



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

June 13, 2024

5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

5:00 p.m. - Planning Commission Business:

1. Recap the Spring APA conference
2. Discussion on future projects

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. PSP24-11: Discussion and consideration of a possible approval of a preliminary site plan for Wasatch Trailer Sales, a commercial development located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.

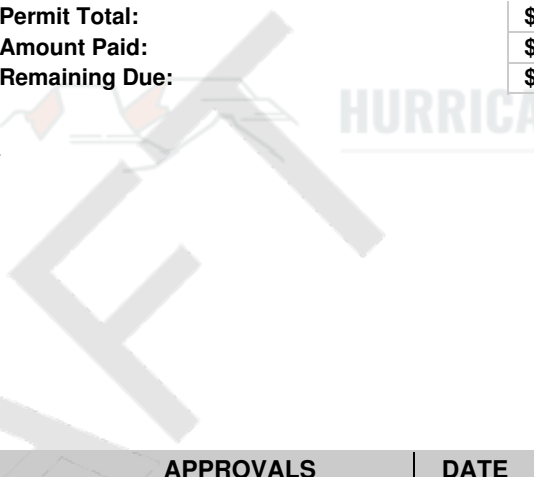
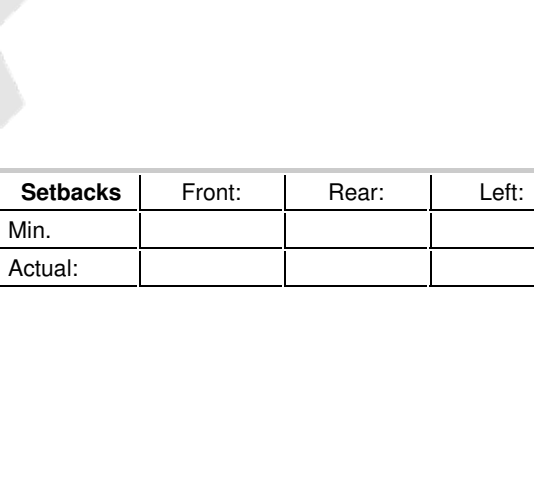
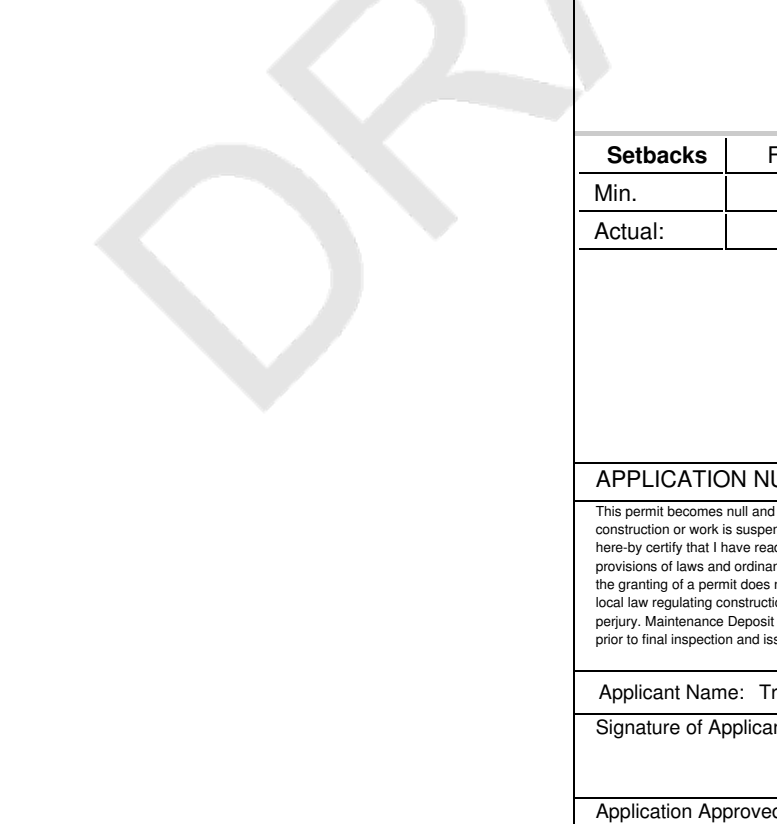
2. PSP24-12: Discussion and consideration of a possible approval of a preliminary site plan for Starbucks, a restaurant located at 765 W State St. Stratton Land Holdings, Applicant. Chase Stratton, Agent.
3. PP24-18: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Fields Estates, a 57 lot residential subdivision located at the southwest corner of Bash Parkway and Gateway Blvd. Lifetime Homes- Jimmy DeGraffenreid, Applicant. Karl Rasmussen, Agent

Approval of Minutes:

Adjournment



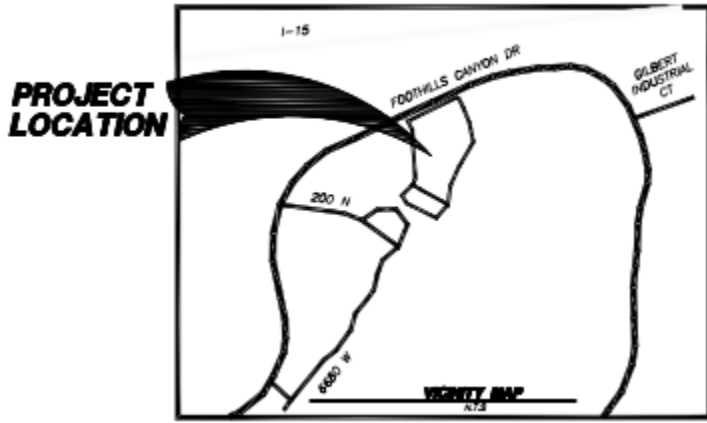
Application

Application Accepted Date: 05/09/2024		Valuation		\$	0.00															
Type of Improvement: <u>Site Plan (Preliminary)</u>		PERMIT FEES																		
Description:		Planning Fee	\$	200.00																
Tenant / Project Name: <u>Preliminary Site Plan - Wasatch Trailers</u>		Planning Fee	\$	200.00																
Bldg. Address: <u>250 North Foothills Canyon Drive</u>		Sub Total:	\$	200.00																
City: <u>Hurricane City</u> State: <u>UT</u> Zip: <u>84737</u>		Permit Total:	\$	200.00																
Subdivision: <u>SITLA LAND</u> Phase:		Amount Paid:	\$	200.00																
Block: <u>Lot #:</u> Parcel #: <u>H-4-1-33-321</u>		Remaining Due:	\$	0.00																
Property Owner: <u>Todd Campbell</u>																				
Permit Contact: <u>Karl Rasmussen</u> P:(435) 680-0816																				
Email: <u>karl@pv-eng.com</u>																				
CONTACT INFORMATION																				
Engineer of Record: <u>Karl Rasmussen</u>																				
Email: <u>karl@pv-eng.com</u> P: (435) 680-0816																				
General Contractor: <u>Wasatch Trailer Sales</u>																				
License #: <u>TBD</u> P: (801) 593-9882																				
Address: <u>310 North 650 West</u>																				
City: <u>Kaysville</u> State: <u>UT</u> Zip: <u>84037</u>																				
Email: <u>todd@wasatchtrailer.com</u>		APPROVALS																		
APPLICATION DETAILS		DATE																		
		INFO																		
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Setbacks</td> <td style="width: 15%;">Front:</td> <td style="width: 15%;">Rear:</td> <td style="width: 15%;">Left:</td> <td style="width: 15%;">Right:</td> </tr> <tr> <td>Min.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Actual:</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
		Setbacks	Front:	Rear:	Left:	Right:														
		Min.																		
		Actual:																		
APPLICATION NUMBER: PLANPSP24-11																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Treasa Anderson																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By:		Date:																		
Application Issued By:		Date:																		
Receipt #: 8.178637-05/09/24																				

WASATCH TRAILER SALES

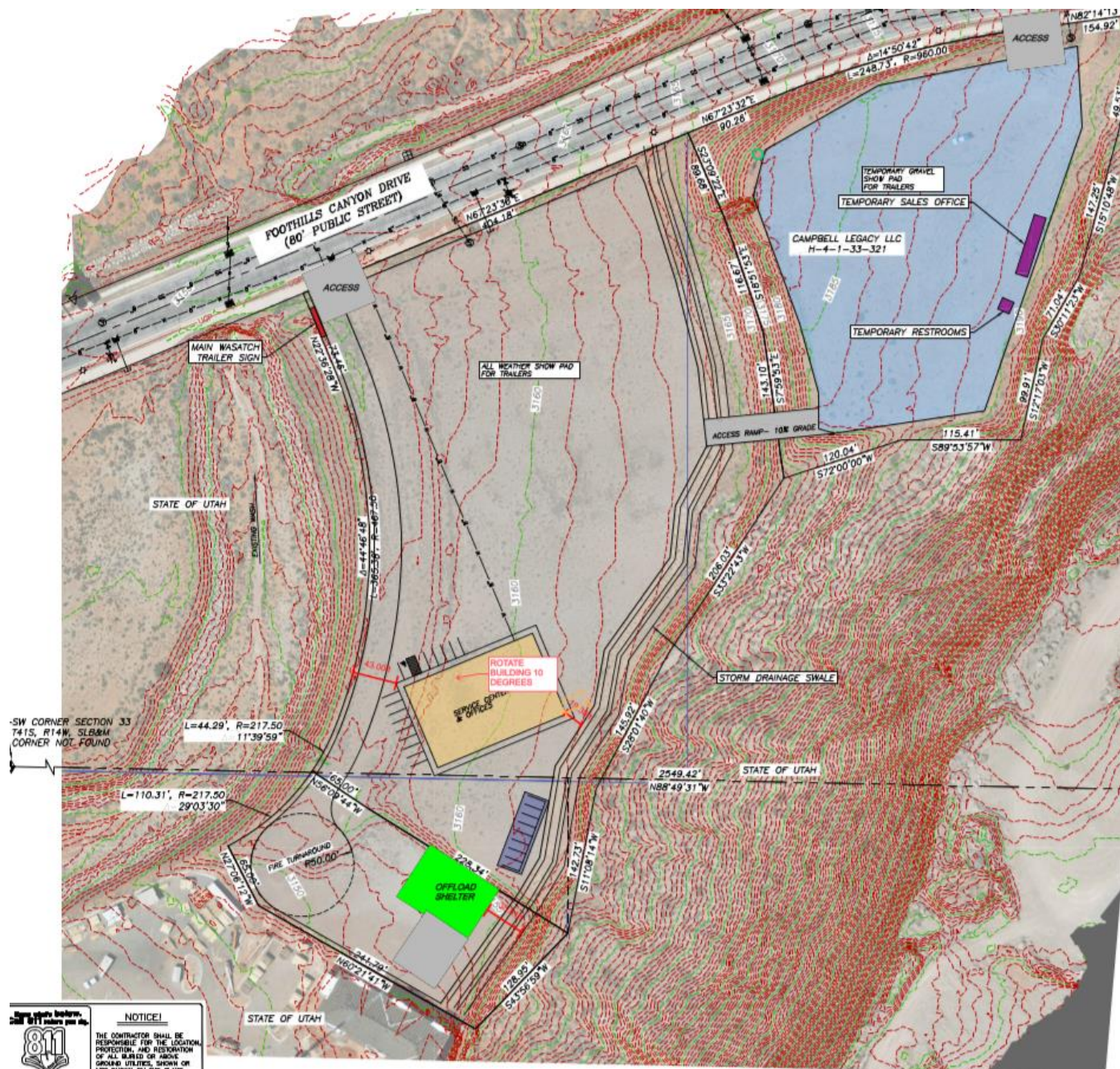
DEVELOPMENT PLAN

At approximately 250 N Foothills Canyon Drive, Wasatch Trailers Sales plans a 9 acre trailer sales site in location shown on this vicinity map below.



The first phase will consist of creating a Temporary Sales Office on the Northeast site of 2.5 acres and begin construction of the lower site.

The last phase will open all areas for sales once the site is fully constructed and the new sales office is built. The site will be as shown on the next page:





STAFF COMMENTS

Agenda Date:	06/13/2024
Application Number:	PSP24-11
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Wasatch Trailer Sales-Todd Campbell
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	250 N Foothills Canyon Dr
Zoning:	GC PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

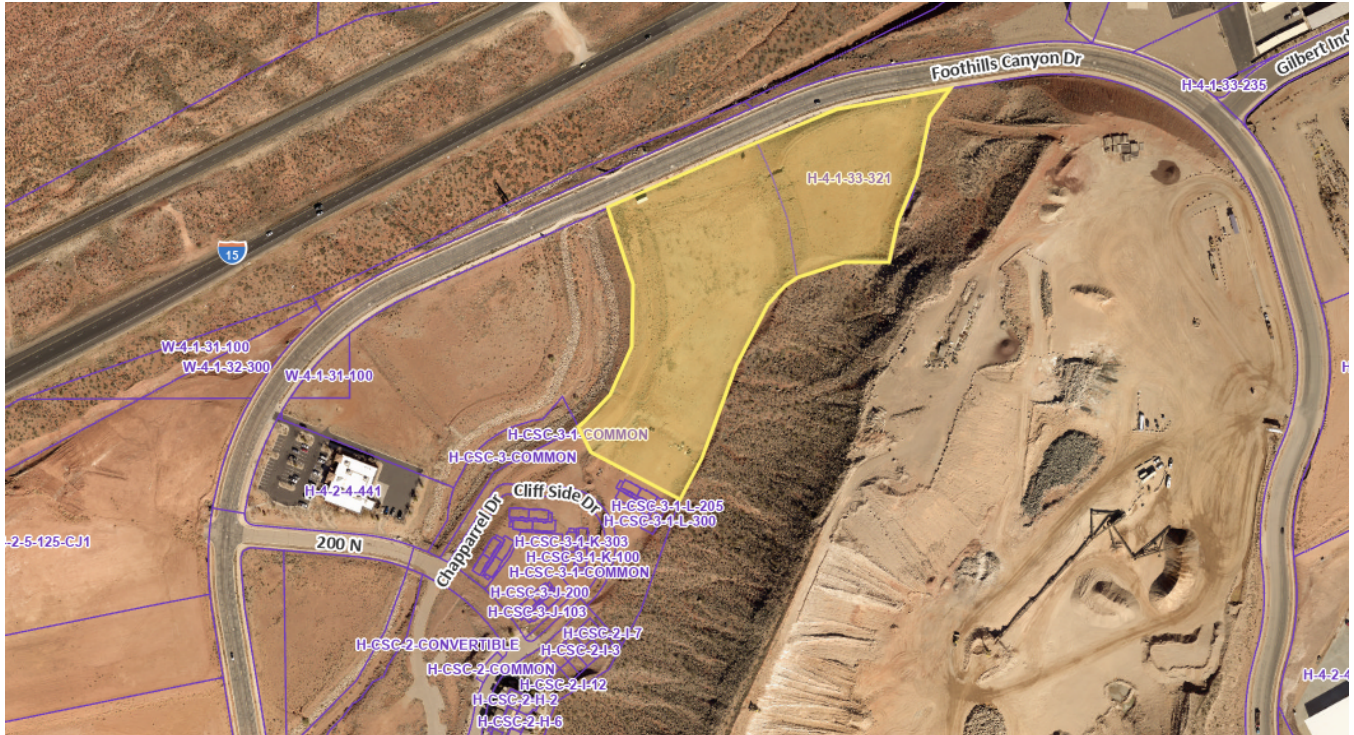
The applicant has filed a preliminary site plan for Wasatch Trailer Sales, a trailer sales business. They are requesting site plan approval for a project located along Foothills Canyon Dr. near the state liquor store. The project comprises two sites on two adjacent parcels. A temporary sales office will be constructed on the north parcel during construction on the lower parcel on the west. Both areas will open for sales once the site is fully constructed and a permanent sales office is built. The project site is zoned General Commercial (GC) and is a part of the Coral Canyon planned development overlay (PDO).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Site drainage must be considered with this project. On site fire protection may be required due to the depth of the lot.
2. **Power:** Power is located on the north side of the Foothills Canyon Rd. A trench or bore will be necessary. Developer shall communicate with Hurricane Power before plans are submitted to fill out an application and to provide all information needed on power service sizing. Hurricane Power will design the power. All transformer loss fees and invoices will be paid before completing the project. Transformers have long lead times, the faster the info is given, the more likely the equipment can get to the project on time.
3. **Water:** Okay.

4. **Street:** No comments
5. **Sewer:** No comment
6. **Engineering:** Engineering recommends approval of the preliminary site plan. Significant changes aren't anticipated. Proposed accesses must be constructed with curb returns and eight-foot waterways (HCC 10-35-4(B)(2)). Do the "temporary restrooms" require water or sewer? It appears there are three (3) proposed parcels (one of which is landlocked). Engineering would encourage the applicant to merge the parcels with the existing parcel, H-4-1-33-321, when the additional area is obtained from the State of Utah because identifying, surveying, and conveying the appropriate cross access, public utility, and shared utility easements is cumbersome. The storm drainage swale needs to be directed to an acceptable outlet. It cannot discharge to the existing building (visit HCS 3.4.7.1(3rd paragraph)). Proposed water should connect to the existing water stub.
7. **Fire:** Need to provide distance from hydrant to building. Road to turnaround width must be 20' all weather service. 26' if hydrant.
8. **Phone:** No comment
9. **Fiber:** No comments
10. **Gas:** No comment
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 Site Plan

1. The proposed use of vehicle and equipment rental or sale is a permitted use in the Coral Canyon PDO.
2. Hurricane City requires the temporary phase of the development to be able to operate independently of the permanent area if the temporary phase is to be approved and come online first.
3. Parking Requirement: Per Hurricane City Code (HCC) 10-34-10

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
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23 parking stalls are proposed. An 11,465 sq ft office and service center and a 720 sq ft “temporary office” which would require 48 parking stalls total with at least 3 in the temporary phase. Information has not been provided to staff on the number of vehicles that will be displayed. Due to the large size of the parcels, staff is confident that the required parking can be adequately provided, which will need to be shown on the final site plan. Sufficient parking will also need to be provided on the temporary site.

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

Sec. 10-32-5. Required landscaping.

- A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.*
- B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*
 - 1. A ten-foot wide landscaped area on any commercial development.*
 - 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
 - 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs will be provided. Required trees and shrubs along Foothills Canyon Road can be provided in the existing parkstrip.
 - 5. As noted above, there are currently two properties shown on this site plan, one of which is owned by the State of Utah. How exactly this will be handled, whether through subdivision or other processes will need to be resolved before final site plan approval.*
 - 6. It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to JUC and staff comments.

GEOLOGICAL REPORT

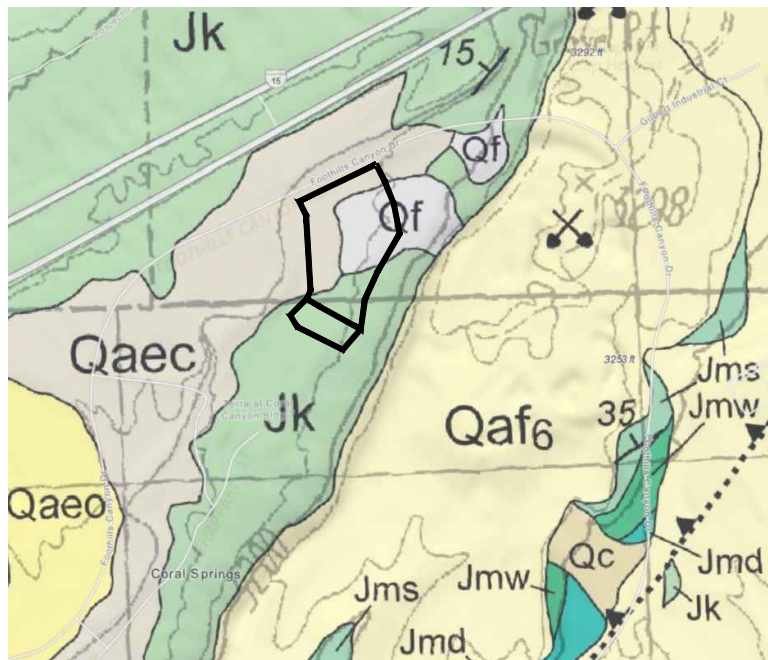


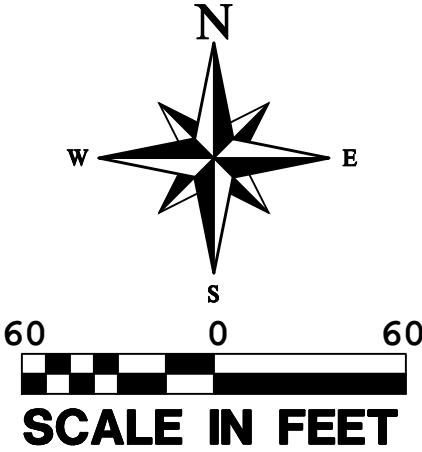
EXHIBIT FROM: GEOLOGIC MAP OF THE HARRISBURG JUNCTION 7.5' QUADRANGLE WASHINGTON COUNTY, UTAH BY ROBERT F. BIEK 2003

**PRELIMINARY SITE PLAN FOR:
WASATCH TRAILERS**

LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 850 WEST
KAYSVILLE, UT 84037



LEGEND

—	PROPERTY LINE	⊙	PROPOSED SEWER MANHOLE
—	ADJACENT PROPERTY LINE	●	PROPOSED WATER METER
—	LOT LINE	⊕	PROPOSED WATER VALVE
- - -	EASEMENT LINE	⊕	EXISTING WATER VALVE
- - -	CENTER LINE	⊕	PROPOSED FIRE HYDRANT
- - -	SECTION LINE	⊕	EXISTING FIRE HYDRANT
- - -	PHASING LINE	○	PROPOSED SEWER CLEANOUT
SS 8" SS 8"	PROPOSED 8" SEWER MAIN	○	EXISTING WATER WELL
SS 4" SS 4"	PROPOSED 4" WATER LATERAL	⊙	EXISTING SEWER MANHOLE
W 8" W 8"	PROPOSED 8" WATER MAIN	◆	SECTION MARKER AS DESCRIBED
W W W W W	PROPOSED 4" WATER LATERAL	▽	EXISTING ELECTRICAL TRANSFORMER
IRR IRR IRR	PROPOSED IRRIGATION	⊕	EXISTING POWER SWITCH
SS 8" SS 8"	EXISTING 8" SEWER MAIN	☆	EXISTING STREET LIGHT
W 8" W 8"	EXISTING 8" WATER MAIN	■	EXISTING STORM DRAIN BOX
IRR IRR IRR IRR	EXISTING IRRIGATION MAIN		
—	EXISTING STORMDRAIN		
UGP	EXISTING UNDERGROUND POWER		
3360	MAJOR CONTOUR LINE		
3354	MINOR CONTOUR LINE		

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
LIQUEFACTION	M2 – SIMILAR IN TEXTURE TO MODERATE CATEGORY, NO GROUND–WATER INFORMATION
ROCKFALL HAZARD	L–LOW ROCK–FALL–HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSC–FAN ALLUVIUM, HOLOCENE CSD–FAN ALLUVIUM, PLEISTOCENE
EXPANSIVE SOIL	ESM–SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL–SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ERL–BEDROCK UNITS WITH LOW SHRINK/SWELL SUSCEPTIBILITY
GYPSIFEROUS SOIL & ROCK	GSB – GYPSUM BEARING SOILS, CONCEALED GRC – BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRS–SOFT: AREAS WHERE LESS RESISTANT BEDROCK VISIBLE AT GROUND SURFACE BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
SHALLOW GROUND WATER	NONE
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT

DESERT TORTOISE TAKE AREA

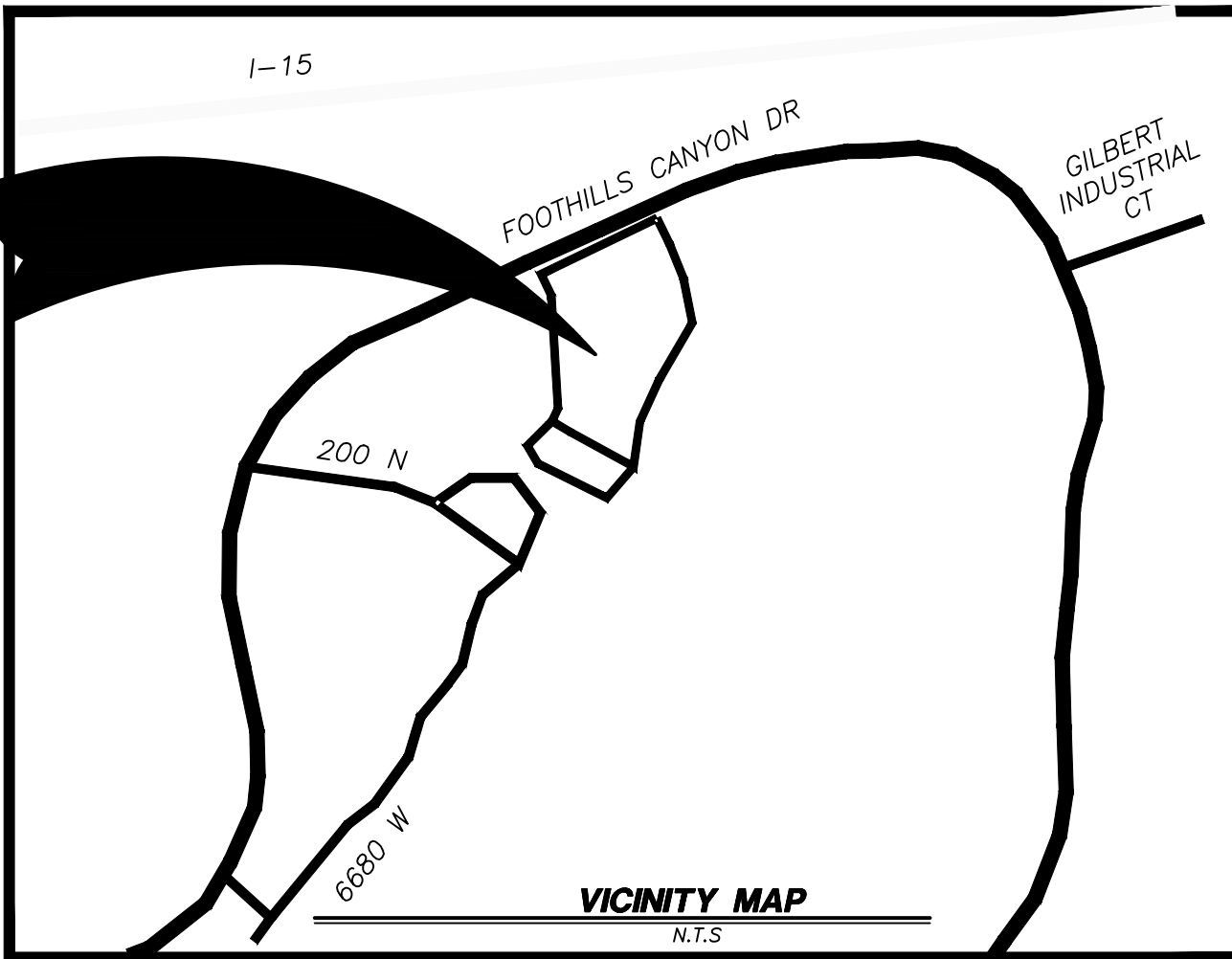
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

NARRATIVE

THE BASIS OF BEARING IS N88°49'31"W 2549.42 FEET FROM THE SOUTH QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 33, T41S, R14W, OF THE SLB&M.

STORM WATER DRAIN TO PROPOSED DETENTION BASINS

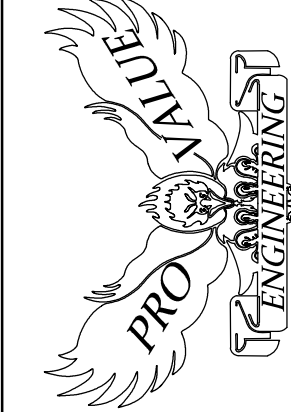
PROJECT LOCATION



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 SITE PLAN FOR:

WASATCH TRAILERS

LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5-6-2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO.	



Application

Application Accepted Date: 05/15/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description:		Planning Fee		\$	200.00
Tenant / Project Name: Starbucks		Planning Fee		\$	200.00
Bldg. Address: 765 W State St		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: Phase:		Amount Paid:		\$	200.00
Block: Lot #: Parcel #: H-3-1-34-32011		Remaining Due:		\$	0.00
Property Owner: Stratton Land Holdings, Inc.					
Permit Contact: Chase Stratton P:(435) 773-3666					
Email: chase.stratton@interstaterock.com					
CONTACT INFORMATION					
General Contractor: Stratton Land Holdings, Inc.					
License #: P:					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
# of Units: 0		custom text:			
APPROVALS					
DATE					
INFO					
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANPSP24-12					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Chase Stratton					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #:					

Starbucks Narrative for Preliminary Site Plan Application

Nature of Project:

The project consists of a single tenant commercial building fronting State St between Del Taco and O'Reilly Auto Parts. Starbucks will be occupying the building as the sole tenant. The project includes all of the underground utilities, earthwork, site work, and vertical construction for the building.

Reason for Request:

We are requesting this Preliminary Site Plan so we finish design plans and submit for Final Site Plan approval.



STAFF COMMENTS

Agenda Date:	06/13/2024
Application Number:	PSP24-12
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Stratton Land Holdings
Agent:	Chase Stratton
Request:	Approval of a Preliminary Site Plan
Location:	765 W State St
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	(See recommendation in body of report.)
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant has filed a preliminary site plan for a Starbucks location between Del Taco and O'Reilly Auto Parts along State St. The site is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** We should be fully cognizant of the traffic situation on SR-9. Project needs to make every attempt to provide safe ingress-egress.
2. **Power:** Power is located at the marked existing electrical box. The developer must complete an application with the power dept before submitting plans to redline. This will provide Hurricane Power with the proper info regarding the power needs. All fees will be paid before providing power to the finished project. Transformers are long lead times, the faster the info is given the more likely the equipment can get to the project on time.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** Ash Creek has a sewer main line easement on the east side. Curbing should be adjusted to maintain distance from the sewer line.
6. **Engineering:** Engineering does not recommend approving this preliminary site plan as is. Engineering instead recommends that the applicant is given time to investigate traffic needs of

the shared accesses and parking and time to update the layout per hurricane city standards and traffic recommendations. Cross access, shared utility, and public utility easements should be considered carefully as property lines are adjusted or created. Parcels can be unintentionally separated from necessary infrastructure (e.g. access to public street [HCC 10-34-8(B)]). It appears stormwater detention required by HCS 3.4.7 can be provided below the parking lot; however, the preliminary site plan does not specify where detention will be provided (HCC 10-7-10(D)(2)(a)(5)). Setbacks from the existing 24"ø sanitary sewer and 72"ø storm drain (City's maps show the sd pipe is 60"ø) should be formalized by easement. Throat length, the length of the area where turning movements in a driveway are restricted, is unacceptable (Hurricane Transportation Master Plan 9.3.7 (pg. 110)). Minimum throat length is specified by the anticipated queuing length for leaving vehicles. The applicant should obtain the anticipated queuing length by consulting a traffic engineer. "Driveways shall be aligned opposite each other wherever possible" Hurricane Transportation Master Plan 9.3.10 (pg. 112) (see also HCC 10-33-4(A)) The striping & signage/traffic control plan must be expanded to include the adjoining state street accesses (see HCS 3.2.7, see also HCC 10-33-4) and a complete paving/surfacing plan (see HCC 10-34-8(I)(1)) should be included to fully depict the site's proposed access and traffic circulation patterns plan (HCC 10-7-10(D)(2)(a)(4)). The applicant should ensure that the other sites can continue or connect to the proposed pedestrian path. HCC 10-33-5(H) specifies that, "a network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties and transit facilities."

7. **Fire:** Okay.
8. **Phone:** No comment.
9. **Gas:** No comment.
10. **Fiber:** No comment.



Boundaries are approximate

Staff Comments: Preliminary Site Plan

1. The proposed use is a permitted use in the Highway Commercial zone.
2. Parking Requirements:

Restaurant, fast food	1 space per 100 square feet of gross floor area
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They are proposing 27 parking spots which meets this code for a 2,459 sq ft building. They will need to provide a minimum of one ADA van parking area. Room for stacking for five spaces appears to be provided.

3. Landscape: Hurricane City Code requires that a landscape buffer of 10’ wide shall front each right-of-way. The site plan does show this area has been provided.

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.

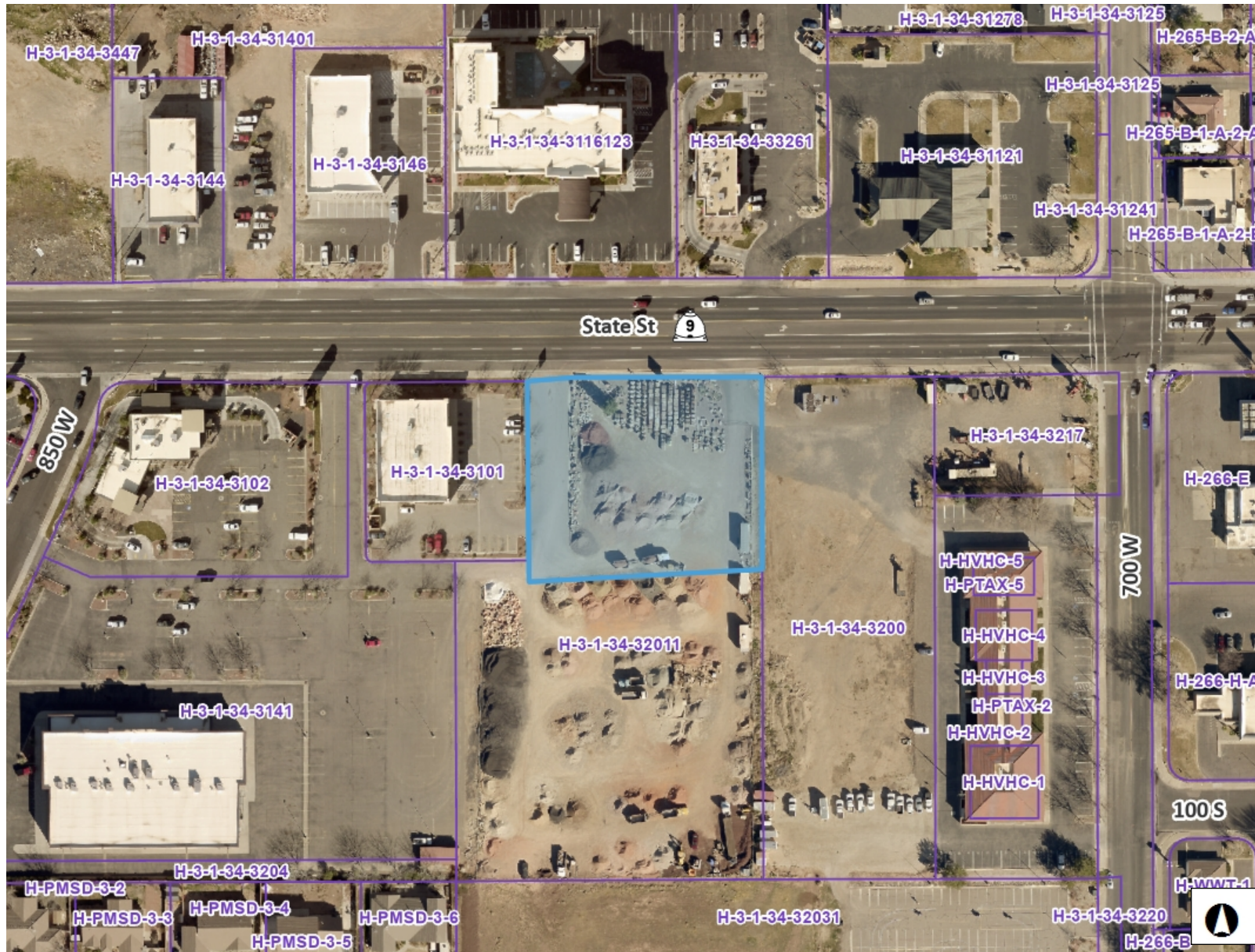
B. *Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*

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.*
4. Access: The site plan proposes site access from the existing driveways for Del Taco and O'Reilly's. Engineering has concerns about number and placement of the accesses on those driveways.
5. Existing Access Easements: There is currently in place a cross-access easement agreement between the City and the applicant for parcels H-3-1-34-3200 and H-HVHC-1-5, which are located immediately east of this project. The City and the applicant have agreed that they will negotiate permanent access when parcel number H-3-1-34-3200 is developed. This proposed development should not impair the ability of the parties to fulfill the purposes of that agreement, which is recorded with the County Recorder as document number 20210081734.
6. Any potential subdivisions or lot line adjustments for the southern part of this property will have to go through the subdivision process as described in the Hurricane City Code.
7. The proposed sign meets the setbacks in HCC 10-36-14. Applicants will need to obtain a sign permit and ensure other requirements of HCC 10-36 are met.
8. The lot is flat; staff does not have concerns about slopes on the property.
9. ***It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.***

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff has requested an updated exhibit addressing the engineering department's comments, and at the time of this writing, the requested exhibit had not been received. Staff recommends that the Planning Commission table this item pending receipt of the updated exhibit. Should the updated information be submitted prior to the 6/13/24 meeting, staff would support approval of the preliminary site plan.



Starbucks - Vicinity Map



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

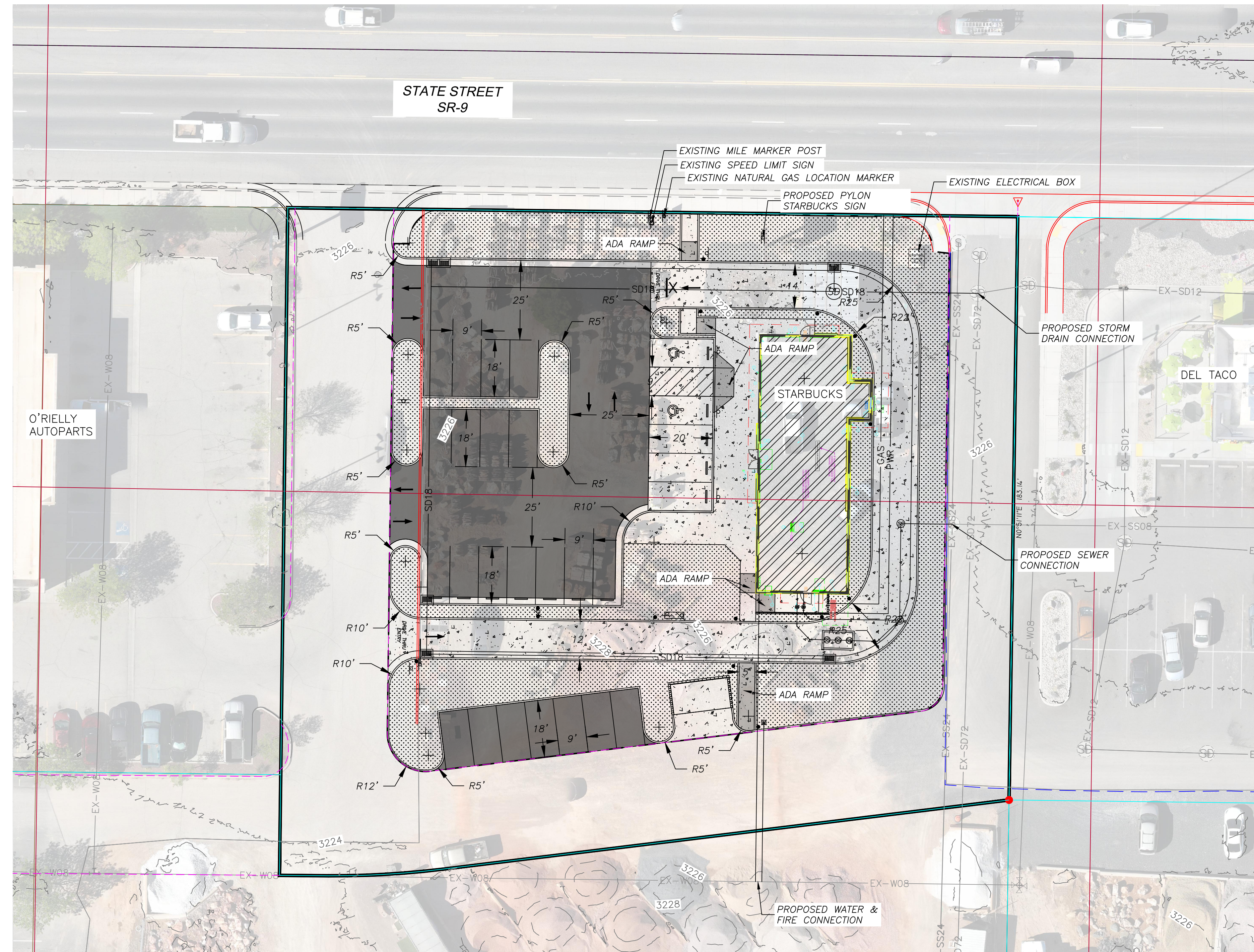
376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

STARBUCKS

SOUTH WEST CORNER OF SECTION 34,
TOWNSHIP 41 SOUTH, RANGE 13 WEST



SR-9
STATE ROAD

O'REILLY AUTOPARTS
H-3-1-34-3101

STARBUCKS
H-3-1-34-32011

DEL TACO
H-3-1-34-3200

COSTA VIDA & MEKONG KITCHEN THAI
H-3-1-34-3102

850 WEST

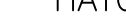
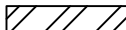
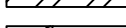
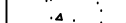
100 SOUTH

INTERSTATE ROCK PRODUCTS
CORAL CLIFFS CINEMA
H-3-1-34-3141 &
H-3-1-34-3204

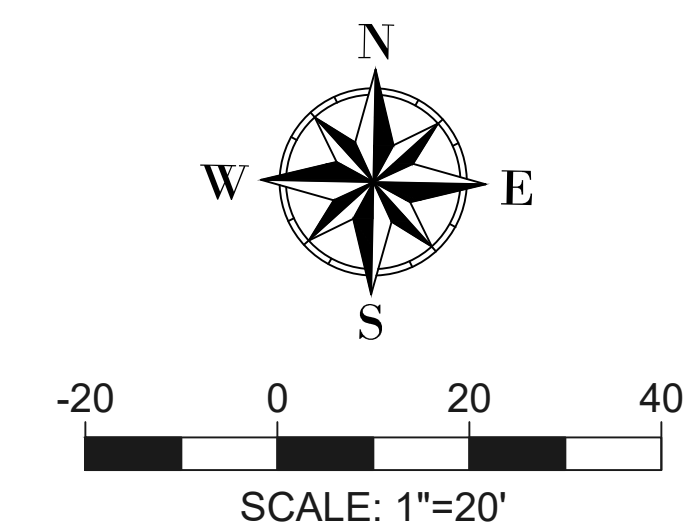
700 WEST

PROJECT LOCATION

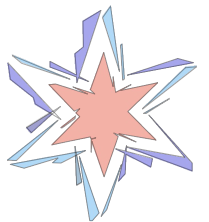
WARRANTY DEED NO. 20230004857
THE NORTHERN PART OF PARCEL 1
TAX I.D. NO. H-3-1-34-32011
STRATTON LAND HOLDINGS, INC. A UTAH CORPORATION

LANDUSE		
DEFINITION	AREA (sqft)	HATCH
BUILDING	2459	
CONCRETE	7810	
ASPHALT	8197	
LANDSCAPE	9138	
TOTAL AREA	138878	SF
PROJECT AREA	45395	SF

NOTE: CONTOURS ARE 2ft & 10ft



INTERSTATE ROCK



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



DESIGNED BY IRP
DRAWN BY SZ
CHECKED BY CS

[illegible]



Application

Application Accepted Date: 05/20/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: Prel. Plat for 1 & 2 Ph's. Const. drwgs for ph's 1		Planning Fee		\$	150.00					
Tenant / Project Name: Strawberry Field Estates		Planning Fee		\$	150.00					
Bldg. Address: SW corner of Intersection of Bash Parkway & Gateway Blvd.		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Strawberry Fields Phase: 1 & 2		Amount Paid:		\$	150.00					
Block: Lot #: Parcel #: H-4-2-12-1208-GS1		Remaining Due:		\$	0.00					
Zone: R1-8										
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: Jimmy DeGraffenried										
License #: P: (801) 830-5490										
Address: 30 E Deer Meadow Circle										
City: Woodland Hills State: UT Zip: 84653										
Email: lifetimehomesinc@gmail.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPP24-18										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Jeffrey G Thomas										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

Strawberry Field Estates: Parcel, H-4-2-12-1208-GS1, is currently owned by Western Gate Mortgage. It is to be purchased and developed by Lifetime Homes Inc. There will be 29 lots in phase 1 and 28 lots in phase 2.



STAFF COMMENTS

Agenda Date:	06/13/2024
Application Number:	PP24-18
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Lifetime Homes-Jimmy DeGraffenreid
Agent:	Karl Rasmussen
Request:	Preliminary Plat Application
Location:	Southwest corner of Bash Parkway and Gateway Blvd
Zoning:	R1-8
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

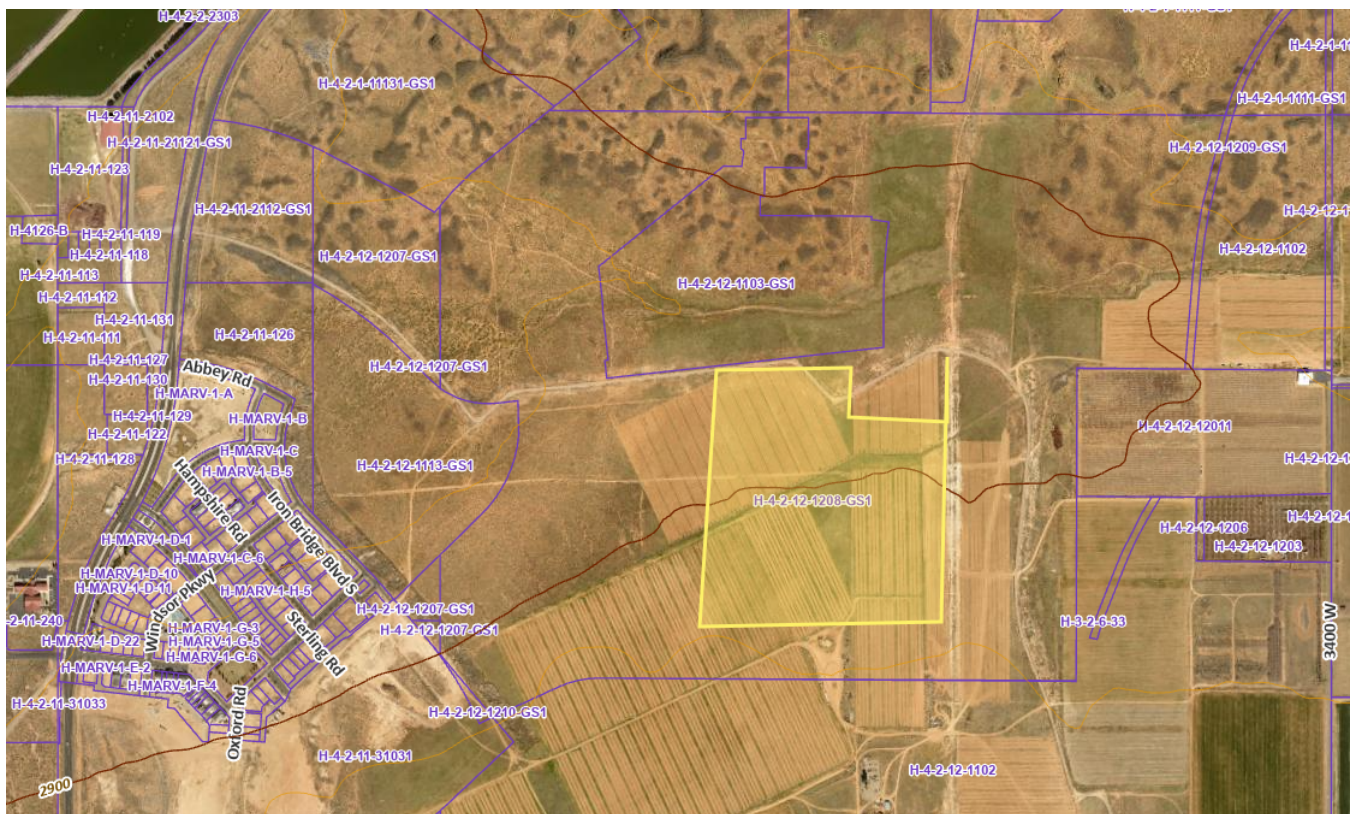
The applicant is seeking preliminary plat and preliminary site plan approval for a subdivision containing 57 lots located within the Sand Hollow Gateway PID for the Strawberry Fields Estates subdivision. This subdivision originally received preliminary plat approval in 2022 but this approval has expired. Construction drawings have been submitted with this application and have received previous reviews from the JUC. This property is due west of the approved Peach Springs Estates subdivision and further east from Marla at Elim Valley. Construction is underway on Bash Parkway and Gateway Blvd which will bring utilities to the area. Any approval should be conditioned on sufficient buildout of the Sand Hollow Gateway PID infrastructure. This property is zoned R1-8, residential one unit per 8,000 sq ft.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** This project is dependent on the PID infrastructure in Bash Parkway and Gateway Blvd. The owner needs to provide a copy of the contract between them and the PID showing a time and date specific for the completion of the PID infrastructure. Need to show how they plan to accomplish a second access with the PID roads being incomplete. It appears that Gateway Blvd needs to be complete of utility looping and access.
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** No comment
4. **Streets:** No comment
5. **Water:** Culinary water lines will need to be looped.

