



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

August 8, 2024
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 2230 W 600 N from NC, neighborhood commercial, to R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcel numbers H-3-1-29-2213-RD2 and H-3-1-29-2214-RD2.
2. A Land Use Code Amendment to Title 10 Chapter 6 and Chapter 39 regarding subdivisions.
3. A Land Use Code Amendment to Title 10 Chapter 3, 12, 13, 14, 15, and 16 regarding child care centers, licensed family child care, and residential certificate child care.

NEW BUSINESS

1. ZC24-07 PSP24-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2230 W 600 N from NC, neighborhood commercial, to R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcel numbers H-3-1-29-2213-RD2 and H-3-1-29-2214-RD2. 317 Sycamore LLC, Applicant. Brixton Call, Agent
2. PSP24-20: Discussion and consideration of a possible approval for a preliminary site plan for 65 N LLC, a transient lodging facility located at 57 N State St. Kendall Clements, Applicant. Karl Rasmussen, Agent.
3. AFP24-11: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 3 Lots 13 & 14, located at 5564 W 720 S. William Zitting, Applicant. Eric McFadden, Agent.
4. FSP24-28: Discussion and consideration of a possible approval of a final site plan for Liberty Village Phase 1, a civic educational development located at 2820 S 2300 W. Liberty Village-Brett John, Applicant. EPS Group, Agent.
5. PP23-17: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Adventus Phase 1, a mixed use development consisting of hotel condominiums, apartments, commercial, and restaurant space located at the corner of Abbey Road and Sand Hollow Road. Brent Moser, Applicant. Karl Rasmussen, Agent.
6. LUCA24-03: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 6 and Chapter 39 regarding subdivisions.
7. LUCA24-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3, 12, 13, 14, 15, and 16 regarding child care centers, licensed family child care, and residential certificate child care.

Adjournment



Application

Application Accepted Date: 07/18/2024		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Back 9 At Sky Mountain Zone Change to R1-8		Planning Fee		\$	500.00					
Tenant / Project Name: Back 9 At Sky Mountain		Planning Fee		\$	500.00					
Bldg. Address: 2230â€2254 W 600 N St Hurricane, UT 84737		Sub Total:		\$	500.00					
City: Hurricane United States State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Phase:		Amount Paid:		\$	500.00					
Block: Lot #: Parcel ID #: H-3-1-29-2213-RD2, H-		Remaining Due:		\$	0.00					
Zone: Neighborhood Commercial 3-1-29-2214-RD2										
Property Owner: 317 Sycamore LLC; B&P Properties LLC										
Permit Contact: Brixton Call P:(385) 220-4994										
Email: brixton@317cap.com										
CONTACT INFORMATION										
Engineer of Record: Thomas Hunt										
Email: thomas@huntday.co P: (801) 664-4724										
General Contractor: 317 Sycamore LLC										
License #: P: (385) 220-4994										
Address: 1222 W Legacy Crossing Blvd, Ste 6										
City: Centerville State: UT Zip: 84014										
Email: brixton@317cap.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC24-07										
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: Brixton Call										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										



Application

Application Accepted Date: 07/18/2024		Valuation		\$	0.00															
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES																		
Description:		Planning Fee		\$	200.00															
Tenant / Project Name: Back 9 At Sky Mountain		Planning Fee		\$	200.00															
Bldg. Address: 2230â€“2254 W 600 N St Hurricane, UT 84737		Sub Total:		\$	200.00															
City: Hurricane United States State: UT Zip: 84737		Permit Total:		\$	200.00															
Subdivision: Phase:		Amount Paid:		\$	200.00															
Block: Lot #: Parcel ID #: H-3-1-29-2213-RD2, H-		Remaining Due:		\$	0.00															
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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: Brixton Call																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By: Date:																				
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Receipt #:																				

Zone Change Application Narrative

Project Name: Back Nine

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Single-Family Residential 8 (R1-8)

Date: 7/17/2024

Introduction

317 Sycamore LLC, the applicant, is submitting this application for a zone change for the property located at 2230–2254 W 600 N, Hurricane, currently zoned as Neighborhood Commercial (NC). We propose a change to Single-Family Residential 8 (R1-8) to support the development of Back Nine, a residential community. This change aligns with the surrounding land uses and provides the community with additional residential housing.

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Back Nine project and promotes a cohesive community environment.

Justification for Zone Change

- 1. Compatibility with Surrounding Land Use:** The proposed R1-8 zoning is consistent with the residential nature of the surrounding area. The golf course adjacent to the property creates a natural buffer and enhances the appeal of a residential community. The transition from commercial to residential zoning will create a harmonious blend with the existing neighborhood.
- 2. Preservation of Commercial Potential Along 600 N:** The Planned Development Overlay (PDO) will ensure that the commercial potential of the property along 600 N is preserved. This approach allows for a balanced development strategy, satisfying the city council's objective of maintaining commercial use along the main road while transitioning the rest of the property to residential use. This dual approach will enhance the overall utility and value of the property.
- 3. Traffic and Infrastructure:** The proposed zone change to R1-8 will have a manageable impact on local traffic and infrastructure. The development plan includes appropriate access points, road improvements, and utility connections to support the new residential community without

overburdening existing systems. Additionally, the intended infrastructure will be required for the development of the property to the east, which needs to use our road as secondary access for fire safety and other purposes. This collaboration enhances overall community safety and connectivity.

4. Supports sustainable growth: The proposed zone change aligns with Hurricane's long-term planning goals of promoting balanced and sustainable growth. By converting part of the property to residential use while retaining commercial possibilities along 600 N, the development supports a mixed-use community, fostering economic and social vitality.

Conclusion

The proposed zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8) for our property is a strategic move that benefits the community by providing additional housing, preserving commercial opportunities, and ensuring compatibility with the surrounding land uses. We respectfully request the city council's approval of this application to proceed with the development of Back Nine.

DATE: May 30th, 2024
TO: Hurricane City – Planning & Zoning
SUBJECT: Zone Change and Preliminary Site Plan Application

317 Capital Group, LLC
1222 West Legacy Crossing Blvd.
Suite 6
Centerville, UT 84014
PH: (801) 335-8205
E: Beau@317cap.com
E: brixton@317cap.com

Dear Zoning Department,

We are applying for a zone change for the properties listed below.

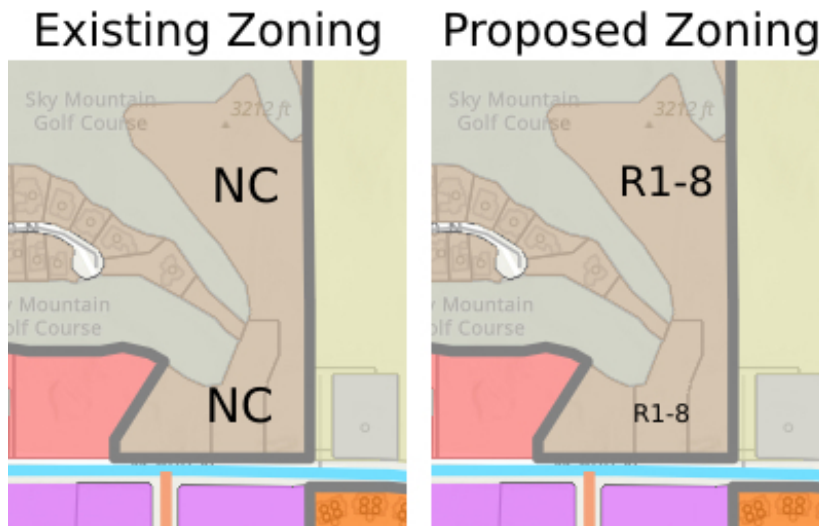
Tax Parcel # H-3-1-29-2213-RD2

Tax Parcel # H-3-1-29-2214-RD2

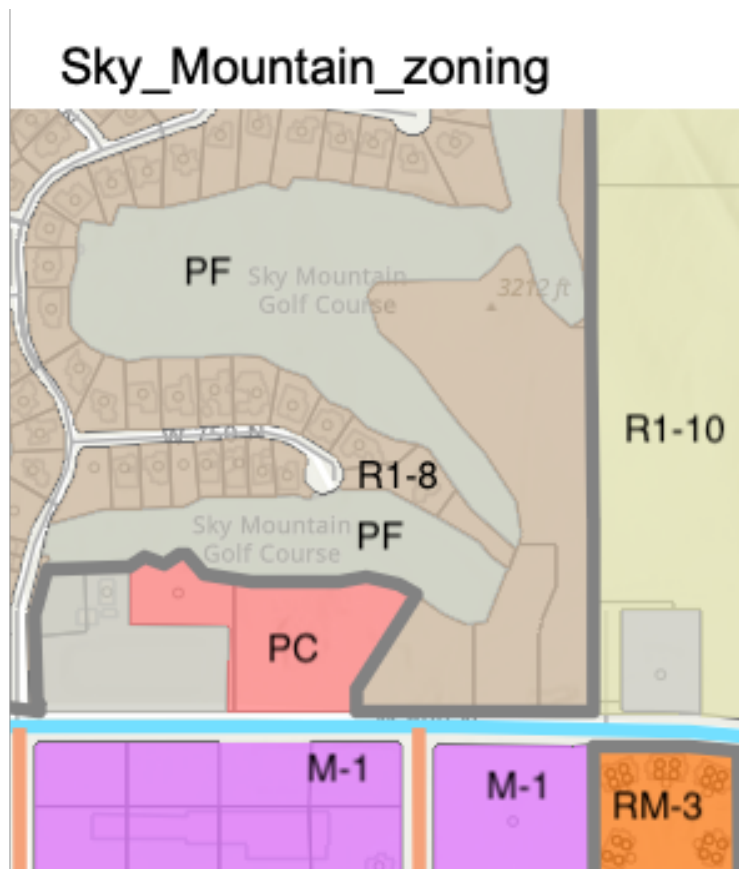
Zone Change Application

- a) Name and address of every person or company the applicant represents:
- 317 Sycamore LLC – 1222 W Legacy Crossing Blvd Ste. 6 Centerville, UT 84014
 - B&P Properties, LLC – 513 Greystone Drive Farmington, UT 84025

- b) Property map showing the existing and proposed zoning classifications.



- c) All abutting properties showing present zoning classifications



d) Accurate legal Description of the property to be rezoned

○ Parcel 1

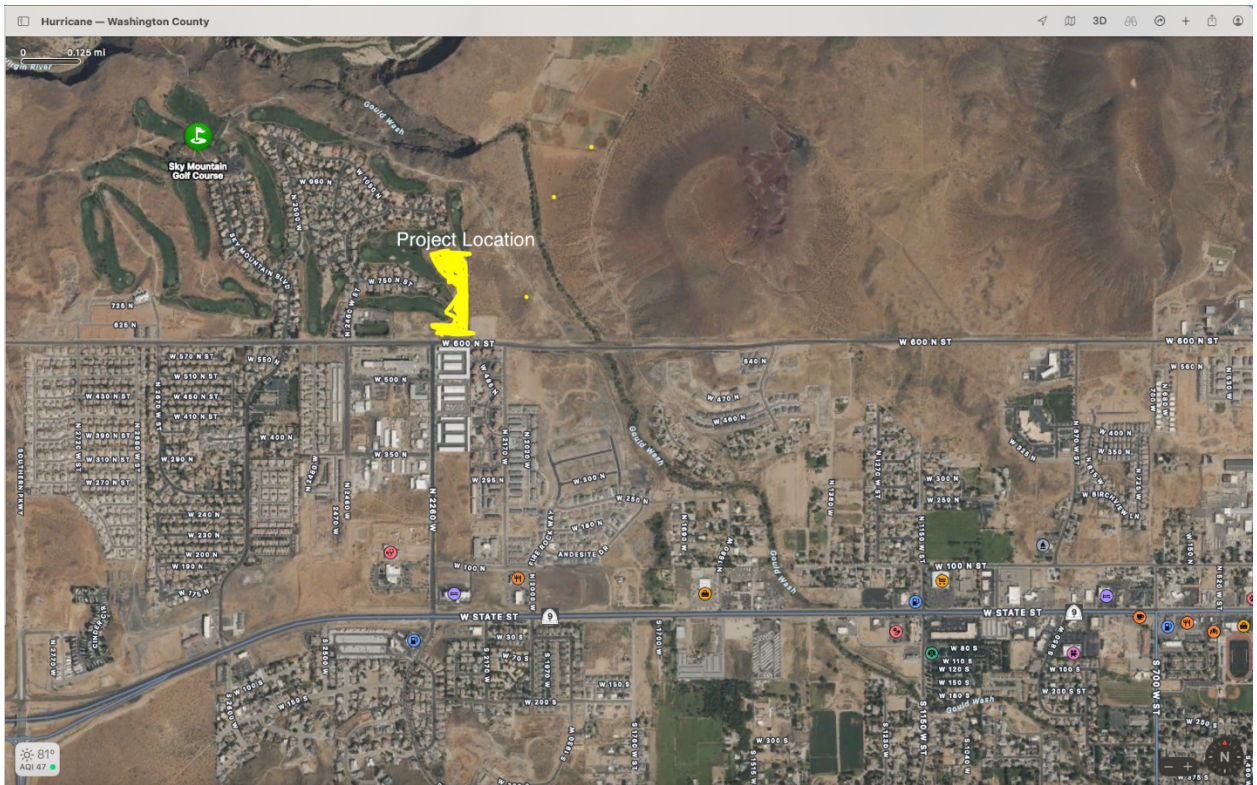
- Beginning at a point South 89°40'47" East, 2501.87 feet and North 0°00'00" East, 40.00 feet from the South Quarter Corner of Section 29, Township 41 South, Range 13 West, Salt Lake Base and Meridian, said point being a point on the North right-of-way line of 600 North Street, a public 80.00 foot wide roadway; thence North 00°19'13" East, 186.64 feet to the beginning of a 100.00 foot radius curve concave to the East; thence Northeasterly to the right, along the arc of said curve 38.92 feet through a central angle of 22°17'51"; thence North 22°37'04" East, 80.02 feet to the beginning of a 100.00 foot radius curve concave to the West; thence Northeasterly, to the left, along the arc of said curve 39.48 feet, through a central angle of 22°37'04"; thence North 00°00'00" East, 78.00 feet; thence North 90°00'00" West, 96.45 feet to a point on the Sky Mountain Golf Course, the following Twenty (20) courses follow the SKY MOUNTAIN GOLF COURSE BOUNDARY: thence North 17°32'08" East, 24.59 feet; thence North 07°49'17" West, 82.25 feet; thence North 33°05'41" West, 153.61 feet; thence North 43°06'09" West, 83.39 feet; thence North 38°59'36" West, 67.43 feet; thence North 35°04'15" West, 120.51 feet; thence North 45°30'57" West, 56.85 feet; thence North 48°33'31" West, 71.87 feet; thence North 16°20'04" West, 94.31 feet; thence North 36°16'05" East, 36.84 feet; thence North 87°59'45" East, 257.61 feet; thence North 53°35'22" East, 51.17 feet; thence North 38°32'44" East, 44.52 feet; thence North 54°14'37" East, 37.22 feet; thence South 46°05'18" East, 31.52 feet; thence South 12°40'51" East, 63.84 feet; thence South 24°26'02" East, 65.29 feet; thence South 46°07'24" East, 92.95 feet; thence North 57°37'95" East, 50.19 feet; thence South 89°56'21" East, 11.36 feet; thence South 00°03'21" West, 983.70 feet to a point on the North right of way line of 600 North Street; thence along said right of way line North 89°40'47" West, 135.20 feet to the point of beginning.



- Parcel 2
 - Beginning at a point South 89°40'47" East, 2501.87 feet and North 00°00'00" East, 40.00 feet from the South Quarter Corner of Section 29, Township 41 South, Range 13 West, Salt Lake Base and Meridian, said point being a point on the North right-of-way line of 600 North Street, a public 80.00 foot wide roadway, and the Southwest corner of that certain property conveyed in Book 1621, at Page 1118 (H-3-1- 29-2213-RD2), Official Records, and running thence North 0°19'13" East, 186.64 feet to the beginning of a 100.00 foot radius curve concave to the East; thence Northeasterly to the right, along the arc of said curve 38.92 feet through a central angle of 22°17'51"; thence North 22°37'04" East, 80.02 feet to the beginning of a 100.00 foot radius curve concave to the West; thence Northeasterly, to the left, along the arc of said curve 39.48 feet, through a central angle of 22°37'04"; thence North 00°00'00" East, 78.00 feet; thence North 90°00'00" West, 96.45 feet to a point on the Sky Mountain Golf Course, and that certain property conveyed in Warranty Deed recorded as Doc ID 20080049339 (H-3-1-29-2141-RD2), Official Records, thence the following four (4) courses along the SKY MOUNTAIN GOLF COURSE BOUNDARY: South 17°22'26" West 18.88 feet; thence South 26°13'42" West 52.30 feet; thence South 22°37'04" West 143.11 feet; thence South 83°32'52" West 30.50 feet, to the Northeast corner of that certain property conveyed in Warranty Deed recorded in Book 1537, at Page 2606 (H-3-1-29-2212-RD1), Official Records; thence along the East line of said parcel South 00°00'00" East 213.50 feet, to the North line of said 600 North Street; thence along the North line of said 600 North Street, South 89°40'47" East 163.35 feet to the point of beginning.
- e) Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning
 - Envelopes being mailed
- f) Warranty Deed or preliminary title report or other document showing evidence that the applicant has control of the property
 - Attached
- g) PDO zone change applications must also have a separate preliminary site plan submitted
 - Preliminary Site Plan Application below.

Preliminary Site Plan Application

1. A vicinity map showing the general location of the project.



2. A site plan showing
3. Preliminary utility plan
4. Tables showing # acres in the proposed development and land use summary
5. Phased development plan if applicable
 - a. Not Applicable
6. Warranty deed or preliminary title report
 - a. See Attached
7. Signed and notarized Acknowledgment water supply
 - a. See Attached

Preliminary Site Plan Application Narrative

Project Name: Back 9 at Sky Mountain

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Single-Family Residential 8 (R1-8)

Date: 7/17/2024

Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary site plan application for the development of Back 9 At Sky Mountain, a residential community. The site plan details the proposed layout, infrastructure, and amenities for the property located at 2230–2254 W 600 N, Hurricane. This application is contingent upon the approval of a pending zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8).

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Back 9 project and promotes a cohesive community environment.

Justification for Zone Change

1. Compatibility with Surrounding Land Use: The proposed R1-8 zoning is consistent with the residential nature of the surrounding area. The golf course adjacent to the property creates a natural buffer and enhances the appeal of a residential community. The transition from commercial to residential zoning will create a harmonious blend with the existing neighborhood.

2. Preservation of Commercial Potential Along 600 N: The Planned Development Overlay (PDO) will ensure that the commercial potential of the property along 600 N is preserved. This approach allows for a balanced development strategy, satisfying the city council's objective of maintaining commercial use along the main road while transitioning the rest of the property to residential use. This dual approach will enhance the overall utility and value of the property.

3. Traffic and Infrastructure: The proposed zone change to R1-8 will have a manageable impact on local traffic and infrastructure. The development plan includes appropriate access points, road improvements, and utility connections to support the new residential community without overburdening existing systems. Additionally, the intended infrastructure will be required for the development of the property to the east, which needs to use our road as secondary access for fire safety and other purposes. This collaboration enhances overall community safety and connectivity.

4. Supports sustainable growth: The proposed zone change aligns with Hurricane's long-term planning goals of promoting balanced and sustainable growth. By converting part of the property to residential use while retaining commercial possibilities along 600 N, the development supports a mixed-use community, fostering economic and social vitality.

Conclusion

The proposed zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8) for our property is a strategic move that benefits the community by providing additional housing, preserving commercial opportunities, and ensuring compatibility with the surrounding land uses. We respectfully request the city council's approval of this application to proceed with the development of the Back 9 At Sky Mountain.



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	ZC24-07 PSP24-21
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	317 Sycamore LLC
Agent:	Brixton Call
Request:	A Zone Change approval from NC PDO to R1-8 PDO
Location:	2230 W 600 N
Zoning:	Neighborhood Commercial with a Planned Development Overlay
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:

This property was previously rezoned from Neighborhood Commercial with a Planned Development Overlay (PDO) to R1-8/PDO in 2019 to allow for the development of an assisted living facility, which was approved subject to a development agreement that stated that the zoning would revert to Neighborhood Commercial if a final site plan was not approved within two years. That project did not move forward and the property's zoning has reverted back. The current applicant is requesting approval of a preliminary site plan and zone change from the existing Neighborhood Commercial/PDO to R1-8/PDO and proposes to develop the site with 35 townhomes, open space, and a commercial pad along 600 N.

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

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

Response: The General Plan Map shows this area as Planned Community which recommends: *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 property is adjacent to, and currently considered part of, the Sky Mountain PDO. This development plan includes townhomes, which are generally permitted in the Planned Community general plan designation of the site, and also proposes supporting commercial space to benefit the community. This development proposes a large open space buffer area between the existing golf course and the existing single family residential homes in the adjacent Sky Mountain development.

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

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

Response: This development will be relatively isolated from the existing development in the vicinity due to the large open space buffer. The approved adjacent development to the west, which this development will eventually tie into, also consists of a similar mixed use development type that consists of townhomes and commercial uses. Thus, this proposal is considered harmonious with the overall character of existing development in the vicinity.

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

Response: Due to the large open space buffer that will prevent any potential conflicts with the golf course, and because this development will not tie into the existing Sky Mountain residential development, it will not have an adverse effect on the adjacent property. This townhome development is also much less dense than other nearby townhome developments, and should therefore be compatible with the overall development pattern in the area. Additional commercial development along 600 N will be a benefit to the community. Most traffic impacts will be along 600 N which is designed to handle larger traffic loads.

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

Response: See JUC Comments below. Development of this property will require participation of the neighbors to the east and the west and the applicant has informed staff that they are working with their neighbors for those connections. There were no concerns on the overall adequacy of public facilities and services to serve the property.

Other Considerations:

Sky Mountain Master Plan:

The Sky Mountain PDO, last amended in 2003 and attached to this packet, designated this area as “neighborhood commercial business park” and designated the entire area along 600 N as a commercial corridor. The development agreement also states, “*High density residential attached and/or detached will be generally concentrated along 600 North, although some interior high density may ultimately be desired.*” This development agreement also speaks of design flexibility and that “*this development agreement shall not be considered a hard and fast rule*” and should be able to be changed as market conditions demand. Indeed, over the past two decades there have been a number of deviations from this plan.

Due to the fact that the development agreement is not recorded against the property, and is also only considered a “guiding document,” staff believes that this development proposal can be approved through the requested zone change as a separate project unassociated with the existing Sky Mountain development.

Preliminary Site Plan Review

JUC Comments:

Public Works: Would need to acquire and develop the road to the east labeled Future Public Right of Way for second access. Need to provide a water loop. Interior road does not meet current Hurricane City specifications, private roads need to meet current standards.

Power: Construction plans need to show the transmission line easement on 600N. Power dept also has minimum setback requirements along a transmission line/ this is a NEC mandated code. Block walls shall not come within 10' of the existing power lines. An application for services shall be filled out before construction plans for redlines are allowed to move forward. Application can be found on the

Planning and Zoning page of Hurricane City website or requested directly from Hurricane Power. Power has questions about the roadway improvements and also PUE. No medians in the roadway. Power Dept requests that the future ROW be established and dedicated before construction begins, also all roadway improvement be finished at final acceptance. Power dept will require power lines to be established inside the PUE along the said (future roadway).

Water: Will need ductile iron pipe installed in private roads. This may also need a water model.

Streets: No comments.

Sewer: An easement is required for the line extending to existing sewer, along with a 14' all weather road centered over the sewer line.

Engineering: The depicted plan is dependent on neighboring property owners. The applicant must present agreement(s) specifying the arrangement(s) they've made with their neighbors when the preliminary plat application is submitted (HCC 10-39-7(c)(10)). Water looping (HCS 3.6.4 & 3.6.8.2), the sewer connection (crosses Toquerville Enterprises property [see also ACSSD standard 1.2.5(A)]), and access challenges (future public right of way on the plan's east side is not a master planned road and it's owned by Toquerville Enterprises, see also HCS 3.2.4.2(k)) cannot be resolved without neighbors' participation/consent. Where much of the required infrastructure relies on neighboring property owners', engineering would recommend requiring said agreement(s) before granting the zone change. Existing conditions must be accurately modeled to be properly considered (HCC 10-7-10(d)(2)) this plan fails to depict the existing Hurricane City Power substation site (parcel H-3-1-28-3303) and the existing curb, gutter, sidewalk and accesses associated with it. Intersection spacing along the future public right of way can't be checked (see HCS 3.2.4.3 and the Transportation Master Plan section 9.3.2). Private streets must be public and meet Hurricane City standards.

Fire: No comments.

Phone/Cable: No comments.

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. **Density:** The proposed density is 4.45 units per acre which meets R1-8/PDO standards. The site plan says 5.22 units per acre however they are allowed to count the commercial area acreage towards their residential density, as the City has approved in many other developments, so the actual density is 4.4 units per acre, which conforms to the underlying R1-8 density requirements.
 - a. A PDO allows for a wide variety of housing options, including townhomes and duplexes. The City has allowed the commercial areas to count toward the total acres as long as the commercial use adds to the development.

10-23-5

C. Commercial Uses: Any commercial use shown on table 10-15-1 in subsection 10-15-3A of this title may be permitted within a planned unit development provided such use is:

1. *Specifically authorized as part of a site plan approved pursuant to the provisions of this chapter; and*

2. Designed as an integral element of the planned development, including building and landscaping design which is consistent with design elements of the development. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

2. **Parking:** Per HCC 10-34-10 two parking spaces are required per unit. Each unit will have garages and driveways to meet this code. The commercial space will need to provide its own site plan to determine parking requirements.
3. **Open Space and Amenities:** This development significantly exceeds the required open space amount of 20% as laid out in HCC 10-33-5(E). A 35 unit development would require one amenity, which the trail system along the golf course provides. Staff would recommend the trail be extended to the east property line so that it can be used to connect to the Future Three Rivers Trail system.
4. HCC 10-23-9(l)(1) specifies, "all streets shall be public streets and shall be established according to public street standards adopted by the city." The City Council can approve a modified cross section, but that should be requested by the applicant.
5. Staff would recommend that, if approved, a new preliminary site plan addressing staff and JUC comments be provided.

Findings:

Staff makes the following findings:

1. The application meets the standards of the General Plan and the General Plan Map.
2. The uses are considered harmonious with most of the surrounding, existing and proposed, development.
3. The proposed amendment will not have a significant impact on the area.
4. Services and facilities are adequate to serve the property.

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and also take under consideration any public comments. Staff recommends that the Planning Commission make a recommendation to the City Council to approve the zone change subject to staff and JUC comments and provision of an updated site addressing staff comments.

INTRODUCTION

Sky Mountain is situated in one of the most beautiful areas of an incredibly scenic part of the State of Utah. The community of Hurricane is attracting visitors and new residents who appreciate such beauty. Sky Mountain Golf Course has earned a reputation as one of the finest golf courses in an area that is known for having great golf. It is with these thoughts in mind that this master plan document has been produced.

PURPOSE OF MARCH 11, 2003 AMENDMENT

The purpose of this amendment to the Master Plan is five-fold:

1. To introduce an office and/or neighborhood commercial product in the area directly north of the Hurricane Industrial park. Due to the proximity of 600 North and accompanying power lines, the Industrial Park, Sky Mountain maintenance facility, and the Sky Mountain RV storage, this area is more suitable as a light commercial buffer area. This amendment is in response to changing market conditions and the realization that this area could benefit from some mixed use neighborhood commercial product.
2. To indicate that on November 29, 2001, the Hurricane City Board of Adjustment approved the setbacks as discussed in the Community Design Standards section of this Master Plan document. The Planning Commission and City Council originally approved this document subject to approval by the Board of Adjustment.
3. To indicate as neighborhood commercial, a small area along the west boundary adjacent to 600 North. This area is already designated as commercial on the Hurricane City General Plan, and this amendment reflects this reality.
4. To clean up the document by indicating the location of public facilities, both existing and anticipated, and to clarify some density issues now that development plans have been further developed.
5. To indicate the possibility of future modification with regard to golf hole locations. The Developer and the City of Hurricane may at some future date re-align parcels of property in an effort to improve the Sky Mountain Golf Course.

PURPOSE OF MASTER PLAN

The purpose of this master plan is to act as a tool in the development of "Developer Parcel(s)" as described in the Disposition and Development Agreement (Development Agreement) dated November 26, 1993, initiated by the Hurricane City and certain private developers. This document is intended to act as a summary of the development addressing items such as Conditions, Covenants and Restrictions for existing and future phases, the general nature and type of development, dwelling unit densities, relationship to golf course and surrounding zoning, etc. This narrative accompanies an exhibit, which graphically describes the Sky Mountain project.

The Development Agreement allows for a successor developer agreement with developers different from the original developer. Hurricane City approved Shadow

Mountain Development Corporation as a successor developer (Developer) on 15 June 2000. Consequently, Shadow Mountain Development Corporation is now party to the original development agreement. A provision of the Successor Developer Agreement requires Shadow Mountain Development Corporation to present this master plan update. This document is presented with the following facts in mind:

- Prior zoning efforts for the Developer Parcel(s) have resulted in a current overall project density of 604 dwelling units.
- The golf course design presents unique challenges upon the Development Parcel(s) which will require unique solutions for the planned unit development as will be discussed in this document.
- The development agreement allows for additional BLM property to be acquired by the best efforts of Hurricane City and Developer. This master plan will be amended as needed when any such land acquisition occurs.

COMMUNITY VISION

A community vision statement is a wide-ranging expression of the values that are intended to characterize the community when completed. This statement and all major elements of this master plan are referenced to this vision. The vision for Sky Mountain is a high quality mixed-use, market driven residential, including some light commercial product subject to the constraints of the terrain and existing golf course, within a setting providing peaceful quality of life for residents. The vision has emerged in part due to the success of the golf course and a desire to enhance the viability of the golf course by introducing residents who will support it. A second factor helping form this vision is the incredible natural beauty of the site and surrounds. The view including Pine Mountain, Zion National Park, and the Virgin River is legendary and treasured by all who live, visit and golf Sky Mountain. A third factor contributing to this vision is the existence of amenities such as the clubhouse and pool facility designed for the use and enjoyment of residents.

Finally, the ability to link to a potentially vast trail system using existing sewer outfall easements and new trails and easements could be created if support could be found within Hurricane City and surrounding property owners.

This master plan addresses specific features that are central to making the vision described above a reality.

SURROUNDING USES

Success in any real estate activity is enhanced or limited by the general appearance and use of surrounding properties. Developer believes it to be in the best interest of all to cooperate in good faith with surrounding property owners, including Hurricane City and others, to maintain a high visual standard. Any improvements that can be done with respect to the nearby industrial park both current and future will surely be beneficial to all.

DEVELOPMENT APPROACH

Shadow Mountain Development Corporation, in its role as master developer of the community, will utilize a market driven approach to facilitate multiple products such as production housing, custom homes, custom lots, light commercial, etc. A diversity of price points may be utilized to maintain this market driven approach. Market driven means that as customer preferences evolve due to factors such as the condition of the overall economy, technology, competition, and the impact of the surrounding environment, the project may then evolve to satisfy customer needs and maintain a very strong sales velocity.

DEVELOPMENT STANDARDS

Development shall utilize flexible standards as approved by Hurricane City Council, and shall proceed in a manner that maximizes the use of the Developer Parcels.

PHYSICAL FEATURES

The site encompasses several irregularly shaped pieces of ground left over from when the golf course was installed. The site slopes northerly with lava outcroppings, sand, cactus, creosote bush and other indigenous plant life in natural irregular fashion. In some areas, the golf greens neck down, leaving a very narrow passage for future utilities and roads to pass through. The main sewer outfall lies to the north, while access points and other utilities lie to the south along 600 North.

Techniques will be used to cluster utilities and dwellings in such a way as to work with the natural terrain-not against it. It is for this reason that compromises may be required in terms of road widths and other parameters during the design and development process.

OVERALL LAYOUT

The golf course has divided the site into discreet development bubbles, providing opportunities for unique neighborhoods. Currently there are two separate homeowners associations in effect on the eastern part of the site. For this reason, a provision to license the main clubhouse and entrance amenities is underway, thereby giving flexibility to various neighborhood enclaves.

With the constraints of the golf course layout and natural topography, some areas of the site will likely have a lower density than that of other areas. This flexible method of clustering will be used within the site to utilize the maximum project density of 604. It is beyond the scope of this document to specify exact lot, utility, and road alignment. This will be accomplished during the preliminary plat process.

LAND USE TYPES

In order to meet the community vision of being market driven, the general land use for the site will be mixed-use, including, but not limited to the following product types:

- Low-density single family detached housing with private streets- production and custom housing.
- Low-density single family detached housing with public streets- production and custom housing.
- High density residential attached and/or detached will generally be concentrated along 600 North, although some interior high density may ultimately be desired.

This product type may take the form of condominium, townhouse or suitable variant.

- High quality professional office, neighborhood commercial business park.
- Public Facility/open space

AMENITIES, OPEN SPACE AND GOLF COURSE

As previously stated, the project contains certain amenities including a clubhouse and pool facility, entrance facilities, maintained open space, recreational vehicle storage, natural open space, golf course, maintenance, drainage facilities, etc. Some of these facilities are private property while some belong to Hurricane City. Since the project was conceived as a golf community where there is an abundance of recreational space, customary open space requirements shall be considered not completely relevant. However, much area shall remain open space either in an improved or unimproved, private or publicly held condition.

DESIGN FLEXIBILITY

Since project inception, private development was to occur amongst the public golf course (Development Agreement (I)(i)(10)(b)). It is for this reason that extreme flexibility and cooperation between city and developer must be given the development in areas that in other projects within the city's jurisdiction may not be deemed appropriate. This flexibility may take the form of reduced setbacks, irregular lot shapes, innovative street and alleyway design, and other deviations from customary design criteria. It is the intent of the developer not to deviate from customary design criteria unless the golf course has placed undue constraints, and only in circumstances where public safety will not be compromised.

INFRASTRUCTURE

Several funding mechanisms were utilized to develop Sky Mountain including tax incremental bonds, special improvement districts (93-1 and 96-1) other city funding, private developer funding, etc. Without these funding mechanisms the golf course may not have been possible. Roadways needed to be constructed with utilities extended to the site. Special improvement district 93-1 primarily funded 2600 West from State Highway 9 to the pro shop. SID 96-1 primarily funded the improvements on 600 North. In order to generate revenue for the repayment of these improvements that made the golf course possible, the developer parcels must be developed and sold in a diligent and efficient manner.

Additional roadways providing for circulation, sewer, water, drainage and dry utilities will be installed as development progresses. These interior improvements, as previously stated, may require some design latitude and good faith cooperation in order to facilitate the process.

Water for the golf course and private development shall be supplied by Hurricane City which has adequate supply (Development Agreement, Attachment 4, Section III.(2)). Wastewater treatment shall be provided by Ash Creek Special Service District, which operates the main outfall line located through the property north of 600 North. A sewer lift station may be required to serve Development Parcels at the northern edge of Sky Mountain.

COMMUNITY DESIGN ELEMENTS

It may be desirable to adopt consistent community design elements within separate project boundaries such as signage, entrance features, landscaping, wall colors, etc. The intent of this provision is to provide for some consistency within the overall project, yet allow for individuality. This provision is not intended to limit creative solutions, but to provide a somewhat uniform aesthetic foundation.

VEHICULAR CIRCULATION

As noted previously, a major area where innovative design latitude must be given is in the design and construction of roadways and drainage solutions. For instance, where holes 3, 4, 5, and 6 converge, care must be taken to provide for vehicular and pedestrian circulation, as well as provide for looping of utilities, sewer and drainage systems. In this instance a narrow, unloaded section of roadway or alleyway should be constructed. These rights of way will be private or public, depending upon the housing type and upon Developer and Hurricane City preferences. This decision shall be deferred until the preliminary plat for the particular area in question is being examined.

LOCAL AND REGIONAL TRAIL FACILITIES

Access to walking trails is a very desirable feature in any community, especially when compelling natural features exist as they do in and around Hurricane City. Local trail amenities if any, shall be private unless maintained by a governmental entity. If Hurricane City has a desire to install features upon private property this too shall be discussed during the preliminary plat stage. A sincere effort will be made to provide access points to trail systems if any exist.

COMMUNITY DESIGN STANDARDS

Road widths within the project shall vary depending upon factors such as the number of frontage units, whether private or public, and of course, if the golf course configuration presents unique challenges.

Road width and setback off a private roadway shall in most cases be consistent with that which has already been used in the project, i.e. a 40 foot right of way with a 20 foot setback from the back of concrete. It may, in some instances be desirable to modify this setback standard. Any such deviation shall be approved by the city council. Sidewalk shall be placed on one side of a private roadway. Minimum side yard building separation shall be 15 feet.

Public road widths and shall conform to the standards adopted or amended by Hurricane City.

Golf course frontage carries the challenge of being in the line of golf ball fire as well as dealing with constraints such as golf course irrigation systems. It is anticipated that homeowners shall have latitude to plant screening devices and to erect privacy walls as protection from errant golf balls. The architectural control committee reserves the right to limit homeowner action in cases where there could be significant damage to view corridors. Lot layouts shall be designed to avoid conflicts with golfers wherever possible.

In the zone between fairways and backyards, it may be impossible to completely eliminate the effects of golf course irrigation over spray. Similarly, it may be impossible to completely eliminate the effects of development runoff. Hurricane City, in some cases may be required to control trespassing water by modifying irrigation systems. Developer, in some cases may be required to employ innovative drainage systems to control runoff. In any case, developer and city shall cooperate in good faith as has been customary, to minimize conflicts between the golf course and development.

PHASING PLAN

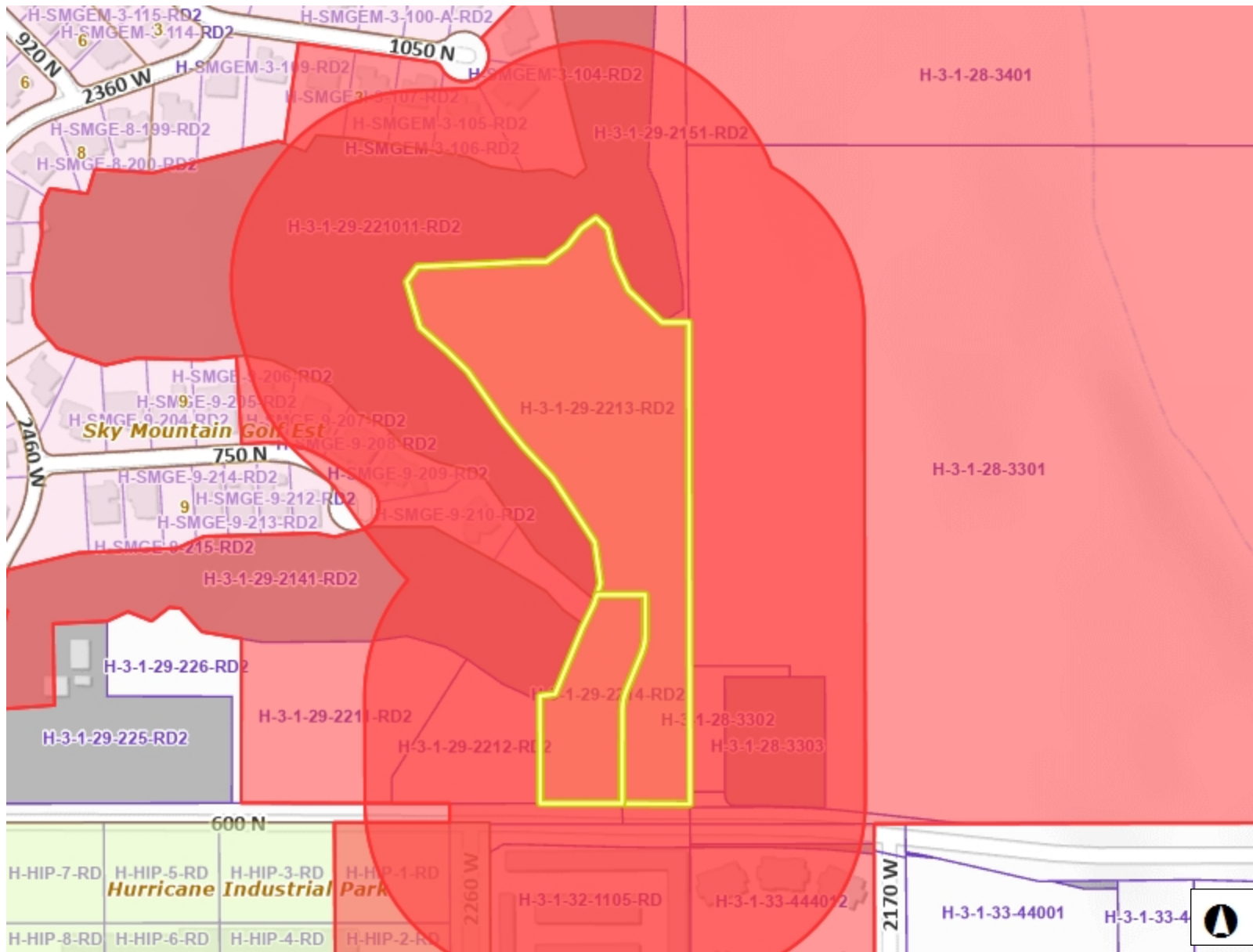
Development will generally begin on the east side, and move to the west side as the market dictates.

AMENDMENT

This master plan is an aid in the development process. It is not intended to be a hard and fast rule, but rather a general guide, and as such may be amended from time to time in response to challenges both physical and market driven.



Mailing List



Legend

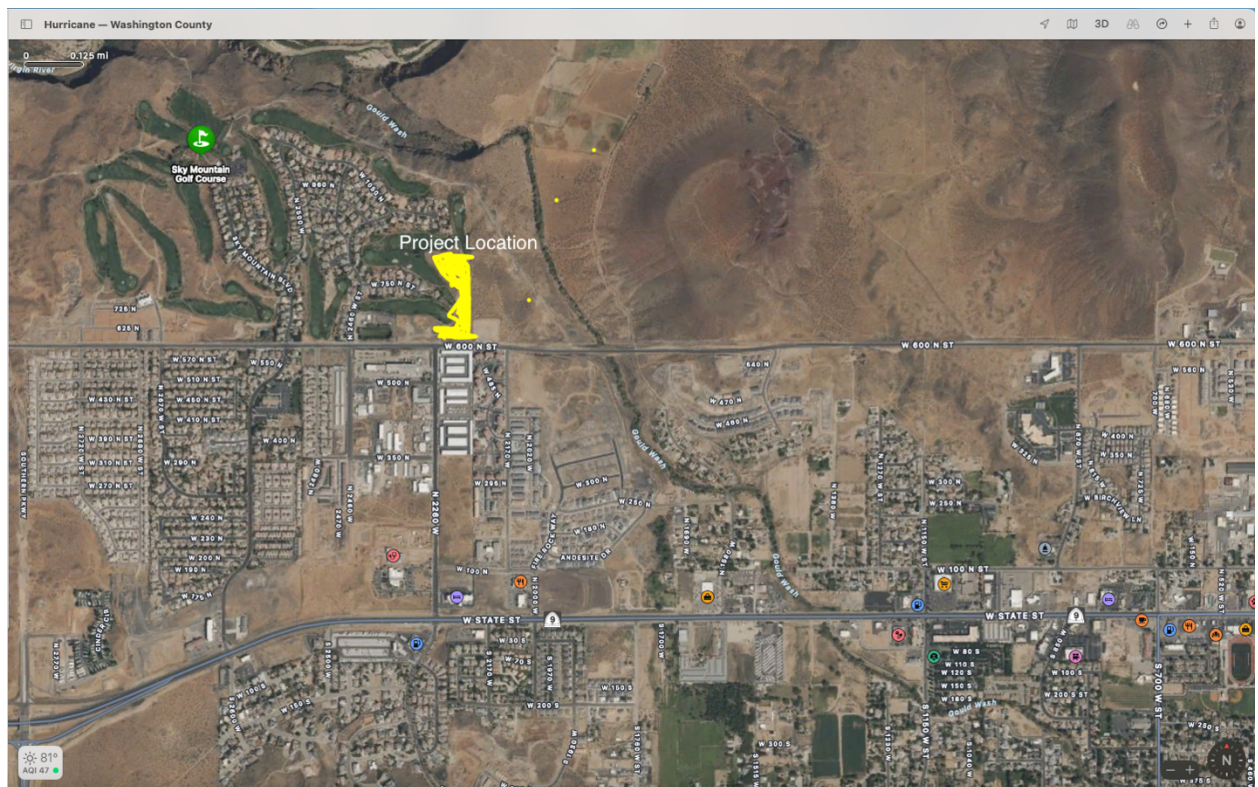
- Subdivision Phases
- Subdivisions
 - 251 W HILTON DR PLAZA
 - 3 LITTLE BIRDS
 - 3202 EAST CRIMSON RIDGE DR
 - 350 N INDUSTRIAL COMMERCIAL
 - 3D COMMERCIAL CENTER
 - 476 EAST RIVERSIDE CENTER
 - 700 SOUTH COMMERCIAL
 - 900 SOUTH COMMERCIAL
 - 920 WEST SUBDIVISION
 - ADAMSON
 - ADOBE HILLS
 - AFTERTHOUGHT
 - AL TRUMAN
 - ALBERTSONS CENTER
 - ALBORADA
 - ALMOND HEIGHTS PARK
 - ALPHA 1 TH
 - ALPINE
 - ANASAZI HILLS AT ENTRADA
 - ANASAZI PLATEAU
 - ANASAZI RIDGE AT ENTRADA
 - ANCESTOR EST
 - ANCESTOR SQUARE
 - ANCESTOR SQUARE CONDO

Notes

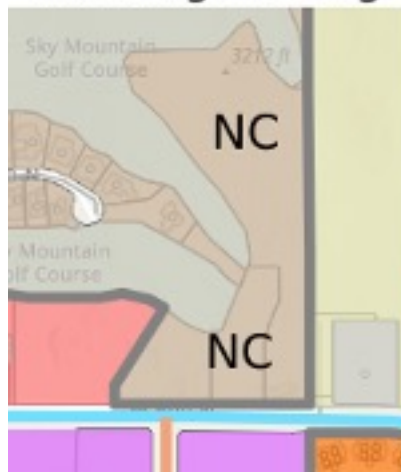
752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

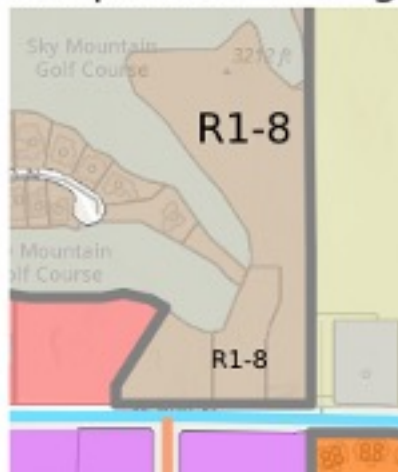
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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



Existing Zoning



Proposed Zoning



HURRICANE, UT
BACK 9 TOWNHOMES

CIVIL CONSTRUCTION SET - JULY 2024

SHEET INDEX		DEVELOPMENT SUMMARY	
C0.00	COVER SHEET	LOCATION:	HURRICANE, WASHINGTON COUNTY
C0.10	GENERAL NOTES, LEGEND & ABBREV.	ZONING:	C-1, GENERAL COMMERCIAL
C1.00	PROPOSED SITE PLAN	INTENDED USE:	COMMERCIAL/RESIDENTIAL
		PROPERTY SIZE:	341,386 SF / 7.837 ACRES
		TOWNHOMES:	35 UNITS
		RESIDENTIAL:	6.71 ACRES = 5.22 UNITS/ACRE
		COMMERCIAL:	1.13 ACRES
		OPEN SPACE:	3.98 ACRES
		ROAD/HARD SURFACE:	2.07 ACRES

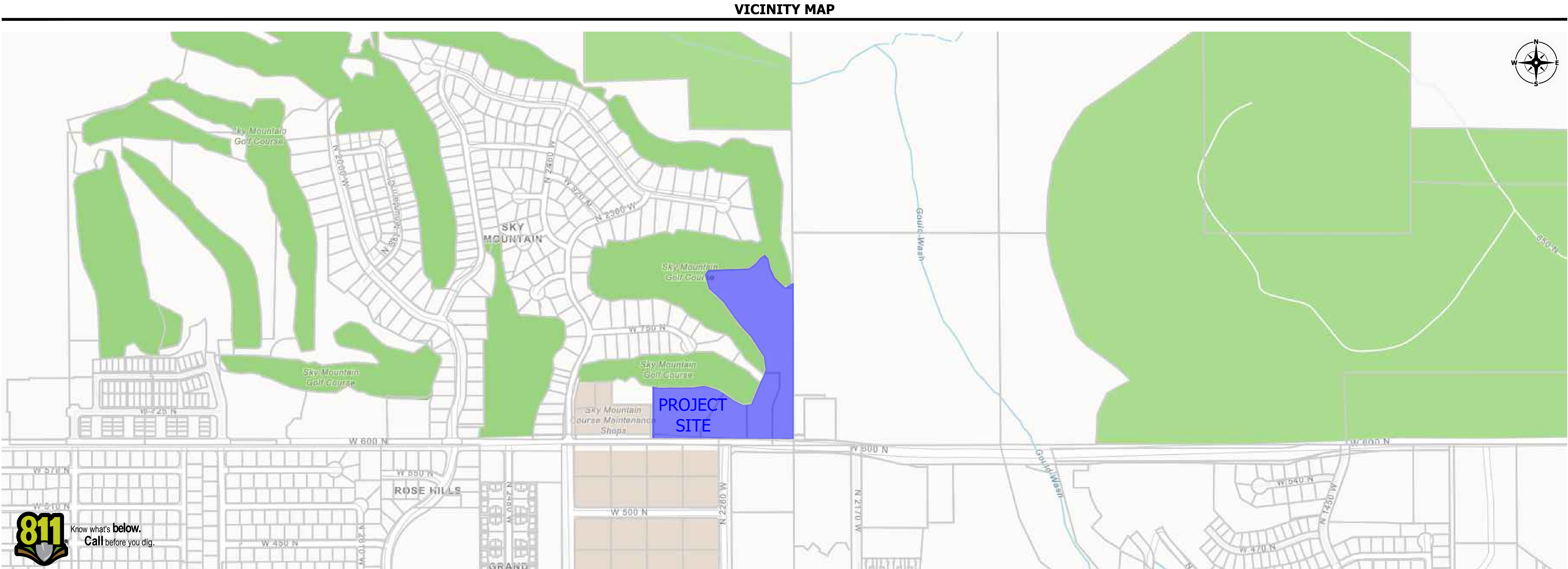
SITE DATA
AFFECTED PARCEL NO.: H-3-1-29-2212-RD2, H-3-1-29-2213-RD2, H-3-1-29-2214-RD2
FLOOD INFORMATION: FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS ARE LESS THAN 0.2% ANNUAL CHANCE. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49053C0840G, DATED 4/2/2009.
BENCHMARK INFORMATION: FOUND NAIL IN BOULDER. ELEV = 3223.83' HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
AS-SURVEYED DESCRIPTION: BEGINNING AT A POINT SOUTH 89°40'47"EAST, 2501.87 FEET AND NORTH 0°00'00" EAST,40.00 FEET FROM THE SOUTH QUARTER COMER OF SECTION29,TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN,SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 NORTH STREET,A PUBLIC 80.00 FOOT WIDE ROADWAY; THENCE NORTH 00°19'13" EAST, 186.64 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 38.92 FEET THROUGH A CENTRAL ANGLE OF 22°17'51"; THENCE NORTH 22°37'04" EAST, 80.02 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.48 FEET, THROUGH A CENTRAL ANGLE OF 22°37'04"; THENCE NORTH 00°00'00" EAST, 78.00 FEET; THENCE NORTH 90°00'00" WEST, 96.45 FEET TO A POINT ON THE SKY MOUNTAIN GOLF COURSE, THE FOLLOWING TWENTY (20) COURSES FOLLOW THE SKY MOUNTAIN GOLF COURSE BOUNDARY: THENCE NORTH 17°32'08"EAST, 24.59 FEET; THENCE NORTH 07°49'17" WEST, 82.25 FEET; THENCE NORTH 33°05'41" WEST, 153.61 FEET; THENCE NORTH 43°06'09" WEST, 83.39 FEET; THENCE NORTH 38°59'36" WEST, 67.43 FEET; THENCE NORTH 35°04'L5" WEST, 120.51 FEET; THENCE NORTH 45°30'57" WEST, 56.85 FEET; THENCE NORTH 48°33'31" WEST, 71.87 FEET; THENCE NORTH 16°20'04"WEST, 94.31 FEET; THENCE NORTH 36°16'05" EAST, 36.84 FEET; THENCE NORTH 87°59'45" EAST, 257.61 FEET; THENCE NORTH 53°35'22" EAST, 51.17 FEET; THENCE NORTH 38°32'44" EAST, 44.52 FEET; THENCE NORTH 54°14'37" EAST, 37.22 FEET; THENCE SOUTH 46°05'18" EAST, 31.52 FEET; THENCE SOUTH 12°40'51"EAST, 63.84 FEET; THENCE SOUTH 24°26'02" EAST, 65.29 FEET; THENCE SOUTH 46°07'24" EAST, 92.95 FEET; THENCE NORTH 57°37'95" EAST, 50.19 FEET; THENCE SOUTH 89°56'21" EAST, 11.36 FEET; THENCE SOUTH 00°03'21" WEST, 983.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 600 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°40'47" WEST, 135.20 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM
DEVELOPER: THREE SEVENTEEN CAPITAL GROUP ATTN: K. BEAU OGZEWALLA 1148 W LEGACY CROSSING BLVD, SUITE 317 CENTERVILLE, UT 84014 PH: (801) 540-4275
SURVEYOR: LAYTON SURVEYS ATTN: WILLIS D. LONG 1857 N 1000 W STE. 1 CLEARFIELD, UT 84015 PH: (801) 663-1641
CIVIL ENGINEER (PROJECT CONTACT): HUNT DAY ATTN: THOMAS HUNT, PE 3445 ANTELOPE DRIVE SYRACUSE, UT 84075 PH: (801) 664-4724

AGENCY / UTILITY CONTACTS	
CITY ENGINEER: 147 N 870 W HURRICANE, UT 84737 PHONE: (435) 635-2811	GAS COMPANY: DOMINION ENERGY PHONE: (800) 323-5517
PUBLIC WORKS: 147 N 870 W HURRICANE, UT 84737 PHONE: (435) 635-2811	POWER DEPARTMENT: 526 W 600 N HURRICANE, UT 84737 PHONE: (435) 635-5536
STREETS & DRAINAGE: 600 N 654 W HURRICANE, UT 84737 PHONE: (435) 216-7314	
WATER & IRRIGATION: 600 N 646 W HURRICANE, UT 84737 PHONE: (435) 635-9442	
FIRE DEPARTMENT: HURRICANE VALLEY FIRE DISTRICT 202 E STATE ST HURRICANE, UT 84737 PHONE: (435) 635-9562	

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



1.0 COMPLIANCE

- ## 2.0 PERMITTING AND INSPECTIONS

- ### 3.0 COORDINATION AND VERIFICATION

- #### 4.0 SAFETY AND PROTECTION

- ## 5.0 MATERIALS

- ## 6.0 GRADING & SOILS

- ## 7.0 UTILITIES

- ## 8.0 SURVEY CONTROL

- ## 9.0 AMERICAN DISABILITIES ACT

- ## 10.0 EROSION CONTROL

- ## 11.0 MAINTENANCE

- | | |
|--|----------------------------|
| | PROPERTY LINE |
| | PROPERTY LINE ABUTTING ROW |
| | PROPERTY LINE |
| | BASIS OF BEARING |
| | CENTERLINE |
| | ADJACENT LOT LINE |
| | EASEMENT |
| | SETBACK |
| | CHAINLINK FENCE |
| | WOODEN FENCE |
| | VINYL FENCE |
| | RAILROAD |
| | CONTOUR MAJOR |
| | CONTOUR MINOR |
| | EXIST. CONTOUR MAJOR |
| | EXIST. CONTOUR MINOR |
| | UTILITY FLOW DIRECTION |
| | EX UNKNOWN UTILITY |
| | EX OVERHEAD POWER |
| | EX UNDERGROUND POWER |
| | OVERHEAD POWER |
| | POWER |
| | EX NATURAL GAS |
| | NATURAL GAS |
| | EX CABLE TV |
| | CABLE TV |
| | EX COMMUNICATIONS |
| | COMMUNICATIONS |
| | EX FIBER OPTIC |
| | FIBER OPTIC |
| | EX TRAFFIC SIGNAL |
| | TRAFFIC SIGNAL |
| | EX TELEPHONE |
| | TELEPHONE |
| | EX CULINARY WATER |
| | EX x' CULINARY WATER |
| | CULINARY WATER |
| | x' CULINARY WATER |
| | EX FIRE SERVICE |
| | FIRE SERVICE |
| | x' FIRE SERVICE |
| | EX SANITARY SEWER |
| | EX FORCE MAIN |
| | EX x' SANITARY SEWER |
| | SANITARY SEWER |
| | FORCE MAIN |
| | x' SANITARY SEWER |
| | EX STORM DRAIN |
| | EX x' STORM DRAIN |
| | STORM DRAIN |
| | ROOF DRAIN |
| | x' STORM DRAIN |
| | x' ROOF DRAIN |
| | EX IRRIGATION |
| | EX LAND DRAIN |
| | EX SECONDARY WATER |
| | EX x' IRRIGATION |
| | IRRIGATION |
| | LAND DRAIN |
| | SECONDARY WATER |
| | x' IRRIGATION |

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Legend for the aerial photograph:

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

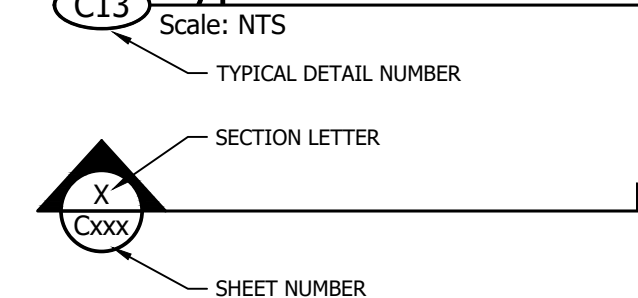
	SIGN
	STREET LIGHT
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	TELEPHONE MANHOLE
	IRRIGATION VALVE
	PROP STREET MONUMENT
	EX STREET MONUMENT
	SECTION CORNER
	SURVEYOR MONUMENT
	SPOT ELEVATION

© XXXXX,XX

Detail Identification



Typical Detail Name



HUNT - DAY

BACK 9 TOWNHOMES

LOCATED IN THE SE QUARTER OF SECTION 29,
TOWNSHIP 41 SOUTH, RANGE 12 WEST, CL. RACE AND MERIDIAN

PROJECT TITLE

REVISIONS

REV.	DATE	DESCRIPTION	BY
------	------	-------------	----

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0  1"

IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

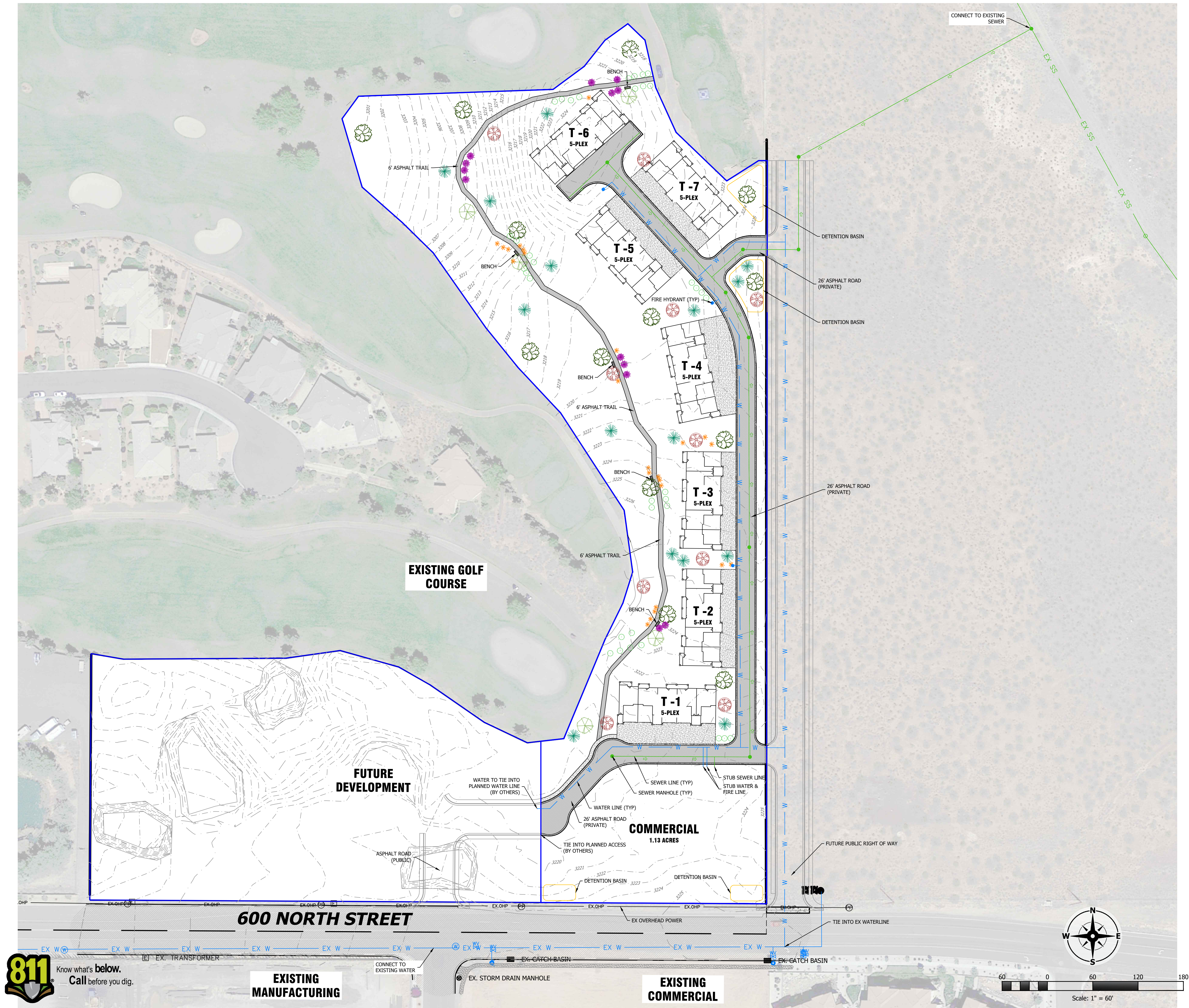
PROJECT INFO.

SHEET TITLE

SHEET NO.

C002

R:\AN H C\Users\Ryan H\Hunt Day Dropbox\Projects\101-05 The Back 9\100-CAD\101-05 The Back 9_7.18.24 7/18/2024 4:02 PM



Know what's below.
Call before you dig.

EXISTING
MANUFACTURING

EXISTING
COMMERCIAL

Site Data

LOCATION:	HURRICANE, WASHINGTON COUNTY, UTAH
PROPERTY SIZE:	341,386 SF / 7.837 AC
TOWNHOMES:	35 UNITS
RESIDENTIAL:	6.71 ACRES = 5.22 UNITS/ACRE
COMMERCIAL:	1.13 ACRES
OPEN SPACE:	3.98 ACRES
ROAD/HARD SURFACE:	2.07 ACRES



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
BACK 9 TOWNHOMES
2256 W 600 N
HURRICANE, UT
LOCATED IN THE SE QUARTER OF SECTION 29,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SL BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: R. Hatfield
Date: 07 / 18 / 2024
Proj. No. 101 - 05

SHEET TITLE

**PROPOSED
SITE PLAN**

SHEET NO.

C1.00

MASTER PLAN

SKY MOUNTAIN GOLF ESTATES
P.C.
SHADOW MOUNTAIN DEVELOPMENT



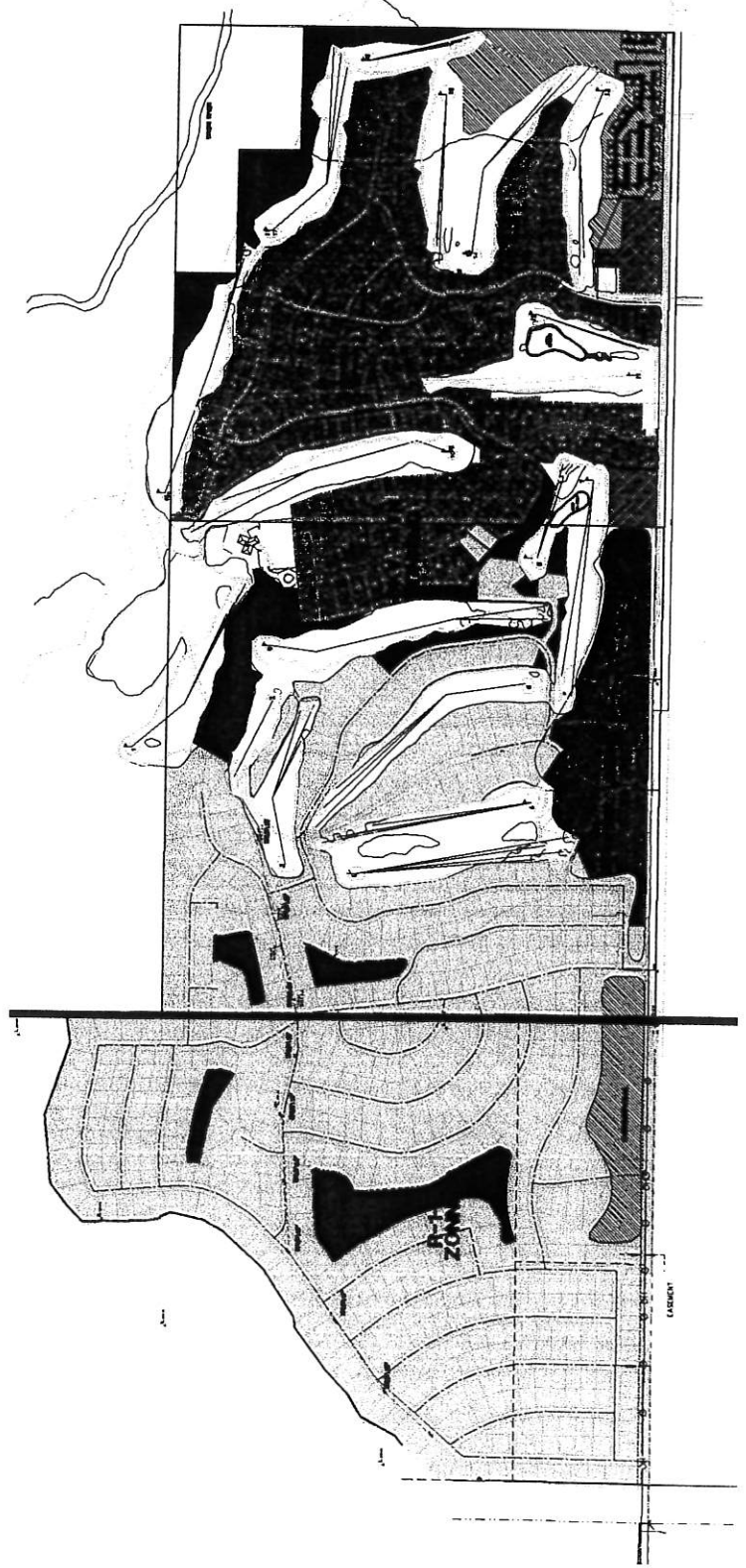
300 0 300
SCALE IN FEET

LEGEND R-1-10

COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	131.93 ACRES	100%		
	PROPOSED MEDIUM DENSITY UNITS	116.62 ACRES	88.40%	395	3.39 UNITS/AC.
	OPEN SPACE	8.42 ACRES	6.53%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	6.69 ACRES	5.07%		
				395 TOTAL UNITS	

LEGEND SKY MTN.

COLOR	LAND USE SUMMARY	AREA	PERCENTAGE	NO. OF UNITS	DENSITY
	TOTAL AREA	300.85 ACRES	100%		
	GOLF COURSE	89.88 ACRES	29.90%		
	EXISTING MEDIUM DENSITY UNITS	70.43 ACRES	23.43%	249	3.54 UNITS/AC.
	PROPOSED MEDIUM DENSITY UNITS	83.94 ACRES	27.92%	218	2.60 UNITS/AC.
	PROPOSED HIGH DENSITY UNITS	17.22 ACRES		137	7.96 UNITS/AC.
	OPEN SPACE	27.00 ACRES	8.98%		
	NEIGHBORHOOD COMMERCIAL / BUSINESS PARK	7.72 ACRES	2.57%		
	PUBLIC FACILITIES / OPEN SPACE	4.45 ACRES	10.35%		
				604 TOTAL UNITS	



NO.	REVISIONS	DATE	BY
1		NOV 1991	10
2		NOV 1991	10

PRATT PRECISION ENGINEERING, P.C.
CIVIL ENGINEERING DESIGN
4 SOUTH 2600 WEST, SUITE 4
HURRICANE, UTAH 84737
TEL: 435-635-3465
FAX: 435-635-5900



SKY MOUNTAIN GOLF ESTATES
MASTER PLAN
SHADOW MOUNTAIN
DEVELOPMENT
HURRICANE, UTAH

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE



Application

Application Accepted Date: 07/15/2024		Valuation		\$	0.00																				
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES																							
Description: 6 new nightly rental units.		Planning Fee		\$	220.00																				
Tenant / Project Name: 65 N LLC		Planning Fee		\$	220.00																				
Bldg. Address: 57 N State Street		Sub Total:		\$	220.00																				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	220.00																				
Subdivision: n/a Phase: 1		Amount Paid:		\$	0.00																				
Block: Lot #: 1 Parcel ID #: H-136-A-2-B		Remaining Due:		\$	220.00																				
Zone: HC																									
Property Owner: Kendall Clements																									
Permit Contact: Karl Rasmussen P:(435) 680-0816		<table><tr><th>APPROVALS</th><th>DATE</th><th>INFO</th></tr><tr><td colspan="3"> </td></tr></table>				APPROVALS	DATE	INFO																	
APPROVALS	DATE					INFO																			
Email: karl@pv-eng.com																									
CONTACT INFORMATION																									
Engineer of Record: Karl Rasmussen																									
Email: karl@pv-eng.com P: (435) 668-8307																									
General Contractor: Kendall Clements																									
License #: P: (435) 256-0088																									
Address: 551 N 1400 E #1																									
City: St George State: UT Zip: 84770																									
Email: kendall@escape2stgeorge.com																									
APPLICATION DETAILS																									
																									
						<table><tr><th>Setbacks</th><th>Front:</th><th>Rear:</th><th>Left:</th><th>Right:</th></tr><tr><td>Min.</td><td></td><td></td><td></td><td></td></tr><tr><td>Actual:</td><td></td><td></td><td></td><td></td></tr></table>					Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
						Setbacks	Front:	Rear:	Left:	Right:															
						Min.																			
Actual:																									
APPLICATION NUMBER: PLANPSP24-20																									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																									
Applicant Name: Treasa Anderson																									
Signature of Applicant/Authorized Agent or Owner: Date:																									
Application Approved By: Date:																									
Application Issued By: Date:																									
Receipt #:																									

65 N LLC: Parcel, H-136-A-2-B, is currently owned by 65 N LLC (Kendall Clements). There will be 6 new nightly rentals on this lot.



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	PSP23-16
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Kendall Clements
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan
Location:	57 N State
Zoning:	HC
General Plan Map:	Downtown
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant is proposing four new units and a pool to the existing Passport Village development near the curve in SR-9 towards La Verkin. This development has four existing units on site. A previous preliminary site plan was applied for and approved on the site last year, this redesign increases the impact of the development requiring a new preliminary site plan application.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Question on the amenities that have been excluded from the original approved site plan.
2. **Power:** Developer needs to fill out the power dept application now found on the checklist part of the planning website. Line extensions are now required to be recommended through power-board and approved by Hurricane City Council. The application will be the kickoff to that process. After approval from council Hurricane Power would then be able to design the power system within the development. There is sufficient power in the area to not cause concern
3. **Sewer:** No comments
4. **Street:** What is the plan for drainage for this site?

5. **Water:** Engineer needs to calculate the size of the water meter for the project. (Existing $\frac{5}{8}$ " / $\frac{3}{4}$ " meter)
6. **Engineering:** Applicant's team has submitted a new easement to update an existing easement for the depicted revisions. Engineering will coordinate the boundary of said easement with the applicant's team during construction plan review and after the proposed utility locations are more sure. Can the unit count and locations be made more clear before planning commission
7. **Fire:** No comments
8. **Cable:** No comments
9. **Gas:** No comments
1. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The property is zoned Highway Commercial. Vacation Rentals are a permitted use in this zoning as substantially similar to a hotel/motel use. There are currently four units on site and they are adding six new 300 sq ft short-term rental units.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit
-------	---

The plan shows 14 parking stalls for ten total units which meets this plan

3. Landscaping: The applicant will be required to turned in with their final site plan application, per HCC 10-32-5:

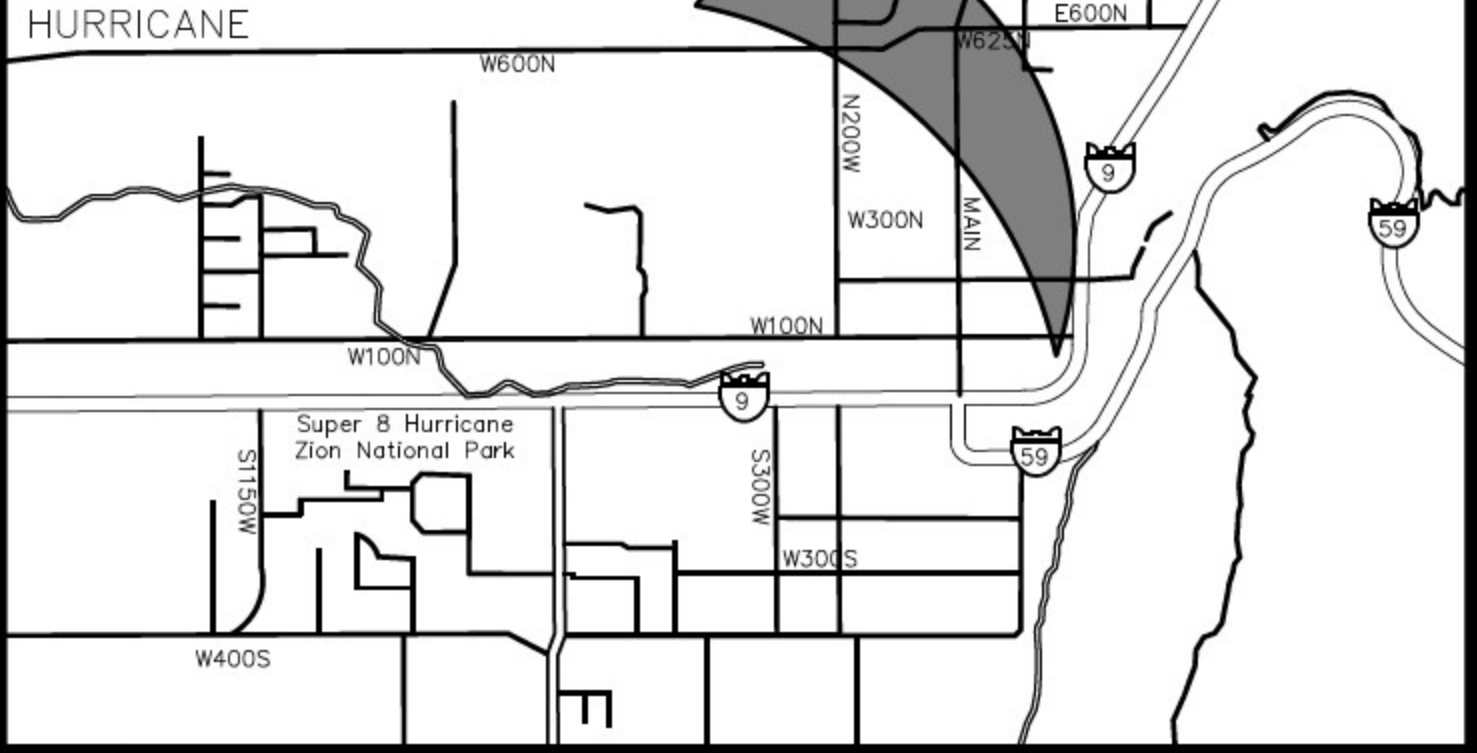
- a. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*
- b. A ten-foot wide landscaped area on any commercial development.*
- c. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

The space for the ten foot landscape buffer appears to have been provided.

