



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

July 25, 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. Discussion on updates to the Future Land Use Map
2. Discussion on short-term rentals in commercial zones
3. Discussion on a proposed domestic lot split ordinance

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112.

OLD BUSINESS

1. ZC24-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112. Dylan Stratton, Applicant. Brandee Walker-CivilScience, Agent.

NEW BUSINESS

1. PSP24-18: Discussion and consideration of a possible approval of a preliminary site plan for Coral Cliffs Family Fun Center, an indoor recreation center, located at 765 W 50 S. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.
2. FSP24-50: Discussion and consideration of a possible approval of a final site plan for Sky Ridge Apartments, a 120 unit apartment complex, located at 2600 W 50 N. Shadow Glen 420 Inc, Applicant. Brandee Walker, Agent.
3. CUP24-17: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 2765 S 3480 W. Francisco and Mayra Martinez, Applicant. Steve Haddox-American Heritage Homes, Agent.

Adjournment



RESIDENTIAL LAND USES

RURAL RESIDENTIAL

These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1

SINGLE FAMILY RESIDENTIAL

Residential neighborhoods characterized by single-family homes. These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

MULTIFAMILY RESIDENTIAL

Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity of transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.

PLANNED COMMUNITY

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

COMMERCIAL LAND USES

MIXED USE

Mixed use areas should be developed as small districts or community centers offering a mix of retail, dining, entertainment, employment, and supporting residential. These developments should be easy and safe to navigate on foot and located in areas with access to major roads and surrounded with appropriate residential densities to support these uses.

GENERAL COMMERCIAL

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

NEIGHBORHOOD COMMERCIAL

Retail and service uses scaled to surrounding existing and planned future residential uses at strategic locations throughout the City.

DOWNTOWN

This land use is concentrated in Hurricane's historic downtown district. Desired uses downtown include retail, residential, dining, public, and entertainment. Development in this area should build on Hurricane's unique character and heritage, reusing existing buildings where possible. This area is held to a higher standard of design and strives to create a safe and inviting environment for pedestrians.



OFFICE AND INDUSTRY

LIGHT INDUSTRIAL/BUSINESS

Uses including general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.

INDUSTRIAL/HEAVY MANUFACTURING

Uses including heavy manufacturing and large-scale warehousing within large, predominately single or two story, structures. Use includes vehicular access for large trucks for raw materials and finished product shipping. The M-2 zone designation is most appropriate for this land use.

AIRPORT

Land uses in the area around the Hurricane Airport are limited in both use and scale to protect area residents and ensure safe use the airport.

PUBLIC AND OPEN SPACE

AGRICULTURAL

Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.

PUBLIC

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

NATURAL OPEN SPACE

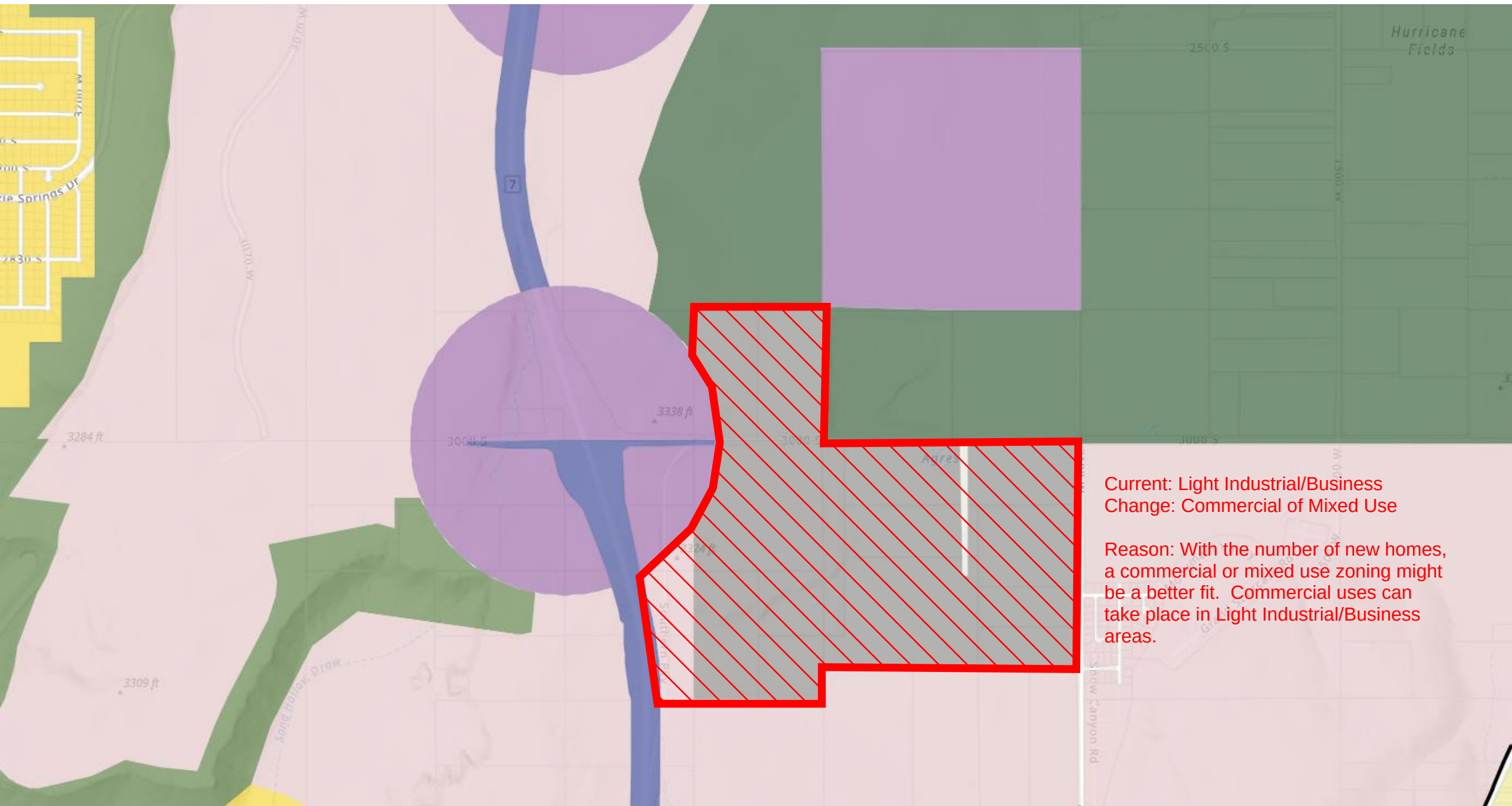
Areas within the City of undeveloped open space, such as hillsides, ridge lines, river corridors, habitat, and drainage channels left in a predominately undisturbed state with minimal use impacts. These areas may include uses such as trails, trailheads, and small pavilions.

RECREATIONAL OPEN SPACE

Areas designated for private or public open space used for managed recreational activities including but not limited to playgrounds, splash pads, golf courses, and sports fields.

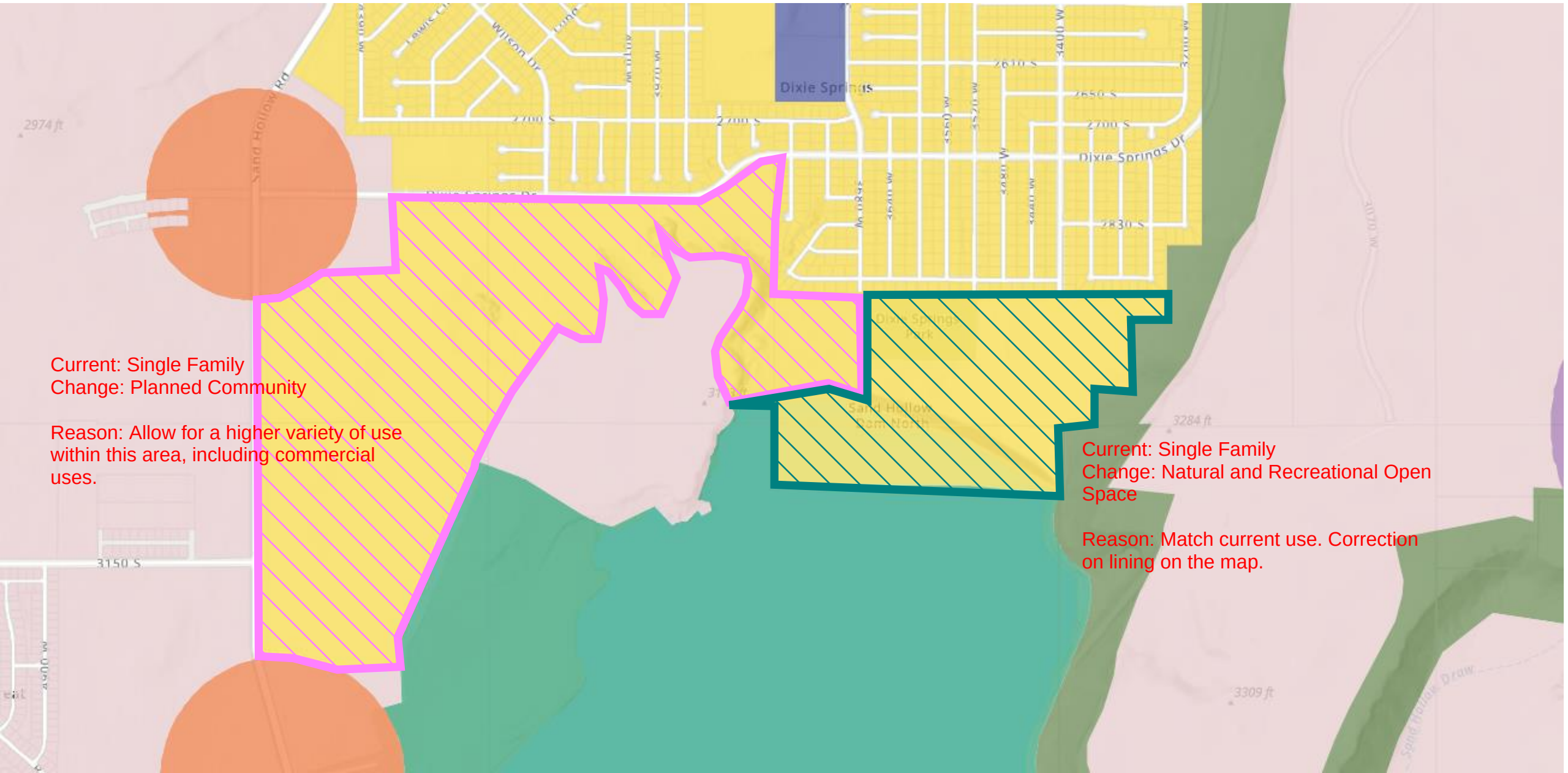
General Plan Map Update





Current: Light Industrial/Business
Change: Commercial of Mixed Use

Reason: With the number of new homes,
a commercial or mixed use zoning might
be a better fit. Commercial uses can
take place in Light Industrial/Business
areas.

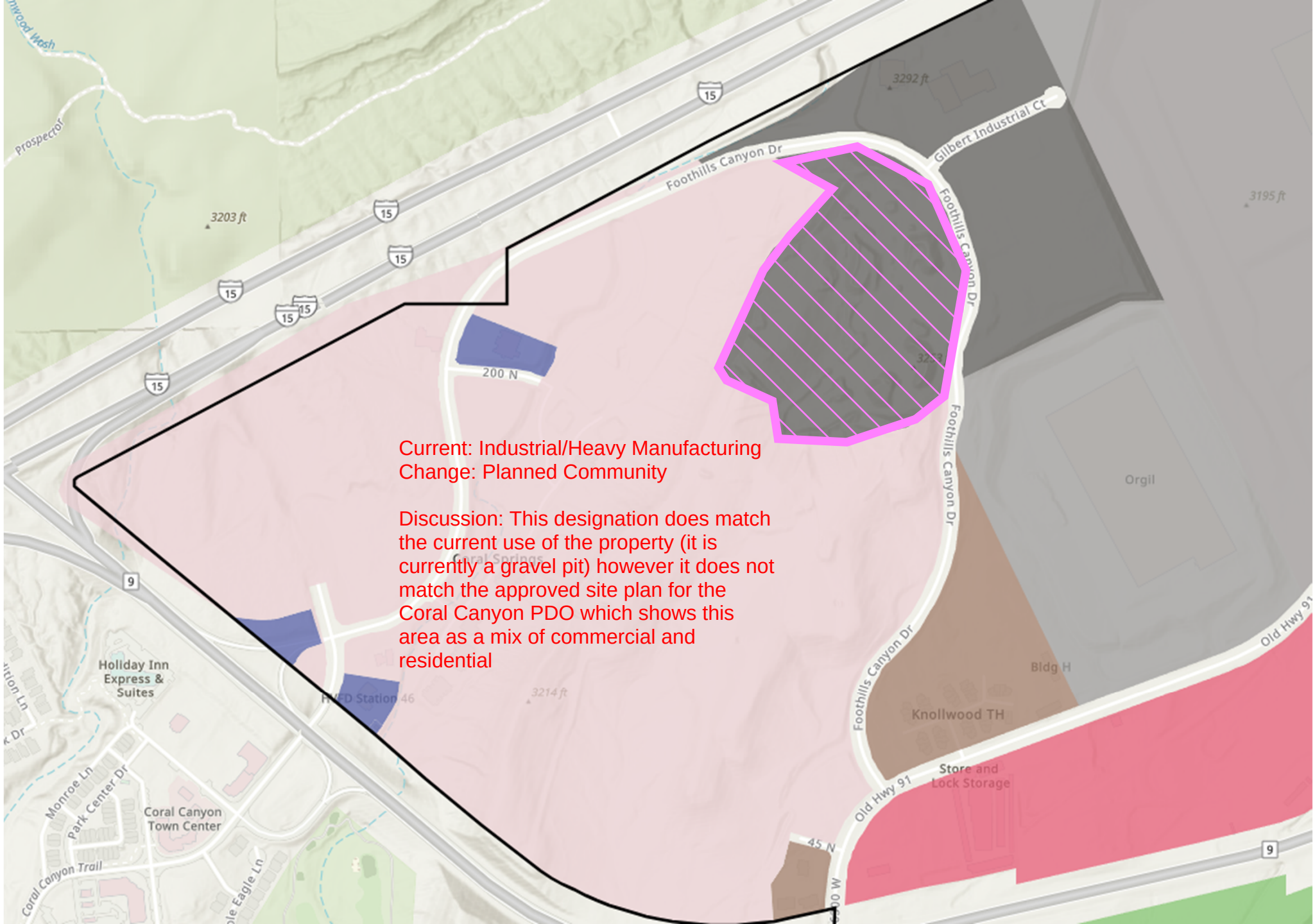


Current: Single Family
Change: Planned Community

Reason: Allow for a higher variety of use
within this area, including commercial
uses.

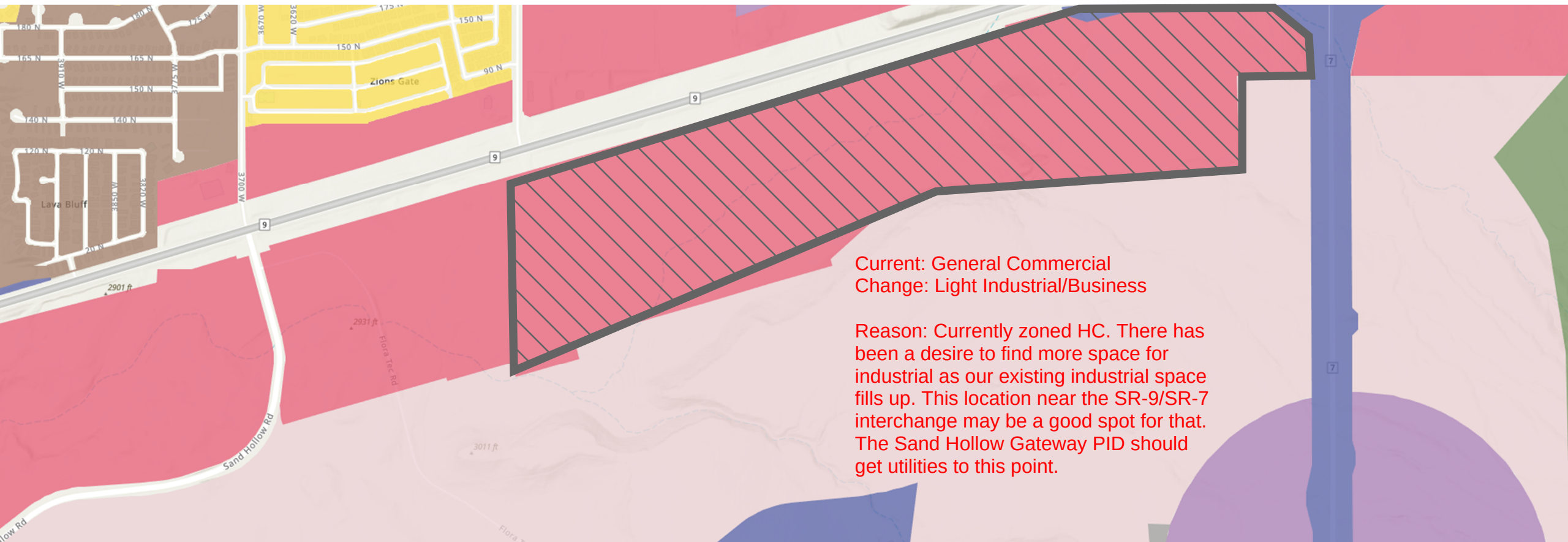
Current: Single Family
Change: Natural and Recreational Open
Space

Reason: Match current use. Correction
on lining on the map.



Current: Industrial/Heavy Manufacturing
Change: Planned Community

Discussion: This designation does match the current use of the property (it is currently a gravel pit) however it does not match the approved site plan for the Coral Canyon PDO which shows this area as a mix of commercial and residential

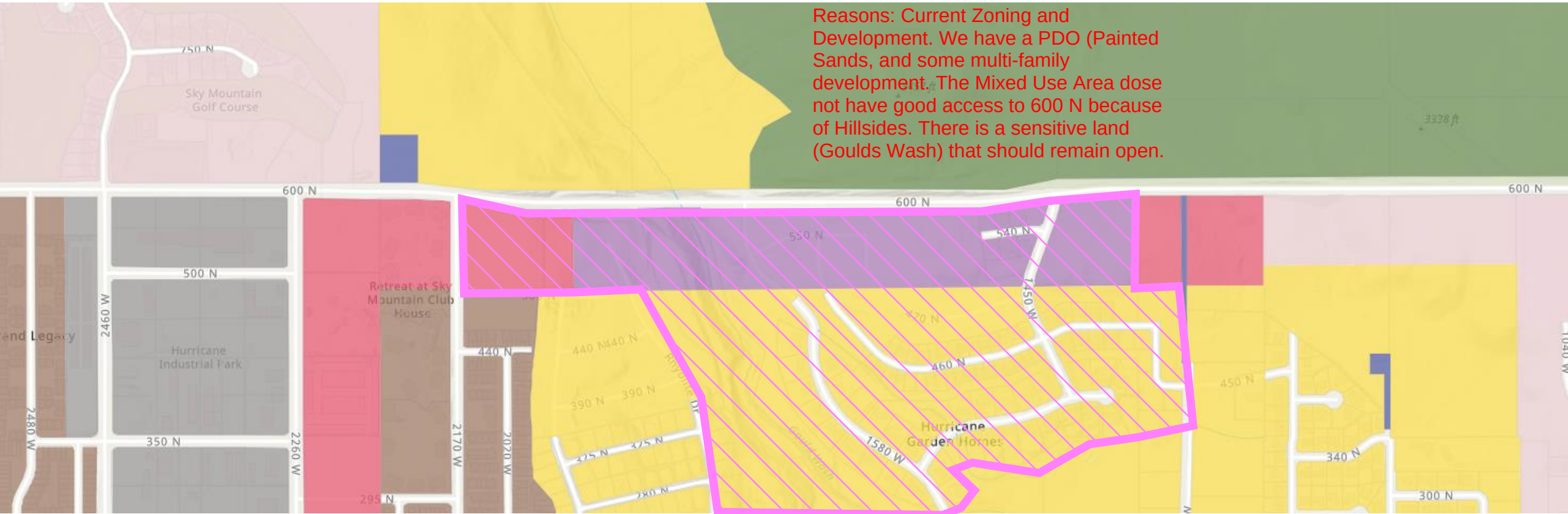


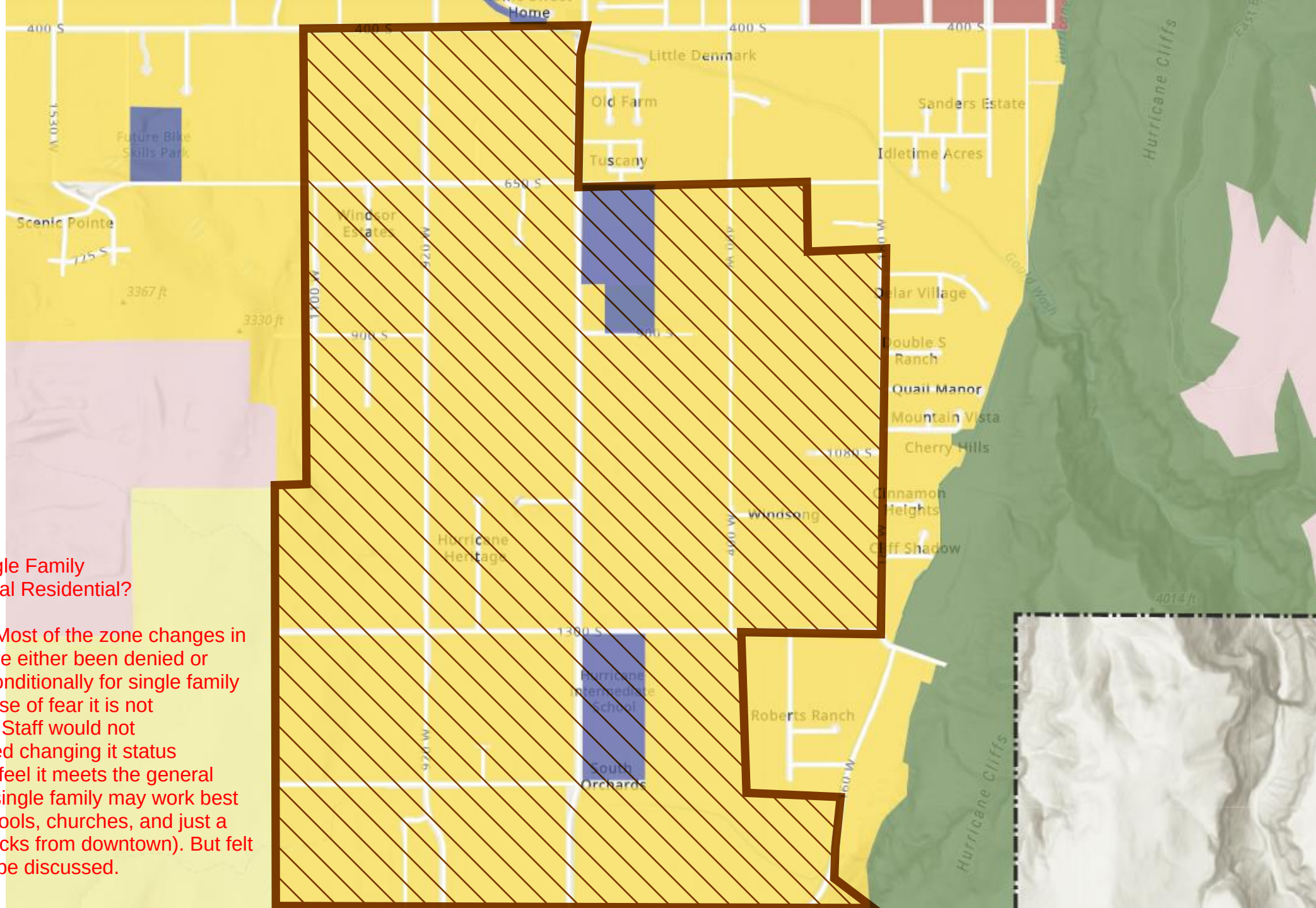
Current: General Commercial
Change: Light Industrial/Business

Reason: Currently zoned HC. There has been a desire to find more space for industrial as our existing industrial space fills up. This location near the SR-9/SR-7 interchange may be a good spot for that. The Sand Hollow Gateway PID should get utilities to this point.

Current: Single Family, Mixed Use,
Commercial
Change: Planned Community

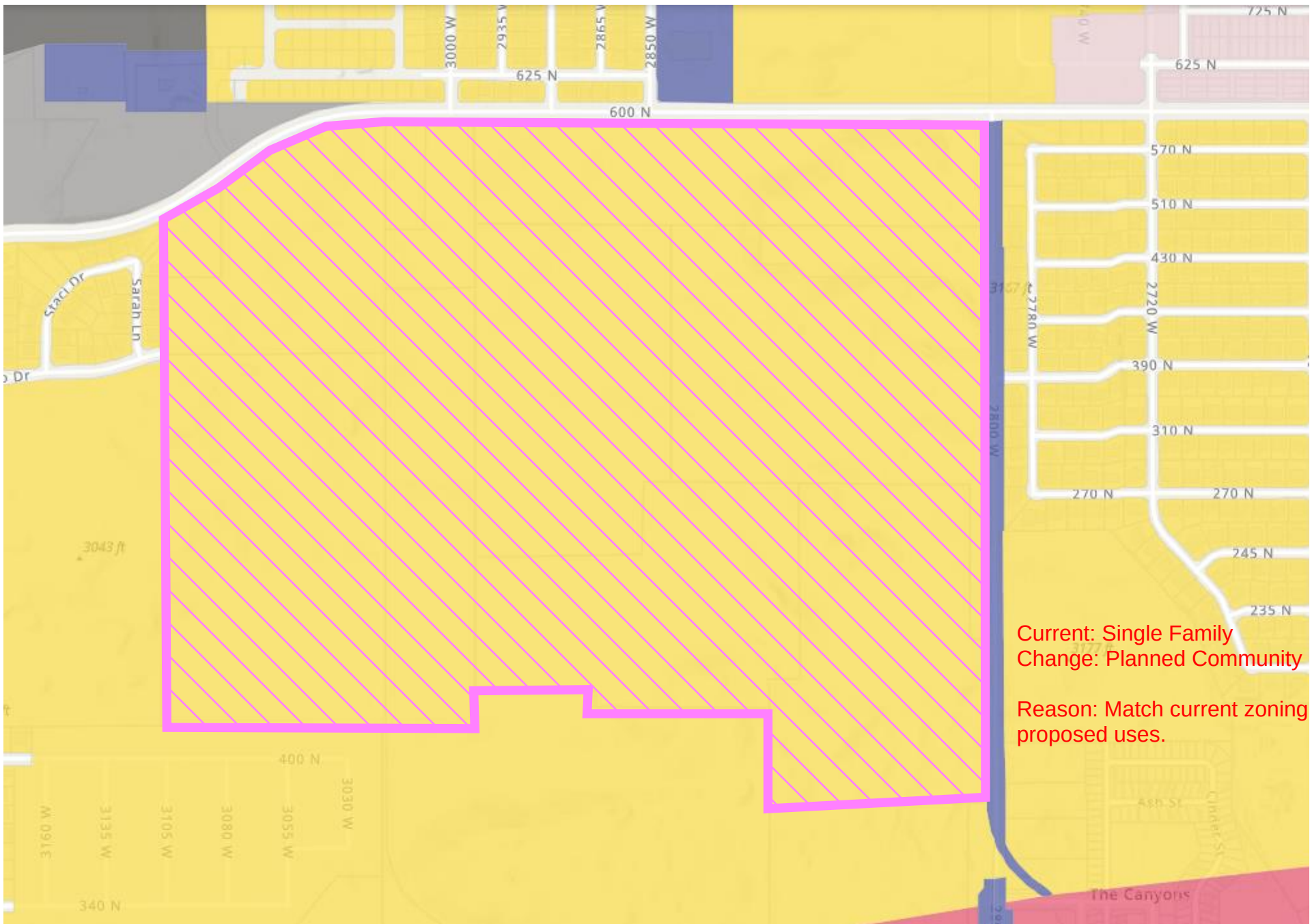
Reasons: Current Zoning and
Development. We have a PDO (Painted
Sands), and some multi-family
development. The Mixed Use Area dose
not have good access to 600 N because
of Hillsides. There is a sensitive land
(Goulds Wash) that should remain open.





Current: Single Family
Change: Rural Residential?

Discussion: Most of the zone changes in this area have either been denied or given very conditionally for single family zones because of fear it is not harmonious. Staff would not recommended changing it status because we feel it meets the general area where single family may work best (close to schools, churches, and just a couple of blocks from downtown). But felt it needed to be discussed.

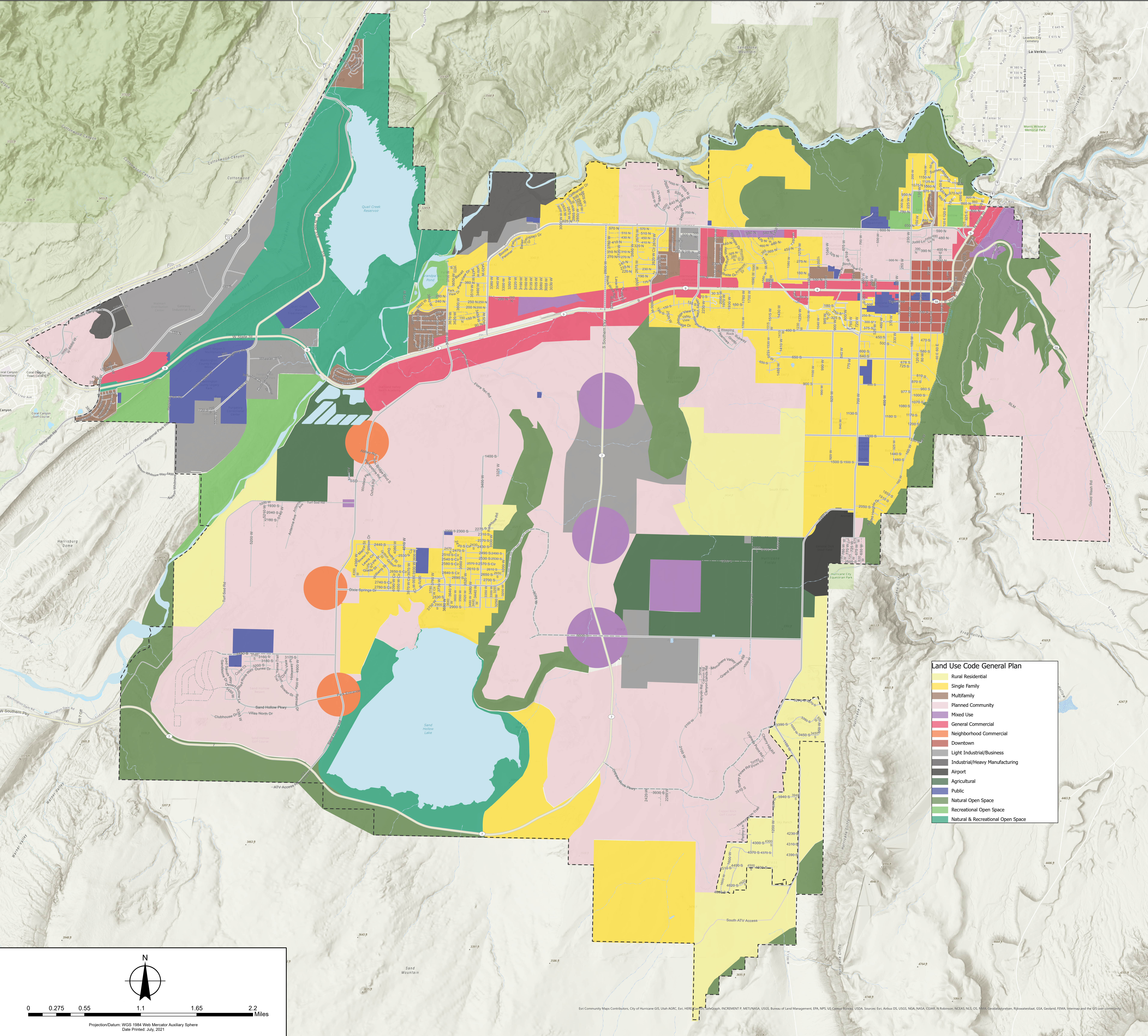
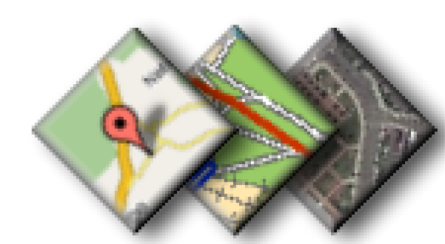


Current: Single Family
Change: Planned Community

Reason: Match current zoning and
proposed uses.



Future Land Use General Plan





PLANNING & ZONING HURRICANE CITY UTAH

*Gary Cupp, Planning Director
Fred Resch III, City Planner
Brienna Spencer, Planning Technician*

Briefing Document:

Re: Vacation Rentals in Commercial Zones

Historically, short-term rentals (vacation rentals, Airbnbs, Vrbos, etc.) have been permitted in commercial zones as being substantially similar to a hotel or motel use as permitted under Hurricane City Code (HCC) section 10-15-3. This has allowed for the proliferation of a large number of vacation rental developments throughout the City, and especially in the downtown area.

There has been some concern expressed, and with examples from some of our neighboring communities, that these developments are taking up commercial space that could be used for retail and restaurant uses that provide amenities, not just to the tourist community our area attracts, but also to the community at large. The growth of short-term rentals has also created concerns about short-term rental uses replacing existing residential units with commercial uses, thus reducing existing housing stock in commercial zones.

Planning staff has been asked to come up with some possible solutions to this problem. There are several key considerations:

1. Currently there are four definitions of different types of transient lodging facilities defined in HCC 10-3-4:
 - a. *Short-term rental* means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.
 - b. *Short-term rental complex* means any group of two to three short-term rental units within commercial zones.
 - c. *Hotel* means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain four or more sleeping rooms.
 - d. *Motel* means any building or group of buildings containing four or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.
2. As stated above, “short-term rentals” and “short-term rental complexes” are, under our current code, not explicitly permitted or are not permitted in commercial zones. HCC 10-15-3 states: “Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this



PLANNING & ZONING
HURRICANE CITY
UTAH

Gary Cupp, Planning Director

Fred Resch III, City Planner

Brienna Spencer, Planning Technician

- title.” One option that can be accomplished immediately is that the Zoning Administrator (Planning Director) can begin determining that a proposed short-term rental or short-term rental complex is not permitted in a commercial zone. This determination can be appealed by those affected by the decision to the Appeals Board.
3. Additional regulations can be crafted by the Planning Department regulating the conversion of existing residential and commercial properties to a transient lodging facility use. We can also increase the number of rooms available for rent that are required for a development to be considered a hotel or motel.
 4. The Downtown Master Plan recommends we limit the number of short-term rental complexes in the Downtown area, either by area or distance, or size. The plan also suggests possibly only allowing short-term rentals on properties where we are encouraging redevelopment, or in conjunction with ground floor retail similar to the Cedar Post Pawn development.
 5. It is important to note that short-term rentals do bring in tax revenue from sales tax and transient room tax, and can be, in some cases, have low-traffic and low-impacts. Transient room tax is collected by the county and the city and short-term rentals in Hurricane paid an estimated \$1.8 million in transient occupancy tax this year. Economic costs must be considered when regulating businesses.

Overall, staff is supportive of this initiative in order to preserve existing commercial space and prevent the City from appearing to be overrun with transient lodging facilities. Planning staff is looking for guidance from the Planning Commission on how to approach this going forward.



Application

Application Accepted Date: 04/25/2024		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description: ZC A-5 to RA-0.5		Planning Fee		\$	500.00
Tenant / Project Name: Dylan Stratton Parcel		Planning Fee		\$	500.00
Bldg. Address: 2250 South 5140 West		Sub Total:		\$	500.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00
Subdivision: Phase:		Amount Paid:		\$	500.00
Block: Lot #: Parcel #: H-4138-K		Remaining Due:		\$	0.00
Zone: A-5					
Property Owner: Dylan Stratton					
Permit Contact: Brandee Walker P:(435) 668-4023					
Email: bwalker@civilsience.com					
CONTACT INFORMATION					
Engineer of Record: Civil Science					
Email: bferrell@civilsience.com P: (435) 986-0100					
General Contractor: Dylan Stratton					
License #: P: (701) 570-0749					
City: State: Zip:					
Email:					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANZC24-05	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Brandee Walker					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					



STAFF COMMENTS

Agenda Date:	07/25/2024
Application Number:	ZC24-05
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Dylan Stratton
Agent:	Brandee Walker
Request:	A Zone Change from A-5 to RA-0.5.
Location:	2250 S 5140 W
Zoning:	A-5
General Plan Map:	Planned Community
Recommendation:	Table this item.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion (Updated for 07/25/2024):

This application was previously heard on May 23, 2024, due to issues with an illicit division of land. Since that time, staff and the applicant have met several times regarding this property. The applicant is now proposing to rezone the entire area, previously owned by the applicant, from A-5 to RA-0.5. As this was a change from the original request that was noticed for a public hearing, a new public notice has been sent out and a new public hearing will be held. If this zone change is approved, the applicant can begin the process of rectifying the illegal subdivision.

	Zoning	Adjacent Land Use
North	RR	Single Family Homes
East	RA-1	Pistachio Orchard
South	RR	Undeveloped property

West	A-5	Undeveloped property
------	-----	----------------------



To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

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

Response: The General Plan Map shows this area as Planned Community. The General Plan describes this area as:

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

This zone change does not strictly comply with the General Plan, however, it helps further the goals of the General Plan to, “Work with property owners in key agricultural areas... to preserve current agricultural land uses.” and preserve agriculture more generally. The zone change will also allow for slightly denser development along a major collector corridor, which the General Plan supports.

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

Response: The surrounding properties are zoned either Recreation Resort or RA-1. This property could serve as a buffer between the more dense resort uses to the north and south and the agricultural use to the east.

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

Response: The proposed zone change is consistent with the overall zoning of the area and sufficiently meets the intent, goals, and objectives, of the general plan. Furthermore, the single-family nature of the development proposed for the site is harmonious with the existing development patterns in the surrounding neighborhood; therefore, this action will not adversely affect adjacent properties.

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

Response: See JUC comments below. Staff does not anticipate concerns about utility availability.

JUC Comments:

1. **Public Works:** Roadway dedication required. PUE required along neighboring property.
2. **Power:** Dixie Power area: No comments received.
3. **Sewer:** No exception to zone change
4. **Streets:** Okay
5. **Water:** Okay
6. **Engineering:** The applicant has been informed that 5140 W is a master planned roadway (a minor collector with a 12’ trail on its east side, typical section: 67’ wide). Higher densities near master plan roads help offset construction costs. Most facilities are adequate for the proposed

zone and it's reasonable to expect that the property owner can shoulder the burden to rectify any deficiencies when they develop the property.

