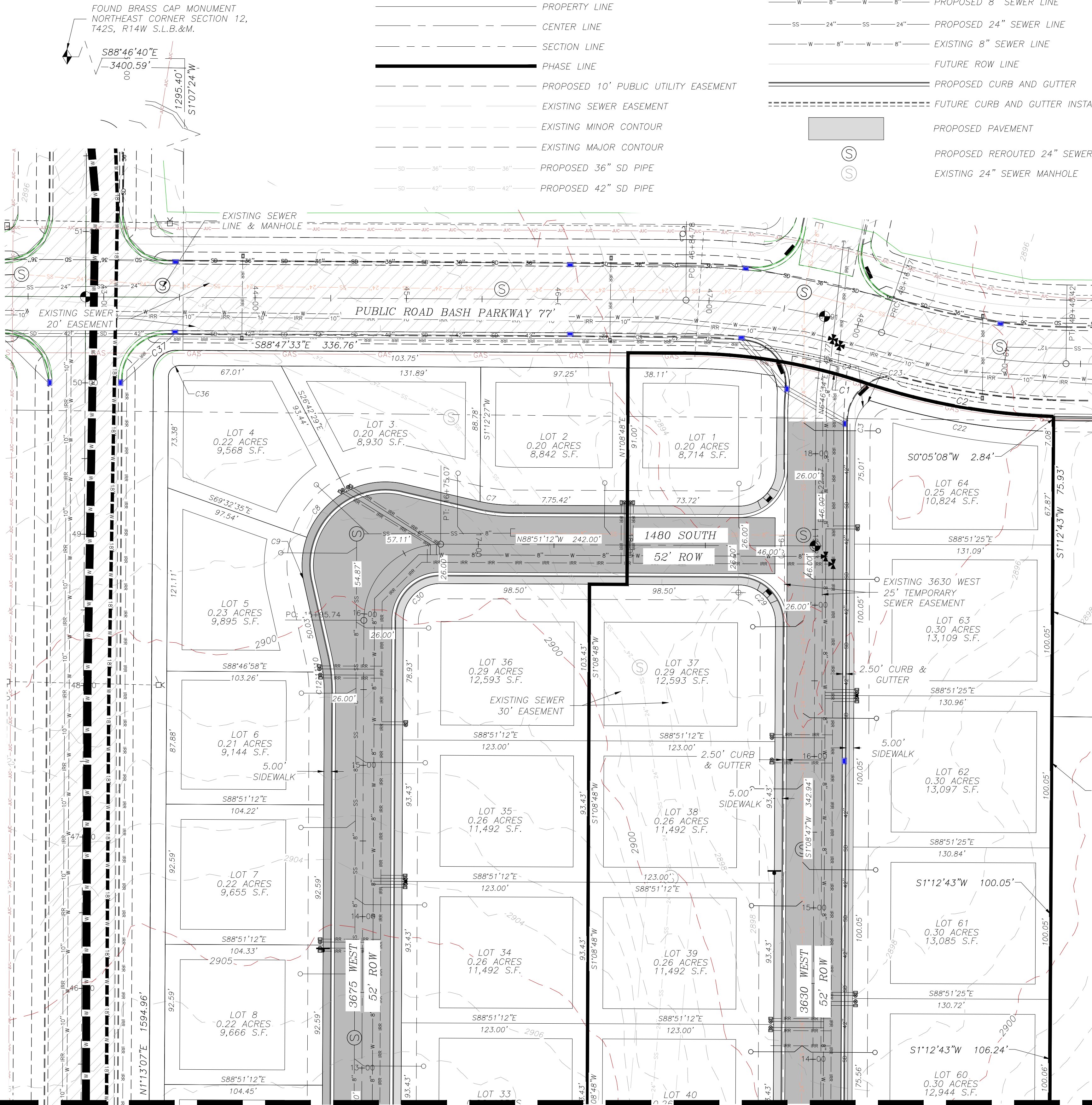
LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PHASE LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED 36" SD PIPE
- PROPOSED 42" SD PIPE

- EXISTING 24" SEWER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 24" SEWER LINE
- EXISTING 8" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE

- NEW SEWER CLEANOUT AND LATERAL PER CITY STANDARDS
- NEW WATER METER PER HURRICANE CITY STANDARDS
- NEW IRRIGATION METER PER HURRICANE CITY STANDARDS
- NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS
- NEW PHASING/GATE VALVE PER HURRICANE CITY STANDARDS
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SD BOX

- EXISTING 8" SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED IRRIGATION LINE



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEFEROUS 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

SITE DATA	
NUMBER OF PHASES	2
NUMBER OF LOTS IN PHASE 1	30
NUMBER OF LOTS IN PHASE 2	34
TOTAL NUMBER OF LOTS	64

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. IT ALSO LIES INSIDE A EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qeo. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES IN THE Qae AREA. THIS AREA ALSO HAS WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND IN THE Qeo AREA.

TODO:

THE SOIL TEXTURE IS A SANDY LOAM AND GENERATES PERCOLATION RESULTS FROM 12 MINUTES PER INCH TO 30 MINUTES PER INCH. THE SOIL STRUCTURE IS MASSIVE. THE CLAY IS COLLAPSIBLE AND CAN EXTEND TO DEPTHS BEYOND 50 FEET. THE USDA HAS THIS LAND DESIGNATED AS JUNCTION FINE SANDY LOAM AS WELL AS ROCK OUTCROP.

ADDITIONAL NOTES

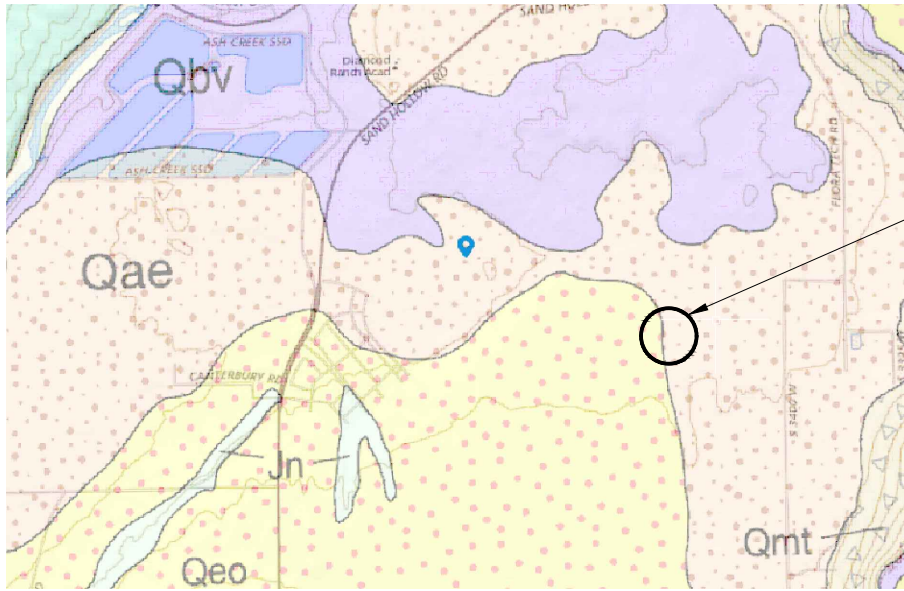
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE PROPOSED STORM PIPE ON GATEWAY DRIVE, AND WILL FLOW ALONG SAID ROAD AND BASH PARKWAY TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK.

THERE ARE NO EXISTING HURRICANE CANAL COMPANY/DRAINAGE/IRRIGATION FACILITIES.

CURRENTLY AWAITING WILL SERVE LETTERS TO SPECIFY THAT THIS PROPERTY CAN BE SERVED BY HURRICANE CITY WATER AND AND ASH CREEK SPECIAL SERVICE DISTRICT ONCE UTILITIES ARE INSTALLED IN THE PID ROADS.

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.

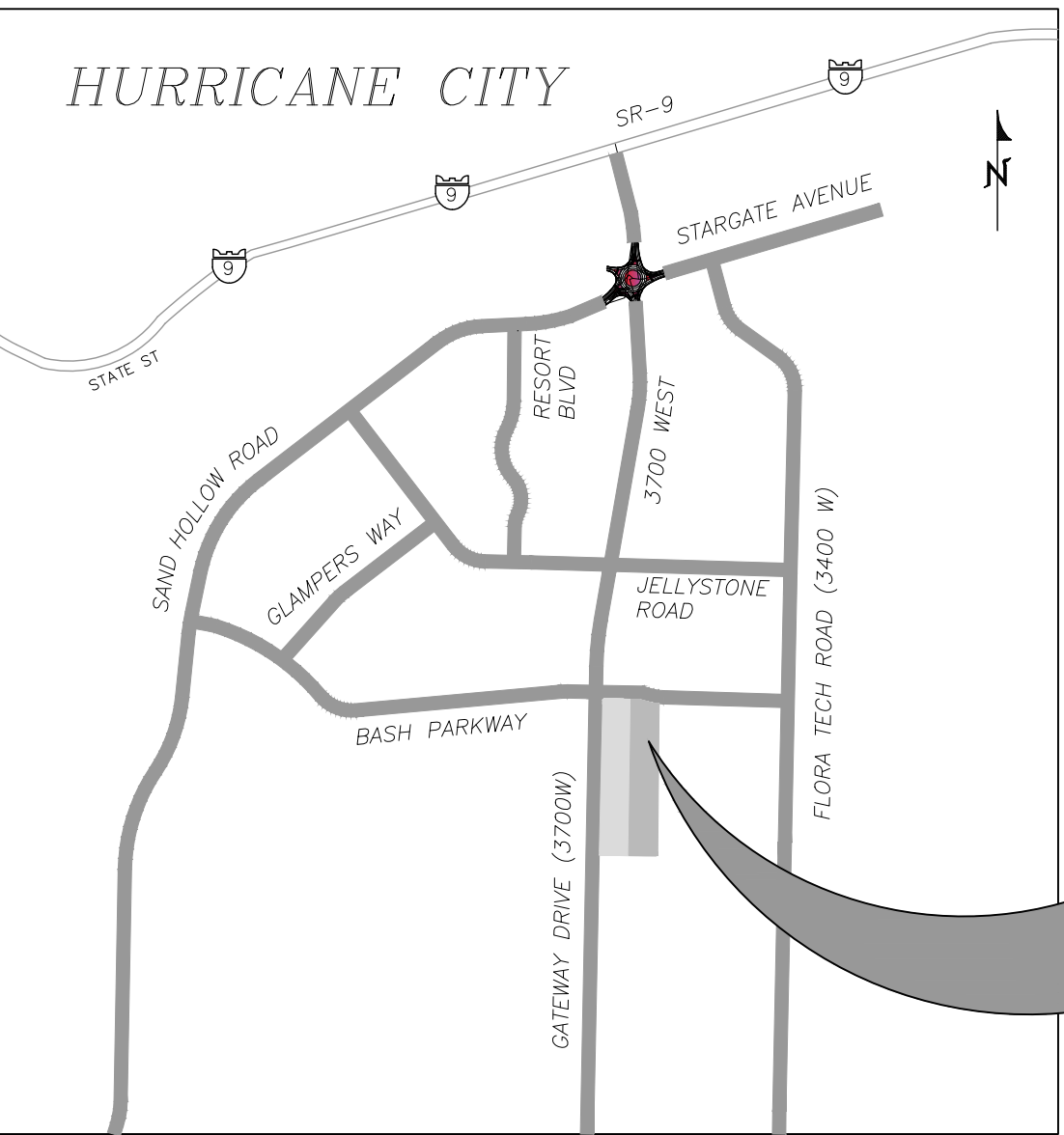


DESERT TORTOISE TAKE AREA

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

OWNER:

CURRENT OWNER: WESTERN MORTGAGE REALTY COMPANY
TO BE PURCHASED AND DEVELOPED BY: MATT LOWE
1330 S 50 W
HURRICANE, UT 84737-2303



VICINITY MAP

N.T.S.

MATCHLINE SEE SHEET 3 OF 4

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 880 West, Suite 1
Hurricane, UT 84737
Phone: (435) 648-8307



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

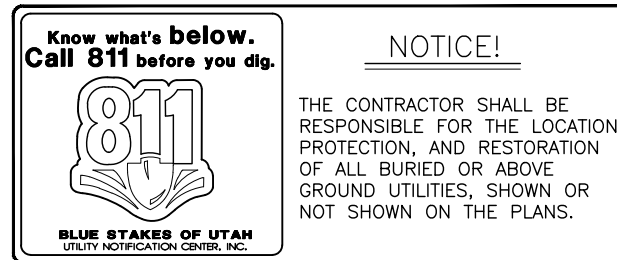
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.

DATE: 02/13/2024
SCALE: 1"=40'

JOB NO:
642-001

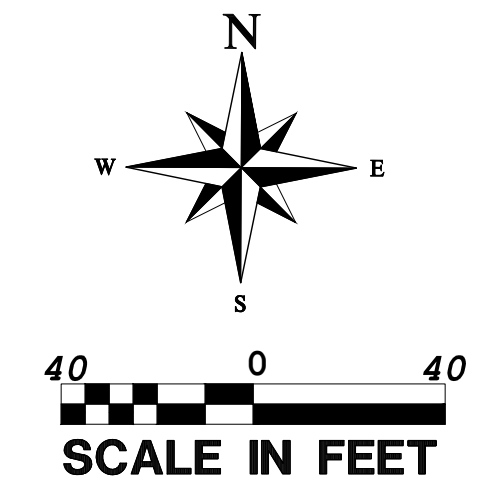
SHEET NO:
2 OF 4

642-001



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

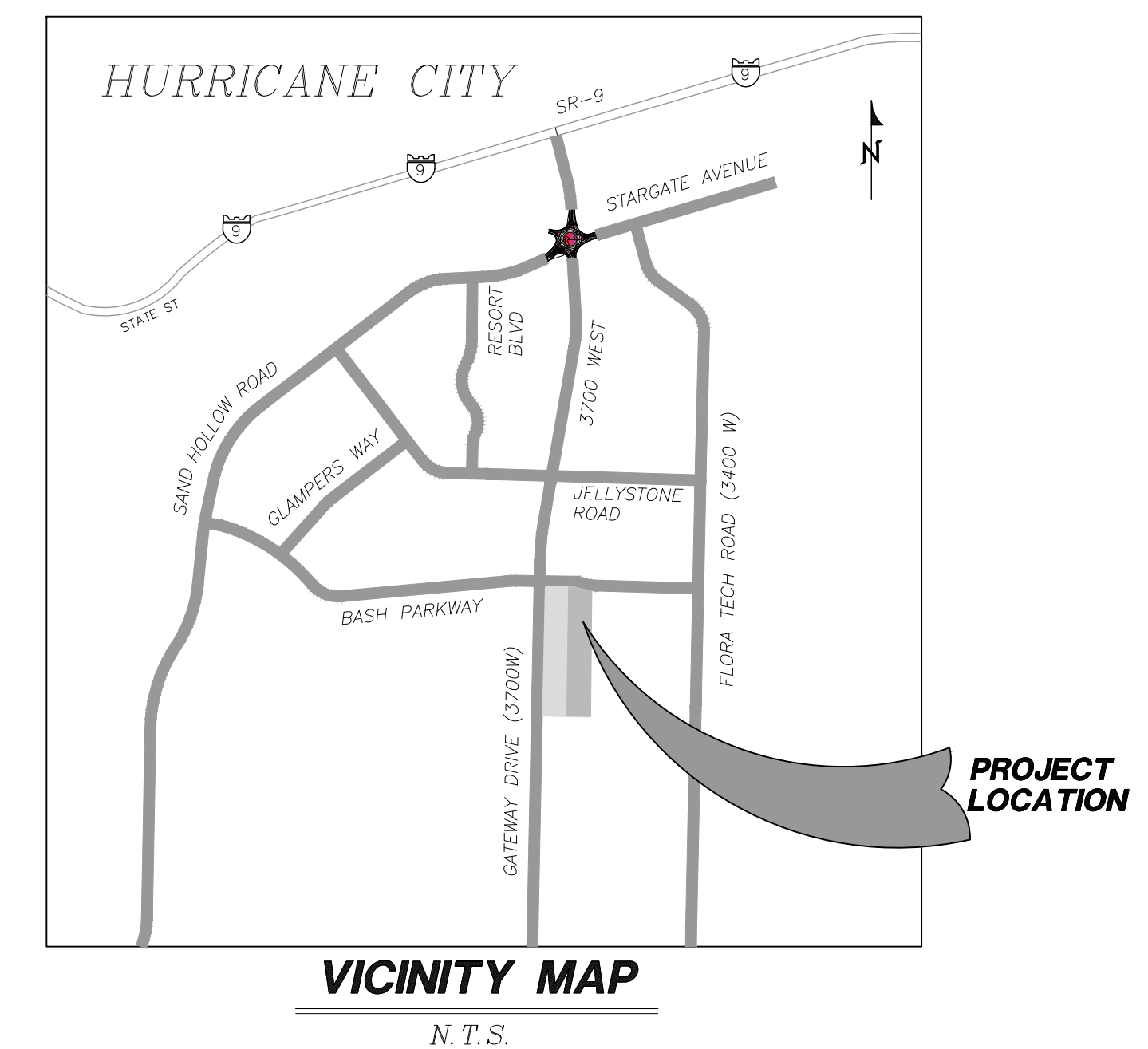
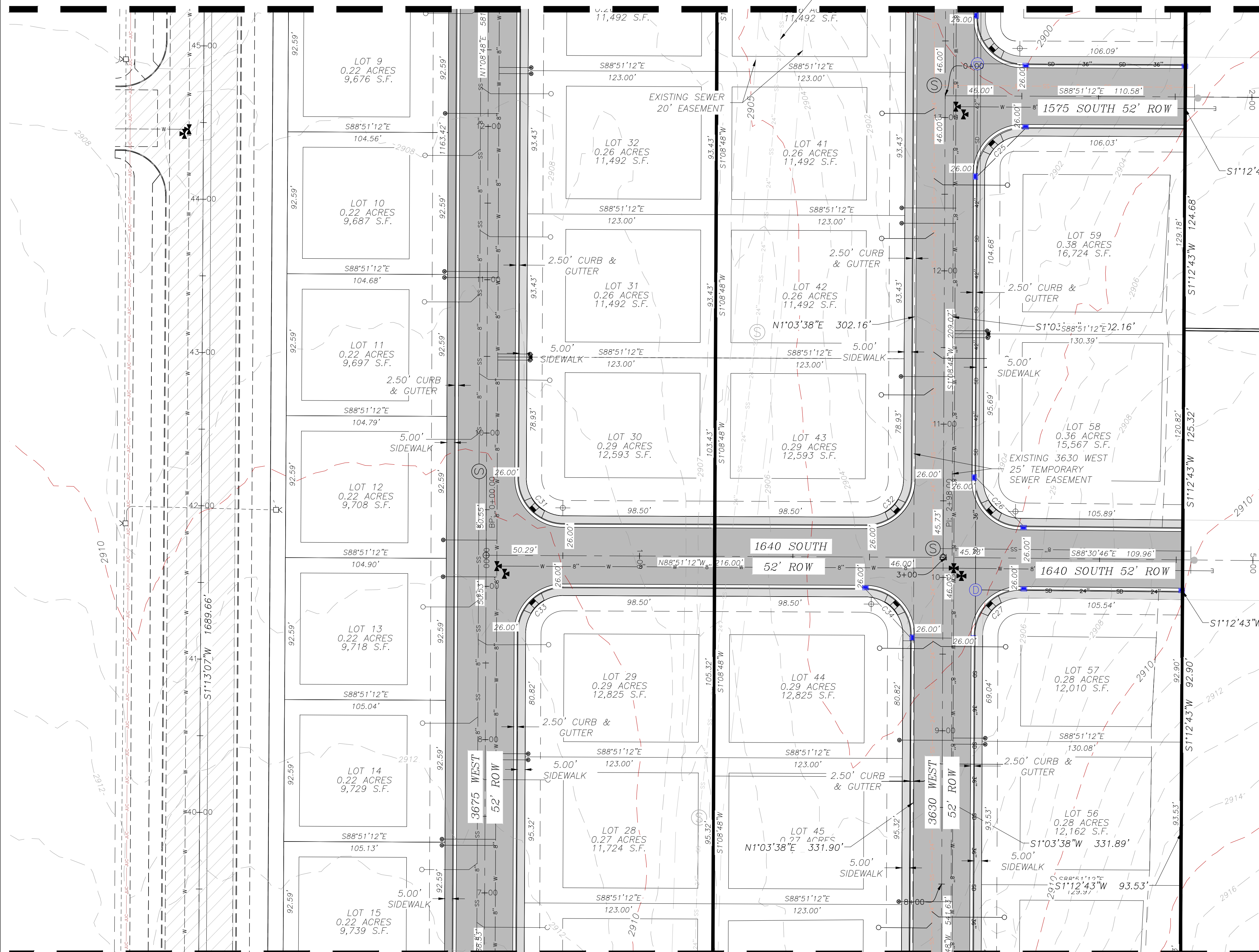
**LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW ROAD, HURRICANE, WASHINGTON COUNTY, UTAH**



LEGEND

- | | | | | | |
|--|--------------------------------------|--|---|--|---|
| | OUTER PROPERTY LINE | | EXISTING 24" SEWER LINE | | NEW SEWER CLEANOUT AND LATERAL PER CITY STANDARDS |
| | PROPERTY LINE | | PROPOSED 8" SEWER LINE | | NEW WATER METER PER HURRICANE CITY STANDARDS |
| | CENTER LINE | | PROPOSED 24" SEWER LINE | | NEW IRRIGATION METER PER HURRICANE CITY STANDARDS |
| | SECTION LINE | | EXISTING 8" SEWER LINE | | NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS |
| | PHASE LINE | | FUTURE ROW LINE | | NEW PHASING/GATE VALVE PER HURRICANE CITY STANDARDS |
| | PROPOSED 10' PUBLIC UTILITY EASEMENT | | PROPOSED CURB AND GUTTER | | NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS |
| | EXISTING SEWER EASEMENT | | FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS | | PROPOSED SD BOX |
| | EXISTING MINOR CONTOUR | | PROPOSED PAVEMENT | | EXISTING 8" SEWER LINE |
| | EXISTING MAJOR CONTOUR | | PROPOSED REROUTED 24" SEWER MANHOLE | | PROPOSED 8" WATER LINE |
| | PROPOSED 36" SD PIPE | | EXISTING 24" SEWER MANHOLE | | PROPOSED IRRIGATION LINE |
| | PROPOSED 42" SD PIPE | | | | |

MATCHLINE SEE SHEET 2 OF 4



MATCHLINE SEE SHEET 4 OF 4

[illegible]

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



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, S1E4M
SAND HOLLOW ROAD, HURRICANE, WASHINGTON, UTAH

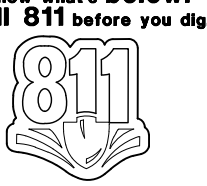
DATE: 02/13/2024
SCALE: 1"=40'

SHEET NO:

3 OF 4

505

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

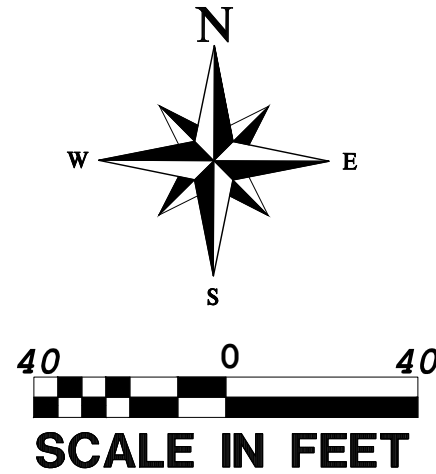

BLUE STAPLES OF UTAH
CALL 811

NOTICE!

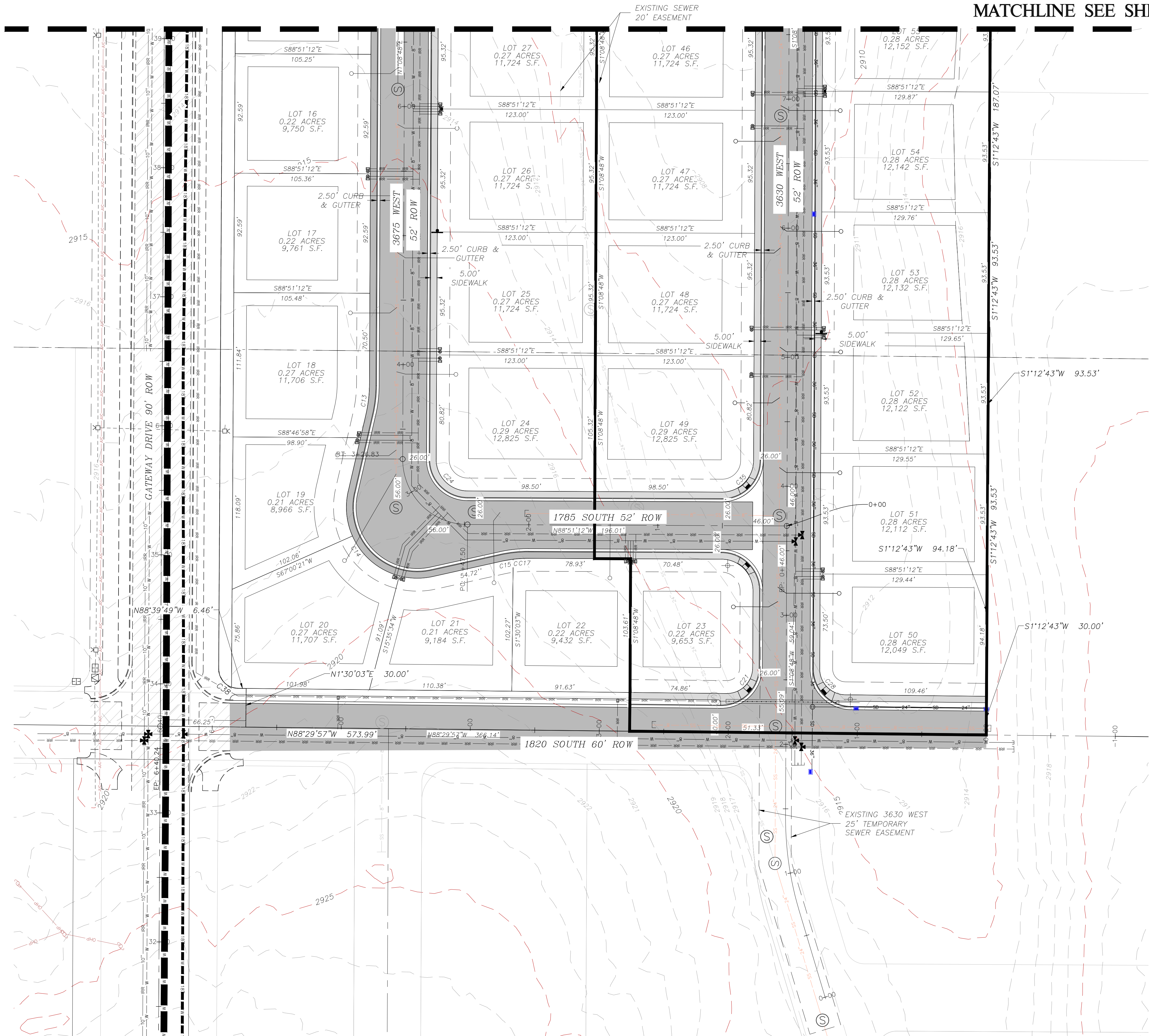
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW ROAD, HURRICANE, WASHINGTON COUNTY, UTAH



MATCHLINE SEE SHEET 3 OF 4



LEGEND

OUTER PROPERTY LINE

PROPERTY LINE

CENTER LINE

SECTION LINE

PHASE LINE

PROPOSED 10' PUBLIC UTILITY EASEMENT

EXISTING SEWER EASEMENT

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED 36" SD PIPE

PROPOSED 42" SD PIPE

EXISTING 24" SEWER LINE

PROPOSED 8" SEWER LINE

PROPOSED 24" SEWER LINE

EXISTING 8" SEWER LINE

PROPOSED 8" WATER LINE

PROPOSED IRRIGATION LINE

FUTURE ROW LINE

PROPOSED CURB AND GUTTER

FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS

PROPOSED PAVEMENT

PROPOSED REROUTED 24" SEWER MANHOLE

EXISTING 24" SEWER MANHOLE

NEW SEWER CLEANOUT AND LATERAL PER CITY STANDARDS

NEW WATER METER PER HURRICANE CITY STANDARDS

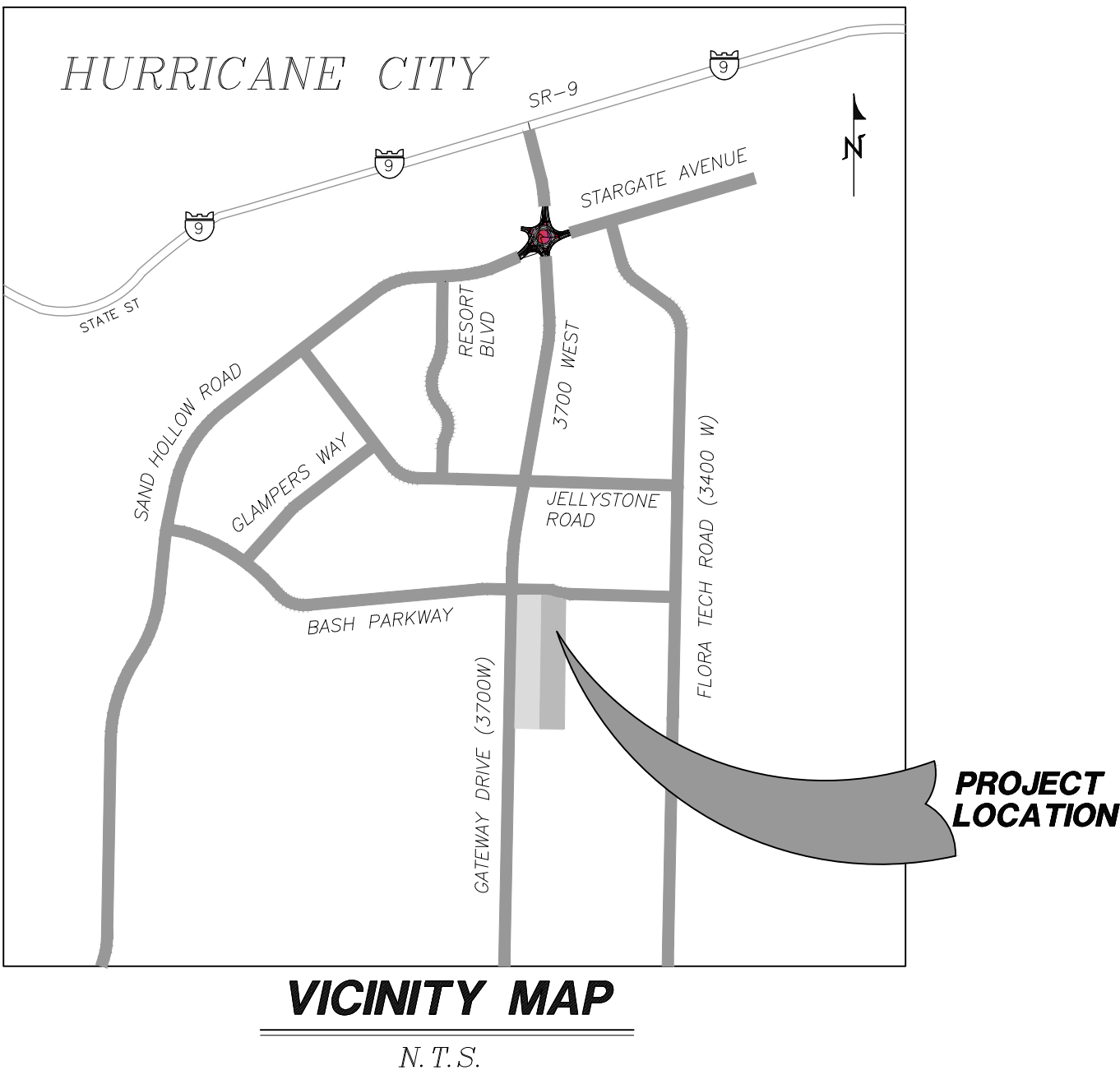
NEW IRRIGATION METER PER HURRICANE CITY STANDARDS

NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS

NEW PHASING/GATE VALVE PER HURRICANE CITY STANDARDS

NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS

PROPOSED SD BOX



REVISIONS

NO	DESCRIPTION	DATE	BY

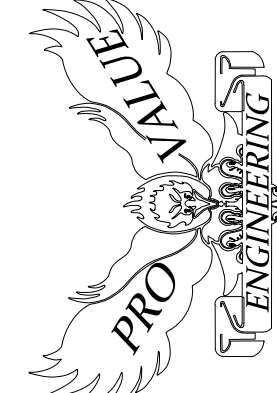
PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 880 West, Suite 100

HURRICANE, UTAH 84503

Phone: (435) 648-8307



PRELIMINARY PLAT FOR:

PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.

SAND HOLLOW ROAD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 02/13/2024

SCALE: 1"=40'

JOB NO:

642-001

SHEET NO:

4 OF 4

TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

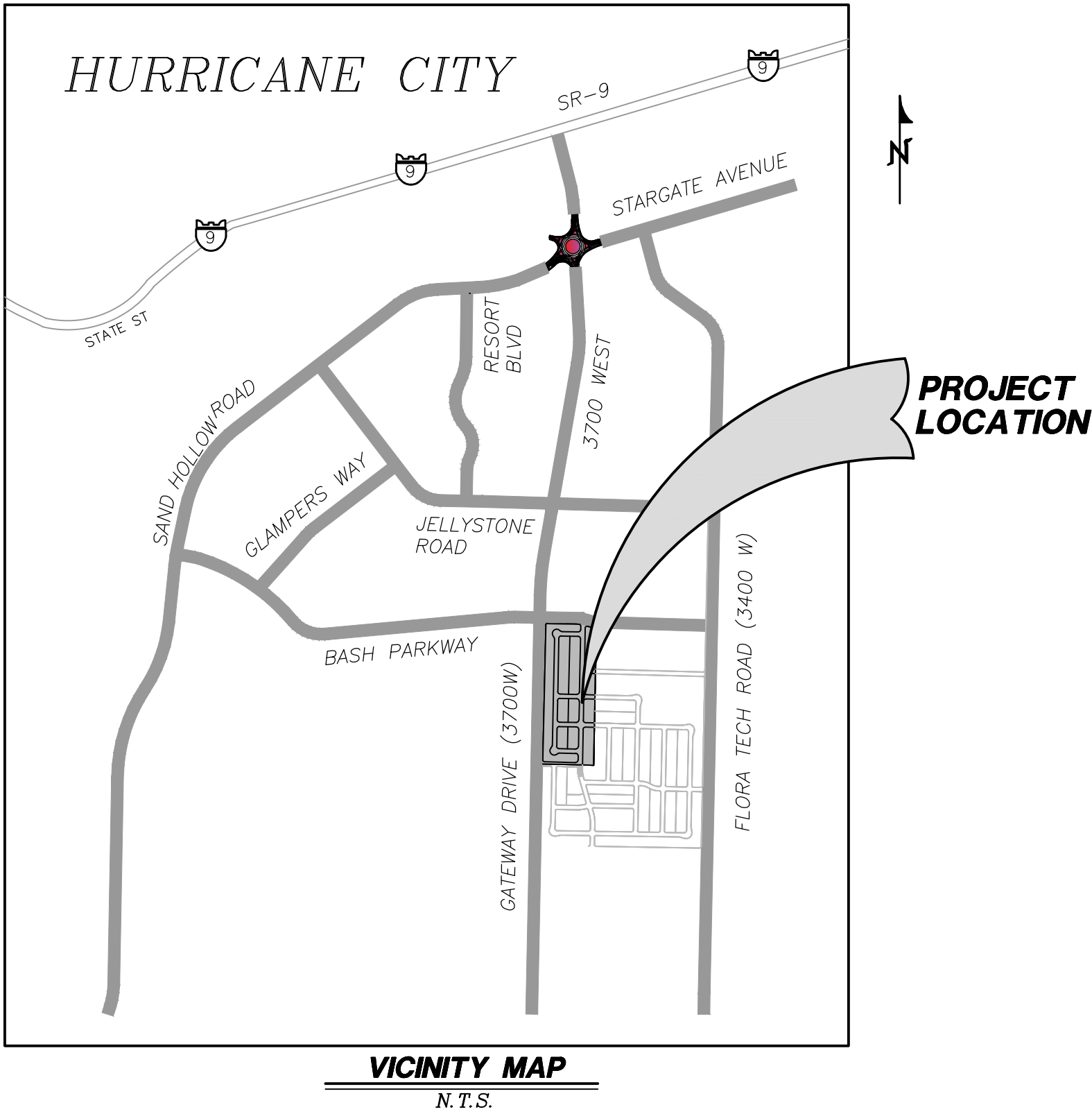
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-5843 EXT 102
CENTURYLINK	DALE PATRICK	435-525-3249
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	JACOB BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 6, 1
PLANNING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
DIXIE POWER DEPARTMENT	TODD CALICO	866-673-3297
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER DEPT.	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
IRRIGATION CANAL CO.	MAC HALL	435-668-8552
INFOWEST	DALLIN PEAD	435-359-7778

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	UTILITY PLAN
C4	POWER, COMMUNICATION AND NATURAL GAS PLAN
C5	GRADING PLAN
C6	GRADING PLAN WITH TBC ELEVATIONS
L1	LANDSCAPE PLAN
PP-1 TO PP-7	PLAN & PROFILE SHEETS
DT1-DT3	DETAIL SHEETS

HURRICANE CITY APPROVAL

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



REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 668-0861



TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: N.T.S.

JOB NO.
642-001

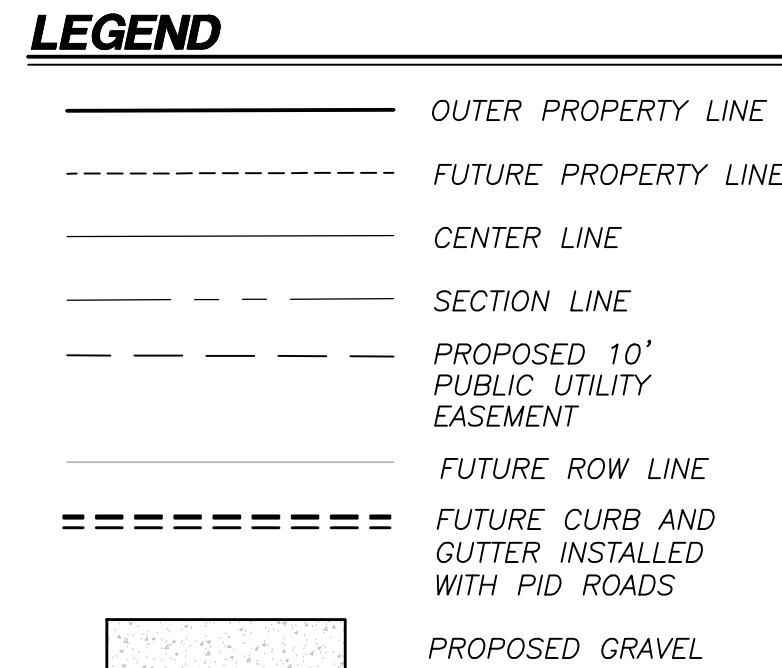
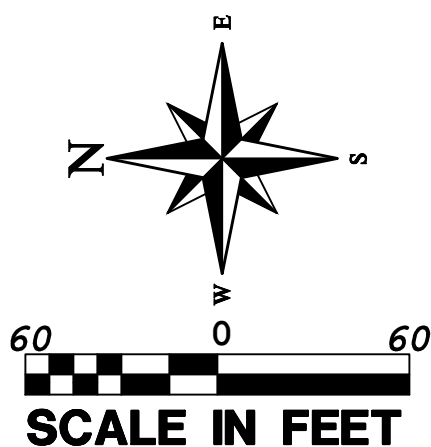
SHEET NO:
C1

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 CITYPARKS DEPARTMENT TO MAINTAIN.

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 CITYPARKS DEPARTMENT TO MAINTAIN.

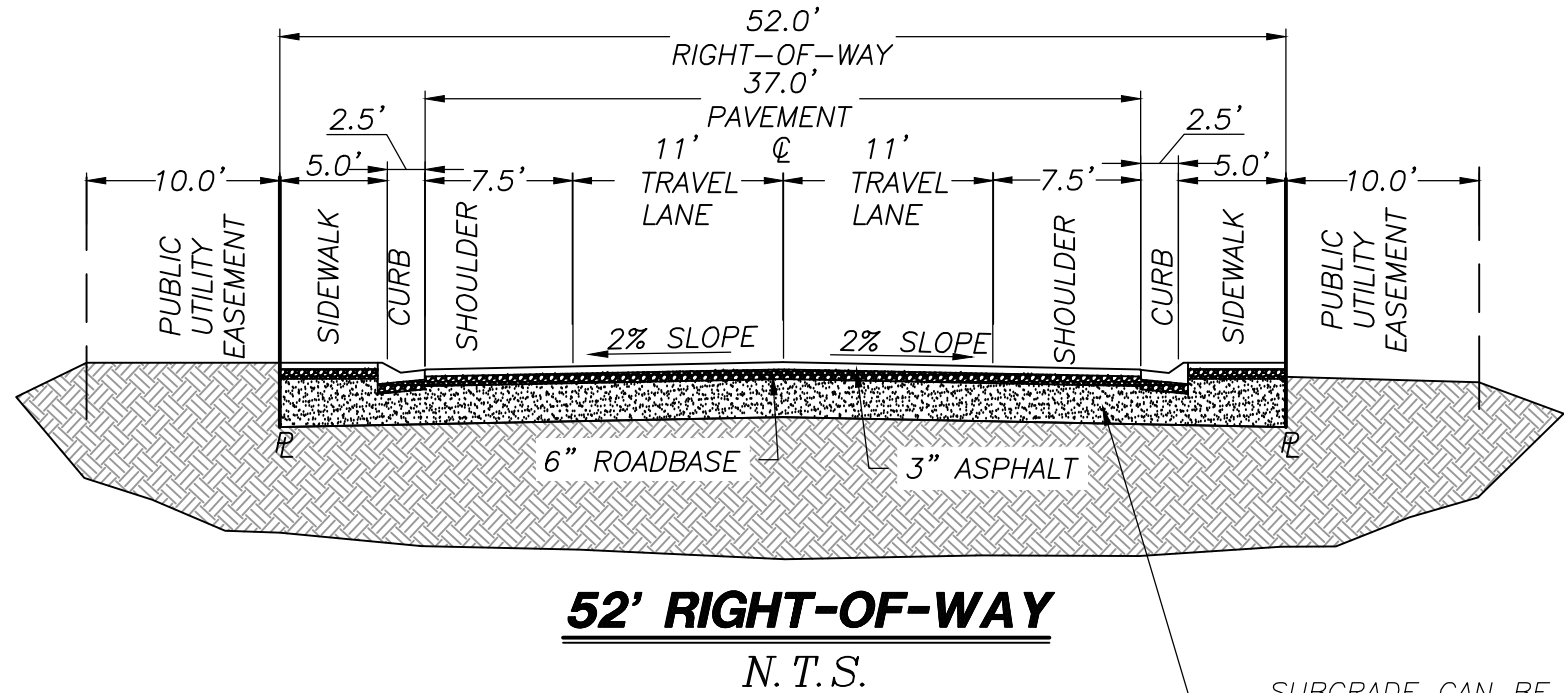
**LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH**

CURRENT OWNER: WESTERN MORTGAGE
REALTY COMPANY TO BE PURCHASED AND
DEVELOPED BY: MATT LOWE 1330 S 50 W
HURRICANE, UT 84737-2303



1	END OF CURB AND SIDEWALK	8	INSTALL STOP SIGN AND STREET SIGN SEE DETAIL "SS-102" & "SS-100" ON SHEET "DT2"
2	SIDEWALK INSTALLED WITH PID ROADS	9	INSTALL 25 MPH SPEED SIGN
3	INSTALL NEW 5' SIDEWALK	10	ADA RAMP INSTALLED WITH PID ROADS
4	INSTALL ADA RAMP	11	ROAD DEAD END SIGN
5	CURB & GUTTER INSTALLED WITH PID ROADS	12	INSTALL PLANTER STRIP
6	INSTALL NEW MODIFIED CURB & GUTTER		

THIS PLANSET INCLUDES PLANS TO INSTALL SEWER SERVICES ALONG THE 3630 WEST. THESE SERVICES ARE AN ADDITION TO THE OFFSITE UTILITIES INSTALLED WITH THE BASH PARKWAY ROAD PLANS. THE LOTS SHOWN IN THIS PLAN ARE FUTURE LOTS. THIS PLANSET IS NOT MEANT TO BE USED AS CONSTRUCTION DRAWING TO SUBDIVIDE THE PROPERTY.



SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84117
Phone: (435) 666-6301



SITE PLAN FOR:
PEACH SPRING ESTATES PHASE-I

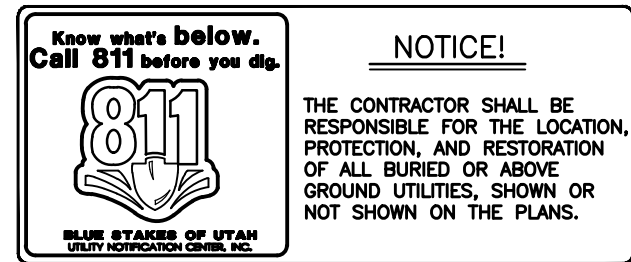
LOCATED IN SECTION 12, T42S, R14W, S1B4M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:

C2



NOTICE!

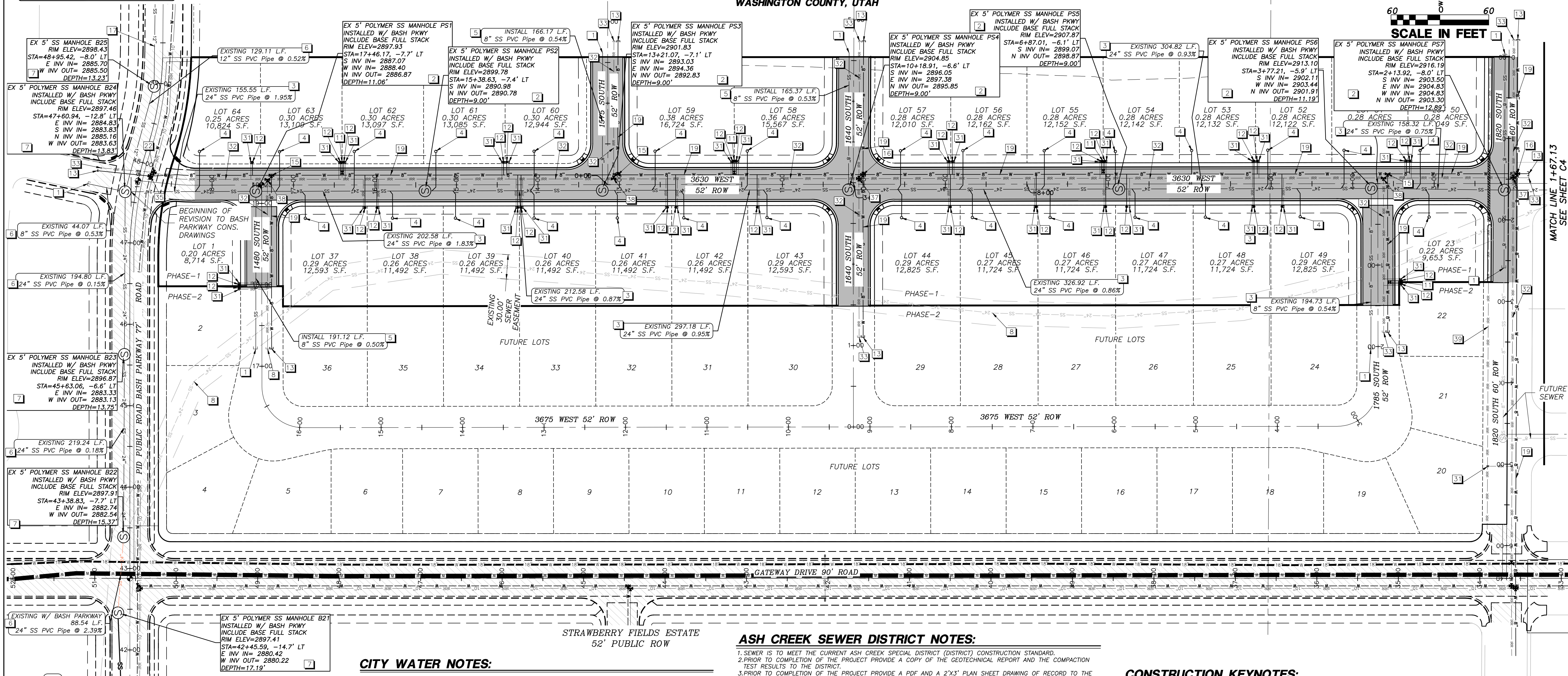
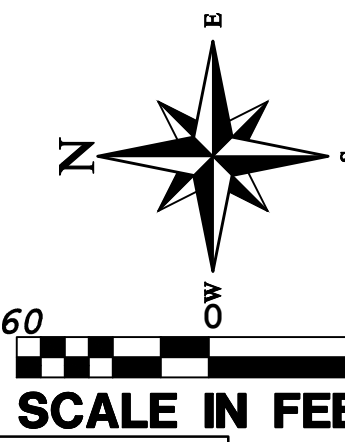
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFD-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.

SEWER PLAN-1 FOR: PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



INFOWEST, CATV/FIBER OPTIC NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@infowest.com FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@infowest.com
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CITY STREETS NOTES:

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

CENTURYLINK PHONE NOTES:

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 DEVELOPERS RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT BRAXTON. PETERSON@LUMEN.COM OR 385-479-7339 WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATION ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS COMMUNICATIONS NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIMETER OF 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 REGARDING CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

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 EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INTERFERENCE 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.

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.

ASH CREEK SEWER DISTRICT NOTES:

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

DOMINION ENERGY 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 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.

IRRIGATION:

31. INSTALL IRRIGATION METER
32. INSTALL IRRIGATION LINE
33. STUB IRRIGATION FOR FUTURE
34. EXISTING IRRIGATION LINE INSTALL WITH BASH PARKWAY
35. 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
36. IRRIGATION METER INSTALLED WITH BASHPARKWAY
37. INSTALL 4-WAY CLUSTER VALVE
38. INSTALL 3-WAY CLUSTER VALVE
39. INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50

CONSTRUCTION KEYNOTES:

WATER:

11. INSTALL NEW FIRE HYDRANT
12. INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS
13. STUB WATER LINE FOR FUTURE PHASE
14. INSTALL NEW 6" GATE VALVE
15. INSTALL 3-WAY VALVE CLUSTER
16. INSTALL 4-WAY VALVE CLUSTER
17. INSTALL PHASING VALVE
19. INSTALL WATER LINE (SIZE AS SHOWN)
20. EXISTING WATER LINE INSTALLED WITH BASH PARKWAY (SIZE AS SHOWN)
21. 3-WAY VALVE CLUSTER INSTALLED WITH GATEWAY DRIVE
22. 4-WAY VALVE CLUSTER INSTALLED WITH BASH PARKWAY
23. 4-WAY VALVE CLUSTER INSTALLED WITH GATEWAY DRIVE WATER LINE

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING 24" SEWER LINE (ABANDONED)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING 60" WATERLINE
- EXISTING 24" WATERLINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- EXISTING SEWER EASEMENT
- PROPOSED GRAVEL
- PROPOSED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL

SEWER:

1. EXISTING SEWER STUB
2. EXISTING SEWER MANHOLE INSTALLED WITH BASH PARKWAY ROADS (SIZE SHOWN)
3. EXISTING 24" SEWER MAIN
4. EXISTING 4" SEWER SERVICE LATERAL AND CLEANOUT
5. 8" SEWER MAIN INSTALLED BY DEVELOPER IN THE FUTURE

6. EXISTING SEWER MAIN INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
7. EXISTING SEWER MANHOLE INSTALLED WITH BASH PARKWAY ROADS (SIZE SHOWN)
8. EXISTING SEWER LINE TO BE ABANDONED

REVISIONS		DATE	BY
NO	DESCRIPTION		

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



SEWER PLAN-1 FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'
JOB NO:
642-001
SHEET NO:
C3

SEWER PLAN

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



BLUE STAPLES OF UTAH
NOT SHOWN ON THE PLANS.

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.

INFOWEST, CATV/FIBER OPTIC NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@infowest.com FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@infowest.com
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CITY STREETS NOTES:

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

CENTURYLINK PHONE NOTES:

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

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

TDS COMMUNICATIONS 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.

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.

HURRICANE CITY PARKS DEPARTMENT:

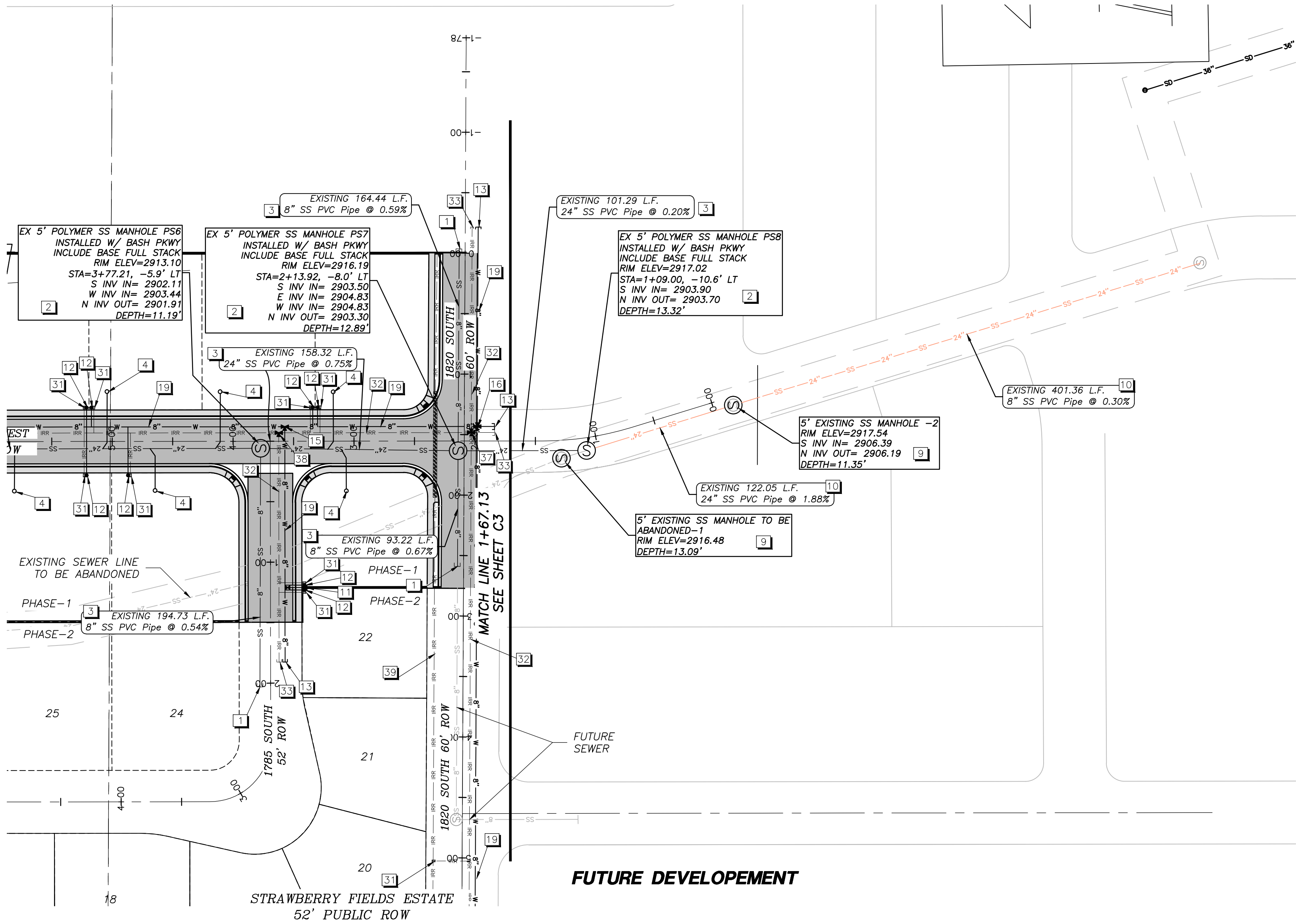
1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

DOMINION ENERGY 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 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" 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.

SEWER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING 24" SEWER LINE (ABANDONED)
- PROPOSED SEWER LINE (SIZE AS SHOWN)
- EXISTING 60" WATERLINE
- EXISTING 24" WATERLINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- EXISTING SEWER EASEMENT
- PROPOSED GRAVEL
- PROPOSED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL

SEWER:

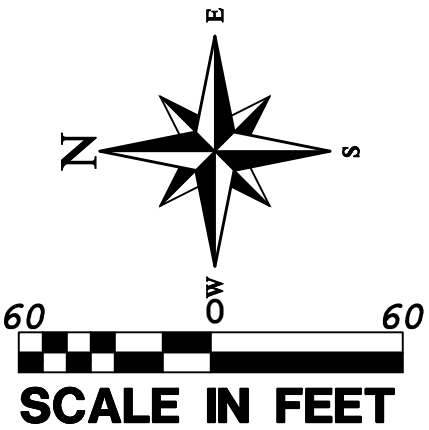
- 1 EXISTING SEWER STUB
- 2 EXISTING SEWER MANHOLE INSTALLED WITH BASH PARKWAY ROADS (SIZE SHOWN)
- 3 EXISTING 24" SEWER MAIN
- 4 EXISTING 4" SEWER SERVICE LATERAL AND CLEANOUT
- 5 8" SEWER MAIN INSTALLED BY DEVELOPER IN THE FUTURE
- 6 EXISTING SEWER MAIN INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
- 7 EXISTING SEWER MANHOLE INSTALLED WITH BASH PARKWAY ROADS (SIZE SHOWN)
- 8 EXISTING SEWER LINE TO BE ABANDONED
- 9 EXISTING SEWER MANHOLE
- 10 EXISTING SEWER MAIN

WATER:

- 11 INSTALL NEW FIRE HYDRANT
- 12 INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS
- 13 STUB WATER LINE FOR FUTURE PHASE
- 14 INSTALL NEW 6" GATE VALVE
- 15 INSTALL 3-WAY VALVE CLUSTER
- 16 INSTALL 4-WAY VALVE CLUSTER
- 17 INSTALL PHASING VALVE
- 19 INSTALL WATER LINE (SIZE AS SHOWN)
- 20 EXISTING WATER LINE INSTALLED WITH BASH PARKWAY (SIZE AS SHOWN)
- 21 3-WAY VALVE CLUSTER INSTALLED WITH GATEWAY DRIVE
- 22 4-WAY VALVE CLUSTER INSTALLED WITH BASH PARKWAY
- 23 4-WAY VALVE CLUSTER INSTALLED WITH GATEWAY DRIVE WATER LINE

IRRIGATION:

- 31 INSTALL IRRIGATION METER
- 32 INSTALL IRRIGATION LINE
- 33 STUB IRRIGATION FOR FUTURE
- 34 EXISTING IRRIGATION LINE INSTALL WITH BASH PARKWAY
- 35 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
- 36 IRRIGATION METER INSTALLED WITH BASHPARKWAY
- 37 INSTALL 4-WAY CLUSTER VALVE
- 38 INSTALL 3-WAY CLUSTER VALVE
- 39 INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50



PROVALUE ENGINEERING, INC.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 668-0861



SEWER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C4

SEWER PLAN-2

See notes below.
Call 811 before you dig.

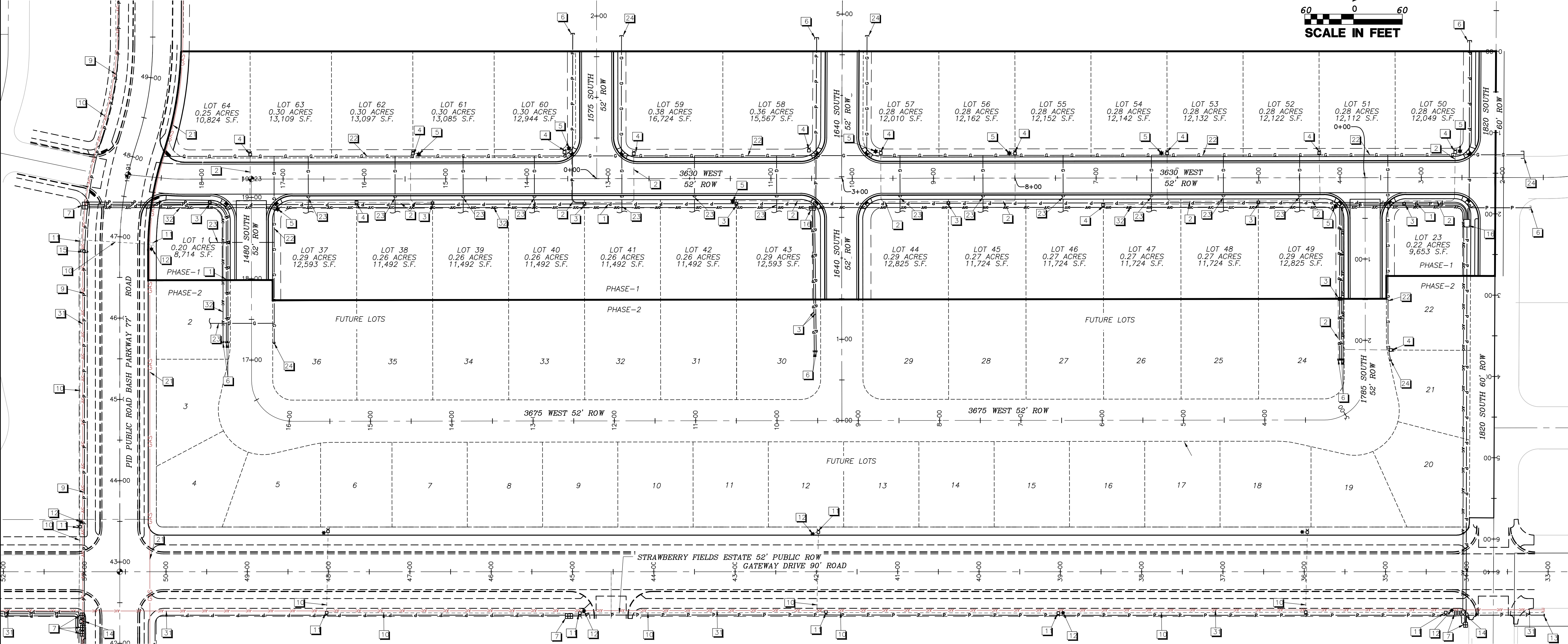
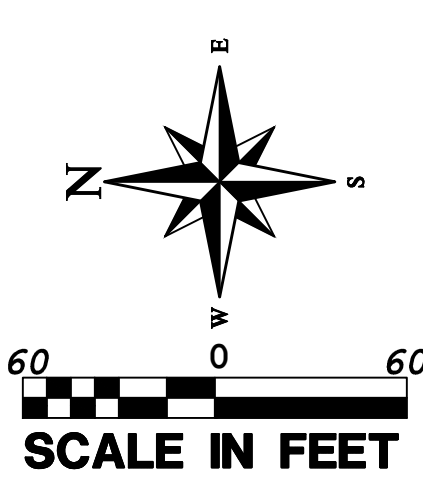

BLUE STAKES OF UTAH
SURVEYING & MAPPING, INC.

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.

COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



CONSTRUCTION KEYNOTES:

- POWER:**
 - 1 DIXIE POWER TO INSTALL PRIMARY POWER
 - 2 DIXIE POWER TO INSTALL SECONDARY POWER
 - 3 DIXIE POWER TO INSTALL TRANSFORMER
 - 4 DIXIE POWER TO INSTALL SECONDARY BOX
 - 5 DIXIE POWER TO INSTALL STREET LIGHT
 - 6 STUB FOR FUTURE USE
 - 7 PHASE VAULT TO BE INSTALLED WITH PID ROADS
 - 8 NOT USED
 - 9 PRIMARY POWER INSTALLED WITH PID ROAD
 - 10 SECONDARY POWER INSTALLED WITH PID ROAD
 - 11 SECONDARY BOX INSTALLED WITH PID ROAD
 - 12 STREETLIGHT INSTALLED WITH PID ROAD
 - 13 STUB INSTALLED WITH PID ROADS
 - 14 EXISTING TRANSFORMER INSTALLED WITH PID ROADS
 - 15 EXISTING OVERHEAD ELECTRIC POLE
 - 16 INSTALL PHASE VAULT
- GAS:**
 - 21 EXISTING GAS LINE INSTALLED WITH PID ROAD
 - 22 INSTALL GAS LINE
 - 23 INSTALL GAS LATERAL
 - 24 STUB GAS FOR FUTURE USE
- COMMUNICATION:**
 - 31 EXISTING COMMUNICATION LINES INSTALLED WITH PID ROAD
 - 32 PROPOSED COMMUNICATION LINES

NOTE:- ALL UTILITIES PER HURRICANE CITY STANDARDS.

POWER NOTES:

- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
- ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
- IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
- ALL JUC TRENCHES SHALL BE BACKFILLED AND 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.
- ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
- ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
- OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (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.
- PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON OUR METERING STANDARDS AND INSTALLATION GUIDELINES.

TDS COMMUNICATIONS NOTES:

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

CENTURYLINK PHONE NOTES:

- 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.
- ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER'S RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
- CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
- 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:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (11555 E. 350 N., ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE 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.**
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDULING OF INSTALLATION.
- ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS 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.

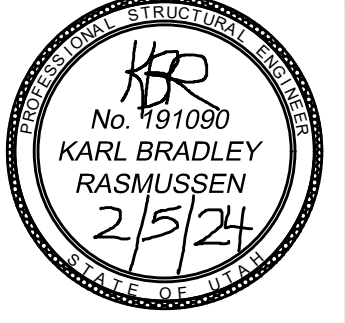
LEGEND

- ADJACENT PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED COMMUNICATION LINE
- EXISTING COMMUNICATION LINE
- EXISTING PRIMARY POWER
- PROPOSED PRIMARY POWER
- PROPOSED SECONDARY POWER
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED STREETLIGHT
- PROPOSED POWER TRANSFORMER
- PROPOSED SECONDARY BOX
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PAVEMENT INSTALLED WITH PID ROADS

COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

REVISIONS		DATE	BY
NO	DESCRIPTION		

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



COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C5

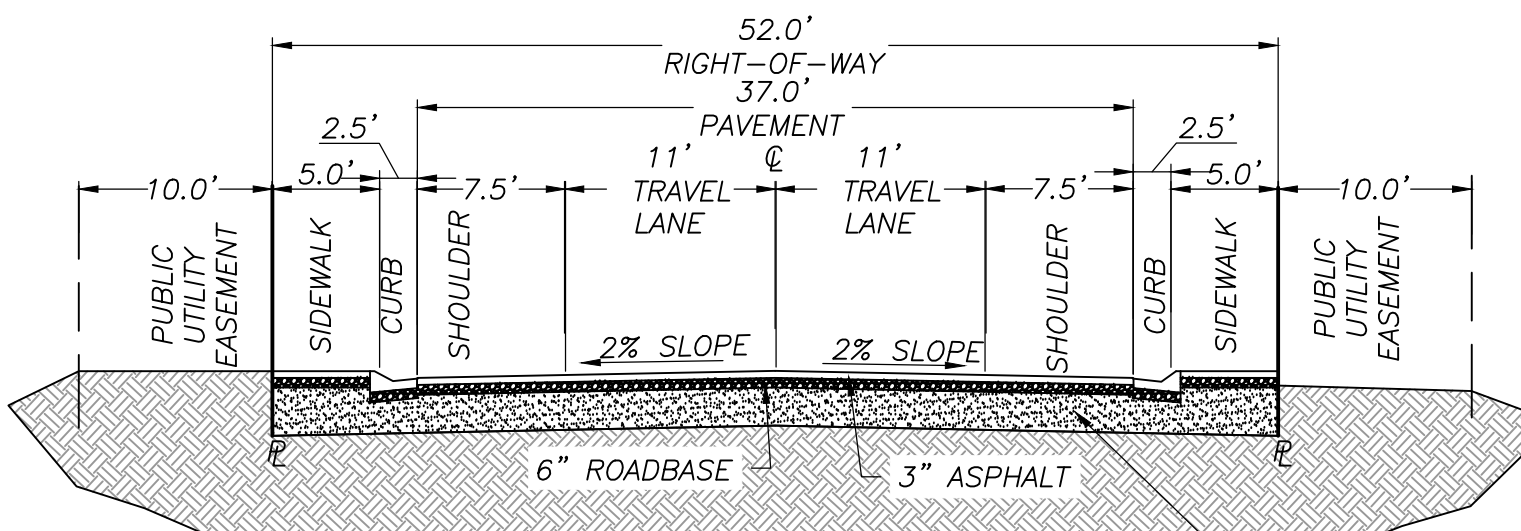
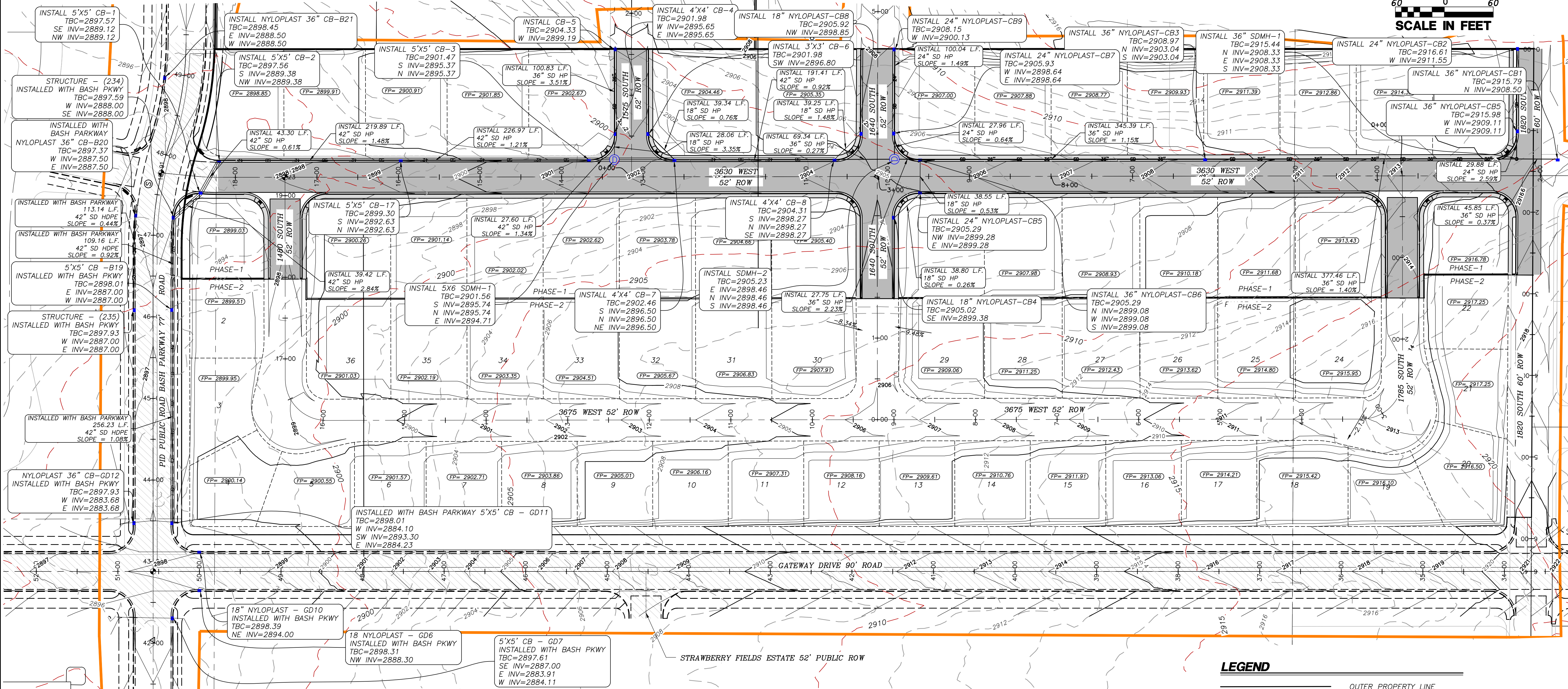
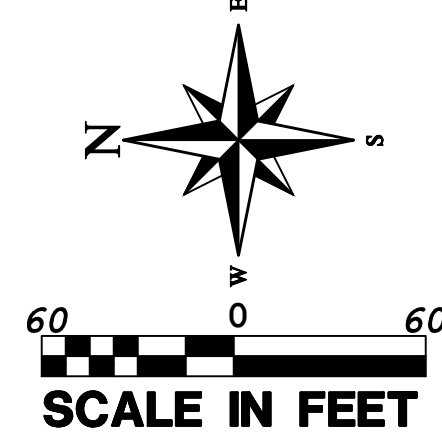
811 before you dig

NOTICE!

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GRADING PLAN FOR: PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



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

SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.

LEGEND	
	OUTER PROPERTY LINE
	FUTURE PROPERTY LINE
	CENTER LINE
	SECTION LINE
	PROPOSED 10' PUBLIC UTILITY EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	FUTURE ROW LINE
	FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
	PROPOSED GRAVEL

PROVALUE ENGINEERING, INC.
Engineers, Land Surveyors - Land Planners
20 South 950 West, Suite 101
Hurricane, Utah 84501
Phone: (435) 668-8801

REVISIONS

NO.	DESCRIPTION	DATE	BY

GRADING PLAN FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C6

See notes below.
Call 811 before you dig.

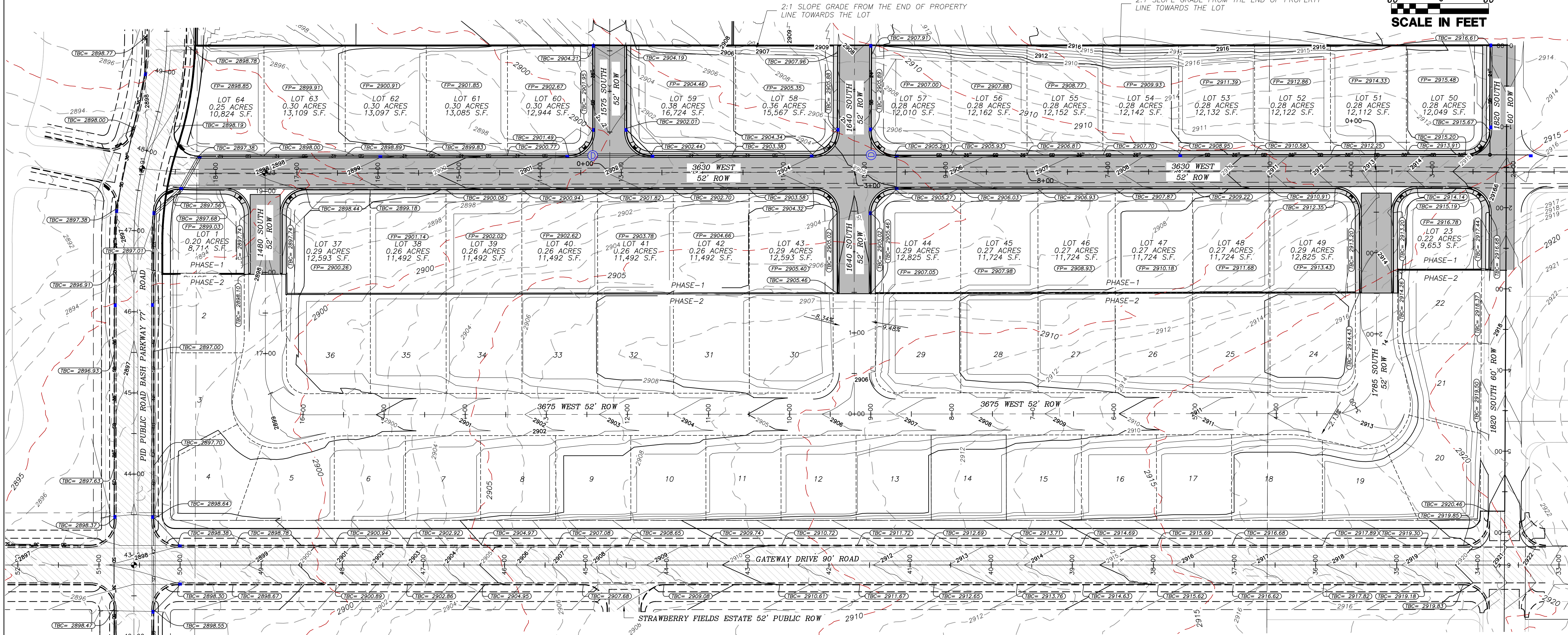
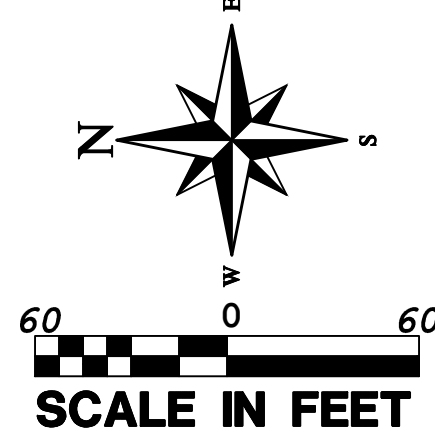

Utah
811
Before You Dig

NOTICE!

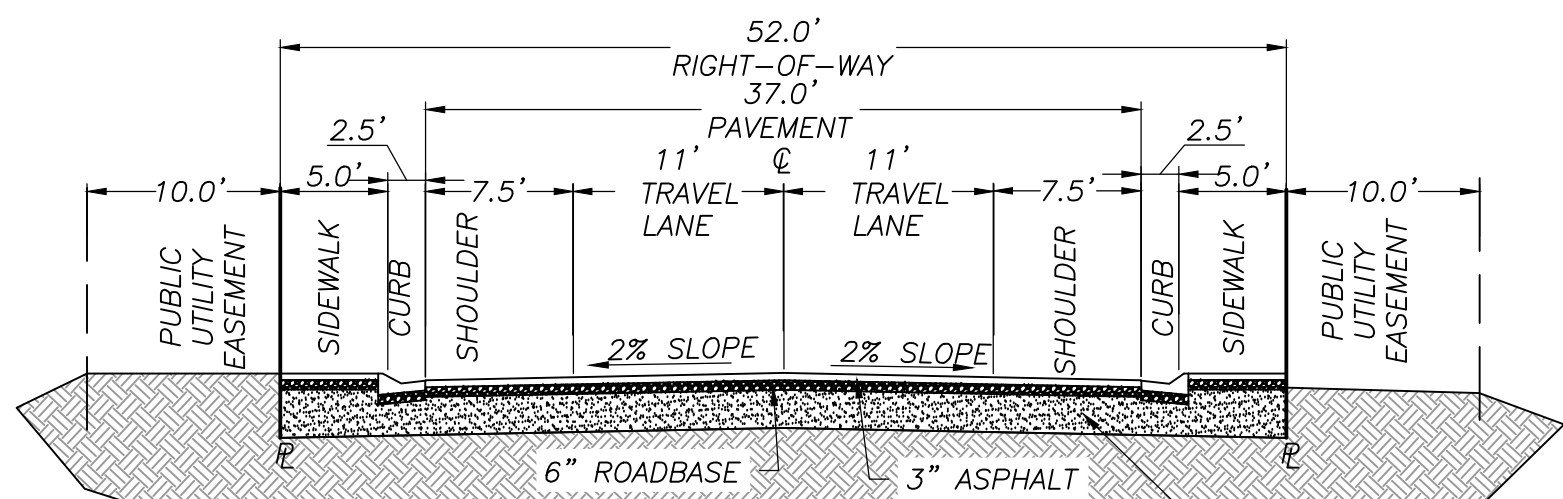
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

GRADING PLAN WITH TBC ELEVATIONS FOR: PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



Cut/Fill Summary						
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG (2)	1.000	1.000	1366313 Sq. Ft.	41231.85 Cu. Yd.	50829.79 Cu. Yd.	9597.94 Cu. Yd.<Fill>
Totals			1366313 Sq. Ft.	41231.85 Cu. Yd.	50829.79 Cu. Yd.	9597.94 Cu. Yd.<Fill>



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

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LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER
INSTALLED WITH PID ROADS
- PROPOSED 36" STORM MAIN
- PROPOSED 24" STORM MAIN
- PROPOSED INLET
- PROPOSED STORM MANHOLE

PROPOSED FOOTPAD ELEVATIONPROPOSED TBC ELEVATIONPROPOSED PAVEMENTPROPOSED SIDEWALK

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

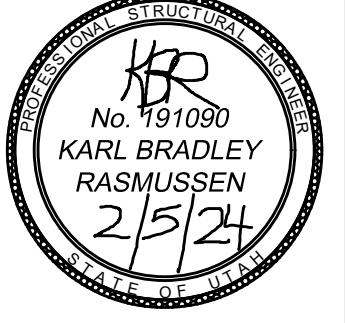
Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 101

Hurricane City, Utah 84501

Phone: (435) 668-6801





GRADING PLAN WITH TBC ELEVATIONS FOR:
PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

JOB NO:
642-001

SHEET NO:
C7

GRADING PLAN WITH TBC ELEVATIONS



NOTICE!

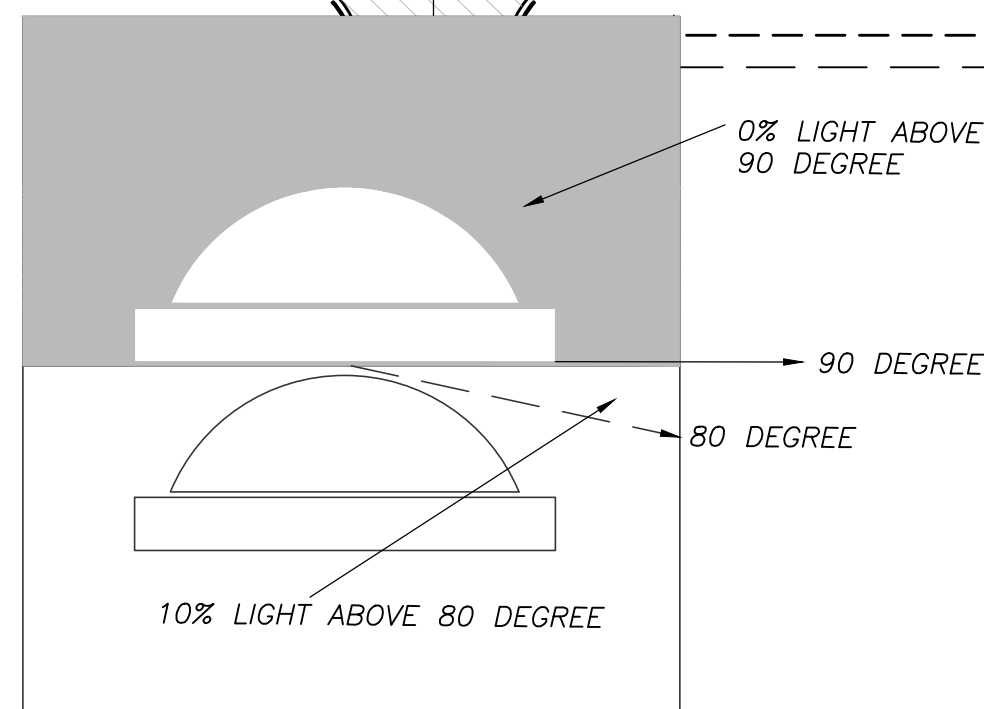
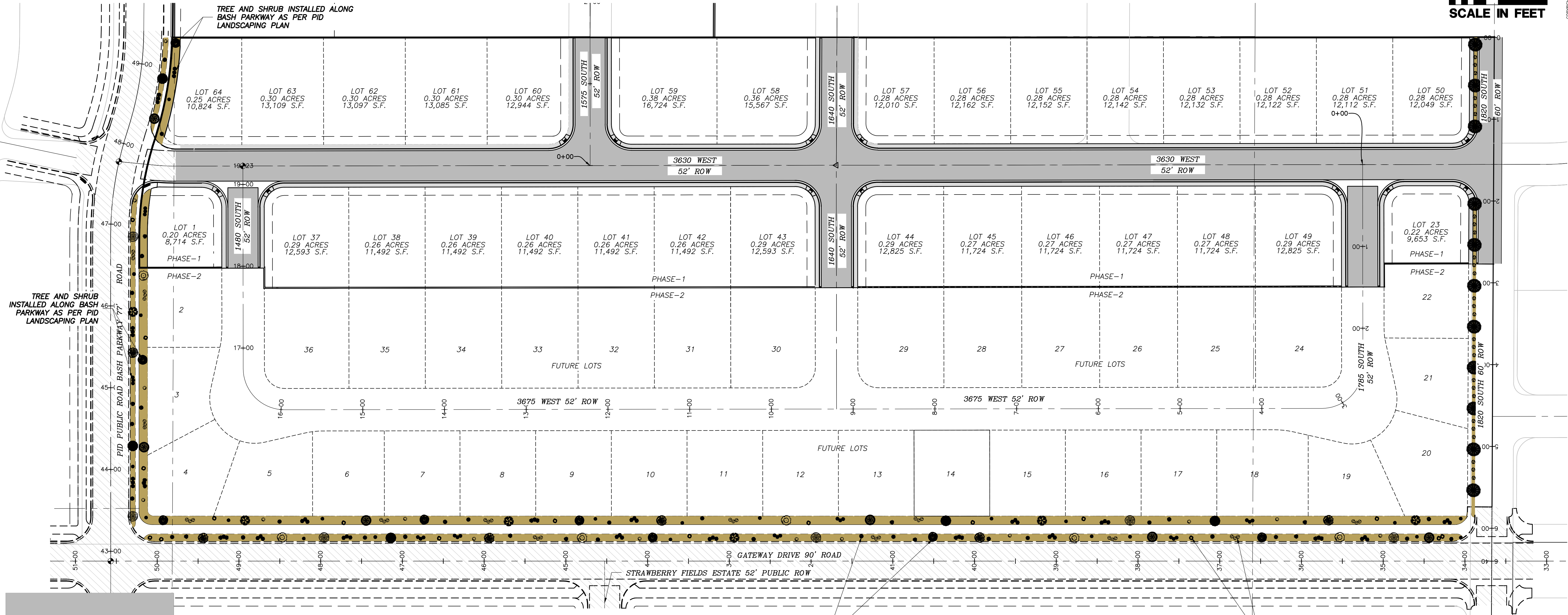
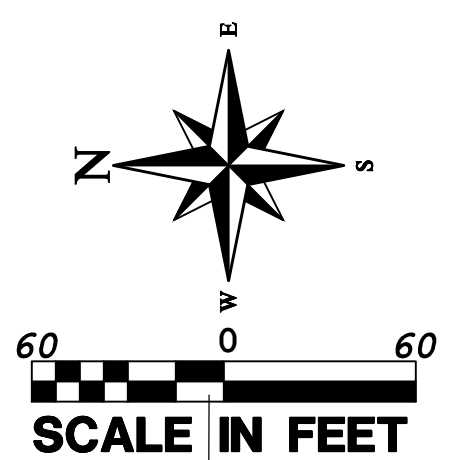
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NOTE:

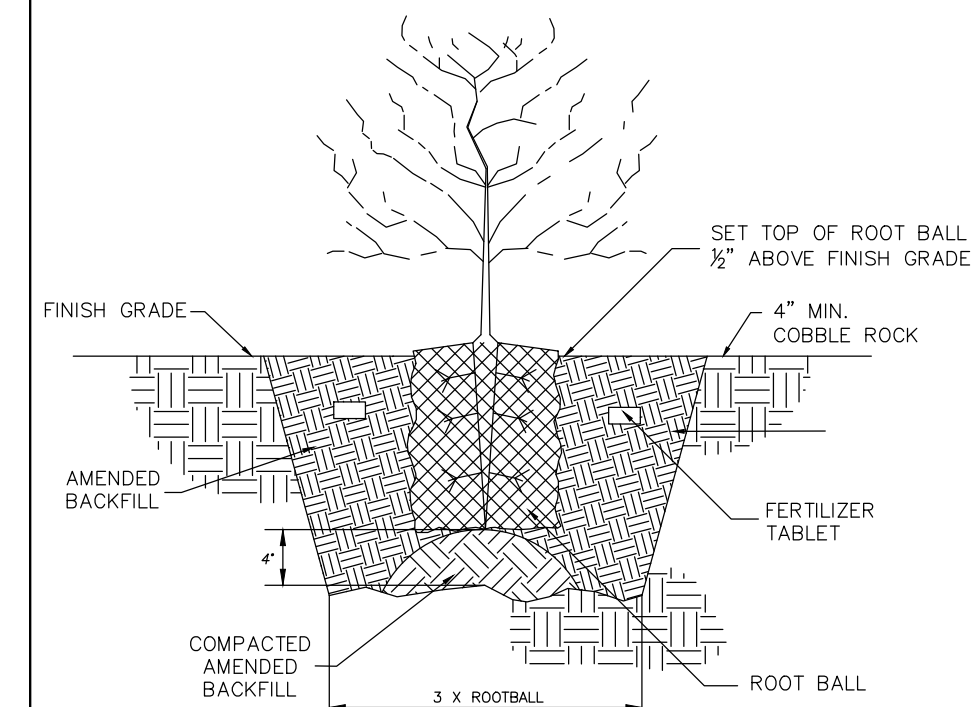
- LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL.
- HOA TO MAINTAIN PARK STRIPS

LANDSCAPE PLAN FOR: PEACH SPRING ESTATES PHASE-1

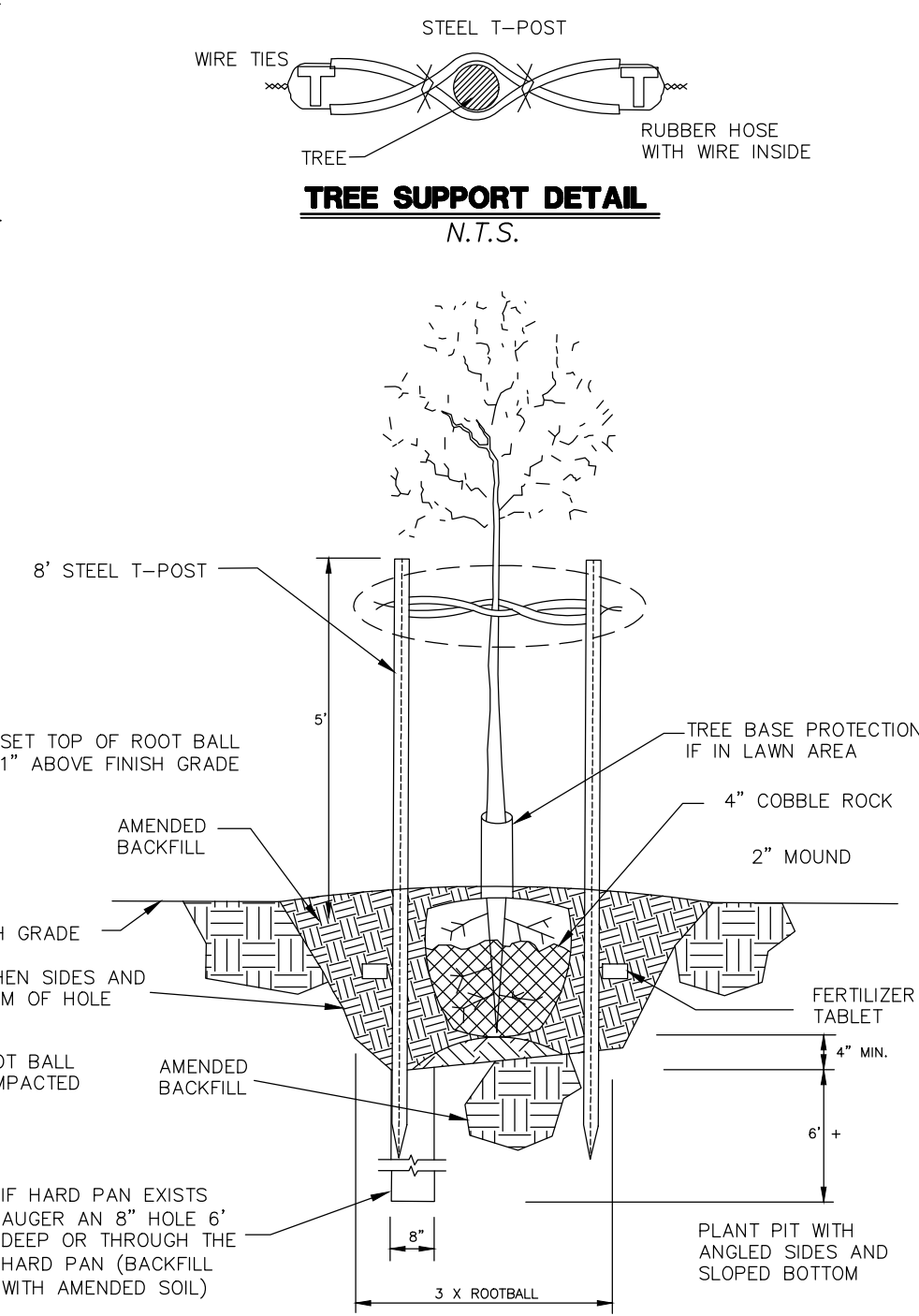
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



FULL CUTOFF LIGHT DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

TREE AND SHRUB INSTALLED ALONG GATEWAY DRIVE AS PER PID LANDSCAPING PLAN

LANDSCAPE NOTES:

- VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.
- 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.
- PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

PLANT SCHEDULE PER PID ROAD LANDSCAPING PLAN

TYPE	SIZE	SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (D)	SIZE (W)	QUANTITY
TREE-1	2" CAL	●	CHINESE PISTACHE PISTACHIA CHINENSIS	25"-35"	25"-35"	6
TREE-2	2" CAL	●	SOUTHERN LIVE OAK QUERCUS VIRGINIA	50"	80"	16
TREE-3	1" CAL	●	OLIVE OLEA EUROPAEA	25"	25"	6
TREE-4	2" CAL	●	SILK TREE ALBIZIA JULIBRISIN	30"	30"	6
TREE-5	1" CAL	●	YELLOW BIRD OF PARADISE CAESALPINIA GILLIESII	8.5"	8.5"	6
TREE-6	1" CAL	●	DESERT WILLOW CHILOPSIS LINEARIS	20"	10"	6
TREE-7	2" CAL	●	MONSIEUR PINE PINUS ELEGICA	50"	20"	6
SHRUB-1	5 GAL	●	BIG SAGEBRUSH ARTENEMSA TRICANTATA	36"	48"	14
SHRUB-2	1 GAL	●	COTONEASTER COTONEASTER SP.	24"	12"	17
SHRUB-3	5 GAL	●	DORR SAGE SALVIA DORR	36"	24"	24
SHRUB-4	5 GAL	●	FERNBUSH CHAMADENDRA MELLEIFOLIUM	48"	36"	17
SHRUB-5	5 GAL	●	BLUEBERRY CARYOPTERIS INCAUNA	36"	36"	15
SHRUB-6	5 GAL	●	FREMONT INDIGO BUSH DALEA PULCHRA	36"	36"	46
SHRUB-7	5 GAL	●	LITTLE OLIVE OLEA EUROPAEA	24"	24"	14
SHRUB-8	1 GAL	●	MEXICAN BUSH SAGE SALVIA LEUCANTHIA	24"	36"	27
SHRUB-9	5 GAL	●	OLEANDER NERIUM SP.	12"	12"	0
SHRUB-10	1 GAL	●	RED YUCCA HESPEROLAE PARVIFLORA	48"	36"	66

TREE AND SHRUB INSTALLED ALONG GATEWAY DRIVE AS PER PID LANDSCAPING PLAN

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PAVEMENT INSTALLED WITH PID ROADS
- LANDSCAPING AS PER PID ROAD PLANS

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



LANDSCAPE PLAN FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=60'

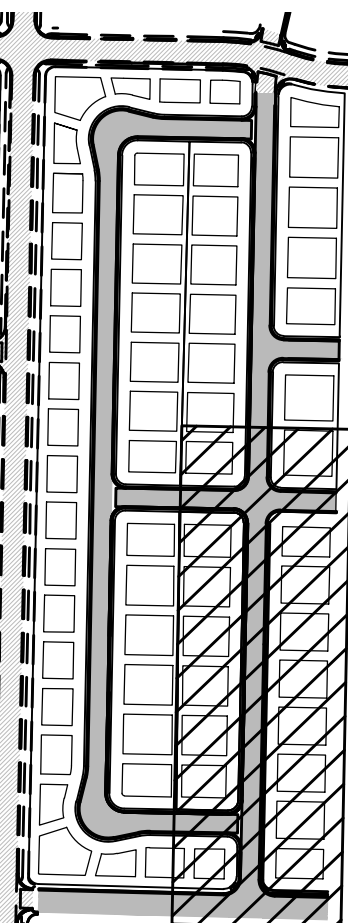
JOB NO.
642-001

SHEET NO:
L1

Know where below.
Call 811 before you dig.