- 4. Access:** Typically UDOT honors existing driveway accesses along SR-9, any modification of these accesses will need to be signed off by UDOT.
- 5. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. No office space is called out on the plan but there is an “existing building to be renovated” that may have office space. The applicant will need to call out office space for the final site plan and this will be enforced through the business license.
- 6. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

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

PROJECT LOCATION



PRELIMINARY SITE PLAN FOR:
65 N LLC

LOCATED IN SECTION 35, T41S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

SITE DATA:

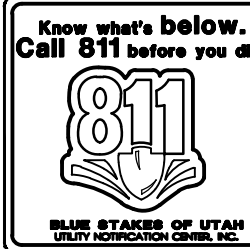
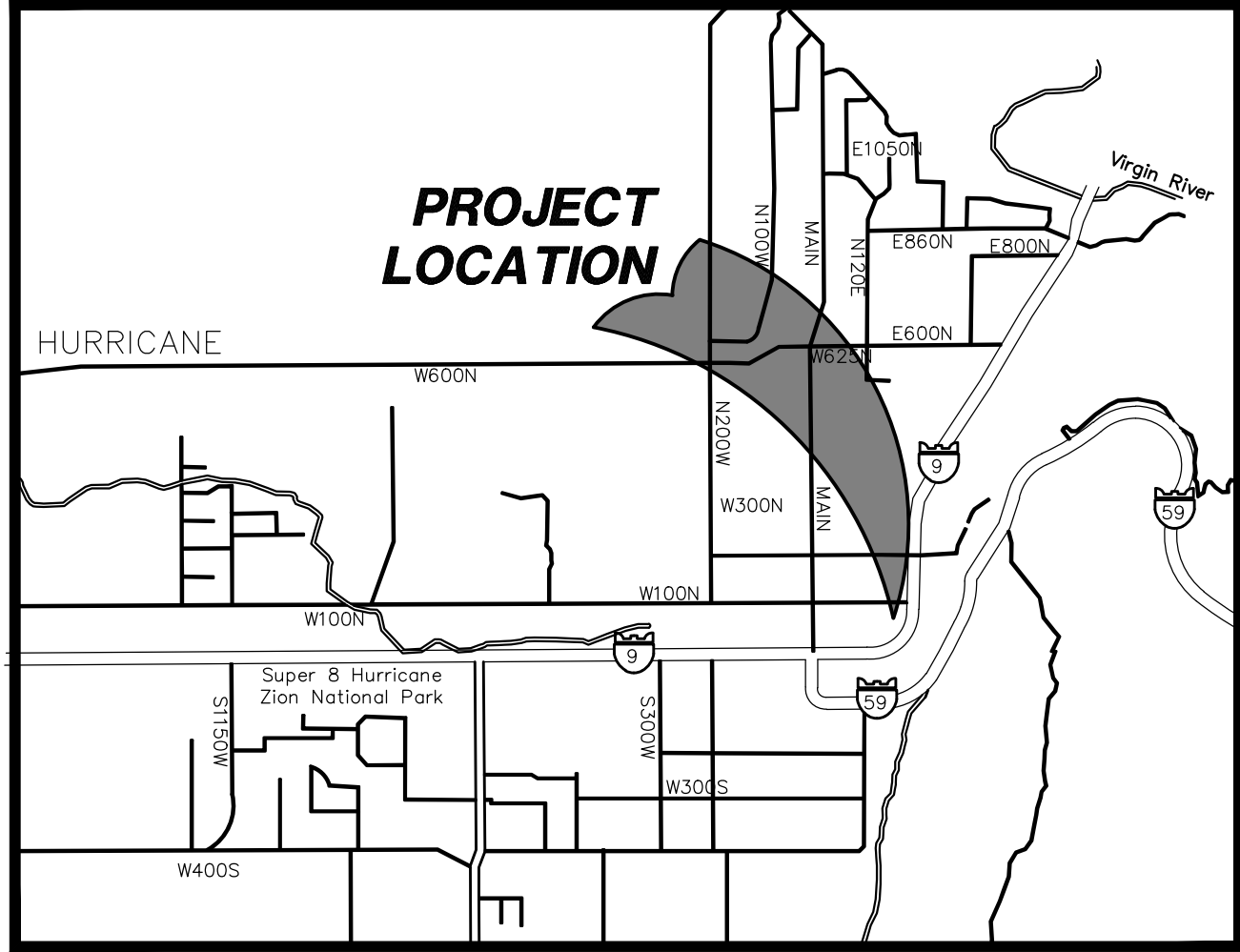
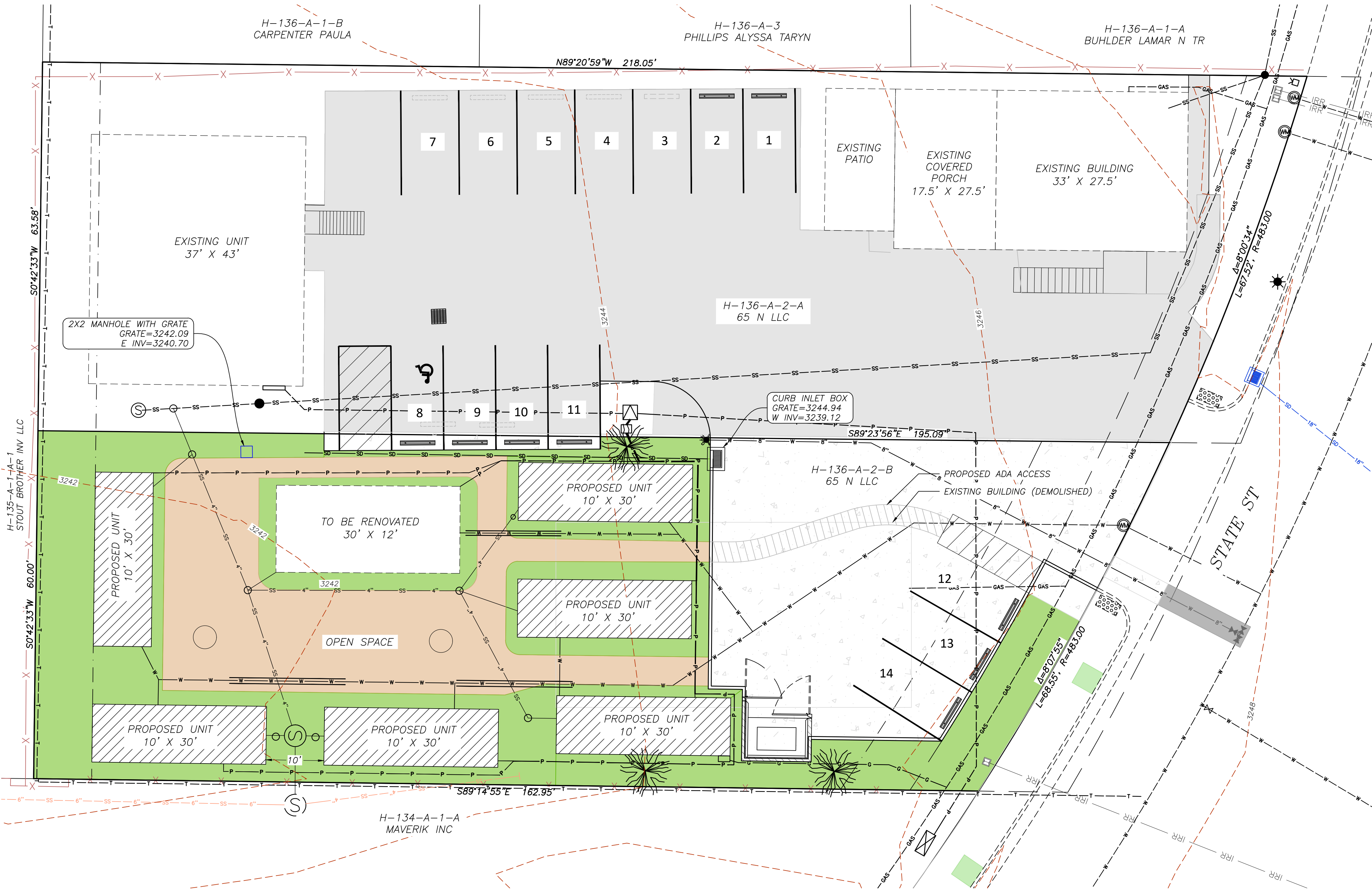
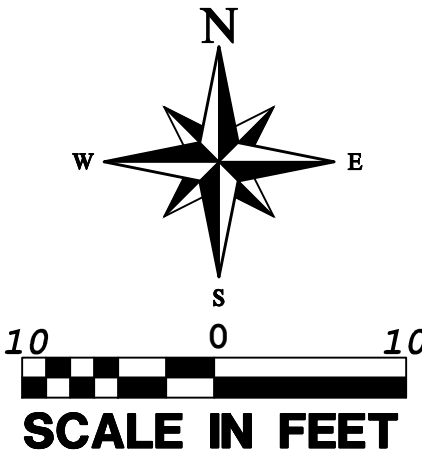
PARCEL ID	H-136-A-2-A	H-136-A-2-B
TOTAL AREA	13168.01 SQ. FT. OR 0.302 ACRES	10838.79 SQ. FT. OR 0.248 ACRES
LANDSCAPING AREA	2,609.13 SQ. FT.	3,296.94 SQ. FT.
PROPOSED BUILDING AREA	---	1,800 SQ. FT.
EXISTING BUILDING AREA	2,979.75 SQ. FT.	475.05 SQ. FT.
PARKING STALLS PROVIDED	14 STALLS TOTAL W/ 1 ADA, 13 STANDARD STALLS	
PARKING STALLS REQUIRED	MOTEL/COMMERCIAL SPACES REQUIRED, 1 SPACE PER UNIT, PLUS 2 SPACES FOR HOST. TOTAL OF 12 SPACES REQUIRED	
ZONE	HIGHWAY COMMERCIAL	
NIGHTLY RENTAL UNITS	10	
PATIO AREA	294 SQ. FT.	---
PROPOSED USE	MOTEL	

NOTE:

1. ALL SOUTH EXISTING BUMPERS TO BE REMOVED.
2. PREVIOUS PRELIMINARY SITE PLAN APPROVED ON DATE 6/22/23, THIS PRELIMINARY SITE PLAN HAS 10 NIGHTLY RENTAL UNITS.
3. PROJECT IS ON PARCELS H-136-A-2-A & H-136-A-2-B

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	10' PUBLIC UTILITY EASEMENT
	PROPOSED "A" CURB
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED POWER LINE
	EXISTING POWER LINE
	EXISTING SEWER LINE
	PROPOSED 4" PVC SEWER LATERAL
	PROPOSED WATER
	EXISTING WATER MAIN
	EXISTING IRRIGATION LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING COMMUNICATION LINE
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	EXISTING CONCRETE
	RED COMPRESSED CHAT TRAIL
	INSTALL NEW ASPHALT
	REPAIR PATCH
	PROPOSED BUILDINGS
	EXISTING LIGHT POLE
	ELECTRICAL 4-WAY VAULT
	75 KVA TRANSFORMER
	PROPOSED FIRE HYDRANT
	EXISTING IRRIGATION BOX
	SEWER MANHOLE
	EX. SEWER MANHOLE
	WATER VALVE
	WATER METER



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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84751
Phone: (435) 868-0801



PRELIMINARY SITE PLAN FOR:
65 N LLC
LOCATED IN SECTION 35, T41S, R13W, S.L.B.&M.

DATE: 07/09/2024
SCALE: 1"=10'
JOB NO.
497-003

SHEET NO:
1 OF 1



Application

Application Accepted Date: 07/19/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: Amended final plat to combine lots 13 &14 into a s		Planning Fee		\$	150.00
Tenant / Project Name: Quail Creek Industrial Subdivision		Planning Fee		\$	150.00
Bldg. Address: Lots 13 & 14 Quail Creek Industrial subdivision		Sub Total:		\$	150.00
City: Hurricane Phase 3 State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Quail Creek Industrial Subdivision Phase: 3		Amount Paid:		\$	150.00
Block: Phase 3 Parcel ID #: H-QCIP-3-13 & H-QCIP-3-14		Remaining Due:		\$	0.00
Property Owner: William Zitting 3-14					
Permit Contact: Eric Mcfadden A Mcfadden P:(435) 313-2267					
Email: premier.design_eric@yahoo.com					
CONTACT INFORMATION					
Engineer of Record: Marc Fonger					
Email: premier.design.marc@gmail.com P: (775) 385-7647					
General Contractor: William Zitting					
License #: P: (435) 691-4060					
City: State: Zip:					
Email: bill@zittingconstruction.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PLANAFP24-11			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be 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: Eric Mcfadden			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #:			



July 19, 2024

Subject: Narrative for the Final Plat Amendment – Quail Creek Industrial Subdivision-Phase 3

The Property Owner owns both lots #13 & #14 within Quail Creek Industrial Subdivision-Phase 3 and would like to combine them into (1) singular lot. The owner proposes to build a single building that will cross over the current existing lot line that separates the two lots.



STAFF COMMENTS

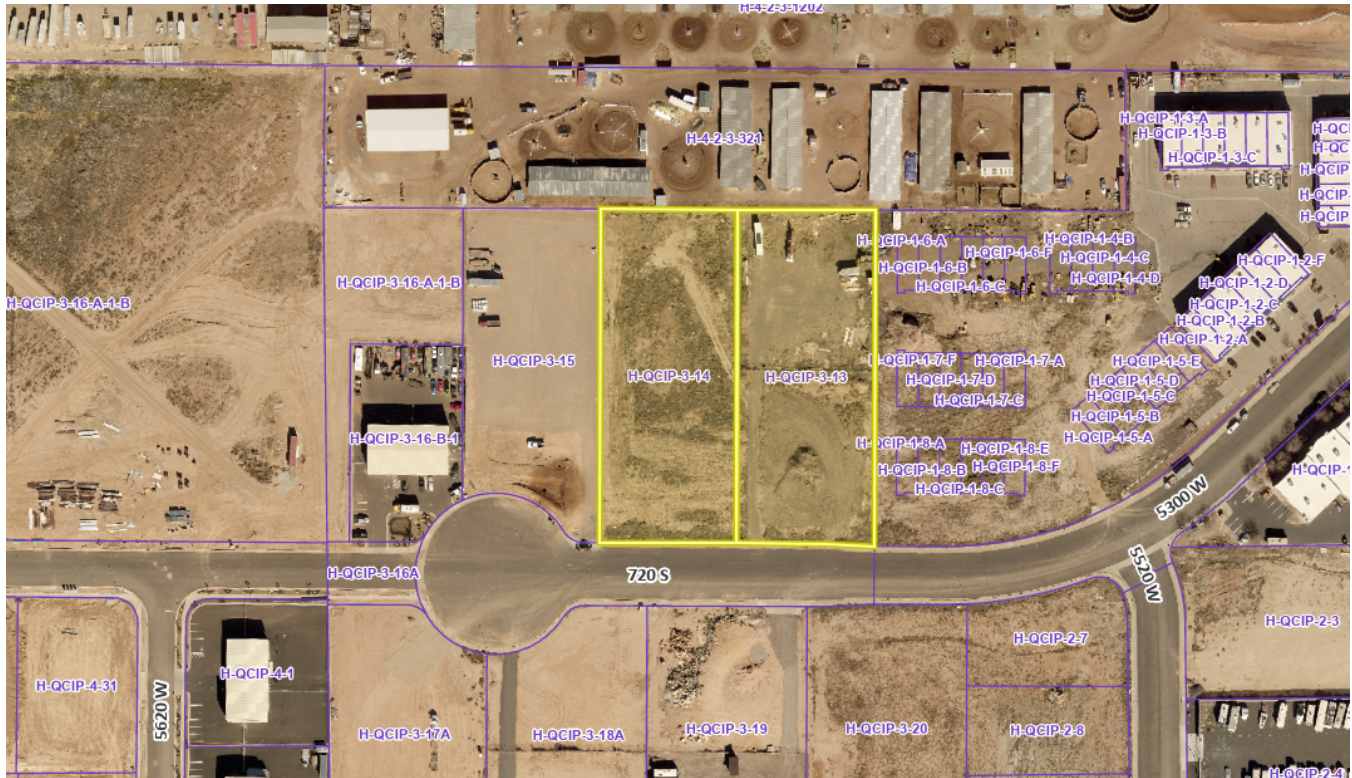
Agenda Date:	08/08/2024
Application Number:	AFP24-11
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	William Zitting
Agent:	Eric McFadden
Request:	Approval of an Amended Final Plat
Location:	5564 W 720 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Quail Creek Industrial Park Phase 3 to combine Lots 13 & 14. Any lot combinations in a recorded subdivision require an amended final plat.

JUC Comments

1. **Public Works:** One set of utilities i.e. water, power, sewer, will need to be abandoned.
2. **Power:** Hurricane City Power understands this document as a combining of lots 13 and 14 in Quail Creek Industrial Phase 3. Power to this lot if it is combined will be directly in the middle of the new lot and should the developer want it to be relocated to a lot line in order to comply with power standards. (Hurricane Power Underground Standards Drawing DR-20 and DR-21,22) It will be the responsibility of the developer to pay for the cost of the move..
3. **Water:** Abandon water service at the main line in the road.
4. **Streets:** No comments
5. **Sewer:** No comment
6. **Engineering:** Engineering supports the intent of the lot merger; however, the document must be updated per the attached redlines and additional existing utility stubs must be removed per the Joint Utility Committee's guidance. Street name has been changed to 720 S. Additional redlines have been provided to the applicant.
7. **Fire:** Approved.
8. **Cable:** No comment.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this

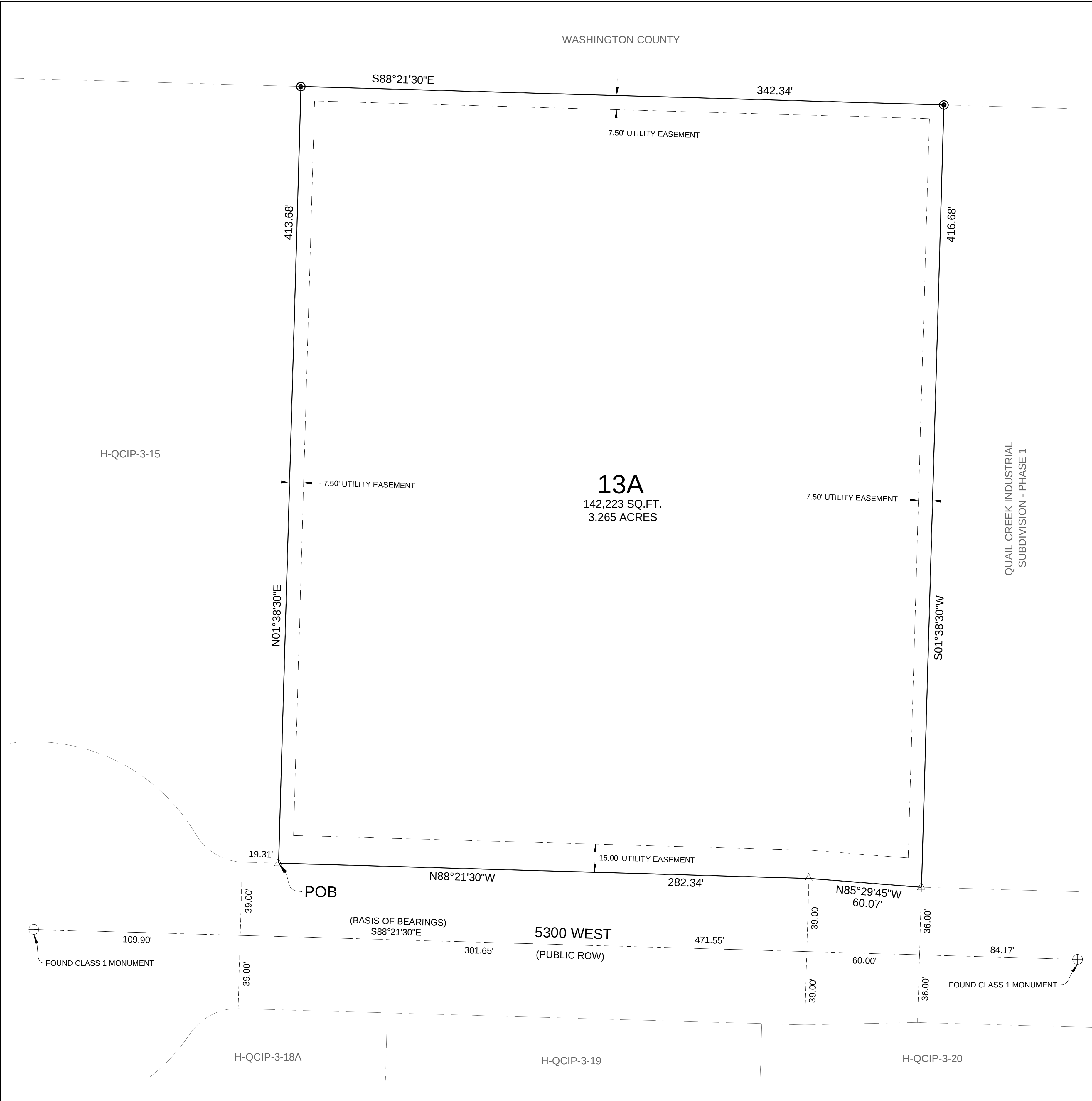
acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments

1. The plat does not meet all the standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. The applicant needs to provide an amendment note referencing the original plat and describing the changes
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The Public Utility Easements on the sides and rear can be eliminated by this document as well.

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



OWNER'S DEDICATION: _____

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

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 3
PARTIAL AMENDMENT A

DO HEREBY DEDICATE TO THE CITY OF HURRICANE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

LCZ ZQ HOLDINGS LLC
WILLIAM ZITTING

OWNERS ACKNOWLEDGMENT: _____

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED DAVID NASAL PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY SIGNATURE _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

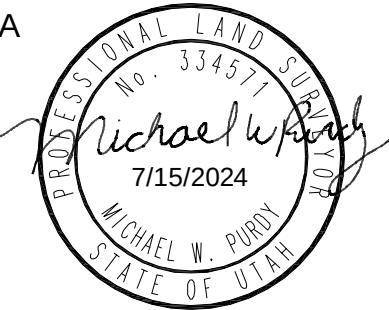
OFFICIAL SEAL NOT REQUIRED
PER UTAH CODE 46-1-16(7)

DO NOT STAMP

SURVEYOR'S CERTIFICATE: _____

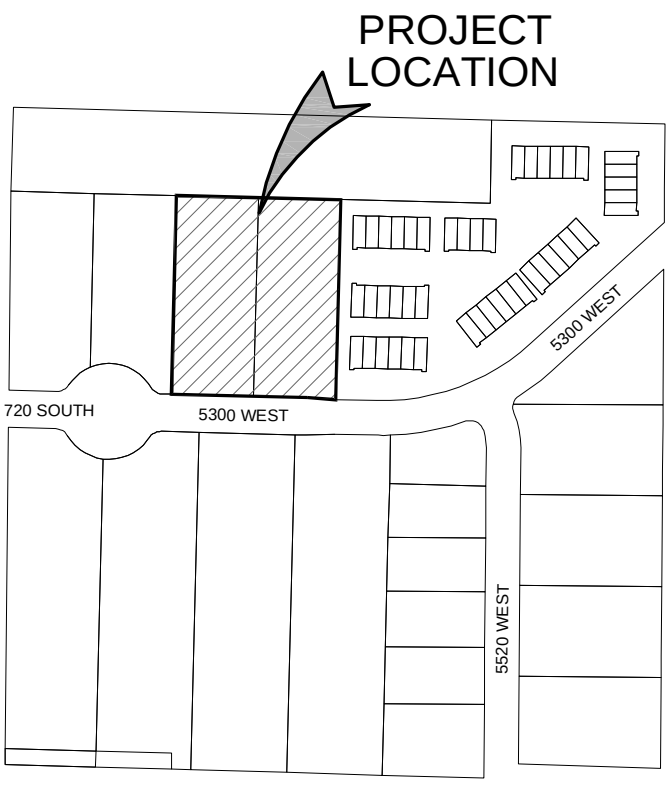
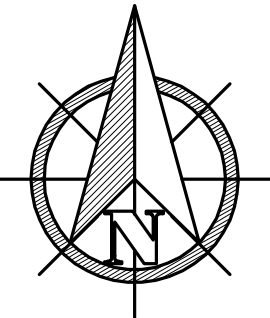
I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REPRESENTED ON THE PLAT TO BE HEREFTER KNOWN AS:

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION
PHASE 3 - PARTIAL AMENDMENT A



BASIS OF BEARINGS: _____

THE BASIS OF BEARING FOR THIS LOT IS THE CENTERLINE OF 5300 WEST, THE BEARING IS SOUTH 88°21'30" EAST AS MEASURES 555.72' FEET FROM CLASS 1 MONUMENT TO CLASS 1 MONUMENT.



VICINITY MAP: _____

LEGEND: _____

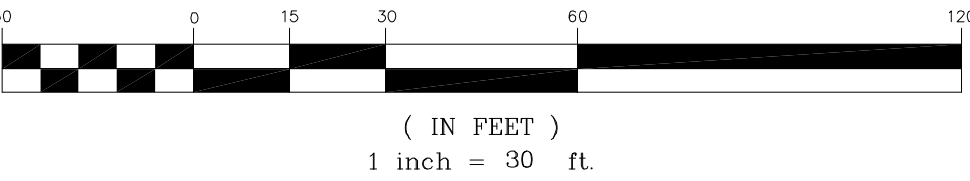
- FOUND CLASS 1 MONUMENT
- SET NAIL & WASHER IN TOP BACK OF CURB PLS MARKED 334571 ON EXTENSION OF PROPERTY LINE
- SET REBAR AND CAP MARKED PLS 334571
- BOUNDARY LINE
- TIE LINE
- EASEMENT LINE
- ROAD CENTERLINE
- ADJACENT LOT LINES (NOT A PART)

LEGAL DESCRIPTION: _____

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

ALL OF LOTS 13 AND 14 OF THE "QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3" RECORDED AS DOCUMENT # 20080020611, AND FILED IN THE WASHINGTON COUNTY RECORDERS OFFICE LOCATED IN ST GEORGE, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF SAID "QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3" AND RUNNING THENCE NORTH 01°38'30" EAST 413.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 88°21'30" EAST 342.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 01°38'30" WEST 416.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 AND THE NORTH LINE OF 5300 WEST STREET; THENCE ALONG SAID NORTH LINE NORTH 85°29'45" WEST 60.07 FEET; THENCE NORTHWEST 88°21'30" WEST 282.34 FEET TO THE POINT OF BEGINNING. CONTAINS 3.265 ACRES.

GRAPHIC SCALE



QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3 - PARTIAL AMENDMENT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.
HURRICANE CITY, WASHINGTON COUNTY, STATE OF UTAH

1 OF 1

 75 EAST 100 NORTH, IVINS, UTAH 84738 (435) 313-2267			City Engineer's Approval	Approval of Ash Creek Special Service District	Approval and Acceptance by Hurricane City, Utah	Approval as to Form	Treasurer Approval	Recorded Number	
			The above subdivision has been reviewed and is approved in accordance with information on file in this office this ____ day of _____, 20 ____.	I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office this ____ day of _____, 20 ____.	We the city of Hurricane have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.	Approved as to Form, this the ____ day of _____, 20 ____	I, Washington County Treasurer, certify on this ____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.		
FINAL PLAT FILE NUMBER:	DATE: 7/12/2024	E.A.M. DRAWN:	Hurricane City Engineer	Superintendent, ACSSD	Attest: City Recorder Hurricane, Utah	???????, Mayor Hurricane, Utah	Hurricane City Attorney	Washington County Treasurer	Washington County Recorder
ZQCCP3-A	1" = 30'	M.P.							
JOB TITLE:	SCALE:	CHECKED:							

**Application**

Application Accepted Date: 03/12/2024		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description: Liberty Village is non-profit educational organiza		Planning Fee		\$	250.00					
Tenant / Project Name: Site Plan - Liberty Village Phase 1		Sub Total:		\$	250.00					
Bldg. Address: 2820 South 2300 West		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00					
Subdivision: Liberty Village Phase: 1		Remaining Due:		\$	250.00					
Block: Lot #: 1 Parcel ID #: H3373-NP BL										
Property Owner: Liberty Village										
Permit Contact: Brett John P:(435) 680-6115										
Email: bjohn@infowest.com										
CONTACT INFORMATION										
Email: Joe.Petrucci@epsgroupinc.com		P: (480) 399-2858								
General Contractor: Liberty Village										
License #: P: (435) 680-6115										
City: State: Zip:										
Email: bjohn@infowest.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
						APPROVALS				
						DATE				
						INFO				
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP24-28										
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: Brett John										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 8.177237-03/12/24										



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	FSP24-28
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Liberty Village-Brett John
Agent:	EPS Group
Request:	Approval of a Final Site Plan
Location:	2820 S 2300 W
Zoning:	R1-10 PDO
General Plan Map:	Mixed Use
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a final site plan for phase 1 of the Liberty Village, an interactive educational park contained within the Balance of Nature (BoN Gardens) development. This first phase will consist of parking lots, plaza areas, a tower holding a Liberty Bell replica, and a restroom building with the remainder of the park to be built-out over time. This project received preliminary site plan approval in February 2024.

JUC Comments:

1. Construction drawings were signed off in July 2024.

Staff Comments

1. The proposed use is a permitted use in the R1-10 zone and was approved as part of the Balance of Nature PDO.
2. **Parking:** Hurricane City Code (HCC) 10-34-10 states that for this use:

Park	Parking study required	See subsection 10-34-9F of this chapter
------	------------------------	--

a. HCC 10-34-9F states:

F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. The study shall provide:

a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;

b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

c. The source of data used to develop the study's recommendations; and

d. The name and qualifications of the persons who prepared the study.

2. The Planning Commission shall determine the required number of parking spaces after:

a. Considering the recommendations of the parking study and any recommendations from City staff; and

b. Making the findings required under subsection D or E of this section.

- b. 95 regular parking stalls and 6 bus parking stalls are provided for 106 total parking stalls. A parking study prepared for the overall development states that 87 parking stalls are required for the overall Liberty Village portion of the development; the preliminary site plan for phase 2 and 3 also show additional parking. Staff recommends the Planning Commission approve the parking study for Liberty Village.

- 3. Landscaping:** The applicant has provided a landscaping plan that does not strictly meet Hurricane City landscaping code. The plan shows about 40,000 sq ft of nonfunctional grass turf as well as several trees and shrubs that are not drought tolerant. However, HCC 10-32-2 (the landscaping chapter) states: “*The standards within this chapter shall be required for single and multi-family residential, commercial, institutional, and industrial development; construction activity; and landscape installation that uses potable, secondary, or reuse water provided by the Washington County Water Conservancy District or Hurricane City.*” Balance of Nature has drilled a well on site and has provided a note on the plans that reads: “*Final irrigation water*

source to be an irrigation water tank that's provided water from a well on-site." Thus, the landscape ordinance does not apply to this development.

- a. The applicant has told staff that while they support water conservation measures, traditional desert landscaping does not match the colonial era theme of the development.
 - b. The landscape plan does provide sufficient trees and shrubs along the streets and in the parking lot to meet city code.
- 4. Outdoor Lighting:** An outdoor lighting plan has been provided. Lighting for United States and State of Utah flags are exempt from the outdoor lighting standards. All other proposed outdoor lighting meets city code.
- 5. Building Elevations:** Building elevations have been provided for the only two buildings intended to be built in this phase of the development, a Liberty Bell tower, and a restroom building. Both buildings meet city code
- a. HCC 10-37-11 states that towers are exempt from height limitations as long as there is no human habitation above 35'.
- 6. Public facilities:** Access and utilities to the site are currently being constructed by Balance of Nature, these facilities will need to be brought to the site before construction can begin.

Recommendation:

Staff recommends the Planning Commission review this application based on standards within Hurricane City Code. Staff recommends approval of the final site plan for phase 1 of Liberty Village subject to staff and JUC comments.

January 4, 2024

RECORD OF APPROVAL

for Liberty Village to Proceed under the Terms of the Development Agreement dated March 3, 2023, and Recorded with the County Recorder on August 22, 2023.

Recitals and Findings:

- A. Liberty Village is a proposed nonprofit development that will educate the public about American history, government and the public's responsibility to be involved citizens.
- B. Liberty Village is seeking to break ground early this year with a park and parking lot, and continue with other buildings in future years.
- C. Liberty Village is located on a portion of a 160-acre parcel that was granted a zone change in November of 2021. As a condition of the zone change, a development agreement was recorded that requires, among other things, that no development of the property would be approved until such time that utilities and services were available and had been extended to the property (the "Development Agreement").
- D. This property is located within an area of the City where, due to inadequate public facilities (mostly water, power, and associated easements and rights-of-ways), subdivision applicants have not been approved unless the developer has secured easements and constructed (or paid for the construction of) the necessary improvements to extend adequate capacity to the development.
- E. However, residential building permit applications on existing parcels, which do not require subdivisions and additional lots, have not been denied.
- F. Liberty Village is not seeking to subdivide the property.
- G. The City Council finds that Liberty Village distinguishable from other proposed developments because it is a nonprofit, educational development, which is not seeking to subdivide, and that its impact is comparable to residential building permits that are presently being allowed on existing parcels.
- H. The City Council finds that adequate public facilities presently exist to support the limited, educational development proposed for Liberty Village.

Approval:

- 1. Based on the findings within this document, the Hurricane City Council authorizes the Liberty Village project to proceed with development under the terms of the Development Agreement.

Conditions, Requirements, and Limitations:

- 1. Liberty Village shall be required to obtain and construct all requisite connections to City infrastructure, including securing the dedication of roadways, constructing roadways, constructing water, power, and other utility connections.
- 2. Liberty Village shall be required to apply for and obtain approval of a site plan for the project, and to comply with all other requirements of the City Code.
- 3. The approval within this document is only the City Council's authorization under the Development Agreement to proceed with development of Liberty Village, based on the

finding that adequate public facilities exist for the proposed, limited educational development.

4. Liberty Village assumes the risk that water flows, water pressures, electrical voltages, and similar utility services are inadequate to meet building and fire code requirements necessary for future approvals.
5. Except as stated in this document, all other requirements and conditions within the Development Agreement shall remain in full force and effect.

DATED this 4th day of January, 2024.



Nanette Billings
Nanette Billings, Mayor

Attest:

Cindy Beteag
Cindy Beteag, Recorder

The foregoing document was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4th day of January, 2024. Whereupon a motion to adopt and approve said document was made by Kevin Thomas and seconded by David Hirsch. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	<u>X</u>	—	—	—
Clark Fawcett	<u>X</u>	—	—	—
Drew Ellerman	<u>X</u>	—	—	—
Joseph Prete	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag



Memo: Balance of Nature – Parking Analysis (EPS#22-0167)

Date: 06/21/23
TO: City of Hurricane
FROM: Eric Maceyko, P.E., PTOE
Kelly Fletcher, P.E.

INTRODUCTION

The proposed Balance of Nature mixed-use master planned development is located in southwestern Hurricane, Utah. The proposed site sits on approximately 160 acres located at the northwest corner of the intersection of the 3000 South and 2100 West roadway alignment. It will consist of several diverse land uses of variable intensity including:

- Residential (apartments over retail, townhomes, duplexes and single-family lots)
- Corporate Headquarters
- Miscellaneous Offices
- Manufacturing /Warehousing
- Retail / Services
- Recreation

The proposed development is planning to provide several parking areas including dedicated lots, parking on angled local access roads and a multi-story parking garage. Preliminary site planning has indicated that a total potential on-site parking supply of 4,321 spaces can be provided.

EPS Group has been retained to conduct a Parking Analysis for the proposed development. The primary objective is to evaluate the anticipated parking demand and determine the recommended number of parking spaces to provide adequate operation based on the unique nature and mixture of land uses for the proposed development.

LOCATION & SITE PLAN

Figure 1 provides a vicinity map of the proposed site location in the southwestern area of the City of Hurricane. The proposed site is located on the northwest corner of the intersection of the 3000 South and 2100 West roadway alignment. The surrounding area is largely undeveloped and mostly consists of vacant land or agricultural uses.

Figure 2 provides an illustrated depiction of the proposed development site plan. The current plan includes provision of 4,321 parking spaces. Multiple connections are also planned from the parking areas to the adjacent road network. A copy of the more detailed site plan with the land use areas depicted is included in **Attachment A**. A summary of the land uses by phase are included below:

- o Phase 1A & 1B:
 - Adjacent roadway construction
- o Phase 2A & 2B
 - Warehouse / Manufacturing sitework
 - Warehouse / Manufacturing (671,982 square feet of building area)
 - Horse and Carriage Grounds (11,700 square feet of building area)
 - Liberty Village Grounds, Ph. 1 (1,000 square feet of building area)
- o Phase 2C
 - Liberty Village Grounds, Ph. 2 (23,000 square feet of building area)
- o Phase 3
 - Mixed Use Residential:
 - ❖ Studio (32 dwelling units)
 - ❖ 1 Bedroom (46 dwelling units)
 - ❖ 2 Bedroom (30 dwelling units)
 - Amphitheater
 - Retail/Office/Restaurants (46,000 square feet of building area)
 - Gym (12,600 square feet of building area)
 - Visitor Center/Recreation (12,600 square feet of building area)
 - Town Square with water feature
 - Corporate Offices (175,000 square feet of building area)
- o Phase 4
 - Corporate Offices Expansion (525,000 square feet of building area)
 - Single-Family Residences (186 dwelling units)
- o Phase 5
 - Liberty Village Grounds, Ph. 3 (48,120 square feet of building area)

o Future

- Hospital (64,200 square feet of building area)
- Future School (10,196 square feet of building area)

It is important to note that the guiding vision employed during the proposed development layout and planned land uses was to create a destination with a synergistic theme. This includes such design choices as a town center with compact roads and on-street parking, dense residential dwelling units above retail uses, horse and carriage rides, and extensive trails and community amenities. The intent is to incorporate design elements that deemphasize a motor vehicle driven development. It is therefore anticipated that the provision of excess motor vehicle parking would be detrimental to the development plan, and a reduced parking requirement is being requested.

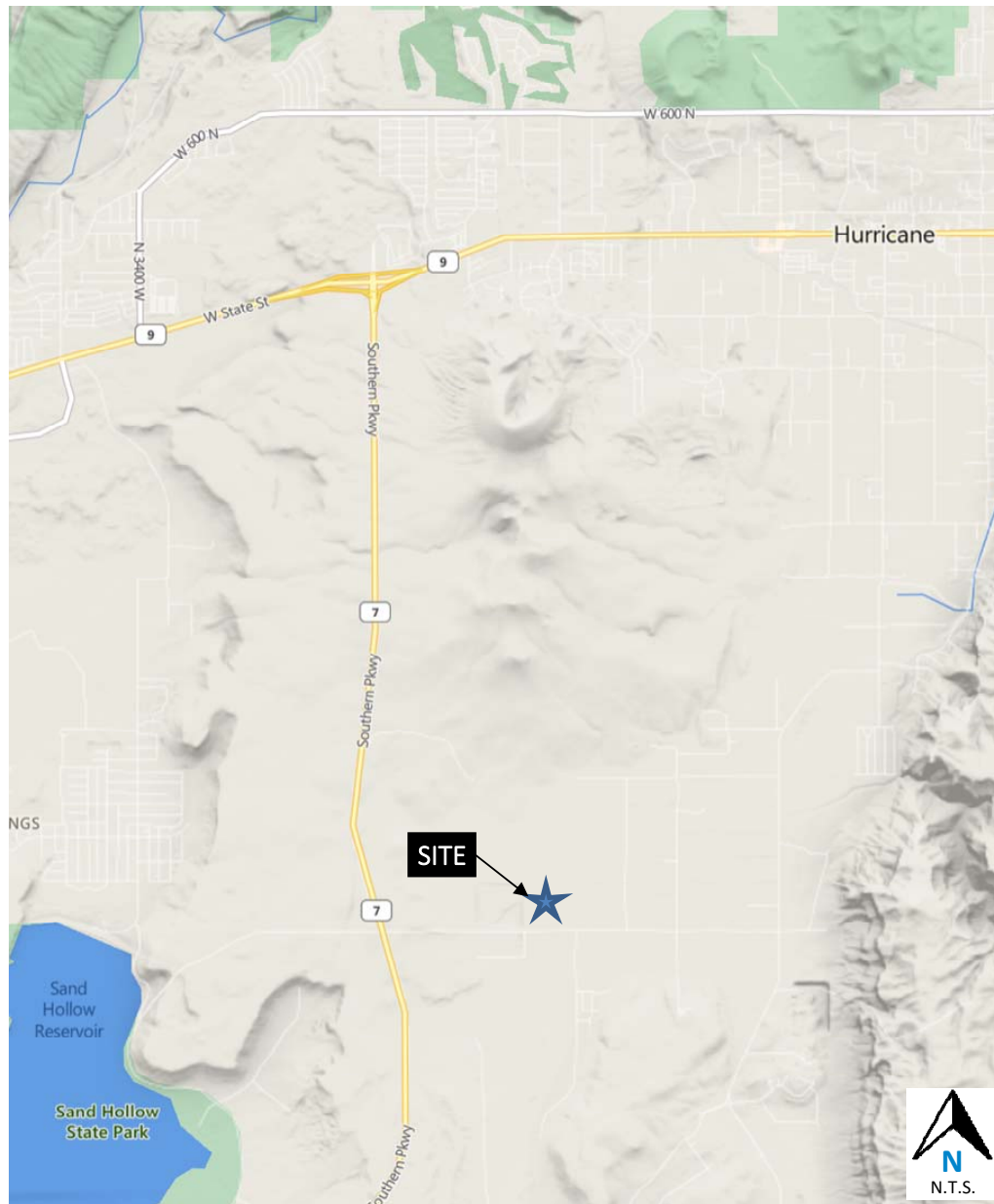


Figure 1: Proposed Site Location



Figure 2: Proposed Development Site Plan

PARKING ANALYSIS

Parking analysis was conducted utilizing four (4) sources suitable for the proposed development including:

- City of Hurricane Code of Ordinances
- *Parking Generation*, 5th edition by Institute of Transportation Engineers (ITE)
- *Shared Parking*, 3rd edition by Urban Land Institute (ULI)
- Shared Parking concepts from ITE

In addition to the previously provided information regarding planned land uses and intensities, discussions with the developer have yielded additional information currently available for each use (i.e. number of employees, number of bedrooms, planned school enrollment, etc.)

Due to the unique nature and location of the proposed development, none the above sources can be solely relied on. Therefore, the approach of this analysis was to utilize all pertinent data and methodologies from each source to develop a combined result. The following sections detail the analysis results from each source.

City of Hurricane Code of Ordinances:

Per *Chapter 34 - Off-Street Parking and Loading* of the Hurricane Code of Ordinances, several criteria for required parking is provided for a multitude of different land uses. A copy of the City criteria is included in **Attachment B. Table 1** thru **Table 7** provide the required parking calculations for each phase, as well as the total for the entire development. In instances where a specific use did not have an applicable criterion, a reasonable estimate based on the anticipated number of employees and / or planned operation was utilized as noted.

Table 1: City of Hurricane Parking Code Results – Phase 2B

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Manufacturing, Mineral extraction, Wholesale and warehousing	671982 SF	1 space per 1,000 square feet of gross floor area	672.0
	491 Employees	1 space per employee on highest shift	491.0
<i>Maximum Warehouse/Manufacturing Total</i>			672
Horse & Carriage Grounds	6 Employees	1 space per employee*	6.0
Phase 1 Liberty Village Grounds	10 Employees	1 space per employee *	10.0
PHASE 2B TOTAL			688

*No applicable criteria available, assumed to be 1 parking space per employee

Table 2: City of Hurricane Parking Code Results – Phase 2C

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Phase 1 Liberty Village Grounds	23000 SF	1 space per 300 square feet of gross floor area*	76.7
PHASE 2C TOTAL			77

*No applicable criteria available, assumed to be 1 parking space per 300 square feet

Table 3: City of Hurricane Parking Code Results – Phase 3

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Dwelling, multiple-family: Studio and 1 bedroom units	78 Dwelling Units	1.5 spaces per dwelling unit	117.0
Dwelling, multiple-family: 2 or more bedroom units	30 Dwelling Units	2 spaces per dwelling unit	60.0
<i>Multiple-Family Total</i>			177.0
Recreation and entertainment, indoor: Other uses (Gym)	12600 TGSF	1 space per 300 square feet of gross floor area	42.00
Recreation and entertainment, indoor: Other uses (Visitor Center)	12600 TGSF	1 space per 300 square feet of gross floor area	42.00
Office, general	16000 SF	1 space per 250 square feet of gross floor area	64.0
Retail, general	20000 SF	1 space per 250 square feet of gross floor area	80.00
Restaurant, general	10000 SF	1 space per 100 square feet of gross floor area	100.00
Office, general (Corporate)	175000 SF	1 space per 250 square feet of gross floor area	700.0
PHASE 3 TOTAL			1,205

Table 4: City of Hurricane Parking Code Results – Phase 4

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Dwelling, single-family	186 Dwelling Units	2 spaces per dwelling unit	372.0
Office, general (Corporate)	525000 SF	1 space per 250 square feet of gross floor area	2,100.0
PHASE 4 TOTAL			2,472

Table 5: City of Hurricane Parking Code Results – Phase 5

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Phase 1 Liberty Village Grounds	48120 SF	1 space per 300 square feet of gross floor area*	160.4
PHASE 5 TOTAL			161

*No applicable criteria available, assumed to be 1 parking space per 300 square feet

Table 6: City of Hurricane Parking Code Results – Future

LAND USE		PARKING REQUIREMENT	
	AMOUNT	RATE	SPACES
Hospital	100 Beds	2 spaces per bed	200.0
School, elementary, middle,high, and vocational	25 Employees	1 space per employee	25.0
	7 Classrooms	2 spaces per classroom	14.0
	0 Students	1 space for every 3 students of driving age	0.0
School Total			39.0
FUTURE TOTAL			239

Table 7: City of Hurricane Parking Code Results – Total

PHASE	SPACES
PHASE 2B TOTAL	688
PHASE 2C TOTAL	77
PHASE 3 TOTAL	1,205
PHASE 4 TOTAL	2,472
PHASE 5 TOTAL	161
FUTURE TOTAL	239
GRAND TOTAL	4,842

As summarized in **Table 7**, a total of 4,842 parking spaces are required. It should again be noted that the proposed development is planning to provide land uses and design elements that are not adequately captured within the City Code. Therefore, the following sections detail the expected demand for each specific operations to determine anticipated typical use.

ITE Parking Generation:

In 2019, the Institute of Transportation Engineers (ITE) published the fifth edition of *Parking Generation*. This document provides parking supply and demand data for 121 separate land use categories. The data provides hourly counts of parked vehicles at land uses throughout North America that can be utilized to predict future parking demand at similar land uses. This resource contains accurate parking demand data and each individual hour of the day contains a unique value.

Review of the available land use codes revealed that several of the codes provided suitable data for the planned uses. The following applicable land use codes and their respective descriptions are provided below:

Land Use Code 140: Manufacturing

“A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.”

Land Use Code 150: Warehousing

“A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.”

Land Use Code 220: Multifamily Housing (Low-Rise)

“Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence.”

Land Use Code 492: Health/Fitness Club

“A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, locker rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, racquetball or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.”

Land Use Code 495: Recreational Community Center

“A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms and other social facilities; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.”

Land Use Code 536: Private School (K–12)

“A private school (K–12) primarily serves students attending kindergarten through the 12th grade but may also include those beginning with pre–K classes. These schools may also offer extended care and day care. Students may travel a long distance to get to private schools.”

Land Use Code 610: Hospital

“A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term “hospital” does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report.”

Land Use Code 710: General Office Building

“A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.”

Land Use Code 714: Corporate Headquarters Building

“A corporate headquarters building is a single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.”

Land Use Code 714: Shopping Center

“A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center’s composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.”

Land Use Code 932: High-Turnover (Sit-Down) Restaurant

“This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. They are commonly referred to as casual dining. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain lounge or bar area for serving food and alcoholic drinks.”

There are several independent variables, and calculation methods, available for the above land use codes. Each one was evaluated to in order to determine whether the proposed development intensity was within the data range and was statistically reliable. It should also be noted that in some cases *Parking Generation* provides data for urban and suburban sites. Only the data for suburban sites were considered to provide a conservative analysis.

Table 8 provides the weekday summary of the *ITE Parking Generation* calculation results for the proposed development. The full worksheets are also provided in **Attachment C**.

Table 8: ITE Parking Generation Results

PHASE	SPACES
PHASE 2B TOTAL	414
PHASE 2C TOTAL	77
PHASE 3 TOTAL	945
PHASE 4 TOTAL	1,648
PHASE 5 TOTAL	160
FUTURE TOTAL	496
GRAND TOTAL	3,740

As can be seen in the above table, the estimated maximum peak parking demand is 3,740 parked vehicles. It should also be noted that similar to the previous section, there were instances where a specific use did not have an applicable associated criterion. The same estimates utilized in the previous section were also included in the above calculations and in subsequent sections.

ULI Shared Parking:

The Urban Land Institute (ULI), a nonprofit education and research institute, in conjunction with the International Council of Shopping Centers (ICSC) published the second edition of Shared Parking. The key goal of this publication is to find a balance between providing adequate parking to support a successful development while minimizing excessive land area devoted to parking. This document also provides hourly variations for a multitude of different land uses.

The ULI reference provides base rates for reported employee and visitor parking demand during a typical weekday. A combination of these base rates were utilized, based on provided operational data, to estimate the recommended number of parking spaces that will be needed as part of each land use.

The shared parking analysis was conducted utilizing both the ULI and City of Hurricane base parking calculations. The shared parking analyses for the proposed mixed-use development indicates a peak demand from 4,569 to 5,185 parking spaces. Therefore, a reduction of 273 from the City of Hurricane standard parking requirements can be applied based on the anticipated operation and capacity of the site to share parking spaces. **Attachment D** contains a copy of the ULI provided data and resultant shared parking calculation results.

ITE Shared Parking:

A shared parking analysis was also conducted utilizing the ITE provided time of day percentages provided in *Parking Generation*. The estimated parking demand for each operational hour of the day was calculated based on the percent usage per land use type during that hour. **Attachment E** contains a summary of the shared parking calculation results.

The shared parking analysis was conducted utilizing the ITE and City of Hurricane base parking calculations. The shared parking analyses for the proposed mixed-use development indicates a peak demand of 3,503 to 4,543 parking spaces. Therefore, a reduction of 299 to 1,339 parking spaces from the City of Hurricane standard parking requirements can be applied based on the anticipated operation and capacity of the site to share parking spaces.

RESULTS

Based on the available City criteria, a total of 4,842 parking spaces would be required. The proposed development is planning to provide several parking areas including dedicated lots, parking on angled local access roads and a multi-story parking garage. Preliminary site parking has indicated a total potential on-site parking supply of 4,321 spaces can be provided.

Due to the unique nature and location of the proposed development, as well as the anticipated operation and capacity of the site to share parking spaces, no one source can be solely relied on. The following table summarizes the results of the parking analysis from each applicable source:

CRITERIA	REQUIRED PARKING SPACES	% REDUCTION FROM CODE
ITE Peak Parking Demand Calculations	3,740	-23%
ULI Shared Parking	5,185	N/A
ULI Shared Parking (Hurricane)	4,569	-6%
ITE Shared Parking	3,503	-28%
ITE Shared Parking (Hurricane)	4,543	-6%
Parking Provided by Site	4,321	-10.8%

As can be seen above, the results indicate that a reduction of up to 28% (least conservative methodology) from the City of Hurricane standard parking requirements should be considered based on the expected opportunity to share parking.

ATTACHMENTS:

- A. Proposed Development Site Plan
- B. City of Hurricane Parking Code
- C. ITE Parking Generation Calculations
- D. ULI Shared Parking Calculations
- E. ITE Shared Parking Calculations



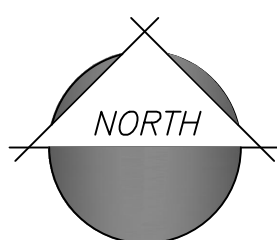
Expires: 6/30/2026

ATTACHMENT A
PROPOSED DEVELOPMENT SITE PLAN



KEYNOTES

- 1 VISITOR PARKING
- 2 CARRIAGE HOUSE PICK-UP
- 3 ENTRY FEATURE / MONUMENT SIGNAGE
- 4 ENTRY PEDESTRIAN NODE PARK
- 5 LAKE / WATER FEATURE
- 6 COMMUNITY WATER TANK
- 7 ORCHARD GROVE
- 8 COMMUNITY GARDENS / AGRARIAN FIELDS
- 9 COMMUNITY PARK
- 10 COLONIAL CHURCH
- 11 CHARTER SCHOOL
- 12 HOSPITAL / MEDICAL AND WELLNESS CAMPUS
- 13 PATRIOT'S VILLAGE
- 14 TOWN SQUARE
- 15 GYM
- 16 VISITORS / RECREATION CENTER
- 17 BALANCE OF NATURE TRIAD SCULPTURE
- 18 STAGE / SHADE STRUCTURES
- 19 AMPHITHEATER
- 20 THE GREAT LAWN
- 21 SHADE STRUCTURES
- 22 MANUFACTURING FACILITY
- 23 HEADQUARTERS CAMPUS
- 24 PARKING
- 25 HORSE AND CARRIAGE COBBLESTONE ROADS
- 26 MULTI-PURPOSE TRAILS
- 27 ROW HOUSING
- 28 GREEN COURTS
- 29 ALLEY HOMES
- 30 SMALL LOT SINGLE-FAMILY (3-5 DU/AC)
- 31 LARGE LOT SINGLE-FAMILY (0-3 DU/AC)
- 32 MIXED-USE COMMERCIAL / RESIDENTIAL
- 34 PROPOSED WELL LOCATION



NTS

CHAPTER 34. - OFF STREET PARKING AND LOADING

Sec. 10-34-1. - Purpose.

The purpose of this chapter is to assure the provision and maintenance of off street parking and loading facilities in proportion to the parking and loading demand of land uses. The requirements of this chapter are intended to assure useful and attractive parking and loading facilities, to protect public safety, and to mitigate adverse land use impacts.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-2. - Scope.

The requirements of this chapter are applicable to all new development requiring motor vehicle access under the provisions of this title. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-3. - Parking to be provided.

- A. *Off street parking required.* Every land use established under the authority of this title shall have parking required by this chapter. When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter.
- B. *Continuing obligation to provide parking.* Provision of parking as required by this chapter shall be a continuing obligation so long as a use continues which requires parking. It shall be unlawful for any owner, land use operator, or person responsible for providing parking to discontinue or dispense with required parking facilities without providing an alternate parking area which meets the requirements of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-4. - Parking calculation.

The following provisions shall be used to calculate the total number of parking spaces required by this chapter:

- A. *More than one use on lot.* If a lot contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this chapter.

- B. *Fixed seating.* Where seating consists of chairs, benches, pews or other forms of fixed seating, parking shall be calculated at the rate of one parking space per four seats.
- C. *Square foot basis.* Parking requirements based on square footage shall be calculated using gross floor area (GFA) unless otherwise provided in this chapter.
- D. *Employee basis.* Parking requirements based on the number of employees shall be calculated using the largest number of persons working on any shift.
- E. *Use not listed.* If a use and a corresponding parking standard is not listed in table 10-34-1 of subsection 10-34-10A of this chapter, the Zoning Administrator shall determine the number of spaces required for such use based on the nearest comparable use or a parking study as provided in subsection 10-34-9F of this chapter.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-5. - Parking location.

- A. *On site parking.* Except as allowed in subsection B of this section, all required parking shall be located on the same lot as the use to which it is appurtenant and shall be located within 300 feet from the premises served.
- B. *Off site parking.* Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:
 - 1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.
 - 2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.
 - 3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.
 - 4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 - b. All spaces to be available without charge; and
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.
 - 5.

Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:

- a. Hazard to pedestrians;
- b. Hazard to vehicular traffic;
- c. Traffic congestion;
- d. Interference with safe and convenient access to other parking areas in the vicinity;
- e. Detriment to the appropriate use of business property in the vicinity; or
- f. Detriment to any residential neighborhood.

C. *Temporary Parking.*

1. Unimproved temporary parking areas shall be exempt from the landscaping and paving requirements of this chapter.
2. The City may allow a temporary use approved pursuant to chapter 48 of this title to occupy or use parking areas ordinarily required for a permanent use if it is found that the temporary use will not cause a shortage in parking needed for the permanent use.

D. *Prohibited parking.*

1. Vacant lots, public rights-of-way unless in designated on-street parking spots, or open land areas shall not be used as parking areas for customers or employees.
2. Overnight parking of vehicles for display other than in designated and improved areas shall be prohibited.

E. *Commercial vehicle parking in residential zones.* One commercial vehicle with a rated capacity of more than two tons may be parked for not more than 24 continuous hours in any 30-day period on a lot in a residential zone. Contracting and earthmoving equipment shall not be parked in a residential zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36, 8-18-2022)

Sec. 10-34-6. - Number and type of parking spaces.

- A. *Parking required.* Off street parking spaces shall be provided in accordance with this section for every land use authorized by this title except as otherwise expressly allowed by this title. The total number of parking spaces required by this section shall be determined by summing the parking required by each of the subsections in this section.
- B. *Standard parking spaces.* Standard parking spaces shall be provided as set forth in table 10-34-1, off street parking schedule, in subsection 10-34-10A of this chapter.
- C. *Handicapped parking spaces.* Parking spaces for handicapped persons shall be provided as required by the International Building Code and the Uniform Federal Accessibility Standards Manual.

D. *Stacking parking spaces.* Stacking or queue spaces shall be provided as follows:

1.	Bank drive-through including automatic teller machines	3 per lane
2.	Carwash:	
	a. Automatic wash accessory use	4 per bay
	b. Automatic wash primary use	4 per bay
	c. Self-wash	3 per bay
3.	Gasoline pump island	1 per pump
4.	Fast food restaurant drive-through	5 per lane

E. *Off street loading spaces.* Off street loading spaces with a height clearance of 14 feet or more shall be provided for buildings used for retail, office, industrial, hospital, storage warehousing, and similar uses as follows:

GFA of building	Required number of loading spaces
3,000—20,000 square feet	1
Each additional 20,000 square feet	1

F. *Tandem parking spaces.* Tandem parking spaces shall not qualify as required parking unless approved by the Planning Commission in the following instances:

1. In multi-family dwellings with garages;
2. In conjunction with valet parking service; or
3. To provide one required space for a bed and breakfast, home, or residential hosting facility without specific Planning Commission approval.

G.

Recreational vehicle parking. Adequate and accessible recreational vehicle parking storage areas shall be required in each multi-family and planned residential development project unless the premises are subject to restrictive covenants or other means limiting the parking of such vehicles.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015)

Sec. 10-34-7. - Parking dimensions.

Unless otherwise modified as provided in this chapter, parking space, bay, and related dimensions shall be as follows:

- A. *Parking space dimensions.* Parking space and related dimensions shall be as set forth in this section and as shown on section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.
1. Standard parking space: nine by 18 feet.
 2. Carport: minimum inside dimension of nine by 20 feet for each parking space.
 3. Garage: minimum inside dimension of ten by 20 feet and minimum door width of eight feet for each parking space.
 4. Handicapped parking space: standard size plus four-foot unloading area parallel to the length of the space. Loading area may be shared with an adjacent handicapped parking space.
 5. Angle parking space: see section 10-34-10, table 10-34-2 and figure 10-34-1 of this chapter.
 6. Parallel parking space: nine by 22 feet.
 7. Loading space: ten by 25 feet.
 8. Stacking space: ten by 20 feet.
 9. Where the tires of parked vehicles contact curbing, parking stall length may be reduced by two feet if space is available and vehicle overhang does not block a sidewalk.
- B. *Driveway dimensions.* Minimum driveway dimensions shall be as follows:
1. For access to five or fewer spaces: 12 feet.
 2. For access to six or more spaces: 12 feet for one-way traffic; 25 feet for two-way traffic.
- Driveway width shall not exceed 35 feet.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-34-8. - Parking lot design and construction.

- A. *Parking plans.* Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed

development.

- B. *Access to public street.* Except for parking for a single-family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.
- C. *Private driveway.* Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of "residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street.
- D. *Backing space.* Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.
- E. *Curb cuts.* Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.
- F. *Internal circulation.* Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.
- G. *Landscaping.* Parking lots shall be landscaped as provided in chapter 32 of this title.
- H. *Lighting.* Parking lots used at night shall be adequately lighted and comply with Hurricane City's outdoor lighting standards.
- I. *Paving.* Unless expressly provided otherwise in this title, every parking lot required by this title shall:
 - 1. Be paved with asphalt, concrete or some other all weather surfacing material;
 - 2. Maintained to eliminate dust or mud; and
 - 3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk.
- J. *Diagonal and perpendicular on-street parking on public streets.* Diagonal and perpendicular street parking on public streets is permitted in multiple-family residential (RM-1 RM-2, and RM-3), mobile home/RV park (MH/RV), open space (OS), public facilities (PF), residential planned development overlay (PDO), and recreation resort (RR) zones when constructed and approved

pursuant to the following standards. Diagonal and perpendicular on-street parking shall only be located on residential local (typical 45-foot right-of-way street section) or residential standard (typical 52-foot right-of-way street section) roadways.

1. Diagonal and perpendicular on-street parking may only be used for a limited percentage of required parking for the following uses:

Use	Percentage or number of street parking of required parking
Multi-family and resort units	10%
Parks	Up to 20 spaces
Multi-family or resort amenities	Up to 20 spaces for each amenity
Commercial	5%
Planned commercial and mixed use	20%
Government and civic use	10%
All other uses	10%

2. Diagonal and perpendicular on-street parking shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Concrete must be six inches minimum and base course must be six inches thick minimum. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be paved with asphalt.
3. Diagonal and perpendicular on-street parking stalls must be terminated by landscaped areas that are a minimum of 20 feet wide, landscaped with two shrubs no higher than two feet, and contain at least one tree pruned and located to ensure proper line of sight is maintained for motorists and pedestrians. The length of the landscaped areas shall match the length of the parking stalls. No more than ten adjacent parking stalls are permitted. A number of parking stalls in excess of ten is permitted if separated by a 20-foot wide landscaped area.
- 4.

Diagonal and perpendicular on-street parking shall not cross any sidewalk, and sidewalks shall wrap around the outside of parking areas. Where a sidewalk is adjacent to on-street parking and subject to vehicle overhang, the sidewalk must be a minimum of six feet wide. Abrupt sidewalk transitions are not permitted. Changes in alignment greater than a 45-degree angle are abrupt.

5. Diagonal and perpendicular on-street parking shall be located a minimum of 50 feet from any intersection of a public roadway, measured at the intersecting public street's lip of gutter to the nearest edge of the nearest parking stall.
6. Diagonal and perpendicular on-street parking shall be designed to continue stormwater and stormwater conveyance systems.
7. Diagonal and perpendicular on-street parking and sidewalks shall be placed within the right-of-way or proper easements as follows:
 - a. Parking areas shall be contained within the right-of-way recorded on the plat, and all right-of-way boundaries shall run parallel with the center line of the street; or
 - b. Standard right-of-way cross sections shall apply, and cross access easement shall be recorded on the final plat containing the full parking space and sidewalks for the continued use and access of the public for the sidewalk.

These standards shall apply to street parking located in or adjacent to a public right-of-way. Proper method of recording these easements or rights-of-way shall be approved by the City.

8. The area designated as the downtown on the general plan map of the City's general plan may use a street parking cross-section that does not comply with this Code as long as it matches the existing cross-section in the area and is approved by the City Engineer. Alternate street parking design may be approved by the City Council as recommended by the City Engineer and the City Planning Department.
9. No on street parking areas shall interfere with other standards and specification within this chapter, Hurricane City Design Standards, International Fire Code, and State of Utah Traffic Codes.
10. On-street parking plans and cross sections shall be subject to approval of the City Engineer.
11. On-street parking stalls shall be 25 feet min from private accesses measured from parking stall to edge of driven access.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-36, 8-18-2022)

Sec. 10-34-9. - Parking modifications.

- A. *Modification permitted.* The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In

considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section.

- B. *Existing commercial buildings.* The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.
- C. *Shared use parking.* The Planning Commission may authorize shared use of a parking lot subject to the following conditions:
 - 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.
 - 2. Required parking spaces reserved for persons with disabilities shall not be reduced.
 - 3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 - b. All spaces to be available without charge;
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and
 - d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.
- D. *Commercial, retail, office, and mixed use developments.* The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:
 - 1. Total number of spaces that would otherwise be required for each individual establishment in the development;
 - 2. Hours of operation for each business establishment located in the development, including peak business hours;
 - 3. Estimated tradeoff between businesses which are open when others are closed;
 - 4. Availability of approved on street or shared parking;
 - 5. Transportation alternatives, including proximity to transit stations; and
 - 6. Car or van pooling programs available to users of the development.

E.

Multi-family and planned developments. The Planning Commission may modify the total number of parking spaces required for multi-family or planned developments after considering the following items and making a finding that adequate parking will be provided:

1. Size of housing units by number of bedrooms;
2. Cost range of units proposed;
3. Owner/tenant characteristics and lifestyle, i.e. singles, couples, families, professionals, retired, elderly, etc.;
4. Examination of existing comparable parking by area or projects;
5. Size of project;
6. Special parking requirements for visitors and recreational vehicles;
7. Future parking expansion capabilities;
8. Transportation alternatives, including proximity to transit stations;
9. Workplace relationships;
10. Handicap requirements;
11. Restrictive covenants; and
12. Availability of approved on street parking for required guest parking.

F. *Parking space study.* When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. The study shall provide:
 - a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 - b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
 - c. The source of data used to develop the study's recommendations; and
 - d. The name and qualifications of the persons who prepared the study.
2. The Planning Commission shall determine the required number of parking spaces after:
 - a. Considering the recommendations of the parking study and any recommendations from City staff; and
 - b. Making the findings required under subsection D or E of this section.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2019-09, 7-18-2019)

Sec. 10-34-10. - Tables and figures.

A. *Off Street Parking Schedule.*

TABLE 10-34-1
OFF STREET PARKING SCHEDULE

Use type	Minimum standard	Notes/additional standard
Agricultural uses:		
Agricultural business	1 space per employee on highest employment shift	
Agricultural processing	1 space per employee on highest employment shift	
Residential uses:		
Assisted living facility	1 space per 5 beds	
Boarding house	1 space per tenant	
Dwelling, earth sheltered	2 spaces per dwelling unit	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	
2 or more bedroom units	2 spaces per dwelling unit	
Dwelling, single-family	2 spaces per dwelling unit	

Dwelling, single-family with accessory dwelling unit	3 spaces	
Dwelling, temporary	2 spaces per dwelling unit	
Dwelling, two-family	2 spaces per dwelling unit	
Guesthouse	1 space per dwelling unit	
Manufactured home	2 spaces per dwelling unit	
Protective housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Rehabilitation/treatment facility	0.5 space per bed	
Residential facility for elderly or persons with a disability	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Residential facility for troubled youth	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Transitional housing facility	1 space for every 4 residents, plus 1 space per employee on highest employment shift	
Public and civic uses:		

Auditorium or stadium	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Bus terminal	Parking study required	See subsection 10-34-9F of this chapter
Cemetery	Parking study required	See subsection 10-34-9F of this chapter
Church or place of worship	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 18 inches of bench space shall be considered as 1 seat
College or university	Parking study required	See subsection 10-34-9F of this chapter
Convalescent care facility	1 space per 4 beds, plus 1 space per employee on highest employment shift	
Correctional facility	Parking study required	See subsection 10-34-9F of this chapter

Cultural service	1 space per 300 square feet of gross floor area	
Golf course	4 spaces per hole, plus 1 space per driving range tee	Storage area for golf carts and maintenance vehicles shall be provided
Government service	1 space per 200 square feet of gross floor area	
Hospital	2 spaces per bed	
Operations center	4 spaces, plus 1 space per employee on highest employment shift	
Park	Parking study required	See subsection 10-34-9F of this chapter
Post office	2 spaces, plus 1 space per 200 square feet of gross floor area	Loading zone and storage area for mail vehicles shall be provided
Protective service	4 spaces, plus 1 space per employee on highest employment shift	
Reception center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	

Riding academy or stable	Parking study required	See subsection 10-34-9F of this chapter
School, elementary, middle, high, and vocational	1 space per employee, plus 2 spaces per classroom and 1 space for every 3 students of driving age	
Utility, major	Parking study required	See subsection 10-34-9F of this chapter
Commercial uses:		
Agricultural sales and service	4 spaces, plus 1 space per employee on highest employment shift	Storage area for vehicles for sale or under repair shall be provided
Animal hospital	5 spaces per doctor	
Bail bond service	2 spaces, plus 1 space per 200 square feet of gross floor area	
Bank or financial institution	2 spaces, plus 1 space per 200 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D1 of this chapter
Bed and breakfast, home	1 space per guestroom, plus 2 spaces for host family	
Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/proprietor	

Business equipment rental and supplies	1 space per 250 square feet of gross floor area	
Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter
Club, private	1 space per 100 square feet of gross floor area	10 spaces minimum
Construction sales and service	1 space per 250 square feet of gross floor area	Storage area for vehicles for sale or under repair shall be provided
Convenience store	1 space per 200 square feet of gross floor area	Minimum of 5 spaces
Daycare	4 spaces, plus 1 space per 500 square feet of gross floor area	
Family child daycare facility	1 space for every 5 children authorized	
Family child group care facility	1 space for every 5 children authorized	
Family child preschool facility	1 space for every 5 children authorized	
Family childcare facility	1 space per employee on highest employment shift, plus 1 space for every 5 children authorized	

Funeral home	5 spaces, plus 1 space per 35 square feet of assembly room floor area	
Garden center	1 space per 250 square feet of gross floor area, including outdoor display and sales area	
Gas and fuel, storage and sales	1 space per employee on highest employment shift	
Gasoline service station	1 space per 250 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D3 of this chapter
Hostel	2 spaces plus 1 space per living or sleeping unit	
Hotel	2 spaces plus 1 space per living or sleeping unit	
Kennel	1 space per 600 square feet of gross floor area	
Laundry or dry cleaning, limited	1 space per 250 square feet of gross floor area	
Liquor store	1 space per 250 square feet of gross floor area	
Media service	1 space per 250 square feet of gross floor area	
Medical or dental laboratory	2 spaces, plus 1 space per employee on highest employment shift	

Medical service	6 spaces per doctor	
Motel	2 spaces, plus 1 space per living or sleeping unit	
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Pawnshop	1 space per 250 square feet of gross floor area	5 spaces minimum
Personal care service	1 space per 250 square feet of gross floor area, plus 1 space per employee on highest employment shift	
Personal instruction service	0.50 space per person under maximum occupancy allowed by fire code, plus 1 space per employee on highest employment shift	
Printing and copying, limited	1 space per 250 square feet of gross floor area	5 spaces minimum
Printing, general	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Produce stand	6 spaces	Exempt from landscaping and paving requirements
Recreation and entertainment, indoor:		

Bowling alley	5 spaces per alley, plus 2 spaces per billiard table	
Movie theater	1 space per 4 seats	
Tennis, handball and racquetball courts	3 spaces per court	
Other uses	1 space per 300 square feet of gross floor area	
Recreation and entertainment, outdoor	Parking study required	See subsection 10-34-9F of this chapter
Repair service	1 space per 250 square feet of retail or office area, plus 1 space for every 500 square feet of additional building area	
Research service	1 space per employee on highest employment shift	
Residential hosting facility	1 space per guestroom plus 2 spaces for host family	
Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter
Restaurant, general	1 space per 100 square feet of gross floor area	10 spaces minimum
Retail, general	1 space per 250 square feet of gross floor area	

Secondhand store	1 space per 250 square feet of gross floor area	
Shopping center	1 space per 250 square feet of gross floor area, up to 500 spaces	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
Tattoo establishment	1 space per 250 square feet of gross floor area	2 spaces minimum
Tavern	1 space per 100 square feet of gross floor area	10 spaces minimum
Transportation service	Parking study required	See subsection 10-34-9F of this chapter
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Vehicle and equipment repair	1 space per 250 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Veterinary service	5 spaces per doctor	
Warehouse, self-service storage	1 space per employee on highest employment shift	

Wireless telecommunication facility	None	
Industrial uses:		
Automobile wrecking yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Freight terminal		
Heavy industry		
Junk or salvage yard		
Laundry services		
Manufacturing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	
Mineral extraction		
Wholesale and warehousing		

B. *Parking space and aisle dimensions.*

TABLE 10-34-2

PARKING SPACE AND AISLE DIMENSIONS (in feet)

Dimension factors							
A	B	C	D	E	F	G	H
<i>Two-way aisle:</i>							
90°	9	18	24	9	60	60	18

1/24/23, 9:21 AMHurricane, UT Code of Ordinances

75°	9	20.3	24	9.5	64	55	18.7
60°	9	20.1	24	10.4	64.2	59.8	17.9
45°	9	19.1	24	12.7	62.2	55.8	15.9
One-way aisle:							
75°	9	20.3	17	9.5	57.6	54.4	18.7
60°	9	20.1	15	10.4	55.2	50.8	17.9
45°	9	19.1	13	12.7	51.2	44.8	15.9

C. Parking space and aisle Illustration.

FIGURE 10-34-1
PARKING SPACE AND AISLE ILLUSTRATION

[IMAGE]

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2015-12, 12-17-2015; Ord. 2017-03, 1-19-2017)

ATTACHMENT C
ITE PARKING GENERATON CALCULATIONS

Phase 2B

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
General Light Industrial (LUC 110) - Average Rate	671.982 TGSF	0.65	436.79
General Light Industrial (LUC 110) - Equation	671.982 TGSF	0.60	405.96
General Light Industrial (LUC 110) - 85th Percentile	671.982 TGSF	1.94	1,303.65
General Light Industrial (LUC 110) - Average Rate	491 Employees	0.55	270.05
General Light Industrial (LUC 110) - Equation	491 Employees	0.46	223.61
General Light Industrial (LUC 110) - 85th Percentile	491 Employees	1.39	682.49
Manufacturing (LUC 140) - Average Rate	671.982 TGSF	0.92	618.22
Manufacturing (LUC 140) - Equation	671.982 TGSF	N/A	N/A
Manufacturing (LUC 140) - 85th Percentile	671.982 TGSF	3.36	2,257.86
Manufacturing (LUC 140) - Average Rate	491 Employees	0.81	397.71
Manufacturing (LUC 140) - Equation	491 Employees	0.81	397.83
Manufacturing (LUC 140) - 85th Percentile	491 Employees	1.21	594.11
Warehousing (LUC 150) - Average Rate	671.982 TGSF	0.39	262.07
Warehousing (LUC 150) - Equation	671.982 TGSF	0.40	266.49
Warehousing (LUC 150) - 85th Percentile	671.982 TGSF	1.11	745.90
Warehousing (LUC 150) - Average Rate	491 Employees	0.78	382.98
Warehousing (LUC 150) - Equation	491 Employees	0.63	309.00
Warehousing (LUC 150) - 85th Percentile	491 Employees	1.13	554.83
Warehouse/Manufacturing Total			618
Horse & Carriage Grounds Total*			10
Phase 1 Liberty Village Grounds Total**			6
PHASE 2B TOTAL			635

*No ITE data available, assumed to have 10 employees with one parking space per employee

**No ITE data available, assumed to have 6 employees with one parking space per employee

Phase 2C

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Phase 2 Liberty Village Grounds Total*			77
PHASE 2C TOTAL			77

*No ITE data available, assumed to have 23,000 sqft with 1 parking spac per 300 sqft ratio

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	108 Dwelling Units	1.21	130.68
Multifamily Housing (Low-Rise) (LUC 220) - Equation	108 Dwelling Units	1.11	120.00
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	108 Dwelling Units	1.52	164.16
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	108 Occupied Dwelling Units	1.22	131.76
Multifamily Housing (Low-Rise) (LUC 220) - Equation	108 Occupied Dwelling Units	1.14	123.49
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	108 Occupied Dwelling Units	1.41	152.28
Multifamily Housing (Low-Rise) (LUC 220) - Average Rate	138 Bedrooms	0.66	91.08
Multifamily Housing (Low-Rise) (LUC 220) - Equation	138 Bedrooms	0.64	89.00
Multifamily Housing (Low-Rise) (LUC 220) - 85th Percentile	138 Bedrooms	0.86	118.68
<i>Mixed-Use Residential Total</i>			123.49
Health/Fitness Club (LUC 492) - Average Rate	12.6 TGSF	4.73	59.60
Health/Fitness Club (LUC 492) - Equation	12.6 TGSF	6.71	84.54
Health/Fitness Club (LUC 492) - 85th Percentile	12.6 TGSF	8.87	111.76
Health/Fitness Club (LUC 492) - Average Rate	200 Members (100)	9.91	19.82
Health/Fitness Club (LUC 492) - Equation	200 Members (100)	25.45	50.89
Health/Fitness Club (LUC 492) - 85th Percentile	200 Members (100)	22.25	44.50
Athletic Club (LUC 493) - Average Rate	12.6 TGSF	3.05	38.43
Athletic Club (LUC 493) - Equation	12.6 TGSF	6.19	77.96
Athletic Club (LUC 493) - 85th Percentile	12.6 TGSF	5.01	63.13
Athletic Club (LUC 493) - Average Rate	200 Members (100)	8.39	16.78
Athletic Club (LUC 493) - Equation	200 Members (100)	13.00	26.00
Athletic Club (LUC 493) - 85th Percentile	200 Members (100)	13.31	26.62
<i>Gym Total</i>			84.54
Recreational Community Center (LUC 495) - Average Rate	12.6 TGSF	2.07	26.08
Recreational Community Center (LUC 495) - Equation	12.6 TGSF	5.60	70.60
Recreational Community Center (LUC 495) - 85th Percentile	12.6 TGSF	3.78	47.63
Recreational Community Center (LUC 495) - Average Rate	60 Members (100)	2.29	1.37
Recreational Community Center (LUC 495) - Equation	60 Members (100)	N/A	N/A
Recreational Community Center (LUC 495) - 85th Percentile	60 Members (100)	N/A	N/A
<i>Visitor Center/Recreation Total</i>			26.08
Corporate Headquarters Building (LUC 714) - Average Rate	175 TGSF	2.32	406.00
Corporate Headquarters Building (LUC 714) - Equation	175 TGSF	2.46	431.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	175 TGSF	3.25	568.75
Corporate Headquarters Building (LUC 714) - Average Rate	175 Occupied TGSF	2.43	425.25
Corporate Headquarters Building (LUC 714) - Equation	175 Occupied TGSF	2.66	465.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	175 Occupied TGSF	3.25	568.75
Corporate Headquarters Building (LUC 714) - Average Rate	875 Employees	0.96	840.00
Corporate Headquarters Building (LUC 714) - Equation	875 Employees	0.96	841.84
Corporate Headquarters Building (LUC 714) - 85th Percentile	875 Employees	1.14	997.50
<i>Corporate Offices Total</i>			465.00
General Office Building (LUC 710) - Average Rate	16 TGSF	2.39	38.24
General Office Building (LUC 710) - Equation	16 TGSF	4.31	69.00
General Office Building (LUC 710) - 85th Percentile	16 TGSF	3.30	52.80
General Office Building (LUC 710) - Average Rate	16 Occupied TGSF	2.51	40.16
General Office Building (LUC 710) - Equation	16 Occupied TGSF	4.84	77.42
General Office Building (LUC 710) - 85th Percentile	16 Occupied TGSF	3.42	54.72
General Office Building (LUC 710) - Average Rate	87 Employees	0.84	73.08
General Office Building (LUC 710) - Equation	87 Employees	0.83	72.06
General Office Building (LUC 710) - 85th Percentile	87 Employees	1.05	91.35
<i>Professional Office Total</i>			77.42
Shopping Center (LUC 820) - Average Rate	20 TGSF	1.95	39.00
Shopping Center (LUC 820) - Equation	20 TGSF	6.51	130.12
Shopping Center (LUC 820) - 85th Percentile	20 TGSF	3.68	73.60
<i>Retail Total</i>			73.60
High-Turnover (Sit Down) Restaurant (LUC 932) - Average Rate	10 TGSF	9.44	94.40
High-Turnover (Sit Down) Restaurant (LUC 932) - Equation	10 TGSF	N/A	N/A
High-Turnover (Sit Down) Restaurant (LUC 932) - 85th Percentile	10 TGSF	17.40	174.00
High-Turnover (Sit Down) Restaurant (LUC 932) - Average Rate	48 Employees	2.55	122.40
High-Turnover (Sit Down) Restaurant (LUC 932) - Equation	48 Employees	1.83	88.00
High-Turnover (Sit Down) Restaurant (LUC 932) - 85th Percentile	48 Employees	4.88	234.24
<i>Restaurants Total</i>			94.40
PHASE 3 TOTAL			945

Phase 4

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Single-Family Residential Total*			372.00
Corporate Headquarters Building (LUC 714) - Average Rate	525 TGSF	2.32	1,218.00
Corporate Headquarters Building (LUC 714) - Equation	525 TGSF	1.89	992.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	525 TGSF	3.25	1,706.25
Corporate Headquarters Building (LUC 714) - Average Rate	525 Occupied TGSF	2.43	1,275.75
Corporate Headquarters Building (LUC 714) - Equation	525 Occupied TGSF	2.13	1,120.00
Corporate Headquarters Building (LUC 714) - 85th Percentile	525 Occupied TGSF	3.25	1,706.25
Corporate Headquarters Building (LUC 714) - Average Rate	2625 Employees	0.96	2,520.00
Corporate Headquarters Building (LUC 714) - Equation	2625 Employees	1.07	2,819.34
Corporate Headquarters Building (LUC 714) - 85th Percentile	2625 Employees	1.14	2,992.50
Corporate Headquarters Building Total			1,275.75
PHASE 4 TOTAL			1,648

*No ITE data available, standard City code requirements utilized

Phase 5

LAND USE		AMOUNT	PARKING REQUIREMENT	
			RATE	SPACES
<i>Phase 3 Liberty Village Grounds Total*</i>				<i>160</i>
PHASE 5 TOTAL				160

Future

LAND USE	AMOUNT	PARKING REQUIREMENT	
		RATE	SPACES
Hospital (LUC 610) - Average Rate	64.2 TGSF	2.25	144.45
Hospital (LUC 610) - Equation	64.2 TGSF	2.76	177.01
Hospital (LUC 610) - 85th Percentile	64.2 TGSF	3.50	224.70
Hospital (LUC 610) - Average Rate	100 Beds	3.74	374.00
Hospital (LUC 610) - Equation	100 Beds	4.33	433.00
Hospital (LUC 610) - 85th Percentile	100 Beds	5.96	596.00
Hospital (LUC 610) - Average Rate	100 Occupied Beds	5.44	544.00
Hospital (LUC 610) - Equation	100 Occupied Beds	7.65	764.54
Hospital (LUC 610) - 85th Percentile	100 Occupied Beds	8.40	840.00
Hospital (LUC 610) - Average Rate	170 Employees	0.73	124.10
Hospital (LUC 610) - Equation	170 Employees	1.78	302.75
Hospital (LUC 610) - 85th Percentile	170 Employees	1.05	178.50
<i>Hospital Total</i>			433.00
Private School (LUC 536) - Average Rate	180 Students	0.35	63.00
Private School (LUC 536) - Equation	180 Students	N/A	N/A
Private School (LUC 536) - 85th Percentile	180 Students	0.42	75.60
<i>School Total</i>			63.00
FUTURE TOTAL			496

ATTACHMENT D
ULI SHARED PARKING CALCULATIONS

ULI SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse / Manufacturing	Multi-Family	Health / Fitness Club	Recreational Center	Private School *	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	1,882	129	88	25	36	295	61	1,960	72	174	4,722
7:00 AM	56.4	122.5	61.7	0.0	0.0	0.0	1.8	58.8	0.7	43.5	345.5
8:00 AM	282.2	103.1	35.3	0.0	0.7	29.5	9.1	294.0	3.6	87.0	844.6
9:00 AM	940.8	86.4	35.3	0.0	8.9	280.6	30.4	980.0	10.8	104.4	2,477.5
10:00 AM	1,693.4	70.9	61.7	0.0	26.8	280.6	54.7	1,764.0	25.2	130.5	4,107.8
11:00 AM	1,881.5	64.5	61.7	11.3	7.1	295.3	60.8	1,960.0	43.2	147.9	4,533.4
12:00 PM	1,881.5	58.0	70.6	16.4	7.1	295.3	60.8	1,960.0	54.0	156.6	4,560.4
1:00 PM	1,599.3	51.6	52.9	21.4	7.1	192.0	51.7	1,666.0	72.0	174.0	3,888.0
2:00 PM	1,599.3	51.6	61.7	23.9	7.1	280.6	51.7	1,666.0	72.0	156.6	3,970.5
3:00 PM	1,787.5	51.6	61.7	25.2	7.1	295.3	57.8	1,862.0	68.4	87.0	4,303.6
4:00 PM	1,787.5	51.6	61.7	23.9	7.1	295.3	57.8	1,862.0	61.2	78.3	4,286.4
5:00 PM	1,599.3	58.0	70.6	22.7	35.7	280.6	51.7	1,666.0	61.2	78.3	3,924.0
6:00 PM	1,128.9	64.5	79.4	17.6	17.8	265.8	36.5	1,176.0	61.2	130.5	2,978.2
7:00 PM	470.4	77.3	88.2	15.1	7.1	197.9	15.2	490.0	64.8	139.2	1,565.2
8:00 PM	282.2	90.2	79.4	11.3	1.8	88.6	9.1	294.0	57.6	139.2	1,053.5
9:00 PM	94.1	103.1	70.6	0.0	0.0	44.3	3.0	98.0	46.8	139.2	599.1
10:00 PM	56.4	109.6	61.7	0.0	0.0	0.0	1.8	58.8	32.4	104.4	425.2
11:00 PM	18.8	122.5	30.9	0.0	0.0	0.0	0.6	19.6	10.8	95.7	298.8
12:00 AM	0.0	125.0	8.8	0.0	0.0	0.0	0.0	0.0	3.6	130.5	268.0
1:00 AM	0.0	128.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43.5	172.4
Maximum											4,560
plus undefined uses											625
TOTAL											5,185