7. **Fire:** Okay.
8. **Cable/Phone/Gas:** No comment.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The subject property was subdivided by document [20240009437](#) without staff's approval ([HCC 10-39-4\(A\)](#)); due to the existing zoning on the property staff is unable to retroactively approve the lot split, and due to extenuating circumstances the illicit subdivision is unable to be reversed. Staff and the applicant have since worked to find a way to move forward with this application.
 - 1.1. Resolve the sliver of property between the subject properties and 2250 S, this "protective strip" needs to be dedicated to the City or protected by a public access and utility easement. As of this writing this has not yet occurred.
 - 1.2. The applicant can apply for and possibly receive a zone change from A-5 to RA-0.5
 - 1.3. The applicant can then apply for a lot split to bring the previously illicit division of land into compliance with HCC 10-39-4. At this point staff and the applicant can resolve the outstanding issue of the road dedications along master planned 5140 W.
 - 1.4. Once the illegal subdivision is resolved, then the City can continue processing a building permit for the lot, or consider other possible zone changes.

Findings:

Staff makes the following findings:

1. No action should be taken on this application until the previous requirements of the Pecan Valley Resort Phase 3 final plat be fulfilled and the sliver parcels south of 2250 S be deeded to the City or protected by a public utility and access easement. The applicant has been informed and aware that this needs to be completed before this zone change can be considered.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and also consider any public comments. Staff recommends that this zone change request be tabled until the obligations of the Pecan Valley Phase 3 plat are resolved and the associated slivers of property are dedicated to the City.



PECAN VALLEY DEVELOPMENT LLC LEGAL DESCRIPTION:

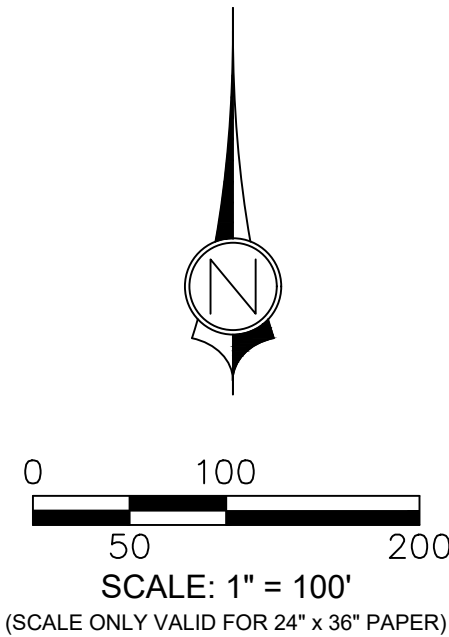
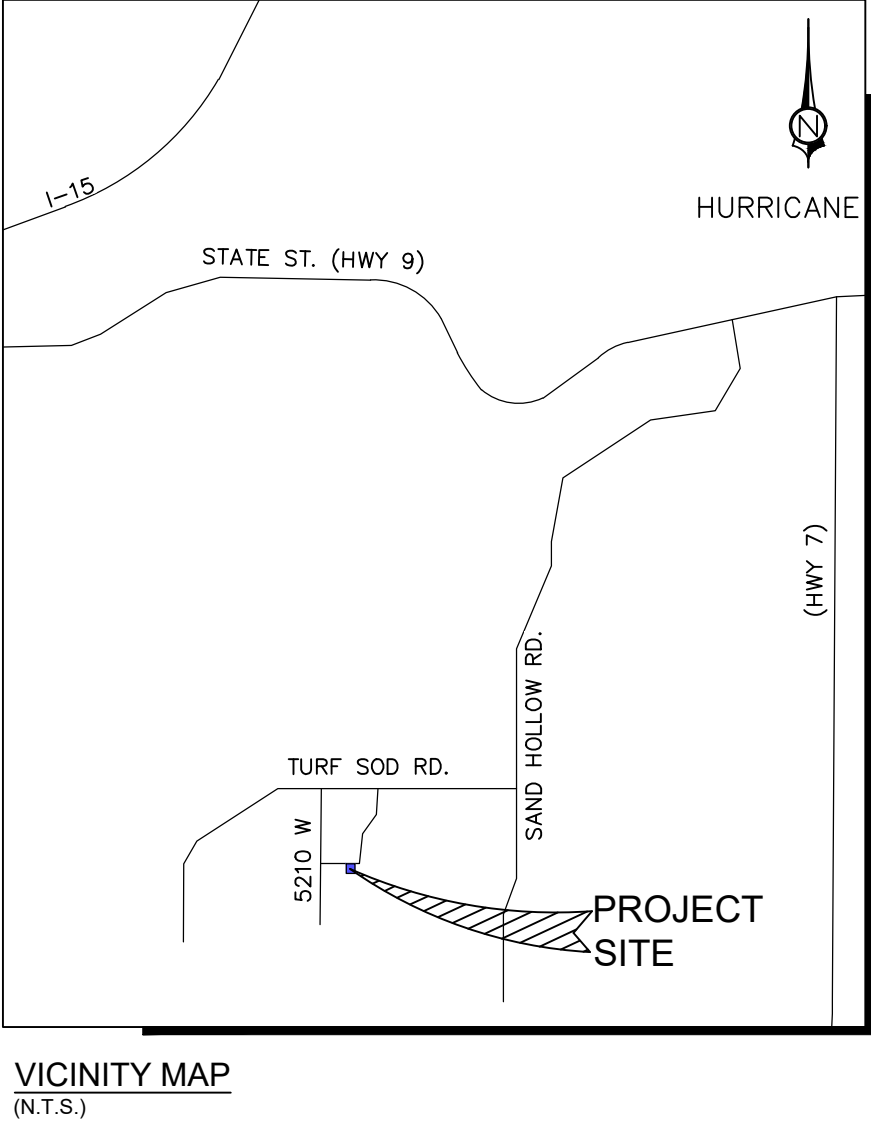
BEGINNING AT A POINT BEING N 88°27'52" W 475.20 FEET ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN FROM THE NORTHEAST CORNER OF SAID SECTION 15, POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 641595, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) S 1°07'30" W 150.00 FEET, (2) THENCE S 88°27'52" E 145.20 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S 1°07'30" W 57.99 FEET ALONG THE EXTENSION OF THE EAST LINE OF SAID PARCEL; THENCE S 88°27'52" E 137.48 FEET; THENCE S 1°07'30" W 52.00 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 88°27'50" W 181.50 FEET ALONG THE NORTH LINE OF SAID PARCEL, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) N 88°27'50" W 132.00 FEET, (2) THENCE N 1°07'30" E 45.00 FEET, (3) THENCE N 88°27'50" W 88.00 FEET, TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230023475, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°07'30" E 214.99 FEET ALONG THE EAST LINE OF SAID PARCEL, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160008892, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER; THENCE S 88°27'52" E 118.82 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE POINT OF BEGINNING.

CONTAINS 50,050 SQ FT OR 1.15 ACRES MORE OR LESS

DYLAN STRATTON LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 1°07'30" W 440.00 FEET ALONG THE EAST LINE OF SAID SECTION 15, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20230023475, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 88°27'52" W 192.52 FEET ALONG THE NORTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220002045, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°07'30" E 232.00 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE EXTENSION THEREOF; THENCE N 88°27'52" W 137.48 FEET, TO A POINT ON THE EXTENSION OF THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 641595, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°07'30" E 217.52 FEET ALONG SAID LINE AND THE EXTENSION THEREOF, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 2250 STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 88°28'33" E 280.14 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 20.46 FEET THROUGH A CENTRAL ANGLE OF 58°36'21", TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S 88°27'52" E 32.86 FEET ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.

CONTAINS 116,093 SQ FT OR 2.67 ACRES MORE OR LESS



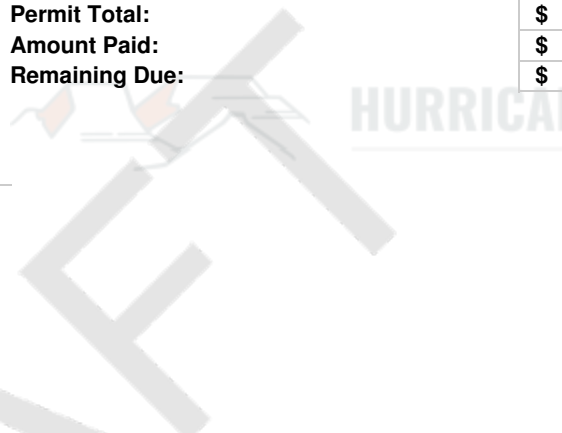
PRECISION HOMES -STRATTON PROPERTY
ZONE CHANGE EXHIBIT
LOCATED IN HURRICANE, UTAH

Dylan Stratton Zone Change

This application proposes to amend the current zone of A-5 to RA-0.5. The applicant wishes to build a home on his 2.67-acre parcel as well as update the zoning of his previously owned property 1.15-acre parcel now owned by Pecan Valley Development LLC. This zone change application is to bring the parcels into zoning compliance. The proposed zoning is in harmony with the general plan and adjacent properties.



Application

Application Accepted Date: 07/03/2024		Valuation		\$	0.00				
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES							
Description: The Family Entertainment Center includes bowling,		Planning Fee		\$	200.00				
Tenant / Project Name: Coral Cliffs Family Entertainment Center		Planning Fee		\$	200.00				
Bldg. Address: 765 W 50 S		Sub Total:		\$	200.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00				
Subdivision: Phase:		Amount Paid:		\$	200.00				
Block: Lot #: Parcel ID #: H-3-1-34-3141 and H-3-		Remaining Due:		\$	0.00				
Zone: HC 1-34-32011									
Property Owner: Coral Cliffs Entertainment									
Permit Contact: Chase Stratton P:(435) 773-3666									
Email: chase.stratton@interstaterock.com									
CONTACT INFORMATION									
General Contractor: Coral Cliffs Entertainment									
License #: P:									
City: State: Zip:									
Email:									
APPLICATION DETAILS									
									
						APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PLANPSP24-18									
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: Chase Stratton									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By: Date:									
Application Issued By: Date:									
Receipt #:									

Coral Cliffs Family Entertainment Center - Narrative for Preliminary Site Plan Application

Nature of Project:

The project consists of a single tenant commercial building situated between Coral Cliffs Cinema 8 and the Hurricane City Police Department. Coral Cliffs Entertainment will be occupying the building as the sole tenant. The building will be approximately 40,000 square feet. 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:	07/25/2024
Application Number:	PSP24-18
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Coral Cliffs Entertainment
Agent:	Chase Stratton
Request:	Approval of a Preliminary Site Plan.
Location:	765 W 50 S
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
.Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan application for the proposed Coral Cliffs Family Fun Center. This will be an addition onto the existing Coral Cliffs movie theater located off 850 W. A 30,000 sq. ft. building is proposed with associated parking spaces that will be located on the property between the existing movie theater and the police station building. This property is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Access to and from the property other than SR-9 should be a prime consideration.
2. **Power:** Upgrades to power lines will need to be completed before approval. Need to fill out a construction application with the Power Department.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** The proposed family fun center appears to be located directly over an existing sewer main. Sewer main will need to be rerouted and existing line cut and capped. Manhole sections will need to be removed and abandoned. An easement for the new line will need to be provided.

6. **Engineering:** Engineering recommends approving the preliminary site plan with good faith that the issues identified by the attached redlines can be coordinated between the applicant and city staff during construction plan review. Nevertheless, commentary from the Planning Commission on how existing ordinances should be interpreted would be appreciated. Record of survey and draft deeds must be submitted for review with the site construction plans (USC 17-23-17). Because a record of survey is nearly a final plat and the anticipated number of deeds will be significant, engineering would encourage the applicant to consider using a final plat to exchange properties and create easements. Hurricane City will need public utility easements to protect utility alignments (HCS 3.8.4). Submit draft easements for review with the construction plans and record of survey. Although there's a separate site plan application for the Starbucks site, each site must be considered together by the applicant (i.e. a change to one site plan will likely spill into the next, such as efficient traffic movement patterns and pedestrian circulation, HCC 10-33-4 & HCC 10-33-5(A & H), respectively). Vehicles must traverse Hurricane City property to access the easternmost parking stalls. an existing access agreement (#20210081734) must be renegotiated. Deliveries (loading and unloading) and solid waste collections don't seem to be shown (HCC 10-33-5(B & L). It appears pedestrian connectivity northeast of the new building could be improved. The ordinance HCC 10-33-5(H)(1) specifies, "pedestrian paths shall connect within the project, and should connect to adjacent properties" staff would appreciate commentary from the Planning Commission. The existing access on 700 W (southern access on Hurricane City's property) has an unacceptable offset with 100 S (table 12 Hurricane City Transportation Master Plan, pg. 105). Reconstruction of the access is discouraged until it could be aligned with 100 S. Proposed sanitary sewer must be 10' minimum from other utilities (ACSSD std 4.2.3(A)(3)). Observe a 5' minimum horizontal clearance for proposed storm drain (see HCS 3.5.1). It's unclear how existing utilities will be restored to the movie theater (HCC 10-7-10(D)(2)(a)(5)). How many utility services are needed? The applicant should indicate where the southern neighbor can potentially obtain cross access. HCS 3.2.4.2(G) specifies that "new access locations created by development shall be unified whenever possible to create the fewest number of access points onto arterials or major collectors. Cross use agreements shall be required where necessary." 700 W is a major collector and State Street is a major arterial. At its current width the drive aisle south of the theater and family fun center must be one-way (HCC 10-34-7(B)(2))
7. **Fire:** Okay.
8. **Phone:** No comment.
9. **Cable:** No comments.
10. **Gas:** No comment.
11. **Fiber:** Add Infowest notes.
12. **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.

- b. The proposed site plan shows that 476 parking stalls are provided and calculates that 465 parking stalls are required for both proposed uses on site. Staff would recommend the applicant provide more detail on how those calculations were done. Staff has no concerns on the adequacy of parking for this development and believes that a shared parking arrangement or parking requirement modification as laid out in HCC 10-34-9 could be appropriate for this development.
- 4. 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 agreement is recorded with the County Recorder as document number 20210081734.
- 5. Considerations for pedestrian connectivity throughout the development and possible connection to the property to the south should be considered as part of the final site plan preparations.
- 6. Landscape: Hurricane City Code requires a full landscape plan at the time of the final site plan submittal. The applicant will need to ensure enough trees and shrubs are provided. Commercial uses require parking lot landscaping per Hurricane City Code:

D. Parking lot landscaping.

1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:

b. Office and commercial. A minimum of seven percent of total parking lot area.

2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

4. Landscape islands should be located in the following priority:

a. To define major drives and accessways;

b. To delineate ends of parking rows;

c. At aisle intersections; and

d. Within parking rows.

- 7. **Advisory:** *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

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



Mining Claim

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.

FILE: Z:\1 - Engineering\1 - Projects\Interstate Rock Products\01.024.055 Coral Cliff Family Fun Center\2 - Design\2 - Sheets\Preliminary Site Plan.dwg TIME: 3 July 2024

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
UTILITY LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR
COMMUNICATION	COMM	EX-COMM
POWER	P	EX-P
GAS	GAS	EX-GAS
POWER TO LIGHTS	P	P
JUT	JUT	EX-JUT
OHP	OHP	EX-OHP

WARRANTY DEEDS
THE PROJECT IS CONTAINED WITHIN THE EAST
PORTION OF H-3-1-34-3141 AND THE
SOUTHERN PORTIONS OF H-3-1-34-32011
& H-3-1-34-3200

A RECORD OF SURVEY WITH THE LOT LINE
ADJUSTMENT WILL BE CREATED TO SHOW THE
CHANGES.

PROVIDED:
STALL COUNT: 476
TOTAL: 476

REQUIRED:
THEATER: 229
FUN CENTER: 236
TOTAL: 465

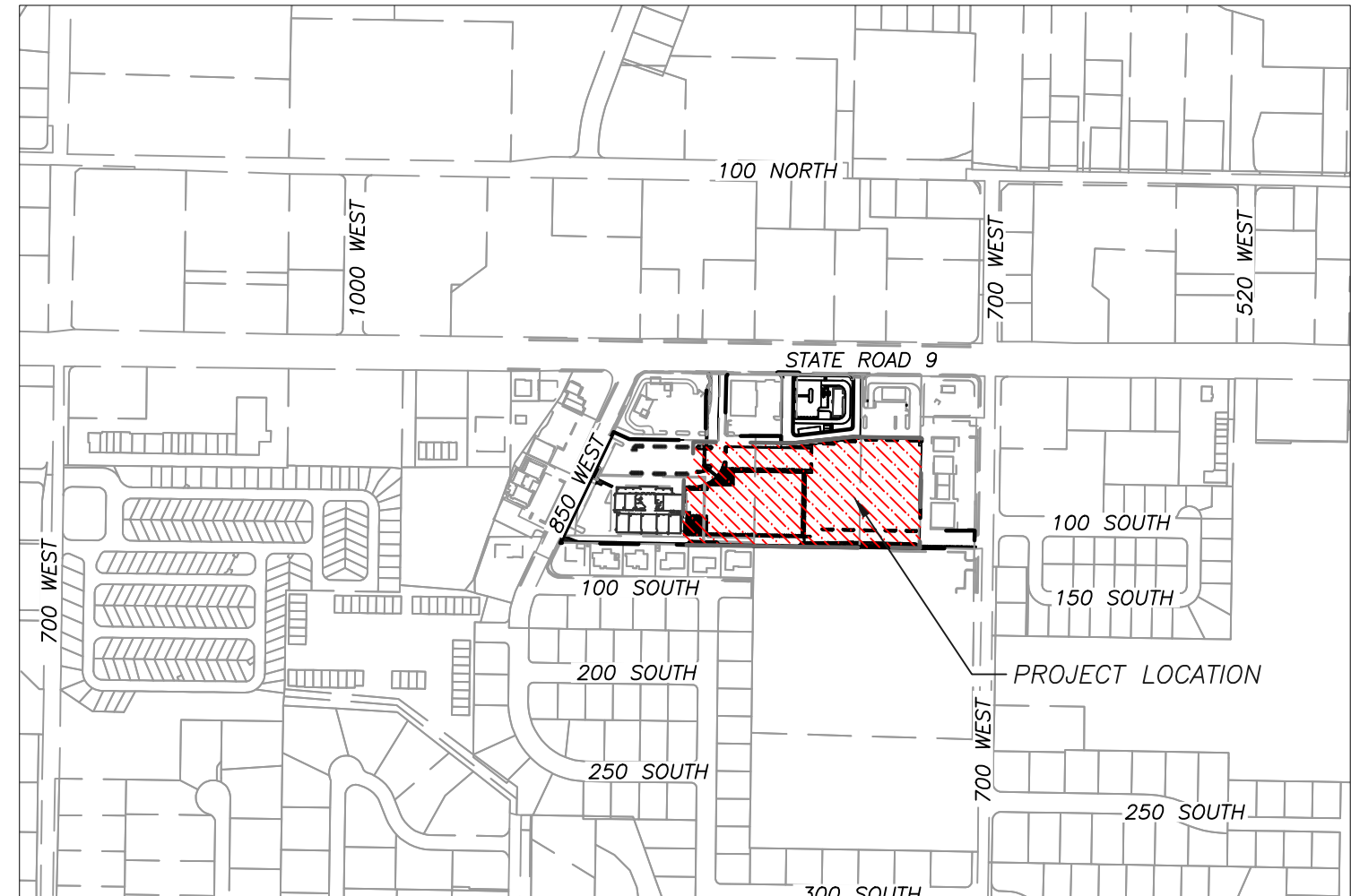
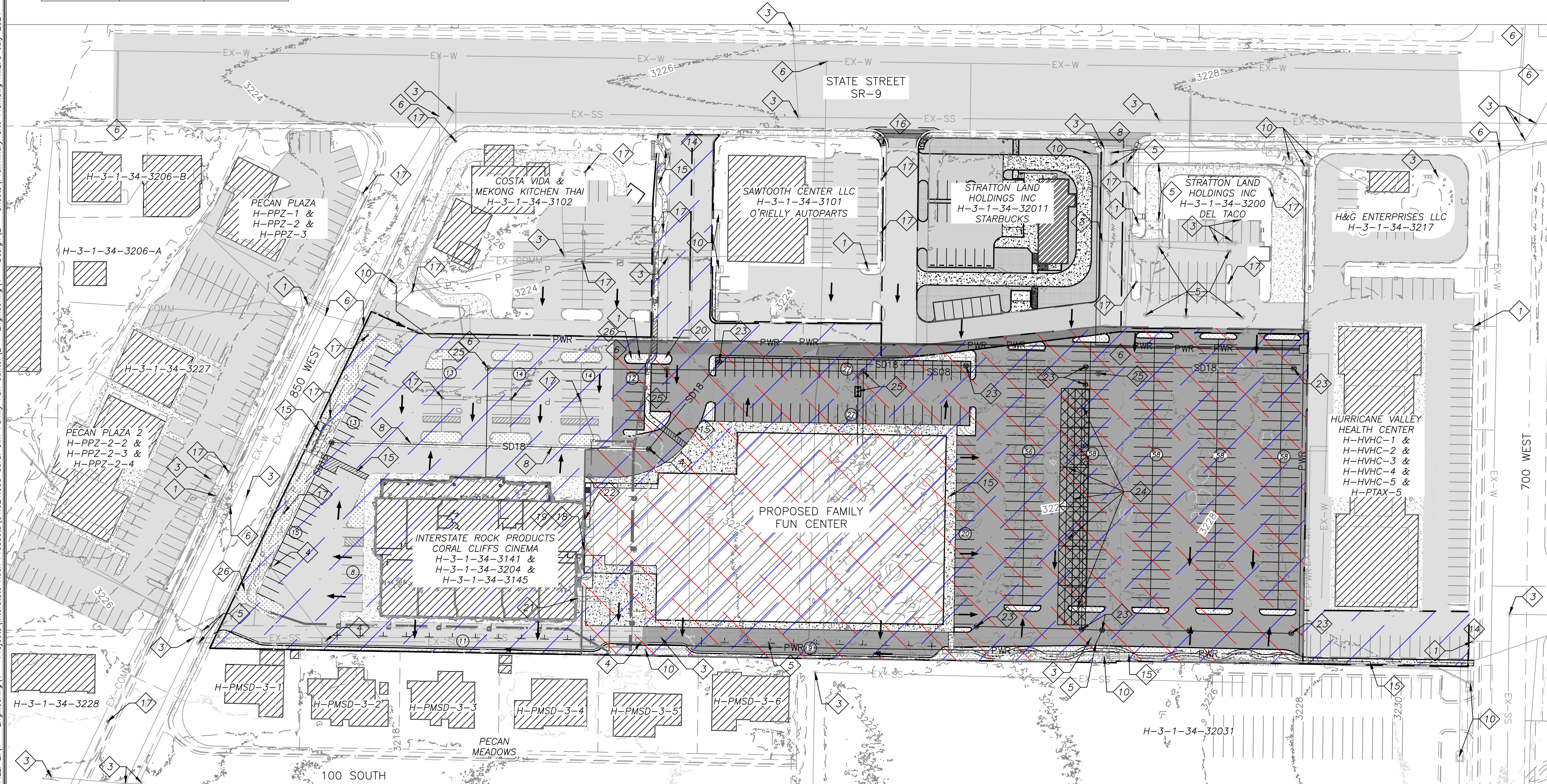
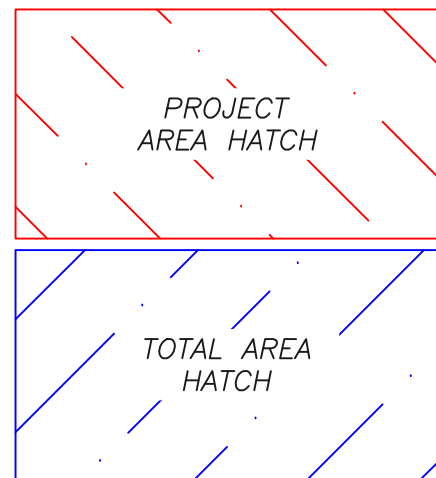
LANDUSE		
DEFINITION	EXISTING (SF)	PROPOSED (SF)
BUILDING	21,570	50,962
CONCRETE	6,174	16,583
ASPHALT	45,449	124,671
LANDSCAPE	5,939	11,996

TOTAL AREA 322,793 SF
PROJECT AREA 209,923 SF

NOTE: EXISTING CONTOURS ARE 2ft & 10ft

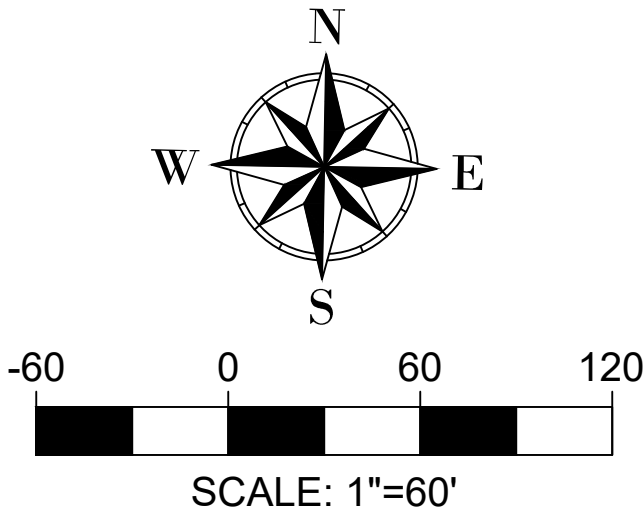
PRELIMINARY SITE PLAN CORAL CLIFF FAMILY FUN CENTER

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

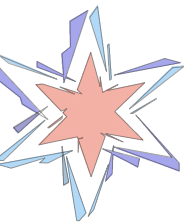


SITE PLAN CALLOUTS

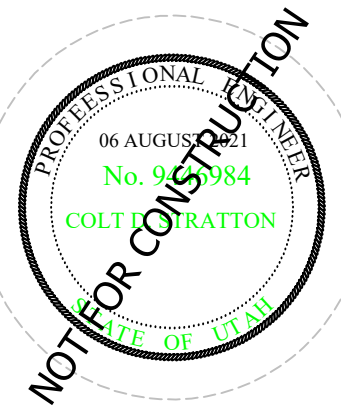
- EXISTING FIRE HYDRANT
- EXISTING ADA RAMP
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING POTABLE WATER VALVES
- EXISTING IRRIGATION WATER VALVES
- EXISTING WATERWAY
- EXISTING GAS
- EXISTING POWER / COMMUNICATIONS BOXES
- EXISTING MILE MARKER POST
- EXISTING SPEED LIMIT SIGN
- EXISTING NATURAL GAS LOCATION MARKER
- PROPOSED WATERWAY
- PROPOSED ACCESSIBLE ROUTE
- FUTURE WATERWAY
- EXISTING LIGHT POLE
- EXISTING FIRE-LINE CONNECTION
- EXISTING WATERLINE CONNECTION
- (2) PROPOSED REMOTE FIRE DEPARTMENT CONNECTIONS - (1) FOR CORAL CLIFFS CINEMA AND (1) FOR THE PROPOSED FAMILY FUN CENTE
- EXISTING POWER CONNECTION TO CORAL CLIFFS CINEMA
- EXISTING GAS CONNECTION TO CORAL CLIFFS CINEMA
- PROPOSED STORM DRAIN STRUCTURES
- PROPOSED STORM WATER FLOW DIRECTION ARROWS
- PROPOSED UNDERGROUND WATER STORAGE AREA
- PROPOSED SEWER STRUCTURES
- PARKING LOT COUNT
- EXISTING WATER METER



INTERSTATE ROCK



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



DESIGNED BY DSGNBY
DRAWN BY DRWNBY
CHECKED BY CHKBY

OWNER	PRELIMINARY SITE PLAN	CORAL CLIFF FAMILY FUN CENTER	PROJECT LOCATION
-------	-----------------------	-------------------------------	------------------

REV.	DATE	DESCRIPTION	BY

DATE	DATE
PROJ. #	PAGE #
PROJECT #	C1.0

Narrative

Sky Ridge Apartments

The proposed multifamily project is located on approximately 7.43 acres along 2800 West 50 North Street containing 120 apartment units. The zone is RM-3 with PDO overlay. The proposed density is 16.15 D.U./acre.

The development has a central amenity area containing a pool, clubhouse, playground area, and dog park. There is ample parking with a 2.07 stall to unit ratio.

Final Site Plan Application – Lighting Plan

Street lights on 50 North are to be installed by Hurricane City Power, all street lights within the private development of Sky Ridge Apartments shall be installed at the developers discretion.



STAFF COMMENTS

Agenda Date:	07/25/2024
Application Number:	FSP24-50
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Shadow Glen 420 Inc
Agent:	Brandee Walker
Request:	Final Site Plan Approval
Location:	2600 W 50 N
Zoning:	RM-3
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

The applicant is seeking approval of a final site plan for Sky Ridge Apartments, a 120 unit apartment complex located along 2600 W just north of Days Inn. The zone change and preliminary site plan for this project were approved in January 2023 as part of a larger mixed-use development. The zoning for this project is RM-3 multifamily, 15 units per acre.

- a. For 120 units, of which 40 of them will be one bedroom, 220 parking stalls are required, and 248 parking stalls are provided.
4. HCC 10-33-5 (H) states *“For multifamily developments or planned developments, a pedestrian circulation plan shall be submitted with the preliminary site plan application. Pedestrian circulation plans shall contain:*
 - a. *Location of walkways;*
 - b. *Width of walkways;*
 - c. *Connection points between adjacent properties;*
 - d. *Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;*
 - e. *Connections between residential buildings and amenities; and*
 - f. *Street crossings and crosswalks which shall be clearly marked.”*
- a. Sidewalks are shown along most of the streets and a pedestrian path to 2600 W is provided, which satisfies these requirements.
5. As per the conditions of their zone change and preliminary site plan approval, 2500 W is a public street that will connect 50 N to existing 100 N. This road will straddle the property line which will provide access and connectivity to the property to the east.
6. A lighting memo has been provided. All outdoor lighting on the buildings and in the parking lots shall meet HCC 10-33-7.
7. **Landscaping:** HCC 10-32-6 states for a development like this, *“Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.”* Based on the plan submitted, it does not appear that the requirement for parking lot landscaping contained in HCC 10-32-6(D) has been met, since it does not appear parking lot landscaping is provided. The Planning Commission should require that the landscaping plan be amended as part of their approval.
8. Building elevations have been provided. All units are two stories and will be under 35’ tall.

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

SKY RIDGE APARTMENTS

CONSTRUCTION DRAWINGS

LOCATED IN HURRICANE, UTAH

SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE & SIGNAGE PLAN
C3	EROSION & DUST CONTROL PLAN
C4	GRADING & DRAINAGE PLAN 1 - NORTH WEST
C5	GRADING & DRAINAGE PLAN 2 - NORTH EAST
C6	GRADING & DRAINAGE PLAN 3 - SOUTH WEST
C7	GRADING & DRAINAGE PLAN 4 - SOUTH EAST
C8	UTILITY PLAN - WEST
C9	UTILITY PLAN - EAST
C10	OFF SITE POWER PLAN
C11	PLAN & PROFILE - 50 NORTH
C12	PLAN & PROFILE - 2500 NORTH
C13	PLAN & PROFILE - 2600 NORTH
C14	DETAIL SHEET
C15	DETAIL SHEET
C16	DETAIL SHEET
C17	DETAIL SHEET
C18	DETAIL SHEET
C19	DETAIL SHEET
LP1	LANDSCAPE & IRRIGATION PLAN
LP2	LANDSCAPE & IRRIGATION DETAILS

GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.
- 8) CONTRACTOR TO COMPLY WITH GEOTECHNICAL REPORT DATED JUNE, 29 PROVIDED BY LANDMARK TESTING & ENGINEERING DATED JUNE 29, 2023

DUST CONTROL

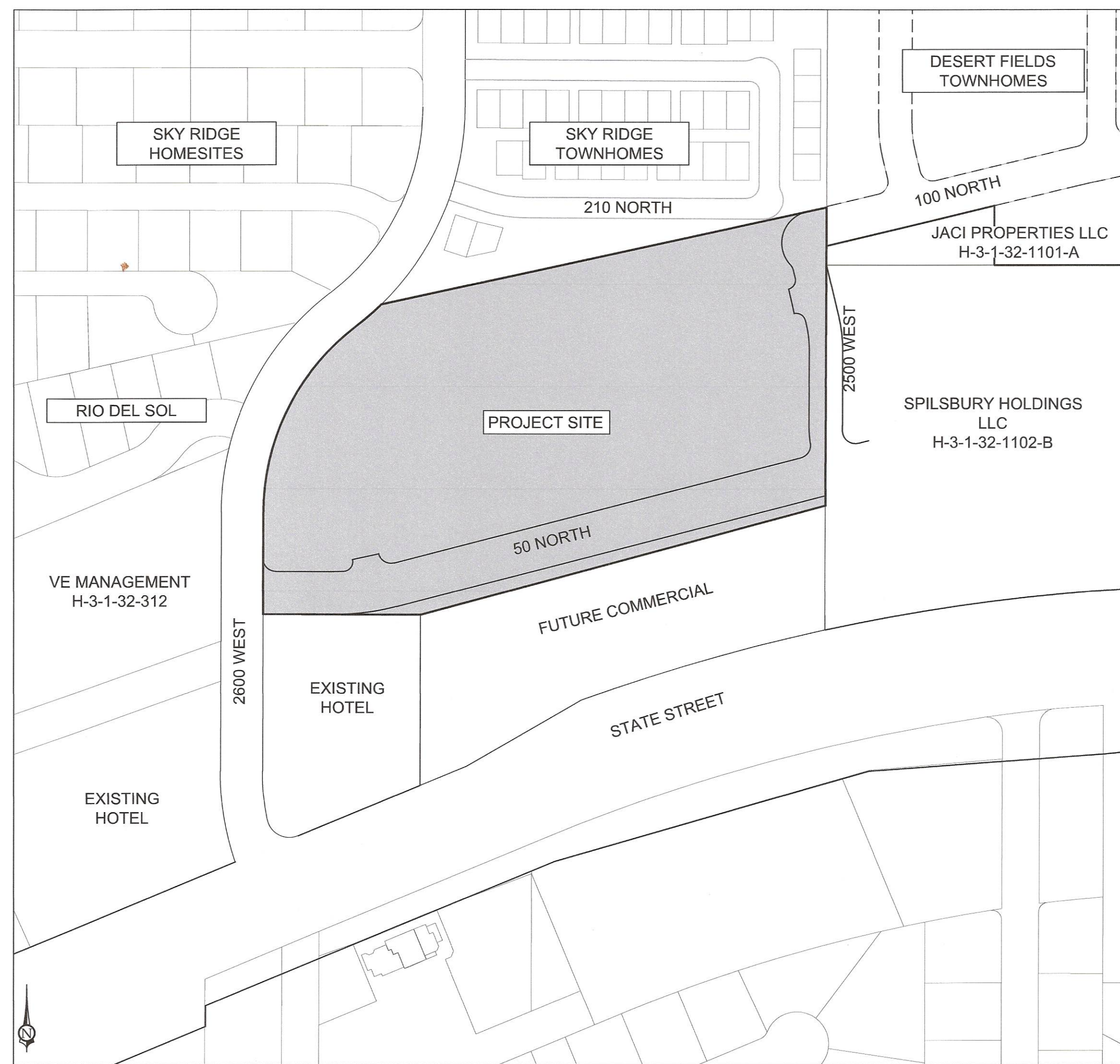
THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES

EARTH MOVING ACTIVITIES

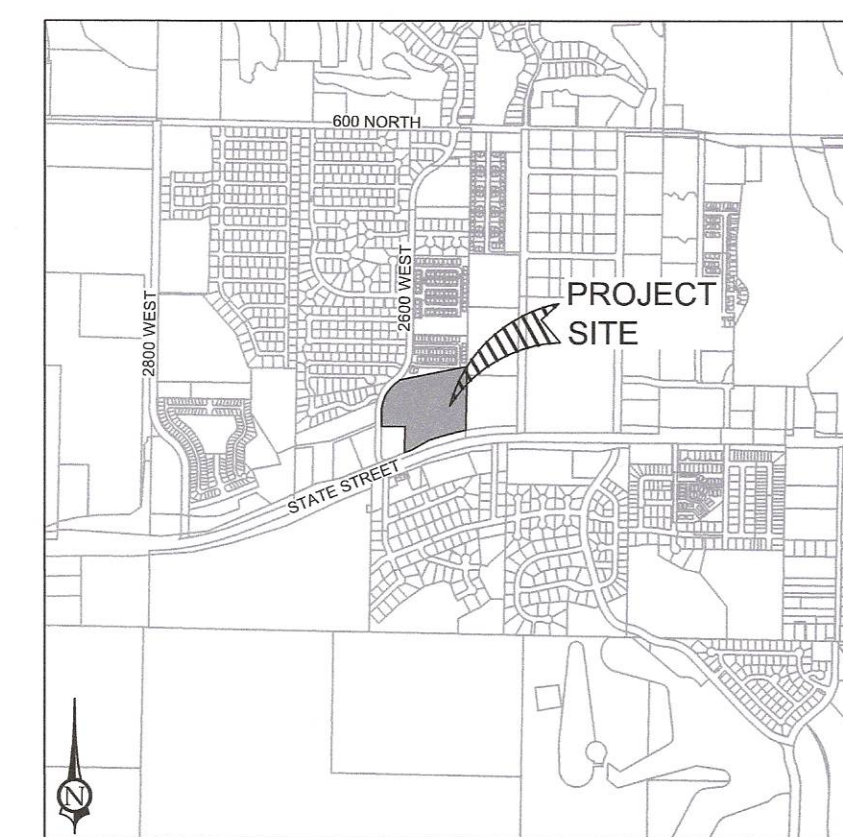
1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

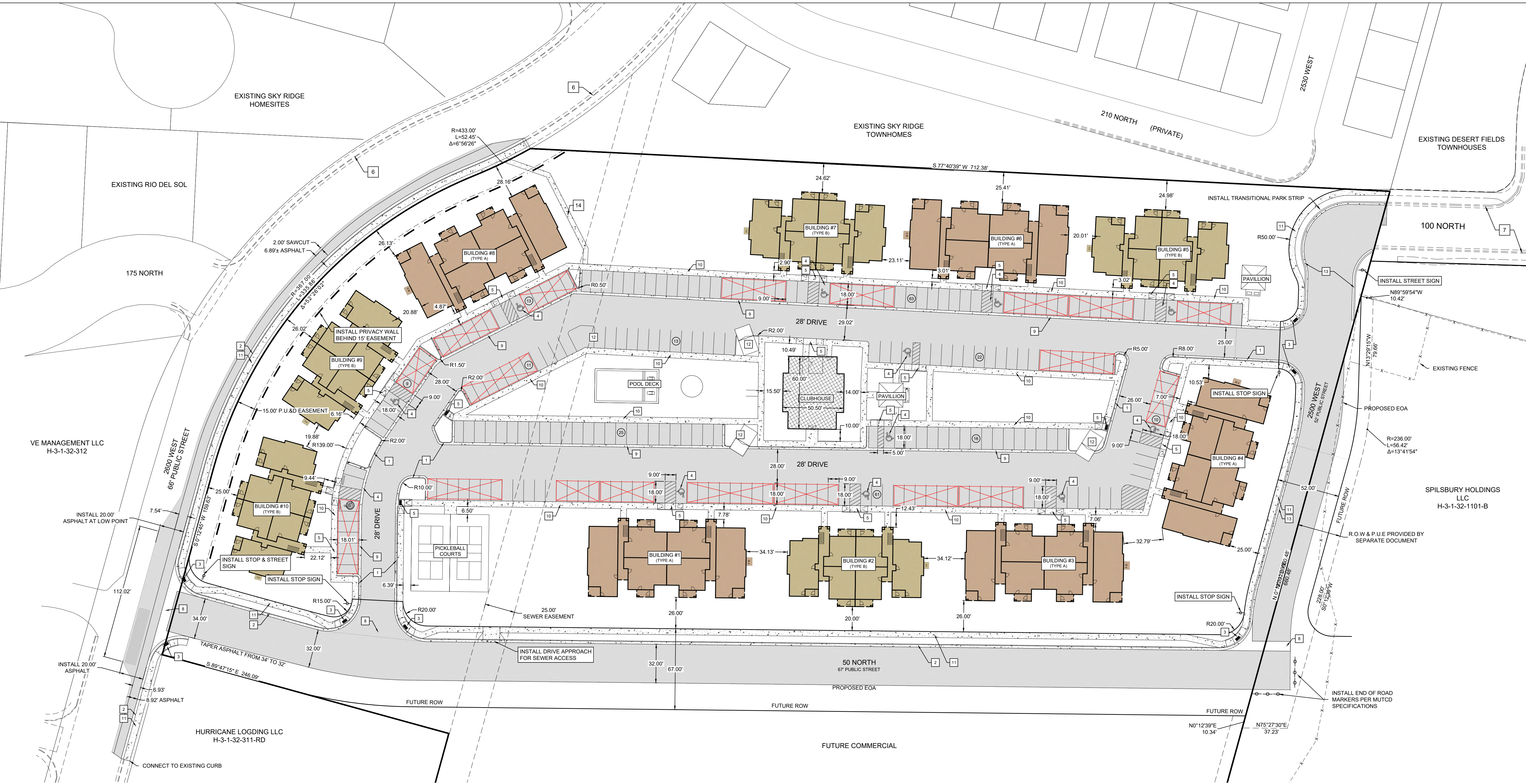
1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



PROJECT MAP
(N.T.S.)