6. **Engineer:** Additional review needs to be done on the construction drawings. Good to proceed with the preliminary plat.
7. **Fire:** Hydrant spacing according to 2021 IFC.
8. **Cable/Phone:** Good
9. **Gas:** Good
10. **Water Conservancy District:** Please add our notes to the plan set. 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.



Map is very approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-8. All lots appear to match R1-8 development standards.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.

4. Subdivision improvement plans for phase 1 and 2 have been submitted as required by HCC 10-39-8.
 - a. Comments specific to the construction drawings have been sent to the applicant.
5. The southernmost roadway is a 60' right-of-way. Houses are allowed to front 60' right of ways. Generally speaking, staff recommends that collector roadways have limited driveway access.
6. The layout and roadway alignments appear to line up with the Red Slate Estates plat to the east and the Peach Springs Estates plat to the west.
7. There are two "outlying parcels" shown on the plat. The applicant has indicated that the smaller one will be a Dixie Power substation and the other will be an assisted living facility. Power substations, as a "major utility" are not permitted in R1-8 zoning and will need to be changed to Public Facility before approvals. Assisted living facility is a conditional use in R1-8 zoning.
8. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
9. 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 fully complete 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.

10. 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 57 units are already accounted for within Hurricane City's tracking data.

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

1. Sufficient buildout of Bash Parkway and the Sand Hollow Gateway PID such that utilities have reached the site.
2. Staff and JUC comments.

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

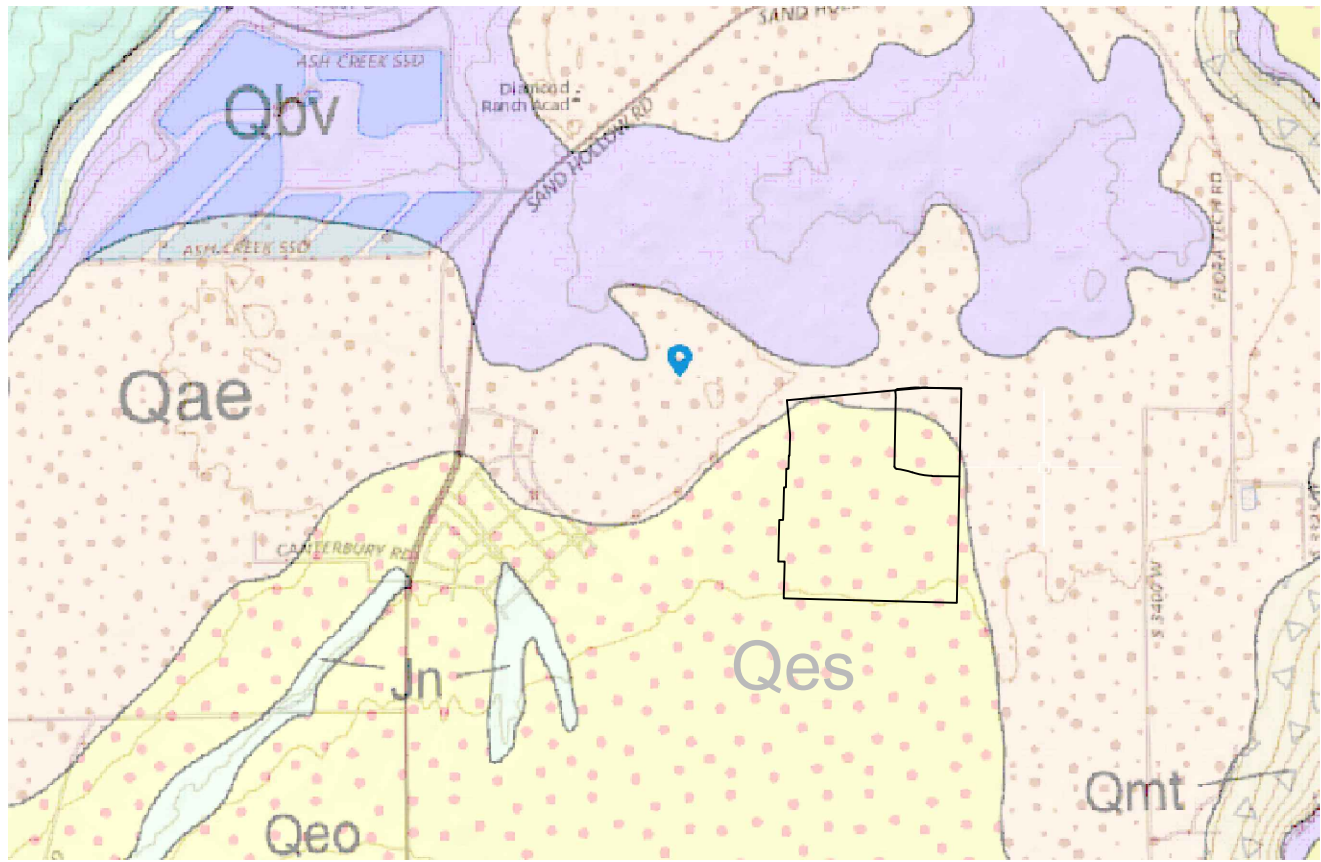
DESERT TORTOISE TAKE AREA

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

GEOLOGICAL HAZARDS

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

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



GEOLOGICAL NARRATIVE

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):–

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAE0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

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

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

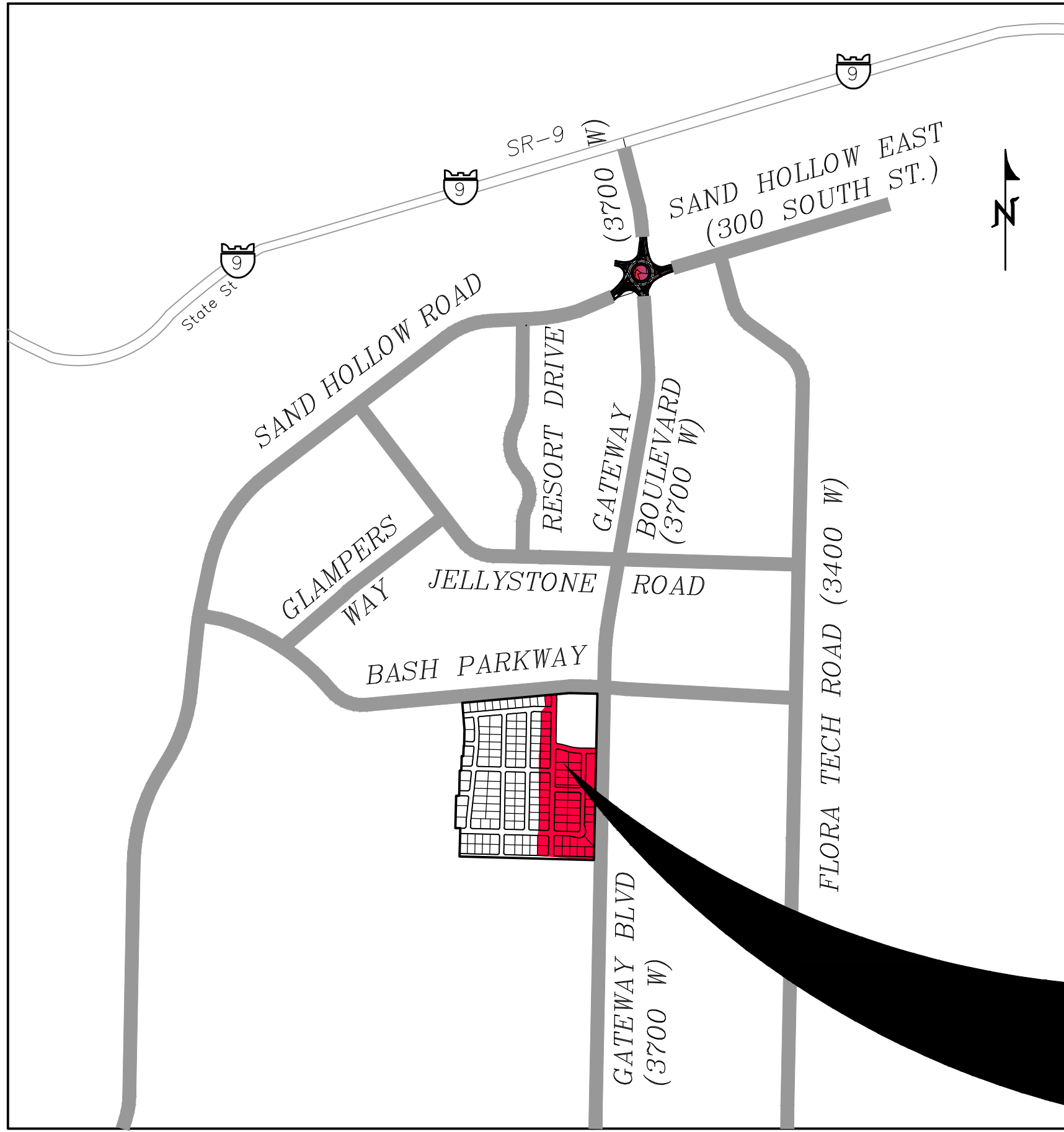
LAND USE SUMMARY

TOTAL PHASE–1 LOTS: 29, AVERAGE LOT SIZE: 8591 SQ FT (0.20 AC)

TOTAL PHASE–2 LOTS: 28, AVERAGE LOT SIZE: 8538. SQ FT (0.20 AC)

NOTES

STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. STORM WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN D2 BEFORE MOVING FURTHER DOWN STREAM. ANY ADDITIONAL OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.



VICINITY MAP

N. T. S.

STRAWBERRY FIELDS PHASE-1 LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE CITY BASE AND MERIDIAN; THENCE S1°08'06"W 1326.97 FEET; THENCE N90°00'00"E 92.43 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTH RIGHT–OF–WAY BOUNDARY OF BASH PARKWAY (DOC #20230036793); THENCE ALONG SAID RIGHT–OF–WAY BOUNDARY THE FOLLOWING THREE (3) COURSES, THENCE (1) N84°49'05"E 237.97 FEET (2) THENCE EASTERLY ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.86 FEET, THROUGH A CENTRAL ANGLE OF 06°23'22", (LONG CHORD BEARS: N88°00'46"E 51.83 FEET); THENCE S88°47'33"E 239.29 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE GATEWAY BOULEVARD (DOC #20230036794) THENCE ALONG SAID RIGHT OF WAY BOUNDARY THE FOLLOWING TWO COURSES, THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'40", (LONG CHORD BEARS: S43°47'13"E 27.58 FEET); THENCE S01°13'07"W 1032.31 FEET; THENCE N88°51'12"W 110.00 FEET; THENCE S01°13'07"W 35.06 FEET; THENCE N88°46'53"W 45.00 FEET; THENCE N88°30'36"W 246.74 FEET; THENCE N88°51'12"W 52.00 FEET; THENCE N01°08'48"E 42.83 FEET; THENCE N88°30'23"W 100.00 FEET; THENCE N01°08'48"E 851.93 FEET; THENCE S88°51'12"E 8.04 FEET; THENCE N01°08'48"E 52.00 FEET; THENCE N01°08'48"E 99.12 FEET; THENCE N01°08'48"E 10.06 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 588,663 SQUARE FEET OR 13.514 ACRES.

STRAWBERRY FIELDS PHASE-2 LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE CITY BASE AND MERIDIAN; THENCE S1°08'06"W 1011.23 FEET; THENCE N88°51'54"W 84.68 FEET TO THE POINT OF BEGINNING; THENCE S88°30'23"E 100.00 FEET; THENCE S01°08'48"W 42.83 FEET; THENCE S88°51'12"E 52.00 FEET; THENCE S88°30'36"E 246.74 FEET; THENCE S88°46'53"E 45.00 FEET; THENCE N01°13'07"E 35.06 FEET; THENCE S88°51'12"E 110 FEET TO A POINT OF THE WESTERN RIGHT OF WAY BOUNDARY OF GATEWAY BOULEVARD, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE S01°13'07"W 560.55 FEET (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT A DISTANCE OF 18.94 FEET, HAVING A RADIUS OF 11.92 FEET AND A RADIAL BEARING OF N89°09'49"W, THROUGH A CENTRAL ANGLE OF 91°02'47" (LONG CHORD BEARS: S46°21'35"W 17.01 FEET); (2) THENCE S8°12'07"W 60.41 FEET; THENCE N88°30'25"W 545.45 FEET; THENCE N01°29'35"E 60.12 FEET; THENCE N01°08'49"E 200.05 FEET; THENCE N01°29'37"E 52.00 FEET; THENCE N90°00'00"E 11.18 FEET; THENCE N01°08'51"E 326.71 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 340,639.20 SQUARE FEET OR 7.82 ACRES.

**PROJECT
LOCATION**

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY
TO BE SOLD TO LIFETIME HOMES INC.

CONTACT REPRESENTATIVE:

JIMMY DEGRAFFENRIED
(801)–830–5490
LIFETIMEHOMESINC@GMAIL.COM

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	51.86'	465.00'	51.83'	N88°00'46"E	6°23'22"
C2	30.63'	19.50'	27.58'	S43°47'13"E	90°00'40"
C3	18.94'	11.92'	17.01'	S46°21'35"W	91°02'47"
C4	38.72'	25.01'	34.96'	S45°30'10"W	88°41'31"
C5	19.22'	174.00'	19.21'	S2°01'04"E	6°19'43"
C6	10.47'	20.00'	10.35'	S20°10'55"E	30°00'00"
C7	31.42'	20.00'	28.28'	N39°49'05"E	90°00'00"
C8	24.96'	226.00'	24.95'	N2°01'04"W	6°19'43"
C8	38.48'	24.50'	34.65'	S43°51'12"E	90°00'00"
C9	37.68'	25.00'	34.21'	S42°01'39"E	86°20'54"
C10	104.13'	367.52'	103.78'	S77°05'06"E	16°14'02"
C11	111.07'	315.52'	110.50'	S79°03'03"E	20°10'11"
C12	14.13'	9.00'	12.72'	N46°10'57"E	89°55'40"
C13	41.42'	25.00'	36.85'	N48°36'53"E	94°56'11"
C14	82.32'	315.52'	82.09'	S76°26'33"E	14°56'56"
C15	20.02'	367.52'	20.02'	S70°31'44"E	3°07'18"
C16	98.15'	367.52'	97.86'	S79°44'27"E	15°18'08"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	38.66'	25.00'	34.92'	S43°05'12"E	88°36'38"
C18	39.39'	25.00'	35.44'	S46°21'22"W	90°16'30"
C19	39.12'	25.00'	35.25'	N43°40'48"W	89°39'11"
C20	39.24'	25.00'	35.33'	N46°10'57"E	89°55'40"
C21	17.91'	12.50'	16.42'	S47°48'24"E	82°05'36"
C22	21.17'	95.00'	21.13'	N5°09'55"W	12°46'05"
C23	63.55'	65.00'	61.05'	N16°27'41"E	56°01'17"
C24	59.29'	65.00'	57.26'	N70°36'17"E	52°15'54"
C25	8.46'	65.00'	8.45'	S79°32'11"E	7°27'11"
C26	21.05'	95.00'	21.01'	S82°09'29"E	12°41'48"
C27	39.42'	25.00'	35.46'	N46°19'12"E	90°20'49"
C28	23.47'	15.00'	21.15'	N43°40'48"W	89°39'11"
C29	23.65'	15.00'	21.28'	S46°19'12"W	90°20'49"
C30	39.12'	25.00'	35.25'	S43°40'48"E	89°39'11"
C31	39.42'	25.00'	35.46'	S46°19'12"W	90°20'49"
C32	39.15'	25.00'	35.27'	S43°38'38"E	89°43'30"
C33	39.42'	25.00'	35.46'	N46°19'12"E	90°20'49"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C35	39.12'	25.00'	35.25'	S43°40'53"E	89°39'21"
C36	39.42'	25.00'	35.46'	S46°19'07"W	90°20'39"
C37	39.39'	25.00'	35.44'	S46°21'22"W	90°16'30"
C38	39.12'	25.00'	35.25'	N43°40'48"W	89°39'11"

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Licensed Planners

10 South 950 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 444-8307
Phone: (435) 559-2315 Steve Woolley
Fax: (866) 439-3070



PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

DATE: 06/10/2024
SCALE: N/A

JOB NO.
694-001

SHEET NO:

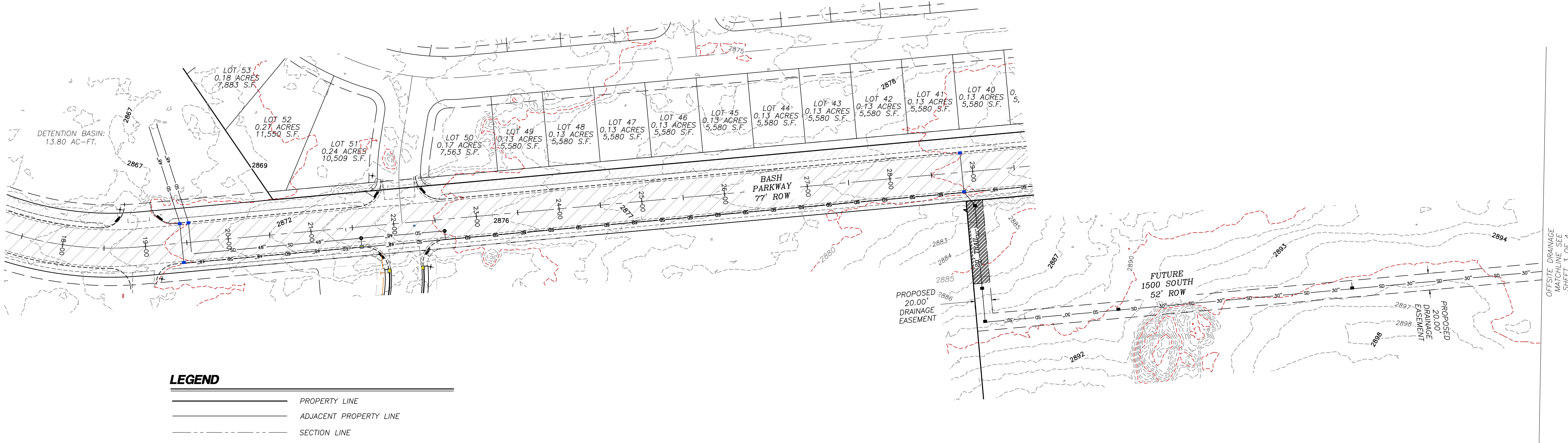
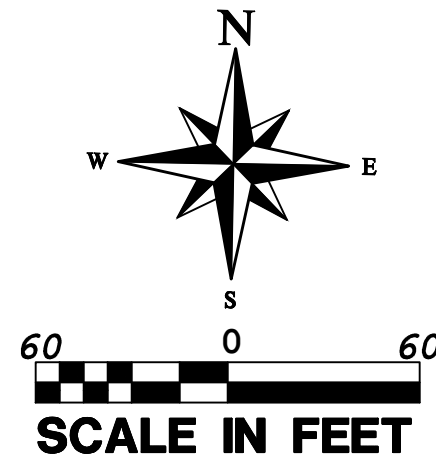
1 OF 4

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PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING CURB & GUTTER
- PROPOSED GRAVEL
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- COMMON AREA MAINTAINED BY PID HOA
- CENTER LINE
- EXISTING 10" IRRIGATION LINE
- PROPOSED 8" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 60" WATER MAIN
- EXISTING WCWCD 18" IRRIGATION LINE
- EXISTING 8" SEWER LINE
- PROPOSED 24" SEWER LINE
- EXISTING 12" SEWER LINE
- MINOR 1' CONTOURS
- MAJOR 1' CONTOURS
- EXISTING 12" SEWER LINE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER VALVE (SIZE SHOWN)
- EXISTING SEWER MANHOLE
- PROPOSED SPEED SIGN
- ADA RAMP
- 4-WAY WATER & IRRIGATION VALVE
- PROPOSED SEWER MANHOLE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
20 South 950 West, Suite 1
Preston, UT 84302
Phone: (435) 559-2315 Steve Woolley
Fax: (866) 435-3070



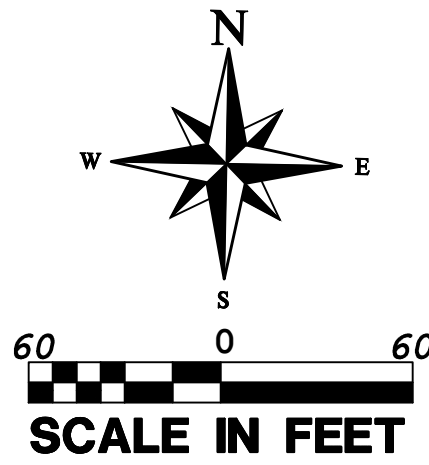
PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

DATE: 06/10/2024
SCALE: 1"=60'
JOB NO.
694-001
SHEET NO:
2 OF 4

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

FOUND BRASS CAP SET 1978
NORTHWEST CORNER SECTION
12, TOWNSHIP 42 SOUTH,
RANGE, 14 WEST SALT LAKE
CITY BASE AND MERIDIAN



FOUND X ON ROCK 65.30' NORTH
AND 36.81' EAST (NOT ACCEPTED)
NORTH QUARTER CORNER OF SECTION
12, TOWNSHIP 42 SOUTH, RANGE 14
WEST SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARINGS
S88°17'53"E 2651.31'
(COR. TO COR.)

EXISTING CENTERLINE
MONUMENT PER DOC
#20230036794

FOUND BRASS CAP SET 1978
NORTHEAST CORNER OF
SECTION 12, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT
LAKE BASE AND MERIDIAN.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING CURB & GUTTER
- PROPOSED GRAVEL
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- COMMON AREA MAINTAINED BY PID HOA
- CENTER LINE
- EXISTING 10" IRRIGATION LINE
- PROPOSED 8" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 60" WATER MAIN
- EXISTING WCWD 18" IRRIGATION LINE
- EXISTING 8" SEWER LINE
- PROPOSED 24" SEWER LINE
- EXISTING 12" SEWER LINE
- MINOR 1' CONTOURS
- EXISTING 12" SEWER LINE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER VALVE (SIZE SHOWN)
- EXISTING SEWER MANHOLE
- PROPOSED SPEED SIGN
- ADA RAMP
- 4-WAY WATER & IRRIGATION VALVE
- PROPOSED SEWER MANHOLE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Licensed Planners
120 South 950 West, Suite 1
Provo, Utah 84604
Phone: (435) 855-2315 Steve Woolley
Fax: (866) 435-3070



PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

DATE: 06/10/2014
SCALE: 1"=60'
JOB NO.
694-001
SHEET NO:
3 OF 4

PRELIMINARY PLAT FOR: STRAWBERRY FIELDS ESTATES PHASE 1 & 2

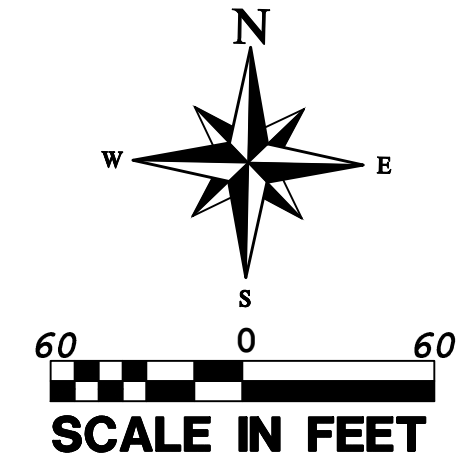
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

FOUND BRASS CAP SET 1978
NORTHWEST CORNER SECTION
12, TOWNSHIP 42 SOUTH,
RANGE, 14 WEST SALT LAKE
CITY BASE AND MERIDIAN

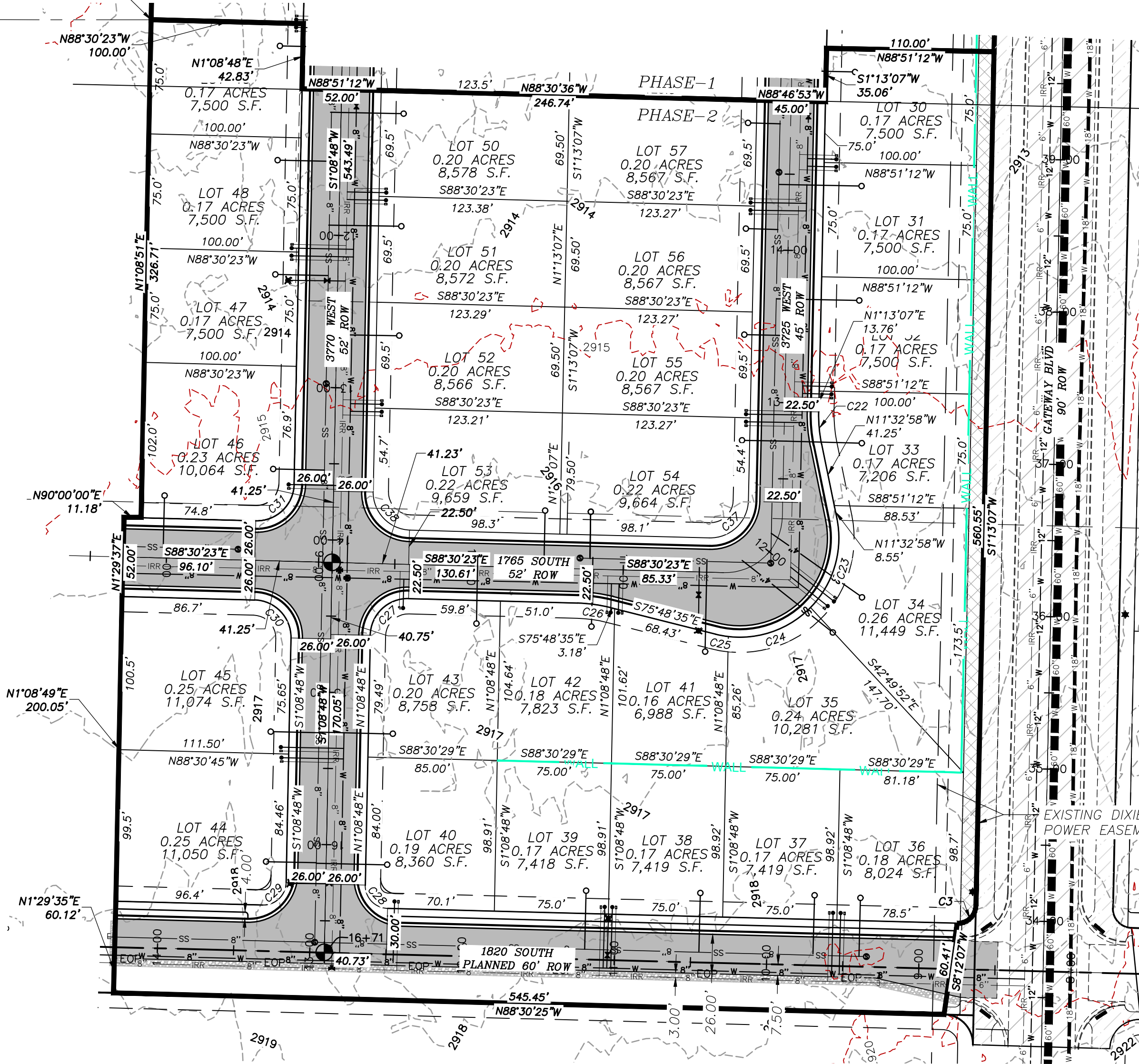
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AND 36.81' EAST (NOT ACCEPTED)
NORTH QUARTER CORNER OF SECTION
12, TOWNSHIP 42 SOUTH, RANGE 14
WEST SALT LAKE BASE AND MERIDIAN.

POINT OF
BEGINNING OF
PHASE 2

BASIS OF BEARINGS
S88°17'53"E 2651.31'
(COR. TO COR.)



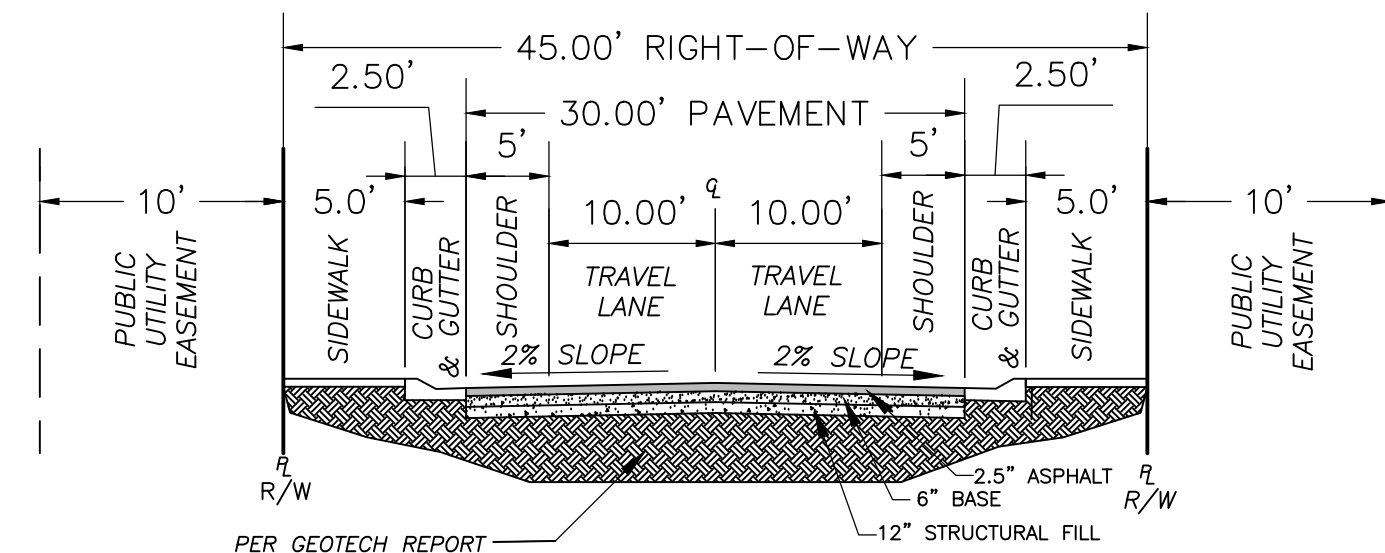
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NORTHEAST CORNER OF
SECTION 12, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT
LAKE BASE AND MERIDIAN.



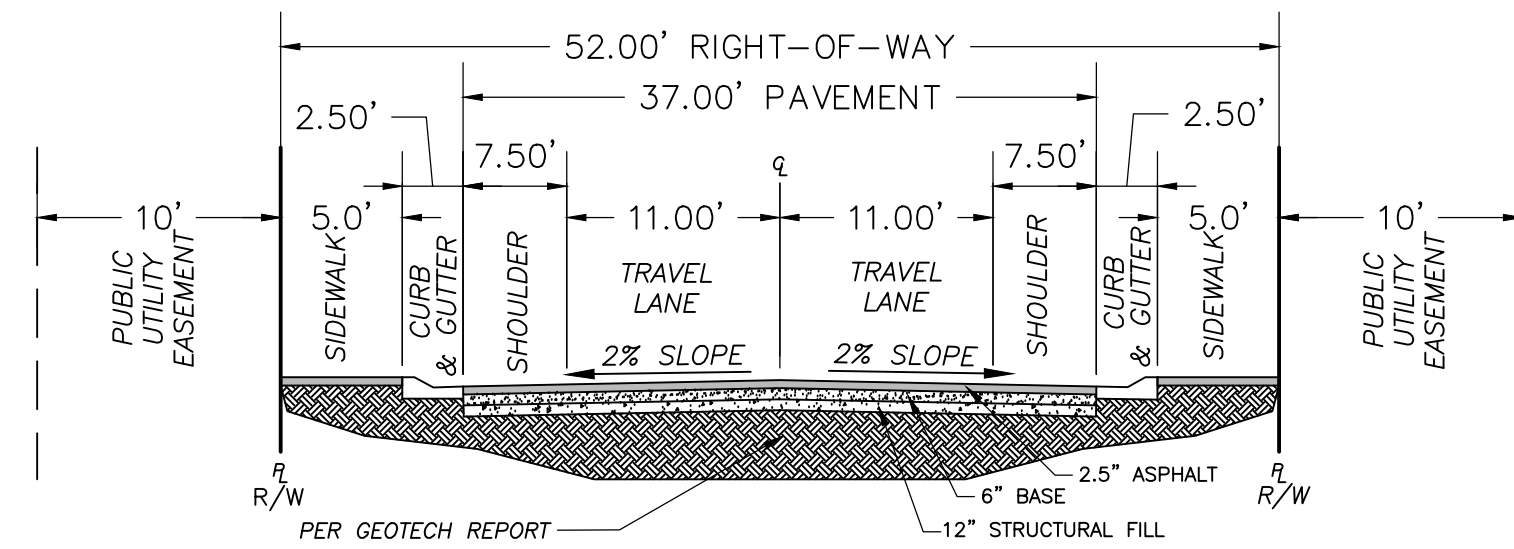
MATCHLINE SEE SHEET 2 OF 3

LEGEND

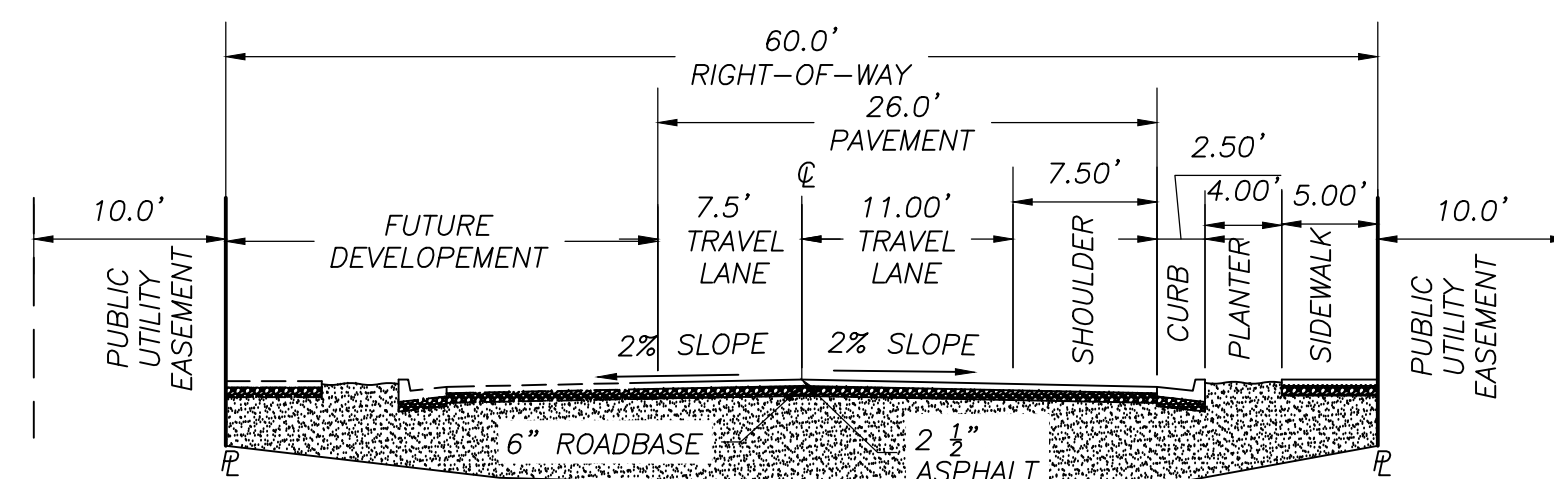
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING CURB & GUTTER
- PROPOSED GRAVEL
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- COMMON AREA MAINTAINED BY PID HOA
- CENTER LINE
- EXISTING 10" IRRIGATION LINE
- PROPOSED 8" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 60" WATER MAIN
- EXISTING WCWD 18" IRRIGATION LINE
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- EXISTING SEWER MANHOLE
- PROPOSED SPEED SIGN
- ADA RAMP
- 4-WAY WATER & IRRIGATION VALVE
- PROPOSED SEWER MANHOLE



45' ROW TYPICAL CROSS SECTION
N.T.S.



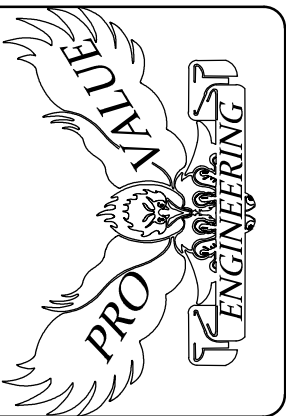
52' ROW TYPICAL CROSS SECTION
N.T.S.



60' ROW TYPICAL CROSS SECTION
N.T.S.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Licensed Planners
20 South 950 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 859-2315 Steve Woolley
Fax: (866) 439-3070



PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH 84737

DATE: 06/10/2014
SCALE: 1"=60'

JOB NO.
654-001

SHEET NO:
4 OF 4

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PRELIMINARY PLAT

TITLE SHEET FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-5843 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 6, 1
PLANNING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
DIXIE POWER DEPARTMENT	TODD CALICO	866-673-3297
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER DEPT.	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
IRRIGATION CANAL CO.	MAC HALL	435-668-8552
INFOWEST	DALLIN PEAD	435-359-7778

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2-C3	SITE PLAN
C4-C5	WATER, SEWER AND IRRIGATION PLAN
C6-C7	POWER, GAS AND COMMUNICATION PLAN
C8-C9	DRAINAGE PLAN
C10-C11	LANDSCAPE PLAN
PP1-PP7	PLAN AND PROFILE SHEETS
DT1-DT4	DETAIL SHEETS

HURRICANE CITY APPROVAL

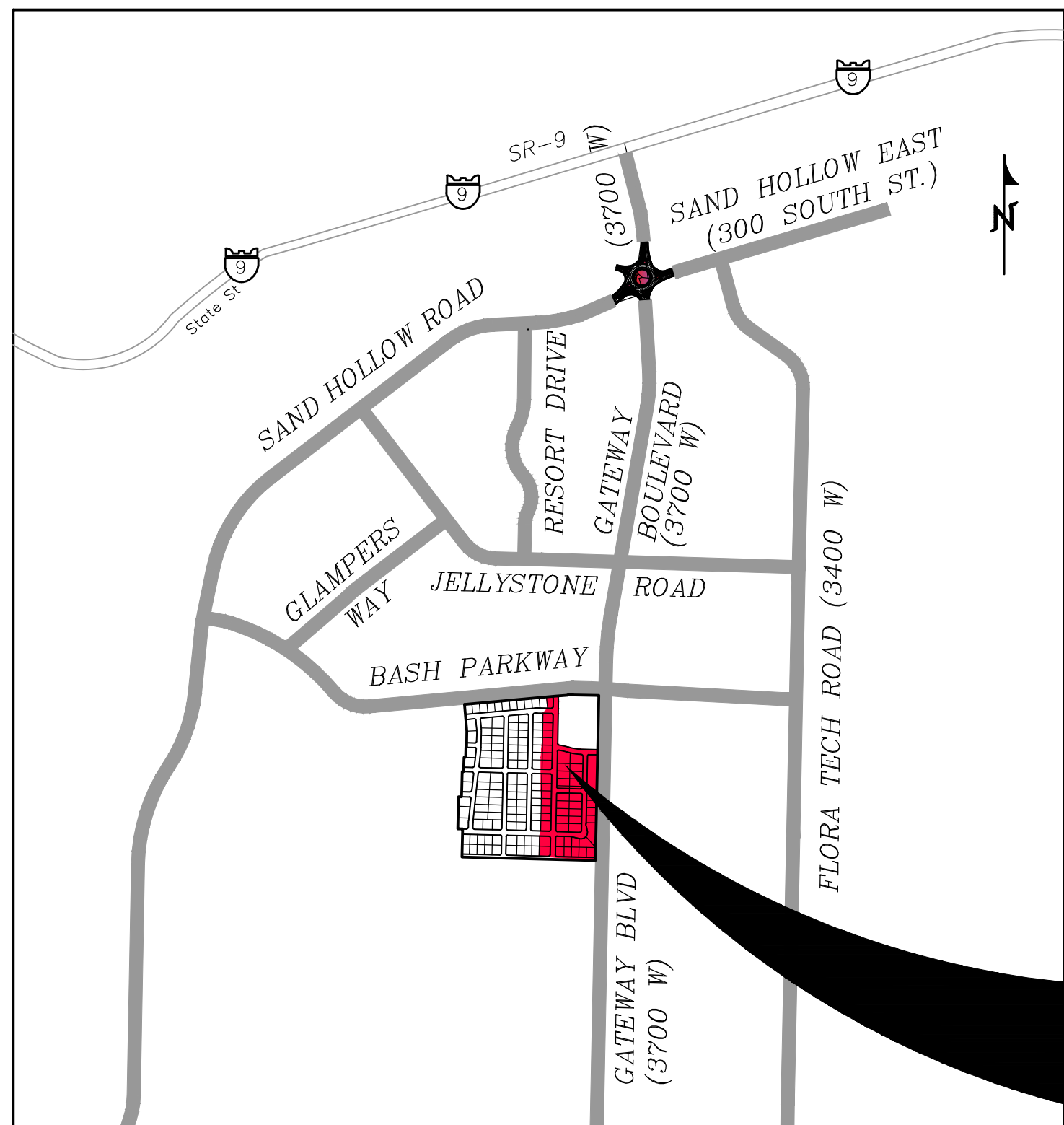
PUBLIC WORKS DEPARTMENT	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
DOMINION ENERGY	DATE
PLANNING DEPARTMENT	DATE
DIXIE POWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
TDS TELECOM	DATE
CITY ENGINEER DEPARTMENT	DATE
WASHINGTON C.W.C.D.	DATE
HURRICANE GIS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

OWNER:

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST
PASCO, WA 99301
TO BE PURCHASED AND DEVELOPED
BY LIFETIME HOMES INC

CONTACT REPRESENTATIVE:

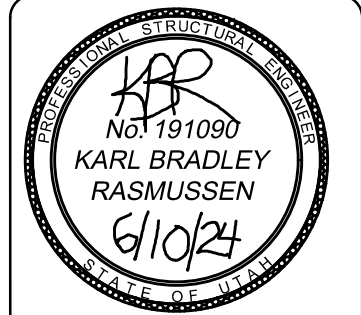
JIMMY DEGRAFFENRIED
(801)-830-5490
LIFETIMEHOMESINC@GMAIL.COM



VICINITY MAP

N. T. S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84645
Tel: (866) 435-3070



TITLE SHEET FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2024
SCALE: N.T.S.
JOB NO.
654-001

SHEET NO:
C1

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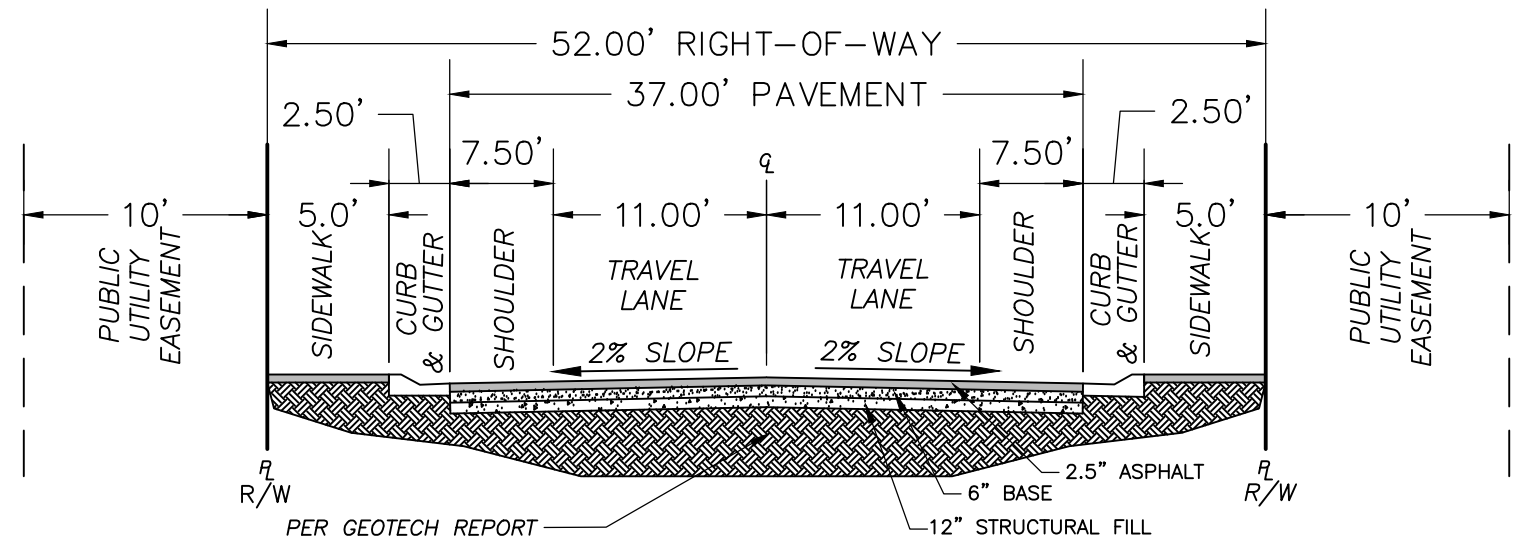
TITLE SHEET

SITE PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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

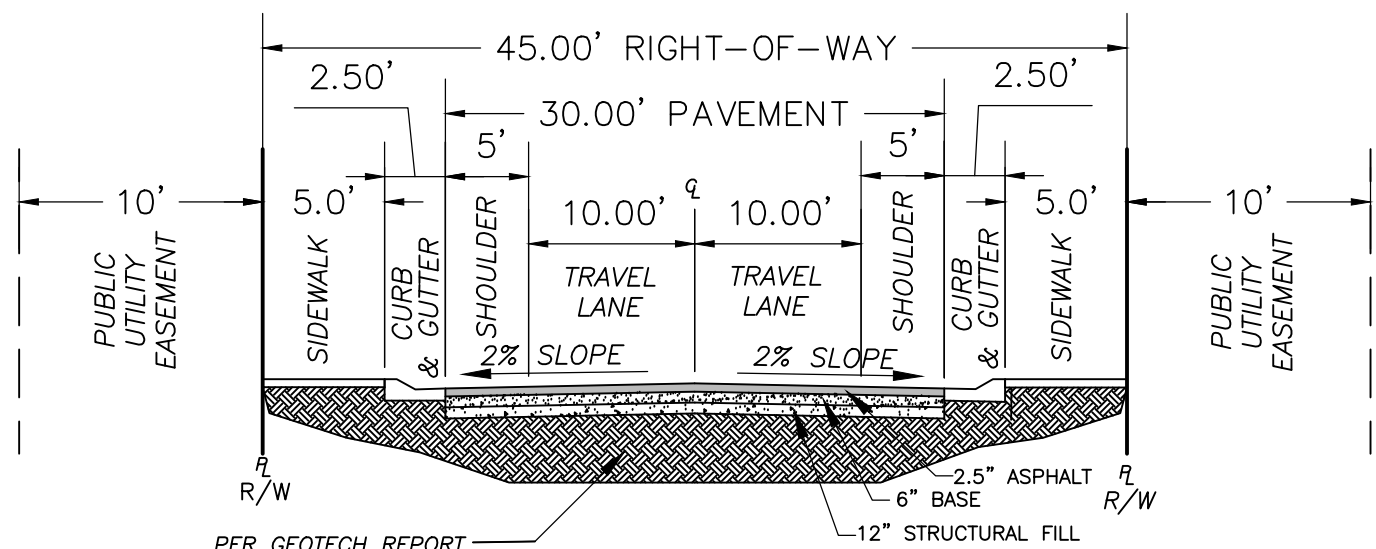
FOUND BRASS CAP SET 1978
NORTHWEST CORNER SECTION
12, TOWNSHIP 42 SOUTH,
RANGE 14 WEST SALT LAKE
CITY BASE AND MERIDIAN

FOUND X ON ROCK 65.30' NORTH
AND 36.81' EAST (NOT ACCEPTED)
NORTH QUARTER CORNER OF SECTION
12, TOWNSHIP 42 SOUTH, RANGE 14
WEST SALT LAKE BASE AND MERIDIAN.