ULI SHARED PARKING CALCULATIONS - WEEKDAY

[illegible]

ULI SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse / Manufacturing	Multi-Family	Health / Fitness Club	Recreational Center	Private School *	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	672	177	42	42	39	200	64	2,800	80	0	4,116
7:00 AM	20.2	168.2	29.4	0.0	0.0	0.0	1.9	84.0	0.8	0.0	304.4
8:00 AM	100.8	141.6	16.8	0.0	0.8	20.0	9.6	420.0	4.0	0.0	713.6
9:00 AM	336.0	118.6	16.8	0.0	9.8	190.0	32.0	1,400.0	12.0	0.0	2,115.1
10:00 AM	604.8	97.4	29.4	0.0	29.3	190.0	57.6	2,520.0	28.0	0.0	3,556.4
11:00 AM	672.0	88.5	29.4	18.9	7.8	200.0	64.0	2,800.0	48.0	0.0	3,928.6
12:00 PM	672.0	79.7	33.6	27.3	7.8	200.0	64.0	2,800.0	60.0	0.0	3,944.4
1:00 PM	571.2	70.8	25.2	35.7	7.8	130.0	54.4	2,380.0	80.0	0.0	3,355.1
2:00 PM	571.2	70.8	29.4	39.9	7.8	190.0	54.4	2,380.0	80.0	0.0	3,423.5
3:00 PM	638.4	70.8	29.4	42.0	7.8	200.0	60.8	2,660.0	76.0	0.0	3,785.2
4:00 PM	638.4	70.8	29.4	39.9	7.8	200.0	60.8	2,660.0	68.0	0.0	3,775.1
5:00 PM	571.2	79.7	33.6	37.8	39.0	190.0	54.4	2,380.0	68.0	0.0	3,453.7
6:00 PM	403.2	88.5	37.8	29.4	19.5	180.0	38.4	1,680.0	68.0	0.0	2,544.8
7:00 PM	168.0	106.2	42.0	25.2	7.8	134.0	16.0	700.0	72.0	0.0	1,271.2
8:00 PM	100.8	123.9	37.8	18.9	2.0	60.0	9.6	420.0	64.0	0.0	837.0
9:00 PM	33.6	141.6	33.6	0.0	0.0	30.0	3.2	140.0	52.0	0.0	434.0
10:00 PM	20.2	150.5	29.4	0.0	0.0	0.0	1.9	84.0	36.0	0.0	321.9
11:00 PM	6.7	168.2	14.7	0.0	0.0	0.0	0.6	28.0	12.0	0.0	230.2
12:00 AM	0.0	171.7	4.2	0.0	0.0	0.0	0.0	0.0	4.0	0.0	179.9
1:00 AM	0.0	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	177.0
Maximum											3,944
plus undefined uses											625
TOTAL											4,569

ATTACHMENT E
ITE SHARED PARKING CALCULATIONS

ITE SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse/Manufacturing	Multi-Family	Private School*	Hospital	Office	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	398	124	85	27	63	433	78	1,741	74	95	3,118
7:00 AM	218.9	95.5	0.0	15.7	37.8	212.2	10.1	348.2	0.0	23.8	962.1
8:00 AM	302.5	69.4	0.0	19.4	63.0	324.8	37.4	1,096.8	11.1	64.6	1,989.1
9:00 AM	326.4	55.8	0.0	25.7	60.5	407.0	68.6	1,706.2	23.7	68.4	2,742.2
10:00 AM	334.3	49.6	52.7	25.4	59.9	424.3	78.0	1,741.0	40.0	73.2	2,878.3
11:00 AM	346.3	45.9	46.8	25.7	60.5	424.3	78.0	1,619.1	52.5	78.9	2,777.9
12:00 PM	362.2	44.6	37.4	22.4	59.2	420.0	66.3	1,358.0	73.3	95.0	2,538.4
1:00 PM	394.0	44.6	34.9	17.6	60.5	424.3	65.5	1,601.7	74.0	86.5	2,803.6
2:00 PM	398.0	45.9	30.6	15.1	60.5	433.0	72.5	1,636.5	66.6	53.2	2,812.0
3:00 PM	398.0	53.3	34.9	17.3	46.6	415.7	73.3	1,549.5	61.4	39.9	2,689.9
4:00 PM	362.2	55.8	58.7	20.3	32.8	329.1	66.3	1,497.3	59.9	39.9	2,522.1
5:00 PM	294.5	68.2	81.6	22.7	18.3	251.1	43.7	992.4	62.2	60.8	1,895.4
6:00 PM	187.1	81.8	85.0	27.0	0.0	0.0	15.6	348.2	63.6	82.7	891.0
7:00 PM	103.5	90.5	72.3	26.7	0.0	0.0	8.6	0.0	59.2	75.1	435.8
8:00 PM	79.6	95.5	0.0	0.0	0.0	0.0	0.0	0.0	46.6	61.8	283.5
9:00 PM	67.7	106.6	0.0	0.0	0.0	0.0	0.0	0.0	31.1	39.9	245.3
10:00 PM	35.8	114.1	0.0	0.0	0.0	0.0	0.0	0.0	11.1	20.0	181.0
11:00 PM	31.8	120.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	152.1
12:00 AM	19.9	124.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	143.9
1:00 AM	19.9	124.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	143.9
Maximum											2,878
plus undefined uses											625
TOTAL											3,503

ITE SHARED PARKING CALCULATIONS SUMMARY

Land Use	Warehouse/Manufacturing	Multi-Family	Private School*	Hospital	Office	Hospital	Office	Corporate Headquarters	Shopping Center	Restaurant	TOTAL
Spaces	672	177	42	42	39	200	64	2,800	80	100	4,216
7:00 AM	369.6	136.3	0.0	24.4	23.4	98.0	8.3	560.0	0.0	25.0	1,245.0
8:00 AM	510.7	99.1	0.0	30.2	39.0	150.0	30.7	1,764.0	12.0	68.0	2,703.8
9:00 AM	551.0	79.7	0.0	39.9	37.4	188.0	56.3	2,744.0	25.6	72.0	3,794.0
10:00 AM	564.5	70.8	26.0	39.5	37.1	196.0	64.0	2,800.0	43.2	77.0	3,918.1
11:00 AM	584.6	65.5	23.1	39.9	37.4	196.0	64.0	2,604.0	56.8	83.0	3,754.4
12:00 PM	611.5	63.7	18.5	34.9	36.7	194.0	54.4	2,184.0	79.2	100.0	3,376.8
1:00 PM	665.3	63.7	17.2	27.3	37.4	196.0	53.8	2,576.0	80.0	91.0	3,807.7
2:00 PM	672.0	65.5	15.1	23.5	37.4	200.0	59.5	2,632.0	72.0	56.0	3,833.1
3:00 PM	672.0	76.1	17.2	26.9	28.9	192.0	60.2	2,492.0	66.4	42.0	3,673.6
4:00 PM	611.5	79.7	29.0	31.5	20.3	152.0	54.4	2,408.0	64.8	42.0	3,493.1
5:00 PM	497.3	97.4	40.3	35.3	11.3	116.0	35.8	1,596.0	67.2	64.0	2,560.6
6:00 PM	315.8	116.8	42.0	42.0	0.0	0.0	12.8	560.0	68.8	87.0	1,245.3
7:00 PM	174.7	129.2	35.7	41.6	0.0	0.0	7.0	0.0	64.0	79.0	531.3
8:00 PM	134.4	136.3	0.0	0.0	0.0	0.0	0.0	0.0	50.4	65.0	386.1
9:00 PM	114.2	152.2	0.0	0.0	0.0	0.0	0.0	0.0	33.6	42.0	342.1
10:00 PM	60.5	162.8	0.0	0.0	0.0	0.0	0.0	0.0	12.0	21.0	256.3
11:00 PM	53.8	171.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	225.5
12:00 AM	33.6	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	210.6
1:00 AM	33.6	177.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	210.6
Maximum											3,918
plus undefined uses											625
TOTAL											4,543

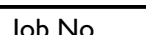
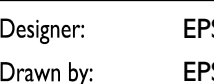
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1130 N Alma School Road
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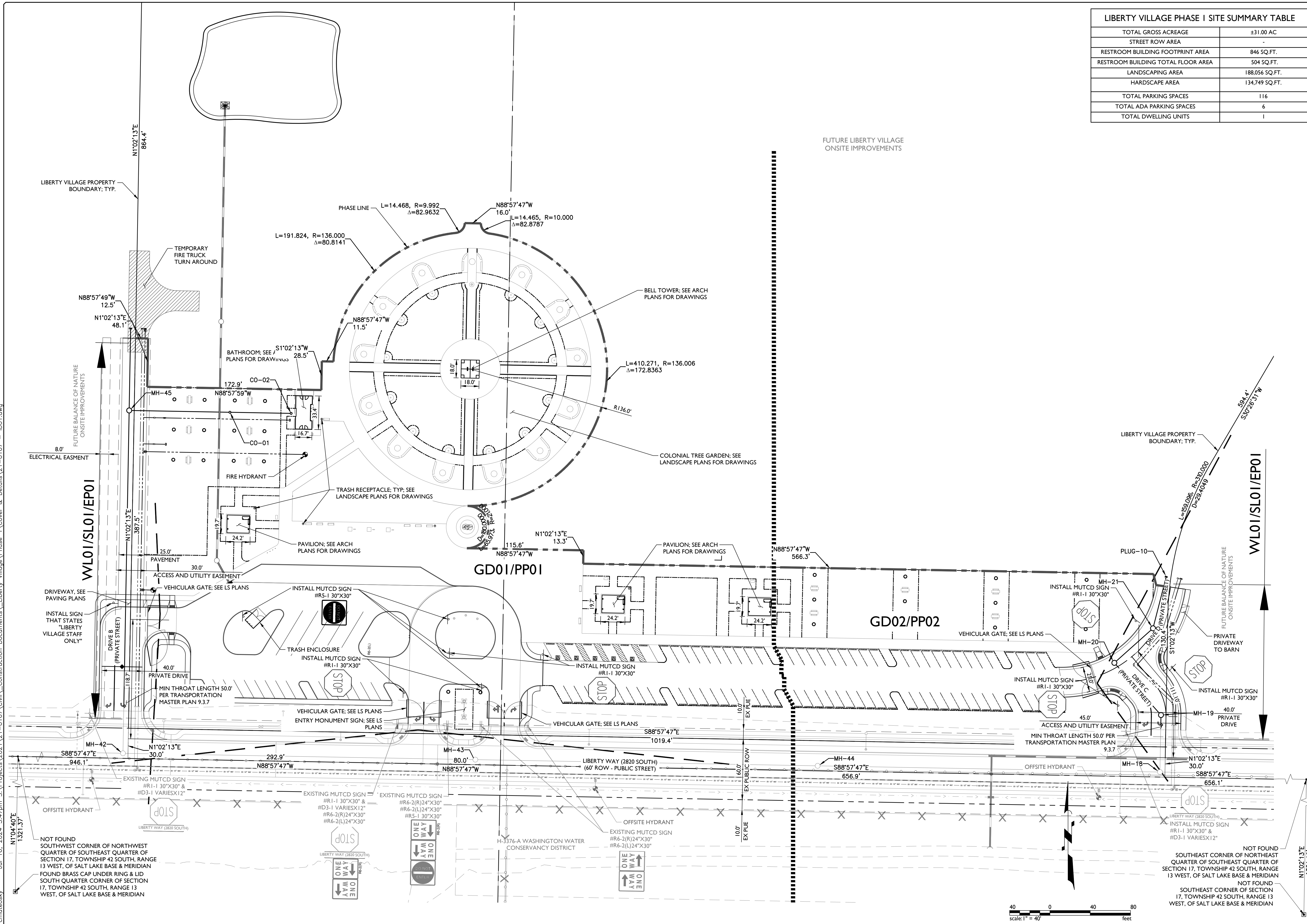
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Revisions:



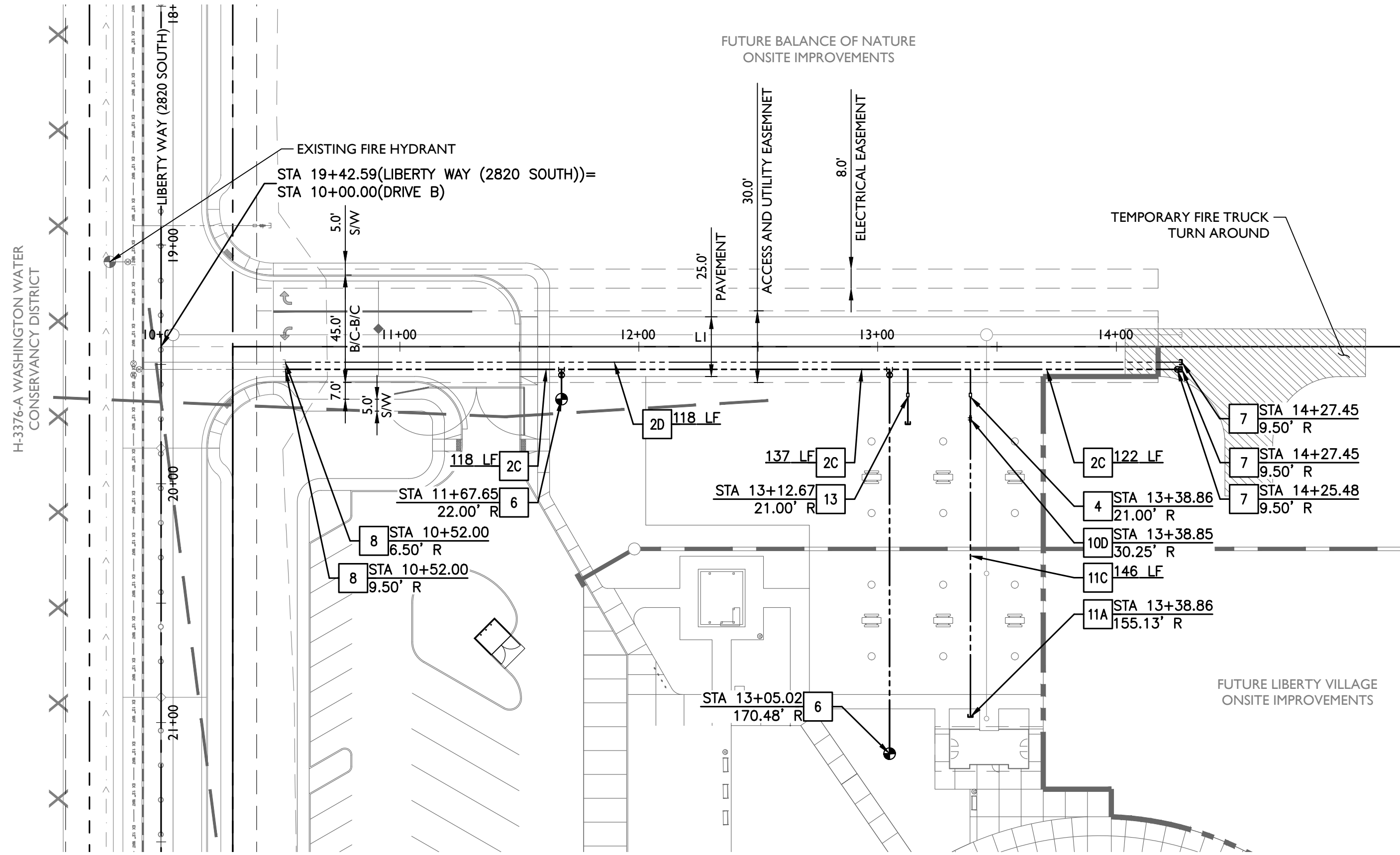
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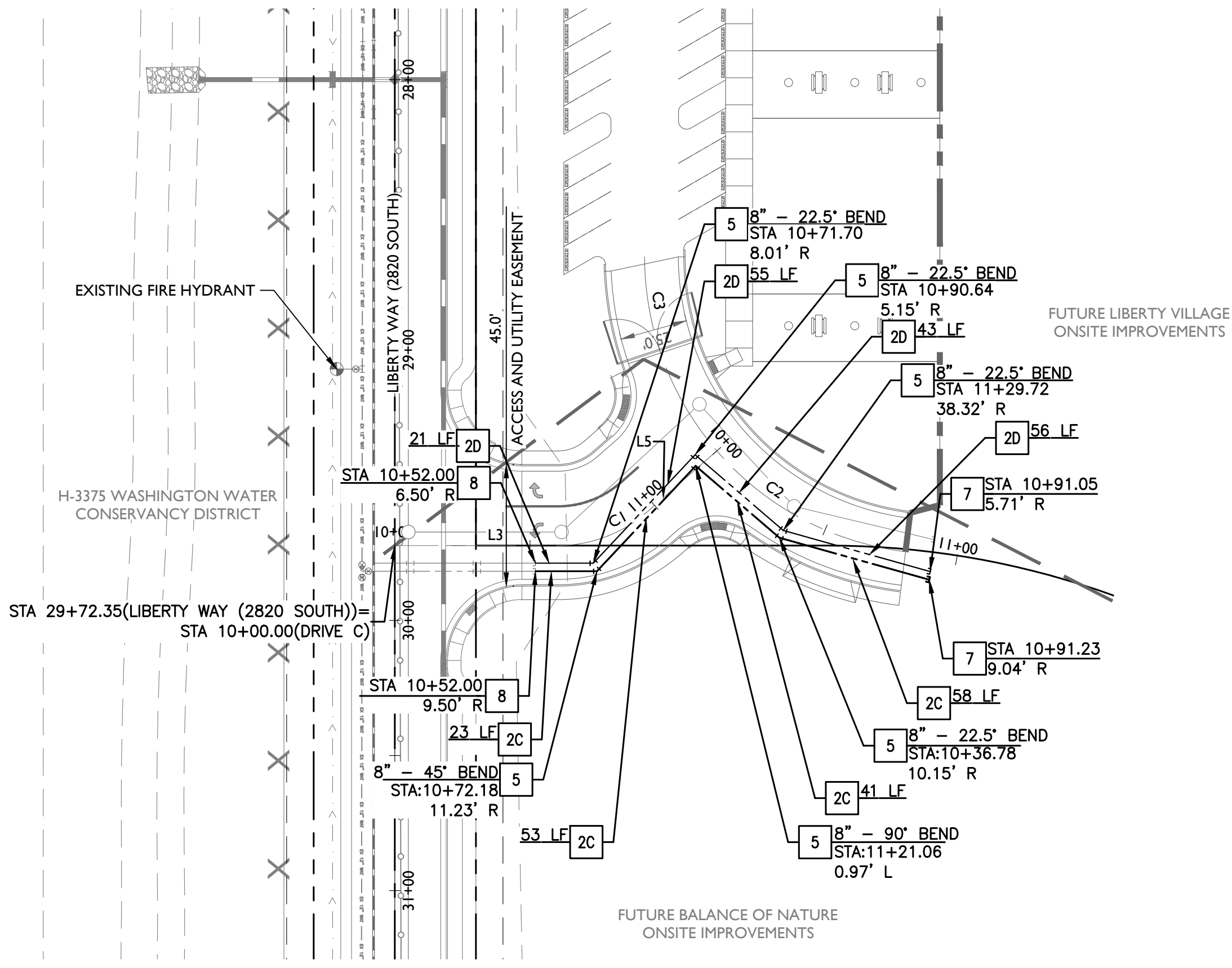
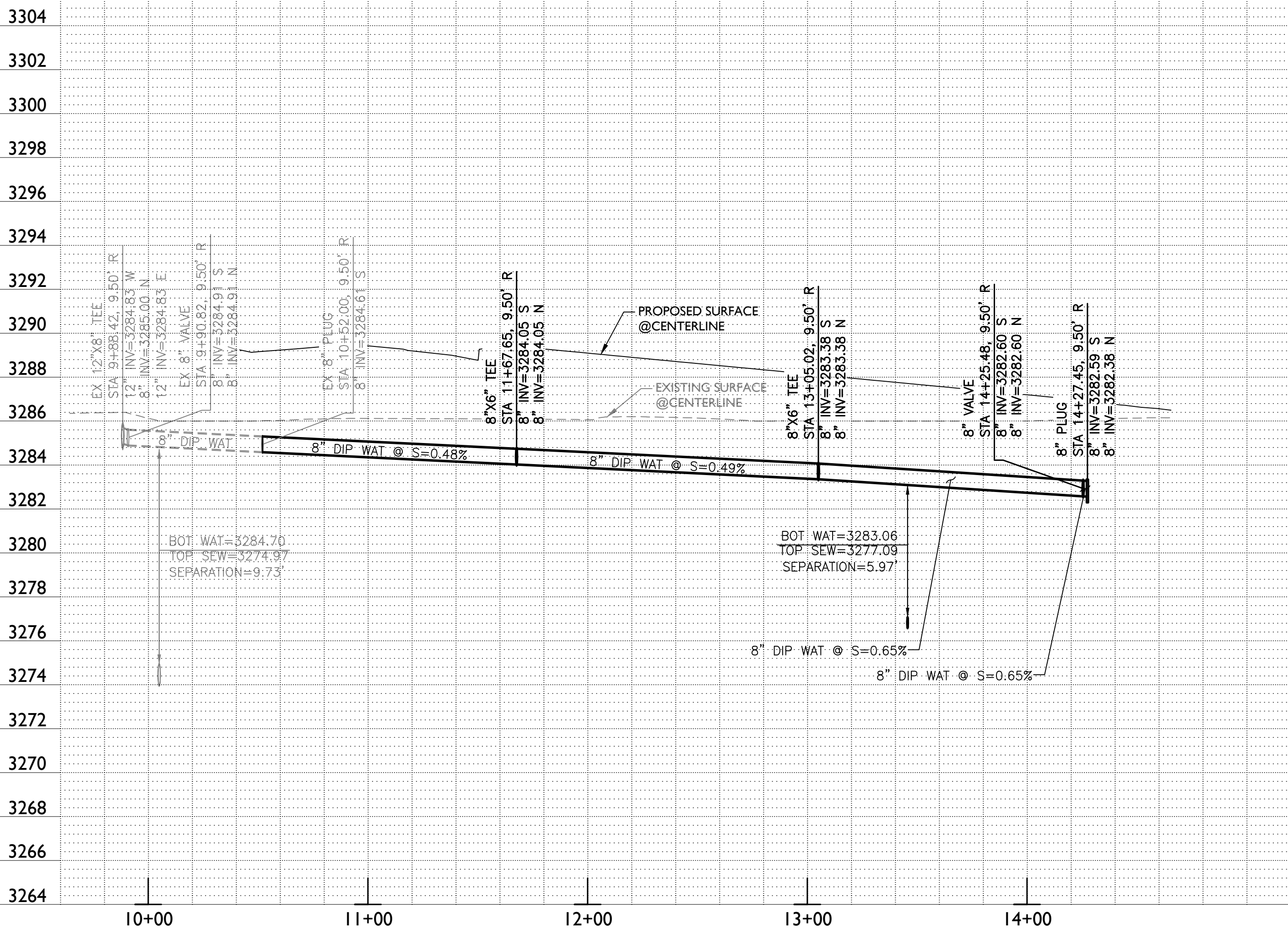
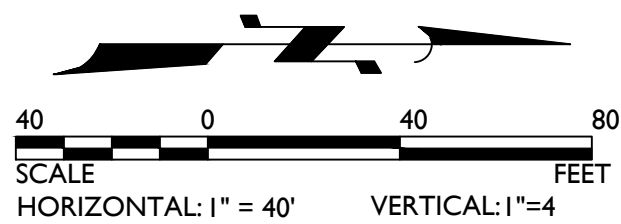


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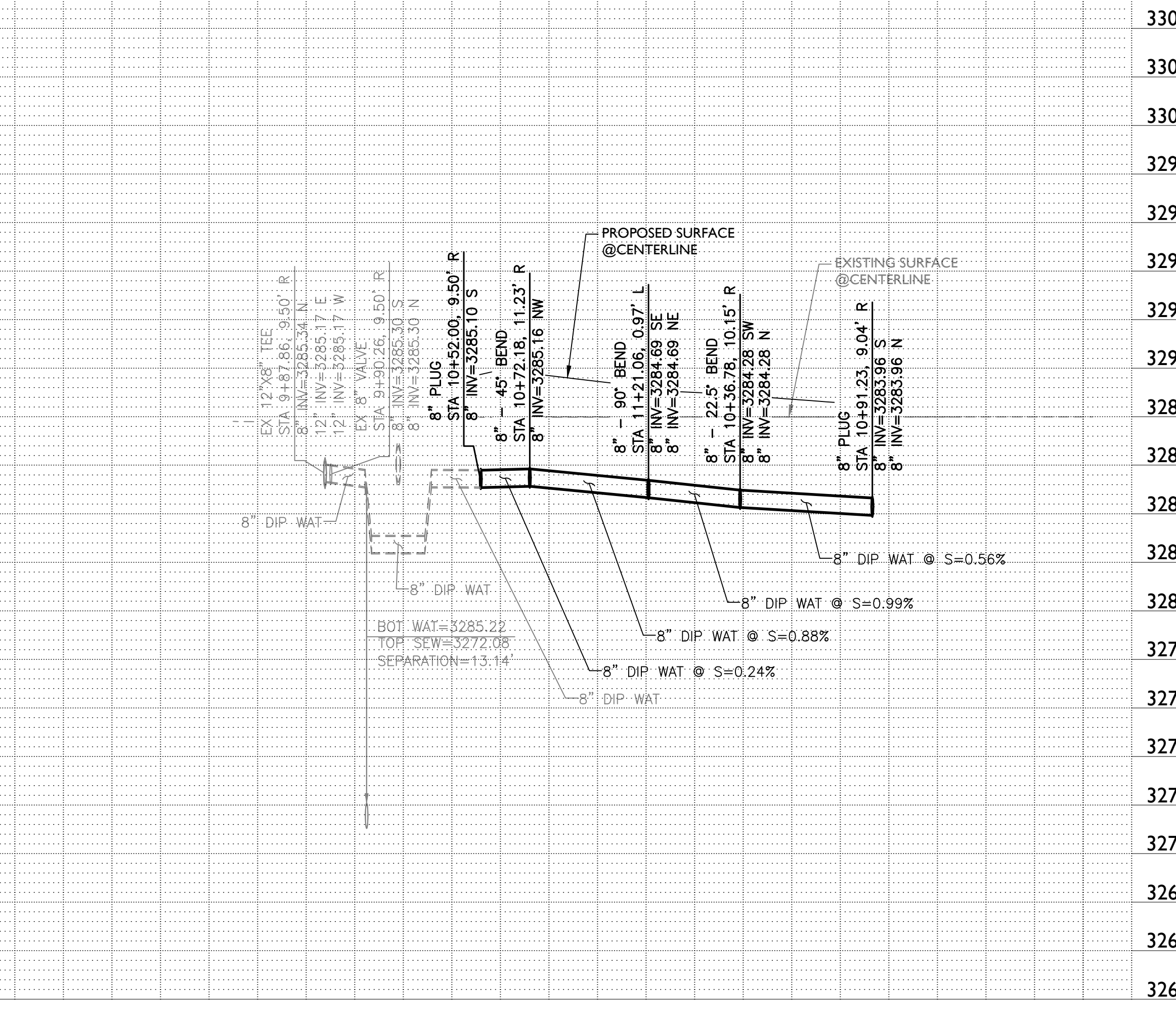
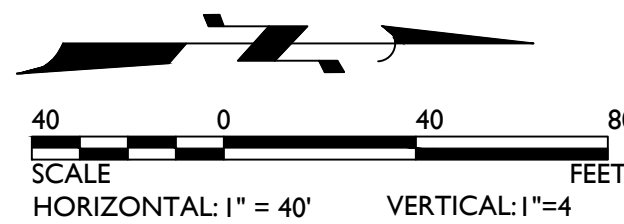
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Drive B



Drive C/Drive D



CONSTRUCTION NOTES

WATER NOTES

2C	8" PROPOSED DIP WATER LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULLINARY TRENCH	552 LF
2D	8" PROPOSED DIP IRRIGATION LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULLINARY TRENCH	293 LF
4	WATER METER BOX; CITY OF HURRICANE STD DWG WD 303-1, WD 303-2, AND WD 303-3	1 EA
5	WATER FITTING, SIZE AND TYPE PER PLANS, CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	6 EA
6	FIRE HYDRANT ASSEMBLY; CITY OF HURRICANE STD DWG WD 302	2 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	5 EA
8	REMOVE CAP & BLOW-OFF ASSEMBLY AND CONNECT TO WATERLINE; HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION SECTION 4.4.2.9.A	4 EA
10D	2" BACKFLOW PREVENTOR PER CITY OF HURRICANE STD DWG WD 315	1 EA
11A	SEE PLUMBING PLANS FOR CONTINUATION	NPI
11C	1.5" COPPER TYPE K WATER SERVICE LINE PER HCS 4.4.1.4.K	146 LF
13	1" LANDSCAPE METER AND BACKFLOW; CITY OF HURRICANE STD DWG WD ???, WD 305-1 IRRIGATION SERVICE, AND WD 305-2 METER BOX	1 EA

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	DELTA
L1	417.45'	N01°02'10"E	C1	35.95'	50.00'	35.18'	041°11'24"
L3	60.27'	N01°02'13"E	C2	80.92'	110.00'	79.11'	042°08'55"
L5	34.39'	N40°09'11"W	C3	78.22'	110.00'	76.59'	040°44'42"

DRIVE D (LOOKING NORTH) N.T.S

30.0' ACCESS AND UTILITY EASEMENT					
25.0' PAVEMENT					
5.5'	1.5'	11.0'	11.0'	1.5'	2.5'
SHOULDER	TRAVEL LANE	TRAVEL LANE	SHOULDER	S/W	

LEGEND

XX	LOT NUMBER	PROPOSED WATER SERVICE
○	PROPOSED CENTERLINE	PROPOSED PUBLIC WATERLINE
■	PROPOSED SURVEY MONUMENT	PROPOSED PRIVATE WATERLINE
—	PROPOSED MULTI USE EASEMENT	PROPOSED WATER VALVE
—	PHASE LINE	PROPOSED FIRE HYDRANT
—	PROPOSED SIDEWALK RAMP	PROPOSED PUBLIC SEWERLINE
—	PROPOSED DRIVEWAY	PROPOSED PRIVATE SEWERLINE
—	PROPOSED STORM DRAIN LINE	PROPOSED SEWER SERVICE
—	PROPOSED SCUPPER	PROP PUBLIC SEWER MANHOLE
—	PROPOSED CATCH BASIN	EXISTING STREET SIGN
—	PROPOSED RIPRAP	PROPOSED STREET SIGN
—	PROPOSED HEADWALL	EXISTING FIRE HYDRANT
—	DRYWELL	EXISTING WATER
—	GRADE BREAK	8" W
—	GRADE CHANGE	8" S
—	PROPOSED VERTICAL CURB	EXISTING SEWER
—	PROPOSED VERT CURB & GUTTER	EXISTING SEWER MANHOLE
—	PROPOSED ROLL CURB	EXISTING WATER METER
—	EXISTING VERTICAL CURB	EXISTING WATER VALVE
—	EXISTING VERT CURB & GUTTER	EXISTING JUNCTION BOX
—	EXISTING ROLL CURB	EXISTING GUY WIRE
—	EXISTING TELEPHONE	EXISTING STREET LIGHT
—	EXISTING FIBER OPTIC	EXISTING FENCE
—	EXISTING OVERHEAD ELECTRIC	
—	EX UNDERGROUND ELECTRIC	

KEY MAP N.T.S

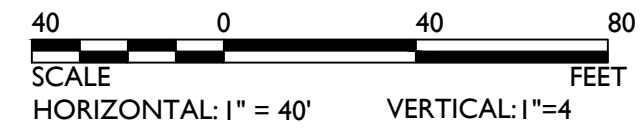
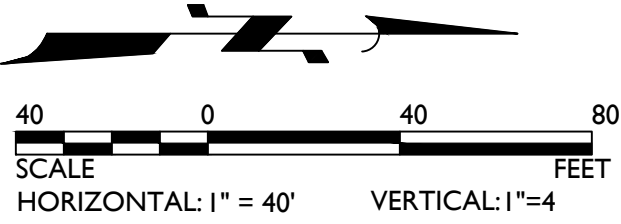
Liberty Village Phase I
Hurricane, Utah

Water Plan & Profile

	DESIGNER: EPS	JOB NO. 21-0167
	DRAWN BY: EPS	DWG NO. WL01

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SEWER NOTES

1B	8" PVC SEWER LINE	607 LF
2A	60" SEWER MANHOLE & COVER PER ASH CREEK SSD STD SEWER MANHOLE DWG	4 EA
3B	6" SEWER SERVICE; WASHINGTON COUNTY STD DWG 230	161 LF
4	SEWER CLEANOUT PER ASH CREEK SSD SEWER CLEANOUT W/LID DETAIL DWG	2 EA
5	SEWER PLUG;	1 EA
6	REMOVE PLUG & CONNECT TO EXISTING SEWER; CONTRACTOR TO VERIFY LOCATION & NOTIFY ENGINEER OF ANY DISCREPANCY	3 EA

CONSTRUCTION NOTES

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	DELTA
L1	417.45'	N01°02'10"E	C1	35.95'	50.00'	35.18'	041°11'24"
L3	60.27'	N01°02'13"E	C2	78.22'	110.00'	76.59'	040°44'42"
L5	34.39'	N40°09'11"W	C3	80.92'	110.00'	79.11'	042°08'55"

DRIVE D (LOOKING NORTH)

N.T.S

LEGEND

XX LOT NUMBER PROPOSED CENTERLINE PROPOSED SURVEY MONUMENT PROPOSED MULTI USE EASEMENT PHASE LINE PROPOSED SIDEWALK RAMP PROPOSED DRIVEWAY PROPOSED STORM DRAIN LINE PROPOSED SCUPPER PROPOSED CATCH BASIN PROPOSED RIPRAP PROPOSED HEADWALL DRYWELL GRADE BREAK GRADE CHANGE PROPOSED VERTICAL CURB PROPOSED VERTICAL CURB & GUTTER PROPOSED ROLL CURB EXISTING VERTICAL CURB EXISTING VERTICAL CURB & GUTTER EXISTING ROLL CURB EXISTING TELEPHONE EXISTING FIBER OPTIC EXISTING OVERHEAD ELECTRIC EX UNDERGROUND ELECTRIC	PROPOSED WATER SERVICE PROPOSED PUBLIC WATERLINE PROPOSED PRIVATE WATERLINE PROPOSED WATER VALVE PROPOSED FIRE HYDRANT PROPOSED PUBLIC SEWERLINE PROPOSED PRIVATE SEWERLINE PROPOSED SEWER SERVICE PROP PUBLIC SEWER MANHOLE EXISTING STREET SIGN PROPOSED STREET SIGN EXISTING FIRE HYDRANT EXISTING WATER EXISTING SEWER EXISTING SEWER MANHOLE EXISTING WATER METER EXISTING WATER VALVE EXISTING JUNCTION BOX EXISTING GUY WIRE EXISTING STREET LIGHT EXISTING FENCE
--	--

KEY MAP

N.T.S

Liberty Village Phase I

Hurricane, Utah

Sewer Plan & Profile

Revisions:

EPS GROUP

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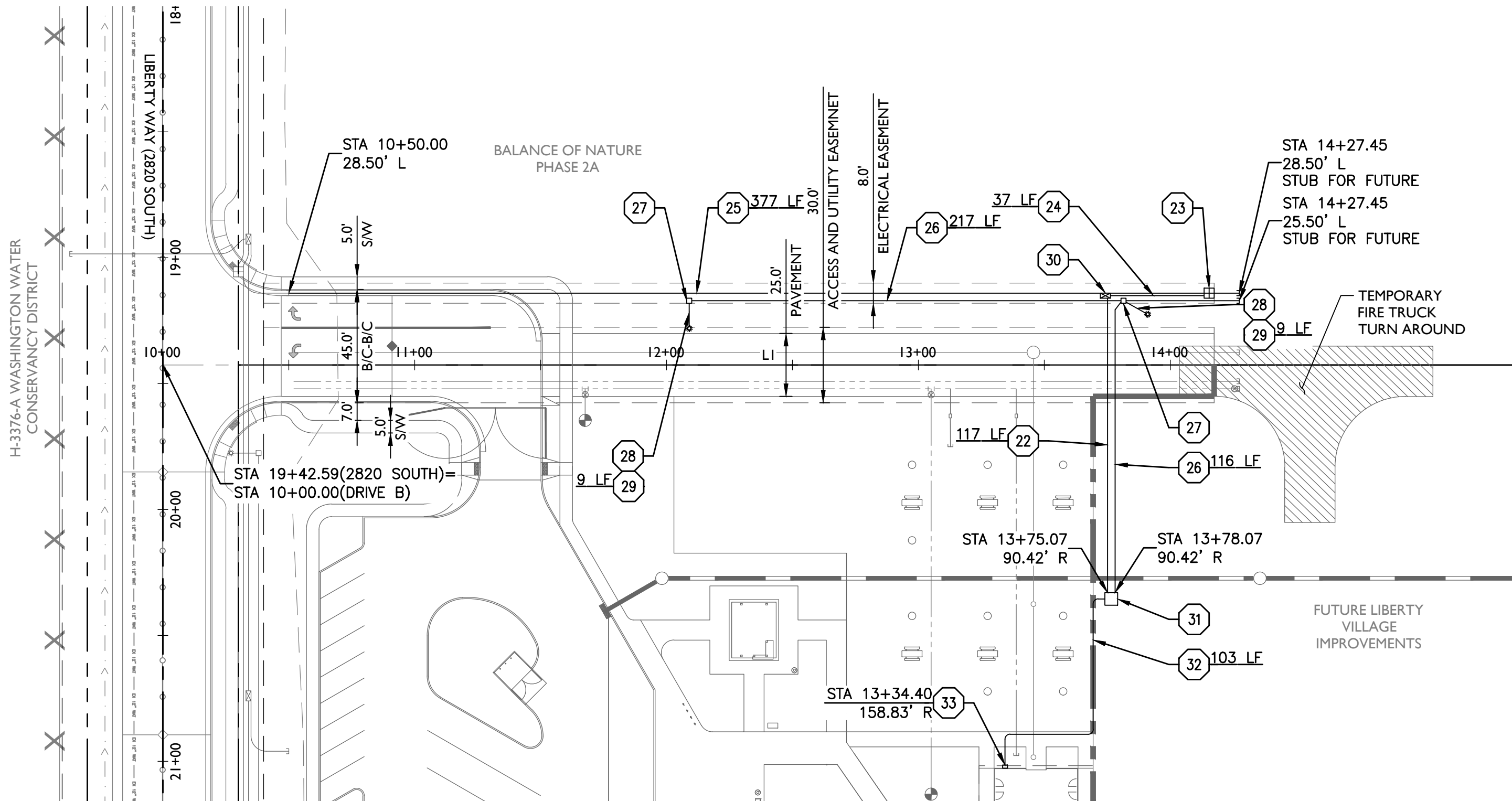
Designer:
EPS

Drawn by:
EPS

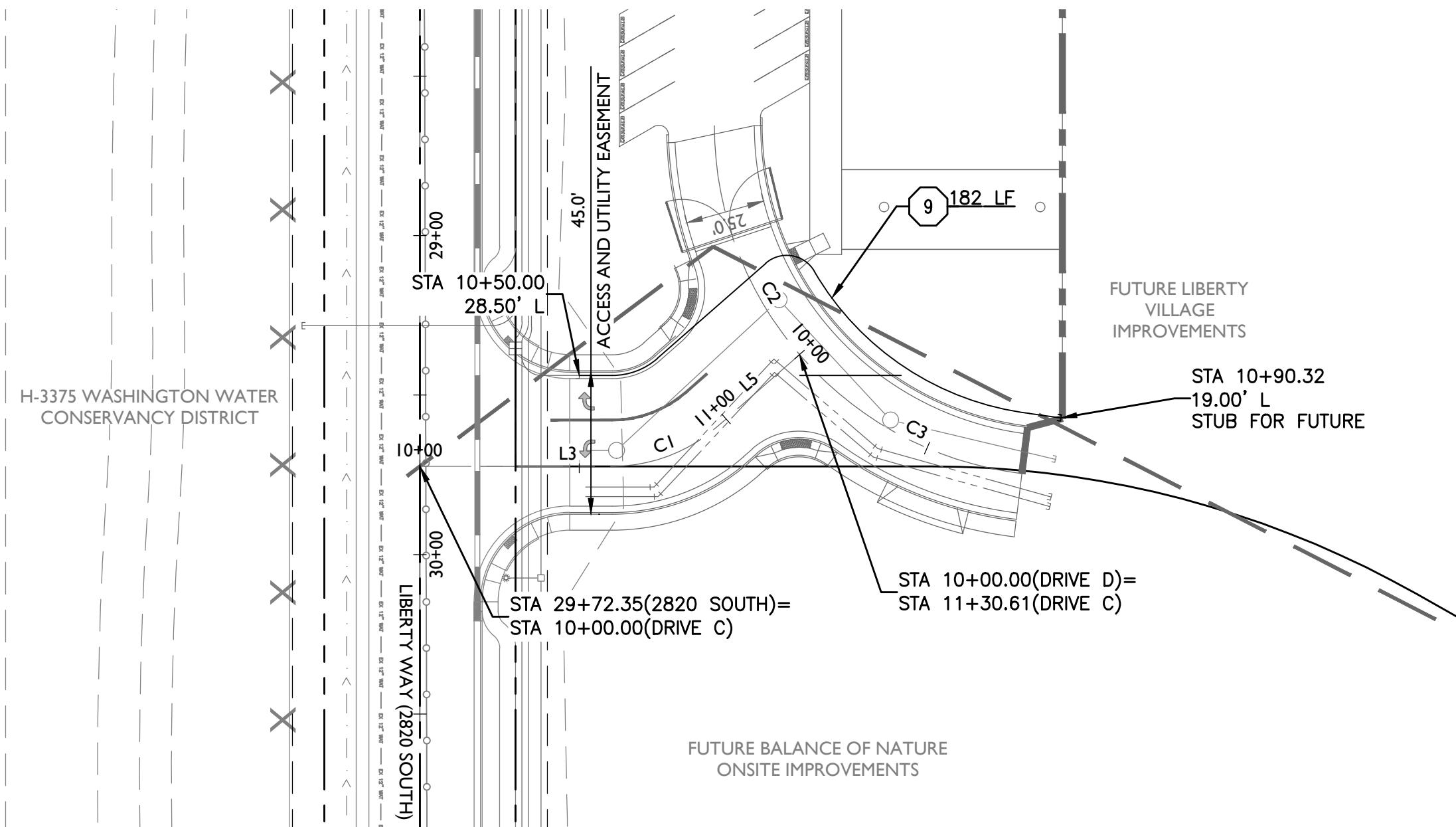
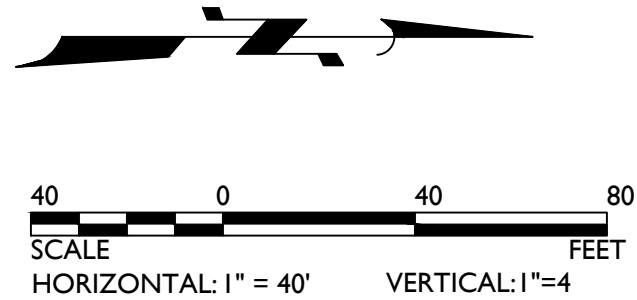
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Dwg No. **SL01**

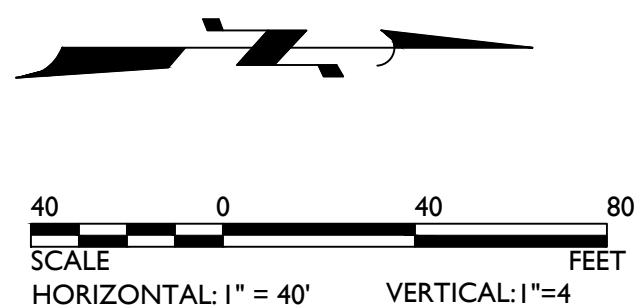
Sheet No. **4**
of 16



Drive B



Drive C/Drive D



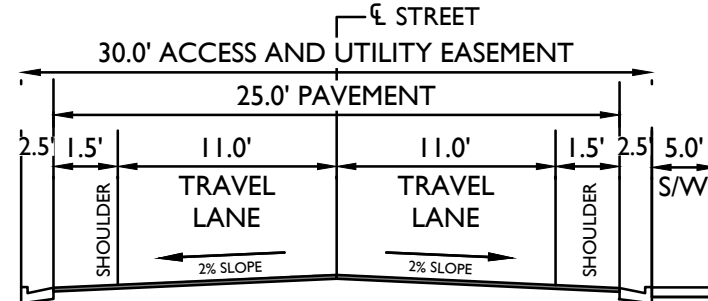
CONSTRUCTION NOTES

POWER NOTES

9	INSTALL 4" PVC FOR FUTURE	182 LF
22	INSTALL 2 1/2" PVC WITH 1/0 15 KV WIRE SINGLE PHASE	117 LF
23	INSTALL NEW PMH-9	1 EA
24	INSTALL 4" PVC WITH 4/0 15KV 3-PHASE	37 LF
25	INSTALL 6" PVC WITH 750 MCM	377 LF
26	INSTALL 2" PVC WITH 1/0 ALUMINUM TRIPLEX	333 LF
27	INSTALL STREETLIGHT BOX	2 EA
28	INSTALL 15' DECORATIVE STREETLIGHT	2 EA
29	INSTALL 1" PVC WITH #10 COPPER	18 LF
30	INSTALL 3 PHASE VAULT	1 EA
31	INSTALL NEW 25KVA TRANSFORMER SINGLE PHASE 120/240 V	1 EA
32	INSTALL 2" PVC WITH 4/0 ALUMINUM TRIPLEX	103 LF
33	INSTALL 200A METER SOCKET WITH MAIN SERVICE DISCONNECT. NO CT'S REQUIRED ON THIS PROJECT	NPI

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	DELTA
L1	417.45'	N01°02'10"E	C1	35.95'	50.00'	35.18'	041°11'24"
L3	60.27'	N01°02'13"E	C2	78.22'	110.00'	76.59'	040°44'42"
L5	34.39'	N40°09'11"W	C3	80.92'	110.00'	79.11'	042°08'55"

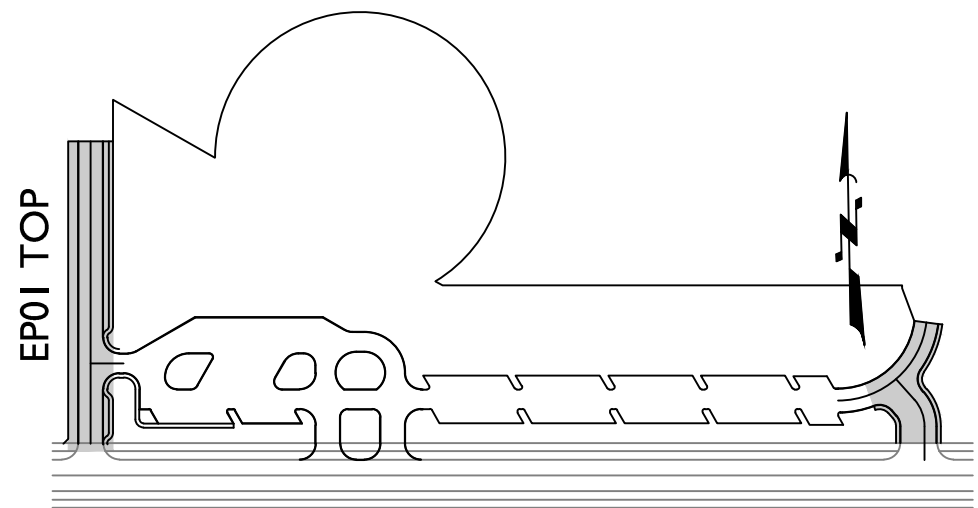
DRIVE B (LOOKING NORTH)



LEGEND

XX	LOT NUMBER	XX.X	PROP PROPERTY CORNER ELEV
○	PROPOSED CENTERLINE	TC=XX.XX	PROPOSED TOP OF CURB
□	PROPOSED SURVEY MONUMENT	SW=XX.XX	PROP SIDEWALK ELEVATION
---	PROPOSED MULTI USE EASEMENT	FG=XX.XX	PROP FINISHED GRADE ELEV
---	PHASE LINE	DG=XX.XX	PROPOSED DECOMPOSED GRANITE ELEVATION
---	PROPOSED SIDEWALK RAMP	C=XX.XX	PROPOSED CONCRETE ELEV
---	PROPOSED DRIVEWAY	P=XX.XX	PROPOSED PAVEMENT ELEV
---	PROPOSED STORM DRAIN LINE	FF=XX.XX	PROP FINISHED FLOOR ELEV
---	PROPOSED SCUPPER	XX.XX	PROP TOP OF CURB ELEV AT P/L
---	PROPOSED CATCH BASIN	---	PROP RETAINING WALL
---	PROPOSED RIPRAP	---	PROPOSED SWALE
---	PROPOSED HEADWALL	---	EXISTING CONTOUR
---	DRYWELL	---	PROPOSED CONTOUR
---	GRADE BREAK	---	ULTIMATE OUTFALL
---	GRADE CHANGE	---	DRAINAGE FLOW ARROW
---	PROPOSED VERTICAL CURB	FF = XX.XX	PROP FINISHED FLOOR ELEV
---	PROPOSED VERT CURB & GUTTER	PAD = XX.XX	PROPOSED PAD ELEVATION
---	PROPOSED ROLL CURB	FF = XX.XX	EX FINISHED FLOOR ELEV
---	EXISTING VERTICAL CURB	PAD = XX.XX	EXISTING PAD ELEVATION
---	EXISTING VERT CURB & GUTTER	EX	EXISTING
---	EXISTING ROLL CURB	TW	TOP OF CMU WALL
---	EXISTING TELEPHONE	TRW	TOP OF RETAINING WALL
---	EXISTING FIBER OPTIC	TF	TOP OF FOOTING
---	EXISTING OVERHEAD ELECTRIC	---	EXISTING FENCE
---	EX UNDERGROUND ELECTRIC	---	---

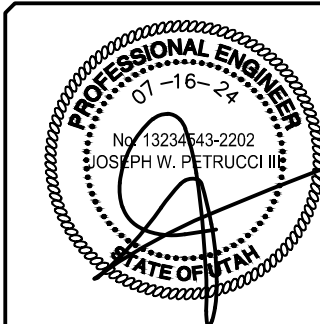
KEY MAP



Liberty Village Phase I

Hurricane, Utah

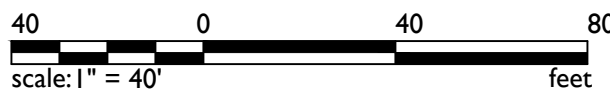
Power Plan



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Revisions:
Designer: EPS
Job No. 21-0167
Drawn by: EPS
Dwg No. EP01
Sheet No. 5 of 16

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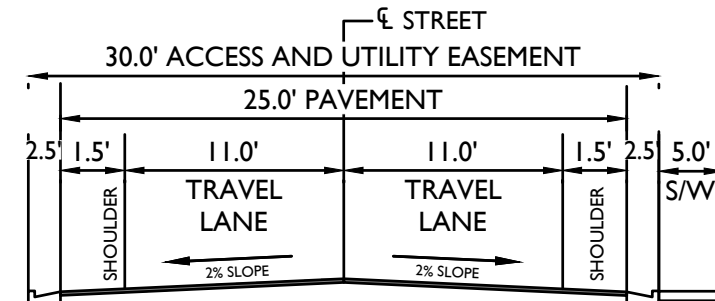


STORM DRAIN NOTES

- | | | |
|----|---|--------|
| 2B | 18" RGRCP CLIII STORM DRAIN | 477 LF |
| 5A | STORM DRAIN MANHOLE PER CITY OF HURRICANE STD DWG SD 107 AND SD 108 | 2 EA |
| 5B | 18" BUBBLE UP STRUCTURE PER DETAIL ON SHEET D101 | 1 EA |
| 8A | LOOSE RIP RAP, d50=6", 12" DEPTH MINIMUM | 64 SF |

LINE TABLE		
LINE	LENGTH	BEARING
L1	138.15'	N01°02'14"E
L2	279.30'	N01°02'08"E

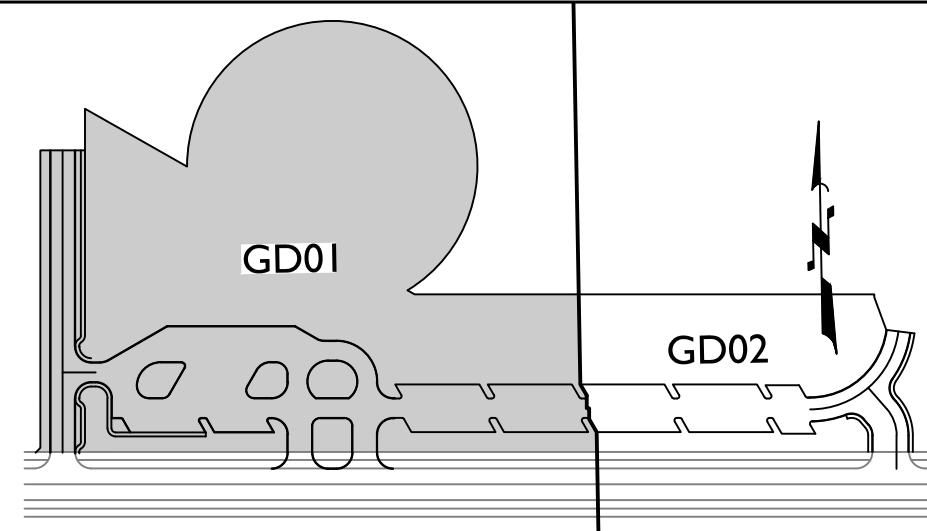
DRIVE D (LOOKING NORTH)	N.T.
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LEGEND

- | | | | |
|--|---------------------------------|--|---------------------------------------|
| | LOT NUMBER | | PROP PROPERTY CORNER ELEV |
| | PROPOSED CENTERLINE | | PROPOSED TOP OF CURB |
| | PROPOSED SURVEY MONUMENT | | PROP SIDEWALK ELEVATION |
| | PROPOSED MULTI USE EASEMENT | | PROP FINISHED GRADE ELEV |
| | PHASE LINE | | PROPOSED DECOMPOSED GRANITE ELEVATION |
| | PROPOSED DRIVEWAY | | PROPOSED CONCRETE ELEV |
| | PROPOSED STORM DRAIN LINE | | PROPOSED PAVEMENT ELEV |
| | PROPOSED SCUPPER | | PROP FINISHED FLOOR ELEV |
| | PROPOSED CATCH BASIN | | PROP TOP OF CURB ELEV AT P |
| | PROPOSED RIPRAP | | PROP RETAINING WALL |
| | PROPOSED HEADWALL | | PROPOSED SWALE |
| | DRYWELL | | EXISTING CONTOUR |
| | GRADE BREAK | | PROPOSED CONTOUR |
| | GRADE CHANGE | | ULTIMATE OUTFALL |
| | PROPOSED VERTICAL CURB | | DRAINAGE FLOW ARROW |
| | PROPOSED ROLL CURB & GUTTER | | EXISTING FLOOR ELEV |
| | PROPOSED VERT CURB | | PROPOSED PAD ELEVATION |
| | EXISTING VERTICAL CURB & GUTTER | | EXISTING FLOOR ELEV |
| | EXISTING ROLL CURB | | EXISTING PAD ELEVATION |
| | EXISTING TELEPHONE | | EXISTING |
| | EXISTING FIBER OPTIC | | TOP OF CMU WALL |
| | EXISTING OVERHEAD ELECTRIC | | TOP OF RETAINING WALL |
| | EX UNDERGROUND ELECTRIC | | TOP OF FOOTING |
| | | | EXISTING FENCE |

KEY MAP	N.T.
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Hurricane, Utah



Designer: EPS	Job No. 21-0167	Sheet No. 6 of 16
Drawn by: EPS	Dwg No. GD01	

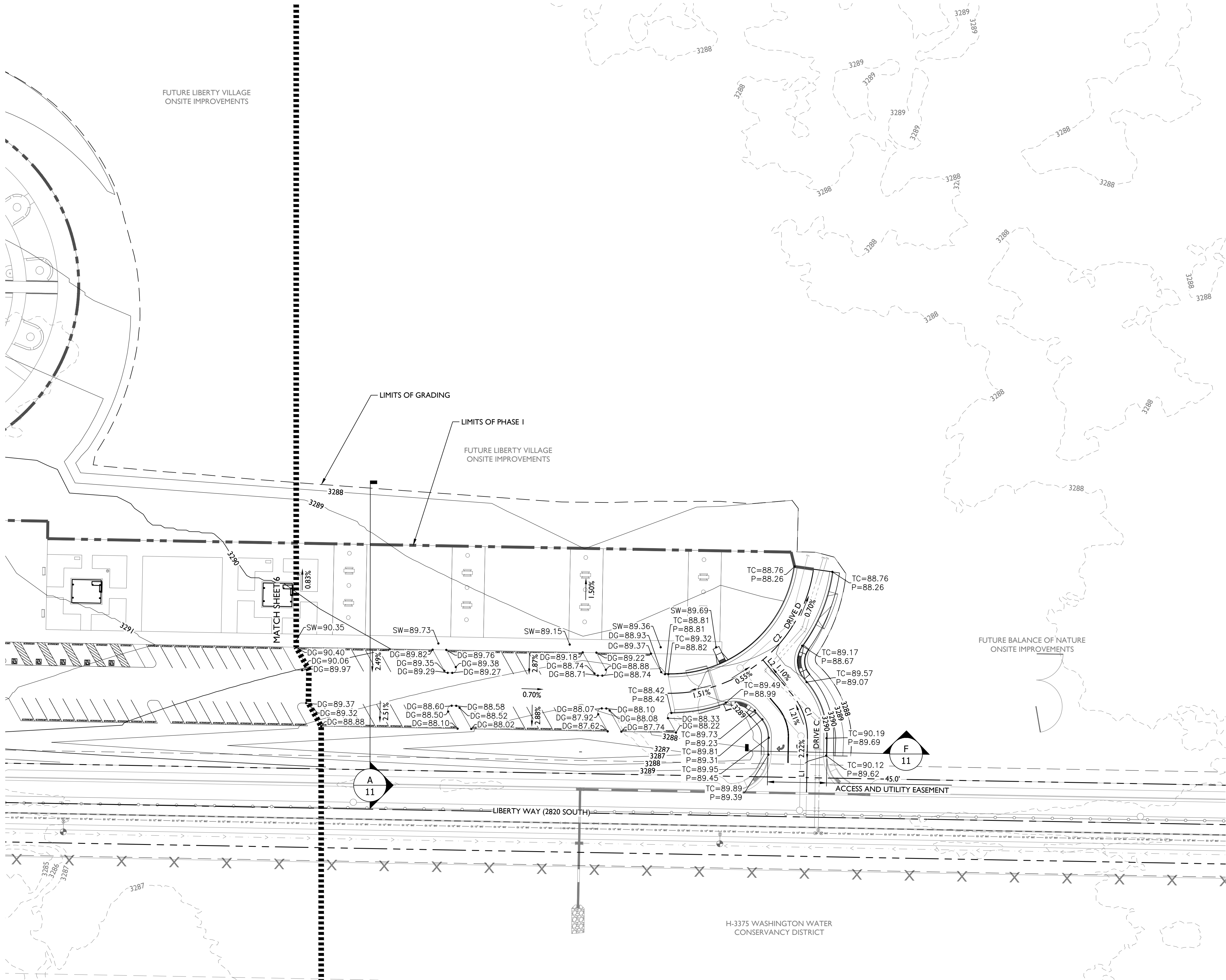
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Sheet No. 6 of 16

21-0167 - Liberty Village Phase I

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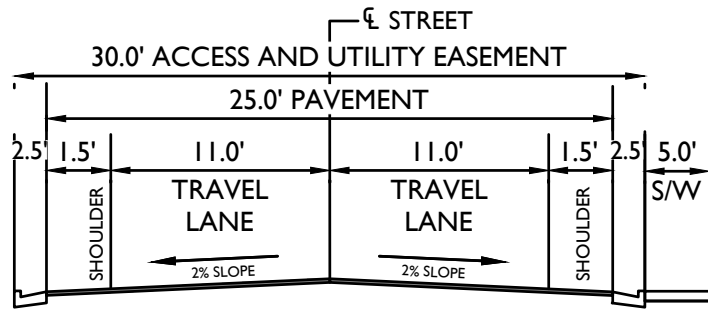
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CONSTRUCTION NOTES

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	DELTA
L1	60.27'	N01°02'13"E	C1	35.95'	50.00'	35.18'	041°11'24"
L2	34.39'	S40°09'11"E	C2	159.14'	110.00'	145.62'	082°53'36"

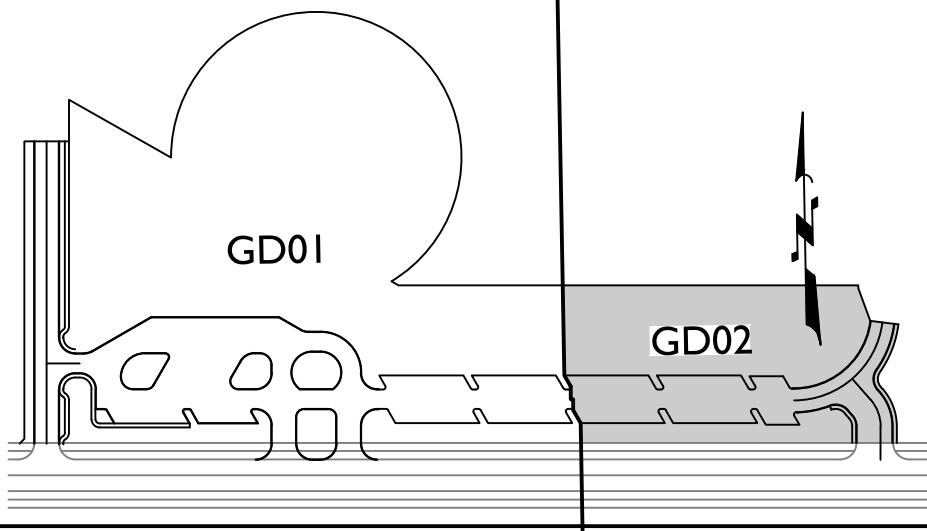
DRIVE D (LOOKING NORTH) N.T.S



LEGEND

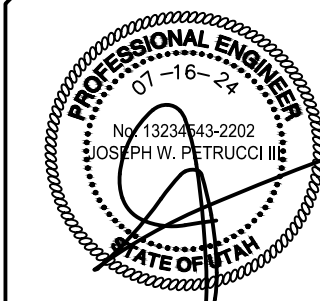
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○	PROPOSED CENTERLINE	TC=X.XX	PROPOSED TOP OF CURB
□	PROPOSED SURVEY MONUMENT	SW=X.XX	PROP SIDEWALK ELEVATION
—	PROPOSED MULTI USE EASEMENT	FG=X.XX	PROP FINISHED GRADE ELEV
---	PHASE LINE	DG=X.XX	PROPOSED DECOMPOSED GRANITE ELEVATION
---	PROPOSED DRIVEWAY	C=X.XX	PROPOSED CONCRETE ELEV
---	PROPOSED SIDEWALK RAMP	P=X.XX	PROPOSED PAVEMENT ELEV
---	PROPOSED STORM DRAIN LINE	FF=X.XX	PROP FINISHED FLOOR ELEV
---	PROPOSED SCUPPER	XX.XX	PROP TOP OF CURB ELEV AT P/L
---	PROPOSED CATCH BASIN	---	PROP RETAINING WALL
---	PROPOSED RIPRAP	---	PROPOSED SWALE
---	PROPOSED HEADWALL	---	EXISTING CONTOUR
---	DRYWELL	---	PROPOSED CONTOUR
---	GRADE BREAK	---	ULTIMATE OUTFALL
---	GRADE CHANGE	---	PROPOSED CONTOUR
---	PROPOSED VERTICAL CURB	FF = X.XX	PROP FINISHED FLOOR ELEV
---	PROPOSED VERT CURB & GUTTER	PAD = X.XX	PROPOSED PAD ELEVATION
---	EXISTING VERTICAL CURB	FF = X.XX	EX FINISHED FLOOR ELEV
---	EXISTING VERT CURB & GUTTER	PAD = X.XX	EXISTING PAD ELEVATION
---	EXISTING ROLL CURB	EX	EXISTING
---	EXISTING TELEPHONE	TW	TOP OF CMU WALL
---	EXISTING FIBER OPTIC	TRW	TOP OF RETAINING WALL
---	EXISTING OVERHEAD ELECTRIC	TF	TOP OF FOOTING
---	EX UNDERGROUND ELECTRIC	---	EXISTING FENCE

KEY MAP N.T.S



Liberty Village Phase I
Hurricane, Utah

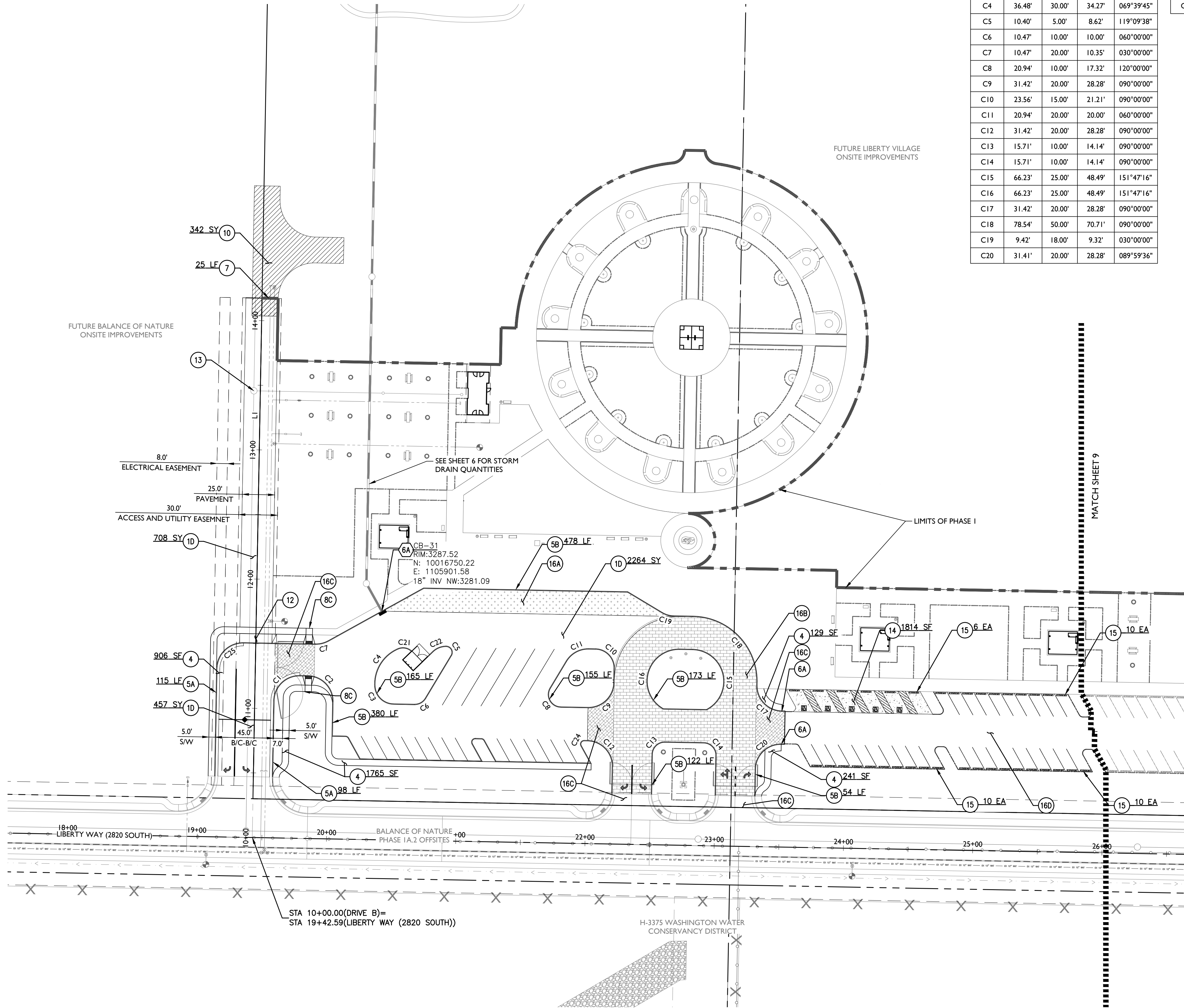
Grading Plan



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Revisions:	Job No. 21-0167	Sheet No. 7 of 16
Designer: EPS	Dwg No. GD02	
Drawn by: EPS		



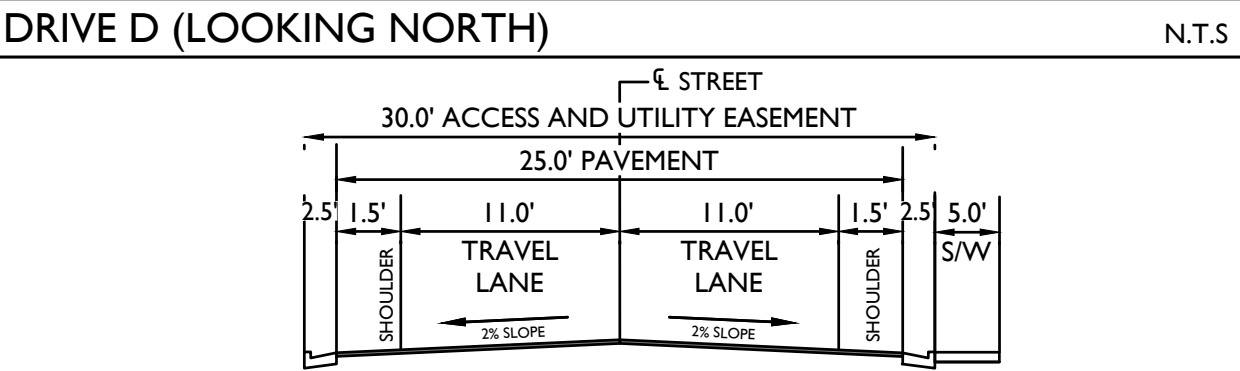


LINE TABLE		
LINE	LENGTH	BEARING
LI	417.45'	N01°02'10"E

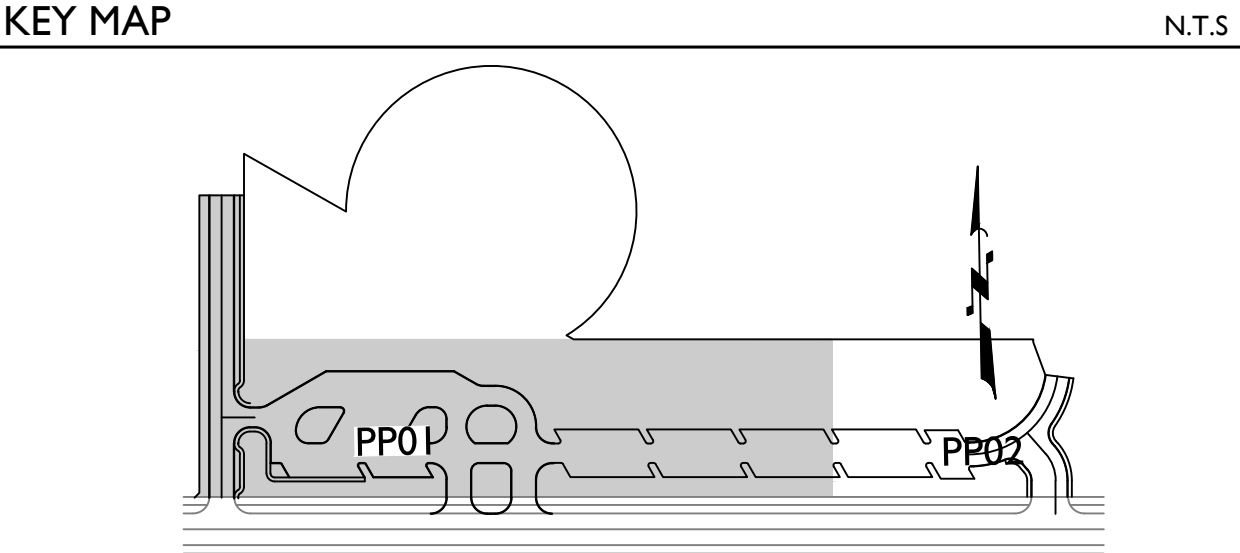
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	31.42'	20.00'	28.28'	090°00'00"
C2	31.42'	20.00'	28.28'	090°00'00"
C3	22.53'	15.00'	20.47'	086°03'44"
C4	36.48'	30.00'	34.27'	069°39'45"
C5	10.40'	5.00'	8.62'	119°09'38"
C6	10.47'	10.00'	10.00'	060°00'00"
C7	10.47'	20.00'	10.35'	030°00'00"
C8	20.94'	10.00'	17.32'	120°00'00"
C9	31.42'	20.00'	28.28'	090°00'00"
C10	23.56'	15.00'	21.21'	090°00'00"
C11	20.94'	20.00'	20.00'	060°00'00"
C12	31.42'	20.00'	28.28'	090°00'00"
C13	15.71'	10.00'	14.14'	090°00'00"
C14	15.71'	10.00'	14.14'	090°00'00"
C15	66.23'	25.00'	48.49'	151°47'16"
C16	66.23'	25.00'	48.49'	151°47'16"
C17	31.42'	20.00'	28.28'	090°00'00"
C18	78.54'	50.00'	70.71'	090°00'00"
C19	9.42'	18.00'	9.32'	030°00'00"
C20	31.41'	20.00'	28.28'	089°59'36"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	11.49'	10.00'	10.87'	065°51'32"
C22	11.58'	15.01'	11.30'	044°12'16"
C24	6.28'	3.00'	5.20'	120°00'00"
C25	31.42'	20.00'	28.28'	090°00'00"

CONSTRUCTION NOTES		
PAVING NOTES		
10	PAVEMENT: 2.5" AC/6.0" ABC	3429 SY
4	5' WIDE SIDEWALK; CITY OF HURRICANE STD DWG CC 105	3041 SF
5A	2.5' CURB AND GUTTER; CITY OF HURRICANE STD DWG CC 101	213 LF
5B	6" SINGLE "A" CURB; COH STD DWG CC 100	1527 LF
6A	CURB TERMINATION PER DETAIL ON DETAIL SHEET	2 EA
7	THICKENED EDGE OF PAVEMENT	25 LF
8C	MIDBLOCK RAMP; CITY OF HURRICANE STD DWG PED 106	2 EA
10	GRAVEL FIRE ACCESS ROAD	342 SY
12	DRIVEWAY PER HC STD DTL 104 MODIFIED FOR DETACHED SIDEWALK	1 EA
13	ADJUST MANHOLE TO FINISHED GRADE; PER ASH CREEK STD DTL ON DT02	1 EA
14	CONCRETE: 6" PCCP OVER 4" ABC	1814 SF
15	CONCRETE SAFETY CURB	36 EA
16A	8" THICK VEHICULAR CONCRETE PAVING; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS	NPI
16B	10 CM THICK VEHICULAR COBBLES; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS	NPI
16C	8" THICK DECORATIVE VEHICULAR CONCRETE PAVING; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS	NPI
16D	1/4" MINUS 6" COMPACTED DEPTH STABILIZED DECOMPOSED GRANITE; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS	NPI
STORM DRAIN NOTES		
6A	CATCH BASIN; COH STD DWG SD 100 & SD 102	1 EA



LEGEND		
XX	LOT NUMBER	XX.X
○	PROPOSED CENTERLINE	TC=XX.XX
○	PROPOSED SURVEY MONUMENT	SW=XX.XX
○	PROPOSED MULTI USE EASEMENT	FG=XX.XX
---	PHASE LINE	DG=XX.XX
---	PROPOSED SIDEWALK RAMP	C=XX.XX
---	PROPOSED DRIVEWAY	P=XX.XX
---	PROPOSED STORM DRAIN LINE	FF=XX.XX
---	PROPOSED SCUPPER	FF=XX.XX
---	PROPOSED CATCH BASIN	FF=XX.XX
---	PROPOSED RIPRAP	FF=XX.XX
---	PROPOSED HEADWALL	FF=XX.XX
---	DRYWELL	FF=XX.XX
---	GRADE BREAK	FF=XX.XX
---	GRADE CHANGE	FF=XX.XX
---	PROPOSED VERTICAL CURB	FF=XX.XX
---	PROPOSED VERT CURB & GUTTER	FF=XX.XX
---	PROPOSED ROLL CURB	FF=XX.XX
---	EXISTING VERTICAL CURB	FF=XX.XX
---	EXISTING VERT CURB & GUTTER	FF=XX.XX
---	EXISTING ROLL CURB	FF=XX.XX
---	EXISTING TELEPHONE	FF=XX.XX
---	EXISTING FIBER OPTIC	FF=XX.XX
---	EXISTING OVERHEAD ELECTRIC	FF=XX.XX
---	EX UNDERGROUND ELECTRIC	FF=XX.XX
---	PROP PROPERTY CORNER ELEV	FF=XX.XX
---	PROP TOP OF CURB	FF=XX.XX
---	PROP SIDEWALK ELEVATION	FF=XX.XX
---	PROP FINISHED GRADE ELEV	FF=XX.XX
---	PROPOSED DECOMPOSED GRANITE ELEVATION	FF=XX.XX
---	PROPOSED CONCRETE ELEV	FF=XX.XX
---	PROPOSED PAVEMENT ELEV	FF=XX.XX
---	PROP FINISHED FLOOR ELEV	FF=XX.XX
---	PROP TOP OF CURB ELEV AT P/L	FF=XX.XX
---	PROP RETAINING WALL	FF=XX.XX
---	PROPOSED SWALE	FF=XX.XX
---	EXISTING CONTOUR	FF=XX.XX
---	PROPOSED CONTOUR	FF=XX.XX
---	ULTIMATE OUTFALL	FF=XX.XX
---	DRAINAGE FLOW ARROW	FF=XX.XX
---	PROP FINISHED FLOOR ELEV	FF=XX.XX
---	PROPOSED PAD ELEVATION	FF=XX.XX
---	EX FINISHED FLOOR ELEV	FF=XX.XX
---	EXISTING PAD ELEVATION	FF=XX.XX
---	EXISTING	FF=XX.XX
---	TOP OF CMU WALL	FF=XX.XX
---	TOP OF RETAINING WALL	FF=XX.XX
---	TOP OF FOOTING	FF=XX.XX
---	EXISTING FENCE	FF=XX.XX



Liberty Village Phase I
Hurricane, Utah

Paving Plan & Profile

Revisions:

EPS GROUP

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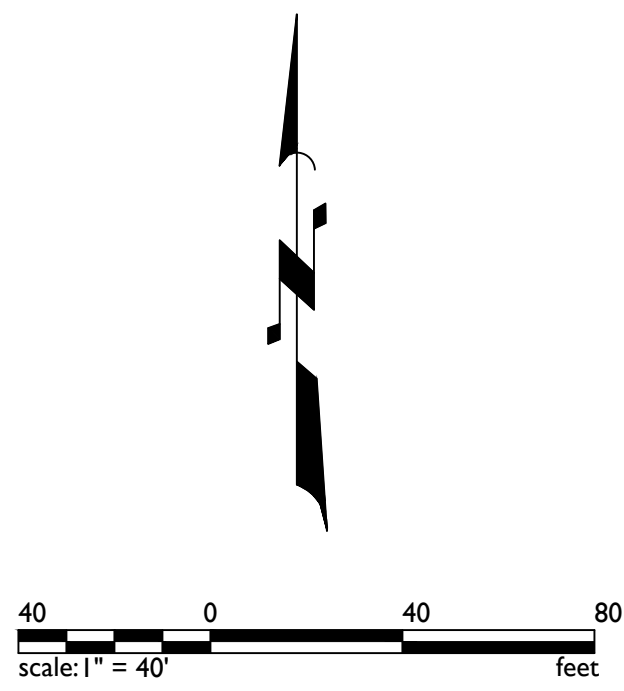
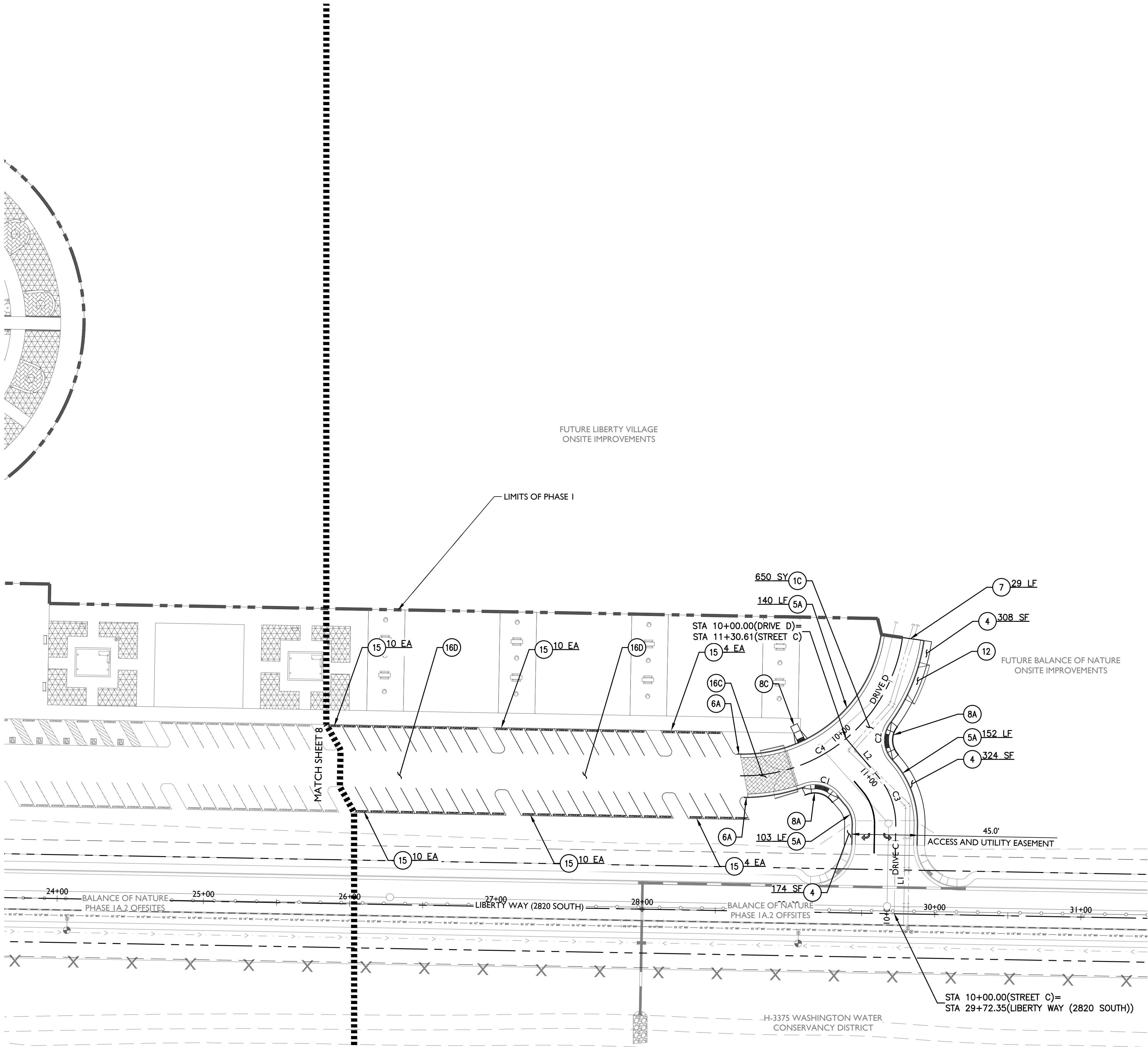
Designer:
EPS

Job No.
21-0167

Drawn by:
EPS

Dwg No.
PP01

Sheet No.
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of 16



CONSTRUCTION NOTES

PAVING NOTES

1C

PAVEMENT; 3.0" AC/7.0" ABC

650 SY

4

5' WIDE SIDEWALK; CITY OF HURRICANE STD DWG CC 105

806 SF

5A

2.5' CURB AND GUTTER; CITY OF HURRICANE STD DWG CC 101

395 LF

6A

CURB TERMINATION PER DETAIL ON DETAIL SHEET

2 EA

7

THICKENED EDGE OF PAVEMENT

29 LF

8A

CORNER RAMP; CITY OF HURRICANE STD DWG PED 100

2 EA

8C

MIDBLOCK RAMP; CITY OF HURRICANE STD DWG PED 106

1 EA

12

DRIVEWAY PER HC STD DTL 104 MODIFIED FOR DETACHED SIDEWALK

1 EA

15

CONCRETE SAFETY CURB

48 EA

16C

8" THICK DECORATIVE VEHICULAR CONCRETE PAVING; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS

NPI

16D

1/4" MINUS 6" COMPACTED DEPTH STABILIZED DECOMPOSED GRANITE; SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS

NPI

LINE TABLE

LINE	LENGTH	BEARING
L1	60.27'	S01°02'13"W
L2	34.39'	S40°09'11"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	24.31'	20.00'	22.84'	069°38'55"
C2	26.70'	20.00'	24.76'	076°29'40"
C3	35.95'	50.00'	35.18'	041°11'24"
C4	159.14'	110.00'	145.62'	082°53'36"

DRIVE D (LOOKING NORTH)

N.T.S

LEGEND

XX

LOT NUMBER

PROPOSED CENTERLINE

PROPOSED SURVEY MONUMENT

PROPOSED MULTI USE EASEMENT

PHASE LINE

PROPOSED SIDEWALK RAMP

PROPOSED DRIVEWAY

PROPOSED STORM DRAIN LINE

PROPOSED SCUPPER

PROPOSED CATCH BASIN

PROPOSED RIPRAP

PROPOSED HEADWALL

DRYWELL

GRADE BREAK

GRADE CHANGE

PROPOSED VERTICAL CURB

PROPOSED VERT CURB & GUTTER

EXISTING VERTICAL CURB

EXISTING VERT CURB & GUTTER

EXISTING TELEPHONE

EXISTING FIBER OPTIC

EXISTING OVERHEAD ELECTRIC

EX UNDERGROUND ELECTRIC

XX.X

TC=X.XX

SW=X.XX

FG=X.XX

DG=X.XX

C=X.XX

P=X.XX

FF=X.XX

XX.XX

FF=X.XX

PAD=X.XX

FF=X.XX

PAD=X.XX

EX

TW

TRW

TF

EXISTING

PROP PROPERTY CORNER ELEV

PROPOSED TOP OF CURB

PROP SIDEWALK ELEVATION

PROP FINISHED GRADE ELEV

PROPOSED DECOMPOSED GRANITE ELEVATION

PROPOSED CONCRETE ELEV

PROPOSED PAVEMENT ELEV

PROP FINISHED FLOOR ELEV

PROP TOP OF CURB ELEV AT P/L

PROP RETAINING WALL

PROPOSED SWALE

EXISTING CONTOUR

PROPOSED CONTOUR

ULTIMATE OUTFALL

DRAINAGE FLOW ARROW

PROP FINISHED FLOOR ELEV

PROPOSED PAD ELEVATION

EX FINISHED FLOOR ELEV

EXISTING PAD ELEVATION

EXISTING

TOP OF CMU WALL

TOP OF RETAINING WALL

TOP OF FOOTING

EXISTING FENCE

KEY MAP

N.T.S

Liberty Village Phase I

Hurricane, Utah

Paving Plan

PROFESSIONAL ENGINEER

10-16-24

10-16-24

JOSEPH W. PETRUCCI

STATE OF UTAH

Revisions:

BlueStakesofUTAH811

1-800-662-4111

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21-0167

Drawn by:

EPS

Dwg No.