PATH: L:\UTAH\PROJECTS\ACTIVE 2023\H2141.00 - SKY RIDGE APARTMENTS\200 - CAD\DESIGN\2141.MXD
DATE: 01/23/2024 10:40:00 AM
DRAWN BY: JAMES GUSTAFSON
CHECKED BY: JAMES GUSTAFSON
SCALE: 1" = 40'



- LEGEND**
- PROPERTY LINE
 - DRAINAGE CHANNEL
 - PROPOSED CURB & GUTTER
 - PROPOSED EDGE OF ASPHALT
 - EXISTING EDGE OF ASPHALT
 - EXISTING CURB & GUTTER
 - FUTURE CURB & GUTTER
 - PARKING STALLS
 - SIGN PER PLAN
 - COVERED PARKING

- KEYED NOTES:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY OF ST. GEORGE STANDARDS & SPECIFICATIONS.
- 24" HIGHBACK CONCRETE CURB & GUTTER (UTILIZE SPILL CURB AS NEEDED, SEE DETAIL SHEET)
 - 30" HIGH BACK CURB (PER CITY STD.)
 - STANDARD ADA ACCESSIBLE RAMP (PER CITY STD.)
 - ADA ACCESSIBLE STALL WITH PAINTED SYMBOL (SEE ADA SHEET)
 - ADA SIDEWALK RAMP (PER DETAIL SHEET)
 - EXISTING 30" HIGH BACK CURB TO REMAIN
 - EXISTING MODIFIED CURB & GUTTER TO REMAIN
 - 8" CROSS GUTTER (PER CITY STD.)
 - 2" CONCRETE GUTTER (SEE DETAIL SHEET)
 - 5" WIDE THICKENED EDGE SIDEWALK (SEE DETAIL SHEET)
 - INSTALL 5' SIDEWALK (PER CITY STD.)
 - DUMPSTER (PER DETAIL SHEET)
 - 30" MODIFIED CURB AND GUTTER (PER CITY STD.)
 - INSTALL 4" SIDEWALK

SITE INFORMATION

CURRENT ZONING: RM-3 WITH PDO

PARCEL: # H-3-1-32-4212-RD

SITE AREA: 7.4

BUILDING HEIGHT: 24' - 2"

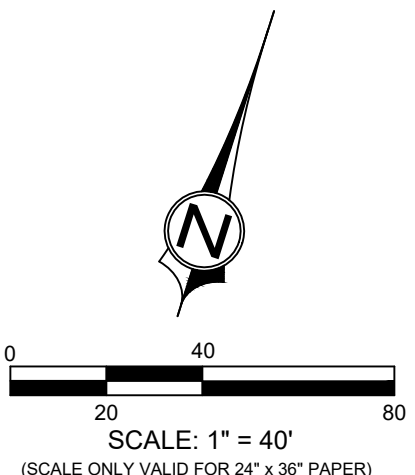
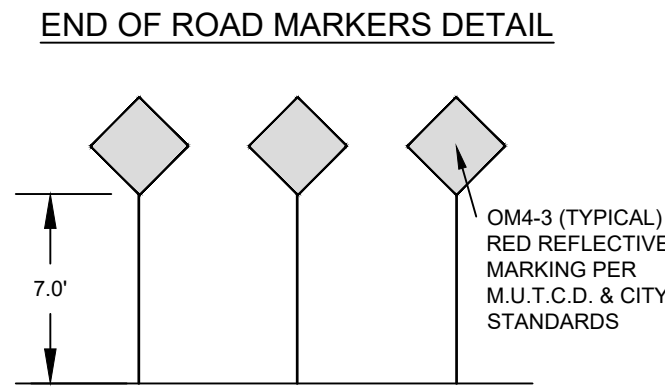
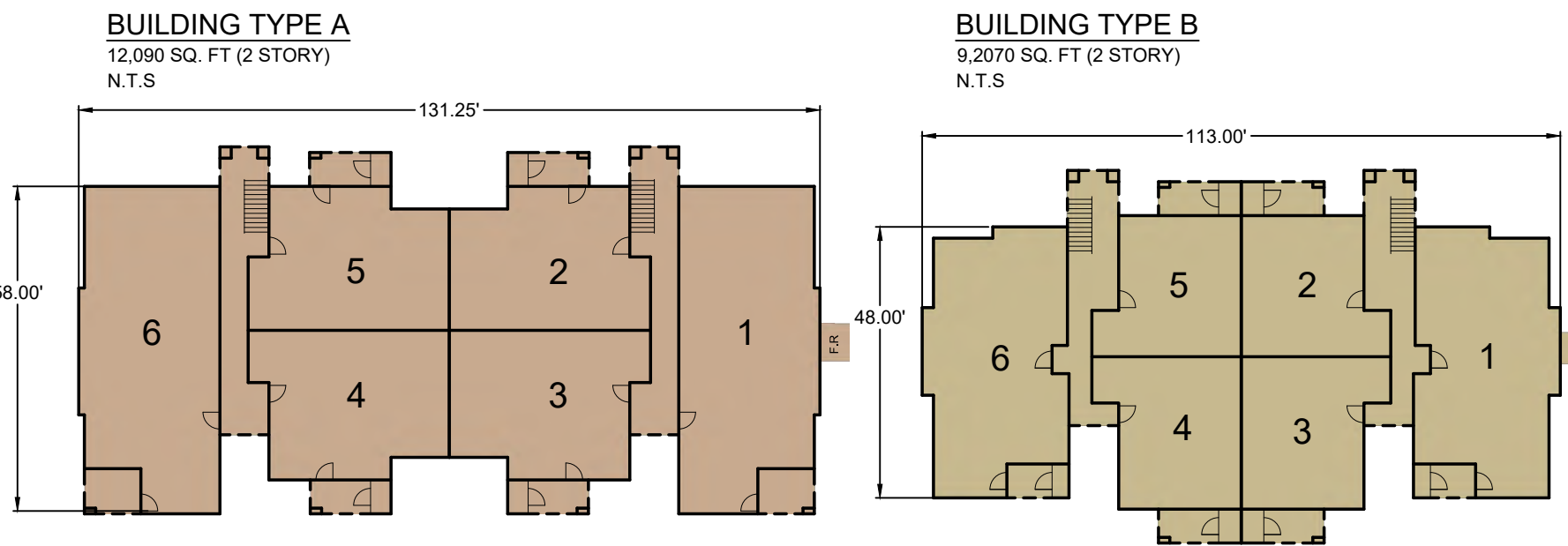
UNITS:

- (40) 1 BEDROOM UNITS
- (40) 2 BEDROOM UNITS
- (40) 3 BEDROOM UNITS
- (120) TOTAL UNITS

PARKING:

- REQUIRED = 220 STALLS
- PROVIDED = 248 STALLS
- (2.07 STALLS/UNIT)

- FIRE**
- CONSTRUCTION TYPE: V-1 HR SEPARATION
 - OCCUPANCY GROUP: R-2 RESIDENTIAL
- FIRE SPRINKLERS REQUIRED**
- ASPHALT**
- CONCRETE**
- PARKING ASPHALT SECTION: 2.5" ASPHALT, 6" BASE (PER GEOTECH REPORT)



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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
4/24/2024
STATE OF UTAH

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

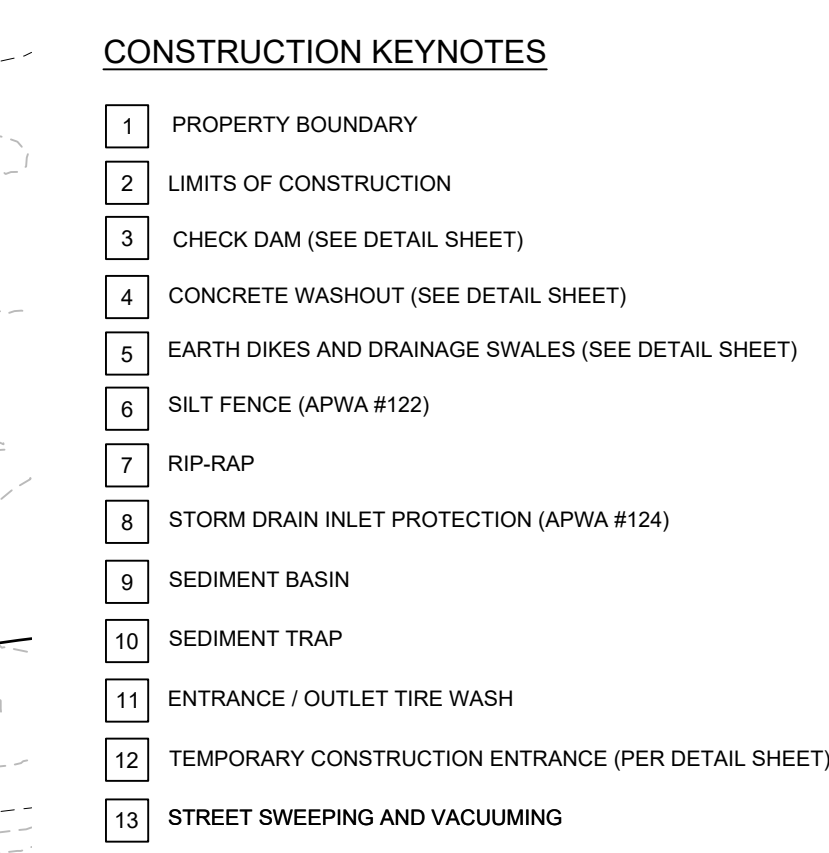
NO.	REVISION	DESCRIPTION	BY	DATE

SITE & SIGNAGE PLAN

SKY RIDGE APARTMENTS

LOCATED IN HURRICANE, UTAH

PROJ. #: Fx. 23141
DATE: 01/23/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET: 1" = 40'
HOR. SCALE: 1" = 40'
VER. SCALE: N/A
SHEET: C2

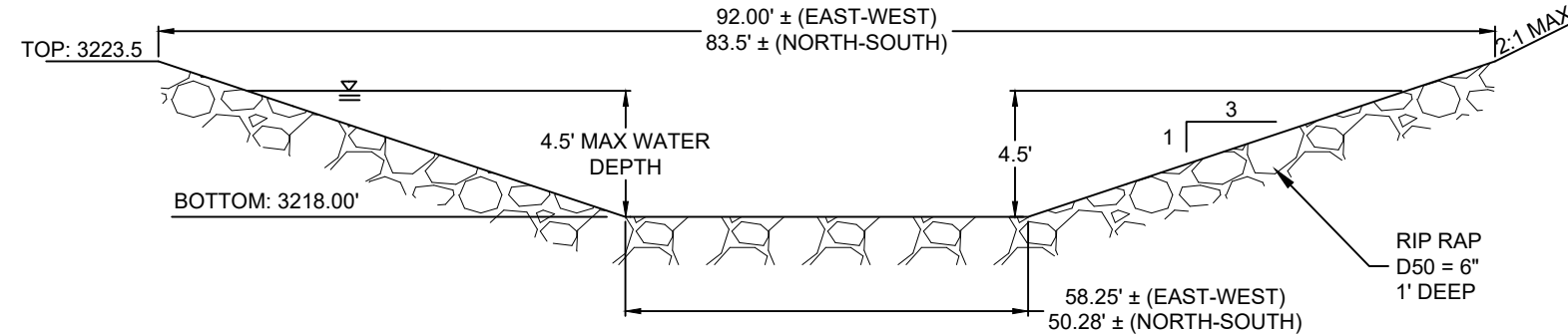
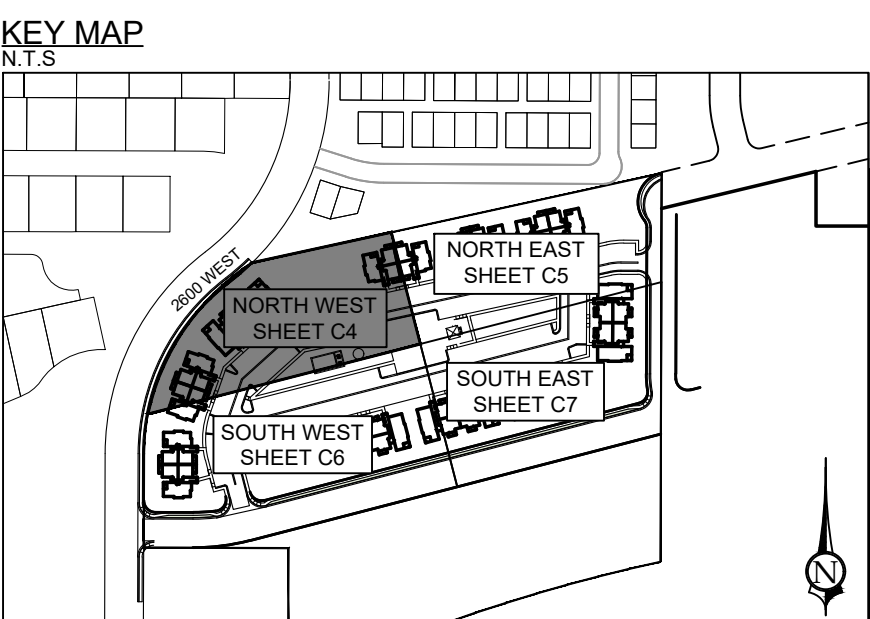


Know what's **below**.
Call before you dig.

NORTHWEST
SKY RIDGE APARTMENTS

C4

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



3.00' MIN

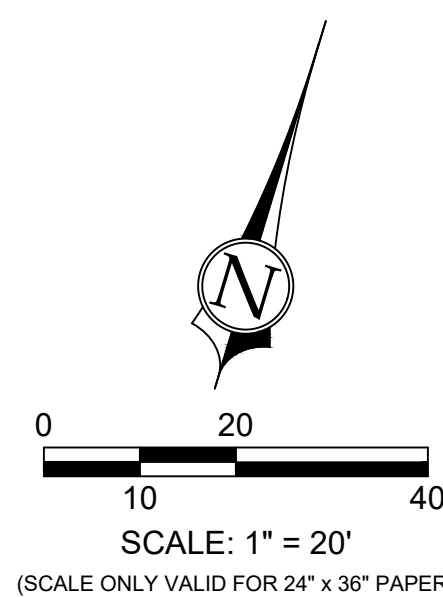
2

1

0.75' MIN

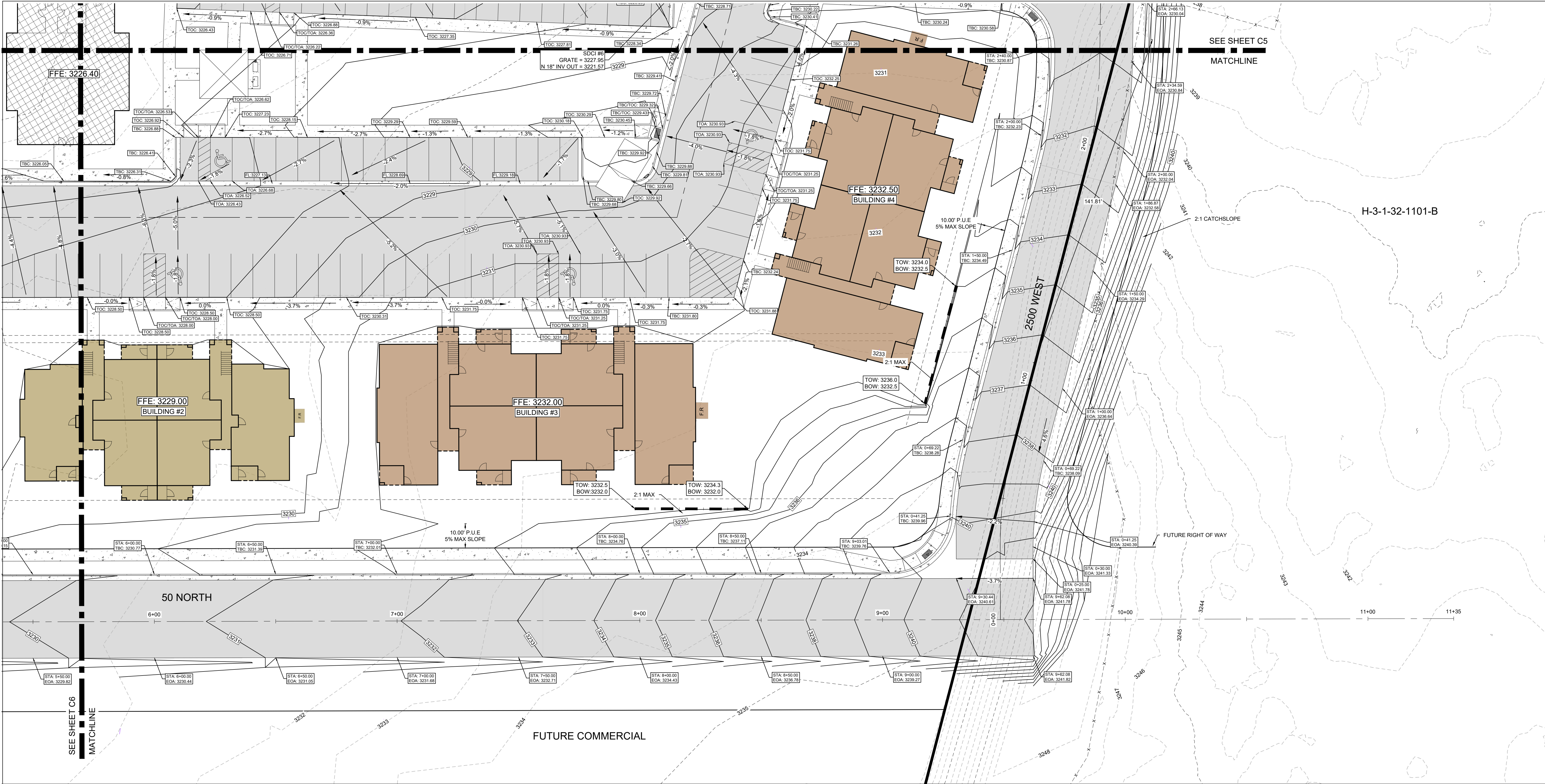
RIP RAP D50 = 6" @ 1' DEEP

INSTALL CHANNEL AT 0.6% MIN



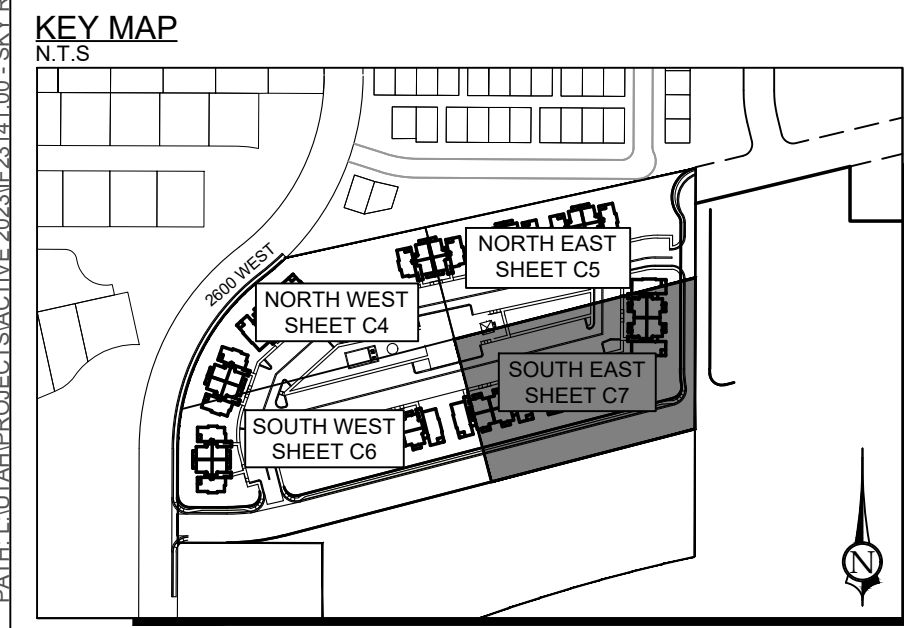


PATH: L:\UTAH\PROJECTS\ACTIVE\2022\811-00 - SKY RIDGE APARTMENTS\700 - CAD\DESIGN\23141.MPDWG



LEGEND

	EXISTING GROUND CONTOUR		DRAINAGE FLOW DIRECTION
	FINISH GRADE CONTOUR		FINISH PAD ELEVATION
	PROPERTY BOUNDARY		SPOT ELEVATION
	PROPOSED LOT LINES		TOP OF WALL
	EXISTING LOT LINES		BOTTOM OF WALL
	PROPOSED CURB & GUTTER		NEW ASPHALT
	EXISTING CURB & GUTTER		PARKING: 2.5" ASPHALT OVER 6" BASE
	PROPOSED STORM DRAIN LINE		



GRADING NOTES

IN NO CASE, SHALL RETAINING WALLS BE BUILT IN THE 10' P.U.E THAT IS ADJACENT TO ANY ROAD.

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

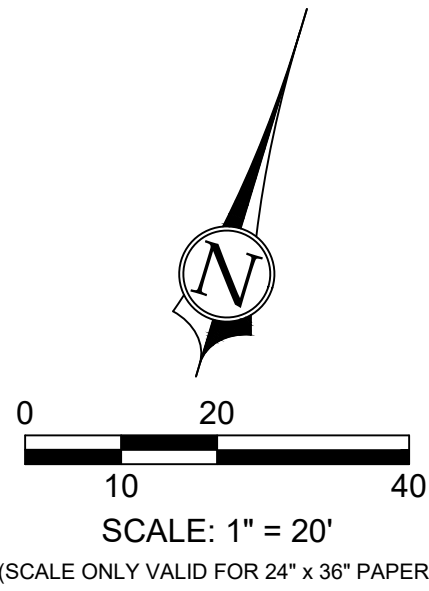
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

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

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH PAD.

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



Know what's below.
Call before you dig.

CivilScience
Engineers | Surveyors | Solutions

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

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
44042023
STATE OF UTAH

REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

NO.	REVISION	DESCRIPTION	BY	DATE

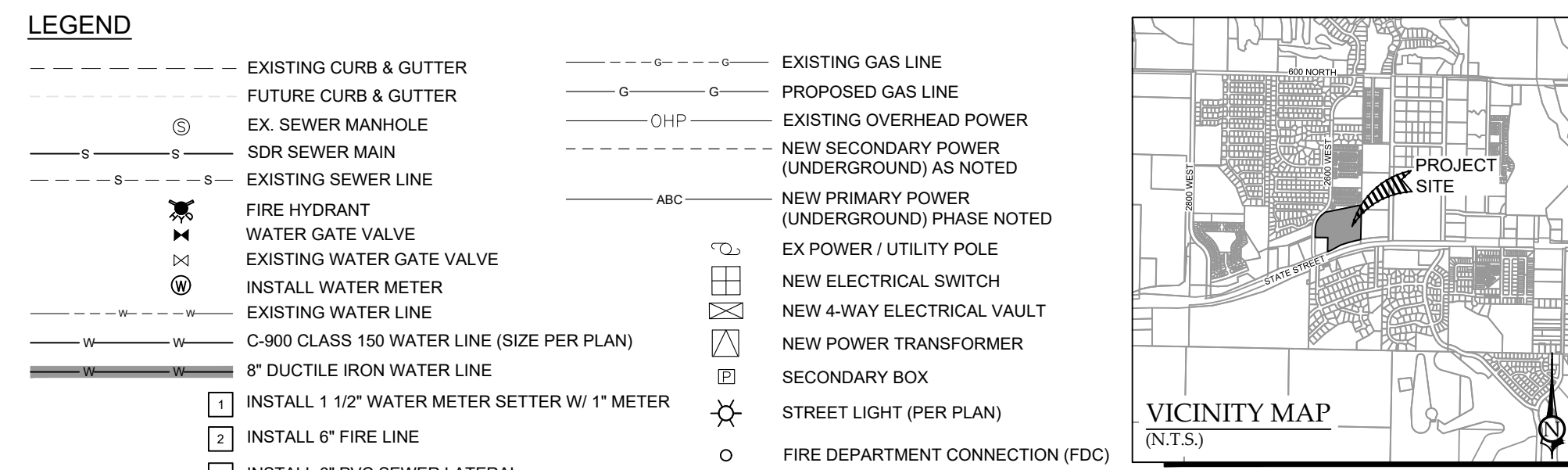
GRADING & DRAINAGE PLAN 4

SOUTH EAST

SKY RIDGE APARTMENTS

PROJ. #: Fx 23141
DATE: 04/24/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 20'
VER SCALE: N/A
SHEET

C7



1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," THE "INTERNATIONAL PLUMBING CODE," THE "INTERNATIONAL MECHANICAL CODE," THE "INTERNATIONAL ELECTRICAL CODE," AND ANY OTHER CODES ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL CONSTRUCTION AND INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THROST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CURB FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS WHILE MAKING CONNECTIONS 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.
12. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
13. ANY CONNECTIONS OR CONNECTIONS MADE TO THE EXISTING WATER MAINS OR TO THE HURRICANE CITY WATER SERVICES DEPARTMENT WITHOUT THE CITY ENGINEER'S OFFICE, UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
14. 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 EXISTING WATER FACILITIES.
15. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATION PURPOSES THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT

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 COMPACTATION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF GASING CONDITIONS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR GASING LOCATIONS (1155 E 350 N - ST GEORGE).
4. ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED. AT FULL 15' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO TRENCHING, ROCK, OR ROCK WALLS MAY BE CONSTRUCTED ONIN A PUE" DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION."
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JCH LALL (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. "IMPORTANT NOTICE" GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTES: CONTRACTOR WILL CALL HIGH PRESSURE DISPATCH AT (801) 234-3370, 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.

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT TO BE PLACED TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED, ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE.
12. FOLLOW-UP INSPECTION FEES ARE BASED ON THE TYPE OF WORK TO BE DONE. AN INVOICE WILL BE MADE NEAR THE END OF THE PROJECT AND TO BE PAID BEFORE THE PROJECT RECEIVES POWER. A COPY OF THIS INVOICE WILL BE SENT TO THE PUBLIC WORKS DIRECTOR.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
14. ALL ELECTRICAL MATERIALS, CONDUITS, PADS, AND STUTTLAGE BASES TO BE PRE-CAST ONLY TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. FOLLOW HURRICANE POWER STANDARDS FOR WIRE AND CONDUIT SIZING.
17. FOLLOW HURRICANE POWER STANDARDS FOR SEPARATION BETWEEN OTHER UTILITIES.
18. A LEVEL PAD AROUND ALL POWER EQUIPMENT WILL BE MAINTAINED 5' ON ALL SIDES. NOT TO BE COVERED WITH LANDSCAPE OR BUSHES.
19. SIZE OF ACCEPTABLE WIRE TO THE METER IS 40, 350, OR 500MCM. CONDUIT SIZES ARE 2", 3", OR 4".
20. TRANSFORMER INFORMATION INCLUDING TOTAL WATTS LOST MUST BE PROVIDED TO HURRICANE POWER, AND ALL WATTS LOST FEES PAID BEFORE ENERGIZING THE PROJECT.
21. EXISTING CONDUITS AND EQUIPMENT WILL REMAIN IN PLACE, IF DEVELOPER NEEDS ACCESS TO THIS EQUIPMENT THEY WILL SCHEDULE A TIME TO MEET.
22. CONDUIT IN MAIN 15KV 3 PHASE WIRE WILL BE INSTALLED ALONG SR-9 TO BE THE MAIN SOURCE OF POWER FOR THIS PROJECT. THE WIRE WILL BE FROM THE 2280 WEST ROADWAY SWITCH.
23. ENGINEERS MUST PROVIDE HURRICANE POWER WITH A PLAN FOR THE OFF-SITE POWER ALONG SR-9. THIS PLAN SHEET MUST BE PRESENT IN THE FINAL PLAN SET.

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NELIS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6555 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY REPAIRS/REPLACEMENTS OF CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 435-668-7445 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.

THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT, ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.

7. ALL SERVICE CONDUITS IN AN OPEN/UNTRENCH TRENCH, PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.

8. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREVIEW OPTIONS FOR FIBER OPTIC SERVICE, ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.

9. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.

10. ANY DAMAGE TO EXISTING TDS FACILITIES OR SERVICE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT REPRESENTATIVE.
THE CONTRACTOR SHALL PROVIDE A PUMP AND A 2X2 PLATE TO PROTECT THE DISTRICT DRAWING OF RECORD. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE CONTRACTOR SHALL TEST THE SEWER LINES WITH AIR TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION AND AIR TESTS PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
NOTE FOR THE LOT OWNER: SEWER DEPTHS ARE NOT DEEP ENOUGH TO DRAIN BASEMENTS TO THE SEWER MAIN WITHOUT A PUMP AND THE SEWER LATERAL END SHOULD BE FIVE FEET ABOVE THE FINISHED GRADE OF THE DRIVEWAY. THE SEWER DEPTHS ARE NOT DEEP ENOUGH TO DRAIN HOME LOTS TO THE SEWER MAIN WITHOUT A PUMP.
SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20" LONG CENTERED AT WATER LINE).
NO SIXERS UNDER 9" DEEP UNLESS APPROVED BY ASH CREEK SSSD 435-636-2348.
ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.

ALL MODIFICATION REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.

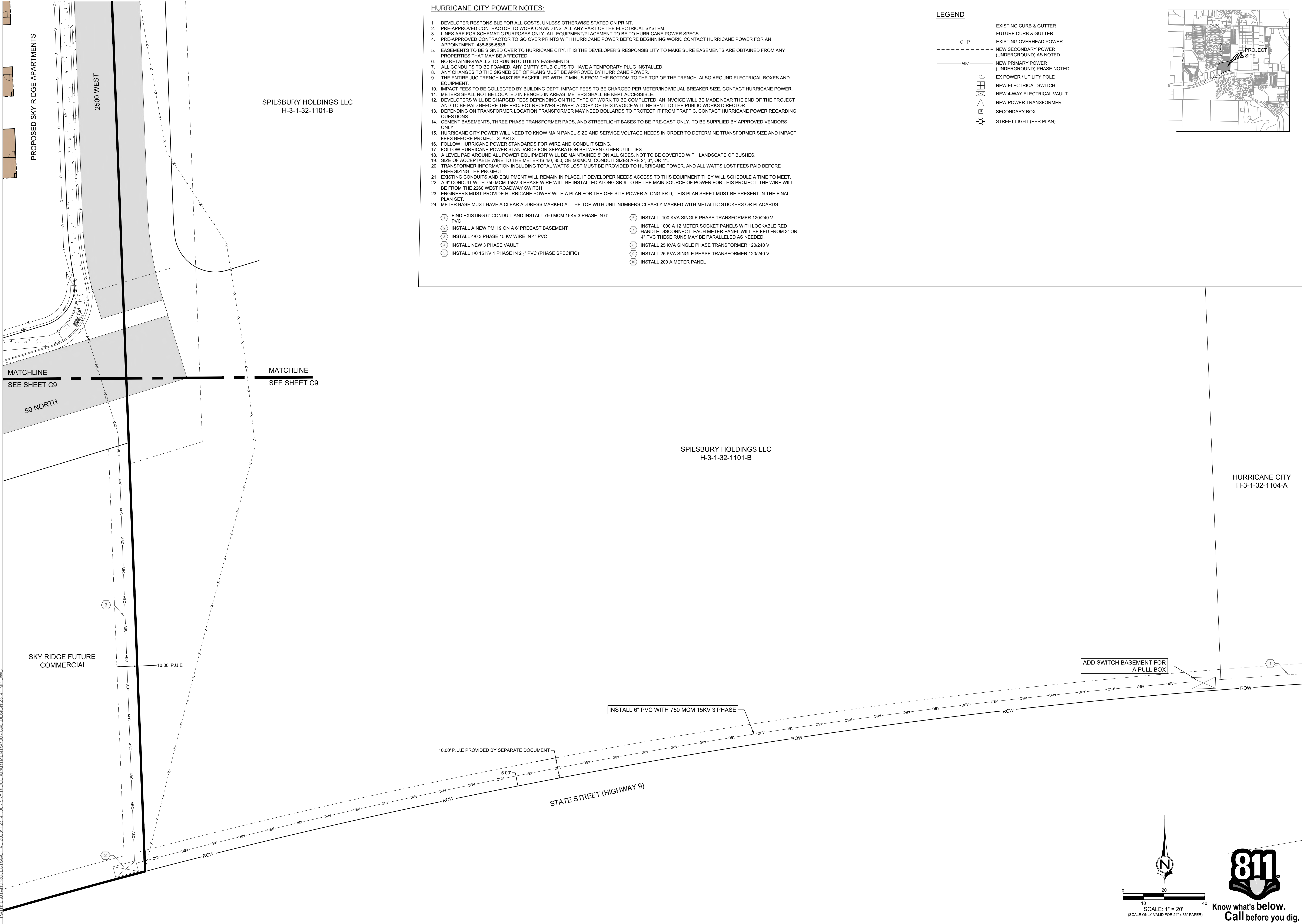
INFORM WILL PROVIDE ALL CONDUITS, CAT, 435-272-3530, RIMAC, IUC@INFORM.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.

FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.

INFORM HAS A 24 HOUR SERVICE CENTER, 435-272-3530, IUC@INFORM.COM.

RELOCATION OF NEW OR EXISTING INFOSOURCE FACILITIES IS BILLABLE TO THE DEVELOPER. DEVELOPER WILL BE PROVIDED WITH AND ESTIMATE OF COSTS FOR WORK DONE.