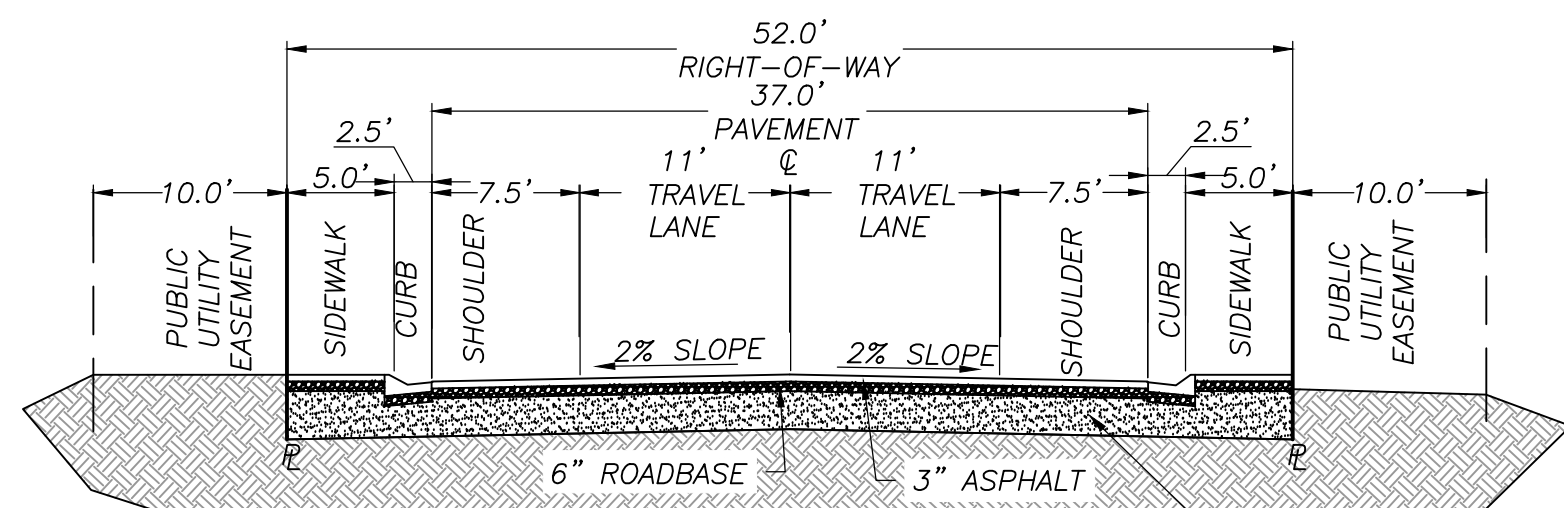
NOTICE!

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.



KEY MAP

N.T.S.

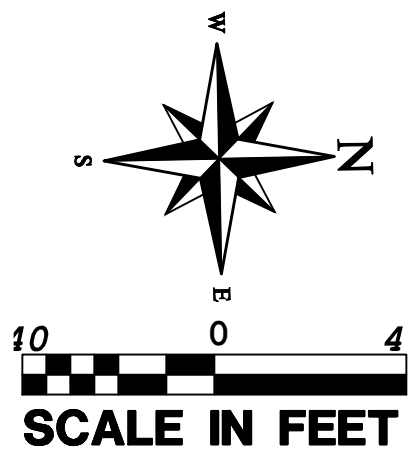


52' RIGHT-OF-WAY

N.T.S.

PLAN & PROFILE FOR: 3630 WEST-1

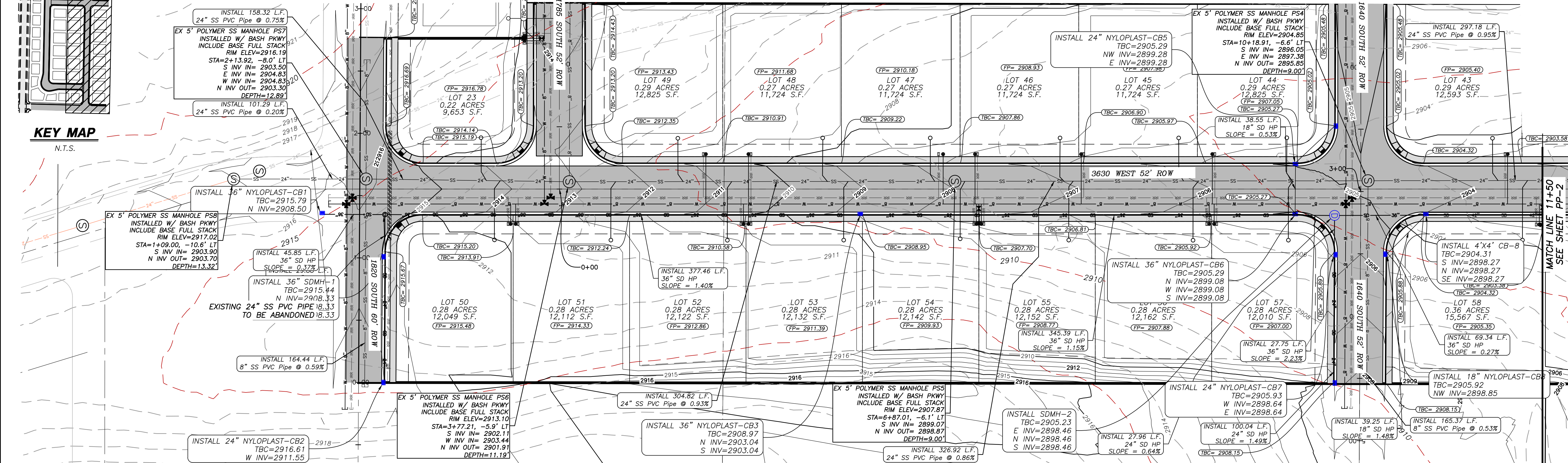
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



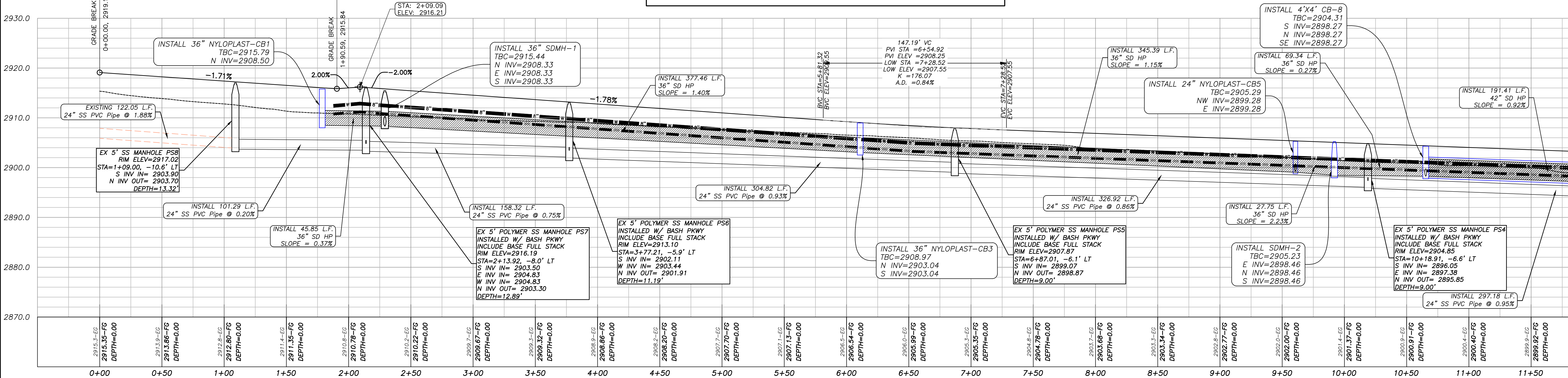
LEGEND

OUTER PROPERTY LINE	=====	FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
PROPERTY LINE	=====	PROPOSED GRAVEL
CENTER LINE	=====	PROPOSED MAJOR CONTOUR
SECTION LINE	=====	PROPOSED MINOR CONTOUR
PROPOSED 10' PUBLIC UTILITY EASEMENT	=====	PROPOSED REROUTED 24" SEWER MANHOLE
EXISTING SEWER EASEMENT	=====	EXISTING 24" SEWER MANHOLE
EXISTING MINOR CONTOUR	=====	SEWER LATERAL
EXISTING MAJOR CONTOUR	=====	
EXISTING 24" SEWER LINE	=====	
PROPOSED REROUTED 24" SEWER LINE	=====	
PROPOSED REROUTED 8" SEWER LINE	=====	

SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.



PROFILE VIEW: 3630 WEST - 0+00 TO 9+50
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



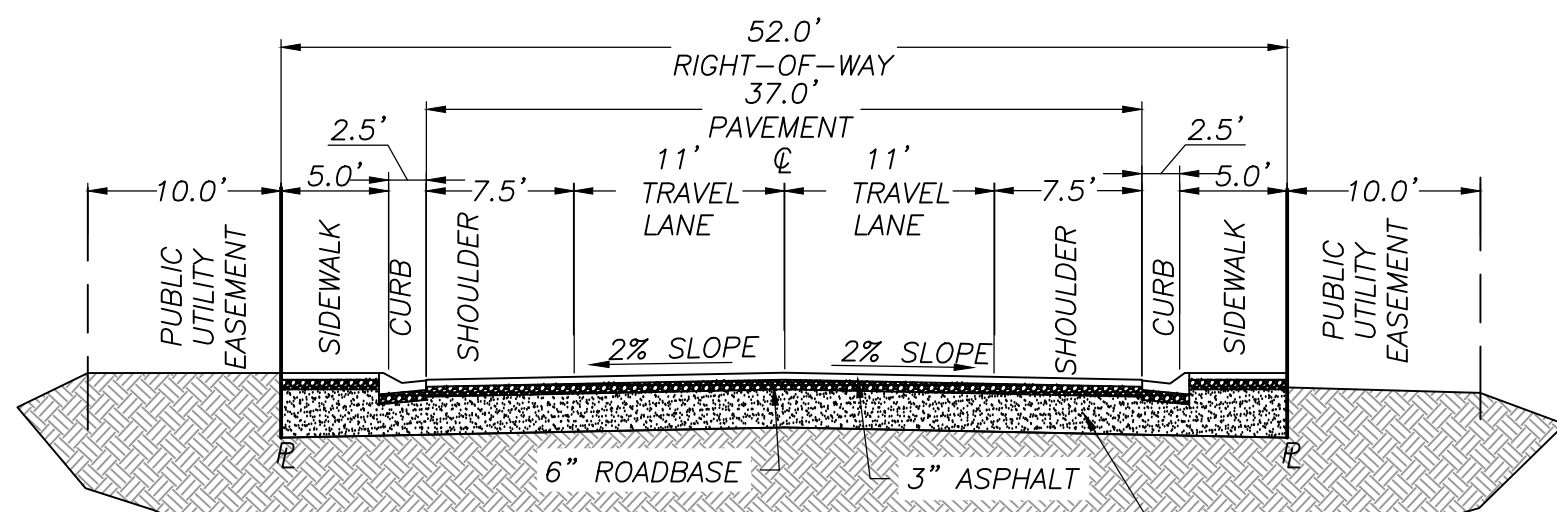
REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 688-8801



PLAN AND PROFILE FOR:
3630 WEST-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=40'
JOB NO.
642-001
SHEET NO:
PP-1

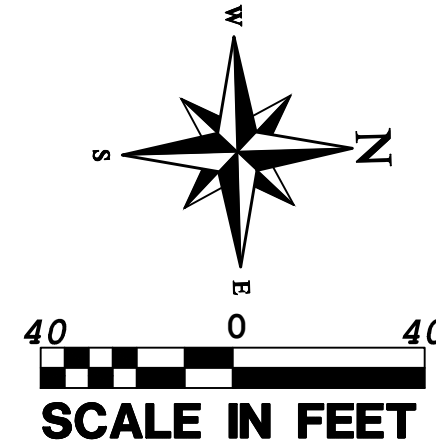


52' RIGHT-OF-WAY
N.T.S.

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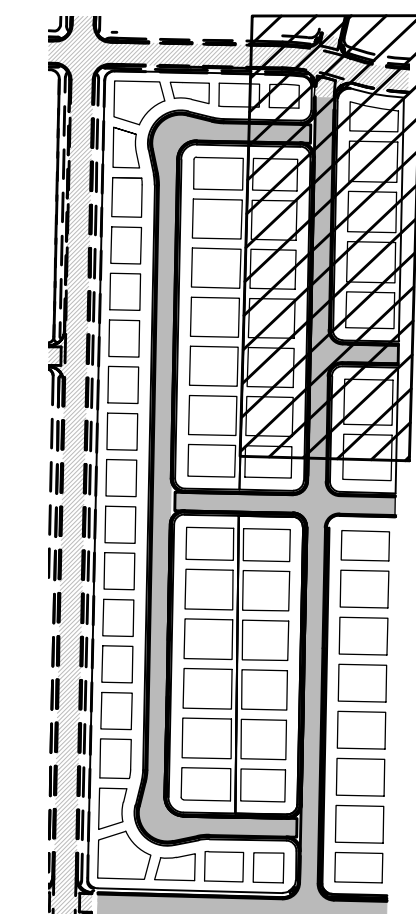
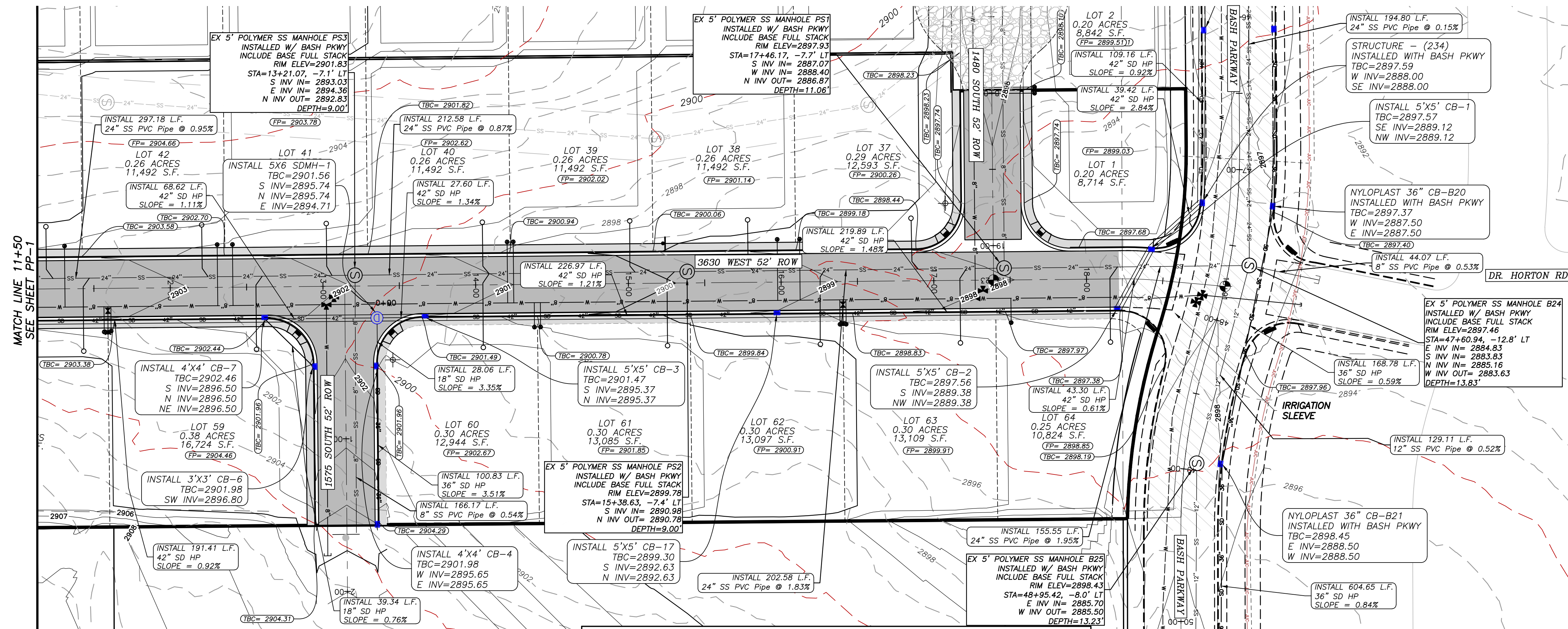
PLAN & PROFILE FOR: 3630 WEST-2

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



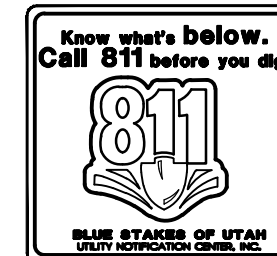
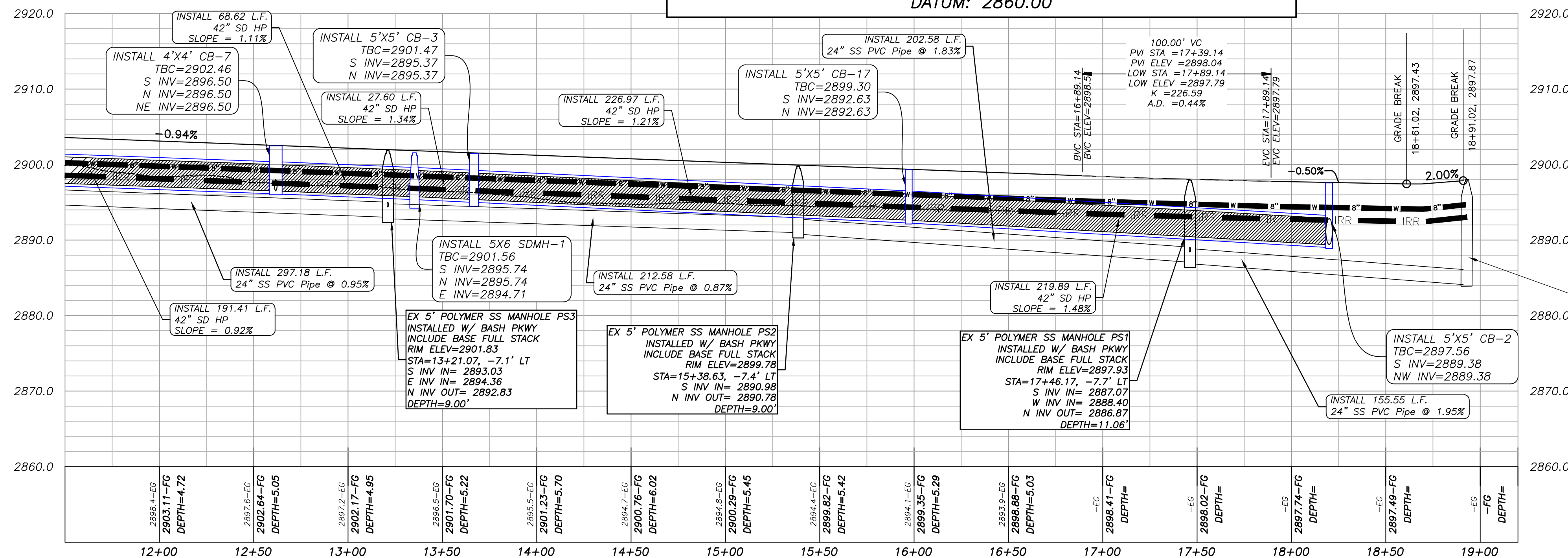
LEGEND

OUTER PROPERTY LINE	-----	FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
PROPERTY LINE	-----	PROPOSED GRAVEL
CENTER LINE	-----	
SECTION LINE	-----	PROPOSED MAJOR CONTOUR
PROPOSED 10' PUBLIC UTILITY EASEMENT	-----	PROPOSED MINOR CONTOUR
EXISTING SEWER EASEMENT	-----	PROPOSED REROUTED 24" SEWER MANHOLE
EXISTING MINOR CONTOUR	-----	EXISTING 24" SEWER MANHOLE
EXISTING MAJOR CONTOUR	-----	SEWER LATERAL
EXISTING 24" SEWER LINE	-----	PROPOSED REROUTED 24" SEWER LINE
	-----	PROPOSED REROUTED 8" SEWER LINE



KEY MAP
N.T.S.

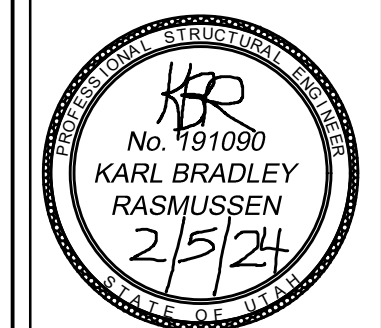
PROFILE VIEW: 3630 WEST - 9+50 TO 17+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2860.00



NOTICE!
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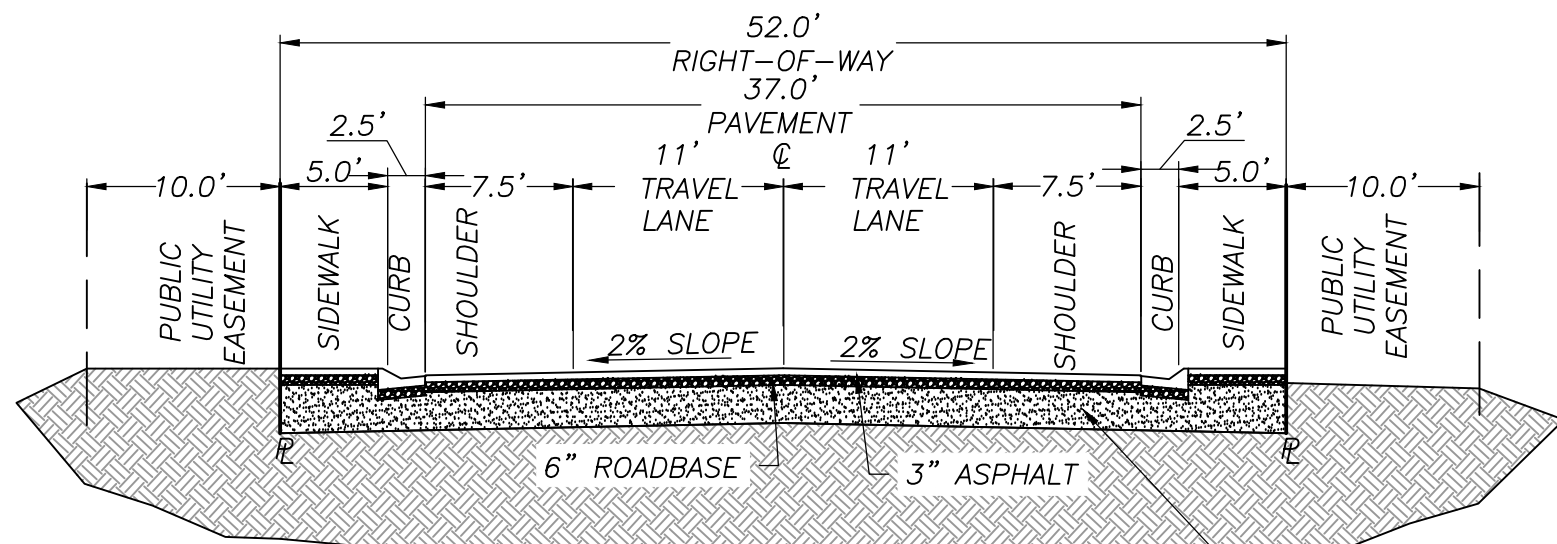
REVISIONS	DATE	BY
NO		

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



PLAN AND PROFILE FOR:
3630 WEST-2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

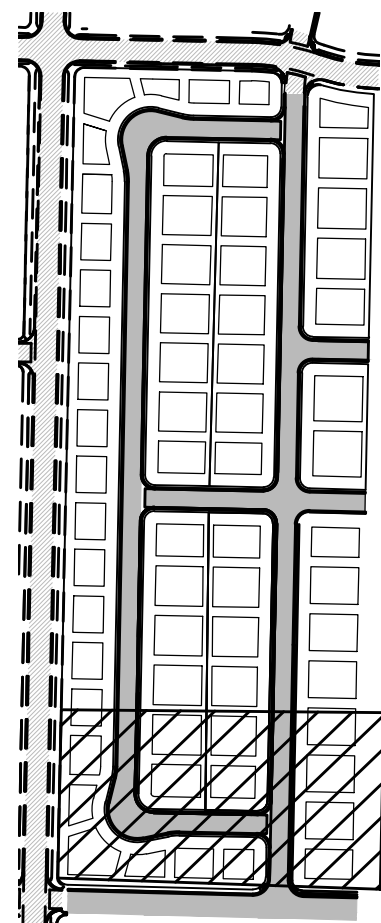
DATE: 02/05/2024
SCALE: 1"=40'
JOB NO.
642-001
SHEET NO:
PP-2



52' RIGHT-OF-WAY

N.T.S.

SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.

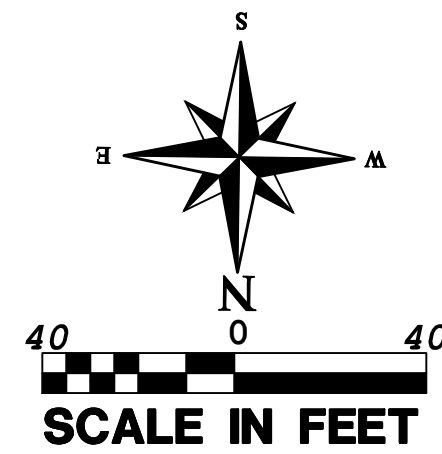


KEY MAP

N.T.S.

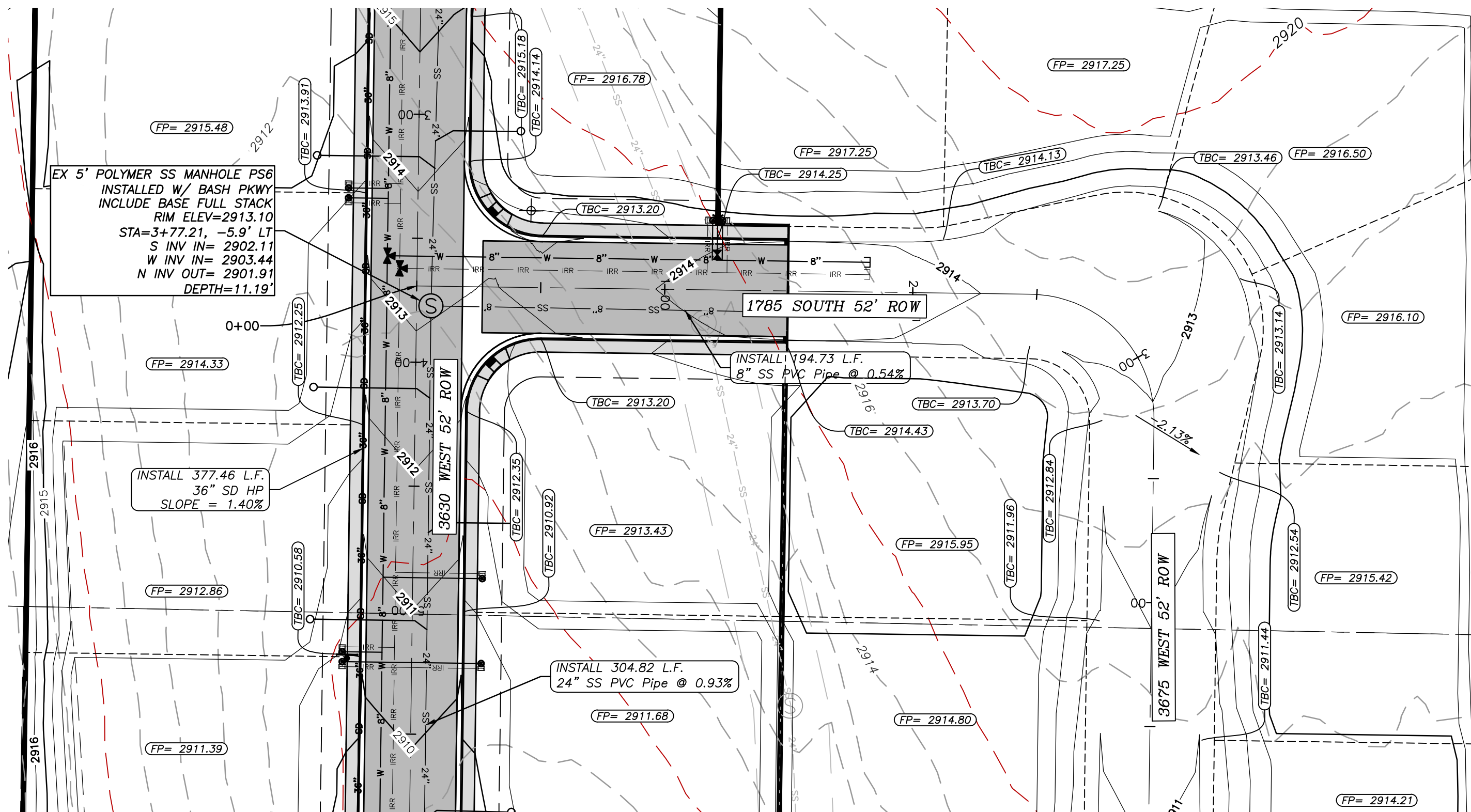
PLAN & PROFILE FOR: 1785 SOUTH

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



LEGEND

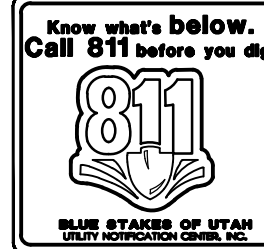
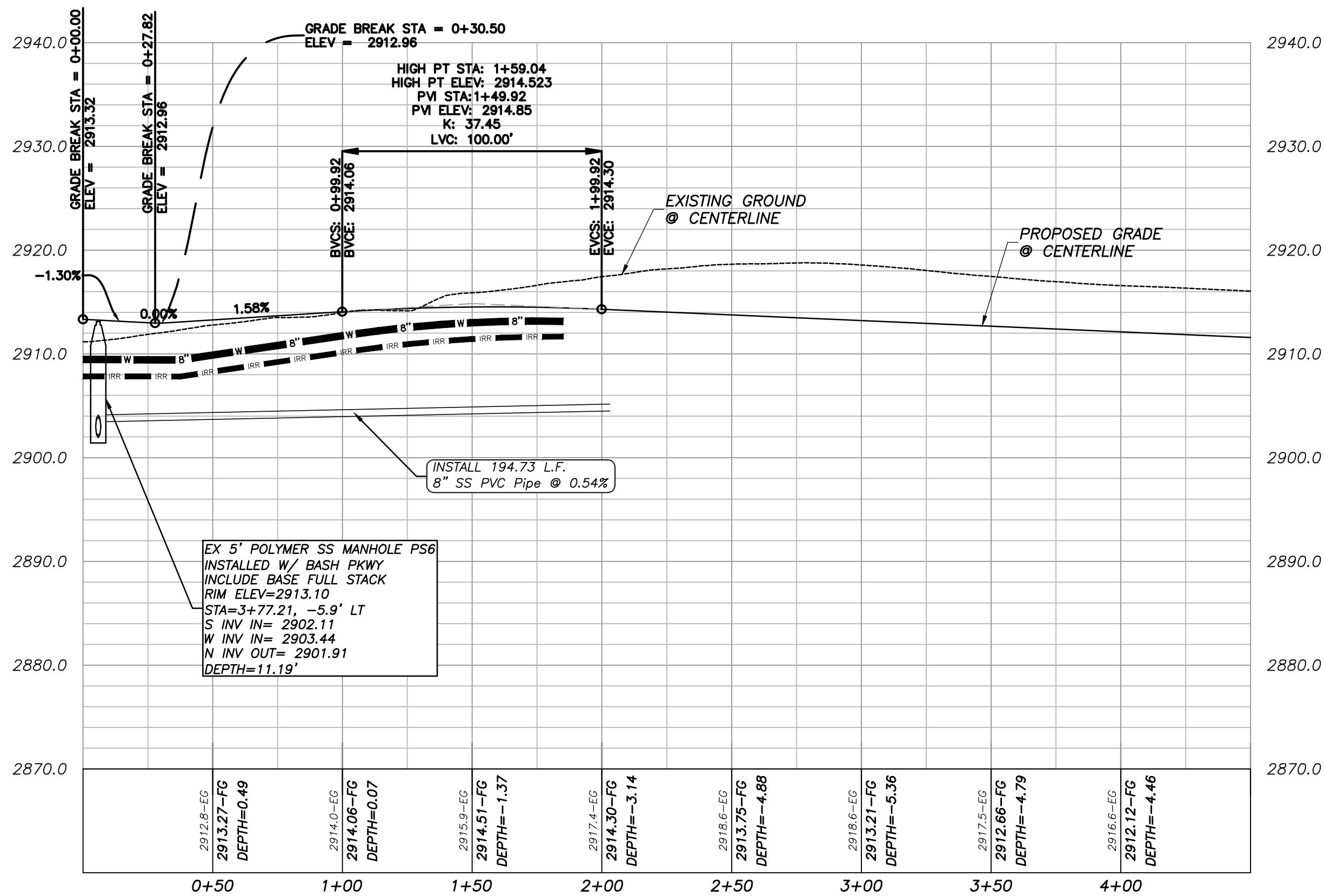
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-----	PROPERTY LINE	[Pattern]	PROPOSED GRAVEL
-----	CENTER LINE	-----	PROPOSED MAJOR CONTOUR
-----	SECTION LINE	-----	PROPOSED MINOR CONTOUR
-----	PROPOSED 10' PUBLIC UTILITY EASEMENT	(S)	PROPOSED REROUTED 24" SEWER MANHOLE
-----	EXISTING SEWER EASEMENT	(S)	EXISTING 24" SEWER MANHOLE
-----	EXISTING MINOR CONTOUR	(S)	SEWER LATERAL
-----	EXISTING MAJOR CONTOUR	SS 24"	PROPOSED REROUTED 24" SEWER LINE
SS 24"	EXISTING 24" SEWER LINE	SS 8"	PROPOSED REROUTED 8" SEWER LINE



PROFILE VIEW: 1785 SOUTH - 0+00 TO 4+64.20

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

DATUM: 2870.00

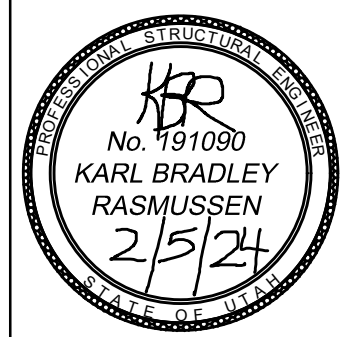


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NO	REVISIONS	DESCRIPTION	DATE	BY

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



PLAN AND PROFILE FOR:
1785 SOUTH

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-3

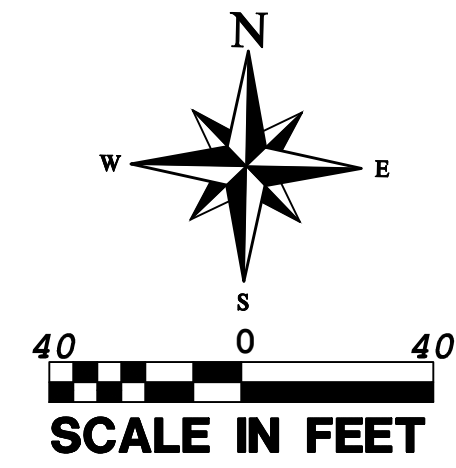
PLAN & PROFILE SHEET

**LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH**

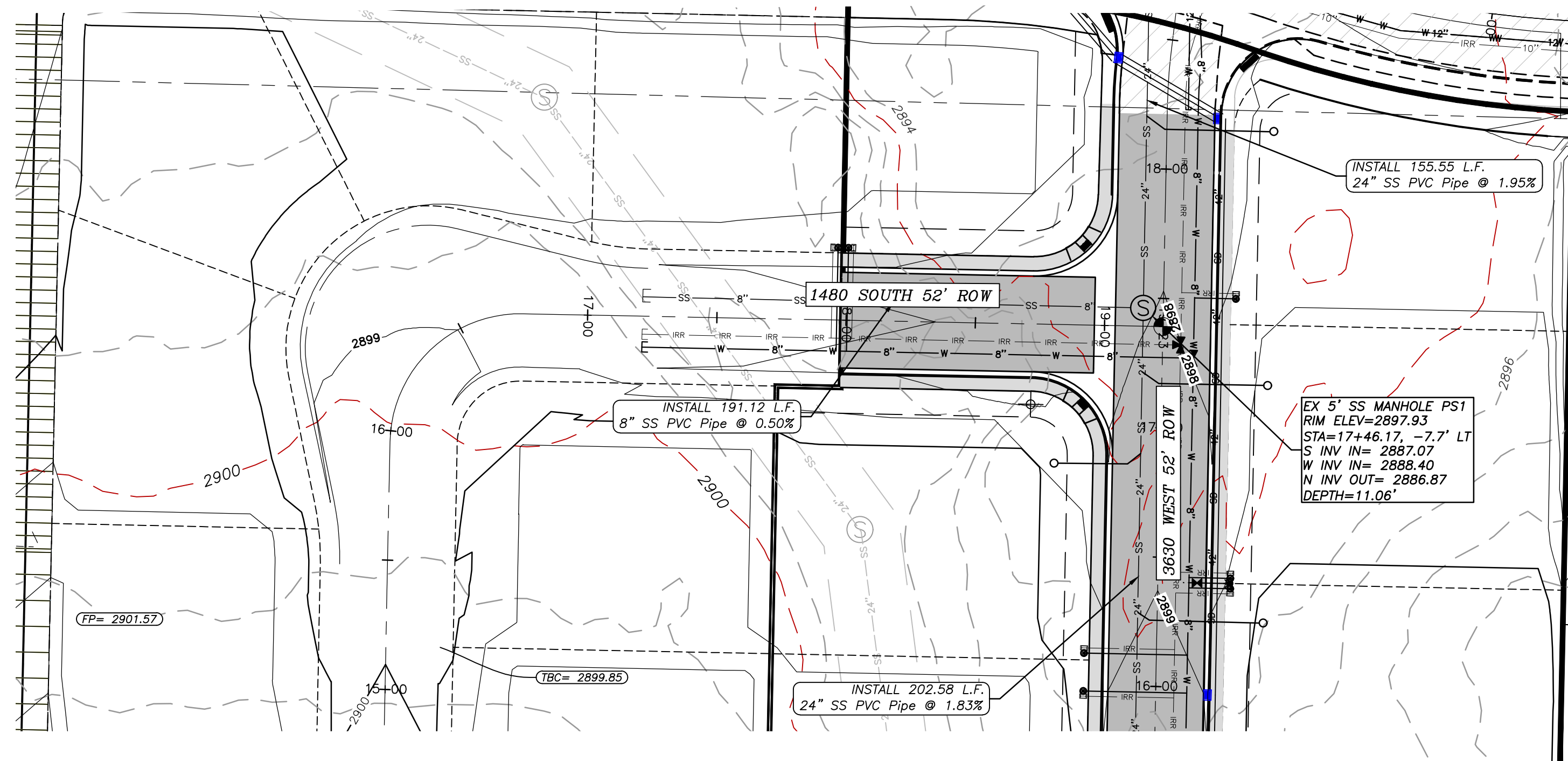


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N.T.S.

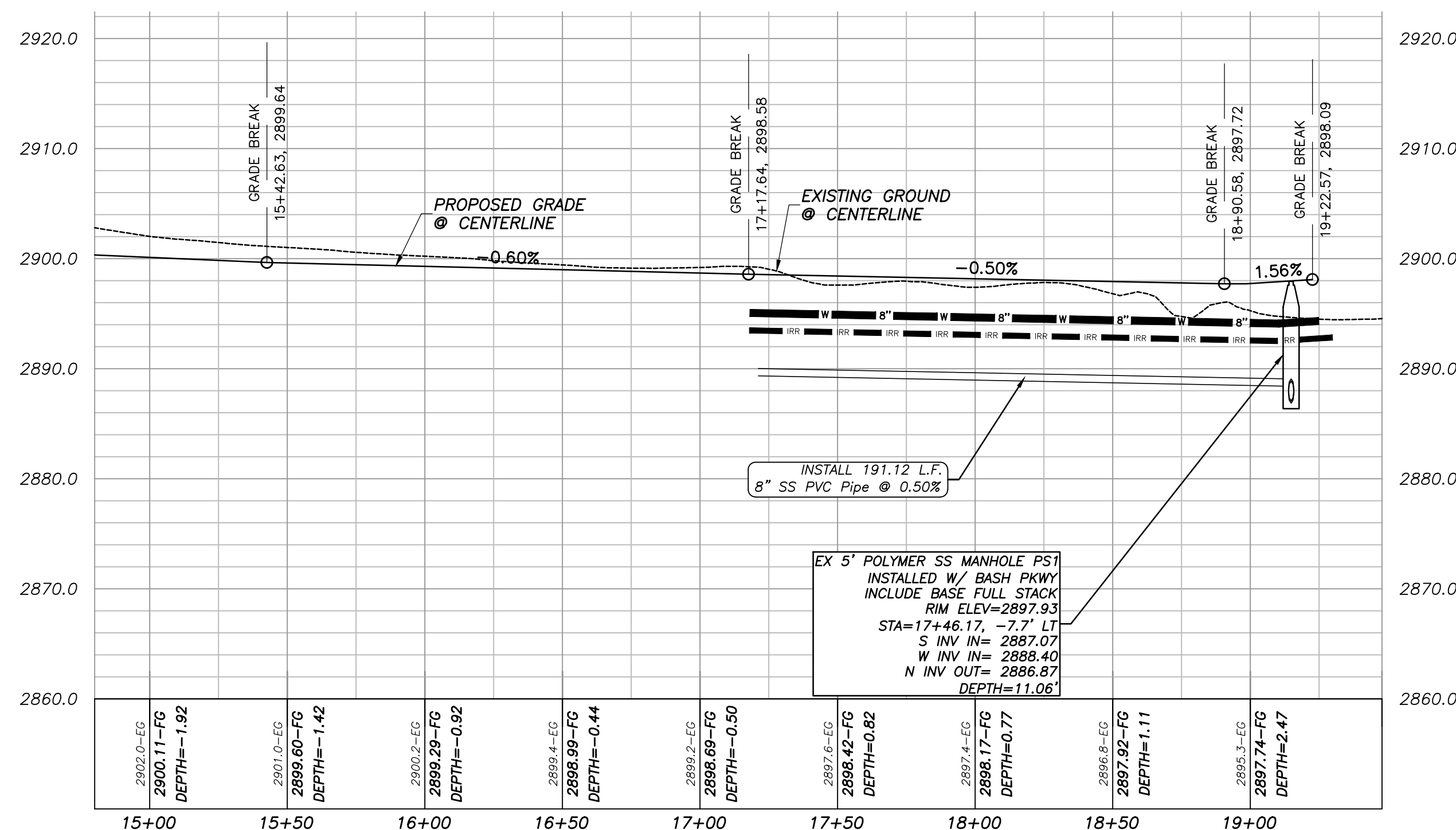


LEGEND

	OUTER PROPERTY LINE		FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
	PROPERTY LINE		PROPOSED GRAVEL
	CENTER LINE		PROPOSED MAJOR CONTOUR
	SECTION LINE		PROPOSED MINOR CONTOUR
	PROPOSED 10' PUBLIC UTILITY EASEMENT		PROPOSED REROUTED 24" SEWER MANHOLE
	EXISTING SEWER EASEMENT		EXISTING 24" SEWER MANHOLE
	EXISTING MINOR CONTOUR		SEWER LATERAL
	EXISTING MAJOR CONTOUR		PROPOSED REROUTED 24" SEWER LINE
	EXISTING 24" SEWER LINE		PROPOSED REROUTED 8" SEWER LINE

PROFILE VIEW: 1480 SOUTH - 14+80 TO 19+47.86'

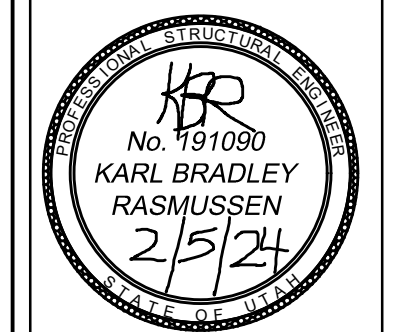
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2860.00



NOTICE!

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



PLAN AND PROFILE FOR:

1480 SOUTH

WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1" = 40'

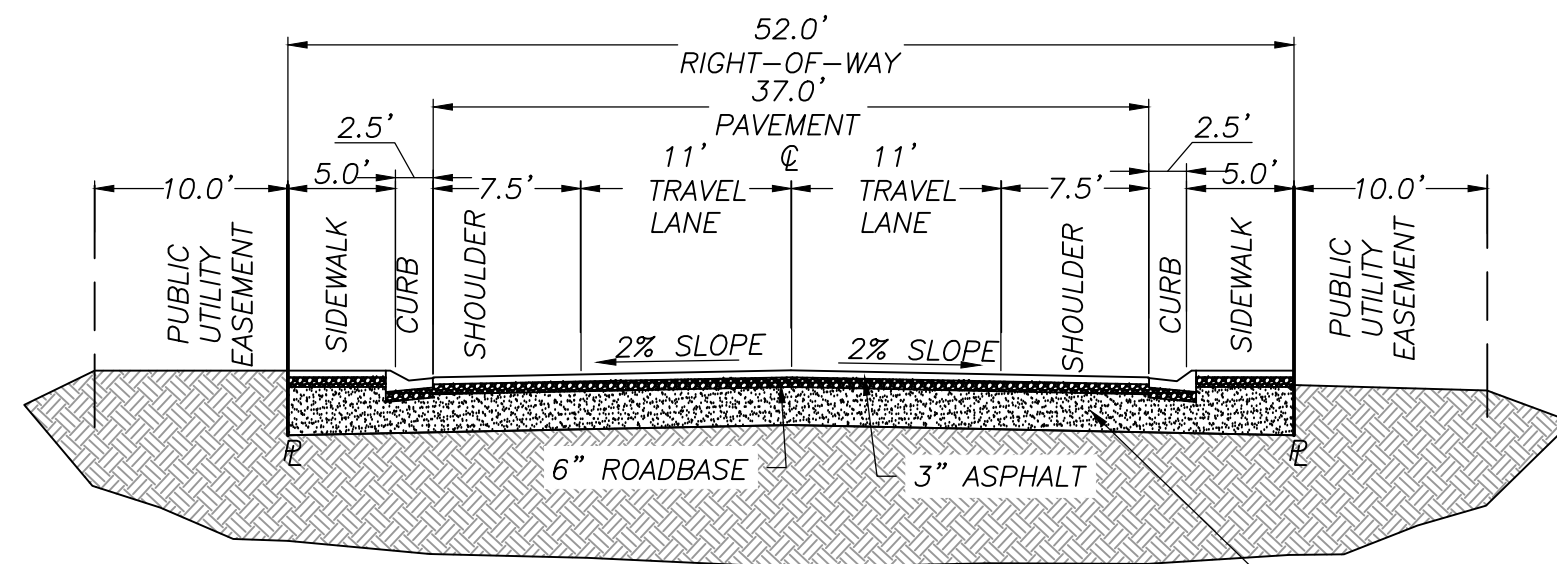
JOB NO.
642-001

SHEET NO:
PP-4

PLAN & PROFILE SHEET

PLAN & PROFILE FOR: 1640 SOUTH & 1575 SOUTH

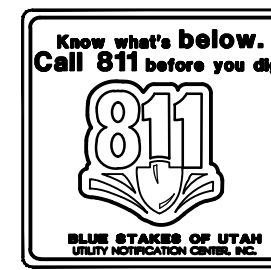
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY

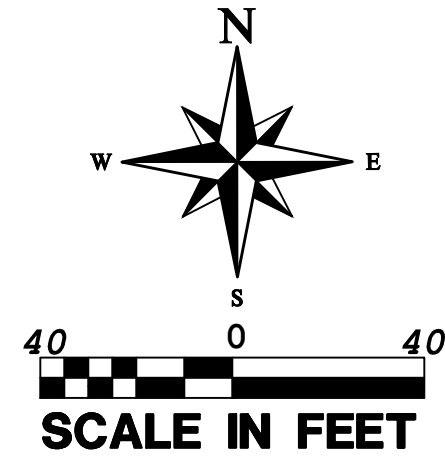
N.T.S.

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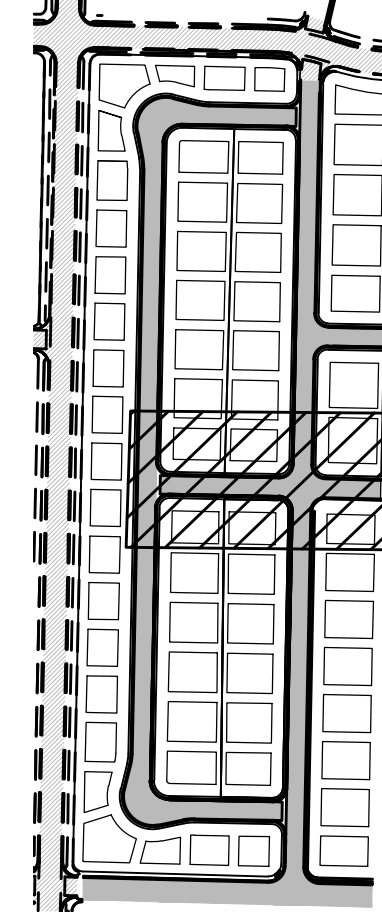


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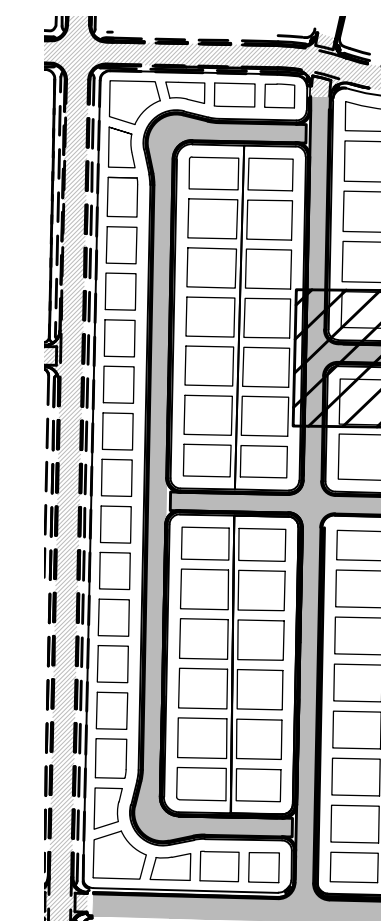


SCALE IN FEET



KEY MAP

N.T.S.

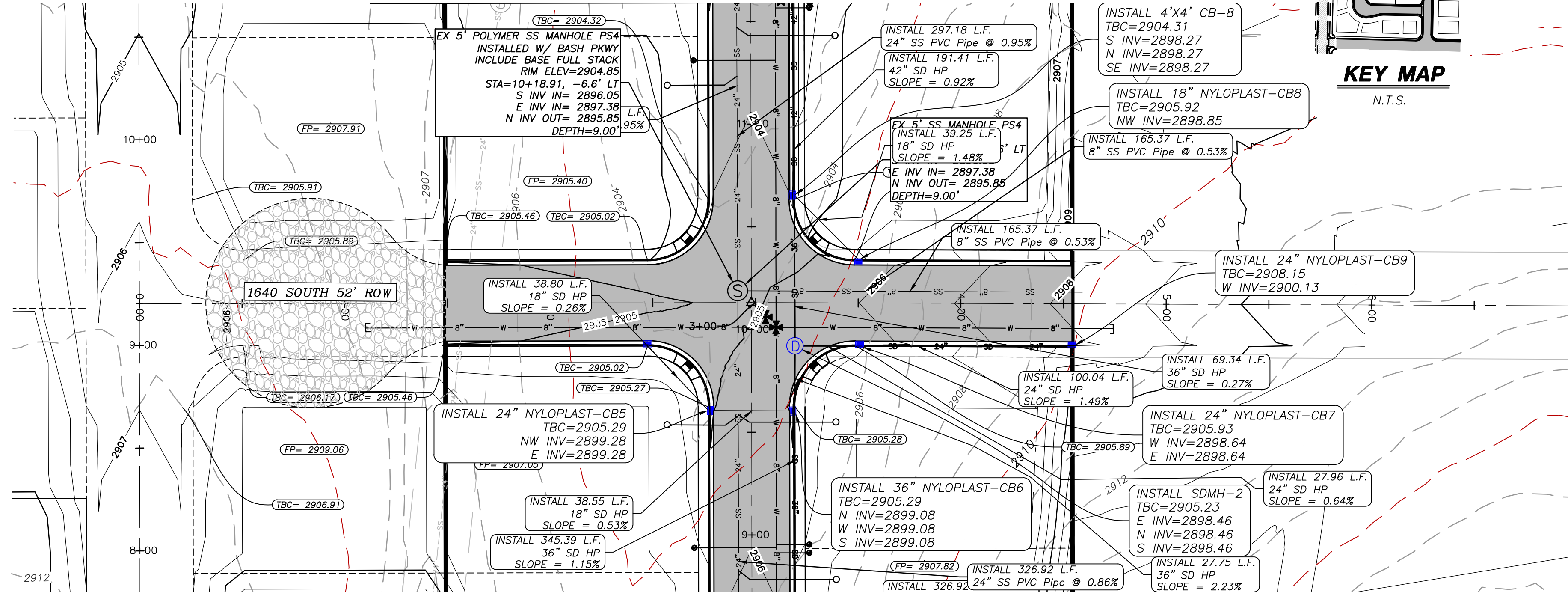


KEY MAP

N.T.S.

LEGEND

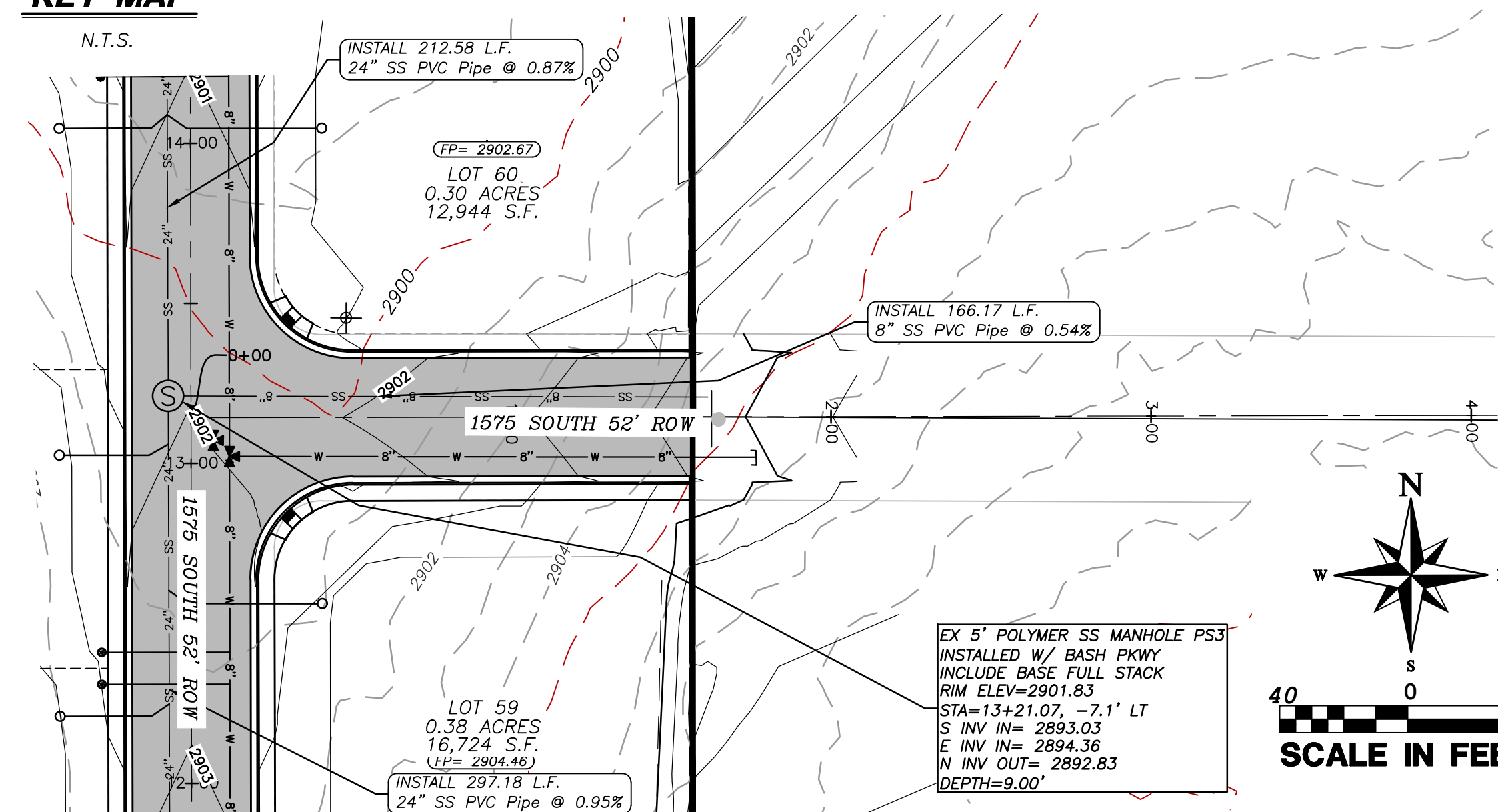
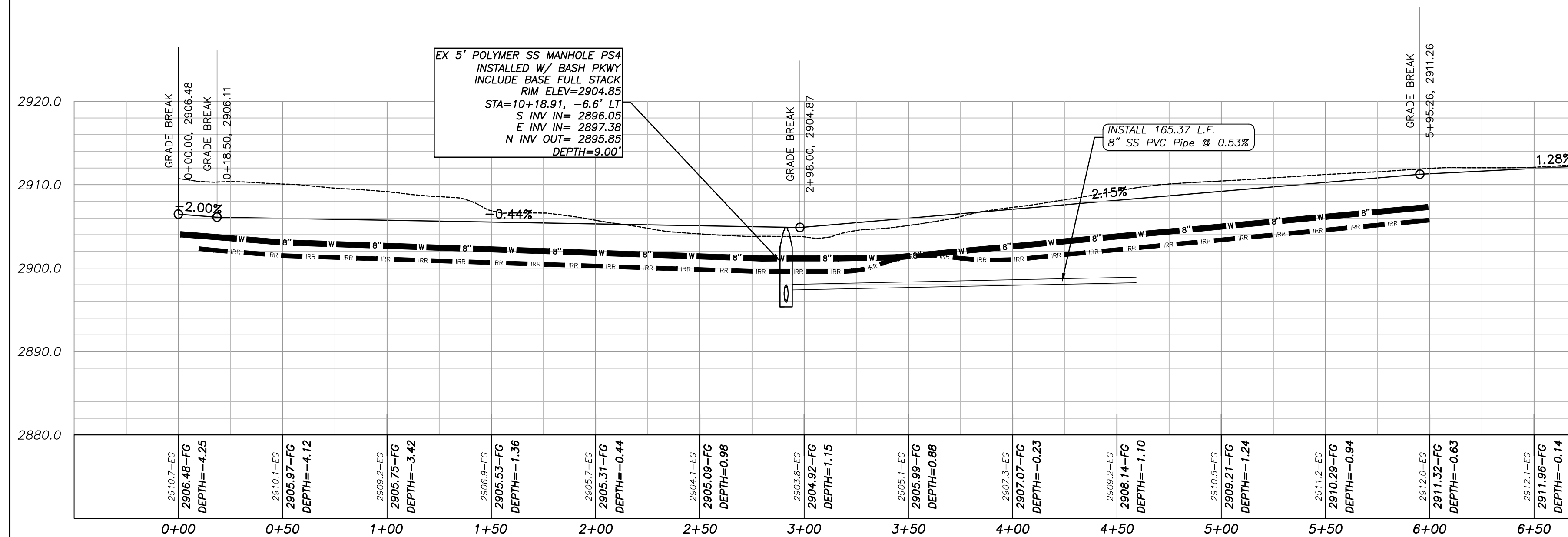
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-----	PROPERTY LINE	=====	PROPOSED GRAVEL
-----	CENTER LINE	-----	PROPOSED MAJOR CONTOUR
-----	SECTION LINE	-----	PROPOSED MINOR CONTOUR
-----	PROPOSED 10' PUBLIC UTILITY EASEMENT	-----	PROPOSED REROUTED 24" SEWER MANHOLE
-----	EXISTING SEWER EASEMENT	-----	EXISTING 24" SEWER MANHOLE
-----	EXISTING MINOR CONTOUR	-----	SEWER LATERAL
-----	EXISTING MAJOR CONTOUR	-----	PROPOSED REROUTED 24" SEWER LINE
-----	EXISTING 24" SEWER LINE	-----	PROPOSED REROUTED 8" SEWER LINE



PROFILE VIEW: 1640 SOUTH - 0+00 TO 7+00

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

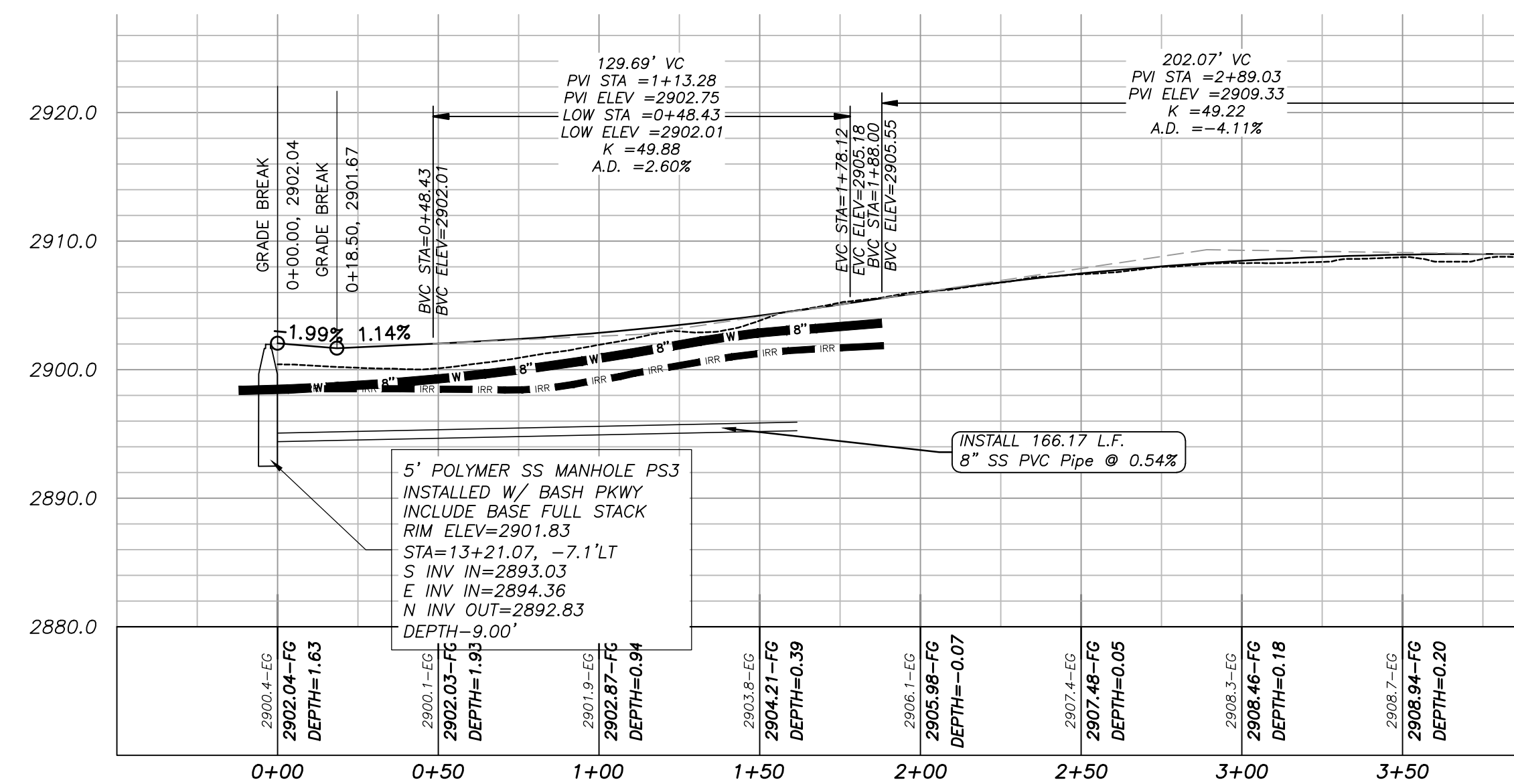
DATUM: 2880.00



PROFILE VIEW: 1575 SOUTH - 0+00 TO 4+10

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

DATUM: 2880.00



PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 101
Hurricane, UT 84501
Phone: (435) 888-0801



PLAN AND PROFILE FOR:
1640 SOUTH & 1575 SOUTH
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2014
SCALE: 1"=40'

JOB NO.
642-001

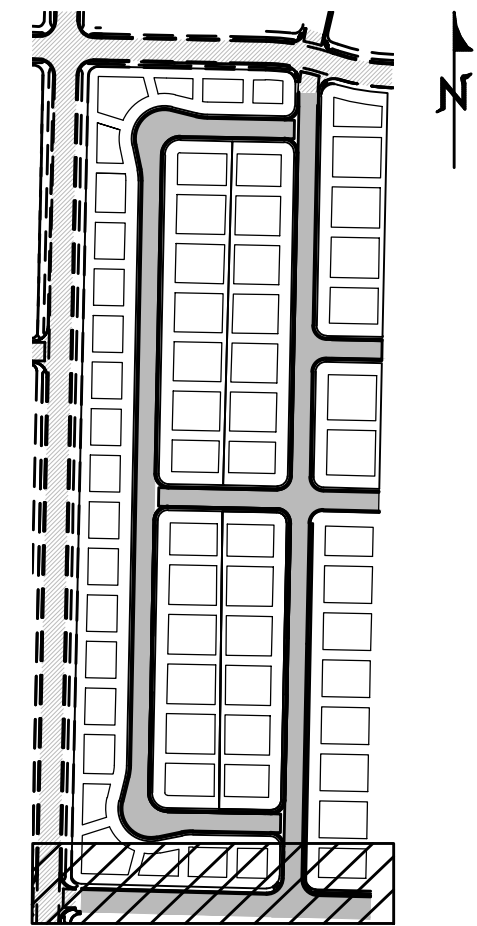
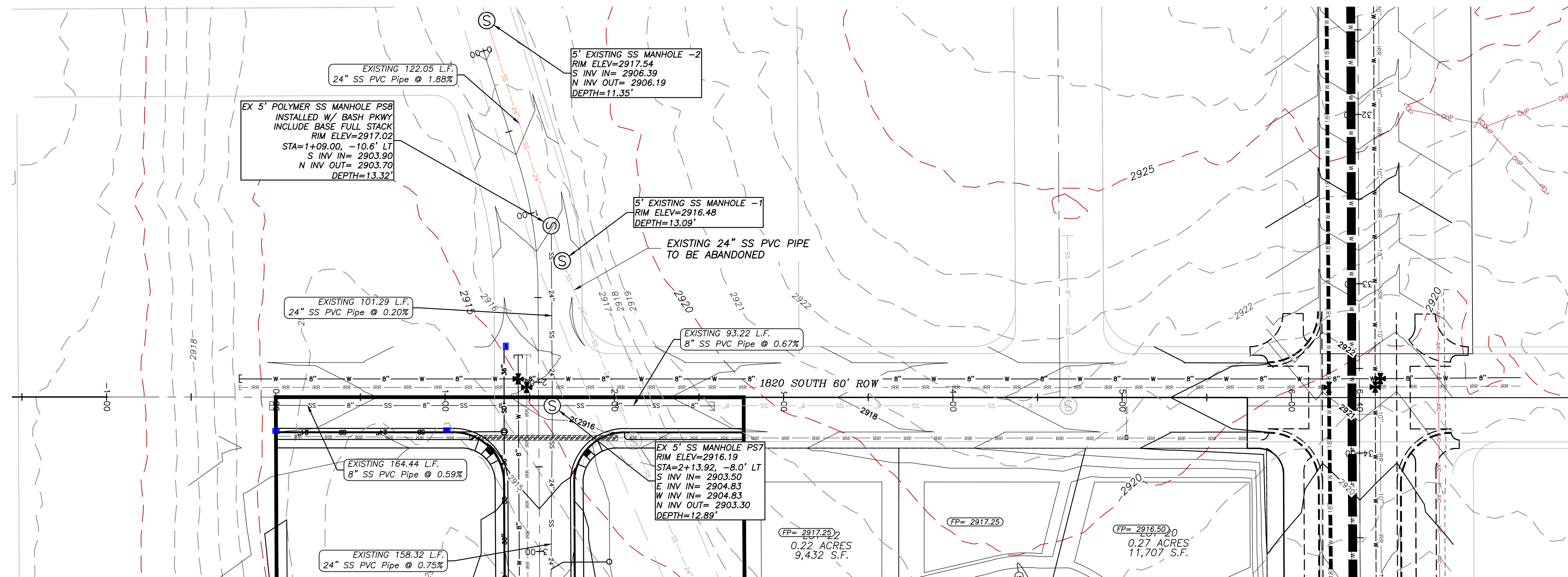
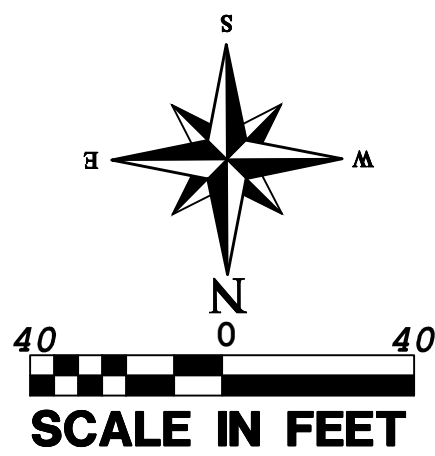
SHEET NO:
PP-5

**LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH**



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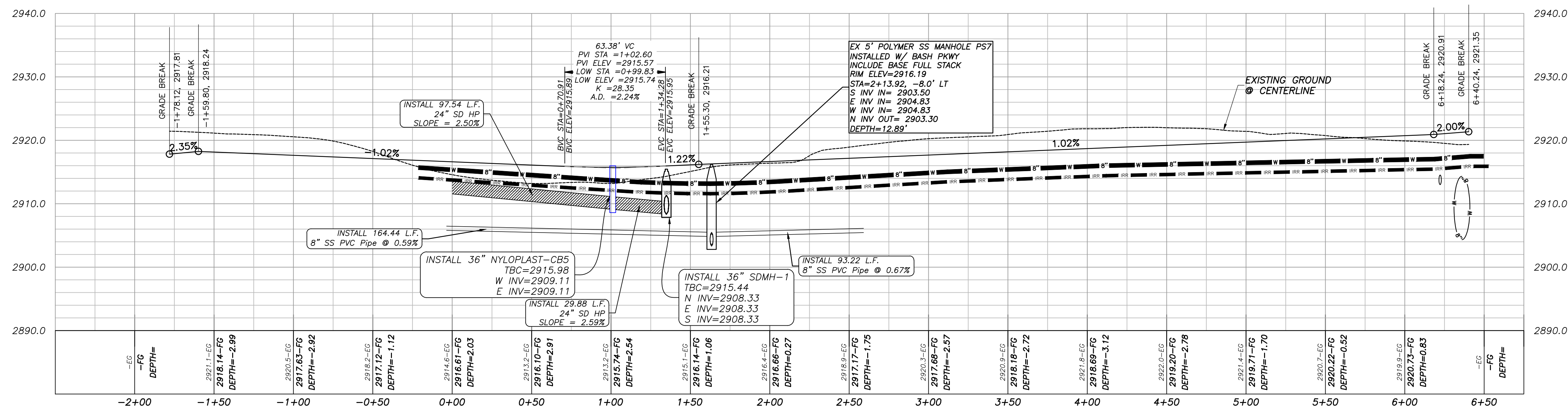
	OUTER PROPERTY LINE		FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
	PROPERTY LINE		PROPOSED GRAVEL
	CENTER LINE		
	SECTION LINE		PROPOSED MAJOR CONTOUR
	PROPOSED 10' PUBLIC UTILITY EASEMENT		PROPOSED MINOR CONTOUR
	EXISTING SEWER EASEMENT		PROPOSED REROUTED 24" SEWER MANHOLE
	EXISTING MINOR CONTOUR		EXISTING 24" SEWER MANHOLE
	EXISTING MAJOR CONTOUR		SEWER LATERAL
	EXISTING 24" SEWER LINE		PROPOSED REROUTED 24" SEWER LINE
			PROPOSED REROUTED 8" SEWER LINE



KEY MAP
N.T.S.

PROFILE VIEW: 1820 SOUTH - 0+00 TO 6+40
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

DATUM: 2890.00



NOTICE!

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PLAN AND PROFILE FOR:

820 SOUTH

LOCATED IN SECTION 12, T42S, R14W, S15E
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: 1" = 40'

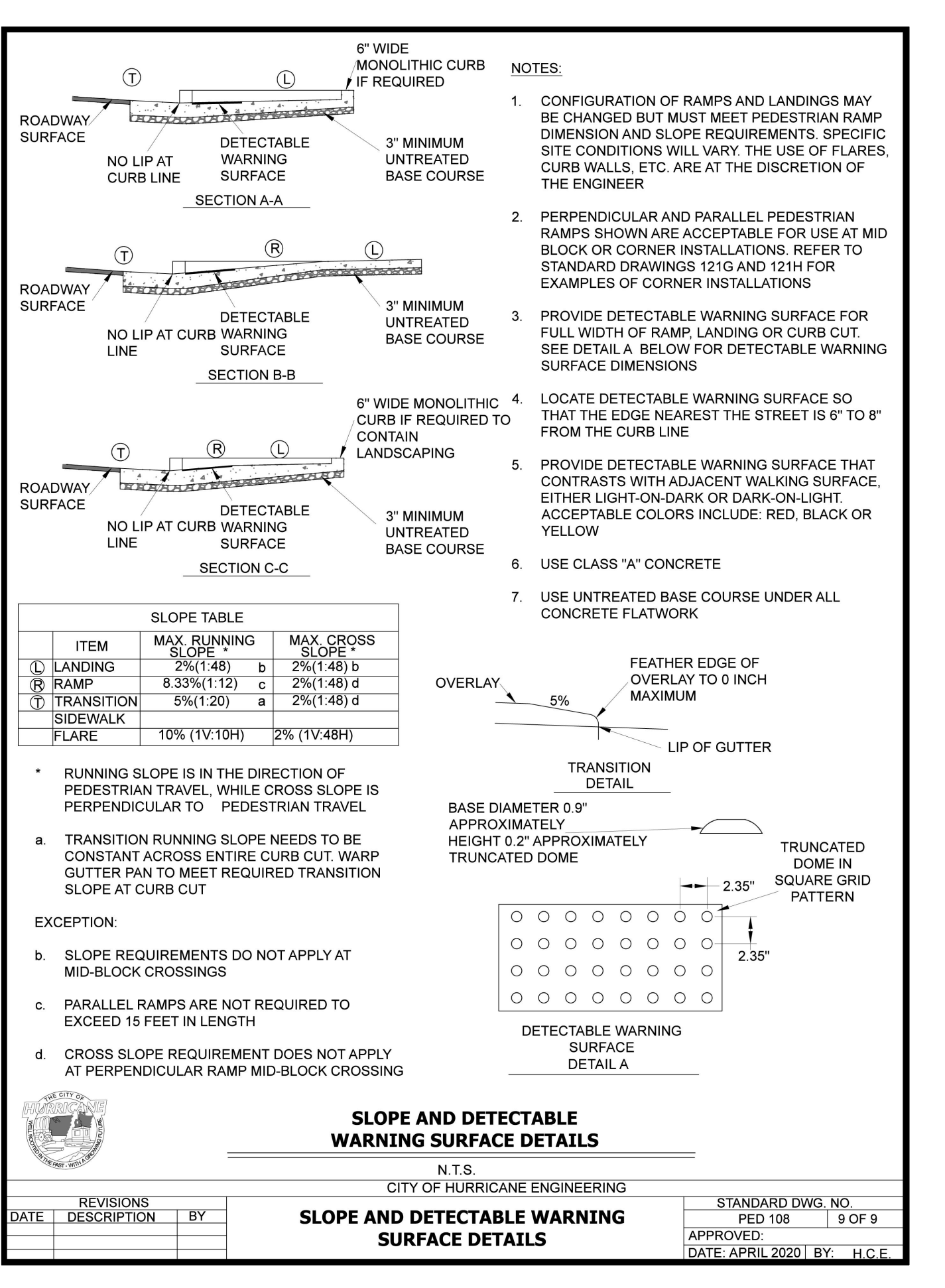
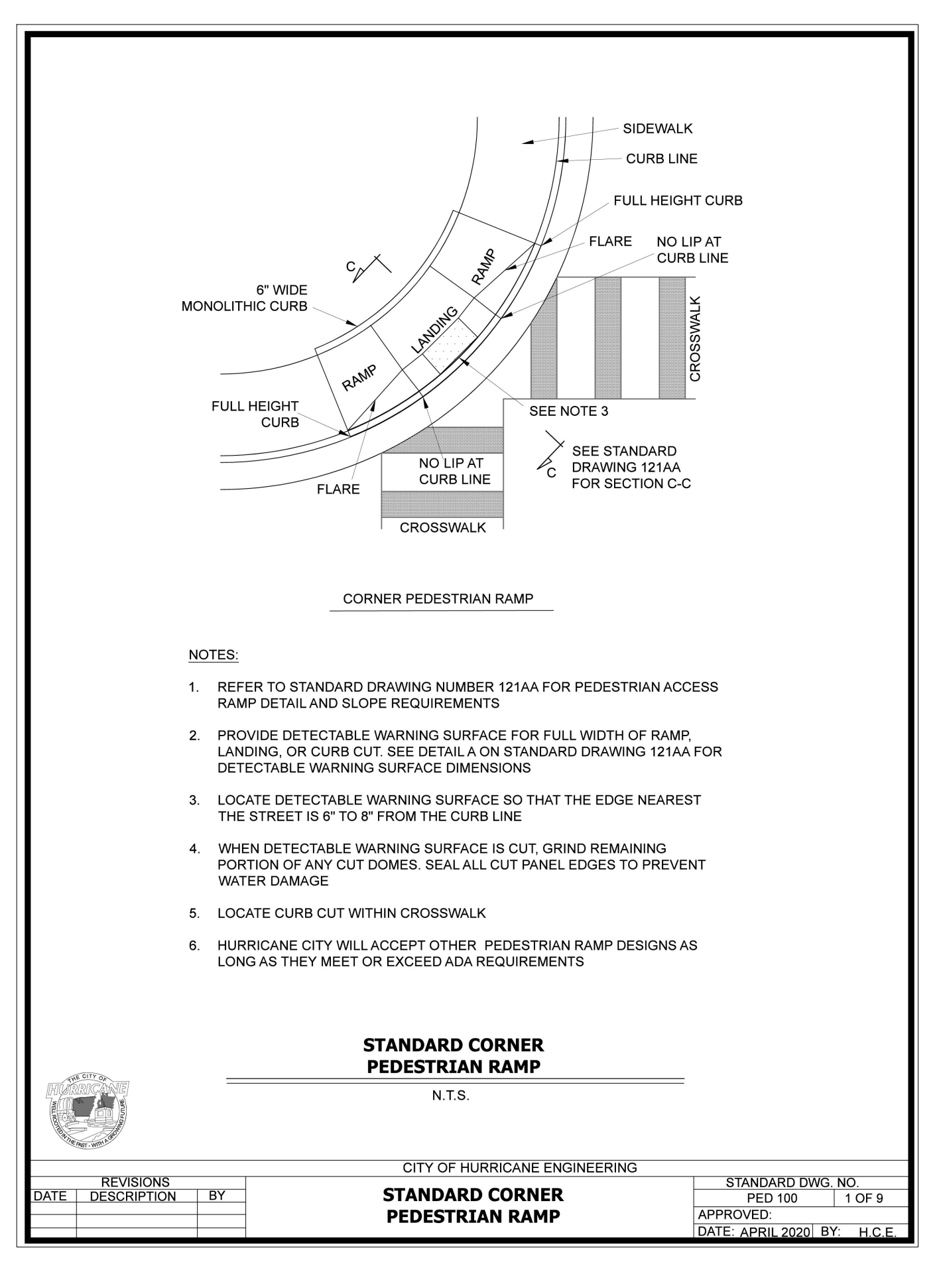
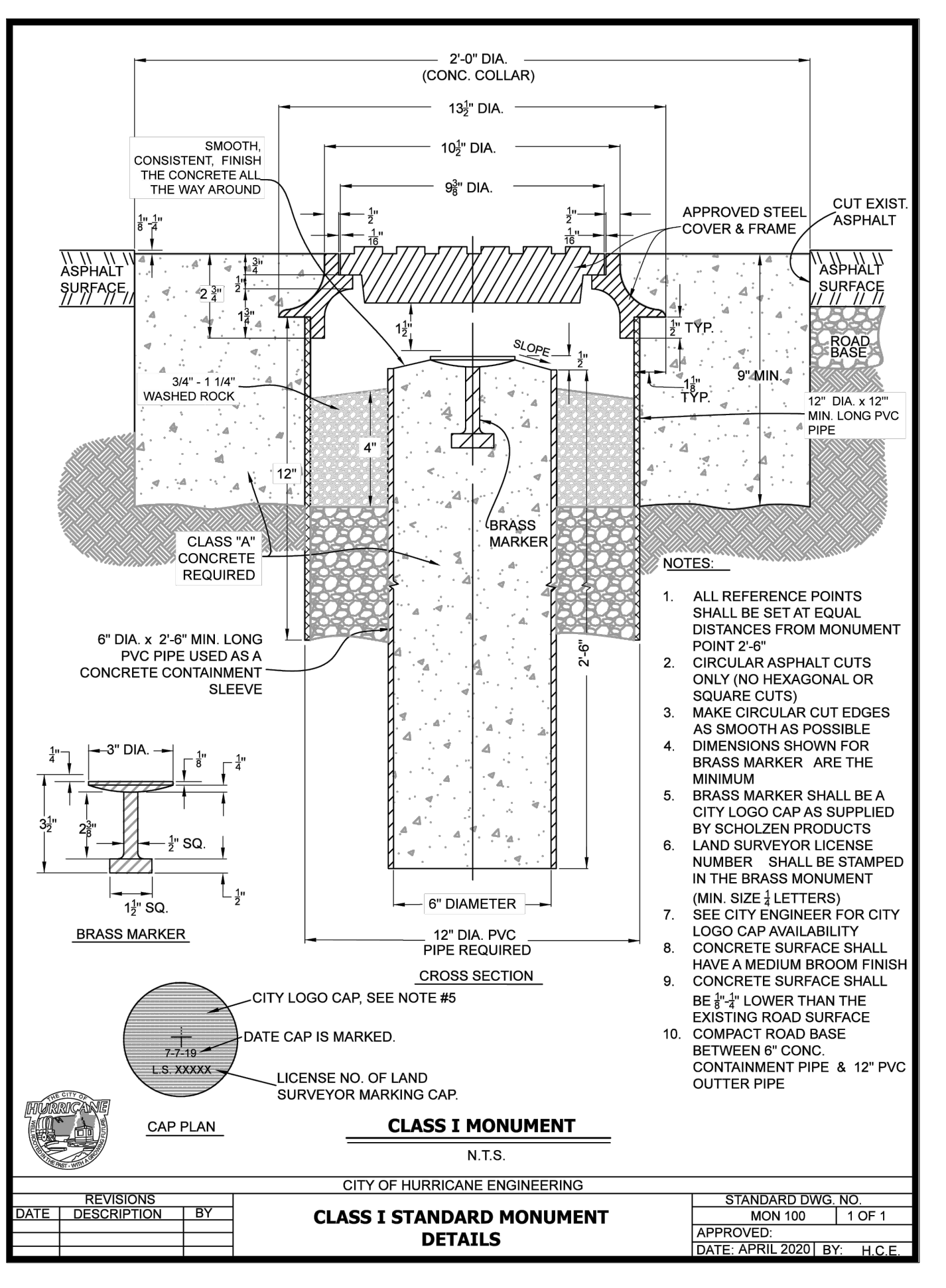
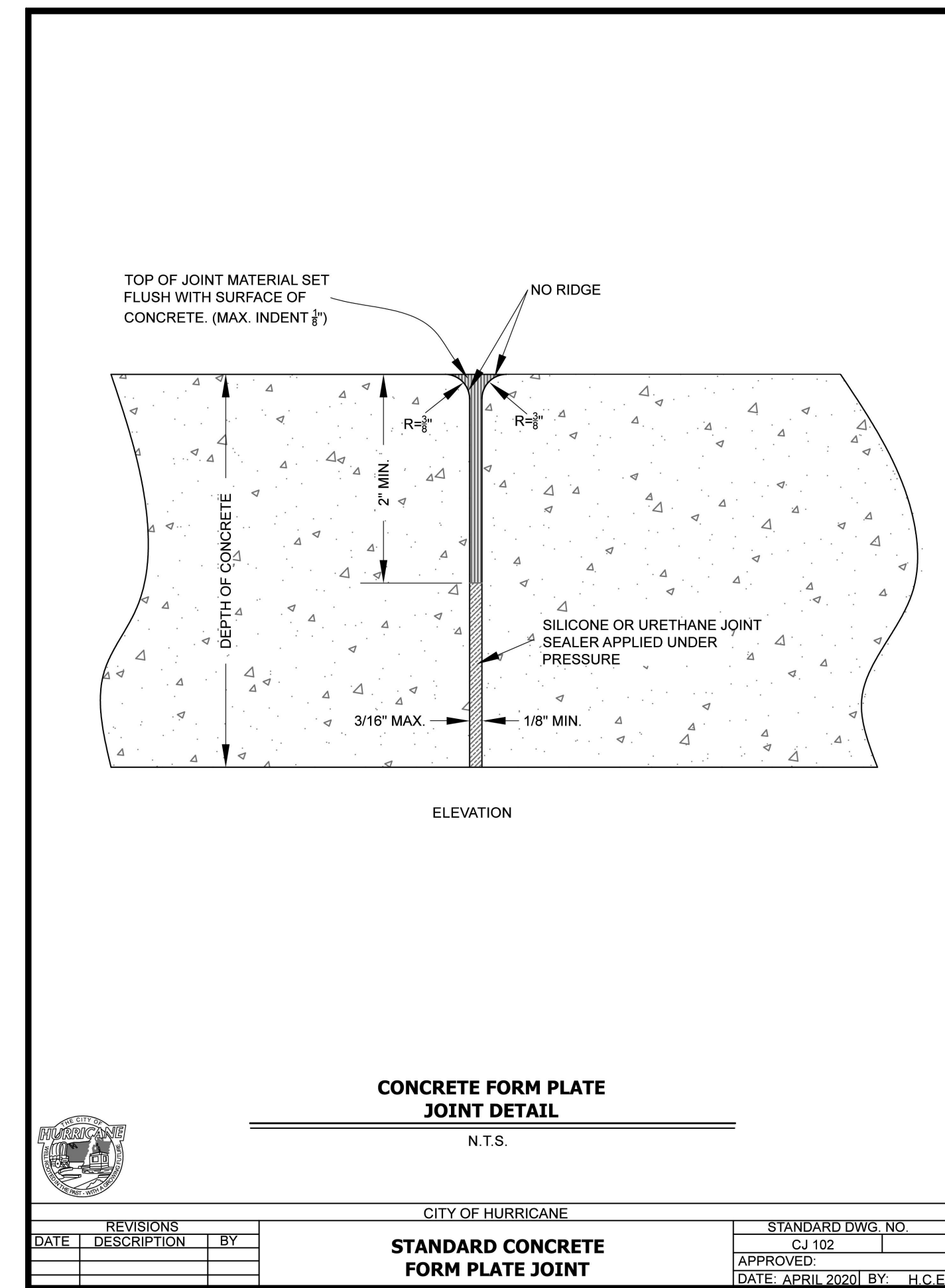
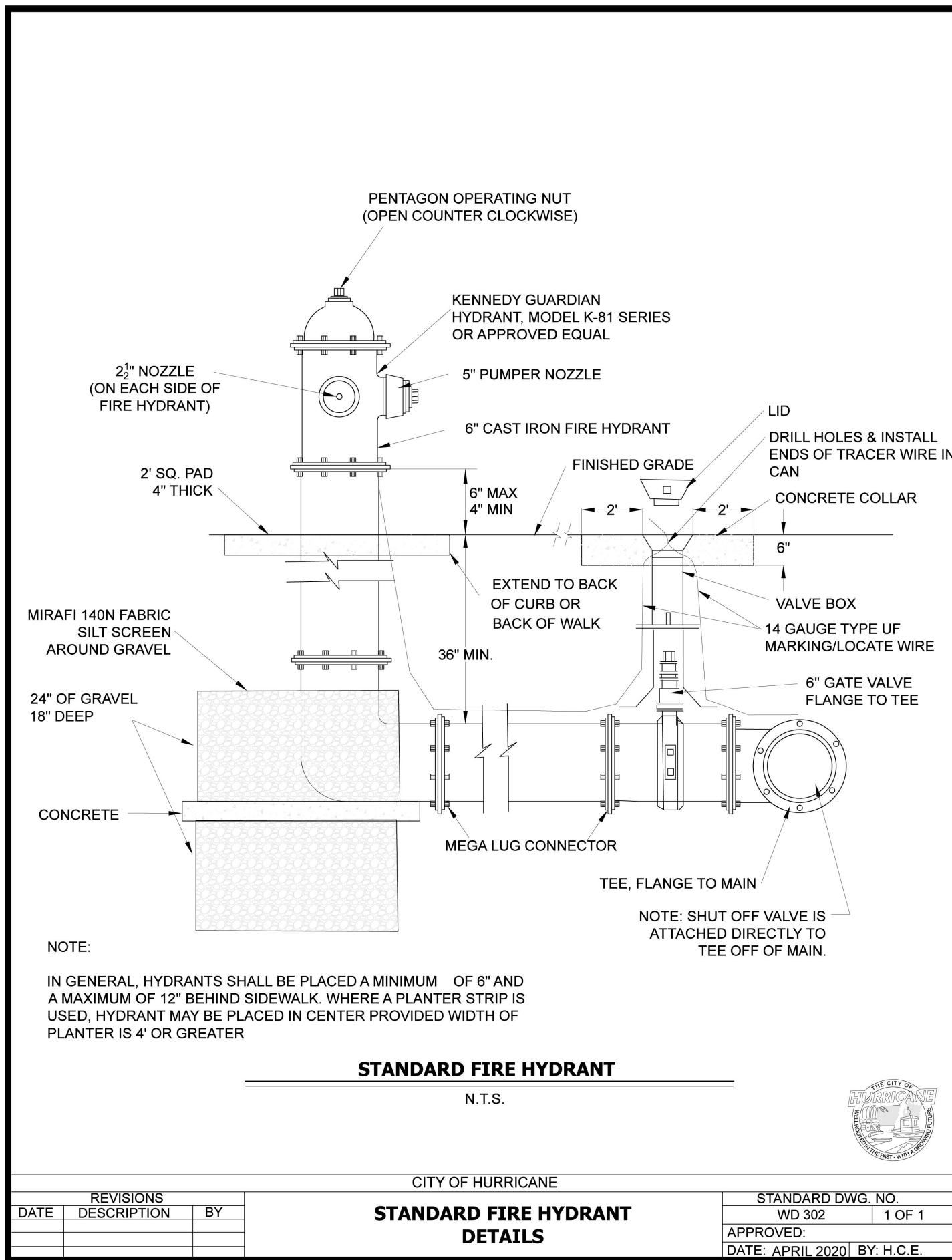
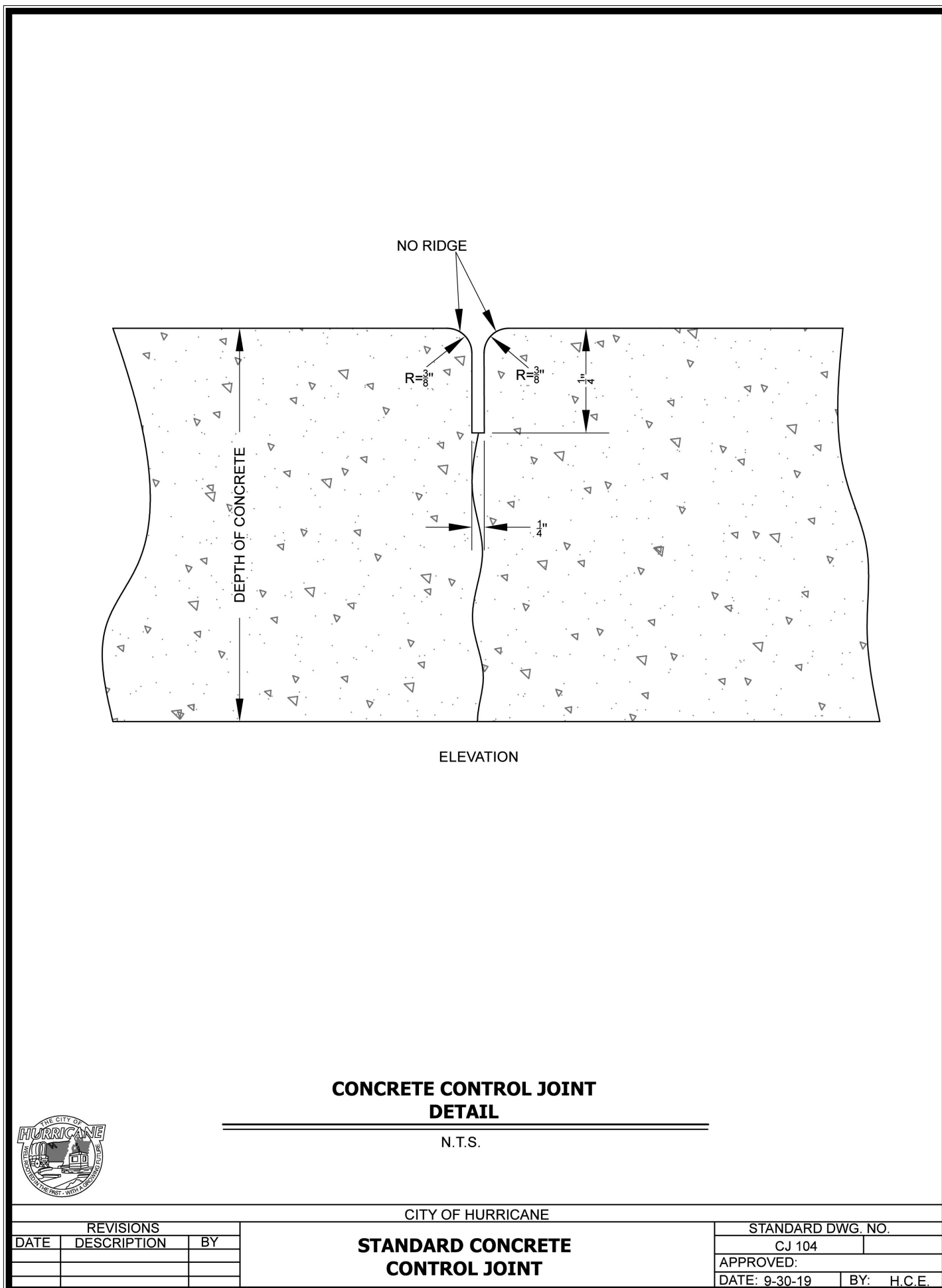
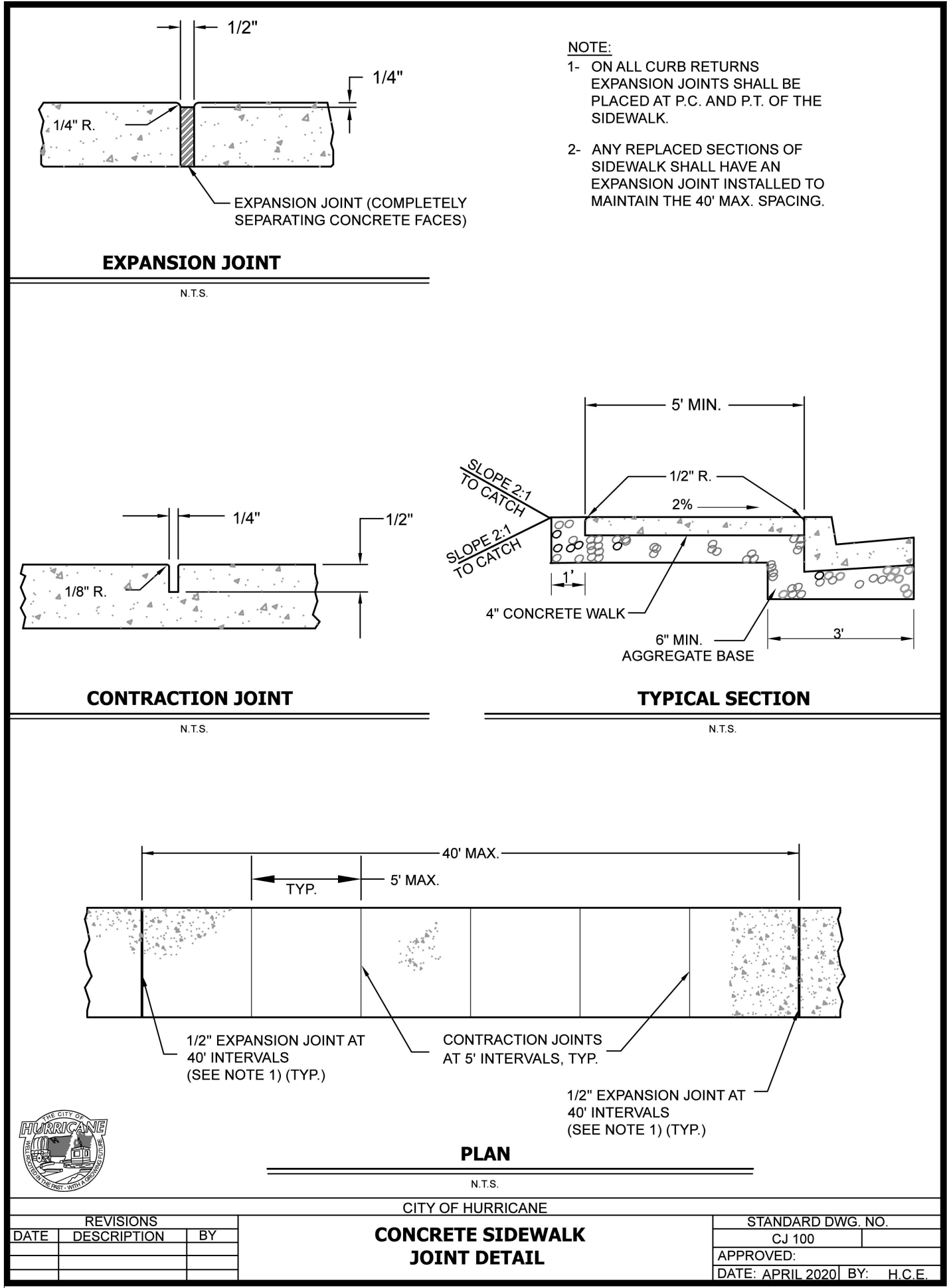
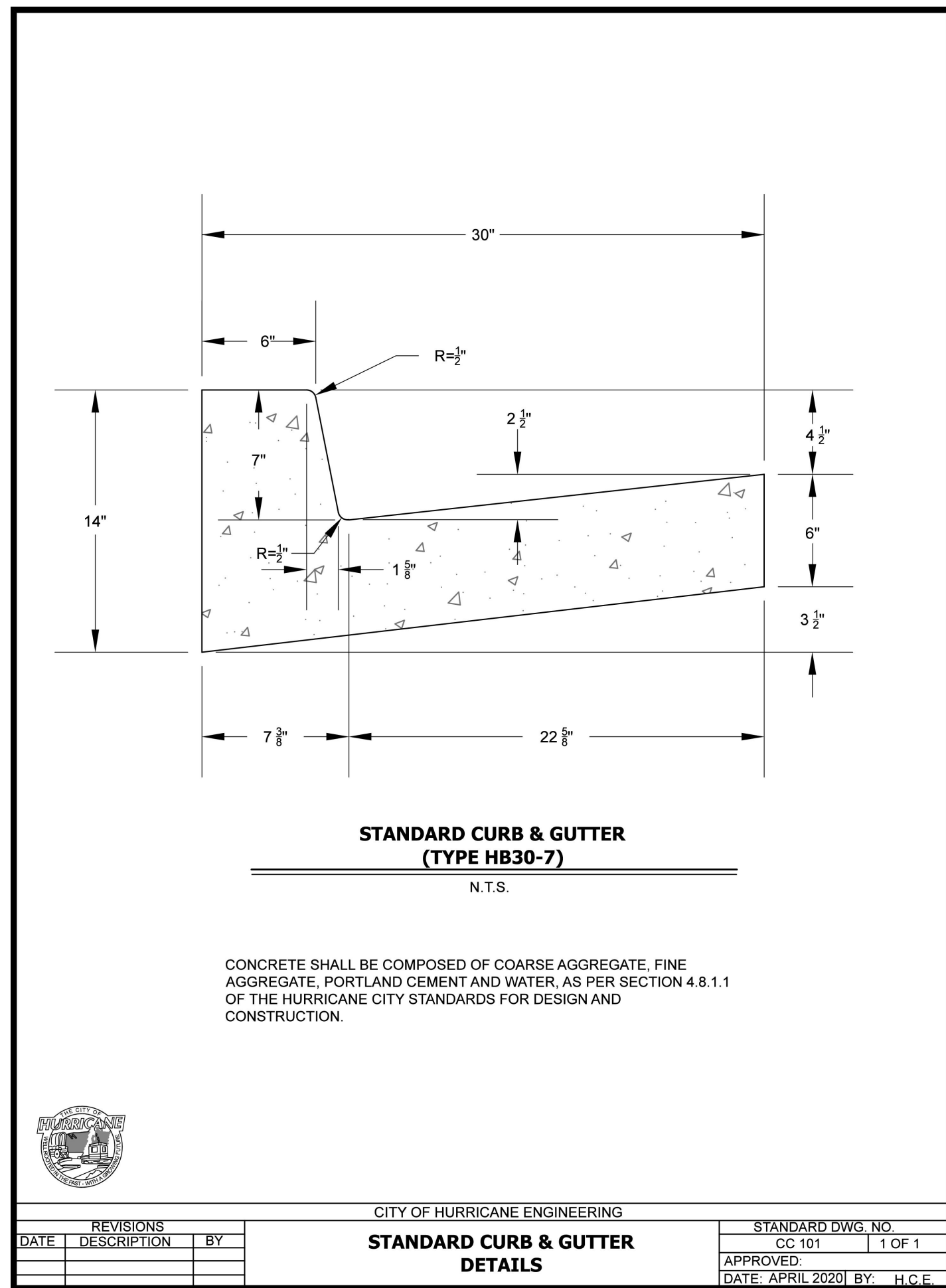
642-001