PP02

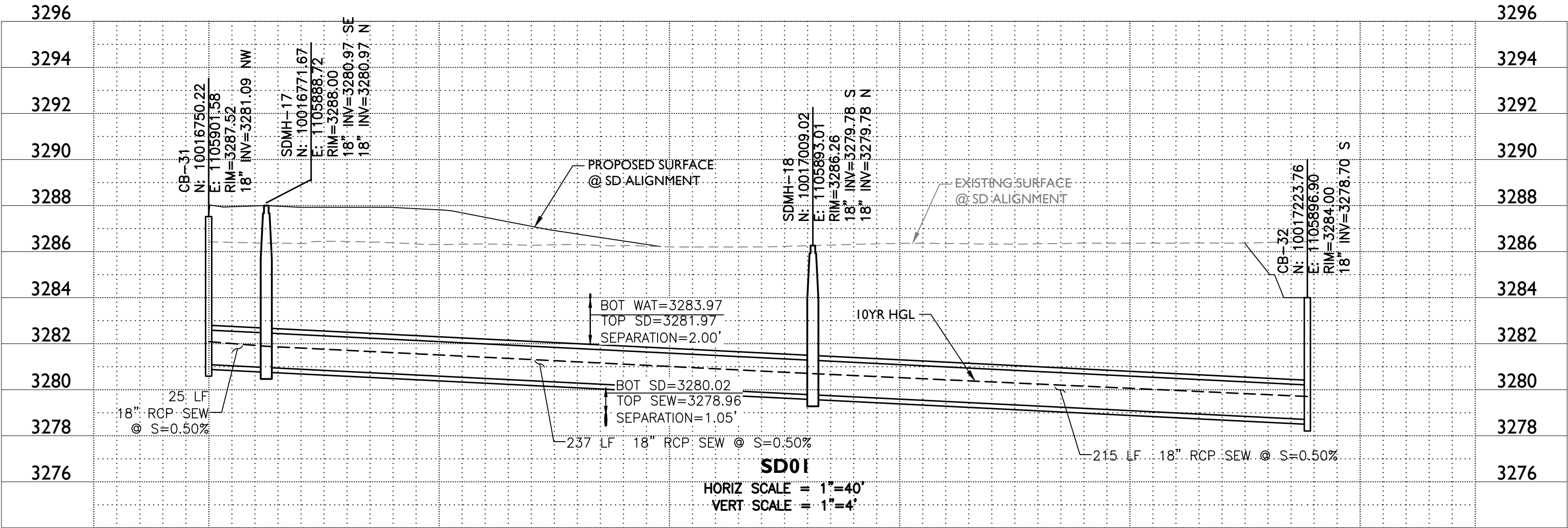
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21-0167 - Liberty Village Phase I

Jul 16, 2024 3:51pm S:\Projects\2021\21-0167\Civil\Construction Documents\Liberty Village\Phase 1\Paving Plans\21-0167 - SD01.dwg schumley



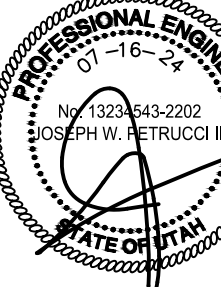
Project:Liberty Village Phase I
Hurricane, Utah

Storm Drain Profiles

Revisions:

Blue Stakes of Utah
Call 844-1 or 800-866-4111

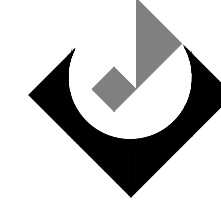
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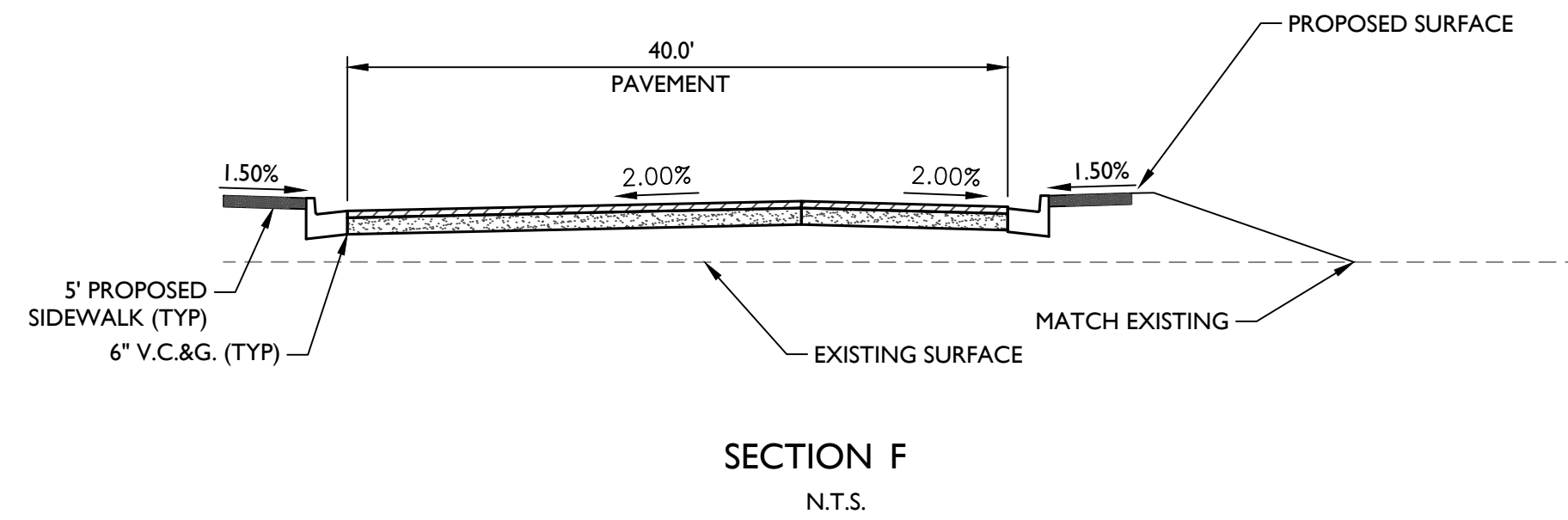
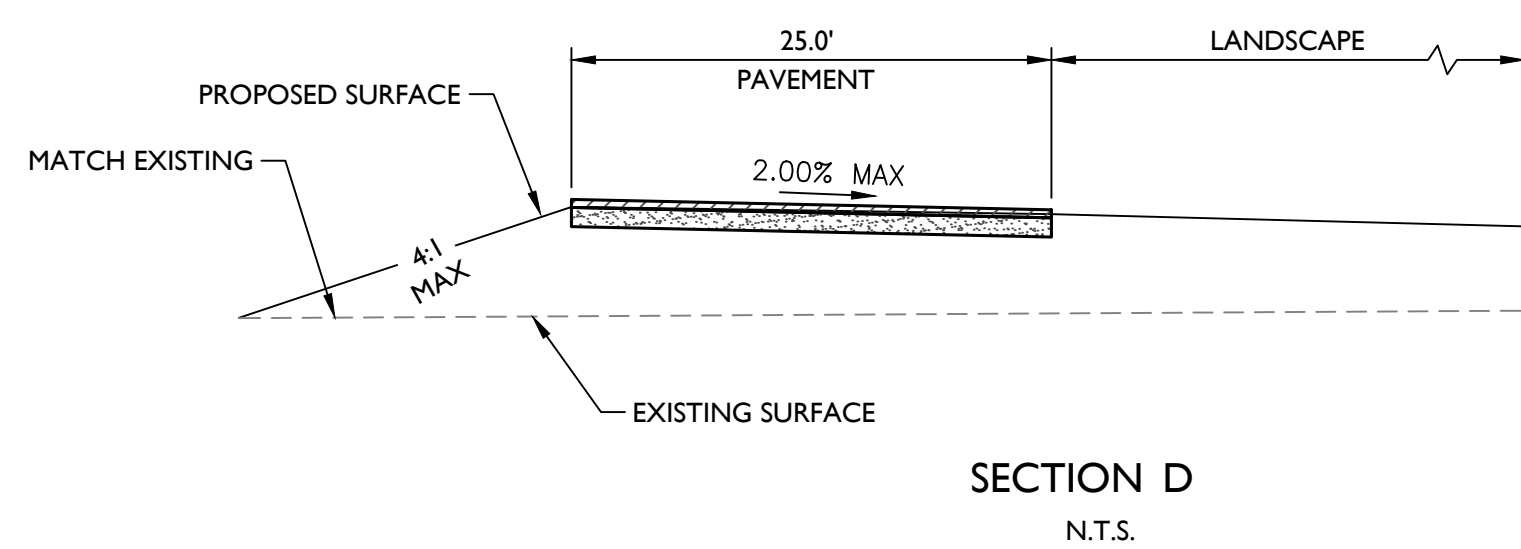
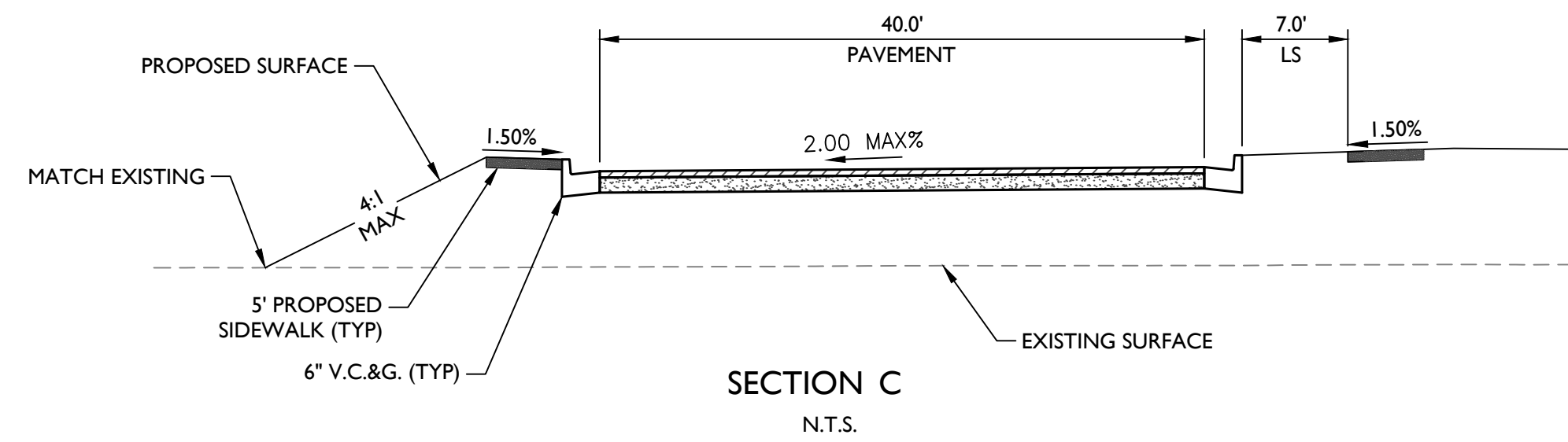
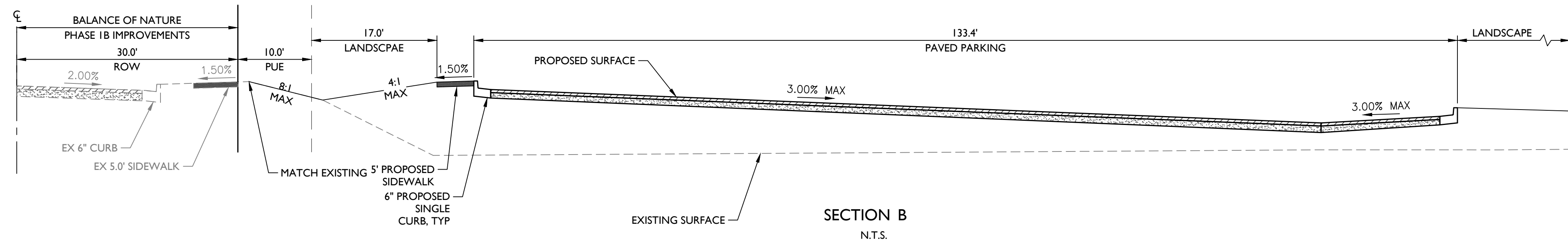
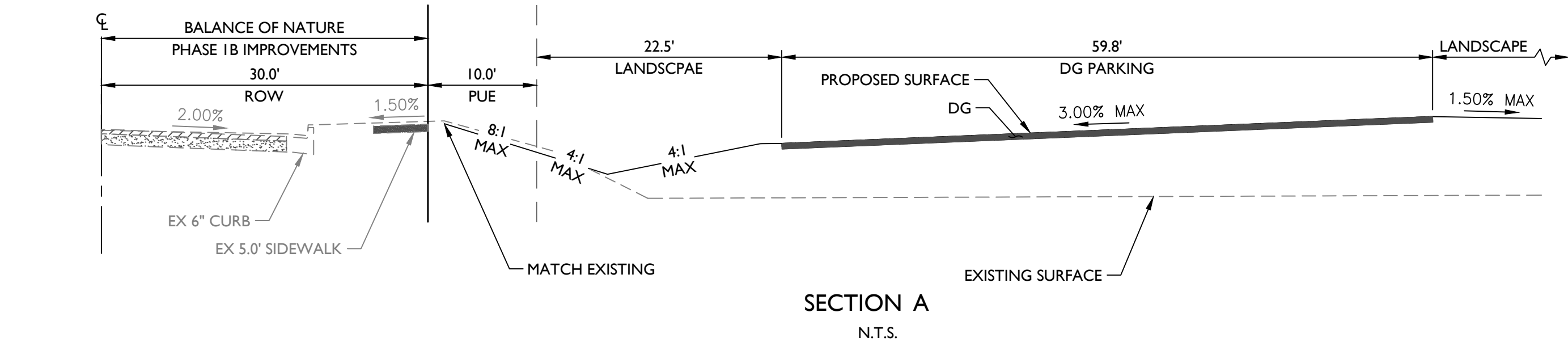
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21-0167

SD01

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Project:
Liberty Village Phase I
Hurricane, Utah

Grading Sections

Revisions:

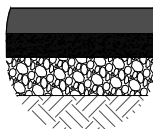
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Drawn by: EPS

Job No.
21-0167

GS01

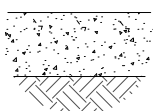
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of 16



ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
100% COMPACTED AGGREGATE BASE COURSE
95% COMPACTED SUBGRADE

TYPE/AREA	SECTION No	ASPHALT SURFACE	ASPHALT BASE	ABC
HEAVY DUTY ASPHALT (DRIVE LANES/TRUCK COURT)	1	2"	2"	6"
LIGHT DUTY ASPHALT (EMPLOYEE PARKING)	2	1"	2"	4"

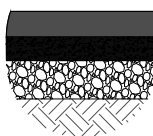
PAVEMENT RECOMMENDATIONS PREPARED BY SPEEDIE & ASSOCIATES PER SALC GEOTECHNICAL EVALUATION REPORT - PROJECT 212515ST. PREPARE SUBGRADE PER SITE PREPARATION SECTION.



PORTLAND CEMENT CONCRETE PAVEMENT (PCCP)
95% COMPACTED SUBGRADE

TYPE/AREA	SECTION No	PCCP
HEAVY DUTY CONCRETE PAVING (DOLLY PADS / TRUCK DOCK & DRIVES)	3	7"

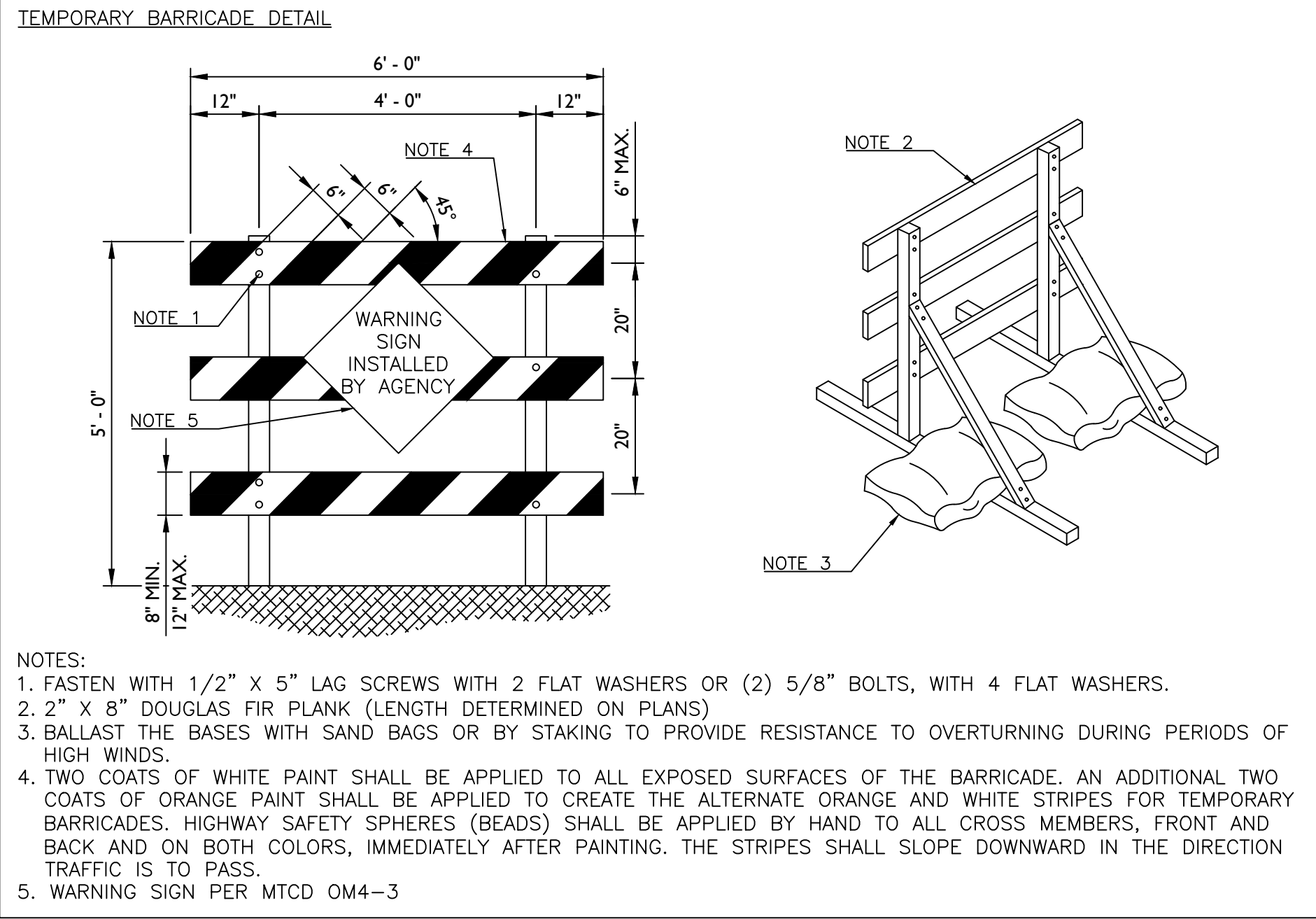
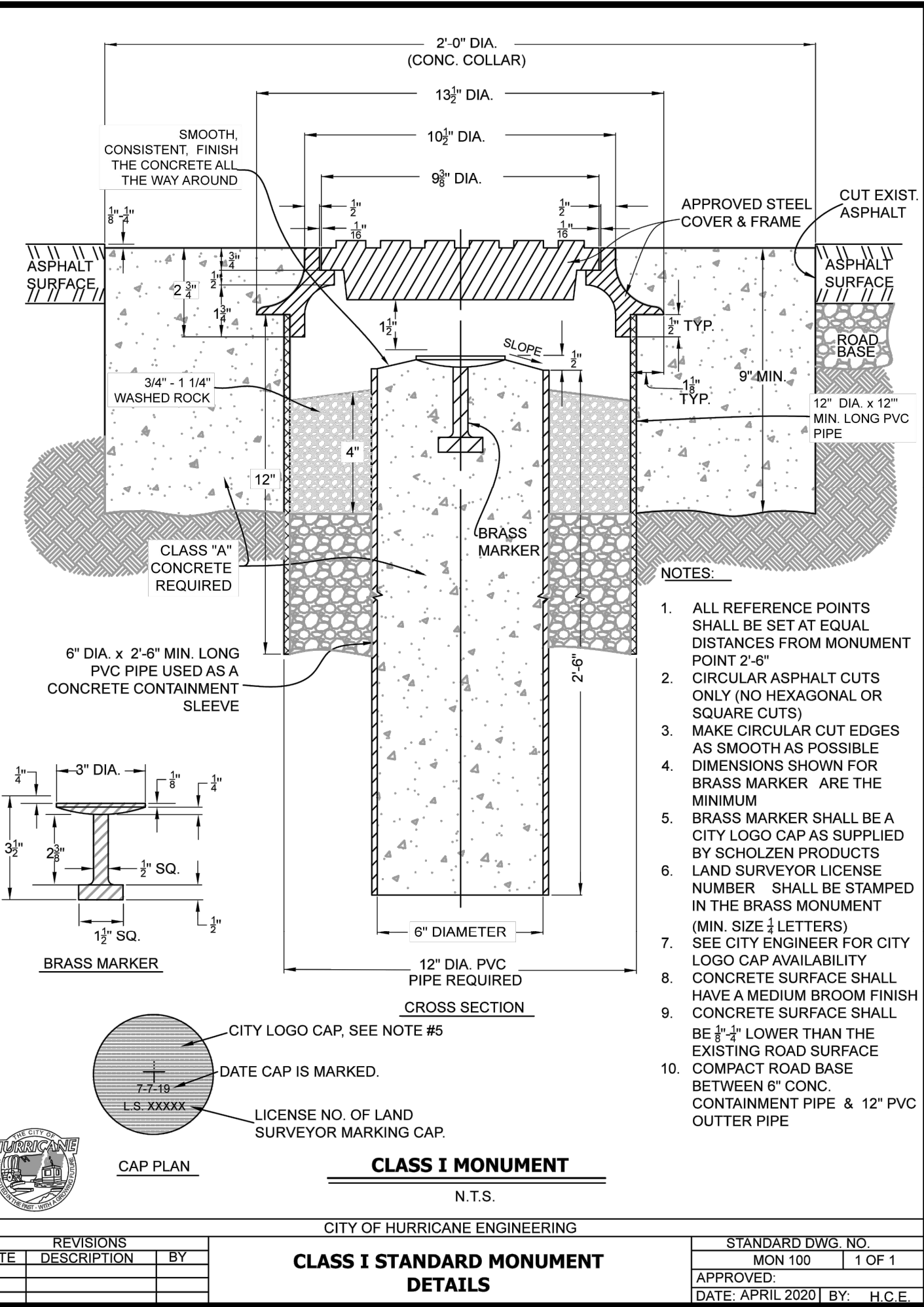
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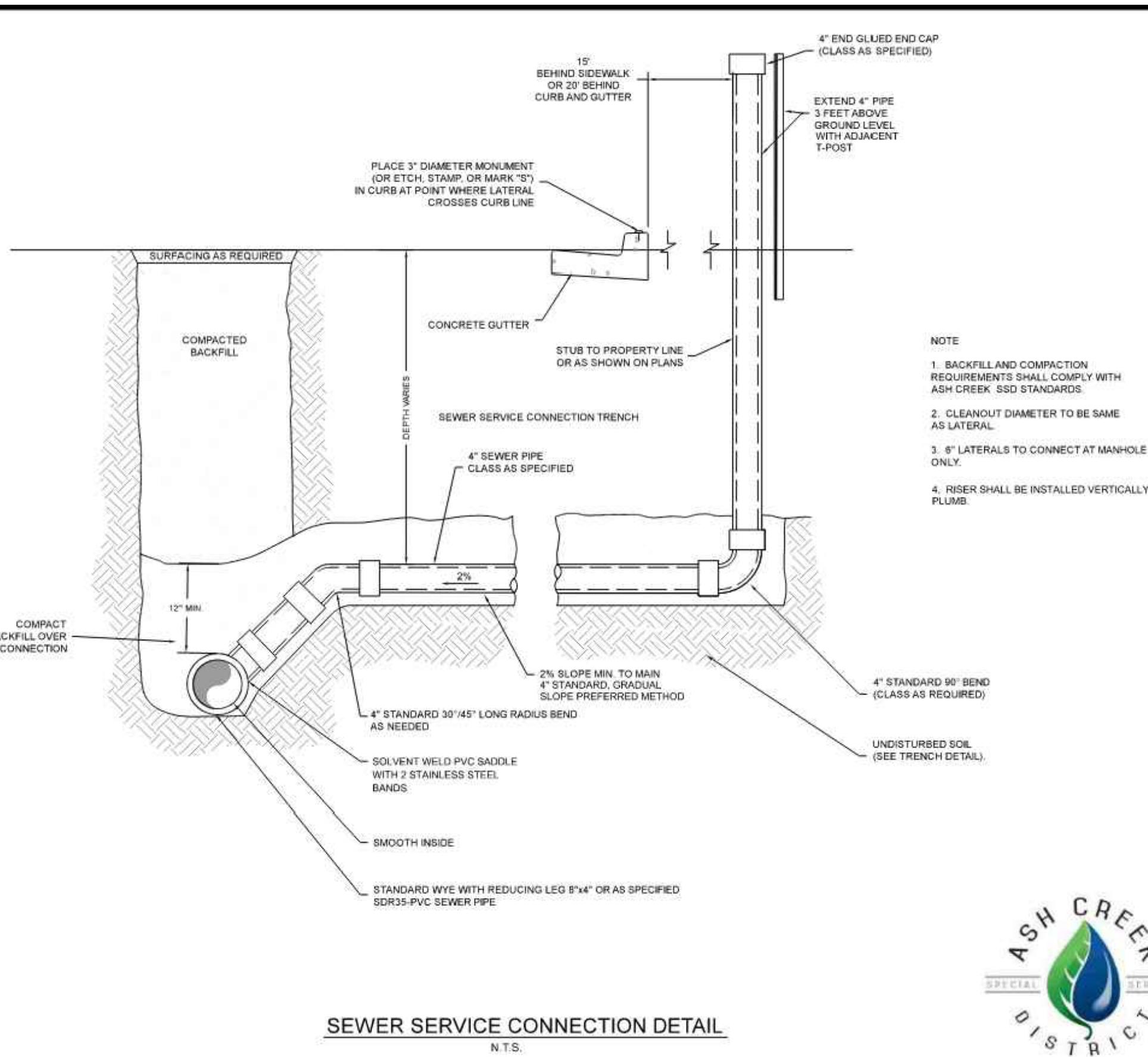
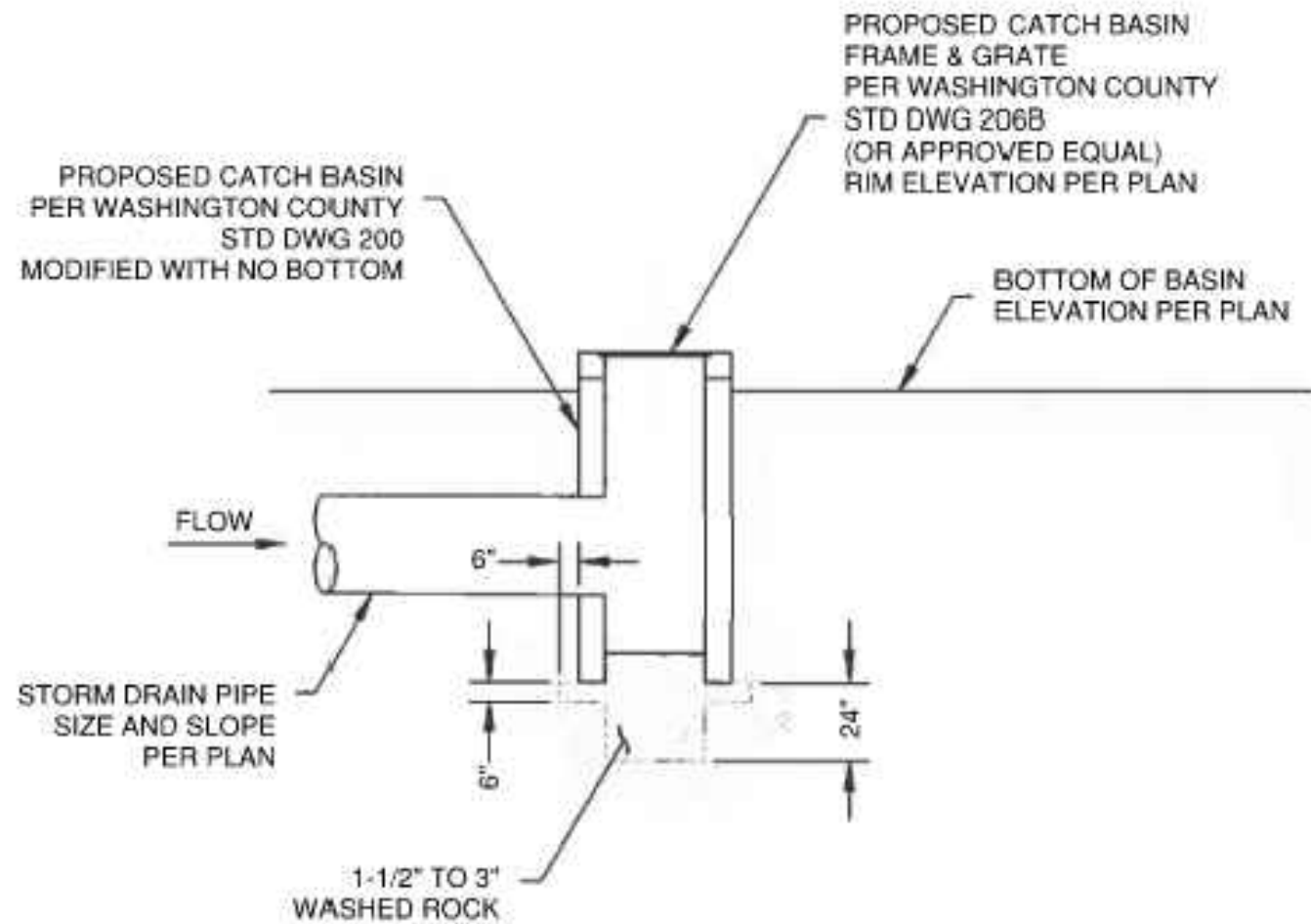
ASPHALT SURFACE COURSE
ASPHALT BASE COURSE
100% COMPACTED AGGREGATE BASE COURSE
95% COMPACTED SUBGRADE

TYPE/AREA	ASPHALT THICKNESS	AGGREGATE BASE COURSE	SUBBASE COURSE
2400 W STREET (T.I.=6.0)	3.0"	7.0"	12.0"
3000 S. STREET (T.I.=7.0)	3.5"	8.0"	12.0"

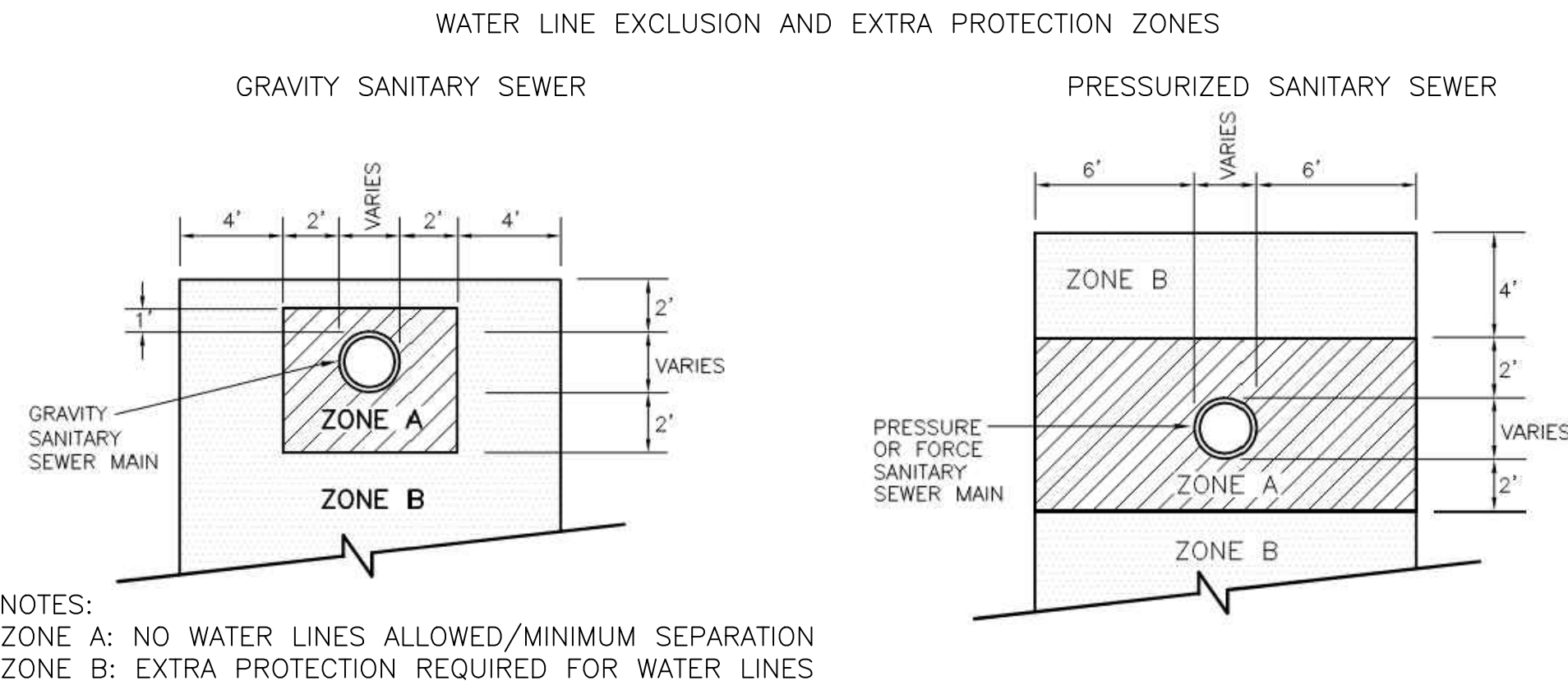
PAVEMENT RECOMMENDATIONS PREPARED BY LANDMARK TESTING &ENGINEERING PER PAVEMENT DESIGN LETTER LANDMARK PROJECT NO. 220269. PREPARE SUBGRADE PER SITE PREPARATION SECTION.



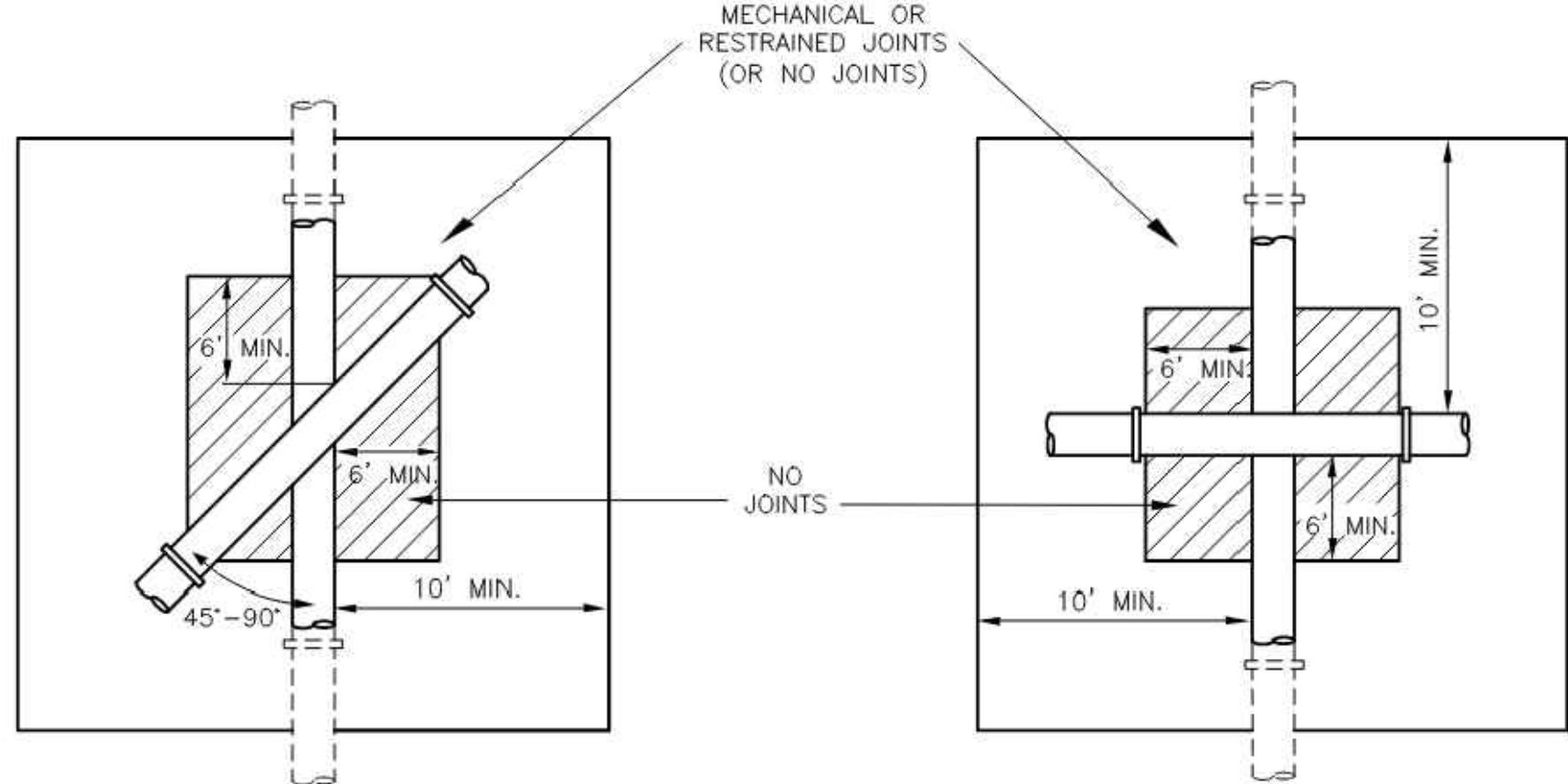
PROPOSED ON-SITE BUBBLE-UP STRUCTURE DETAIL



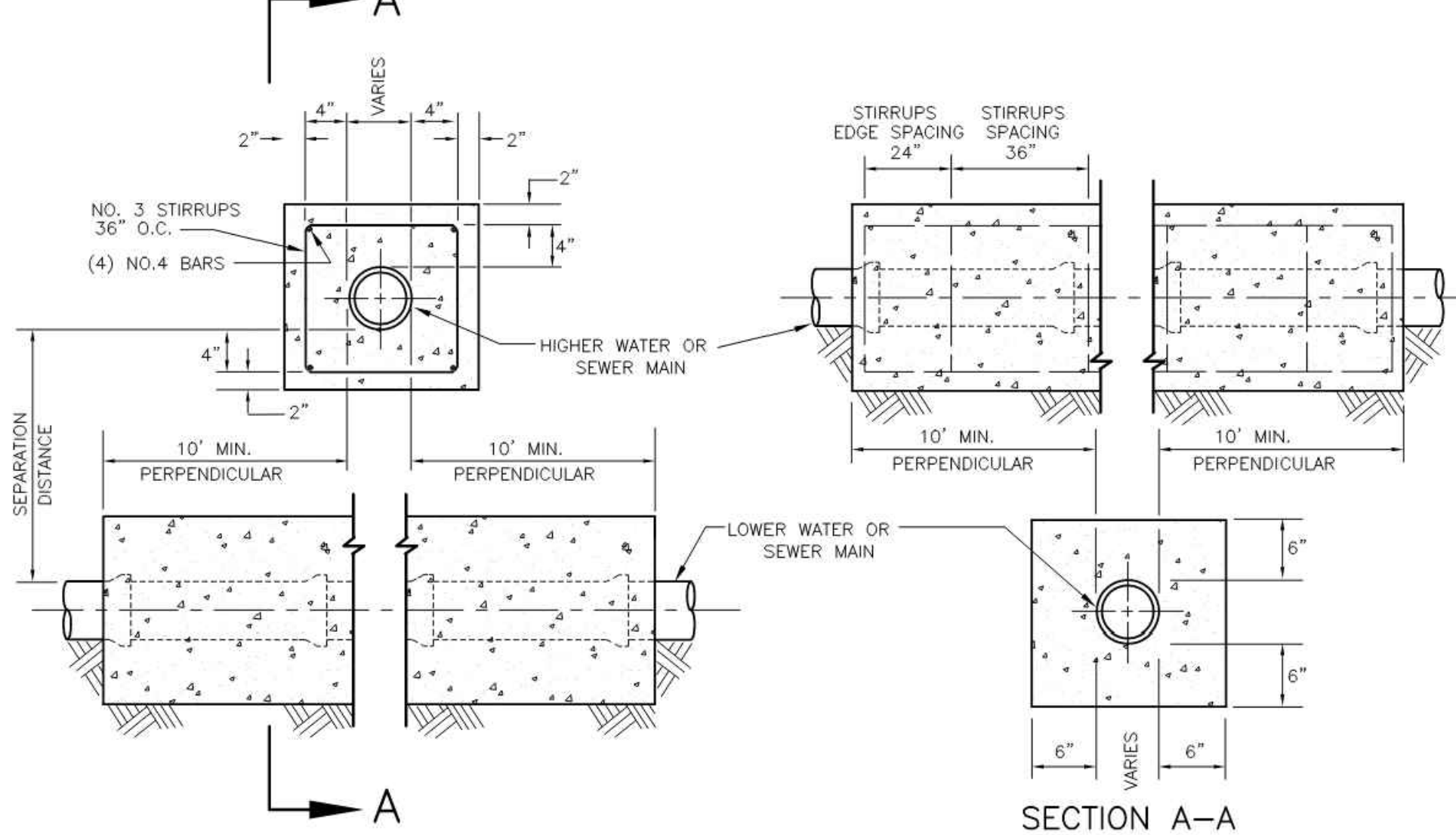
WATER AND SANITARY SEWER SEPARATION & PROTECTION DETAIL



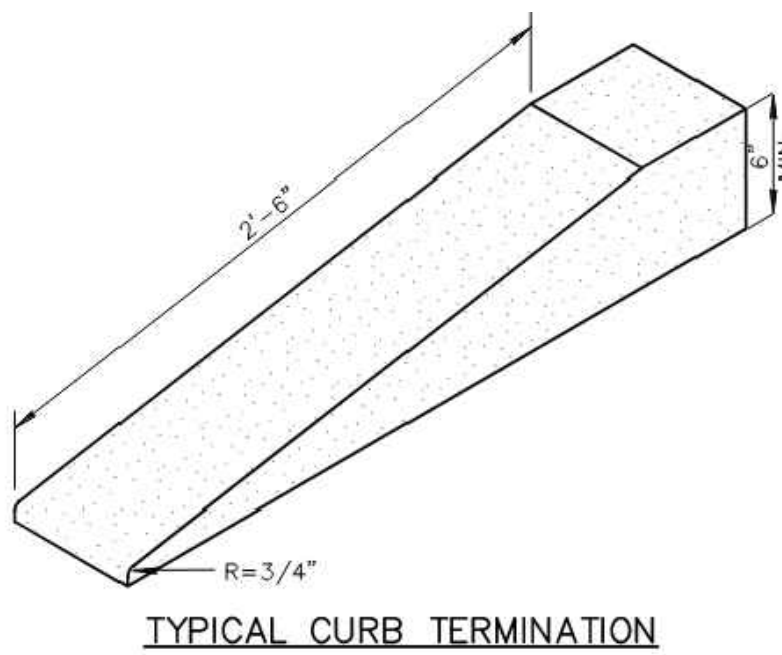
WATER LINE EXTRA PROTECTION DUCTILE IRON PIPE WITH RESTRAINED OR MECHANICAL JOINTS

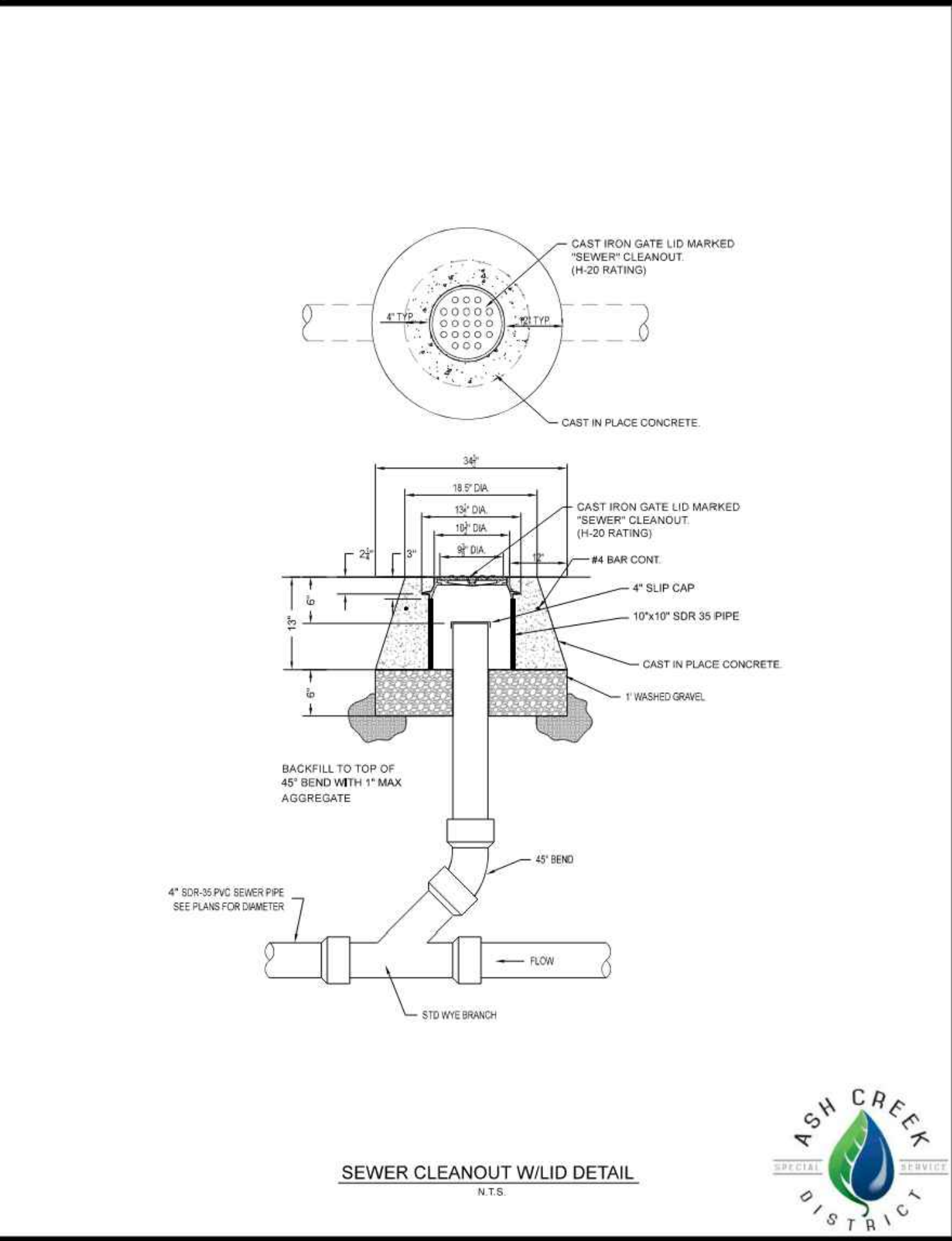
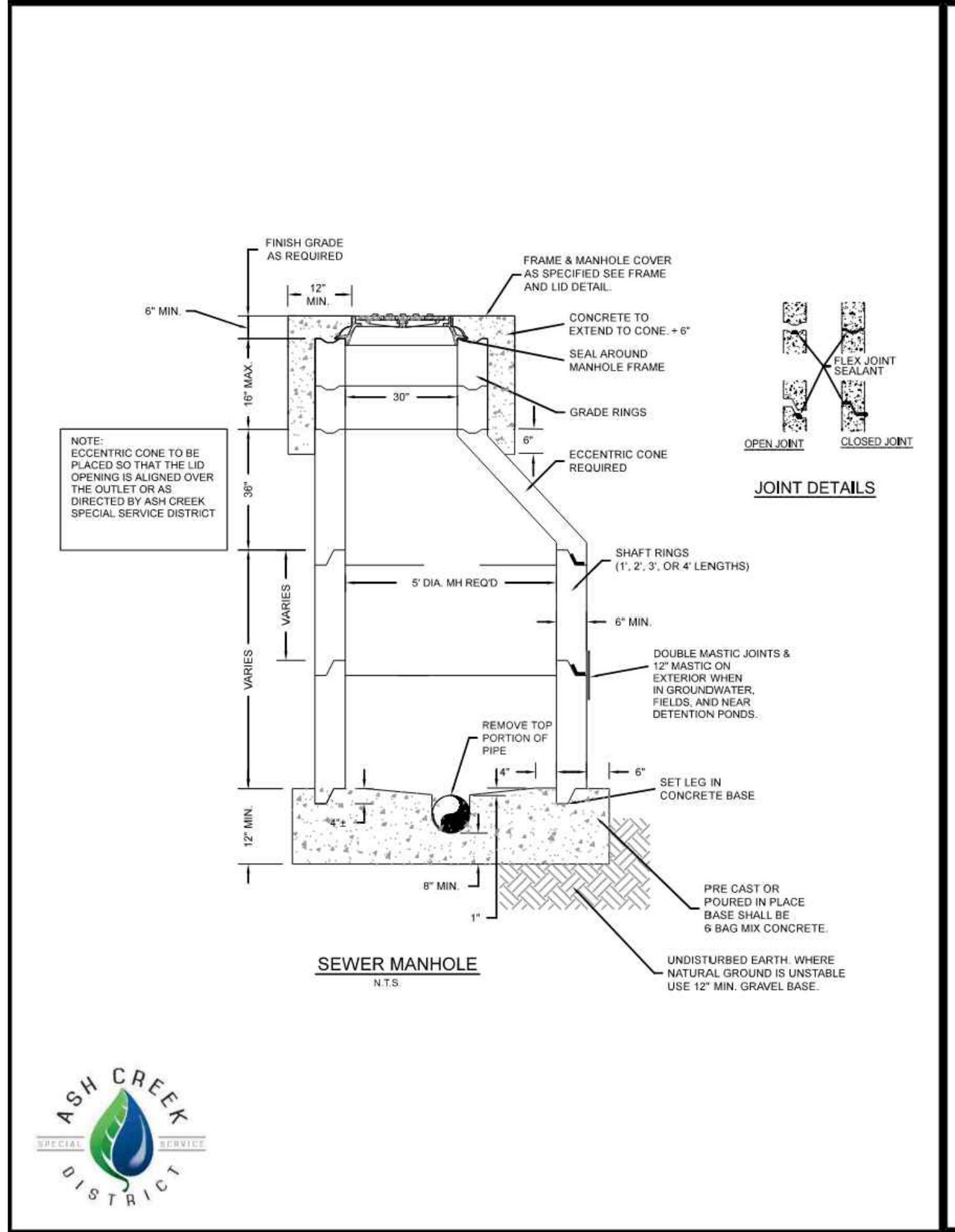
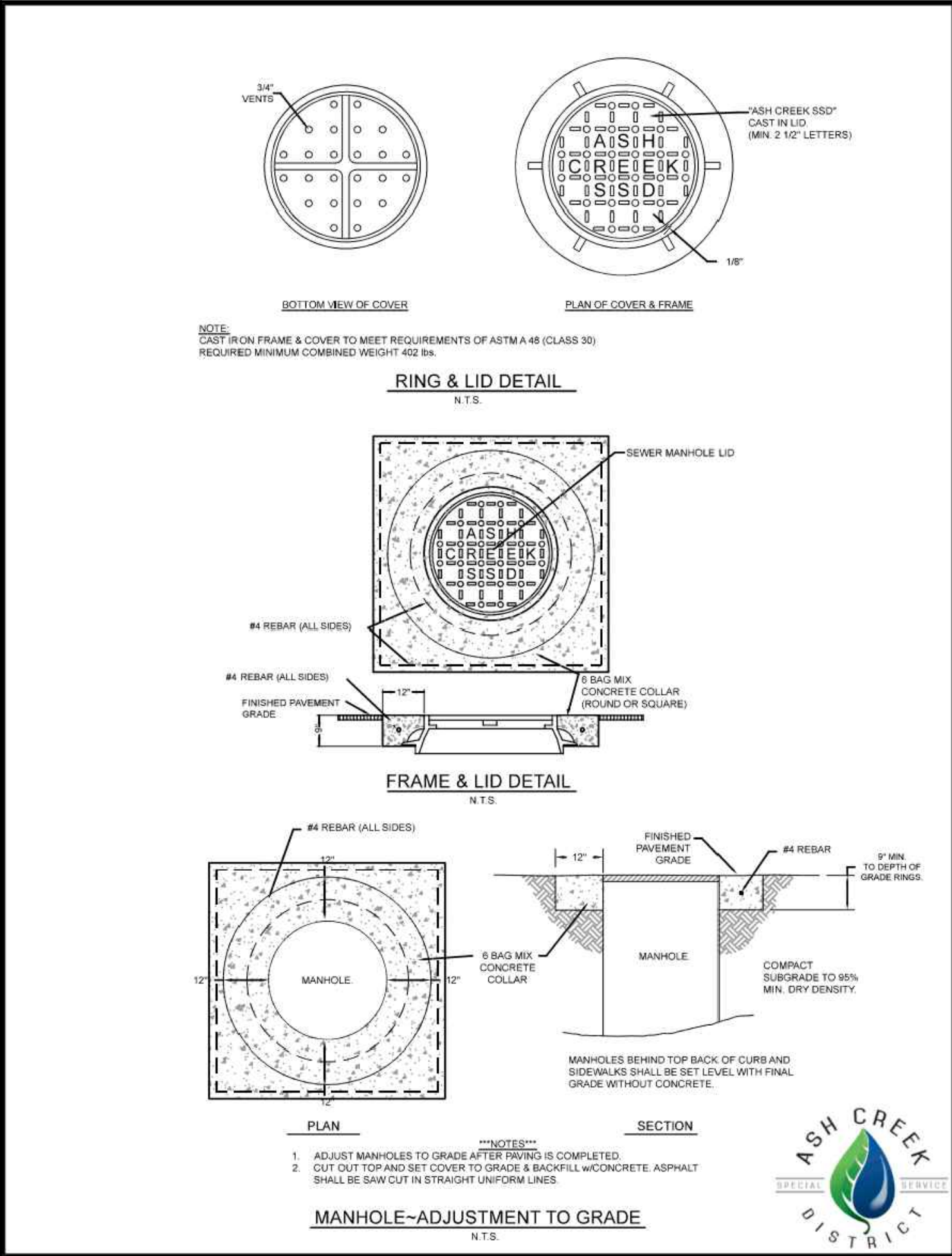
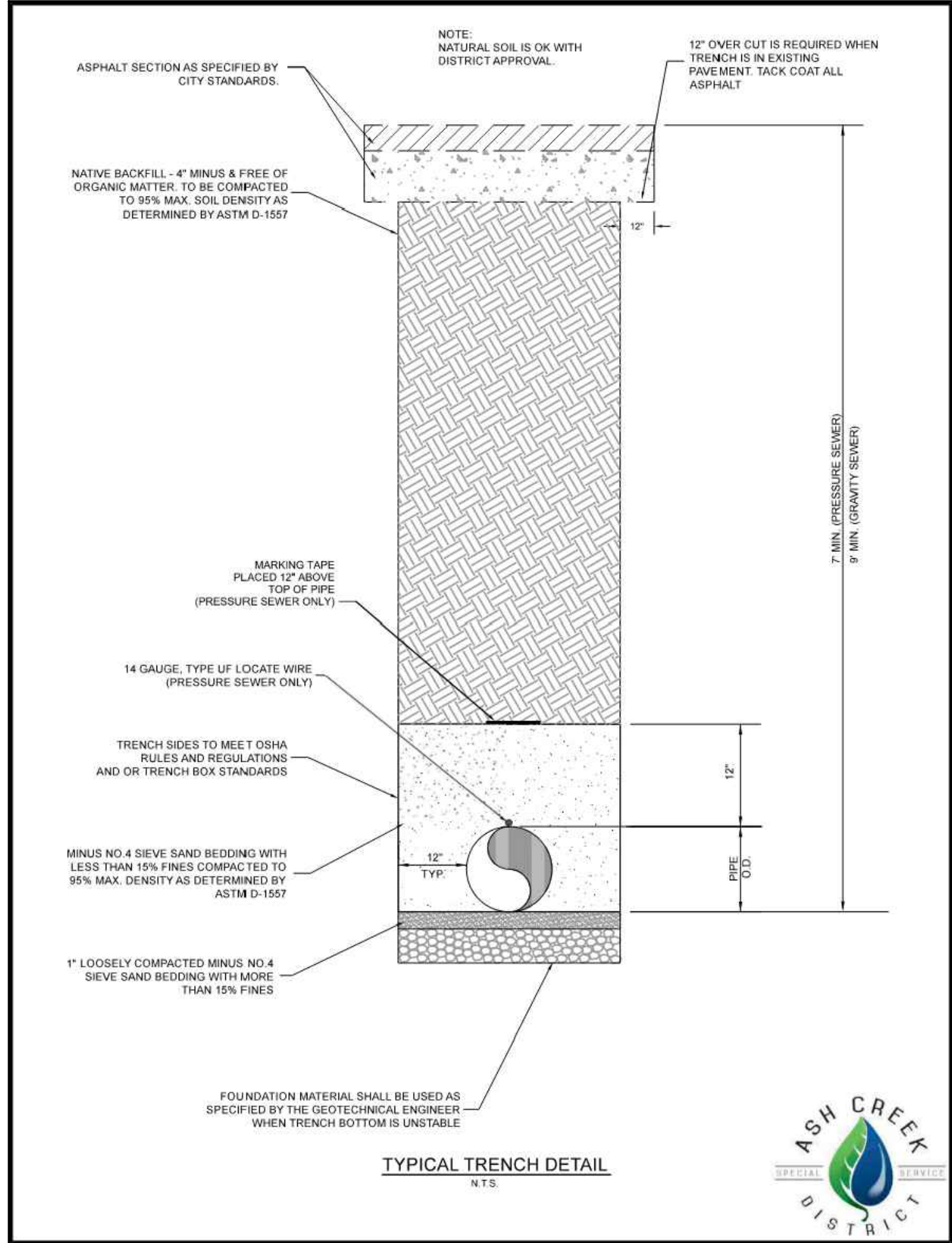


ENCASEMENT FOR PIPE CROSSING



NOTES:
1. CLASS 'C' CONCRETE





POWER NOTES FOR BoN GARDENS OFF-SITE:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
- LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER. SPECS0
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY ANY PROPERTIES THAT MAY BE AFFECTED.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- DEVELOPER WILL BE BILLED A TERMINATION FEE \$102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC.
- DEVELOPER WILL BE BILLED \$4074.00 FOR A 750 THREE PHASE PRIMARY RISER FEE.
- ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROAD WAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
- DEVELOPER WILL BE BILLED \$1083.00 FOR SWITCH MAKE-UP FEE FOR EACH SWITCH THAT HAS BEEN INSTALLED.
- DEVELOPER WILL BE BILLED \$1690.00 FUSE BAY FEE. FOR EACH FUSE BAY USED.
- ALL THREE PHASE 750 MCM 15KV RUNS MUST NOT EXCEED 1000 FEET BETWEEN SWITCHES.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED BY SERVICE MAIN BREAKER SIZE.
- THIS PLAN WILL ONLY PROVIDE A POWER CONNECTION TO BoN GARDENS. THE CAPACITY TO SERVE THIS DEVELOPMENT WILL NEED TO COME FROM THREE FALLS SUBSTATION. THIS DEVELOPMENT WILL NEED TWO 3-PHASE 400-AMP DISTRIBUTION CIRCUITS THAT COME FROM THREE FALLS SUBSTATION. CONTACT HURRICANE POWER ABOUT OPTIONS TO GET THE TWO OFF-SITE CIRCUITS TO THE PROPERTY.

HURRICANE CITY PARKS DEPARTMENT:

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

NATURAL GAS & DOMINION ENERGY:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

CITY STREETS NOTES:

- NO BURNING OF CONSTRUCTION MATERIALS
- CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE

INFOWEST, CATV/FIBER OPTIC NOTES:

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

ASH CREEK SEWER DISTRICT NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR, MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
- NO NATIVE BACKFILL IN SEWER TRENCH.

CENTURYLINK PHONE NOTES:

- DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN ENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRED CONDUIT TO SCHEDULE DELIVERY.
- ANY BREAKS/BLOCKAGE IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
- CONTACT LUMEN ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
- ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS COMMUNICATIONS NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN/Joint TRENCH. PLEASE CONTACT TDS ENGINEERING AT (435-288-1415) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDING FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING ANY CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT (435-288-1415).
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

HURRICANE CITY WATER NOTES:

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

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

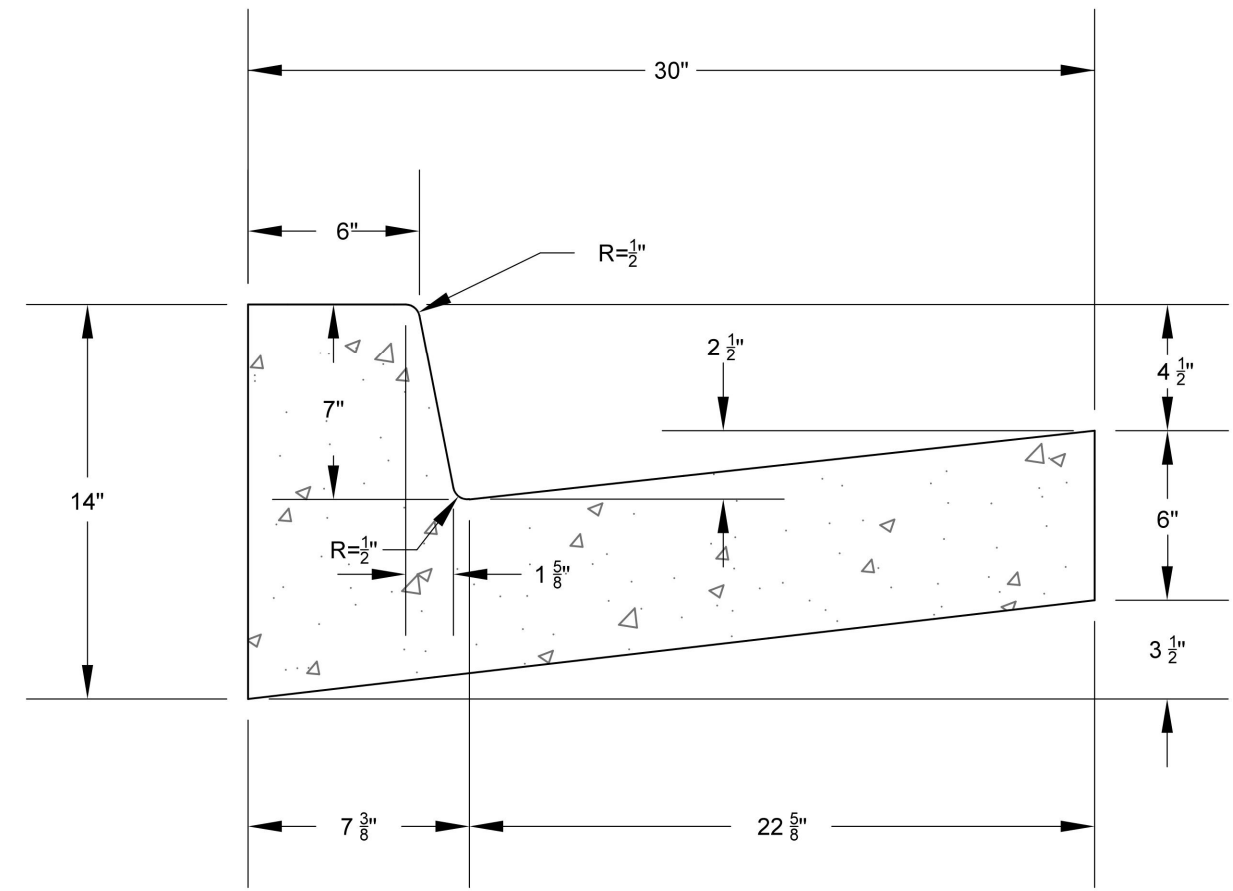
Project: Liberty Village Phase I
Hurricane, Utah

Revisions:

Design: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
No. 122-643-2002
JOSEPH W. PETRUCCI II
STATE OF UTAH

Job No.
21-0167
DT02
Sheet No.
13
of 16



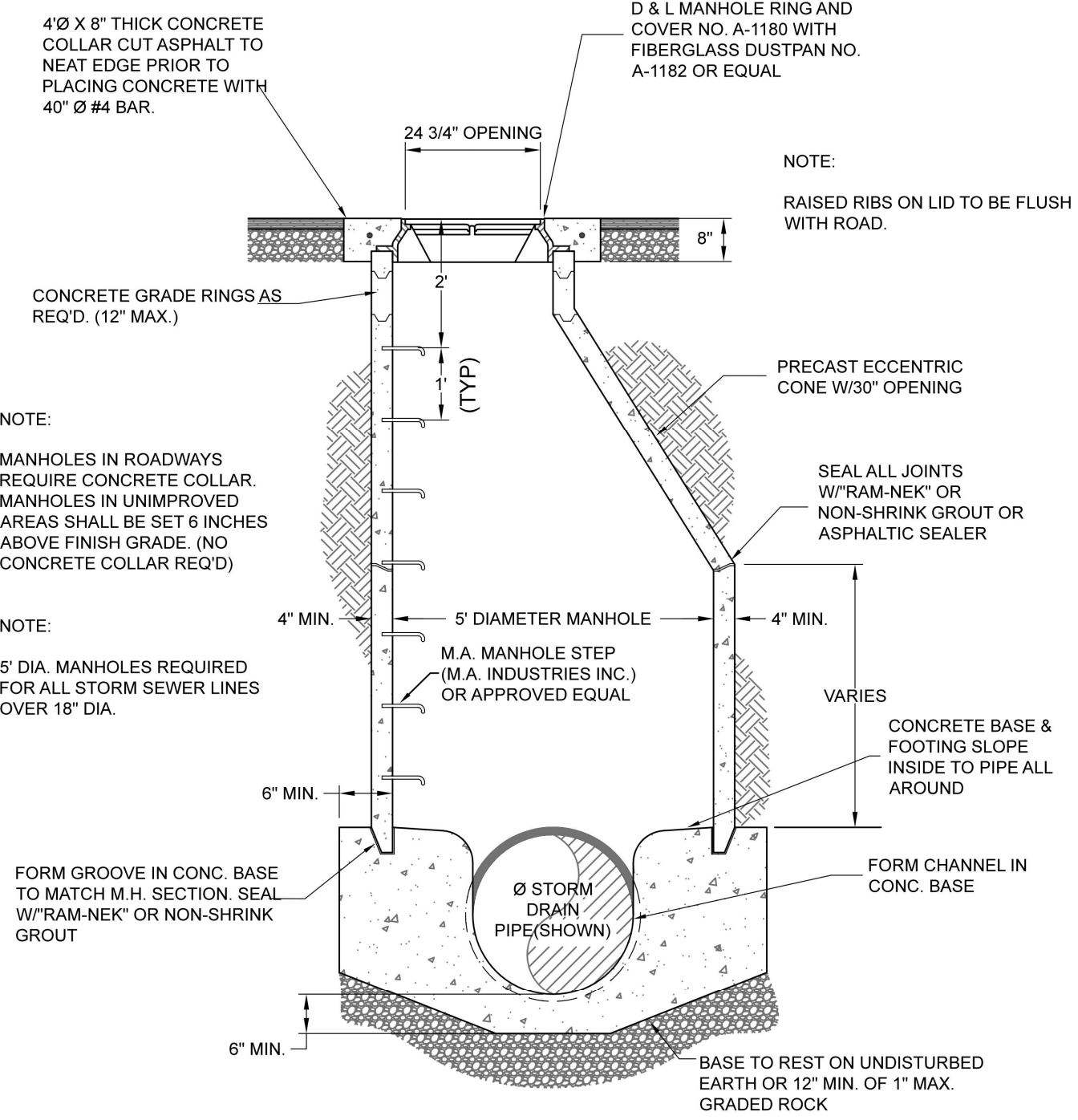
STANDARD CURB & GUTTER
(TYPE HB30-7)

N.T.S.

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



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



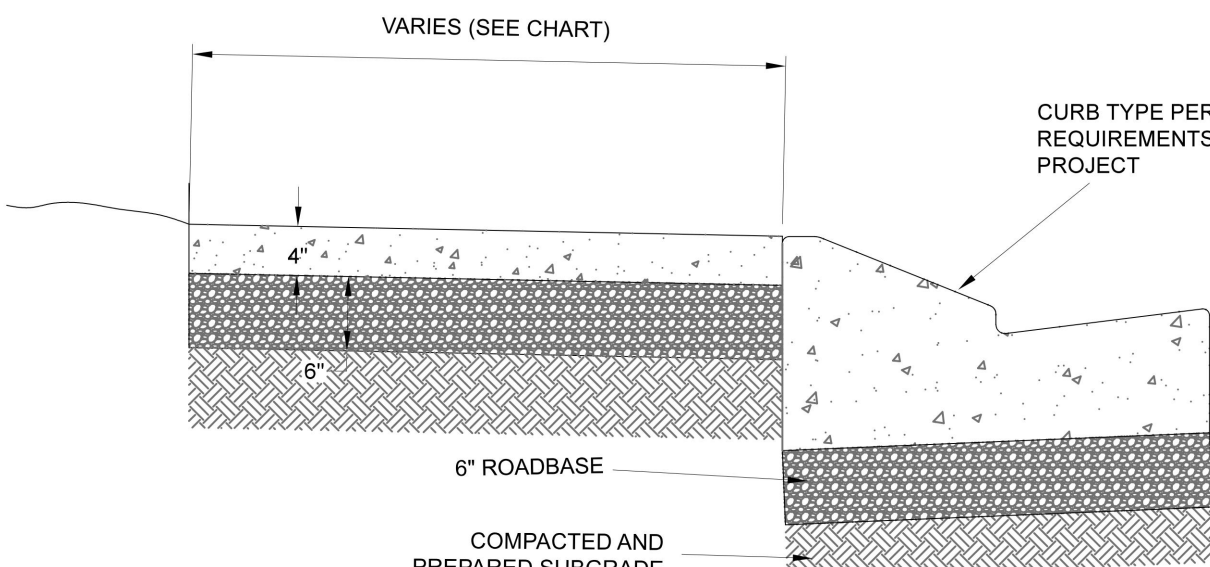
MANHOLE FOR STORM DRAIN

N.T.S.



REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				SD 108	1 OF 1	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

TYPICAL STORM DRAIN MANHOLE



- CROSS SLOPE SHALL BE 1/4 INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
RESIDENTIAL: 6" SIDEWALK
6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

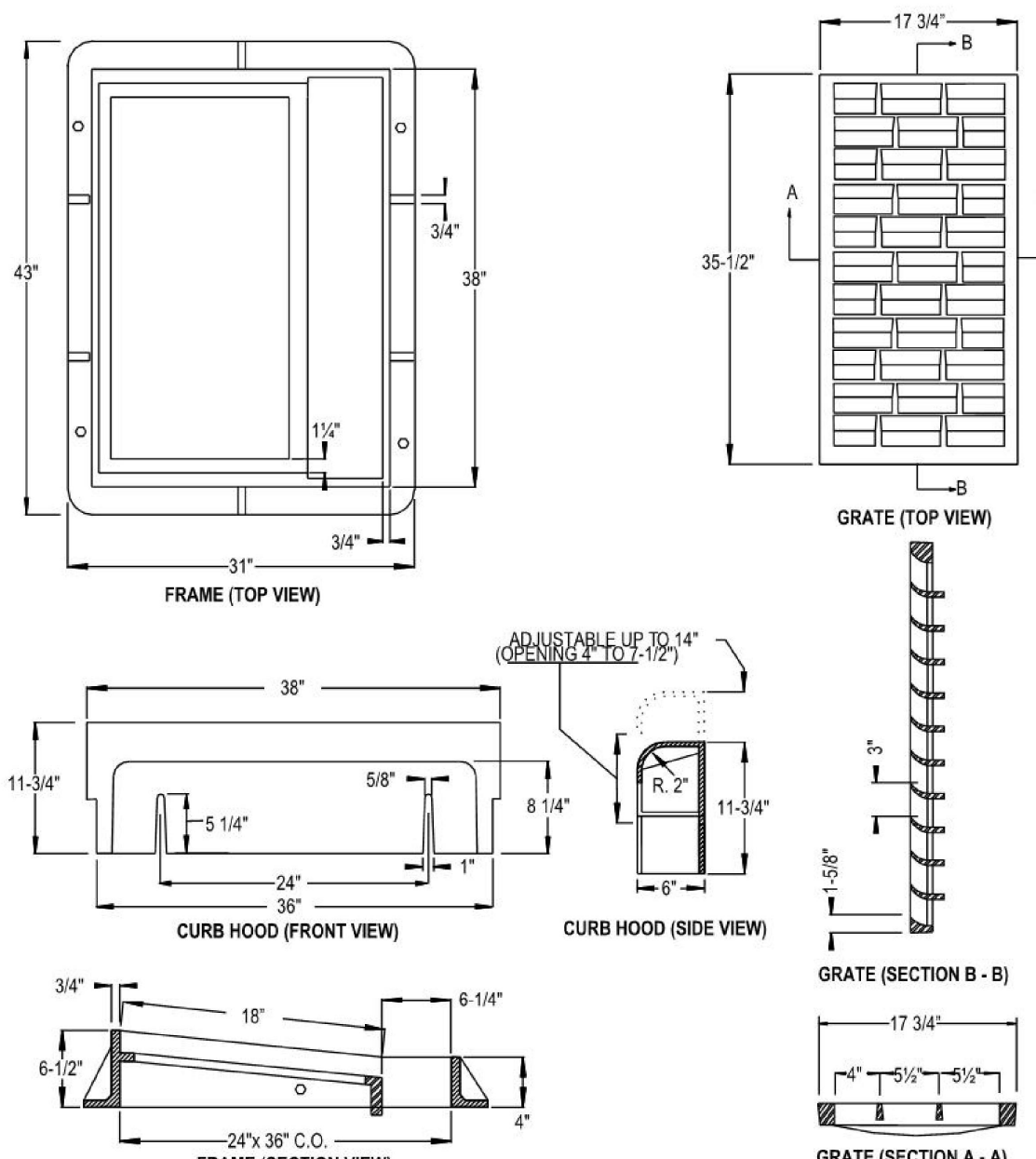
SIDEWALK DETAILS

N.T.S.