HURRICANE CITY POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE.
12. DEVELOPERS WILL BE CHARGED FEES DEPENDING ON THE TYPE OF WORK TO BE COMPLETED. AN INVOICE WILL BE MADE NEAR THE END OF THE PROJECT AND TO BE PAID BEFORE THE PROJECT RECEIVES POWER. A COPY OF THIS INVOICE WILL BE SENT TO THE PUBLIC WORKS DIRECTOR.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. FOLLOW HURRICANE POWER STANDARDS FOR WIRE AND CONDUIT SIZING.
17. FOLLOW HURRICANE POWER STANDARDS FOR SEPARATION BETWEEN OTHER UTILITIES.
18. A LEVEL PAD AROUND ALL POWER EQUIPMENT WILL BE MAINTAINED 5' ON ALL SIDES. NOT TO BE COVERED WITH LANDSCAPE OF BUSHES.
19. SIZE OF ACCEPTABLE WIRE TO THE METER IS 4/0, 350, OR 500MCM. CONDUIT SIZES ARE 2", 3", OR 4".
20. TRANSFORMER INFORMATION INCLUDING TOTAL WATTS LOST MUST BE PROVIDED TO HURRICANE POWER, AND ALL WATTS LOST FEES PAID BEFORE ENERGIZING THE PROJECT.
21. EXISTING CONDUITS AND EQUIPMENT WILL REMAIN IN PLACE, IF DEVELOPER NEEDS ACCESS TO THIS EQUIPMENT THEY WILL SCHEDULE A TIME TO MEET.
22. A 6" CONDUIT WITH 750 MCM 15KV 3 PHASE WIRE WILL BE INSTALLED ALONG SR-9 TO BE THE MAIN SOURCE OF POWER FOR THIS PROJECT. THE WIRE WILL BE FROM THE 2280 WEST ROADWAY SWITCH.
23. ENGINEERS MUST PROVIDE HURRICANE POWER WITH A PLAN FOR THE OFF-SITE POWER ALONG SR-9, THIS PLAN SHEET MUST BE PRESENT IN THE FINAL PLAN SET.
24. METER BASE MUST HAVE A CLEAR ADDRESS MARKED AT THE TOP WITH UNIT NUMBERS CLEARLY MARKED WITH METALLIC STICKERS OR PLAQUARDS

- 1

FIND EXISTING 6" CONDUIT AND INSTALL 750 MCM 15KV 3 PHASE IN 6" PVC
- 2

INSTALL A NEW PMH 9 ON A 6' PRECAST BASEMENT
- 3

INSTALL 4/0 3 PHASE 15 KV WIRE IN 4" PVC
- 4

INSTALL NEW 3 PHASE VAULT
- 5

INSTALL 1/0 15 KV 1 PHASE IN 2 1/2" PVC (PHASE SPECIFIC)
- 6

INSTALL 100 KVA SINGLE PHASE TRANSFORMER 120/240 V
- 7

INSTALL 1000 A 12 METER SOCKET PANELS WITH LOCKABLE RED HANDLE DISCONNECT. EACH METER PANEL WILL BE FED FROM 3" OR 4" PVC THESE RUNS MAY BE PARALLELED AS NEEDED.
- 8

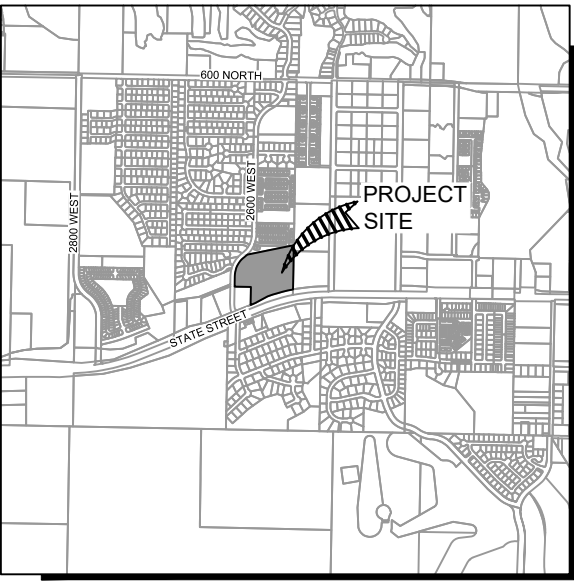
INSTALL 25 KVA SINGLE PHASE TRANSFORMER 120/240 V
- 9

INSTALL 25 KVA SINGLE PHASE TRANSFORMER 120/240 V
- 10

INSTALL 200 A METER PANEL

LEGEND

- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING OVERHEAD POWER
- NEW SECONDARY POWER (UNDERGROUND) AS NOTED
- NEW PRIMARY POWER (UNDERGROUND) PHASE NOTED
- EX POWER / UTILITY POLE
- NEW ELECTRICAL SWITCH
- NEW 4-WAY ELECTRICAL VAULT
- NEW POWER TRANSFORMER
- SECONDARY BOX
- STREET LIGHT (PER PLAN)



REUSE OF DRAWINGS			
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, Inc. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.			
REVISION			
NO.	DESCRIPTION	BY	DATE

OFFSITE POWER

SKY RIDGE APARTMENTS

LOCATED IN HURRICANE, UTAH

PROJ. #:

DATE:

DESIGN BY:

CHECKED BY:

SCALE OF SHEET:

HOR SCALE:

VER SCALE:

SHEET

FX 23141

04/24/2024

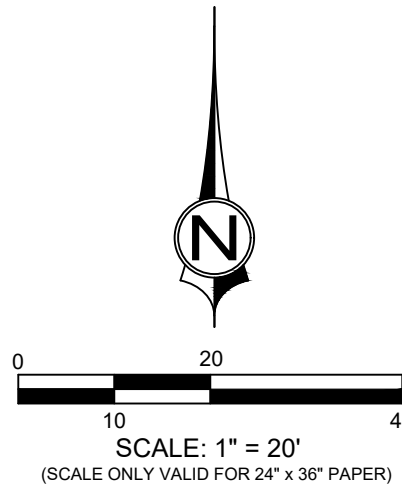
ZNH

KCS

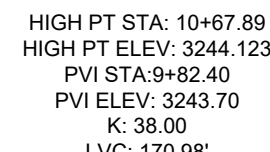
1" = 30'

N/A

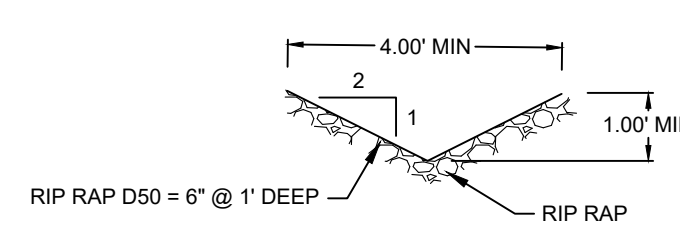
C10



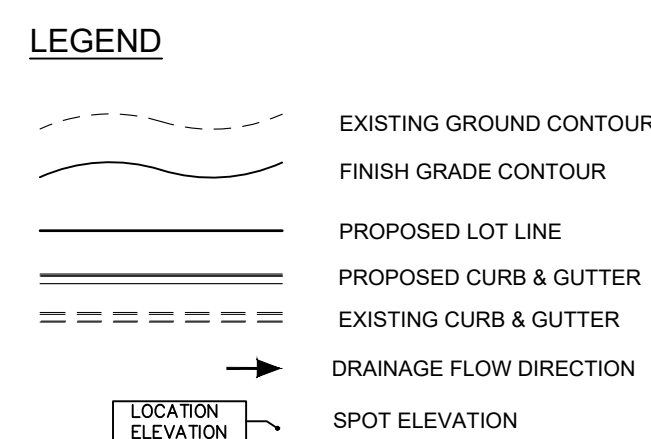
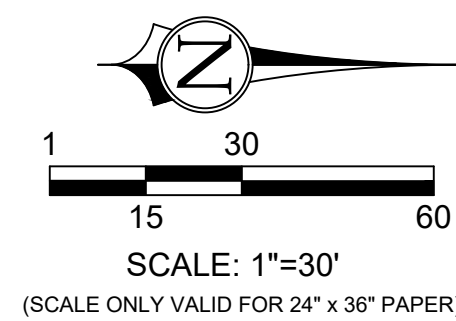
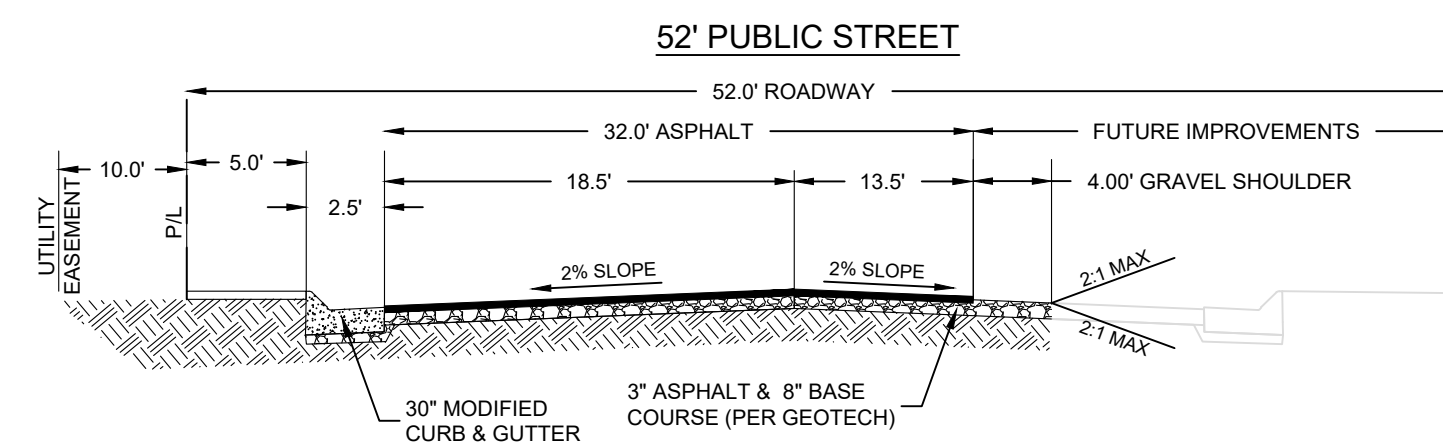
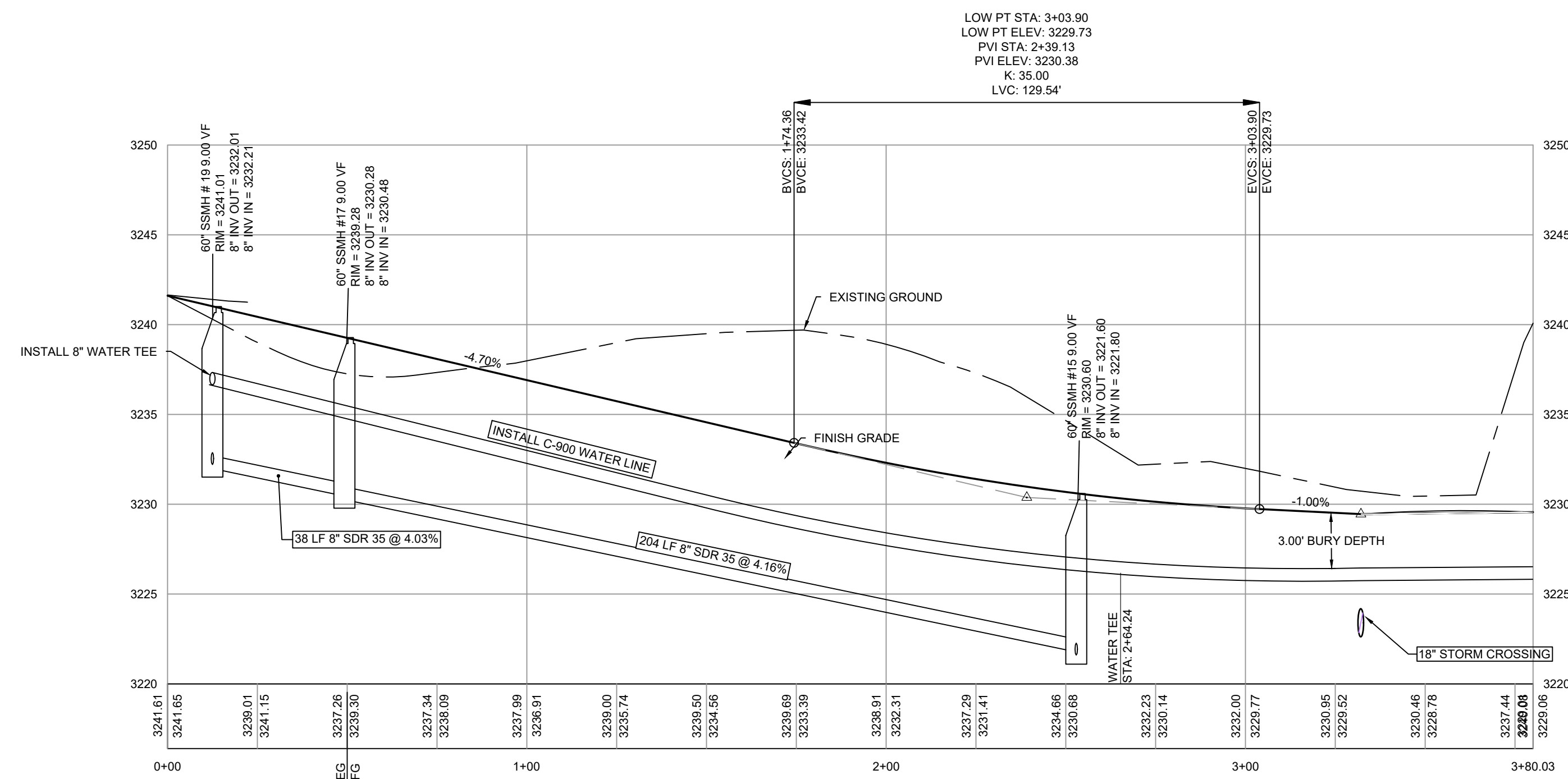
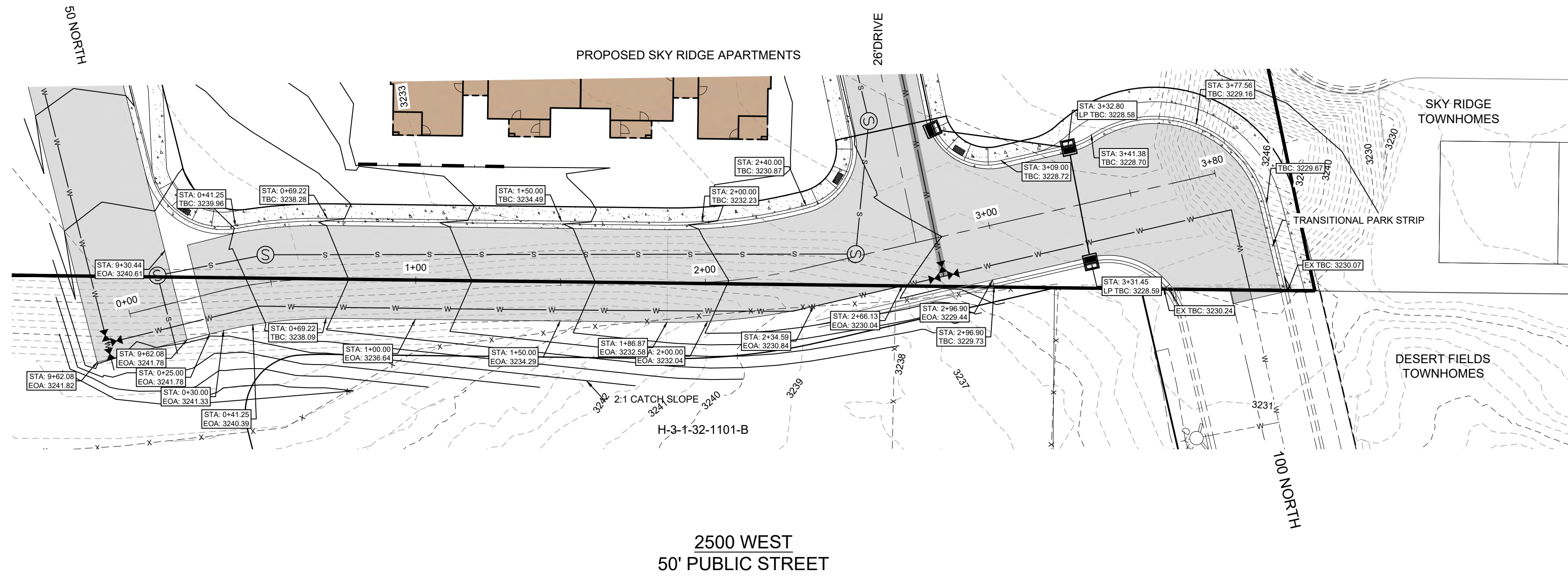
PATH: L:\UTAH\PROJECTS\ACTIVE 2023\H24141.00 - SKY RIDGE APARTMENTS\700 - CAD\DESIGN\H24141.MPD



-
- 67' PUBLIC STREET**
- 67.0' ROADWAY
- 32.0' ASPHALT
- 17.0'
- 13.5'
- 4.00' GRAVEL SHOULDER
- 2% SLOPE
- 2% SLOPE
- UTILITY EASEMENT
- 10.0'
- 5.0' SHOULDER
- P.L.
- 5.0'
- 4.0'
- 2.5'
- INSTALL 5' SIDEWALK
- 30" HIGH BACK CURB & GUTTER
- 3" ASPHALT & 8" BASE COURSE (PER GEOTECH)
- INSTALL DRAINAGE DITCH (PER DETAIL)
- AT SHOULDER TO EXPAND TO 10' AT TRANSFORMER LOCATIONS



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



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



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



REUSE OF DRAWINGS

[illegible]

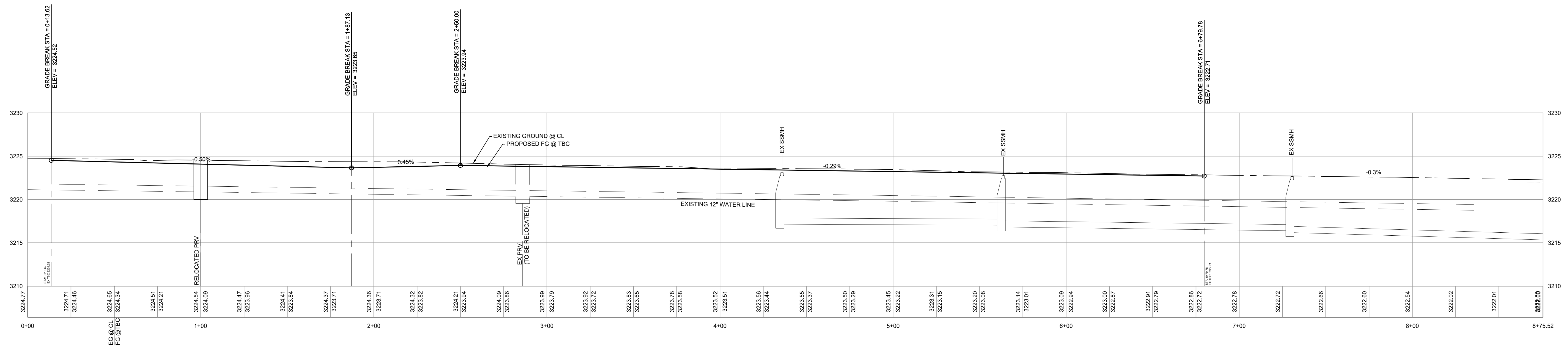
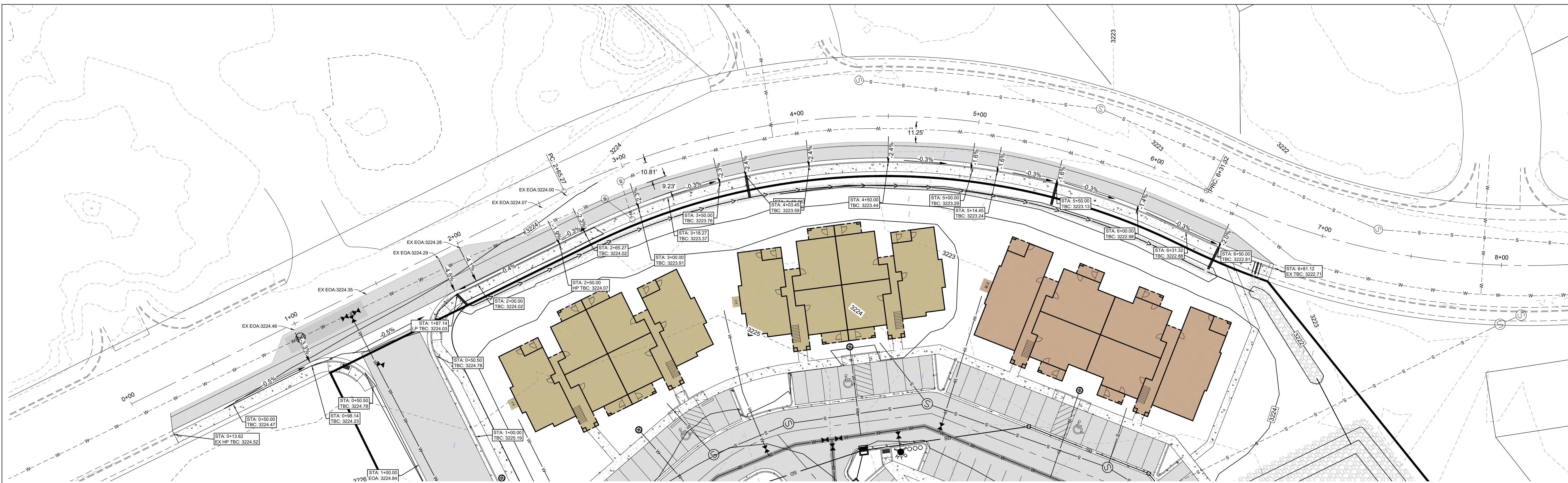
PLAN & PROFILE

2500 WEST STREET
SKY RIDGE APARTMENTS

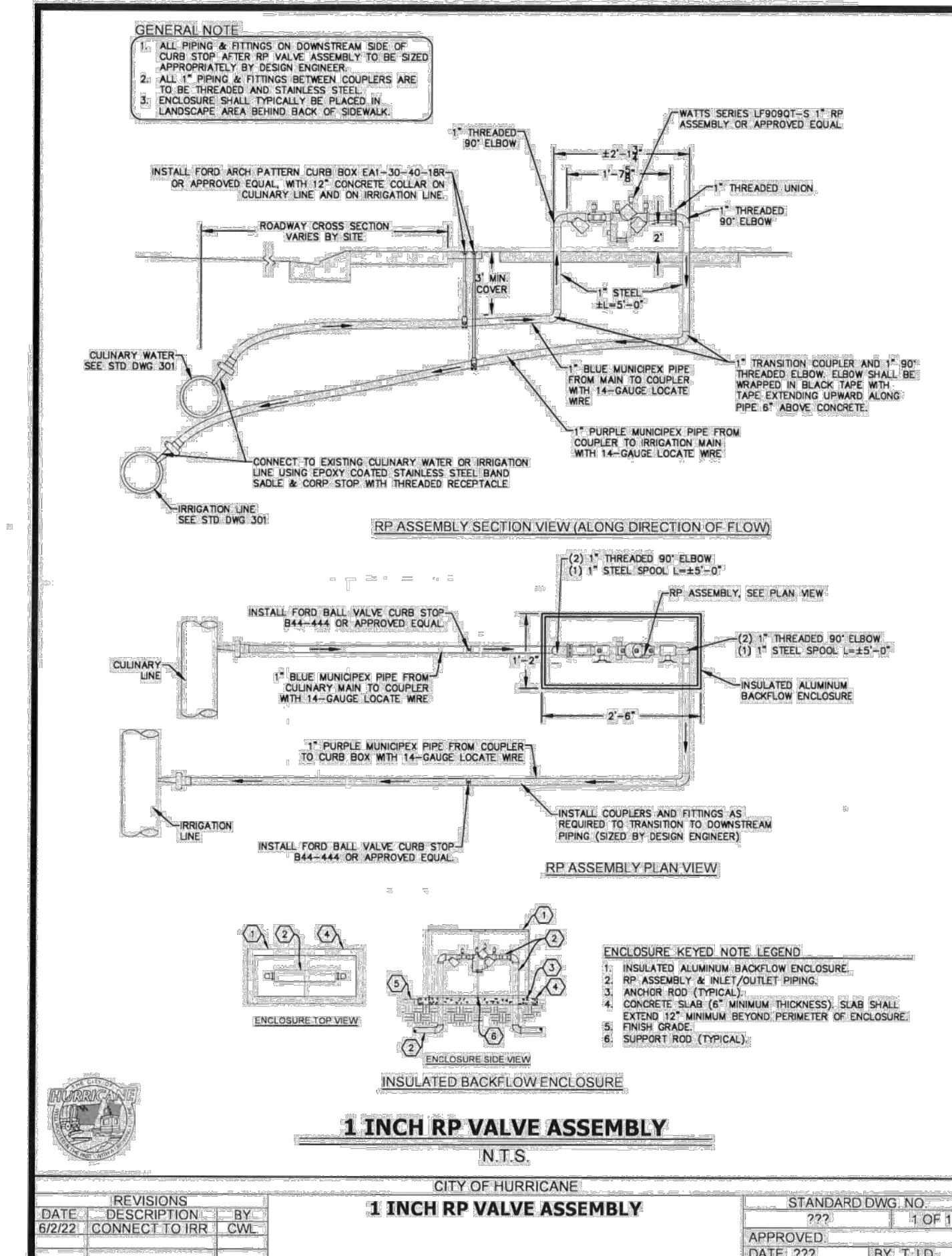
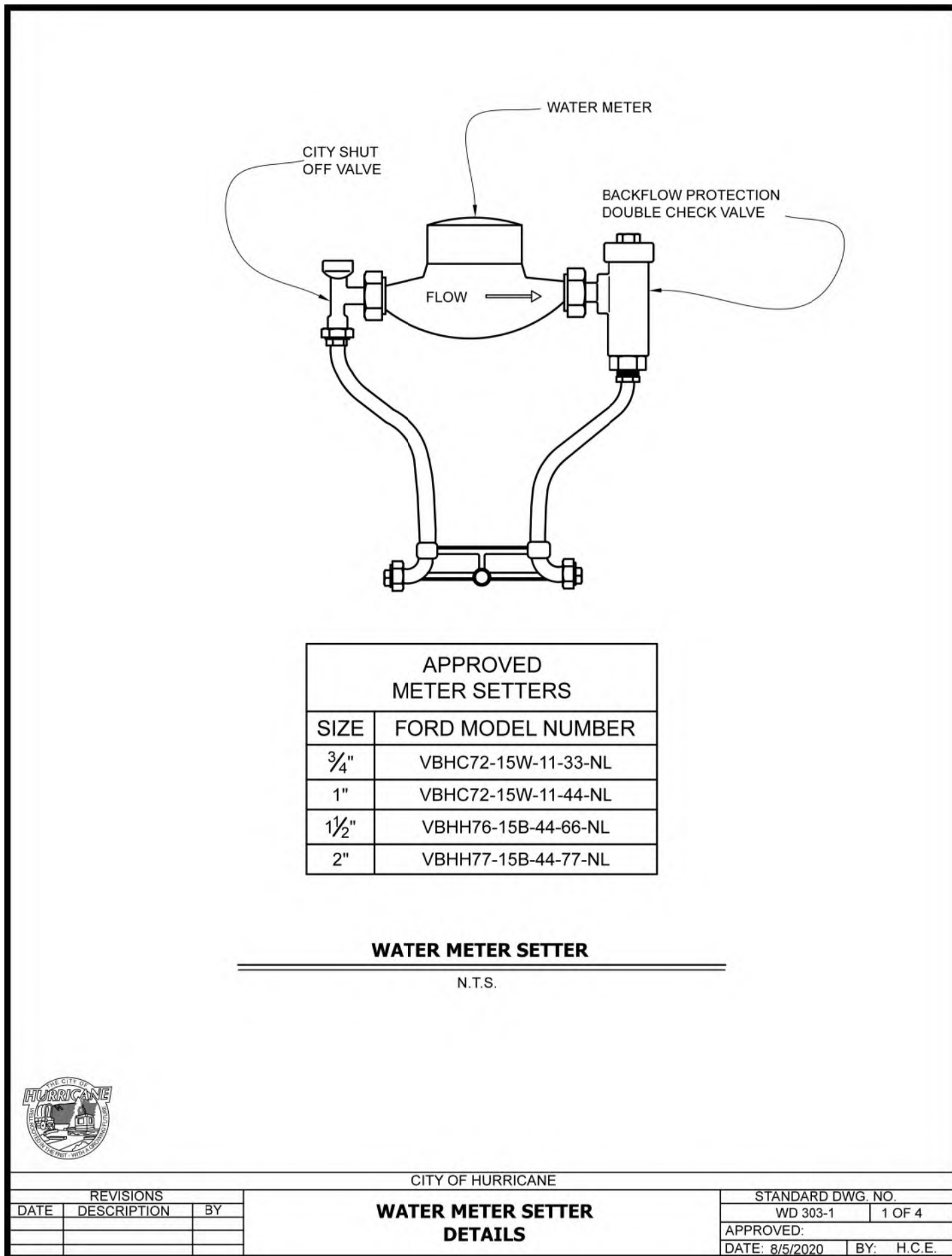
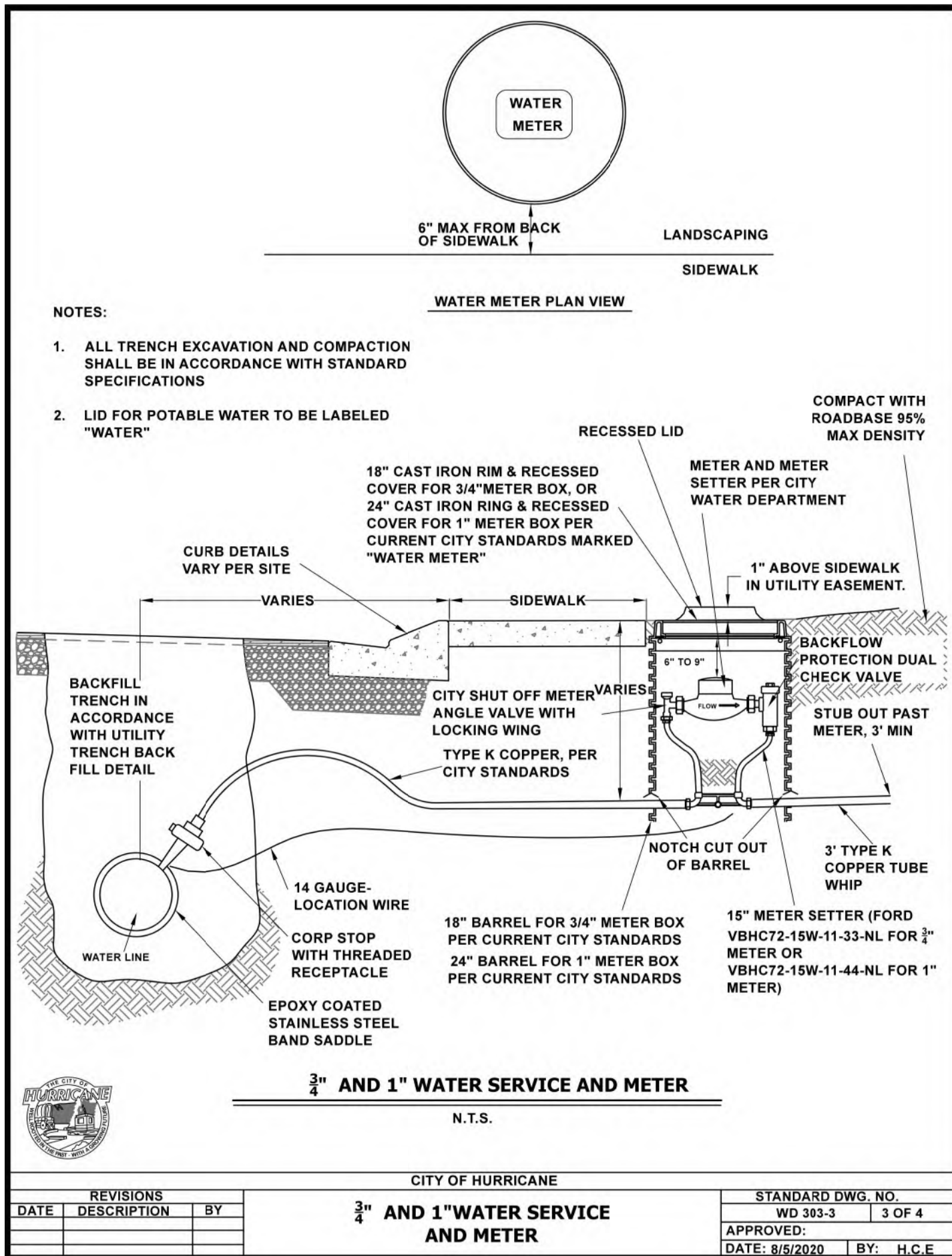
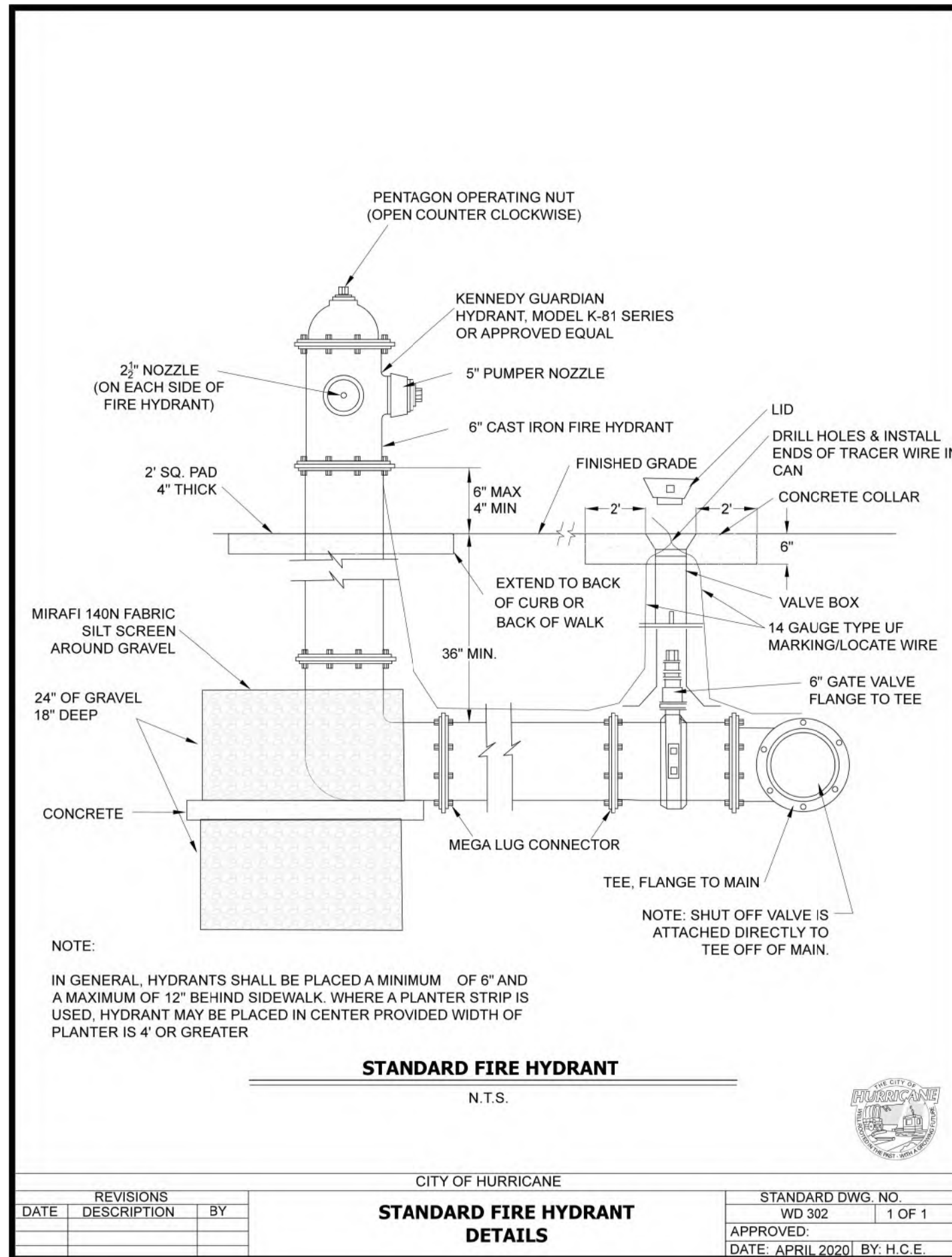
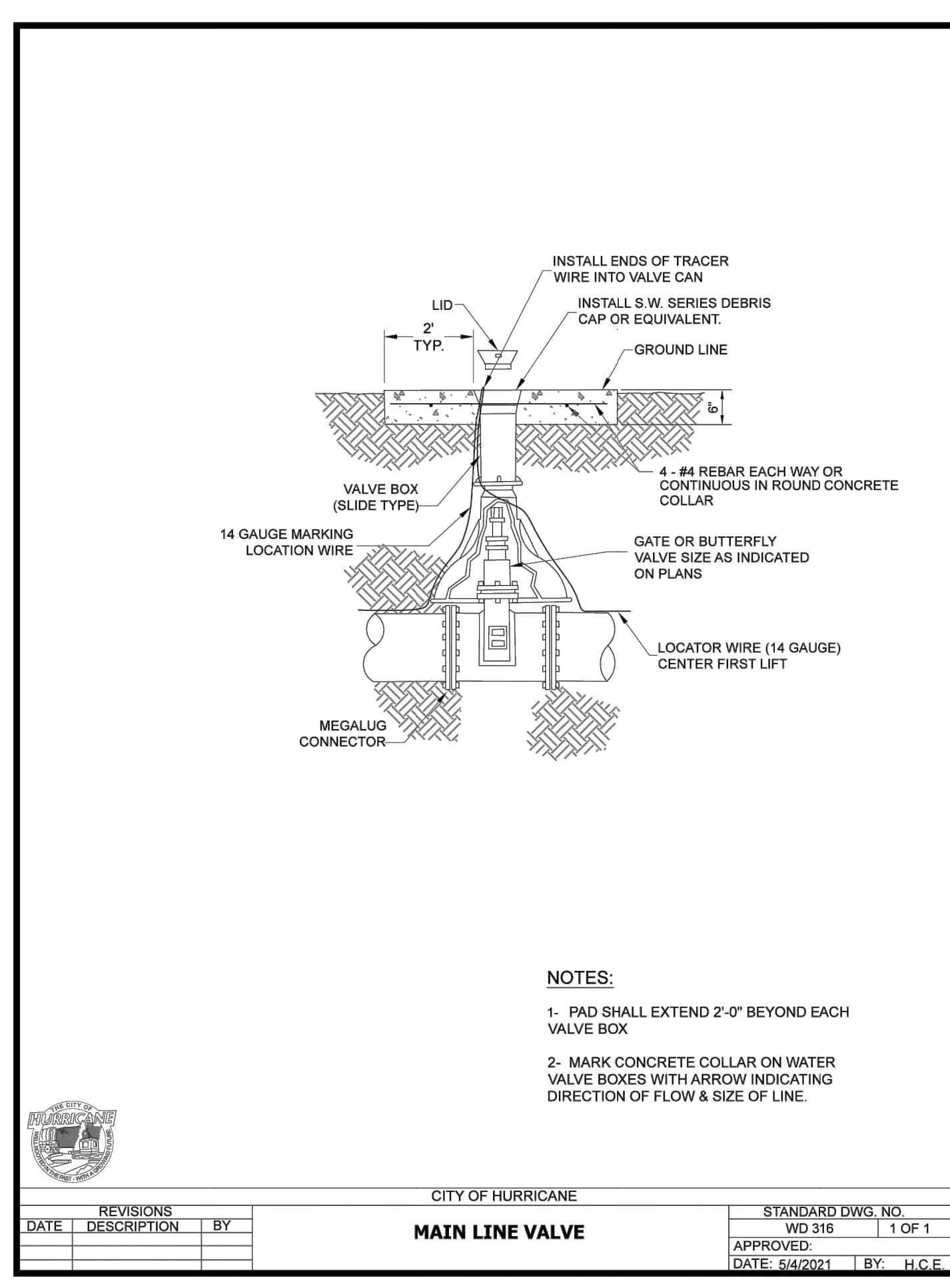
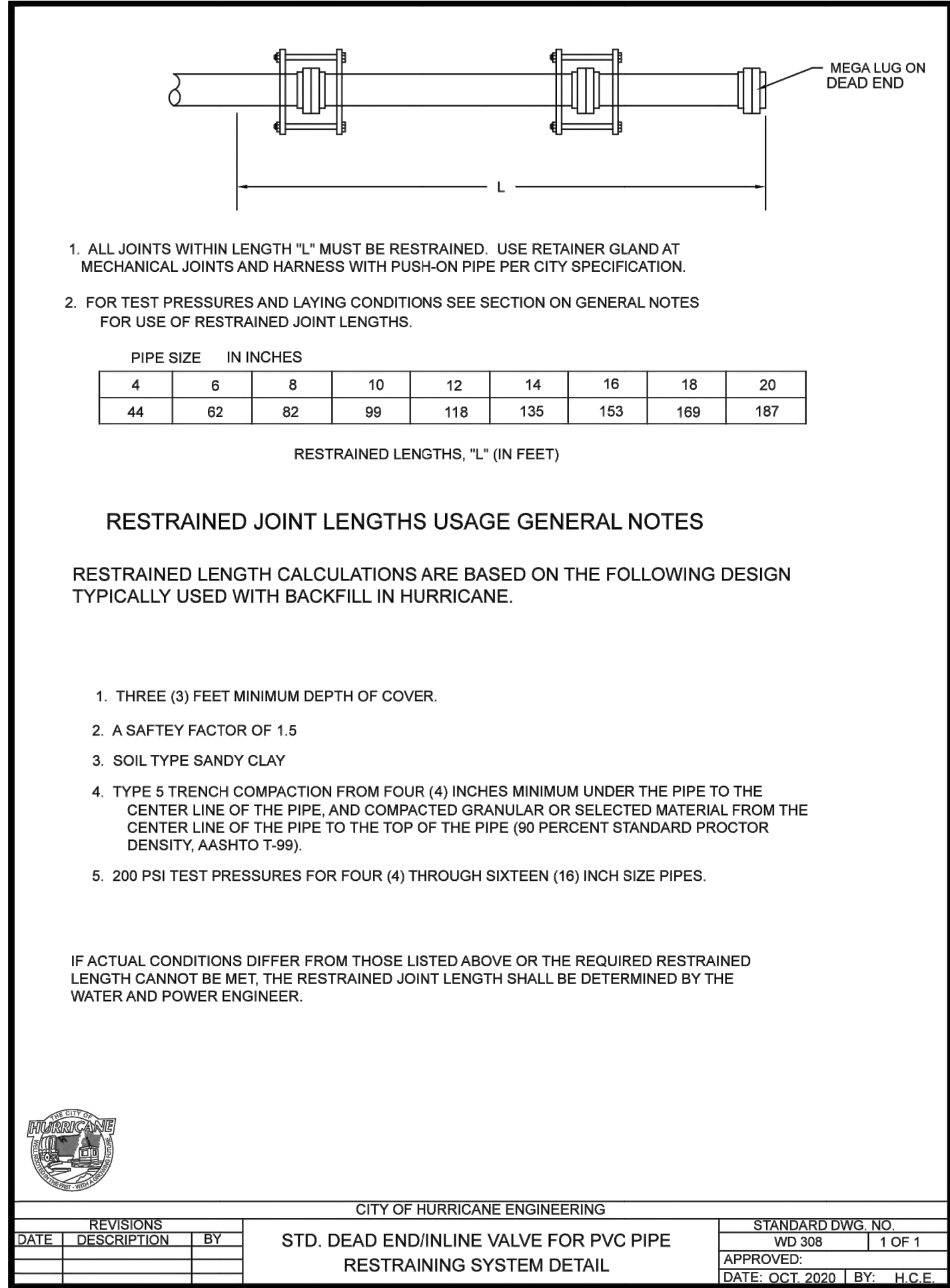
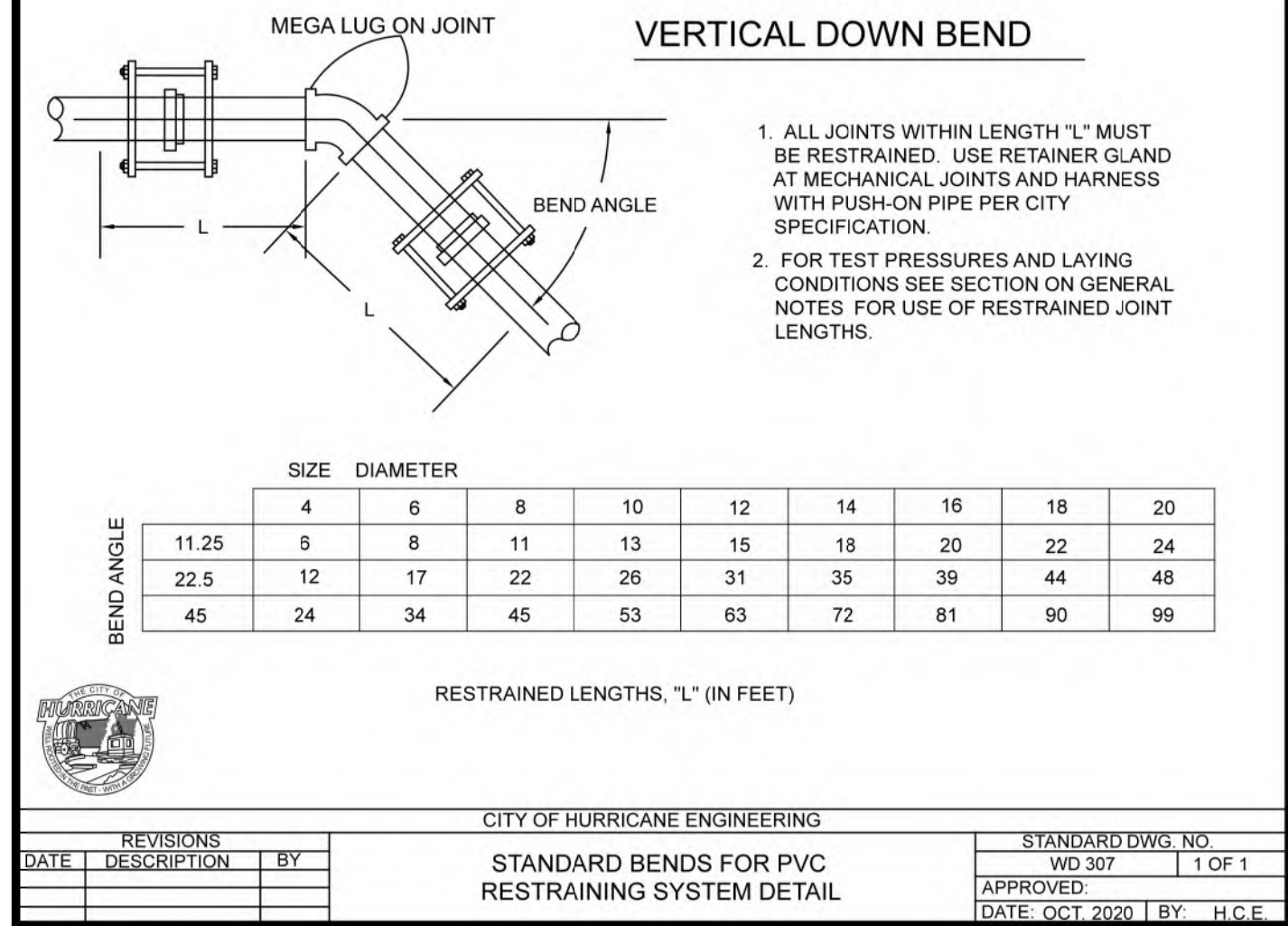
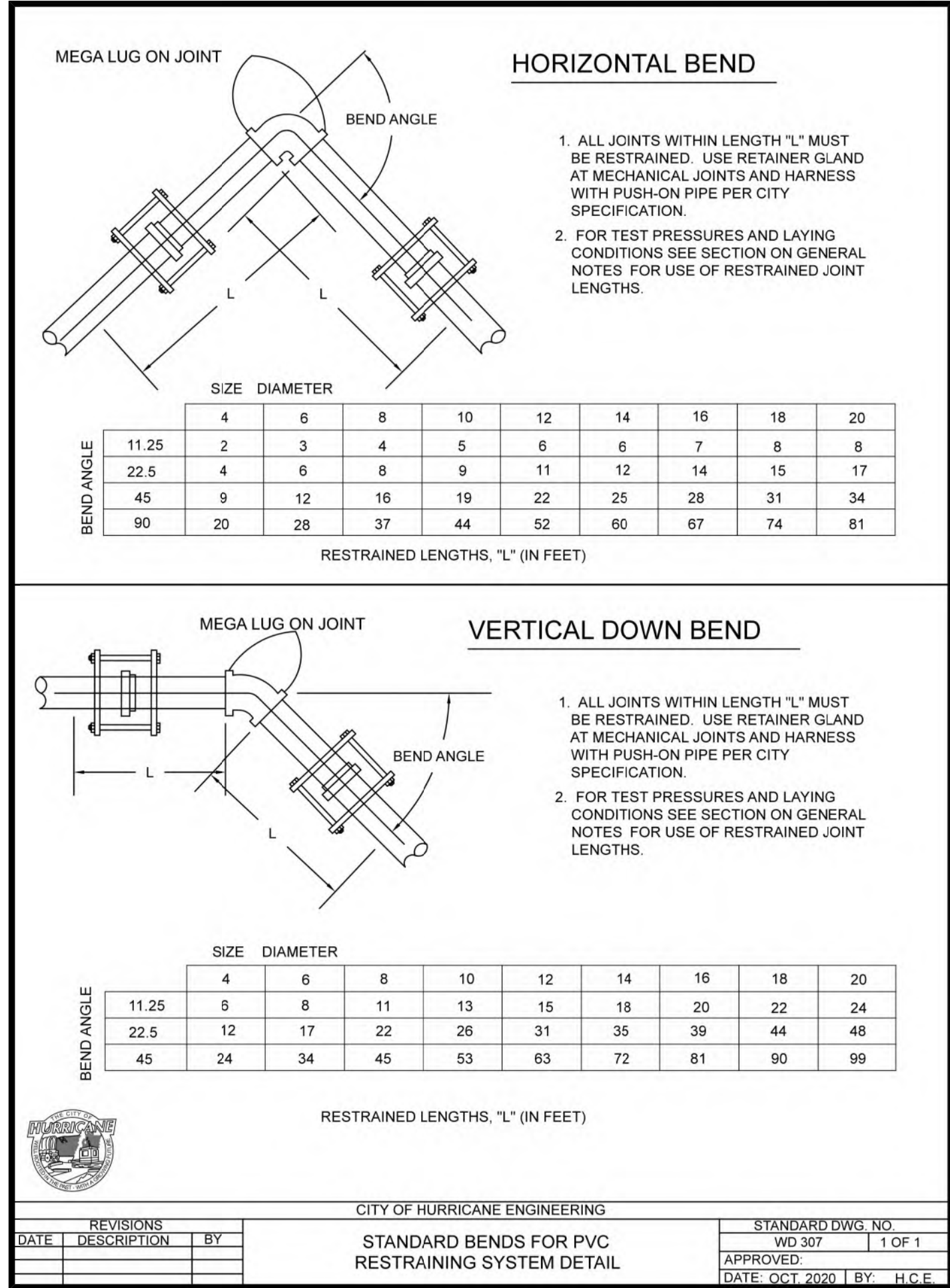
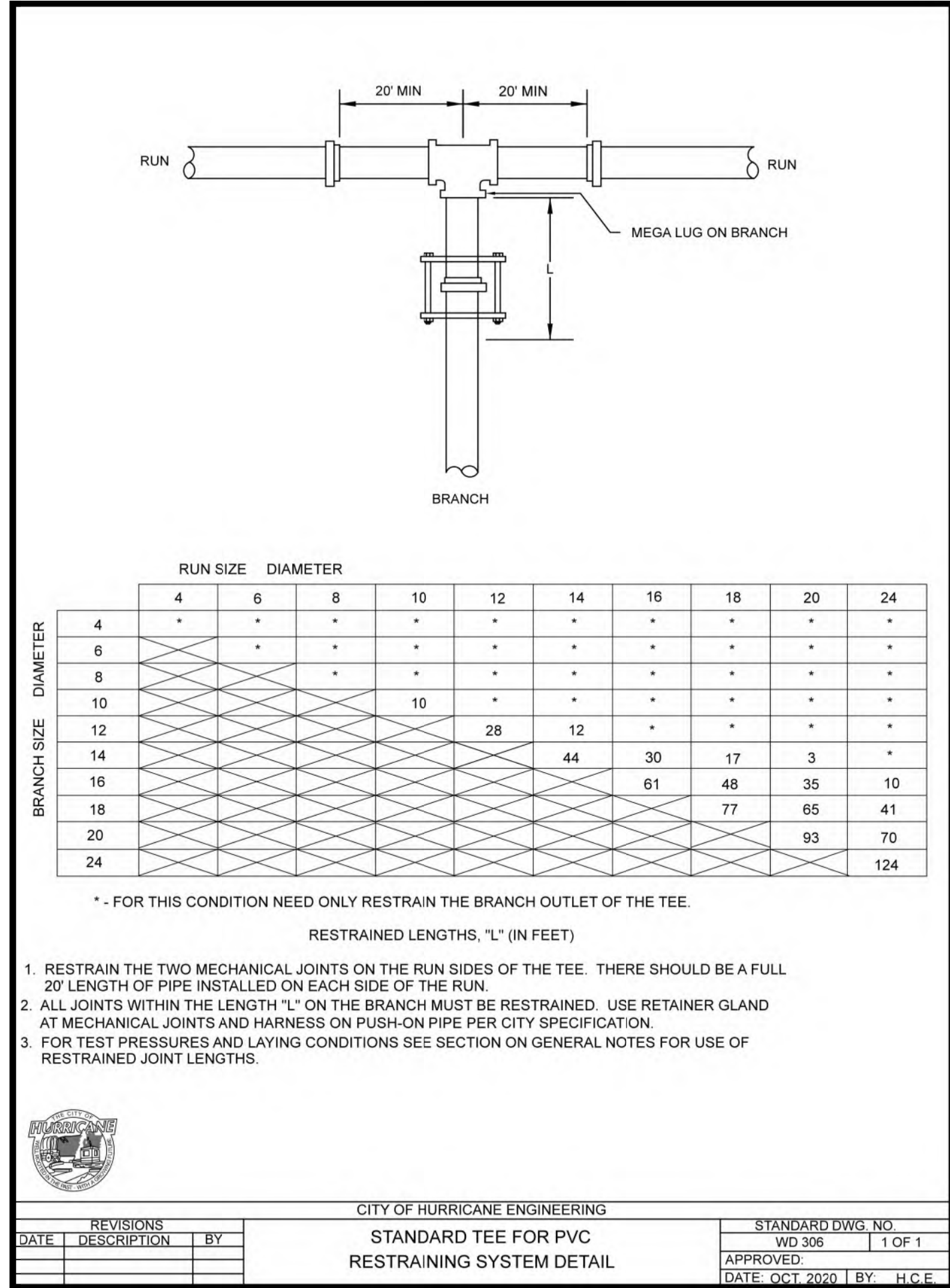
PROJ. #:	Fx. 23141
DATE:	04/24/2024
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE: 1" = 30'	
VER SCALE: 1" = 10'	
SHEET	