DP-6

PLAN & PROFILE SHEET

DETAIL SHEETS FOR: PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: 435-668-6801

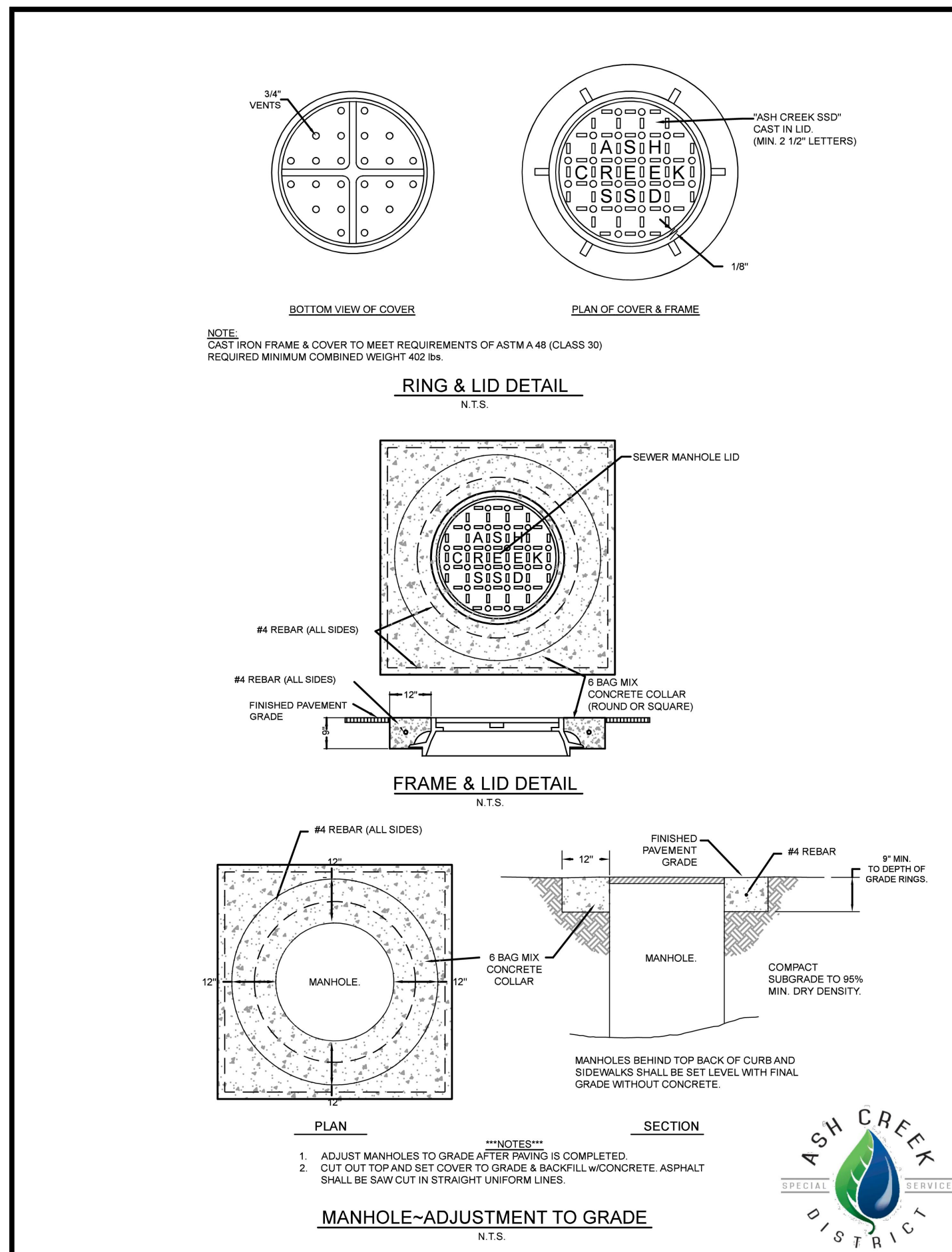
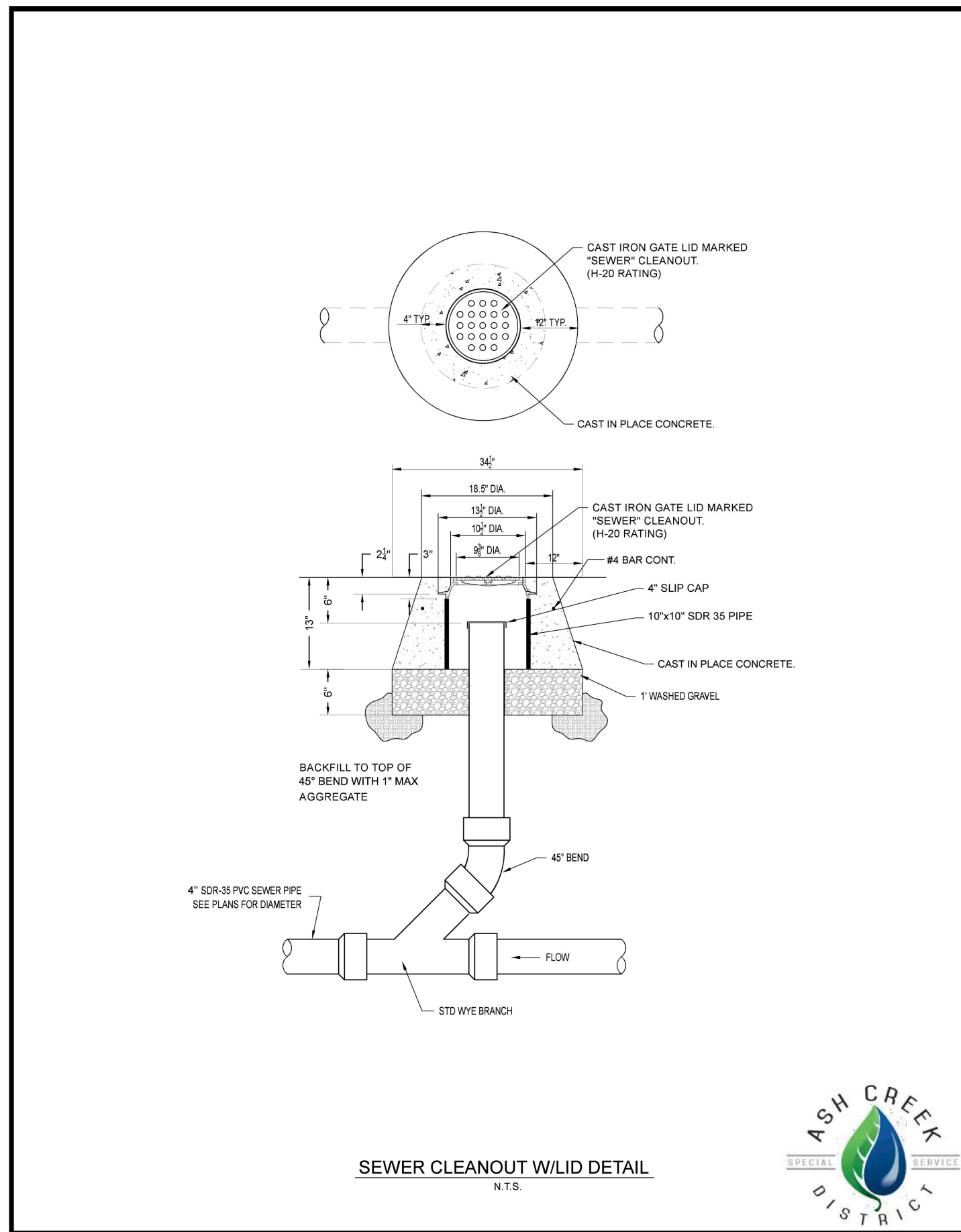
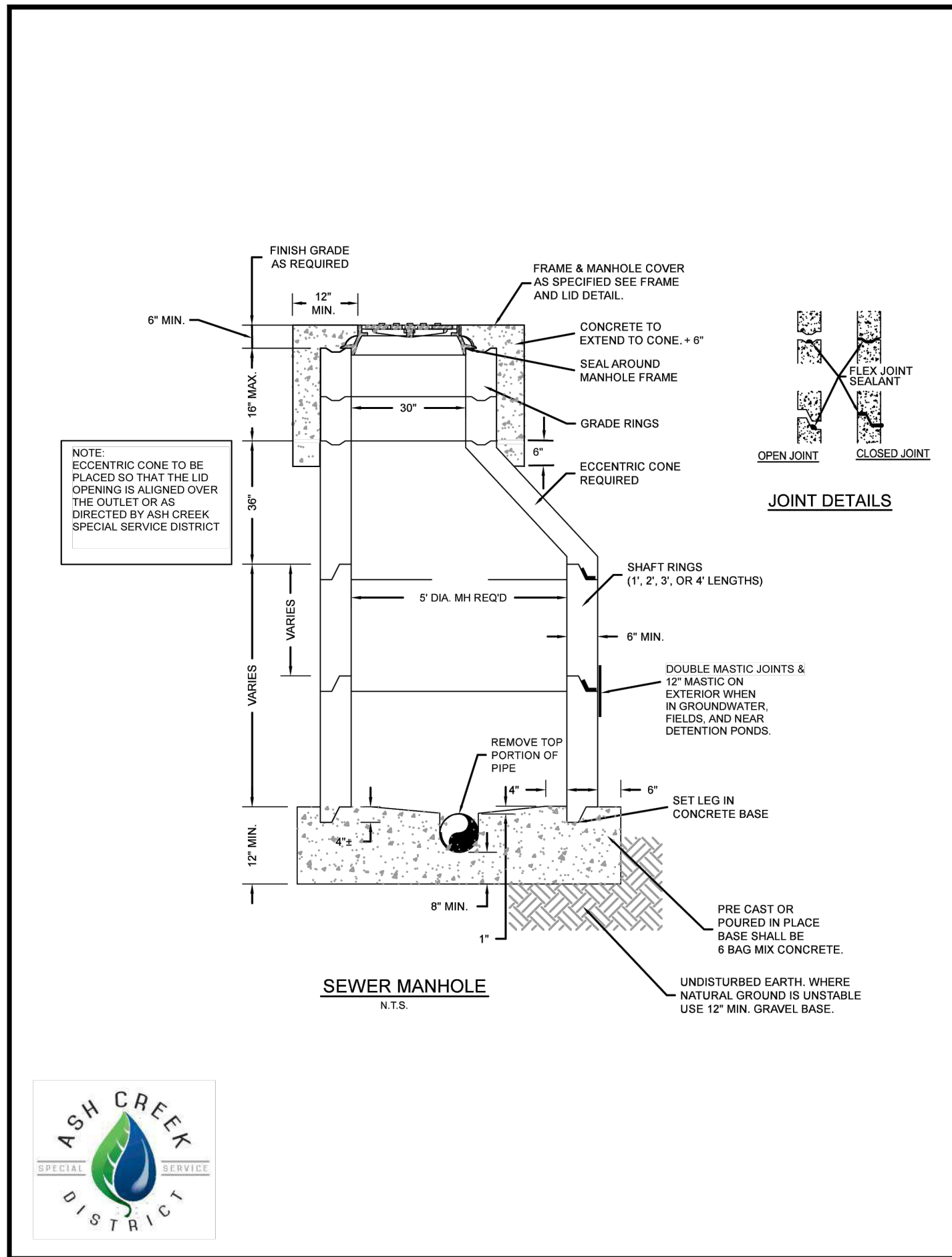
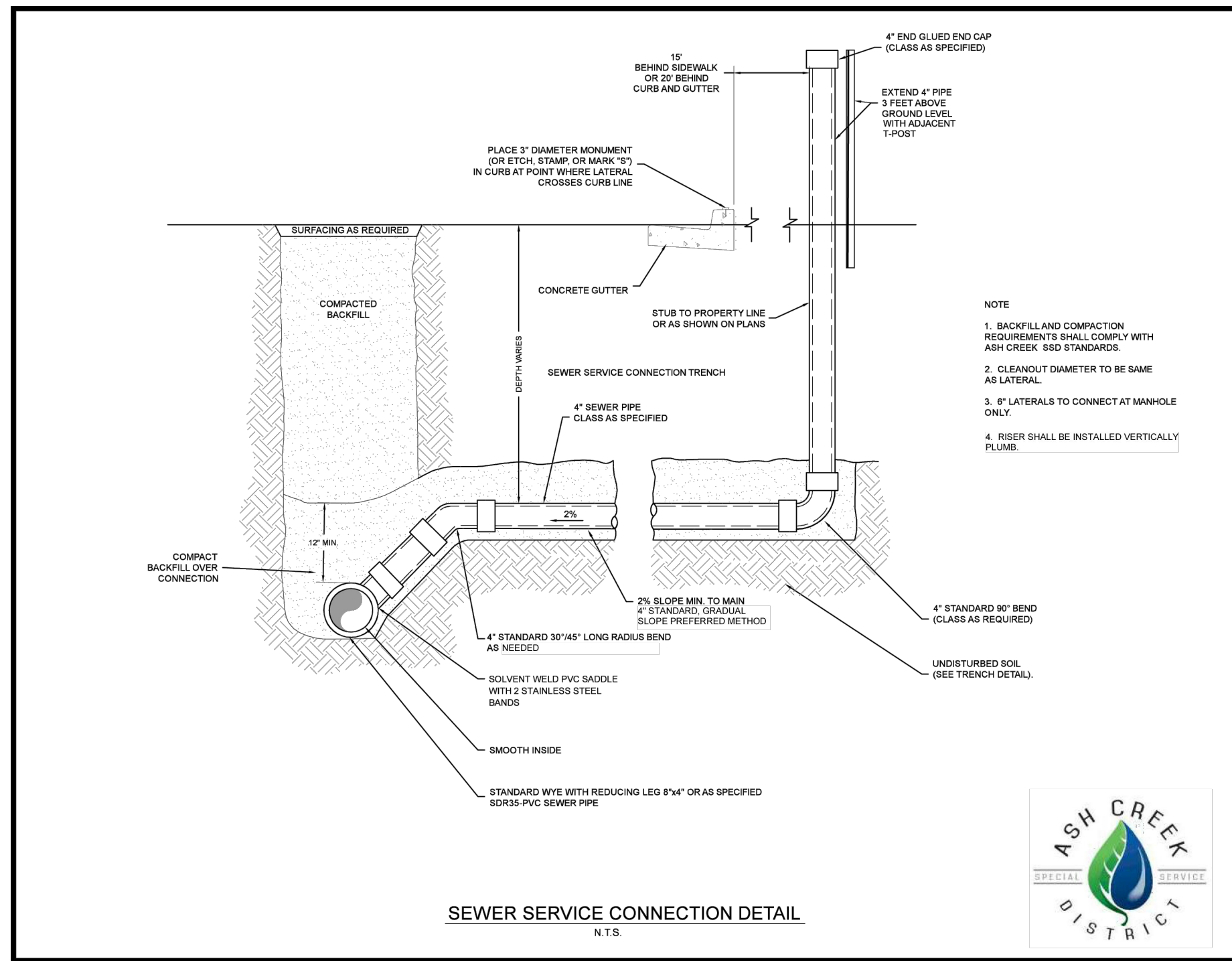


DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2014
SCALE: N.T.S.
JOB NO.
642-001
SHEET NO:
DT-1

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1

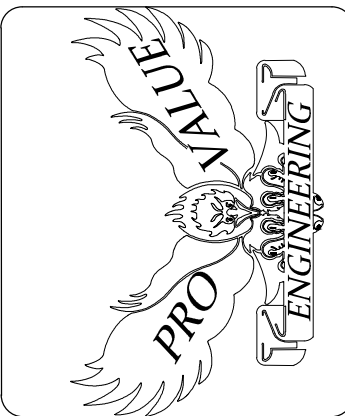
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



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Hurricane City, Utah 84403
Phone: 435-668-0801



DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: N.T.S.

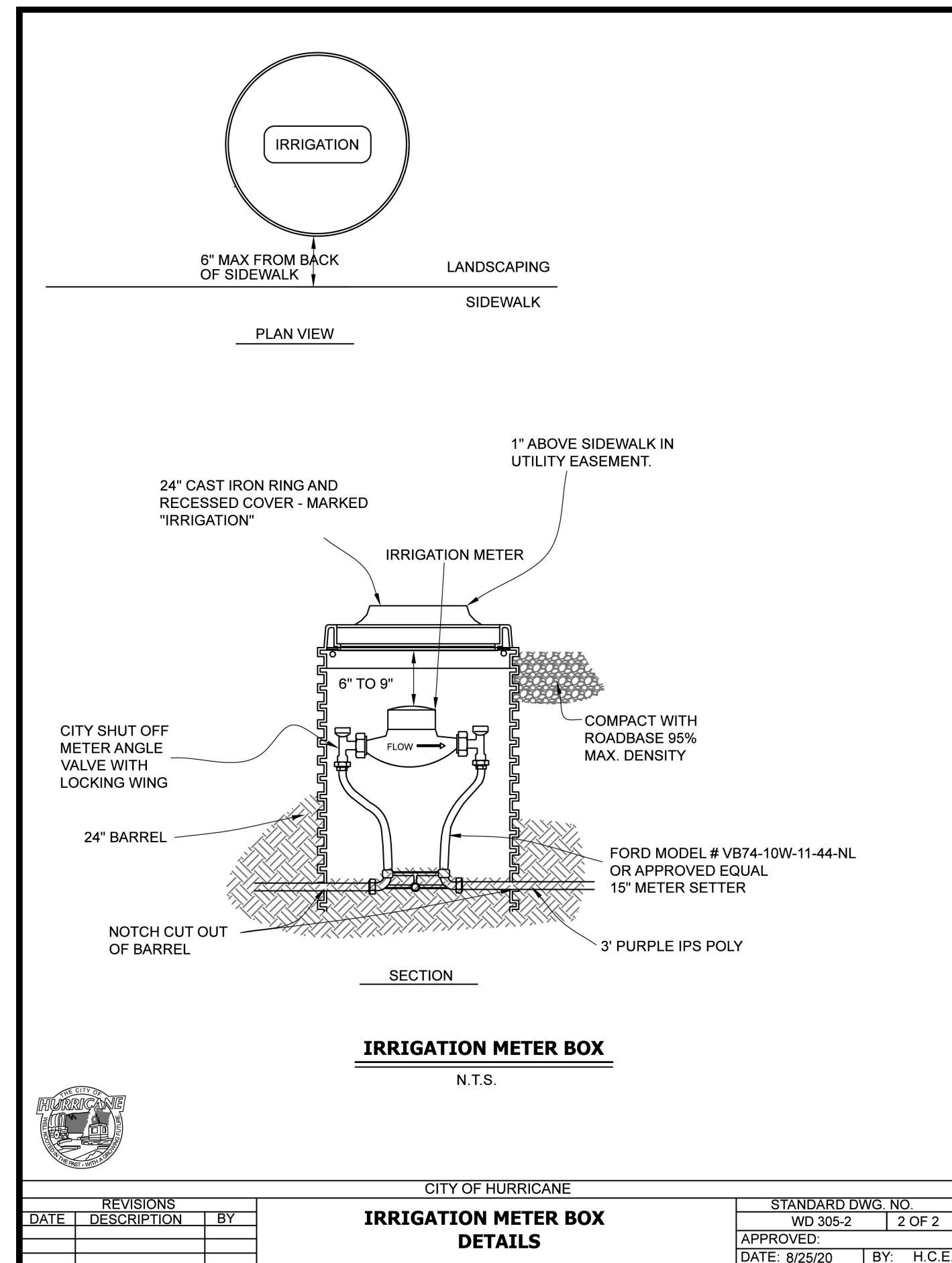
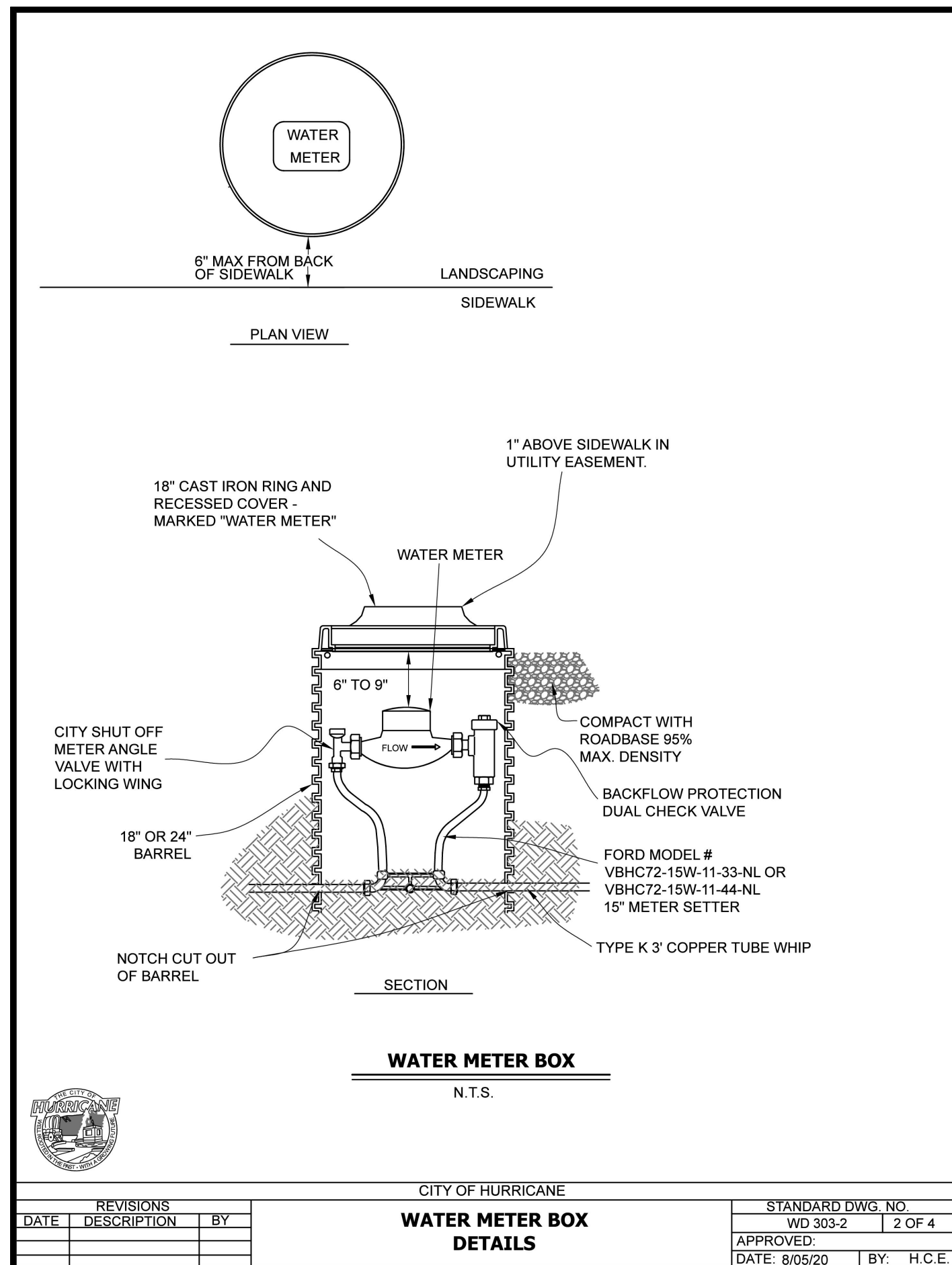
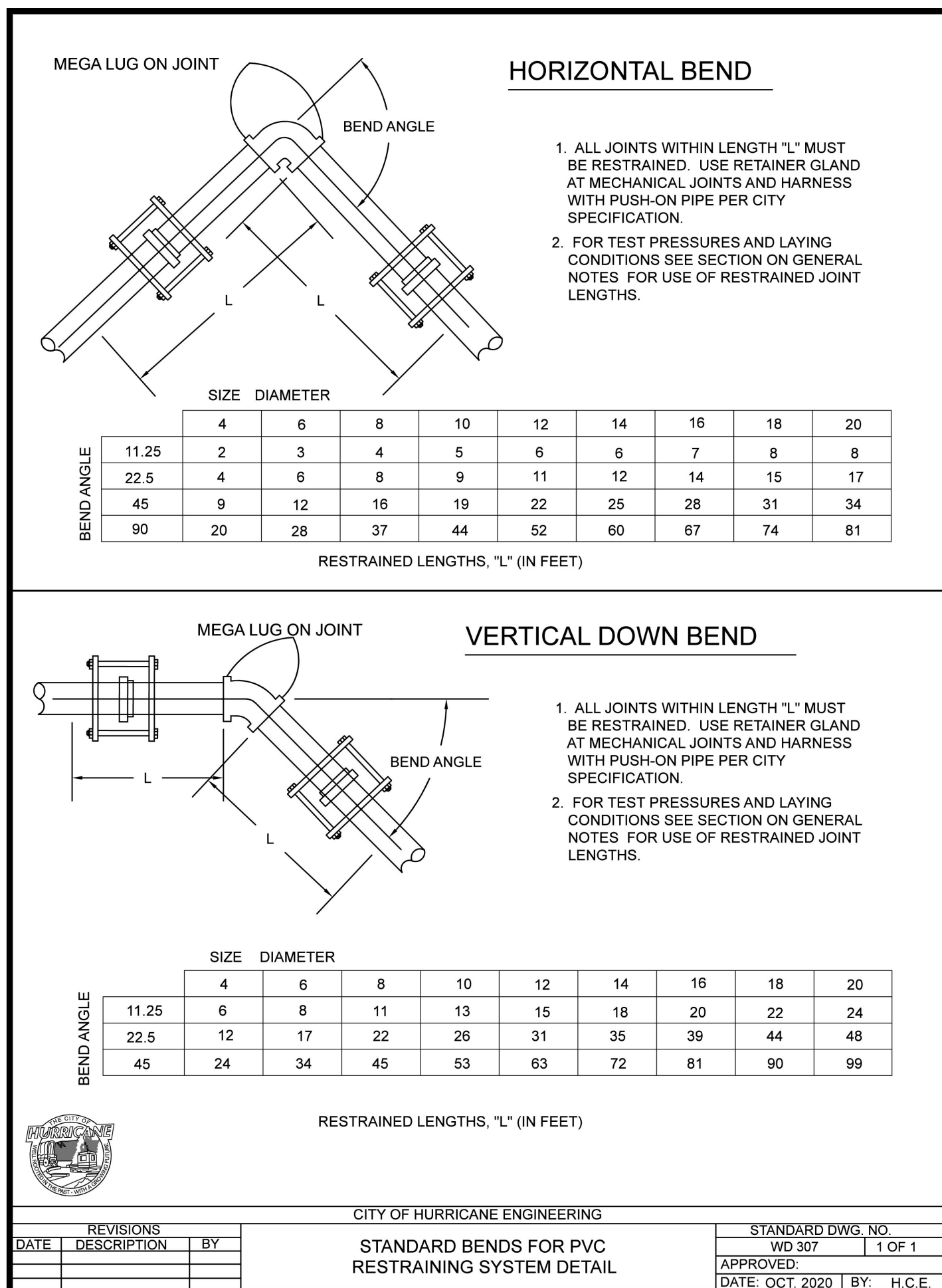
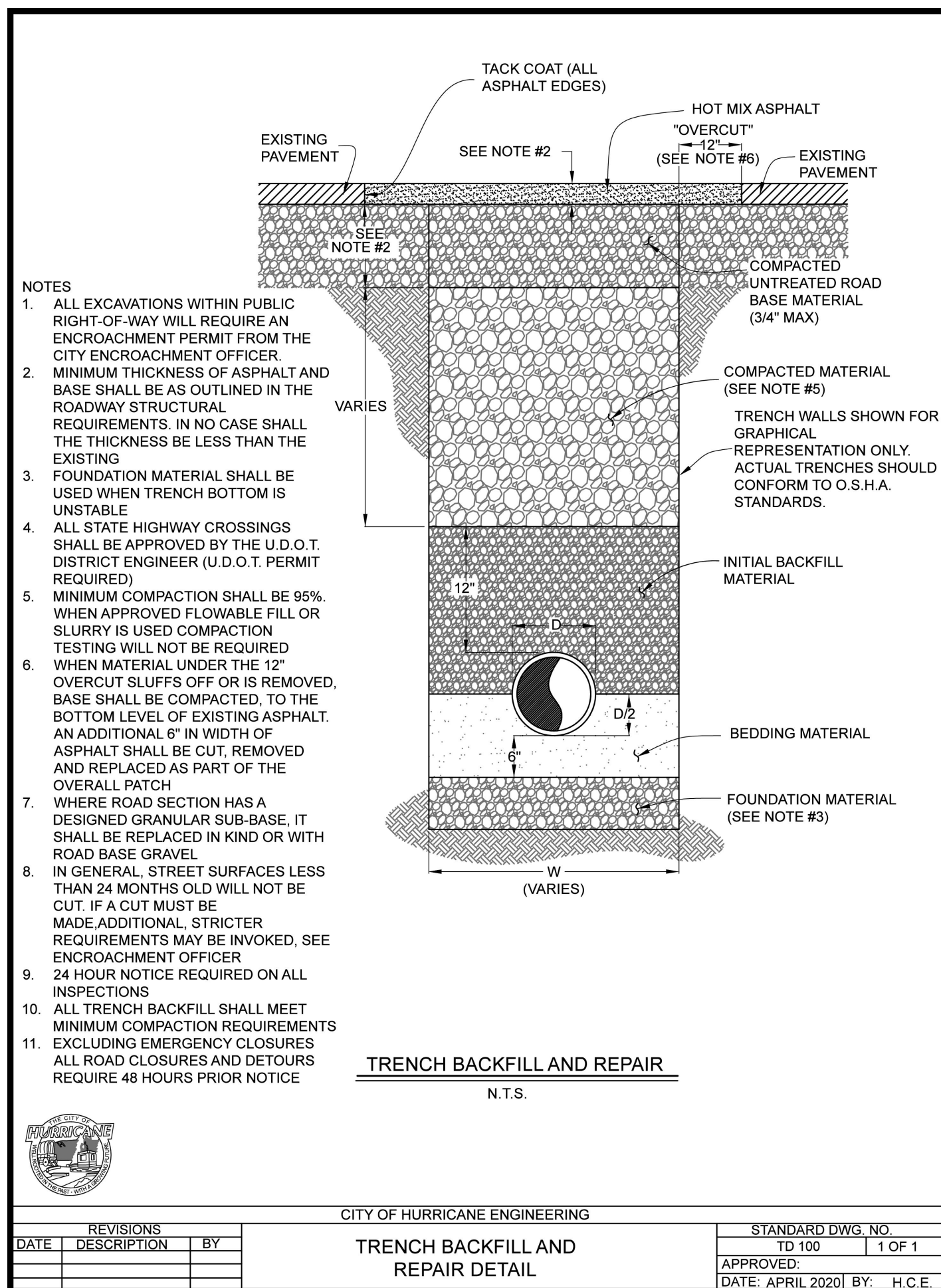
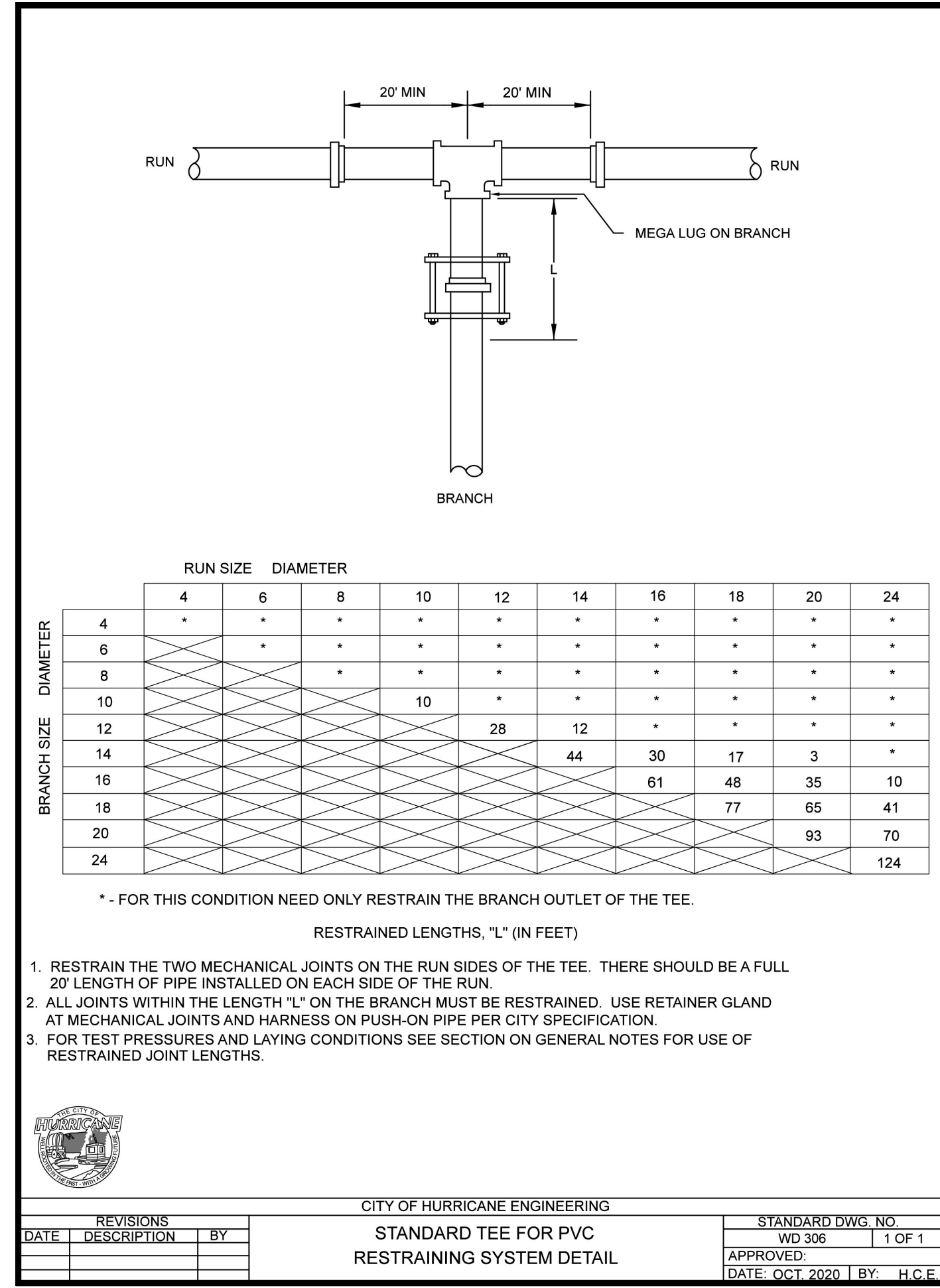
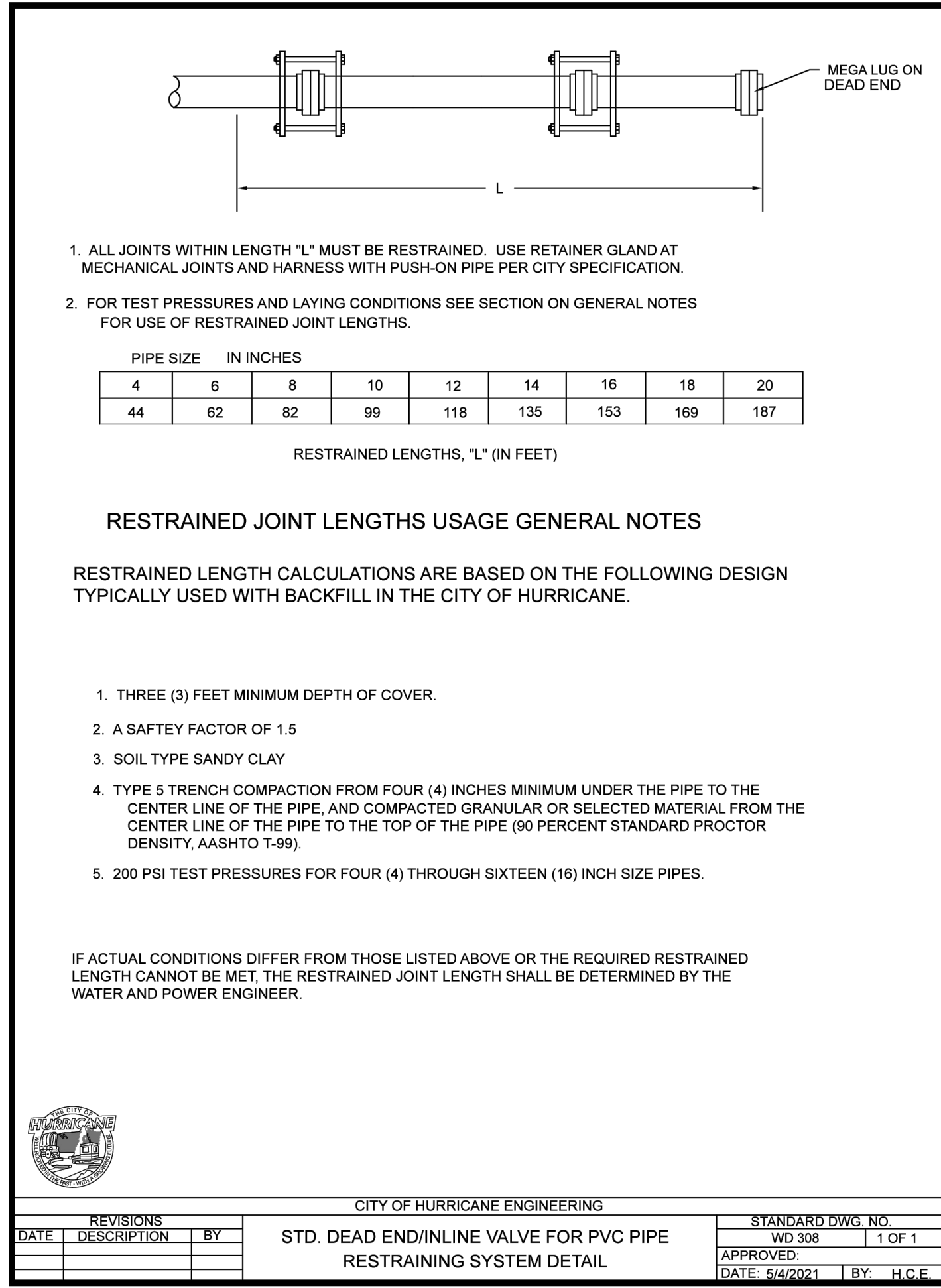
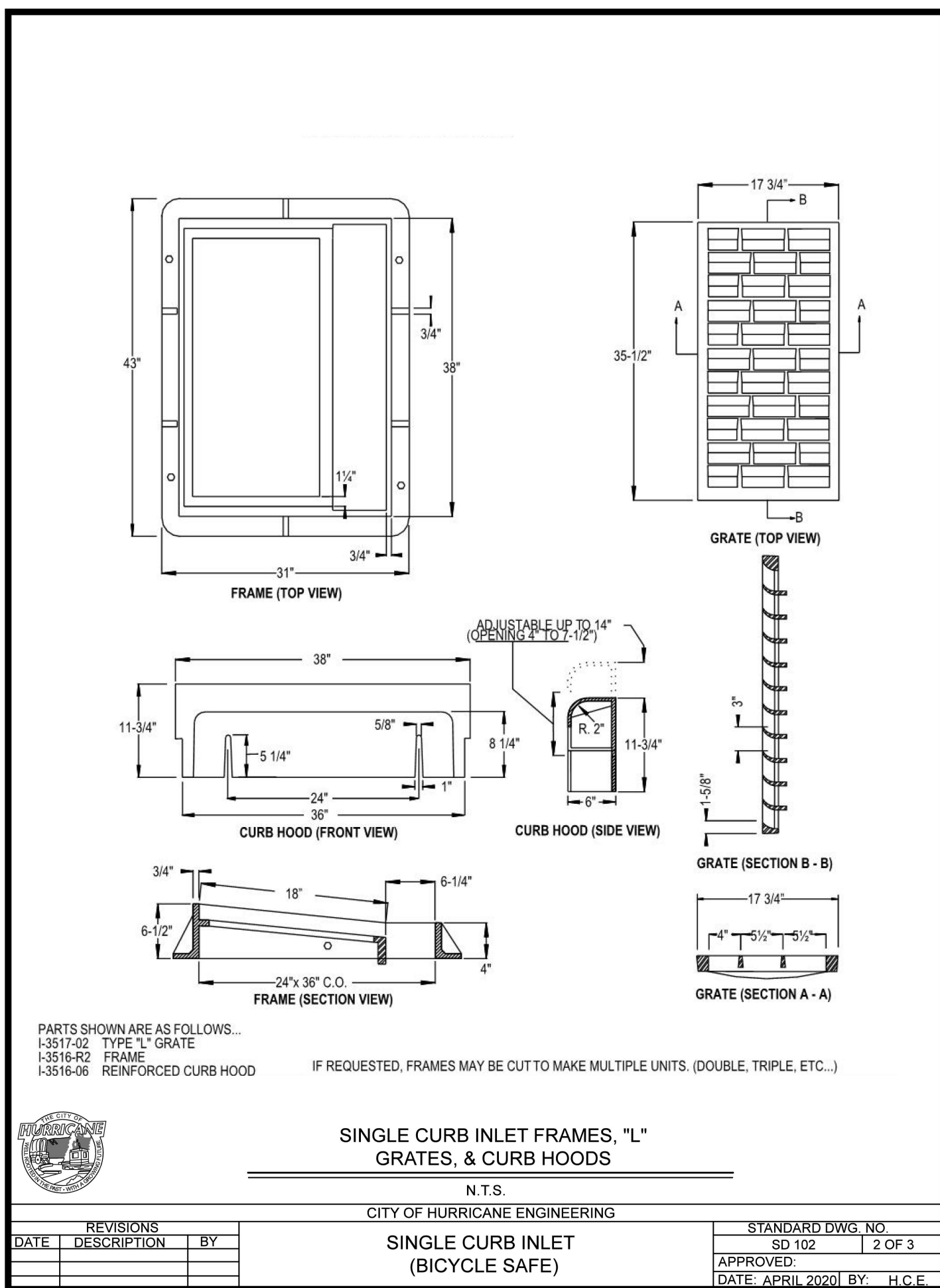
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SHEET NO:
DT-2

DETAIL SHEET

DETAIL SHEETS FOR: PEACH SPRING ESTATES PHASE-1

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



REVISIONS

NO	DESCRIPTION	DATE	BY

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Hurricane City, Utah 84503
Phone: 435-668-8801

PROVALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
2/5/24

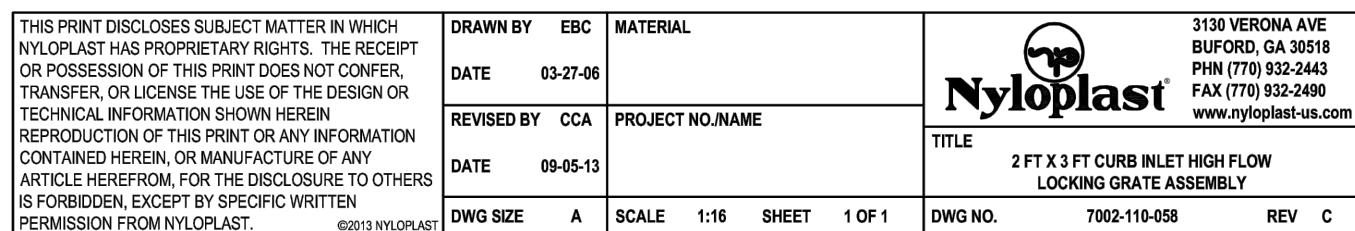
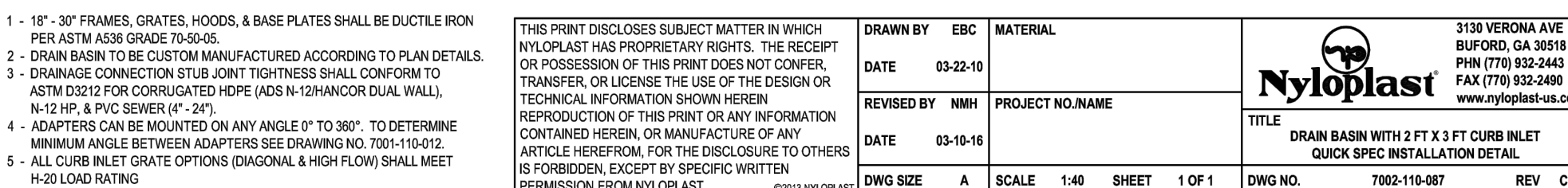
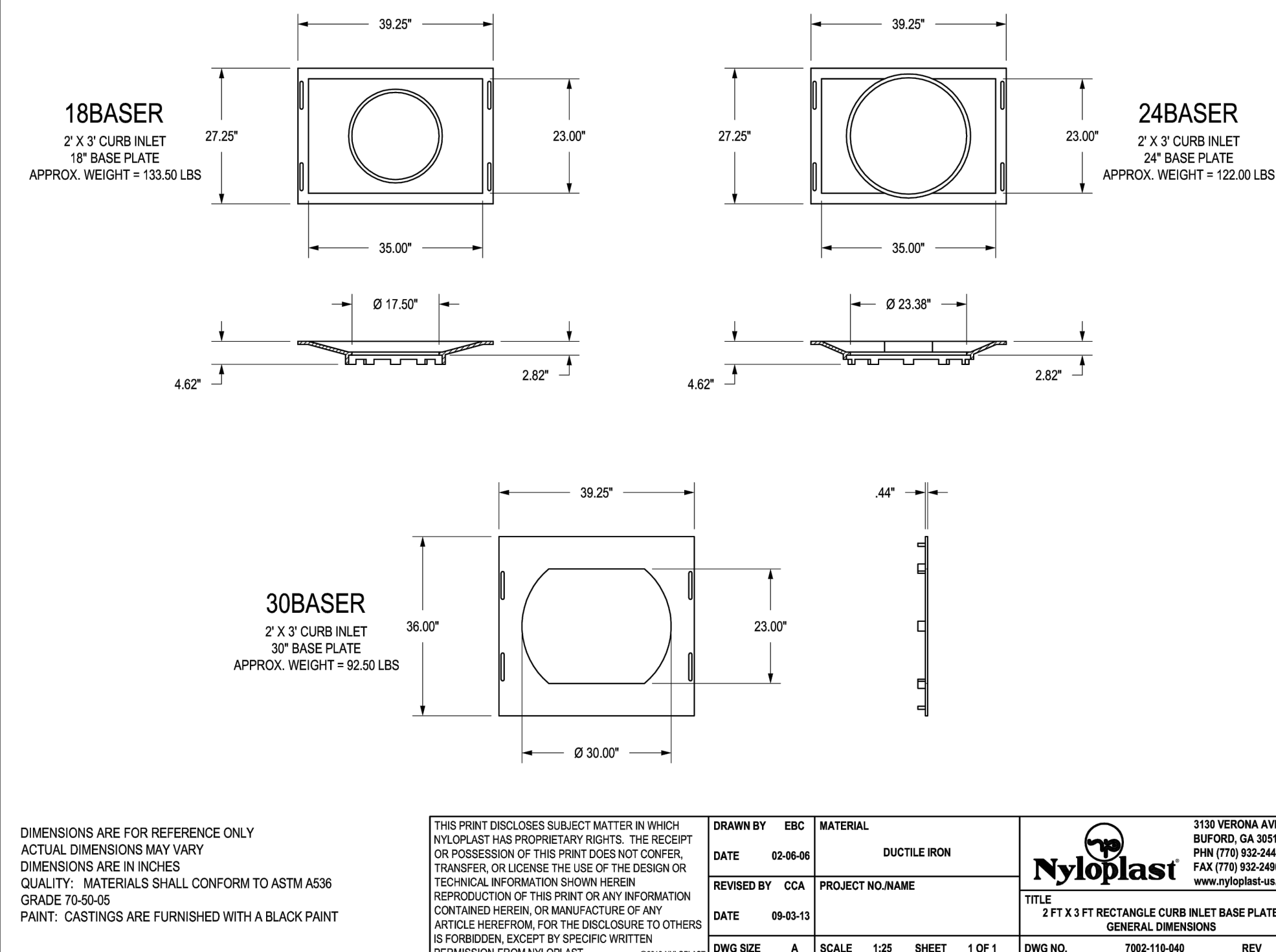
DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: N.T.S.

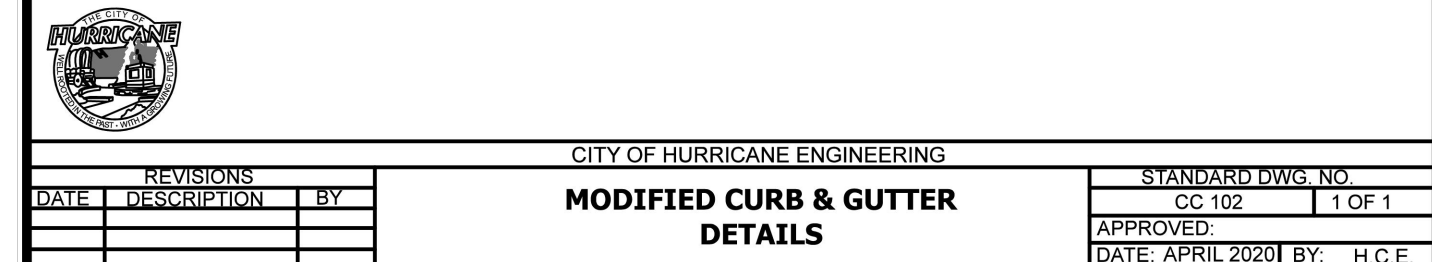
JOB NO.
642-001

SHEET NO:
DT-3

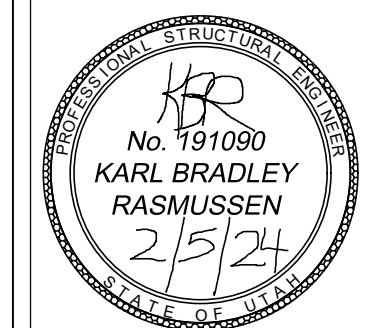
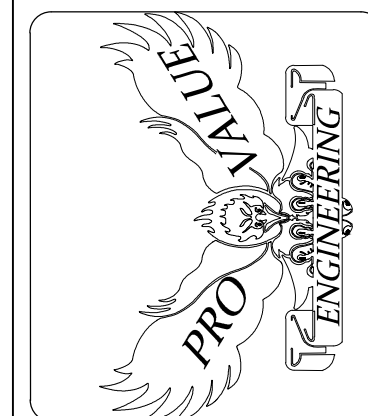
**LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH**



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DATE 3-10-00		REVISED BY		PROJECT NO NAME	
DATE 4-16-00		DATE 4-16-00		TITLE	
DWG SIZE A SCALE 1:1		SHEET 1 OF 1		DWG NO 7001-110-02 REV J	



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Engineers - Land Surveyors - Land Planners
20 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-2307



DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-I
LOCATED IN SECTION 12, T42S, R14W, S4E4M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: N.T.S.
JOB NO.
642-001
SHEET NO:
DT-4

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DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-I
LOCATED IN SECTION 12, T42S, R14W, S4E4M
WASHINGTON COUNTY, UTAH

DATE: 02/05/2024
SCALE: N.T.S.
JOB NO.
642-001
SHEET NO:
DT-4

DETAIL SHEET



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	PSP24-04
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Hurricane City
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	748 N 200 W
Zoning:	PF
General Plan Map:	Recreational Open Space
Recommendation:	Approve subject to staff and JUC comments
Report prepared by:	Fred Resch III/Gary Cupp

Discussion:

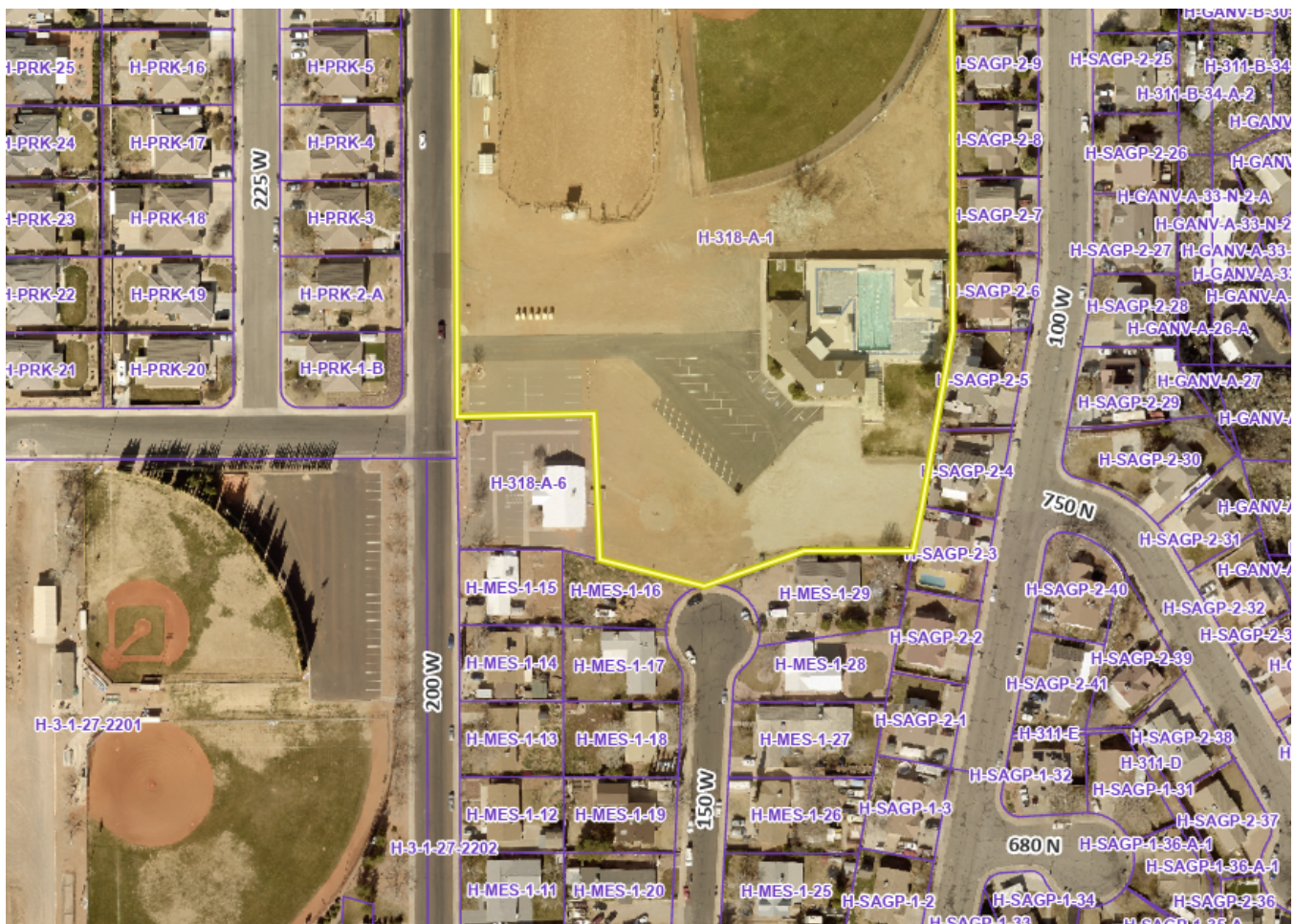
Hurricane City is planning to build an additional four court gymnasium building on 200 W as part of the American Legion/Spilsbury park complex. This building will consist of four basketball courts as well as storage and office space for the City Recreation Department. The overall site will include increased parking areas to be shared between the two gym buildings and the existing city pool.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need an additional access off 200 W north of new building.
2. **Power:**
3. **Water:** Show irrigation line going south by gymnasium 2 dual structure.
4. **Streets:** Old entrance to be removed. Curb, gutter and sidewalk replaced.
5. **Sewer:**
6. **Engineering:** Hurricane City and the American Legion must discuss and finalize a shared parking agreement before final site plan approval (HCC 10-7-10(d)(3)(e) & HCC 10-34-9(c)(3)). Engineering would suggest gifting a patio/landscape space for the use of the American Legion property. Locate and show all the existing or soon to exist utilities. The irrigation main was relocated for the 1st gymnasium. Parks indicated there should be an existing irrigation system to connect to near the east side of the new building.

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



Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Public Facility zone

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

<i>Recreation and entertainment, indoor:</i>		
<i>Other uses</i>	<i>1 space per 300 square feet of gross floor area</i>	

They are proposing a 35,000 sq ft building, under this standard they are required to provide 116 parking stalls. They are proposing 210 parking stalls for the whole site. The two-gym building required 50 parking stalls. When one takes away the required parking for the two gym buildings that leaves behind 45 parking stalls which was the approximate number of parking stalls on site previously to serve the pool and baseball fields.

The Parks and Recreation Master Plan will include a master plan design for the entire American Legion/Spilsbury Sports Complex which will look at and include sufficient parking for the whole site at buildout. Staff expects this master plan to be completed this summer.

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

Sec. 10-32-6. Required landscaping.

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

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

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

C. *Parking strip landscaping. All parking strips shall be landscaped.*

D. *Parking lot landscaping.*

1. *Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*

a. *Multiple-family residential. A minimum of ten percent of total parking lot area.*

b. *Office and commercial. A minimum of seven percent of total parking lot area.*

c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*

2. *For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*

3. *Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*

4. *Landscape islands should be located in the following priority:*

a. *To define major drives and accessways;*

b. *To delineate ends of parking rows;*

c. *At aisle intersections; and*

d. *Within parking rows.*

a. *A full landscaping plan will be required with the final site plan.*

4. *Pedestrian circulation throughout the site should be considered in the design, there will presumably be a large amount of pedestrian cross traffic between the different uses on this property as well as to the neighboring streets and neighborhoods.*

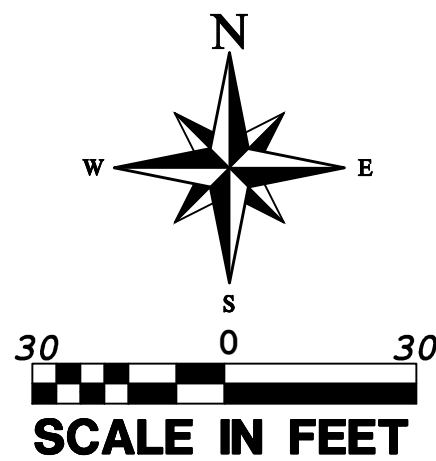
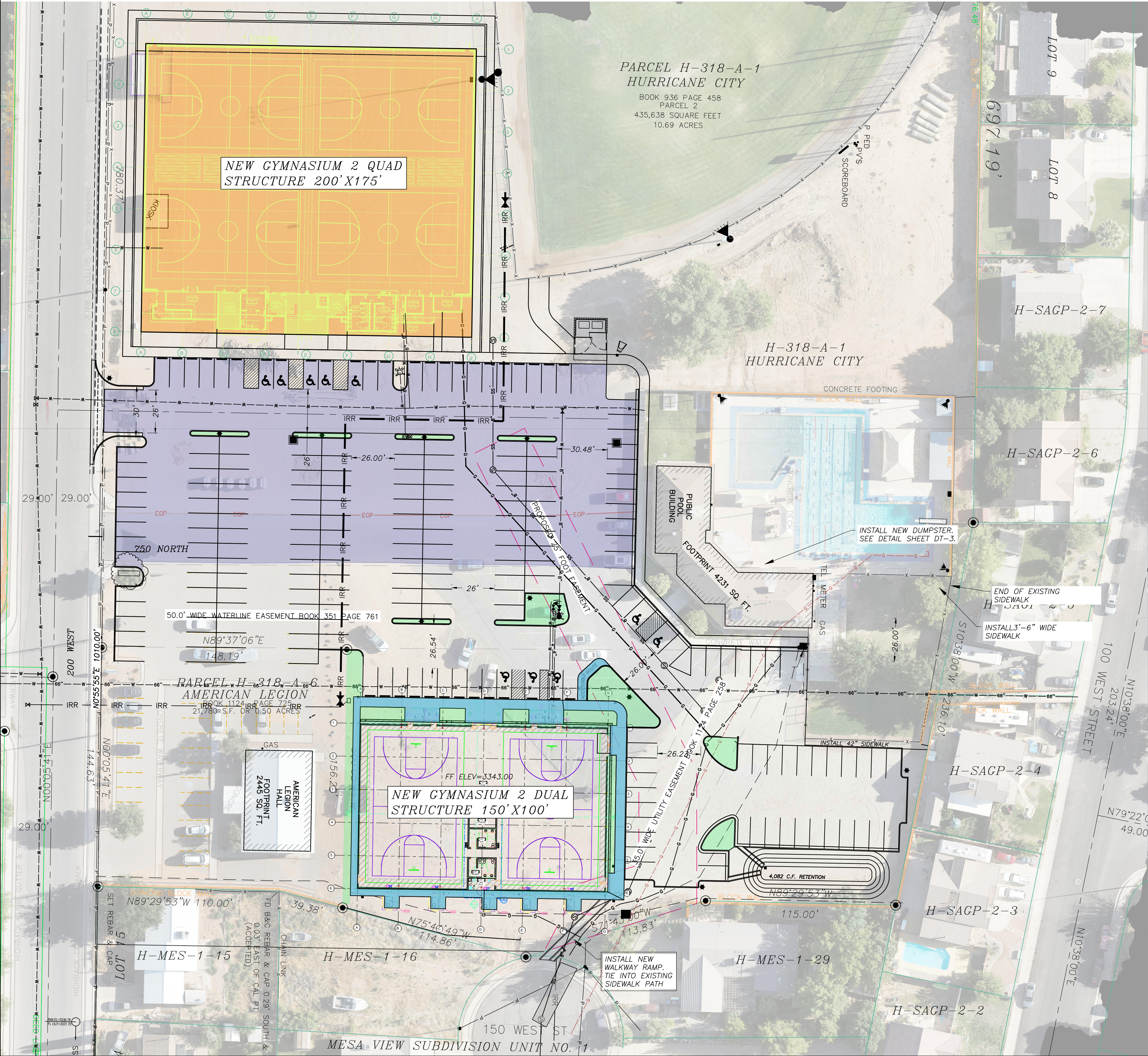
5. *Building plans and elevations have been provided, although not required at this stage. The building height is 34' tall which meets city code.*

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

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

SITE PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

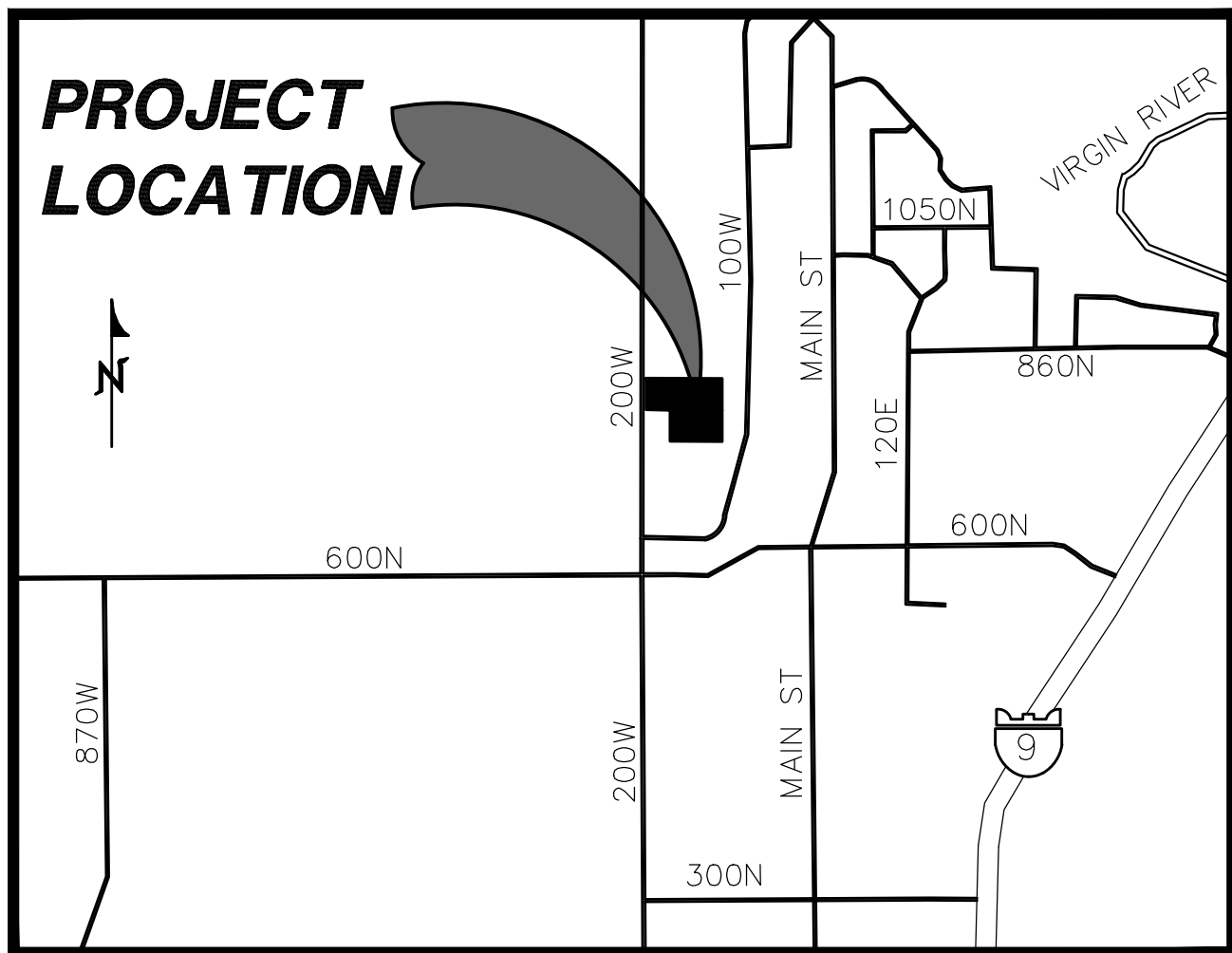


LEGEND

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

PARKING DATA:

REGULAR PARKINGS - 200
ADA PARKING - 10
TOTAL PARKINGS PROVIDED - 210



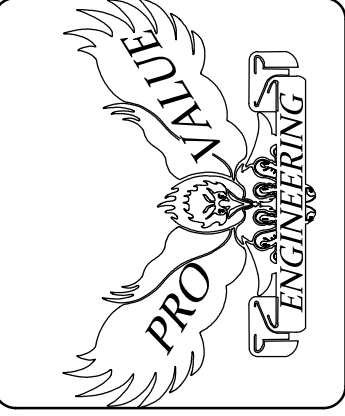
Know what's below.
Call 811 before you dig.

NOTICE!

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

REVISIONS		NO	DESCRIPTION	DATE	BY
CHANGES TO SITE FOR CHANGES		1		1/14/24	KBR

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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 888-8881



SITE PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

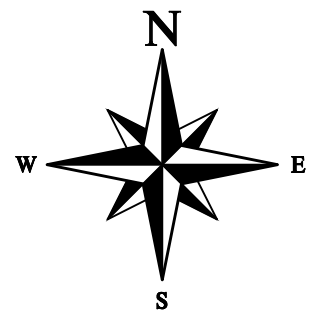
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SITE PLAN

UTILITY PLAN FOR: HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



CITY WATER NOTES:

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

LEGEND

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



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.

CENTURYLINK PHONE NOTES (COMMERCIAL)

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD.
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"x30"x10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER.
- CONTACT CENTURYLINK ENGINEER AT 435-525-3249 OR DALE.PATRICK@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

HURRICANE CITY GYMNASIUM 2 POWER NOTES:

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

DOMINION ENERGY NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOGARTH 435-231-8971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6'.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

TDS BROADBAND CATV NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 35-288-1415 TO SCHEDULE TRENCH TO BE CREATED. DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

ASH CREEK SEWER DISTRICT NOTES:

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

ASH CREEK GENERAL SEWER NOTES:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

CONSTRUCTION NOTES

POWER:

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

SEWER:

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

GAS:

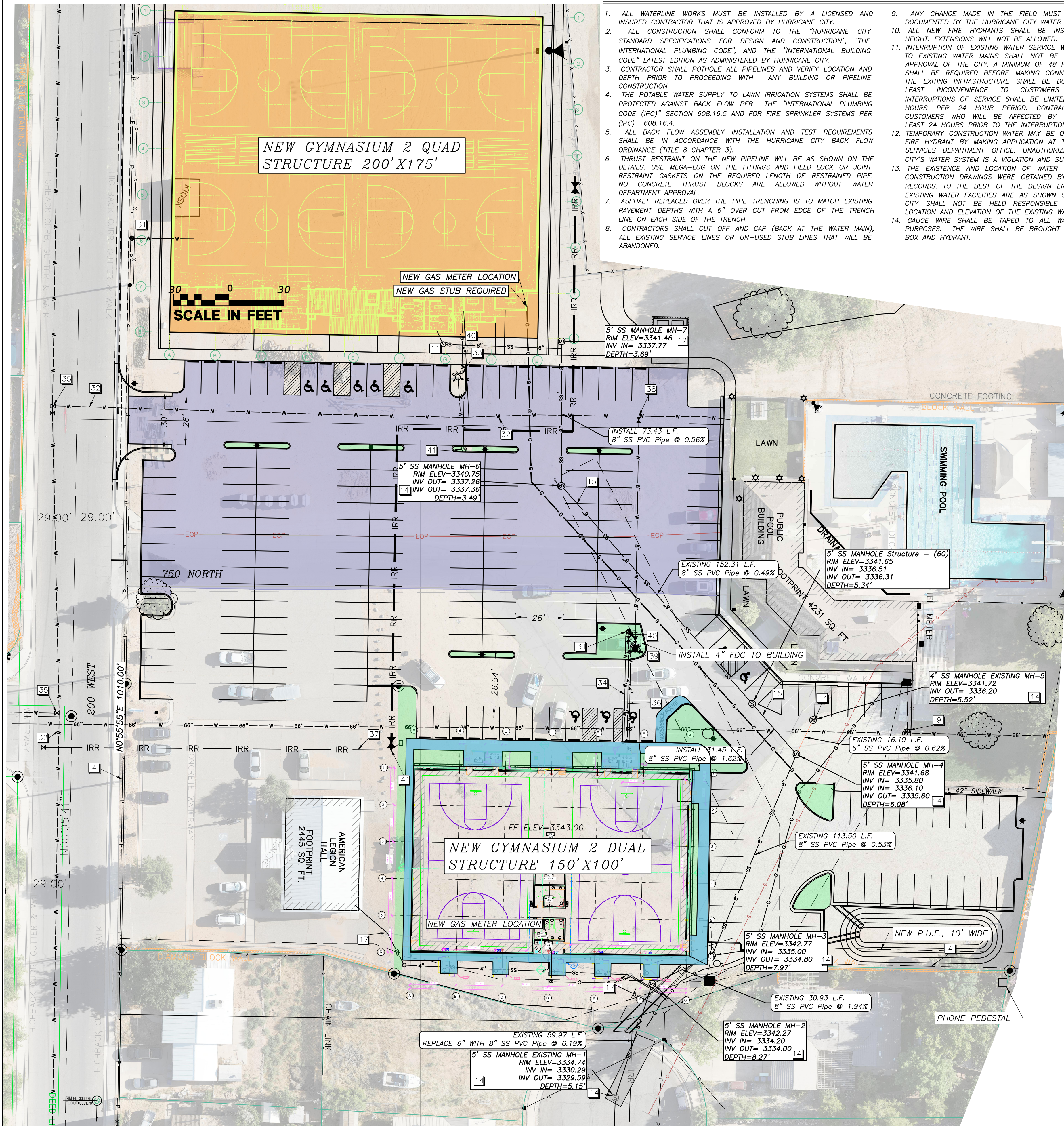
- EXISTING 2" GAS MAIN SERVICE LINE
 - TIE TO EXISTING GAS MAIN STUB
- NOTE: GAS 3' CLEARANCE FROM POWER

WATER:

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

COMMUNICATION:

- EXISTING COMMUNICATION LINE
- INSTALL COMMUNICATION SERVICE LINE



REVISIONS		DATE	BY
NO	DESCRIPTION		
1	CHANGE TO SEWER ROUTE	10/5/23	KBR
2	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
Hurricane City, Utah 84053
Phone: (435) 668-0801



UTILITY PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 11/21/2023
SCALE: 1"=30'
JOB NO.
10-051
SHEET NO:
C4

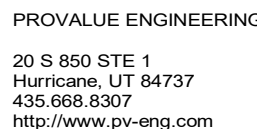
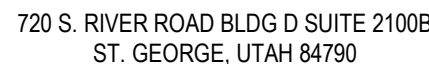
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HURRICANE, UT 84737

JANUARY 16, 2024



Autodesk Docs/Hurricane City 4 Court Med Building - Hurricane City Metal Building - 4 Court Baggett Ball Facility in
09/20/2014 3:29:43 PM

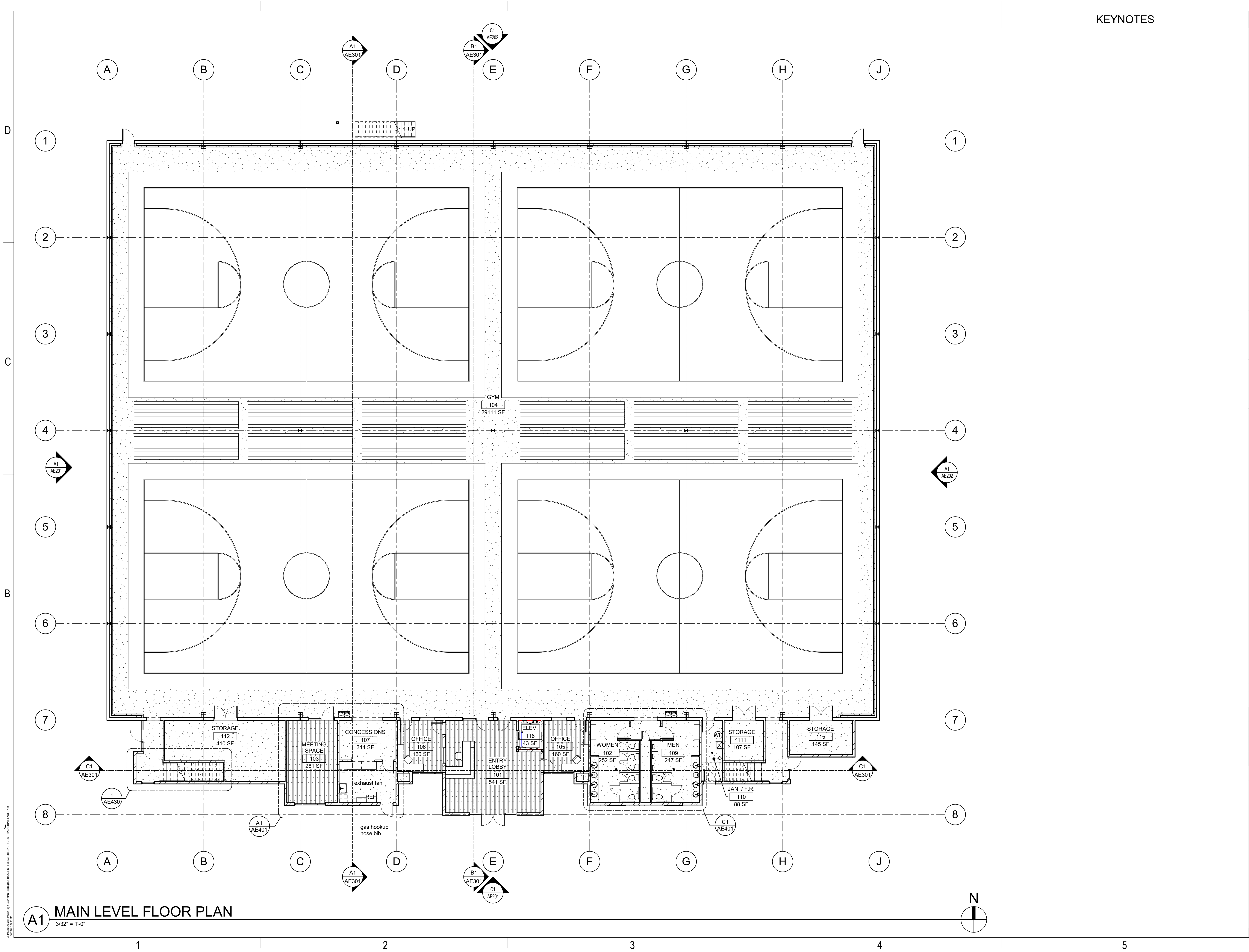


748 N 200 W
HURRICANE, UT 84737

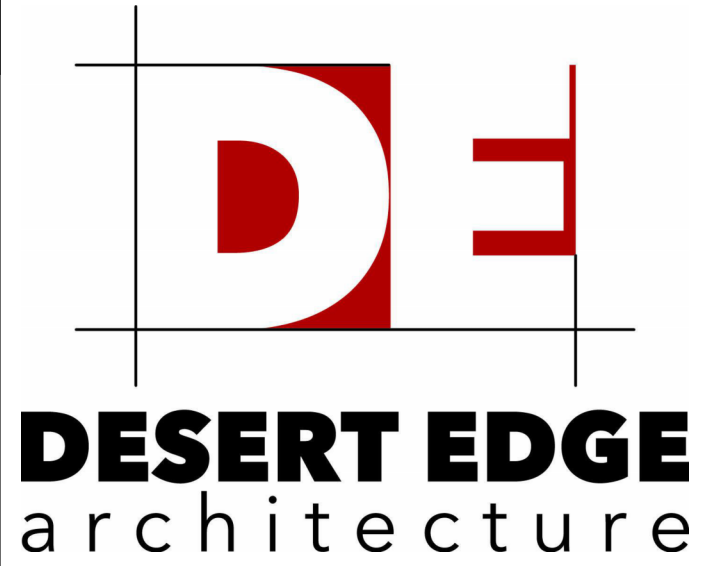
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CONSTRUCTION

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-01-23
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PROJECT NUMBER:	24-000
DRAWN BY:	Author
CHECKED BY:	Checker

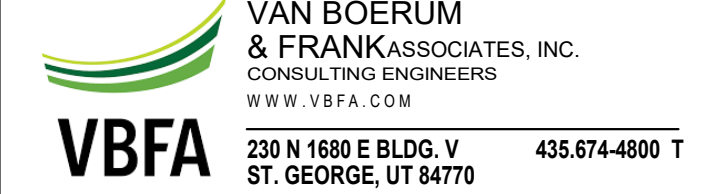
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KEYNOTES



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



HURRICANE CITY 4 COURT REC. BUILDING

748 N 200 W
HURRICANE, UT 84737

STAMP

NOT FOR CONSTRUCTION

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-01-23
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DRAWN BY:	Author
CHECKED BY:	Checker

MAIN LEVEL FLOOR PLAN

AE101

KEYNOTES



HURRICANE CITY 4
COURT REC.
BUILDING

748 N 200 W
HURRICANE, UT 84737

STAMP

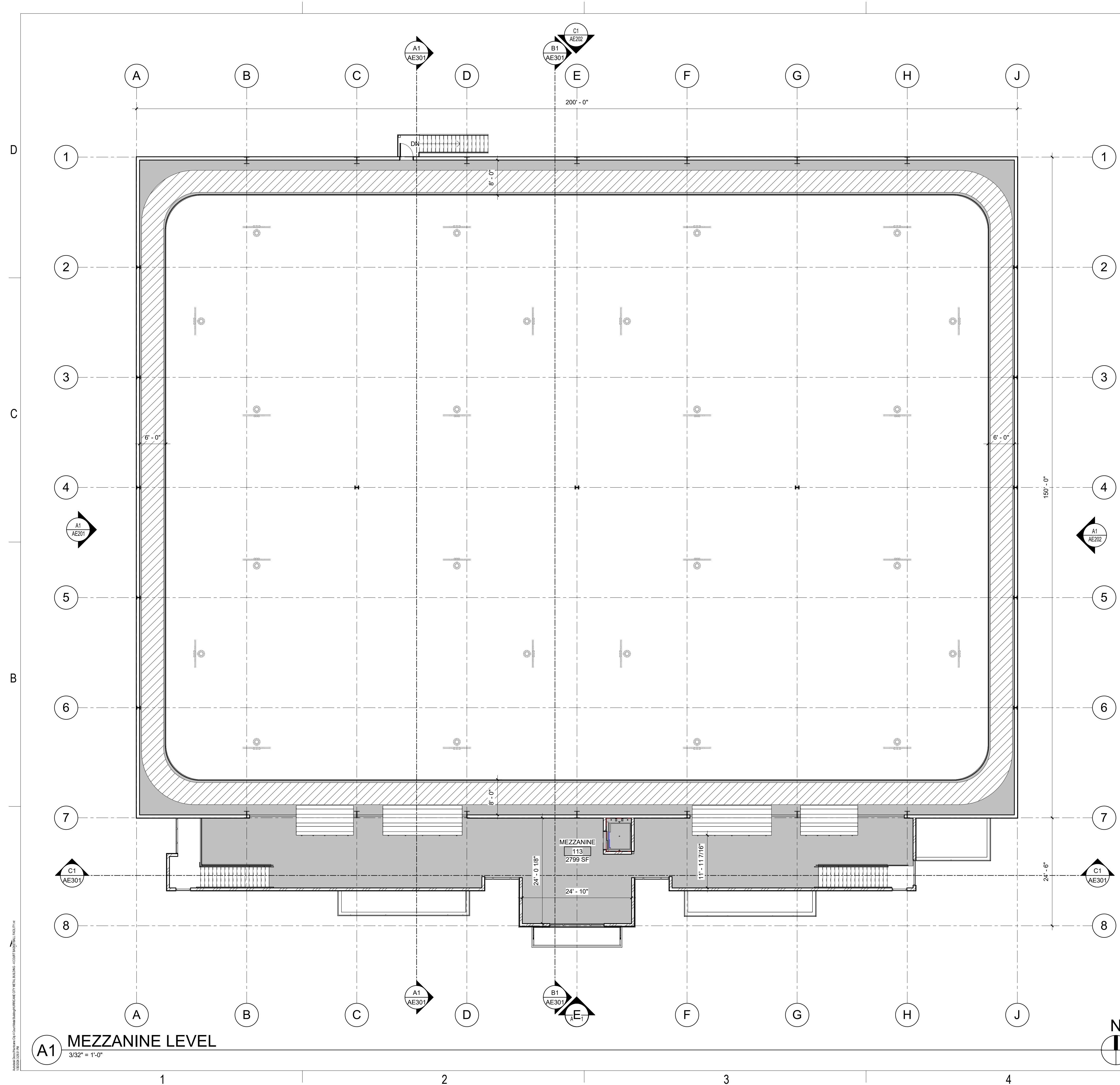
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ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-01-23

PROJECT NUMBER:	24-000
DRAWN BY:	Author
CHECKED BY:	Checker

UPPER LEVEL FLOOR PLAN

AE102





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PROVALUE ENGINEERING
20 S 850 STE 1
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<http://www.pv-eng.com>



ARW ENGINEERS
structural consultant
1594 W. Park Circle Ogden, Utah 84401
+1 801 782 6008 arwengineers.com



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CONSULTING ENGINEERS
WWW.VBFA.COM

VBFA

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ST. GEORGE, UT 84770

HURRICANE CITY 4
COURT REC.
BUILDING

748 N 200 W
HURRICANE, UT 84737

STAMP

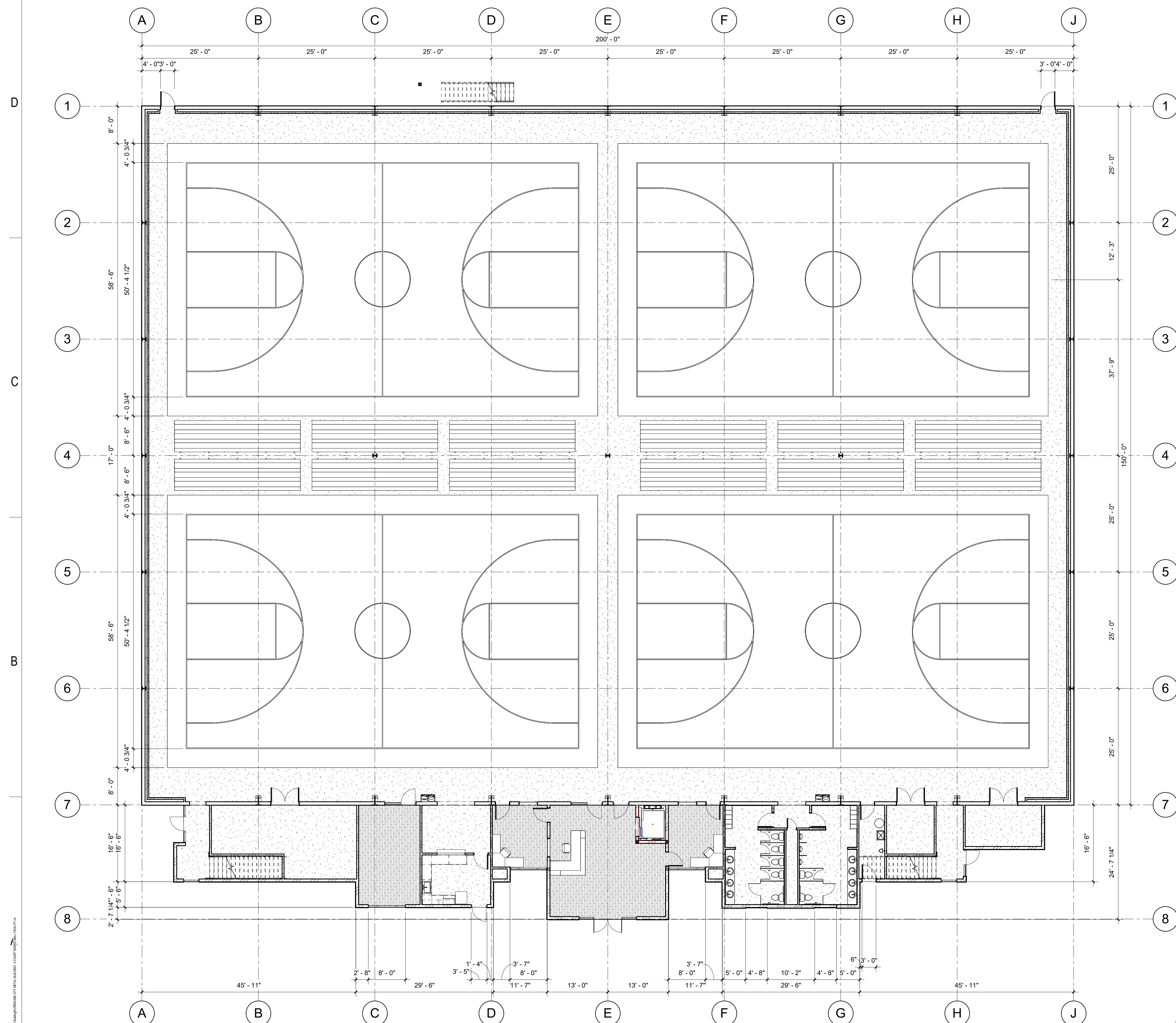
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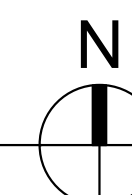
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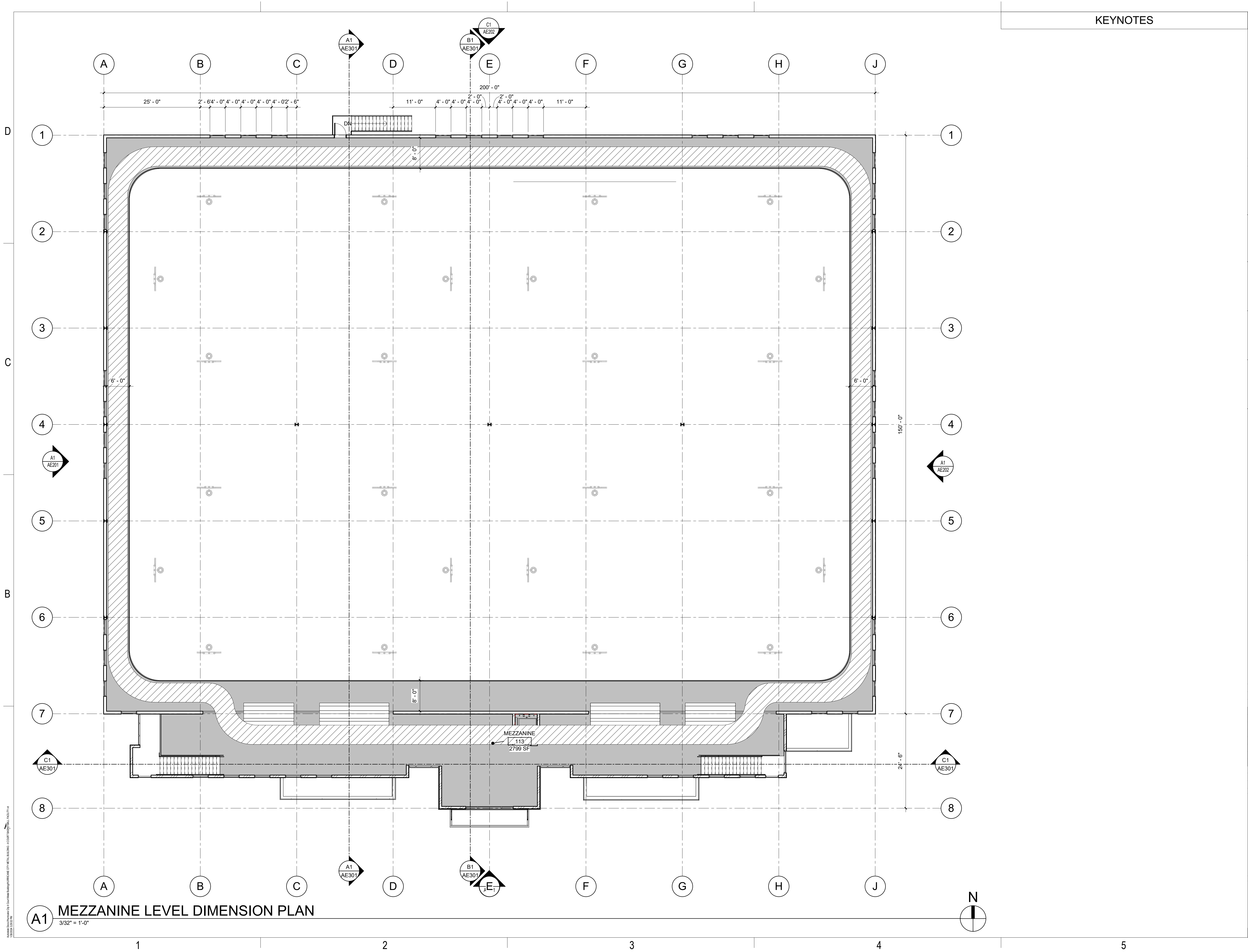
MAIN FLOOR DIMENSION PLAN

AE131

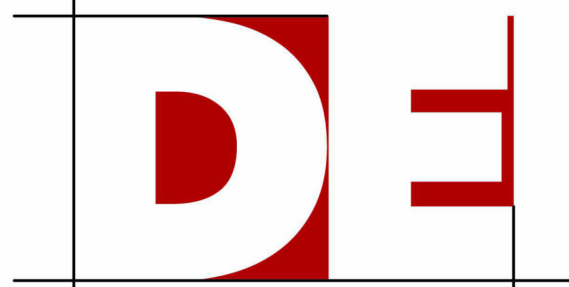


A1 MAIN LEVEL DIMENSION PLAN
3/32" = 1'-0"

$$3/32'' = 1'-0''$$




KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
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St. George, Utah 84766
arwengineers.com



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435.674-4800 T

HURRICANE CITY 4 COURT REC. BUILDING

748 N 200 W
HURRICANE, UT 84737

STAMP

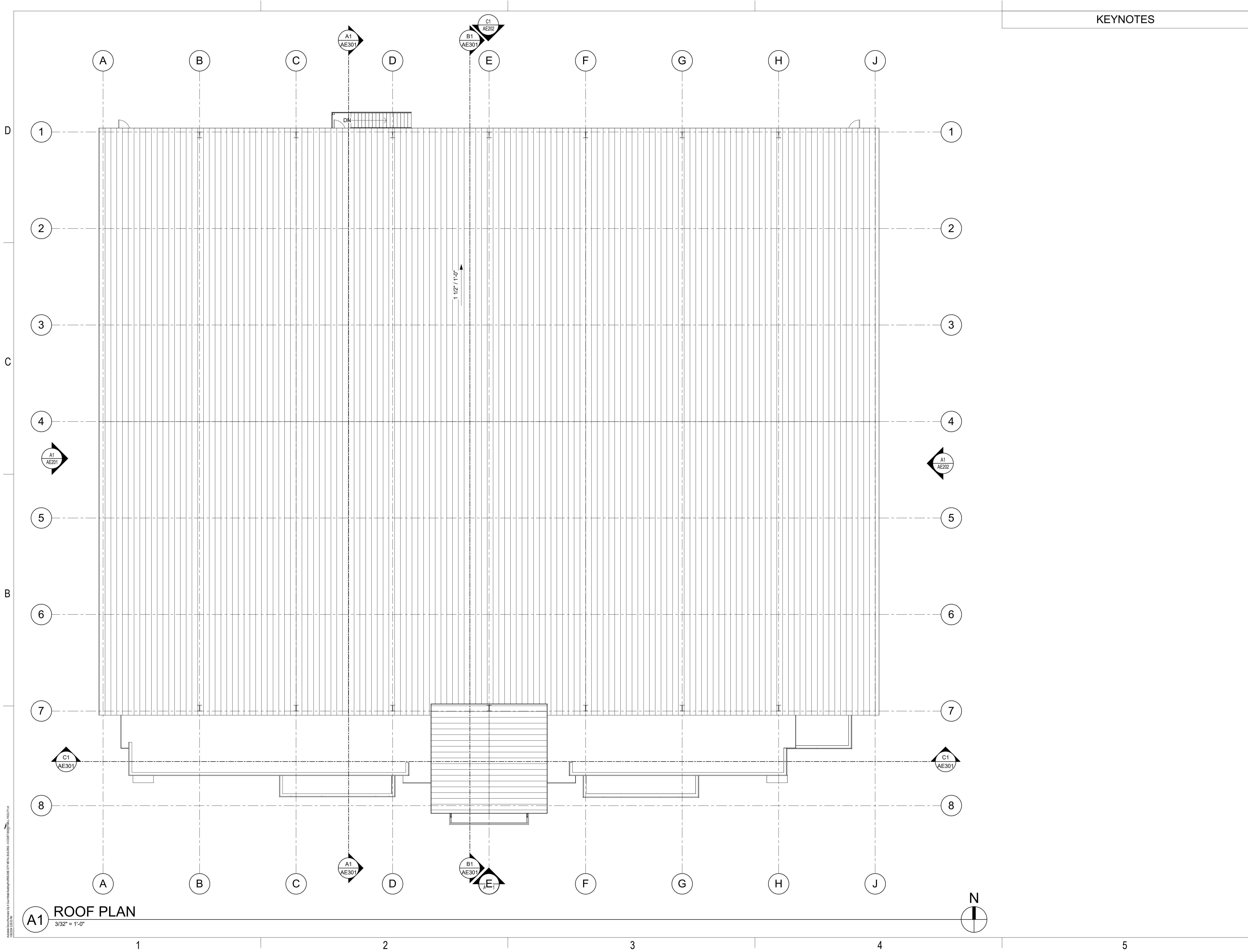
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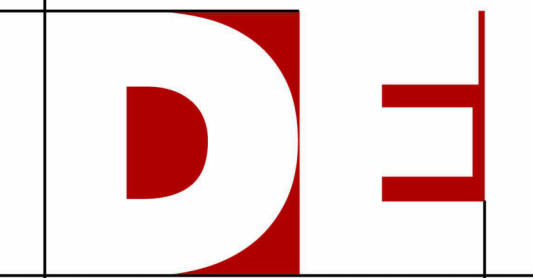
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DATE: 2024-01-23