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

SIDEWALK DETAILS



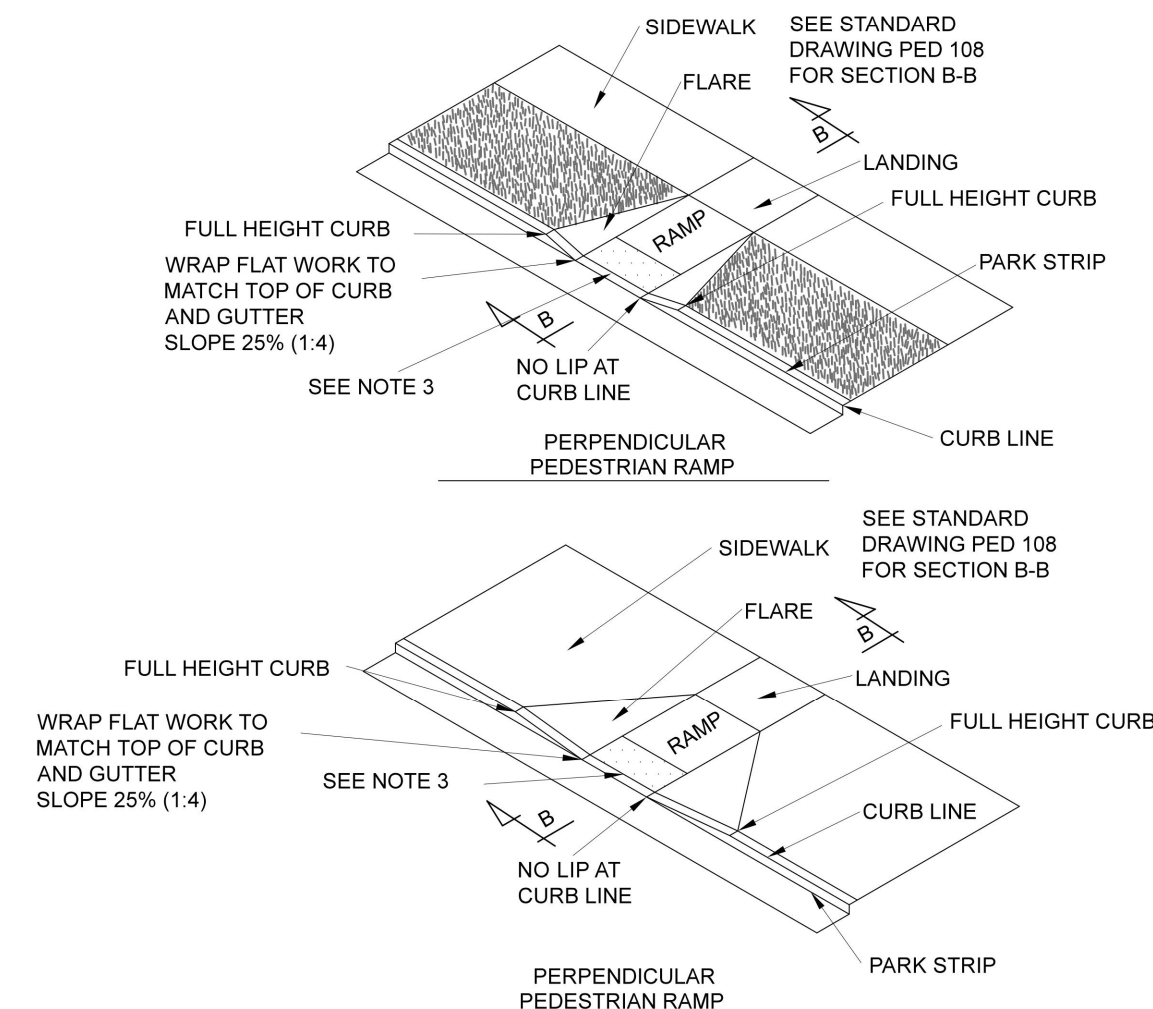
SINGLE CURB INLET FRAMES, "L" GRATES, & CURB HOODS

N.T.S.



REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				SD 102	2 OF 3	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

SINGLE CURB INLET
(BICYCLE SAFE)



NOTES:

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

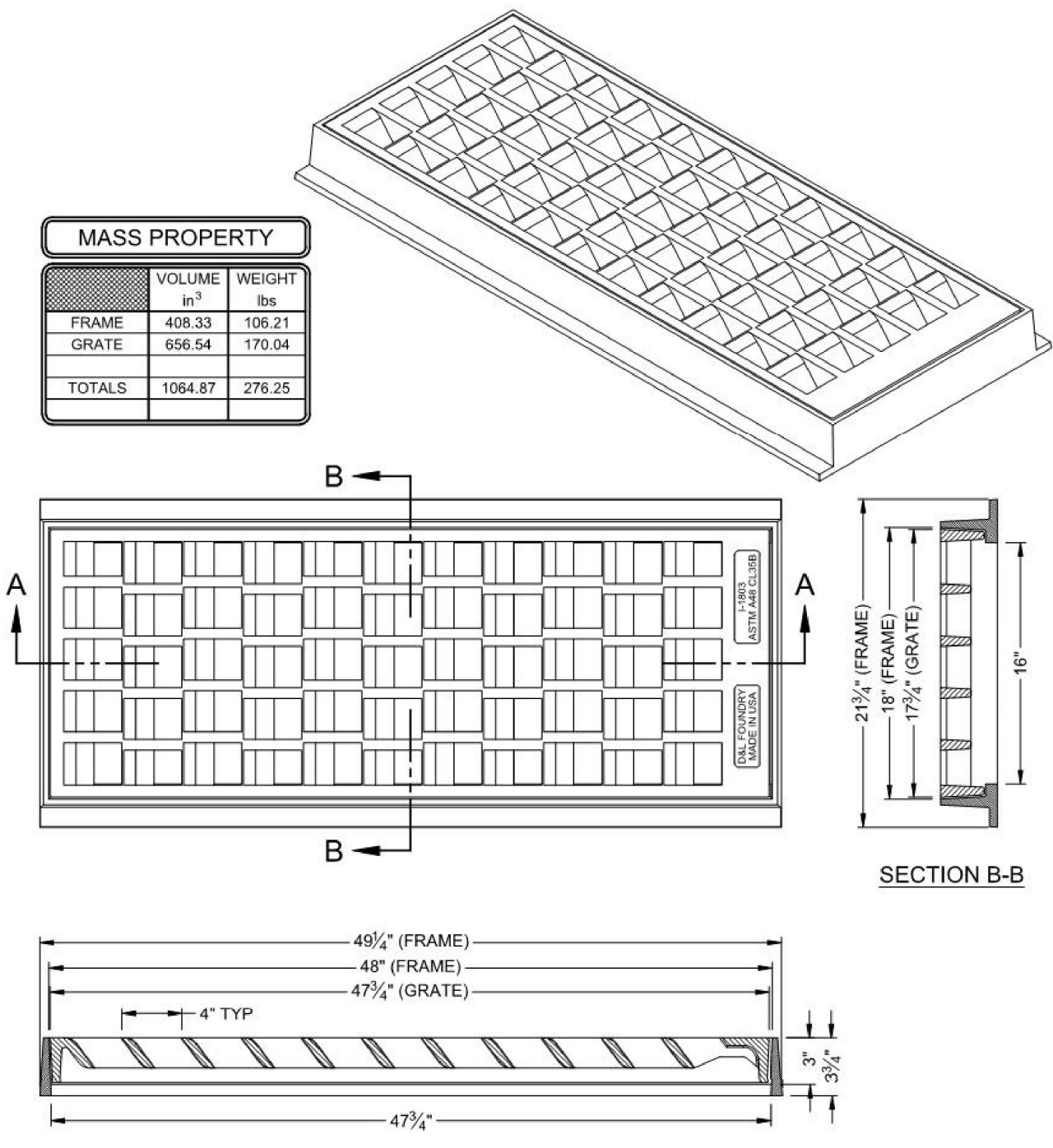
2 PERPENDICULAR PEDESTRIAN
ACCESS RAMP

N.T.S.



REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				PED 106	7 OF 9	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

2 PERPENDICULAR PEDESTRIAN
ACCESS RAMP



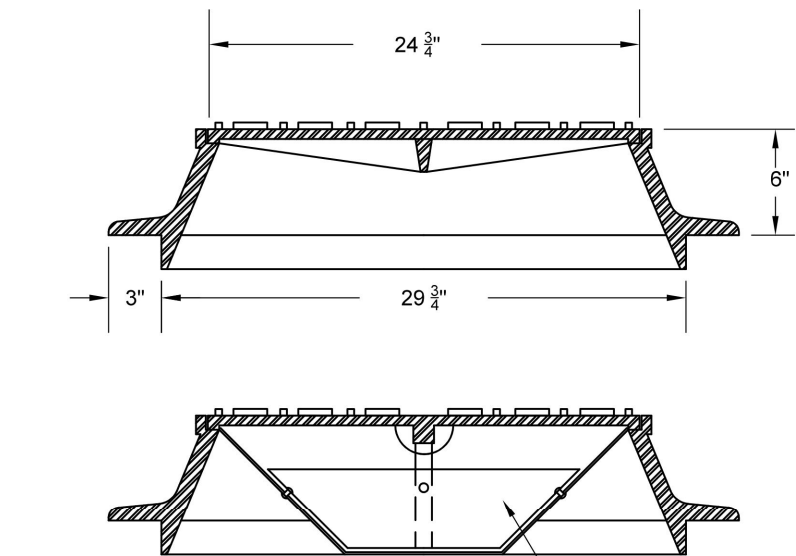
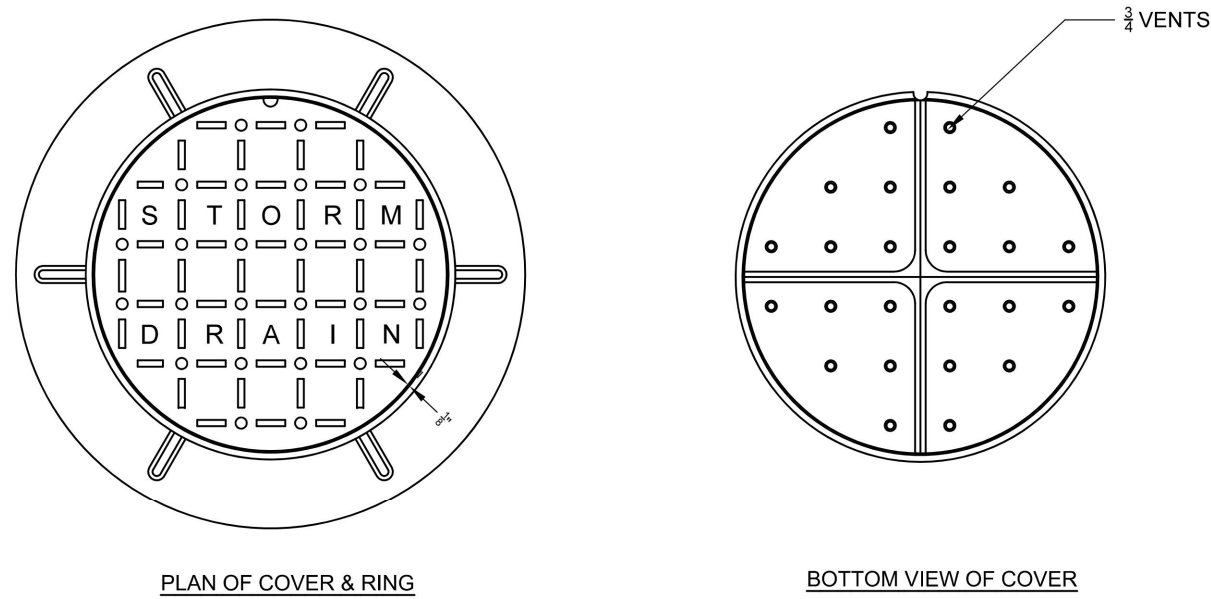
STANDARD CATCH BASIN GRATE

N.T.S.



REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				SD 101	1 OF 3	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

STANDARD CATCH BASIN GRATE
(BICYCLE SAFE)



NOTES:

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

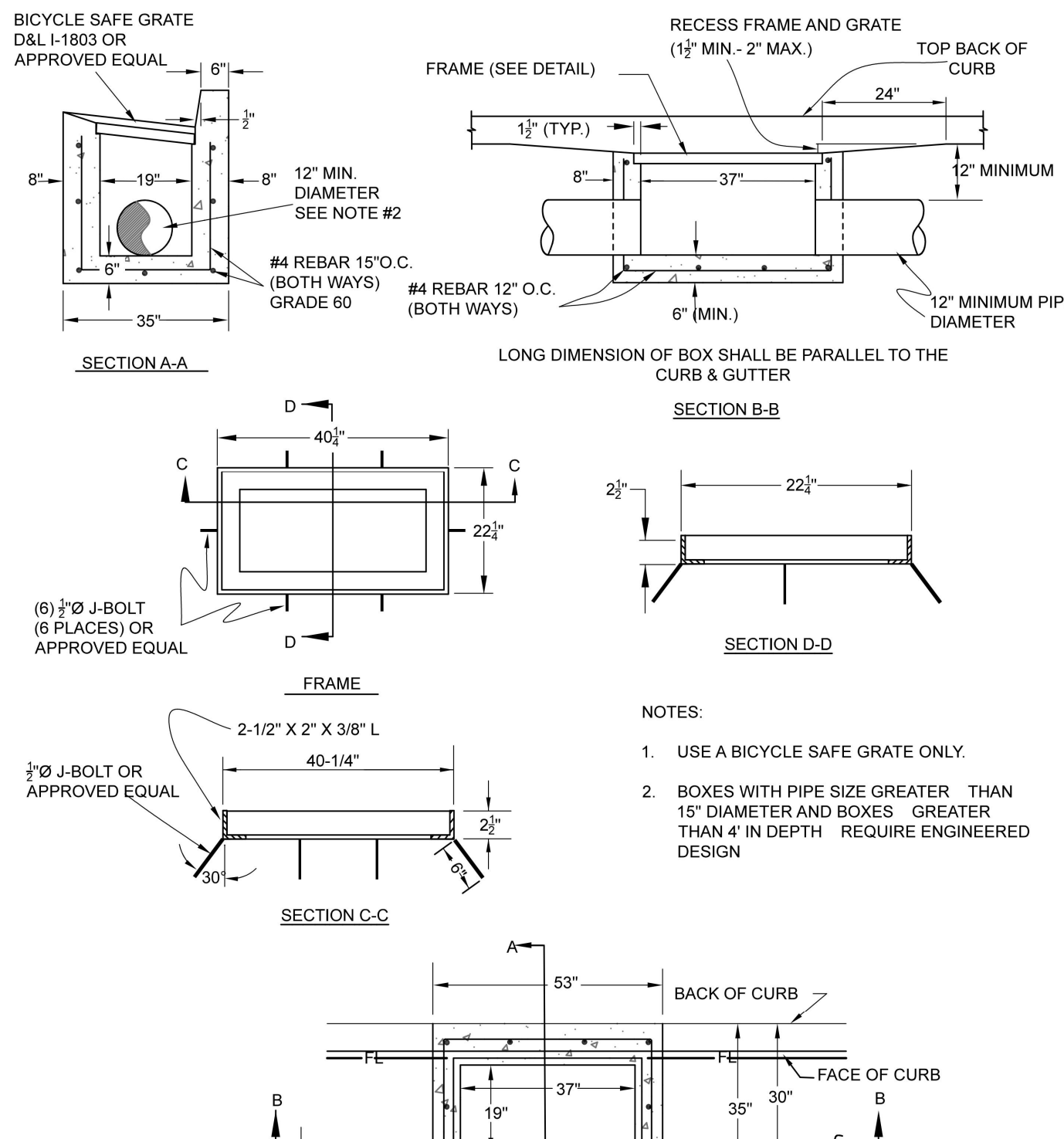
MANHOLE FRAME AND COVER

N.T.S.



REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				SD 111	1 OF 1	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

MANHOLE FRAME & COVER
DETAILS



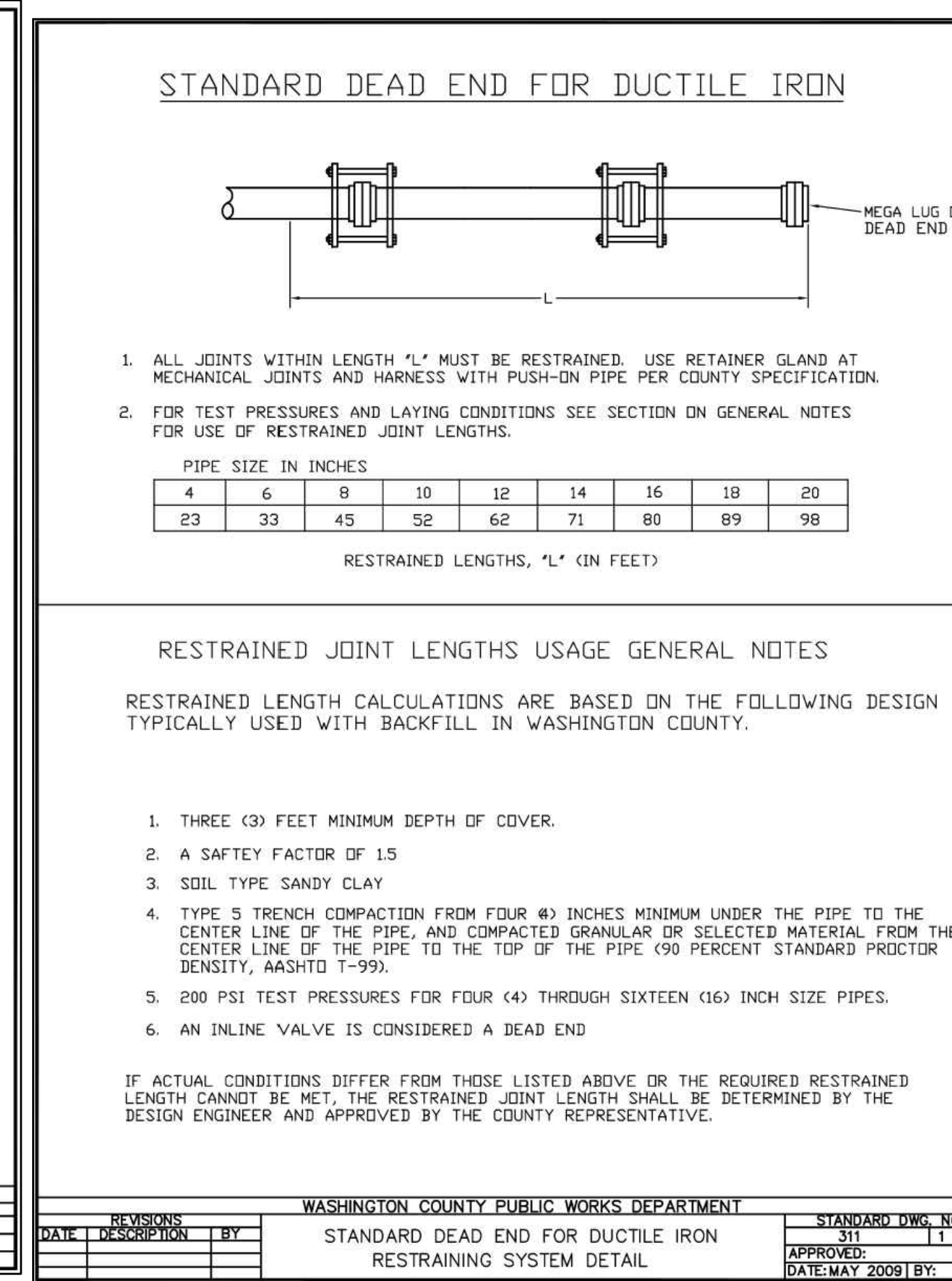
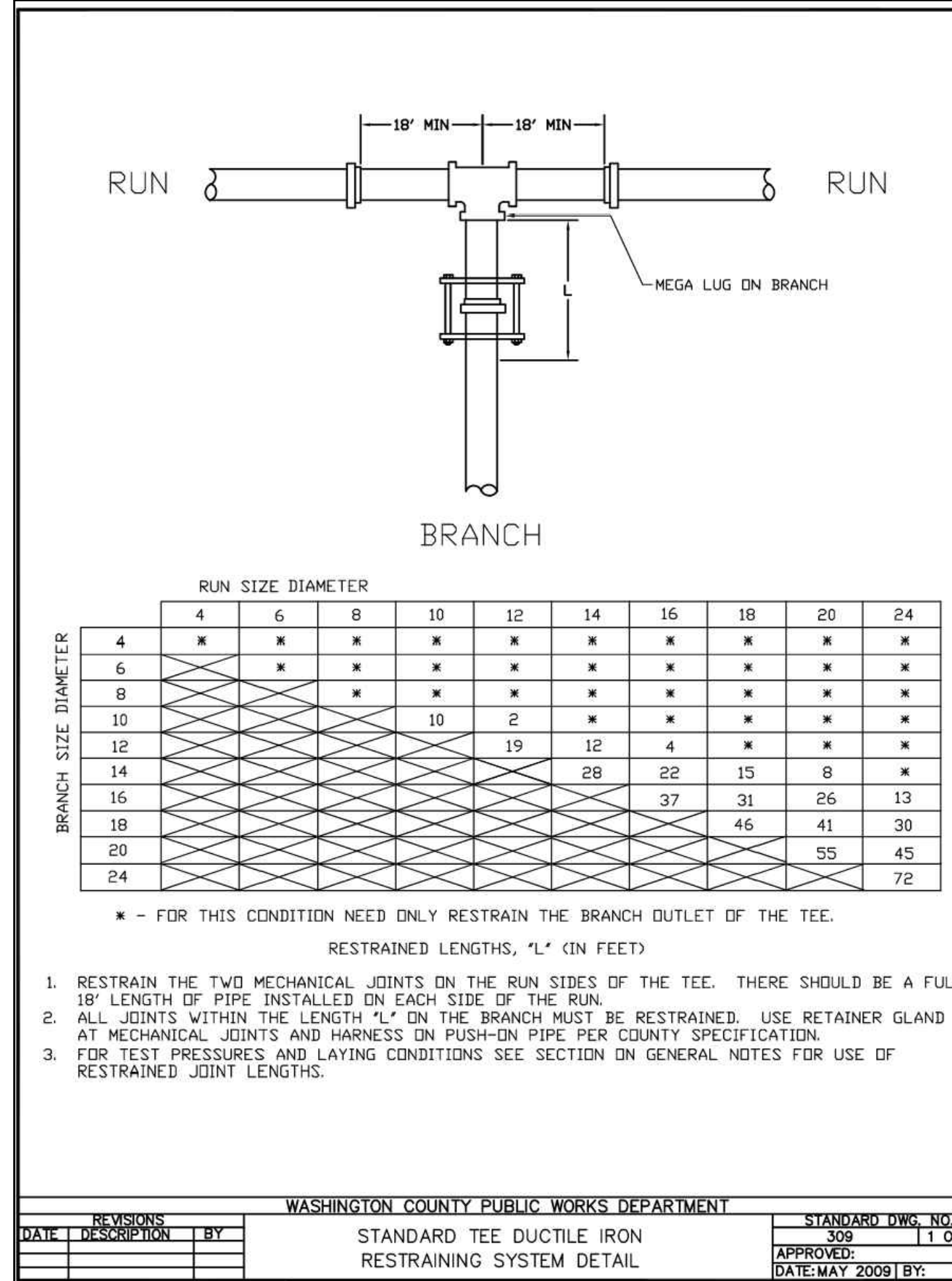
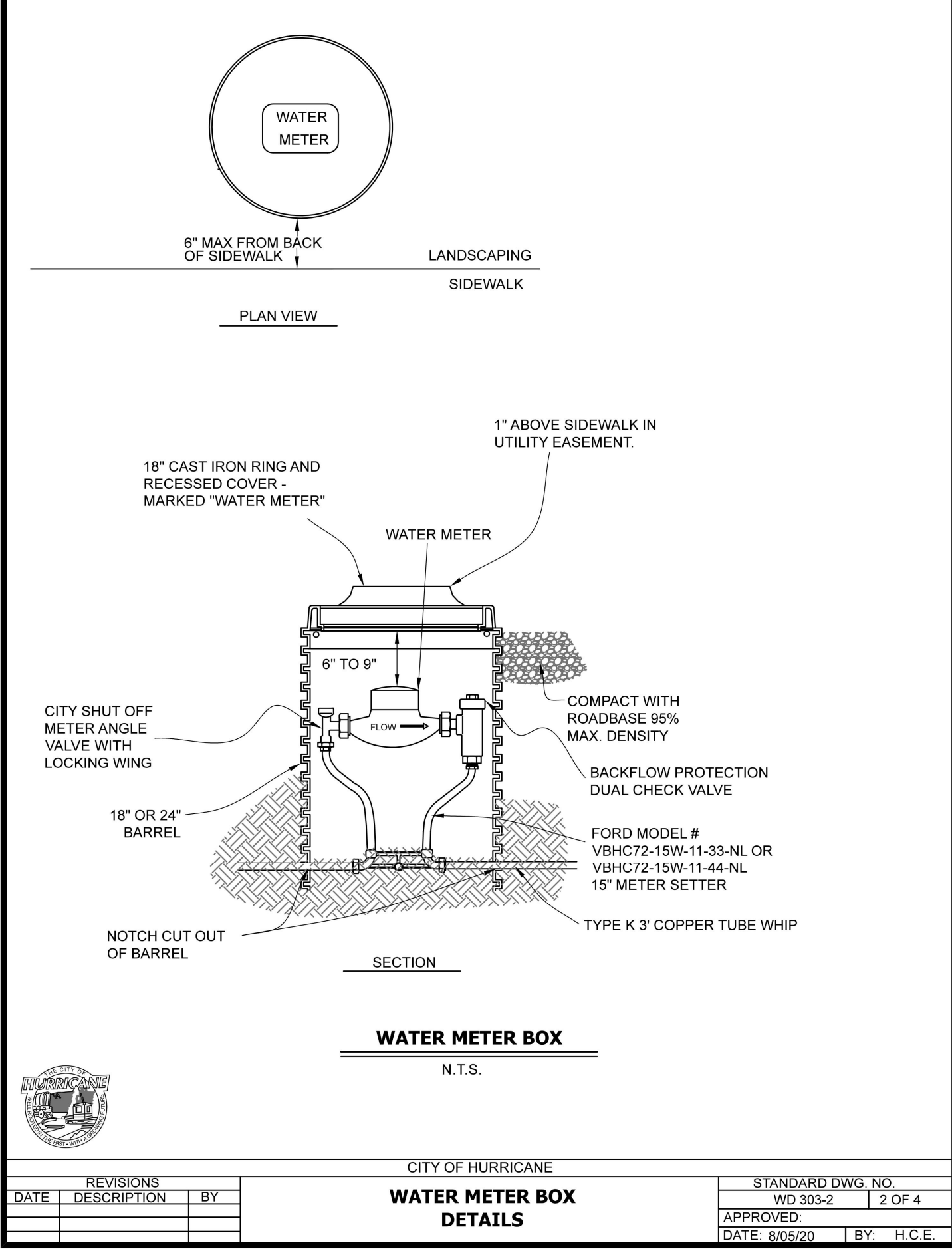
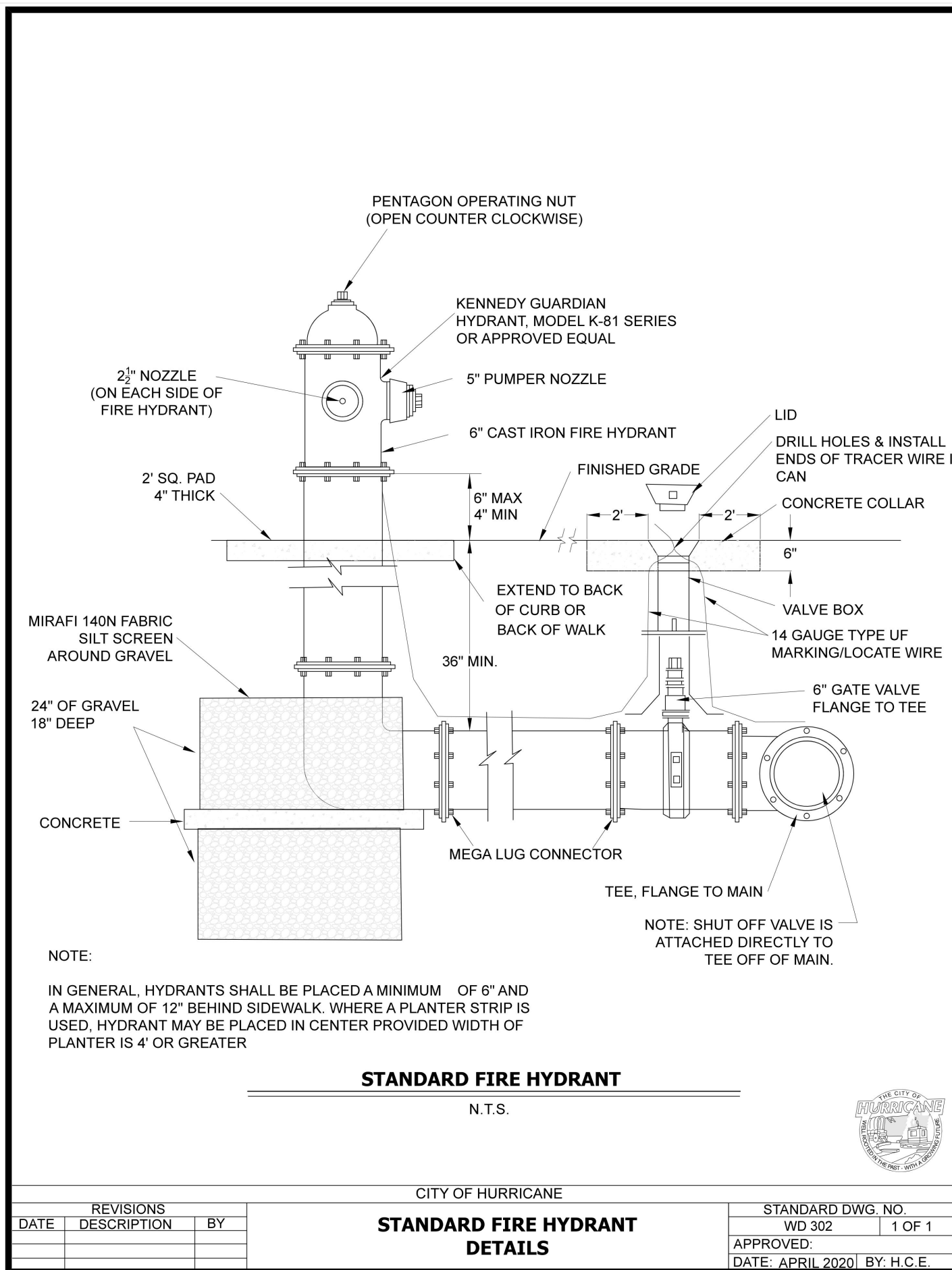
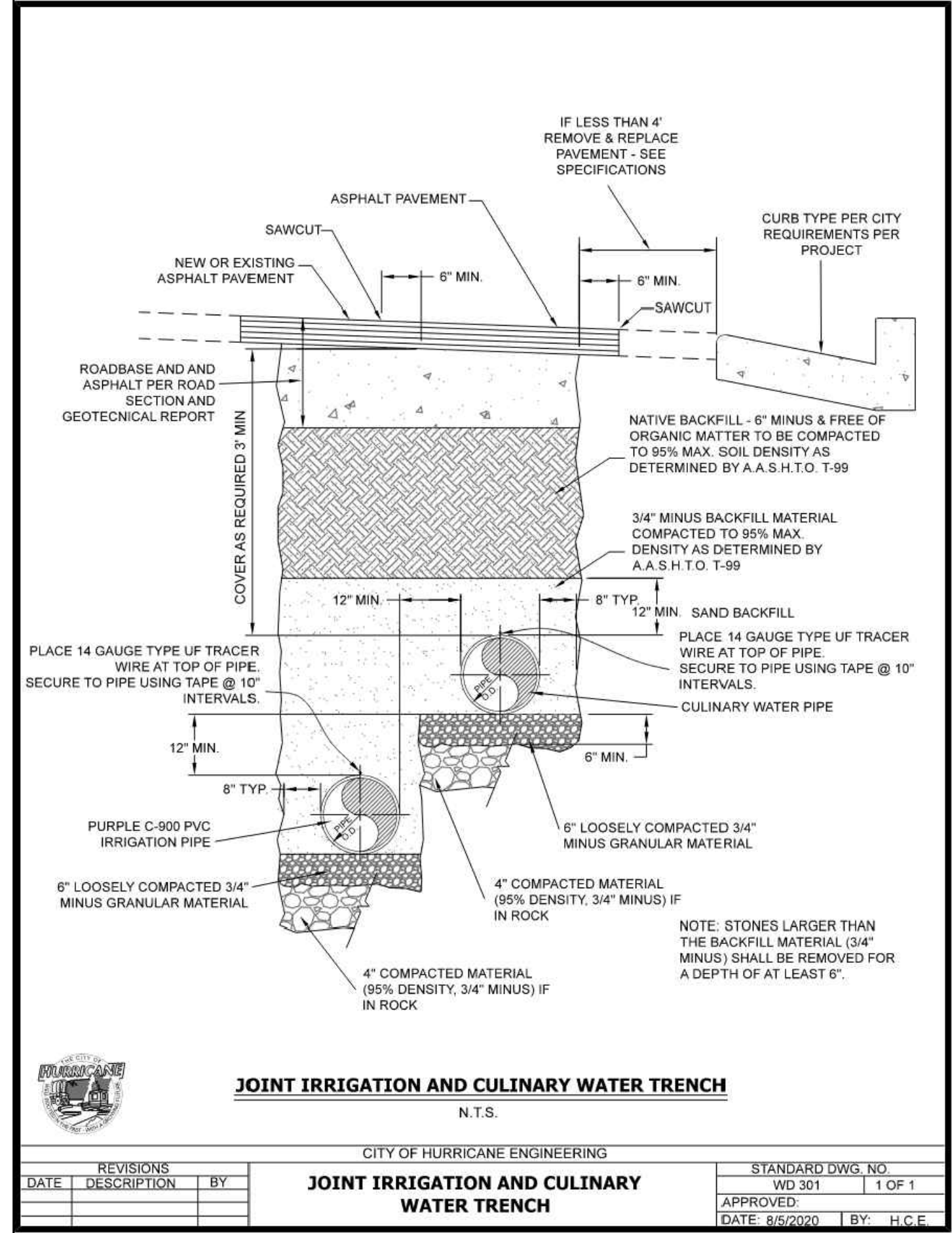
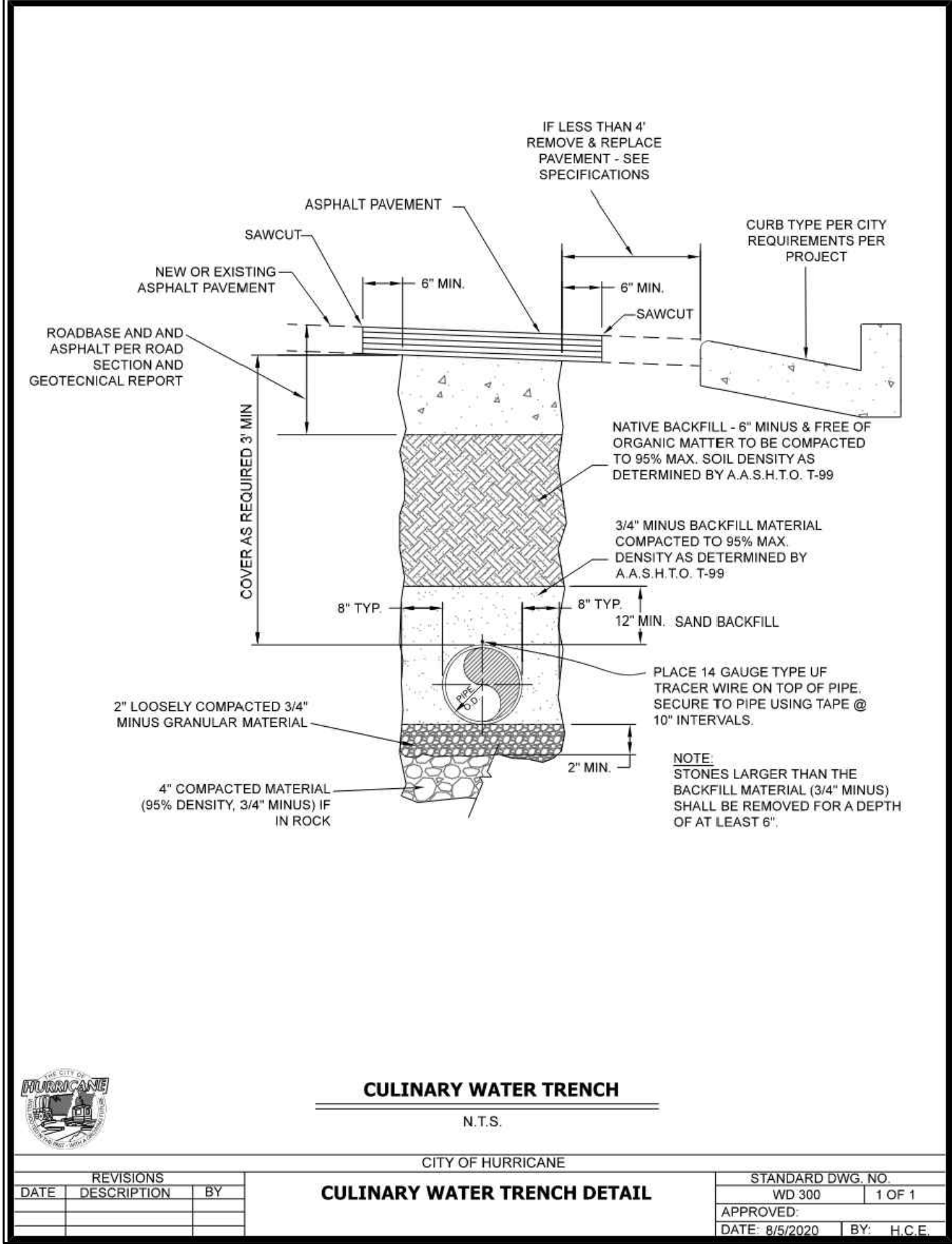
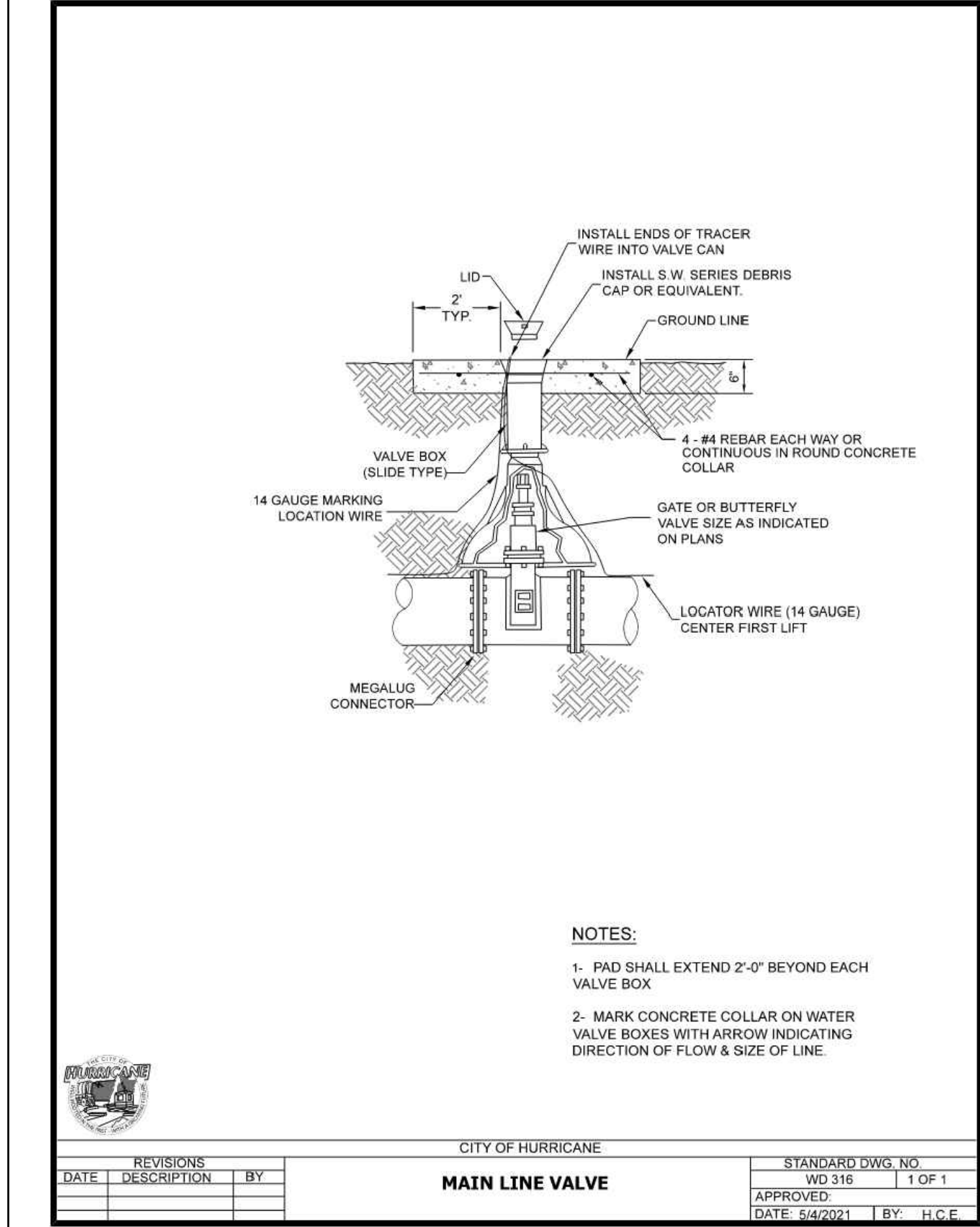
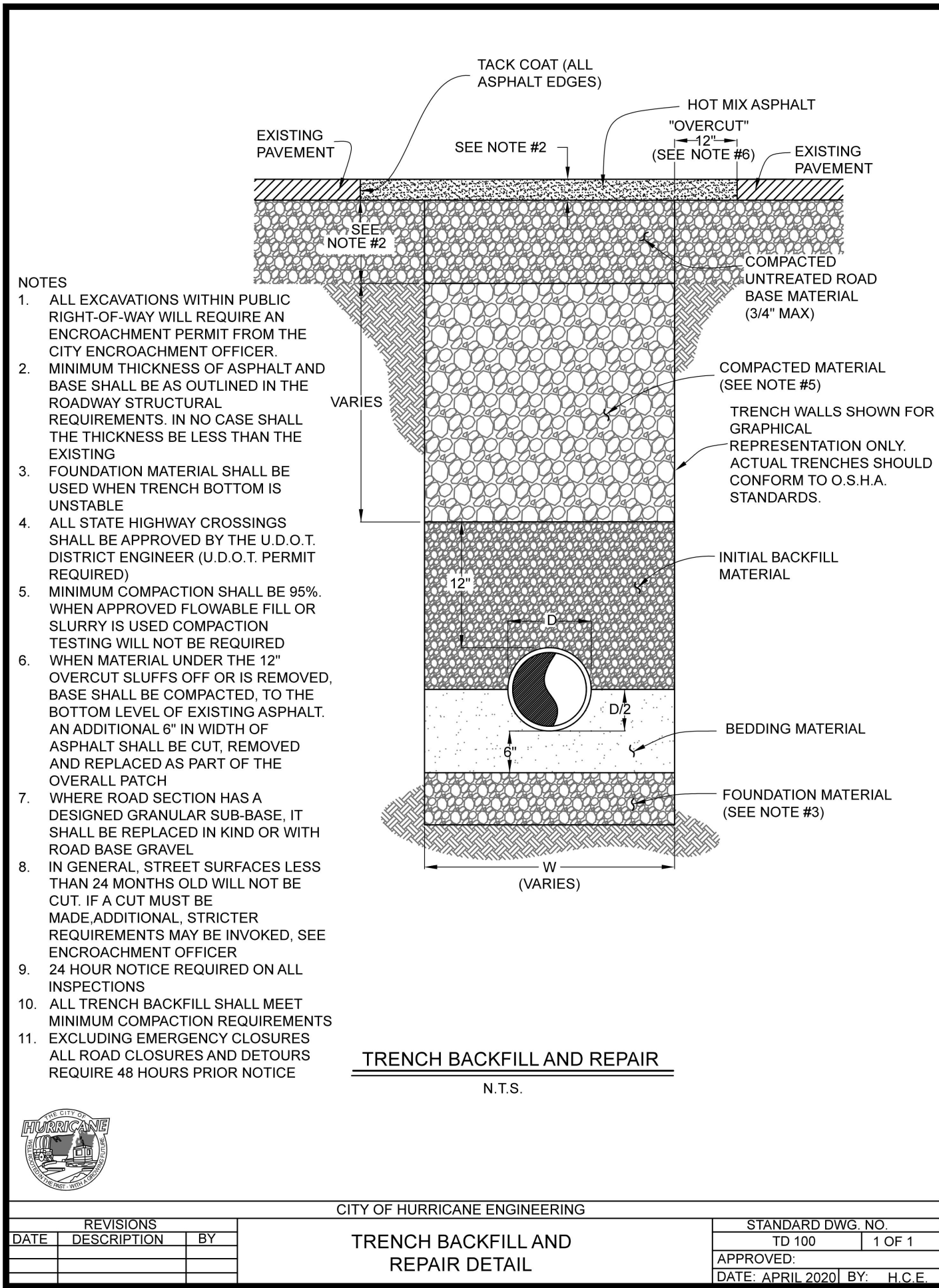
STANDARD CATCH BASIN
BOX AND FRAME

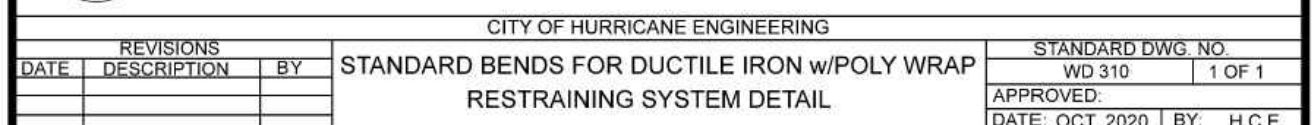
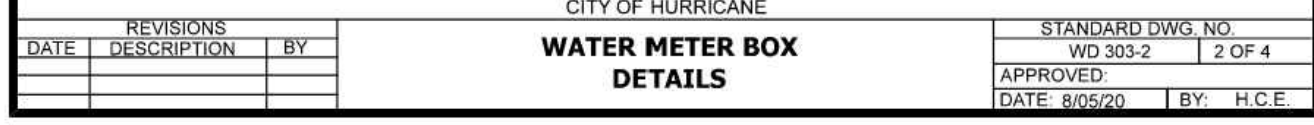
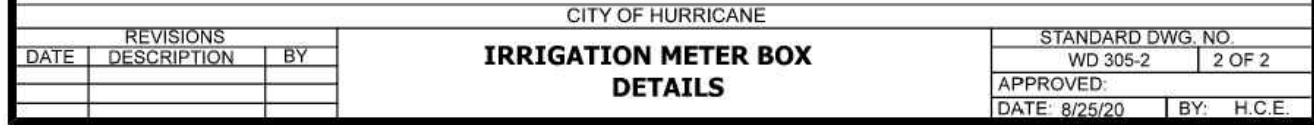
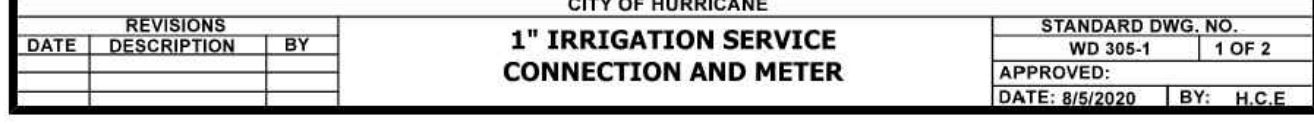
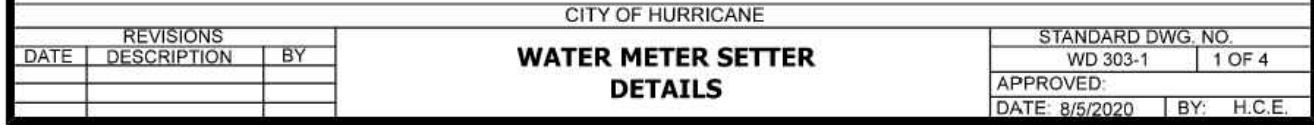
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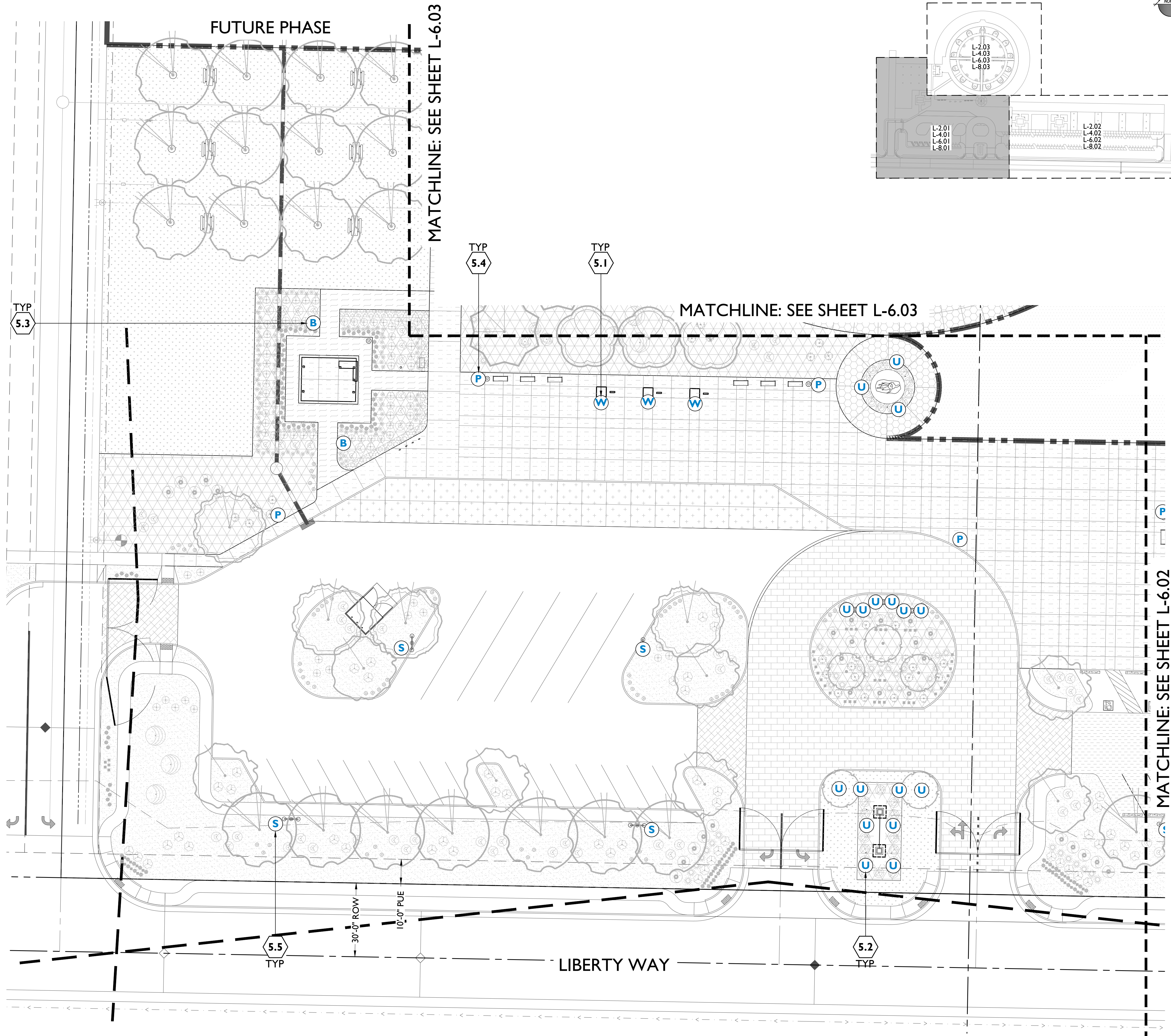


REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				SD 100	1 OF 1	
						APPROVED:		
						DATE: APRIL 2020	BY: H.C.E.	

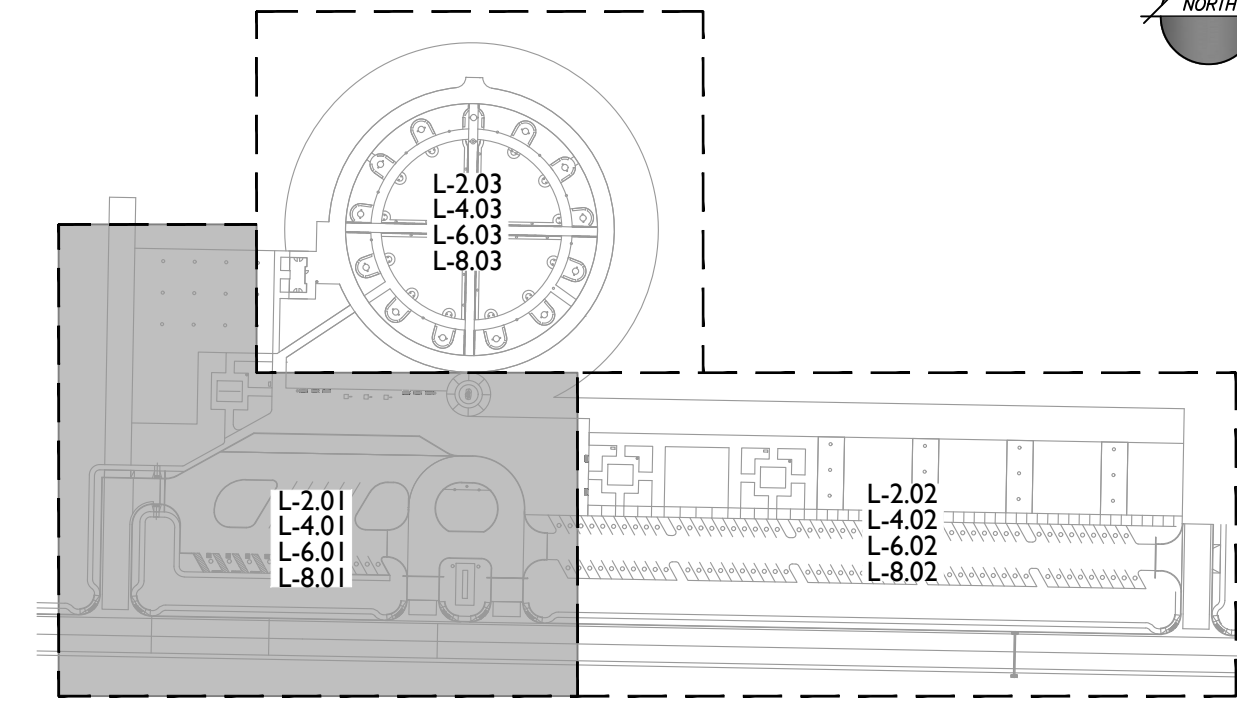
STANDARD CATCH BASIN
BOX AND FRAME







KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

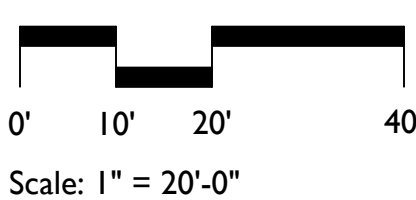
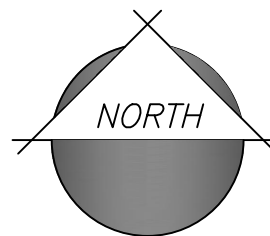
5.0	SITE LIGHTING	
5.1	FLAG POLE / TREE WELL LIGHT	L-7.01/1
5.2	DIRECTIONAL UPLIGHT	L-7.01/2
5.3	BOLLARD PATHWAY LIGHT	L-7.01/3
5.4	PEDESTRIAN LIGHT	L-7.01/4
5.5	STREET LIGHT	L-7.01/5

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
(W)	Vista Pro	Well Light	I185	41
(U)	B-K Lighting	Directional Up Light	MN-LED-E68	21
(B)	Landscape Forms	Pathway Bollard	AP	22
(P)	Landscape Forms	Pedestrian Light	AP101	7
(S)	Lumec Lighting	Street Light	Z65F	11

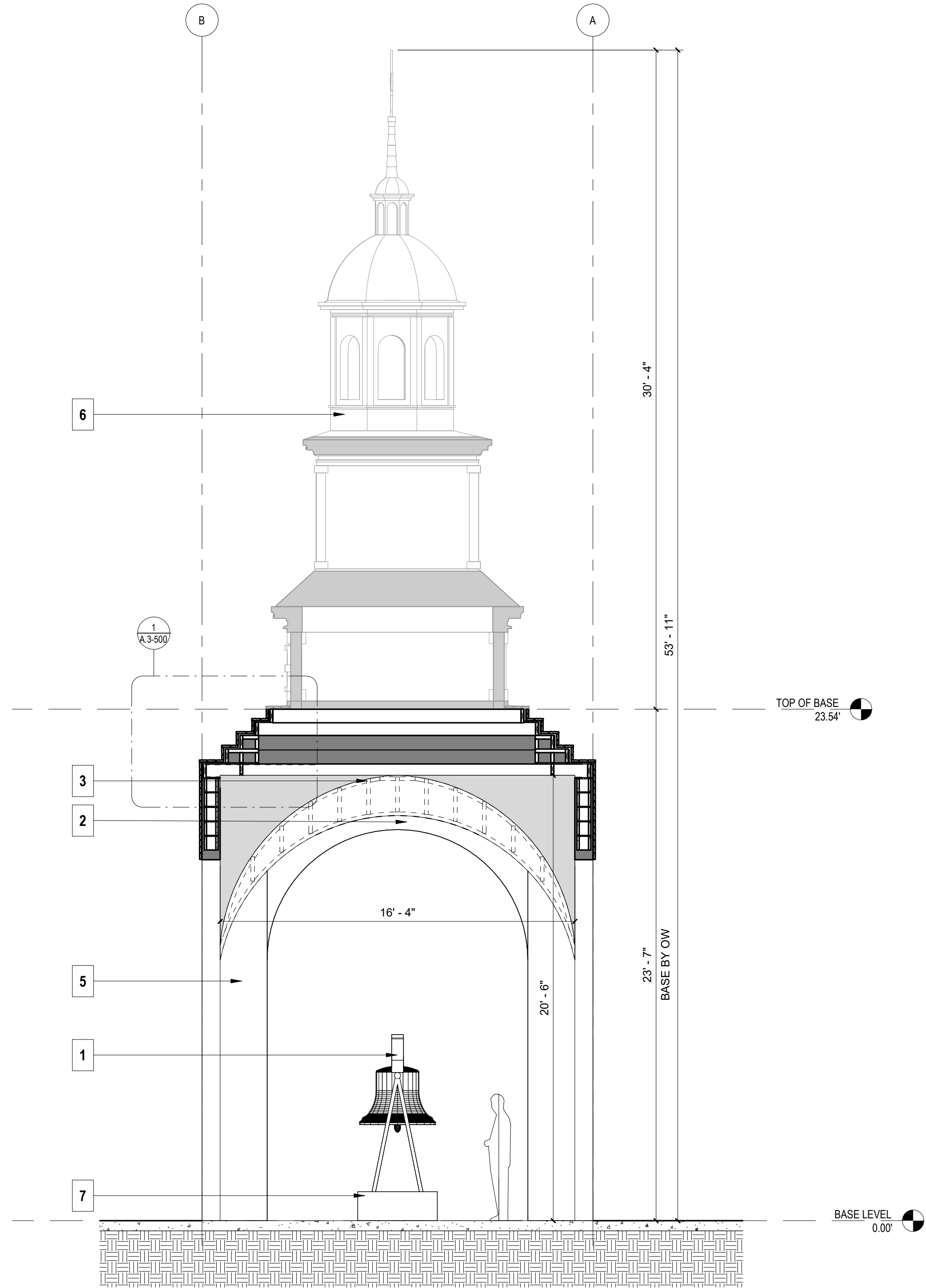
GENERAL NOTES:

1. See Site Electrical plans for the lighting details for material, lens, lamp, finish and color of fixtures.

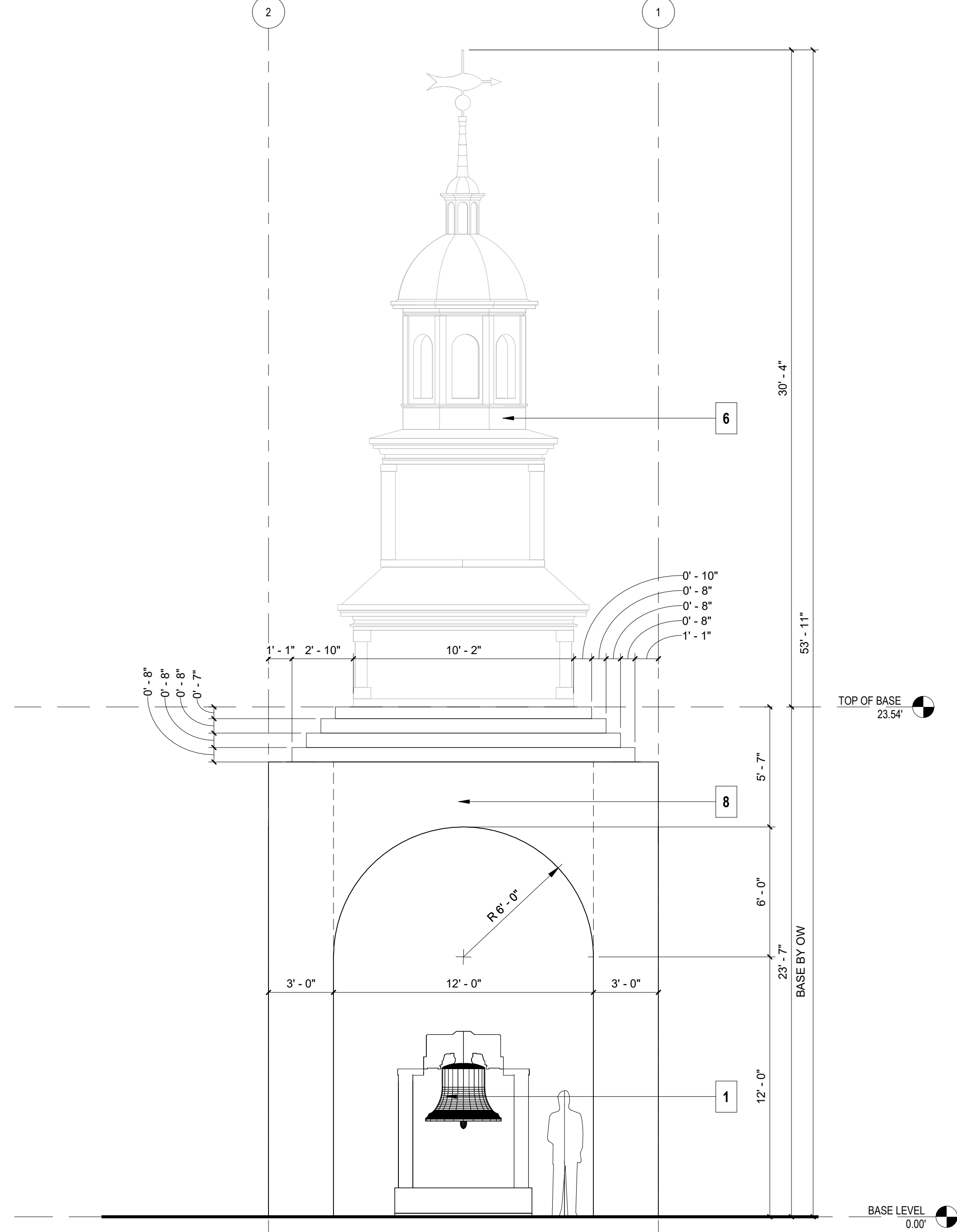


3/7/2024 1:56:05 PM orcutt | winslow / 2024_125-02 / LIBERTY VILLAGE PHASE 1 - LIBERTY PLAZA CUPOLA / SCHEMATIC DESIGN / A-3-101- PLAN, ELEVATIONS, SECTIONS / JV, AM
Autodesk Docs/23_126 Liberty Village Restrooms, Pavilion, Cupola/2023_125-02-01 Liberty Hall Cupola_R23.rvt

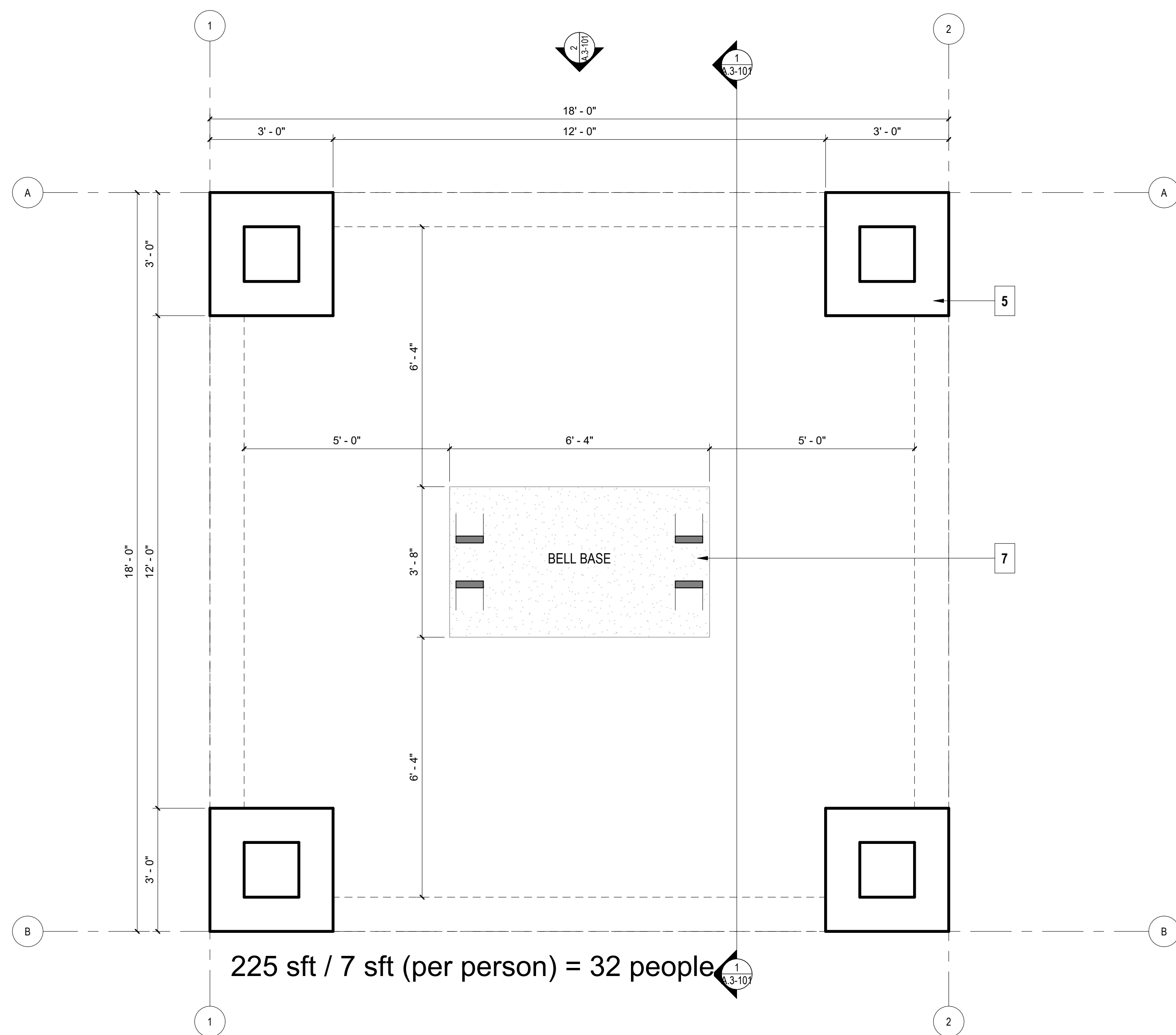
1 SECTION
1/4" = 1'-0"



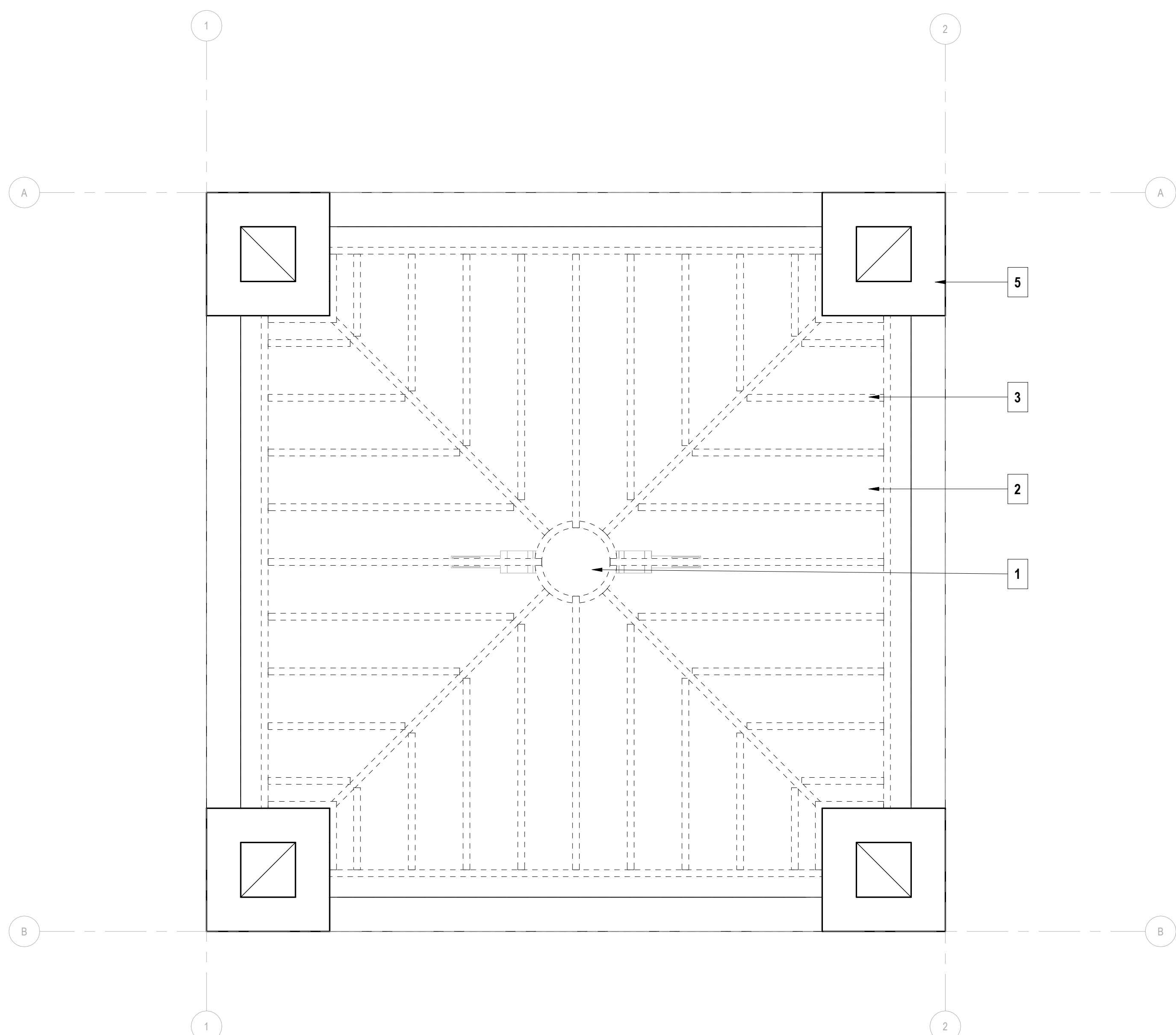
2 ELEVATION
1/4" = 1'-0"



4 FLOOR PLAN
1/2" = 1'-0"



3 CEILING PLAN
1/2" = 1'-0"



KEYNOTES

- LIBERTY BELL BY OWNER
- VAULTED CEILING
- WOOD FRAME VAULT BEYOND AS SHOWN WITH PLASTER FINISH OVER DENSE GLASS SHEATHING
- EDGE OF CONCRETE SLAB
- 8" CMU COLUMN WITH THIN BRICK VENEER - BASIS OF DESIGN: AUTHENTIC THIN BRICK - OLD WILLIAMSBURG
- CUPOLA BY MUNNS MANUFACTURING REFER TO SHEETS A-501 TO A-507 FOR DIMENSIONS
- 16" HEIGHT VERIFY SIZE BEFORE POURING BASE - BELL TO BE MECHANICALLY FASTENED TO SLAB BASE AS REQUIRED BY STRUCTURAL ENGINEER
- WOOD FRAMING WITH THIN BRICK VENEER - BASIS OF DESIGN: AUTHENTIC THIN BRICK - OLD WILLIAMSBURG

orcutt | winslow

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third floor
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www.owp.com



Date Signed 03/04/2024

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LIBERTY PLAZA CUPOLA
LIBERTY VILLAGE PHASE 1
2250 WEST LIBERTY WAY, HURRICANE, UTAH

CLIENT CONTACT
Liberty Village
1568 South River Road
St. George, Utah, 84770

571-232-8185 T sbragan@libertyvillage.org

OWP PROJECT NO. DATE OF ISSUE
2024_125-02 03.04.2024

REVISIONS		
DELTA	DESCRIPTION	DATE

PROJECT TEAM	DRAWN BY
OW - FL OFFICE	JV, AM

PROJECT PHASE
PERMIT SET

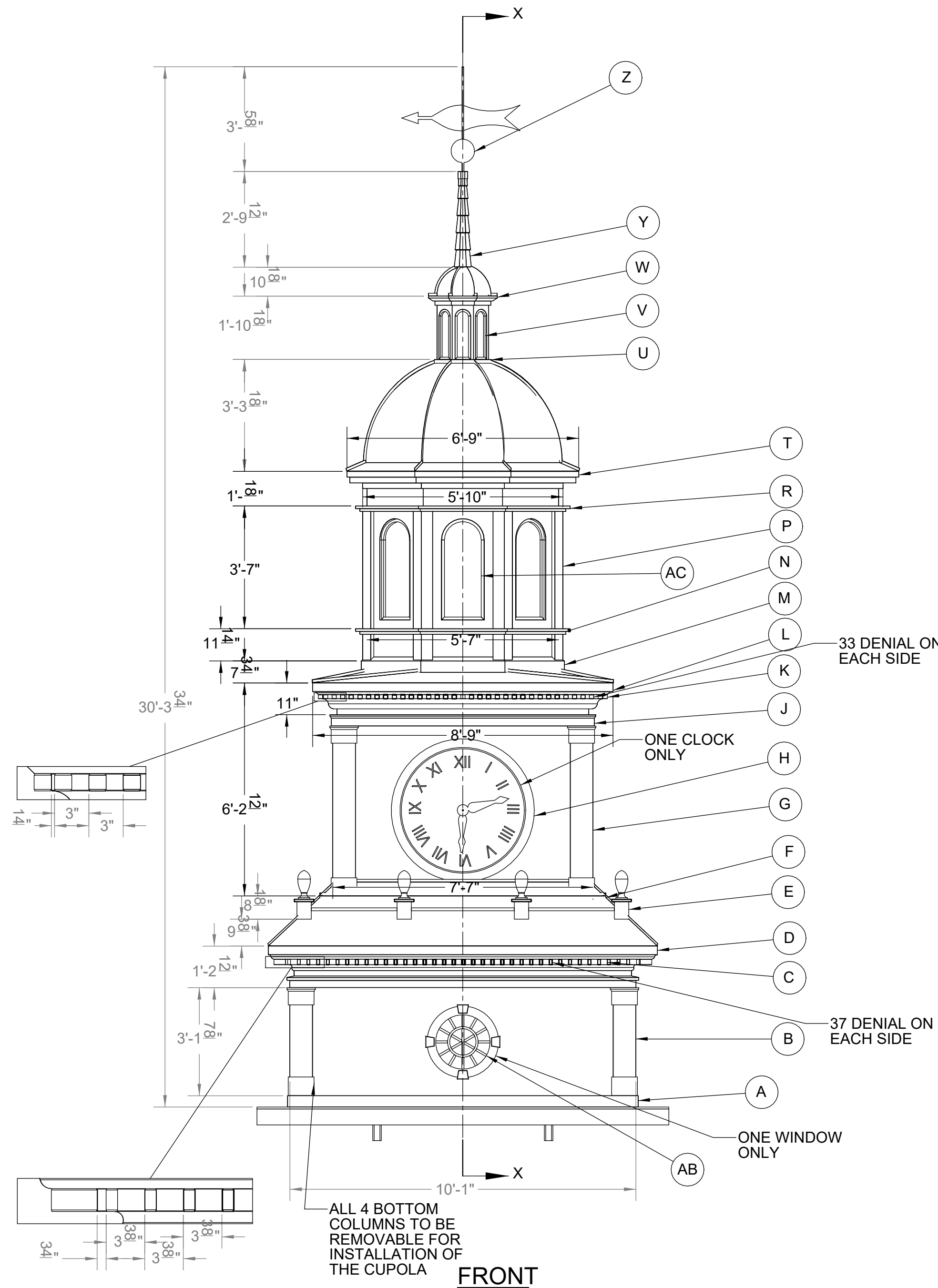
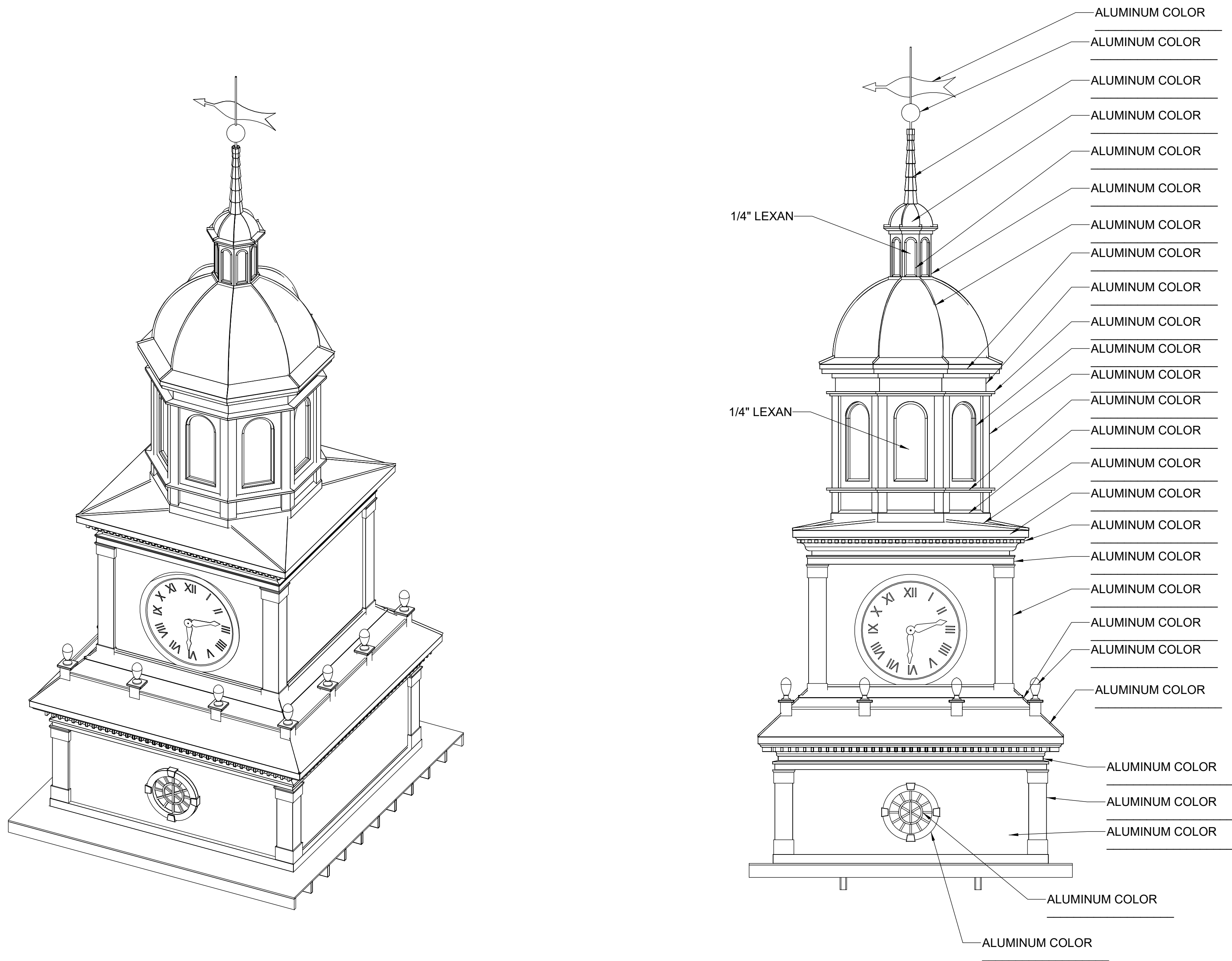
SHEET CONTENTS
PLAN, ELEVATIONS,
SECTIONS

SHEET NO.

