HURRICANE CITY
UTAH

Mayor
Nanette Billings

City Manager
Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting
Agenda

April 25, 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

Approval of the agenda

Public Hearings

1. A Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards.
2. A General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.
3. A Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet.

OLD 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.

NEW BUSINESS

1. PP24-15: Discussion and consideration of a possible approval of a preliminary plat for Peach Springs Estates Phase 2, a 34 lot single family subdivision located at the southeast corner of Bash Parkway and Gateway Blvd. Matt Lowe, Applicant. Karl Rasmussen, Agent.
2. FSP24-32: Discussion and consideration of a possible approval of a final site plan for Zions Gateway Phase 3, a commercial development consisting of two restaurant/retail buildings and a drink shop located at 2170 W 100N. SR-9 Retail Center LLC, Applicant. Bush & Gudgell, Agent.
3. CUP24-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2261 S 3400 W. Ken Koontz-Solaris Development, Applicant.
4. 2023-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval of Black Ridge Phase 2, a 35 lot subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC, Applicant. Austin Overman, Agent.
5. FSP24-33: Discussion and consideration of a possible approval of a final site plan for Hurricane Hampton Inn, a hotel located at State Street & 1760 W. Red Rock Hospitality LLC, Applicant. Jared Bates, Agent.
6. LUCA24-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards. Hurricane City, Applicant.
7. Discussion and consideration on a recommendation to the City Council on a General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.
8. LUCA24-02: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet. Hurricane City, Applicant

Adjournment

Hurricane City Application

Application Accepted Date:	02/06/2024
Type of Improvement:	Zone Change Application
Description:	ZONE CHANGE FROM HIGHWAY COMMERCIAL TO PLANNED COM
Tenant / Project Name:	2600 West 100 North
Bldg. Address:	2600 West 100 North
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
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

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	02/07/24	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 compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Skylar Stewart

Signature of Applicant/Authorized Agent or Owner: *SKYLAR STEWART, AUTHORIZED AGENT* Date: 02/21/2024

Application Approved By: Brienna Spencer Date: 02/07/2024

Application Issued By: Date:

Receipt #: 8.176256-02/06/24

DRAFT

Hurricane City Application

Application Accepted Date:	02/07/2024
Type of Improvement:	Site Plan (Preliminary)
Description:	site plan to accompany zone change
Tenant / Project Name:	2600 West 100 North
Bldg. Address:	2600 West 100 North
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
Block:	
Lot #:	
Parcel #:	H-3-1-32-312,H-3-1-32-
Property Owner:	VE MANAGEMENT AND INVESTMENT 001, LC
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

Valuation	$ 0.00

PERMIT FEES

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

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 compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Skylar Stewart

Signature of Applicant/Authorized Agent or Owner: *SKYLAR STEWART, AUTHORIZED AGENT* Date: 02/21/2024

Application Approved By: Brienna Spencer Date: 02/07/2024

Application Issued By: Date:

Receipt #: 8.176256-02/07/24

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

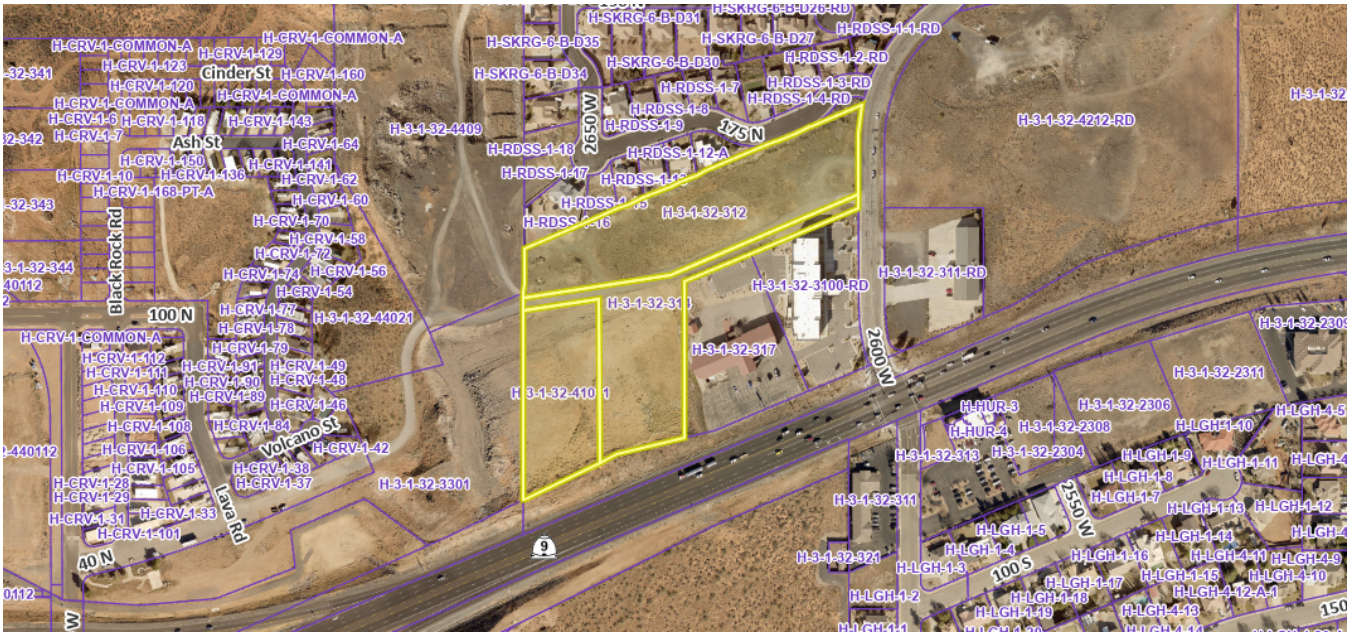
Agenda Date:	**04/25/2024**
Application Number:	ZC24-02 & PSP24-03
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Superior Development
Agent:	Skylar Stewart
Request:	A Zone Change from Highway Commercial to Planned Commercial
Location:	2600 W 100 N
Zoning:	HC
General Plan Map:	General Commercial and Single Family
Recommendation:	Recommend approval to the City Council subject to staff and JUC comments
Report Prepared by:	Fred Resch III, Gary Cupp

Discussion:

This application was tabled last month to allow for a more detailed preliminary site plan to be prepared and reviewed by city staff. 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 is proposing apartments on the north and south side of 100 N and hotel and retail space along SR-9.

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 commercial uses
West	MH/RV PDO	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:

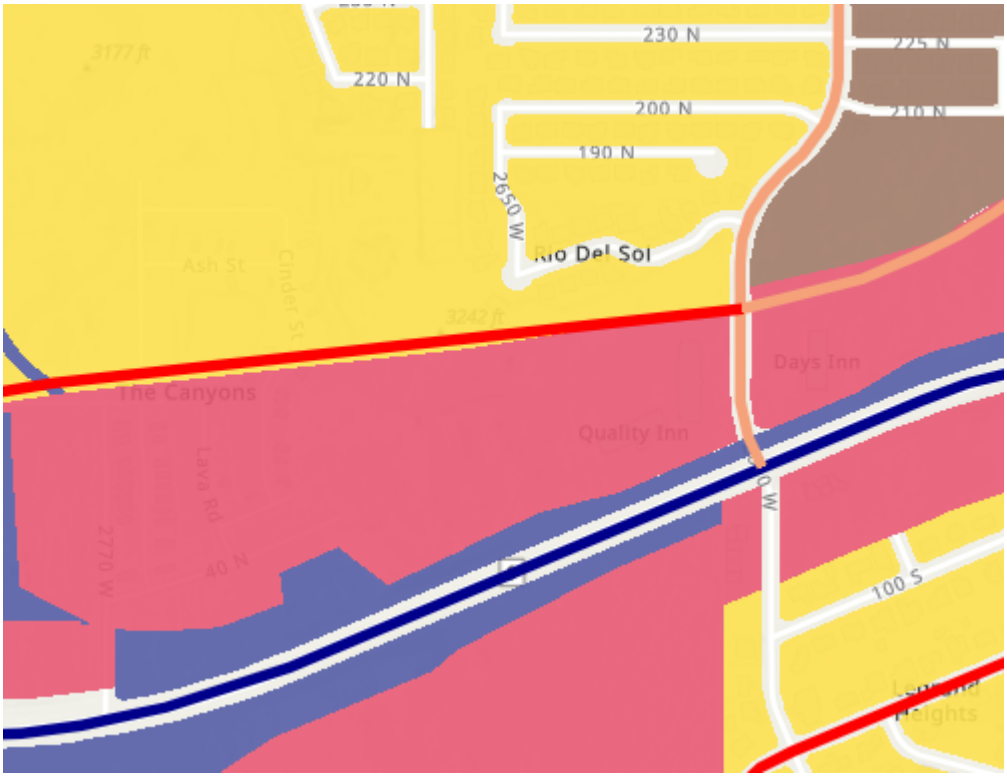
> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment 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.

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. 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.

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 by imposing reasonable conditions restricting the height to 35 feet maximum. Increased commercial activity and roadway connectivity would 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:** It does not appear that the property at this time would have second access. Both the westerly and southerly access are yet to be constructed. Water lines in common areas would be required to be ductile iron pipe and the water line would require a looped system. There may be a water pressure problem since there are two pressure zones in this area. Access from 2600 W should line up with access from Gemstone property on the east side of roadway. Will need drainage study.
2. **Sewer:** No exception to zone change but there are challenges to sewer connection. Existing sewer at 175 N and 2600 W is shallow SSMH 5.9'
3. **Water:** Pressure reducing valve and vault will need to be moved to make pressure zones work.
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°. The applicant should determine which direction, north or south, is most feasible for the water and sewer designs. Parcel C must be given access to a public street. Will parcels B and C share the parking lot as a common area? Typically, utility meters are placed at the first property change from public to private. Potions of this project cannot be considered without an off-site water loop. Applicant should visit HCS 3.2.4

with regards to private streets. Although a preliminary site plan does not create any vesting rights to development (HCC 10-7-10(D)(2)(b)), Engineering would discourage accepting the preliminary site plan until all of Hurricane City Code 10-7-10(D)(2) is satisfied (the proposed accesses don't realistically meet access management standards [see HCS 3.2.4.3 and tables 11 & 12 of the transportation master plan (pgs 104 & 105)]). If the applicant can express an understanding of the vesting statement above, that providing adequate utility services for this site is uniquely challenging, that to develop the entire site as shown will necessitate T-1 Associates LLC's participation, and agree to disclose this same information potential buyers, Engineering would concede that this preliminary site plan is sufficient for the zone change.

6. **Streets:** Are these streets public or private? 2680 W is a public street.
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 if 10% of the units are deed restricted as affordable units. The site plan shows 100 units that will need to be adjusted.
2. The property is 8.25 acres. HCC 10-15-4 states that a planned commercial property must be five acres.
3. Parking spaces shown are sufficient to meet code.
    a. HCC 10-15-8 states*: For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.* This plan meets this code however staff would recommend this code be followed for the residential buildings as well
4. Open Space calculations are not provided but appear to be sufficient, they show two open space areas along 100 N.
5. HCC 10-33-3 (G) states: *Height/roofline. The scale of a project should not overwhelm adjacent buildings.*
    1. Perceived height should be reduced as needed by changing the roofline and varying the height.

a. Staff would recommend the three story apartment buildings on Parcel A be buffered from the single family homes in the Rio Del Sol subdivision, and recommends that they be conditioned to be restricted to a maximum of 35 feet in height.

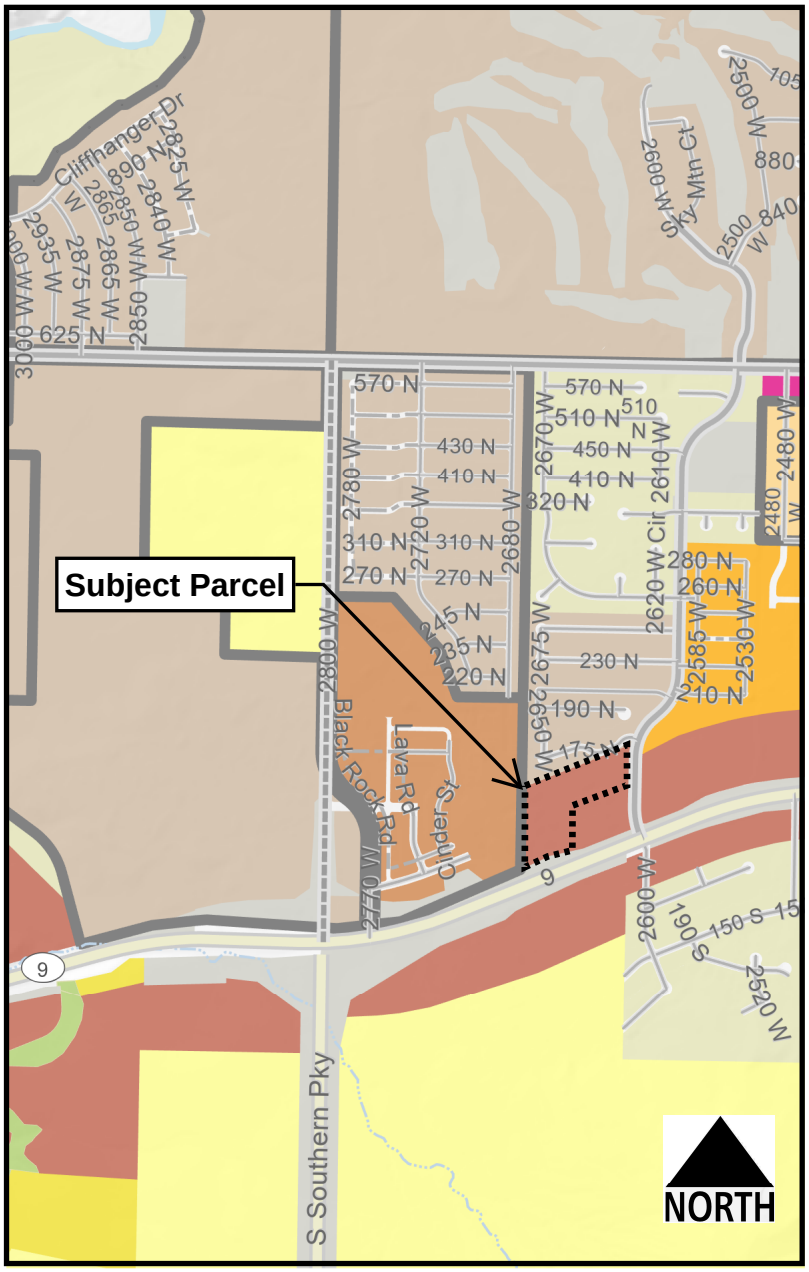
Findings:

Staff makes the following findings:

1. Although the proposed zone change is consistent with goals, objectives, and policies of the city's general plan as shown, staff finds that a higher commercial-to-residential ratio than what is shown on the preliminary site plan would better serve the goals of the general plan in this area.
2. Tall multi-family buildings immediately adjacent to single-family residences would not be harmonious with the surrounding development. If the project were conditioned to limit the proposed multi-family buildings on the northern parcel to a maximum height of 35 feet, staff finds that the proposed zone change would be compatible with the existing development in the area.
3. Staff finds that conditioning the project to increase the commercial-to-residential ratio for the proposed uses of the property, along with restricting multi-family development on the northern parcel to 35 feet, would mitigate any potential adverse impacts to the adjacent properties.
4. Services are adequate for the area and readily available.
5. Contingent upon provision of increased commercial uses, the submitted preliminary site plan is adequate and meets the intent of the requested Planned Commercial zone.

[NOTE: The applicant has indicated to staff that an updated site plan is being prepared that will reflect staff's recommendations and findings. When received, the updated site plan will be added to the Commission's agenda packet.]

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff supports a recommendation of approval by the Planning Commission to the City Council subject to staff's comments and findings, and JUC comments.



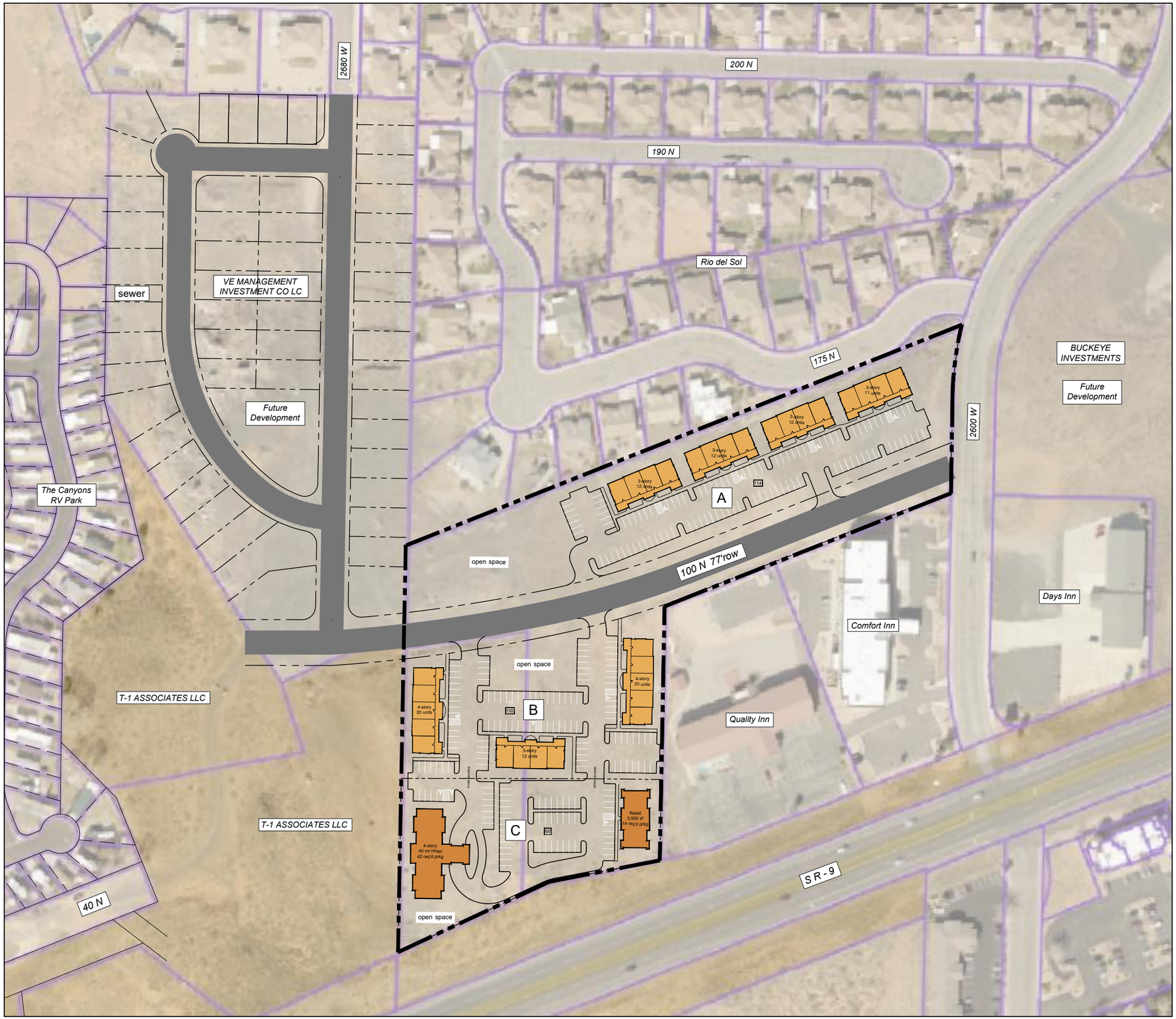
City of Hurricane - Zoning

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: Moblile 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



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 FOR PLANNED COMM. ZONE

HURRICANE 100 N / 2600 W PARCELS

	PARCEL	SIZE	LAND USE	PKG	OS
80%	A	3.76 ac	47 MF units	114	1.45 ac
	B	2.47 ac	52 MF units	110	0.52 ac
20%	C	1.65 ac	Commercial	65	0.34 ac
		8.25 ac	Gross area		

min. 20% mixed-use comm. with max. 80% MF residential

PROPOSED ZONE CHANGE LAND USE PLAN

Hurricane, UT

APPLICANT: VE MANAGEMENT & INVESTMENT CO LC

AGENT: SUPERIOR DEVELOPMENT INC
CONTACT: SKYLAR STEWART 435-668-3728

APN'S: H-3-1-32-312, H-3-1-32-314, H-3-1-312-41011

Hurricane City Application

Application Accepted Date: 04/08/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: To build a subd. of 64 lots in 2 ph's, ph. 1 has 3

Tenant / Project Name: Peach Spring Estates Phase 2

Bldg. Address: SE Corner of Intersection of Bash Parkway & Gateway BLVD

City: Hurricane City State: UT Zip: 84737

Subdivision: Peach Spring Estates Phase: 1 & 2

Block: Lot #: Parcel #: H-4-2-12-1208-GS1

Zone: R1-10

Property Owner: Western Mortgage & Realty Company

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: Matt Lowe

License #: P: (801) 648-8229

City: State: Zip:

Email: matt@lowecompanies.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-15

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

Applicant Name: Jeffrey G Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Applied GeoTech

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

1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044

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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 AGEC 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 improvments.

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 AGEC 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)	2½	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 AGEC'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, AGEC 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.

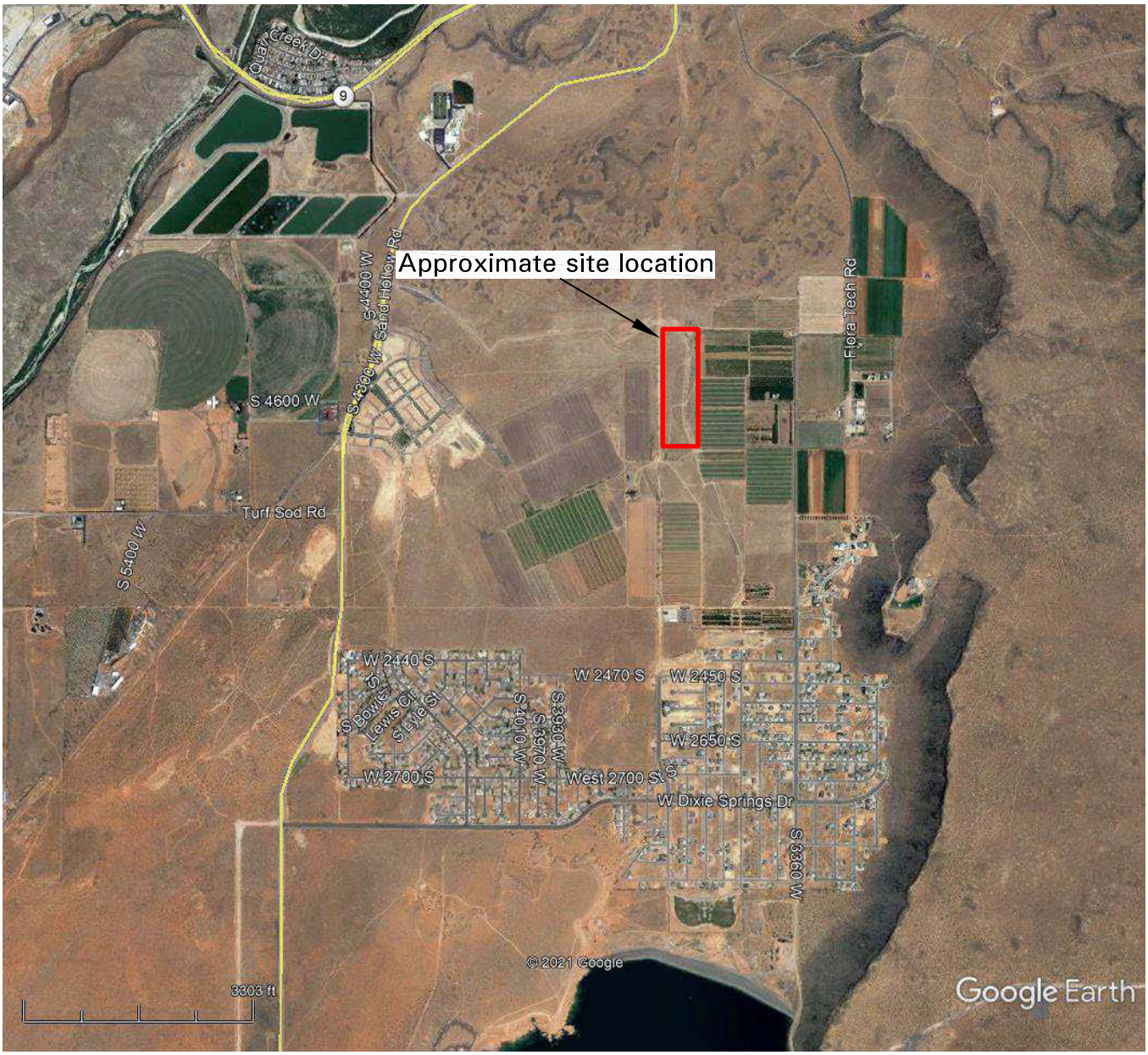
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Jon Russell Hanson, P.E.

Reviewed by: Arnold DeCastro, P.E.

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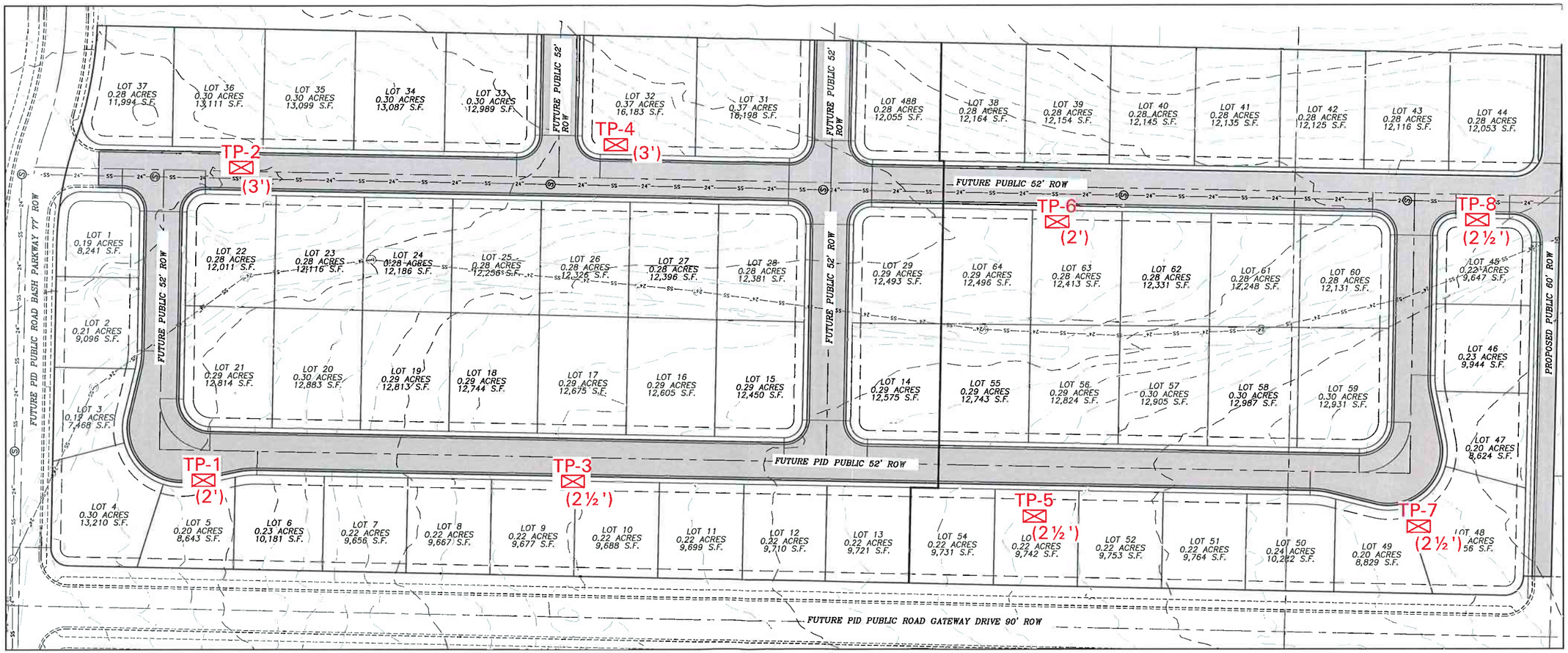
PEACH SPRINGS ESTATES
HURRICANE, UTAH

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Not to Scale

2211868	AGEC	Vicinity Map	Figure 1

PEACH SPRINGS ESTATES
HURRICANE, UTAH



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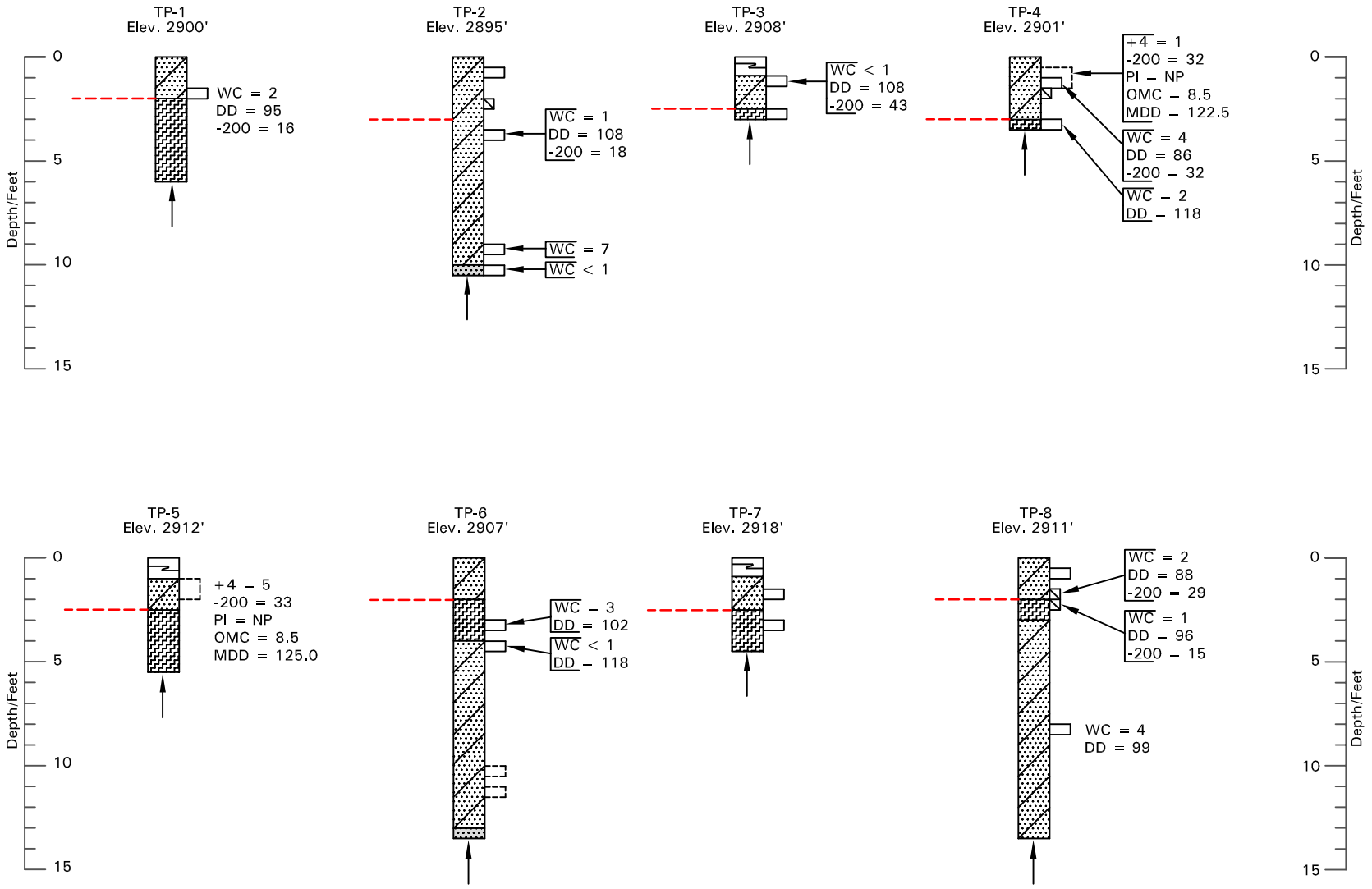
0 120 240 feet

Approximate Scale

⊠ Approximate test pit location

(#') Approximate depth to overexcavation

2211868	AGEC	Site Plan	Figure 2


TP-1
Elev. 2900'
WC = 2
DD = 95
-200 = 16
TP-2
Elev. 2895'
WC = 1
DD = 108
-200 = 18
WC = 7
WC < 1
TP-3
Elev. 2908'
WC < 1
DD = 108
-200 = 43
TP-4
Elev. 2901'
+4 = 1
-200 = 32
PI = NP
OMC = 8.5
MDD = 122.5
WC = 4
DD = 86
-200 = 32
WC = 2
DD = 118
TP-5
Elev. 2912'
+4 = 5
-200 = 33
PI = NP
OMC = 8.5
MDD = 125.0
TP-6
Elev. 2907'
WC = 3
DD = 102
WC < 1
DD = 118
TP-7
Elev. 2918'
TP-8
Elev. 2911'
WC = 2
DD = 88
-200 = 29
WC = 1
DD = 96
-200 = 15
WC = 4
DD = 99
Depth/Feet
0
5
10
15

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.

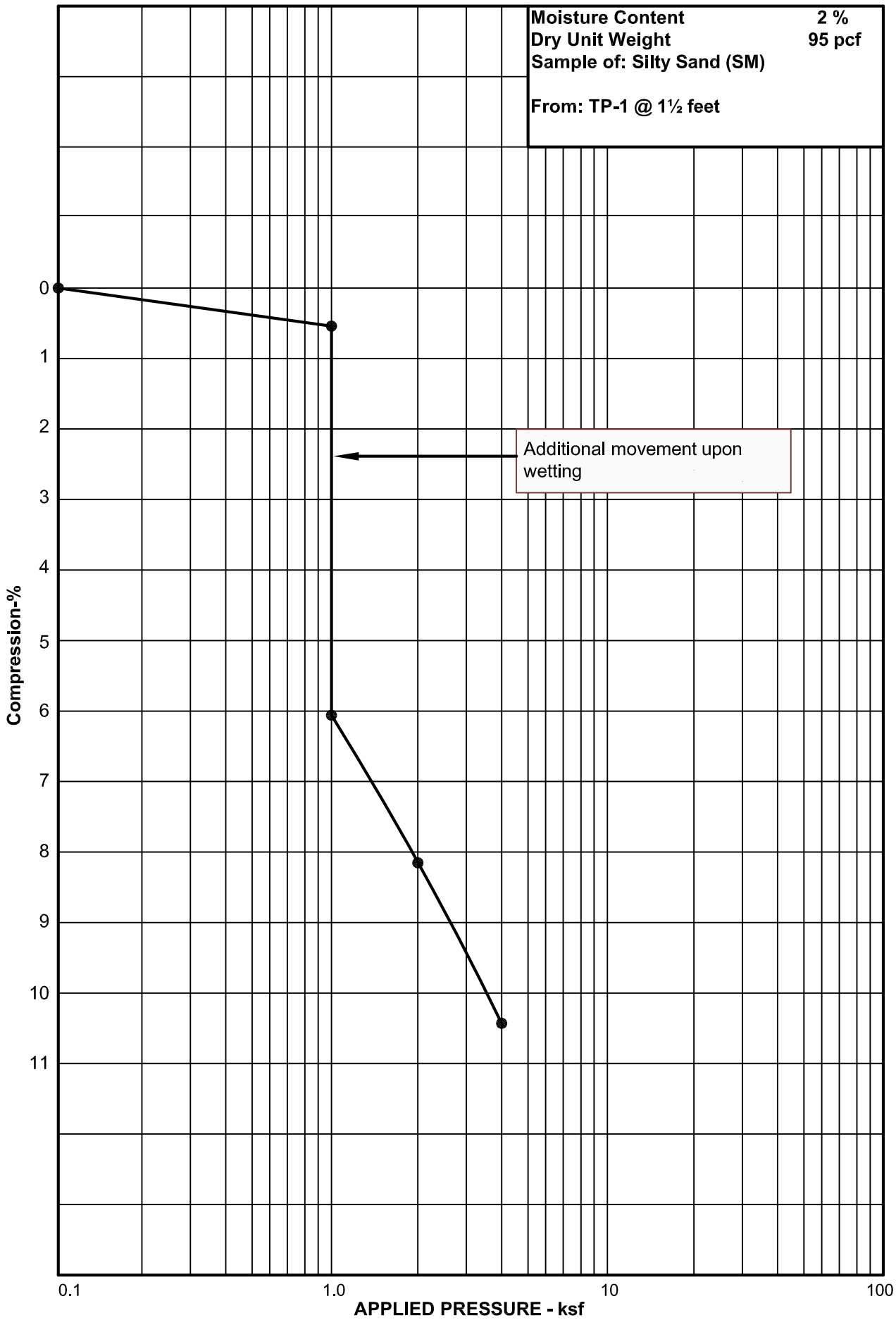
Indicates practical excavator refusal on sandstone bedrock or caliche.

Approximate depth of overexcavation

NOTES:

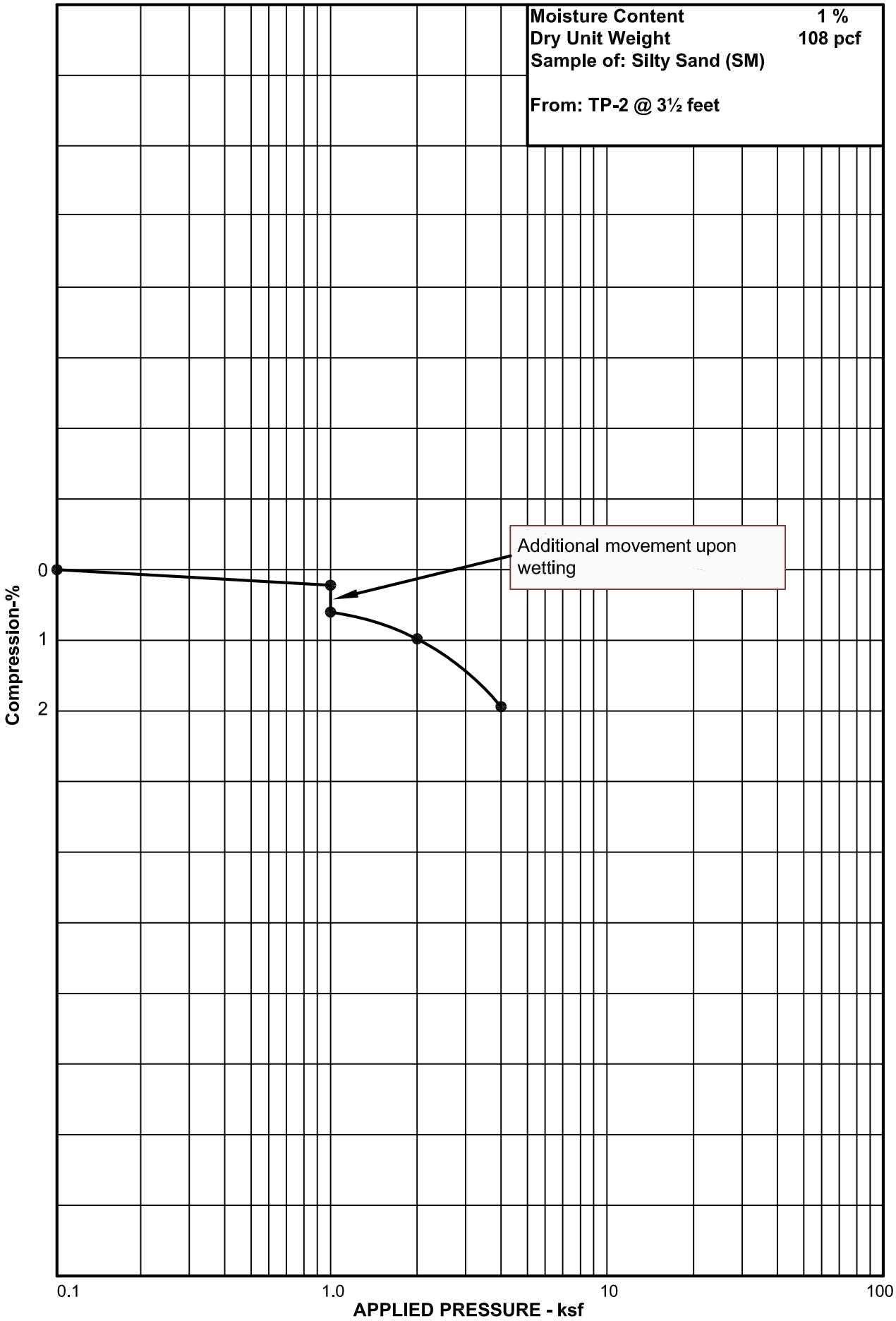
1. The test pits were excavated on July 9, 2021 with a mini-excavator.
2. The locations of the test pits were measured using Google Earth and pacing from features at the site.
3. The elevations of the test pits were interpolated from contours provided in the site plan prepared by ProValue Engineering, 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 (%);

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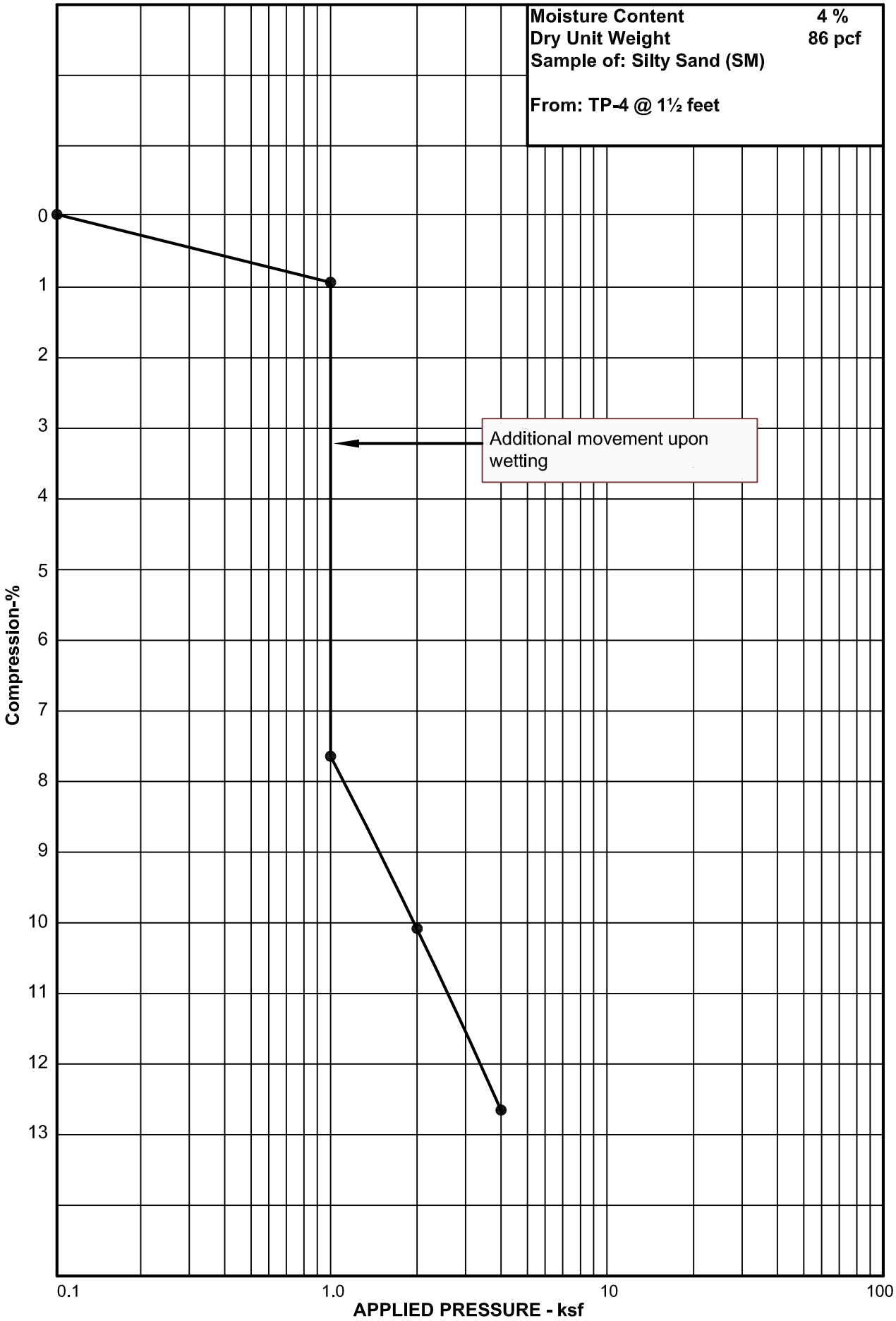
Project No. 2211868 **CONSOLIDATION TEST RESULTS** **Figure 5**

Applied Geotechnical Engineering Consultants, Inc.



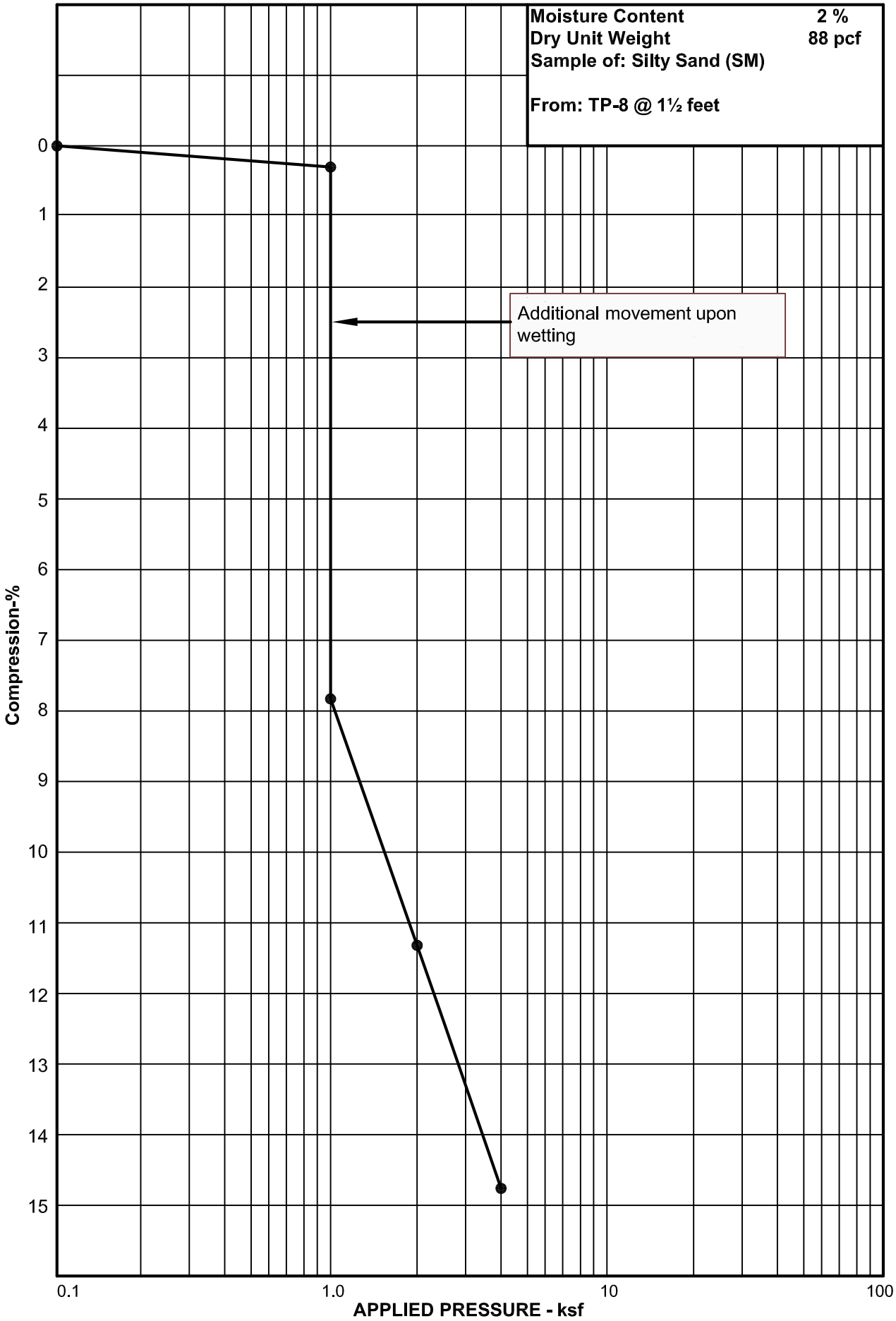
Project No. 2211868 **CONSOLIDATION TEST RESULTS** **Figure 6**

Applied Geotechnical Engineering Consultants, Inc.



Project No. 2211868 **CONSOLIDATION TEST RESULTS** **Figure 7**

Applied Geotechnical Engineering Consultants, Inc.

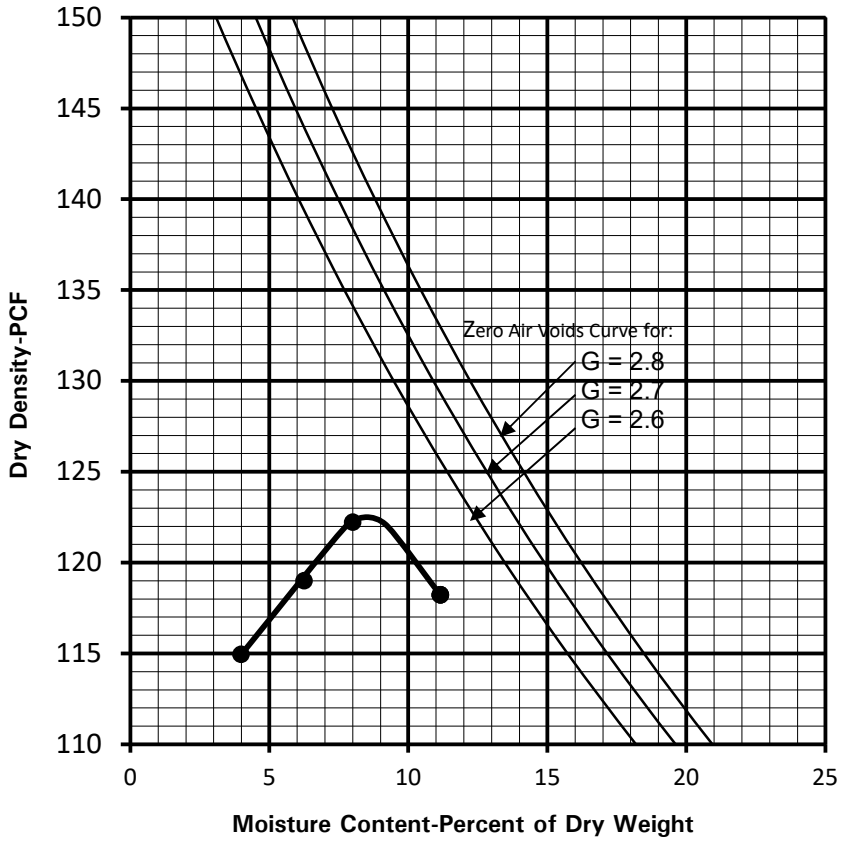


Project No. 2211868 **CONSOLIDATION TEST RESULTS** **Figure 8**

AGEC

Applied GeoTech

Project: Peach Springs Estates



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%

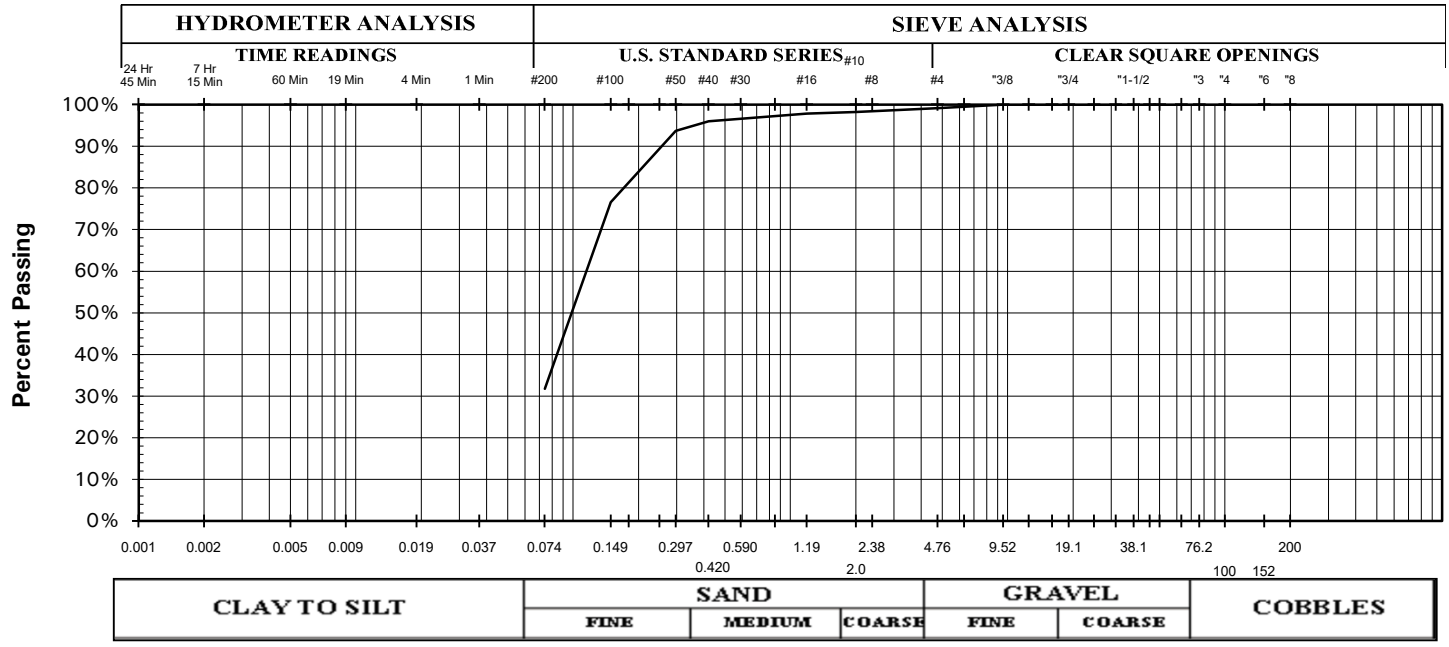
Moisture - Density Relationship Test Procedure: ASTM D-1557 B

Reviewed By: TT

USCS Classification: silty sand (SM)

AASHTO Classification: A-2-4

Sample Location: TP-4 @ .5-1.5'



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS

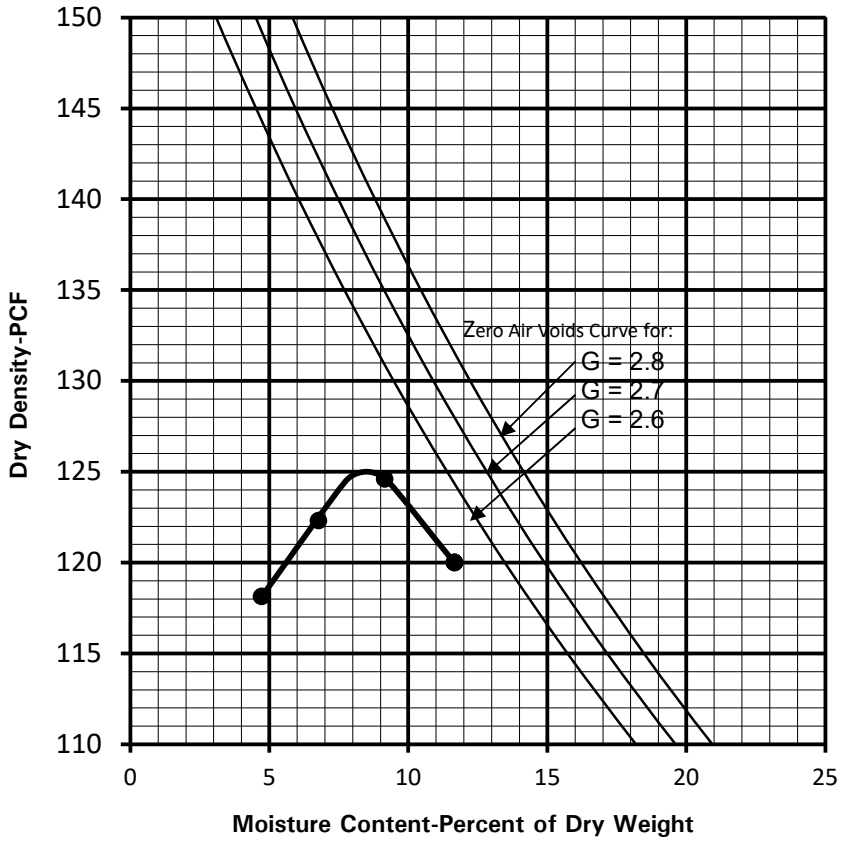
Project No.: 2211868

Figure: 9

AGEC

Applied GeoTech

Project: Peach Springs Estates



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%

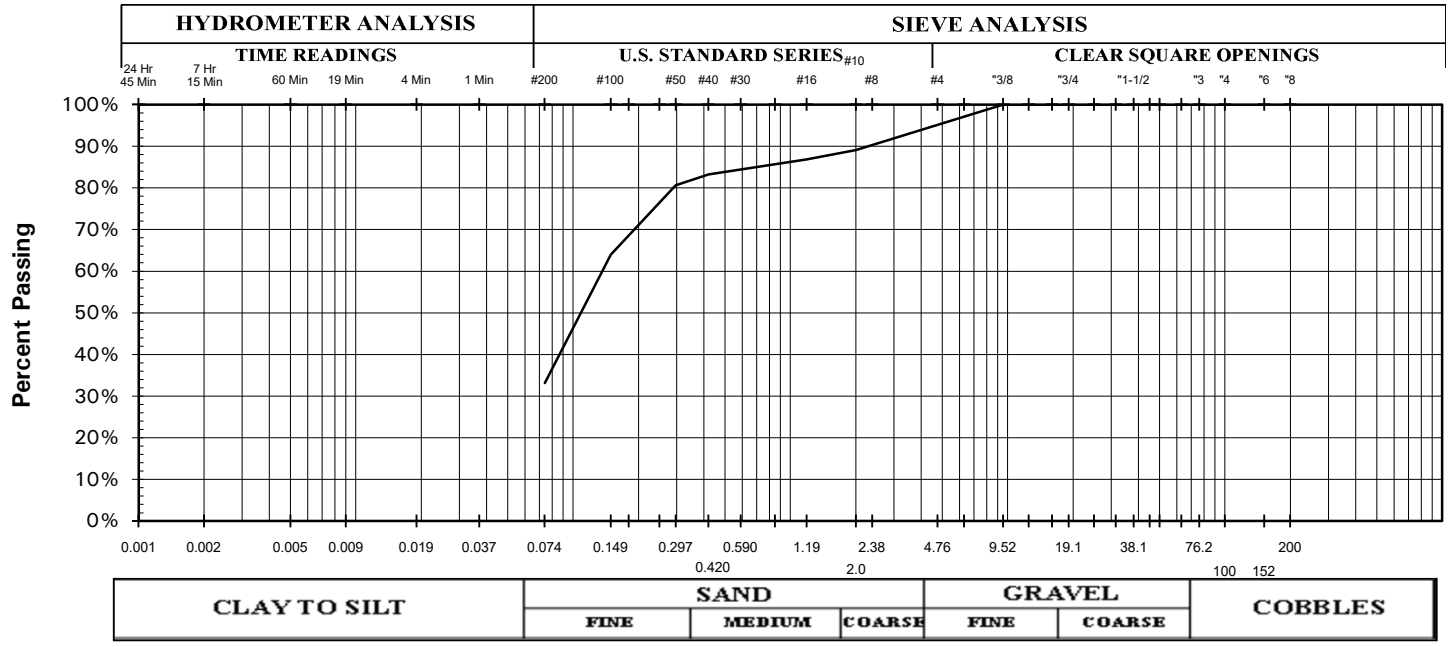
Moisture - Density Relationship Test Procedure: ASTM D-1557 B

Reviewed By: TT

USCS Classification: silty sand (SM)

AASHTO Classification: A-2-4

Sample Location: TP-5 @ 1-2'



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS

Project No.: 2211868

Figure: 10

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

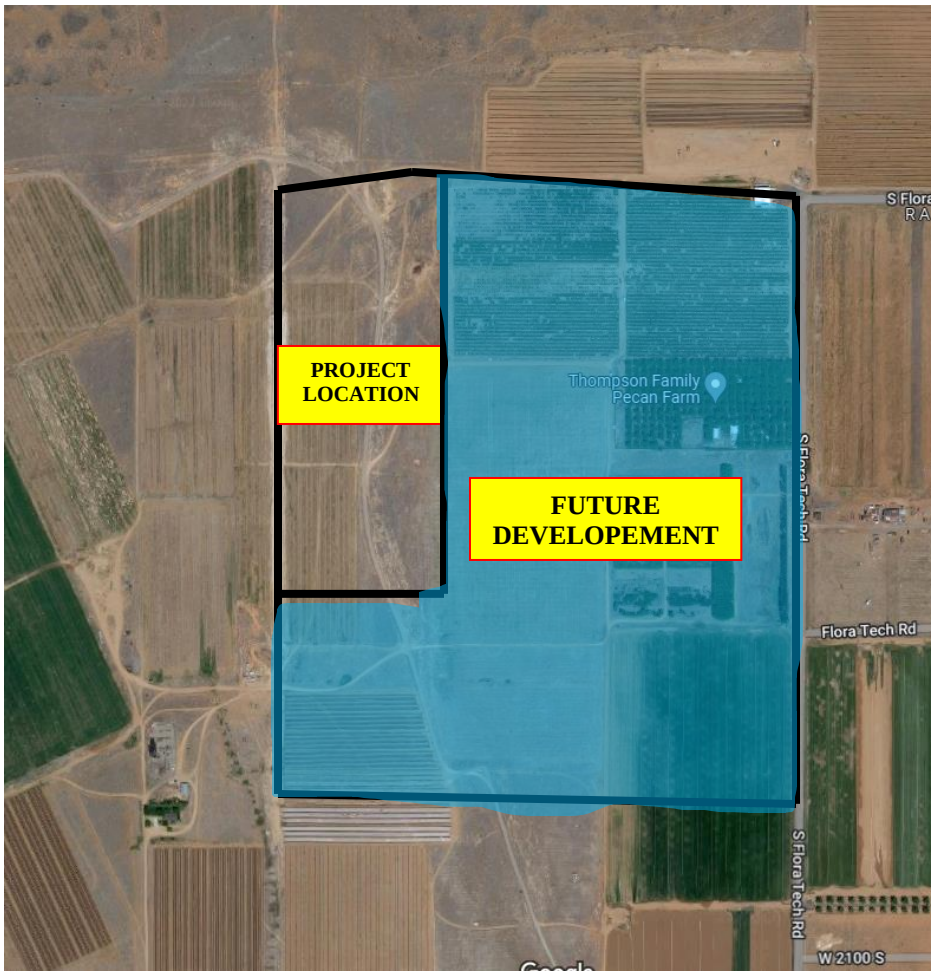
TABLE I

SUMMARY OF LABORATORY TEST RESULTS

Peach Springs Estates — Project Number 2211868

Sample Location		Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		Moisture-Density Relationship		Sample Classification
Test Pit No.	Depth (feet)			Gravel (%)	Sand (%)	Silt/ clay (%)	Liquid Limit (%)	Plasticity Index (%)	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	
TP-1	1½	2	95			16					Silty Sand (SM)
TP-2	3½	1	108			18					Silty Sand (SM)
TP-2	9	7									Silty Sand (SM)
TP-2	10	<1									Sandstone Bedrock
TP-3	1	<1	108			43					Silty Sand (SM)
TP-4	½-1½			1	67	32		NP	8.5	122.5	Silty Sand (SM)
TP-4	1½	4	86			32					Silty Sand (SM)
TP-4	3	2	118								Caliche
TP-5	1-2			5	62	33		NP	8.5	125.0	Silty Sand (SM)
TP-6	3	3	102								Caliche
TP-6	4	<1	118								Silty Sand (SM)
TP-8	1½	2	88			29					Silty Sand (SM)
TP-8	3	1	96			15					Caliche
TP-8	8	4	99								Silty Sand (SM)

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

LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL B. RASMUSSEN
9/13/23
STATE OF UTAH

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.

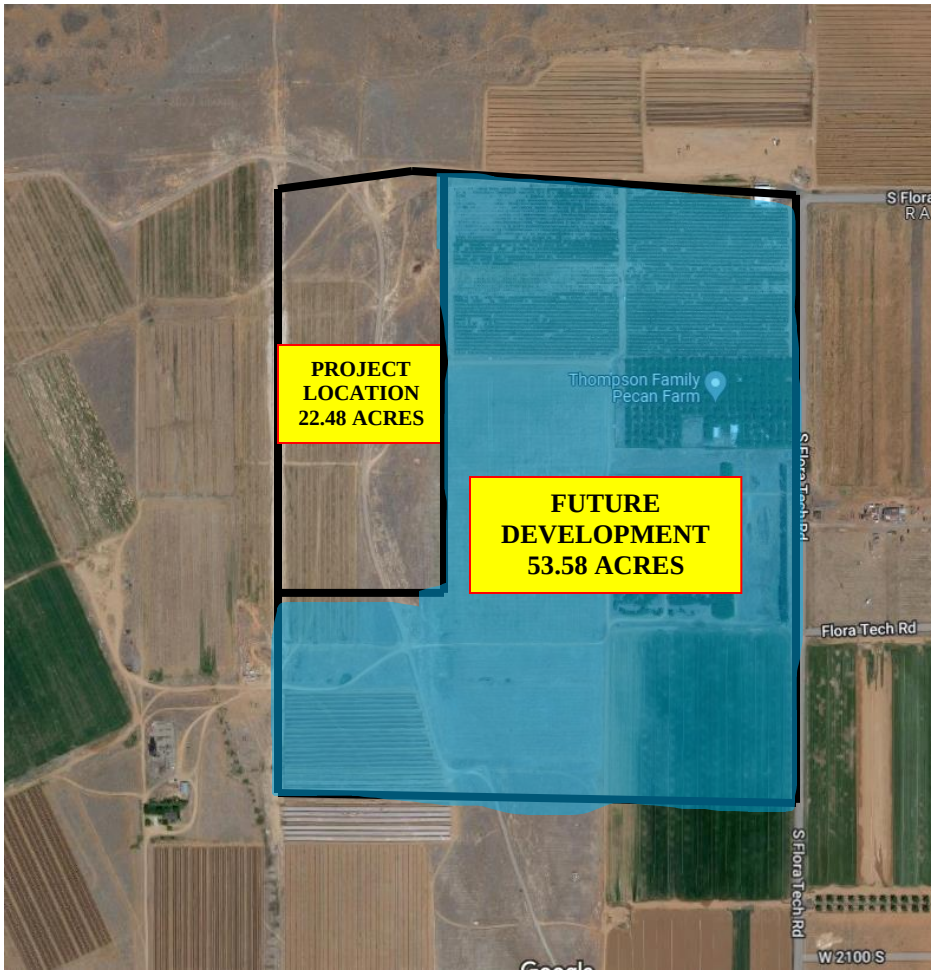


Figure 1.1.1: Project Vicinity Map

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.

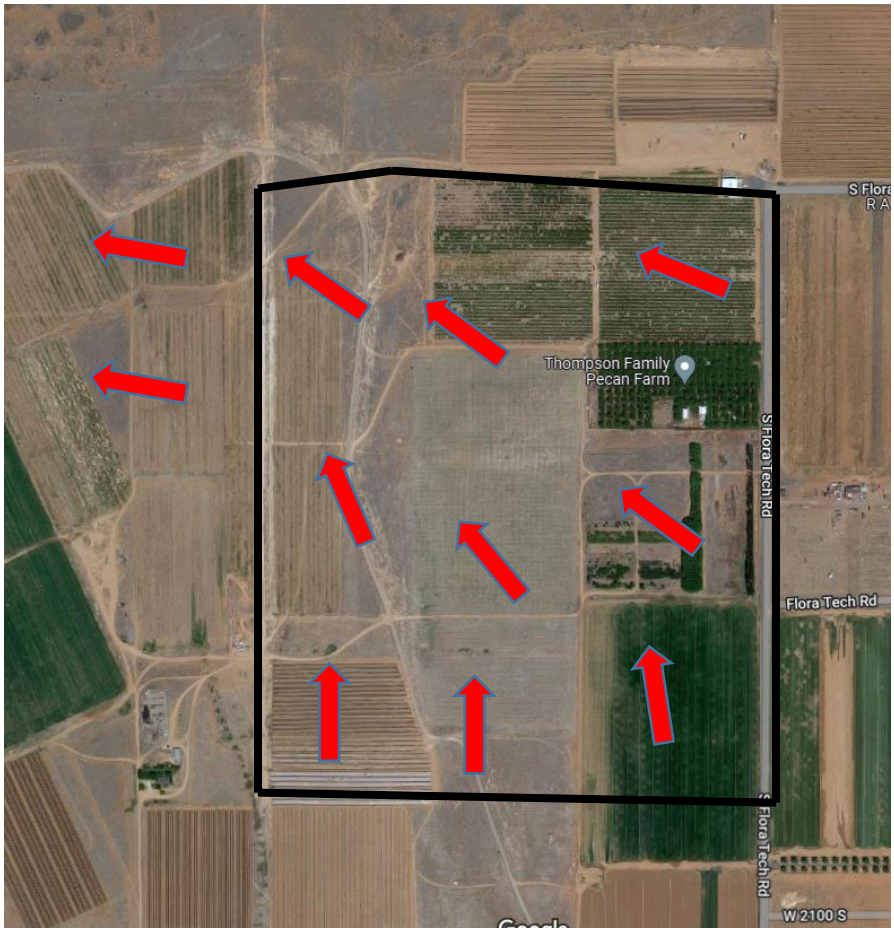


Figure 2.1.1: Existing Drainage Condition

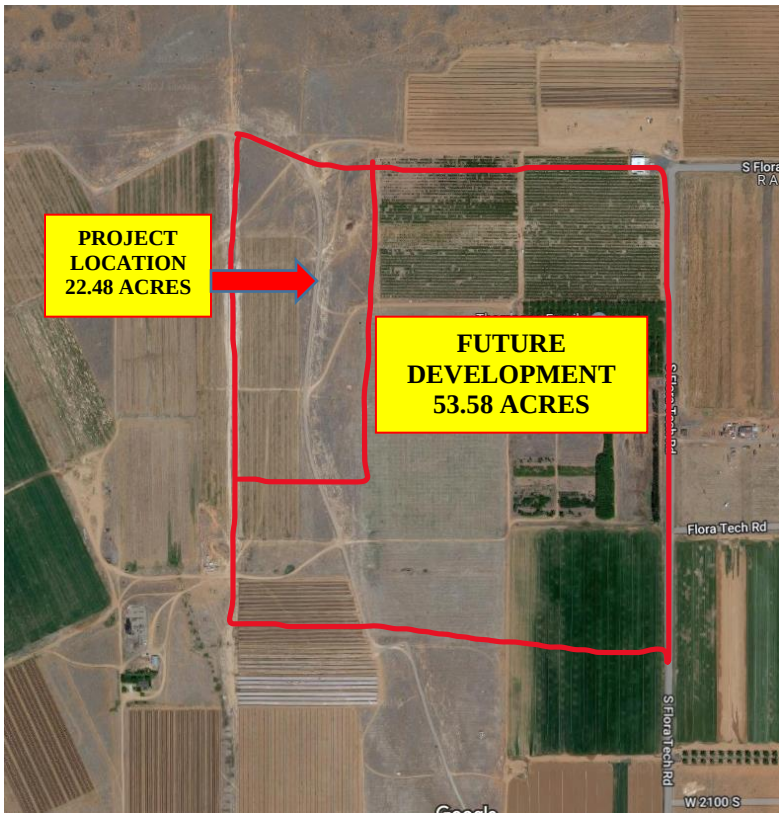


Figure 2.1.2: Existing Drainage Condition

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 form 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.

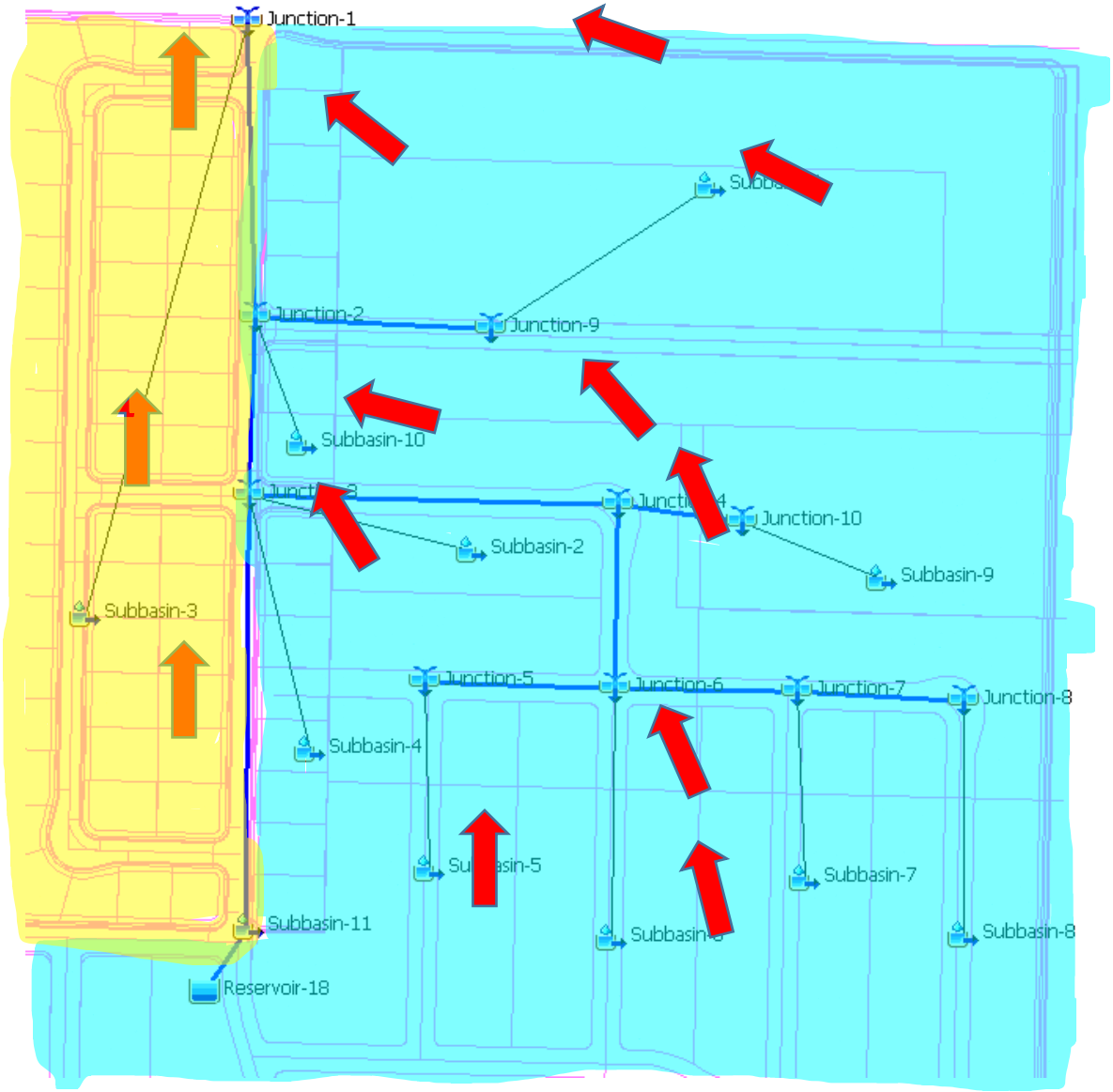


Figure 2.2.1: Drainage flow direction

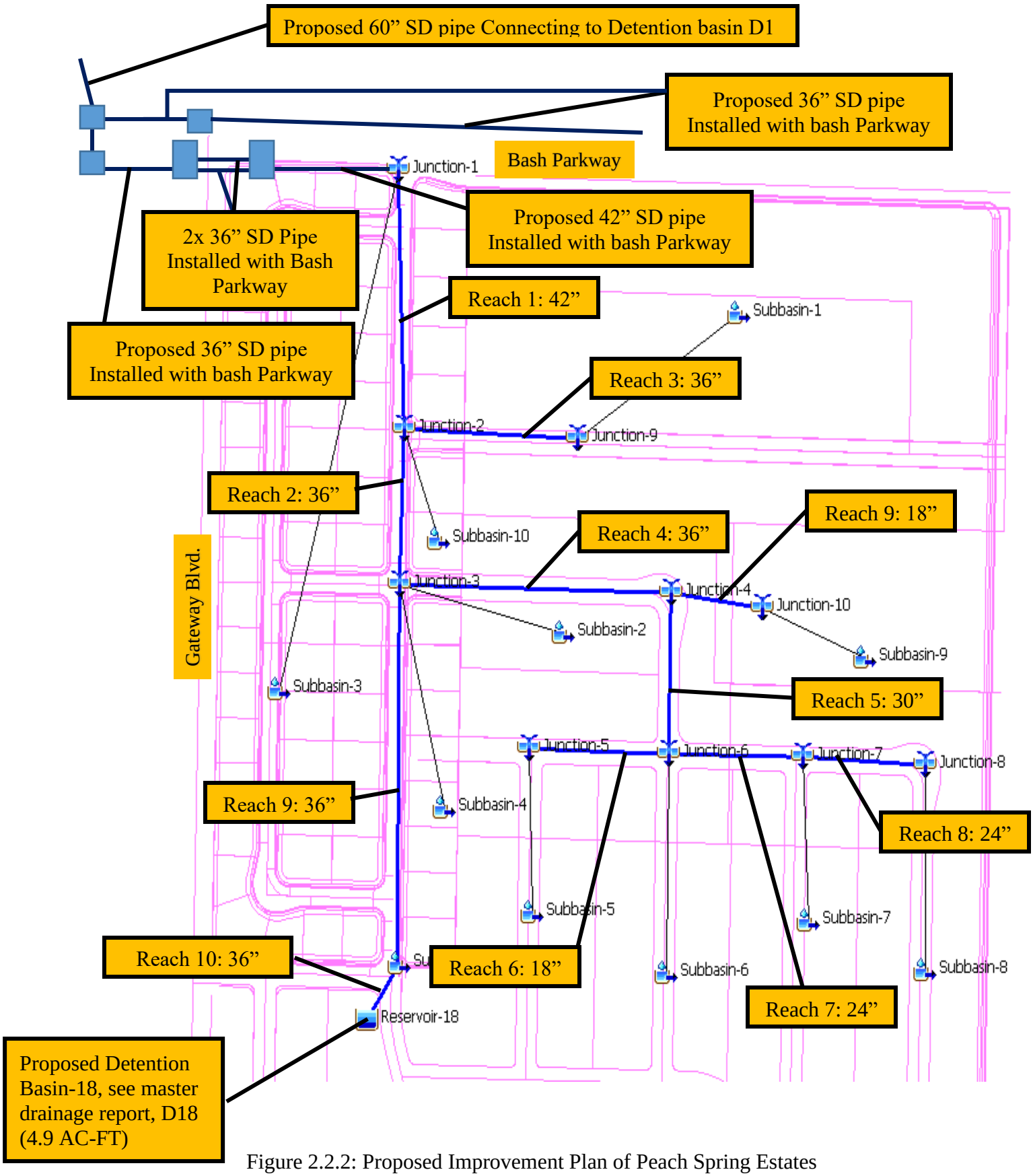


Figure 2.2.2: Proposed Improvement Plan of Peach Spring Estates

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 form 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 oof 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.

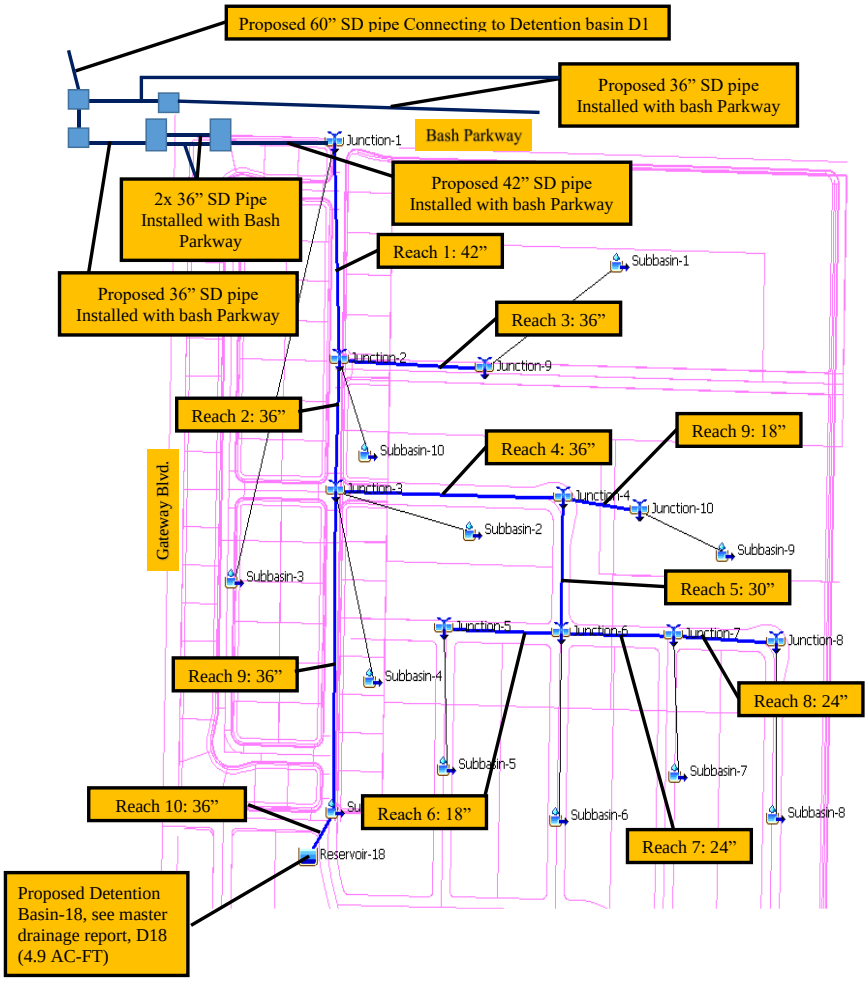


Figure 8.1.1 Pipe Sizes for Peach Spring Estates

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 form the D1 will drain into the D2 basin and further drains in to 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.

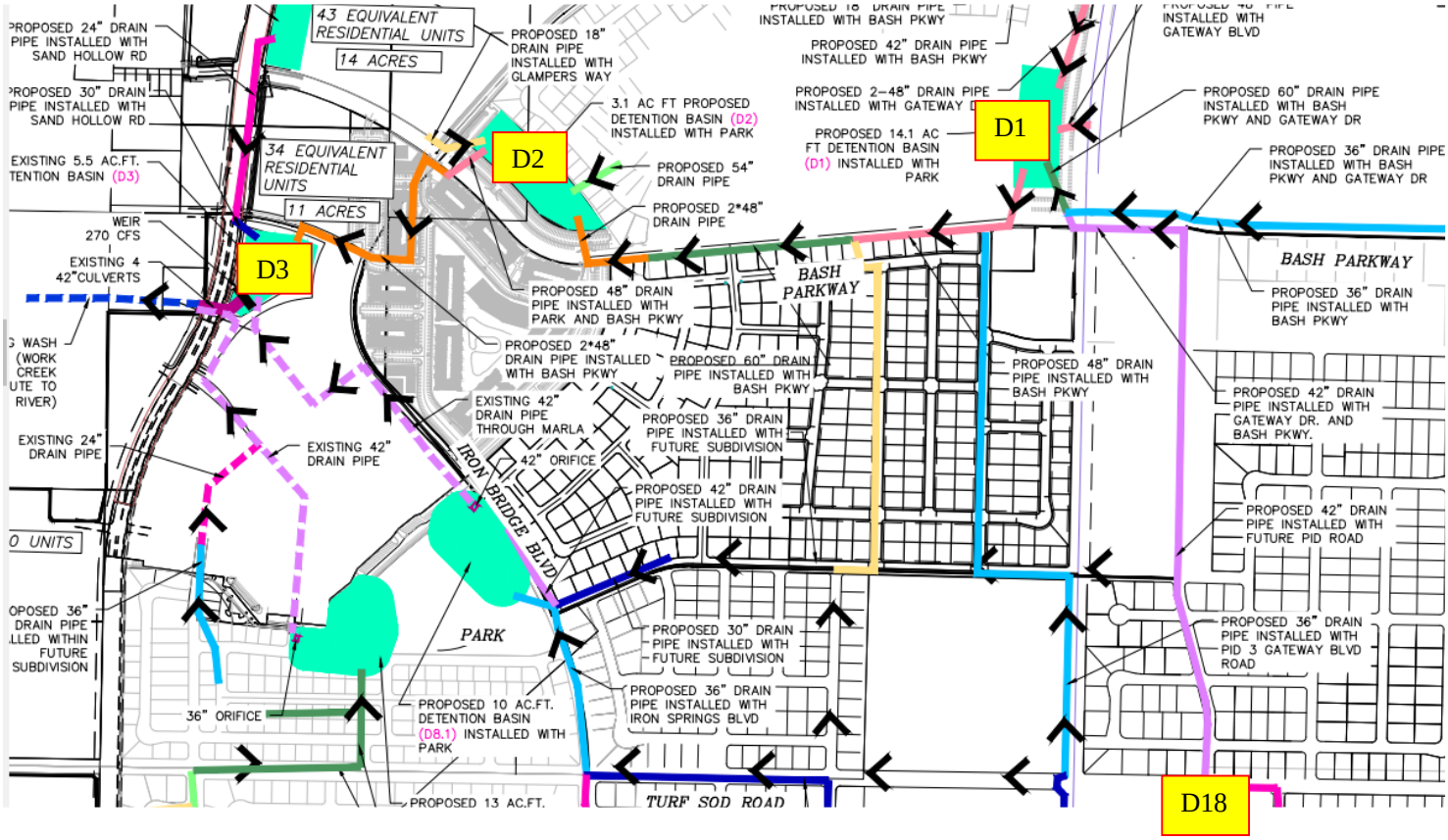


Figure 8.2.1 Master Drainage Plan for Gatewat at Sand Hollow PID

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.

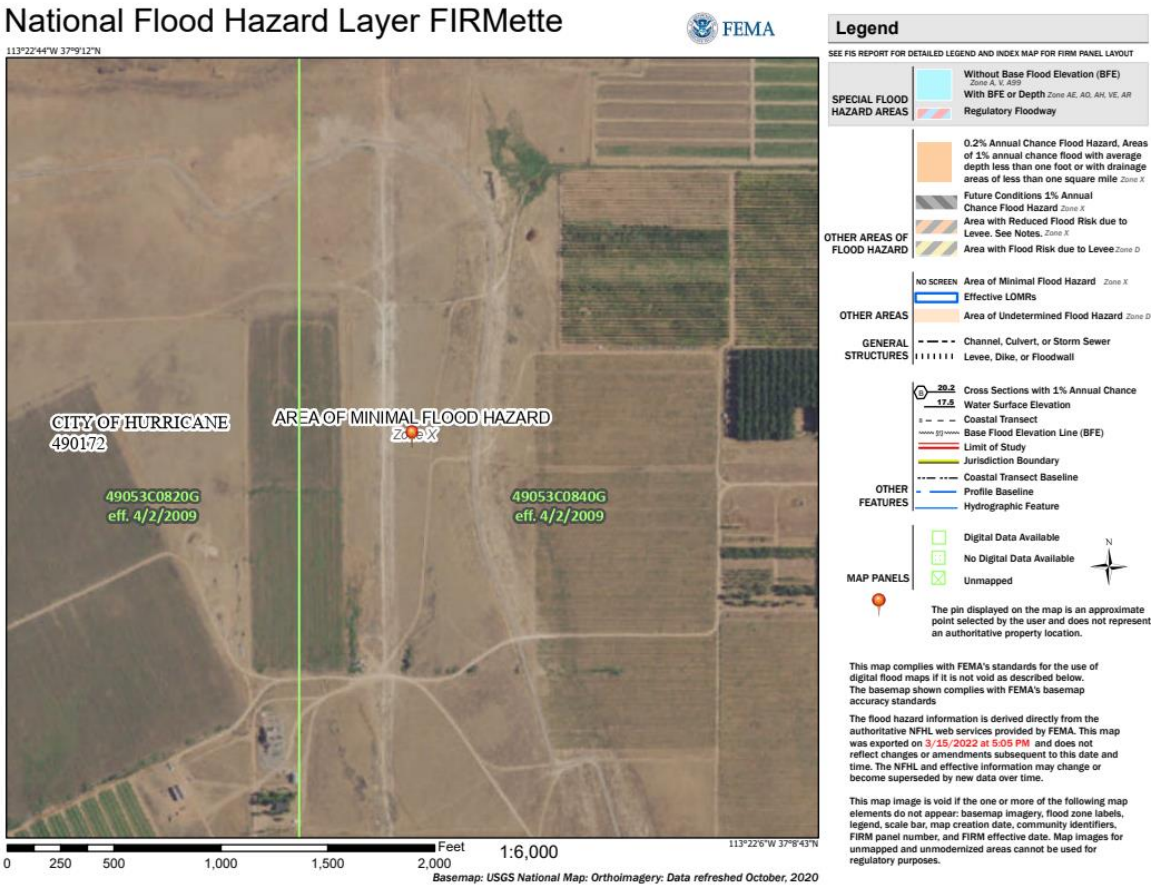


Figure 10.1.1 Flood Plain Map

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 form 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.

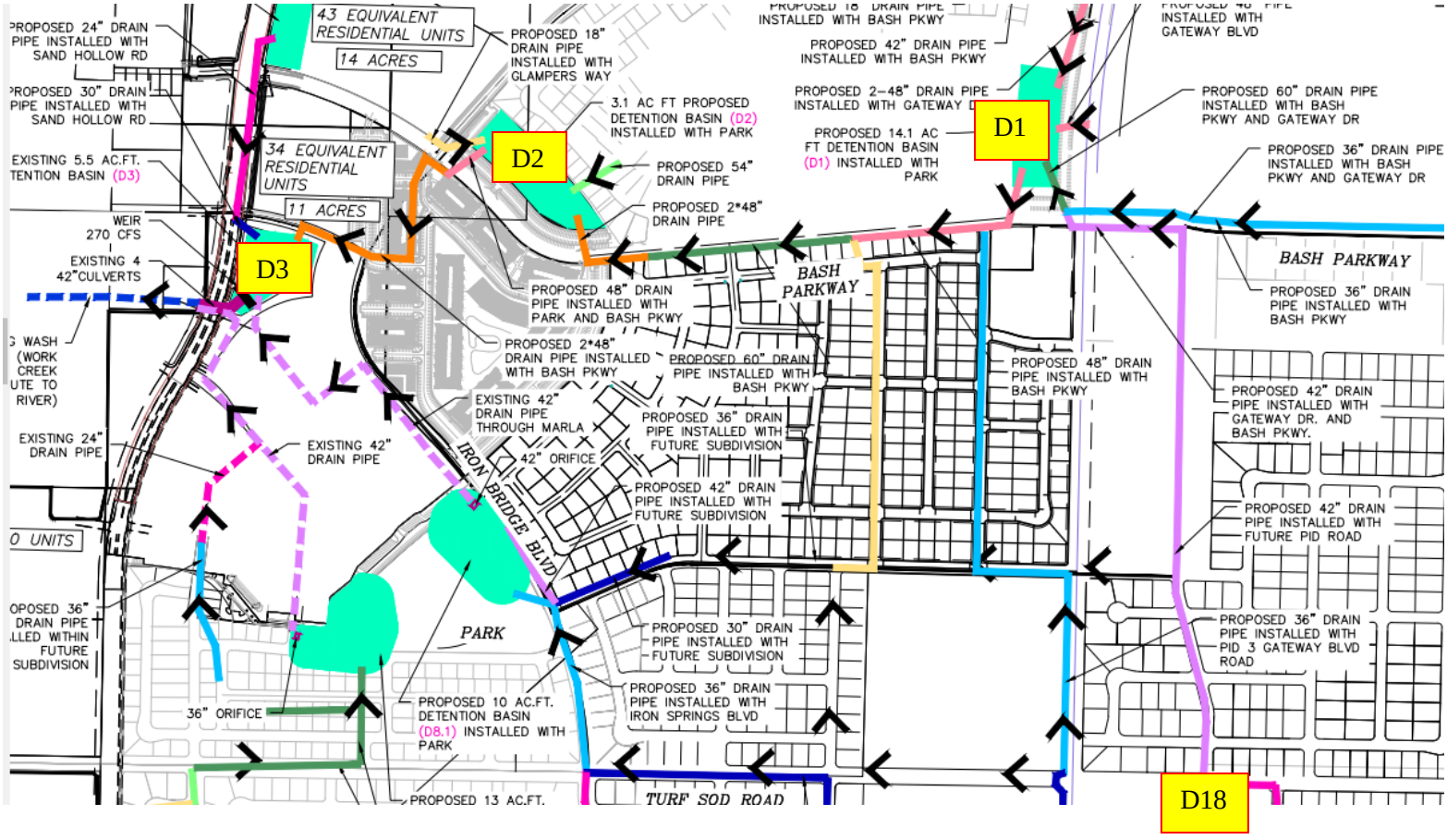
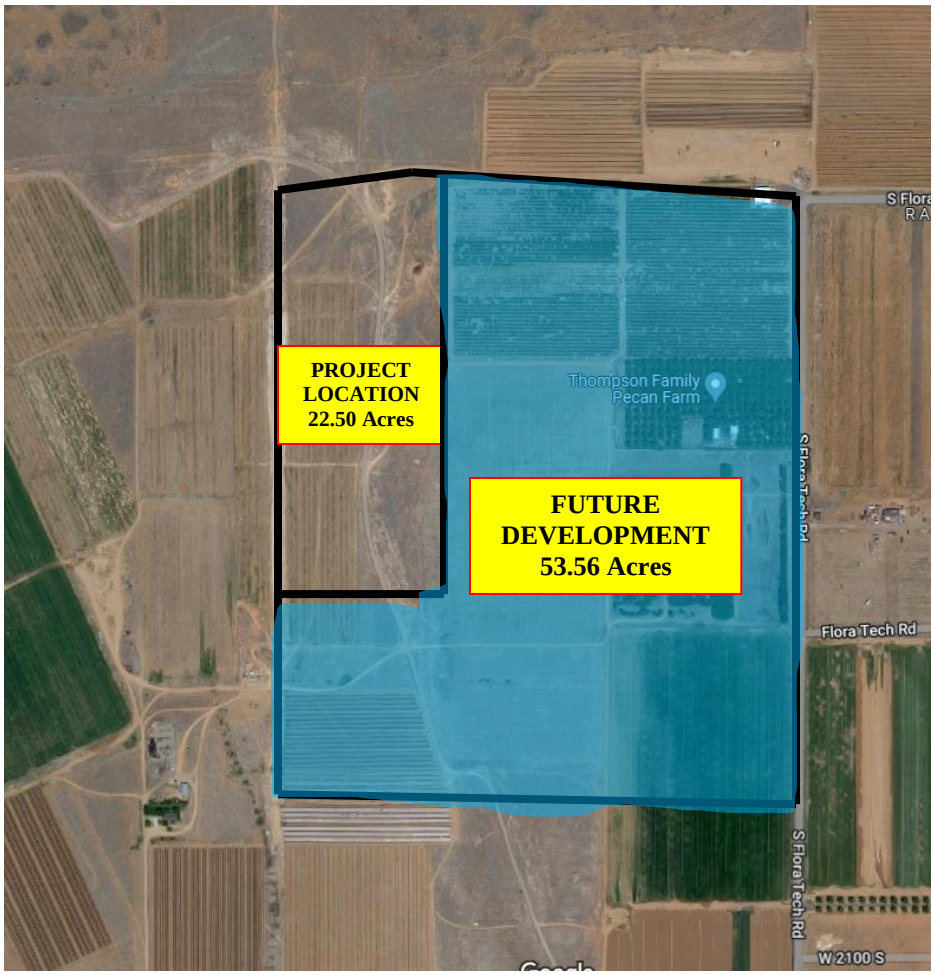


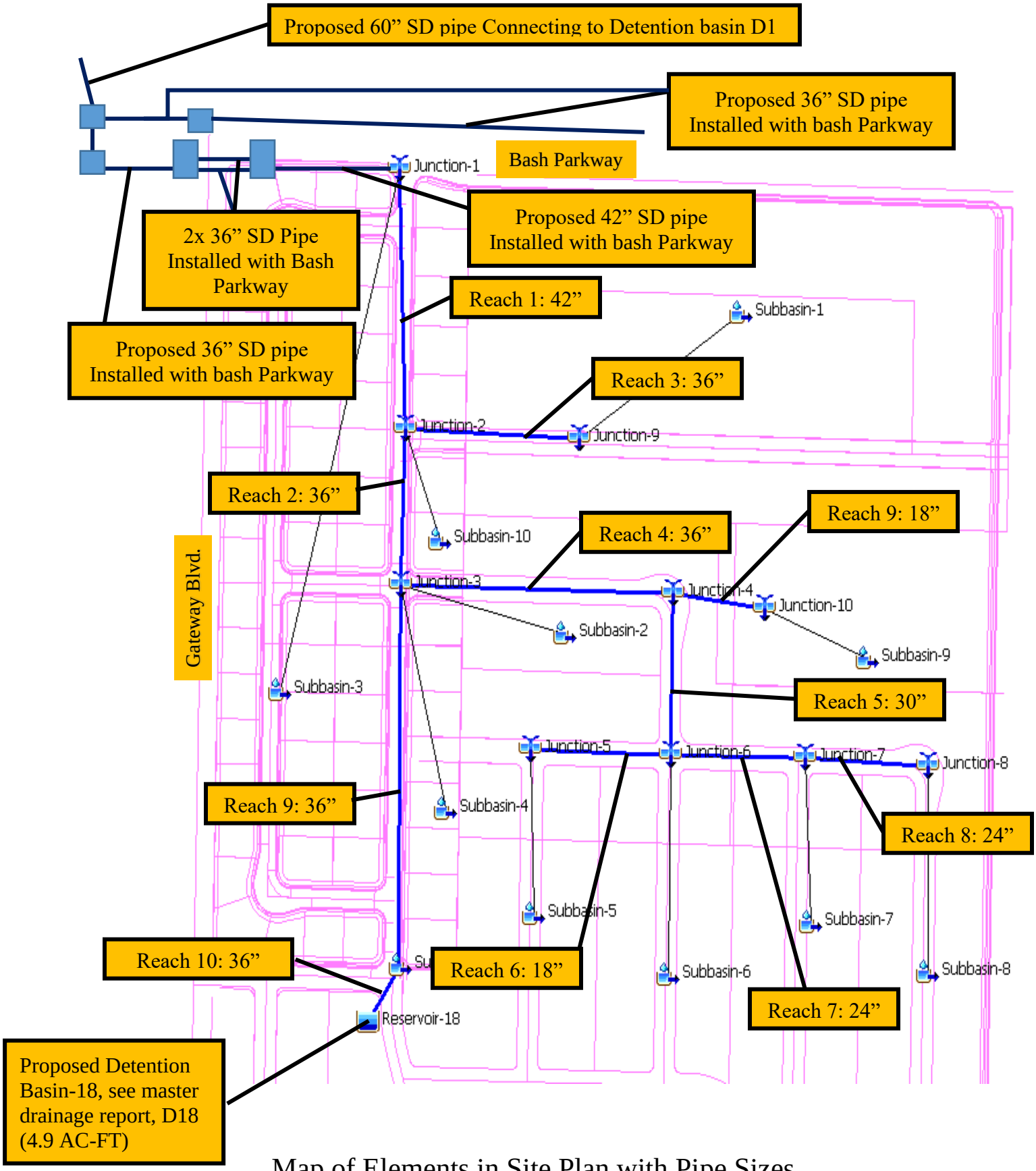
Figure 11.2.1 Master Drainage Plan for Gatewat at Sand Hollow PID

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
End of Run: 01Jan2022, 03:00
Compute Time: 15Mar2022, 15:08:05

Basin Model: Basin 1
Meteorologic Model: 3 HR
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)
		100
		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).

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

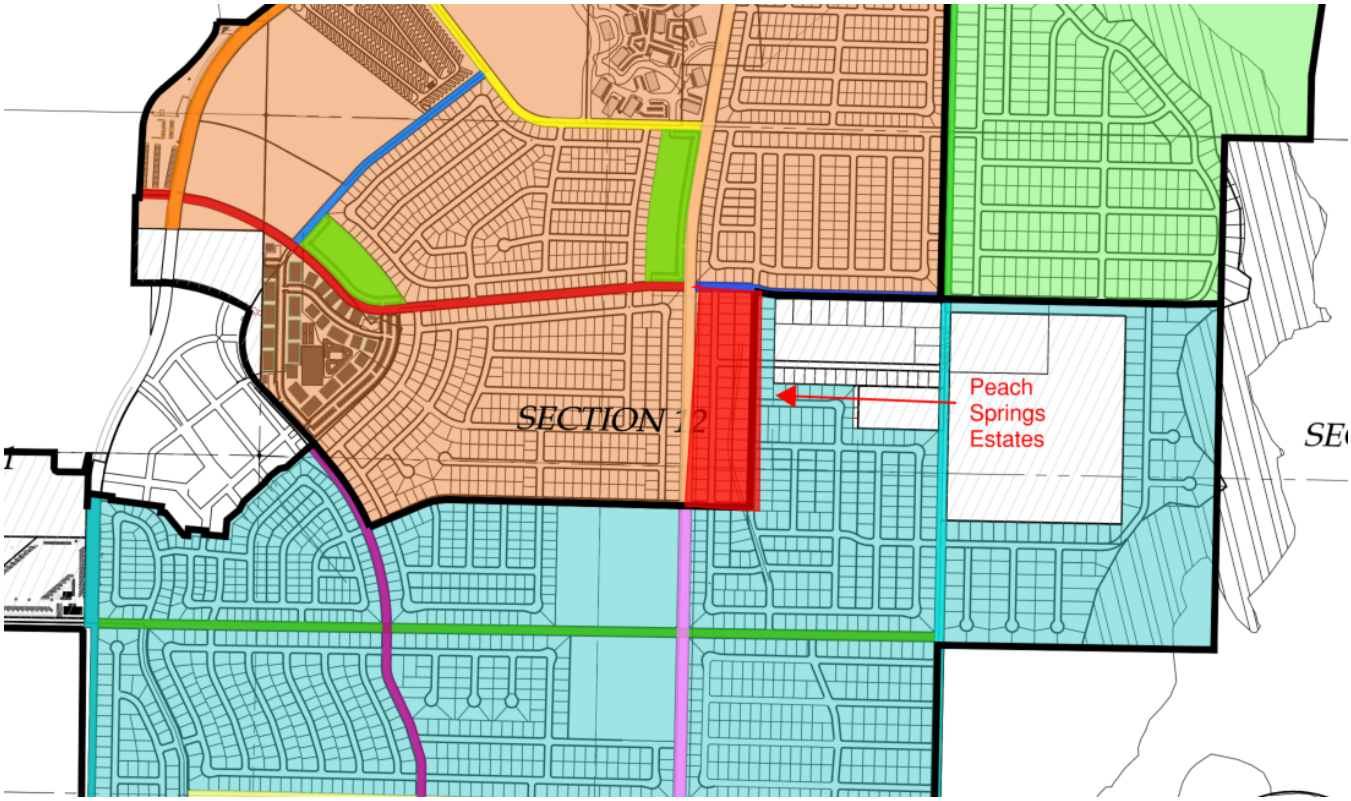
Agenda Date:	**04/25/2024**
Application Number:	PP24-15
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Matt Lowe
Agent:	Karl Rasmussen
Request:	Preliminary Plat Application
Location:	Southeast corner of Bash Parkway and Gateway Blvd
Zoning:	R1-10
General Plan Map:	Planned Community
Recommendation:	Approve Phase 2 subject to staff and JUC comments
Report Prepared by:	Fred Resch III/Gary Cupp

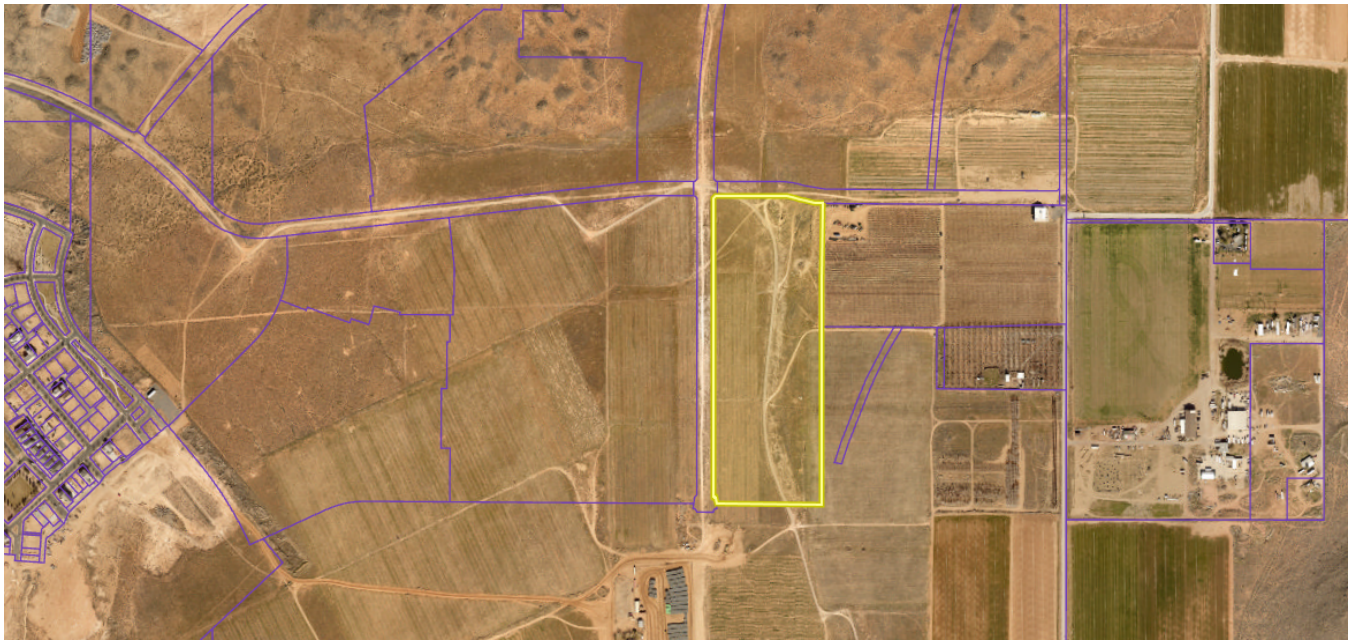
Discussion:
The applicant is seeking preliminary plat approval for phase 2 of Peach Springs Estates. Preliminary plat approval for phase 1 was approved in March of 2024.

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. Redlines have been submitted to the applicant.
3. **Sewer:** Ash Creek takes no exception to the preliminary plat for Peach Springs Estates Phase 2.
4. **Streets:** Streets is good with the plans. They have started some paving in the area and have a plan to be completed soon, so there should be access to the property in the near future.
5. **Water**: Water line will need to be looped.
6. **Engineer:** [No new comments received.]
7. **Fire:** Good with the design as is.
8. **Cable/Phone:** No concerns.

9. **Fiber:** Good
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 2 consists of 34 lots. 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 for phase 1 and 2 have been submitted as required by HCC 10-39-8.
    a. Specific comments have been sent 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 34 units are already accounted for within Hurricane City's tracking data.

Staff Findings:
Similarly to Phase 1 of the project that was approved on March 14, 2024, utilities have been stubbed and roads are close to being finished to provide the required public access to the site; therefore, staff finds that the provision of public facilities "will be timely provided" pursuant to the requirements of Section 10-37-4 of the Hurricane City Code.

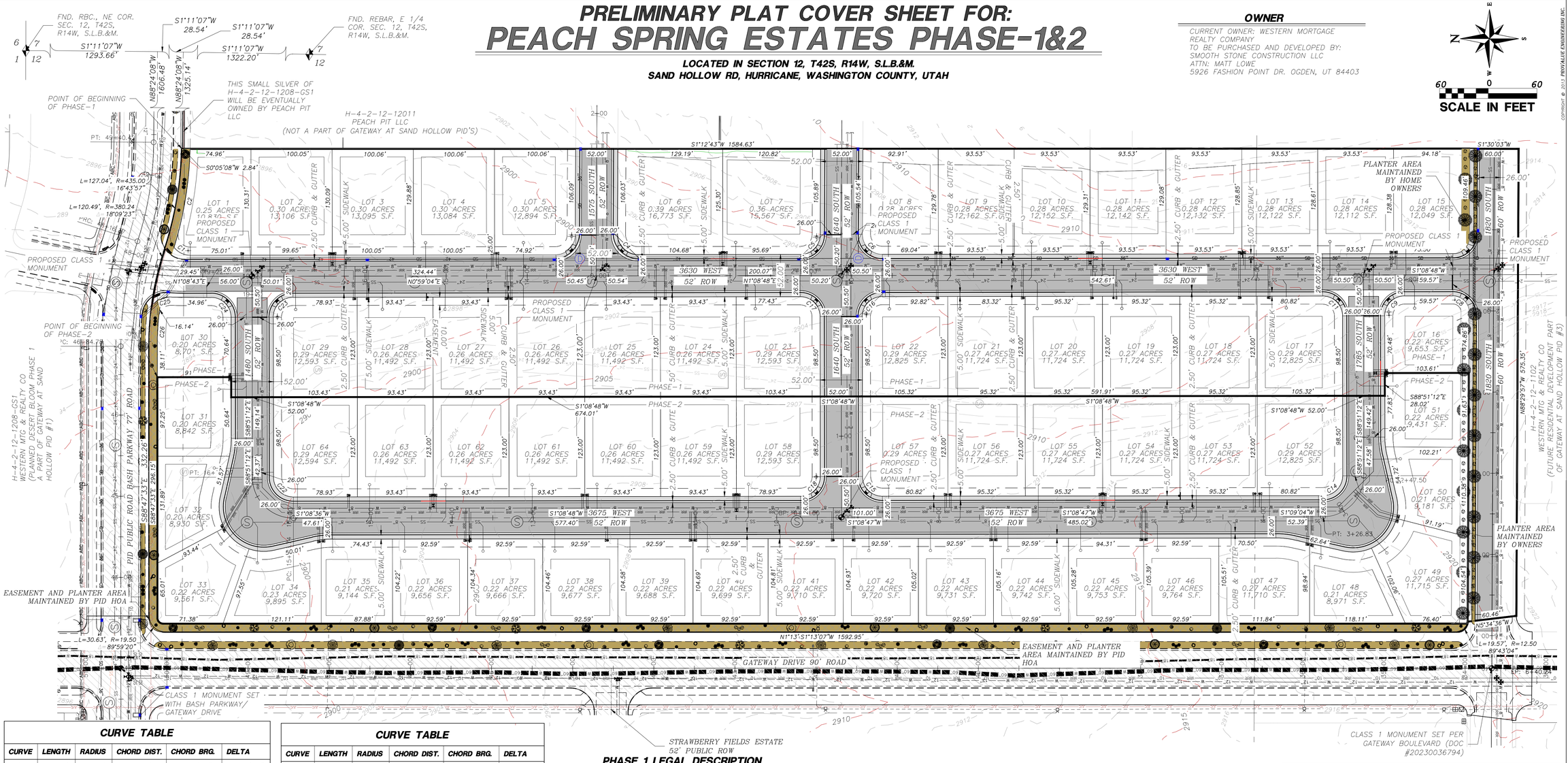
Recommendation:
Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and approve the preliminary plat application for Phase 2 subject to staff and JUC comments, and on condition of dedicated public access and provision of utilities by the project proponent to the site.

PRELIMINARY PLAT COVER SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2

LOCATED IN SECTION 12, T42S, R14W, S.L.B&M.
SAND HOLLOW RD, HURRICANE, 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	22.94'	25.00'	22.15'	S27°20'49"W	52°34'58"
C2	123.41'	445.00'	123.02'	N79°32'02"W	15°53'24"
C3	38.48'	24.50'	34.65'	S43°51'19"E	89°59'47"
C4	37.95'	26.50'	34.79'	S44°52'22"W	82°02'31"
C5	38.34'	24.50'	34.55'	S43°40'59"E	89°39'33"
C6	38.63'	24.50'	34.75'	N46°19'04"E	90°20'27"
C7	23.28'	105.00'	23.23'	S82°30'10"E	12°42'04"
C7	31.29'	20.00'	28.20'	N43°40'35"W	89°38'45"
C8	110.84'	55.00'	93.01'	S46°08'58"W	115°28'15"
C8	31.54'	20.00'	28.37'	N46°19'25"E	90°21'15"
C9	110.84'	55.00'	93.01'	S46°08'58"W	115°28'15"
C9	38.48'	24.50'	34.65'	N43°51'12"W	90°00'00"
C10	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C10	12.10'	94.95'	12.09'	S87°29'55"W	7°18'00"
C11	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C11	38.48'	24.50'	34.65'	N46°08'48"E	90°00'00"
C12	23.39'	105.00'	23.34'	S5°14'07"E	12°45'49"
C12	49.32'	55.03'	47.68'	N48°41'02"W	51°20'57"
C13	23.27'	105.00'	23.22'	N7°29'41"E	12°41'48"
C14	38.49'	24.50'	34.65'	S43°51'12"E	90°00'34"
C15	38.48'	24.50'	34.65'	S46°08'48"W	90°00'00"
C16	38.48'	24.50'	34.65'	N43°51'12"W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	38.48'	24.50'	34.65'	S46°08'48"W	90°00'00"
C18	38.48'	24.50'	34.65'	N43°51'12"W	90°00'00"
C19	10.03'	105.00'	10.03'	N8°52'47"W	5°28'29"
C20	41.12'	55.00'	40.17'	N41°52'27"E	42°50'16"
C21	22.09'	105.00'	22.05'	S82°49'39"E	12°03'06"
C22	38.48'	24.50'	34.65'	N46°08'48"E	90°00'00"
C23	38.48'	24.50'	34.65'	S43°51'12"E	90°00'00"
C24	38.50'	24.50'	34.66'	N46°07'45"E	90°02'05"
C25	12.24'	31.78'	12.17'	N9°10'46"W	22°04'37"
C26	42.52'	368.29'	42.49'	N85°30'10"W	6°36'53"
C27	11.78'	7.50'	10.61'	S46°12'44"W	89°59'25"

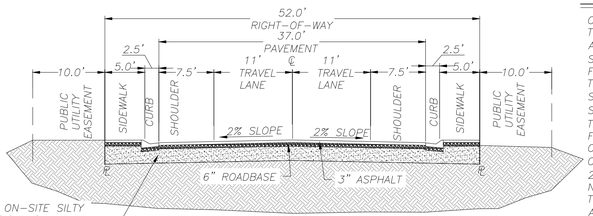
PARKS DEPARTMENT NOTES:

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 CITYPARKS DEPARTMENT TO MAINTAIN.

PHASE 1 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE EASTERLY LINE OF SAID SECTION 12, 1322.20 FEET; THENCE N88°24'08"W 1325.14 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF BASH PARKWAY; THENCE S00°05'08"W 2.84 FEET; THENCE S01°12'43"W 1584.63 FEET; THENCE S01°30'03"W 60.00 FEET; THENCE N88°29'57"W 575.35 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N05°34'36"W 60.46 FEET; (2) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 19.57 FEET, HAVING A RADIUS OF 12.50 FEET AND A RADIAL BEARING OF N01°30'03"E, THROUGH A CENTRAL ANGLE OF 89°43'04" (LONG CHORD BEARS: N43°38'25"W 17.63 FEET); (3) N01°13'07"E 1592.95 FEET; (4) NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 89°59'20", (LONG CHORD BEARS: N46°12'47"E 27.57 FEET) TO SOUTHERLY BOUNDARY OF BASH PARKWAY. THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S88°47'33"E 332.26 FEET; (2) EASTERLY ALONG THE ARC OF A 380.24 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.49 FEET, THROUGH A CENTRAL ANGLE OF 18°09'23", (LONG CHORD BEARS: S79°42'52"E 119.99 FEET); (3) EASTERLY ALONG THE ARC OF A 435.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 127.04 FEET, THROUGH A CENTRAL ANGLE OF 16°43'57", (LONG CHORD BEARS: S79°00'09"E 126.59 FEET) TO THE POINT OF BEGINNING;

AREA CONTAINS 997,731 SQUARE FEET OR 22.905 ACRES.



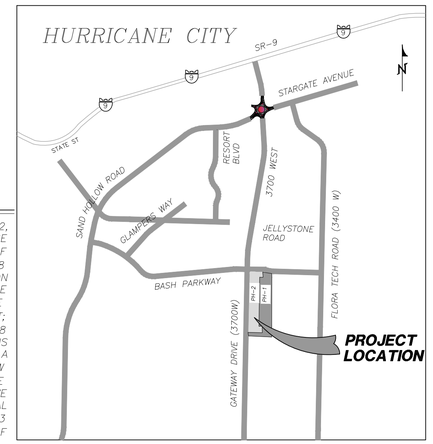
SUBGRADE CAN BE FILLED WITH ON-SITE SILTY SAND, FREE OF ORGANICS, DEBRIS AND MATERIAL GREATER THAN 4 INCHES IN SIZE, IS SUITABLE FOR USE AS STRUCTURAL FILL. ONSITE SANDSTONE BEDROCK AND CALICHE ARE ALSO SUITABLE FOR USE AS STRUCTURAL FILL.

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

PHASE 2 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE EASTERLY LINE OF SAID SECTION 12, 1293.66 FEET; THENCE N88°24'08"W 1606.48 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF BASH PARKWAY; THENCE S01°08'48"W 91.00 FEET; THENCE N88°51'12"W 24.78 FEET; THENCE S01°08'48"W 1421.92 FEET; THENCE S88°51'12"E 28.02 FEET; THENCE S01°08'48"W 103.61 FEET; THENCE N88°29'57"W 306.48 FEET; THENCE WESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 2.46 FEET, THROUGH A CENTRAL ANGLE OF 11°15'18", (LONG CHORD BEARS: N82°52'19"W 2.45 FEET); THENCE N01°13'07"E 1605.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.92 FEET, THROUGH A CENTRAL ANGLE OF 89°59'20", (LONG CHORD BEARS: N46°12'47"E 13.43 FEET); THENCE S88°47'33"E 294.15 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 457327 SQUARE FEET OR 10.499 ACRES.



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
26 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PRELIMINARY PLAT COVER SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M

DATE: 04/04/2024
SCALE: 1"=60'

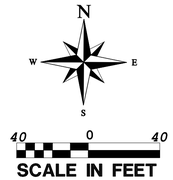
JOB NO.
642-001

SHEET NO:
1 OF 4

642-001

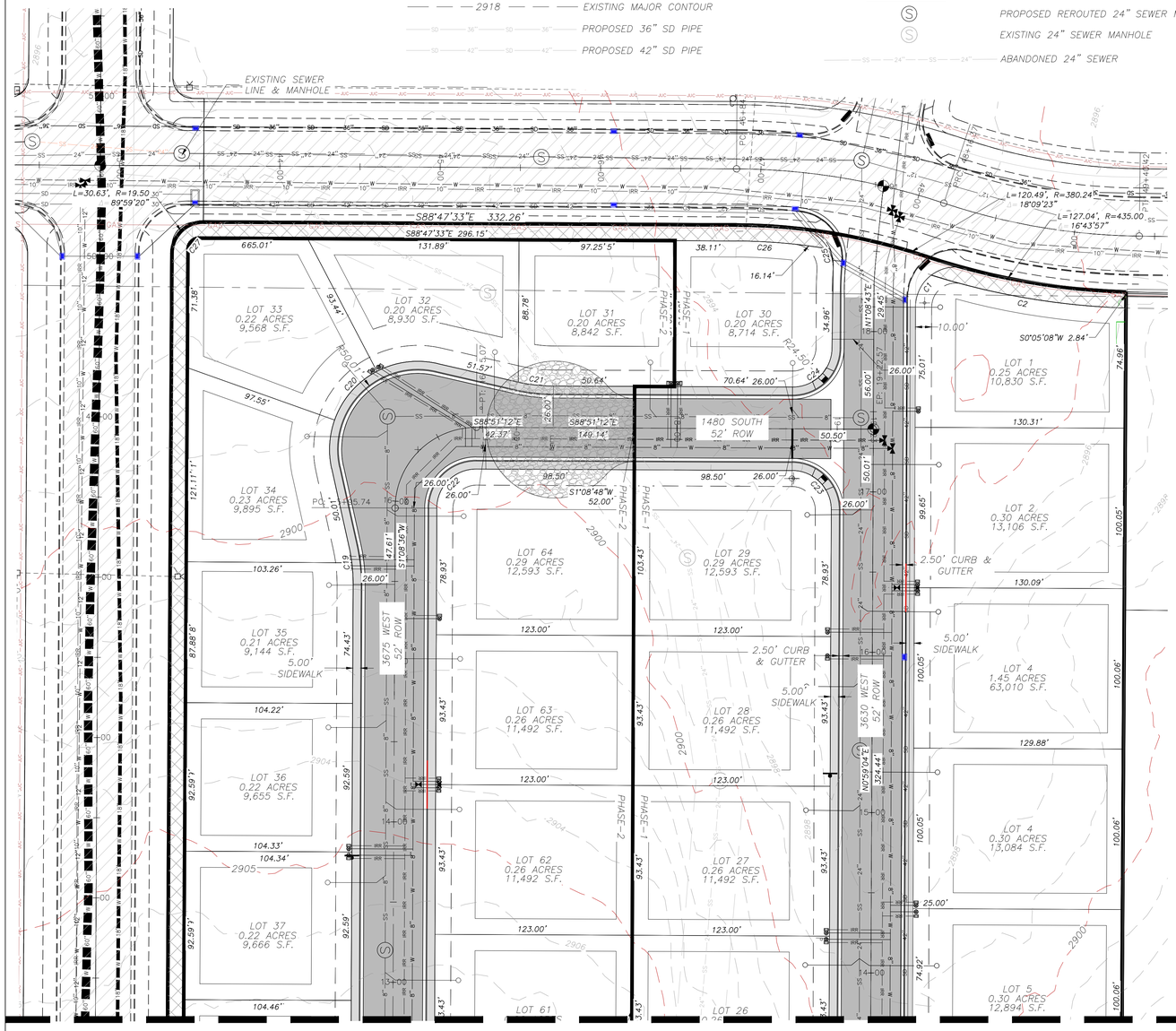
PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

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



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PHASE LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- 2912 EXISTING MINOR CONTOUR
- 2918 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
- ABANDONED 24" SEWER
- 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
- EXISTING 60" WATER MAIN
- EXISTING WCWCD 18" IRRIGATION LINE
- TREE
- SHURB



MATCHLINE SEE SHEET 3 OF 4

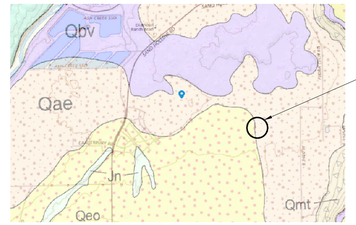
GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	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
TOTAL ACERAGE	22.90 ACRES

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.



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

ADDITIONAL NOTES

STORM WATER FROM THE SITE WILL BE COLLECTED AND DELIVERED TO THE PROPOSED STORM PIPE ON 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.

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, SLB&M

DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
2 OF 4

642-001

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

BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES PHASE-1&2

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

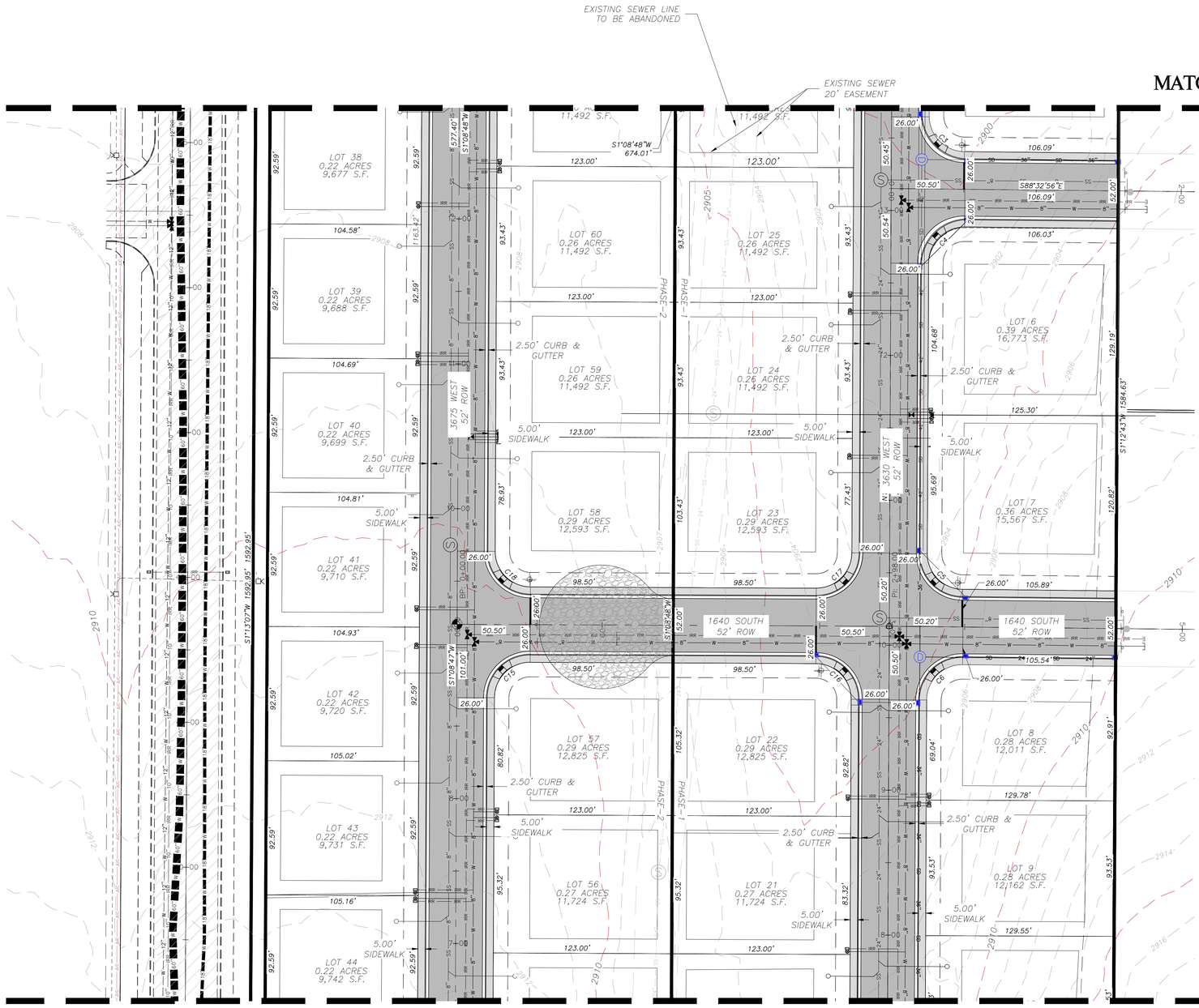
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40 0 40
SCALE IN FEET

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REVISIONS

NO	DESCRIPTION	DATE	BY



LEGEND

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- IRR IRR PROPOSED IRRIGATION LINE
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- NEW PHASING/GATE VALVE PER HURRICANE CITY STANDARDS
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SD BOX
- SS 24" SS 24" ABANDONED 24" SEWER
- W 60" W 60" EXISTING 60" WATER MAIN
- W 18" W 18" EXISTING WCWCD 18" IRRIGATION LINE
- TREE
- SHURB

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 880 West, Suite 1
Hurricane City, Utah 84737
Phone: 435.668.8301

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M

DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
3 OF 4

642-001

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

811 BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC.

NOTICE!

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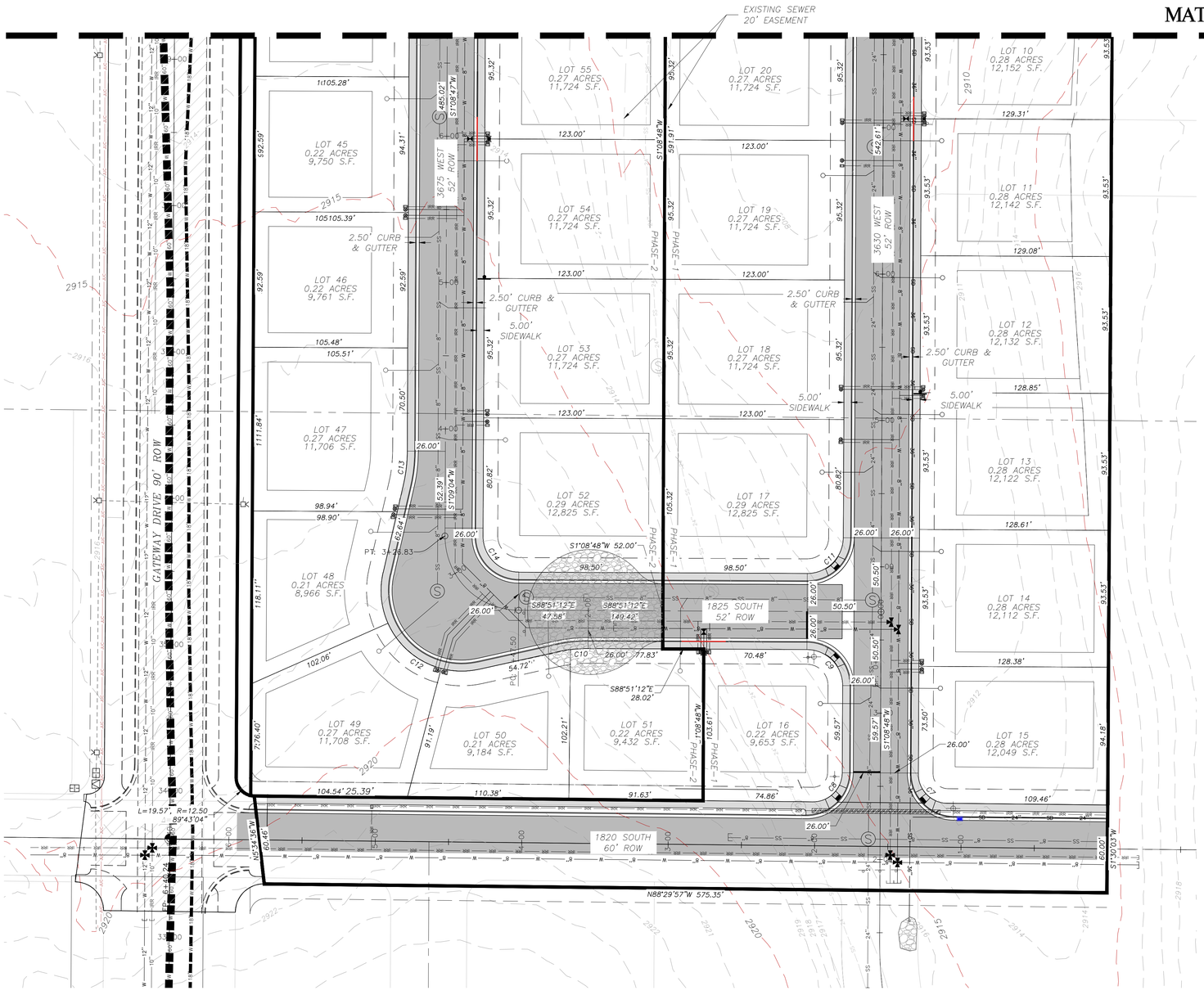
PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES PHASE-1&2

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

N
W E
S

40 0 40
SCALE IN FEET

MATCHLINE SEE SHEET 3 OF 4



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
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- W 60" W 60" EXISTING 60" WATER MAIN
- IR 18" IR 18" EXISTING WCWCD 18" IRRIGATION LINE
- TREE
- SHURB

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435) 668-8601

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M

DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO.
4 OF 4

642-001

TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2

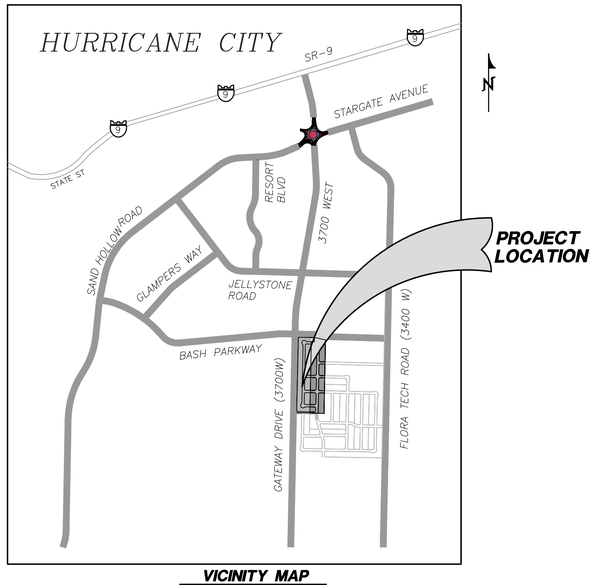
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

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	GABRIELLA ERREGUIN	801-592-9628
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	JACOB BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 119
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-C4	SEWER & WATER PLAN
C5	POWER, COMMUNICATION AND NATURAL GAS PLAN
C6	DRAINAGE PLAN
C7	GRADING PLAN WITH TBC ELEVATIONS
C8	SIGNAGE & STRIPING PLAN
L1	LANDSCAPE PLAN
PP-1 TO PP-7	PLAN & PROFILE SHEETS
DT1-DT4	DETAIL SHEETS



VICINITY MAP
N.T.S.

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
HURRICANE CITY ENGINEER DEPARTMENT	DATE
WASHINGTON C.W.C.D.	DATE
HURRICANE GIS	DATE
STREETS DEPARTMENT	DATE
INFOWEST	DATE

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NO	DESCRIPTION	DATE	BY
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Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO:
C1

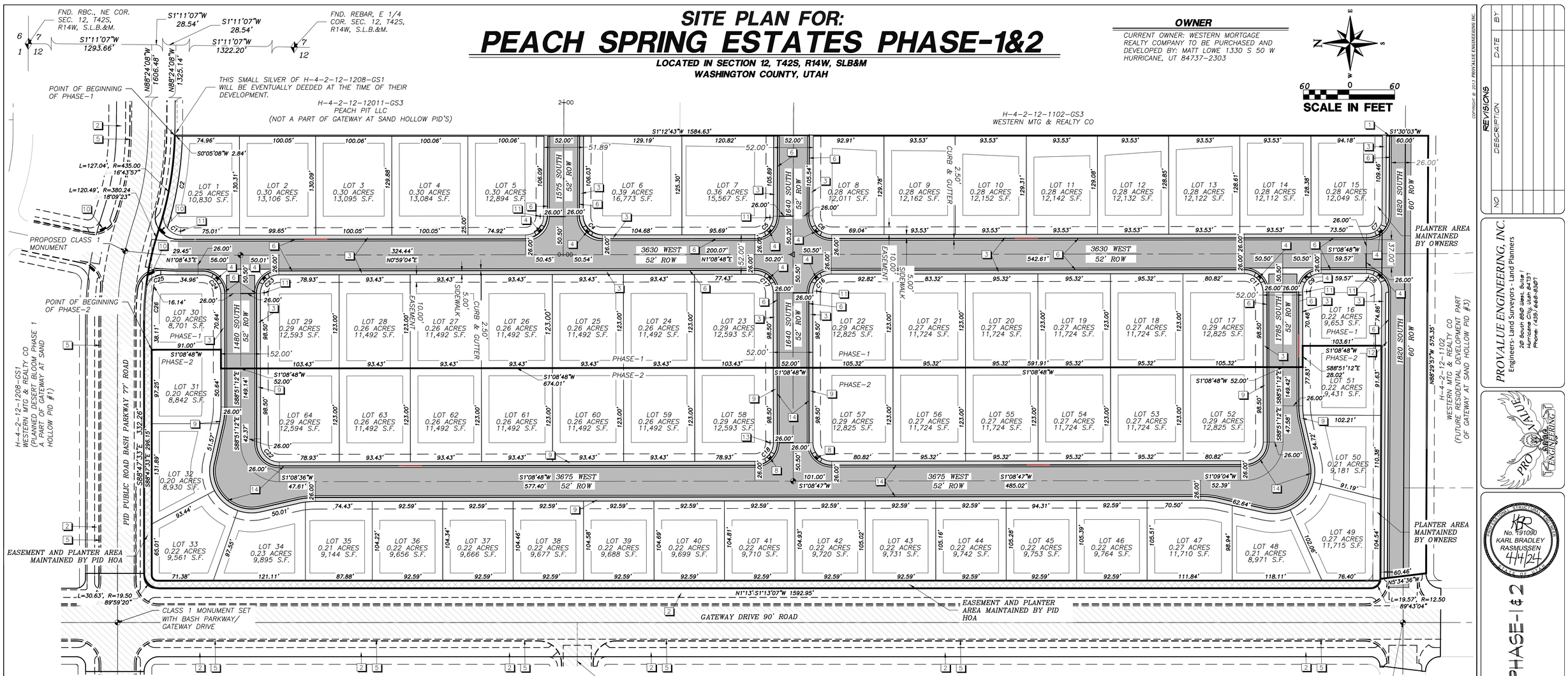
TITLE SHEET

SITE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

OWNER

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


FND. RBC., NE COR. SEC. 12, T42S, R14W, S.L.B.&M.
S1°11'07"W 28.54'
S1°11'07"W 28.54'
FND. REBAR, E 1/4 COR. SEC. 12, T42S, R14W, S.L.B.&M.
S1°11'07"W 1293.66'
S1°11'07"W 1322.20'
N88°24'08"W 1606.48'
N88°24'08"W 1325.14'
POINT OF BEGINNING OF PHASE-1
THIS SMALL SILVER OF H-4-2-12-1208-GS1 WILL BE EVENTUALLY DEEDED AT THE TIME OF THEIR DEVELOPMENT.
H-4-2-12-12011-GS3 PEACH PIT LLC (NOT A PART OF GATEWAY AT SAND HOLLOW PID'S)
H-4-2-12-1102-GS3 WESTERN MTG & REALTY CO
S1°12'43"W 1584.63'
S1°30'03"W
S0°05'08"W 2.84'
L=127.04', R=435.00 16°43'57"
L=120.49', R=380.24 18°09'23"
PROPOSED CLASS 1 MONUMENT
POINT OF BEGINNING OF PHASE-2
H-4-2-12-1208-GS1 WESTERN MTG & REALTY CO (FUTURE RESIDENTIAL DEVELOPMENT BELOW PHASE 1 A PART OF GATEWAY AT SAND HOLLOW PID #1)
PID PUBLIC ROAD BASH PARKWAY 77' ROAD
S88°47'33"E 332.26'
S88°47'33"E 296.15'
EASEMENT AND PLANTER AREA MAINTAINED BY PID HOA
L=30.63', R=19.50 89°59'20"
CLASS 1 MONUMENT SET WITH BASH PARKWAY/ GATEWAY DRIVE
GATEWAY DRIVE 90' ROAD
N1°13'51"W 1592.95'
L=19.57', R=12.50 89°43'04"
N5°34'36"W 60.46'
STRAWBERRY FIELDS ESTATE 52' PUBLIC ROW
CLASS 1 MONUMENT SET PER GATEWAY BOULEVARD (DOC #20230036794)
PLANTER AREA MAINTAINED BY OWNERS
EASEMENT AND PLANTER AREA MAINTAINED BY PID HOA
H-4-2-12-1102 WESTERN MTG & REALTY CO (FUTURE RESIDENTIAL DEVELOPMENT PART OF GATEWAY AT SAND HOLLOW PID #3)
N89°29'57"W 575.35'
1820 SOUTH 60' ROW
1640 SOUTH 52' ROW
1575 SOUTH 52' ROW
1480 SOUTH 52' ROW
1705 SOUTH 52' ROW
3630 WEST 52' ROW
3675 WEST 52' ROW
3675 WEST 52' ROW
CURB & GUTTER 2.50'
SIDEWALK 5.00'
EASEMENT 10.00'
LOT 1 0.25 ACRES 10,830 S.F.
LOT 2 0.30 ACRES 13,106 S.F.
LOT 3 0.30 ACRES 13,095 S.F.
LOT 4 0.30 ACRES 13,084 S.F.
LOT 5 0.30 ACRES 12,894 S.F.
LOT 6 0.39 ACRES 16,773 S.F.
LOT 7 0.36 ACRES 15,567 S.F.
LOT 8 0.28 ACRES 12,011 S.F.
LOT 9 0.28 ACRES 12,162 S.F.
LOT 10 0.28 ACRES 12,152 S.F.
LOT 11 0.28 ACRES 12,142 S.F.
LOT 12 0.28 ACRES 12,132 S.F.
LOT 13 0.28 ACRES 12,122 S.F.
LOT 14 0.28 ACRES 12,112 S.F.
LOT 15 0.28 ACRES 12,049 S.F.
LOT 16 0.22 ACRES 9,653 S.F. PHASE-1
LOT 17 0.29 ACRES 12,825 S.F.
LOT 18 0.27 ACRES 11,724 S.F.
LOT 19 0.27 ACRES 11,724 S.F.
LOT 20 0.27 ACRES 11,724 S.F.
LOT 21 0.27 ACRES 11,724 S.F.
LOT 22 0.29 ACRES 12,825 S.F. PHASE-1
LOT 23 0.29 ACRES 12,593 S.F.
LOT 24 0.26 ACRES 11,492 S.F.
LOT 25 0.26 ACRES 11,492 S.F.
LOT 26 0.26 ACRES 11,492 S.F.
LOT 27 0.26 ACRES 11,492 S.F.
LOT 28 0.26 ACRES 11,492 S.F.
LOT 29 0.29 ACRES 12,593 S.F.
LOT 30 0.20 ACRES 8,701 S.F. PHASE-1
LOT 31 0.20 ACRES 8,842 S.F.
LOT 32 0.20 ACRES 8,930 S.F.
LOT 33 0.22 ACRES 9,561 S.F.
LOT 34 0.23 ACRES 9,895 S.F.
LOT 35 0.21 ACRES 9,144 S.F.
LOT 36 0.22 ACRES 9,656 S.F.
LOT 37 0.22 ACRES 9,666 S.F.
LOT 38 0.22 ACRES 9,677 S.F.
LOT 39 0.22 ACRES 9,688 S.F.
LOT 40 0.22 ACRES 9,699 S.F.
LOT 41 0.22 ACRES 9,710 S.F.
LOT 42 0.22 ACRES 9,720 S.F.
LOT 43 0.22 ACRES 9,731 S.F.
LOT 44 0.22 ACRES 9,742 S.F.
LOT 45 0.22 ACRES 9,753 S.F.
LOT 46 0.22 ACRES 9,764 S.F.
LOT 47 0.27 ACRES 11,710 S.F.
LOT 48 0.21 ACRES 8,971 S.F.
LOT 49 0.27 ACRES 11,715 S.F.
LOT 50 0.21 ACRES 9,181 S.F.
LOT 51 0.22 ACRES 9,431 S.F. PHASE-2
LOT 52 0.29 ACRES 12,825 S.F.
LOT 53 0.27 ACRES 11,724 S.F.
LOT 54 0.27 ACRES 11,724 S.F.
LOT 55 0.27 ACRES 11,724 S.F.
LOT 56 0.27 ACRES 11,724 S.F.
LOT 57 0.29 ACRES 12,825 S.F. PHASE-2
LOT 58 0.29 ACRES 12,593 S.F.
LOT 59 0.26 ACRES 11,492 S.F.
LOT 60 0.26 ACRES 11,492 S.F.
LOT 61 0.26 ACRES 11,492 S.F.
LOT 62 0.26 ACRES 11,492 S.F.
LOT 63 0.26 ACRES 11,492 S.F.
LOT 64 0.29 ACRES 12,594 S.F.
PHASE-1
PHASE-2
S1°08'48"W 674.01'
S1°08'48"W 577.40'
S1°08'47"W 485.02'
S1°09'04"W
S88°51'12"E 28.02'
S88°51'12"E 149.14'
S88°51'12"E 149.42'
S88°51'12"E 47.58'
S1°08'36"W 47.61'
S1°08'48"W 101.00'
S1°08'48"W 52.00'
S1°08'48"W 59.57'
S1°08'48"W 103.61'
S1°08'48"W 28.02'
S1°08'48"W 102.21'
N1°08'43"E 56.00'
N0°59'04"E 324.44'
N1°08'48"E 200.07'
S1°08'48"W 542.61'
S1°08'48"W 591.91'
S1°08'48"W 105.32'
S1°08'48"W 52.00'
S1°08'48"W 59.57'
S1°08'48"W 103.61'
S1°08'48"W 28.02'
S1°08'48"W 102.21'
S1°08'48"W 91.00'
S1°08'48"W 52.00'
S1°08'48"W 103.43'
S1°08'48"W 78.93'
S1°08'48"W 77.43'
S1°08'48"W 52.00'
S1°08'48"W 105.32'
S1°08'48"W 52.00'
S1°08'48"W 103.43'
S1°08'48"W 78.93

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

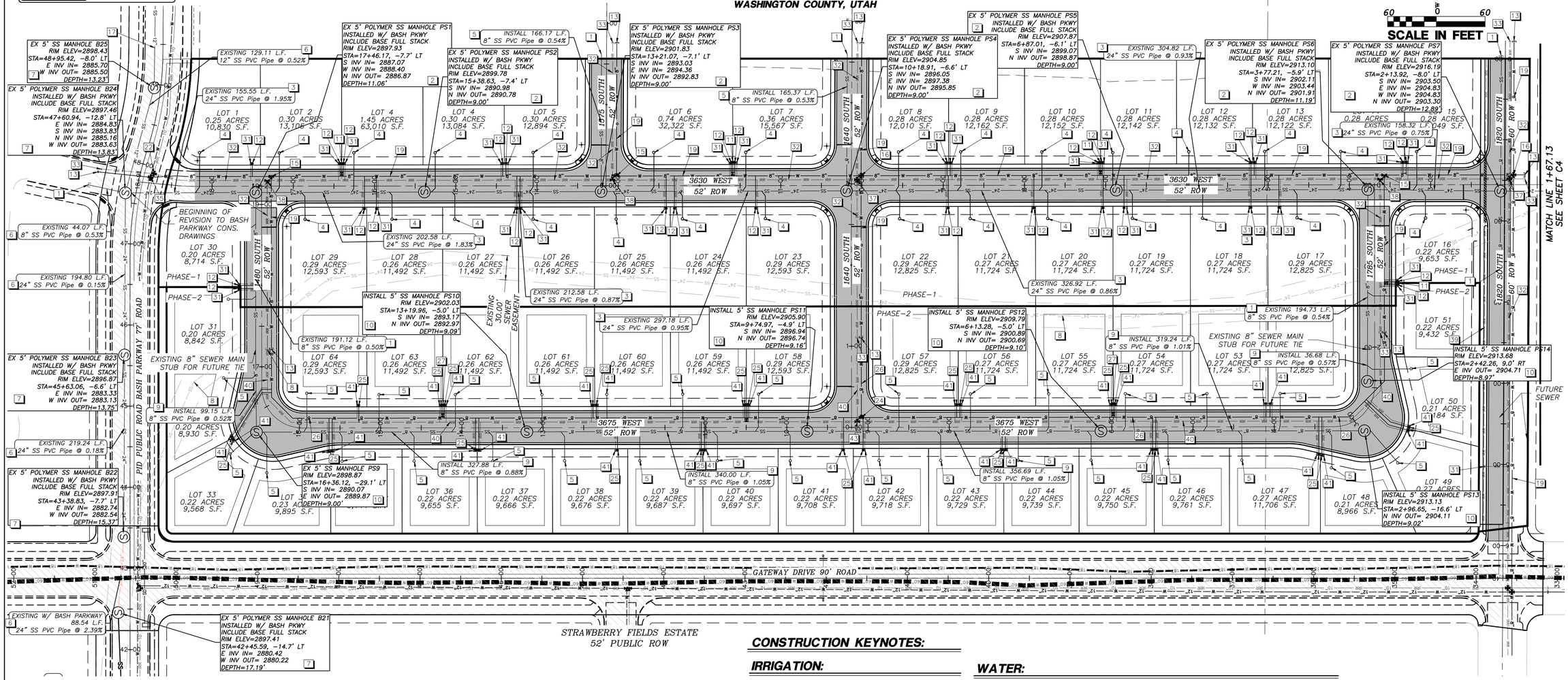
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

SEWER & WATER PLAN-1 FOR:
PEACH SPRING ESTATES PHASE-1&2

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



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.

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; MANDREL 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.

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

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 TOP PAYMENT OF FEES.