PROJECT NUMBER: 24-000
DRAWN BY: Author
CHECKED BY: Checker

UPPER LEVEL
DIMENSION PLAN

AE132





DESERT EDGE
architecture

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**HURRICANE CITY 4
COURT REC.
BUILDING**

748 N 200 W
HURRICANE, UT 84737

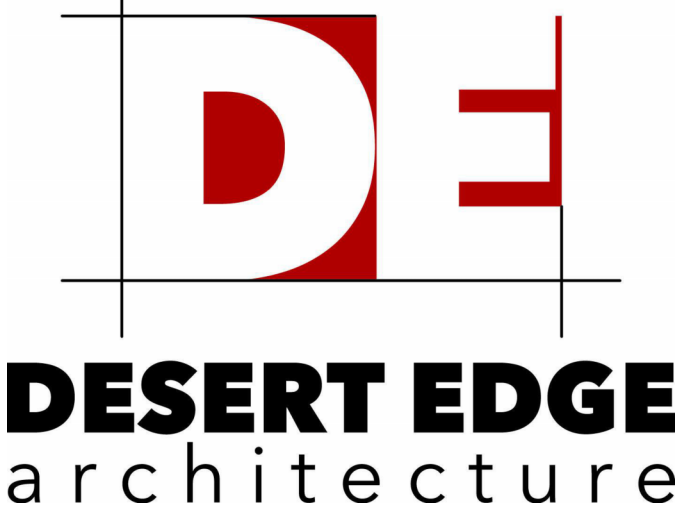
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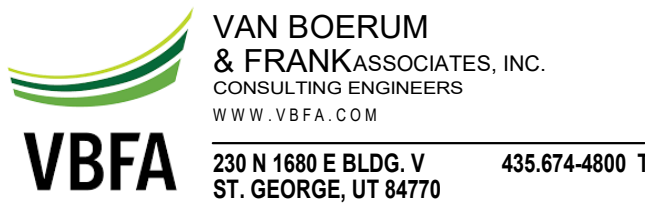
ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-01-23
PROJECT NUMBER:	24-000
DRAWN BY:	Author
CHECKED BY:	Checker

ROOF PLAN

AE191



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HURRICANE CITY 4
COURT REC.
BUILDING

748 N 200 W
HURRICANE, UT 84737

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CONSTRUCTION

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 2024-01-23

PROJECT NUMBER: 24-000
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR
ELEVATIONS

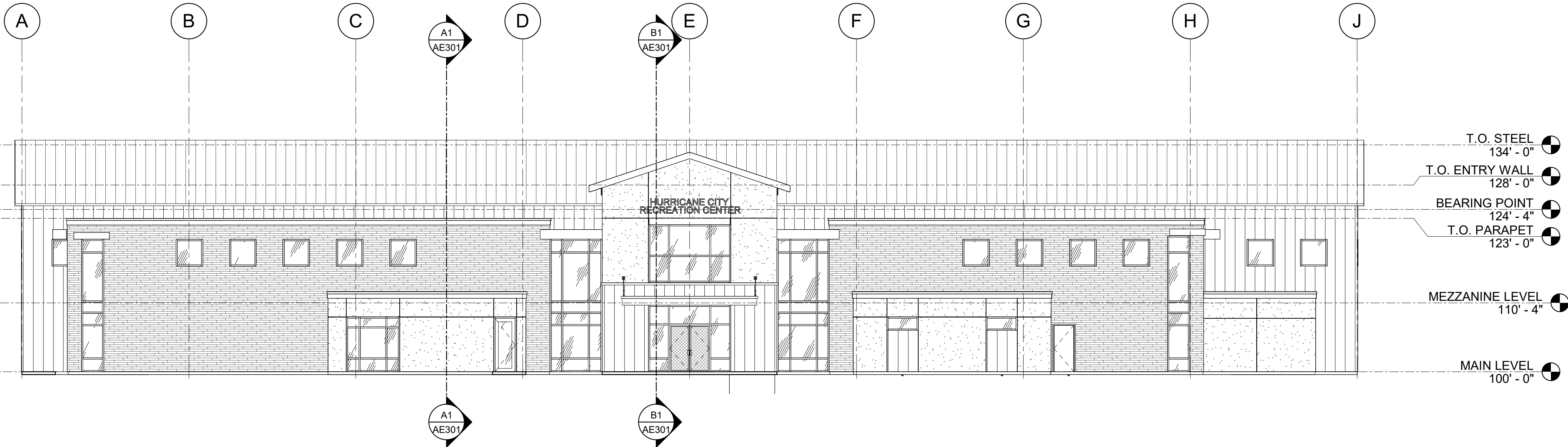
AE201

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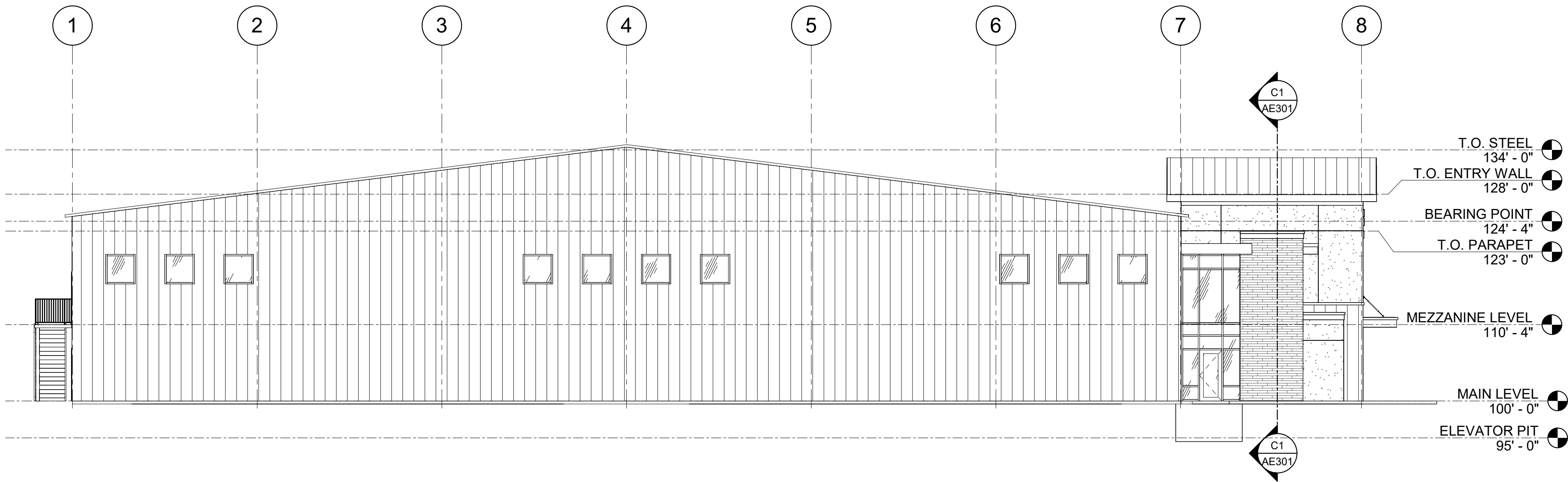
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B

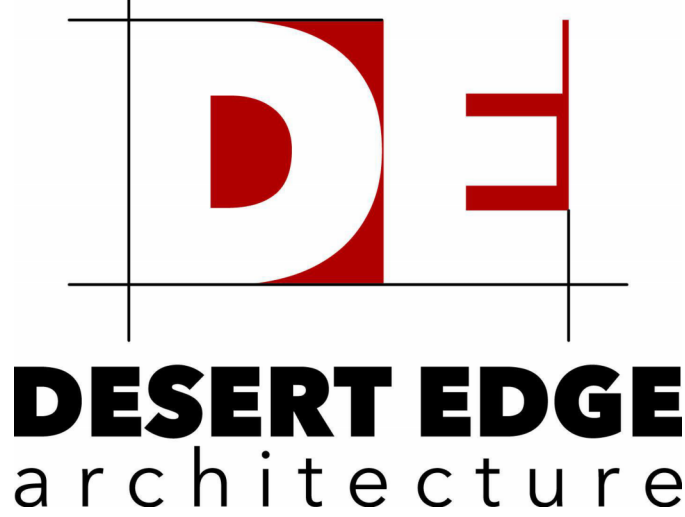
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DRAWN BY: DESERT EDGE ARCHITECTURE
CHECKED BY: DESERT EDGE ARCHITECTURE
DATE: 2024-01-23



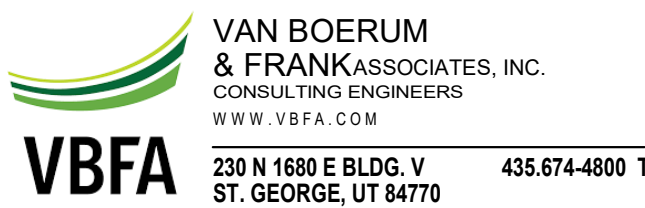
C1 SOUTH ELEVATION
3/32" = 1'-0"



A1 WEST ELEVATION
3/32" = 1'-0"



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



HURRICANE CITY 4
COURT REC.
BUILDING

748 N 200 W
HURRICANE, UT 84737

STAMP

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EXTERIOR
ELEVATIONS

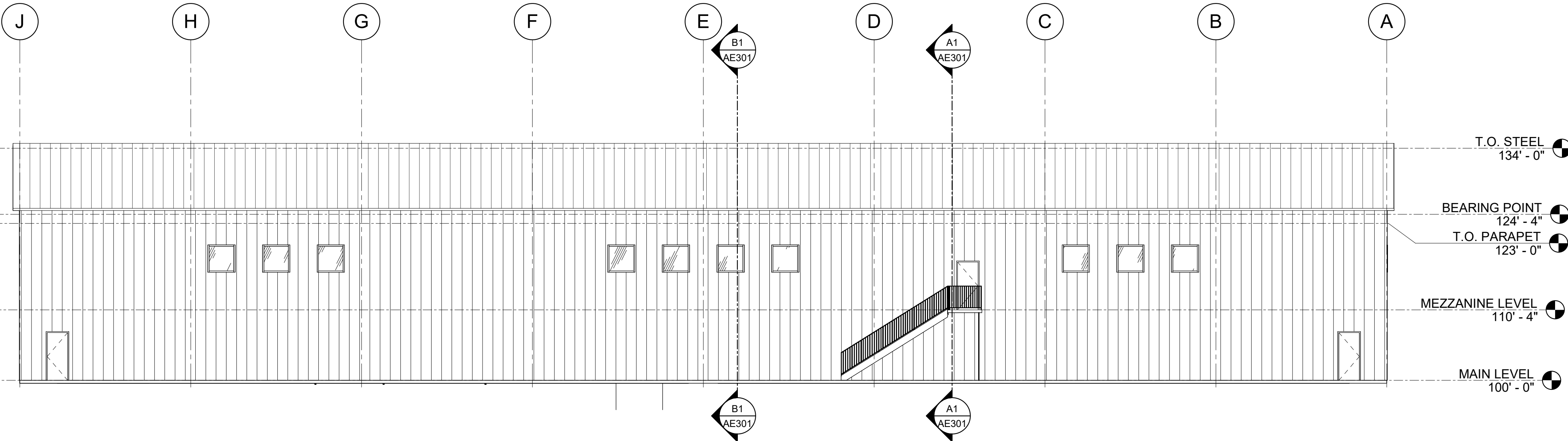
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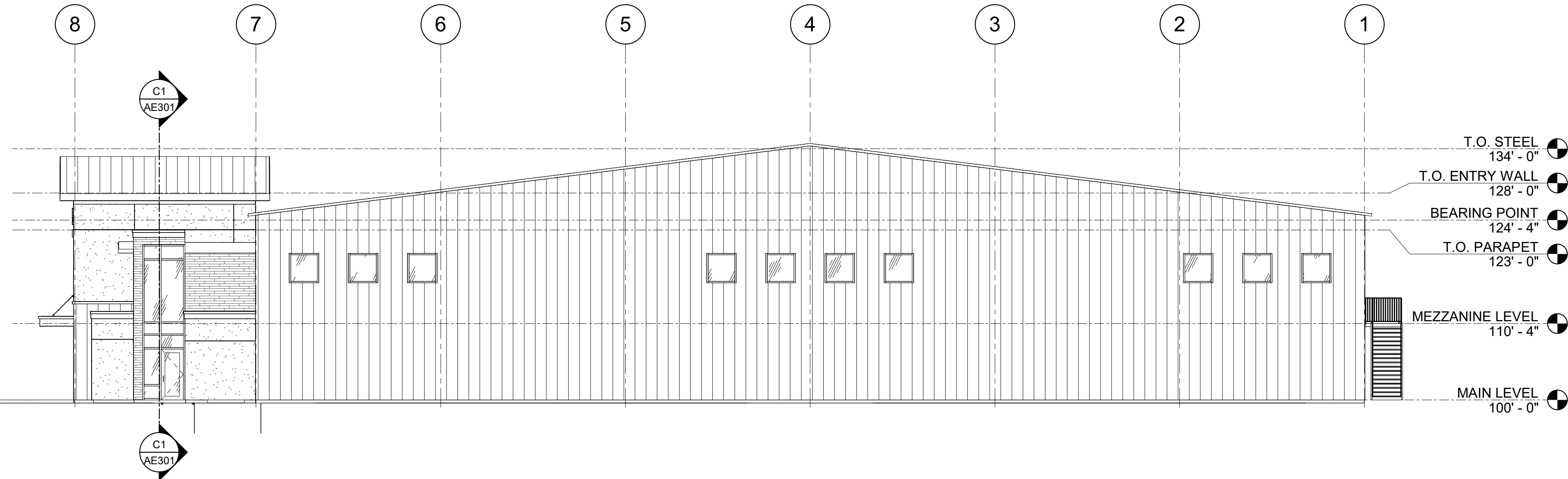
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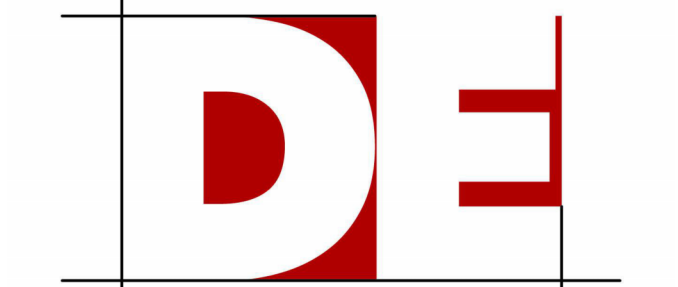
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DRAWN BY: DESERT EDGE ARCHITECTURE
CHECKED BY: DESERT EDGE ARCHITECTURE
DATE: 2024-01-23



C1 NORTH ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
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**HURRICANE CITY 4
COURT REC.
BUILDING**

748 N 200 W
HURRICANE, UT 84737

STAMP

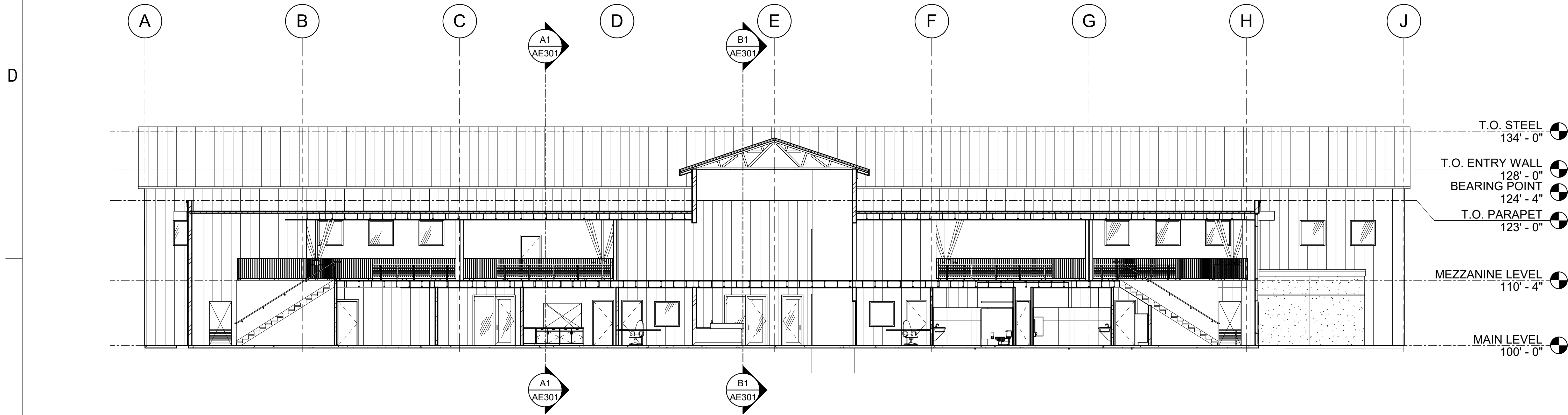
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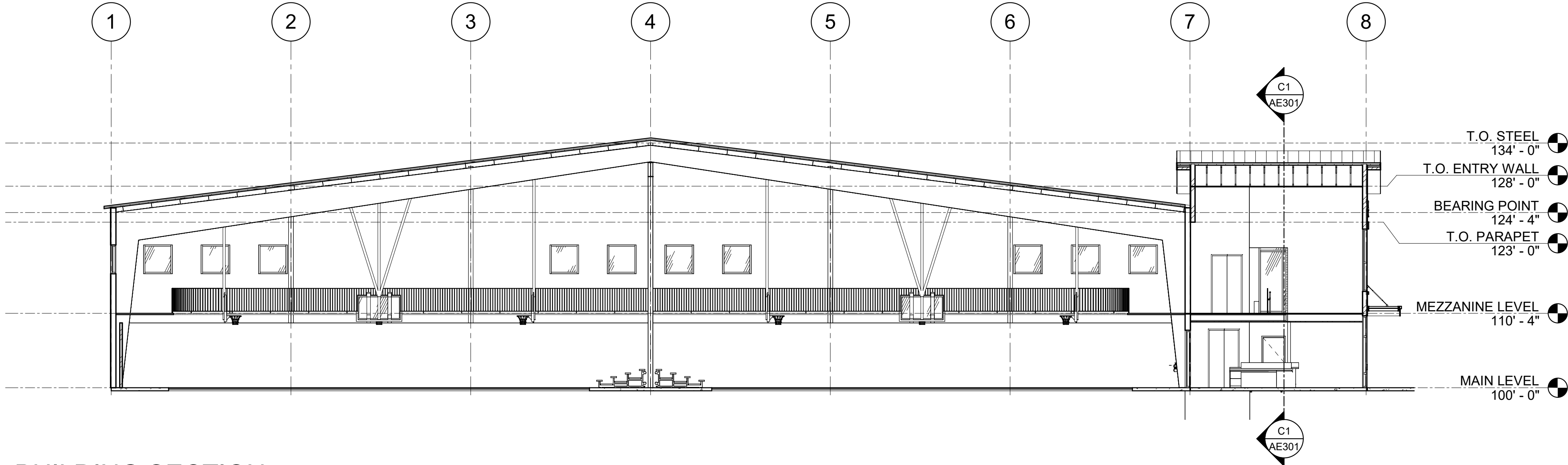
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DRAWN BY: Author
CHECKED BY: Checker

BUILDING SECTIONS

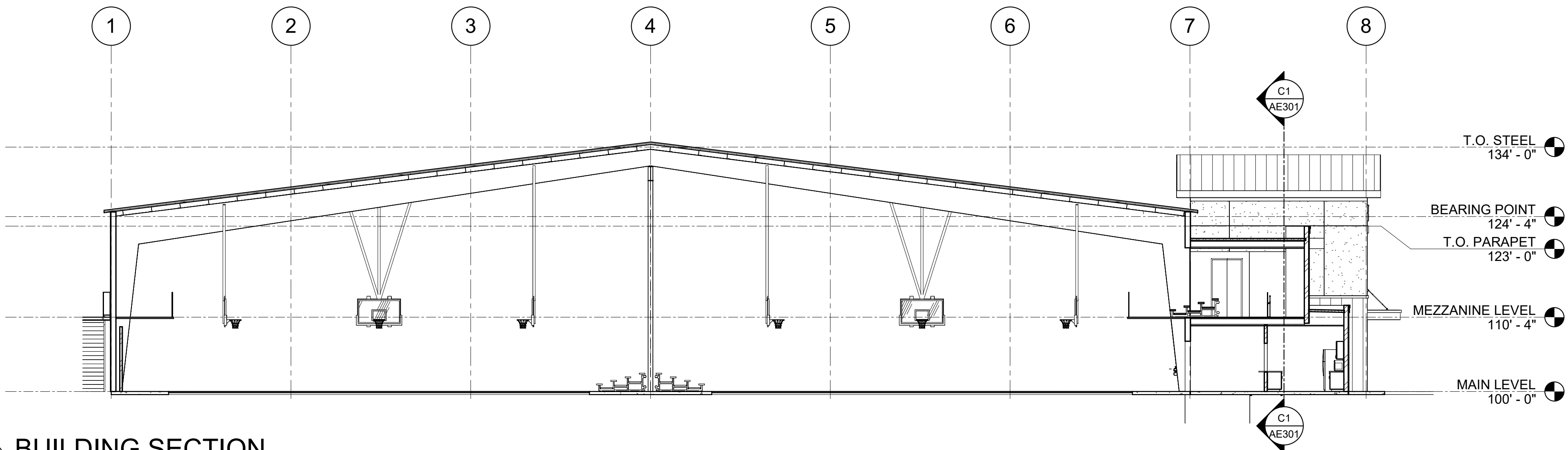
AE301



C1 BUILDING SECTION
3/32" = 1'-0"



B1 BUILDING SECTION
3/32" = 1'-0"



A1 BUILDING SECTION
3/32" = 1'-0"

**Application**

Application Accepted Date: 02/19/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description: 3 multi tenant retail pads with drive-thru's		Planning Fee		\$	250.00					
Tenant / Project Name: Hurricane Retail Pads		Sub Total:		\$	250.00					
Bldg. Address: 3400 W 900 N		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00					
Subdivision: Hurricane Wal-Mart Phase: 1		Remaining Due:		\$	250.00					
Block: Lot #: Lots 4 and 5 Parcel #: H-Walm-4, H-Walm-5										
Zone: HC										
Property Owner: Chasebrook Hurricane LLC										
Permit Contact: Jay Larsen P:(801) 364-2602										
Email: jay@chasebrookco.com										
CONTACT INFORMATION										
Engineer of Record: McNeil Engineering Robert J. Poirier										
Email: ted@mcneileng.com P: (801) 255-7700										
General Contractor: Chasebrook Hurricane LLC										
License #: P: (801) 364-2602										
Address: 154 East Myrtle Ave. Suite 303										
City: MURRAY State: UT Zip: 84107										
Email: Jay@chasebrookco.com										
APPLICATION DETAILS										
						APPROVALS		DATE	INFO	
						Plan Review Finalized:		Yes	02/28/24	Fred Resch
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PENDFSP24-25										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Jay Larsen										
Signature of Applicant/Authorized Agent or Owner: Date:										
Jay Larsen		03/01/2024								
Application Approved By:		Date:								
Fred Resch		02/28/2024								
Application Issued By:		Date:								
Receipt #: 8.176613-02/19/24										



STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	FSP24-25
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Chasebrook Hurricane LLC
Agent:	Jay Larsen
Request:	Approval of a Final Site Plan
Location:	90 N 3400 W
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant has filed a final site plan for three new retail buildings with drive throughs. This is located on Lots 4 and 5 of the Walmart subdivision; an amended final plat to split the two lots into three was approved last year.

JUC Comments

Construction drawings were signed in February 2024.



Staff Comments: Final Site Plan

1. The proposed uses are permitted in the Highway Commercial zone.
2. Parking: The applicant is proposing 129 parking stalls. Retail use requires one space per 250 sq ft while restaurant use requires one space per 100 sq ft. The number of required parking stalls depends on the use but this equates to one space for every 111 square foot of building which will almost certainly comply with our parking standards.
3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

Sec. 10-32-5. Required landscaping.

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

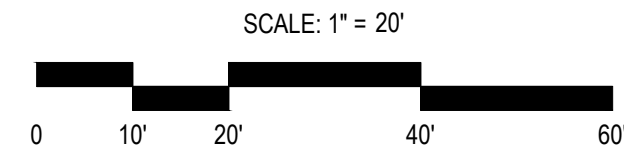
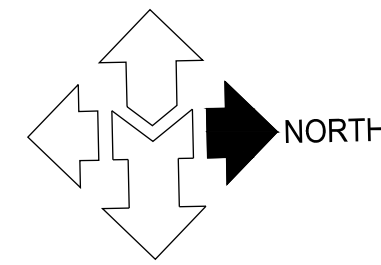
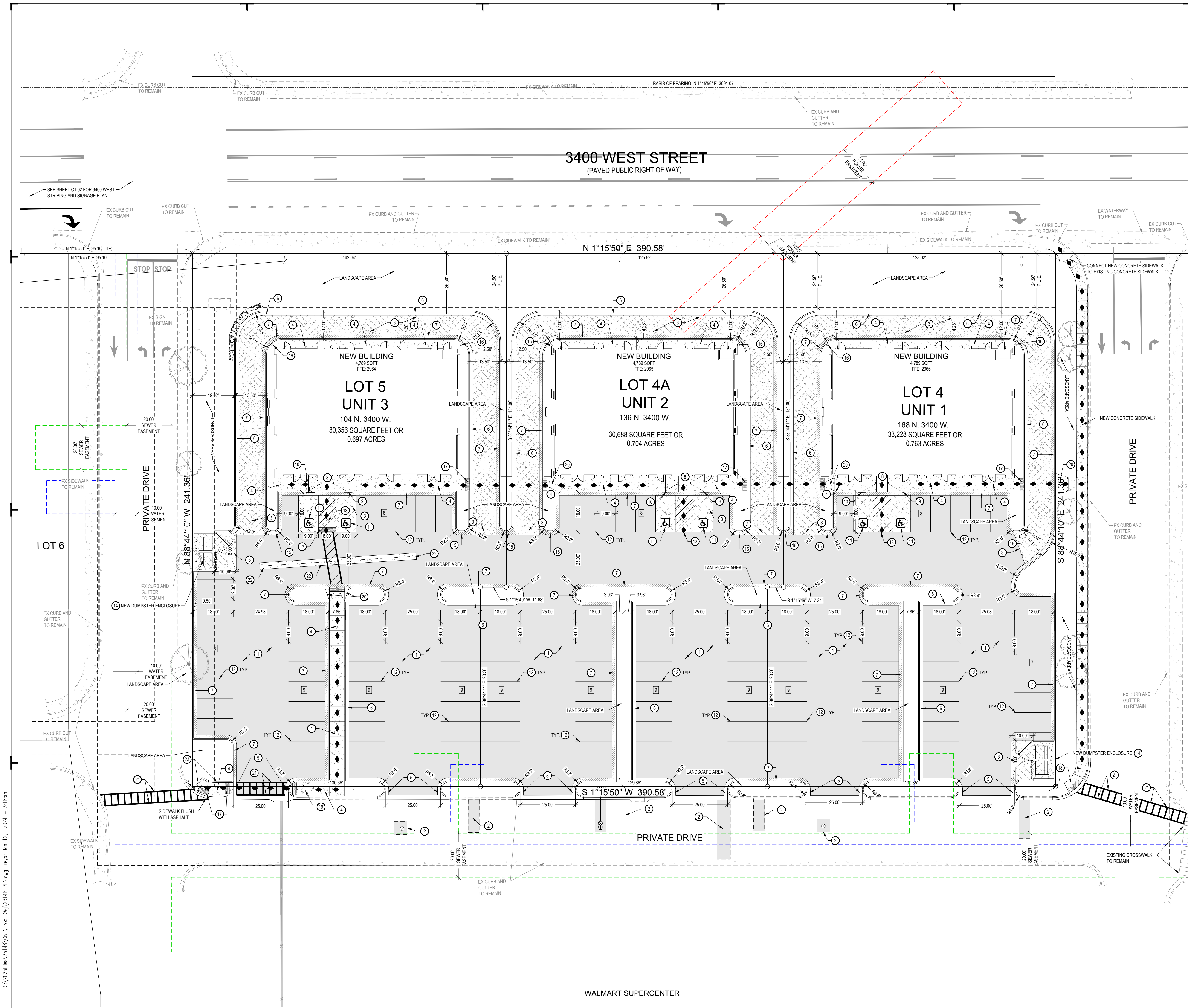
B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*

2. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
3. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscaping plan has been provided. The number and placement of trees and shrubs meets city code.
 - b. Plant types should be drought tolerant and meet plant quality standards.
4. The lot is flat and the staff does not have any concerns about slopes on the property.
5. Building renderings have been submitted, staff has no concerns with the renderings presented.
6. Plans do show increased pedestrian walkways and connectivity to Walmart and the other lots in this subdivision.

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

S:\2023\mes\23148\Civil\Prod Dwg\23148 PLDwg Trevor Jan 12, 2024 - 3:18pm



LAND USE SUMMARY

DESCRIPTION	AREA	%
HARDSCAPE	59,905 SQFT	64%
LANDSCAPE	19,997 SQFT	21%
BUILDINGS	14,368 SQFT	15%
TOTAL	94,270 SQFT	100%

* INTERNAL PARKING AREA: 51,394 SQFT
INTERNAL LANDSCAPING: 4,173 SQFT OR 8%

PARKING SUMMARY

LOT #	STD STALLS	ADA STALLS	TOTAL
4	40	2	42
4A	42	2	44
5	41	2	43
TOTAL	123	6	129

*PER HCC 10-34-10, RETAIL, 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

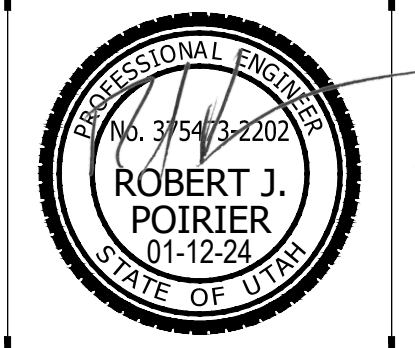
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
- ASPHALT T-PATCH, PER APWA PLAN NO. 255.
- CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
- CONCRETE SIDEWALK, PER HURRICANE CITY DETAIL 'CC-105'.
- CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
- 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
- 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
- ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE HURRICANE CITY DETAIL 'PED 105', FOR RAMP DETAIL AND HURRICANE CITY DETAIL 'PED 108' FOR DETECTABLE WARNING SURFACE DETAIL.
- ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
- VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
- PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET C5.01.
- 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
- 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
- DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- DRIVEWAY CURB TYPE HB304-7 PER HURRICANE CITY DETAIL 'CC-103', SEE PAGE C5.01.
- BOLLARD PER DETAIL 'B4' ON SHEET C5.05.
- DETECTABLE WARNING SURFACE DETAIL PER HURRICANE CITY DETAIL 'PED 108' ON SHEET C5.01.
- STANDARD CORNER PEDESTRIAN RAMP PER HURRICANE CITY DETAIL 'PED 100' ON SHEET 5.02.
- ADA RAMP PER DETAIL 'B3' ON SHEET C5.05.
- PERPENDICULAR PEDESTRIAN ACCESS RAMP PER DETAIL 'PED 106' ON SHEET C5.03.
- PAINTED WHITE PEDESTRIAN CROSSING STRIPES PER HURRICANE CITY STANDARDS.
- 36" CONCRETE WATERWAY PER DETAIL 'A2' ON SHEET C5.05.
- CONCRETE CURB WALL PER DETAIL 'A1' ON SHEET C5.01.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.



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

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



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 23148
DRAWN BY: TJO/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

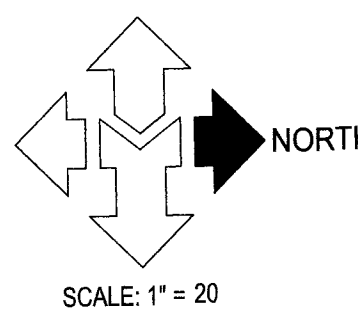
CIVIL
SITE PLAN
C1.01

HURRICANE RETAIL PADS CONSTRUCTION PLANS

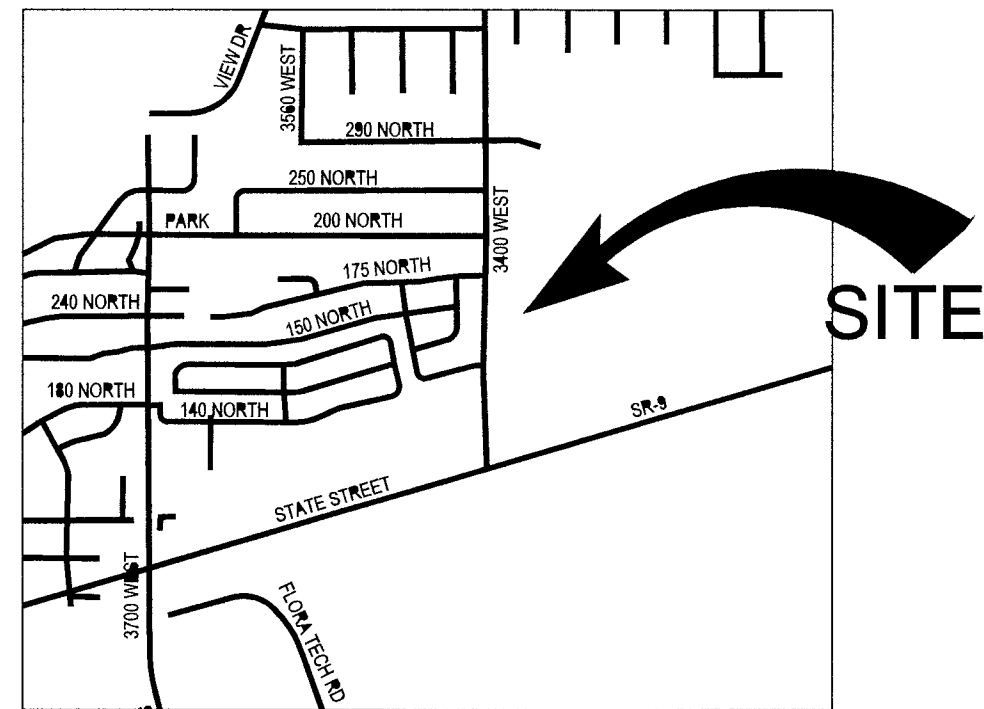
3400 WEST 900 NORTH
HURRICANE, UT 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, SLB&M

BASIS OF BEARING N 1°15'50" E 3091.07'

3400 WEST STREET
(PAVED PUBLIC RIGHT OF WAY)



SCALE: 1" = 20'
0 10' 20' 40' 80'



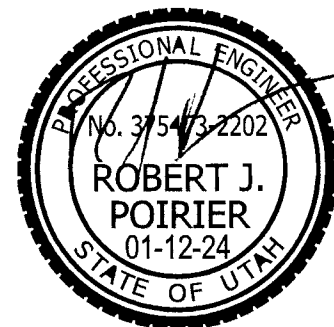
VICINITY MAP
SCALE N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C1.02	SITE STRIPING AND SIGNAGE PLAN
C2.00	WALDMART OVERALL DRAINAGE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	EROSION DETAILS
C5.05	CIVIL DETAILS

APPROVAL SIGNATURES

	1-21-24
	1/31/24
	2-15-2024
	1-31-24
	1-31-24
	1-31-24
	1-31-24
	1-30-24
	1-31-24
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	1-31-24
	1-31-24
	1-31-24



DEVELOPER & OWNER

JAY LARSEN
CHASEBROOK COMPANY
154 E MYRTLE AVE, #303
MURRAY, UT 84107
801-364-2602
jay@chasebrookco.com

McNEIL ENGINEERING
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8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

1.1 COMPLIANCE

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

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE RELEVANT AUTHORITIES.

2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN PROVIDED TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPING, SITE ELECTRICAL, SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., AND ANY OTHER CIVIL OR CONCRETE WORK.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.

1. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING THE DESIGN AND CONSTRUCTION OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
2. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS DURING TO EXISTING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
3. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO: VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND EROSION CONTROL MEASURES.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR ALL CONSTRUCTION AND OUTSIDE THE PROJECT LIMITS.
5. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM WITH THE MANUAL ON CONTROLLED TRAFFIC DEVICES.
6. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
7. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
8. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, OR REPLACEMENT OF THE PROJECT.
9. WORK IN PUBLIC STREETS, ONCE BEGIN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE GENERAL PUBLIC.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
11. CURB, GUTTER, VENTILATION AND SIGNAGE SHALL BE MAINTAINED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROACH ROAD TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
12. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR REPLACED OR RECONSTRUCTED TO THE ENGINEER/OWNERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1. SITE CONCRETE SHALL BE A MINIMUM 5 BAG MIX, 4000 PSI, @ 28 DAYS, IF MAXIMUM SLUMP WITH 5% OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE - SEE SPECIFICATION FOR FURTHER INFORMATION. CONCRETE WILL BE PLACED TO EXCEED 10" TO NOT TO EXCEED THEIR WIDTH OR 17 TIMES THEIR THICKNESS, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS. JOINTS TO EXCEED 50'.
2. CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURBS AND GUTTER, ETC, WILL TYPICALLY BE SCORED (14) THE DEPTHS AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE A FULL DEPTH EXPANSION JOINT AT EACH SPACING NOT TO EXCEED 50 FEET.
3. UNLESS OTHERWISE NOTED, ALL SLEGS ON GRADE WILL HAVE A MINIMUM 4" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
4. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BED OVER A WELL COMPACTED (90%) SOIL SUBGRADE.
5. ALL PLASTERED SURFACES SHALL BE DONE WHILE IT IS RUBBED OR BROOMED. ANY "DISCOLORING" OF NEW CONCRETE WILL BE 50% SUBMITTAL TO BE "STILL GREEN".
6. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC) WILL BE SEALED WITH AN ELASTIC POLYURETHANE SEALANT.
7. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS NOTED OTHERWISE - SEE SPECIFICATIONS AND DETAIL D1 SHEET G5.01.
8. ASPHALT PAVEMENT SHALL BE PLACED TO MEET THE DESIGN.
9. SURFACE COURSE SHALL BE 1 1/2" MIN. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
10. AS PAVEMENT TO BE A 2" ABOVE LIFT OF ALL-GUTTER AFTER COMPACTION.
11. THICKNESSES OVER 3" WILL BE LAD IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MIN. DESIGN.

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE THEY ARE CORRECTED BY THE FIELD INSPECTION TEAM.

- DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR ANY UNDESIRABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS IN ACCORDANCE WITH THE SOILS REPORT.
- ALL EXISTING OR FILLER AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 - ALL EXISTING OR FILLER SHALL BE SUBMITTED TO A LABORATORY PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 - ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

1.7 UTILITIES

A. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BUREAU OF THE LOCATION OF FACILITIES DIVISION TO OBTAIN THE LOCATION OF ALL FACILITIES. THE CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

B. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED WITH SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR ANY WORKING TO BE DONE TO ANY EXISTING OR OBTAINED PROPRIETARY COMPANIES OR BLUE STAMPED CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNING PLEINE GRADE AND ALIGNMENT. EXISTING UTILITY CONSTRUCTION WITHIN OR ON LANS OR OBTAINED PROPRIETARY COMPANIES OR BLUE STAMPED MUST BE ASSUMED AS APPROXIMATE. REQUIRING FIELD VERIFICATION.

C. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

D. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

E. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

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

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

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT TO BE PLACED TO HURRICANE STANDARDS.
4. PRE-APPROVED CONTRACTOR TO COORDINATE WITH HURRICANE POWER BEFORE BEGINNING WORK.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER IS RESPONSIBLE TO OBTAIN ALL EASEMENT REQUIREMENT TO BUILD THE POWER LINES.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FORMED, ALL EMPTY CONDUITS TO BE PLUGGED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS WILL BE APPROVED AND SIGNED BY HURRICANE POWER.
9. FOLLOW STANDARDS FOR BACKFILLING ALL TRENCHES.
10. IMPACT FEES ARE COLLECTED BY THE BUILDING DEPT. CONTACT HURRICANE CITY FOR QUESTIONS.
11. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES, NO FENCES/GATES
12. DEVELOPERS WILL BE CHARGED FEES DEPENDING ON THE TYPE OF WORK TO BE COMPLETED. AN INVOICE WILL BE MADE NEAR THE END OF THE PROJECT AND TO BE PAID BEFORE THE PROJECT RECEIVES POWER. A COPY OF THIS INVOICE WILL BE SENT TO THE PUBLIC WORKS DIRECTOR.
13. ELECTRICAL EQUIPMENT MAY NEED PROTECTIVE BOLLARDS AT HURRICANE POWER DISCRETION.
14. ALL CEMENT PRODUCTS WILL BE PRECAST AND THROUGH A QUALIFIED CONTRACTOR. HURRICANE POWER WILL NEED TO KNOW THE SERVICE SIZE (AMPS AND VOLTAGE) BEFORE THE PLANS CAN BE COMPLETED.
15. FOLLOW HURRICANE POWER STANDARDS FOR WIRE AND CONDUIT SIZING.
16. FOLLOW HURRICANE POWER STANDARDS FOR SEPARATION BETWEEN OTHER UTILITIES.
17. A LEVEL PAD AROUND ALL POWER EQUIPMENT WILL BE MAINTAINED 5' ON ALL SIDES, NOT TO BE COVERED WITH LANDSCAPE OR BUSHES.
18. SIZE OF ACCEPTABLE WIRE TO THE METER IS 40, 350, OR 800MCM. CONDUIT SIZES ARE 2", 3", OR 4".
19. TRANSFORMER INFORMATION INCLUDING TOTAL WATTS LOST MUST BE PROVIDED TO HURRICANE POWER, AND ALL WATTS LOST FEES PAID BEFORE ENERGIZING THE PROJECT.

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 OPENJUNT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 1 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BIDDING 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. THE 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 THE PROJECT.

ALL WORK AND MATERIALS MUST
CONFORM TO HURRICANE CITY
STANDARDS AND SPECIFICATIONS

2. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
3. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF THE "INTERNATIONAL PLUMBING CODE" AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
4. CONTRACTOR SHALL NOTIFY ALL PIPELINES AND VERIFY LOCATION SHALL BE PRIOR TO PROCEEDING WITH ANY POTHOLE OR PIPELINE CONSTRUCTION.
5. ALL NOTABLE WATER BACK FLOW (PO) TO LANDFILL WATER SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FREE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
6. A BACKFLOW ASSEMBLY (BFA) MUST BE INSTALLED AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
7. TRUST RESTRANT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGALON ON THE FITTINGS AND FIELD LOCK JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO RESTRAINT THROAT RESTRAINTS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER MAINS, ALL EXISTING SERVICES LINES OR UNLINED SUBURB 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 AND THE CUSTOMER MUST BE PROVIDED. ALL MAJOR CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONNECTIONS SHALL NOT BE MADE DURING THE TIME OF A SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONNECTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY THE CITY OF HURRICANE CITY. THE CITY OF HURRICANE CITY WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM AS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION PROJECT MUST BE CORRELATED TO THE RECORD AND AS-BUILT RECORDS, TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE. THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLAN. 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 INSTALLED AT EACH VALVE AND/OR LIFTING CONNECTIONS. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

InfoWest, CATV/Fiber Optic Notes:

1. Developer to provide all required trenching within the project.
2. Any modifications required to feed project will be billed to the developer.
3. infoWest will provide all conduits. Call 435-272-3559 or email JUC@infowest.com for conduit delivery at least one week prior to opening the trench.
4. For commercial projects with an MDF/COMM room, developer will install a 2" PVC run to the exterior of the building.
5. Any questions regarding service should be directed towards Gab Tremblay, 435-272-3559 or JUC@infowest.com
6. Relocation of new or existing InfoWest facilities is billable to the developer. The developer will be provided with an estimate of costs for work done.

☐ **CENTURYLINK TELEPHONE NOTES (COMMERCIAL):**

- [illegible]

AC	ACRE	DIP	DUCTILE IRON PIPE
ADA	AMERICANS WITH DISABILITIES ACT	DITREE	DEODUCIOUS TREE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE
BAR	BAR & CWP	E	EXIST
BC	BUILDING CORNER	EB	ELECTRIC BOX
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE
BH	BLUE STAKED ELECTRIC	EM	ELECTRIC METER
BLUFO	BLUE STAKED FIRE FIVE	EMH	ELECTRIC MANHOLE
BLUB	BLUE STAKED NATURAL GAS	EOD	EDGE OF DRAIN
BLUR	BLUE STAKED REBAR	ECC	EDGE OF CONCRETE
BLUSD	BLUE STAKED STORM DRAIN	EOG	EDGE OF GROUND
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GROUND
BLUW	BLUE STAKED TELEPHONE	EX	EXIST OR EXIST
BLUW	BLUE STAKED WATER	EX	EXISTING
BM	BENCHMARK	F	FIRE
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER
BOB	BOTTOM OF BOX	FD	FOUND. FOUNDATION DRAIN
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION
BOT	BOTTOM	FDMM	FIND FOUND. MGMT.
BOV	BLOW-OFF VALVE	FCN	FOUND. SIGHT CORNER
BOW	BOW OF WALK	FFE	FINISHED FLOOR ELEVATION
BSW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE
E	CENTERLINE	GH	FIRE HYDRANT
CATV	CABLE TELEVISION	FL	FLOW LINE
CC	CURB CUT	PNC	FENCE
CC	COLUM	PNCCL	CHAIN LINK FENCE
COMM	COMMUNICATIONS	PNCINR	IRON FENCE
CONC	CONCRETE	PNCVLY	VINYL FENCE
CONST	CONSTRUCTION	PW	WOOD FENCE
CMP	CORRUGATED METAL PIPE	PNCWR	WIRE FENCE
CP	CONTROL POINT	FOW	FRONT OF WALK
CTREE	CONFUSION TREE	FEET	FEET
CUB	CUBIC FOOT	G	NATURAL GAS
CUD	CUBIC YARD	GAR	GARAGE
CLYD	DELINELATOR	GB	GRADE BREAK
DIAMETER		GL	GROUND LIGHT

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS LINE
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
PIC	pic	POWER/COMMUNICATIONS LINE
PT	pt	POWER/TELEPHONE LINE
PITC	pitc	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
TIC	tic	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS LINE
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION LINE
W	w	WATER LINE
172	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

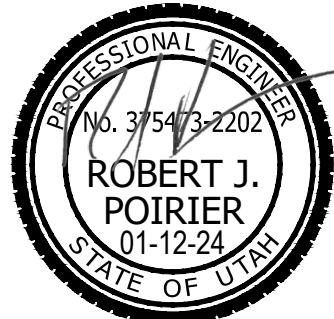
MS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
MS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
MS WIRE	PM	PARKING METER	TEL	TELEPHONE
MS VALVE	PP	POWER POLE	TEF	TOP FACE OF CURB
MS DENSITY POLYETHYLENE ADGATE	PRC	POINT OF REVERSE CURVE	TFC	TOP FINISH GRADE
MS DRAIN	PRK	PARKING STRIP	TL	TREE LINE
MS DRAINAGE GRADE LINE	PSC	POINT OF CONNECTION	TLA	TELEPHONE MANHOLE
MS TIGHT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
MS ADJWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
MS	PVCL	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
MS	R	RANGE	TOG	TOP OF GRATE
MS	RCP	REINFORCED CONCRETE PIPE	TOE	TOP OF SLOPE
MS	RF	ROOF DRAIN	TOF	TOP OF SLOPE or TOP OF PIPE
MS	REV	REVISION	TOW	TOP OF WALL
MS	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
MS	RR	RAILROAD	TV	TELEVISION
MS	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
MS	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORM
MS	SD	STORM DRAIN	TS	TRAFFIC SIGNAL POLE
MS	SDCB	STORM DRAIN CATCH BASIN	TRB	TRANSVERSE BOX
MS	SDCO	STORM DRAIN CLEANOUP BOX	UD	UNDERDRAIN
MS	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
MS	SE	SOUTH	UGR	UNDERGROUND ROW
MS	SPECs	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
MS	SLBM	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
MS	SL	SIL & RIBBON	UNO	UNLESS NOT OTHERWISE
MS	SQFT	SQUARE FEET	UP	UTILITY POLE
MS	SQVD	SQUARE YARD	VOP	VERTIFIED CLAY PIPE
MS	SS	SANITARY SEWER	V	VERTICAL
MS	SSCO	SANITARY SEWER CLEANOUP	W	WEST
MS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
MS	STEAM	STEAM	WMH	WATER MANHOLE
MS	STA	STATION	WNR	WATER SURFACE
MS	STD	STANDARD	WTR	WATER
MS	STRM	STORM DRAIN	WW	WATER VALVE
MS	SYL	SOLID YELLOW LINE	WWW	WATERWAY
MS	SWL	SOLID WHITE LINE		

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
		GUY ANCHOR
		POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
		TELEPHONE RISER
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
		STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
		MAILBOX
		SIGN
		FLOW DIRECTION
		SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
		GUY ANCHOR
		POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
		TELEPHONE RISER
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
		STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
		MAILBOX
		SIGN
		FLOW DIRECTION
		SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

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HURRICANE RETAIL PADS

**3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737**
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, SLB&M

[illegible]

PROJECT NO: 23148

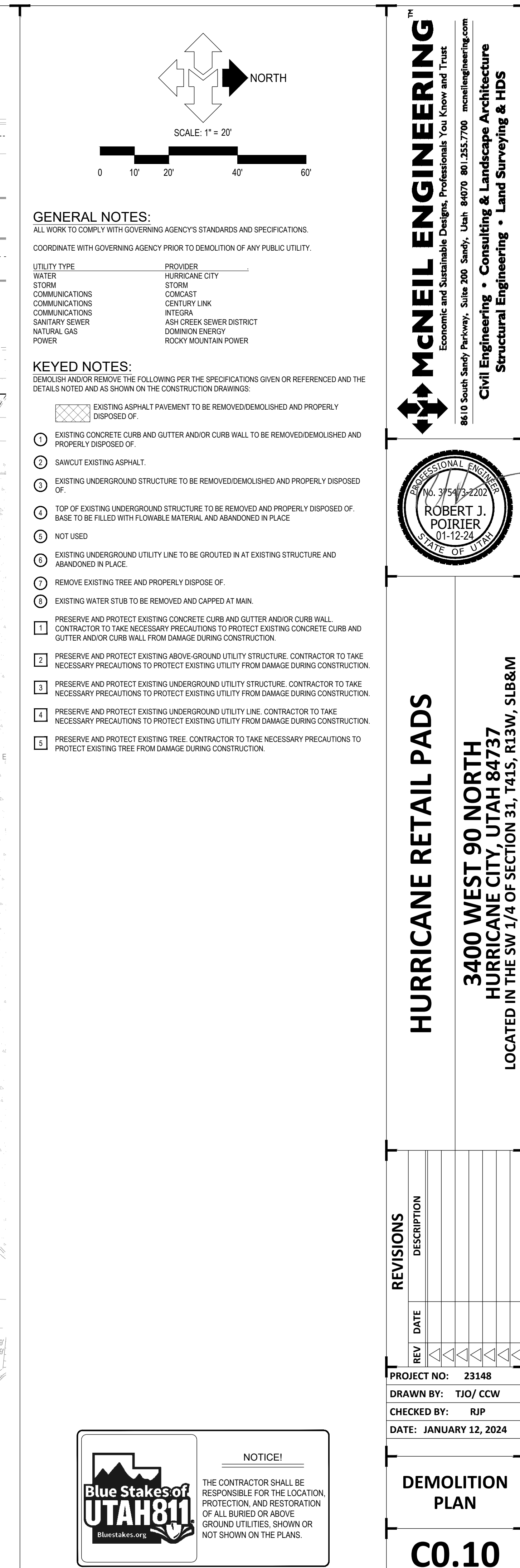
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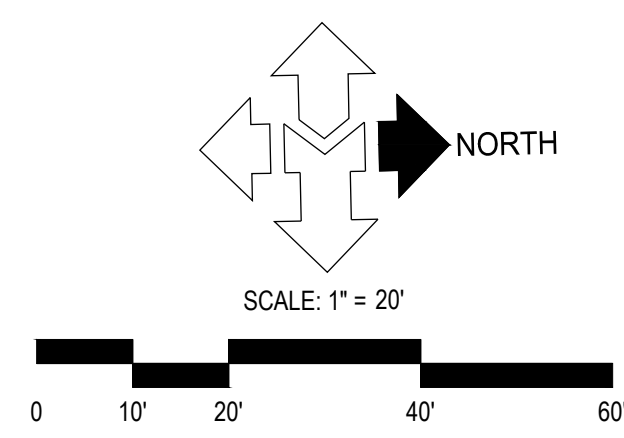
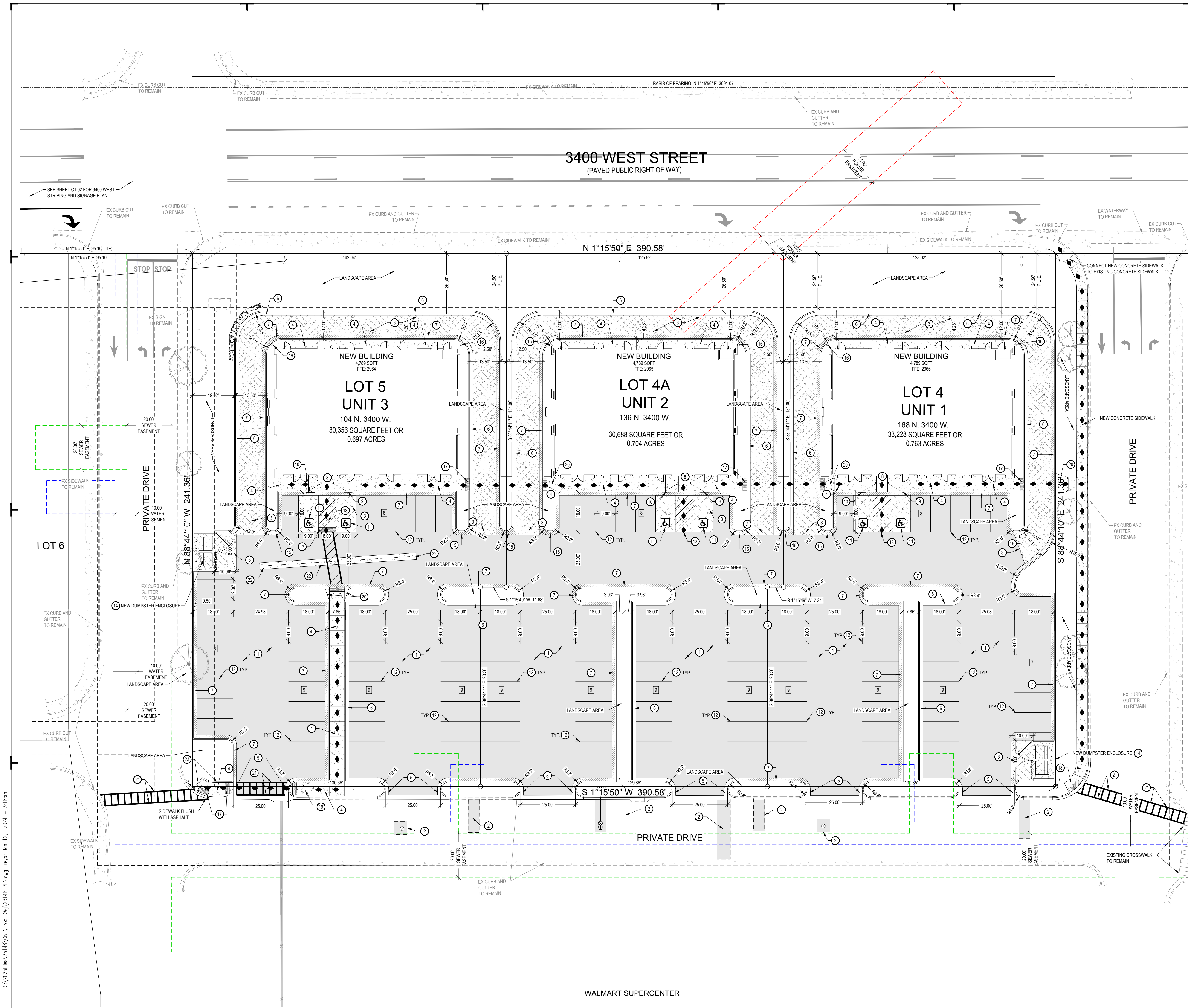
DATE: JANUARY 12, 2024

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01



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LAND USE SUMMARY

DESCRIPTION	AREA	%
HARDSCAPE	59,905 SQFT	64%
LANDSCAPE	19,997 SQFT	21%
BUILDINGS	14,368 SQFT	15%
TOTAL	94,270 SQFT	100%

* INTERNAL PARKING AREA: 51,394 SQFT
INTERNAL LANDSCAPING: 4,173 SQFT OR 8%

PARKING SUMMARY

LOT #	STD STALLS	ADA STALLS	TOTAL
4	40	2	42
4A	42	2	44
5	41	2	43
TOTAL	123	6	129

*PER HCC 10-34-10, RETAIL, 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - 3 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 4 CONCRETE SIDEWALK, PER HURRICANE CITY DETAIL 'CC-105'.
 - 5 CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
 - 6 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
 - 7 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
 - 8 ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE HURRICANE CITY DETAIL 'PED 105', FOR RAMP DETAIL AND HURRICANE CITY DETAIL 'PED 108' FOR DETECTABLE WARNING SURFACE DETAIL.
 - 9 ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
 - 10 VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET C5.01.
 - 11 PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET C5.01.
 - 12 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
 - 13 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 14 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 15 DRIVEWAY CURB TYPE HB304-7 PER HURRICANE CITY DETAIL 'CC-103', SEE PAGE C5.01.
 - 16 BOLLARD PER DETAIL 'B4' ON SHEET C5.05.
 - 17 DETECTABLE WARNING SURFACE DETAIL PER HURRICANE CITY DETAIL 'PED 108' ON SHEET C5.01.
 - 18 STANDARD CORNER PEDESTRIAN RAMP PER HURRICANE CITY DETAIL 'PED 100' ON SHEET 5.02.
 - 19 ADA RAMP PER DETAIL 'B3' ON SHEET C5.05.
 - 20 PERPENDICULAR PEDESTRIAN ACCESS RAMP PER DETAIL 'PED 106' ON SHEET C5.03.
 - 21 PAINTED WHITE PEDESTRIAN CROSSING STRIPES PER HURRICANE CITY STANDARDS.
 - 22 36" CONCRETE WATERWAY PER DETAIL 'A2' ON SHEET C5.05.
 - 23 CONCRETE CURB WALL PER DETAIL 'A1' ON SHEET C5.01.
- ◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

Blue Stakes of
UTAH
bluestakes.org

NOTICE!

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

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 37547-2202
ROBERT J. POIRIER
01-12-24
STATE OF UTAH

HURRICANE RETAIL PADS

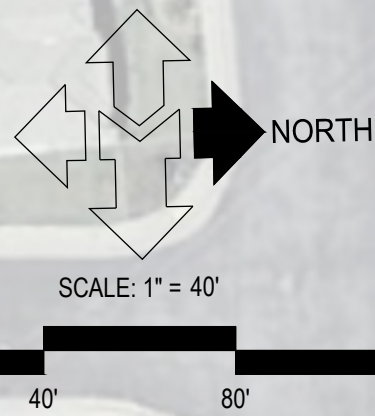
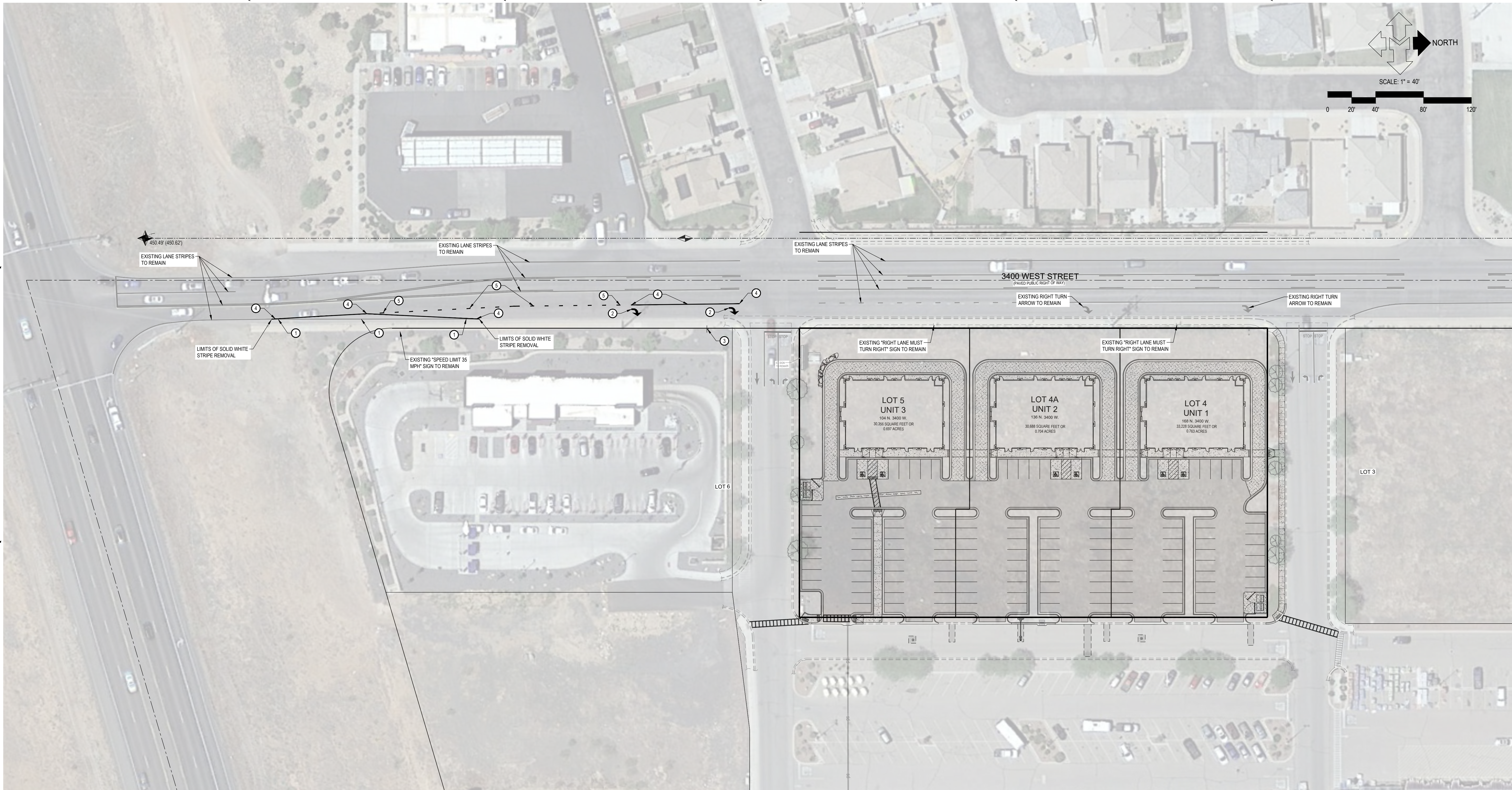
3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TJO/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

CIVIL
SITE PLAN

C1.01



- GENERAL NOTES:**
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- KEYED NOTES:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 REMOVE EXISTING WHITE SHOULDER STRIPE AS SHOWN ON PLANS.
 - 2 NEW RIGHT TURN ARROW PER MUTCD STANDARDS.
 - 3 NEW RIGHT LANE MUST TURN RIGHT SIGN PER MUTCD R3-7R.
 - 4 NEW SOLID WHITE STRIPE PER MUTCD AND HURRICANE CITY STANDARDS.
 - 5 NEW DOTTED WHITE STRIPES PER MUTCD AND HURRICANE CITY STANDARDS.

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PROFESSIONAL ENGINEER
ROBERT J. POIRIER
No. 37547-2202
11-12-24
STATE OF UTAH

HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

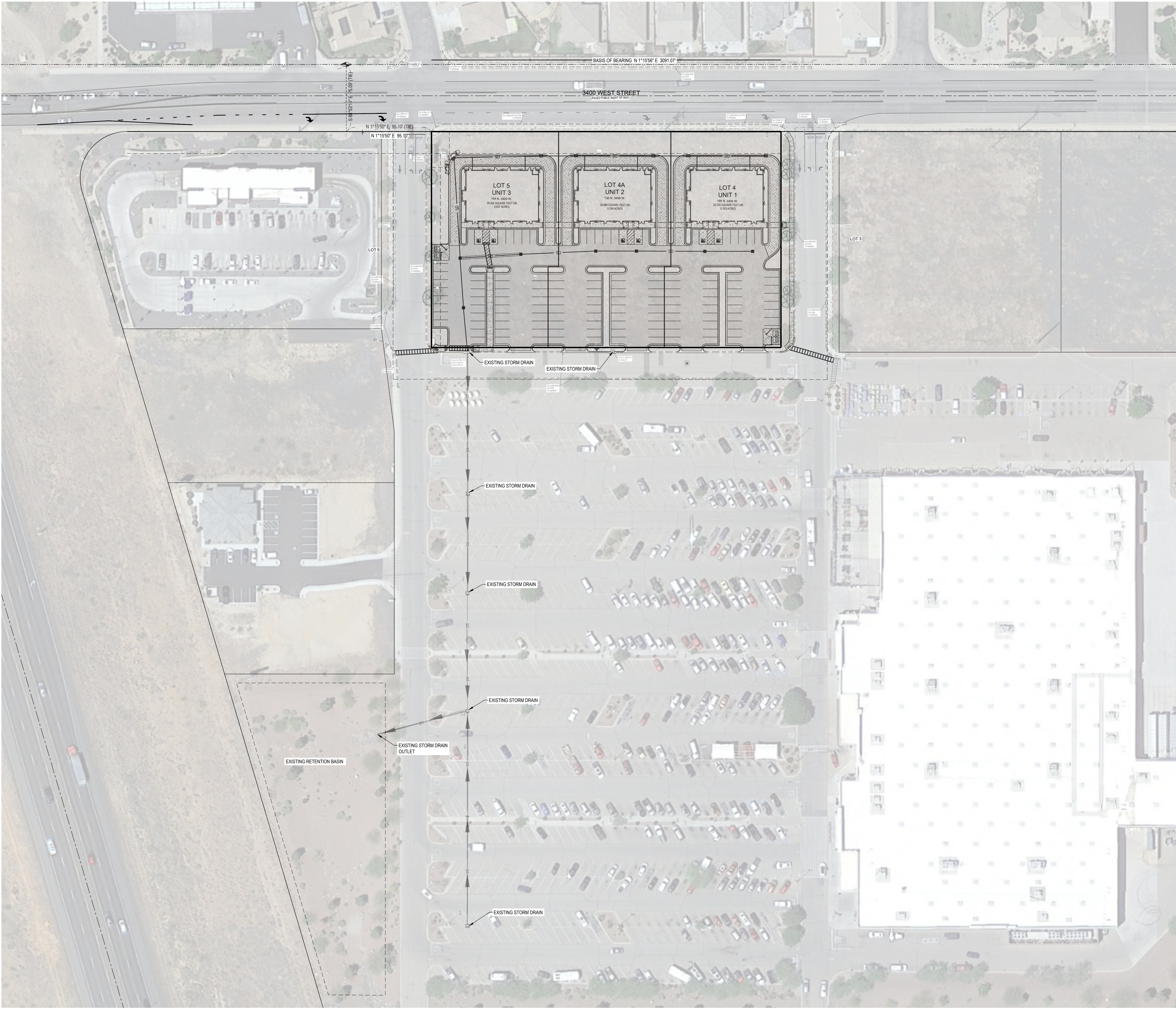
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PROJECT NO:	23148
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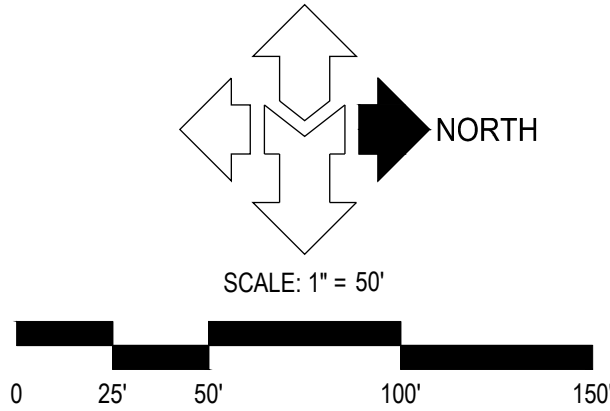
STRIPING AND SIGNAGE PLAN

C1.02

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REVISIONS	
REV	DESCRIPTION

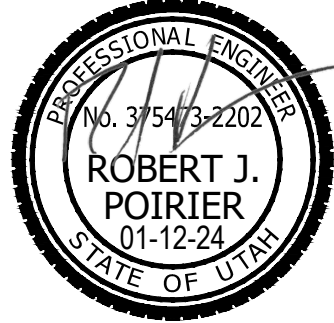
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CHECKED BY: RJP
DATE: JANUARY 12, 2024

WALMART
OVERALL
DRAINAGE
PLAN

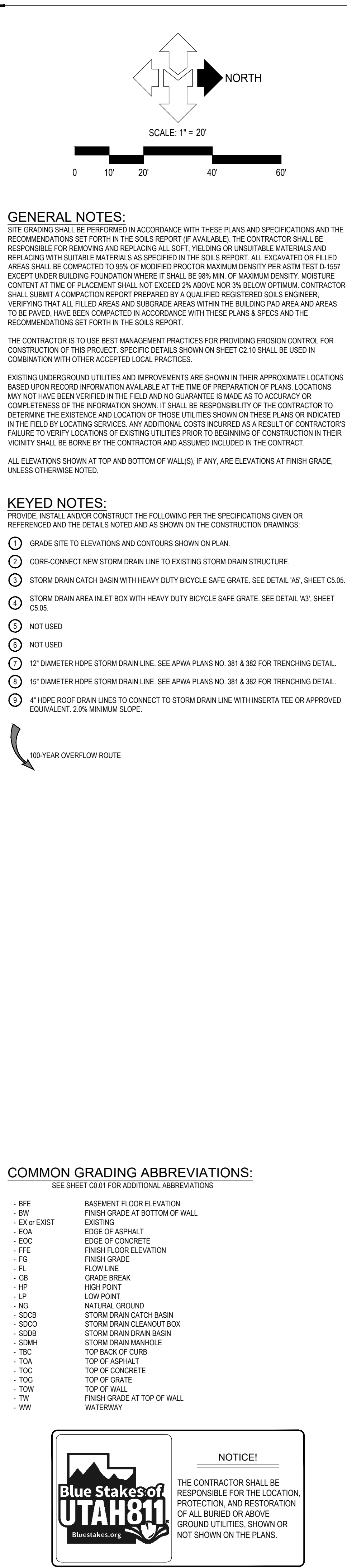
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HURRICANE RETAIL PADS

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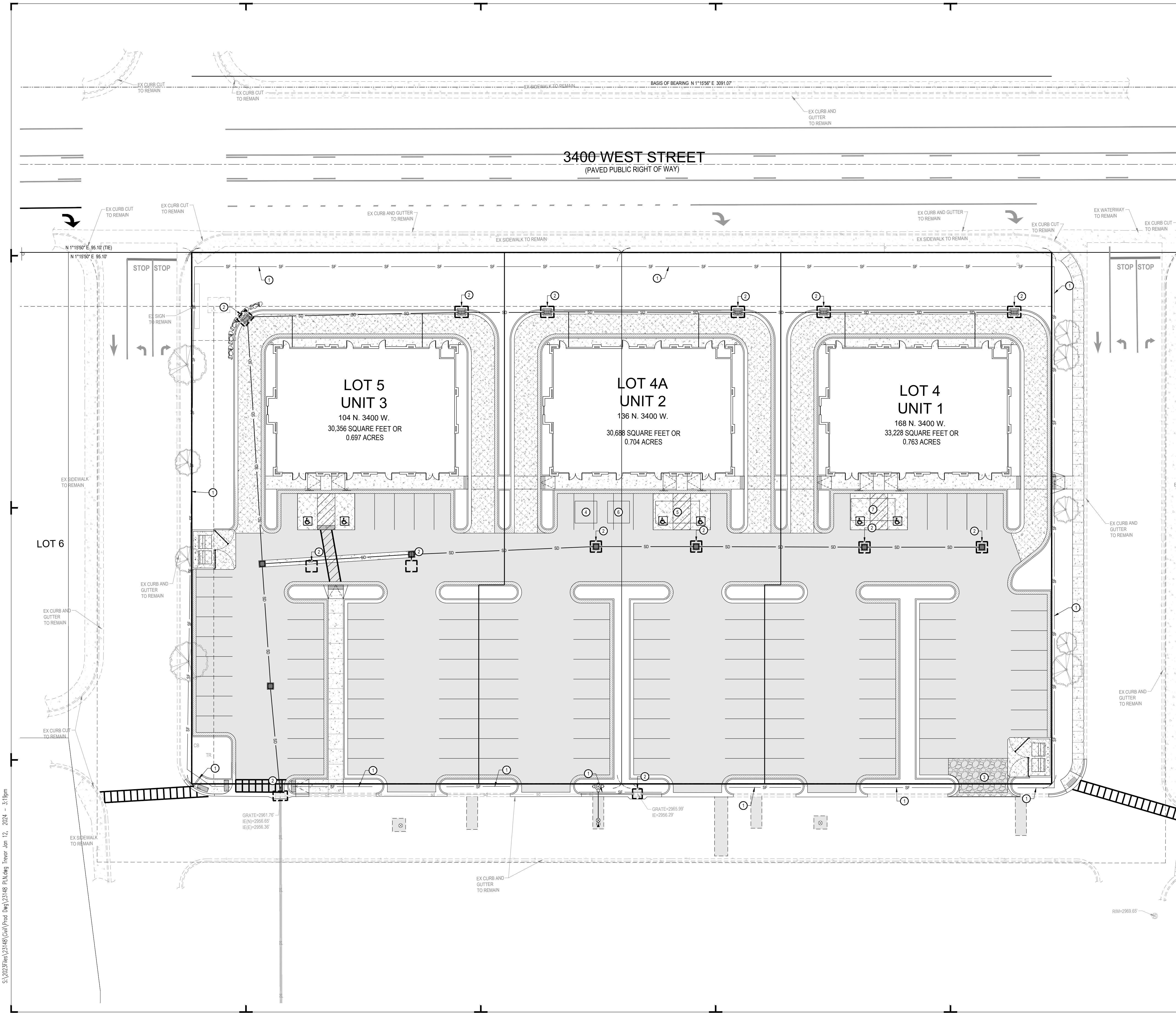


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HURRICANE RETAIL PADS 3400 WEST 90 NORTH HURRICANE CITY, UTAH 84737 LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, SLB&M																			
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GRADING AND DRAINAGE PLAN C2.01																			

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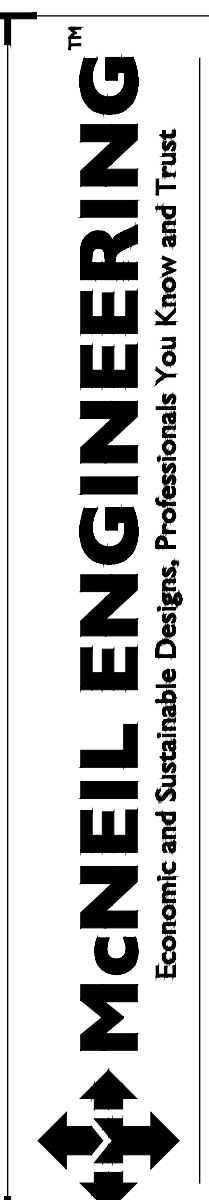
GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT OPEN FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

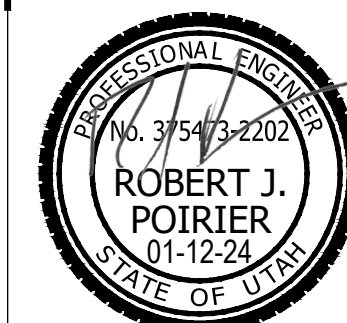
KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



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



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Structural Engineering • Land Surveying & HDS



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148

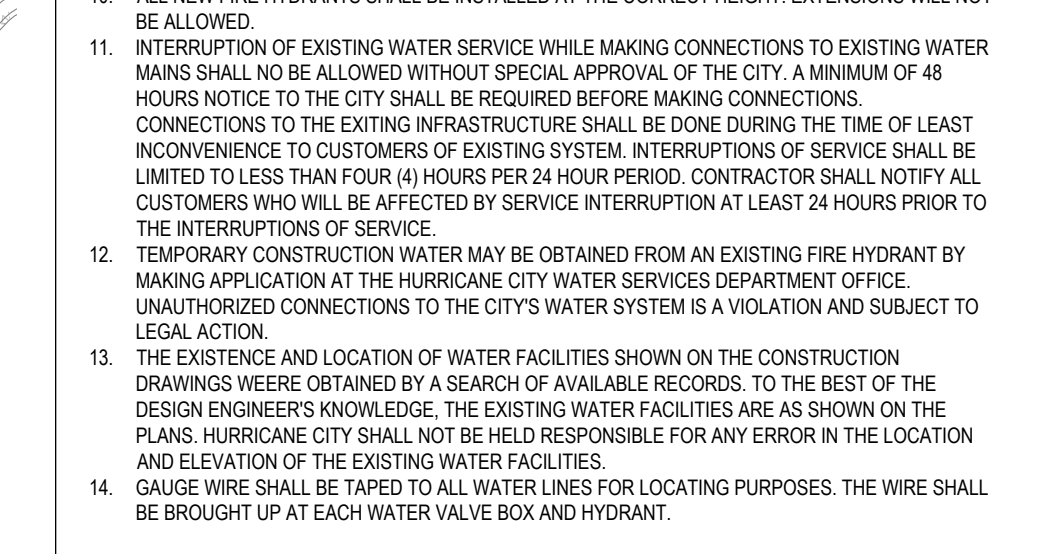
DRAWN BY: TJO/CCW

CHECKED BY: RJP

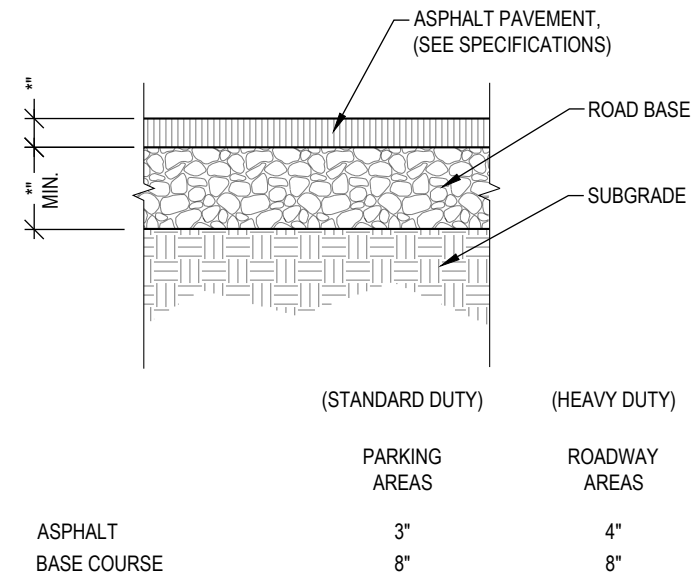
DATE: JANUARY 12, 2024

EROSION CONTROL PLAN

C2.10



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.

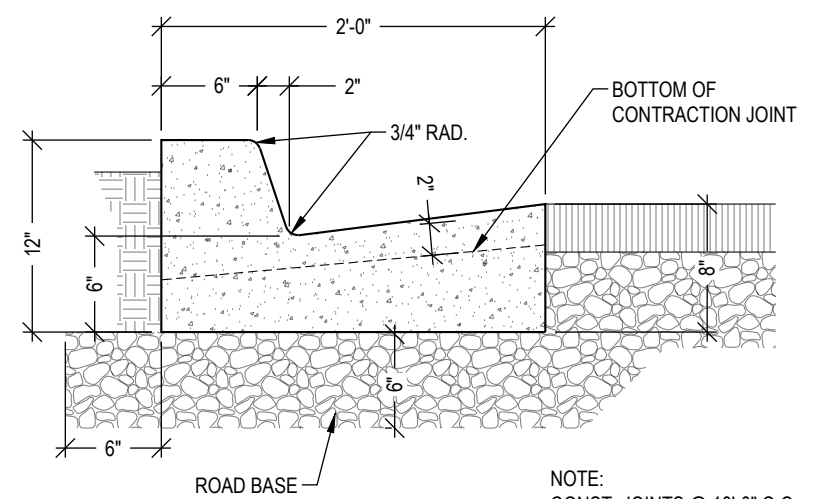


NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION

SCALE: N.T.S.

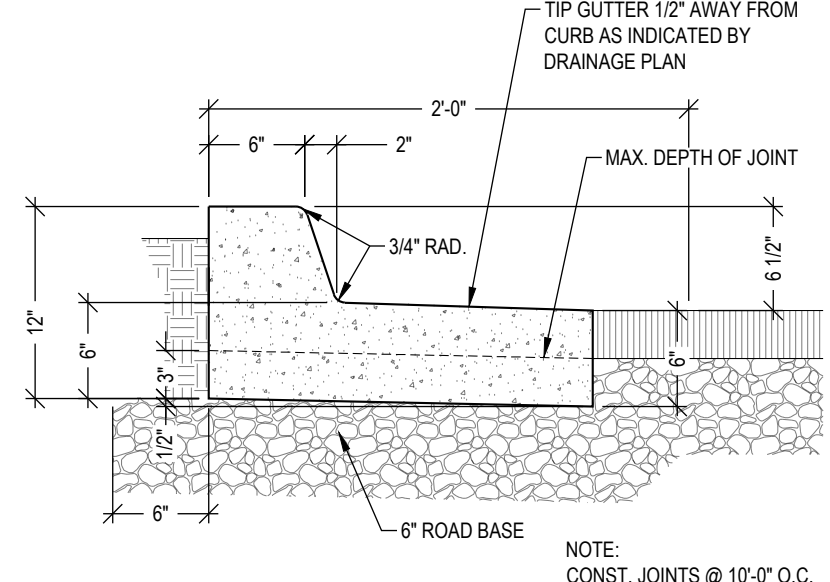
D1



24" CURB & GUTTER

SCALE: N.T.S.

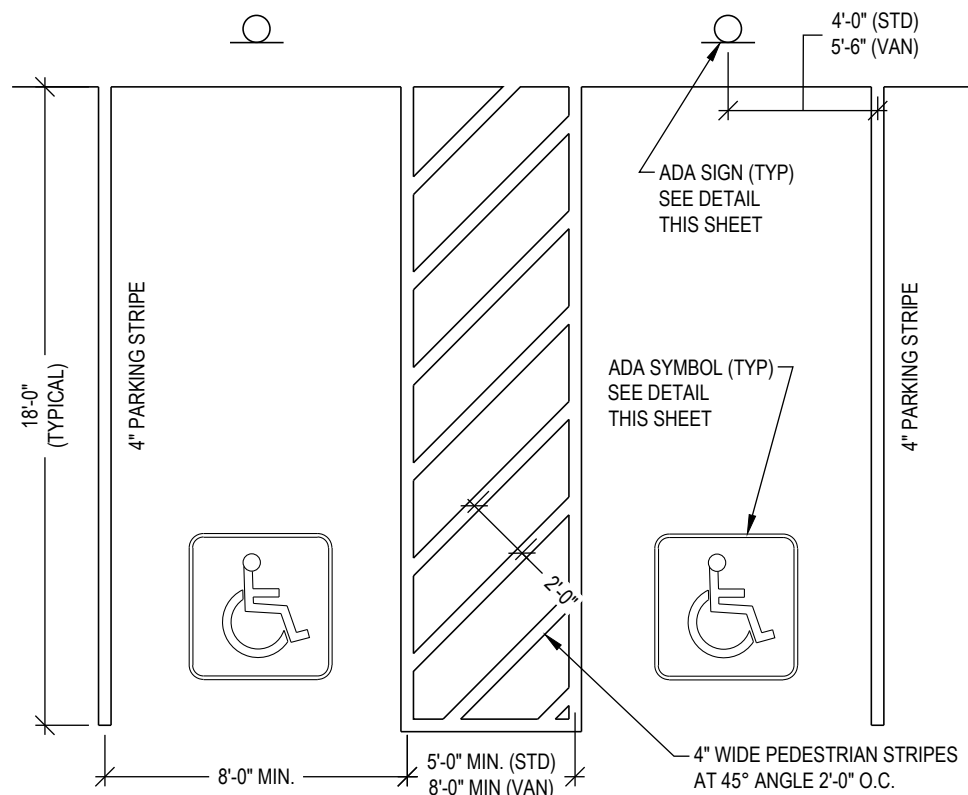
D2



24" RELEASE CURB & GUTTER

SCALE: N.T.S.

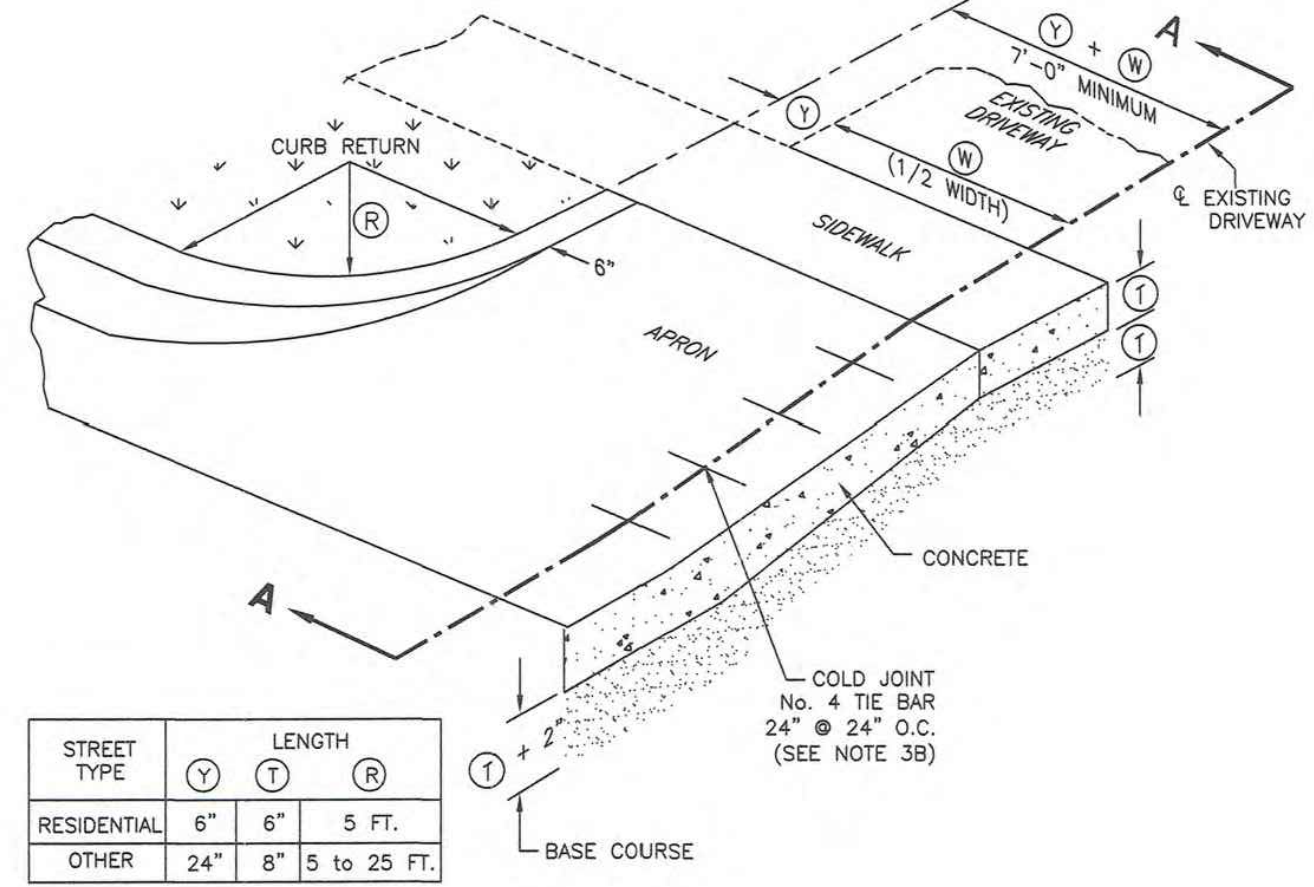
D3



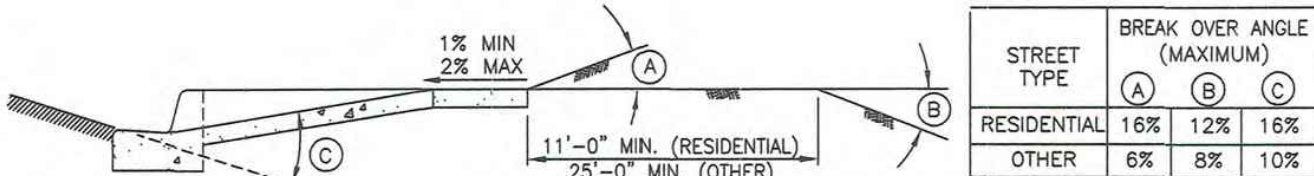
ADA PARKING DETAIL

SCALE: N.T.S.

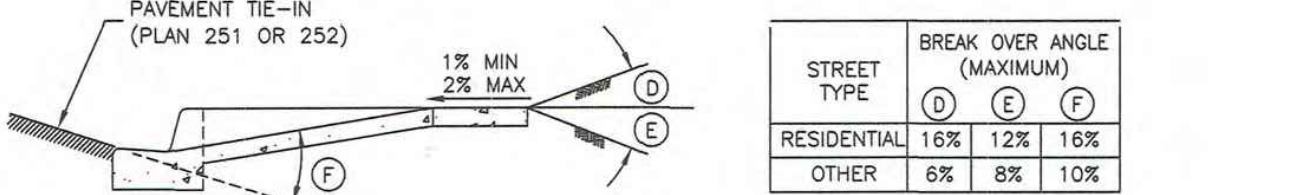
D4



OBLIQUE



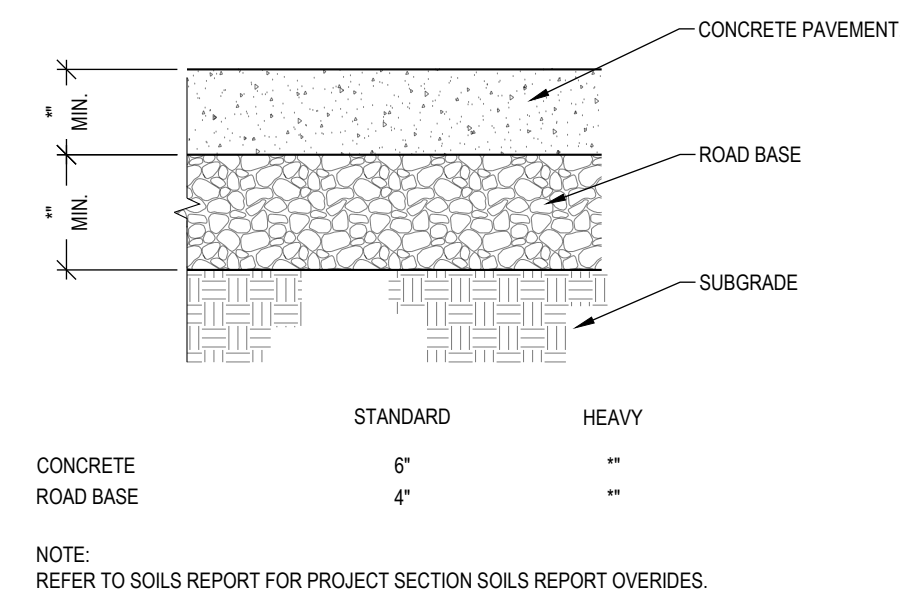
SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A - TYPICAL DRIVEWAY APPROACH

Open driveway approach

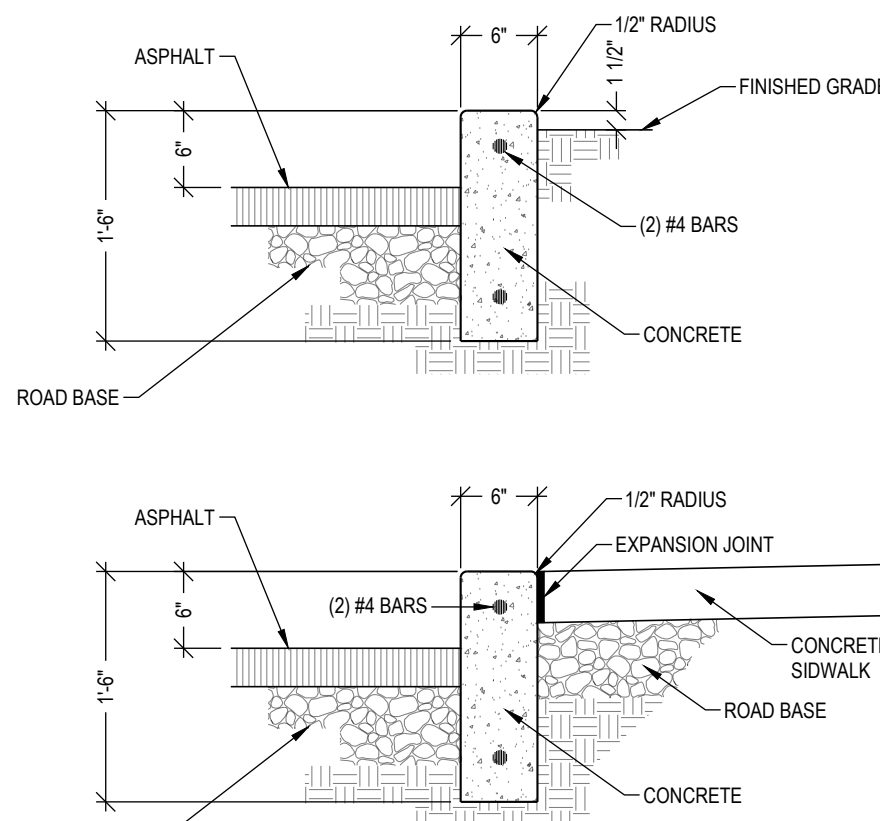
Plan
225
December 2009



CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

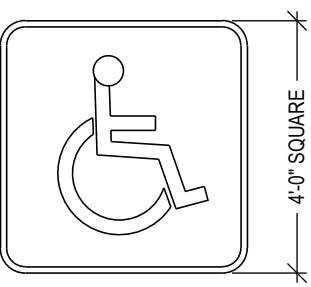
C1



CURB WALL DETAIL

SCALE: N.T.S.

C2



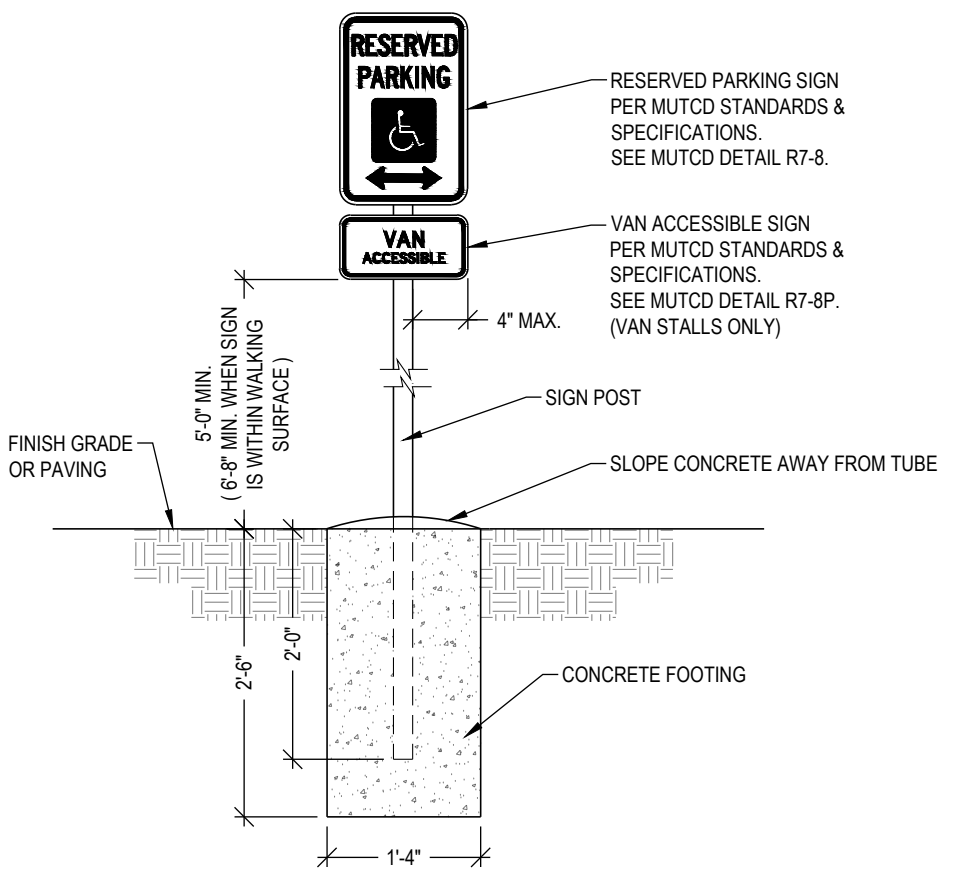
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL

SCALE: N.T.S.