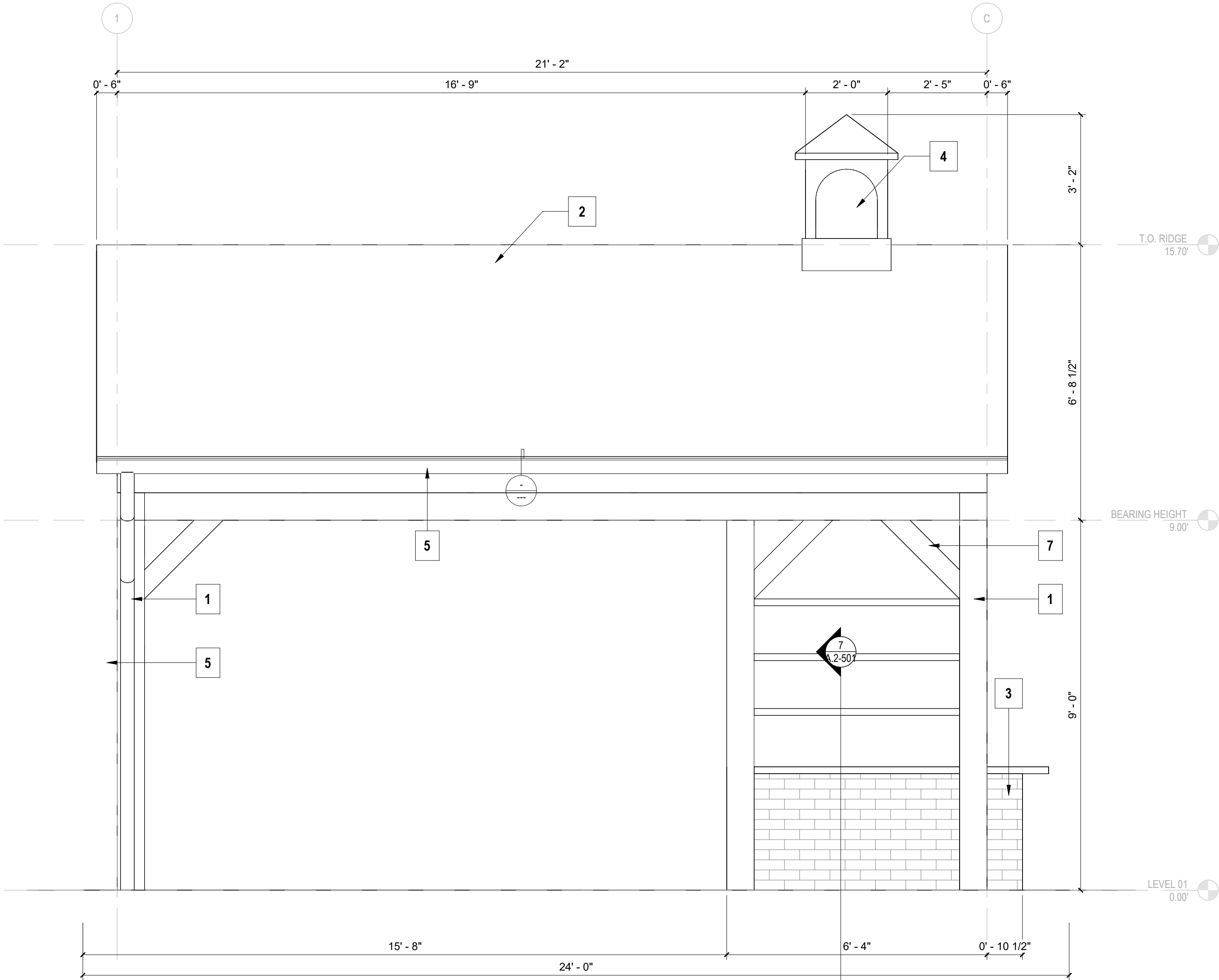
A.3-101

General Notes

1. All shop drawings are in conjunction with architects drawings of said project.
2. All aluminum to be 6061 T6 aluminum unless noted otherwise.
3. All structural steel to be welded with 1/4" fillet weld unless noted otherwise. The size of the structural steel is noted in the shop drawings.
4. All structural steel will be coated with 2 coats of Corlar 2.1-PR high solids epoxy mastic primer (including the inside of the holes (if itemized specifications are needed contact MUNNS MFG)).
5. All dissimilar metals to be isolated with fibrous asphalted products.
6. Customer should note color selections on the second page. Fabrication will not start until color selections are provided. Aluminum cladding to be .032 aluminum with a Kynar 500 painted finish. Colors to be selected by the architect, from the manufacturer's standard colors. Custom fabricated or spun parts will be welded then ground smooth, caustic etched, primed, and finished to proper mill thickness of durable exterior shop-applied vinyl finish to match any of our color schemes.
7. Fabricate all exterior cladding with good and acceptable sheet metal practices and lock form all seams inasmuch as possible.
8. Stainless steel bolts to be used between steel and aluminum parts. Size and number of bolts as indicated in the shop drawings.
9. All fasteners to be concealed where possible. All aluminum pop rivets should be 3/16" spaced 6" apart. In areas with high winds over 120 mph all pop rivets should be 3/16" stainless steel.
10. Area under the cupola is to be completely waterproofed prior to installation by general contractor or others he has hired for that purpose.
11. The cupola is designed to shed water but is not waterproof. The cupola will not keep all the water out unless it is noted otherwise and must be specifically requested by the customer.
12. Not all joints and seams are shown on shop drawings. The joints and seams are implemented by the artisan at the time of panel and parts installation. There is a system of decision based on aesthetics, sound structuring, and balance, and to minimize oil canning when possible.
13. Lightning Protection is to be provided by a licensed qualified Electrician. Lightning Protection is to be installed in accordance with the National Fire Protection Agency (NFPA). Due to the fact that the NFPA states that the structural framework of a structure shall be permitted to be utilized as the main conductor of a lightning protection system if it is electrically continuous or is made electrically continuous, and that structure is not less than 3/16 in. in thickness continuously. Munns Manufacturing does not add any conductors or devices to facilitate the Lightning Protection. This can be accomplished at the base by a certified and qualified Electrician, provided by the General Contractor.
 - a. Exception: Munns Manufacturing will provide one approved bonding lug plate for lightning protection connection at the bottom portion of the structure. All bonding and grounding to be provided by a certified grounding electrician.
14. Structural steel shall comply with the following:
 - a. Shapes and Plates – ATSM A36
 - b. Hollow Structural Section (HSS) – ASTM A500, Grade B (Fy = 46 ksi)
15. Welding:
 - a. Welding will be performed by AWS certified welders in accordance with ANSI/AWS D1.1 (Latest Edition).
 - b. E-70XX electrodes will be used on all welds (unless noted otherwise).
 - c. All intersecting steel shapes which are not connected with bolts shall be welded together with a fillet weld all around unless otherwise noted. Where weld sizes are not shown, the following shall be used:
 - i. Where all connected parts are thicker than 1/4", weld shall be 1/16" less than the thickness of the thinnest part.
 - ii. Where any of the connected parts is less than 1/4" thick, weld shall be the same thickness of the thinnest part.
16. Bolting:
 - a. Unless noted otherwise, all bolting connections shall use high strength bolts conforming to SAE grade 5.
 - b. Unless noted otherwise, all bolting is classified as non-slip critical bearing type connections with threads included in the shear plane. Tighten all bolts to a snug-tight condition with all plies of the joint in firm contact.
 - c. At over-sized and slotted holes, washers shall conform to ASTM F-436 and completely cover the hole.
 - d. Inspection of high-strength bolts applied in the field shall be in accordance with IBC Chapter 17. Special inspections of field bolting shall be the responsibility of the contractor.

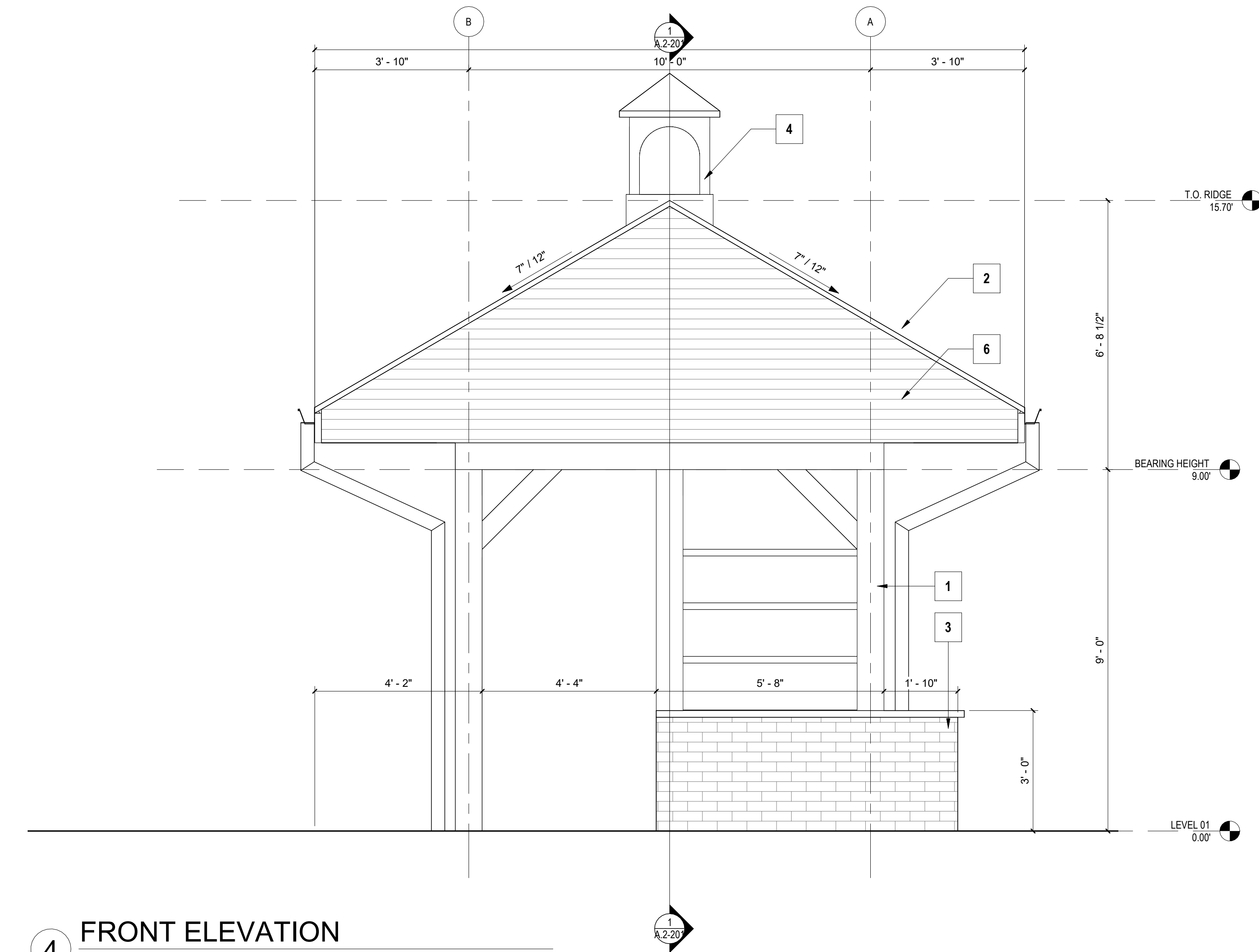


3/7/2024 1:13:17 PM orcutt | winslow / 2023_125-02 / LIBERTY VILLAGE PHASE 1 - PRESIDENTIAL PAVILION / SCHEMATIC DESIGN / A.2-201- ELEVATIONS & SECTION - JV
Autodesk Docs/23_126 Liberty Village Restrooms Pavilion Cupola/2023_125-02-01 Presidential Pavilion_R23.rvt



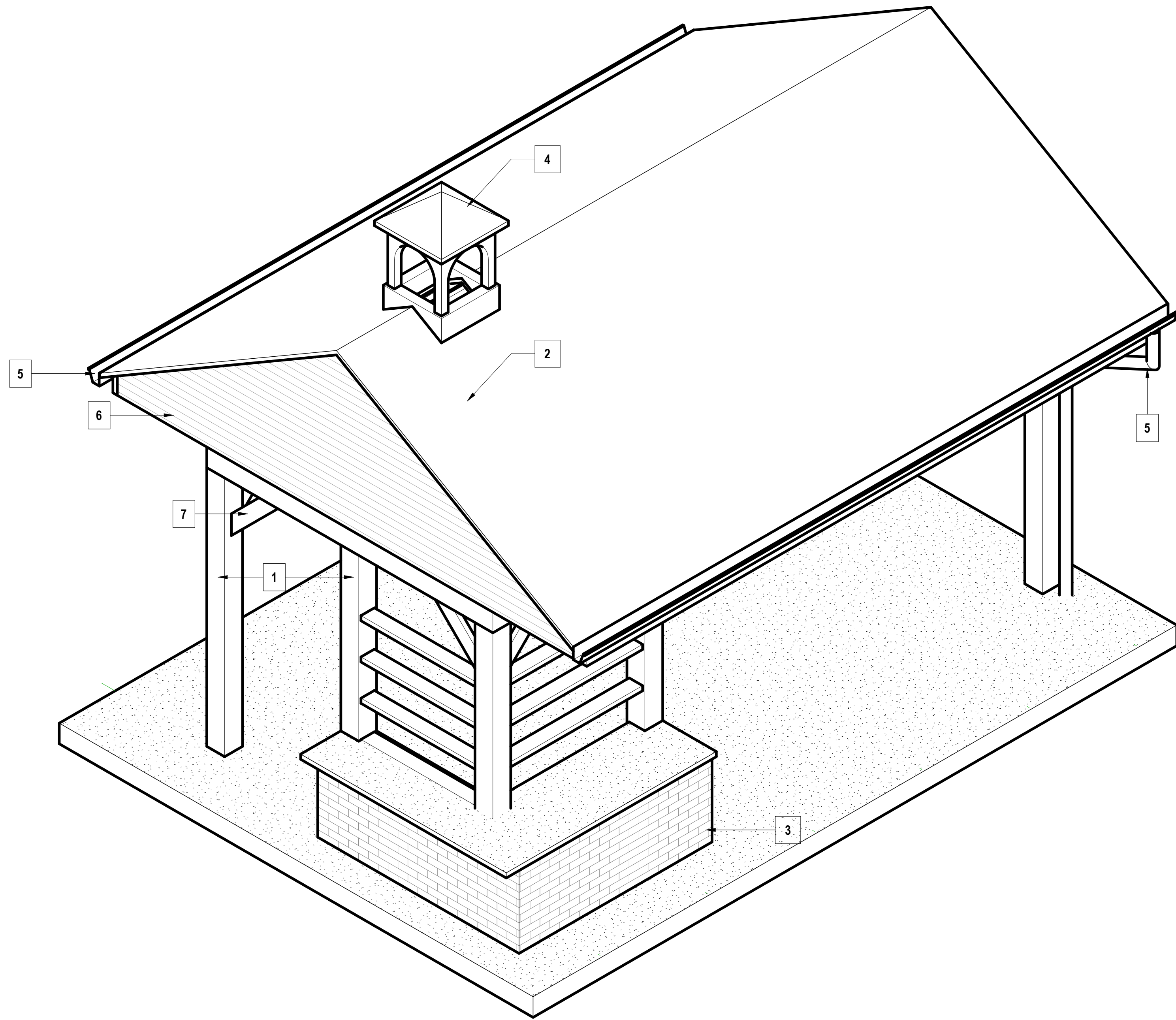
2 SIDE ELEVATION

1/2" = 1'-0"
0 6" 1'



4 FRONT ELEVATION

1/2" = 1'-0"
0 6" 1'



1 SECTION

1/2" = 1'-0"
0 6" 1'

DIMENSION GENERAL SHEET NOTES

- The contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements, conditions, and other information known to the contractor with the contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to the architect at once.
- The contractor shall not scale drawings.
- Dimensions are not adjustable unless noted with plus/minus tolerance.
- Dimensions are indicated as follows unless otherwise noted:
 - Columns - from centerline to centerline
 - Concrete - from face of concrete to face of concrete
- Door shall be located 6" from clear opening to adjacent wall unless otherwise noted.
- All floor to floor and ceiling heights shown on drawings are from finish floor.
- Interior concrete floors shall have epoxy coating, glidden professional concrete coating polyurethane floor enamel int.ext. gloss brillante # 3118-0300 color: popcorn kernel c13-6 with rust-cleum epoxy shield decorative chips - tan blend.
- Finish floor elevation - see engineering plans
- Slope floor to drains 3/4" from all corners of room typ.
- Parge faces of all exposed foundations above grade

SHEET KEYNOTES

- 8X8 R.S. WOOD COLUMNS TO BE STAINED - COLOR SELECTED BY OWNER AND ARCHITECT
- FIBERGLASS ASPHALT SHINGLES - GAF SLATelite: WEATHERED SLATE
- MARKET DISPLAY SURFACE MTL FRAMING BASE WITH THIN BRICK VENEER AND 2" CIP CAP. WALL WITH THIN BRICK VENEER - BASIS OF DESIGN: AUTHENTIC BRICK - THIN BRICK IN OLD WILLIAMSBURG
- PREFAB CELLULAR PVC VYNIL CUPOLA - BY EAST COAST WEATHERVANES. MODEL: ARCHED MORTON CUPOLA, 30" SQ X 51"H - STANDARD BASE
- PRE-FAB ALUMINUM GUTTER AND DOWNSPOUT - PAINTED TO MATCH LAP SIDING
- FIBER CEMENT PLANK LAP SIDING-HARDIE PLANK LAP SIDING SERIES: RUSTIC ROAD IN CEDARMILL FINISH
- PROVIDE ADDITIONAL 4X8 DIAGONAL BRACING AS SHOWN

orcutt | winslow

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third floor
nashville, tn 37209
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Date Signed 03/04/2024

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PRESIDENTIAL PAVILION
LIBERTY VILLAGE PHASE 1
2250 WEST LIBERTY WAY, HURRICANE, UTAH

CLIENT CONTACT
Liberty Village
1568 South River Road
St. George, Utah. 84770

571-232-8185 T SBrager@libertyvillage.org

OWP PROJECT NO. DATE OF ISSUE
2023_125-02 03.04.2024

REVISIONS
DELTA DESCRIPTION DATE

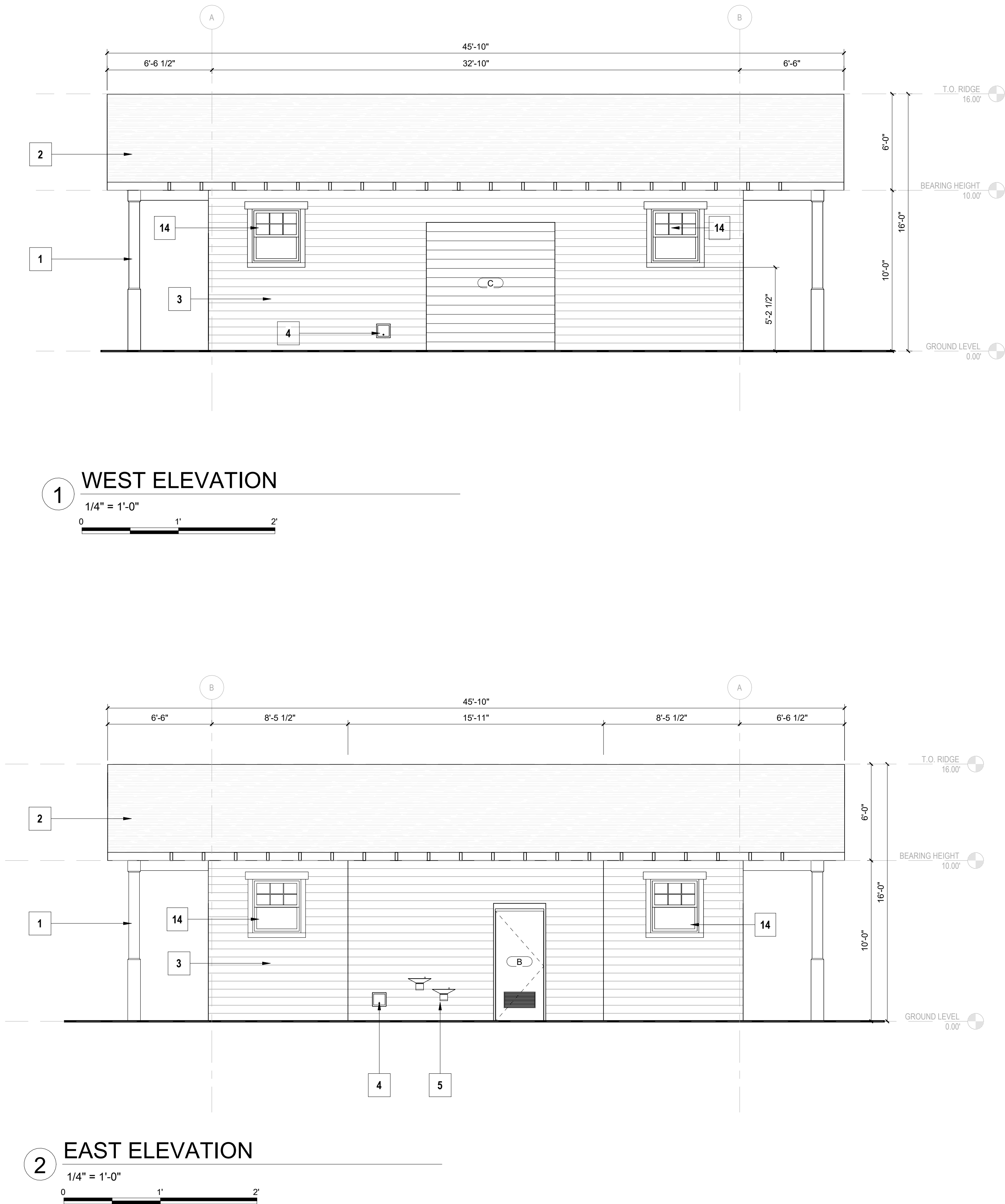
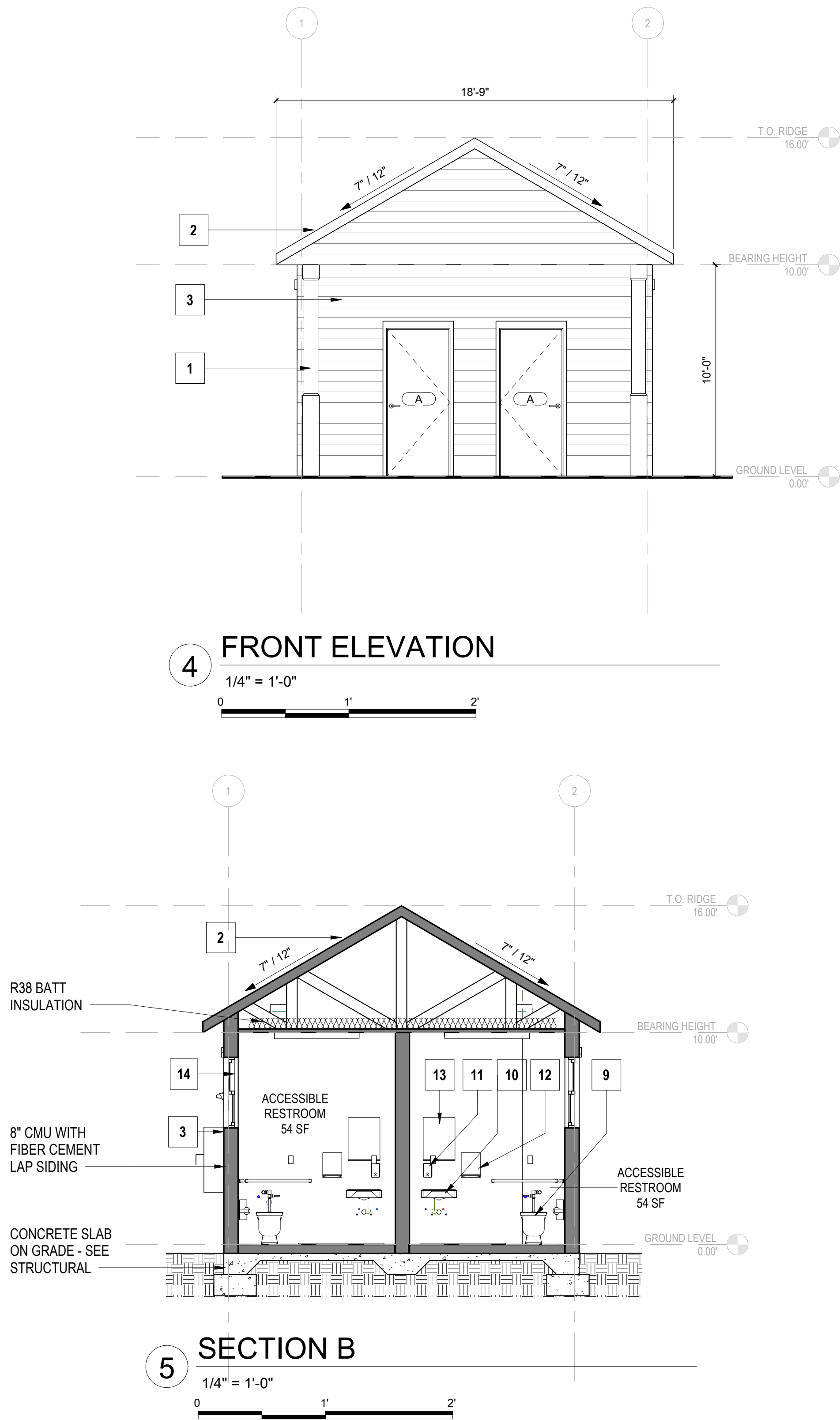
PROJECT TEAM DRAWN BY
OW - FL OFFICE JV

PROJECT PHASE
PERMIT SET

SHEET CONTENTS
ELEVATIONS & SECTION

SHEET NO.
A.2-201

3/7/2024 12:07:29 PM orcutt | winslow / 2023-125-02 - LIBERTY VILLAGE PHASE 1 - LIBERTY VILLAGE / SCHEMATIC DESIGN / A.1-201- ELEVATIONS & SECTIONS / JV.1S
Autodesk Docs/7/23_126 Liberty Village Restrooms_Pavilion_Cupola/2023_125-02-01 Restrooms_R23.rvt



- ELEVATIONS GENERAL SHEET NOTES**
- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
 - B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from the building.
 - C. Paint all exposed metal that is not specified to receive factory finish.
 - D. All exposed flashing shall be factory finished.
 - E. See Plans and Schedule for door and window types and sizes.

- KEYNOTES**
- 1. PRESSURE TREATED COLUMNWRAPPED WITH FIBER CEMENT PANELS BASIS OF DESIGN. HARDIE TRIM BOARD COBBLESTONE IN 4/4 SMOOTH FINISH
 - 2. FIBERGLASS ASPHALT SHINGLES - GAF SLATELINE: WEATHERED SLATE
 - 3. FIBER CEMENT PLANK LAP SIDING-HARDIE PLANK LAP SIDING SERIES: RUSTIC ROAD IN CEDARMILL FINISH
 - 4. ENCLOSED HOSE BIB
 - 5. EWC W/ COMPRESSOR IN MAINTENANCE ROOM
 - 6. WATER HEATER
 - 7. FIRE EXTINGUISHER
 - 8. MOP SINK
 - 9. TOILET
 - 10. LAVATORY
 - 11. SOAP DISPENSER
 - 12. PAPER TOWEL DISPENSER
 - 13. MIRROR
 - 14. 36"x40" SINGLE-HUNG WINDOW. TOP OPERABLE

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www.owp.com

orcutt | winslow

HAROLD NEIL TERRY
12207989-0301
REGISTERED ARCHITECT

Date Signed 03/04/2024

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RESTROOMS

LIBERTY VILLAGE PHASE 1

2250 WEST LIBERTY WAY, HURRICANE, UTAH

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OWP PROJECT NO. DATE OF ISSUE
2023-125-02 03.04.2024

REVISIONS
DELTA DESCRIPTION DATE

PROJECT TEAM DRAWN BY
OW - FL OFFICE JV, IS

PROJECT PHASE
PERMIT SET

SHEET CONTENTS
ELEVATIONS & SECTIONS

SHEET NO.
A.1-201

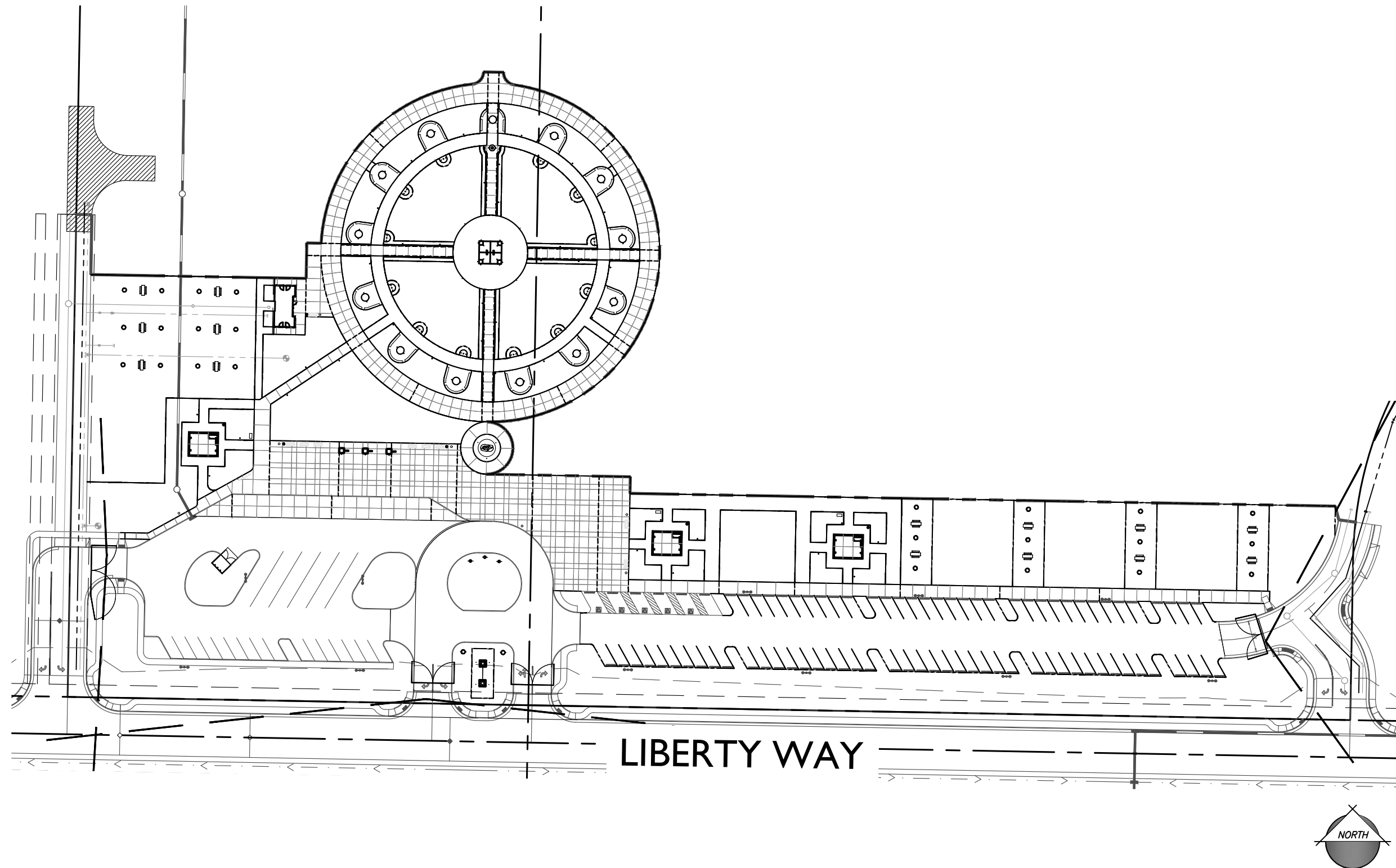
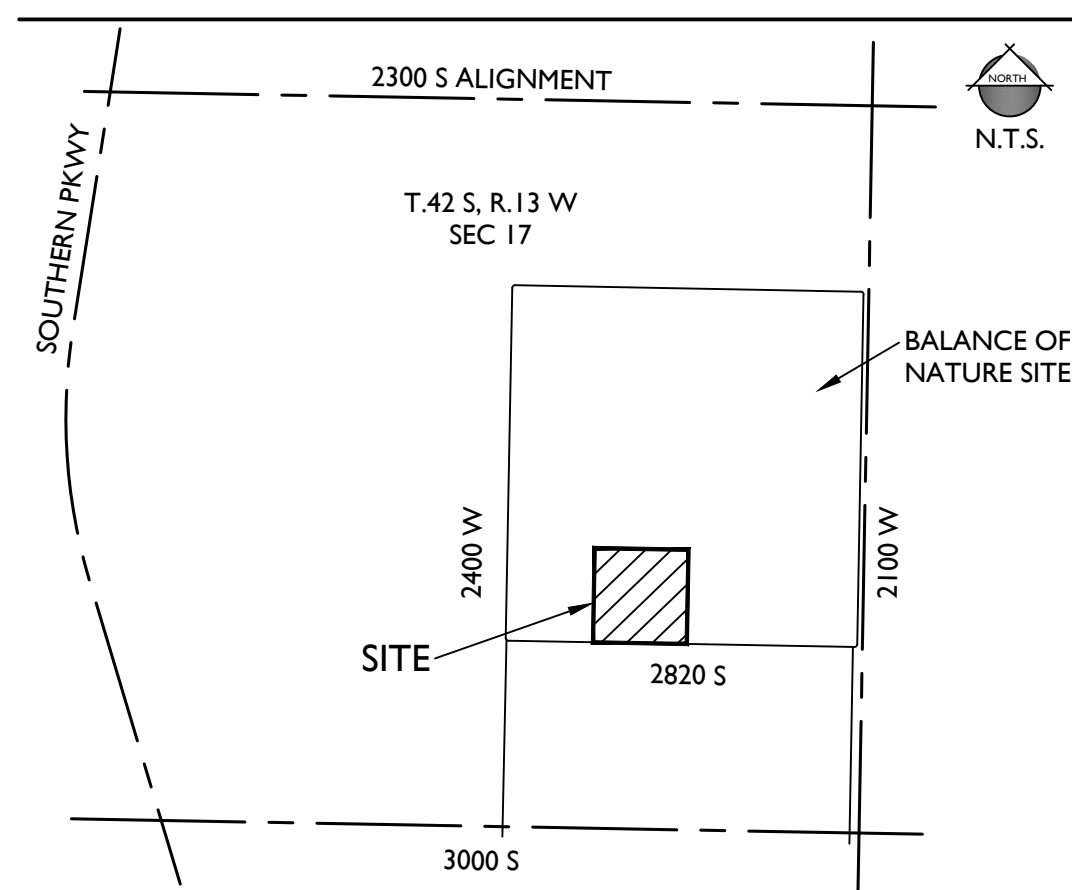
LIBERTY VILLAGE - PHASE I

A PORTION OF SECTION 17, TOWNSHIP 42S. RANGE 13W.
WASHINGTON COUNTY, UTAH

100% LANDSCAPE CONSTRUCTION DOCUMENTS

SUBMITTED: FEBRUARY 21, 2024
SUBMITTED: MARCH 22, 2024
CITY SUBMITTAL: JULY 23, 2024

VICINITY MAP



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PROJECT TEAM

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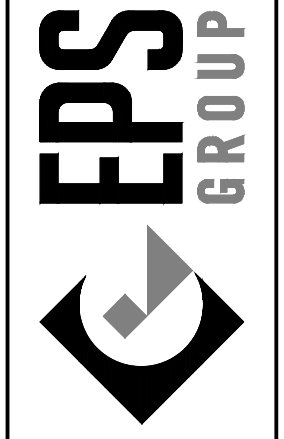
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LIBERTY VILLAGE - PHASE I

Project: Hurricane, UT

COVER SHEET

02/21/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

Call at least two full working days before you begin excavation.
UTAH
Dial 8-1-1 or 1-800-STATE-IT (862-4111)

Designer: AS
Drawn by: KG, TT

Scale of Use
THOMAS E. SNYDER
No. 126-5017
Professional Landscape Architect

DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-CS
1 of 28

GENERAL LANDSCAPE NOTES:

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. SLEEVES HAVE BEEN PROVIDED AT KEY LOCATIONS UNDER ROADWAY AND DRIVE APRONS FROM PREVIOUS WORK. MOST SLEEVES CAN BE FOUND BY LOCATING REBAR OR AN "S" STAMPED INTO CONCRETE CURB AT EACH LOCATION. SEE IRRIGATION PLANS FOR MORE INFORMATION.
2.

VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK. VERIFY EXISTING ELEVATIONS.
3.

CONTRACTOR TO OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4.

ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG 800-662-4111). CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR THE EXISTING GAS MAIN, WATER LINES AND ELECTRICAL LINES.
5.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE. HORIZONTAL LAYOUT AND DIMENSIONING ARE FROM FACE OF BUILDING UNLESS OTHERWISE NOTED.
6.

IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7.

DRAWING SYMBOLS: A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS ARE USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION ON ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
8.

EXISTING AND PROPOSED GRADES ARE BASED ON FIELD OBSERVATIONS. VERIFY ALL GRADE ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
9.

ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
10.

WORK PERFORMED WITHOUT LANDSCAPE ARCHITECT'S APPROVAL AND/OR IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
11.

THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
13.

CONDITIONS BEYOND THE PROPERTY LINE AND CONTRACT LIMITS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT PART OF THIS LANDSCAPE CONSTRUCTION DOCUMENTATION SET.
14.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
15.

SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN BUILDING, SITEWORK, AND CIRCULATION SYSTEMS.
16.

THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FLOW AWAY FROM ALL BUILDINGS TOWARD DRAIN INLETS, RETENTION BASINS, PLANTING/LAWN AREAS OR THE STREET.
17.

THE DRAWINGS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE JOB SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
18.

DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCY FROM THE NOTED DIMENSION IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FURTHER WORK.

MAINTENANCE NOTE:

1.

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE PLANTING NOTES:

1.

VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY CONSTRUCTION TAKING PLACE.
2.

PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3.

PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4.

CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN PLANT AND IRRIGATION QUANTITIES SHALL TAKE PRECEDENCE.
5.

STAKE ALL TREE LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
6.

ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7.

ALL PLANTS SHALL BE BOXED, BALLED AND WRAPPED OR CONTAINER GROWN. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE ENTIRELY REMOVED AT TIME OF PLANTING.
8.

ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERIES THAT CARRY SPECIFIED PLANTS. THERE SHALL NOT BE ANY SUBSTITUTIONS OF PLANT MATERIAL FROM OTHER NON SPECIFIED PLANTS OR NURSERIES. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
9.

NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL TO COORDINATE ACCEPTANCE AND APPROVAL.
10.

ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
11.

ALL PLANT SPECIES SHALL CONFORM TO THE LANDSCAPE CONSTRUCTION DOCUMENTS. THERE WILL BE NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
12.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT SHOWN FOR REFERENCE ONLY.
13.

SIGHT DISTANCE EASEMENTS SHALL BE KEPT CLEAR OF LANDSCAPING OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2' - 0". TREES WITHIN THESE EASEMENTS SHALL HAVE A CANOPY TRIMMED AND MAINTAINED TO A HEIGHT OF 7' - 0" UPON INSTALLATION.
14.

ALL TREES TO BE SELECTED BY OWNER REPRESENTATIVES AT NURSERY. PHOTO SUBMITTAL REQUIRED FOR ALL OTHER PLANT MATERIALS.

IRRIGATION NOTES:

1.

FINAL IRRIGATION WATER SOURCE TO BE AN IRRIGATION WATER TANK THAT'S PROVIDED WATER FROM A WELL ON-SITE.

SITE ABBREVIATIONS:

ARCH	ARCHITECT	MIN	MINIMUM
BC	BOTTOM OF CURB	NIC	NOT IN CONTRACT
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CL	CENTER LINE	OC	ON CENTER
CIP	CAST IN PLACE	OS	OFF-SITE
CONC	CONCRETE	PL	PROPERTY LINE
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DWG	DRAWING	QTY	QUANTITY
EA	EACH	R	RADIUS
ESP	ESPALIER	R/W	RIGHT OF WAY
FFE	FINISH FLOOR ELEVATION	SF	SQUARE FEET
FG	FINISH GRADE	STD	STANDARD
GAL	GALLON	TC	TOP OF CURB
HC	HANDICAP	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
IRRIG	IRRIGATION	W/	WITH
LF	LINEAR FOOT	W/O	WITHOUT
LP	LOW POINT		FOOT (FEET)
MAX	MAXIMUM	"	INCH (INCHES)

CITY OF HURRICANE PLANT DATA

LANDSCAPE ADJACENT TO PUBLIC (10' WIDE MINIMUM)		
STREET (870 LF)	REQUIRED	PROVIDED
1 TREE PER 35 LF	25 TREES	27 TREES
3 SHRUBS PER 35 LF	75 SHRUBS	259 SHRUBS

PARKING LOT AREA (47,156+/- SF)	REQUIRED	PROVIDED
7% MINIMUM LANDSCAPING	3,301+/- SF (5%)	6,333+/- SF (13.4%)

PARKING SPACES (112 SPACES)	REQUIRED	PROVIDED
1 TREE PER 10 SPACES	12 TREES	16 TREES
2 SHRUBS PER 10 SPACES	23 SHRUBS	119 SHRUBS

MATERIALS LEGEND

SYMBOL	ITEM	SIZE	QTY
	"Apache Red" Decomposed Granite or approved equal	1/2" Screened 2" Depth, Min.	40,436 SF
	Temporary "Apache Red" Decomposed Granite or approved equal	1/2" Screened 2" Depth, Min.	54,219 SF
	"Pink Coral" Stabilized Decomposed Granite or approved equal	1/4" Minus 6" Compacted Depth	27,068 SF
	"Calico" Stabilized Decomposed Granite or approved equal	1/4" Minus 4" Compacted Depth	15,618 SF
	Decorative Concrete Paving Type A Davis Color (Eastern Tan) with sandblast finish	5" Thick	27,955 SF
	Decorative Concrete Paving Type B Davis Color (Eastern Tan) with exposed aggregate finish	5" Thick	15,541 SF
	Commemorative Pavers - By Owner Pattern: Running Bond with assumed size 4"x8"		1776 Pavers
	Pedestrian Cobbles "Tuscany Pavers" by Tremron, Running Bond Pattern, Color: Granite, or approved equal	10 cm Thick	6,256 SF
	Vehicular Cobbles "Tuscany Pavers" by Tremron, Running Bond Pattern, Color: Oak Run, or approved equal	10 cm Thick	9,711 SF
	Vehicular Concrete Paving Natural Grey with a medium broom finish	8" Thick	3,402 SF
	Decorative Vehicular Concrete Paving Davis Color (Cliffside Brown) with sandblast finish	8" Thick	3,011 SF
	"Dark Brown" Wood Mulch or approved equal	2" Depth, Min.	34,712 SF
	Raw Steel Edging or approved equal		5,454 LF
	Expansion Joint		1,740 LF
	4X8" Vehicular Cobble Pavers		1,386 LF

SITE DETAIL KEYNOTES

	PAGE #/DETAIL #
0.1	EXISTING CONDITIONS
0.1	EXISTING ROAD TO REMAIN
1.0	PAVEMENTS
1.1	DECOMPOSED GRANITE L-3.01/1
1.2	STABILIZED DECOMPOSED GRANITE L-3.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE B L-3.01/3
1.5	COMMEMORATIVE PAVERS BY OWNER
1.6	PEDESTRIAN COBBLES L-3.01/4
1.7	VEHICULAR COBBLES L-3.01/5
1.8	VEHICULAR CONCRETE PAVING L-3.01/6
1.9	DECORATIVE VEHICULAR CONCRETE PAVING L-3.01/6
1.10	WOOD MULCH L-3.01/7
1.11	STEEL EDGER L-3.01/8
1.12	ASPHALT SEE CIVIL
1.13	PARKING SPACE DELINEATOR L-3.03/1
2.0	WALLS / EMBANKMENTS
2.1	SEATWALL L-3.02/3,4
2.2	VEHICULAR GATE L-3.02/1
3.0	MISCELLANEOUS ELEMENTS
3.1	ENTRY MONUMENT SIGN DEFERRED SUBMITTAL
3.2	STAND YOUR GROUND STATUE BASE L-3.02/2
3.3	TRASH RECEPTICLE (TR) SEE SCHEDULE
3.4	LANDSCAPE BENCH (LB) SEE SCHEDULE
3.5	PICNIC TABLE (PT) SEE SCHEDULE
3.6	BIKE RACK (BR) SEE SCHEDULE
3.7	PILLAR FOR DECLARATION OF INDEPENDENCE BY OTHERS
3.8	PILLAR FOR THE U.S. CONSTITUTION BY OTHERS
3.9	PILLAR FOR THE BILL OF RIGHTS BY OTHERS
3.10	FLAG POLE BY OWNER
4.0	PLANTING AND LANDSCAPE
4.1	TREE PLANTING L-5.01/1,2
4.2	SHRUB PLANTING L-5.01/3
4.3	GROUNDCOVER PLANTING L-5.01/4
4.4	TURF PLANTING L-5.01/5
5.0	SITE LIGHTING
5.1	FLAG POLE / TREE WELL LIGHT L-7.01/1
5.2	DIRECTIONAL UPLIGHT L-7.01/2
5.3	BOLLARD PATHWAY LIGHT L-7.01/3
5.4	PEDESTRIAN LIGHT L-7.01/4
5.5	STREET LIGHT L-7.01/5

GENERAL NOTES:

1.

REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2.

EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acer rubrum	Red Maple	24" Box	1
	Acer saccharum	Sugar Maple	24" Box	1
	Carya illinoensis "Western Schley"	Western Schley Pecan	24" Box	38
	Catalpa bignonioides	Southern Catalpa	24" Box	1
	Celtis occidentalis	American Hackberry	24" Box	1
	Fagus grandifolia	American Beech	24" Box	1
	Fraxinus oxycarpa "Raywood"	Raywood Ash	24" Box	3
	Gledisia triacanthos "Shademaster"	Shademaster Honeylocust	24" Box	4
	Liquidambar styraciflua	Sweet Gum	24" Box	1
	Liriodendron tulipifera	Tuliptree	24" Box	1
	Pistacia "Red Push"	Red Push Pistache	24" Box	17
	Prunus persica "Elberta"	Elberta Peach	24" Box	5
	Prunus salicina "Santa Rosa"	Santa rosa Plum	24" Box	12
	Quercus alba	White Oak	24" Box	1
	Quercus coccinea	Scarlet Oak	24" Box	1
	Quercus rubra	American Red Oak	24" Box	1
	Quercus virginiana	American Live Oak	24" Box	1
	Rhus typhina	Staghorn Sumac	24" Box	6
	Ulmus americana "Princeton"	Princeton American Elm	24" Box	1
	Ulmus americana "Valley Forge"	Valley Forge American Elm	24" Box	1

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Buddleia davidii "Black Knight"	Black Knight Butterfly Bush	5 Gal 15
	Cytisus x "Lena"	Lena Scotch Broom	5 Gal 16
	Buxus microphylla japonica "Gregem"	Baby Gem Boxwood	5 Gal 30
	Hemerocallis "Orange King"	Orange King Daylily	5 Gal 118
	Jasminum sambac	Arabian Jasmine	5 Gal 50
	Myrtus communis "Compacta"	Dwarf Myrtle	5 Gal 149
	Pennisetum setaceum "Rubrum"	Purple Fountain Grass	5 Gal 111
	Rhaphiolepis indica "Ballerina"	Ballerina Hawthorn	5 Gal 120
	Ligustrum japonicum "Texanum"	Texas Privet	5 Gal 10
	Thuja orientalis "Aurea Nana"	Dwarf Golden Arborvite	5 Gal 49
	Cotoneaster Parneyi	Red Cluster Berry	5 Gal 11

GROUNDCOVERS	COMMON NAME	SIZE	QTY
	Lavandula angustifolia	English Lavender	1 Gal 457
	Pittosporum tobira "Wheeler's Dwarf"	Dwarf Mock Orange	1 Gal 168
	Mahonia repens	Creeping Barberry	1 Gal 8
	Tulbaghia violacea	Society Garlic	1 Gal 340
	Dietes bicolor	Yellow Butterfly Iris	1 Gal 227
	Liriope muscari "Silvery Sunproof"	Silvery Sunproof Lilyturf	1 Gal 390

MISC. PLANTINGS			QTY
	Seasonal Flower Plantings by Owner		1,476 SF
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Provided by Red Desert Sod or Approved Equal	Sod	41,641 SF

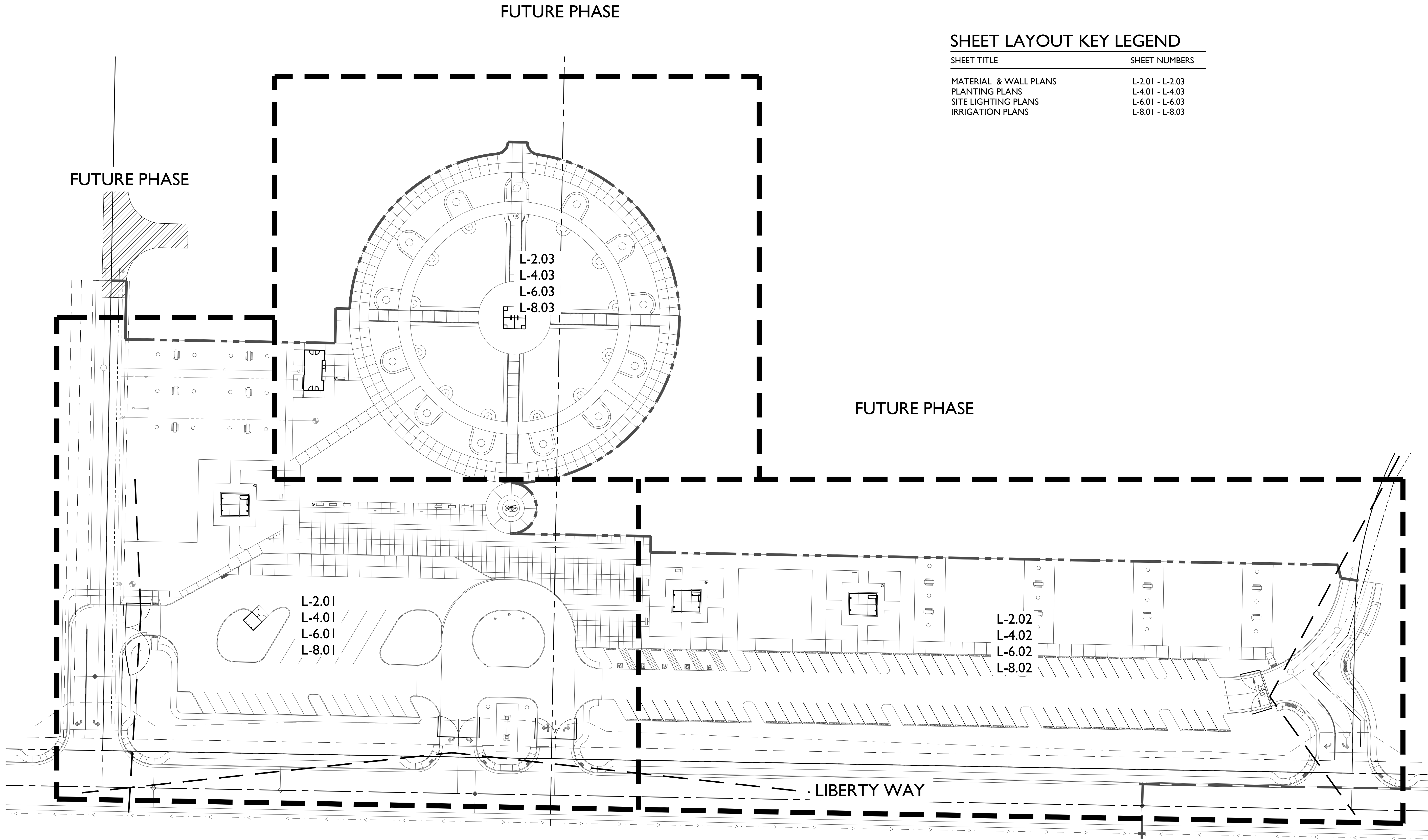
SITE FURNISHINGS / MATERIALS - PHASE I

ID	NAME (SERIES)	SIZE (H x W x L)	COLOR	QTY
BR	Bike Post BP4-02 (Sitescapes)	Per Manufacturers Spec.	Bronze	4
LB	Vineyard Bench (Patio Furniture)	32" x 44" x 48"	Polywood: Mahogany	9
PT	A-Frame Recycled Plastic Picnic Table (ULINE)	19" x 28" x 96"	Recycled Plastic: Brown	14
TR	Avondale Receptacle (Sitescapes)	Height: 36" Diameter: 28"	Metal Frame: Bronze Wood Grain Recycled Plastic: Brazilian Walnut	6

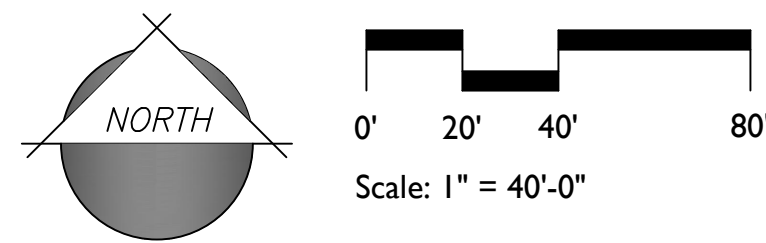
GENERAL NOTES:

1.

Location of all site furnishings to be determined in the field by Landscape Architect (Refer to the above schedule for sizes, type, quantities and color of furnishings). Refer to Landscape Plan for general location and landscape details for installation information.



SHEET LAYOUT KEY LEGEND	
SHEET TITLE	SHEET NUMBERS
MATERIAL & WALL PLANS	L-2.01 - L-2.03
PLANTING PLANS	L-4.01 - L-4.03
SITE LIGHTING PLANS	L-6.01 - L-6.03
IRRIGATION PLANS	L-8.01 - L-8.03



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LIBERTY VILLAGE - PHASE I

Project: Hurricane, UT

SHEET LAYOUT KEY

02/12/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

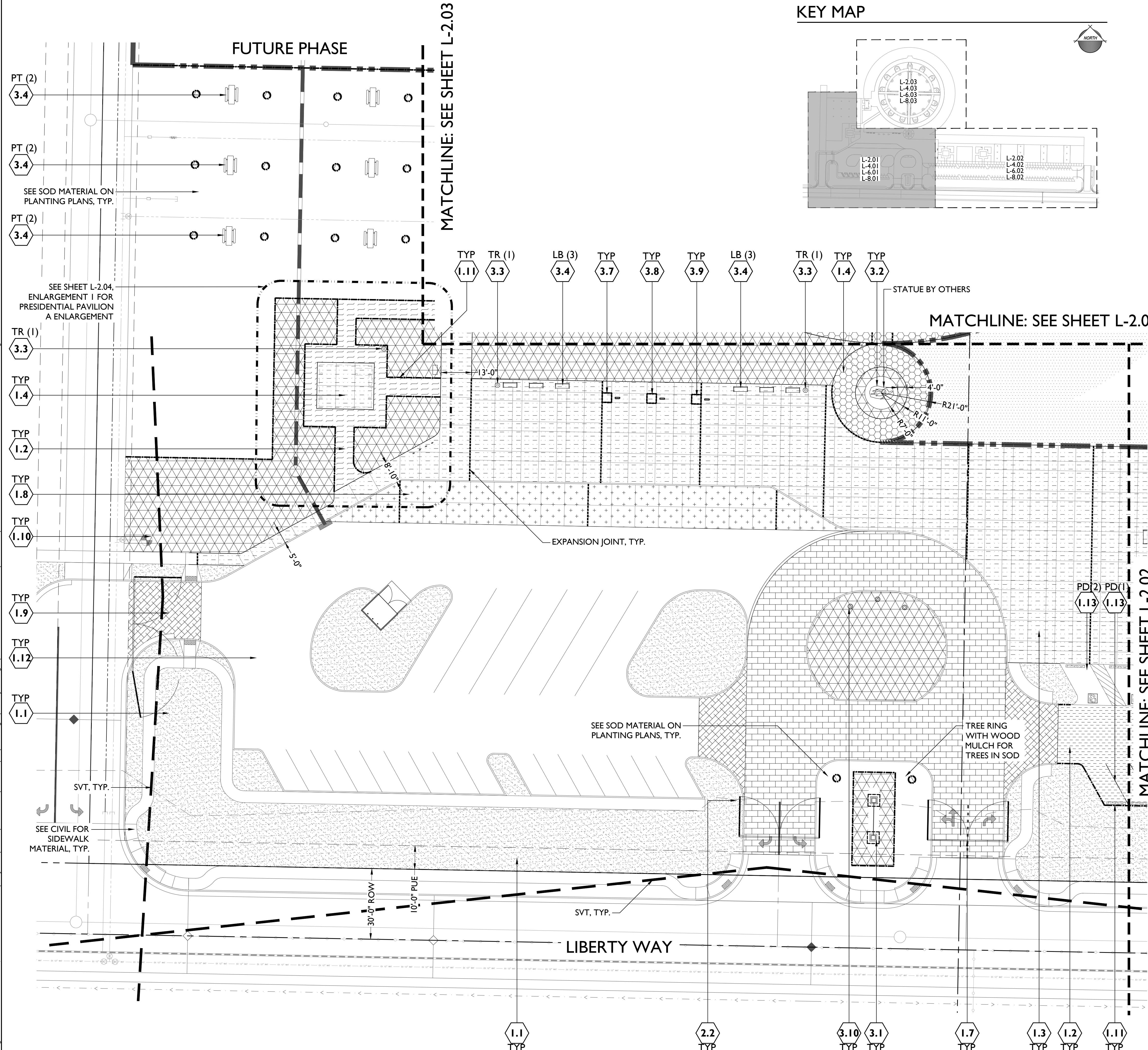
Call at least two full working days before your next submission:

Email 6-1-1 or 1-800-STATE-IT (862-4111)

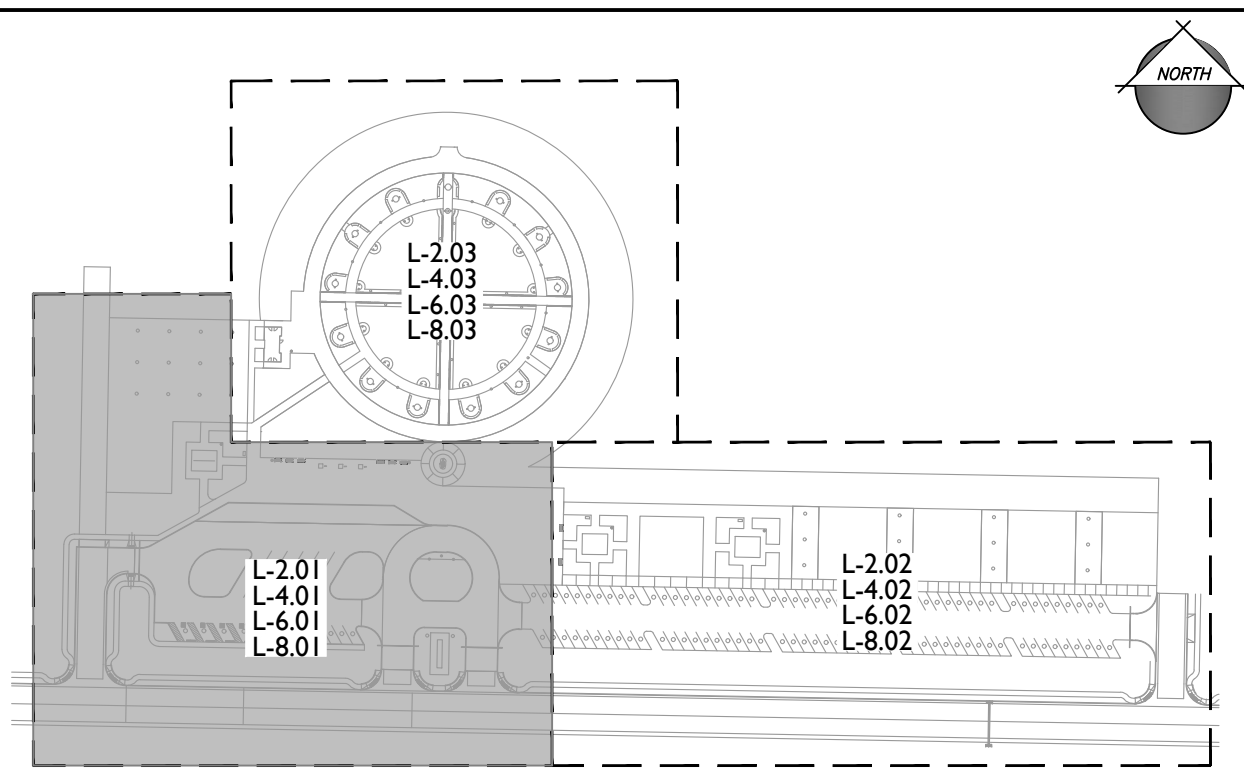
Revisions:

Designer: AS
Drawn by: KG, TT

DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-1.01
3 of 28



KEY MAP



SITE DETAIL KEYNOTES

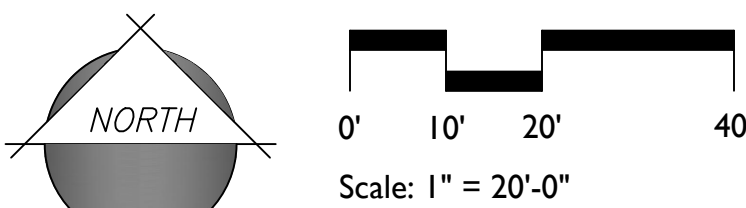
PAGE #/DETAIL #

0.1	EXISTING CONDITIONS	
0.1	EXISTING ROAD TO REMAIN	
1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	STABILIZED DECOMPOSED GRANITE	L-3.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/3
1.5	COMMEMORATIVE PAVERS	BY OWNER
1.6	PEDESTRIAN COBBLES	L-3.01/4
1.7	VEHICULAR COBBLES	L-3.01/5
1.8	VEHICULAR CONCRETE PAVING	L-3.01/6
1.9	DECORATIVE VEHICULAR CONCRETE PAVING	L-3.01/6
1.10	WOOD MULCH	L-3.01/7
1.11	STEEL EDGER	L-3.01/8
1.12	ASPHALT	SEE CIVIL
1.13	PARKING SPACE DELINEATOR	L-3.03/1
2.0	WALLS / EMBANKMENTS	
2.1	SEATWALL	L-3.02/3,4
2.2	VEHICULAR GATE	L-3.02/1
3.0	MISCELLANEOUS ELEMENTS	
3.1	ENTRY MONUMENT SIGN	DEFERRED SUBMITTAL
3.2	STAND YOUR GROUND STATUE BASE	L-3.02/2
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3.4	LANDSCAPE BENCH (LB)	SEE SCHEDULE
3.5	PICNIC TABLE (PT)	SEE SCHEDULE
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3.8	PILLAR FOR THE U.S. CONSTITUTION	BY OTHERS
3.9	PILLAR FOR THE BILL OF RIGHTS	BY OTHERS
3.10	FLAG POLE	BY OWNER

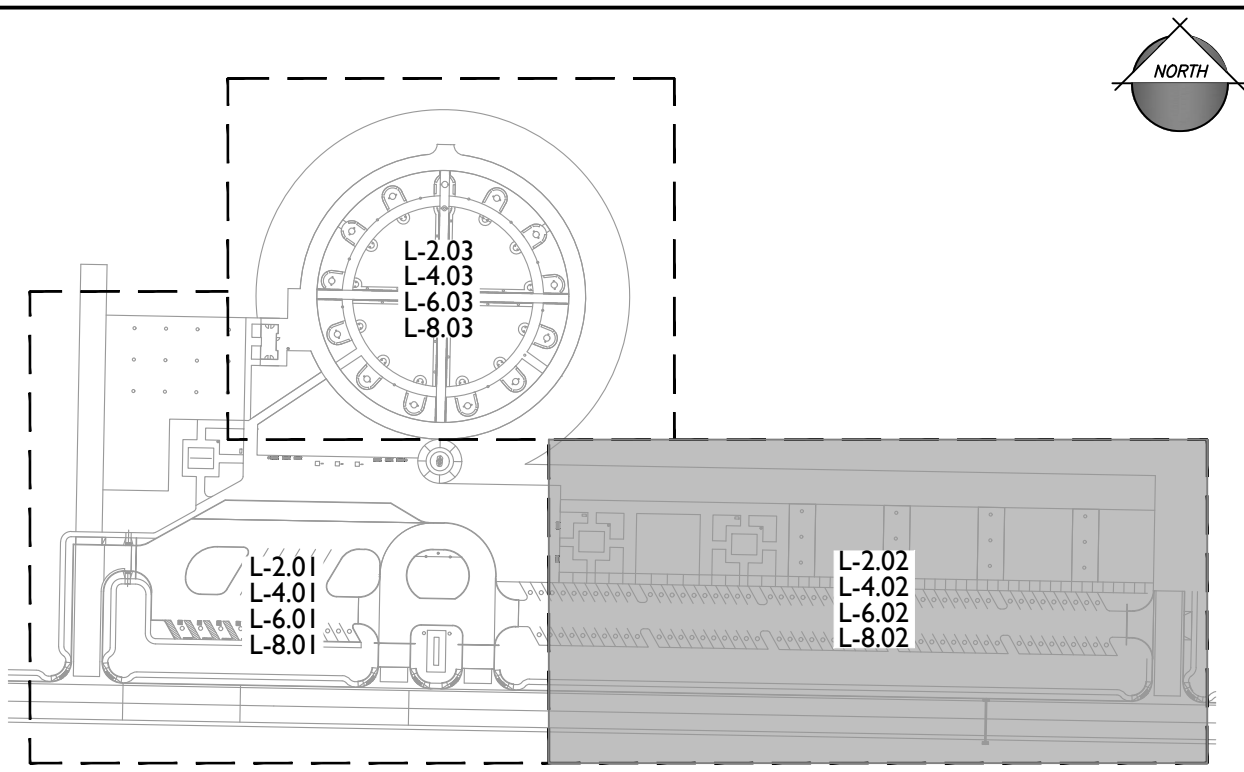
GENERAL NOTES:
1. REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2. EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.

MATERIALS LEGEND

SYMBOL	ITEM	SIZE
	"Apache Red" Decomposed Granite or approved equal	1/2" Screened 2" Depth, Min.
	Temporary "Apache Red" Decomposed Granite or approved equal	1/2" Screened 2" Depth, Min.
	"Pink Coral" Stabilized Decomposed Granite or approved equal	1/4" Minus 6" Compacted Depth
	"Calico" Stabilized Decomposed Granite or approved equal	1/4" Minus 4" Compacted Depth
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	Commemorative Pavers - By Owner Pattern: Running Bond with assumed size 4"x8"	
	Pedestrian Cobbles "Tuscany Pavers" by Tremron, Running Bond Pattern, Color: Granite, or approved equal	10 cm Thick
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	Vehicular Concrete Paving Natural Grey with a medium broom finish	8" Thick
	Decorative Vehicular Concrete Paving Davis Color (Cliffside Brown) with sandblast finish	8" Thick
	"Dark Brown" Wood Mulch or approved equal	2" Depth, Min.
	Raw Steel Edging or approved equal	
	Expansion Joint	
	4X8" Vehicular Cobble Pavers	



KEY MAP



MATERIALS LEGEND

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MATERIALS LEGEND

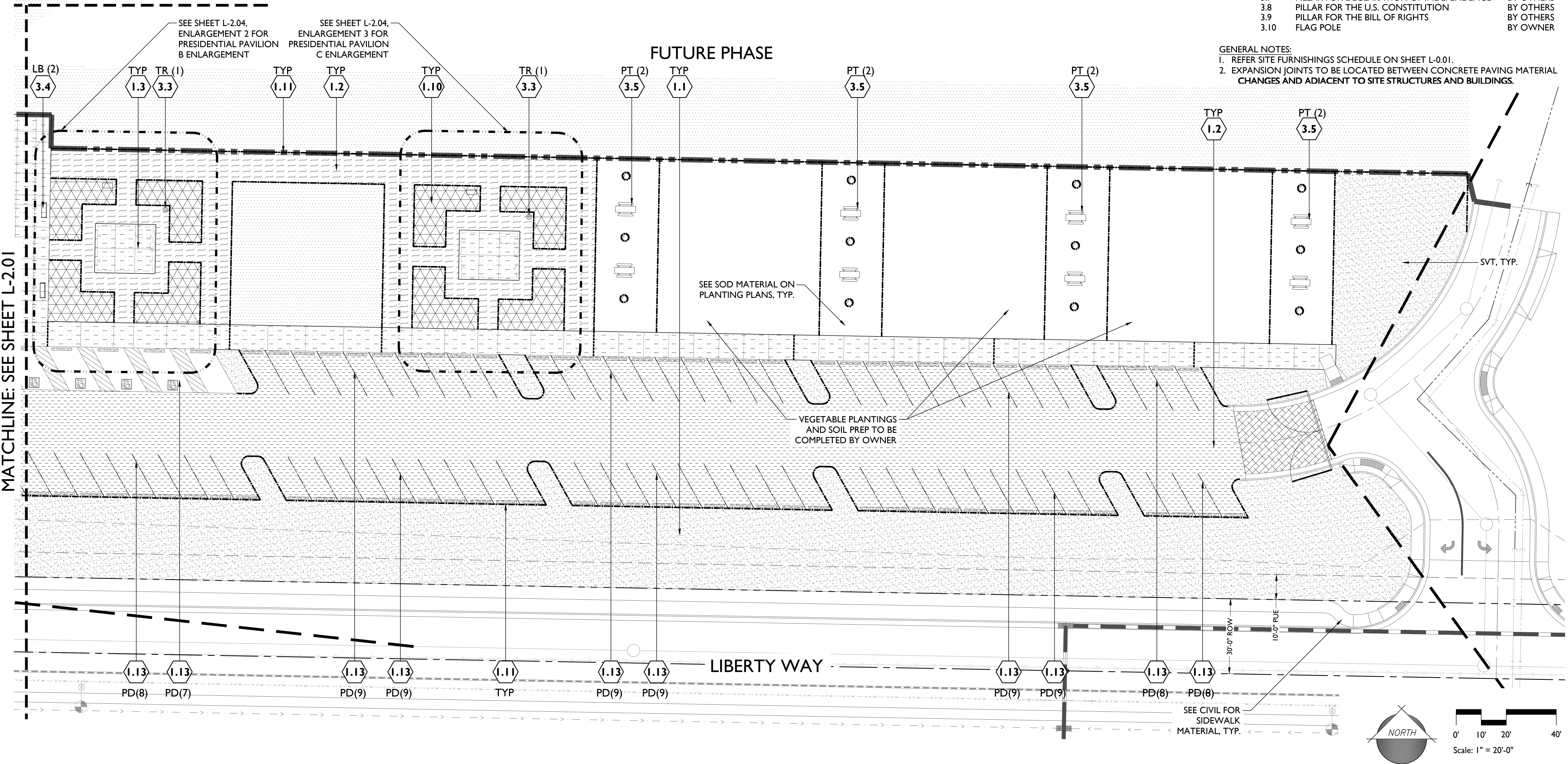
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	Expansion Joint	

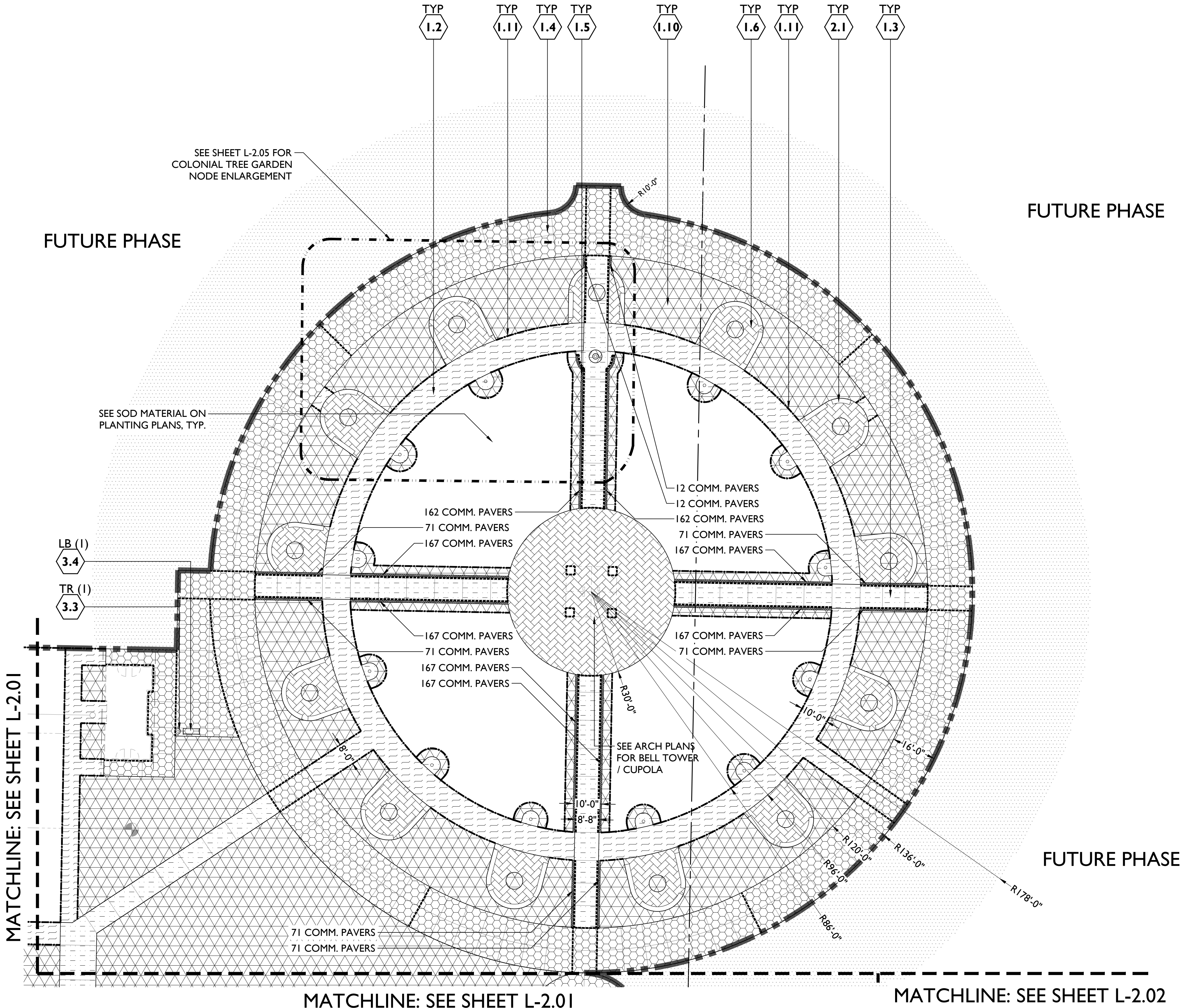
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3.2	STAND YOUR GROUND STATUE BASE	L-3.02/2
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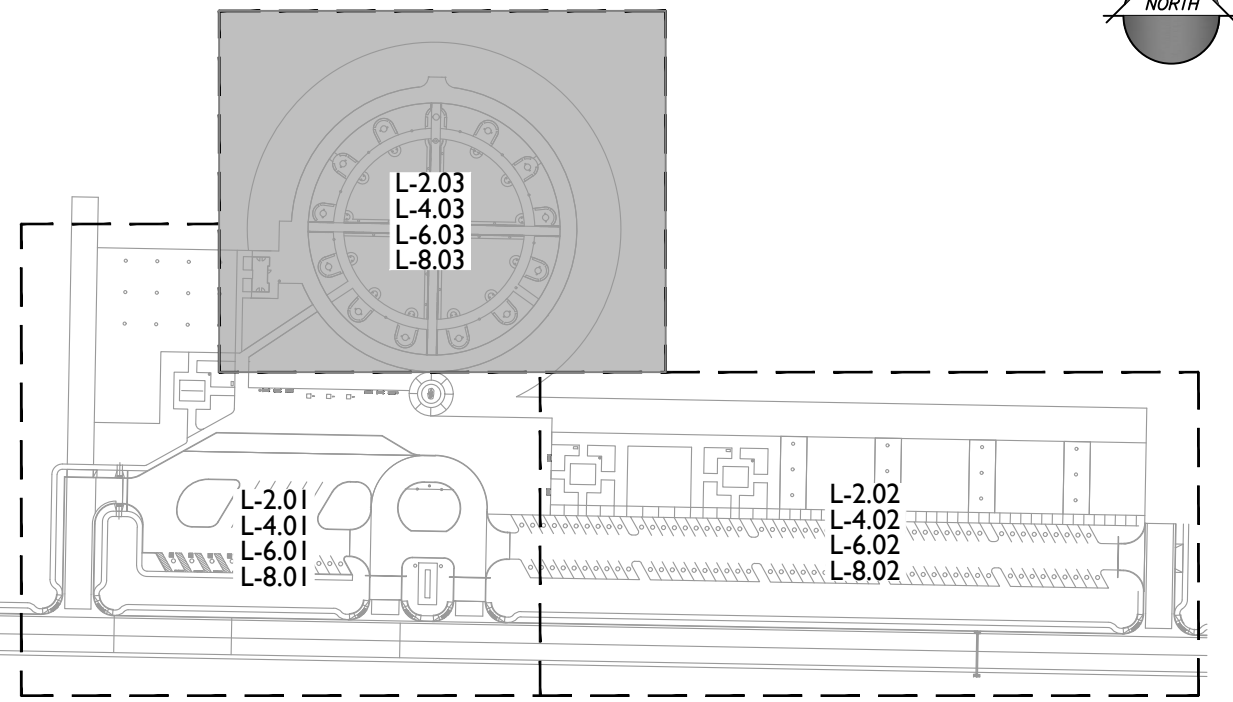
MATCHLINE: SEE SHEET L-2.03





GENERAL NOTES:
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KEY MAP



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	"Dark Brown" Wood Mulch or approved equal	2" Depth, Min.
	Raw Steel Edging or approved equal	
	Expansion Joint	
	4X8" Vehicular Cobble Pavers	

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LIBERTY VILLAGE - PHASE 1

Project

MATERIAL & WALL PLAN

Revisions:

02/21/2024 - 1ST CD SUBMITTAL	
03/22/2024 - 1ST CD SUBMITTAL	
07/23/2024 - 1ST CITY SUBMITTAL	

Call at least two full working days before you begin construction.