CONSTRUCTION KEYNOTES:

IRRIGATION:

31 INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-1
32 INSTALL IRRIGATION LINE IN PHASE-1
33 STUB IRRIGATION FOR FUTURE
34 EXISTING IRRIGATION LINE
35 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
36 IRRIGATION METER INSTALLED WITH BASHPARKWAY
37 INSTALL 4-WAY CLUSTER VALVE IN PHASE-1
38 INSTALL 3-WAY CLUSTER VALVE IN PHASE-1
39 INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50
40 IRRIGATION LINE INSTALLED WITH PHASE-2
41 INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-2
42 INSTALL 4-WAY CLUSTER VALVE IN PHASE-2
43 INSTALL 3-WAY CLUSTER VALVE IN PHASE-2

WATER:

11 INSTALL NEW FIRE HYDRANT IN PHASE-1
12 INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-1
13 STUB WATER LINE FOR FUTURE PHASE
14 INSTALL NEW 6" GATE VALVE IN PHASE-1
15 INSTALL 3-WAY VALVE CLUSTER IN PHASE-1
16 INSTALL 4-WAY VALVE CLUSTER IN PHASE-1
17 INSTALL PHASING VALVE IN PHASE-1
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
24 INSTALL 3-WAY VALVE CLUSTER IN PHASE-2
25 INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-2
26 INSTALL WATER LINE (SIZE AS SHOWN) IN PHASE-2
27 INSTALL FIRE HYDRANT IN PHASE-2

SEWER:

1 EXISTING 8" SEWER MAIN 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 INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE-2
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 INSTALL 8" SEWER LINE IN PHASE-2
10 INSTALL 5' SEWER MANHOLE IN PHASE-2

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
- CURB PAINTED RED FOR FIRE ACCESS AS PER DETAIL SS 104
- ASPHALT
- SIDEWALK

SEWER AND WATER PLAN-1

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8287

PRO VALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24

SEWER & WATER PLAN-1 FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO. 642-001

SHEET NO: C3

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

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SEWER & WATER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1&2

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

ASH CREEK SEWER DISTRICT NOTES:

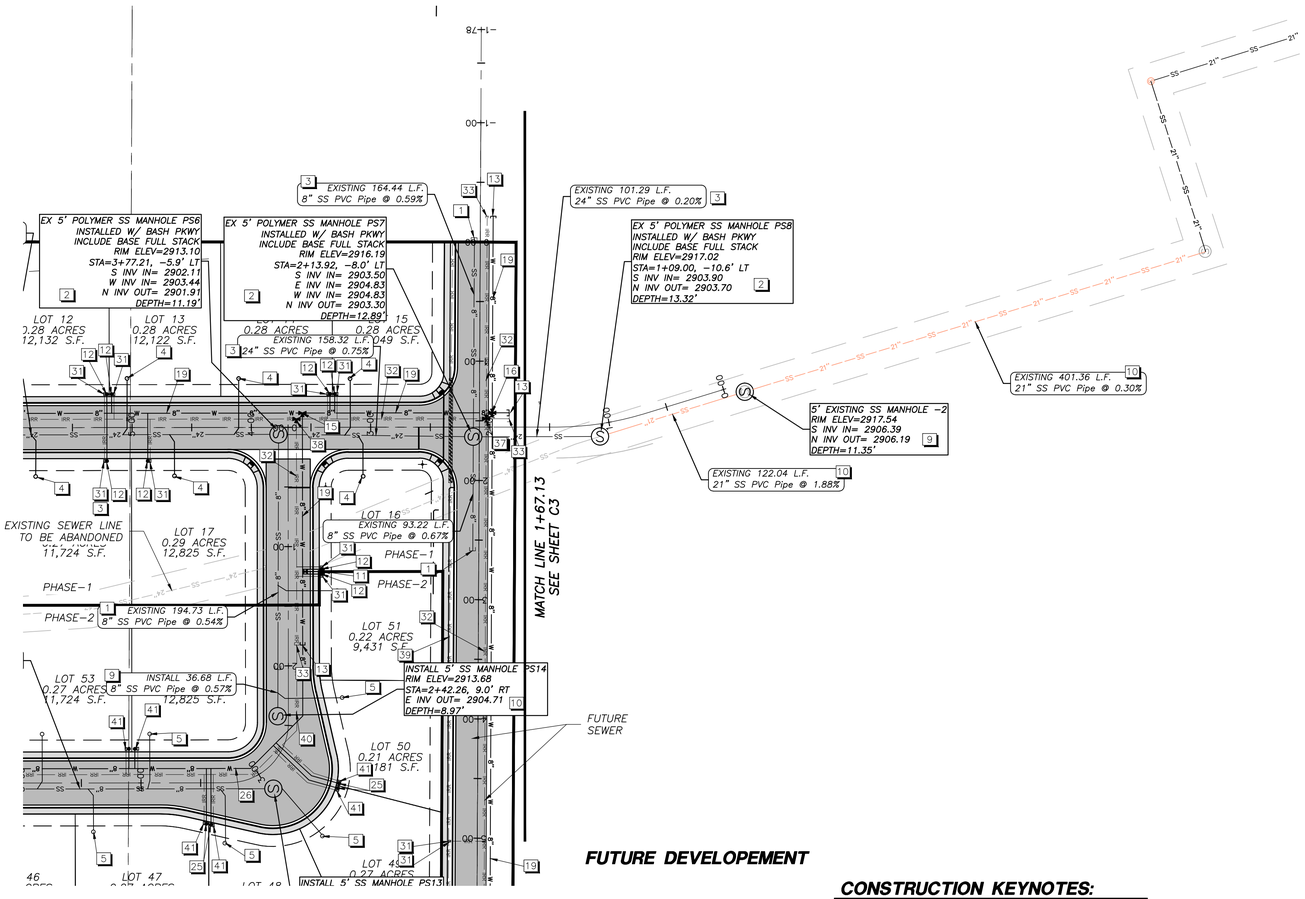
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FUTURE DEVELOPEMENT

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
- ASPHALT
- SIDEWALK

SCALE IN FEET
60 0 60

CONSTRUCTION KEYNOTES:

IRRIGATION:

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32. INSTALL IRRIGATION LINE IN PHASE-1
33. STUB IRRIGATION FOR FUTURE
34. EXISTING IRRIGATION LINE
35. 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
36. IRRIGATION METER INSTALLED WITH BASHPARKWAY
37. INSTALL 4-WAY CLUSTER VALVE IN PHASE-1
38. INSTALL 3-WAY CLUSTER VALVE IN PHASE-1
39. INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50
40. IRRIGATION LINE INSTALLED WITH PHASE-2
41. INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-2
42. INSTALL 4-WAY CLUSTER VALVE IN PHASE-2
43. INSTALL 3-WAY CLUSTER VALVE IN PHASE-2

WATER:

11. INSTALL NEW FIRE HYDRANT IN PHASE-1
12. INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-1
13. STUB WATER LINE FOR FUTURE PHASE
14. INSTALL NEW 6" GATE VALVE IN PHASE-1
15. INSTALL 3-WAY VALVE CLUSTER IN PHASE-1
16. INSTALL 4-WAY VALVE CLUSTER IN PHASE-1
17. INSTALL PHASING VALVE IN PHASE-1
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
24. INSTALL 3-WAY VALVE CLUSTER IN PHASE-2
25. INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-2
26. INSTALL WATER LINE (SIZE AS SHOWN) IN PHASE-2
27. INSTALL FIRE HYDRANT IN PHASE-2

SEWER:

1. EXISTING 8" SEWER MAIN 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. INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE-2
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. INSTALL 8" SEWER LINE IN PHASE-2
10. INSTALL 5' SEWER MANHOLE IN PHASE-2

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

KARL BRADLEY RASMUSSEN
No. 191090
4/4/24
STATE OF UTAH

SEWER & WATER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'
JOB NO. 642-001
SHEET NO: C4

SEWER AND WATER PLAN-2

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

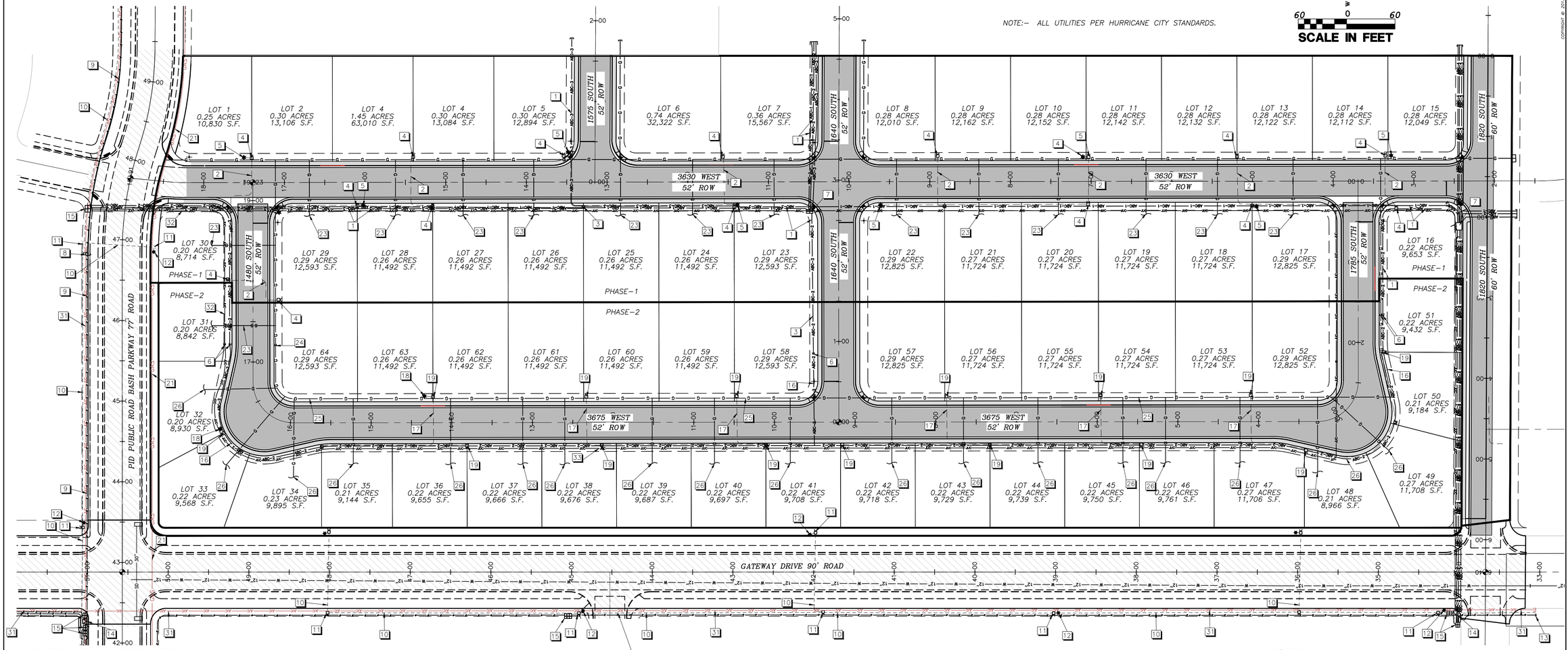
COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

NOTE:– ALL UTILITIES PER HURRICANE CITY STANDARDS.

N E S W

60 0 60
SCALE IN FEET



CONSTRUCTION KEYNOTES:

POWER:

1. DIXIE POWER TO INSTALL PRIMARY POWER IN PHASE–1
2. DIXIE POWER TO INSTALL SECONDARY POWER IN PHASE–1
3. DIXIE POWER TO INSTALL TRANSFORMER IN PHASE–1
4. DIXIE POWER TO INSTALL SECONDARY BOX IN PHASE–1
5. DIXIE POWER TO INSTALL STREET LIGHT IN PHASE–1
6. STUB CONDUITS 1, 2 & 3 FOR FUTURE USE
7. INSTALL PHASE VAULT WITH PHASE–1
8. EXISTING OVERHEAD ELECTRIC POLE
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. PHASE VAULT TO BE INSTALLED WITH PID ROADS
16. DIXIE POWER TO INSTALL PRIMARY POWER IN PHASE–2
17. DIXIE POWER TO INSTALL SECONDARY POWER IN PHASE–2
18. DIXIE POWER TO INSTALL SECONDARY BOX IN PHASE–2
19. DIXIE POWER TO INSTALL STREET LIGHT IN PHASE–2

GAS:

21. EXISTING GAS LINE INSTALLED WITH PID ROAD
22. INSTALL GAS LINE IN PHASE–1
23. INSTALL GAS LATERAL IN PHASE–1
24. STUB GAS FOR FUTURE USE
25. INSTALL GAS LINE IN PHASE–2
26. INSTALL GAS LATERAL IN PHASE–2

COMMUNICATION:

31. EXISTING COMMUNICATION LINES INSTALLED WITH PID ROAD
32. INSTALL COMMUNICATION LINES IN PHASE–1
33. INSTALL COMMUNICATION LINES IN PHASE–2

POWER NOTES:

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

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.

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.

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

NATURAL GAS & DOMINION ENERGY:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE–CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435–231–9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435–210–0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324–3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

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

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Hurricane City, Utah 84737
Phone: (435) 668-8301

PROVALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24 STATE OF UTAH

COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO. 642-001

SHEET NO: C5

COMMUNICATION, POWER & NATURAL GAS PLAN

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

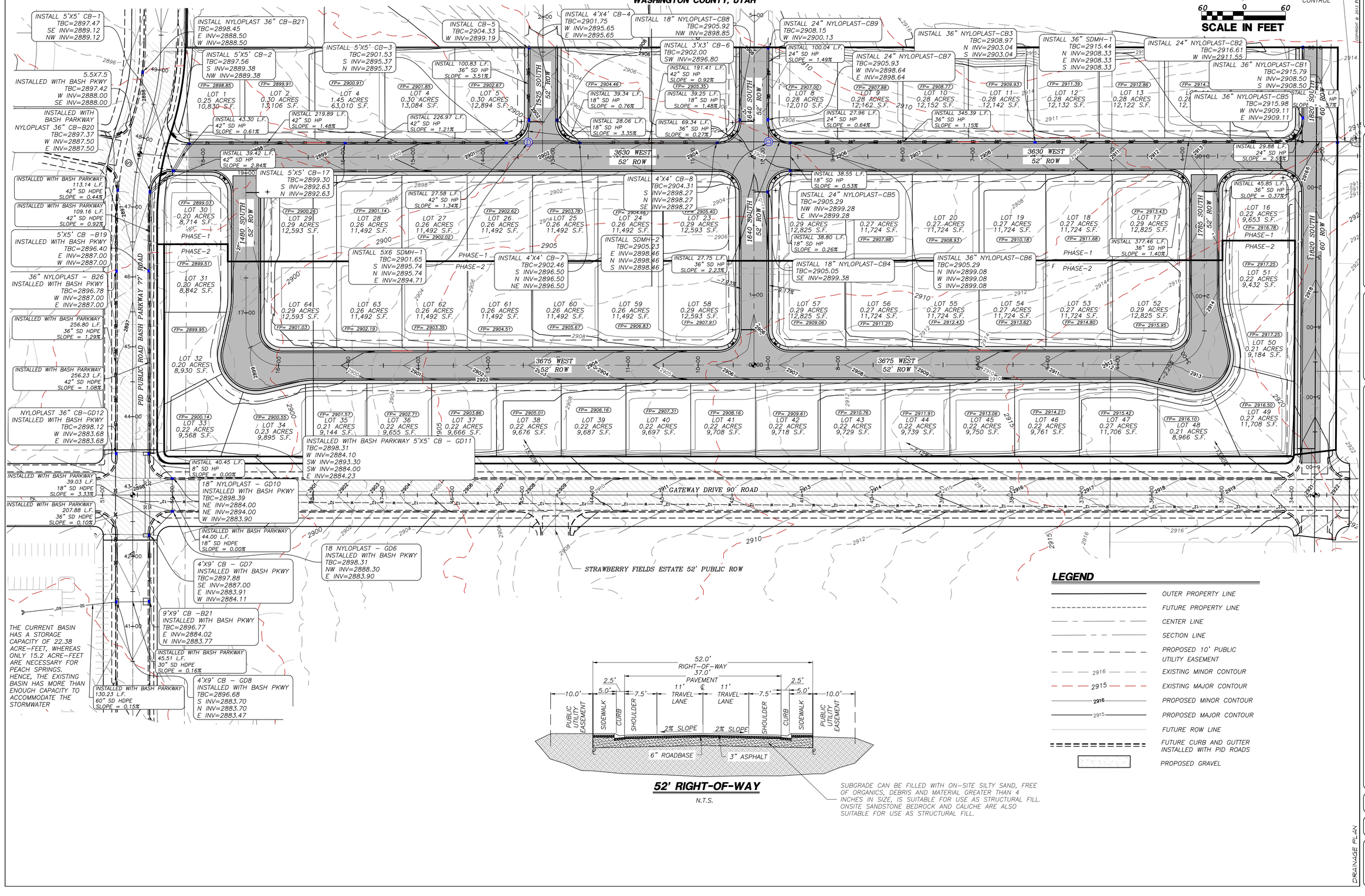
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

DRAINAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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
- 2916 EXISTING MINOR CONTOUR
- 2915 EXISTING MAJOR CONTOUR
- 2916 PROPOSED MINOR CONTOUR
- 2915 PROPOSED MAJOR CONTOUR
- FUTURE ROW LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL

NO	DESCRIPTION	DATE	BY
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Phone: (435) 668-8307

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

DRAINAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO.
C6

DRAINAGE PLAN

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

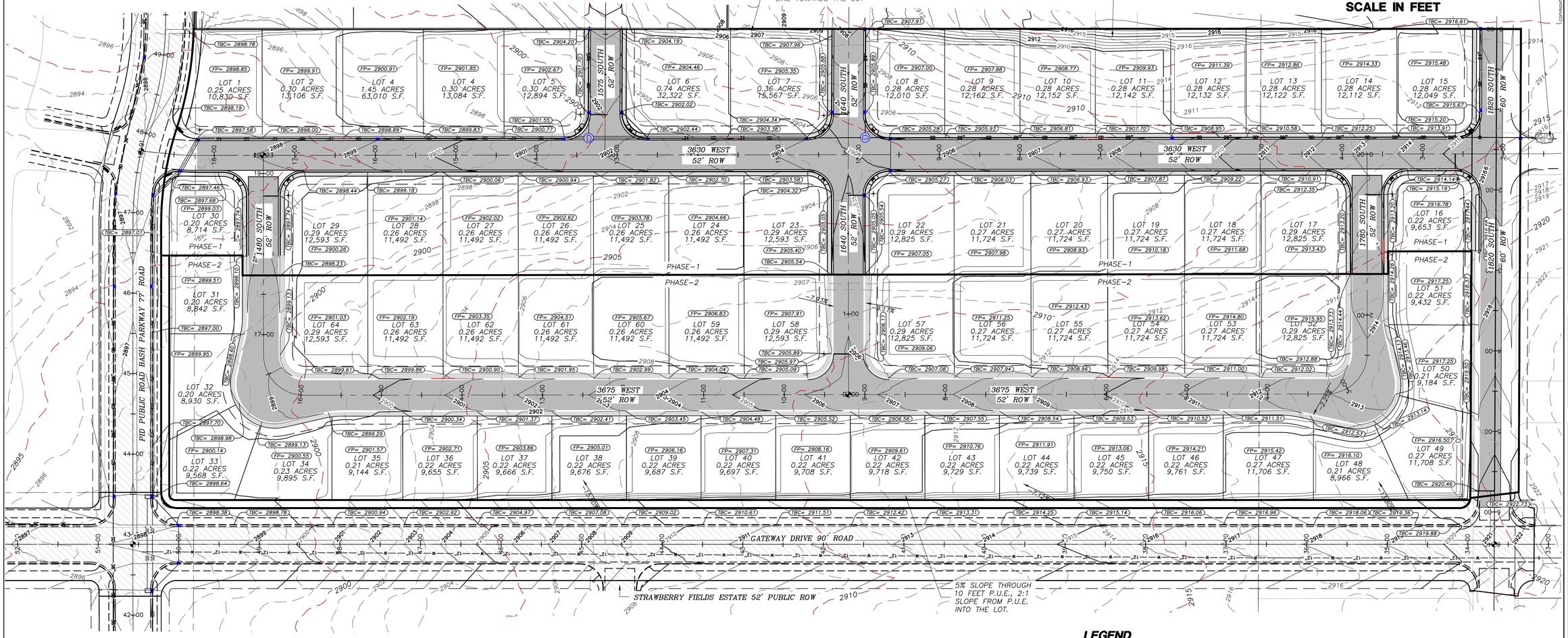
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

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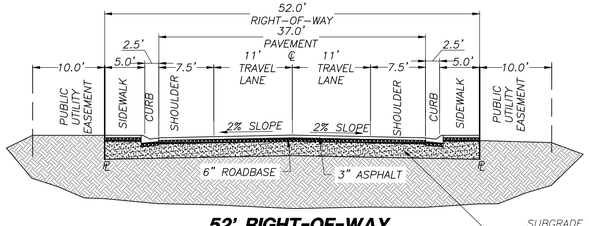
GRADING PLAN WITH TBC ELEVATIONS FOR:
PEACH SPRING ESTATES PHASE-1&2

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 (3)	1.000	1.000	1653886 Sq. Ft.	65836.84 Cu. Yd.	57945.84 Cu. Yd.	7891.00 Cu. Yd.<Cut>
Totals			1653886 Sq. Ft.	65836.84 Cu. Yd.	57945.84 Cu. Yd.	7891.00 Cu. Yd.<Cut>



52' RIGHT-OF-WAY

N.T.S.

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LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC
- 2916 EXISTING MINOR CONTOUR
- 2915 EXISTING MAJOR CONTOUR
- 2916 PROPOSED MINOR CONTOUR
- 2915 PROPOSED MAJOR CONTOUR
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SD 36" PROPOSED 36" STORM MAIN
- SD 24" PROPOSED 24" STORM MAIN
- PROPOSED INLET
- Ⓓ PROPOSED STORM MANHOLE
- (FP= XXXX.XX) PROPOSED FOOTPAD ELEVATION
- (TBC= XXXX.XX) PROPOSED TBC ELEVATION
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

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Phone: (435) 668-8301

PROVALUE ENGINEERING

STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
REGISTERED PROFESSIONAL ENGINEER

GRADING PLAN WITH TBC ELEVATIONS FOR:
PEACH SPRING ESTATES PHASE-1 & 2

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

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C7

GRADING PLAN WITH TBC ELEVATIONS

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

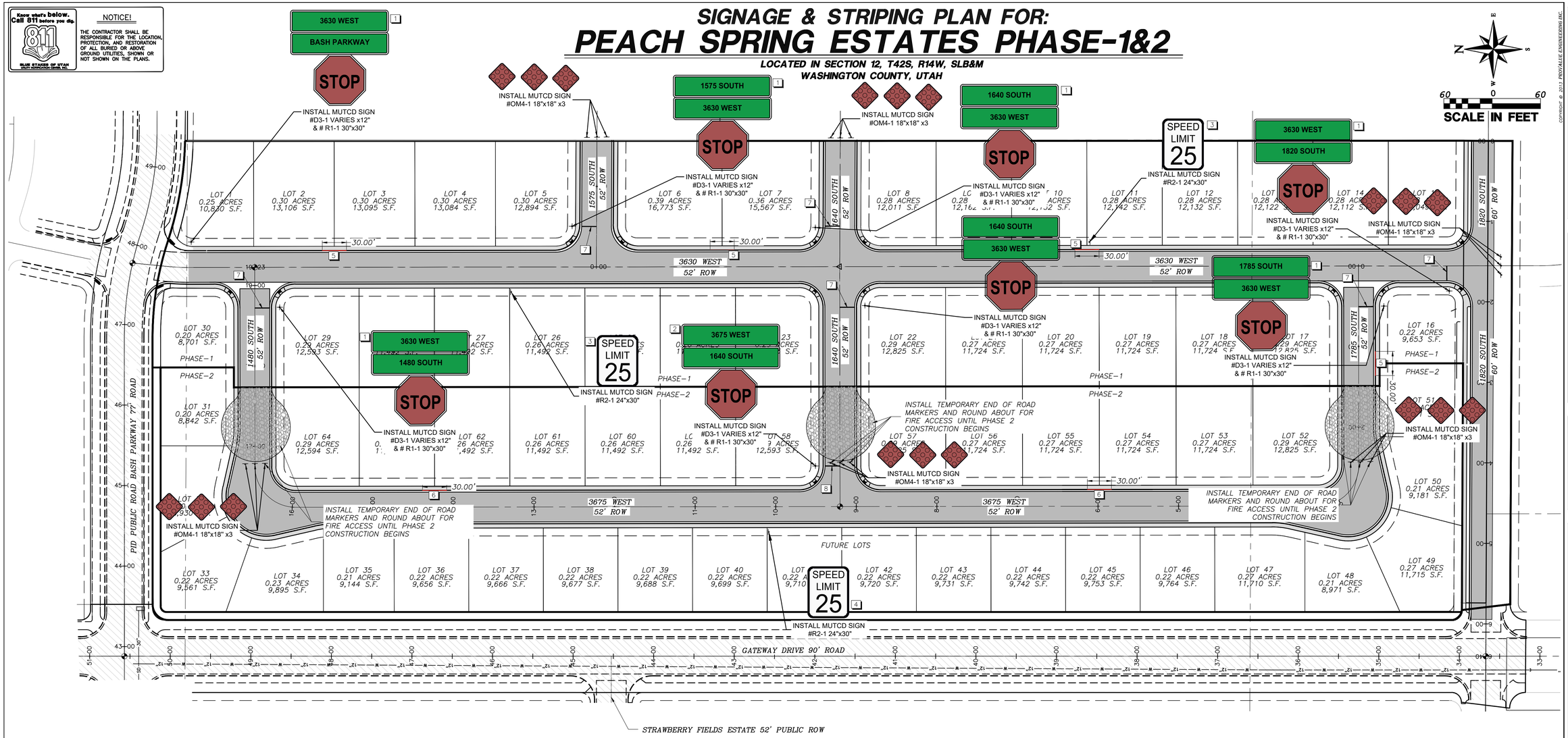
811 BLUE STAKES OF UTAH UTAH ASSOCIATION OF ENERGY NC.

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.

SIGNAGE & STRIPING PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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



SIGNAGE NOTES

1. INSTALL STREET/STOP SIGNS IN PHASE-1
2. INSTALL STREET/STOP SIGNS IN PHASE-2
3. INSTALL SPEED SIGN IN PHASE-1
4. INSTALL SPEED SIGN IN PHASE-2
5. PAINT RED CURB FOR FIRE ACCESS IN PHASE-1
6. PAINT RED CURB FOR FIRE ACCESS IN PHASE-2
7. 12" SOLID WHITE LINE INSTALLED WITH PHASE-1
8. 12" SOLID WHITE LINE INSTALLED WITH PHASE-2

CITY STREETS NOTES:

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

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
- STOP SIGN
- STREET SIGN
- END OF RED CURB
- TEMPORARY ROUNDABOUT FOR FIRE ACCESS
- ASPHALT
- SIDEWALK

SIGNAGE PLAN

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PRO VALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

SIGNAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C8

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

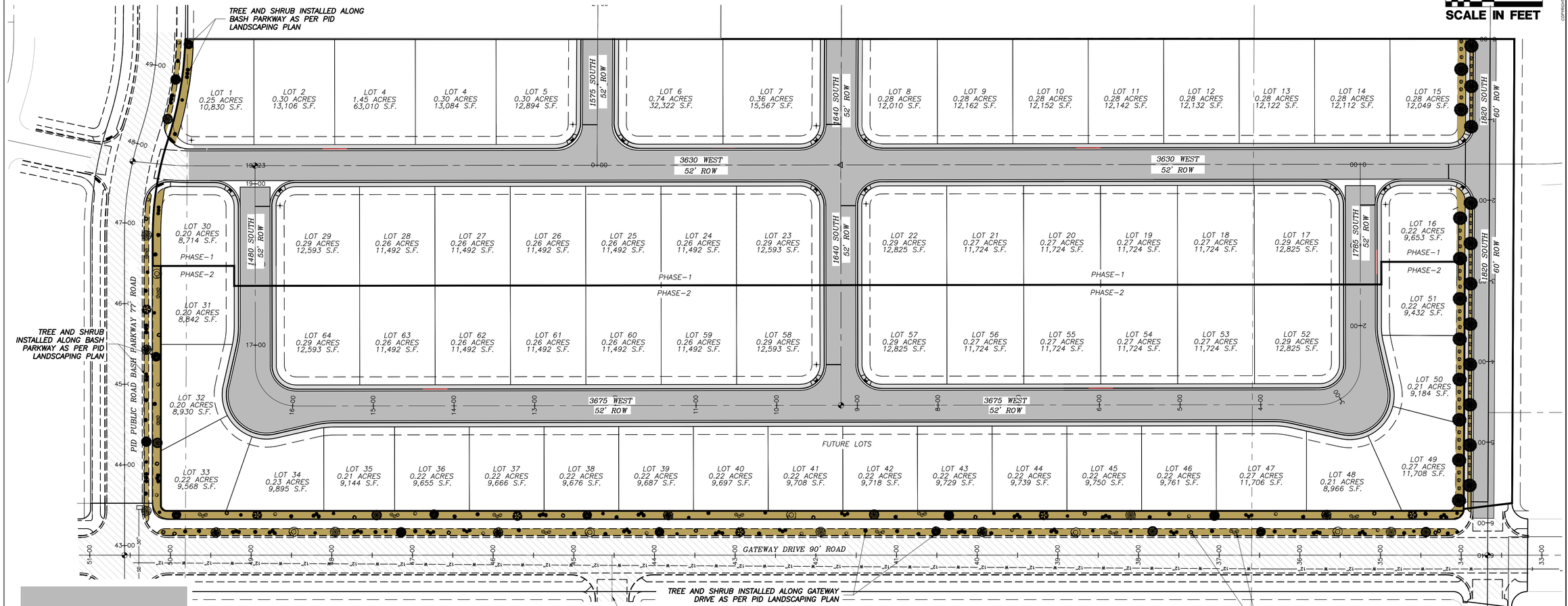
NOTICE!

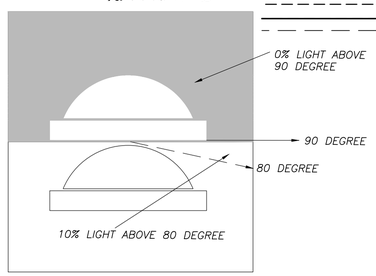
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE:
1. LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL.
2. HOA TO MAINTAIN PARK STRIPS

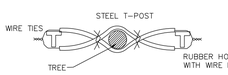
LANDSCAPE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

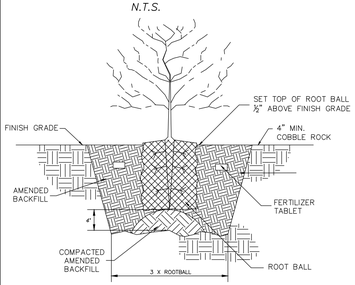




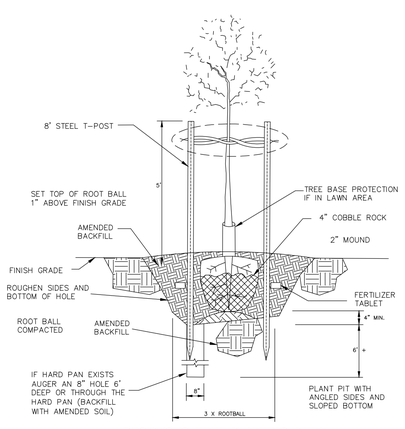
FULL CUTOFF LIGHT DETAIL
N.T.S.



TREE SUPPORT DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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

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

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL 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.

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

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

PLANT SCHEDULE PER PID ROAD LANDSCAPING PLAN

TYPE	SIZE	SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (H)	SIZE (W)	QUANTITY
TREE-1	2" CAL.		CHINESE PISTACHE PISTACIA 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 JULIBRISSIN	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.		MONDELL PINE PINUS ELDERICA	50'	20'	6
SHRUB-1	5 GAL.		BIG SAGEBRUSH ARTEMESIA TRIDENTATA	36"	48"	14
SHRUB-2	1 GAL.		COTONEASTER COTONEASTER SP.	24"	12"	17
SHRUB-3	5 GAL.		DORR SAGE SALVIA DORII	36"	24"	24
SHRUB-4	5 GAL.		FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	48"	36"	17
SHRUB-5	5 GAL.		BLUEBEARD CARYOPTERIS INCANA	36"	36"	15
SHRUB-6	5 GAL.		FREMONT INDIGO BUSH DALEA PULCHRA	36"	36"	46
SHRUB-7	5 GAL.		LITTLE OLLIV OLEA EUROPAEA	24"	24"	14
SHRUB-8	1 GAL.		MEXICAN BUSH SAGE SALVIA LEUCANTHA	24"	36"	27
SHRUB-9	5 GAL.		OLEANDER NERIUM SP.	12"	12"	0
SHRUB-10	1 GAL.		RED YUCCA HESPEROLAE PARVIFLORA	48"	36"	66

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

CITY STREETS NOTES:

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

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.

60 0 60
SCALE IN FEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8287

PROVALUE ENGINEERING

KBR No. 791090 KARL BRADLEY RASMUSSEN 4/4/24 STATE OF UTAH REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
L1

LANDSCAPE PLAN

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

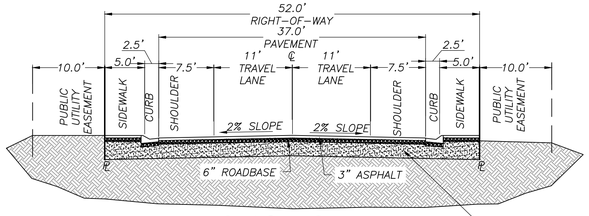
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

PLAN & PROFILE FOR: 3630 WEST-1

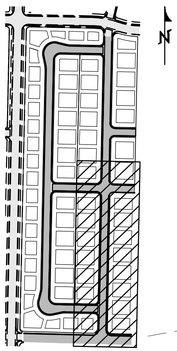
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



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.



KEY MAP

N.T.S.

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

SCALE IN FEET: 10 0 40

EXISTING 24" SS PVC PIPE TO BE ABANDONED

20 FEET WIDE GRAVEL FOR EROSION CONTROL

EXISTING 158.32 L.F. 24" SS PVC Pipe @ 0.75%

EX 5' POLYMER SS MANHOLE PS7 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2916.19 STA=2+13.92, -8.0' LT S INV IN= 2903.50 E INV IN= 2904.83 W INV IN= 2904.83 N INV OUT= 2903.30 DEPTH=12.89'

EXISTING 101.29 L.F. 24" SS PVC Pipe @ 0.20%

EX 5' POLYMER SS MANHOLE PS8 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2917.02 STA=1+09.00, -10.6' LT S INV IN= 2903.90 N INV OUT= 2903.70 DEPTH=13.32'

INSTALL 36" NYLOPLAST-CB1 TBC=2915.79 N INV=2908.50 S INV=2908.50

INSTALL 45.85 L.F. 36" SD HP SLOPE = 0.37%

INSTALL 29.88 L.F. 24" SD HP SLOPE = 2.59%

INSTALL 36" SDMH-1 TBC=2915.44 N INV=2908.33 E INV=2908.33 S INV=2908.33

EXISTING 164.44 L.F. 8" SS PVC Pipe @ 0.59%

1820 SOUTH 60' ROW

1786 SOUTH 60' ROW

3630 WEST 52' ROW

1640 SOUTH 52' ROW

1640 SOUTH 60' ROW

LOT 15 0.28 ACRES 12,049 S.F. FP= 2915.48

LOT 14 0.28 ACRES 12,112 S.F. FP= 2914.33

LOT 13 0.28 ACRES 12,122 S.F. FP= 2912.86

LOT 12 0.28 ACRES 12,132 S.F. FP= 2911.39

LOT 11 0.28 ACRES 12,142 S.F. FP= 2909.93

LOT 10 0.28 ACRES 12,152 S.F. FP= 2908.77

LOT 9 0.28 ACRES 12,162 S.F. FP= 2907.88

LOT 8 0.28 ACRES 12,010 S.F. FP= 2907.00

LOT 7 0.36 ACRES 15,567 S.F. FP= 2905.35

LOT 16 0.22 ACRES 9,653 S.F. FP= 2916.78

LOT 17 0.29 ACRES 12,825 S.F. FP= 2913.43

LOT 18 0.27 ACRES 11,724 S.F. FP= 2911.68

LOT 19 0.27 ACRES 11,724 S.F. FP= 2910.18

LOT 20 0.27 ACRES 11,724 S.F. FP= 2908.93

LOT 21 0.27 ACRES 11,724 S.F. FP= 2907.98

LOT 22 0.29 ACRES 12,825 S.F. FP= 2907.05

LOT 23 0.29 ACRES 12,593 S.F. FP= 2905.40

INSTALL 377.46 L.F. 36" SD HP SLOPE = 1.40%

INSTALL 345.39 L.F. 36" SD HP SLOPE = 1.15%

INSTALL 27.75 L.F. 36" SD HP SLOPE = 2.23%

INSTALL 69.34 L.F. 36" SD HP SLOPE = 0.27%

INSTALL 38.55 L.F. 18" SD HP SLOPE = 0.53%

INSTALL 39.25 L.F. 18" SD HP SLOPE = 1.48%

INSTALL 24" NYLOPLAST-CB5 TBC=2905.29 NW INV=2899.28 E INV=2899.28

EX 5' POLYMER SS MANHOLE PS4 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2904.85 STA=10+18.91, -6.6' LT S INV IN= 2896.05 E INV IN= 2897.38 N INV OUT= 2895.85 DEPTH=9.00'

INSTALL 36" NYLOPLAST-CB6 TBC=2905.29 N INV=2899.08 W INV=2899.08 S INV=2899.08

INSTALL 4'X4' CB-8 TBC=2904.31 S INV=2898.27 N INV=2898.27 SE INV=2898.27

INSTALL 18" NYLOPLAST-CB8 TBC=2905.92 NW INV=2898.85

INSTALL 24" NYLOPLAST-CB7 TBC=2905.93 W INV=2898.64 E INV=2898.64

INSTALL 100.04 L.F. 24" SD HP SLOPE = 1.49%

INSTALL 165.37 L.F. 8" SS PVC Pipe @ 0.53%

EXISTING 297.18 L.F. 24" SS PVC Pipe @ 0.95%

MATCH LINE 11+50 SEE SHEET PP-2

EX 5' POLYMER SS MANHOLE PS6 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2913.10 STA=3+77.21, -5.9' LT S INV IN= 2902.11 W INV IN= 2903.44 N INV OUT= 2901.91 DEPTH=11.19'

EXISTING 304.82 L.F. 24" SS PVC Pipe @ 0.93%

INSTALL 24" NYLOPLAST-CB2 TBC=2916.61 W INV=2911.55

INSTALL 36" NYLOPLAST-CB3 TBC=2908.97 N INV=2903.04 S INV=2903.04

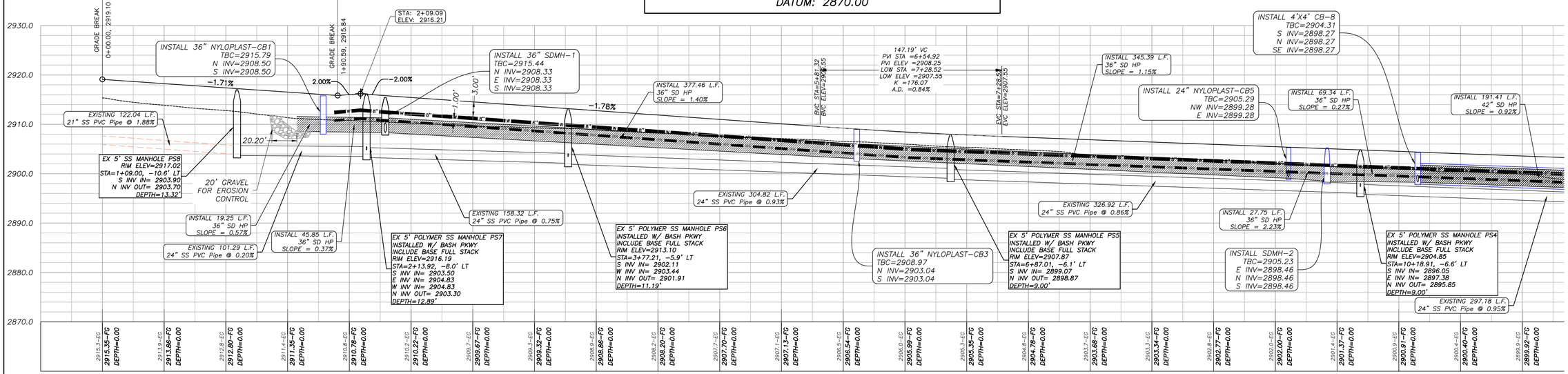
EX 5' POLYMER SS MANHOLE PS5 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2907.87 STA=6+87.01, -6.1' LT S INV IN= 2899.07 N INV OUT= 2898.87 DEPTH=9.00'

EXISTING 326.92 L.F. 24" SS PVC Pipe @ 0.86%

INSTALL SDMH-2 TBC=2905.23 E INV=2898.46 N INV=2898.46 S INV=2898.46

INSTALL 27.96 L.F. 24" SD HP SLOPE = 0.64%

PROFILE VIEW: 3630 WEST – 0+00 TO 9+50
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



EXISTING 122.04 L.F. 21" SS PVC Pipe @ 1.88%

EX 5' SS MANHOLE PS8 RIM ELEV=2917.02 STA=1+09.00, -10.6' LT S INV IN= 2903.90 N INV OUT= 2903.70 DEPTH=13.32'

20' GRAVEL FOR EROSION CONTROL

INSTALL 19.25 L.F. 36" SD HP SLOPE = 0.57%

EXISTING 101.29 L.F. 24" SS PVC Pipe @ 0.20%

INSTALL 45.85 L.F. 36" SD HP SLOPE = 0.37%

EX 5' POLYMER SS MANHOLE PS7 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2916.19 STA=2+13.92, -8.0' LT S INV IN= 2903.50 E INV IN= 2904.83 W INV IN= 2904.83 N INV OUT= 2903.30 DEPTH=12.89'

EXISTING 158.32 L.F. 24" SS PVC Pipe @ 0.75%

EX 5' POLYMER SS MANHOLE PS6 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2913.10 STA=3+77.21, -5.9' LT S INV IN= 2902.11 W INV IN= 2903.44 N INV OUT= 2901.91 DEPTH=11.19'

EXISTING 304.82 L.F. 24" SS PVC Pipe @ 0.93%

INSTALL 36" NYLOPLAST-CB3 TBC=2908.97 N INV=2903.04 S INV=2903.04

EX 5' POLYMER SS MANHOLE PS5 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2907.87 STA=6+87.01, -6.1' LT S INV IN= 2899.07 N INV OUT= 2898.87 DEPTH=9.00'

EXISTING 326.92 L.F. 24" SS PVC Pipe @ 0.86%

INSTALL 27.75 L.F. 36" SD HP SLOPE = 2.23%

INSTALL SDMH-2 TBC=2905.23 E INV=2898.46 N INV=2898.46 S INV=2898.46

EX 5' POLYMER SS MANHOLE PS4 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2904.85 STA=10+18.91, -6.6' LT S INV IN= 2896.05 E INV IN= 2897.38 N INV OUT= 2895.85 DEPTH=9.00'

EXISTING 297.18 L.F. 24" SS PVC Pipe @ 0.95%

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NO	DESCRIPTION	DATE	BY

REVISIONS

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

PROVALUE ENGINEERING

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

PLAN & PROFILE FOR:
3630 WEST-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

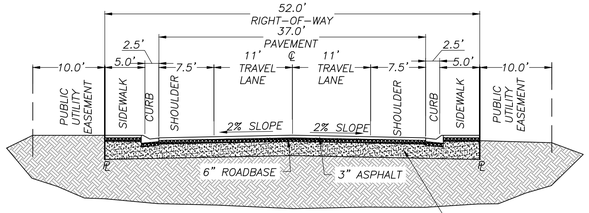
JOB NO.
642-001

SHEET NO:
PP-1

PLAN & PROFILE SHEET

PLAN & PROFILE FOR:
3630 WEST-2

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.

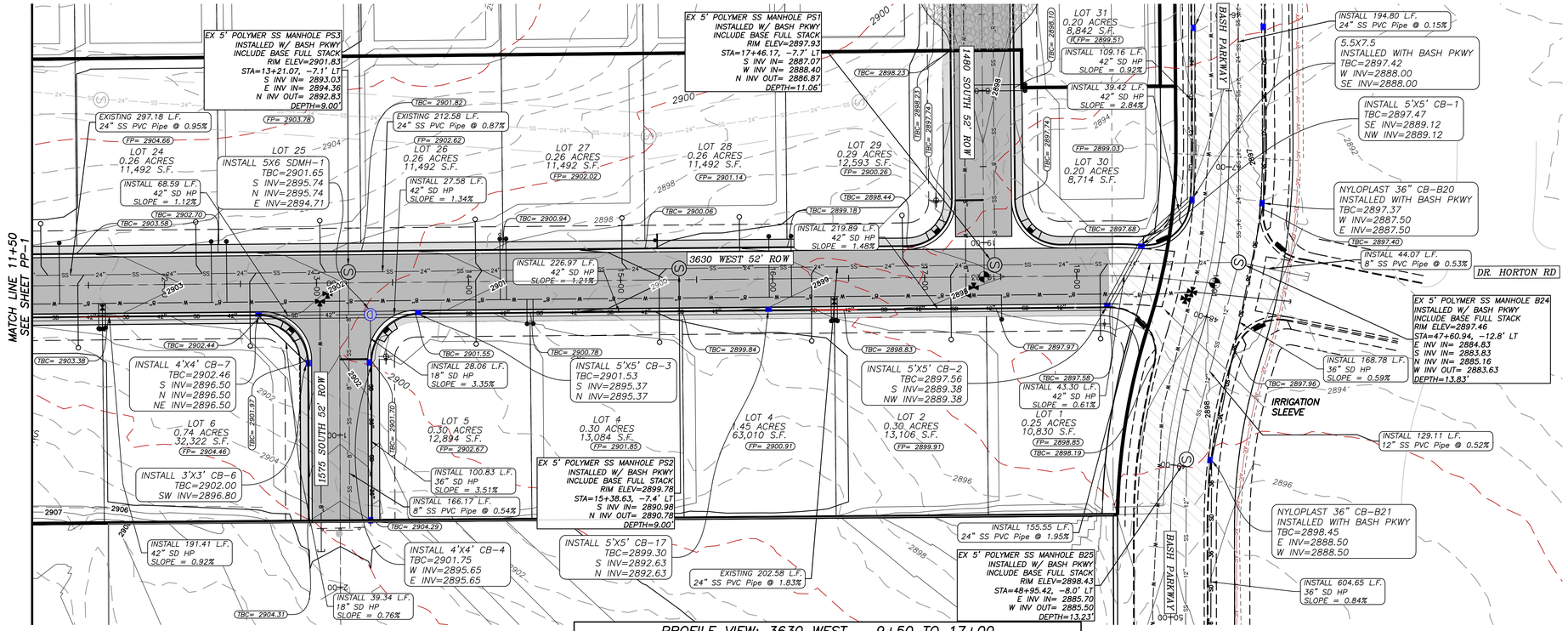


40 0 40

SCALE IN FEET

LEGEND

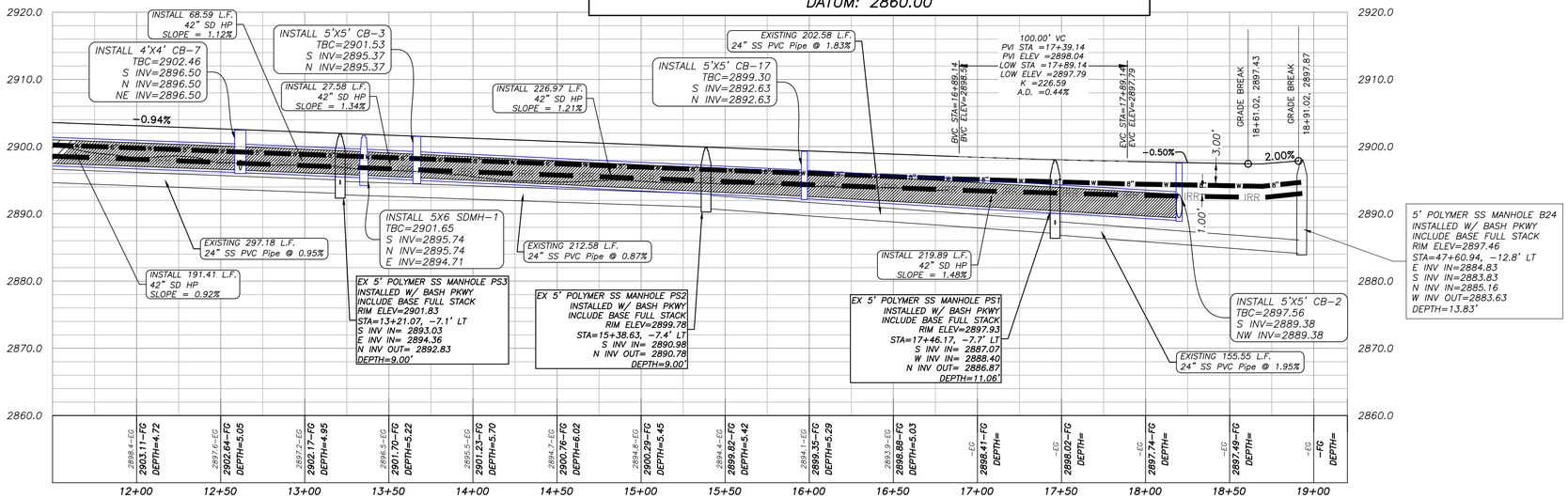
- OUTER PROPERTY LINE
- PROPERTY LINE
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- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK



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



Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH UTAH ONE-CALL SYSTEM, INC.

NOTICE!

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
DATE OF LICENSURE

PLAN AND PROFILE FOR:
3630 WEST-2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

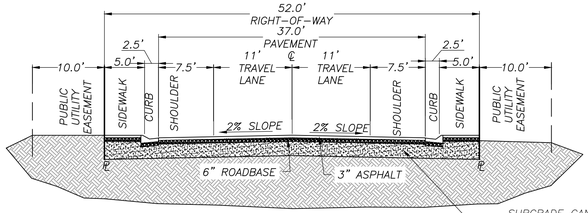
JOB NO.
642-001

SHEET NO:
PP-2

PLAN & PROFILE SHEET

PLAN & PROFILE FOR:
1785 SOUTH

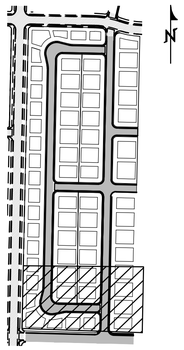
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY

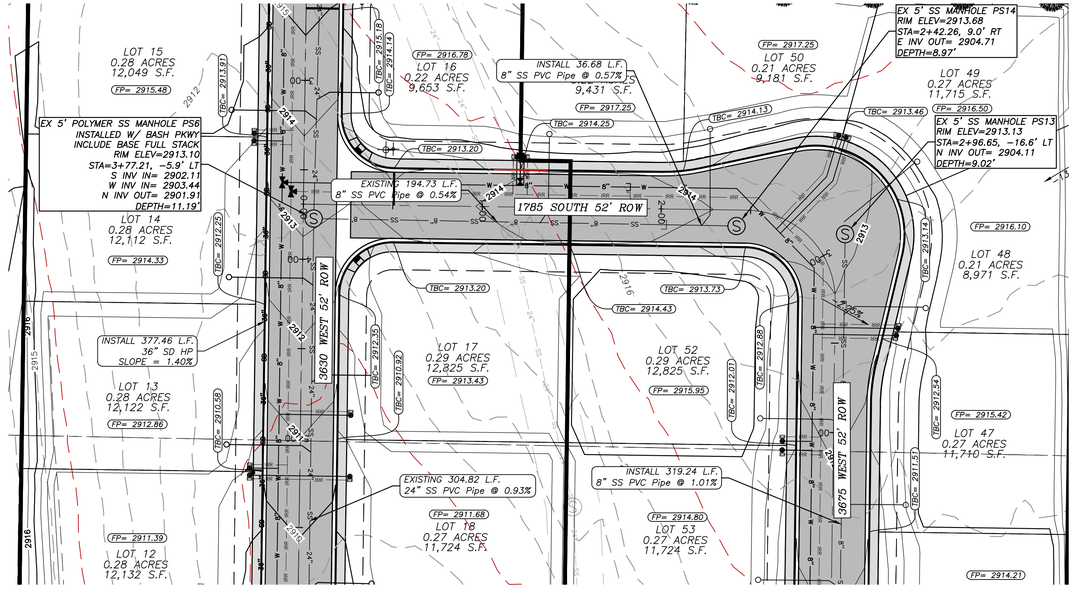
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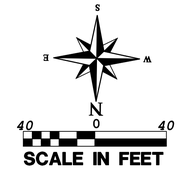
KEY MAP

N.T.S.



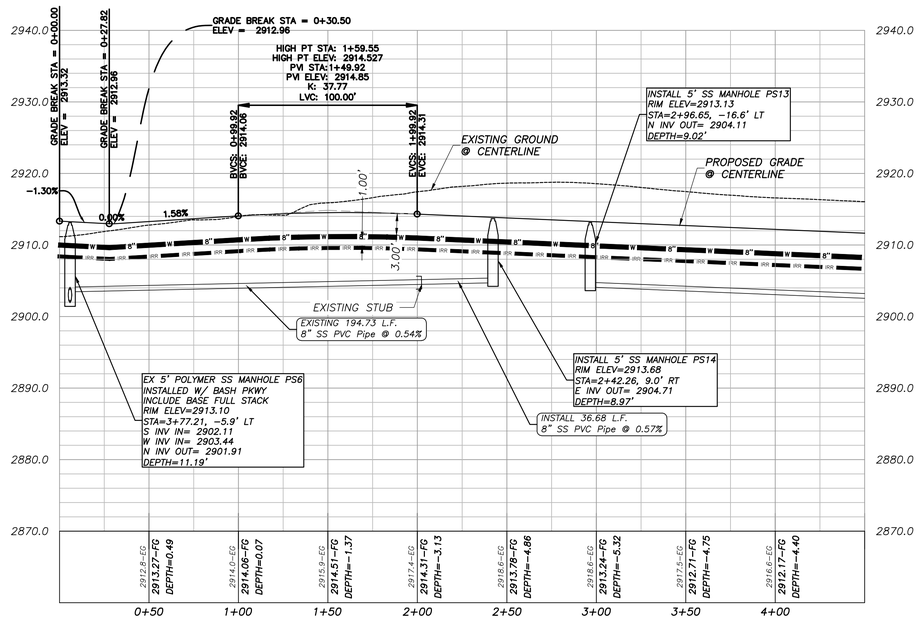
LEGEND

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- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK



SCALE IN FEET

PROFILE VIEW: 1785 SOUTH – 0+00 TO 4+64.20
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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Phone: (435) 668-8301

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN & PROFILE SHEET

PLAN AND PROFILE FOR:
1785 SOUTH
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

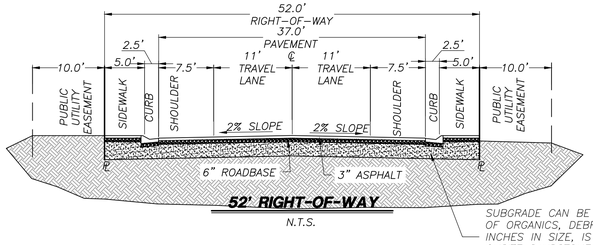
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-3

PLAN & PROFILE FOR:
3675 WEST

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



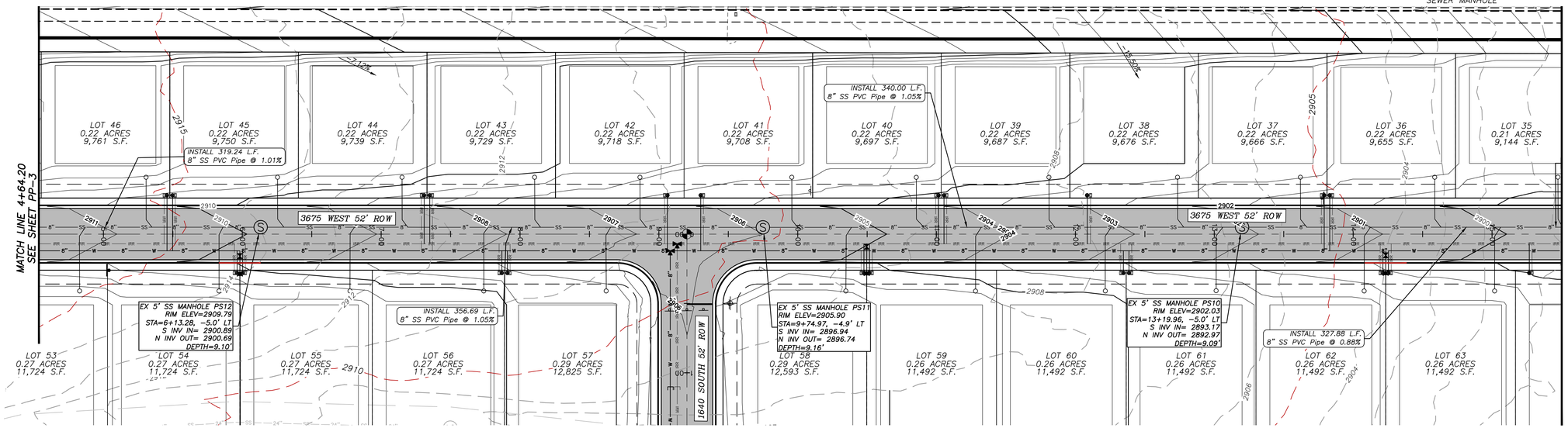
52' RIGHT-OF-WAY

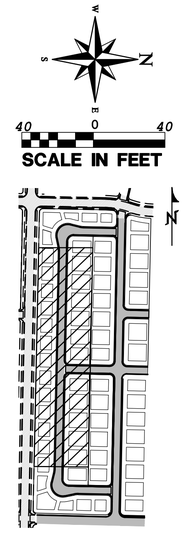
N.T.S.

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
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PAVEMENT INSTALLED WITH PID ROADS
- PROPOSED IRRIGATION LINE
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- (FP= 2904.60) FOOTPAD ELEVATION
- (TBC=2904) TOP BACK OF CURB
- PROPOSED HYDRANT
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- THREE WAY VALVE
- FOUR WAY VALVE
- SEWER LATERAL
- GATE VALVE
- CURB INLET
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- STREET/STOP SIGN
- PROPOSED REROUTED 24" SEWER MANHOLE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

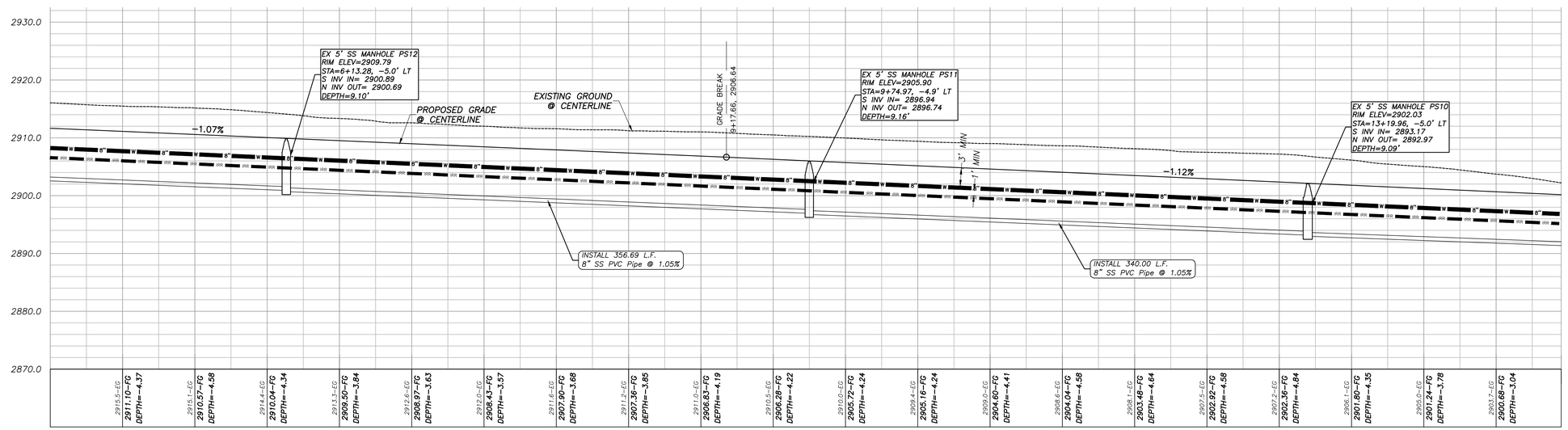




KEY MAP

N.T.S.

PROFILE VIEW: 3675 WEST – 5+00 TO 14+95'
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



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

PLAN & PROFILE SHEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
3675 WEST
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

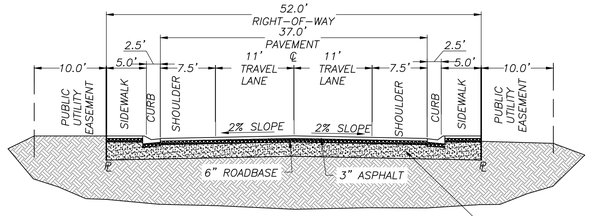
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-4

PLAN & PROFILE FOR:
1480 SOUTH

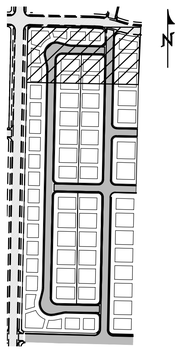
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY

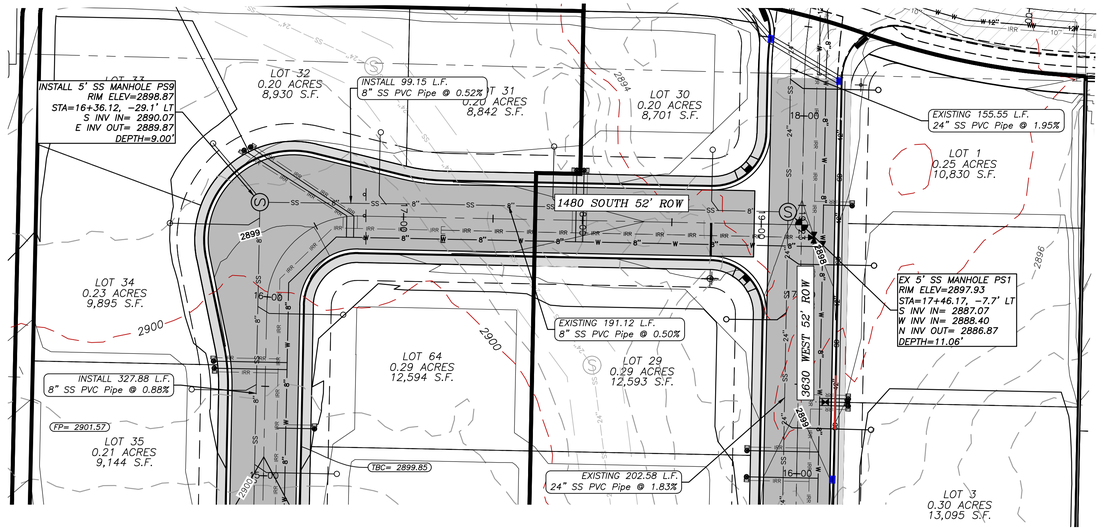
N.T.S.

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.



KEY MAP

N.T.S.



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

N

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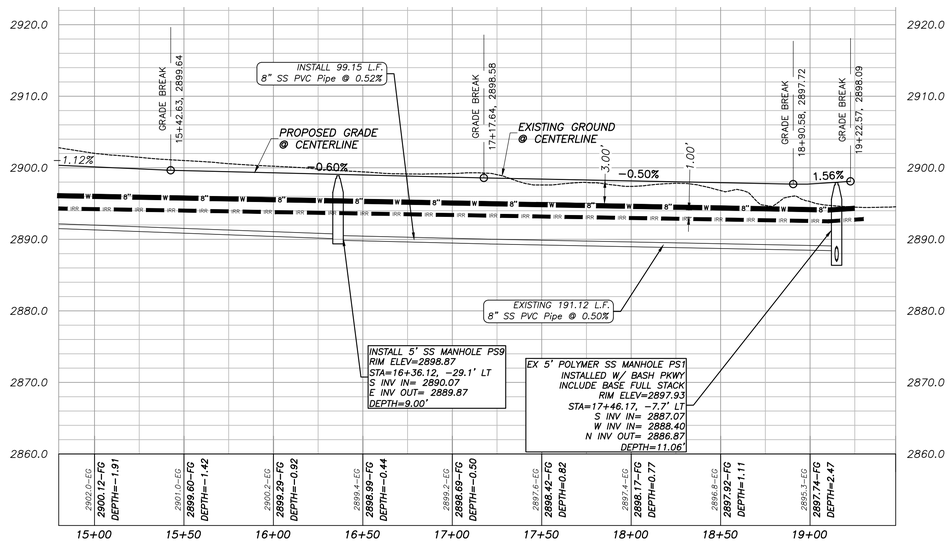
S

40 0 40

SCALE IN FEET

PROFILE VIEW: 1480 SOUTH – 14+80 TO 19+47.86'

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2860.00



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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
1480 SOUTH
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

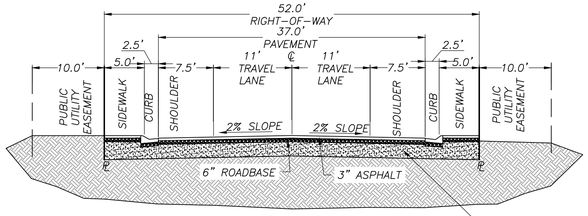
JOB NO.
642-001

SHEET NO:
PP-5

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.

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.

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

NOTICE!

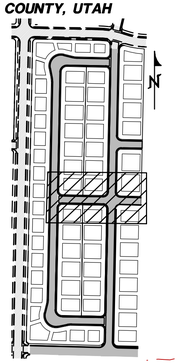
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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SCALE IN FEET

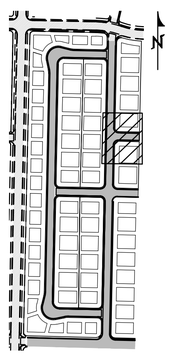
KEY MAP

N.T.S.



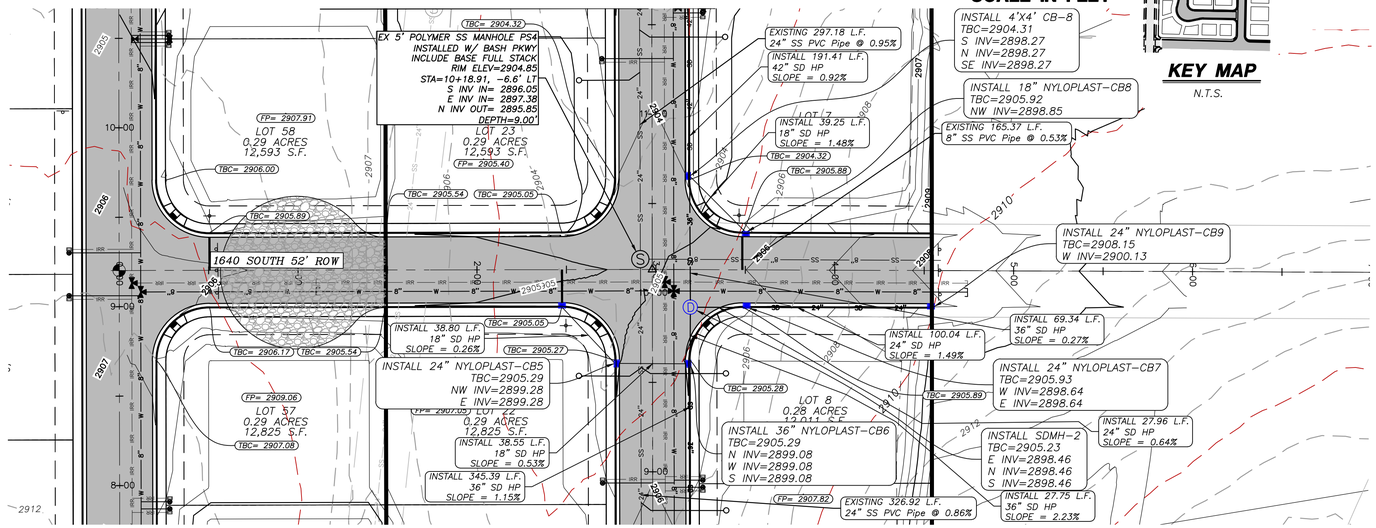
KEY MAP

N.T.S.

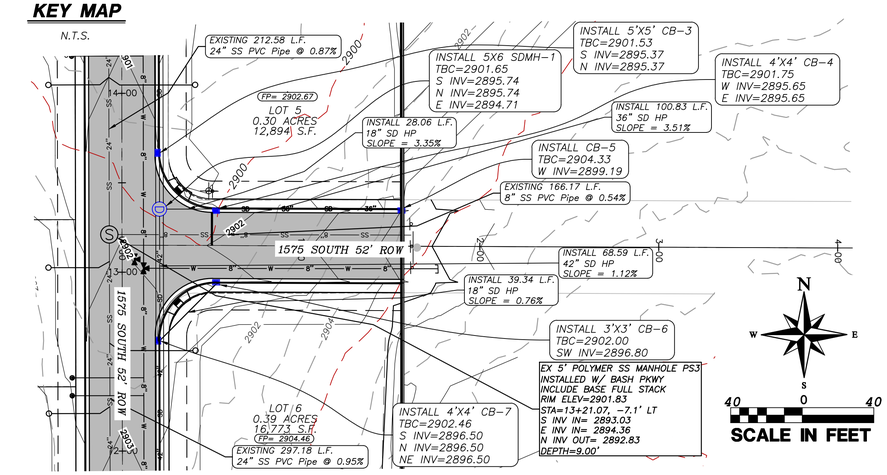


LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SS 24" EXISTING 24" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SS 24" PROPOSED REROUTED 24" SEWER LINE
- SS 8" PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK



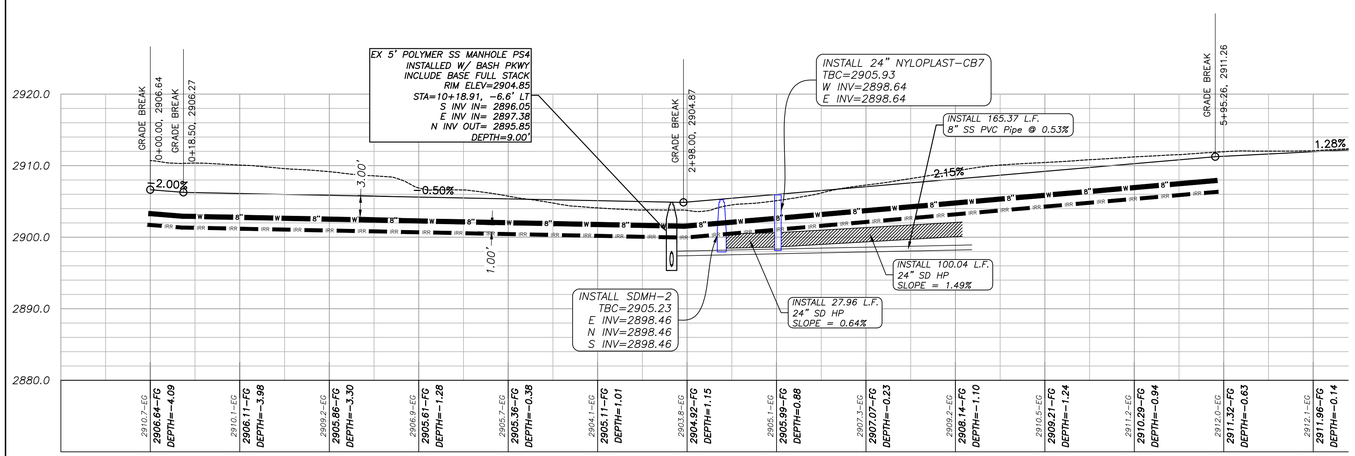
PROFILE VIEW: 1640 SOUTH – 0+00 TO 7+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00

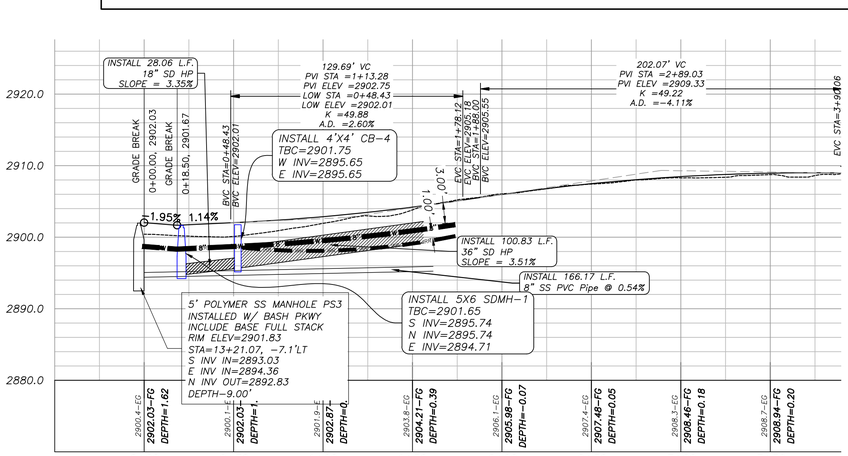


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SCALE IN FEET

PROFILE VIEW: 1575 SOUTH – 0+00 TO 4+10
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00





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	REVISIONS		

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Engineers - Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8301

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

PLAN AND PROFILE FOR:
1640 SOUTH & 1575 SOUTH
LOCATED IN SECTION 12, T.42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

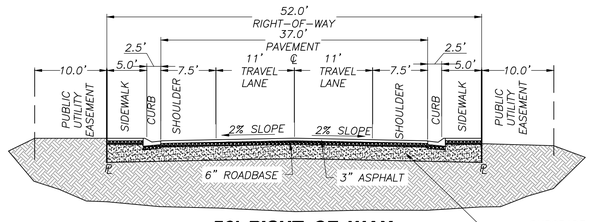
JOB NO.
642-001

SHEET NO:
PP-6

PLAN & PROFILE SHEET

PLAN & PROFILE FOR:
1820 SOUTH

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



52' RIGHT-OF-WAY

N.T.S.

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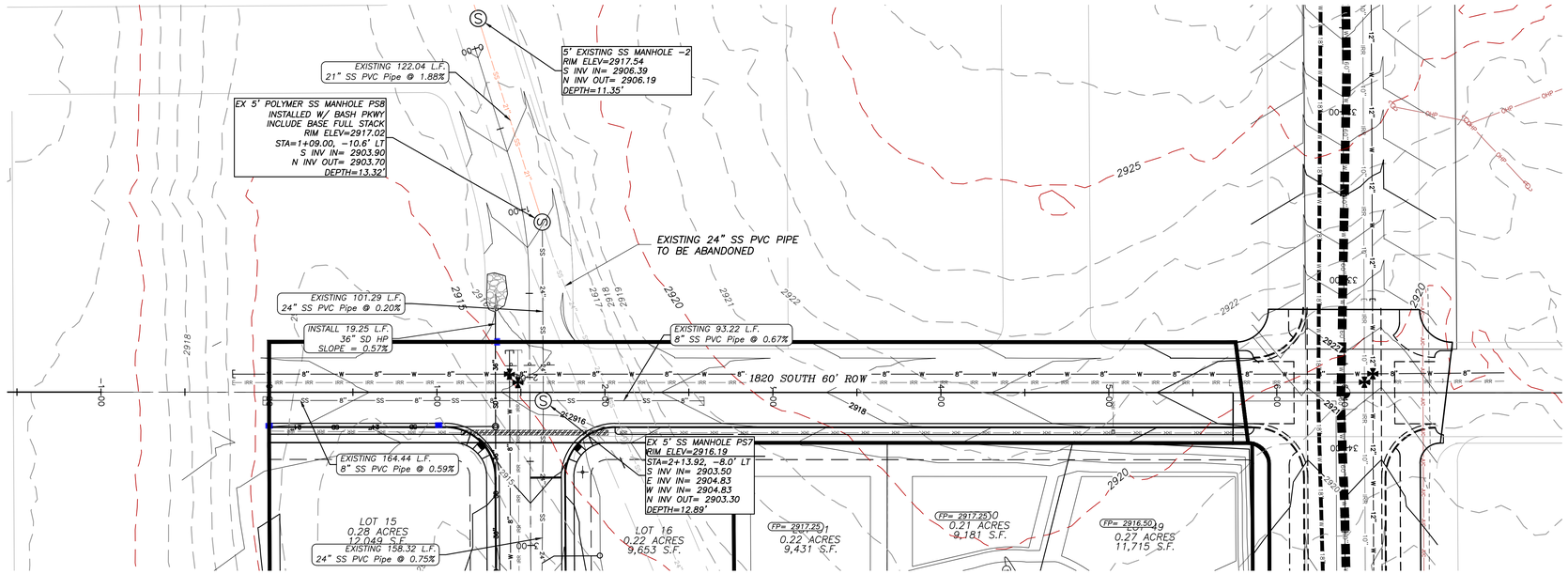
LEGEND

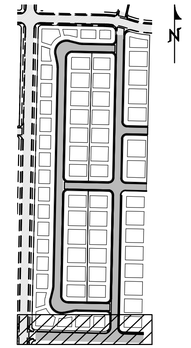
- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
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- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE

N E S W

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SCALE IN FEET



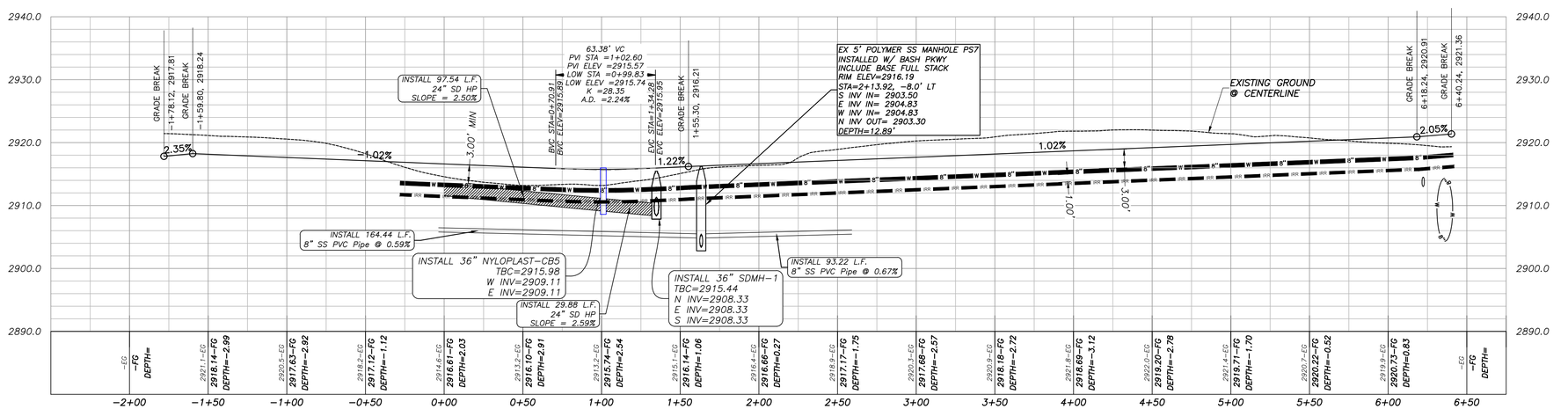


KEY MAP

N.T.S.

PROFILE VIEW: 1820 SOUTH – 0+00 TO 6+40
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

DATUM: 2890.00



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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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PLAN & PROFILE SHEET

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROVALUE ENGINEERING

UTAH LICENSED STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
1820 SOUTH
LOCATED IN SECTION 12, T.42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

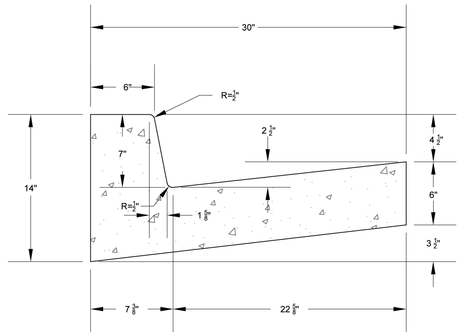
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-7

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

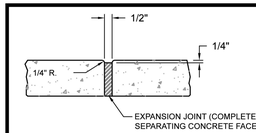
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

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

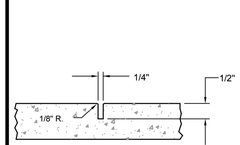


EXPANSION JOINT

N.T.S.

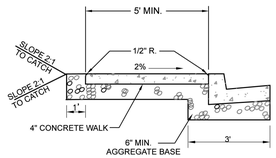
NOTE:
1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.

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



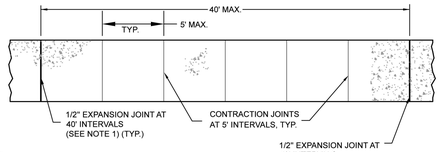
CONTRACTION JOINT

N.T.S.



TYPICAL SECTION

N.T.S.



PLAN

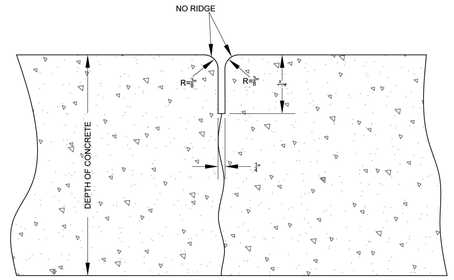
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

CONCRETE SIDEWALK JOINT DETAIL

STANDARD DWG. NO.	
CJ 100	
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



ELEVATION

CONCRETE CONTROL JOINT DETAIL

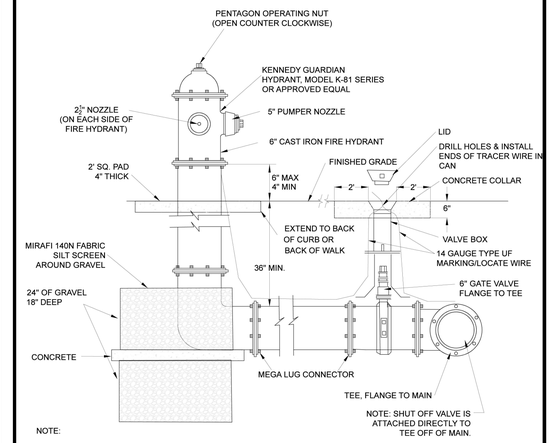
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CONCRETE CONTROL JOINT

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



NOTE:

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

STANDARD FIRE HYDRANT

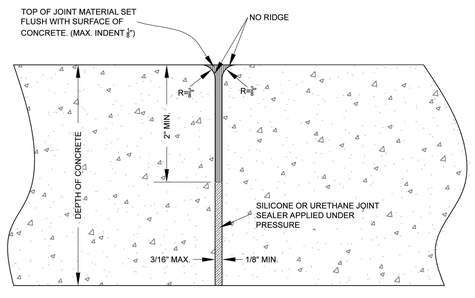
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

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



ELEVATION

CONCRETE FORM PLATE JOINT DETAIL

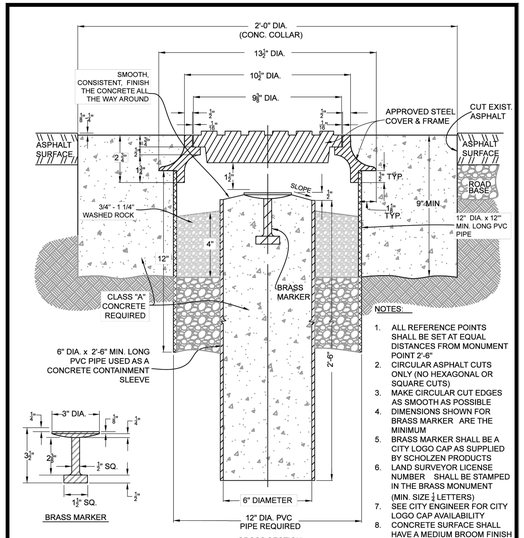
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CONCRETE FORM PLATE JOINT

STANDARD DWG. NO.	
CJ 102	
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



CLASS I MONUMENT

N.T.S.

NOTES:

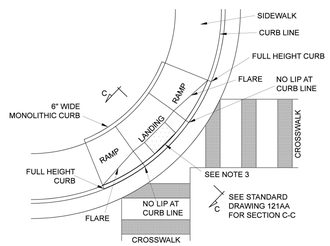
1. ALL REFERENCE POINTS SHALL BE SET AT EQUAL DISTANCES FROM MONUMENT POINT 2'-6"
2. CIRCULAR ASPHALT CUTS ONLY (NO HEXAGONAL OR SQUARE CUTS)
3. MAKE CIRCULAR CUT EDGES AS SMOOTH AS POSSIBLE
4. DIMENSIONS SHOWN FOR BRASS MARKER ARE THE MINIMUM
5. BRASS MARKER SHALL BE A CITY LOGO CAP AS SUPPLIED BY SCHOLZEN PRODUCTS
6. LAND SURVEYOR LICENSE NUMBER SHALL BE STAMPED IN THE BRASS MONUMENT (MIN. SIZE ¼ LETTERS)
7. SEE CITY ENGINEER FOR CITY LOGO CAP AVAILABILITY
8. CONCRETE SURFACE SHALL HAVE A MEDIUM BROOM FINISH
9. CONCRETE SURFACE SHALL BE 2'-2" LOWER THAN THE EXISTING ROAD SURFACE
10. COMPACT ROAD BASE BETWEEN 6" CONC. CONTAINMENT PIPE & 12" PVC OUTTER PIPE

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

CLASS I STANDARD MONUMENT DETAILS

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



CORNER PEDESTRIAN RAMP

NOTES:

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

STANDARD CORNER PEDESTRIAN RAMP

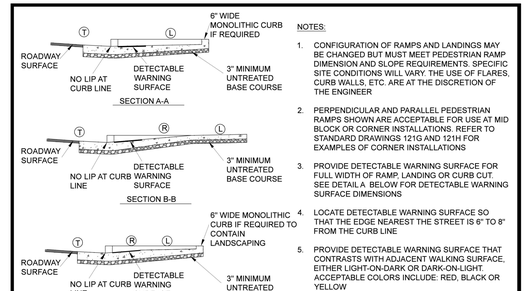
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CORNER PEDESTRIAN RAMP

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



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE			
ITEM	MAX. RUNNING SLOPE *		MAX. CROSS SLOPE *
(L) LANDING	2%(1:48)	b	2%(1:48) b
(R) RAMP	8.33%(1:12)	c	2%(1:48) d
(T) TRANSITION	5%(1:20)	a	2%(1:48) d
SIDEWALK			
FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

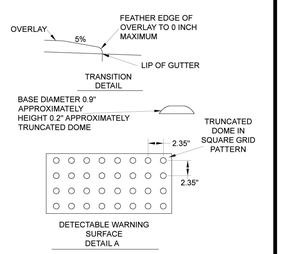
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

STANDARD DWG. NO.	
PED 108	9 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

DETAIL SHEET

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
4/4/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

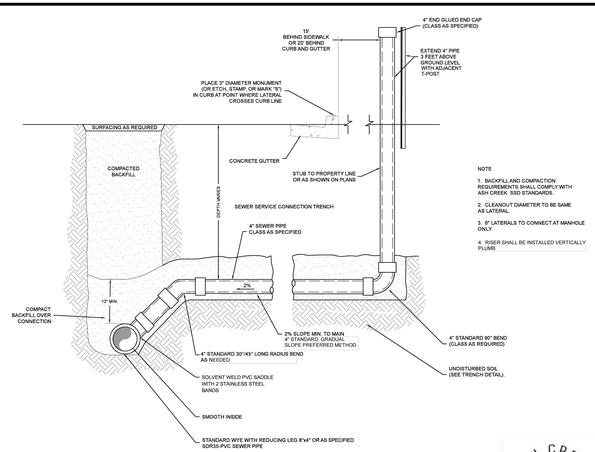
SHEET NO:
DT-1

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

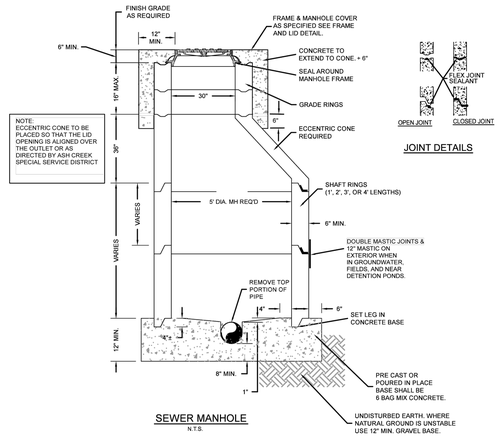
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

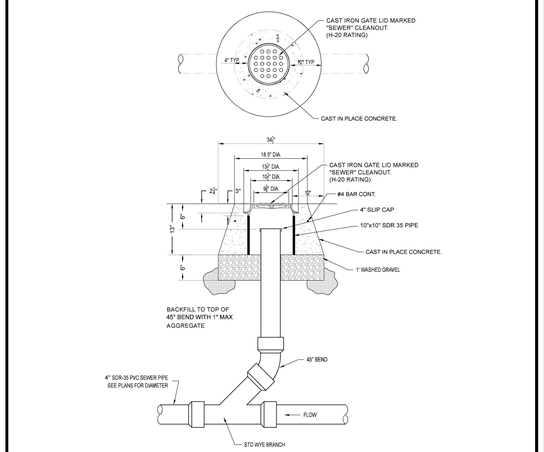


SEWER SERVICE CONNECTION DETAIL
N.T.S.

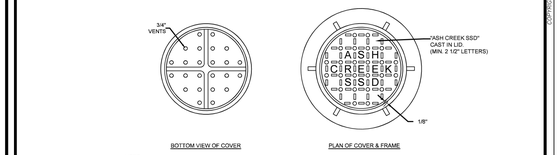


SEWER MANHOLE
N.T.S.

JOINT DETAILS

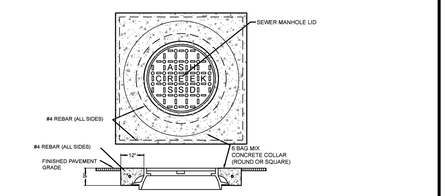


SEWER CLEANOUT W/LID DETAIL
N.T.S.

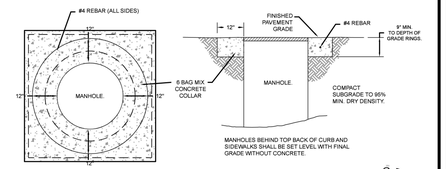


NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30).
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs.

RING & LID DETAIL
N.T.S.



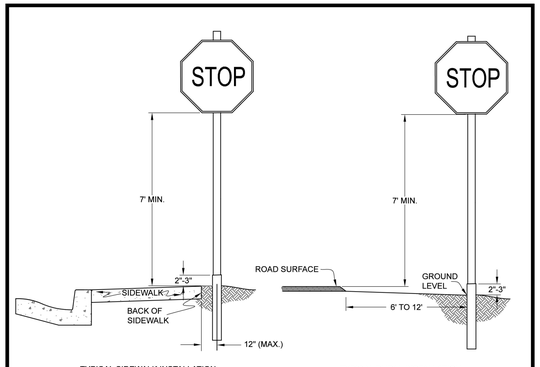
FRAME & LID DETAIL
N.T.S.



PLAN SECTION

NOTES:
1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

MANHOLE~ADJUSTMENT TO GRADE
N.T.S.

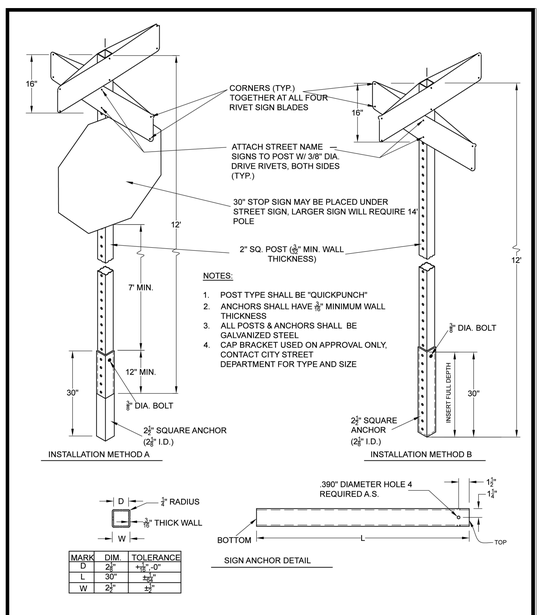


TYPICAL SIDEWALK INSTALLATION
TYPICAL RURAL INSTALLATION

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

SIGN, POST AND INSTALLATION
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	SIGN, POST AND INSTALLATION DETAILS
			STANDARD DWG. NO. SS 102 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.

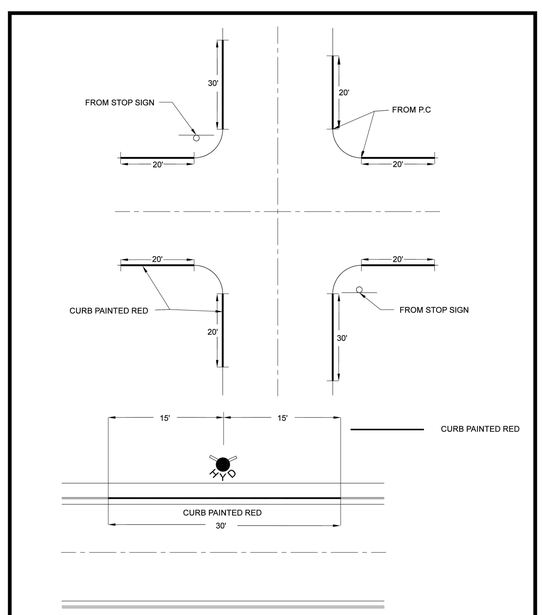


NOTES:
1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE .083" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

MARK	DIM.	TOLERANCE
D	2"	+1/8", -0"
L	30"	±2"
W	2"	±2"

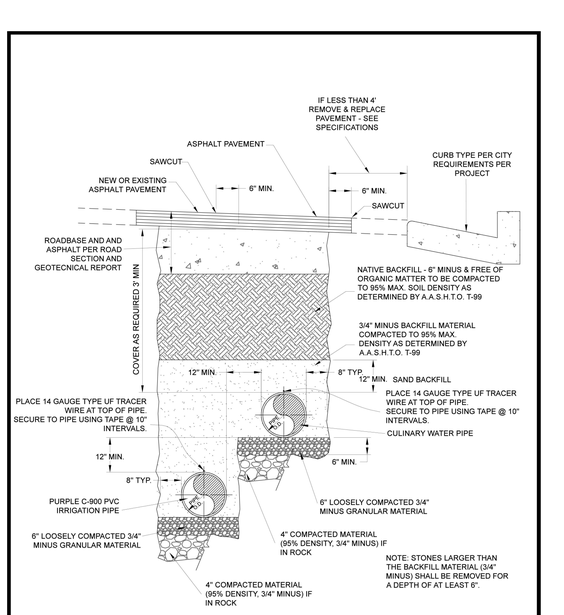
SIGN POST AND MOUNTING DETAILS
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	SIGN POST AND MOUNTING DETAILS
			STANDARD DWG. NO. SS 103 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.



CURB PAINTING DETAIL
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	CURB PAINTING DETAIL
			STANDARD DWG. NO. SS 104 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.



JOINT IRRIGATION AND CULINARY WATER TRENCH
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	JOINT IRRIGATION AND CULINARY WATER TRENCH
			STANDARD DWG. NO. WD 301 1 OF 1
			APPROVED: DATE: 8/5/2020 BY: H.C.E.

PROVALUE ENGINEERING, INC.
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Hurricane City, Utah 84737
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PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: N.T.S.

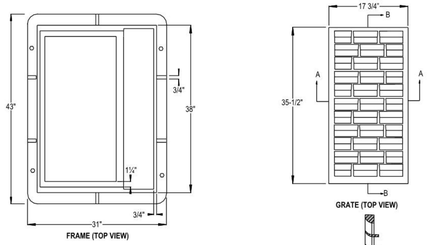
JOB NO.
642-001

SHEET NO:
DT-2

DETAIL SHEET

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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



PARTS SHOWN ARE AS FOLLOWS...
I-3517-02 TYPE "L" GRATE
I-3516-R2 FRAME
I-3516-06 REINFORCED CURB HOOD

IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (DOUBLE, TRIPLE, ETC...)

SINGLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS

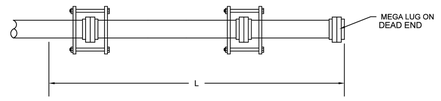
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REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

SINGLE CURB INLET
(BICYCLE SAFE)

STANDARD DWG. NO.	
SD 102	2 OF 3
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

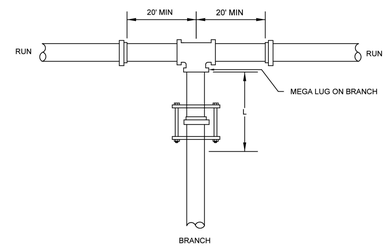
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STD. DEAD END/INLINE VALVE FOR PVC PIPE
RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 308	1 OF 1
APPROVED:	
DATE: 5/4/2021	BY: H.C.E.



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

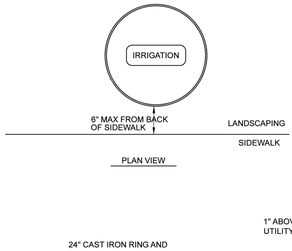
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.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

REVISIONS		
DATE	DESCRIPTION	BY

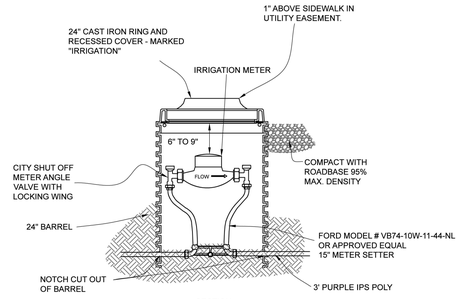
CITY OF HURRICANE ENGINEERING

STANDARD TEE FOR PVC
RESTRAINING SYSTEM DETAIL

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



PLAN VIEW



SECTION

IRRIGATION METER BOX

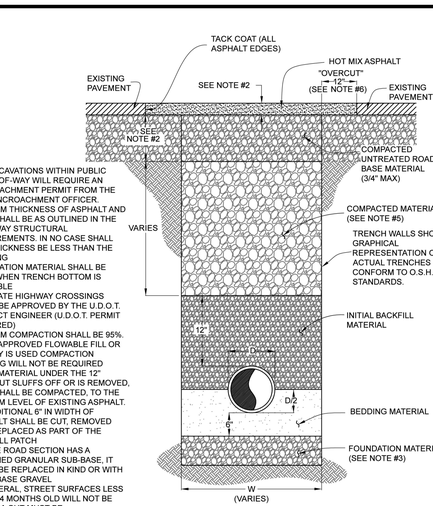
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REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE

IRRIGATION METER BOX
DETAILS

STANDARD DWG. NO.	
WD 305-2	2 OF 2
APPROVED:	
DATE: 8/25/20	BY: H.C.E.



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

TRENCH BACKFILL AND REPAIR

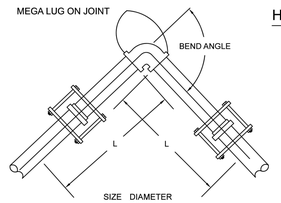
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REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

TRENCH BACKFILL AND
REPAIR DETAIL

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

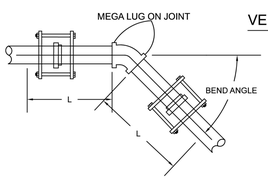


HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

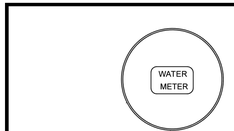
RESTRAINED LENGTHS, "L" (IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

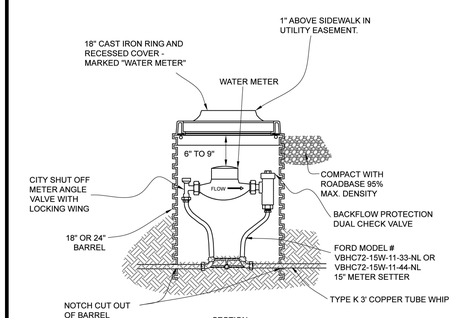
CITY OF HURRICANE ENGINEERING

STANDARD BENDS FOR PVC
RESTRAINING SYSTEM DETAIL

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



PLAN VIEW



SECTION

WATER METER BOX

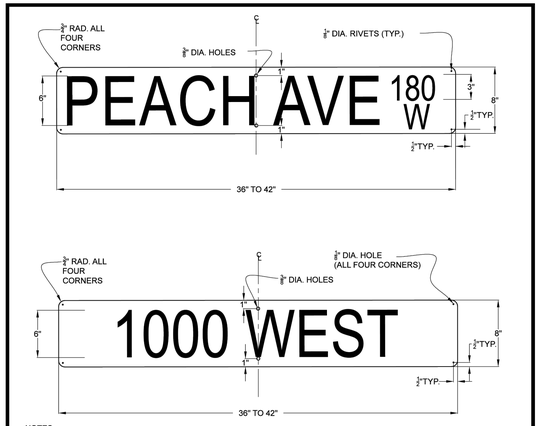
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE

WATER METER BOX
DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/25/20	BY: H.C.E.



NOTES:

1. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE
2. ALL SHEETING SHALL BE HIGH INTENSIRY REFLECTIVE SHEETING (FP-85 TYPE III A)
3. SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESS. NO STICK ON LETTERS. CONTACT CITY SIGN SHOP FOR DETAILS
4. SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.080".
5. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED
6. SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR
7. ALL STREETS WITH NAMES SHALL ALSO HAVE THE COORDINATE DESIGNATION ON THE SIGN IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED
8. CONTACT HURRICANE CITY GIS DEPARTMENT & SUBMIT SIGN PROOFS 2 WEEKS PRIOR TO ORDERING SIGNS.
9. THE FIRST LETTER IN EACH WORD SHALL BE UPPER CASE, WITH THE REMAINDER BEING LOWER CASE. LETTERS AND NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH, STROKE WIDTH, AND SPACING AS PER THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD ALPHABET FOR HIGHWAY SIGNS"

STANDARD STREET SIGN

N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD STREET SIGN

STANDARD DWG. NO.	
SS100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PRO VALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO:
DT-3

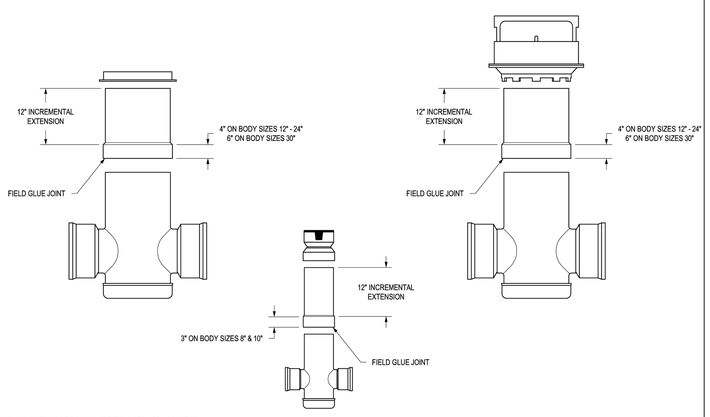
DETAIL SHEET

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

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NYLOPLAST RISER EXTENSION: 29 _ _ AG



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

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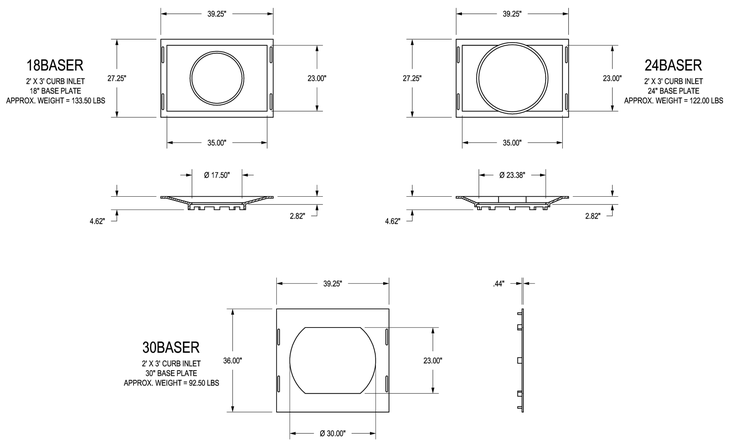
DRAWN BY	CJA	MATERIAL	
DATE	9-19-00		
REVISED BY	JJC	PROJECT NO./NAME	
DATE	1-30-12		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 30 IN RISER EXTENSION

DWG NO. 7001-110-065 REV D

18BASER / 24BASER / 30BASER



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

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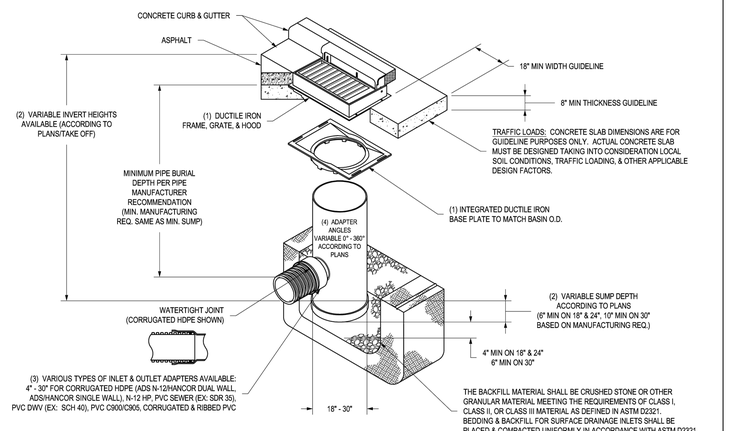
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	02-06-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-03-13		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 2 FT X 3 FT RECTANGLE CURB INLET BASE PLATE GENERAL DIMENSIONS

DWG NO. 7002-110-040 REV C

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



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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-10-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV C

8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS

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

ADAPTER SIZE	8" BASIN	10" BASIN	12" BASIN	15" BASIN	18" BASIN	24" BASIN	30" BASIN	36" BASIN
4" - 4"	**70°**	**55°**	**50°**	**42°**	**35°**	**25°**	**24°**	**20°**
4" - 6"	75°	70°	55°	47°	40°	29°	25°	24°
4" - 8"	**100°**	**80°**	**65°**	**55°**	**45°**	**35°**	**28°**	**27°**
4" - 10"	-	95°	75°	62°	52°	40°	32°	30°
4" - 12"	**-**	**-**	**85°**	**70°**	**55°**	**45°**	**40°**	**33°**
4" - 15"	-	-	-	80°	65°	51°	44°	38°
4" - 18"	**-**	**-**	**-**	**-**	**76°**	**60°**	**50°**	**44°**
4" - 24"	-	-	-	-	-	75°	62°	55°
4" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**75°**	**73°**
4" - 36"	-	-	-	-	-	-	-	74°
6" - 6"	**90°**	**75°**	**65°**	**55°**	**44°**	**33°**	**30°**	**27°**
6" - 8"	115°	85°	75°	63°	51°	39°	34°	30°
6" - 10"		**105°**	**85°**	**70°**	**55°**	**43°**	**38°**	**33°**
6" - 12"	-	-	95°	75°	63°	48°	45°	38°
6" - 15"	**-**	**-**	**-**	**86°**	**72°**	**56°**	**48°**	**41°**
6" - 18"	-	-	-	-	84°	63°	55°	47°
6" - 24"	**-**	**-**	**-**	**-**	**-**	**77°**	**66°**	**52°**
6" - 30"	-	-	-	-	-	-	75°	76°
6" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**76°**
8" - 8"	165°	90°	80°	70°	55°	44°	35°	33°
8" - 10"		**115°**	**88°**	**76°**	**63°**	**48°**	**45°**	**36°**
8" - 12"	-	-	102°	83°	70°	52°	48°	40°
8" - 15"	**-**	**-**	**-**	**95°**	**78°**	**60°**	**55°**	**44°**
8" - 18"	-	-	-	-	90°	70°	60°	50°
8" - 24"	**-**	**-**	**-**	**-**	**-**	**82°**	**70°**	**62°**
8" - 30"	-	-	-	-	-	-	80°	69°
8" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**75°**
10" - 10"	-	160°	90°	82°	70°	53°	48°	40°
10" - 12"	**-**	**-**	**115°**	**85°**	**75°**	**58°**	**50°**	**43°**
10" - 15"	-	-	-	103°	85°	65°	58°	47°
10" - 18"	**-**	**-**	**-**	**-**	**97°**	**72°**	**65°**	**53°**
10" - 24"	-	-	-	-	-	88°	75°	65°
10" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**85°**	**72°**
10" - 36"	-	-	-	-	-	-	-	84°
12" - 12"	**-**	**-**	**150°**	**90°**	**82°**	**64°**	**56°**	**46°**
12" - 15"	-	-	-	112°	87°	69°	60°	51°
12" - 18"	**-**	**-**	**-**	**102°**	**-**	**78°**	**68°**	**57°**
12" - 24"	-	-	-	-	-	92°	80°	68°
12" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**90°**	**76°**
12" - 36"	-	-	-	-	-	-	-	86°
15" - 15"	**-**	**-**	**-**	**150°**	**90°**	**77°**	**69°**	**55°**
15" - 18"	-	-	-	-	110°	84°	75°	61°
15" - 24"	**-**	**-**	**-**	**-**	**-**	**98°**	**85°**	**72°**
15" - 30"	-	-	-	-	-	-	96°	85°
15" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**94°**
18" - 18"	-	-	-	-	150°	90°	78°	67°
18" - 24"	**-**	**-**	**-**	**-**	**-**	**108°**	**88°**	**75°**
18" - 30"	-	-	-	-	-	-	100°	87°
18" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**100°**
24" - 24"	-	-	-	-	-	150°	90°	85°
24" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**115°**	**99°**
24" - 36"	-	-	-	-	-	-	-	112°
30" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**150°**	**118°**
30" - 36"	-	-	-	-	-	-	-	134°
36" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**165°**

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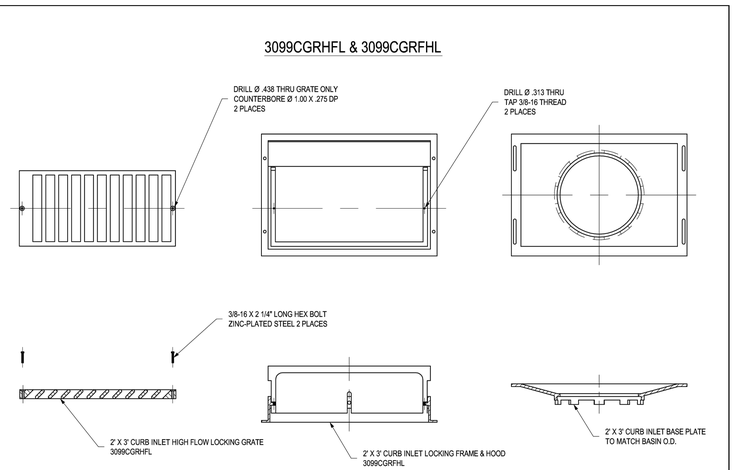
DRAWN BY	CJA	MATERIAL	
DATE	3-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	4-16-19		
DWG SIZE	A	SCALE 1:1	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS

DWG NO. 7001-110-012 REV J

3099CGRHFL & 3099CGRFHL



NOTE: LOCATION OF LOCKING DEVICE MAY VARY

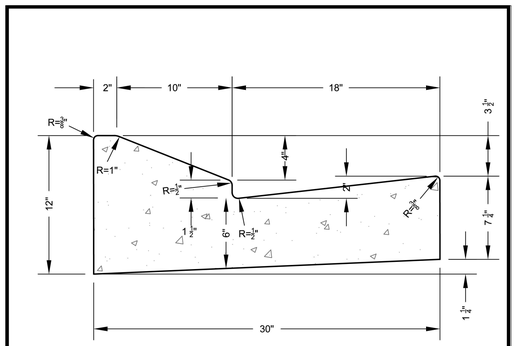
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DRAWN BY	EBC	MATERIAL	
DATE	03-27-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 2 FT X 3 FT CURB INLET HIGH FLOW LOCKING GRATE ASSEMBLY

DWG NO. 7002-110-058 REV C



MODIFIED CURB & GUTTER TYPE RU30

N.T.S.

NOTES:

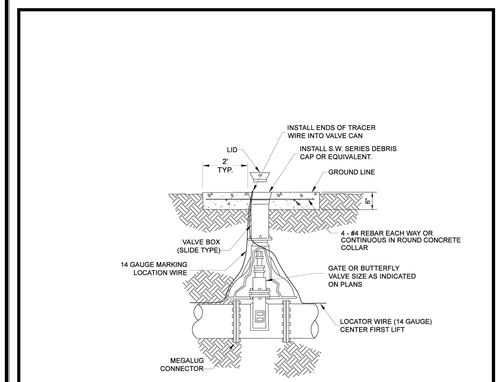
1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

MODIFIED CURB & GUTTER DETAILS

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



NOTES:

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

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

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

MAIN LINE VALVE

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

NO	DESCRIPTION	DATE	BY

REVISIONS

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

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
4/4/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1 2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO.
DT-4

DETAIL SHEET

TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2

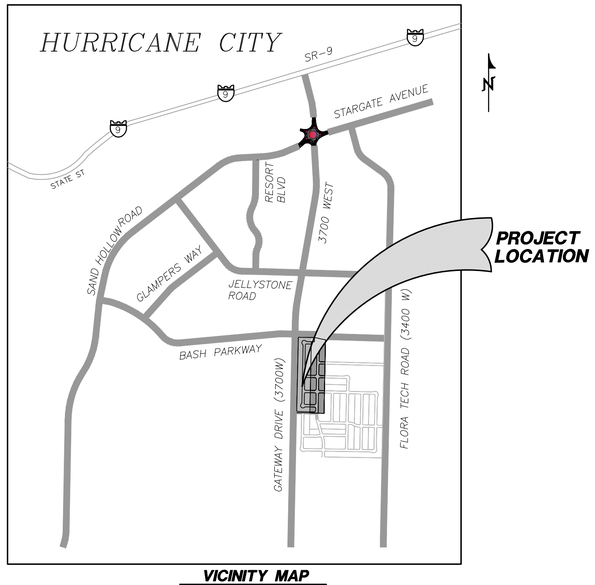
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

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	GABRIELLA ERREGUIN	801-592-9628
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	JACOB BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 119
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-C4	SEWER & WATER PLAN
C5	POWER, COMMUNICATION AND NATURAL GAS PLAN
C6	DRAINAGE PLAN
C7	GRADING PLAN WITH TBC ELEVATIONS
C8	SIGNAGE & STRIPING PLAN
L1	LANDSCAPE PLAN
PP-1 TO PP-7	PLAN & PROFILE SHEETS
DT1-DT4	DETAIL SHEETS



VICINITY MAP
N.T.S.

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
HURRICANE CITY ENGINEER DEPARTMENT	DATE
WASHINGTON C.W.C.D.	DATE
HURRICANE GIS	DATE
STREETS DEPARTMENT	DATE
INFOWEST	DATE

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

TITLE SHEET FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO:
C1

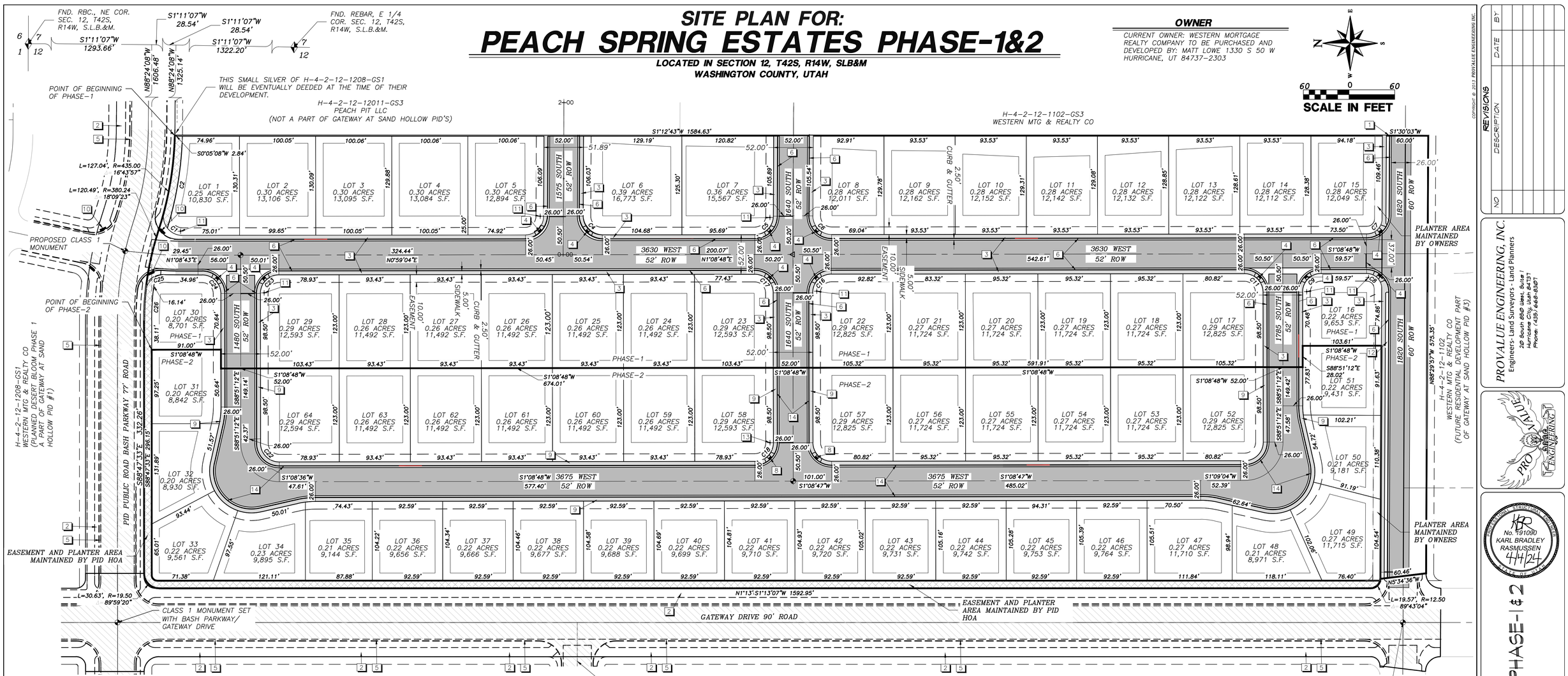
TITLE SHEET

SITE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

OWNER

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


FND. RBC., NE COR. SEC. 12, T42S, R14W, S.L.B.&M.
S1°11'07"W 28.54'
S1°11'07"W 28.54'
FND. REBAR, E 1/4 COR. SEC. 12, T42S, R14W, S.L.B.&M.
S1°11'07"W 1293.66'
S1°11'07"W 1322.20'
N88°24'08"W 1606.48'
N88°24'08"W 1325.14'
POINT OF BEGINNING OF PHASE-1
THIS SMALL SILVER OF H-4-2-12-1208-GS1 WILL BE EVENTUALLY DEEDED AT THE TIME OF THEIR DEVELOPMENT.
H-4-2-12-12011-GS3 PEACH PIT LLC (NOT A PART OF GATEWAY AT SAND HOLLOW PID'S)
H-4-2-12-1102-GS3 WESTERN MTG & REALTY CO
S1°12'43"W 1584.63'
S1°30'03"W
S0°05'08"W 2.84'
L=127.04', R=435.00 16°43'57"
L=120.49', R=380.24 18°09'23"
PROPOSED CLASS 1 MONUMENT
POINT OF BEGINNING OF PHASE-2
H-4-2-12-1208-GS1 WESTERN MTG & REALTY CO (FUTURE RESIDENTIAL DEVELOPMENT BELOW PHASE 1 A PART OF GATEWAY AT SAND HOLLOW PID #1)
PID PUBLIC ROAD BASH PARKWAY 77' ROAD
S88°47'33"E 332.26'
S88°47'33"E 296.15'
EASEMENT AND PLANTER AREA MAINTAINED BY PID HOA
L=30.63', R=19.50 89°59'20"
CLASS 1 MONUMENT SET WITH BASH PARKWAY/ GATEWAY DRIVE
GATEWAY DRIVE 90' ROAD
N1°13'51"W 1592.95'
L=19.57', R=12.50 89°43'04"
N5°34'36"W 60.46'
STRAWBERRY FIELDS ESTATE 52' PUBLIC ROW
CLASS 1 MONUMENT SET PER GATEWAY BOULEVARD (DOC #20230036794)
PLANTER AREA MAINTAINED BY OWNERS
EASEMENT AND PLANTER AREA MAINTAINED BY PID HOA
H-4-2-12-1102 WESTERN MTG & REALTY CO (FUTURE RESIDENTIAL DEVELOPMENT PART OF GATEWAY AT SAND HOLLOW PID #3)
N89°29'57"W 575.35'
1820 SOUTH 60' ROW
1640 SOUTH 52' ROW
1575 SOUTH 52' ROW
1480 SOUTH 52' ROW
1705 SOUTH 52' ROW
3630 WEST 52' ROW
3675 WEST 52' ROW
3675 WEST 52' ROW
CURB & GUTTER 2.50'
SIDEWALK 5.00'
EASEMENT 10.00'
LOT 1 0.25 ACRES 10,830 S.F.
LOT 2 0.30 ACRES 13,106 S.F.
LOT 3 0.30 ACRES 13,095 S.F.
LOT 4 0.30 ACRES 13,084 S.F.
LOT 5 0.30 ACRES 12,894 S.F.
LOT 6 0.39 ACRES 16,773 S.F.
LOT 7 0.36 ACRES 15,567 S.F.
LOT 8 0.28 ACRES 12,011 S.F.
LOT 9 0.28 ACRES 12,162 S.F.
LOT 10 0.28 ACRES 12,152 S.F.
LOT 11 0.28 ACRES 12,142 S.F.
LOT 12 0.28 ACRES 12,132 S.F.
LOT 13 0.28 ACRES 12,122 S.F.
LOT 14 0.28 ACRES 12,112 S.F.
LOT 15 0.28 ACRES 12,049 S.F.
LOT 16 0.22 ACRES 9,653 S.F. PHASE-1
LOT 17 0.29 ACRES 12,825 S.F.
LOT 18 0.27 ACRES 11,724 S.F.
LOT 19 0.27 ACRES 11,724 S.F.
LOT 20 0.27 ACRES 11,724 S.F.
LOT 21 0.27 ACRES 11,724 S.F.
LOT 22 0.29 ACRES 12,825 S.F. PHASE-1
LOT 23 0.29 ACRES 12,593 S.F.
LOT 24 0.26 ACRES 11,492 S.F.
LOT 25 0.26 ACRES 11,492 S.F.
LOT 26 0.26 ACRES 11,492 S.F.
LOT 27 0.26 ACRES 11,492 S.F.
LOT 28 0.26 ACRES 11,492 S.F.
LOT 29 0.29 ACRES 12,593 S.F.
LOT 30 0.20 ACRES 8,701 S.F. PHASE-1
LOT 31 0.20 ACRES 8,842 S.F.
LOT 32 0.20 ACRES 8,930 S.F.
LOT 33 0.22 ACRES 9,561 S.F.
LOT 34 0.23 ACRES 9,895 S.F.
LOT 35 0.21 ACRES 9,144 S.F.
LOT 36 0.22 ACRES 9,656 S.F.
LOT 37 0.22 ACRES 9,666 S.F.
LOT 38 0.22 ACRES 9,677 S.F.
LOT 39 0.22 ACRES 9,688 S.F.
LOT 40 0.22 ACRES 9,699 S.F.
LOT 41 0.22 ACRES 9,710 S.F.
LOT 42 0.22 ACRES 9,720 S.F.
LOT 43 0.22 ACRES 9,731 S.F.
LOT 44 0.22 ACRES 9,742 S.F.
LOT 45 0.22 ACRES 9,753 S.F.
LOT 46 0.22 ACRES 9,764 S.F.
LOT 47 0.27 ACRES 11,710 S.F.
LOT 48 0.21 ACRES 8,971 S.F.
LOT 49 0.27 ACRES 11,715 S.F.
LOT 50 0.21 ACRES 9,181 S.F.
LOT 51 0.22 ACRES 9,431 S.F. PHASE-2
LOT 52 0.29 ACRES 12,825 S.F.
LOT 53 0.27 ACRES 11,724 S.F.
LOT 54 0.27 ACRES 11,724 S.F.
LOT 55 0.27 ACRES 11,724 S.F.
LOT 56 0.27 ACRES 11,724 S.F.
LOT 57 0.29 ACRES 12,825 S.F. PHASE-2
LOT 58 0.29 ACRES 12,593 S.F.
LOT 59 0.26 ACRES 11,492 S.F.
LOT 60 0.26 ACRES 11,492 S.F.
LOT 61 0.26 ACRES 11,492 S.F.
LOT 62 0.26 ACRES 11,492 S.F.
LOT 63 0.26 ACRES 11,492 S.F.
LOT 64 0.29 ACRES 12,594 S.F.
PHASE-1
PHASE-2
S1°08'48"W 674.01'
S1°08'48"W 577.40'
S1°08'47"W 485.02'
S1°09'04"W
S88°51'12"E 28.02'
S88°51'12"E 149.14'
S88°51'12"E 149.42'
S88°51'12"E 47.58'
S1°08'36"W 47.61'
S1°08'48"W 101.00'
S1°08'48"W 52.00'
S1°08'48"W 59.57'
S1°08'48"W 103.61'
S1°08'48"W 28.02'
S1°08'48"W 102.21'
N1°08'43"E 56.00'
N0°59'04"E 324.44'
N1°08'48"E 200.07'
S1°08'48"W 542.61'
S1°08'48"W 591.91'
S1°08'48"W 105.32'
S1°08'48"W 52.00'
S1°08'48"W 59.57'
S1°08'48"W 103.61'
S1°08'48"W 28.02'
S1°08'48"W 102.21'
S1°08'48"W 91.00'
S1°08'48"W 52.00'
S1°08'48"W 103.43'
S1°08'48"W 78.93'
S1°08'48"W 77.43'
S1°08'48"W 52.00'
S1°08'48"W 105.32'
S1°08'48"W 52.00'
S1°08'48"W 103.43'
S1°08'48"W 78.93

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

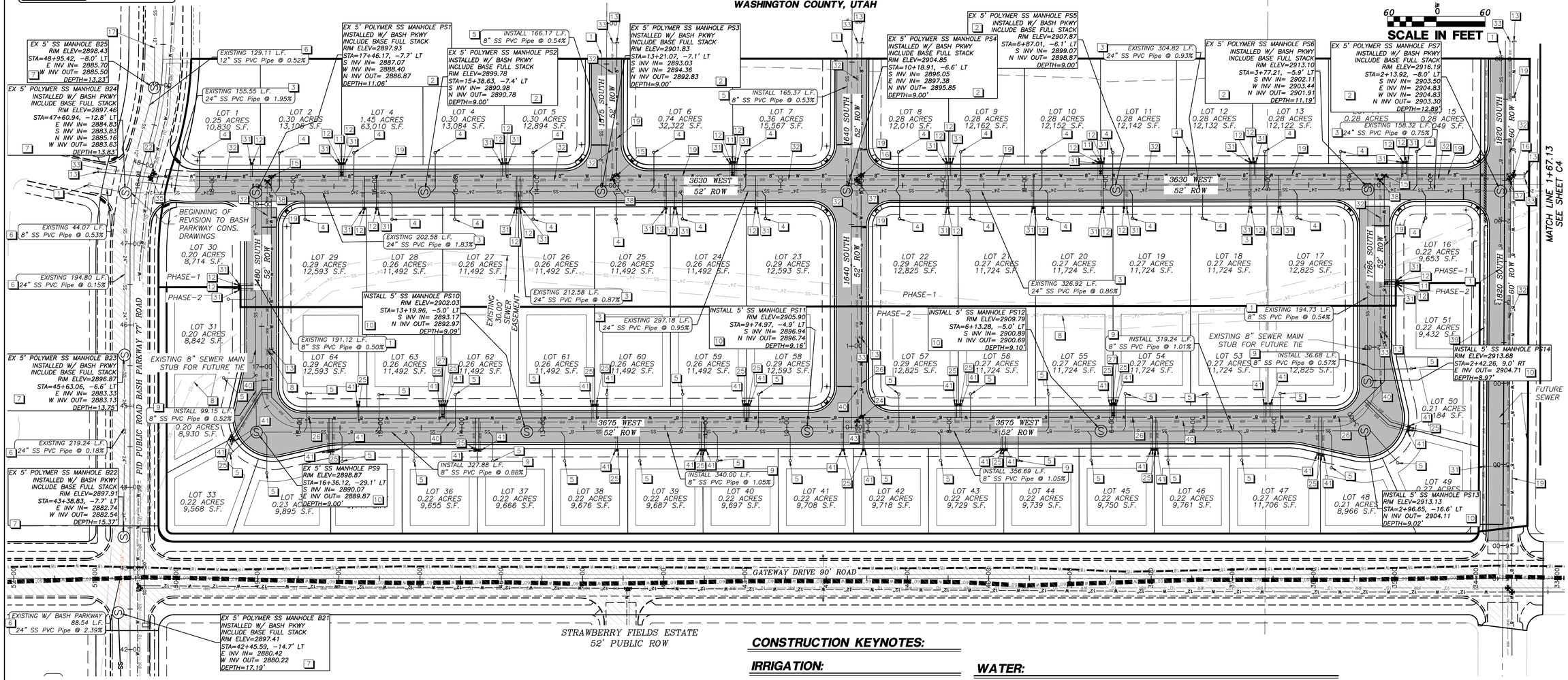
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

SEWER & WATER PLAN-1 FOR:
PEACH SPRING ESTATES PHASE-1&2

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



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.

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; MANDREL 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.

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

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 TOP PAYMENT OF FEES.

CONSTRUCTION KEYNOTES:

IRRIGATION:

31 INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-1
32 INSTALL IRRIGATION LINE IN PHASE-1
33 STUB IRRIGATION FOR FUTURE
34 EXISTING IRRIGATION LINE
35 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
36 IRRIGATION METER INSTALLED WITH BASHPARKWAY
37 INSTALL 4-WAY CLUSTER VALVE IN PHASE-1
38 INSTALL 3-WAY CLUSTER VALVE IN PHASE-1
39 INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50
40 IRRIGATION LINE INSTALLED WITH PHASE-2
41 INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-2
42 INSTALL 4-WAY CLUSTER VALVE IN PHASE-2
43 INSTALL 3-WAY CLUSTER VALVE IN PHASE-2

WATER:

11 INSTALL NEW FIRE HYDRANT IN PHASE-1
12 INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-1
13 STUB WATER LINE FOR FUTURE PHASE
14 INSTALL NEW 6" GATE VALVE IN PHASE-1
15 INSTALL 3-WAY VALVE CLUSTER IN PHASE-1
16 INSTALL 4-WAY VALVE CLUSTER IN PHASE-1
17 INSTALL PHASING VALVE IN PHASE-1
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
24 INSTALL 3-WAY VALVE CLUSTER IN PHASE-2
25 INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-2
26 INSTALL WATER LINE (SIZE AS SHOWN) IN PHASE-2
27 INSTALL FIRE HYDRANT IN PHASE-2

SEWER:

1 EXISTING 8" SEWER MAIN 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 INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE-2
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 INSTALL 8" SEWER LINE IN PHASE-2
10 INSTALL 5' SEWER MANHOLE IN PHASE-2

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
- CURB PAINTED RED FOR FIRE ACCESS AS PER DETAIL SS 104
- ASPHALT
- SIDEWALK

SEWER AND WATER PLAN-1

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8287

PRO VALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24

SEWER & WATER PLAN-1 FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO. 642-001

SHEET NO: C3

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

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SEWER & WATER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1&2

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

ASH CREEK SEWER DISTRICT NOTES:

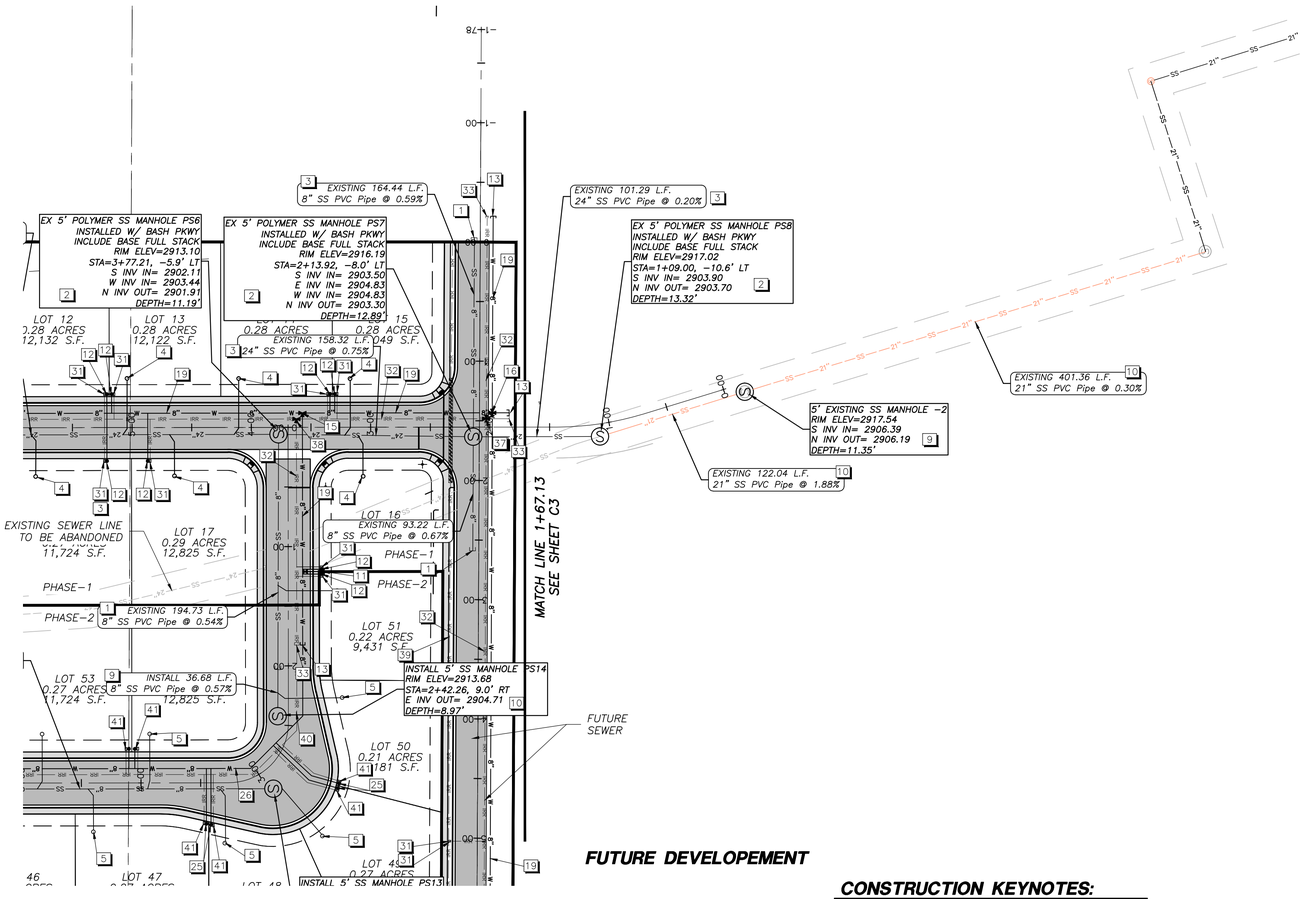
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FUTURE DEVELOPEMENT

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
- ASPHALT
- SIDEWALK

SCALE IN FEET
60 0 60

CONSTRUCTION KEYNOTES:

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32. INSTALL IRRIGATION LINE IN PHASE-1
33. STUB IRRIGATION FOR FUTURE
34. EXISTING IRRIGATION LINE
35. 4 WAY CLUSTER IRRIGATION METER INSTALLED WITH BASH PARKWAY
36. IRRIGATION METER INSTALLED WITH BASHPARKWAY
37. INSTALL 4-WAY CLUSTER VALVE IN PHASE-1
38. INSTALL 3-WAY CLUSTER VALVE IN PHASE-1
39. INSTALL IRRIGATION LINE FOR PLANTER STRIP MAINTAINED BY HOUSE OWNERS OF LOTS #20, 21, 22, 23, 50
40. IRRIGATION LINE INSTALLED WITH PHASE-2
41. INSTALL 1" IRRIGATION SERVICE CONNECTION AND METER IN PHASE-2
42. INSTALL 4-WAY CLUSTER VALVE IN PHASE-2
43. INSTALL 3-WAY CLUSTER VALVE IN PHASE-2

WATER:

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12. INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-1
13. STUB WATER LINE FOR FUTURE PHASE
14. INSTALL NEW 6" GATE VALVE IN PHASE-1
15. INSTALL 3-WAY VALVE CLUSTER IN PHASE-1
16. INSTALL 4-WAY VALVE CLUSTER IN PHASE-1
17. INSTALL PHASING VALVE IN PHASE-1
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
24. INSTALL 3-WAY VALVE CLUSTER IN PHASE-2
25. INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS IN PHASE-2
26. INSTALL WATER LINE (SIZE AS SHOWN) IN PHASE-2
27. INSTALL FIRE HYDRANT IN PHASE-2

SEWER:

1. EXISTING 8" SEWER MAIN 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. INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE-2
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. INSTALL 8" SEWER LINE IN PHASE-2
10. INSTALL 5' SEWER MANHOLE IN PHASE-2

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

KARL BRADLEY RASMUSSEN
No. 191090
4/4/24
STATE OF UTAH

SEWER & WATER PLAN-2 FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'
JOB NO. 642-001
SHEET NO: C4

SEWER AND WATER PLAN-2

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

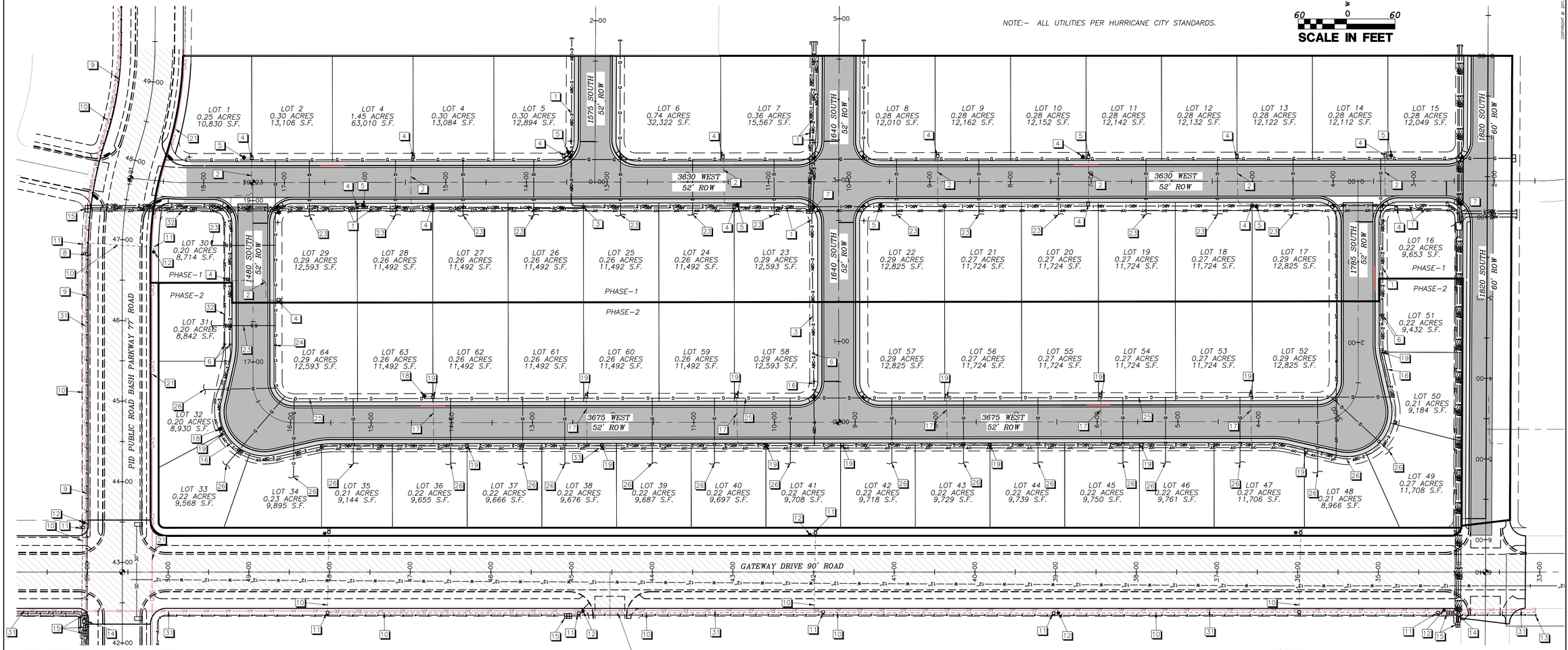
COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

NOTE:– ALL UTILITIES PER HURRICANE CITY STANDARDS.

N E S W

60 0 60
SCALE IN FEET



CONSTRUCTION KEYNOTES:

POWER:

1. DIXIE POWER TO INSTALL PRIMARY POWER IN PHASE–1
2. DIXIE POWER TO INSTALL SECONDARY POWER IN PHASE–1
3. DIXIE POWER TO INSTALL TRANSFORMER IN PHASE–1
4. DIXIE POWER TO INSTALL SECONDARY BOX IN PHASE–1
5. DIXIE POWER TO INSTALL STREET LIGHT IN PHASE–1
6. STUB CONDUITS 1, 2 & 3 FOR FUTURE USE
7. INSTALL PHASE VAULT WITH PHASE–1
8. EXISTING OVERHEAD ELECTRIC POLE
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. PHASE VAULT TO BE INSTALLED WITH PID ROADS
16. DIXIE POWER TO INSTALL PRIMARY POWER IN PHASE–2
17. DIXIE POWER TO INSTALL SECONDARY POWER IN PHASE–2
18. DIXIE POWER TO INSTALL SECONDARY BOX IN PHASE–2
19. DIXIE POWER TO INSTALL STREET LIGHT IN PHASE–2

GAS:

21. EXISTING GAS LINE INSTALLED WITH PID ROAD
22. INSTALL GAS LINE IN PHASE–1
23. INSTALL GAS LATERAL IN PHASE–1
24. STUB GAS FOR FUTURE USE
25. INSTALL GAS LINE IN PHASE–2
26. INSTALL GAS LATERAL IN PHASE–2

COMMUNICATION:

31. EXISTING COMMUNICATION LINES INSTALLED WITH PID ROAD
32. INSTALL COMMUNICATION LINES IN PHASE–1
33. INSTALL COMMUNICATION LINES IN PHASE–2

POWER NOTES:

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

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.

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.

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

NATURAL GAS & DOMINION ENERGY:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE–CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435–231–9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435–210–0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324–3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

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

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Hurricane City, Utah 84737
Phone: (435) 668-8301

PROVALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24 STATE OF UTAH

COMMUNICATION, POWER & NATURAL GAS PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO. 642-001

SHEET NO: C5

COMMUNICATION, POWER & NATURAL GAS PLAN

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

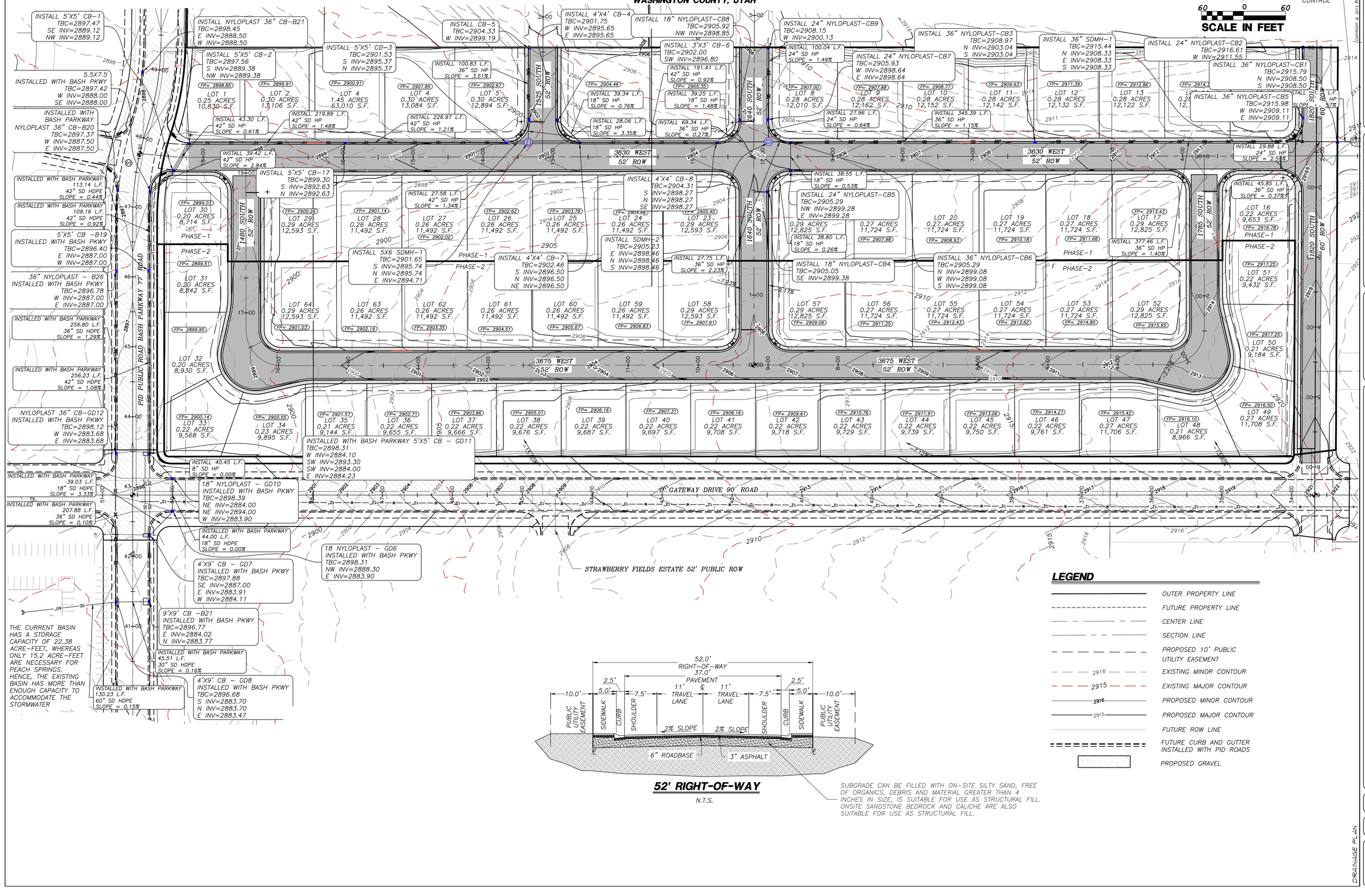
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

DRAINAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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
- 2916 EXISTING MINOR CONTOUR
- 2915 EXISTING MAJOR CONTOUR
- 2916 PROPOSED MINOR CONTOUR
- 2915 PROPOSED MAJOR CONTOUR
- FUTURE ROW LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL

NO	DESCRIPTION	DATE	BY
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Phone: (435) 668-8307

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

DRAINAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO.
C6

DRAINAGE PLAN

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

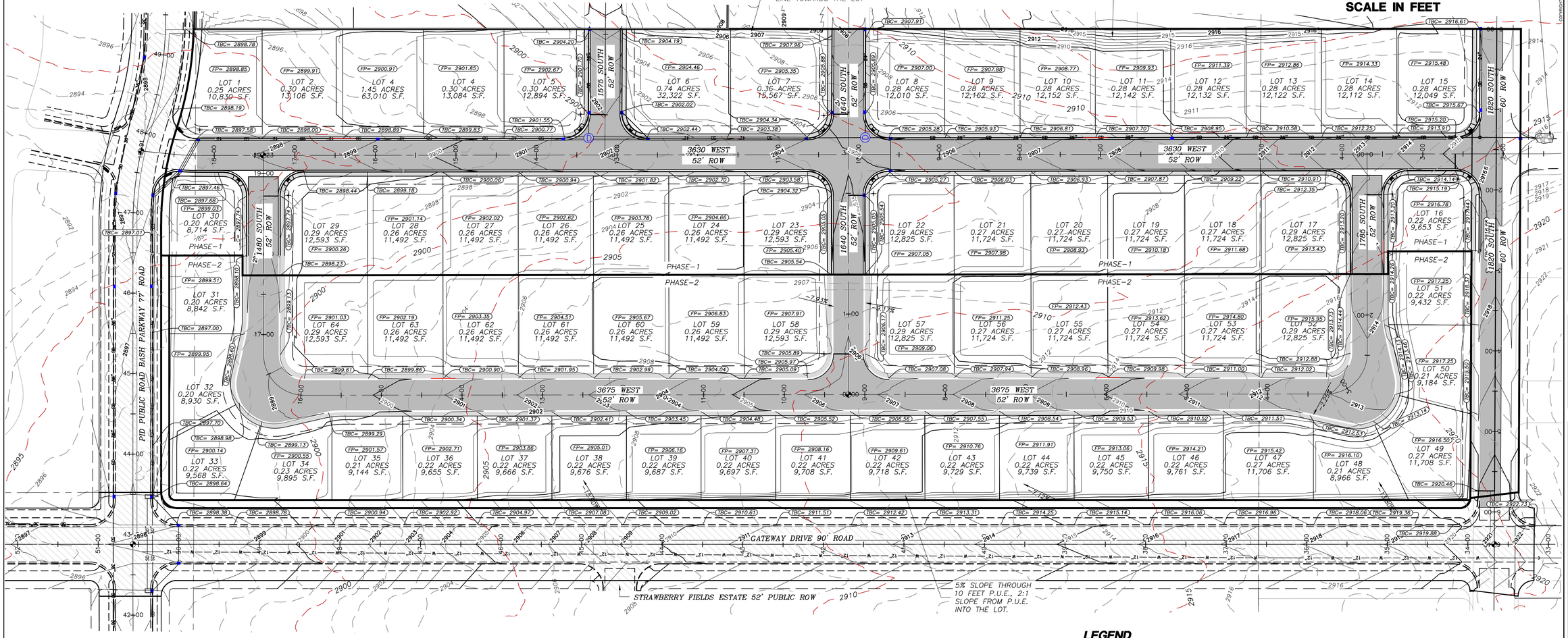
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

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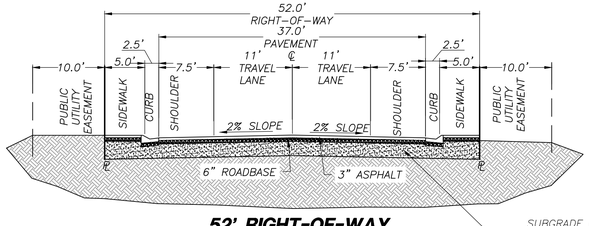
GRADING PLAN WITH TBC ELEVATIONS FOR:
PEACH SPRING ESTATES PHASE-1&2

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 (3)	1.000	1.000	1653886 Sq. Ft.	65836.84 Cu. Yd.	57945.84 Cu. Yd.	7891.00 Cu. Yd.<Cut>
Totals			1653886 Sq. Ft.	65836.84 Cu. Yd.	57945.84 Cu. Yd.	7891.00 Cu. Yd.<Cut>



52' RIGHT-OF-WAY

N.T.S.

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LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC
- 2916 EXISTING MINOR CONTOUR
- 2915 EXISTING MAJOR CONTOUR
- 2916 PROPOSED MINOR CONTOUR
- 2915 PROPOSED MAJOR CONTOUR
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SD 36" PROPOSED 36" STORM MAIN
- SD 24" PROPOSED 24" STORM MAIN
- PROPOSED INLET
- Ⓓ PROPOSED STORM MANHOLE
- (FP= XXXX.XX) PROPOSED FOOTPAD ELEVATION
- (TBC= XXXX.XX) PROPOSED TBC ELEVATION
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

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Hurricane City, Utah 84737
Phone: (435) 668-8301

PROVALUE ENGINEERING

STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
REGISTERED PROFESSIONAL ENGINEER

GRADING PLAN WITH TBC ELEVATIONS FOR:
PEACH SPRING ESTATES PHASE-1 & 2

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

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C7

GRADING PLAN WITH TBC ELEVATIONS

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

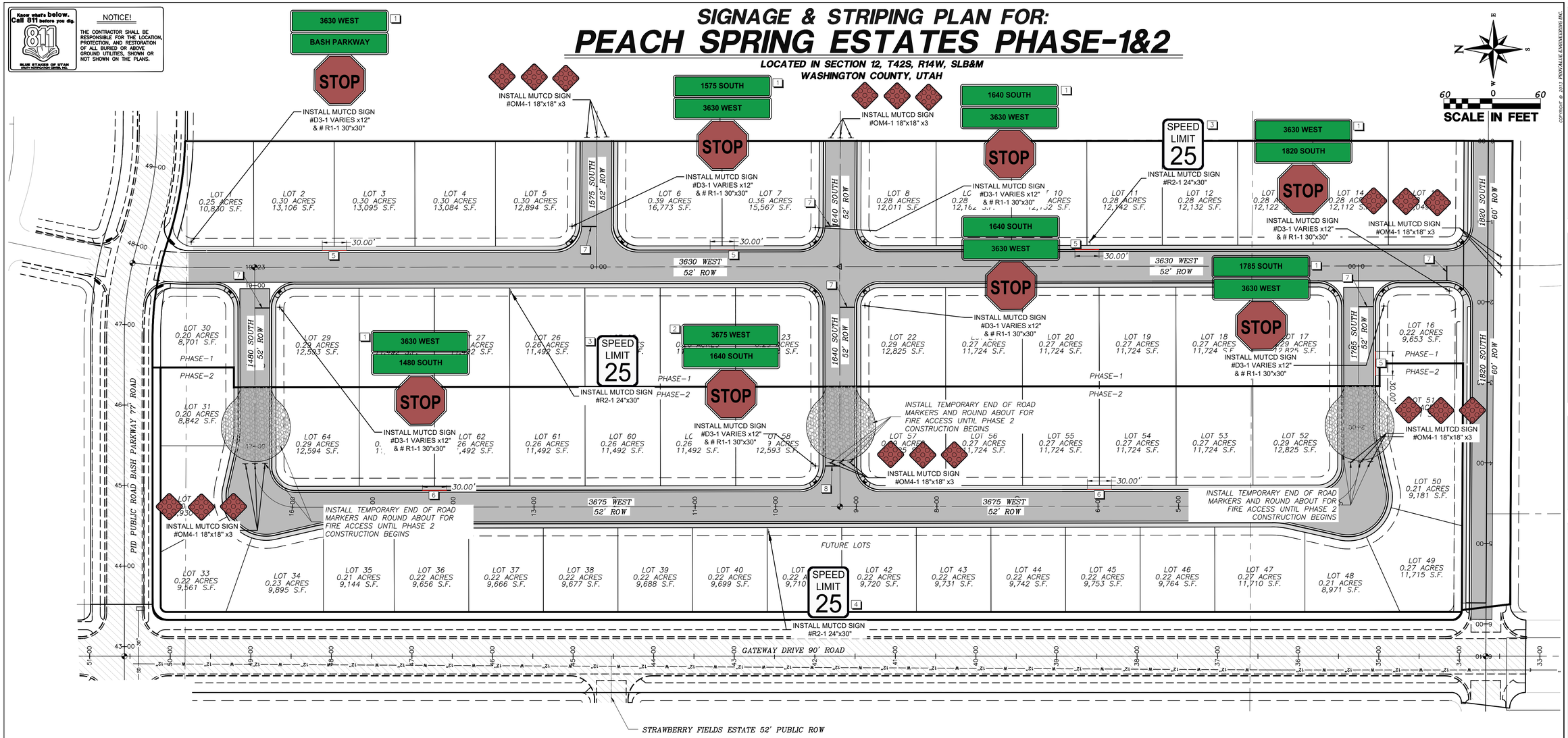
811 BLUE STAKES OF UTAH UTAH ASSOCIATION OF ENERGY NC.

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.

SIGNAGE & STRIPING PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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



SIGNAGE NOTES

1. INSTALL STREET/STOP SIGNS IN PHASE-1
2. INSTALL STREET/STOP SIGNS IN PHASE-2
3. INSTALL SPEED SIGN IN PHASE-1
4. INSTALL SPEED SIGN IN PHASE-2
5. PAINT RED CURB FOR FIRE ACCESS IN PHASE-1
6. PAINT RED CURB FOR FIRE ACCESS IN PHASE-2
7. 12" SOLID WHITE LINE INSTALLED WITH PHASE-1
8. 12" SOLID WHITE LINE INSTALLED WITH PHASE-2

CITY STREETS NOTES:

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

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
- STOP SIGN
- STREET SIGN
- END OF RED CURB
- TEMPORARY ROUNDABOUT FOR FIRE ACCESS
- ASPHALT
- SIDEWALK

SIGNAGE PLAN

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PRO VALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 4/4/24 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

SIGNAGE PLAN FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
C8

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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

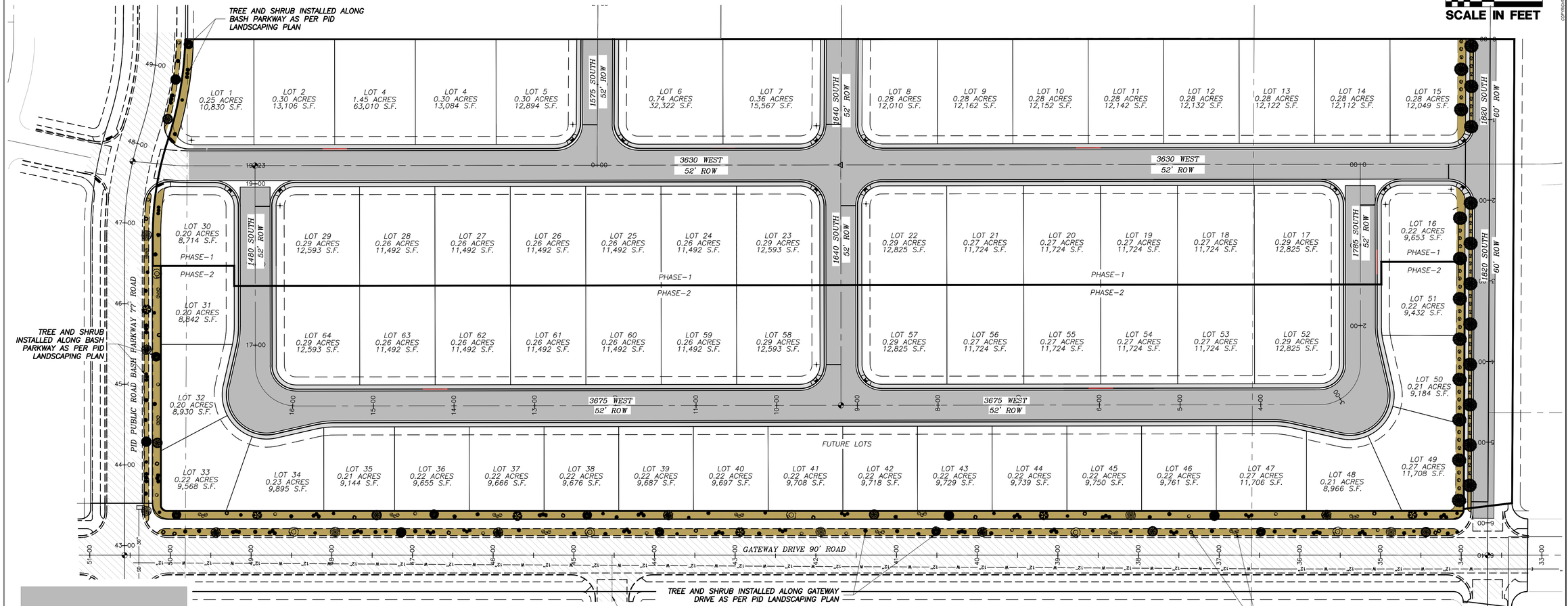
NOTICE!