52' ROW TYPICAL CROSS SECTION

N.T.S.



45' ROW TYPICAL CROSS SECTION

N.T.S.

STRAWBERRY FIELDS PHASE-1 LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE CITY BASE AND MERIDIAN; THENCE S1°08'06"W 1326.97 FEET; THENCE N90°00'00"E 92.43 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF BASH PARKWAY (DOC #20230036793); THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING THREE (3) COURSES, THENCE (1) N84°49'05"E 237.97 FEET (2) THENCE EASTERLY ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.86 FEET, THROUGH A CENTRAL ANGLE OF 06°23'22", (LONG CHORD BEARS: N88°00'46"E 51.83 FEET); THENCE S88°47'33"E 239.29 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE GATEWAY BOULEVARD (DOC #20230036794) THENCE ALONG SAID RIGHT OF WAY BOUNDARY THE FOLLOWING TWO COURSES, THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'40", (LONG CHORD BEARS: S43°47'13"E 27.58 FEET); THENCE S01°13'07"W 1032.31 FEET; THENCE N88°51'12"W 110.00 FEET; THENCE S01°13'07"W 35.06 FEET; THENCE N88°46'53"W 45.00 FEET; THENCE N88°30'36"W 246.74 FEET; THENCE N88°51'12"W 52.00 FEET; THENCE N01°08'48"E 42.83 FEET; THENCE N88°30'23"W 100.00 FEET; THENCE N01°08'48"E 851.93 FEET; THENCE S88°51'12"E 8.04 FEET; THENCE N01°08'48"E 52.00 FEET; THENCE N01°08'48"E 99.12 FEET; THENCE N01°08'48"E 10.06 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 588,663 SQUARE FEET OR 13.514 ACRES.

CONSTRUCTION KEYNOTES:

1. INSTALL NEW CURB & GUTTER, TYPE HB30-7 (PER STD DWG NO. CC101 SEE SHEET DT-1) IN PHASE-1
2. INSTALL NEW SIDEWALK (PER STD DWG NO. CC105, SHEET DT-2) IN PHASE-1
3. INSTALL ADA RAMP (PER STD DWG NO. PED 100, SHEET DT-1) IN PHASE-1
4. INSTALL STOP SIGN AND STREET SIGN PER HURRICANE CITY STANDARDS (PER STD DWG NO. SS 102, SEE SHEET DT-2) IN PHASE-1
5. INSTALL CLASS 1 MONUMENT (PER STD DWG NO. MON 100, SEE SHEET DT-2) IN PHASE-1
6. SIDEWALK/TRAIL INSTALLED WITH BASH PARKWAY
7. PID ROAD CURB & GUTTER INSTALLED WITH BASH PARKWAY
8. 5.5' PARK STRIP INSTALLED WITH BASH PARKWAY
9. STOP SIGN AND STREET SIGN PER HURRICANE CITY STANDARDS INSTALLED WITH BASH PARKWAY
10. ADA RAMP INSTALLED WITH BASH PARKWAY
11. SIDEWALK/TRAIL INSTALLED WITH GATEWAY BLVD
12. PID ROAD CURB & GUTTER INSTALLED WITH GATEWAY BLVD
13. ADA RAMP INSTALLED WITH GATEWAY BLVD
14. PROPOSED WALL

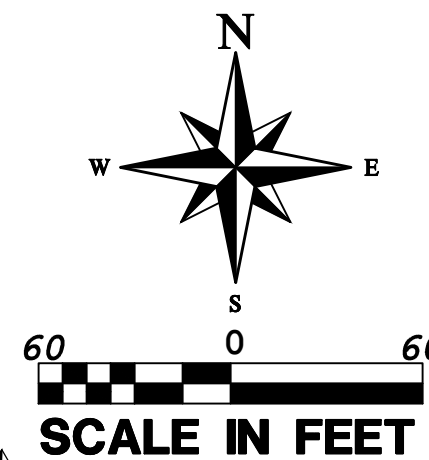
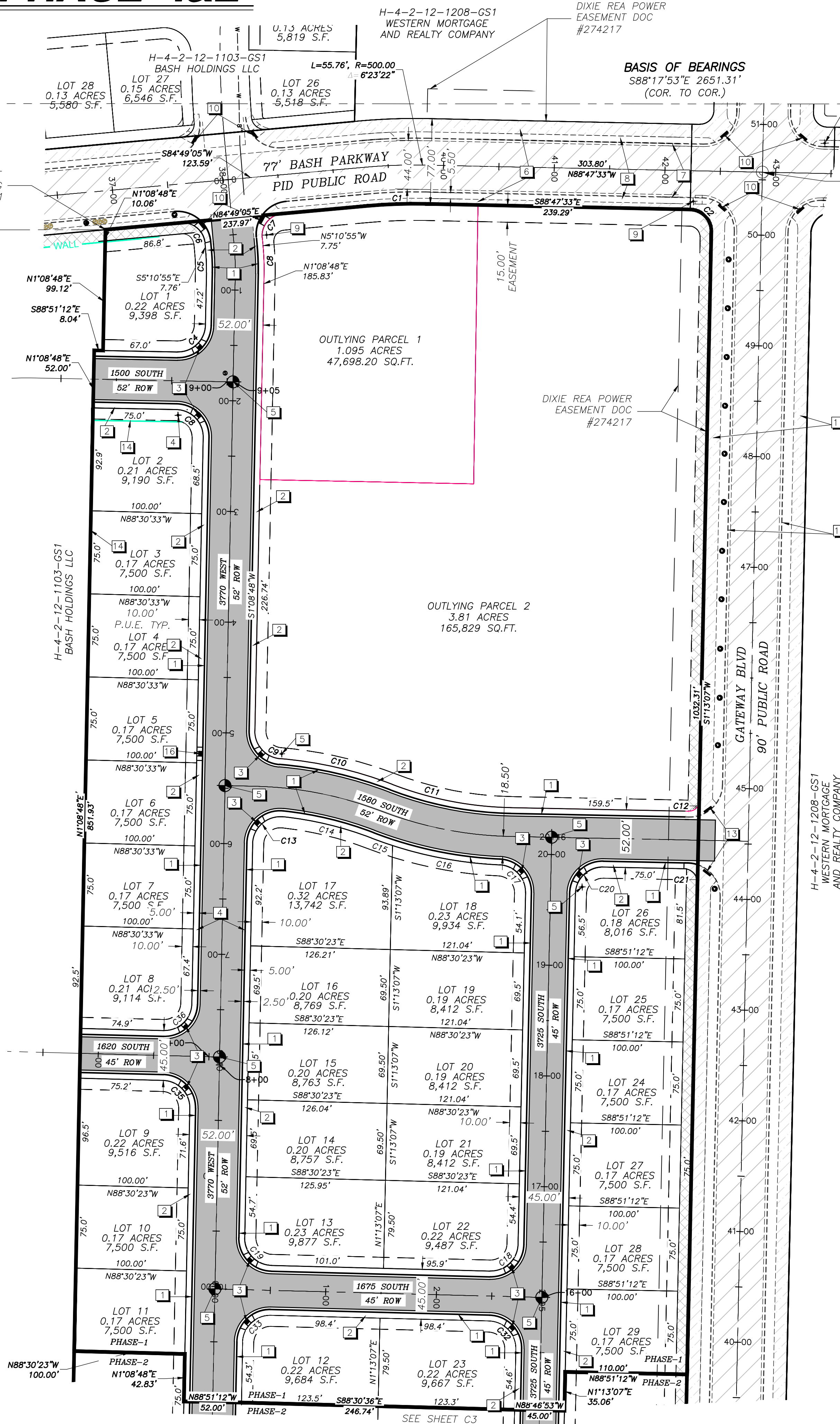
SITE PLAN NOTES:

1. ALL FEATURES ARE CONSTRUCTED AS PER THE HURRICANE CITY STANDARD DETAILS UNLESS OTHERWISE NOTED.

LAND USE SUMMARY

TOTAL PHASE-1 LOTS: 29, AVERAGE LOT SIZE: 8591 SQ FT (0.20 AC)

TOTAL PHASE-2 LOTS: 28, AVERAGE LOT SIZE: 8538. SQ FT (0.20 AC)



FOUND BRASS CAP SET 1978
NORTHEAST CORNER OF
SECTION 12, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT
LAKE BASE AND MERIDIAN.

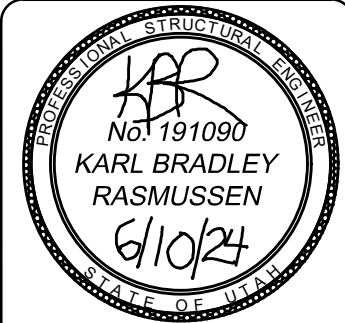
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- PROPOSED CURB AND GUTTER
- PHASE LINE
- PROPOSED WALL
- PID ROAD CURB AND GUTTER
- FUTURE IMPROVEMENT
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- COMMON AREA
- PID SIDEWALK
- CLASS 1 MONUMENT
- SECTION CORNER AS DESCRIBED
- STREET SIGN

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84537
Tel: (866) 435-3070



SITE PLAN FOR:
STRAWBERRY FIELDS ESTATES PH1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: 1"=60'

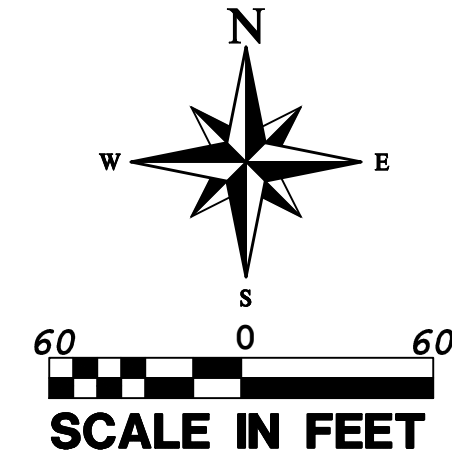
JOB NO.
694-001

SHEET NO:
C2

SITE PLAN

SITE PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	SECTION LINE
	PROPOSED CURB AND GUTTER
	PHASE LINE
	PROPOSED WALL
	PID ROAD CURB AND GUTTER
	EDGE OF PAVEMENT
	FUTURE IMPROVEMENT
	PROPOSED PAVEMENT
	PROPOSED TRAIL
	PID ASPHALT
	COMMON AREA
	PID SIDEWALK
	CLASS 1 MONUMENT
	SECTION CORNER AS DESCRIBED
	STREET SIGN

FOUND BRASS CAP SET 1978
NORTHWEST CORNER SECTION
12, TOWNSHIP 42 SOUTH,
RANGE, 14 WEST SALT LAKE
CITY BASE AND MERIDIAN

FOUND X ON ROCK 65.30' NORTH
AND 36.81' EAST (NOT ACCEPTED)
NORTH QUARTER CORNER OF SECTION
12, TOWNSHIP 42 SOUTH, RANGE 14
WEST SALT LAKE BASE AND MERIDIAN.

POINT OF
BEGINNING OF
PHASE 2

BASIS OF BEARINGS
S88°17'53"E 2651.31'
(COR. TO COR.)

FOUND BRASS CAP SET 1978
NORTHEAST CORNER OF
SECTION 12, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT
LAKE BASE AND MERIDIAN.

STRAWBERRY FIELDS PHASE-2 LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE CITY BASE AND MERIDIAN; THENCE S1°08'06"W 1011.23 FEET; THENCE N88°51'54"W 84.68 FEET TO THE POINT OF BEGINNING; THENCE S88°30'23"E 100.00 FEET; THENCE S01°08'48"W 42.83 FEET; THENCE S88°51'12"E 52.00 FEET; THENCE S88°30'36"E 246.74 FEET; THENCE S88°46'53"E 45.00 FEET; THENCE N01°13'07"E 35.06 FEET; THENCE S88°51'12"E 110 FEET TO A POINT OF THE WESTERN RIGHT OF WAY BOUNDARY OF GATEWAY BOULEVARD. THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE S01°13'07"W 560.55 FEET (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 18.94 FEET, HAVING A RADIUS OF 11.92 FEET AND A RADIAL BEARING OF N89°09'49"W, THROUGH A CENTRAL ANGLE OF 91°02'47" (LONG CHORD BEARS: S46°21'35"W 17.01 FEET); (2) THENCE S8°12'07"W 60.41 FEET; THENCE N88°30'25"W 545.45 FEET; THENCE N01°29'35"E 60.12 FEET; THENCE N01°08'49"E 200.05 FEET; THENCE N01°29'37"E 52.00 FEET; THENCE N90°00'00"E 11.18 FEET; THENCE N01°08'51"E 326.71 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 340,639.20 SQUARE FEET OR 7.82 ACRES.

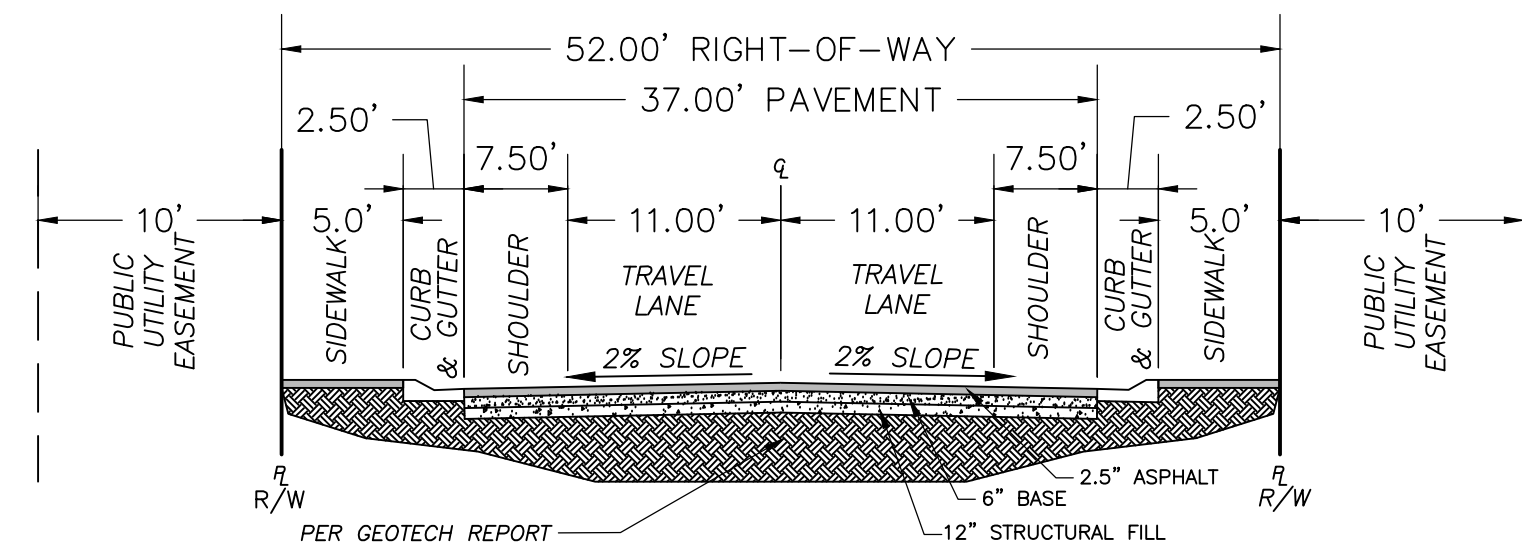
SITE PLAN NOTES:

- ALL FEATURES ARE CONSTRUCTED AS PER THE HURRICANE CITY STANDARD DETAILS UNLESS OTHERWISE NOTED.

LAND USE SUMMARY

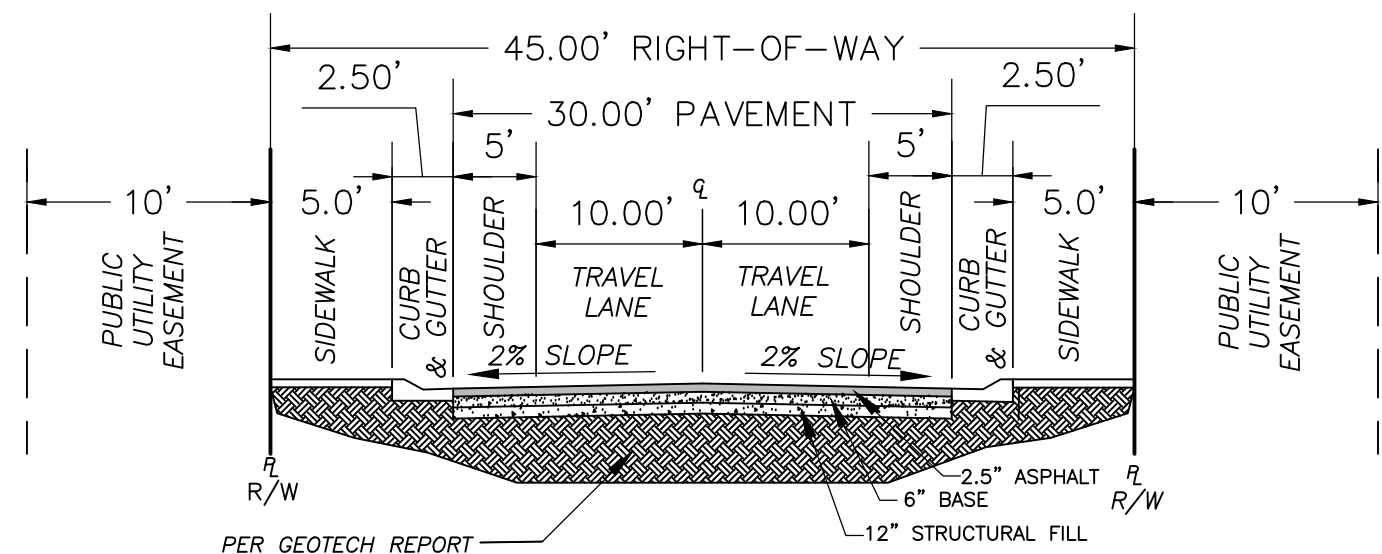
TOTAL PHASE-1 LOTS: 29, AVERAGE LOT SIZE: 8591 SQ FT (0.20 AC)

TOTAL PHASE-2 LOTS: 28, AVERAGE LOT SIZE: 8538. SQ FT (0.20 AC)



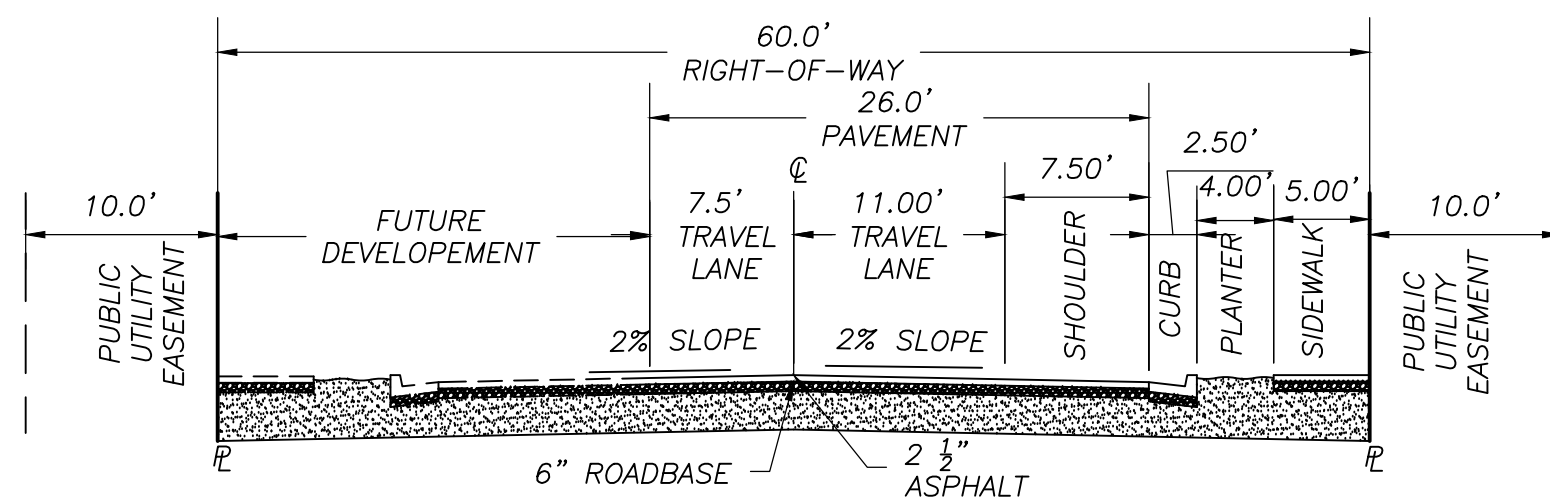
52' ROW TYPICAL CROSS SECTION

N.T.S.



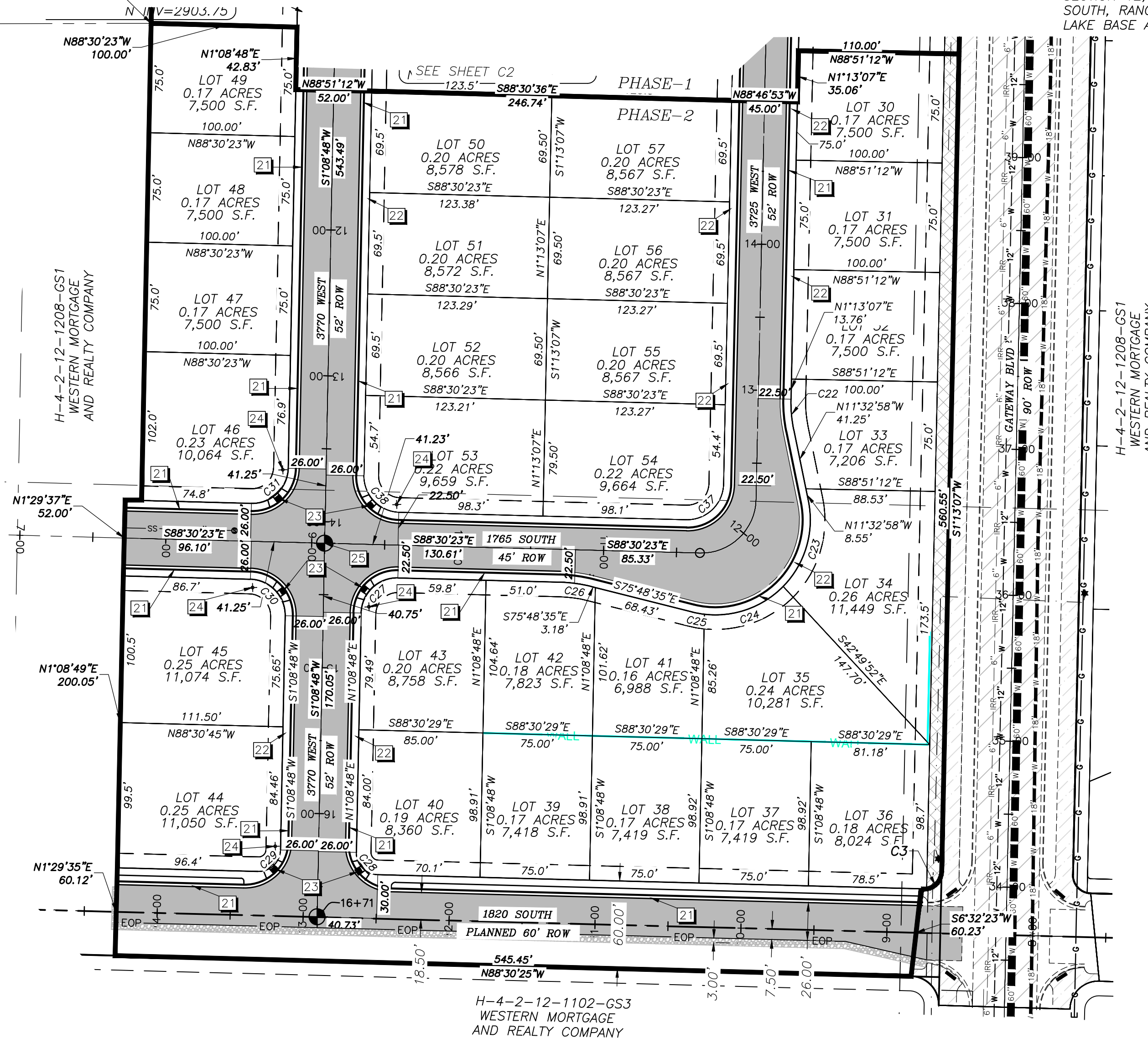
45' ROW TYPICAL CROSS SECTION

N.T.S.



60' ROW TYPICAL CROSS SECTION

N.T.S.

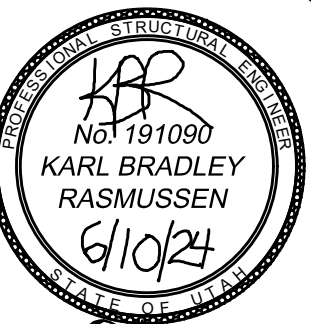


CONSTRUCTION KEYNOTES:

- INSTALL NEW CURB & GUTTER, TYPE HB30-7 (PER STD DWG NO. CC101 SEE SHEET DT-1) IN PHASE-2
- INSTALL NEW SIDEWALK (PER STD DWG NO. CC105, SHEET DT-2) IN PHASE-2
- INSTALL ADA RAMP (PER STD DWG NO. PED 100, SHEET DT-1) IN PHASE-2
- INSTALL STOP SIGN AND STREET SIGN PER HURRICANE CITY STANDARDS (PER STD DWG NO. SS 102, SEE SHEET DT-2) IN PHASE-2
- INSTALL CLASS 1 MONUMENT (PER STD DWG NO. MON 100, SEE SHEET DT-2) IN PHASE-2

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84503
Tel: (866) 435-3070



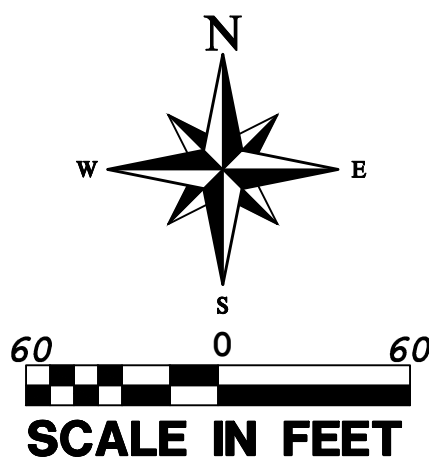
SITE PLAN FOR:
STRAWBERRY FIELDS ESTATES PH1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: 1"=60'

JOB NO.
654-001

SHEET NO:
C3

SITE PLAN



WATER, SEWER AND IRRIGATION PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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

ASH CREEK SEWER DISTRICT NOTES:

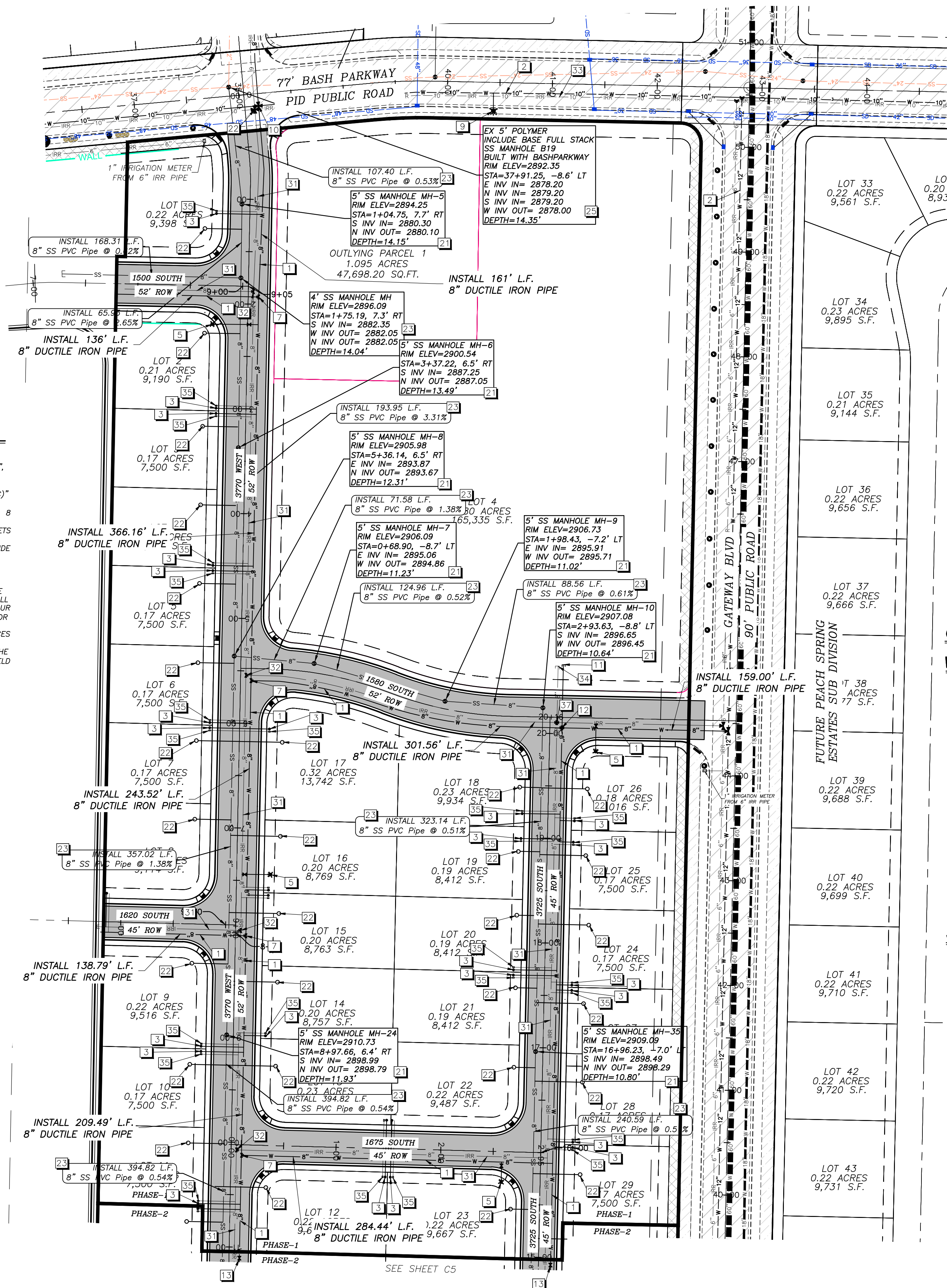
- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING 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.
- 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 PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

CITY WATER NOTES:

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



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- FUTURE IMPROVEMENT
- PID CURB AND GUTTER
- EXISTING 10" IRRIGATION LINE
- PROPOSED 8" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 12" WATER LINE
- EXISTING 60" WATER MAIN
- EXISTING WCWD 18" IRRIGATION LINE
- EXISTING 8" SEWER LINE
- PHASE LINE
- PROPOSED 24" SEWER LINE
- EXISTING 12" SEWER LINE
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- PID SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- PROPOSED 3-WAY VALVE
- PROPOSED 4-WAY VALVE
- PROPOSED GATE VALVE
- PROPOSED IRRIGATION METER

CONSTRUCTION NOTES:

WATER:

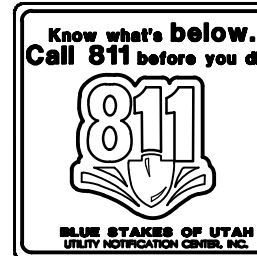
- INSTALL NEW WATER LINE WITH PHASE 1 (SIZE AS SHOWN)
- EXISTING WATERLINE
- INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS WITH PHASE 1
- INSTALL NEW 6" DUCTILE IRON PIPE FOR FIRE WITH LINE PHASE-1
- FIRE HYDRANT TO BE INSTALLED WITH PHASE 1
- WATERLINE INSTALLED WITH BASH PARKWAY
- INSTALL 3-WAY VALVE CLUSTER WITH PHASE 1
- INSTALL NEW 6" GATE VALVE
- FIRE HYDRANT INSTALLED WITH BASH PARKWAY
- 4-WAY VALVE CLUSTER INSTALLED WITH BASH PARKWAY
- STUB FOR FUTURE PHASES
- 4-WAY VALVE CLUSTER INSTALLED WITH PHASE 1
- INSTALL PHASING VALVE IN PHASE-1

SEWER:

- INSTALL NEW SEWER MANHOLE (SIZE SHOWN) WITH PHASE 1
- INSTALL NEW 4" SEWER LATERAL AND CLEANOUT WITH PHASE 1
- INSTALL NEW 8" SEWER MAIN WITH PHASE 1
- EXISTING SEWER MANHOLE INSTALLED WITH BASH PARKWAY (SIZE SHOWN)
- EXISTING SEWER MAIN INSTALLED WITH BASH PARKWAY (SIZE SHOWN)

IRRIGATION:

- INSTALL NEW IRRIGATION (SIZE SHOWN) WITH PHASE 1
- INSTALL 3-WAY VALVE CLUSTER WITH PHASE 1
- IRRIGATION LINE INSTALLED WITH BASH PARKWAY
- STUB FOR FUTURE USE
- INSTALL 3/4" IRRIGATION LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS WITH PHASE-1
- INSTALL 3/4" IRRIGATION METER
- INSTALL 4 WAY CLUSTER VALVE

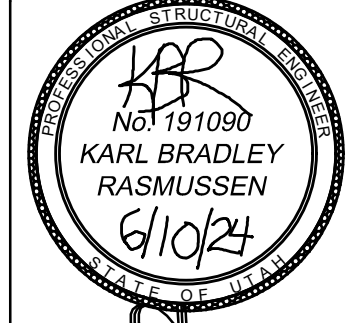


NOTICE

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NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Tel: (866) 435-3070
Fax: (866) 435-3070



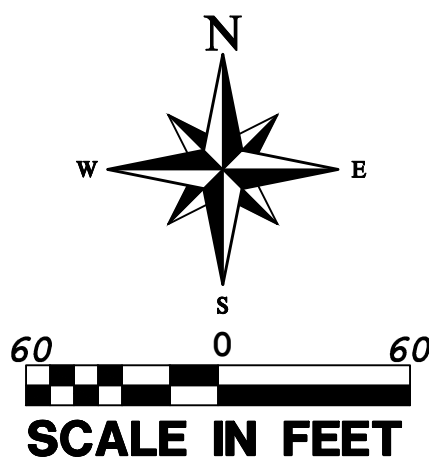
WATER, SEWER AND IRRIGATION PLAN FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: 1"=60'

JOB NO.
694-001

SHEET NO:
C4

UTILITY PLAN



WATER AND SEWER UTILITY PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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

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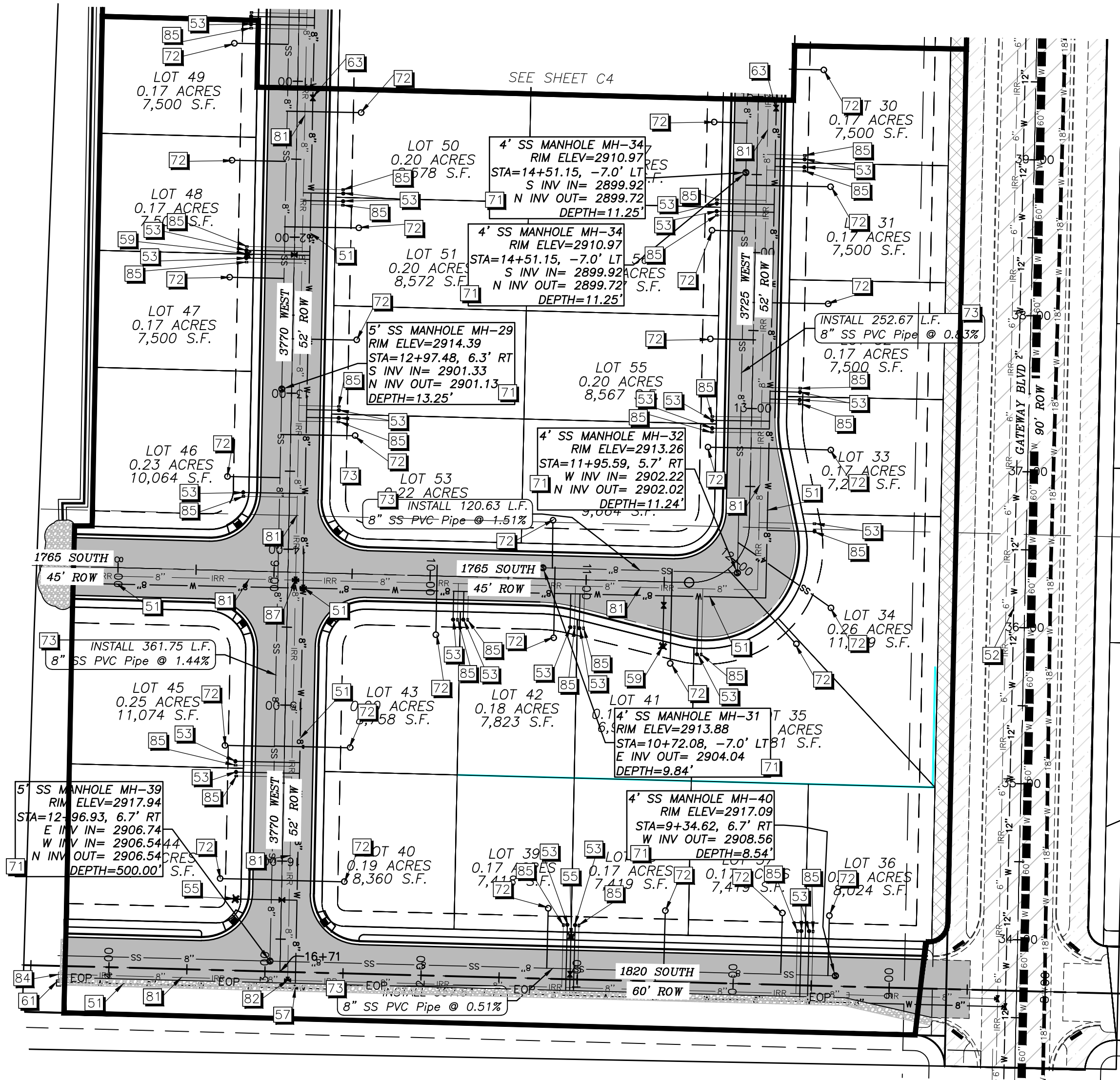
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POWER, COMMUNICATION AND GAS PLAN FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2

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

DIXIE POWER NOTES FOR STRAWBERRY FIELD ESTATES PH-1&2&2:

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

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 MD/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@infowest.com
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CITY STREETS NOTES:

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

DOMINION ENERGY NOTES:

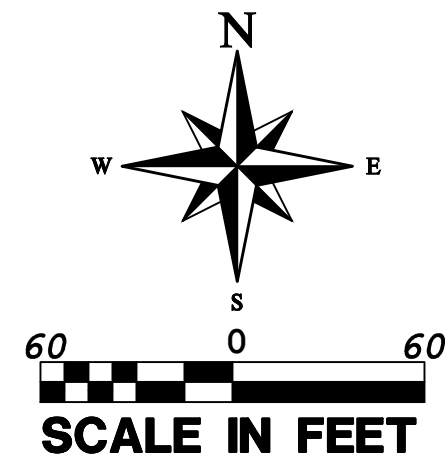
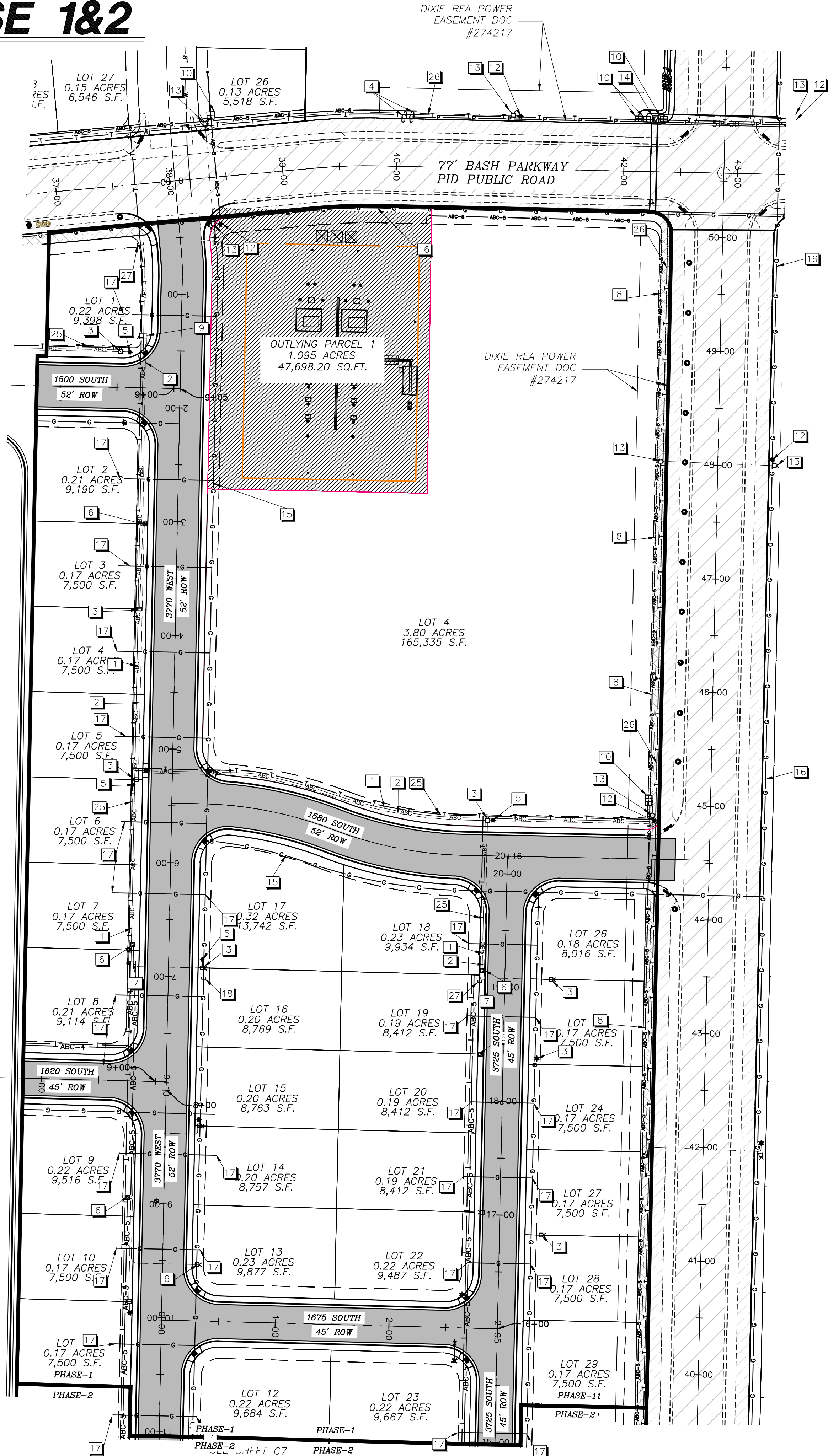
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY TO BE INSTALLED BY DEVELOPER 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 A RUE 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.

CENTURYLINK PHONE NOTES:

- CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
 2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPERS RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
 3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR DARRIN.ALLEN@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.

TDS COMMUNICATION NOTES:

1. THE DEVELOPER WILL PROVIDE ALL 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.
3. CONTACT TDS PRIOR TO CONSTRUCTION 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 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.



LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED PRIMARY POWER
- PROPOSED SECONDARY POWER
- CENTER LINE
- PHASE LINE
- GAS LINE
- PID ROAD CURB AND GUTTER
- FUTURE IMPROVEMENT
- DIXIE REA POWER EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED POWER TRANSFORMER
- PROPOSED SECONDARY BOX
- PHASE VAULT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PID ASPHALT
- PID SIDEWALK

CONSTRUCTION KEYNOTES:

POWER :

1. INSTALL PRIMARY POWER IN PHASE 1
2. INSTALL SECONDARY POWER IN PHASE 1
3. INSTALL SECONDARY BOX IN PHASE 1
4. EXISTING ELECTRIC POLE
5. INSTALL STREETLIGHT IN PHASE 1
6. INSTALL POWER TRANSFORMER IN PHASE 1
7. STUB CONDUIT FOR FUTURE USE
8. EXISTING PRIMARY POWER
9. INSTALL PHASE VAULT IN PHASE 1
10. EXISTING PHASE VAULT
12. EXISTING STREETLIGHT
13. EXISTING SECONDARY BOX
14. EXISTING POWER TRANSFORMER

GAS :

15. INSTALL GAS LINE WITH PHASE 1
16. EXISTING GAS LINE
17. INSTALL 1 1/4" GAS LATERAL WITH PHASE 1
18. STUB GAS FOR FUTURE USE.

COMMUNICATION :

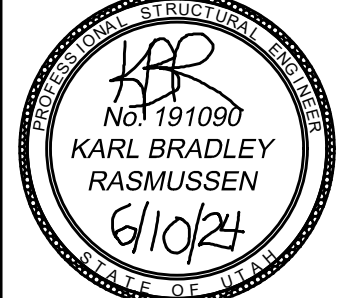
25. INSTALL TELEPHONE LINE WITH PHASE 1
26. EXISTING TELEPHONE LINE
27. STUB FOR FUTURE USE



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REVISIONS		DATE	BY
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Tel: (866) 435-3070



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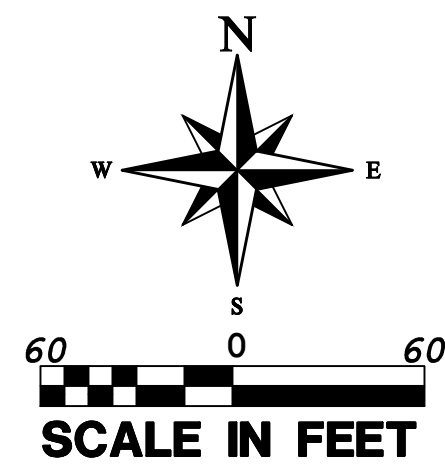
JOB NO.
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HURRICANE, WASHINGTON COUNTY, UTAH



DIXIE POWER NOTES FOR STRAWBERRY FIELD ESTATES PH-1&2&2:

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

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 MDG/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@infowest.com
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CITY STREETS NOTES:

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

DOMINION ENERGY NOTES:

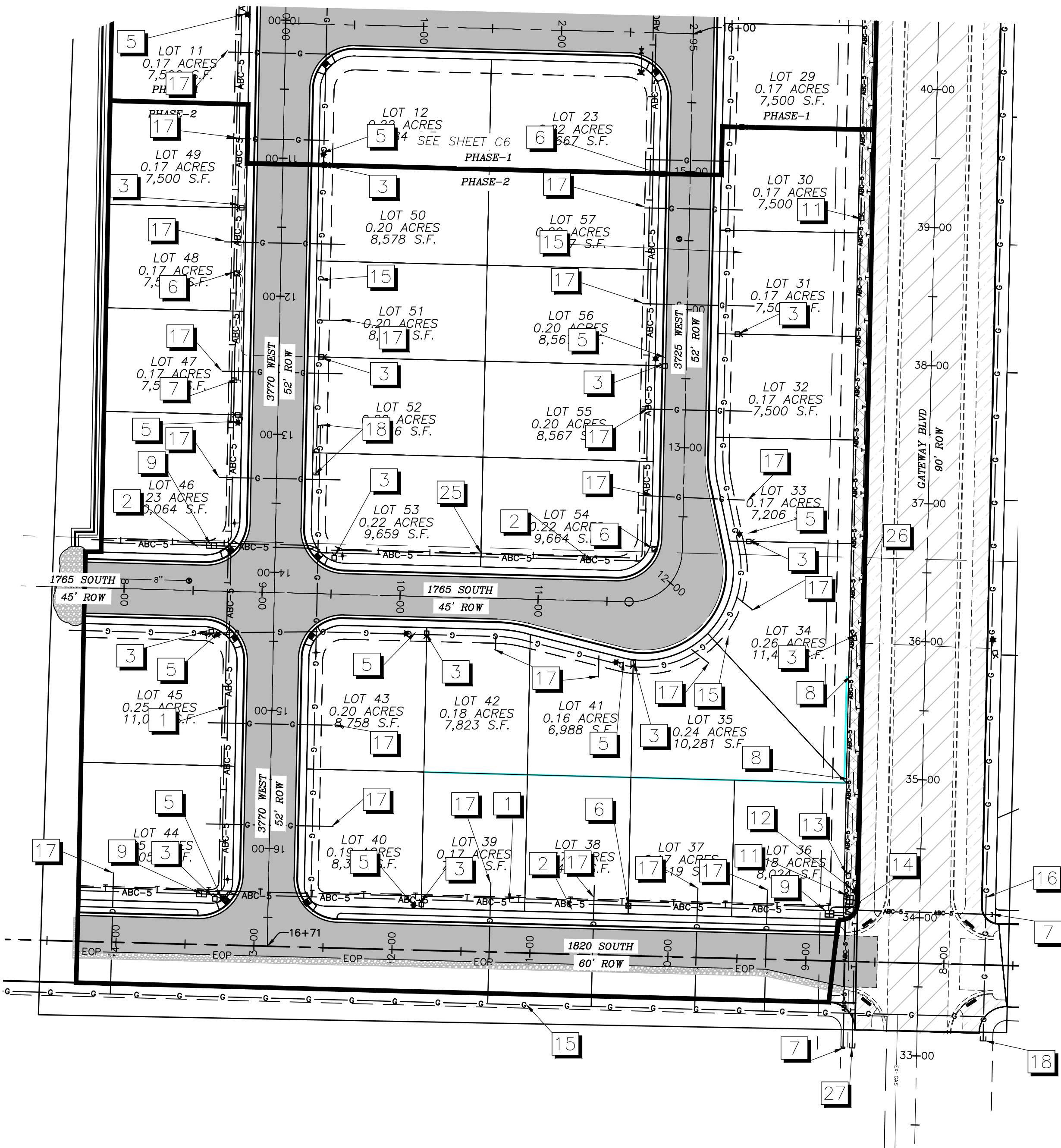
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON NEW OR EXISTING INFOWEST. 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.