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Utah State Board of Technical Standards
Utah 6-1-1 or 1-800-STATE-IT (862-4111)

Designer: AS
Drawn by: KG, TT

THOMAS E. SNYDER
No. 196-5017
Professional Landscape Architect

DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-2.03
6 of 28

MATERIALS LEGEND

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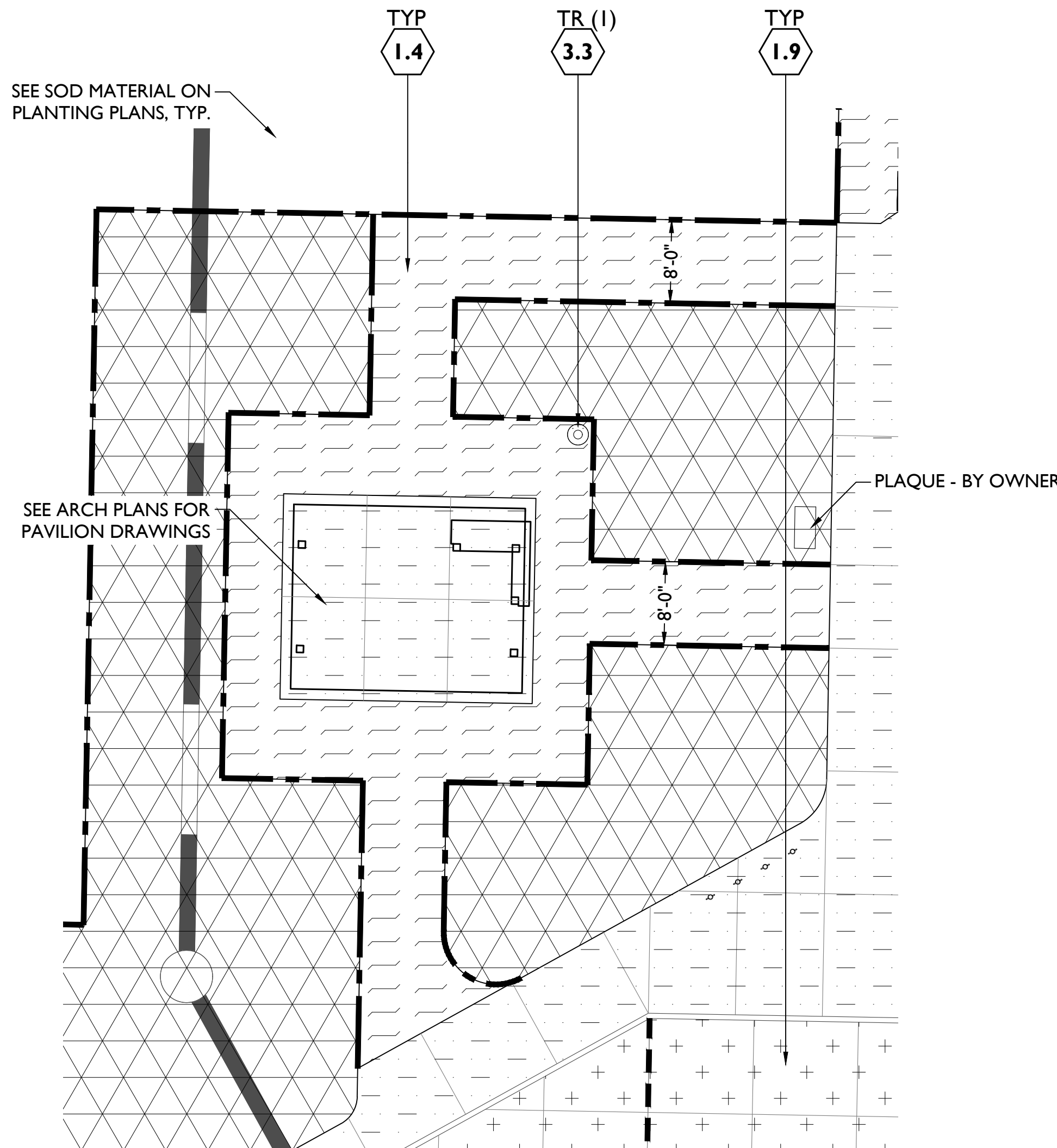
SITE DETAIL KEYNOTES

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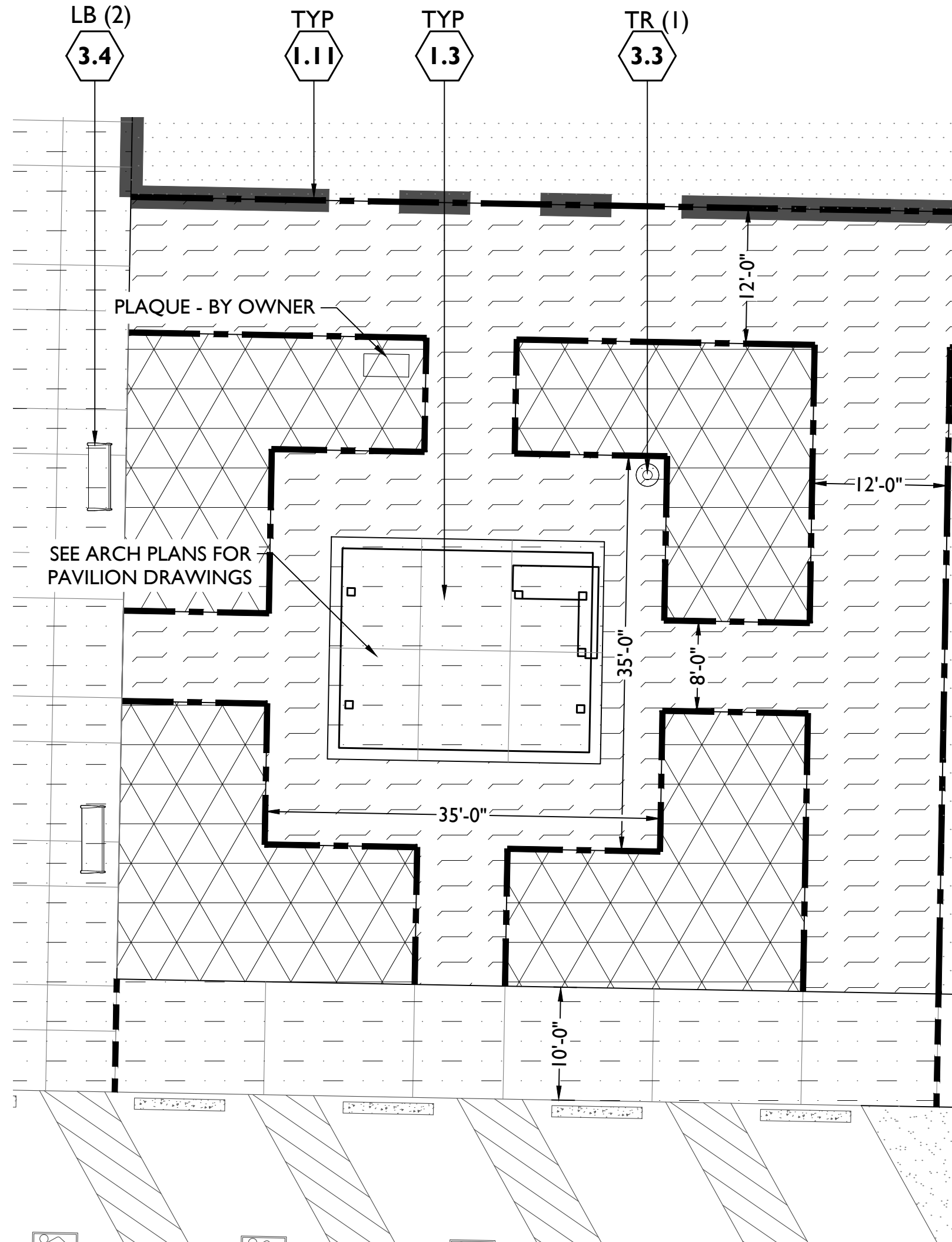
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GENERAL NOTES:

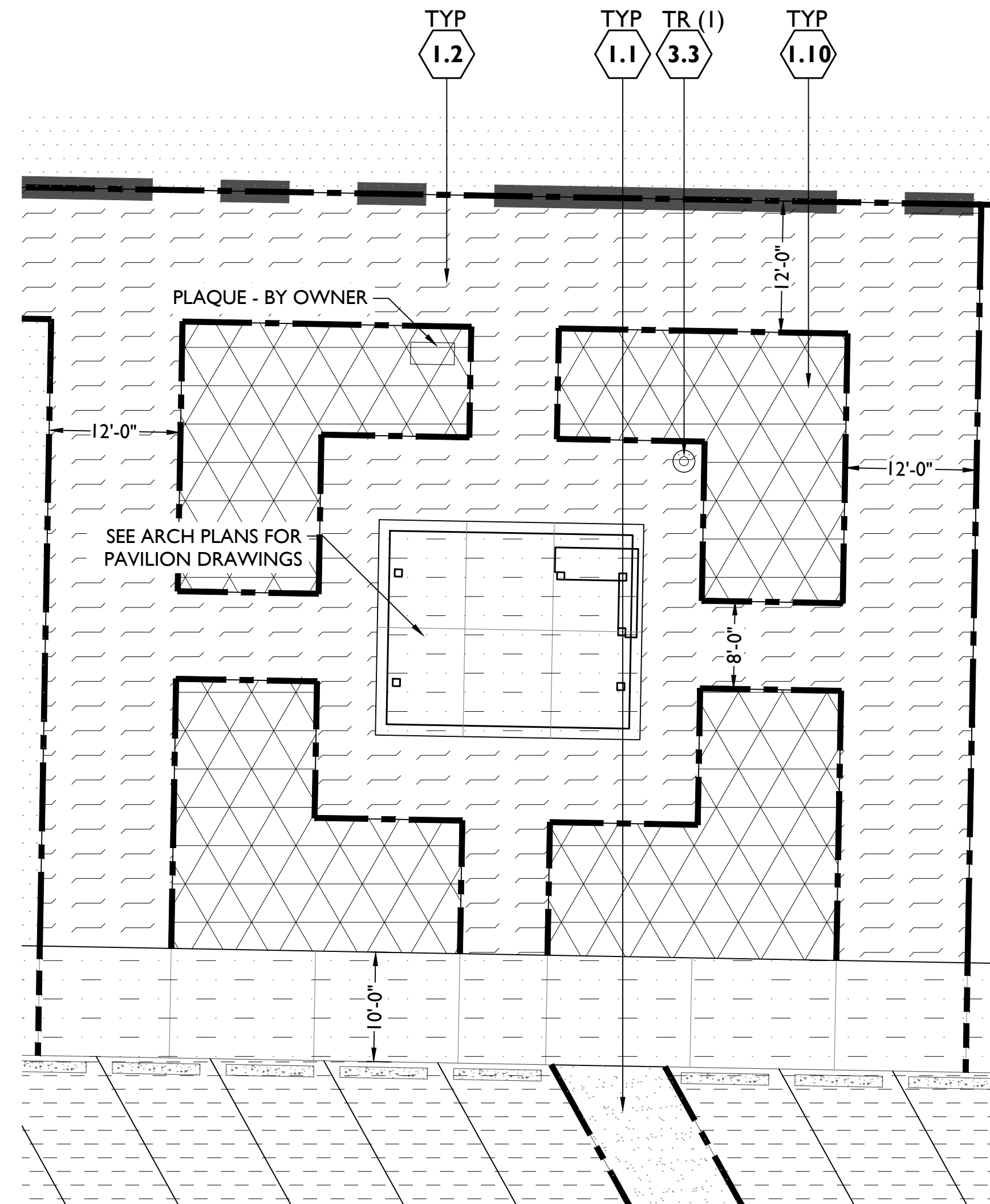
- REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
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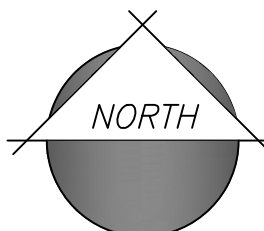
1 PRESIDENTIAL PAVILION A ENLARGEMENT
Scale: 1" = 10'-0"



2 PRESIDENTIAL PAVILION B ENLARGEMENT
Scale: 1" = 10'-0"



3 PRESIDENTIAL PAVILION C ENLARGEMENT
Scale: 1" = 10'-0"



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Project: **LIBERTY VILLAGE - PHASE I**
Hurtlane, UT

MATERIAL ENLARGEMENT PLANS

Revisions:

02/12/2024 - 1ST CD SUBMITTAL	
03/22/2024 - 1ST CD SUBMITTAL	
07/23/2024 - 1ST CITY SUBMITTAL	

Call at least two full working days before you need revision.

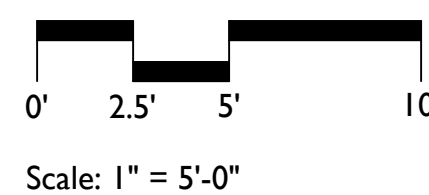
UTAH STATE BOARD OF LANDSCAPE ARCHITECTS
Seal 6-1-1 or 1-800-STATE-IT (862-4111)

Designer: AS
Drawn by: KG, TT

Scale of Use:
THOMAS E. SNYDER
No. 196-2017
Professional Landscape Architect

DATE SIGNED: 07.23.2024
Job No. **21-0167**
CONSTRUCTION DOCUMENTATION
Sheet No. **L-2.04**
7 of 28

Scale: 1" = 5'-0"



PAGE #/DETAIL

0.1 EXISTING ROAD TO REMAIN

- 0.1 EXISTING ROAD TO REMAIN

1.1 DECO

- | | | |
|-----------|--------------------------------------|-----------|
| L-3.01/1 | DECOMPOSED GRANITE | L-3.01/1 |
| L-3.01/2 | STABILIZED DECOMPOSED GRANITE | L-3.01/2 |
| L-3.01/3 | DECORATIVE CONCRETE PAVING TYPE A | L-3.01/3 |
| L-3.01/3 | DECORATIVE CONCRETE PAVING TYPE B | L-3.01/3 |
| L-3.01/3 | COMMEMORATIVE PAVERS | BY OWNER |
| L-3.01/4 | PEDESTRIAN COBBLES | L-3.01/4 |
| L-3.01/5 | VEHICULAR COBBLES | L-3.01/5 |
| L-3.01/6 | VEHICULAR CONCRETE PAVING | L-3.01/6 |
| L-3.01/6 | DECORATIVE VEHICULAR CONCRETE PAVING | L-3.01/6 |
| L-3.01/7 | WOOD MULCH | L-3.01/7 |
| L-3.01/8 | STEEL EDGER | L-3.01/8 |
| SEE CIVIL | ASPHALT | SEE CIVIL |
| L-3.03/1 | PARKING SPACE DELINEATOR | L-3.03/1 |

2.1 SEATWALL

- | | | |
|-----|----------------|------------|
| 2.1 | SEATWALL | L-3.02/3,4 |
| 2.2 | VEHICULAR GATE | L-3.02/1 |

3.1 ENTRY MONUMENT SIGN

- | | | |
|------|--|--------------------|
| 3.1 | ENTRY MONUMENT SIGN | DEFERRED SUBMITTAL |
| 3.2 | STAND YOUR GROUND STATUE BASE | L-3/02/2 |
| 3.3 | TRASH RECEPTACLE (TR) | SEE SCHEDULE |
| 3.4 | LANDSCAPE BENCH (LB) | SEE SCHEDULE |
| 3.5 | PICNIC TABLE (PT) | SEE SCHEDULE |
| 3.6 | BIKE RACK (BR) | SEE SCHEDULE |
| 3.7 | PILLAR FOR DECLARATION OF INDEPENDENCE | BY OTHERS |
| 3.8 | PILLAR FOR THE U.S. CONSTITUTION | BY OTHERS |
| 3.9 | PILLAR FOR THE BILL OF RIGHTS | BY OTHERS |
| 3.10 | FLAG POLE | BY OWNER |

GENERAL NOTES:

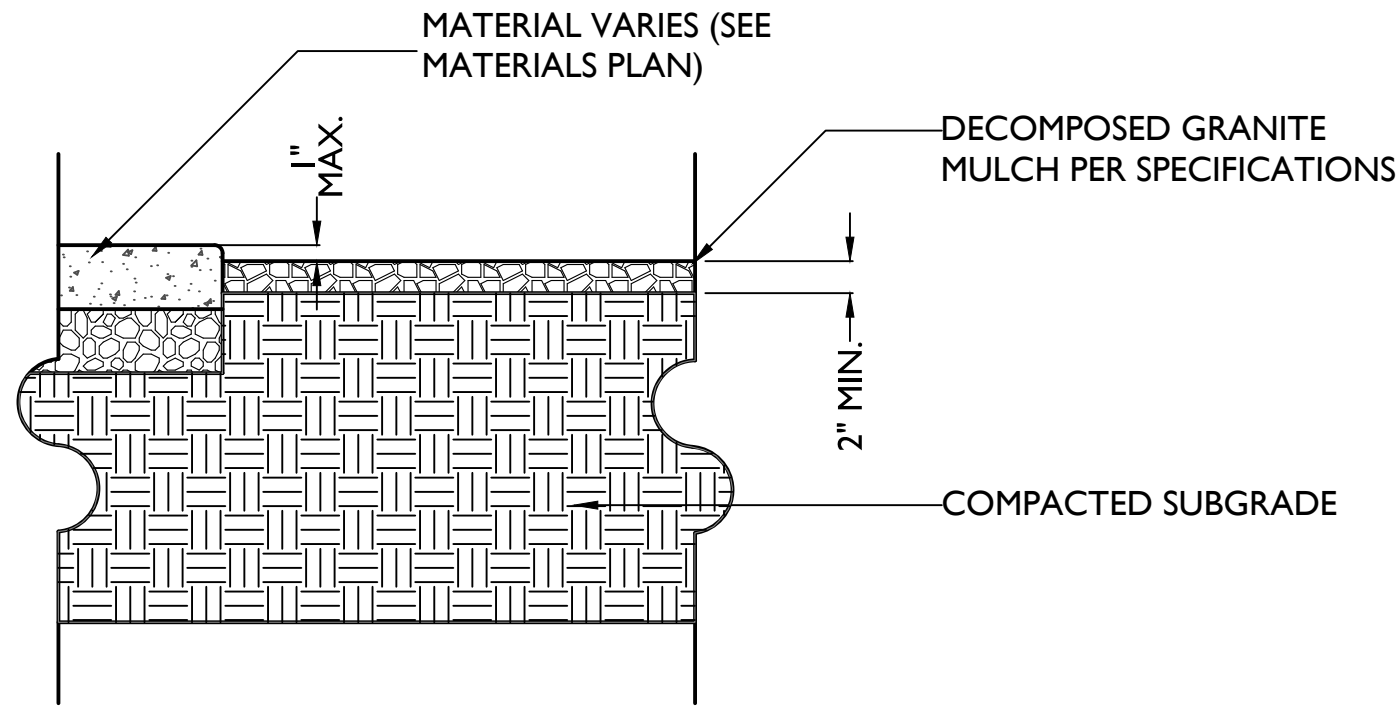
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--------	------	------

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	"Dark Brown" Wood Mulch or approved equal	2" Depth, Min.
	Raw Steel Edging or approved equal	
	Expansion Joint	
	4X8" Vehicular Cobble Pavers	

GENERAL NOTES:

1. APPLY PRE-EMERGENT HERBICIDE AT SUBGRADE AFTER FINAL GRADE HAS BEEN ESTABLISHED AND PRIOR TO SPREADING DECOMPOSED GRANITE (2 APPLICATIONS).
2. EVENLY SPREAD 2" MIN. OF GRANITE ON COMPACTED FINISHED GRADE.
3. GRANITE TO BE SPRAYED WITH WATER TO CLEAN SMALLER DEPOSITS AND GRANITE DUST AND ALSO TO SETTLE GRANITE EVENLY.

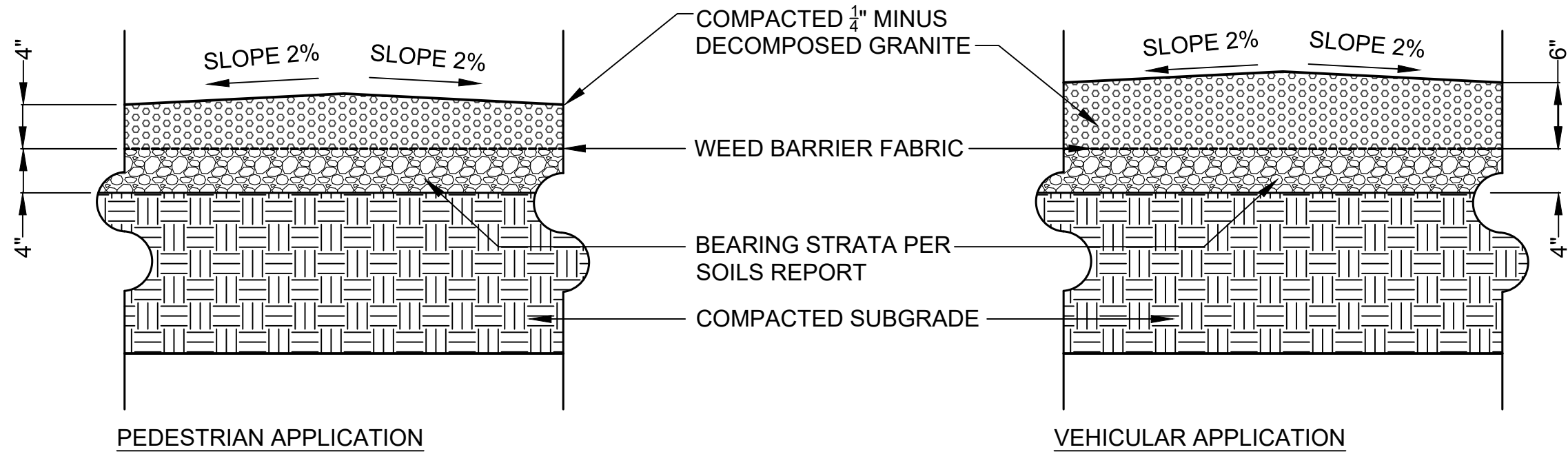


1 DECOMPOSED GRANITE

Scale: 1" = 1'-0"

GENERAL NOTES:

1. PROVIDE MOCK-UP FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ACTUAL CONSTRUCTION.
2. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS ON PROPERLY LAYING WEED BARRIER FABRIC AND DECOMPOSED GRANITE AND ALSO APPLYING STABILIZER.

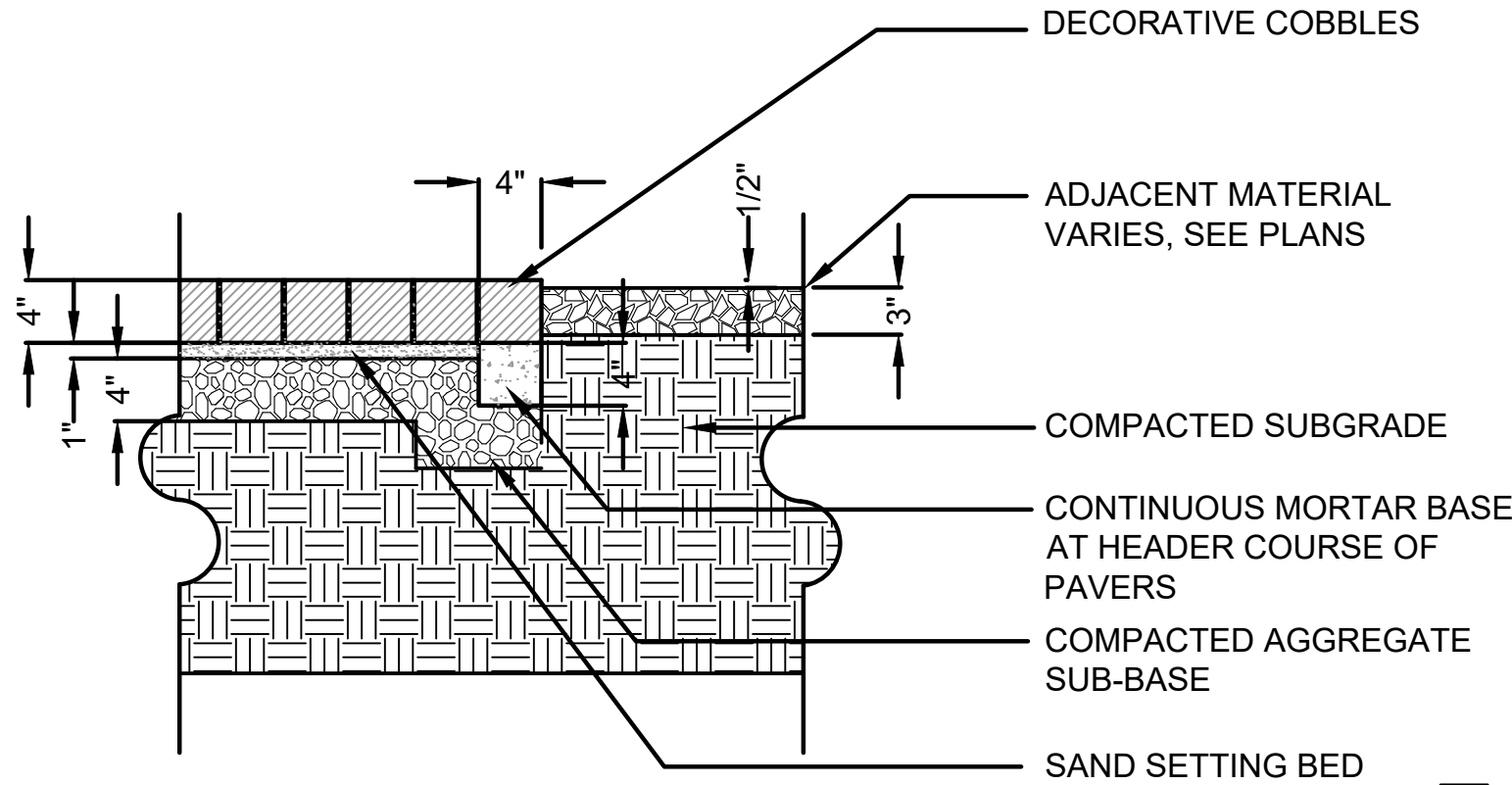


2 STABILIZED DECOMPOSED GRANITE

Scale: 1" = 1'-0"

GENERAL NOTES:

1. SLOPE GRADE 1% - 2% AWAY FROM ANY STRUCTURE.
2. USE 1" - 2" OF COURSE, ANGULAR SAND (CONFORMING TO ASTM 33) AS SETTING BED AND JOINTING.
3. INSTALL PAVERS MAINTAINING A MAX. 1/16" JOINT.
4. SWEEP SAND INTO 1/16" OPEN JOINTS AND VIBRATE.
5. USE MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS PER PAVER SPECIFICATIONS.



3 PEDESTRIAN CONCRETE PAVING

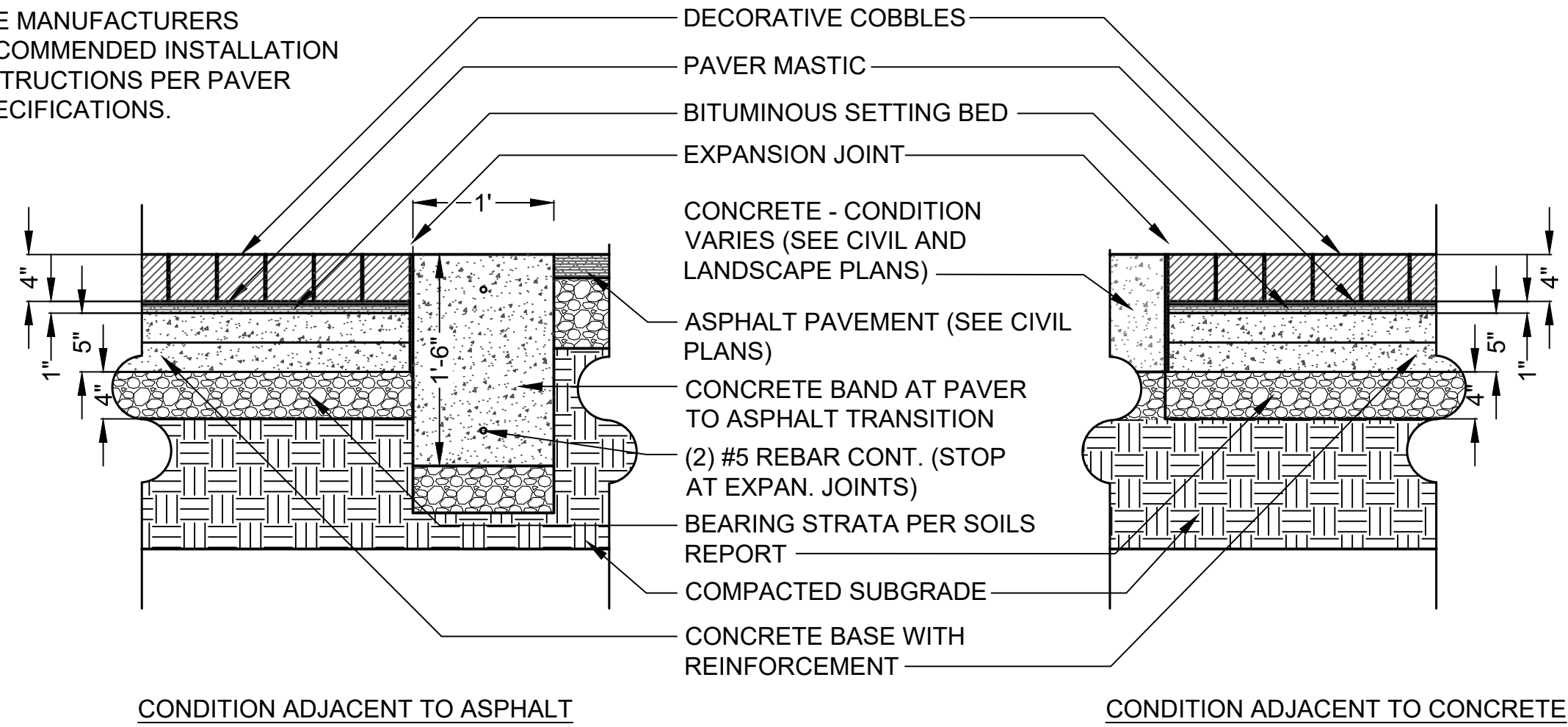
Scale: 1" = 1'-0"

4 PEDESTRIAN COBBLES

Scale: 1" = 1'-0"

GENERAL NOTES:

1. INSTALL PAVERS MAINTAINING A MAX. 1/16" JOINT.
2. SWEEP SAND INTO 1/16" OPEN JOINTS.
3. USE MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS PER PAVER SPECIFICATIONS.

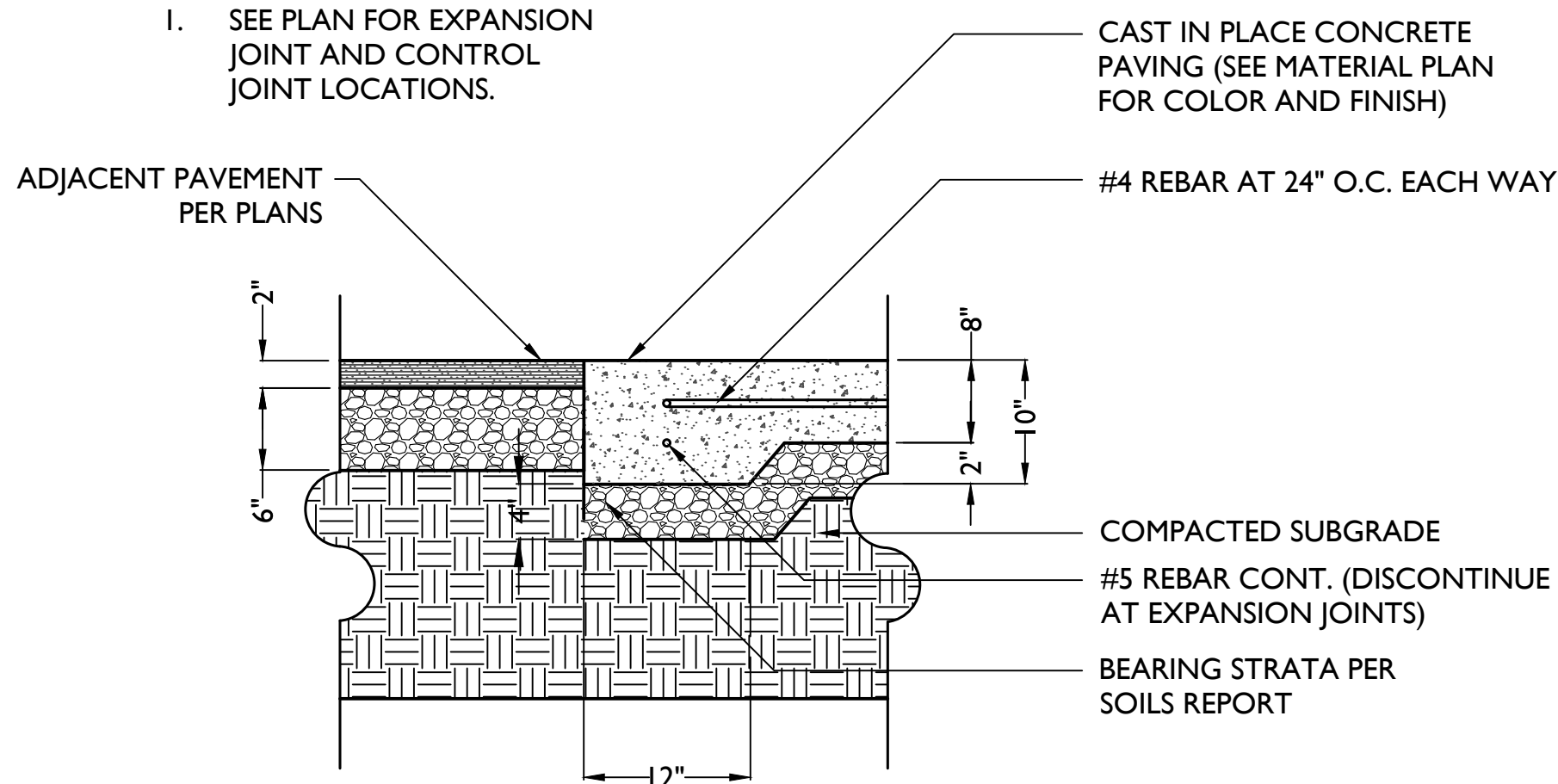


5 VEHICULAR COBBLES

Scale: 1" = 1'-0"

GENERAL NOTES:

1. SEE PLAN FOR EXPANSION JOINT AND CONTROL JOINT LOCATIONS.

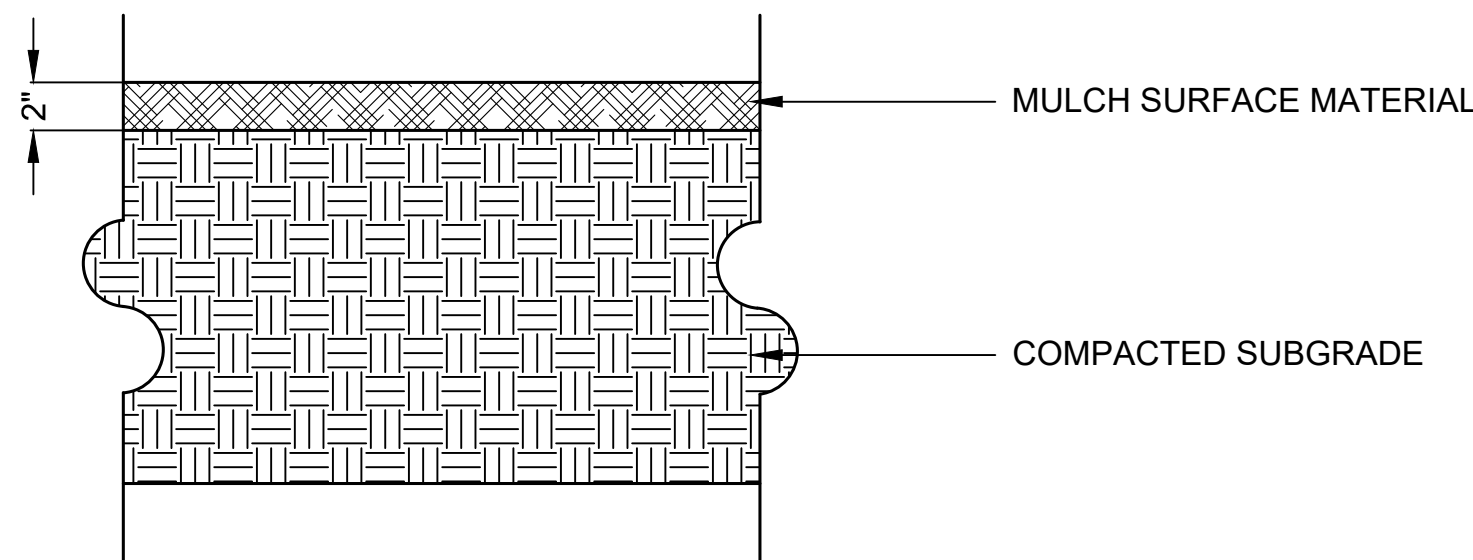


6 VEHICULAR CONCRETE PAVING

Scale: 1" = 1'-0"

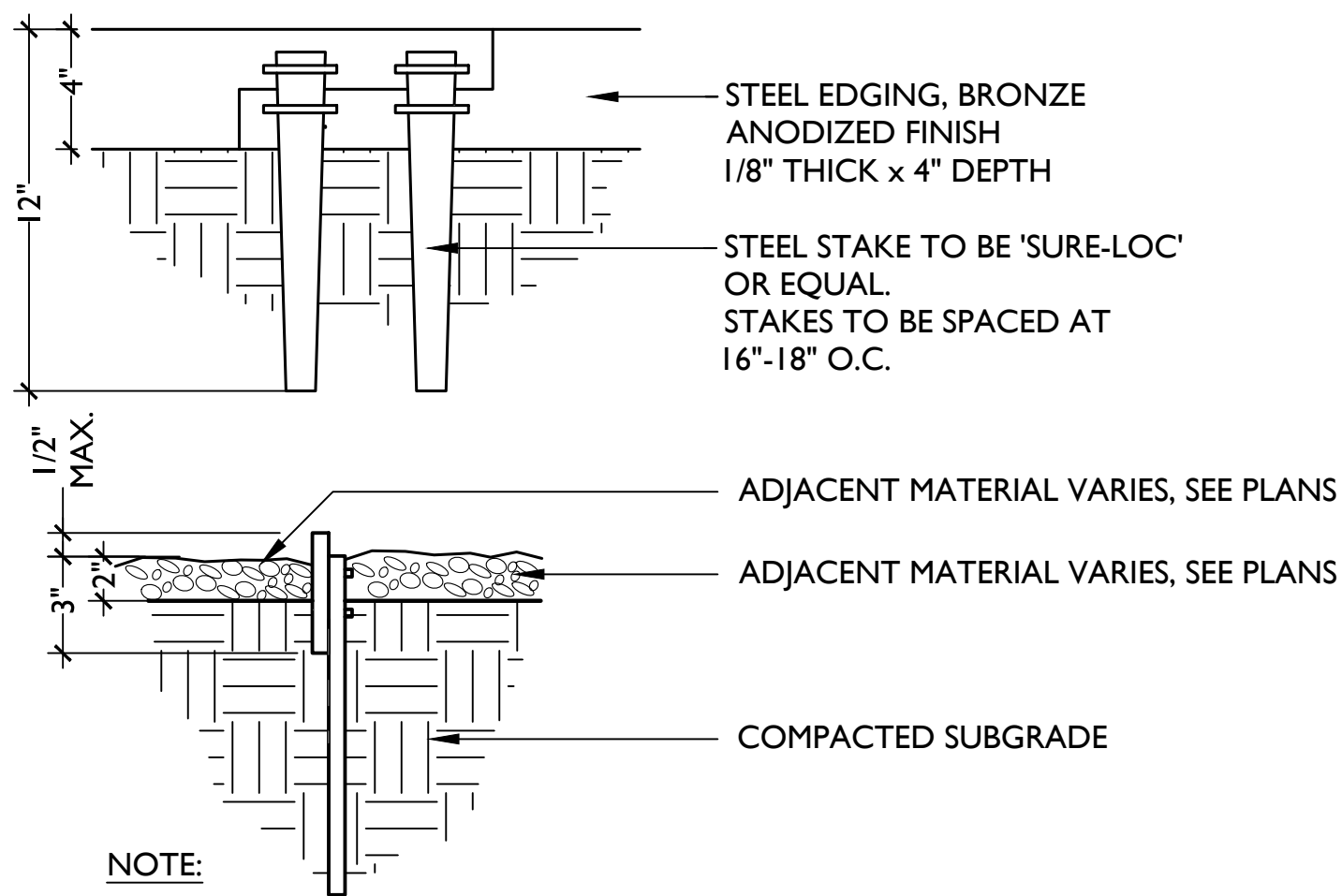
GENERAL NOTES:

1. MAINTAIN A MINIMUM OF 2" OF MULCH SURFACE MATERIAL.
2. EVENLY SPREAD 2" OF MULCH SURFACE MATERIAL ON COMPACTED FINISHED GRADE.
3. THE SURFACING WILL ALSO COMPACT, DISPLACE, AND SETTLE, AND SHOULD BE PERIODICALLY REFILLED TO MAINTAIN AT LEAST A 2" DEPTH.
4. ACCOUNT FOR WATER DRAINAGE.



7 WOOD MULCH

Scale: 1" = 1'-0"



NOTE:

1. TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE DECOMPOSED GRANITE.
2. CONNECTIONS BETWEEN SECTIONS TO UTILIZE MANUFACTURER'S INTERLOCKING SNAP DOWN SPLICING SYSTEM.
3. SEE MATERIAL PLANS FOR LOCATION.

8 STEEL EDGER

Scale: 1" = 1'-0"

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	STABILIZED DECOMPOSED GRANITE	L-3.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/3
1.5	COMMEMORATIVE PAVERS	BY OWNER
1.6	PEDESTRIAN COBBLES	L-3.01/4
1.7	VEHICULAR COBBLES	L-3.01/5
1.8	VEHICULAR CONCRETE PAVING	L-3.01/6
1.9	DECORATIVE VEHICULAR CONCRETE PAVING	L-3.01/6
1.10	WOOD MULCH	L-3.01/7
1.11	STEEL EDGER	L-3.01/8
1.12	ASPHALT	SEE CIVIL
1.13	PARKING SPACE DELINEATOR	L-3.03/1

2.0 WALLS / EMBANKMENTS

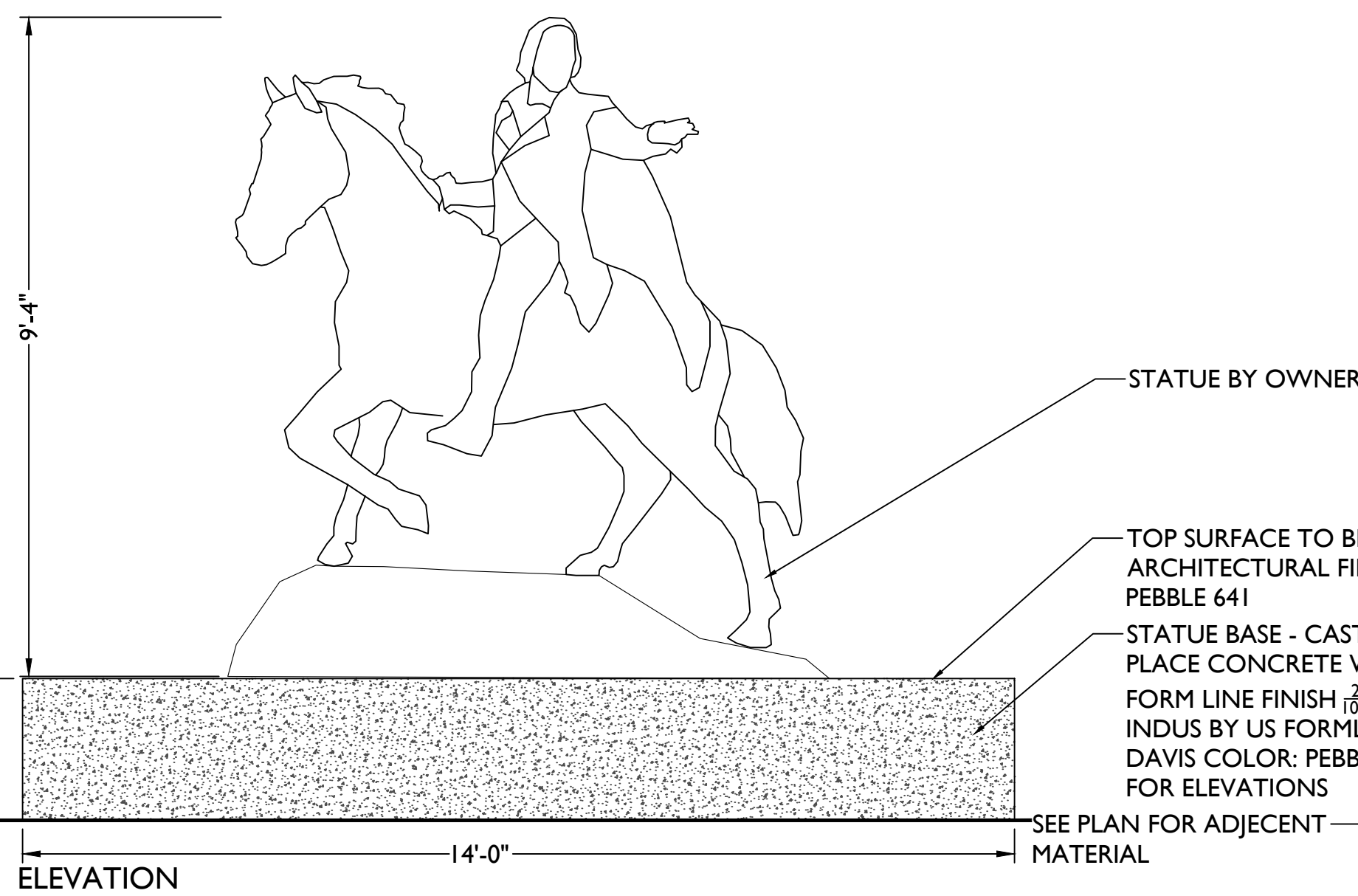
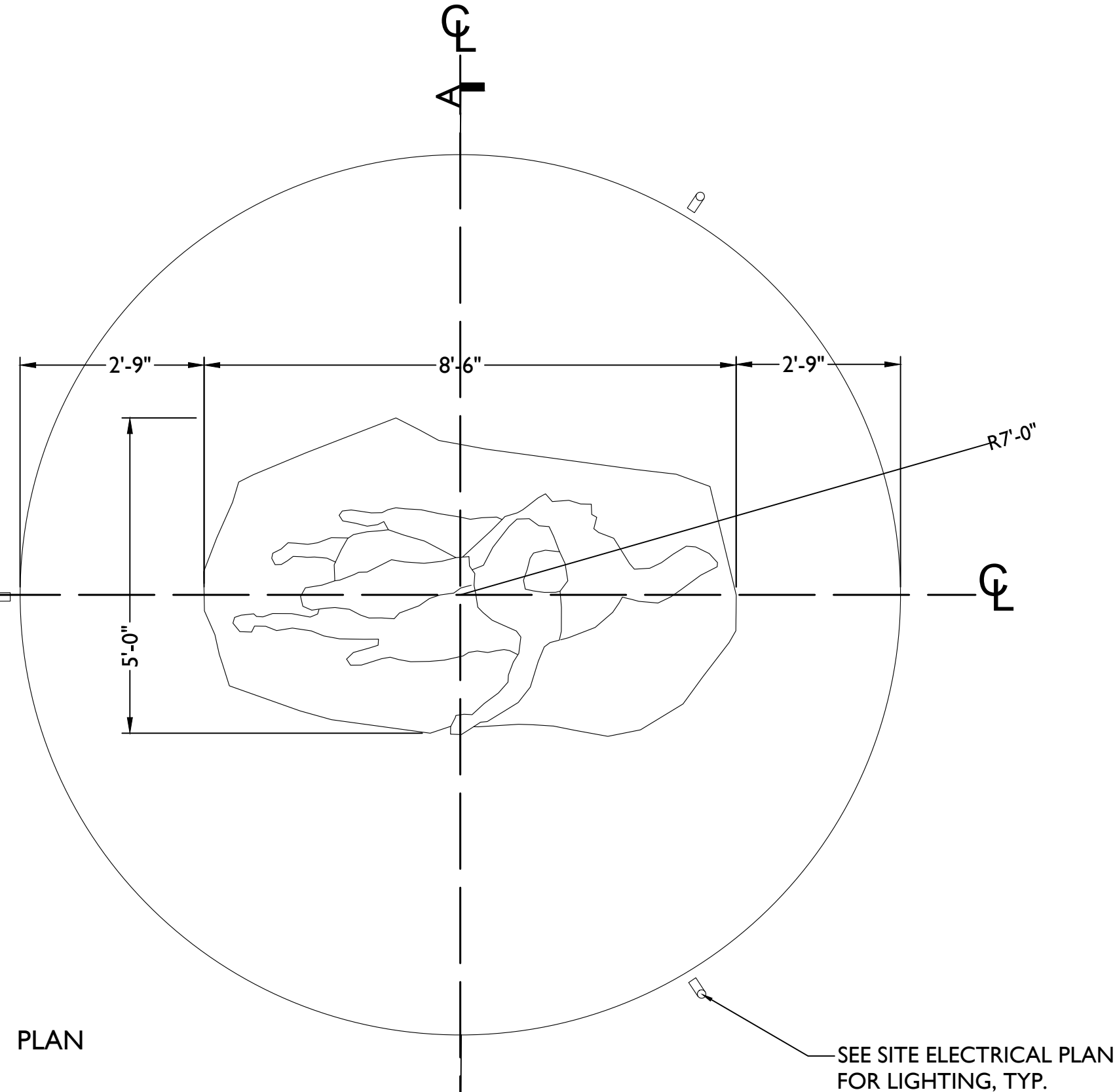
2.1	SEATWALL	L-3.02/3,4
2.2	VEHICULAR GATE	L-3.02/1

3.0 MISCELLANEOUS ELEMENTS

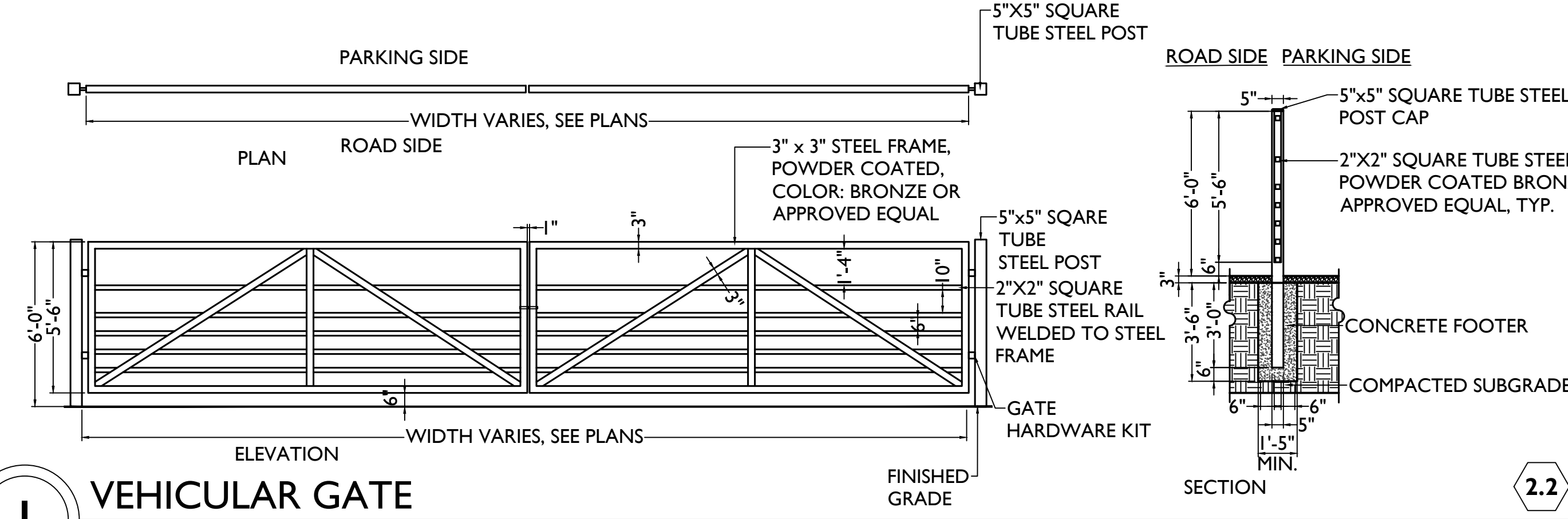
3.1	ENTRY MONUMENT SIGN	DEFERRED SUBMITTAL
3.2	STAND YOUR GROUND STATUE BASE	L-3.02/2
3.3	TRASH RECEPTICLE (TR)	SEE SCHEDULE
3.4	LANDSCAPE BENCH (LB)	SEE SCHEDULE
3.5	PICNIC TABLE (PT)	SEE SCHEDULE
3.6	BIKE RACK (BR)	SEE SCHEDULE
3.7	PILLAR FOR DECLARATION OF INDEPENDENCE	BY OTHERS
3.8	PILLAR FOR THE U.S. CONSTITUTION	BY OTHERS
3.9	PILLAR FOR THE BILL OF RIGHTS	BY OTHERS
3.10	FLAG POLE	BY OWNER

GENERAL NOTES:

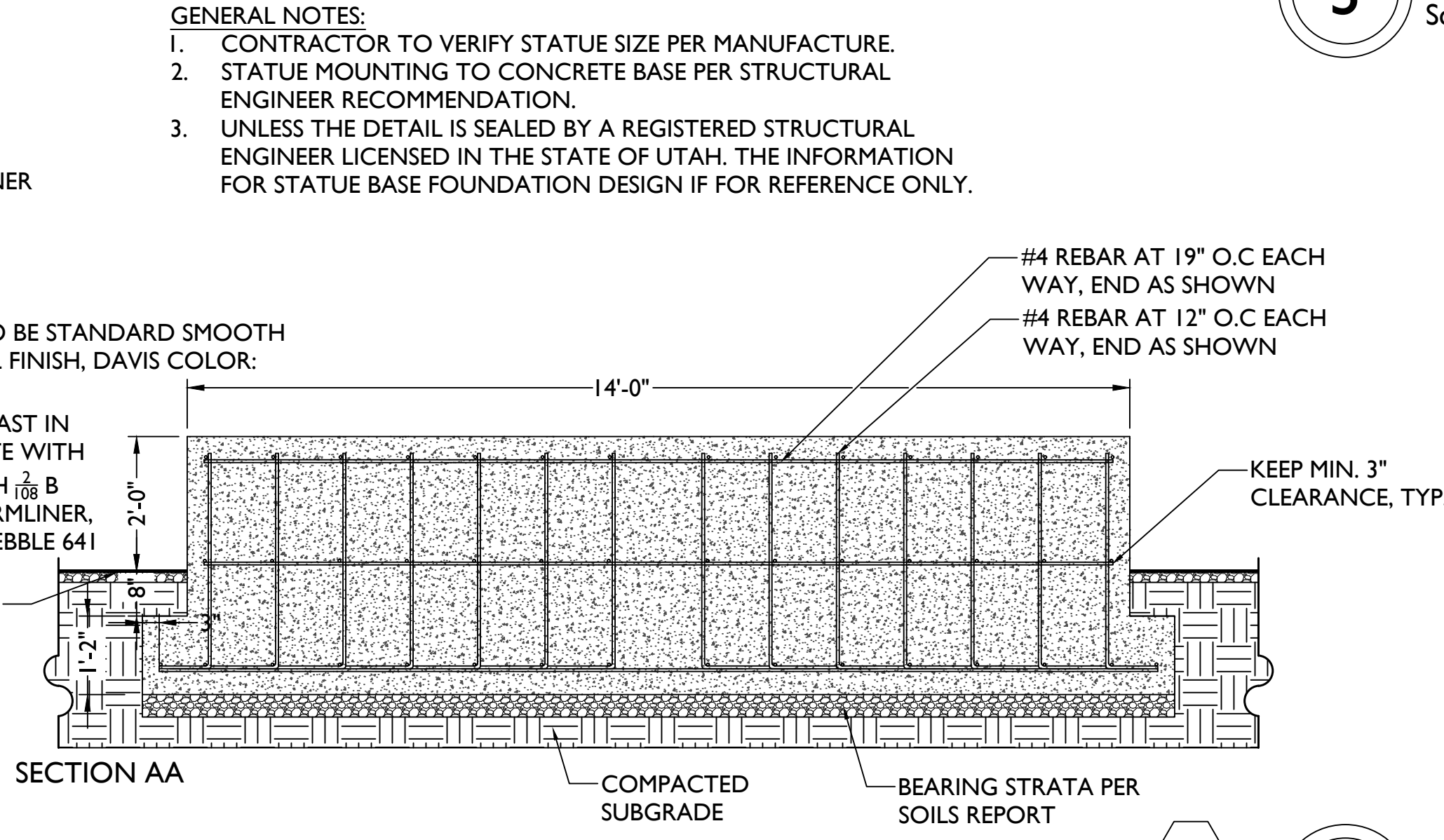
1. REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2. EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.



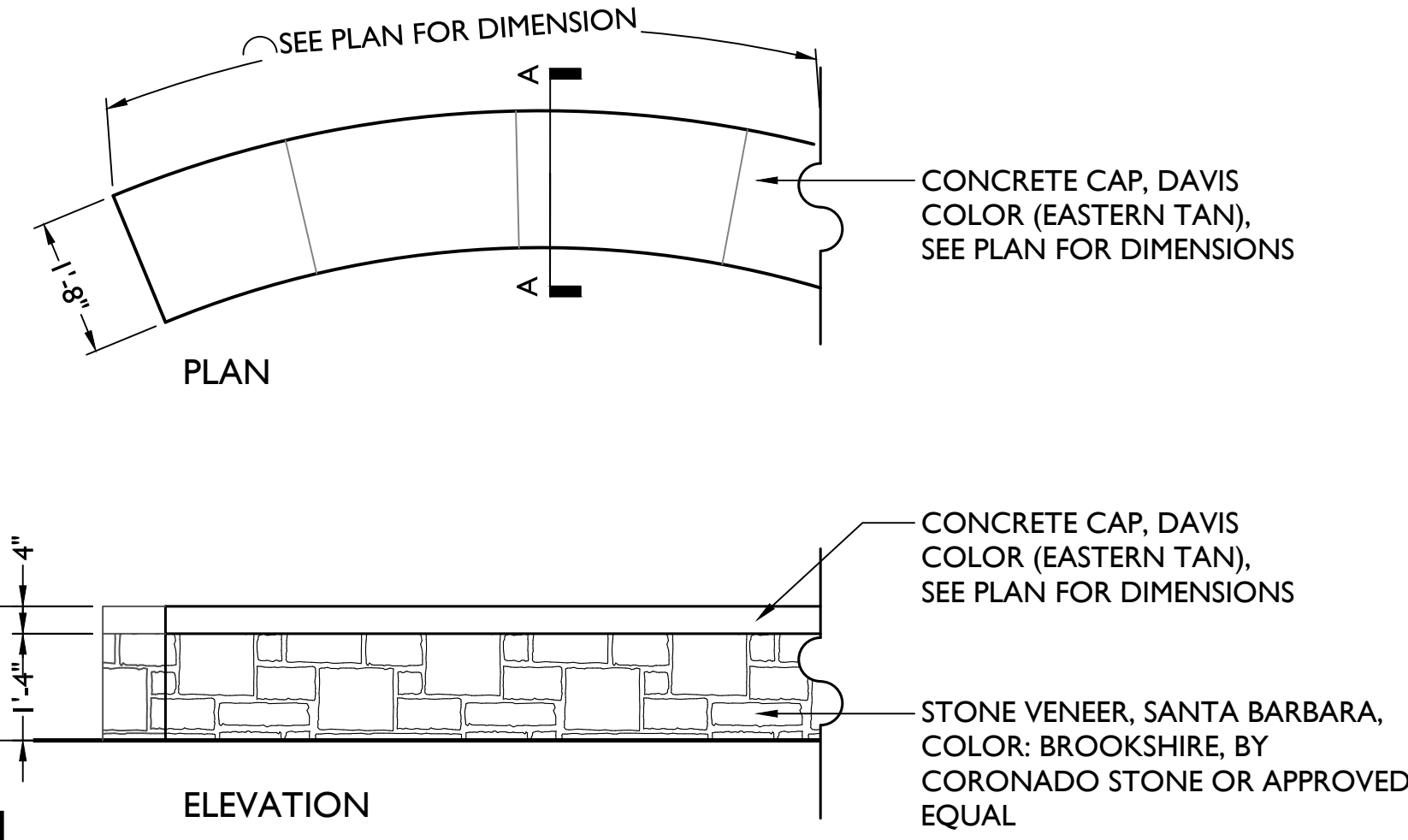
2 STAND YOUR GROUND STATUE BASE
Scale: 1/2" = 1'-0"



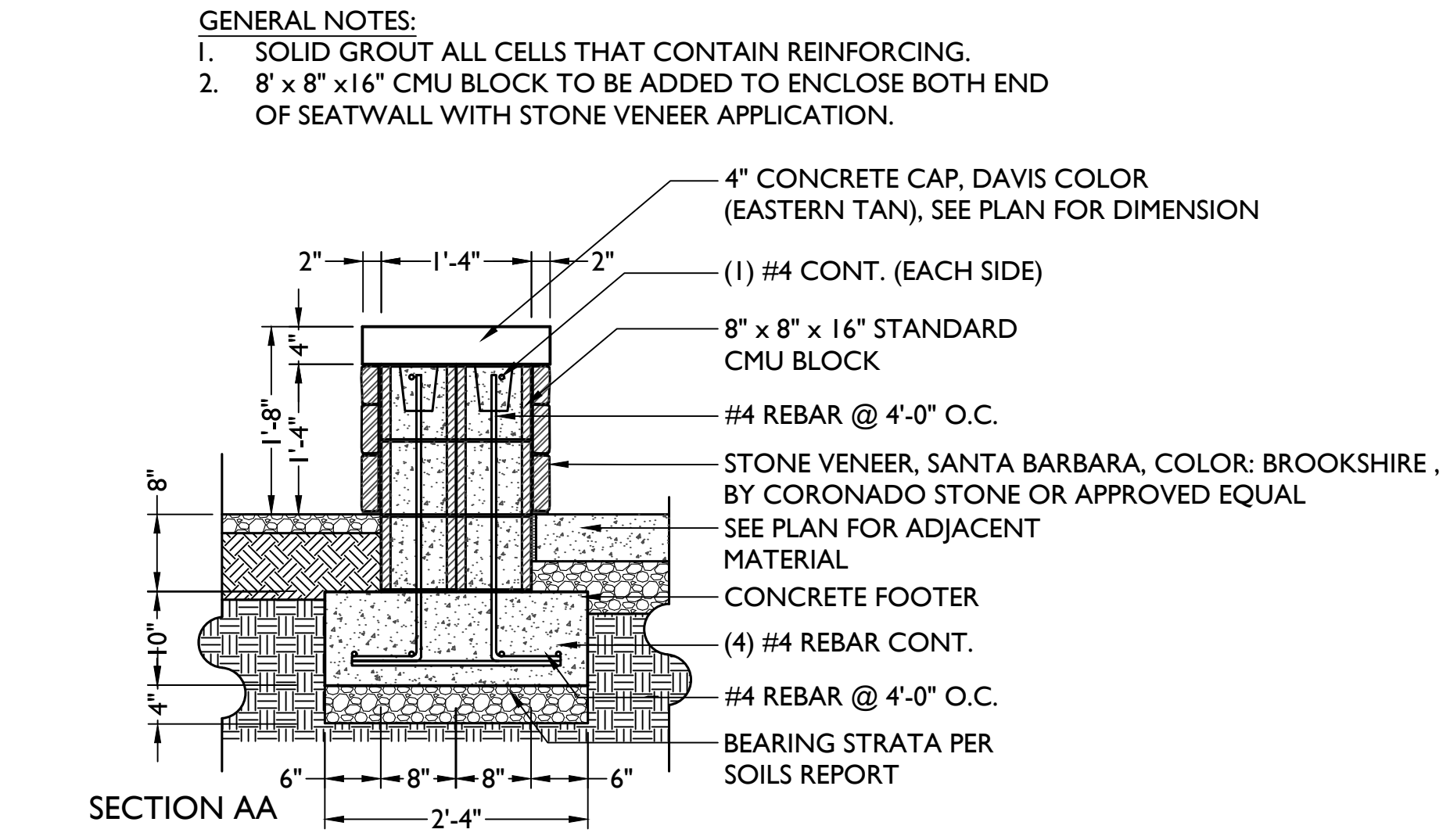
1 VEHICULAR GATE
Scale: 1/4" = 1'-0"



3 SEATWALL
Scale: 1/2" = 1'-0"



2.1 SEATWALL
Scale: 1/2" = 1'-0"



4 SEATWALL
Scale: 3/4" = 1'-0"

SITE DETAIL KEYNOTES

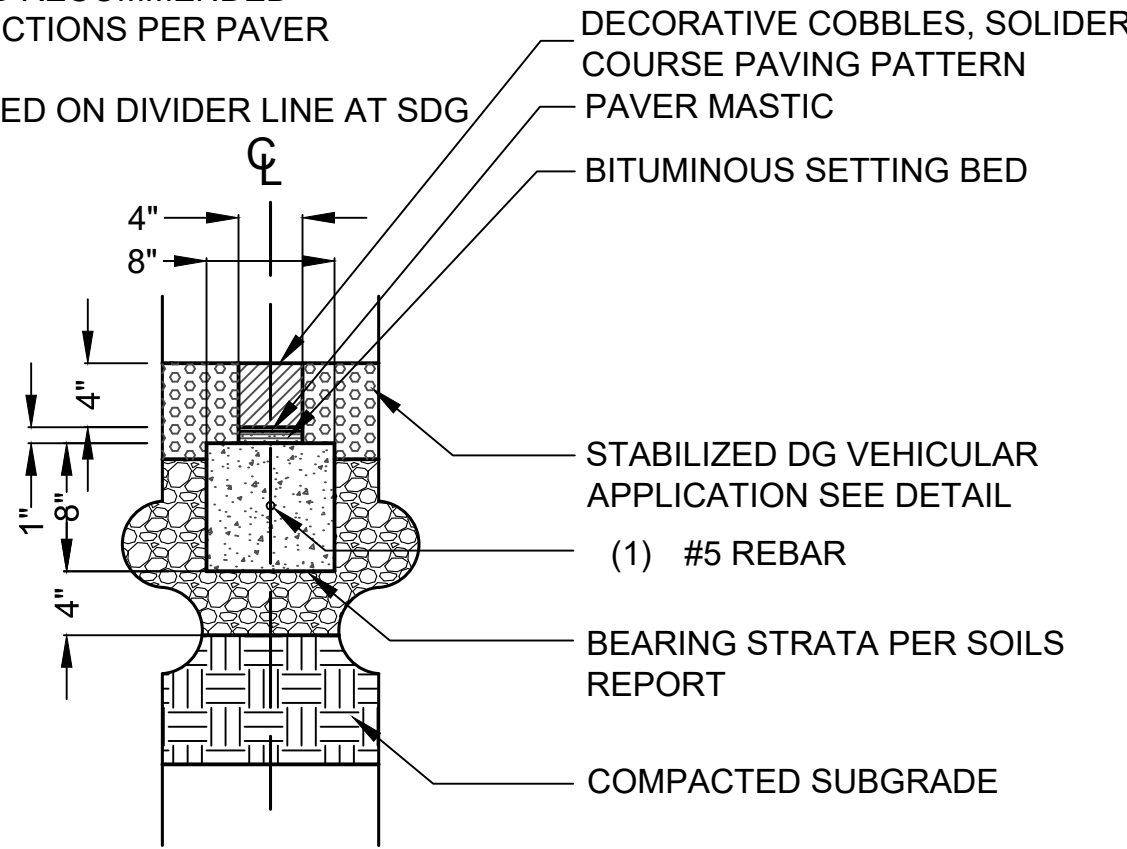
PAGE #/DETAIL #

1.0 PAVEMENTS		
1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	STABILIZED DECOMPOSED GRANITE	L-3.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/3
1.5	COMMEMORATIVE PAVERS	BY OWNER
1.6	PEDESTRIAN COBBLES	L-3.01/4
1.7	VEHICULAR COBBLES	L-3.01/5
1.8	VEHICULAR CONCRETE PAVING	L-3.01/6
1.9	DECORATIVE VEHICULAR CONCRETE PAVING	L-3.01/6
1.10	WOOD MULCH	L-3.01/7
1.11	STEEL EDGER	L-3.01/8
1.12	ASPHALT	SEE CIVIL
1.13	PARKING SPACE DELINEATOR	L-3.03/1
2.0 WALLS / EMBANKMENTS		
2.1	SEATWALL	L-3.02/3,4
2.2	VEHICULAR GATE	L-3.02/1
3.0 MISCELLANEOUS ELEMENTS		
3.1	ENTRY MONUMENT SIGN	DEFERRED SUBMITTAL
3.2	STAND YOUR GROUND STATUE BASE	L-3.02/2
3.3	TRASH RECEPTACLE (TR)	SEE SCHEDULE
3.4	LANDSCAPE BENCH (LB)	SEE SCHEDULE
3.5	PICNIC TABLE (PT)	SEE SCHEDULE
3.6	BIKE RACK (BR)	SEE SCHEDULE
3.7	PILLAR FOR DECLARATION OF INDEPENDENCE	BY OTHERS
3.8	PILLAR FOR THE U.S. CONSTITUTION	BY OTHERS
3.9	PILLAR FOR THE BILL OF RIGHTS	BY OTHERS
3.10	FLAG POLE	BY OWNER

GENERAL NOTES:
1. REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2. EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.

GENERAL NOTES:

1. INSTALL PAVERS MAINTAINING A MAX. 1/16" JOINT.
2. SWEEP SAND INTO 1/16" OPEN JOINTS.
3. USE MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS PER PAVER SPECIFICATIONS.
4. PAVER TO BE CENTERED ON DIVIDER LINE AT SDG PARKING LOT



CONDITION ADJACENT TO STABILIZED DG

1

PARKING DELINEATOR
Scale: 1"=1'-0"

1.13

2

TRASH RECEPTICLE (TR)
Scale: Not to Scale

3.3

3

LANDSCAPE BENCH (LB)
Scale: Not to Scale

3.4



SPECIFICATIONS:

MODEL: A-FRAME RECYCLED PLASTIC PICNIC TABLE - 8'
COLOR: BROWN
MATERIAL: RECYCLED UV-PROTECTED PLASTIC

4

PICNIC TABLE (PT)
Scale: Not to Scale

3.5

5

BIKE RACK (BR)
Scale: Not to Scale

3.6



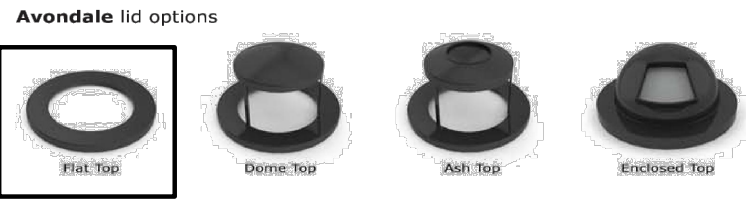
Avondale Wood Slat Receptacles

Avondale Receptacles:
The Avondale receptacles are durable trash containers with style. Made of wood or recycled plastic. The recycled plastic lumber Avondale receptacle is constructed of sturdy 2" x 4" recycled plastic slats with steel interior framework. Avondale receptacles will promote a green, litter free environment. A spun all steel lid provides added durability and stability. Lids are available in flat, domed top, ash top, or fully enclosed top options. Every receptacle comes with a 32 gallon rigid plastic liner with handles.

Materials
2" x 4" Recycled Plastic or Wood Slat
Interior Support Ring - 7G5 Steel
Mounting Plates - 1/4" x 1/2" Stainless Steel
Lid - 24" dia. Spun Steel Lid
Liner - High Density Polyethylene

Sustainability and LEED
Avondale steel frame products have a recycled material content of 99% of which 87% is post consumer content. This content may vary based on the product design, product material type, and interchangeable parts. In addition, all recycled lumber utilized on these products is derived from High Polyethylene (HDPE) and maintains at least 60% post consumer content. For more information about SiteScapes sustainable products and policies, please refer to our Environmental Statement.

Choices
Choose surface, surface-pedestal or embedded pedestal mount; flat, dome, ash, or enclosed top; powdercoat or Duracoat finish; and color.

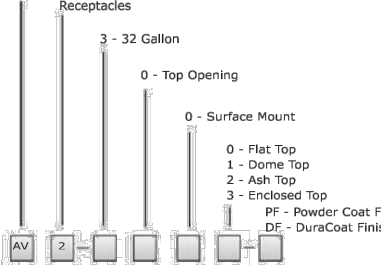


Pictured this page
left: Avondale recycled plastic, flat top receptacle AV2-3000-RP (Onyx).
right: Avondale recycled plastic, dome top receptacle AV2-3001-RP (Onyx).

Finishes
SiteScapes offers product in both a standard powdercoat and its own proprietary Duracoat finish. Both finishes are designed to weather the elements and are guaranteed not to rust, chip, peel, or fade. Call for a standard color chart.

www.sitescapesonline.com
For more information visit our website where you can download product drawings, photos, product brochures, CSI specs, and other technical data.

To Specify Avondale Receptacles



SPECIFICATIONS:

MODEL: VINEYARD 48" BENCH
COLOR: MAHOGANY
MATERIAL: POLYWOOD

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	STABILIZED DECOMPOSED GRANITE	L-3.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-3.01/3
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-3.01/3
1.5	COMMEMORATIVE PAVERS	BY OWNER
1.6	PEDESTRIAN COBBLES	L-3.01/4
1.7	VEHICULAR COBBLES	L-3.01/5
1.8	VEHICULAR CONCRETE PAVING	L-3.01/6
1.9	DECORATIVE VEHICULAR CONCRETE PAVING	L-3.01/6
1.10	WOOD MULCH	L-3.01/7
1.11	STEEL EDGER	L-3.01/8
1.12	ASPHALT	SEE CIVIL
1.13	PARKING SPACE DELINEATOR	L-3.03/1
2.0	WALLS / EMBANKMENTS	
2.1	SEATWALL	L-3.02/3,4
2.2	VEHICULAR GATE	L-3.02/1
3.0	MISCELLANEOUS ELEMENTS	
3.1	ENTRY MONUMENT SIGN	DEFERRED SUBMITTAL
3.2	STAND YOUR GROUND STATUE BASE	L-3.02/2
3.3	TRASH RECEPTICLE (TR)	SEE SCHEDULE
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3.10	FLAG POLE	BY OWNER

GENERAL NOTES:

1. REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2. EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.



Bike Post Bollard Style Bike Parking

Bike Posts:
These bollard style bike posts can serve multiple functions.

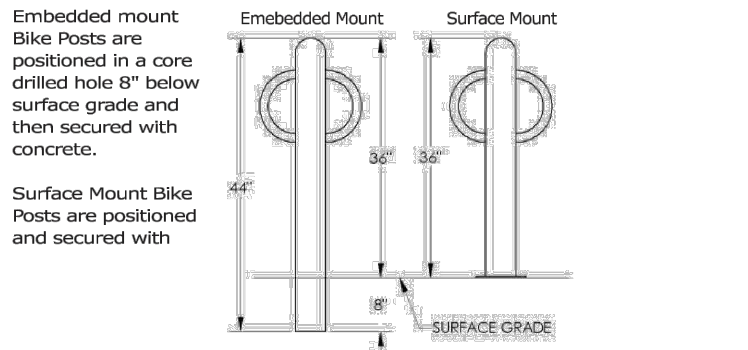
Materials
x Offered in 4-inch D.D.
x Various loop configurations available
x Flange mount covers available at additional cost

Sustainability and LEED
Bike post bollards have a minimum recycled material content of 84% of which 73% is post consumer content. This content may vary based on the product design, product material type, and interchangeable piece parts. All styles are 100% recyclable. For more information about SiteScapes sustainable products and policies, please refer to our environmental statement.

Choices
Choose one, two, three or zero loops; embedded or surface mount; powdercoat, Duracoat, galvanized.

NOTE: SURFACE MOUNT

Bike Post bollard options

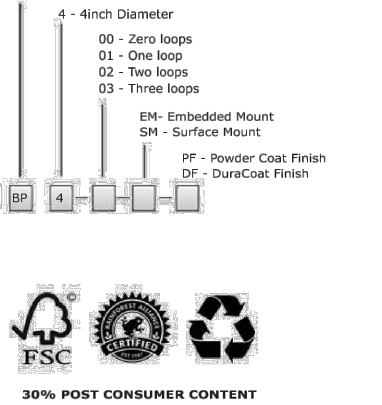


Pictured this page
left: Bike Post bollard, one loop BP4-01-SM (Onyx) Bike Post bollard, three loops BP4-03-SM (Onyx) Bike Post bollard, two loops BP4-02-SM (Onyx) Bike Post bollard, zero loops BP4-00-SM (Onyx). right: Bike Post bollard, one loop BP4-01-SM (Onyx).

Finishes
SiteScapes offers product in both a standard powdercoat and its own proprietary Duracoat finish. Both finishes are designed to weather the elements and are guaranteed not to rust, chip, peel, or fade. Call for a standard color chart.

www.sitescapesonline.com
For more information visit our website where you can download product drawings, photos, product brochures, CSI specs, and other technical data.

To Specify Bike Posts



Revisions:

03/21/2024 - 1ST CD SUBMITTAL	
03/22/2024 - 1ST CD SUBMITTAL	
07/23/2024 - 1ST CITY SUBMITTAL	

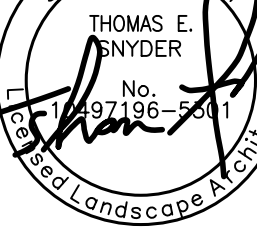
Call at least two full working days before you begin construction.



Dist 6-1-1 or 1-800-STATE-IT (862-4111)

Designer: AS

Drawn by: KG, TT



DATE SIGNED: 07.23.2024

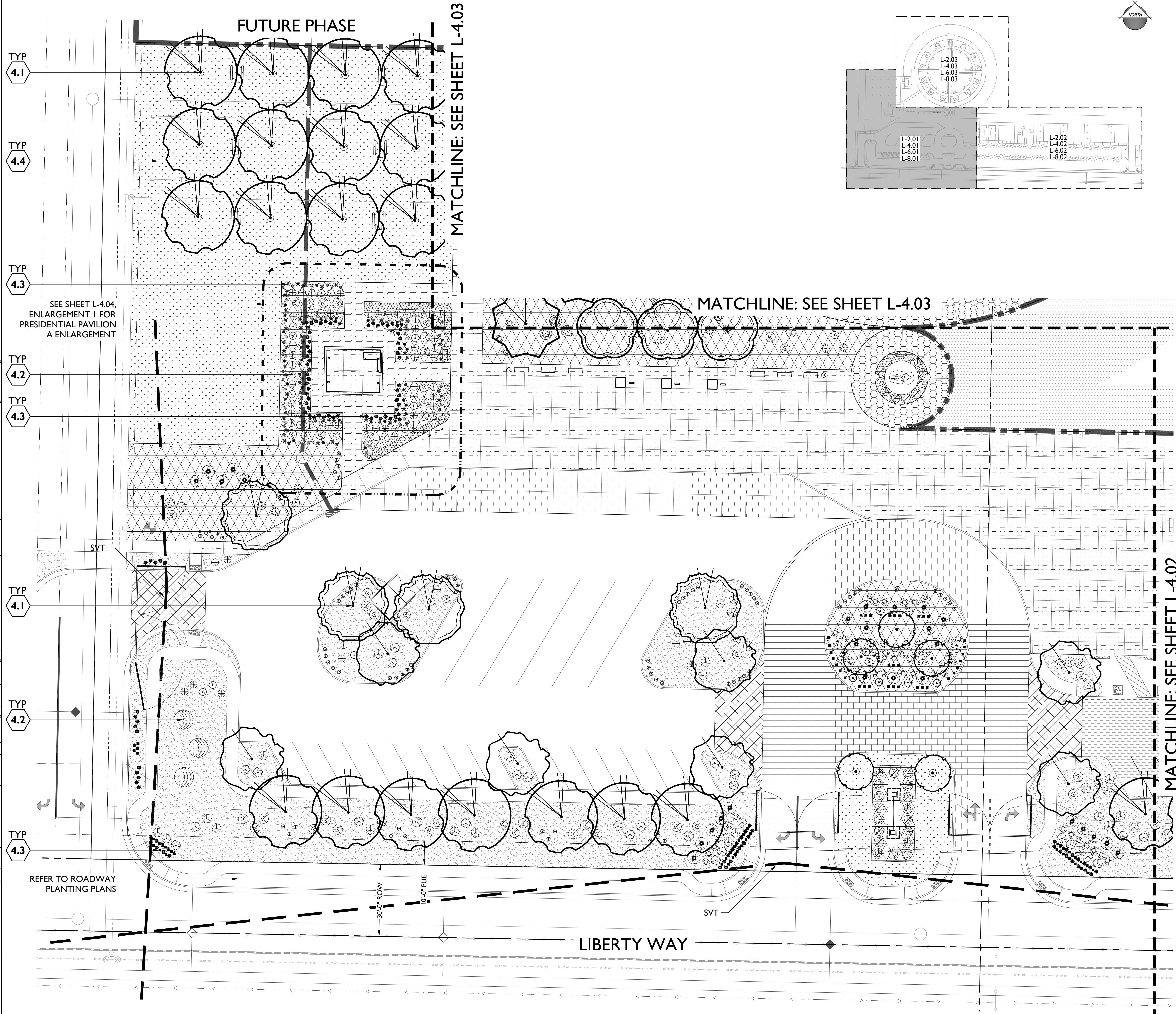
Job No.

21-0167

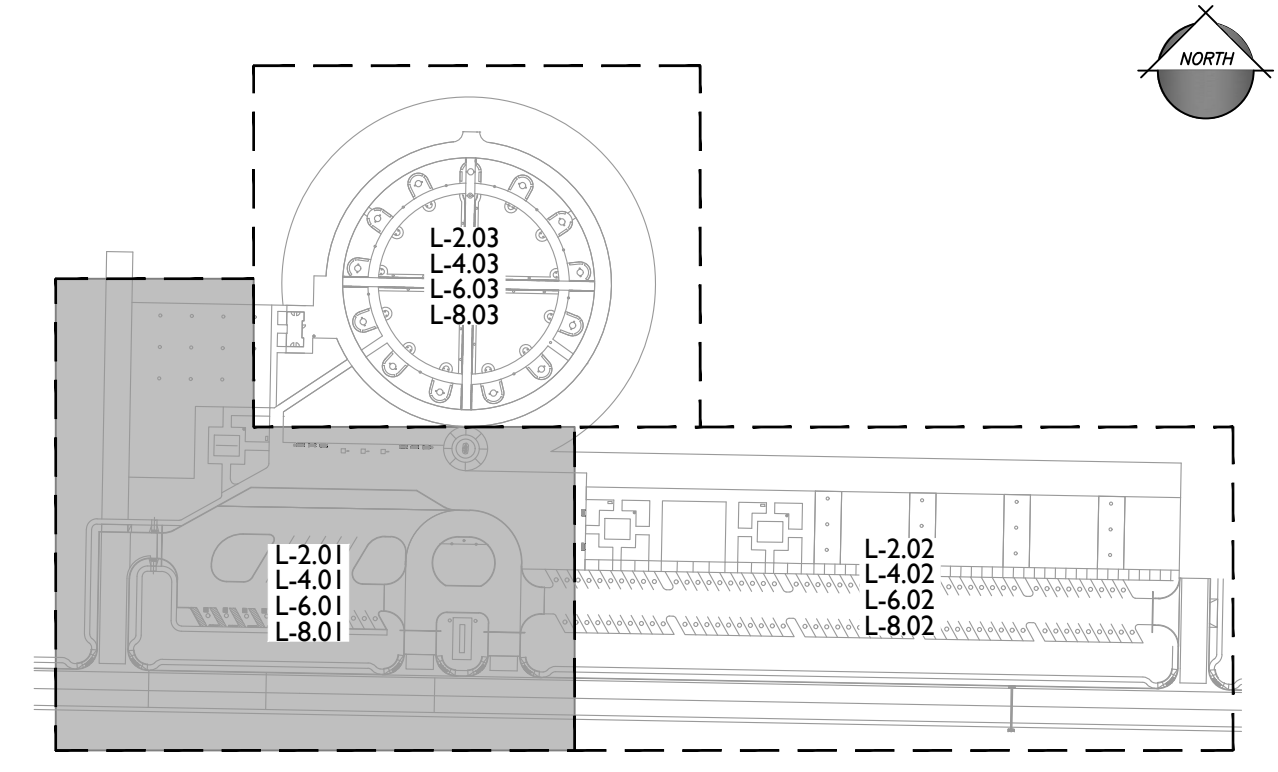
CONSTRUCTION DOCUMENTATION

Sheet No.