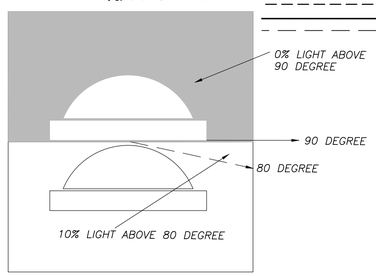
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE:
1. LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL.
2. HOA TO MAINTAIN PARK STRIPS

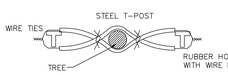
LANDSCAPE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2

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

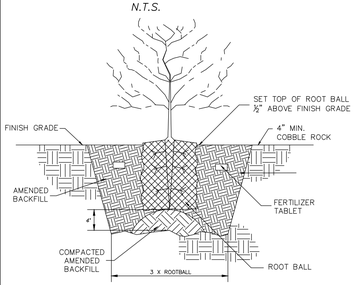




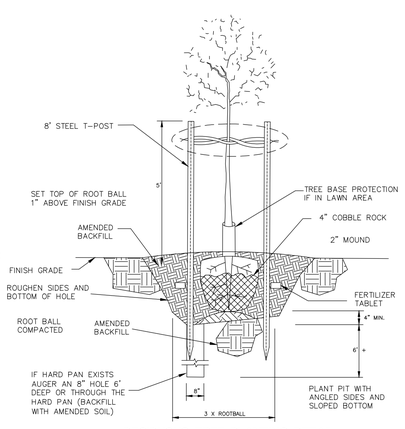
FULL CUTOFF LIGHT DETAIL
N.T.S.



TREE SUPPORT DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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

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

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL 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.

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

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

PLANT SCHEDULE PER PID ROAD LANDSCAPING PLAN

TYPE	SIZE	SYMBOL	COMMON NAME SCIENTIFIC NAME	SIZE (H)	SIZE (W)	QUANTITY
TREE-1	2" CAL.		CHINESE PISTACHE PISTACIA 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 JULIBRISSIN	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.		MONDELL PINE PINUS ELDERICA	50'	20'	6
SHRUB-1	5 GAL.		BIG SAGEBRUSH ARTEMESIA TRIDENTATA	36"	48"	14
SHRUB-2	1 GAL.		COTONEASTER COTONEASTER SP.	24"	12"	17
SHRUB-3	5 GAL.		DORR SAGE SALVIA DORII	36"	24"	24
SHRUB-4	5 GAL.		FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	48"	36"	17
SHRUB-5	5 GAL.		BLUEBEARD CARYOPTERIS INCANA	36"	36"	15
SHRUB-6	5 GAL.		FREMONT INDIGO BUSH DALEA PULCHRA	36"	36"	46
SHRUB-7	5 GAL.		LITTLE OLLIV OLEA EUROPAEA	24"	24"	14
SHRUB-8	1 GAL.		MEXICAN BUSH SAGE SALVIA LEUCANTHA	24"	36"	27
SHRUB-9	5 GAL.		OLEANDER NERIUM SP.	12"	12"	0
SHRUB-10	1 GAL.		RED YUCCA HESPEROLAE PARVIFLORA	48"	36"	66

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

CITY STREETS NOTES:

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

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.

60 0 60
SCALE IN FEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8287

PROVALUE ENGINEERING

KBR No. 791090 KARL BRADLEY RASMUSSEN 4/4/24 STATE OF UTAH REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN FOR:
PEACH SPRING ESTATES PHASE-1&2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=60'

JOB NO.
642-001

SHEET NO:
L1

LANDSCAPE PLAN

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

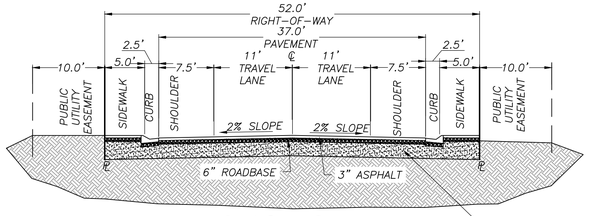
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

PLAN & PROFILE FOR: 3630 WEST-1

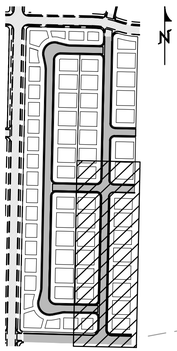
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



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.



KEY MAP

N.T.S.

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

SCALE IN FEET: 10 0 40

EXISTING 24" SS PVC PIPE TO BE ABANDONED

20 FEET WIDE GRAVEL FOR EROSION CONTROL

EXISTING 158.32 L.F. 24" SS PVC Pipe @ 0.75%

EX 5' POLYMER SS MANHOLE PS7 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2916.19 STA=2+13.92, -8.0' LT S INV IN= 2903.50 E INV IN= 2904.83 W INV IN= 2904.83 N INV OUT= 2903.30 DEPTH=12.89'

EXISTING 101.29 L.F. 24" SS PVC Pipe @ 0.20%

EX 5' POLYMER SS MANHOLE PS8 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2917.02 STA=1+09.00, -10.6' LT S INV IN= 2903.90 N INV OUT= 2903.70 DEPTH=13.32'

INSTALL 36" NYLOPLAST-CB1 TBC=2915.79 N INV=2908.50 S INV=2908.50

INSTALL 45.85 L.F. 36" SD HP SLOPE = 0.37%

INSTALL 29.88 L.F. 24" SD HP SLOPE = 2.59%

INSTALL 36" SDMH-1 TBC=2915.44 N INV=2908.33 E INV=2908.33 S INV=2908.33

EXISTING 164.44 L.F. 8" SS PVC Pipe @ 0.59%

1820 SOUTH 60' ROW

1786 SOUTH 60' ROW

3630 WEST 52' ROW

1640 SOUTH 52' ROW

1640 SOUTH 60' ROW

LOT 15 0.28 ACRES 12,049 S.F. FP= 2915.48

LOT 14 0.28 ACRES 12,112 S.F. FP= 2914.33

LOT 13 0.28 ACRES 12,122 S.F. FP= 2912.86

LOT 12 0.28 ACRES 12,132 S.F. FP= 2911.39

LOT 11 0.28 ACRES 12,142 S.F. FP= 2909.93

LOT 10 0.28 ACRES 12,152 S.F. FP= 2908.77

LOT 9 0.28 ACRES 12,162 S.F. FP= 2907.88

LOT 8 0.28 ACRES 12,010 S.F. FP= 2907.00

LOT 7 0.36 ACRES 15,567 S.F. FP= 2905.35

LOT 16 0.22 ACRES 9,653 S.F. FP= 2916.78

LOT 17 0.29 ACRES 12,825 S.F. FP= 2913.43

LOT 18 0.27 ACRES 11,724 S.F. FP= 2911.68

LOT 19 0.27 ACRES 11,724 S.F. FP= 2910.18

LOT 20 0.27 ACRES 11,724 S.F. FP= 2908.93

LOT 21 0.27 ACRES 11,724 S.F. FP= 2907.98

LOT 22 0.29 ACRES 12,825 S.F. FP= 2907.05

LOT 23 0.29 ACRES 12,593 S.F. FP= 2905.40

INSTALL 377.46 L.F. 36" SD HP SLOPE = 1.40%

INSTALL 345.39 L.F. 36" SD HP SLOPE = 1.15%

INSTALL 27.75 L.F. 36" SD HP SLOPE = 2.23%

INSTALL 69.34 L.F. 36" SD HP SLOPE = 0.27%

INSTALL 38.55 L.F. 18" SD HP SLOPE = 0.53%

INSTALL 39.25 L.F. 18" SD HP SLOPE = 1.48%

INSTALL 24" NYLOPLAST-CB5 TBC=2905.29 NW INV=2899.28 E INV=2899.28

EX 5' POLYMER SS MANHOLE PS4 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2904.85 STA=10+18.91, -6.6' LT S INV IN= 2896.05 E INV IN= 2897.38 N INV OUT= 2895.85 DEPTH=9.00'

INSTALL 36" NYLOPLAST-CB6 TBC=2905.29 N INV=2899.08 W INV=2899.08 S INV=2899.08

INSTALL 4'X4' CB-8 TBC=2904.31 S INV=2898.27 N INV=2898.27 SE INV=2898.27

INSTALL 18" NYLOPLAST-CB8 TBC=2905.92 NW INV=2898.85

INSTALL 24" NYLOPLAST-CB7 TBC=2905.93 W INV=2898.64 E INV=2898.64

INSTALL 100.04 L.F. 24" SD HP SLOPE = 1.49%

INSTALL 165.37 L.F. 8" SS PVC Pipe @ 0.53%

EXISTING 297.18 L.F. 24" SS PVC Pipe @ 0.95%

MATCH LINE 11+50 SEE SHEET PP-2

EX 5' POLYMER SS MANHOLE PS6 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2913.10 STA=3+77.21, -5.9' LT S INV IN= 2902.11 W INV IN= 2903.44 N INV OUT= 2901.91 DEPTH=11.19'

EXISTING 304.82 L.F. 24" SS PVC Pipe @ 0.93%

INSTALL 24" NYLOPLAST-CB2 TBC=2916.61 W INV=2911.55

INSTALL 36" NYLOPLAST-CB3 TBC=2908.97 N INV=2903.04 S INV=2903.04

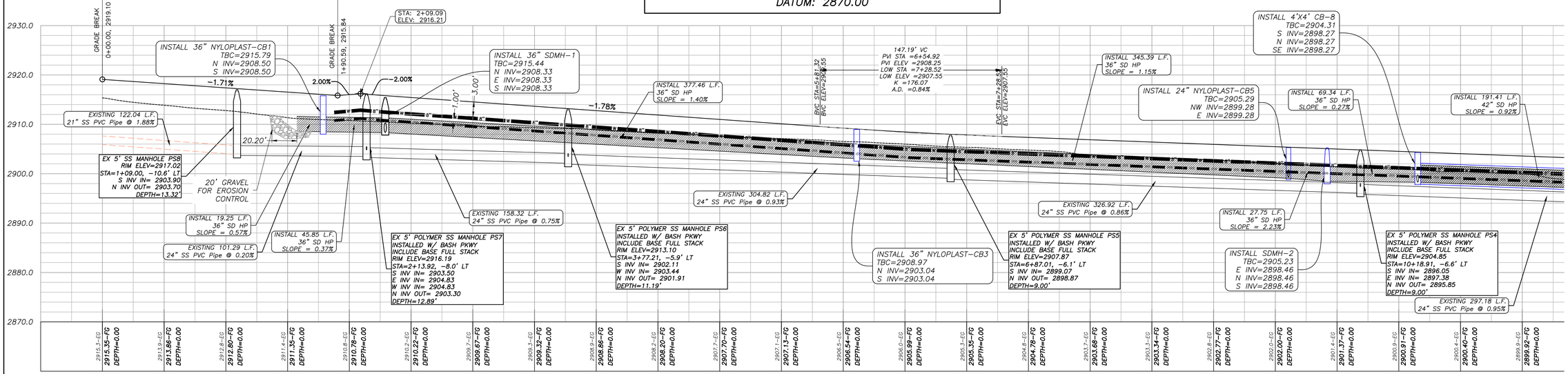
EX 5' POLYMER SS MANHOLE PS5 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2907.87 STA=6+87.01, -6.1' LT S INV IN= 2899.07 N INV OUT= 2898.87 DEPTH=9.00'

EXISTING 326.92 L.F. 24" SS PVC Pipe @ 0.86%

INSTALL SDMH-2 TBC=2905.23 E INV=2898.46 N INV=2898.46 S INV=2898.46

INSTALL 27.96 L.F. 24" SD HP SLOPE = 0.64%

PROFILE VIEW: 3630 WEST – 0+00 TO 9+50
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



EXISTING 122.04 L.F. 21" SS PVC Pipe @ 1.88%

EX 5' SS MANHOLE PS8 RIM ELEV=2917.02 STA=1+09.00, -10.6' LT S INV IN= 2903.90 N INV OUT= 2903.70 DEPTH=13.32'

20' GRAVEL FOR EROSION CONTROL

INSTALL 19.25 L.F. 36" SD HP SLOPE = 0.57%

EXISTING 101.29 L.F. 24" SS PVC Pipe @ 0.20%

INSTALL 45.85 L.F. 36" SD HP SLOPE = 0.37%

EX 5' POLYMER SS MANHOLE PS7 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2916.19 STA=2+13.92, -8.0' LT S INV IN= 2903.50 E INV IN= 2904.83 W INV IN= 2904.83 N INV OUT= 2903.30 DEPTH=12.89'

EXISTING 158.32 L.F. 24" SS PVC Pipe @ 0.75%

EX 5' POLYMER SS MANHOLE PS6 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2913.10 STA=3+77.21, -5.9' LT S INV IN= 2902.11 W INV IN= 2903.44 N INV OUT= 2901.91 DEPTH=11.19'

EXISTING 304.82 L.F. 24" SS PVC Pipe @ 0.93%

INSTALL 36" NYLOPLAST-CB3 TBC=2908.97 N INV=2903.04 S INV=2903.04

EX 5' POLYMER SS MANHOLE PS5 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2907.87 STA=6+87.01, -6.1' LT S INV IN= 2899.07 N INV OUT= 2898.87 DEPTH=9.00'

EXISTING 326.92 L.F. 24" SS PVC Pipe @ 0.86%

INSTALL 27.75 L.F. 36" SD HP SLOPE = 2.23%

INSTALL SDMH-2 TBC=2905.23 E INV=2898.46 N INV=2898.46 S INV=2898.46

EX 5' POLYMER SS MANHOLE PS4 INSTALLED W/ BASH PKWY INCLUDE BASE FULL STACK RIM ELEV=2904.85 STA=10+18.91, -6.6' LT S INV IN= 2896.05 E INV IN= 2897.38 N INV OUT= 2895.85 DEPTH=9.00'

EXISTING 297.18 L.F. 24" SS PVC Pipe @ 0.95%

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NO	DESCRIPTION	DATE	BY

REVISIONS

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

PROVALUE ENGINEERING

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

PLAN & PROFILE FOR:
3630 WEST-1
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

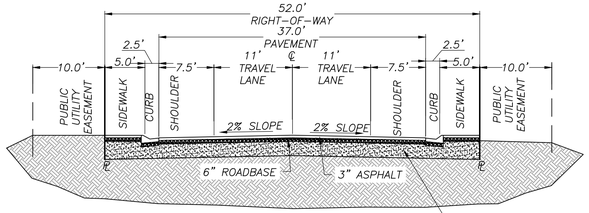
JOB NO.
642-001

SHEET NO:
PP-1

PLAN & PROFILE SHEET

PLAN & PROFILE FOR:
3630 WEST-2

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.

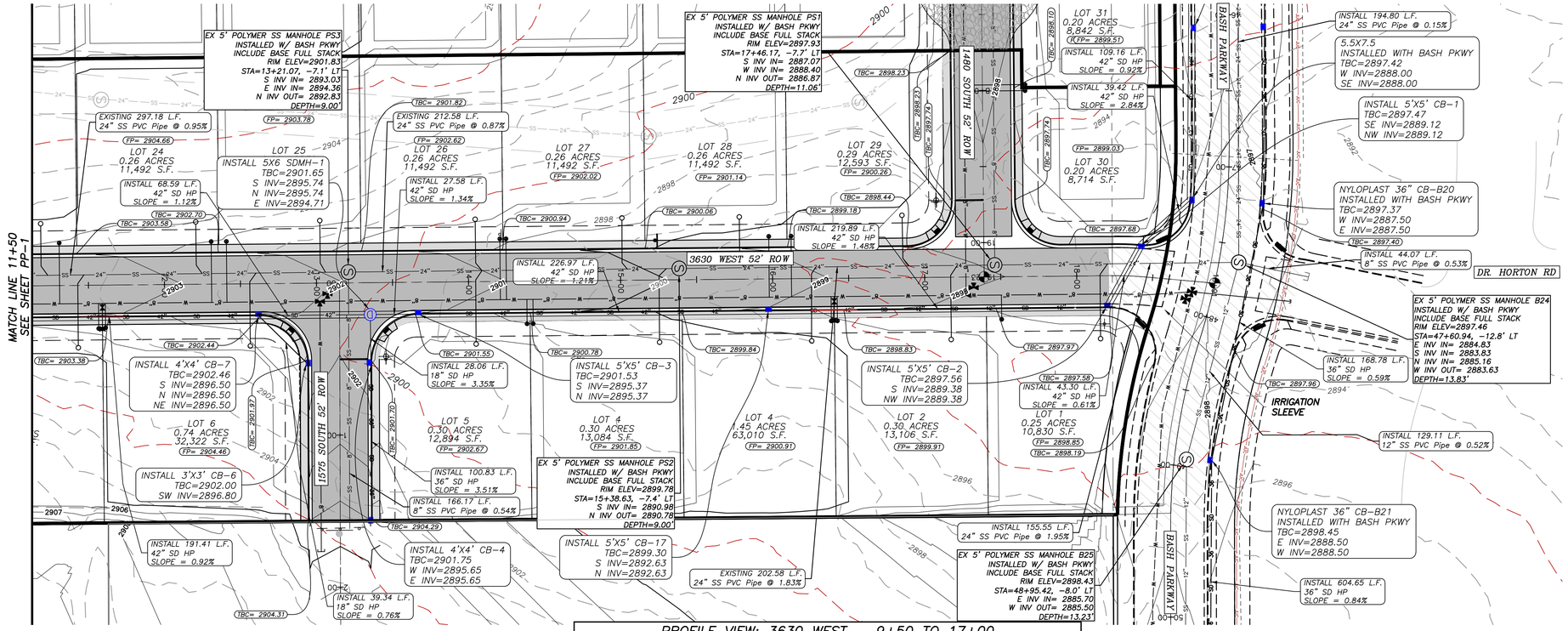


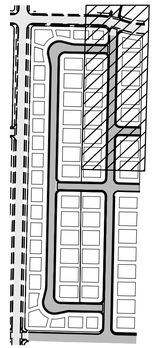
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SCALE IN FEET

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
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- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

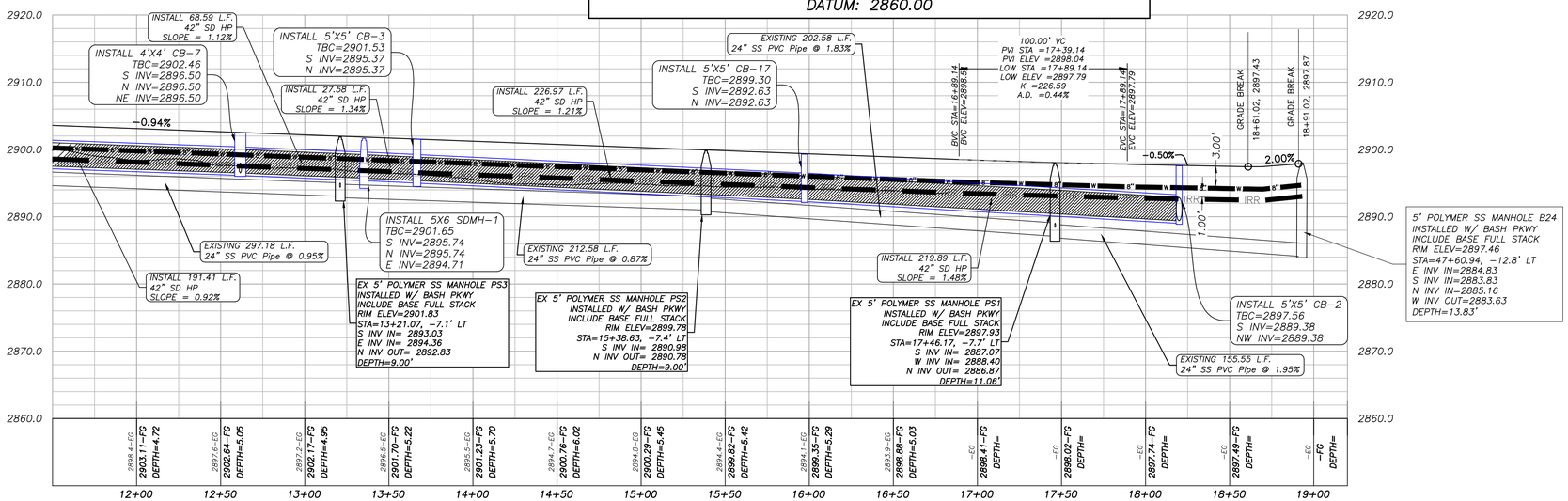




KEY MAP

N.T.S.

PROFILE VIEW: 3630 WEST – 9+50 TO 17+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2860.00



Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH UTAH ONE-CALL SYSTEM, 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.

PLAN & PROFILE SHEET

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
DATE OF LICENSURE

PLAN AND PROFILE FOR:
3630 WEST-2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

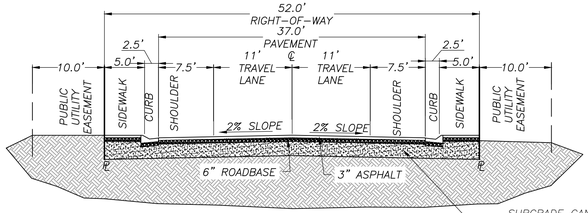
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-2

PLAN & PROFILE FOR:
1785 SOUTH

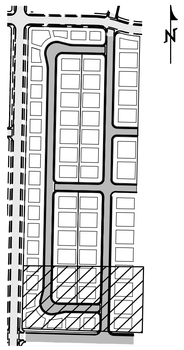
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY

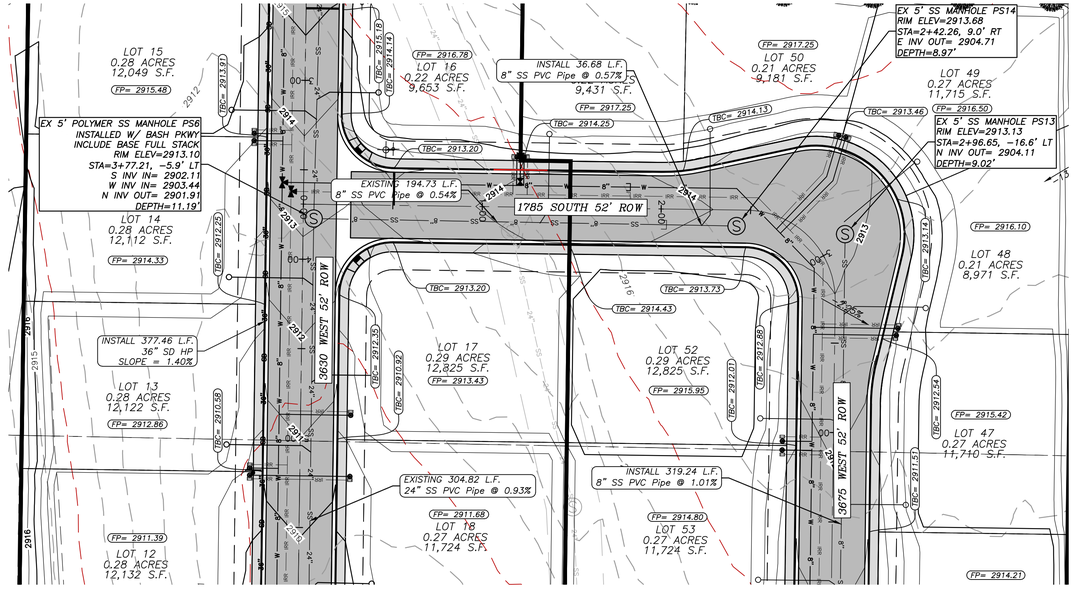
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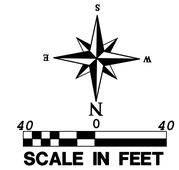
KEY MAP

N.T.S.



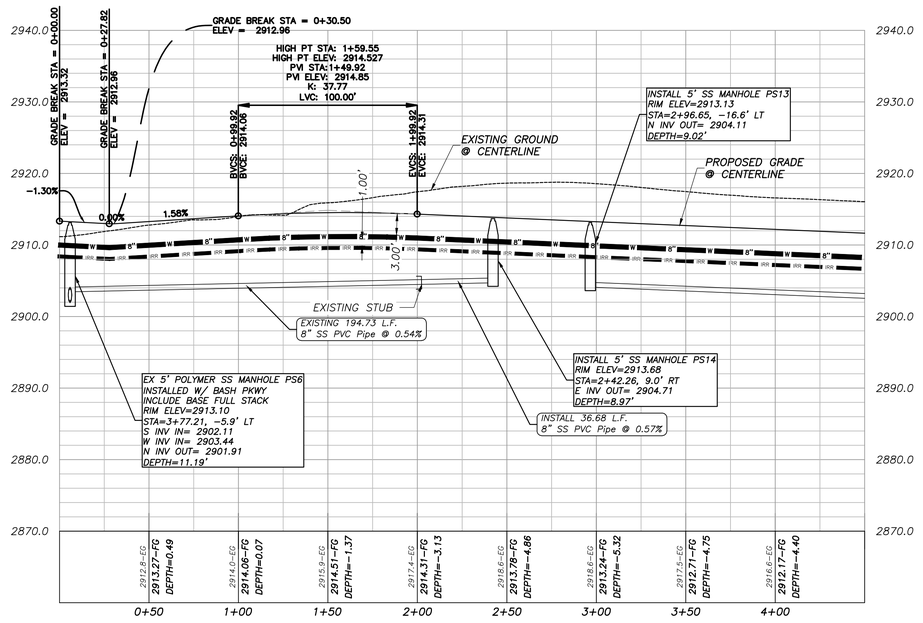
LEGEND

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- EXISTING 24" SEWER MANHOLE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK



SCALE IN FEET

PROFILE VIEW: 1785 SOUTH – 0+00 TO 4+64.20
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



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

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PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN & PROFILE SHEET

PLAN AND PROFILE FOR:
1785 SOUTH
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

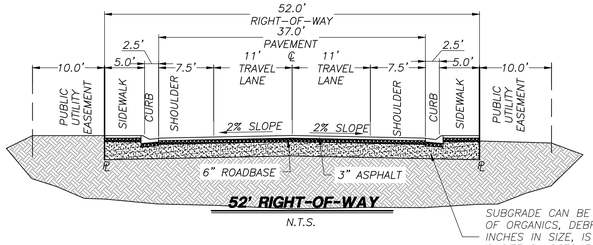
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-3

PLAN & PROFILE FOR:
3675 WEST

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



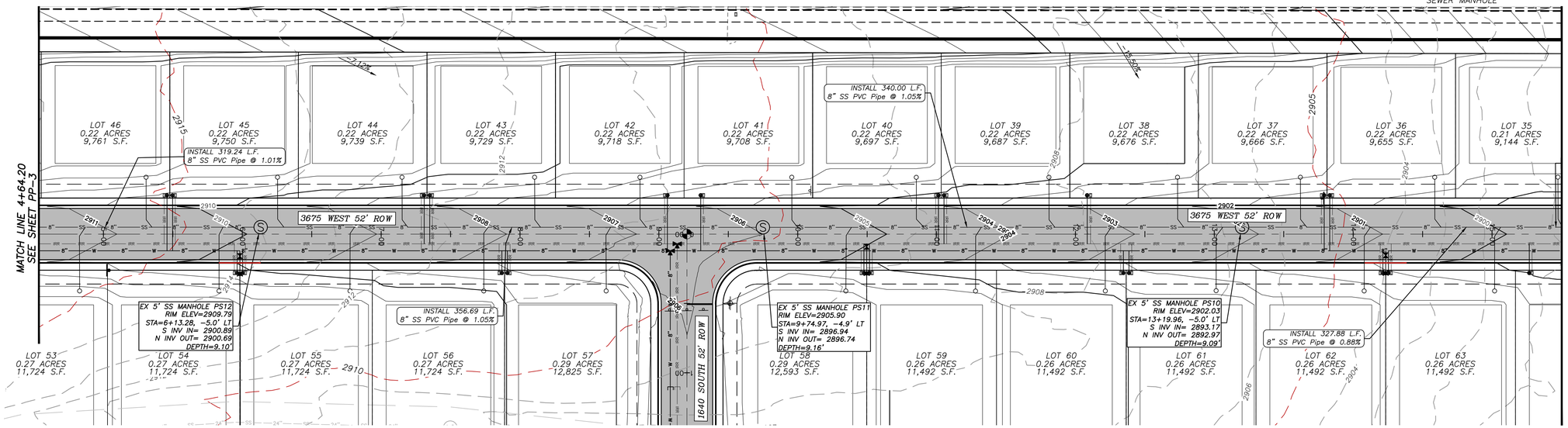
52' RIGHT-OF-WAY

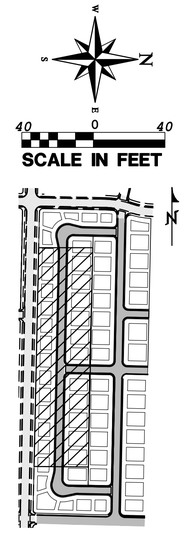
N.T.S.

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
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PAVEMENT INSTALLED WITH PID ROADS
- PROPOSED IRRIGATION LINE
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- (FP= 2904.60) FOOTPAD ELEVATION
- (TBC=2904) TOP BACK OF CURB
- PROPOSED HYDRANT
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- THREE WAY VALVE
- FOUR WAY VALVE
- SEWER LATERAL
- GATE VALVE
- CURB INLET
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- STREET/STOP SIGN
- PROPOSED REROUTED 24" SEWER MANHOLE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

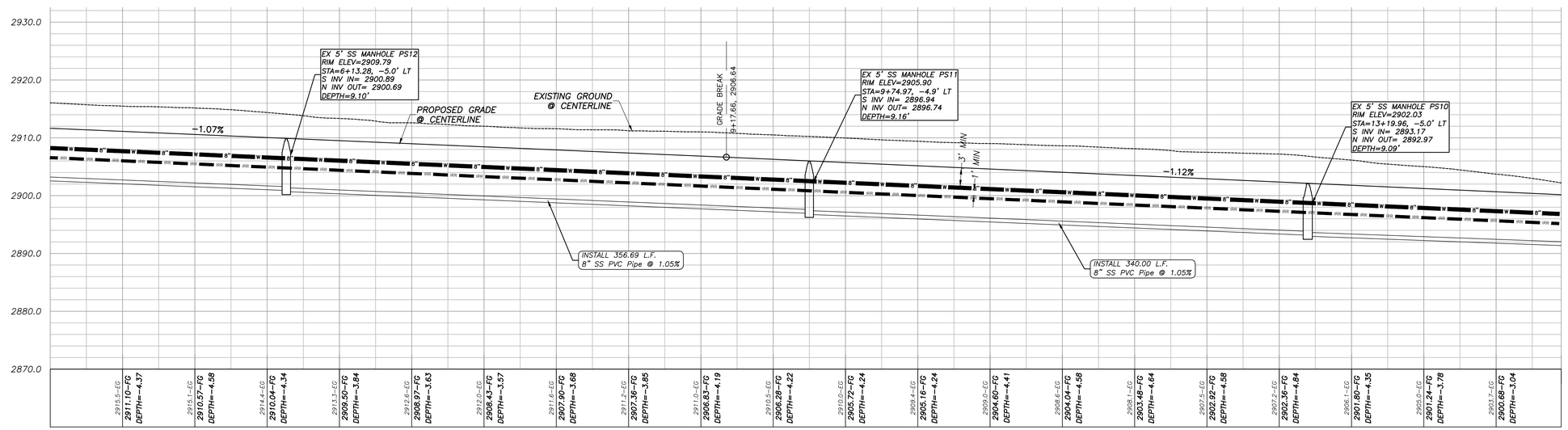




KEY MAP

N.T.S.

PROFILE VIEW: 3675 WEST – 5+00 TO 14+95'
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



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

PLAN & PROFILE SHEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
3675 WEST
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

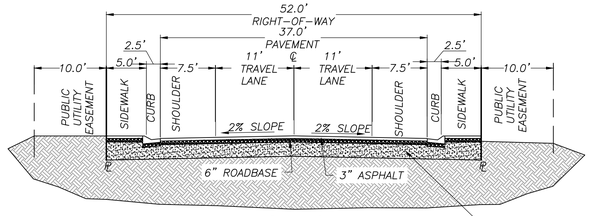
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-4

PLAN & PROFILE FOR:
1480 SOUTH

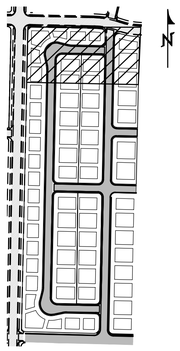
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



52' RIGHT-OF-WAY

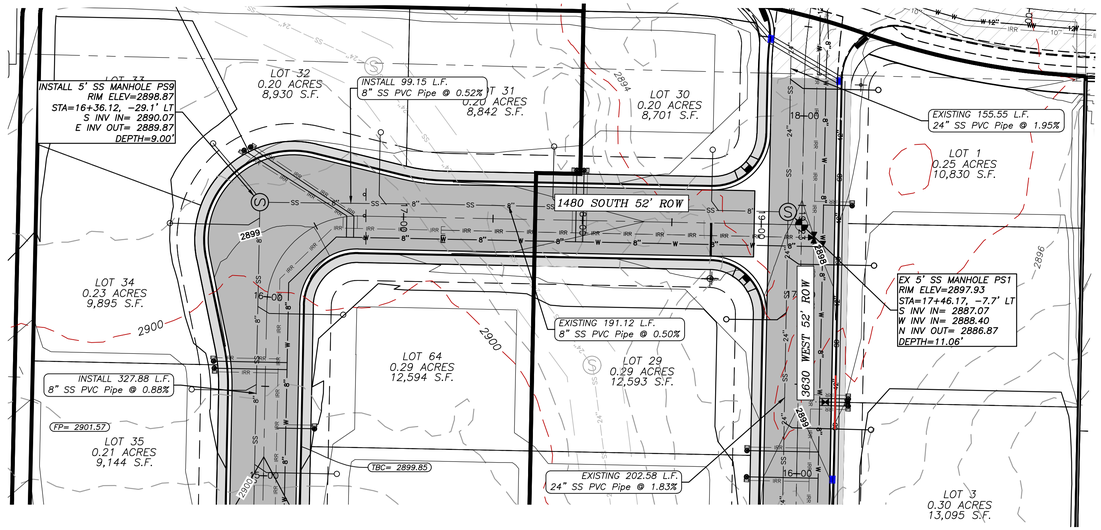
N.T.S.

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.



KEY MAP

N.T.S.



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK

N

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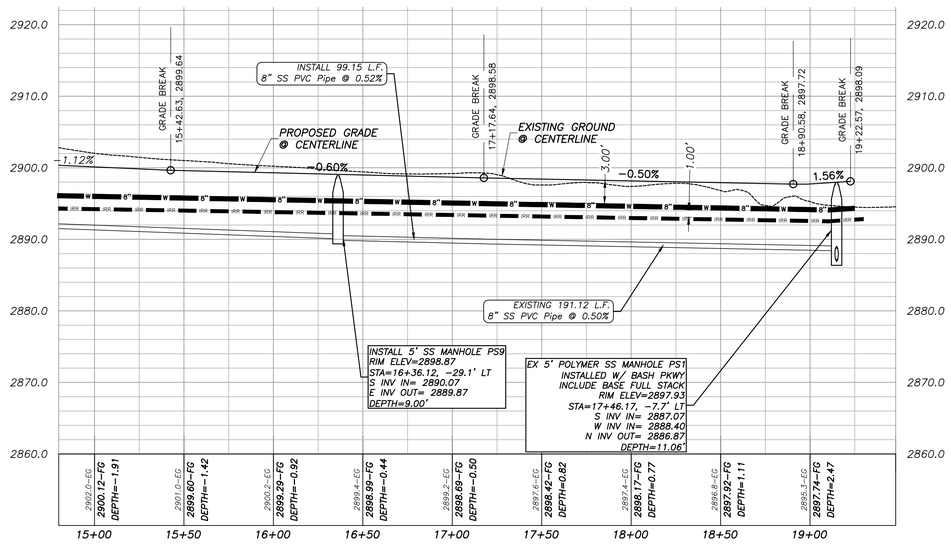
S

40 0 40

SCALE IN FEET

PROFILE VIEW: 1480 SOUTH – 14+80 TO 19+47.86'

HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2860.00



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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
1480 SOUTH
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

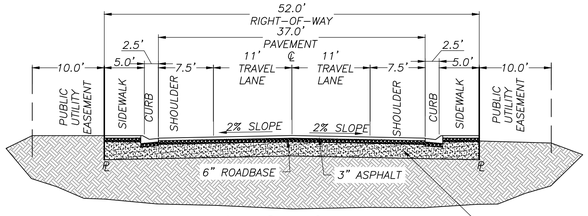
JOB NO.
642-001

SHEET NO:
PP-5

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.

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.

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

NOTICE!

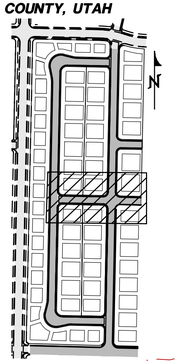
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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SCALE IN FEET

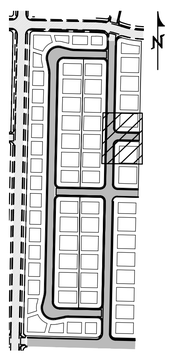
KEY MAP

N.T.S.



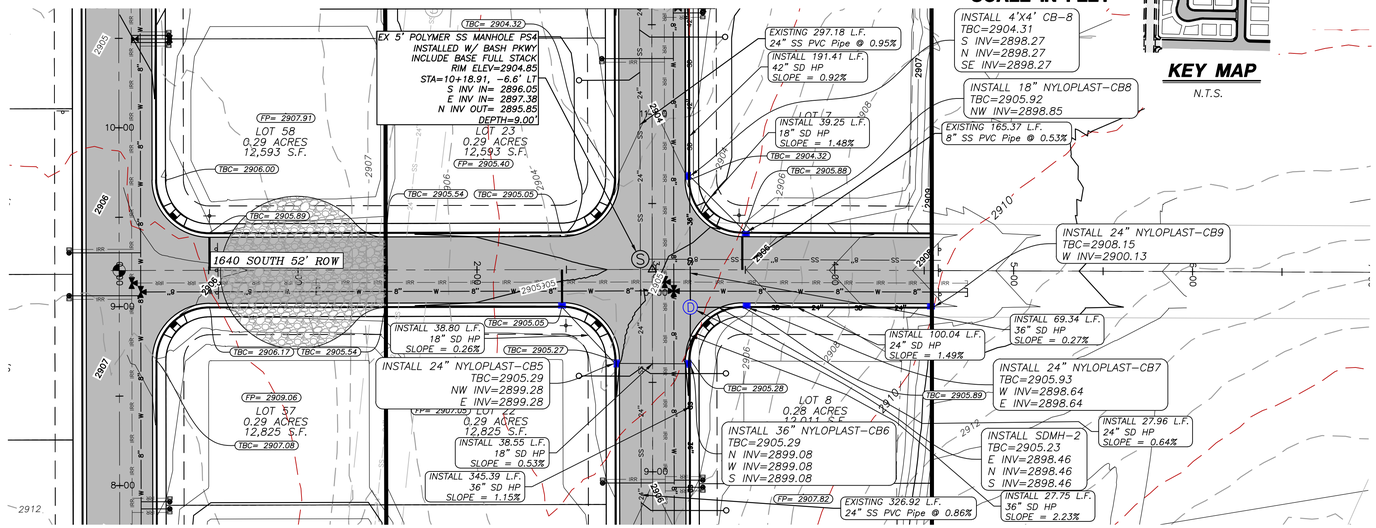
KEY MAP

N.T.S.

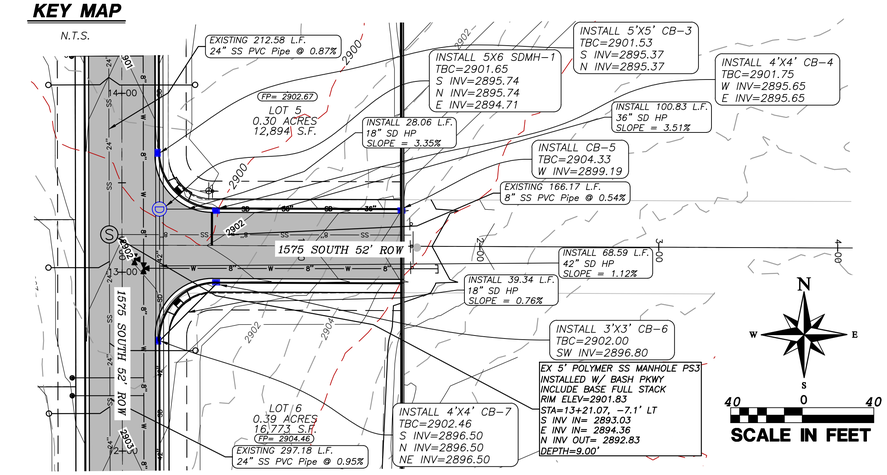


LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SS 24" EXISTING 24" SEWER LINE
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SS 24" PROPOSED REROUTED 24" SEWER LINE
- SS 8" PROPOSED REROUTED 8" SEWER LINE
- SEWER LATERAL
- ASPHALT
- SIDEWALK



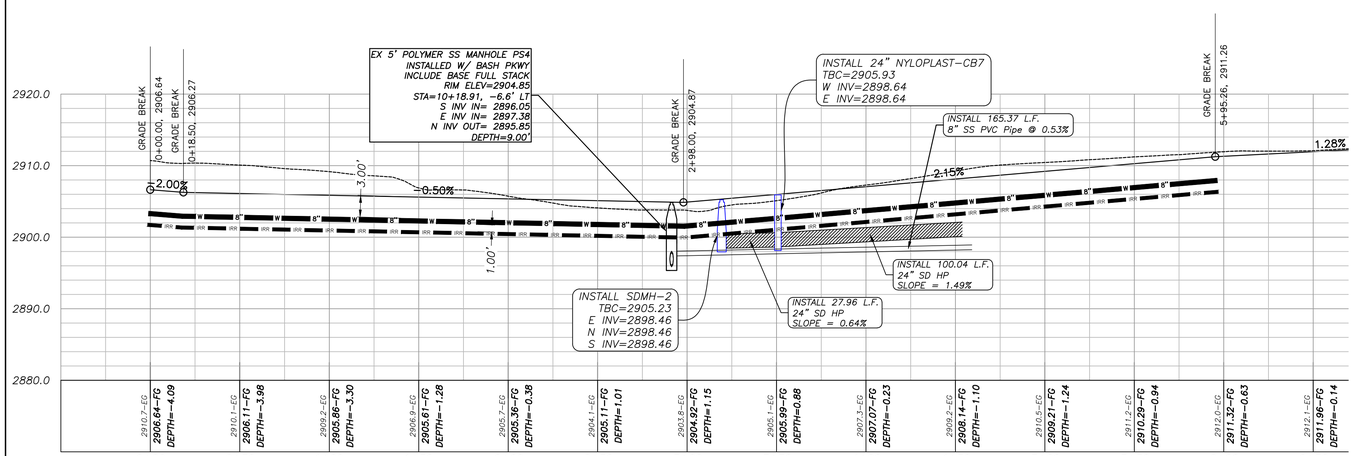
PROFILE VIEW: 1640 SOUTH – 0+00 TO 7+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00

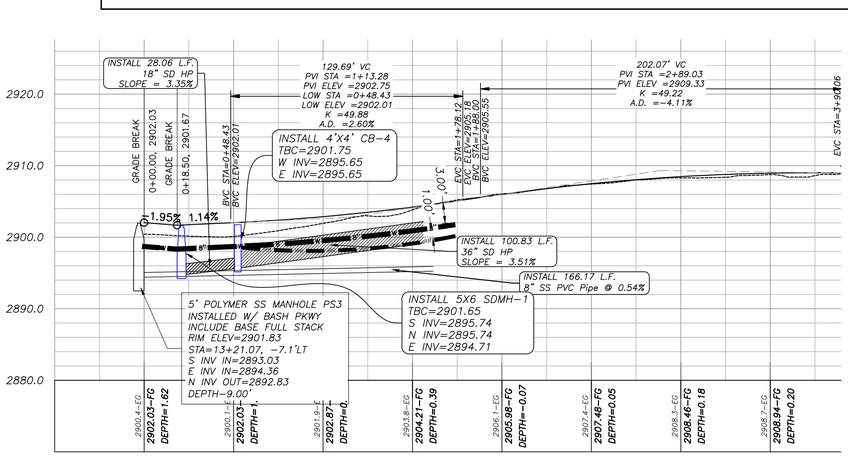


N
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SCALE IN FEET

PROFILE VIEW: 1575 SOUTH – 0+00 TO 4+10
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00





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	REVISIONS		

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Engineers - Land Surveyors - Land Planners
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Hurricane City, Utah 84737
Phone: (435) 668-8301

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24

PLAN AND PROFILE FOR:
1640 SOUTH & 1575 SOUTH
LOCATED IN SECTION 12, T.42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: 1"=40'

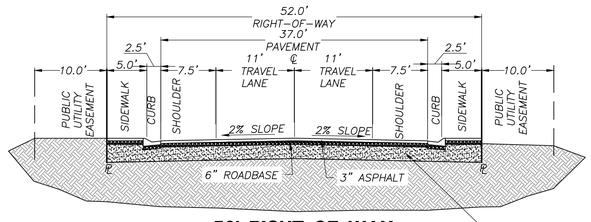
JOB NO.
642-001

SHEET NO:
PP-6

PLAN & PROFILE SHEET

PLAN & PROFILE FOR:
1820 SOUTH

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



52' RIGHT-OF-WAY

N.T.S.

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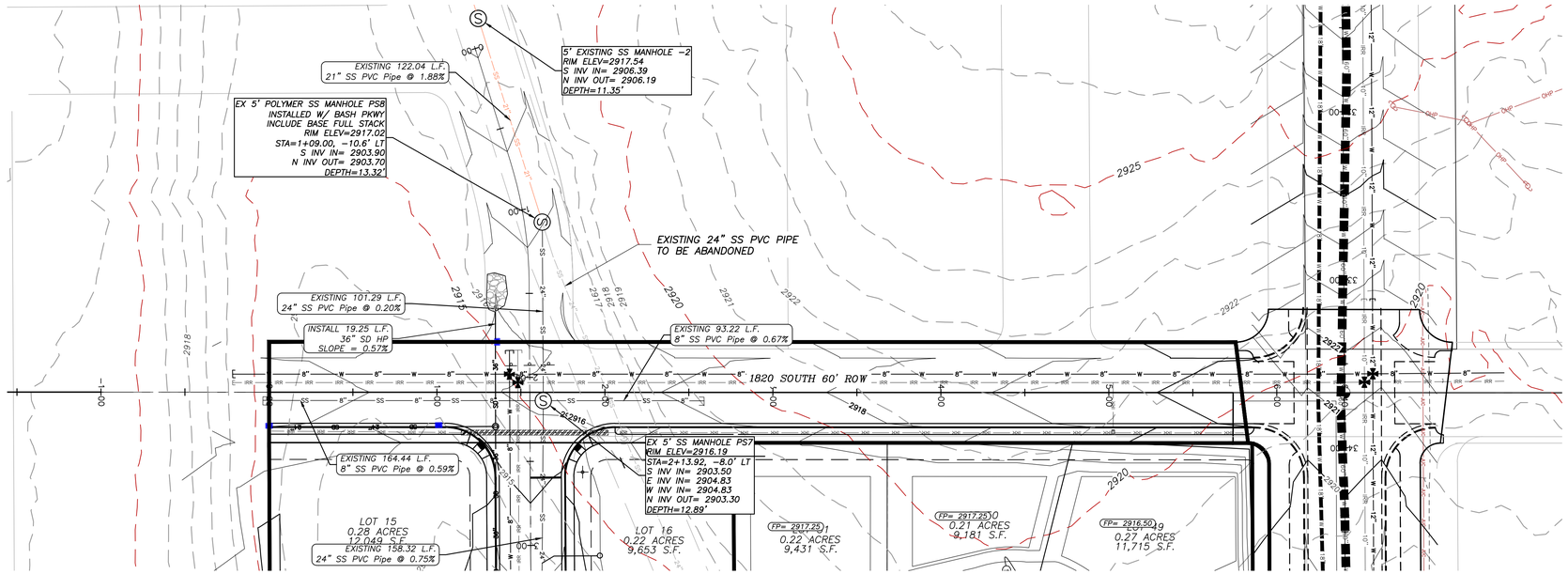
LEGEND

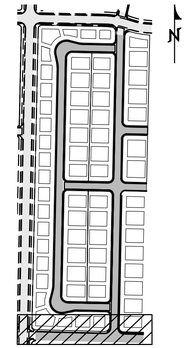
- OUTER PROPERTY LINE
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- CENTER LINE
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- EXISTING SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
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- PROPOSED GRAVEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- SEWER LATERAL
- PROPOSED REROUTED 24" SEWER LINE
- PROPOSED REROUTED 8" SEWER LINE

N E S W

40 0 40

SCALE IN FEET



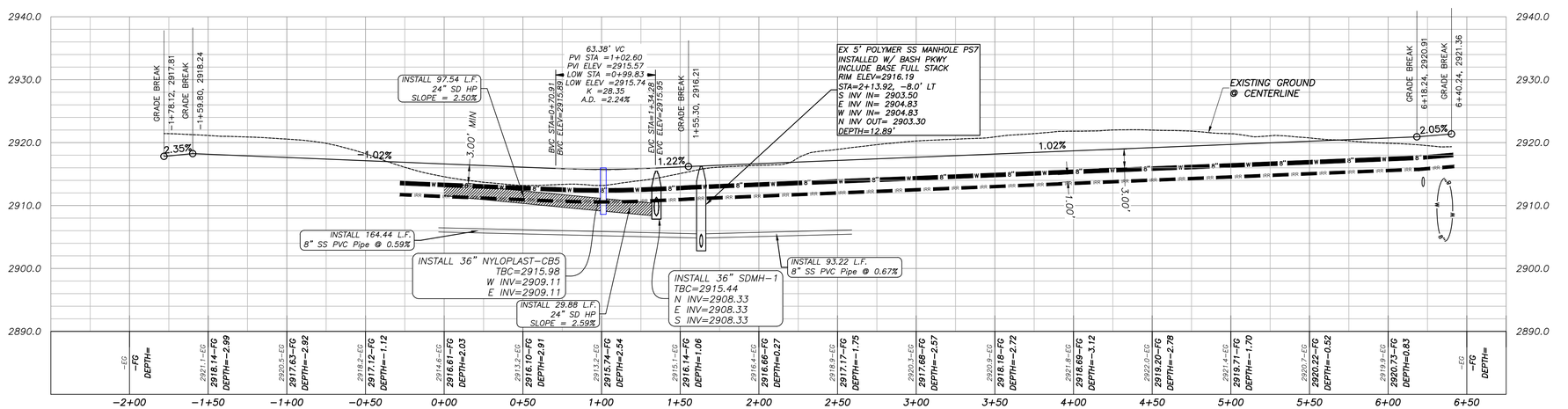


KEY MAP

N.T.S.

PROFILE VIEW: 1820 SOUTH – 0+00 TO 6+40
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1

DATUM: 2890.00



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

811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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PLAN & PROFILE SHEET

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROVALUE ENGINEERING

UTAH LICENSED STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

PLAN AND PROFILE FOR:
1820 SOUTH
LOCATED IN SECTION 12, T.42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

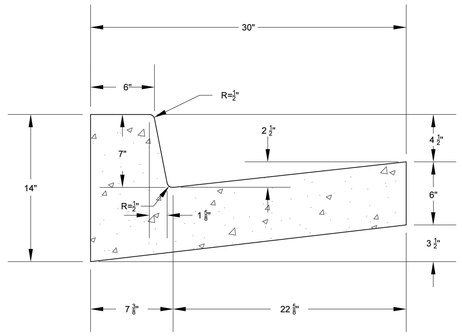
DATE: 04/04/2024
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
PP-7

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

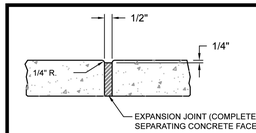
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

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

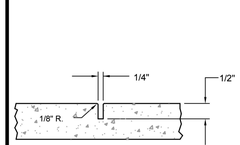


EXPANSION JOINT

N.T.S.

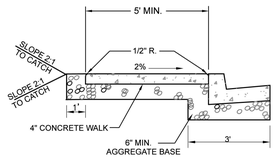
NOTE:
1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.

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



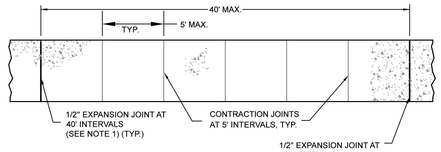
CONTRACTION JOINT

N.T.S.



TYPICAL SECTION

N.T.S.



PLAN

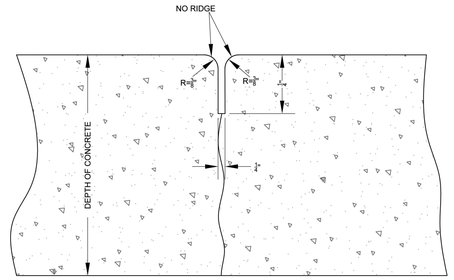
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

CONCRETE SIDEWALK JOINT DETAIL

STANDARD DWG. NO.	
CJ 100	
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



ELEVATION

CONCRETE CONTROL JOINT DETAIL

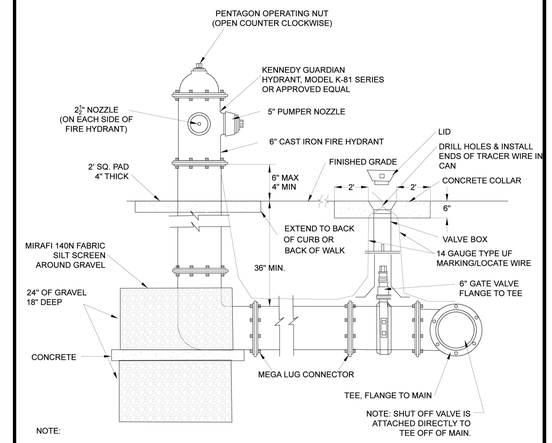
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CONCRETE CONTROL JOINT

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



NOTE:

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

STANDARD FIRE HYDRANT

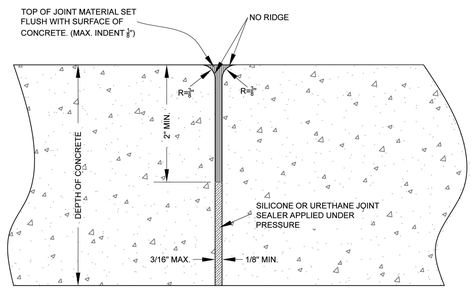
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

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



ELEVATION

CONCRETE FORM PLATE JOINT DETAIL

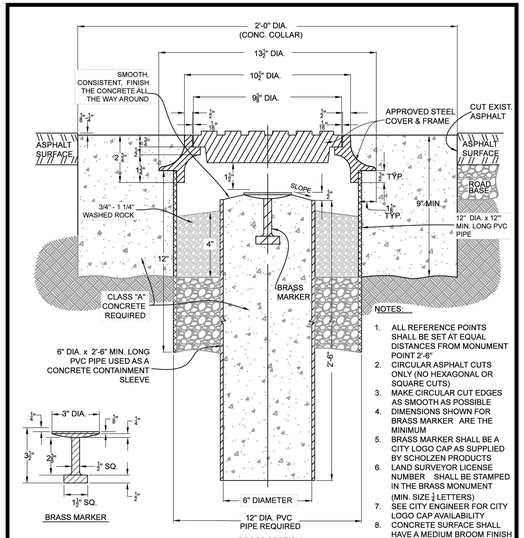
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CONCRETE FORM PLATE JOINT

STANDARD DWG. NO.	
CJ 102	
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



CLASS I MONUMENT

N.T.S.

NOTES:

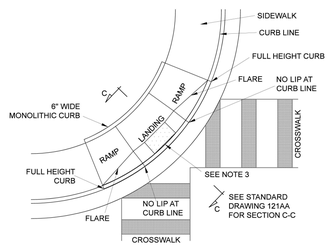
1. ALL REFERENCE POINTS SHALL BE SET AT EQUAL DISTANCES FROM MONUMENT POINT 2'-6"
2. CIRCULAR ASPHALT CUTS ONLY (NO HEXAGONAL OR SQUARE CUTS)
3. MAKE CIRCULAR CUT EDGES AS SMOOTH AS POSSIBLE
4. DIMENSIONS SHOWN FOR BRASS MARKER ARE THE MINIMUM
5. BRASS MARKER SHALL BE A CITY LOGO CAP AS SUPPLIED BY SCHOLZEN PRODUCTS
6. LAND SURVEYOR LICENSE NUMBER SHALL BE STAMPED IN THE BRASS MONUMENT (MIN. SIZE ¼ LETTERS)
7. SEE CITY ENGINEER FOR CITY LOGO CAP AVAILABILITY
8. CONCRETE SURFACE SHALL HAVE A MEDIUM BROOM FINISH
9. CONCRETE SURFACE SHALL BE 2'-2" LOWER THAN THE EXISTING ROAD SURFACE
10. COMPACT ROAD BASE BETWEEN 6" CONC. CONTAINMENT PIPE & 12" PVC OUTTER PIPE

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

CLASS I STANDARD MONUMENT DETAILS

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



CORNER PEDESTRIAN RAMP

NOTES:

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

STANDARD CORNER PEDESTRIAN RAMP

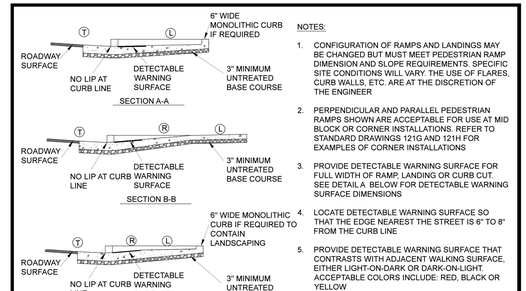
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CORNER PEDESTRIAN RAMP

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



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE			
ITEM	MAX. RUNNING SLOPE *		MAX. CROSS SLOPE *
(L) LANDING	2%(1:48)	b	2%(1:48) b
(R) RAMP	8.33%(1:12)	c	2%(1:48) d
(T) TRANSITION	5%(1:20)	a	2%(1:48) d
SIDEWALK			
FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

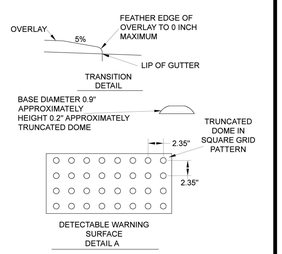
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

STANDARD DWG. NO.	
PED 108	9 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

DETAIL SHEET

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
4/4/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

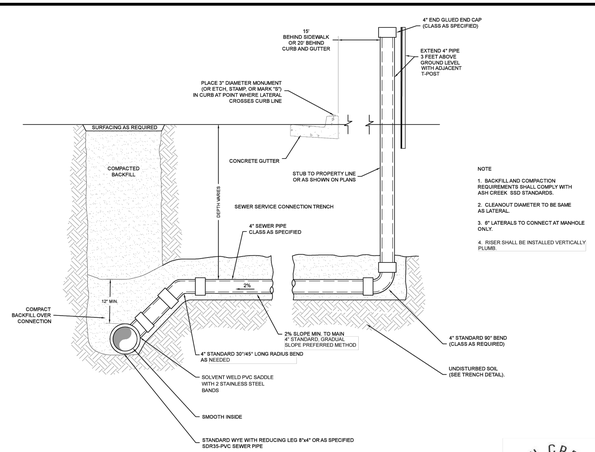
SHEET NO:
DT-1

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

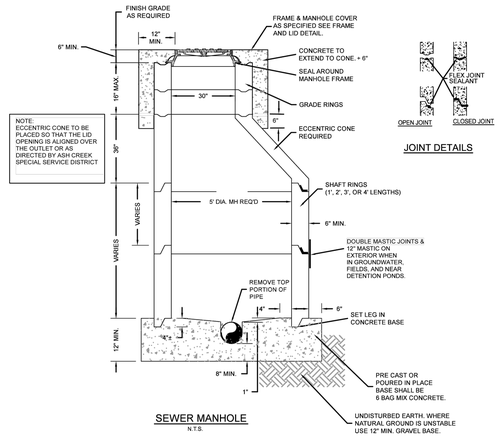
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

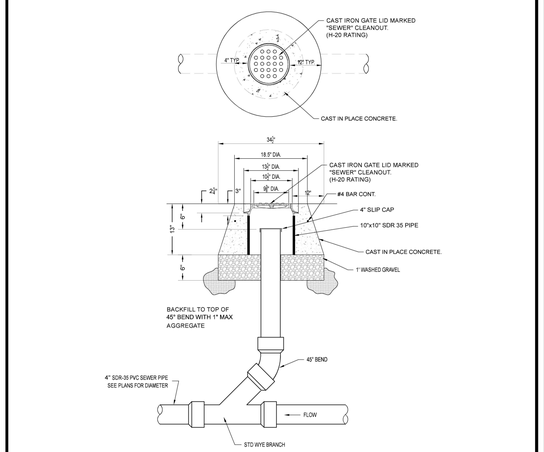


SEWER SERVICE CONNECTION DETAIL
N.T.S.

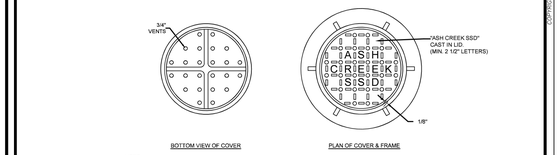


SEWER MANHOLE
N.T.S.

JOINT DETAILS

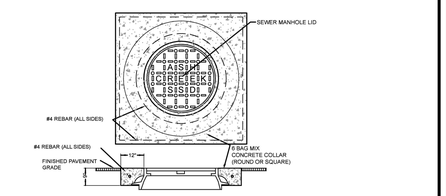


SEWER CLEANOUT W/LID DETAIL
N.T.S.

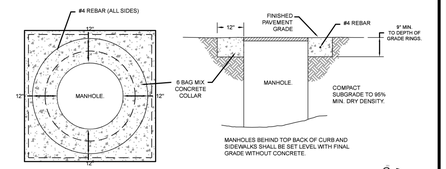


NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30).
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs.

RING & LID DETAIL
N.T.S.



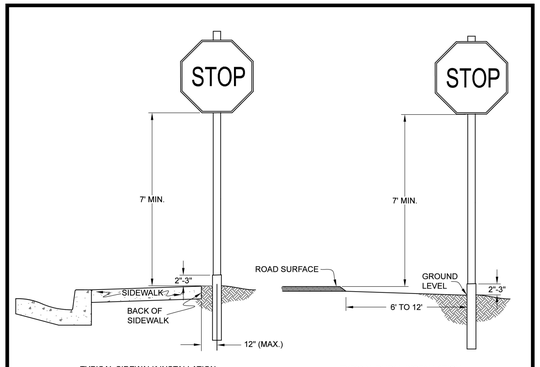
FRAME & LID DETAIL
N.T.S.



PLAN SECTION

NOTES:
1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

MANHOLE~ADJUSTMENT TO GRADE
N.T.S.

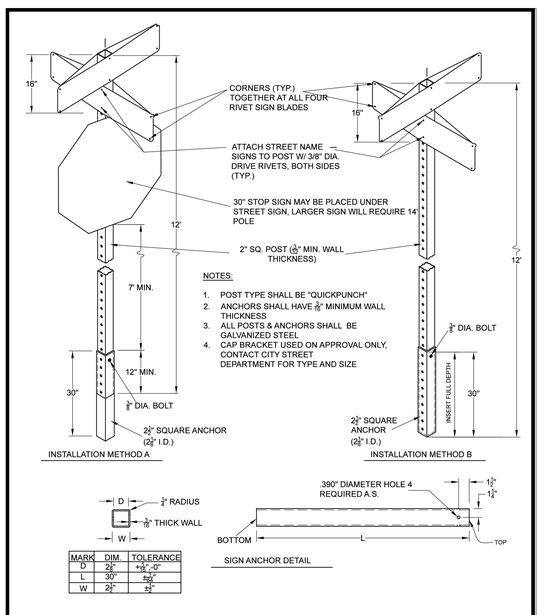


TYPICAL SIDEWALK INSTALLATION
TYPICAL RURAL INSTALLATION

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

SIGN, POST AND INSTALLATION
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	SIGN, POST AND INSTALLATION DETAILS
			STANDARD DWG. NO. SS 102 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.

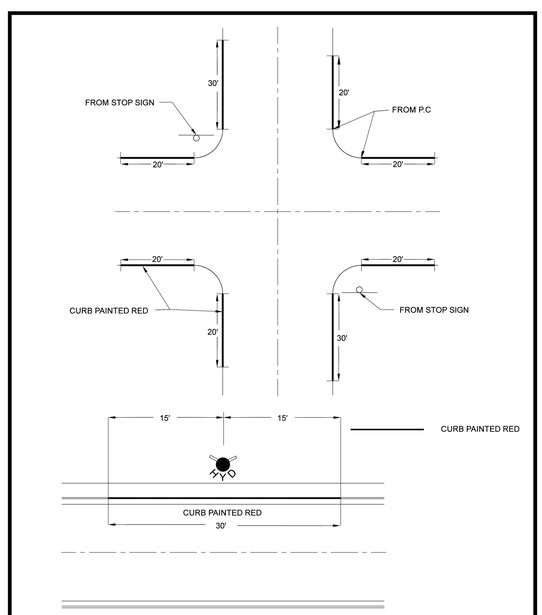


NOTES:
1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE .083" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

MARK	DIM.	TOLERANCE
D	2"	+1/8", -0"
L	30"	±2"
W	2"	±2"

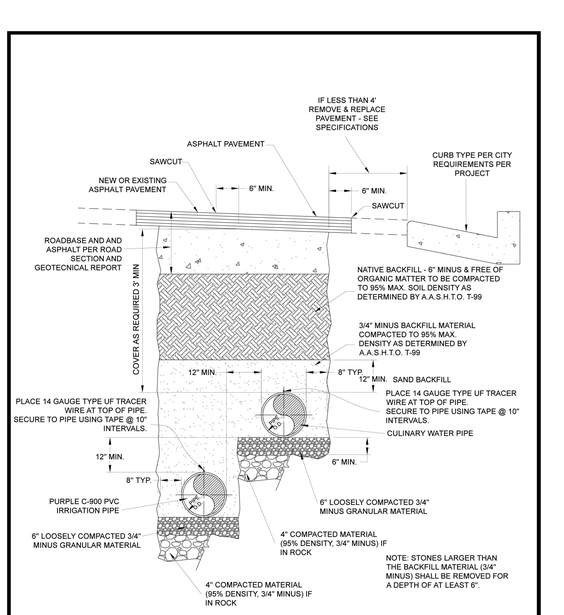
SIGN POST AND MOUNTING DETAILS
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	SIGN POST AND MOUNTING DETAILS
			STANDARD DWG. NO. SS 103 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.



CURB PAINTING DETAIL
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	CURB PAINTING DETAIL
			STANDARD DWG. NO. SS 104 1 OF 1
			APPROVED: DATE: APRIL 2020 BY: H.C.E.



JOINT IRRIGATION AND CULINARY WATER TRENCH
N.T.S.

CITY OF HURRICANE ENGINEERING			
REVISIONS DATE	DESCRIPTION	BY	JOINT IRRIGATION AND CULINARY WATER TRENCH
			STANDARD DWG. NO. WD 301 1 OF 1
			APPROVED: DATE: 8/5/2020 BY: H.C.E.

PROVALUE ENGINEERING, INC.
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PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1 & 2
LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH

DATE: 04/04/2024
SCALE: N.T.S.

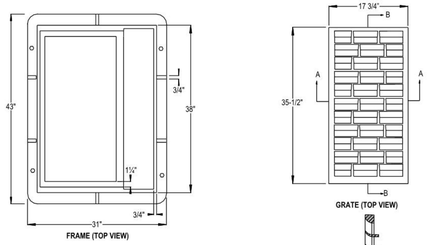
JOB NO.
642-001

SHEET NO:
DT-2

DETAIL SHEET

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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



PARTS SHOWN ARE AS FOLLOWS...
I-3517-02 TYPE "L" GRATE
I-3516-R2 FRAME
I-3516-06 REINFORCED CURB HOOD

IF REQUESTED, FRAMES MAY BE CUT TO MAKE MULTIPLE UNITS. (DOUBLE, TRIPLE, ETC...)

SINGLE CURB INLET FRAMES, "L"
GRATES, & CURB HOODS

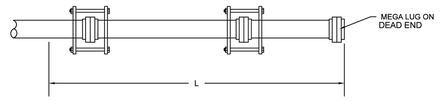
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

SINGLE CURB INLET
(BICYCLE SAFE)

STANDARD DWG. NO.	
SD 102	2 OF 3
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

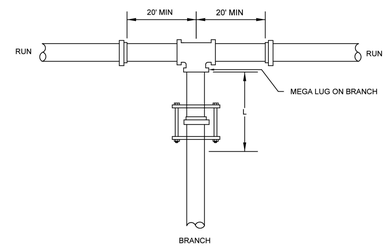
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STD. DEAD END/INLINE VALVE FOR PVC PIPE
RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 308	1 OF 1
APPROVED:	
DATE: 5/4/2021	BY: H.C.E.



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

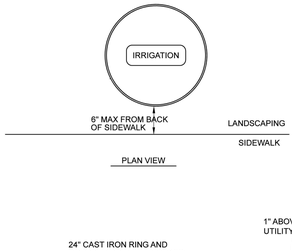
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.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

REVISIONS		
DATE	DESCRIPTION	BY

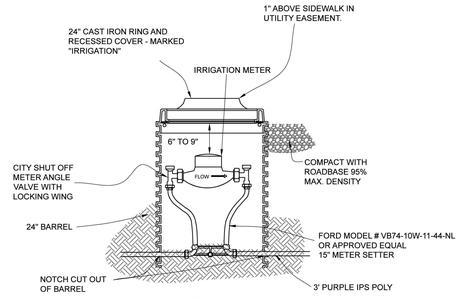
CITY OF HURRICANE ENGINEERING

STANDARD TEE FOR PVC
RESTRAINING SYSTEM DETAIL

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



PLAN VIEW



SECTION

IRRIGATION METER BOX

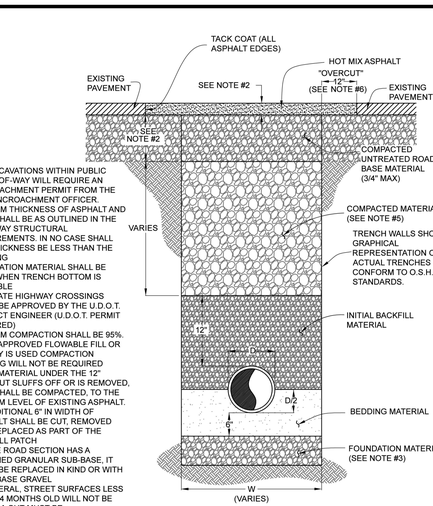
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REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE

IRRIGATION METER BOX
DETAILS

STANDARD DWG. NO.	
WD 305-2	2 OF 2
APPROVED:	
DATE: 8/25/20	BY: H.C.E.



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

TRENCH BACKFILL AND REPAIR

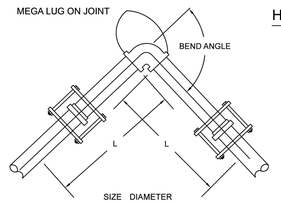
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

TRENCH BACKFILL AND
REPAIR DETAIL

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

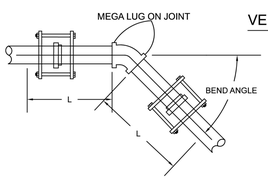


HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

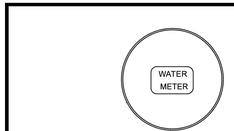
RESTRAINED LENGTHS, "L" (IN FEET)

REVISIONS		
DATE	DESCRIPTION	BY

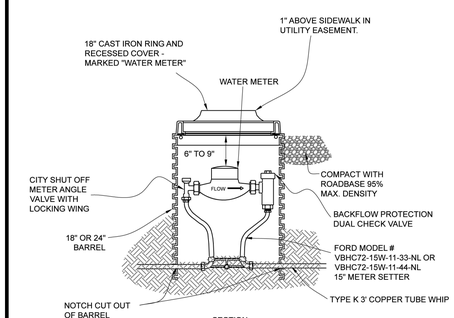
CITY OF HURRICANE ENGINEERING

STANDARD BENDS FOR PVC
RESTRAINING SYSTEM DETAIL

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



PLAN VIEW



SECTION

WATER METER BOX

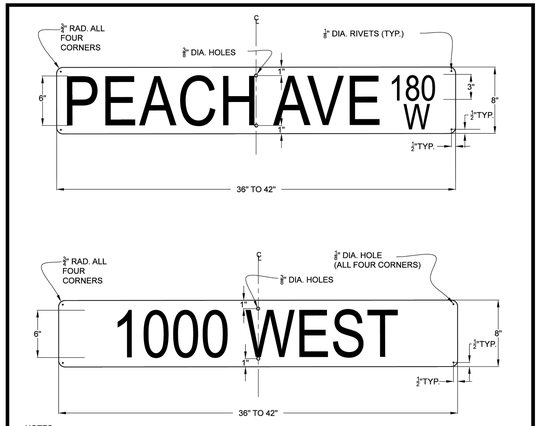
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE

WATER METER BOX
DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/25/20	BY: H.C.E.



NOTES:

1. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE
2. ALL SHEETING SHALL BE HIGH INTENSIRY REFLECTIVE SHEETING (FP-85 TYPE III A)
3. SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESS. NO STICK ON LETTERS. CONTACT CITY SIGN SHOP FOR DETAILS
4. SIGN BLANK SHALL BE 6061-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH ALODINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.080".
5. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER AND MOUNTED AS REQUIRED
6. SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR
7. ALL STREETS WITH NAMES SHALL ALSO HAVE THE COORDINATE DESIGNATION ON THE SIGN IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED
8. CONTACT HURRICANE CITY GIS DEPARTMENT & SUBMIT SIGN PROOFS 2 WEEKS PRIOR TO ORDERING SIGNS.
9. THE FIRST LETTER IN EACH WORD SHALL BE UPPER CASE, WITH THE REMAINDER BEING LOWER CASE. LETTERS AND NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH, STROKE WIDTH, AND SPACING AS PER THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD ALPHABET FOR HIGHWAY SIGNS"

STANDARD STREET SIGN

N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD STREET SIGN

STANDARD DWG. NO.	
SS100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

Copyright © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PRO VALUE ENGINEERING

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
4/4/24
STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO:
DT-3

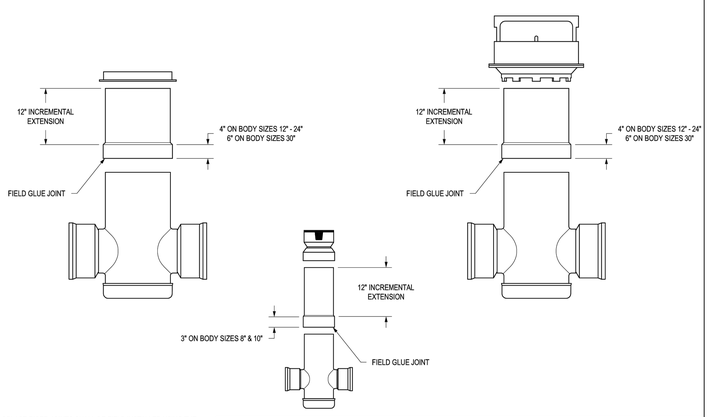
DETAIL SHEET

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1&2

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

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NYLOPLAST RISER EXTENSION: 29 _ _ AG



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

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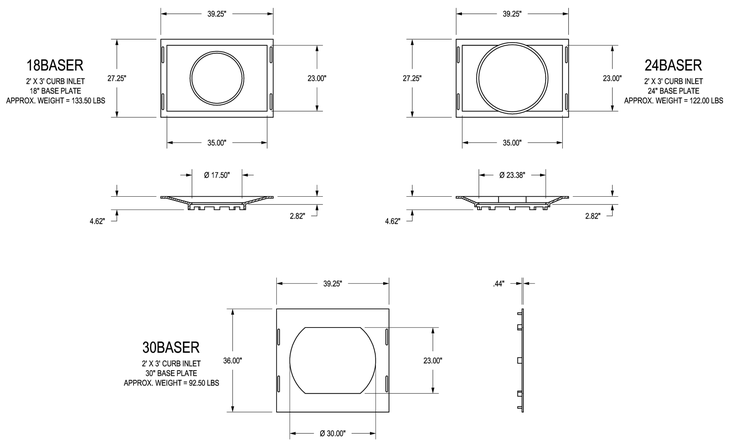
DRAWN BY	CJA	MATERIAL	
DATE	9-19-00		
REVISED BY	JJC	PROJECT NO./NAME	
DATE	1-30-12		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 30 IN RISER EXTENSION

DWG NO. 7001-110-065 REV D

18BASER / 24BASER / 30BASER



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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

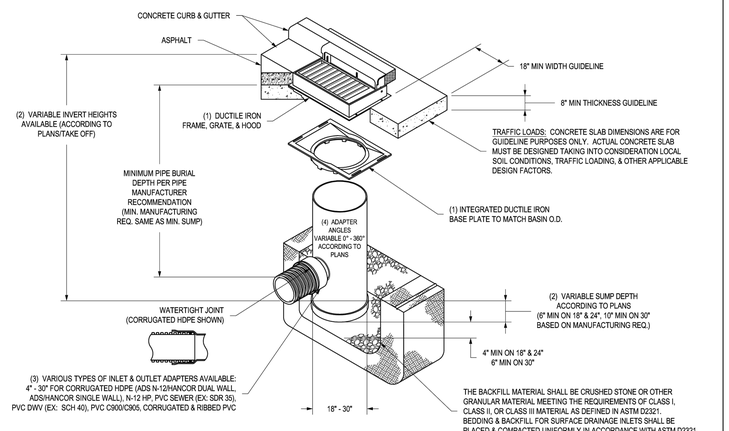
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	02-06-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-03-13		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 2 FT X 3 FT RECTANGLE CURB INLET BASE PLATE GENERAL DIMENSIONS

DWG NO. 7002-110-040 REV C

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



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

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DRAWN BY	EBC	MATERIAL	
DATE	03-22-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-10-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV C

8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS

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

ADAPTER SIZE	8" BASIN	10" BASIN	12" BASIN	15" BASIN	18" BASIN	24" BASIN	30" BASIN	36" BASIN
4" - 4"	**70°**	**55°**	**50°**	**42°**	**35°**	**25°**	**24°**	**20°**
4" - 6"	75°	70°	55°	47°	40°	29°	25°	24°
4" - 8"	**100°**	**80°**	**65°**	**55°**	**45°**	**35°**	**28°**	**27°**
4" - 10"	-	95°	75°	62°	52°	40°	32°	30°
4" - 12"	**-**	**-**	**85°**	**70°**	**55°**	**45°**	**40°**	**33°**
4" - 15"	-	-	-	80°	65°	51°	44°	38°
4" - 18"	**-**	**-**	**-**	**-**	**76°**	**60°**	**50°**	**44°**
4" - 24"	-	-	-	-	-	75°	62°	55°
4" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**75°**	**73°**
4" - 36"	-	-	-	-	-	-	-	74°
6" - 6"	**90°**	**75°**	**65°**	**55°**	**44°**	**33°**	**30°**	**27°**
6" - 8"	115°	85°	75°	63°	51°	39°	34°	30°
6" - 10"		**105°**	**85°**	**70°**	**55°**	**43°**	**38°**	**33°**
6" - 12"	-	-	95°	75°	63°	48°	45°	38°
6" - 15"	**-**	**-**	**-**	**86°**	**72°**	**56°**	**48°**	**41°**
6" - 18"	-	-	-	-	84°	63°	55°	47°
6" - 24"	**-**	**-**	**-**	**-**	**-**	**77°**	**66°**	**52°**
6" - 30"	-	-	-	-	-	-	75°	76°
6" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**76°**
8" - 8"	165°	90°	80°	70°	55°	44°	35°	33°
8" - 10"		**115°**	**88°**	**76°**	**63°**	**48°**	**45°**	**36°**
8" - 12"	-	-	102°	83°	70°	52°	48°	40°
8" - 15"	**-**	**-**	**-**	**95°**	**78°**	**60°**	**55°**	**44°**
8" - 18"	-	-	-	-	90°	70°	60°	50°
8" - 24"	**-**	**-**	**-**	**-**	**-**	**82°**	**70°**	**62°**
8" - 30"	-	-	-	-	-	-	80°	69°
8" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**75°**
10" - 10"	-	160°	90°	82°	70°	53°	48°	40°
10" - 12"	**-**	**-**	**115°**	**85°**	**75°**	**58°**	**50°**	**43°**
10" - 15"	-	-	-	103°	85°	65°	58°	47°
10" - 18"	**-**	**-**	**-**	**-**	**97°**	**72°**	**65°**	**53°**
10" - 24"	-	-	-	-	-	88°	75°	65°
10" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**85°**	**72°**
10" - 36"	-	-	-	-	-	-	-	84°
12" - 12"	**-**	**-**	**150°**	**90°**	**82°**	**64°**	**56°**	**46°**
12" - 15"	-	-	-	112°	87°	69°	60°	51°
12" - 18"	**-**	**-**	**-**	**102°**	**-**	**78°**	**68°**	**57°**
12" - 24"	-	-	-	-	-	92°	80°	68°
12" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**90°**	**76°**
12" - 36"	-	-	-	-	-	-	-	86°
15" - 15"	**-**	**-**	**-**	**150°**	**90°**	**77°**	**69°**	**55°**
15" - 18"	-	-	-	-	110°	84°	75°	61°
15" - 24"	**-**	**-**	**-**	**-**	**-**	**98°**	**85°**	**72°**
15" - 30"	-	-	-	-	-	-	96°	85°
15" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**94°**
18" - 18"	-	-	-	-	150°	90°	78°	67°
18" - 24"	**-**	**-**	**-**	**-**	**-**	**108°**	**88°**	**75°**
18" - 30"	-	-	-	-	-	-	100°	87°
18" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**100°**
24" - 24"	-	-	-	-	-	150°	90°	85°
24" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**115°**	**99°**
24" - 36"	-	-	-	-	-	-	-	112°
30" - 30"	**-**	**-**	**-**	**-**	**-**	**-**	**150°**	**118°**
30" - 36"	-	-	-	-	-	-	-	134°
36" - 36"	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**165°**

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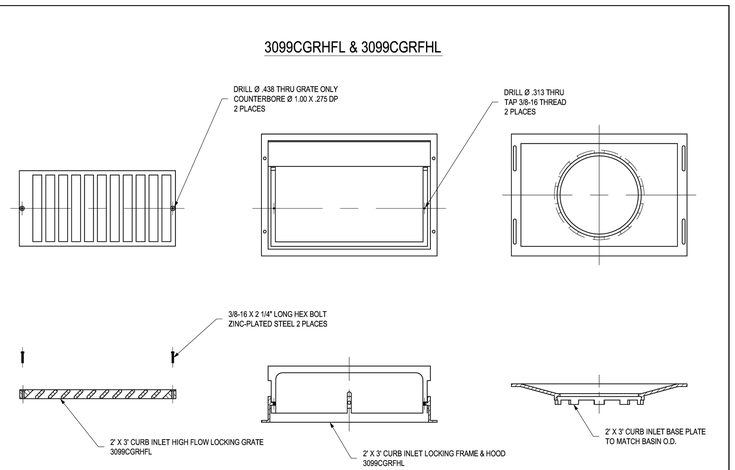
DRAWN BY	CJA	MATERIAL	
DATE	3-10-00		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	4-16-19		
DWG SIZE	A	SCALE 1:1	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 36 IN MINIMUM ANGLE BETWEEN ADAPTERS

DWG NO. 7001-110-012 REV J

3099CGRHFL & 3099CGRFHL



NOTE: LOCATION OF LOCKING DEVICE MAY VARY

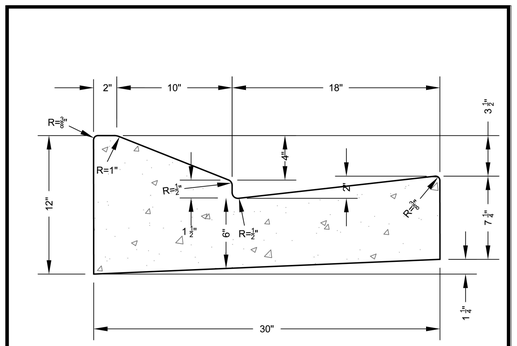
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DRAWN BY	EBC	MATERIAL	
DATE	03-27-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-05-13		
DWG SIZE	A	SCALE 1:16	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 2 FT X 3 FT CURB INLET HIGH FLOW LOCKING GRATE ASSEMBLY

DWG NO. 7002-110-058 REV C



MODIFIED CURB & GUTTER TYPE RU30

N.T.S.

NOTES:

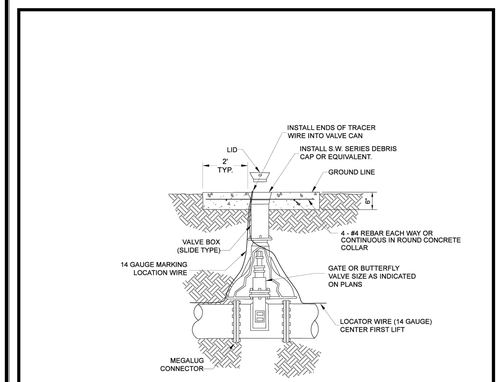
1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

MODIFIED CURB & GUTTER DETAILS

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



NOTES:

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

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

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

MAIN LINE VALVE

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

NO	DESCRIPTION	DATE	BY

REVISIONS

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

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER — No. 191090 — KARL BRADLEY RASMUSSEN — 4/4/24 — STATE OF UTAH

DETAIL SHEETS FOR:
PEACH SPRING ESTATES PHASE-1 ~~&~~ 2

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

DATE: 04/04/2024
SCALE: N.T.S.

JOB NO.
642-001

SHEET NO.
DT-4

DETAIL SHEET

Hurricane City Application

Application Accepted Date:	04/04/2024
Type of Improvement:	Site Plan (Final)
Description:	Commercial Project adjacent to State Street.
Tenant / Project Name:	Final Site Plan - Zions Gateway, Phase 3
Bldg. Address:	Between State Street and 100 N at about 2170 West
City:	Hurricane City State: UT Zip: 84737
Subdivision:	Zions Gateway, Phase 3 Phase:
Block:	Lot #: Parcel #: H-3-1-33-3401
Property Owner:	SR-9 RETAIL CENTER LLC
Permit Contact:	Bush & Gudgell, Inc. P:(435) 673-2337
Email:	rlay@bushandgudgell.com

CONTACT INFORMATION

Engineer of Record:	Bush & Gudgell (Rick Meyer)
Email:	rmeyer@bushandgudgell.com P: (435) 673-2337
General Contractor:	SR-9 RETAIL CENTER LLC
License #:	P: (435) 862-6667
City:	State: Zip:
Email:	rickieadams@yahoo.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-32

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

Applicant Name: Ryan Lay (Bush & Gudgell, Inc.)

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.177585-04/04/24

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

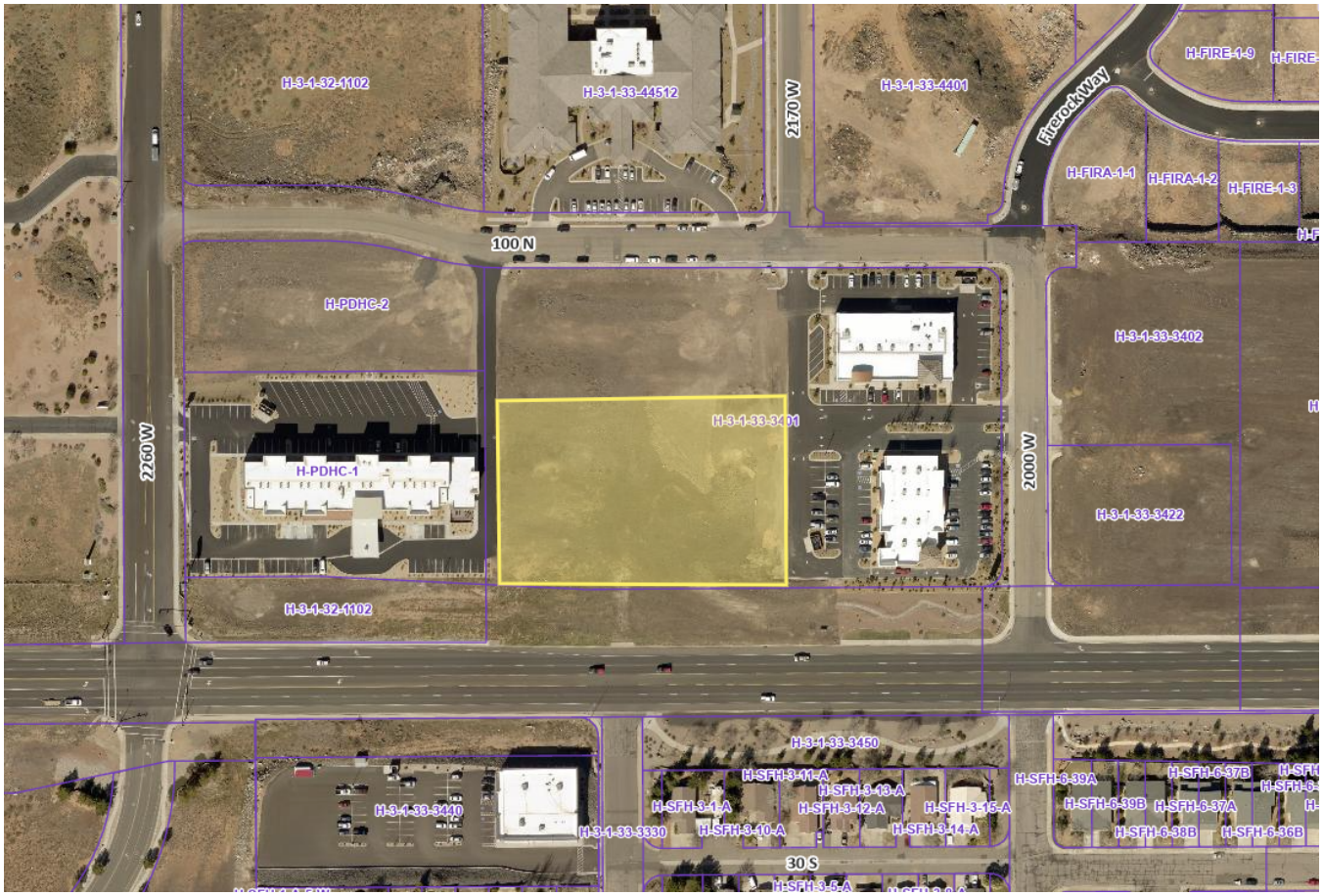
STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	FSP24-32
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	SR-9 Retail Center LLC
Agent:	Bush & Gudgell
Request:	Approval of a Final Site Plan
Location:	2170 W 100 N
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 two restaurant/retail buildings and one drink shop adjacent to the Pig's Ear restaurant and Hurricane Family Pharmacy. The preliminary site plan was approved in June 2022.

JUC Comments

Construction drawings were signed in March 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 uses require one space per 100 sq ft. Per their calculations, 84 parking stalls are required. Sufficient drive through and stacking spaces have been provided.
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.

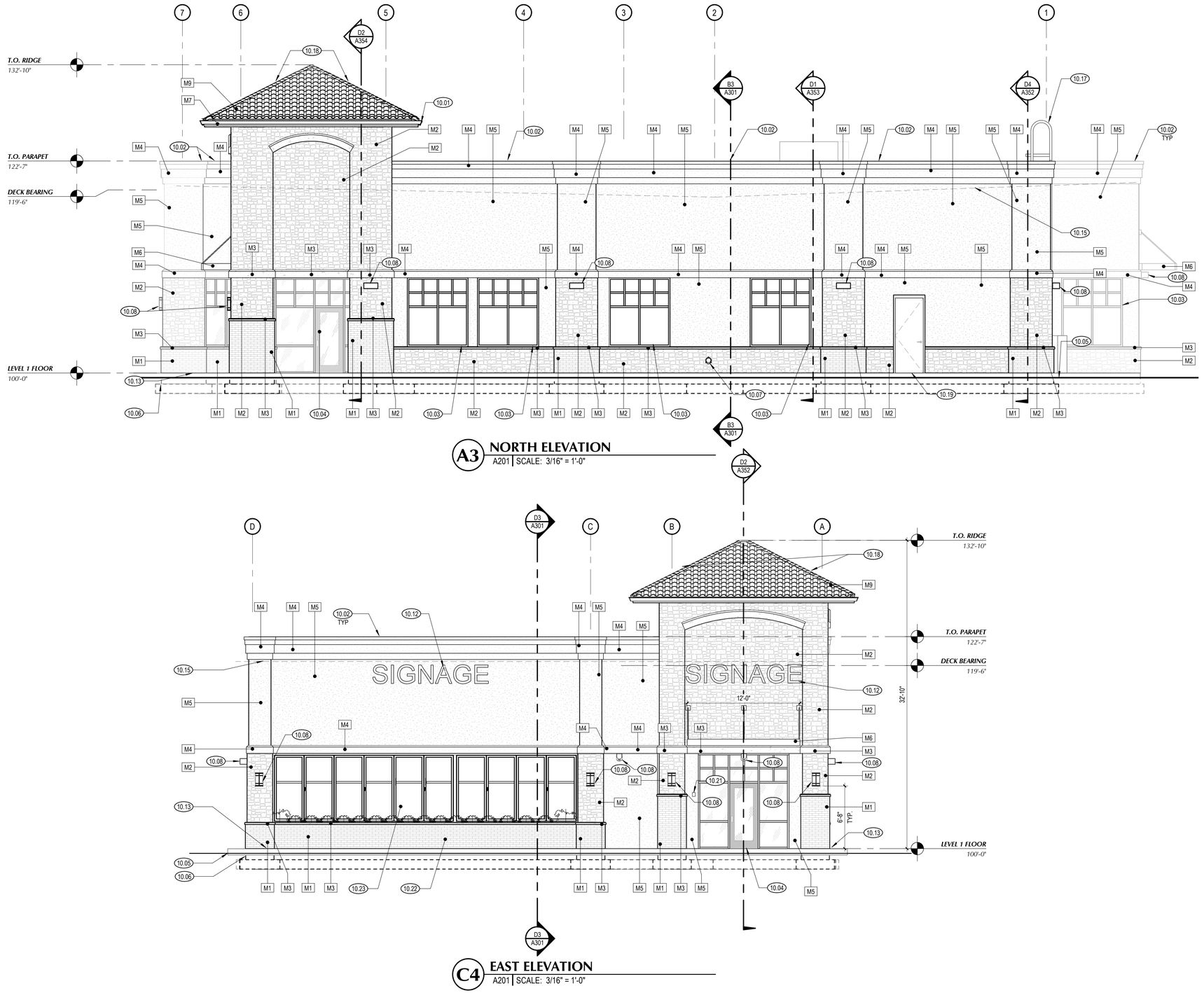
a. A full landscaping plan has been provided. The number and placement of trees and shrubs meets city code along SR-9 and within the parking lot.

    i. SR-9's right of way is wider in this area than the actual roadway by about 70 feet. Staff would recommend this area be landscaped as well to match what was done in earlier phases and to match the intent of HCC 10-32-5(B) and HCC 10-32-1

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. The buildings are under 35' and will match the buildings in the earlier phases.

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



A3 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"

C4 EAST ELEVATION
A201 | SCALE: 3/16" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

10.01 PRE-FINISHED METAL GUTTER AROUND FRONT SIDE OF ROOF FEATURE TO DRAIN ONTO ROOF BELOW. SEE ROOF PLAN.
10.02 PRE-FINISHED STANDING SEAM METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
10.03 PRE-FINISHED ALUMINUM, STOREFRONT WINDOW SYSTEM. SEE WINDOW TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT).
10.04 PRE-FINISHED ALUMINUM, STOREFRONT ENTRY SYSTEM. SEE DOOR SCHEDULE AND TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT). VERIFY DOOR LOCATION WITH OWNER.
10.05 FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL. SLOPE FINISHED GRADE AWAY FROM THE BUILDING 8 INCHES IN THE FIRST 10 FEET. SEE CIVIL.
10.06 CONCRETE FOUNDATION WALL SHALL RECEIVE SANDPLASTER FINISH EXTENDING 8" BELOW GRADE LEVEL.
10.07 OVERFLOW ROOF DRAIN SCUPPER. SEE DETAIL B5 ON A701 AND PLUMBING DRAWINGS.
10.08 LIGHT FIXTURE, SEE ELECTRICAL.
10.12 SIGNAGE FOR TENANT SPACE. TO BE DONE UNDER A SEPARATE PERMIT. PROVIDE POWER AND CONDUIT TO THIS LOCATION FOR EACH SIGN. SEE ELECTRICAL DRAWINGS. COORDINATE WITH OWNER OR TENANT FOR ANY BLOCKING THAT IS REQUIRED FOR SIGNAGE ATTACHMENT.
10.13 CONCRETE SIDEWALK SLAB, SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING.
10.15 DASH LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.
10.17 STEEL ACCESS LADDER WITH DOOR AND LOCK, PAINTED, SEE DETAIL D5/A701.
10.18 ROOF RIDGE VENT TO ALLOW FOR PROPER VENTILATION. SEE REQUIRED VENTILATION IN CODE ANALYSIS.
10.19 HOLLOW METAL PAINTED MAN DOOR, SEE DOOR SCHEDULE.
10.21 PROVIDE KNOX BOX AT THIS LOCATION. GENERAL CONTRACTOR TO VERIFY TYPE, LOCATION, AND HEIGHT WITH LOCAL FIRE MARSHAL.
10.22 PLANTER WALL. SEE DETAIL D3/A355.
10.23 NANAWALL OPENING GLASS WALL SYSTEM. SEE GLAZING ELEVATIONS.

EXTERIOR MATERIAL LEGEND

M1	BRICK VENEER. VERIFY COLOR WITH ARCHITECT.
M2	CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3	PRE-CAST CONCRETE SILL. VERIFY COLOR WITH ARCHITECT.
M4	LIGHT EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5	EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M6	PAINTED STEEL CANOPY, SEE DETAIL D3/A501. SEE STRUCTURAL. VERIFY COLOR WITH ARCHITECT.
M7	PRE-FINISHED FASCIA AND SOFFIT. VERIFY COLOR WITH ARCHITECT. SEE WALL SECTIONS.
M8	PRE-FINISHED METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
M9	BARTILE ROOF TILE. VERIFY TYPE AND COLOR WITH ARCHITECT.
M10	5/8" TYPE 'X' GYPSUM BOARD. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER SEE DETAIL B5/A701.
G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
J. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
K. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
L. CONTRACTOR TO COORDINATE WITH OWNER AND CIVIL TO INSTALL HEIGHT BAR CLEARANCE STRUCTURE. COORDINATE SIZE, LOCATION, AND STYLE WITH CIVIL AND OWNER.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
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cma@cmautah.com

DATE: 02/28/2023
PROJECT #: 21-057
PROJ. MAN.: MWS
CHECKED BY: JWS

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PROJECT:
ZION'S GATEWAY PLAZA 3RD PHASE PART A
25 NORTH 2000 WEST
HURRICANE, UTAH

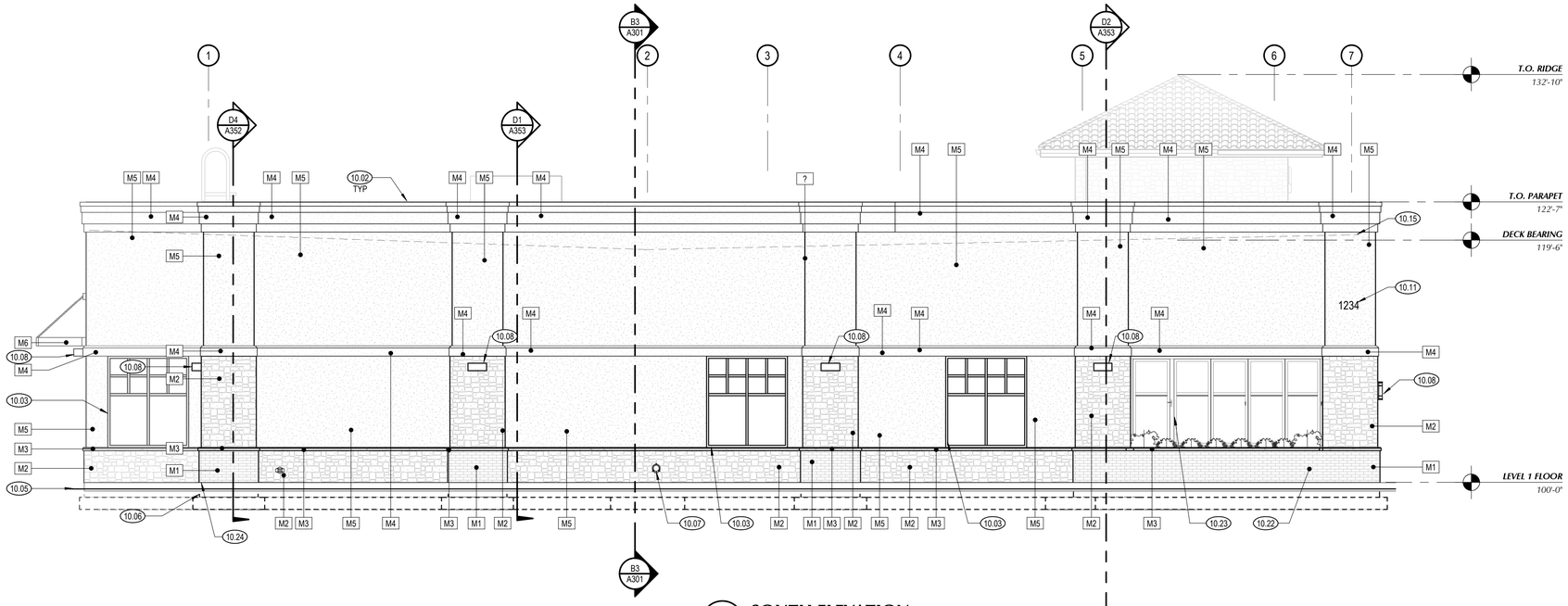
STATE OF UTAH
JASON WILLIAM SANDBURG
7354157-0301
LICENSED ARCHITECT
03/06/2023

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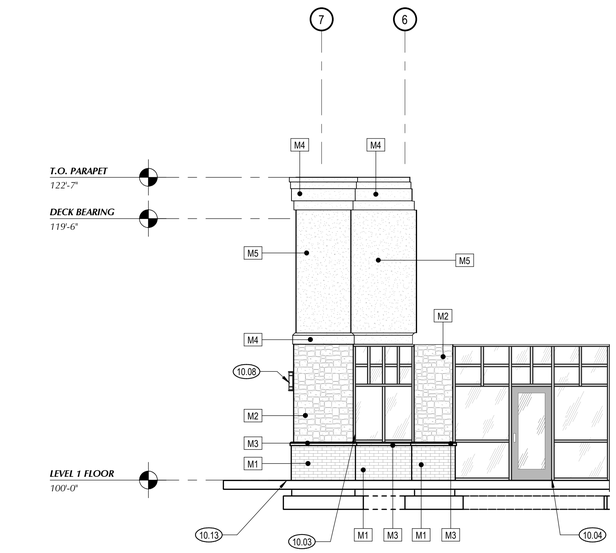
SHEET:
A201

PERMIT SET

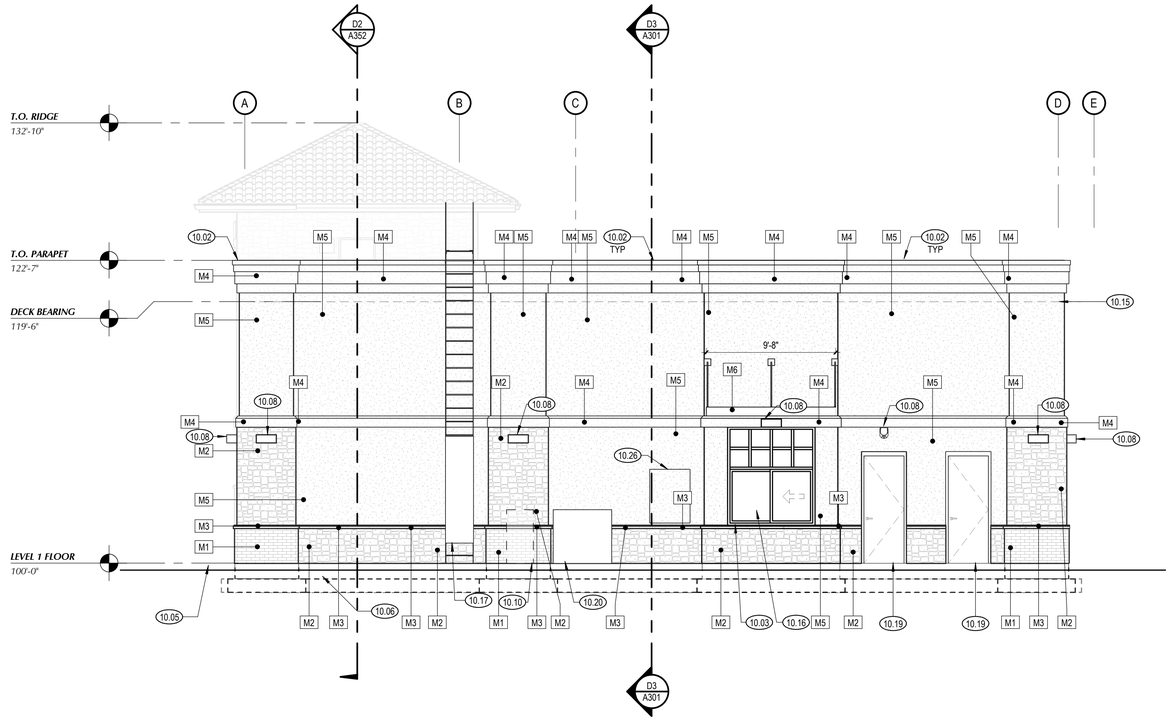
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B3 SOUTH ELEVATION
A202 | SCALE: 3/16" = 1'-0"



1 NORTH PATIO ELEVATION
A202 | SCALE: 3/16" = 1'-0"



D3 WEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

10.02 PRE-FINISHED STANDING SEAM METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
10.03 PRE-FINISHED ALUMINUM, STOREFRONT WINDOW SYSTEM. SEE WINDOW TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT).
10.04 PRE-FINISHED ALUMINUM, STOREFRONT ENTRY SYSTEM. SEE DOOR SCHEDULE AND TYPES ON SHEET A601. COLOR: CLEAR ANODIZED ALUMINUM (VERIFY WITH ARCHITECT). VERIFY DOOR LOCATION WITH OWNER.
10.05 FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION WALL. SLOPE FINISHED GRADE AWAY FROM THE BUILDING 8 INCHES IN THE FIRST 10 FEET. SEE CIVIL.
10.06 CONCRETE FOUNDATION WALL SHALL RECEIVE SANDPLASTER FINISH EXTENDING 8" BELOW GRADE LEVEL.
10.07 OVERFLOW ROOF DRAIN SCUPPER. SEE DETAIL B5 ON A701 AND PLUMBING DRAWINGS.
10.08 LIGHT FIXTURE, SEE ELECTRICAL.
10.10 GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY AND MECHANICAL. VERIFY CLEARANCES AND REQUIRED DISTANCES FROM OTHER ITEMS.
10.11 PROVIDE BUILDING NUMBER AT THIS LOCATION. VERIFY NUMBER WITH CITY. VERIFY COLOR WITH ARCHITECT.
10.13 CONCRETE SIDEWALK SLAB. SEE CIVIL DRAWINGS. SLOPE AWAY FROM BUILDING.
10.15 DASH LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.
10.16 THIS WINDOW SHALL BE OPERABLE TO ALLOW FOR DRIVE UP. SEE WINDOW SCHEDULE. VERIFY WINDOW SILL HEIGHT WITH OWNER. TOP OF WINDOW SHALL MATCH THE ADJACENT TOP OF WINDOW HEIGHT.
10.17 STEEL ACCESS LADDER WITH DOOR AND LOCK, PAINTED, SEE DETAIL D5/A701.
10.19 HOLLOW METAL PAINTED MAN DOOR, SEE DOOR SCHEDULE.
10.20 ELECTRICAL METER BOX, PAINTED, SEE ELECTRICAL DRAWINGS. VERIFY CLEARANCES AND REQUIRED DISTANCES FROM OTHER ITEMS.
10.22 PLANTER WALL. SEE DETAIL D3/A355.
10.23 NANAWALL OPENING GLASS WALL SYSTEM. SEE GLAZING ELEVATIONS.
10.24 ELECTRIC METER LOCATION. SEE ELECTRICAL DRAWINGS.
10.26 ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.

EXTERIOR MATERIAL LEGEND

M1	BRICK VENEER. VERIFY COLOR WITH ARCHITECT.
M2	CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3	PRE-CAST CONCRETE SILL. VERIFY COLOR WITH ARCHITECT.
M4	LIGHT EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5	EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M6	PAINTED STEEL CANOPY, SEE DETAIL D3/A501. SEE STRUCTURAL. VERIFY COLOR WITH ARCHITECT.
M7	PRE-FINISHED FASCIA AND SOFFIT. VERIFY COLOR WITH ARCHITECT. SEE WALL SECTIONS.
M8	PRE-FINISHED METAL CAP. SEE DETAIL A4/A701. VERIFY COLOR WITH ARCHITECT.
M9	BARTILE ROOF TILE. VERIFY TYPE AND COLOR WITH ARCHITECT.
M10	5/8" TYPE 'X' GYPSUM BOARD. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

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F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER SEE DETAIL B5/A701.
G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
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L. CONTRACTOR TO COORDINATE WITH OWNER AND CIVIL TO INSTALL HEIGHT BAR CLEARANCE STRUCTURE. COORDINATE SIZE, LOCATION, AND STYLE WITH CIVIL AND OWNER.

CURTIS MINER ARCHITECTURE
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cma@cmautah.com

DATE: 02/28/2023
PROJECT #: 21-057
PROJ. MAN.: MWS
CHECKED BY: JWS

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PROJECT:
ZION'S GATEWAY PLAZA 3RD PHASE PART A
25 NORTH 2000 WEST
HURRICANE, UTAH

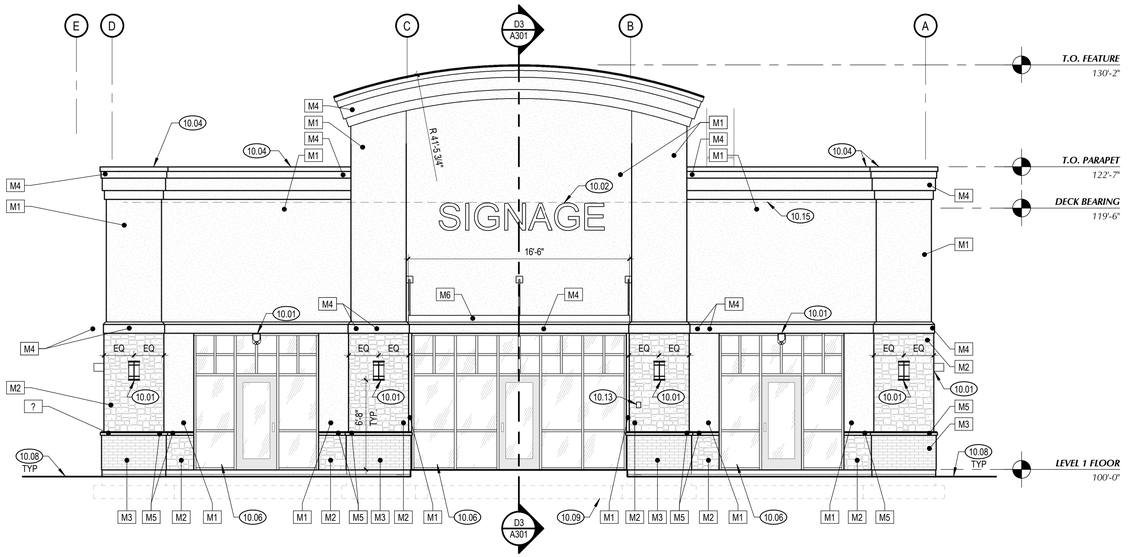
STATE OF UTAH
JASON WILLIAM SANDBURG
7354157-0301
LICENSED ARCHITECT
03/06/2023

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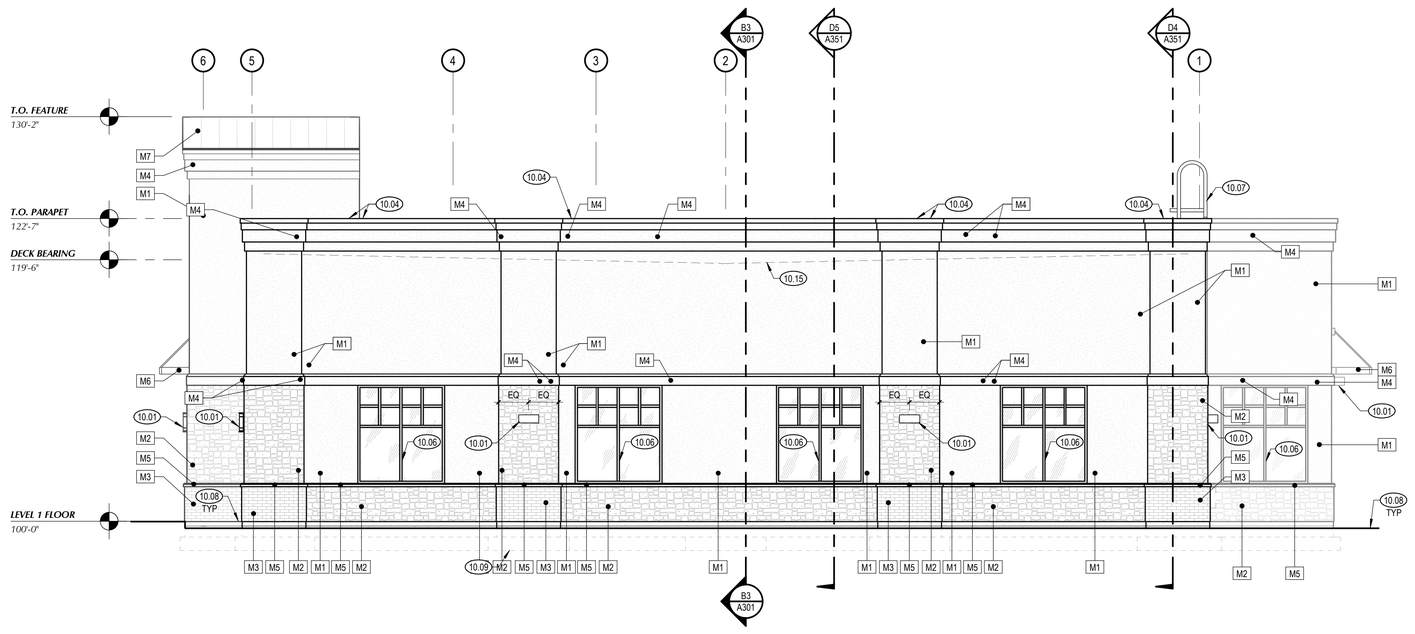
SHEET:
A202

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B5 EAST ELEVATION
A201 | SCALE: 3/16" = 1'-0"



D5 NORTH ELEVATION
A201 | SCALE: 3/16" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

10.01 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
10.02 SIGNAGE BY OWNER / TENANT. TO BE DONE UNDER A SEPARATE PERMIT. PROVIDE POWER AND CONDUIT TO THIS LOCATION FOR SIGNAGE. COORDINATE WITH OWNER / TENANT FOR ANY REQUIRED BLOCKING FOR SIGNAGE ATTACHMENT.
10.04 PREFINISHED STANDING SEAM METAL COPING. SEE DETAIL D2/A701. COLOR TO MATCH STOREFRONT.
10.06 PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH THERMAL BREAKS. SEE GLAZING ELEVATIONS (A601) FOR FINISH.
10.07 STEEL ROOF ACCESS LADDER WITH LOCKING HINGED COVER. SEE D5/A701.
10.08 SLOPE GRADE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
10.09 DASHED LINES HERE INDICATE FOUNDATION. SEE FOOTING AND FOUNDATION PLAN AND STRUCTURAL DRAWINGS. BOTTOM OF FOOTING SHALL BE PLACED BELOW FROST DEPTH. VERIFY WITH LOCAL JURISDICTION.
10.13 PROVIDE FIRE DEPARTMENT APPROVED, RECESSED KNOX BOX. VERIFY LOCATION WITH LOCAL FIRE MARSHAL.
10.15 DASHED LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.

EXTERIOR MATERIAL LEGEND

M1	EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M2	CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3	BRICK VENEER. VERIFY COLOR WITH ARCHITECT
M4	EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5	PRECAST CONCRETE SILL / WATERTABLE. VERIFY COLOR WITH ARCHITECT.
M6	PAINTED STEEL CANOPY. VERIFY COLOR WITH ARCHITECT.
M7	STANDING SEAM METAL ROOF. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PREFINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PREFINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER SEE DETAIL A5/A701.
G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
J. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
K. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
L. CONTRACTOR SHALL INSTALL A 'CLEARANCE' HEIGHT BAR FOR THE DRIVE-THRU. COORDINATE EXACT LOCATION WITH THE OWNER AND CIVIL ENGINEER.

CURTIS MINER ARCHITECTURE
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PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 02/28/2023
PROJECT #: 21-057
PROJ. MAN.: MWS
CHECKED BY: JWS

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PROJECT:
ZION'S GATEWAY PLAZA 3RD PHASE PART B
25 NORTH 200 WEST
HURRICANE, UTAH

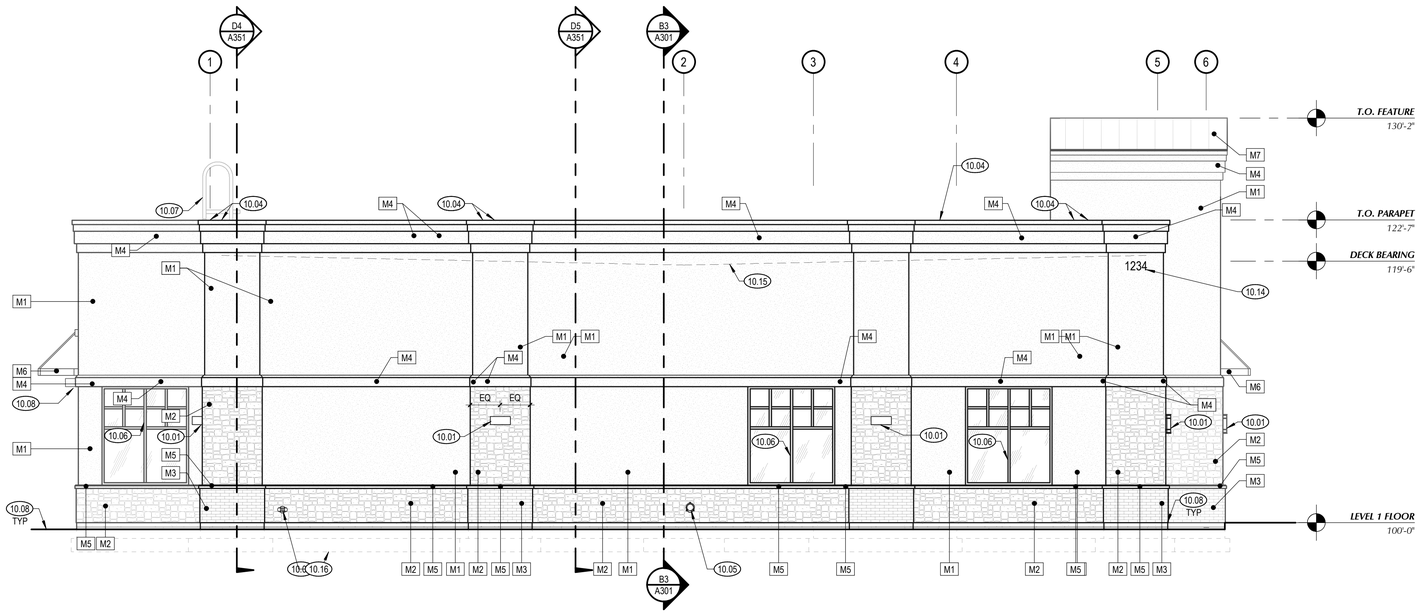
STATE OF UTAH
JASON WILLIAM SANDBURG
7354157-0301
LICENSED ARCHITECT
03/06/2023

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EXTERIOR ELEVATIONS

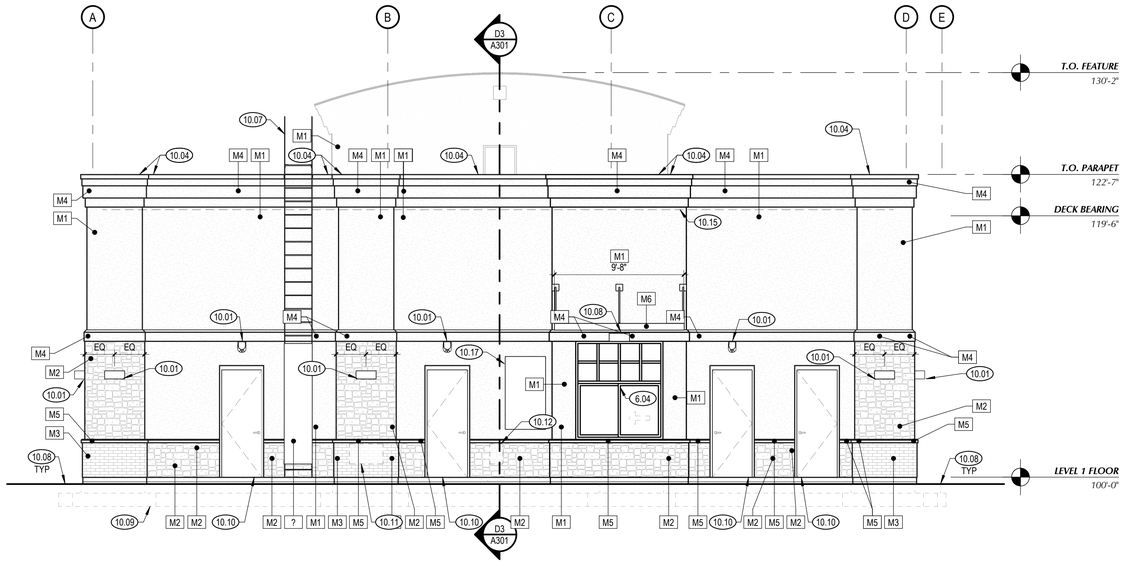
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A201

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B5 SOUTH ELEVATION
A202 | SCALE: 3/16" = 1'-0"



D5 WEST ELEVATION
A202 | SCALE: 3/16" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

6.04 THIS WINDOW SHALL BE OPERABLE FOR DRIVE UP WINDOW. COORDINATE WITH OWNER AND / OR TENANT. SEE GLAZING ELEVATIONS ON A601.
10.01 LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
10.04 PREFINISHED STANDING SEAM METAL COPING. SEE DETAIL D2/A701. COLOR TO MATCH STOREFRONT.
10.05 CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE FOR OVERFLOW ROOF DRAIN. SEE DETAILS A5 AND B5 ON A701 AND PLUMBING DRAWINGS.
10.06 PREFINISHED ALUMINUM STOREFRONT SYSTEM WITH THERMAL BREAKS. SEE GLAZING ELEVATIONS (A601) FOR FINISH.
10.07 STEEL ROOF ACCESS LADDER WITH LOCKING HINGED COVER. SEE D5/A701.
10.08 SLOPE GRADE AWAY FROM BUILDING. SEE CIVIL DRAWINGS.
10.09 DASHED LINES HERE INDICATE FOUNDATION. SEE FOOTING AND FOUNDATION PLAN AND STRUCTURAL DRAWINGS. BOTTOM OF FOOTING SHALL BE PLACED BELOW FROST DEPTH. VERIFY WITH LOCAL JURISDICTION.
10.10 HOLLOW METAL MAN DOOR. SEE DOOR SCHEDULE ON A601.
10.11 GAS METER LOCATION. COORDINATE WITH UTILITY COMPANY. SEE PLUMBING DRAWINGS.
10.12 ELECTRICAL METER. SEE ELECTRICAL DRAWINGS.
10.14 BUILDING NUMBER LOCATION. VERIFY TYPE WITH ARCHITECT. VERIFY NUMBER AND LOCATION WITH LOCAL JURISDICTION.
10.15 DASHED LINE HERE INDICATES TOP OF ROOF BEHIND PARAPET WALL.
10.16 FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS.
10.17 ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.

EXTERIOR MATERIAL LEGEND

M1	EIFS SYSTEM. VERIFY COLOR WITH ARCHITECT.
M2	CULTURED STONE VENEER. VERIFY COLOR WITH ARCHITECT.
M3	BRICK VENEER. VERIFY COLOR WITH ARCHITECT
M4	EIFS TRIM. VERIFY COLOR WITH ARCHITECT.
M5	PRECAST CONCRETE SILL / WATERTABLE. VERIFY COLOR WITH ARCHITECT.
M6	PAINTED STEEL CANOPY. VERIFY COLOR WITH ARCHITECT.
M7	STANDING SEAM METAL ROOF. VERIFY COLOR WITH ARCHITECT.

GENERAL NOTES

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B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SANDPLASTER FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PREFINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PREFINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE SCUPPER SEE DETAIL A5/A701.
G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
J. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
K. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT STRICTLY. THE ARCHITECTURAL AND ENGINEERING PLANS AND SPECIFICATIONS MAY, IN SOME CASES, SPECIFY ABOVE THE MINIMUM REQUIREMENT IN THE GEOTECHNICAL REPORT, IN WHICH CASE, THE GENERAL CONTRACTOR SHALL MEET THE HIGHER STANDARD.
L. CONTRACTOR SHALL INSTALL A 'CLEARANCE' HEIGHT BAR FOR THE DRIVE-THRU. COORDINATE EXACT LOCATION WITH THE OWNER AND CIVIL ENGINEER.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 02/28/2023
PROJECT #: 21-057
PROJ. MAN.: MWS
CHECKED BY: JWS

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PROJECT:
ZION'S GATEWAY PLAZA 3RD PHASE PART B
25 NORTH 200 WEST
HURRICANE, UTAH

STATE OF UTAH
JASON WILLIAM SANDBURG
7354157-0301
LICENSED ARCHITECT
03/06/2023

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET:
A202

PERMIT SET

C:\Users\jacobf\Documents\Zions Gateway Plaza 3rd phase B_jacobfZFBFB.rvt
2/28/2023 11:02:32 AM

TEXAS PRIVET



BALLARIENA HAWTHORN

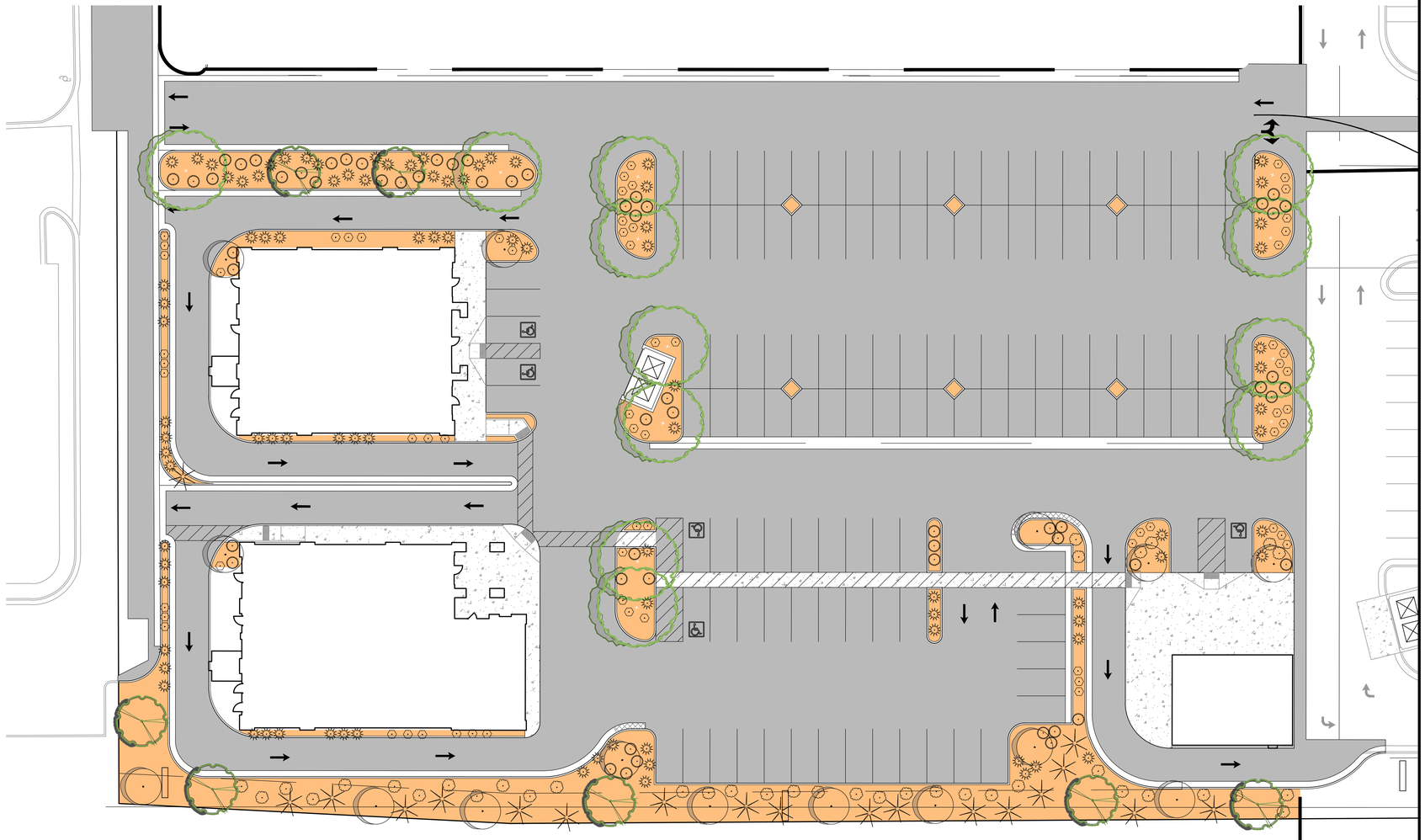


MEDITERRANEAN FAN PALM



KARL FORESTER





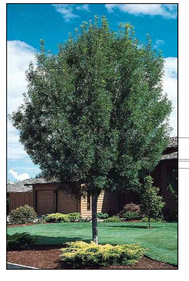
PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" box	per plan
	Ligustrum japonicum	Glossy Privet	24" box	per plan
	Trachycarpus fortunei	Windmill Palm	24" box	per plan
SHRUBS				
	Calamagrostis x acutifolia	Karl Forester Calamagrostis	5 gal.	42" o.c.
	Chamaerops humilis	Mediterranean Fan Palm	5 gal.	42" o.c.
	Rapheolepis indica 'Ballariena'	Ballariena Hawthorn	5 gal.	42" o.c.
	Nerium oleander 'Petite Red'	Red Dwarf Oleander	5 gal.	42" o.c.
	Myrtus communis 'Compacta'	Dwarf Compact Myrtle	5 gal.	36" o.c.
	Ligustrum japonicum 'Texanum'	Texas Privet	5 gal.	per plan

1 1/4" Rebel Red Rock Mulch

Decorative rock mulch

RAYWOOD ASH



GLOSSY PRIVET



WINDMILL PALM



DWARF COMPACT MYRTLE



RED DWARF OLEANDER



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

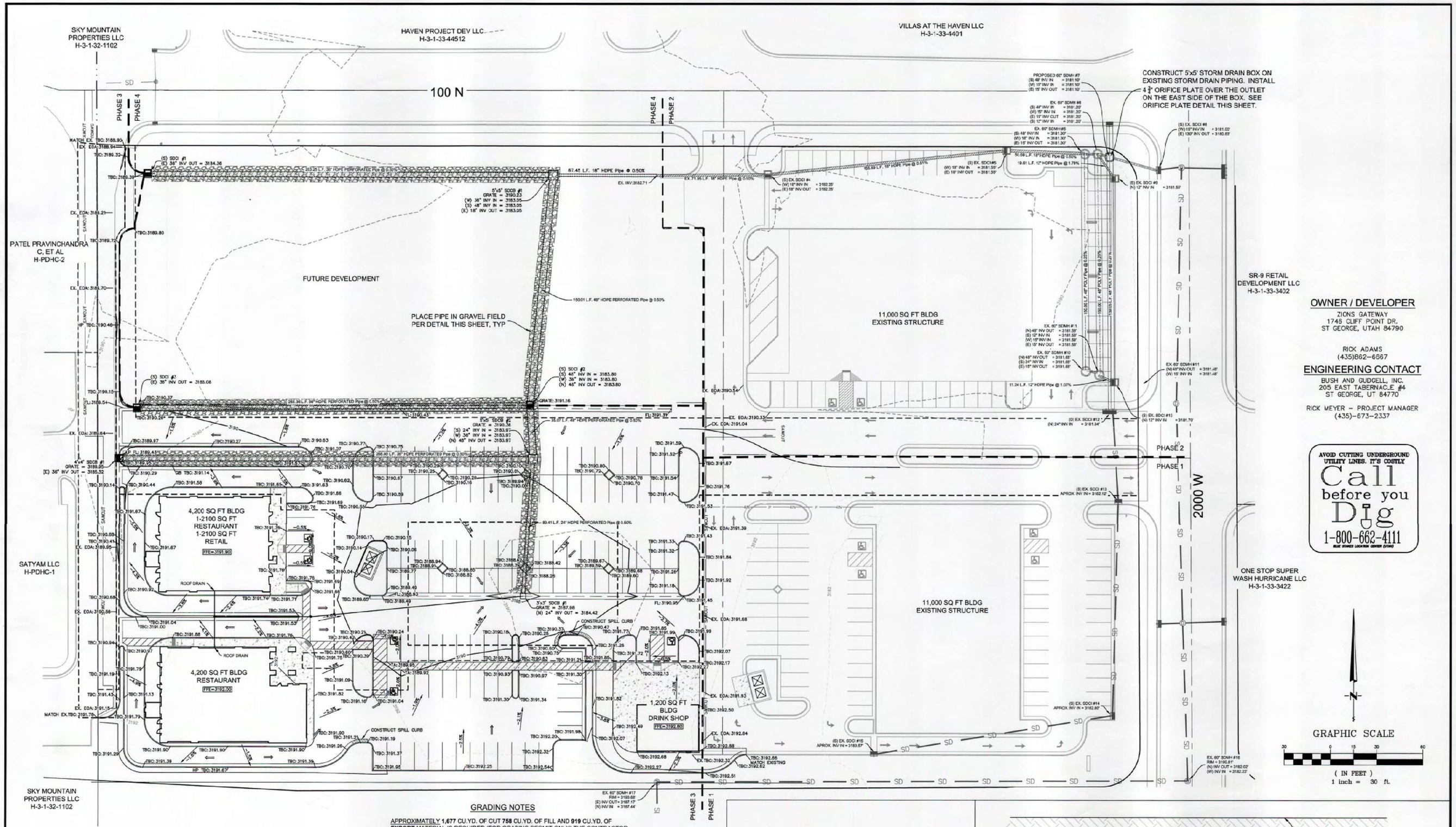
DATE: MAR 2024 | DRAWN: CTL | APPROVED: | SCALE: 1"=20' | JOB NO.: 211305

LANDSCAPE PLAN
ZIONS GATEWAY
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 1 SHEETS

FILE: 20132-LANDSCAPE PLAN

X:\211000-211999\211305 - Zions Gateway\Drawings\Landscape Plans\211305 - LANDSCAPE PLAN.dwg



CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

LEGEND

EXISTING GROUND CONTOUR	(S) SINGLE CURB INLET
FINISH GROUND CONTOUR	(D) DOUBLE CURB INLET
DRAINAGE FLOW	STORM DRAIN PIPE
FINISH PAD ELEVATION	STORM DRAIN MAN HOLE
SPOT ELEVATION	LOT LINE
STORM DRAIN	CURB & GUTTER
TW: TOP OF WALL	EXISTING CURB & GUTTER
BW: BOTTOM OF WALL	FLOW LINE
FL: FLOW LINE	
TW: TOP OF WALL	
BW: BOTTOM OF WALL	

GRADING NOTES

APPROXIMATELY **1,677** CU.YD. OF CUT **758** CU.YD. OF FILL AND **919** CU.YD. OF **EXPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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

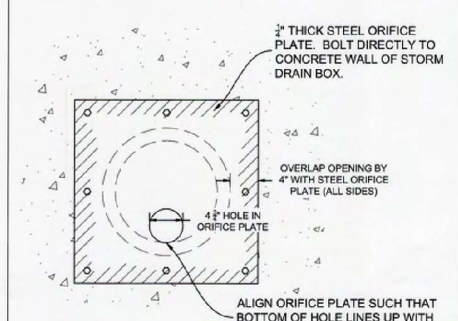
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

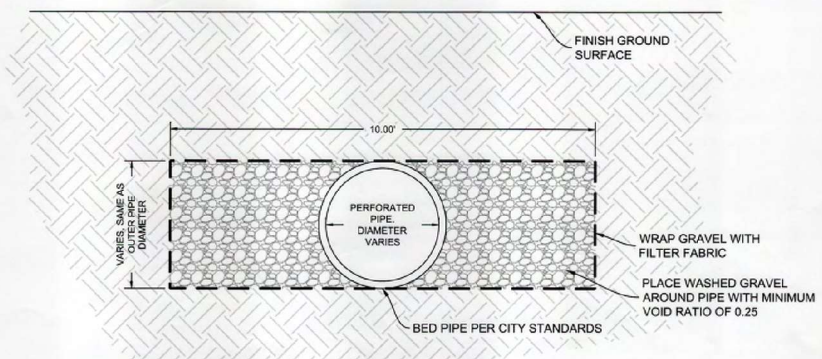
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

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



ORIFICE PLATE DETAIL



GRAVEL STORMWATER DETENTION DETAIL

PROFESSIONAL ENGINEER No.6667007 WILLIAM F. MEYER, JR. 11/14/2023 STATE OF UTAH

No	Date	By	Revision

OWNER / DEVELOPER
ZIONS GATEWAY
1748 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES UTAH INC. (811 OR 811)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: NOV. 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1"=30'
JOB NO. 211305

GRADING & DRAINAGE PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 4 OF 9 SHEETS
FILE: 3135 - MP#00047.MG

X:\2021\211305 - Zions Gateway Dr\Drawings\Plans\3135 GRADING & DRAINAGE.dwg

MAR 25 2024

SKY MOUNTAIN PROPERTIES LLC H-3-1-32-1102

HAVEN PROJECT DEV LLC H-3-1-33-44512

VILLAS AT THE HAVEN LLC H-3-1-33-4401

WEST ¼ CORNER S 33, T 41 S, R 13 W, SLB&M (RECORDED LOCATION SHOWN. MONUMENT NOT FOUND)

REPLACEMENT ASPHALT PAVING IN 100N TO BE 4" ASPHALT OVER 8" BASE COURSE. REFER TO GEOTECH FOR ONSITE PAVING RECOMMENDATIONS

100 N
(72' PUBLIC RIGHT-OF-WAY)

PHASE 3 PHASE 4 PHASE 4 PHASE 2

S00°01'15"E 35.16' (R)
32.44' (M)

POB

S89°56'03"E 623.99'

R=380.00'
L=26.38'
Δ=3°54'54"
CB=S88°30'36"E
CD=26.37'

PROPOSED 10.00' PUBLIC UTILITY & DRAINAGE EASEMENT

30.93'

R=25.00'
L=39.11'
Δ=89°37'22"
CB=N43°03'22"W
CD=35.24'

PATEL PRAVINCHANDRA C. ET AL H-PDHC-2

SAWCUT

R=12.50'
L=12.81'
Δ=57°47'55"
CB=S28°42'33"W
CB=12.06'

EXISTING 26.0' WIDE INGRESS/EGRESS UTILITY & DRAINAGE EASEMENT (DOC#20150031183)

EXISTING 24.50' WIDE CROSS ACCESS EASEMENT (DOC#20230025017)

FUTURE DEVELOPMENT

11,000 SQ FT BLDG
EXISTING STRUCTURE

S0°20'41"E 365.32'

PAINT SOLID YELLOW LINE FOR TRAFFIC CONTOL

PHASE 2

PHASE 1

PROPOSED 50.00' PUBLIC UTILITY EASEMENT

N01°16'19"W 413.05'

4,200 SQ FT BLDG
1-2100 SQ FT RESTAURANT
1-2100 SQ FT RETAIL

SATYAM LLC H-PDHC-1

CONSTRUCT SPILL CURB

4,200 SQ FT BLDG
RESTAURANT

1,200 SQ FT BLDG
DRINK SHOP

11,000 SQ FT BLDG
EXISTING STRUCTURE

2000 W
(60' PUBLIC RIGHT-OF-WAY)

ONE STOP SUPER WASH HURRICANE LLC H-3-1-33-3422

N87°04'20"W 130.13'

PROPOSED 10.00' UTILITY & DRAINAGE EASEMENT

S89°39'34"W 521.30'

R=25.00'
L=39.27'
Δ=90°00'11"
CB=N44°39'22"E
CD=35.36'

SKY MOUNTAIN PROPERTIES LLC H-3-1-32-1102

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

PHASE 3 PHASE 1

REMOVE EXISTING DRIVEWAY ENTRANCE AND REPLACE CURB, GUTTER, AND SIDEWALK. COORDINATE ENCROACHMENT PERMIT WITH UDOT

STATE HIGHWAY SR-9
(UDOT PUBLIC RIGHT-OF-WAY

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:

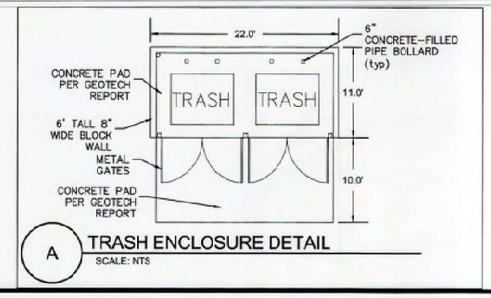
1. STANDARD CURB & GUTTER (TYPE HB30-7) PER CITY STD. DWG #100
2. 4' WIDE CONCRETE WATER WAY
3. BOUNDARY / LIMITS OF CONSTRUCTION
4. HANDICAP RAMP PER CITY STD. DWG #121
5. 5' WIDE CONCRETE SIDEWALK PER CITY STD. DWG #120
6. PHASE LINE
7. TRASH ENCLOSURE PER DETAIL "A" THIS SHEET
8. NEW ASPHALT PER GEOTECH RECOMMENDATIONS
9. PAINT NEW PARKING STRIPING PER CITY OF HURRICANE STANDARDS. (TYP.)
10. DRIVE THROUGH LANE PAINT
11. LANDSCAPE
12. SAWCUT LINE
13. 6' WIDE CROSS GUTTER PER CITY STD. DWG #151
14. 6" WIDE APWA STD. 209 TYPE P CURB
15. MONOLITHIC SIDEWALK AND CURB, PER DETAIL "B" THIS SHEET
16. STOP SIGN PER CITY STD. DWG #SS102

LEGEND

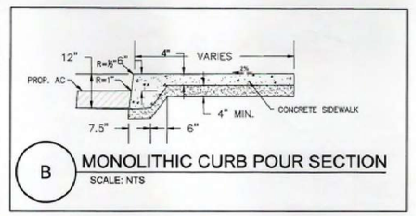
- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- ROAD CENTERLINE
- TRAFFIC FLOW DIRECTION

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.



A TRASH ENCLOSURE DETAIL
SCALE: NTS



B MONOLITHIC CURB POUR SECTION
SCALE: NTS

OWNER / DEVELOPER
ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE, #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

No.5567007
WILLIAM F. MEYER, JR.
1/14/2023
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: NOV. 2023
DRAWN: CEM
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JOB NO.: 211305

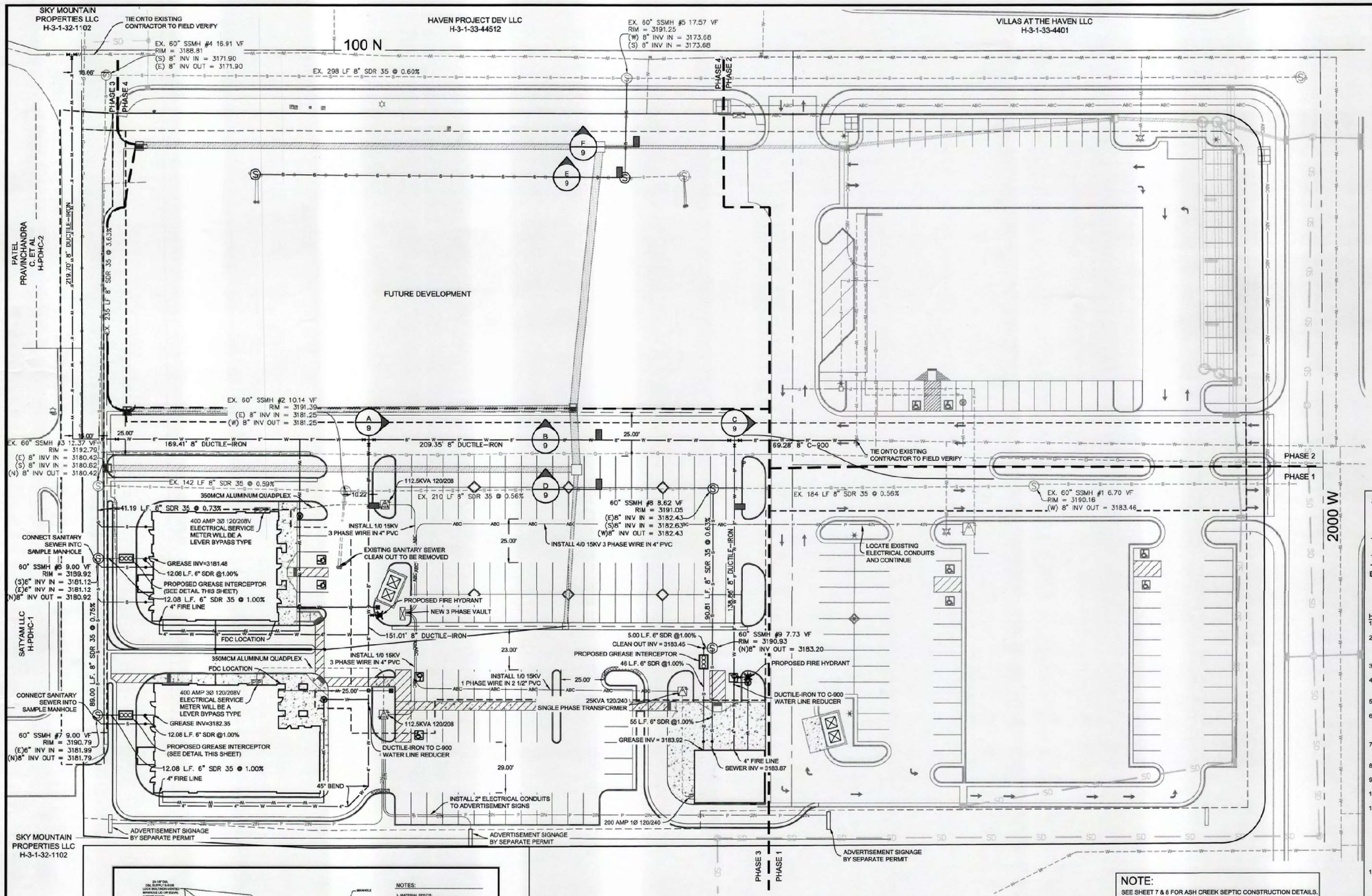
SITE & SIGNAGE PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 2 OF 9 SHEETS

FILE: 2026 - MOVEMENT.DWG

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MAR 25 2024



HURRICANE CITY POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. DEVELOPER WILL BE BILLED A TERMINATION FEE OF $102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
11. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S. SEE HURRICANE POWER FOR NEW SPEC.
12. ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROADWAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
13. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGES BY SERVICE MAIN BREAKER SIZE.
14. MAKE SURE ALL UTILITIES HAVE PROPER SPACING TO ACCOMMODATE ALL REQUIREMENTS.
15. HURRICANE NOW REQUIRES A RED HANDLED LOCKABLE DISCONNECT AFTER THE METER TO SHED LOAD ON THE BUILDING.

NOTE: SEE SHEET 9 FOR HURRICANE POWER STANDARD DETAILS

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN ALL OPEN JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (3) WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PROR 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.

INFOWEST, CATV/FIBER OPTIC NOTES:

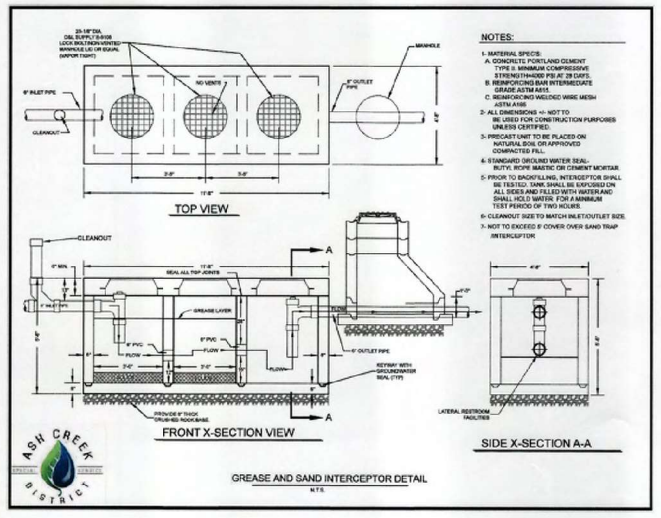
1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR 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.

WATER / IRRIGATION

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX (METERS TO BE INSTALLED IN PLANTER STRIPS)
- EXISTING WATER LINE
- DUCTILE-IRON WATER LINE W/ Ø UNLESS SIZE NOTED OTHERWISE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)
- TRIANGULAR IRRIGATION VALVE
- IRRIGATION LATERAL WITH SERVICE AND BOX (3/4 " UNO)
- C-900 IRRIGATION "PURPLE" PIPE (6" UNLESS OTHERWISE NOTED)
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE 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 SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR RESTRAIN 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 ON UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGES 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 SERVICES WHILE MAKING CONNECTIONS TO THE 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 THE LEAST INCONVENIENCE TO CUSTOMERS OF THE EXISTING SYSTEM. INTERRUPTIONS OF THE SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOURS 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 AREA 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.



LEGEND

- PROPOSED RIGHT OF WAY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING RIGHT OF WAY LINE
- 2" POWER CONDUIT

SEWER

- SEWER CLEAN OUT
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STANDARD)

1. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
2. NO SEWER UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SEWER DISTRICT.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE "ASH CREEK" LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY ASH CREEK SEWER DISTRICT.
7. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
8. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
9. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND 2"X3" PLAN SHEET DRAWING OF THE 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.
10. 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.
11. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

NOTE:

SEE SHEET 7 & 8 FOR ASH CREEK SEPTIC CONSTRUCTION DETAILS.