CENTURYLINK PHONE NOTES:

- CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
 2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPERS RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
 3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR DARRIN.ALLEN@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.

TDS COMMUNICATION NOTES:

1. THE DEVELOPER WILL PROVIDE ALL 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.
3. CONTACT TDS PRIOR TO CONSTRUCTION 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 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.



LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED PRIMARY POWER
- PROPOSED SECONDARY POWER
- CENTER LINE
- PHASE LINE
- GAS LINE
- PID ROAD CURB AND GUTTER
- FUTURE IMPROVEMENT
- PROPOSED COMMUNICATION LINE
- PROPOSED STREET LIGHT
- PROPOSED POWER TRANSFORMER
- PROPOSED SECONDARY BOX
- PHASE VAULT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PID ASPHALT
- PID SIDEWALK

CONSTRUCTION KEYNOTES:

POWER :

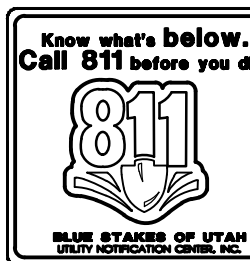
- 1 INSTALL PRIMARY POWER
- 2 INSTALL SECONDARY POWER
- 3 INSTALL SECONDARY BOX
- 4 EXISTING ELECTRIC POLE
- 5 INSTALL STREETLIGHT
- 6 INSTALL POWER TRANSFORMER
- 7 STUB CONDUIT FOR FUTURE USE
- 8 EXISTING PRIMARY POWER
- 9 INSTALL PHASE VAULT
- 10 EXISTING PHASE VAULT
- 12 EXISTING STREETLIGHT
- 13 EXISTING SECONDARY BOX
- 14 EXISTING POWER TRANSFORMER

GAS :

- 15 PROPOSED GAS LINE
- 16 EXISTING GAS LINE
- 17 PROPOSED 1 1/4" GAS LATERAL.
- 18 STUB GAS FOR FUTURE USE.

COMMUNICATION :

- 25 PROPOSED TELEPHONE LINE
- 26 EXISTING TELEPHONE LINE
- 27 STUB FOR FUTURE USE



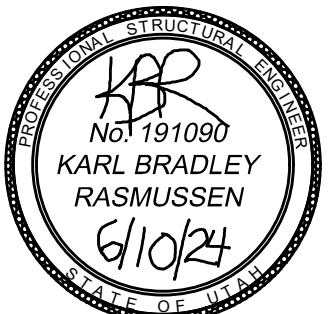
NOTICE!

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Fax: (866) 435-3070



POWER, COMMUNICATION AND GAS PLAN FOR:
STRAWBERRY FIELD ESTATES PH-1&2

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

DATE: 08/15/2014
SCALE: 1"=60'

JOB NO.
654-001

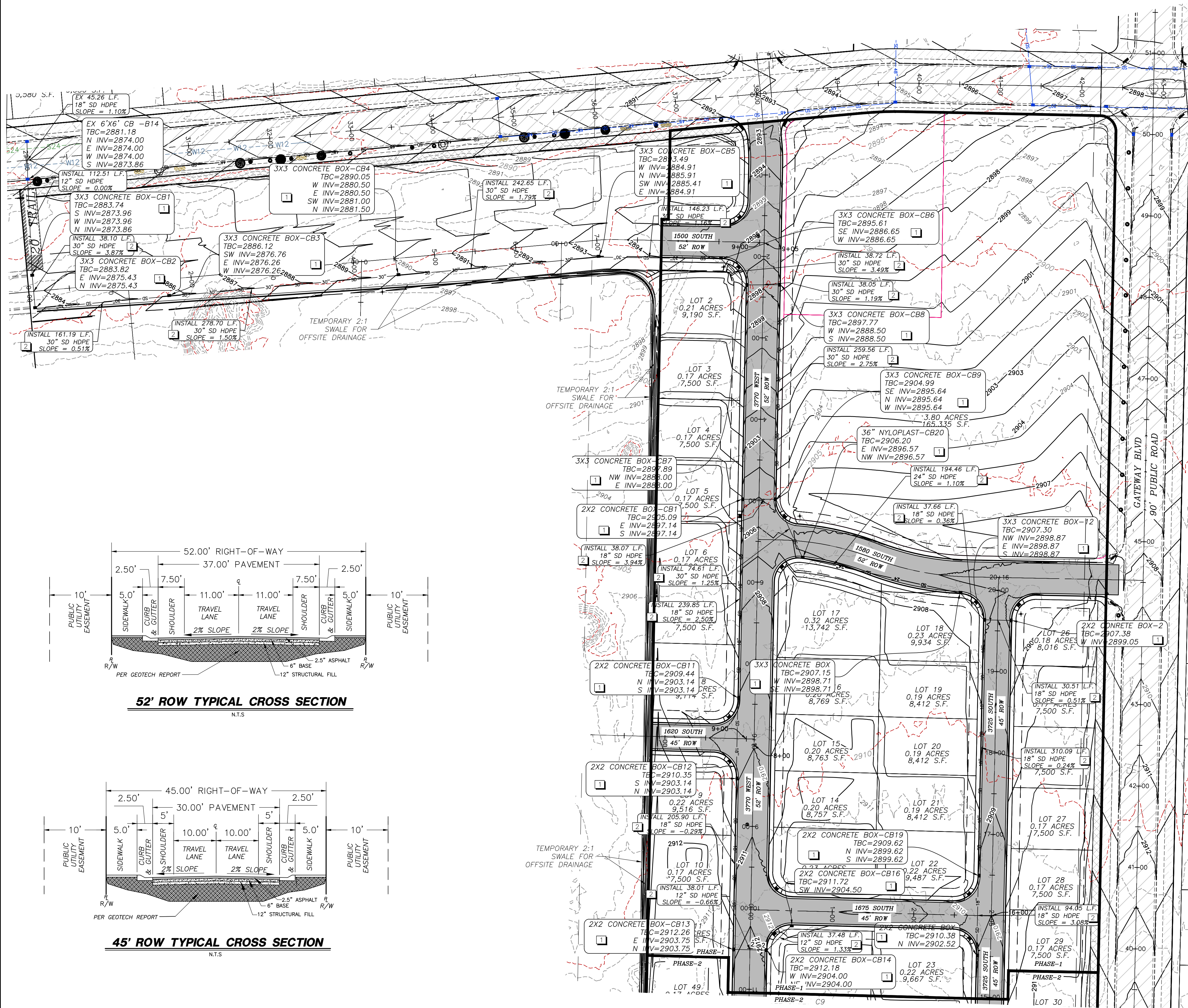
SHEET NO:

C7

POWER COMMUNICATION & GAS PLAN

DRAINAGE PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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

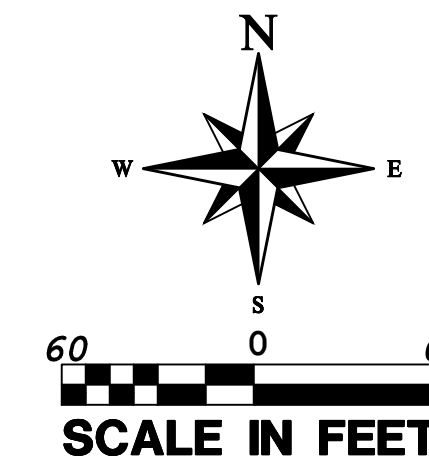


LEGEND

---	PROPERTY LINE
- - - -	PUBLIC UTILITY EASEMENT
---	ADJACENT PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PID ROADS
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED 5' CONTOUR (MAJOR)
---	PROPOSED 1' CONTOUR (MINOR)
---	PHASE LINE
---	PROPOSED STORM DRAIN LINE (SIZE SHOWN)
---	PROPOSED PAVEMENT
---	PROPOSED TRAIL
---	PID ASPHALT
---	PID SIDEWALK
---	PROPOSED CURB INLET
---	EXISTING CURB INLET

GRADING KEYNOTES:

- INSTALL SINGLE CURB INLET BOX
- INSTALL STORM DRAIN PIPE (TYPE AND SIZE SHOWN)

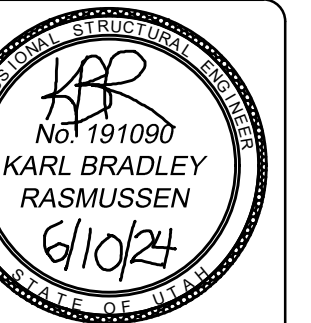


GRADING PLAN NOTES

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84503
Tel: (866) 435-3070



DRAINAGE PLAN FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2024
SCALE: 1"=60'

JOB NO.
694-001

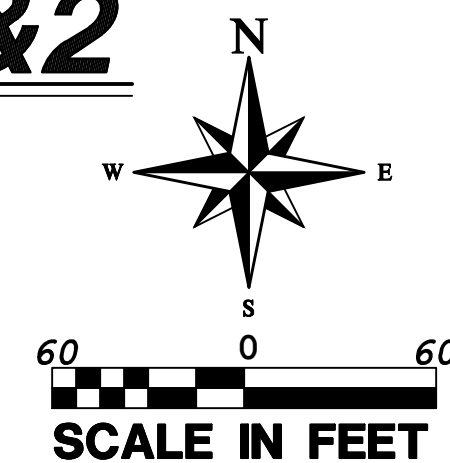
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NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

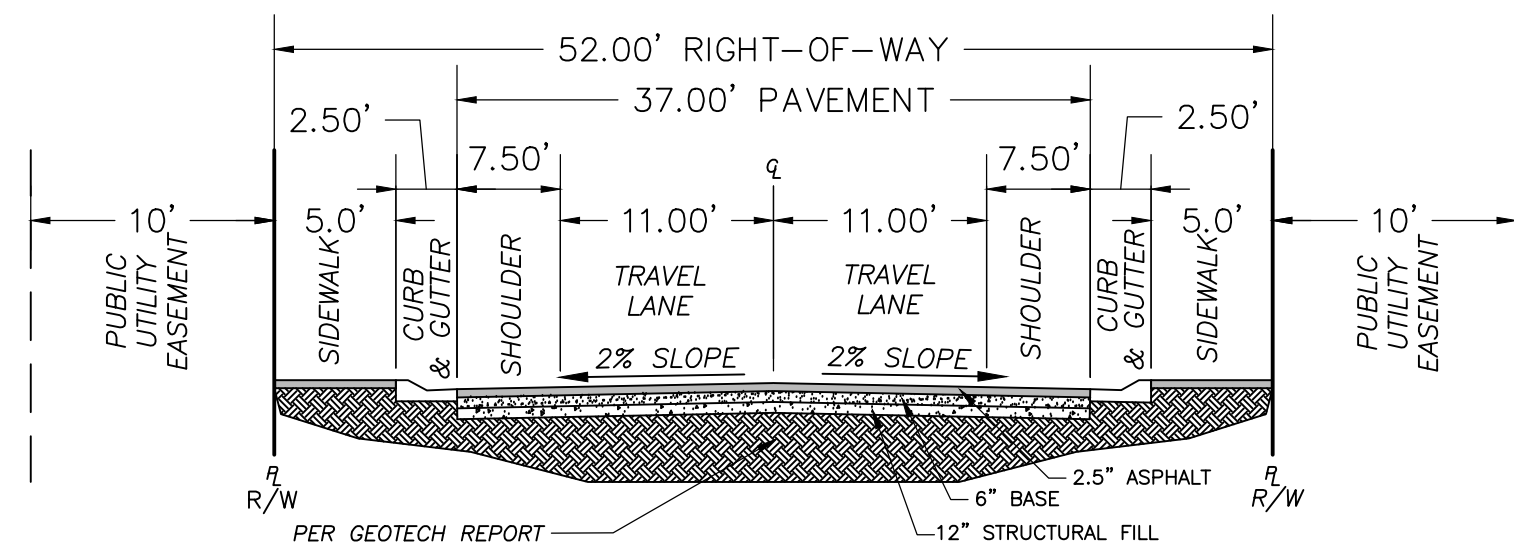
DRAINAGE PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1&2

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



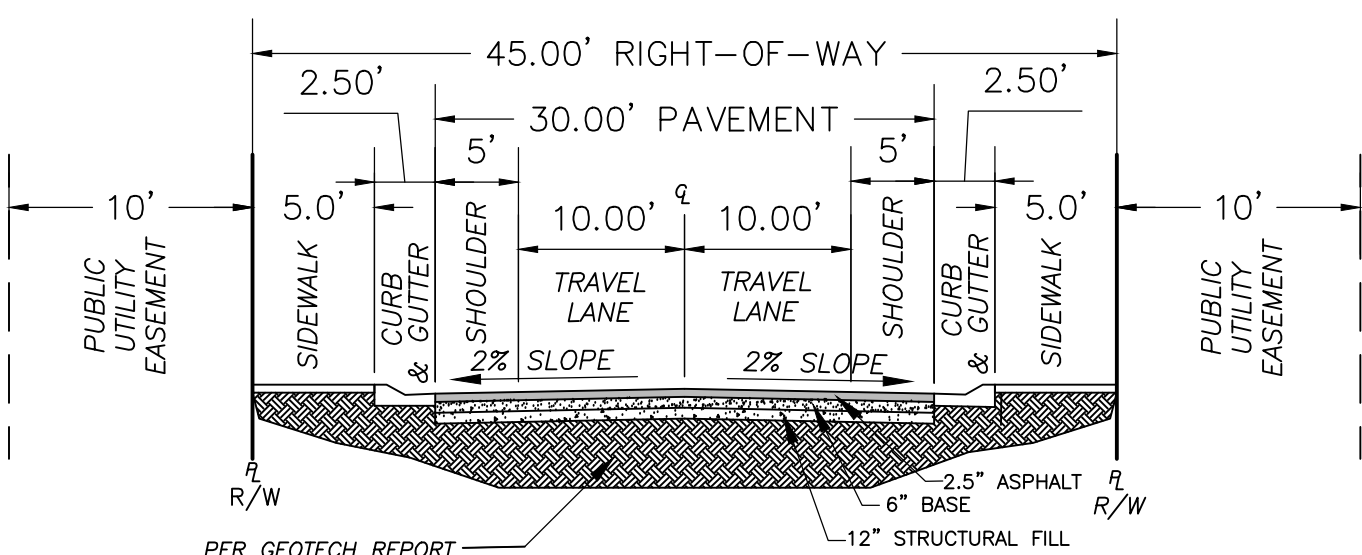
LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- PROPOSED CURB & GUTTER
- PID ROADS
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 5' CONTOUR (MAJOR)
- PROPOSED 1' CONTOUR (MINOR)
- PHASE LINE
- PROPOSED STORM DRAIN LINE (SIZE SHOWN)
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- PID SIDEWALK
- PROPOSED CURB INLET
- EXISTING CURB INLET



52' ROW TYPICAL CROSS SECTION

N.T.S.



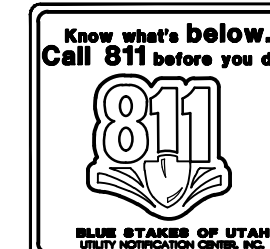
45' ROW TYPICAL CROSS SECTION

N.T.S.



GRADING PLAN NOTES

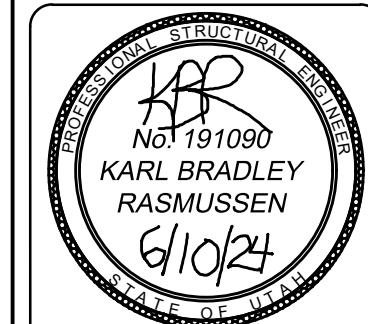
- KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
- CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.



NOTICE!

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

PROVALUE ENGINEERING, INC.
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Hurricane City, UT 84503
Ph: (866) 435-3070



DRAINAGE PLAN FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: 1"=60'

JOB NO.
654-001

SHEET NO:
C9

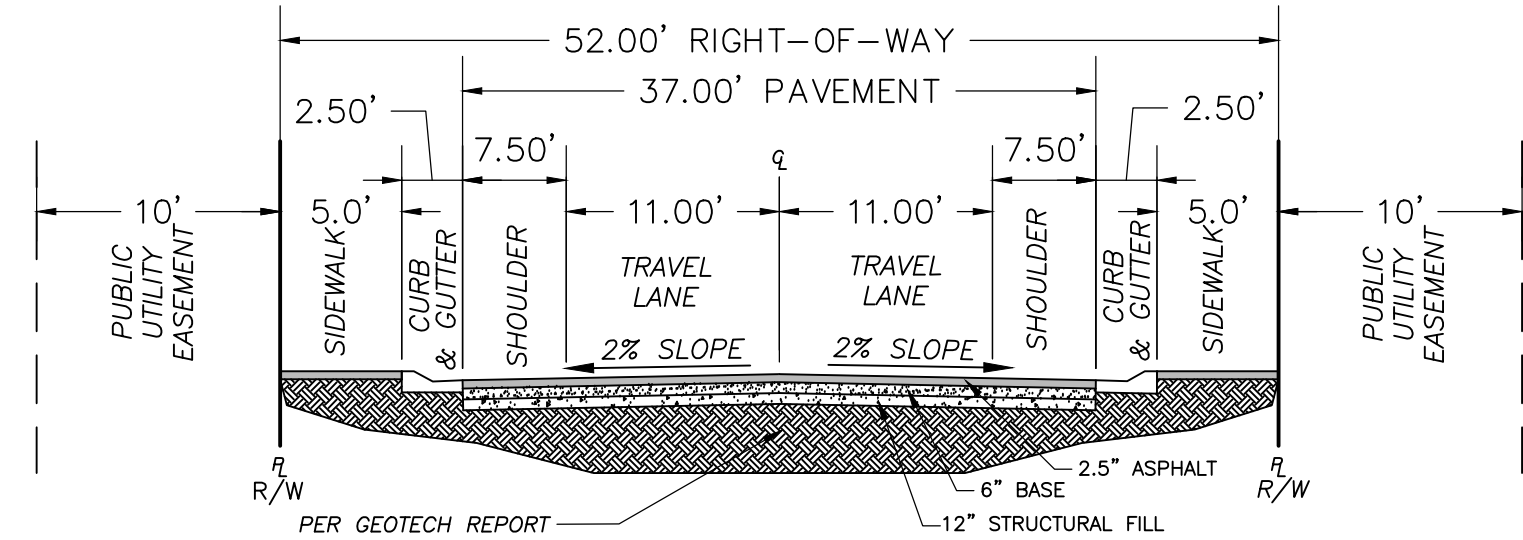
- NOTE:
1. LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL
 2. HOA TO MAINTAIN PARK STRIPS

LANDSCAPE 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.
- 8: ANY LANDSCAPING, INCLUDING STREET, LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNERS AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT OF MAINTAIN.

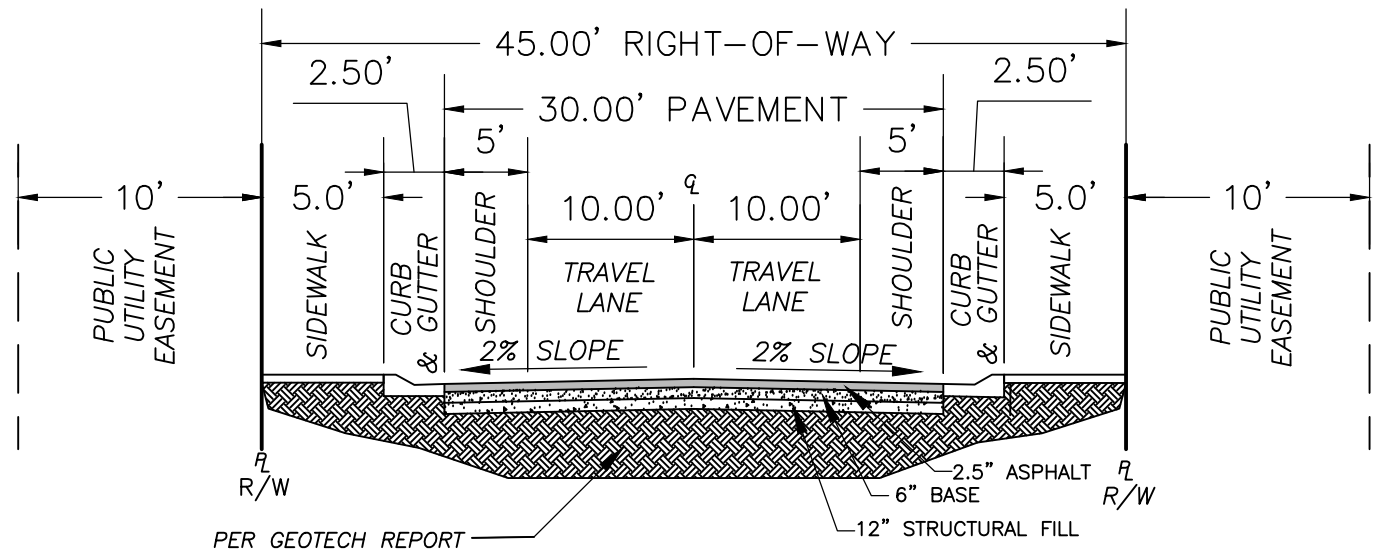
PARKS DEPARTMENT NOTES:

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



52' ROW TYPICAL CROSS SECTION

N.T.S.

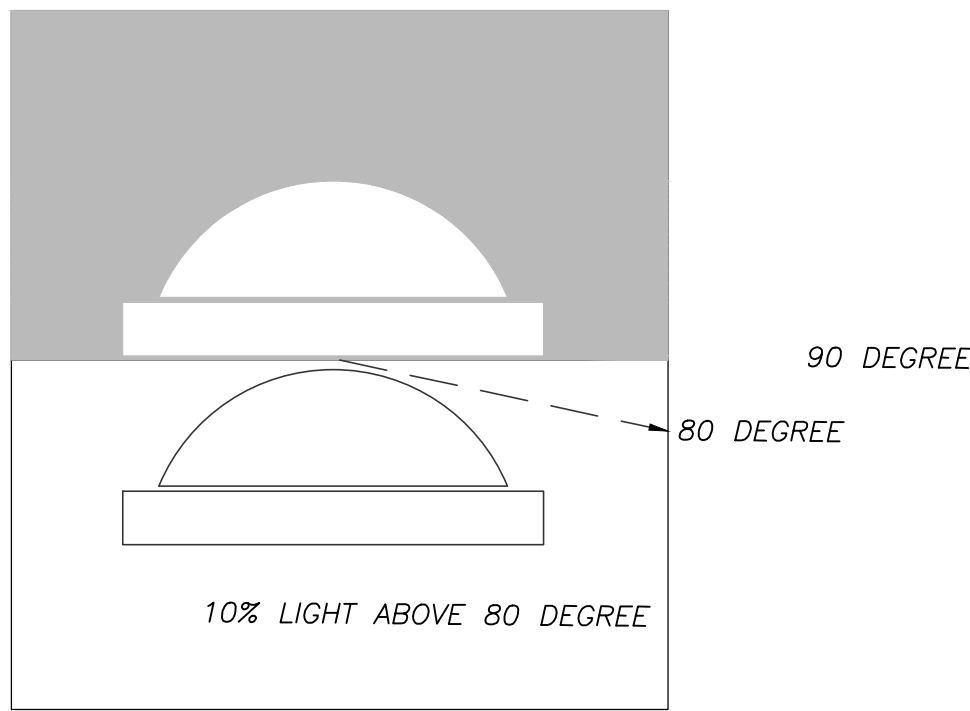


45' ROW TYPICAL CROSS SECTION

N.T.S.

NOTE: LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL

0% LIGHT ABOVE 90 DEGREE



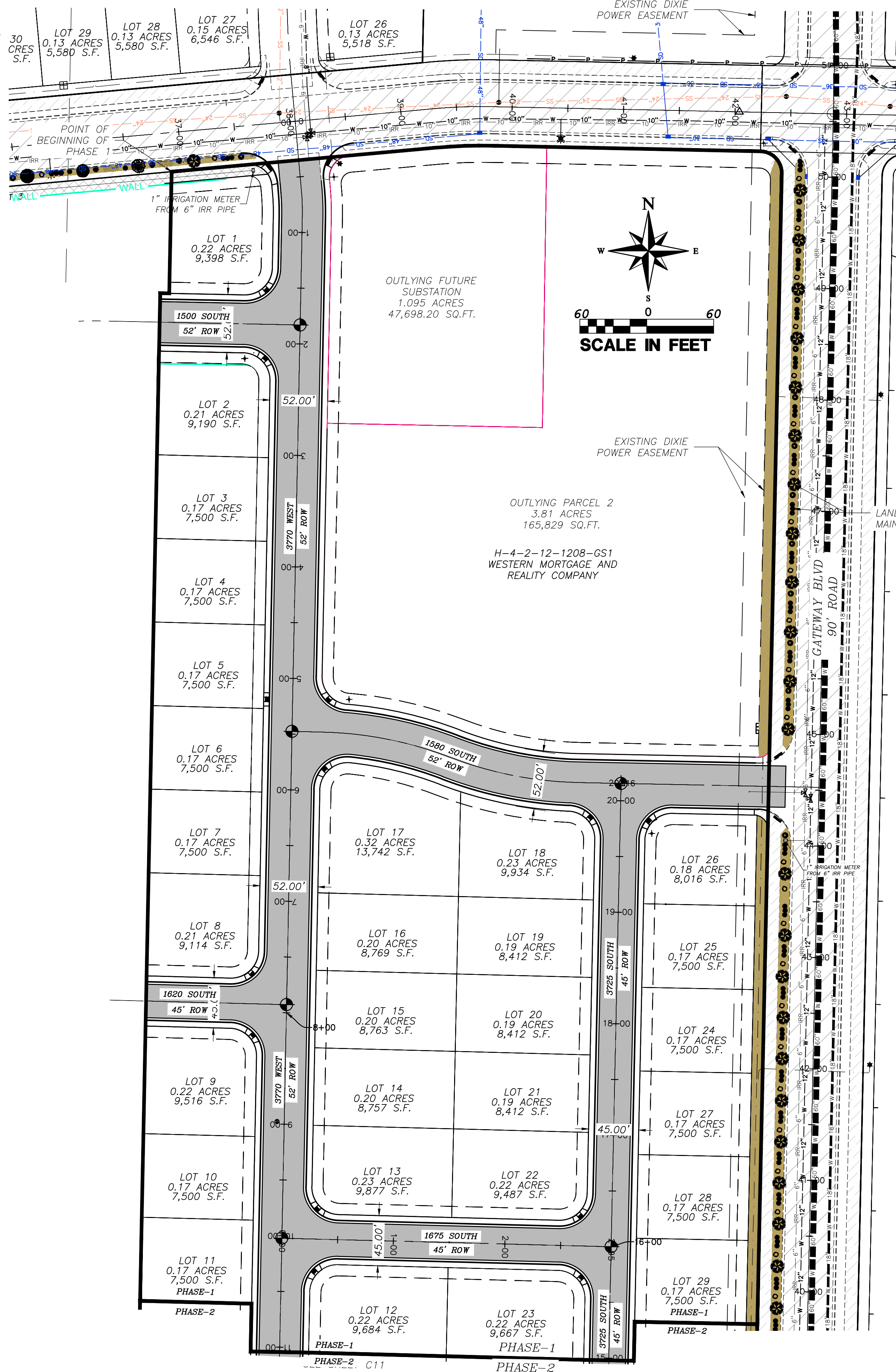
FULL CUTOFF LIGHT DETAIL

N.T.S.

NOTE: LANDSCAPE ALONG PID ROADWAYS WILL BE INSTALLED BY THE GATEWAY AT SAND HOLLOW P.I.D. ALL PARKING STRIPS WILL BE MANAGED BY A HOA OVER THE ENTIRE PID AREA.

LANDSCAPE PLAN FOR: STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH 84737



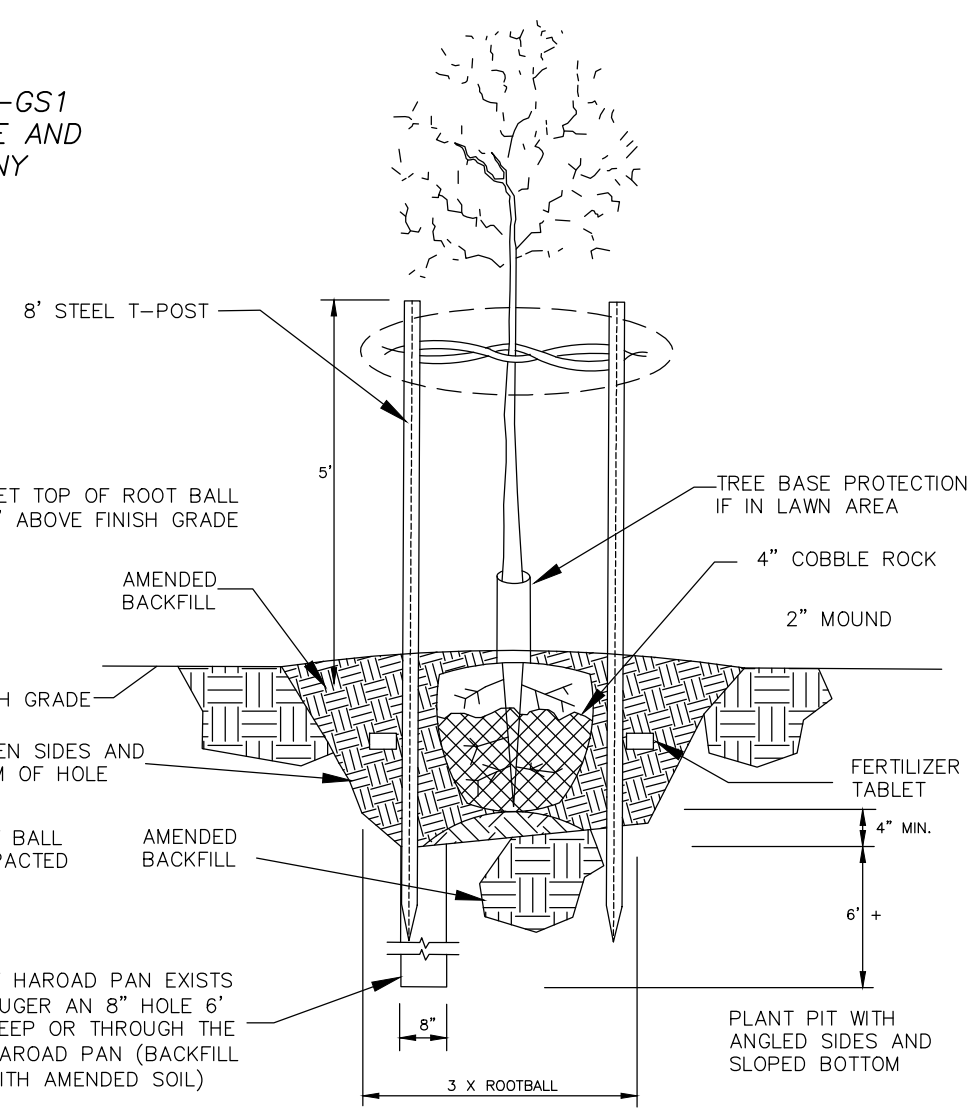
LEGEND

H-4-2-12-1208-GS1
WESTERN MORTGAGE AND
REALITY COMPANY

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- PROPOSED CURB AND GUTTER
- PHASE LINE
- PID ROAD CURB AND GUTTER
- FUTURE IMPROVEMENT
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- PID SIDEWALK
- LANDSCAPE AREA
- SHRUBS

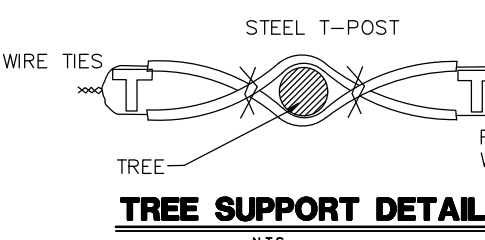
H-4-2-12-1208-GS1
WESTERN MORTGAGE AND
REALITY COMPANY

LANDSCAPING
MAINTAINED BY PID



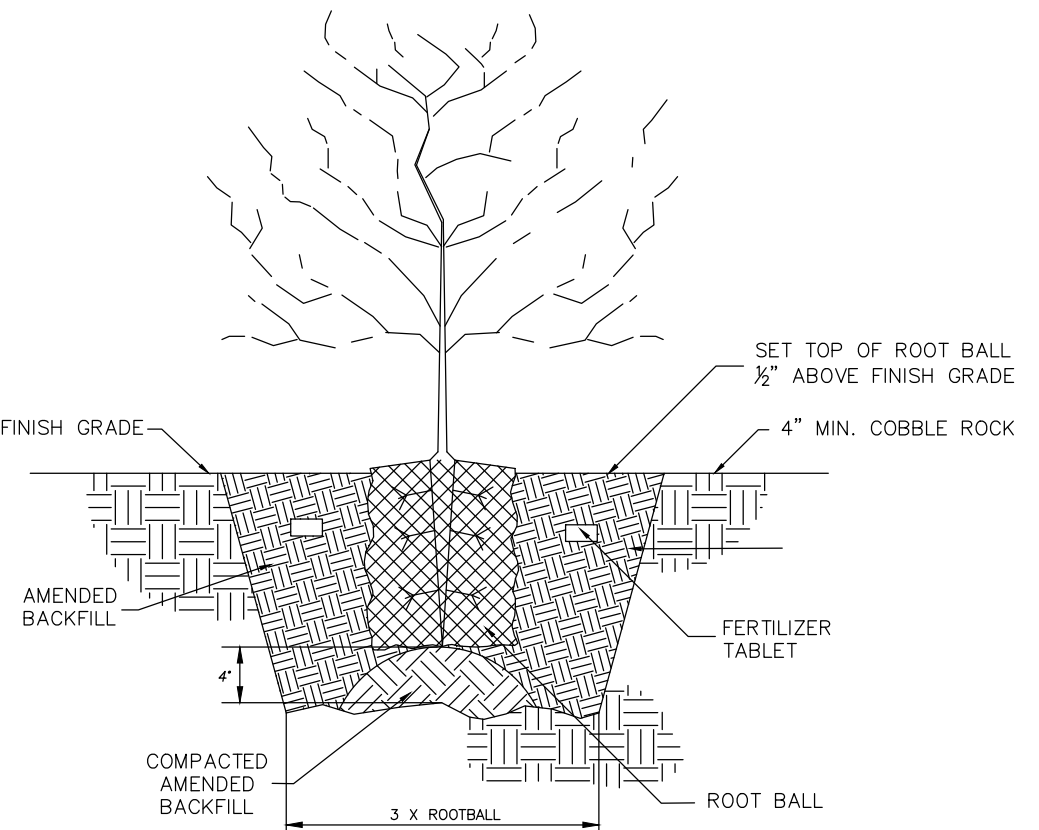
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



TREE SUPPORT DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
20 South 900 West, Suite 1
Hurricane, UT 84737
Phone: (435) 855-2315 Steve Woolley
Fax: (866) 435-3070



LANDSCAPE PLAN FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH 84737

DATE: 08/14/2014
SCALE: 1"=60'

JOB NO.
654-001

SHEET NO:
C10

LANDSCAPE PLAN

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

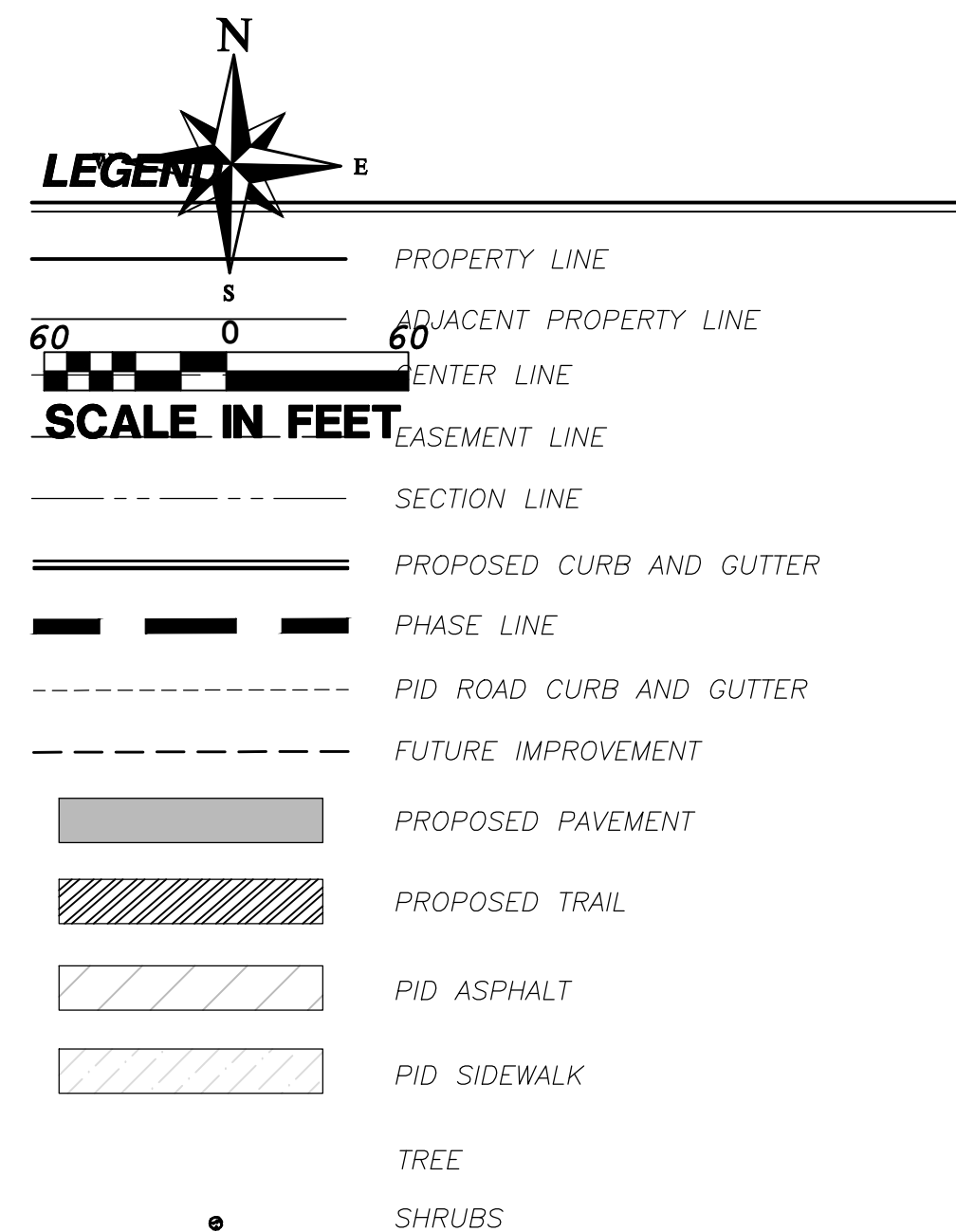
- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS 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 IRRIGATION 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.
8. ANY LANDSCAPING, INCLUDING STREET, LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNERS AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT OF MAINTAIN.

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



0% LIGHT ABOVE 90 DEGREE

NOTE:
LANDSCAPE ALONG PID
ROADWAYS WILL BE
INSTALLED BY THE GATEWAY
AT SAND HOLLOW P.I.D
ALL PARKING STRIPS WILL
BE MANAGED BY A HQ
OVER THE ENTIRE PID
AREA.



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PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

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HURRICANE CITY, UTAH 84131
Phone: (435) 668-8307 Karl Rasmussen

Phone: (435) 668-8320 | Karl Kaemusser
Phone: (435) 559-2315 Steve Woolsey

Phone: (435) 559-2315 Steve Woolsey
Fax: (866) 435-3070



LANDSCAPE PLAN FOR:
STRAWBERRY FIELDS ESTATES PHASE 1 & 2

LOCATED IN SECTION 12, T42S, R14W, S1.B.4M.

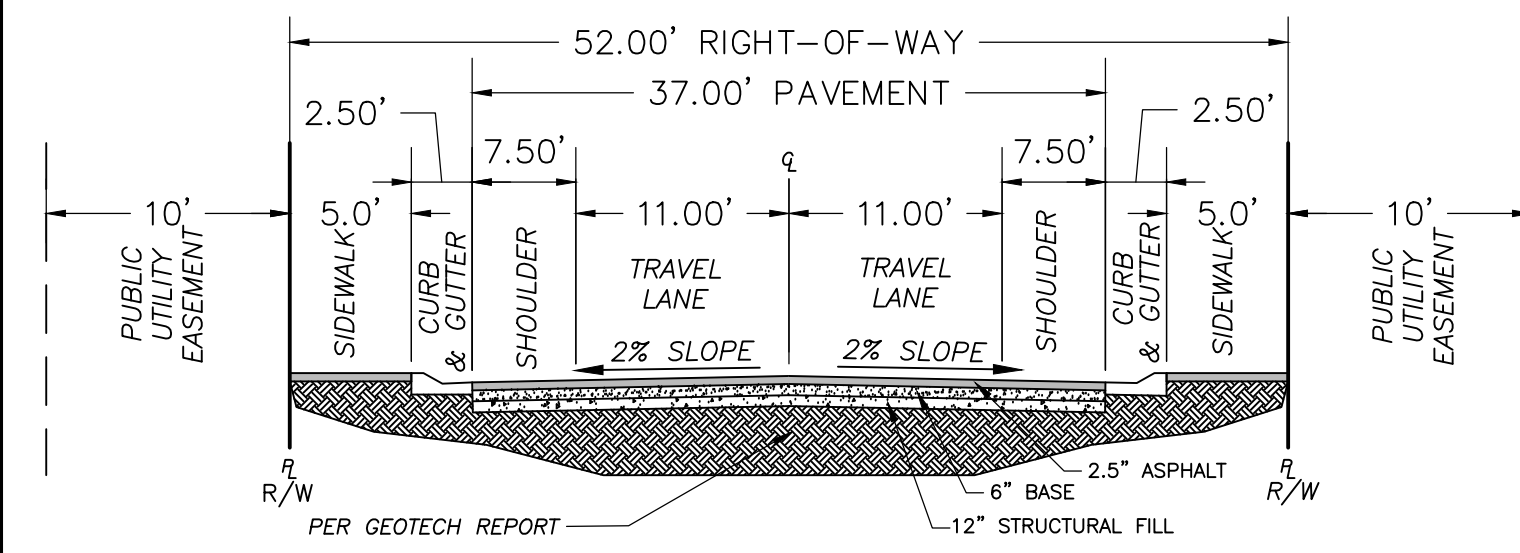
DATE: 05/14/2024
SCALE: 1"=60'

JOB NO.
654-001

SHEET NO.:

C11

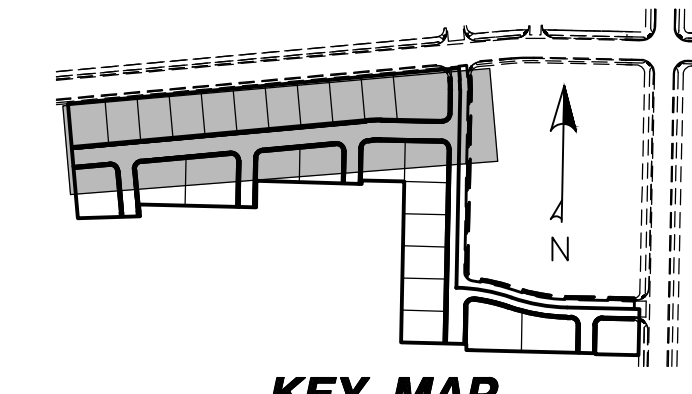
LANDSCAPE PLAN



52' ROW TYPICAL CROSS SECTION
N.T.S.

PLAN & PROFILE FOR: 1500 SOUTH

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



KEY MAP
N.T.S.