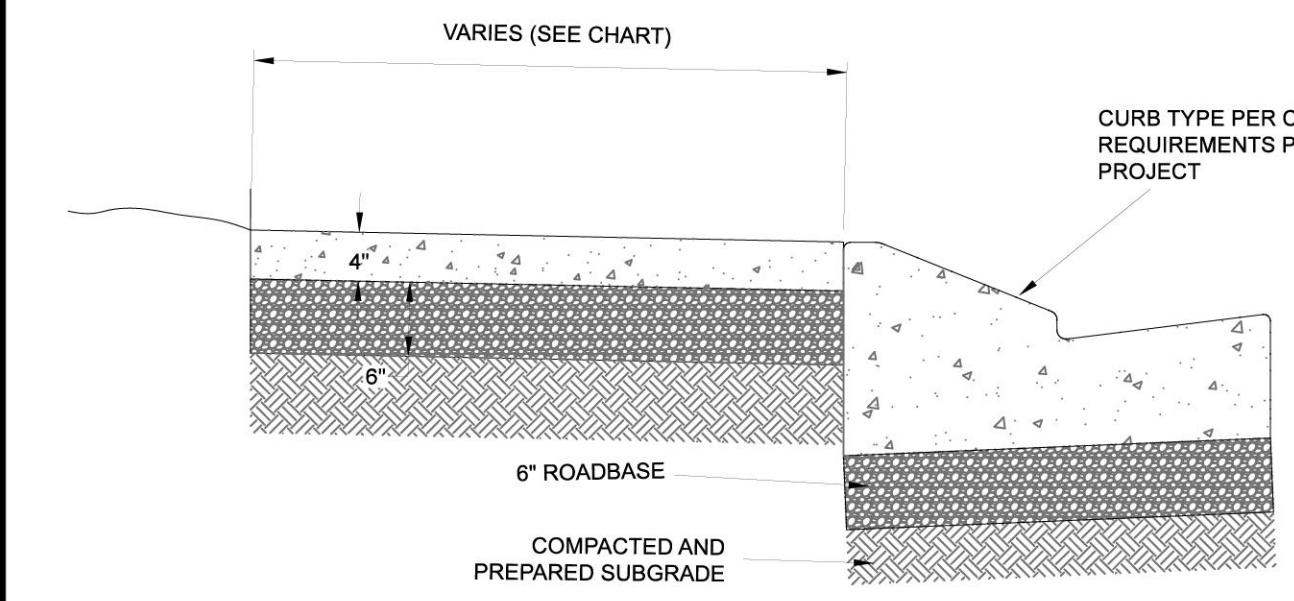
C3



ADA PARKING SIGN

SCALE: N.T.S.

C4



- CROSS SLOPE SHALL BE 1/4 INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (BAG TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
RESIDENTIAL: 6" SIDEWALK
6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY AND BACK OF SIDEWALK

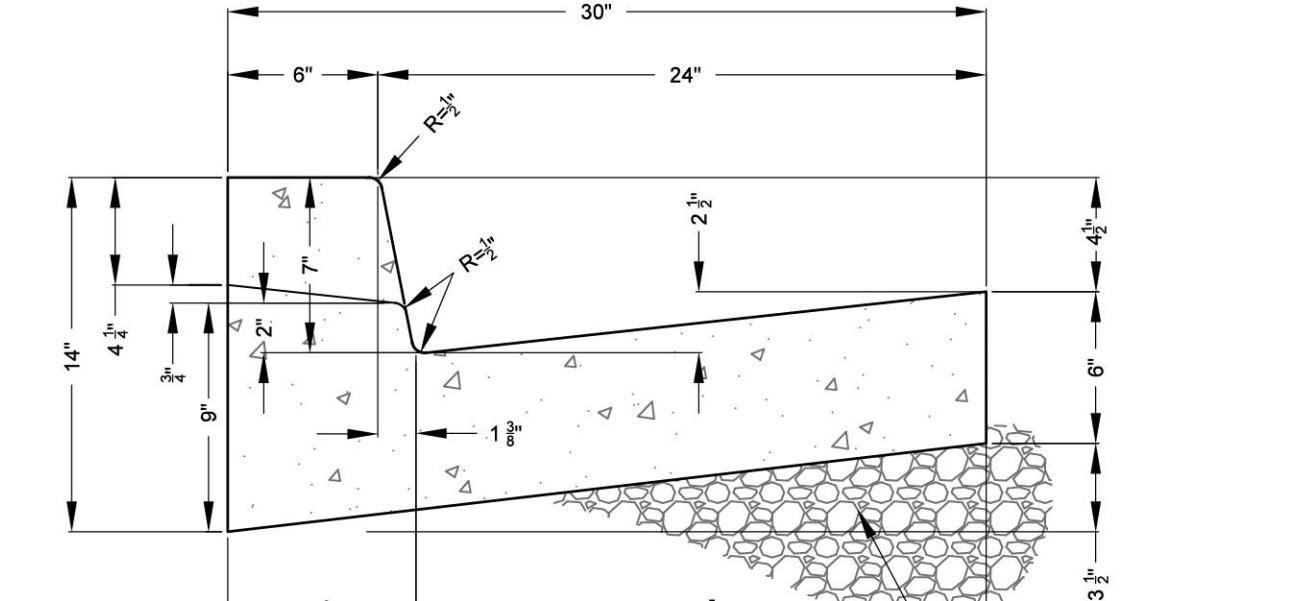
SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

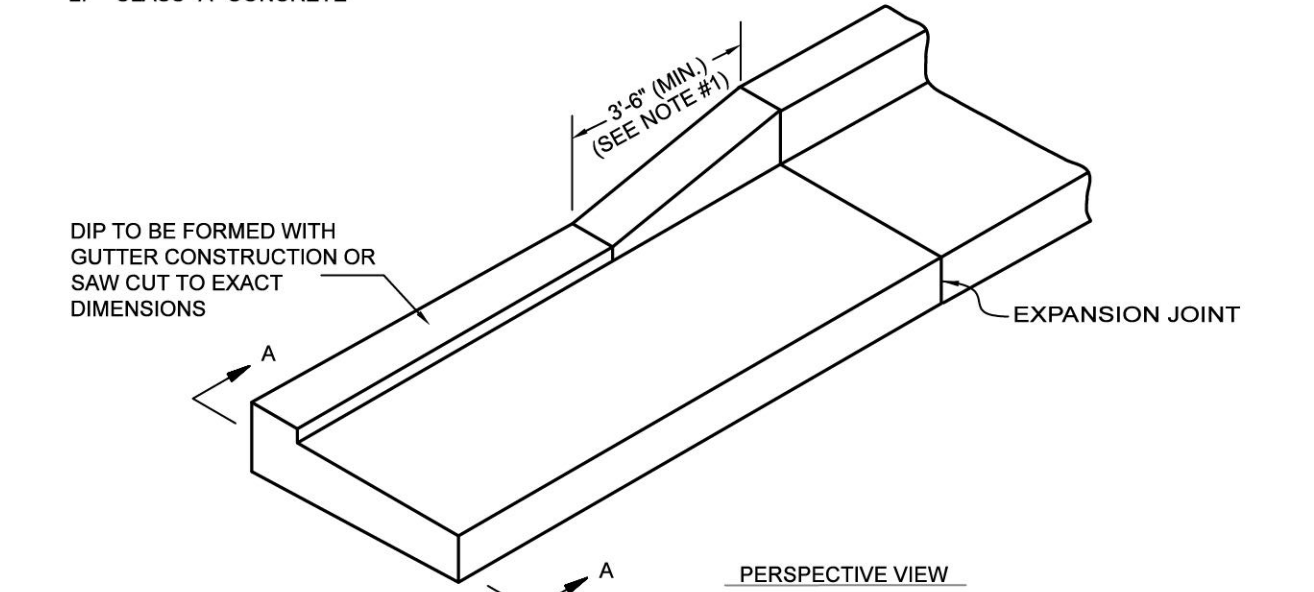
N.T.S.

CITY OF HURRICANE ENGINEERING

DATE	REVISIONS	BY	STANDARD DWG. NO.
	DESCRIPTION		CC 105 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.



- NOTES:
- DISTANCE SHOWN IS FOR HB30-7 CURB ONLY
 - CLASS "A" CONCRETE

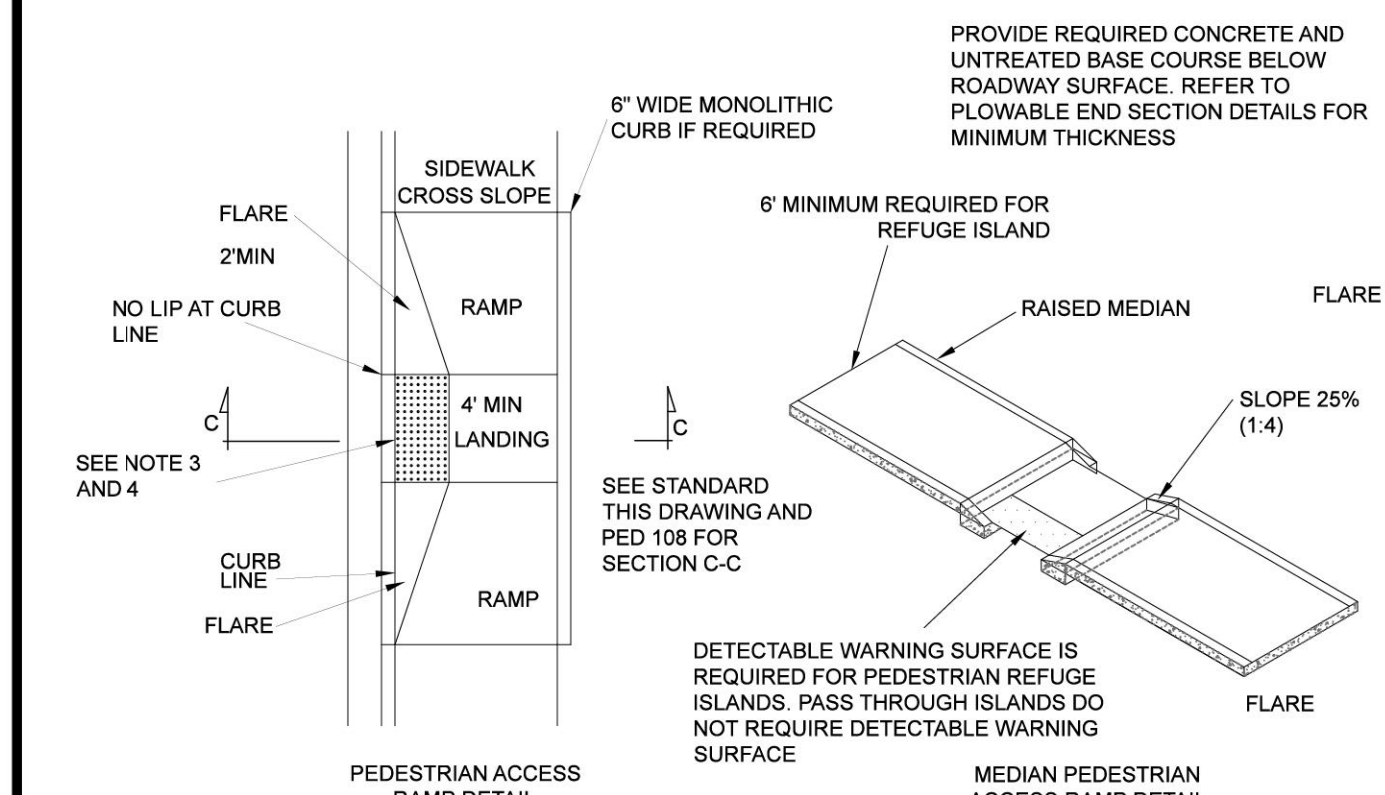


DRIVEWAY CURB TYPE HB30-7

N.T.S.

CITY OF HURRICANE ENGINEERING

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



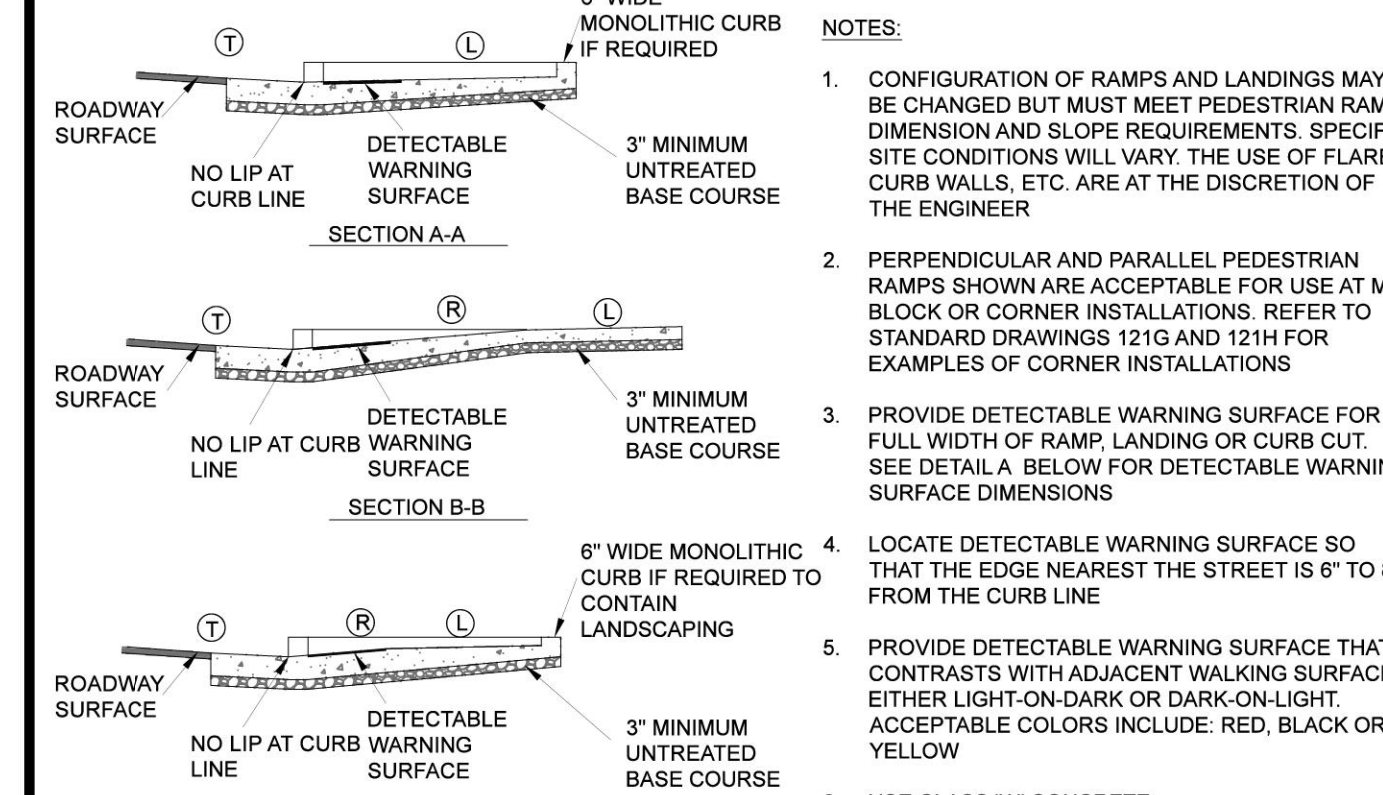
- NOTES:
- REFER TO STANDARD DRAWING NUMBER PED 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
 - PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PED 108 FOR DETECTABLE WARNING SURFACE DIMENSIONS
 - LOCATE DETECTABLE WARNING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

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

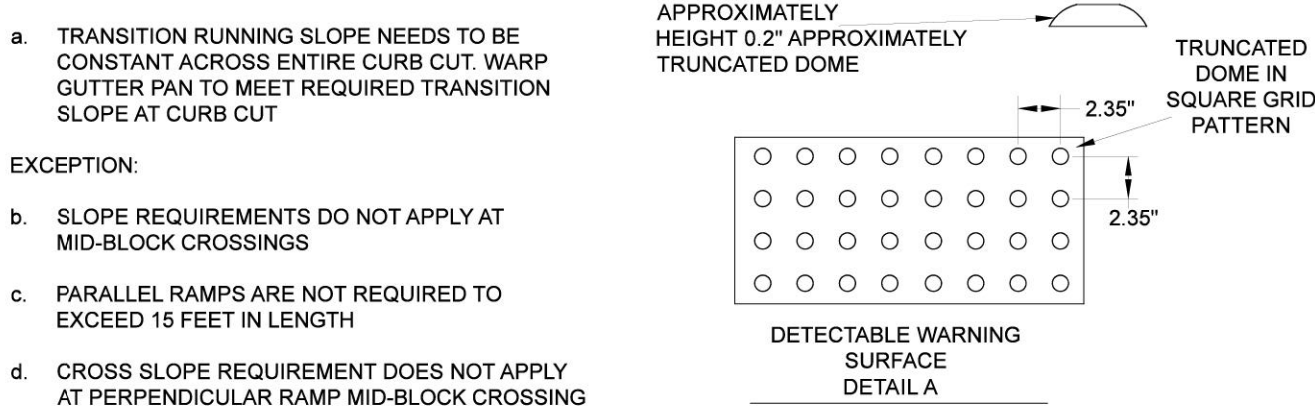
N.T.S.

CITY OF HURRICANE ENGINEERING

DATE	REVISIONS	BY	STANDARD DWG. NO.
	DESCRIPTION		PED 105 8 OF 9
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.



ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE
(1) LANDING	2% (1:48) b	2% (1:48) b
(2) RAMP	8.33% (1:12) c	2% (1:48) d
(3) TRANSITION	5% (1:20) a	2% (1:48) d
SIDEWALK	10% (1V:10H)	2% (1V:48H)

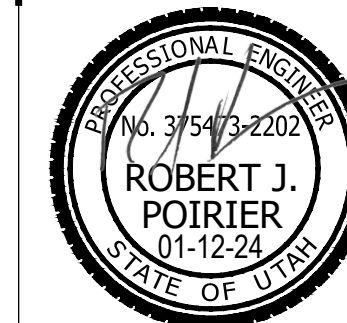


SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

DATE	REVISIONS	BY	STANDARD DWG. NO.
	DESCRIPTION		PED 108 9 OF 9
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.



HURRICANE RETAIL PADS

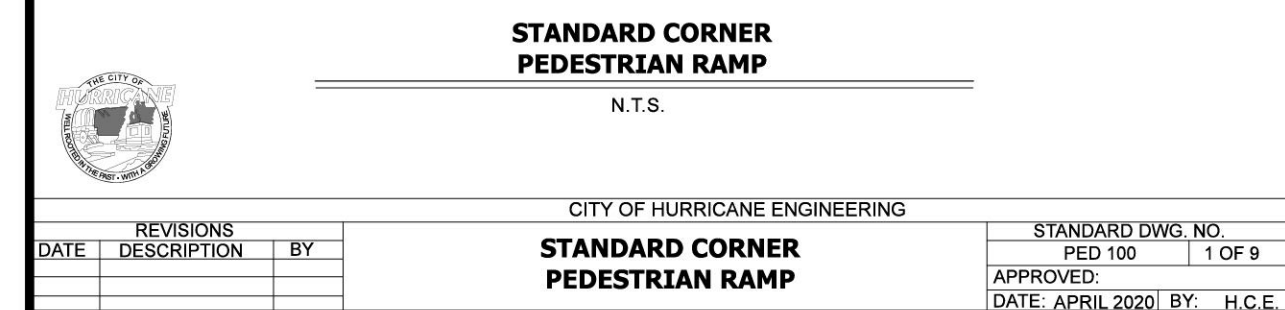
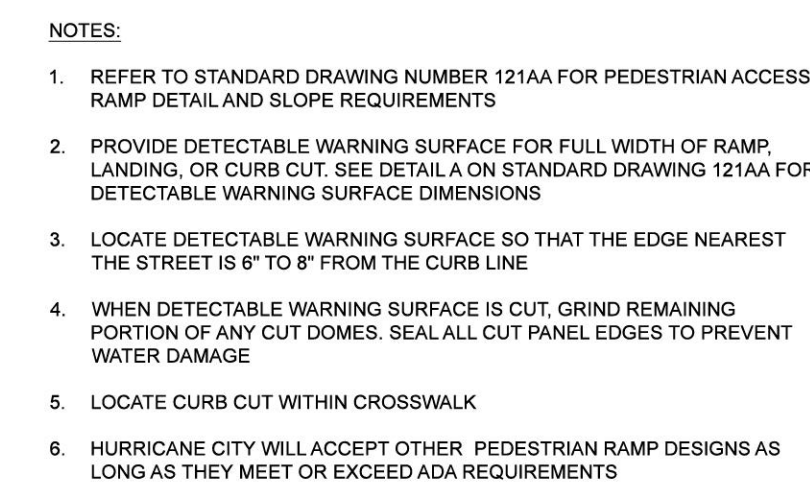
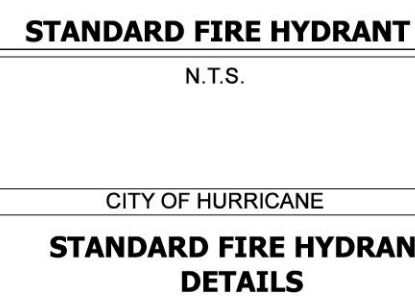
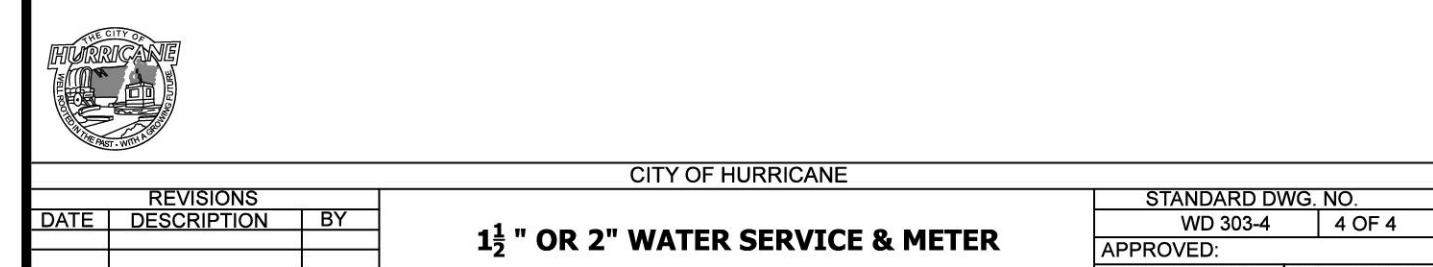
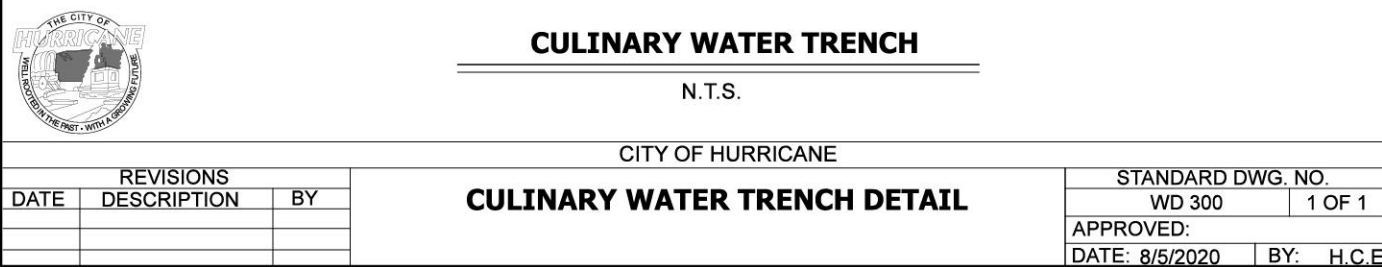
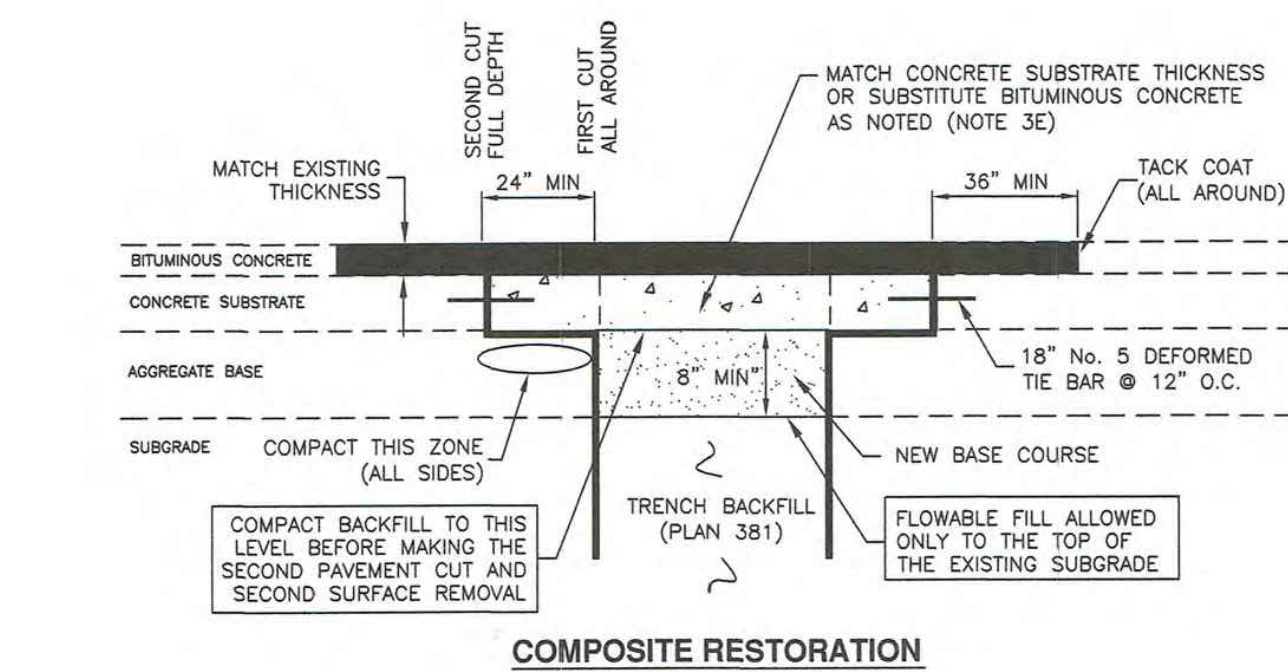
3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REV	DATE	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TJO/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

CIVIL DETAILS

C5.01



PROJECT NO: 23148

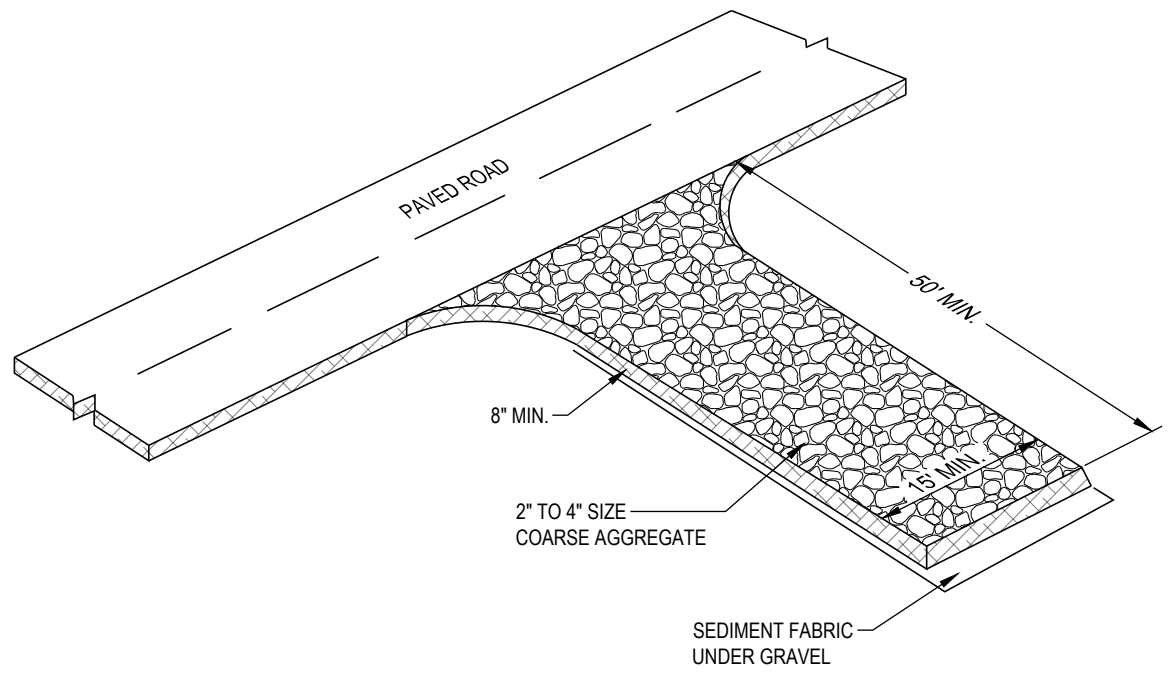
DRAWN BY: TJO/ CC

CHECKED BY: RJP

DATE: JANUARY 12 2011

CIVIL DETAILS

C5.03



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

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

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

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

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

OBJECTIVES

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

TARGETED POLLUTANTS

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

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

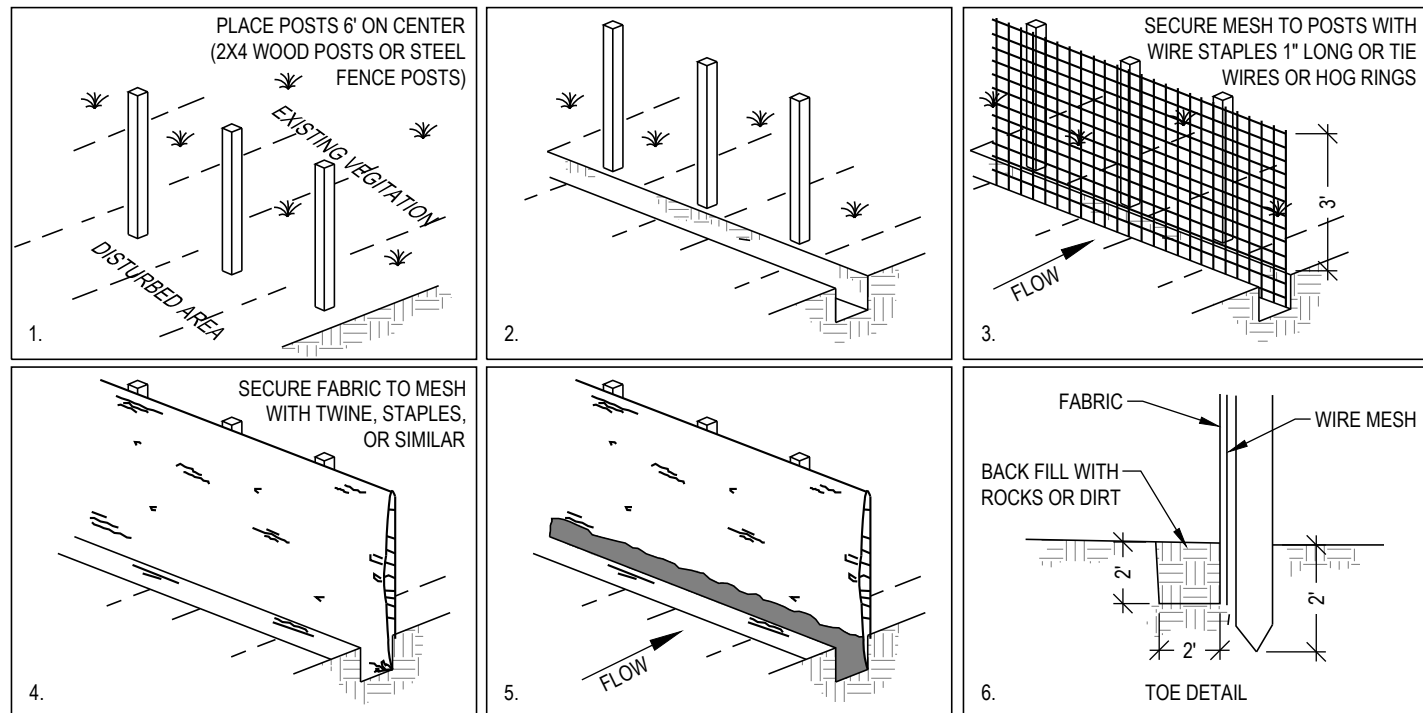
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1



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

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

INSTALLATION/APPLICATION CRITERIA:
• PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
• SECURE WIRE MESH (1/4 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
• CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND GRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
• BACKFILL OVER FILTER FABRIC TO ANCHOR.

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

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

OBJECTIVES

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

TARGETED POLLUTANTS

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

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

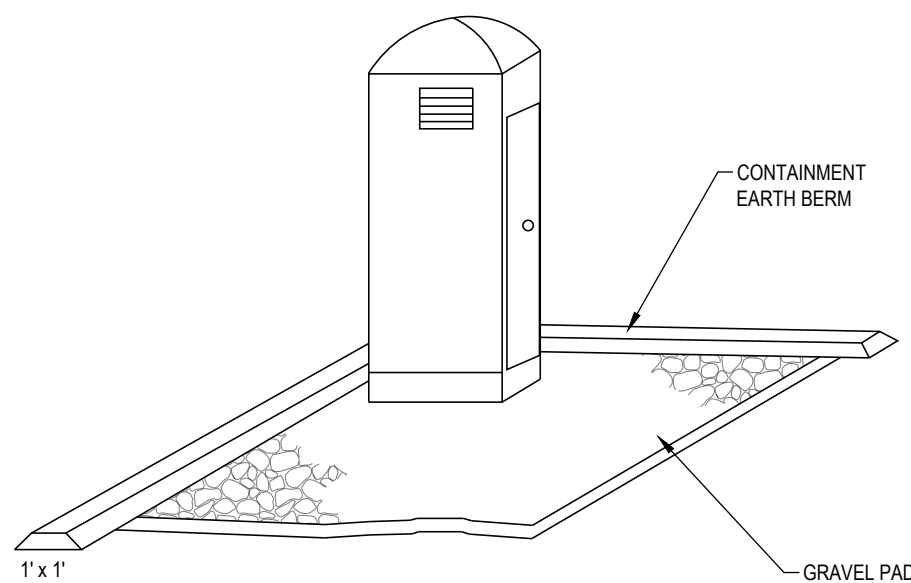
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

SILT FENCE

SCALE: N.T.S.

C3



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

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

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

LIMITATIONS:
• NO LIMITATIONS

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

OBJECTIVES

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

TARGETED POLLUTANTS

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

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

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

- HIGH
- MEDIUM
- LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

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

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 920 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC/IMECC GUIDELINES FOR LABORATORY PROCEDURES:

- A. PH - 5.0-8.0 IN ACCORDANCE WITH IMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
- B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 90% SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH IMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
- C. MOISTURE CONTENT OF LESS THAN 6% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION
- D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
- E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

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

FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:

- THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
- WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
- THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
- THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
- REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 METHOD OF MEASUREMENT:

BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:

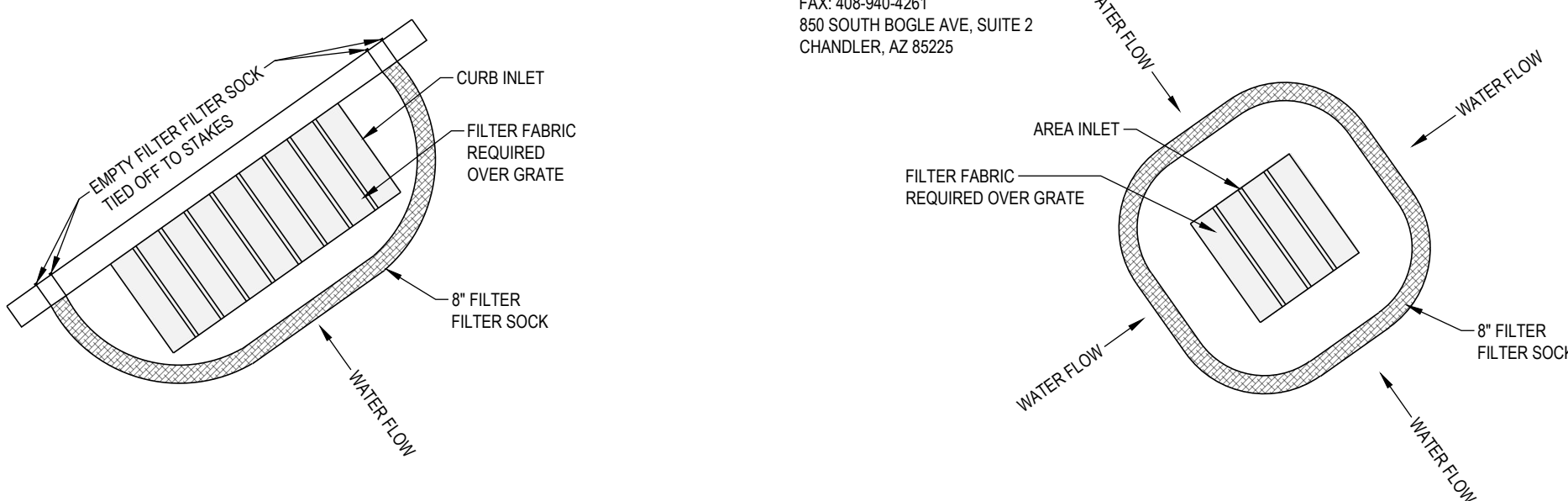
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
- WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
- CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:

- FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HOPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
- FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
- CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEEP ORGANIX INC.
WORK: 480-963-4638
FAX: 480-940-4261
850 SOUTH BOULE AVENUE, SUITE 2
CHANDLER, AZ 85225

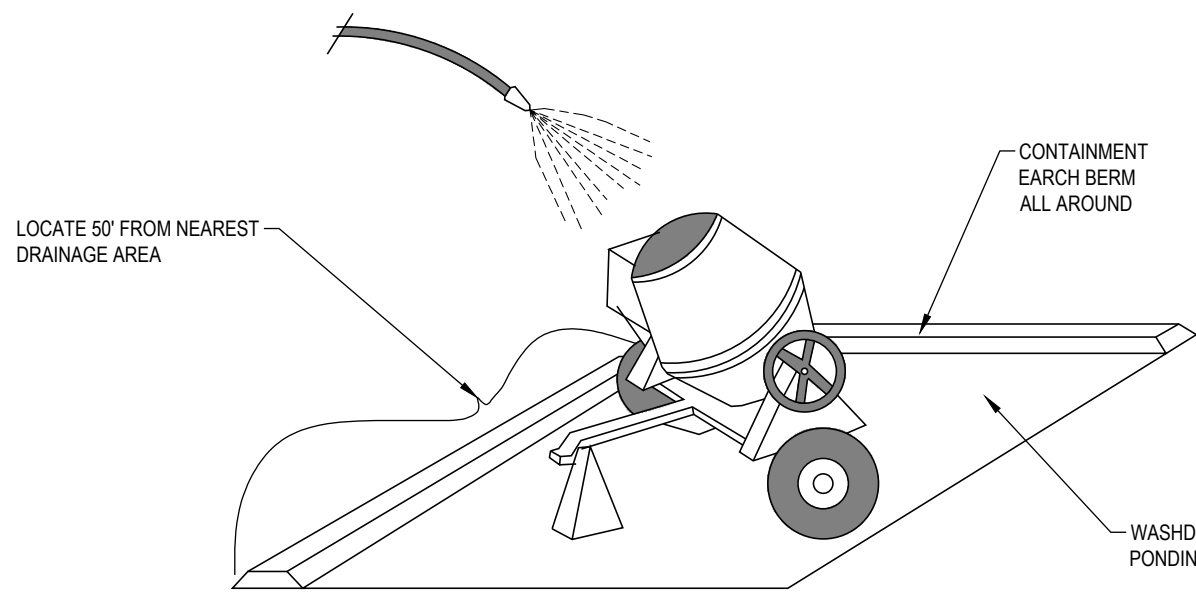


SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

© REPLENISH

A1



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
• THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET).
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
• OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

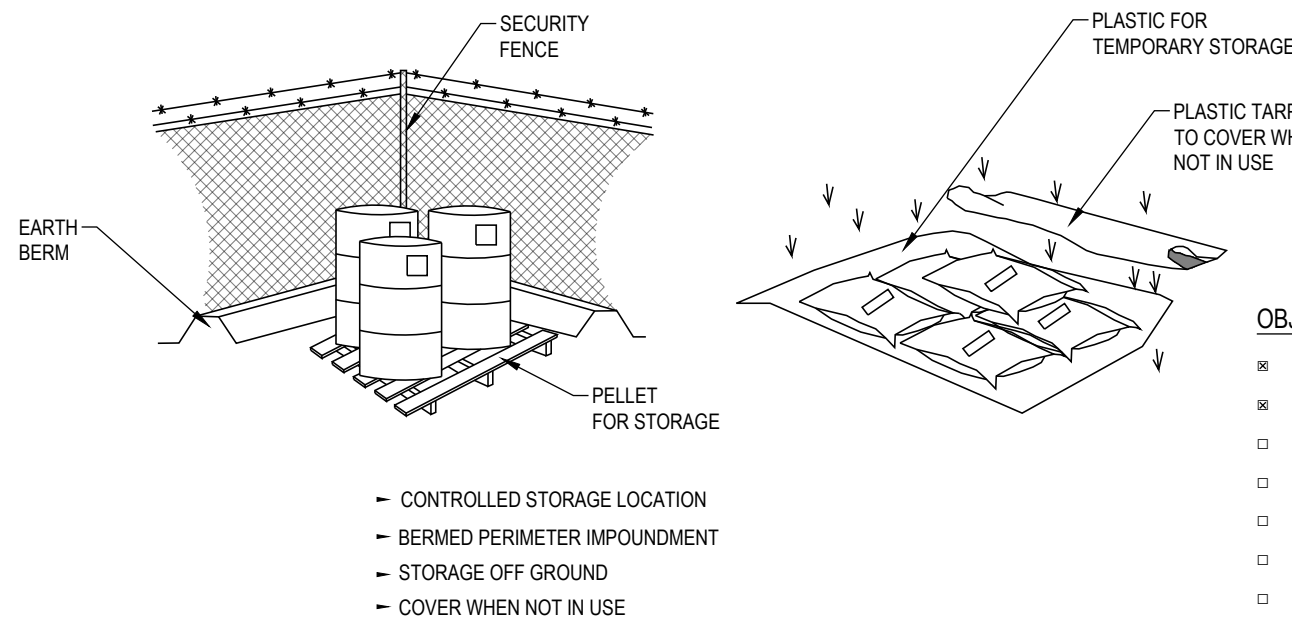
MAINTENANCE:

- INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3



DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:
• DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.

SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.

ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
• INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.

CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES

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

TARGETED POLLUTANTS

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

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

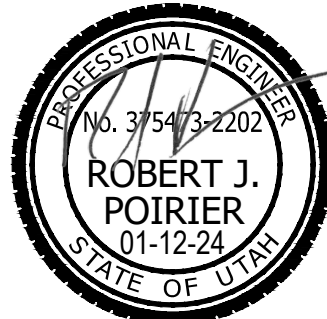
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

MATERIALS STORAGE

SCALE: N.T.S.

A5



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REVISIONS

REV	DATE	DESCRIPTION
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3		
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PROJECT NO: 23148

DRAWN BY: TJ/O/CCW

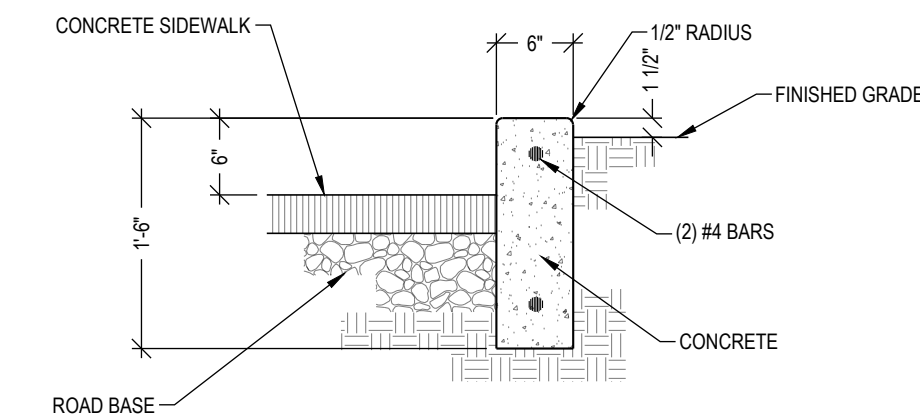
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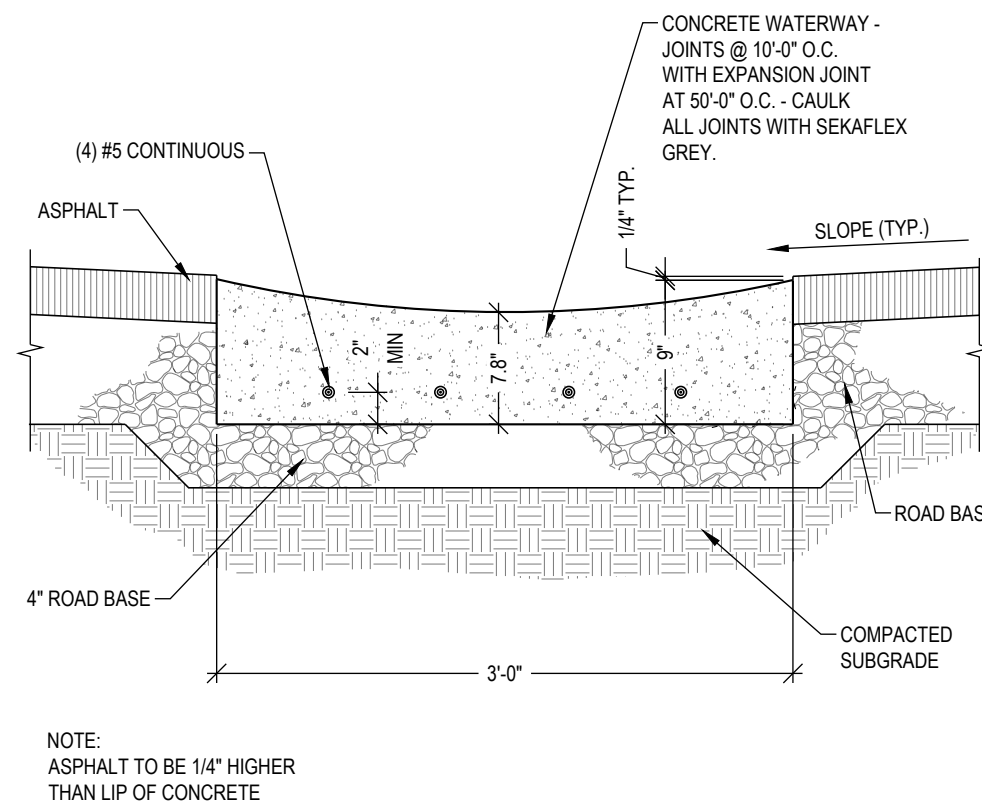
EROSION CONTROL DETAILS

C5.04

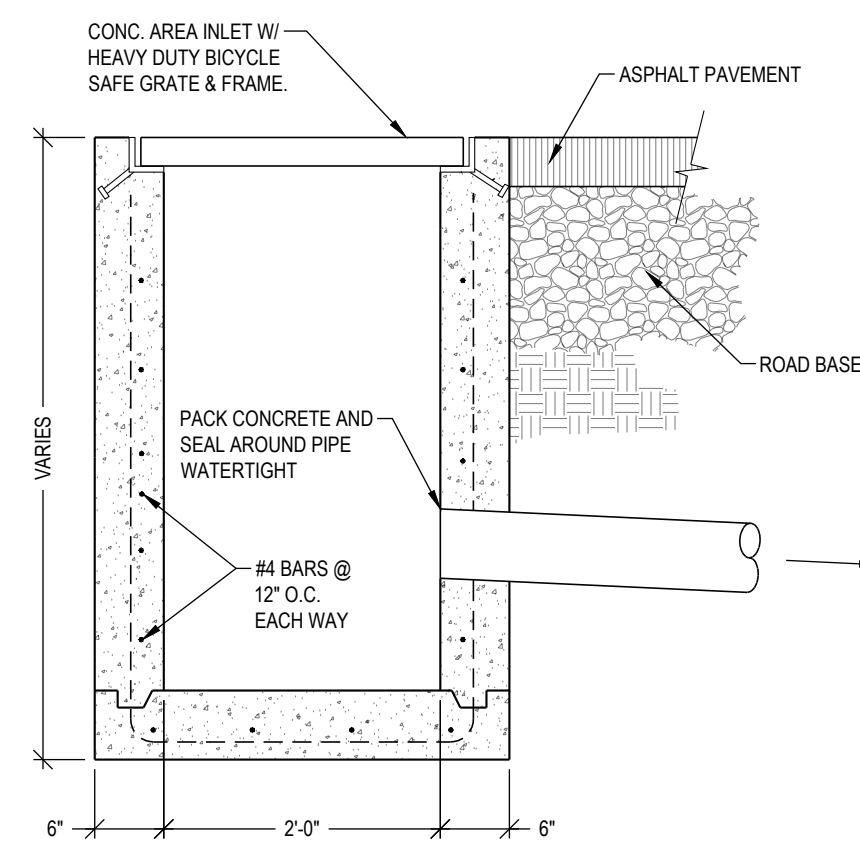
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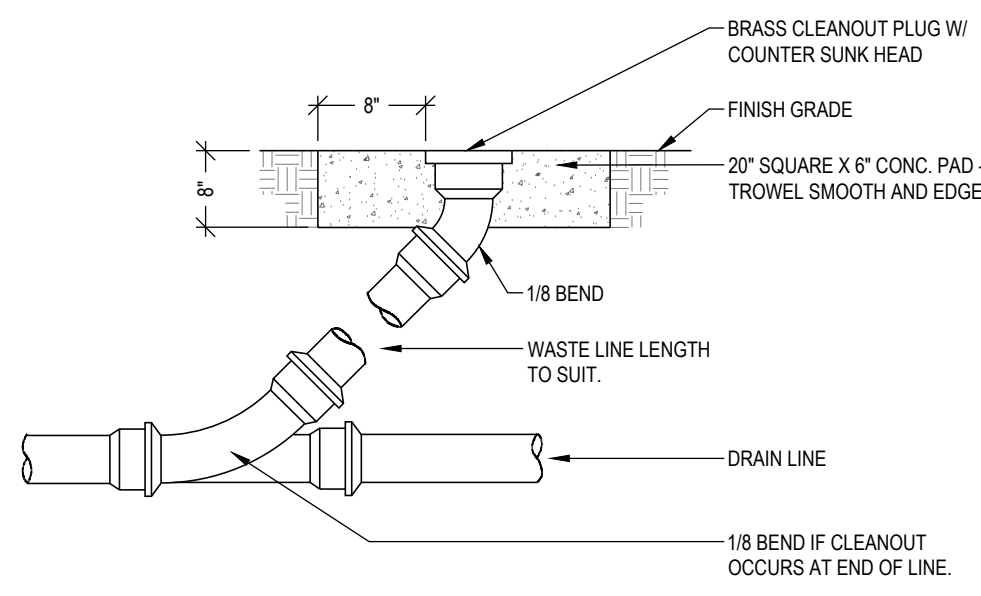
CURB WALL DETAIL (QL)
SCALE: N.T.S.



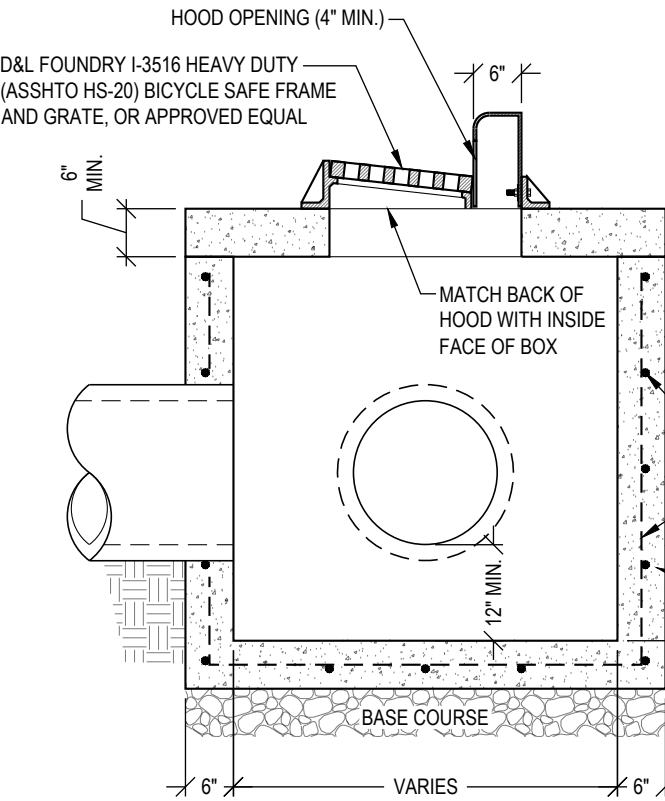
36" CONCRETE WATERWAY (A2)
SCALE: N.T.S.



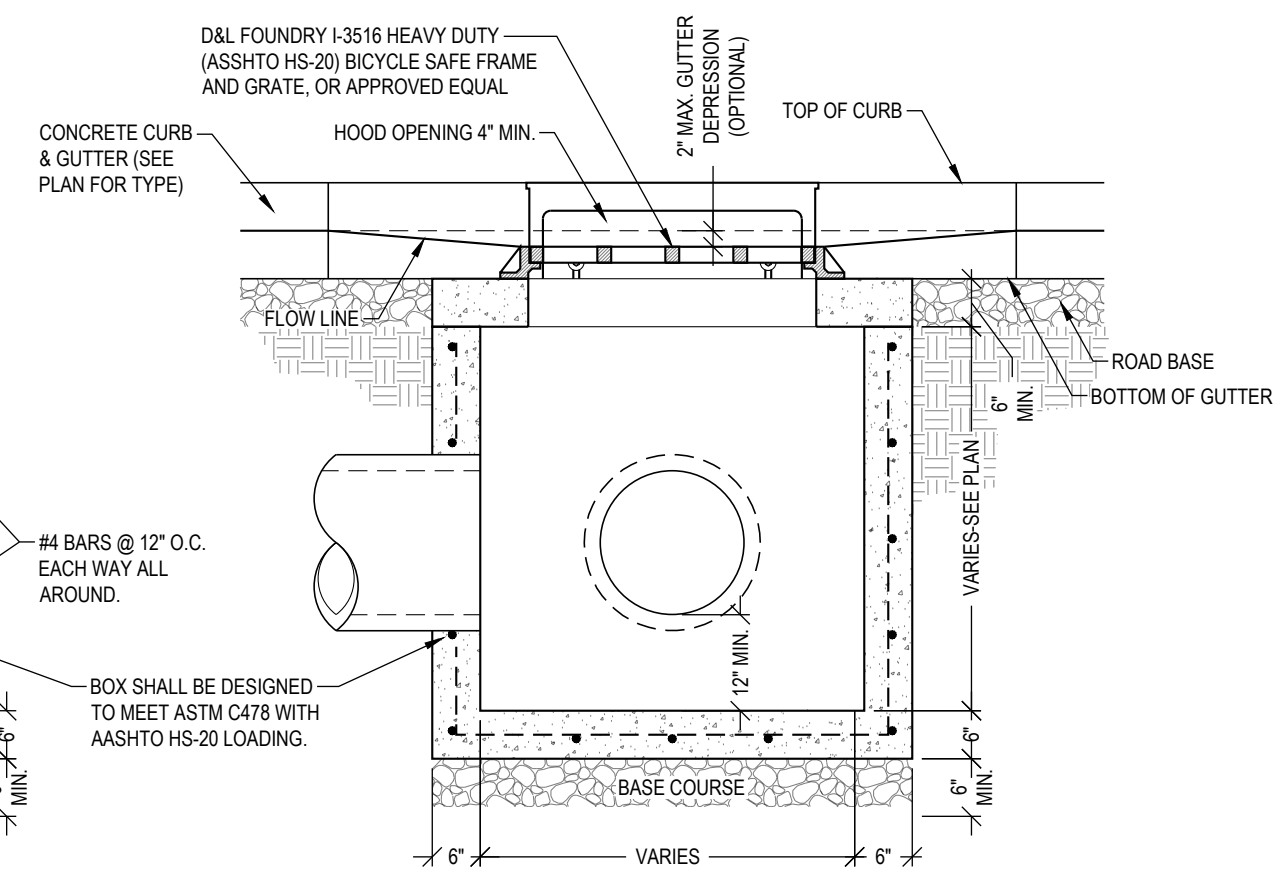
AREA INLET (A3)
SCALE: N.T.S.



CLEANOUT DETAIL (A4)
SCALE: N.T.S.



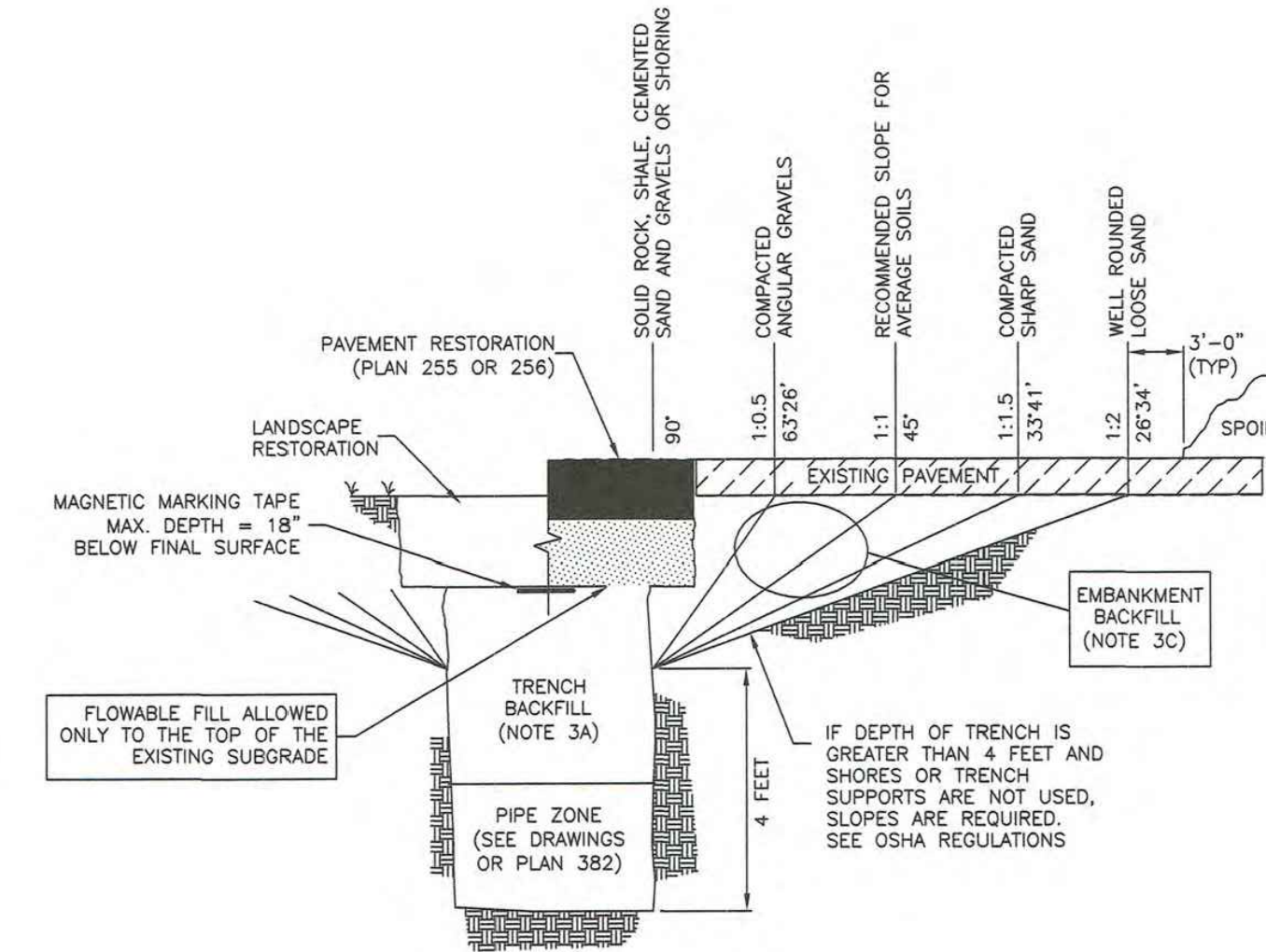
SECTION A-A



SECTION B-B

CATCH BASIN (A5)
SCALE: N.T.S.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



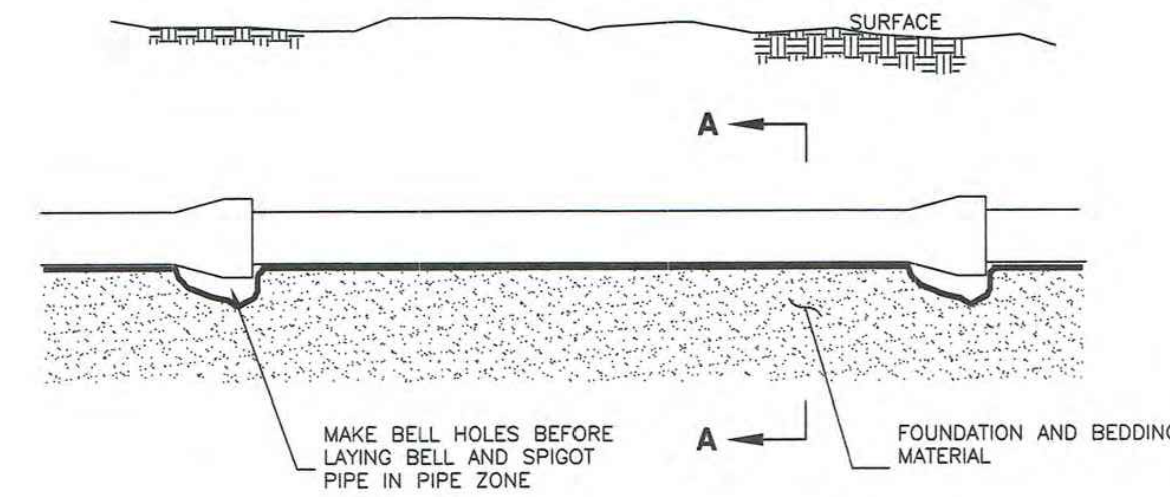
Trench backfill

Plan 381
July 2016

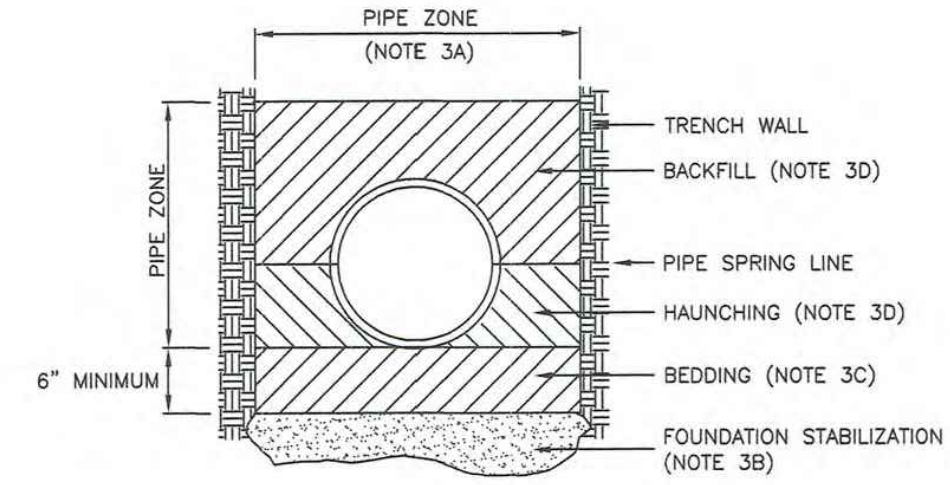


Pipe zone backfill

Plan 382
January 2011



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
*STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.
PLASTIC PIPE: FOLLOW ASTM D 2321
*STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
*STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.
VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
*STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.



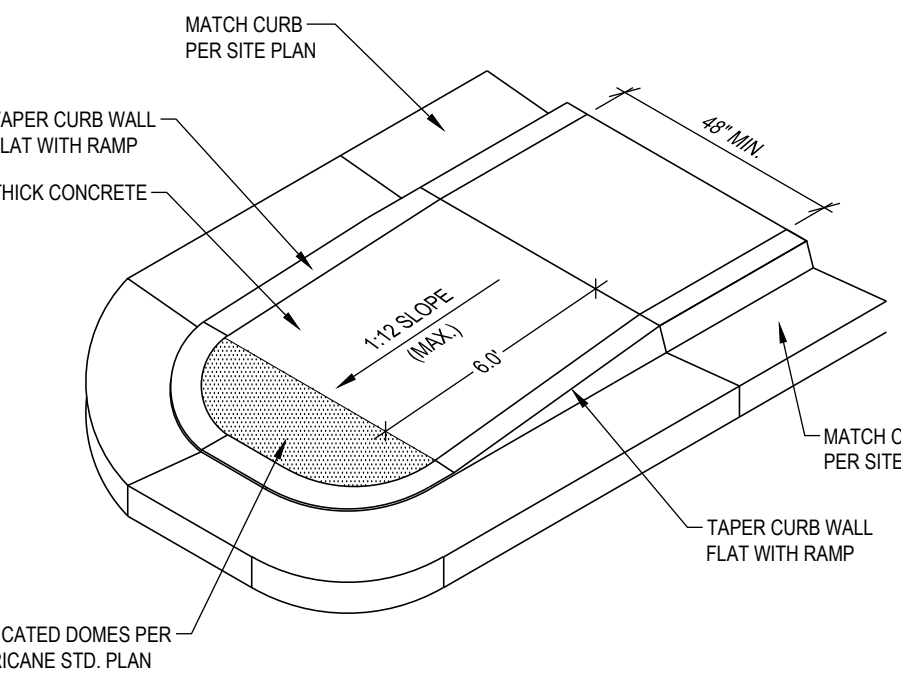
Trench backfill

Plan 381
July 2016

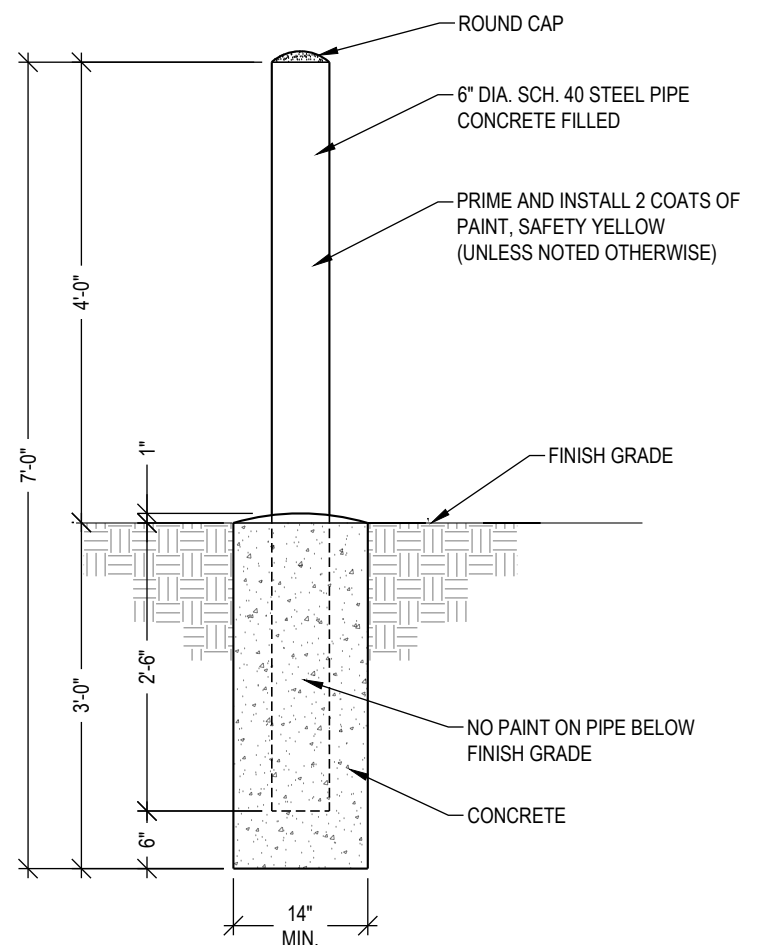


Pipe zone backfill

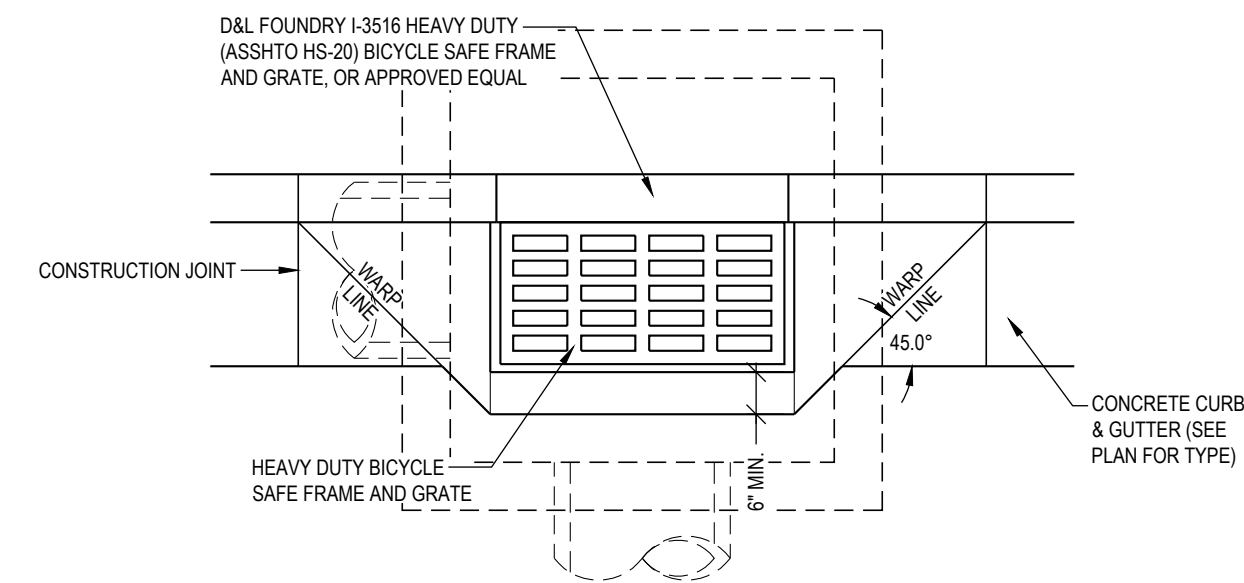
Plan 382
January 2011



ADA ACCESSIBLE RAMP (B3)
SCALE: N.T.S.



BOLLARD DETAIL (B4)
SCALE: N.T.S.



PLAN

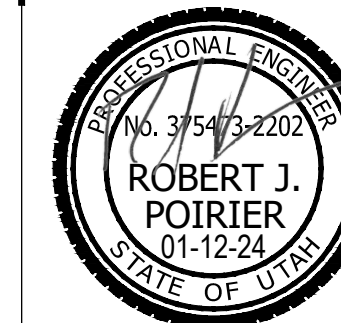
NOTES:
1. GUTTER INLET SHALL BE DESIGNED TO MEET ASTM C478 WITH AASHTO HS-20 LOADING.
2. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
3. CONCRETE, OR EQUAL.
4. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
5. PIPE CONNECTIONS TO BE SEALED WATER-TIGHT.
6. IF DEPTH OF BOX IS OVER 3 1/2' MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 23148
DRAWN BY: TJ/O/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

CIVIL DETAILS

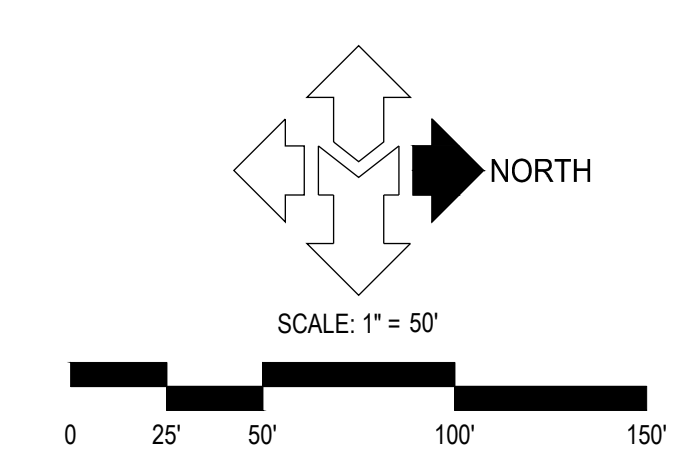
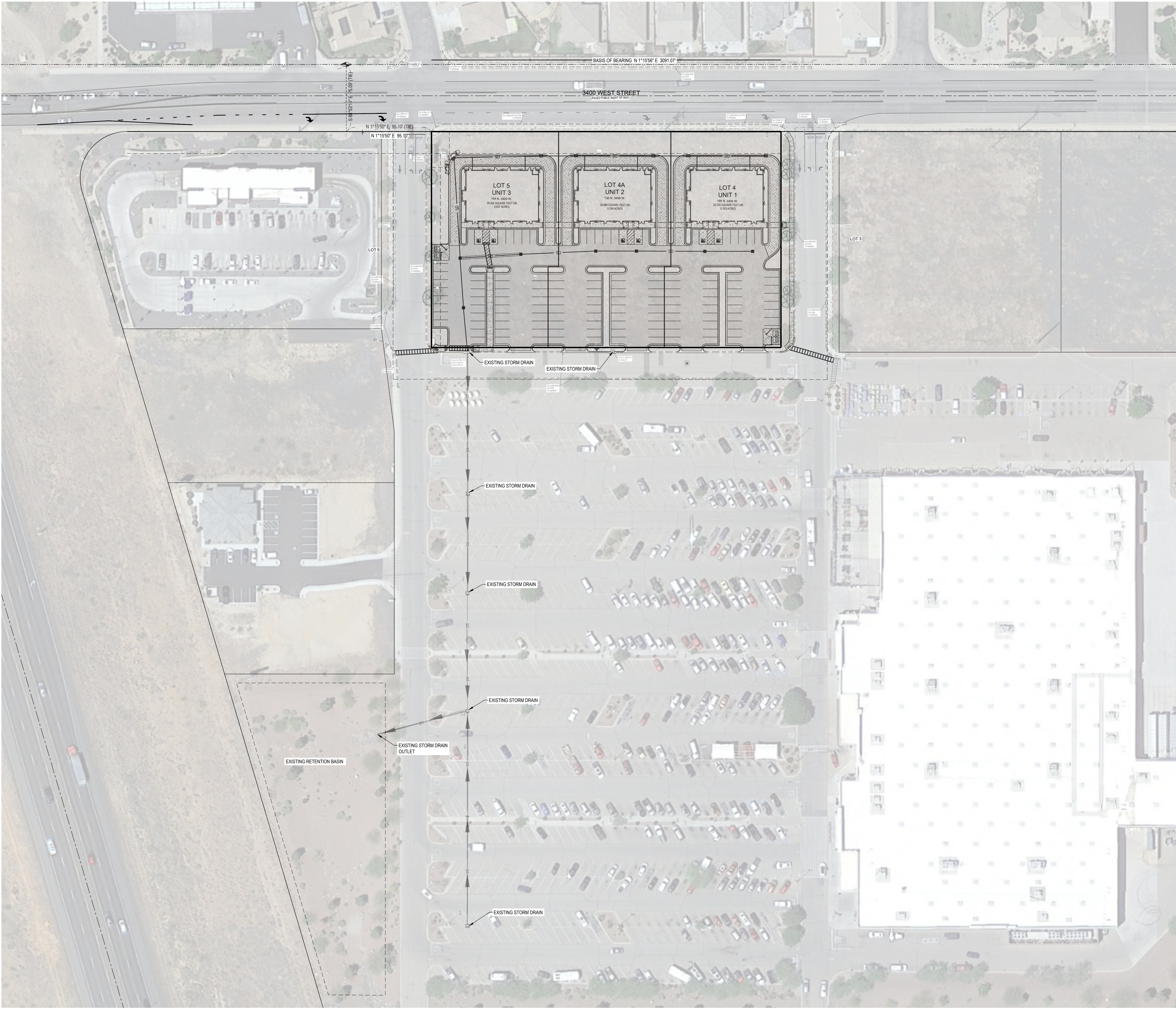
C5.05



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

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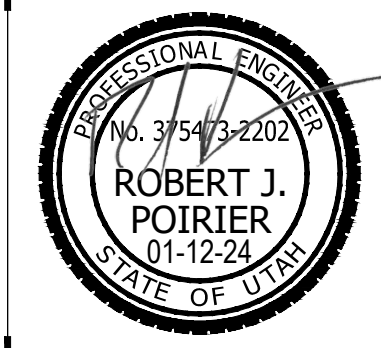




THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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HURRICANE RETAIL PADS

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HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

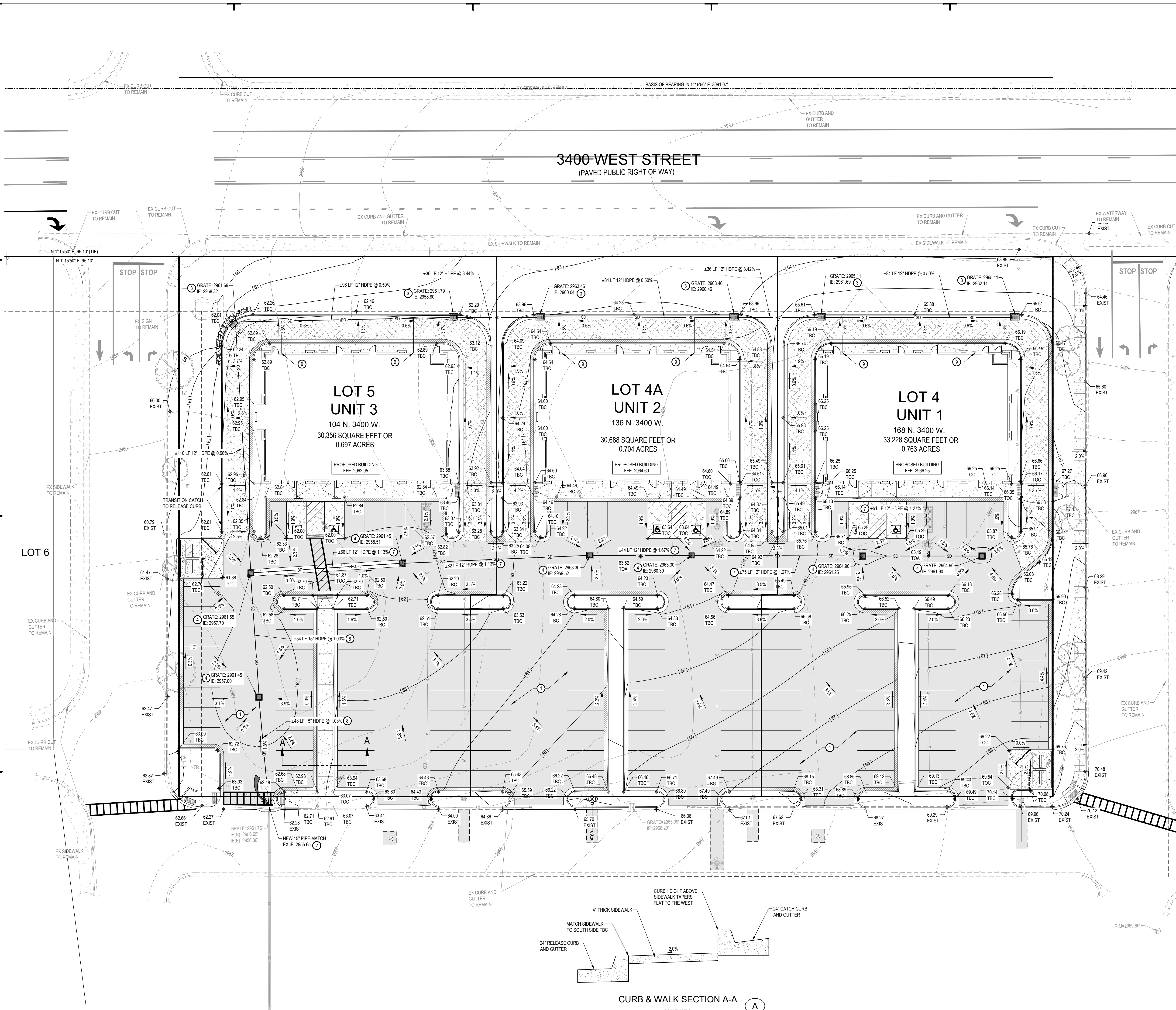
REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TJO/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

WALMART
OVERALL
DRAINAGE
PLAN

C2.00

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GENERAL NOTES:

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

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

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

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

KEYED NOTES:

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

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A5', SHEET C5.05.
- STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A3', SHEET C5.05.
- NOT USED
- NOT USED
- 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 15" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 4" HDPE ROOF DRAIN LINES TO CONNECT TO STORM DRAIN LINE WITH INSERTA TEE OR APPROVED EQUIVALENT. 2.0% MINIMUM SLOPE.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

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

NOTICE!

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

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STATE OF UTAH

HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE CITY, UTAH 84737
LOCATED IN THE SW 1/4 OF SECTION 31, T41S, R13W, S1B&M

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TJ/O/CCW
CHECKED BY: RJP
DATE: JANUARY 12, 2024

GRADING AND DRAINAGE PLAN

C2.01

COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
- A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
- B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT RECORD IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
- C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
- D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.
2. PROTECTION:
- A. SPILLAGE:
1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
- B. DUST CONTROL:
1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
- C. EXISTING PLANTS AND FEATURES:
1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.
3. REPAIR / RESTORATION:
- A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
- B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
- C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.
4. NON-CONFORMING WORK:
- A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPE AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
- 1) CHEMICAL CHARACTERISTICS:
- a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
- b) PH 5.5 TO 8.0.
- c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
- d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
- 2) PHYSICAL CHARACTERISTICS:
- a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
- (1) SAND: 15 TO 60 PERCENT.
- (2) SILT: 10 TO 60 PERCENT.
- (3) CLAY: 5 TO 30 PERCENT.
- b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
- c) SOIL:
- (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
- (2) SOIL SHALL BE TOPSOIL IN NATURE.
- (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES, PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.
3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL. ADJUSTES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
- a) GROUND COVER AREAS: 2 INCHES BELOW.
- b) SEEDDED AREAS: ONE INCH BELOW.
- c) SODDED AREAS: 2 INCHES BELOW.
- d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANE. CORRECT ANY LOCAL IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.
5. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.
2. FIELD TESTS AND INSPECTIONS:
- A. IRRIGATION SYSTEM:
1. SYSTEM PRESSURE TEST:
- a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
- b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
- c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS.
- d) VERIFY THERE ARE NO LEAKS.
- e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
2. TEST REPORT:
- a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
- B. SUBSTANTIAL COMPLETION WALKTHROUGH:
1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING START-UP SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
- C. IRRIGATION APPROVAL:
1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.
3. WINTERIZATION AND SPRING START-UP:
- DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING TEMPERATURES AND RE-START IRRIGATION SYSTEM AT BEGINNING OF GROWING SEASON:
- A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
- 1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
- 2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
- 3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
- 4) OPEN ALL MANUAL DRAIN VALVES.
- 5) DRAIN, WRAP, PROTECT, AND COVER ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
- 6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
- 7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
- 8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
- 9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
- B. SPRING START-UP SHALL INCLUDE FOLLOWING:
- 1) CLOSE ALL MANUAL DRAIN VALVES.
- 2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
- 3) REMOVE FREEZE PROTECTION AS REQUIRED.
- 4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
- 5) VERIFY THAT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
- 6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
- 7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
- 8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.
4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.
5. CLOSEOUT SUBMITTALS:
- A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
- B. OPERATIONS AND MAINTENANCE DATA:
- 1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
- 2) PROVIDE IRRIGATION SYSTEM WARRANTY DOCUMENTATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
- 3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
- 4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
- 5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
- C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
- D. RECORD DOCUMENTATION:
- 1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
- 2) TESTING AND INSPECTION REPORTS.
- 3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
- A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
- B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
- C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
- D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
- E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
- 4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.

6. REGULATORY REQUIREMENTS:
- A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
- B. NOTHING IN THESE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
7. QUALIFICATIONS:
- A. IRRIGATION SUBCONTRACTOR:
1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION TWO (2) HOURS.
3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
- F. UPON REQUEST, SUBMIT DOCUMENTATION.
- B. IRRIGATION INSTALLER:
1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.
8. WARRANTY:
- WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
- 1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
- 2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
- 3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.
9. VERIFICATION OF CONDITIONS:
- A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDING IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
- B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF TIME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.
10. PROTECTION:
- A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
- B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.
11. LAYOUT OF IRRIGATION SYSTEM:
- A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
- B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
- C. MINOR ADJUSTMENTS TO LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
- D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
12. TRENCHING AND BACKFILLING:
- A. PULLING OF PIPE IS NOT PERMITTED.
- B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIALS. SIDELAND AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
- C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
- D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
13. SLEEVING:
- A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
- B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
- C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.
14. GRADES AND DRAINING:
- IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
- a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
- b) INSTALL 2 INCH (50 MM) GLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
- c) PROVIDE RUBBER VALVE CAP MARKER.
- d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALLER SHALL PROVIDE 12 INCH (300 MM) LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

15. INSTALLATION OF PIPE:
- A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
- B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
- C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
- D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
- E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
- F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
5. INSERT PIPE COMPLETELY INTO FITTING.
6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
- G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
- H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.
16. CONTROL VALVES AND CONTROL VALVE WIRING:
- A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
- B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
- C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
- D. WIRING:
1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
- a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2,590 M).
- b) DO NOT LOOP WIRING.
- c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
- d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
2. TRADITIONAL WIRING:
- a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
- b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
- c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS.
- a) 1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
- 2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
- 3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN UN-CONNECTED WIRE. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS UN-CONNECTED WIRE.
- E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.

17. SPRINKLER HEADS AND ROTOR POP-UPS:
- A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
- B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
- C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE REMOVED.
1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING OF MAINTENANCE PERIOD. A. STAKE LOCATIONS AND OUTLINE AREAS.
- B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
- C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
4. MAINTENANCE:
- A. GENERAL:
1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT AND CONTINUE ONE (1) CONTINUOUS MONTH THEREAFTER.
3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE BEGINNING MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
- B. SEEDED LAWN:
1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWN.
4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
- C. SODDED LAWN:
1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN PERB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWN.
- D. TREES, SHRUBS, AND PLANTS:
1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
2. RESTORE PLANTING BASINS.
3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.
5. PROTECTION:
- A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER DAMAGE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
- B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
- C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
- D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
- E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.
6. WARRANTY:
1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
- A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
- B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
- C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

7. DELIVERY, STORAGE, AND HANDLING:
- A. DELIVERY AND ACCEPTANCE REQUIREMENTS:
1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND Tying DAMAGE.
4. DO NOT PRUNE OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
- B. STORAGE AND HANDLING REQUIREMENTS:
1. HANDLE IN CALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
5. MAINTAIN CONTAINER-GROWN TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.
6. PLANT MATERIAL:
- A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY OR CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1.
- B. PLANT NAMES USED IN PLANT LIST CONFORM TO "STANDARDIZED PLANT NAMES" BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT WHERE NOTED OTHERWISE. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- C. QUALITY:
1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NODDIES, AND FURCATIONS. PLANTS SHALL BE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
4. BARE ROOT TREES ARE NOT ACCEPTABLE.
5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
- D. MEASUREMENT:
1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WICH, OLD TO BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
3. PLANTS PROPERLY TRIMMED AND TRANSPORTED SHOULD MEASURE SAME IN EVERY DIRECTION.
4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
6. PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
- a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
- b) IF AT NO ADDITIONAL COST TO OWNER.
- c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
- E. SHAPE AND FORM:
1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
2. WELL-GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.
9. EXCAVATION:
- A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
- B. PLANT EXCAVATION SIZE:
1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH. C. UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
- D. ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
- E. WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1200 MM) DEEP IN EACH LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

DRAWING INDEX

SHEET	DESCRIPTION
L0.01	LANDSCAPE NOTES & SPECIFICATIONS
L1.01	LANDSCAPE TABLES & SCHEDULES
L2.01	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE IRRIGATION PLAN
L5.01	LANDSCAPE DETAILS
L5.02	LANDSCAPE IRRIGATION DETAILS
L5.03	LANDSCAPE IRRIGATION DETAILS

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SCOTT A. SCHOONOVER

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11/12/2017

LANDSCAPE ARCHITECT

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HURRICANE, UTAH

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LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	6	DESERT MUSEUM PALO VERDE	CERCIDIUM X 'DESERT MUSEUM'	2" CAL.	D/L5.01
	18	THORNLESS TEXAS HONEY MESQUITE	FPROSOPIS GRANDULOSA 'MAVERICK'	2" CAL.	D/L5.01
	8	CHASTE TREE	VITEX AGNUS-CASTUS	24" BOX	E/L5.01
	9	EXISTING DECIDUOUS TREE TO REMAIN			
PALM TREES					
	7	HYBRID FAN PALM	WASHINGTONIA X FILIBUSTA	9' HT.	E/L5.01
SHRUBS					
	69	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	5 GAL.	B/L5.01
	30	SILVER DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	B/L5.01
	29	GIANT HESPERALOE	HESPERALOE FUNIFERA	5 GAL.	B/L5.01
	126	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.	B/L5.01
	10	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	5 GAL.	B/L5.01
	45	CHIHUAHUAN SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	---
ORNAMENTAL GRASSES					
	61	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L5.01
	97	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L5.01
	161	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL.	A/L5.01
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE
	154		BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	2'-4" DIAMETER IN ALL DIRECTIONS	
	20,131 S.F.	"SUNSET BLEND" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1" DIAMETER	ROWLAND STONE, ROWLANDSTONESTG.COM, (435) 673-2349, OR APPROVED EQUAL
	3,336 S.F.	"SUNSET BLEND" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2" DIAMETER	ROWLAND STONE, ROWLANDSTONESTG.COM, (435) 673-2349, OR APPROVED EQUAL
			ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL.		

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	SERIES	ARC	DETAIL
VALVES					
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-FEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		C/L5.02
OTHER EQUIPMENT					
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		G/L5.02
	POINT OF CONNECTION				A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER				C/L5.03
SYMBOL	TYPE	MATERIAL		DETAIL	
	1" DRIP SUPPLY LINE - 1/2" SWING PIPE (FUNNY PIPE) AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.		A/L5.02	
	1" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.		A/L5.02	
	PIPE SLEEVE UNDER NEW VALVE NUMBERING	SCHEDULE 40 PVC		B/L5.02	

EMITTER SCHEDULE

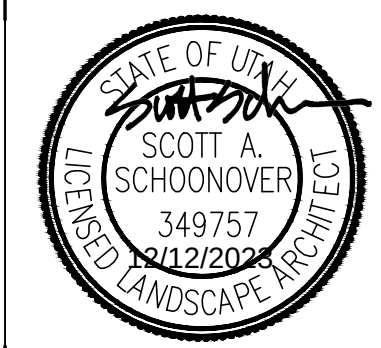
PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
CHASTE TREE	(2) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	E/L5.02
DESERT MUSEUM PALO VERDE	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	E/L5.02
HYBRID FAN PALM	(2) 0.50 GPM Bubbler	RAINBIRD	RWS-B-1402 DEEP ROOT WATERING SERIES	F/L5.02
THORNLESS TEXAS HONEY MESQUITE	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	E/L5.02
BLONDE AMBITION BLUE GRAMA GRASS	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
BLUE RUG JUNIPER	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
BRAKELIGHTS RED YUCCA	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
CHIHUAHUAN SAGE	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
GIANT HESPERALOE	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
PANCHITO MANZANITA	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
REGAL MIST DEER GRASS	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
SAPPHIRE BLUE OAT GRASS	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02
SILVER DESERT SPOON	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR	D/L5.02

HURRICANE CITY DATA

CH. 15 - COMMERCIAL ZONES		
CH. 32 - LANDSCAPING & SCREENING		
ZONED AS	PLANNED COMMERCIAL (PC)	
TOTAL SITE AREA	94,270 S.F. = 2.16 AC.	
ON-SITE LANDSCAPE AREA	19,863 S.F. = 21%	
	REQUIRED	PROVIDED
FRONT YARD:		
FRONT SETBACK	20' MIN.	YES
LANDSCAPE ALONG PUBLIC STREET	10' MIN.	YES
TREES - 1 PER 35' OF STREET FRONTAGE	375' / 35 = 11	11
SHRUBS - 3 PER 35' OF STREET FRONTAGE	3 x (375' / 35) = 32	>32
PARKING:		
REQUIRED LANDSCAPE AREA	7% MIN. = 3,612 S.F.	5,145 S.F. = 10%
TREES - 1 PER 10 STALLS		YES
SHRUBS - 2 PER 10 STALLS		>5
LANDSCAPE AREA MINIMUM SIZE	25 S.F.	YES

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HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE, UTAH

REVISIONS		DESCRIPTION
REV	DATE	
PROJECT NO: 23148		
DRAWN BY: TG		
CHECKED BY: SS		
DATE: DECEMBER 2023		
PROPERTY NO:		
LANDSCAPE TABLES & SCHEDULES		



- GENERAL NOTE**
- REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01
 - REFER TO LANDSCAPE SCHEDULE AND CITY DATA TABLE ON SHEET L1.01

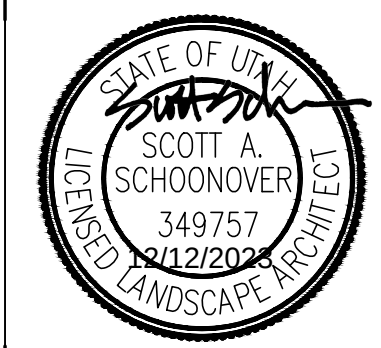
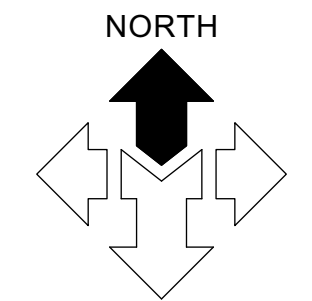
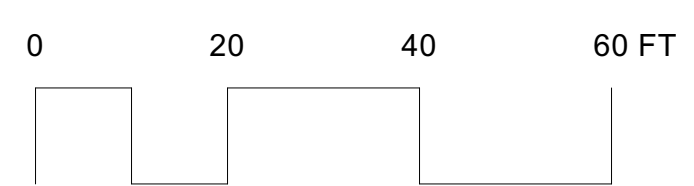
- REFERENCE NOTES**
- L-1. EXISTING CRUSHED ROCK AND PLANT MATERIAL TO REMAIN. RESTORE ANY DAMAGE CAUSED BY WORK COMPLETED UNDER THIS CONTRACT.
- L-2. NEW SHRUBS TO REPLACE EXISTING PLANT MATERIAL - REMOVE & PROPERLY DISPOSE OF EXISTING SHRUBS, AND REPLACE WITH (6) LEUCOPHYLLUM LAEVISGATUM, EXISTING CRUSHED ROCK TO REMAIN.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

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



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE, UTAH

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE
PLANTING
PLAN

3400 WEST STREET

LOT 6

30,356 SQUARE FEET OR
0.697 ACRES

2
8.3 gpm
1
9.0 gpm

30,688 SQUARE FEET OR
0.704 ACRES

3
12.0 gpm

33,228 SQUARE FEET OR
0.763 ACRES

4
10.2 gpm

SURVEYED PARCEL CONTAINS:
— SQUARE FEET OR
— ACRES

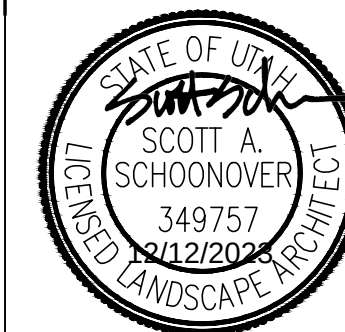
0 20 40 60 FT

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01
2. REFER TO IRRIGATION AND EMITTER SCHEDULES ON SHEET L1.01

REFERENCE NOTES

- I-1. EXISTING IRRIGATION SYSTEM TO REMAIN. MODIFY OR REPAIR AS NECESSARY DUE TO WORK COMPLETED UNDER THIS CONTRACT.
- I-2. NEW SHRUBS IN THIS AREA TO REPLACE EXISTING SHRUBS TO BE REMOVED



HURRICANE RETAIL PADS

3400 WEST 90 NORTH
HURRICANE, UTAH

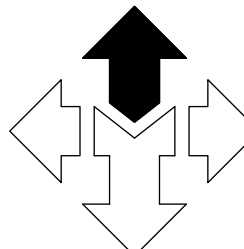
REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE
IRRIGATION
PLAN

L3.01

NORTH



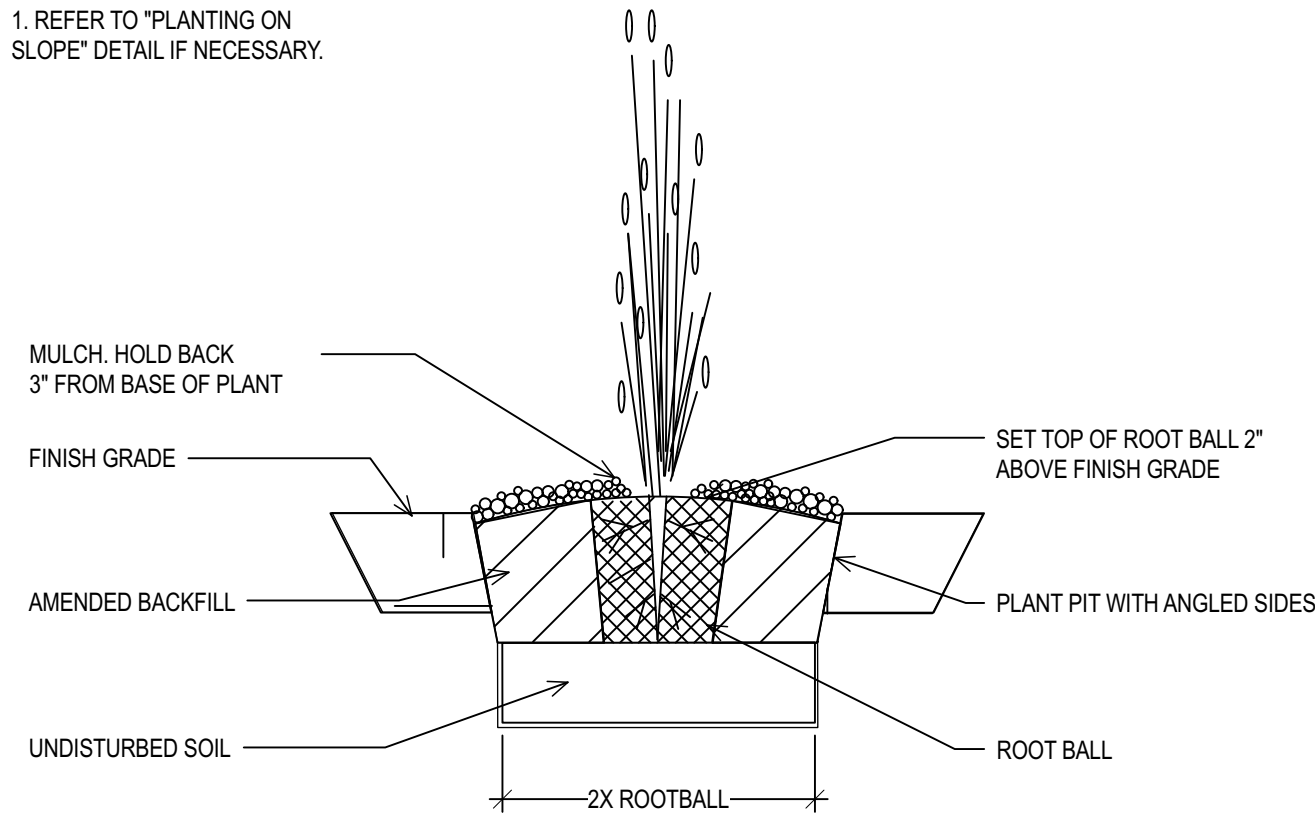
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
1-800-662-4111

NOTICE!