OWNER / DEVELOPER

ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

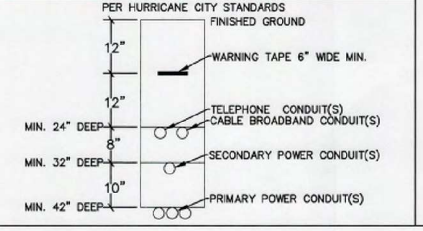
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

JOINT UTILITY TRENCH DETAIL

PER HURRICANE CITY STANDARDS



CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PROFESSIONAL ENGINEER — No.5567007 — WILLIAM F. MEYER, JR. — 02/15/2024 — STATE OF UTAH

No.	Date	By	Revision

DATE: FEB 2024 | DRAWN: CBW | APPROVED: WFM | SCALE: 1"=30' | JOB NO. 211305

WATER, SEWER & POWER PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 5 OF 9 SHEETS

FILE: 1305 - IMPROVEMENT PLANS

X:\211000-211999\211305 - Zions Gateway\Drawings\Improvement Plans\211305 - UTILITIES.dwg

MAR 25 2024

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JUC & GAS PLAN

ZIONS GATEWAY PHASE 3

LOCATED IN HURRICANE, UTAH

SHEET 6 OF 9 SHEETS

FILE: 305 - WORKFILE

DATE: FEB 2024

DRAWN: CRW

APPROVED: JKM

SCALE: 1"=20'

JOB NO. 211305

No	Date	By	Revision

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OWNER / DEVELOPER

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1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

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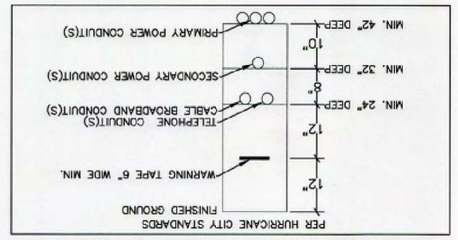
RICK MEYER – PROJECT MANAGER
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BLUE STAKES LOCATION CENTER (UTAH)

JOINT UTILITY TRENCH DETAIL



LEGEND

PROPOSED RIGHT OF WAY LINE
CENTER LINE
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
EXISTING RIGHT OF WAY LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
30 0 15 30 60

CENTURYLINK TELEPHONE

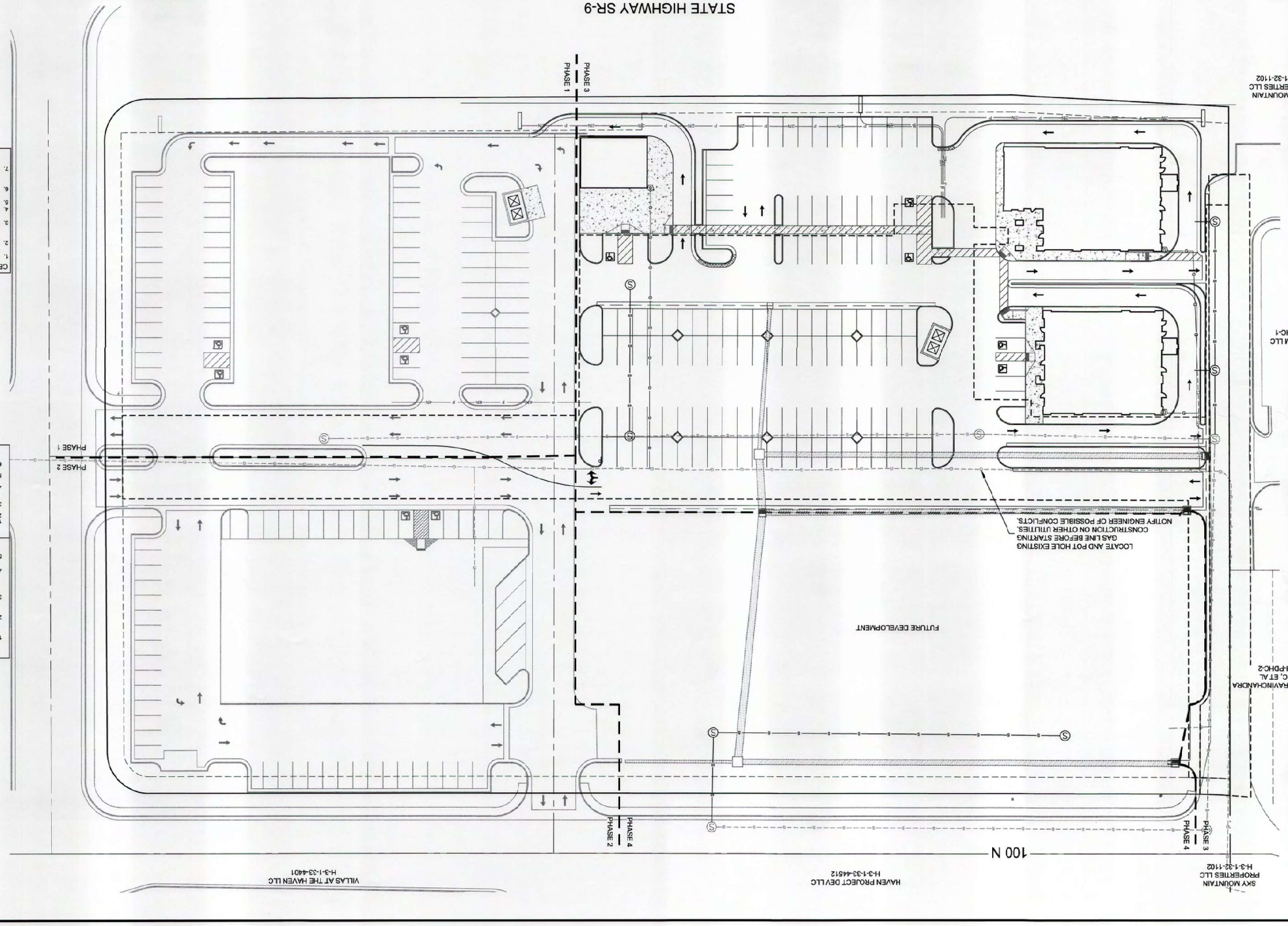
1. DEVELOPER TO PLACER CONDUIT IN ALL JUC TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURYLINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURYLINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 435-652-6553 SEVEN (7) DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
4. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
5. ANY QUESTIONS TO JUC APPROVED PLANS PLEASE CONTACT CENTURYLINK ENGINEER ZACH HATHEWS AT 435-673-9639.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURYLINK ENGINEER MUST BE CONTACTED A MINIMUM OF FOUR (4) WEEKS BEFORE RELOCATION IS REQUIRED
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN THREE (3) WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

TDS, CATV/BROADBAND NOTES.

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT BUILT TO THE DEVELOPER
2. ANY MODIFICATIONS ALONG THE PERIMETER TO FEED THIS PROJECT WILL BE ENGINEERING AT 435-256-1413 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 435-256-1413
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONCEPTUAL PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WELL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

INFOWEST, CATV/FIBER OPTIC NOTES.

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT
2. ANY NOOPERATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JOE@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDP/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING
5. ANY CLEARING AND GRADING SERVICE SHOULD BE DIRECTED TOWARDS GAS TRENCH. CALL 801-272-9599 OR JOE@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



B&G PROJECT NUMBER 211305

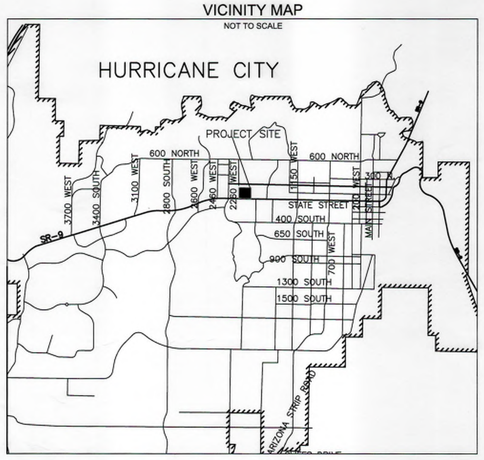
ZIONS GATEWAY, PHASE 3

CONSTRUCTION DRAWINGS

LOCATED IN HURRICANE, UTAH

SECTION 33, T 41 S, R 13 W, SLB&M
PARCEL # H-3-1-33-3401

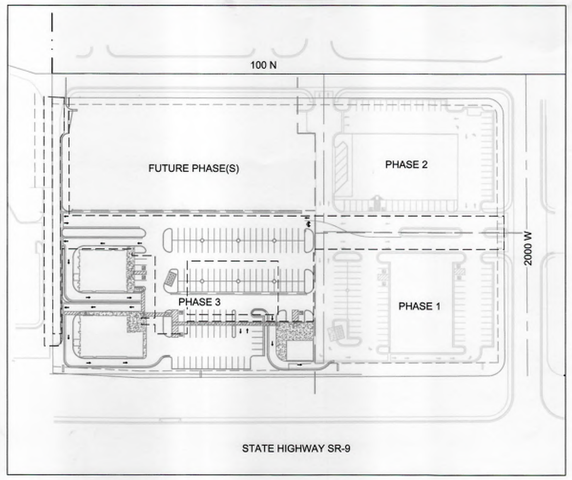
VICINITY MAP
NOT TO SCALE



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE & SIGNAGE PLAN
3	EASEMENTS PLAN
4	GRADING & DRAINAGE PLAN
5	WATER. SEWER & POWER PLAN
6	JUC & GAS PLAN
7	DETAILS
8	DETAILS
9	DETAILS

PROJECT INFORMATION	
CURRENT ZONING	HC
GENERAL PLAN	GENERAL COMMERCIAL
SITE AREA	287,677 TOTAL SQ. FT. (6.60 ACRES)
BUILDING SQUARE FOOTAGE: RESTAURANT/DRINK SHOP - 7,500 SQ. FT. RETAIL - 2,100 SQ. FT. TOTAL BUILDING SQ. FT. - 9,600 SQ. FT.	
LOT COVERAGE:	3.34%
PARKING:	RESTAURANT 7,500 SQ. FT. = 75 (1 STALL PER 100 SQ. FT.) RETAIL/OFFICE 2,100 SQ. FT. = 9 (1 STALL PER 250 SQ. FT.) TOTAL PARKING REQUIRED = 84 PARKING PROVIDED = 129 ADA (132 STALLS) = 5 TOTAL ADA PARKING = 5
LANDSCAPING	14.59% PROVIDED (14,721 SQ. FT.) PERVIOUS AREA: 14,721 SQ. FT. IMPERVIOUS AREA: 86,158 SQ. FT.

PROJECT MAP



JUC Approval

Water: Kreight	3/11/24	TDS: Sheeron	3.6.24
Power: MP	12-13-23	Dominion Energy: DS	12-13-23
Streets: WE WE	12-13-23	UCHCSD: Trent Besom	12/13/23
Parks: Darren Barney	12/3/23	Infotech:	3/11/24
GIS: Reagan Holmes	12-13-23	Planning: LW	12/13/23
HVFSSD: John Barlet	1-5-24	Engineering: Jenny Ishmael	3/15/24
ACSSD: Ashley Gillette	12/13/23	Public Works: Mike Vercimak	
CenturyLink: DA	12/13/23		

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF HURRICANE CITY STANDARDS.
2. ALL WORK SHALL BE SUPERVISED BY A PROPERLY LICENSED AND QUALIFIED GENERAL CONTRACTOR.
3. CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO OBTAIN A STORM WATER PERMIT FROM THE STATE OF UTAH.
4. THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
6. PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
7. WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
8. A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
9. NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

NOVEMBER 2023

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
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BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER
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1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT
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RICK MEYER – PROJECT MANAGER
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No. | Date | By | Revision

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
STATE OF UTAH
11/14/2023

DATE: NOV. 2023
DRAWN: CBW
APPROVED: WFM
SCALE: NOTED
JOB NO. 211305

COVER SHEET
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 9 SHEETS
FILE: ZIONS - APPROVED PLANS

MAR 25 2024

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SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

WEST ¼ CORNER
S 33, T 41 S, R 13 W, SLB&M
(RECORDED LOCATION SHOWN,
MONUMENT NOT FOUND)

REPLACEMENT ASPHALT PAVING IN 100N TO BE 4" ASPHALT OVER 8" BASE COURSE. REFER TO GEOTECH FOR ONSITE PAVING RECOMMENDATIONS

100 N
(72' PUBLIC RIGHT-OF-WAY)

PHASE 3
PHASE 4
PHASE 4
PHASE 2

S89°58'03"E 623.99'

POB

R=386.00'
L=26.38'
Δ=3°54'54"
CB=S88°00'36"E
CD=26.37'

R=12.50'
L=12.81'
Δ=57°47'35"
CB=S28°42'33"W
CD=12.08'

EXISTING 26.0' WIDE INGRESS/EGRESS UTILITY & DRAINAGE EASEMENT (DOC#2015003183)

EXISTING 24.50' WIDE CROSS ACCESS EASEMENT (DOC#20230025317)

PATEL PRAVINCHANDRA C ET AL
H-PDHC-2

FUTURE DEVELOPMENT

PROPOSED 10.00' PUBLIC UTILITY & DRAINAGE EASEMENT

30.93'

R=25.00'
L=39.11'
Δ=89°37'22"
CB=N45°09'22"W
CD=35.24'

11,000 SQ FT BLDG
EXISTING STRUCTURE

S0°22'41"E 385.30'

PAINT SOLID YELLOW LINE FOR TRAFFIC CONTOL

25.43'

PHASE 2
PHASE 1

PROPOSED 50.00' PUBLIC UTILITY EASEMENT

4,200 SQ FT BLDG
1-2100 SQ FT RESTAURANT
1-2100 SQ FT RETAIL

4,200 SQ FT BLDG
RESTAURANT

CONSTRUCT SPILL CURB

1,200 SQ FT BLDG
DRINK SHOP

11,000 SQ FT BLDG
EXISTING STRUCTURE

2000 W
(60' PUBLIC RIGHT-OF-WAY)

ONE STOP SUPER WASH HURRICANE LLC
H-3-1-33-3422

SATYAM LLC
H-PDHC-1

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

N87°04'20"W 130.13'

PROPOSED 10.00' UTILITY & DRAINAGE EASEMENT

PROPOSED 20.00' UTILITY & DRAINAGE EASEMENT

S89°39'34"W 521.30'

R=25.00'
L=39.27'
Δ=90°00'01"
CB=N44°39'25"E
CD=35.36'

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

PHASE 3
PHASE 1

REMOVE EXISTING DRIVEWAY ENTRANCE AND REPLACE CURB, GUTTER, AND SIDEWALK. COORDINATE ENCROACHMENT PERMIT WITH UDOT

STATE HIGHWAY SR-9
(UDOT PUBLIC RIGHT-OF-WAY)

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 CURB & GUTTER (TYPE HB30-7) PER CITY STD. DWG #100
2. 4' WIDE CONCRETE WATER WAY
3. BOUNDARY / LIMITS OF CONSTRUCTION
4. HANDICAP RAMP PER CITY STD. DWG #121
5. 5' WIDE CONCRETE SIDEWALK PER CITY STD. DWG #120
6. PHASE LINE
7. TRASH ENCLOSURE PER DETAIL "A" THIS SHEET
8. NEW ASPHALT PER GEOTECH RECOMMENDATIONS
9. PAINT NEW PARKING STRIPING PER CITY OF HURRICANE STANDARDS. (TYP.)
10. DRIVE THROUGH LANE PAINT
11. LANDSCAPE
12. SAWCUT LINE
13. 6' WIDE CROSS GUTTER PER CITY STD. DWG #151
14. 6" WIDE APWA STD. 209 TYPE P CURB
15. MONOLITHIC SIDEWALK AND CURB, PER DETAIL "B" THIS SHEET
16. STOP SIGN PER CITY STD. DWG #SS102

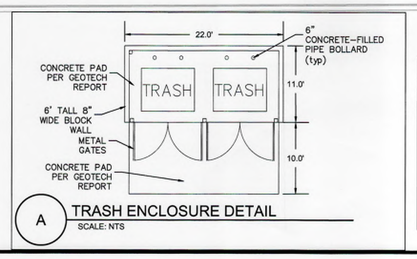
LEGEND

- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- ROAD CENTERLINE
- TRAFFIC FLOW DIRECTION

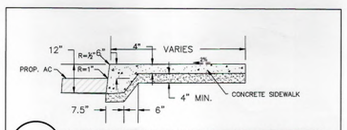
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BLUE STAKES LOCATION CENTER (UTAH)

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.



A TRASH ENCLOSURE DETAIL
SCALE: NTS



B MONOLITHIC CURB POUR SECTION
SCALE: NTS

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

No.5567007
WILLIAM F. MEYER, JR.
11/14/2023
STATE OF UTAH

No.	Date	By	Revision

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RICK ADAMS
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ENGINEERING CONTACT
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ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

SITE & SIGNAGE PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 2 OF 9 SHEETS

FILE: 21305 - IMPROVEMENT PLANS

X:\211000-211999\211305 - Zions Gateway\Drawings\Improvement Plans\211305 - COVER & SITE.dwg

MAR 25 2024

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H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

WEST ¼ CORNER
S 33, T 41 S, R 13 W, SLB&M
(RECORDED LOCATION SHOWN, MONUMENT NOT FOUND)

S00°11'51"E 35.16' (R)
32.44' (M)

POB

100 N
(72' PUBLIC RIGHT-OF-WAY)

R=386.00'
L=30.62'
Δ=4°32'45"
CB=N86°27'42"W
CD=30.61'

R=386.00'
L=25.02'
Δ=2°42'52"
CB=S87°54'36"E
CD=25.02'

S89°58'03"E 623.99'

PROPOSED 10.00' PUBLIC UTILITY & DRAINAGE EASEMENT

R=15.00'
L=23.46'
Δ=89°37'22"
CB=N45°09'22"W
CD=21.14'

R=396.00'
L=26.33'
Δ=3°48'35"
CB=S86°03'45"E
CD=26.33'

N0°02'07"E 53.26'

R=12.50'
L=12.61'
Δ=57°47'55"
CB=S28°42'33"W
CD=12.08'

EXISTING 26.0' WIDE INGRESS/EGRESS UTILITY & DRAINAGE EASEMENT (DOC#20150037183)

EXISTING 24.50' WIDE CROSS ACCESS EASEMENT (DOC#20230025317)

PATEL PRAVINCHANDRA
C-TEL, LLC
H-PDHC-2

FUTURE DEVELOPMENT

S0°12'08"E 176.21'

11,000 SQ FT BLDG
EXISTING STRUCTURE

S89°58'11"E 650.59'

PROPOSED 50.00' PUBLIC UTILITY EASEMENT

S0°20'47"E 50.00'

N89°58'11"W 284.91'

N89°58'11"W 105.13'

N0°01'49"E 10.00'

N89°58'11"W 34.44'

4,200 SQ FT BLDG
1-2100 SQ FT
RESTAURANT
1-2100 SQ FT
RETAIL

N89°58'11"W 136.27'

N0°11'24"W 307.69'

S0°11'24"E 373.46'

S0°01'49"W 127.02'

S0°01'49"W 80.00'

N0°01'49"E 83.00'

N0°01'49"E 80.00'

S0°01'49"W 108.00'

S0°20'47"E 370.30'

SATYAM LLC
H-PDHC-1

S89°58'11"E 20.56'

N0°01'49"E 10.00'

S89°58'11"E 136.27'

N89°58'11"W 189.27'

N89°58'11"W 20.56'

N0°01'49"E 14.00'

S0°01'49"W 19.00'

N89°58'11"W 48.00'

4,200 SQ FT BLDG
RESTAURANT

11,000 SQ FT BLDG
EXISTING STRUCTURE

1,200 SQ FT
BLDG
DRINK SHOP

N89°48'36"E 24.50'

S0°20'26"E 10.00'

S89°39'34"W 313.21'

N87°04'20"W 130.39'

S89°39'34"W 222.80'

PROPOSED 10.00' UTILITY & DRAINAGE EASEMENT

PROPOSED 20.00' UTILITY & DRAINAGE EASEMENT

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

2000 W
(60' PUBLIC RIGHT-OF-WAY)

ONE STOP SUPER WASH HURRICANE LLC
H-3-1-33-3422

STATE HIGHWAY SR-9
(UDOT PUBLIC RIGHT-OF-WAY

LEGEND

- LOT LINE
- CURB & GUTTER
- EXISTING CURB & GUTTER
- ROAD CENTERLINE

OWNER / DEVELOPER
ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
11/14/2023
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: NOV 2023 | DRAWN: CBW | APPROVED: WFM | SCALE: 1"=30' | JOB NO. 211305

EASEMENTS PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 3 OF 9 SHEETS

FILE: 2035 - IMPROVEMENT PLANS

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MAR 25 2024

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

100 N

PHASE 3 | PHASE 4 | PHASE 4 | PHASE 2

PATEL PRAVINCHANDRA C, ET AL
H-PDHC-2

FUTURE DEVELOPMENT

PLACE PIPE IN GRAVEL FIELD PER DETAIL THIS SHEET, TYP

11,000 SQ FT BLDG
EXISTING STRUCTURE

SR-9 RETAIL DEVELOPMENT LLC
H-3-1-33-3402

CONSTRUCT 5'x5' STORM DRAIN BOX ON EXISTING STORM DRAIN PIPING. INSTALL 4 3/4" ORIFICE PLATE OVER THE OUTLET ON THE EAST SIDE OF THE BOX. SEE ORIFICE PLATE DETAIL THIS SHEET.

2000 W

4,200 SQ FT BLDG
1-2100 SQ FT RESTAURANT
1-2100 SQ FT RETAIL
FFE=3191.90

4,200 SQ FT BLDG
RESTAURANT
FFE=3192.00

1,200 SQ FT BLDG
DRINK SHOP
FFE=3192.60

SATYAM LLC
H-PDHC-1

ONE STOP SUPER WASH HURRICANE LLC
H-3-1-33-3422

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

PHASE 2 | PHASE 1 | PHASE 3 | PHASE 1

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

LEGEND

EXISTING GROUND CONTOUR	(S) SINGLE CURB INLET
FINISH GROUND CONTOUR	(D) DOUBLE CURB INLET
DRAINAGE FLOW	STORM DRAIN PIPE
FINISH PAD ELEVATION	STORM DRAIN MAN HOLE
SPOT ELEVATION	LOT LINE
STORM DRAIN	CURB & GUTTER
TOW: TOP OF WALL	EXISTING CURB & GUTTER
BOW: BOTTOM OF WALL	FLOW LINE
FLOW LINE	
TOP OF WALL	
BOTTOM OF WALL	

GRADING NOTES

APPROXIMATELY **1,677** CU.YD. OF CUT **758** CU.YD. OF FILL AND **919** CU.YD. OF **EXPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

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

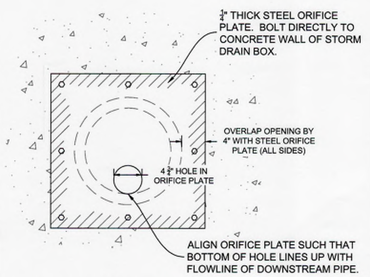
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

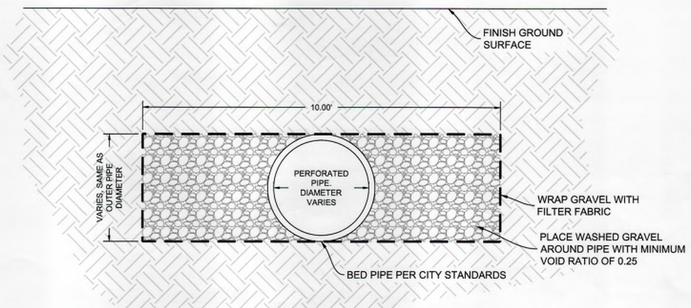
ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

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



ORIFICE PLATE DETAIL



GRAVEL STORMWATER DETENTION DETAIL

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
STATE OF UTAH
11/14/2023

No.	Date	By	Revision

OWNER / DEVELOPER

ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
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DATE: NOV 2023 | DRAWN: CBW | APPROVED: WFM | SCALE: 1"=30' | JOB NO. 211305

GRADING & DRAINAGE PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 4 OF 9 SHEETS
FILE: 2035 - MPRDRAFT PLNS

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MAR 25 2024

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

PATEL PRAVINCHANDRA C. ET AL
H-PDHC-2

SATYAM LLC
H-PDHC-1

TIE ONTO EXISTING CONTRACTOR TO FIELD VERIFY

EX. 60" SSMH #4 16.91 VF
RIM = 3188.81
(S) 8" INV IN = 3171.90
(E) 8" INV OUT = 3171.90

EX. 298 LF 8" SDR 35 @ 0.60%

EX. 60" SSMH #5 17.57 VF
RIM = 3191.25
(W) 8" INV IN = 3173.68
(S) 8" INV IN = 3173.68

100 N

PHASE 3
PHASE 4
PHASE 2
PHASE 1

FUTURE DEVELOPMENT

EX. 60" SSMH #2 10.14 VF
RIM = 3191.39
(E) 8" INV IN = 3181.25
(W) 8" INV OUT = 3181.25

EX. 60" SSMH #3 12.37 VF
RIM = 3192.79
(E) 8" INV IN = 3180.42
(S) 8" INV IN = 3180.62
(N) 8" INV OUT = 3180.42

219.70' 8" DUCTILE-IRON

EX. 235 LF 8" SDR 35 @ 3.63%

169.41' 8" DUCTILE-IRON

209.35' 8" DUCTILE-IRON

69.28' 8" C-900

EX. 142 LF 8" SDR 35 @ 0.59%

EX. 210 LF 8" SDR 35 @ 0.56%

EX. 184 LF 8" SDR 35 @ 0.56%

EX. 60" SSMH #1 6.70 VF
RIM = 3190.16
(W) 8" INV OUT = 3183.46

2000 W

41.19 L.F. 8" SDR 35 @ 0.73%

350MCM ALUMINUM QUADPLEX

400 AMP 3Ø 120/208V ELECTRICAL SERVICE METER WILL BE A LEVER BYPASS TYPE

112.5KVA 120/208

INSTALL 1/0 15KV 3 PHASE WIRE IN 4" PVC

EXISTING SANITARY SEWER CLEAN OUT TO BE REMOVED

CONNECT SANITARY SEWER INTO SAMPLE MANHOLE

60" SSMH #6 9.00 VF
RIM = 3189.92
(S)8" INV IN = 3181.12
(E)6" INV IN = 3181.12
(N)8" INV OUT = 3180.92

GREASE INV=3181.48

12.08 L.F. 6" SDR @1.00%

PROPOSED GREASE INTERCEPTOR (SEE DETAIL THIS SHEET)

12.08 L.F. 6" SDR 35 @ 1.00%

4" FIRE LINE

PROPOSED FIRE HYDRANT

NEW 3 PHASE VAULT

FDC LOCATION

60" SSMH #8 8.62 VF
RIM = 3191.05
(E)8" INV IN = 3182.43
(S)8" INV IN = 3182.63
(W)8" INV OUT = 3182.43

INSTALL 4/0 15KV 3 PHASE WIRE IN 4" PVC

90.81 L.F. 8" SDR 35 @ 0.63% DUCTILE-IRON

138.86' 8" DUCTILE-IRON

LOCATE EXISTING ELECTRICAL CONDUITS AND CONTINUE

60" SSMH #9 7.73 VF
RIM = 3190.93
(N)8" INV OUT = 3183.20

5.00 L.F. 6" SDR @1.00%
CLEAN OUT INV = 3183.45

PROPOSED GREASE INTERCEPTOR
46 L.F. 6" SDR @1.00%

PROPOSED FIRE HYDRANT

DUCTILE-IRON TO C-900 WATER LINE REDUCER

INSTALL 1/0 15KV 1 PHASE WIRE IN 2 1/2" PVC

25KVA 120/240

SINGLE PHASE TRANSFORMER

55 L.F. 6" SDR @1.00%

GREASE INV = 3183.92

4" FIRE LINE
SEWER INV = 3183.87

89.00 L.F. 8" SDR 35 @ 0.75%

60" SSMH #7 9.00 VF
RIM = 3190.79
(E)6" INV IN = 3181.99
(N)8" INV OUT = 3181.79

GREASE INV=3182.35

12.08 L.F. 6" SDR @1.00%

PROPOSED GREASE INTERCEPTOR (SEE DETAIL THIS SHEET)

12.08 L.F. 6" SDR 35 @ 1.00%

4" FIRE LINE

45° BEND

DUCTILE-IRON TO C-900 WATER LINE REDUCER

INSTALL 2" ELECTRICAL CONDUITS TO ADVERTISEMENT SIGNS

200 AMP Ø 120/240

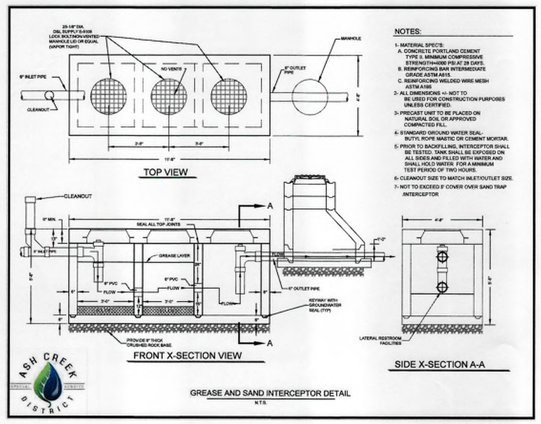
ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

ADVERTISEMENT SIGNAGE BY SEPARATE PERMIT

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

STATE HIGHWAY SR-9



LEGEND

- PROPOSED RIGHT OF WAY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING RIGHT OF WAY LINE
- 2" POWER CONDUIT

OWNER / DEVELOPER

ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

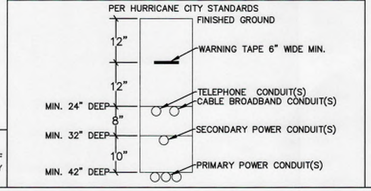
RICK MEYER – PROJECT MANAGER
(435)-673-2337

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

JOINT UTILITY TRENCH DETAIL

PER HURRICANE CITY STANDARDS



NOTE:

SEE SHEET 7 & 8 FOR ASH CREEK SEPTIC CONSTRUCTION DETAILS.

SEWER
- SEWER CLEAN OUT
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STANDARD)

1. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
2. NO SEWER UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SEWER DISTRICT.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE "ASH CREEK" LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY ASH CREEK SEWER DISTRICT.
7. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
8. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
9. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND 2'X3' PLAN SHEET DRAWING OF THE 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.
10. 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.
11. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

HURRICANE CITY POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. DEVELOPER WILL BE BILLED A TERMINATION FEE OF $102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
11. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S. SEE HURRICANE POWER FOR NEW SPEC.
12. ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROADWAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
13. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGES BY SERVICE MAIN BREAKER SIZE.
14. MAKE SURE ALL UTILITIES HAVE PROPER SPACING TO ACCOMMODATE ALL REQUIREMENTS.
15. HURRICANE NOW REQUIRES A RED HANDLED LOCKABLE DISCONNECT AFTER THE METER TO SHED LOAD ON THE BUILDING.

NOTE: SEE SHEET 9 FOR HURRICANE POWER STANDARD DETAILS

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERT TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN ALL OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (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.

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.

WATER / IRRIGATION

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX (METERS TO BE INSTALLED IN PLANTER STRIPS)
- EXISTING WATER LINE
- DUCTILE-IRON WATER LINE 8"Ø UNLESS SIZE NOTED OTHERWISE
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)
- TRIANGULAR IRRIGATION VALVE
- IRRIGATION LATERAL WITH SERVICE AND BOX (3/4 " UNO)
- C-900 IRRIGATION "PURPLE" PIPE (6" UNLESS OTHERWISE NOTED)
- STUB FOR FUTURE - CAP AND BLOCK (PER CITY OF HURRICANE STD)

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE 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 SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR RESTRAIN 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 ON UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGES 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 SERVICES WHILE MAKING CONNECTIONS TO THE 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 THE LEAST INCONVENIENCE TO CUSTOMERS OF THE EXISTING SYSTEM. INTERRUPTIONS OF THE SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOURS 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 AREA 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.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
02/15/2024
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB. 2024
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 30'
JOB NO. 211305

WATER, SEWER & POWER PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 5 OF 9 SHEETS

FILE: 2135 - IMPROVEMENT PLANS

X:\211000-211999\211305 - Zions Gateway\Drawings\Improvement Plans\211305 - UTILITIES.dwg

MAR 25 2024

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

HAVEN PROJECT DEV LLC
H-3-1-33-44512

VILLAS AT THE HAVEN LLC
H-3-1-33-4401

100 N

PHASE 3
PHASE 4
PHASE 4
PHASE 2

PATEL PRAVINCHANDRA C, ET AL
H-PDHC-2

FUTURE DEVELOPMENT

LOCATE AND POT HOLE EXISTING GAS LINE BEFORE STARTING CONSTRUCTION ON OTHER UTILITIES. NOTIFY ENGINEER OF POSSIBLE CONFLICTS.

PHASE 2
PHASE 1

SATYAM LLC
H-PDHC-1

SKY MOUNTAIN PROPERTIES LLC
H-3-1-32-1102

PHASE 3
PHASE 1

STATE HIGHWAY SR-9

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERT TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN ALL OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (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.

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

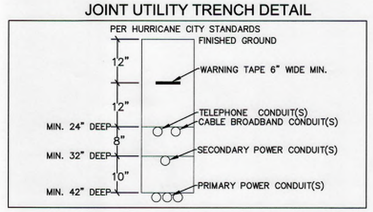
1. DEVELOPER TO PLACER CONDUIT IN ALL JUC TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURYLINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURYLINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 435-632-6553 SEVEN (7) DAYS PRIOR TO REQUIREING CONDUIT TO SCHEDULE DELIVERY.
3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
4. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
5. ANY QUESTIONS TO JUC APPROVED PLANS PLEASE CONTACT CENTURYLINK ENGINEER ZACH MATHEWS AT 435-673-9639.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURYLINK ENGINEER MUST BE CONTACTED A MINIMUM OF FOUR (4) WEEKS BEFORE RELOCATION IS REQUIRED
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN THREE (3) WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

LEGEND

- PROPOSED RIGHT OF WAY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING RIGHT OF WAY LINE

JOINT UTILITY TRENCH DETAIL

PER HURRICANE CITY STANDARDS



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

ZIONS GATEWAY
1746 CLIFF POINT DR.
ST GEORGE, UTAH 84790

RICK ADAMS
(435)862-6667

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER – PROJECT MANAGER
(435)-673-2337

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

No.5567007
WILLIAM F. MEYER, JR.
02/15/2024
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
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DATE: FEB 2024 | DRAWN: CBW | APPROVED: WFM | SCALE: 1"=30' | JOB NO.: 211305

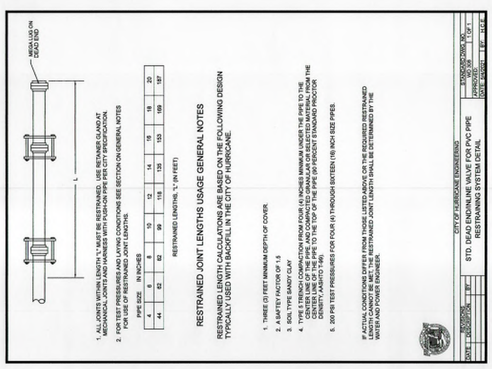
JUC & GAS PLAN
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

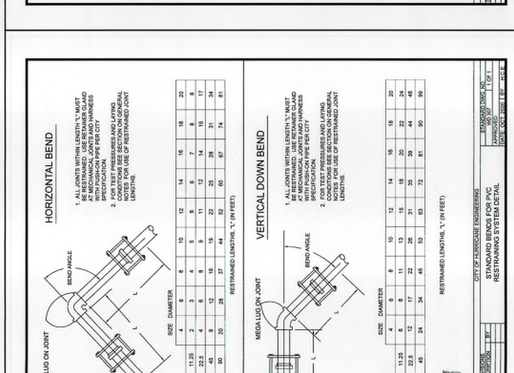
SHEET 6 OF 9 SHEETS

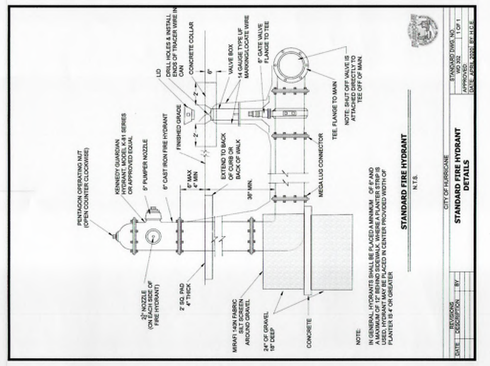
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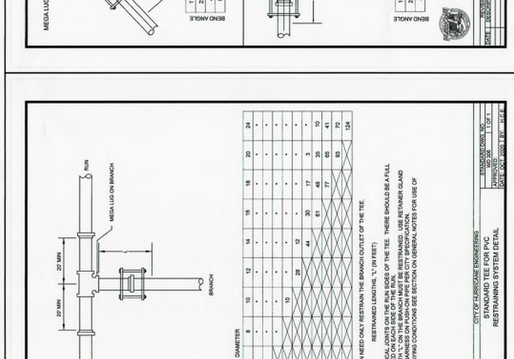
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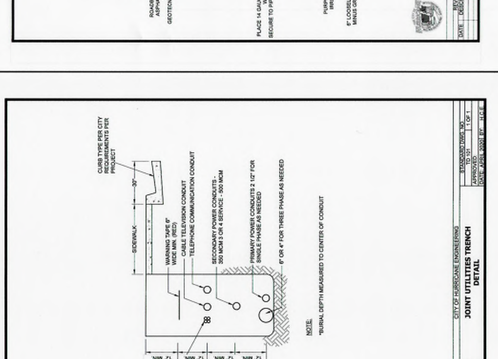
MAR 25 2024





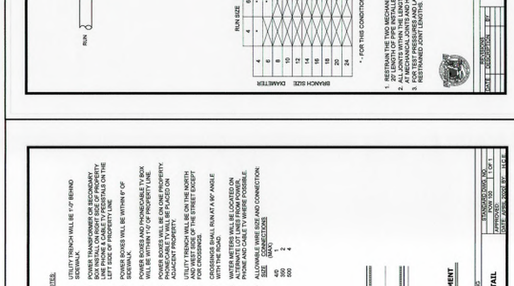


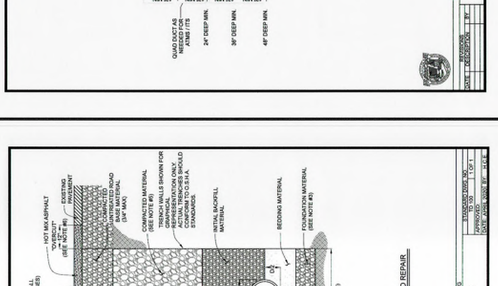


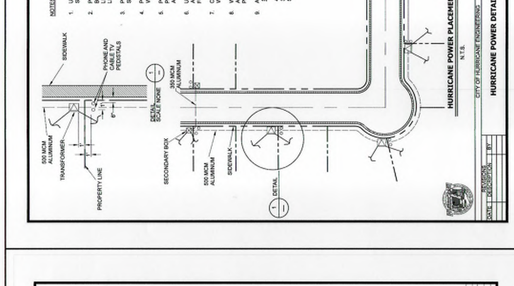


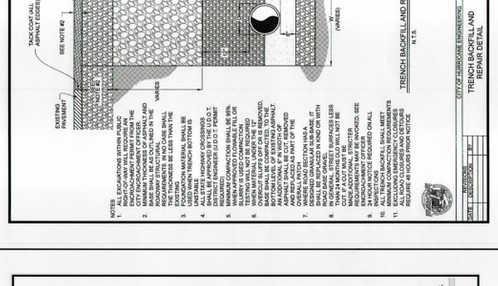


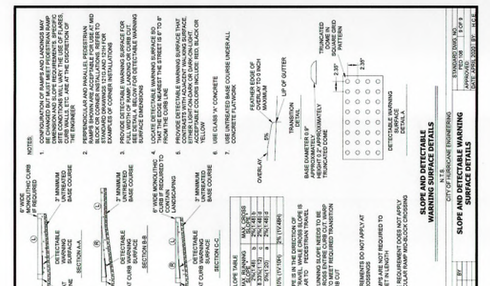


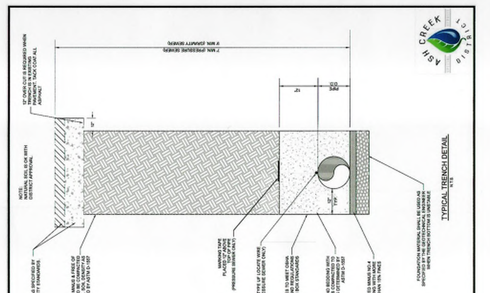












DETAILS
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET: 7 OF 9 SHEETS
FILE: ZNS - WINDOW.DWG

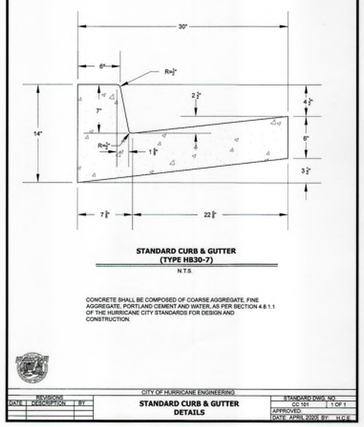
DATE: NOV 2023
DRAWN: CBW
APPROVED: MEM
SCALE: N/A
JOB NO.: 211305

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

No.5587037
WILLIAM F. MEYER, JR.
11/14/2023

MAR 2 5 2024



STANDARD CURB & GUTTER (TYPE HB30-7)

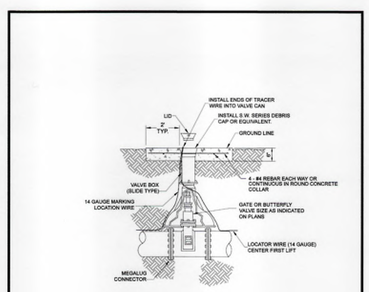
N.T.S.

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

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	CC 101 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

STANDARD CURB & GUTTER DETAILS



NOTES:

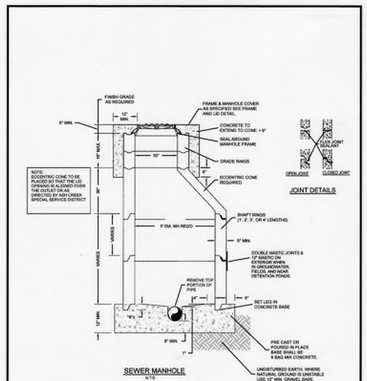
1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX.

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

CITY OF HURRICANE

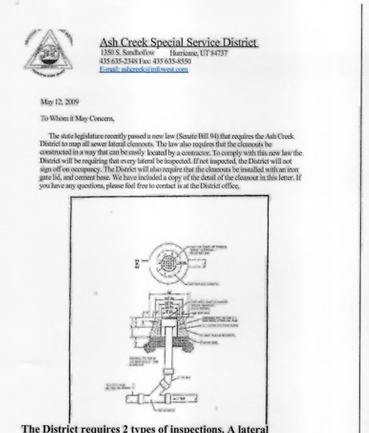
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	WD 316 | 1 OF 1
			APPROVED:
			DATE: 3/4/2021 BY: H.C.E.

MAIN LINE VALVE



SEWER MANHOLE

N.T.S.



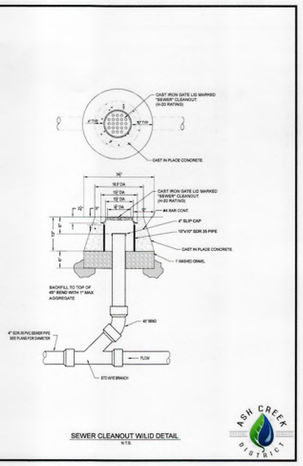
Ash Creek Special Service District
1350 S. Sandhollow Hurricane, UT 84737
435-635-2348 Fax: 435-635-4550
E-mail: ashcreek@infowest.com

May 12, 2009

To Whom it May Concern,

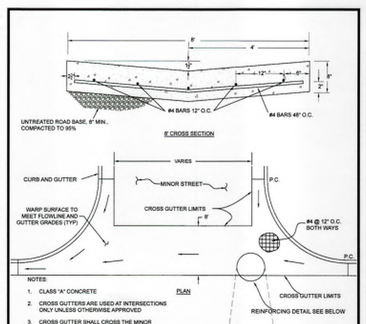
The state legislature recently passed a new law (Senate Bill 94) that requires the Ash Creek District to map all sewer lateral cleanouts. The law also requires that the cleanouts be constructed in a way that can be easily located by a contractor. To comply with this new law the District will be requiring that every lateral be inspected. If not inspected, the District will not sign off on occupancy. The District will also require that the cleanouts be installed with an iron gate lid, and cement base. We have included a copy of the detail of the cleanout in this letter. If you have any questions, please feel free to contact is at the District office.

The District requires 2 types of inspections. A lateral inspection as well as a collared inspection. Both of these inspections will need to be done before signatures for occupancy will be given. To schedule these inspections call (435) 635-2348.



SEWER CLEANOUT WILID DETAIL

N.T.S.



NOTES:

1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615
7. CONTROL JOINTS MUST NOT BE PLACED GREATER THAN 9' BETWEEN JOINTS

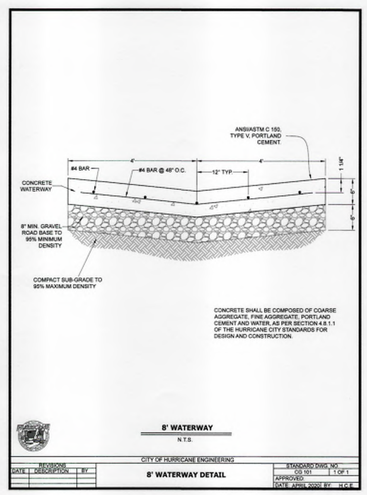
STANDARD 8' CROSS GUTTER

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	CC 103 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

STANDARD 8' CROSS GUTTER



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

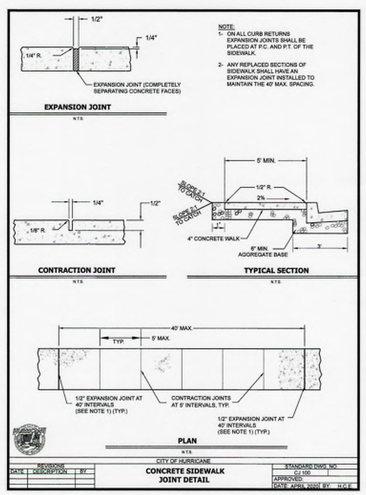
8' WATERWAY

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	CC 101 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

8' WATERWAY DETAIL

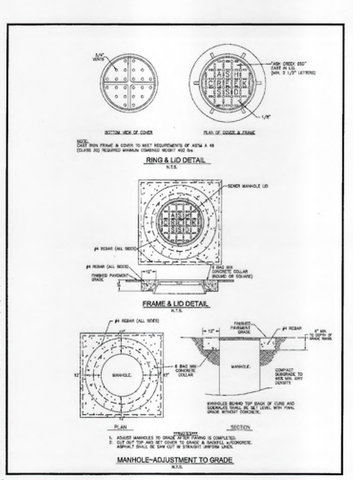


CONCRETE SIDEWALK JOINT DETAIL

N.T.S.

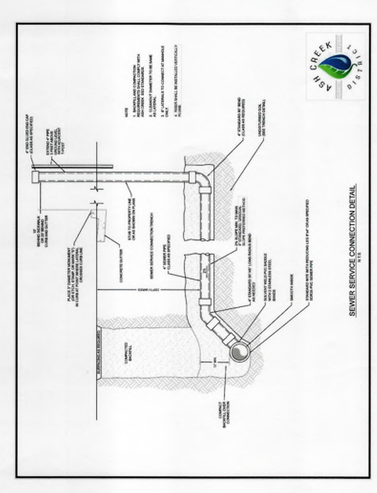
CITY OF HURRICANE ENGINEERING

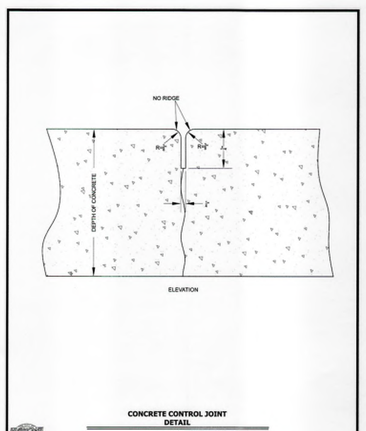
REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	CC 102 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.



MANHOLE-ADJUSTMENT TO GRADE

N.T.S.





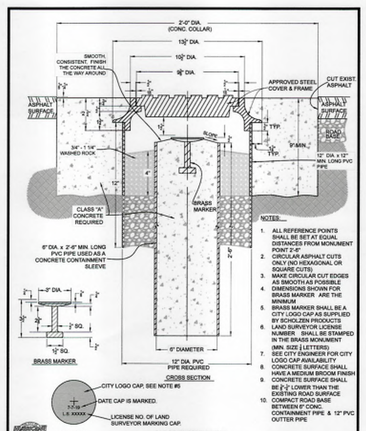
CONCRETE CONTROL JOINT DETAIL

N.T.S.

CITY OF HURRICANE

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SJ 104 |
			APPROVED:
			DATE: 8-30-19 BY: H.C.E.

STANDARD CONCRETE CONTROL JOINT



NOTES

1. ALL REFERENCE POINTS SHALL BE SET AT EQUAL DISTANCES FROM MONUMENT POINT 2'-0"
2. CIRCULAR ASPHALT CUTS ONLY (NO HEXAGONAL OR SQUARE CUTS)
3. MAKE CIRCULAR CUT EDGES AS SMOOTH AS POSSIBLE
4. DIMENSIONS SHOWN FOR BRASS MARKER ARE THE MINIMUM
5. BRASS MARKER SHALL BE A CITY LOGO CAP AS SUPPLIED BY SCHOLZEN PRODUCTS
6. LAND SURVEYOR LICENSE NUMBER SHALL BE STAMPED IN THE BRASS MONUMENT (MIN. SIZE ¼ LETTERS)
7. SEE CITY ENGINEER FOR CITY LOGO CAP SPECIFICATION
8. CLASS I MONUMENTS SHALL HAVE A MEDIUM BROOM FINISH
9. CONCRETE SURFACE SHALL BE 2'-0" LOWER THAN THE EXISTING ROAD SURFACE
10. COMPACT ROAD BASE BETWEEN 6" CONC. CONTAINMENT PIPE & 12" PVC OUTTER PIPE

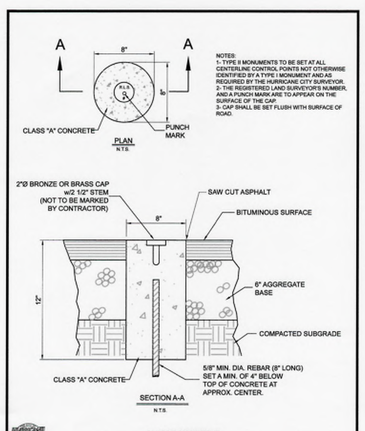
CLASS I STANDARD MONUMENT DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	MON 100 | 1 OF 1
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

CLASS I MONUMENT



NOTES:
1- TYPE II MONUMENTS TO BE SET AT ALL CENTERLINE CONTROL POINTS NOT OTHERWISE IDENTIFIED BY A TYPE I MONUMENT AND AS REQUIRED BY THE HURRICANE CITY SURVEYOR.
2- THE REGISTERED LAND SURVEYOR'S NUMBER, AND A PUNCH MARK ARE TO APPEAR ON THE SURFACE OF THE CAP.
3- CAP SHALL BE SET FLUSH WITH SURFACE OF ROAD

N.T.S.

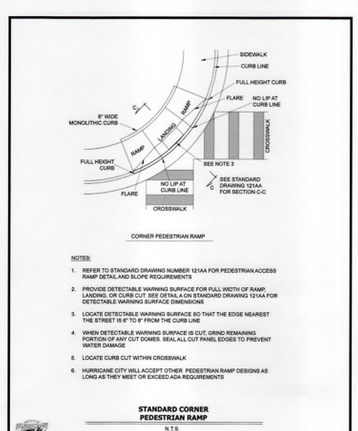
CLASS II MONUMENT

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	MON 101 | 1 OF 2
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

CLASS II MONUMENT



CORNER PEDESTRIAN RAMP

NOTES:

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

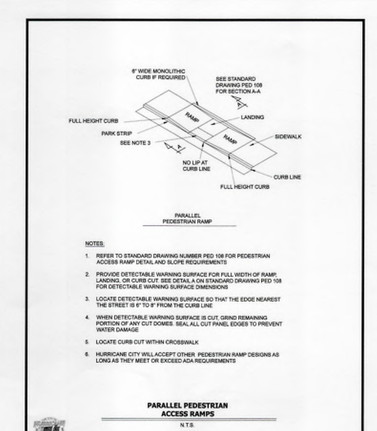
STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	PED 105 | 1 OF 9
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

STANDARD CORNER PEDESTRIAN RAMP



PARALLEL PEDESTRIAN RAMP

NOTES:

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

PARALLEL PEDESTRIAN ACCESS RAMPS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD DWG. NO.
DATE	DESCRIPTION	BY	PED 107 | 8 OF 9
			APPROVED:
			DATE: APRIL 2020 BY: H.C.E.

PARALLEL PEDESTRIAN ACCESS RAMP

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
STATE OF UTAH
11/14/2023

No	Date	By	Revision

DATE: NOV. 2023
DRAWN: CBW
APPROVED: WFM
SCALE: N/A
JOB NO.: 211305

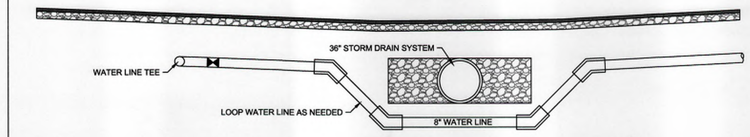
DETAILS
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

SHEET 8 OF 9 SHEETS

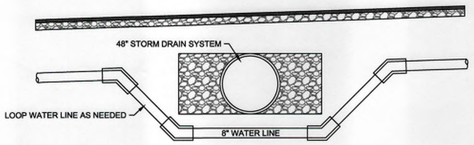
FILE: ZIONS - IMPROVEMENT PLANS

X:\211000-211999\211305 - Zions Gateway\Drawings\Improvement Plans\211305 - UTILITIES.dwg

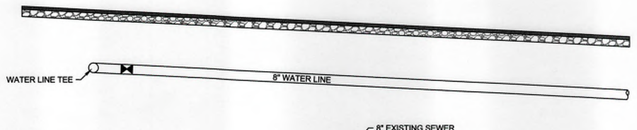
MAR 2 5 2024



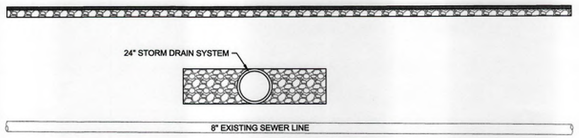
A WATER LINE CROSSING
SCALE: 1" = 5'



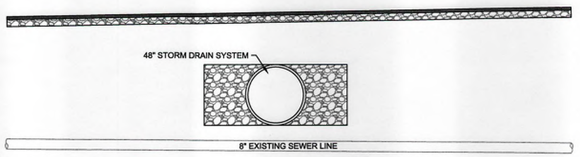
B WATER LINE CROSSING
SCALE: 1" = 5'



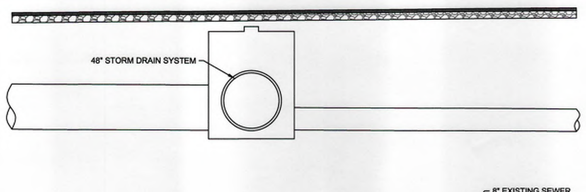
C WATER LINE CROSSING
SCALE: 1" = 5'



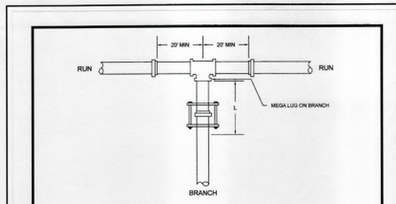
D STORM DRAIN LINE CROSSING
SCALE: 1" = 5'



E STORM DRAIN LINE CROSSING
SCALE: 1" = 5'



F STORM DRAIN LINE CROSSING
SCALE: 1" = 5'



RUN SIZE DIAMETER / BRANCH SIZE DIAMETER

	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				19	*	*	*	*	*	*
12					52	22	*	*	*	*
14						82	56	30	5	*
16							114	88	64	18
18								143	119	73
20									172	126
24										227

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

RESTRAINED LENGTHS, "L" (IN FEET)

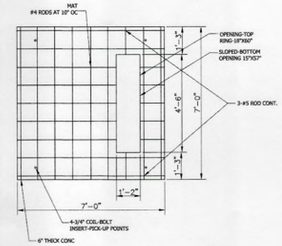
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD TEE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG NO.: WD 309 | 1 OF 1
APPROVED:
DATE: OCT 2020 | BY: H.C.E.



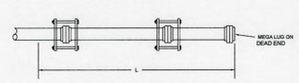
3-PH TRANSFORMER PAD POWER

HURRICANE CITY UTAH

3 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-10

STANDARD DEAD END FOR DUCTILE IRON



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	85	119	156	195	219	248	279	309	338

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

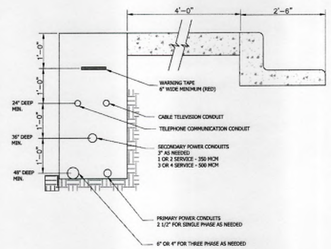
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.: WD 311 | 1 OF 1
APPROVED:
DATE: 8/6/2021 | BY: H.C.E.



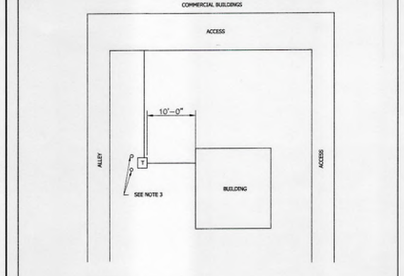
NOTES

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

HURRICANE CITY UTAH

JOINT UTILITY TRENCH

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-18



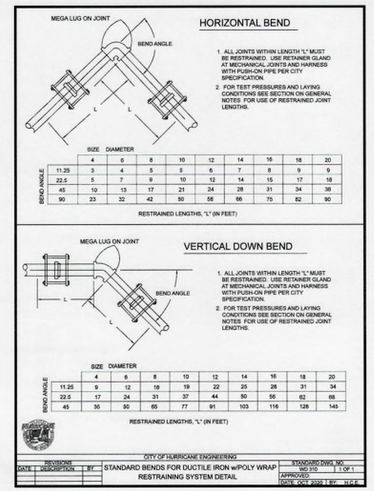
NOTES

1. URD POWER DESIGN AND INSTALL FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECS AS MUCH AS POSSIBLE SEE STD DWG DR-20
2. IF EQUIPMENT CANNOT BE PLACED IN FRONT, PLACEMENT SHALL BE DETERMINED BY HURRICANE CITY POWER
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEONS SHALL BE PLACED AS SHOWN

HURRICANE CITY UTAH

COMMERCIAL BUILDINGS

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-23



HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	3	4	5	5	6	7	8	9	9
22.5	5	7	9	10	12	14	15	17	18
45	10	13	17	21	24	28	31	34	38
90	23	32	42	50	58	66	75	82	90

RESTRAINED LENGTHS, "L" (IN FEET)

VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

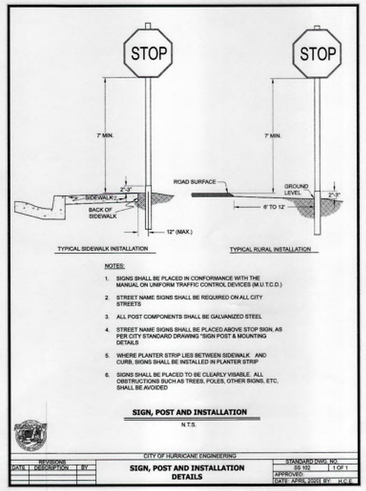
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.: WD 310 | 1 OF 1
APPROVED:
DATE: OCT 2020 | BY: H.C.E.



TYPICAL SIDEWALK INSTALLATION | TYPICAL RURAL INSTALLATION

NOTES:

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

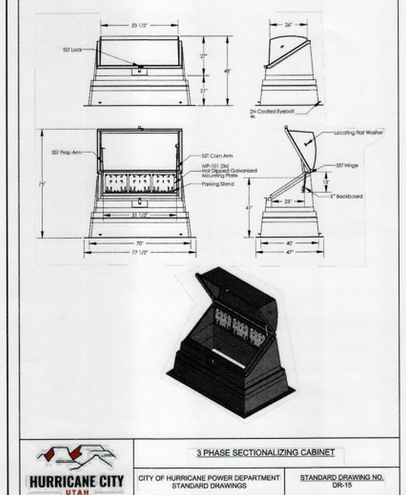
SIGN, POST AND INSTALLATION
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

SIGN, POST AND INSTALLATION DETAILS

STANDARD DWG. NO.: WD 312 | 1 OF 1
APPROVED:
DATE: APRIL 2020 | BY: H.C.E.



HURRICANE CITY UTAH

3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-15

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
02/15/2024
STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DETAILS
ZIONS GATEWAY PHASE 3
LOCATED IN HURRICANE, UTAH

DATE: FEB 2024 | DRAWN: CBW | APPROVED: WFM | SCALE: N/A | JOB NO.: 211305

SHEET 9 OF 9 SHEETS

FILE: 211305 - IMPROVEMENT PLANS

X:\211000-211999\211305 - Zions Gateway\Drawings\Improvement Plans\211305 - UTILITIES.dwg

MAR 2 5 2024

Hurricane City Application

Application Accepted Date: 04/09/2024

Type of Improvement: Conditional Use Permit

Description: Storage Barn

Tenant / Project Name: Conditional Use Permit - greater height and size Dr. Howard Barn

Bldg. Address: 2261 S 3400 W

City: Hurricane City State: UT Zip: 84737

Subdivision: None Phase: None

Block: Lot #: None Parcel #: H-3-2-7-3304

Property Owner: Dr. Douglas Howard

Permit Contact: Ken Koontz P:(847) 494-6532

Email: info@solariscustomhomes.com

CONTACT INFORMATION

Engineer of Record: York Engineering

General Contractor: Ken Koontz - Solaris Development

License #: 10704642-5501 P: (847) 494-6532

Address: 2769S 3300W

City: Hurricane State: Utah Zip: 84737

Email: Info@SolarisCustomHomes.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANCUP24-14

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

Applicant Name: Ken Koontz

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I (we),_____, 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.

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 29 day of February 2024.

_____
(Notary Public)

Residing in: Washington County

My Commission Expires: Aug. 30, 2026

DAKOTAH SPENCER DEUEL
Notary Public - State of Utah
Comm. No. 726384
My Commission Expires on
Aug 30, 2026

4/9/2024

To whom it may concern-

Building a 100’ x 50’ barn kit on lot H-3-2-7-3304 in Hurricane. Space is to be used as a garage for storing vehicles and tools. The building is located away from the house on the lot as well as property lines. Hose bibs and power will be run to the building.

Solaris Development will be responsible for the construction with Nate Hadley as the general contractor.

If you have any other questions, please contact me directly.

Thank you,

Ken Koontz
Manager Solaris Development
847.494.6532
Info@SolarisCustomHomes.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	CUP24-14
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Solaris Development-Ken Koontz
Agent:	
Request:	A conditional use permit for a building of greater height and size
Location:	2261 S 3400 W
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 5000 sq. ft. and 38' tall barn. Hurricane City Code (HCC) 10-14-4 allows the maximum size and height of an accessory building to be 2,000 sq. ft. and 20 feet tall respectively. A property owner may request a conditional use permit to build a building of greater height and size.

The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):

e. Standards for greater heights than permitted by this Code.

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

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

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

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

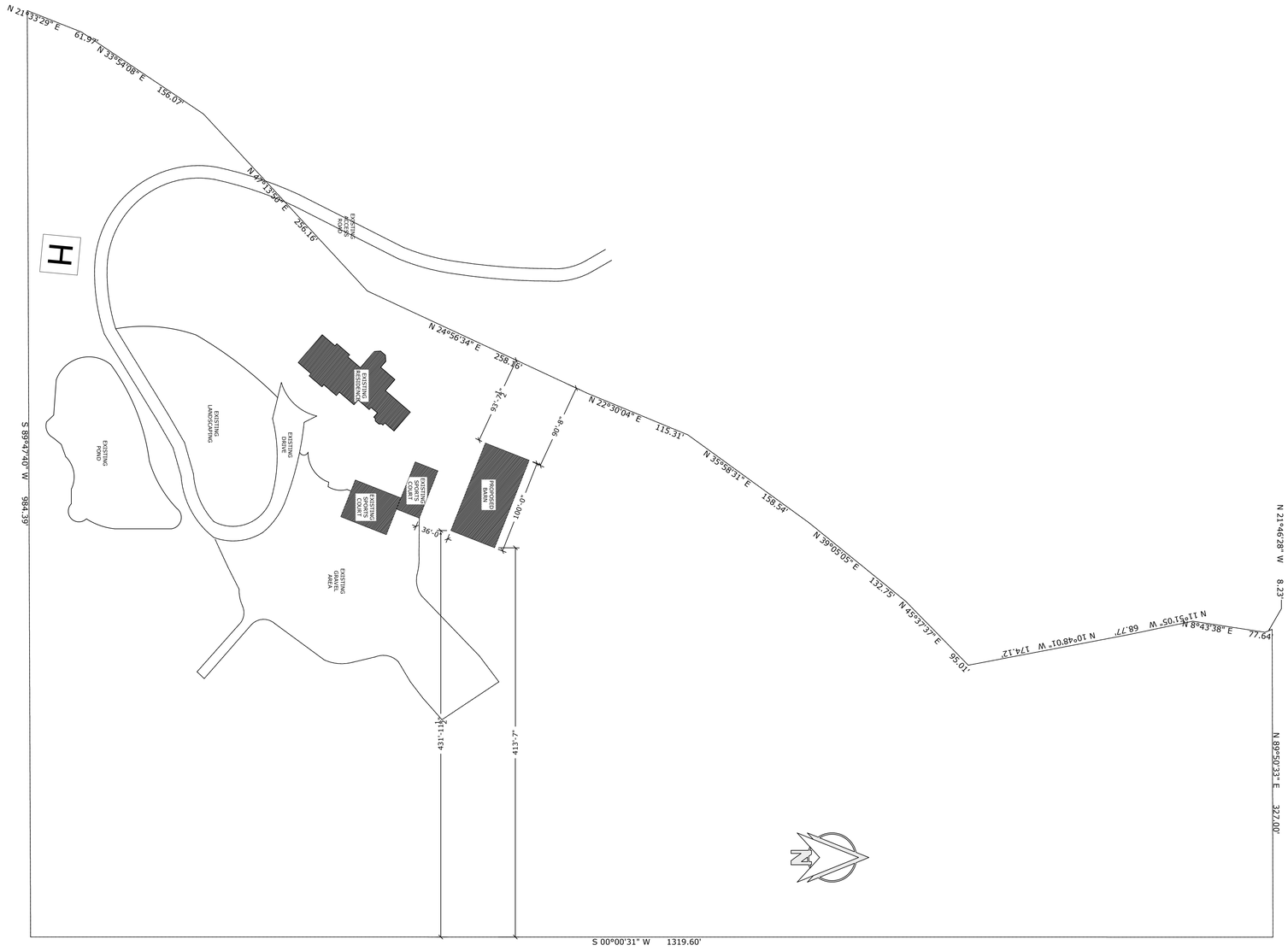
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines.
4. The building is for a permitted use in this zoning.

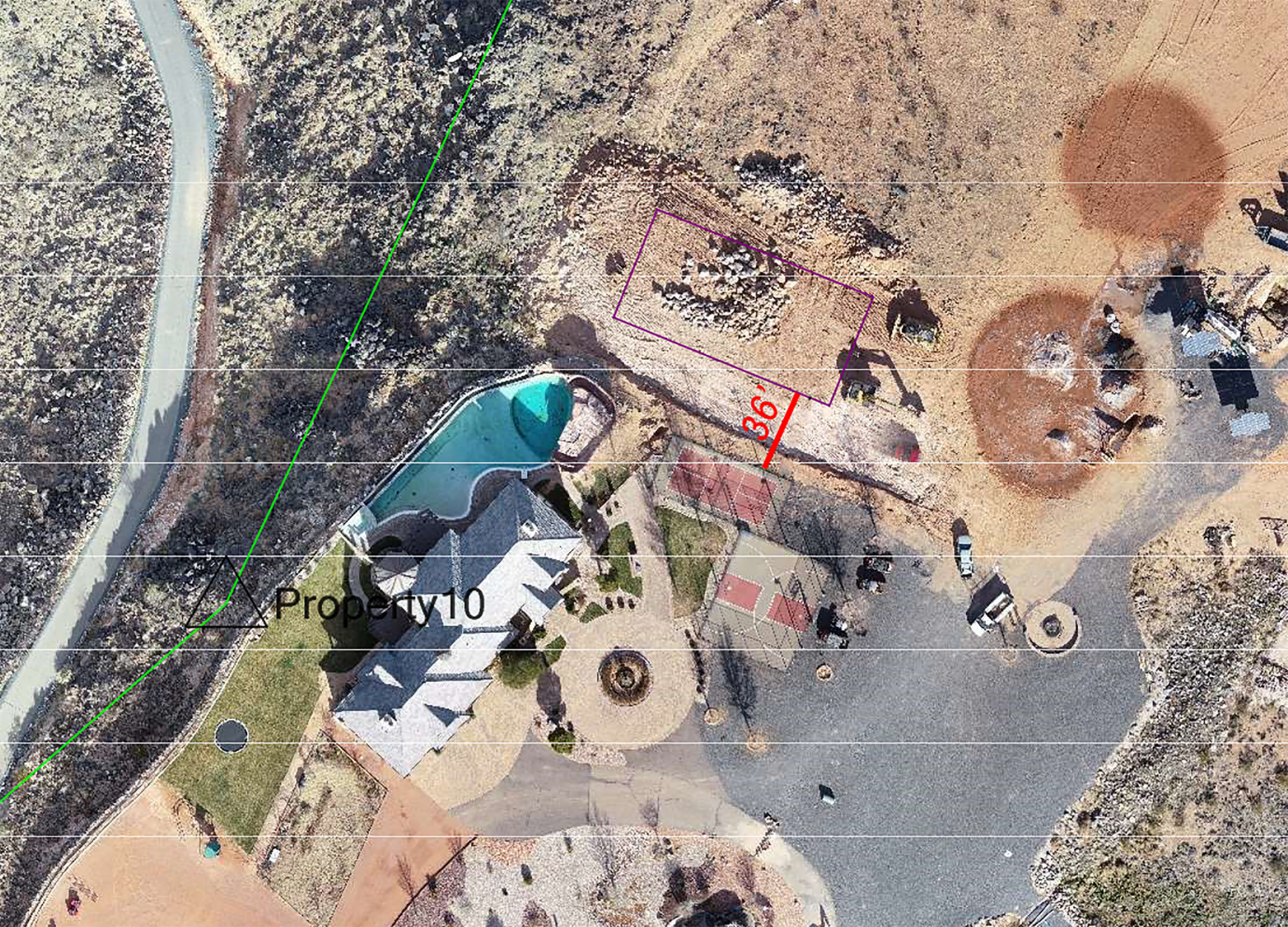
Recommendation: Staff recommends approval of the conditional use permit.



SITE PLAN

SCALE: 1/64" = 1'-0"


property1
property2
property
Property13
Property12
Property11
Property10
Property9
Property8
Property7
Property6
36'


36'
Property10

GENERAL NOTES AND DESIGN SPECIFICATIONS

GENERAL NOTES:
1. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE TIMBERLYNE CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT BECOMES THE OBLIGATION OF THE USER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS AND PERSONALLY BE RESPONSIBLE FOR THEM.

2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE OVER SMALLER SCALE.

3. ALL MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS ARE DESIGN/BUILD FURNISHED BY THE MECHANICAL/ELECTRICAL CONTRACTOR FOR THEIR USE.

4. ALL TIMBERS ARE FULL DIMENSION ROUGH SAWN UNLESS NOTED. SILL PLATE IS 2X TREATED UNLESS NOTED OTHERWISE. WE RECOMMEND SILL SEALER BE INSTALLED BENEATH THE SILL PLATE

5. WHERE FEASIBLE INSTALL THE BOLTS IN THE PLATE JOINERY SO THAT THE NUTS CAN BE ACCESSED FROM THE INTERIOR OF THE BARN. THE SIDING OR FRAMING MAY NEED TO BE NOTCHED SLIGHTLY FOR PLATE AND BOLT CLEARANCE.

6. VERIFY WINDOW AND DOOR ROUGH OPENINGS BEFORE FRAMING.

7. WE RECOMMEND 1X4 BREAKER BOARD BE INSTALLED AT SIDING SPLICES. WE RECOMMEND THAT THE CONTRACTOR INSTALL Z FLASHING @ ALL BREAKER BOARD LOCATIONS.

8. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING IS NOT SUPPLIED BY TIMBERLYNE

9. ANY MATERIALS SHOWN ON THESE DRAWINGS WHICH ARE NOT WRITTEN IN YOUR CONTRACT OR INCLUDED IN THE TIMBERLYNE MATERIALS LIST ARE TO BE PROVIDED BY THE BUYER.

10. WHERE TREATED WOOD IS CROSSCUT, NOTCHED, OR BORED ON SITE, THE EXSPOSED UNTREATED WOOD SHOULD BE GIVEN TWO LIBERAL COATS OF A WOOD PRESERVATIVE SEALANT.

FOUNDATION NOTES:
1. LOCAL BUILDING CODE SPECIFICATIONS REGARDING WATERPROOFING, DAMP PROOFING AND VENTILATION OF FOUNDATION WALLS AND SLABS, TAKE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUYER, OR ON-SITE FOUNDATION CONTRACTOR TO SATISFY THE LOCAL BUILDING CODE REQUIREMENTS.

SOIL: FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 1500 PSF. (ASSUMED)

SLABS: CONCRETE SLABS SHALL CONFORM TO A 28-DAY STRENGTH OF 3000 PSI AND FOOTINGS TO A STRENGTH OF 3000 PSI.

CODE: 2018 INTERNATIONAL BUILDING CODE

LOADS
ROOF LIVE/SNOW LOAD: 20 PSF
GROUND SNOW LOAD: 21 PSF
LOFT LIVE LOAD: 40 PSF
WIND LOAD : 105 MPH (ULT) "C" EXPOSURE
(3 SECOND GUST)
SEISMIC DESIGN CATEGORY: D
IMPORTANCE CATEGORY: II

BUILDING ERECTION SAFETY NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL SAFETY REQUIREMENTS. THE ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

WOOD TYPE

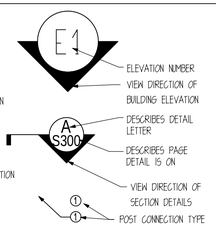
STRUCTURAL FRAMING: RED PINE #2 OR BETTER U.N.O
PURLIN: RED PINE #2 OR BETTER U.N.O

REVISION HISTORY

REV.#	DATE:	DESCRIPTION:
1.0	03/13/2023	FINAL PLAN SET
2.0	04/11/2023	ENG UPGRADES
1.2	00/00/2023	--
1.3	00/00/2023	--
1.4	00/00/2023	--

SYMBOLS

- WOOD IN SECTION
- CONCRETE IN SECTION
- SAND OR GRAVEL IN SECTION
- STEEL IN SECTION
- BATT INSULATION IN SECTION
- INSULATION NAILBASE IN SECTION
- ARCH ROOF
- BOARD AND BATTEN SIDING



STANDARD ABBREVIATIONS

CONC	CONCRETE	MAX	MAXIMUM	EXT	EXTERIOR
CONT	CONTINUOUS	MIN	MINIMUM	FF	FINISHED FLOOR
DBL	DOUBLE	NTS	NOT TO SCALE	FTG	FOOTING
DF	DOUGLAS FIR	OC	ON CENTER	INSUL	INSULATION
EA	EACH	OH	OVERHEAD	INT	INTERIOR
STD	STANDARD	T&G	TONGUE & GROOVE	TYP	TYPICAL



SHEET INDEX

G000 COVER SHEET
D200 MAIN FLOOR PLAN
D201 LOFT FLOOR PLAN
D202 ROOF PLAN
D300 EXTERIOR ELEVATIONS
D301 EXTERIOR ELEVATIONS
D400 BUILDING SECTIONS
S200 FOUNDATION PLAN
S201 LOFT FLOOR FRAMING PLAN
S202 PURLIN LAYOUT
S300 DETAILED BUILDING SECTIONS
S301 DETAILED BUILDING SECTIONS
S302 DETAILED BUILDING SECTIONS
S400 CONNECTIONS AND ATTACHMENT DETAILS
S401 FLASHING DETAILS
S500 BENT DETAILS
S501 BENT DETAILS
S502 FRAME 150
S600 POST CONNECTION/ BENT LAYOUT
S601 MAIN FLOOR SHEAR WALL SCHEDULE
S602 LOFT FLOOR SHEAR WALL SCHEDULE

LIST BELOW ARE ITEMS SHOWN IN DRAWINGS BUT ARE NOT PROVIDED BY TIMBERLYNE

- FINISHED ROOFING MATERIAL
- FLASHING MATERIAL
- DOORS AND WINDOWS
- SIMPSON HANGERS
- SIMPSON CMST STRAPPING
- HOLD DOWNS

COVER SHEET

NOTE: LINE 3D DIAGRAMS ON COVER SHEET (SHEET #1) ARE REPRESENTATIONAL ONLY AND ARE NOT INTENDED FOR USE AS CONSTRUCTION DRAWINGS

TIMBERLYNE

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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

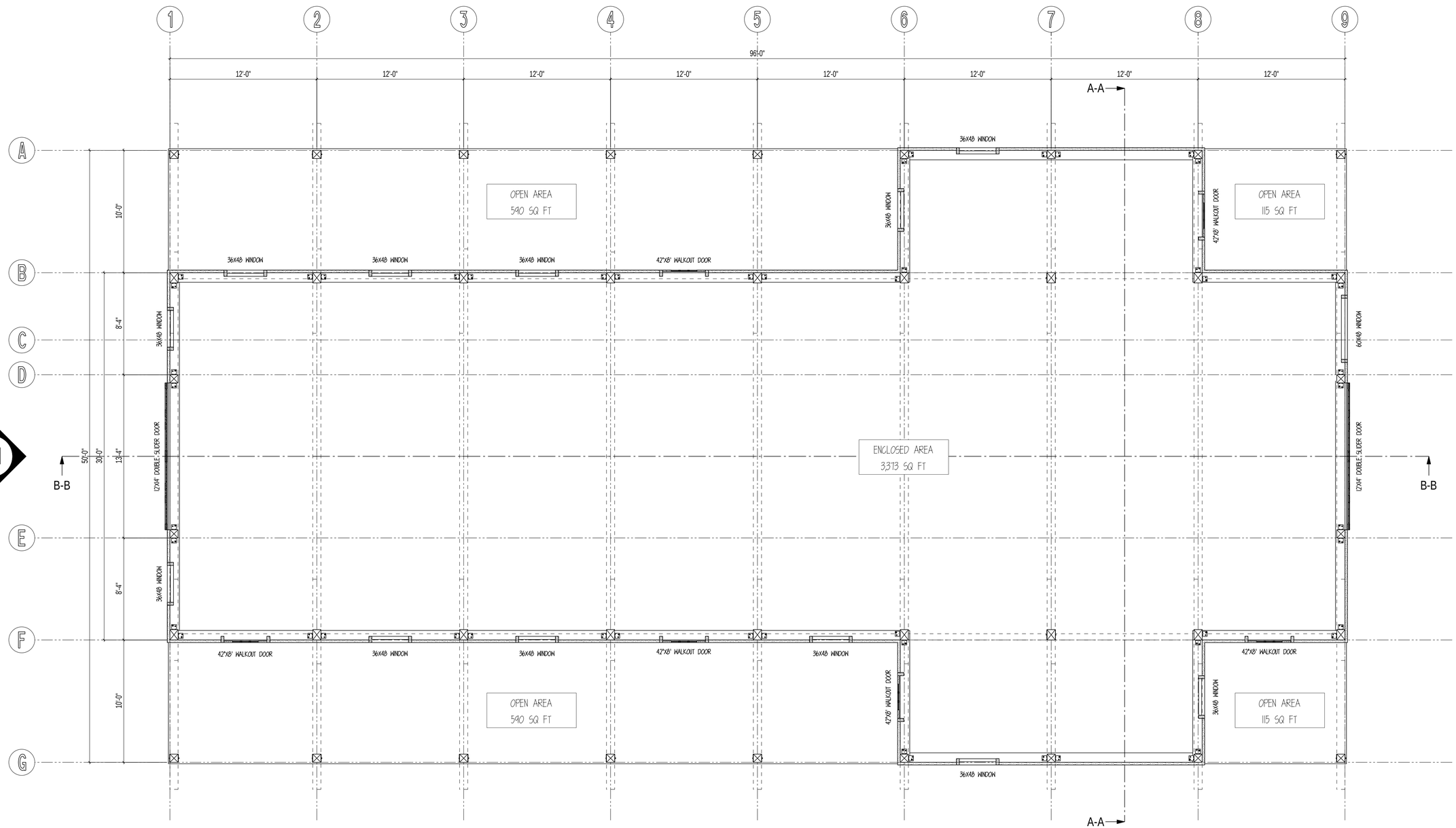
DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

SHEET

G000



LEFT (E4) FRONT (E1) (E3) REAR RIGHT (E2)

NOTE: WINDOWS AND DOORS NOT SUPPLIED BY TIMBERLYNE

MAIN FLOOR LAYOUT

SCALE: 1/4" = 1'

SHEET NOTES:

1. FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
2. TIMBERLYNE IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING, AND HVAC PLANS.
3. INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FIXTURES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
4. DAYLIGHT OPENING, VENT OPENING, AND EGRESS REQUIREMENTS ARE THE RESPONSIBILITY OF THE CUSTOMER/GENERAL CONTRACTOR.
5. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATION TO BE DETERMINED BY THE CUSTOMER AND GENERAL CONTRACTOR.

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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

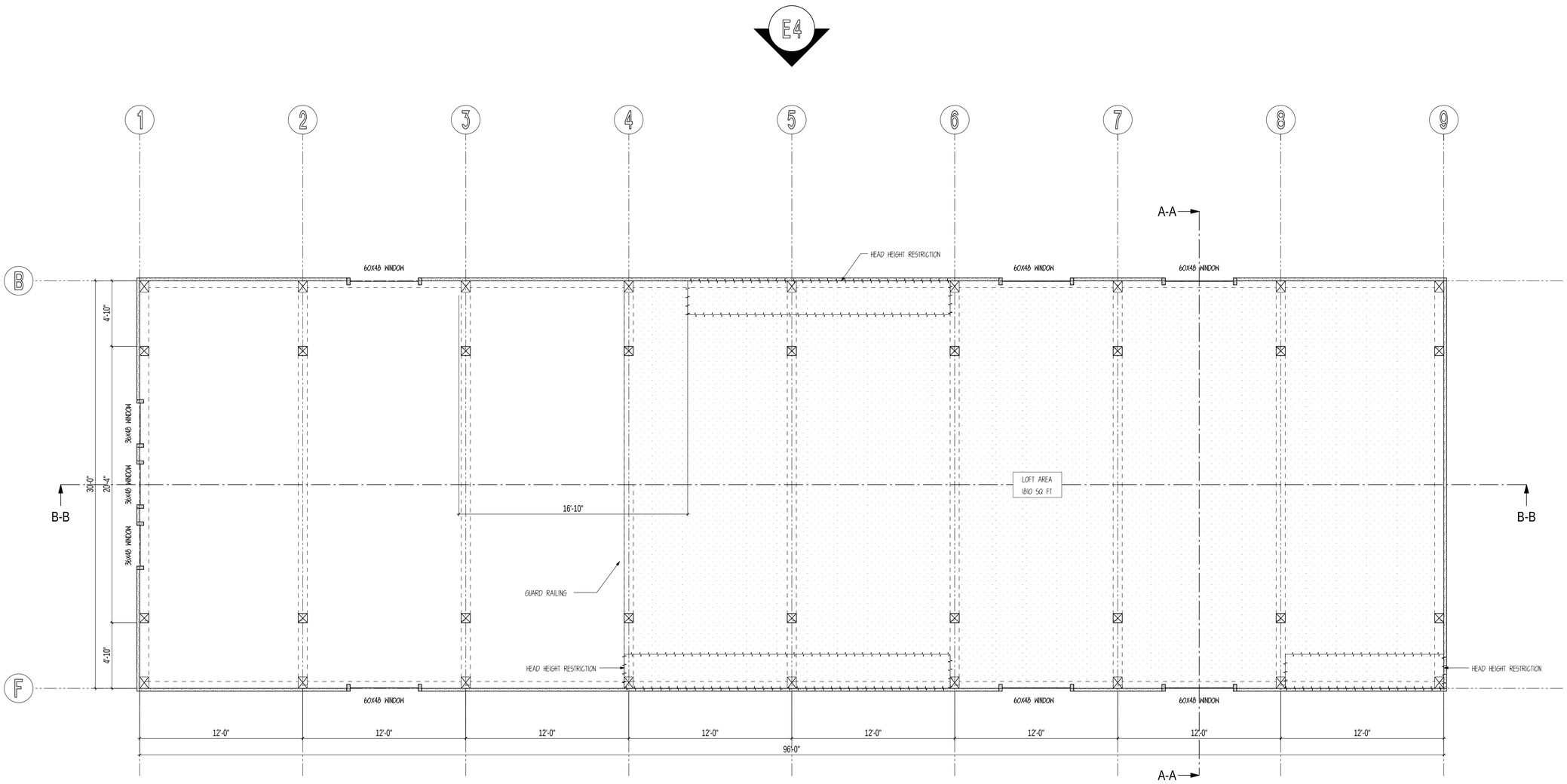
DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

SHEET

D200



LOFT FLOOR LAYOUT

SCALE: 1/4" = 1'

NOTE: WINDOWS AND DOORS NOT SUPPLIED BY TIMBERLYNE

SHEET NOTES:

1. FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
2. TIMBERLYNE IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING, AND HVAC PLANS.
3. INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FIXTURES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
4. DAYLIGHT OPENING, VENT OPENING, AND EGRESS REQUIREMENTS ARE THE RESPONSIBILITY OF THE CUSTOMER/GENERAL CONTRACTOR.
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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

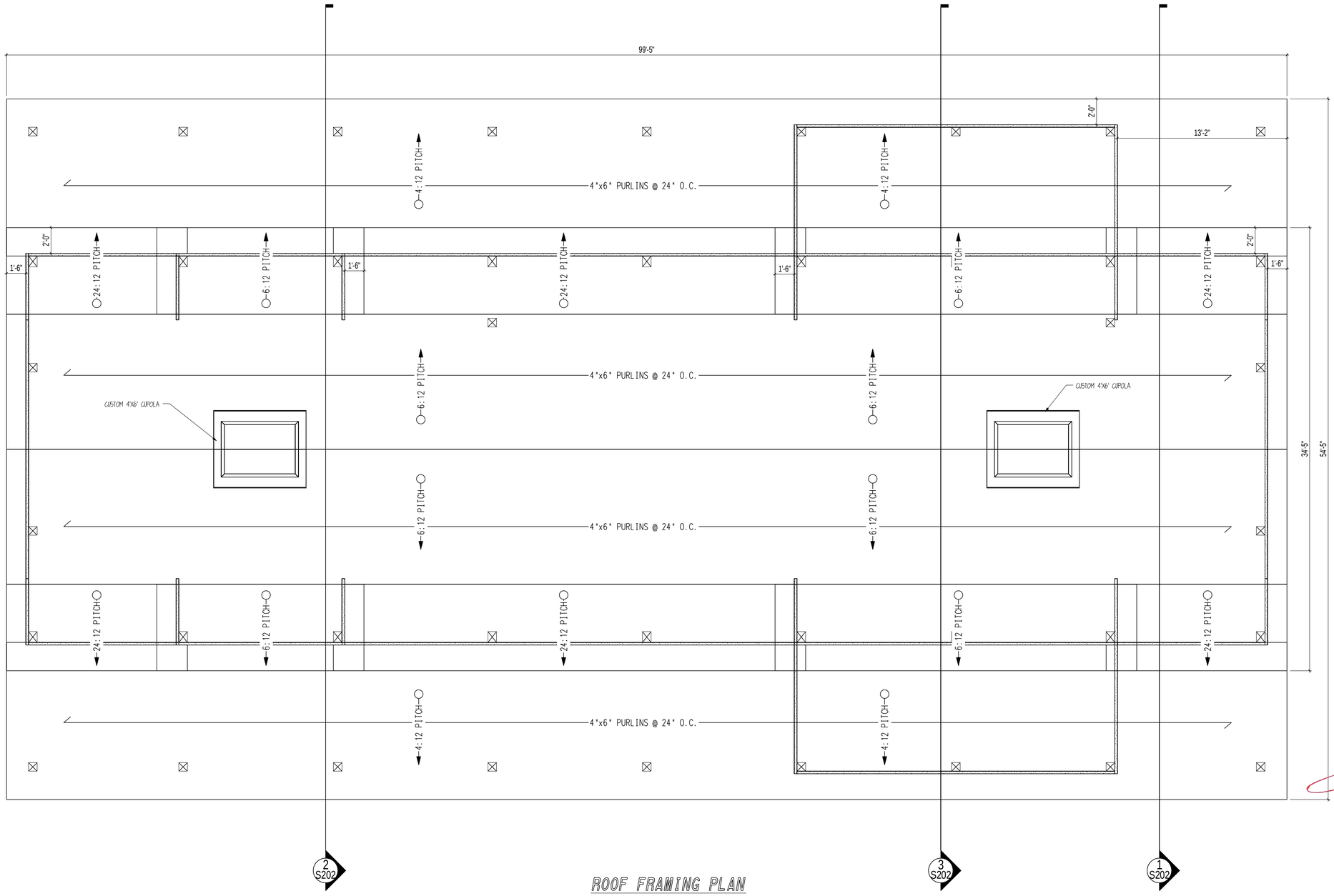
DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

SHEET

D201



ROOF FRAMING PLAN

SCALE: 1/4" = 1'

LEFT (E4)
FRONT (E1) (E3) REAR
RIGHT (E2)

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CUSTOMER INFORMATION:

LARS
WOOLSEY

PROJECT INFORMATION:

WOOLSEY
BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

PROFESSIONAL ENGINEER
01/23/2024
No. 12070628
SAMUEL D. MALOY
STATE OF UTAH

DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

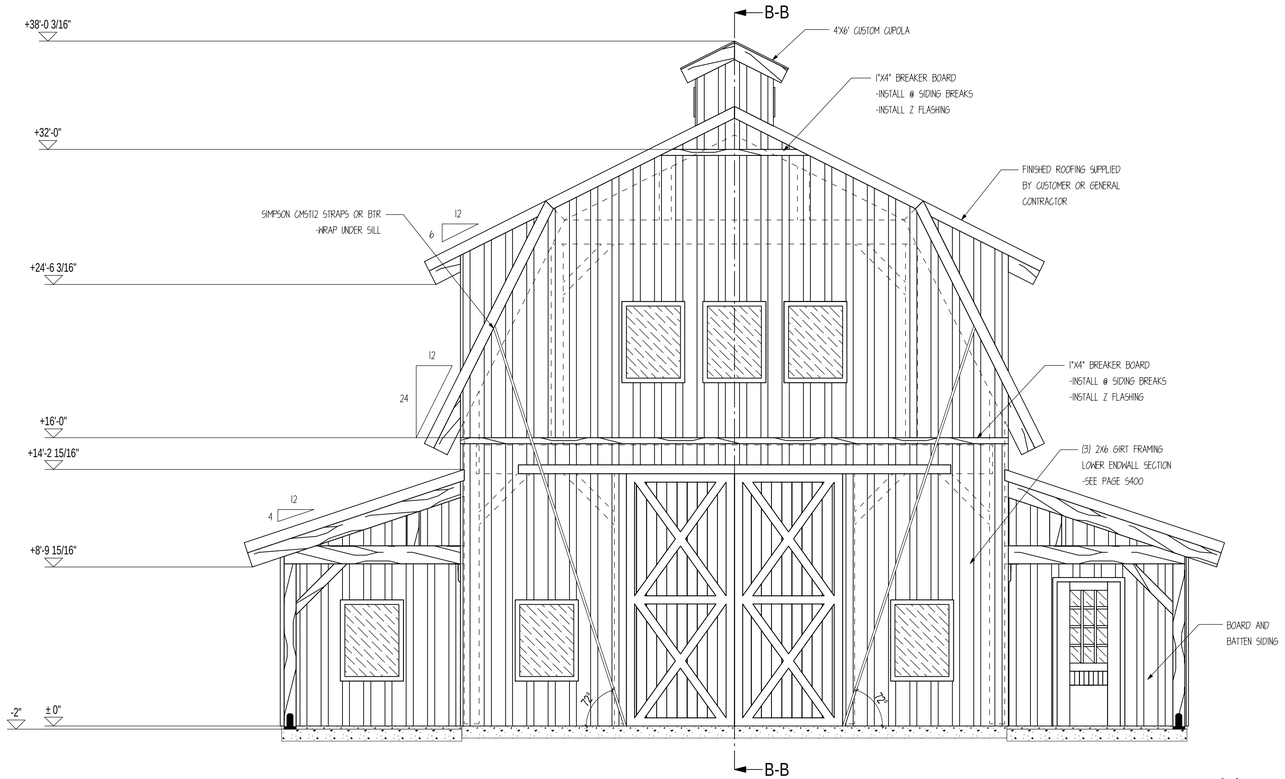
SHEET NOTES

1. SEE SIP MANUFACTURE DRAWING FOR PANEL INSTALLATION

SHEET

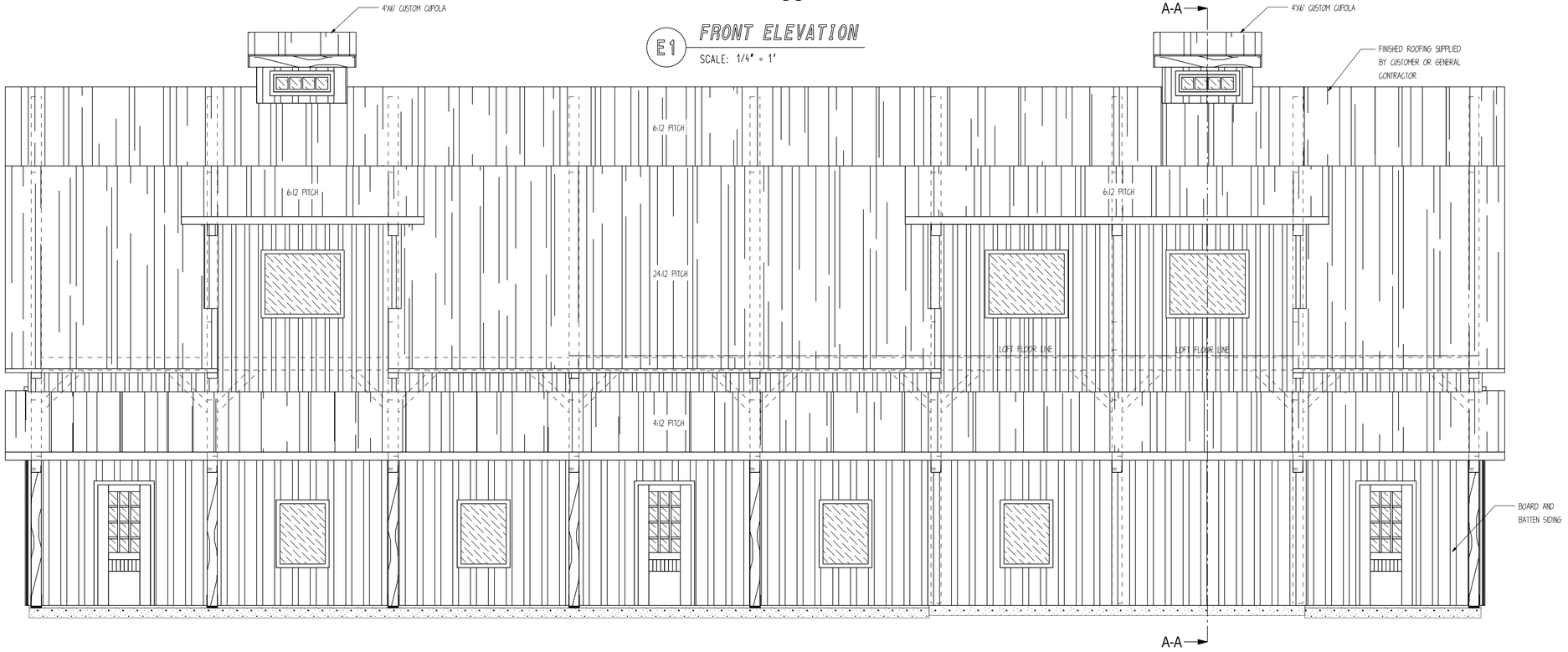
D202

NOTE: WINDOWS AND DOORS NOT SUPPLIED BY TIMBERLYNE



E1 FRONT ELEVATION

SCALE: 1/4" = 1'



E2 RIGHT ELEVATION

SCALE: 1/4" = 1'

SHEET NOTES:
1. BREAKER BOARD LOCATION IS APPROX. ONLY AND SHOULD BE INSTALLED ON SITE TO MATCH SIDING LENGTH PROVIDED.
2. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATIONS TO BE VERIFIED BY CUSTOMER AND GENERAL CONTRACTOR.
3. FINISHED ROOFING MATERIAL TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR. ROOFING UNDERLAYMENT PROVIDED BY TIMBERLYNE

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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

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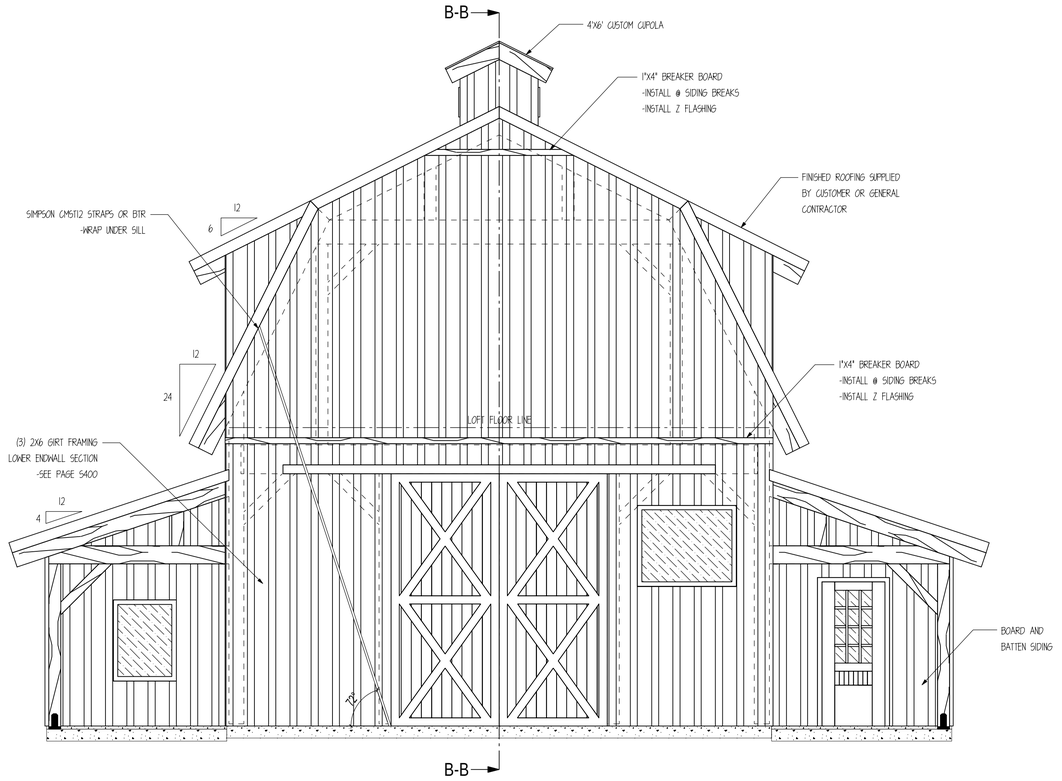
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SHEET NOTES

SHEET

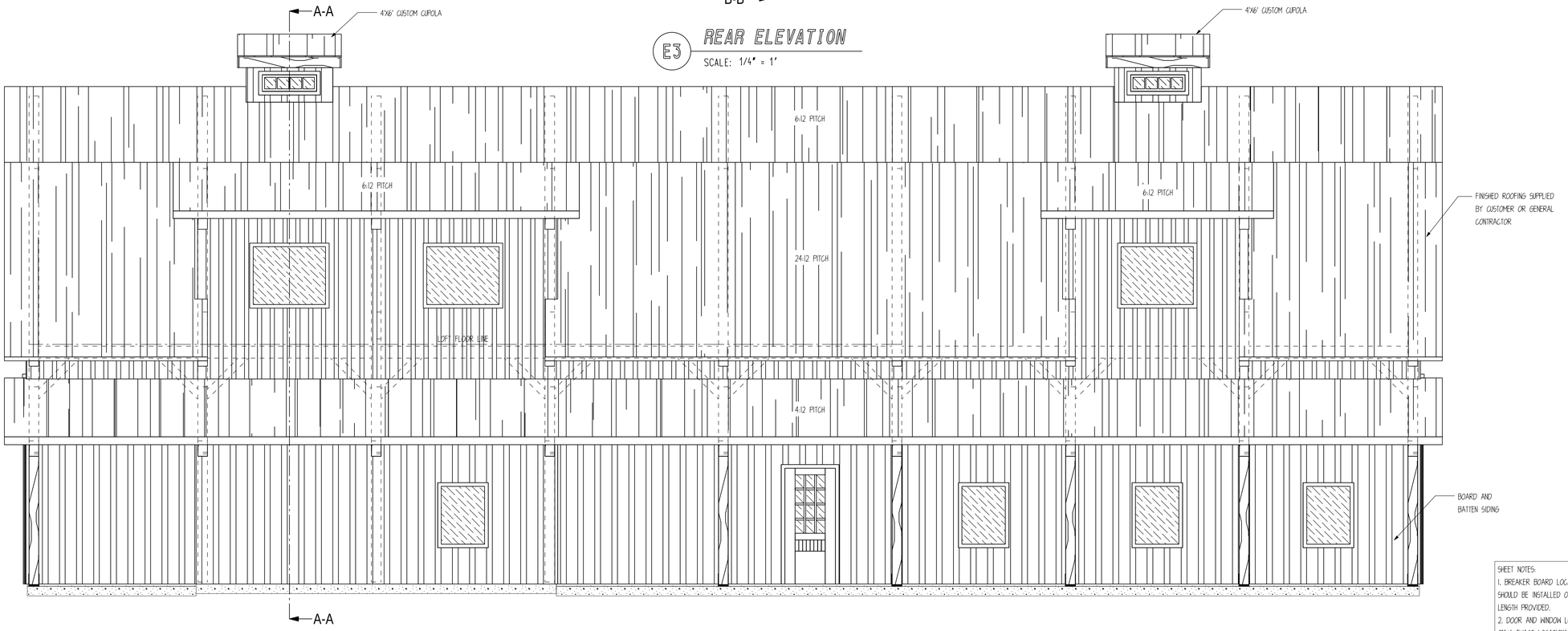
D300

NOTE: WINDOWS AND DOORS NOT SUPPLIED BY TIMBERLYNE



E3 REAR ELEVATION

SCALE: 1/4" = 1'



E4 LEFT ELEVATION

SCALE: 1/4" = 1'

SHEET NOTES:
1. BREAKER BOARD LOCATION IS APPROX. ONLY AND SHOULD BE INSTALLED ON SITE TO MATCH SIDING LENGTH PROVIDED.
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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LW00323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
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OTHER:	--
PM:	JB

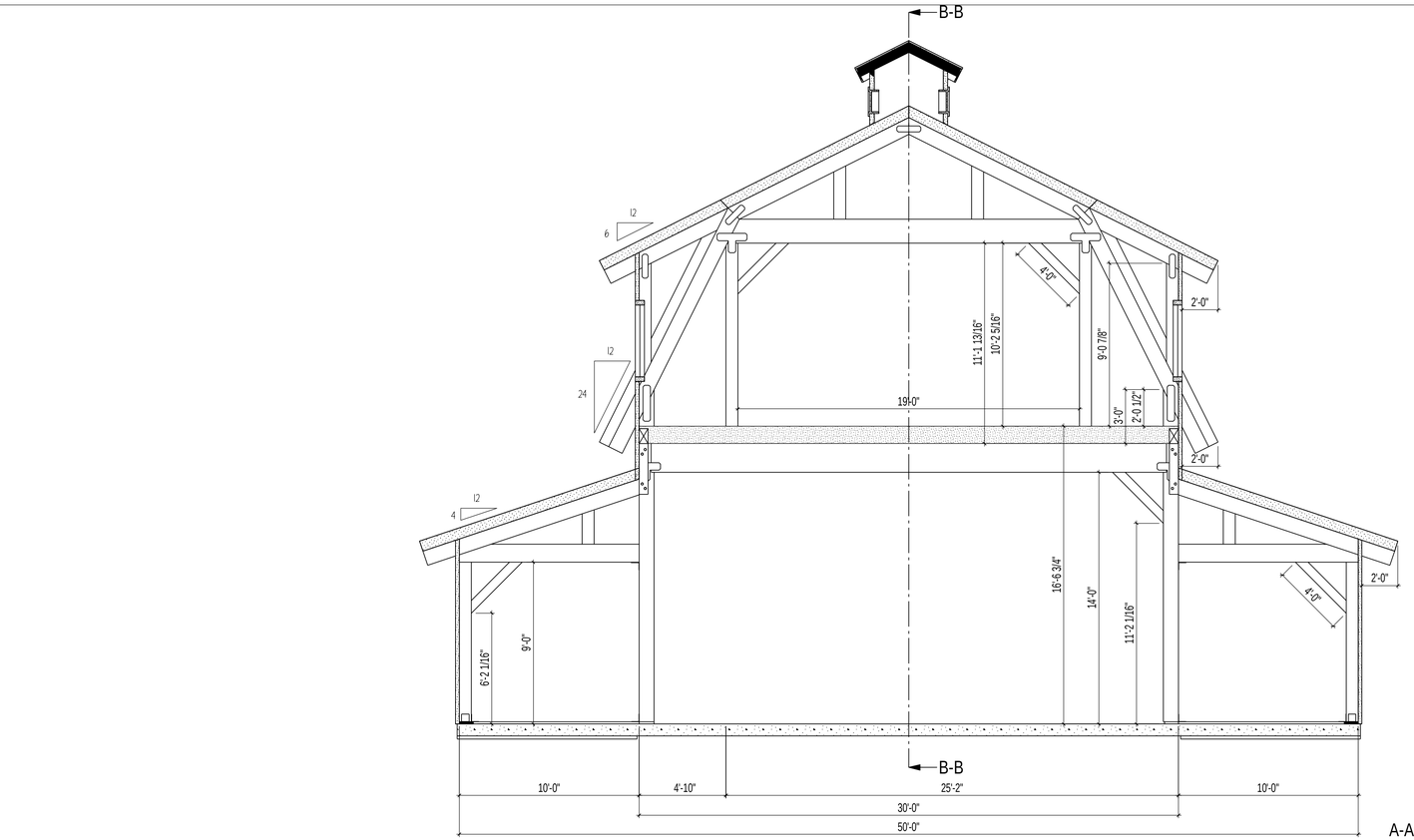
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SHEET NOTES

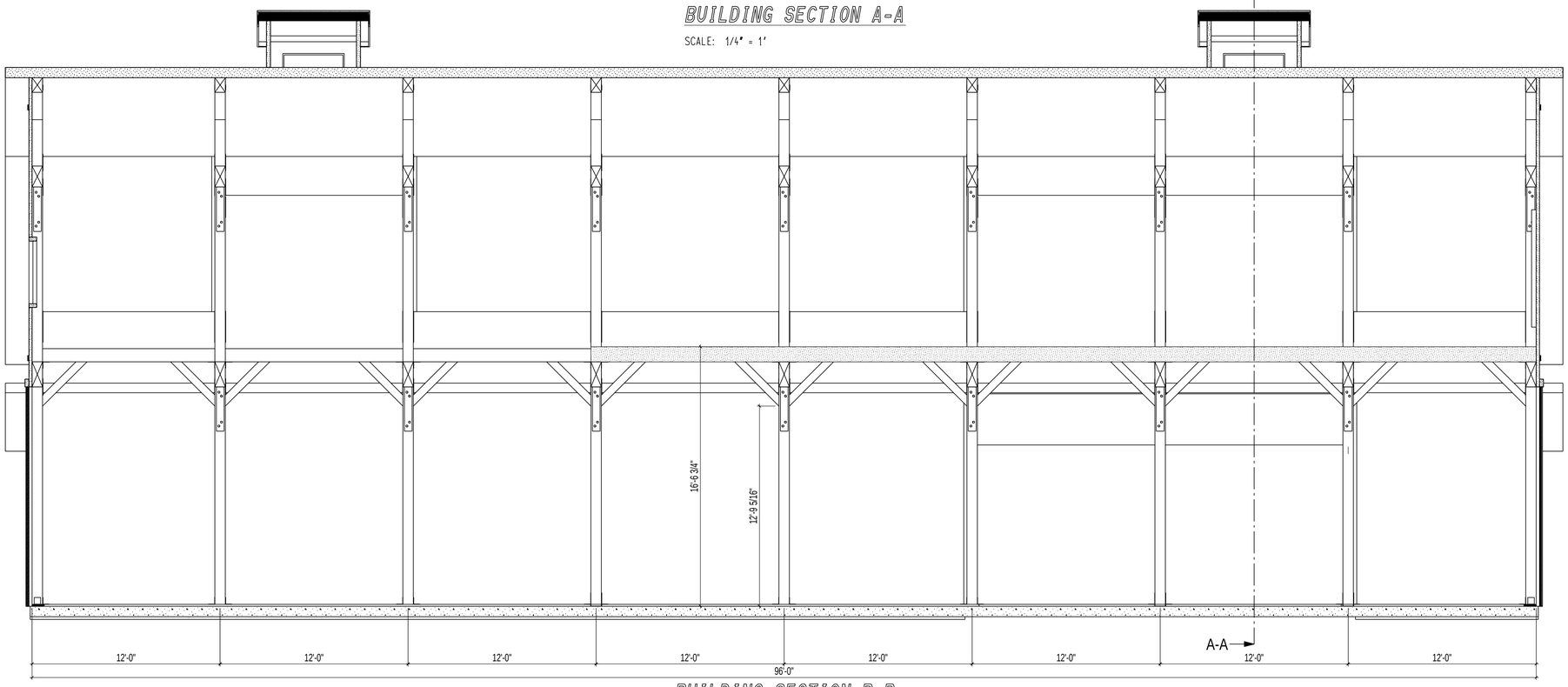
SHEET

D301



BUILDING SECTION A-A

SCALE: 1/4" = 1'



BUILDING SECTION B-B

SCALE: 1/4" = 1'

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CUSTOMER INFORMATION:

LARS
WOOLSEY

PROJECT INFORMATION:

WOOLSEY
BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

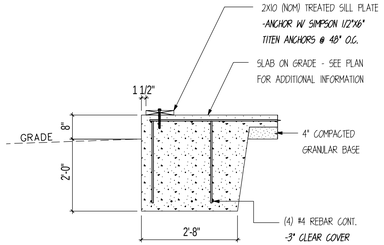
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DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

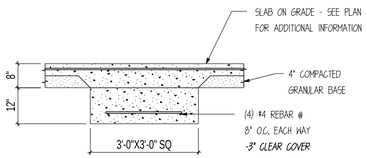
SHEET NOTES

SHEET

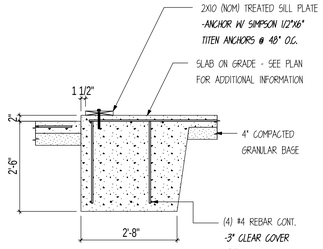
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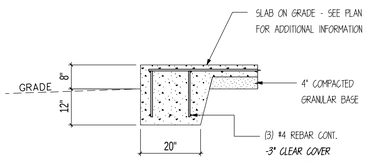
A **FOUNDATION DETAIL**
SCALE : 1/2" = 1'



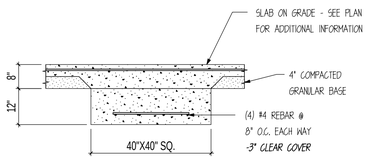
B **FOUNDATION DETAIL**
SCALE : 1/2" = 1'



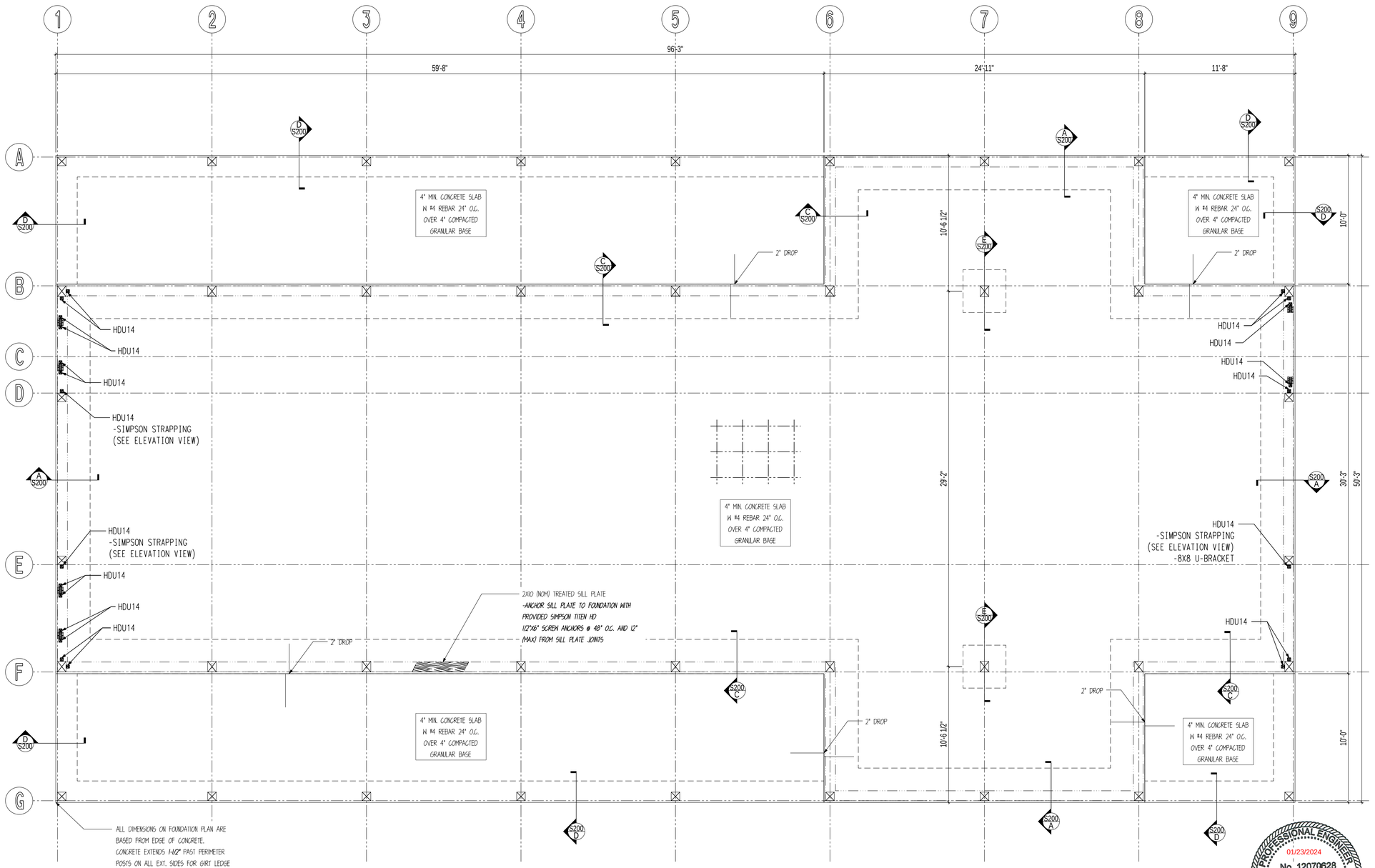
C **FOUNDATION DETAIL**
SCALE : 1/2" = 1'



D **FOUNDATION DETAIL**
SCALE : 1/2" = 1'

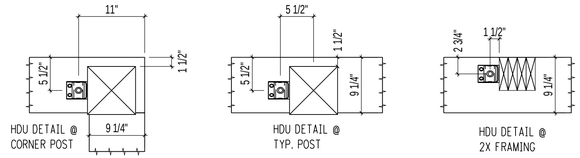


E **FOUNDATION DETAIL**
SCALE : 1/2" = 1'



FOUNDATION PLAN

SCALE: 1/4" = 1'

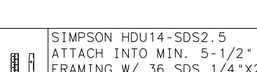


HDU LOCATION DETAILS

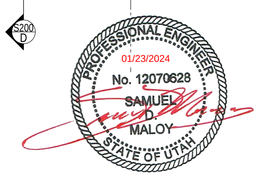
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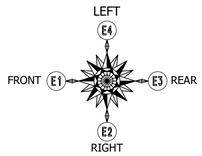
HOLDOWN DESCRIPTIONS	
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS -USE SIMPSON SET EPOXY OR EQUIV. -HOLDOWNS ARE NOT SUPPLIED W/ TIMBERLYNE BARN KIT -GENERAL CONTRACTOR TO SUPPLY	SIMPSON HDU14-SDS2.5 ATTACH INTO MIN. 5-1/2" FRAMING W/ 36 SDS 1/4"X2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 1" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.

SCREW ANCHOR INFORMATION



NOTES:
1. USED FOR POST ATTACHMENT.
2. USED TO ATTACH TREATED SILL TO CONCRETE.
3. USE 1/2" DIA. MASONRY BIT TO PRE-DRILL





TIMBERLYNE

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CUSTOMER INFORMATION:

LARS
WOOLSEY

PROJECT INFORMATION:

WOOLSEY
BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

DRAWING INFORMATION:

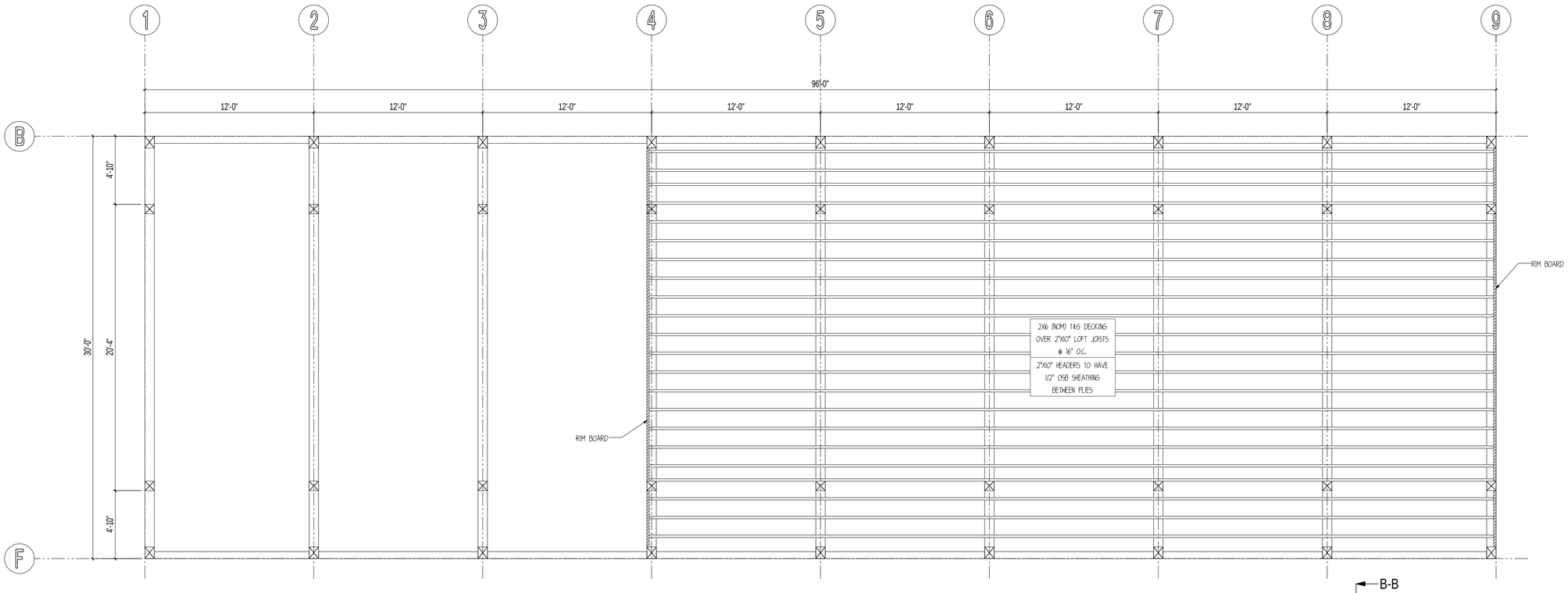
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DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

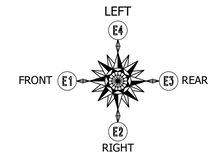
SHEET NOTES

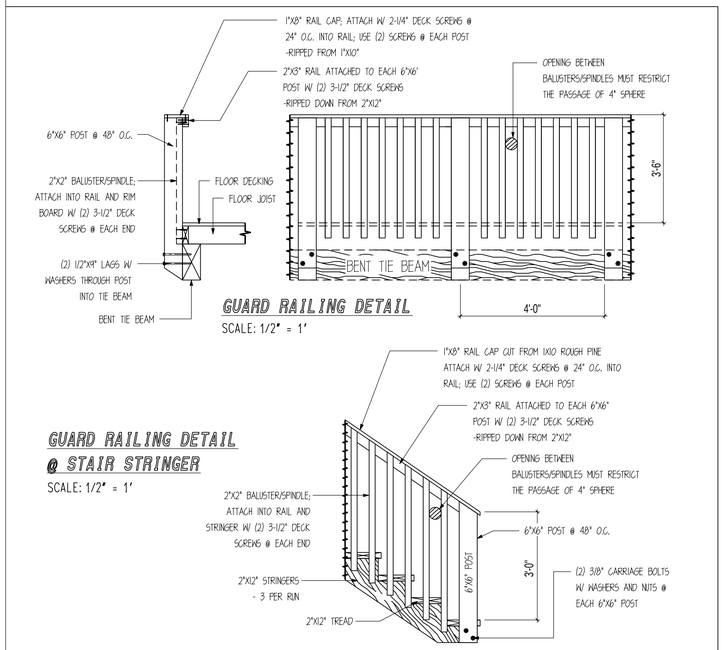
1. FOUNDATION DIMENSIONS TO BE VERIFIED BY GENERAL CONTRACTOR BEFORE ERECTION OF FRAME.
2. CHECK LOCAL CODE FOR MINIMM FOOTING DEPTH.
3. REFER TO COVER SHEET FOR FURTHER INFORMATION ON FOUNDATION AND REBAR.

SHEET

S200







GUARD RAILING DETAIL

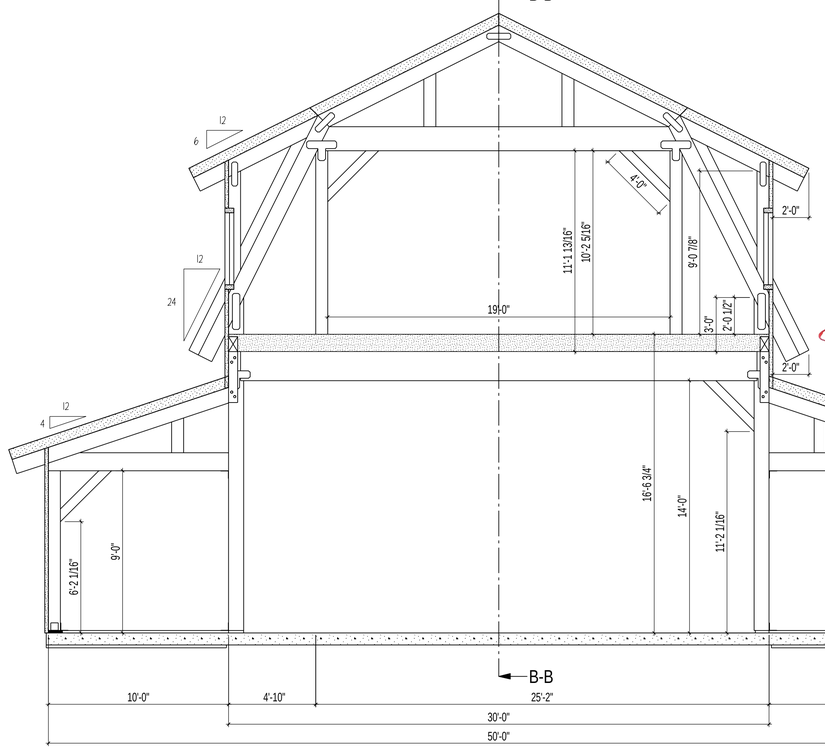
SCALE: 1/2" = 1'

GUARD RAILING DETAIL @ STAIR STRINGER

SCALE: 1/2" = 1'

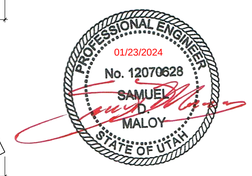
LOFT FRAMING PLAN

SCALE: 1/4" = 1'



BUILDING SECTION A-A

SCALE: 1/4" = 1'



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CUSTOMER INFORMATION:

LARS
WOOLSEY

PROJECT INFORMATION:

WOOLSEY
BARN

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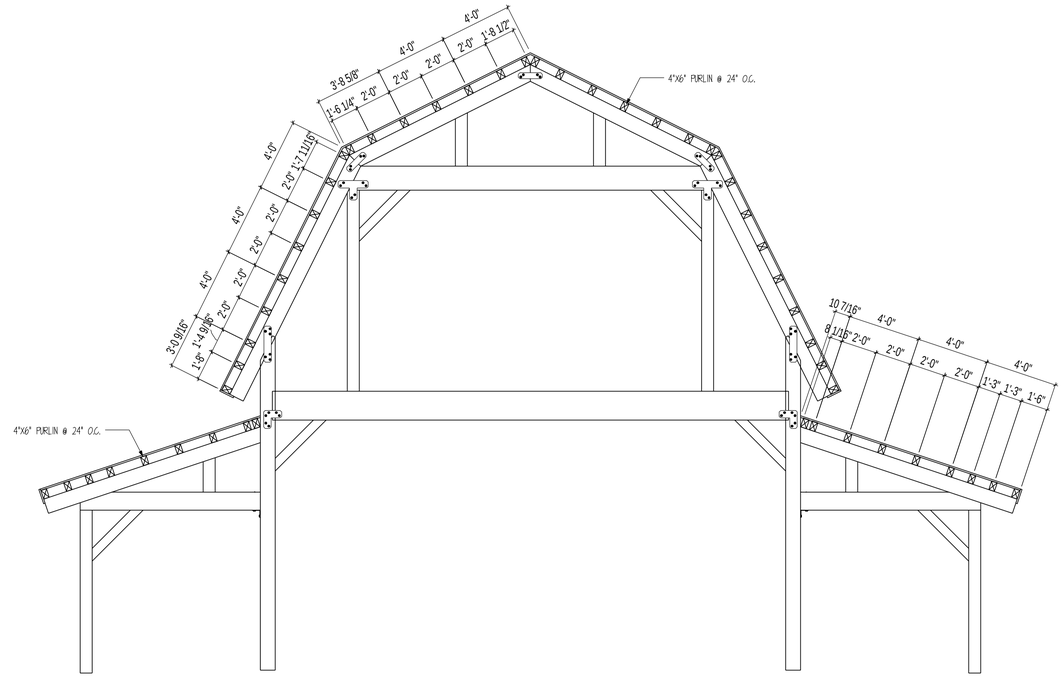
DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

1. INSTALL BLOCKING BETWEEN JOISTS @ ALL ENDS.
2. ALL HANGERS SUPPLIED BY OTHER.
3. CUT JOISTS TO SIZE ON SITE

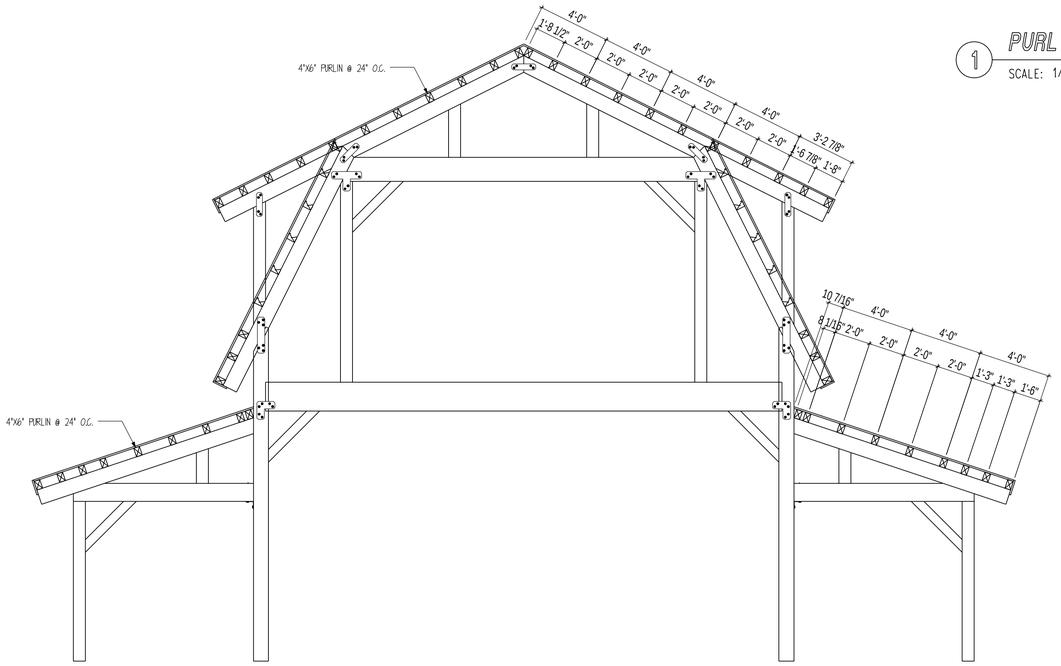
SHEET

S201



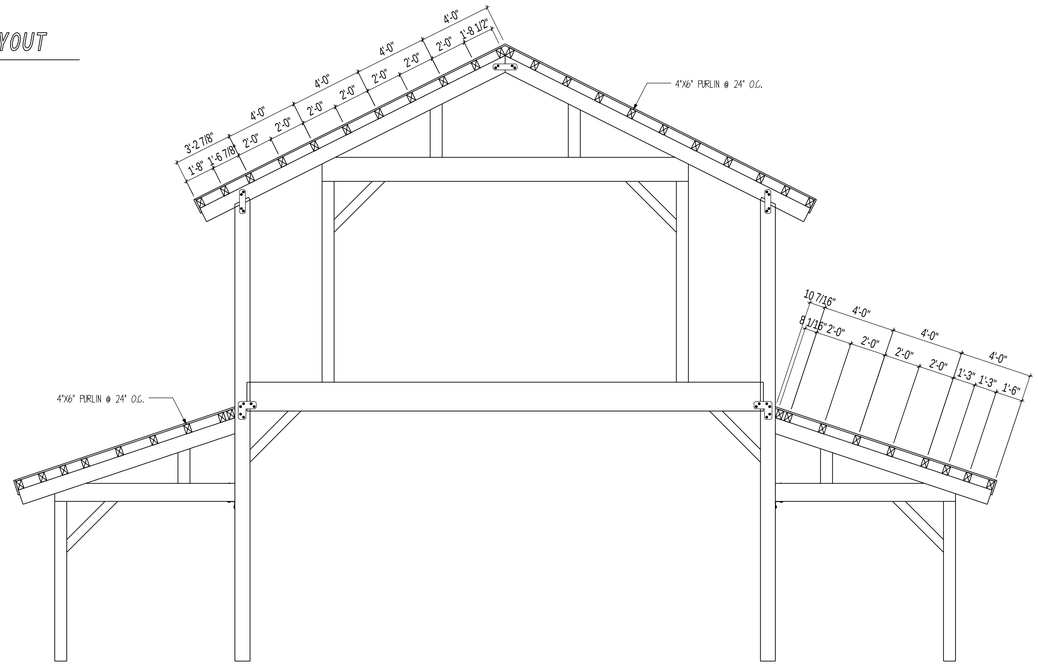
1 PURLIN LAYOUT

SCALE: 1/4" = 1'



2 PURLIN LAYOUT

SCALE: 1/4" = 1'



3 PURLIN LAYOUT

SCALE: 1/4" = 1'

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SHEET NOTES

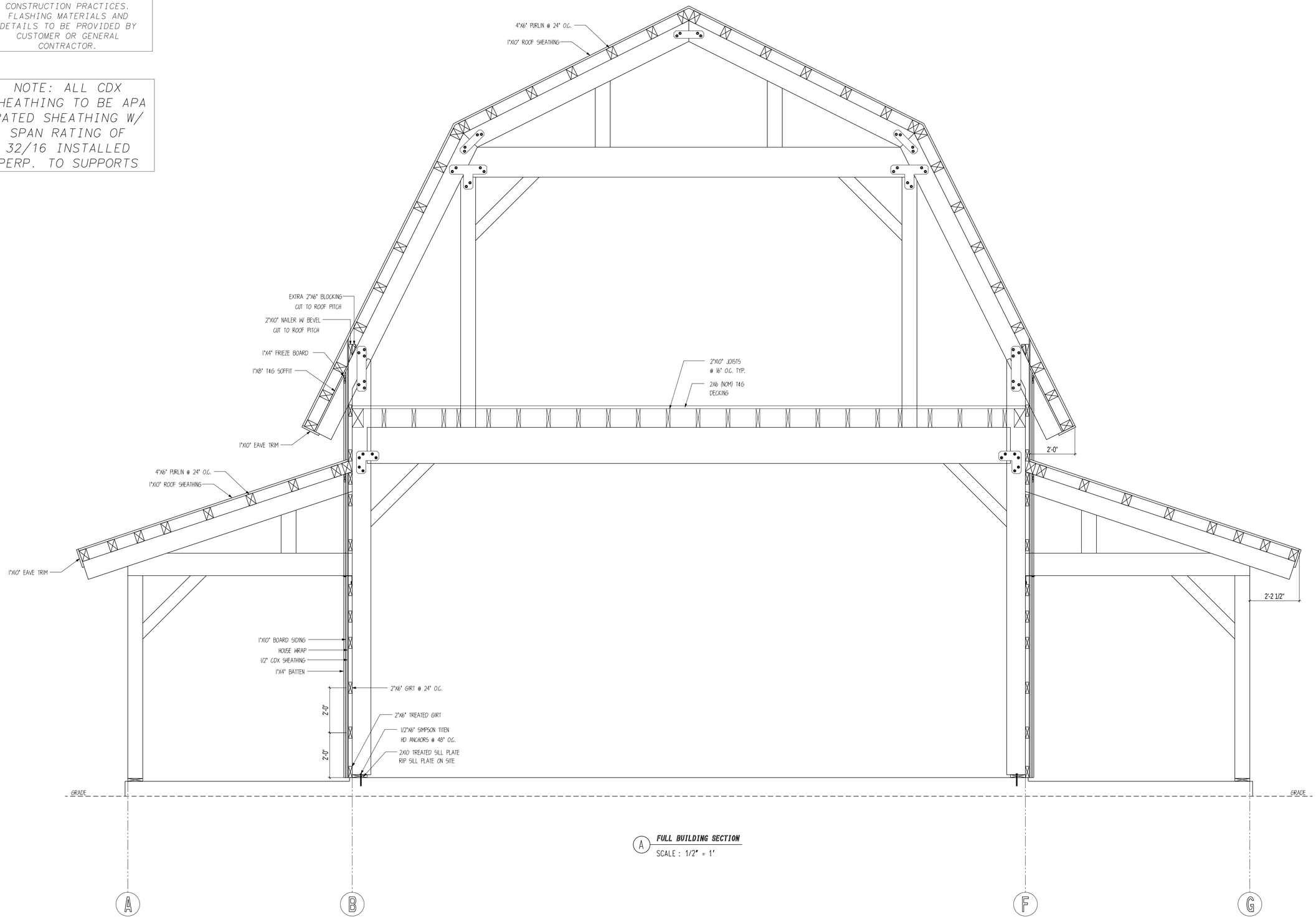
1. SEE SIP MANUFACTURE DRAWING FOR PANEL INSTALLATION

SHEET

S202

NOTE: EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING MATERIALS AND DETAILS TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.

NOTE: ALL CDX SHEATHING TO BE APA RATED SHEATHING W/ SPAN RATING OF 32/16 INSTALLED PERP. TO SUPPORTS



A **FULL BUILDING SECTION**
SCALE : 1/2" = 1'

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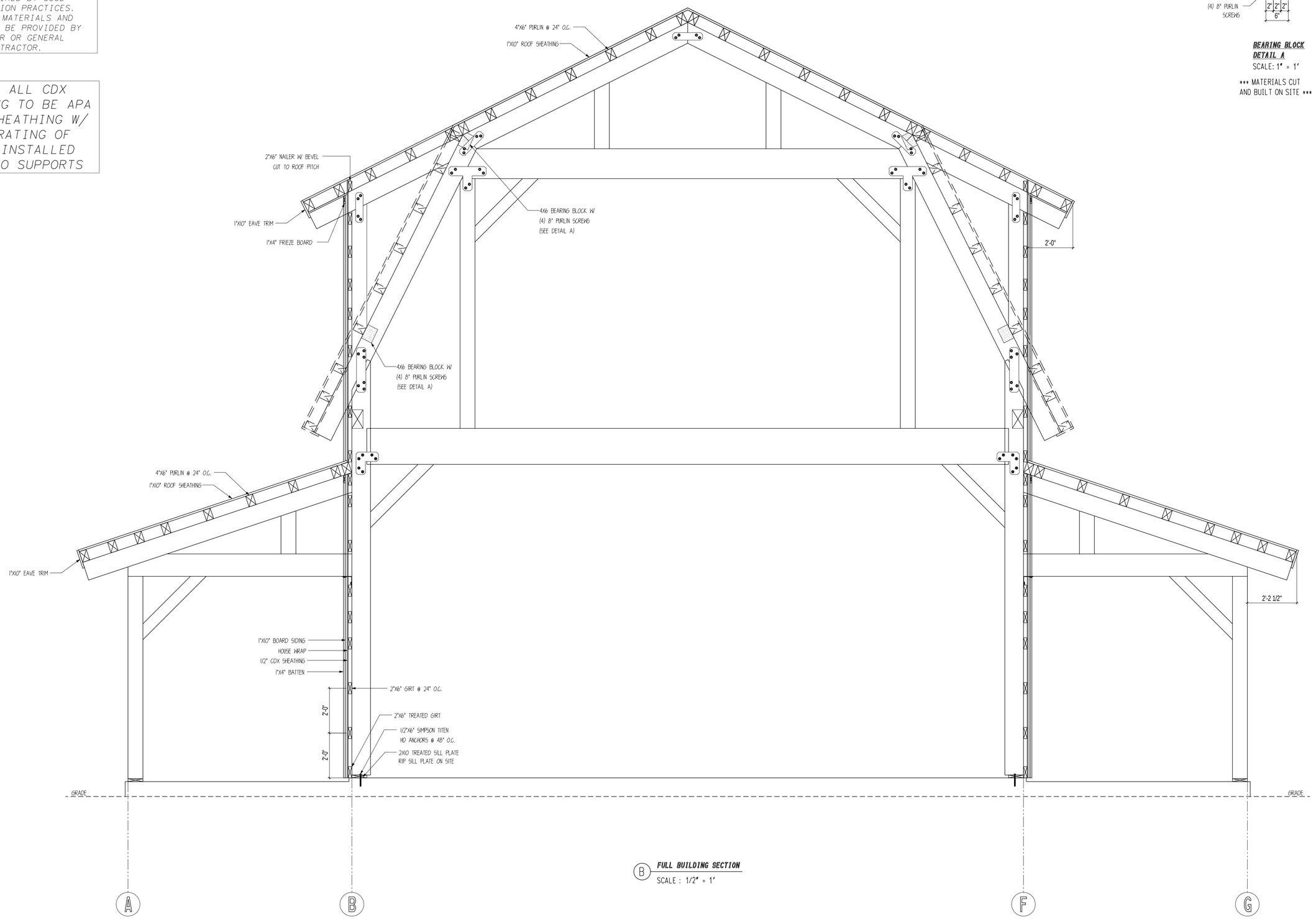
SHEET NOTES

SHEET

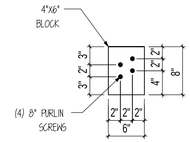
S300

NOTE: EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING MATERIALS AND DETAILS TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.

NOTE: ALL CDX SHEATHING TO BE APA RATED SHEATHING W/ SPAN RATING OF 32/16 INSTALLED PERP. TO SUPPORTS



B **FULL BUILDING SECTION**
SCALE : 1/2" = 1'



BEARING BLOCK DETAIL A
SCALE: 1" = 1'

*** MATERIALS CUT AND BUILT ON SITE ***

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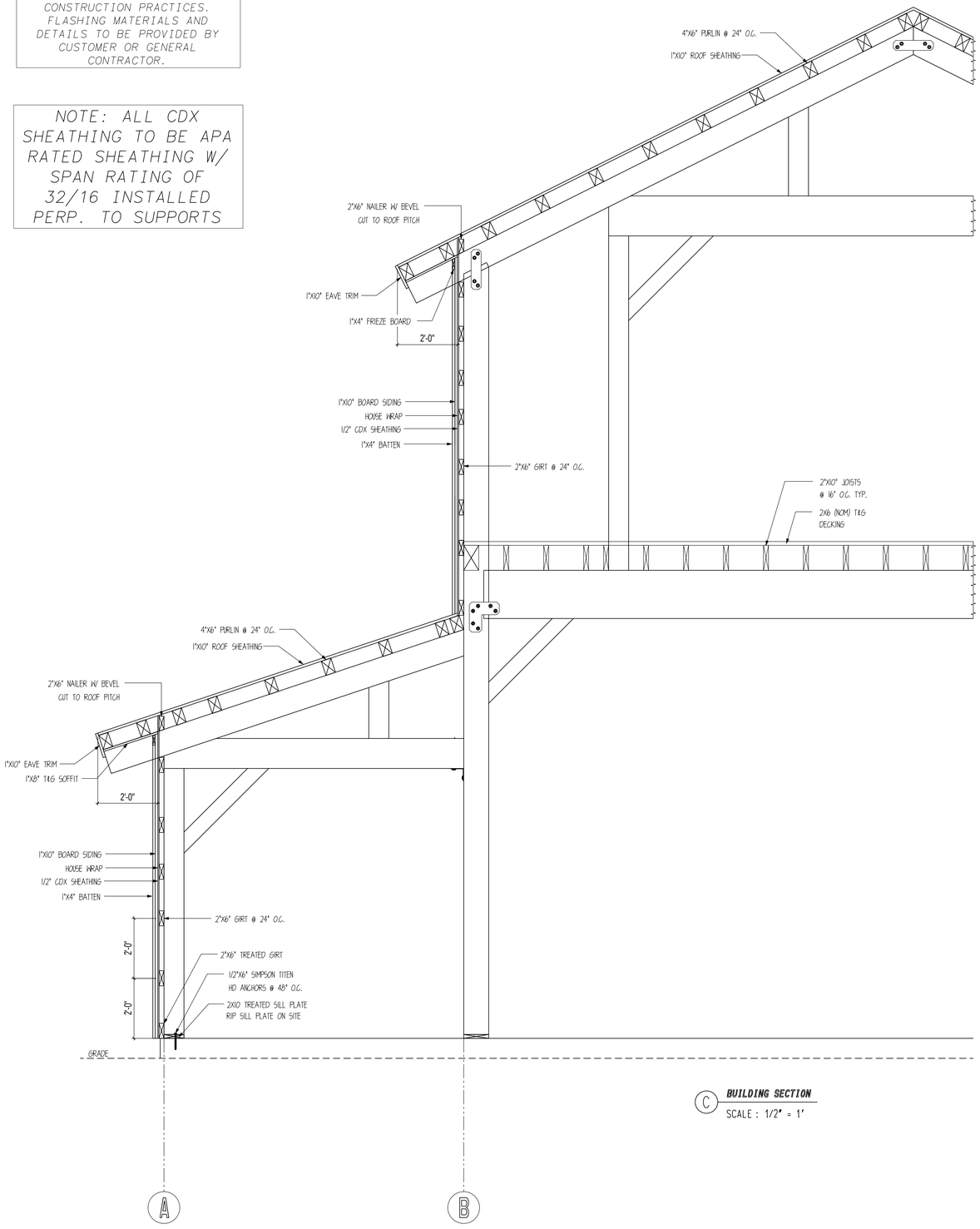
SHEET NOTES

SHEET

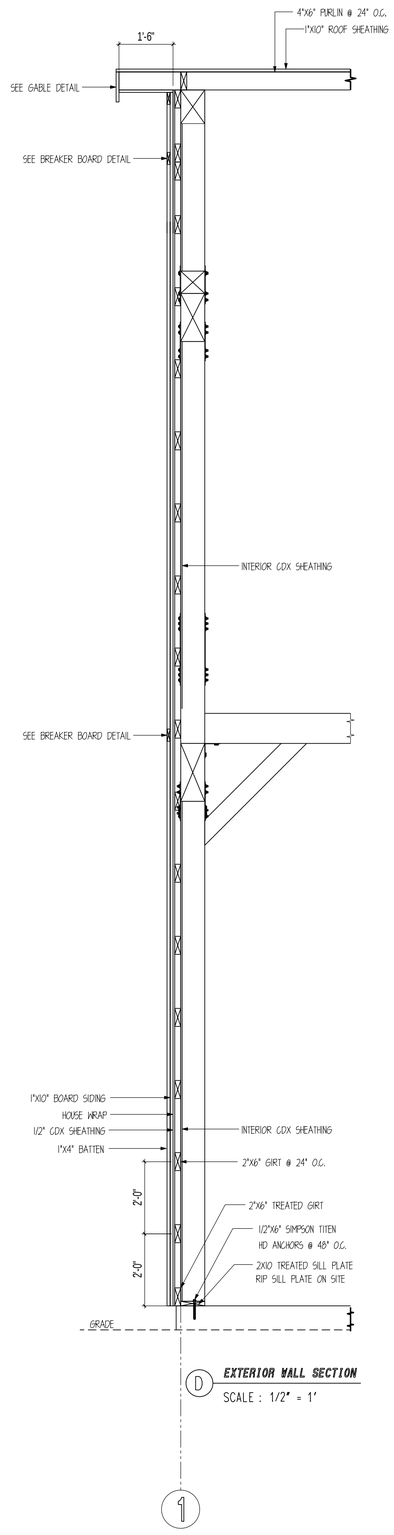
S301

NOTE: EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING MATERIALS AND DETAILS TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.

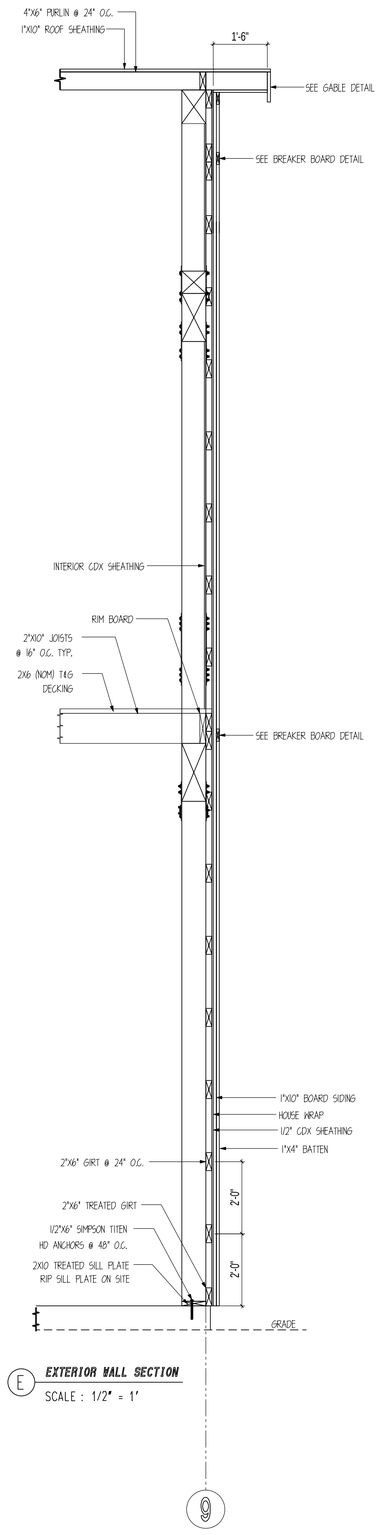
NOTE: ALL CDX SHEATHING TO BE APA RATED SHEATHING W/ SPAN RATING OF 32/16 INSTALLED PERP. TO SUPPORTS



C **BUILDING SECTION**
SCALE : 1/2" = 1'



D **EXTERIOR WALL SECTION**
SCALE : 1/2" = 1'



E **EXTERIOR WALL SECTION**
SCALE : 1/2" = 1'

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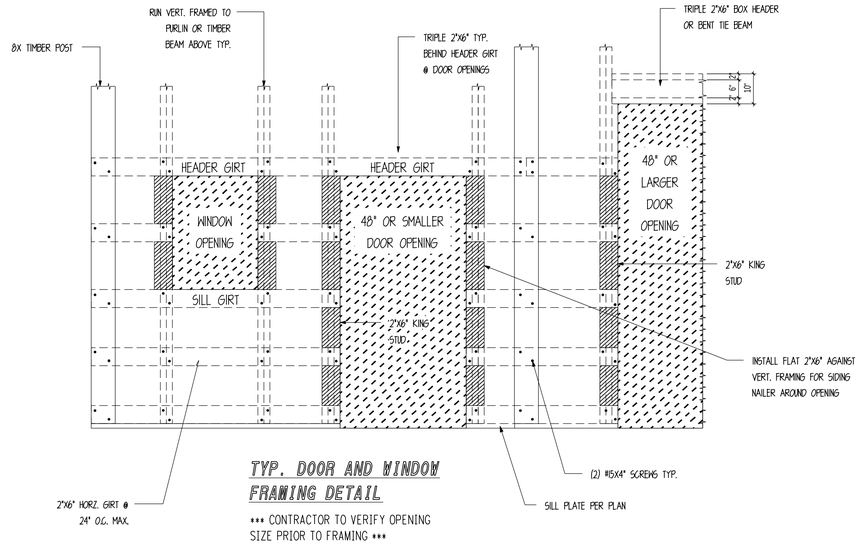
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SHEET NOTES

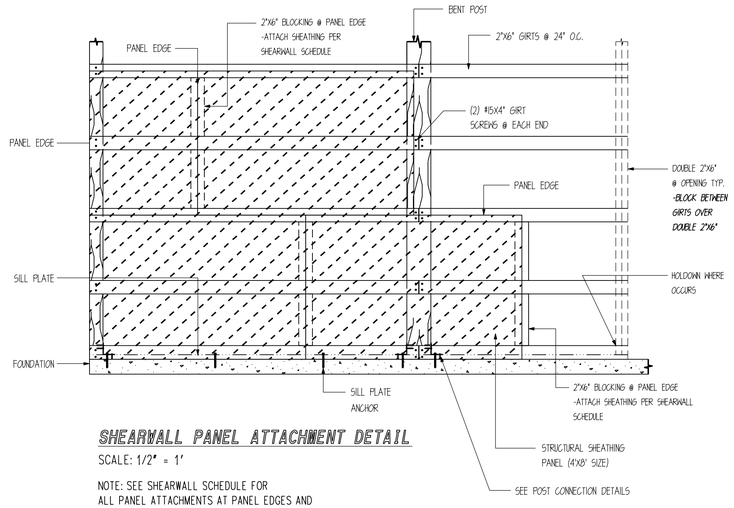
SHEET

S302



TYP. DOOR AND WINDOW FRAMING DETAIL

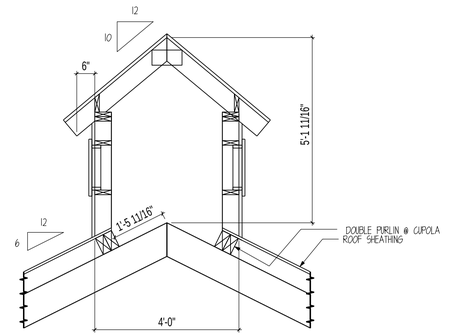
*** CONTRACTOR TO VERIFY OPENING SIZE PRIOR TO FRAMING ***



SHEARWALL PANEL ATTACHMENT DETAIL

SCALE: 1/2" = 1'

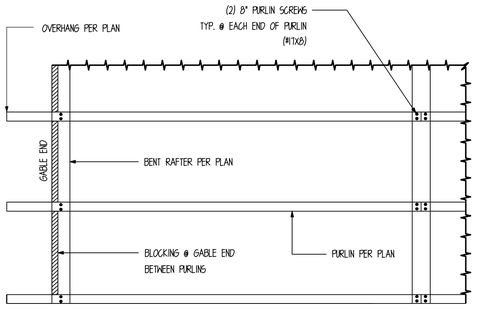
NOTE: SEE SHEARWALL SCHEDULE FOR ALL PANEL ATTACHMENTS AT PANEL EDGES AND IN THE FIELD OF THE PANEL.



CUPOLA FRAMING DETAIL

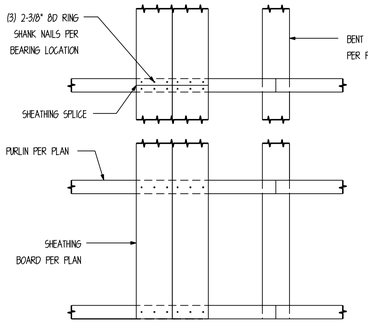
SCALE : 1/2" =1'-0"

NOTES:
1. ALL WALL CONSTRUCTION IS 2"X6" VERT. FRAMED WITH DOUBLE TOP PLATE. STUDS ATTACHED ON TOP OF DOUBLE PURLIN
2. ALL ROOF CONSTRUCTION IS 2"X6" RAFTERS. USE 1X GUSSETS TO ATTACH PEAK OF RAFTERS TOGETHER.
3. WALLS HAVE BOARD AND BATTEN SIDING INSTALLED OVER TOP OF GIRTS. BLOCKING BETWEEN GIRTS FOR SIDING ATTACHMENT.
4. ROOF IS SHEATHED WITH 1"X8" BOARDS.
5. ALL EAVE AND FASCIA TRIM TO BE 1"X8" BOARDS.
6. SOFFIT TO BE 1X8 (NOM) T&G.