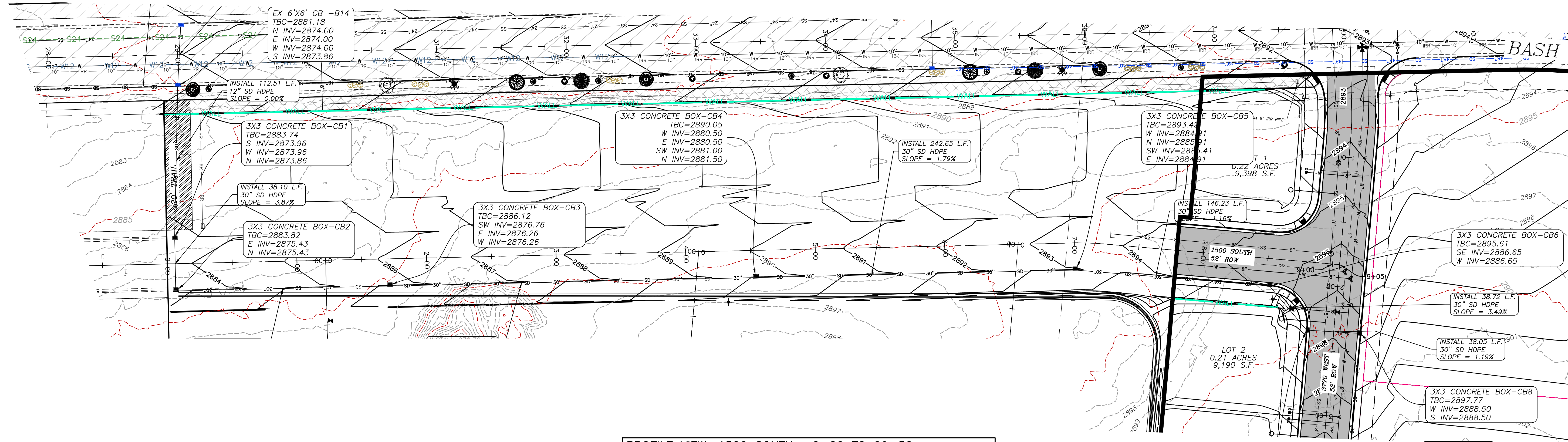
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PID CURB & GUTTER
- PROPOSED IRRIGATION LINE
- PROPOSED STORM PIPE (SIZE SHOWN)
- 4-WAY INSTALLED WITH BASH PARKWAY
- STORM INLET BOX
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- PROPOSED ADA RAMP
- STREET SIGN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- WALL
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- PID SIDEWALK

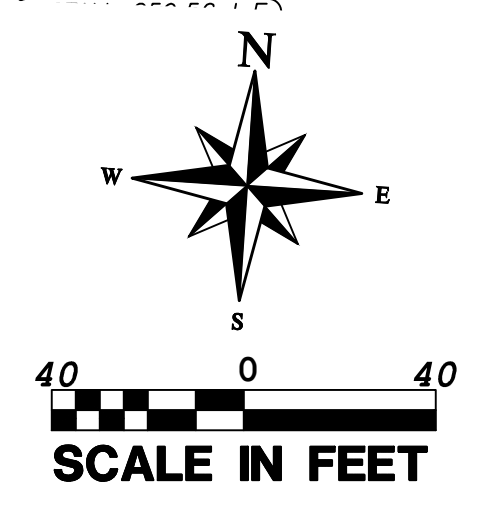
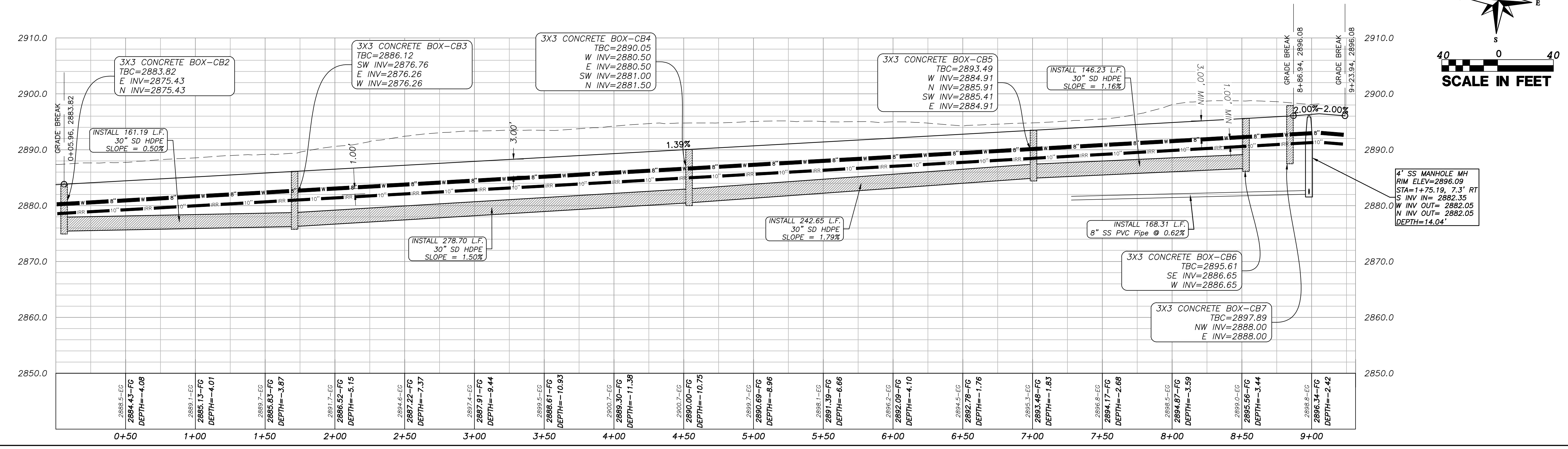
Know what's below.
Call 811 before you dig.

NOTICE!

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

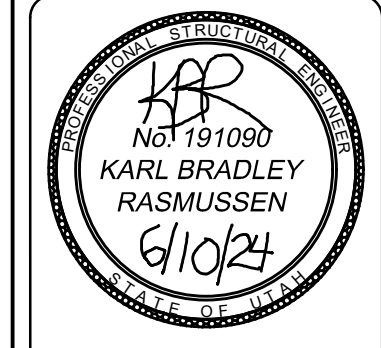


PROFILE VIEW: 1500 SOUTH : 0+00 TO 09+50
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2850.00



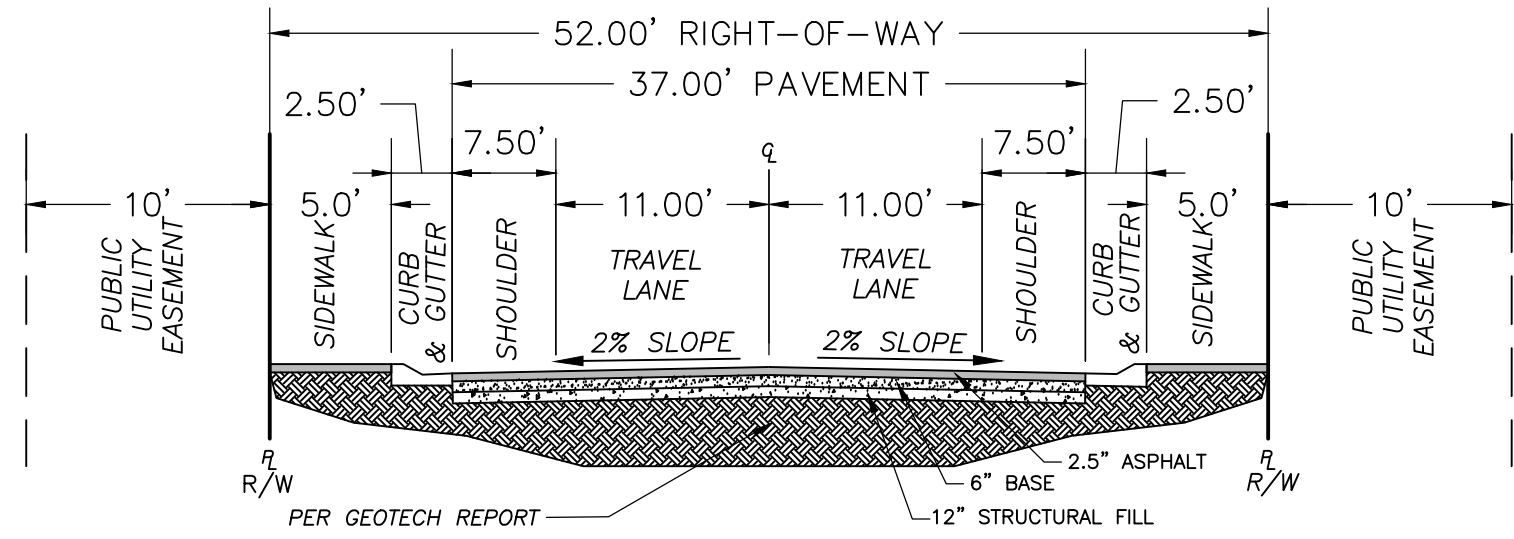
REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
10 South 850 West, Suite 1
Hurricane, UT 84532
Phone: (435) 559-2315 Steve Woolsey
Fax: (866) 439-3070



PLAN & PROFILE FOR:
1500 SOUTH
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

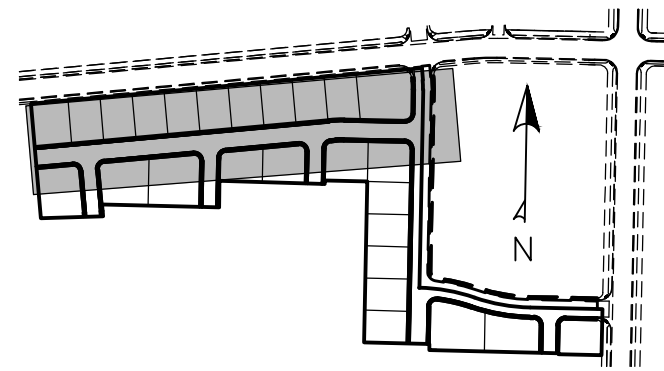
DATE: 08/15/2014
SCALE: 1"=40'
JOB NO.
694-001
SHEET NO:
PP-1



52' ROW TYPICAL CROSS SECTION
N.T.S.

PLAN & PROFILE FOR: 3770 WEST-1

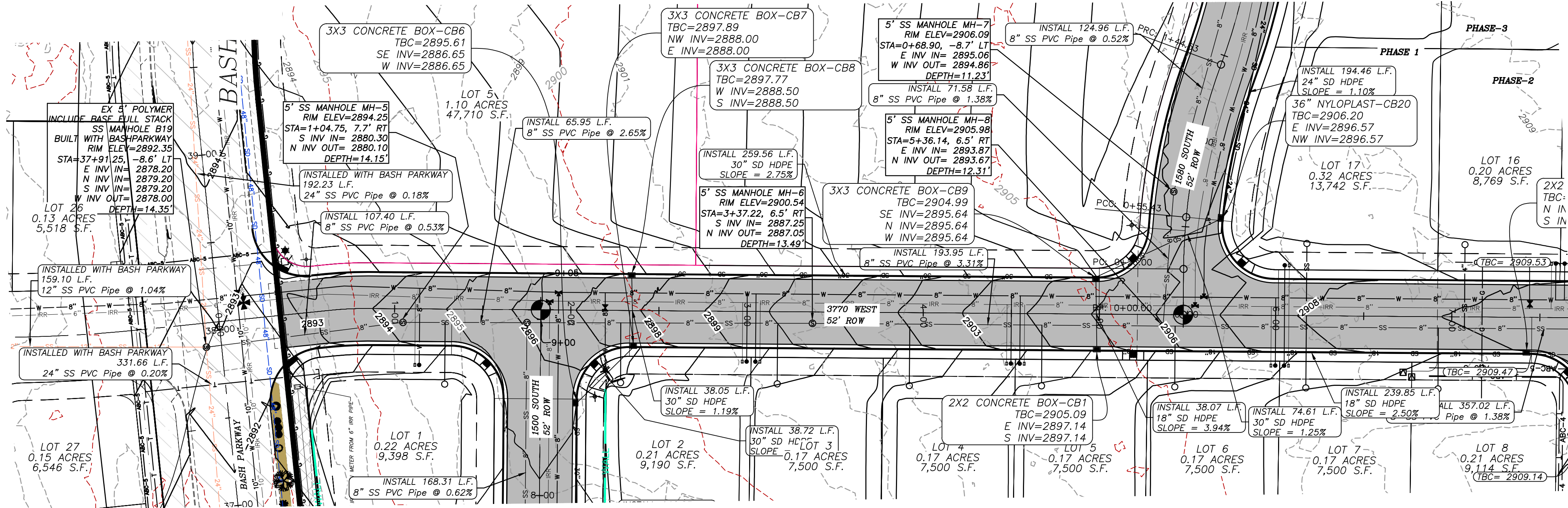
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



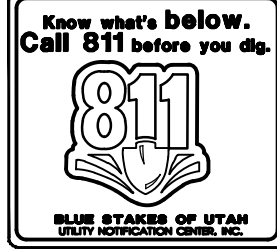
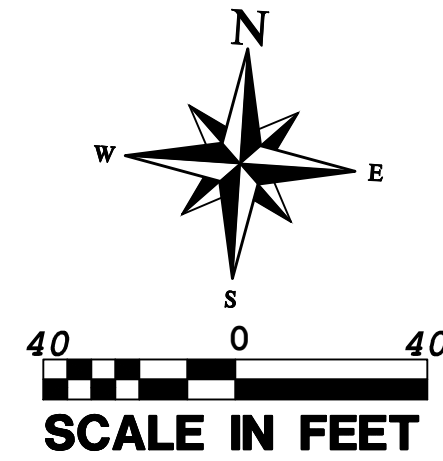
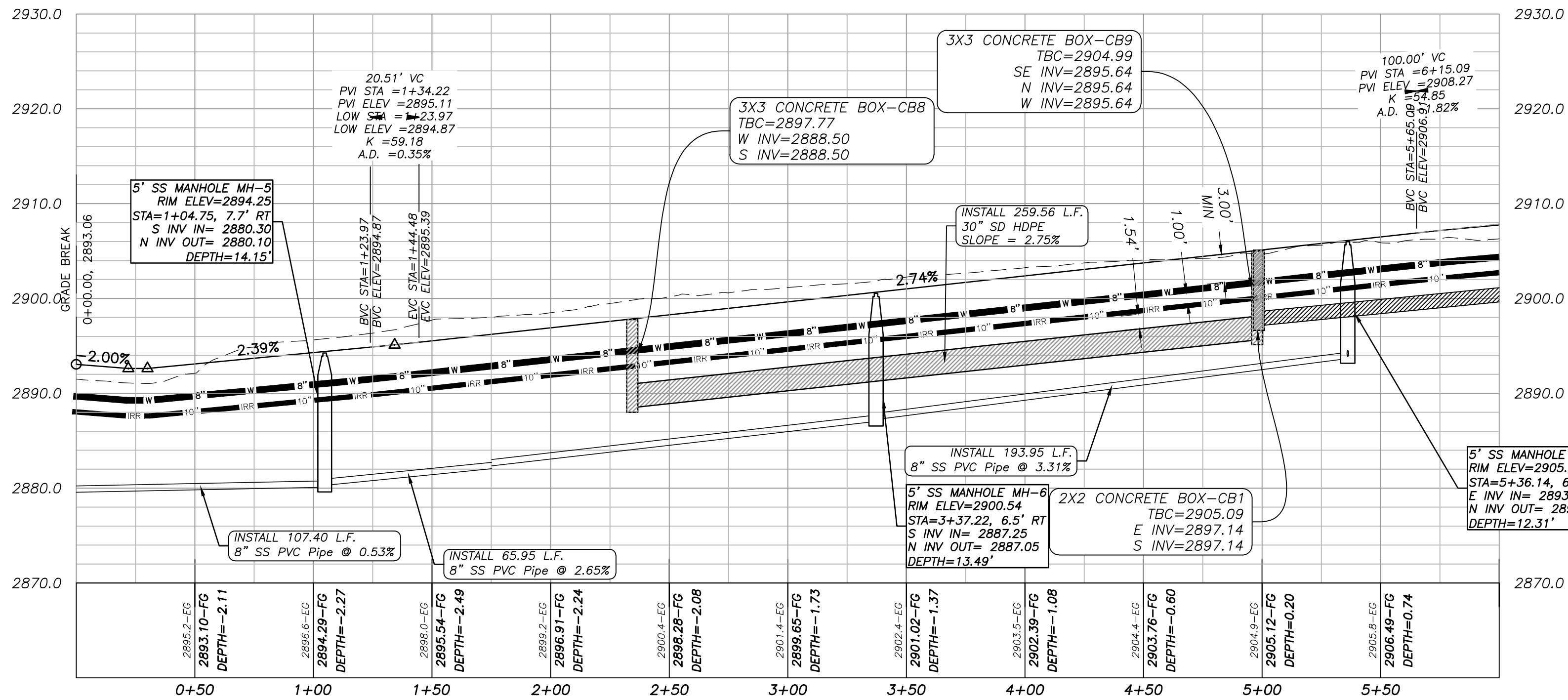
KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PID CURB & GUTTER
- PROPOSED IRRIGATION LINE
- PROPOSED STORM PIPE (SIZE SHOWN)
- 4-WAY INSTALLED WITH BASH PARKWAY
- STORM INLET BOX
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- PROPOSED ADA RAMP
- STREET SIGN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- WALL
- RETAINING WALL
- PROPOSED PAVEMENT
- PROPOSED TRAIL
- PID ASPHALT
- PID SIDEWALK



PROFILE VIEW: 3770 WEST-1 - 0+00 TO 6+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



NOTICE!

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NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

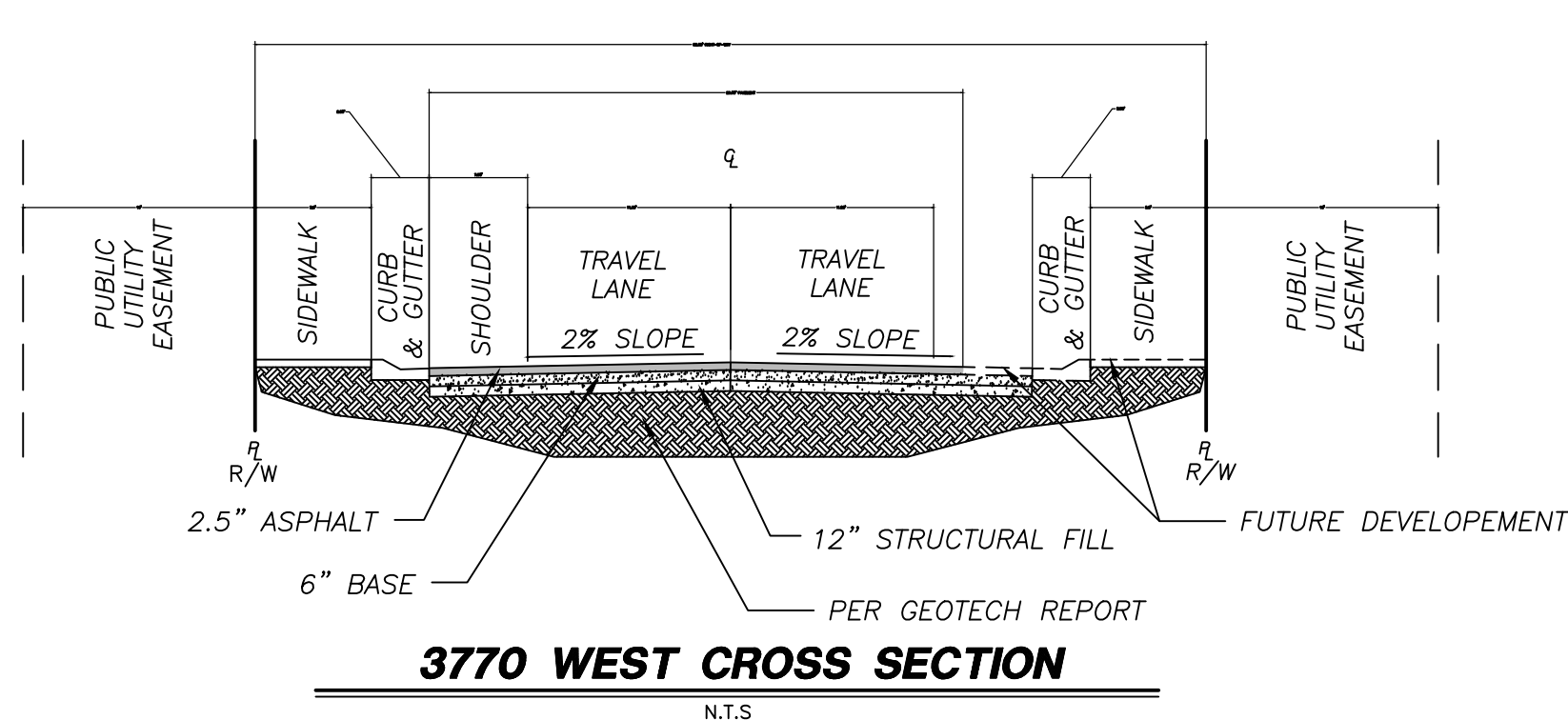
Engineers - Land Surveyors - Licensed
20 South 850 West, Suite 1
Hurricane, UT 84532
Phone: (435) 559-2315 Steve Woolsey
Fax: (435) 439-3970



PLAN & PROFILE FOR:
3770 WEST-1

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

DATE: 08/15/2014
SCALE: 1"=40'
JOB NO.
694-001
SHEET NO:
PP-2

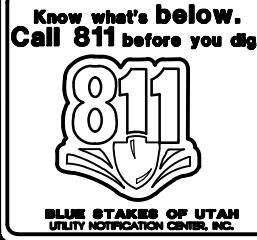


PLAN & PROFILE FOR: 3770 WEST-2

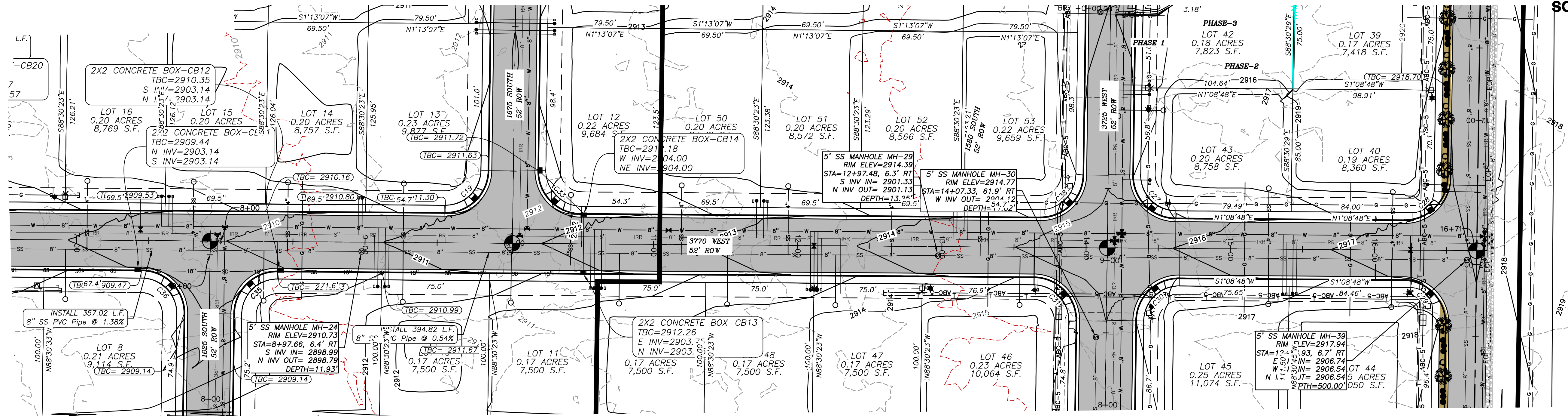
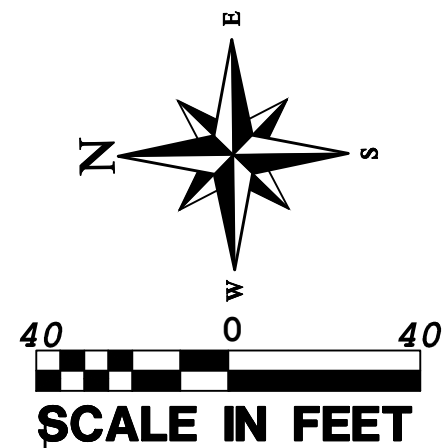
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

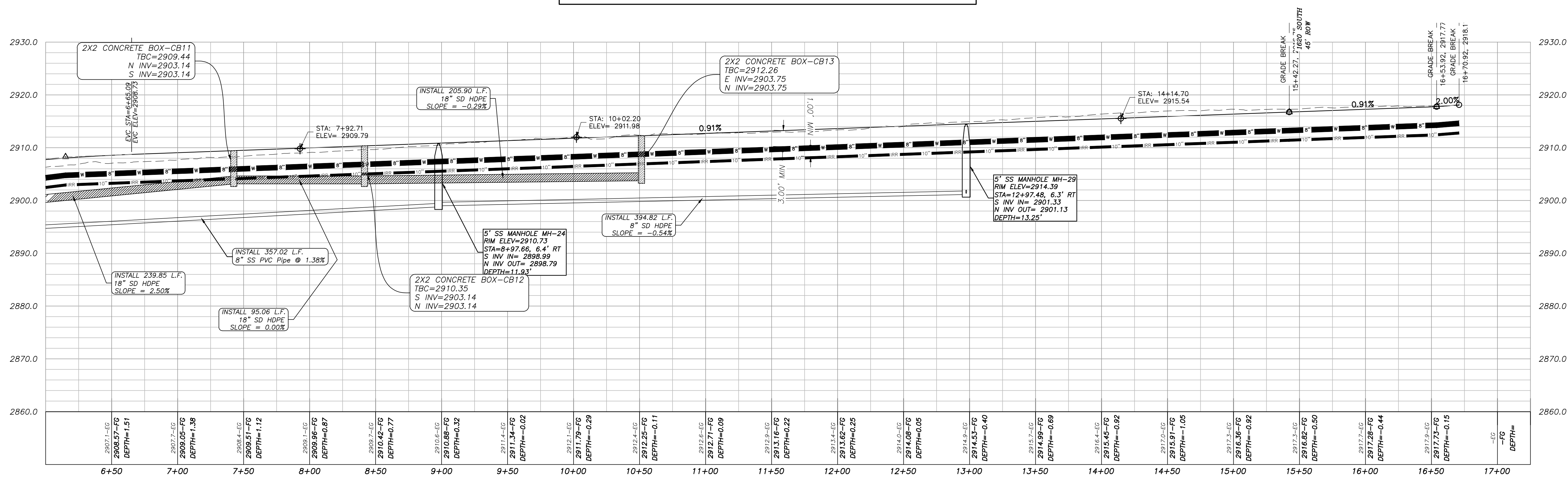
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PROPOSED IRRIGATION LINE (SIZE SHOWN)
- PROPOSED STORM PIPE (SIZE SHOWN)
- STORM INLET BOX
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- IRRIGATION STUB FOR FUTURE USE
- WATER STUB FOR FUTURE USE
- 4-WAY VALVE INSTALLED WITH PID ROAD
- PID PAVEMENT
- PID SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- STREET SIGN
- PROPOSED ADA RAMP
- PID ADA RAMP



NOTICE!
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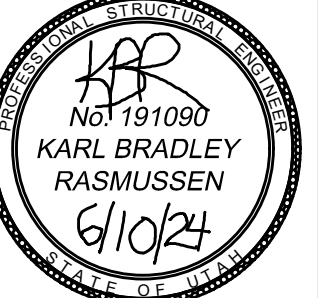


PROFILE VIEW: 3770 WEST ROAD - 0+00 TO 10+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
20 South 850 West, Suite 1
Hurricane, UT 84538
Phone: (435) 855-2315 Steve Woolley
Fax: (866) 439-3970

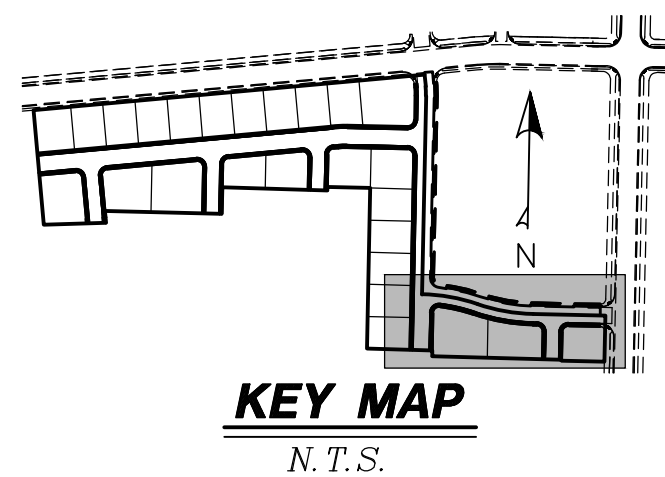
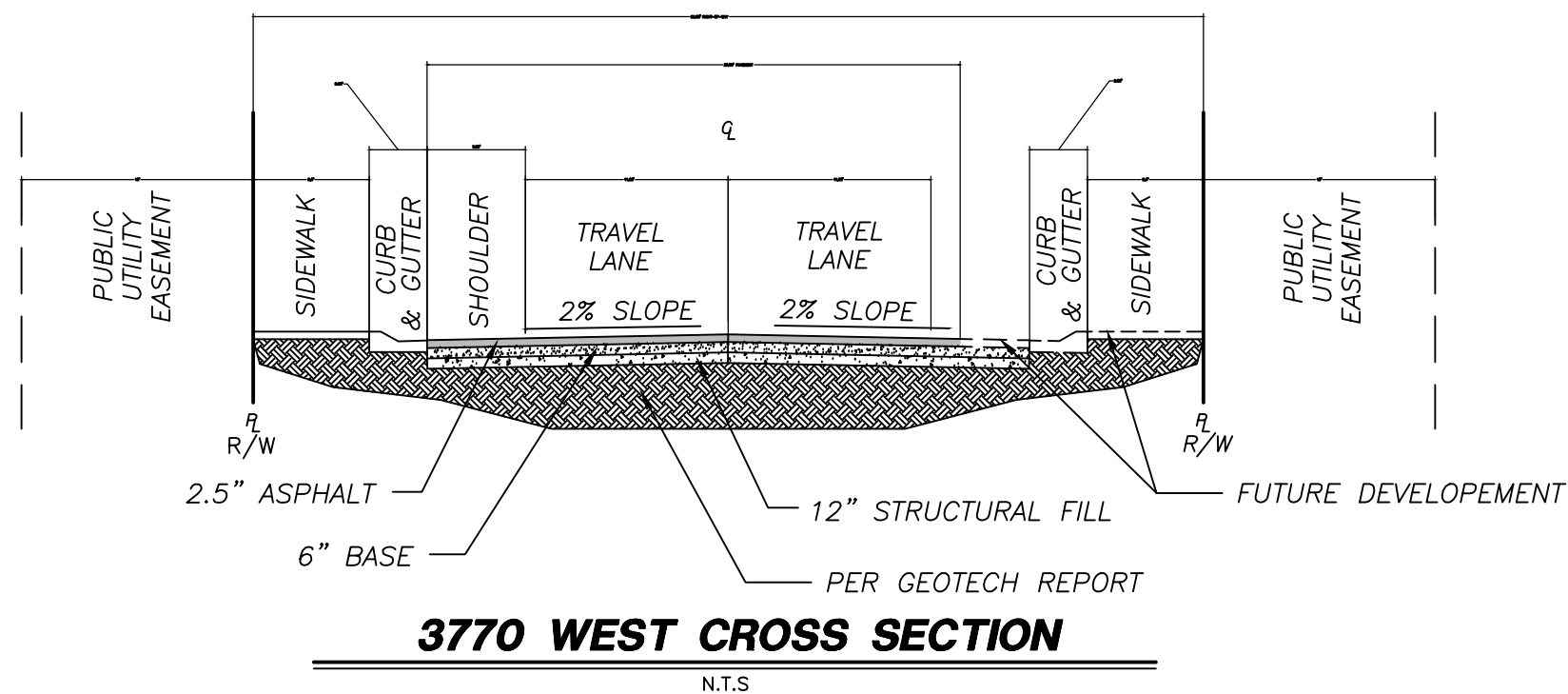


PLAN & PROFILE FOR:
3770 WEST-2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: 1"=40'
JOB NO.
694-001
SHEET NO:
PP-3

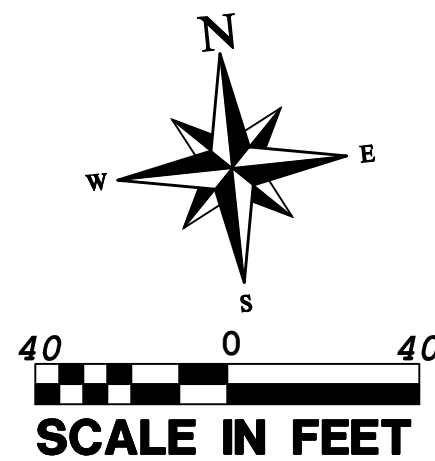
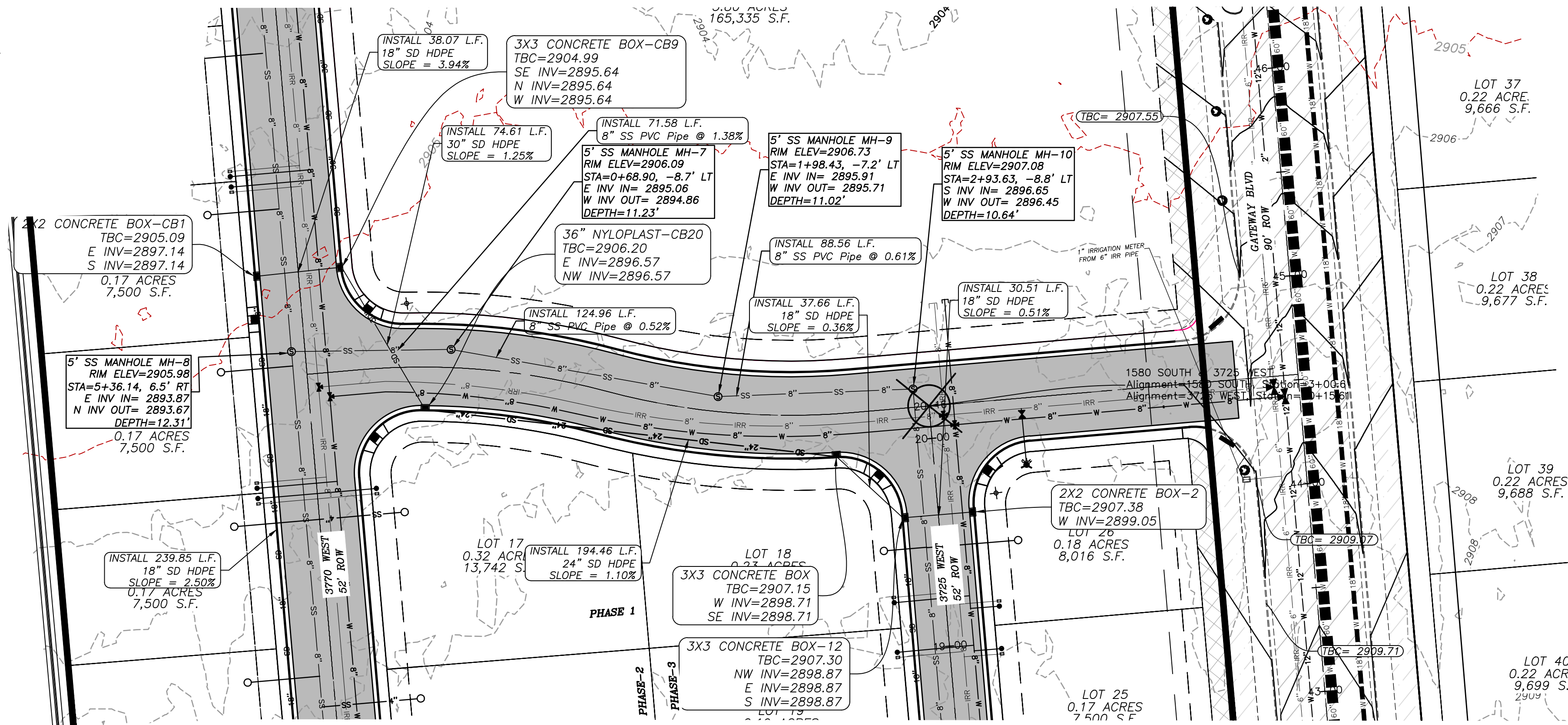
PLAN & PROFILE FOR:
1580 SOUTH ROAD

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

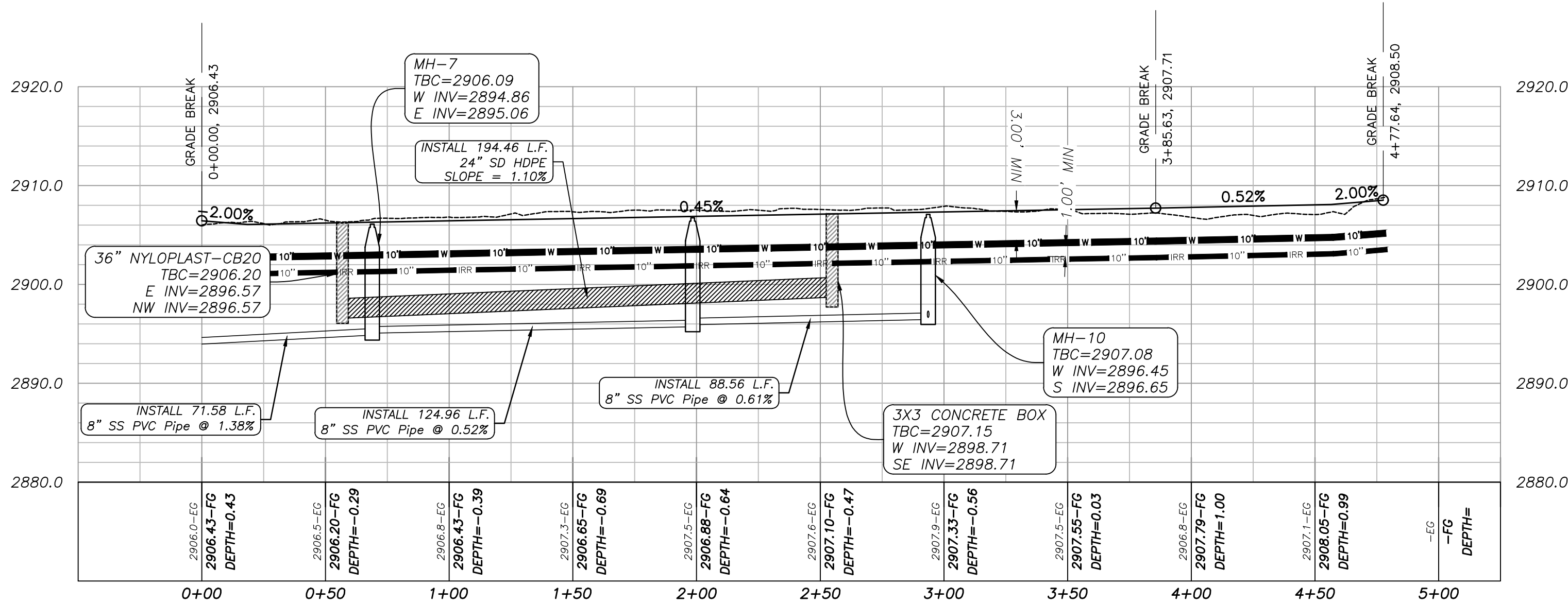


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PID CURB & GUTTER
- IRR 8" PROPOSED IRRIGATION LINE
- SD 18" PROPOSED STORM PIPE (SIZE SHOWN)
- STORM INLET BOX
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PID ADA RAMP
- EXISTING 60" WATER LINE
- EXISTING 18" WATER LINE
- PID PAVEMENT
- PID SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- STREET SIGN
- PROPOSED ADA RAMP



PROFILE VIEW: 1580 SOUTH - 0+00 TO 05+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2870.00



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
120 South 850 West, Suite 1
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PLAN & PROFILE FOR:
1580 SOUTH ROAD
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

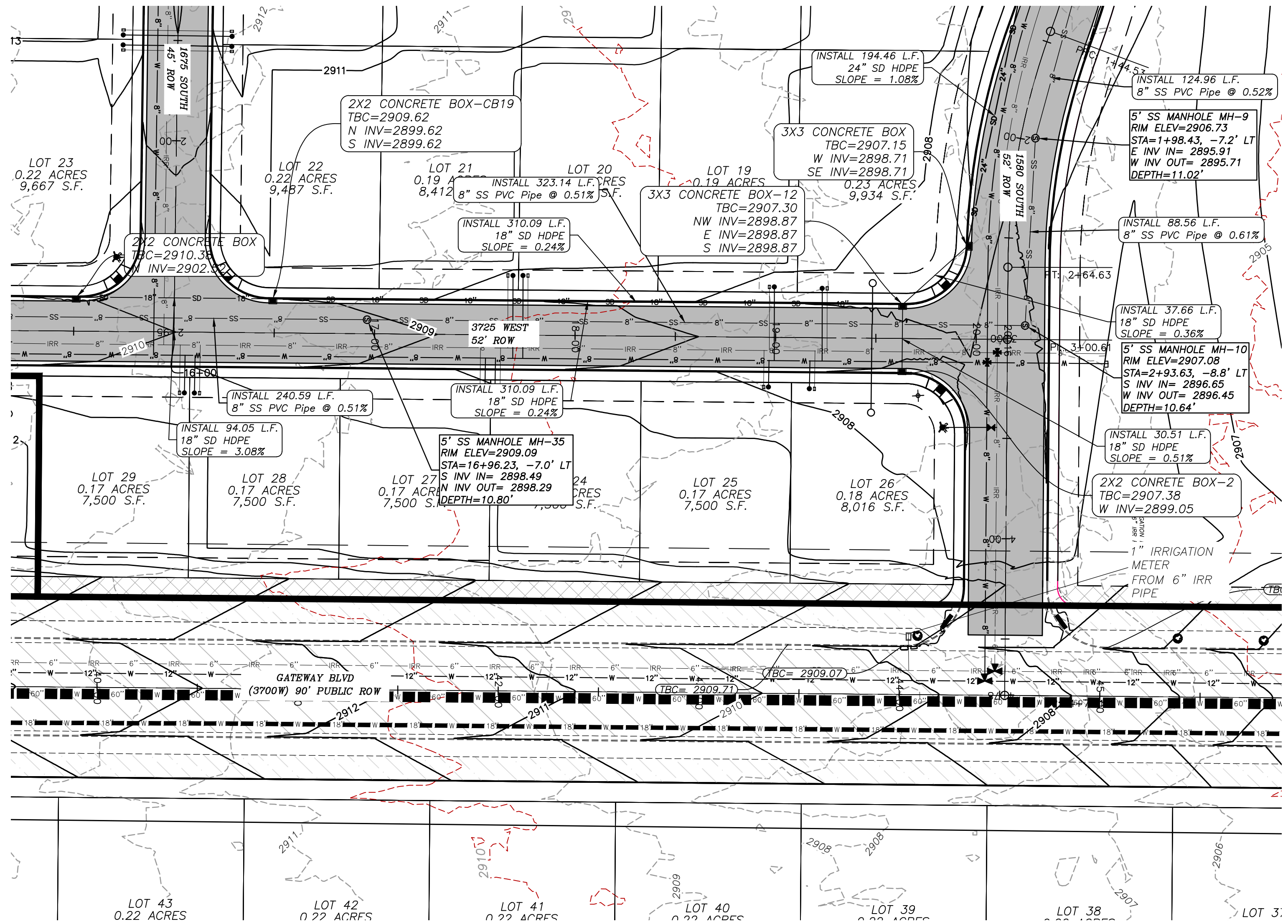
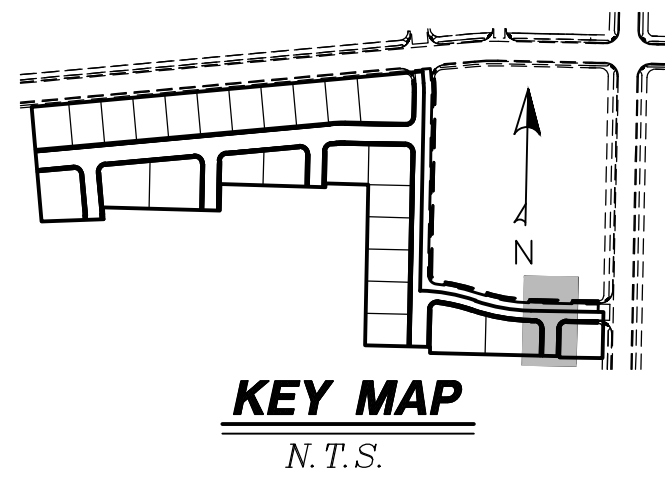
DATE: 08/15/2014
SCALE: 1"=40'
JOB NO.
654-001
SHEET NO:
PP-4

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

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.