C12

MAY 15 2024



\\PATH\UTAH\PROJECTS\ACTIVE\2020\23141.00 - SKY RIDGE APARTMENTS\2020 - CAD\DESIGN\23141.MPDWG



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

CITY OF HURRICANE ENGINEERING				
MODIFIED CURB & GUTTER DETAILS			STANDARD DWG. NO.	
			CC 102 1 OF 1	
			APPROVED:	
			DATE: APRIL 2020 BY: H.C.E	
REVISIONS				
DATE	DESCRIPTION	BY		

			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.	
DATE	REVISIONS DESCRIPTION	BY	SIDEWALK DETAILS	CC 105	1 OF 1
				APPROVED:	
				DATE: APRIL 2020 BY: H.C.E.	

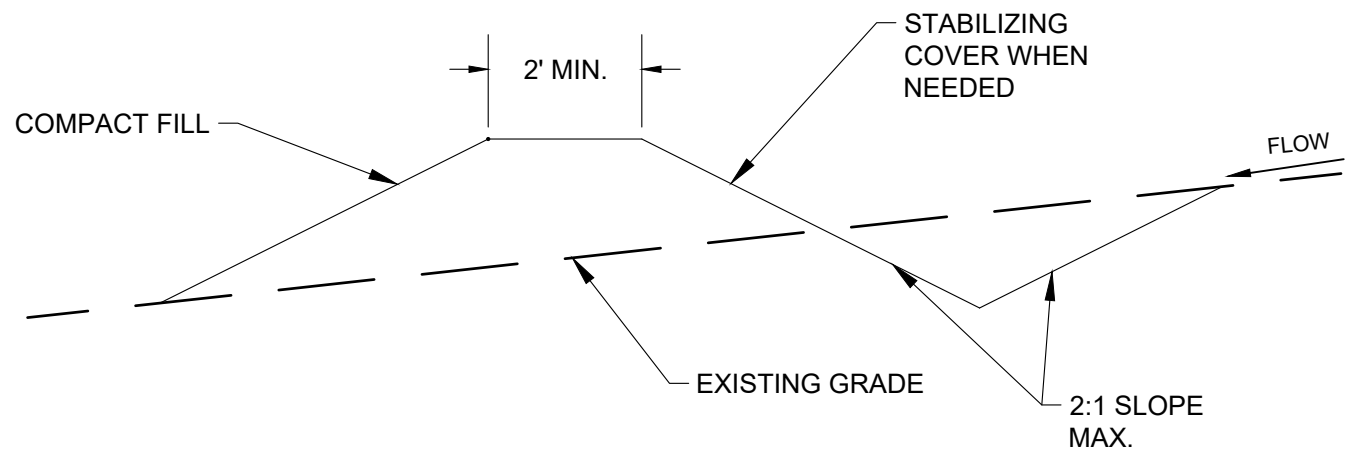
REVISIONS <table><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			DATE	DESCRIPTION	BY										CITY OF HURRICANE ENGINEERING STANDARD CORNER PEDESTRIAN RAMP	<table><tr><td colspan="2">STANDARD DWG. NO.</td></tr><tr><td>PED 100</td><td>1 OF 9</td></tr><tr><td colspan="2">APPROVED:</td></tr><tr><td>DATE: APRIL 2020</td><td>BY: H.C.E.</td></tr></table>	STANDARD DWG. NO.		PED 100	1 OF 9	APPROVED:		DATE: APRIL 2020	BY: H.C.E.
DATE	DESCRIPTION	BY																						
STANDARD DWG. NO.																								
PED 100	1 OF 9																							
APPROVED:																								
DATE: APRIL 2020	BY: H.C.E.																							

 CITY OF HURRICANE ENGINEERING STANDARD DWG. NO. MON 100 1 OF 1														
REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> CLASS I STANDARD MONUMENT DETAILS APPROVED:			DATE	DESCRIPTION	BY									
DATE	DESCRIPTION	BY												



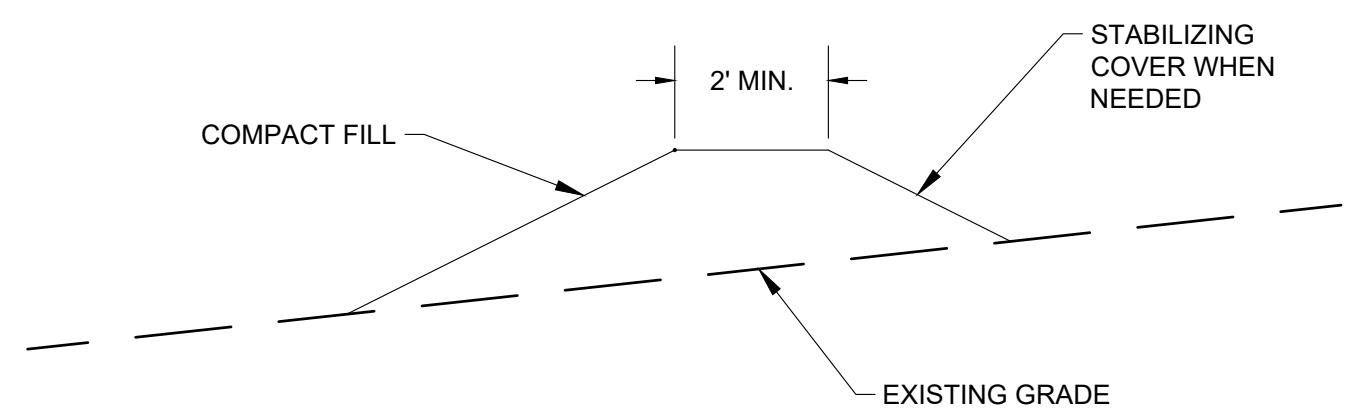
\\PATH\LUTAN\PROJECTS\ACTIVE\2023\EF23141.00_SKY RIDGE APARTMENT\ST070_CADD\DESIGN\23141_MP.DWG

EARTH DIKES AND DRAINAGE SWALES

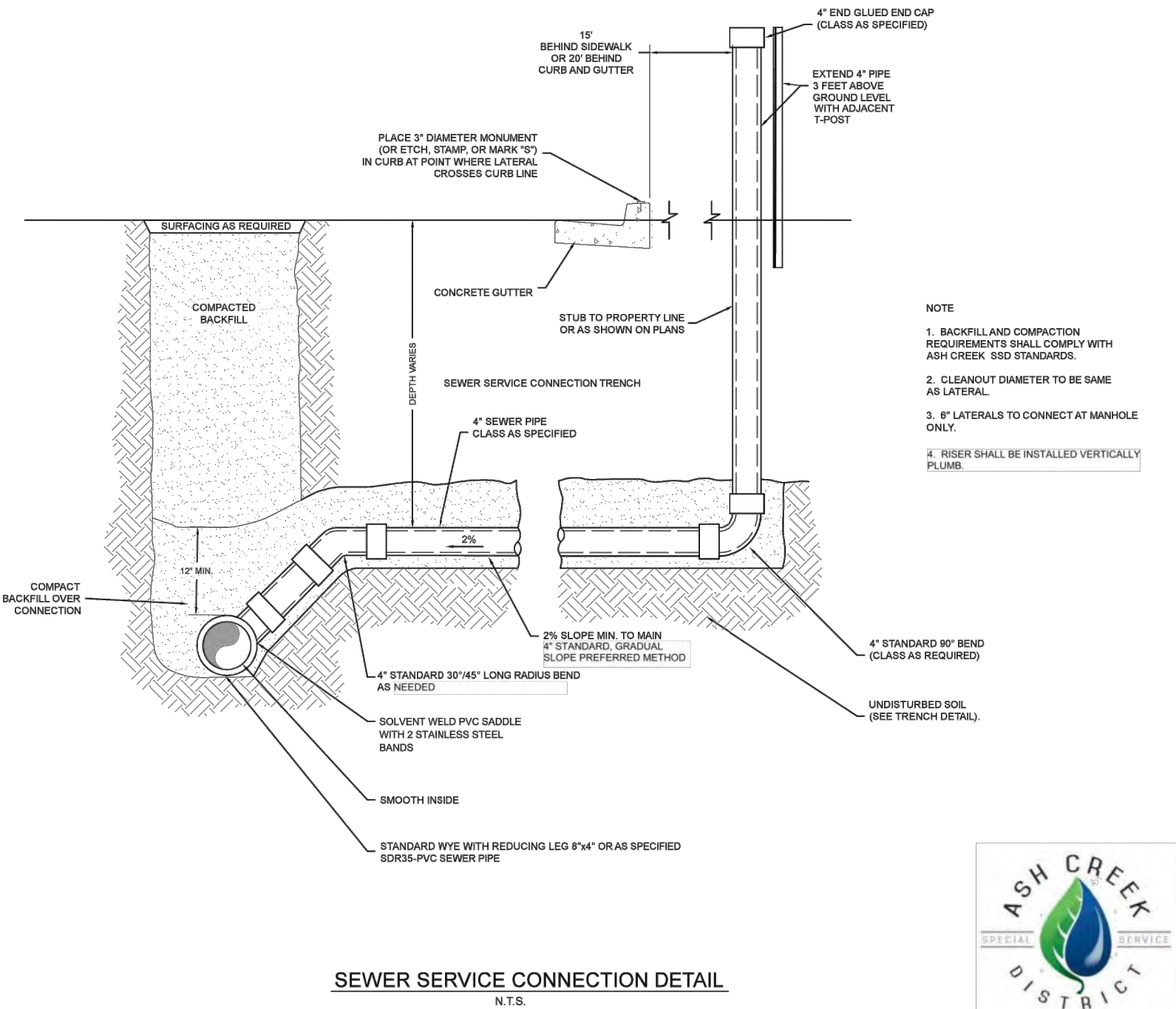


TYPICAL DRAINAGE SWALE

- NOTES:
1. STABILIZE INLETS, OUTLETS, AND SLOPES.
 2. PROPERLY COMPACT THE SUBGRADE

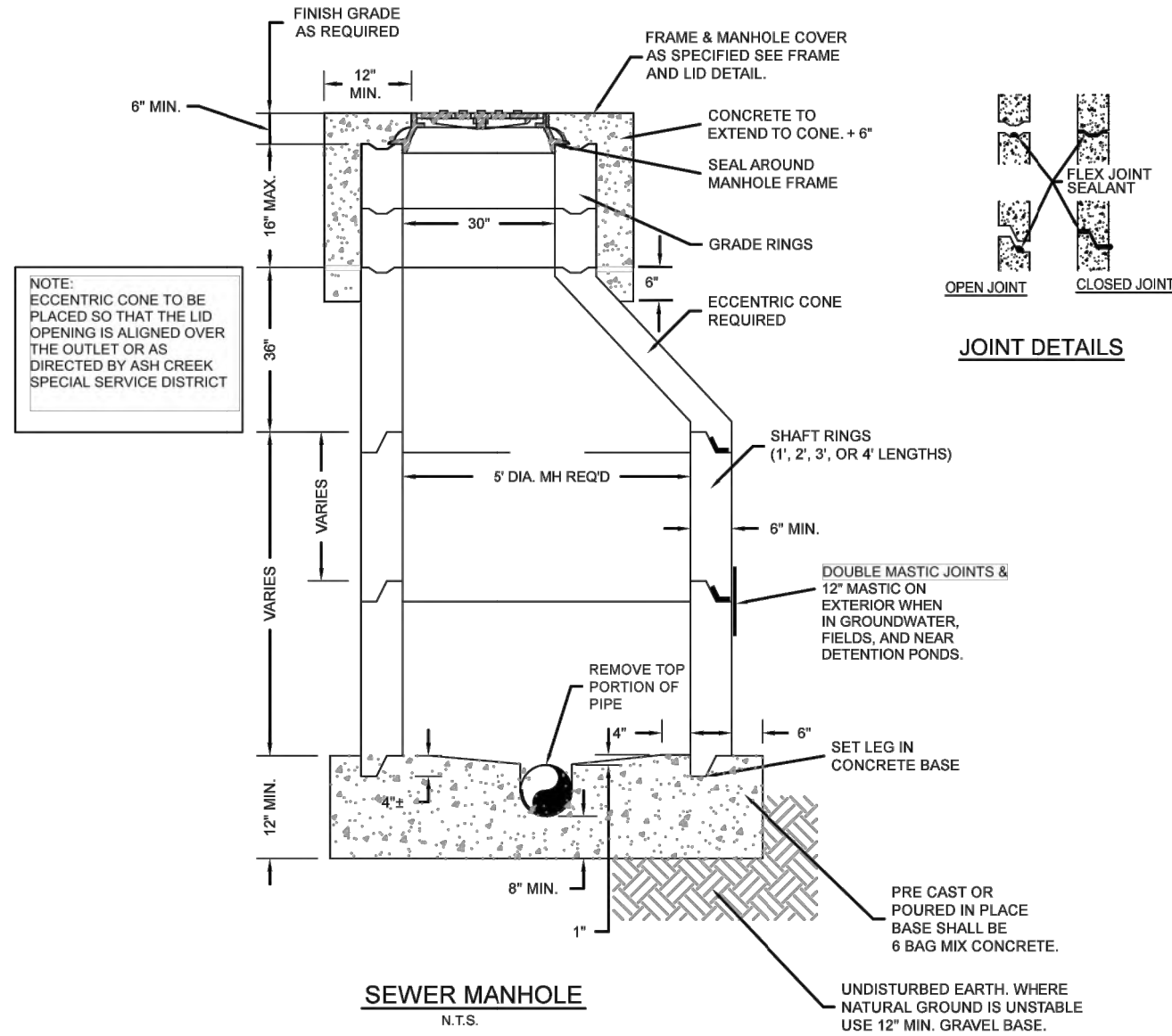


TYPICAL EARTH DIKE



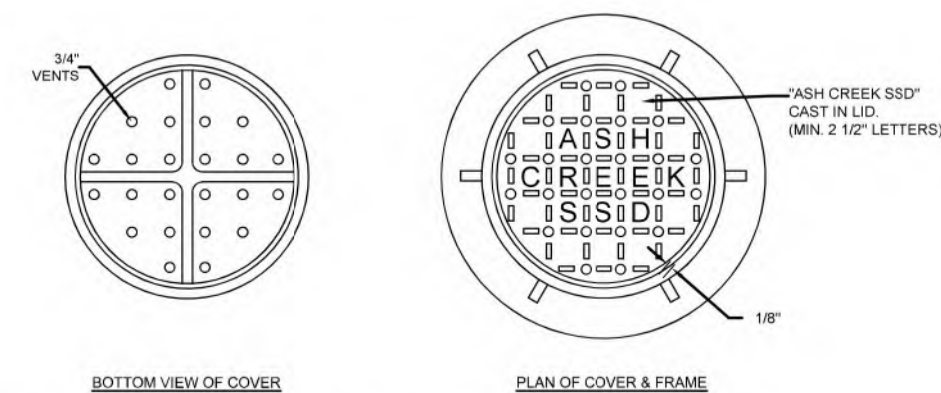
SEWER SERVICE CONNECTION DETAIL

N.T.S.



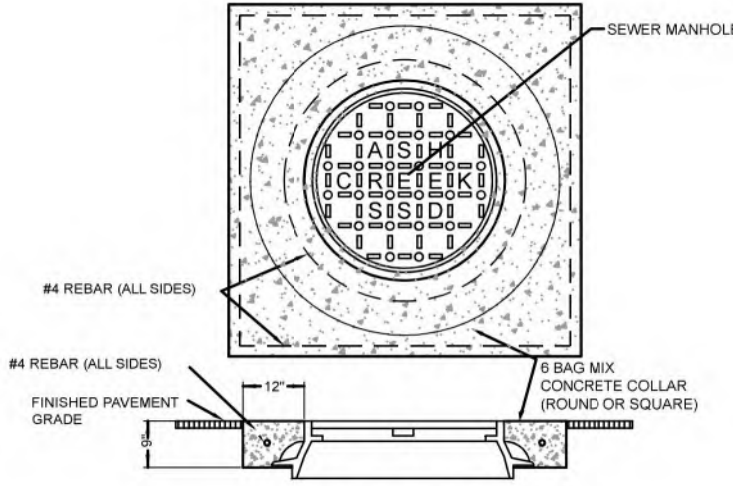
SEWER MANHOLE

N.T.S.



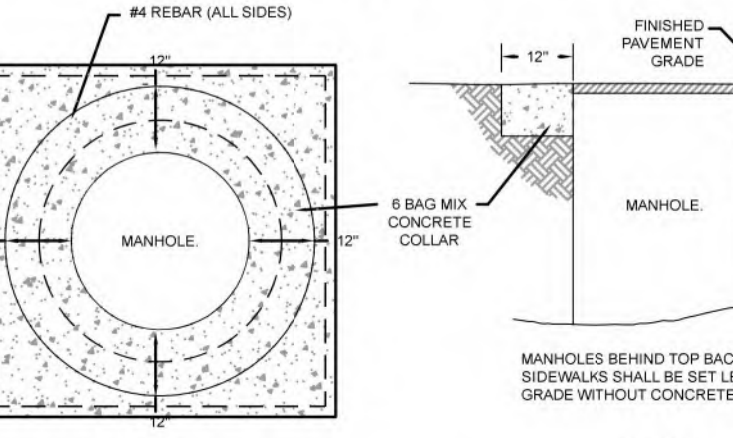
RING & LID DETAIL

N.T.S.



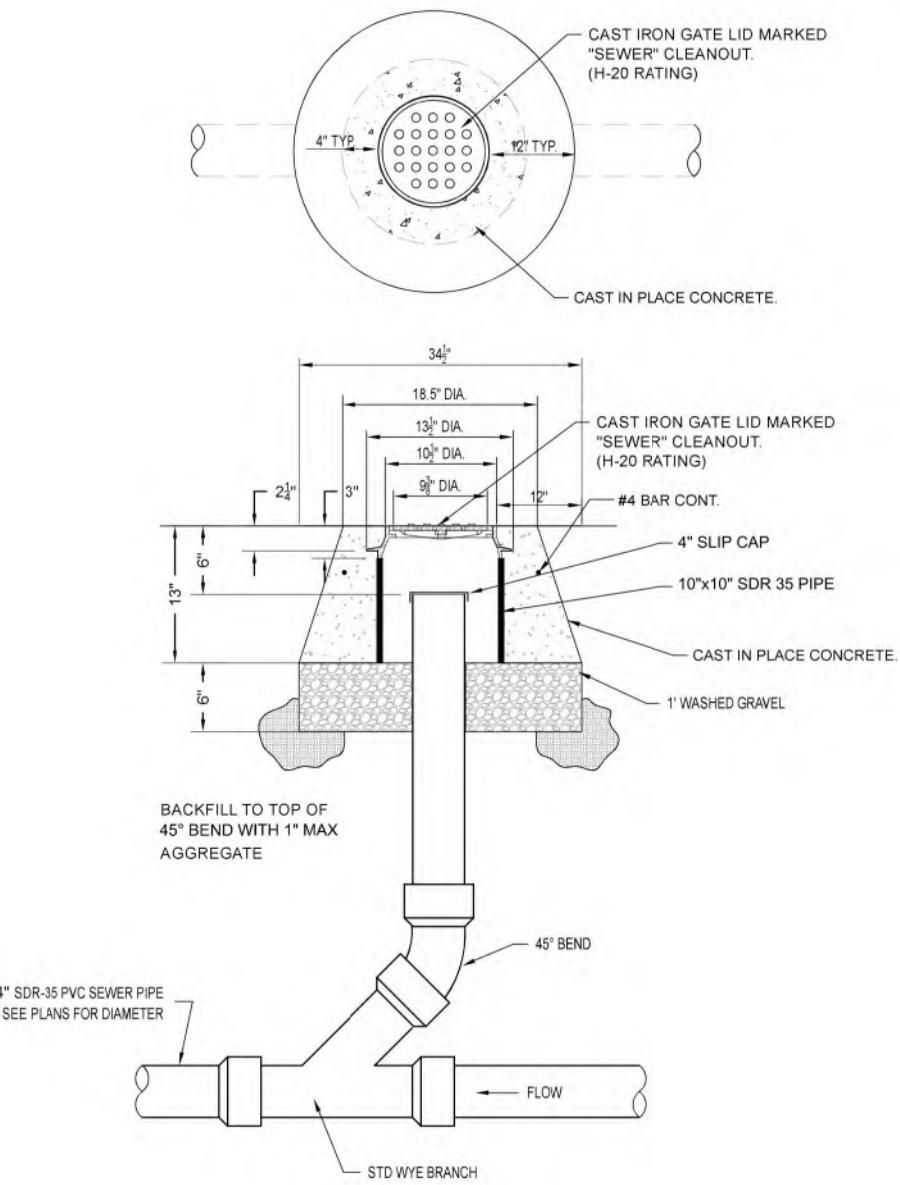
FRAME & LID DETAIL

N.T.S.



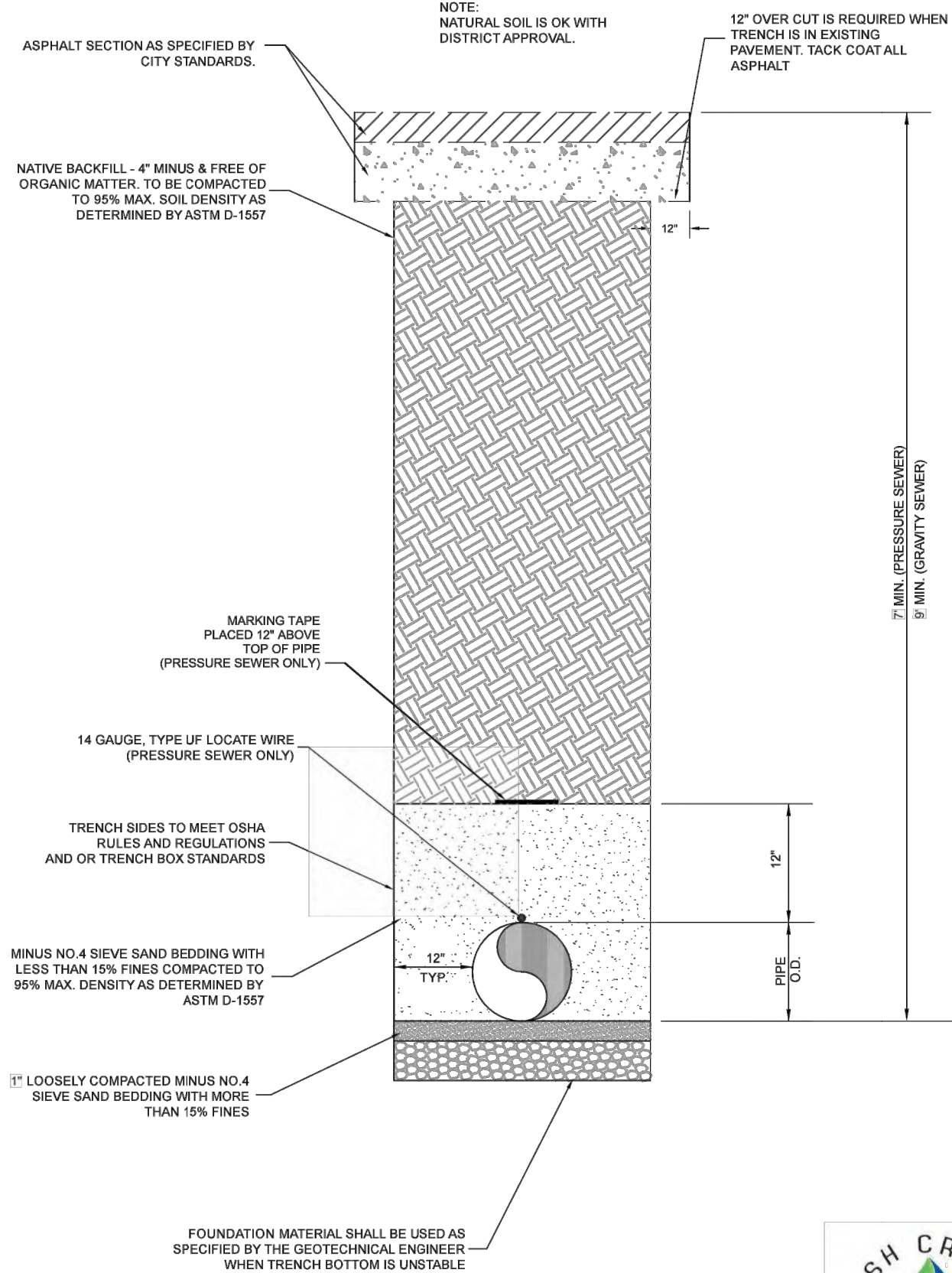
MANHOLE-ADJUSTMENT TO GRADE

N.T.S.



SEWER CLEANOUT W/LID DETAIL

N.T.S.