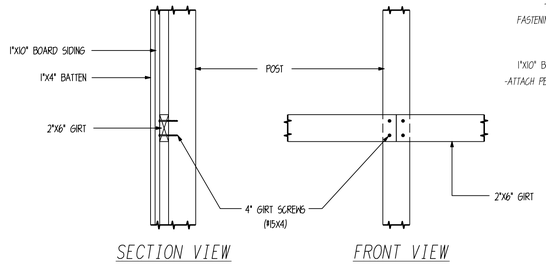
ROOF PURLIN ATTACHMENT DETAILS

NOTE: SEE PLAN FOR PURLIN SIZE AND SPACING



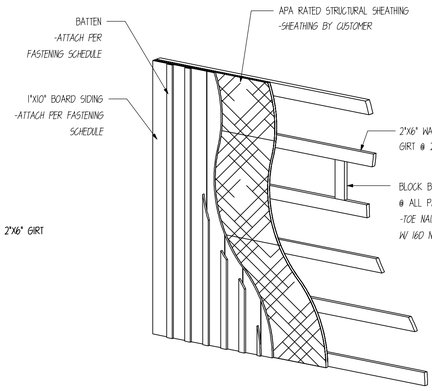
ROOF SHEATHING ATTACHMENT DETAILS

NOTE: FASTENERS NOT SUPPLIED IN SAND CREEK POST & BEAM BARN KIT

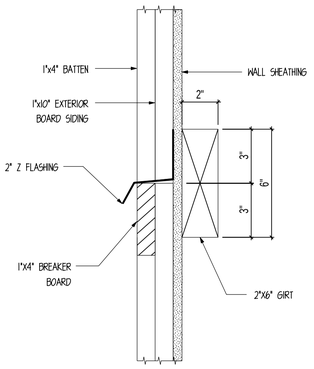


WALL GIRT ATTACHMENT DETAILS

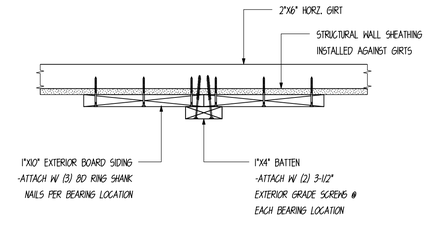
NOTE: DETAIL FOR STANDARD PRODUCT AND SPACING ONLY. SEE PLAN FOR SIZE AND SPACE OF MATERIALS.



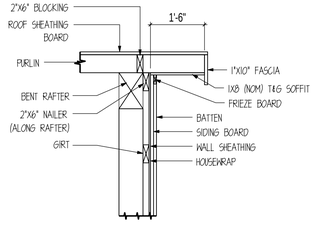
WALL FRAMING ISO DETAIL W/ SHEATHING AGAINST GIRTS



BREAKER BOARD/ SIDING SPLICE DETAIL

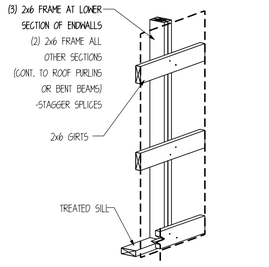


SIDING & BATTEN ATTACH. DETAIL



TYP. GABLE OVERHANG DETAIL

SCALE : 1/2" =1'-0"



TYPICAL WALL BRACE DETAIL

SCALE : 1/2" =1'-0"
••• INSTALL FOR GIRT SPANS GREATED THAN 6'-0"

FASTENING SCHEDULE (TYP.)

CONNECTION	FASTENING	LOCATION
PURLINS TO BENTS	(2)-#17X8" SCREWS (PURLIN SCREWS)	@ EA. END.
GIRTS TO BENTS & FRAMING	(2)-#15X4" SCREWS (GIRT SCREWS)	@ EA. END.
LOFT JOIST TO TIE BEAM	(2)-16D	TOENAIL
1"X8" ROOF & FLOOR DECKING	(3)-8D RING SHANK	@ EA. BEARING LOCATION
1"X10" & 1"X12" SIDING	(3)-8D GALV. RING SHANK	@ EA. BEARING LOCATION
1"X2" & 1"X4" BATTEN	(2)-EXTERIOR GRADE SCREWS @ 24" O.C.	@ EA. BEARING LOCATION
2X6 (NOM) T&G DECKING TO JOISTS	(2)-16D	BLIND & FACE NAIL
BUILT-UP HEADERS	16D @ 16" O.C.	EACH EDGE
2"X3" FURRING STRIP	(2)-16D	@ EA. BEARING LOCATION
1X8 (NOM) T&G	(3)-8D GALV. RING SHANK	@ EA. BEARING LOCATION
ROOF NAILBASE ING. PANEL TO PURLINS OR FURRING STRIPS	(15)-INSULATION PANEL SCREWS.... (20)-INSULATION PANEL SCREWS....	EA. 4'X8' PANEL (FIELD OF ROOF) EA. 4'X8' PANEL (PERIMITER OF ROOF)

GENERAL NOTES:
- FOR NAILING NOT SHOWN ON THESE DRAWINGS REFER TO IBC NAILING SCHEDULES
- ALL NAILS TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR
- NOT ALL MATERIALS IN SCHEDULE MAY BE USED ON THIS PLAN.
- ALL NAILS COMMON UNLESS NOTED
- GIRT & PURLIN SCREWS PROVIDED BY TIMBERLYNE
- ALL GIRT AND PURLIN SCREWS ARE TRIPLE CERAMIC COATED (EXTERIOR GRADE USE)

NOTE: WALLS TO BE GIRTED

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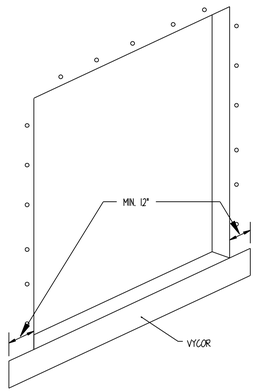
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OTHER:	--

SHEET NOTES

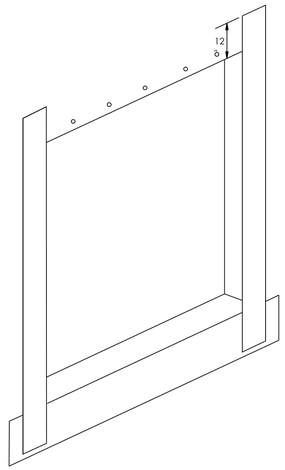
SHEET

S400



STEP 1

INSTALL 12" WIDE MOISTSTOP PER DIAGRAM, LEAVING RELEASE PAPER ON BACKSIDE, PLACE PAPER SIDE AGAINST SHEATHING AND ATTACH BY STAPLING OR NAILING ALONG TOP EDGE.

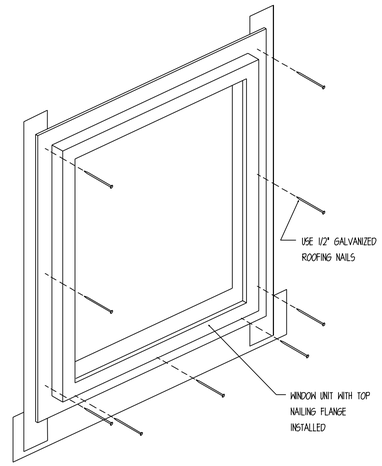


INSTALL 12" MOISTSTOP JAMB PIECES PER DIAGRAM, ADHERING TO SHEATHING AND FRAMING.

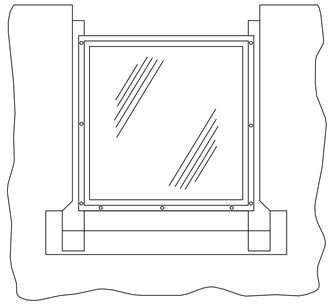
FOR ADDITIONAL ATTACHMENT, STAPLE PERIMETER EDGES ABOVE SILL AREA.

UPON COMPLETION OF STEPS (1 THRU 4) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF MOISTSTOP TO REMOVE WRINKLES & AIR POCKETS.

STEP 2

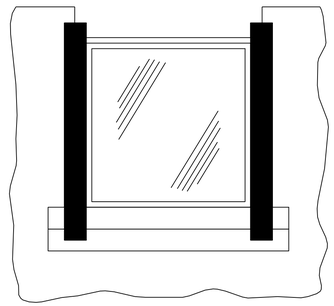


STEP 3



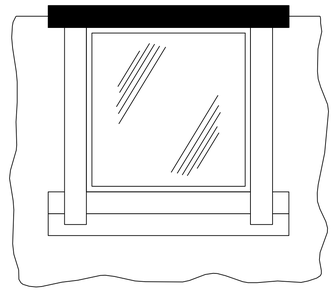
STEP 4

PLACE 60 MIN BUILDING PAPER AROUND WINDOWS AS SHOWN CONTINUOUS AROUND STRUCTURE - REMOVE BACKING FROM MOISTSTOP SILL PIECE AND ADHERE TO BUILDING WRAP



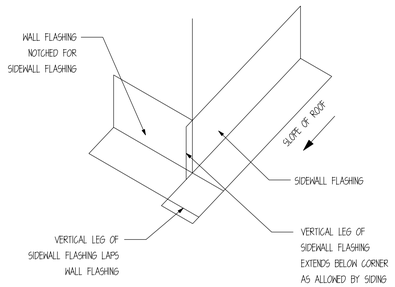
STEP 5

INSTALL 20 MIL. VYCOR TAPE PER DIAGRAM ADHERING TO THE WINDOW SILL NAILING FLANGE.



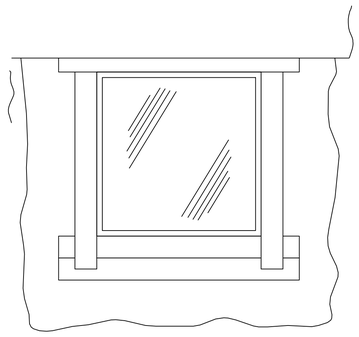
STEP 6

INSTALL 20 MIL. VYCOR PER DIAGRAM, ADHERING TO THE WINDOW HEAD FLANGE AND SHEATHING.
UPON COMPLETION OF STEPS, USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF VYCOR TO REMOVE WRINKLES AND AIR POCKETS.



KICK-OUT FLASHING

SCALE: N.T.S.



STEP 7

INSTALL 60 MIN. BUILDING PAPER AS SHOWN CONTINUOUS AROUND STRUCTURE

TIMBERLYNE

www.timberlyne.com

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Texas: 613 Hwy 46 E.
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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

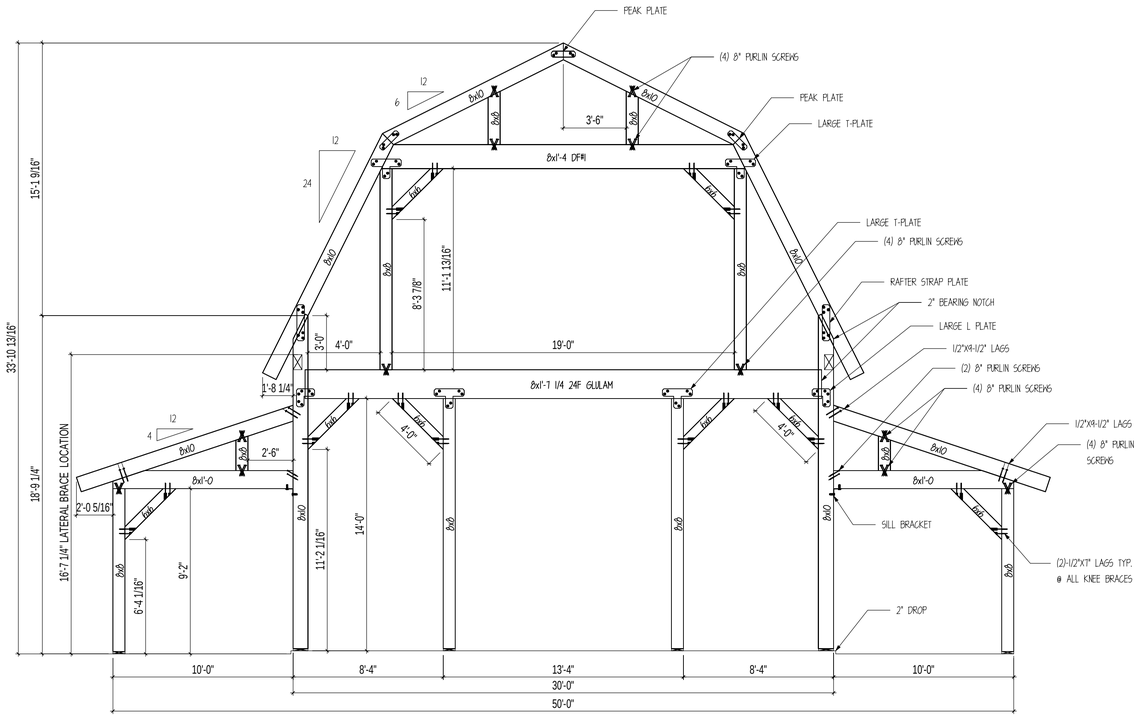
DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

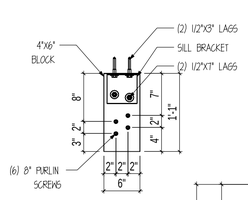
SHEET

S401



BENT #1

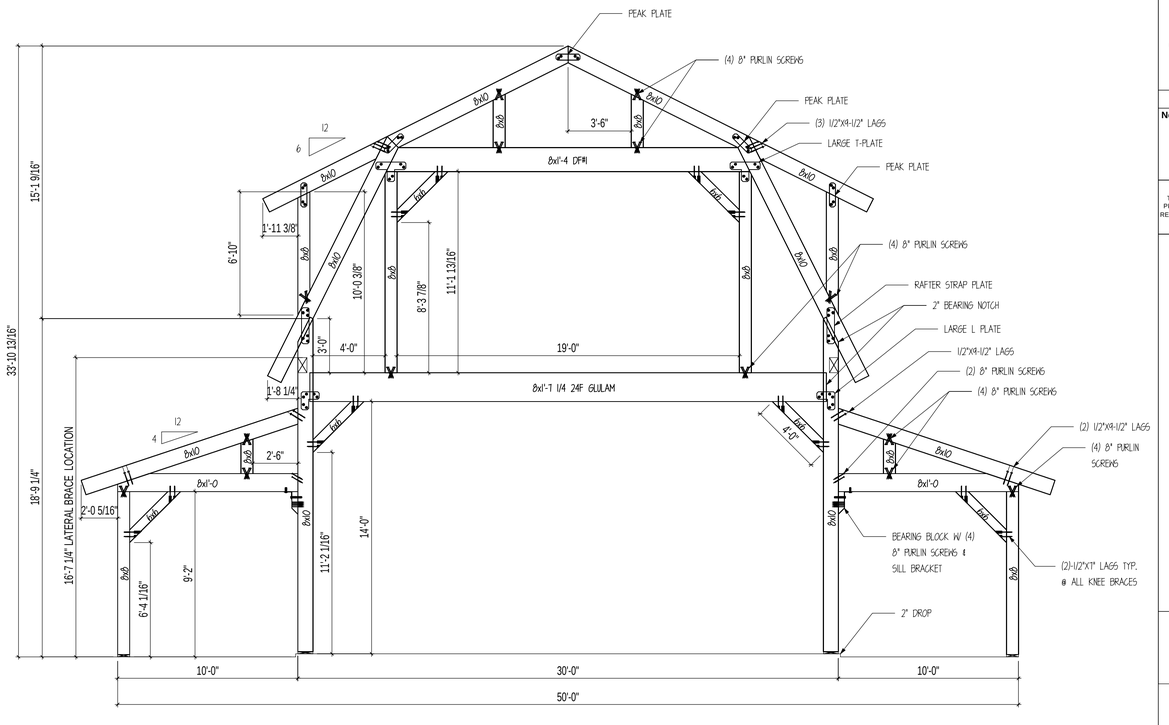
SCALE: 1/4" = 1'



BEARING BLOCK DETAIL A

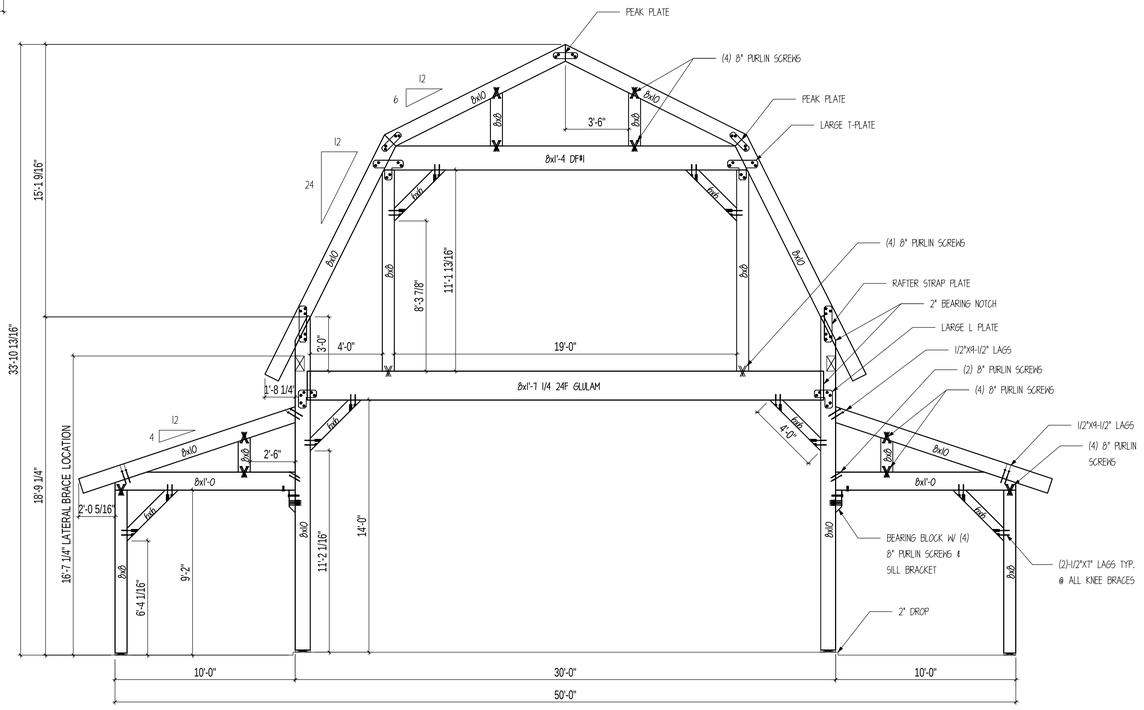
SCALE: 1" = 1'

*** MATERIALS CUT



BENT #2

SCALE: 1/4" = 1'



BENT #3

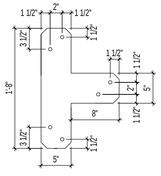
SCALE: 1/4" = 1'

STANDARD STEEL JOINERY

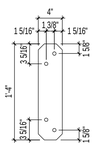
PLATES

-USE PROVIDED ZINC COATED 1/2"X4-1/2" THRU BOLTS (A307 MIN.)

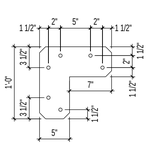
-2 PLATES ARE USED PLACE 1 PLATE ON EACH SIDE OF BENT UNLESS NOTED OTHERWISE ON PLANS



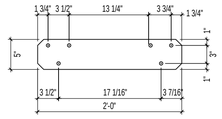
LARGE T-PLATE
1/4" A36 STEEL



PEAK PLATE
1/4" A36 STEEL



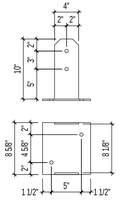
LARGE L-PLATE
1/4" A36 STEEL



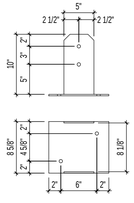
RAFTER STRAP
1/4" A36 STEEL

BRACKETS

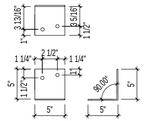
-USE PROVIDED ZINC COATED 1/2" DIA. LAG BOLTS (GRADE 5 MIN.)
-1/2"X6" SIMPSON TITEN HD ZINC COATED ANCHORS @ FOUNDATION
-USE PROVIDED ZINC COATED 1/2"X4-1/2" THRU BOLTS (A307 MIN.)



U BRACKET 8X8
1/4" A36 STEEL



U BRACKET 8X10
1/4" A36 STEEL



SILL BRACKET
3/16" A36 STEEL

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CUSTOMER INFORMATION:

LARS
WOOLSEY

PROJECT INFORMATION:

WOOLSEY
BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

DRAWING INFORMATION:

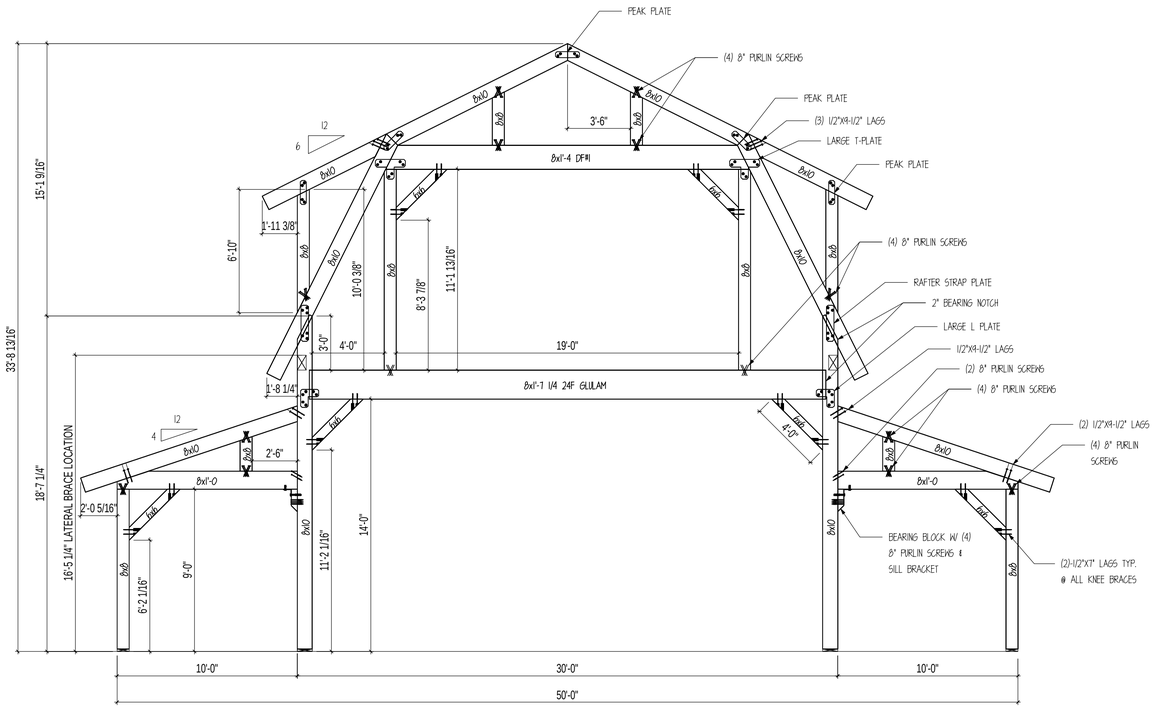
DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.

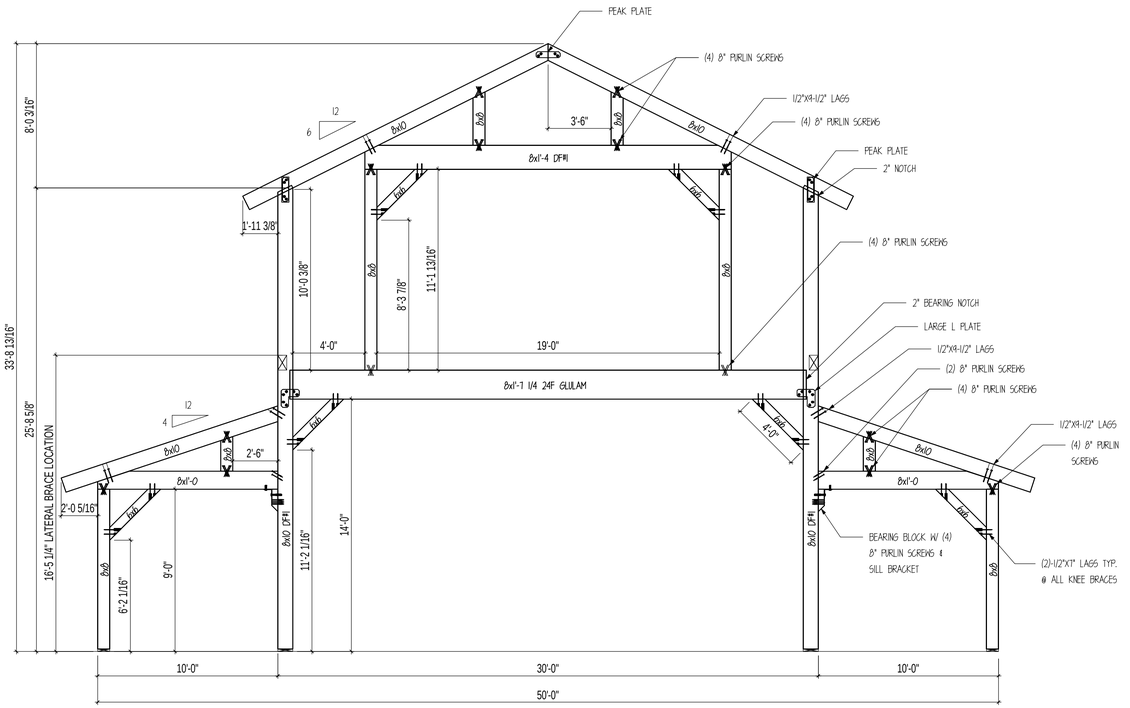
SHEET

S500



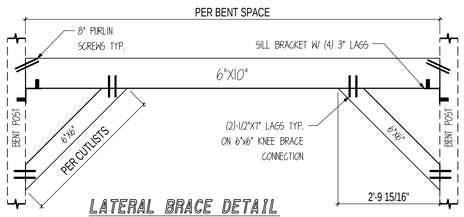
BENT #4

SCALE: 1/4" = 1'



BENT #5

SCALE: 1/4" = 1'



LATERAL BRACE DETAIL

SCALE: 1/2" = 1'

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STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

DRAWING INFORMATION:

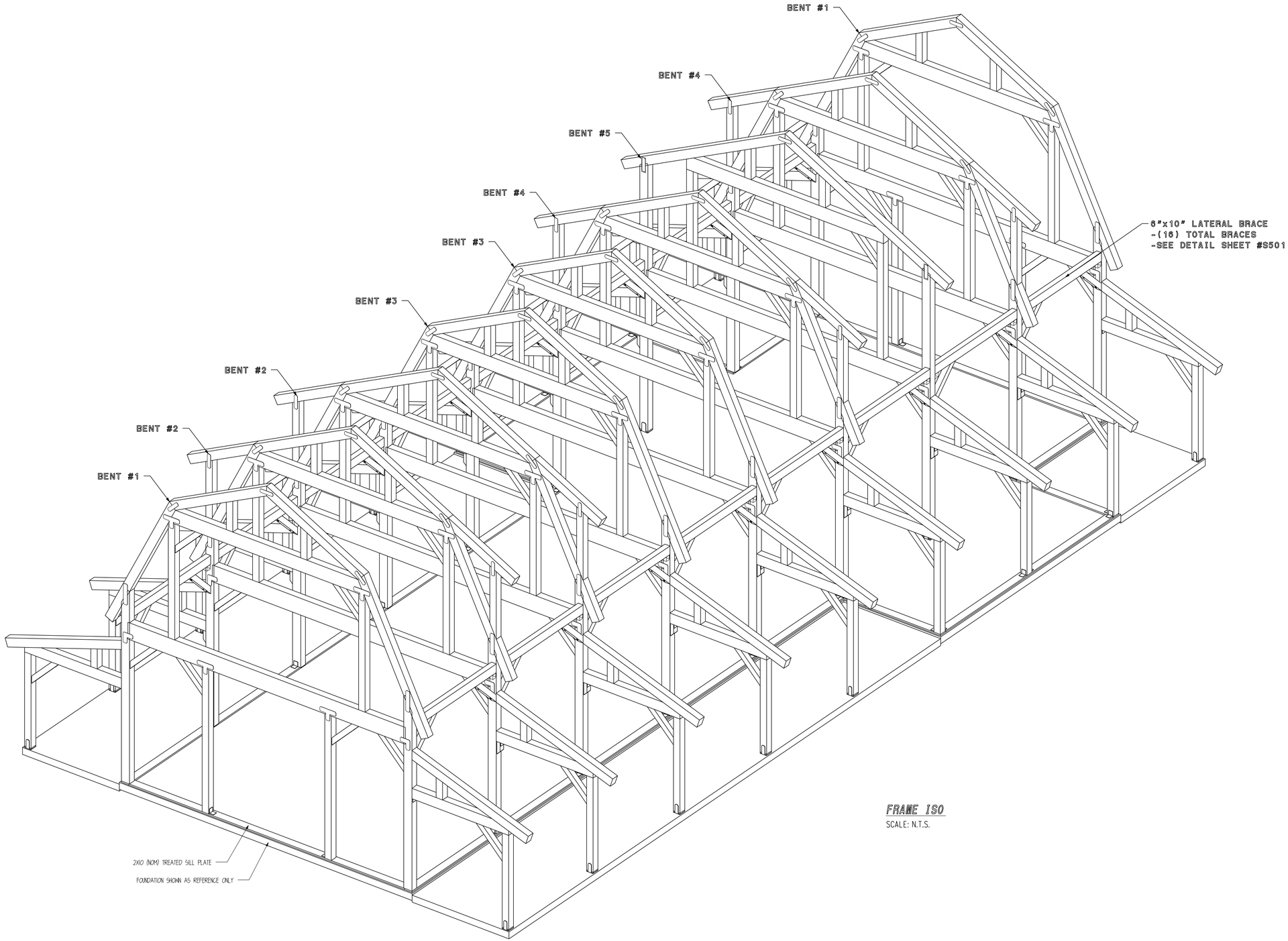
DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.

SHEET

S501



FRAME ISO

SCALE: N.T.S.

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DRAWING INFORMATION:

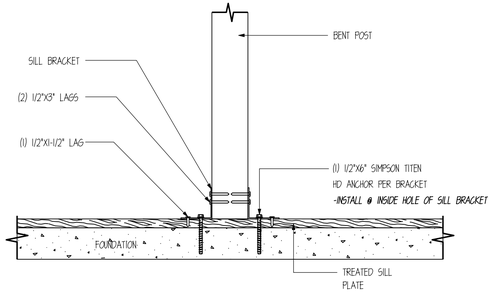
DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.

SHEET

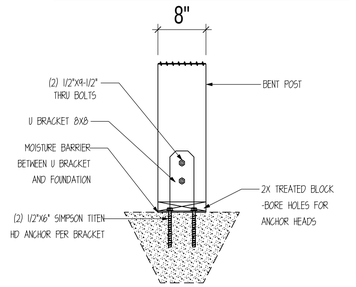
S502



1 POST CONNECTION DETAIL

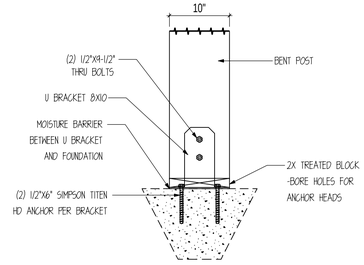
SCALE : 1" =1'-0"

POST CONNECTION NOTES:
1. INSTALL SIMPSON TITEN ANCHOR ON INSIDE HOLE OF SILL BRACKET.



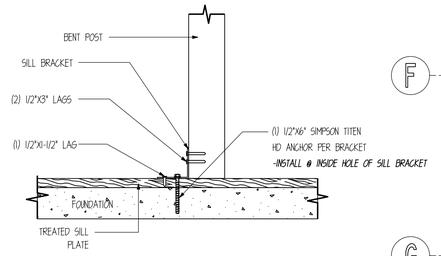
2 POST CONNECTION DETAIL

SCALE : 1" =1'-0"



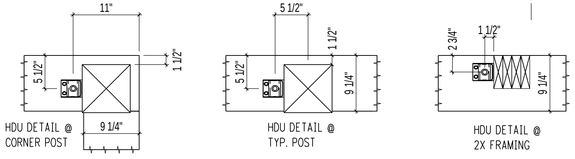
3 POST CONNECTION DETAIL

SCALE : 1" =1'-0"



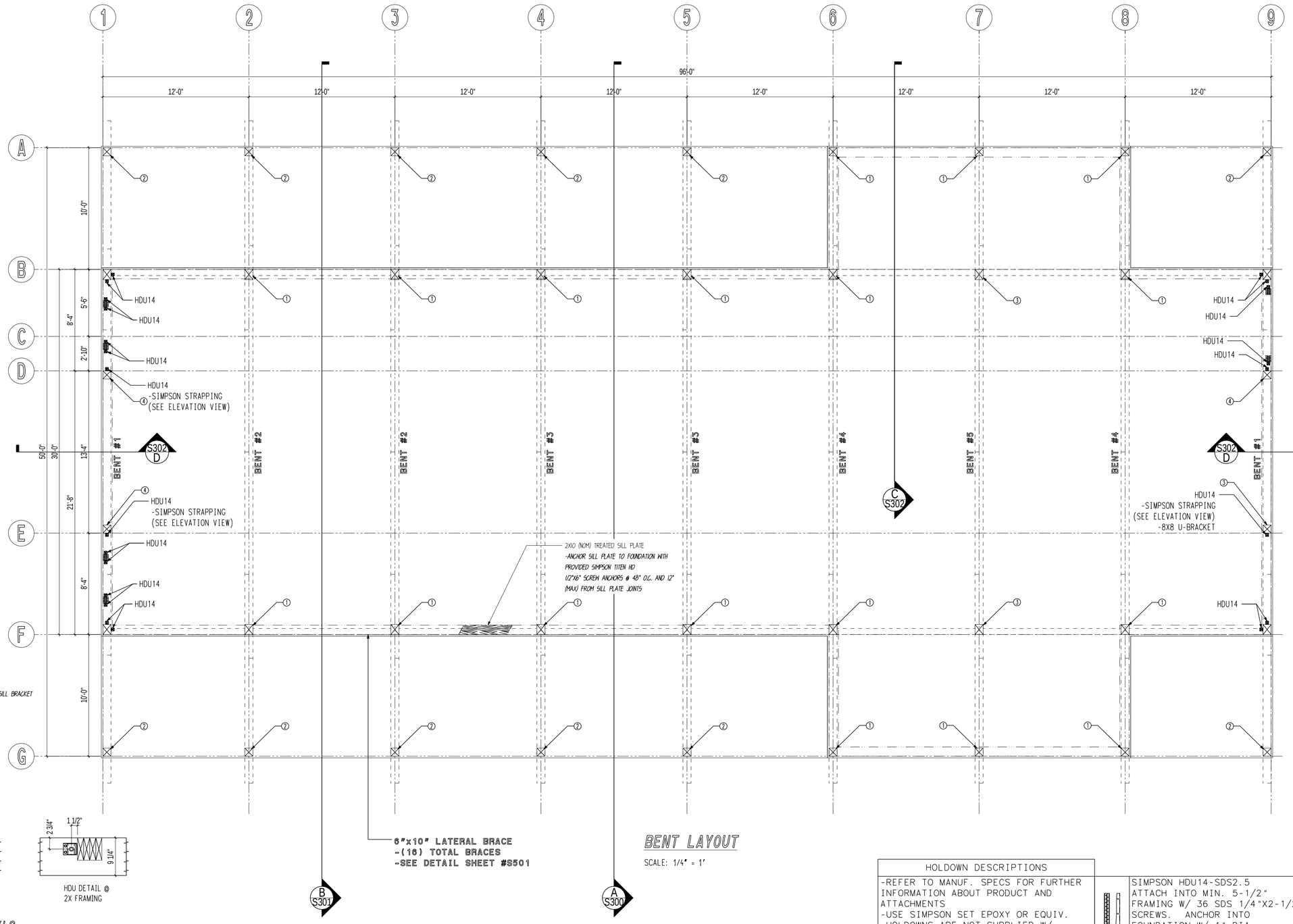
4 POST CONNECTION DETAIL

SCALE : 1" =1'-0"



HDU LOCATION DETAILS

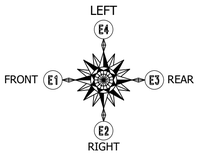
SCALE: 1" = 1'



BENT LAYOUT

SCALE: 1/4" = 1'

HOLDOWN DESCRIPTIONS	
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS -USE SIMPSON SET EPOXY OR EQUIV. -HOLDOWNS ARE NOT SUPPLIED W/ TIMBERLYNE BARN KIT -GENERAL CONTRACTOR TO SUPPLY	SIMPSON HDU14-SDS2.5 ATTACH INTO MIN. 5-1/2" FRAMING W/ 36 SDS 1/4"X2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 1" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.



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BARN

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NUMBER:	LWO0323-2
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OTHER:	--
PM:	JB

DRAWING INFORMATION:

DRAWN BY:	RL
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OTHER:	--
OTHER:	--

SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.

SHEET

S600

SHEAR WALL SCHEDULE

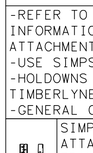
MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING
3	1/2" CDX SHEATHING ON INTERIOR AND EXTERIOR	8D NAILS	2" O.C. DOUBLE STUDS @ PANEL EDGES	12" O.C.
2	1/2" CDX SHEATHING	8D NAILS	3" O.C.	12" O.C.
1	1/2" CDX SHEATHING	8D NAILS	4" O.C.	12" O.C.

SHEARWALL NOTES:

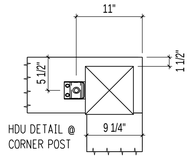
1. HORZ. 2"X6" WALL GIRTS @ 24" O.C. MAX.
2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGS ARE TO BE BLOCKED.
3. ALL SHEAR WALLS HAVE 2x10 TREATED SILL PLATE.
4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"X6" SIMPSON TITEN HD ANCHORS.
5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.

HOLDOWN DESCRIPTIONS

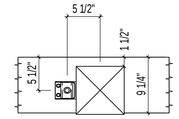
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS
-USE SIMPSON SET EPOXY OR EQUIV.
-HOLDOWNS ARE NOT SUPPLIED W/ TIMBERLYNE BARN KIT
-GENERAL CONTRACTOR TO SUPPLY



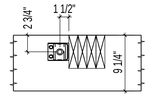
SIMPSON HDU14-SDS2.5 ATTACH INTO MIN. 5-1/2" FRAMING W/ 36 SDS 1/4"X2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 1" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.



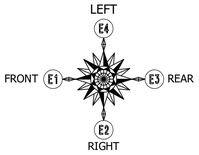
HDU DETAIL @ CORNER POST



HDU DETAIL @ TYP. POST

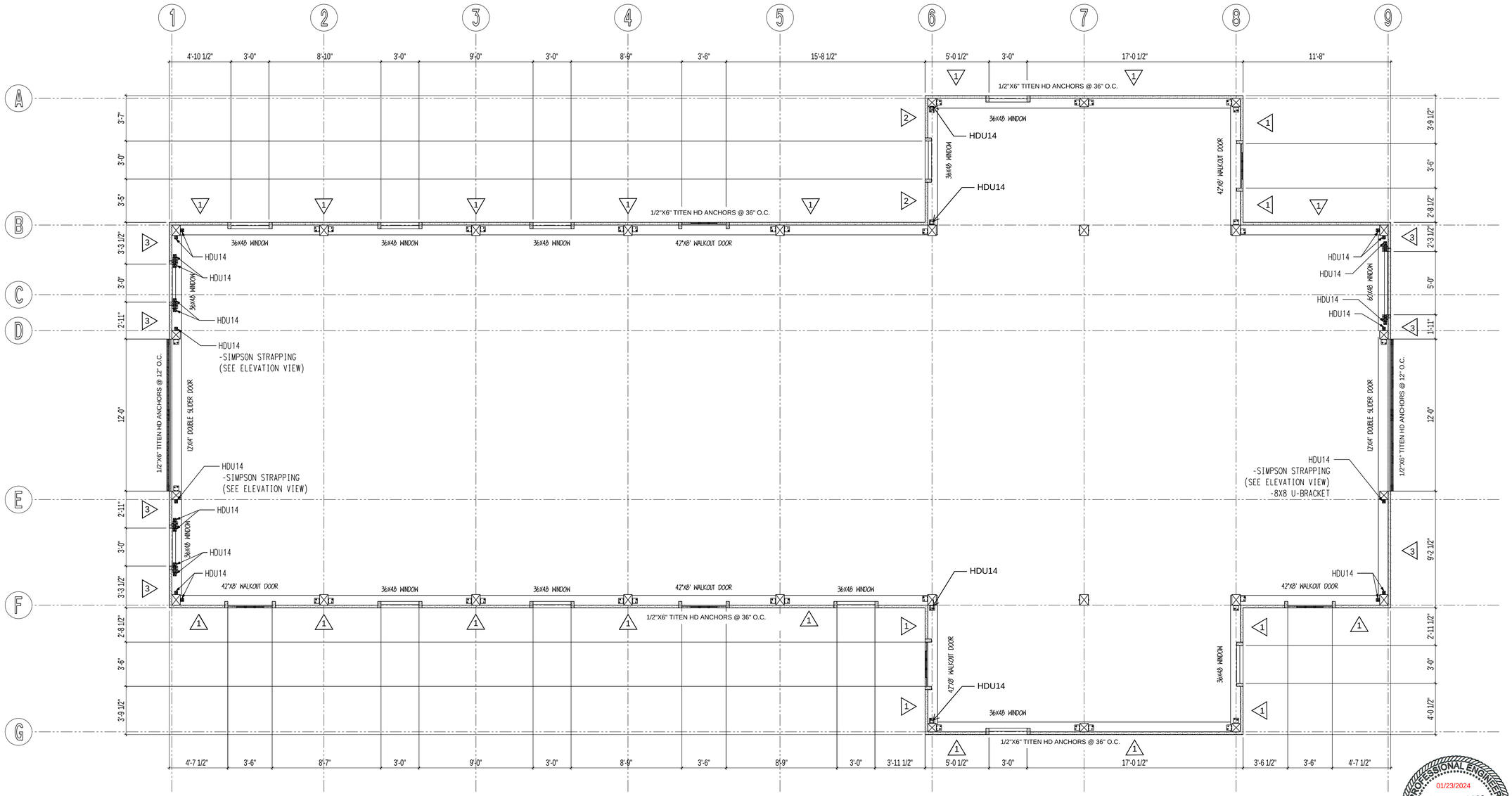


HDU DETAIL @ 2X FRAMING



HDU LOCATION DETAILS

SCALE: 1" = 1'



MAIN FLOOR SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



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PROJECT INFORMATION:

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STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

SHEET

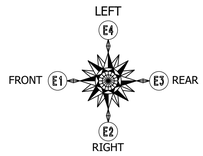
S601

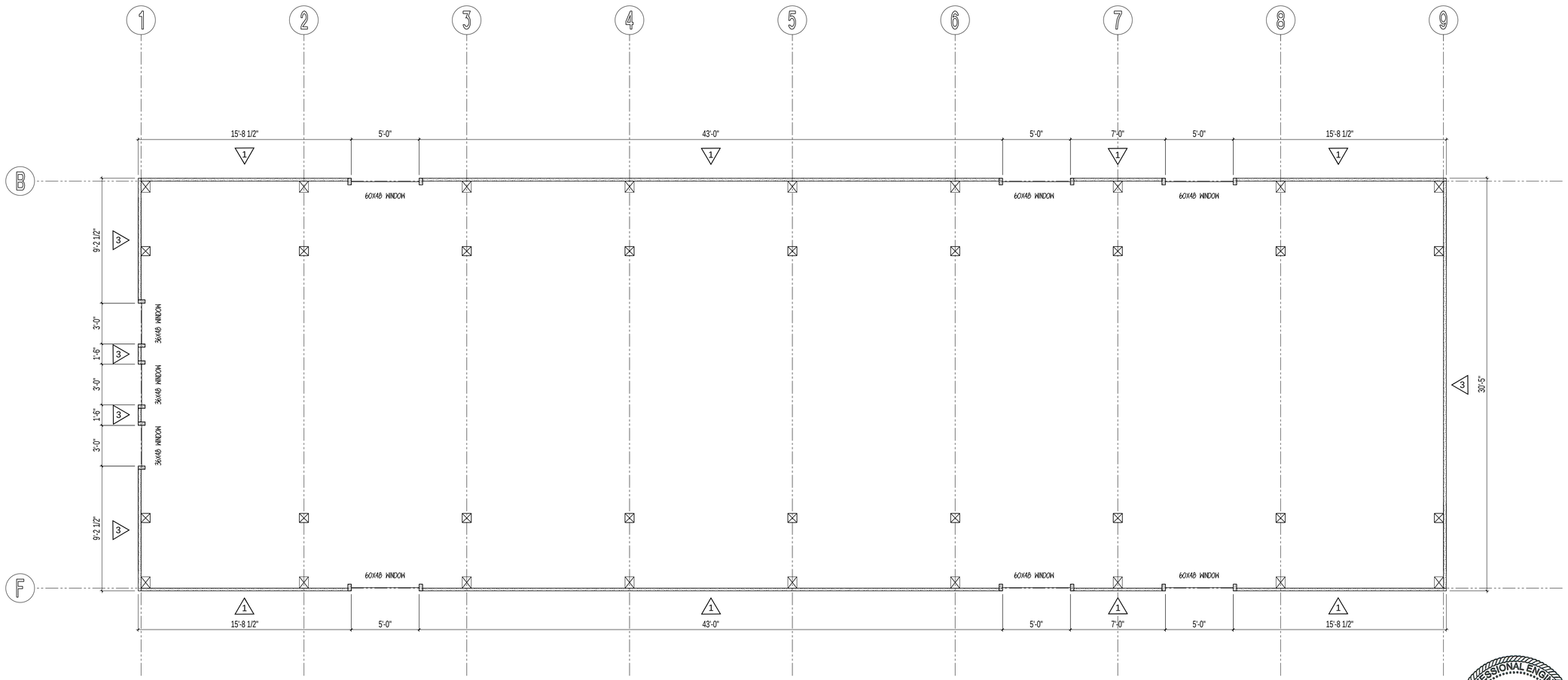
SHEAR WALL SCHEDULE

MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING
3	1/2" CDX SHEATHING ON INTERIOR AND EXTERIOR	8D NAILS	2" O.C. DOUBLE STUDS @ PANEL EDGES	12" O.C.
2	1/2" CDX SHEATHING	8D NAILS	3" O.C.	12" O.C.
1	1/2" CDX SHEATHING	8D NAILS	4" O.C.	12" O.C.

SHEARWALL NOTES:

1. HORZ. 2"X6" WALL GIRTS @ 24" O.C. MAX.
2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGS ARE TO BE BLOCKED.
3. ALL SHEAR WALLS HAVE 2x10 TREATED SILL PLATE.
4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"X6" SIMPSON TITEN HD ANCHORS.
5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.





LOFT FLOOR SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



TIMBERLYNE

www.timberlyne.com

Nebraska: 116 West 1st Street
Wayne, NE 68787
888-489-1680
Texas: 613 Hwy 46 E.
Boerne, TX 78006
877-680-1680

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CUSTOMER INFORMATION:

LARS WOOLSEY

PROJECT INFORMATION:

WOOLSEY BARN

2261 S. 3400 WEST
HURRICANE, UT 84737

NUMBER:	LWO0323-2
CATEGORY:	RESIDENTIAL
STYLE:	GAMBREL
OTHER:	--
OTHER:	--
PM:	JB

DRAWING INFORMATION:

DRAWN BY:	RL
DATE:	06/13/2023
STATUS:	FINAL PLAN SET
OTHER:	--
OTHER:	--

SHEET NOTES

SHEET

S602

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2023-PP-11
Receipt No. _____

Name: WPP Hurricane Land, LLC Telephone: 385-501-5244

Address: 299 S Main SLC, Utah 84111 ste 2400 Fax No. _____

Email: austin.overman@wasatchcommercial.com Agent Email: " "

Agent (If Applicable): Austin Overman Telephone: 801-688-5400

Address/Location of Subject Property: 840 W Arlington Pkwy Hurricane UT 84737

Tax ID of Subject Property: H-3-2-4-44021 Zone District: _____

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

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

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ____ a. The proposed name of the subdivision.
- ____ b. The location of the subdivision, including the address and section, township and range.
- ____ c. The names and addresses of the owner or subdivider, if other than the owner.
- ____ d. Date of preparation, and north point.
- ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ____ a. The location of the nearest monument.
- ____ b. The boundary of the proposed subdivision and the acreage included.
- ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

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

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

✓ 4. Required copies of plans:
____ a. Three copies of all full-scale drawings
____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

✓ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
Copies sent with tws app. see Black Ridge app for original docs.

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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

HURRICANE CITY
UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Austin Overman am/are the applicant(s) of the application known as WP Hurricane land llc located on parcel(s) H-3-2-4-44021 within the City of Hurricane, Washington County, Utah.

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

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

Dated this 6th day of December, 2022.

Applicant Name: Austin Overman

Name of Signer (if different from Applicant Name): _____

Title of Signer: Managing Partner

Signature: _____

STATE OF Utah)

COUNTY OF Salt Lake)

On the 6th day of December, 2022, personally appeared before me Austin Overman, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Paige Pauline Atwood

My Commission Expires: Sept. 1, 2024

PAIGE PAULINE ATWOOD
Notary Public - State of Utah
Comm. No. 713317
My Commission Expires on
Sep 1, 2024

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

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

:ss

COUNTY OF)

I (we), Austin Overman / WP Hurricane Land LLC, 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.

Austin Overman
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 6th day of December 2022.

PAIGE PAULINE ATWOOD
Notary Public - State of Utah
Comm. No. 713317
My Commission Expires on
Sep 1, 2024

Paige Pauline Atwood
(Notary Public)

Residing in: Utah County

My Commission Expires: Sept. 1, 2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

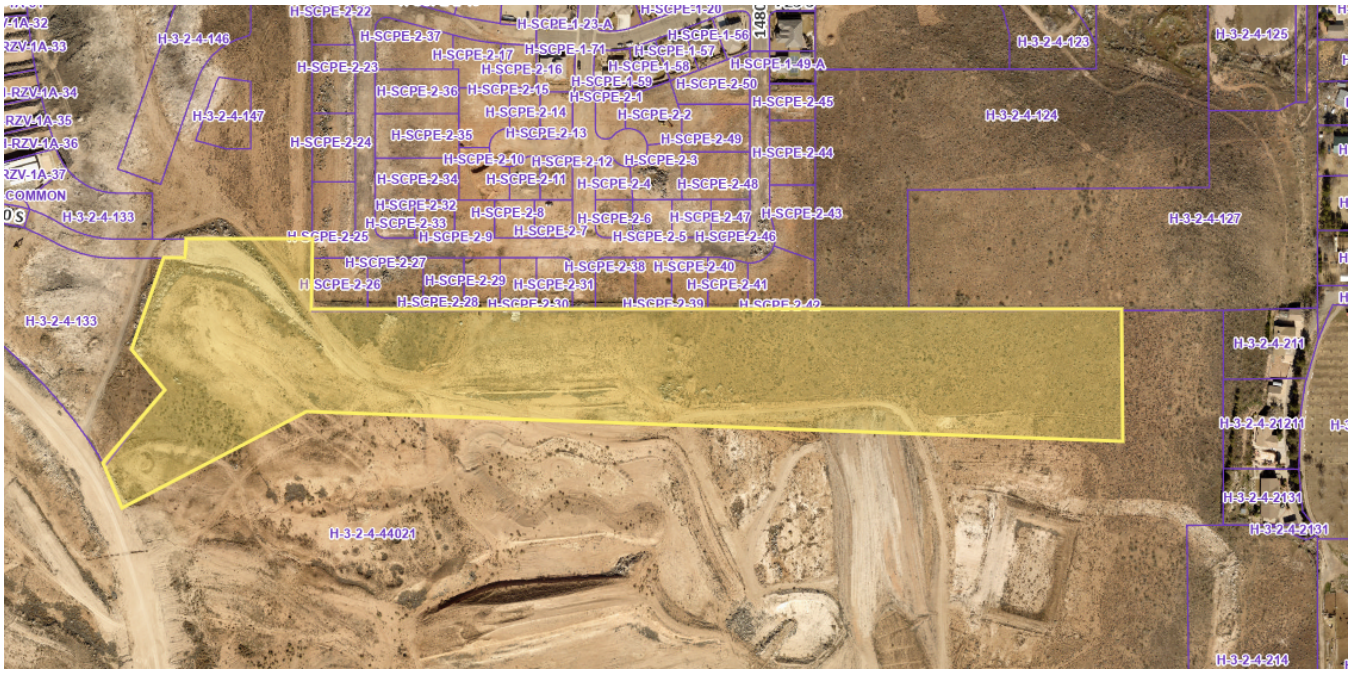
Agenda Date:	**04/25/2024**
Application Number:	2023-PP-11
Type of Application:	Extension of Preliminary Plat
Action Type:	Administrative
Applicant:	WPP Hurricane Land LLC
Agent:	Austin Overman
Request:	Approval of a Preliminary Plat
Location:	840 W Rlington Parkway
Zoning:	R1-10 PDO
General Plan Map:	Planned Community
Recommendation:	Approve the extension of the preliminary plat approval
Report Prepared by:	Fred Resch III

Update for 04/25/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission.

Construction drawings for this project have been submitted and are being reviewed by the Joint Utility Committee.

4/25/2024 Extension Recommendation: Staff recommends approval of the extension of this preliminary plat approval. Below is the original Planning Commission 2023 staff report. The project was approved by the City Council on April 20, 2023.

Previous Discussion:
The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development. The primary purpose of this plat is to establish the connection between the Ridge at Zion Vista development and the southern end of the Scenic Pointe development and establish a connection between Rlington Parkway and 900 S.



Location is approximate

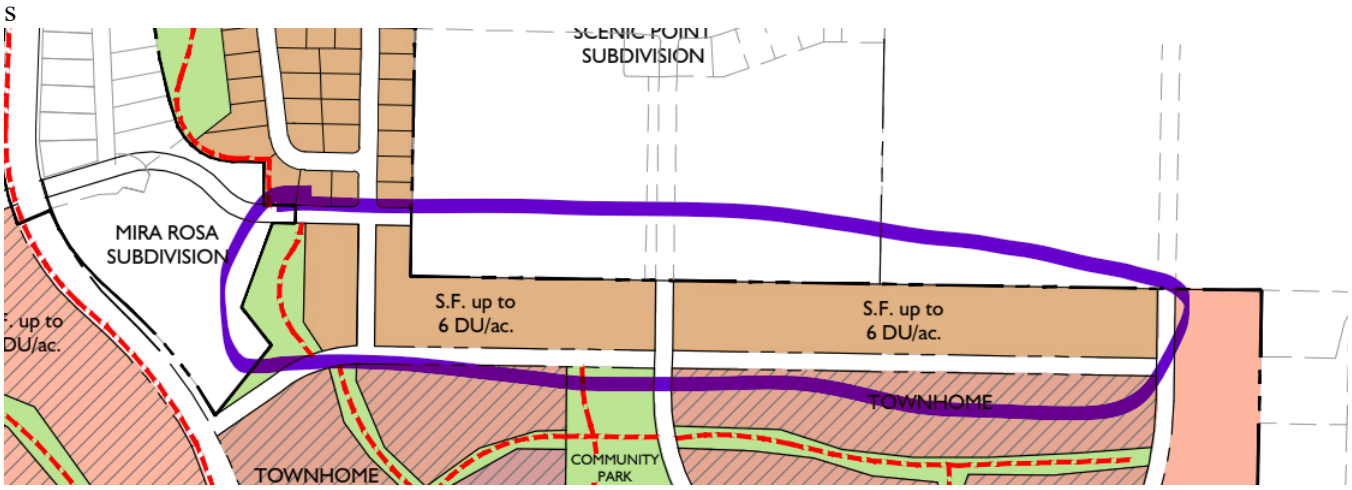
JUC Comments

1. **Public Works:** No comments
2. **Power:** Power on Rlington Parkway backbone road will have to be developed before any power to this area. A design fee will be paid before design. See Hurricane City Power for a fee amount.
3. **Sewer:** Existing 8" line in 1530 W. Line north is 8". Ash Creek needs to see the flow calculations for the proposed 10" and 12" lines. Lines to the north of this project may need to be upsized.
4. **Water:** Okay
5. **Engineering:** Show the proposed roadway stubs to the south. Hurricane City Standards 3.2.4.2.F specifies block lengths shouldn't exceed 800' and access management in the Transportation Master Plan specifies the stubs must be separated 250' minimum. Street B is a minor collector. Review HCC 10-39-10 for final plat requirements during construction plan review. Change "City of Hurricane" to "Hurricane City" throughout. Who will own and maintain Parcel A? 850 S is a typical 52' public street. The proposed 900 S alignment will require some cooperation with RR Penga. The extension of Rlington Parkway must be recorded prior to or with this plat. Street B (900 S) is a 60' minor collector. Make 1385 W a 45' public street. Mountain View Drive is a 60' public street. It appears off-site drainage improvements must be included in construction plans.
6. **Street:** Ensure that 1385 W and Mountain View Drive align with the next phases of Mountain View Estates
7. **Fire:** No additional homes until a second access may be built
8. **Cable:** Will need updated TDS notes on utility page
9. **Phone:** Add Centurylink notes for construction drawings
10. **Gas**: No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district

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

Staff Comments: Preliminary Plat

1. **Density:** This area was designated as "Single Family up to 6 dwelling units per acre" as seen below. They are proposing 35 single family lots with an average lot size of 7,717 square feet which is more than the typical average lot size of 7,260 sq ft in 6 DU/acre



2. **Open Space**: The master plan shown above shows a trail connecting from 900 S to 850 S behind the houses. This will need to be shown on the plans. Keeping that hillside as open space is shown on the master plan and the preliminary plat. Hurricane City will require that the open space have a final site plan that needs to be approved by the Planning Commission.

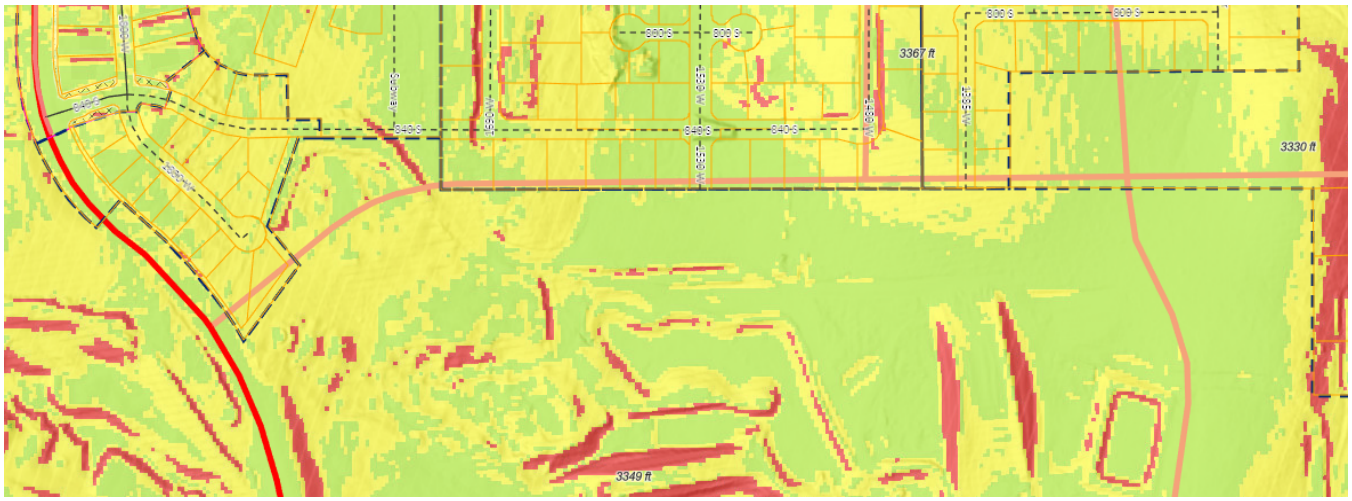
3. **Staff has not received a will serve letter from the sanitary or culinary water providers**

4. **Sensitive Lands:** A sensitive lands application was not provided. The topographic map provided as well as the county's contour maps indicate that a sensitive lands application would probably be required however the development agreement for this project states that:

> *2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J,K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof,shall be reasonably determined by the City*

Engineer; provided,however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement.

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.



Slope map of the area

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend the item be continued until the applicant can provide will serve letters from the culinary water and sewer providers. Once those are turned in, staff would recommend approval subject to staff and JUC comments.

4/25/2024 Extension Recommendation: Staff recommends approval of the extension of this preliminary plat approval.



Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks		100	19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily uo to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial		5	1.0%
Major Roadways (66' ROW)		11	2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

A LAND USE PLAN
SCALE: 1"=300'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022

BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

When Recorded Return To:

Wasatch Commercial Developers, LLC
299 S. Main Street, Suite 2400
Salt Lake City, Utah 84111

Space above for County Recorder's Use

PARCEL I.D. #: See Attached

FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT

FOR PAINTED HILLS COLLINA TINTA

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA ("Amendment") is made to be effective as of May __, 2022 (the "Effective Date"), by and among WPP Hurricane Land, LLC , a Utah limited liability company ("Developer"), RR Penga, LLC, a Utah limited liability company ("Penga"), Interstate Homes LLC, a Utah limited liability company ("Interstate"), and the City of Hurricane, a municipal corporation and political subdivision of the State of Utah ("City") (individually a "Party" and collectively the "Parties").

RECITALS

A. Summit-Hurricane Development, Inc, a Nevada corporation ("Summit"), Toquerville Enterprises, a Utah limited liability company ("Toquerville") and City entered into that certain Development Agreement for Painted Hills Collina Tinta dated September 7, 2006, and recorded in the Official Records of Washington County, Utah on October 24, 2006, as Document No. 20060049271 (the "Agreement") for the development of approximately 560 acres of land located in Hurricane, Utah (the "Project") as more particularly described on Exhibit "A" attached hereto.

B. Summit, Toquerville and City entered into the First Amendment to the Agreement, dated January 2, 2008, and recorded in the Official Records of Washington County, Utah on February 6, 2008, as Document No. 20080004968.

C. Summit, Toquerville and City entered into the Second Amendment to the Agreement, dated May 22, 2008, and recorded in the Official Records of Washington County, Utah on May 28, 2008, as Document No.20080021728.

D. Penga became a successor owner and developer on July 19, 2017 of the proposed phases known as Grande Canary, Mira Rosa 1, Mira Rosa II in addition to the parcels to be dedicated as streets known as Rlington Parkway and 1760 West. Penga received a Sheriff's Deed and Bill of Sale dated July 20, 2017, which is recorded in the Official Records of Washington County, Utah on July 21, 2017 as Document No. 20170029809.

E. Summit, Toquerville, City and Penga entered into the Third Amendment to the Agreement, dated June 7, 2018, and recorded in the Official Records of Washington County, Utah on June 25, 2018, as Document No. 20180026189.

F. Interstate became a successor owner and developer upon acquisition from RR Penga of Mira Rosa 1, to be known as the Ridge at Zion Vista ("The Ridge") and Rlington Parkway adjacent to Mira Rosa 1 as recorded in the Official Records of Washington County, Utah on February 10. 2021, as Document No. 20210009584.

G. Developer became a successor owner and developer upon acquisition of multiple properties in the Project on September 17, 2021.

H. Developer, City, Penga and Interstate entered into the Fourth Amendment to the Agreement, dated _____, 2021, and recorded in the Official Records of Washington County, Utah on _____, 2021, as Document No. _____.

I. The Parties desire to again amend the Agreement to update the general development plan of the Development, including the elimination of requirement for a golf course and certain open space requirements.

J. The Parties desire to amend the Agreement by adding the language set forth below.

AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Agreement. This Amendment amends the Agreement. In the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall control. Unless otherwise indicated herein, all capitalized terms used in the Amendment shall have definitions assigned to them in the Agreement.

2. Recital K. Section K of the Development Agreement shall be amended to replace the reference to "forty percent (40%)" with "twenty percent (20%)."

3. Golf Course. The parties agree that all references in the Development Agreement to "Golf Course" and "Golf Course Company" shall be stricken and of no further force and effect. The Parties acknowledge and agree that there shall be no requirement to build a Golf Course as part of the Project. Any requirement relating to the Golf Course or obligations of the Golf Course Company or Golf Course Owner shall also be stricken and of no further force and effect.

4. Preliminary Site Plan Update. The Site Plan attached hereto as Exhibit "B-1" shall replace the preliminary site plan attached as Exhibit "B" to the Agreement.

(a) Density. The Project has been approved for a total of 1886 units, 247 of which may be used as short-term rentals. This density is given in part in recognition of dedicated open space, parks and trails within the Project. The development of the Project shall substantially comply with the attached Site Plan unless otherwise amended by the terms of the Agreement, as amended.

(b) Roadway and Connectivity. The preliminary site plan approval does not represent final or official approval of any roadway alignments. All roadways and connectivity within the Project shall meet Hurricane City Standards, including connectivity for local roadways, block lengths, approved cross-sections, and Master Plan roadway alignments and design. Alternate cross-section and roadway alignments may be proposed by the Developer as part of preliminary site plans or preliminary plats with the purpose of enhancing the Project, landscaping, or pedestrian facilities.

(c) Recreation Resort Units. The Developer has been approved for 247 units that may be used in the areas designated for short-term rental units as shown as the crosshatched areas on Exhibit "B-1" attached hereto. Areas actually containing short-term rental units shall comply with Hurricane Recreation Resort standards for amenities and parking.

(d) Public Trails. Trails located within Master Plan Roadways shall comply with Hurricane's Active Transportation Master Plan standards and cross-sections. All trails shown as asphalt trails on Exhibit "B-1" attached hereto shall be paved with asphalt and be a minimum of ten feet (10') wide. The remaining trails in the Development may be primitive trails. Other pedestrian walkways and sidewalks shall be added to meet Hurricane pedestrian connectivity standards.

(e) Commercial Uses. Commercial uses shall be restricted to permitted and conditional uses within the Neighborhood Commercial Zone.

5. Gated Communities. Section 4 of the Second Amendment to the Agreement is hereby revoked and replaced with the following:

> 4. Gated Communities. The Parties agree that when Developer applies for a preliminary site plan or a preliminary plat, as applicable, the Hurricane

City Council may, after a recommendation from the Hurricane City Planning Commission, allow gated communities in areas with a Recreation Resort designation as shown on Exhibit "B-1". If any gated community is allowed under this section, the standards for any such gated community shall be determined during the approval process.

6. Section 2.4.3. The following sentence is hereby added to the end of Section 2.4.3:

Notwithstanding the foregoing, a residential facility~~ies~~ for elderly persons or a residential facility for persons with a disability (both as defined in Hurricane City Code Title 10, Chapter 46, Section 3) to be developed in the Project shall not be required to be in the locations shown for Commercial Uses on Exhibit "B-1", but may be in other locations of the Project as reasonably determined by Developer and Owner. The square footages of such facilities shall not count toward the limit for Commercial Uses set forth in Section 2.4.3, but, if residential facilities for elderly persons or residential facilities for persons with a disability are constructed outside of the locations shown for Commercial Uses and contain more than fifty (50) residential rooms, then, for any residential room at such facilities in excess of fifty (50) residential rooms, such excess rooms shall count toward the total density allowed in the Project at a rate of five (5) rooms for one (1) residential unit. Any such facilities shall comply with Section 10-46-5, Development Standards for Residential Facilities for Elderly Persons and Persons with Disabilities.

7. Section 2.4.5(b). Section 2.4.5(b) is hereby revoked and deleted in its entirety and replaced with the following:

(b) the proposed transfer does not assign any density to park or open spaces shown on the Preliminary Site Plan, unless such park or open space to which density transfers is replaced with park or open spaces of approximately equivalent size in a different location on the Site Plan of the Project;

8. Section 3.2.2. Section 3.2.2 is hereby revoked and deleted in its entirety and replaced with the following:

3.2.2 **Project and System Improvements – Cost Sharing**. Developer shall bear the entire cost of constructing Project Improvements needed to service the Project. Developer shall also bear the cost of constructing System Improvements required as a result of the Project but shall be entitled to be reimbursed for the cost of such System Improvements except for Developer's Proportionate Share of System Improvements costs by requesting reimbursement of the cost of constructing eligible public facility improvements pursuant to Hurricane City Code Title 9, Chapter 6.

9. Sections 3.2.3, 3.2.6 and 3.2.9. Sections 3.2.3, 3.2.6, and 3.2.9 are hereby revoked and deleted in their entirety.

~~9.~~10. Section 4.1.1.2. Section 4.1.1.2 is hereby revoked and deleted in its entirety and not replaced.

~~10.~~11. Section 4.6.1.1. Section 4.6.1.1 is hereby deleted in its entirety and replaced with the following:

> 4.6.1.1 **Park Sites, Trails, Ponds and Open Areas**. Owners and Developer have provided for approximately one hundred (100) acres of open areas within the Project, including, but not limited to, forty (40) acres of recreational open space, Sullivan's Knoll, public trails and multiple park areas of varying sizes shown on Exhibit "B-1" attached hereto. The placement of the park areas shown on Exhibit "B-1" are approximate and subject to relocation by Developer.

Commented [DH1]: Can you show on Exhibit B-1 which parks will be private and which ones will be dedicated to the City?

~~11.~~12. Section 4.6.1.6. Section 4.6.1.6 is hereby revoked and deleted in its entirety and not replaced.

~~12.~~13. Section 4.7.1.2. Section 4.7.1.2 is hereby revoked and deleted in its entirety and not replaced.

~~13.~~14. Execution and Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute and be one and the same document.

~~14.~~15. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS HEREOF, the Parties have executed this FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA as of the date first above written.

(Signatures on Next Page)

Signature Page

DEVELOPER:
WPP Hurricane Land, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

INTERSTATE:
Interstate Homes, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

PENGA:
RR Penga, LLC, a Utah limited liability company

By: _____

Print Name: _____

Title: _____

CITY:
Hurricane City, a municipal corporation and political subdivision of the State of Utah

By: _____

Print Name: _____

Title: _____

STATE OF)
: ss.
COUNTY OF)

On the _____ day of _____, 2022 personally appeared before me_____ and _____, who, being by me duly sworn, did say that he/she/they is/are the _____ of WPP Hurricane Land, LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

_____
NOTARY PUBLIC
Residing at: _____
_____

My Commission Expires:

_____

STATE OF)
: ss.
COUNTY OF)

On the _____ day of _____, 2022 personally appeared before me_____ , who, being by me duly sworn, did say that he/she is the _____ of RR Penga, LLC., a Utah limited liability company, and said person acknowledged to that said company executed the same.

_____
NOTARY PUBLIC
Residing at: _____
_____

My Commission Expires:

_____

STATE OF)
: ss.
COUNTY OF)

On the _____ day of _____, 2022 personally appeared before me_____ , who, being by me duly sworn, did say that he/she is the _____ of Interstate Homes LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

_____
NOTARY PUBLIC
Residing at: _____
_____

My Commission Expires:

_____

STATE OF)
: ss.
COUNTY OF)

On the _____ day of _____, 2022 personally appeared before me_____ , who, being by me duly sworn, did say that he/she is the _____ of Hurricane City, a municipal corporation and political subdivision of the State of Utah, and said person acknowledged to that said company executed the same.

_____
NOTARY PUBLIC
Residing at: _____
_____

My Commission Expires:

_____

Exhibit "A"

Legal Description:

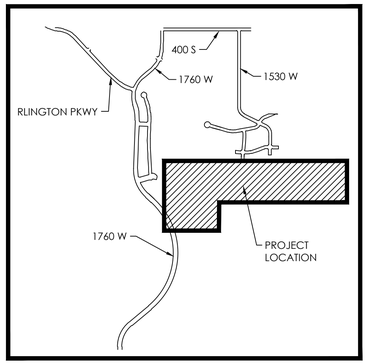
BEGINNING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 89*43'42"EAST 1,688.58 FEET; THENCE SOUTH 00*01'00"WEST 208.71FEET; THENCE SOUTH 89*43'42"EAST 208.71 FEET; THENCE NORTH 00*01'00"EAST 208.71 FEET TO THE NORTH SECTION OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 89*43'42"EAST 65.85 FEET; THENCE SOUTH 00*00'05"EAST 405.02 FEET; THENCE NORTH 89*59'55"EAST 236.70 FEET; THENCE SOUTH 32*44'48"EAST 802.71 FEET; THENCE SOUTH 00*13'28" WEST 1,718.18 FEET; THENCE SOUTH 89*S2'53" EAST 2,392.27 FEET; THENCE SOUTH 00*17'42" WEST 560.86 FEET; THENCE SOUTH 89*50'57" EAST 247.50 FEET TO THE EAST SECTION LINE OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 00*17'41" WEST 757.13 FEET NORTH 89*50'57" WEST 1319.08 FEET; THENCE SOUTH 00*15'32" WEST 1318.25 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89*49'00" WEST 1318.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89*49'00" WEST 2,636.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 00*14'51" EAST 1,316.02 FEET; THENCE NORTH 89*45'29" EAST 1,321.80 FEET; THENCE NORTH 00*14'51" EAST 1,317.75 FEET; THENCE NORTH 00*11'38" EAST 2,800.60 FEET TO THE NORTH SECTION LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SECTION LINE SOUTH 89*46'40"EAST 1320.18 FEET TO THE POINT OF BEGINNING. CONTAINS 24,379,912 SQUARE FEET OR 559.68 ACRES

Parcel ID#'s:

H-3-2-4-132
H-3-2-4-133
H-3-2-4-139
H-3-2-4-44021
H-3-2-4-1310
H-3-2-4-1311
H-3-2-4-1312
H-3-2-4-146
H-3-2-4-147
H-3-2-4-214

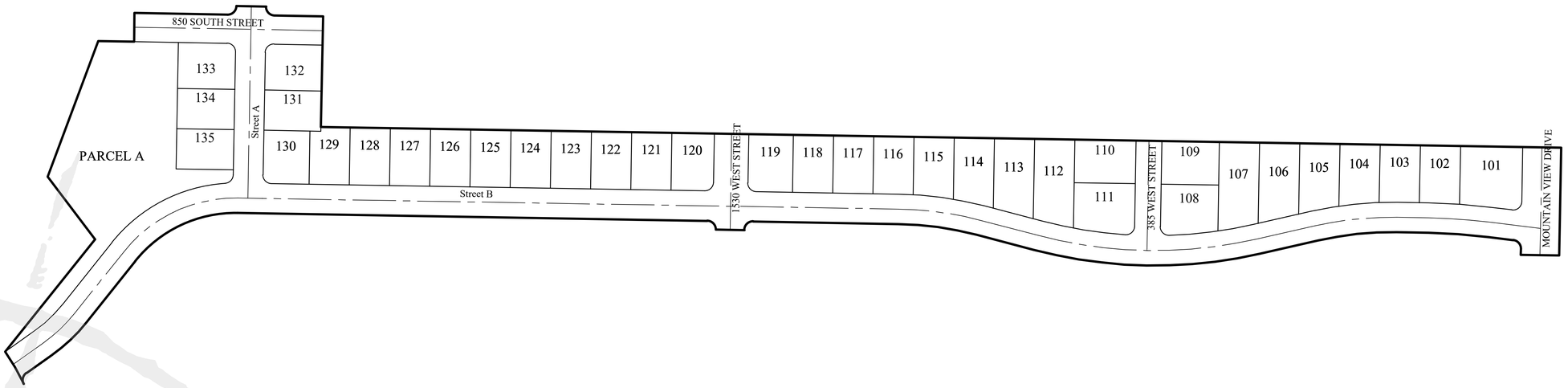
BLACK RIDGE PHASE 2

PREPARED FOR:
WASATCH GROUP
LOCATED IN:
HURRICANE CITY, UT



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	ROAD GRADING & CROSS SECTION
C4	MASTER STORM DRAIN MAP
C4.1	PHASE 2 DRAINAGE PLAN
C5	SEWER EXHIBIT



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO HURRICANE CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
WASATCH GROUP
299 S. MAIN SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 688-5400
CONTACT: AUSTIN OVERMAN



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

GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/16/23
STATE OF UTAH

BLACK RIDGE PHASE 2
HURRICANE CITY, UT
COVER

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER

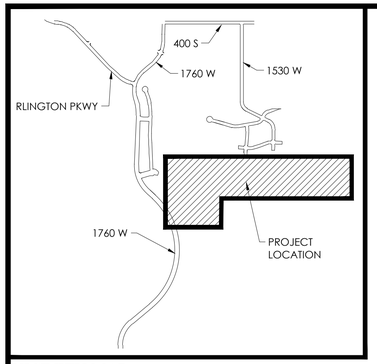
Scale:	1"=100'	Drawn:	MDH
Date:	03/16/23	Job #:	23-0069
Sheet:	C1		

z:_2023\23-0069 blackridge phase 2\design\23-0069\dwg\sheet\C1 - COVER.dwg

BLACK RIDGE PHASE 2

SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

N

S

GRAPHIC SCALE

150 0 75 150 300 600

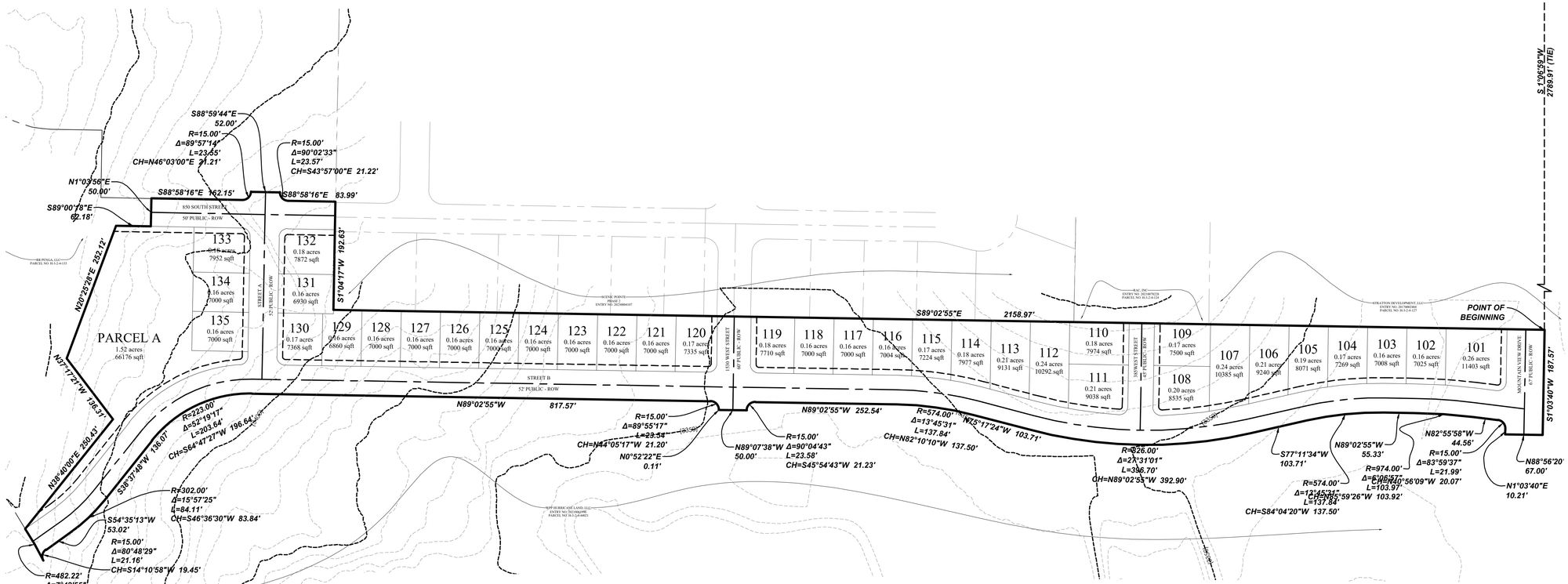
(IN FEET)
1 inch = 150ft.

SOUTH 1/4 CORNER OF SECTION
33, T41S, R13W, SLB&M
(BRASS CAP MONUMENT FOUND)
33 T42 S
4 T42 S

BASIS OF BEARING: N88°53'10"W 2581.84'

NORTHEAST CORNER OF
SECTION 4, T42S, R13W, SLB&M
(BLM BRASS CAP FOUND)
(TIE 477.01)
33 34
4 3

S 1°06'59"W
2789.91' (TIE)



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENCE NUMBER 12554439. ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BLACK RIDGE PHASE 2
SUBDIVISION PLAT

AND THAT SAID TRACT OF LAND HAS BEN SUBDIVIDED INTO LOTS, STREETS, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION.

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO: 12554439

Date

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°53'10"W 477.01 feet along the Section line and S1°06'59"W 2789.91 feet from the Northeast Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; thence S01°03'40"W 187.57 feet; thence N88°56'20"W 67.00 feet; thence N01°03'40"E 10.21 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.99 feet through a central angle of 83°59'37" Chord; N40°56'09"W 20.07 feet; thence N82°55'58"W 44.56 feet; thence along the arc of a curve to the left with a radius of 974.00 feet a distance of 103.97 feet through a central angle of 06°06'57" Chord; N85°59'26"W 103.92 feet; thence N89°02'55"W 55.33 feet; thence along the arc of a curve to the left with a radius of 574.00 feet a distance of 137.84 feet through a central angle of 13°45'31" Chord; S84°04'20"W 137.50 feet; thence S77°11'34"W 103.71 feet; thence along the arc of a curve to the right with a radius of 826.00 feet a distance of 396.70 feet through a central angle of 27°31'01" Chord; N89°02'55"W 392.90 feet; thence N75°17'24"W 103.71 feet; thence along the arc of a curve to the left with a radius of 574.00 feet a distance of 137.84 feet through a central angle of 13°45'31" Chord; N82°10'10"W 137.50 feet; thence N89°02'55"W 252.54 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 90°04'43" Chord; S45°54'43"W 21.23 feet; thence N89°07'38"W 50.00 feet; thence N00°52'22"E 0.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 89°55'17" Chord; N44°05'17"W 21.20 feet; thence N89°02'55"W 817.57 feet; thence along the arc of a curve to the left with a radius of 223.00 feet a distance of 203.64 feet through a central angle of 52°19'17" Chord; S64°47'27"W 196.64 feet; thence S38°37'48"W 136.07 feet; thence along the arc of a curve to the right with a radius of 302.00 feet a distance of 84.11 feet through a central angle of 15°57'25" Chord; S46°36'30"W 83.84 feet; thence S54°35'13"W 53.02 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.16 feet through a central angle of 80°48'29" Chord; S14°10'58"W 19.45 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 482.22 feet (radius bears; S63°46'43"W) a distance of 64.93 feet through a central angle of 07°42'55" Chord; N30°04'44"W 64.88 feet; thence N38°40'00"E 250.43 feet; thence N37°17'21"W 136.31 feet; thence N20°25'28"E 252.12 feet; thence S89°00'18"E 62.18 feet; thence N01°03'56"E 50.00 feet; thence S88°58'16"E 162.15 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears; N01°01'37"E) a distance of 23.55 feet through a central angle of 89°57'14" Chord; N46°03'00"E 21.21 feet; thence S88°59'44"E 52.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears; S88°55'43"E) a distance of 23.57 feet through a central angle of 90°02'33" Chord; S43°57'00"E 21.22 feet; thence S88°58'16"E 83.99 feet to the Westerly edge of SCENIC POINTE PHASE 2, on file and recorded in the office of Washington County Recorder as Entry No. 20230004107; thence along said Subdivision the following two (2) courses: (1) S01°04'17"W 192.63 feet; (2) S89°02'55"E 2,158.97 feet; to the POINT OF BEGINNING.

OWNER'S DEDICATION

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

BLACK RIDGE PHASE 2
SUBDIVISION PLAT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY 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, OF THE _____. RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20_____. AT BOOK _____, PAGE_____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

WPP HURRICANE LAND, LLC

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20 ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

BLACK RIDGE PHASE 2
SUBDIVISION PLAT
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____
WASHINGTON COUNTY RECORDER

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

ASH CREEK
SPECIAL SERVICE DIST.

THE HEREON ROADWAY DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

_____
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL ROAD WAY DEDICATION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____

_____
COMMUNITY DEVELOPMENT DIRECTOR
HURRICANE CITY, UTAH

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL ROAD WAY DEDICATION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____DAY OF _____

_____
CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____DAY OF _____

_____
CITY ATTORNEY
HURRICANE CITY, UTAH

LAND USE AUTHORITY APPROVAL

I HEREBY VERITY THAT THE LAND USE AUTHORITY REVIEWED THIS ROADWAY DEDICATION PLAT AND APPROVED IT ON THE _____ DAY OF _____, WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO

_____
LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____
THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

_____
WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH

WE, THE CITY COUNCIL OF THE CITY OF HURRICANE, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

_____
ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

_____
MAYOR
HURRICANE CITY, UTAH

z:_2023\23-0069 blackridge phase 2\design 23-0069\dwg\sheets\C2 - PRELIMINARY PLAT.dwg

BLACK RIDGE PHASE 2

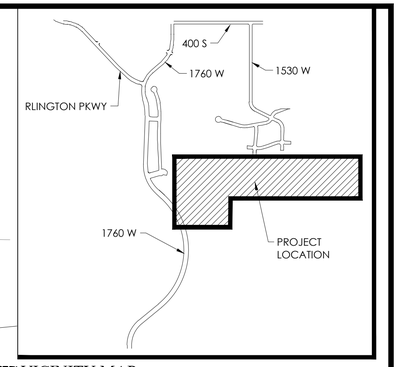
SUBDIVISION PLAT

LOCATED IN THE WEST HALF OF SECTION 4, T2 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.



VICINITY MAP
N.T.S

N

S

RR PENGA, LLC
PARCEL NO. H-3-2-4-133

N1°03'56"E 50.00'

S89°00'18"E 62.18'

S88°58'16"E 162.15'

850 SOUTH STREET
S88°58'16"E 2653.14'
50' PUBLIC - ROW

S88°58'16"E 83.99'

L=23.57'
CH=S43°57'00"E 21.22'

S88°58'16"E 125.00'

N20°25'28"E 253.12'

PARCEL A
1.52 acres
66176 sqft

133
0.17 acres
7952 sqft

134
0.16 acres
7000 sqft

135
0.16 acres
7000 sqft

N88°58'16"W 100.00'

S1°04'17"W 220.00'

S88°58'16"E 100.00'

10.0' PUE

STREET A
S1°04'17"W 293.79'
52' PUBLIC - ROW

132
0.18 acres
7872 sqft

131
0.16 acres
6930 sqft

130
0.17 acres
7368 sqft

129
0.16 acres
6860 sqft

128
0.16 acres
7000 sqft

127
0.16 acres
7000 sqft

126
0.16 acres
7000 sqft

125
0.16 acres
7000 sqft

124
0.16 acres
7000 sqft

123
0.16 acres
7000 sqft

122
0.16 acres
7000 sqft

121
0.16 acres
7000 sqft

120
0.17 acres
7335 sqft

S1°04'17"W 192.63'

SCENIC POINTE
PHASE 2
ENTRY NO. 20230004107

1530 WEST STREET
N0°52'22"E 126.00'
60' PUBLIC - ROW

119
0.18 acres
7710 sqft

118
0.16 acres
7000 sqft

117
0.16 acres
7000 sqft

116
0.16 acres
7004 sqft

115
0.17 acres
7224 sqft

S89°02'55"E 70.00'

STREET B
52' PUBLIC - ROW

S89°02'55"E 840.10'

S89°02'55"E 292.60'

N89°02'55"W 817.57'

N89°02'55"W 252.54'

N37°17'24"W 136.31'

N39°40'00"E 250.43'

S38°37'46"W 136.07'

R=223.00'
Δ=52°19'17"
L=203.64'
CH=S64°47'21"W 196.64'

R=392.00'
Δ=15°57'25"
L=84.11'
CH=S46°36'30"W 83.84'

S54°35'13"W 53.02'

R=15.00'
Δ=80°48'29"
L=21.16'
CH=S14°10'58"W 19.45'

R=482.22'
Δ=7°42'55"
L=64.93'
CH=N30°04'44"W 64.88'

R=15.00'
Δ=89°55'17"
L=23.54'
CH=N44°05'17"W 21.20'

N0°52'22"E 0.11'

N89°07'38"W 50.00'

R=15.00'
Δ=90°04'43"
L=23.58'
CH=S45°54'43"W 21.23'

R=574.00'
Δ=13°45'31"
L=137.84'
CH=N82°10'10"W 137.50'

RAC, INC
ENTRY NO. 20210078228
PARCEL NO. H-3-2-4-124

STRATTON DEVELOPMENT, LLC
ENTRY NO. 20170002484
PARCEL NO. H-3-2-4-127

S89°02'55"E 2158.97'

385WEST STREET
45' PUBLIC - ROW

118
0.16 acres
7000 sqft

117
0.16 acres
7000 sqft

116
0.16 acres
7004 sqft

115
0.17 acres
7224 sqft

114
0.18 acres
7977 sqft

113
0.21 acres
9131 sqft

112
0.24 acres
10292 sqft

111
0.21 acres
9038 sqft

110
0.18 acres
7974 sqft

109
0.17 acres
7500 sqft

108
0.20 acres
8535 sqft

107
0.24 acres
10385 sqft

106
0.21 acres
9240 sqft

105
0.19 acres
8071 sqft

104
0.17 acres
7269 sqft

103
0.16 acres
7008 sqft

102
0.16 acres
7025 sqft

101
0.26 acres
11403 sqft

MOUNTAIN VIEW DRIVE
N1°03'40"E 187.57'
67' PUBLIC - ROW

S1°03'40"W 187.57'

S77°11'34"W 103.71'

N89°02'55"W 55.33'

R=974.00'
Δ=6°06'57"
L=103.97'
CH=N85°59'26"W 103.92'

R=574.00'
Δ=13°45'31"
L=137.84'
CH=S84°04'20"W 137.50'

R=826.00'
Δ=27°31'01"
L=396.70'
CH=N89°02'55"W 392.90'

N82°55'58"W 44.56'

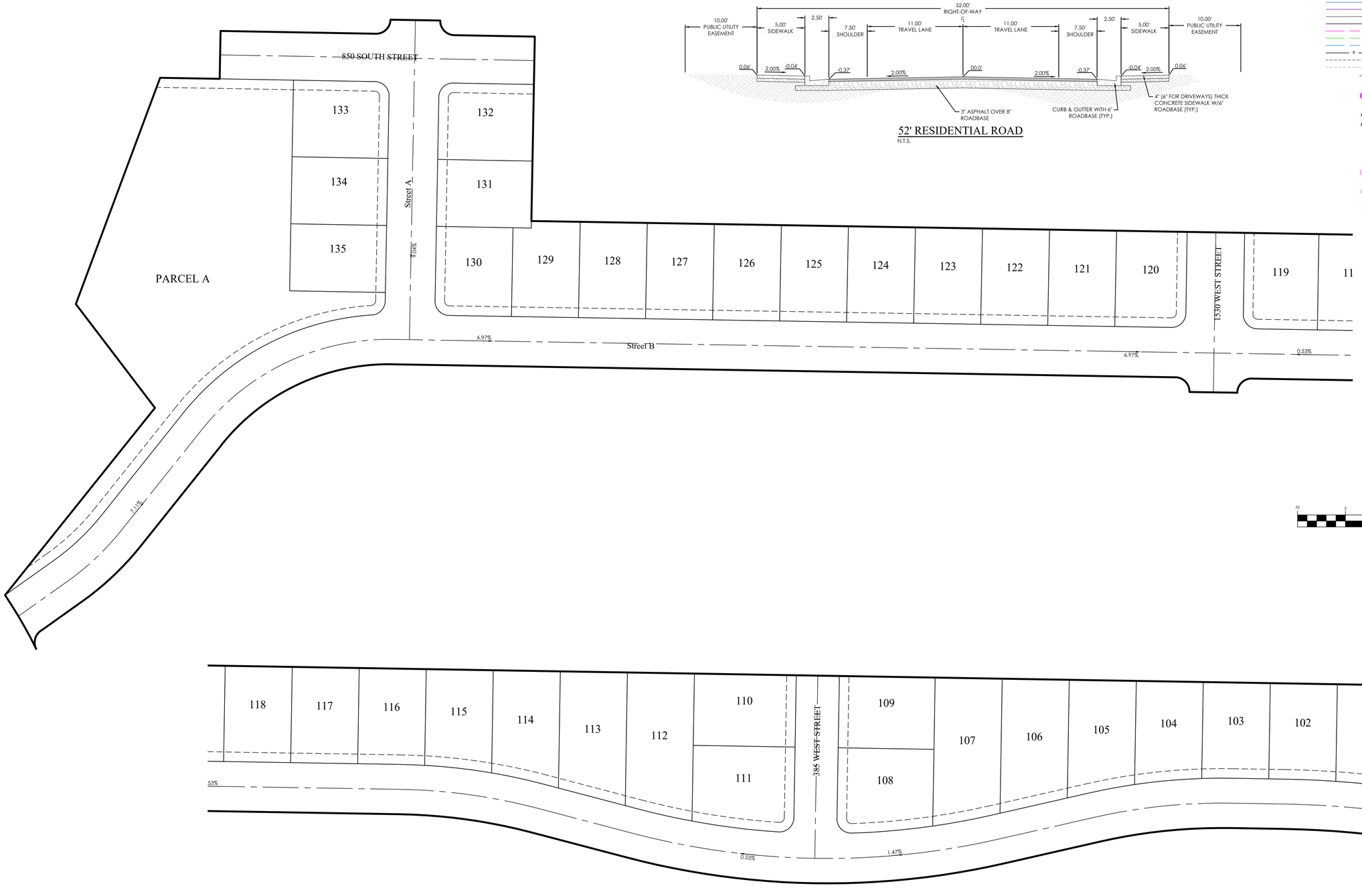
R=15.00'
Δ=83°59'37"
L=21.99'
CH=N40°56'09"W 20.07'

N88°56'20"W 67.00'

N1°03'40"E 10.21'

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

z:_2023\23-0069 blackridge phase 2\design 23-0069\dwg\sheets\C2 - PRELIMINARY PLAT.dwg



52' RESIDENTIAL ROAD

N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

FOCUS©
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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/16/23
STATE OF UTAH

BLACK RIDGE PHASE 2
HURRICANE CITY, UT
ROAD GRADING & CROSS SECTION

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

ROAD GRADING & CROSS SECTION

Scale:	1"=50'	Drawn:	MDH
Date:	03/16/23	Job #:	23-0069

Sheet: C3

Z:_2023\23-0069 blackridge phase 2\design 23-0069\dwg\sheets\C3 - GRADING AND DRAINAGE PLAN.dwg

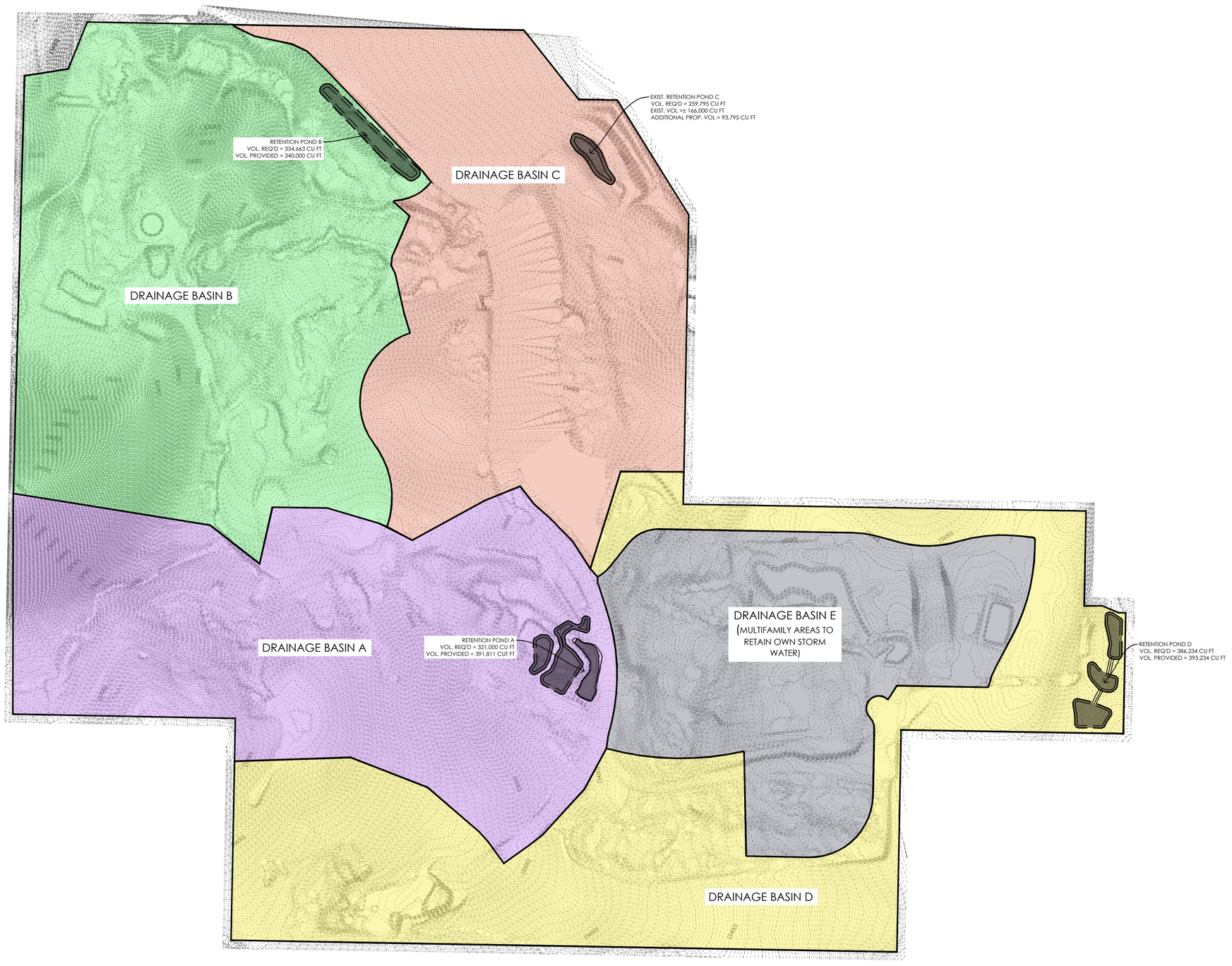
N

S

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300ft.

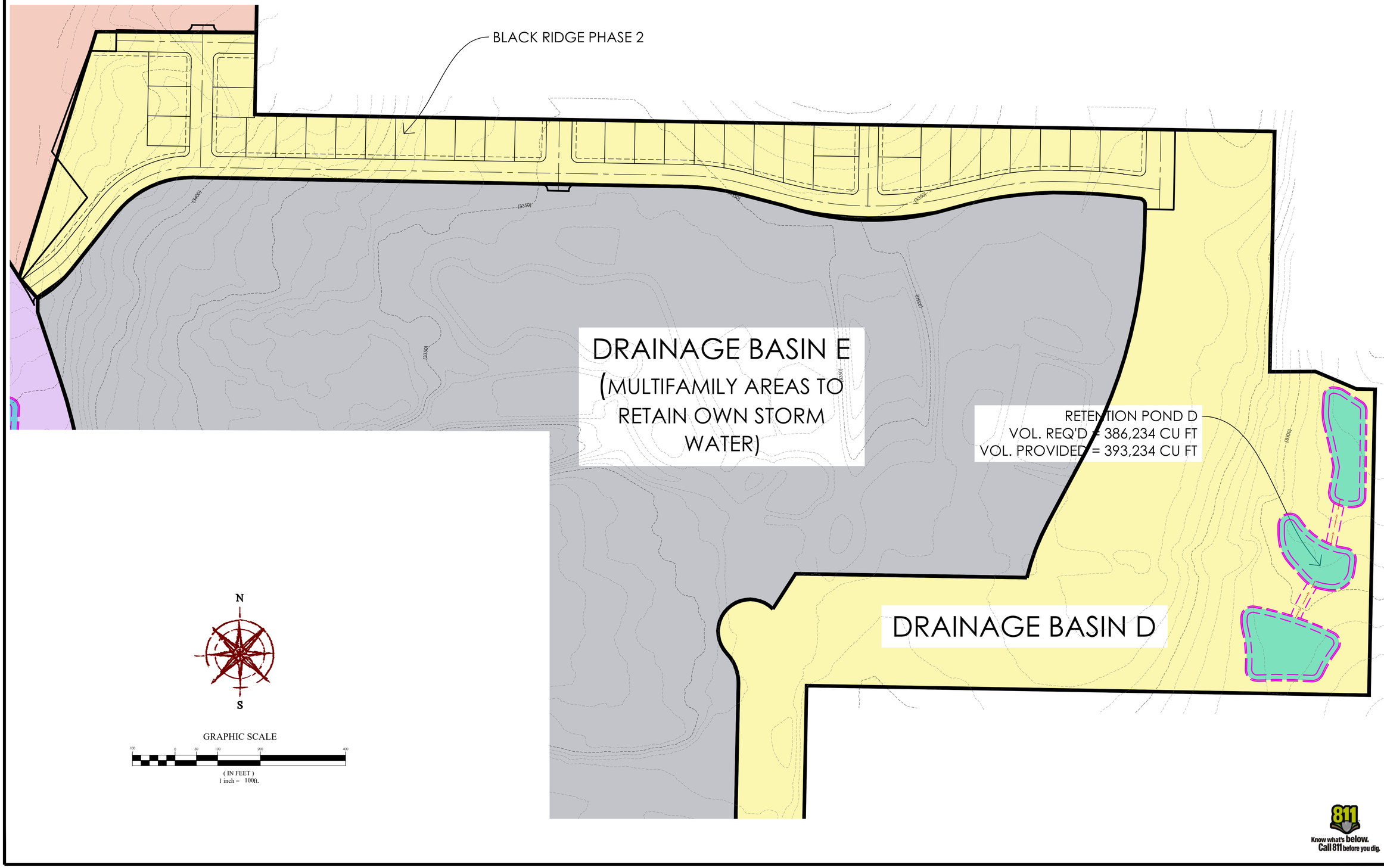


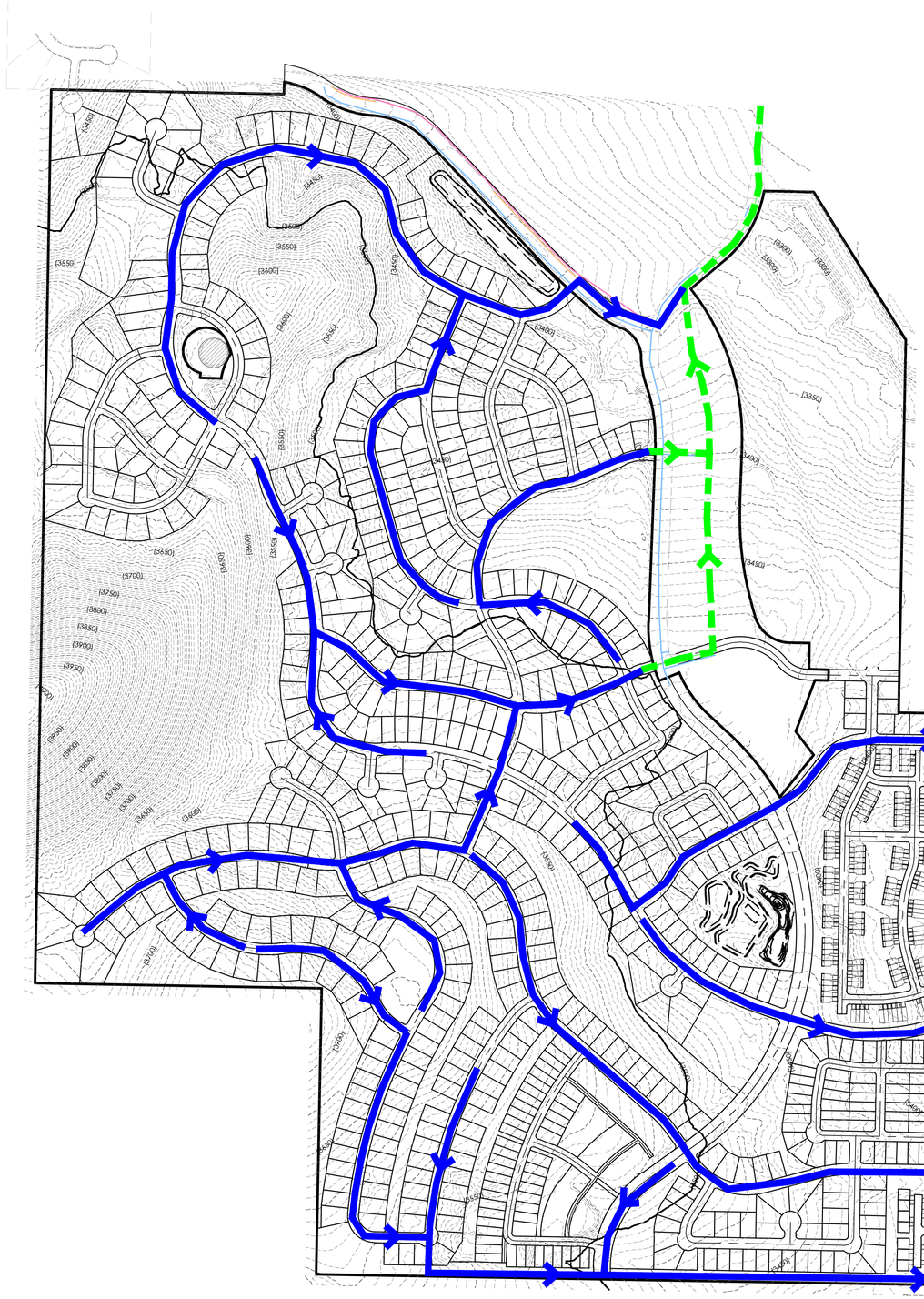
BLACK RIDGE MASTER STORM DRAIN MAP

HURRICANE, WASHINGTON COUNTY
3/16/2023
22-0118

FOCUS ENGINEERING AND SURVEYING, LLC

z:_2022\22-0118 Black Ridge Master Plan\design 22-0118\dwg\sheets\MASTER STORM DRAIN PLANS\BLACK RIDGE MASTER STORM DRAIN MAP.dwg


BLACK RIDGE PHASE 2
DRAINAGE BASIN E
(MULTIFAMILY AREAS TO RETAIN OWN STORM WATER)
RETENTION POND D
VOL. REQ'D = 386,234 CU FT
VOL. PROVIDED = 393,234 CU FT
DRAINAGE BASIN D
(3450)
(3350)
(3350)
(3350



LEGEND

- 8" EXISTING
- 12" SEWER
- 10" SEWER
- 8" SEWER

N

S

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
2/14/23
STATE OF UTAH

BLACK RIDGE MASTER PLAN

HURRICANE, UT

SEWER EXHIBIT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER EXHIBIT

Scale: 1"=300'	Drawn: DCJ
Date: 2/14/23	Job #: 22-0118
Sheet: SEWER EX.	

Z:_2022\22-0118 Black Ridge Master Plan\design 22-0118.dwg\exhibits\Master Utility Exhibits\22-0118 Black Ridge Master Sewer Plan.dwg



Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks		100	19.7%
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Familyv up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily uo to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial		5	1.0%
Major Roadways (66' ROW)		11	2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

A LAND USE PLAN
SCALE: 1"=300'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801. 554 . 6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	5.19.2022

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BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

Hurricane City Application

Application Accepted Date: 04/17/2024

Type of Improvement: Site Plan (Final)

Description:

Tenant / Project Name: Hurricane Hampton Inn

Bldg. Address: State Street & 1760 W Hurricane Utah

City: Hurricane City State: UT Zip: 84737

Subdivision: Hurricane Hampton Inn Phase:

Block: Lot #: Parcel #: H-3-1-33-3321

Zone: HC

Property Owner: Ishraj Singh

Permit Contact: Emmitt Younger P:(435) 673-8586

Email: emmitty@racivil.com

CONTACT INFORMATION

Engineer of Record: Jared Bates

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

General Contractor: Jared Bates

License #: P: (435) 673-8586

Address: 352 E Riverside Dr, STE A2

City: St George State: UT Zip: 84790

Email: jaredb@racivil.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-33

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

Applicant Name: Jared Bates

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Date: April 17, 2024

To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Hurricane Hampton Inn**
Final Site Plan Review
Project Number: 11667-24-005

This document has been prepared for Red Rock Hospitality LLC, in support of the final site plan review of the proposed Hampton Inn located within Parcel # H-3-1-33-3321 (3.10 acres) in Hurricane, Utah. The proposed project includes construction of a 3 story hotel, parking improvements, and a roadway improvements along 1760 West. Site access is provided at two locations along 1760 West. The improved site will provide 103 total parking spaces (88 regular spaces, 4 ADA spaces, and 11 RV spaces).

PLANNING & ZONING
HURRICANE CITY
UTAH

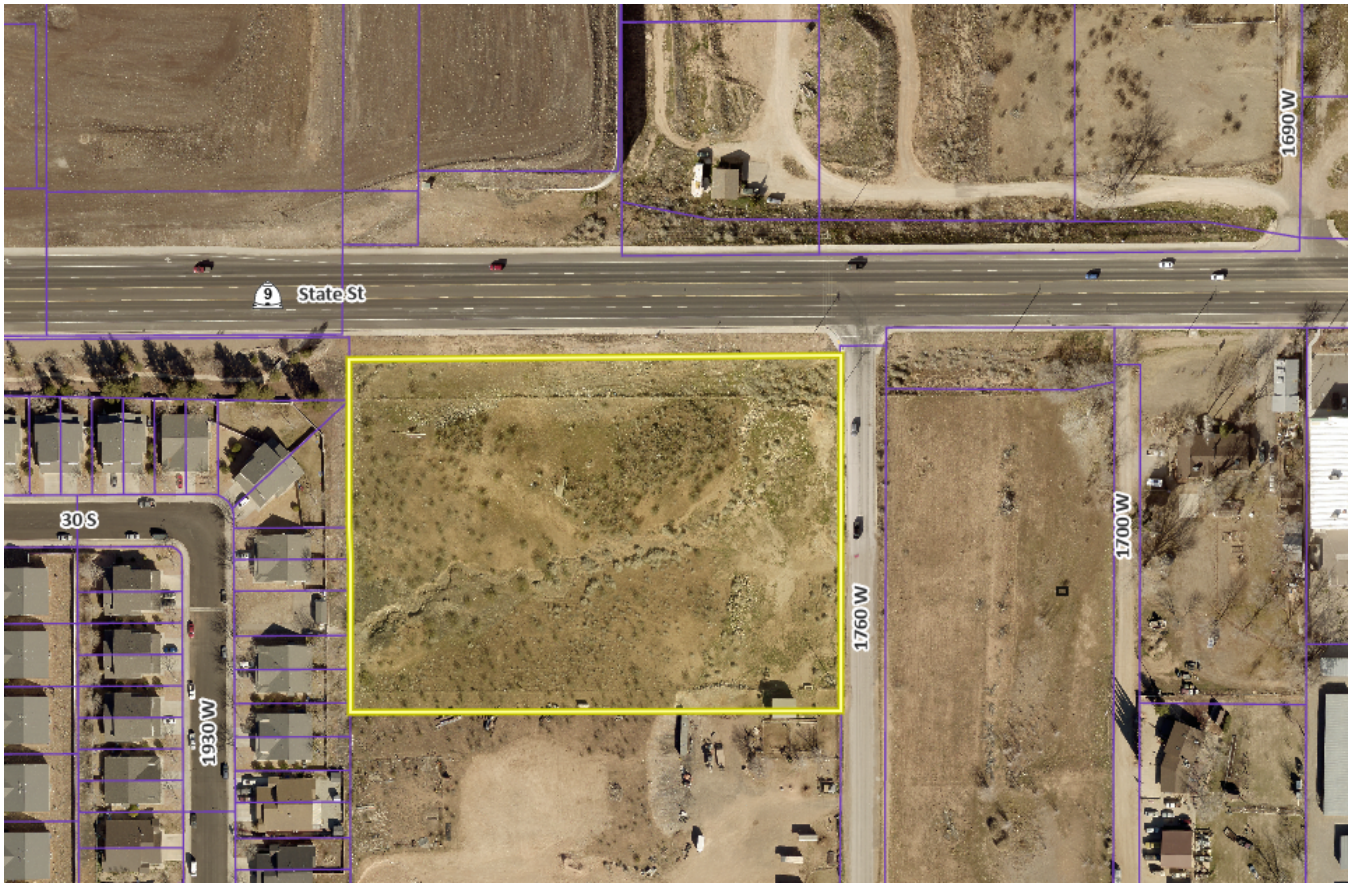
STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	FSP24-33
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Red Rock Hospitality LLC
Agent:	Jared Bates
Request:	Approval of a Final Site Plan
Location:	State St & 1760 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 requested final site plan approval for Hurricane Hampton Inn, a three story hotel located at the corner of 1760 W and SR-9. This plan set also includes sidewalk placement and roadway improvements along 1760 W. Preliminary site plan approval of this project was received in October of 2022.

JUC Comments

Construction drawings were signed in March 2024.



Staff Comments: Final Site Plan

1. The proposed use is permitted in the Highway Commercial zone.
2. Parking: The applicant is proposing 103 parking stalls including 11 RV parking spaces. HCC 10-34-10 states that Hotel use requires one parking space per room and two additional parking spaces for staff. Per their permit plans, 87 guest rooms are in this hotel, therefore only 89 parking spaces are required.
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. Pursuant to HCC 10-37-11 and HCC 10-3-4, building elevations are measured from the height of the roof structure not counting any equipment or other architectural features. Per their plans, the building height is 32', although parts of the building may appear taller.

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

GENERAL NOTES

1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILER FLUES, ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS.
2. REFER TO SOILS REPORT FOR GRADE SLOPES AWAY FROM BUILDING.
3. ALL EIFS THICKNESS IS 3" UNLESS NOTED OTHERWISE.

BUILDING SIGNAGE NOTES

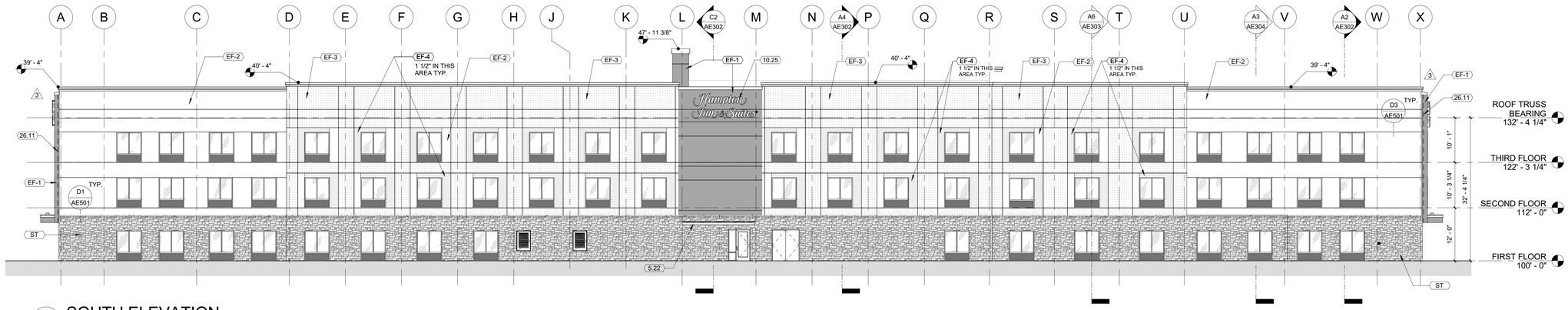
1. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS.AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
2. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR.ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.TYPICAL 120V REQUIREMENT.
3. RACEWAYS / WIREWAYS ARE NOT ALLOWED.
4. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR.CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
5. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL.PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

EXTERIOR MATERIALS LEGEND

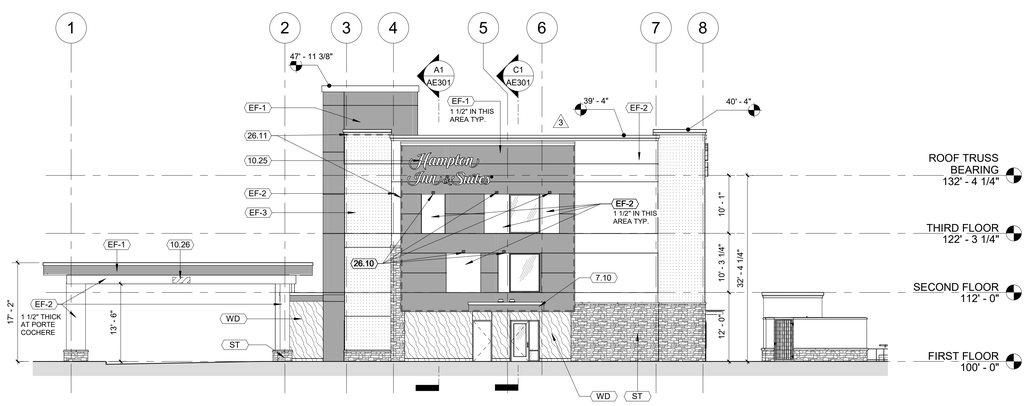
LOCALLY SOURCED STONE VENEER TUSCAN ROSE SANDSTONE	ST	EIFS COLOR 3 SHERWIN WILLIAMS 7668, MARCH WIND	EF-3
ARCHITECTURAL WOOD LOOK PANEL LONGBOARD 6" SMOOTH PLANK INSTALL WITH U-REVEAL TRIM PER PANELBOARD-CLADDING INSTALL GUIDELINES DARK NATIONAL WALNUT	WD	EIFS COLOR 4 SHERWIN WILLIAMS 6258, TRICORN BLACK (COLOR TO MATCH WINDOW FRAME)	EF-4
EIFS COLOR 1 SHERWIN WILLIAMS 6790, ADRIATIC SEA (COLOR TO MATCH GUESTROOM CARPET)	EF-1	EIFS COLOR 5 SHERWIN WILLIAMS 2849, WESTCHESTER GRAY	EF-5
EIFS COLOR 2 SHERWIN WILLIAMS 9543, GYPSUM	EF-2	PRE CAST SILL	PCS

KEYNOTES

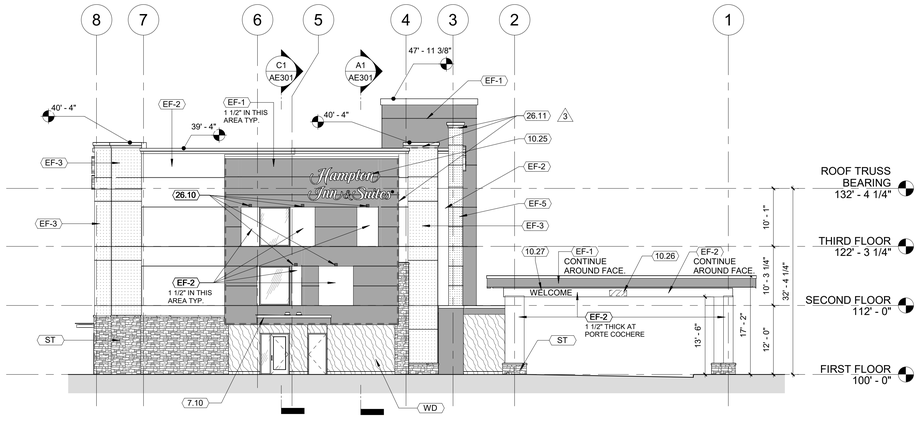
5.22	ENTRY CANOPY PER DETAIL E6/AE504
7.10	PORCH ROOF PER DETAIL D1/AE504
10.25	BUILDING SIGNAGE. SEE BUILDING SIGNAGE NOTES.
10.26	CLEARANCE SIGNAGE
10.27	"WELCOME" SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
26.10	ACCENT CAN LIGHT, SEE ELECTRICAL DRAWINGS
26.11	ACCENT LED STRIP LIGHT, SEE ELECTRICAL DRAWINGS
EF-1	EIFS COLOR 1 SHERWIN WILLIAMS 6790, ADRIATIC SEA
EF-2	EIFS COLOR 2 SHERWIN WILLIAMS 9543, GYPSUM
EF-3	EIFS COLOR 3 SHERWIN WILLIAMS 7668, MARCH WIND
EF-4	EIFS COLOR 4 SHERWIN WILLIAMS 6258, TRICORN BLACK
EF-5	EIFS COLOR 5 SHERWIN WILLIAMS 2849, WESTCHESTER GRAY
PCS	PRE-CAST SILL
ST	LOCALLY SOURCED STONE VENEER, SILVER ARROW STONE, TUSCAN ROSE STANDSTONE
WD	ARCHITECTURAL WOOD LOOK PANEL, LONGBOARD 6" CHANNEL SIDING, DARK NATIONAL WALNUT



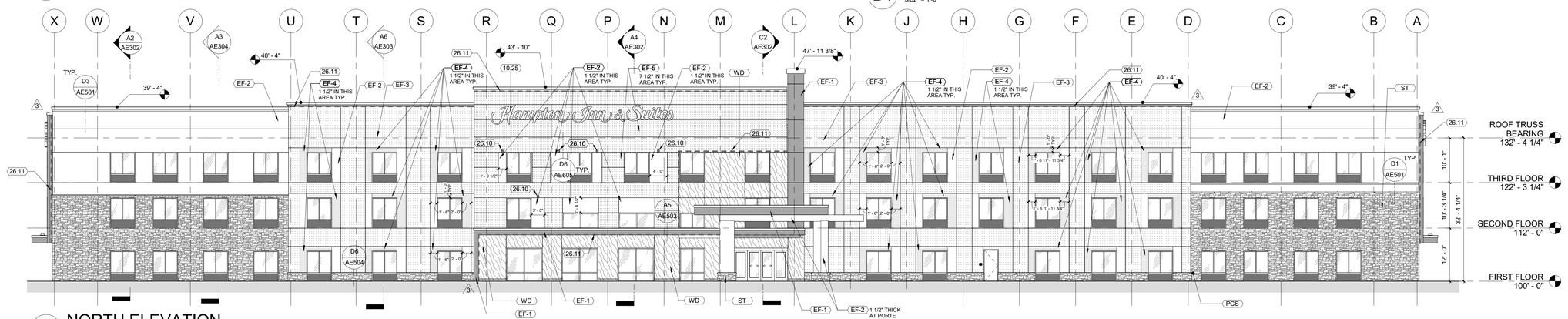
C1 SOUTH ELEVATION
3/32" = 1'-0"



B1 WEST ELEVATION
3/32" = 1'-0"



B4 EAST ELEVATION
3/32" = 1'-0"



A1 NORTH ELEVATION
3/32" = 1'-0"

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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STRUCTURAL CONSULTANTS
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UT, NV, AZ, ID, WY, CO, NM
UT, 801.785.1004, email@arwpeng.com

SPECTRUM ENGINEERS
324 State ST Suite 400
Salt Lake City, UT 84111
801.328.5151
http://www.spectrum-engineers.com

FFKR ARCHITECTS
730 Pacific Ave S
Salt Lake City, UT 84104
801.521.6186
http://www.ffkr.com

ArcSitio Design
1058 East 2100 South
Salt Lake City, UT 84106
801.487.4923
http://www.arcsitiodesign.com

AquaDesign International
7536 N La Cholla Blvd
Tucson, AZ 85741
520.219.8929
http://www.aquadesigninternational.com

HAMPTON INN & SUITES
1760 W STATE STREET
HURRICANE, UT 84737

STAMP

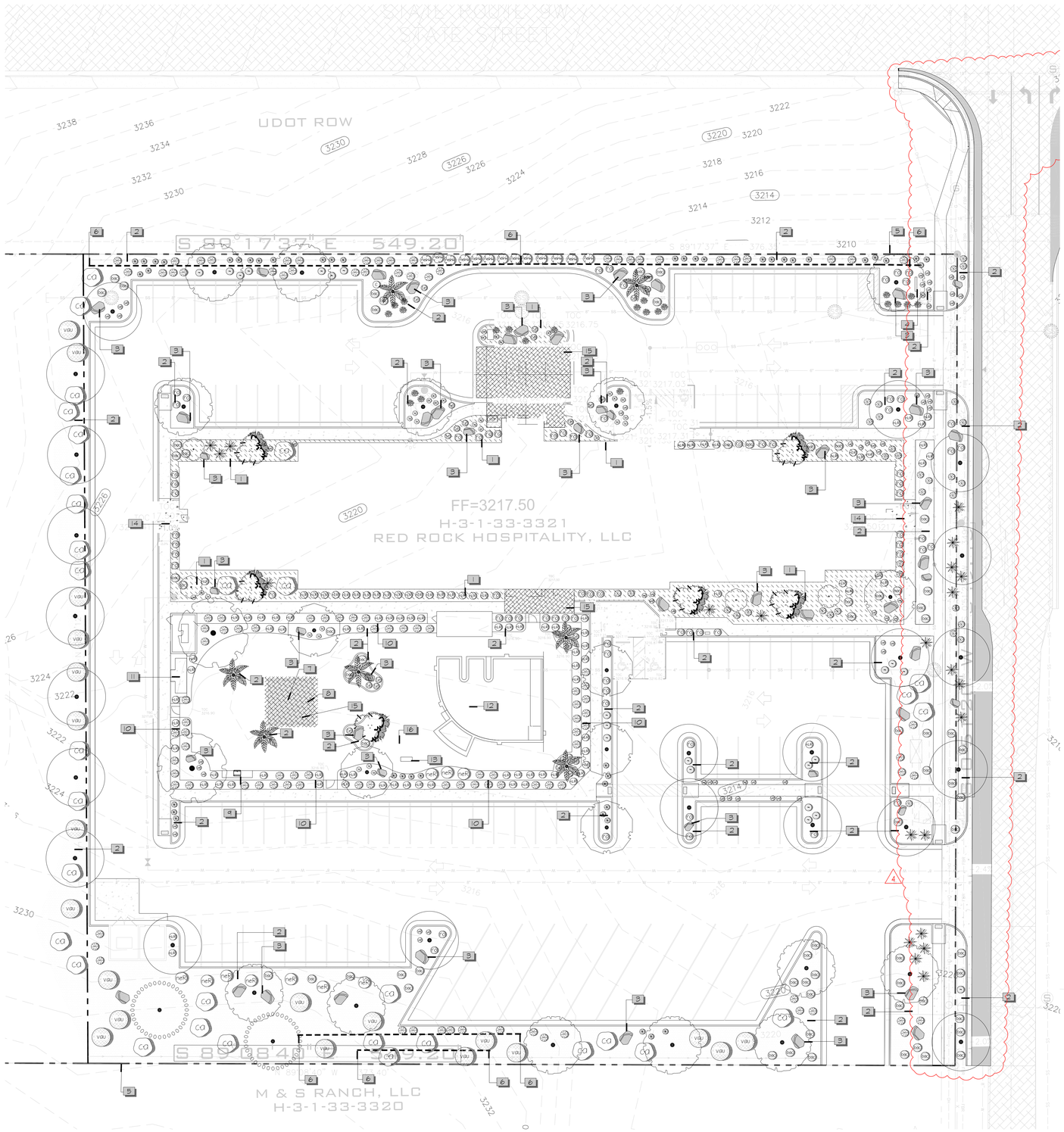
STATE OF UTAH
E. BENJAMIN ROGERS
308525
02-16-2023
LICENSED ARCHITECT

ISSUE TYPE:	DATE:
PERMIT REVIEW SET	02-16-2023
3 ADDENDUM #1	6-19-2023
PROJECT NUMBER:	001000
DRAWN BY:	AEC
CHECKED BY:	SB

EXTERIOR ELEVATIONS

AE201

Autodesk Docs://Hampton Inn & Suites Hurricane/001000 - Hampton Inn & Suites Hurricane.rvt
2/16/2023 10:04:47 AM



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS						
	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	15 gal			4
	Prosopis glandulosa 'AZT'	AZT Thornless Honey Mesquite	B & B	2"		13
	Prosopis glandulosa 'Maverick' TM	Maverick Thornless Honey Mesquite	B & B	2"		6
	Quercus buckleyi	Buckley Oak	B & B	2"		22
	Ulmus parvifolia	Lacebark Elm	B & B	2"		2
EVERGREEN						
	Cedrus libani stenocoma	Lebanon Cedar	B & B		10-12'H	2
PALMS						
	Chamaerops humilis	Mediterranean Fan Palm	30 box			6
	Washingtonia filifera	California Fan Palm	-		14' trunk	7

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
SHRUBS						
	Agave x 'Blue Glow'	Blue Glow Agave	5 gal			23
DOC	Baccharis Thompson	Thompson Baccharis	5 gal			68
CA	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal			32
C	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal			1
NLR	Nerium oleander 'Little Red' TM	Little Red Oleander Hardy Dwarf	5 gal			100
NER	Nerium oleander 'Dwarf Red'	Dwarf Red Oleander	5 gal			10
NWS	Nerium oleander 'White Sands'	White Sands Oleander	5 gal			13
RA	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn nana	5 gal			21
VAU	Vauquelinia californica	Arizona Rosewood	5 gal			20
	Yucca baccata	Banana Yucca	5 gal			22
GRASSES						
	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal			112
	Muhlenbergia rigens	Deer Grass	1 gal			45
	Stipa tenuissima	Mexican Feather Grass	1 gal			33
PERENNIALS						
AC	Achillea filipendulina 'Coronation Gold'	Coronation Gold Fernleaf Yarrow	1 gal			12
la	Lantana x 'New Gold'	New Gold Lantana	1 gal			19
ROC	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal			73
TC	Teucrium chamaedrys	Germander	1 gal			26
VE	Verbena rigida	Sandpaper Verbena	1 gal			63

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 5 INCHES OF GRADE IN TURF SOD AREAS (4 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

REFERENCE SCHEDULE NOTES

SYMBOL	DESCRIPTION	QTY
1	2-4" DIA. ROCK MULCH, COLOR "CAPPUCCINO CHUNKY", TYP. SEE SHEET L501 DETAIL F	5,633 sf
2	DECOMPOSED GRANITE 1/2" MINUS ROCK MULCH, COLOR "RED REBEL", TYP. SEE SHEET L501 DETAIL F	30,500 sf
3	LANDSCAPE BOULDER, COLOR TO MATCH OR COMPLEMENT ROCK MULCHES, BOULDERS TO BE STANDSTONE, ROUND IN SHAPE, 2 TO 4' IN DIAMTER AND SIZED ACCORDINGLY TO THE THE FOLLOWING PERCENTAGES (TOTAL QUANTITY OF BOULDERS): 20% 4' DIA, 40% 3' DIA, 40% 2' DIA. SEE SHEET L501 DETAIL E	50
4	MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR DETAIL, TYP.	
5	PROPERTY LINE, TYP.	
6	RETAINING WALL (START OR END), SEE CIVIL PLANS, TYP.	
7	4 DIA. CONCRETE GAS FIRE BOWL MANUFACTURER: PALOFORM, MODEL: MISO, CONTACT: WWW.PALOFORM.COM, 1 888 823 8883, INSTALL PER MANUFACTURERS INSTRUCTIONS AND PER ALL CODES. INSTALL AERICAN FLAME:E-STOP GAS TIMER MODEL: ESTOP1-OH SHUT OFF OR APPROVED EQUAL	
8	PERGOLA STRUCTURE, SEE INTERIOR PLANS	
9	GAS BBQ GRILL AND CABINET, SEE ARCHITECTURAL PLANS	
10	8 FOOT FENCE, ALUMINUM WITH POWDER COAT FINISH, SEE ARCHITECTURAL PLANS	
11	DESIGNATED SMOKING AREA, SEE ARCHITECTURAL PLANS	
12	POOL AND SPA, SEE POOL ENGINEER PLANS	
13	5'X3'X12.5" CONCRETE GAS FIRE ELEMENT, MANUFACTURER: PALOFORM, MODEL: ROBATA, CONTACT: WWW.PALOFORM.COM, 1 888 823 8883, INSTALL PER MANUFACTURERS INSTRUCTIONS AND PER ALL CODES. INSTALL AERICAN FLAME:E-STOP GAS TIMER MODEL: ESTOP1-OH SHUT OFF OR APPROVED EQUAL	
14	CONCRETE WITH TAN INTEGRAL COLOR ADDED, FINISH SURFACE WITH A LIGHT RETARDER EXPOSING AGGREGATE, TYP.	265 sf
15	PAVER, MANUFACTURER: BELGARD, MODEL: MELVILLE PLANK CONCRETE PAVER, COLOR: RIO, , TYP. SEE SHEET L501 DETAIL H	1,946 sf
16	POOL DECK SURFACE TO HAVE A SOLAR REFLECTIVITY INDEX OF NO LESS THAN 0.30., TYP.	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROW

NORTH SCALE: 1" = 20'-0"

0 10 20 40

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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ph. 801.782.8008 wrengineers.com

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HAMPTON INN & SUITES

HURRICANE, UT

STAMP

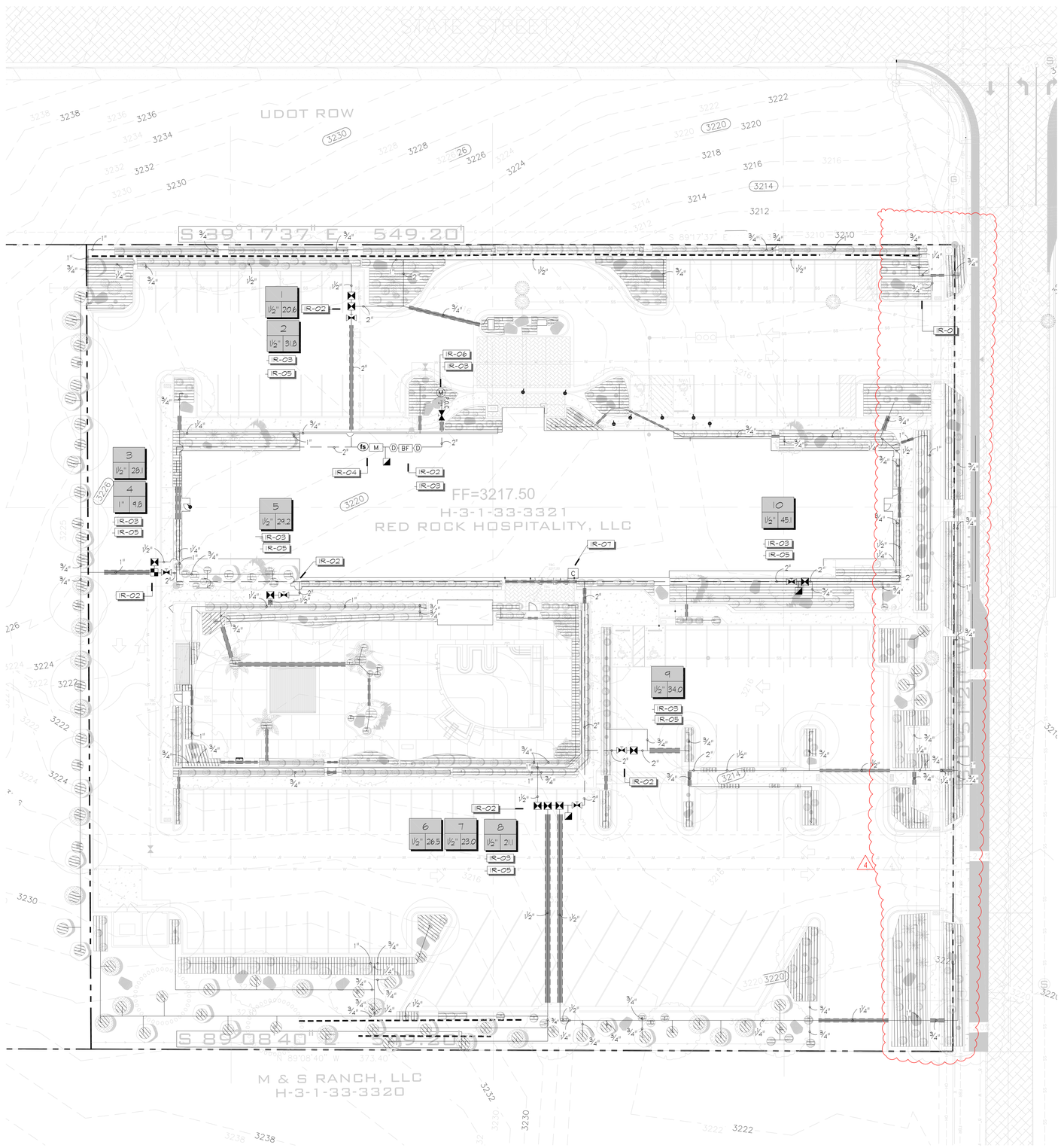
LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
01/10/2023
STATE OF UTAH

ISSUE TYPE:	DATE:
PERMIT REVIEW SET	02-16-2023
2 SITE MODIFICATONS	05-26-2023
3 ADDENDUM 03	04-05-2024

PROJECT NUMBER:	ASD22004
DRAWN BY:	SG
CHECKED BY:	RG

LANDSCAPE PLAN

L101



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications, 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters. Flow range: 15-40 GPM.
	Area to Receive Dripline Rain Bird XFD-06-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	MUELLER MARK II ORISEAL STOP AND WASTE VALVE H-10288, SIZE PER LINE
	Shut Off Valve 2" BALL VALVE
M	Rain Bird EFB-CP 2" 1", 1-1/4", 1-1/2", 2" Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.
D	Ford Manual Drain B11-333
BF	Febco 825YA 2" 2" Backflow Preventer with stainless steel Strong Box or Guardshack enclosure, install per code
C	Hydro Point WTOXR-C-H2086-SPT 14-gauge stainless steel, NEMA 3R rated slope, top-entry enclosure w/ key lock entry to upper and lower compartments, VIT Strongbox Enclosure model no. SB-1655.
fs	Hydro Point WTFLOWHD-1-300 2" 2" Iron, high-definition flow sensor and sub-meter. 0.25-250gpm
P.O.C.	Point of Connection 2" 2" CULINARY WATER METER, SEE CIVIL PLANS FOR SERVICE LINE SIZE AND METER, VERIFY IN FIELD
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout



IRRIGATION NOTES

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED.
2. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 30-40 PSI AND A MAX. DEMAND OF 78 GPM. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. IN THE EVENT THE PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN SHRUB BEDS WHEREVER POSSIBLE. AVOID PLACING VALVE BOXES IN TURF OR GROUND COVER AREAS. LOCATION OF VALVE BOXES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IRRIGATION SYSTEM IS TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
8. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S SPECS.
9. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED (SEE LEGEND AND DETAILS).
10. VALVE BOXES AND LID COVERS SHALL MATCH COLOR OF SURROUND MULCH OR GROUNDCOVER. SEE SPECS.

REFERENCE SCHEDULE NOTES

SYMBOL	IRRIGATION DESCRIPTION	QTY
IR-01	COORDINATE LAYOUT OF IRRIGATION SYSTEM PRIOR TO PLACEMENT OF PROPOSED PLANT MATERIAL WITH DRIP TUBING TYP.	
IR-02	IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. EQUIPMENT SHALL BE LOCATED INSIDE PLANTING AREAS, TYP.	
IR-03	VALVE BOX LIDS SHALL MATCH SURROUNDING MULCH, ALIGN VALVE BOXES WITHIN SHRUB BEDS & ALIGN WITH EDGE OF PAVEMENT, TYP.	
IR-04	WIRE MASTER VALVE AND FLOW SENSOR DIRECTLY TO CONTROLLER USING PE-3#3 SHIELDED COMMUNICATIONS CABLE	
IR-05	ALIGN VALVE BOXES WITHIN SHRUB BEDS & ALIGN WITH EDGE OF PAVMENT	
IR-06	NEW 2" WATER METER, SEE CIVIL PLANS FOR METER EXACT LOCATION AND DETAIL	
IR-07	IRRIGATION CONTROLLER LOCATED IN POOL MECHANICAL ROOM, PLACE ON WALL AGAINST LANDSCAPE, COORDINATE POWER SUPPLY WITH ELECTRICIAN, SEE ELECTRICAL PLANS	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	20.63	44.8		1.48 in/h
2	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	31.83	49.5		1.44 in/h
3	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	28.11	48.0		1.83 in/h
4	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	9.8	38.1		1.74 in/h
5	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	29.23	48.3		1.88 in/h
6	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	26.45	44.8		1.55 in/h
7	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	22.95	44.5		1.71 in/h
8	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	21.12	44.6		1.75 in/h
9	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	33.96	50.1		1.76 in/h
10	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	45.08	55.9		1.5 in/h

SCALE & NORTH ARROW

NORTH

SCALE: 1" = 20'-0"

DESERT EDGE architecture
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ST. GEORGE, UTAH 84790

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HAMPTON INN & SUITES

HURRICANE, UT

STAMP

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
01/10/2023
STATE OF UTAH

ISSUE TYPE:	DATE:
PERMIT REVIEW SET	02-16-2023
1 SITE MODIFICATONS	05-26-2023
2 ADDENDUM 03	04-05-2024

PROJECT NUMBER:	ASD22004
DRAWN BY:	SG
CHECKED BY:	RG

IRRIGATION PLAN

LR101

Utilities Protection Center, Inc. & Subs Notification No. - Irrigation Line Stake Number(s)
20222120478

HURRICANE HAMPTON INN

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
COVER	COVER SHEET
C1.0	FIRE ACCESS PLAN
C1.1	SITE & DIMENSION PLAN
C1.2	SITE DETAILS
C1.3	SITE DETAILS
C2.0	GRADING & DRAINAGE PLAN
C2.1	GRADING & DRAINAGE CROSS SECTIONS
C2.2	SEWER PROFILES
C3.0	UTILITY PLAN
C3.1	UTILITY DETAILS
C3.2	UTILITY DETAILS
C3.3	UTILITY DETAILS
C3.4	UTILITY DETAILS
C3.5	UTILITY DETAILS
C3.6	NORTH CHAMBER SYSTEM PLAN
C3.7	SOUTH CHAMBER SYSTEM PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
L101	LANDSCAPE PLAN
L501	LANDSCAPE DETAILS
LR101	IRRIGATION PLAN
LR501	IRRIGATION DETAILS

DEVELOPER
ARGO DESIGN/BUILD
380 INTERSTATE NORTH PARKWAY
SUITE 210
ATLANTA, GA 30339
(770) 541-1100

WATER
HURRICANE CITY WATER
648 N. 600 N.
HURRICANE, UTAH 84737
(435) 635-4442

GEOTECHNICAL
PARTNER ASSESSMENT CORPORATION
2154 TORRANCE BLVD. SUITE 200
TORRANCE, CA 90501
(310) 615-4500

NATURAL GAS
DOMINION ENERGY
155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7594

PROJECT LOCATION
THE PROJECT IS LOCATED AT:
1760 N. 4 State St.
HURRICANE, UTAH

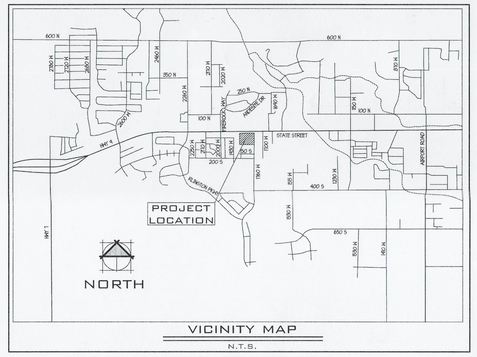
SEWER
ASH CREEK SPECIAL SERVICES DISTRICT
1350 S. SAND HOLLOW RD.
HURRICANE, UTAH 84737
(435) 635-2348

ENERGY SERVICES
HURRICANE CITY POWER
526 N. 600 N.
HURRICANE, UTAH 84737
(435) 635-5536

TELEPHONE
CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-4634

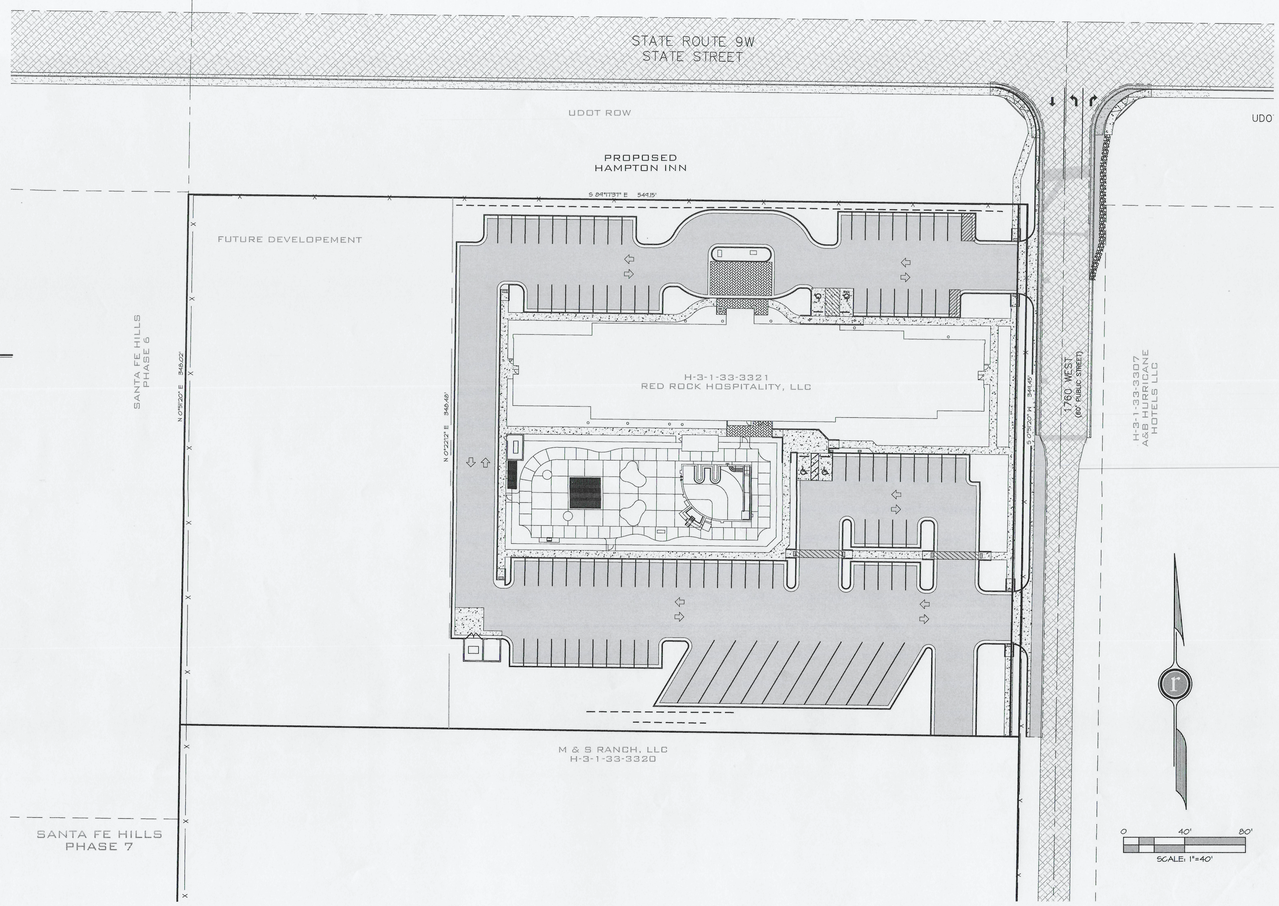
CATV SERVICE
TDS TELECOM
912 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(800) 422-5282

FIBER/CATV SERVICE
INFOWEST
435 E TABERNACLE ST.
ST. GEORGE, UTAH 84770
(435) 212-3559



GENERAL NOTES:

1. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
3. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED PROJECT AREA.
5. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
6. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
7. UNLESS SHOWN OTHERWISE ON THESE PLANS OR AS INDICATED IN THE PROJECT CONTRACT DOCUMENTS, ALL CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS, "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
9. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION.
10. THE CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN SHALL COMPLY WITH CITY CODES PERTAINING TO MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION INCLUDING THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
11. THE CONTRACTOR SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
12. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
13. ALL WORK AND MATERIALS SHALL MEET OR EXCEED CITY STANDARDS.
14. ALL MANHOLES SHALL HAVE PLYWOOD OR OTHER SUITABLE PROTECTION PLACED IN BOTTOM DURING ASPHALT REMOVAL. PROTECTION AND ACCUMULATED DEBRIS SHALL BE REMOVED FROM MANHOLE AFTER COMPLETION OF ASPHALT REMOVAL.
15. ADDITIONAL ASPHALT REMOVAL MAY BE REQUIRED FOR THE INSTALLATION OF UTILITIES.
16. ANY CONCRETE OR ASPHALT DAMAGED BY CONSTRUCTION SHALL BE REPLACED AT THE COST OF THE DEVELOPER TO BETTER THAN EXISTING CONDITION



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

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

ENGINEER'S ACKNOWLEDGEMENT

I, JARED BATES, ST. GEORGE, UTAH DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER #7886812. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

DATE: 03/26/2023

JARED BATES — CERTIFICATE NO. #7886812

APPROVALS

PARKS	Darren Barney	2/28/24
STREETS	WR WR	2-28-24
POWER	M R	3-26-24
PHONE	Luis Herregoin	Feb 28/24
CABLE	Shane J	2-29-24
GAS	J	2-28-24
SEWER	Amber Mollette	3/27/24
FIRE	Ian Bybee	2-25-24
WATER	[illegible]	2-28-24
PLANNING	Tim R	2-28-24
CITY ENGINEER	Jimmy Gooding	2/23/24
PUBLIC WORKS	Mike Vercimak	
GIS	Bryce Heiner	2/28/24
FIBER		2/23/24
WCWCD	Trevor Boom	2/28/24

ARCHITECT

DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net

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HURRICANE, UT

STAMP

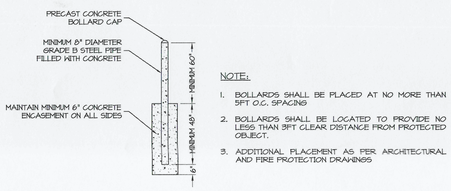
JARED W. BATES
3/27/24
7886812
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

ISSUE TYPE:	DATE:
CISD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

COVER SHEET

COVER

MAR 27 2024



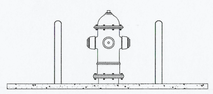
NOTE:

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

TYPICAL BOLLARD DETAIL



PLAN VIEW LAYOUT

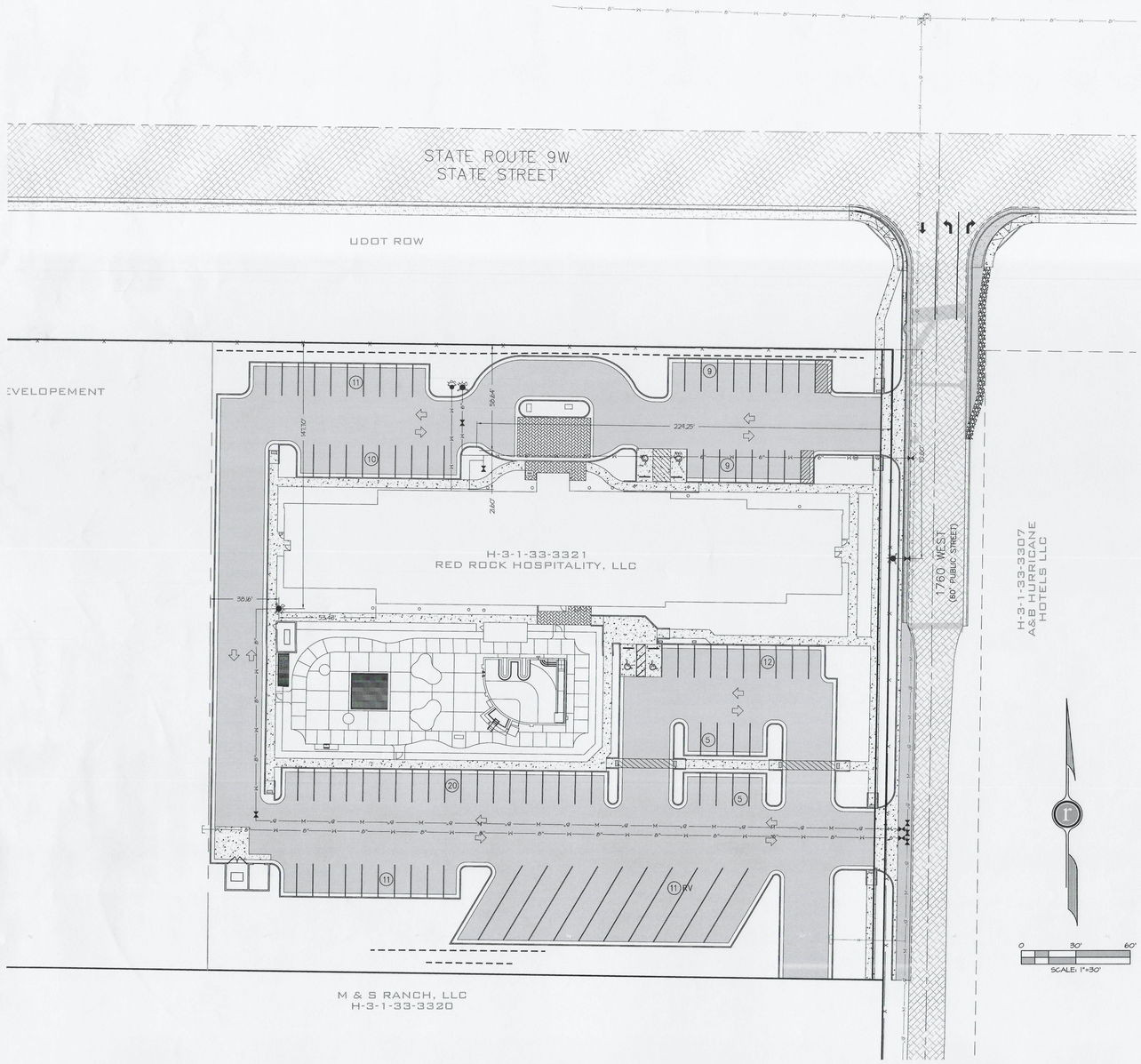


FIRE HYDRANT BOLLARD LAYOUT

N.T.S.