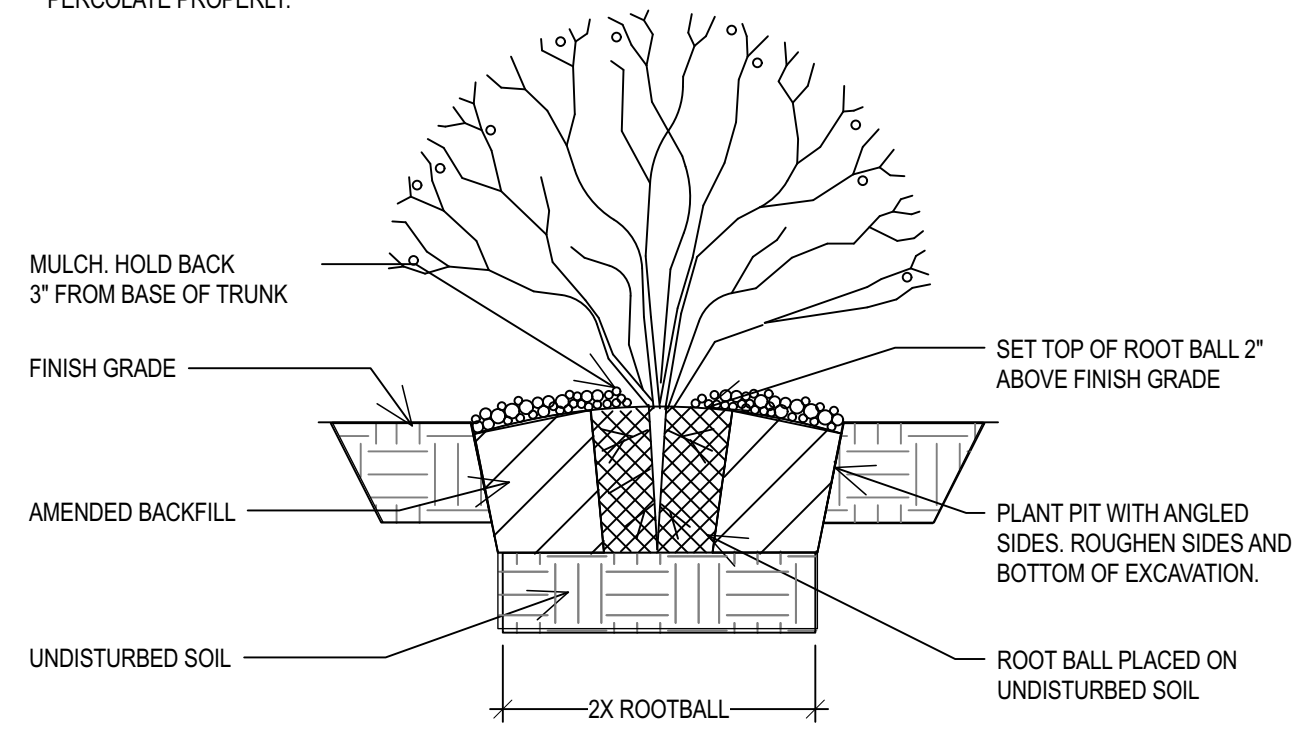
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

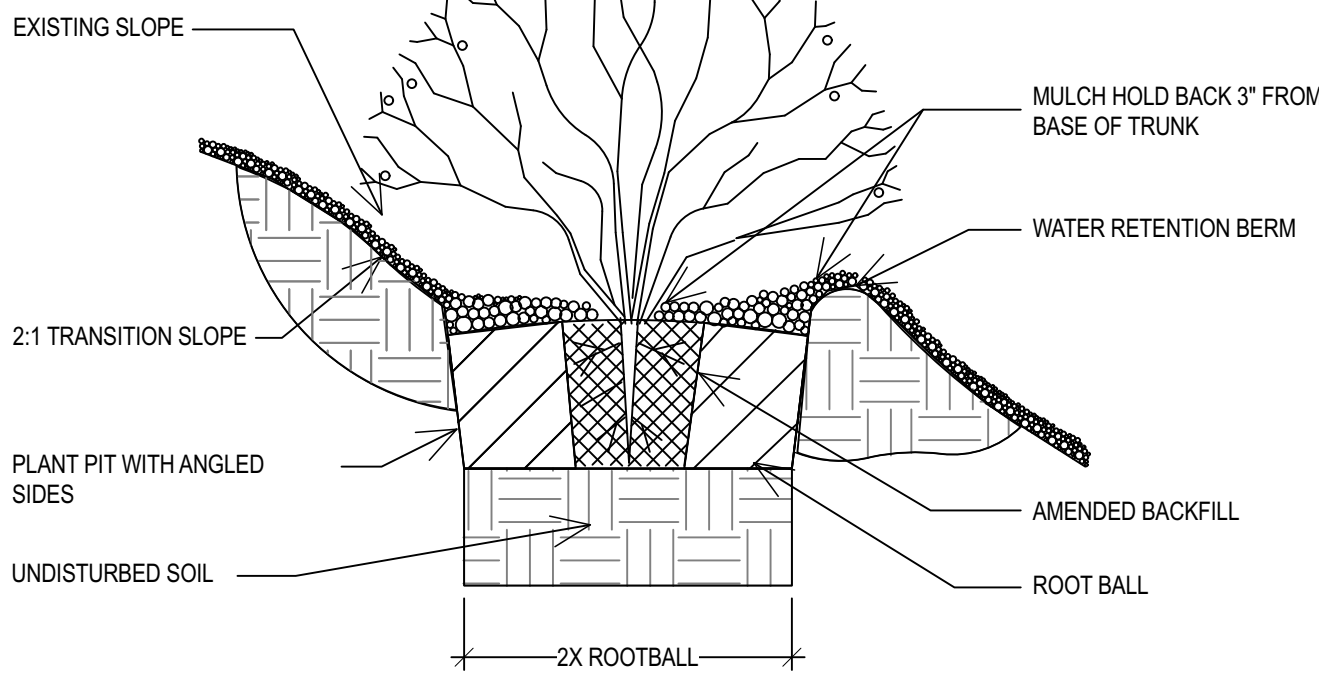


A GRASSES AND PERENNIALS
NO SCALE

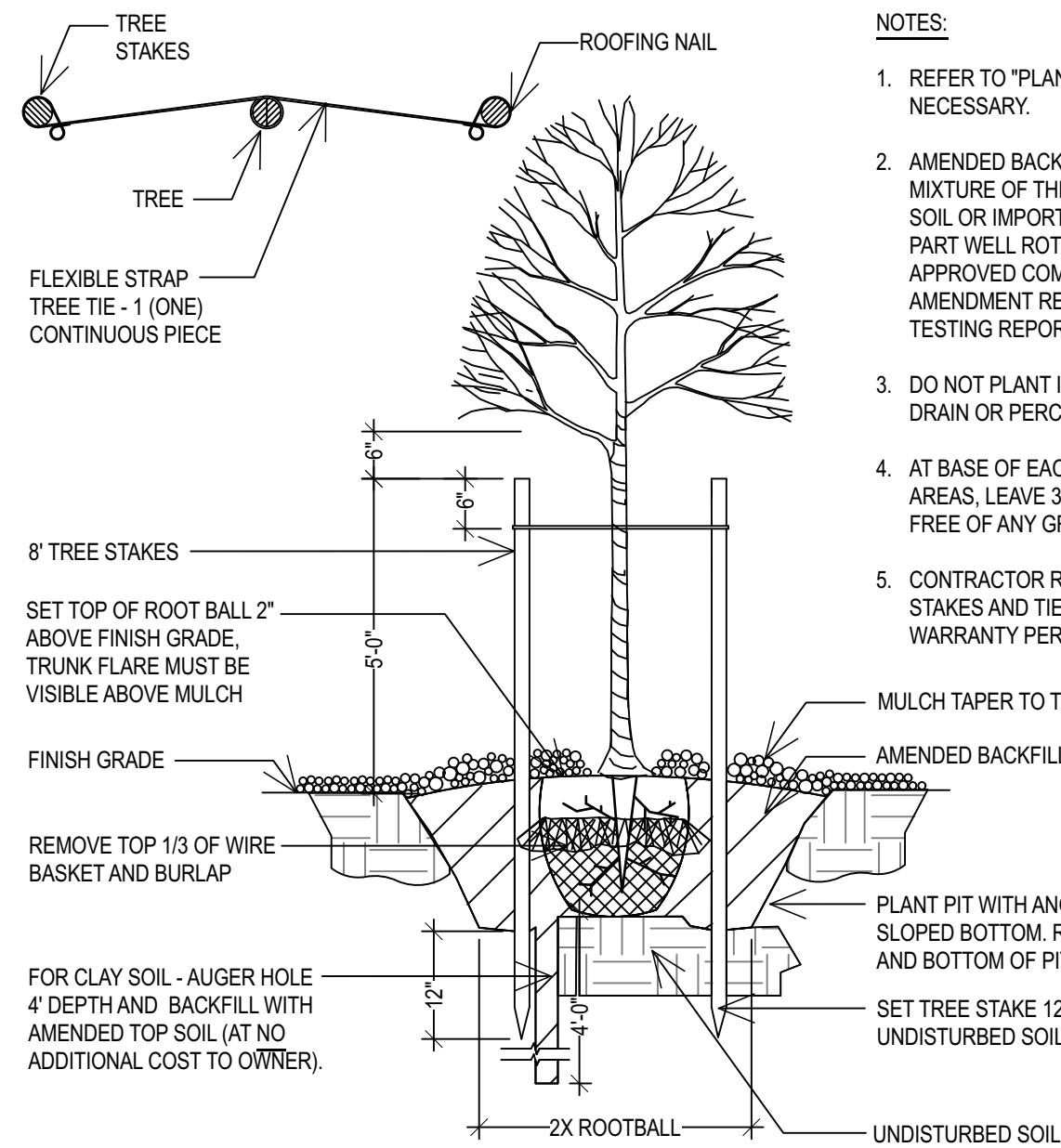
- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



B SHRUB PLANTING
NO SCALE

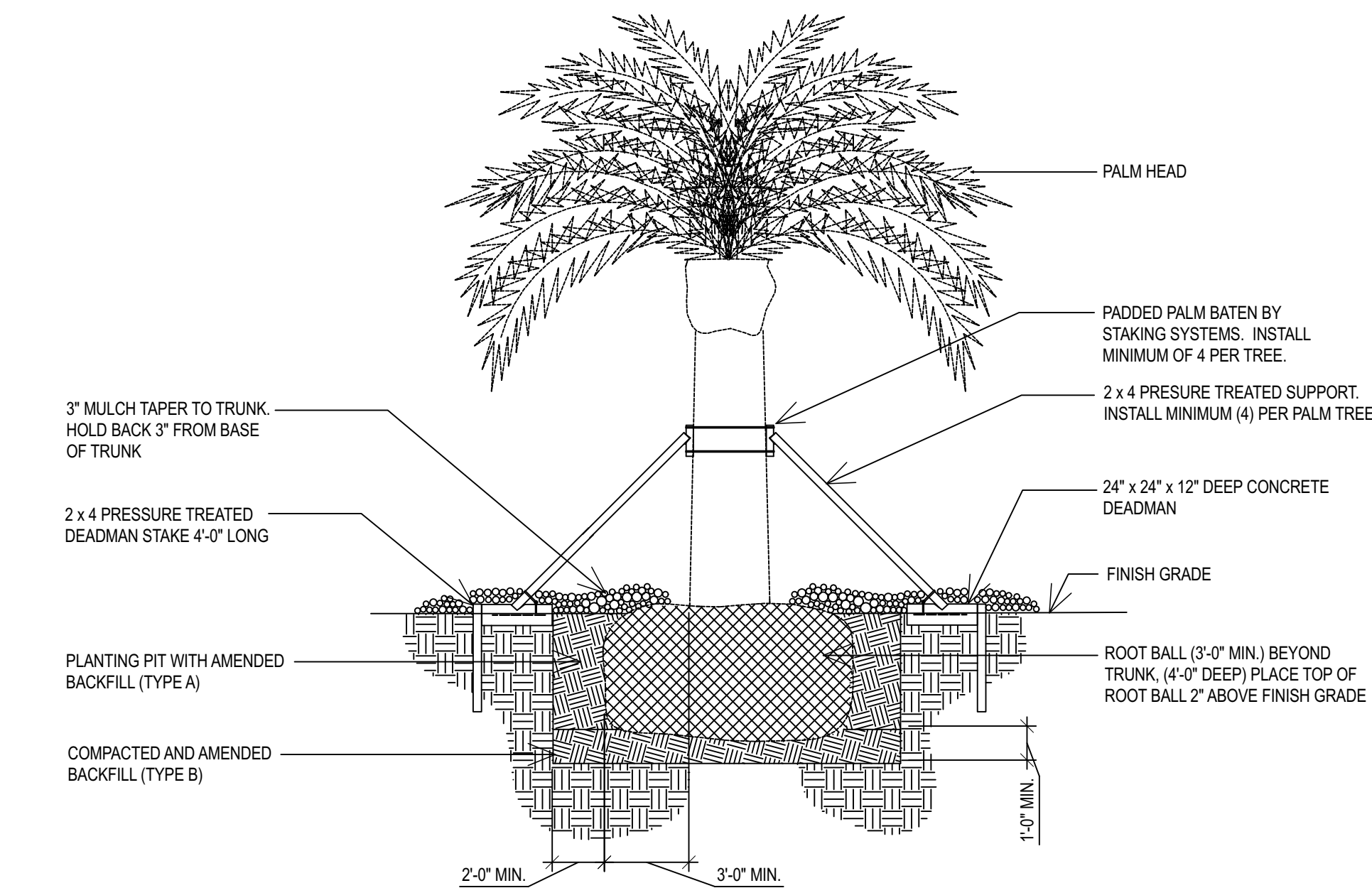


C PLANTING ON SLOPE
NO SCALE



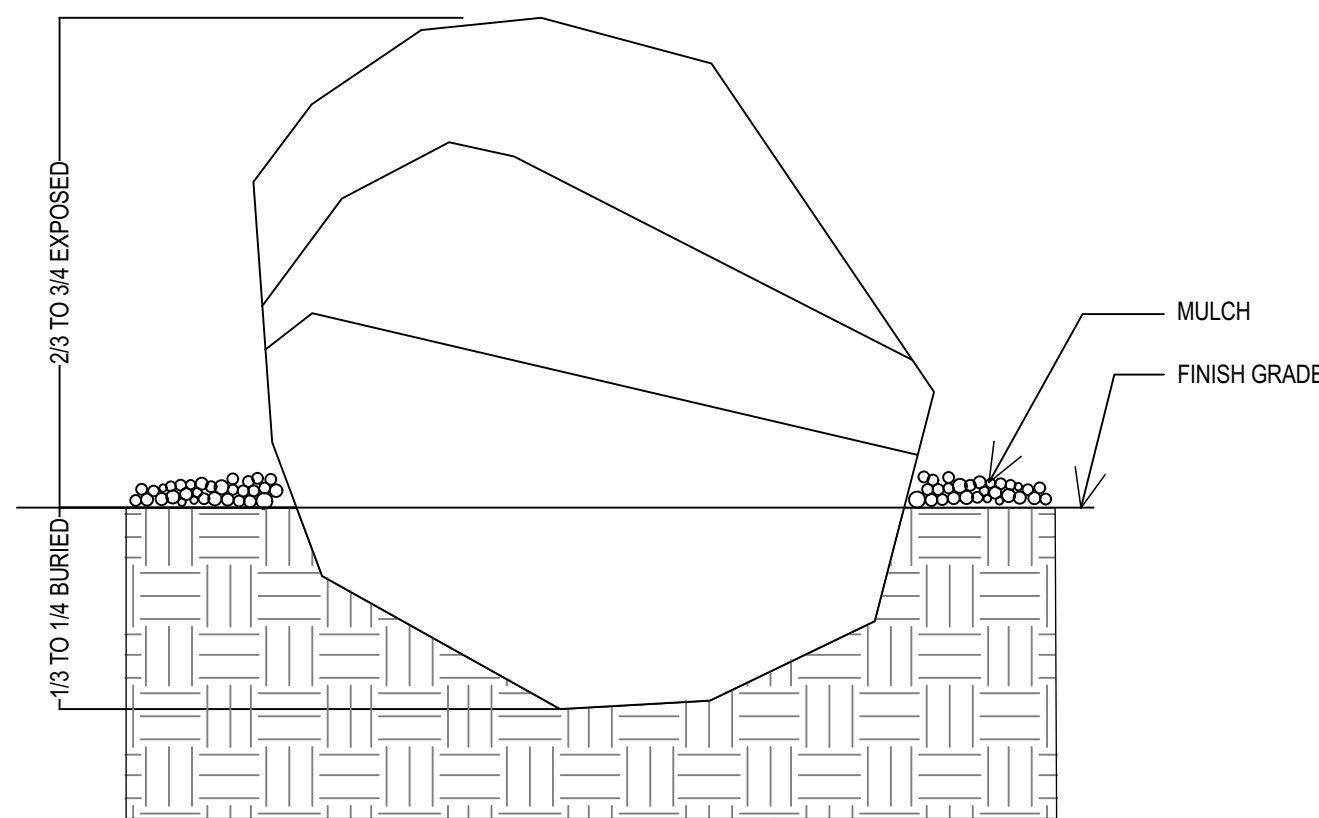
- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE
NO SCALE

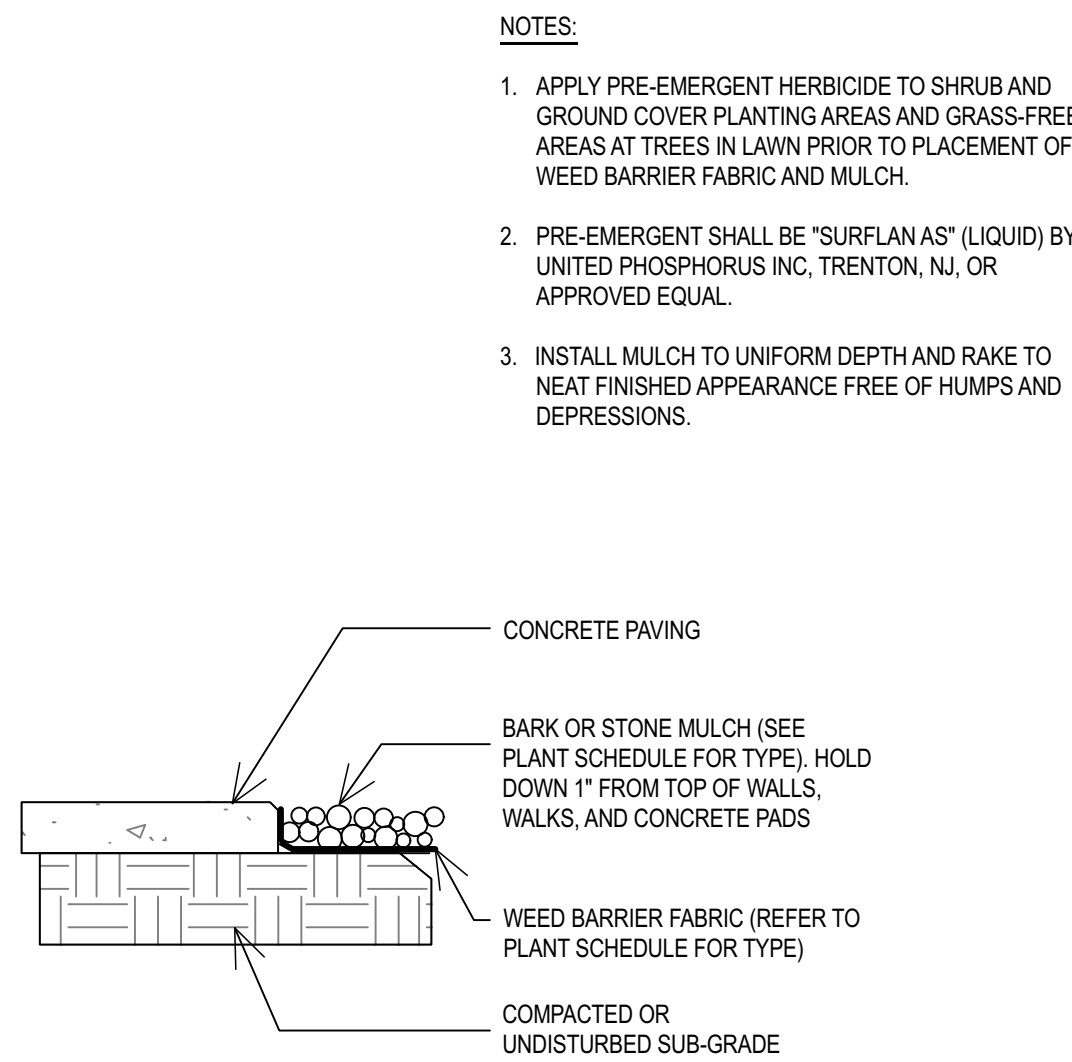


E PALM TREE
NO SCALE

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



F BOULDER
NO SCALE



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

G MULCH
NO SCALE

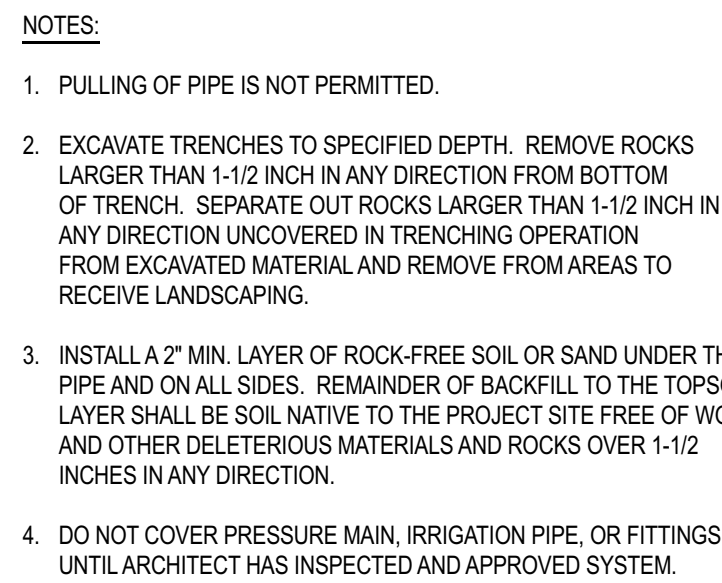
REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE
DETAILS

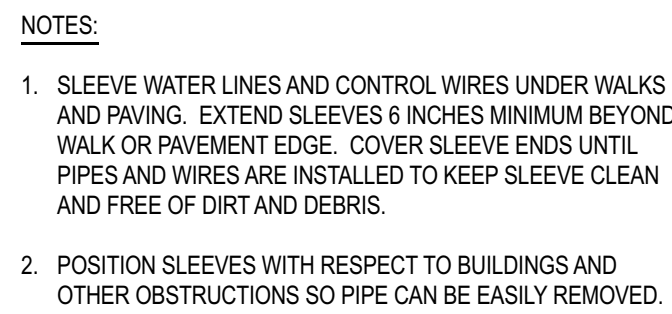
A — NO SCALE

NO SCALE



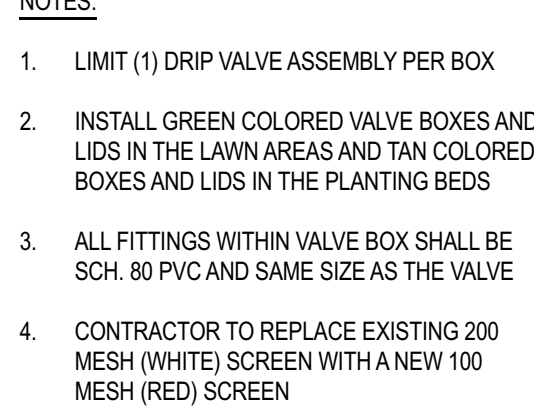
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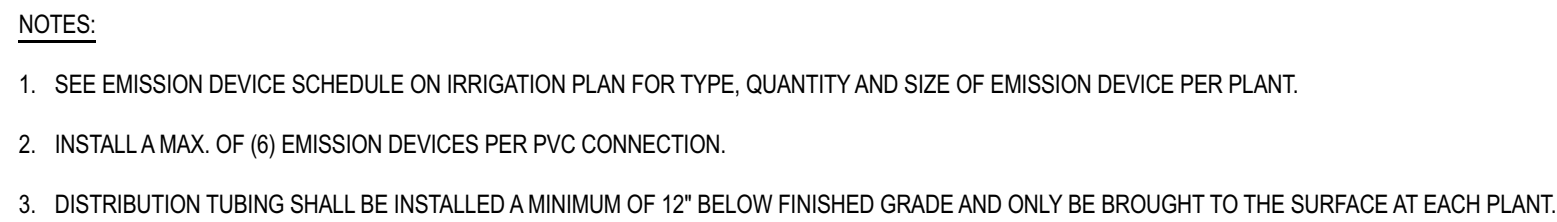
C — NO SCALE

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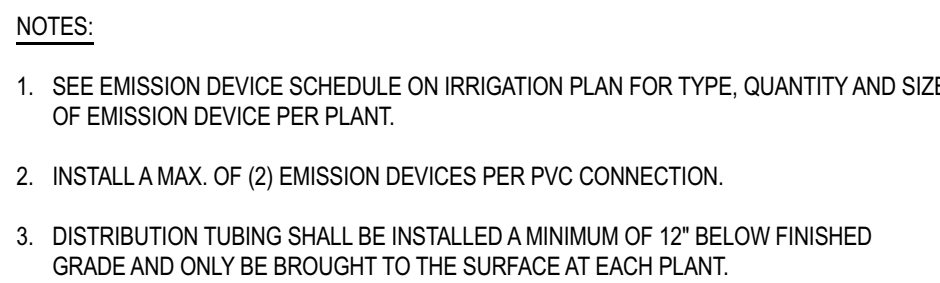
D — NO SCALE

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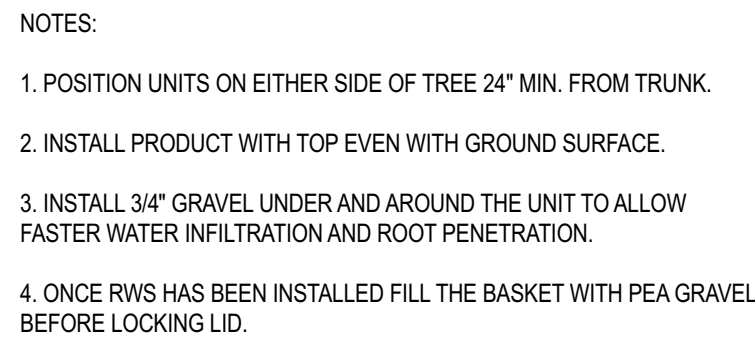
E DRINK NO SCALE

NO SCALE



F **TRE**
SCALE:

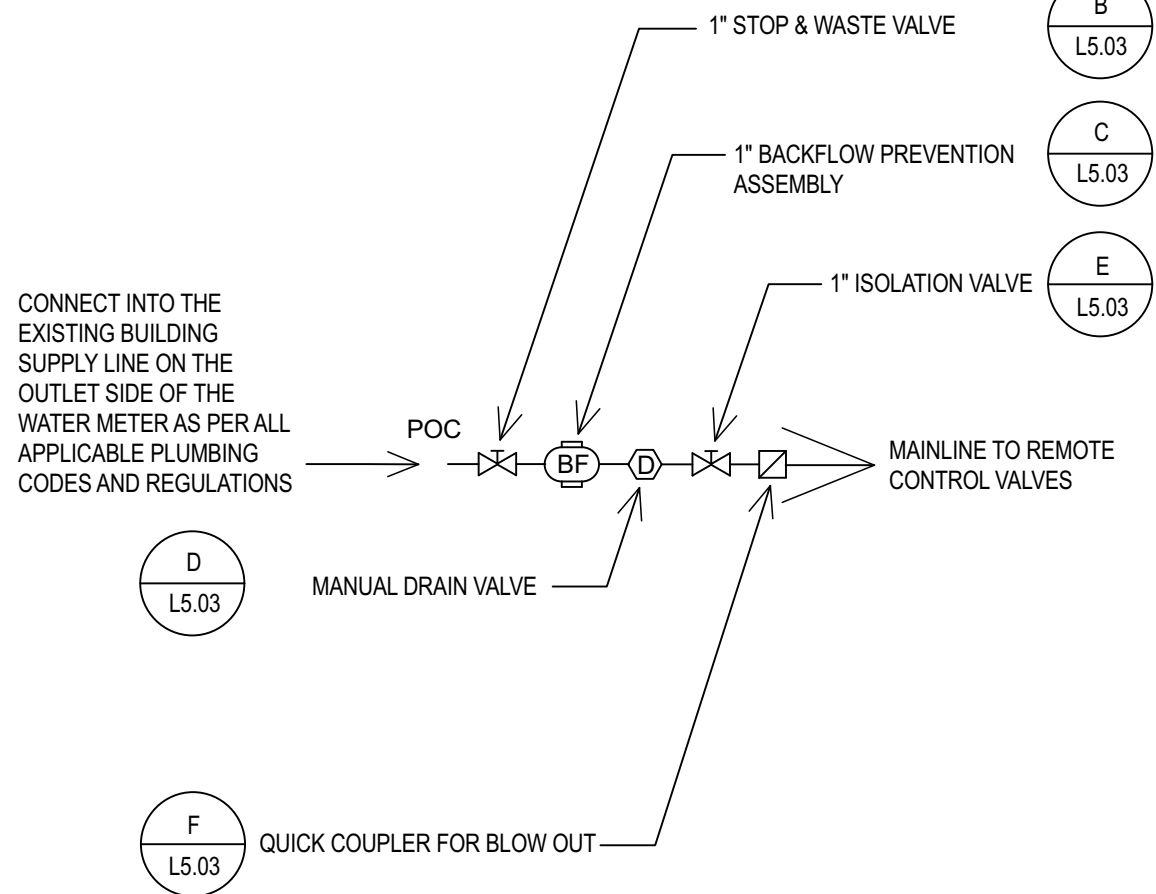
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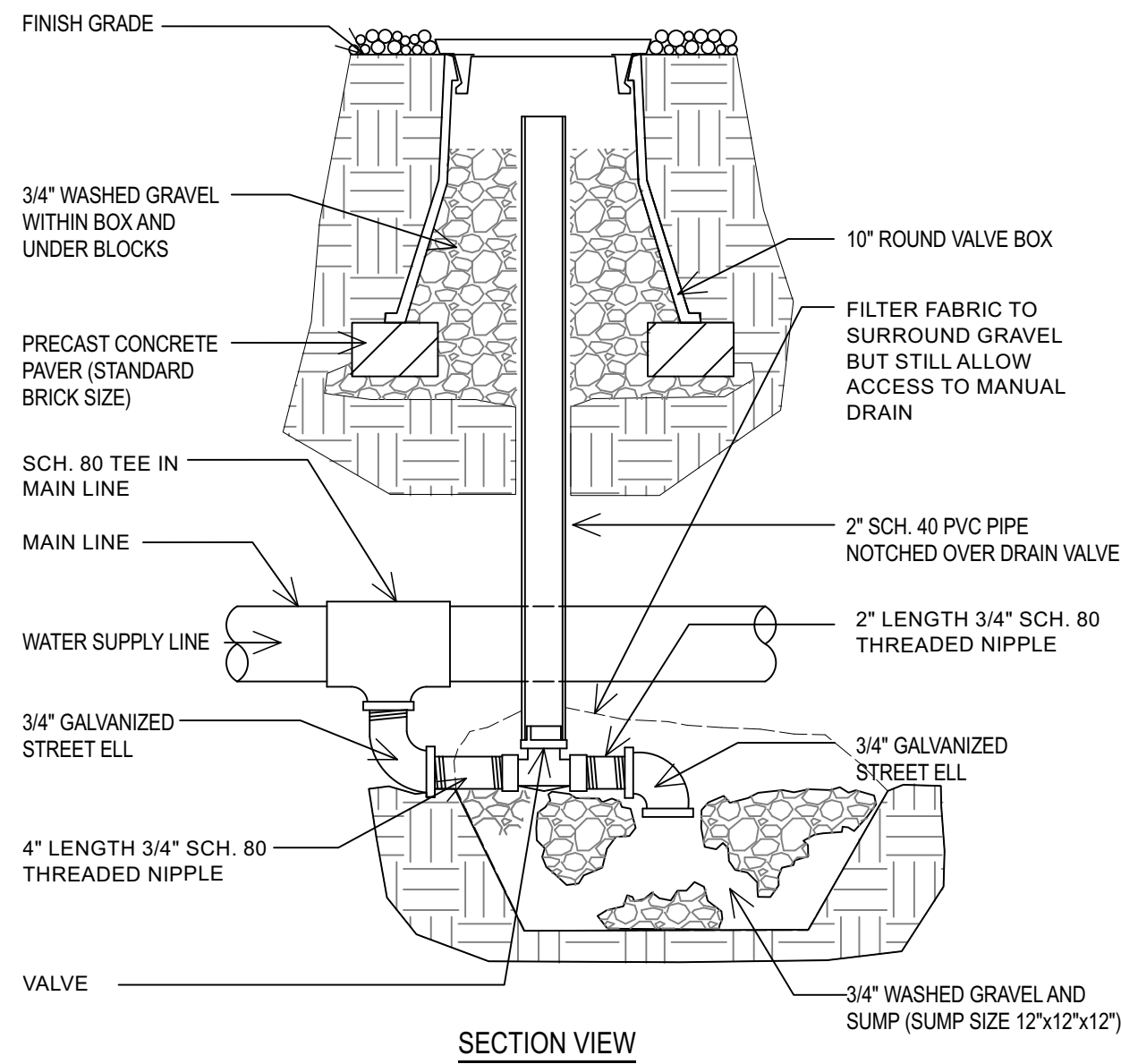
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DRAWN BY:	TG
CHECKED BY:	SS
DATE:	DECEMBER 2023
PROPERTY NO:	

LANDSCAPE
IRRIGATION
DETAILS

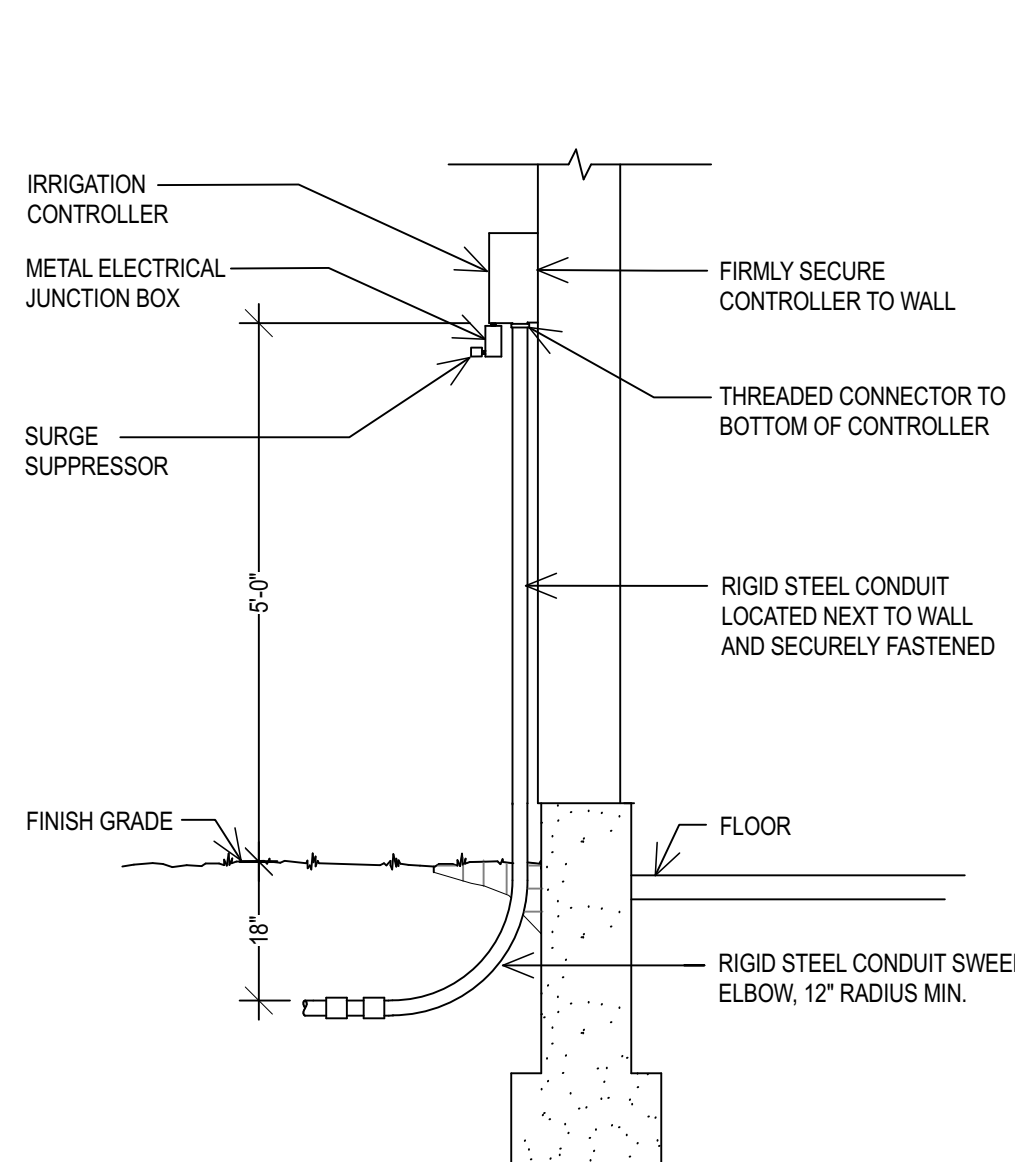
NOTE:
THE POINT OF CONNECTION DETAIL IS SCHEMATIC ONLY AND MEANT TO CONVEY THE ORDER OF THE COMPONENTS. ACTUAL LAYOUT MAY VARY AND SHOULD BE COORDINATED AS NEEDED PRIOR TO INSTALLATION.



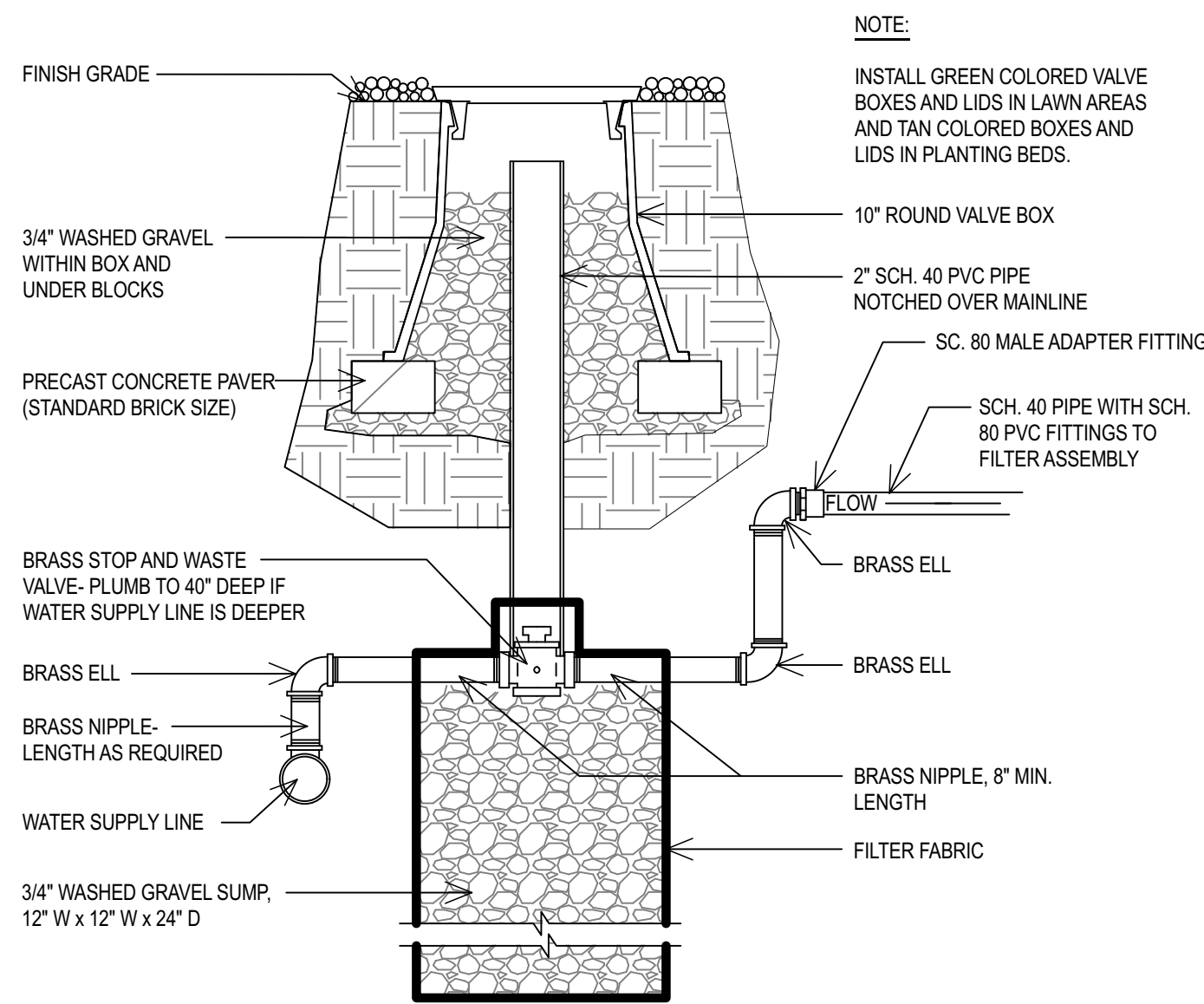
A POC SCHEMATIC LAYOUT
NO SCALE



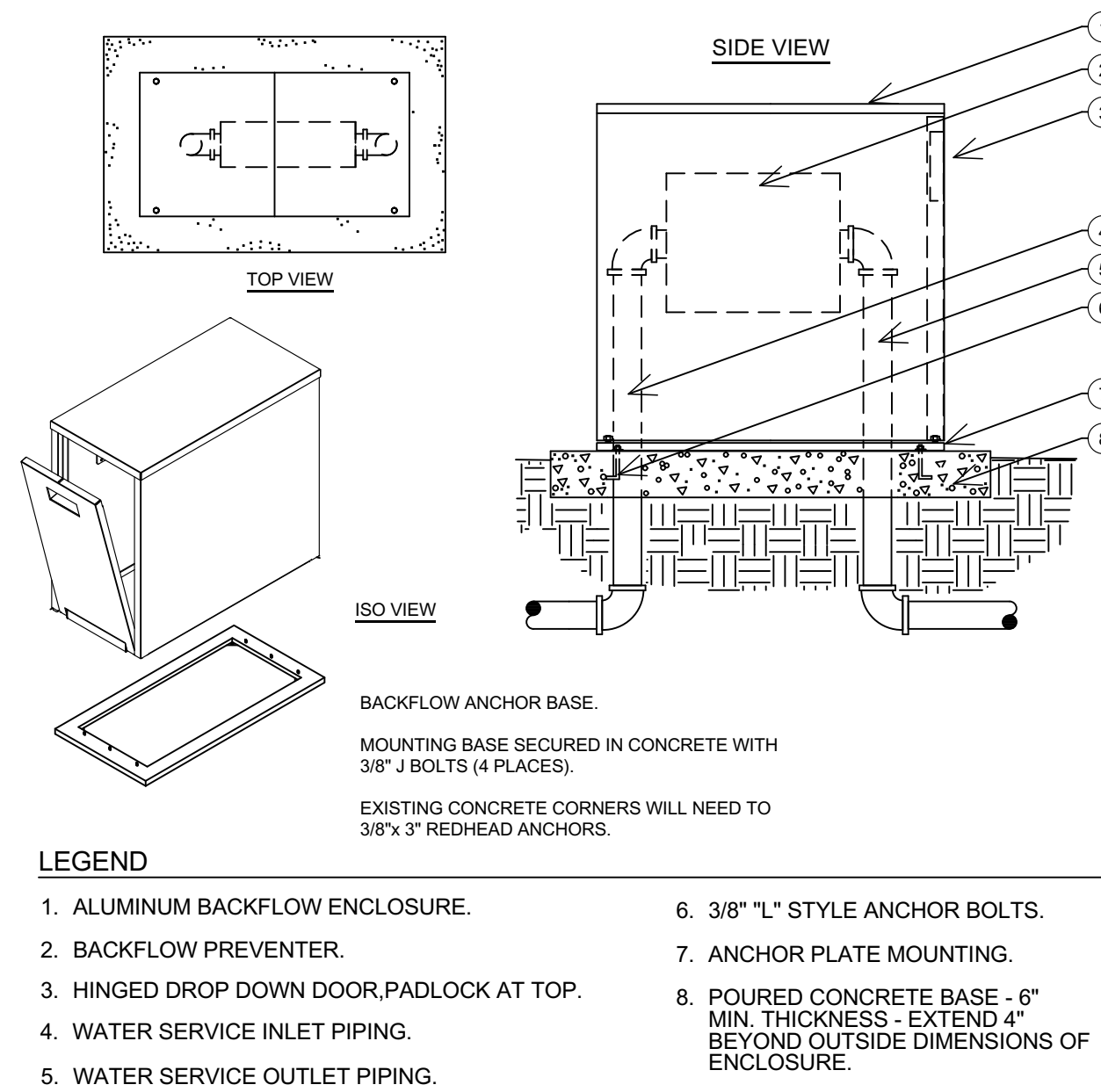
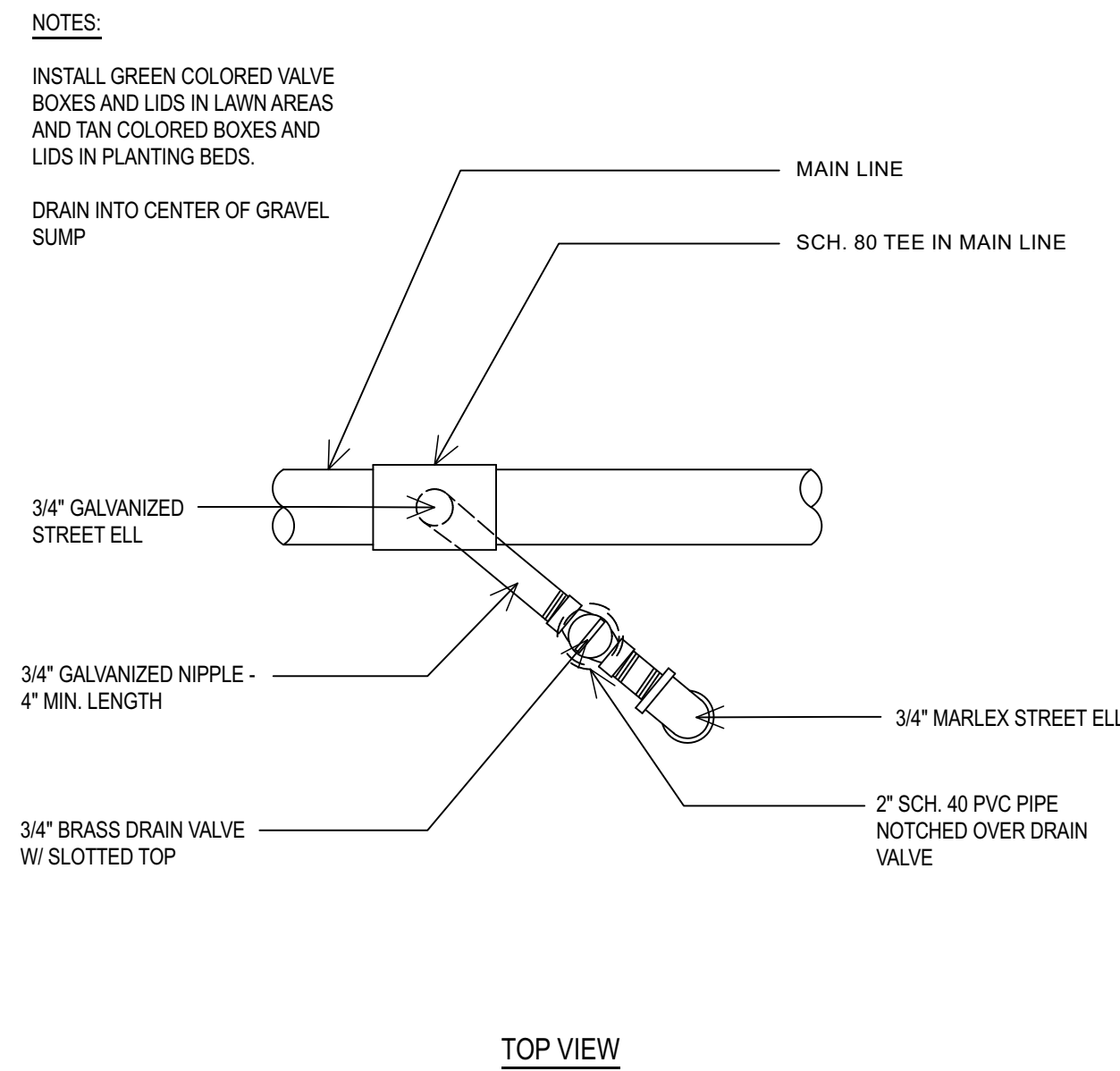
D MAINLINE DRAIN VALVE
NO SCALE



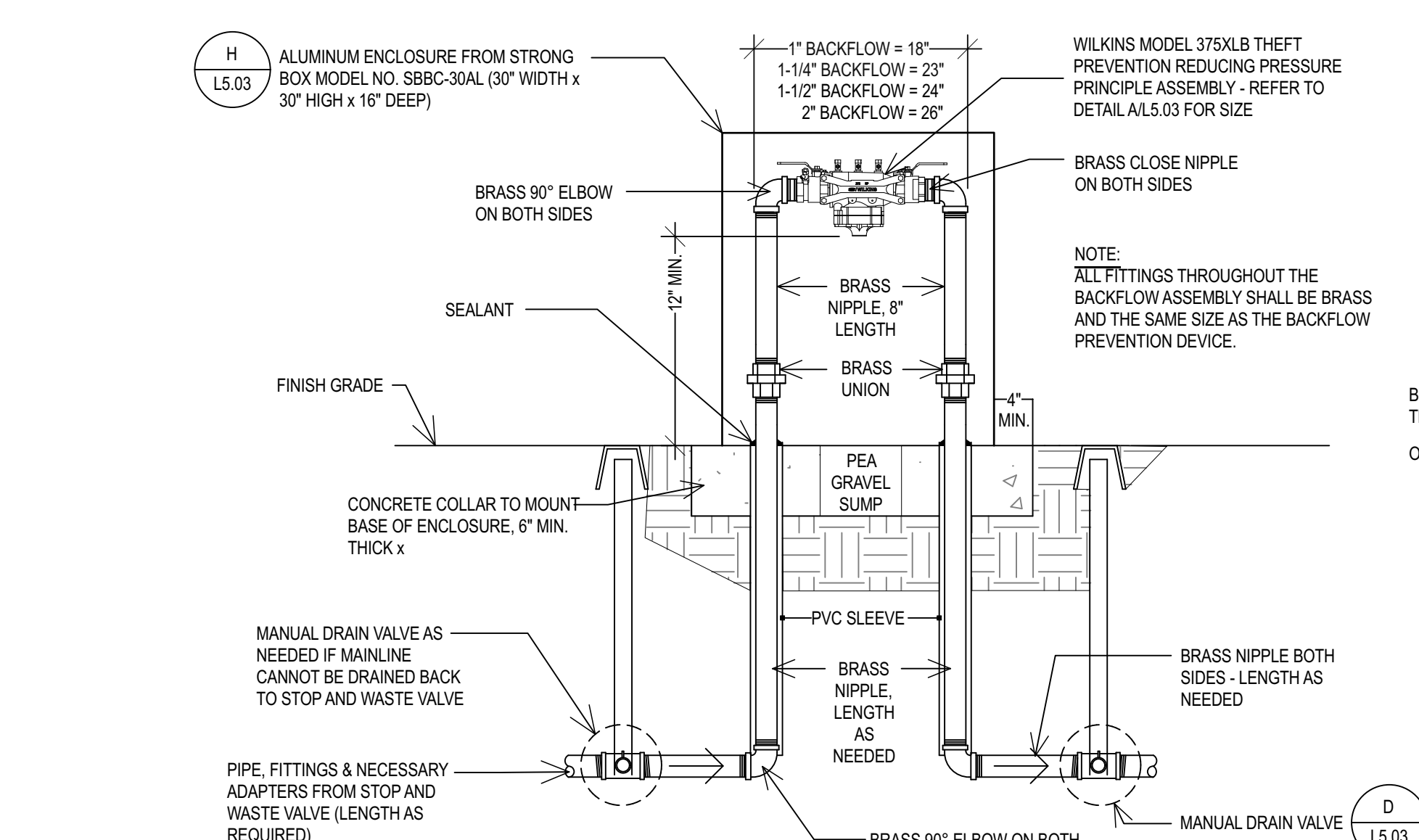
G CONTROLLER
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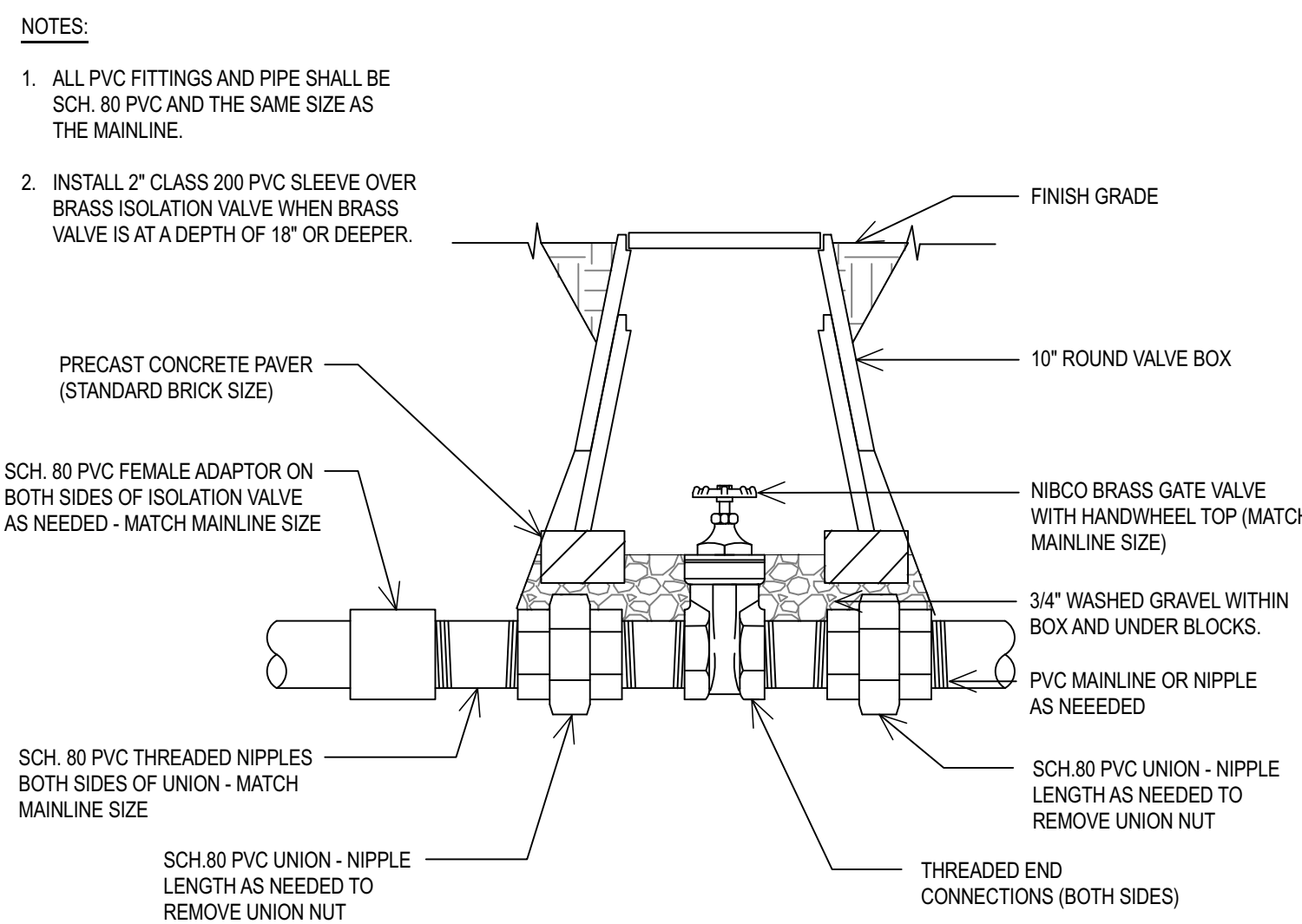
B STOP & WASTE VALVE
NO SCALE



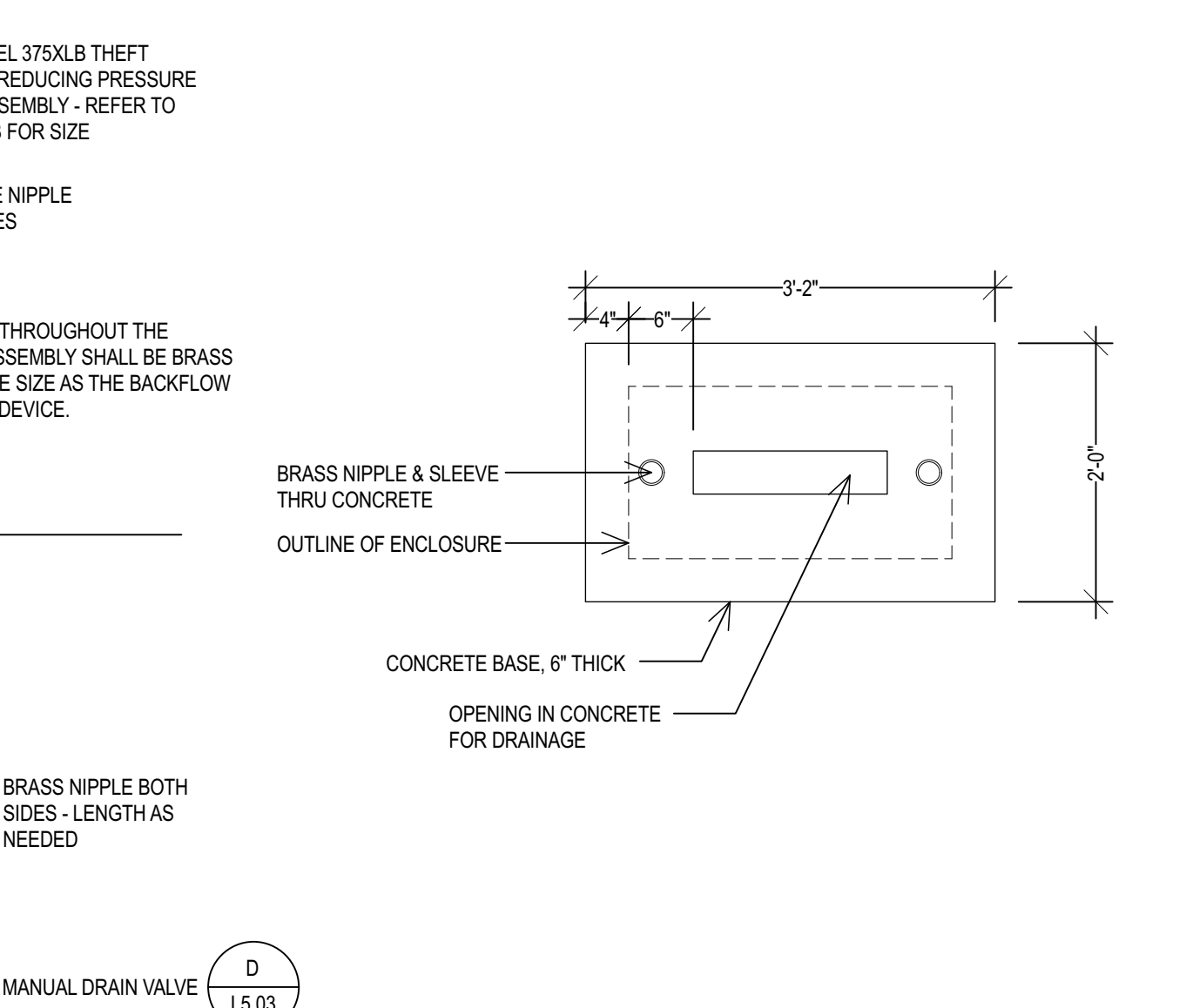
H BACKFLOW ENCLOSURE
NO SCALE



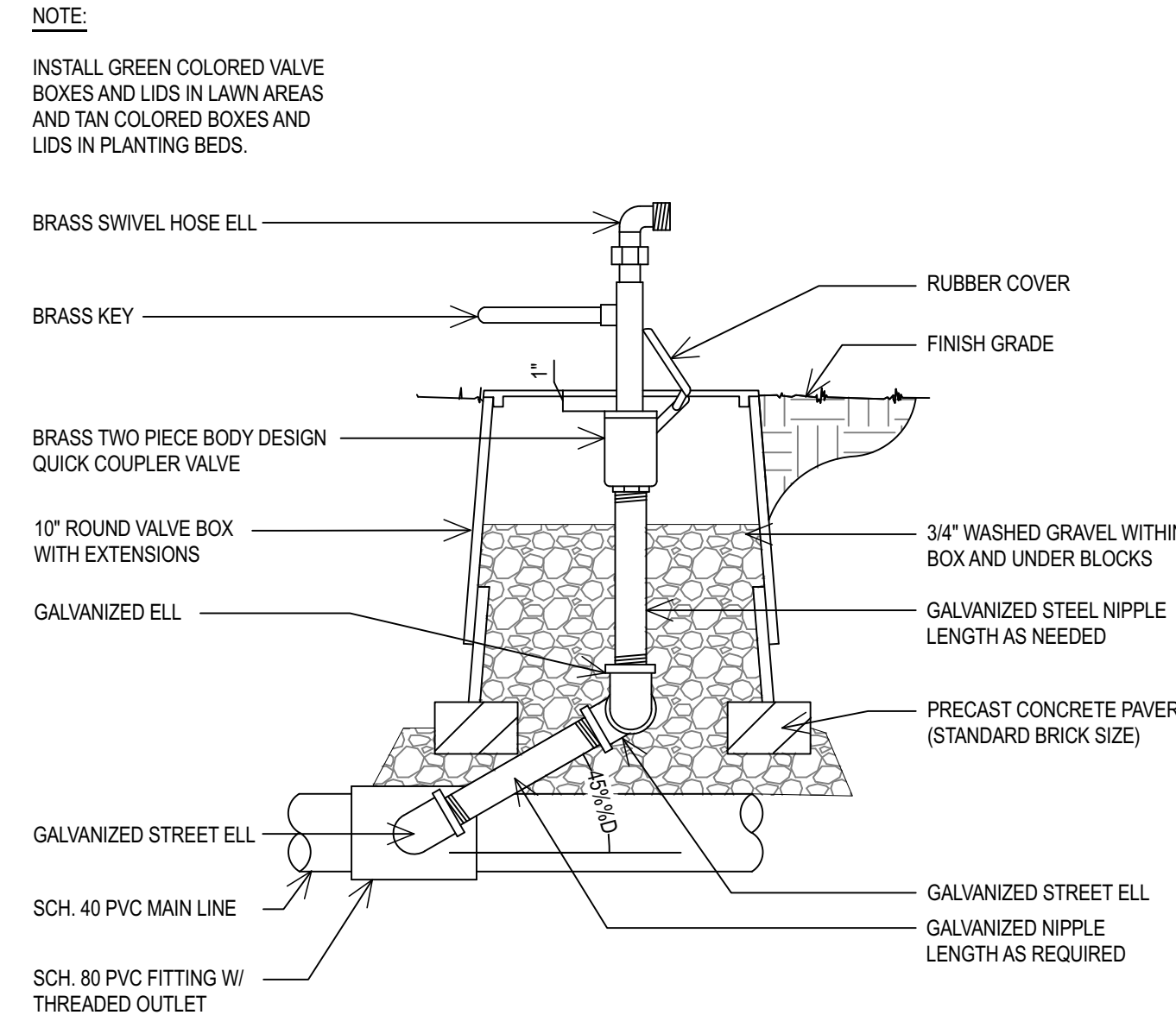
C BACKFLOW PREVENTER
NO SCALE



E ISOLATION VALVE - THREADED
NO SCALE



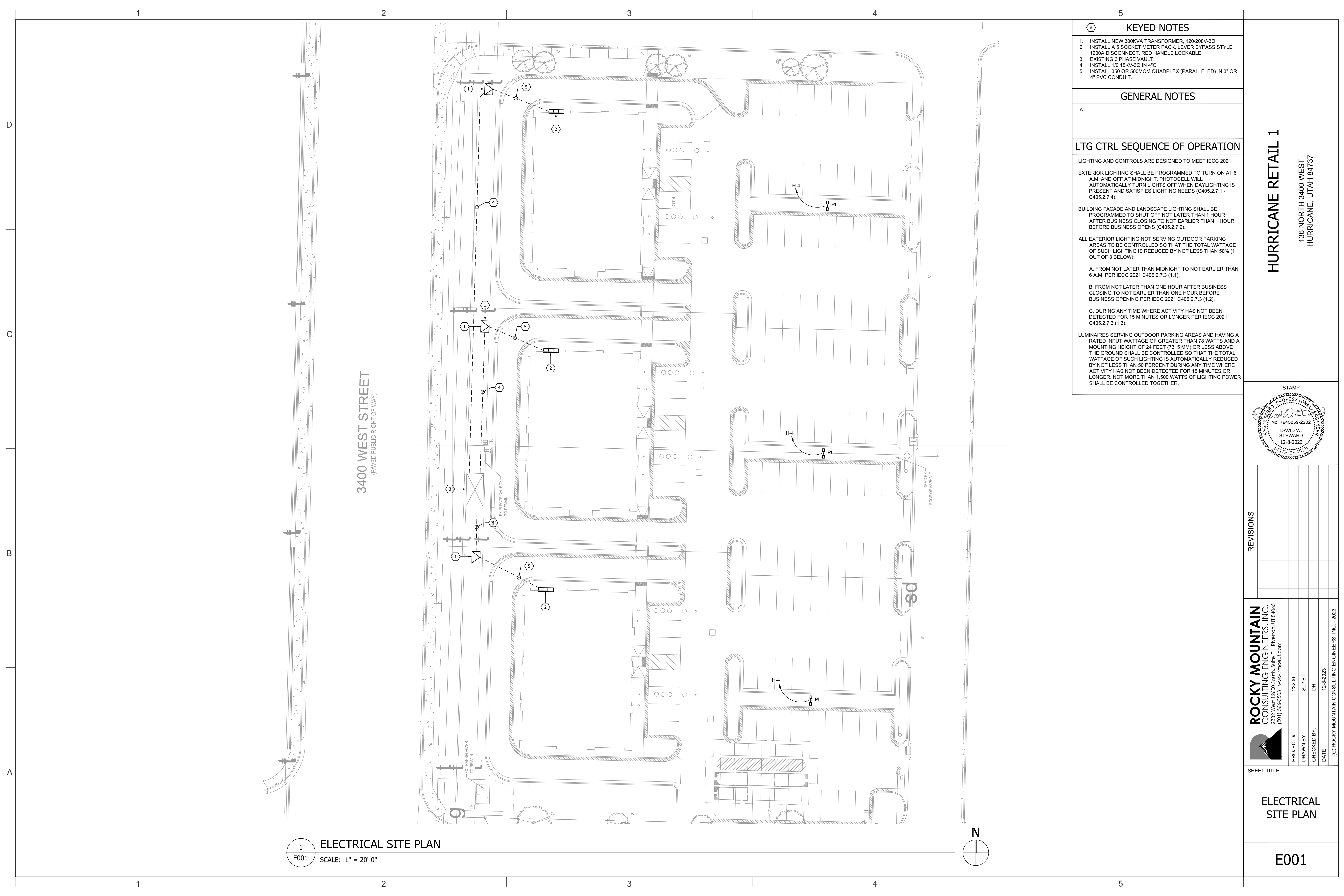
F QUICK COUPLER VALVE
NO SCALE



REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23148
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE
IRRIGATION
DETAILS



1
E001

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

KEYED NOTES

1.

INSTALL NEW 300KVA TRANSFORMER, 120/208V-3Ø.

2.

INSTALL A 5 SOCKET METER PACK, LEVER BYPASS STYLE 1200A DISCONNECT, RED HANDLE LOCKABLE.

3.

EXISTING 3 PHASE VAULT

4.

INSTALL 1/0 15KV-3Ø IN 4" C.

5.

INSTALL 350 OR 500MCM QUADPLEX (PARALLELED) IN 3" OR 4" PVC CONDUIT.

GENERAL NOTES

A.

-

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES LIGHTING NEEDS (C405.2.7.1 - C405.2.7.4).

BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE PROGRAMMED TO SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENS (C405.2.7.2).

ALL EXTERIOR LIGHTING NOT SERVING OUTDOOR PARKING AREAS TO BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS REDUCED BY NOT LESS THAN 50% (1 OUT OF 3 BELOW):

A.

FROM NOT LATER THAN MIDNIGHT TO NOT EARLIER THAN 6 A.M. PER IECC 2021 C405.2.7.3 (1.1).

B.

FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING PER IECC 2021 C405.2.7.3 (1.2).

C.

DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR LONGER PER IECC 2021 C405.2.7.3 (1.3).

LUMINAIRES SERVING OUTDOOR PARKING AREAS AND HAVING A RATED INPUT WATTAGE OF GREATER THAN 78 WATTS AND A MOUNTING HEIGHT OF 24 FEET (7315 MM) OR LESS ABOVE THE GROUND SHALL BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50 PERCENT DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR LONGER. NOT MORE THAN 1,500 WATTS OF LIGHTING POWER SHALL BE CONTROLLED TOGETHER.

HURRICANE RETAIL 1

136 NORTH 3400 WEST
HURRICANE, UTAH 84737

STAMP

DAVID W. STEWARD

12-8-2023

STATE OF UTAH

REVISIONS

NO.	DESCRIPTION	DATE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

2332 West 12600 South, Suite F | Riverton, UT 84065

(801) 366-0553 www.rmceui.com

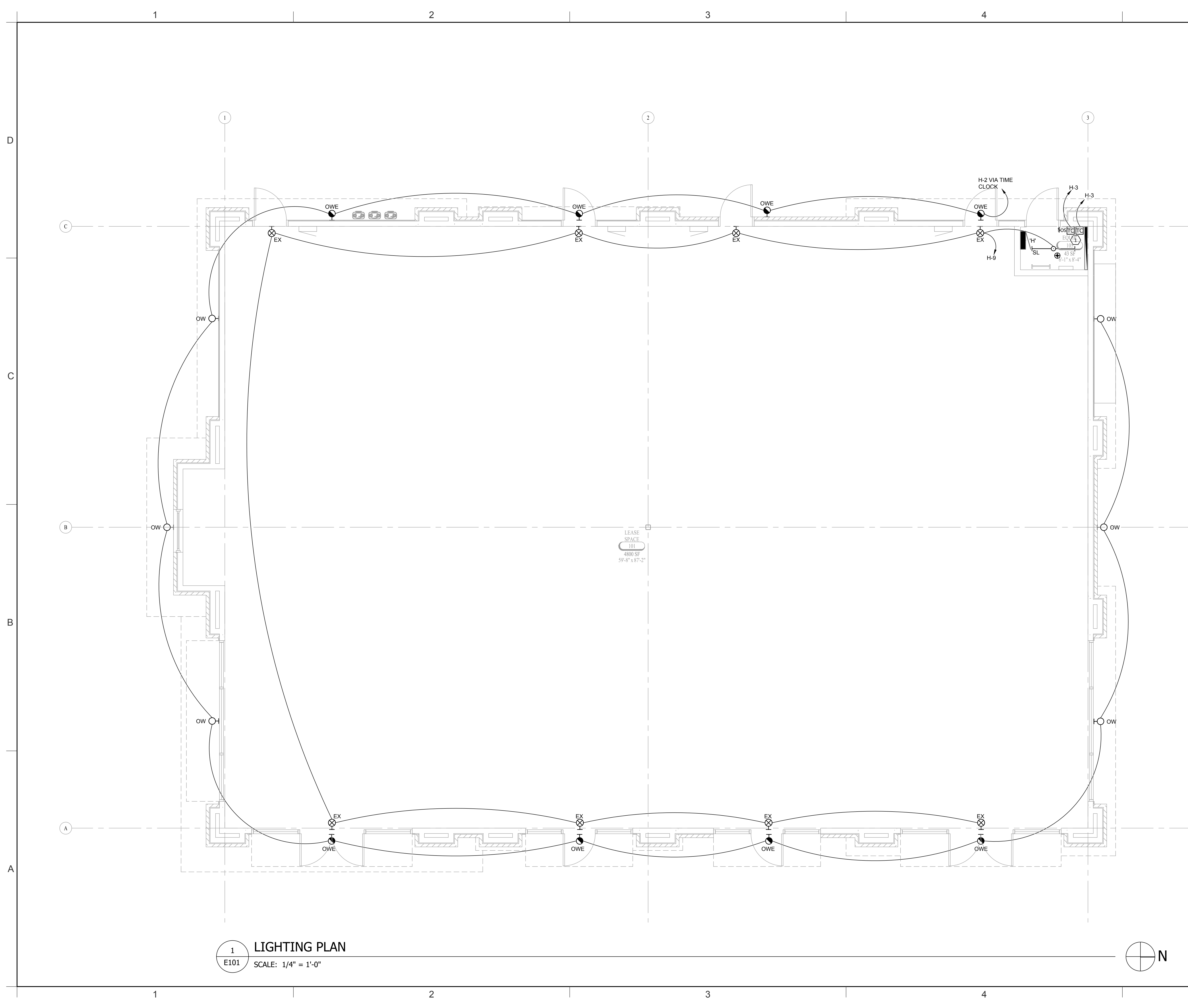
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DRAWN BY:	SL / BT
CHECKED BY:	DH
DATE:	12-8-2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

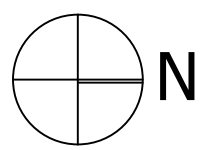
SHEET TITLE:

ELECTRICAL SITE PLAN

E001



1 LIGHTING PLAN
E101 SCALE: 1/4" = 1'-0"



KEYED NOTES

1.

ELECTRICAL CONTRACTOR TO PROVIDE ELECTRONIC ASTRONOMICAL TIME CLOCK TO SWEEP EXTERIOR LIGHTS ON AND OFF. INTERMATIC #ET8015C OR APPROVED EQUAL. NEW POLE MOUNTED SIGN. COORDINATE EXACT LOCATION. PROVIDE 2" CONDUIT WITH A SINGLE 120V 20A CIRCUIT.

2.

EC TO COORDIANTE WITH SIGN PROVIDER AND PROVIDE 2 CIRCUIT DIGITAL TIME CLOCK IF NOT PROVIDED WITH SIGN FOR ON/OFF SIGN FUNCTIONALITY.

GENERAL NOTES

A.

CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.

B.

IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.

C.

COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

D.

VERIFY Fixture DIMMING CONTROLS AND PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

E.

CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES LIGHTING NEEDS (C405.2.7.1 - C405.2.7.4).

BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE PROGRAMMED TO SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENS (C405.2.7.2).

ALL EXTERIOR LIGHTING NOT SERVING OUTDOOR PARKING AREAS TO BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS REDUCED BY NOT LESS THAN 50% (1 OUT OF 3 BELOW):

A.

FROM NOT LATER THAN MIDNIGHT TO NOT EARLIER THAN 6 A.M. PER IECC 2021 C405.2.7.3 (1.1).

B.

FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING PER IECC 2021 C405.2.7.3 (1.2).

C.

DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR LONGER PER IECC 2021 C405.2.7.3 (1.3).

LUMINAIRES SERVING OUTDOOR PARKING AREAS AND HAVING A RATED INPUT WATTAGE OF GREATER THAN 75 WATTS AND A MOUNTING HEIGHT OF 24 FEET (7315 MM) OR LESS ABOVE THE GROUND SHALL BE CONTROLLED SO THAT THE TOTAL WATTAGE OF SUCH LIGHTING IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50 PERCENT DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR LONGER. NOT MORE THAN 1,500 WATTS OF LIGHTING POWER SHALL BE CONTROLLED TOGETHER.

HURRICANE RETAIL 1

136 NORTH 3400 WEST
HURRICANE, UTAH 84737

STAMP

DAVID W. STEWARD

No. 7945859-2202

12-8-2023

STATE OF UTAH

REVISIONS

NO.	DESCRIPTION	DATE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 366-0553 www.rmcu.com

PROJECT #:

23206

DRAWN BY:

SL/ET

CHECKED BY:

DH

DATE:

12-8-2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

LIGHTING PLAN

E101

ELEVATION GENERAL NOTES:

- A. SEE GENERAL NOTES ON SHEET G001 FOR ADDITIONAL REQUIREMENTS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE ON SHEET A601.
C. SEE ROOF PLAN FOR ALL ROOF SLOPES.
D. PROVIDE SAMPLES OF ALL EXTERIOR FINISHES AND COLORS FOR OWNER APPROVAL.
E. COORDINATE LOCATION OF EXTERIOR LIGHTING WITH ELECTRICAL DRAWINGS.
F. COORDINATE SECONDARY DRAIN DOWNSPOUT LOCATIONS WITH PLUMBING DRAWINGS.
G. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.

EXTERIOR ELEVATION FINISH LEGEND:

- 1 EIFS 1 - DRYVIT: LITE GRAY #522, SANDBLAST FINISH
2 EIFS 2 - DRYVIT: SMOKE SIGNAL #614, SANDPEBBLE FINISH
3 EIFS 3 - DRYVIT: COLOR TO BE DETERMINED
4 CULTURED STONE VENEER
5 CONCRETE MASONRY

EXTERIOR ELEVATION KEY NOTES: #

1. SEE EXTERIOR ELEVATION FINISH LEGEND.
2. SEE EXTERIOR ELEVATION FINISH LEGEND.
3. SEE EXTERIOR ELEVATION FINISH LEGEND.
4. SEE EXTERIOR ELEVATION FINISH LEGEND.
5. SEE EXTERIOR ELEVATION FINISH LEGEND.
6. PREFINISHED METAL CAP TO MATCH STOREFRONT.
7. DECORATIVE METAL CANOPY POWDER COATED, TO MATCH STOREFRONT.
8. WINDOW - SEE WINDOW TYPES.
9. DOOR - SEE DOOR SCHEDULE.
10. PRECAST CONCRETE CAP.
11. POTENTIAL LOCATION OF BUILDING SIGNAGE.
12. EIFS CONTROL JOINT.
13. FINISH GRADE - SEE CIVIL DRAWINGS.
14. DASHED LINE OF ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS.
15. PROVIDE ADDRESS AND UNIT DESIGNATION NUMBERS MOUNTED AT FRONT ENTRANCES. SIGNAGE SHALL HAVE MINIMUM 4" HIGH LETTERING AND SHALL CONTRAST WITH BACKGROUND. VERIFY SUITE NUMBERING WITH OWNER.
16. EXTERIOR FINISH TO WRAP SIDE WALL AND AREA ABOVE ROOF PARAPET EXTENDING BACK ONTO ROOF.

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
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HURRICANE, UTAH 84737

STATE OF UTAH
PAUL CUTHBERT
NIELSEN
No. 7849459
REGISTERED ARCHITECT

PROJECT NUMBER
138.2301

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A201

ELEVATION GENERAL NOTES:

- A. SEE GENERAL NOTES ON SHEET G001 FOR ADDITIONAL REQUIREMENTS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE ON SHEET A601.
C. SEE ROOF PLAN FOR ALL ROOF SLOPES.
D. PROVIDE SAMPLES OF ALL EXTERIOR FINISHES AND COLORS FOR OWNER APPROVAL.
E. COORDINATE LOCATION OF EXTERIOR LIGHTING WITH ELECTRICAL DRAWINGS.
F. COORDINATE SECONDARY DRAIN DOWNSPOUT LOCATIONS WITH PLUMBING DRAWINGS.
G. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.

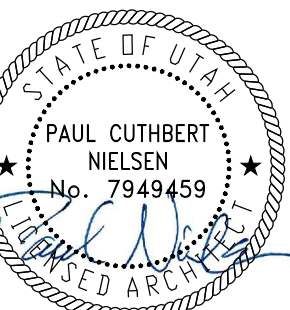
EXTERIOR ELEVATION FINISH LEGEND:

- 1 EIFS 1 - DRYVIT: LITE GRAY #522, SANDBLAST FINISH
2 EIFS 2 - DRYVIT: SMOKE SIGNAL #614, SANDPEBBLE FINISH
3 EIFS 3 - DRYVIT: COLOR TO BE DETERMINED
4 CULTURED STONE VENEER
5 CONCRETE MASONRY

EXTERIOR ELEVATION KEY NOTES: #

1. SEE EXTERIOR ELEVATION FINISH LEGEND.
2. SEE EXTERIOR ELEVATION FINISH LEGEND.
3. SEE EXTERIOR ELEVATION FINISH LEGEND.
4. SEE EXTERIOR ELEVATION FINISH LEGEND.
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9. DOOR - SEE DOOR SCHEDULE.
10. PRECAST CONCRETE CAP.
11. POTENTIAL LOCATION OF BUILDING SIGNAGE.
12. EIFS CONTROL JOINT.
13. FINISH GRADE - SEE CIVIL DRAWINGS.
14. DASHED LINE OF ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS.
15. PROVIDE ADDRESS AND UNIT DESIGNATION NUMBERS MOUNTED AT FRONT ENTRANCES. SIGNAGE SHALL HAVE MINIMUM 4" HIGH LETTERING AND SHALL CONTRAST WITH BACKGROUND. VERIFY SUITE NUMBERING WITH OWNER.
16. EXTERIOR FINISH TO WRAP SIDE WALL AND AREA ABOVE ROOF PARAPET EXTENDING BACK ONTO ROOF.

HURRICANE RETAIL 1
136 NORTH 3400 WEST
HURRICANE, UTAH 84737



PROJECT NUMBER
138.2301

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A202

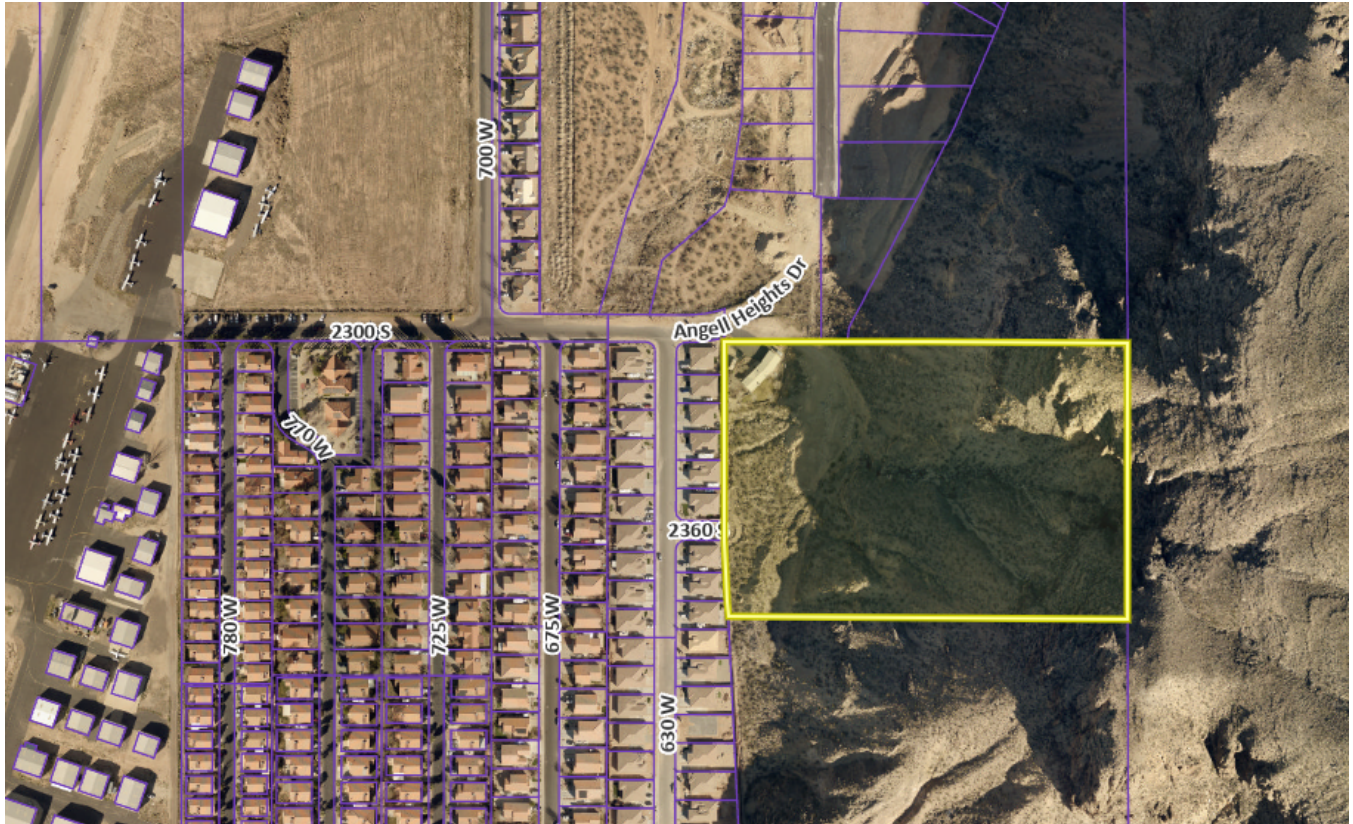


STAFF COMMENTS

Agenda Date:	03/14/2024
Application Number:	HIL24-02
Type of Application:	Sensitive Lands Plan Application
Action Type:	Administrative
Applicant:	Beau Davis
Agent:	Karl Rasmussen
Request:	Approval of a Sensitive Lands Plan.
Location:	2360 S 600 W
Zoning:	R1-15
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Gary Cupp

Discussion:

The applicant will receive fill dirt from a barrow site located at the base of the Hurricane Cliffs behind several lots along 630 W. Approximately 60,000 cubic yards of fill will be removed from the barrow site and transported across Angell Heights Dr. to be used in the development of the applicant's future storage facility. The application was required due to the location of the barrow site being located along the Hurricane Cliffs which is defined as Sensitive Lands pursuant to Hurricane City Code (HCC) Title 10, Chapter 24 which requires that unique geologic features and landscapes be preserved.



Staff Comments: Sensitive Lands Application

1. Pertinent Code Sections:

Sec. 10-24-3. - DETERMINATION OF APPLICABILITY.

A. Application of chapter. The regulations contained in this chapter shall apply to land development which includes any of the following:

1. Any grading not associated with an approved project of the types listed in subsection A3 of this section, when such grading will:

- a. Disturb 10,000 square feet or more of land area;*
- b. Create a cut or fill over three feet in height; or*
- c. Create trenching over 200 feet in length.*

2. Any activity associated with a building permit, including grading on a vacant lot or parcel not previously approved in accordance with the provisions of this chapter, but excluding any lot or parcel located in a subdivision which received preliminary plat approval prior to the effective date of this chapter.

3. Any preliminary plat, planned development, site plan review, conditional use permit and any other land use development permit authorized by this Code.

4. Hillside and ridge areas as set forth in subsection 10-24-5A of this chapter.

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. Lands located within 100 vertical feet of a ridgeline measured perpendicular from the ridgeline; and

3. Lands located within 100 feet of an edge of a bluff.

2. Staff Analysis:

Disturbance of Sensitive Lands for development or grading not associated with subdivisions or single-family dwellings must be reviewed by the Planning Commission, as cited below in HCC Sec. 10-24-4(B)(1), which states:

“Any proposal for development other than building and grading permits for a single-family dwelling shall be reviewed by the Planning Commission to determine compliance with requirements of this chapter. A development plan required for a project subject to [chapter 39](#), "subdivisions," of this title shall be reviewed and approved by the Planning Commission at the preliminary plat stage. Appeals of a Planning Commission decision on sensitive land issues shall be made to the City Council.” (emphasis added)

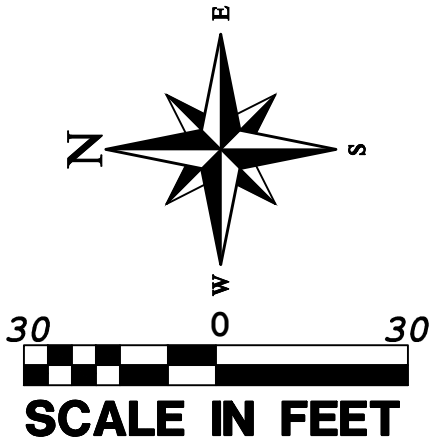
The project's engineer has certified that the dirt at the barrow site is artificial fill that was placed there at an indeterminate date. The fill will be removed and used across the street for development of the applicant's storage facility project. Since the Hurricane Cliffs are considered to be a unique and significant geologic feature that should be preserved and protected, staff's main concern was that the site be protected from unnecessary scarring. Accordingly, staff has required submission of a grading plan that demonstrates how the site will be treated at the end of grading so that no scarring is left. Upon cessation of grading activities at the barrow area, the site should be graded to smooth out any sharp contours so as to blend in with the immediately adjacent landscape.

3. Staff Recommendation:

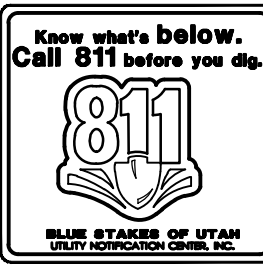
Based on the grading plans submitted by the applicant's engineer, Staff finds that the intent and requirements of the Sensitive Lands Ordinance have been substantially met. Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards, and approve the application subject to staff findings and comments.

POST GRADING PLAN FOR:
JESSOP BORROW PIT

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



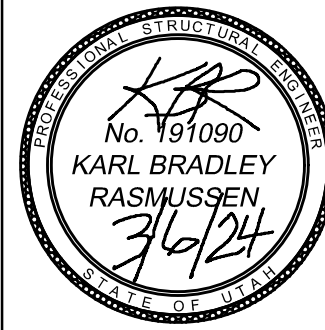
LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	PROPOSED 1' CONTOURS
	PROPOSED 5' CONTOURS



NOTICE!

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

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



POST GRADING PLAN FOR:
JESSOP BORROW PIT
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	3/6/2024
SCALE	1"=30'
JOB NO.	300-007
SHEET NO.	

C3

300-007 ANGEL HEIGHTS STORAGE CONSTRUCTION.DWG

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20 South 850 West #1
Hurricane, Utah 84737
(435) 668-8307

GRADING MEMORANDUM

Date: February 26, 2024
To: Whom it may Concern
From: ProValue Engineering
Subject: **LOYD & LINDA JESSOP PROPERTY GRADING**

The objective of this memorandum is to present a map & calculations of the grading analysis conducted on Loyd & Linda Jessop property at 581 W 2300 S #152-14, Hurricane, Washington County, Utah, which material is being used in conjunction with the Angell Heights Storage project.

PROJECT DESCRIPTION

The proposal encompasses the grading of 3/4 of an acre in the new area shown on the map. See Figure 1 attached.