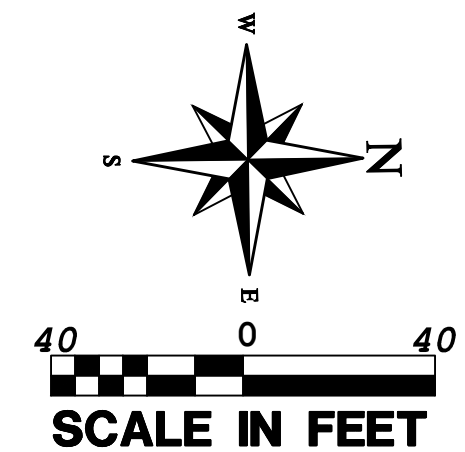
PLAN & PROFILE FOR: 3725 WEST ROAD

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

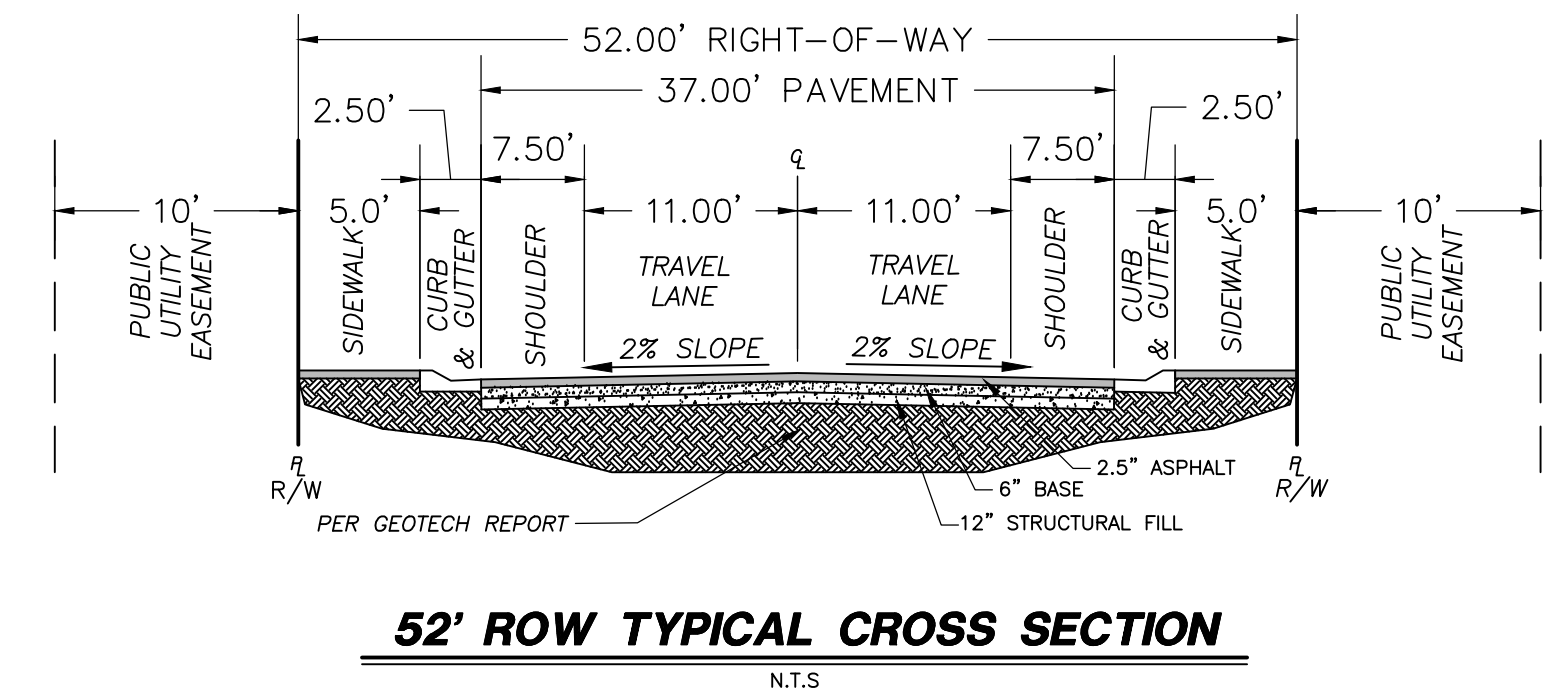
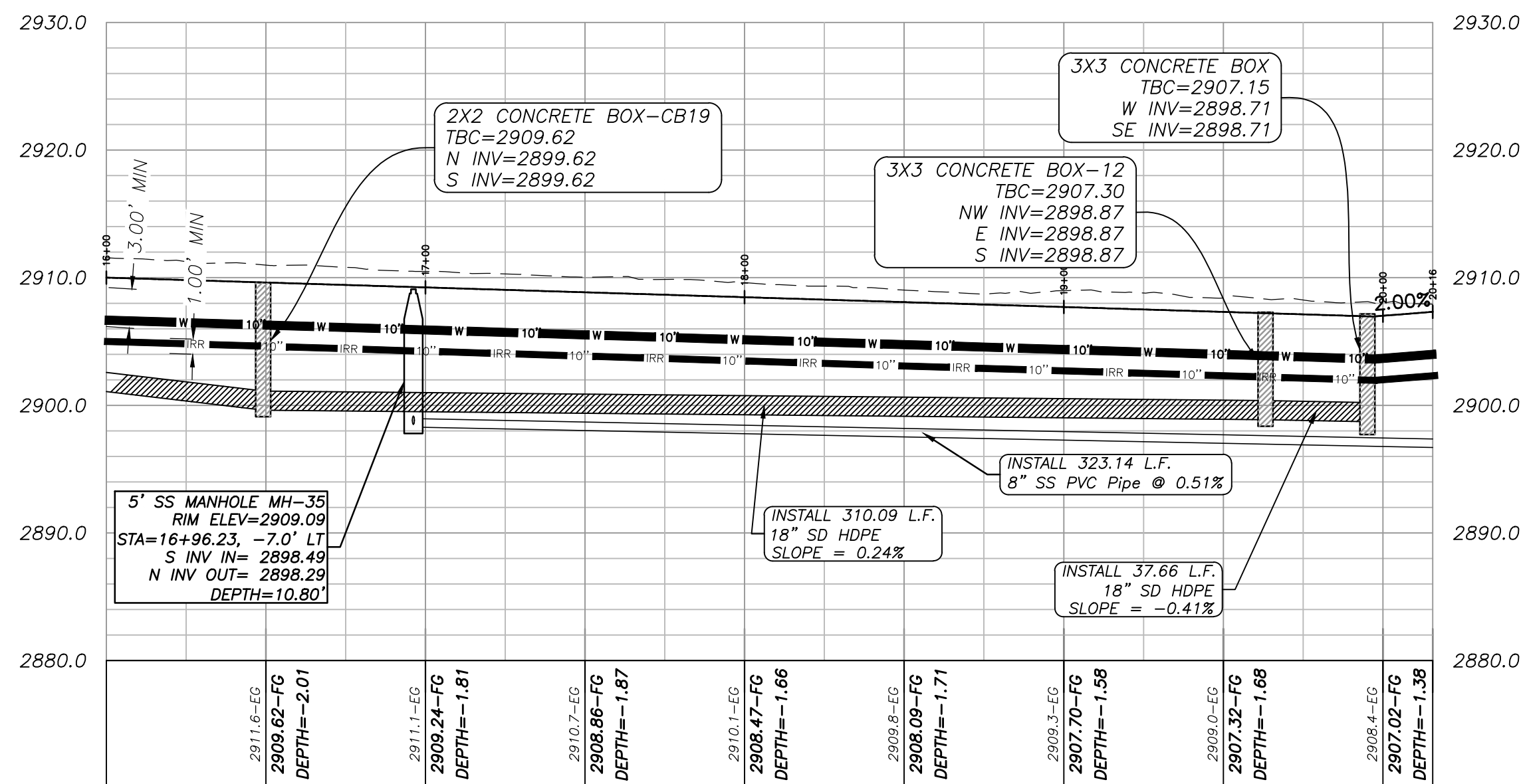


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PID CURB & GUTTER
- PID PAVEMENT
- PID SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- STREET SIGN
- PROPOSED ADA RAMP
- PID ADA RAMP
- PROPOSED IRRIGATION LINE (SIZE SHOWN)
- PROPOSED STORM PIPE (SIZE SHOWN)
- STORM INLET BOX
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- IRRIGATION STUB FOR FUTURE USE
- WATER STUB FOR FUTURE USE

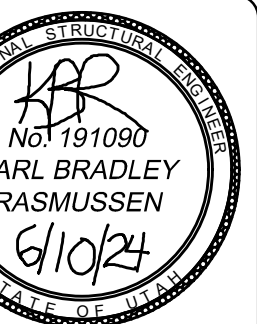


PROFILE VIEW: 3725 WEST ROAD - 16+50 TO 20+28
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00



NOTICE!
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Licensed Planners
20 South 850 West, Suite 1
Hurricane, UT 84532
Phone: (435) 555-2315 Steve Woolley
Fax: (866) 435-1070



PLAN & PROFILE FOR:
3725 WEST ROAD

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

DATE: 08/15/2024
SCALE: 1"=40'

JOB NO.
654-001

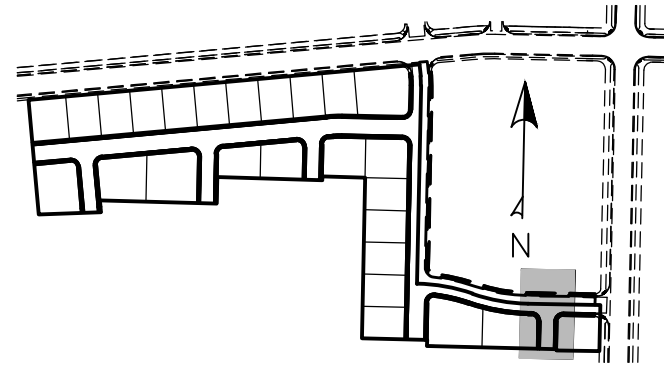
SHEET NO:
PP-5

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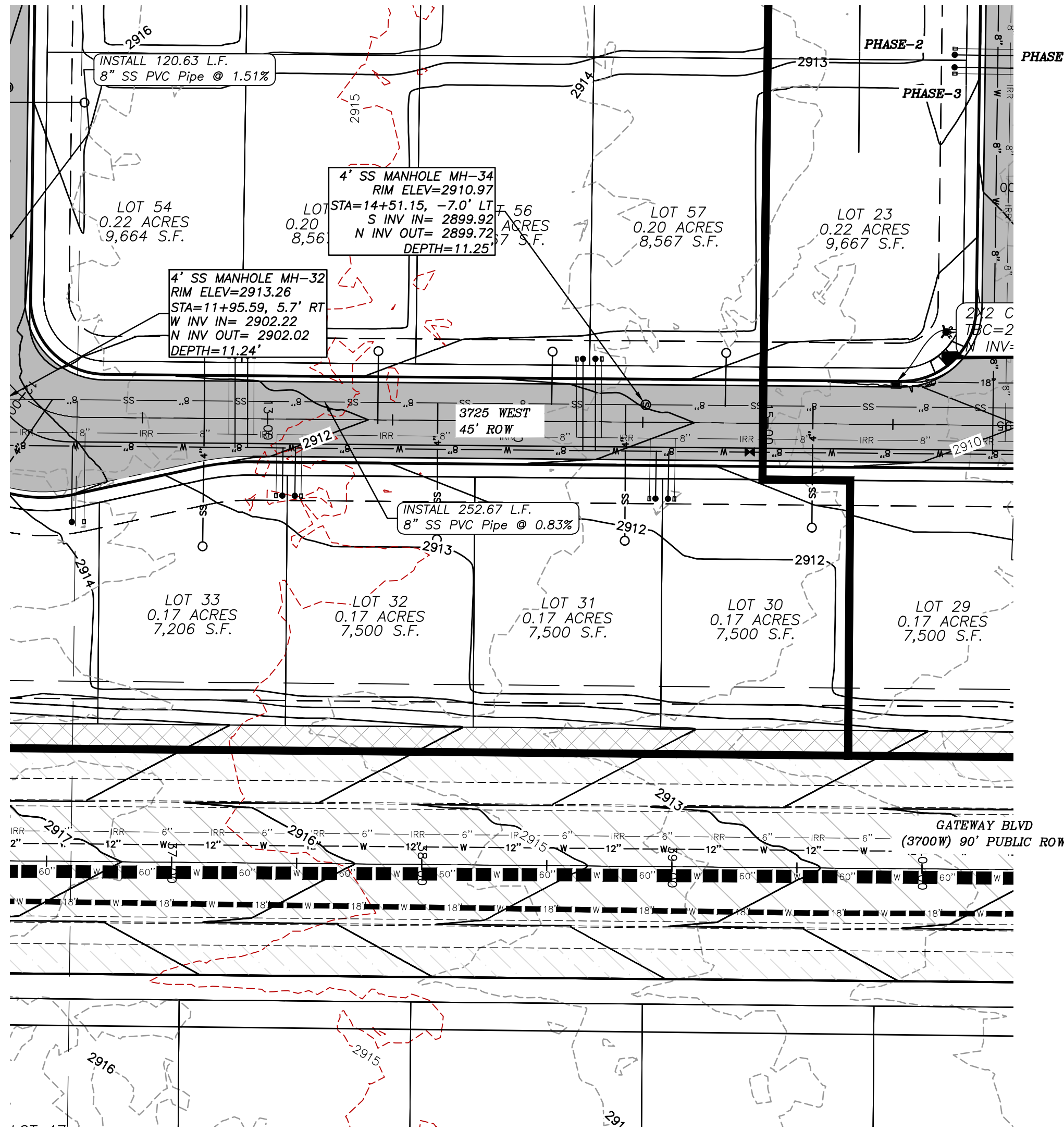
PLAN & PROFILE

PLAN & PROFILE FOR:
3725 WEST ROAD

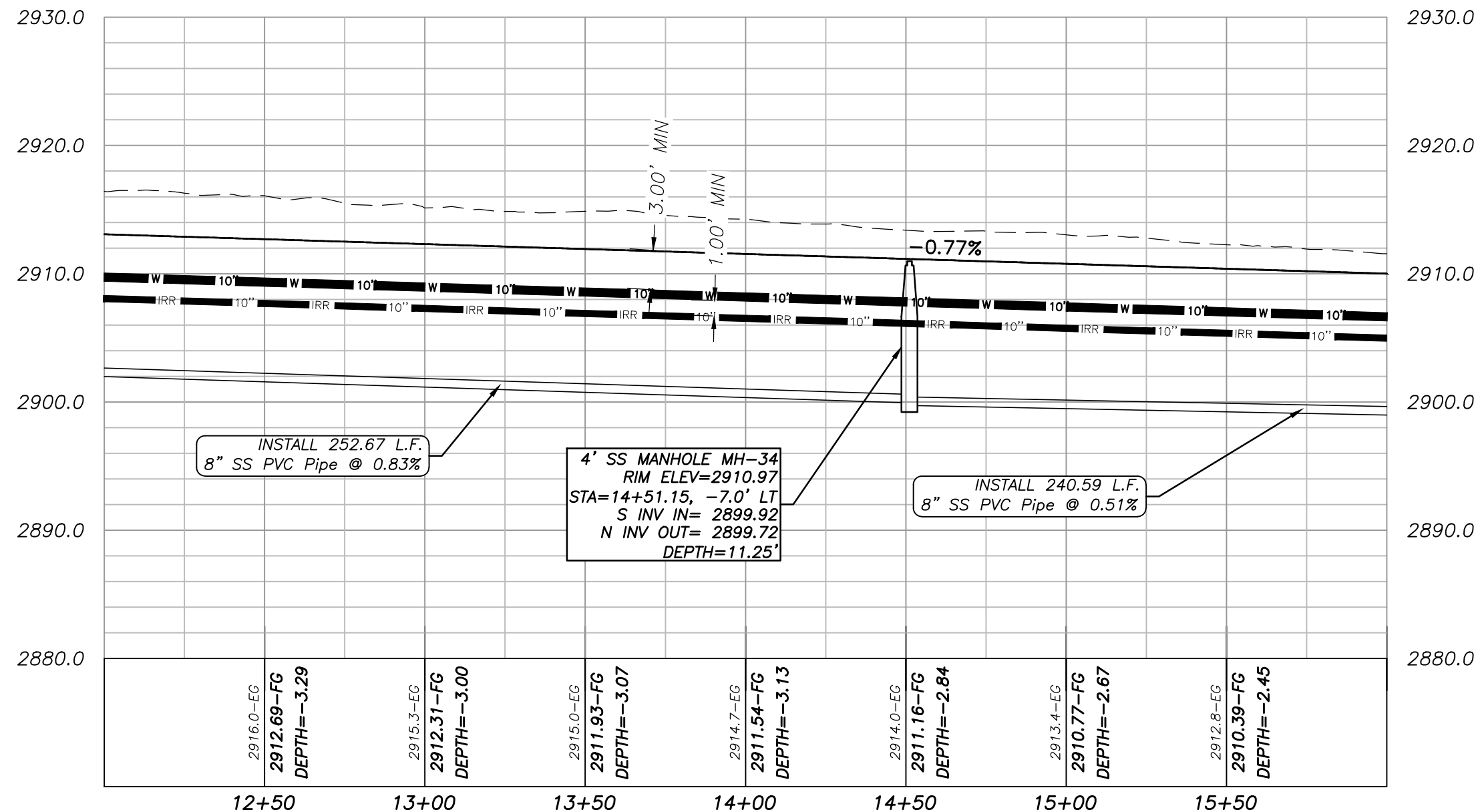
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



KEY MAP
N.T.S.

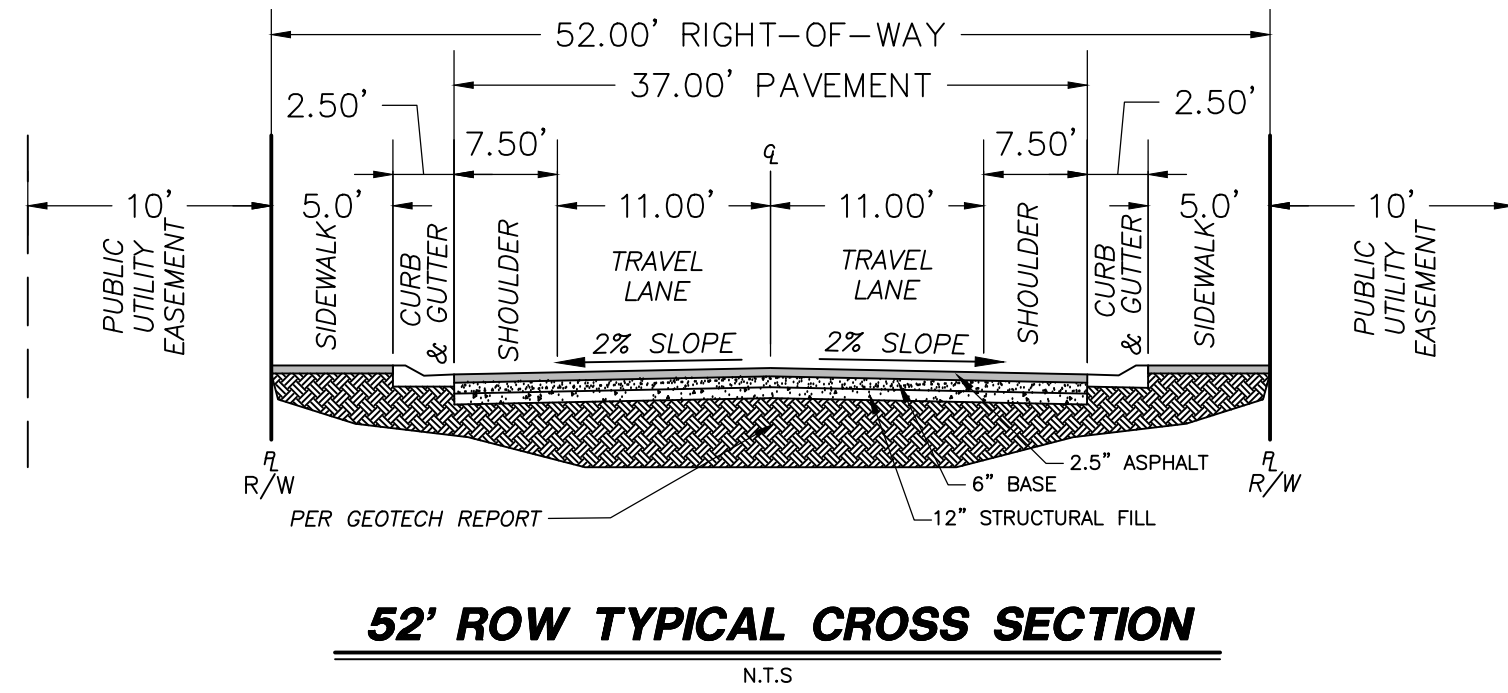
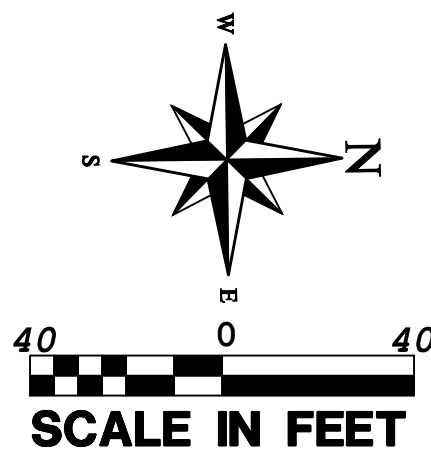


PROFILE VIEW: 3725 WEST ROAD - 12+00 TO 16+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00

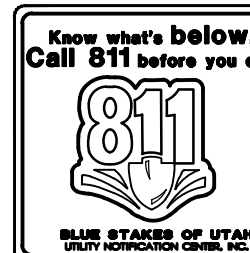


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PID CURB & GUTTER
- PID PAVEMENT
- PID SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- STREET SIGN
- PROPOSED ADA RAMP
- PID ADA RAMP
- PROPOSED IRRIGATION LINE (SIZE SHOWN)
- PROPOSED STORM PIPE (SIZE SHOWN)
- STORM INLET BOX
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED SEWER LATERAL
- IRRIGATION STUB FOR FUTURE USE
- WATER STUB FOR FUTURE USE



52' ROW TYPICAL CROSS SECTION



NOTICE!
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Landscape Architects
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 855-2315 Steve Woolley
Fax: (866) 435-1570



PLAN & PROFILE FOR:
3725 WEST ROAD

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

DATE: 08/15/2024
SCALE: 1"=40'

JOB NO.
654-001

SHEET NO:
PP-6

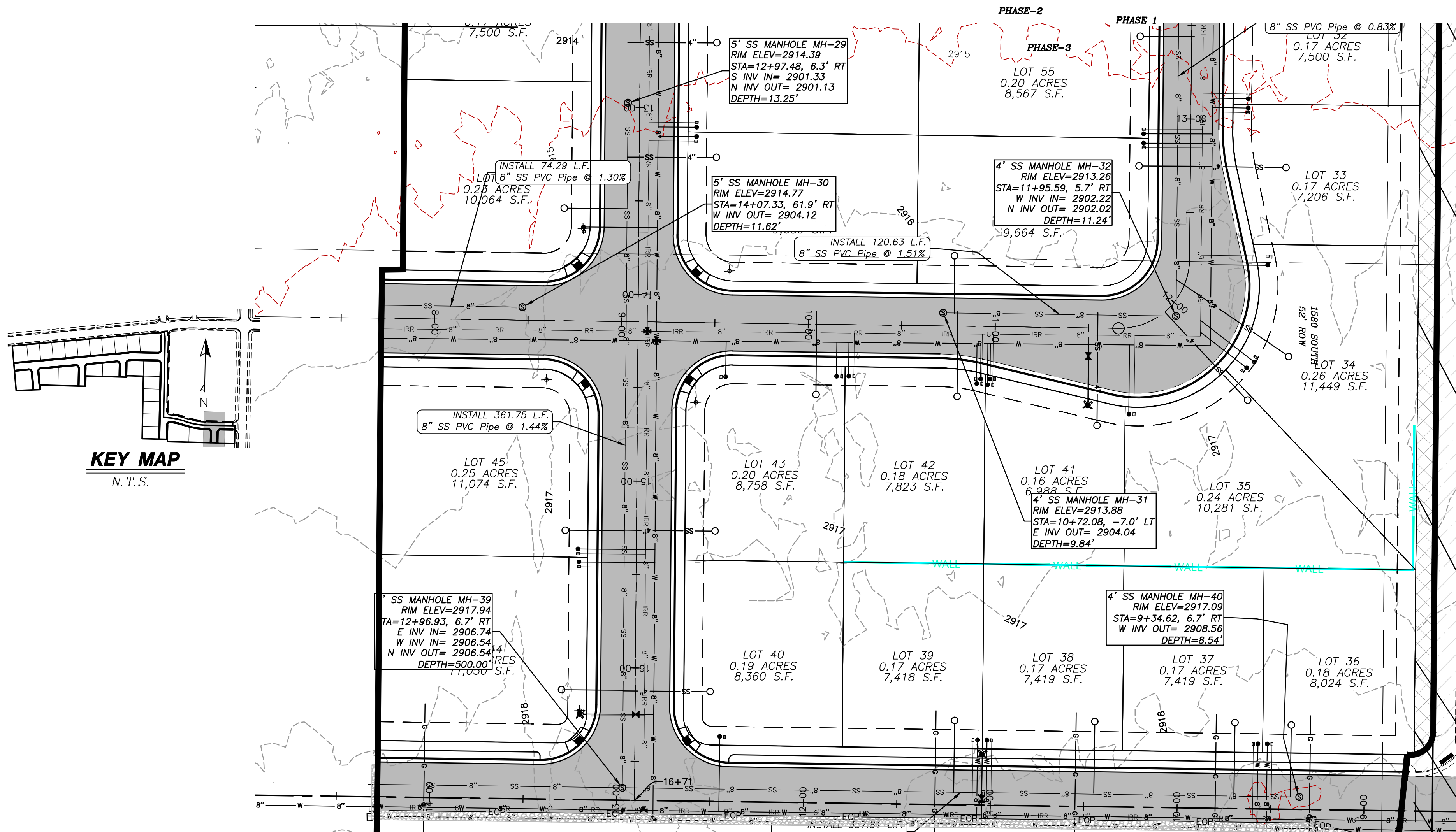
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NO	REVISIONS	DESCRIPTION	DATE	BY

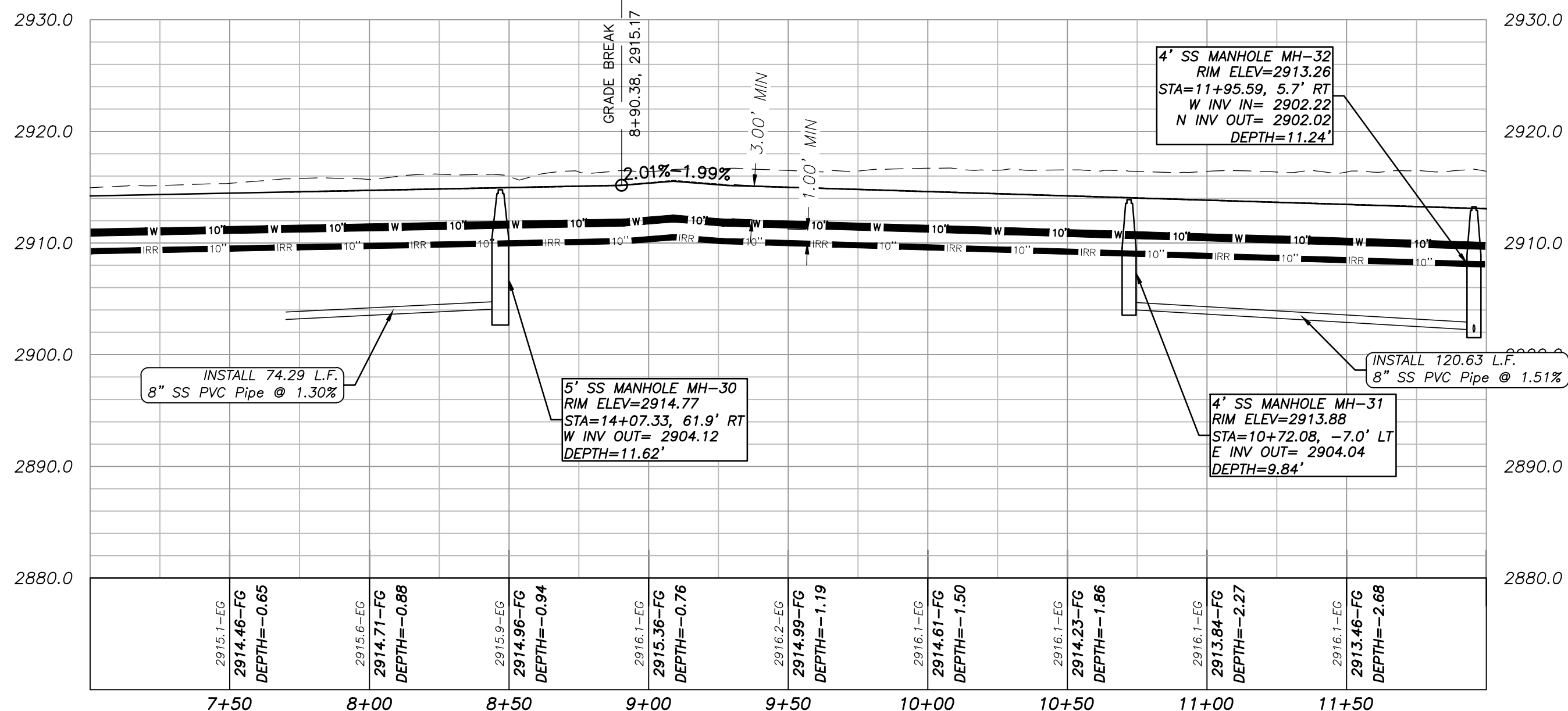
PLAN & PROFILE

PLAN & PROFILE FOR: 3725 WEST ROAD

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

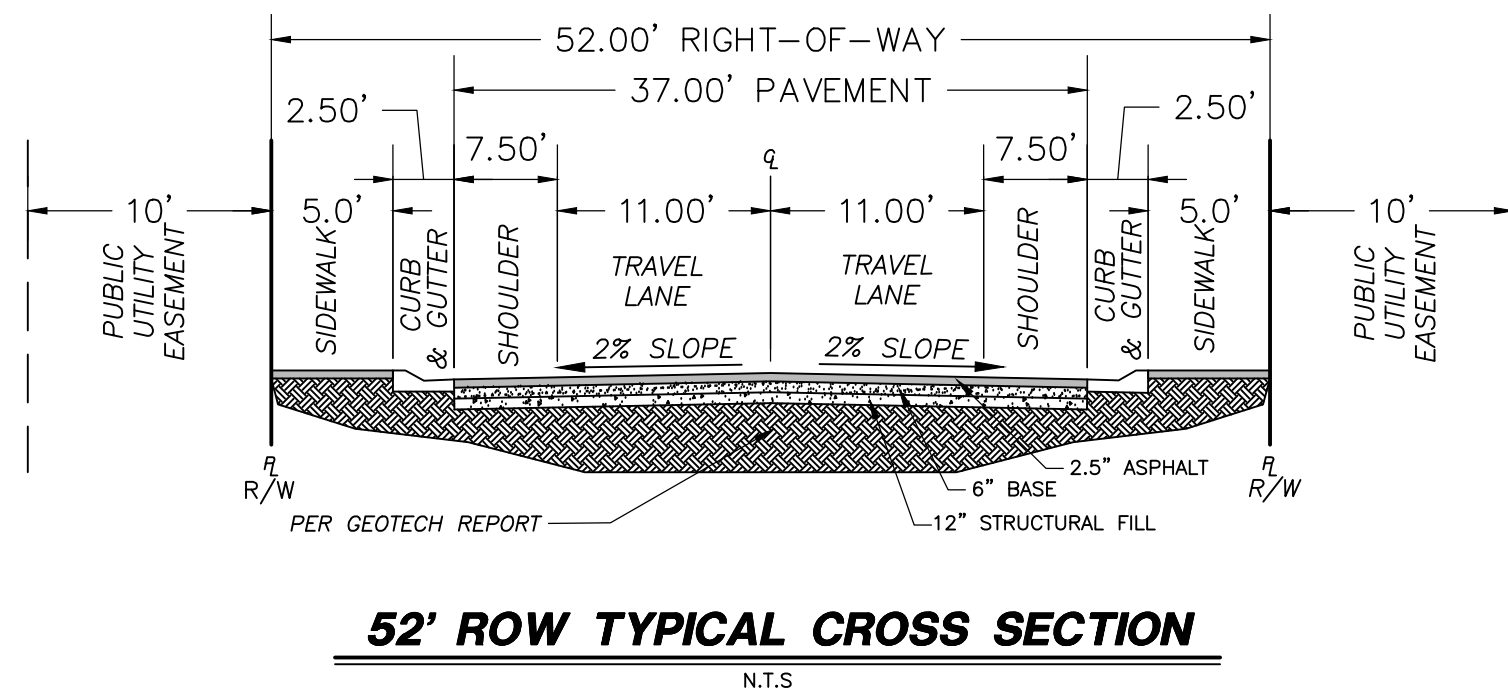
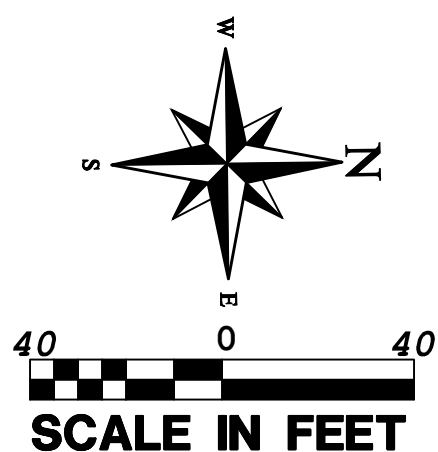


PROFILE VIEW: 3725 WEST ROAD - 16+50 TO 20+28
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 4:1
DATUM: 2880.00

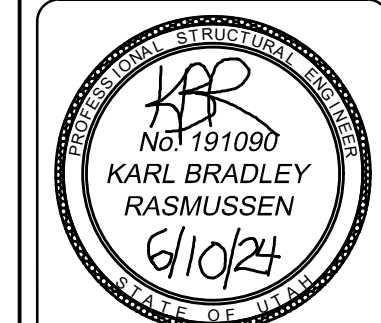
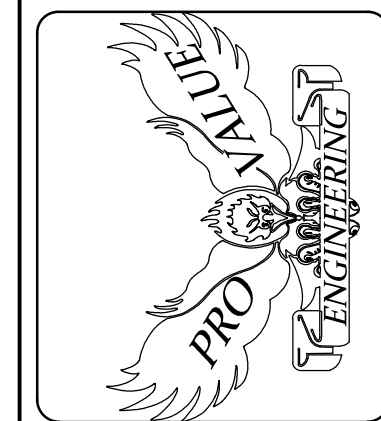


LEGEND

- PROPERTY LINE
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- PHASE LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SEWER LINE (SIZE SHOWN)
- PROPOSED PVC WATERLINE (SIZE SHOWN)
- PROPOSED CURB & GUTTER
- PID CURB & GUTTER
- PID PAVEMENT
- PID SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- STREET SIGN
- PROPOSED ADA RAMP
- PID ADA RAMP
- PROPOSED IRRIGATION LINE (SIZE SHOWN)
- PROPOSED STORM PIPE (SIZE SHOWN)
- STORM INLET BOX
- NEW 3-WAY VALVE PER HURRICANE CITY STANDARDS
- PROPOSED SEWER MANHOLE
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- IRRIGATION STUB FOR FUTURE USE
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Licensed
20 South 850 West, Suite 1
Hurricane, UT 84538
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Fax: (866) 435-3070



PLAN & PROFILE FOR:
3725 WEST ROAD
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

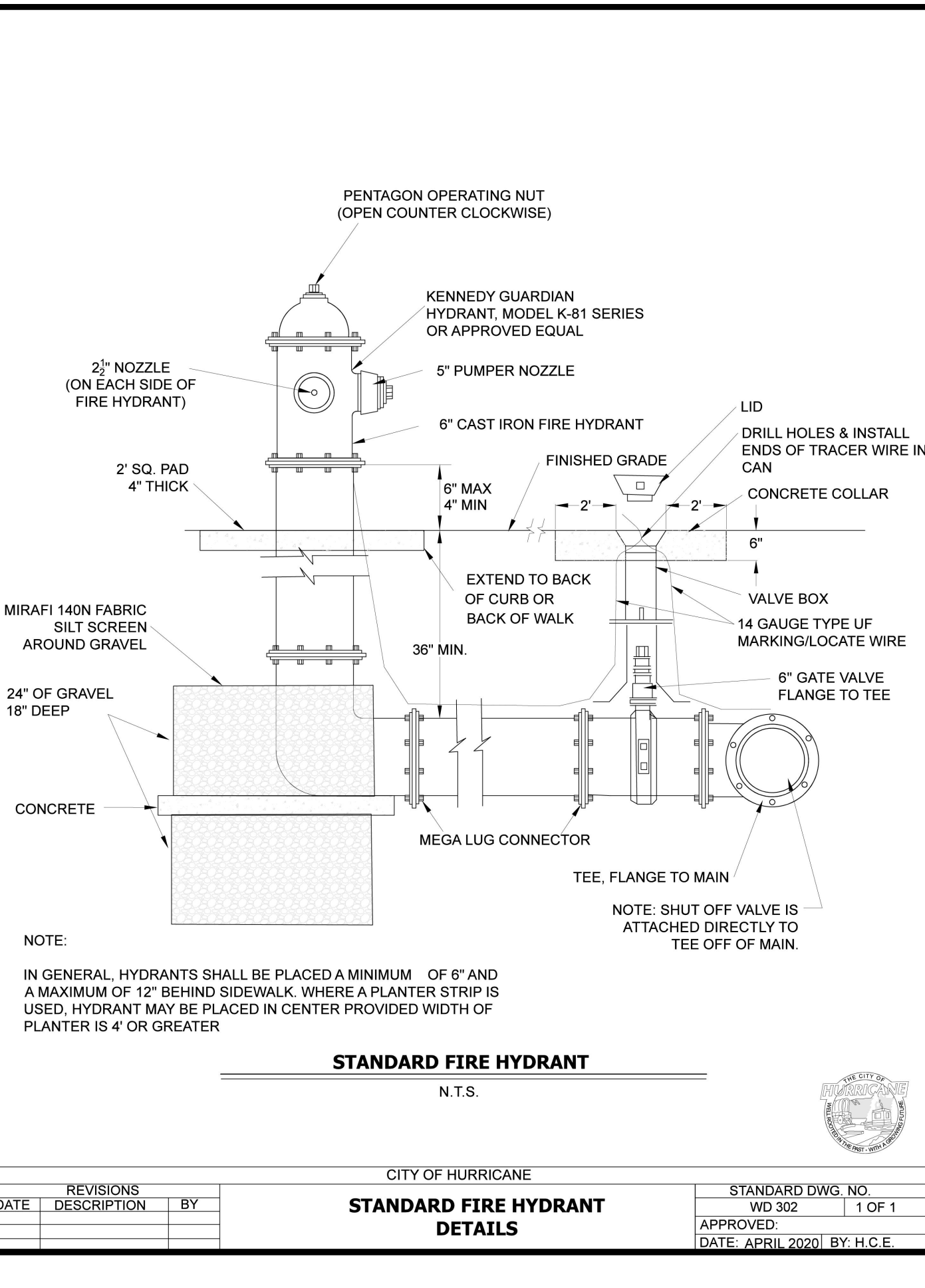
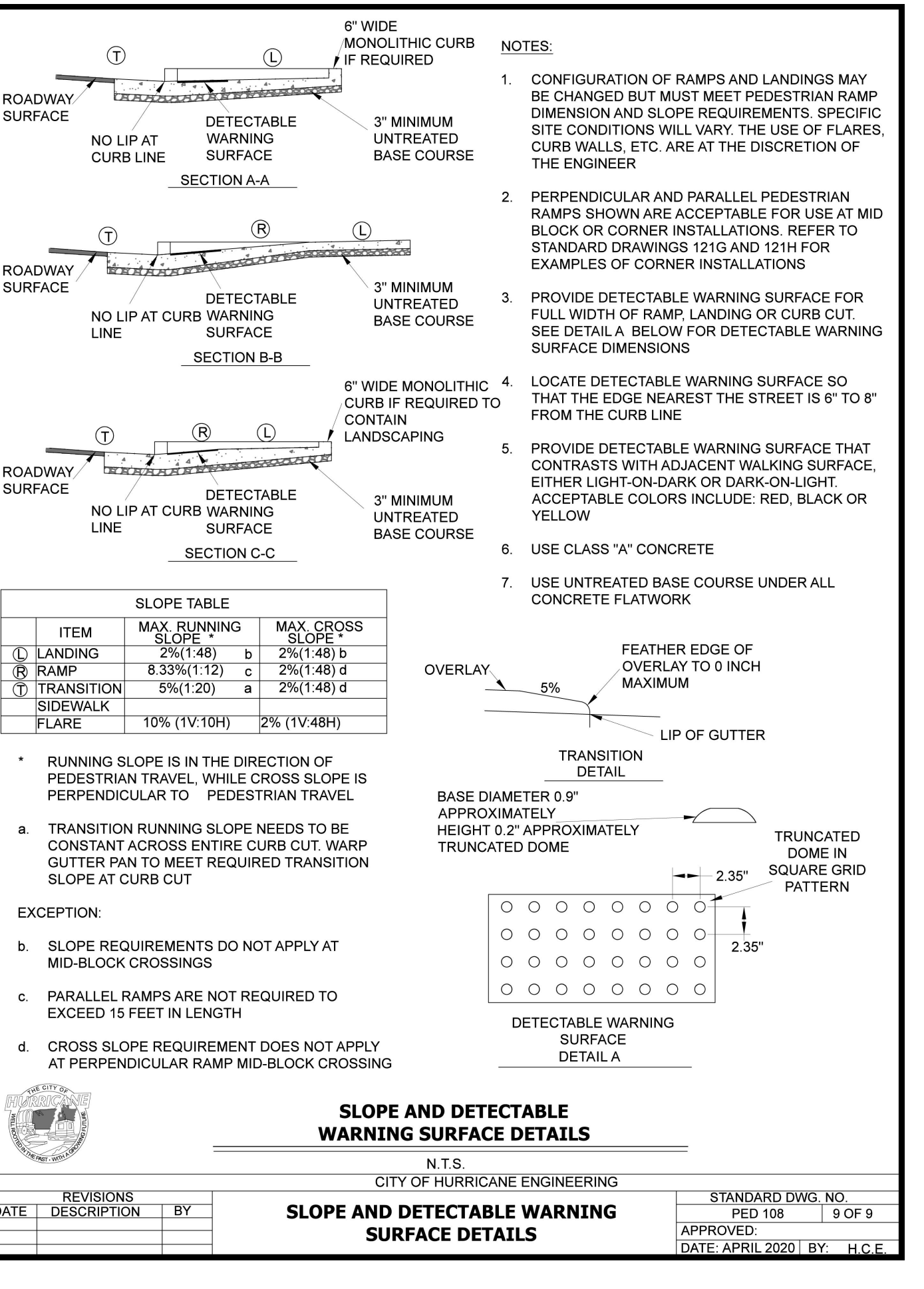
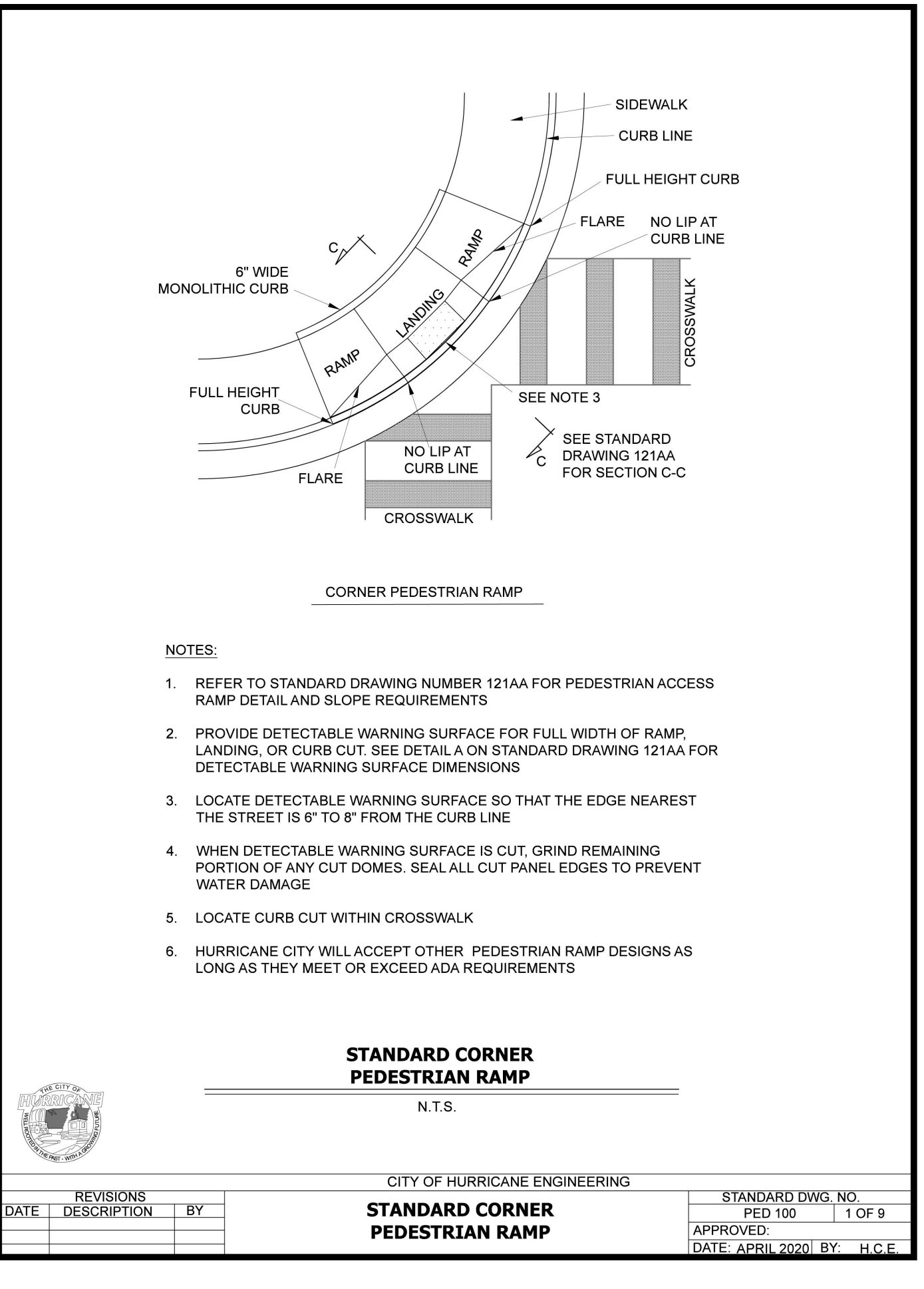
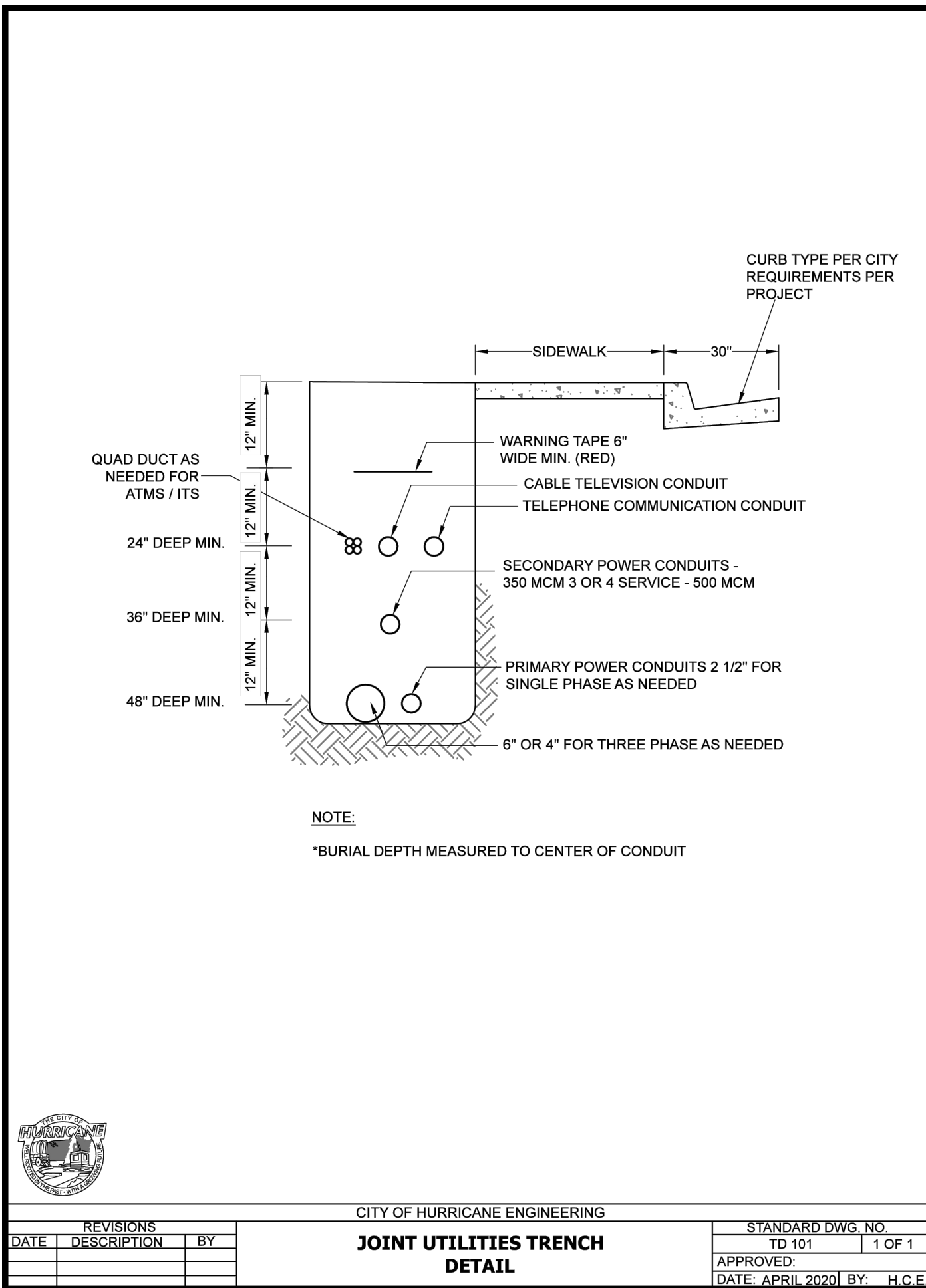
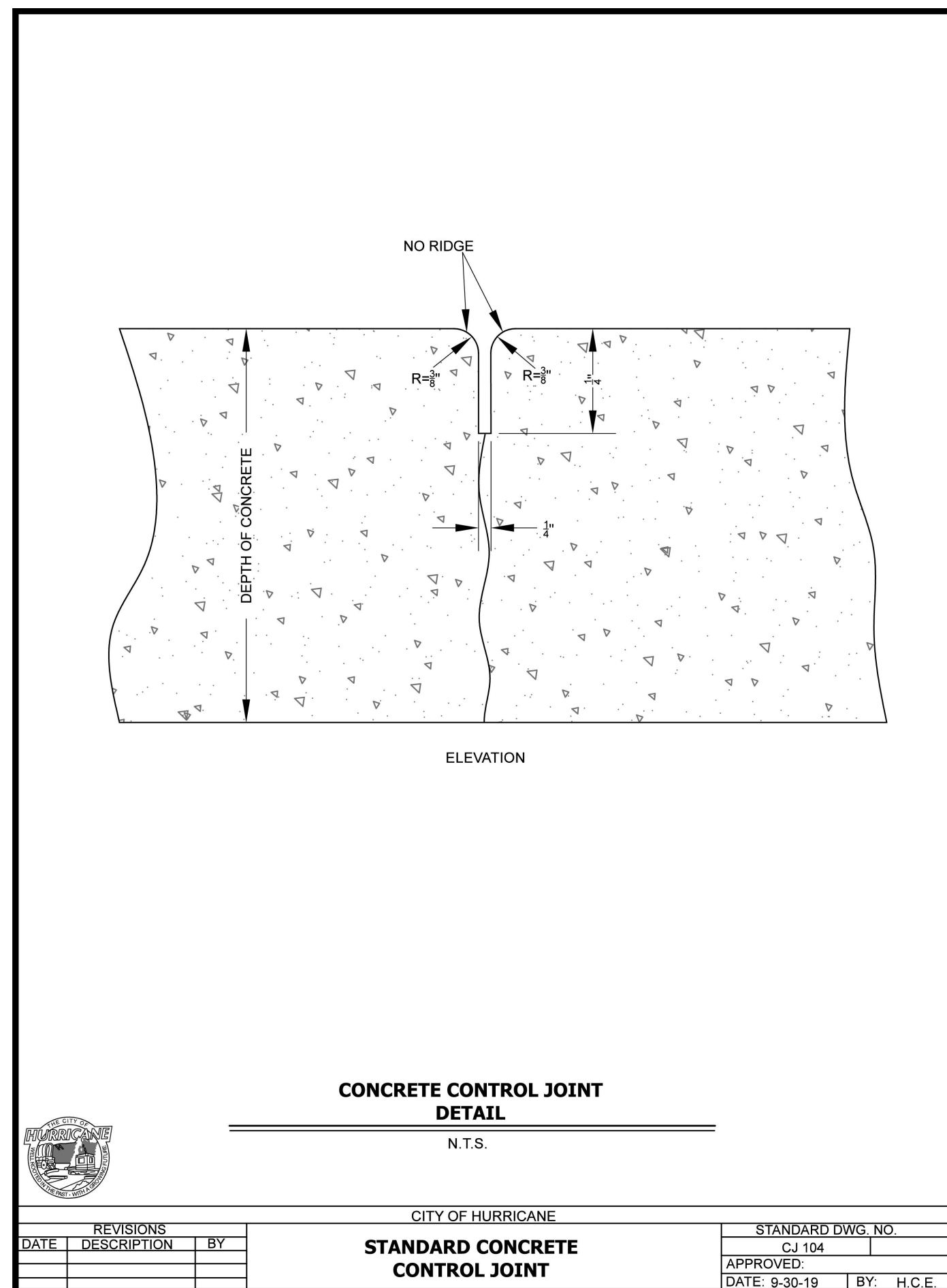
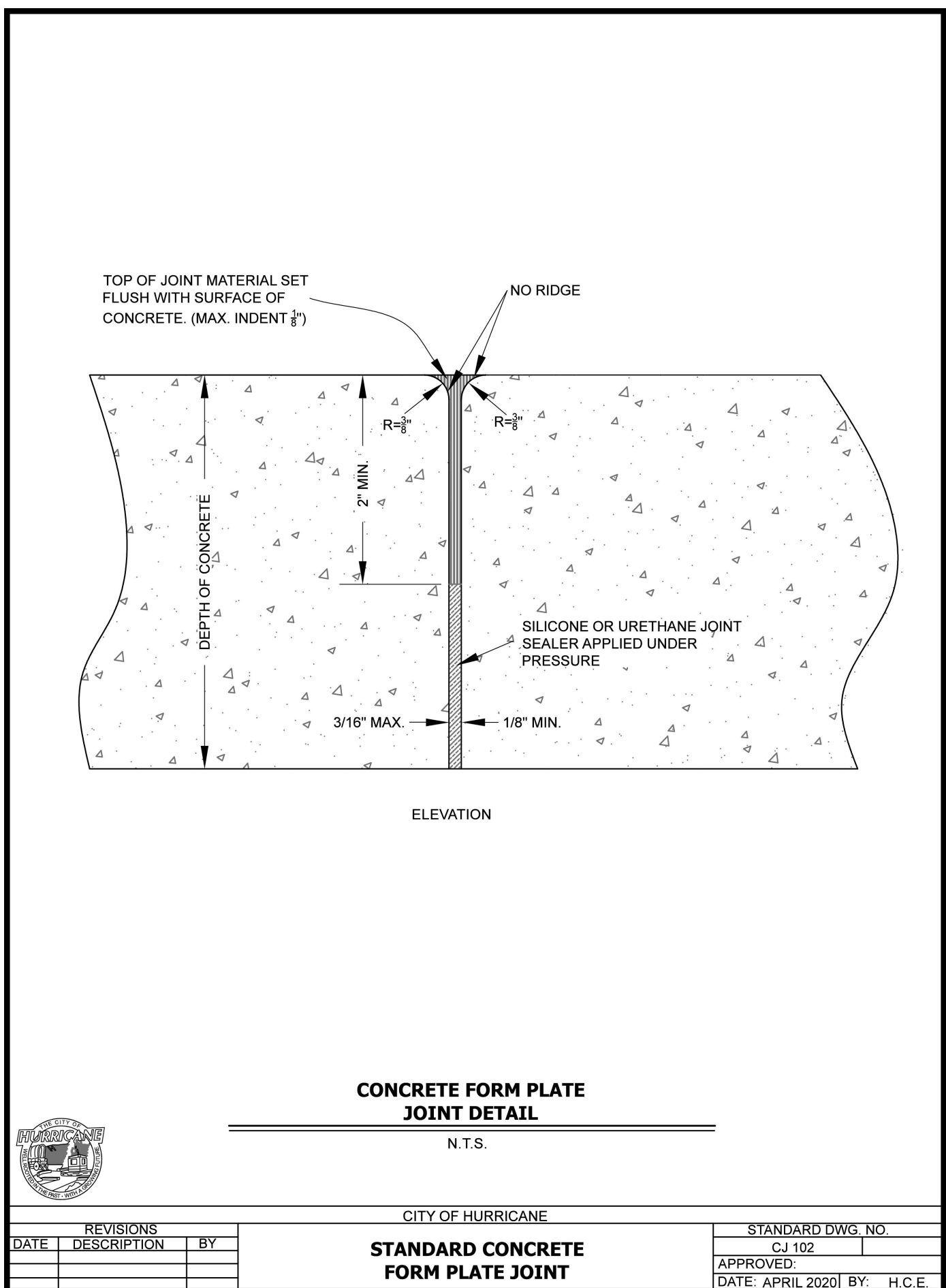
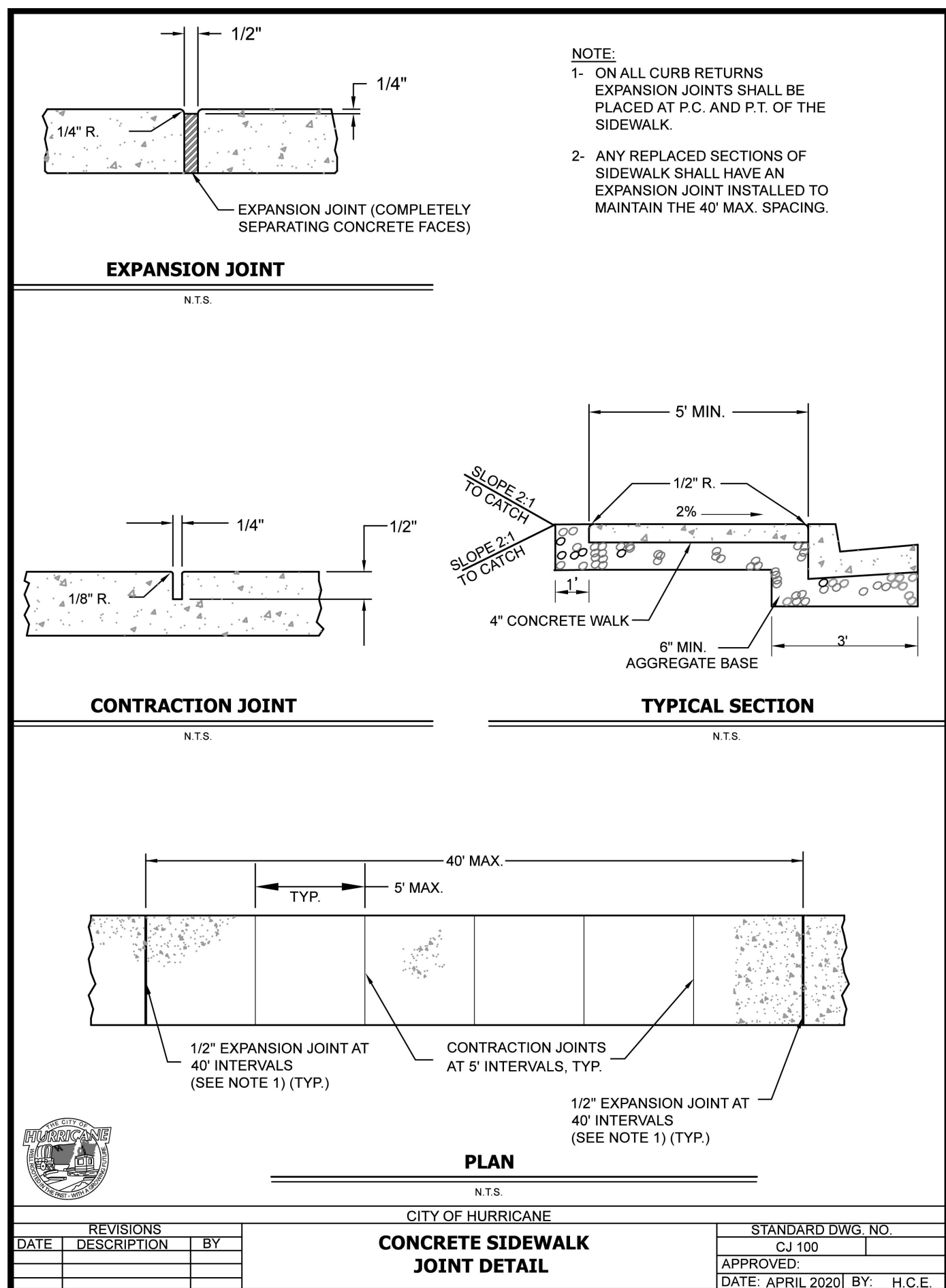
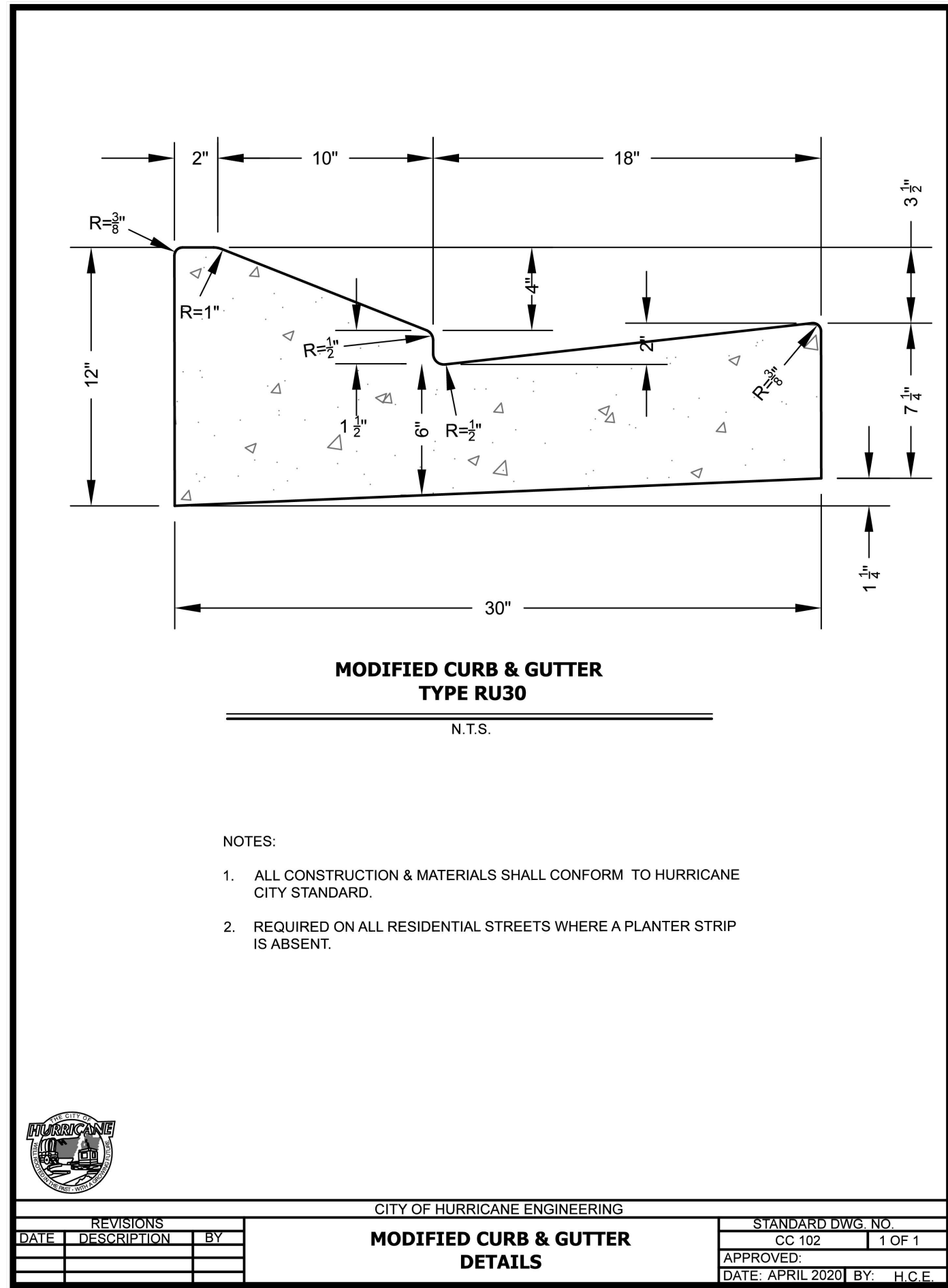
DATE: 08/15/2024
SCALE: 1"=40'
JOB NO.
654-001
SHEET NO:
PP-7