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

NOTICE:
BOTTOM 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 ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



NOTE:

- 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 (503).
- FIRE LANE SIGNS SHALL BE TO MUTCD R8-3I 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 C900 CL150 FIPE
- ALL FIRE LEAD-INS TO BE 8" C900 CL 150 WITH DUCTILE IRON (DI) OR STAINLESS STEEL (SS) FIRE RISERS WITH HAND HOSES AND FLOW SWITCHES

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- GRAVEL FIRE APPARATUS ROADWAY
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING I" WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED SECURITY FENCE

SITE DATA:

DEVELOPMENT AREA:	135,090 SF (3.10 ACRES)
REMAINDER PARCEL:	56,435 SF (1.295 ACRES)
TOTAL PARCEL:	191,525 SF (4.4 ACRES)
LANDSCAPED AREA: ACRES)	27,891 SF (0.640 (20.7%)
PROPOSED BUILDING:	17,420 SF (0.399 ACRES)
REGULAR PARKING PROVIDED:	88 SPACES
ADA PROVIDED (4 REQUIRED/1 VAN)	4 SPACES/2 VAN
RV PROVIDED:	11 SPACES
TOTAL PARKING PROVIDED (96 REQUIRED)	103 SPACES

BUILDING DATA:

OCCUPANCY CLASS:	R-1, B, A-2, A-3
PROPOSED USE:	HOTEL
BUILDING ADDRESS:	48 S 1760 W HURRICANE UTAH
BUILDING HEIGHT:	35'-0"
BUILDING STORIES:	3 STORY
AREA CALCULATIONS: BUILDING:	52,160 SQ FT
CONSTRUCTION TYPE:	VA
FIRE SPRINKLER SYSTEM:	NFPA 13 (FIRE PROTECTION FOR ROOF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED IN S-1 OCCUPANCY)

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

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324 State ST Suite 400
Salt Lake City, UT 84111
801.328.5151
http://www.spectrum-engineers.com

FFKR ARCHITECTS
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Salt Lake City, UT 84104
801.521.6186
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ArcSitio Design
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Salt Lake City, UT 84106
801.487.4923
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AquaDesign International
7536 N La Cholla Blvd
Tucson, AZ 85741
520.219.8929
http://www.aquadesigninternational.com

HAMPTON INN & SUITES

HURRICANE, UT

STAMP



ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
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FIRE ACCESS PLAN

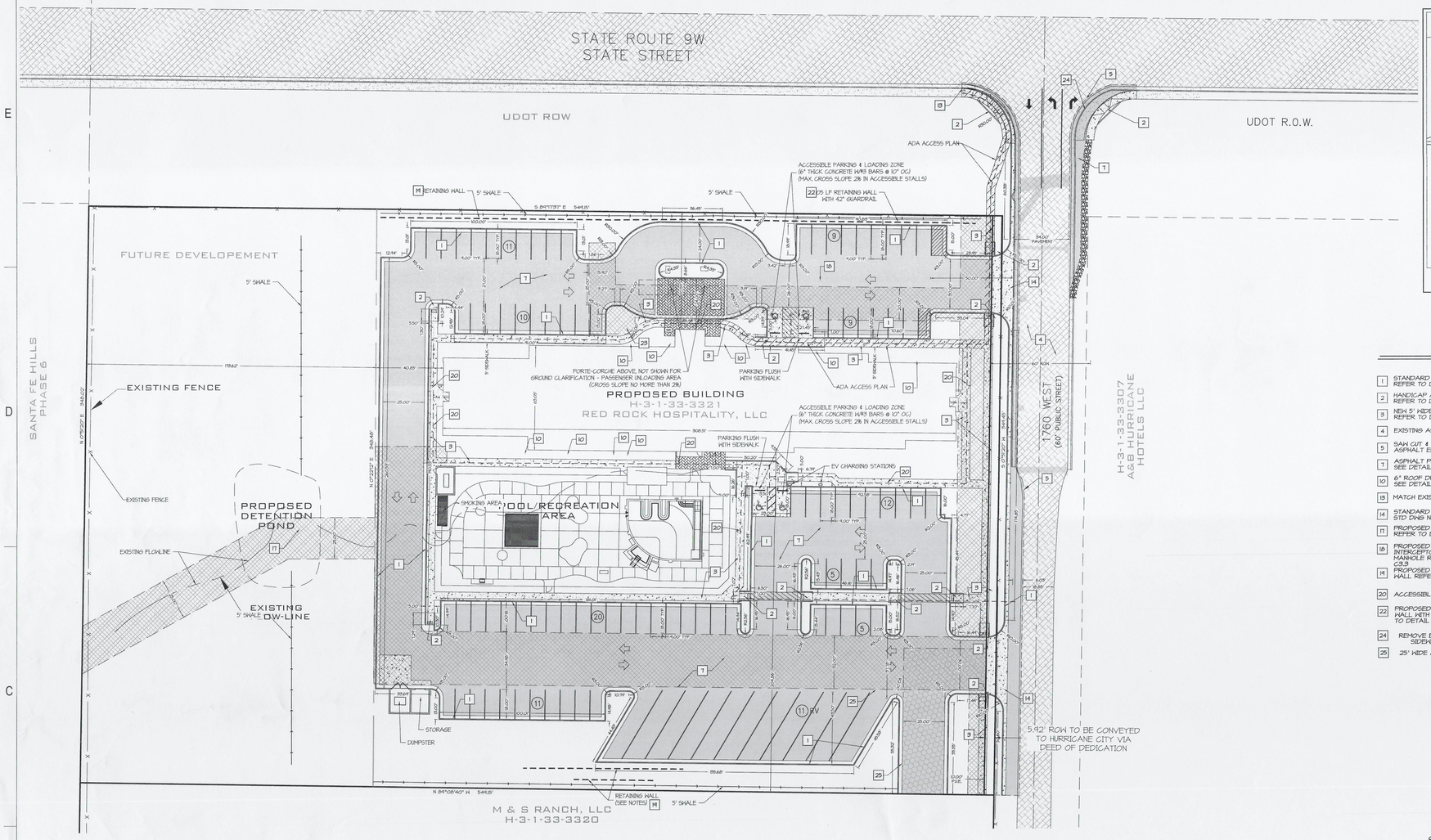
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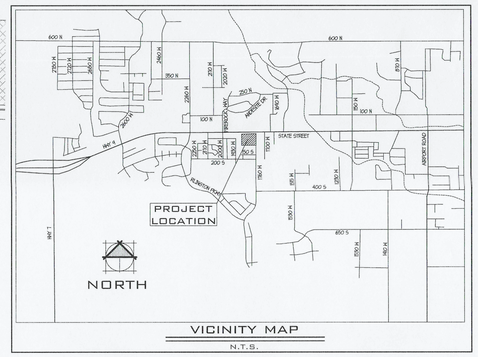
CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6

ARCHITECT

DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

MAR 2 7 2024





VICINITY MAP
N.T.S.

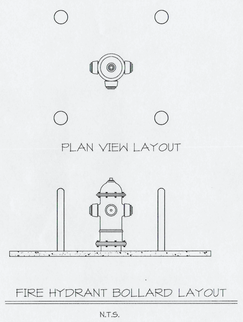
LEGEND

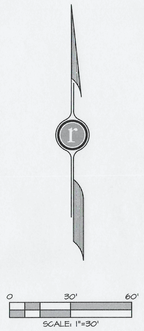
1. STANDARD CURB & GUTTER (TYPE HB30-1)
2. HANDICAP ACCESSIBLE RAMP REFER TO DETAIL SHEET C1.2
3. NEW 5' WIDE CONCRETE WALKWAY REFER TO DETAIL SHEET C1.2
4. EXISTING ASPHALT
5. SAW CUT & REMOVE EXISTING ASPHALT EDGE
7. ASPHALT PAVEMENT, SEE DETAIL SHEET C1.3
10. 6" ROOF DRAINAGE PIPE SEE DETAIL SHEET C1.3
18. MATCH EXISTING CURB
14. STANDARD 8' CROSS GUTTER PER STD DWG NO. CG 100, SHEET C1.2
11. PROPOSED CONCRETE HEADWALL REFER TO DETAIL SHEET C1.3
18. PROPOSED 1000 GALLON GREASE INTERCEPTOR AND SAMPLING MANHOLE REFER TO DETAIL SHEET C3.3
M. PROPOSED CONCRETE RETAINING WALL REFER TO DETAIL SHEET C1.3
20. ACCESSIBLE ROUTE
22. PROPOSED CONCRETE RETAINING WALL WITH 42" GUARDRAIL REFER TO DETAIL SHEET C1.3
24. REMOVE EXISTING CURB AND SIDEWALK AS SHOWN
25. 25' WIDE ACCESS EASEMENT

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- GRAVEL FIRE APPARATUS ROADWAY
- PROPOSED CONCRETE
- EXISTING CONCRETE
- DRAINAGE & UTILITY EASEMENT
- 25' WIDE ACCESS EASEMENT
- EXISTING 8" SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING FMH
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING 1" WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED CURB INLET
- PROPOSED TRANSFORMER
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING TELEPHONE
- PROPOSED POWER
- EXISTING TELEPHONE
- ACCESSIBLE PARKING SIGN
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE ROUTE - ROUTE TO BE MAX SLOPE 5% AND MAX CROSS SLOPE OF 2%

SITE DATA:

PARCEL AREA:	3.10 ACRES
LANDSCAPED AREA: (20.7%)	0.64 ACRES
PROPOSED BUILDING:	17,420 SQ. FT.
REGULAR PARKING PROVIDED:	88 SPACES
ADA PROVIDED (4 REQUIRED/1 VAN)	4 SPACES/2 VAN
RV PROVIDED:	11 SPACES
TOTAL PARKING PROVIDED (96 REQUIRED)	103 SPACES





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NOTICE:
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DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

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HAMPTON INN & SUITES

HURRICANE, UT

STAMP

PROFESSIONAL ENGINEER — JARED W. BATES — 7988899 — STATE OF UTAH

ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023

PROJECT NUMBER:	001000
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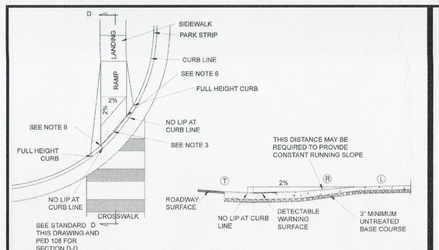
SITE & DIMENSION PLAN

C1.1

ARCHITECT
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
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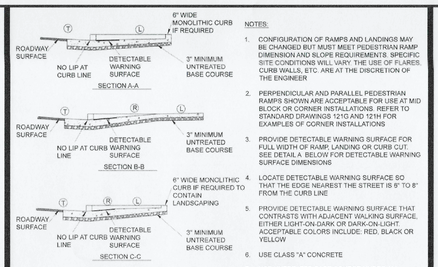
NOTES:

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

CORNER PEDESTRIAN RAMP IV

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**CORNER PEDESTRIAN RAMP WITH ONE RAMP PERPENDICULAR**	PED 104	5 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 1210 AND 1216 FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A. BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK

SLOPE TABLE				
ITEM	MAX. RUNNING SLOPE		MAX. CROSS SLOPE	
(L) LANDING	2%(1:48)	b	2%(1:48)	b
(R) RAMP	8.33%(1:12)	c	2%(1:48)	d
(T) TRANSITION	5%(1:20)	a	2%(1:48)	d
SIDEWALK			2%(1:48)	d
FLARE	10% (1V:10H)		2% (1V:48H)	

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

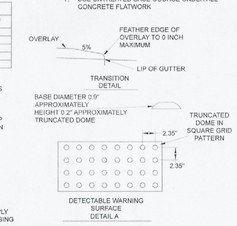
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

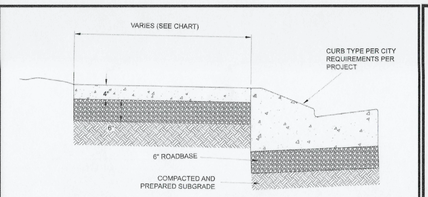
d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**SLOPE AND DETECTABLE WARNING SURFACE DETAILS**	PED 108	9 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



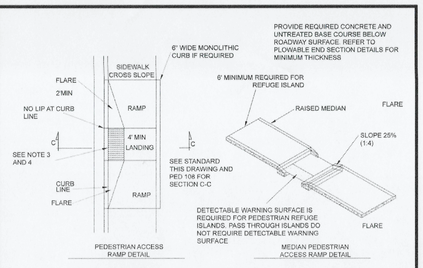
- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN 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.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**SIDEWALK DETAILS**	CC 105	1 OF 1
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



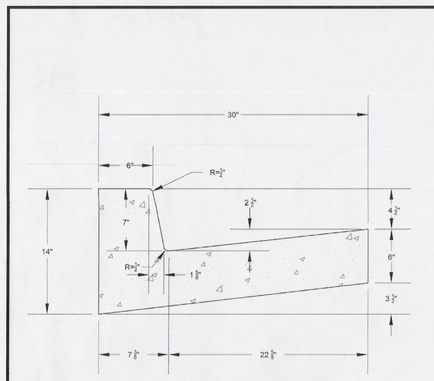
NOTES:

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

PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS**	PED 106	6 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.

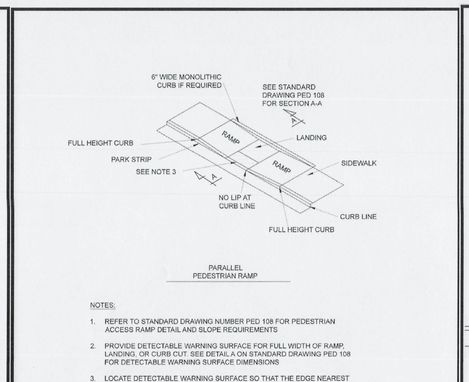


STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

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

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



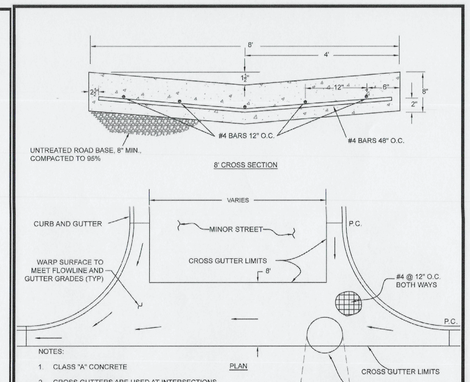
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6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

PARALLEL PEDESTRIAN ACCESS RAMPS

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	**PARALLEL PEDESTRIAN ACCESS RAMP**	PED 107	8 OF 9
				APPROVED:	
				DATE: APRIL 2020 BY:	H.C.E.



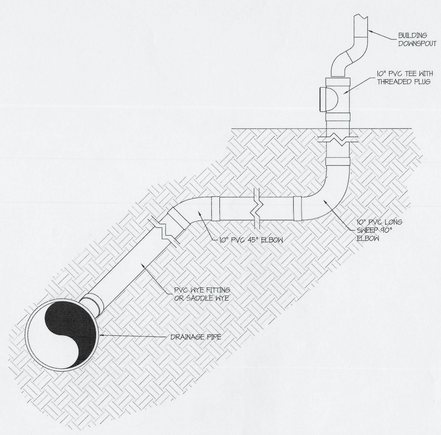
NOTES:

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

STANDARD 8' CROSS GUTTER

N.T.S.

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



ROOF DRAIN CONNECTION DETAILS

SCALE: N.T.S.

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
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Tucson, AZ 85741
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http://www.aquadesigninternational.com

HAMPTON INN & SUITES

HURRICANE, UT

STAMP



ISSUE TYPE:	DATE:
CD/SD 25%	6-01-2022
1. PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

SITE DETAILS

C1.2

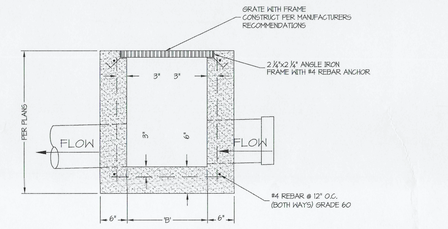
MAR 2 7 2024

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net

ARCHITECT

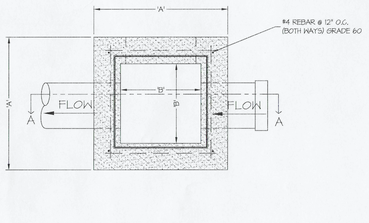
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

Autodesk Docs://Hampton Inn & Suites Hurricane/C001_Hampton Inn & Suites Hurricane.rvt
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SECTION A-A

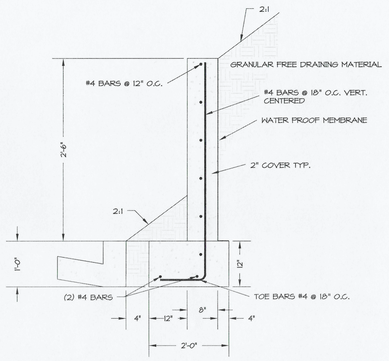
CATCH BASIN SIZE	A	B
24"x24"	36"	24"
36"x36"	48"	34"
48"x48	60"	46 ¾"



PLAN VIEW

DROP INLET DETAIL

SCALE: N.T.S.

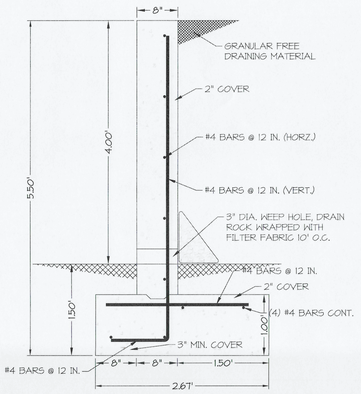


2'-6" RETAINING WALL

SCALE: N.T.S.

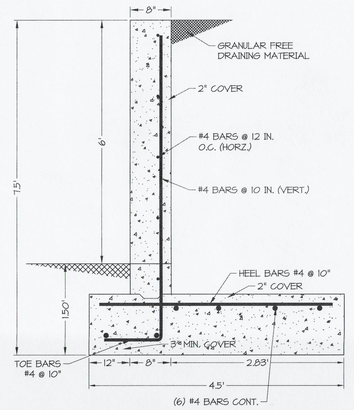
CONCRETE NOTES

1. CODES AND REFERENCES:
   -BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: ACI-318 LATEST
   -SPECIFICATION FOR STRUCTURAL CONCRETE: ACI-301 LATEST
   -GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION: ACI-302 LATEST
   -CONCRETE REINFORCING STEEL INSTITUTE HANDBOOK
2. CRITERIA DESIGN STRESSES:
   -CONCRETE STRENGTH (28 DAY) NOTE: ALL CONCRETE IN CONTACT WITH SOIL TO BE TYPE V OR EQUIVALENT SULFATE-RESISTANT CEMENT.
   -RETAINING WALLS = 4,500 PSI
   -REINFORCING STEEL: #3 BAR AND SMALLER (ASTM A615, GRADE 40) Fy = 40,000 PSI
   #4 BAR AND LARGER (ASTM A615, GRADE 60) Fy = 60,000 PSI
   ALL BARS WHICH REQUIRE WELDING (ASTM A706 GRADE 60)
3. PROVIDE COVER FOR REINFORCING AS SPECIFIED IN ACI-318-LATEST
4. WHERE SPLICES IN REINFORCING ARE REQUIRED, THEY SHALL BE LAPPED AND STAGGERED SUCH THAT NO MORE THAN ONE-HALF OF THE BARS ARE LAP SPLICED WITHIN A REQUIRED LAP LENGTH, AND SHALL MEET THE REQUIREMENTS OF A CLASS "B" SPLICE.
5. MINIMUM SPLICE LENGTHS FOR CLASS "B" (GRADE 60, 4,500 PSI CONCRETE):
   #3 BAR THROUGH #5 BAR: 28" OVERLAP.
   #6 BAR: 33" OVERLAP.
   #7 BAR: 38" OVERLAP.
   #8 BAR: 44" OVERLAP.
   (REF: ACI 318-02 SEC. 12.2)
6. MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
7. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
8. MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE AND INCLUDE: MIX IDENTIFICATION, STATEMENT OF INTENDED USE, MIX PROPORTIONS, DESIGN STRENGTH, DESIGN SLUMP, WET AND DRY UNIT WEIGHT, AND OTHER SUPPORTING DATA PER SPECIFICATIONS.
9. ADMIXTURES MAY BE USED, HOWEVER, THEY SHALL NOT BE CONSIDERED AS REPLACING ANY PART OF THE CEMENT FOR A SPECIFIED CONCRETE STRENGTH.
10. NO ALUMINUM CONDUITS OR PIPES SHALL BE EMBEDDED IN CONCRETE.
11. HOT HEATHER AND COLD HEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 & ACI 306 RECOMMENDED PRACTICES RESPECTIVELY.
12. MECHANICALLY VIBRATE CONCRETE.
13. CONCRETE CYLINDERS SHALL BE CAST FOR STRENGTH TESTING FOR EACH POUR.



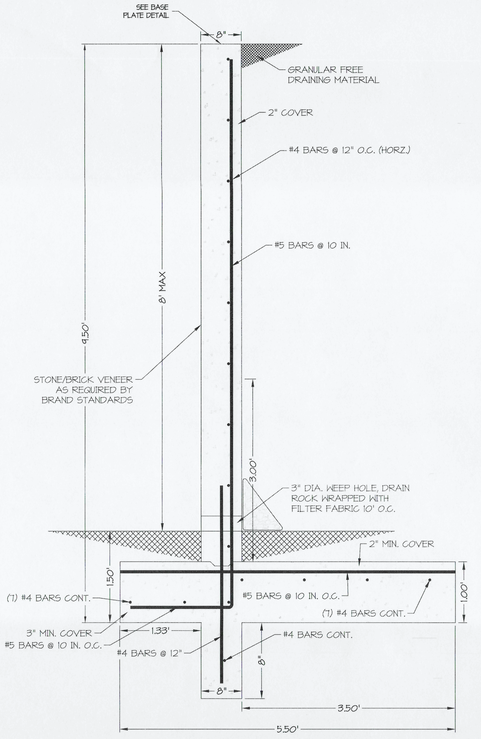
4' WALL

SCALE: 1"=1'



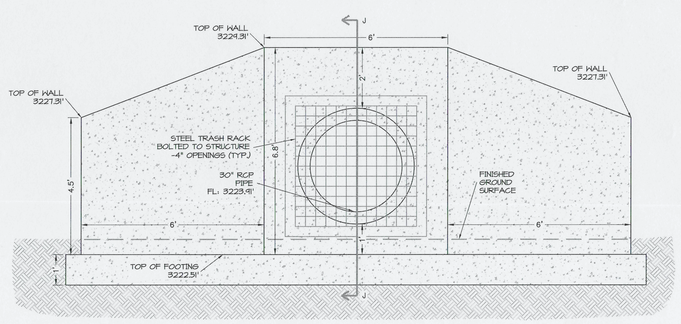
CONCRETE RETAINING WALL (6' MAX.)

N.T.S.



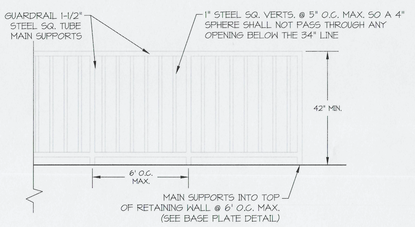
8' WALL

SCALE: 1"=1'



HEAD WALL

SCALE: 1" = 2'



NOTE: PROVIDE POWDER-COAT FINISH ON ALL GUARD RAIL

STEEL GUARD RAIL

SCALE: N.T.S.

NOTES:

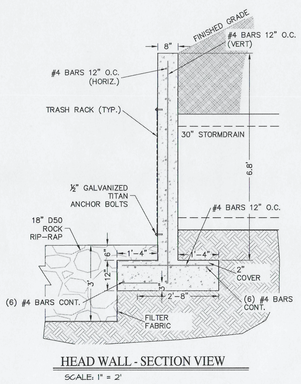
1- MATERIAL SPEC'S:
   A. CONCRETE PORTLAND CEMENT TYPE II. MINIMUM COMPRESSIVE STRENGTH=4000 PSI AT 28 DAYS.
   B. REINFORCING BAR INTERMEDIATE GRADE ASTM A615.
   C. REINFORCING WELDED WIRE MESH ASTM A185
2- ALL DIMENSIONS +/- NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS CERTIFIED.
3- PRECAST UNIT TO BE PLACED ON NATURAL SOIL OR APPROVED COMPACTED FILL.
4- STANDARD GROUND WATER SEAL- BUTYL ROPE MASTIC OR CEMENT MORTAR.
5- PRIOR TO BACKFILLING, INTERCEPTOR SHALL BE TESTED. TANK SHALL BE EXPOSED ON ALL SIDES AND FILLED WITH WATER AND SHALL HOLD WATER FOR A MINIMUM TEST PERIOD OF TWO HOURS.
6- CLEANOUT SIZE TO MATCH INLET/OUTLET SIZE.
7- NOT TO EXCEED 5' COVER OVER SAND TRAP /INTERCEPTOR

GREASE AND SAND INTERCEPTOR DETAIL

N.T.S.

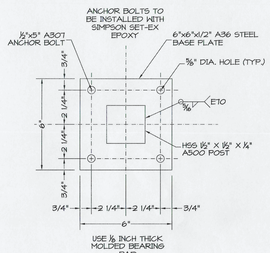
CONCRETE AND REINFORCING STEEL:

1. CODES AND REFERENCES:
   -BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: ACI-318 LATEST
   -SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS: ACI-301 LATEST
   -GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION: ACU-302 OR LATEST
   -CONCRETE REINFORCING STEEL INSTITUTE HANDBOOK
2. CRITERIA DESIGN STRESSES:
   -CONCRETE STRENGTH (28 DAY)= 4,000 PSI
   -REINFORCING STEEL:
   #3 BAR AND SMALLER (ASTM A615, GRADE 40) Fy = 40,000 PSI
   #4 BAR AND LARGER (ASTM A615. GRADE 60) Fy = 60,000 PSI
   ALL BARS WHICH REQUIRE WELDING (ASTM A706 GRADE 60)
3. PROVIDE COVER FOR REINFORCING AS SPECIFIED IN ACI-318-LATEST
4. WHERE SPLICES IN REINFORCING ARE REQUIRED, THEY SHALL BE LAPPED AND STAGGERED SUCH THAT NO MORE THAT ONE-HALF OF THE BARS ARE LAP SPLICED WITHIN A REQUIRED LAP LENGTH, AND SHALL MEET THE REQUIREMENTS OF A CLASS "B" SPLICE.
5. MINIMUM SPLICE LENGTHS FOR CLASS "B" (GRADE 60. 3,000 PSI CONCRETE):
   #3 BAR THROUGH #5 BAR: 20" OVERLAP.
   #6 BAR: 25" OVERLAP.
   #7 BAR: 36" OVERLAP.
   #8 BAR: 45" OVERLAP. (REF: ACI 318-89 SEC. 12.16)
6. MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
7. ALL SLAB AND/OR WALL OPENINGS SHALL BE REINFORCED WITH (2) #5 BARS AND SHALL EXTEND TWO FEET BEYOND THE EDGES OF THE OPENING.



HEAD WALL - SECTION VIEW

SCALE: 1" = 2'



BASE PLATE DETAIL

SCALE: N.T.S.

ARCHITECT

DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net

DESERT EDGE architecture
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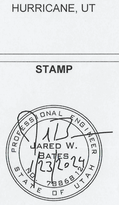
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HAMPTON INN & SUITES

HURRICANE, UT

STAMP



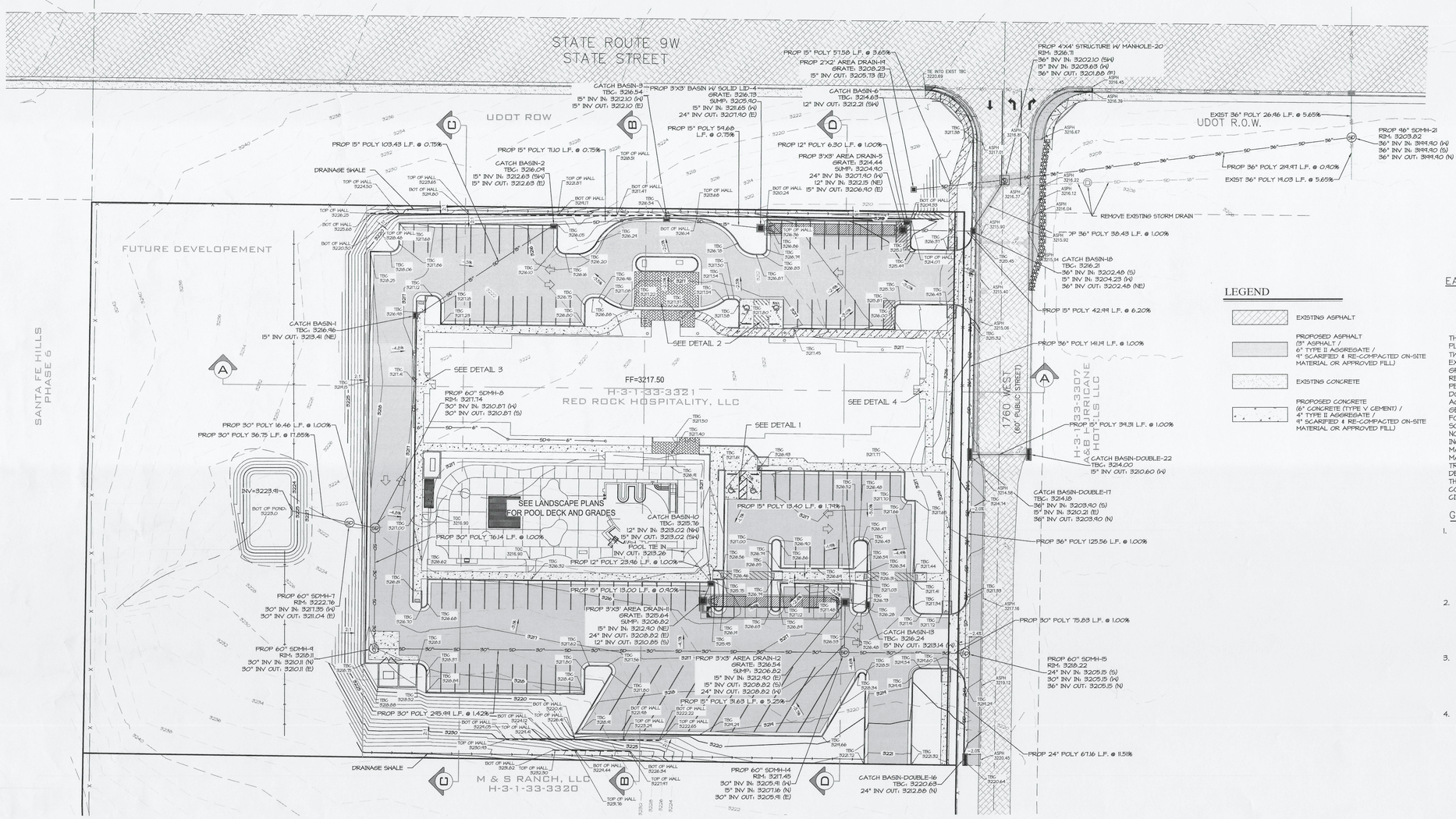
ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

SITE DETAILS

C1.3

MAR 2 7 2024

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LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT (3" ASPHALT / 6" TYPE II AGGREGATE / 9" SCARIFIED & RE-COMPACTED ON-SITE MATERIAL OR APPROVED FILL)
- EXISTING CONCRETE
- PROPOSED CONCRETE (6" CONCRETE (TYPE V CEMENT) / 4" TYPE II AGGREGATE / 9" SCARIFIED & RE-COMPACTED ON-SITE MATERIAL OR APPROVED FILL)

EARTHWORK VOLUMES:

12,565	(C) CU. YD. CUT
7,044	(F) CU. YD. FILL
5,520	(C) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED GROUND SURFACE; 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 GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

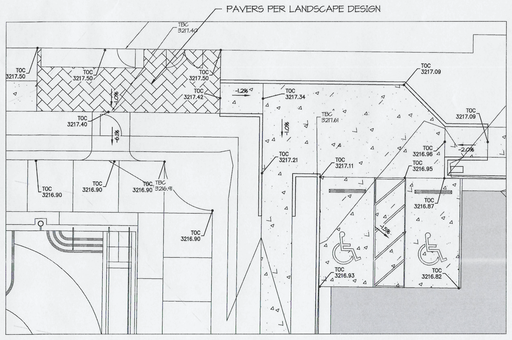
GRADING NOTES:

1. 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.
2. 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.
3. 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).
4. 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.

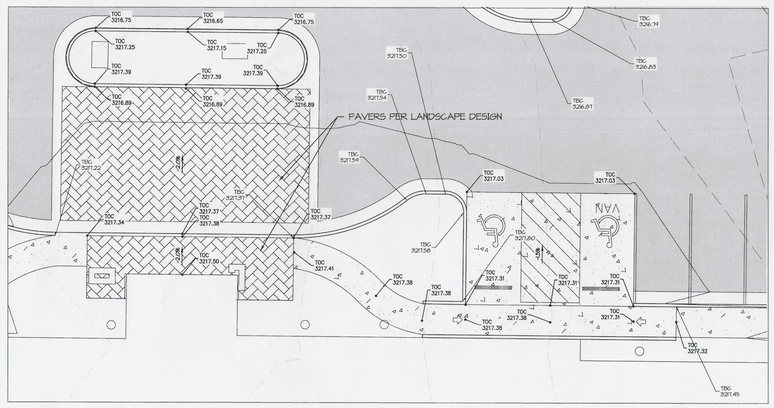
NOTES:

NO SLOPES OVER 30% ON SITE

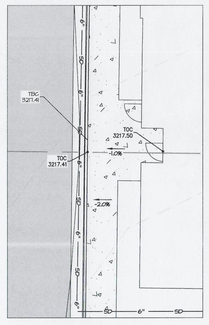
SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.



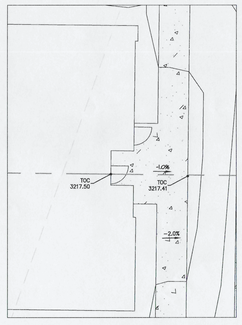
DETAIL 1
1" = 10'



DETAIL 2
1" = 10'



DETAIL 3
1" = 10'



DETAIL 4
1" = 10'

Know what's below. Call before you dig.

NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER SEEKS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6

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HAMPTON INN & SUITES

HURRICANE, UT

STAMP

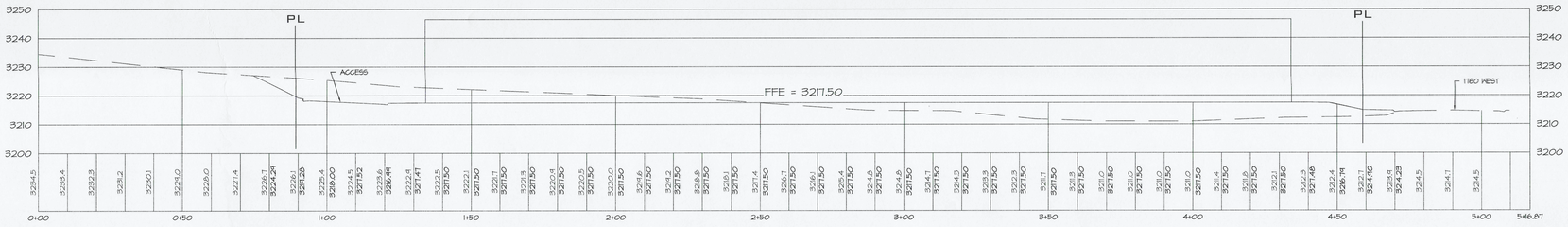
PROFESSIONAL ENGINEER — JARED W. BATES — 7988510 — STATE OF UTAH — 03/26/24

ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

GRADING PLAN

C2.0

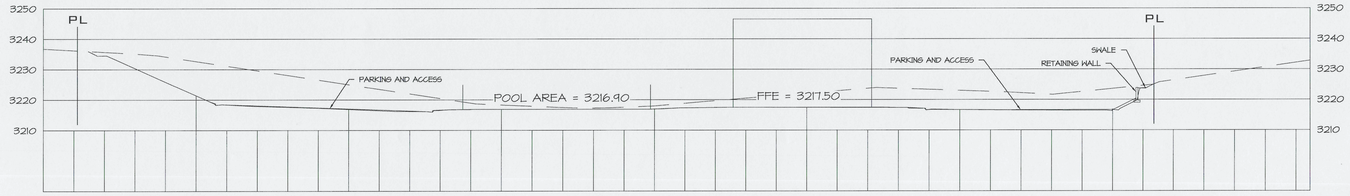
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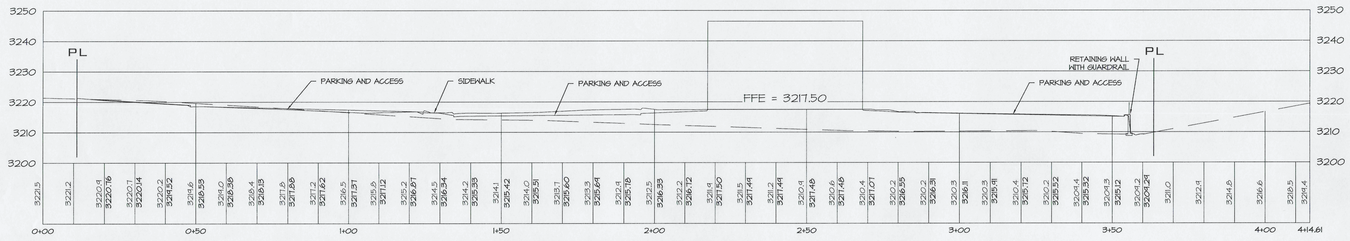
SECTION A-A
SCALE: 1" = 20' HORIZ.
1" = 1' VERT.



SECTION B-B
SCALE: 1" = 20' HORIZ.
1" = 1' VERT.



SECTION C-C
SCALE: 1" = 20' HORIZ.
1" = 1' VERT.



SECTION D-D
SCALE: 1" = 20' HORIZ.
1" = 1' VERT.

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6

ARCHITECT

DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

DESERT EDGE
architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

ARW ENGINEERS
1594 W. North Temple
Salt Lake City, UT 84116
801.487.4923
http://www.arcsitiodesign.com

SPECTRUM ENGINEERS
324 State ST Suite 400
Salt Lake City, UT 84111
801.328.5151
http://www.spectrum-engineers.com

FFKR ARCHITECTS
730 Pacific Ave S
Salt Lake City, UT 84104
801.521.6186
http://www.ffkr.com

ArcSitio Design
1058 East 2100 South
Salt Lake City, UT 84106
801.487.4923
http://www.arcsitiodesign.com

AquaDesign International
7536 N La Cholla Blvd
Tucson, AZ 85741
520.219.8929
http://www.aquadesigninternational.com

HAMPTON INN & SUITES
HURRICANE, UT

STAMP

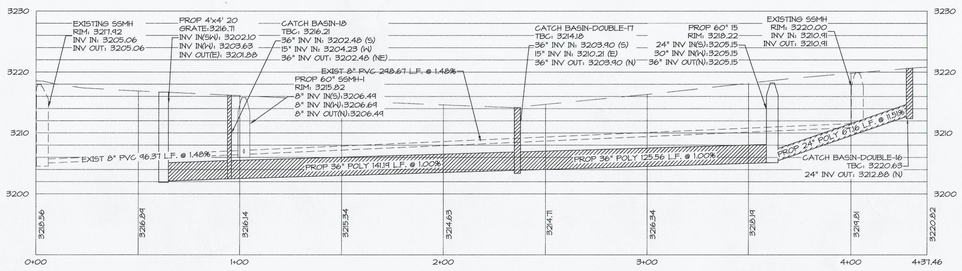


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GRADING CROSS SECTIONS

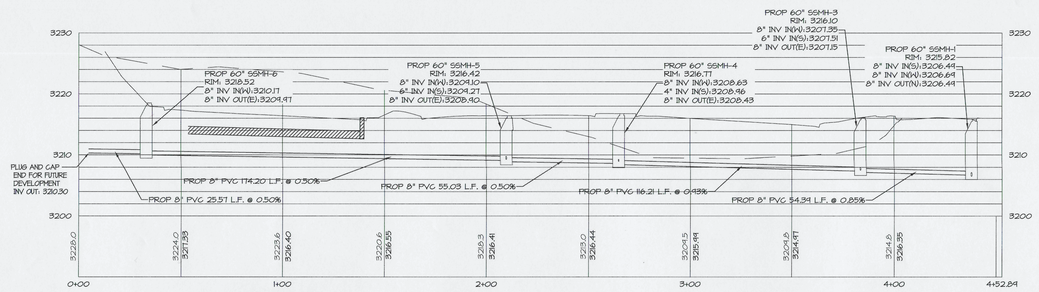
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PROFILE VIEW OF S 1760 W SEWER & STORM DRAIN

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 10'



PROFILE VIEW OF NORTH SEWER MAIN

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 10'

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

ARW ENGINEERS
structural consultants
1594 W. Park Cir. Ogden, Utah 84404
ph. 801.782.6008 arwengineers.com

SPECTRUM ENGINEERS
324 State ST Suite 400
Salt Lake City, UT 84111
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http://www.spectrum-engineers.com

FFKR ARCHITECTS
730 Pacific Ave S
Salt Lake City, UT 84104
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ArcSitio Design
1058 East 2100 South
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AquaDesign International
7536 N La Cholla Blvd
Tucson, AZ 85741
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http://www.aquadesigninternational.com

HAMPTON INN & SUITES
HURRICANE, UT

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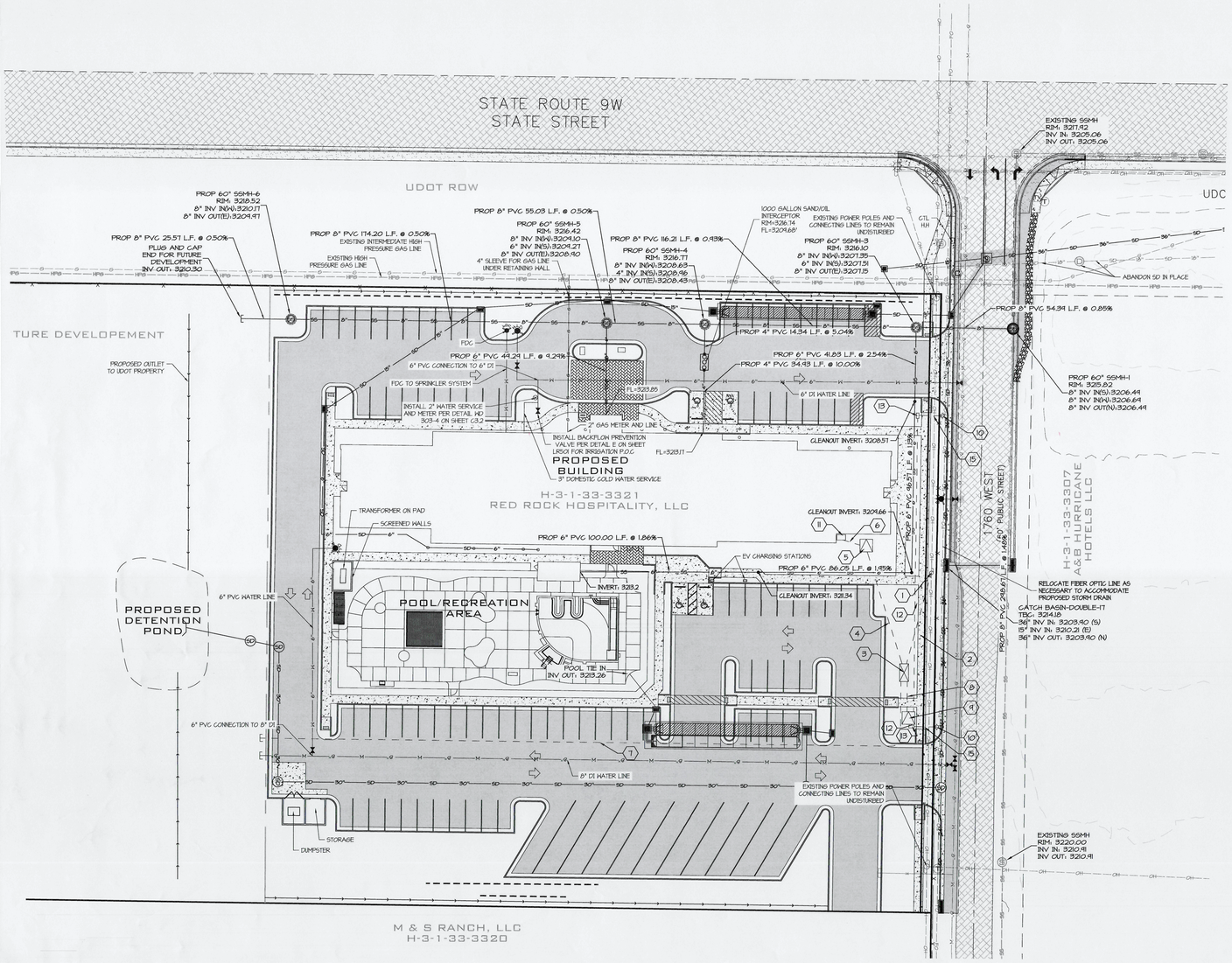
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
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1	2	3	4	5	6

SEWER PROFILES

C2.2

MAR 2 7 2024



LEGEND

- EXISTING 8" SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING PIW
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE (PVC UNLESS OTHERWISE SPECIFIED ON THE PLAN)
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED CURB INLET
- PROPOSED TRANSFORMER
- EXISTING 6" GAS LINE (HP)
- EXISTING HIGH PRESSURE GAS LINE
- EXISTING POWER
- EXISTING TELEPHONE
- PROPOSED POWER
- EXISTING TELEPHONE

WASTEWATER NOTES

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARDS
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 24 X 36 PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE TO NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TEST WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE, TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. NO SEWER UNDER 4' DEEP UNLESS APPROVED BY THE DISTRICT.
7. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS. A COPY OF EASEMENT SHALL BE PROVIDED THE DISTRICT.
8. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
9. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
10. PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER.

CENTURYLINK NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6593 1 WEEK IN ADVANCE
2. INSIDE TERMINATION. DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL
3. OUTSIDE TERMINATION. DEVELOPER TO PROVIDE 30"X30"X60" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 385-474-1334 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JJC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT **TDS ENGINEERING** AT 435-288-1485 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREMISE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1485
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 WELL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

GENERAL UTILITY NOTES

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

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 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

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-4913.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF GASSINES/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED 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 CLEANED 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 (435-210-0724) 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) 324-3310, 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.

UTILITY SEPARATION

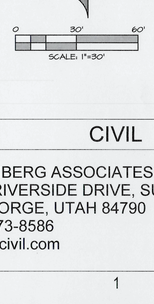
- WATER TO PHONE LINES/CABLE TV - 5'
- GAS TO WATER - 5'
- WATER TO POWER - 10'
- WATER TO IRRIGATION - 10'
- WATER TO WASTEWATER - 10' (HORIZONTAL) - 18" (VERTICAL)
- WATER TO WATER - 3'
- GAS TO POWER - 10'

NOTES

1. INSTALL NEW POLE (WORK TO BE PERFORMED BY HCP AND INVOICED TO DEVELOPER)
2. INSTALL 4/0 RISER AND 4/0 URD 15KV 3 PHASE IN 4" PVC
3. INSTALL 3 PHASE SECTIONALIZING VAULT
4. INSTALL 10 15K 3 PHASE IN 4" PVC
5. INSTALL NEW 1000 KVA 120/208 3 PHASE. CT'S WILL BE INSTALLED ON THE TRANSFORMER BY HURRICANE POWER AND WILL BE CHARGED TO THE DEVELOPER
6. INSTALL 350 OR 500 MCM ALUM. QUADPLEX IN 4" PVC
7. INSTALL 4" PVC FOR FUTURE
8. INSTALL 10 15 KV
9. INSTALL 25 KVA TRANSFORMER 1 PHASE
10. INSTALL DECORATIVE STREETLIGHT COMFORT EYE FED BY #10 COPPER AND 1" PVC
11. INSTALL 2500 A MAIN SERVICE DISCONECT
12. INSTALL 2" PVC WITH #2 ALUMINUM TRIPLEX
13. INSTALL NEW STREETLIGHT BOX
14. ILLUMINATION WILL BE PROVIDED ALONG THE PATH OF TRAVEL FROM EACH EXIT DOOR TO THE PUBLIC WAY.
15. 1" PVC WITH #10 COPPER WIRE

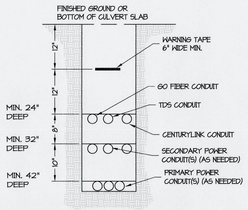
INFOWEST NOTES

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 435-272-2594 OR EMAIL JJCAINFONEST.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, 435-272-2594 OR JJCAINFONEST.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



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

NOTICE:
THE UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND STRUCTURES. THE ENGINEER MAKES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



JOINT UTILITY TRENCH DETAIL
SCALE: N.T.S.

ASH CREEK GENERAL SEWER NOTES

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

HAMPTON INN & SUITES POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT PLACEMENT TO BE HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-645-5936
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JJC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS, METERS SHALL BE KEPT ACCESSIBLE.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE @$1,400 PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2", 3", OR 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM.
17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH SIDEWALK. DEVELOPER MUST TALK TO THE CITY ENGINEERS TO ASSURE THAT THE SIDEWALK CAN BE DEVIATED AROUND POLES. HURRICANE POWER WILL CHARGE DEVELOPER FOR COST OF ANY POLES THAT NEED TO BE MOVED. CONTACT HURRICANE POWER FOR ESTIMATE.
18. DEVELOPER WILL BE BILLED A RISER FEES. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS.
19. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC DECORATIVE LED FOR THIS PROJECT.
20. 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.
21. AN 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.
22. HURRICANE POWER WILL INSTALL A NEW POWER POLE AT THE LOCATION DRAWN AND WILL CHARGE THE DEVELOPER THE COST OF ALL MATERIALS AND LABOR.

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HAMPTON INN & SUITES

HURRICANE, UT

STAMP



ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023

PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

ARCHITECT

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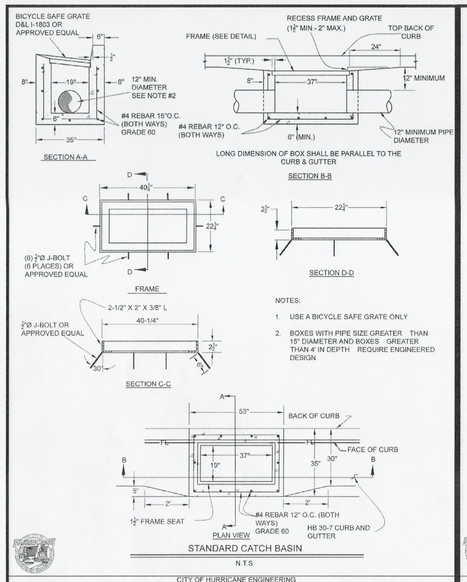
UTILITY PLAN

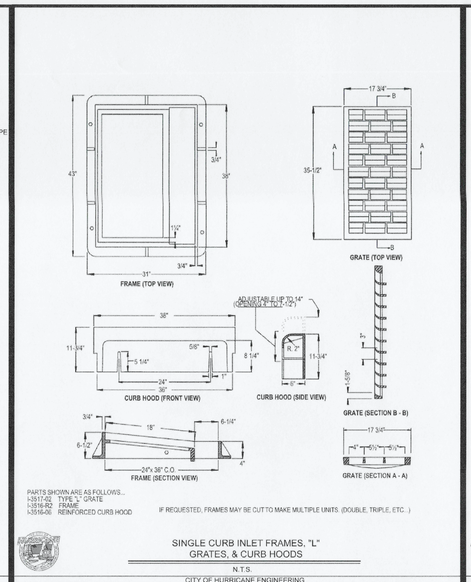
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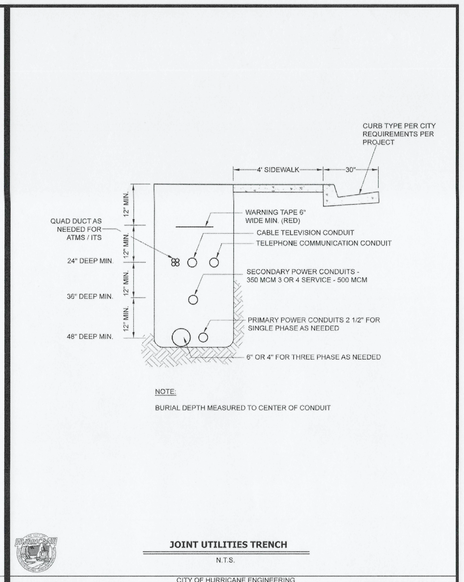
CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6

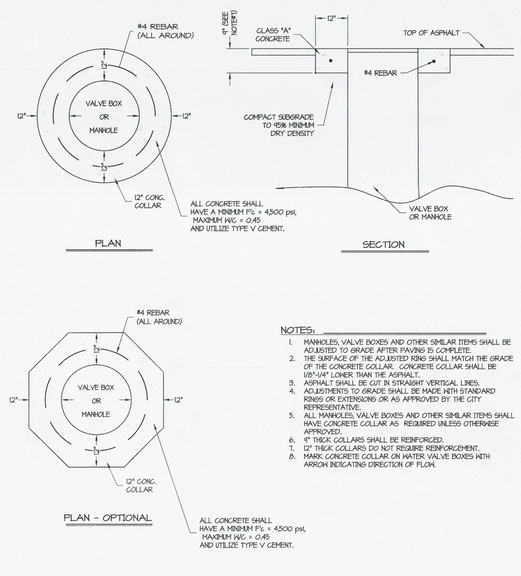
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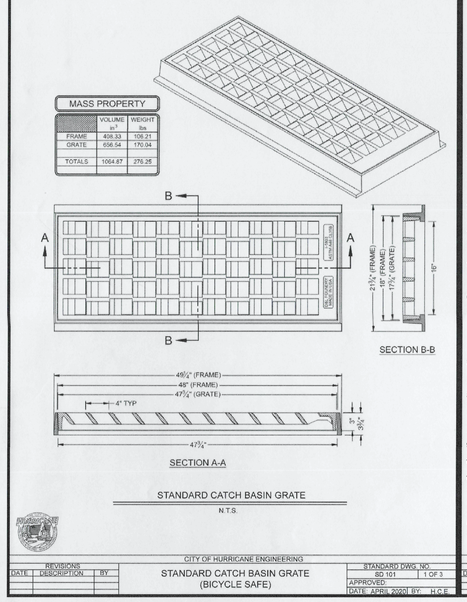
MAR 27 2024

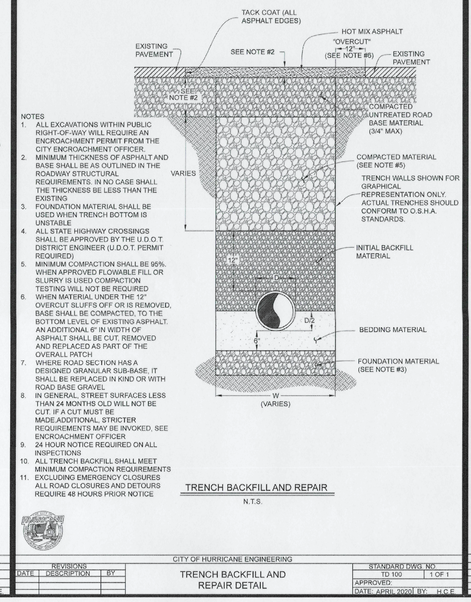


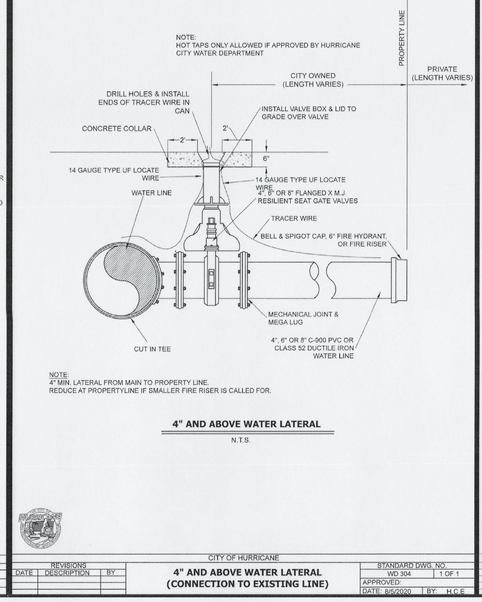


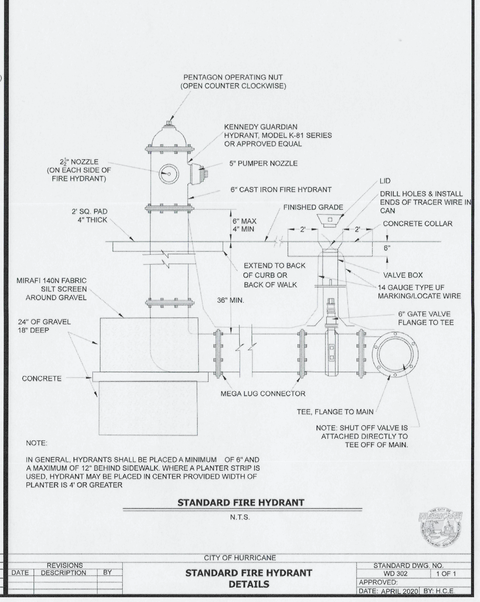












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HURRICANE, UT

STAMP



ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

UTILITY DETAILS

C3.1

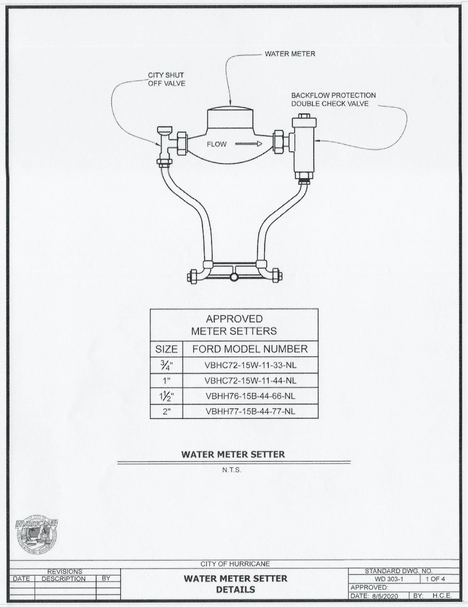
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Autodesk Docs://Hampton Inn & Suites Hurricane/C3D_Hampton Inn & Suites Hurricane_v2_2023.rvt



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

WATER METER SETTER

N.T.S.

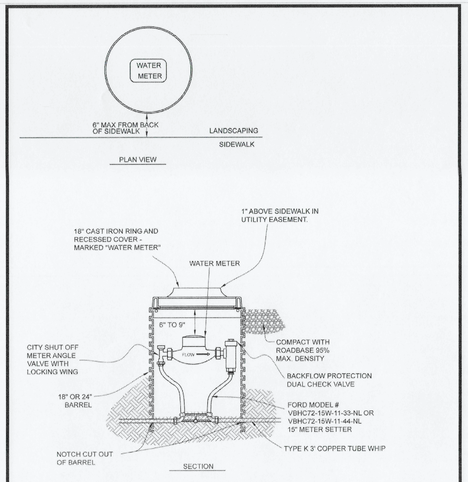
CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

STANDARD DWG. NO. WD 303-1 | 1 OF 4

APPROVED: DATE: 8/5/2020 | BY: H.C.E.



WATER METER BOX

N.T.S.

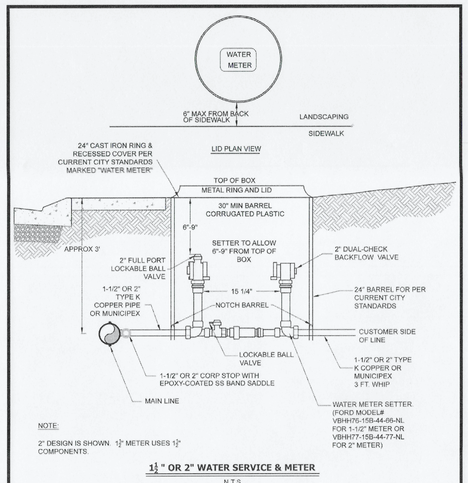
CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

STANDARD DWG. NO. WD 303-2 | 2 OF 4

APPROVED: DATE: 8/5/20 | BY: H.C.E.



1½" OR 2" WATER SERVICE & METER

N.T.S.

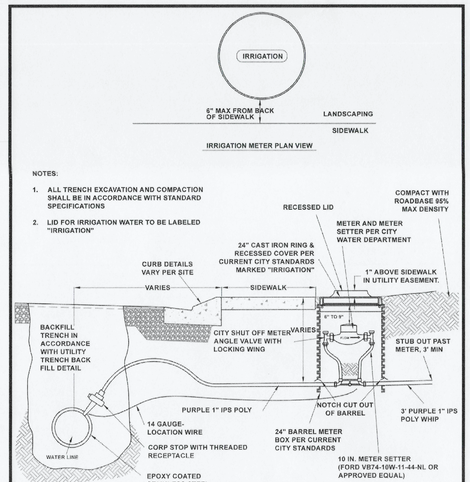
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REVISIONS		
DATE	DESCRIPTION	BY

1½" OR 2" WATER SERVICE & METER

STANDARD DWG. NO. WD 303-4 | 4 OF 4

APPROVED: DATE: 8/5/2020 | BY: H.C.E.



1" IRRIGATION SERVICE AND METER

N.T.S.

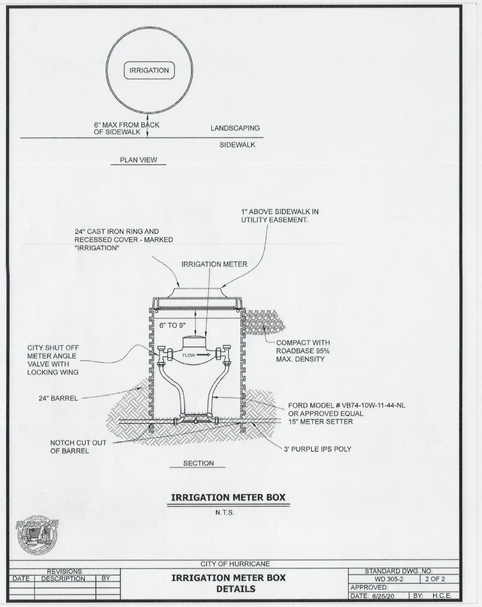
CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

1" IRRIGATION SERVICE CONNECTION AND METER

STANDARD DWG. NO. WD 305-1 | 1 OF 2

APPROVED: DATE: 8/5/2020 | BY: H.C.E.



IRRIGATION METER BOX

N.T.S.

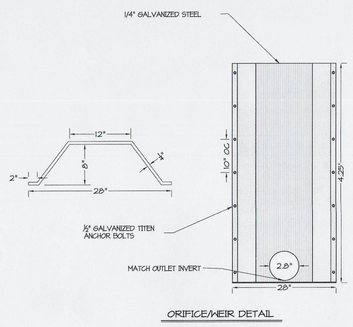
CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

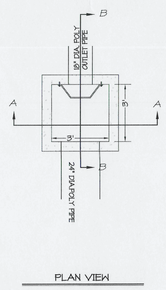
IRRIGATION METER BOX DETAILS

STANDARD DWG. NO. WD 305-2 | 2 OF 2

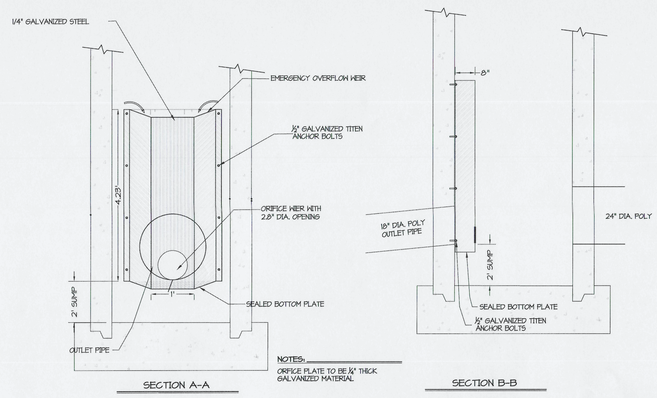
APPROVED: DATE: 8/20/20 | BY: H.C.E.



ORIFICE/WEIR DETAIL



PLAN VIEW



SECTION A-A

SECTION B-B

CONCRETE BOX WITH ORIFICE PLATE CONNECTION

SCALE: N.T.S.

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PROFESSIONAL ENGINEER
JARED W. BATES
8/23/24
STATE OF UTAH

ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

UTILITY DETAILS

C3.2

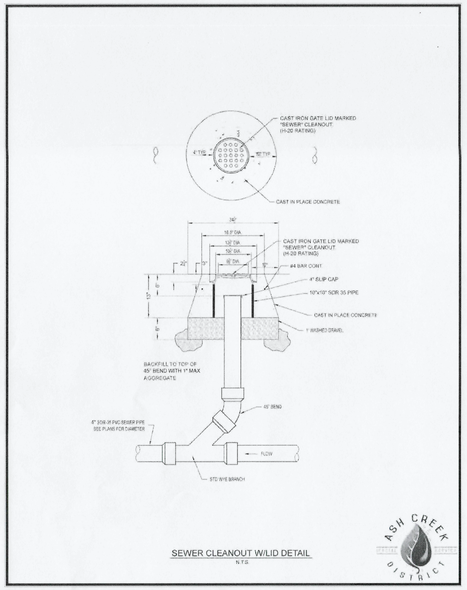
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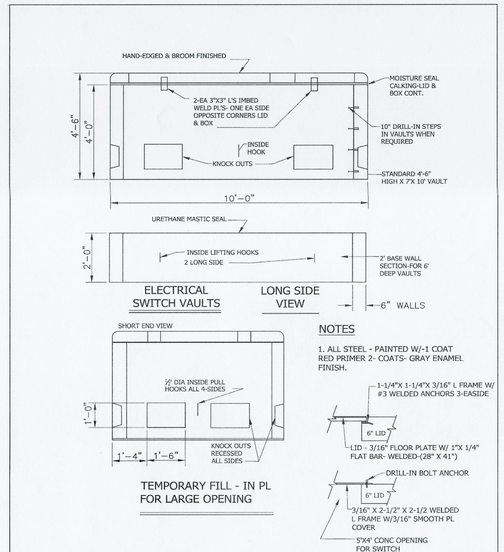
CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
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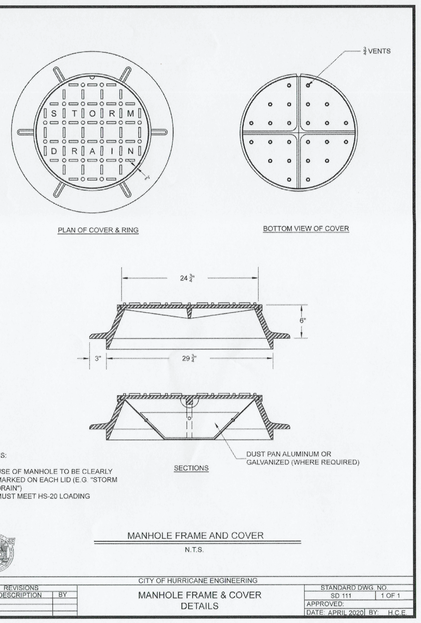
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SEWER CLEANOUT W/LID DETAIL
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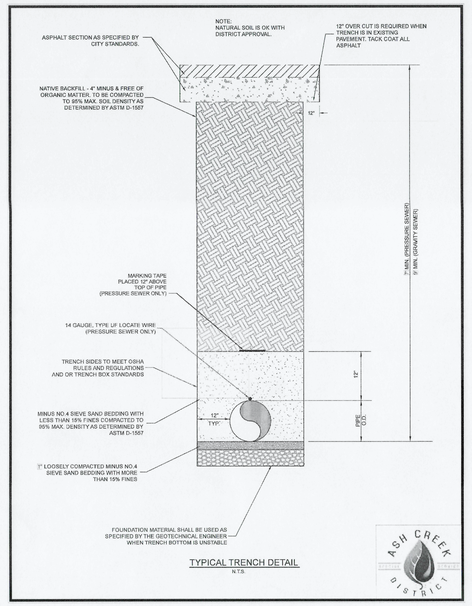


HURRICANE CITY UTAH	SWITCH BASEMENTS	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-1

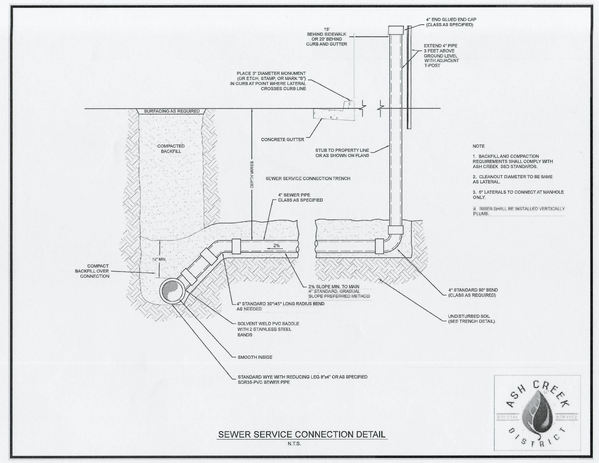


MANHOLE FRAME AND COVER
N.T.S.

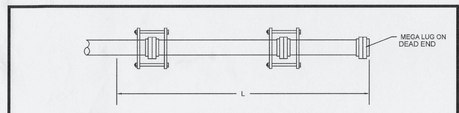
CITY OF HURRICANE ENGINEERING		
REVISIONS DATE / DESCRIPTION / BY	MANHOLE FRAME & COVER DETAILS	STANDARD DWG. NO. SD 111 1 OF 1; APPROVED: ; DATE: APRIL 2020 BY: H.C.E.



TYPICAL TRENCH DETAIL
N.T.S.



SEWER SERVICE CONNECTION DETAIL
N.T.S.



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)

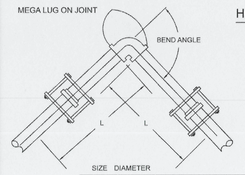
RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

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

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE / DESCRIPTION / BY	STD. DEAD END/INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 308 1 OF 1; APPROVED: ; DATE: OCT. 2020 BY: H.C.E.

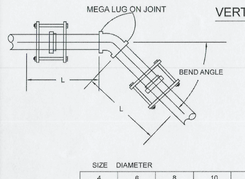


HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

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

RESTRAINED LENGTHS, "L" (IN FEET)



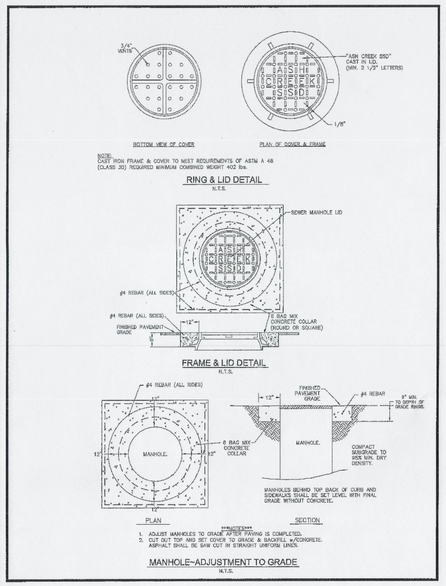
VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

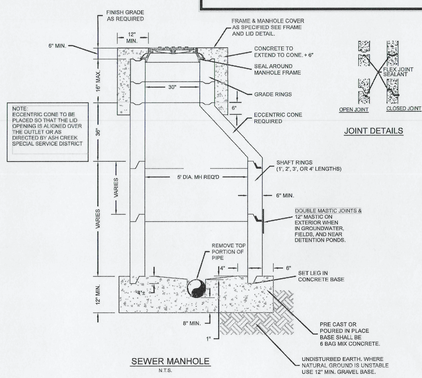
BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE / DESCRIPTION / BY	STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO. WD 307 1 OF 1; APPROVED: ; DATE: OCT. 2020 BY: H.C.E.



MANHOLE-ADJUSTMENT TO GRADE
N.T.S.



SEWER MANHOLE
N.T.S.

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PROFESSIONAL ENGINEER — JARED W. BATES — 7915014 — STATE OF UTAH

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UTILITY DETAILS

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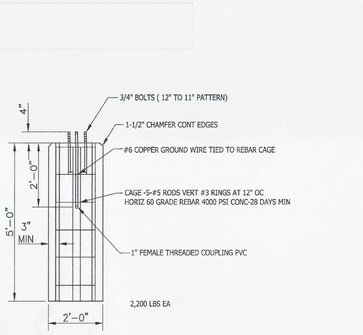
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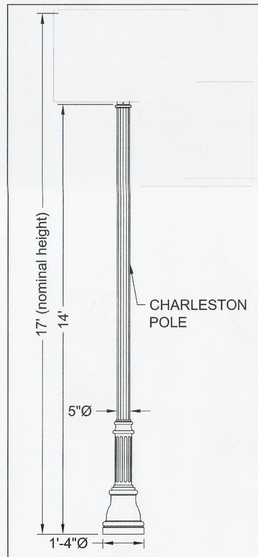
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MAR 27 2024



HURRICANE CITY - 5' BASES

HURRICANE CITY UTAH	STREET LIGHT BASE 5'	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-5



Specifications

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

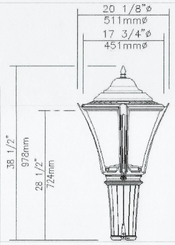
MATERIALS The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to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

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

DIMENSIONS The post shall be 14'- 0" in height with a 16" diameter x 44" tall base. The shaft diameter shall be 5". At the top of the post, an integral 3" O.D. tenon with a transitional donut shall be provided for luminaire mounting.

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

HURRICANE CITY UTAH	DECORATIVE STREET LIGHT POLE	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-8



Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access-Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.6mm) minimum thickness technical ring with latch and hinge.

Temperature: Maximum ambient operating temperature up to 40C(104F) degrees.

Lens: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module. Composed of 48 high performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal, CRI 70 Min. 75 Typical.

Optical System: (LES, LEI), IES type V, or III, Edge lit optical system, no substitutions* . Optical system is rated IP66. 0% uplight and U0 per IESNA TM 15.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC Driver Options: (DMG), Dimming compatible 0 10 volts.

Surge Protector: Surge protector 10kV/10kA.

Lumens: 7,452 lumens in type III, 7,572 lumens, in type 5, FAWS dial at 10*.

Wattage: Max 96 watts.

FAWS: Field Adjustable Wattage Switch. No substitutions*

Warranty: 10 year limited warranty. No substitutions*

Photocell Receptacle: 7 pin.

Finish: Powder coat black

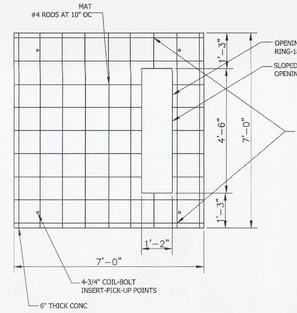
Same table for type 5 and type 3 optics.

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System Wattage*
1	0.30	0.29
2	0.50	0.50
3	0.60	0.59
4	0.68	0.67
5	0.77	0.76
6	0.84	0.82
7	0.90	0.89
8	0.94	0.93
9	0.99	0.98
10	1.00	1.00

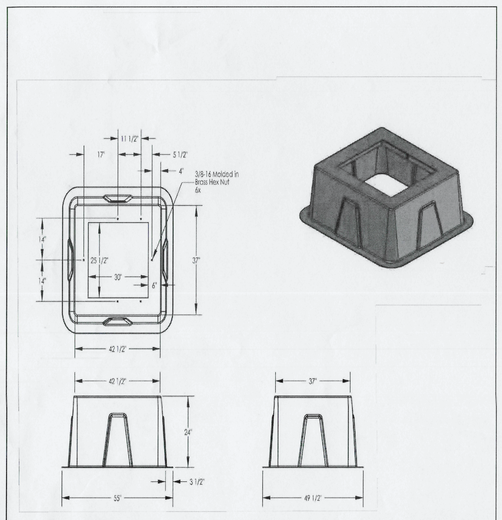
Note: Typical value accuracy ± 5%

HURRICANE CITY UTAH	POST TOP STREET LIGHT	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-9

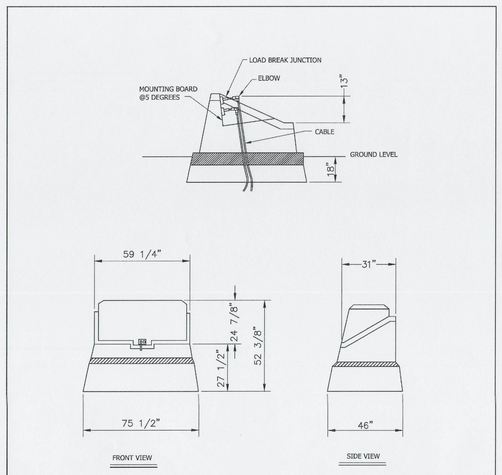


3-PH TRANSFORMER PAD POWER

HURRICANE CITY UTAH	3 PHASE TRANSFORMER PAD	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-10

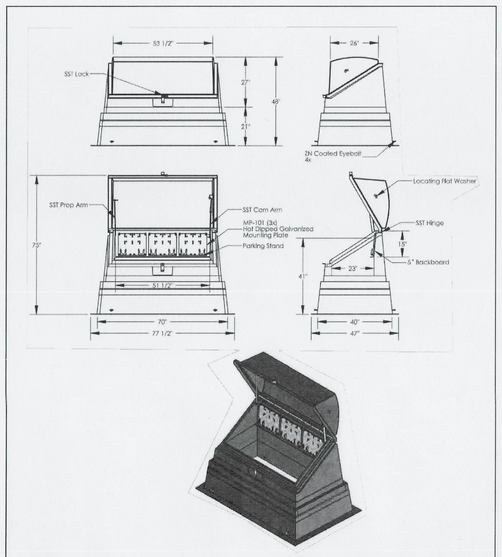


HURRICANE CITY UTAH	1 PHASE TRANSFORMER PAD	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-11

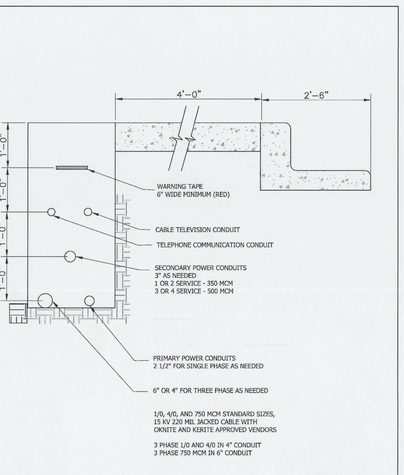


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HURRICANE CITY UTAH	3 PHASE SECTIONALIZING CABINET	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-14



HURRICANE CITY UTAH	3 PHASE SECTIONALIZING CABINET	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-15



NOTES

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

HURRICANE CITY UTAH	JOINT UTILITY TRENCH	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-18

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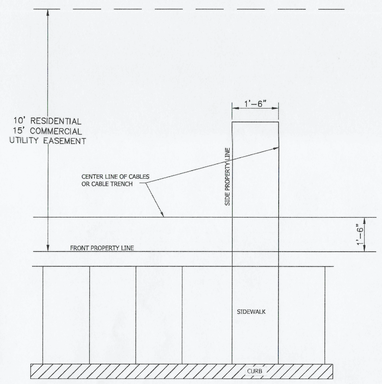
CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
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UTILITY DETAILS

C3.4

MAR 2 7 2024

Architect Desc Changes in & Sales Intellectual Prop. - Ideas in & Graphic Representations



NOTES

1. IF SIDEWALK DOES NOT EXIST OR IS NOT PLANNED FOR, PLACE EQUIPMENT AS THOUGH THE CURB WERE EDGE OF SIDEWALK ON THE ABOVE.

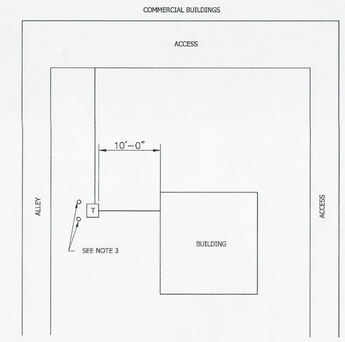
UNDERGROUND CABLE FRONT
LOT LINE CONSTRUCTION

HURRICANE CITY UTAH

URD CABLE FRONT LOT LINE CONSTRUCTION

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-20



NOTES

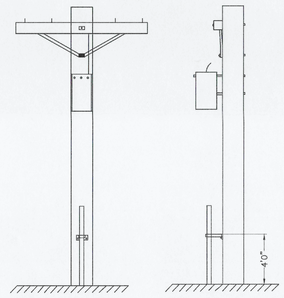
1. URD POWER DESIGN AND INSTALL FOR COMMERCIAL BUILDING DEVELOPMENTS SHALL BE PERFORMED TO FRONT LOTS SPECS AS MUCH AS POSSIBLE SEE STD DWG DR-20
2. IF EQUIPMENT CANNOT BE PLACED IN FRONT, PLACEMENT SHALL BE DETERMINED BY HURRICANE CITY POWER
3. IF TRANSFORMER IS PLACED IN A DRIVEWAY OR NEAR A PASSAGE, BOLLARDS OR PILEONS SHALL BE PLACED AS SHOWN

HURRICANE CITY UTAH

COMMERCIAL BUILDINGS

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-23



NOTES

1. RISER CONDUIT AND BRACKET SHALL BE MOUNTED TO POLE DIRECTLY UNDERNEATH CROSSARM AND/OR TRANSFORMERS.
2. MOUNTING BRACKET SHALL BE 6" ALUMIFORM (SEE HURRICANE POWER).
3. BRACKET SHALL BE MOUNTED 4' FROM GROUND LEVEL.
4. ALL RISERS SHALL BE IMC OR ALUMINUM.
5. ONE PIECE OF IMC OR ALUMINUM WILL BE SUPPLIED BY CONTRACTOR WITH ALUMIFORM BRACKET AND STRAP
6. WIRE WILL BE PULLED INTO CONDUIT WITH ENOUGH WIRE TO CONTINUE TO TOP OF POLE.
7. RISER COST WILL BE CHARGED AFTER HURRICANE COMPLETES RISER.
8. FOR ALTERNATE RISER LOCATION SEE HURRICANE POWER.

HURRICANE CITY UTAH

RISER DETAIL

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-26

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UTILITY DETAILS

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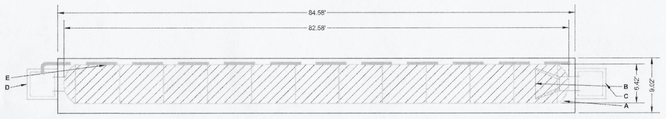
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PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
11	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	3219.42
2	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3213.42
18	STONE ABOVE (in)	TOP OF STONE:	3212.58
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3212.08
40	STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3212.58
2650	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3212.58
		TOP OF MC-3500 CHAMBER:	3211.42
		24" ISOLATOR ROW PLUS INVERT:	3207.92
		24" BOTTOM CONNECTION INVERT:	3207.92
763	SYSTEM AREA (SF)	BOTTOM OF MC-3500 CHAMBER:	3207.75
187.2	SYSTEM PERIMETER (ft)	UNDERDRAIN INVERT:	3206.75
258	THERMOPLASTIC LINER (SY) (20% OVERAGE)	BOTTOM OF STONE:	3206.75

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.00"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
	C	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		
CONCRETE STRUCTURE:	D	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		7.9 CFS OUT
CONCRETE STRUCTURE:	E	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
UNDERDRAIN				



ISOLATOR ROW PLUS SEE DETAIL()

NO WOVEN GEOTEXTILE

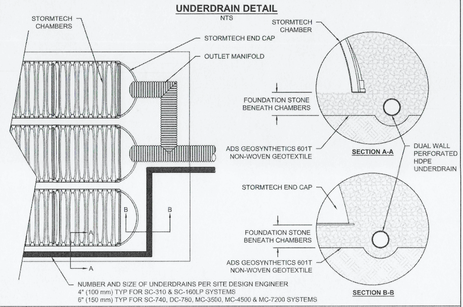
THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

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 INSITU 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.

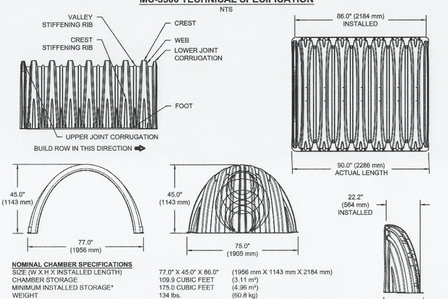
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UNDERDRAIN DETAIL



4 UNDERDRAIN DETAIL

MC-3500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

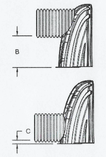
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

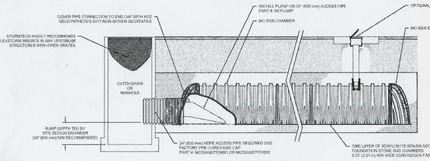
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
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MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
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MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW		---	2.06" (52 mm)
MC3500IEPP24BC			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

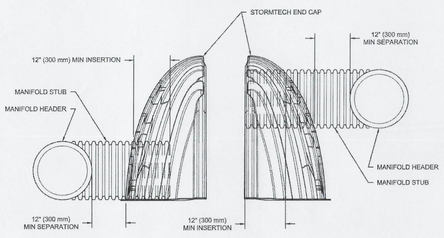
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

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MC-SERIES END CAP INSERTION DETAIL

NTS



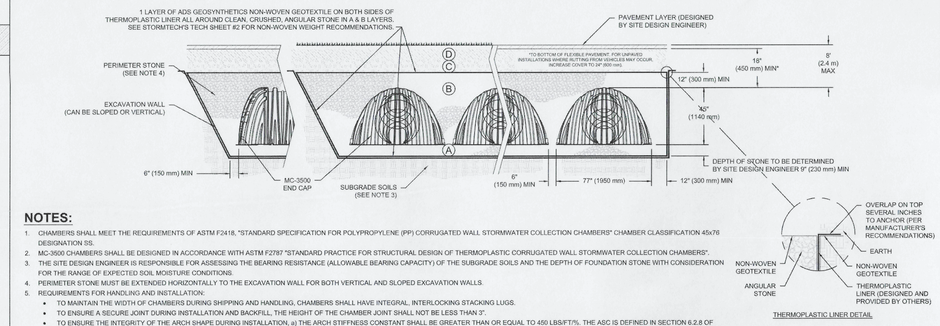
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

5 MC-SERIES END CAP INSERTION DETAIL

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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



THERMOPLASTIC LINER DETAIL

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - 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/FT/%. THE ASC 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 COLORS.

1 MC-3500 CROSS SECTION DETAIL

DRAWN: RR | DATE:
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

HAMPTON INN & SUITES N
HURRICANE, UT, USA

StormTech® Chamber System
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
ADS.

SHEET
1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

ARW ENGINEERS
1594 W. North Temple, Suite 3300
Salt Lake City, UT 84116
(801) 582-8050 arwengineers.com

SPECTRUM ENGINEERS
324 State ST Suite 400
Salt Lake City, UT 84111
801.328.5151
http://www.spectrum-engineers.com

FFKR ARCHITECTS
730 Pacific Ave S
Salt Lake City, UT 84104
801.521.6186
http://www.ffkr.com

ArcSitio Design
1058 East 2100 South
Salt Lake City, UT 84106
801.457.4923
http://www.arcsitiodesign.com

AquaDesign International
7536 N La Cholla Blvd
Tucson, AZ 85741
520.219.8929
http://www.aquadesigninternational.com

HAMPTON INN & SUITES
HURRICANE, UT

STAMP

JARED W. BATES 13694 PROFESSIONAL ENGINEER STATE OF UTAH

ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023

PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

NORTH CHAMBER SYSTEM PLAN

C3.6

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6

ARCHITECT

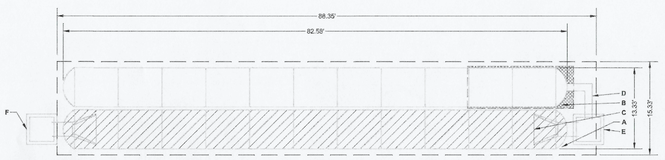
DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

MAR 27 2024

PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
22	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	3220.45
4	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3214.45
18	STONE ABOVE (in)	TOP OF STONE:	3213.50
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3213.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3213.00
4874	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3213.00
		TOP OF MC-3500 CHAMBER:	3212.45
	COVER STONE INCLUDED)	12" x 12" TOP MANIFOLD INVERT:	3210.86
	(BASE STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT:	3208.82
1305	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	3208.82
207.4	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	3208.65
		BOTTOM OF STONE:	3207.65

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.05"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.35"	
	C	INSTALL PLUMP ON 24" ACCESS PIPE / PART#: MCPLAMP (TYP 2 PLACES)		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	26.35"	
CONCRETE STRUCTURE	E	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS
SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

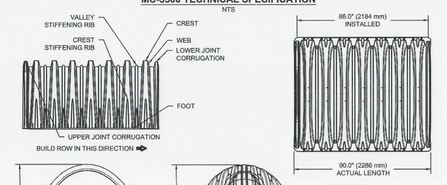
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE 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 INSITU 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.

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MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

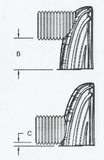
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 9" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

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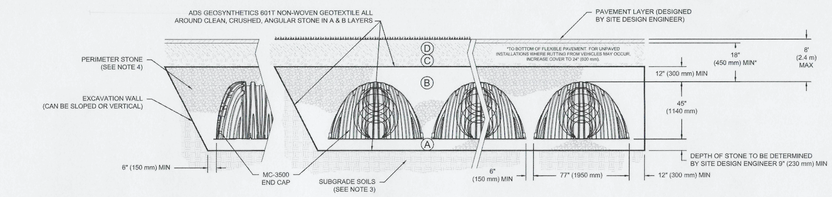
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2 MC-3500 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

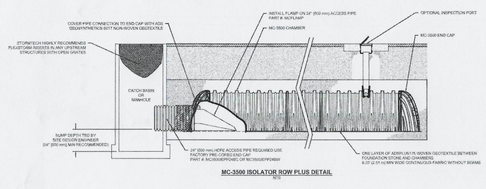
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2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - 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/FT/% . THE ASC 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 COLORS.

1 MC-3500 CROSS SECTION DETAIL



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

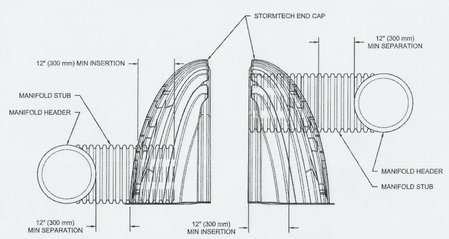
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

3 MC-3500 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

DATE:
PROJECT #:
DRAWN: RR
CHECKED: N/A
REV:
NOT TO SCALE

HAMPTON INN & SUITES S
HURRICANE, UT, USA

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

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ADS

SHEET
1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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Salt Lake City, UT 84104
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801.487.4923
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Tucson, AZ 85741
520.219.8929
http://www.aquadesigninternational.com

HAMPTON INN & SUITES
HURRICANE, UT

STAMP



ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

SOUTH CHAMBER SYSTEM PLAN

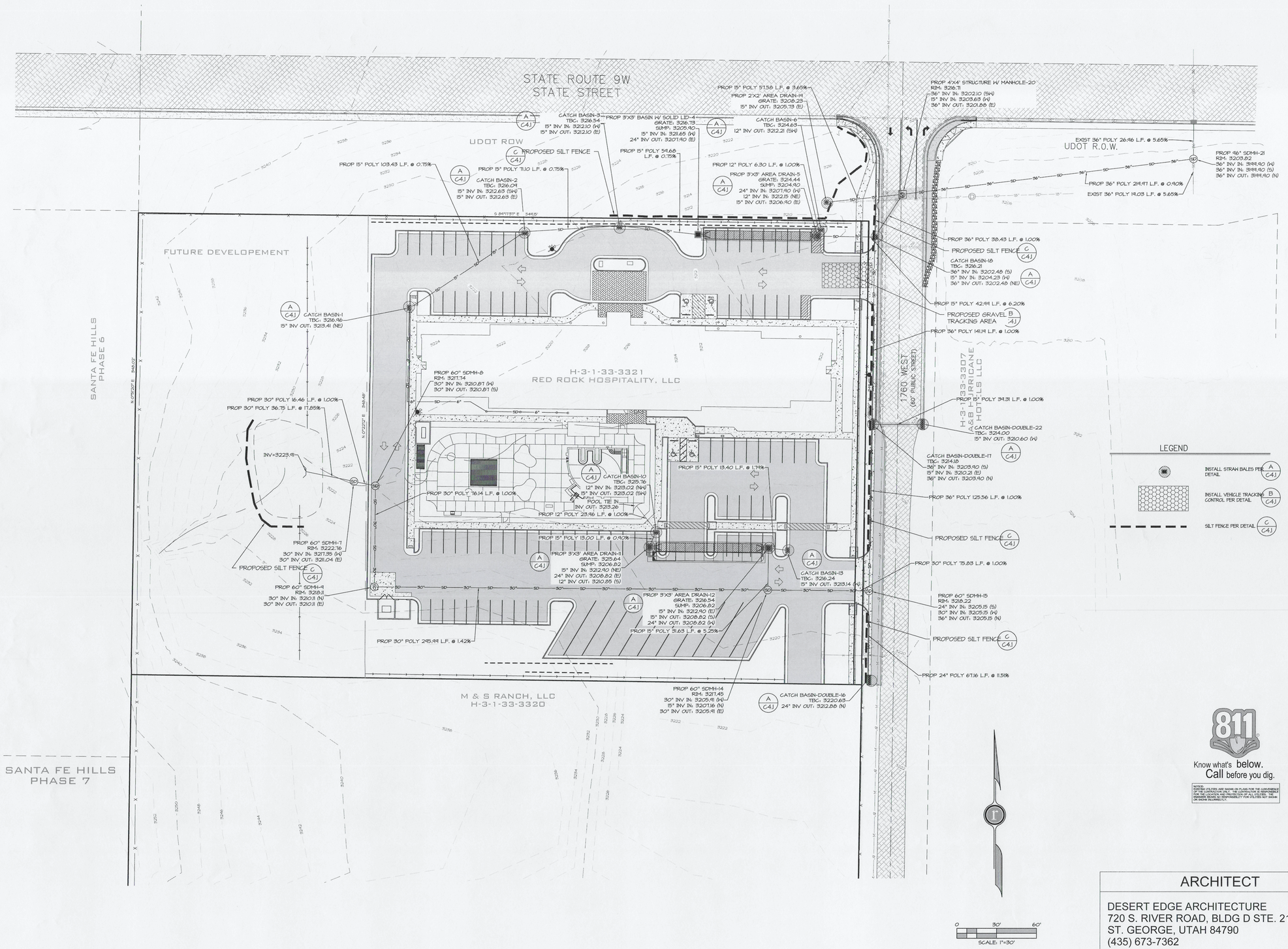
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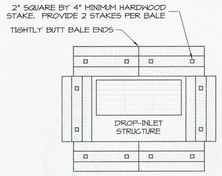
MAR 27 2024

ARCHITECT

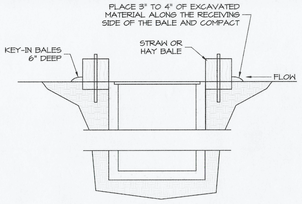
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ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net
1	2	3	4	5	6


STATE ROUTE 9W
STATE STREET
UDOT ROW
PROPOSED SILT FENCE
PROP 15" POLY 109.43 L.F. @ 0.75%
PROP 15" POLY 71.10 L.F. @ 0.75%
PROP 15" POLY 54.68 L.F. @ 0.75%
PROP 15" POLY 57.56 L.F. @ 3.65%
PROP 12" POLY 6.30 L.F. @ 1.00%
PROP 15" POLY 42.99 L.F. @ 6.20%
PROP 36" POLY 141.19 L.F. @ 1.00%
PROP 15" POLY 94.31 L.F. @ 1.00%
PROP 36" POLY 125.56 L.F. @ 1.00%
PROP 30" POLY 75.83 L.F. @ 1.00%
PROP 24" POLY 67.16 L.F. @ 11.51%
PROP 30" POLY 16.46 L.F. @ 1.00%
PROP 30" POLY 36.75 L.F. @ 17.85%
PROP 30" POLY 76.14 L.F. @ 1.00%
PROP 12" POLY 23.96 L.F. @ 1.00%
PROP 15" POLY 13.00 L.F. @ 0.90%
PROP 30" POLY 245.99 L.F. @ 1.42%
PROP 15" POLY 31.63 L.F. @ 5.25%
PROP 15" POLY 13.40 L.F. @ 1.79%
PROP 36" POLY 38.43 L.F. @ 1.00%
EXIST 36" POLY 26.46 L.F. @ 5.65%
PROP 36" POLY 219.97 L.F. @ 0.90%
EXIST 36" POLY 19.03 L.F. @ 5.65%
CATCH BASIN-1 TBC: 3216.96 15" INV OUT: 3213.41 (NE)
CATCH BASIN-2 TBC: 3216.09 15" INV IN: 3212.63 (SW) 15" INV OUT: 3212.63 (E)
CATCH BASIN-3 TBC: 3216.54 15" INV IN: 3212.10 (W) 15" INV OUT: 3212.10 (E)
PROP 3'X3' BASIN W/ SOLID LID-4 GRATE: 3216.73 SUMP: 3205.40 15" INV IN: 3211.65 (N) 24" INV OUT: 3207.90 (E)
CATCH BASIN-6 TBC: 3214.63 12" INV OUT: 3212.21 (SW)
PROP 3'X3' AREA DRAIN-5 GRATE: 3214.44 SUMP: 3204.40 24" INV IN: 3207.90 (W) 12" INV IN: 3212.15 (NE) 15" INV OUT: 3206.90 (E)
PROP 4'X4' STRUCTURE W/ MANHOLE-20 RIM: 3216.71 36" INV IN: 3202.10 (SW) 15" INV IN: 3203.63 (W) 36" INV OUT: 3201.88 (E)
PROP 2'X2' AREA DRAIN-19 GRATE: 3208.23 15" INV OUT: 3205.73 (E)
PROP 96" SDMH-21 RIM: 3208.82 36" INV IN: 3199.90 (W) 36" INV IN: 3199.90 (S) 36" INV OUT: 3199.90 (N)
PROP 60" SDMH-8 RIM: 3217.74 30" INV IN: 3210.87 (W) 30" INV OUT: 3210.87 (S)
PROP 60" SDMH-7 RIM: 3222.76 30" INV IN: 3217.35 (W) 30" INV OUT: 3211.04 (E)
PROP 60" SDMH-9 RIM: 3216.11 30" INV IN: 3210.11 (W) 30" INV OUT: 3210.11 (E)
PROP 60" SDMH-14 RIM: 3217.45 30" INV IN: 3205.91 (W) 15" INV IN: 3207.16 (N) 30" INV OUT: 3205.91 (E)
CATCH BASIN-10 TBC: 3215.76 12" INV IN: 3213.02 (SW) 15" INV OUT: 3213.02 (SW)
POOL TIE IN INV. OUT: 3213.26
PROP 3'X3' AREA DRAIN-11 GRATE: 3215.64 SUMP: 3206.82 15" INV IN: 3212.40 (NE) 24" INV OUT: 3208.82 (E) 12" INV OUT: 3210.65 (S)
PROP 3'X3' AREA DRAIN-12 GRATE: 3216.54 SUMP: 3206.82 15" INV IN: 3212.90 (E) 15" INV OUT: 3208.82 (S) 24" INV OUT: 3208.82 (W)
CATCH BASIN-13 TBC: 3216.24 15" INV OUT: 3213.14 (W)
CATCH BASIN-15 TBC: 3216.21 36" INV IN: 3202.48 (S) 15" INV IN: 3204.23 (W) 36" INV OUT: 3202.48 (NE)
CATCH BASIN-DOUBLE-16 TBC: 3220.63 24" INV OUT: 3212.88 (N)
CATCH BASIN-DOUBLE-17 TBC: 3214.18 36" INV IN: 3203.90 (S) 15" INV IN: 3210.21 (E) 36" INV OUT: 3203.90 (N)
CATCH BASIN-DOUBLE-22 TBC: 3214.00 15" INV OUT: 3210.60 (W)
PROP 15" POLY 51.56 L.F. @ 3.65%
PROP 3'X3' AREA DRAIN-18 GRATE: 3216.21 SUMP: 3204.21 24" INV IN: 3207.90 (W) 15" INV OUT: 3206.90 (E)
PROP 60" SDMH-15 RIM: 3218.22 24" INV IN: 3205.15 (S) 30" INV IN: 3205.15 (W) 36" INV OUT: 3205.15 (N)
PROP 60" SDMH-18 RIM: 3217.96 30" INV IN: 3205.46 (W) 30" INV OUT: 3205.46 (E)
PROP 30" POLY 178.03 L.F. @ 1.00%
PROP 30" POLY 178.03 L.F. @ 1.00%
PROP 30" POLY 178.03 L.F. @ 1.00%



PLAN VIEW



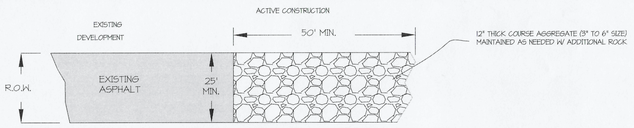
SECTION

NOTES:

1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

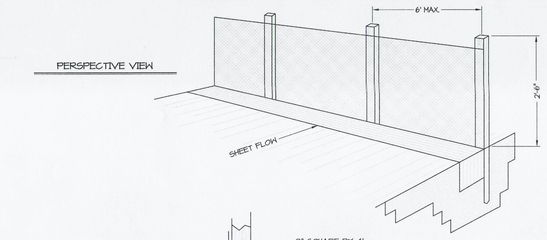
A / - STRAW BALE DROP INLET BARRIER DETAIL

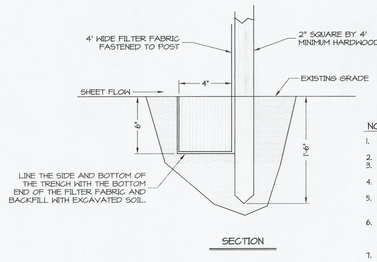
SCALE: N.T.S.



B / - GRAVEL TRACKING AREA DETAIL

SCALE: N.T.S.





SECTION

NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

C / - SILT FENCE DETAIL

SCALE: N.T.S.

DESERT EDGE architecture
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ST. GEORGE, UTAH 84790

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STAMP



ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

EROSION CONTROL DETAILS

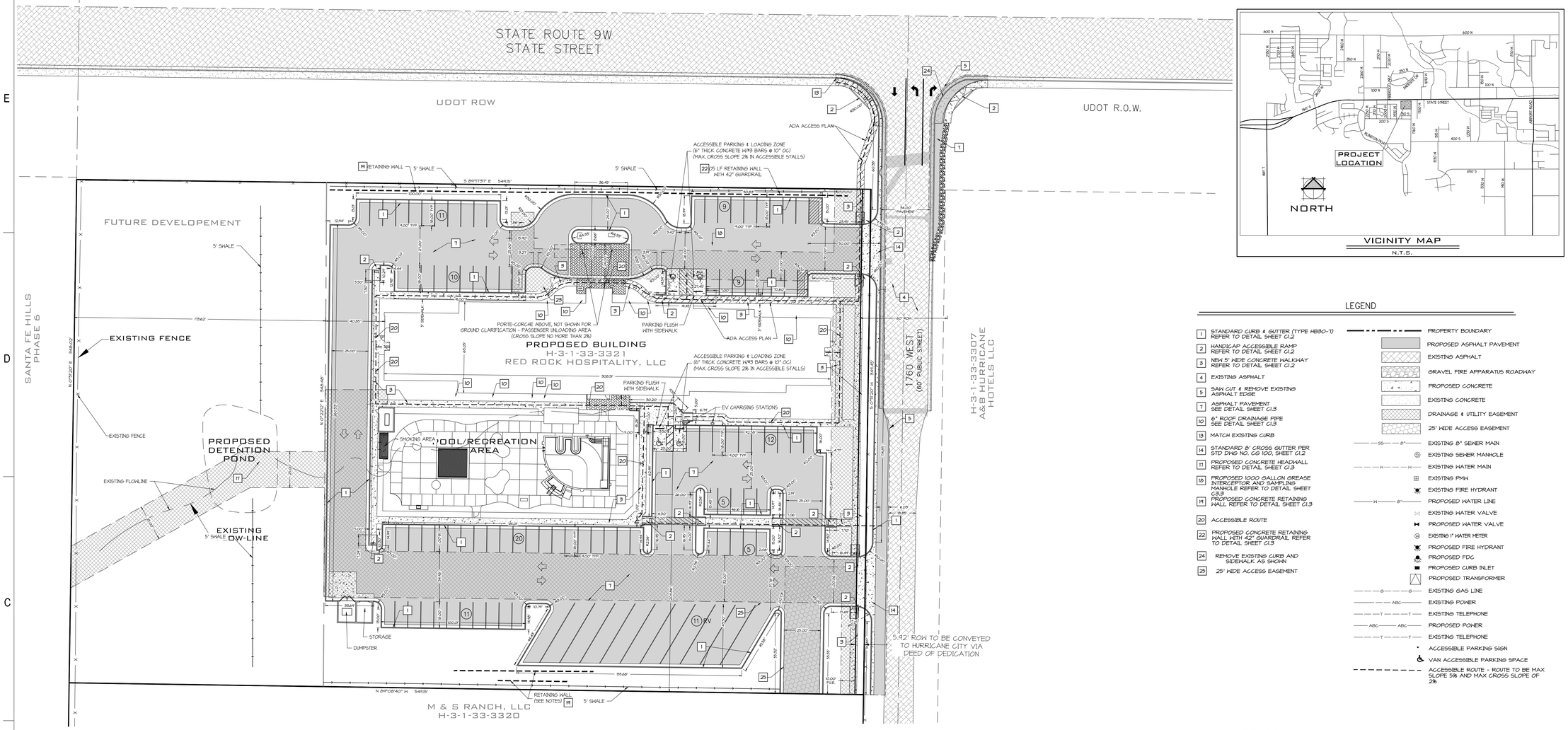
C4.1

MAR 2 7 2024

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net

ARCHITECT

DESERT EDGE ARCHITECTURE
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VICINITY MAP

N.T.S.

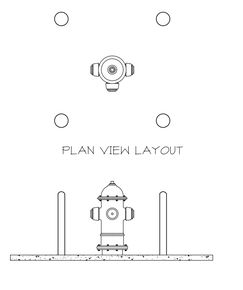
LEGEND

1. STANDARD CURB & GUTTER (TYPE HB30-7) REFER TO DETAIL SHEET C1.2
2. HANDICAP ACCESSIBLE RAMP REFER TO DETAIL SHEET C1.2
3. NEW 5' WIDE CONCRETE WALKWAY REFER TO DETAIL SHEET C1.2
4. EXISTING ASPHALT
5. SAW CUT & REMOVE EXISTING ASPHALT EDGE
7. ASPHALT PAVEMENT SEE DETAIL SHEET C1.3
10. 6" ROOF DRAINAGE PIPE SEE DETAIL SHEET C1.3
19. MATCH EXISTING CURB
14. STANDARD 8" CROSS GUTTER PER STD DWG NO. CG 100, SHEET C1.2
F1. PROPOSED CONCRETE HEADWALL REFER TO DETAIL SHEET C1.3
16. PROPOSED 1000 GALLON GREASE INTERCEPTOR AND SAMPLING MANHOLE REFER TO DETAIL SHEET C3.3
H1. PROPOSED CONCRETE RETAINING WALL REFER TO DETAIL SHEET C1.3
20. ACCESSIBLE ROUTE
22. PROPOSED CONCRETE RETAINING WALL WITH 42" GUARDRAIL REFER TO DETAIL SHEET C1.3
24. REMOVE EXISTING CURB AND SIDEWALK AS SHOWN
25. 25' WIDE ACCESS EASEMENT

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- GRAVEL FIRE APPARATUS ROADWAY
- PROPOSED CONCRETE
- EXISTING CONCRETE
- DRAINAGE & UTILITY EASEMENT
- 25' WIDE ACCESS EASEMENT
- EXISTING 8" SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING PIW
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING 1" WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED CURB INLET
- PROPOSED TRANSFORMER
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING TELEPHONE
- PROPOSED POWER
- EXISTING TELEPHONE
- ACCESSIBLE PARKING SIGN
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE ROUTE - ROUTE TO BE MAX SLOPE 5% AND MAX CROSS SLOPE OF 2%

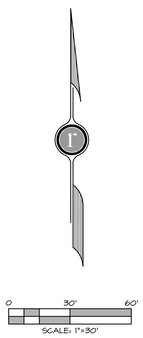
SITE DATA:

PARCEL AREA:	3.10 ACRES
LANDSCAPED AREA: (20.7%)	0.64 ACRES
PROPOSED BUILDING:	17,420 SQ. FT.
REGULAR PARKING PROVIDED:	88 SPACES
ADA PROVIDED (4 REQUIRED/1 VAN)	4 SPACES/2 VAN
RV PROVIDED:	11 SPACES
TOTAL PARKING PROVIDED (96 REQUIRED)	103 SPACES



FIRE HYDRANT BOLLARD LAYOUT

N.T.S.



Know what's below. Call before you dig.

NOTICE:
THE LOCATION OF 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 ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

ARCHITECT

DESERT EDGE ARCHITECTURE
720 S. RIVER ROAD, BLDG D STE. 2100B
ST. GEORGE, UTAH 84790
(435) 673-7362

CIVIL	LANDSCAPE	STRUCTURAL	MECH/ELEC/PLUMBING	INTERIOR DESIGN	POOL DESIGN
ROSENBERG ASSOCIATES 352 E RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 (435) 673-8586 www.racivil.com	ARCSITIO DESIGN 1058 EAST 2100 SOUTH SALT LAKE CITY, UTAH 84106 (801) 487-4923 www.arcsitiodesign.com	ARW ENGINEERS 1594 W PARK CIR OGDEN, UTAH 84404 (801) 782-6008 www.arwengineers.com	SPECTRUM ENGINEERS 324 STATE ST, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 328-5151 www.spectrum-engineers.com	FFKR ARCHITECTS 730 PACIFIC AVENUE SALT LAKE CITY, UTAH 84104 (801) 521-6186 www.ffkr.com	AQUA DESIGN INTERNATIONAL 7536 N LA CHOLLA BLVD TUCSON, ARIZONA 85741 (520) 219-8929 www.aquadesign.net

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

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AquaDesign® International
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520.219.8929
http://www.aquadesigninternational.com

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HURRICANE, UT

STAMP

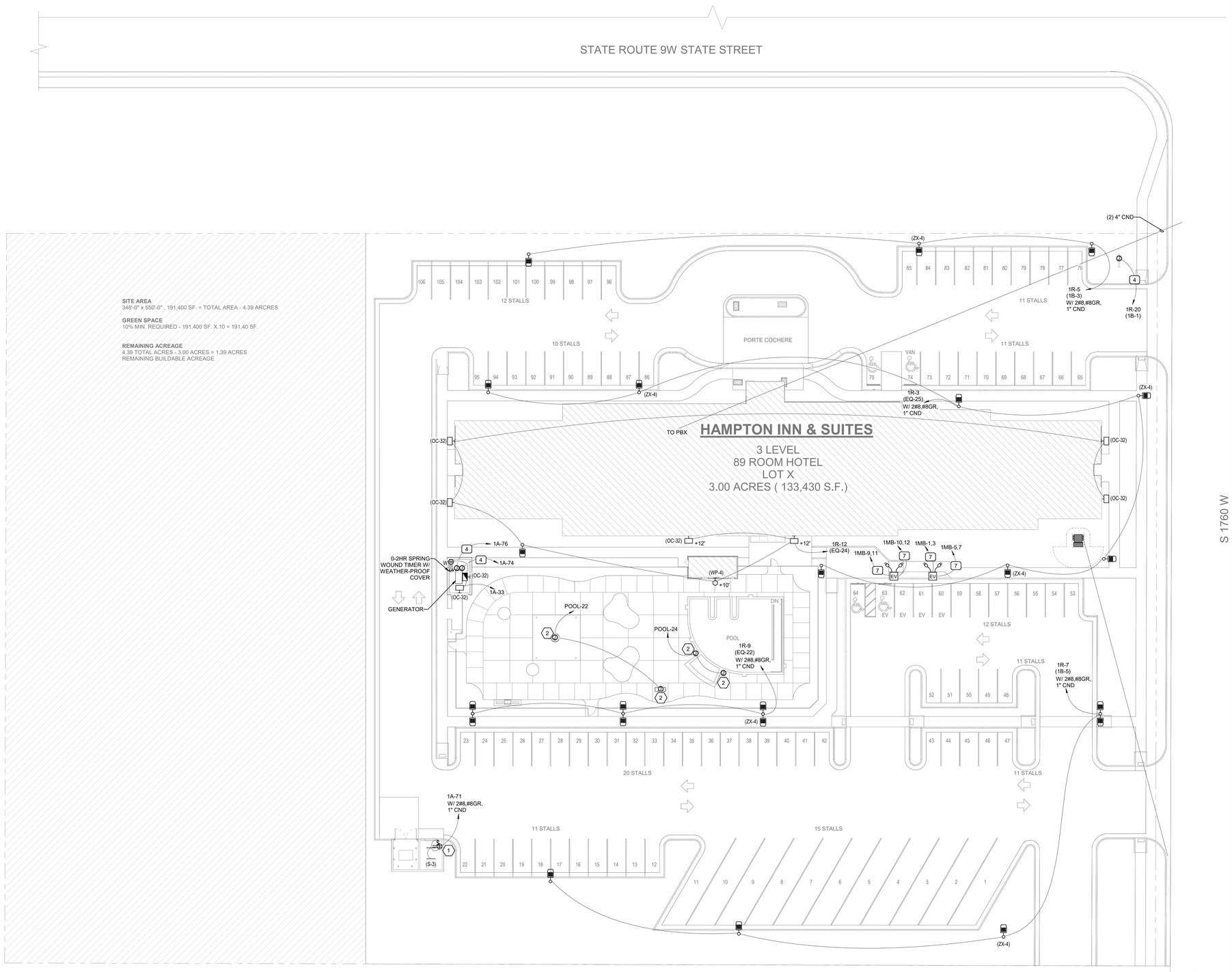


ISSUE TYPE:	DATE:
C/SD 25%	6-01-2022
1 PLAN REVIEW	04-03-2023
PROJECT NUMBER:	001000
DRAWN BY:	ALN
CHECKED BY:	JWB

SITE & DIMENSION PLAN

C1.1

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6/6/2023 12:12 PM



A1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.)TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT, VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

13 PROVIDED UNSWITCHED POWER TO EXIT SIGNS AND TO EM DRIVERS OF EMERGENCY FIXTURES.

SHEET KEYNOTES

1 PROVIDE DEVICES SHOWN FOR SHED. PROVIDE 30/2 NON-FUSED DISCONNECT AHEAD OF ALL DEVICES SO THAT ALL ELECTRICAL AT SHED CAN BE SHUT OFF FROM DISCONNECT LOCATED INSIDE OF SHED. PROVIDE CONNECTION TO UFER IN FOOTING IN SHED WITH #4 AWG CU (BUT DO NOT BOND NEUTRAL/GROUND).

2 PROVIDE CONNECTIONS TO FIRE PIT. COORDINATE IGNITION SWITCH LOCATION WITH OWNER. PROVIDE EMERGENCY GAS SHUTOFF SWITCH AT LOCATION DETERMINED BY OWNER (WITHIN SIGHT OF THE FIREPLACE).

DESERT EDGE architecture
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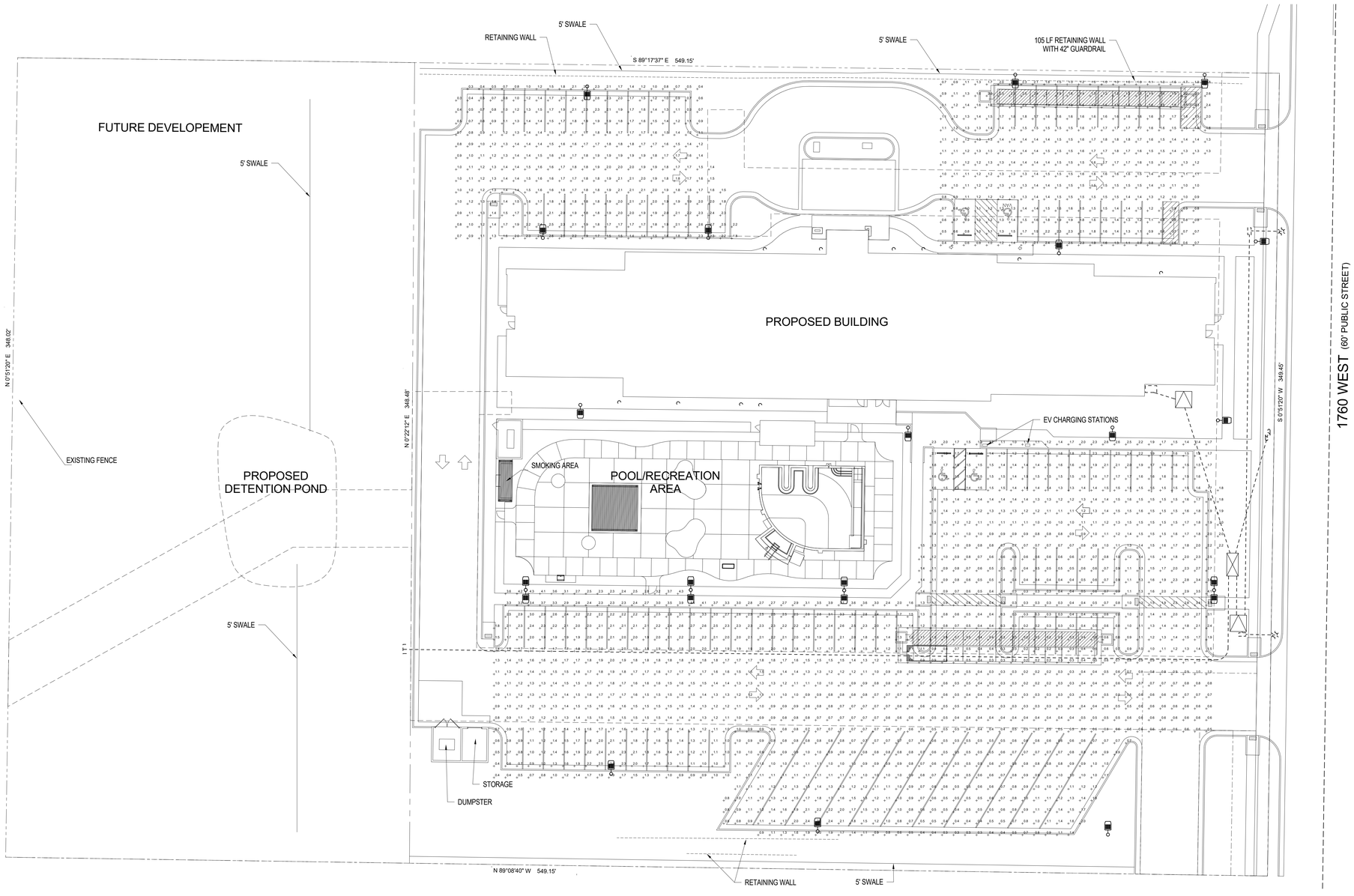
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ISSUE TYPE:	DATE:
PERMIT REVIEW SET	02-16-2023
PROJECT NUMBER:	001000
DRAWN BY:	RRP/DGH
CHECKED BY:	DGH

ELECTRICAL SITE PLAN

ES001

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PROJECT NORTH

0 10' 20' 40'

A1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
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PERMIT REVIEW SET	02-16-2023
PROJECT NUMBER:	001000
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CHECKED BY:	DGH

PHOTOMETRIC SITE PLAN

ES003

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	LUCA24-01
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10 with regards to animal control and kennel standards
Recommendation:	Recommend approval to the City Council
Report Prepared By:	Fred Resch III

Discussion: This item was discussed at the April 11th, Planning Commission meeting. The Animal Control department is proposing to update provisions within Title 5 and 10 of the city ordinance with regards to animal control and related issues. The purpose of these changes is to streamline and update Animal Control Department policies as well as clarify definitions of terms used in the ordinance. The key changes within the land use ordinance are:

- Removing residential kennels from both the definitions and land use ordinances. Under this proposal instead of requiring a residential kennel license for residences wanting a third or fourth dog, a residence will be permitted up to four dogs by-right
- Adding conditions for commercial kennels to be issued conditional use permits in commercial zones. These conditions include, but are not limited to:
    - Being at least 150 feet from residential zone boundaries
    - Dogs are only allowed to be outside from sunrise to sunset
    - Facilities shall be designed to abate any noise from the facility

Staff has reached out to animal control about statistics regarding residential kennels and their usefulness and are still awaiting a response at the time of this writing.

Key changes to Title 5, which do not require Planning Commission recommendation but are included in this packet include:

1. Clarification of definitions, removal of obsolete definitions.
2. Amendment permitting up to four dogs at a residential property, whereas under the current ordinance the 3rd and 4th dog at residential properties requires specific approval by the Zoning Administrator.
3. Clarification of rabies vaccination requirements.
4. Replacement of specific dollar amounts for fees with a reference that fees will be established by resolution of the City Council. Exemption for service animals from licensing fees.
5. New provision that provides that after three attacks by the same dog, two of which must be physical bites, and confirmed by written statements, the dog will be subject to euthanization. The dog's owner may appeal the determination that three attacks have occurred to a hearing officer appointed by the City.
6. New provision making it unlawful to leave an animal unattended in a vehicle under conditions that endanger the health of the animal due to heat, cold, lack of adequate ventilation, and lack of food or water. Officers are authorized to take reasonable steps to remove an animal from a vehicle in these conditions.
7. Clarifications to the dog barking nuisance provision.
8. Removal of a provision that made it unlawful to sell baby rabbits or fowl in any quantity less than 6.
9. Removal of an antiquated ordinance governing 'estrays', which set out a complicated process and redemption procedure for cattle, horses, asses, mules, sheep, goats, and swine. Instead, the normal animal control procedure will be followed if these animals are seized by the department.
10. New provision that when there are 3 or more violations of the animal control ordinance by the same owner and the same dog within a 12-month period, the dog may be impounded and then adopted, rescued, or euthanized.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and make a recommendation of approval to the City Council.

CHAPTER 2. ANIMAL CONTROL

Sec. 5-2-1. Division of Animal Control.

A. *Created.* There is hereby created within the Police Department a Division of Animal Control with power to apprehend, take, and impound any animal found in violation of this chapter, including licensable dogs for which no license has been procured in accordance with this chapter, and otherwise carry out and enforce the provisions hereof under the direction and supervision of the Chief of Police. The Director of the Division shall be the Chief of Police, and he may be assisted in his duties by an Animal Control Supervisor and any~~ny~~ peace officer or Animal Control Officers as the Chief may designate.

B. *Duties of officials.*

1. The Chief of Police shall:
    a. Enforce this chapter and perform other responsibilities pursuant thereto.
    b. Supervise the City Animal Control Officers and Animal Shelter under his jurisdiction.
    c. Keep adequate records of all animals Impounded and all monies collected.
    d. Implement and enforce the provisions hereof requiring dogs to be licensed and commercial establishments to have obtained a ~~conditional use permit~~business license as provided by this chapter.
    e. Establish, in cooperation with other interested governmental agencies, adequate measures for rabies immunization and control.
2. Each Animal Control Officer shall:
    a. Enforce this chapter in all respects pertaining to animal control within the jurisdiction, including the care and impounding of animals and prevention of cruelty to animals.
    b. Carry out all duties prescribed or delegated by the Chief of Police.

Sec. 5-2-2. Definitions.

As used in this chapter, unless the context otherwise indicates, the following words shall mean:

~~Abandoned~~ or sStrayed means an animal whose Owner cannot be immediately identified through reasonable diligence.

Abandoned means placing an animal in an environment where the animal is denied basic needs such as food, water, necessary shelter, or necessary medical attention, for a period of time exceeding twenty-four (24) hours. Abandoning an animal includes failure to reclaim an animal for seventy-two (72) hours beyond the time agreed upon with any kennel, Groomery, or other similar facility. Abandoning an animal also includes failure to reclaim a pet from an Animal Shelter, or refusal of the animal's Custodian to sign a relinquishment authorization, after seventy-two (72) hours following the shelter's attempt to notify the animal's Custodian of the animal's location.

Animal Control Officer means any person: (1) designated by the State of Utah as a 'law enforcement officer,' as defined in Utah Code Title 53, Chapter 13, as amended or (2) designated by Hurricane City, through the Hurricane Police Department, as an officer who is authorized by law to perform the duties specified by this chapter.~~the custodian selected by the City Council to be responsible for the operation of the dog pound.~~

Animal Shelter means a facility owned and/or operated by ~~a governmental entity or any society incorporated in the state~~ the City for the confinement or care of animals ~~purpose of preventing cruelty to animals and used for the care and custody of~~ seized, Strayed, homeless, Quarantined, or Abandoned. ~~or unwanted dogs, cats, or other small domestic animals.~~

At Large means any Domesticated Animal off the premises of the Owner or Custodian of the animal, and not under immediate control of the Owner or Custodian. In the case of a Dog, immediate control shall mean on a leash, cord, chain, confined within a vehicle or within the direct command of the Owner or Custodian.

Attack means any attempt on the part of an animal, whether successful or not, to Bite or act in any other way that places a person or another animal in danger of or fear of immediate bodily harm. Actual physical contact shall not be required to constitute an Attack.

Bite means an actual puncture, tear or abrasion of the skin inflicted by the teeth of an animal.

~~*Cattery* means an establishment for boarding, breeding, buying, grooming or selling cats for profit.~~

Custodian means any person harboring, keeping, possessing, maintaining, or having charge, care, custody, or control of an animal. Any person permitting any such animal to habitually be on or remain, or be lodged or fed within such person's house, yard, or premises, shall be presumed to be a Custodian of such animal.

Dog means any member of the sub species Canis Lupus Familiaris four (4) months of age or older. Any Canis Lupus Familiaris under four (4) months of ages is a Puppy.~~male, female or spayed female or neutered male dog of any age.~~

Domesticated Animals means animals accustomed to living in or about the habitation of man.

Groomery means any establishment maintained for the purpose of offering cosmetic services for animals for profit.

Impounded means having been received into the custody of the City ~~pound~~ Animal Shelter or into the custody of any authorized agent or representative of the City.

~~*Kennel, c*~~*Commercial* Kennel means a commercial establishment or other facility having three or more dogs for the purpose of boarding, breeding, keeping, buying, selling, grooming, letting for hire or training for a fee.

~~*Kennel, residential* means the keeping or maintaining of more than two but no more than four dogs in connection with the occupation of any dwelling for residential purposes.~~

Owner~~, when applied to the proprietorship of a dog, shall~~ means any person or persons, firm, association, or corporation owning, keeping, or harboring an animal ~~dog~~.

~~*Pet Shop* means any establishment containing cages or exhibition pens, not part of a kennel or cattery, wherein dogs, cats, birds, or other pets for sale are kept or displayed.~~

~~*Pound* means an animal shelter, lot, premises or building maintained by or authorized or employed by the City for confinement or care of dogs seized either under the provision of this chapter or otherwise.~~

Quarantine means the isolation of an animal in a substantial enclosure so that the animal is not subject to contact with other animals or unauthorized persons.

~~*Riding School* or *stable* means an establishment which offers boarding and/or riding instruction for any horse, pony, donkey, mule or burro, or which offers such animals for hire.~~

~~*Unlicensed Dog* means a dog for which a license for the current year has not been paid, or for which the tag provided for in this chapter is not attached.~~

Vicious Animal means any animal, including dogs, which has bitten without provocation or has a known propensity to Attack or Bite.

Wild Animal means any animal of a species that in its natural habitat is wild. Wild Animals, regardless of domestication, include, but are not limited to:

(1) Alligators and crocodiles;

(2) Bears (Ursidae), including Grizzly Bears, Brown Bears, and Black Bears;

(3) Feline family (Felidae), including cheetahs, cougars, leopards, lions, lynx, panthers, mountain lions, tigers, wildcats, etc., but excluding the commonly accepted domesticated house cats;

(4) Dog family (Canidae), including wolves, foxes, coyotes, dingos, etc, but excluding domesticated dogs (Canis Lupus Familiaris);

(5) Porcupine (Erethizontidae);

(6) Primates (Hominidae), including all subhuman primates;

(7) Raccoon (Prosynnidae), including the Eastern Raccoon, Desert Raccoon, and Ringtailed Cat;

(8) Skunks;

(9) Venomous fish and piranhas;

(10) Venomous snakes and lizards; and

~~(1)~~(11) Weasels (Mustelidae), including weasels, martens, wolverines, badgers, otters, mongoose.

Sec. 5-2-3. Dogs; Cats; Rabies Control.

A. *Licensing requirements.*

1. *Limitation on number of dogs allowed.* Except for licensed Commercial Kennels in permitted zones, no person or persons shall, at any one time, own, harbor, board, keep, or license more than four (4) Dogs at any one residence, property, or premises unless otherwise permitted by this Chapter. ~~Except for commercial kennels which have been granted a conditional use permit by the Planning Commission, no person or entity shall own, possess, keep or maintain more than four dogs in one location within the City limits. Further, in agricultural, residential-agricultural, single-family residential, multiple-family residential, neighborhood commercial and mobile home zones, no person or entity shall own, possess, keep or maintain more than two dogs unless approved in writing by the animal control officer and the Zoning Administrator.~~

2. *Age of Owner.* Except as provided herein, all Dogs must be licensed each year to a person 18 years of age or older.

3. *Time within which to obtain license.* Any person or entity owning, possessing or harboring any Dog shall obtain a license for such animal within 30 days after the Dog reaches the age of four months, or, in the case of a Dog over four months, within ten days after acquisition of the Dog.

4. *Application for license.*

   a. *General requirements.* New or renewal license applications for all Dogs must be submitted annually to the Division of Animal Control, utilizing a standard form which contains the name, address and telephone number of the applicant; the breed, sex, color and age of the ~~animal~~Dog; ~~the number of animals for which a license is sought; a description of the facilities for the care of the dogs;~~ rabies information; and any other information deemed relevant. The application shall be accompanied by the prescribed license fee and by a current rabies vaccination certificate. Rabies vaccination certificates must be obtained from a licensed veterinarian. First-time rabies vaccinations are valid for one year. After the first rabies vaccination, subsequent vaccinations are valid for ~~every two~~ three years.

Commented [DH1]: Fred is working on revisions to the zoning ordinances to present to Planning Commission for a recommendation to the City Council. References to conditional uses and residential kennels need to be removed. For zones where conditional uses are conditional, need to decide if commercial kennels are permitted or not permitted. Generic references in zoning code to "kennels" need to be changed to "Commercial Kennels." *See* sections 10-12-3; 10-13-3; 10-14-3; 10-15-3; 10-16-3.

b. ~~*More than two in specific zones.* In addition to the requirements of subsection A4a of this section, applications for a license for a third or fourth dog in any area zoned agricultural, residential-agricultural, single-family residential, multiple-family residential, neighborhood commercial or mobile home shall not be approved until such time that a residential kennel license has been approved in writing by the animal control officer and the Zoning Administrator.~~

5. *Fees for license.* Fees shall be as established by resolution of the City Council.

6. *Effective date of license.* All licenses shall be effective from the date of purchase through the end of February of the following year, after which a late fee may be imposed. Licenses for the following year may be purchased within 90 days prior to the end of February.

B. *Tag.*

1. Upon payment of the license fee, the Division of Animal Control shall issue to the Owner a certificate and a tag for each Dog licensed. The tag shall have stamped thereon the license number corresponding with the tag number on the certificate. The Owner shall attach the tag to the collar or harness of the ~~animal~~ Dog and see that the collar and the tag are constantly worn. Failure to attach the tag as provided shall be in violation of this chapter, except that Dogs which are kept primarily for show purposes are exempt from wearing the tag.

2. Dog tags are not transferable from one Dog to another. No refunds shall be made on any dog license fee for any reason whatsoever. Replacements for lost or destroyed tags shall be issued upon proof of prior receipt and payment ~~of $2.00~~ to the Division of Animal Control in the amount established by resolution of the City Council.

3. Any person removing or causing to be removed the collar, harness or tag from any licensed dog without the consent of the Owner or Custodian thereof, except a licensed veterinarian or Animal Control Officer who removes such for medical ~~and~~ or other reasons, shall be in violation of this Chapter.

C. *Exemptions to licensing requirements.*

1. The provisions of subsections A and B of this section shall not apply to:

a. Dogs ~~which~~ that have a current, valid license from another city/town and whose Owners are not residents of the City ~~but~~ and who are in the City for less than 30 days. Dogs licensed elsewhere and whose Owners remain in the City for more than 30 days may transfer the license for up to ~~two~~ four Dogs to a City license upon submission of proof of current rabies vaccination and payment of a ~~$5.00~~ fee in the amount established by resolution of the City Council.~~and submission of proof of current rabies vaccination. However, no transfer shall be allowed for a third or fourth dog, and a license for any such dog shall be obtained pursuant to the provisions of this chapter.~~

b. ~~Individual dogs held for sale in a commercial kennel or other establishment which has been granted a conditional use permit by the Planning Commission.~~

2. The fee provisions of subsection A5 of this section shall not apply to:

a. Dogs qualifying as service animals under Utah law and under the Americans with Disabilities Act, provided that the Owner provides adequate documentation as determined by the Division of Animal Control. ~~Seeing eye dogs properly trained to assist blind persons if such dogs are actually being used by blind persons to assist them in moving from place to place (proof is required; state certification);~~.

b. ~~Hearing dogs properly trained to assist deaf persons if such dogs are actually used by deaf persons to aid them in responding to sounds (proof is required)~~Dogs specifically trained to assist law enforcement agencies that are owned by such agencies.

3. Nothing in this section shall be construed so as to exempt any Dog from having a current rabies vaccination.

D. *Unlawful acts.*

1. *Harboring stray Dogs.* It shall be unlawful for any person, except an animal shelter, to harbor or keep any lost, Abandoned or Strayed Dog. Whenever any Dog shall be found which appears to be lost or Strayed, it shall be the duty of the finder to notify the ~~Animal Control Division~~Division of Animal Control within 24 hours, and the Division shall impound the Dog as herein provided.

2. *Female Dogs in heat.* It shall be unlawful for the Custodian of any female Dog in heat to fail to confine such Dog in a secure enclosure so as to prevent it from coming into contact with other Dogs and creating a nuisance, except for planned breeding.

3. *Attacking Dogs.*

a. It shall be unlawful for the Owner or Custodian of any Dog to allow the Dog to Attack, chase, or worry any person, any Domesticated Animal having a commercial value, or any domestic fowl. "Worry," as used in this subsection, shall mean to harass by tearing, biting, or shaking with the teeth. Killing of a Dog by any person while the Dog is engaged in any act prohibited by this subsection, which is reasonably necessary to stop the Dog's actions, shall not be violation of any other provision of this chapter, provided such killing in no way endangers another's safety or property.

b. Upon three (3) Attacks by the same Dog, two of which must be Bites, as confirmed by sworn witness statements submitted to the Division of Animal Control, an Animal Control Officer shall impound the animal to be euthanized pursuant to Section 5-2-6 of this Chapter. Prior to the euthanization of such Dog, the Division of Animal Control shall provide written notice of the intent to euthanize the Dog to the last known address of the Dog's Owner. The written notice shall be deemed provided on the date that the notice is mailed. If the Dog's Owner is unknown, or if the Division of Animal Control has no address on file for the Owner, the Division of Animal Control shall hold the Dog for fifteen (15) calendar days before proceeding with euthanization of the Dog, during which period the Dog's Owner may file a written opposition to the euthanization of the Dog with the City Attorney's Office. If the Dog's Owner and address is known, the Owner may oppose the Dog's euthanization by filing a written opposition with the City Attorney's Office within fifteen (15) calendar days of the mailing of the notice of intent to euthanize the Dog. A written opposition to the Dog's euthanization shall not be valid or effective unless it is accompanied by payment of $750, or a different amount set by the City Council by resolution, to cover the administrative costs for a hearing on the matter. If a written opposition to the intent to euthanize the Dog and payment is received, the euthanization shall be stayed pending a hearing. The hearing shall be conducted as soon as reasonably possible by a hearing officer appointed by the City Manager. The sole determination to be made by the hearing officer shall be whether the subject Dog has committed three Attacks, as that term is defined in this Chapter. At the hearing, the hearing officer shall allow the City and the Owner to present relevant evidence, including reliable hearsay evidence, call witnesses, and make oral arguments. The burden shall be on the City to show by a preponderance of the evidence that the Dog has committed three Attacks. If the hearing officer finds that the Dog has committed three Attacks, the Dog shall be euthanized as soon as possible. If the hearing officer finds that the City has not met its burden to prove the three Attacks, the Dog shall not be subject to euthanization, but shall otherwise be subject to the requirements and fines of this Chapter

E. *Rabies control.*

1. *Vaccination required; certificate.* Rabies vaccination is required for Dogs and cats over the age of four (4) months. The Owner and Custodian of any Dog or cat is responsible to have the animal vaccinated within thirty (30) days after it reaches the age of four months by a duly licensed veterinarian. The Owner of any Dog shall attached to the collar or harness of the Dog, which such person is hereby required to place upon the Dog, a tag showing that such vaccination has been completed. Unvaccinated Dogs or cats over four months of age acquired by the owner or brought into the jurisdiction must be vaccinated within thirty (30) days. Every Dog or cat shall be revaccinated thereafter every three (3) years. ~~This provision~~These rabies vaccination requirements shall not apply to veterinarian or kennel operators temporarily maintaining on their premises animals owned by others. Each veterinarian, when vaccinating any animal for rabies, shall complete a certificate of rabies vaccination (in duplicate) which includes the following information:

   a. Owner's name and address;

   b. Description of animal (breed, sex, marking, age, name);

   c. Date of vaccination;

   d. Rabies vaccination tag number;

   e. Type of rabies vaccine administered;

   f. Manufacturer's serial number of vaccine;

   and a copy of the certificate shall be distributed to the Owner and original retained by the issuing veterinarian. Any unvaccinated animal shall be impounded but may be reclaimed prior to disposal by payment of impound fees and ~~by obtaining a rabies vaccination within 72 hours of release.~~vaccination, with the vaccine being administered by the Animal Shelter prior to the animal's release. If the Owner claims that the rabies vaccine was previously administered, but records cannot be provided, the animal may be released subject to the Owner provide the requisite records to the Animal Shelter within seventy-two (72) hours of release. Any animal not reclaimed prior to the five-day period may be disposed of pursuant to provisions of subsection 5-2-6H of this chapter. ~~Every owner of any Dog over the age of four months within the City shall have the Dog vaccinated against rabies by a duly licensed veterinarian, shall secure from the veterinarian a certificate thereof, and shall attach to the collar or harness, which such person is hereby required to place upon the Dog, a tag showing that such vaccination has been done; provided, that the City Council may, by resolution, provide that owners of any dog may themselves purchase serum and vaccinate their own dogs. The resolution shall also prescribe the condition with which the owner must comply to obtain the tag hereinafter required.~~

2. *Public places; vaccination; tag required.* It shall be unlawful for the Owner of any Dog to suffer, allow, or permit such Dog to be or go upon any sidewalk, street, alley, public place, or ~~square~~ public property within the City without first having had such Dog vaccinated ~~every two years against rabies as above provided within the past two years~~as required by this Chapter, and without there being on such Dog a collar or harness with a license tag thereon showing that such Dog has been so vaccinated.

3. *Duty to report Bites.* Any person having knowledge of any individual or animal having been bitten by an animal of a species subject to rabies shall report the incident immediately to the Division of Animal Control, giving the name and address of the person bitten and of the Owner or Custodian of the biting animal, if available. Failure to provide such information or otherwise assist the division to provide such information or otherwise assist the division in discovering possible exposure to rabies or in ascertaining the immunization of an animal shall be in violation of this Chapter.

4. RESERVED.~~*Vaccination; certificate.* Rabies vaccination is required for Dogs and cats over the age of four months. The owner or custodian of a dog or cat shall have said animal vaccinated within 30 days after it reaches the age of four months. Unvaccinated dogs or cats over four months of age acquired by the owner or brought into the jurisdiction must be vaccinated within 30 days. Every dog shall be~~

~~revaccinated thereafter every 24 months, and every cat shall be revaccinated thereafter every 12 months with a modified rabies virus vaccine approved by the division. This provision shall not apply to veterinarian or kennel operators temporarily maintaining on their premises animals owned by others. Each veterinarian, when vaccinating any animal for rabies, shall complete a certificate of rabies vaccination (in duplicate) which includes the following information:~~

~~a. Owner's name and address;~~

~~b. Description of animal (breed, sex, marking, age, name);~~

~~c. Date of vaccination;~~

~~d. Rabies vaccination tag number;~~

~~e. Type of rabies vaccine administered;~~

~~f. Manufacturer's serial number of vaccine;~~

~~and a copy of the certificate shall be distributed to the owner and original retained by the issuing veterinarian. Any unvaccinated animal shall be impounded but may be reclaimed prior to disposal by payment of impound fees and by obtaining a rabies vaccination within 72 hours of release. Any animal not reclaimed prior to the five-day period may be disposed of pursuant to provisions of subsection 5-2-6H of this chapter.~~

5. *Quarantine.*

   a. An animal that has rabies or shows signs of having rabies, and every animal bitten by another animal affected with rabies or that has been exposed to rabies shall be reported by the Owner to the Division of Animal Control~~, as set forth above,~~ and shall immediately be confined in a secure place by the Owner. The Owner shall turn over the animal to the Division of Animal Control upon demand. The Division shall Quarantine the animal for observation for a period of not less than ten days. The Owner of the animal shall bear the cost of confinement. The Animal Shelter or a veterinary kennel shall be the normal place for Quarantine, but other arrangements, including confinement by the Owner, may be made by an Animal Control Officer if the animal has a current rabies vaccination at the time the Bite was inflicted or if there are other special circumstances justifying an exception. A person who has custody of an animal under Quarantine shall immediately notify the Division of Animal Control if the animal shows any signs of sickness or abnormal behavior, or if the animal escapes confinement. It shall be unlawful for any person who has custody of a Quarantined animal to fail or refuse to allow a health or Animal Control Officer to make an inspection or examination during the period of Quarantine. If the animal dies within ten days from the date of the Bite, the person having custody shall immediately notify the Division of Animal Control or immediately remove and deliver the head of such animal to the state health laboratory to be examined for rabies. If, at the end of the ten-day period, the ~~Director of~~ Animal Control Supervisor or Animal Control Officer examines the animal and finds no sign of rabies, the animal may be released to the Owner, or in the case of a stray, it shall be disposed of as provided in subsection 5-2-6H of this Chapter.

   b. In the case of an unvaccinated animal species subject to rabies which is known to have been bitten by a known rabid animal, said bitten or exposed animal should be immediately ~~destroyed~~euthanized. If the Owner is unwilling to ~~destroy~~ euthanize the bitten or exposed animal, the animal shall be immediately isolated and Quarantined for six months under veterinary supervision, the cost of such confinement to be paid in advance by the Owner. The animal shall be ~~destroyed~~ euthanized if the Owner does not comply herewith.

   c. If the bitten or exposed animal has been vaccinated, the animal shall be revaccinated within 24 hours and Quarantined for a period of 30 days following revaccination; if the animal is not

revaccinated within 24 hours, the animal shall be isolated and Quarantined under veterinary supervision for six months. The animal shall be ~~destroyed~~ euthanized if the Owner does not comply herewith.

d. If Quarantine by the animal's Owner or Custodian is permitted by this section, the animal shall not leave the Owner's or Custodian's premises or leave City limits at any point during the Quarantine process.

Sec. 5-2-4. Care and keeping of animals; prohibitions.

A. *Animals At Large.*

1. It shall be unlawful for the Owner or Custodian of any animal, other than domestic cats, to allow such animals at any time to run At Large. The Owner or Person charged with responsibility for an animal found running At Large shall be strictly liable for a violation of this subsection, regardless of the precautions taken to prevent the escape of the animal and regardless of whether or not he knows that the animal is running At Large.

2. No cattle, horses, mules, sheep, goats or swine shall be allowed to run At Large, or to be picketed or staked out upon any street, sidewalk or other public place within the limits of this City, and all such animals so found may be Impounded.

B. *Animals on unenclosed premises.* It shall be unlawful for any person to chain, stake out or tether any animal on any unenclosed premises in such a manner that the animal may go beyond the property line unless such person has permission of the owner of the affected property.

C. *Places prohibited to animals.*

1. Places of Business. It shall be unlawful for any person to take or permit any animal in or about any establishment or place of business where food or food products are sold or displayed, regardless of how the animal may be restrained, except for ~~seeing eye dogs~~Disability Service Dogs.

2. Dogs in City Parks. Dogs are permitted in certain designated City dog parks. Where Dogs are permitted, all park rules must be observed.

3. Dogs on Paved Trails. Dogs are permitted on paved City trails. Dogs on paved City trails shall be leashed and the Dog's Owner or Custodian shall properly clean up after the dog, removing any waste to a trash receptacle.

D. *Vicious Animals.* It shall be unlawful for the Owner of a Vicious Animal to permit such animal to go or be off the premises of the Owner or Custodian unless such animal is under control and properly muzzled so as to prevent it from injuring any person or property. Every animal so vicious and dangerous that it cannot be reasonably controlled, shall be considered a hazard to the public safety, and an Animal Control Officer may impound the animal.

E. *Waste disposal.* It shall be unlawful for the Owner or Custodian of ~~an animal~~a Dog to permit the animal to defecate upon a public street, sidewalk, or park~~, or other area, or upon the property of another~~ unless the Owner or Custodian removes and properly disposes of all animal waste that results. It shall also be unlawful for the Owner or Custodian of an animal to permit the animal to defecate upon the private property of another.

F. *Abandonment.* It shall be unlawful for any person to Aabandon an animal. ~~or turn out At Large any sick, diseased, or disabled animal, but such animal shall, when rendered useless by reason of sickness or other disability, be killed by the Owner thereof and its carcass disposed of in such manner as to create no nuisance or hazard to health.~~

G. *Trespassing animals and fowl.* It shall be unlawful for any Owner or ~~caretaker~~ Custodian of any domestic fowl or animal to permit such fowl or animal to trespass upon the premises of another person.

H. *Killing or poisoning.* It shall be unlawful for any person willfully to kill any Domesticated Animal, or to administer poison to any such animal or to expose any poisonous substance with the intent that it shall be taken by any such animal.

I. *Dead animals; disposal.* The Owner of any animal or fowl that has died or been killed shall remove or bury the carcass of such animal with ten hours after its death; provided, that no horse, cow, ox, or other animal shall be buried within the closely-inhabited portions of this City. A violation of this subsection is an infraction.

J. *Diseased animals.*

1. It is an infraction for any person to bring into the City for sale or have in his possession with intent to sell or offer for sale, any animal which has a communicable disease or which has been exposed to or which is liable to carry infection from a communicable disease.

2. It is an infraction for any person to bring into the City for sale or to sell, or offer for sale any cattle, sheep, swine, fish, game, fowl, or poultry which is diseased, unsound, ~~and unwholesome~~ or which for any other reason is unfit for human food.

K. *Specific unlawful acts.* It shall be unlawful for any person to:

1. Overdrive, overload, drive when overloaded, overwork, torture, cruelly beat, mutilate, or needlessly kill any animal or cause any of these acts to be done.

2. ~~, or c~~Carry or transport in any vehicle or other conveyance in a cruel ~~and~~ or inhuman manner, any animal or cause any of these acts to be done.

~~2~~3. Fail to provide any animal in his charge or custody with necessary sustenance, drink and protection from the elements, or cause any of these acts to be done.

4. Leave or confine an animal in an unattended motor vehicle under conditions that endanger the health or well-being of an animal due to heat, cold, lack of adequate ventilation, lack of food or water, or other circumstances that could reasonably be expected to cause suffering, disability, or death to the animal. An Animal Control Officer or law enforcement officer, as defined in Utah Code Title 53, Chapter 13, as amended, is authorized to take all steps reasonably necessary for the removal of the animal from the vehicle, following appropriate Division of Animal Control procedures.

~~3~~5. Maintain any place where Dogs, fowl, or any other animals are suffered to fight upon exhibition or for sport or upon any wager:

a. It shall be unlawful for any person to raise, keep or use any animal, fowl or bird for the purpose of fighting or baiting; and for any person to be a party to or to be present as a spectator at any such fighting or baiting of any animal or fowl; and for any person to knowingly rent any building or shed, room, yard, ground or premises for any such purpose as aforesaid, or to knowingly suffer or permit the use of building, shed, room, yard or grounds or premises for the purposes aforesaid.

b. Law enforcement officers or Animal Control Officers may enter any building or place where there is an exhibition of the fighting or baiting of live animals, or where preparations are being made for such an exhibition. The law enforcement officers may arrest persons there present and take possession of all animals engaged in fighting, along with all implements or applications used in such an exhibition. This provision shall not be interpreted to authorize search or arrest without a warrant when such is required by law.

46. Intentionally exhibit any stud, horse, or bull or other animal indecently, or let any male animal to any female animal for the purpose of providing entertainment or viewing to any person.

Sec. 5-2-5. Nuisance animals.

A. *Specified.* Any Owner or Custodian or an animal causing a "nuisance," as defined below, shall be in violation of this chapter and subject to the penalties provided herein. An animal creates a "nuisance" if it:

1. Causes damage to the property of anyone other than its Owner;
2. Is a Vicious Animal not in compliance with subsection 5-2-4D of this chapter;
3. Causes unreasonable fouling of the air by odors;
4. Causes continuous unsanitary conditions in enclosures or surroundings;
5. Barks, whines, howls or makes other disturbing noises in excessive, continuous, or untimely fashion;
6. Molests passersby or chases passing vehicles;
7. Attacks other Domesticated Animals;
8. Is otherwise determined by the Division of Animal Control to be a public nuisance for any reason designated elsewhere in the this Code.

B. *Dogs disturbing neighborhood.* No person shall own, keep, or harbor any Dog which by loud, continued, or frequent barking, howling, yelping or by noxious or offensive odors shall annoy, disturb or endanger the health and welfare of any person or neighborhood. Upon the complaint of two (2) or more neighbors, or a neighbor and an Animal Control Officer responding to the complaint of the neighbor, that the Dog or Dogs are creating a nuisance in violation of this subsection by frequent barking or howling, the Owner or Custodian shall be issued one verbal warning of the violation. Upon subsequent violations of this subsection at the same address and by the same Dog(s), the Owner shall be cited. A violation of this subsection shall be an infraction and such is hereby declared to be nuisance, and each day the violation is permitted to exist or continue shall constitute a separate offense. This subsection shall not apply to the following: (1) City ~~dog pound~~Animal Shelter~~,~~; (2) veterinary hospitals, ~~or~~ medical laboratories, ~~,~~ animal boarding facilities, grooming facilities, or training facilities with a valid business license and located in a non-residential zones; and (3) puppy stores or animal adoption centers with a valid business license and located in commercial zones.

Sec. 5-2-6. Impounding.

A. *Shelter.* The Division of Animal Control shall provide suitable premises and facilities to be used as an Animal Shelter where Impounded animals can be adequately kept and supplied with food and humane care. It shall provide for the ~~painless and humane destruction~~euthanization of animals ~~where~~ when necessary, or it may furnish medical treatment for Impounded animals.

B. *Conditions necessitating impounding without complaint.* The Animal Control ~~Director~~ Supervisor or an Animal Control Officer shall place all animals ~~which he takes~~taken into custody into a designated animal impound facility. The following animals may be taken into custody by the Animal Control ~~Director~~ Supervisor or an Animal Control Officer and Impounded without the filing of a complaint:

1. Any animal being kept or maintained contrary to the provisions of this Chapter;
2. Any animal running At Large contrary to the provisions of this Chapter;
3. Any animal which is by this Chapter required to be licensed and is not licensed. An animal not wearing a tag shall be presumed to be unlicensed for purposes of this subsection;

4. Any Abandoned animal;
5. Animals which are not vaccinated for rabies in accordance with the requirements of this Chapter; or
6. Any Vicious Animal not in compliance with section 5-2-7 of this chapter.

C. *Information maintained.* The impounding of any animal in this chapter shall require the following information to be kept by the ~~animal control director~~Director of the Division of Animal Control Supervisor or an Animal Control Officer:

1. Complete description of the animal, including tag numbers if any;
2. The manner and date of impound;
3. The location of the pick up and name of the officer picking up the animal;
4. The manner and date of disposal;
5. The name and address of the redeemer or purchaser;
6. The name and address of any person relinquishing an animal to the impound facility;
7. All fees received; and
8. All expenses accruing during impoundment.

D. *Disposition.* ~~Animals shall be Impounded for a minimum of five days before further disposition, unless relinquished by the Owner or Custodian for the express purpose of destruction~~euthanization. ~~Reasonable effort shall be made to notify the Owner of any~~ Impounded animal wearing a license or other identification ~~during that time. Notice shall be deemed given when sent to the last known address of the listed Owner.~~ All Impounded Dogs not redeemed within five days of the date of impounding may be adopted, rescued, or euthanized. In the case of animals that are severely injured or having contagious disease and which in the judgment of two animal control employees (animal control officer, shelter attendant, or supervisor) are suffering and recovery is doubtful, the animal may be euthanized without waiting the five-day period.