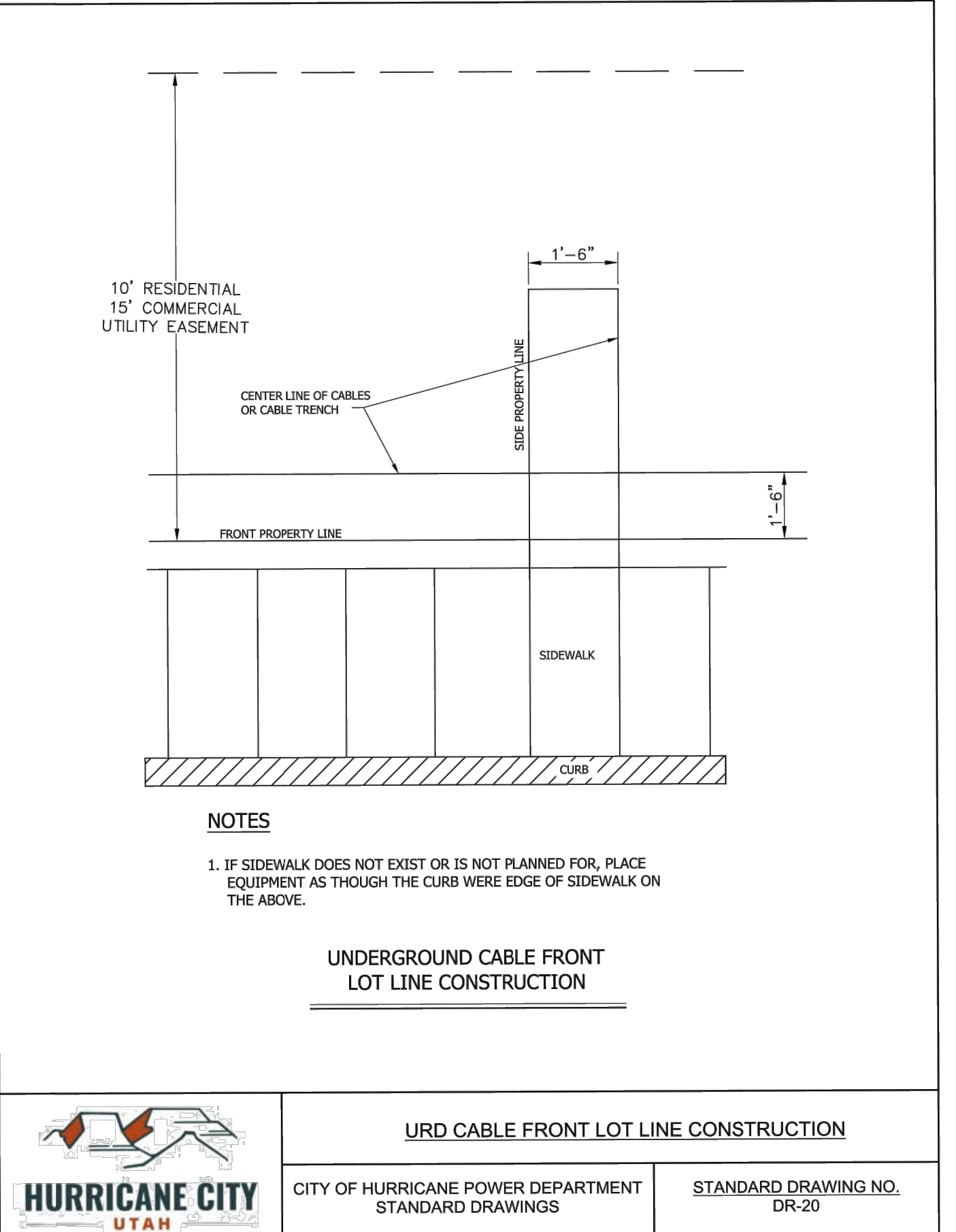
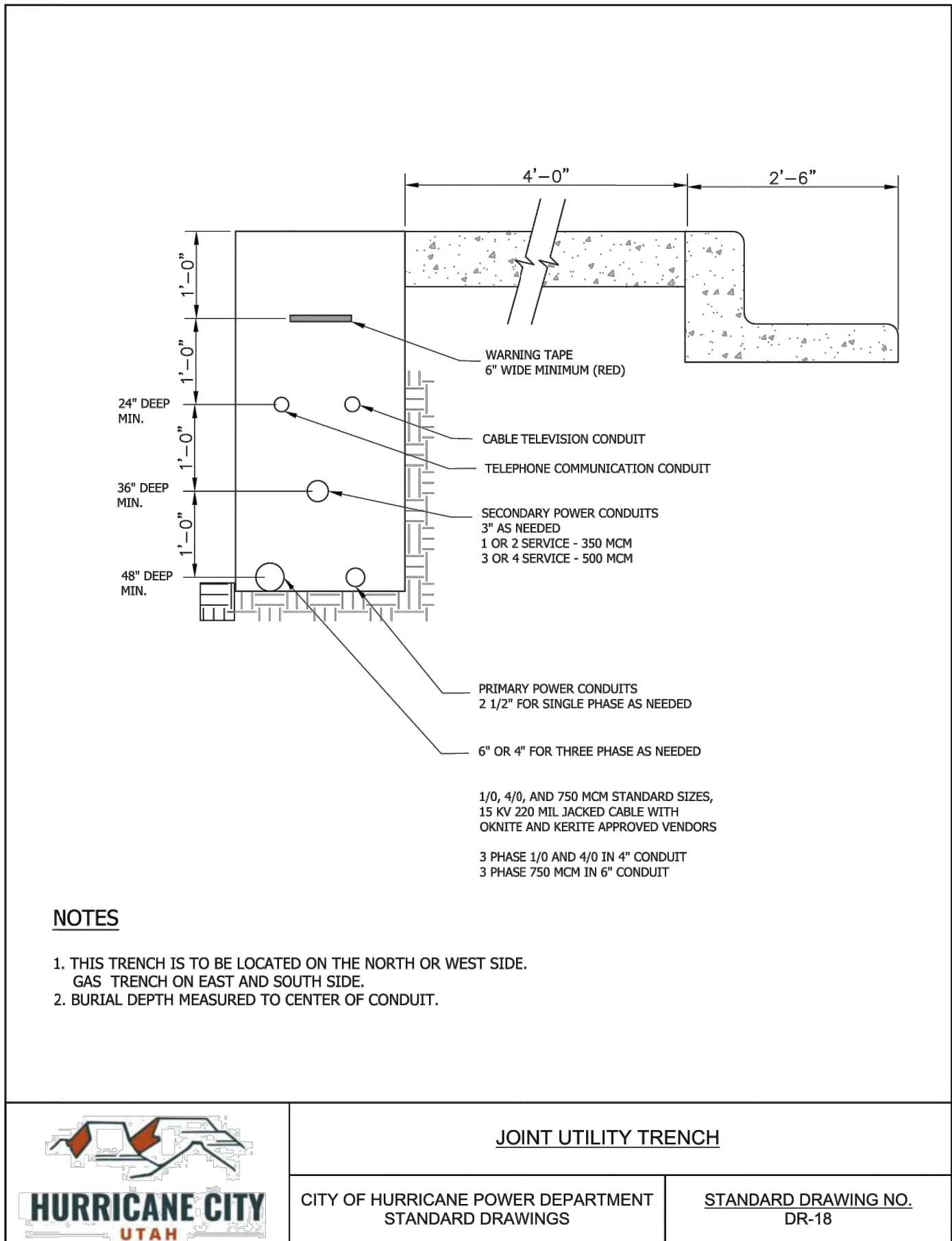
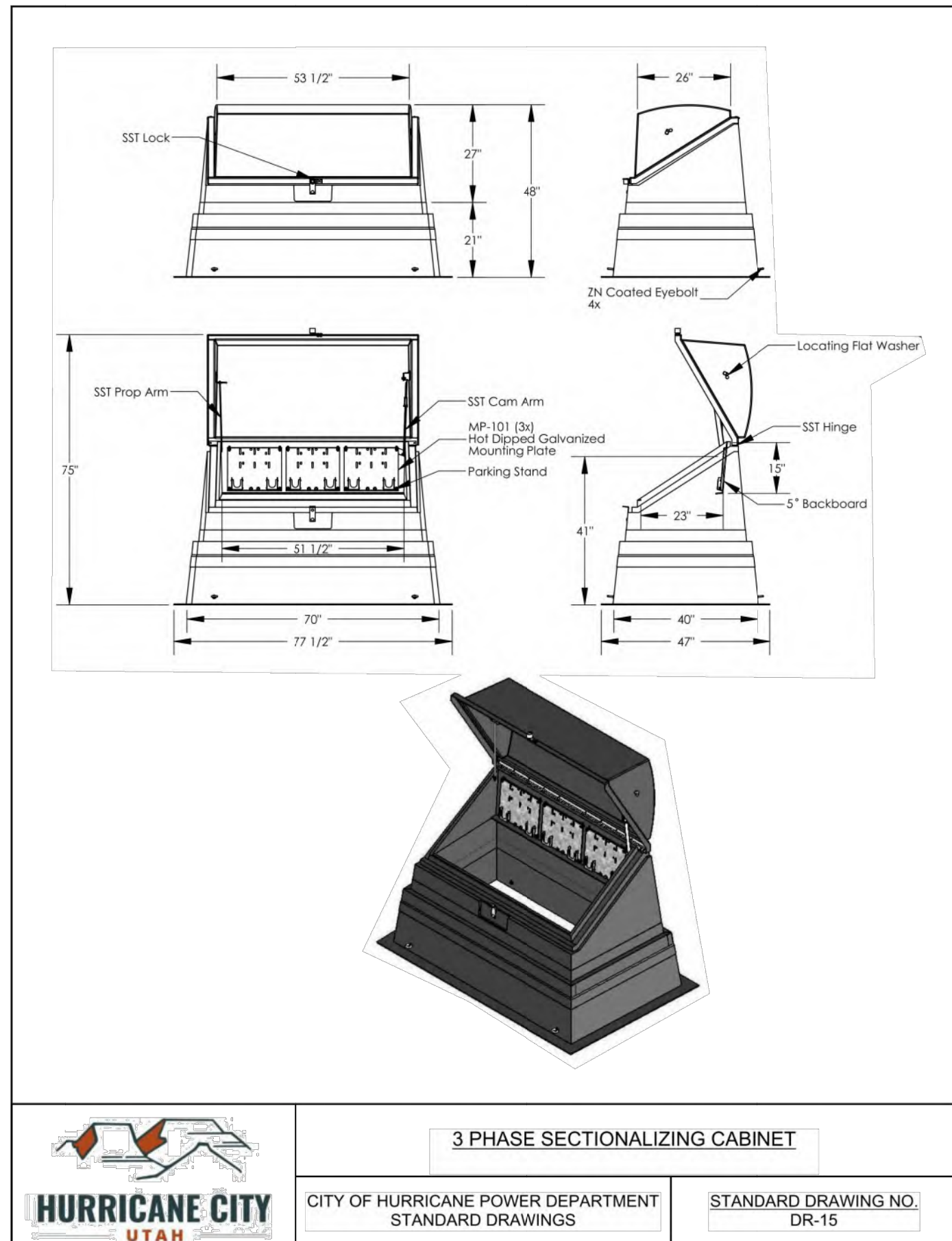
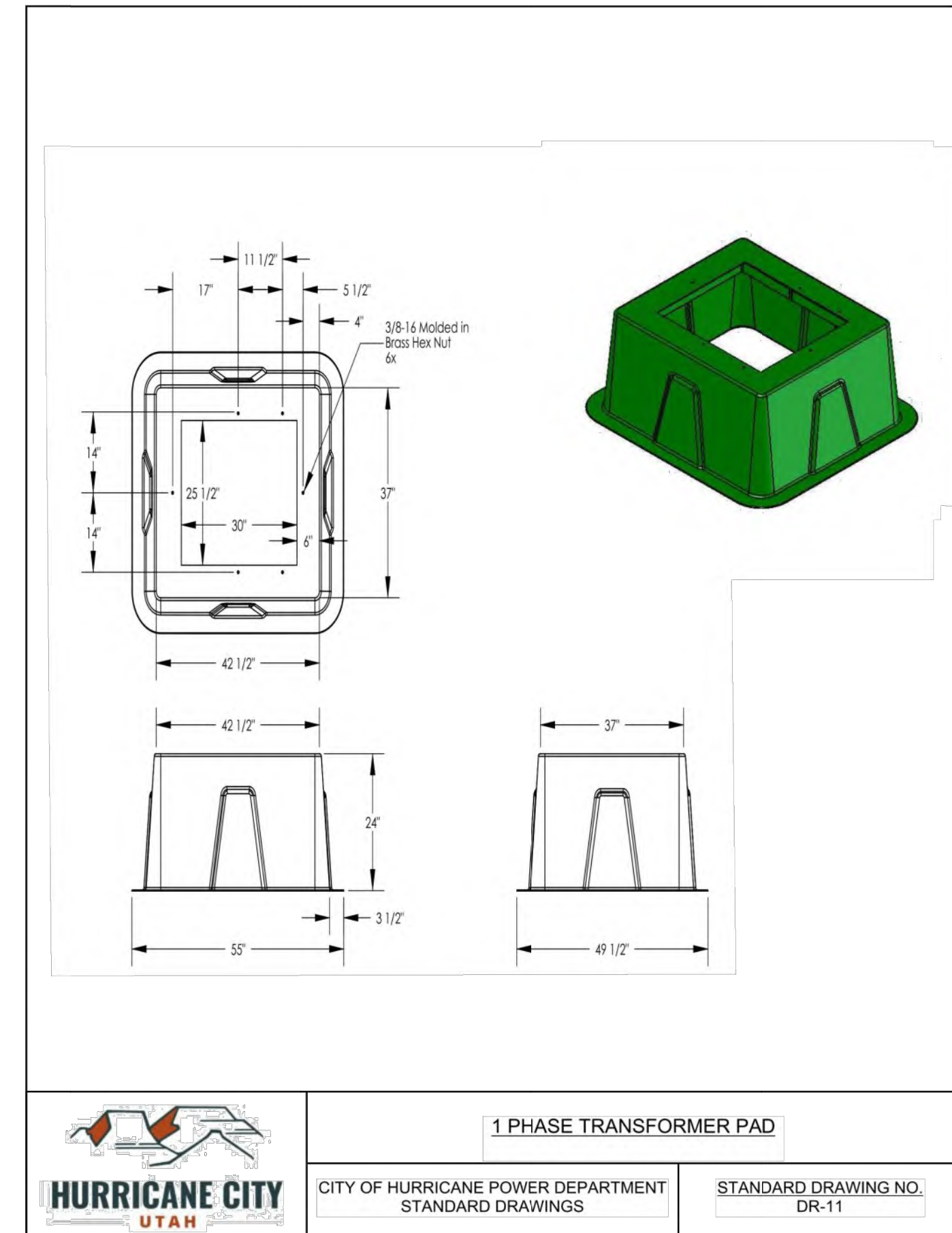
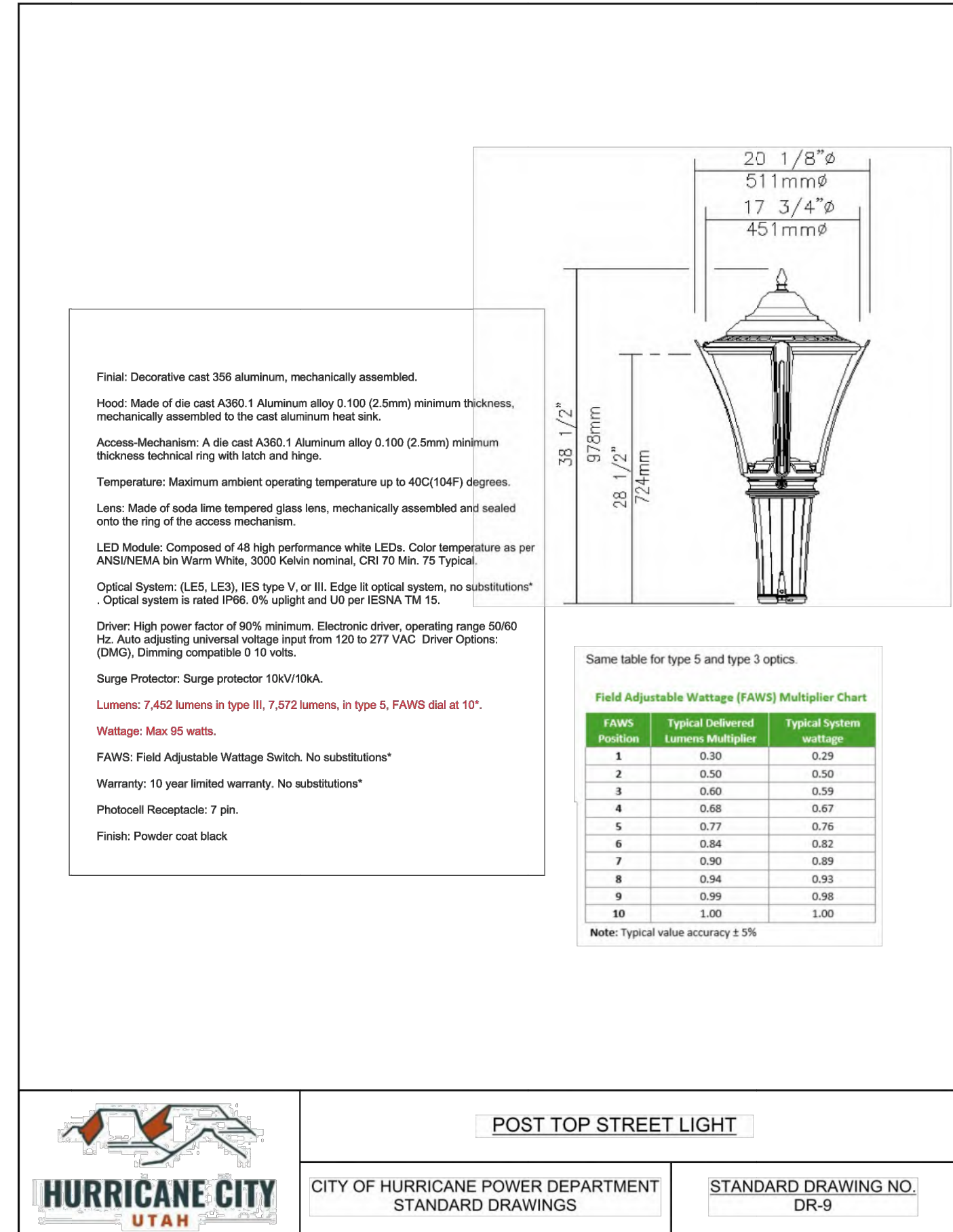
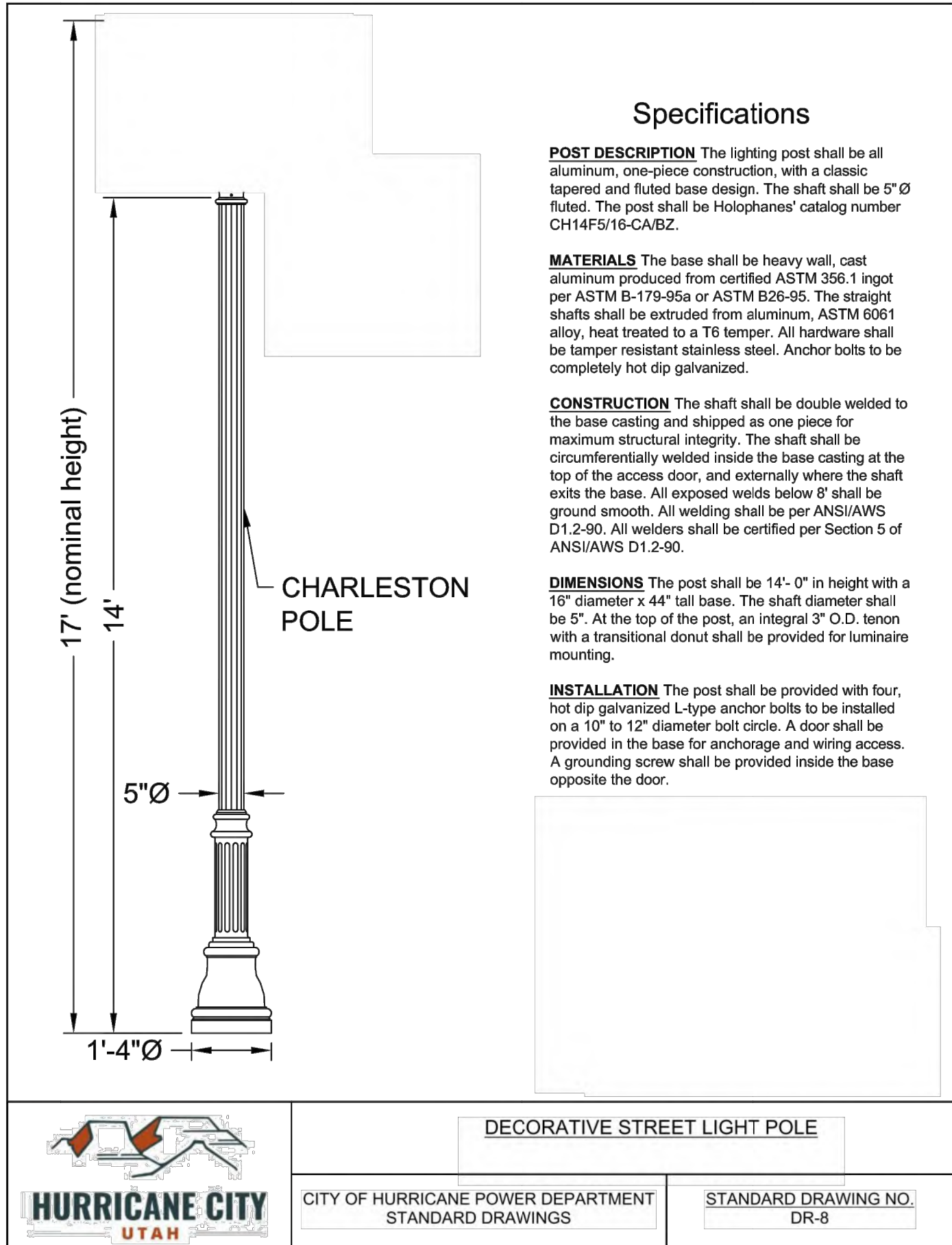
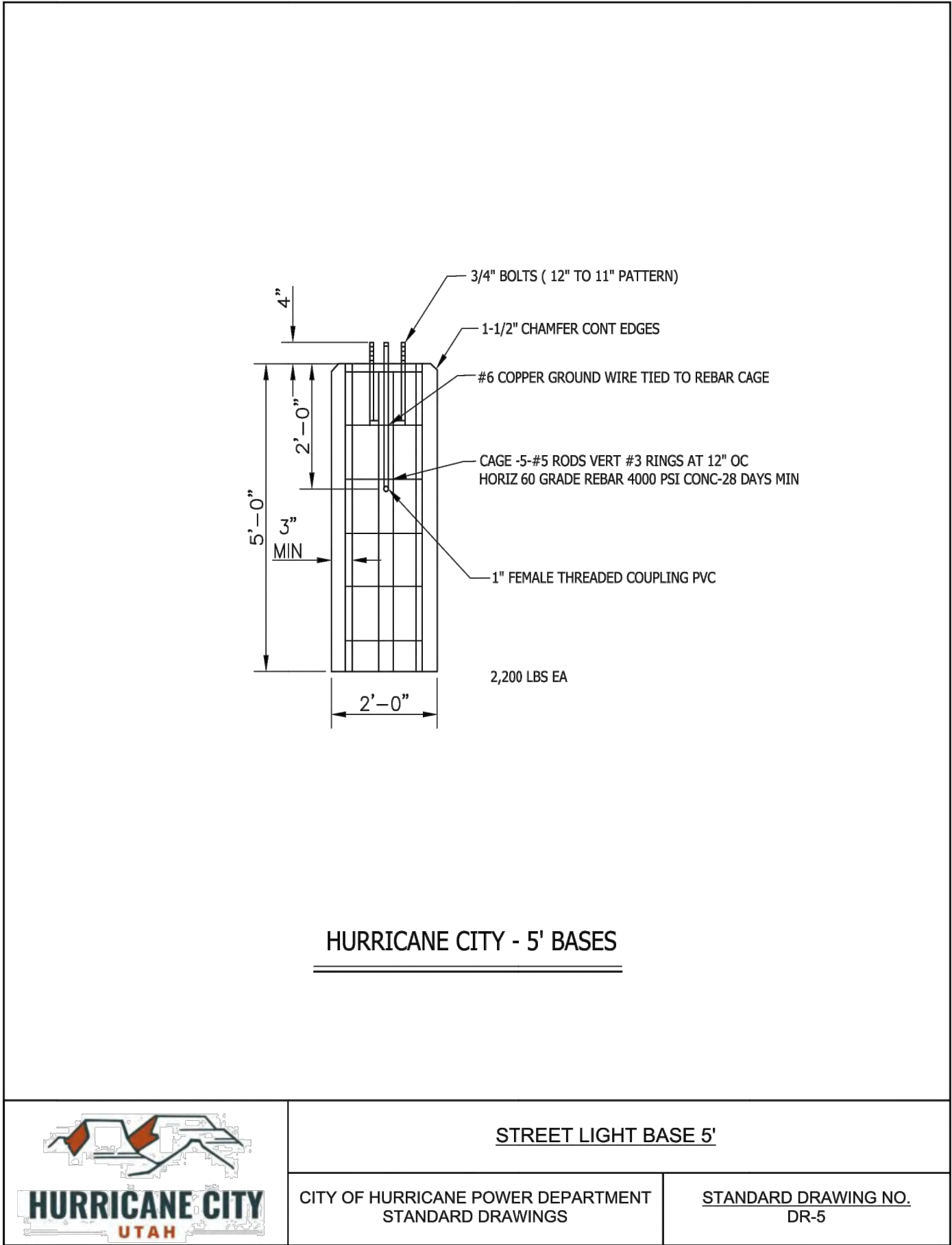
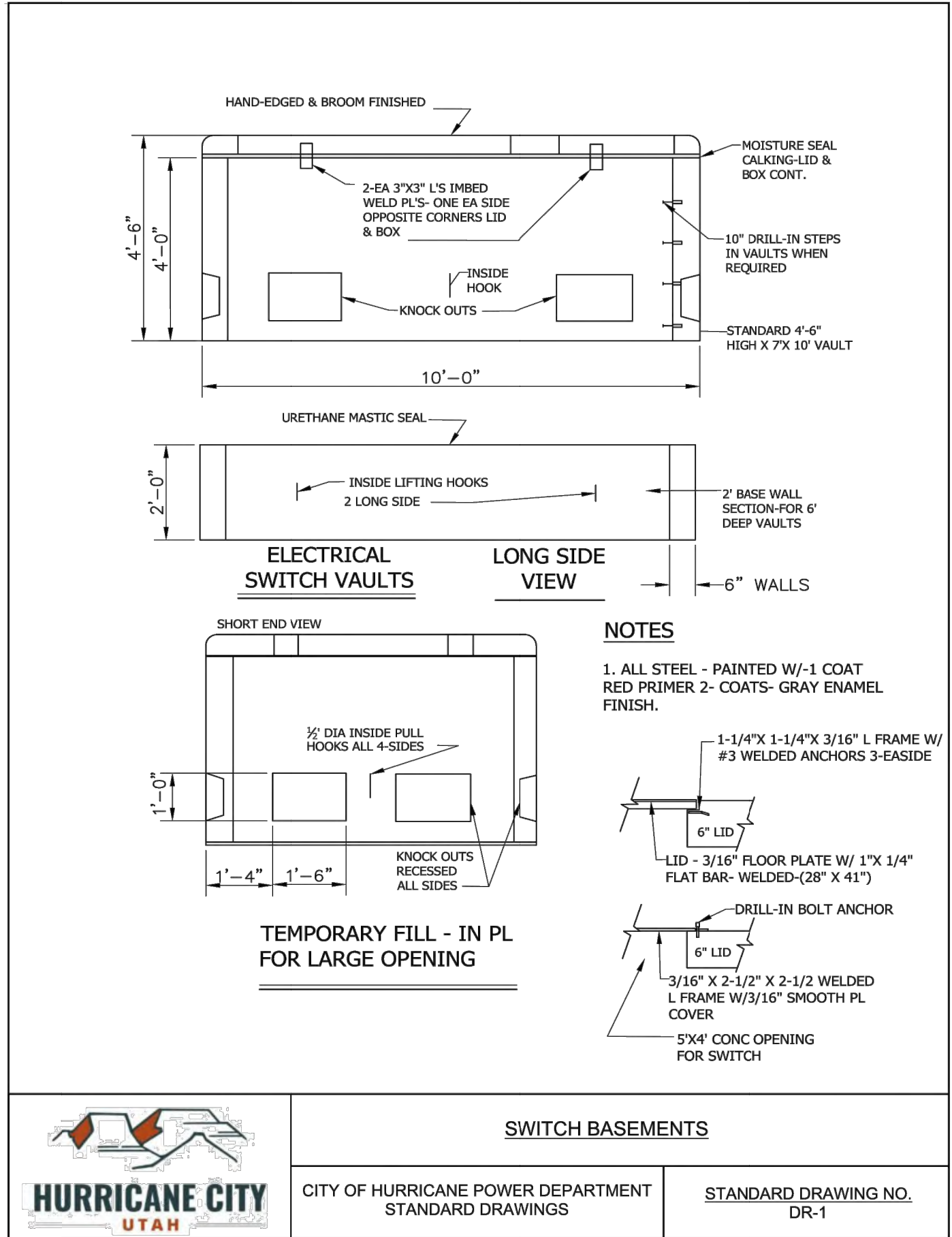
TYPICAL TRENCH DETAIL

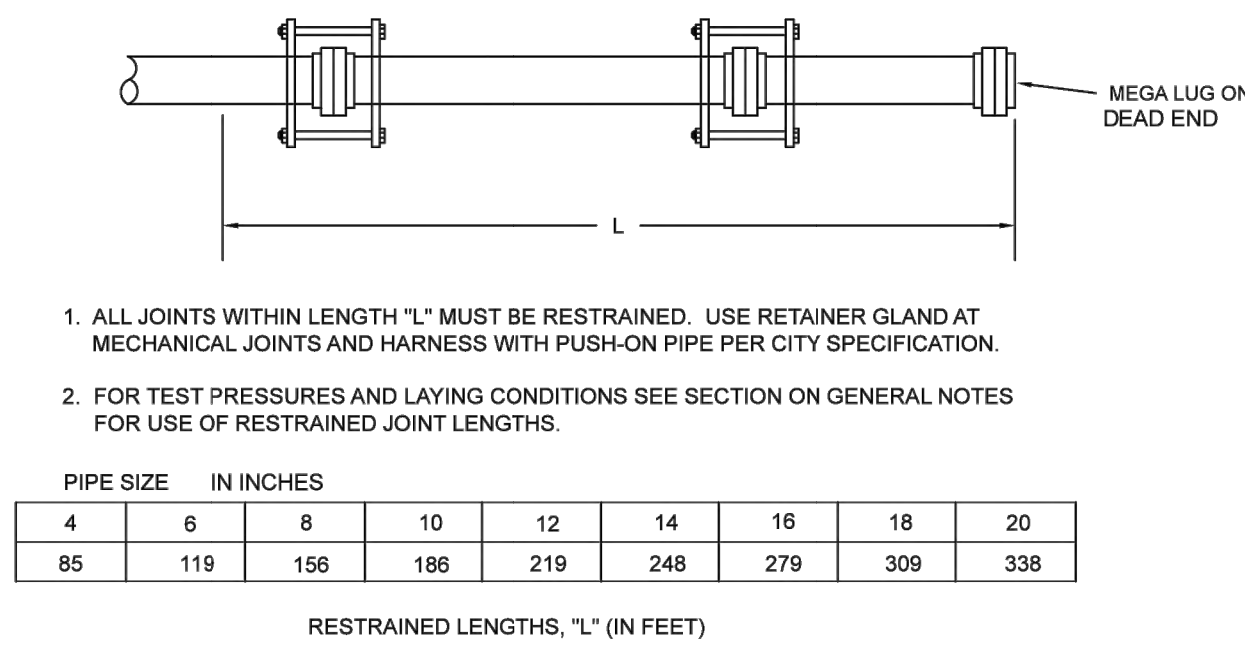
N.T.S.



REUSE OF DRAWINGS		REVISION		BY		DATE	
THIS DOCUMENT AND THE DESIGN HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.		NO.		DESCRIPTION			

PATH\\LUTAN\\PROJECTS\\ACTIVE\\2023\\EF23141.00 - SKY RIDGE APARTMENT\\S200 - CAD\\DESIGN\\23141.MPD.DWG



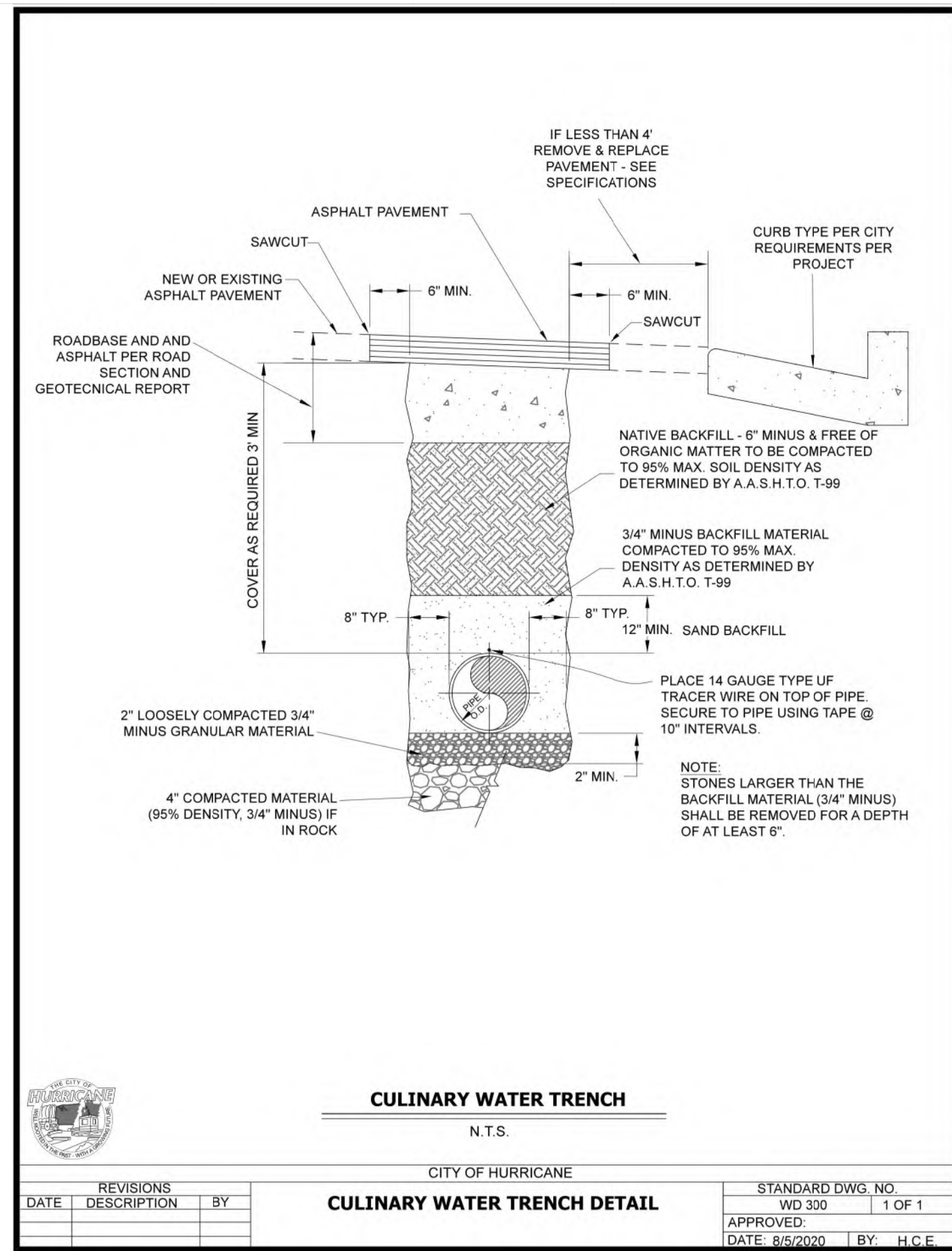


RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN
TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

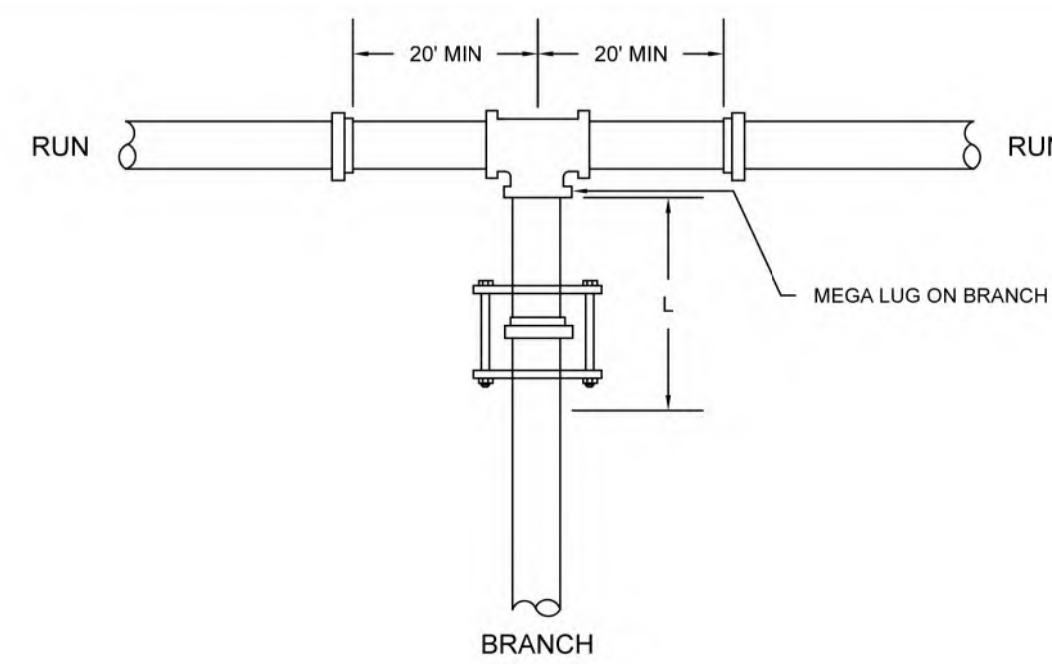
- IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
REVISIONS DATE DESCRIPTION BY			WD 311 1 OF 1	
			APPROVED:	
			DATE: 5/4/2021 BY: H.C.E.	
STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON W/ POLY WRAP RESTRAINING SYSTEM DETAIL				



REVISIONS			CITY OF HURRICANE		STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	CULINARY WATER TRENCH DETAIL		WD 300	1 OF 1
					APPROVED:	
					DATE: 8/5/2020	BY: H.C.E.