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.



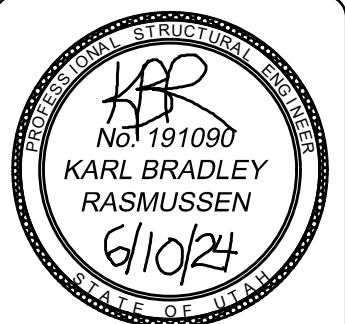
DETAIL SHEET 1 FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2

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



REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Tel: (866) 435-3070
Fax: (866) 435-3070



DETAILS SHEET 1 FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: N.T.S.

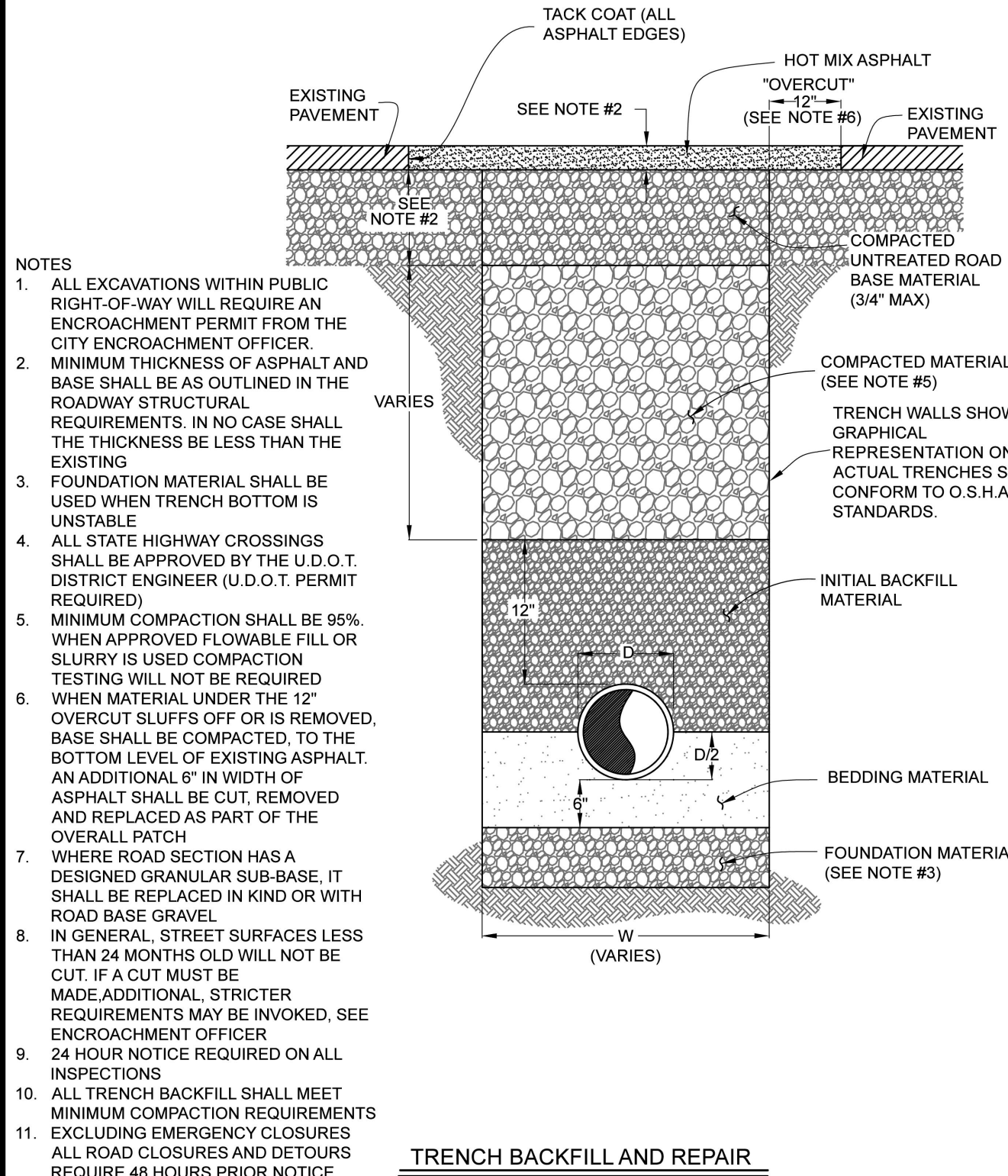
JOB NO.
654-001

SHEET NO:
DT-1

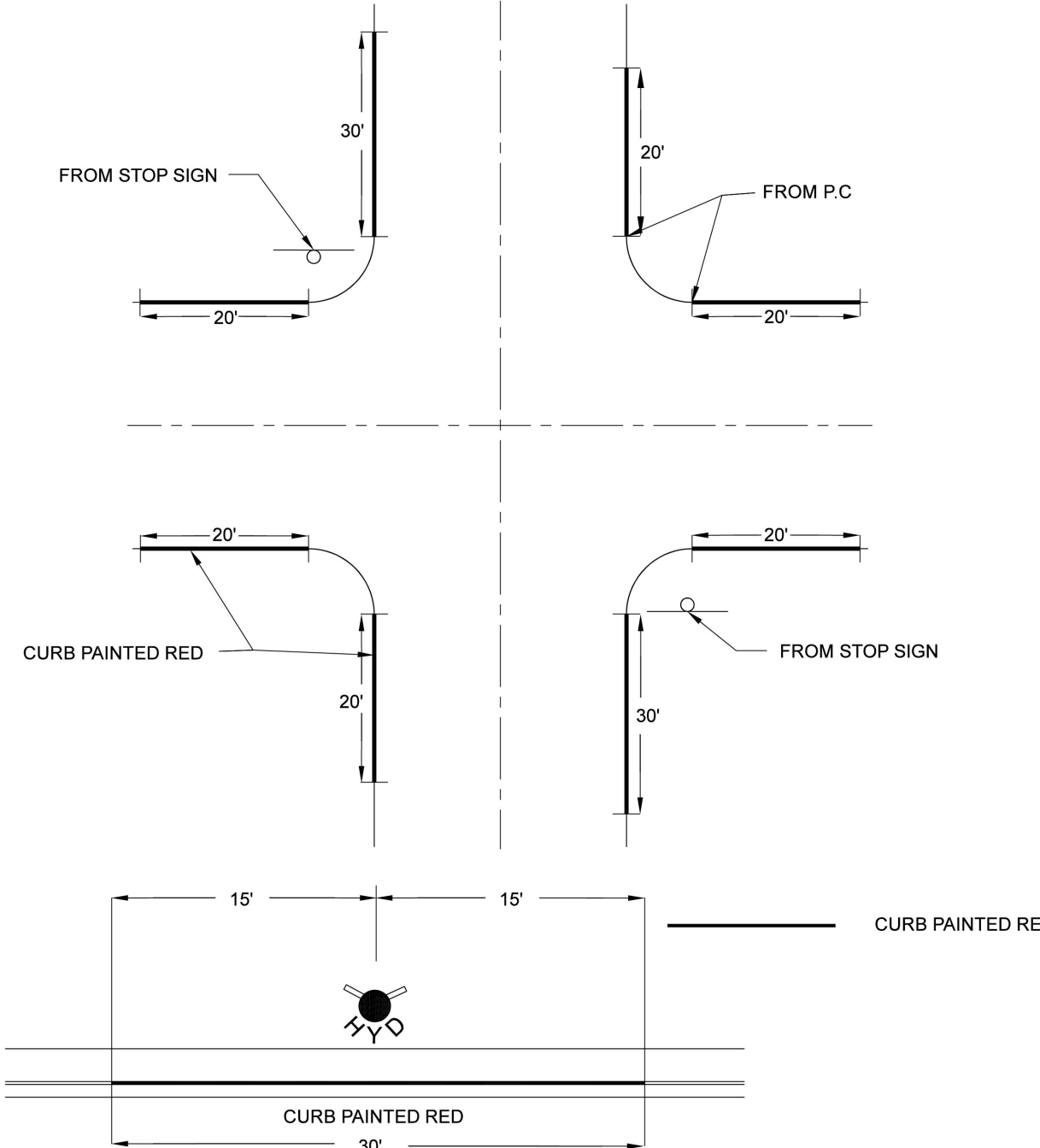
DETAILS SHEET

DETAIL SHEET 2 FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2

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



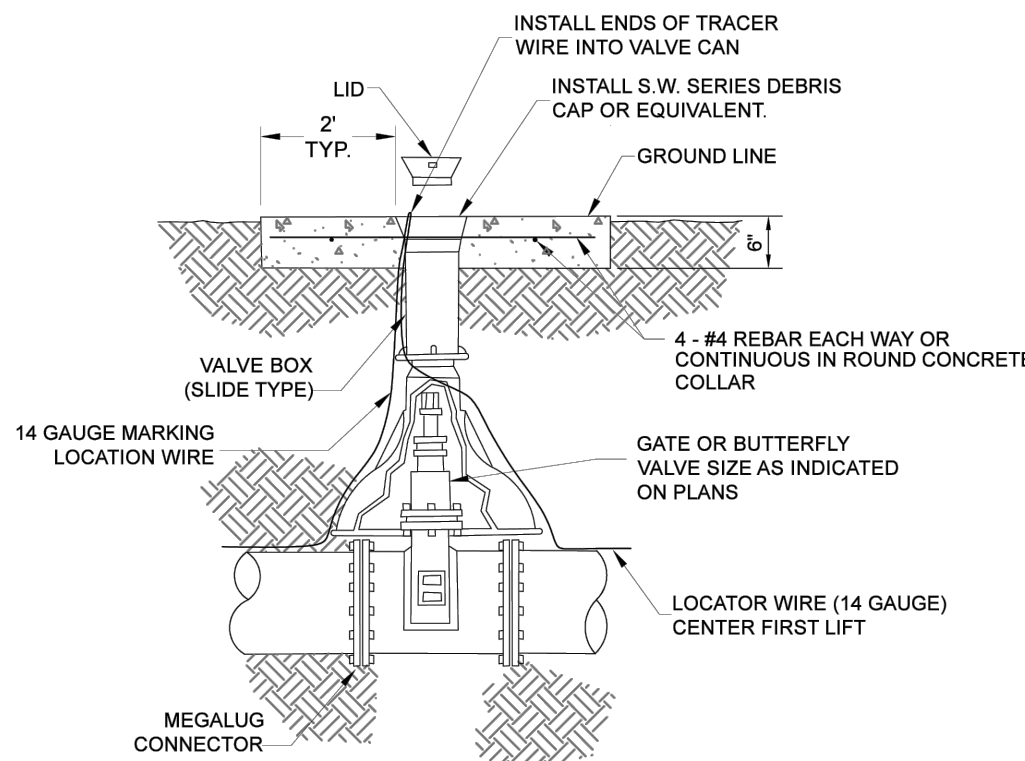
REVISIONS DATE DESCRIPTION BY			STANDARD DWG. NO. TD 100 1 OF 1	
TRENCH BACKFILL AND REPAIR DETAIL			APPROVED: DATE: 12/01/2008 BY: H.S.	



CURB PAINTING DETAIL

N.T.S.

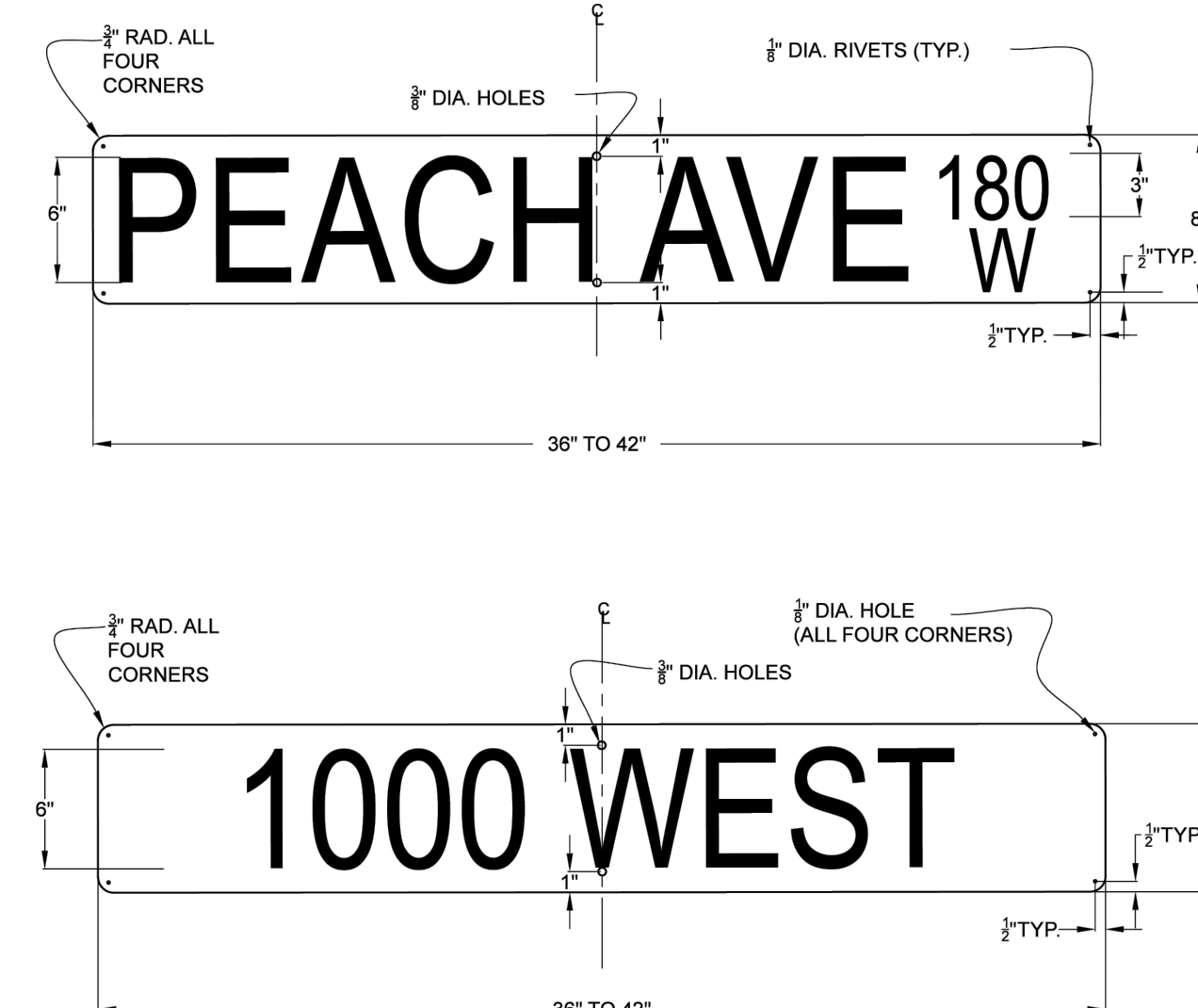
REVISIONS			STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	SS 104	1 OF 1
			APPROVED:	
			DATE: APRIL 2020	BY: H C F



- 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.

MAIN LINE VALV

DATE	DESCRIPTION	BY	MAIN LINE VALVE	WD 316	1 OF 1	
				APPROVED:		
				DATE: 5/4/2021	BY:	H.C.E.

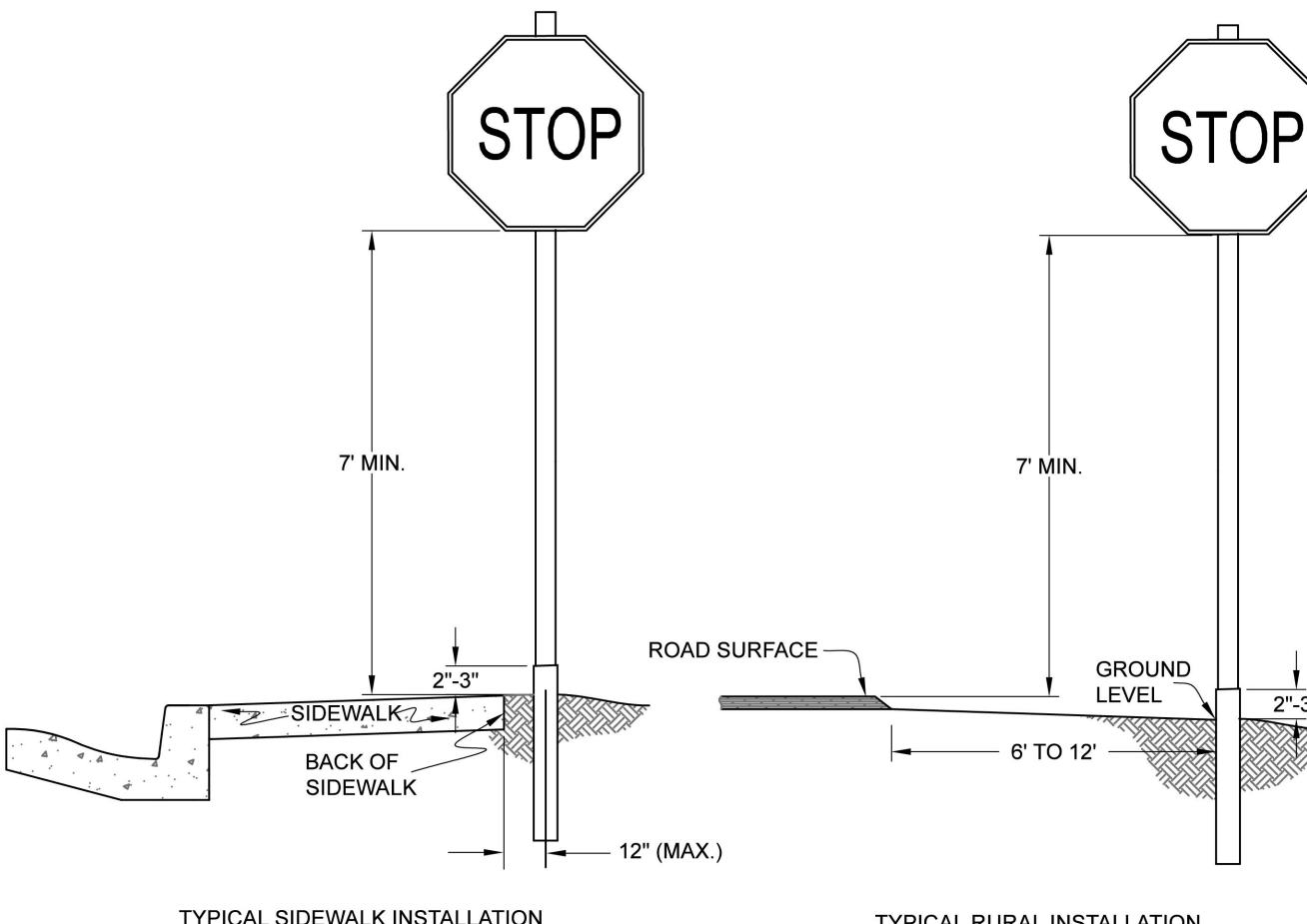


- NOTES:
1. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE.
 2. ALL SHEETING SHALL BE HIGH INTENSITY REFLECTIVE SHEETING (ST-85 TYPE IIIA)
 3. SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESSING (NO STICK ON LETTERS. CONTACT CITY SIGN SHOP FOR DETAILS)
 4. SIGNS BLANK ALUMINUM BE 5093-16 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 BE 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 SIGN SIZE AND SPACING"

STANDARD STREET SIGN

N.T.S.

CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
REVISIONS			SS100 1 OF 1	
DATE	DESCRIPTION	BY	APPROVED:	
			DATE: 12/01/2008 BY: H.C.E.	
STANDARD STREET SIGN				

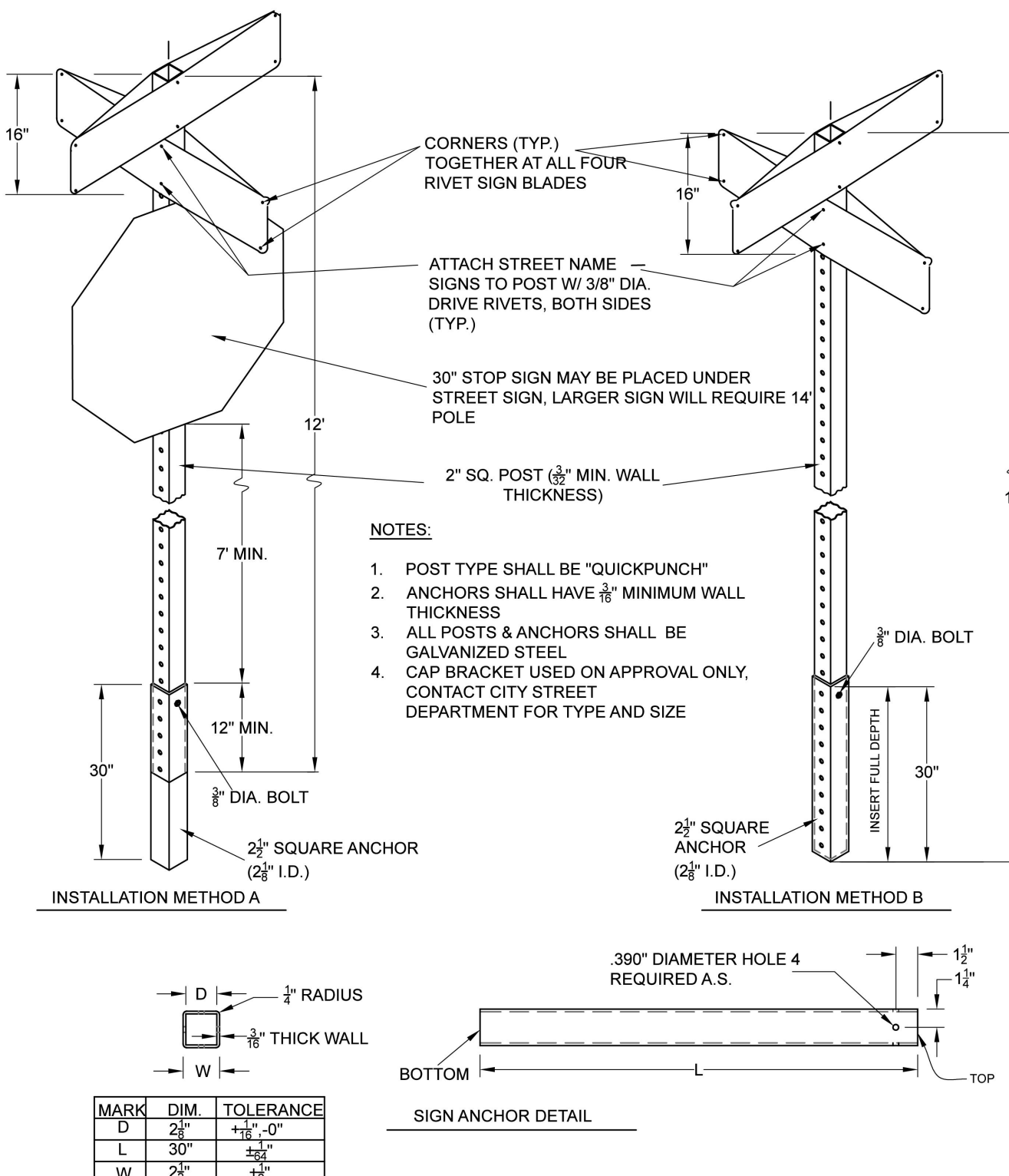


- NOTES:**
1. SIGNS SHALL BE PLACED IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 2. STREET NAME SIGNS SHALL BE REQUIRED ON ALL CITY STREETS
 3. ALL POST COMPONENTS SHALL BE GALVANIZED STEEL
 4. STREET NAME SIGNS SHALL BE PLACED ABOVE STOP SIGN, A PER CITY STANDARD DRAWING "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 VISIBLE. ALL OBSTRUCTIONS SUCH AS TREES, POLES, OTHER SIGNS, ETC., MUST BE AVOIDED.

SIGN, POST AND INSTALLATION

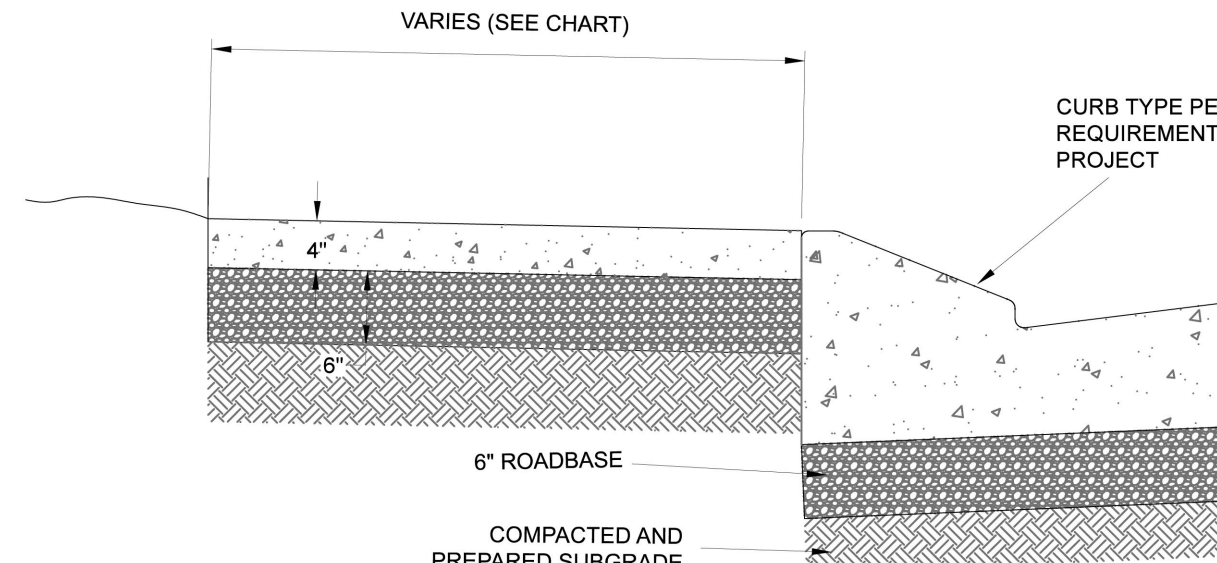
N.T.S.

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



SIGN POST AND MOUNTING DETAILS

CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
SIGN POST AND MOUNTING DETAILS			SS 103	
			1 OF 1	
			APPROVED:	
			DATE: APRIL 2000	
			BY: H.C.E.	
REVISIONS				
DATE	DESCRIPTION	BY		



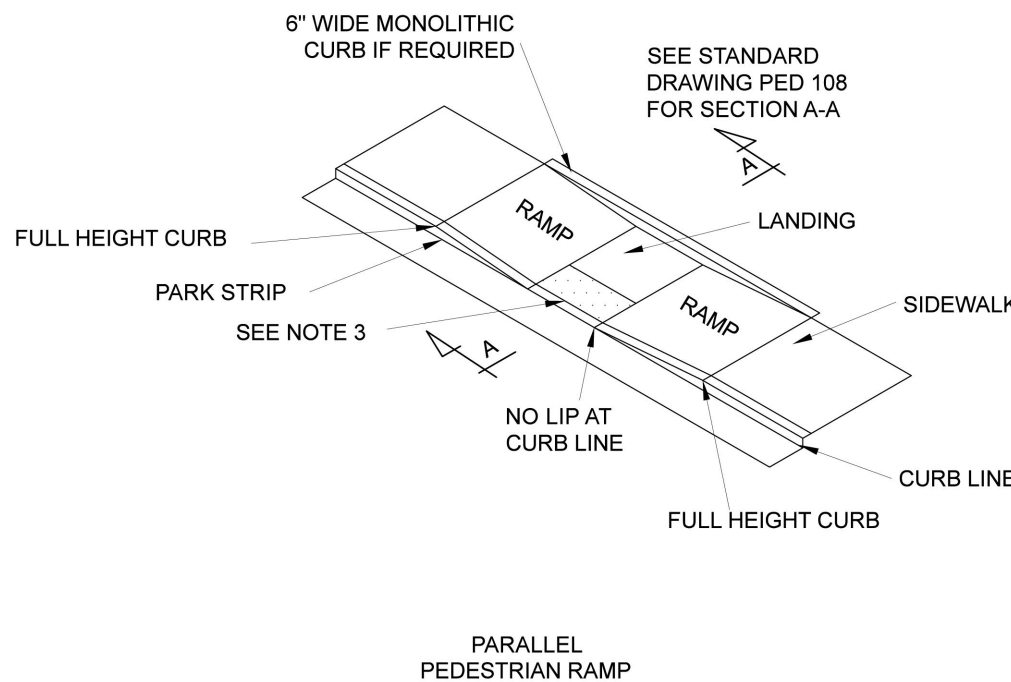
- CROSS SLOPE SHALL BE 1 INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS
RESIDENTIAL: 6" SIDEWALK
6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION 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 DETAIL

N.T.S.

REVISIONS <table><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			DATE	DESCRIPTION	BY										SIDEWALK DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY															
			CC 105	1 OF 1													
			APPROVED:														
			DATE: APRIL 2020	BY: H.C.E.													



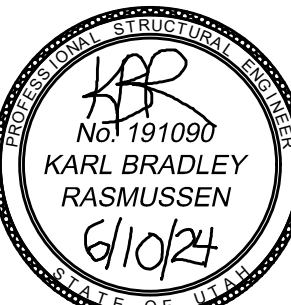
- NOTES:**
1. REFER TO STANDARD DRAWING NUMBER PD 108 FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
 2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING PD 10 FOR DETECTABLE WARNING SURFACE DIMENSIONS
 3. LOCATE DETECTABLE WARNING 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 DOWNS. 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 ALL CITY REQUIREMENTS

PARALLEL PEDESTRIAN ACCESS RAMPS

			CITY OF HURRICANE ENGINEERING		STANDARD DWG. NO.	
REVISIONS DATE DESCRIPTION BY			PARALLEL PEDESTRIAN		PED 107 8 OF 9	

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-3307
Fax: (866) 435-2070



DETAILS SHEET 2 FOR:
STRAWBERRY FIELD ESTATES PH-1 & 2
LOCATED IN SECTION 12, T.42S, R.44W, S.1.B.4M.

DATE: 05/15/2024
SCALE: N.T.S.