PROJECT
LOCATION



Figure 1- Grading Location Map

Application

Application Accepted Date: 02/27/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description: A proposed 13 unit townhome project		Planning Fee		\$	200.00
Tenant / Project Name: Final Site Plan - Hat Trick Townhomes		Sub Total:		\$	200.00
Bldg. Address: 520 west 100 north		Permit Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00
Subdivision: N/A Phase: 1		Remaining Due:		\$	200.00
Block: Lot #: 1 Parcel #: h-265-a					
Zone: RM-3					
Property Owner: Hat Trick Holdings LLC					
Permit Contact: Tyler Hughes P:(435) 673-8586					
Email: tylerh@racivil.com					
CONTACT INFORMATION					
Engineer of Record: Rosenberg Associates					
Email: Jaredb@racivil.com P: (435) 673-8586					
General Contractor:					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
APPROVALS		DATE	INFO		
Plan Review Finalized:		Yes	03/05/24	Brienna Spencer	
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER:				PENDFSP24-27	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: tyler hughes					
Signature of Applicant/Authorized Agent or Owner: Date:					
tyler hughes				03/06/2024	
Application Approved By:				Date:	
				03/05/2024	
Application Issued By:				Date:	
Receipt #: 8.176875-02/27/24					



STAFF COMMENTS

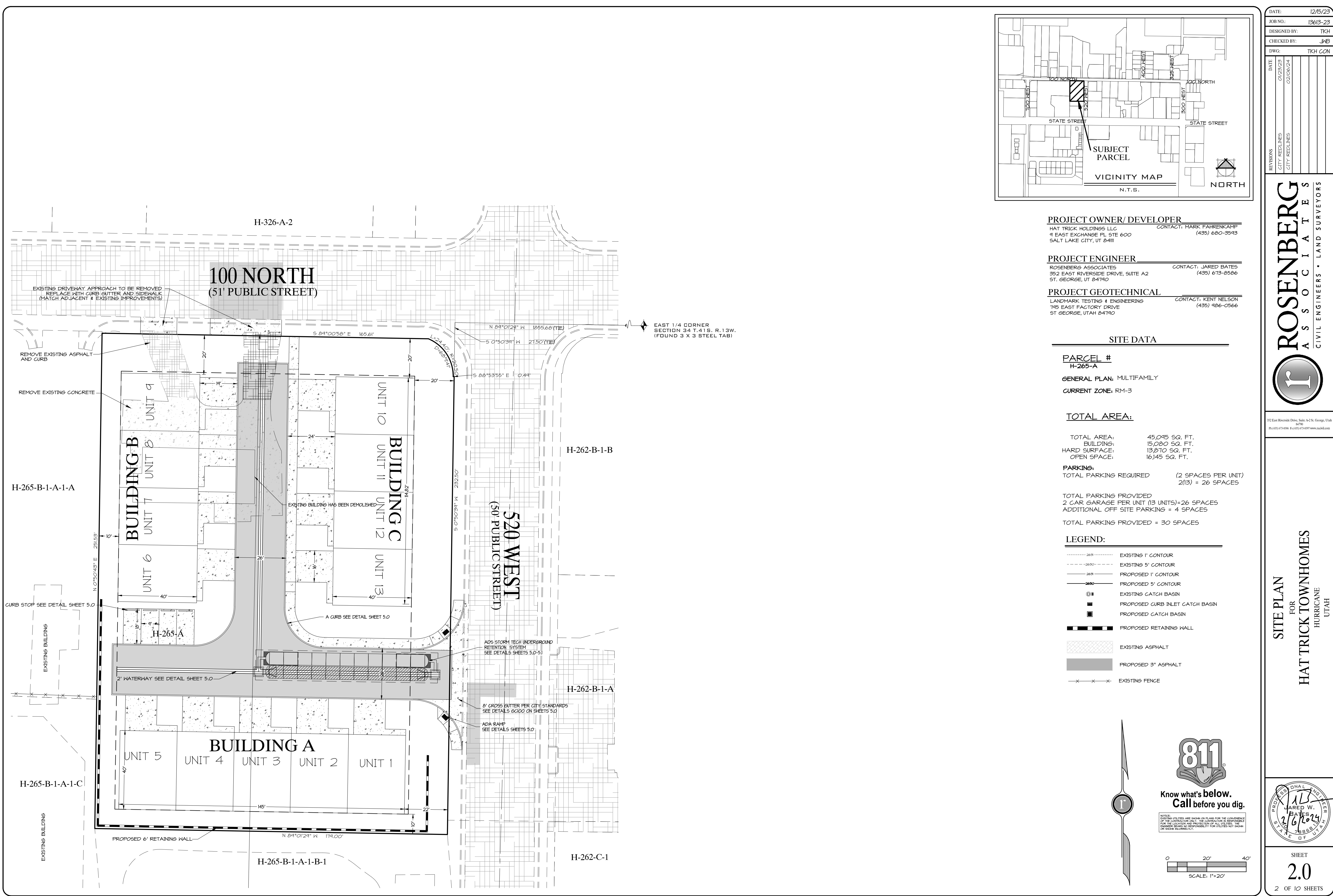
Agenda Date:	03/14/2024
Application Number:	FSP24-27
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Hat Trick Holdings LLC
Agent:	Tyler Hughes
Request:	Final Site Plan Application
Location:	520 W 100 N
Zoning:	RM-3
General Plan Map:	Multifamily
Recommendation:	Continue this item pending a compliant landscaping plan.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

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

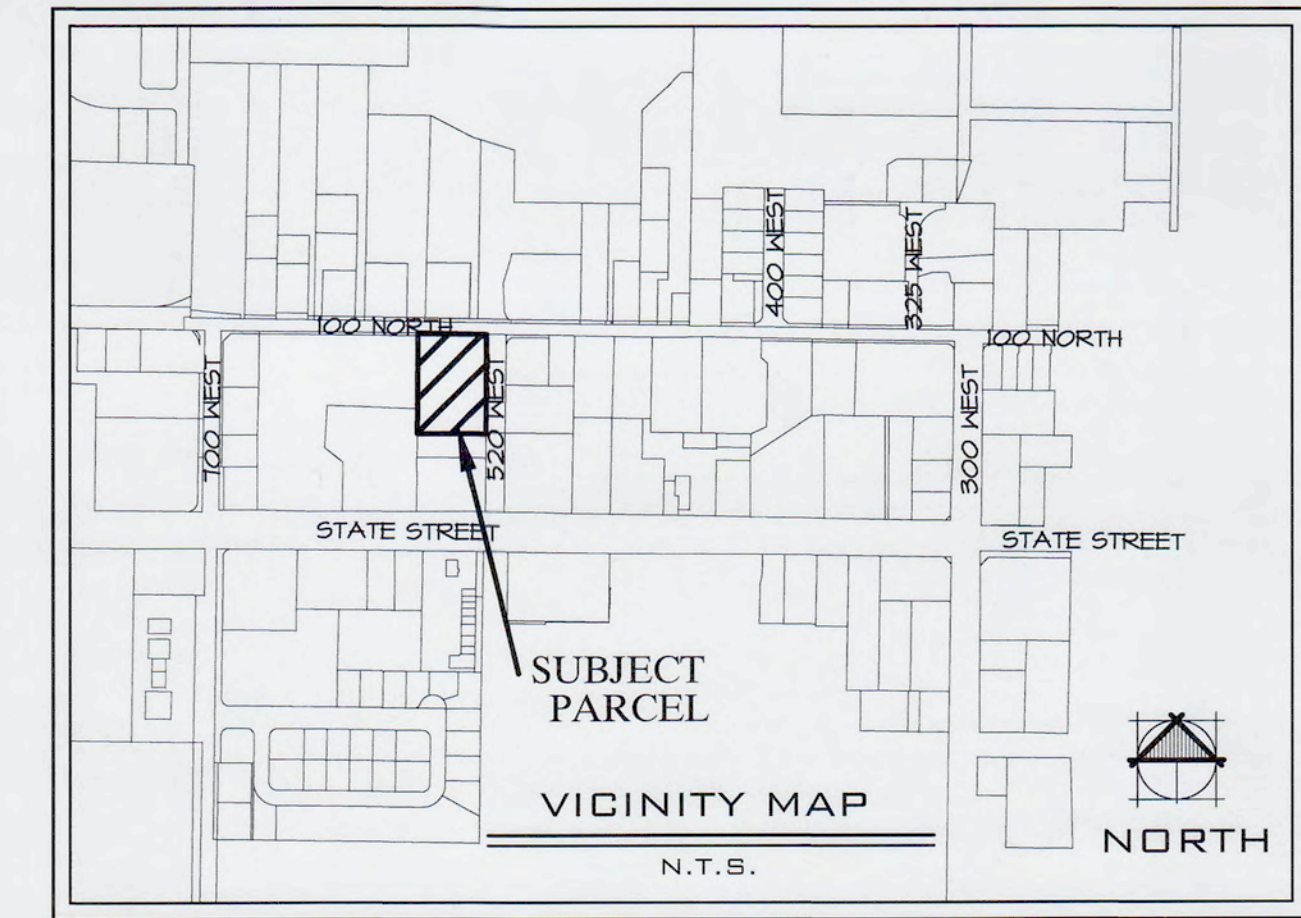
- a. *Location of walkways;*
 - b. *Width of walkways;*
 - c. *Connection points between adjacent properties;*
 - d. *Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;*
 - e. *Connections between residential buildings and amenities; and*
 - f. *Street crossings and crosswalks which shall be clearly marked.*
 - a. Sidewalks are shown along most of the streets and a pedestrian path to 100 N is provided, staff appreciates the connectivity.
5. Pursuant to Hurricane City's access management policy, access to 100 N from this property should be avoided with consideration of 520 W and the existing driveway to the west. They will need to provide this access if necessary for fire access or utility looping.
 6. Adjoining properties and uses should be shown on the site plan.
 7. A note has been added to the plans that all outdoor lighting will comply with HCC 10-33-7.
 8. A landscaping plan has been provided that does not meet Hurricane City Code.
 - a. Per HCC 10-32-6(F) *Landscaping in a multiple residential development. Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.* No tree or shrub information has been provided.
 - b. Per HCC 10-32-12(B) *Lawn Allowances: Attached multi-family residential - up to 100 square feet per dwelling unit used in functional applications. Properties with less than 6 dwelling units are allowed up to 600 square feet of lawn.* Each unit is being depicted with approximately 197 sq ft of lawn which is not permitted, front lawn space also generally does not count as "functional." Staff recommends no lawn space be provided in this development
 9. Building elevations have been provided. All units will be under 35' tall.

Recommendation: Staff recommends the Planning Commission review this application based on standards within Hurricane City Code. Staff recommends continuing this application until a compliant landscaping plan is provided.

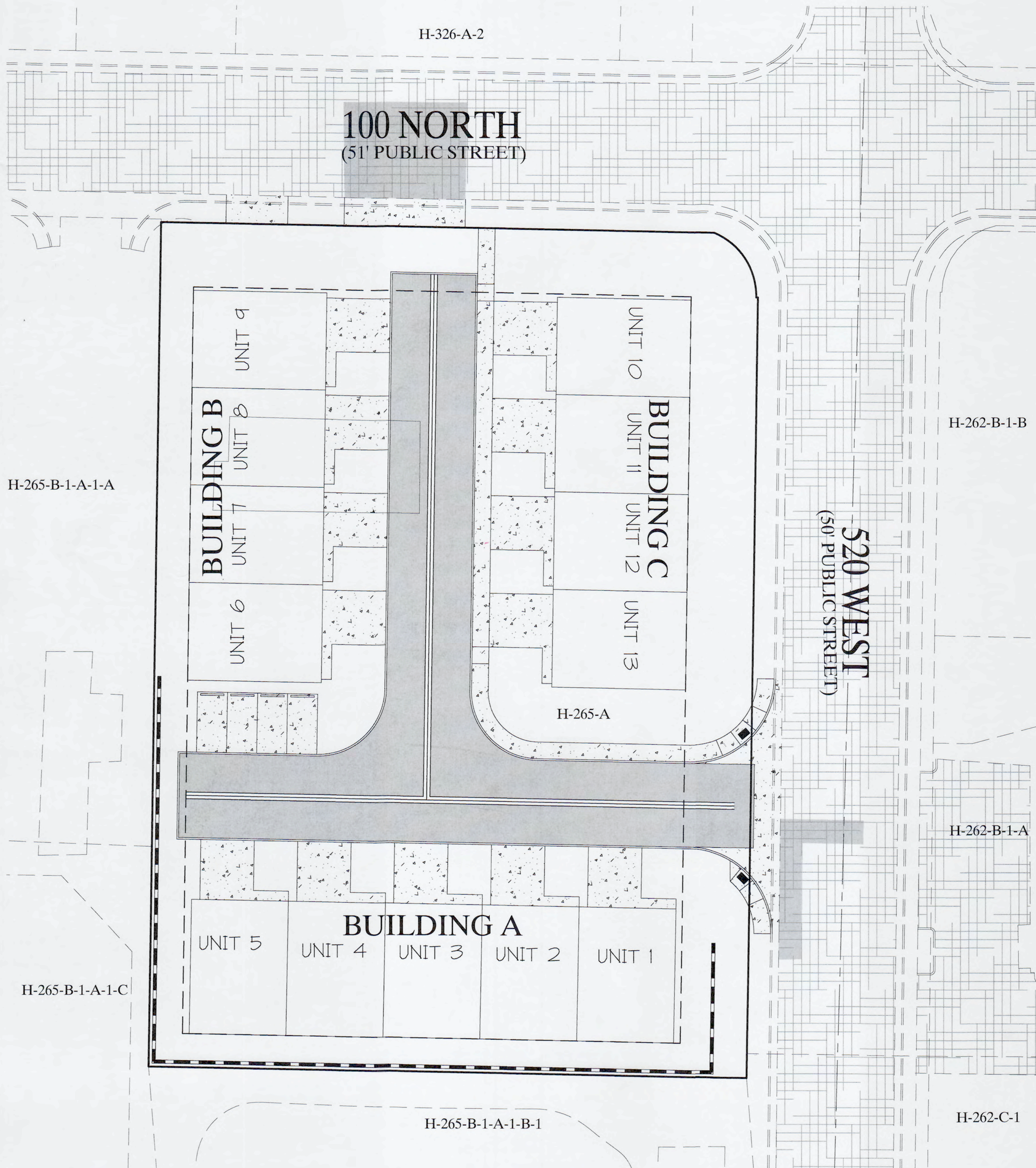


HAT TRICK TOWNHOMES

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



SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
1.0	COVER SHEET
2.0	SITE PLAN
2.1	FIRE ACCESS PLAN
3.0	GRADING PLAN
3.1	GRADING CROSS SECTION
4.0	UTILITY PLAN
4.1	UTILITY NOTES
4.2	UTILITY NOTES
5.0	DETAIL SHEET
5.1	DETAIL SHEET



WCWCD NOTES

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THAT BASED ON THE INFORMATION PROVIDED, THE PLANS ADEQUATELY MITIGATE INTERFERENCE WITH DISTRICT FACILITIES AND PROPERTY INTERESTS. THE DISTRICT RESERVES THE RIGHT TO RESCIND THIS ACKNOWLEDGEMENT IF ADDITIONAL INFORMATION BECOMES AVAILABLE.

THE DISTRICT HAS NOT DETERMINED WHETHER WATER WILL BE AVAILABLE FOR THIS DEVELOPMENT AND DOES NOT HEREBY MAKE ANY GUARANTEE OF WATER AVAILABILITY.

IN ADDITION, THE DEVELOPMENT MUST CONFORM WITH APPLICABLE DISTRICT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PAYMENT OF FEES.

PROJECT OWNER/ DEVELOPER

HAT TRICK HOLDINGS LLC
9 EAST EXCHANGE PL STE 600
SALT LAKE CITY, UT 84143
CONTACT: MARK FAHRENKAMP
(435) 680-3543

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-0566

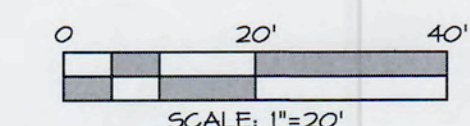
PROJECT GEOTECHNICAL

LANDMARK TESTING & ENGINEERING
785 EAST FAJORY DRIVE
ST. GEORGE, UTAH 84790
CONTACT: KENT NELSON
(435) 486-0566

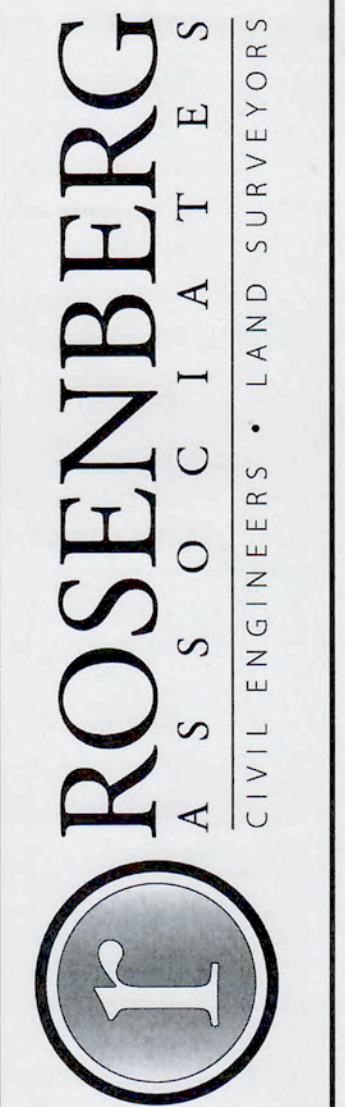
APPROVALS	
PARKS	Darren Brannan 2/21/24
STREETS	W & W 2-21-24
POWER	M & P 2-21-24
PHONE	D & A 2/21/24
CABLE	N/A
FIBER	2/21/24
GAS	2-21-24
SEWER	Ang R. Wilson 2-21-24
FIRE	John B. Burt 2-21-24
WATER	2-21-24
PLANNING	Frank R. Burt 2-21-24
CITY ENGINEER	James Johnson 2/16/24
PUBLIC WORKS	Stephen Vencat 2/21/24
GIS	Benjamin Helmer 2/21/24
WCWCD	Trevor Seaman 2-21-24



NOTES:
DISTRICT UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE DEVELOPER. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE DISTRICT DOES NOT ASSUME ANY LIABILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

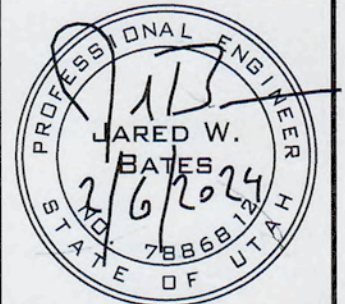


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JOB NO.:	13613-23
DESIGNED BY:	TKH
CHECKED BY:	JNB
DWG:	TKH CON
DATE:	01/23/24
DATE:	02/06/24
REVISIONS	
CITY REVISIONS	

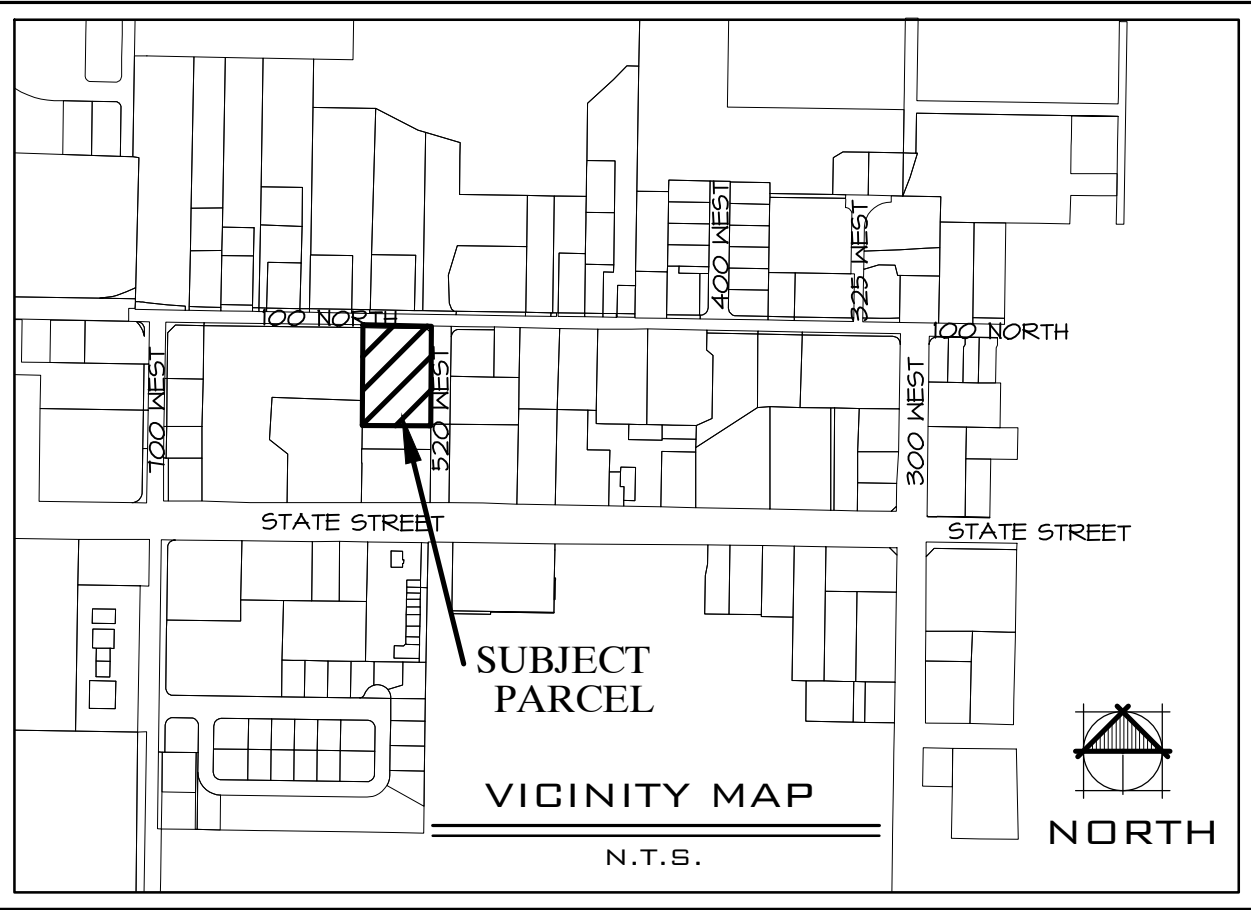
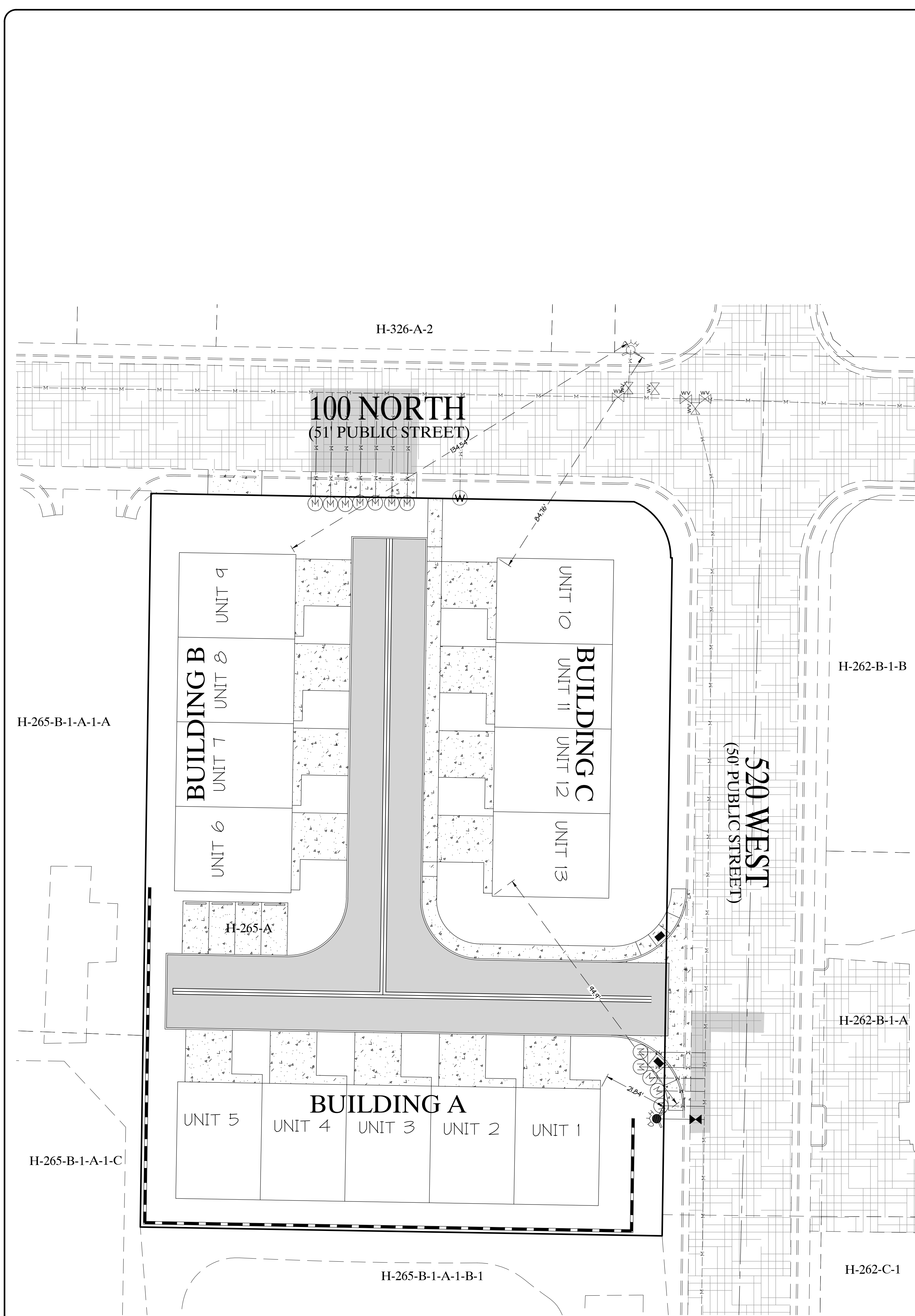


352 East Riverside Drive, Suite A-2 St. George, Utah 84790
Ph (435) 673-0566 Fax (435) 673-0307 www.mchd.com

COVER SHEET
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH



SHEET
1.0
1 OF 10 SHEETS



- NOTES:
- BUILDING SHALL NOT BE USED AS HIGH-PILE STORAGE AREA AS PER INTERNATIONAL FIRE CODE §202.
 - OWNER WILL NOT BE UTILIZING ALTERNATIVE METHODS OR MATERIALS TO ACHIEVE EQUIVALENT LIFE SAFETY REQUIREMENTS.
 - AERIAL FIRE APPARATUS ROADWAY SHALL BE MAINTAINED AS A 26 FT WIDE ROADWAY THE ENTIRE LENGTH OF THE SOUTHWEST EXTERIOR WALL. 26FT CLEAR SPACE TO BE PERPETUALLY MAINTAINED.
 - ALL FIRE APPARATUS ACCESS ROADS SHALL BE UNIMPEDED AND CONTINUOUS THROUGH PROPERTY. NO STORAGE OF MATERIAL WITHIN FIRE LANE IS PERMITTED. ALL FIRE ACES ROADWAYS SHALL BE PERMANENTLY MARKED WITH "NO PARKING - FIRE LANE" SIGNAGE AND/OR PAINTED CURBS. ALL HARD SURFACES WITHIN FIRE LANE MUST BE SIGNED AND/OR HATCHED AS PER INTERNATIONAL FIRE CODE §303.1.
 - FIRE LANE SIGNS SHALL BE TO MUTCD R8-31 18" X 24" OR APPROVED EQUIVALENT.
 - CALCULATIONS IN SUPPORT OF APPARATUS ROADWAY BEARING CAPACITY WILL BE PROVIDED WITH SUBMITTAL.
 - PROVIDE KNOX ELECTRIC FENCE CONTROL ON ALL ELECTRICALLY OPERATED GATES. INSTALL KNOX PADLOCK ON ALL MANUALLY OPERATED GATES.
 - ALL FIRE HYDRANTS SHALL BE 6-INCH DIAMETER, LOCATED A MIN 40 LN FT FROM BUILDING AND MAINTAIN 3 FT CLEAR SPACE AROUND HYDRANT.
 - IMMEDIATE ACCESS TO THE FIRE DEPARTMENT CONNECTION SHALL BE MAINTAINED AT ALL TIMES WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR OTHER FIXED OR MOVEABLE OBJECTS AS PER INTERNATIONAL FIRE CODE §912.2.
 - ALL PRIVATE FIRE MAINS AND LEAD INS TO BE C400 CL150 PIPE.
 - ALL FIRE LEAD-INS TO BE 8" C400 CL 150 WITH DUCTILE IRON (DI) OR STAINLESS STEEL (SS) FIRE RISERS WITH HAND HOSES AND FLOW SWITCHES.

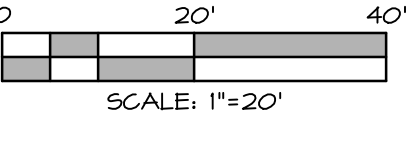
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PARCEL #	H-265-A
GENERAL PLAN:	MULTIFAMILY
CURRENT ZONE:	RM-3
TOTAL AREA:	
TOTAL AREA:	45,095 SQ. FT.
BUILDING:	15,080 SQ. FT.
HARD SURFACE:	13,810 SQ. FT.
OPEN SPACE:	16,145 SQ. FT.
PARKING:	
PARKING SPACES PROVIDED:	17

LEGEND:	
-----2630-----	EXISTING 1' CONTOUR
- - - - -2630- - - - -	EXISTING 5' CONTOUR
-----2630-----	PROPOSED 1' CONTOUR
-----2630-----	PROPOSED 5' CONTOUR
=====	PROPOSED RETAINING WALL
=====	EXISTING ASPHALT
=====	PROPOSED 3" ASPHALT
-----X-----	EXISTING WATER MAIN
-----X-----	PROPOSED WATER LINE
⊗	EXISTING WATER METER
⊗	PROPOSED 1" WATER METER
⊗	PROPOSED 1 1/2" WATER METER
⊗	EXISTING WATER VALVE
⊗	PROPOSED WATER VALVE
⊗	EXISTING FIRE HYDRANT
⊗	PROPOSED FIRE HYDRANT



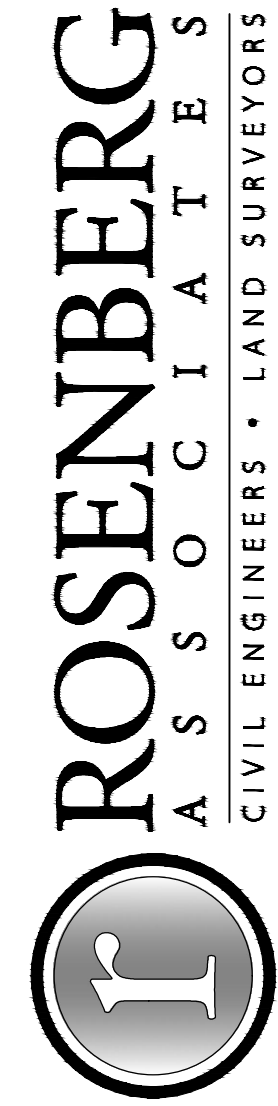
Know what's below.
Call before you dig.

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



DATE: 12/15/23
JOB NO.: 13613-23
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: TKH CON

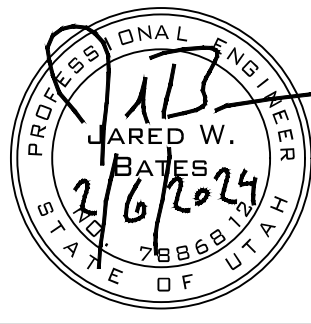
REVISIONS
DATE: 01/23/23
CITY REDLINES
02/06/24
CITY REDLINES



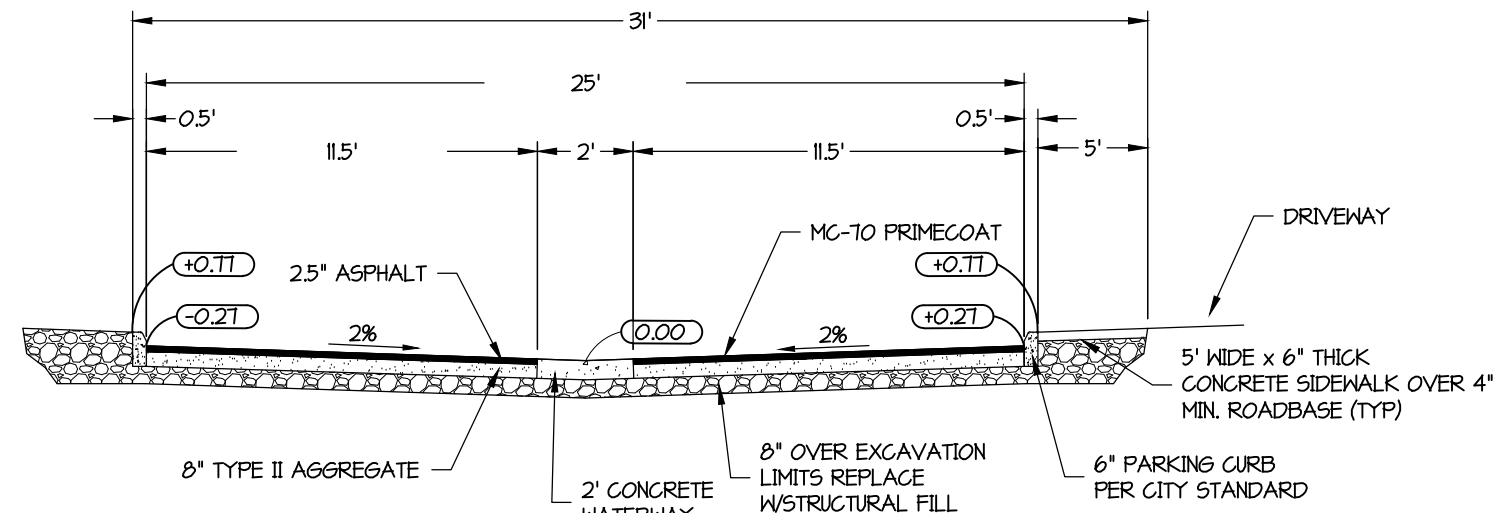
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

333 East Riverside Drive, Suite A-2 St. George, Utah 84790
Ph: (435) 675-6386 Fx: (435) 675-6387 www.rosenb.com

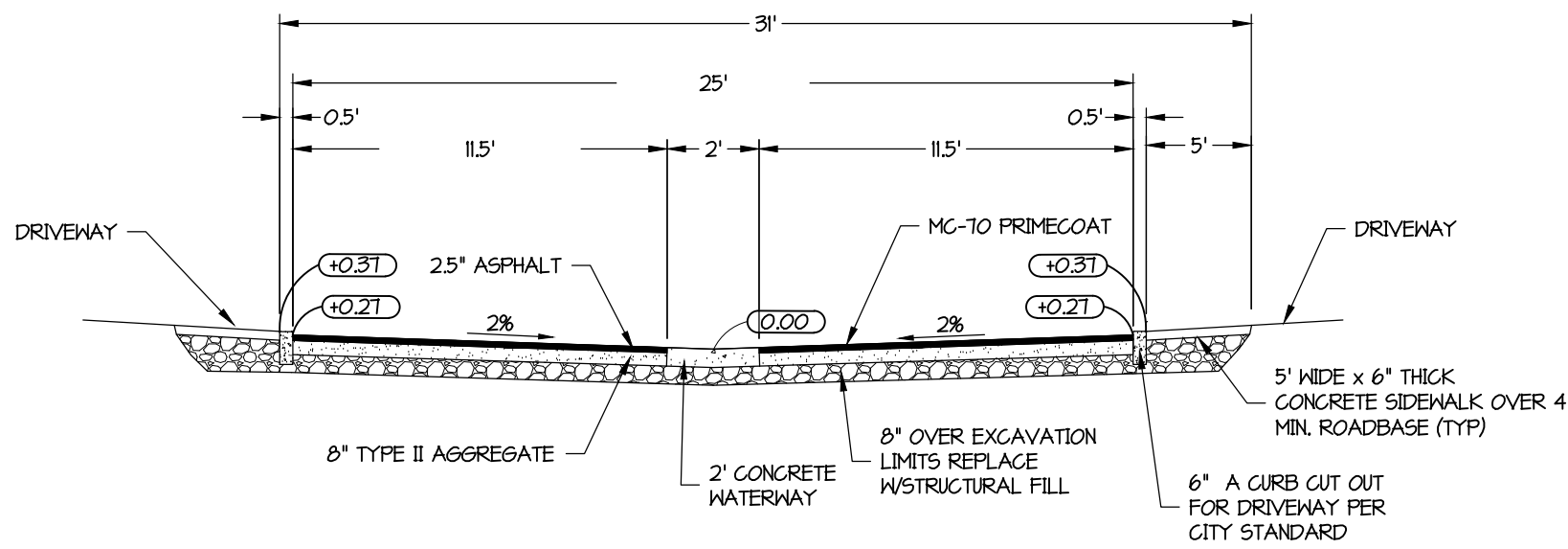
FIRE ACCESS PLAN
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH



SHEET
2.1
3 OF 10 SHEETS



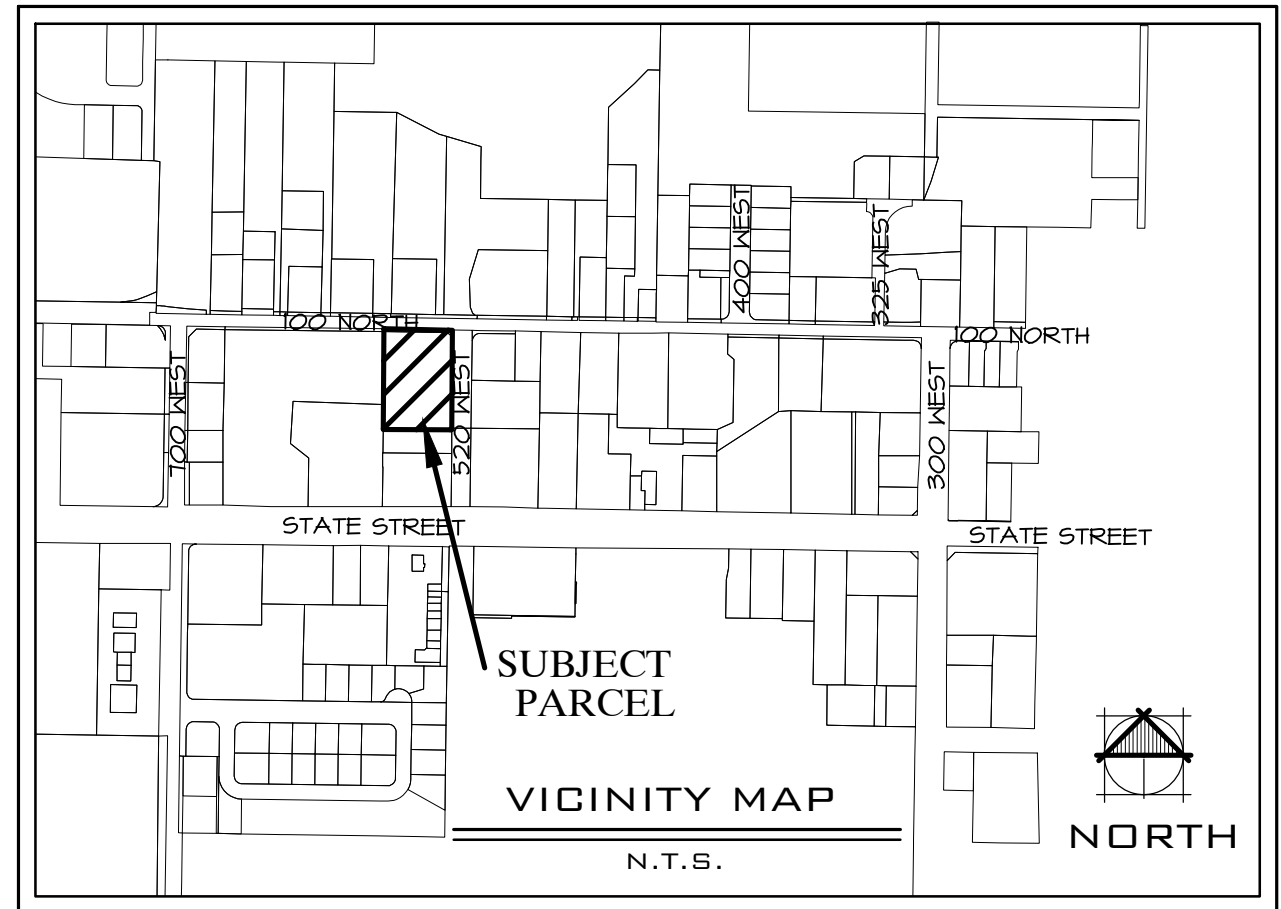
PROPOSED - 31' DRIVEWAY SECTION
SCALE: N.T.S.



PROPOSED - 31' DRIVEWAY SECTION @ DRIVEWAY
SCALE: N.T.S.

NOTES:

DRIVEWAY CURB CUT WILL EXTEND FROM
END OF UNIT TO END OF UNIT, NO INDIVIDUAL
CURB CUTS ARE PROPOSED.



EARTHWORK VOLUMES:

187	(C) CU. YD. CUT
3675	(F) CU. YD. FILL
3488	(F) CU. YD. NET

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

GRADING NOTES:

- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE," 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

SEE SHEET 3.1 FOR
CROSS SECTIONS

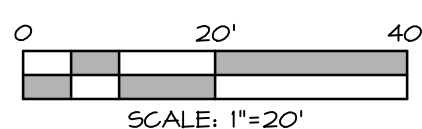
LEGEND:

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

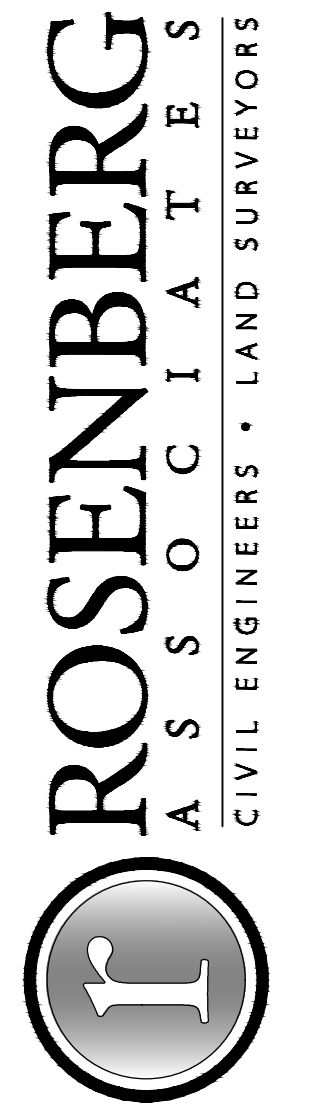


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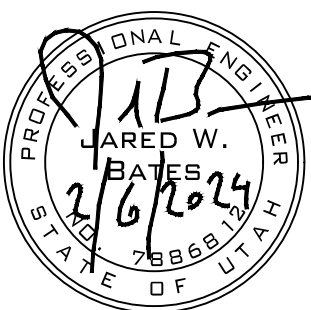


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JOB NO.:	13613-23
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	TKH CON
REVISIONS:	
DATE:	
CITY REDLINES:	01/23/23
CITY REDLINES:	02/06/24

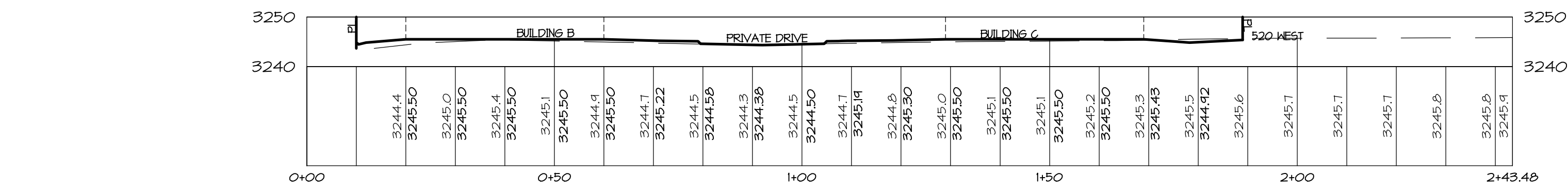


33 East Riverside Drive, Suite A-2 St. George, Utah 84790
Ph (435) 675-0386 Fax (435) 675-0387 www.rosenberga.com

GRADING PLAN
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH

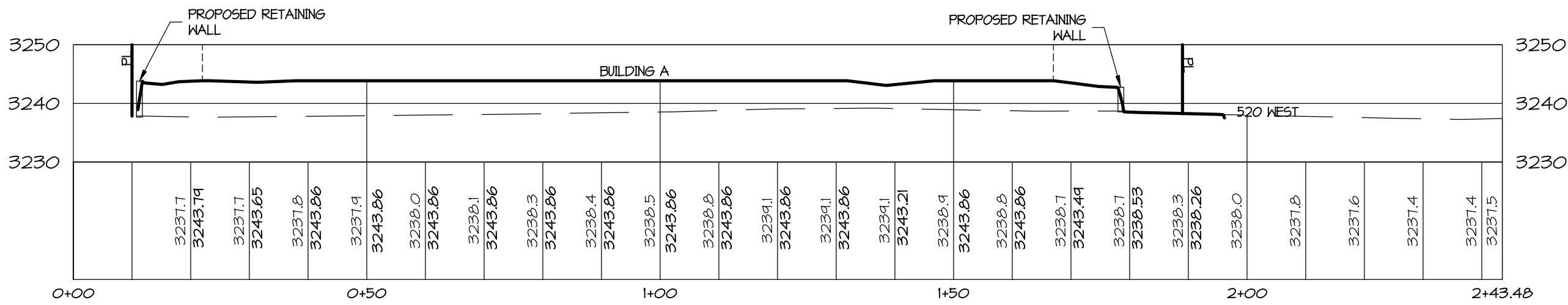


SHEET
3.0
4 OF 10 SHEETS



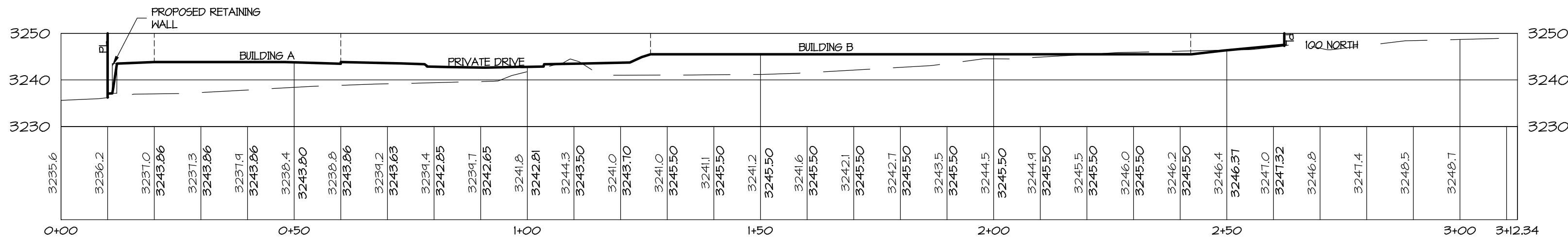
SECTION A-A

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 10'



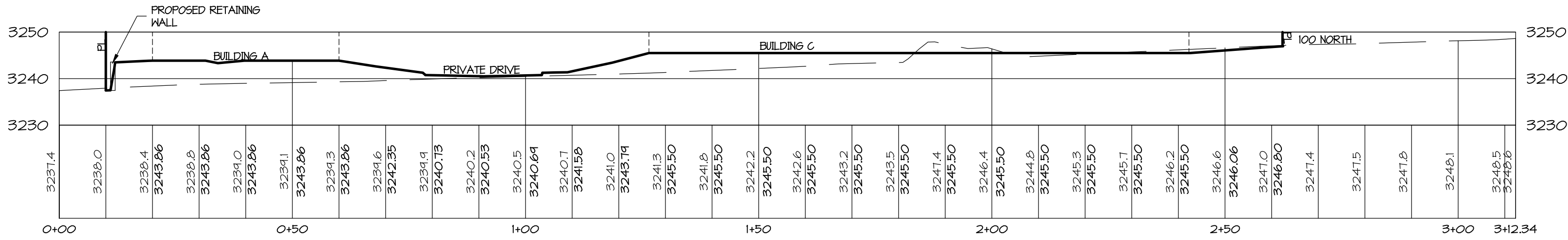
SECTION B-B

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 10'



SECTION C-C

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 10'



SECTION D-D

HORIZ. SCALE = 1" = 20' - VER. SCALE = 1" = 10'

DATE:	12/15/23
JOB NO.:	13613-23
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	TKH CON
REVISIONS	
DATE	
CITY REDLINES	01/23/23
CITY REDLINES	02/06/24

ROSENBERG

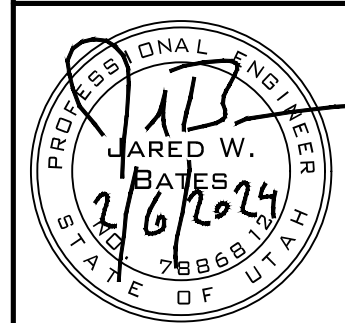
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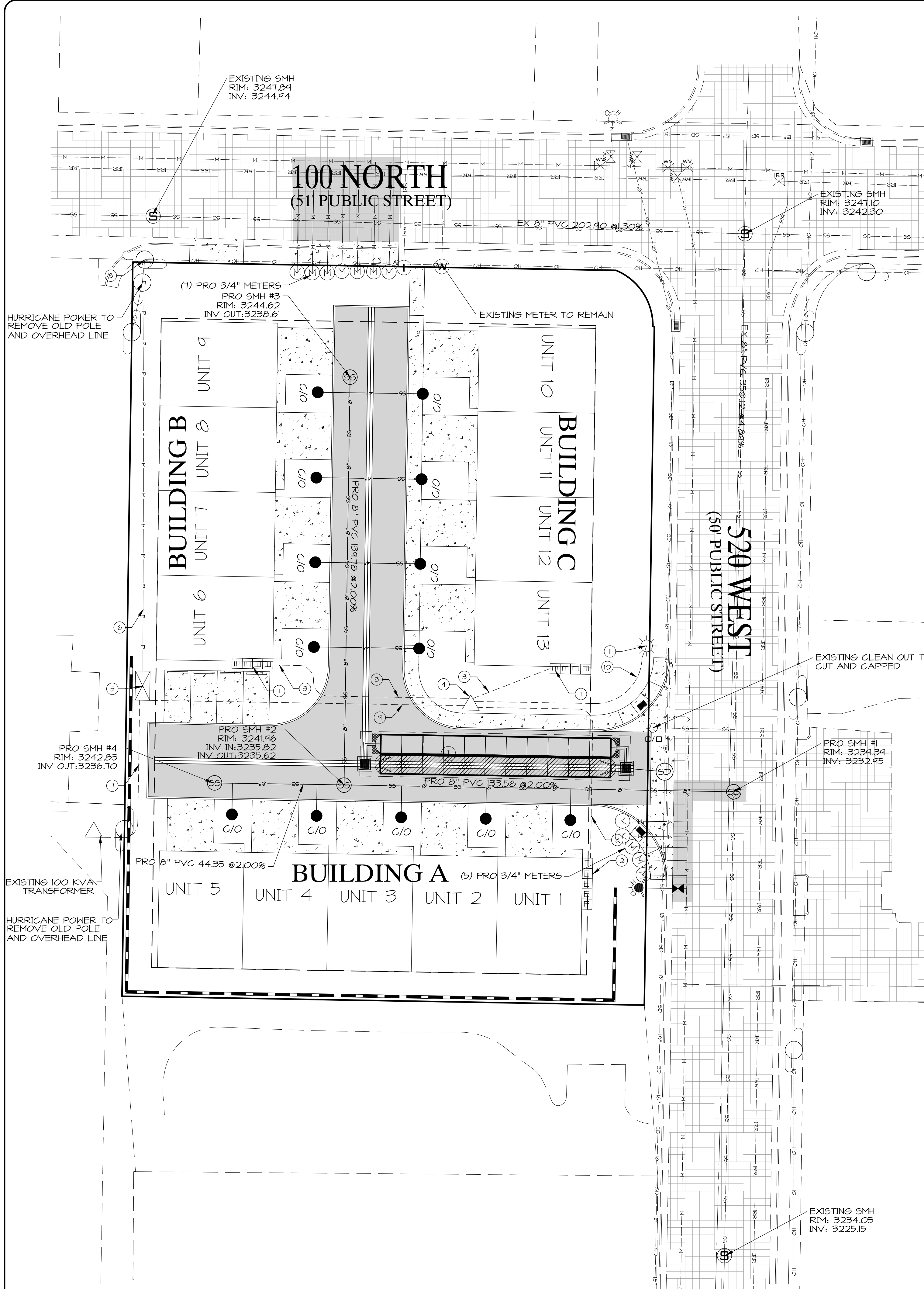
CIVIL ENGINEERS • LAND SURVEYORS

33 East Riverside Drive, Suite A-21 St. George, Utah 84790

Ph (435) 635-8866 Fx (435) 635-8387 www.mcsd.com

GRADING CROSS SECTIONS
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH





LEGEND:

- EXISTING CATCH BASIN
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING WATER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- EXISTING UNDERGROUND PRIMARY POWER, PHASE NOTED
- PROPOSED UNDERGROUND PRIMARY POWER, PHASE NOTED
- SECONDARY POWER, AS NOTED
- EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED SINGLE PHASE TRANSFORMER
- EXISTING SINGLE PHASE TRANSFORMER
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATER METER
- PROPOSED 3/4" WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING 60" SEWER MANHOLE
- PROPOSED 60" SEWER MANHOLE
- PROPOSED 4" SEWER CLEANOUT
- EXISTING 4" SEWER CLEANOUT

INFOWEST, CATV/FIBER OPTIC NOTES:

- DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
- ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
- INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3554 OR EMAIL JUC@infowest.com FOR CONDUIT DELIVERY AT LEAST ONE (1) WEEK PRIOR TO OPENING THE TRENCH.
- FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM. DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
- ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLEY AT 435-272- 3554 OR JUC@infowest.com.
- RELOCATION OF EXISTING NEW OR EXISTING INFOWEST FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

DOMINION ENERGY NOTES

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-4411.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (855 E. 350 N, ST. GEORGE).
- ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. NO RETAINING ROCK OR BLOCK WALLS MAY BE CONSTRUCTED OWN A PUE**. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION**.
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT J.C. HALL (435-210-0124) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6' OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3310, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

WATER NOTES

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

TDS BROADBAND NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN ADJACENT TRENCH PLEASE CONTACT TDS ENGINEERING AT 435-288-4465 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREHIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-4465.
- LOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

ASH CREEK GENERAL SEWER NOTES

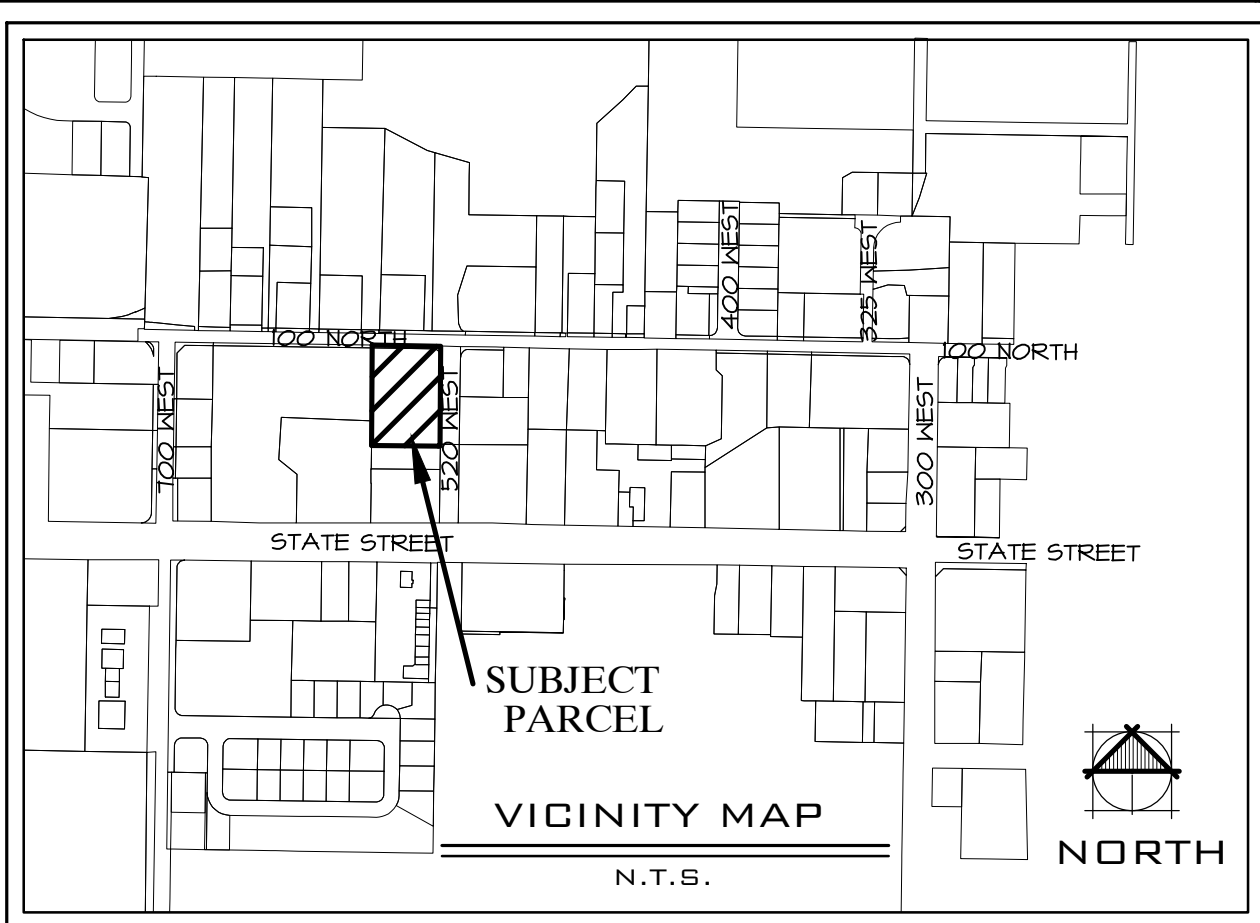
- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A POF AND A 2'X3' PLAN SHEET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

GENERAL UTILITY NOTES

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

CENTURYLINK NOTES

- DEVELOPER TO PLACE CONDUIT IN ALL J.U.C. TRENCH AND STUB UP AT ALL PROPERTY LINES. CONTACT CENTURY LINK ENGINEER FOR PRINT IF NEEDED.
- CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 632-6553 TO SCHEDULE DELIVERY.
- CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
- ALL CONDUIT IS 4" UNLESS OTHERWISE NOTED.
- ANY QUESTIONS TO J.U.C. APPROVED PLANS PLEASE CONTACT CENTURY LINK ENGINEER ZACK MATTHEWS AT 615-4634.
- ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
- DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.



POWER NOTES

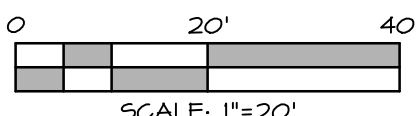
- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536
- EASEMENT TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR ALL RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTY THAT MAY BE AFFECTED.
- RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HC POWER.
- THE ENTIRE J.U.C. TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ALL ELECTRIC BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL DEAKERS SIZE.
- POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ECT. SHALL OT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
- DEVELOPERS WILL BE INVOICED A TERMINATION FEE AT EH AMOUNT OF \$102.00 PER PRIMARY ELBOW.
- DEPENDS ON THE TRANSFORMER'S LOCATION, TRANSFORMER MAY NEED BOLLARDS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- THE SIZE OF ACCESSIBLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, .350, OR 500KCM ALUMINUM ONLY.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES. AN SLOPES OR CHANGES OF GRADE WILL BE RETAINED CONCRETE, BLOCK, OR STACKED ROCK ROCK TO MAINTAIN LEVEL.
- ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
- ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKERS TO APPROPRIATE UNIT.
- HURRICANE POWER WILL WORK WITH THE DEVELOPER TO ENSURE THE HOTEL REMAINS IN POWER FOR THE DURATION OF THE PROJECT, AT THAT TIME DEVELOPER WILL INSTALL THE CONDUIT FROM THE VAULT TO THE EXISTING TRANSFORMER AND HURRICANE POWER WILL INSTALL WIRE THROUGH THAT SAME SECTION.
- HURRICANE POWER ILL REMOVE OLD OVERHEAD LINE AT THE TIME WHEN THE NEW UNDERGROUND LINE IS ENERGIZED.

POWER NOTES

- INSTALL 4 PACK METER SOCKET AT 125A MAX
- INSTALL 5 PACK METER SOCKET AT 125A MAX
- INSTALL 500 MCM TRIPLEX ALUM IN 3 OR 4" PVC
- INSTALL NEW 100 KVA TRANSFORMER SINGLE PHASE 120/240
- INSTALL 3 PHASE VAULT SECTIONALIZER
- INSTALL 3/4 3 PHASE 15KV IN 4" PVC
- INSTALL 4 PVC TO CONNECT TO EXISTING STUB. HURRICANE POWER WILL WORK WITH DEVELOPER.
- BUILD 3 PHASE 3/4 RISER ON EXISTING POLE
- INSTALL 3/4 15KV SINGLE PHASE IN 2 3/4" PVC
- INSTALL 1" PVC WITH #10 COPPER
- INSTALL NEW BLACK DECORATIVE LED STREETLIGHT PER STANDARD



NOTE: THE UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE SHOWN OR SHOWN INCORRECTLY.



DATE: 12/15/23
JOB NO.: 13613-23
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: TKH CON

DATE: 02/23/24
CITY REDLINES: 02/06/24

REVISIONS:
CITY REDLINES
CITY REDLINES

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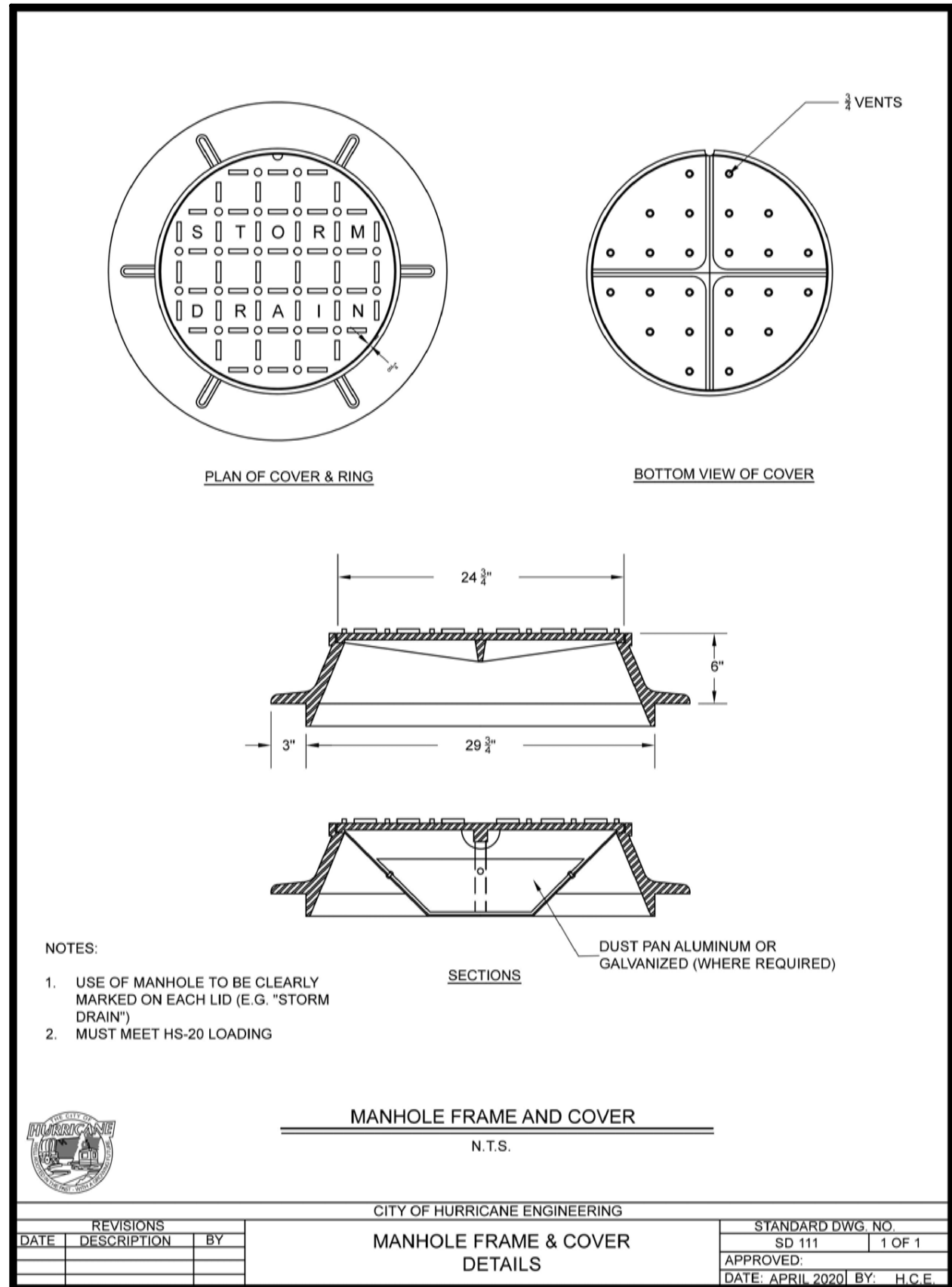
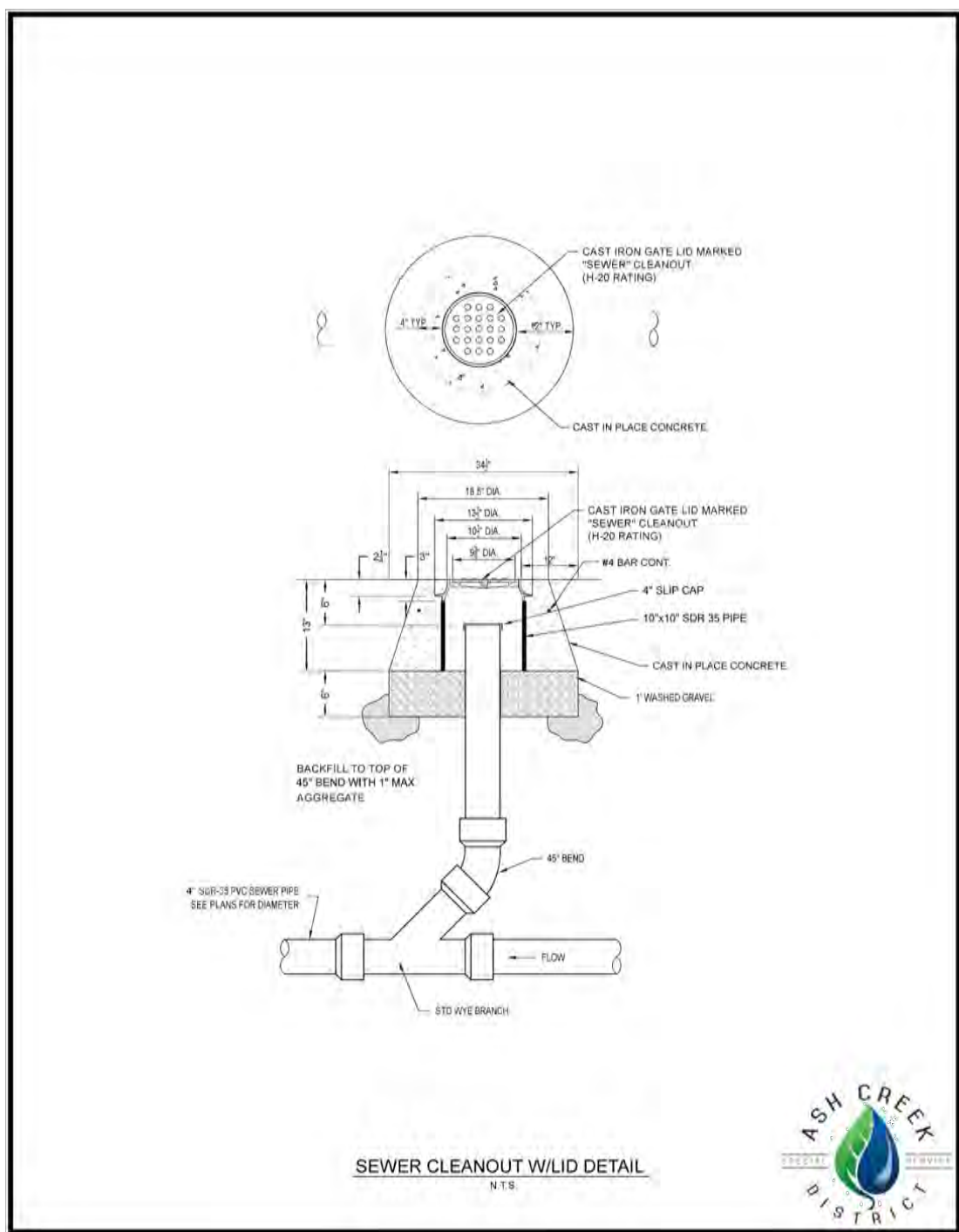
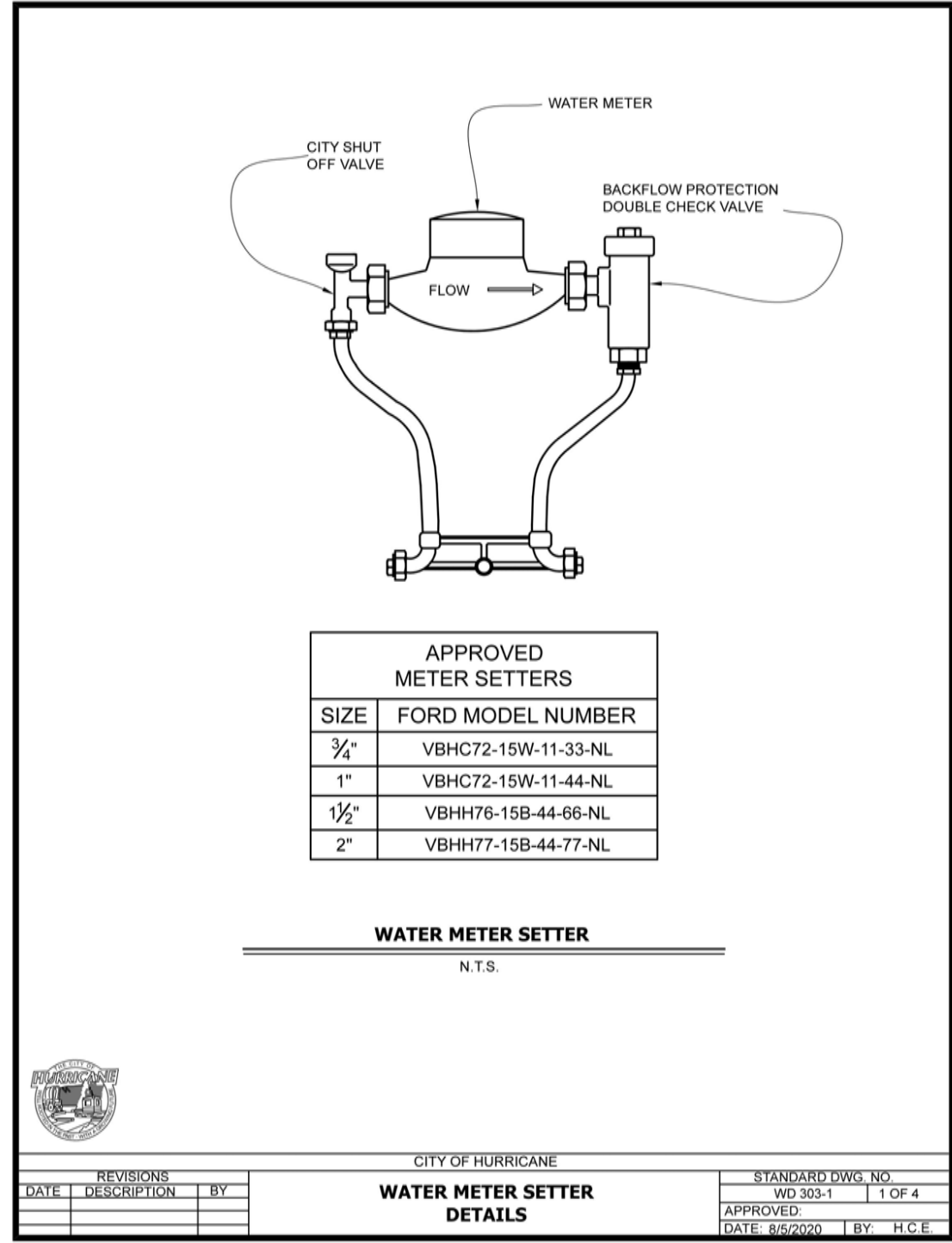
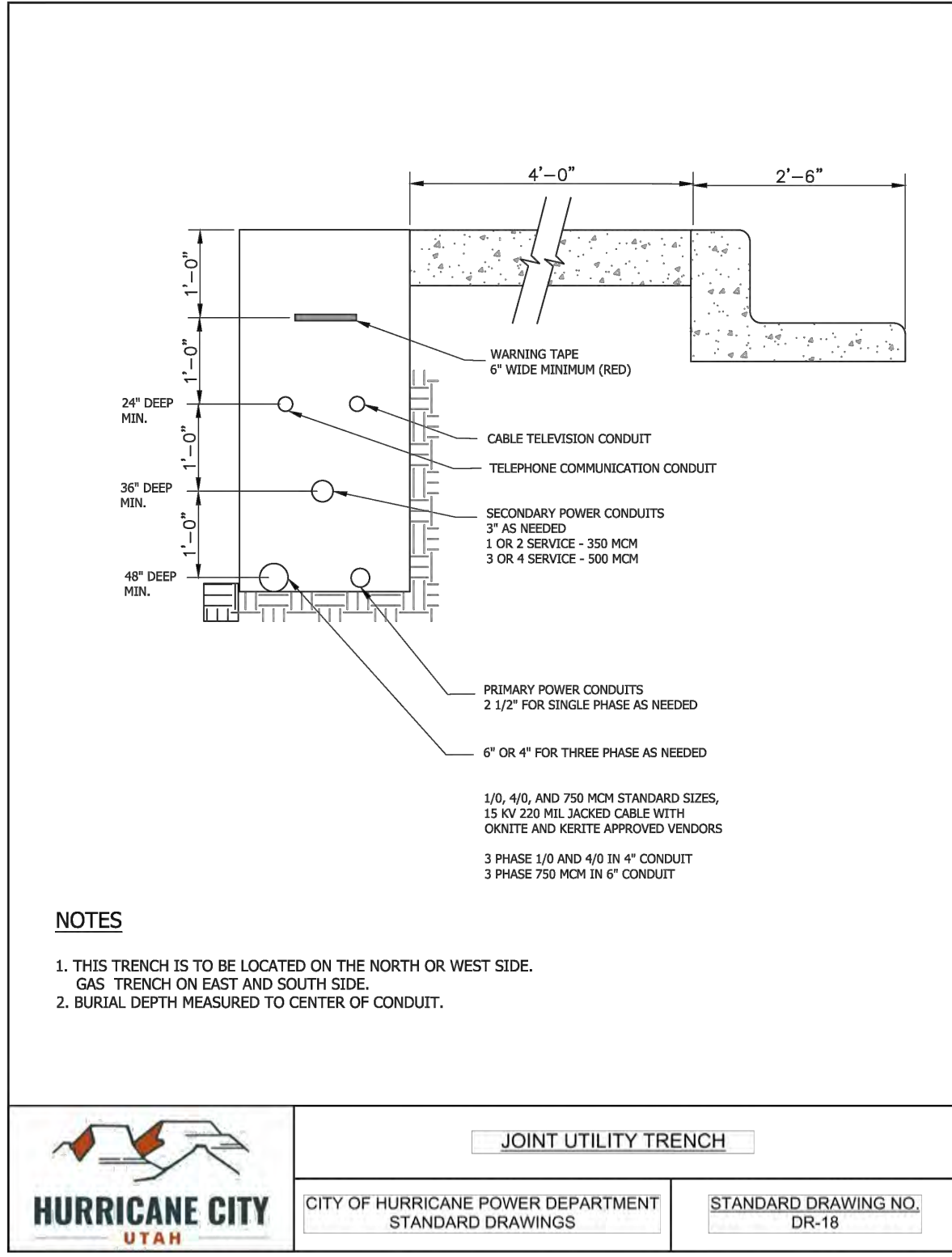
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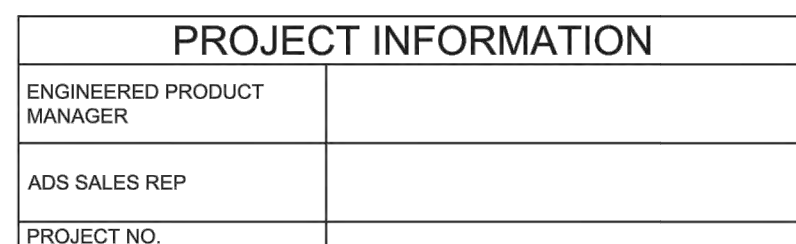
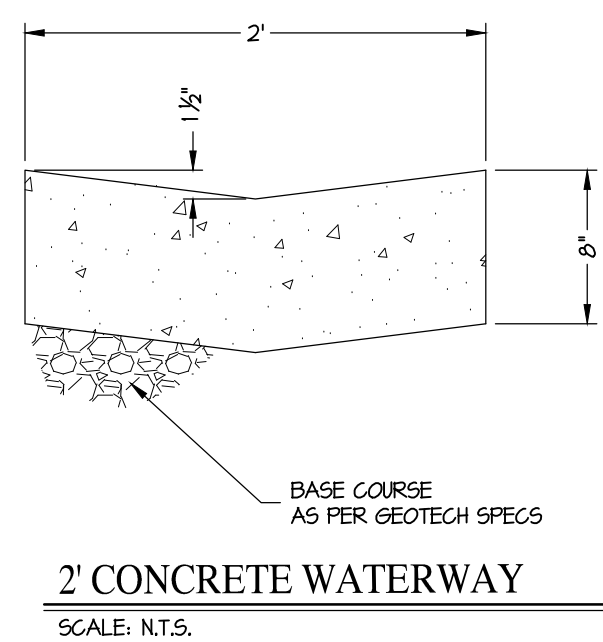
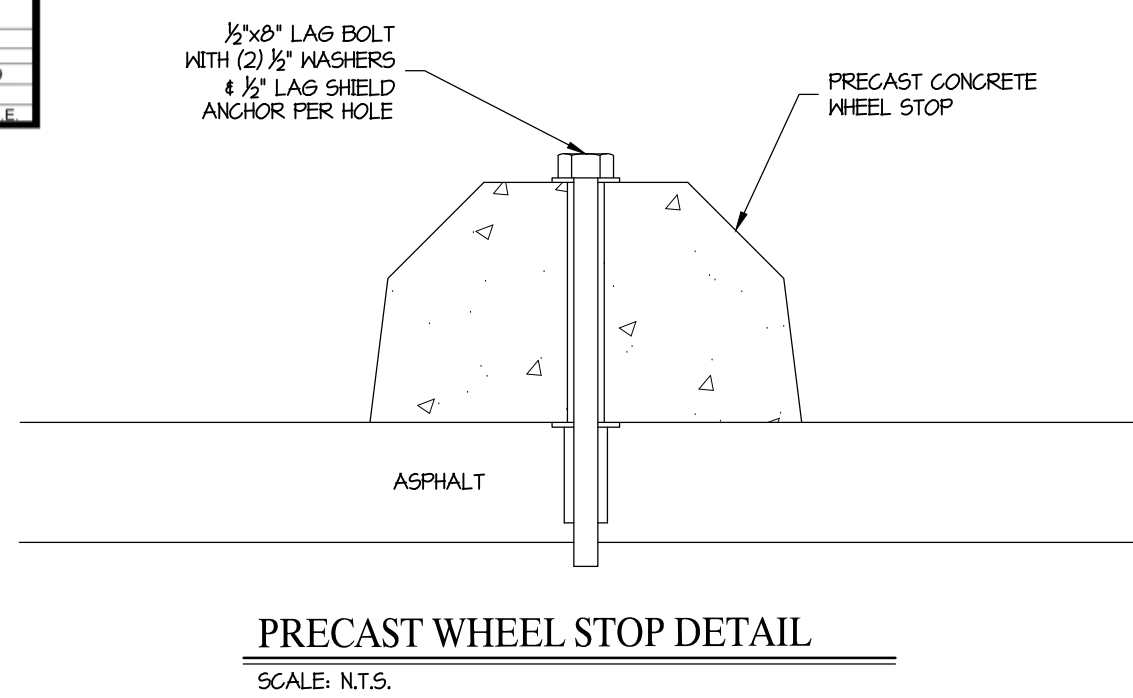
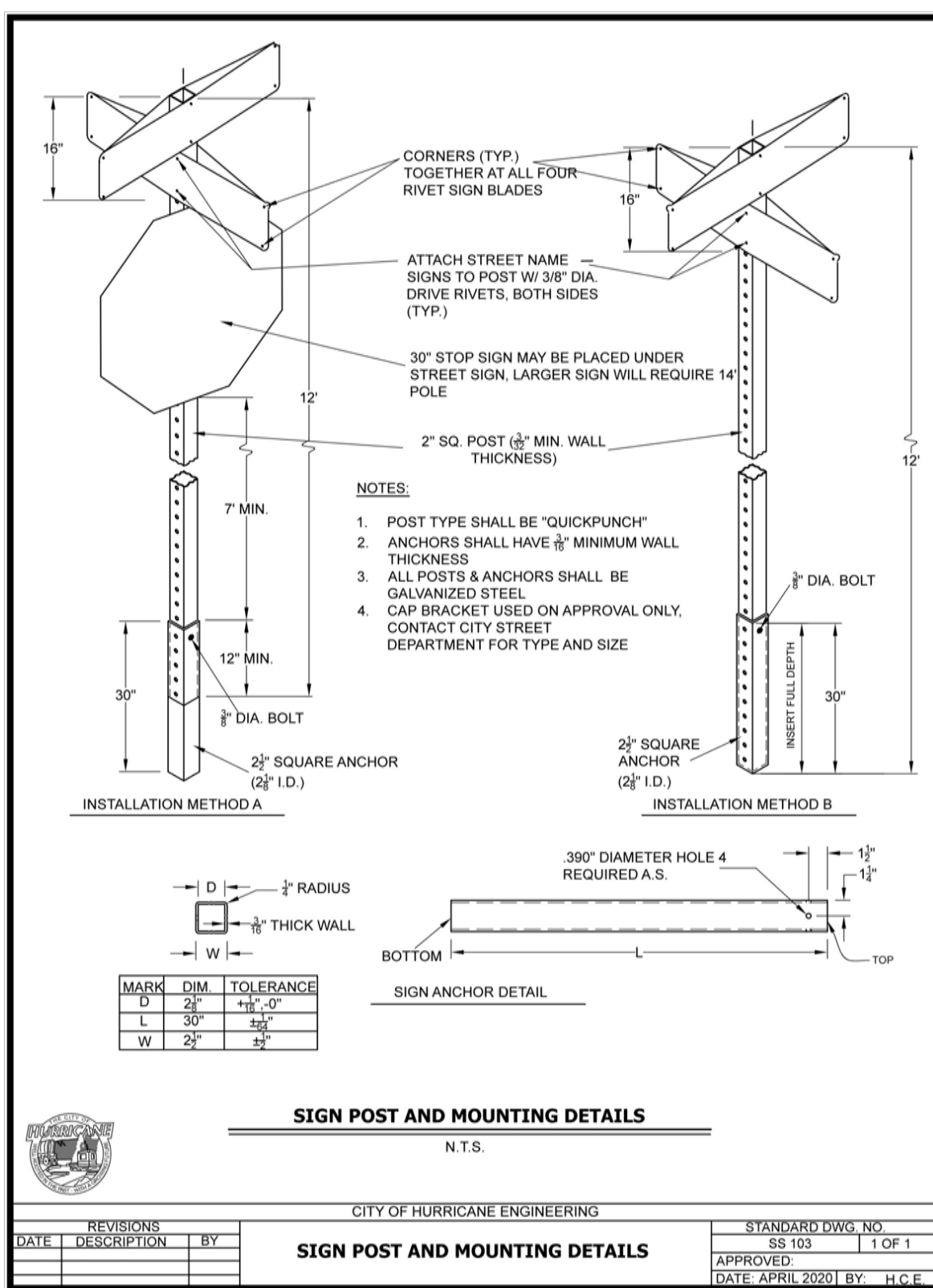
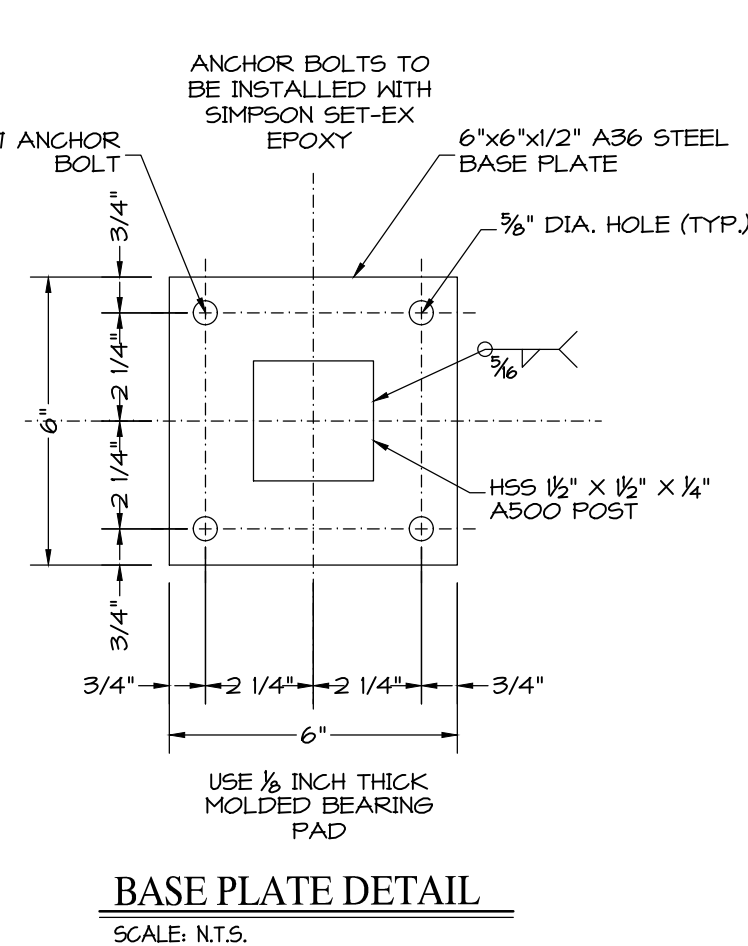
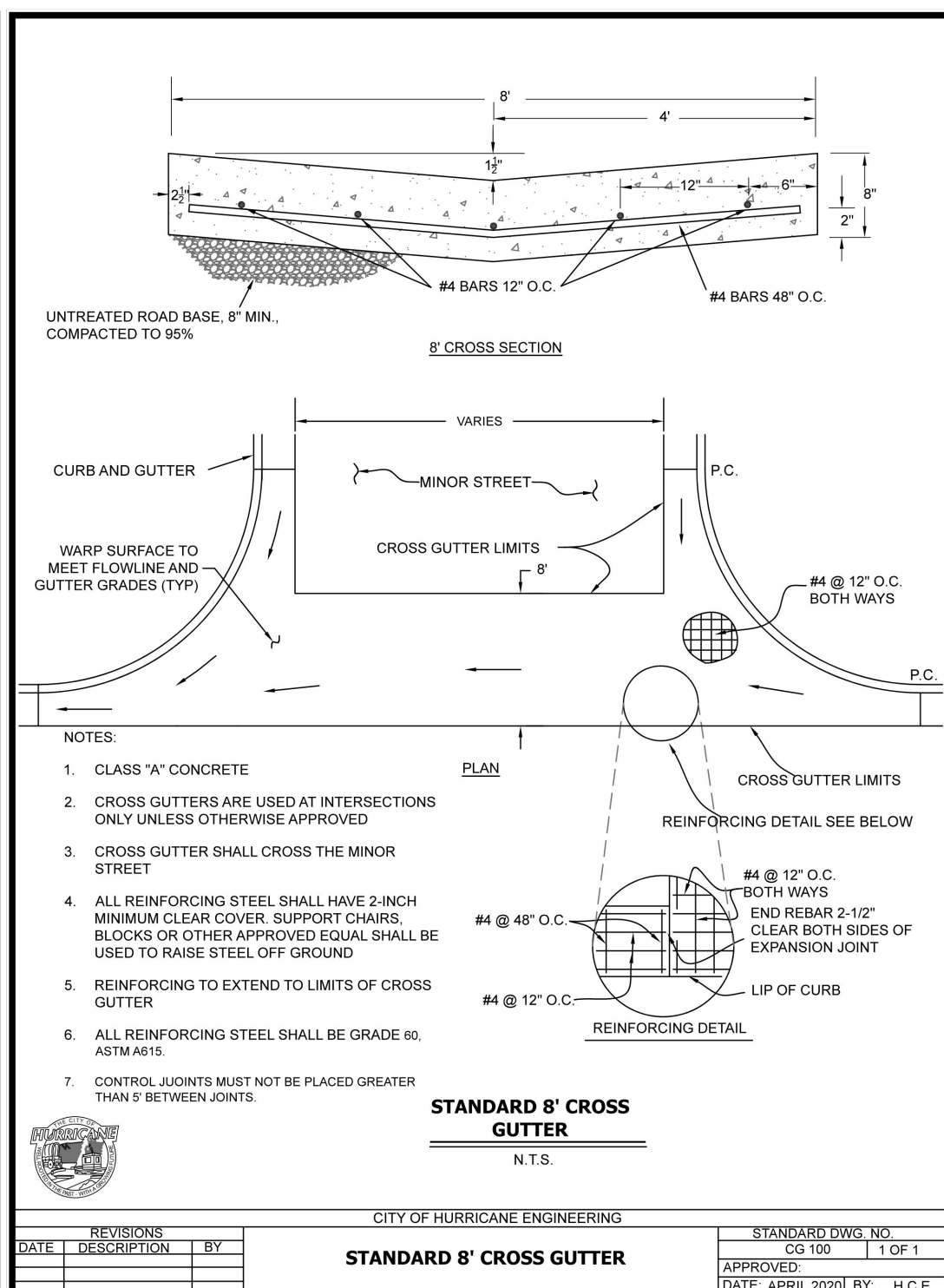
UTILITY PLAN
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH

PROFESSONAL ENGINEER
JARED W. BATES
26/02/24
STATE OF UTAH

SHEET
4.0
6 OF 10 SHEETS







Advanced Drainage Systems, Inc.