[illegible]

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

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18" LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
REVISIONS			WD 309 1 OF 1	
DATE	DESCRIPTION	BY	APPROVED:	
			DATE: OCT. 2020 BY: H.C.E.	
STANDARD TEE FOR DUCTILE IRON w/POLY WRAP				
RESTRAINING SYSTEM DETAIL				



REUSE OF DRAWINGS

[illegible]

STANDARD DETAILS

SKY RIDGE APARTMENTS LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23141
DATE:	10/18/2023
DESIGN BY:	ZNI
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	###
SHEET	

DATE: 04/24/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: N/A
SHEET

PATH: L:\UTAH\PROJECTS\ACTIVE\2023\H3-1-32-1101-00 - SKY RIDGE APARTMENTS\200 - CAD\DESIGN\23141.MXD

LEGEND

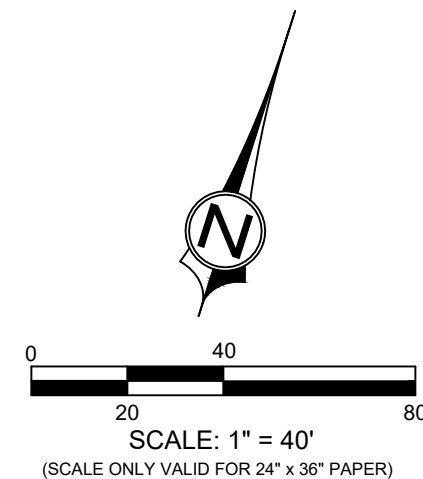
- 1" QUICK COUPLER
- IRRIGATION CONTROLLER & PEDESTAL
- 1.5" LATERAL LINE
- 2" SCH 40 PVC MAINLINE
- FIRE HYDRANT
- EXISTING WATER LINE
- 6" IRRIGATION LINE
- C-900 CLASS 150 WATER LINE (SIZE PER PLAN)
- 8" DUCTILE IRON WATER LINE
- WATER METER PER CITY STANDARDS
- CONTROL ZONE KIT, MODEL # XCZ-100-PRB-COM OR EQUAL
- LINE SIZE BALL VALVE
- 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW DEVICE WITH 90° ELBOWS, BALL VALVES W/ SS HANDLES MODEL #950 XL2SEUSH

PLANT AND LANDSCAPE MATERIALS LEGEND

THE FOLLOWING IS A LIST OF PLANTS AND LANDSCAPE MATERIALS TO USE FOR THE SKY RIDGE APARTMENTS. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THIS LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW	15 GAL / 24" BOX
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	15 GAL / 24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	15 GAL / 24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK'	MAVERICK MESQUITE	15 GAL / 24" BOX
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	15 GAL / 24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL / 24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6-8' TALL
		ARTIFICIAL TURF	
		LANDSCAPE AREA	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SMALL ACCENT/SUCCULENTS			
	AGAVE PARRYI VARIETY PARRYI	PARRY'S AGAVE	5 GAL
	ECHINOCEREUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GRASSES			
	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	5 GAL
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL
BOULDERS			
	SMALL: 2-3' DIAMETER, BLACK BASALT		
	SMALL: 2-3' DIAMETER, TAN LIMESTONE		
	LARGE: 4-5' DIAMETER, BLACK BASALT		
	LARGE: 4-5' DIAMETER, TAN LIMESTONE		
ROCK MULCH			
	1/2" BLACK BASALT, 2" DEPTH		
	1/2" TAN LIMESTONE, 2" DEPTH		
	1" BLACK LAVA CINDERS		
	1" KANOSH VALLEY RIVER ROCK		
	2-4" BLACK LAVA CINDERS, 6" DEPTH		
	2-4" KANOSH VALLEY RIVER ROCK		
	2-4" TAN LIMESTONE, 6" DEPTH		
	STORM WATER RETENTION BASIN (PER PLAN)		



PROJ. #: Fx. 23141
DATE: 04/24/2024
DESIGN BY: ZNI
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: N/A
SHEET

L1

LANDSCAPE & IRRIGATION PLAN

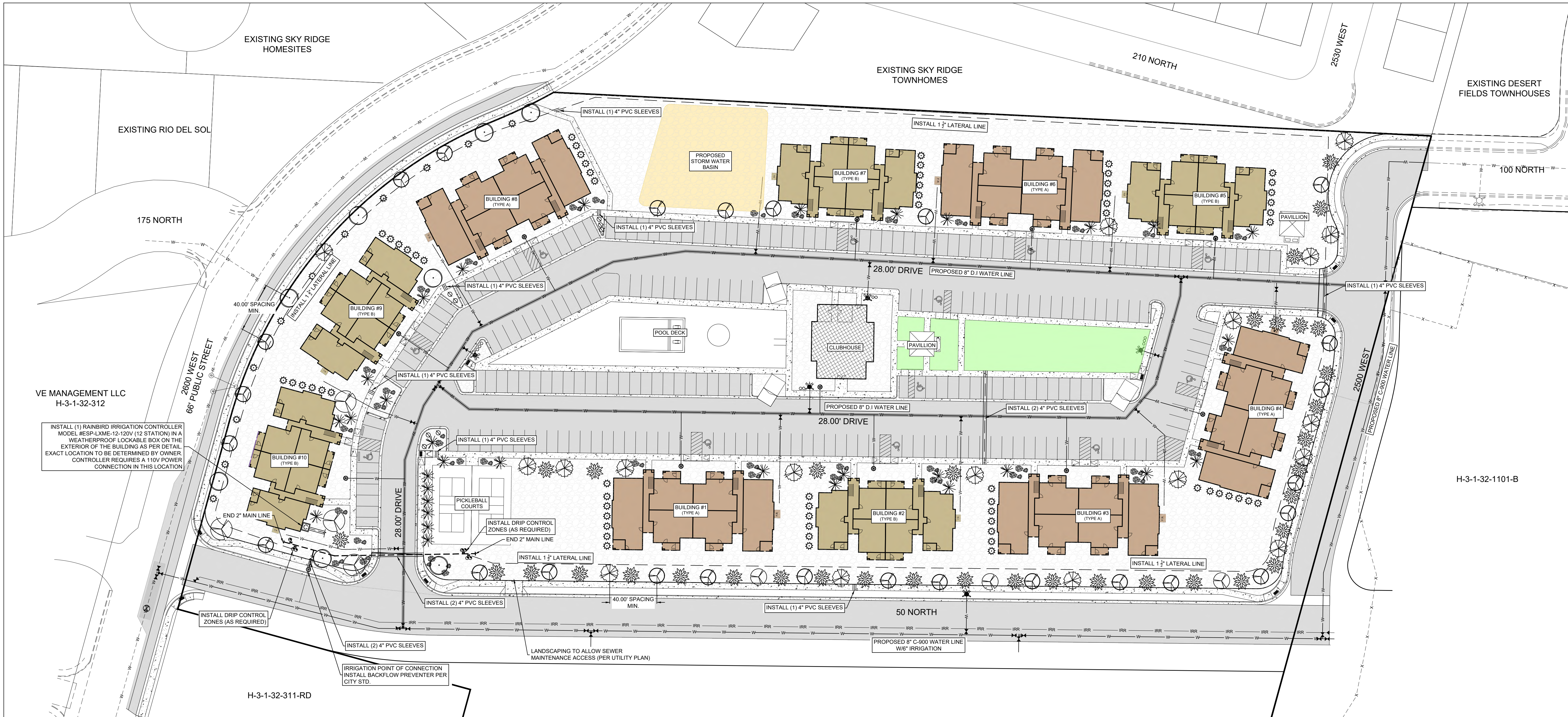
SKY RIDGE APARTMENTS
LOCATED IN HURRICANE, UTAH

REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.



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



VE MANAGEMENT LLC
H-3-1-32-312

INSTALL (1) RAINBIRD IRRIGATION CONTROLLER
MODEL #ESP-LXME-12-120V (12 STATION) IN A
WEATHERPROOF LOCKABLE BOX ON THE
EXTERIOR OF THE BUILDING AS PER DETAIL.
EXACT LOCATION TO BE DETERMINED BY OWNER.
CONTROLLER REQUIRES A 110V POWER
CONNECTION IN THIS LOCATION

H-3-1-32-311-RD

H-3-1-32-1101-B

GENERAL CONSTRUCTION NOTES:

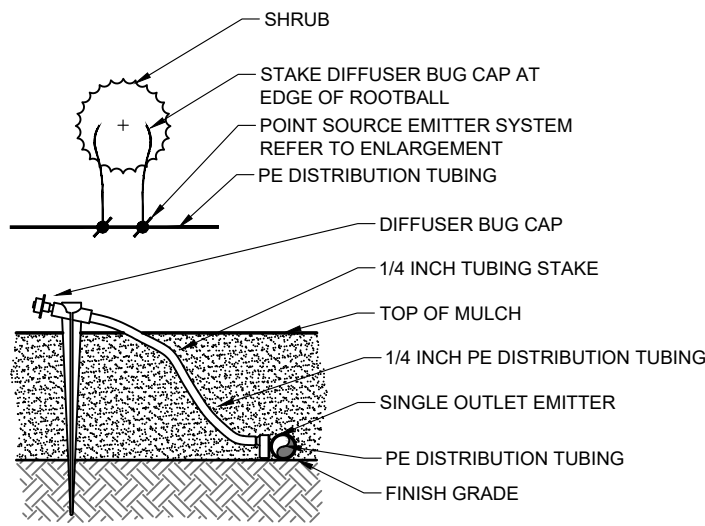
- NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING, MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE WHOSE INTERPRETATION SHALL BE FINAL.

LANDSCAPE NOTES:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- ALL STAKING OF TREES SHALL BE AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE STAKED SHALL BE STAKED OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL FOR MORE INFORMATION. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- INSTALL WEED BARRIER FABRIC BELOW ALL ROCK MULCHED LANDSCAPE AREAS. INSTALL FABRIC AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
- ROCK MULCH PRODUCTS ARE AVAILABLE FROM SUPPLIER ROWLAND STONE - 1203 WEST SUNSET BLVD ST. GEORGE, UTAH 84770. PHONE: (435) 673-2349. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
- GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
- REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

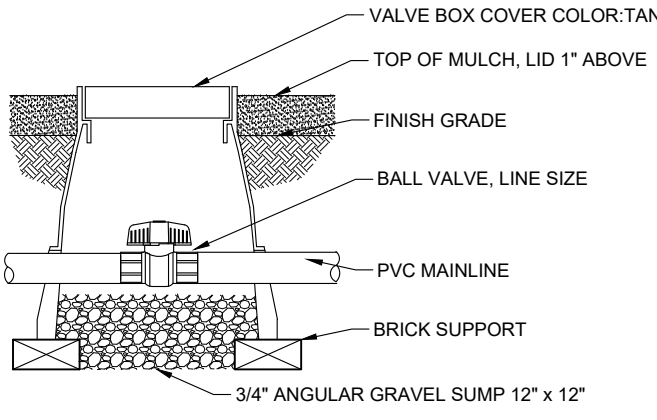
IRRIGATION NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECTURE OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
- ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- IRRIGATION SYSTEM DESIGN IS BASED ON MAX FLOW OF 12 G.P.M. WITH AT LEAST 60 P.S.I. AT VALVES. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO STARTING IRRIGATION INSTALLATION. NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- CONTRACTORS SHALL CONNECT AT EXISTING IRRIGATION SUPPLY AND ADD ZONES AS NEEDED. USE #14 GAUGE UNDERGROUND DIRECT BURIAL WIRE WITH SPEARS' DRISPLUCE WIRE CONNECTORS OR SIMILAR, FOR ALL VALVE CONNECTIONS. ALL SPLICES MUST BE PLACED IN VALVE BOXES.
- IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 3" BEYOND CONCRETE STRUCTURES. ALL HARDSCAPE 4" OR WIDER TO BE SLEEVED.
- CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
- LOCATE ALL IRRIGATION EQUIPMENT AND VALVE BOXES LANDSCAPE PLANTER AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC). DO NOT LOCATE THESE ITEMS IN TURF AREAS.
- LOCATE VALVE BOXES IN GRANULAR LANDSCAPE AREAS (NOT IN TURF) ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
- TWO 2.0 GPH EMITTERS SHALL BE INSTALLED PER PLANT AND INDIVIDUAL TREE RINGS FOR EACH TREE AS PER DETAIL. PERENNIAL FLOWERS AND OTHER HERBACEOUS PLANTS SHALL RECEIVE ONE 2.0 GPH EMITTER PER PLANT. SEE DETAILS FOR ADDITIONAL INFORMATION.
- ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. ON SLOPED AREAS, EMITTERS SHALL BE PLACED ON UPHILL SIDE OF PLANTS.
- ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE PVC SCHEDULE 40. ALL PIPE FITTINGS SHALL BE SCHEDULE 40, EXCEPT WHERE SPECIFIED AS SCHEDULE 80 IN DETAILS. INSTALL ALL PRESSURE LINES AT A MINIMUM DEPTH OF 24". INSTALL LATERAL LINES AT A MINIMUM DEPTH OF 18". INSTALL TORO 1" BLUE STRIPE IRRIGATION HOSE (OR APPROVED EQUAL) AND RAINBIRD DT-1225 (OR APPROVED EQUAL) ABOVE TOPSOIL AND WEED BARRIER FABRIC. STAKE TUBING AT A MAX OF 8' INTERVALS AND COVER WITH ROCK MULCH.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.
- THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED AND CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE, INSTALL, AND SET UP ONE 12 STATION RAINBIRD CONTROLLER MODEL #ESP-LXME-12-120V. CONTROLLER SHALL BE INSTALLED NEAR A 110 POWER OUTLET, ACTUAL LOCATION TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION.
- PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
 - ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
 - LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
 - ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
- CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS TO THE WATER METER. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONNECTIONS INCLUDING THE IRRIGATION WATER METER AND ALL CONNECTIONS DOWN STREAM OF THE WATER METERS.
- REFER TO IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.



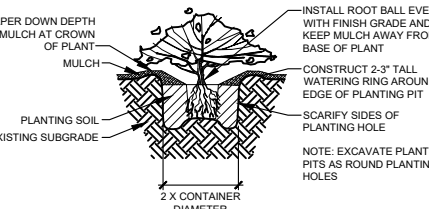
EMITTER DETAIL

NOT TO SCALE



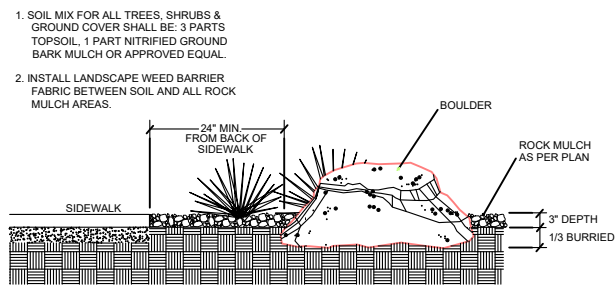
BALL VALVE DETAIL

NOT TO SCALE



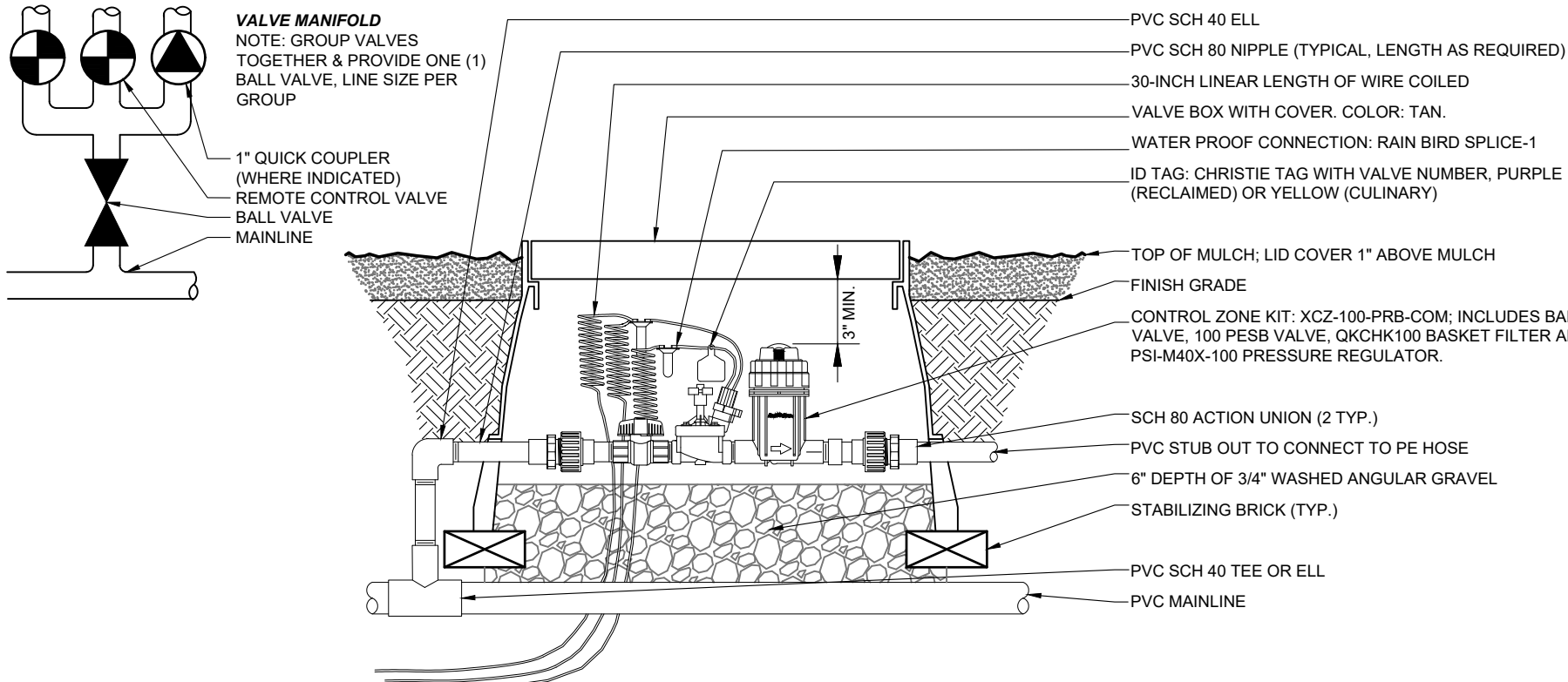
SHRUB PLANTING DETAIL

NOT TO SCALE



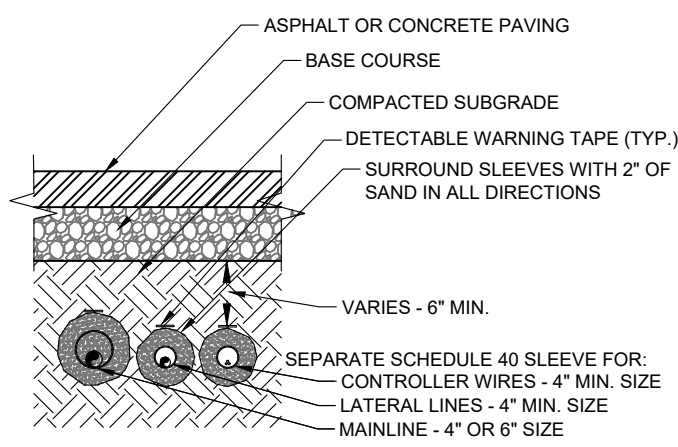
ORNAMENTAL BOULDER LOCATION & PLACEMENT

NOT TO SCALE



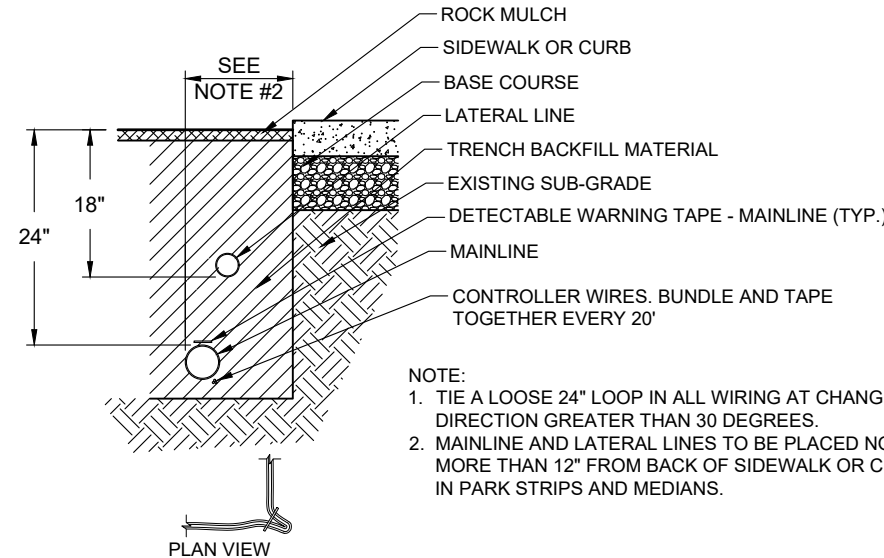
REMOTE CONTROL IRRIGATION VALVE DETAIL

NOT TO SCALE



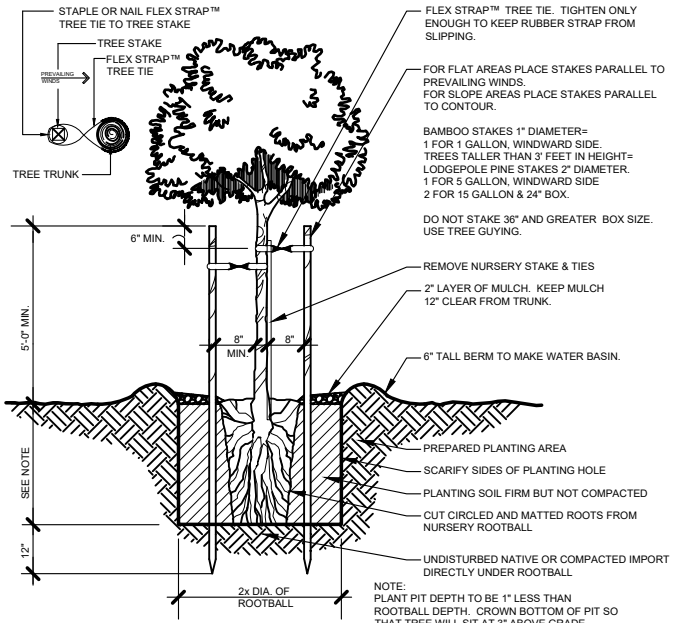
SLEEVE SECTION DETAIL

NOT TO SCALE



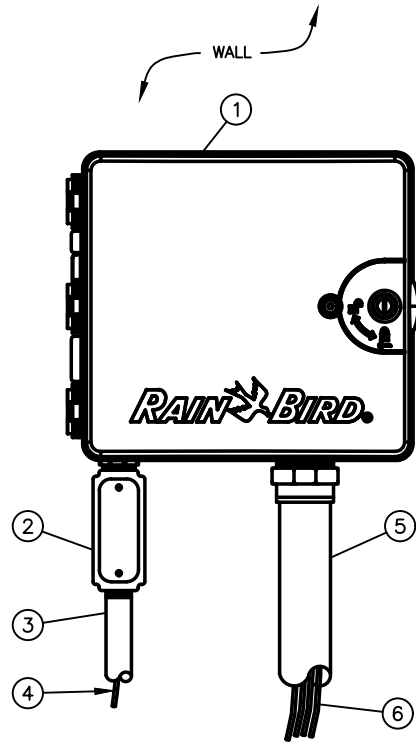
IRRIGATION TRENCH SECTION DETAIL

NOT TO SCALE



TREE PLANTING & STAKING DETAIL

NOT TO SCALE



ESP-LXME CONTROLLER

NOT TO SCALE

- IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- JUNCTION BOX
- 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- POWER SUPPLY WIRE
- 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- WIRES TO REMOTE CONTROL VALVES

- NOTES:
- ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
 - FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 - USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

REVISION	NO.	DESCRIPTION	BY	DATE



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES:

- [5] EXTERIOR MODIFIED SYNTHETIC STUCCO AS SELECTED BY OWNER/ ARCHITECT.
- [2] SYNTHETIC STONE WHERE SHOWN ON ELEVATIONS, OR AS SELECTED BY OWNER OR ARCHITECT
- [7] LOW-E WINDOWS. STYLE PER DESIGN, COLOR BY OWNER. (SEE WINDOW SCHEDULE)
- [8] SOLID CORE METAL EXTERIOR ENTRY DOOR. STYLE AND DESIGN AS S SHOWN. COORDINATE FINISH WITH EXTERIOR.

- [5] CONTINUOUS SOFFIT VENT. INSTALL REQUIRED AMOUNT 1/150 OF ATTIC AREA. UPPER VENT TO BE TURTLE VENTS AS REQUIRED IN REAR OF ROOF AREA.
- [6] CONTINUOUS FASCIA AS SELECTED BY BILDER/ ARCHITECT..
- [8] CONCRETE (SPANISH) TILE ROOF AS SELECTED BY OWNER/ARCHITECT AND INSTALLED AS PER MFG'S INSTRUCTIONS.

- [9] ROOF VENT@ REAR ROOF & EAVE VENTS - PROVIDE A MIN. OF 1/150 (1/300 IF HIGH AND LOW) FREE AIR VENTING - CALCULATE AT 50% OF SCREENED OPENING WITH-IN THE UPPER HALF OF ROOF - APPROX: (BUILDING B -12,600 SQ. FT - REQUIRES AREA WILL REQUIRE 42 SQ. FT. OF FREE AIR VENTING. ; BLDG B - 9,450 OF ATTIC AREA WILL REQUIRE 32 SQ. FT. OF FREE AIR VENTING.
- [10] FLASH AND COUNTER FLASH ALL ROOF TO WALL INTERSECTIONS WITH A MINIMUM 26ga. L FLASHING TO PROVIDE WATER TIGHT FINISH. FLASHING SHALL BE PAINTED TO MATCH EXTERIOR.
- [11] CONTINUOUS 26 GA. TILE CLOSURE TRIM AND DRIP EDGE TO MATCH TILE COLOR (PROVIDED BY MANUFACTURER).

GENERAL NOTES:

1. ALL WINDOW HEADER HEIGHTS TO BE AT 6'-8" A.F.F. UNLESS NOTED OTHERWISE.
2. PROVIDE FROST FREE HOSE BIBBS, VERIFY LOCATION WITH OWNER.
3. EXTERIOR WALL LIGHTING AS SELECTED BY OWNER. SEE SHEET E-1 FOR LOCATION.

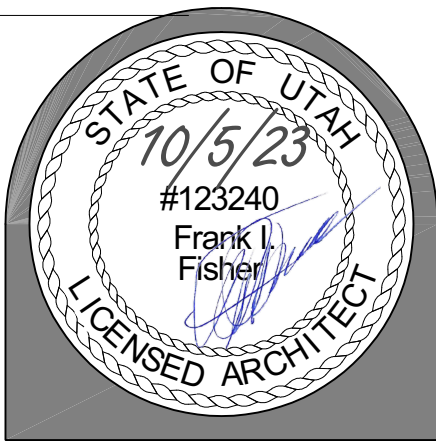


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



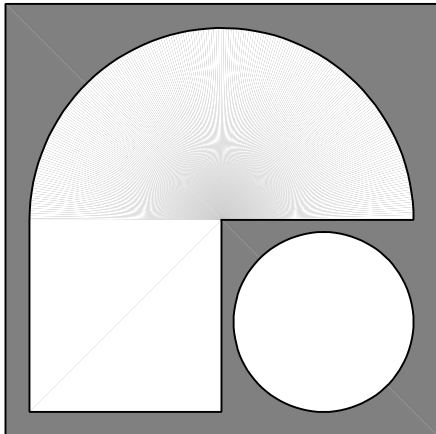
Fisher Group Architects

1087 Broad Point Dr. Washington, Utah 84780 phone (435) 632-4719

SKY RIDGE SUITES

COPYRIGHT © FISHER GROUP ARCHITECTS
CONCEPTS AND DESIGN ARE THE PROPERTY OF FISHER GROUP ARCHITECTS
REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSLATED WITHOUT WRITTEN PERMISSION UNDER PENALTY OF LAW.

C:\CHEF FILES\2023\ALL-FAMILY\SKY RIDGE SUITES, Generating 2/2/2024 10:57 AM



JOB NO: G-APT 1122	PLOT SCALE: VARIES	DATE: 11-09-22	SHEET TITLE: ELEVATIONS A
DRAWN BY: FIF			





Application

Application Accepted Date: 07/12/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description:		Planning Fee		\$	250.00
Tenant / Project Name: Martinez Casita		Planning Fee		\$	250.00
Bldg. Address: 2765 S 3480 W		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Dixie Springs Phase: e		Amount Paid:		\$	250.00
Block: Lot #: 205 Parcel ID #: H-DSP-E-205		Remaining Due:		\$	0.00
Property Owner: Francisco and Mayra Martinez					
Permit Contact: Steve Haddox P:(435) 817-0537					
Email: steve@ahhomes.com					
CONTACT INFORMATION					
Engineer of Record: Scott Christensen					
Email: scott@vectorsg.com P: (435) 628-5122					
General Contractor: American Heritage Homes					
License #: P: (435) 817-0537					
City: State: Zip:					
Email: steve@ahhomes.com					
APPLICATION DETAILS					
# of Units: 0 custom text:					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANCUP24-17					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Steve Haddox					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #:					

STATEMENT OF INTENT

July 9, 2024

Our intent is to build a two-bedroom casita on the southeast corner of the property located at 2765 S 3480 W in Hurricane, Dixie Springs Lot E-205. It will be a two-story building which necessitates a taller height than current allowable city standards. We are requesting permission to build this to a height of 21'.

Thank you,

A handwritten signature in black ink that reads "Steve Haddox". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Steve Haddox,
American Heritage Homes, Administrative Officer



STAFF COMMENTS

Agenda Date:	07/25/2024
Application Number:	CUP24-17
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Francisco and Mayra Martinez
Agent:	Steve Haddox
Request:	A conditional use permit for a building of greater height.
Location:	2765 S 3480 W
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes a 650 sq. ft. and 21' tall two bedroom casita. Pursuant to Hurricane City Code (HCC) section 10-13-4, the maximum size and height allowed for an accessory building is 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height. The property is zoned single-family residential R1-10.

The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

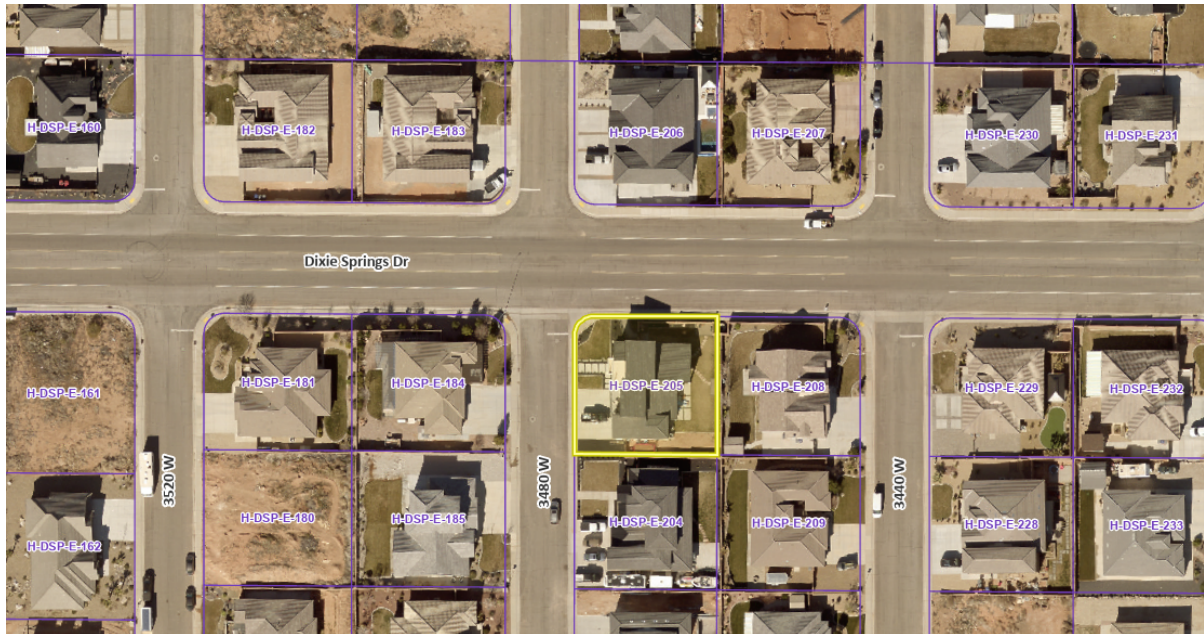
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section e applies):

e. Standards for greater heights than permitted by this Code.

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater, and the building must be of compatible architecture with immediately adjacent buildings.

- (2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
- (3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
- (4) In no event shall a building exceed 55 feet in height.



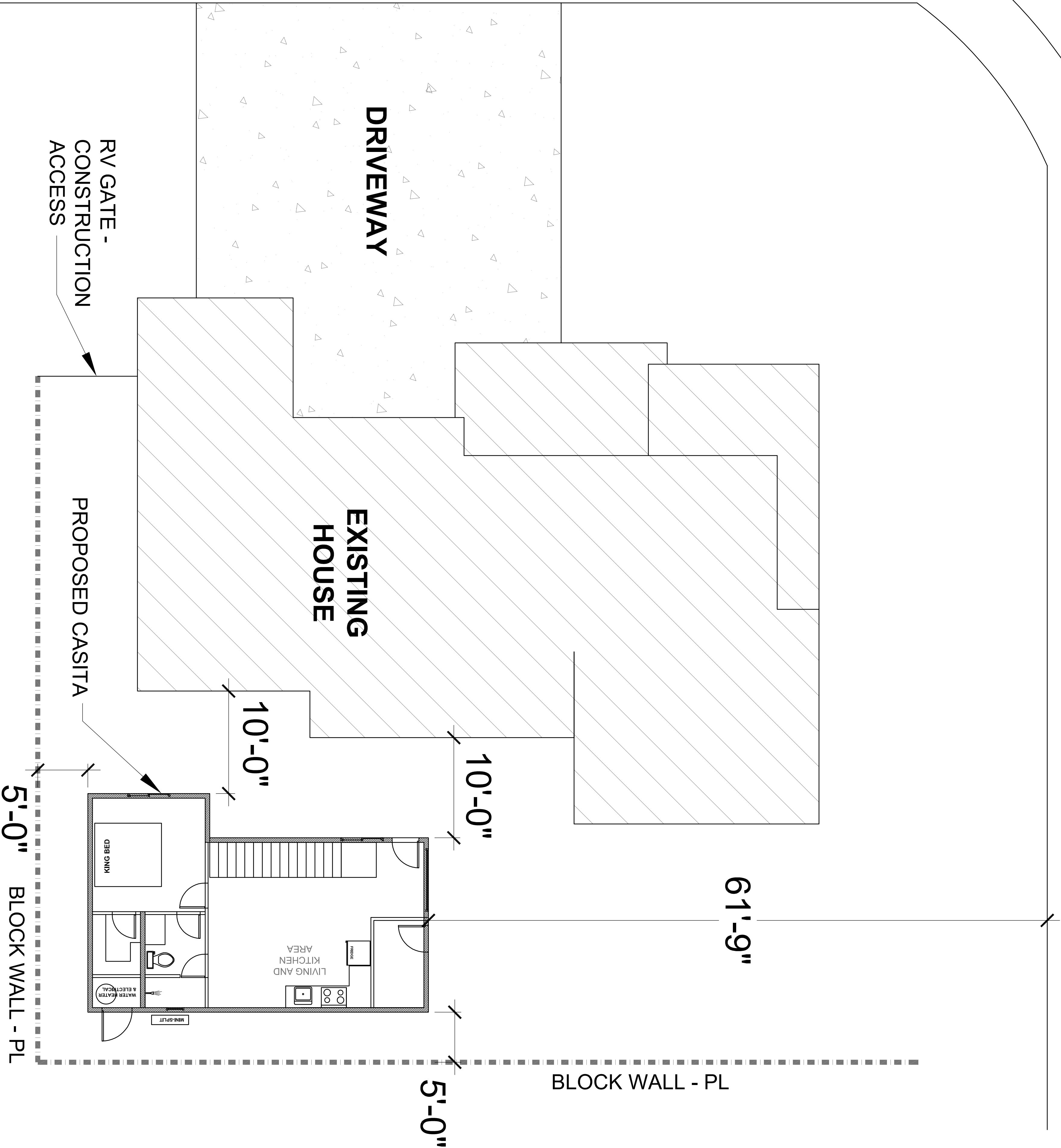
Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines and 10' from the main house.
4. The proposed accessory building is a permitted use in the R1-10 zone.

Recommendation: Staff recommends approval of the conditional use permit, subject to staff comments.