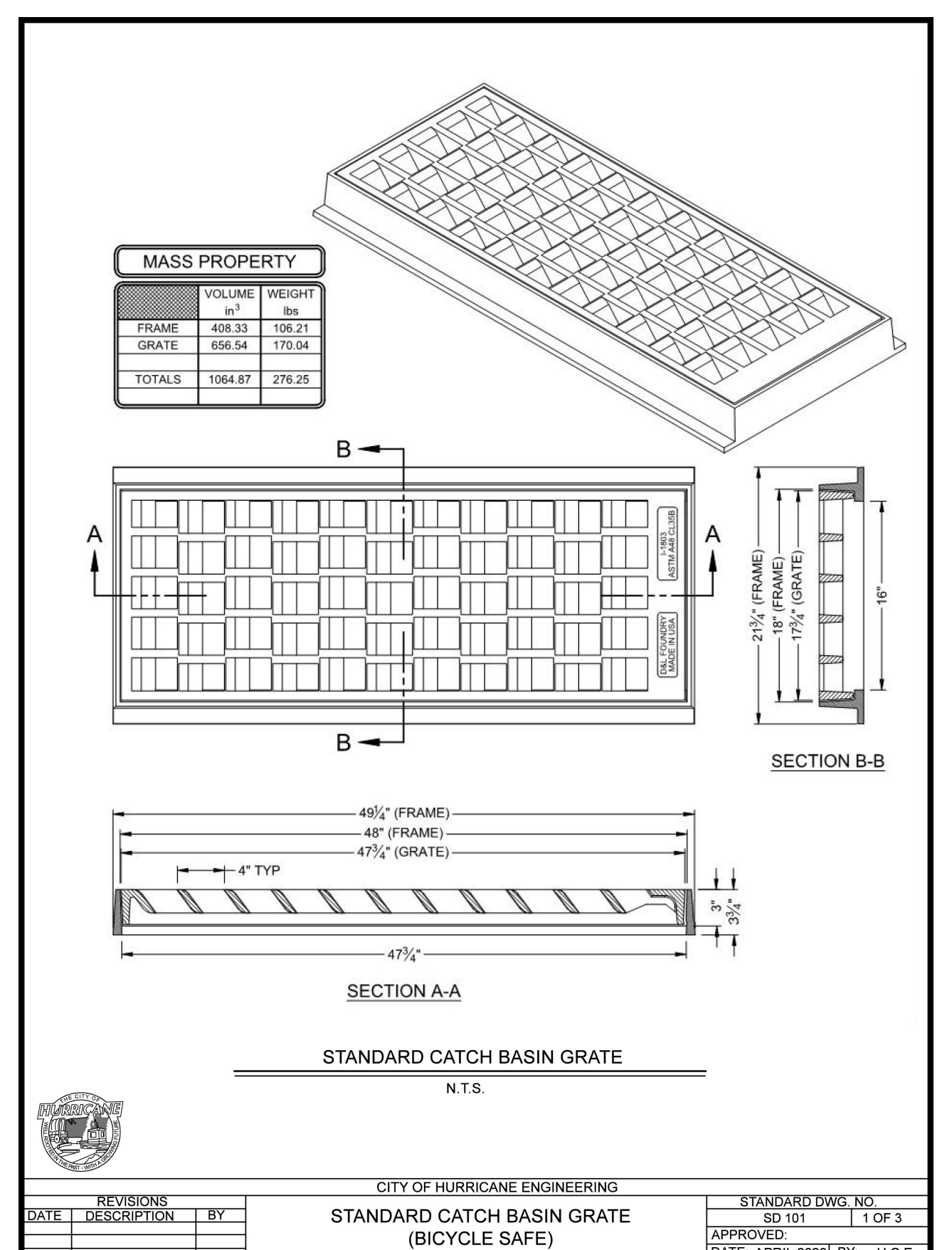
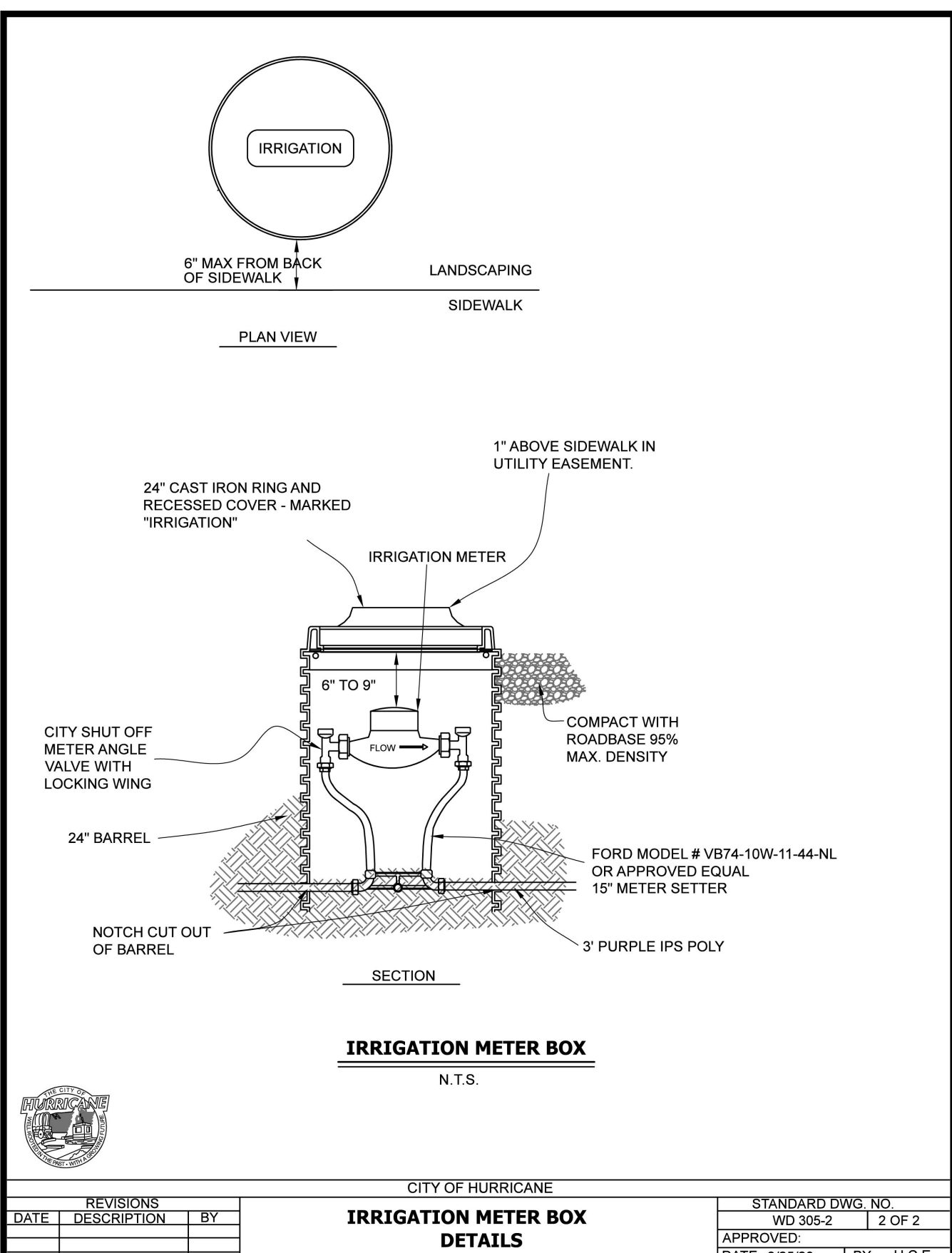
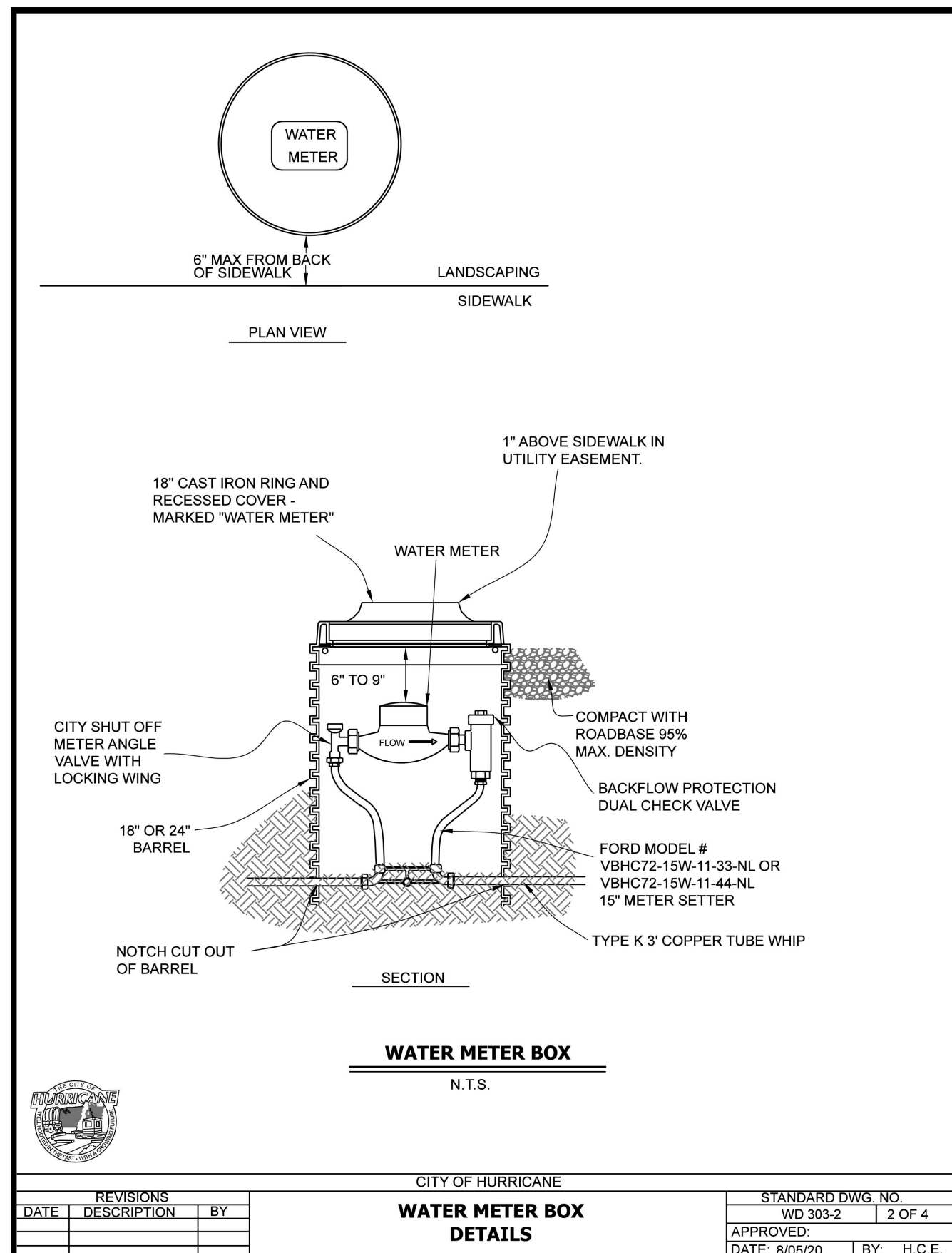
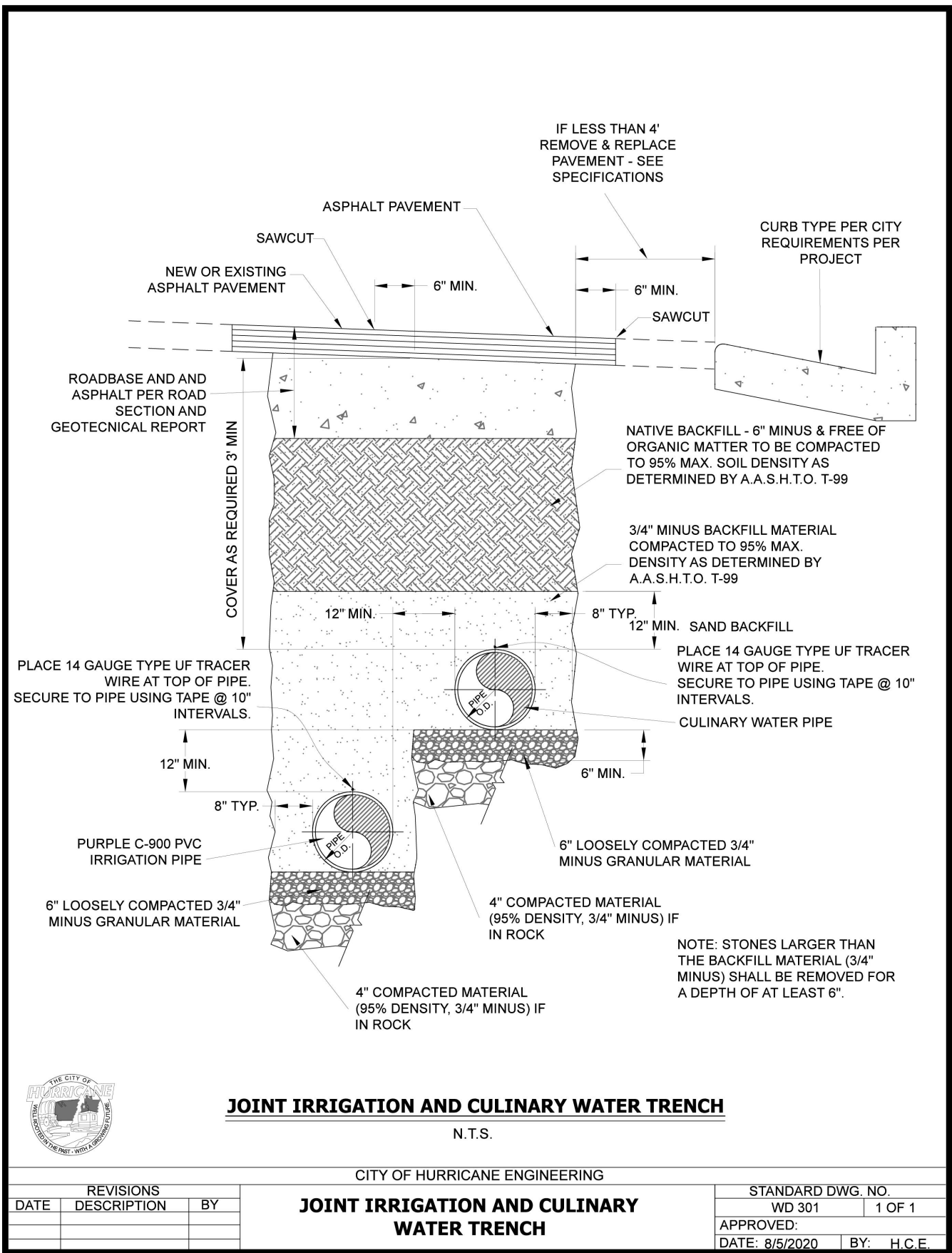
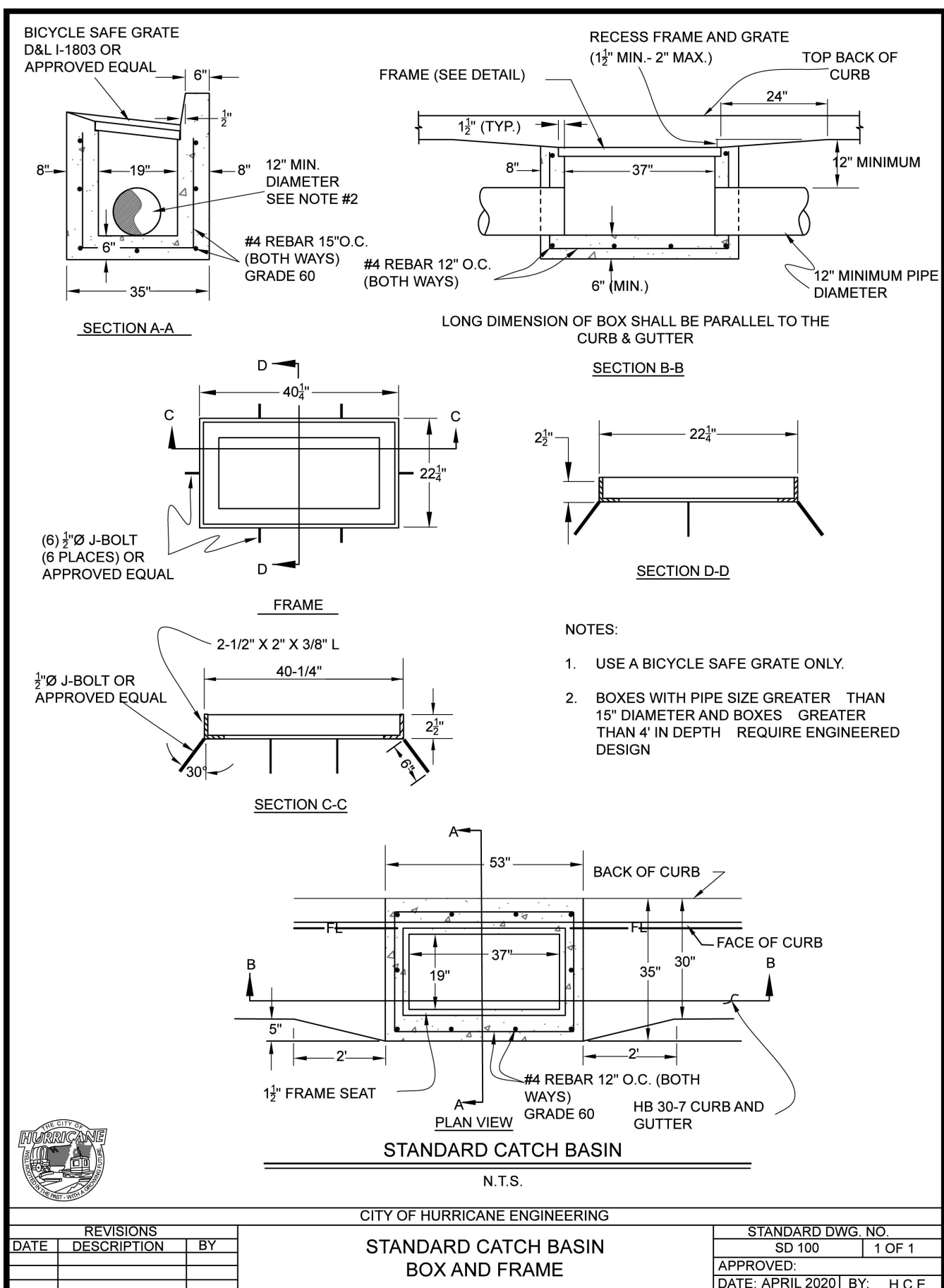
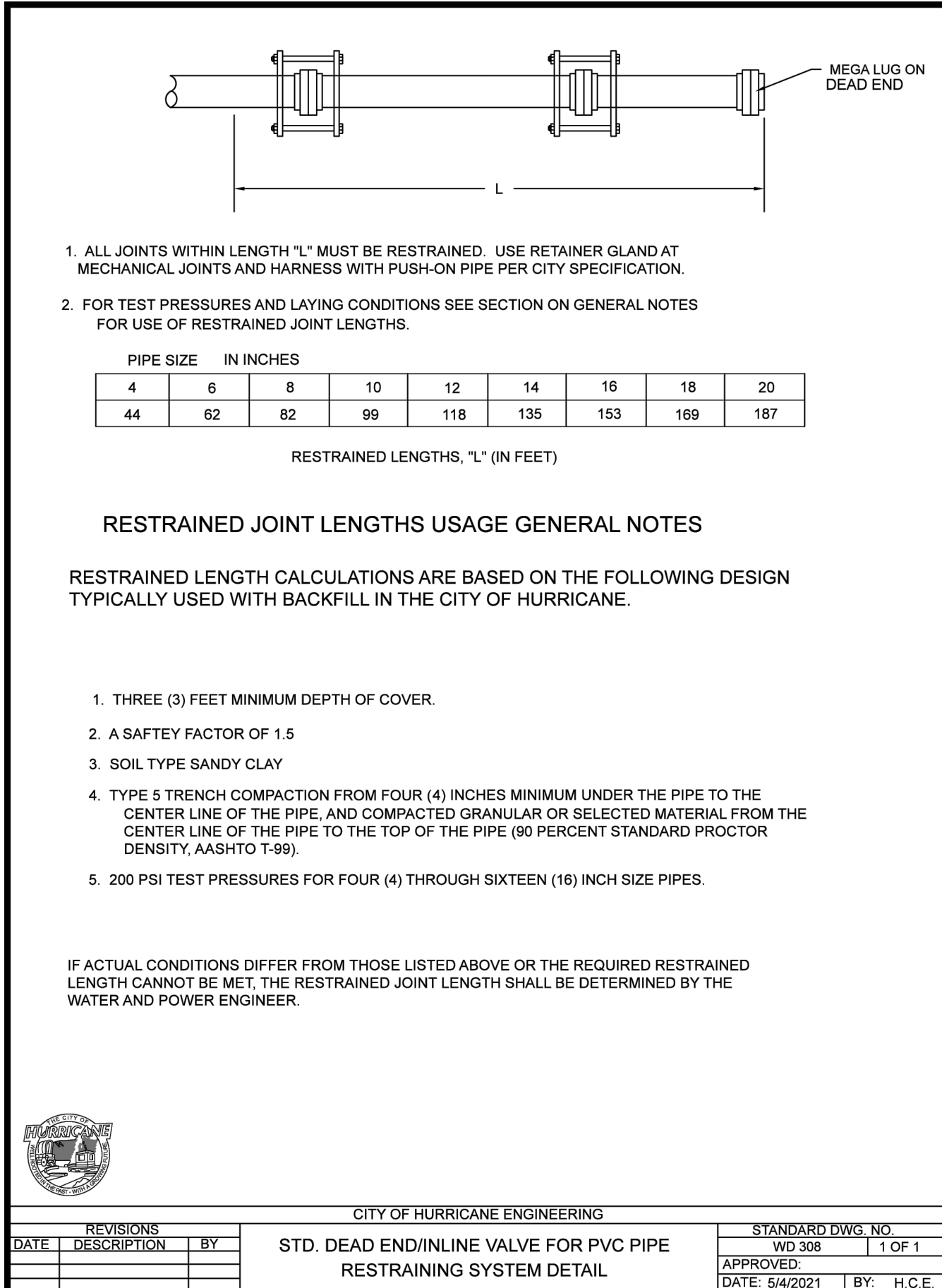
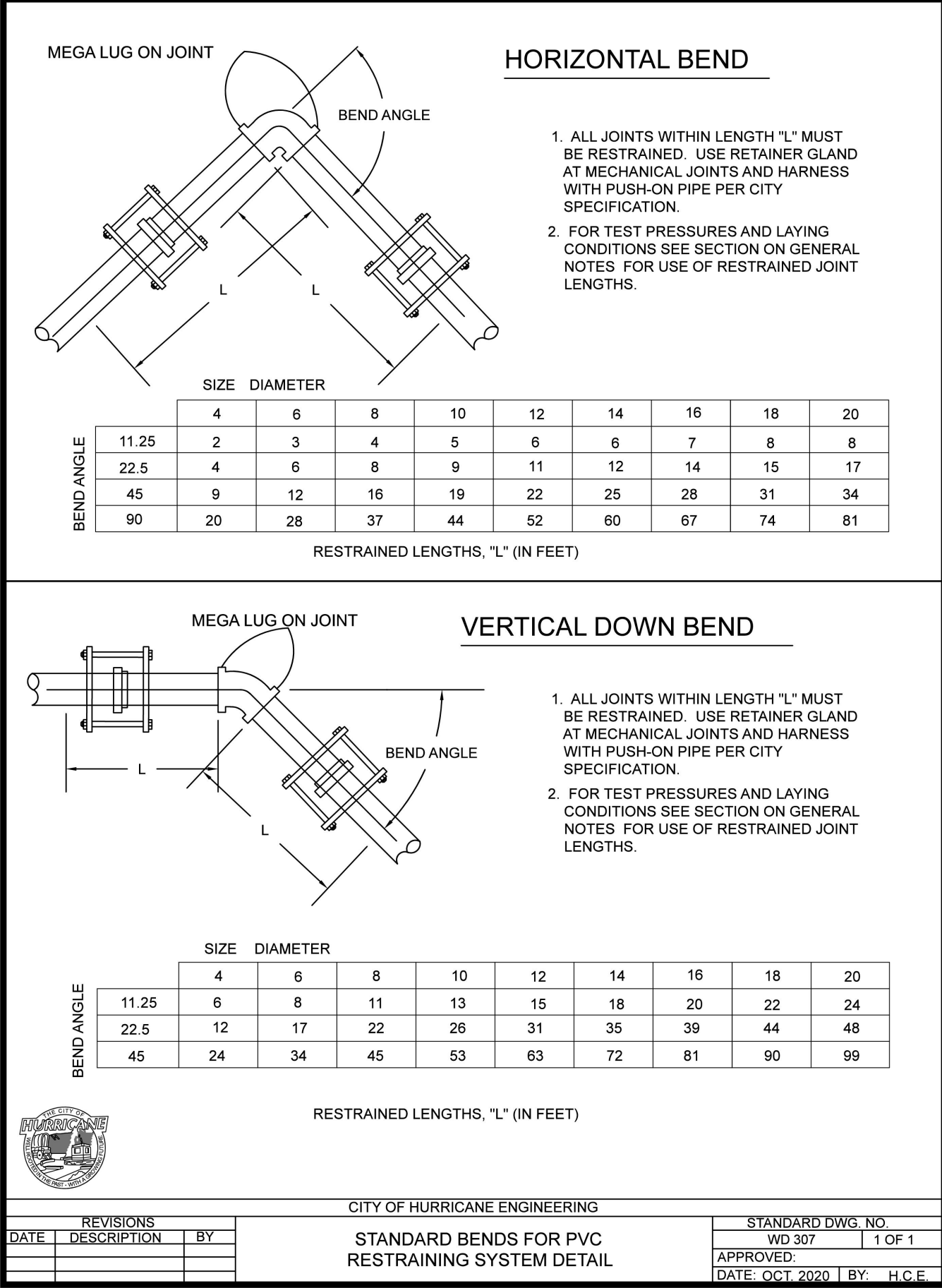
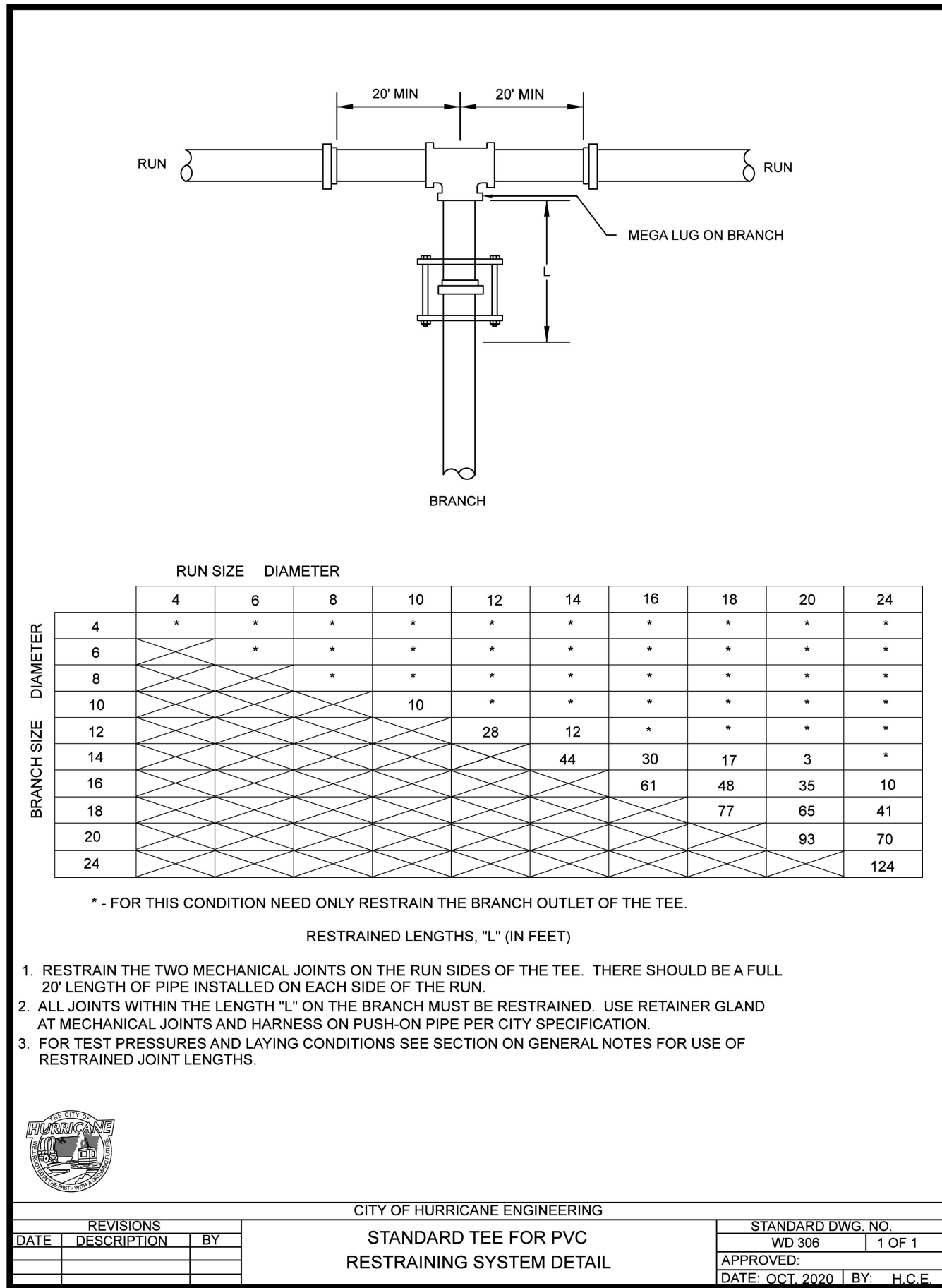
JOB NO.
654-00

SHEET NO:

DT-2

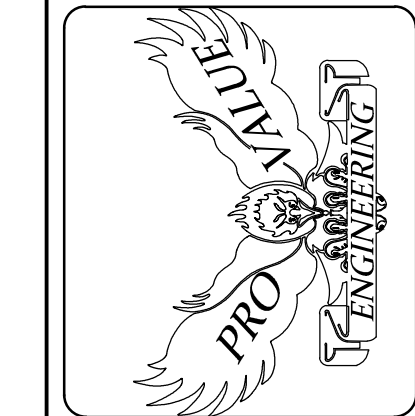
DETAIL SHEET 3 FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2

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



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84503
Phone: (866) 435-3070



DETAILS SHEET 3 FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: N.T.S.

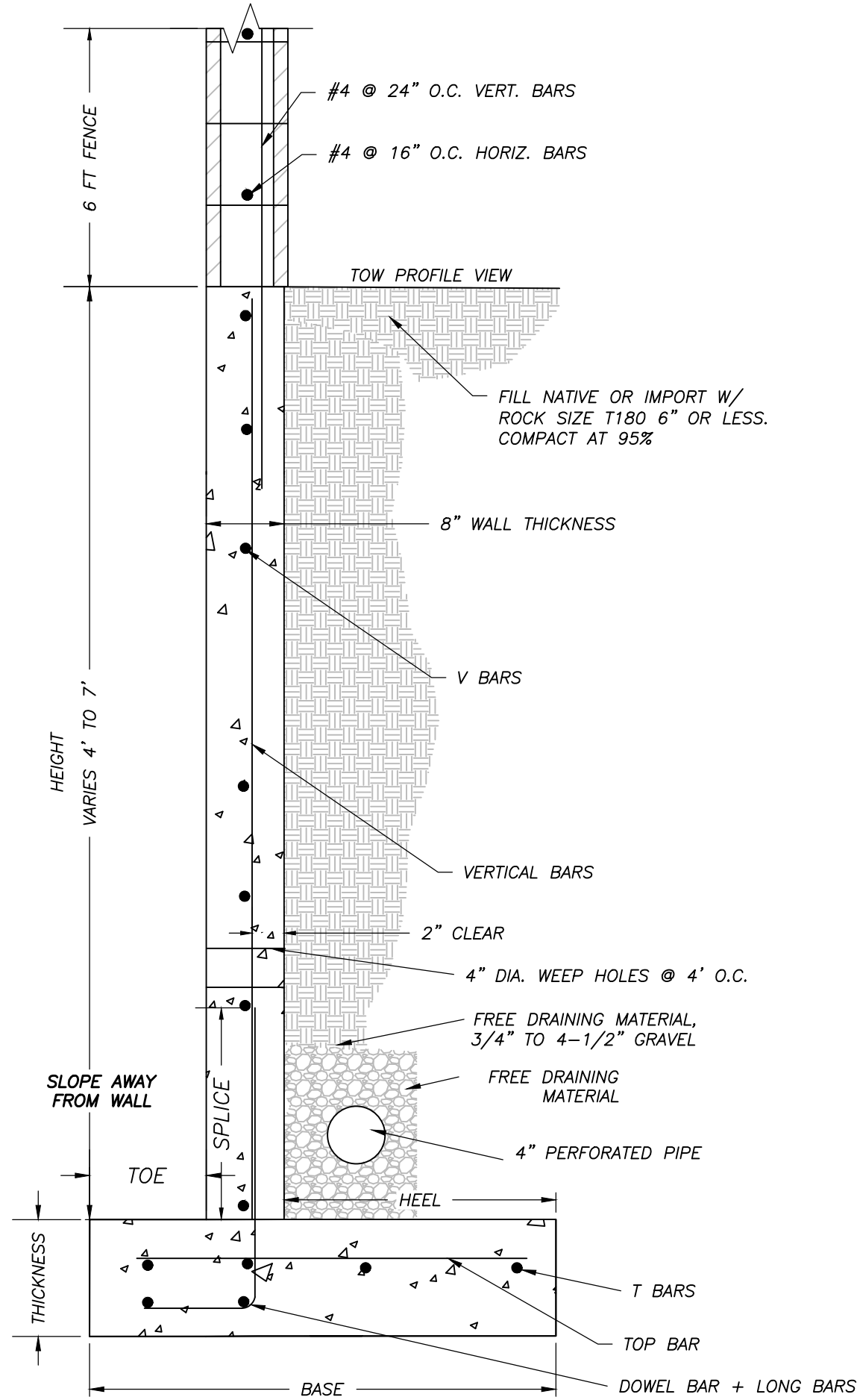
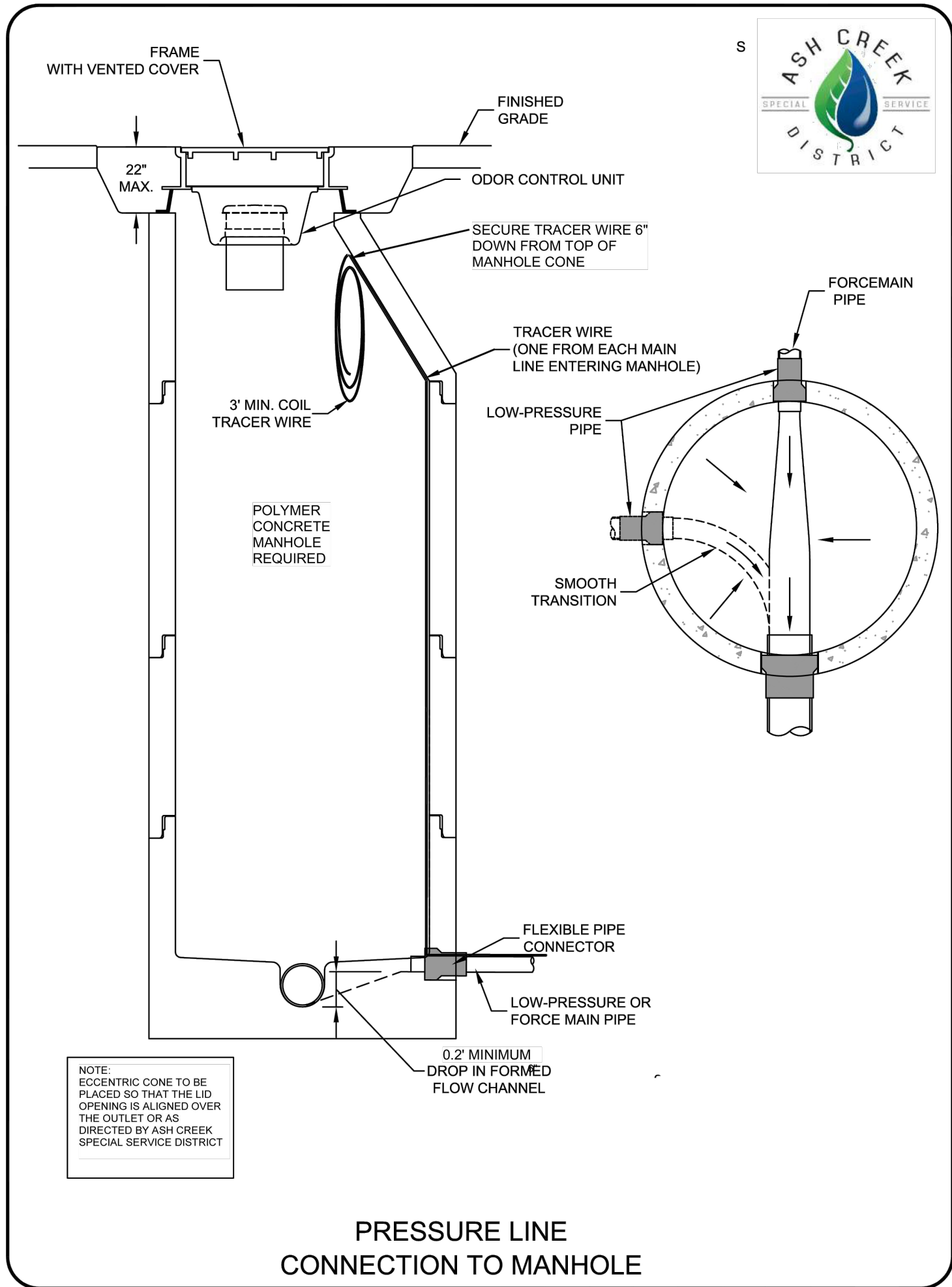
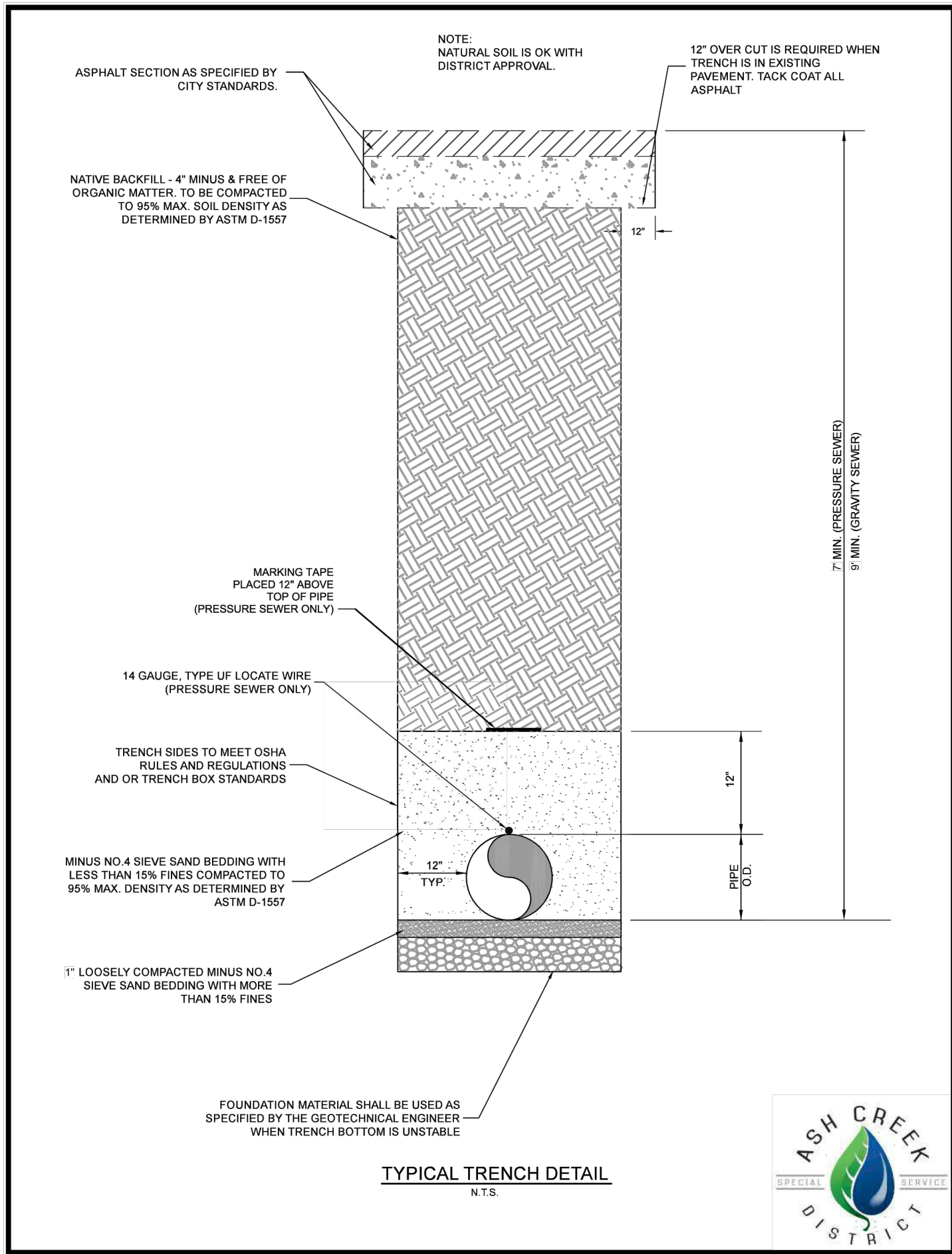
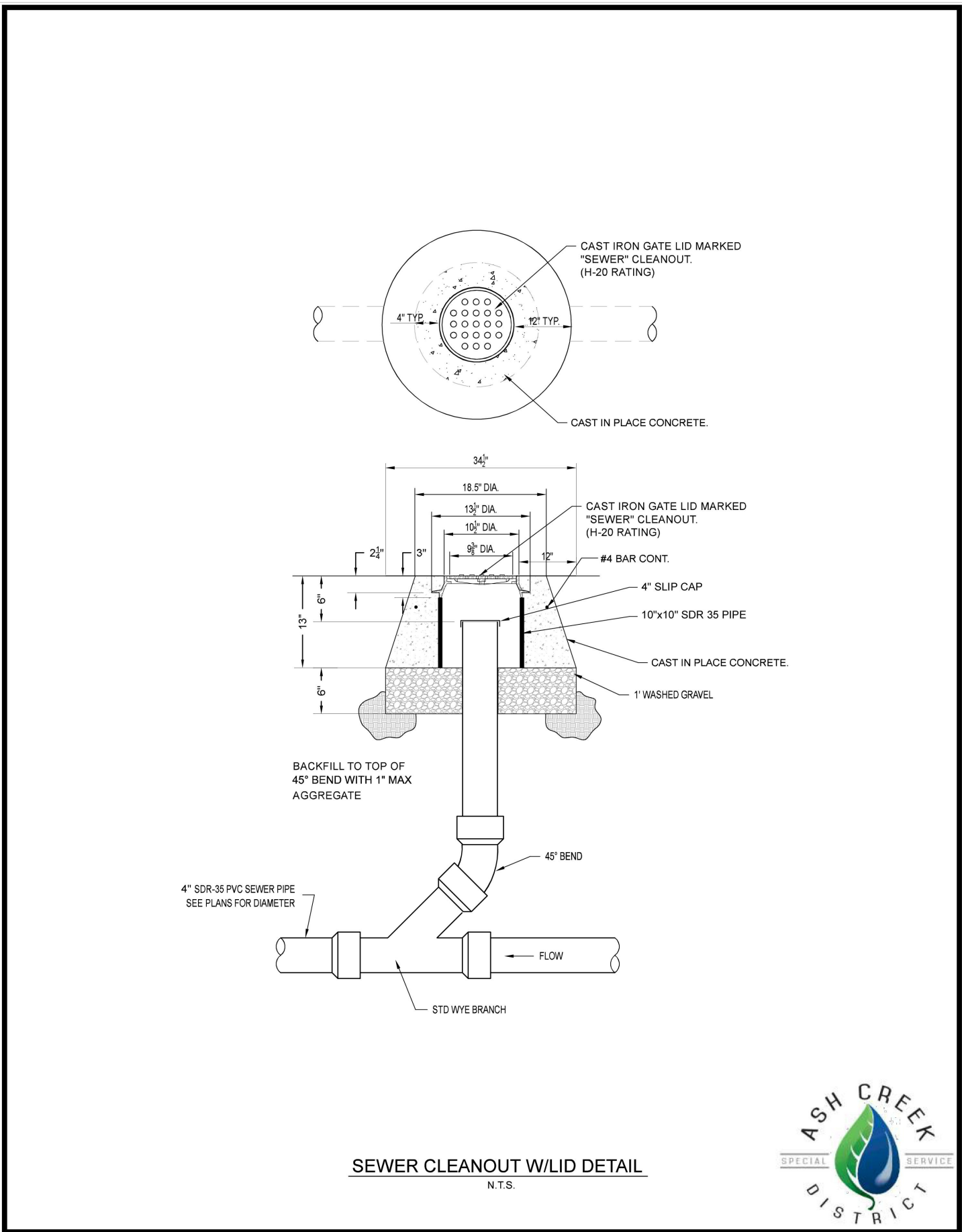
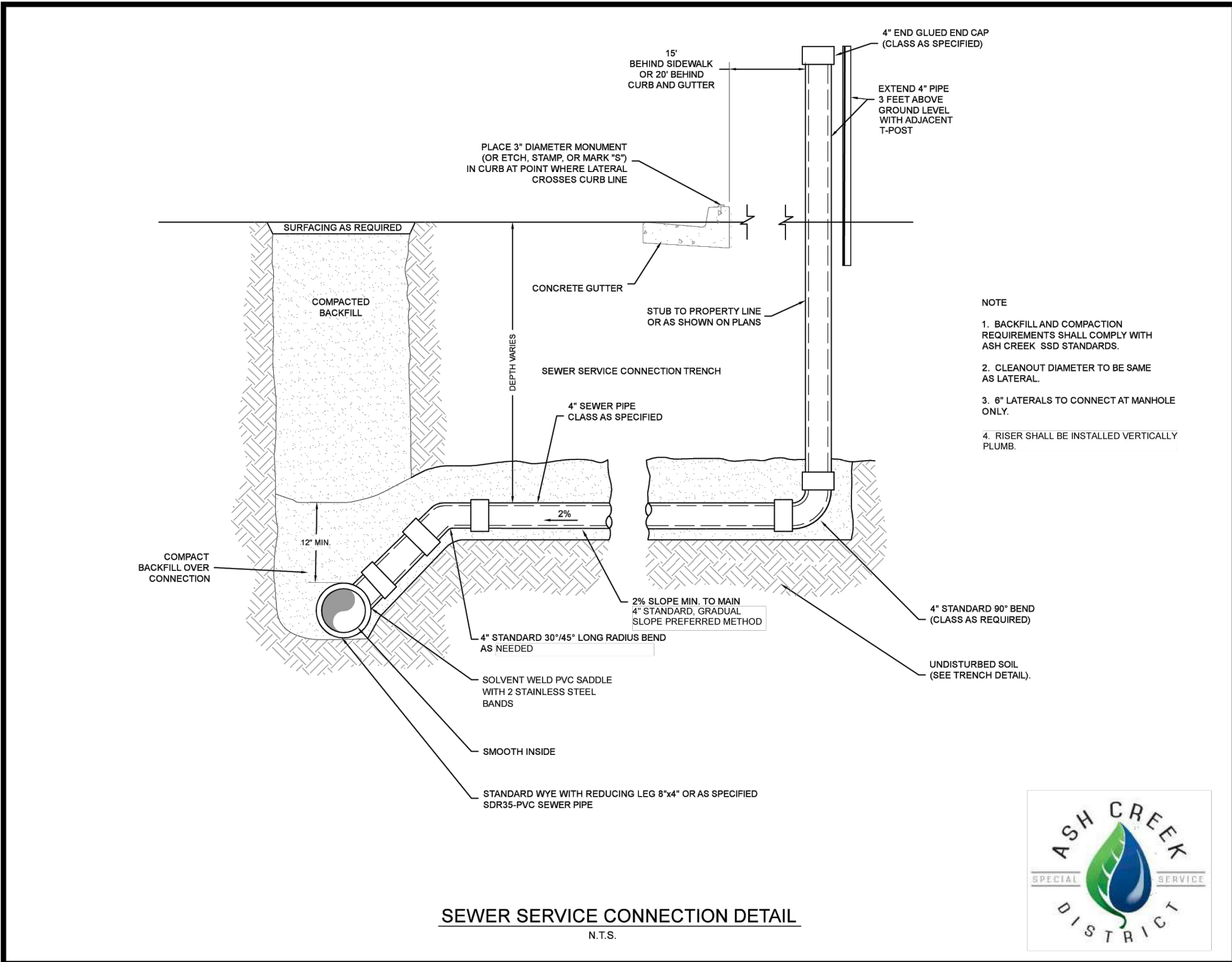
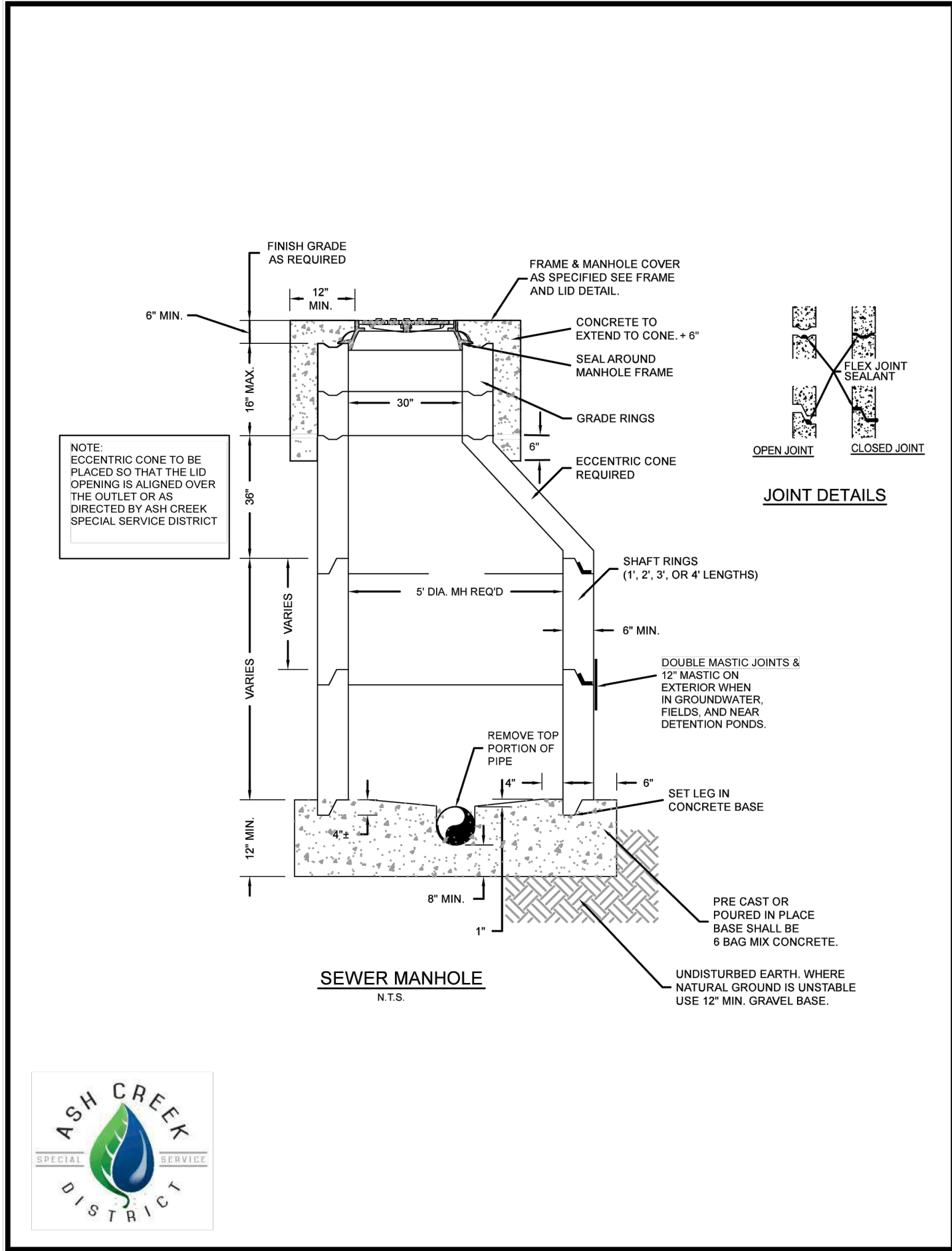
JOB NO.
654-001

SHEET NO:
DT-3

DETAILS SHEET

DETAIL SHEET 5 FOR:
STRAWBERRY FIELDS ESTATES PHASE 1&2

LOCATED IN SECTION 12, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH



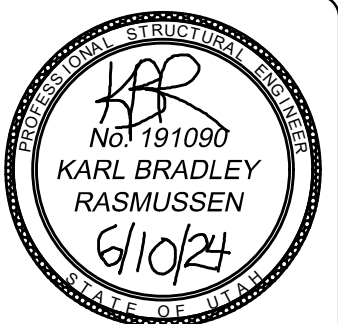
CONCRETE WALL AND MASONRY FENCE WITH SCHEDULE											
HEIGHT	THICKNESS	TOE (IN)	BASE (IN)	DEPTH	HEEL + WALL T (IN)	KEY DIMENSIONS	T BARS	V BARS	TOP BAR	SPLICE	DOWEL+LONG BARS
4'	8"	15"	36"	12"	21"	-	2 #4 LONG	5 #4(H)	#4@12" o.c.	12"	#4@18" + (2) #4 long
5	8"	15"	45"	12"	30"	-	3 #4 LONG	7 #4(H)	#4@12" o.c.	18"	#4@18" + (2) #4 long
6	8"	15"	48"	12"	33"	-	4 #4 LONG	8 #4(H)	#4@12" o.c.	24"	#4@12" + (2) #4 long
7	8"	21"	54"	12"	33"	-	4 #4 LONG	9 #4(H)	#5@12" o.c.	24"	#5@12" + (2) #4 long

MASONRY WALL		
WALL HEIGHT	WALL THICKNESS	VERTICAL BARS
6	8"	4 #3 (H)

A: CONCRETE WALL AND MASONRY FENCE WITH SCHEDULE
N.T.S.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, UT 84503-8307
Fax: (866) 435-3070



DETAILS SHEET 5 FOR:
STRAWBERRY FIELD ESTATES PH-1&2
LOCATED IN SECTION 12, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/15/2014
SCALE: N.T.S.

JOB NO.
654-001

SHEET NO:
DT-4

DETAILS SHEET

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