ADS
SiteAssist[™]
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

100 NORTH TOWNHOMES

HURRICANE, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHSTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHSTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" AND THE LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) ASHSTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHSTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LOGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT², THE ARCH IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORED.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIREMENT FOR ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE ASHSTO LRFD BRIDGE DESIGN SPECIFICATIONS SHALL BE MET.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

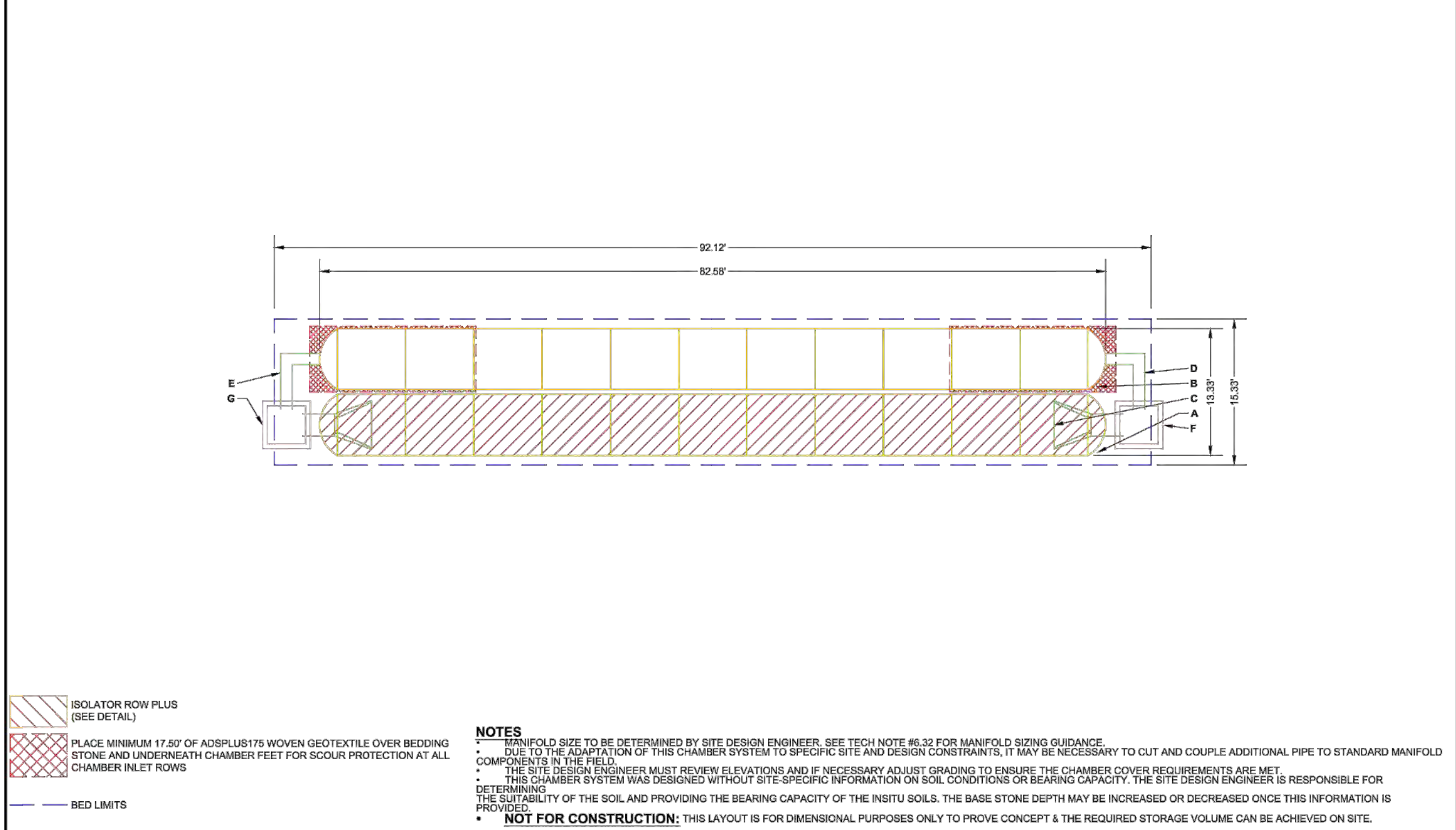
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADED, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

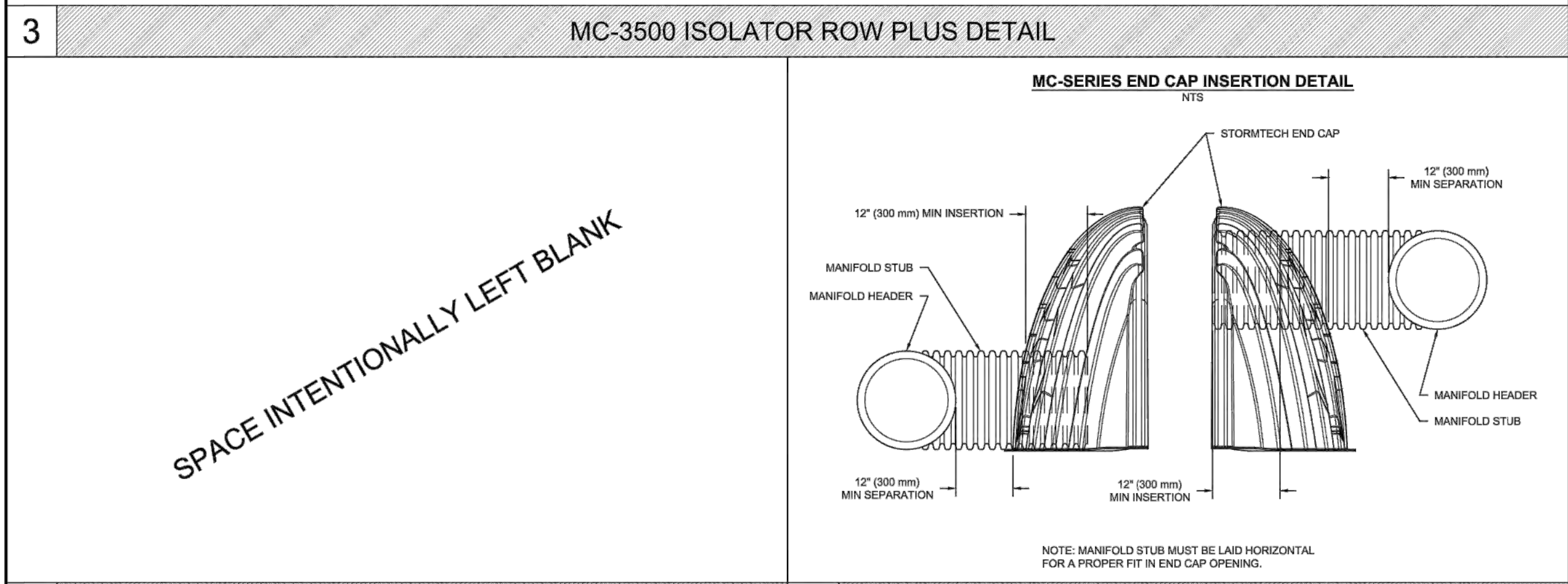
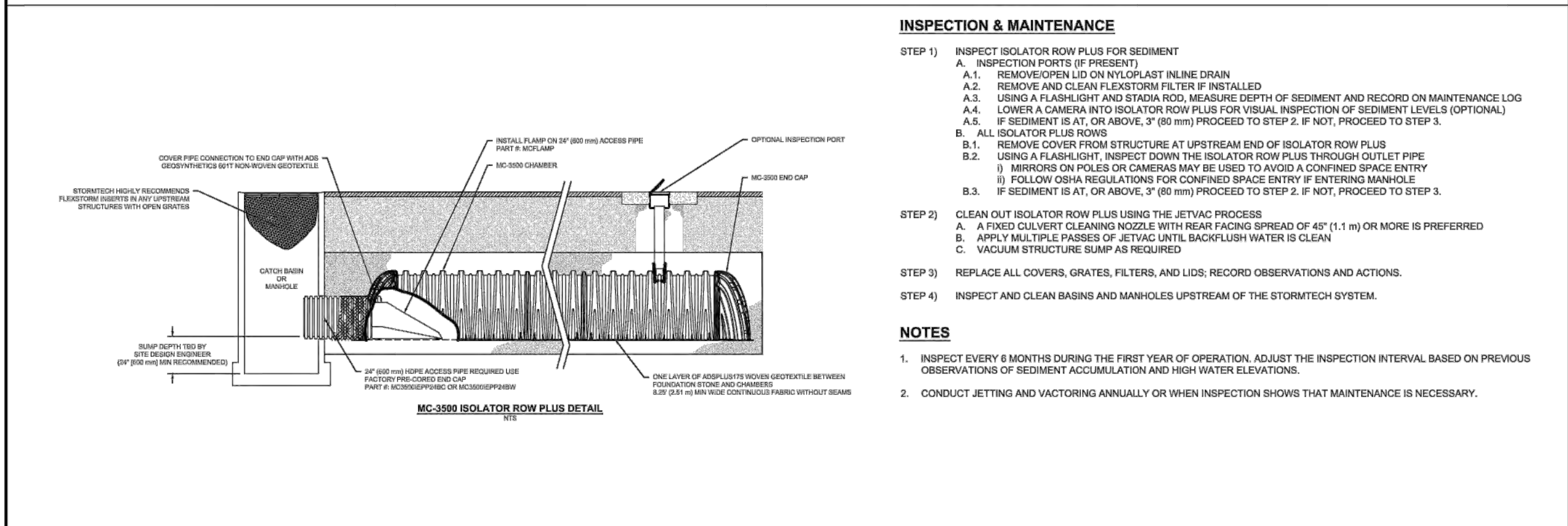
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		PART TYPE		ITEM ON LAYOUT	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER	
22	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	3254.73						
4	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	3253.73						
18	STONE ABOVE (6")	TOP OF STONE	3257.73			A	24" BOTTOM CORED END CAP, PART# MC3500EPP24BC / TYPE OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	INVERT	MAX FLOW
9	STONE BELOW (6")	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	3257.73			B	12" TOP CORED END CAP, PART# MC3500EPP12T / TYPE OF ALL 12" TOP CONNECTIONS		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	3257.73			C	INSTALL FLAMP ON 24" ACCESS PIPE / PART# MCFLAMP (TYPE 2 PLACES)		
4877	INSTALLED SYSTEM VOLUME (CF)	TOP OF MC-3500 CHAMBER	3256.73			D	12" x 12" TOP MANIFOLD, ADS N-12		
	(PERIMETER STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	3254.66			E	12" x 12" TOP MANIFOLD, ADS N-12		
	(COVER STONE INCLUDED)	TOP OF MC-3500 CHAMBER	3254.66			F	CONCRETE STRUCTURE (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
1413	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT	3252.63			G	CONCRETE STRUCTURE (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
2143	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT	3252.63						
		24" ISOLATOR ROW PLUS INVERT	3252.46						
		24" ISOLATOR ROW PLUS INVERT	3252.73						



NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN-SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



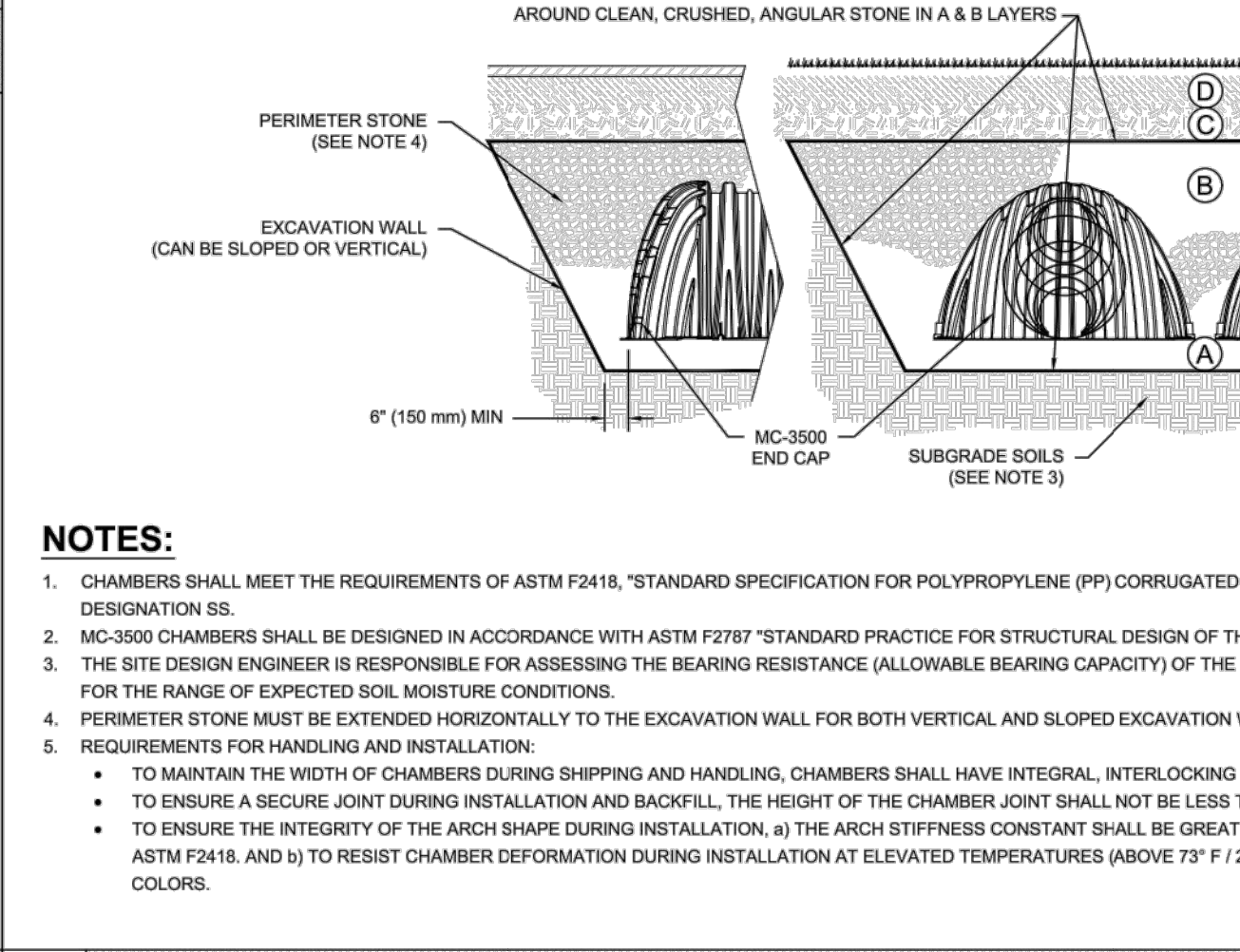
MC-SERIES END CAP INSERTION DETAIL

MC-3500 CROSS SECTION DETAIL



MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\"/>	AASHTO M45 ¹ A-1, A-2, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24\"/>
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ³ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ³ 3, 4	PLATE COMPACTION OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

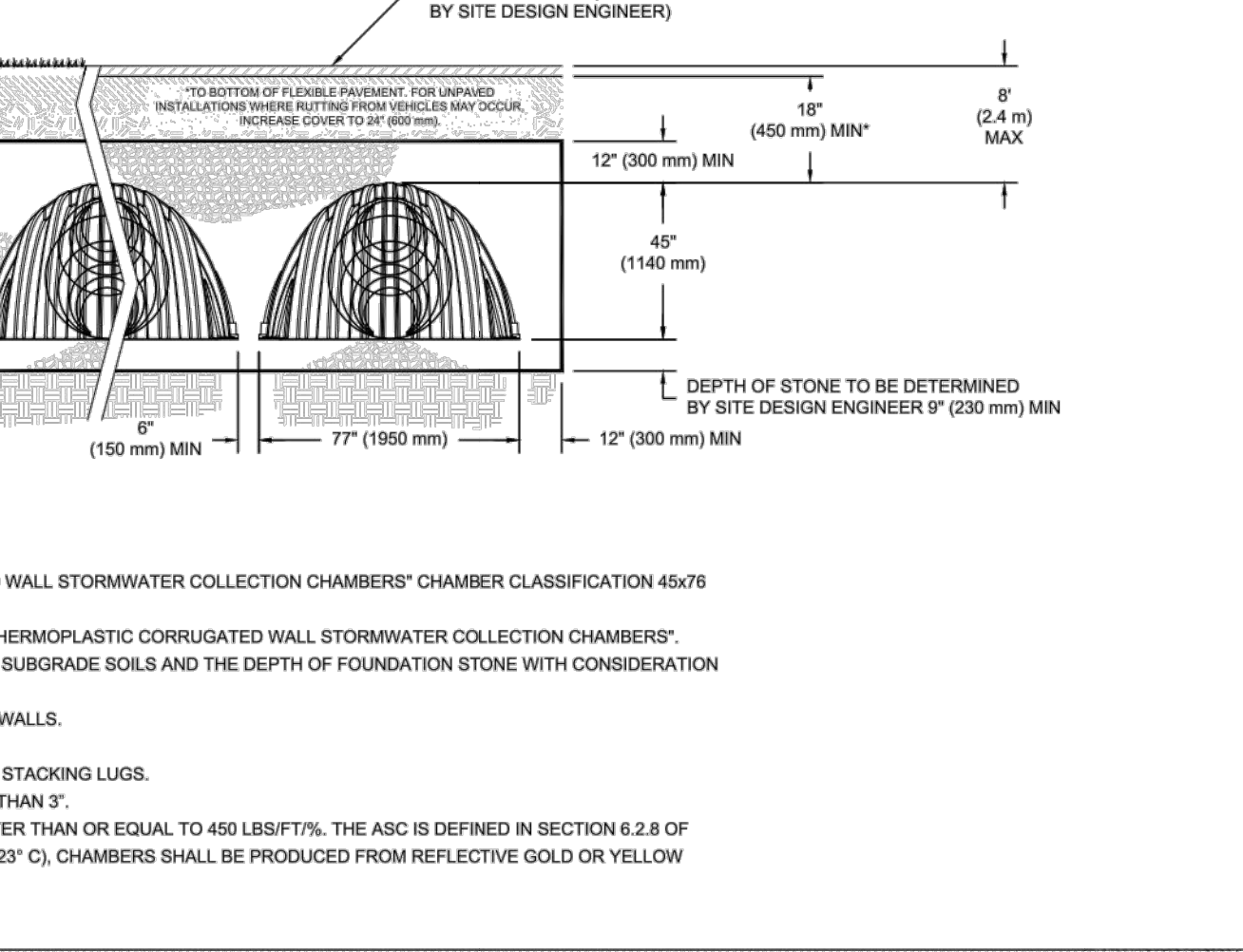


MC-3500 CROSS SECTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
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MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
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C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\"/>	AASHTO M45 ¹ A-1, A-2, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24\"/>
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MC-3500 CROSS SECTION DETAIL

DATE: 12/15/23
JOB NO.: 13613-23
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: TKH CON

DATE: 01/23/24
CITY REVISIONS: 02/06/24

REVISIONS: 01/23/24
CITY REVISIONS: 02/06/24

100 NORTH TOWNHOMES
HURRICANE, UT, USA

StormTech®
Chamber System
888-882-2894 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS®

SHEET
1 OF 1

DATE: 12/15/23
JOB NO.: 13613-23
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ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

333 East Riverside Drive, Suite A-21 St. George, Utah
84790
P: (435) 675-0386 F: (435) 675-0387 www.rosenberg.com

DETAIL SHEET
FOR
HAT TRICK TOWNHOMES
HURRICANE
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
26666
STATE OF UTAH

SHEET
5.1
10 OF 10 SHEETS

HAT TRICK TOWNHOMES

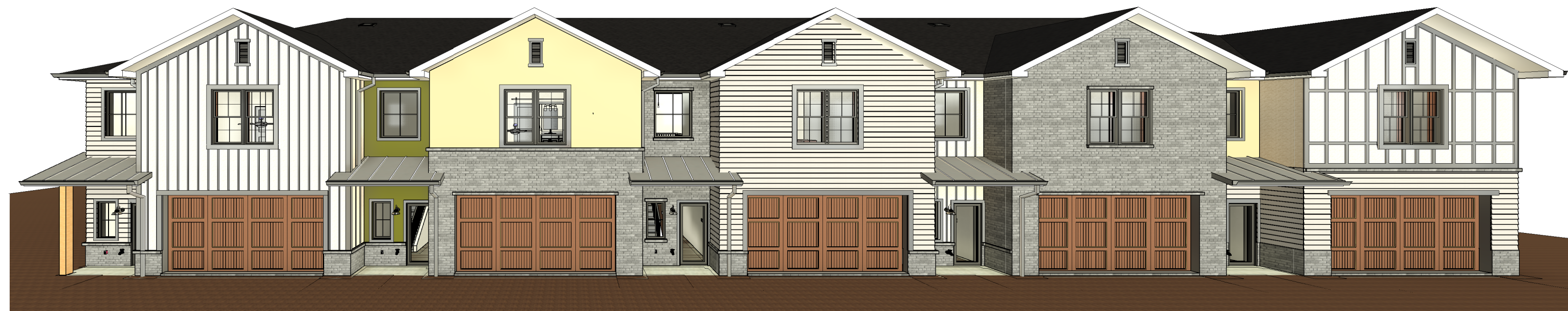
BUILDING A 5-PLEX

545 WEST 100 NORTH
HURRICANE, UTAH 84737

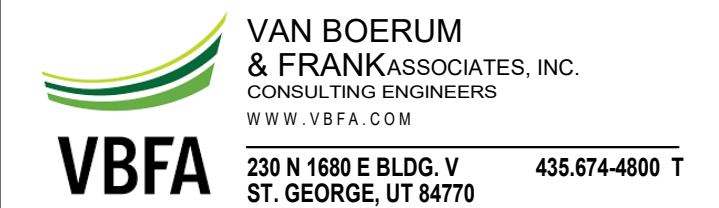
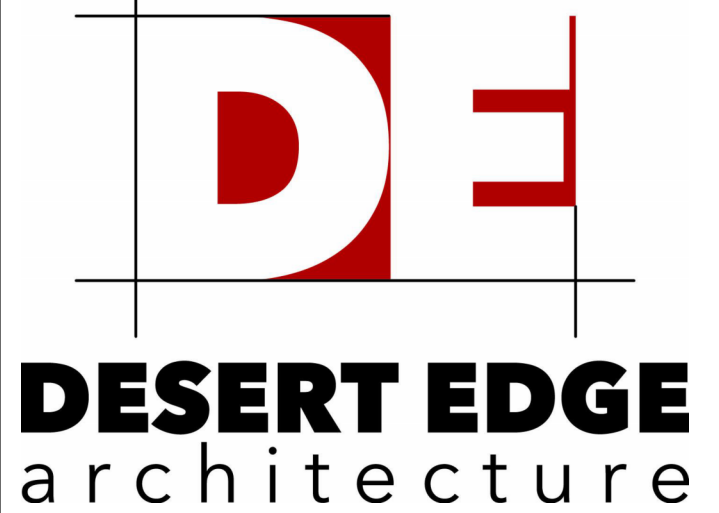
DECEMBER 15, 2023
PERMIT SET

PROJECT TEAM		PROJECT INFORMATION		MATERIALS LEGEND	
ARCHITECT DESERT EDGE ARCHITECTURE 720 S. RIVER RD., STE. D2100-B ST. GEORGE, UTAH 84790 435.673.7362 jeff@desertedge.co STRUCTURAL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 miker@racivil.com CIVIL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 jaredb@racivil.com		GOVERNING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL ENERGY CODE (IECC) 2012 UTAH ENERGY CONSERVATION CODE (REScheck) AREA CALCULATIONS BUILDING AREA UNIT 2,185 S.F. FOUR PLEX 8,740 S.F. HEIGHT CALCULATIONS MAX. HEIGHT 30'-3" PROVIDE BACK FLOW PREVENTORS FOR THE FOLLOWING ITEMS. - LANDSCAPE IRRIGATION SYSTEM, AND MECHANICAL BOILERS (IF INSTALLED) DEFERRED SUBMITTALS LIST: PREFABRICATED TRUSS ENGINEERING, LAYOUT, ETC. STUCCO SYSTEM SUBMITTALS ELECTRICAL & MECHANICAL DESIGN BUILD		CONCRETE GYPSUM BOARD OR GROUT MORTAR BATT INSULATION RIGID INSULATION PLYWOOD ROUGH WOOD-CONTINUOUS ROUGH WOOD-BLOCKING WOOD TRIM STEEL GRAVEL EARTH TILE	
ABBREVIATIONS				GRAPHIC SYMBOLS	
# NUMBER @ AT Ø CENTER LINE ∅ DIAMETER L ANGLE 3L THREE LAYERS ABV. ANCHOR BOLT ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR A.I.A. AMERICAN INSTITUTE OF ARCHITECTS ALUM. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECT/ARCHITECTURAL A.S.T.M. AMERICAN SOCIETY FOR TESTING MATERIALS D.B.A. DEFORMED BAR ANCHOR BD. BOARD BITUM. BITUMINOUS BLDG. BUILDING B.M. BENCHMARK B.O. BOTTOM OF BOT. BOTTOM B.P. BASE PLATE BRG. BEARING BTWN. BETWEEN CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING CLR. CLEAR CMU CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONT. CONTINUOUS CONST. CONSTRUCTION COORD. COORDINATE C.P. CAP PLATE C.T.J. CONTRACTION JOINT DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DTL. DETAIL DWGS. DRAWINGS EA. EACH E.F. EACH FACE E.J. EXPANSION JOINT EL. ELEVATION ELEV. ELEVATION EQ. EQUAL E.S. EACH SIDE E.W. EACH WAY EXIST. EXISTING EXPAN. EXPANSION EXT. EXTERIOR E.W.C. ELECTRIC WATER COOLER F.D. FLOOR DRAIN FDN. FOUNDATION FDTN. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR FIN. FINISH FLR. FLOOR FT. FEET FTG. FOOTING GA. GAGE/GAUGE GAL. GALLON GALV. GALVANIZED GFCI GOVERNMENT FURNISHED CONTRACTOR INSTALLED GOVERNMENT FURNISHED GOVERNMENT INSTALLED GPM GALLONS PER MINUTE GND. GROUND GOVT. GOVERNMENT GWB. GYPSUM WALL BOARD GYP. BD. GYPSUM WALL BOARD HC. HANDICAPPED HDW. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR H.S.A. HEADED STUD ANCHOR HT. HEIGHT HVAC HEATING/VENTILATION/ AIR CONDITIONING HYD. HYDRANT I.D. INSIDE DIAMETER I.F. INSIDE FACE IN. INCHES INFO. INFORMATION INSUL. INSULATION LAV. LAVATORY LT. LIGHT LT. WT. LIGHT WEIGHT MAINT. MAINTENANCE MANUF. MANUFACTURER MAX. MAXIMUM MAT. MATERIAL M.C.J. MASONRY CONTROL JOINT MECH. MECHANICAL MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OUTSIDE FACE O.H. OVERHEAD OHD. OVERHEAD DOOR OPP. OPPOSITE O.W.S.J. OPEN WEB STEEL JOIST PART. PARTITION P.C.F. POUNDS PER CUBIC FOOT PERP. PERPENDICULAR PL. PLATE P.L.F. POUNDS PER LINEAL FOOT PNTD. PAINTED PROT. PROTECTION P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH QTY. QUANTITY R.D. ROOF DRAIN RAD. RADIUS REINF. REINFORCED REQ'D. REQUIRED RM. ROOM R.O. ROUGH OPENING SCHED. SCHEDULE S.D.I. STEEL DECK INSTITUTE SHR. SHOWER SHT. SHEET SIM. SIMILAR S.J.I. STEEL JOIST INSTITUTE SPEC. SPECIFICATION STC. SOUND TRANSMISSION COEFFICIENT STD. STANDARD STIFF. STIFFENER STR. STRUCTURAL SUPER. SUPERVISOR SUSP. SUSPENDED THRU. THROUGH T.O. TOP OF T.O.A. TOP OF ASPHALT T.O.C. TOP OF CURB T.O.F. TOP OF FOOTING T.O.S. TOP OF SLAB OR SIDEWALK T.O.W. TOP OF WALL TYP. TYPICAL U.N.O. UNLESS NOTED VCT. OTHERWISE VERT. VINYL COMPOSITION VEST. TILE VNR. VENEER W. WITH WD. WOOD W.W.F. WELDED WIRE FABRIC				FLOOR OR POINT ELEVATION CENTER LINE KEY NOTE WALL TYPE DOOR NUMBER WINDOW NUMBER REVISION TAG DETAIL WALL SECTION BUILDING SECTION ROOM NAME ROOM NAME & NUMBER	

DRAWING INDEX	
NUMBER	DESCRIPTION
GI000	COVER SHEET
GI001	GENERAL PROJECT NOTES
GI002	WALL TYPES
1.0	COVER SHEET
2.0	SITE PLAN
2.1	FIRE ACCESS PLAN
3.0	GRADING PLAN
3.1	GRADING CROSS SECTION
4.0	UTILITY PLAN
4.1	UTILITY NOTES AND DETAILS
4.2	UTILITY NOTES AND DETAILS
5.0	DETAIL SHEET
5.1	DETAIL SHEET
AD101	ARCHITECTURAL DEMOLITION SITE PLAN
AS101	ARCHITECTURAL SITE PLAN
S1	ROOF FRAMING PLAN
S2	FLOOR FRAMING PLAN
S3	SECOND STORY SHEAR WALL PLAN
S4	FIRST STORY SHEAR WALL PLAN
S5	FOUNDATION PLAN
S6	STRUCTURAL DETAIL SHEET
S7	STRUCTURAL DETAIL SHEET
AE001	FLATWORK PLAN
AE002	EDGE OF SLAB PLAN
AE101	MAIN LEVEL FLOOR PLAN
AE102	UPPER LEVEL FLOOR PLAN
AE191	ROOF PLAN
AE201	EXTERIOR ELEVATIONS
AE202	EXTERIOR ELEVATIONS
AE301	BUILDING SECTIONS
AE401	ENLARGED UNIT MAIN LEVEL PLAN
AE402	ENLARGED UNIT UPPER LEVEL PLAN
AE501	CONSTRUCTION DETAILS
AE502	CONSTRUCTION DETAILS
AE601	WINDOW AND DOOR SCHEDULES
E1	ELECTRICAL SYMBOLS AND NOTES
E2	BUILDING 3 - ONE LINE AND CALCS

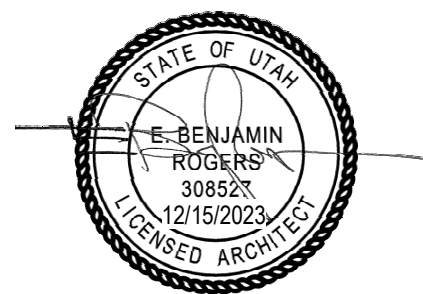


PERSPECTIVE VIEWS ARE TO SHOW GENERAL DESIGN INTENT ONLY



HAT TRICK
TOWNHOMES
545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



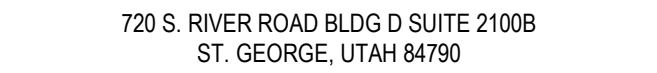
ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15
PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

COVER SHEET

GI000

- A. PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQUIRED FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY.
- B. COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF THE BUILDING.
- C. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING.

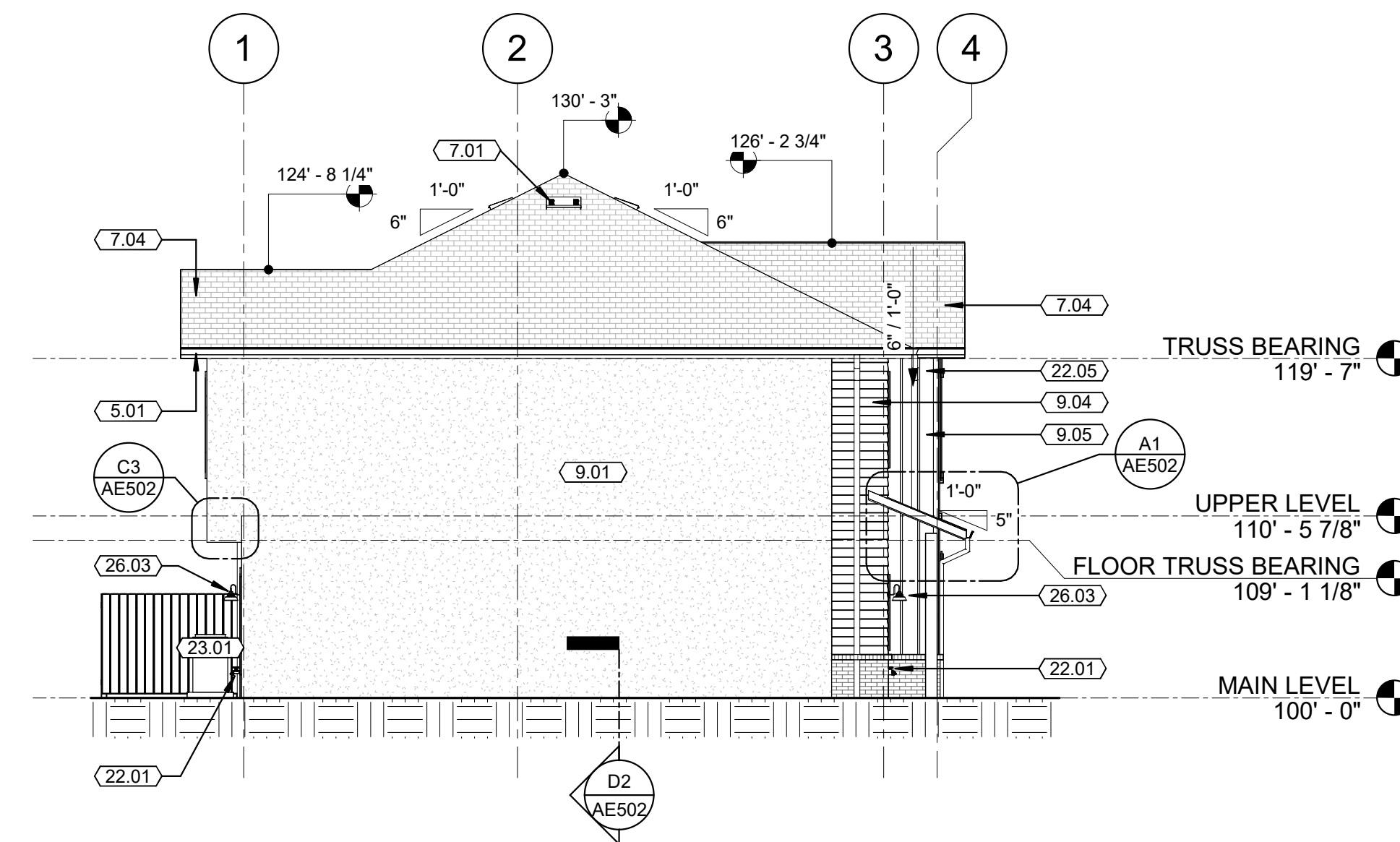
5.01	PRE-FINISHED METAL RAINGUTTER.
5.02	PRE-FINISHED METAL STANDING SEAM ROOFING.
6.0	8"x8" TIMBER PORCH COLUMN.
7.01	OHAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2
7.04	CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R905.3.
7.05	ATTIC VENT (8"x12" MINIMUM).
9.01	STUCCO SYSTEM, COLOR 1, SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.02	STUCCO SYSTEM, COLOR 2, SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.03	THIN BRICK VENEER, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
9.04	LANDSIDING, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
9.05	BOARD AND BATTEN, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
22.01	EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER.
22.05	PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE.
23.01	MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD.
26.03	WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
26.05	EXTERIOR WEATHER PROOF OUTLET.



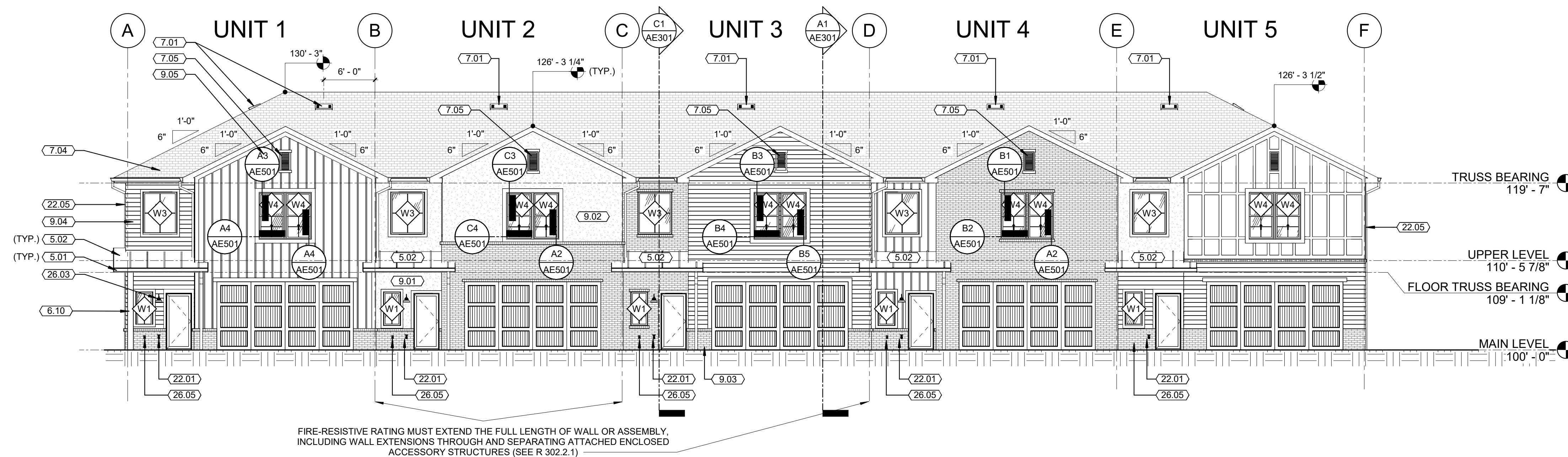
545 WEST 100 NORTH
HURRICANE, UTAH 84737

PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

AE201



C2 LEFT EXTERIOR ELEVATION
1/8" = 1'-0"



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

D

C

B

A

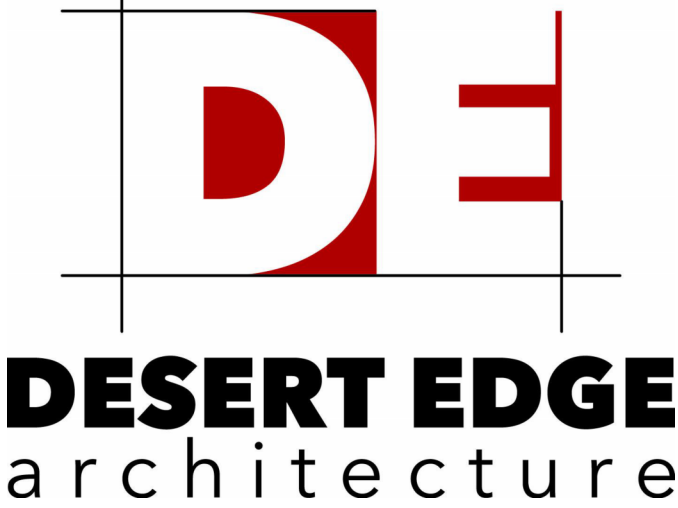
1
2
3
4
5

GENERAL NOTES

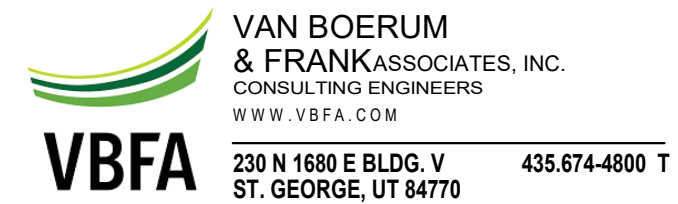
- A. PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQUIRED FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY.
- B. COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF THE BUILDING.
- C. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING.

KEYNOTES

5.01	PRE-FINISHED METAL RAINGUTTER.
6.04	WOOD PRIVACY FENCE.
7.01	O'HAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2.
7.02	PRE-FINISHED METAL RAINGUTTER.
7.03	PRE-FINISHED METAL STANDING SEAM ROOFING.
7.04	CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R905.3.
9.01	STUCCO SYSTEM, COLOR 1, SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
22.01	EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER.
22.05	PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE.
23.01	MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD.
26.03	WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
26.04	PROVIDE DISCONNECT FOR EXTERIOR AC UNIT WITHIN 25'-0" OF UNIT.
26.05	EXTERIOR WEATHER PROOF OUTLET.

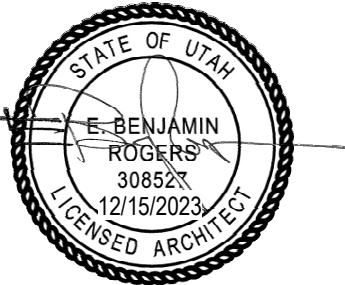


720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



HAT TRICK TOWNHOMES
545 WEST 100 NORTH
HURRICANE, UTAH 84737

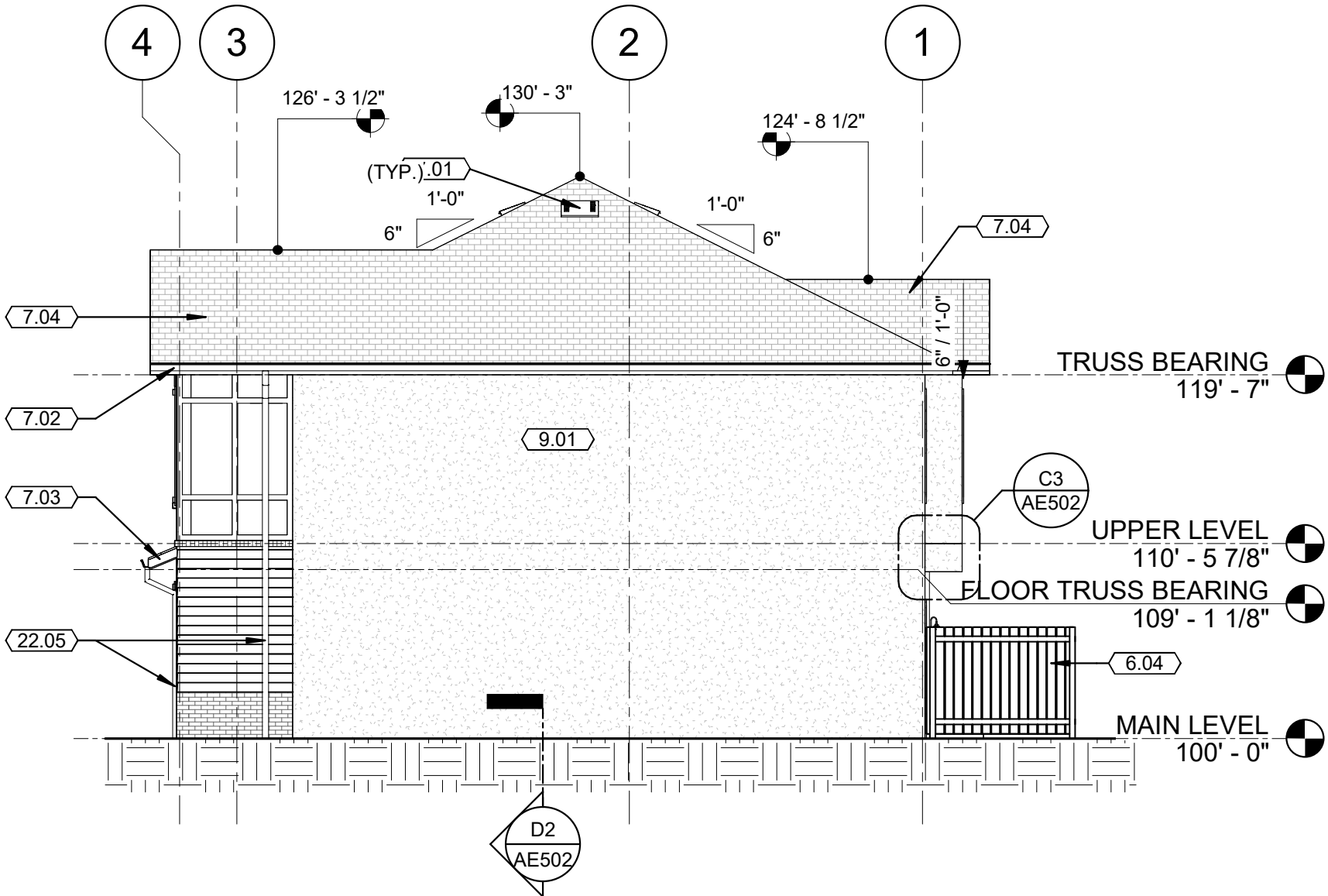
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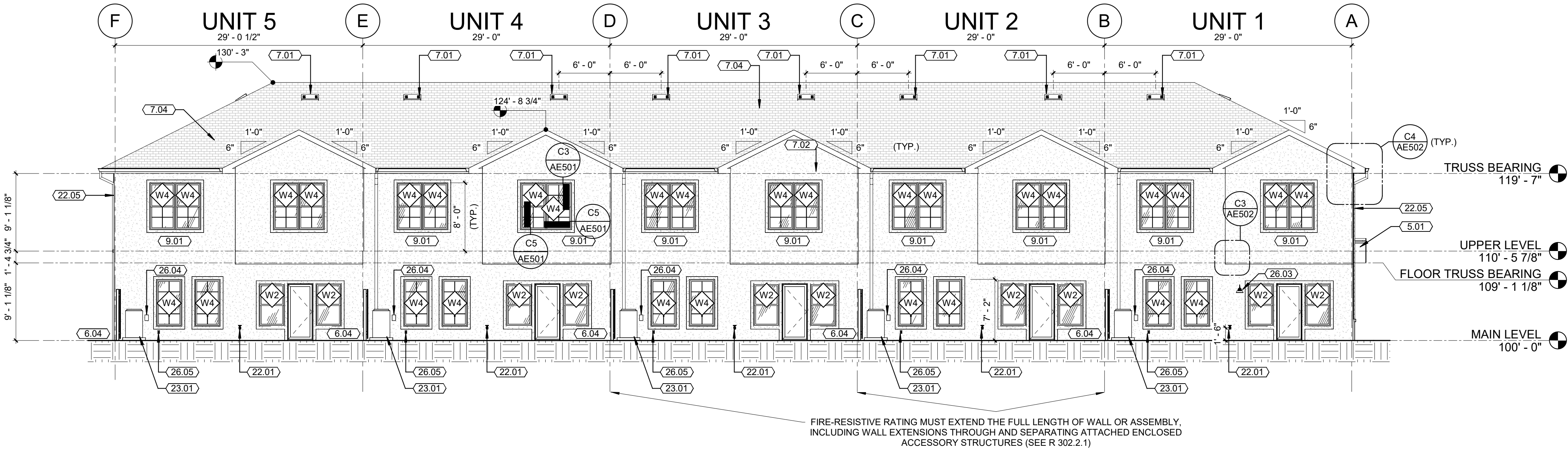
ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15
PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

EXTERIOR
ELEVATIONS

AE202



C2 RIGHT EXTERIOR ELEVATION
1/8" = 1'-0"



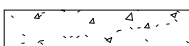
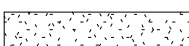
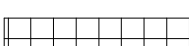
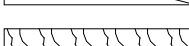
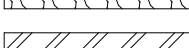
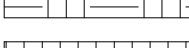
A1 REAR EXTERIOR ELEVATION
1/8" = 1'-0"

HAT TRICK TOWNHOMES

BUILDING B 4-PLEX

545 WEST 100 NORTH
HURRICANE, UTAH 84737

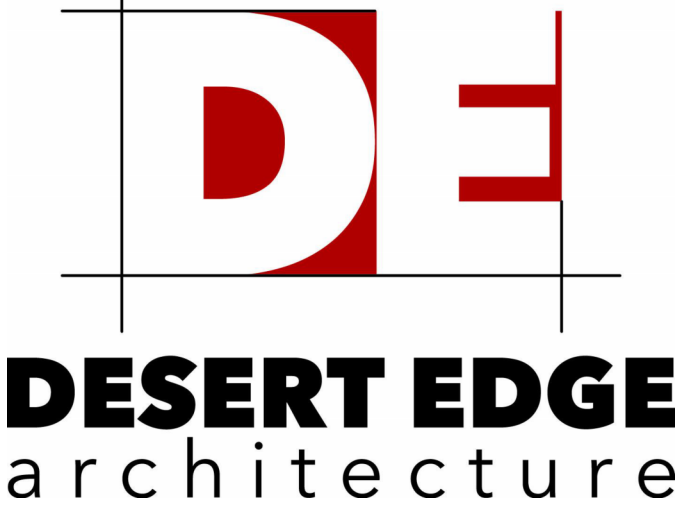
DECEMBER 15, 2023
PERMIT SET

PROJECT TEAM		PROJECT INFORMATION		MATERIALS LEGEND		
ARCHITECT DESERT EDGE ARCHITECTURE 720 S. RIVER RD., STE. D2100-B ST. GEORGE, UTAH 84790 435.673.7362 jeff@desertedge.co STRUCTURAL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 miker@racivil.com CIVIL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 jaredb@racivil.com		GOVERNING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL ENERGY CODE (IECC) 2012 UTAH ENERGY CONSERVATION CODE (REScheck) AREA CALCULATIONS BUILDING AREA UNIT 2,185 S.F. FOUR PLEX 8,740 S.F. HEIGHT CALCULATIONS MAX. HEIGHT 30'-3" PROVIDE BACK FLOW PREVENTORS FOR THE FOLLOWING ITEMS. - LANDSCAPE IRRIGATION SYSTEM, AND MECHANICAL BOILERS (IF INSTALLED) DEFERRED SUBMITTALS LIST: • PREFABRICATED TRUSS ENGINEERING, LAYOUT, ETC. • STUCCO SYSTEM SUBMITTALS • ELECTRICAL & MECHANICAL DESIGN BUILD		 CONCRETE  GYPSUM BOARD OR GROUT MORTAR  BATT INSULATION  RIGID INSULATION  PLYWOOD  ROUGH WOOD-CONTINUOUS  ROUGH WOOD-BLOCKING  WOOD TRIM  STEEL  GRAVEL  EARTH  TILE		
ABBREVIATIONS				GRAPHIC SYMBOLS		
# @ Ø CL L 3L A.B. ABV. ADJ. A.F.F. A.I.A. ALUM. APPROX. ARCH. A.S.T.M. D.B.A. BD. BITUM. BLDG. B.M. B.O. BOT. B.P. BRG. BTWN. CER. C.J. CLG. CLR. CMU COL. CONC. CONT. CONST. COORD. C.P. C.T.J. DBL. DEPT DET. DIA. DTL. DWGS. EA. E.F. E.J. EL. ELEV. EQ. E.S. E.W. EXIST. EXPAN. EXT.	NUMBER AT CENTER LINE DIAMETER ANGLE THREE LAYERS ANCHOR BOLT ABOVE ADJUSTABLE ABOVE FINISH FLOOR AMERICAN INSTITUTE OF ARCHITECTS ALUMINUM APPROXIMATE ARCHITECT/ARCHITECTURAL AMERICAN SOCIETY FOR TESTING MATERIALS DEFORMED BAR ANCHOR BOARD BITUMINOUS BUILDING BENCHMARK BOTTOM OF BOTTOM BASE PLATE BEARING BETWEEN CERAMIC CONSTRUCTION JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS CONSTRUCTION COORDINATE CAP PLATE CONTRACTION JOINT DOUBLE DEPARTMENT DETAIL DIAMETER DETAIL DRAWINGS EACH EACH FACE EXPANSION JOINT ELEVATION ELEVATION EQUAL EACH SIDE EACH WAY EXISTING EXPANSION EXTERIOR	E.W.C. F.D. FDN. FDTN. F.E. F.E.C. F.F. FIN. FLR. FT. FTG. GAGE/GAUGE GAL. GALV. GFCI GFGI GPM GND. GOVT. GWB. GYP. BD. HC. HDW. H.M. HORIZ. HR. H.S.A. HT. HVAC HYD I.D. I.F. IN. INFO. INSUL. LAV. LT. LT. WT. MAINT. MANUF. MAX. MAT. M.C.J. MECH. MFR. MIN. MISC. M.O. MTL. N.I.C. NO. N.T.S. O.C.	ELECTRIC WATER COOLER FLOOR DRAIN FOUNDATION FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH FLOOR FEET FOOTING GAGE/GAUGE GALLON GALVANIZED GOVERNMENT FURNISHED CONTRACTOR INSTALLED GOVERNMENT FURNISHED GOVERNMENT INSTALLED GALLONS PER MINUTE GROUND GOVERNMENT GYPSUM WALL BOARD GYPSUM WALL BOARD HANDICAPPED HARDWARE HOLLOW METAL HORIZONTAL HOUR HEADED STUD ANCHOR HEIGHT HEATING/VENTILATION/ AIR CONDITIONING HYDRANT INSIDE DIAMETER INSIDE FACE INCHES INFORMATION INSULATION LAVATORY LIGHT LIGHT WEIGHT MAINTENANCE MANUFACTURER MAXIMUM MATERIAL MASONRY CONTROL JOINT MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING METAL NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER	O.D. O.F. O.H. OHD OPP O.W.S.J. PART. P.C.F. PERP. PL. FOOTING P.L.F. PNTD. PROT. P.S.F. P.S.I. QTY. R.D. RAD. REINF. REQ'D RM. R.O. SCHED. S.D.I. SHR. SHT. SIM. S.J.I. SPEC. STC STD. STIFF. STR. SUPER. SUSP. THRU T.O. T.O.A. T.O.C. T.O.F. T.O.S. T.O.W. TYP. U.N.O. VCT VERT. VEST. VNR. W/ WD. W.W.F.	OUTSIDE DIAMETER OUTSIDE FACE OVERHEAD OVERHEAD DOOR OPPOSITE OPEN WEB STEEL JOIST PARTITION POUNDS PER CUBIC FOOT PERPENDICULAR PLATE POUNDS PER LINEAL FOOT PAINTED PROTECTION POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH QUANTITY ROOF DRAIN RADIUS REINFORCED REQUIRED ROOM ROUGH OPENING SCHEDULE STEEL DECK INSTITUTE SHOWER SHEET SIMILAR STEEL JOIST INSTITUTE SPECIFICATION SOUND TRANSMISSION COEFFICIENT STANDARD STIFFENER STRUCTURAL SUPERVISOR SUSPENDED THROUGH TOP OF TOP OF ASPHALT TOP OF CURB TOP OF FOOTING TOP OF SLAB OR SIDEWALK TOP OF WALL TYPICAL UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERTICAL VESTIBULE VENEER WITH WOOD WELDED WIRE FABRIC	 FLOOR OR POINT ELEVATION  CENTER LINE  KEY NOTE  WALL TYPE  DOOR NUMBER  WINDOW NUMBER  REVISION TAG  DETAIL  WALL SECTION  BUILDING SECTION  ROOM NAME  ROOM NAME & NUMBER

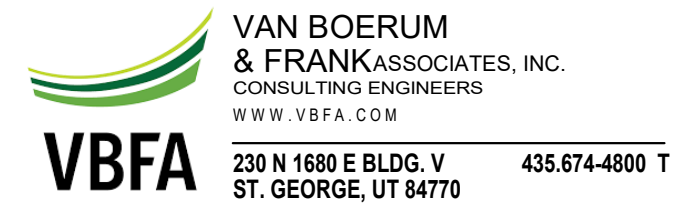
DRAWING INDEX	
NUMBER	DESCRIPTION
GI000	COVER SHEET
GI001	GENERAL PROJECT NOTES
GI002	WALL TYPES
1.0	COVER SHEET
2.0	SITE PLAN
2.1	FIRE ACCESS PLAN
3.0	GRADING PLAN
3.1	GRADING CROSS SECTION
4.0	UTILITY PLAN
4.1	UTILITY NOTES AND DETAILS
4.2	UTILITY NOTES AND DETAILS
5.0	DETAIL SHEET
5.1	DETAIL SHEET
AD101	ARCHITECTURAL DEMOLITION SITE PLAN
AS101	ARCHITECTURAL SITE PLAN
S1	ROOF FRAMING PLAN
S2	FLOOR FRAMING PLAN
S3	SECOND STORY SHEAR WALL PLAN
S4	FIRST STORY SHEAR WALL PLAN
S5	FOUNDATION PLAN
S6	STRUCTURAL DETAIL SHEET
S7	STRUCTURAL DETAIL SHEET
AE001	FLATWORK PLAN
AE002	EDGE OF SLAB PLAN
AE101	MAIN LEVEL FLOOR PLAN
AE102	UPPER LEVEL FLOOR PLAN
AE191	ROOF PLAN
AE201	EXTERIOR ELEVATIONS
AE202	EXTERIOR ELEVATIONS
AE301	BUILDING SECTIONS
AE401	ENLARGED UNIT MAIN LEVEL PLAN
AE402	ENLARGED UNIT UPPER LEVEL PLAN
AE501	CONSTRUCTION DETAILS
AE502	CONSTRUCTION DETAILS
AE601	WINDOW AND DOOR SCHEDULES
E1	ELECTRICAL SYMBOLS AND NOTES
E2	BUILDING 1 - ONE LINE AND CALCS



PERSPECTIVE VIEWS ARE TO SHOW GENERAL DESIGN INTENT ONLY



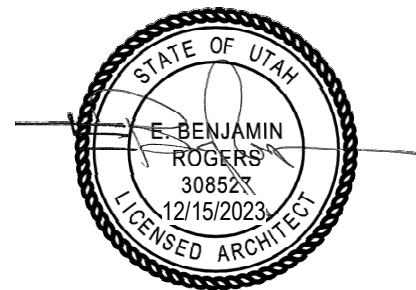
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



HAT TRICK TOWNHOMES

545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15
PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

COVER SHEET

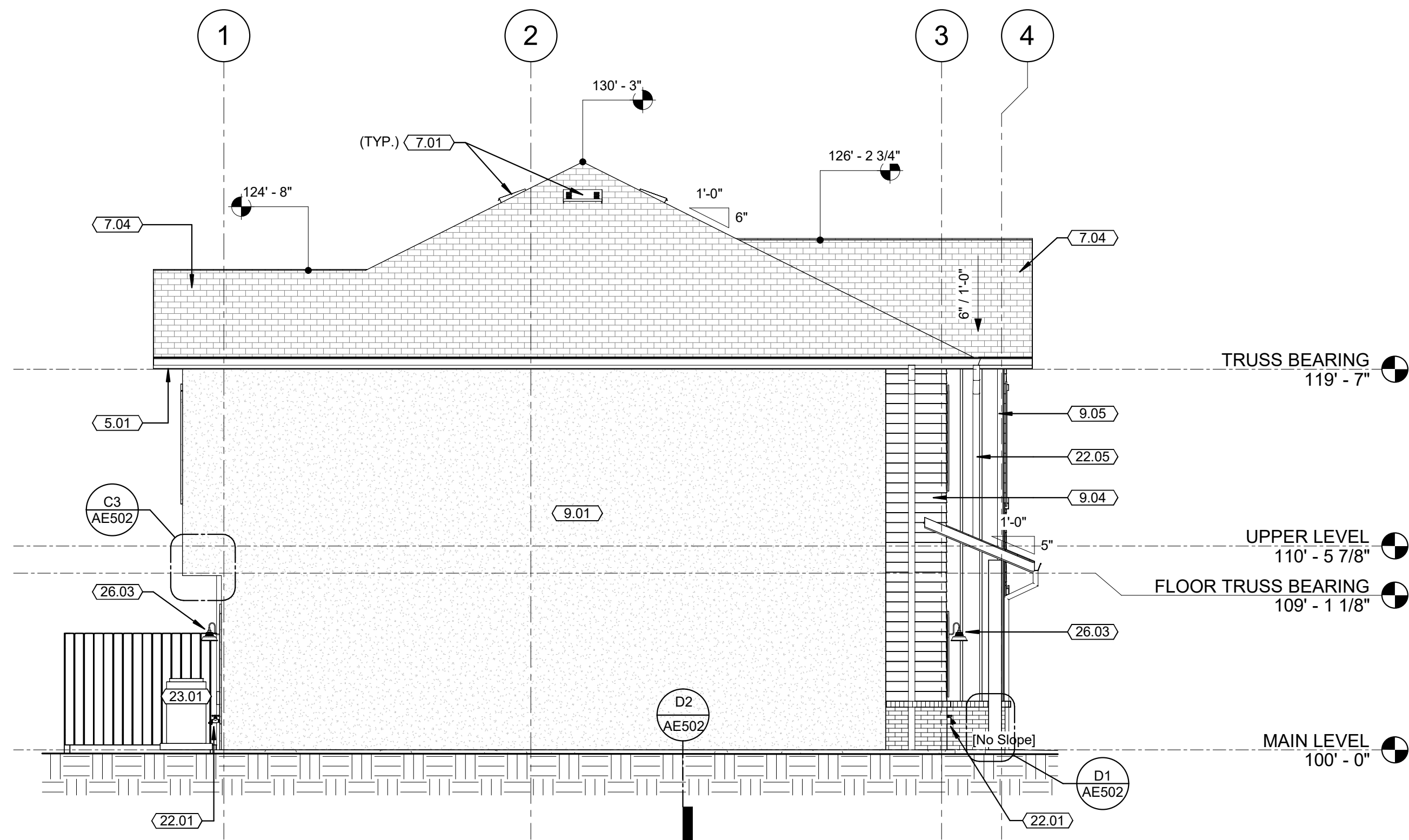
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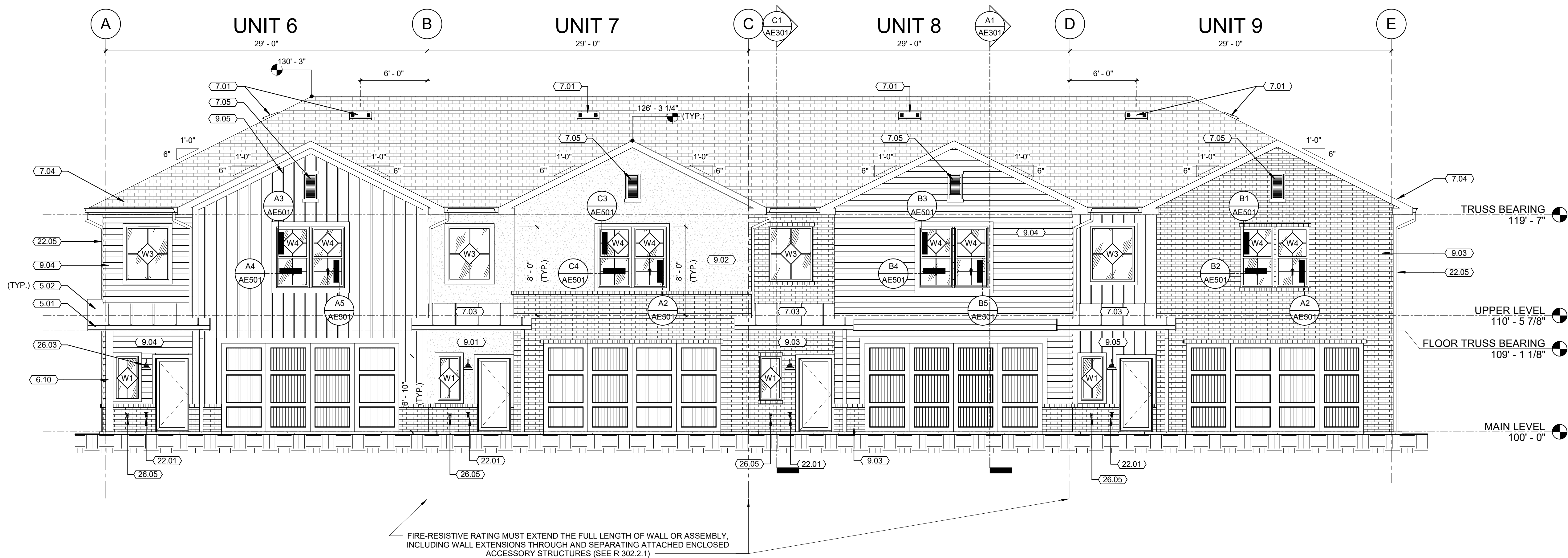
C

B

A



C2 LEFT EXTERIOR ELEVATION
3/16" = 1'-0"



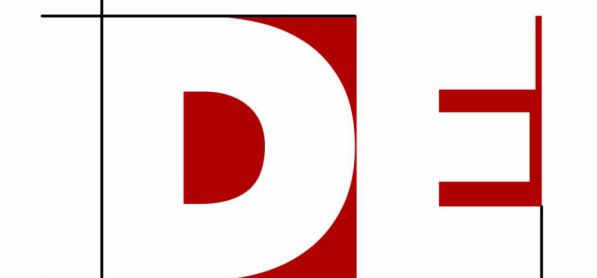
A1 FRONT EXTERIOR ELEVATION
3/16" = 1'-0"

GENERAL NOTES

- PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQUIRED FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY.
- COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF THE BUILDING.
- SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING.

KEYNOTES

5.01	PRE-FINISHED METAL RAINGUTTER.
5.02	PRE-FINISHED METAL STANDING SEAM ROOFING.
6.10	8"x8" TIMBER PORCH COLUMN.
7.01	O'HAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2.
7.03	PRE-FINISHED METAL STANDING SEAM ROOFING.
7.04	CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R905.3.
7.05	ATTIC VENT (8"x12" MINIMUM).
9.01	STUCCO SYSTEM, COLOR 1. SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.02	STUCCO SYSTEM, COLOR 2. SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.03	THIN BRICK VENEER, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
9.04	LAP SIDING, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
9.05	BOARD AND BATTEN, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
22.01	EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER.
22.05	PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE.
23.01	MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD.
26.03	WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
26.05	EXTERIOR WEATHER PROOF OUTLET.



DESERT EDGE
architecture

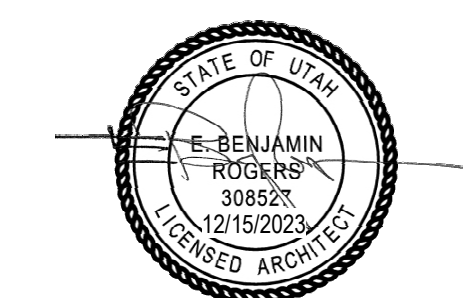
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



HAT TRICK TOWNHOMES

545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



ISSUE TYPE: PERMIT SET
DATE: 2023-12-15

PROJECT NUMBER: 001050
DRAWN BY: K.B.
CHECKED BY: J.A.

EXTERIOR ELEVATIONS

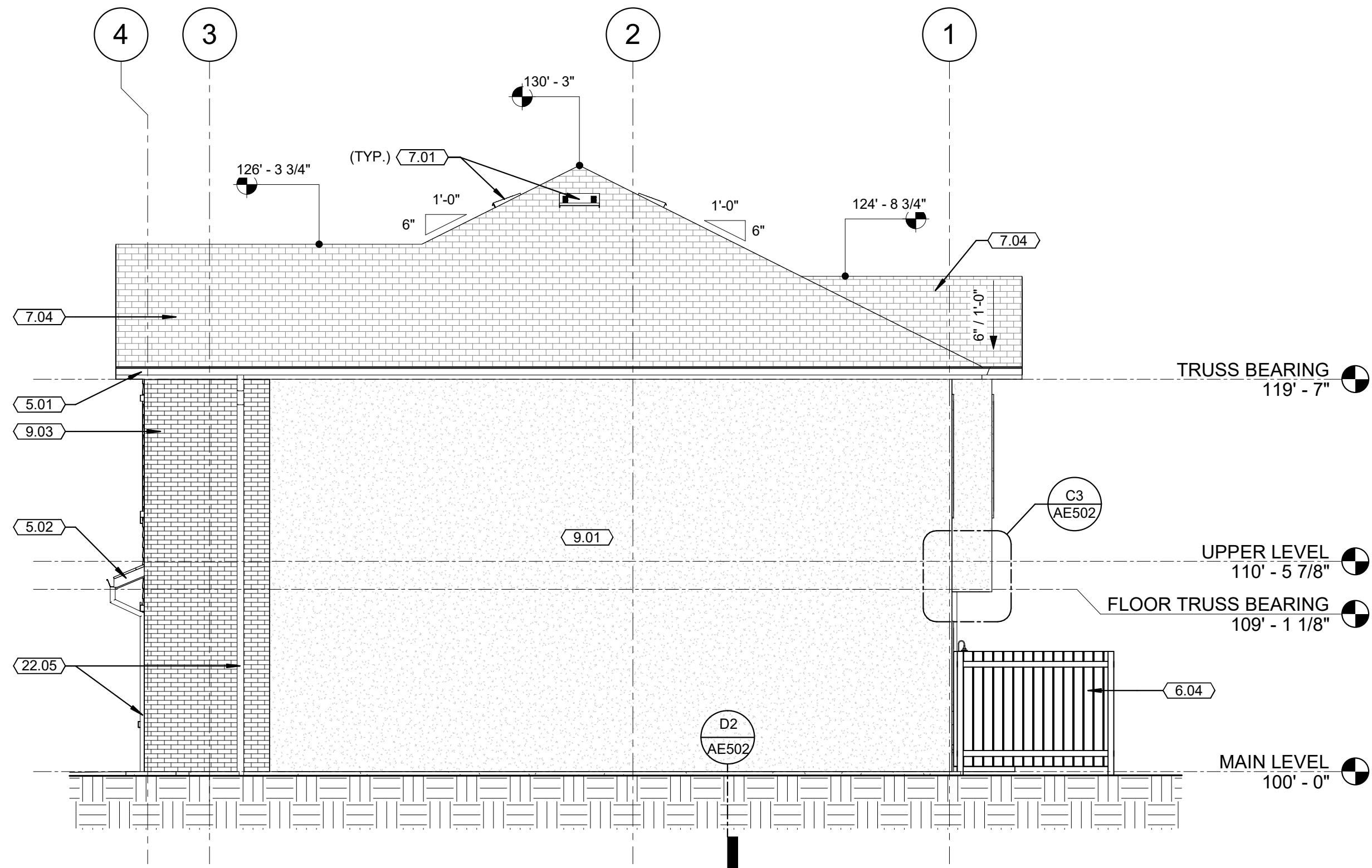
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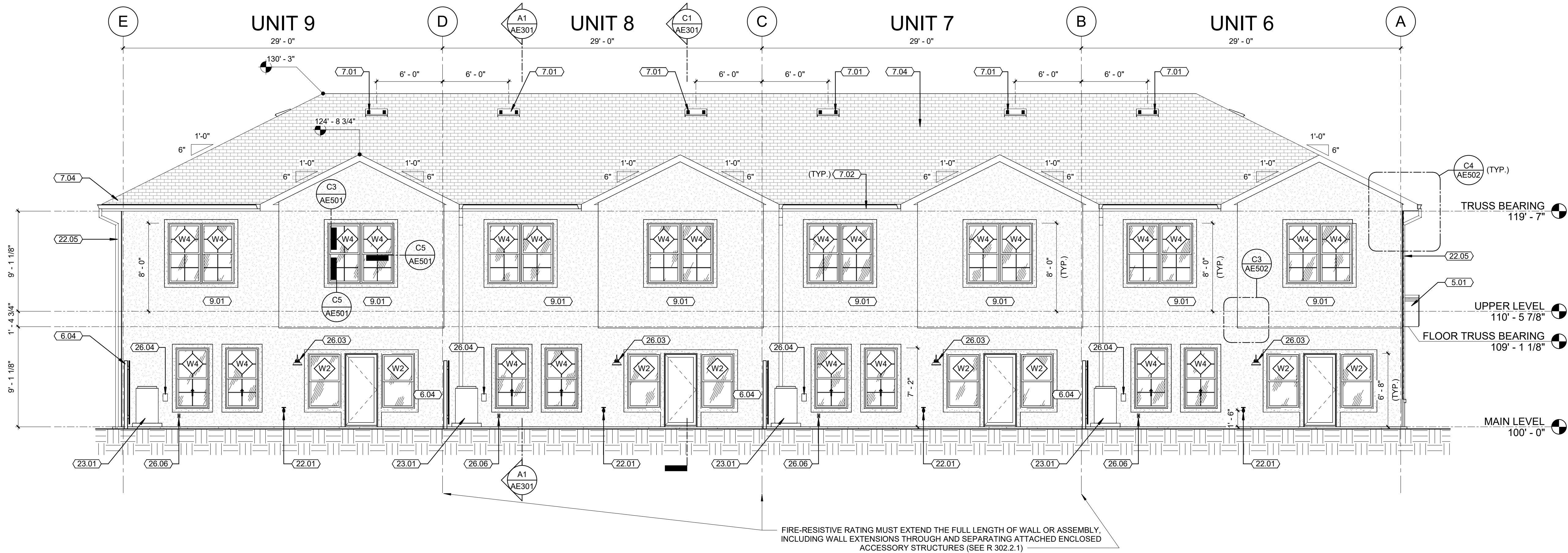
C

B

A



C2 RIGHT EXTERIOR ELEVATION



A1 REAR EXTERIOR ELEVATION

GENERAL NOTES

- PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQUIRED FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY.
- COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF THE BUILDING.
- SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING.

KEYNOTES

5.01	PRE-FINISHED METAL RAINGUTTER.
5.02	PRE-FINISHED METAL STANDING SEAM ROOFING.
6.04	WOOD PRIVACY FENCE.
7.01	OHAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2.
7.02	PRE-FINISHED METAL RAINGUTTER.
7.04	CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R905.3.
9.01	STUCCO SYSTEM, COLOR 1. SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.03	THIN BRICK VENEER, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
22.01	EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER.
22.05	PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE.
23.01	MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD.
26.03	WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
26.04	PROVIDE DISCONNECT FOR EXTERIOR AC UNIT WITHIN 25'-0" OF UNIT.
26.06	DIRECT CONNECTION FOR DISHWASHER AND DISPOSAL.



DESERT EDGE
architecture

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

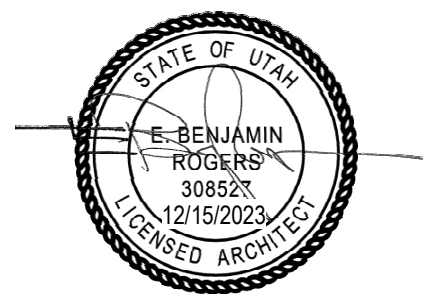


VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
WWW.VBFA.COM
VBFA 230 N 1680 E BLDG. V
ST. GEORGE, UT 84770 435.674-4800 T

HAT TRICK TOWNHOMES

545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15
PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

EXTERIOR ELEVATIONS

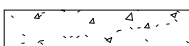
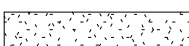
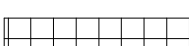
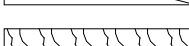
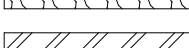
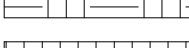
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HAT TRICK TOWNHOMES

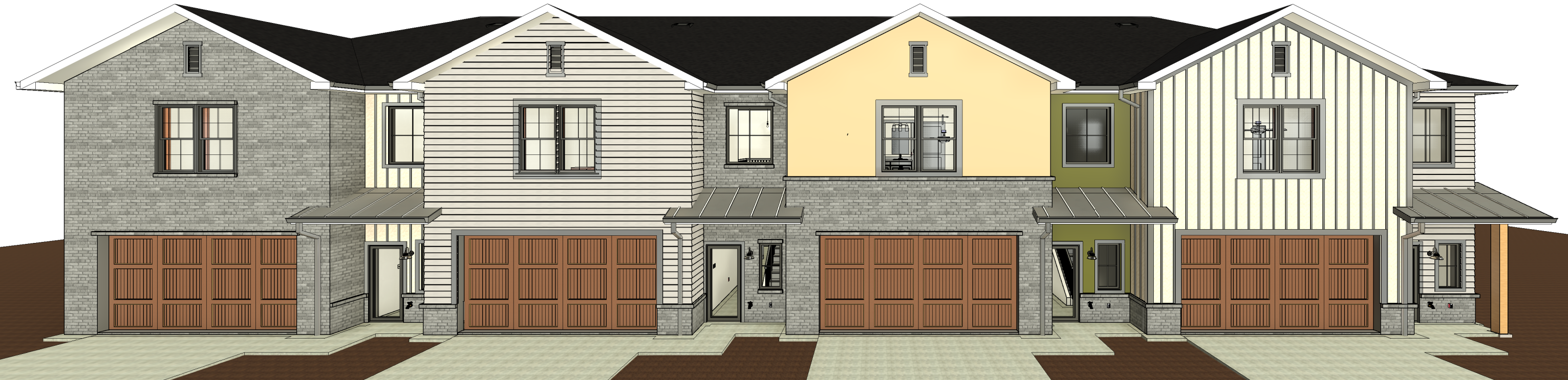
BUILDING C 4-PLEX

545 WEST 100 NORTH
HURRICANE, UTAH 84737

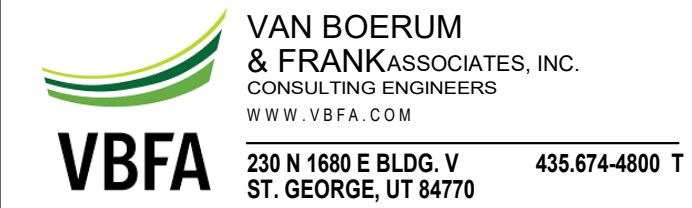
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PROJECT TEAM		PROJECT INFORMATION		MATERIALS LEGEND	
ARCHITECT DESERT EDGE ARCHITECTURE 720 S. RIVER RD., STE. D2100-B ST. GEORGE, UTAH 84790 435.673.7362 jeff@desertedge.co		GOVERNING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL ENERGY CODE (IECC) 2012 UTAH ENERGY CONSERVATION CODE (REScheck)		 CONCRETE	
STRUCTURAL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 miker@racivil.com		AREA CALCULATIONS BUILDING AREA UNIT 2,185 S.F. FOUR PLEX 8,740 S.F.		 GYPSUM BOARD OR GROUT MORTAR	
CIVIL ENGINEER ROSENBERG ASSOCIATES 352 E. RIVERSIDE DRIVE, STE. A2 ST. GEORGE, UTAH 84790 435.673.8586 jaredb@racivil.com		HEIGHT CALCULATIONS MAX. HEIGHT 30'-3"		 BATT INSULATION	
		PROVIDE BACK FLOW PREVENTORS FOR THE FOLLOWING ITEMS. - LANDSCAPE IRRIGATION SYSTEM, AND MECHANICAL BOILERS (IF INSTALLED)		 RIGID INSULATION	
		DEFERRED SUBMITTALS LIST: • PREFABRICATED TRUSS ENGINEERING, LAYOUT, ETC. • STUCCO SYSTEM SUBMITTALS • ELECTRICAL & MECHANICAL DESIGN BUILD		 PLYWOOD	
				 ROUGH WOOD-CONTINUOUS	
				 ROUGH WOOD-BLOCKING	
				 WOOD TRIM	
				 STEEL	
				 GRAVEL	
				 EARTH	
				 TILE	
ABBREVIATIONS				GRAPHIC SYMBOLS	
#	NUMBER	E.W.C.	ELECTRIC WATER COOLER		FLOOR OR POINT ELEVATION
@	AT	F.D.	FLOOR DRAIN		CENTER LINE
CL	CENTER LINE	FDN.	FOUNDATION		KEY NOTE
Ø	DIAMETER	FDTN.	FOUNDATION		WALL TYPE
L	ANGLE	F.E.	FIRE EXTINGUISHER		DOOR NUMBER
3L	THREE LAYERS	F.E.C.	FIRE EXTINGUISHER CABINET		WINDOW NUMBER
AB.	ANCHOR BOLT	F.F.	FINISH FLOOR		REVISION TAG
ABV.	ABOVE	FIN.	FINISH		DETAIL
ADJ.	ADJUSTABLE	FLR.	FLOOR		WALL SECTION
A.F.F.	ABOVE FINISH FLOOR	FT.	FEET		BUILDING SECTION
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	FTG.	FOOTING		ROOM NAME & NUMBER
ALUM.	ALUMINUM	GA.	GAGE/GAUGE		
APPROX.	APPROXIMATE	GAL.	GALLON		
ARCH.	ARCHITECT/ARCHITECTURAL	GALV.	GALVANIZED		
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	GFCI	GOVERNMENT FURNISHED CONTRACTOR INSTALLED GOVERNMENT FURNISHED GOVERNMENT INSTALLED		
	DEFORMED BAR ANCHOR	GFGI	GALLONS PER MINUTE		
D.B.A.	BOARD	GPM	GROUND		
BD.	BITUMINOUS	GND.	GOVT.		
BLDG.	BUILDING	GOVT.	GYPSUM WALL BOARD		
B.M.	BENCHMARK	GWB.	GYPSUM WALL BOARD		
B.O.	BOTTOM OF	GYP. BD.	H.C.		
BOT.	BOTTOM	HDW.	HANDICAPPED		
B.P.	BASE PLATE	H.M.	HOLLOW METAL		
BRG.	BEARING	HORIZ.	HORIZONTAL		
BTWN.	BETWEEN	HR.	HOUR		
CER.	CERAMIC	H.S.A.	HEADED STUD ANCHOR		
C.J.	CONSTRUCTION JOINT	HT.	HEIGHT		
CL.G.	CEILING	HVAC	HEATING/VENTILATION/		
CLR.	CLEAR		AIR CONDITIONING		
CMU	CONCRETE MASONRY UNIT	HYD	HYDRANT		
COL.	COLUMN	I.D.	INSIDE DIAMETER		
CONC.	CONCRETE	I.F.	INSIDE FACE		
CONT.	CONTINUOUS	IN.	INCHES		
CONST.	CONSTRUCTION	INFO.	INFORMATION		
COORD.	COORDINATE	INSUL.	INSULATION		
C.P.	CAP PLATE	LAV.	LAVATORY		
C.T.J.	CONTRACTION JOINT	LT.	LIGHT		
DBL.	DOUBLE	LT. WT.	LIGHT WEIGHT		
DEPT.	DEPARTMENT	MAINT.	MAINTENANCE		
DET.	DETAIL	MANUF.	MANUFACTURER		
DIA.	DIAMETER	MAX.	MAXIMUM		
DTL.	DETAIL	MAT.	MATERIAL		
DWGS.	DRAWINGS	M.C.J.	MASONRY CONTROL JOINT		
EA.	EACH	MECH.	MECHANICAL		
E.F.	EACH FACE	MFR.	MANUFACTURER		
E.J.	EXPANSION JOINT	MIN.	MINIMUM		
EL.	ELEVATION	MISC.	MISCELLANEOUS		
ELEV.	ELEVATION	M.O.	MASONRY OPENING		
EQ.	EQUAL	MTL.	METAL		
E.S.	EACH SIDE	N.I.C.	NOT IN CONTRACT		
E.W.	EACH WAY	NO.	NUMBER		
EXIST.	EXISTING	N.T.S.	NOT TO SCALE		
EXPAN.	EXPANSION	O.C.	ON CENTER		
EXT.	EXTERIOR				

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AE301	BUILDING SECTIONS
AE401	ENLARGED UNIT MAIN LEVEL PLAN
AE402	ENLARGED UNIT UPPER LEVEL PLAN
AE501	CONSTRUCTION DETAILS
AE502	CONSTRUCTION DETAILS
AE601	WINDOW AND DOOR SCHEDULES
E1	ELECTRICAL SYMBOLS AND NOTES
E2	BUILDING 2 - ONE LINE AND CALCS

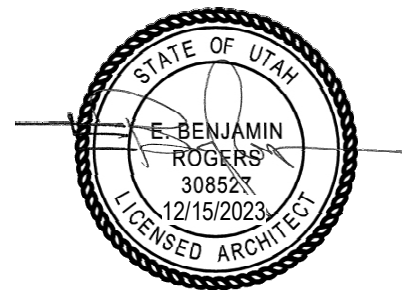


PERSPECTIVE VIEWS ARE TO SHOW GENERAL DESIGN INTENT ONLY



HAT TRICK
TOWNHOMES
545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15
PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

COVER SHEET

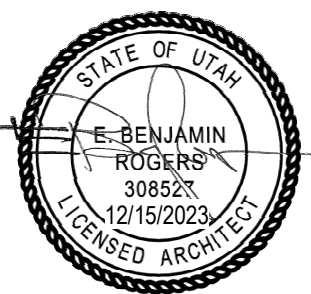
GI000



- ## KEYNOTES
- | | |
|-------|--|
| 5.01 | PRE-FINISHED METAL RAINGUTTER. |
| 5.02 | PRE-FINISHED METAL STANDING SEAM ROOFING. |
| 6.10 | 8"x8" TIMBER PORCH COLUMN. |
| 7.01 | O'HAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2. |
| 7.03 | PRE-FINISHED METAL STANDING SEAM ROOFING. |
| 7.04 | CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R905.3. |
| 7.05 | ATTIC VENT (8"x12" MINIMUM). |
| 9.01 | TUCCO SYSTEM, COLOR 1. SEE WALL TYPES. COORDINATE COLOR WITH OWNER. |
| 9.02 | TUCCO SYSTEM, COLOR 2. SEE WALL TYPES. COORDINATE COLOR WITH OWNER. |
| 9.03 | THIN BRICK VENEER, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER. |
| 9.04 | LAP SIDING, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER. |
| 9.05 | BOARD AND BATTEN, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER. |
| 22.01 | EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER. |
| 22.05 | PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE. |
| 23.01 | MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD. |
| 26.03 | WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN. |
| 26.05 | EXTERIOR WEATHER PROOF OUTLET. |



STAMP



EXTERIOR ELEVATIONS

AE201



GENERAL NOTES

- A. PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQUIRED FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY.
- B. COMBINE ALL PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM FRONT OF THE BUILDING.
- C. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8' FOR FIRST 10'-0" FROM BUILDING.

KEYNOTES

5.01	PRE-FINISHED METAL RAINGUTTER.
5.02	PRE-FINISHED METAL STANDING SEAM ROOFING.
6.04	WOOD PRIVACY FENCE.
7.01	O'HAGIN FLAT STYLE ROOF VENT AS REQUIRED BY IRC R806.2.
7.02	PRE-FINISHED METAL RAINGUTTER.
7.04	CONCRETE TILE ROOFING OVER UNDERLAYMENT INSTALLED PER IRC TABLE R805.3.
9.01	STUCCO SYSTEM, COLOR 1, SEE WALL TYPES. COORDINATE COLOR WITH OWNER.
9.03	THIN BRICK VENEER, SEE WALL TYPES. COORDINATE DESIGN AND COLOR WITH OWNER.
22.01	EXTERIOR HOSE BIB. COORDINATE LOCATIONS WITH OWNER.
22.05	PRE-FINISHED METAL RAINGUTTER DOWNSPOUT. CONNECT TO LANDSCAPE DRAINAGE.
23.01	MOUNT AC CONDENSER UNIT ON 4" CONCRETE PAD.
26.03	WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH OWNER ON FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
26.04	PROVIDE DISCONNECT FOR EXTERIOR AC UNIT WITHIN 25'-0" OF UNIT.
26.06	DIRECT CONNECTION FOR DISHWASHER AND DISPOSAL.



DESERT EDGE
architecture

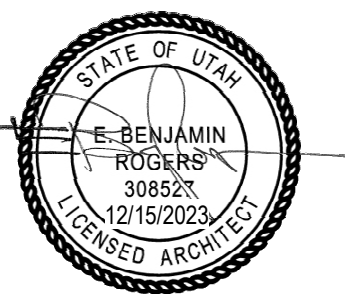
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



HAT TRICK TOWNHOMES

545 WEST 100 NORTH
HURRICANE, UTAH 84737

STAMP



ISSUE TYPE:	DATE:
PERMIT SET	2023-12-15

PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

EXTERIOR ELEVATIONS

AE202

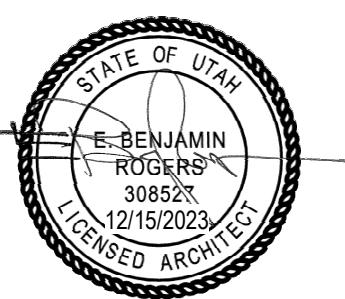
32.08	ALL OUTDOOR LIGHTING SHALL MEET HCC 10-33-7. ELECTRICAL CONTRACTOR OR ENGINEER SHALL VERIFY COMPLIANCE WITH THE ZONING ADMINISTRATOR
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ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



STAMP

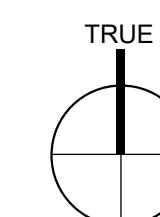


PROJECT NUMBER:	001050
DRAWN BY:	K.B.
CHECKED BY:	J.A.

AS102

	ASPHALT
	LANDSCAPE
	GRASS
	CONCRETE

CONCRETE

$$\frac{1}{16''} = 1'-0''$$


N 520 WEST

S 0° 00' 02" E
232.50'

W 100 NORTH

N 0° 00' 02" E
252.44'

N 89° 52' 10" W
179.00'

D

C

B

A

Autobase Doc:White Tric Toeshoes001050 Hit Trick Store
2/20/24 12:11:53 AM

1

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3

4

5

RESOLUTION PC-01
A RESOLUTION BY THE HURRICANE CITY PLANNING COMMISSION ADOPTING
THE RULES OF PROCEDURE AND ORDER

WHEREAS, Hurricane City Code gives Hurricane City Planning Commission the power to adopt their own rules and bylaws; and

WHEREAS, it is prudent for the Planning Commission to regularly review and adopt the rules of order and bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF HURRICANE UTAH, THAT:

1. That the Hurricane City Planning Commission adopts the attached Bylaws and Rules of Procedure and Order
2. That _____ shall be selected as Chairperson and _____ be selected as Alternate Chairperson to serve a one year term, starting March 2024, to the end of February of 2025.

PASSED BY THE Hurricane City PLANNING COMMISSION THIS ____ DAY OF _____, 2024.

Planning Commission Chairperson

Planning Director

HURRICANE CITY COMMISSION BYLAWS: RULES OF PROCEDURE AND ORDER

Intent

The intent of these bylaws is to supplement the Utah Code and the Hurricane City Code regarding the affairs of the Hurricane City Planning Commission. Conflicts between Utah Code, Hurricane City Code, and these bylaws shall be resolved first by Utah Code, second by Hurricane City Code, and last, by these bylaws. It is not necessary for the bylaws to be readopted each year unless a majority of the Commission determines that a change to the bylaws is needed.

Chairperson and Alternate Chairperson

The Planning Commission shall select a Chairperson from its own members for a term of one (1) year. The Chairperson shall appoint an Alternate Chairperson, with the Planning Commission's advice and consent, to act in the Chairperson's absence. The Chairperson and Alternate Chairperson may be reelected for successive terms.

These selections shall take place at the first Planning Commission in March of each year. The Chairperson shall preside at Planning Commission meetings, or in his/her absence, the Alternate Chairperson shall preside. If neither the Chairperson or Alternate Chairperson are present at the meeting, the most senior commissioner present shall preside.

The presiding commissioner is encouraged to take part in discussion and vote on matters before the Planning Commission while at the same time maintain the opportunity for impartial discussion among commissioners.

If the Chairperson is unable to serve their remaining term, the Planning Commission, by a majority vote, may choose another member to fulfill the remaining term. If the Alternate Chairperson is unable to serve their remaining term, the Chairperson may appoint, with the advice and consent of the Planning Commission, an Alternate Chairperson for the remaining term.

By a majority vote, the Planning Commission may remove the Chairperson or Alternate Chairperson from their term of service by finding that they have violated the code of ethics within these Bylaws.

Meetings

The Planning Commission shall hold regular meetings at least once a month, and preferably twice a month. The Commission shall adopt its regular meeting schedule at its last meeting of each calendar year for the following year. The Chairperson, or in his/her absence, the Alternate Chairperson, with advice from the Planning Director, may call special meetings in addition to regular meetings or cancel a regular meeting as long as the Planning Commission meets at least once a month. The Planning Commission may amend their schedule by a vote of the Commission.

Rules of Conduct

Recognizing that the Planning Commission, as an appointed body, needs a systematic way of conducting its business, these rules of procedure are to provide for the orderly conduct of City business by the Planning Commission for full, open, and comprehensive debate of issues brought before the Planning Commission for action in a forum open to the public, and which encourages citizens' awareness of Planning Commission activities.

These procedures do not increase or diminish the existing powers or authority of the Planning Commission, as set forth in state law or local ordinance.

Planning Commission Meeting Agenda

All meetings of the Planning Commission will have a notice and agenda that complies with the Utah Public Open Meetings Act.

An item may be placed on the agenda only by the Chairperson of the Planning Commission or by the Planning Director, or at the request of a majority of Commission members. Agenda items that require a public hearing must be submitted to the Planning Director at least two (2) weeks in advance of the meeting, all other applications must be submitted prior to Tuesday at noon the week before the next meeting unless otherwise approved by the Planning Director.

The agenda and information packet shall be posted the Monday before the next meeting.

Quorum of the Planning Commission

No official business shall be conducted by the planning commission unless a quorum of its members is present. Five (5) members of the planning commission shall constitute a quorum. The minimum number of yes votes required for the planning commission to take any action shall be the majority of members present, unless otherwise prescribed by law.

Role Of The Chairperson And Other Commission Members:

- The Chairperson shall preside at meetings of the Planning Commission. The Chairperson may participate in discussion of and vote on all matters.
- In addition, the Chairperson has the primary responsibility for ensuring that the Commission's rules of procedure are followed and:
 - For maintaining the dignity of Commission meetings.
 - Calls the meeting to order and confines the discussion to the agenda.
 - Recognizes Commissioners for motions and statements and may allow audience and staff participation at appropriate times.
 - Requires knowledge of the City's adopted rules of parliamentary procedure and how to apply it.
 - Ensures that the Utah Open and Public Meetings Act is complied with.
 - Knows how to courteously discourage Commissioners who talk too much or too often.
 - Knows how to courteously ensure those who have the floor are not interrupted and to rule out of order those not following meeting procedures.
 - Recognizes the Commission member offering the motion, restates the motion, presents it to the Commission for consideration and discussion, calls for the vote, announces the vote, and then announces the next order of business.

Code of Conduct

Members of the Planning Commission, including the Chairperson shall:

- ☐ Ensure that remarks apply to the question under debate.
- ☐ Avoid references to personalities, and refrain from questioning motives of other members or staff personnel.
- ☐ Demonstrate courtesy and shall not disrupt proceedings.
- ☐ Understand and recognize the Chairperson is conducting the meeting and not attempt to take on that role.
- ☐ Not use their positions to secure privileges or personal gains and shall avoid situations that could cause anyone to believe that they may have brought bias or partiality to a question before the Planning Commission.
- ☐ Be dedicated to the principles of representative democracy by recognizing that the chief function of local government is to serve the best interests of the public at large while respecting individual rights.
- ☐ Be dedicated to the effective use of the City's available resources.
- ☐ Refrain from any activity that would hinder their ability to be objective and impartial.
- ☐ See that City business is discussed in open, well-publicized meetings.

Ethics

The Chairperson and Commission members shall comply with the Utah Municipal Officers and Employees Ethics Act as found in Utah Code 10-3-1301 et seq.

Parliamentary Rules

The following may be referred to as the Commission's Rules of Order and shall be the parliamentary rules for conducting the business of the City. Each rule is followed by a purpose and, in some cases, a procedure, to explain the rule and guide the Chairperson and Commission members in its intended application.

Rule No. 1: The meeting is governed by the agenda and the agenda constitutes the Planning Commission's agreed-upon roadmap for the meeting.

Purpose Of The Rule: All meetings must comply with the Utah Open and Public Meetings Act which requires that a notice and an agenda for a public meeting be prepared in advance of the meeting and that no final action be taken on any item that is not on the agenda. In addition, the Act requires that the minutes of the meeting contain certain minimum information including the name of any member of the Commission speaking on an issue, the substance of what the member says, an accurate description of any action taken by the Commission and the voting record of each individual member of the Commission.

Rule No. 2: Any matter that requires a Planning Commission decision shall be brought before the Commission by motion and each motion requires a second.

Purpose Of The Rule. The purpose of this rule is to limit items under discussion to those

and only those that the Commission members want to discuss; give clarity as to what is being decided; and to make sure everyone, including the person taking the minutes actually knows and can remember what the ultimate outcome of any discussion and debate is.

Rule No. 3: One question at a time and one speaker at a time.

Purpose Of The Rule. The purpose is to focus on only one question and to allow Commission members the ability to express their points of consideration without losing their train of thought and to completely finish without fear of interruption.

Rule No. 4: The Chairperson may use General Consent (also known as Unanimous Consent) with all motions except those motions where the votes are used for purposes of the meeting minutes or otherwise require a roll call of the Commission.

Purpose Of The Rule. General consent is helpful in expediting general routine business or when the Chairperson senses the Commission is in agreement. General consent allows flexibility of the rules while protecting the right of the majority to decide and the minority to be heard.

Rule No. 5: There are only three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

Procedure: The initial motion. The initial motion is the one that puts forward an item for the Planning Commission's consideration. An initial motion might be: "I move that we adopt ordinance number 10-1 as presented."

The motion to amend. If a member wants to change the initial motion that is before the Planning Commission, they would move to amend it. A motion to amend takes the initial motion which is before the Planning Commission and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

The substitute motion. If a member wants to completely do away with the initial motion that is before the Planning Commission, and put a new motion before the Planning Commission, they would move a substitute motion.

Purpose Of The Rule. "Motions to amend" and "substitute motions" are often confused. But they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the Chairperson. So that if a member makes what that member calls a "motion to amend", but the Chairperson determines that it is really a "substitute motion", then the Chairperson's designation governs.

Rule No. 6. There can be up to three motions on the floor at the same time and no more than three. The Chairperson can reject a fourth motion until the Chairperson has dealt with the three that are on the floor and has resolved them.

Purpose Of The Rule: Too many motions on the same subject can cause confusion as to

what the end result is and in the official record. Limiting the number of motions to no more than three at a time, allows for enough debate and parliamentary maneuvering without undue confusion.

Rule No. 7: The debate can continue as long as members of the Planning Commission wish to discuss an item, subject to the Chairperson determining it is time to move on and take action by using General Consent to limit debate or by a proper motion by a Commission member to limit the debate. The following motions are not debatable—a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

Purpose Of The Rule. Debate and discussion are important until they are not. When a matter is chewed on enough it should be swallowed. This rule allows the Chairperson by General Consent or the majority of the Commission to end the debate, after a reasonable time. It also keeps those in a minority position on an issue from filibustering until they get their way.

Rule No. 8: A majority of those present votes are required to pass any item before the Commission. Where the Planning Commission is the Land Use Authority, a failure to obtain a majority vote is a failed motion.

If the Commission is not able to pass a recommendation to the City Council with a majority vote, the Commission may pass two recommendations to the City Council with a minority supporting each.

Any member of the commission may also make a concurring or dissenting report or recommendation to the city council, which may be joined by another member or members. The appropriate time to submit or make a concurring or dissenting report or recommendation and any joiner thereto is immediately following the majority's vote on a report or recommendation to the city council.

Purpose Of The Rule. Utah and Hurricane statutes set out both the number of the quorum and the minimum vote required on any issue.

Rule No. 9: A motion to reconsider any item requires a majority vote to pass, but there are special rules that apply only to the motion to reconsider. First, is timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the Planning Commission. In addition, a motion to reconsider cannot be made at a special meeting of the Commission unless the number of members of the Commission present at the special meeting equals or exceeds the number present at the meeting when the action was approved. Second, a motion to reconsider can only be made by a member who voted in the majority on the original motion. If the motion to reconsider is made and approved at the meeting where the item was first voted upon, the Planning Commission may immediately consider the item at the discretion of the Chairman. If the motion to reconsider is made at the following meeting, the Planning Commission may not consider the item until it is properly listed on the agenda.

Purpose Of The Rule. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back to the Planning Commission again and again. That would defeat the purpose of finality. If the motion to reconsider passes, then the original matter is back before the Planning Commission, and a new initial motion is then in order. The matter can be discussed and debated as if it were on the floor for the first time.

Rule No. 10: The Planning Commission may motion to approve, deny, recommend approval, recommend to deny, continue or table an item on the agenda with following rules.

- For items the Planning Commission is the Land Use Authority, the Planning Commission can approve or deny an application.
- For items that the Planning Commission serves as a recommending body to the City Council, the Planning Commission may recommend approval or recommend denial.
- The Planning Commission may make approval or recommendation of approval based on conditions or findings by the Commission. The Planning Director will ensure the applicant complies with approval conditions or ensure the City Council knows of the recommended conditions from the Planning Commission.
- The Planning Commission may continue an item on the agenda, meaning the item shall be placed on the next regularly scheduled meeting's agenda. The Planning Commission may continue an item if they find the application is incomplete, the applicant agrees to provide additional information, or the Planning Commission needs more time to review an item. If an application is complete, the Planning Commission may only continue a land use application for two consecutive meetings without the consent of the applicant.
- The Planning Commission may table an item on the agenda, meaning the item shall not be reviewed again by the Planning Commission until the applicant is able to meet conditions contained within the motion to table.
- The Planning Commission has the obligation to hear, review, and make findings for all complete applications in a timely manner and may not table or continue an item for an unreasonable amount of time without the applicant's consent. An applicant may petition the Planning Commission to make a finding on a complete application.

Purpose Of The Rule. The role of the Planning Commission is to vote and make decisions on land use application and land use policy in the City. For the majority of land use applications, the commission will either be able to make a recommendation or approve or deny without multiple meetings. In some cases, such as incomplete applications, the Planning Commission request for more information, the size of the application takes additional time to review, at the applicant request, etc; the Planning Commission may find the application needs further review or information then can be provided at a single meeting. In these cases, it is appropriate for the Planning Commission to continue or table an item until any concerns can be resolved. The Planning Commission may also continue or table an item if the application would likely be denied and the applicant consents to review proposed changes suggested by the Planning Commission or City staff. In addition, some of the needed changes to an application may be minimal. In these cases, the Commission may find it appropriate to make a motion with attached compliance conditions as the Commission may find.

Rule No. 11: The Chairperson and Commission members shall adhere to the code of conduct.

Purpose Of The Rule. Debate and discussion should be focused, but free and open. In the interest of time, the Chairperson may, however, limit the time allotted to speakers, including members of the Planning Commission. A Commission member may continue speaking on a majority vote of the Commission. The rules of order are meant to create an atmosphere where

the members of the Planning Commission and the members of the public can attend to business efficiently, fairly, and with full participation. At the same time, it is up to the Chairperson and the members of the Planning Commission to maintain common courtesy and decorum. Only one person at a time will have the floor and every speaker must be recognized by the Chairperson before proceeding to speak.

Rule No. 12: If the Parliamentary rules set forth in these Bylaws fail to address a particular point of order that arises, the most recent version of Robert's Rules of Order shall govern, provided that the rule from Robert's Rules of Order is consistent with the Utah Code and the Hurricane Code.

Residents' Right To Be Heard:

Residents may from time to time believe it is necessary to speak to the Planning Commission on matters of concern. Accordingly, the Planning Commission expects any person presenting to the Planning Commission to speak civilly, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the Chairperson.
- Public comments will only be heard during the appropriate portion of the meeting unless the issue is a Public Hearing or a member of the public is asked to speak on a matter by the Chairperson.
- Speakers must state their name and address for the record.
- Any resident requesting to speak shall limit their comments to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the Chairperson.
- If a representative is elected to speak for a group, the Chairperson may approve an increased time allotment.
- Personal attacks made publicly toward any person or city employee are not allowed.
- Any member of the public interrupting Planning Commission proceedings, approaching the dais or podium without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Planning Commission, shall be deemed to have disrupted a public meeting and, at the direction of the Chairperson, shall be removed from the meeting by law enforcement personnel or other agent designated by the Planning Commission.

Hurricane Planning Commission
Meeting Minutes
February 8, 2024

Minutes of the Hurricane City Planning Commission meeting held on February 8, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Michelle Cloud

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313.

The comment submitted is attached at the end of these minutes. No further comments.

NEW BUSINESS

1. ZC24-01: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313. Beau Davis, Applicant. Karl Rasmussen, Agent.

Dayton Hall reported that Beau Davis acquired the property after the initial zone change was approved. Mr. Davis approached the city requesting additional property in exchange for cleaning up the wash and creating a bike park on the property. He is now requesting a zone change on the additional property deeded by the city. Mr. Hall explained that the property is a detention basin. However, the city engineer reported that the basin was larger than necessary, and there were no concerns regarding Mr. Davis's use of the property. Beau Davis reported that he is working with Tyler McCall on the park design.

Paul Farthing motioned a recommendation of approval of ZC24-01 to the city council. Kelby Iverson seconded the motion. Unanimous.

2. FSP24-07: Discussion and consideration of a possible approval of a final site plan for Angell Heights storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reviewed the drainage design. Paul Farthing clarified that the storage units are shipping containers. Mr. Farthing asked for clarification regarding access to the development. Mr. Davis stated that the complex has one entrance and a gated egress for emergency vehicles.

1 *Rebecca Bronemann motioned to approve FSP24-07 as presented. Shelley Goodfellow seconded the*
2 *motion. Unanimous.*

3 **3. CUP24-02: Discussion and consideration of a possible approval of a conditional**
4 **use permit for an accessory building of greater height located at 2191 S Angell Heights Dr.**
5 **Russell Thornton, Applicant.**

6 *Shelley Goodfellow motioned to approve CUP24-02. Rebecca Bronemann seconded the motion.*
7 *Unanimous.*

8 **4. 2022-PP-26: Discussion and consideration of a possible approval of an extension**
9 **of the preliminary plat approval for Desert Sky Estates, a 73 lot single family residential**
10 **subdivision located south of 2100 W and 3000 S. Ty Meyers, Applicant. Ben Wilits and Tony**
11 **Carter, Agent.**

12 Dayton Hall explained that the landowner has entered into a contract with the Power Department to
13 extend power capacity to the project. Jeremy Pickering reported that concerns from the Engineering
14 Department have been discussed, and he feels confident they will be resolved.

15 *Paul Farthing motioned to approve the one-year extension for 2022-PP-29. Ralph Ballard seconded the*
16 *motion. Unanimous.*

17 **5. 2023-PP-01: Discussion and consideration of a possible approval of an extension**
18 **of the preliminary plat approval for Dixie Meadows, a 238 lot single family subdivision located at**
19 **approximately 4392 W 2400 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen,**
20 **Agent.**

21 Karl Rasmussen reviewed the status of the project.

22 *Ralph Ballard motioned to approve the one-year extension for 2023-PP-01. Paul Farthing seconded the*
23 *motion. Unanimous.*

24 **6. 2023-PP-02: Discussion and consideration of a possible approval of an extension**
25 **of the preliminary plat approval for Bench Lake Townhomes, a 200 townhome lot subdivision**
26 **located at approximately 3145 S 1100 W. Blue Mountains Property Enterprises, Applicant. Karl**
27 **Rasmussen, Agent.**

28 Karl Rasmussen reviewed the project's status. Shelley Goodfellow asked if the developers who have
29 entered into a power agreement with the Power Department will be granted primary access to the
30 power. Dayton Hall stated that the developers are granted access to the power based on the submission
31 dates of the preliminary plats.

32 *Brad Winder motioned to approve the extension for 2023-PP-02, subject to staff and JUC comments.*
33 *Paul Farthing seconded the motion. Unanimous.*

34 **7. Presentation on the State of the City**

35 Gary Cupp reported that Hurricane City is the third-largest city by square miles and one of the fastest-
36 growing cities in the State. Mr. Cupp reviewed the breakdown of building permits issued in 2023 and the
37 final plats currently approved without building permits.

38 **Approval of Minutes:**

39 **1. January 25, 2024**

40 *Kelby Iverson motioned to approve the minutes from the January 25, 2024, meeting. Brad Winder*
41 *seconded the motion. Unanimous.*

42 *Paul Farthing motioned to adjourn the meeting. Shelley Goodfellow seconded the motion. Unanimous.*

1 **Adjournment**

DRAFT