DIXIE SPRINGS ROAD

3480 WEST



DS
m
v



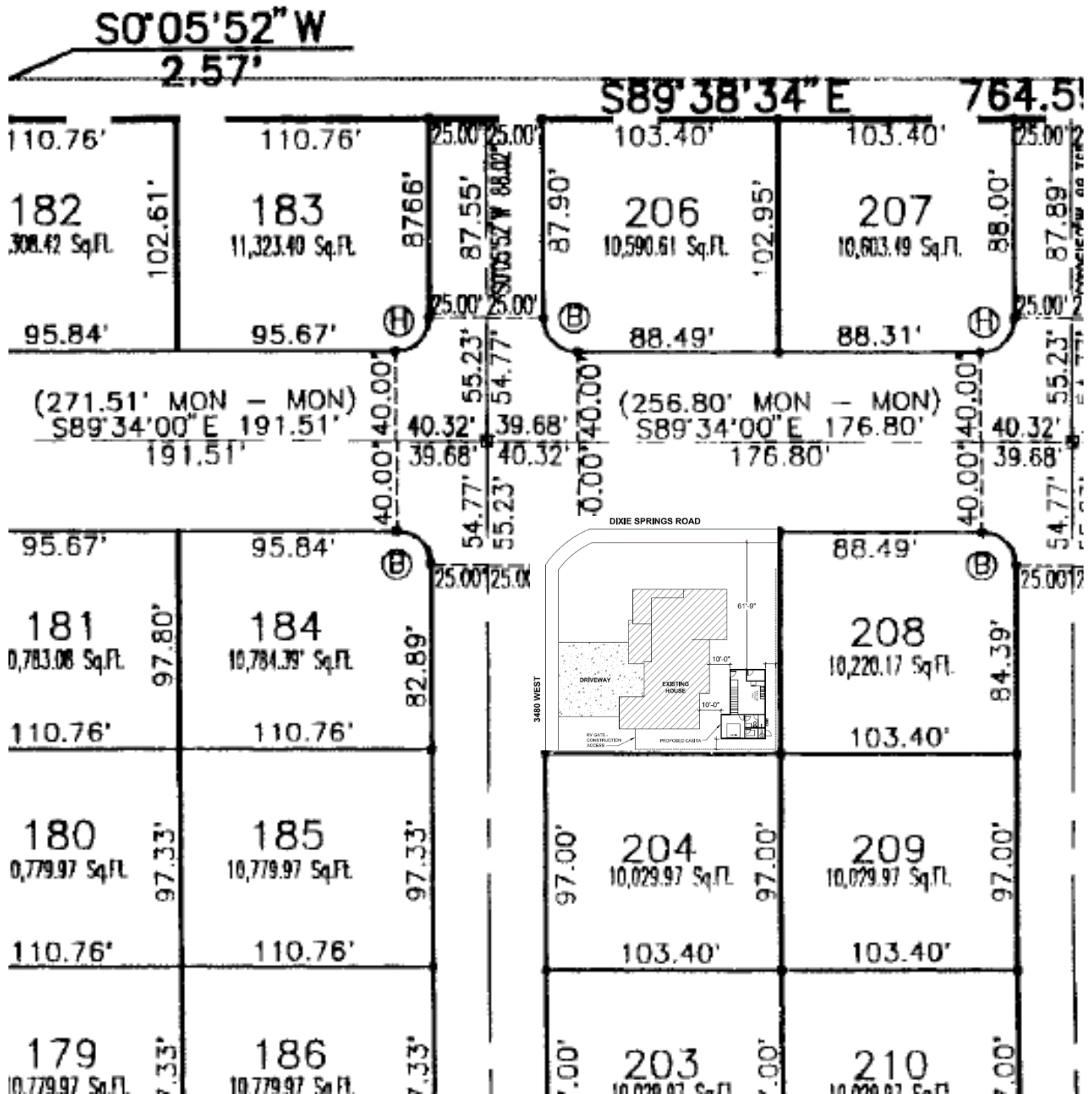
Sheet Title:
SITE PLAN

Project Name:
MARTINEZ CASITA
2765 S 3480 W
HURRICANE, UTAH

Drawn By
BC
Date
6/21/24
Project Number
MARC
Sheet Number

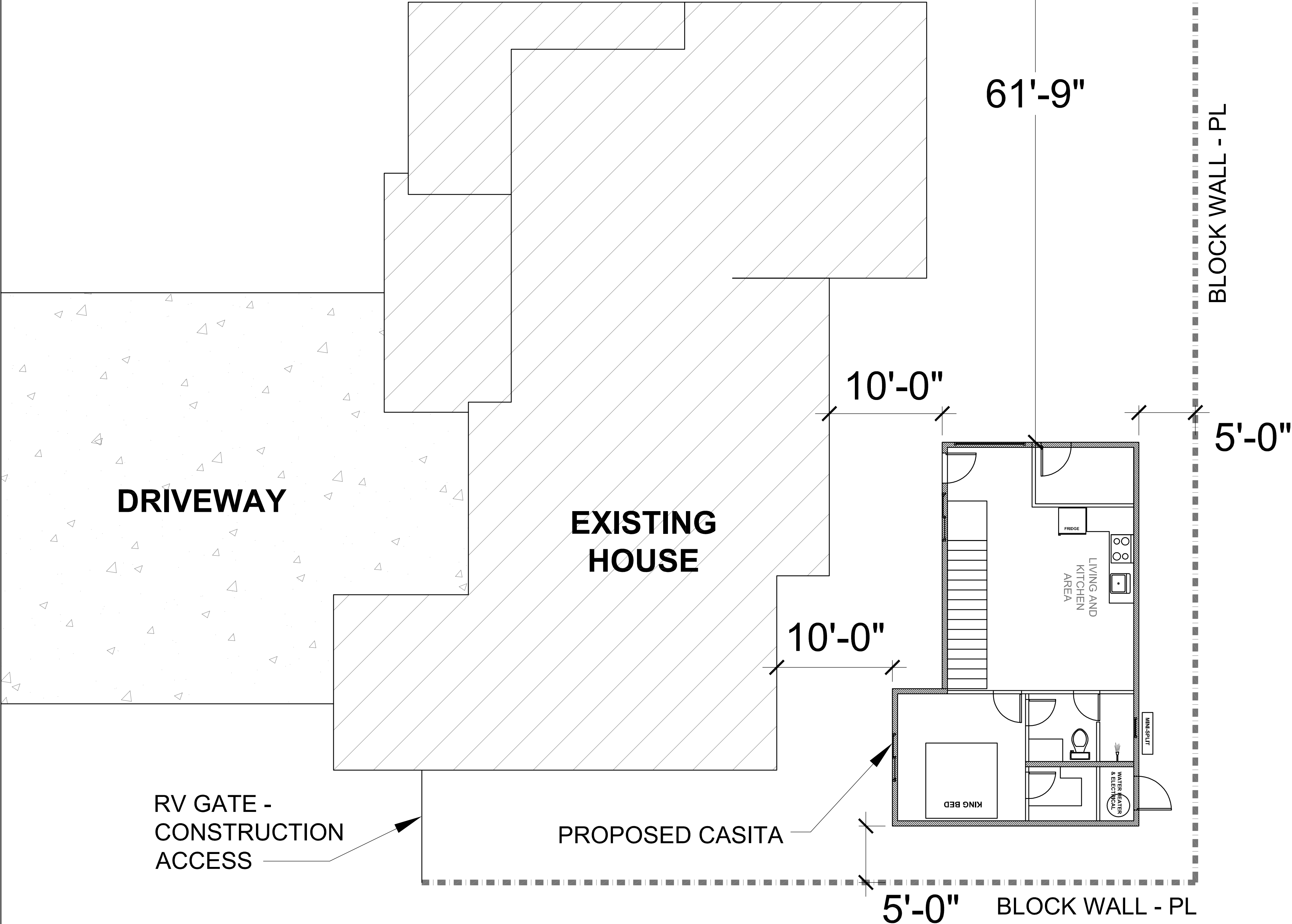
S1

The 100' boundary from the proposed casita only extends into lots 204, 208, and 209. These three lots have single family homes built on them.



DIXIE SPRINGS ROAD

3480 WEST

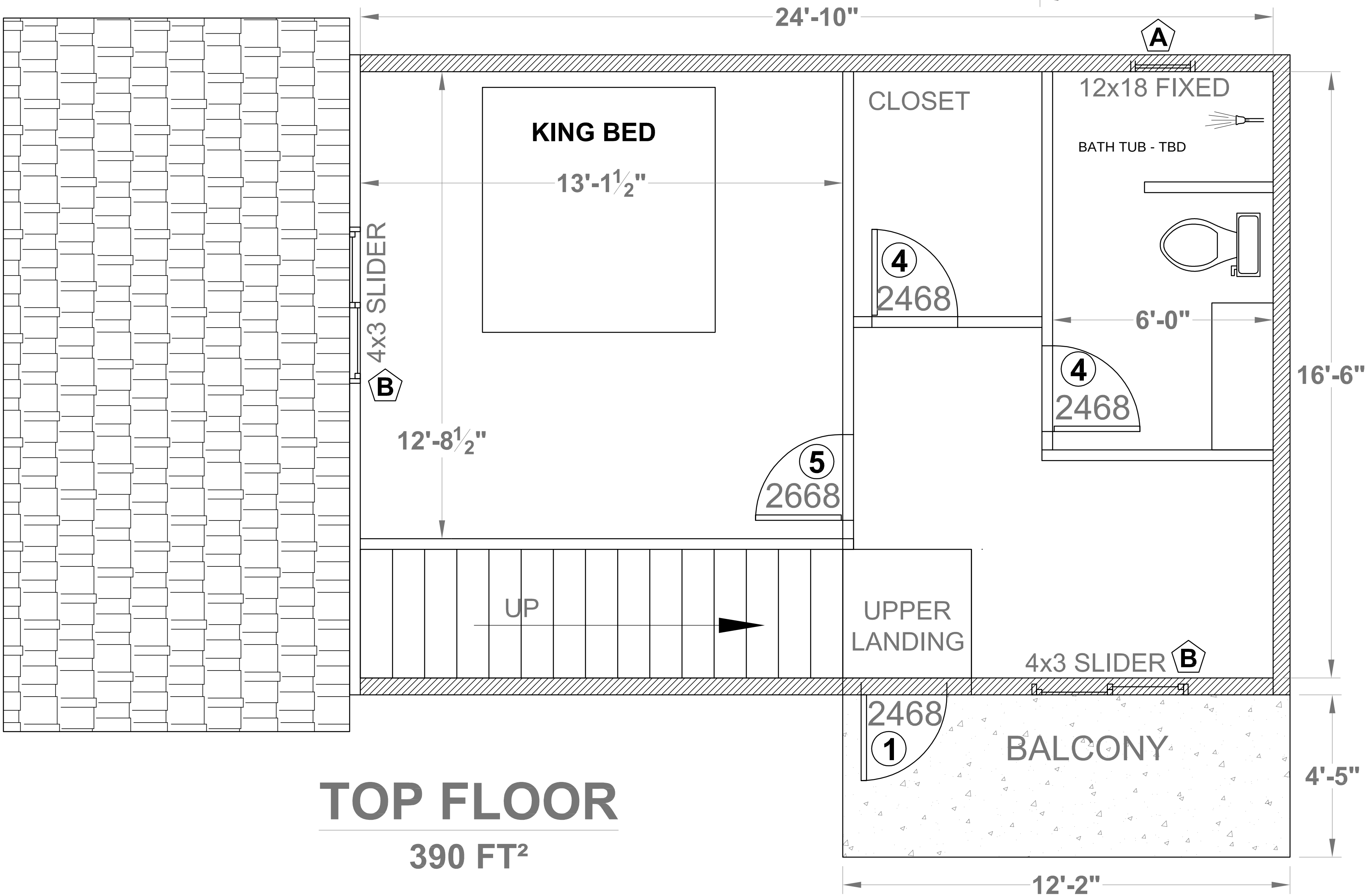
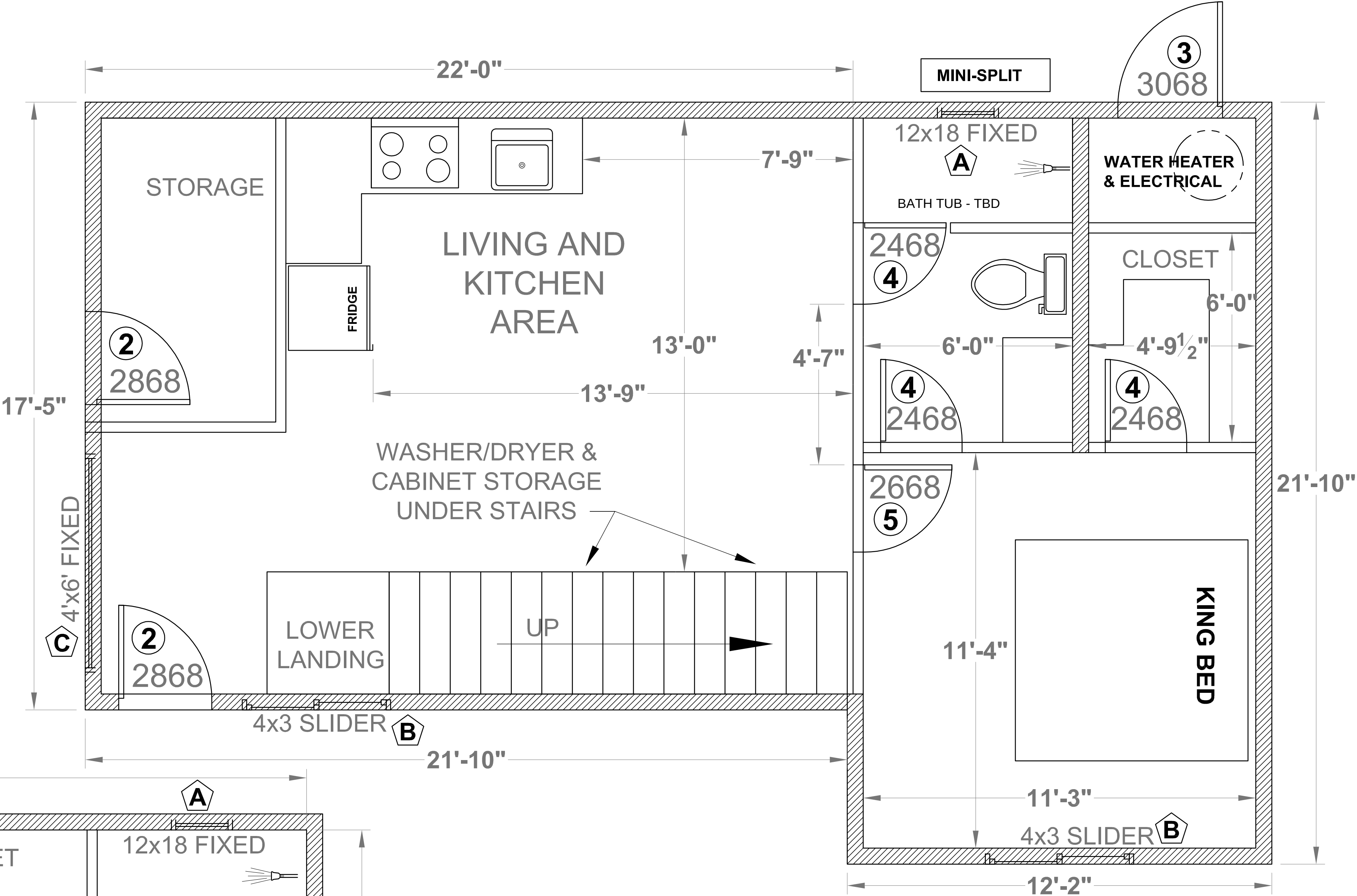


DocuSign Envelope ID: 3E16A42C-3007-48E6-8F5A-2135C6C59928

DOOR SCHEDULE **#**

QTY	CODE	TYPE	MATERIAL	SINGLE / PAIR	WIDTH	HEIGHT	NOTES
1	1	EXTERIOR	FIBERGLASS	S	2'-4"	6'-8"	STAINED & INSULATED TO MATCH EXISTING
2	2	EXTERIOR	FIBERGLASS	S	2'-8"	6'-8"	
1	3	EXTERIOR	FIBERGLASS	S	3'-0"	6'-8"	
5	4	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	2'-4"	6'-8"	STAIN GRADE
2	5	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	2'-6"	6'-8"	STAIN GRADE

BOTTOM FLOOR
595 FT²



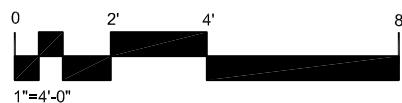
HATCHED AREA INDICATES 2x6 FRAMING

WINDOW SCHEDULE X						
QTY	CODE	TYPE	WIDTH	HEIGHT	GLASS	NOTES
2	A	FIXED	1'-6"	12"	TEMPERED	
4	B	SLIDER	4'-0"	3'-0"		
1	C	FIXED	6'-0"	4'-0"		

CONSTRUCTION NOTES:

- EXTERIOR STUCCO AND ROOF TILE TO MATCH EXISTING HOUSE.
- OWNER TO CONSULT WITH CONTRACTOR TO DETERMINE HEATING/COOLING OPTIONS
- UPPER DECK AND SUPPORT BEAMS TO BE CONSTRUCTED PER ENGINEERING SPECIFICATIONS
- 8' CEILING HEIGHTS ON BOTH FLOORS. TOTAL HEIGHT OF ADDITION DEPENDS ON WIDTH OF FLOOR JOISTS BETWEEN FLOORS PER ENGINEERS SPECIFICATIONS.
- HVAC SYSTEM TO BE ZONED FOR THE UPPER AND LOWER FLOORS.

BOTTOM FLOOR	645 SqFt
UPPER FLOOR	395 SqFt
TOTAL ENCLOSED AREA	1,040 SqFt



Sheet Title:

GARAGE LAYOUT

MARTINEZ CASITA
2765 S 3480 W
HURRICANE, UTAH

Project Name:

Drawn By
BC

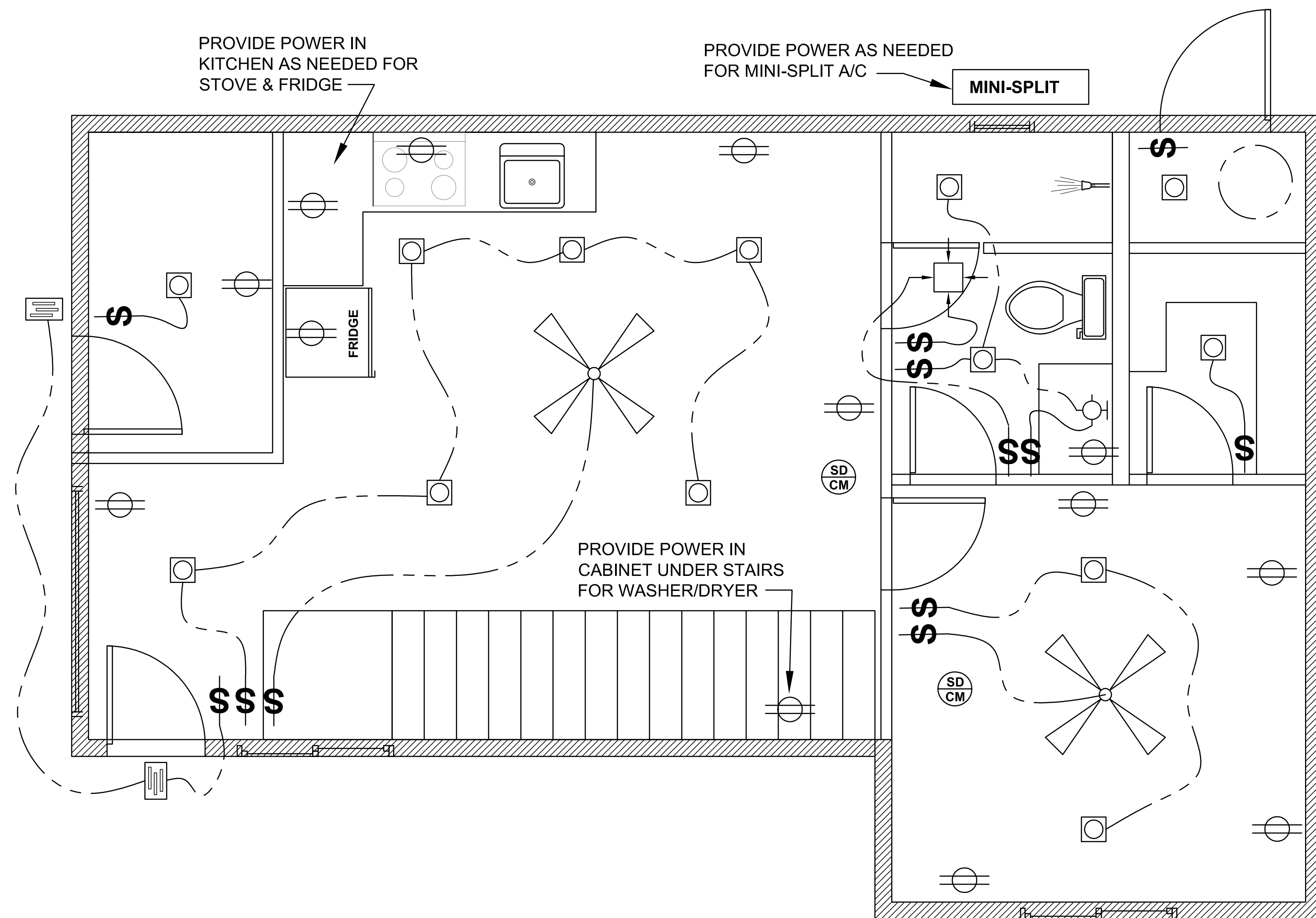
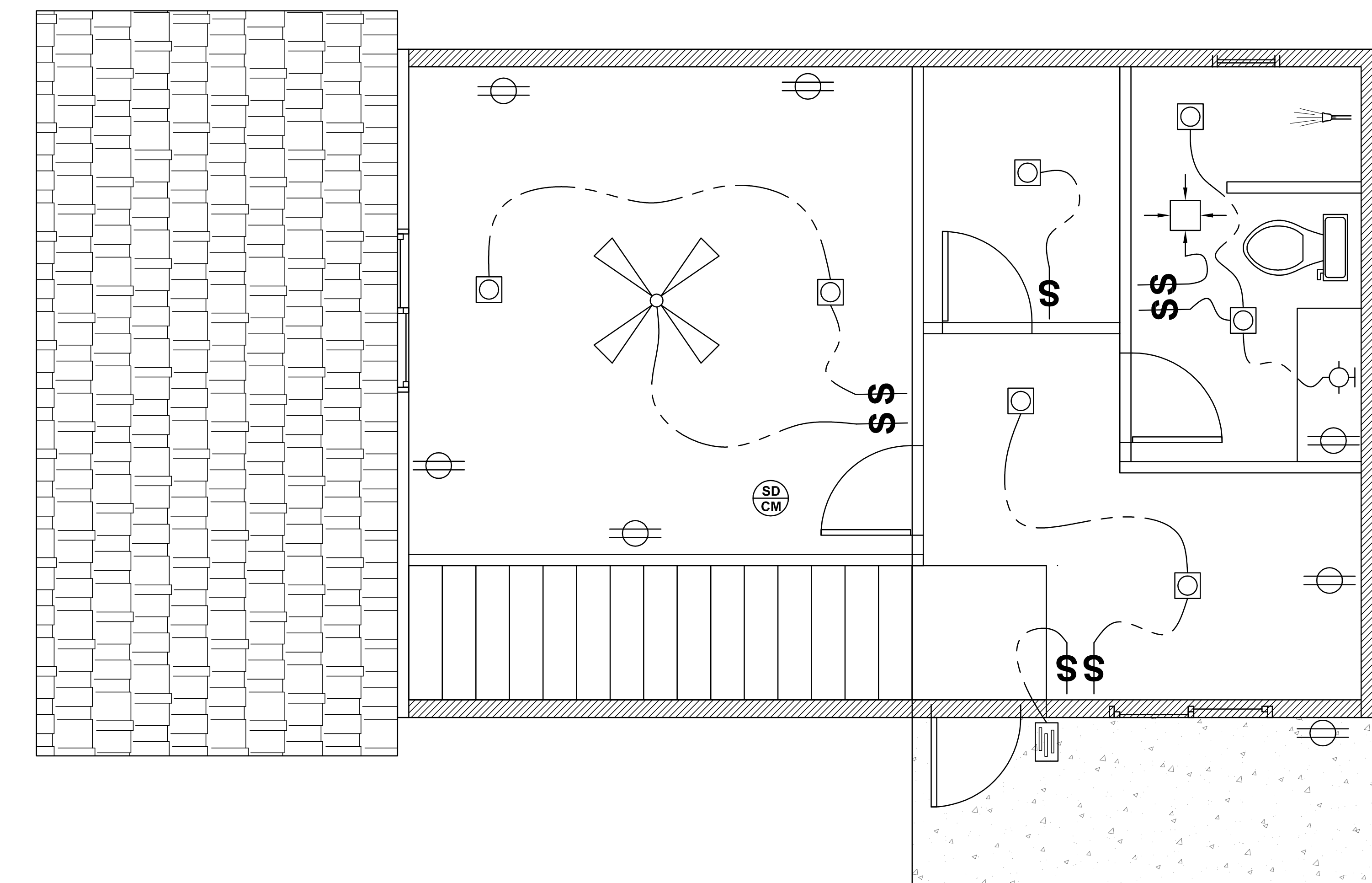
Date
6/19/24

Project Number
MARC

Sheet Number

A1

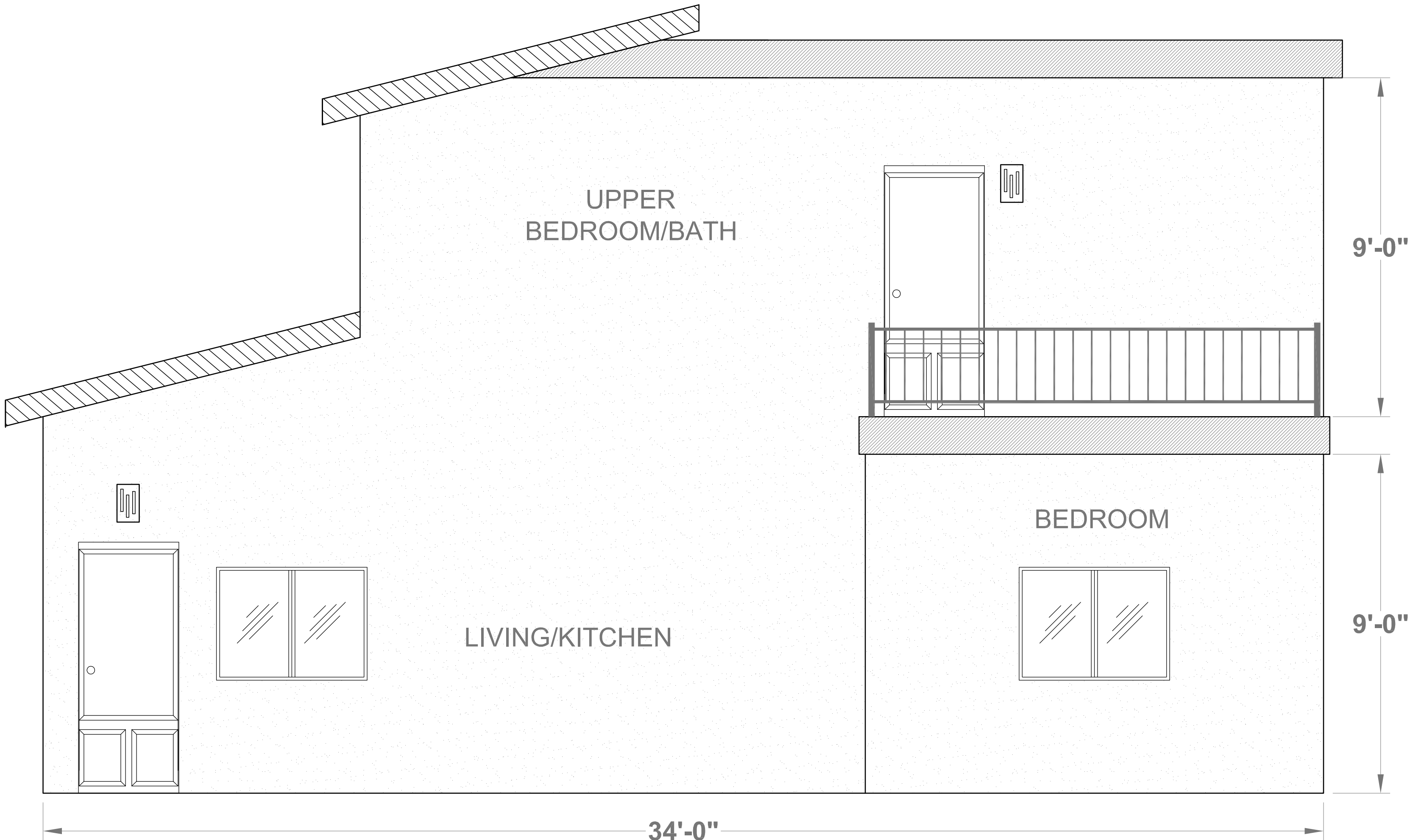




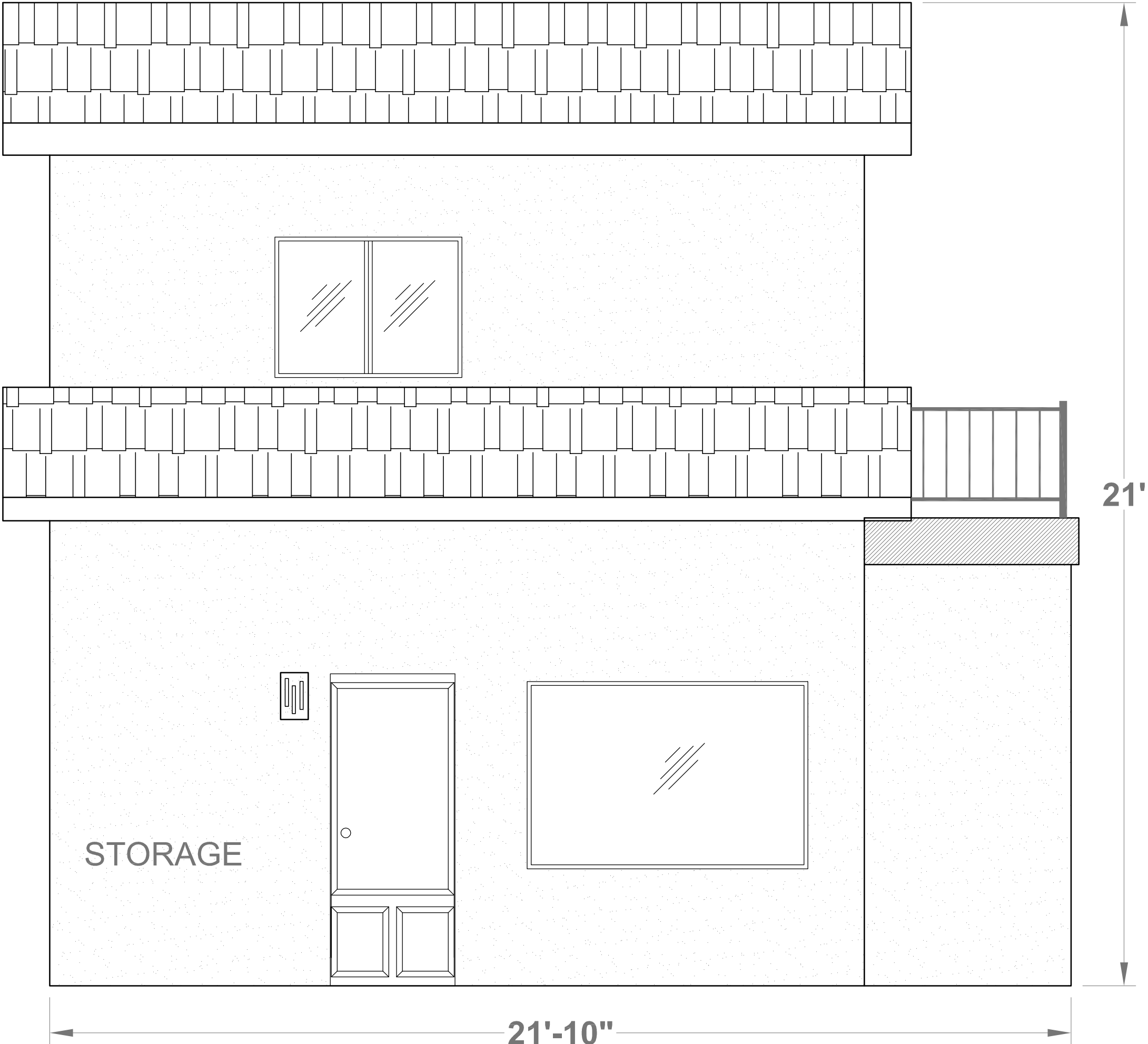
LEGEND

-  **CAN LIGHT**
 -  **OUTLET**
 -  **WALL SCONCE / LIGHT**
 -  **EXHAUST FAN**
 -  **SWITCH**
 -  **COACH LIGHT**
 -  **CEILING FAN**
 -  **SMOKE DETECTOR**
 -  **COMBO SMOKE / CARBON MONOXIDE**

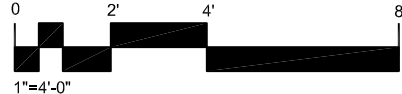
DwgSign Envelope ID: 3E1B42C3-3007-48E6-8F5A-2136C659923



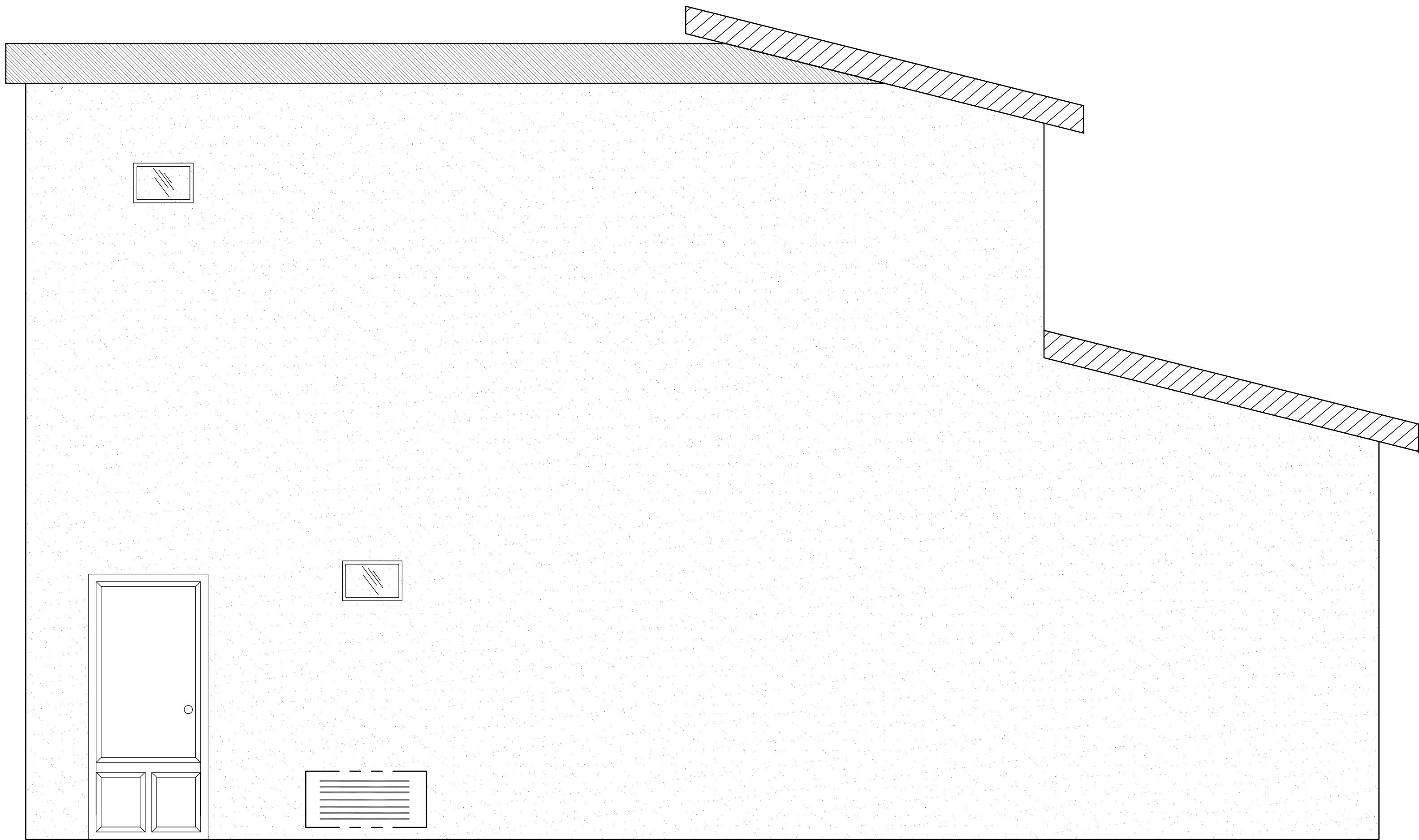
WEST ELEVATION



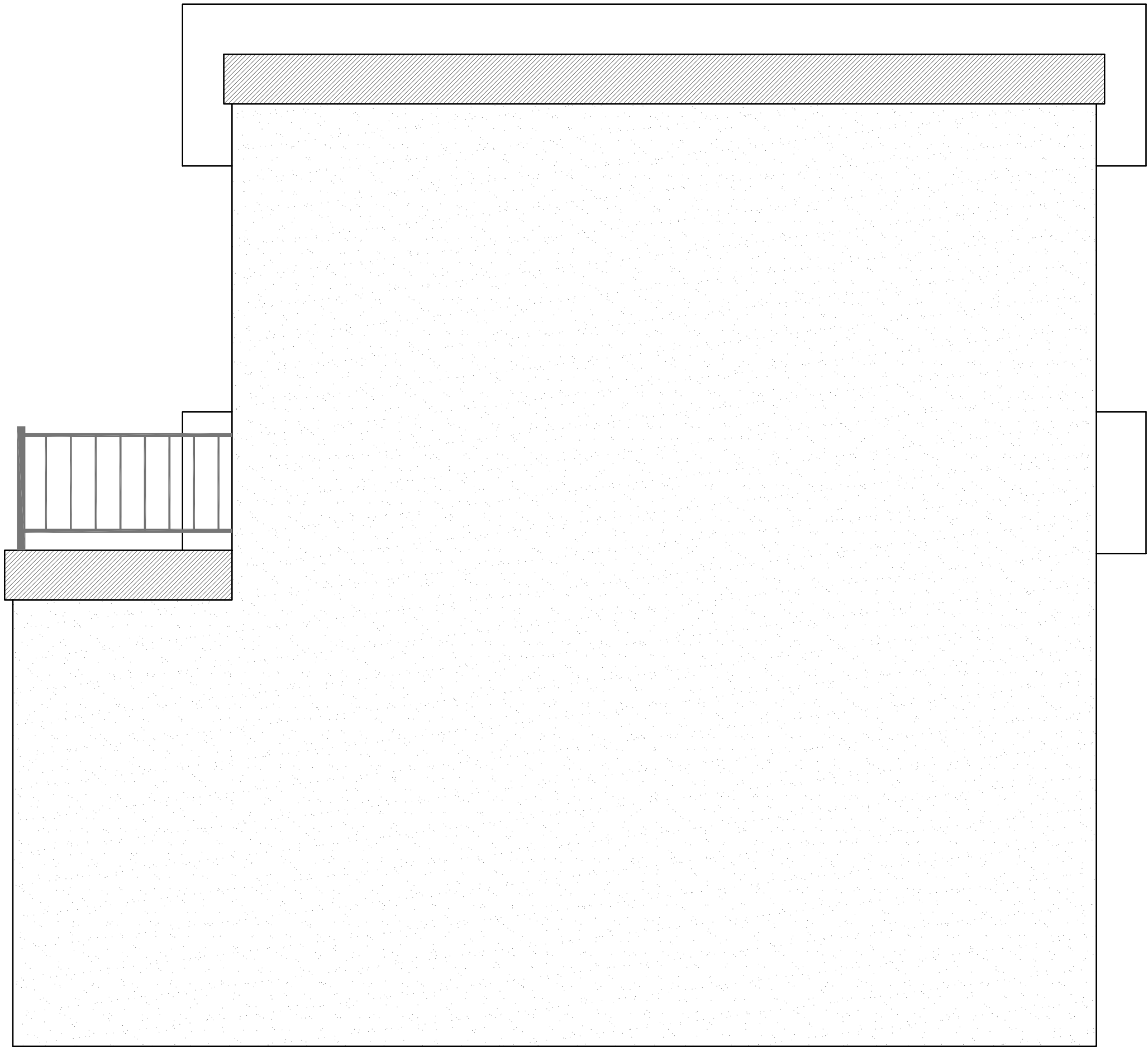
NORTH ELEVATION



DwgSign Envelope ID: 3E1B42C3-3007-48E6-8F5A-2135C3C59923



EAST ELEVATION



SOUTH ELEVATION

WV