E. ~~*Destruction*~~*Euthanasia*. All Dogs and cats, except for those Quarantined or confined by court order, held longer than the minimum impound period, and all Dogs and cats voluntarily relinquished to the impound facility, may be ~~destroyed~~ adopted, rescued, or euthanized ~~or sold~~ as the ~~animal control division~~Division of Animal Control or an Animal Control Officer shall direct. Any licensed animal Impounded and having or suspected of having serious physical injury or contagious disease requiring medical attention, may, without waiting the minimum impound period, in the discretion of the ~~animal control division~~Division of Animal Control or an Animal Control Officer, be released to the care of a veterinarian or euthanized for humane reasons, provided consent be obtained in advance from the Owner or Custodian, if known and available.

F. *Redemption.* The Owner of any Impounded animal or ~~his~~ the Owner's authorized representative may redeem such animal before disposition as provided in subsection E of this section, provided ~~he~~ the Owner or the authorized representative pays:

1. The impound fee;
2. The daily board charges;
3. Veterinary costs incurred during the impound period, including rabies vaccination; and
4. License fee, if required.

G. *Fees for impound.* Impound fees shall be as established by resolution of the City Council.

H. ~~*Disposition of unclaimed and infected Dogs.* All Impounded Dogs not redeemed within five days of the date of impounding may be euthanized, rescued, or adopted. In the case of Dogs severely injured or having contagious disease other than rabies and which in the Director of the Division of Animal Control's judgment~~

~~are suffering and recovery is doubtful, the Director may euthanize the Dog without waiting the five-day period.~~

~~I~~H. *Interference with impounding prohibited.* It shall be unlawful for any person to hinder, delay, interfere with, or obstruct the ~~animal control director or any of his assistants~~an Animal Control Officer while engaging in capturing, securing, or taking to the ~~dog pound~~Animal Shelter any ~~Dog~~ animal liable to be Impounded, or to break open or in any manner directly or indirectly aid, counsel, or advise the breaking open of ~~any~~ the Animal Shelter~~dog pound or ambulance, wagon~~ or ~~other~~ any vehicle used for the collecting or conveying of ~~Dogs~~ animals to the ~~dog pound~~Animal Shelter.

~~J~~I. *Adoption of Impounded animals.* Impounded animals may be adopted by responsible persons, provided that such person shall be required to: (1) execute an adoption/sterilization agreement in ~~the form attached to Ordinance 09-19-02-1 as exhibit A~~a form approved by the City Attorney; and (2) pay an adoption fee ~~of $20.00 for dogs and $10.00 for cats~~in an amount established by resolution of the City Council, which shall be nonrefundable except when a health problem in the animal is detected by a veterinarian within five working days of the date of execution of the adoption/sterilization agreement. All adopted animals shall be spayed or neutered within the time specified on the adoption/sterilization agreement. Any person violating the provisions of this subsection shall be guilty of an infraction and shall be required to forfeit the adopted animal to the Division of Animal Control.

Sec. 5-2-7. Vicious Animals.

A. *Prohibited.* It shall be unlawful for any person to own and possess a vicious Dog within the City not in compliance with subsection 5-2-4(D) of this chapter. Whenever a prosecution for this offense is commenced under this section, the Dog so involved may not be redeemed, pursuant to the provisions of this chapter, while awaiting final decision of the court as to the disposition to be made of such Dog.

B. *Disposition.* Upon the trial of any offense under this section, the court may, upon conviction and in addition to the usual judgment of conviction, order ~~the animal control officer or other authorized personnel of the City~~Division of Animal Control to ~~put the dog to death~~euthanize the Dog or may order such other disposition of the Dog as will protect the inhabitants of the City.

Sec. 5-2-8. Cruelty prohibited.

A. *Prohibited.* Cruelty to animals is prohibited. Cruelty shall consist of those acts designated in Utah Code Annotated section 76-9-301, as amended, together with injurious hobbling and malicious impounding.

B. *Striking with motor vehicle.*

1. The operator of a motor vehicle or other self-propelled vehicle being operated on a City street that strikes and injures or kills any Domesticated Animal shall safely stop at the scene. ~~immediately stop and give such aid as can reasonably be rendered give reasonable aid and assistance to said animal, without placing him/herself at unreasonable risk. In the absence of the~~If the animal's Owner is not at the scene, the operator shall immediately notify one of the following authorities:

   a. 911 dispatch;

   b. Police dispatch;

   c. The Division of Animal Control.

2. After reporting the incident as required by subsection B.1. (if the Owner is not at the scene), the vehicle operator shall comply with the instructions given by the agency contacted and shall, if instructed, remain at the scene until appropriate police or animal control authorities arrive. After the arrival of the appropriate authority, the operator shall cooperate with said authority in the investigation and reporting of the incident.

~~3. As an alternative to complying with the requirements set forth in subsection B.1. and B.2. of this section, if the animal's Owner is not at the scene, the operator may, but is not required to, transport the struck animal to the Animal Shelter or to a veterinarian.~~ If the operator chooses to transport the animal to a veterinarian, the operator does so at his or her own risk and shall be responsible for the cost of treatment.~~, if required by the veterinarian. , he shall also immediately notify the Animal Control Division, furnishing requested facts relative to the incident.~~

4. Emergency vehicles are exempt~~ed~~ from the requirements of this provision.

C. *Birds.* It shall be unlawful for any person to take or kill any bird or to rob or destroy any nest, eggs, or young of any bird.

Sec. 5-2-9. ~~Sale of animals.~~RESERVED.

~~It shall be unlawful for any person to sell, offer for sale, barter, or give away any baby rabbits or fowl under two months of age in any quantity less than six. Such animals shall not be artificially dyed or colored. It shall be unlawful for any person to offer a live animal as a premium, prize, award, novelty, or incentive to purchase merchandise. This section does not apply to the selling of small animals by permitted agricultural operations or businesses.~~

Sec. 5-2-10. Wild Animals.

It shall be unlawful for any person to sell, offer for sale, barter, give away, keep, or purchase any Wild Animal which is not domesticated, or an animal belonging to an endangered species, except for the Animal Shelter, a zoological park, veterinary hospital, circus, sideshow, amusement show, or facility for education or scientific purposes if protective devices adequate to prevent such animal from escaping or injuring the public are provided.

Sec. 5-2-11. RESERVED.~~Estrays.~~

~~A. *Trespassing animals; damaging; impounding.* If any cattle, horses, asses, mules, sheep, goats or swine shall trespass or do damage upon the premises of any person, the party aggrieved, whether he be the owner or the occupant of such premises, may recover damages by a civil action against the owner of the trespassing animals or by distraining and impounding the animals in the manner provided.~~

~~B. *Owner notified.* The person distraining the animals must, if the owner of the same be known to him and if he resides within ten miles of the place of the trespass, immediately deliver to such owner, or leave at his place of residence if he cannot be found, a copy of such certificate of appraisement; but if the owner does not live within ten miles of the place of trespass, the party distraining the animals may at his option deliver a copy of such certificate to the owner in person, or deposit the same in the nearest post office in a registered letter addressed to said owner. He shall be entitled to charge $0.29 a mile one way for the first ten miles necessarily traveled in delivering such certificate, and $0.29 for each additional mile, to be taxed as costs against the animals.~~

~~C. *Failure to notify waives damages.* If the party distraining any animals shall fail to deliver them within 48 hours, or shall fail to deliver to the owner of the animal, if known, a copy of the certificate of appraisement within 24 hours after he receives the same or to deposit the same in a post office as herein provided, he shall not be entitled to recover damages under the provisions of this section.~~

D. *Notice of sale of distrained animals.* As soon as any such animals are delivered to the animal control officer, he shall immediately proceed to advertise the same as hereinafter provided, except when the owner is known and has been notified, in which case he shall hold said animals 48 hours before advertising the same. He shall advertise in a newspaper published in and having general circulation in the county, by publishing a notice in at least one issue of said paper, by posting notices in three public places in the City, one of which shall be at or near the post office, and he shall deliver a copy of the same to the county clerk or send the same by deputy or by registered mail. The county clerk should preserve such notice and post a copy thereof. The notice herein provided for shall state the time when the damage was done and the amount thereof, the name of the party damaged, a description of the animals, including all visible marks and brands, and the day, hour, and place at which such animals will be sold, which shall be not less than ten nor more than 20 days from the time of posting such notice.

E. *Fee for impound.* A $25.00 impound fee will be charged per animal per impound and $40.00 thereafter, with an additional $5.00 per day for boarding charges per animal.

F. *Owner may pay and take animals; disputed appraisal.* The owner of any trespassing animals taken up under the provisions of this section may at any time before the sale thereof claim and take such animals away upon paying the accrued costs, and if such animals are included in a lot or group of animals belonging to other parties against which the costs are assessed as a whole, he shall pay his proportion of the total amount of costs assessed against such animals, according to the number of animals he owns when compared with the number of the entire lot or group.

G. *Bill of sale.* If such animals are not claimed and taken away by the owner, the animal control officer shall, at the time and place set forth in the notice of sale, proceed to sell such animals, one at a time, to the highest cash bidder. If the owner of any lot of animals to be sold is known, the animal control officer shall sell only enough of said animals to pay the costs, the remainder may be turned over to the owner at any time thereafter; but if the owner be unknown, the animal control officer shall proceed to sell all of said animals so advertised for sale. He shall execute and deliver a bill of sale therefor, and file a copy with the county clerk as hereinbefore provided.

H. *Redemption within 90 days.* The owner of any trespassing animals sold under the provisions of this section may, at any time within 90 days of the date of such sale, redeem such animals from the purchaser or assignee having the same in his possession, upon paying to such purchaser or assignee the sum for which such animals were originally sold, together with an additional ten percent and reasonable compensation for care and keeping of the same. If such purchaser or assignee refuses to give up such animals upon the owner proving his title to the same and upon his tendering the amount due as herein provided, such owner may maintain an action at law to recover the same; provided, that the purchaser or any assignee who has disposed of such animals shall not be liable to such owner in any amount. If redemption of such animals is not made within 90 days after the date of such sale, such sale shall be absolute and shall vest the title to such animals in the purchaser or assignee. Any person selling or disposing of any such animal within 90 days of its sale under the provision of this section shall notify the purchaser of the same of the date of the original sale and the amount paid for such animal at that time, if he fails to do so, he shall be liable for any loss that may accrue to such purchaser by reason of such animal being redeemed for an amount less than he paid therefor.

I. *Owner entitled to residue of proceeds.* If any estrays or trespassing animals sold under the provisions of this section shall, within a period of six months following the date of sale, be claimed and proved to be the property of any person, it shall be the duty of the City Treasurer at the expiration of such time to pay the money received for such animals to the owner thereof, less the expense of taking, keeping and selling the same. In the event such animals are not claimed as aforesaid, such money shall become the property of the City; provided, that in case there is a contest between two or more persons claiming to be the owners of any such animals, the City Treasurer shall pay the residue to the party who shall establish by action his right to the same.

J. *Record of trespassing animals.* The animal control officer shall keep an accurate record of all trespassing animals received by him, which record shall contain all the items required by this section, together with the names of the injured party and the owner of the animals, and all other matters necessary to a complete account of the transaction.

~~K. *Retaking animal unlawfully.* It shall be unlawful for anyone to take any animal out of the possession of anyone lawfully holding the same under the provision of this section, either by stealth, force, fraud or to intercept or hinder any person lawfully taking or attempting to take up such animals.~~

Sec. 5-2-12. Penalty.

A. *Violations.* Any person violating the provisions of this Chapter, either by failing to do those acts required herein or by doing any act prohibited herein, shall be guilty of an infraction, punishable as follows:

1. By a fine as provided in section 1-4-1 of this Code for each offense, as determined by a court of competent jurisdiction; or

2. When there are three (3) or more violations of this Chapter during any twelve (12) month period by the same Owner or Custodian in relation to the same Dog, the Dog may be Impounded and may be adopted, rescued, or euthanized, with the Owner and Custodian having no right to redeem the Dog.~~.~~;

2. By order of removal, requiring any Dog to be removed from the City; or

3. Any combination of fine, restitution or removal, as determined by any court of competent jurisdiction.

B. *Separate offense each day.* Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.

Sec. 5-2-13. Exemption.

Dogs specially trained to assist officers of law enforcement agencies in the performance of their duties, and officers of such law enforcement agencies, are hereby exempt from the provisions of this Chapter.

Sec. 10-3-4. Definitions of words and phrases.

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

Accessory building means a detached subordinate building located on the same lot with a main building, the use of which is customarily incidental to that permitted in the main building, or to the land upon which the main building is located.

Accessory dwelling unit (ADU) means a subordinate residential dwelling unit that is being used to provide long-term or short-term housing of any person not qualifying as the property owner's family, as that term is defined in this section. Each subordinate residential dwelling unit meeting this definition shall constitute a separate ADU regardless of how the units are configured or accessed. Guesthouses and casitas shall be considered an ADU when used for long-term or short-term housing of any person not qualifying as the property owner's family. An ADU may be internal, attached, or detached from the primary dwelling. All ADUs must meet the requirements of chapter 41 of this title.

Accessory use. See definition of *use, accessory.*

Adjacent landowners means a property owner of record, according to the records of the county recorder, whose property abuts all or part of property proposed for development.

Affected entity means a county, municipality, independent special district under Utah Code Annotated title 17A, chapter 2, independent special districts, local district under Utah Code Annotated title 17B, chapter 2, local districts, school district, interlocal cooperation entity established under Utah Code Annotated title 11, chapter 13, Interlocal Cooperation Act, specified public utility, or the state department of transportation, if:

A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;

B. The entity has filed with the municipality a copy of the entity's general or long range plan; or

C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

Agricultural business means the conduct of agricultural activity involving the keeping, grazing and pasturing of domestic animals or growing and harvesting of crops for commercial gain. Typical uses include the raising of animals for food or for the production of food in excess of that required for a household and the boarding or stabling of animals other than those owned and used by household members. Intensive animal feeding operations are specifically excluded from this definition.

Agricultural industry means an industry or business involving agricultural products in packaging, treatment, sales, intensive feeding, or storage and the initial processing of agricultural products that is reasonably required to take place in close proximity to the site where they are produced. Typical uses include packinghouses, commercial feed yards, fur farms, commercial milk production, food packaging or processing plants, and commercial poultry or egg production. Slaughterhouses are specifically excluded from this definition.

Agricultural sales and service means an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.

Agriculture means the tilling of soil, raising of crops, horticultural activities, gardening, keeping or grazing of domestic animals and noncommercial feed yards, but not including any agricultural business or industry.

Agritourism means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, that allows or invites members of the general public to observe, participate in, or enjoy that activity located on agricultural property that is regularly producing agricultural products for purchase or sale on at least 50 percent of the property.

Alley means a public thoroughfare less than 26 feet wide for the use of pedestrians and vehicles providing a secondary means of access to the rear of abutting properties.

Animal hospital means a building where small animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. "Animal hospital" does not include use of the premises as a kennel or a place where animals or pets are boarded for remuneration except when incidental to a principal use.

Animal specialties means the production of small animals and associated products. Typical uses include chicken, turkey, and rabbit raising, egg production, apiaries, and aviaries.

Animals and fowl for recreation and family food production means the keeping of animals on a lot for exclusive use by persons residing thereon so long as the animals and fowl are not used for commercial purposes.

Apartment court means any building or group of buildings which contain dwelling units. See definition of *dwelling, group.*

Apartment house. See definition of *dwelling, multiple-family.*

Appeal Authority means the person, board, commission, agency or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

Assisted living facility. See section 10-46-3 of this title.

Auditorium or *stadium* means an open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.

Automobile wrecking yard means any lot, land or area used for the storage, keeping, dismantling or salvaging of two or more unlicensed automobiles or parts thereof.

Bail bond service means an establishment which provides sureties to procure the release of persons under arrest by becoming financially responsible for their appearance at the time and place designated.

Bank or *financial institution* means an organization involved in deposit banking, finance, investment, mortgages, trusts, and the like. Typical uses include commercial banks, credit unions, finance companies, and savings institutions.

Base density means the number of dwelling units allowed in a planned development calculated pursuant to the provisions of chapter 24 of this title.

Basement means that portion of a building that is partly or completely below grade plane. A basement shall not be considered as a story above grade plane where the finished surface of the floor above the basement is:

A. More than six feet above grade plane;

B. More than six feet above the finished ground level for more than 50 percent of the total building perimeter; or

C. More than 12 feet above the finished ground level at any point.

Bed and breakfast, home means a limited commercial activity within an owner occupied residential structure where not more than four sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of this title.

Bed and breakfast inn means a commercial activity within a residential structure in a residential or a commercial zone in which rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided as part of the accommodation pursuant to the requirements of this chapter.

Berm means a mound of earth, generally two to six feet high, used to shield, screen, and buffer undesirable views and to separate land uses.

Billboard. See chapter 36 of this title.

Block means land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

Boarding house means a building where not more than five guestrooms may be rented to no more than 15 guests on a nightly basis for compensation and meals are provided as part of the accommodation.

Buildable area means the area of a lot within front, rear and side yard setback lines where a main building may be constructed.

Building means a permanently located structure having a roof supported by columns or walls for the shelter, housing, or enclosure of any person, animal, article, or chattel.

Building area means the area included within the surrounding exterior walls (or exterior walls and firewalls) exclusive of vent shafts and courts. Areas of a building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

Building façade means any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.

Building, historic means any building listed in the National Register of Historic Places, the state register of historic sites, or the City historic landmarks register.

Building line, front means a line parallel to the front lot line and at a distance therefrom equal to the required depth of the front yard and extending across the entire width of the lot.

Building line, rear means a line parallel to the rear lot line and at a distance therefrom equal to the required depth of the rear yard and extending across the entire width of the lot.

Building line, side means a line parallel to the side lot line and at a distance therefrom equal to the required depth of the side yard and extending between the front and rear building lines.

Building, main means the principal building or one of the principal buildings located on a lot designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one "lot" as defined herein shall be deemed a main building.

Building or structure height means the vertical distance from the grade plane to the average height of the highest roof surface.

Building, public means a building owned and operated or owned and intended to be operated by a public agency of the United States of America, or the State of Utah or any of its subdivisions.

Bus terminal means a building or premises for the transient housing or parking of commercial motor vehicles and for the pick up and discharge of fare paying intercity passengers. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.

Business equipment rental and supplies means an establishment primarily engaged in the display, storage, and sale of goods or services used by office, professional and service establishments. Includes the sale, rental or repair of equipment and supplies used by office, professional, and service establishments, but excludes

automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

Capital facilities means any or all of the following facilities that have a life expectancy of ten or more years: water rights and water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; stormwater, drainage, and flood control facilities; roadway facilities; parks and recreation facilities, open space and trails; and public safety facilities.

Capital facilities plan means that plan required by Utah Code Annotated section 11-36-201 for public facilities, including, but not limited to, water, stormwater, parks, open space, and transportation, as the same may be amended from time to time.

Car wash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.

Carport means a covered automobile parking space with at least two sides open. For the purposes of this title a carport shall be subject to all of the regulations prescribed for a private garage.

Cemetery means land used or intended to be used for the burial of the dead, whether human or animal, including crematoriums and mausoleums.

Child care center means child care provided in a non-residential setting on a regular schedule. The number of children allowed will be determined by the facility's total square footage. Excludes the following:

A. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;

B. Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or

C. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations.

Church or *place of worship* means any structure or site such as a church, synagogue, chapel, sanctuary or cathedral, used primarily for collective or individual involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions, and for church related activities.

City means Hurricane City, Utah, a municipal corporation.

City Engineer means a registered civil engineer so appointed or employed by the City.

Clear view area means areas at intersecting streets and driveways where unobstructed vision is maintained as required by this title. See subsection 10-37-9E of this title.

Clinic. See definition of *medical service.*

Club or service organization means an establishment or organization providing meeting, recreational or social facilities for a private or nonprofit association, except a private club as defined herein. Typical uses include lodges, meeting halls, recreation centers, and areas operated by social clubs, fraternal and service organizations.

Club, private means any nonprofit corporation operating as a social club, recreational, fraternal, or athletic association, or kindred association which allows the consumption of liquor on its premises pursuant to a license granted by the state alcoholic beverage control commission.

College or *university* means an institution of higher education offering undergraduate or graduate degrees and including, but not limited to, such accessory uses as dormitories, museums, stadiums, and theaters.

Conditional use. See definition of *use, conditional.*

Condominium means the ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property created pursuant to the Utah Condominium Ownership Act.

Condominium declaration. See definition of *declaration.*

Condominium project means a real estate plan, project, or property where two or more units, whether contained in existing or proposed apartments, commercial, or industrial buildings or structures or otherwise, are separately offered or proposed to be offered for sale pursuant to the Utah Condominium Ownership Act.

Constitutional taking means a governmental action that results in a taking of private property so that compensation to the owner of the property is required by the Fifth or Fourteenth Amendment of the Constitution of the United States or article I, section 22 of the Utah Constitution.

Construction means the materials, architecture, assembly, and installation of a building or structure.

Construction sales and service means an establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

Convalescent care facility means an establishment providing bed care and inpatient services for persons needing regular medical attention but excluding a facility providing surgical or emergency medical services or providing care for mental illness or communicable disease. Typical uses include nursing homes and rest homes.

Convenience store means an establishment, not exceeding 5,000 square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.

Convertible land means a building site which is a portion of the common areas and facilities described by metes and bounds, within which additional units or limited common areas and facilities may be created pursuant to the Utah Condominium Ownership Act.

Correctional facility means a facility providing housing and care for individuals legally confined for violations of law.

Court means a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building or group of buildings.

Culinary Water Authority means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Cultural service means a library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Decibel (dB) means a unit of measure used to express intensity of noise.

Declaration means the legal instrument by which property is subjected to the provisions of the Utah Condominium Ownership Act.

Dedication means the setting aside of land by an owner for any general and/or public uses, reserving for himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is devoted.

Density, base means the number of dwelling units per acre allowed in a planned development as determined pursuant to the yield plan method set forth in subsection 10-23-8B of this title.

Density bonus means the number of additional dwelling units per acre allowed in a planned development pursuant to subsection 10-23-8C of this title.

Density, gross means the number of dwelling units per acre within a subdivision or other development based on the total tract area whether developable or not, including streets, water areas, and open space conservation areas.

Density, net means the number of dwelling units per acre within a subdivision or other development, not including public streets and other public property.

Developable land means land under 30 percent slope which is capable of being improved, subject to the requirements of this Code.

Developer means the person, association or corporation developing or causing to be developed the property subject to the provisions of this title.

Development approval means any written authorization from the City that authorizes the commencement of development activity.

Development or *development activity* means any of the following:

A. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

B. Any construction, reconstruction, or expansion of a building, structure, or use.

C. Any change in the use of a building or structure.

D. The total area of a lot on which a building permit is to be issued or the total area of property being improved.

E. Any change in the use of land that creates additional demand and need for capital facilities.

F. The property being developed and/or subdivided.

G. The act, process or result of developing.

Disability. See section 10-46-3 of this title.

District. See definition of *zone.*

Duplex. See definition of *dwelling, two-family.*

Dwelling means any building, or portion thereof, having one or more dwelling units occupied as, or designed or intended for occupancy as, a residence by one or more families as permitted by this title, but not including hotels, motels, boarding houses, or other facilities offering transient lodging facilities.

Dwelling, earth sheltered means an engineered dwelling unit located primarily underground for the purpose of energy conservation.

Dwelling, group means two or more dwellings which occupy the same lot and have yards and open space in common.

Dwelling, multiple-family means a dwelling having three or more dwelling units.

Dwelling, single-family means a building arranged or designed to be occupied by one family and having only one dwelling unit.

Dwelling, single-family with accessory apartment means a building having only one dwelling unit and one accessory apartment.

Dwelling, temporary means a manufactured/mobile home used for temporary residential purposes as provided in chapter 43 of this title.

Dwelling, townhouse means a dwelling unit in a row of at least three such units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other unit by one or more vertical common fire resistant walls.

Dwelling, two-family means a building arranged or designed to be occupied by two families and having only two dwelling units.

Dwelling unit means one or more rooms in a dwelling designed for or occupied as separate living quarters which provide sleeping and sanitary facilities and which includes kitchen facilities, all for exclusive use by a single family maintaining a household or a single person or group utilizing the unit for a short-term stay.

Elderly person. See section 10-46-3 of this title.

External illumination means lighting which illuminates a building or structure from a remote position or from outside of the building or structure.

Family means any one of the following who occupies a dwelling unit:

A. One person living alone.

B. Two or more persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; and up to two other unrelated persons residing on the same premises where the housekeeping unit is located.

C. Two unrelated persons and the children of either of them.

D. Five unrelated individuals living together as a single housekeeping unit.

Farmers' market means an establishment or premises where farm products from local farmers are sold at retail from covered or open air areas designated for individual retailers.

Farm stand means a structure from which fruits, vegetables, flowers, herbs, plants, or other agriculture products are sold. This use may also include accessory sales of other unprocessed or home-processed foodstuffs such as canned goods, baked goods, and may also include homemade handicrafts. Additionally:

A. The area of the structure devoted to the sales of accessory items shall not exceed 50 percent of the structure's total sales area.

B. The sale of commercially packaged handicrafts or commercially processed or packaged food stuffs is not permitted.

C. Only one such structure is allowed per legal lot or parcel.

Fence means a structure serving as an enclosure, barrier, or boundary, which defines an outdoor space.

Fence, sight obscuring means a fence that permits vision through not more than ten percent of each square foot of fencing.

Final plat means the final drawing of a subdivision and dedication prepared for filing with the county recorder which complies with applicable requirements set forth in this title, other titles of this Code, and the Utah Code.

Floor area, total. See definition of *gross floor area.*

Freight terminal means a building or area in which freight brought by motor trucks or rail is assembled and/or stored for routing in intrastate or interstate shipment by motor truck or rail.

Frontage means all property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

Funeral home means an establishment engaged in preparing human deceased for burial and conducting funerals.

Garage, private means an accessory building designed or used for the storage of automobiles owned and used by the occupants of the building to which it is accessory.

Garden center means an establishment primarily engaged in the retail sales of horticultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.

Gas and fuel, storage and sales means an establishment or site used for bulk storage and wholesale distribution of flammable liquid, gas or solid fuel, excluding belowground storage that is ancillary to an allowed principal use on the site.

Gasoline service station means an establishment engaged in the retail sales of gasoline and petroleum products, including gasoline sales conducted as part of a convenience store.

General plan means a document adopted by the City Council that sets forth general guidelines for proposed future development of the land within the City as set forth in section 10-2-2 of this title.

Golf course means a facility providing private or public golf recreation services and support facilities, but excluding miniature golf facilities.

Government service means any building or facility used, owned or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.

Grade plane means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where finished ground level slopes away from an exterior wall, the reference plane shall be established by the lowest point within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

Gross floor area means the total floor area of a building expressed in square feet measured from the exterior of outside walls.

Guesthouse or *casita* means a secondary dwelling unit, without kitchen facilities, located on a lot with one main dwelling unit which is:

A. Used for housing of guests without compensation;

B. Not sold separately from the sale of the main dwelling unit on the lot and encumbered by a recorded agreement which provides notice of this condition;

C. May be rented or leased pursuant to a license or permit to allow such use; and

D. Is served by the same utility connections as the main dwelling unit.

Heavy industry means an establishment engaged in basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in manufacturing processes utilizing flammable or explosive materials; or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include chemical manufacturing and warehousing, dry ice manufacturing, fat rendering plants, fertilizer manufacturing, fireworks and explosives manufacturing and warehousing, petroleum refineries, pulp processing and paper products manufacturing, radioactive materials manufacture or use, slaughterhouses, steelworks and tanneries.

Height, building or structure. See definition of *building or structure height.*

Height, story means the vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Home based business means a commercial or other nonresidential use conducted within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes as provided in chapter 42 of this title.

Homeless shelter means a place of temporary abode for persons who have no residence.

Hospital means a facility that:

A. Offers services more intensive than those required for room, board, personal services and general nursing care;

B. Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or

C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care or other definitive medical treatment of similar extent; and

D. Any accessory use such as offices for medical and dental personnel and central service facilities such as pharmacies, medical laboratories, and other related uses.

Hostel means an establishment in which people are lodged for less than a week at a time, excluding short-term rental complexes, bed and breakfast inns; hotels; and motels.

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain four or more sleeping rooms.

Household means a family living together in a one-dwelling unit with common access to and common use of all living and eating areas and facilities for the preparation and serving of food within the dwelling unit.

Household pet means animals or fowl ordinarily permitted in a house and kept for company or pleasure, not profit, such as dogs, cats, pigeons, or rabbits, but not including:

A. Chickens, ducks, geese, pigs or other domestic farm variety animals nor any animals which are likely to inflict harm or endanger the health, safety or welfare of any person or property; and

B. A sufficient number of dogs to constitute a commercial kennel.

Impact fee means a payment of money imposed upon development activity as a condition of development approval as provided in title 9, chapter 2 of this Code.

Intensive animal feeding operation means an operation for the purpose of fattening livestock for slaughter. To be considered an intensive feeding operation, the location must have more than 20 individual large animals (e.g. cattle, goats, pigs) confined and more than 100 individual small animals or fowl (e.g.) rabbits, chickens, turkeys, ducks, geese).

Junk or salvage yard means any place, establishment, or part of a lot maintained, used, or operated for collection, storage, keeping, or abandonment of wastepaper, rags, scrap metal or discard material, including dismantling, demolition of machinery or parts thereof, but excluding an automobile wrecking yard and any use which is clearly accessory and incidental to a permitted or conditional use.

Kennel, commercial means a commercial establishment having three or more dogs over the age of four months for the purpose of boarding, breeding, buying, selling, grooming, letting for hire, or training for a fee.

~~*Kennel, residential* means the keeping or maintaining of more than two, but no more than four dogs, in connection with the occupation of any dwelling for residential purposes.~~

Kiosk means a small structure, typically located within a pedestrian walkway or similar circulation area, intended for use as a small shop, or for use as a display space for posters, notices and exhibits.

Kitchen means an area within a dwelling unit which contains a sink, fixed cooking appliances, and refrigeration facilities.

Land use application means an application required by any land use ordinance or regulation.

Land Use Authority means a person, board, commission, agency or other body designated by the City Council to act upon a land use application.

Laundry or dry cleaning, limited means an establishment providing household laundry and dry cleaning services, classified as low hazard in applicable codes, with customer drop off and pick up; or an establishment providing home type washing, drying, and/or ironing machines for hire to be used by customers on the premises. The term excludes large scale dry cleaning activities permitted under the definition of *laundry services.*

Laundry services means an establishment primarily engaged in the large scale cleaning of laundry or that includes dry cleaning activities other than those classified as low hazard in applicable codes, but excluding laundry or dry cleaning, limited.

Licensed family child care means child care provided in a private home for up to 16 children. Two qualified caregivers are required when there are more than eight children in care, or when there are more than two children under the age of two in care. With two caregivers, a licensed family provider can care for up to (but not more than) four children under the age of two.

Light source means neon, fluorescent or similar tube lighting, an incandescent bulb, including the light producing elements therein, and any reflecting surface that, by reason of its construction or placement, becomes a light source.

Light trespass means light that falls beyond the property it is intended to illuminate.

Liquor store means an establishment licensed by the state alcoholic beverage control commission for the sale of alcoholic beverages for off site consumption.

Lot means a separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

Lot area means the total land area of a lot measured on a horizontal plane.

Lot, corner means a lot abutting two intersecting or intercepting streets where the interior angle of intersection or interception does not exceed 135 degrees.

Lot coverage means the total horizontal area of a lot covered by any building or structure which extends above the surface of the ground level, including any covered parking spaces.

Lot depth means the mean horizontal distance from a front lot line to a rear lot line.

Lot, double frontage means a lot abutting two parallel or approximately parallel streets.

Lot, flag means a lot located to the rear of another lot, the main body of which does not front on a street and is accessed by a narrow corridor.

Lot frontage means the distance, measured along the front lot line, that a lot adjoins a street.

Lot, interior means a lot other than a corner lot.

Lot line means a line of record bounding a lot that divides one lot from another or from a street.

Lot line adjustment means the relocation of a lot line between two adjoining lots with the consent of the owners of record and which does not create a new lot.

Lot line, front means a lot line separating a lot from an existing street or, where a new street is proposed, the proposed street right-of-way line as shown on the road master plan. For an interior lot, the lot line adjoining the street; for a double frontage lot, a lot line adjoining one of the streets as elected by the City.

Lot line, rear means the lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot, a "constructive" line ten feet in length within the lot, parallel to the front lot line which intercepts the side lot lines at points most distant from the front lot line.

Lot line, side means any lot line that is not a front lot line or rear lot line. A side lot line separating one lot from another is an interior side lot line.

Lot, nonconforming means a lot that:

A. Legally existed before its current zoning designation; or

B. Has been shown continuously on the records of the county recorder as an independent parcel prior to annexation; and

C. Because of subsequent zoning changes, does not conform with the lot size or other dimensional or property development standards applicable in the zone where the lot is located.

Lot width means the distance between side lot lines, measured at the required front yard setback line as required by the zone in which the lot is located.

Manufactured home means a transportable factory built dwelling unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD code), in one or more sections, which:

A. In the traveling mode, is eight body feet or more in width or 40 body feet or more in length;

B. Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities;

C. Includes plumbing, heating, air conditioning, and electrical systems; and

D. Is identified by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

Manufactured/mobile home means a manufactured home or mobile home.

Manufactured/mobile home lot means a plot of ground within a manufactured/mobile home park or subdivision designed for the accommodation of one manufactured home or mobile home.

Manufactured/mobile home park means a lot (or contiguous lots) under single ownership or control designed and planned to accommodate the placement of manufactured/mobile homes on leased or rented spaces pursuant to the requirements of chapter 43 of this title.

Manufactured/mobile home subdivision means a platted and recorded subdivision zoned and designed for manufactured/mobile home use pursuant to the requirements of chapter 43 of this title where such homes may be placed on permanent foundations.

Manufacturing, general means an establishment engaged in the manufacture of finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment and packaging, and incidental storage, sales and/or distribution of such products, but excluding basic industrial processing and manufacturing activities.

Manufacturing, limited means an establishment engaged in the limited processing, fabrication, assembly and/or packaging of products utilizing processes that:

A. Have no noise, odor, vibration, or other impacts discernible outside a building; and

B. Do not violate any applicable noise ordinance.

Masonry means stone, brick, dyed block or split faced concrete block.

Media service means an establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including radio, television, film or sound recording studios.

Medical or dental laboratory means an establishment that conducts basic medical or dental research and analysis, but excluding a facility providing any type of in-house patient services typically provided by hospitals and clinics.

Medical service means an establishment providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services. Typical uses include medical and dental offices and clinics, blood banks and medical or dental laboratories.

Mineral extraction means removal of sand, gravel, dirt, or other materials by grading or excavating.

Mixed use center. See definition of *planned center.*

Mobile home means a transportable factory built dwelling unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD code).

Mobile home park. See definition of *manufactured/mobile home park.*

Moderate income housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county.

Moderate income housing plan means a written document conforming to the requirements of the Utah Code.

Modular home means a dwelling unit designed for long term occupancy built on a permanent foundation from component elements manufactured off site in accordance with the construction standards adopted pursuant to Utah Code Annotated section 58-56-4 and transported to the building site.

Mortuary. See definition of *funeral home.*

Motel means any building or group of buildings containing four or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

Motor home means a motor vehicle built on a truck or bus chassis and designed to serve as self-contained living quarters for recreational travel and use.

Natural features means non-manmade land characteristics, including drainage swales, wetlands, rock outcroppings, streams, and concentrated native stands of large shrubs or trees.

Natural state means land which has not been subjected to grading, removal of vegetation or building development.

Natural waterway means those areas, varying in width, along streams, creeks, gullies, springs, or washes which are natural drainage channels.

Noncomplying structure means a structure that: a) legally existed before its current land use designation; and b) because of subsequent land use ordinance changes, does not conform to the setback, height restrictions or other regulations, excluding those regulations which govern the use of land.

Nonconforming lot. See definition of *lot, nonconforming.*

Nonconforming use. See definition of *use, nonconforming.*

Nonconformity, other. See definition of *other nonconformity.*

Office, general means a building, room or department where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.

Official map means a map drawn by municipal authorities and recorded in a county recorder's office that:

A. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;

B. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and

C. Has been adopted as an element of the municipality's general plan.

Open space means any space in a development that does not contain any structures or amenities, except that a park, as defined in this section, may qualify as open space. All open space must be completely landscaped with sod, trees, xeriscape, gardens, or agricultural uses; provided, however, that natural features such as hillsides, natural landscapes, washes, and other natural open spaces may also be considered open space if the area is useable. Only usable space qualifies as open space. Open space with a horizontal width of less than ten feet or a total area of less than 60 square feet is not considered usable. Areas with sensitive lands shall only qualify as open space if some feature or amenity is added, such as a trail, in order to make the land usable. Buildings, streets, parking lots, private yards, and landscaping within the rights-of-way for streets shall not be counted as open space.

Operations center means a maintenance, repair, or service facility operated by a local, state, or federal government agency.

Other nonconformity means a situation other than a nonconforming lot, use, or noncomplying structure that:

A. Legally existed before the current zoning designation of the lot where the nonconformity is located; and

B. Because of subsequent zoning changes, does not conform with applicable requirements of this title.

Owner means any person who alone, jointly or severally with others, or in a representative capacity (including, without limitation, an authorized agent, executor or trustee) has legal or equitable title to any property.

Park means a playground or other area or open space providing opportunities for active or passive recreational or leisure activities. Excludes areas for motocross, drag racing, shooting and similar activities.

Park strip means the area located between a street right-of-way line and the edge of asphalt or curb, but not including driveways, sidewalks, or trails.

Parking bay means a parking area within a parking lot consisting of one or two rows of parking spaces and the aisle from which motor vehicles may enter and exit parking spaces.

Parking garage, public means a structure, or portion thereof, used for parking and storage of more than four motor vehicles.

Parking lot, public means a paved, open area other than a street, alley, or driveway, used for temporary parking of more than four motor vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

Parking space means an area designated within a building, parking lot, or other parking area for the parking or storage of one motor vehicle.

Parking, tandem means a secondary parking space located directly to the rear of a primary parking space, and which when occupied, restricts access to the primary parking space.

Pawnshop means any person or establishment engaged in any of the following:

A. Lending money on deposit of personal property.

B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor.

C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property.

D. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

Perimeter building pad means a separate building location, usually along the street frontage, developed or designated in connection with a larger commercial site.

Person means an individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity, including a trustee, receiver, assignee or similar representative of any of the foregoing.

Personal care service means an establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, custom tailoring and seamstress shops, electrolysis studios, licensed massage therapists, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers, but excludes tattoo establishments.

Personal instruction service means an establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, martial arts training, and swimming clubs.

Plan for moderate income housing means a written document adopted by the City Council that includes:

A. An estimate of the existing supply of moderate income housing located within the City;

B. An estimate of the need for moderate income housing in the City for the next five years as revised biennially;

C. A survey of total residential land use;

D. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and

E. A description of the City's program to encourage an adequate supply of moderate income housing.

Plannedcenter means a development comprised of a variety of uses where landscaping, parking and other improvements are provided in a comprehensive and integrated fashion.

Planning Commission means the Planning Commission of Hurricane City, Utah.

Plat means a map or depiction of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, and streets.

Plot plan means a schematic scaled drawing of a building lot or a development which:

A. Is less detailed than a site plan; and

B. Indicates, as may be required by this title, the placement and location of yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, buildings, trash containers, open storage, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed construction or land use.

Post office means a facility or structure owned or leased by the U.S. Postal Service and used for collecting, sorting or distributing mail within one or more zip code areas, or providing limited retail services for the general public, such as the sale of stamps, postcards, postal insurance, and related items.

Printing and copying, limited means a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.

Printing, general means the production of books, magazines, newspapers and other printed matter, as well as publishing, engraving and photoengraving, but excluding printing and copying, limited.

Produce stand means A booth, stall or other area located on agricultural property where produce is sold to the general public.

Protective housing facility. See section 10-46-3 of this title.

Protective service means a facility providing public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

Public means that which is under the ownership or control of the United States government, Utah state or any subdivision thereof, Washington County, or the City (or any departments or agencies thereof).

Public entrance means an entrance to a building or premises customarily used or intended for use by the general public but excluding fire exits, special employee entrances, and loading dock entrances not generally used by the public.

Public hearing means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting means a meeting that is required to be open to the public under Utah Code Annotated title 52, chapter 4, open and public meetings.

Public utility substation means any aboveground device of a water, irrigation, sewer, natural gas, electrical, telecommunications (including, but not limited to, radio, telephone and cellular telephone), cable television, or other public or private utility system intended to regulate the function of a utility line or which receives or transmits a signal. Excluded from this definition are:

A. Conventional utility poles, features or equipment to be placed on such a pole, light poles;

B. Features or equipment whose primary benefit is limited to the building or land use where the feature or equipment is located; and

C. Features or equipment with maximum horizontal and vertical dimensions of three feet.

Reasonable accommodation. See section 10-46-3 of this title.

Reception center means a facility rented for private social gatherings and used for hosting large social and business events.

Recreation and entertainment, indoor means an establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.

Recreation and entertainment, outdoor means an establishment offering recreation, entertainment or games of skill to the general public or members wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, miniature golf courses, tennis courts, and amusement rides. No use involving aircraft of any type is included in this definition.

Recreation resort short-term rentals means any dwelling unit used as a transient lodging facility within the recreation resort zone as governed by section 10-26 of this Code.

Recreational vehicle means a vehicular unit designed as temporary living quarters for travel, recreation, and vacation use which is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a camping trailer, travel trailer, fifth wheel trailer, truck camper, or motor home. A recreational vehicle is self-contained, not requiring outside connection to water, sewer, or power, though connection may be possible.

Recreational vehicle park means any site, tract, or parcel of land on which facilities have been developed to accommodate two or more recreational vehicles as temporary living quarters pursuant to the requirements of chapter 43 of this title.

Recreational vehicle space means a plot of ground within a recreational vehicle park designed for the accommodation of one recreational vehicle.

Rehabilitation/treatment facility. See section 10-46-3 of this title.

Repair service means an establishment primarily engaged in providing repair services, but excluding vehicle and equipment repair. Typical uses include appliance repair shops, computer and other electronic equipment repair, furniture repair and upholstery shops, watch or jewelry repair shops, and musical instrument repair shops.

Research service means an establishment engaged in industrial, medical, or scientific inquiries.

Residence. See section 10-46-3 of this title.

Residential certificate child care means child care provided in a private home for up to eight children. This can include up to (but not more than) two children under the age of two.

Residential facility for elderly persons. See section 10-46-3 of this title.

Residential facility for persons with a disability. See section 10-46-3 of this title.

Residential facility for troubled youth. See section 5-4-2 of this Code.

Residential hosting means a limited commercial activity within an owner-occupied single family residential structure where an ADU not occupied by the full-time residents is used to house persons not qualifying as the property owner's family on a short-term basis.

Residential hosting facility means a structure or any portion thereof being used for residential hosting.

Restaurant, fast food means an establishment that sells ready to eat food and beverages quickly and which has one or more of the following characteristics:

A. Food and beverage orders are not taken at the customer's table;

B. Food and beverages are generally served in disposable wrapping or containers; or

C. Food and beverages are offered directly to the customer in a motor vehicle from a "drive-up" service window.

Restaurant, general means an establishment that derives not less than 50 percent of its gross receipts from the sale of food and beverages for consumption on the premises and which has one or more of the following characteristics:

A. Food and beverage orders are taken at the customer's table from an individually provided menu;

B. Food and beverages are served in nondisposable containers by a restaurant employee at the same table or counter where said items are consumed;

C. Food and beverages are generally self-served in nondisposable containers and consumed on the premises; or

D. A restaurant having some characteristics of a fast food restaurant, other than drive-up service, which is located exclusively within a shopping center, shares common parking facilities with other businesses within the center, and has access to a common interior pedestrian accessway.

Retail, general means an establishment that rents or sells goods to the public, but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.

Road master plan means the roads shown on the future land use map adopted by the City Council as part of the City's general plan.

Roofline means the highest point on any building where an exterior wall encloses usable floor space (including roof areas for housing mechanical equipment) and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

Sanitary Sewer Authority means the department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems.

School, elementary, middle, or high means any building or group of buildings or premises approved by the state for public or private elementary or secondary instruction.

School, vocational means an establishment, for profit or not, offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.

Secondhand store means a retail establishment that engages in the purchase and resale of used goods such as clothing, furniture, appliances, books, and other household items.

Senior center means a facility sponsored or administered by a public or private entity which provides residences or other services for senior citizens.

Sensitive land means any land area whose destruction or disturbance could affect the health, safety, or welfare of City residents, including wetlands, steep slopes, floodplains, and unstable soils.

Sexually oriented business. See section 10-47-2 of this title and title 3, chapter 4 of this Code.

Shopping center means a group of three or more commercial establishments that is planned, developed, and managed as a unit with common areas for off street parking and landscaping provided on the property.

Short-term rental means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.

Short-term rental complex means any group of two to three short-term rental units within commercial zones.

Sign. See definition in section 10-36-2 of this title.

Site plan means a schematic, scaled drawing of a building lot or location which indicates, as may be required by this title, the placement and location of yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, buildings, trash containers, open storage, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed construction or land use.

Special exception means an activity or use incidental to or in addition to a principal use permitted in a zoning district or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title.

Specified public utility means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Utah Code Annotated section 54-2-1.

Stable, private means A detached accessory building for the keeping of horses, the majority of which are owned by the occupants of the premises.

Stable, public means a commercial establishment that boards, breeds, trains, raises, or rents horses for riding or other equestrian activities.

Start of construction means the issuance date of a building permit, provided that construction, repair, reconstruction, placement, or other improvement begins within 180 days of the permit date. "Begins" means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. "Begins" does not include:

A. Land preparation, such as clearing, grading and filling;

B. Installation of streets and/or walkways;

C. Excavation for a basement, footings, piers, or foundations or the erection of temporary forms; or

D. Installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Story means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street means a public or private right-of-way, including avenues, highways, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways, that provides access to adjoining property, and including the street definitions set forth in chapter 39 of this title.

Structural alteration means any change in supporting members of a building or structure, such as bearing walls, columns, beams or girders.

Structure means any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground or attached to something having a location on the ground.

Structure, nonconforming means a structure that:

A. Legally existed before its current zoning designation; and

B. Because of subsequent zoning changes, does not conform with the setback, height restrictions, or other regulations that govern the structure.

Subdivider means any person who undertakes to create a subdivision.

Subdivision any land that is divided, resubdivided, or proposed to be divided into two or more lots, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes:

A. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and

B. Except as provided in the exceptions below, a division of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

Subdivision does not include:

A. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable provision of this title.

B. A recorded agreement between owners of adjoining properties adjusting their mutual boundaries if no new lot is created and the adjustment does not result in a violation of applicable requirements of this title; or

C. A recorded document, executed by the owner of record, revising the legal descriptions of more than one contiguous parcel of property into one legal description encompassing all such parcels of property.

D. The joining of a subdivided lot to an unsubdivided lot does not constitute a subdivision as to the unsubdivided lot.

Substantial action means action taken in good faith to exercise development rights authorized pursuant to a development approval given under the authority of this title.

Substantial improvement means any repair, reconstruction, or improvement of a building or structure, the total cost of which equals or exceeds, or, if before completion, is estimated to equal or exceed, 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement includes the first alteration of any wall, ceiling, floor, or other structural part of the building or structure.

Takeoff and landing of aircraft means any method of propulsion allowing aircraft to leave the ground or land on the ground, including, but not limited to, helicopters, airplanes, gliders, ultralights, or other aircraft.

Tandem parking. See definition of *parking, tandem.*

Tattoo establishment means any location, place, area, structure, or business used for the practice of affixing a permanent mark or design on or under the skin by a process of cutting for the purpose of scarring or pricking or ingraining an indelible pigment, dye, or ink in the skin, or instruction for such a practice.

Tavern means an establishment licensed by the state alcoholic beverage control commission for serving liquor by the drink to the general public.

Temporary dwelling. See definition of *dwelling, temporary.*

Temporary trailer means a temporary trailer or structure utilized solely by a builder during construction of a project for purposes incidental to the construction work on the property.

Time period unit (timeshare) means a multi-unit project in which an annually recurring part or parts of a calendar year specified in the condominium declaration or other document as a period for which a physical unit is separately owned. Separate ownership is represented by shares in a corporation, a partnership interest, or any other individually owned transferable property right or interest.

Transient lodging facility means any establishment that receives payment, compensation, value, trade, or consideration in any form in exchange for the use of any unit for one to 30 days, including any hotel, motel, time period unit, hostel, boarding house, vacation rental property, short-term rental, whole home vacation rental, or bed and breakfast inn.

Transitional housing facility. See section 10-46-3 of this title.

Transportation service means an establishment that moves people or goods and services. Typical uses include taxicab service, passenger autos for rent with drivers, ambulance service, and parcel delivery service.

Travel trailer means a vehicular unit without motive power which:

A. In the traveling mode, is eight body feet or less in width and 40 body feet or less in length, or when erected on site, is not more than 320 square feet; and

B. Is designed as temporary living quarters for travel, recreation, and vacation use.

Use means the purpose or activity for which land, a lot, or building or structure thereon, is designed, arranged or intended, or for which it is occupied or maintained.

Use, accessory means a subordinate use customarily incidental to a permitted or conditional use and located on the same lot as such use.

Use, conditional means a main use that, because of its unique characteristics or potential impact on the City, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Use, illegal means a use that is not allowed where located as a permitted use, conditional use, accessory use, or nonconforming use.

Use, incompatible means a use which is different in activity, intensity, or utilization which is or will be in conflict with uses on adjoining lots.

Use, main means the primary purpose for which a lot or structure is designed, arranged or intended, or for which it is occupied or maintained as allowed by the provisions of this title.

Use, nonconforming means a use of land that:

A. Legally existed before the current zoning designation of the land where the use is located;

B. Has been maintained continuously since the time the zoning designation governing the land changed; and

C. Because of subsequent zoning changes, does not conform with the zoning regulations that now govern the land.

Use, permitted means a main use of a building, structure, or land allowed in one or more of the respective zones set forth in this title and which may be lawfully established provided it conforms with applicable provisions of this title.

Use, temporary means a use not allowed as a permitted, conditional or accessory use where located and which is established for a limited time with the intent to discontinue the use upon expiration of the time period authorized by a temporary use permit.

Utility, major means a facility, other than collection or distribution lines or supporting structures thereto, of any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. Excludes corporate or general offices, storage or service buildings or yards, gas or oil processing, manufacturing or storage facilities or postal facilities, or other uses defined in this section. Typical uses include commercial radio, television and

microwave communication towers, electric generation plants or substations, railroad switching yards, reservoirs, sanitary landfills and water and wastewater treatment plants.

Utility, minor a facility of any agency under public franchise or ownership to provide services deemed necessary to support development which involve only minor structures, such as poles and lines, but not including utility substations.

Variance means a waiver or modification granted by the Appeals Board to a height, bulk, area, width, setback, separation, or other numerical or quantitative requirement of this title as permitted by this title.

Vehicle means a properly licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one place to another.

Vehicle and equipment rental or sale means an establishment engaged in the sale or rental, from the premises, of motor vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental and farm equipment and machinery sales and rental.

Vehicle and equipment repair, general means an establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair and paint and body shops.

Vehicle repair, limited means an establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.

Veterinary service means an establishment providing medical care and treatment for large and small animals, which may include accessory grooming or boarding services. Veterinary service does not include an animal hospital.

Vicinity plan means a drawing showing the relationship of proposed real property development to adjoining property.

Violation means the act of disregarding, disobeying, neglecting, omitting or refusing to comply with the requirements or enforcement of this title.

Warehouse, self-service storage means an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.

Whole home vacation rental means a form of a transient lodging facility specifically classified as an entire single family residential structure that is located in a single family zone, is rented out on a short-term basis, and is not owner-occupied. Whole home vacation rentals are located in a single family zone as identified in chapters 10-13 and 10-14 of this Code, are not a conforming use under the current Code, and are managed locally.

Wholesale and warehousing, general means an establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.

Wholesale and warehousing, limited means an establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and

warehouse area will generally be under 50,000 square feet in area and operate during conventional business hours.

Wireless telecommunications facility. See section 10-50-4 of this title.

Yard means an open space located between a front, rear, or side building line and an adjoining lot line which is unoccupied and unobstructed from the ground upward by any portion of a building or structure, except as specifically provided in this title.

Yard depth means the least horizontal distance between a lot line and a building line.

Yard, front means a space on the same lot extending across the full width of the lot between the front building line and the front lot line. The depth of the front yard is the minimum distance required by this title between the front lot line and the front building line.

Yard, rear means a space on the same lot extending across the full width of the lot between the rear building line and rear lot line. The depth of the rear yard is the minimum distance required by this title between the rear lot line and rear building line.

Yard, side means a space on the same lot extending from the front building line to the rear building line between the side building line and the side lot line. The width of a side yard is the minimum distance required by this title between the side building line and the side lot line.

Zone means an area of the incorporated territory of the City as shown on the official zoning map which has been given a designation which regulates and restricts the erection, construction, reconstruction, alteration, repair or use of buildings or structures, or the use of land all as set forth in this title.

Zoning Administrator means the person charged with principal responsibility for interpreting and applying the provisions of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-15, 7-21-2005; Ord. 2008-4, 3-6-2008; Ord. 2009-01, 2-5-2009; Ord. 2011-11, 12-15-2011; Ord. 2012-8, 10-18-2012; Ord. 2013-10, 10-3-2013; Ord. 2014-10, 11-6-2014; Ord. 2015-3, 2-19-2015; Ord. 2015-12, 12-17-2015; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2017-06, 2-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2019-04, 5-2-2019; Ord. 2020-03, 2-6-2020; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-36 , 8-18-2022; Ord. No. 2022-61 , 2-2-2023; Ord. No. 2022-62 , 2-16-2023; Ord. No. 2023-13 , 8-3-2023; Ord. No. 2023-20 , 12-7-2023)

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

   Agricultural industry.

   Agritourism activities.

   Animal specialties.

   Assisted living facility.

   Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

   Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

   Metal building in commercial and residential zones.

   Multi family in commercial zones.

   Public stable.

   Reception center.

   Recreation and entertainment, outdoor.

   Fences or walls of greater height.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

   Animals and fowl for recreation and family food production.

   Greater size accessory buildings than permitted by this Code in residential zones.

   Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

   Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

   a. The name, address and telephone number of the applicant and the applicant's agent, if any;

   b. The address and parcel identification of the subject property;

   c. The zone, zone boundaries and present use of the subject property;

   d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property.

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

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

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

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) Parking shall be contained onsite.

(3) The center must have an approved site plan.

(4) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

(5) Reception Center use must be secondary to any agricultural use on the property.

(6) Property shall be a minimum of five acres.

(7) In RA zoning, reception center shall only be used a maximum of five days a month.

(8) Building must meet the fire code and be inspected by the fire marshal or their representative prior to the approval of the conditional use permit.

(9) The applicant shall provide an emergency access plan that shall be approved by the fire marshal prior to the approval of the conditional use permit.

b. *Standards for an agricultural industry.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

c. *Standards for a public stable.*

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Site must contain adequate off street parking for customers. All trailers must be contained on site.

(5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.

d. *Standards for an assisted living facility.*

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.

(2) The facility shall be licensed by the state.

(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. *Standards for greater heights than permitted by this Code.*

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

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

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

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

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

g. *Standards for animals and fowl for recreation and family food production.*

(1) Adequate fencing must be provided to ensure animals and fowl are confined safely.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.

(5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.

h. *Standards for metal buildings.*

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

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

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

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

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

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

i. *Standards for animal specialties.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.

j. *Standards for agritourism activities.*

(1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.

(2) On-site parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) In agricultural zones, this use must be accessory to an established agricultural use.

k. *Standards for multi-family residential.* In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

(1) No habitable building has been on the parcel for the previous three years.

(2) The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.

(3) Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.

(4) Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.

(5) Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.

l. *Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.*

(1) Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
0.79 acres or smaller	1
0.8 acres and greater	2

(2) Fifty percent of the land area on the lot must be free of buildings.

(3) A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.

(4) A landscape plan must be provided that shows how buildings will be shielded from other residential lots.

(5) Occupancy plan: no more than ten people can stay in one building.

(6) Only one accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.

(7) Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of section 10-13-4.

m. *Standards for a fence or wall of greater height.*

(1) Except for fences or walls surrounding public utility facilities, the fence or wall may not be located in the front yard of the property, but must be located in the rear or side yard;

(2) The fence or wall may not exceed ten feet in height;

(3) Except for fences or walls surrounding public utility facilities, the topography of the subject property and surrounding properties must be of such a unique or unusual character that a wall of greater height is necessary for the typical quiet enjoyment of the property;

(4) The fence or wall shall comply with all other provisions of this title.

n. Standards for commercial kennels

1. Facilities shall be designed and operated so that noise generated from resident animals shall not exceed fifty decibels (50 dBA), as measured from the nearest property line. Flexibility in noise abatement design, such as solid wooden, metal, or masonry walls, is permitted to achieve the required decibel level.

2. Outdoor dog runs shall be designed to reduce barking provocation. Dogs shall only be allowed in outdoor kennels between sunrise and sunset each day.

3. Animal waste shall be collected daily and managed and properly disposed of for all animals on the property. Disposal shall be according to an approved waste disposal plan.

4. The parts of a building where animals are boarded shall be fully enclosed and sufficiently insulated to provide both noise mitigation and climate control shelter for the animals.

5. Outdoor facilities, including outdoor runs and exercise areas, shall not be located within 150 feet of any single-family zoning district.

6. All lighting must comply with Title 10 Chapter 33 Section 7 of this code.

7. All requirements of any applicable Public Health agencies and/or other regulatory agencies shall be met, and all necessary permits shall be obtained.

8. All animals maintained in kennels shall be confined on the premises or trained or exercised or bred under the owner's control and shall be enclosed in a secure shelter during the hours of darkness, except when they are shown, tried, worked, or hunting under the owner's control.

F. *Appeal of decision*. Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator*. Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval*. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment*. The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation*. A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration*. A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. 2017-16, 11-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2018-14, 12-20-2018; Ord. 2019-10, 9-19-2019; Ord. 2020-03, 2-6-2020; Ord. No. 2021-05 , 6-3-2021; Ord. No. 2022-10 , 5-19-2022; Ord. No. 2022-21 , 7-7-2022; Ord. No. 2022-61 , 2-2-2023; Ord. No. 2023-17 , 9-21-2023)

CHAPTER 12. AGRICULTURAL ZONES

Sec. 10-12-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-12-2. Scope.

The provisions of this chapter shall apply to any real property located in an agricultural zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-12-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P

Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Guesthouse for family members and non-paying guests	P	P	P	P	P
Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons[1]	P	P	P	P	N
Residential facility for persons with a disability[1]	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Short term rental	N	N	N	N	P
Public and civic uses:					
Auditorium or stadium	N	N	N	N	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Garden center	P	P	P	P	P
Kennel, commercial ~~residential~~	NP	NP	NP	NP	NP
Licensed family child care[2]	P	P	P	P	P
Media service	N	N	N	N	N
Personal care service, home based[2]	P	P	P	P	P
Personal instruction service, home based[2]	P	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	N
Residential certificate child care facility[2]	P	P	P	P	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in agricultural zones shall include, but are not limited to, the following:

   Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

   Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.

   Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

   Household pets.

   Keeping of machinery, livestock, and farming equipment as needed for agricultural use.

   Nurseries and greenhouses.

   Playhouses, patios, porches, gazebos, and incidental storage buildings.

   Produce stands.

   Swimming pools and hot tubs for use by residents and their guests.

   Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61 , 2-2-2023)

Sec. 10-12-4. Development standards.

Development standards within agricultural zones shall be as set forth in table 10-12-2 of this section.

TABLE 10-12-2
DEVELOPMENT STANDARDS IN AGRICULTURAL ZONES

Development standard	Zones				
	A-40	A-20	A-10	A-5	A-1
Lot standards:					

Minimum lot area	40 acres	20 acres	10 acres	5 acres	1 acre
Minimum lot width	400 feet	400 feet	300 feet	300 feet	100 feet
Building standards:					
Maximum height, main building[1]	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet
Setback standards—front yard:					
Any building[2]	30 feet	30 feet	30 feet	30 feet	25 feet
Setback standards—rear yard:					
Main building	30 feet	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement	5 feet
Setback standards—interior side yard:					
Main building	15 feet	15 feet	15 feet	15 feet	10 feet one side and 20 feet other side
Accessory building of	No requirement	No requirement	No requirement	No requirement	No requirement

100 square feet or less					
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes

1. Except as otherwise permitted by subsection 10-12-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2020-03, 2-6-2020)

Sec. 10-12-5. Regulations of general applicability.

The use and development of real property in agricultural zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Natural resource inventory: see chapter 31 of this title.

E. Off street parking: see chapter 34 of this title.

F. Signs: see chapter 36 of this title.

G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-12-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-12-7. Special regulations.

A. *Increased height.* Notwithstanding the height limitations shown on table 10-12-2 in section 10-12-4 of this chapter a greater building height may be allowed in all agricultural zones pursuant to a conditional use permit.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

CHAPTER 13. RESIDENTIAL ZONES

Sec. 10-13-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-13-2. Scope.

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-13-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15		R1-10	R1-8	R1-6	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:									
Accessory building	P	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	N	
Animals and fowl for recreation and family food production	P[3] /C	P[3] /C	P[3]	P[3]	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	N	
Residential uses:									
Assisted living facility	C	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	N	
Building, accessory	P	P	P	P	P	P	P	P	
Dwelling, earth sheltered	P	P	P	P	P	P	P	N	
Dwelling, multiple-family	N	N	N	N	P	P	P	N	
Dwelling, single-family	P	P	P	P	P	P	P	P	
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	
Dwelling, temporary	P	P	P	P	P	P	P	P	
Dwelling, two-family	N	N	N	N	P	P	P	N	
Guesthouse or casita	P	P	P	N	N	N	N	N	
Manufactured home	P	P	P	P	N	N	N	P	
Manufactured/mobile home park	N	N	N	N	N	N	N	P	
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	P	
Protective housing facility	N	N	N	N	N	N	N	N	
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	
Residential facility for elderly persons[1]	P	P	P	P	P	P	P	P	
Residential facility for persons with a disability[1]	P	P	P	P	P	P	P	P	

Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental[4]	N	N	N	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N
Public and civic uses:								
Airport	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P
Commercial uses:								
Agricultural sales and service	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N
Bed and breakfast, home	P	P	P	P	N	N	N	N

Bed and breakfast inn	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N
Family child daycare facility[2]	P	P	P	P	P	P	P	P
Family child group daycare facility[2]	C	C	C	C	C	C	C	C
Family child residential certificate care facility[2]	P	P	P	P	P	P	P	P
Family childcare center	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N	N
~~Kennel, residential~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N
Personal care service, home based[2]	P	P	P	P	P	P	P	P
Personal instruction service, home based[2]	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N

Recreation and entertainment, indoor	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20 . See licensing and operations requirements in title 10, chapter 51 of this Code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following:

   Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

   Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

   Household pets.

   Nurseries and greenhouses, when used for family food production.

   Playhouses, patios, porches, gazebos, and incidental storage buildings.

   Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20 , 12-7-2023)

Sec. 10-13-4. Development standards.

Development standards within residential zones shall be as set forth in table 10-13-2 of this section.

TABLE 10-13-2
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development standard	Zones							
	R1-15		R1-10	R1-8	R1-6	RM-1[1]	RM-2	RM-3
Lot standards:								
Average lot area[2]	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	n/a	n/a	n/a	
Minimum lot area or acreage	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	4,800 sq. ft.	10,000 sq. ft.	1 acre (see note 10)	1 acre (see note 10)	
Minimum lot width and/or project frontage	90 ft.	80 ft.	70 ft.	60 ft.	80 ft. project	100 ft. project	200 ft. project	
Maximum density per acre	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots	
Building standards:								
Maximum height, main building[3]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	
Maximum height, accessory building[4]	16 ft.	16 ft.	16 ft.	16 ft.	20 ft.	20 ft.	20 ft.	
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.	
Building coverage: see subsection 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	
Distance between buildings	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.	
Setback standards—front yard:								
Any building[5]	25 ft.	25 ft.	25 ft.	25 ft.	Living area 20' Garage 22'	Living area 20' Garage 22'	Living area 20' Garage 22'	
Setback standards—rear yard:								
Main building	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Accessory building, including private garage[6]	See note 9	See note 9	See note 9	See note 9	See note 9	See note 9	See note 9	
Setback standards—interior side yard:								
Main building	10 ft.	10 ft.	10 ft.	8 ft.	10 ft.	10 ft.	10 ft.	

Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards—street side yard:							
Main building[7]	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Pool location and setbacks[8]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 10-13-7C of this chapter.
4. Except as otherwise permitted by subsection 10-13-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. If located at least ten feet from main building, two feet. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to ten feet.
8. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the building official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
9. If located at least ten feet from main building, ten feet. Otherwise, same as for main building. No accessory building shall be built within a public utility easement.
10. Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-6, 2-17-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-14, 12-20-2018; Ord. 2019-02, 3-7-2019; Ord. No. 2020-12 , 3-5-2020; Ord. 2020-18, 9-3-2020; Ord. No. 2021-05 , 6-3-2021)

Sec. 10-13-5. Regulations of general applicability.

The use and development of real property in residential zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Natural resource inventory: see chapter 31 of this title.

E. Off street parking: see chapter 34 of this title.

F. Signs: see chapter 36 of this title.

G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-13-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-13-7. Special regulations.

A. *Animals.* Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.

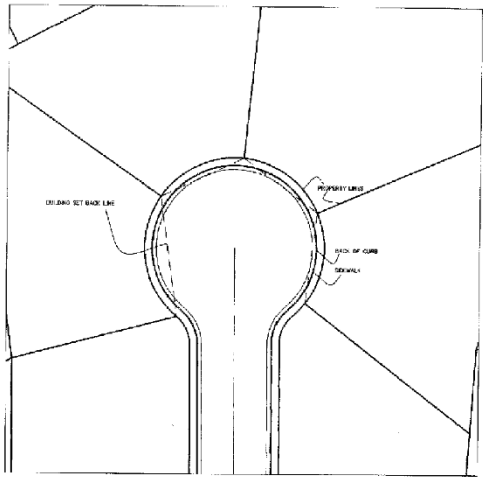
B. *Larger accessory buildings.* Notwithstanding the maximum building size limitation shown in section 10-13-4, table 10-13-2 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit in accordance with the standards in section 10-7-9 of this title.

C. *Increased height.* Notwithstanding the height limitations shown in section 10-13-4, table 10-13-2 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit in accordance with the standards in section 10-7-9 of this title.

D. *Separation.* To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-09, 9-6-2018; Ord. No. 2022-36 , 8-18-2022)

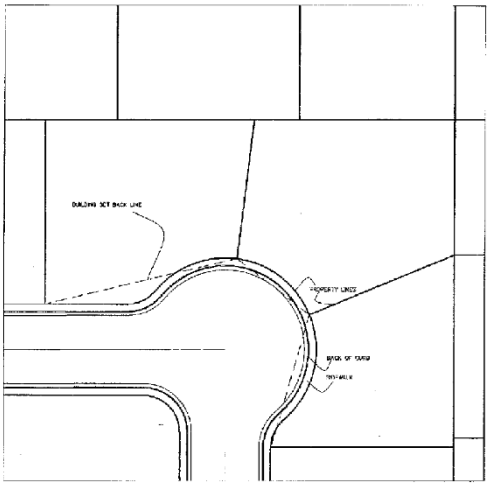
Sec. 10-13-8. Illustrations.



THE SETBACK MAY BE MEASURED FROM A STRAIGHT LINE DRAWN JOINING THE FRON CORNERS OF THE LOT. IN NO CASE MAY THE LIVING AREA BE ANY CLOSER THAN 15' FROM THE BACK OF SIDEWALK OR THE GARAGE BE ANY CLOSER THAN 20' FROM THE BACK OF THE SIDEWALK

HURRICANE CITY BUILDING SETBACK EXHIBIT

CUL-DE-SAC SCALE 1" = 40'



THE SETBACK MAY BE MEASURED FROM A STRAIGHT LINE DRAWN JOINING THE FRONT CORNERS OF THE LOT. IN NO CASE MAY THE LIVING AREA BE ANY CLOSER THAN 15' FROM THE BACK OF SIDEWALK OR THE GARAGE BE ANY CLOSER THAN 20' FROM THE BACK OF THE SIDEWALK

HURRICANE CITY BUILDING SETBACK EXHIBIT

KNUCKLE SCALE 1" = 40'

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

CHAPTER 14. RESIDENTIAL AGRICULTURE ZONES

Sec. 10-14-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-14-2. Scope.

The provisions of this chapter shall apply to any real property located in a residential agriculture zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-14-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P[3]
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P

Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons[1]	P	P
Residential facility for persons with a disability[1]	P	P
Residential facility for troubled youth	C	C
Short term rental[4]	N	N
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C	C
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Garden center	N	N
Kennel, ~~residential~~ commercial	N~~P~~	N~~P~~
Licensed family child care[2]	P	P
Media service	N	N
Personal care service, home based[2]	P	P
Personal instruction service, home based[2]	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility[2]	P	P
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20 . See licensing and operations requirements in title 10, chapter 51 of this Code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:

   Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

   Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

   Household pets.

   Nurseries and greenhouses.

   Playhouses, patios, porches, gazebos, and incidental storage buildings.

   Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61 , 2-2-2023; Ord. No. 2023-20 , 12-7-2023)

Sec. 10-14-4. Development standards.

Development standards within residential agriculture zones shall be as set forth in table 10-14-2 of this section.

TABLE 10-14-2
DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES

Development standard	Zones	
	RA-1	RA-.5
Lot standards:		
Average lot area[1]	1 acre (see note 7)	0.5 acre (see note 7)
Minimum lot area[2]	0.8 acre (see note 7)	0.4 acre (see note 7)

Minimum lot width	100 feet (see note 7)	100 feet (see note 7)
Building standards:		
Maximum height, main building[3]	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building[4]	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-12I of this title)	
Distance between buildings	No requirement	No requirement
Setback standards front yard:		
Any building[5]	25 feet	25 feet
Setback standards rear yard:		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards interior side yard:		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building	If located 10 feet from main building: 2 feet. If not, same as main building.	
Setback standards street side yard:		
Main building	20 feet	20 feet
Accessory building	If located 10 feet from main building: 10 feet. If not, same as main building. No accessory building shall be built within a public utility easement.	
Pool location and setbacks[6]	3 feet	3 feet

Notes

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection 10-14-7C of this chapter.
4. Except as otherwise permitted by subsection 10-14-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the Building Official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
7. Subdivisions containing three lots or less may be approved with smaller lot sizes and smaller frontages than otherwise required with the following conditions:
    a. The development required dedication of a portion of a master planned roadway.
    b. The number of units does not exceed the overall gross density of the underlying zoning for the size of the parcel; provided, however, that when the City or other government entity acquires a portion of the property for a roadway, the area of roadway shall be accounted for in the gross density limitations of the development, if the applicant was the owner at the time of acquisition.
    c. The subject property is zoned RA-1 or RA-0.5.
    d. Lots zoned as RA-1 shall have a minimum lot size of .6 acres.

e. Lots zoned as RA-0.5 shall have a minimum lot size of .35 acres.

f. The minimum frontage of each lot shall be no smaller than 80 feet.

(Ord. 2016-10, 11-17-2016; Ord. 2019-02, 3-7-2019; Ord. 2020-06, 6-4- 2020; Ord. 2020-18, 9-3-2020; Ord. No. 2022-53 , 12-1-2022)

Sec. 10-14-5. Regulations of general applicability.

The use and development of real property in residential agriculture zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Natural resource inventory: see chapter 31 of this title.

E. Off street parking: see chapter 34 of this title.

F. Signs: see chapter 36 of this title.

G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-14-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-14-7. Special regulations.

A. *Animals.* Within RA-1 and RA-.5 zones, where permitted by the zone the keeping of animals shall normally be simultaneous with occupied residential use.

B. *Larger accessory buildings.* Notwithstanding the maximum building size limitation shown in section 10-14-4, table 10-14-2 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.

C. *Increased height.* Notwithstanding the height limitations shown in section 10-14-4, table 10-14-2 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

CHAPTER 15. COMMERCIAL ZONES

Sec. 10-15-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-2. Scope.

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family[4]	C	C	C	P	P
Dwelling, single-family[4]	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family[4]	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons[1]	P	N	N	P	P
Residential facility for persons with a disability[1]	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					

Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major[3]	N	N	N	C	C
Utility, minor[3]	P	P	P	P	P
Utility substation[3]	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility[2]	P	N	N	P	N
Family child group daycare facility[2]	P	N	N	P	N
Family child residential certificate care facility[2]	P	N	N	P	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial ~~!~~	C	C~~P~~	C	C	C
~~Kennel, residential~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P

Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in commercial zones shall include, but not be limited to, the following:

   Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

   Accessory dwelling units for security and maintenance personnel.

   Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Recreational areas and facilities for the use of employees.

   Recycling collection stations.

   Refreshment stands and food and beverage sales located in uses involving public assembly.

   Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05 , 6-3-2021; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-4. Development standards.

Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2
DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building[1]	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards—front yard:					
All buildings[2]	20 feet	20 feet	20 feet	12 feet, corner lots 20 feet	20 feet
Setback standards—rear yard:					
Main building	New building on a lot abutting an existing agricultural or				

Accessory building	residential use: 10 feet. Otherwise: no requirement.				
Setback standards—interior side yard:					
Main building Accessory building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for planned commercial use if the City Council finds that the zoning meets the following:
    a. The zone change meets the standards within section 10-7-7 of this Code.
    b. The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the planned commercial zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-5. Regulations of general applicability.

The use and development of real property in commercial zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Natural resource inventory: see chapter 31 of this title.

E. Off street parking: see chapter 34 of this title.

F. Signs: see chapter 36 of this title.

G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-15-7. Special regulations.

A. *Increased height.* Notwithstanding the height limitations shown in section 10-15-4, table 10-15-2 of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.

B. *Use within an enclosed building.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.

C. *Dust, odor, smoke, noise, and vibration.* Each use specified in section 10-15-3, table 10-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

D. *Highway commercial zone location.* For property abutting SR-9, the highway commercial zone shall begin at the highway right-of-way line and shall extend a distance of 500 feet from the state highway right-of-way line.

(Ord. 2014-13, 11-20-2014; Ord. 2020-12, 3-5-2020; Ord. No. 2022-12 , 5-5-2022; Ord. No. 2023-15 , 8-17-2023)

Sec. 10-15-8. Planned commercial standards.

A. *Purpose.* Planned commercial developments shall incorporate elements of commercial and residential within each zoned area and development.

B. *Mix use types.* Planning commercial developments shall incorporate both commercial and residential uses. The following definitions apply to this section:

1. *Horizontal mix use.* Development that combines single-use buildings on distinct parcels on a range of land uses in a planned development project.

2. *Vertical mixed use.* Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.

3. *Live/work unit.* A single unit consisting of both a commercial use/office and a residential component that is occupied by the same resident. A live/work unit shall not exceed two bedrooms for the residential portion of the unit. A live/work unit shall be the primary dwelling of the occupant. Live/work units may only be owner-occupied and cannot be sublet to long-term or short-term renters. The owner-occupied requirement and prohibition of long-term or short-term renters shall be included in a recorded deed restriction prior to or as a condition of final site plan approval.

C. *Site plan.* A preliminary site plan shall be submitted with every zone change to planned commercial.

D. *Regulations.* Planned commercial developments are subject to the following:

1. A minimum of 20 percent of the development area shall be used for commercial uses listed in table 10-15-1. A minimum of 20 percent of the development area shall be used for long-term residential use as listed in table 10-15-1.

a. The residential versus commercial area shall be calculated based on the intended use of improvements such as buildings, features, amenities, and infrastructure for either commercial or residential needs. Improvements intended to support both residential and commercial shall be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs. Mix use buildings use percentage shall be calculated in the same manner as calculating area for density.

b. The preliminary site plan shall show general areas and proposed percentages of use. Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.

2. The Planning Commission may approve a lower percentage of long-term residential use for developments that are adjacent to multi-family development.

3. The Planning Commission may approve a lower percentage of commercial use if the project is located within or adjacent to existing commercial property.

4. Each project shall have a mixture of residential and commercial use.

E. *Residential density.* The planned commercial developments shall not exceed 15 units an acre for residential areas except as stated within this section.

1. *Forty percent commercial area.* Projects that contain a minimum area of 40 percent for commercial use shall not exceed 17 units an acre for residential areas.

2. *Affordable housing.* Projects shall not exceed 17 units an acre for residential areas that reserve ten percent of given units as affordable housing.

a. *Defined.* "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

b. *Duration and requirements of affordability.*

(1) *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

(2) *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

3. *Limitation.* A planned commercial project shall not exceed 20 units an acre for residential areas by providing both 40 percent of the area as commercial use and ten percent of given residential units as affordable housing according to the standards listed within these sections.

4. *Residential areas.* Residential areas shall be calculated based on the following:

a. *Horizontal mix use.* Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, roadways that primarily serve residential areas and other residential uses.

b. *Vertical mix use.* Residential areas shall be measured by the percentage of space within the building that is used to occupy commercial versus residential. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall be calculated based on the area of use including residential parking, amenities, roadways that primarily serve residential areas and other residential uses.

(1) Example: if a two-story building has a building square footage of 10,000 square feet and a 5,000 square feet footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 square feet (50 percent of the footprint of the building) shall count towards the density of residential use.

5. *Live/work units.* Live/work units as defined in this chapter shall be considered commercial use and shall not count toward the overall density of the project.

6. *Shared uses.* Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that substantially serve both residential and commercial uses shall count toward residential density areas.

a. *Parking.* Shared parking must comply with section 10-34-9 of this Code.

F. *Development agreement.* A development agreement between the city and the applicant may be required by the City Council and executed before the zoning designation shall be effective.

G. *Landscaping.* Landscaping within a planned commercial development shall comply with the following standards:

1. Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.

2. The applicant shall comply with City standards for landscaping.

3. In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.

4. Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this chapter, other landscape requirements within the City landscaping and screening standards shall apply.

H. *Off street parking.*

1. Parking areas shall be designed to allow greater pedestrian connectivity and to limit conflicts between vehicular and pedestrian use.

2. For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.

3. Each building shall provide pedestrian access from the nearest right-of-way to the main entrance of the building with a paved path and marked crossings for private drives.

4. All developments must comply with all other City off street parking standards.

I. *Street design.* A developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section after a recommendation from the Planning Commission.

(Ord. No. 2022-12 , 5-5-2022)

CHAPTER 16. BUSINESS AND INDUSTRIAL ZONES

Sec. 10-16-1. Purpose.

See section 10-11-2 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-16-2. Scope.

The provisions of this chapter shall apply to any real property located in a business or industrial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-16-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
Residential uses:				
Accessory building	P	P	P	P
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N

Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N
Dwelling, single-family	N	N	N	N
Dwelling, single-family with accessory apartment	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse	N	N	N	N
Manufactured and mobile home park	N	N	N	N
Manufactured and mobile home subdivision	N	N	N	N
Manufactured home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	P	P	P	P
Residential facility for elderly persons[1]	P	P	N	N
Residential facility for persons with a disability[1]	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Transitional housing facility	N	N	P	N
Public and civic uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N
Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Stable, public	N	N	N	N
Utility, major[3]	N	P	P	P
Utility, minor[3]	P	P	P	P
Commercial uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
Bank or financial institution	P	P	N	N
Bed and breakfast, home	N	N	N	N
Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N

Club, private	P	N	N	N
Construction sales and service	P	N	P	P
Convenience store	P	N	P	P
Family child daycare facility[2]	N	N	N	N
Family child group daycare facility[2]	N	N	N	N
Family child residential certificate care facility[2]	N	N	N	N
Family childcare center	P	N	P	N
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel, commercial	P	P	P	P
~~Kennel, residential~~	~~N~~	~~N~~	~~N~~	~~N~~
Laundry or dry cleaning, limited	P	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service	P	P	N	N
Personal instruction service	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Temporary trailer	P	P	P	P
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P

Vehicle wash	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in business and industrial zones shall include, but not be limited to, the following:

   Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

   Dwelling units for security and maintenance personnel.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Recreational areas and facilities for the use of employees.

   Recycling collection stations.

   Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-11, 11-17-2016; Ord. 2020-28, 12-17-2020)

Sec. 10-16-4. Development standards.

Development standards within business and industrial zones shall be as set forth in table 10-16-2 of this section.

TABLE 10-16-2
DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES

Development standard	Zones			
	BMP	PO	M-1	M-2
Lot standards:				
Minimum lot area	5 acres	2 acres	No requirement	No requirement
Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:				
Maximum height, main building[1]	35 feet	35 feet	60 feet	60 feet
Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement
Setback standards front yard:				
All buildings[2]	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone. Otherwise: no requirement.	
Setback standards rear yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.			
Accessory building				
Setback standards interior side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.			
Accessory building				
Setback standards street side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Notes

1. Except as otherwise permitted by subsection 10-16-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-16-5. Regulations of general applicability.

The use and development of real property in business and industrial zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

A. Design and compatibility standards: see chapter 33 of this title.

B. Landscaping and screening: see chapter 32 of this title.

C. Motor vehicle access: see chapter 35 of this title.

D. Natural resource inventory: see chapter 31 of this title.

E. Off street parking: see chapter 34 of this title.

F. Signs: see chapter 36 of this title.

G. Supplementary development standards: see chapter 37 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-16-6. Regulations for specific uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-16-7. Special regulations.

A. *Increased height.* Notwithstanding the height limitations shown in section 10-16-4, table 10-16-2 of this chapter a greater building height may be allowed in a business or industrial zone pursuant to a conditional use permit. Provided, however, that within 100 feet of the boundary of an adjoining agricultural, residential, or commercial zone, no building shall exceed the greater of:

1. The height limit established by such zone; or

2. The height limit permitted by a conditional use permit for a building on an abutting lot within such zone.

B. *Processing within an enclosed building.* All processing and/or assembly of goods shall be conducted completely within a completely enclosed building, unless otherwise specified in section 10-16-3, table 10-16-1 of this chapter.

C. *Outdoor storage.* Outdoor storage of materials, or finished or semifinished goods shall be located at least 100 feet from any residential zone boundary.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

CHAPTER 34. OFF STREET PARKING AND LOADING

Sec. 10-34-1. Purpose.

The purpose of this chapter is to assure the provision and maintenance of off street parking and loading facilities in proportion to the parking and loading demand of land uses. The requirements of this chapter are intended to assure useful and attractive parking and loading facilities, to protect public safety, and to mitigate adverse land use impacts.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-2. Scope.

The requirements of this chapter are applicable to all new development requiring motor vehicle access under the provisions of this title. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-3. Parking to be provided.

A. *Off street parking required.* Every land use established under the authority of this title shall have parking required by this chapter. When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter.

B. *Continuing obligation to provide parking.* Provision of parking as required by this chapter shall be a continuing obligation so long as a use continues which requires parking. It shall be unlawful for any owner, land use operator, or person responsible for providing parking to discontinue or dispense with required parking facilities without providing an alternate parking area which meets the requirements of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-4. Parking calculation.

The following provisions shall be used to calculate the total number of parking spaces required by this chapter:

A. *More than one use on lot.* If a lot contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this chapter.

B. *Fixed seating.* Where seating consists of chairs, benches, pews or other forms of fixed seating, parking shall be calculated at the rate of one parking space per four seats.

C. *Square foot basis.* Parking requirements based on square footage shall be calculated using gross floor area (GFA) unless otherwise provided in this chapter.

D. *Employee basis.* Parking requirements based on the number of employees shall be calculated using the largest number of persons working on any shift.

E. *Use not listed.* If a use and a corresponding parking standard is not listed in table 10-34-1 of subsection 10-34-10A of this chapter, the Zoning Administrator shall determine the number of spaces required for such use based on the nearest comparable use or a parking study as provided in subsection 10-34-9F of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-5. Parking location.

A. *On site parking.* Except as allowed in subsection B of this section, all required parking shall be located on the same lot as the use to which it is appurtenant and shall be located within 300 feet from the premises served.

B. *Off site parking.* Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:

1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.

2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.

3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.

4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:

   a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

   b. All spaces to be available without charge; and

   c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.

5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

   a. Hazard to pedestrians;

   b. Hazard to vehicular traffic;

   c. Traffic congestion;

   d. Interference with safe and convenient access to other parking areas in the vicinity;

   e. Detriment to the appropriate use of business property in the vicinity; or

   f. Detriment to any residential neighborhood.

C. *Temporary Parking.*

1. Unimproved temporary parking areas shall be exempt from the landscaping and paving requirements of this chapter.

2. The City may allow a temporary use approved pursuant to chapter 48 of this title to occupy or use parking areas ordinarily required for a permanent use if it is found that the temporary use will not cause a shortage in parking needed for the permanent use.

D. *Prohibited parking.*

1. Vacant lots, public rights-of-way unless in designated on-street parking spots, or open land areas shall not be used as parking areas for customers or employees.

2. Overnight parking of vehicles for display other than in designated and improved areas shall be prohibited.

E. *Commercial vehicle parking in residential zones.* One commercial vehicle with a rated capacity of more than two tons may be parked for not more than 24 continuous hours in any 30-day period on a lot in a residential zone. Contracting and earthmoving equipment shall not be parked in a residential zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36 , 8-18-2022)

Sec. 10-34-6. Number and type of parking spaces.

A. *Parking required.* Off street parking spaces shall be provided in accordance with this section for every land use authorized by this title except as otherwise expressly allowed by this title. The total number of parking spaces required by this section shall be determined by summing the parking required by each of the subsections in this section.

B. *Standard parking spaces.* Standard parking spaces shall be provided as set forth in table 10-34-1, off street parking schedule, in subsection 10-34-10A of this chapter.

C. *Handicapped parking spaces.* Parking spaces for handicapped persons shall be provided as required by the International Building Code and the Uniform Federal Accessibility Standards Manual.

D. *Stacking parking spaces.* Stacking or queue spaces shall be provided as follows:

1.	Bank drive-through including automatic teller machines	3 per lane
2.	Carwash:	
	a. Automatic wash accessory use	4 per bay
	b. Automatic wash primary use	4 per bay
	c. Self-wash	3 per bay
3.	Gasoline pump island	1 per pump
4.	Fast food restaurant drive-through	5 per lane

E. *Off street loading spaces.* Off street loading spaces with a height clearance of 14 feet or more shall be provided for buildings used for retail, office, industrial, hospital, storage warehousing, and similar uses as follows:

GFA of building	Required number of loading spaces
3,000—20,000 square feet	1
Each additional 20,000 square feet	1

F. *Tandem parking spaces.* Tandem parking spaces shall not qualify as required parking unless approved by the Planning Commission in the following instances:

1. In multi-family dwellings with garages;

2. In conjunction with valet parking service; or

3. To provide one required space for a bed and breakfast, home, or residential hosting facility without specific Planning Commission approval.

G. *Recreational vehicle parking.* Adequate and accessible recreational vehicle parking storage areas shall be required in each multi-family and planned residential development project unless the premises are subject to restrictive covenants or other means limiting the parking of such vehicles.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015)

Sec. 10-34-7. Parking dimensions.

Unless otherwise modified as provided in this chapter, parking space, bay, and related dimensions shall be as follows:

A. *Parking space dimensions.* Parking space and related dimensions shall be as set forth in this section and as shown on section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.

1. Standard parking space: nine by 18 feet.
2. Carport: minimum inside dimension of nine by 20 feet for each parking space.
3. Garage: minimum inside dimension of ten by 20 feet and minimum door width of eight feet for each parking space.
4. Handicapped parking space: standard size plus four-foot unloading area parallel to the length of the space. Loading area may be shared with an adjacent handicapped parking space.
5. Angle parking space: see section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.
6. Parallel parking space: nine by 22 feet.
7. Loading space: ten by 25 feet.
8. Stacking space: ten by 20 feet.
9. Where the tires of parked vehicles contact curbing, parking stall length may be reduced by two feet if space is available and vehicle overhang does not block a sidewalk.

B. *Driveway dimensions.* Minimum driveway dimensions shall be as follows:

1. For access to five or fewer spaces: 12 feet.
2. For access to six or more spaces: 12 feet for one-way traffic; 25 feet for two-way traffic. Driveway width shall not exceed 35 feet.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-8. Parking lot design and construction.

A. *Parking plans.* Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.

B. *Access to public street.* Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

C. *Private driveway.* Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of

"residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street.

D. *Backing space.* Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.

E. *Curb cuts.* Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.

F. *Internal circulation.* Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.

G. *Landscaping.* Parking lots shall be landscaped as provided in chapter 32 of this title.

H. *Lighting.* Parking lots used at night shall be adequately lighted and comply with Hurricane City's outdoor lighting standards.

I. *Paving.* Unless expressly provided otherwise in this title, every parking lot required by this title shall:

1. Be paved with asphalt, concrete or some other all weather surfacing material;

2. Maintained to eliminate dust or mud; and

3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk.

J. *Diagonal and perpendicular on-street parking on public streets.* Diagonal and perpendicular street parking on public streets is permitted in multiple-family residential (RM-1 RM-2, and RM-3), mobile home/RV park (MH/RV), open space (OS), public facilities (PF), residential planned development overlay (PDO), and recreation resort (RR) zones when constructed and approved pursuant to the following standards. Diagonal and perpendicular on-street parking shall only be located on residential local (typical 45-foot right-of-way street section) or residential standard (typical 52-foot right-of-way street section) roadways.

1. Diagonal and perpendicular on-street parking may only be used for a limited percentage of required parking for the following uses:

Use	Percentage or number of street parking of required parking
Multi-family and resort units	10%
Parks	Up to 20 spaces
Multi-family or resort amenities	Up to 20 spaces for each amenity
Commercial	5%
Planned commercial and mixed use	20%
Government and civic use	10%
All other uses	10%

2. Diagonal and perpendicular on-street parking shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Concrete must be six inches minimum and base course must be six inches thick minimum. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be paved with asphalt.

3. Diagonal and perpendicular on-street parking stalls must be terminated by landscaped areas that are a minimum of 20 feet wide, landscaped with two shrubs no higher than two feet, and contain at least one tree pruned and located to ensure proper line of sight is maintained for motorists and pedestrians.

The length of the landscaped areas shall match the length of the parking stalls. No more than ten adjacent parking stalls are permitted. A number of parking stalls in excess of ten is permitted if separated by a 20-foot wide landscaped area.

4. Diagonal and perpendicular on-street parking shall not cross any sidewalk, and sidewalks shall wrap around the outside of parking areas. Where a sidewalk is adjacent to on-street parking and subject to vehicle overhang, the sidewalk must be a minimum of six feet wide. Abrupt sidewalk transitions are not permitted. Changes in alignment greater than a 45-degree angle are abrupt.
5. Diagonal and perpendicular on-street parking shall be located a minimum of 50 feet from any intersection of a public roadway, measured at the intersecting public street's lip of gutter to the nearest edge of the nearest parking stall.
6. Diagonal and perpendicular on-street parking shall be designed to continue stormwater and stormwater conveyance systems.
7. Diagonal and perpendicular on-street parking and sidewalks shall be placed within the right-of-way or proper easements as follows:
    a. Parking areas shall be contained within the right-of-way recorded on the plat, and all right-of-way boundaries shall run parallel with the center line of the street; or
    b. Standard right-of-way cross sections shall apply, and cross access easement shall be recorded on the final plat containing the full parking space and sidewalks for the continued use and access of the public for the sidewalk.

    These standards shall apply to street parking located in or adjacent to a public right-of-way. Proper method of recording these easements or rights-of-way shall be approved by the City.
8. The area designated as the downtown on the general plan map of the City's general plan may use a street parking cross-section that does not comply with this Code as long as it matches the existing cross-section in the area and is approved by the City Engineer. Alternate street parking design may be approved by the City Council as recommended by the City Engineer and the City Planning Department.
9. No on street parking areas shall interfere with other standards and specification within this chapter, Hurricane City Design Standards, International Fire Code, and State of Utah Traffic Codes.
10. On-street parking plans and cross sections shall be subject to approval of the City Engineer.
11. On-street parking stalls shall be 25 feet min from private accesses measured from parking stall to edge of driven access.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36 , 8-18-2022)

Sec. 10-34-9. Parking modifications.

A. *Modification permitted.* The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section.

B. *Existing commercial buildings.* The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.

C. *Shared use parking.* The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.

2. Required parking spaces reserved for persons with disabilities shall not be reduced.

3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:

    a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

    b. All spaces to be available without charge;

    c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and

    d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.

D. *Commercial, retail, office, and mixed use developments.* The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:

1. Total number of spaces that would otherwise be required for each individual establishment in the development;

2. Hours of operation for each business establishment located in the development, including peak business hours;

3. Estimated tradeoff between businesses which are open when others are closed;

4. Availability of approved on street or shared parking;

5. Transportation alternatives, including proximity to transit stations; and

6. Car or van pooling programs available to users of the development.

E. *Multi-family and planned developments.* The Planning Commission may modify the total number of parking spaces required for multi-family or planned developments after considering the following items and making a finding that adequate parking will be provided:

1. Size of housing units by number of bedrooms;

2. Cost range of units proposed;

3. Owner/tenant characteristics and lifestyle, i.e. singles, couples, families, professionals, retired, elderly, etc.;

4. Examination of existing comparable parking by area or projects;

5. Size of project;

6. Special parking requirements for visitors and recreational vehicles;

7. Future parking expansion capabilities;

8. Transportation alternatives, including proximity to transit stations;

9. Workplace relationships;

10. Handicap requirements;

11. Restrictive covenants; and

12. Availability of approved on street parking for required guest parking.

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

1. The study shall provide:

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

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

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

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

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

a. Considering the recommendations of the parking study and any recommendations from City staff; and

b. Making the findings required under subsection D or E of this section.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2019-09, 7-18-2019)

Sec. 10-34-10. Tables and figures.

A. *Off Street Parking Schedule.*

TABLE 10-34-1
OFF STREET PARKING SCHEDULE

Use type	Minimum standard	Notes/additional standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Boarding house	1 space per tenant	
Dwelling, earth sheltered	2 spaces per dwelling unit	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	
Dwelling, single-family with accessory dwelling unit	3 spaces	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
Guesthouse	1 space per dwelling unit	
Manufactured home	2 spaces per dwelling unit	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Residential facility for troubled youth	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		

Auditorium or stadium	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Bus terminal	Parking study required	See subsection 10-34-9F of this chapter
Cemetery	Parking study required	See subsection 10-34-9F of this chapter
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-34-9F of this chapter
Convalescent care facility	1 space per 4 beds, plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-34-9F of this chapter
Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 space per 200 square feet of gross floor area	
Hospital	2 spaces per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-34-9F of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	

Reception center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	
Riding academy or stable	Parking study required	See subsection 10-34-9F of this chapter
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Utility, major	Parking study required	See subsection 10-34-9F of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bail bond service	2 spaces, plus 1 space per 200 square feet of gross floor area	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D1 of this chapter
Bed and breakfast, home	1 space per guestroom, plus 2 spaces for host family	
Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/proprietor	
Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter
Club, private	1 space per 100 square feet of gross floor area	10 spaces minimum
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces
Daycare	4 spaces, plus 1 space per 500 square feet of gross floor area	
Family child daycare facility	1 space for every 5 children authorized	
Family child group care facility	1 space for every 5 children authorized	
Family child preschool facility	1 space for every 5 children authorized	
Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	

Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
Garden center	1 space per 250 square feet of gross floor area, including outdoor display and sales area	
Gas and fuel, storage and sales	1 space per employee on highest employment shift	
Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D3 of this chapter
Hostel	2 spaces plus 1 space per living or sleeping unit	
Hotel	2 spaces plus 1 space per living or sleeping unit	
Kennel, commercial	1 space per 600 square feet of gross floor area	
Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
Liquor store	1 space per 250 square feet of gross floor area	
Media service	1 space per 250 square feet of gross floor area	
Medical or dental laboratory	2 spaces, plus 1 space per employee on highest employment shift	
Medical service	6 spaces per doctor	
Motel	2 spaces, plus 1 space per living or sleeping unit	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Pawnshop	1 space per 250 square feet of gross floor area	5 spaces minimum
Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per employee on highest employment shift	
Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Produce stand	6 spaces	Exempt from landscaping and paving requirements
Recreation and entertainment, indoor:		
Bowling alley	5 spaces per alley, plus 2 spaces per billiard table	
Movie theater	1 space per 4 seats	

Tennis, handball and racquetball courts	3 spaces per court	
Other uses	1 space per 300 square feet of gross floor area	
Recreation and entertainment, outdoor	Parking study required	See subsection 10-34-9F of this chapter
Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Research service	1 space per employee on highest employment shift	
Residential hosting facility	1 space per guestroom plus 2 spaces for host family	
Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter
Restaurant, general	1 space per 100 square feet of gross floor area	10 spaces minimum
Retail, general	1 space per 250 square feet of gross floor area	
Secondhand store	1 space per 250 square feet of gross floor area	
Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
Transportation service	Parking study required	See subsection 10-34-9F of this chapter
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Veterinary service	5 spaces per doctor	
Warehouse, self-service storage	1 space per employee on highest employment shift	
Wireless telecommunication facility	None	
Industrial uses:		
Automobile wrecking yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	

Freight terminal		
Heavy industry		
Junk or salvage yard		
Laundry services		
Manufacturing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Mineral extraction		
Wholesale and warehousing		

B. *Parking space and aisle dimensions.*

TABLE 10-34-2
PARKING SPACE AND AISLE DIMENSIONS (in feet)

Dimension factors							
A	B	C	D	E	F	G	H
Two-way aisle:							
90°	9	18	24	9	60	60	18
75°	9	20.3	24	9.5	64	55	18.7
60°	9	20.1	24	10.4	64.2	59.8	17.9
45°	9	19.1	24	12.7	62.2	55.8	15.9
One-way aisle:							
75°	9	20.3	17	9.5	57.6	54.4	18.7
60°	9	20.1	15	10.4	55.2	50.8	17.9
45°	9	19.1	13	12.7	51.2	44.8	15.9

C. *Parking space and aisle Illustration.*

FIGURE 10-34-1
PARKING SPACE AND AISLE ILLUSTRATION

[IMAGE]

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015; Ord. 2017-03, 1-19-2017)

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	
Type of Application:	General Plan Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Agent:	
Request:	Review and make a recommendation on the proposed Parks, Trails, and Recreation Master Plan
Report Prepared By:	Gary Cupp

Discussion:

Hurricane is surrounded by scenic red-rock open space and trails for hiking, biking, walking, OHV, and many City-owned parks that offer a wide range of outdoor, recreational activities. For the purpose of improving and enhancing these amenities, the General Plan recommends that the City further evaluate the amount, locations, and quality of the City's recreation programs, open spaces, parks, and trails for the purpose of assuring that current and future populations have adequate access to these important amenities. To achieve this objective, a draft of the proposed Parks, Trails, and Recreation Master Plan has been completed.

Hurricane City General Plan:

Parks and open spaces are a high priority for Hurricane residents, and trails are crucial to ensuring that all residents have safe and convenient access to the City's parks, recreation services, and other outdoor amenities. The following pertinent goals and policies of the General Plan emphasize these priorities and support the objectives of the proposed master plan:

OPEN SPACE AND TRAILS GOAL 1: INCREASE ACCESS TO RECREATION AMENITIES

Goal Policies:

1.1. The City will work to provide a variety of park types and sizes to meet the broadest possible spectrum of recreational needs, and be readily available to serve all residents of the City.

OPEN SPACE AND TRAILS GOAL 2: INTERCONNECTED TRAIL SYSTEM

Goal Policies:

2.1. The City encourages the development of walking and bike paths/lanes in new development to contribute to an interconnected system that links major destinations.

2.2. Neighborhoods should be designed to provide safe pedestrian connectivity. This may include trails between lots, wider sidewalks, and connections through open space, parks, and common areas.

2.3. The City encourages pedestrian connectivity to improve safety and quality of life, enhance the sense of community, encourage people to walk or bike, and increase the opportunity for neighbors to interact.

2.4. New trail systems shall provide access to adjacent neighborhoods, open spaces, and employment centers and tie in with the Washington County and adjacent city trails systems.

2.5. The City coordinates closely with surrounding land owners, such as BLM, to ensure local and regional trail systems are connected.

Master Plan Input and Creation Process:

The proposed Master Plan had a variety of input from various sources and stakeholders, including:

- Steering Committee: A steering committee consisting of the City Manager, Planning Director, City Planner, Parks Superintendent, and Recreation Director met periodically with a consultant team to provide guidance and direction on each step of the plan. This committee made recommendations on public input, draft details, and recommendations within the plan.
- Public Input: During the process, the plan aimed at gathering input from various stakeholders. This included an online survey, two public-input open houses and stakeholder meetings. The input data that was received is included in the appendices of the master plan document.
- Consultant Analysis: The consultant team performed economic research, walking surveys, gathered and reviewed public-input data to help make recommendations within the plan. These recommendations have been reviewed by staff and the steering committee.

Project Schedule:

The planning process started in September of 2023 and included the following milestones:

- October 16, 2023 – Online Survey.
- November 7, 2023 – 1st Public Input & Stakeholder Workshop.
- November 14, 2023 – Steering Committee meeting to review public input and survey data.
- January 23, 2024 – 2nd Public Input & Stakeholder Workshop.

- January 30, 2024 – 2nd Steering Committee meeting and start of document preparation process.
- March 11, 2024 – Draft Master Plan document completed.
- April 25, 2024 – Presentation to the Planning Commission.
- May 2, 2024 – Presentation to the City Council.

Organization and Key Sections of the Master Plan Document:

The document provides an Executive Summary and Introduction that discusses the purpose and scope of the master plan and presents background information relating to the existing conditions of the City's recreational assets. The master plan is then organized into the following key sections:

- Benefits and User Analysis
- Community Involvement
- Classifications and Inventory (of existing facilities)
- Level of Service Analysis
- Recreation Programs
- Financial Viability, Impact Fees & Facilities Plan

The document also includes discussions and recommendations regarding water conservation, public signage, and trail rules, with various appendices that provide the data collected during the preparation of the master plan.

Recommendation:

Staff recommends that the Planning Commission review and consider the proposed Parks, Trails, and Recreation Master Plan and its objectives, and make a recommendation for adoption by the City Council.

HURRICANE CITY

PARKS, TRAILS, AND RECREATION MASTER PLAN

2024



DRAFT REPORT

PREPARED BY

CivilScience

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SECTION 1

EXECUTIVE SUMMARY

User Analysis

The primary objective of this study is to establish plans to guide the development of future Hurricane City parks, trails, and recreation facility improvements through analyzing the existing conditions and 10-year conditions, as well as addressing longer term (20-year) conditions. The outcomes of the study include recommended improvements, estimated project costs, maximum allowable impact fee, and projected cash flow for Hurricane's recreation services.

Inventory

Hurricane City has a historic annual growth rates of 5%-16%. Projected annual growth rates for this study are shown in Table 3 as 4% per year for 8 years then 3.3% per year thereafter.

2023 estimated population – 24,000

2033 estimated population – 34,813

2043 estimated population – 48,167

Existing Facilities Inventory

Hurricane City currently operates and maintains 21 existing parks and three recreational facilities (the community center, fine arts center, and swimming pool).

- Existing LOS for Parks is 4.35 ac/1,000 people
- Existing LOS for Trails is 0.05 miles/1,000 people
- Existing LOS for Recreation Facilities is 2,528 sq-ft/1,000 people

System Analysis

The LOS demands (in acres/1,000 people, miles/1,000 people, and square feet/1,000 people) for the 10-year and 20-year planning horizon are shown in the table below. It shows the eligible park area, recreation facility area, trail miles, and impact fee facilities plan updates, as well as estimated costs for each.

Financial Viability

The estimated costs of recommended improvements based on park area, recreation facility area, trail length, and impact fee facilities plan updates came to $29,997,788.78 for 10 years and $81,680,397.40 for 20 years. An equivalent residential connection (ERC) conversion of 1.865 was used, based on the lastest water impact fee analysis. The maximum allowable impact fee for an equivalent residential connection is $5,173.95.

Average Costs	
Per Acre of Park	$393,644
Per Mile of Trail	$695,420
Per SF of Rec Facility	$300

Population	
2023 population	24,000
2033 population	34,813
2043 population	48,167

	Developed Park [ac]	Recreation Facility [sf]	Paved Trails [mi]	IFFPA Update (every 5 years)	Total Costs
Level of Service[ac, sf, or mi/1000 ppl]	4.35	2,528	0.05		
10-yr Pop. Increase: **10,813**					
10-yr Demand Increase	47.08	27,336	0.51	2 (at $40,000 ea.)	
Est. 10-yr Cost (at 3% for 5 yr)	**$20,460,410.21**	**$9,054,251.30**	**$390,204.27**	**$92,923.01**	**$29,997,788.78**
20-yr Pop. Increase: **24,167**					
20-yr Demand Increase	105.22	61,095	1.14	2 (at $40,000 ea.)	
Est. 20-yr Cost (at 3% for 15 yr)	**$55,743,289.47**	**$24,667,821.71**	**$1,063,090.58**	**$206,195.64**	**$81,680,397.40**

New ERCs	5,798
Maximum Allowable Impact Fee	**$5,173.95**

Impact Fee Calculation

SECTION 2

INTRODUCTION

Purpose and Scope

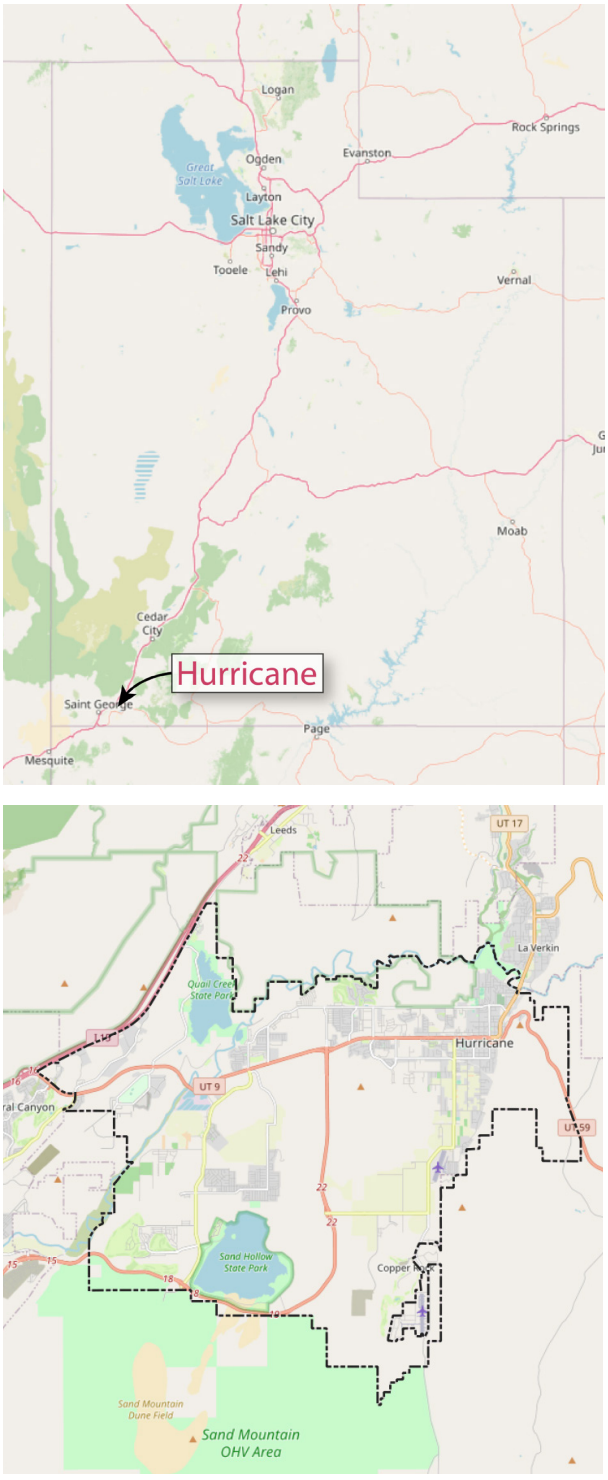
In August of 2023, the Hurricane City engaged the services of Civil Science, Inc. for the purpose of undertaking a comprehensive evaluation of the master plan and impact fees associated with parks, trails, and recreational facilities and programs. Recognizing the vital role of an early planning process, the city aims to ensure the effective fulfillment of both present and future recreational requirements for its residents through the development of an inclusive park and trail system spanning the entire community.

Parks, trail, and recreational facilities constitute a fundamental component of any community. Their strategic placement and characteristics can have a significant impact on the trajectory and nature of development within a community. These amenities also play a pivotal role in enhancing the overall quality of life and contributing significantly to the aesthetic appeal of a neighborhood.

As directed by the city, the specific objectives of this plan are to:

- Analyze population growth rates and projections
- Identify existing parks and trails facilities
- Establish a facilities plan and master plan to accommodate future growth
- Perform a financial and impact fee analysis

The overall goal of this plan is to provide a general guide to the City for making decisions pertaining to future park and trails development and recreation development for City sponsored programs.



Vicinity and Location of Hurricane City

Background Information

Hurricane City is in Washington County in southern Utah, to the east of Washington City and to the south of La Verkin and Toquerville. The terrain around Hurricane consists of a diverse array of buttes, canyons, and other geological features. The City borders Quail Creek State Park to the north and Sand Hollow State Park to the south. The Virgin River runs along the north edge of the city, flanked by dramatic cliffs and sweeping views of Red Cliffs Desert Reserve.

Hurricane has an arid climate that is typically hot and dry in the summer months and mild in the winter months, with an annual average high temperature of 77°F, an annual average low temperature of 48°F, and annual average precipitation of 16.19 inches (https://www.usclimatedata.com/climate/hurricane/utah/united-states/usut0343).

Analysis Area

The master plan area is generally contained within the existing Hurricane City limits and addresses level of service and impacts for 10- and 20-year horizons, as well as planning for full buildout.

Hurricane abuts Quail Creek State Park, the Virgin River and Red Cliffs Desert Reserve to the north, Washington City to the west, Sand Hollow State Park to the south, and BLM land to the east, and La Verkin to the north-east. Considerations were made in this plan to connect to their trail facilities wherever it seemed appropriate. While outward geographical growth of the city is not expected or planned for in this report, there are significant areas of agricultural and undeveloped land within current Hurricane City limits that are likely to be developed.

BENEFITS OF PARKS, TRAILS, AND RECREATION

Parks and trails have numerous benefits to communities. Many needs that cities and communities are facing can be addressed through parks. These include:

Economic development

Parks create local job opportunities and can increase municipal revenues. A healthy network of parks and trails also helps to attract homebuyers and affluent retirees and positively affects home values.

Creating safer neighborhoods

Parks can offer a sense of belonging and have been linked with decreased rates of aggression. Parks can function as community gathering places that help build community ties and produce stronger, safer neighborhoods.

Green infrastructure

Green infrastructure in parks can be a cost-effective way to manage stormwater and other forms of public infrastructure. Cities can use parks to protect ecological functions and biodiversity through interconnected natural areas.

Helping children learn

City parks offer places for children to learn and explore in healthy, safe ways, and can even help children to begin to engage with their wider community through programs like community art installations.

Cultural and sports programs

Parks can act as venues for cultural activities and sports tournaments. In addition to providing recreation opportunities for residents and visitors, these types of events can be a major economic benefit to cities.

Heat and air quality management

Urban areas experience the urban heat island effect, where hard surfaces create artificially higher temperatures. Parks can help cool temperatures through shading and evapotranspiration. Parks and green spaces can also help sequester carbon and other air pollutants.

Improving property values

Parks tend to improve the property values of nearby homes. This is especially true for multifamily development or homes on smaller lots, where residents without their own yards and recreation amenities are willing to pay a higher premium for proximity to parks.

Improving Public Health with Parks and Trails

One of the biggest benefits from public parks and trails is improvements to public health. The CDC states:

"Having access to places for physical activity, such as parks and trails, encourages community residents to participate in physical activity and do so more often. The closer you live to a park, the more likely you are to walk or bike to those places, and use the park for exercise."

Physical activity can help to:

- Control your weight,
- Reduce your risk of cardiovascular disease,
- Reduce your risk of type 2 diabetes,
- Reduce your risk for some cancers,
- Strengthen your bones and muscles,
- Improve your mental health and mood,
- Improve your ability to do daily activities and prevent falls, if you're an older adult,
- Increase your chances of living longer.

SECTION 3

USER ANALYSIS

An important element in any community plan is a user analysis or a projection of the City's population growth rate. This projection gives the planner an idea of the future demands the City should plan for throughout the planning period. This section summarizes how the growth rate, planning period, population projections and capacity were calculated or obtained.

Planning Horizon

This analysis considers three planning horizons: existing conditions, 10-year, and 20-year scenarios. The existing condition scenario evaluates the facilities based on the number of Equivalent Residential Connections (ERCs) the City currently serves. The 10-year and 20-year planning horizons evaluate potential deficiencies and plan for improvements needed to resolve any of those deficiencies.

Growth Rate

Projecting the City's population and growth rate are essential to the development of a facilities plan. Projecting the number of future connections, or population, is a subjective process. This study uses\ several resources for this projection including: Census figures, sewer and water connections to evaluate growth trends and provide a projection of how growth occurs. Census data and annual growth rates from 1980 to 2020 are included in the table of historic growth rates. The table of historic growth rates also shows the historic 10-year, 20-year, 30-year, and 40-year average annual growth rates for the dates specified. These historic rates serve as a comparison with projected growth rates.

Description	Year Period	Population	Growth
10-year Historic	1980	2,660	-
10-year Historic	1990	3,915	4.7%
10-year Historic	2000	8,250	11.1%
10-year Historic	2010	13,748	6.7%
10-year Historic	2020	20,036	4.6%
20-year Historic	1980-2000	-	10.5%
20-year Historic	1990-2010	-	12.6%
20-year Historic	2000-2020	-	7.1%
30-year Historic	1980-2010	-	13.9%
30-year Historic	1990-2020	-	13.7%
40-year Historic	1980-2020	-	16.3%

Historic Growth Rates

Housing Occupancy	
Occupied Housing Units	68%
Person per Household	2.74
Households	6817

Housing Occupancy

Equivalent Residential Connections

Calculating an ERC provides a way to compare residential to non-residential users. ERC values are based on water use and are shown in this plan as building area. See the latest Hurricane Water Impact Fee Facilities Plan and Analysis for more information on how this is calculated. It was calculated that 1 ERC equals 1.865 people. Annual population, ERC, and growth rate projections for the 20-year planning horizon are available in the table of projected growth and ERCs.

Year	Source	Population	Growth	ERCs
2010	Census	13,748	-	7,372
2011	Estimate	14,017	2.0%	7,516
2012	Estimate	14,311	2.1%	7,673
2013	Estimate	14,571	1.8%	7,813
2014	Estimate	15,006	3.0%	8,046
2015	Estimate	15,485	3.2%	8,303
2016	Estimate	16,163	4.4%	8,666
2017	Estimate	17,150	6.1%	9,196
2018	Estimate	18,184	6.0%	9,750
2019	Estimate	19,074	4.9%	10,227
2020	Census	20,036	5.0%	10,743
2021	Estimate	21,822	8.9%	11,701
2022	Estimate	23,077	5.8%	12,374
2023	Projected	24,000	4.0%	12,869
2024	Projected	24,960	4.0%	13,383
2025	Projected	25,958	4.0%	13,918
2026	Projected	26,996	4.0%	14,475
2027	Projected	28,076	4.0%	15,054
2028	Projected	29,199	4.0%	15,656
2029	Projected	30,367	4.0%	16,283
2030	Projected	31,582	4.0%	16,934
2031	Projected	32,624	3.3%	17,493
2032	Projected	33,701	3.3%	18,070
2033	Projected	34,813	3.3%	18,666
2034	Projected	35,962	3.3%	19,283
2035	Projected	37,149	3.3%	19,919

Equivalent Residential Connections (Continued on following page)

Year	Source	Population	Growth	ERCs
2036	Projected	38,375	3.3%	20,576
2037	Projected	39,641	3.3%	21,255
2038	Projected	40,949	3.3%	21,957
2039	Projected	42,300	3.3%	22,681
2040	Projected	43,696	3.3%	23,429
2041	Projected	45,138	3.3%	24,203
2042	Projected	46,628	3.3%	25,002
2043	Projected	48,167	3.3%	25,827

Equivalent Residential Connections (Continued from previous page)

SECTION 4

COMMUNITY ENGAGEMENT

Community engagement was a critical component in the development of the Parks, Trails, and Recreation Master Plan. Several methods of engagement were used to ensure that all Hurricane residents had the opportunity to contribute their thoughts, concerns, and insight to the future of parks, trails, and recreation in their community. The three primary methods of community involvement were the community survey, partnering meetings, and public open houses. The survey had the widest reach, being sent to all Hurricane residents, and any residents that wished to have more active involvement in the process or had specific questions had the opportunity to attend the public open house. The partnering meetings provided a venue to receive focused input from community group representatives and other important partners.

Partnering Meeting #1

The first partnering meeting was attended by representatives from several community groups and government agencies including the Southern Utah Bicycle Alliance, Southern Utah Baseball, and Red Cliffs Desert Reserve, Washington County and local skatepark and bike park advocates. A presentation was given that reviewed the master planning process and the current distribution and level of service of parks, trails, and recreation facilities in Hurricane. The presentation included maps of the location of existing facilities in Hurricane, and of what areas of the city are serviced by those facilities.

The main outcomes from the partnering meeting are provided below:

- More trail connectivity and safer trails throughout the city. The highest priorities are connecting the Zion Corridor through to Southern Parkway and tying into the trail connection that the County will be building at Legacy Park (the fairgrounds).
- More skateparks throughout the city, possibly as small "skate dots" integrated into other parks.

Open House #1

The first open house was well attended, with about 20 attendees, most of whom were Hurricane residents. After viewing a short presentation similar to the one presented at Partnering Meeting #1 attendees were able to voice their concerns and questions in small groups. Maps were provided at each table, and many attendees expressed desires for particular facilities in certain parts of Hurricane, which were noted on the maps.

Overall, the attendees at the open house wanted:

- More paved, shared-use trails. Priorities were east-west connection across the city, linking Dixie Springs and Pecan Valley areas into the rest of the city, and continuing the 400 S trail. There was also some interest in equestrian trails that connect to the equestrian park (rim trail).
- A community park somewhere in the vicinity of State St and 2260 W.
- More parks in the Pecan Valley area.
- Reducing conflict with ATVs on roads and trails around Sand Hollow.
- More pickleball courts.
- Current parks to be maintained.

Community Survey

In addition to being distributed through the mail, the community survey was distributed at the first open house. In total, there were 228 responses to the survey, which is about 1% of the population of Hurricane. Below is a summary of survey results, organized by category. The full survey results are available in Appendix B.

Parks

Residents want more parks overall. In questions where residents selected which types of parks they believe are most important to develop, they focused on large, natural open spaces/community parks and linear parks along rivers and washes. There were many written responses that requested more sports facilities, including softball, tennis, and pickleball. Several requests were also made for more skateparks. Residents in less central parts of town would like to see parks more evenly distributed, and there is a general concern with the maintenance/condition of the current parks.

Trails

Residents are very concerned about the lack of safe routes for biking and walking. Many respondents cited safety

concerns with riding bikes along roads, and asked for more dedicated, paved trails. Several people wanted to see a trail system more like what is available in St George or Washington.

Recreation Facilities

Overall, residents are not satisfied with the current state of recreation facilities in Hurricane and would like to see them improved, expanded, or replaced. People felt that the current facilities do not meet the needs of the community. The state of the pool and the recreation center were specific items of concern, and there were several requests for a new recreation center and an indoor pool.

Dogs and Dog Parks

Residents disagreed about whether dogs should be allowed/encouraged in parks and trails in Hurricane, with some residents sharing that they wished dogs would be banned from all parks and trails and others expressing a desire to have more dog friendly areas. The biggest point that most people agreed on is that the current dog park is not in good condition, and some people shared that they wished there was a dog park in Hurricane more like the Dog Town Park in Washington.

Managing Growth

Many people were concerned about rapid growth in Hurricane and emphasized the importance of maintaining recreation and open space and keeping a small-town feel. Outdoor recreation is important to many Hurricane residents, and people wanted to make sure that they didn't lose access to open recreation areas as more development happens.

Partnering Meeting #2

The second partnering meeting was attended by representatives from community groups and government agencies including Washington County and local skatepark and bike park advocates.

A presentation was given that reviewed the results from the public survey and the proposed parks and trails plans. This included maps or the proposed systems. The attendees maintained similar priorities to those shared at the first partnering meeting, especially about increasing trail connectivity and skate/bike parks.

Open House #2

The second open house had more attendees than the first, with about 30 people. A presentation was given similar to the one given at Partnering Meeting #2. The emphasis was on presenting the proposed parks and trail system to the public. Attendees had the opportunity to ask questions and voice concerns.

The main topics of discussion were:

- There were several questions about how impact fees work – what they can and cannot be used for under state law, and how Hurricane is planning to use them.
- Several attendees were concerned that the city is putting too much funding towards increasing the amount of parks, trails, and recreation facilities, rather than on maintaining what the city already has.
- There was also significant concern about how the public can be involved in the detailed planning of parks, trails, and recreation facilities. Some attendees were frustrated that they had not been consulted about the construction of the new sports building at American Legion Park. There was discussion about how residents can attend city council meetings to influence these decisions, however, it became clear that residents desire more ways to be involved in the design of facilities that they will be funding through their tax dollars.
- Attendees wanted to make sure that bike trails would be separated from the road, rather than just being a bike lane attached to the road.
- Attendees representing the skating community emphasized the benefits of skateparks and skate features to the community, especially to the youth and to families.





Open House #2

SECTION 5

CLASSIFICATIONS AND INVENTORY

This section seeks to inventory the existing parks and recreation facilities within Hurricane City, establish guidelines, standards, classifications, and existing LOS to be used throughout the facilities plan and in future parks and recreation planning. Information was gathered from the City's GIS department along with various site investigations and with information provided by City personnel.

Parks, Trails, and Recreation Facilities Classification

Hurricane City has various recreational demands and several types of facilities to meet these demands. The following park and trail classifications have been identified as types of recreational facilities that help meet the recreational demand of the community. The following is a description of each type of classification, general parameters that apply to the classification, specific examples of the classification, and if the classification is applicable to the overall LOS used in the impact fee analysis.

Public Involvement Process

While the classifications below provide guidelines and minimum requirements, Civil Science recommends that the city provide opportunities for public involvement in the design of parks, trails, and recreation facilities. It is critical for residents to be able to influence how public money is spent on facilities that they will be using. While public input about the distribution and quantity of facilities was incorporated into this plan, many of the concerns that residents expressed in the community survey and the public meetings will be important to address at the site scale. This includes desires such as having certain sports facilities, crime prevention through environmental design, and park character.



Dixie Springs Park

CITY-OWNED FACILITIES			
	Description	Typical Size	Area Served
Neighborhood Park	Remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood.	4-10 acres	0.5-mile radius
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting a wide range of recreational activities (passive, active, programmed sports, league play, tournaments, etc.) for the several neighborhoods or the entire community.	10-40+ acres	2-mile radius
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward a specific use.	<1 acre	Hurricane and surrounding region
Paved Trail	Serves as paved transportation corridors for non-motorized modes of transportation. Used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.	10' or 12' width, length varies	Hurricane and surrounding region
Unimproved Trail	Nature trails for pedestrians or cyclists, typically unpaved. Does not count towards trails level of service.	Width varies, length varies	Hurricane and surrounding region
Recreation Facility	Facilities for recreation opportunities not commonly available in parks or trail, such as swimming pools and indoor fitness areas.	Area varies	Hurricane and surrounding region

NON-CITY-OWNED FACILITIES			
	Description	Typical Size	Area Served
Private Park/Facility	Used to address limited or isolated recreational needs for private communities.	0.25-1 acre	0.15-mile radius
School Park	Often complement open space and could possibly serve in number of capacities such as a neighborhood park or youth athletic field.	Dependent upon school district	1 mile radius or boundary of school
Regional Park	Large recreation area, such as a state or national park, that serves an entire region. Often includes multiple special use facilities and accommodates large numbers of people for a variety of activities.	Variable, large scale	Hurricane and surrounding region

Classification Summary

City Owned Parks

Neighborhood Park

Description: The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. This type of park provides activities for all age groups and addresses the specific recreational needs of the nearby neighborhood it serves. Facilities may include play structures, picnic areas, shaded seating, soft and hard surface courts, restrooms, trails, and large informal open areas for unprogrammed play activities. Typically, parks in this classification have no lighted athletic fields for formal team competition, and no schedule for organized programs. These parks are intended for use by local neighborhood residents and are not intended to draw large numbers of residents to the area, unlike parks that have sports fields, splash pads, or large sports court amenities.

Location: Centrally located within its service area and uninterrupted by non-residential roads and other physical barriers.

Access: By way of interconnecting trails, sidewalks, or low volume residential streets.

Desirable Size: 4 – 10 acres

Area Served: 0.5 mile radius

Examples: Stout Park, Zions Gate Park, Sky Ridge Park, Santa Fe Park

Application of LOS: Yes

Required Elements for New Neighborhood Parks:

- Restroom
- Picnic Shelter
- Playground Structure
- Open Grass Areas
- Shaded Areas
- 8-10 Parking Spaces
- Park Furniture
- At least one of the following:
    - Basketball standard
    - Tennis court
    - Volleyball court
    - Sport court (multi-use)
    - Paved walking trail
    - Climbing wall
    - Other neighborhood-desired facility



Santa Fe Park

Community Park

Description: Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting a wide range of recreational activities for several neighborhoods or sections of the community. They allow for group activities and offer other recreational opportunities not feasible – nor perhaps desirable – at the neighborhood level. Community parks can accommodate special events and gatherings and can provide for a broad variety of activities and recreation opportunities. Community parks may be highly developed with amenities such as playgrounds, lighted athletic fields, programmed sports which accommodate specific needs of user groups and athletic associations based on demand and program offering, or they may include large open spaces with sensitive environments such as wildlife habitat, river corridors, and flood plains, greenways, and other protected open space and sensitive lands.

Location: Community parks should be viewed as a strategically located community-wide facility rather than serving a defined neighborhood or area. They should not be adjacent to residential areas unless buffering (topographic breaks, vegetation, walls, etc.) is used, but more importantly the quality of the natural resource base should play a significant role in site selection. Identifying the location of these facilities is critical to avoid long term conflicts and negative impacts to the community.

Access: Community parks should be serviced by a collector level street and not through a residential road. Given that a community park will likely be used for league sports and tournaments, access routes from outside the community should also be considered. Multiple access points in and out of parking areas should be provided to facilitate vehicular movements during events. The site should be easily accessible by way of interconnecting trails, as well.

Desirable Size: 10 – 40+ acres

Area Served: 2-mile radius

Examples: Grandpa's Pond Park, Spilsbury/American Legion Sports Complex, Dixie Springs Park, Hurricane Equestrian Park

Application of LOS: Yes

Required Elements for New Community Parks:

- Restrooms
- Picnic Shelters
- Shaded Areas
- Appropriate Number of Parking Spaces (off-street parking to handle events)
- Sports Fields/Courts
- Walking Paths
- Playground



Spilsbury/American Legion Sports Complex

Special Use Park

Description: Special use parks are usually implemented to serve specific needs, such as access to trails or for a historical marker. Improved trailheads, linear parks, and small picnic areas are included in the special use park classification. They are sometimes located within public easements.

Location: Dependent on use, often adjacent to trails

Access: By way of interconnecting trails, sidewalks, and streets.

Desirable Size: Varies, usually <1 acre

Area Served: Hurricane City and surrounding region

Examples: Hurricane Heritage Wayside Park, Main Street trailhead, Vlassek Park, Cherry Heights Linear Park

Application of LOS: Yes



Cherry Heights Linear Park

Paved Trail

Description: Paved trails or trail systems are generally transportation corridors for non-motorized modes of transportation such as walking, jogging, running, and cycling and provide valuable recreation and transportation opportunities for residents and visitors. They are used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.

Location: Generally located in natural corridors such as along streams and riverbanks and along washes. Paved trails are also often located in utility corridors. Care should be taken to ensure preservation and enhancement of these natural corridors and habitat to maintain the fragile ecosystem in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. All trails should interconnect and have access points to parks, residential roads, local connectors, and main thoroughfares.

Desirable Size: 12 feet in width for connector trails shown on active transportation plan, 10 feet in width for internal neighborhood trails, length varies.

Area Served: Hurricane City and surrounding region

Examples: 400 S Trail

Application of LOS: Yes



400 South Trail

Unimproved Trail

Description: Unimproved trails emphasize a relationship with the natural environment. These are most often located within natural resource areas and greenways. Since regional and state parks often develop and maintain these types of trails, the need for them at the local level is often limited. They can provide a different opportunity for interconnectivity between other parts of the park system more oriented on the natural environment rather than parks.

Location: Generally located in natural corridors or in large natural recreation areas. Care should be taken to ensure preservation and enhancement of these natural corridors and habitat to maintain the fragile ecosystem in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. Trails could interconnect and have access points to parks and residential roads.

Desirable Size: Width varies from 3' wide single-track trails to larger 10' wide trails. The width of the trail should match the environment and the intended use (mountain bike, hiking, etc.). The length of unimproved trails varies.

Area Served: Hurricane City and surrounding region

Examples: Red Rock Walking Trail, Quail Lake Bike Trails

Application of LOS: No

Recreation Facility

Description: Recreation facilities provide additional recreational opportunities to the community not available in parks or trails. Amenities available in a recreation center can be as follows: aquatic facilities including swimming pools, lap pools, water features, splash pads, slides, etc., health and fitness areas including weight rooms, aerobics rooms, tracks, court facilities including tennis, racquetball, basketball, gymnastics, pickleball, rock climbing, etc.

Location: Centrally located within the community and should be identified prior to development to avoid conflicts.

Access: The site should be serviced by a collector level street and not through a residential road. It should be easily accessible from throughout its service area by way of interconnecting trails and sidewalks.

Desirable Size: 25,000 - 50,000 square feet

Area Served: 4+ mile radius

Examples: Hurricane Community Center, Hurricane City Pool

Application of LOS: Yes



Quail Creek Hiking and Mountain Bike Trails

Non-City Owned Parks

Private Park/Facility

Description: The private park/facility is the smallest park classification and is used to address limited or isolated recreational needs for private communities. They are generally developed within a residential area for the exclusive use of residents and are maintained through a neighborhood association. Even though all parks within this classification are private they still serve the recreational needs of the local neighborhoods, however, they are not a complete substitute for public recreation space.

Location: Central to a neighborhood or servicing a specific recreational need or taking advantage of a unique opportunity. Often the location of these private parks/facilities will be determined by the developer with the city negotiating the final location.

Access: By way of interconnecting trails, sidewalks, or low-volume residential streets.

Desirable Size: 0.25 – 1 acre

Area Served: 0.15-mile radius

Examples: Private parks, private clubhouses

Application of LOS: No

School-Park

Description: The school-park combines the resources of two public agencies and provides a range of recreational services and facilities to several neighborhoods that are served by a school. Depending on circumstances, school-park sites often complement open space and could possibly serve in several capacities, such as a neighborhood park or youth athletic field. Even though all parks within this classification are determined by the school district and location of schools, it is important to understand these schools serve the recreational needs of surrounding neighborhoods. This classification also includes private and charter schools. Some communities have agreements with local school districts for shared use of fields and courts and supporting amenities.

Location: Adjacent to a school facility.

Access: By way of interconnecting trails, sidewalks, and streets. Should have direct access from a collector level (larger) street.

Desirable Size: Dependent upon school district

Area Served: 1 mile or boundary of school

Examples: Elementary, Middle, and High Schools

Application of LOS: No



View Over Hurricane City

Regional Park

Description: Regional parks are large recreation areas that serve an entire city or region. The classification of regional parks includes special use facilities such as golf courses, lakes, nature centers, campgrounds, state parks, national parks and other broad expanses of natural scenery or open space. Regional parks are designed to accommodate large numbers of people for a variety of day use activities.

Location: Often developed around a unique or significant resource or to emphasize a regional recreational interest. They also serve as a buffer and separation between communities or other areas.

Access: Typically, regional parks are serviced by a main arterial

Desirable Size: Variable, large scale

Area Served: Hurricane City and Washington County, Southern Utah

Examples: Sky Mountain Golf Course, Sand Hollow Resort Golf Courses, Red Cliffs Desert Reserve, Quail Creek State Park, Sand Hollow State Park, Zion National Park



Sand Hollow State Park



Zion National Park

SECTION 6

EXISTING FACILITIES

This section seeks provides an inventory of all existing City of Hurricane parks, trails, and recreation facilities, including what amenities are at each facility, and the condition of each facility.

Park Name	Acres	Classification
American Legion Park	13.01	Community Park
Bowery Canal Trailhead	0.03	Special Use Park
Cherry Heights Linear Park	1.63	Special Use Park
Community Center Park	5.93	Community Park
Dixie Springs Park	15.04	Community Park
Grandpa's Pond Park	36.61	Community Park
Hall Park	0.78	Neighborhood Park
Hurricane Bike Park	2.63	Community Park
Hurricane Dog Park	1.51	Neighborhood Park
Hurricane Equestrian Park	6.82	Community Park
Hurricane Heritage Wayside Park	0.35	Special Use Park
Main Street Trailhead	0.23	Special Use Park
Pioneer Park	1.26	Neighborhood Park
Santa Fe Park	0.66	Neighborhood Park
Sky Ridge Park	1.26	Neighborhood Park
Spilsbury Sports Complex	8.80	Community Park
Stout Park	2.85	Neighborhood Park
Three Falls Park	4.44	Neighborhood Park
Three Falls Trailhead	0.01	Special Use Park
Vlassek Park	0.13	Special Use Park
Zion's Gate Park	0.51	Neighborhood Park

Existing Park Acreage and Classification

Trail Name	Trail Area	User	Miles	Paved
2800 W Trail	Hurricane	Hike/Bike	0.7	Yes
400 S Trail	Hurricane	Hike/Bike	0.5	No
Bowery Canal Trail	Hurricane Cliffs	Hike	0.8	No
Ivy Wood Trail	Hurricane	Hike/Bike	0.2	No
Red Rock Walking Trail	Dixie Springs	Hike	0.5	No
Rock n Roll	Quail Lake	Hike/Bike	2.2	No
Rythm Blues	Quail Lake	Hike/Bike	2.2	No
Rythm Blues Upper	Quail Lake	Hike/Bike	1.9	No

Existing Trails Lengths and Information

Recreation Facility Name	Square Feet
Hurricane Community Center	30,103
Hurricane Fine Arts Center	20,000
Hurricane City Pool	10,570

Existing Recreation Facility Square Footage

	Parking (# of stalls)	Covered Pavilion	Picnic Tables	Barbecues	Park Benches	Electrical Outlets	Restrooms	Drinking Fountains	Playground	Sand Volleyball Courts	Basketball Courts	Pickleball Courts	Tennis Courts	Horseshoe Pits	Softball Fields	Baseball Fields
American Legion Park	100	0	0	0	0	6	0	1	0	0	0	0	0	0	1	1
Bowery Canal Trailhead	5	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0
Cherry Heights Linear Park	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0
Community Center Park	277	2	42	0	15	115	6	4	2	0	1	6	0	0	0	0
Dixie Springs Park	93	4	22	0	15	8	3	1	3	0	1	2	0	0	0	0
Grandpa's Pond Park	62	3	29	2	12	8	4	2	1	0	0	0	0	0	0	0
Hall Park	6	1	4	1	3	6	2	1	1	0	0	0	0	0	0	0
Hurricane Bike Park	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hurricane Dog Park	8	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0
Hurricane Equestrian Park	496	1	12	0	0	8	2	2	1	0	0	0	0	0	0	0
Hurricane Heritage Wayside Park	12	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Main Street Trailhead	7	0	0	0	2	0	1	1	0	0	0	0	0	0	0	0
Pioneer Park	20	1	12	3	2	8	2	1	1	0	0	0	0	0	0	0
Santa Fe Park	10	1	7	1	2	2	0	1	1	0	1	0	0	2	0	0
Sky Ridge Park	29	1	10	0	9	2	2	2	1	0	0	2	0	0	0	0
Spilsbury Sports Complex	250	0	4	0	0	5	2	3	0	0	0	0	0	12	1	2
Stout Park	15	1	2	0	8	4	0	1	1	1	0	0	0	0	0	0
Three Falls Park	55	0	4	0	4	2	3	1	0	0	0	0	0	0	0	0
Three Falls Trailhead	6	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Vlassek Park	4	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Zion's Gate Park	5	1	5	1	1	2	0	1	1	0	0	0	0	0	0	0

Existing Park Amenities *(continued on following page)*

	Soccer Fields	Open Grass Area	Concessions Stand	Walking Path	Hiking Trail	Trailhead	Urban Fishing	Splash Pad	Corn Hole	Dog Park	Disk Golf	Pond	Skate Park	Pump Track/Bike Area	Amphitheater	ADA Compliance
American Legion Park	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bowery Canal Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Cherry Heights Linear Park	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Community Center Park	0	4	0	0	0	0	0	1	5	0	0	0	0	0	0	1
Dixie Springs Park	0	2	0	1	0	0	0	1	0	2	0	0	0	0	0	1
Grandpa's Pond Park	0	3	0	1	0	0	1	0	0	0	1	1	0	0	0	1
Hall Park	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Hurricane Bike Park	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Hurricane Dog Park	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0
Hurricane Equestrian Park	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1
Hurricane Heritage Wayside Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Main Street Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Pioneer Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Santa Fe Park	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Sky Ridge Park	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Spilsbury Sports Complex	0	3	1	0	0	0	0	0	0	0	0	0	0	1	0	0
Stout Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Three Falls Park	3	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Three Falls Trailhead	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Vlassek Park	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zion's Gate Park	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1

Existing Park Amenities (continued from previous page)

	Restroom(s)	Pavilion(s)	Playground(s)	General/Landscape Areas/Grass
American Legion Park	NA	NA	NA	2
Bowery Canal Trailhead	NA	NA	NA	2
Cherry Heights Linear Park	NA	NA	NA	2
Community Center Park	3	2	3	2
Dixie Springs Park	1	1	1	2
Grandpa's Pond Park	2	2	1	2
Hall Park	3	2	1	2
Hurricane Bike Park	NA	NA	NA	NA
Hurricane Dog Park	NA	1	NA	3
Hurricane Equestrian Park	1	1	1	2
Hurricane Heritage Wayside Park	NA	1	NA	2
Main Street Trailhead	2	NA	NA	2
Pioneer Park	3	1	2	2
Santa Fe Park	NA	2	2	2
Sky Ridge Park	2	2	2	2
Spilsbury Sports Complex	3	NA	NA	2
Stout Park	NA	3	3	2
Three Falls Park	2	NA	NA	2
Three Falls Trailhead	NA	NA	NA	2
Vlassek Park	NA	3	NA	2
Zion's Gate Park	NA	3	1	2

Key:

1. Pristine, like new
2. Mild wear
3. Heavy wear/damage/weathering

Existing Parks Condition

SECTION 7

LEVEL OF SERVICE ANALYSIS

Establishing an existing LOS is a fundamental part of an impact fee facilities plan and analysis. Specific terms used in this plan to characterize a level of service are defined as follows:

Existing LOS: the current level of service of parks, trails, and recreational facilities

Target LOS: the level of service the city desires to attain

The existing LOS calculations only count developed park acreage and do not include undeveloped city-owned property. Impact fees may be used to fund future development of any undeveloped acreage. For example, if the city owns a parcel of land and half of that parcel is developed as a park, only the developed half will be counted towards the current level of service and impact fees may be used to expand the park and develop the other half of the parcel.

Based on the inventory, guidelines, and classifications, the existing LOS for Hurricane City will be divided into three major classifications: Parks, Trails, and Recreation Facilities

Parks

The existing LOS for parks will be based upon an acreage per thousand people (acres/1,000 people). To calculate the existing LOS the area of each park is summed up then the total developed acreage is divided by the estimated 2023 population and then multiplied by 1,000 as illustrated is the following equation:

$$\frac{area\ of parks}{population\ of\ Hurricane}(1{,}000) = existing\ LOS$$

This yields level of service of **4.35** acres/1,000 people:

$$\frac{104.5\ acres\ of\ park}{24{,}000\ people}(1{,}000) = 4.35\ acres\ per\ 1{,}000\ people$$

Trails

The existing LOS for trails will be based upon miles per thousand people (miles/1,000 people). To calculate the existing LOS the mileage of trails is divided by the estimated 2023 population and then multiplied by 1,000 as illustrated is the following equation:

$$\frac{miles\ of trail}{population\ of\ Hurricane}(1{,}000) = existing\ LOS$$

This yields a level of service of **0.05** miles/1,000 people:

$$\frac{1.1\ miles\ of\ trail}{24{,}000\ people}(1{,}000) = 0.05\ miles\ per\ 1{,}000\ people$$

Recreation Facilities

The existing LOS for recreation facilities will be based upon square footage per thousand people (sf/1,000 people). This was calculated as interior square footage for the Community Center and the Fine Arts Center and as the interior area and swimming area of the pool. To calculate the existing LOS the total square footage is divided by the estimated 2023 population and then multiplied by 1,000 as illustrated is the following equation:

$$\frac{SF\ of\ recreation\ facility}{population\ of\ Hurricane}(1{,}000) = existing\ LOS$$

This yields a level of service of **2,528.04** sf/1,000 people:

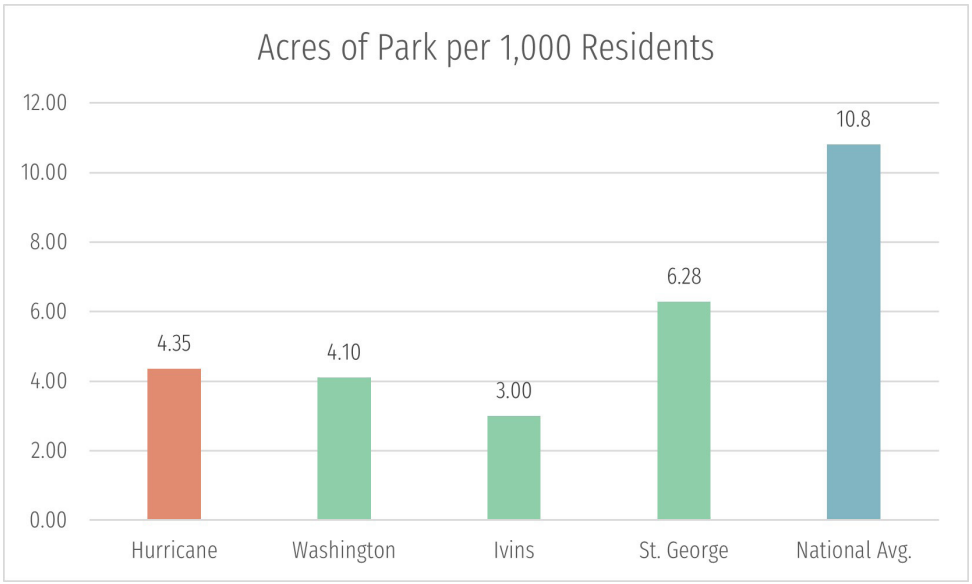
$$\frac{60{,}673\ SF\ of\ recreation\ facility}{24{,}000\ people}(1{,}000) = 2{,}528{,}04\ SF\ per\ 1{,}000\ people$$

Comparative Performance Review

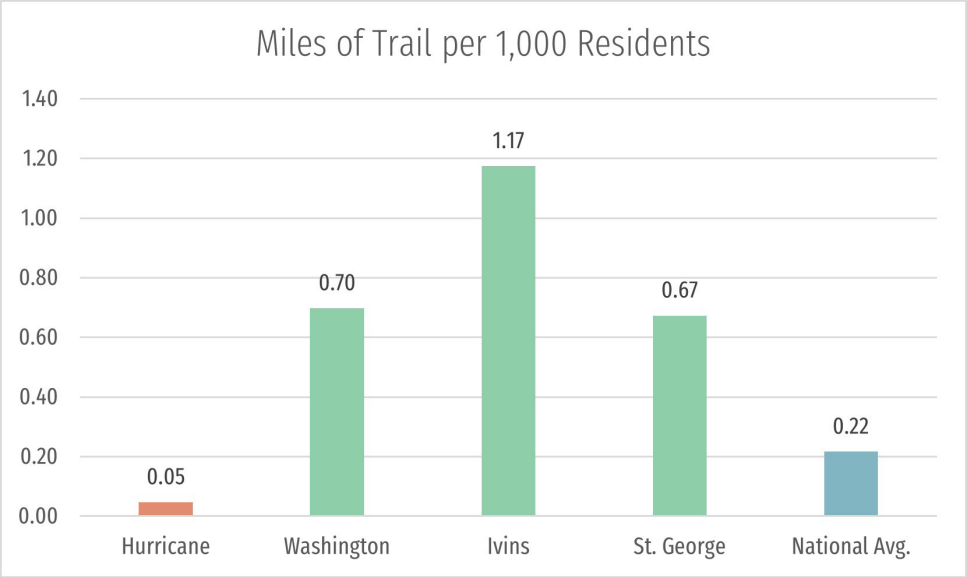
Comparing metrics with similar cities can be a useful way to see where improvements are most needed. This report compares the level of service provided for parks and trails in Hurricane with both adjacent communities and national averages. National average data was taken from the National Recreation and Parks Association (NRPA) 2023 Agency Performance Review.

Although historically, many parks and recreation master plans have relied on standards from the NRPA to set target levels of service and guide future parks and trails development, the NRPA currently advises against this approach, stating the following:

"The 2023 NRPA Agency Performance Review does not present park and recreation "standards," nor do the benchmarks represent any standards against which every individual park and recreation agency should measure itself. In fact, NRPA does not have a set of specific standards. The reason for this is simple: there is not one single set of standards for parks and recreation because different agencies serve different communities that have unique needs, desires and challenges."



In comparison to other surrounding cities, Hurricane has a high LOS for parks, in large part due to its well-developed system of large community parks. Hurricane has a lower LOS than the national average for similar sized cities, but this comparison can be misleading because of Hurricane's unique surroundings. Nearby regional parks such as Sand Hollow State Park, Quail Creek State Park, and Zion National Park provide many opportunities for recreation and are not accounted for in the level of service, so the availability of outdoor recreation in Hurricane is potentially higher than or equal to many other cities with higher levels of service.



Hurricane has substantially less miles of trail per capita than neighboring cities. Although Hurricane's LOS is nearly a quarter of the national average for similar size cities, the LOS of surrounding cities as well as the feedback received in public meetings and the public survey show that trails are a high priority for southern Utah residents. This data suggests that developing more miles of trail should be considered an important priority when evaluating future parks, trails, and recreation projects in Hurricane.

Target Level of Service

After presenting the existing LOS data to Hurricane City Staff, they made the decision to make the target LOS equal to the existing LOS for parks and recreation facilities. However, public sentiment and city staff decision is to increase the target LOS for trail miles to 0.75 miles per thousand people (0.75 mi/1000 ppl). This increase in trail miles would being the paved trail level of service for Hurricane within an average range for other southern Utah cities such as St. George, Washington, and Ivins. Bear in mind, the City will need to take into account that any increase from the existing LOS to a higher target LOS will require funding from other fees besides impact fees (i.e. user fees, grants, general fund).

SECTION 8

RECREATION PROGRAMS

Hurricane City currently offers the following recreation programs:

Group Fitness Classes
Senior Group Fitness Classes
Esports
Youth Esports
Youth Flag Football
Youth Golf
Youth Tennis
Youth Cross Country
Youth Soccer
Youth Soccer - Adaptive
Youth Volleyball
Youth Volleyball - Adaptive
Youth Basketball
Youth Basketball - Adaptive
Youth Baseball/Softball
Girl's Softball Tournament
Youth Club Volleyball
Girl's Competitive Basketball
Youth Tackle Football
Adaptive Kid Zone
Slow Pitch Men's Softball
Adult Pickleball
Adult Kickball
Women's Volleyball
Tumbling
Jiu Jitsu
Karate
Art Classes
Swim Lessons
Adaptive Swim Lessons
Aquatic Day Camp
Scout Swimming
Tiger Sharks Swim Team
Water Fitness Classes
Hurricane Theatrical

The public survey was informative about what kind of recreation programs residents would like to see, as well as changes that they would like to the way recreation programs are run (For full survey results, please see Appendix B.) Some common requests included:

- **Yoga Classes**
- **More adult classes/programs**
- **Water fitness**
- **More class availability for youth classes**
- **More programs in the evenings**



SECTION 9

IMPACT FEE FACILITIES PLAN

Growth Demands

The impact that development has on recreation facilities is two-fold: space and access. To achieve the target access to all areas of the City, parks and trails should be regularly spaced throughout the City and be incorporated into neighborhoods. Buffer maps in Appendix A show current spacing and accessibility of the recreation facilities.

Parks, Trails, and Recreation Facilities Plan

This recreation impact fee facilities plan provides Hurricane City with direction in terms of park, trail, and recreation facility development to meet future demands and satisfy the recreational needs of the community.

These recommendations reflect the current needs of the City and projected needs in the near future. It may be necessary to revise these priorities to accommodate new development or unforeseen issues or demands. However, all parks, trails, and recreation facilities built should contribute to Hurricane's long-range planning goals and to the overall proposed systems outlined in this document.

Parks

To meet future demand, locations for a total of approximately 36 new parks have been identified. A map of all proposed parks is shown in Appendix A. The table below shows the top priorities for parks to develop in the next six years.

PARKS			
Priority #	Name	Est. Acres	Projected Cost
1	N-13 (placeholder name - see map)	5	$1,968,220.68
2	N-08 (placeholder name - see map)	5	$1,968,220.68
3	N-12 (placeholder name - see map)	5	$1,968,220.68
4	N-27 (placeholder name - see map)	5	$1,968,220.68
5	Thrill Park	6	$2,361,864.82

Proposed Parks Priorities

In certain instances, neighborhood parks are the responsibility of new development, to match the demand created by the development. These parks are sometimes built by the developer and then turned over to the City. When this is the case, the City may require a minimum park acreage and standard be built based on typical neighborhood park requirements. In exchange for the park built to City standards, the City may give an impact fee credit for the facility to the developer. This process benefits both parties given that the new development is more appealing to potential buyers with a neighborhood park and the City acquires the park acreage required to be constructed by this plan and new development.

There are several development agreements in place with the City, and it will be important to ensure that the required parks and trails are installed as part of those developments.

These developments include:

- Sand Cove
- Black Ridge

- Sand Hollow Gateway
- Marla Phase 2
- Copper Rock

In the case of community parks, the City will generally be responsible for the development and construction of these types of facilities, since they typically serve multiple neighborhoods and often require a great deal of planning to be strategically located to serve the entire community.

Trails

The trail facilities plan provides Hurricane City with direction in terms of trail development to meet future demands and emphasizes safe travel for pedestrians and cyclists to and from parks and around the community. The focus is as much on transportation as it is on recreation.

To meet the future demand, approximately 159.3 miles of proposed trails, including paved and unpaved trails, have been located throughout Hurricane. A map of all proposed parks is shown in Appendix A. The table below shows the top priorities for trails to develop in the next six years.

TRAILS			
Priority #	Name	Miles	Projected Cost
1	Three Rivers Trail, 700 W to 2800 W	2.5	$1,738,549.67
2	400 S ROW Trail	0.7	$486,793.91
3	Three Rivers Trail, 200 W to Hwy 9	0.6	$417,251.92
4	Three Rivers/Sand Hollow Road Trail, 2800 W to State St	2.3	$1,599,465.69
5	Three Rivers/Sand Hollow Road Trail, State St to Dixie Springs Rd	2.9	$2,016,717.61
6	Southern Pkwy ROW Trail, State St to 3000 S	3.2	$2,225,343.57

Proposed Trails Priorities

In many instances, these trails will come with the arrival of new development. These trails are sometimes built by the developer and then turned over to the City. When this is the case, the City will require the trail material to be asphalt, which complies with their standard specifications, and the trail must be 12 feet in width for connector trails shown on active transportation plan or 10 feet in width for internal neighborhood trails. In exchange for a length of trail constructed to City standards, the City may give an impact fee credit for the trail length to the developer or assist with the added cost if the trail is provided in place of a required concrete sidewalk.

This process benefits both parties given that the new development is more appealing with a network of trails and ties into the City trail system and the City obtains the constructed trail mileage needed by this plan and new development.

Recreation Facilities

The City's current efforts to provide increased recreation facility access to residents are focused on the American Legion/ Spilsbury Sports building, where two new indoor sports building are planned to be constructed.

RECREATION FACILITIES			
Priority #	Name	Sq. Ft	Projected Cost
1	2-Gym Building at American Legion Park	-	-
2	4-Gym Building at American Legion Park	-	-
3	Pool Expansion Project	-	-

Proposed Recreation Facility Priorities

Recommendations

It is recommended that Hurricane City maintain the existing LOS in regard to all parks, trails, and recreation facilities. In the 10-year planning horizon this means spending $X,XXX,XXX on recreation facilities including parks, trails, trailheads, and recreation facilities. The table of costs of improvements shows expanded calculations for the 10-year and 20-year planning horizons total impact fee eligible costs.

Additional Considerations

Constructing facilities larger than the calculated LOS means that they would be partially impact fee eligible and not have all costs covered by impact fees. All parts of the community will have different levels of service. For example, commercial and industrial areas might reasonably be expected to have lower levels of service for parks and trails opportunities than residential areas.

It is important to recognize that adopting the full maximum allowable impact fee is necessary to maintain the current level of service using impact fees. If a lower than maximum allowable impact fee is adopted, this will mean that either the level of service will drop as the population grows, or other funding will need to be used to maintain the level of service.

Section 10

FINANCIAL VIABILITY

The costs of recommended improvements are based on park area, recreation facility area, trail length, and impact fee facilities plan updates and are presented in table of costs of improvements.

Average Costs	
Per Acre of Park	$393,644
Per Mile of Trail	$695,420
Per SF of Rec Facility	$300

Population	
2023 population	24,000
2033 population	34,813
2043 population	48,167

	Developed Park [ac]	Recreation Facility [sf]	Paved Trails [mi]	IFFPA Update (every 5 years)	Total Costs
Level of Service[ac, sf, or mi/1000 ppl]	4.35	2,528	0.05		
10-yr Pop. Increase: **10,813**					
10-yr Demand Increase	47.08	27,336	0.51	2 (at $40,000 ea.)	
Est. 10-yr Cost (at 3% for 5 yr)	**$20,460,410.21**	**$9,054,251.30**	**$390,204.27**	**$92,923.01**	**$29,997,788.78**
20-yr Pop. Increase: **24,167**					
20-yr Demand Increase	105.22	61,095	1.14	2 (at $40,000 ea.)	
Est. 20-yr Cost (at 3% for 15 yr)	**$55,743,289.47**	**$24,667,821.71**	**$1,063,090.58**	**$206,195.64**	**$81,680,397.40**

New ERCs	5,798
Maximum Allowable Impact Fee	**$5,173.95**

Impact Fee Calculation

These costs capture anticipated construction costs including mobilization, construction layout, demolition, material and labor costs, surface restoration, professional services, incidentals, engineering, and contingency.

Project Phasing

It is assumed that Hurricane City will construct improvements as impact fee funds are collected. This assumes that parks and trails and recreation facilities will be constructed at a pace that best suits Hurricane City staff and the recreation needs of the City. It should be noted that growth in the study area may occur at a rate faster or slower than that predicted in the cash flow analysis. If growth occurs at a faster rate, more funds will be available to construct projects at an expedited schedule. On the other hand, if growth is slower than expected, implementation of the projects should be delayed until the population base can fund the improvements.

Impact Fee Analysis

The proposed recreation impact fee was calculated based on the estimated costs, existing LOS, inflation, and impact fee eligibility. Project impact fee eligibility is based on whether the project exceeds or maintains the established LOS. For the purpose of this study, all proposed project costs are impact fee eligible because they maintain the existing LOS.

Equivalent residential connection (ERC) values were taken from the latest water impact fee analysis. The conversion presented therein and used here is **1.865 people per ERC.**

The maximum allowable impact fee for an equivalent residential connection is **$5,173.95.**

As required by the Utah Impact Fees Act, an Impact Fee Certification is included in Appendix E. It states that this analysis was done in accordance with the Impact Fees Act and its requirements.

Rules regarding the use of impact fees are covered by the Impact Fees Act. Generally, impact fees may only be used for facility improvements that are required to service new development within the existing level of service or expected service requirements and are included in this Impact Fee Facilities Plan. Impact fees must be used within six years of payment, or they must be paid back.

Comparable Impact Fees

For comparison, the recreation impact fees of several nearby and/or similar cities are provided in the table below.

City	Currently Adopted	Maximum Allowable
Cedar City	$1,350.00	$3,392.00
Kanab	$2,081.46	$4,162.92
Logan	$1,292.00	$1,292.00
Spanish Fork	$4,795.00	$8,946.04
St George	$4,525.00	$4,763.00
Washington	$4,800.00	$6,050.00

Comparable Impact Fees

Cash Flow Analysis

A recreation system cash flow analysis for a 20-year planning horizon was completed to show how the 10-year planning horizon improvement projects could be implemented, to analyze the continued viability of proposed user rates, and to show possible trends in impact fee and cash fund balances. Initial data for the cash flow analysis was taken from fiscal years 2021-2023 Hurricane City budget reports. Values projected through the analysis are based on growth, interest, and inflation trends determined during the process of the study. It should be noted that the analysis is a general forecast only and will vary with the speed and pattern of development in the City. The entire cash flow analysis printout is given in Appendix C.

The upper section of the cash flow printout, entitled “Revenue”, contains the basic data upon which many of the values in the cash flow spreadsheet are generated. Of note are the projected growth trends, the assumed inflation rates, impact fees, general fund cash allocations, and the projected ERC quantities for the coming fiscal years. Most of the revenue in later parts of the cash flow spreadsheet is generated from the impact fees and general fund allocations.

The next section is the expenses section which seeks to quantify all the expenses incurred by the recreation department. Included in the expenses section are the operation and maintenance costs, recreation program costs, and staff salary and benefits. The difference between the total revenues and total expenses is the net cash flow for the department.

Total revenues and total expenses are then broken down into impact fee and cash fund categories. This was done to help show adequate funds would be available over the course of the projection period.

Included at the end of the cash flow analysis is a system improvement implementation schedule for the next twenty years which shows how the impact fee facilities plan improvement projects were incorporated into the cash flow analysis.

Other Financing Options

Within the state of Utah, there are a variety of funding sources available to communities developing their parks, trails, and recreational facilities. There are specific requirements that apply to each of these that should be considered when using them as funding sources. Some of the grants require matching funds and others require substantial commitments related to tracking, monitoring, and reporting that involve staff oversite and involvement. The following list is a summary of potential funding sources in addition to Park Impact Funds (PIF).

- Capital Improvement Funds (CIF)
- Recreations, Arts, Parks Taxes (RAP Tax)
- Park and Recreational Infrastructure Bonding
- Community Development Block Grants (CDBG)
- Alternative Transportation Grants
    - UDOT
    - TIGER
    - RAISE
- Federal Highways
- Safe Schools (last mile program)

Working with developers as they provide required infrastructure based on development agreements is also another key consideration when developing parks, trails, and recreational infrastructure. Agreements can include development of infrastructure, land acquisitions and donations, and easements for trails and amenity connections between residential zones and park facilities. Often, a 12' wide paved shared use trail can be installed in place of a 6' wide sidewalk for the similar cost where the masterplan indicates that the trail is required. These park, trails, and recreational amenities are considered an added benefit to those living in these newly developed communities and a positive by developers when attracting prospective home buyers to their residential and commercial developments projects.

SECTION 11

PUBLIC SIGNAGE

It is recommended that Hurricane establish a standard design for each type of sign below. Examples from other cities of each type of sign are shown, along with guidance on best practices for signage design.

Wayfinding

Wayfinding signage is usually the first type of signage that residents or visitors will encounter when navigating to parks or recreation facilities, or simply to other parts of the city. Wayfinding signage is typically located along roads and is intended to provide guidance and direction for drivers navigating to various destinations. This type of signage may direct to places within the city, such as key community infrastructure, city offices, hospitals, airports, libraries, parks and trails, as well as to regional destinations like national parks.

Wayfinding signage may also be used to reinforce the character of certain neighborhoods or historic areas.



Examples of Wayfinding Signage

Trails

Trail signs are often similar to wayfinding signs, but are intended primarily for trail users (pedestrians, bicyclists, etc.), rather than being primarily for guiding vehicular traffic. Trail signage will often indicate how many miles away various destinations and trail connections are. Trail signage will also often include signs for trail rules and etiquette.



Examples of Trail Signage

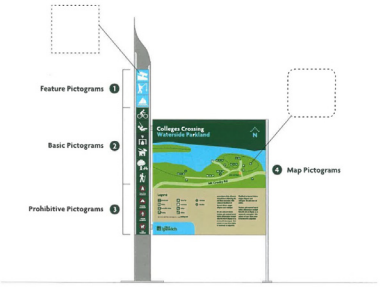
Parks and Recreation Facilities

Parks and recreation facilities usually have the largest signs. These large, monument-type signs reinforce the city identity and help users know what park or facility they are at. These types of signs are a great opportunity to show the character of the city and build continuity across diverse types of facilities.

Parks will usually also include a small sign(s) with park rules.









Examples of Parks and Recreation Facility Signage

Interpretive Signs

Interpretive signage may be included as a part of parks, trails, or other facilities. Interpretive signs provide additional information about specific topics, including history, cultural significance, wildlife, plants, geology, hazards. Interpretive signs may be incorporated into kiosks or other structures or be freestanding. As shown here, there are many options for incorporating art and city branding and identity into interpretive signs.















Examples of Interpretive Signage

Section 12

WATER CONSERVATION

As development in the West and especially in Southern Utah continues to put strain on our limited water resources, it is important to conserve water whenever possible. While parks and other public facilities are a crucial part of building a healthy, vibrant community, they also use significant amounts of water. Fortunately, there are many measures that can be taken to reduce the amount of water used at public parks and other facilities while still providing an exemplary experience for residents.

Hurricane City passed a water conservation ordinance February 16, 2023. It outlines the importance of water conservation in Southern Utah and places several requirements on water use in Hurricane. Some notable requirements from that ordinance related to this report are:

- Requires all plants used to be drought tolerant.
- Does not permit grass outside of active recreation areas.
- Secondary water must be used for landscape irrigation in commercial development if available.
- Prohibits the development of new golf courses that use water from the city, Washington County Water Conservancy District, or a canal or irrigation company.
- Prohibits the creation of artificial lakes or water parks as part of new private development using water from the city, Washington County Water Conservancy District, or a canal or irrigation company.

Please see the full text of the ordinance for full requirements, exceptions, and other important content (https://www.cityofhurricane.com/DocumentCenter/View/1617/Ordinance-2023-04-Water-Conservation-Ordinance?bidId=)

The list below is a compilation of best practices that may be used to reduce water use on city properties, especially public parks. These recommended practices would be in addition to the requirements from the 2023 water conservation ordinance. Please note that some practices may only be feasible to apply to new facilities, while others may be applied to existing park infrastructure.

- The use of rain sensors to prevent unnecessary running of irrigation systems during or after rain events.
- When lawn is used, use drought tolerant grass species.
- Require all landscape and irrigation designers and installers employed on city projects to hold state and local licenses, ensuring competency in the design and construction of landscapes and irrigation systems.
- Group plants with similar water needs together into hydrozones to avoid overwatering low-water plants or underwatering higher-water plants. Different hydrozones should be irrigated through separate control valves.
- Do not include lawn in landscaping of detention basins unless the basin will also function as an active recreation area.
- Use drip irrigation for plants in non-grass areas.
- Use high-efficiency spray nozzles for sprinkler applications.
- Use rigid lateral lines with flexible material (swing joints) to reduce potential for breakage and leaks.
- Only water 2-3 days per week. More water will be required in the summer than in the winter. In December and January it is often not necessary to water at all.
- Water during the early hours of the morning, when evapotranspiration rates are lowest and wind impacts are typically reduced.

Section 13

TRAIL RULES

The following are recommendations for possible trail rules to be posted on a sign at each trail and/or trailhead.

- No motorized vehicles, except for e-bikes, electric scooters, and similar vehicles. All trail users shall observe a speed limit of 15 miles per hour.
- Bicyclists or people riding scooters or other vehicles shall yield to pedestrians.
- Pets must be on a leash no longer than 8 feet.
- Owners are responsible for removing all pet waste from the trail.
- No littering – dispose of trash properly.
- Announce intention to pass. Keep right and pass on left.
- Move off the trail when stopped to avoid blocking the trail.
- No artificially amplified sound systems or speakers are permitted without prior approval.
- Respect private property – remain on the trail.
- Lights are recommended for safety if using the trails before dawn or after dark.
- The sale, consumption, or possession of alcoholic beverages, tobacco, or drugs and gambling of any kind is prohibited in all parks, trails, and other recreational facilities.
- No unauthorized weapons of any kind are permitted in all parks, trails, and other recreational facilities.
- No vending or sales of any kind are permitted without prior approval.
- No glassware of any kind is permitted.
- In case of emergency, call 911.

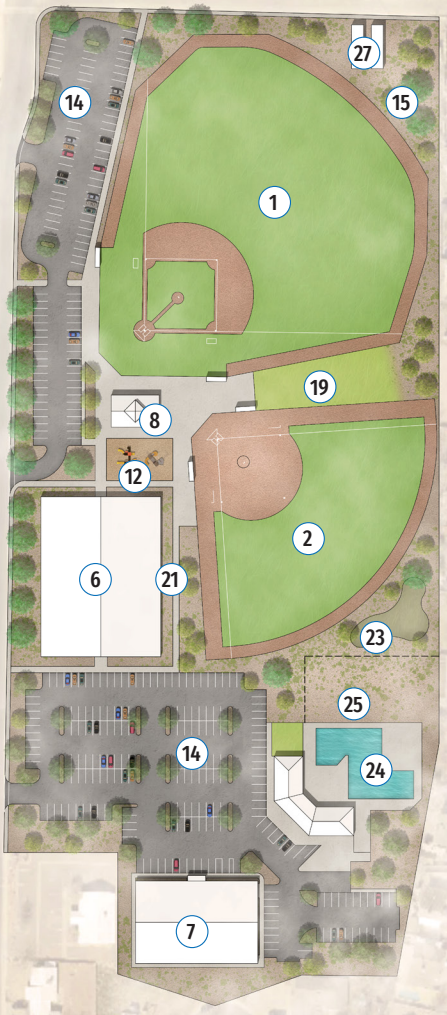
Please note that other governing agencies may have additional or different rules that they require to be posted at trailheads adjacent to lands that they manage.

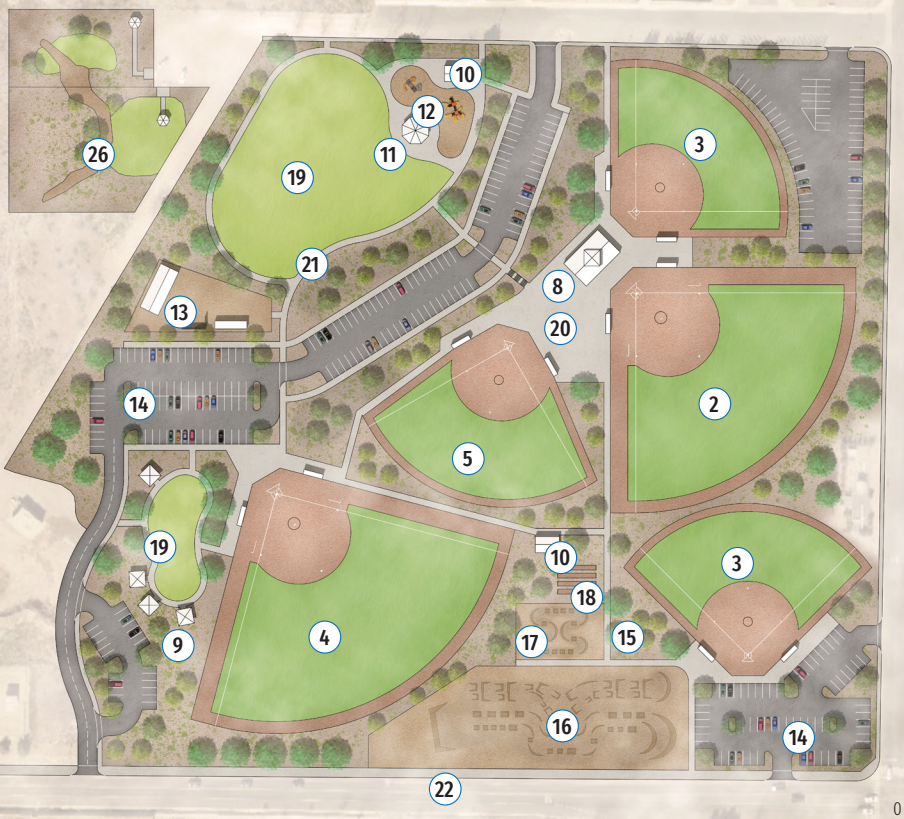
Section 14

Spilsbury / American Legion Concept Plan

LEGEND

1. Existing Baseball Field
2. Existing Softball Field
3. Existing Little League Field
4. Proposed Softball Field
5. Proposed Little League Field
6. New Sports Building A
7. New Sports Building B
8. Restrooms, Concessions, and Press Box
9. Picnic Pavilions
10. Restrooms
11. Relocated Stout Park Pavilion
12. Playground
13. Storage Area with Office/Storage Building
14. Parking Lot
15. Landscape Area, Typ.
16. Bike Park
17. Bike Park Pump Track
18. Relocated Horseshoe Pits
19. Open Grass Area
20. Paved Plaza
21. Concrete Paths w/ Seating Areas, Typ.
22. 12' Paved Trail
23. Retention Basin
24. Existing Hurricane City Pool
25. Area for Future Pool Expansion
26. Existing Hurricane Dog Park
27. Batting Cages





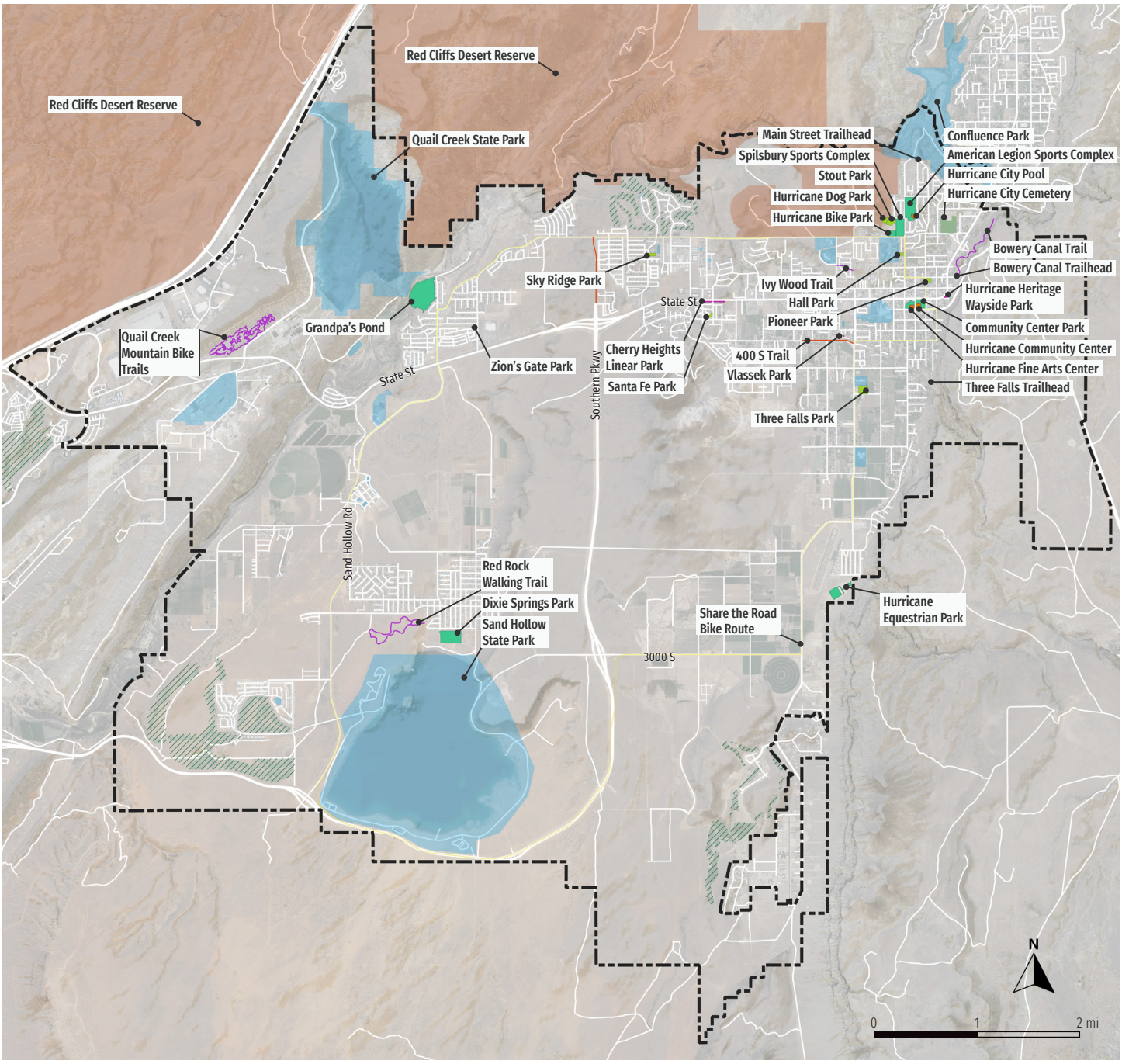
The concept plan for the Spilsbury/American Legion Park Sports Complex is primarily designed to meet the growing needs of the community for organized sports fields and facilities. Adding more sports fields will make it possible to offer more recreation programs for youth and adults. The concept plan also includes two sports buildings to allow space for basketball and other indoor sports. In addition to added fields and facilities for organized sports, the plan includes open grass areas, picnic pavilions, an improved bike park, additional parking, and restroom facilities.

City parks and recreation staff were involved throughout the concept planning process to ensure that the amenities included in the plan meet Hurricane's needs and will bring the maximum value possible to the community.



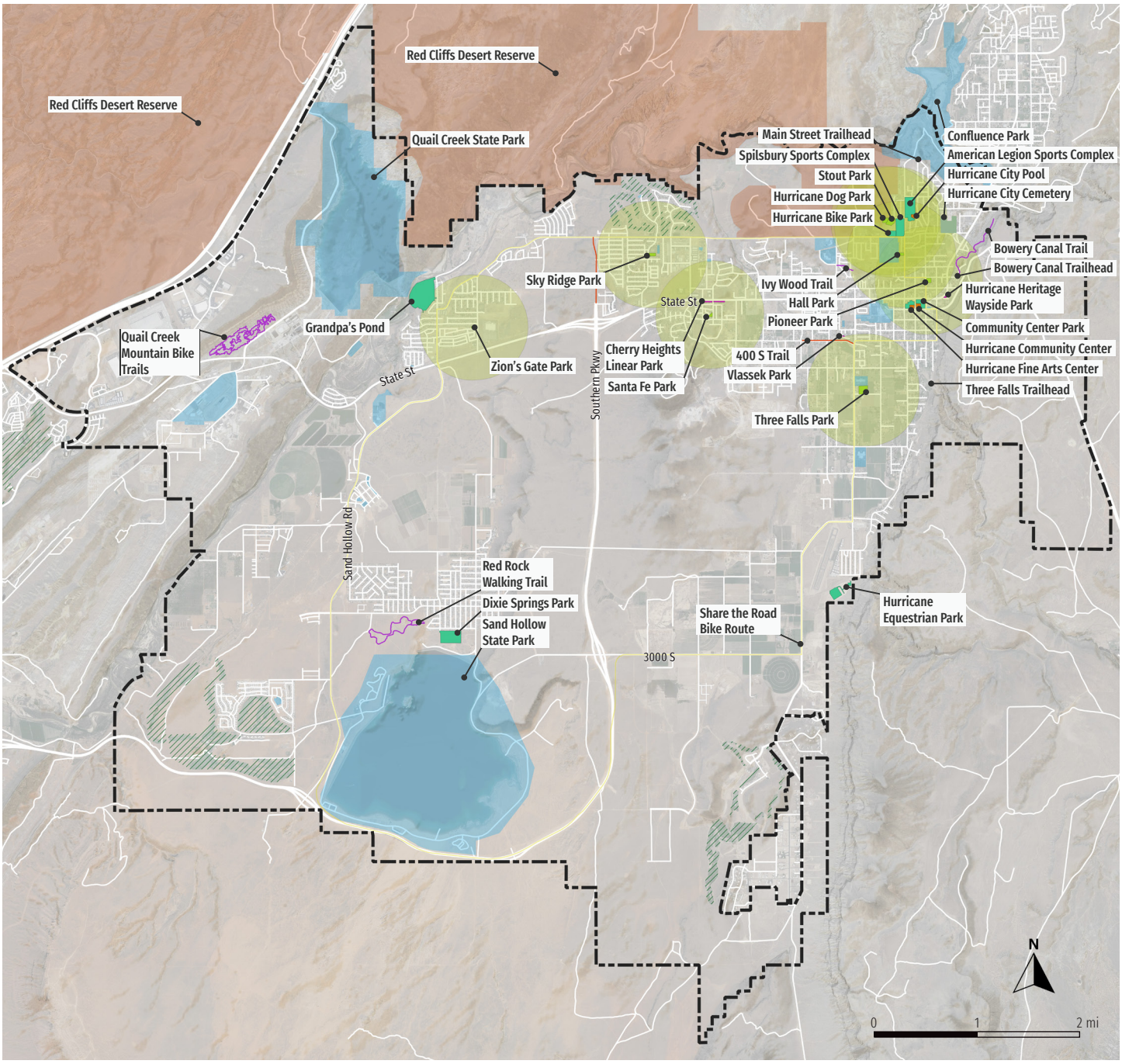
APPENDIX A

MAPS



Existing Parks, Trails, and Recreation Facilities

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- Golf Course
- Paved Trail
- Unpaved Trail
- Bike route



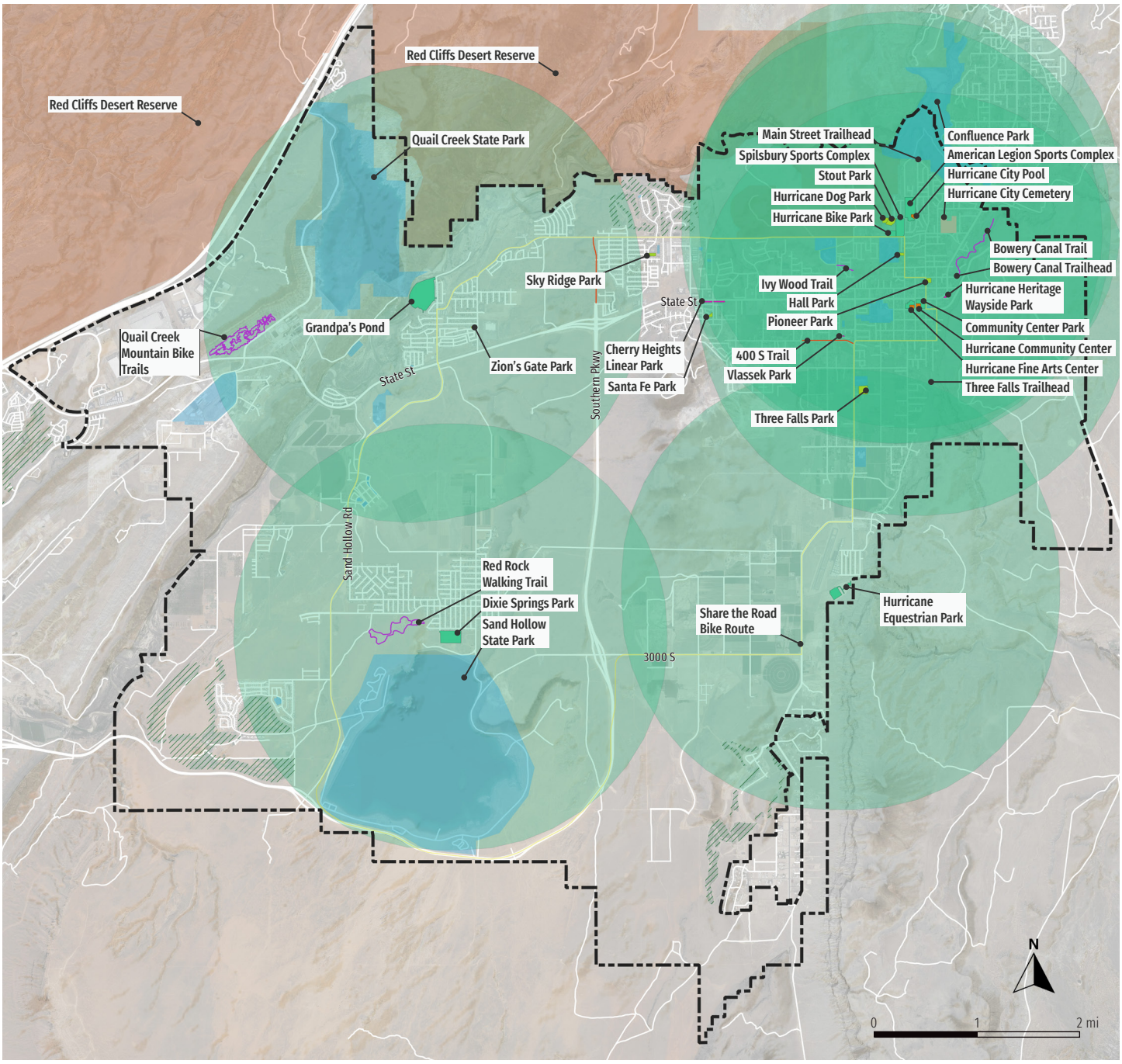
Existing Neighborhood Park Buffers

Neighborhood Park Buffer

City Boundary
Community Park
Neighborhood Park
Special Use Park

Red Cliffs Desert Reserve
Recreation Facility
Non-City Park
Golf Course

Paved Trail
Unpaved Trail
Bike route



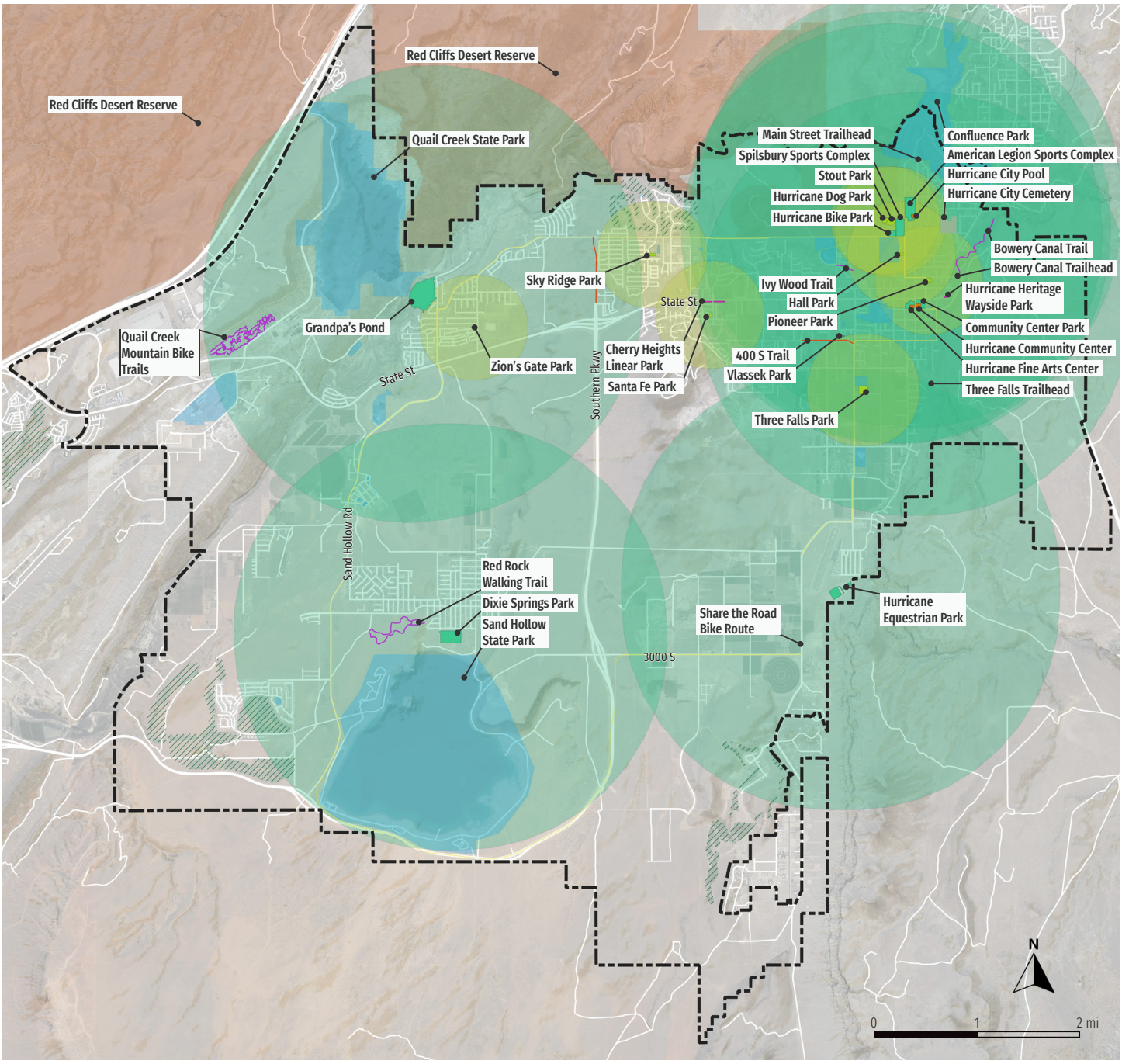
Existing Community Park Buffers

Community Park Buffer

City Boundary
Community Park
Neighborhood Park
Special Use Park

Red Cliffs Desert Reserve
Recreation Facility
Non-City Park
Golf Course

Paved Trail
Unpaved Trail
Bike route



Existing Park Buffers

Neighborhood Park Buffer

Community Park Buffer

City Boundary

Community Park

Neighborhood Park

Special Use Park

Red Cliffs Desert Reserve

Recreation Facility

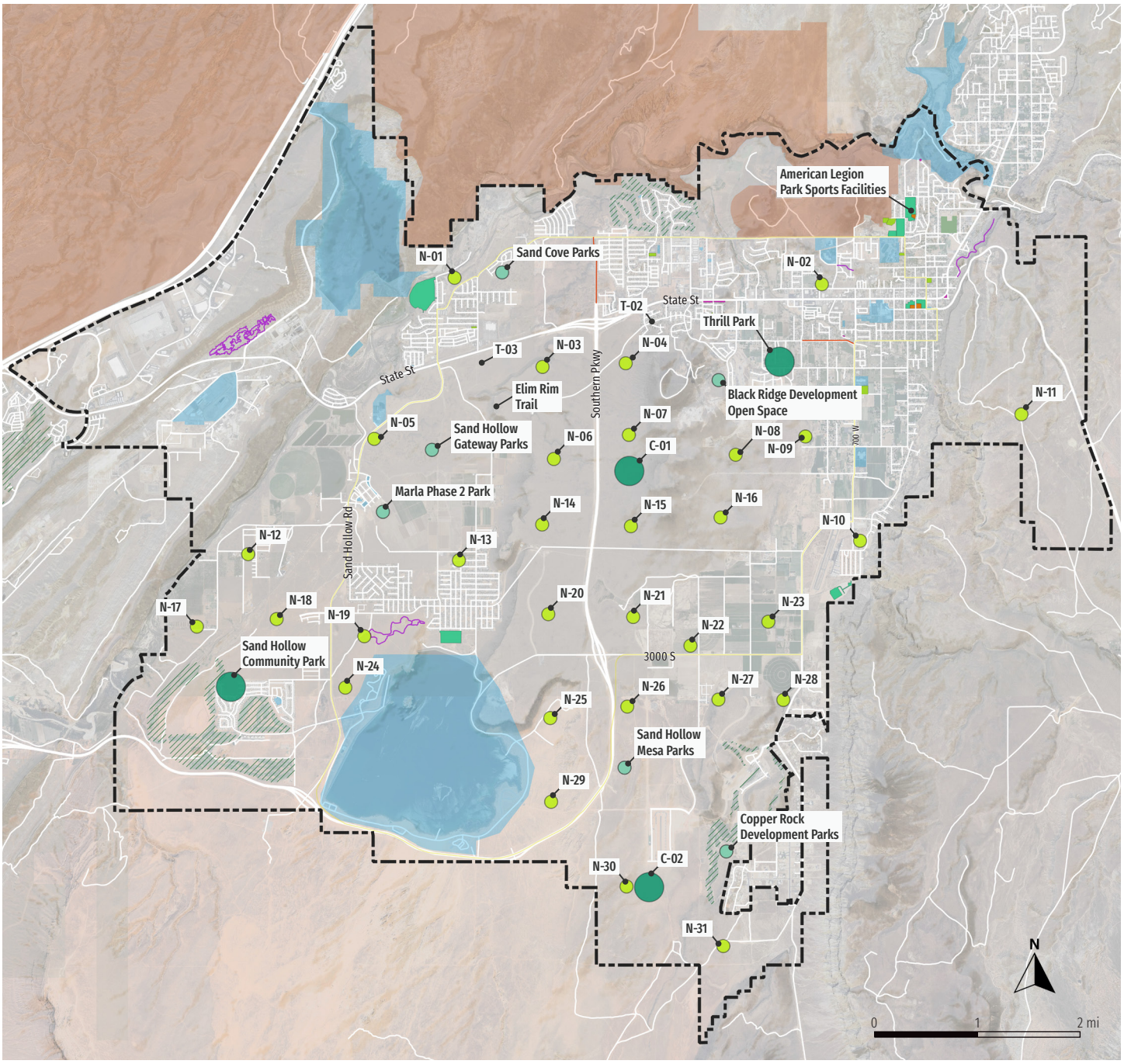
Non-City Park

Golf Course

Paved Trail

Unpaved Trail

Bike route



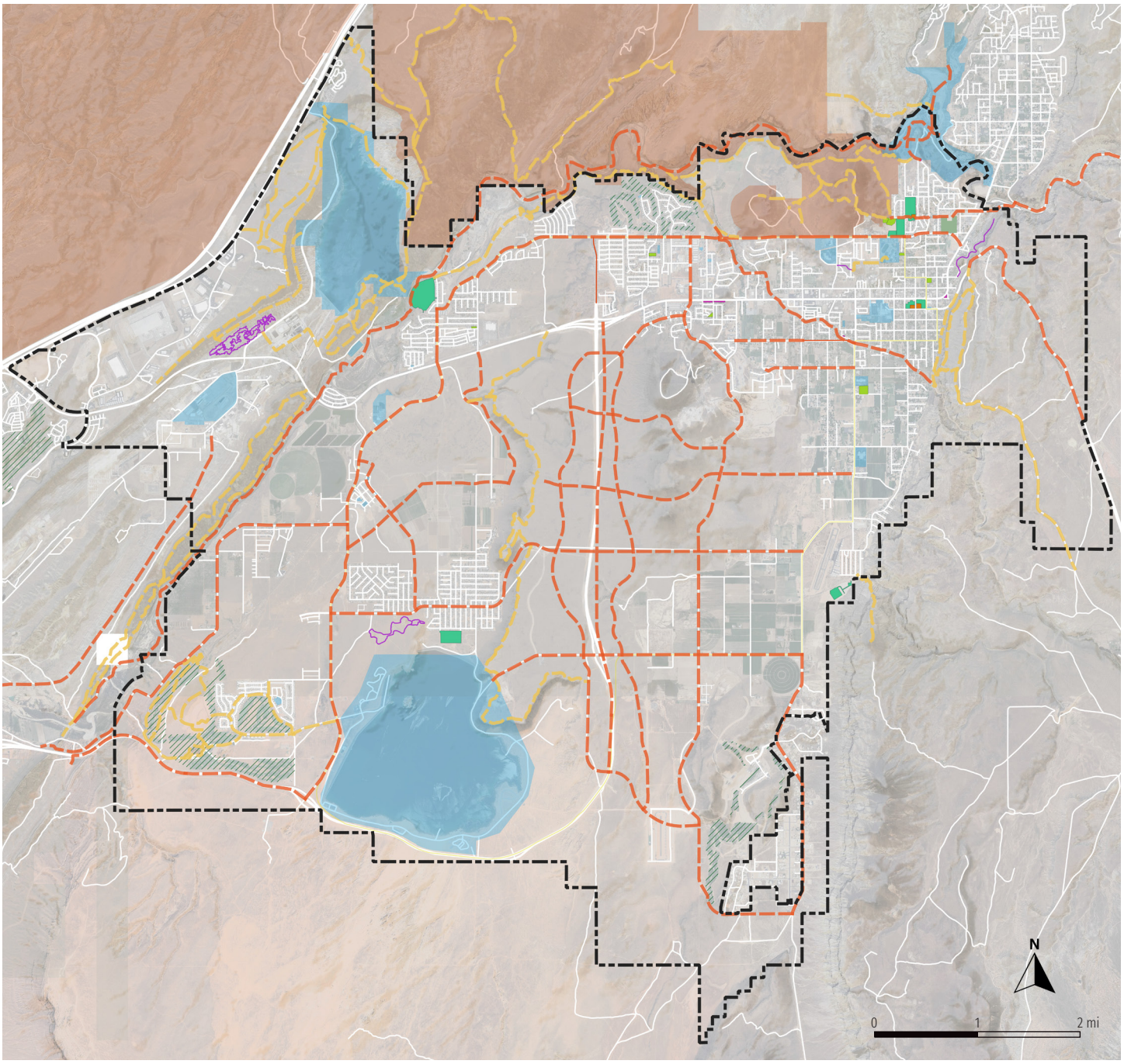
Proposed Parks

Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- Golf Course
- Paved Trail
- Unpaved Trail
- Bike route



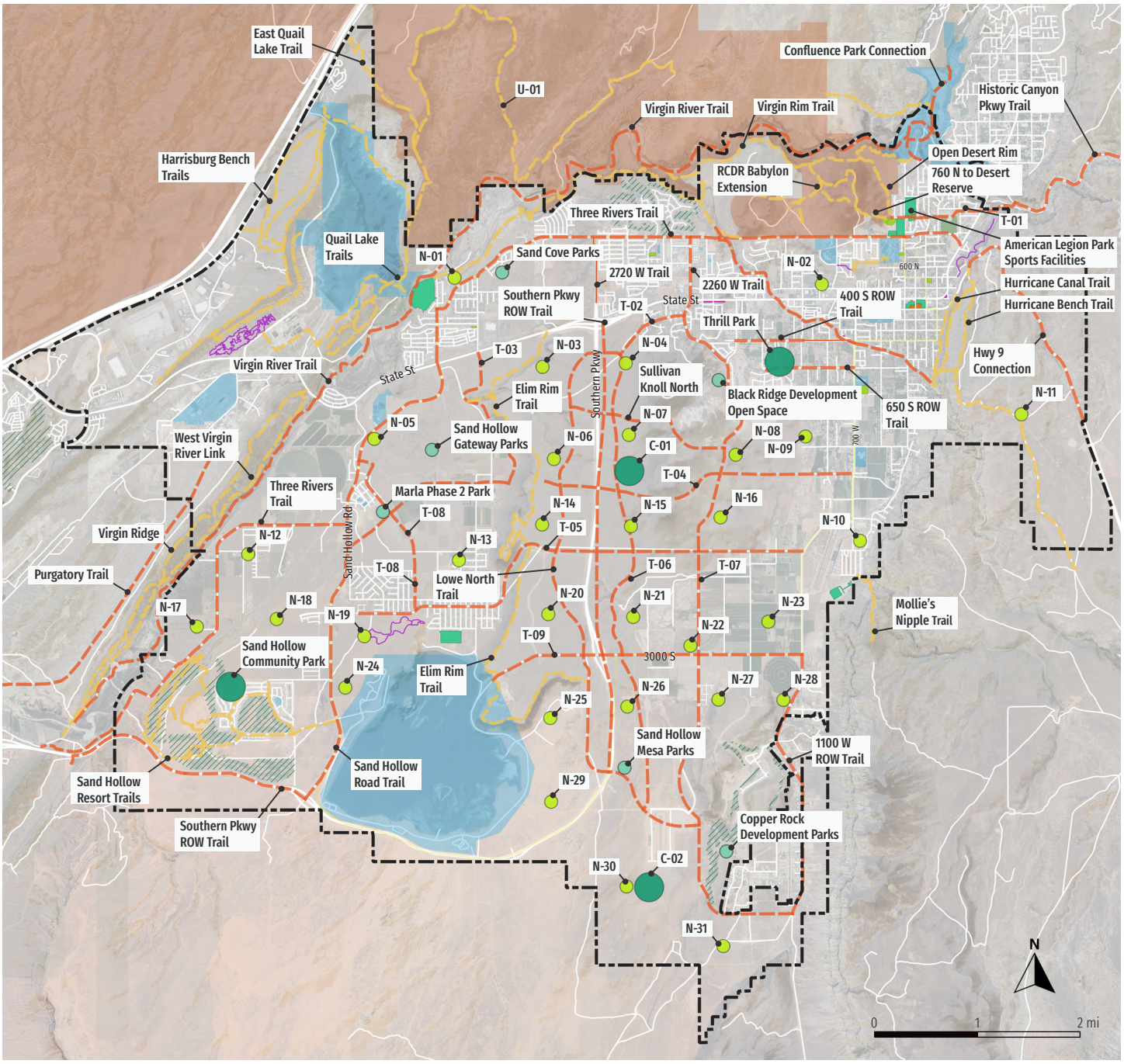
Proposed Trails

Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- Golf Course
- Paved Trail
- Unpaved Trail
- Bike route



Proposed Parks and Trails Map

Proposed

- Community Park
- Neighborhood Park
- Development Agreement Park
- Paved Trail
- Unpaved Trail

Existing

- City Boundary
- Community Park
- Neighborhood Park
- Special Use Park
- Red Cliffs Desert Reserve
- Recreation Facility
- Non-City Park
- Golf Course
- Paved Trail
- Unpaved Trail
- Bike route

APPENDIX B

UNIT COST CALCULATIONS

PARKS

Park Name	Year	Owner	Project Type	Construction Cost	Incidentals	Project Total Cost	Acres	Cost per Acre
Green Springs Park	2007	Washington City	New Facility	$ 834,300.00	$ 146,256.46	$ 980,556.46	8.6	$ 114,018.19
Dixon Park	2008	City of Caliente	New Facility	$ 2,180,900.00	$ 287,000.00	$ 2,467,900.00	5.3	$ 465,641.51
Super Park	2008	City of Caliente	New Facility	$ 784,900.00	$ 181,000.00	$ 965,900.00	3	$ 321,966.67
Rose Park	2008	City of Caliente	Upgrade	$ 394,900.00	$ 85,000.00	$ 479,900.00	1.3	$ 369,153.85
Sullivan Virgin River Phase I	2011	Washington City	New Facility	$ 1,497,200.00	$ 262,465.74	$ 1,759,665.74	10.6	$ 166,006.20
Rachel Park	2011	Lincoln County	Upgrade	$ 239,600.00	$ 52,600.00	$ 292,200.00	1.5	$ 194,800.00
Little Valley Pickleball	2012	St. George City	New Facility	$ 813,800.00	$ 90,500.00	$ 904,300.00	2.5	$ 361,720.00
Pioche Park Phase II	2012	Lincoln County	Upgrade	$ 758,000.00	$ 167,500.00	$ 925,500.00	2.7	$ 342,777.78
Sky Ridge Park	2012	Hurricane City	New Facility	$ 274,043.15	$ 41,106.47	$ 315,149.62	1.3	$ 250,118.75
White Pine County	2013	White Pine County	New Facility	$ 155,400.00	$ 36,500.00	$ 191,900.00	0.7	$ 274,142.86
North Ely Park	2013	White Pine County	New Facility	$ 162,400.00	$ 44,100.00	$ 206,500.00	1.0	$ 206,500.00
Bianchi Park	2013	White Pine County	Upgrade	$ 153,600.00	$ 22,100.00	$ 175,700.00	0.6	$ 292,833.33
McGill Park	2013	White Pine County	Upgrade	$ 255,100.00	$ 36,800.00	$ 291,900.00	1.3	$ 224,538.46
Steptoe Park	2013	White Pine County	Upgrade	$ 103,200.00	$ 14,900.00	$ 118,100.00	0.4	$ 295,250.00
Courthouse Park	2013	White Pine County	Upgrade	$ 229,500.00	$ 48,100.00	$ 277,600.00	1.3	$ 213,538.46
Pioneer Park Phase I & II	2014	Lincoln County	Upgrade	$ 749,700.00	$ 749,700.00	$ 1,499,400.00	3.2	$ 468,562.50
Royal Oaks Park	2014	St. George City	New Facility	$ 412,000.00	$ 72,225.41	$ 484,225.41	1.0	$ 484,225.41
Silkwood Park	2014	St. George City	New Facility	$ 385,300.00	$ 67,544.78	$ 452,844.78	1.5	$ 301,896.52
Sunset Park	2014	St. George City	Upgrade	$ 560,900.00	$ 98,328.24	$ 659,228.24	2.4	$ 274,678.43
Grandpa's Pond Park	2015	Hurricane City	New Facility	$ 1,465,661.60	$ 219,849.24	$ 1,685,510.84	15.3	$ 110,164.11
Crimson Ridge Park	2018	St George City	New Facility	$ 1,145,893.70	$ 171,884.06	$ 1,317,777.76	4.3	$ 306,459.94
Snake Hollow Bicycle Skills Park Phase 1	2018	St George City	New Facility	$ 2,337,520.60	$ 350,628.09	$ 2,688,148.69	10.4	$ 259,223.60
Atkinville Wash Park	2019	St George City	New Facility	$ 1,224,001.00	$ 183,600.15	$ 1,407,601.15	2.9	$ 485,379.71
Boilers Park	2020	Washington City	New Facility	$ 1,523,000.00	$ 228,450.00	$ 1,751,450.00	2.7	$ 643,915.44
Fish Rock Park	2021	St George City	New Facility	$ 1,522,311.70	$ 228,346.76	$ 1,750,658.46	2.8	$ 625,235.16
Hurricane Equestrian Park	2021	Hurricane City	New Facility	$ 1,804,900.00	$ 123,900.00	$ 1,928,800.00	6.8	$ 283,647.06
Fossil Falls Park	2022	St George City	New Facility	$ 2,585,362.55	$ 387,804.38	$ 2,973,166.93	4.5	$ 660,703.76
Washington City Dog Park Exp	2023	Washington City	Upgrade	$ 873,182.00	$ 130,977.30	$ 1,004,159.30	1.6	$ 643,691.86
			Subtotal	$ 25,426,576.30	$ 4,529,167.08	$ 29,955,743.38	101.41	$ 9,640,789.56
			Cost / Acre	$ 295,392.40	$ 44,661.94	$ 295,392.40		
			Avg. Construction Year	2014				
		Cost / Acre Including Inflation	3.0%	**$ 393,644.14**				

TRAILS

Trail Name	Year	Owner	Project Type	Construction Cost	Incidentals	Total Project Cost	Miles	Cost Per Mile
Three Rivers Trail Connection	2014	Washington City	New Facility	$ 1,200,000.00	$ 210,365.28	$ 1,410,365.28	2.32	$ 607,916.07
Three Rivers Trail Reconstruction	2011	Washington City	New Facility	$ 220,800.00	$ 38,707.21	$ 259,507.21	0.38	$ 685,099.04
Mill Creek Trail	2011	Washington City	New Facility	$ 38,560.00	$ 6,759.74	$ 45,319.74	0.10	$ 453,197.38
Virgin River Trail	2010	Washington City	New Facility	$ 101,200.00	$ 17,740.81	$ 118,940.81	0.50	$ 237,881.61
Virgin River Trail, South C	2013	St. George City	New Facility	$ 121,500.00	$ 21,299.48	$ 142,799.48	0.50	$ 285,598.97
Virgin River Gap Trail	2019	St. George City	New Facility	$ 835,713.40	$ 125,357.01	$ 961,070.41	1.07	$ 898,196.64
600 N Trail	2023	Hurricane City	New Facility	$ 484,179.00	$ 72,626.85	$ 556,805.85	1.80	$ 309,336.58
			Subtotal	$ 3,001,952.40	$ 492,856.38	$ 3,494,808.78	6.67	$ 3,477,226.29
			Cost / Mile	$ 524,054.57	$ 73,904.94	$ 524,054.57		
			Avg. Construction Year	2014				
		Cost / Mile Including Inflation	3.0%	**$ 695,419.87**				

APPENDIX C

CASH FLOW SPREADSHEET

Title	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue										
Total ERCs	11,701	12,374	12,869	13,383	13,918	14,475	15,054	15,656	16,283	16,934
New ERCs		673	495	515	535	557	579	602	626	651
Impact Fees Collected	$ 2,279,987	$ 1,795,254	$ 945,980	$ 2,664,584	$ 2,768,063	$ 2,881,890	$ 2,995,717	$ 3,114,718	$ 3,238,893	$ 3,368,241
Service Fees	$ 512,378	$ 511,271	$ 619,460	$ 638,044	$ 657,185	$ 676,901	$ 697,208	$ 718,124	$ 739,668	$ 761,858
General Fund Allocations	$ 5,875,036	$ 5,100,058	$ 4,866,661	$ 5,012,661	$ 5,163,040	$ 5,317,932	$ 5,477,470	$ 5,641,794	$ 5,811,048	$ 5,985,379
Other Revenues	$ 18,598	$ 332,451	$ 170,984	$ 176,113	$ 181,396	$ 186,838	$ 192,444	$ 198,217	$ 204,163	$ 210,288
Total Operating Revenue	$ 6,406,012	$ 5,943,780	$ 5,657,104	$ 5,826,818	$ 6,001,622	$ 6,181,671	$ 6,367,121	$ 6,558,135	$ 6,754,879	$ 6,957,525
Expenses										
General	$ 1,134,219	$ 1,209,928	$ 1,485,987	$ 1,530,566	$ 1,576,483	$ 1,623,778	$ 1,672,491	$ 1,722,666	$ 1,774,346	$ 1,827,576
Capital Projects	$ -	$ -	$ 766,253		$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$ 1,134,219	$ 1,209,928	$ 2,252,240	$ 1,530,566	$ 1,576,483	$ 1,623,778	$ 1,672,491	$ 1,722,666	$ 1,774,346	$ 1,827,576
Accounts										
Net Cash	$ 5,271,793	$ 4,733,851	$ 3,404,865	$ 4,296,251	$ 4,425,139	$ 4,557,893	$ 4,694,630	$ 4,835,469	$ 4,980,533	$ 5,129,949
Operating Account Balance	$ -	$ 4,733,851	$ 8,138,716	$ 12,486,659	$ 16,911,798	$ 21,469,691	$ 26,164,321	$ 30,999,790	$ 35,980,322	$ 41,110,271
Impact Fee Balance	$ 4,713,783	$ 5,569,047	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198
Project Costs										
Project Cost	$ -	$ -	$ -	$ 894,288	$ 2,664,584	$ 2,768,063	$ 2,881,890	$ 2,995,717	$ 3,114,718	$ 3,238,893
Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ (51,692)	$ -	$ -	$ -	$ -	$ -	$ -
Impact Fee Eligible Cost	$ 2,067,350	$ 3,135,250	$ 1,121,405	$ 945,980	$ 2,664,584	$ 2,768,063	$ 2,881,890	$ 2,995,717	$ 3,114,718	$ 3,238,893
Project Name(s)										

2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
17,493	18,070	18,666	19,283	19,919	20,576	21,255	21,957	22,681	23,429	24,203	25,002	25,827
559	577	596	616	636	657	679	701	724	749	773	799	825
$ 2,892,238	$ 2,985,369	$ 3,083,674	$ 3,187,153	$ 3,290,632	$ 3,399,285	$ 3,513,112	$ 3,626,939	$ 3,745,940	$ 3,875,289	$ 3,999,463	$ 4,133,986	$ 4,268,509
$ 784,713	$ 808,255	$ 832,503	$ 857,478	$ 883,202	$ 909,698	$ 936,989	$ 965,099	$ 994,052	$ 1,023,873	$ 1,054,589	$ 1,086,227	$ 1,118,814
$ 6,164,940	$ 6,349,889	$ 6,540,385	$ 6,736,597	$ 6,938,695	$ 7,146,856	$ 7,361,261	$ 7,582,099	$ 7,809,562	$ 8,043,849	$ 8,285,164	$ 8,533,719	$ 8,789,731
$ 216,597	$ 223,095	$ 229,788	$ 236,681	$ 243,782	$ 251,095	$ 258,628	$ 266,387	$ 274,378	$ 282,610	$ 291,088	$ 299,821	$ 308,815
$ 7,166,251	$ 7,381,238	$ 7,602,675	$ 7,830,756	$ 8,065,678	$ 8,307,649	$ 8,556,878	$ 8,813,584	$ 9,077,992	$ 9,350,332	$ 9,630,842	$ 9,919,767	$ 10,217,360
$ 1,882,404	$ 1,938,876	$ 1,997,042	$ 2,056,953	$ 2,118,662	$ 2,182,222	$ 2,247,688	$ 2,315,119	$ 2,384,572	$ 2,456,110	$ 2,529,793	$ 2,605,687	$ 2,683,857
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 1,882,404	$ 1,938,876	$ 1,997,042	$ 2,056,953	$ 2,118,662	$ 2,182,222	$ 2,247,688	$ 2,315,119	$ 2,384,572	$ 2,456,110	$ 2,529,793	$ 2,605,687	$ 2,683,857
$ 5,283,847	$ 5,442,363	$ 5,605,633	$ 5,773,802	$ 5,947,017	$ 6,125,427	$ 6,309,190	$ 6,498,466	$ 6,693,419	$ 6,894,222	$ 7,101,049	$ 7,314,080	$ 7,533,503
$ 46,394,118	$ 51,836,481	$ 57,442,114	$ 63,215,917	$ 69,162,933	$ 75,288,360	$ 81,597,550	$ 88,096,015	$ 94,789,435	$ 101,683,657	$ 108,784,706	$ 116,098,786	$ 123,632,288
$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198	$ 4,895,198
$ 3,368,241	$ 2,892,238	$ 2,985,369	$ 3,083,674	$ 3,187,153	$ 3,290,632	$ 3,399,285	$ 3,513,112	$ 3,626,939	$ 3,745,940	$ 3,875,289	$ 3,999,463	$ 4,133,986
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 3,368,241	$ 2,892,238	$ 2,985,369	$ 3,083,674	$ 3,187,153	$ 3,290,632	$ 3,399,285	$ 3,513,112	$ 3,626,939	$ 3,745,940	$ 3,875,289	$ 3,999,463	$ 4,133,986

APPENDIX D

SURVEY METHODS AND FULL RESULTS

Methods

Survey Format

The survey included 13 questions about respondents' use of parks, trails, and recreation facilities and their preferences for future development of such facilities, as well as 14 questions about the demographics of survey respondents. There was also a final question for respondents to leave any additional comments. Instructions on how to return the survey were available at the top of the form.

Survey Distribution and Collection

The community survey was distributed to residents through several channels. Surveys were made available on the city website on October 16, 2023 and paper copies were mailed out with utility bills to all residents shortly thereafter. Paper surveys were also handed out at the first partnering meeting and open house on November 7. There was a final effort to distribute surveys at the city Christmas tree lighting on November 27 before the deadline to submit surveys on November 30, 2023.

Paper surveys were able to be returned at the first public open house, to the city planning office, and at the Christmas tree lighting. If residents opted for the online option, they could fill out the survey in PDF form. The survey could then be emailed to the city.

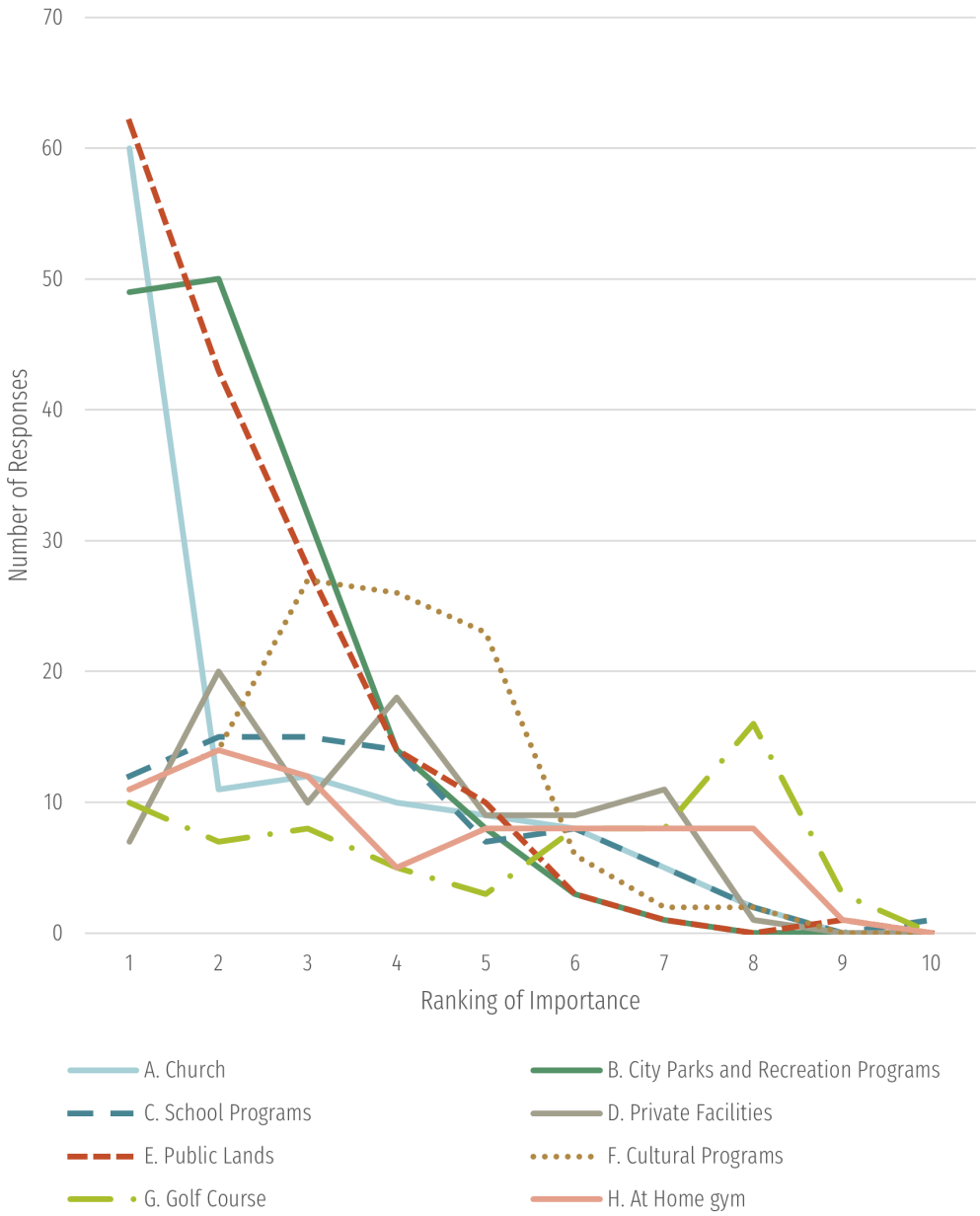
Data Processing and Representation

On questions that allowed for multiple boxes to be checked, such as selecting which facilities and programs that respondents participate in or visit, graphs display a total number of boxes checked for each item. For questions that should only have one response, such as where the options are "Yes", "No", and "Don't Know", the figures show the percentage of respondents who checked each option as a portion of the whole. On Question 12, where respondents were asked to rank which types of parks are most important to develop in Hurricane, a higher response (meaning more important to develop) was given a higher weight in influencing the response score shown on the figure, with the highest response giving seven points to the score of that category and the lowest response giving one point.

In several places on the survey, respondents were given the opportunity to enter text responses. Where this was available, all responses given are listed below the results for that question. Responses are included exactly as they were entered or written. If a portion of a handwritten response was illegible, that is indicated by [illegible].

Survey Results

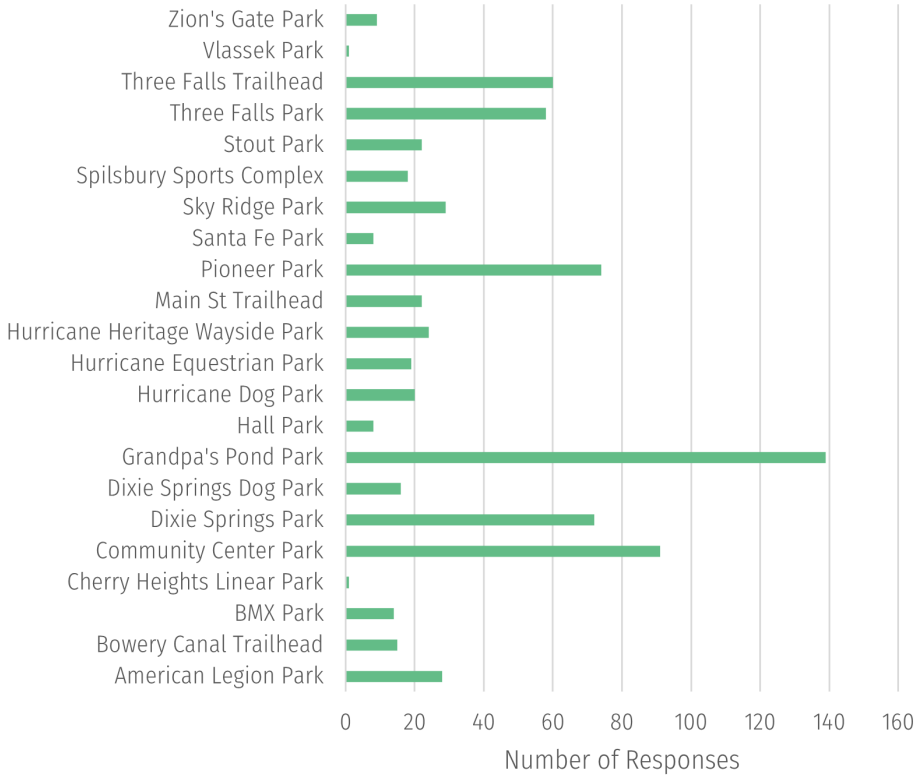
1. Please rank, in order of importance, how your household leisure and recreational needs are met (1 = 1st choice, 2 = 2nd choice, etc.)



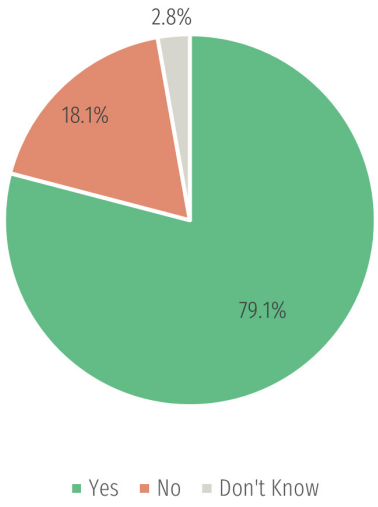
Responses to "Other" (For *1. Please rank, in order of importance, how your household leisure and recreational needs are met)*

Equestrian Park	Skate Parks	Zion NP
UYSA Soccer Club	PB Courts	Bike Paths
Skate Parks	Pickleball Courts	Dog Park @ Dixie Springs
Neighborhood walks	Events at Community Center (like Peach Days)	My own Land
Indoor Pool	Dog Walking	Dog Parks
Park/Pickleball/ Dog Park	Library	Do what we do

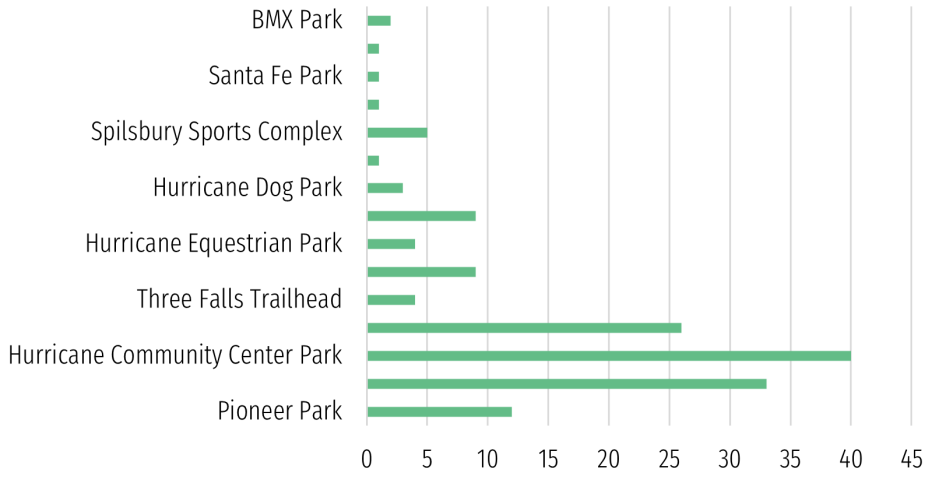
2. Which of the following parks are used most by your household? (Please check all that apply)



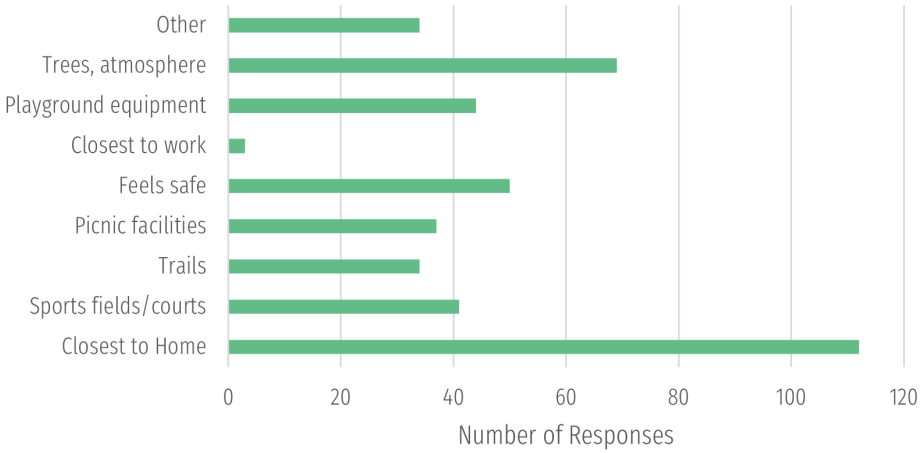
3. From your perspective, is it important to have public parks within walking distance of your neighborhood (within 1/2 mile or 10 minutes)?



4. Which Hurricane City Park do you use most often?



Why do you use this park most often?



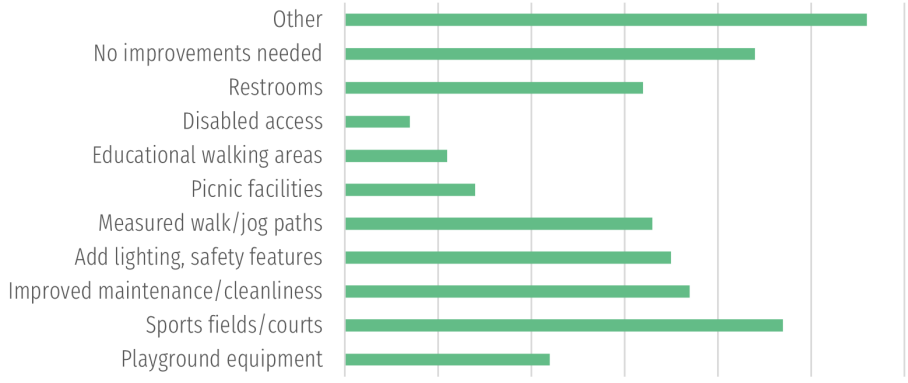
Responses to "Other" (For *Why do you use this park most often?*)

Park Chosen	Response to "Other"
Grandpa's Pond	Photography
Community Center Park	all other courts are being used
Grandpa's Pond	Water, Ducks & Path
Grandpa's Pond	Wildlife there
Hurricane Equestrian Park	Functional
Grandpa's Pond	Can walk my Dog
Sky Ridge Park	Pickleball
Dixie Springs	Has dog Park, pickleball & walking trails
none	Forest Service BLM
Community Center Park	community center

(Continued) Responses to "Other" (For *Why do you use this park most often?*)

Park Chosen	Response to "Other"
Grandpa's Pond	Nice walking trails
Community Center Park	Splash Pond
Dixie Springs Park	Splash Pad
Hurricane Dog Park	It's a dog park
Hurricane Dog Park	Need more Dog Parks
Community Center Park	Pickleball
Grandpa's Pond	Love it!
Grandpa's Pond	Water
none	Fitness
Grandpa's Pond	Walking Trail
Grandpa's Pond	Water
none	Municiple & Rec Center
Grandpa's Pond	Rest Rooms
none	Dixie springs
Grandpa's Pond	Dogs Allowed
none	Hurricane Trailhead
Dog Park in Washington	I have to go to Washington
none	rec center - waiting for classes
Community Center Park	Activities
none	Hiking/Walking
Dixie Springs Park	Pickleball Court
Community Center Park	Close to other activities
Grandpa's Pond	Don't use naymore - Too many dogs
Community Center Park	Festivals
Community Center Park	Community Activites
Pioneer Park	Dog Walks
Community Center	Quilt guild meets there

5. What improvements should be made to the park you use most often?



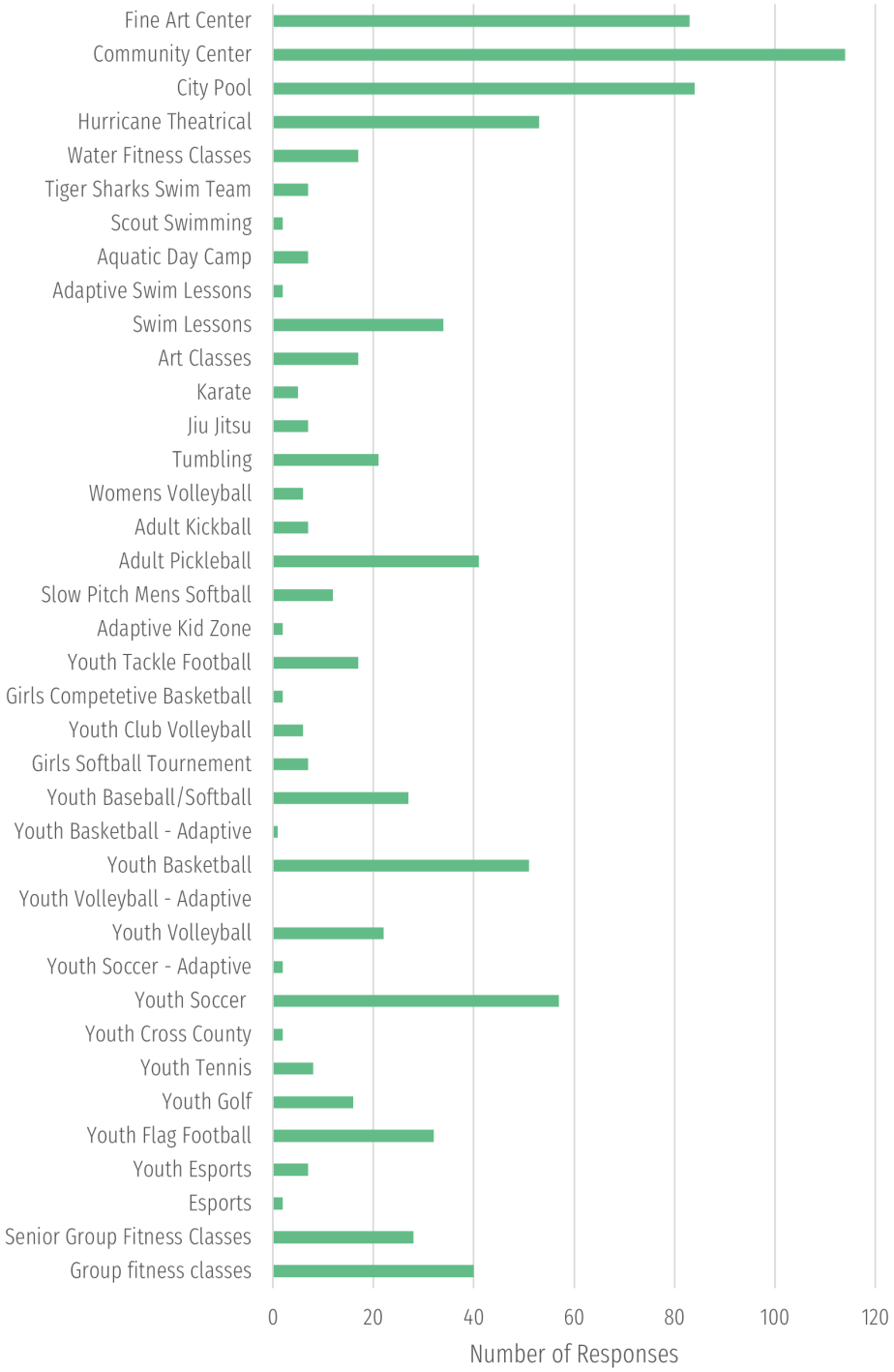
Responses to "Other" (For *5. What improvements should be made to the park you use most often?*)

Park Chosen	Response to "Other"
Community Center Park	please fix the cracks in the pickleball courts someone is going to get hurt restrooms need to be cleaned regularly
Dixie Springs Park	I use natural BLM parks most
none	Bike & Walking Paths increased
Equestrian Park	Expand Participant Trailer Parking
Dixie Springs Park	Trail Access
[illegible]	Broken in mutiple places
Dixie Springs Park	Skate Parks
Grandpa's Pond	Control of goatherds (sticker plants)
Dixie Springs Park	Don't water dog park so often when it's cold- muddy
Sky Ridge Park	Pickleball Courts-cracked need repaired
none	Parking @ Community Center
none	Parking
Dixie Springs Park	Skatepark
Community Center Park	Trails not road connecting
Community Center Park	Child Safety Fence
Community Center Park	Fitness Equipment
Hurricane Dog Park	More Dog Parks
Hurricane Dog Park	Prettier Dog Parks
none	A sidewalk to get there
Pioneer Park	Shade cover on entire playground equipment
Community Center Park	Clean Restrooms
none	Don't Use
none	Less People
Grandpa's Pond	Bike paths along Virgin River
Pioneer Park	Frontage on Pioneer Blvd. between 1800 W & 2000 W - Pine trees should not have been cut down w/o local input
none	Adult 50+ Fitness Park
Community Center Park	Spray for bugs
Grandpa's Pond	Pioneer Park
Grandpa's Pond	Another platform near water
Grandpa's Pond	Pickleball
American Legion Sports Complex	Concession Added to Legion
Grandpa's Pond	Wider fencing at the water bridge
Grandpa's Pond	Some trees were infested (with moth sacks?) & died on the N/W side. Spraying them annually would help.
none	Sky Mtn GC is very nice
Grandpa's Pond	Cleaner Pond
none	Gym & Workout Facilities
Dixie Springs Park	At Dog Parks
none	More Hiking& Bike Trails
Hurricane Equestrian Park	Re-route mollies nipple trail so it is longer & not so steep
none	Dog Park Hurriocane - Improve
Dixie Springs Park	Fitness Course
none	More Trees, Green spaces
	More appealing main street

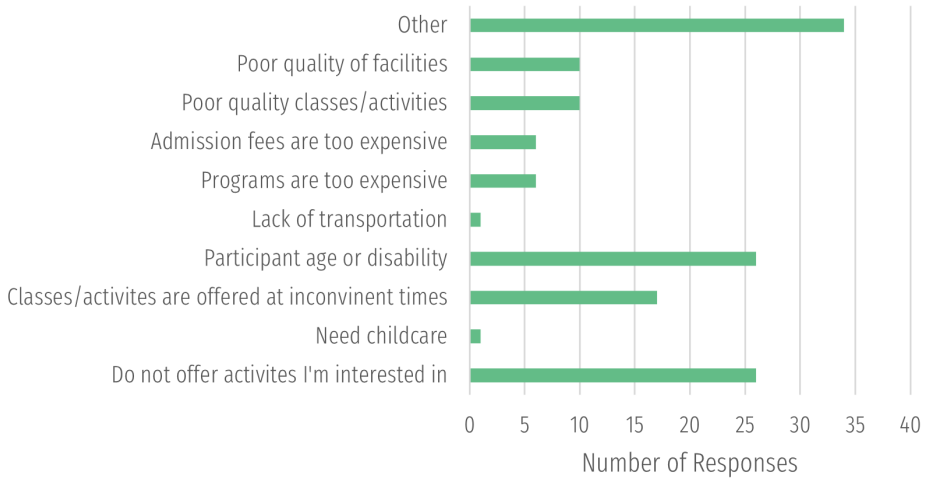
(Continued) Responses to "Other" (For *5. What improvements should be made to the park you use most often?*)

Park Chosen	Response to "Other"
Grandpa's Pond	It's fine just the way it is
none	More Trails/more paths &Shade trees
Grandpa's Pond	Some Parks missing infant seat swings
Santa Fe Park	Enforce no dogs to eliminate dog poop.
none	Allow Dogs
Stout Park	Trails & Better Parking
none	The verbally abusive chubby guy walking his pitbull didn't have a leash on the dog - He carried it. Keep dogs off trails
Grandpa's Pond	Add'l Trails along river
Grandpa's Pond	Trail Markee at 3 Falls
Community Center Park	Pickelball Courts
Pioneer Park	Walking Trails
none	Shade Trees
none	Closer to JK Ranch & Airport
none	Fitness equipment
American Legion Sports Complex	Bike/Walk paths from parks
Community Center Park	The path around the perimeter is broken up
Three Falls Park	Skate Parks
Dixie Springs Park	Better sanctioned/fencing
BMX Park	Ga Ga Ball Court
Three Falls Park	

6a. The Hurricane Leisure and Recreation Department offers the following programs and facilities. Please check the facilities that you and your family participate in or visit.



6b. If you do not participate in any of the above activities or use any of the facilities, why not?



Responses to "Other" (For *6b. If you do not participate in any of the above activities or use any of the facilities, why not?*)

Times don't work for me
At this time, not interested in classes.
Work long hours; hike on BLM or State Parks when avbailable
Personal Time Constraints
Not Interested
Part time Resident
Not aware of much of what is listed as avaialable - better marketing?
Not in habit
I live in Zion's Gate (Too Far)
Like to bike & hike
Pleae reset clocks, smells, old, falling apart
No park close enough
OHV @ Sand Hollow
Too lazy
I have other things I do. Single Adult /no children
No Interest
Pool closed in Winter - Need year round
I watch the grandkids
Too many people
Time
Not enough time as paretns
Update & enlarge facility
Membership at [illegible]
Travel time from home to city center is 10 minutes
Other Activities
Don't use any
Pool too crowded & don't offer classes
Not here often enough
not full time resident
Sr.
Most likely to hike & bike
Don't know enough about the programs
Need Adult Coed Volleyball
Need Indoor Pool
Not Needed
Don't need them
Dog Parks are not safe, the signs do not make sense.
Distance to Rec Center
My work &play schedule
Another Pickelball Court
Horse Areana gone! :(
Always sharing fields with schools
Lack of Awareness of what is offered.
Too far away from where I live

7. Please choose up to five activities and facilities (parks, recreation, and trails) not currently offered by the city that you feel are most needed in Hurricane

New Activities Needed

More adult activities
More evening activities
Knitting Classes
Photography Classes
Tech/Stem Classes
Gardening Classes
Language Classes
Adult Education
Classes that combine young & old
Bouldering
Flexibility for Adults
Skate Park
Paved Trails
Mountain Bike Trails
Less Kids per swim class
Handicap Trails
Amature Golf League
More Biking Paths
Bowling Leagues
Year round swimming
Cheer Team
Toddler/Parent classes in evening
Paved Walking
Biking Trail System-Separated from Roadways
Skate Boarding Camp
Pickle Ball Courts
Soccer Fields
Bigger City Pool
More Asphalt Trails
Women's Softball
biking routes without traffic
Trails
Trails
Finish 5k trail
Walking Trails
Paved Bike Paths
Pickleball courts lighted
Dog Park
outdoor workout equip.
more live music
open mic
Indoor Swimming
Raquetball Courts
Boccee Ball
Cycling
Bocce Ball/Horsehoes
Classes after work hours
Not enough Dog Parks
Cycling
Walking
Pilates
More Yoga
Evening Sr. Exercise
Eric Dodge Line Dancing
Winter Water Aerobics
More Hiking
Rock Walls
Walking Paths
A variety of exercise machines
More baseball tournaments
Larger & Modern Community Center w/ gym, art, dance, cooking classes
More Parks
Yoga
Women's mtb club
Organized Hiking Groups
Youth Mountain Biking
Year round Indoor Pool
More Paved Trails
Bingo
Photography
Bird Watching
Bocce Ball
Year round Pool
Adult Gym
Adult Pool w/ Classes
Rec Center
Pool
Trails
Water Fitness
more bike trails
more hike trails
paved hiking
paved biking
Self Defense
Mountain Trails
Make more trails
preserve open space
Workout facility
Adult Volleyball
Indoor Pool
Year round pool
Rec Center
Toddler Programs

New Activities Needed (continued)

Yoga
Spanish Programs
Shooting
Archery
Bingo
Offroad Racing
Hikes
Spiritual Classes
Walking Paths
Bicycle Paths
Park w/ an interiror dog park & no dogs allowed outside it.
Paved Bike Trails
Bike & Walking Trails
Gymnastics
Horse Trails
Basketball
More Golf
Upgrade Softball
LeCross
Water Slide
Step Class
Water Fitness
Yoga Inside
Mountain Bike Trail
Walking Trail
Kindergarten Football
Skate Park/Events
BMX Events
Bike paths
Ga Ga Ball
Mountain Biking
Biking
More Trails
Hockey
Bowling
Bowling
Adult Balet
More Hiking Trails
Indoor Pool
Running Trails
Bike Trails

New Facilities Needed

walking and bike paths needed in the Dixie Springs area
Soccer Fields w/ Lights
Football Fields w/ Lights
Baseball Fields w/ Lights
Indoor swimming Pool
A garden Park/Trail
Trails that lead to lakes
Bridge Trailheads
Parkour Playgrounds
Indoor Pool
Weight Room
Fix Pickleball Courts at Community Center
Large Trailhad sign at Hurricane Canal Trailhead
More Trails
Rec Center
Indoor Pool
Tennis Courts
Paved Bike Paths
would love an informational sign about wildlife that inhabit
Grandpa's Pond
6+ Basketball Gyms
2nd Access to Equestrian Park
Handicap Trails
We have 2 courses
Safer Paths on Streets
Bowling Alley
Covered Swimming Pool
Indoor Pool
Bike park w/ trails for kids
Continue 600 N Path
Skate Parks
Skate Sports
Skate??
trails, trails trails!
More childcare
Pool
Community Center
Community Center
Pool
Bathrooms
New Pool
New Pool
600 N Trail
Skatepark
Bike Park
Pump Track
Paved Trails
Trail from Sky
Ridge area to main city
Separate Bike Trails
Non street walk/bike
Pickle ball Courts
More Bike Trails
New Pickleball Courts
Connected Trails System
Trees along Trails
Connected Trails System
Paved Bike Trails

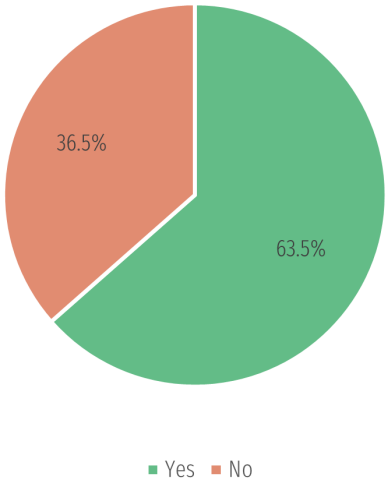
New Facilities Needed (continued)

Safety at Existing Parks
Improvements at existing rec center
Deicated Skate park
More bike lane/walking paths
Better parking
Paved Trails
Bocce Ball
Urban Bike Paths
Mountain Bike Park
Courts in Park
Paved City Trails
Skate Park
Connected Bike Paths
Connected Walk Paths
Covered/Indoor Pool
Weight Room
Gyms
Indoor Swimming Pool
Indoor Courts
Jump House
Bike Trail
4 Seasons Pool/Lazy River
Pickleball Courts
Pickleball Courts
Enclosed Pool
More complete bike trails
More Vegetation
new baseball complex
new basketball facility
New Rec Center
Bocce Ball Court
Something for active seniors
Pickle ball
Indoor basketball
football fields
Comprehensive Recreation Center
Bike Trails
Swimming Pool
Sandbox
Meditation Garden
Hiking trails
pickleball courts
better mtb park (like St. George)
Lined Virgin River Trails system
More Ball Fields
Year round swimming
Climbing wall (Changeable)
Batting Cage (Rentable)
More paved bike trails
Trail off 1380 W to BLM for Trail Riders
More Bike Paths (asphalt)
Community Rec/Pool
Inddor Pool/Indoor Walking
Municiple Center
Indoor Pool
Fitness Center
Rec Center
New Pool
Connecting
Indoor Pool
Water Park
Indoor Swimming
Rec Center
Hiking/Walking Paved
Improve Dog park
Gym
Indoor Pool
New Rec Center
Indoor Pool
Walking Paths
Hiking Trails
biking paths
Toddler Safe Playground
Walking Trail
Bowling Alley
Motorcycle Park
Skate/BMX Park
Gym
More Trails, Less Dogs
Shooting Pen
More walking Paths
Swimming Pool - Indoor
Paved Bike Trails
New Horse Arena
Bike Trails
Walking Trails
Parks
Rec Center
Walking Trails
Basketball
Softball
Gym
Water Slides
Indoor Pool
Parkour
More Parks
Softball Fields
Walk/bike Paths from Toquerville to DMV
More Fields
Walking Path on 400 S (West of 700W)
Sidewalks
Skate Park
Skate Park
BMX Park (better)

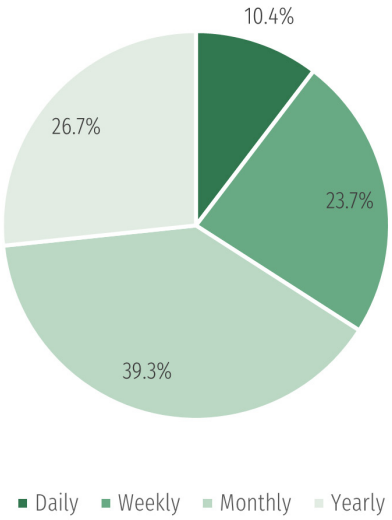
New Facilities Needed (continued)

more pickelball coutrts
bike paths
Court
Trails
Bike Path
Paved Track
Skate Park
More Baseball Fields
More Soccer Field
More Sports Courts
batting cages
wlk/jog paths
Batting Cages
more pickelball
Indoor Soccer Court
Indoor Pool
More Bike Paths

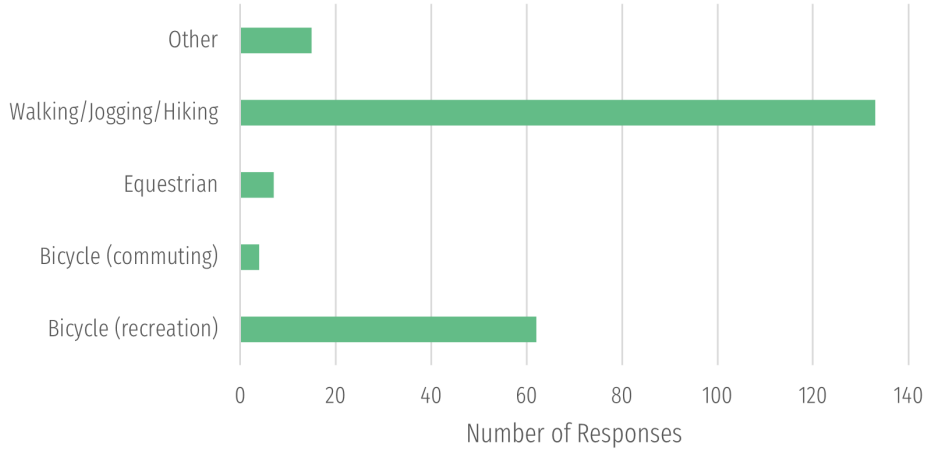
8. Does you family use the City's trail system?



If yes, how often?



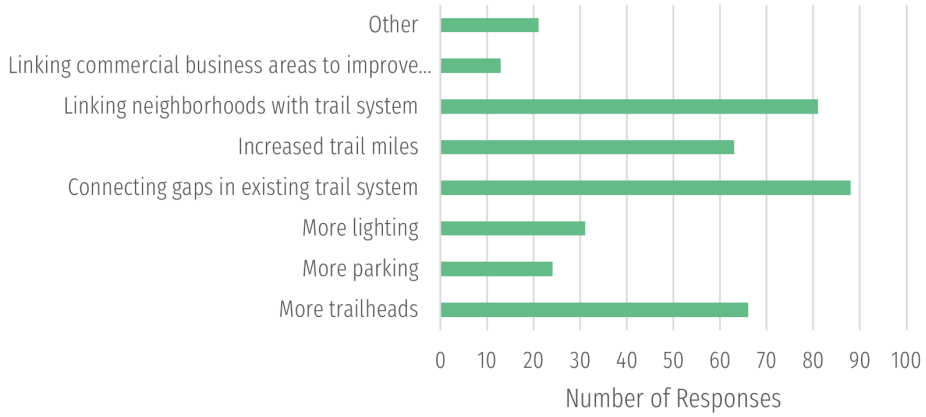
Please check the reasons why you use the trails (please check all that apply):



Responses to "Other" (For *Please check the reasons why you use the trails*)

Photography
Bike Trail from Dixie Springs to State St.
Only use when family comes to town
Wouldn't consider it a trail
The Trails System needs more publicity. I woujld love to use it but I don't know anything about it
None Complete
The trails systems do not connect throughout the town.
Dog exercise
I would use bike trails mopre often if there were more paved trails safe from road.
Dog exercise
Dog Accessible
Trails are subpar
Didn't know there was a Trail System
We use Virgin River Trails Weekly.
Can't really use bike trails because there aren't any.
Dog
So many horse owners on 1380 W & we have to trotter out to ride so sad! Help us out
Wheelchair
Wheelchair
Scooters
Dog Walks
Trail Running
I hope somebody looks at this
Rec Activities should cover their own cost. It shjould not be a tax to the community
Running
Quarterly
Dog Walks
We go to St. George & Use their bike trails because we don't have any
Don't know of them
Education

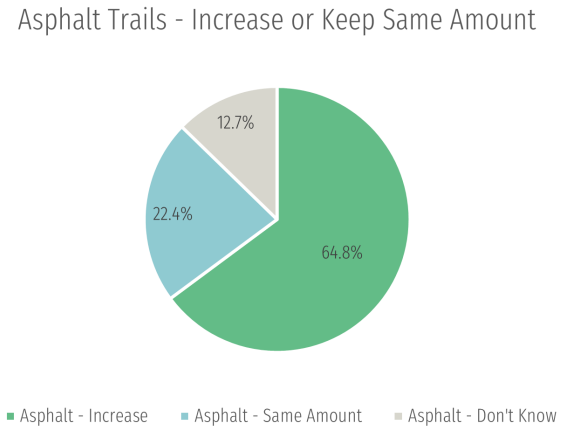
9. What improvements should be made to the trails system? (Please pick up to two (2) choices.)

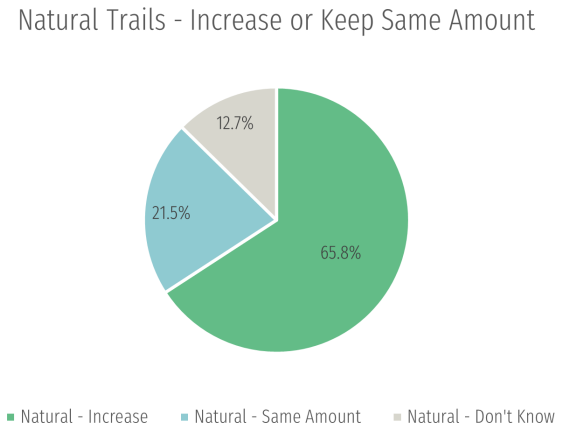


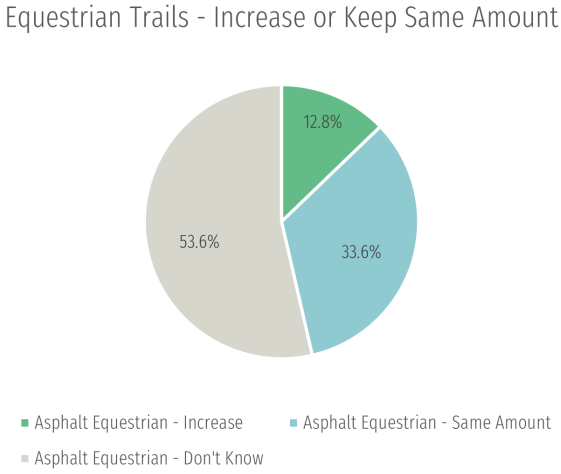
Responses to "Other" (For *Please check the reasons why you use the trails*)

make walking trails near Dixie Springs
I usually use BLM or State Parkspreferring natural open spaces
need more maps info on existing trails
Better trail from town to Gould System
More walking trails in town
Paved Trials
Lighting
Separate from Traffic
PB Courts
Go biking w/ kids ww/o getting ran over
Make Hurricane walkable city
I don't walk or Hike naymore
More Dog Friendly Trails
parking lot patrolled by Police to prevent crime
Connect to St. George
Dog Park
More trees & Grass
Advertise it where it is.
Less Pavement
Need more neighborhood trails that connect throughout city
If there is a well at 3 falls trail head, they should close the wash entrance
Don't do anything
Increase out awareness
Connect Bike paths
Real Trails in the turtle reserve

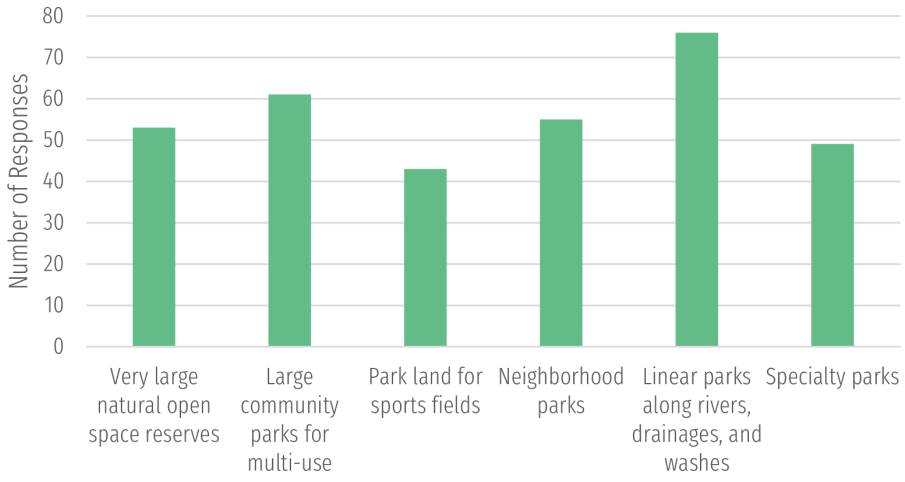
10. Should Hurricane City increase or keep the same amount of trails of each type?



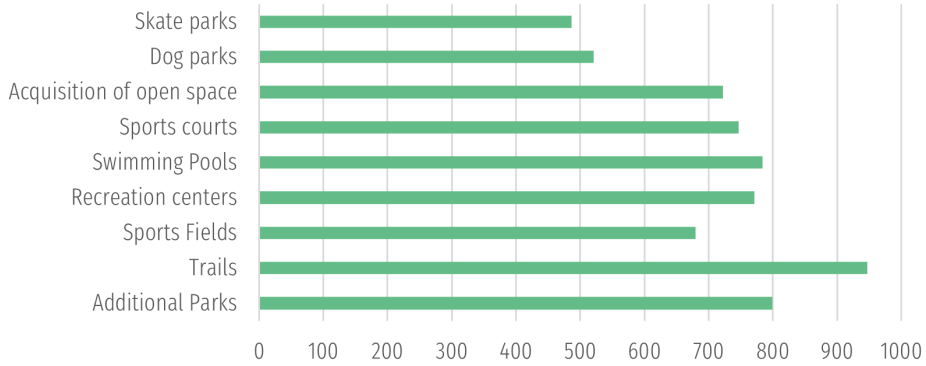




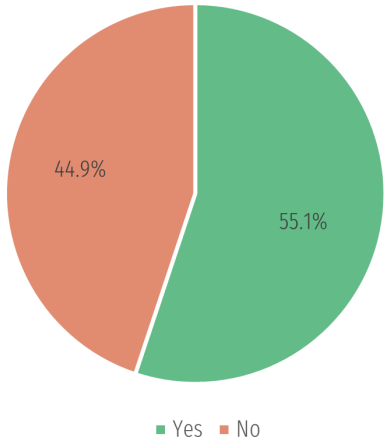
11. What type of park land is most needed in Hurricane? (Please pick up to two (2) choices.)



12. Please tell us how important it is for Hurricane City to develop the following (please circle the number that best describes your feelings, using a scale with "1" meaning unimportant and "7" meaning very important)



13. Do you feel that the Leisure & Recreation Department meets the demands of the community for programming and facilities?



If no, please explain how they can better meet your expectations and wants.

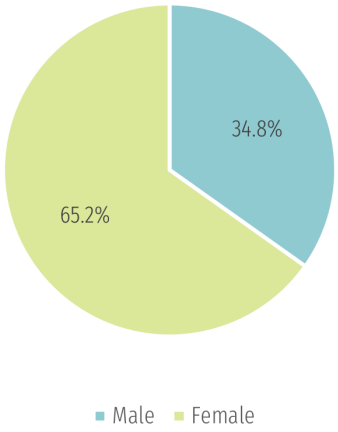
more adult evening activities, like dancing, arts, a ceramics class would be awesome
there's not enough pickleball courts to meet the need now that pickleball has become so popular
Need more times for clasess . The classes fill up to fast , so a lot of kids can't attend.
The Pickleball courts at the Rec Center are really cracked badly. Repairs and/or replacement is needed
Hurricane really needs tennis courts!!! Please! High school no longer option as they posted no trespassing signs.
Finish the landscaping around Dixie Springs Park
We need a concrete Skate Park & smaller skate park w/ camps for kids. It's an olympic sport now.
More Pickle ball courts-at least 4 at a park
Indoor Pool & Pickleball
Existing facilities are run down
No parks available out in pecan valley
A Rec Center would be great but we the people have spoke. We can't afford it!
More after hours bars

(Continued) If no, please explain how they can better meet your expectations and wants.

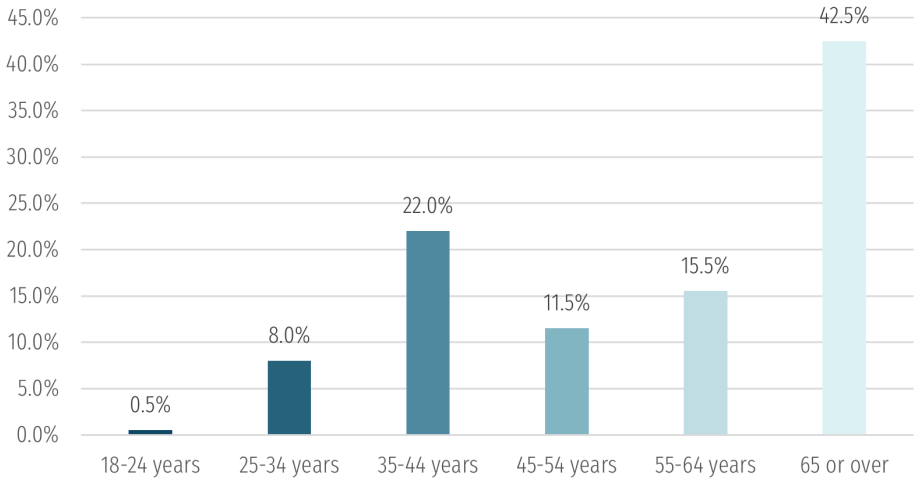
can't use Silver Sneakers at Rec Center Classes
More bike trails needed, safe from vehickle traffic, more walking trails needed.
We need New & Better Pickleball Courts
An Indoor swimming facility should be part of the plan.
Better parking near community center for events
Better trails. More music/festivals. Farmers market w/ not just crafts
Better trail maintenacew needed. More off road cycling trails needed. Need paved didciated cycling paths along 600 & Hwy 9
There are no classes available for people that work
It obviously must increase as we continue to grow
Unavailable for Family functions
Earlier group classes
Earlier classes for working adults
Continuous bike & walk paths please! A patch here & there is not a trails system.
The growth does not meet the amount of classes that are available to the kids. also need more advetising or word of mouth to let people know what is coming up.
Have to go to Washington Rec
If Hurricane is going to continue to allow so much building then we need adequate facilities so travel to surrounding cities not ness.
Not Seniors
Pools needed &exercise gym classes in municiple center
The pool is in bad condition, we need a nice Rec Center
Limited amount of money based on current economy
The Department is Great, the facilites are dated & in vast need of improvements
Increase open space
More Adult Sports Programs Needed
Need a real Rec Center
Clean the Weeds off sidewalks
Year round pool larger rec center w/ better classes general to demographics of city population
As Indicated
Include Seniors
More Sports fields would ultimately bring more revenuw to our town
More available time
Red Center: Not everyone wants to drive into town & deal w/ traffic & parking
More needed with current growth
Larger selection of classes & gyms for adults
They do well with the facilities they have
different - non-[illegible] Classes. I want to teach a class but I an not an employee of the City so I can't
St. George offers so much more than we do.
Growing quickly, need to prepare for the growth
Better & more maintained facilities, better run sports programs
Our needs - yes
Does not have own inside courts, pool is too small. Gym does not exist
The ball fields are always given a priority to other sports. We need to ba able to play softball on our fields
connect existing trail systems & maintain pickelball courts
Not enough fields
A local Skate Park would help meet more needs
Need a Skate Park & BMX Park
There is no where safe to ride bikes
Could use more fields/complexes
I think it does a great job with given resources, always room to improve.
Needs better soccer fields

Demographics Questions Results

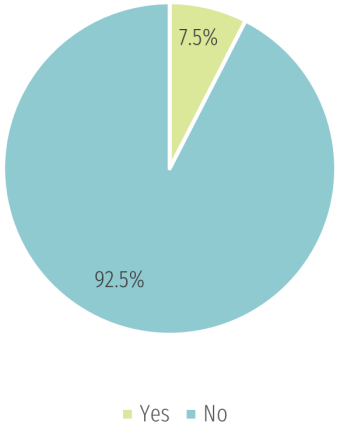
1. Please indicate your gender:



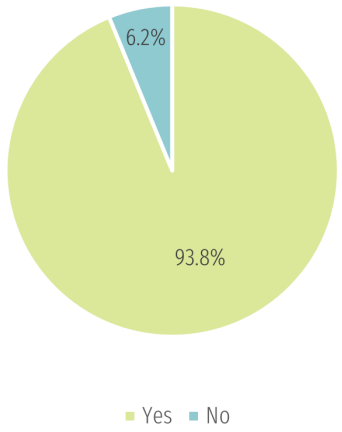
2. Please indicate your age:



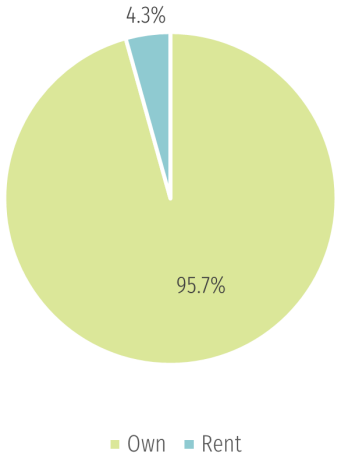
3. Are you a college student?



4. Do you live in Hurricane year round?



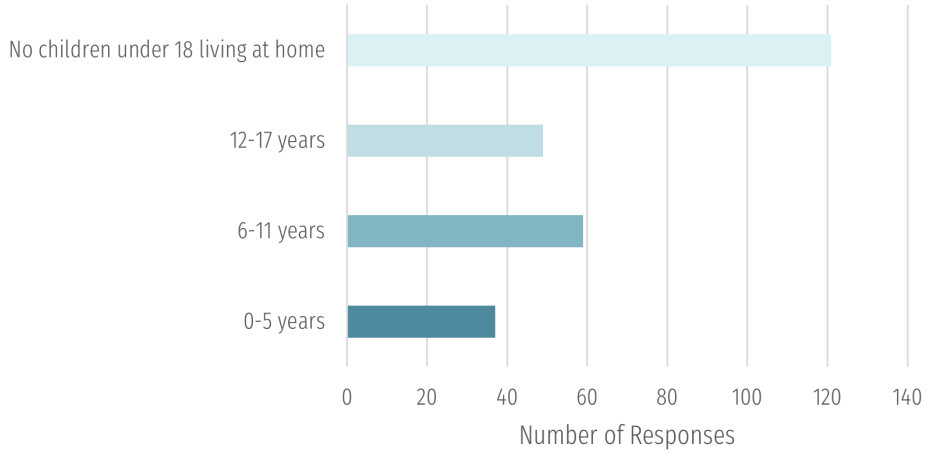
5. Do you own or rent?



6. How long have you lived in Hurricane?

Average years lived in Hurricane: **12**

7. Please check the categories for which you have children at home:



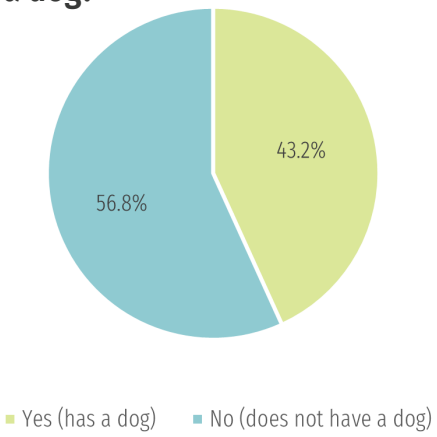
8. How do you learn about leisure & recreation events and activities?



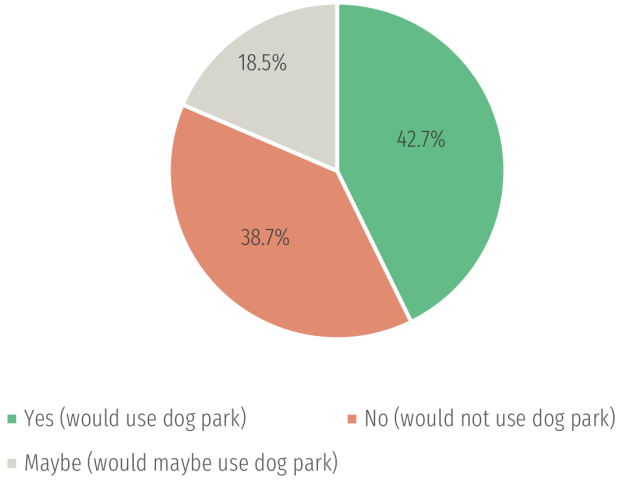
Responses to "Other" (*8. How do you learn about leisure & recreation events and activities?*)

Social Media
Facebook
Social Media
Facebook
City Employee
Social Media
Facebook
Social Media
Daughter & Son in law are educators here in town
Social Media
Annual book with all activties listed
HPD / Facebook
Neighbors
Digistal Billboard at Community Center
St. George News Online
City Mailer
Facebook, City News
Need better communication
Text
Hurricane Texts
Web Search
Utility Bill
Facebook
Social Media
Accidental
Senior Center
Facebook
I think communication could improve
Hurricane Rec Website
Friends

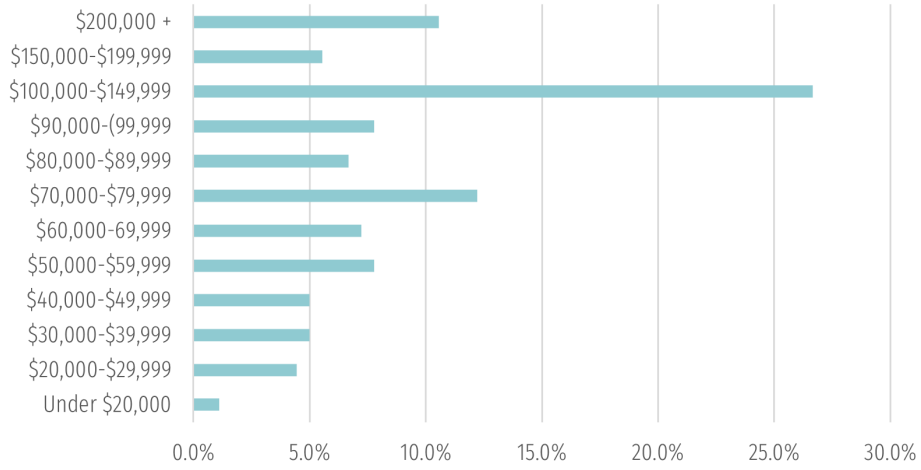
9. Does your household have a dog?



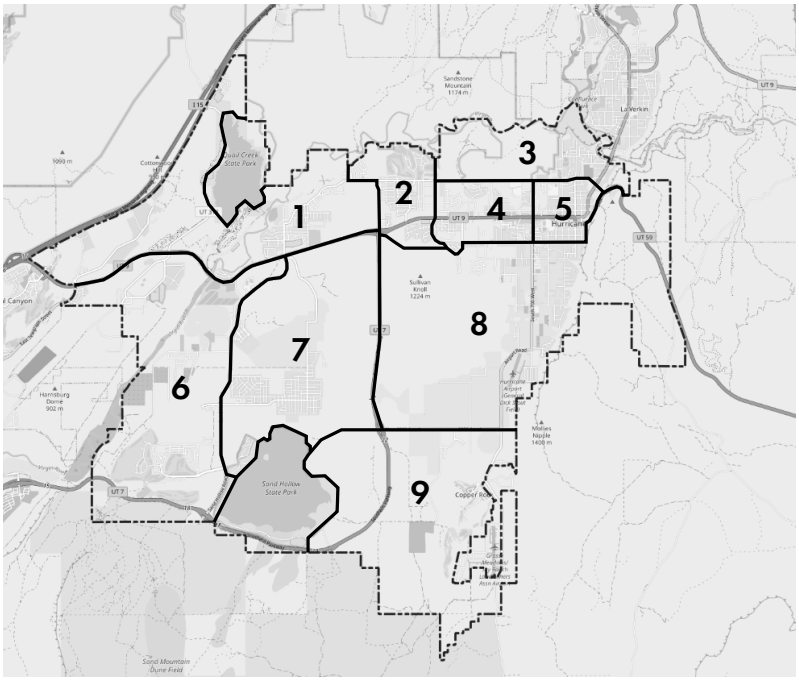
If yes, would you use a city dog park if one were available near you?

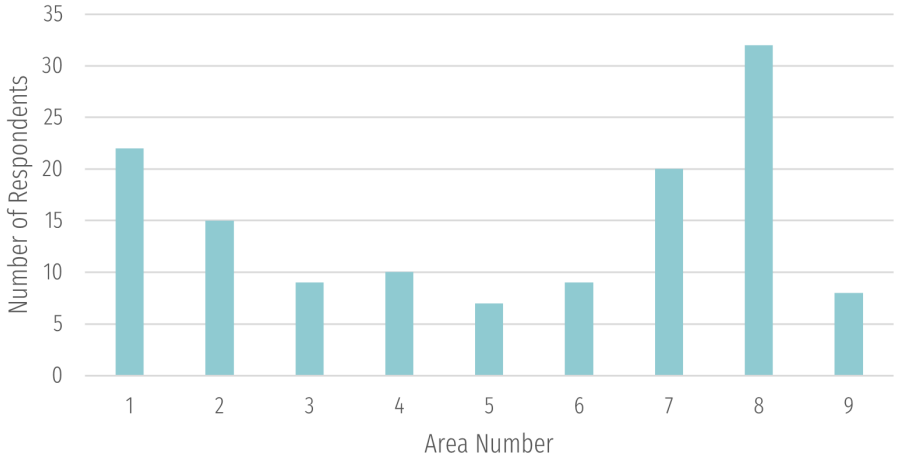


13. What is your approximate annual household income?



14. Please select from the areas below, the region in which you reside (1–9):





15. Any additional comments related to parks, recreation, open space, trails, etc. ?

I havent been to the dog park in a few years because it was horrible. There is an amazing dog park in Washington off the damn road. Wish we had one like that.

please consider older age groups not just chicldren when adding new activities or programs please build more public pickleball courts

The city & schools need work more togetherto use what we have. The School facilities & Fields could be better utilized if the

I'd like to see near Hurricane an Aquarium, a small zoo, and a childrens museum. Mostly because I want children to learn more about animals and not only desert animals but from other habitats. I'd like to see parks and trails full of trees and have access to bathrooms and parking. A train park would be nice to have near by.

(Continued) 15. Any additional comments related to parks, recreation, open space, trails, etc. ?

Working full time now so have limited time for Parks & Rec activities but plan to retire soon & participate. Interest in art, Music I would bike a lot more if there were a dedicated bike trail from Dixie Springs to the Virgin River Trail in Long Valley or to Wal-Mart area. I feel that the lanes are unsafe/ too narrow and the traffic to fast or unpredictable on Sand Hollow or Flora Tech. The Dixie Springs park is a wonderful neighborhood park, particularly for families. I normally hike (daily) in nature: West Cinder Knoll, Red Cliffs; Zion's Gate; Sand Hollow. Also hike often at Confluence Park, Main St. trailhead. No improvements desired--want just the natural environment.

Thank you for posting this survey

I love participating in community recreation. I love the affordability. I love that my kids can learn to be good citizens through involvement in city program. I think it's great that so many more kids are participating. The struggle has been with actually enrolling them in programs. For dance and tumbling, if you don't do it ASAP you won't get in. I don't like that I can't sign them up for their tumbling/jiu jitsu online. I have to call which is a pain. I would love to see more outdoor recreation. My kids have to go to St. George for things like bouldering. I would LOVE to see an indoor pool with a baby/toddler friendly area. I would also like it for swim lessons. Several of our lessons were cancelled last summer because of rain.

Please fix the pickle ball courts at the rec center

There is a retention pond behind our subdivision that is owned by the city. It's over 6 acres and would be a great area to develop into a soccer field or some other kind of recreational area other than what it is currently being used as. Counsel Heideman and Fred Ruesch has more information on the property.

Please consider those residents that don't participate in traditional sports programs. Please add more mountain bike trails and a skate park

We need tennis courts!!! The high school posted no trespassing signs on their courts. We would love some city tennis courts since there are zero options in Hurricane now. We would also like more paved bike paths to use in Hurricane. We utilize the St George and Washington paths. Hurricane needs some! We would like a lined paved bike path all along 600N.

Connect Grandpa's Pond Trail to Quail! Build a bridge to carry hikers over the river to the trails at Quail. Open pit mining has no place in residential neighborhoods. Putting an end to blasting in these areas would be the single best upgrade to our retirement experience!

More Bike Trails

You would get a much better response & save time by using qualtrics or google forms to collect this information but thanks for doing it.

Map is so small I can't tell but I live behind Tractor supply to the north,. Iwould love the walking path on 600 N to continue to give safer options for walking/biking to school

Pleae build skate parks. [illegible]

The Zions gate park near my house, the lights are always off. I Know how to turn them on and off so whenever I go by and see a Family there I ask them if they'd like me to turn them on. There should be an easier way to turn those lights on because no One ever knows how.

We don't hear about any City programs or events unless we search the City website, which we don't often think to do. Maybe a city newsletter would be nice to announce events & promote resources & programs.

Would dearly love bicycle routes. The current bike routes are on busy roads w/ sporadic shoulders. If you want a long bike ride, options are dangerous. Wish we had a bike path along the river like St. George/Washington.

Thank for all you do!

Keep up the good Work! We appreciate your efforts

Pleae complete trails & clean up piles of dirt etc.

Pecan Valley is in dire need of trails (paved) parks to include bathrooms, dog parks, etc. Something like dixie springs walking trails

(Continued) 15. Any additional comments related to parks, recreation, open space, trails, etc. ?

Parking needed at community center. No commercial by the community center or near it

Parking around community center needs to be increased.

Wheels parks will get my kids & many other kids out of the house & doing something active. Many kids need this for their mental health & development.

More Parking at community Center. No commercial development at community center.

600 N State Street & other streets are too dangerous to ride bikes on so we have to take bikes to places like sullivan soccer park, santa clara, virgin park.

More paved bike paths needed safe from vehicle traffic. More walking paths, both paved & unpaved. Year round pool would be a great thing.

We need more & Better Pickleball Courts.

Maintenance of trails & trails standards need to be addressed from policy perspective. Is this something that parks should be in charge of? In other jurisdictions they have staff that are soely responsible for planning & building trails.

Love living in Hurricane & not in favor of what seems to be uncontrolled growth.

*Pedestrian /Vehicle sepaaration @ parks (i.e fenced play areas w/ access management) *Clear lines of sight (i.e border planting & silting areas between attractions) *Dense low level lighting (avoid harsh shadows & light pollution)

Improve Existing - Safety at Parks/Traffic

Key to longevity os an active lifestyle. - A walkable city, parks w/ fitness equipment & regular instruction on how to use rquipment. - this can help the aging community, keep the young actibe & reduce health issues by making th community healthy “Watch Blue Zones on Netflix”

I wish that Hurricane would look at what Ivins & St. George have sone to make cycling a safe way to travel around the city. We need more paved cycling paths so our community can reach the downtown area by bucyc;e from outlying neighborhoods. Having this available would improve the overall health of out residence. Many of our hikin/cycling paths have erroded & are not safe for begining cyclist.

When my grandkids visit we use the Sky Ridge Park

Hurricane is huge; remembering ther are many residents outside of downtown hurricane would be great.

Need classes after 5pm, need more dog parks as they are not convenient for everyone. One by the equestreian park would be amazing.

More dog friendly areas. Hurricane City does not love dogs.

We applaud the good job the employees do on keeping the parks common areas & cemetery looking so good, neat, weeded & mowed. Remove non-functional grass areas - suchas areas between sidewwalk & roads - Use re-use water on areas when & where possible

Tiffany & Jennifer Rock! - Debbie Garrett is amazing

A year round pool should be available in a community this size. It isn’t a money maker - it’s a gift to our children & grand children - Seniors

I think the parks should be made available to families who wish to use them for family gatherings, reuinions, etc...

We don’t need anymore parks for ?? For people to muck up. We don’t have enough water to water grass in another park. - This town needsa regular grocery store. Supermarket.

Can’t figure out map. I border Washington on Telegraph.

A single page newsletter would be great - Noting forthcoming events & general park & rec info. You need a PR Manager that’s connected with the community.

Where are the existing trails?

(Continued) 15. Any additional comments related to parks, recreation, open space, trails, etc. ?

Create paved Virgin River Trailsfrom Washington to LaVerkin. Paved trails to & around sand hollow lake.

Please connect Trails. Pleae fix pickleball courts

We need safe bike trails & walking. Asphalt trails to walk & bike would be like heaven. See St. George for example ramp funds could surely help

The recreation staff in Hurricane are wonderful. - We really need an improved baseball complex/ hosting regulara tournaments would pay for itself.

People need breathing room, don't over build - Add restaurants - no more convenient or drive throughs

There are open spaces that attract a lot of trash. Access not easy but doable.

The area between SR 9 & SR7 seemsas though it should be a safety concern based on all the activities that are going on at any given time. The growth is moving at a rapid pace adding even more concern. Need paved trails all along that route.

I feel that a bike trail is needed out in my area. many peole ride out here and a trail would allow safety and access to town. I like that we as a comminuity are asked what is or needs. When I take my grandchildren to the water park or swimming pool it is standing room only. another and/or a covered year round pool would be awesome. i would like to see some sort of activities for or youth 13-16 those that cannot drive, but need to have a place to hang out and be safe.

It would be awsome to connect a trails system to the Virgin River Trail System. It would be nice to be able to have a path for an ebike to safely commute into Washington & St. George. It would also be great to have a mountin bike park (maybe use system by Quail) to build a great mtb bike park w/ beginner-expert runs. With well designed drops to practive on. Like Snake Hollow in St. George.

I know there is a lot of maintenance, but also a pretty steady revenue stream from tournament weekend baseball/softball tournament use of fields and sales of concessions. We live in an area where the lease of the fields themselves to tournaments being hosted is an option year-round almost. The new Sport Court addition is FANTASTIC! Thank you for working hard to do the best you can with the money you have. It's not unnoticed.

Would love to have more asphalt trails for biking with my kids. We go to washington/st. george to have safe asphalt trails that are a good distrance away from cars - Some of our favorite trails are Washington Canyon Park & Hell Hole Trailhead and Snowcanyon trails

Thanks!

My property taxes have gone up 30% in 6 years. Spend our money wisely.

We have needed a trail to 1380 W for so many years , we need it now. Not later. We are all local people with horses and want to ride out from where we live. Thank you!

Keep BLM & Open Space available for Rec use. We don't move here because we want City life.

More accesible paved trails for wheelchair access. Free state park entrance for wheelchairs.

More lighting in parking lots

Sand Hollow

I have been using the pool progrem for years. We have a problem getting life guards & one of the doors has been broken forever & soap dispenser in showers.

Just more or betterup keep of said areas. Maintenance is average to poor in many places that are community based. Overall - pretty good - we love Hurricane and will be full time resident's soon.

Can't be in the sun at outdoor pool - Skin Cancer

Thanks for adding lighting at Dixie springs Pickleball Courts

All of Hurricane not just my area

I love climbing mollies nipple but it is so steep I frequesntly fall coming down. Decrease the grade. You've got the nice parking area now make ir alittle easier to access.

Just keep dogs & chioldren in mind and activities for seniors.

(Continued) 15. Any additional comments related to parks, recreation, open space, trails, etc. ?

Provided it is kept clean & free of dog poop. The current dog park is usually a mess, covered in poop because prople don't clean up after their dogs.

We would like to see more open spaces & Less mass housing projects

It would be really awesome to get adult coed volleyball or mens and/or women's as well and a trail race in Hurricane

The L & R Dept. is adequate for those that need public support, facilities. Additional facilities would only serve the few & burden the many

The city has plenty of parks and recreation areas. We need to just maintian what we have. We want to keep the current atmosphere of this city. Spend money on streets and not parks.

Walking/Biking Paths please!! Make the canal into a walking /running path

The dog park should indicate small dogs under 25lbs - Large dogs -(Dog Town Park)

Consider building a park on Rlington Parkway just south of S. Valley View Dr. Curretnly its just a plot of cement. Would love a park with Shade/infant toddler swings & gazebos.

Baseball Field needs safer parking, could be done easily & cheaply why has it not been?

We did not choose to live here when its being turned into one big RV Park. The Traffic, congestion etc, along with the rude people make us want to sell and move the hell out. Wish we had not built here.

No More dogs on trails, Dog Owners do not follow rules. No more dog parks - Shit smells and flies and Barking

Need Shooting Range (Over 200 yds)

We need lots of asphalt/concrete walk trails that connect all parts of the city. Especially need them along sand hollow road and Highway 9

After the pitbull event last spring, I tried walking on the dirt roads near the new water park, but they were often muddy. Pleae provide a walking trail west of the Walmart where dogs are barred or bar them from the Grandpa's Pond Trail, there is plenty of grassy area for them. Little dogs are slow & people give them too much leash or son't use one.

The parks dept. does a great job keeping our parks clean & well supplied. Thank you!

As far as comments, I think it would be so so nice t ohave aq paved biking/walking trail like St. George has. We have a beautiful area with lots of areas tghat would be fun to ride on a biking trail around. Sand Hollow would be a great lace to have a paved bike trail around so you don't get hit by a car when riding. There is hardly any shoulder to ride on there.

Too many dogs

60 East is not a dog park, people use the road for their dogs and don't have a leash or picl up the poop!

I can't read that map. We are near 400 South.

A clip board for this survey.

[illegible] A good survey would allow electronic response from many more residents.

Main Street

I am a fitness person and did not find the programs a good fit. I appreciate the effort though. Good ideas but not implicated well.

Build a Skate Park & BMX Park

Need abigger recreation Center. Using an old school does not meet our City.

Sky Ranch Airport Area

Open the road between community center at least on weekends

Put a nice softball /sports complex in. Host tournament & Provide more space for various spots. Easy access form SR 7.

Maybe we could vote to use some of the recreatrion tax for sidewalks

The City of Hurricane desperately needs a skate/bmx park and better fenced (keep dirt bikes off) bmx jumps

(Continued) 15. Any additional comments related to parks, recreation, open space, trails, etc. ?

I wish Hurricane would hook into the Virgin River Trail for walking & biking. Also, more areas to ride bikes. With the amount of people hit, it is dangerous to ride around here. Very little room on the ledft side of the road & most streets have high speed limits. We have to put our bikes in oujr vehicles to get to the bike paths. We use the trails system to hike & get exercise. Not enough near us & we have to travel several miles to get there. Grandp's Pond needs to be monitored better. There are drinking parties down by the river with loud music & trash. we have seen homeless people there too so I don't feel safe to send grandkids.

Courts, Pickelball courts, walking paths

I walk every morning and crossingstate street can be scary. I would love long state trails to walk on

Our family loves the sports complex and fields. We would love t osee more & see more local events/activites because we have the facilities & we would like our sports programs to grow in the community

More Trails, More Parks Please!

I enjoy biking so a more connected bike trail system would be nice. Also, more pickel ball courts. Thank you! I think you're doing a great job!

APPENDIX E

IMPACT FEE CERTIFICATION

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/25/2024**
Application Number:	LUCA24-02
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City Planning
Request:	Amend Title 10 Chapters 11, 13, and 50 for the creation of, and to establish standards for, an R1-4 residential zoning classification.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion:

The City Council has directed staff to amend the City's land use ordinance for the purpose of creating an R1-4 single-family residential zoning classification. The intent of the proposed R1-4 zone would be to facilitate the development of smaller, naturally more affordable housing in the City by allowing single-family development on smaller lots with reduced development standards. If adopted, this zoning designation would only be available through a formal zone-change request and by approval of the City Council.

In response to discussions with the City Council and the Planning Commission, some of the key elements of the proposed zoning classification are listed below:

- 4,000 square foot average lot area (3,600 square foot minimum).
- 50-foot minimum lot width.
- ADUs or Air B&Bs will not be permitted.
- Reduced setback standards:
    - Front Yard – 15 feet for living area / 20 feet to the garage
    - Rear Yard – 10 feet
    - Side Yard – 5 feet
    - Interior Side Yard – 15 feet

The proposed code amendment will require updates to portions of Chapters 11, 13, and 50 of Title 10.

JUC Comments:

The proposed R1-4 zoning concept was submitted to the JUC for review and input. The following comments were received:

1. **Power** - Power has concerns that every so often, power has need to install a switch in a residential subdivision. This switch will occupy the entire 10 feet of current PUE. Hurricane Power standards require 10 feet of clearance around switches to safely work on the equipment. NEC requires 10 feet of clearance from any electrical equipment to any combustible materials. Power suggests that the minimum setback be 20 feet from back of sidewalk to meet these requirements.

2. **Public Works** - With a 15-foot setback in the front of the lot and a 10-foot PUE behind the sidewalk, it does not leave much room for the accommodation of utility installations. Dominion Energy has had problems with this in the past. I also believe the Power Department has had problems with this type of setback. With the 20-foot setback from the garage, most pickups are about 19 feet in length, thus only allowing 1 foot between the garage and the front of the unit.

3. **Engineering** - Where garages are often used for storage more than parking and other driveways and painted curb at fire hydrants will limit the available parking on the street, it seems that each individual driveway space becomes vital in ensuring that a parking space per unit is preserved. As stated in the redline, expecting to fit a vehicle between the garage and sidewalk within 20 feet is unrealistic. Should be 25 feet to protect the public pedestrian way.

Staff Comments:

Comments from the Public Works, Power, and Engineering departments expressed concerns about the proposed 15-foot front setback and the potential for conflicts with the provision of utilities and parking. These comments and concerns have been carefully considered and staff maintains that a 15-foot setback is reasonable. This is based on similar development standards within the Planned Development Overlay Zone which already allow a 15-foot setback, and essentially 14 feet in cases where a 5-foot sidewalk is constructed. Any conflicts with the installation of utilities can be identified when building permits and/or construction drawings are reviewed and, if necessary, design adjustments can be made to accommodate the utilities at that time. In terms of parking, staff agrees that it may be more limited, but it is generally anticipated that the standard of two parking spaces per single-family dwelling can be adequately satisfied.

Recommendation:

Staff recommends that the Planning Commission review the proposed R1-4 zoning classification, with consideration staff and JUC comments and any public comments received at the public hearing, and make a recommendation to the City Council to approve the proposed land use code amendment updating Chapters 11, 13, and 50 of Title 10.

CHAPTER 11. ZONES ESTABLISHED

Sec. 10-11-1. Establishment of zones.

In order to accomplish the purposes of the City general plan and this title, the following zones, along with their accompanying abbreviations, are hereby established as follows:

A.	*Agricultural zones:*	
	Agricultural 40	A-40
	Agricultural 20	A-20
	Agricultural 10	A-10
	Agricultural 5	A-5
	Agricultural 1	A-1
B.	*Residential agriculture zones:*	
	Residential-agricultural 1	RA-1
	Residential-agricultural .5	RA-.5
C.	*Residential zones:*	
	Single-family residential 15	R1-15
	Single-family residential 10	R1-10
	Single-family residential 8	R1-8
	Single-family residential 6	R1-6
	Single-family residential 4	R1-4
	Multiple-family residential 1	RM-1
	Multiple-family residential 2	RM-2
	Mobile home/RV park	MH/RV
D.	*Commercial zones:*	
	Neighborhood commercial	NC
	General commercial	GC
	Highway commercial	HC
	Planned commercial	PC
	Pedestrian-oriented commercial	POC
E.	*Business and industrial zones:*	
	Business/manufacturing park	BMP
	Professional office	PO
	Light industrial	M-1
	Heavy industrial	M-2
F.	*Open space and public facility zones:*	
	Open space	OS
	Public facilities	PF
G.	*Special purpose and overlay zones:*	
	Agriculture protection overlay	APO
	Historic district overlay	HDO
	Planned development overlay	PDO
	Sensitive lands overlay	SLO

	Runway protection	RPZ
	Recreation resort	RR
	Extraction industries overlay	

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2020-03, 2-6-2020)

Sec. 10-11-2. Zone purposes.

In addition to the general purposes of this title as set forth in section 10-1-3 of this title, the various zones each serve more specific purposes as set forth below:

A. *Agricultural zones.* Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

B. *Residential agriculture zones.* Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.

1. The purpose of the RA-1 and RA-.5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the City's semirural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

C. *Residential zones.* Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.

1. The purpose of the R1-15, R1-10, R1-8, R1-6, and R1-~~4~~6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

2. The purpose of the RM-1 and RM-2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

3. The purpose of the MH/RV zone is to provide locations where neighborhoods consisting of manufactured/mobile homes and recreational vehicle parks and subdivisions may be created, maintained, and preserved. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

D. *Commercial zones.* Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the City.

1. The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development.

2. The purpose of the GC zone is to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.

3. The purpose of the HC zone is to provide commercial areas with visibility and access from Interstate 15 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the City. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

5. The purpose of the POC zone is to provide walkable commercial areas which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.

E. *Business and industrial zones.* Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.

1. The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.

2. The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the City. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.

3. The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.

4. The purpose of the M-2 zone is to provide areas where uses involving industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the City, especially when undertaken on a large scale.

F. *Open space and public facility zones.* Open space and public facility zones allow public or quasi-public uses.

1. The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national park land.

2. The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities.

G. *Special purpose and overlay zones.* Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

1. The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.

2. The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the City.

3. The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.

4. The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.

5. The RPZ zone provides regulations to promote and protect the City airport.

6. The recreation resort zone is established to designate certain areas within the City where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

7. The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2004-15, 6-17-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2009-15A, 11-5-2009; Ord. 2013-02, 3-21-2013; Ord. No. 2022-12 , 5-5-2022)

Sec. 10-11-3. Official zoning map.

A. *Zones.* The location and boundaries of the zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Hurricane City Official Zoning Map, as provided in this section.

1. The zones established by this chapter are intended to further the goals and policies of the City general plan. Accordingly, not every zone established by this chapter need be included on the official zoning map unless and until the City Council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the general plan.

2. Each lot within the City shall be subject to the requirements of the zone, or zones, in which the lot is located as shown on the official zoning map.

3. The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.

B. *Amendments.* Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in section 10-7-7 of this title.

C. *Map updates.* The Zoning Administrator shall update the official zoning map as soon as possible after amendments are adopted by the City Council. Upon entering any such amendment on the map, the Zoning Administrator shall note on the map the date of the revision.

D. *Filing of ordinance and map.* The ordinance codified herein and official zoning map shall be filed in the custody of the City Recorder/Clerk and may be examined by the public subject to any reasonable regulations established by the City Council.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-11-4. Rules for locating zone boundaries.

A. *Applicability.* Where uncertainty exists as to the boundary of any zone shown on the official zoning map, the provisions of this section shall apply to determine the location of such boundary.

B. *Centerlines and property lines.* When a zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the official zoning map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

C. *Waterways, park and public land.* When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway, public park or other public land, or any section line, then the center of the stream, canal or waterway, or the railroad right-of-way, or the boundary line of the public land or section line shall be deemed to be the boundary of the zone.

D. *Lot, block, and tract lines.* Zone boundaries indicated as approximately following platted lot lines, or block or parcel tract boundaries shall be interpreted as following such lines.

E. *Street vacations.* When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two zones, each zone shall extend to the centerline of the vacated right-of-way.

F. *Uncertainties.* When a physical or cultural feature existing on the ground is at variance with one shown on the official zoning map, or in case any other uncertainty exists with respect to a zone boundary, the Zoning

Administrator shall determine the boundary location, subject to appeal to the Appeals Board as provided in this title.

G. *Zoning Administrator to make determination.* The Zoning Administrator shall have the authority to make all zone boundary clarifications and determinations subject to the rules above and appeal to the Appeals Board as provided in this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018)

Sec. 10-11-5. Clarification of zoning.

A. *Ambiguous zone.* Any property which is not clearly zoned on the City's official zoning map shall be deemed to be in the most restrictive adjacent zone.

B. *Ambiguous use.*

1. If ambiguity arises concerning the classification of a particular use within the meaning and intent of this title, the Zoning Administrator shall determine the proper use or development standard. The Zoning Administrator may refer the matter to the Planning Commission for a final determination, if the Zoning Administrator deems the use unusual enough to require special consideration. The Planning Commission's determination shall be final and is subject to appeal to the Appeals Board as provided in this title.

(Ord. 2012-8, 10-18-2012; Ord. 2018-12, 10-18-2018)

Sec. 10-11-6. Newly annexed territories.

Territory which is annexed shall be deemed to be zoned A-20 immediately upon annexation or as otherwise expressly provided in an annexation agreement. This zoning shall be considered a holding zone and no zone change will be considered until a plan for development is presented.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-13-3. Uses allowed.

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:									
Accessory building	P	P	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P3/C	P3/C	P3	P3	P3	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N
Residential uses:									
Assisted living facility	C	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N	N
Manufactured home	P	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons[1]	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability[1]	P	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N
Short term rental[4]	P	P	P	N	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N	N
Public and civic uses:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N

College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P	P
Commercial uses:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Bed and breakfast, home	P	P	P	P	P	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Family child daycare facility[2]	P	P	P	P	P	P	P	P	P
Family child group daycare facility[2]	C	C	C	C	C	C	C	C	C
Family child residential certificate care facility[2]	P	P	P	P	P	P	P	P	P
Family childcare center	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N
Kennel	N	N	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N	N

Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based[2]	P	P	P	P	P	P	P	P	P
Personal instruction service, home based[2]	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility		See section 10-50-5, table 10-50-1 of this title							
Industrial uses:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N	N

Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following:

   Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

   Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

   Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

   Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

   Household pets.

   Nurseries and greenhouses, when used for family food production.

   Playhouses, patios, porches, gazebos, and incidental storage buildings.

   Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018)

Sec. 10-13-4. Development standards.

Development standards within residential zones shall be as set forth in table 10-13-2 of this section.

TABLE 10-13-2
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development standard	Zones							
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1[1]	RM-2	RM-3
Lot standards:								
Average lot area[2]	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	4,800 sq. ft.	3,600 sq. ft.	10,000 sq. ft.	1 acre (see note 10)	1 acre (see note 10)
Minimum lot width and/or project frontage	90 ft.	80 ft.	70 ft.	60 ft.	50 ft.	80 ft. project	100 ft. project	200 ft. project
Maximum density per acre	n/a	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:								
Maximum height, main building[3]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building[4]	16 ft.	16 ft.	16 ft.	16 ft.	12 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	500 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: see subsection 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Setback standards—front yard:								
Any building[5]	25 ft.	25 ft.	25 ft.	25 ft.	Living area 15' Garage 20'	Living area 20' Garage 22'	Living area 20' Garage 22'	Living area 20' Garage 22'
Setback standards—rear yard:								
Main building	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage[6]	See note 9	See note 9	See note 9	See note 9	See note 9	See note 9	See note 9	See note 9
Setback standards—interior side yard:								

Main building	10 ft.	10 ft.	10 ft.	8 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards—street side yard:								
Main building[7]	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Pool location and setbacks[8]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 10-13-7C of this chapter.
4. Except as otherwise permitted by subsection 10-13-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. If located at least ten feet from main building, two feet. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to ten feet.
8. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the building official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
9. If located at least ten feet from main building, ten feet. Otherwise, same as for main building. No accessory building shall be built within a public utility easement.
10. Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-6, 2-17-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-14, 12-20-2018; Ord. 2019-02, 3-7-2019; Ord. No. 2020-12 , 3-5-2020; Ord. 2020-18, 9-3-2020; Ord. No. 2021-05 , 6-3-2021)

CHAPTER 50. WIRELESS TELECOMMUNICATIONS FACILITIES

Sec. 10-50-1. Short title.

This chapter shall be known as the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance and may be so cited and pleaded.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-2. Purpose.

The purpose of this chapter is to establish general requirements for the siting of wireless telecommunications towers and facilities. The intent of this chapter is to:

A. Encourage the location of facilities in nonresidential areas.

B. Minimize the total number of monopole and lattice tower facilities throughout the community.

C. Encourage the joint use of new and existing communication sites.

D. Encourage providers of facilities to locate them where the adverse impact on the community is minimal.

E. Encourage providers of facilities to use innovative design to minimize adverse visual impact.

F. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-3. Scope.

This chapter shall apply to both commercial and private low power radio services and facilities such as "cellular" or "pcs" (personal communications services) communications and paging systems. All such facilities shall comply with the requirements of this chapter, other applicable City ordinances, the Federal Communications Commission and the Federal Aviation Administration. This chapter shall not apply to the following types of communications devices, although they may be regulated by other City ordinances and policies:

A. *Amateur radio.* Any tower or antenna owned and operated by an amateur radio operator licensed by the Federal Communications Commission.

B. *Satellite.* A device designed for the over the air reception of television broadcast signals, multichannel multipoint distribution service or direct satellite service.

C. *Cable.* Any cable television headend or hub towers and antenna used solely for cable television services.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-4. Definitions.

For the purpose of this chapter, the following terms shall have the meanings set forth below and shall apply in addition to the terms defined in chapter 3 of this title:

Antenna means a transmitting or receiving device used in telecommunications that radiates or captures signals.

Collocation means the location of an antenna on an existing structure, tower or building that is already being used for telecommunication service facilities.

Guyed tower means a tower that supports an antenna or antennas and requires guywires or other stabilizers for support.

Lattice tower means a self-supporting multiple sided, open steel frame structure used to support telecommunications equipment.

Monopole facility means an antenna or series of individual antennas and any associated equipment mounted on a single cylindrical pole. For the purposes of this chapter, if a facility does conform to the definition of a roof or wall mounted facility it shall be considered a monopole facility.

Roof mounted facility means an antenna or series of individual antennas and any associated equipment mounted on a flat or pitched roof, mechanical room or penthouse of a building or structure.

Stealth facility means a wall, roof, or monopole facility disguised or concealed from view, such as, but not limited to, artificial trees, synthetic rocks, or architectural elements such as corners, steeples, and chimneys.

Wall mounted facility means an antenna or series of individual antennas and any associated equipment mounted against the vertical wall of a building or structure.

Wireless telecommunication facilities zoning table means table 10-50-1 of section 10-50-5 of this chapter, incorporated herein by this reference.

Wireless telecommunications facility means an unmanned structure consisting of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or wireless transmissions which is typically attached to a transmission support structure.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-5. Uses allowed.

Permitted and conditional uses allowed within the various zones established by this title shall be as set forth in table 10-50-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-50-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-50-1
PERMITTED AND CONDITIONAL WIRELESS TELECOMMUNICATION FACILITIES ALLOWED

Zone	Wall mount	Roof mount	Collocated	Monopole	Lattice tower	Stealth	Guyed tower
A-40	C	C	C	C	C	P	N
A-20	C	C	C	C	C	P	N
A-10	C	C	C	C	C	P	N

A-5	C	C	C	C	C	P	N
RA-1	P	P	C	C	C	P	N
RA-.5	P	P	C	C	C	P	N
R1-15	P	C	C	C	C	P	N
R1-10	P	C	C	C	C	P	N
R1-8	P	C	N	N	N	P	N
R1-6	P	C	N	N	N	P	N
R1-4	P	C	N	N	N	P	N
RM-1	P	C	N	N	N	P	N
RM-2	P	C	N	N	N	P	N
RM-3	P	C	N	N	N	P	N
MH/RV	C	N	N	N	N	P	N
NC	P	C	C	C	N	P	N
GC	P	C	C	C	N	P	N
HC	P	C	C	C	N	P	N
PC	P	C	C	C	N	P	N
POC	P	C	C	C	N	P	N
BMP	P	C	C	C	N	P	N
PO	P	C	C	C	N	P	N
M-1	P	P	C	C	C	P	N
M-2	P	P	C	C	C	P	N
OS	P	P	C	C	C	P	N
PF	P	C	C	C	N	P	N

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-6. Master plan required.

All wireless telecommunication facility applicants shall submit a master plan of the area being serviced by wall mounted, roof mounted, monopole, stealth antenna, stealth tower or lattice tower facilities.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-7. Facility types and development standards.

Wireless telecommunication facilities are characterized by four general types of antenna structures: wall mounted; roof mounted; monopole; and lattice tower. Standards for the installation of each antenna types shall be as follows:

A. *Wall mounted antenna.* The following provisions shall apply to a wall mounted antenna:

1. A wall mounted antenna shall not extend above the wall line of the building or structure or extend more than four feet horizontally from the face of the building or structure.

2. The antenna, equipment and the supporting structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. An antenna and supporting structures on buildings should be architecturally compatible with the building.

3. An antenna mounted directly on existing parapet walls, with no portion of the antenna extending above the roofline of such structure, shall be considered a wall mounted antenna.

4. Stealth wall mounted antennas are encouraged and are permitted in all zones.

5. Any front mounted wall antenna shall be deemed a stealth antenna.

6. A wall mounted antenna shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A wall mounted antenna permitted as a conditional use shall require a conditional use permit.

B. *Roof mounted antenna.* The following provisions shall apply to a roof mounted antenna:

1. A roof mounted antenna and the antenna mounting structure shall not extend more than eight feet above the existing roofline and ten feet back of the exterior wall.

2. An antenna and the antenna supporting structure mounted on a flat roof shall not extend more than eight feet high and ten feet back of the exterior wall.

3. A roof mounted antenna on a pitched roof shall be allowed provided the antenna is no more than five feet above the roof pitch.

4. A roof mounted antenna shall be constructed and/or colored to match the surroundings where it is located.

5. Stealth roof mounted antennas are encouraged and permitted in all zones.

6. Any front mounted wall or roof antenna shall be deemed a stealth antenna.

7. A roof mounted antenna shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A roof mounted antenna permitted as a conditional use shall require a conditional use permit.

C. *Monopole.* The following provisions shall apply to a monopole:

1. The height limit for a monopole shall be 100 feet except where a greater height is allowed by a conditional use permit, provided that:

a. The monopole shall blend in with surrounding structures, poles, or trees and is compatible with surrounding uses.

b. The monopole shall be available for collocation of antennas owned by other companies.

c. The monopole shall be set back at least 300 feet from any residential zone boundary.

d. The height of the monopole shall be measured from the top of the structure, including antennas, to the original grade directly adjacent to the monopole.

2. A monopole shall be set back from any residential structure a distance equal to its height.

3. Stealth monopole facilities are encouraged and shall be permitted in all zones.

4. A monopole shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A monopole permitted as a conditional use shall require a conditional use permit.

D. *Guyed tower.* A guyed tower shall not be allowed.

E. *Lattice tower.* The following provisions shall apply to a lattice tower:

1. The height limit for a lattice tower shall be 100 feet except where a greater height is allowed by a conditional use permit, provided that:

a. The lattice tower shall blend in with surrounding structures, poles, or trees and be compatible with surrounding uses.

b. The lattice tower shall be available for collocation of antennas owned by other companies.

c. The lattice tower will be set back at least 300 feet from any residential zone boundary. The height shall be measured from the top of the structure, including antennas, to the original grade directly adjacent to the lattice tower.

2. Lattice towers shall not be allowed in any residential zone.

3. A lattice tower shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A lattice tower permitted as a conditional use shall require a conditional use permit.

F. *Collocated antennas.* The following provision shall apply to collocated antennas:

1. Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.

G. *City rights-of-way.* Facilities locating in the City rights-of-way shall also comply with title 7, chapter 8 of this Code.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-8. Color.

Monopoles, lattice towers, antennas, towers, and any associated buildings or equipment shall be painted to blend with the surroundings in which they are most commonly seen. The color shall be determined on a case by case basis by the Planning Commission for conditional uses and by the Zoning Administrator for permitted uses. Within six months after the facility has been constructed, the Planning Commission or the Zoning Administrator may require the color be changed if it is determined that the original color does not blend with the surroundings.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-9. Additional requirements.

A. *Compliance with FCC and FAA regulations.* All operators of personal (private) wireless services facilities shall demonstrate compliance with applicable Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the Zoning Administrator. Failure to comply with applicable regulations shall be grounds for revoking a site plan or conditional use permit approval.

B. *Other licenses and permits.* The operator of every personal wireless services facility shall submit copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of the facility to the Zoning Administrator, maintain such licenses and permits in good standing, and provide evidence of renewal or extension thereof upon request by the Zoning Administrator.

C. *Protection against climbing.* A monopole shall be protected against climbing by removing the climbing pegs from the lower 20 feet of the monopole.

D. *Miscellaneous considerations.* The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:

1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.
2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.
3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.
4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.
5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.
6. Color of facilities.
7. Height of any lattice tower, including the antenna, over 100 feet.
8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.
9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-10. Accessory buildings.

Accessory buildings to antenna structures shall conform to required setback, height and landscaping requirements of the zoning district in which they are located. All utility lines leading to the accessory building and antenna structure shall be underground.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-11. Nonmaintained or abandoned facilities.

The Building Official may require a nonmaintained or abandoned telecommunications facility to be removed from the building or premises when the facility has not been repaired or put to use by the owner or agent within 90 calendar days after notice of nonmaintenance or abandonment is given to the owner or agent, by certified mail, in person, or by personal service. The applicant shall post a site specific bond when a permit is issued to guarantee removal of the facility and site restoration. The type of bond and amount shall be determined by the Zoning Administrator. No bond shall be required for roof or wall mounted facilities. Failure to remove antennas, monopoles, and/or lattice towers after receiving written notice to remove is a violation of the terms of this chapter. The City may initiate criminal and/or civil proceedings against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer, or otherwise, for failure to remove antennas and monopoles in accordance with this section. The City may seek a civil injunction requiring the removal of any structures on the site in accordance with this section. Any lease agreement with the City may also stipulate failure to remove antennas and monopoles after receiving written notice to do so pursuant to this section shall automatically transfer ownership of antennas, monopoles, towers, support buildings and all other structures on the site to the City.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-12. Application requirements.

Any person or entity desiring to develop, construct or establish a wireless telecommunication service facility in the City shall submit an application which provides the following information. The application shall not be considered until all required information has been provided.

A. *Site plan.* A site plan shall be submitted as provided in section 10-7-10 of this title. In addition to the requirements of section 10-7-10 of this title an application for a wireless telecommunication service facility shall include the following:

1. Name of property owner and a written statement from the owner of the property where the facility is proposed to be located, stating that the owner has reviewed the plans for the proposed facility, understands the type of facility that is being installed and the obligations the owner is undertaking, and granting permission for the applicant to install and maintain the facility.
2. Footprints of existing and proposed buildings and structures, including a notation of unit's height above the grade.
3. Location and size of existing and proposed antennas, with dimensions to property lines.

B. *Written information.* The following written information shall be provided:

1. Signed lease agreement with property owner.
2. Signed lease agreement with the City if site is located on City property.
3. A description of the anticipated maintenance needs for the facility, including frequency of service, personnel, equipment needs, and traffic noise or safety impacts of maintenance activity.
4. A description of the service area for the antenna or tower and a statement as to whether the antenna or tower is needed for coverage or capacity.
5. A map showing the site and nearest or associated telecommunication facility sites within the network and a description of the distance between the telecommunication facility sites and how the proposed service area relates to the service network.
6. Copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location, and operation of the antenna.
7. A written commitment to comply with applicable Federal Communications Commission radio frequency emission regulations.
8. Contact information for a person who can respond to questions concerning the application and the proposed facility, including name, address, telephone number, facsimile number, and electronic mail address, if available.

C. *Additional information requirements for monopoles and/or lattice towers.* If an applicant desires to construct a monopole or lattice tower, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings or structures.

D. *Additional information requirement for facilities not located on highest priority site.* If an applicant desires to locate antennas on a site other than the highest priority site, the application shall provide the following information to the approving authority:

1. The identity and location of any higher priority sites located within the desired service area.
2. The reason(s) why higher priority sites are not technologically, legally, or economically feasible.

3. Why the proposed site is essential to meet the service demands of the proposed geographic service area and the City-wide network.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-13. Approval process.

An application for a wireless telecommunication facility which is a permitted use in the zone where the facility is proposed to be located shall be reviewed pursuant to the site plan review provisions of section 10-7-10 of this title. If the facility is a conditional use in such zone, the review shall be pursuant to the conditional use permit process set forth in section 10-7-9 of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-50-14. Building permits.

Building permits shall be issued pursuant to the provisions set forth in section 10-7-13 of this title.

A. *General requirements.* No tower or antenna structure shall be constructed until the applicant obtains a building permit from the City. No building permit shall be issued for any project for which a site plan or conditional use permit is required until the site plan or conditional use permit has been approved by the appropriate authority. If the design or engineering of an antenna support structure is beyond the expertise of the City staff or Planning Commission, the City may require third party review by an engineer selected by the City prior to the issuance of a building permit. The applicant shall pay an additional fee to cover the cost of the third party review.

B. *Special requirements.* If the applicant is constructing a monopole, lattice tower or other tower type structure, the applicant shall, if required by the City, submit a written report from a qualified, structural engineer licensed in the state, documenting the following:

1. Height and design of the monopole or lattice tower, including technical engineering, economic, and other pertinent factors governing selection of the proposed design.

2. Seismic load design and wind load design for the monopole or lattice tower.

3. Total anticipated capacity of the monopole or lattice tower and demonstration that the site and setbacks are of adequate size to contain debris.

4. Soil investigation report, including structural calculations.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)