L-3.03



KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1,2
4.2	SHRUB PLANTING	L-5.01/3
4.3	GROUND COVER PLANTING	L-5.01/4
4.4	TURF PLANTING	L-5.01/5

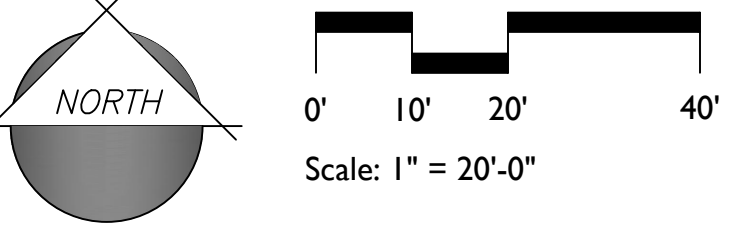
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acer rubrum	Red Maple	24" Box
	Acer saccharum	Sugar Maple	24" Box
	Carya illinoensis 'Western Schley'	Western Schley Pecan	24" Box
	Catalpa bignonioides	Southern Catalpa	24" Box
	Celtis occidentalis	American Hackberry	24" Box
	Fagus grandifolia	American Beech	24" Box
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" Box
	Gledisia triacanthos 'Shademaster'	Shademaster Honeylocust	24" Box
	Liquidambar styraciflua	Sweet Gum	24" Box
	Liriodendron tulipifera	Tuliptree	24" Box
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Prunus persica 'Elberta'	Elberta Peach	24" Box
	Prunus salicina 'Santa Rosa'	Santa rosa Plum	24" Box
	Quercus alba	White Oak	24" Box
	Quercus coccinea	Scarlet Oak	24" Box
	Quercus rubra	American Red Oak	24" Box
	Quercus virginiana	American Live Oak	24" Box
	Rhus typhina	Staghorn Sumac	24" Box
	Ulmus americana 'Princeton'	Princeton American Elm	24" Box
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush 5 Gal
	Cytisus x 'Lena'	Lena Scotch Broom 5 Gal
	Buxus microphylla japonica 'Gegem'	Baby Gem Boxwood 5 Gal
	Hemerocallis 'Orange King'	Orange King Daylily 5 Gal
	Jasminum sambac	Arabian Jasmine 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass 5 Gal
	Rhaphiolepis indica 'Ballerina'	Ballerina Hawthorn 5 Gal
	Ligustrum japonicum 'Texanum'	Texas Privet 5 Gal
	Thuja orientalis 'Aurea Nana'	Dwarf Golden Arborvitae 5 Gal
	Cotoneaster Parneyi	Red Cluster Berry 5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Lavandula angustifolia	English Lavender 1 Gal
	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange 1 Gal
	Mahonia repens	Creeping Barberry 1 Gal
	Tulbaghia violacea	Society Garlic 1 Gal
	Dietes bicolor	Yellow Butterfly Iris 1 Gal
	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf 1 Gal

MISC. PLANTINGS	
	Seasonal Flower Plantings by Owner
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Sod Provided by Red Desert Sod or Approved Equal



1130 N. Alma School, Suite 120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

LIBERTY VILLAGE - PHASE I

Hurricane, UT

Project:

Revisions:

03/21/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

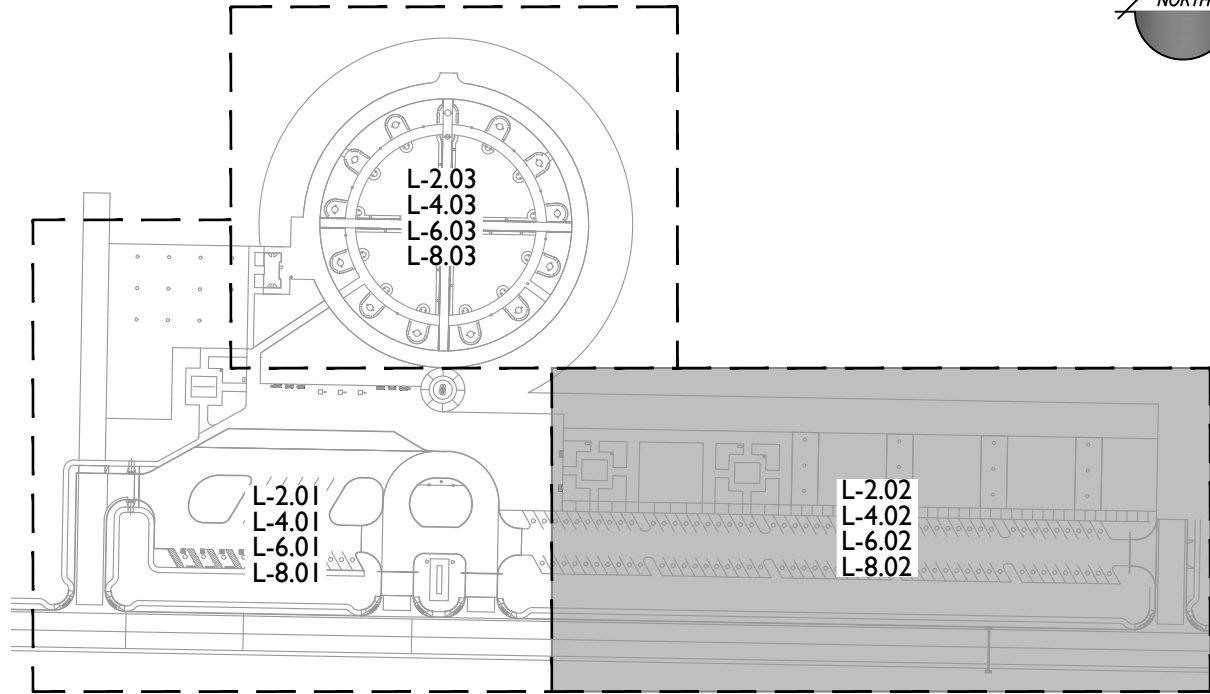
Call at least two full working days before you begin construction.

Dial 8-1-1 or 1-800-STATE-IT (862-4111)

Designer: AS
Drawn by: KG, TT

DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.01
12 of 28

KEY MAP



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
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	Acer saccharum	Sugar Maple	24" Box
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	Liriodendron tulipifera	Tuliptree	24" Box
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	Quercus coccinea	Scarlet Oak	24" Box
	Quercus rubra	American Red Oak	24" Box
	Quercus virginiana	American Live Oak	24" Box
	Rhus typhina	Staghorn Sumac	24" Box
	Ulmus americana 'Princeton'	Princeton American Elm	24" Box
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	24" Box

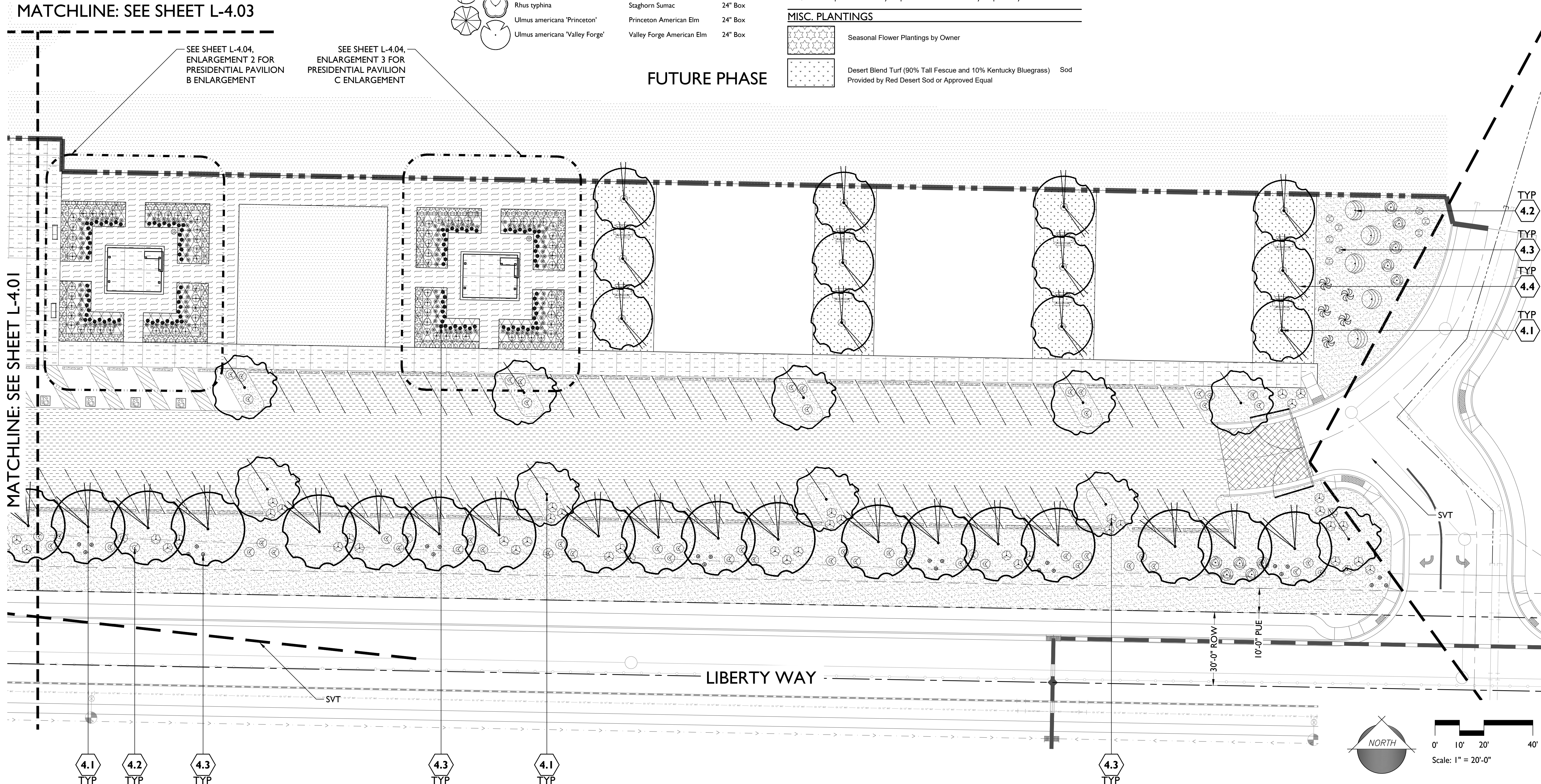
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	Cytisus x 'Lena'	Lena Scotch Broom 5 Gal
	Buxus microphylla japonica 'Gregar'	Baby Gem Boxwood 5 Gal
	Hemerocallis 'Orange King'	Orange King Daylily 5 Gal
	Jasminum sambac	Arabian Jasmine 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass 5 Gal
	Raphiolepis indica 'Ballerina'	Ballerina Hawthorn 5 Gal
	Ligustrum japonicum 'Texanum'	Texas Privet 5 Gal
	Thuja orientalis 'Aurea Nana'	Dwarf Golden Arborvite 5 Gal
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GROUNDCOVERS	COMMON NAME	SIZE
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	Mahonia repens	Creeping Barberry 1 Gal
	Tulbaghia violacea	Society Garlic 1 Gal
	Dietes bicolor	Yellow Butterfly Iris 1 Gal
	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf 1 Gal

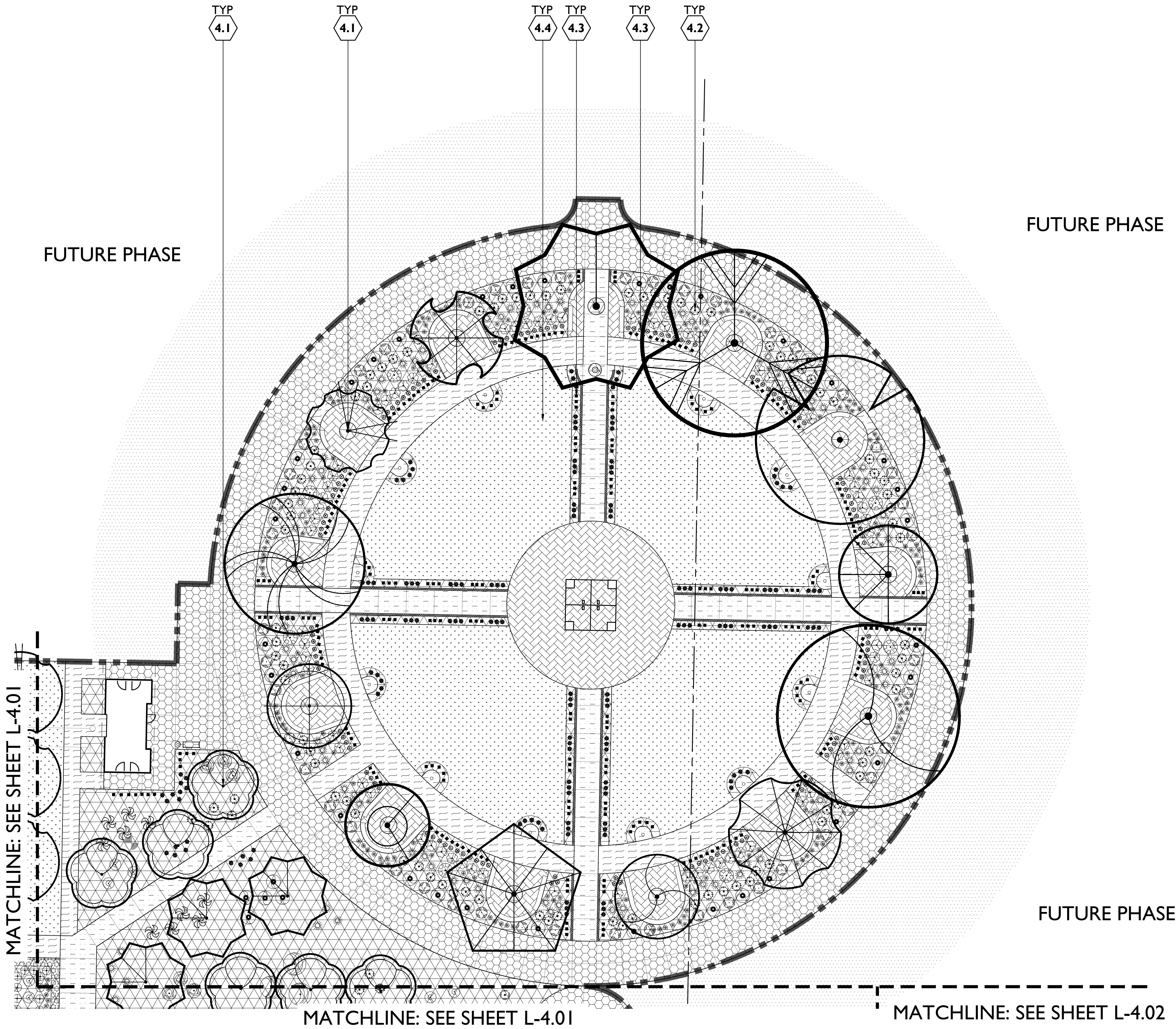
MISC. PLANTINGS	
	Seasonal Flower Plantings by Owner
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Sod Provided by Red Desert Sod or Approved Equal

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1,2
4.2	SHRUB PLANTING	L-5.01/3
4.3	GROUNDCOVER PLANTING	L-5.01/4
4.4	TURF PLANTING	L-5.01/5





SITE DETAIL KEYNOTES

PAGE #/DETAIL #

4.0	PLANTING AND LANDSCAPE		
4.1	TREE PLANTING		L-5.01/1,2
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4.3	GROUND COVER PLANTING		L-5.01/4
4.4	TURF PLANTING		L-5.01/5

PLANT LEGEND

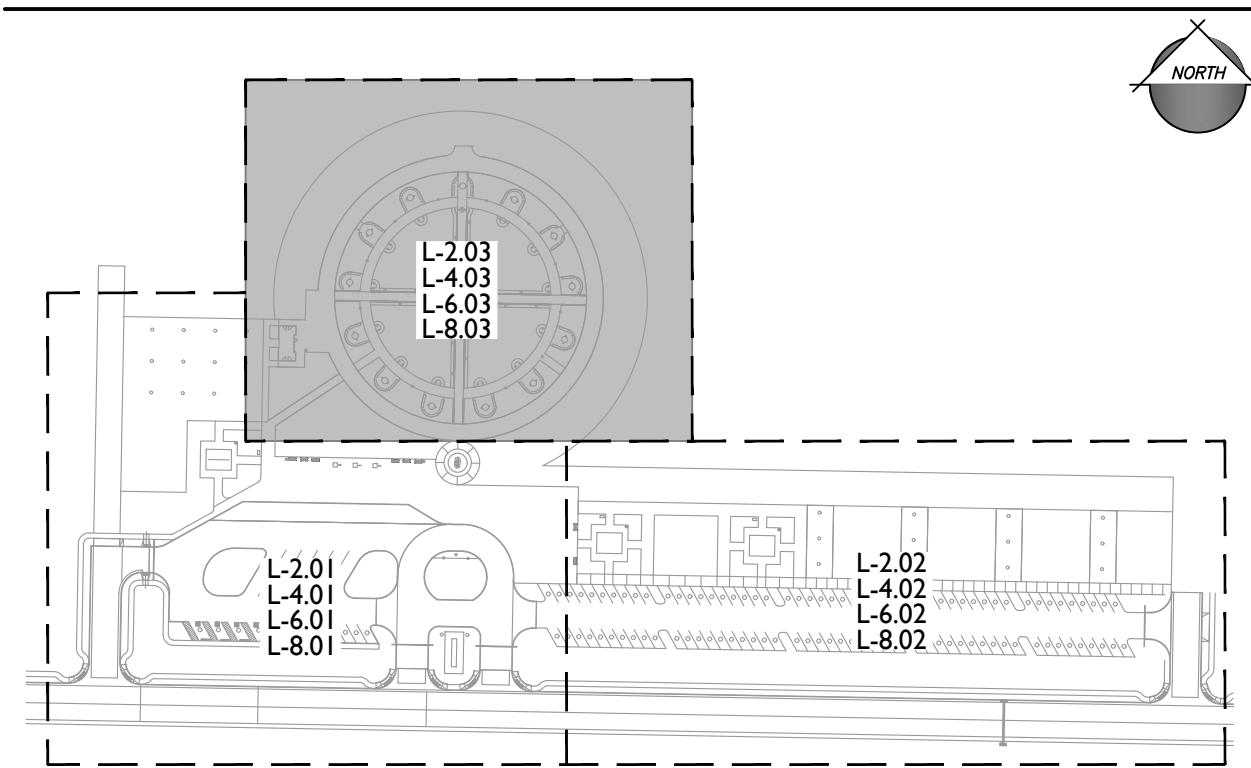
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acer rubrum	Red Maple	24" Box
	Acer saccharum	Sugar Maple	24" Box
	Carya illinoensis 'Western Schley'	Western Schley Pecan	24" Box
	Catalpa bignonioides	Southern Catalpa	24" Box
	Celtis occidentalis	American Hackberry	24" Box
	Fagus grandifolia	American Beech	24" Box
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" Box
	Gledistia triacanthos 'Shademaster'	Shademaster Honeylocust	24" Box
	Liquidambar styraciflua	Sweet Gum	24" Box
	Liriodendron tulipifera	Tuliptree	24" Box
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Prunus persica 'Elberta'	Elberta Peach	24" Box
	Prunus salicina 'Santa Rosa'	Santa rosa Plum	24" Box
	Quercus alba	White Oak	24" Box
	Quercus coccinea	Scarlet Oak	24" Box
	Quercus rubra	American Red Oak	24" Box
	Quercus virginiana	American Live Oak	24" Box
	Rhus typhina	Staghorn Sumac	24" Box
	Ulmus americana 'Princeton'	Princeton American Elm	24" Box
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush 5 Gal
	Cytisus x 'Lena'	Lena Scotch Broom 5 Gal
	Buxus microphylla japonica 'Gregar'	Baby Gem Boxwood 5 Gal
	Hemerocallis 'Orange King'	Orange King Daylily 5 Gal
	Jasminum sambac	Arabian Jasmine 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass 5 Gal
	Raphiolepis indica 'Ballerina'	Ballerina Hawthorn 5 Gal
	Ligustrum japonicum 'Texanum'	Texas Privet 5 Gal
	Thuja orientalis 'Aurea Nana'	Dwarf Golden Arborvite 5 Gal
	Cotoneaster Parneyi	Red Cluster Berry 5 Gal

GROUND COVERS	COMMON NAME	SIZE
	Lavandula angustifolia	English Lavender 1 Gal
	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange 1 Gal
	Mahonia repens	Creeping Barberry 1 Gal
	Tulbaghia violacea	Society Garlic 1 Gal
	Dietes bicolor	Yellow Butterfly Iris 1 Gal
	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf 1 Gal

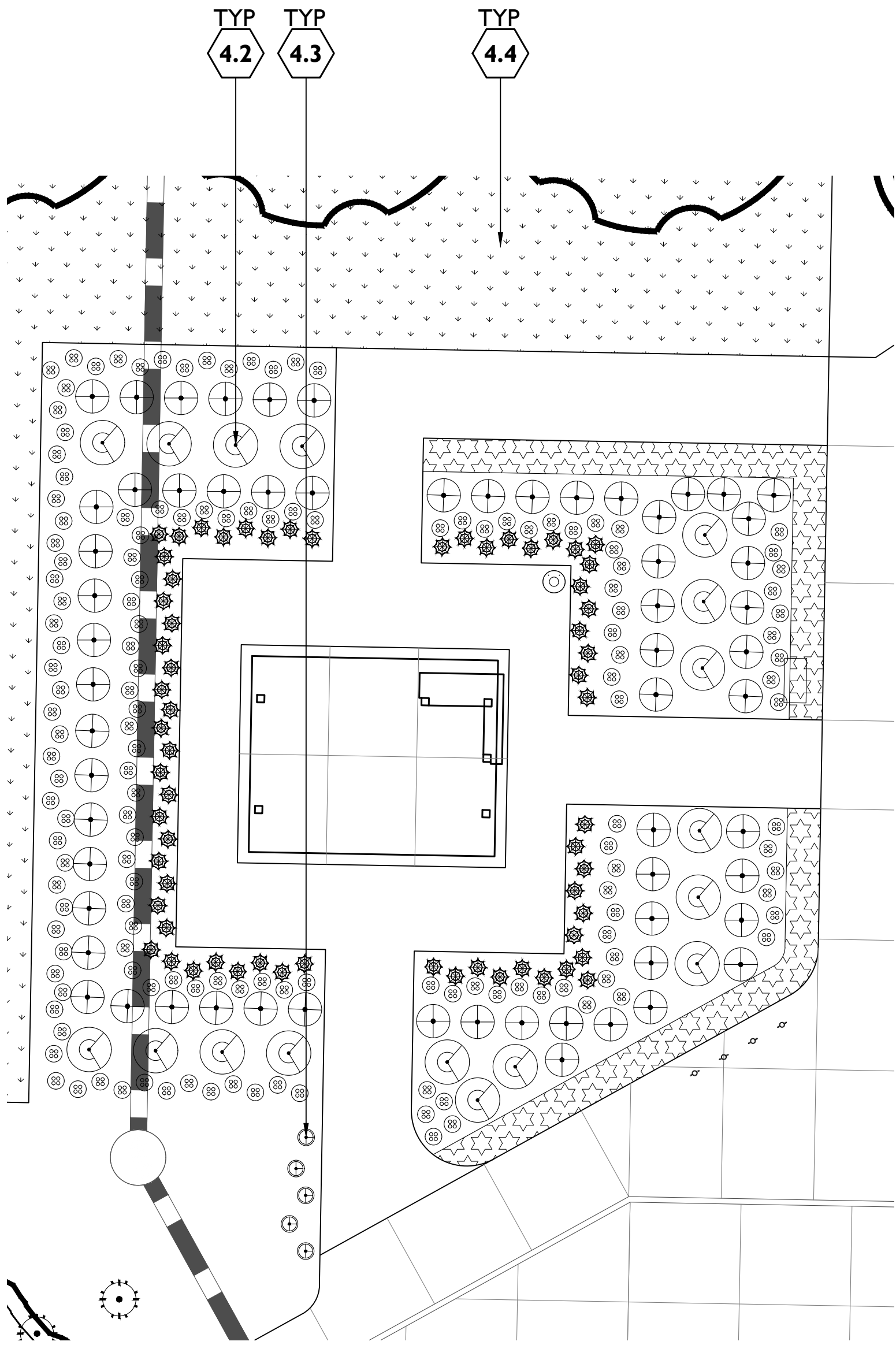
MISC. PLANTINGS	
	Seasonal Flower Plantings by Owner
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Sod Provided by Red Desert Sod or Approved Equal

KEY MAP



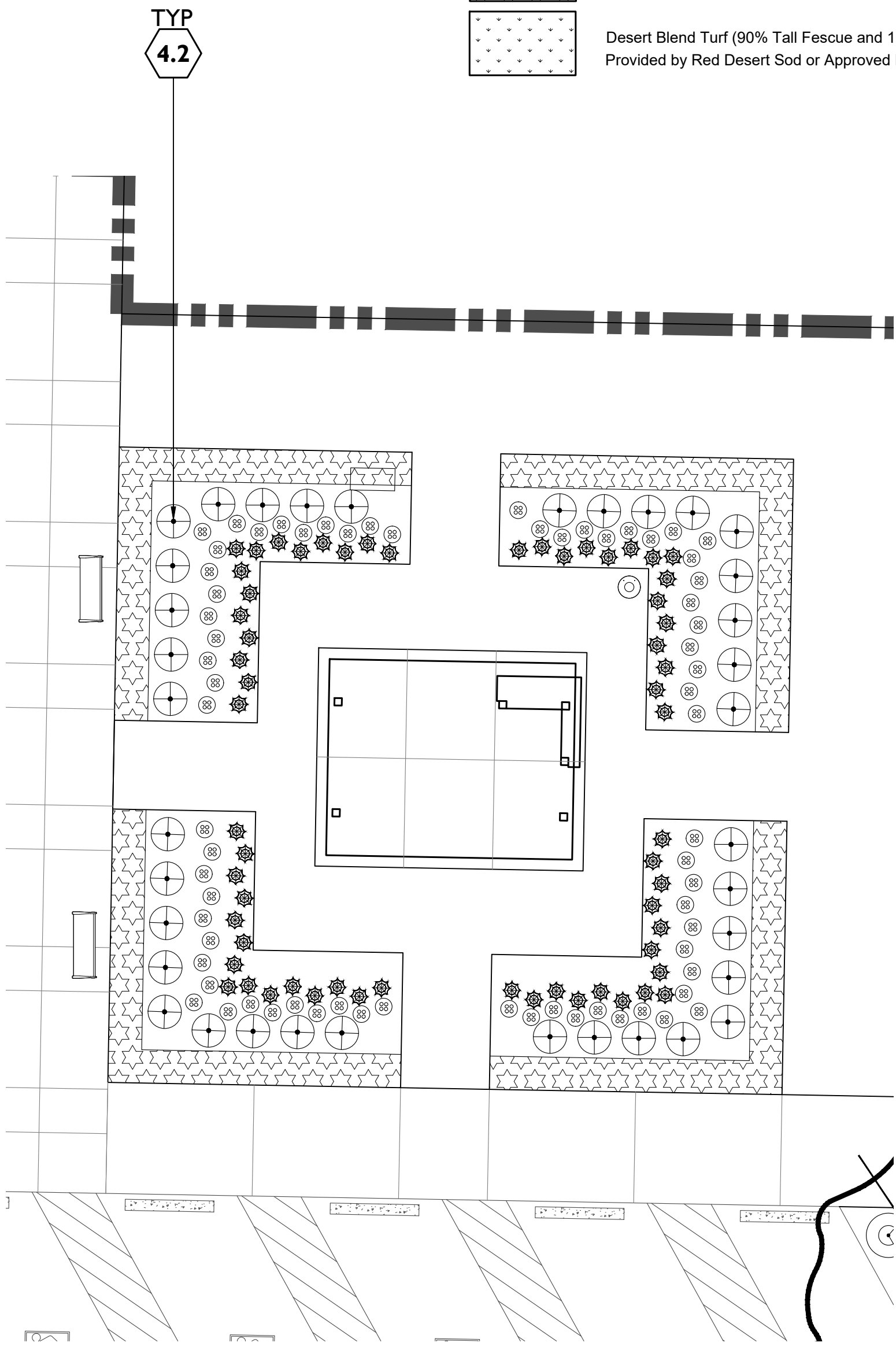
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PRESIDENTIAL PAVILION ENLARGEMENT 1
Scale: 1" = 10'-0"



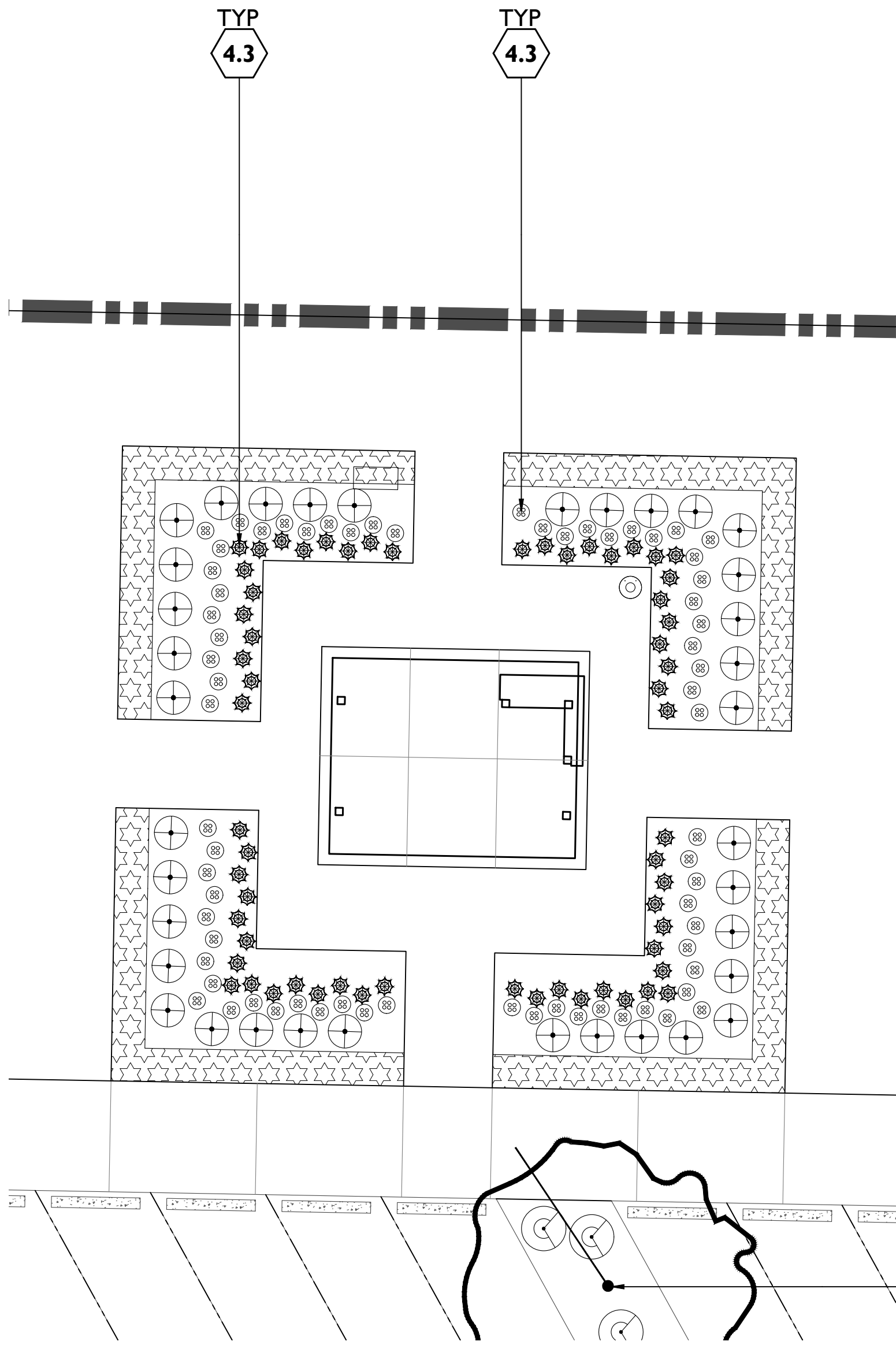
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PRESIDENTIAL PAVILION ENLARGEMENT 2
Scale: 1" = 10'-0"



3

PRESIDENTIAL PAVILION ENLARGEMENT 3
Scale: 1" = 10'-0"



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acer rubrum	Red Maple	24" Box
	Acer saccharum	Sugar Maple	24" Box
	Carya illinoensis 'Western Schley'	Western Schley Pecan	24" Box
	Catalpa bignonioides	Southern Catalpa	24" Box
	Celtis occidentalis	American Hackberry	24" Box
	Fagus grandifolia	American Beech	24" Box
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" Box
	Gledisia triacanthos 'Shademaster'	Shademaster Honeylocust	24" Box
	Liquidambar styraciflua	Sweet Gum	24" Box
	Liriodendron tulipifera	Tuliptree	24" Box
	Pistacia 'Red Push'	Red Push Pistache	24" Box
	Prunus persica 'Elberta'	Elberta Peach	24" Box
	Prunus salicina 'Santa Rosa'	Santa rosa Plum	24" Box
	Quercus alba	White Oak	24" Box
	Quercus coccinea	Scarlet Oak	24" Box
	Quercus rubra	American Red Oak	24" Box
	Quercus virginiana	American Live Oak	24" Box
	Rhus typhina	Staghorn Sumac	24" Box
	Ulmus americana 'Princeton'	Princeton American Elm	24" Box
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	24" Box

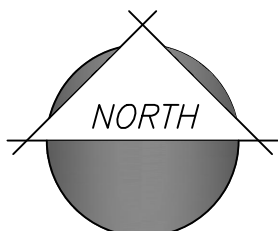
SHRUBS/ACCENTS	COMMON NAME	SIZE
	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush 5 Gal
	Cytisus x 'Lena'	Lena Scotch Broom 5 Gal
	Buxus microphylla japonica 'Griegem'	Baby Gem Boxwood 5 Gal
	Hemerocallis 'Orange King'	Orange King Daylily 5 Gal
	Jasminum sambac	Arabian Jasmine 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass 5 Gal
	Rhaphiolepis indica 'Ballerina'	Ballerina Hawthorn 5 Gal
	Ligustrum japonicum 'Texanum'	Texas Privet 5 Gal
	Thuja orientalis 'Aurea Nana'	Dwarf Golden Arborvite 5 Gal
	Cotoneaster Parneyi	Red Cluster Berry 5 Gal
GROUNDCOVERS	COMMON NAME	SIZE
	Lavandula angustifolia	English Lavender 1 Gal
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	Mahonia repens	Creeping Barberry 1 Gal
	Tulbaghia violacea	Society Garlic 1 Gal
	Dietes bicolor	Yellow Butterfly Iris 1 Gal
	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf 1 Gal

MISC. PLANTINGS	
	Seasonal Flower Plantings by Owner
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Sod Provided by Red Desert Sod or Approved Equal

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1,2
4.2	SHRUB PLANTING	L-5.01/3
4.3	GROUNDCOVER PLANTING	L-5.01/4
4.4	TURF PLANTING	L-5.01/5



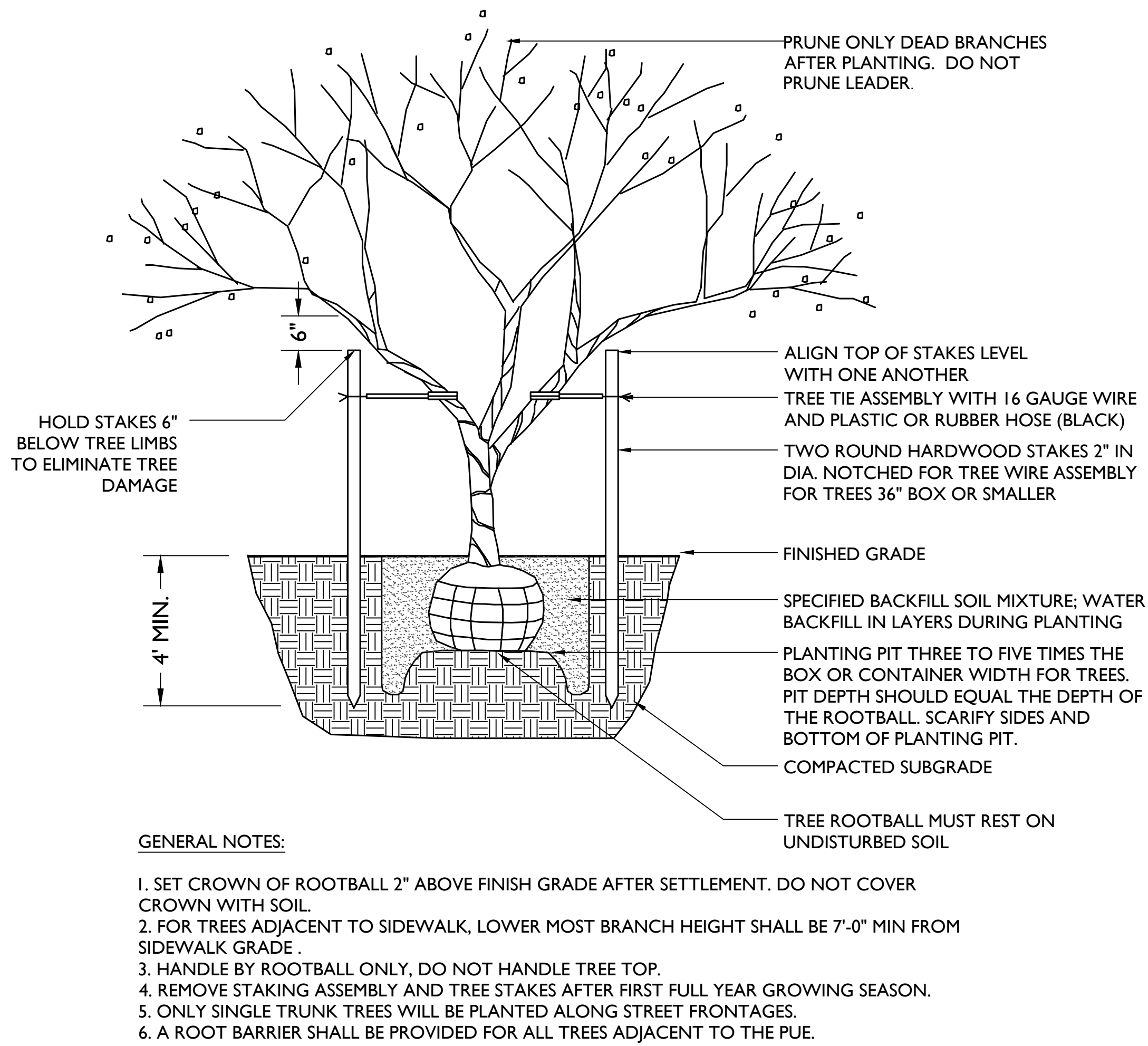
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LIBERTY VILLAGE - PHASE I
Hurricane, UT

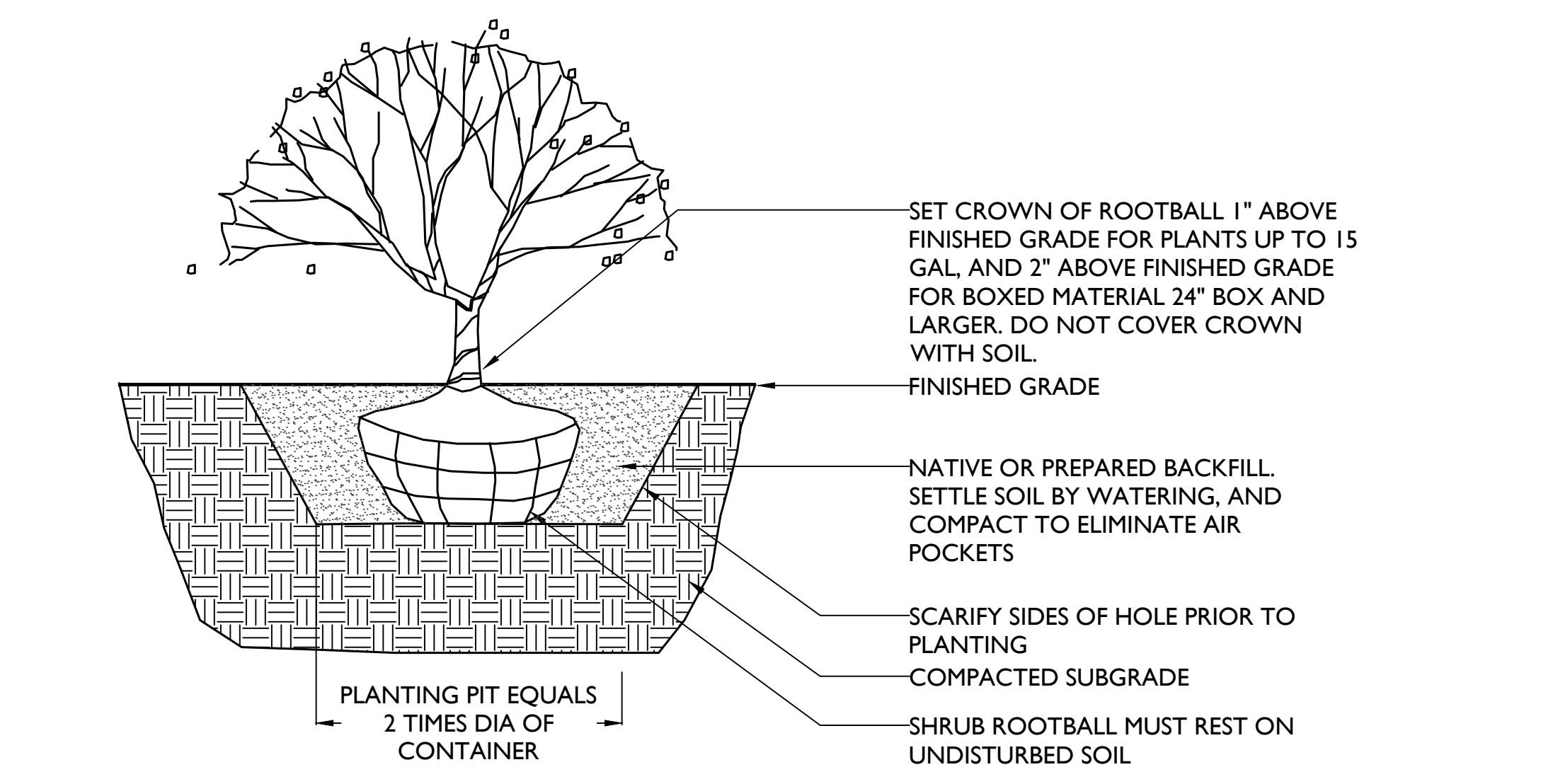
PLANTING ENLARGEMENT PLANS

Project:
Revisions:
02/21/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL
Call at least two full working days before you begin construction.

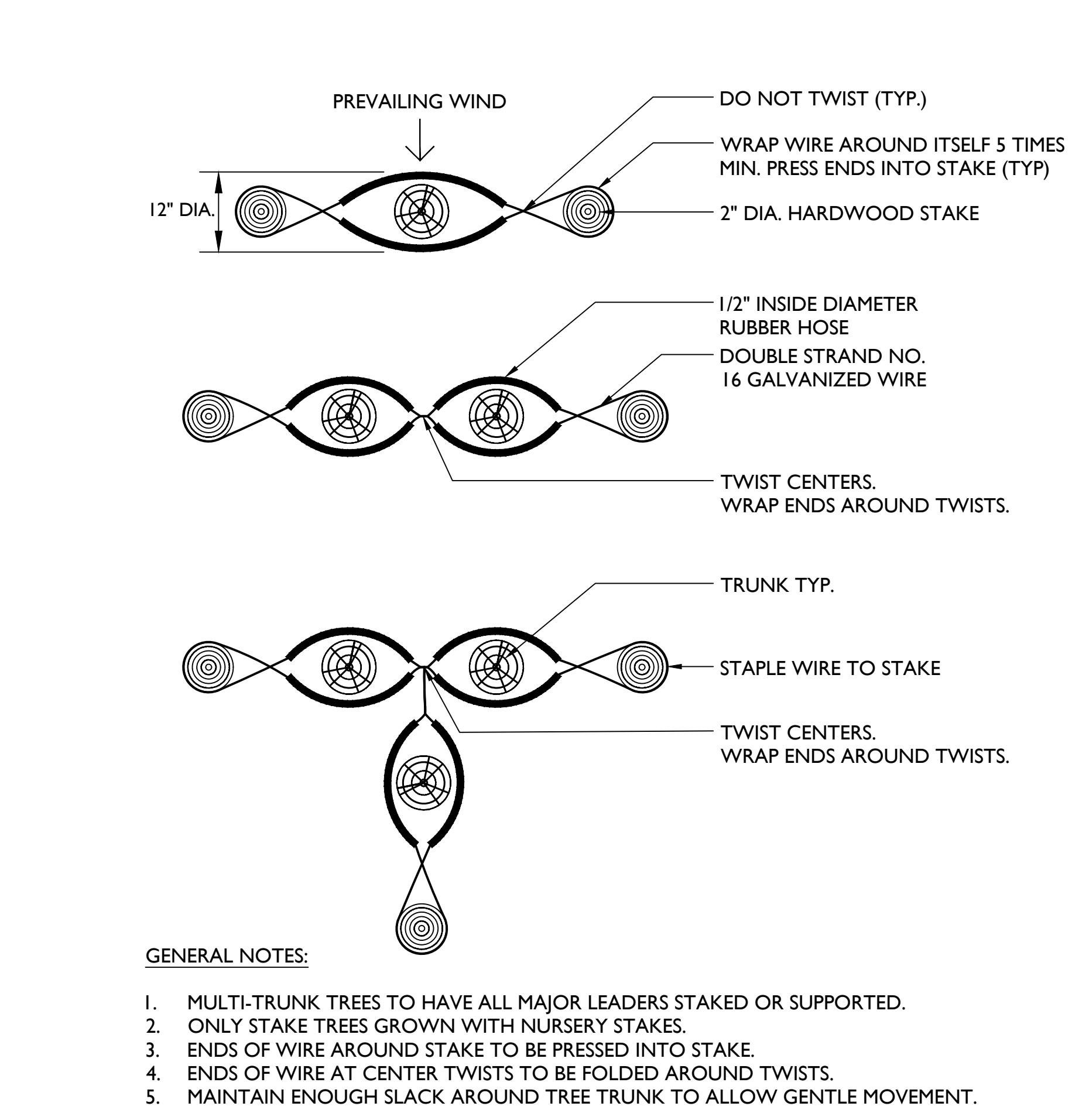
Design: AS
Drawn by: KG, TT
Scale of Use:
THOMAS E. SNYDER
No. 106-2017
Professional Landscape Architect
DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.04
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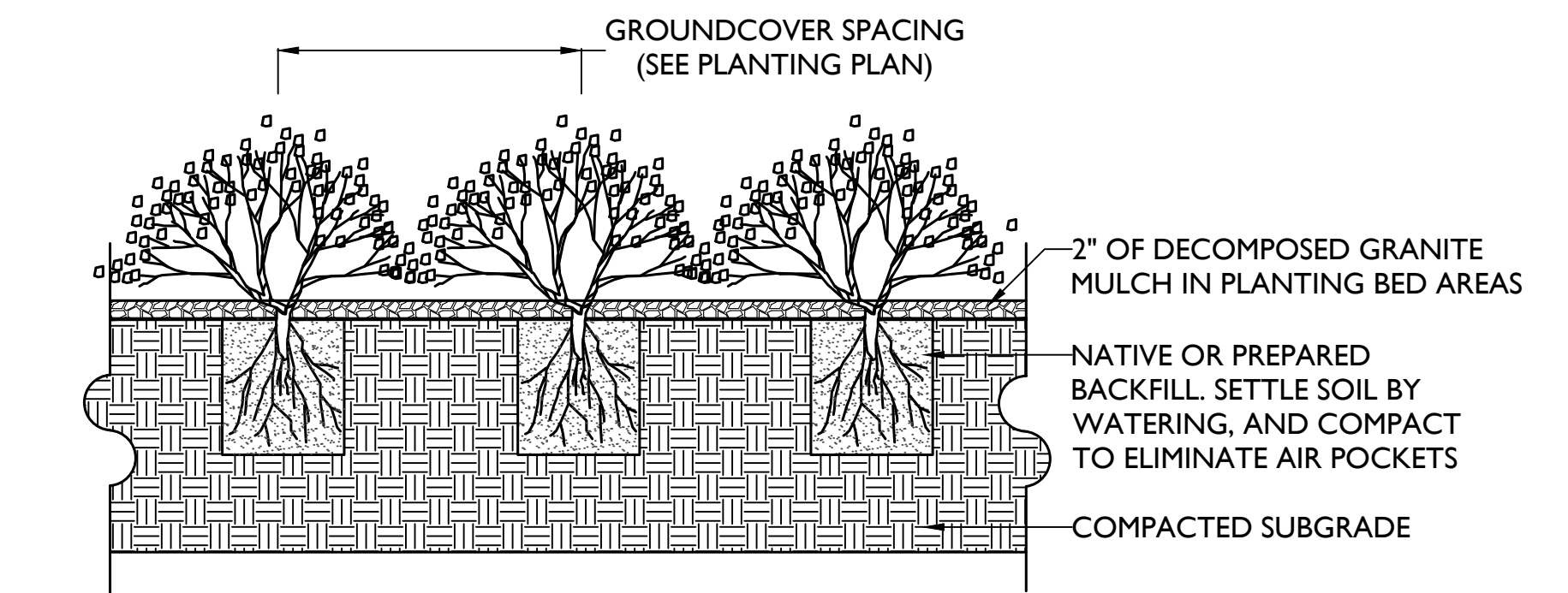
1 TREE PLANTING
Scale: 3/4" = 1'-0"



3 SHRUB PLANTING
Scale: 3/4" = 1'-0"

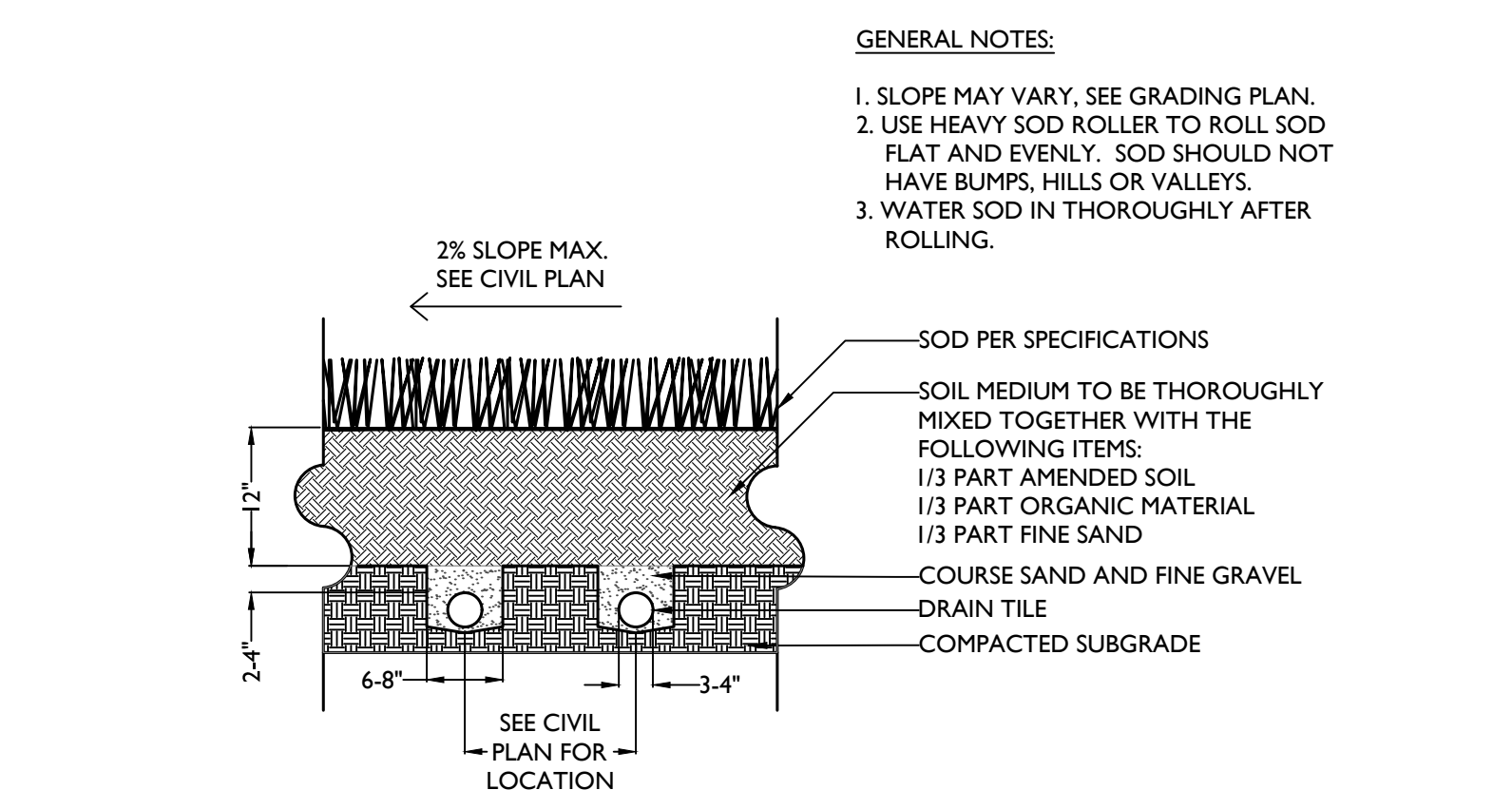


2 TREE STAKING
Scale: 3/4" = 1'-0"



4 GROUNDCOVER PLANTING
Scale: 3/4" = 1'-0"

SITE DETAIL KEYNOTES			PAGE #/DETAIL #
4.0	PLANTING AND LANDSCAPE		
4.1	TREE PLANTING		L-5.01/1,2
4.2	SHRUB PLANTING		L-5.01/3
4.3	GROUNDCOVER PLANTING		L-5.01/4
4.4	TURF PLANTING		L-5.01/5



5 TURF PLANTING
Scale: 3/4" = 1'-0"

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LIBERTY VILLAGE - PHASE I

PLANTING DETAILS

Project: Liberty Village - Phase I
Revisions:

02/21/2024 - 1ST CD SUBMITTAL	
03/22/2024 - 1ST CD SUBMITTAL	
07/23/2024 - 1ST CITY SUBMITTAL	

02/21/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

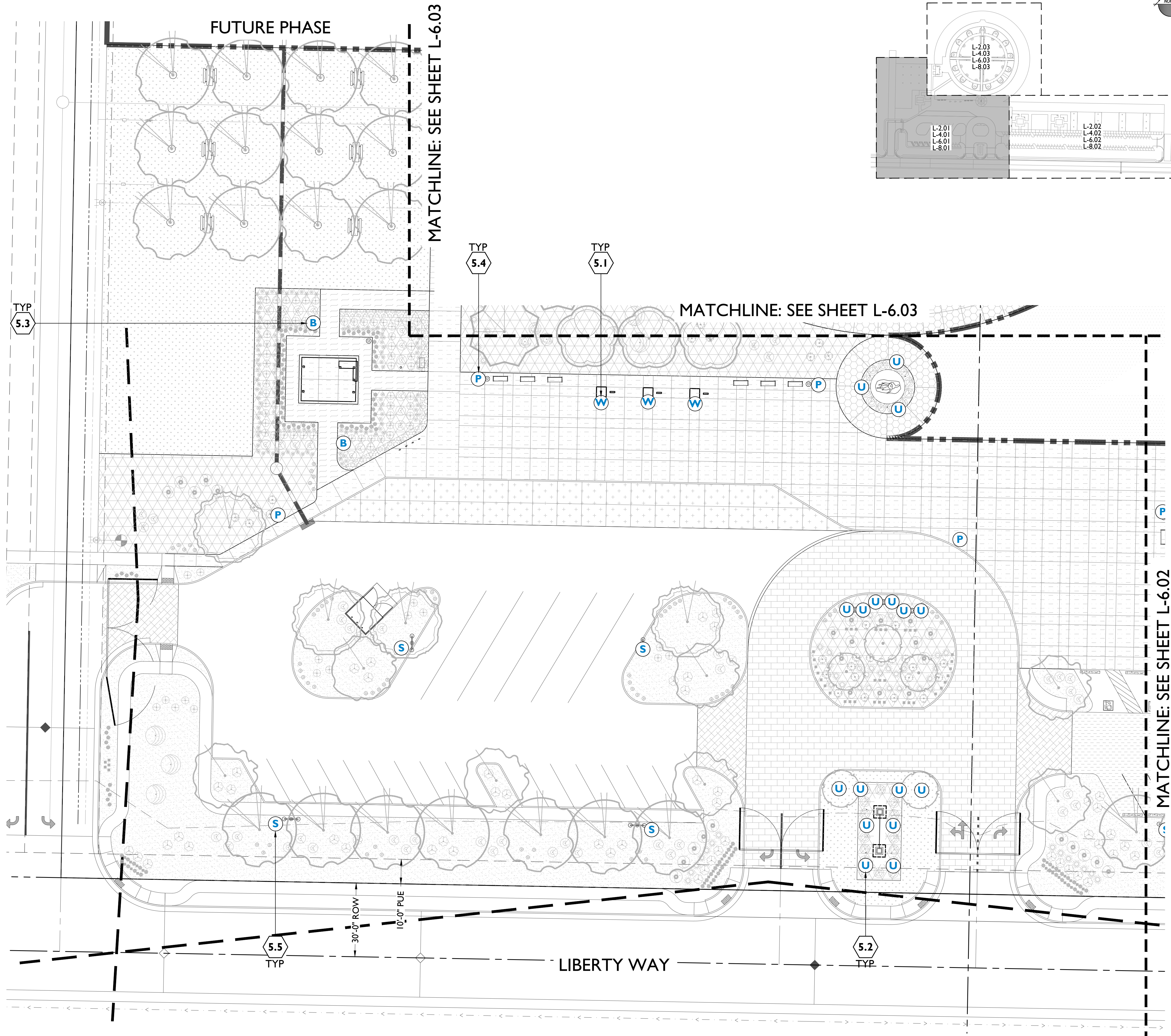
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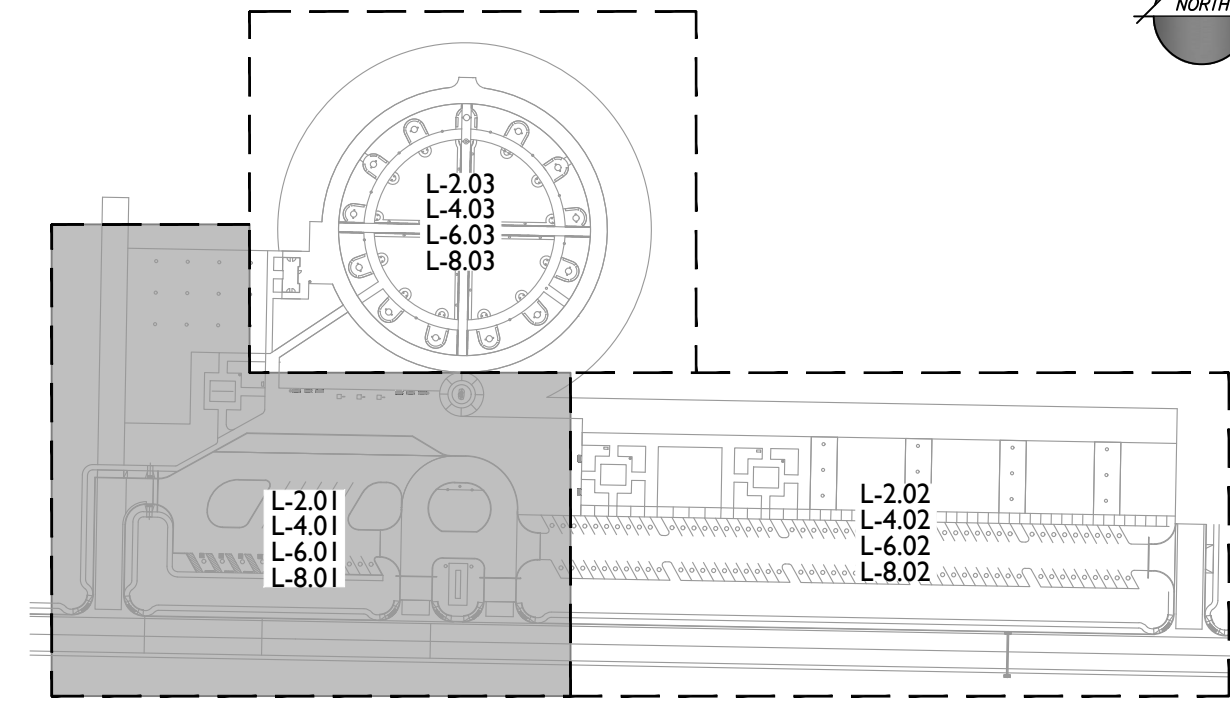
Designer: AS
Drawn by: KG, TT

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No. 196-5511
Professional Landscape Architect

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CONSTRUCTION DOCUMENTATION
Sheet No.
L-5.01
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KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

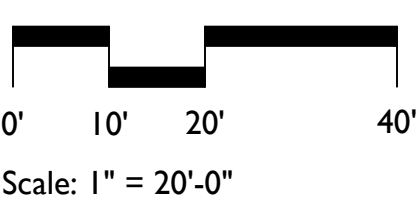
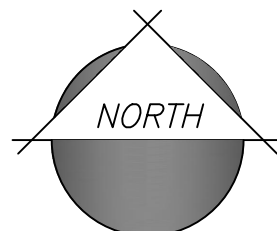
5.0	SITE LIGHTING	
5.1	FLAG POLE / TREE WELL LIGHT	L-7.01/1
5.2	DIRECTIONAL UPLIGHT	L-7.01/2
5.3	BOLLARD PATHWAY LIGHT	L-7.01/3
5.4	PEDESTRIAN LIGHT	L-7.01/4
5.5	STREET LIGHT	L-7.01/5

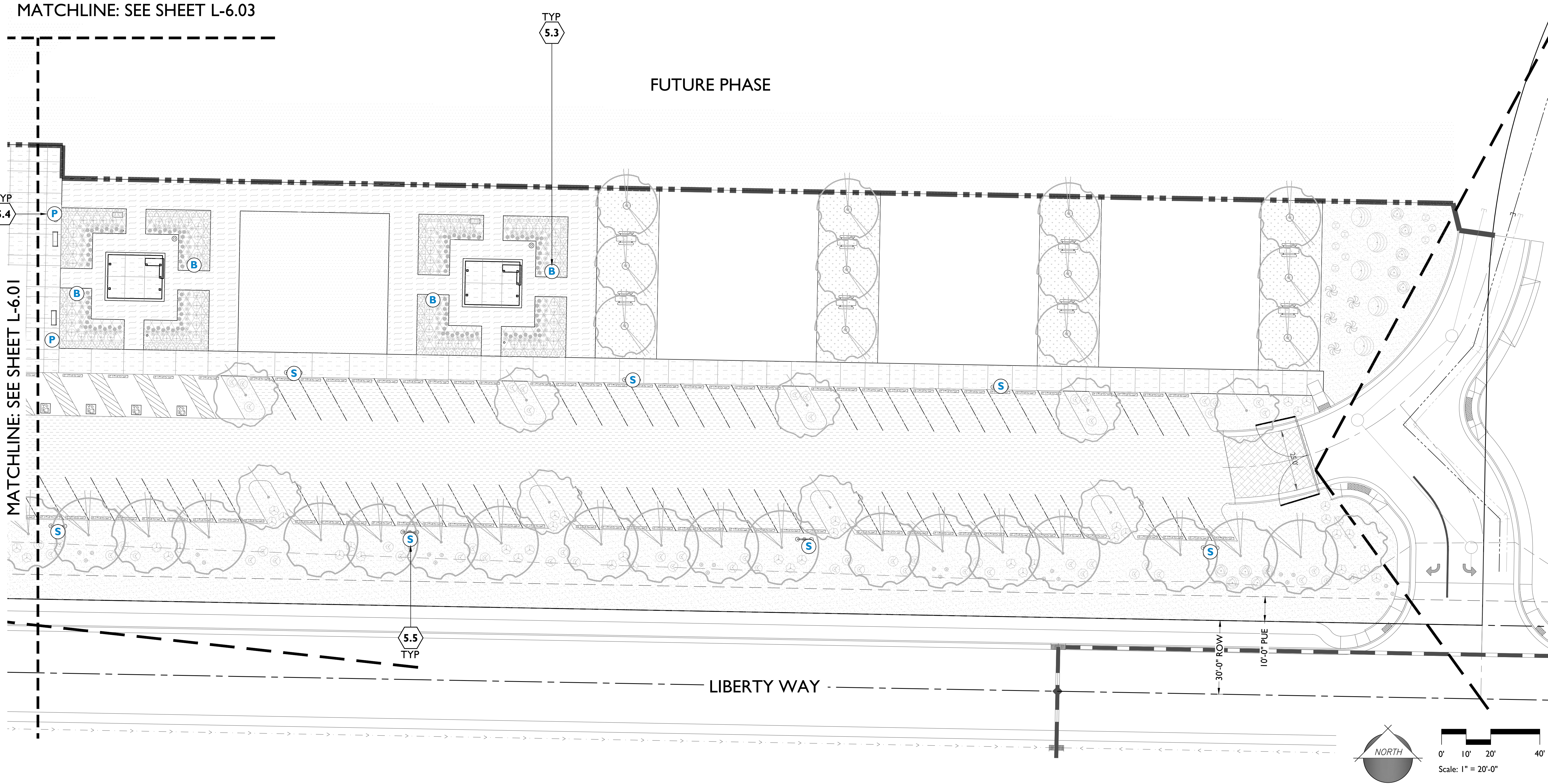
LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
(W)	Vista Pro	Well Light	I185	41
(U)	B-K Lighting	Directional Up Light	MN-LED-E68	21
(B)	Landscape Forms	Pathway Bollard	AP	22
(P)	Landscape Forms	Pedestrian Light	AP101	7
(S)	Lumec Lighting	Street Light	Z65F	11

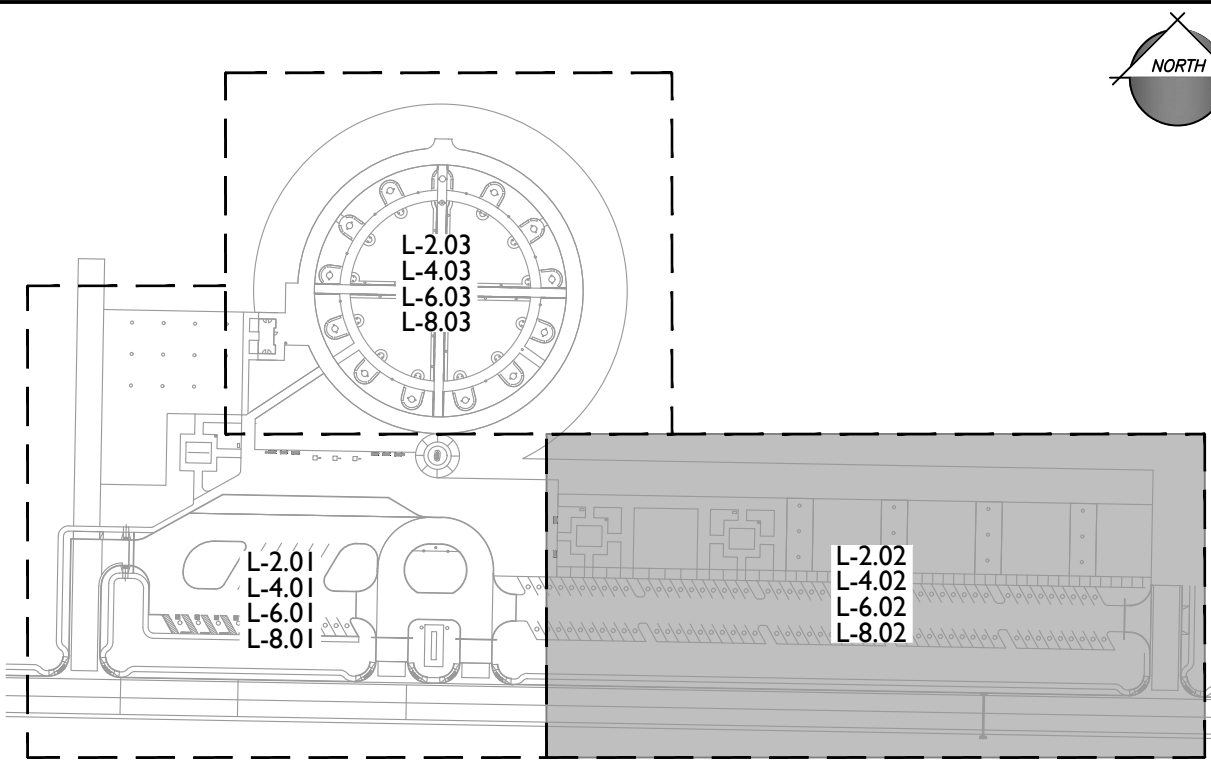
GENERAL NOTES:

1. See Site Electrical plans for the lighting details for material, lens, lamp, finish and color of fixtures.





KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

5.0 SITE LIGHTING

5.1	FLAG POLE / TREE WELL LIGHT	L-7.01/1
5.2	DIRECTIONAL UPLIGHT	L-7.01/2
5.3	BOLLARD PATHWAY LIGHT	L-7.01/3
5.4	PEDESTRIAN LIGHT	L-7.01/4
5.5	STREET LIGHT	L-7.01/5

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
(W)	Vista Pro	Well Light	1185	41
(U)	B-K Lighting	Directional Up Light	MN-LED-E68	21
(B)	Landscape Forms	Pathway Bollard	AP	22
(P)	Landscape Forms	Pedestrian Light	API01	7
(S)	Lumec Lighting	Street Light	Z65F	11

GENERAL NOTES:

1. See Site Electrical plans for the lighting details for material, lens, lamp, finish and color of fixtures.

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LIBERTY VILLAGE - PHASE I

Hurricane, UT

SITE LIGHTING PLAN

Project:

Revisions:

02/12/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

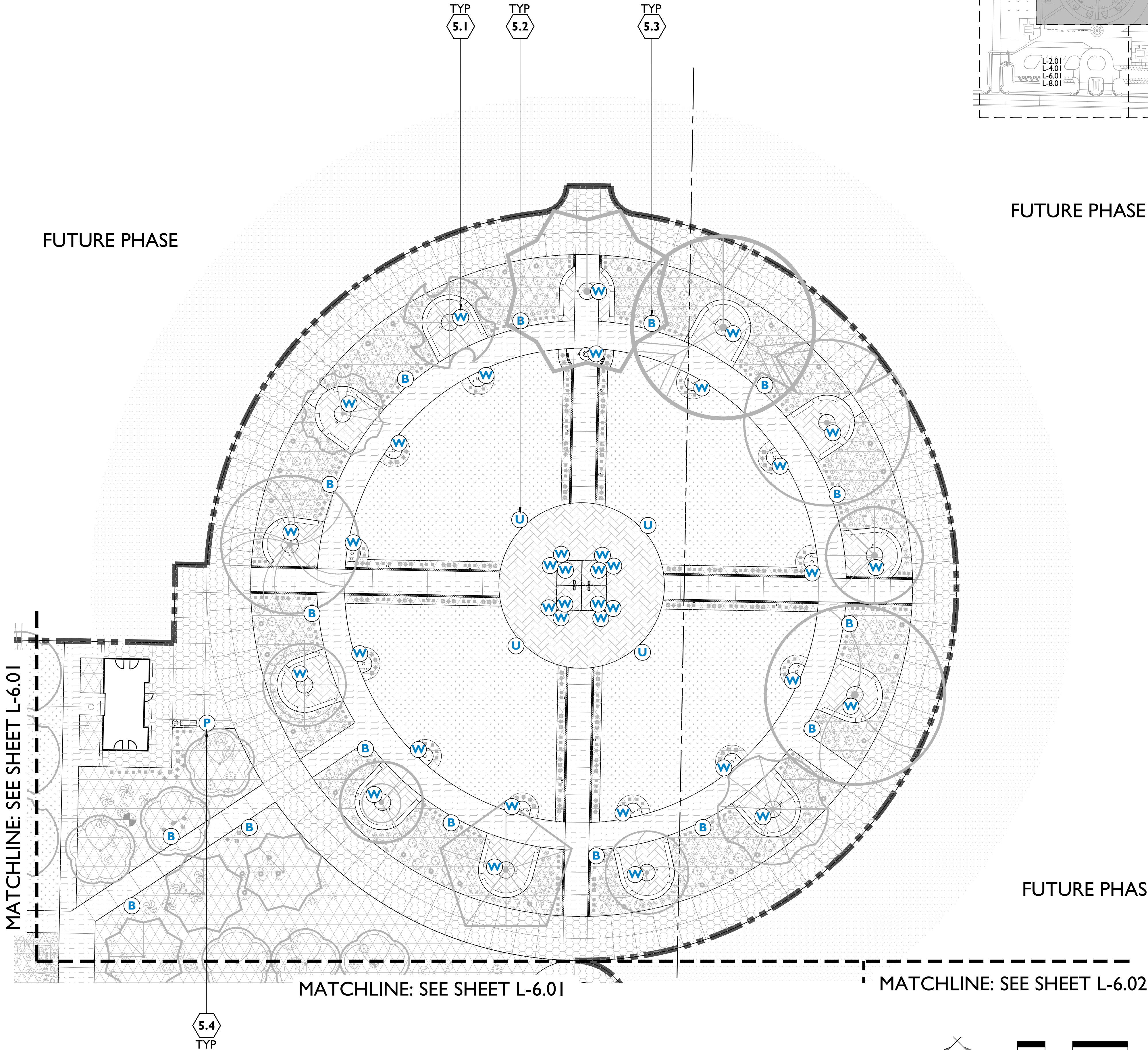
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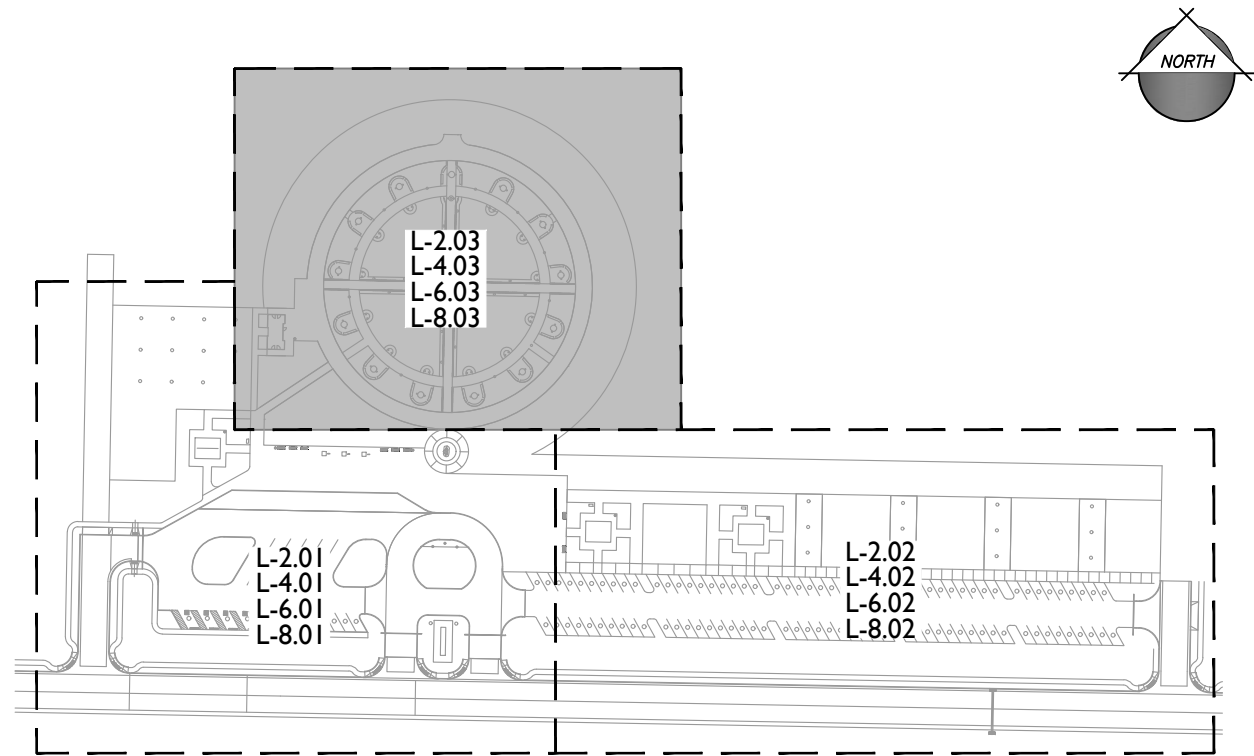
Designer: AS
Drawn by: KG, TT

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No. 006-5017
Professional Landscape Architect

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L-6.02
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KEY MAP



FUTURE PHASE

FUTURE PHASE

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

5.0	SITE LIGHTING	
5.1	FLAG POLE / TREE WELL LIGHT	L-7.01/1
5.2	DIRECTIONAL UPLIGHT	L-7.01/2
5.3	BOLLARD PATHWAY LIGHT	L-7.01/3
5.4	PEDESTRIAN LIGHT	L-7.01/4
5.5	STREET LIGHT	L-7.01/5

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
W	Vista Pro	Well Light	I185	41
U	B-K Lighting	Directional Up Light	MN-LED-E68	21
B	Landscape Forms	Pathway Bollard	AP	22
P	Landscape Forms	Pedestrian Light	AP101	7
S	Lumec Lighting	Street Light	Z65F	11

GENERAL NOTES:

1. See Site Electrical plans for the lighting details for material, lens, lamp, finish and color of fixtures.

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LIBERTY VILLAGE - PHASE I

Project: Hurricane, UT

SITE LIGHTING PLAN

02/21/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

Revisions:

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Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 21766-2017
Professional Landscape Architect

DATE SIGNED: 07.23.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-6.03
19 of 28



WELL LIGHT

VISTA PRO - COB IN-GRADE FIXTURE - 1185-DZ-NS-30-A-MV-AX-ND-B34-TO15 or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: ANTI-SLIP CLEAR, NARROW SPOT
LAMP: 16.1W LED, 120 V, 3000K
FINISH: DARK BRONZE
NOTE: REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS



STYLE:

SATIN BRONZE
COLOR:



DIRECTIONAL UP LIGHT

B-K LIGHTING - MICRO NITE STAR - MN-LED-E68-SP-BZP or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: E68 (7WLED / 3000K)
OPTICS: SP (SPOT)
FINISH: BZP (ALUMINUM)
LENS TYPE: 12 - SOFT FOCUS LENS
CAP STYLE: B - 90°
OPTION: 360SL ROTATIONAL KNUCKLE MOUNTING SYSTEM
NOTE: REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

5.0 SITE LIGHTING

5.1	FLAG POLE / TREE WELL LIGHT	L-7.01/1
5.2	DIRECTIONAL UPLIGHT	L-7.01/2
5.3	BOLLARD PATHWAY LIGHT	L-7.01/3
5.4	PEDESTRIAN LIGHT	L-7.01/4
5.5	STREET LIGHT	L-7.01/5

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
W	Vista Pro	Well Light	1185	41
U	B-K Lighting	Directional Up Light	MN-LED-E68	21
B	Landscape Forms	Pathway Bollard	AP	22
P	Landscape Forms	Pedestrian Light	AP101	7
S	Lumec Lighting	Street Light	Z65F	11

GENERAL NOTES:

1. See Site Electrical plans for the lighting details for material, lens, lamp, finish and color of fixtures.

1 FLAG POLE / TREE WELL LIGHT

Scale: N.T.S.

2 DIRECTIONAL UPLIGHT

Scale: N.T.S.



BOLLARD LIGHT

LANDSCAPE FORMS - ASHBERY PATH LIGHT - AP - 006L4 - 035F - TO 30K - UV1 - SM - Powdercoat ONYX or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: SEAMLESS CLEAR POLYCARBONATE
LAMP: 6 LED, TYPE 4, 3000K
FINISH: ONYX
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER, REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS



PEDESTRIAN LIGHT

LANDSCAPE FORMS - ASHBERY AREA LIGHT - AP101 - SO - TO 30K - T3 - FRS - 20K - TW1 - Powdercoat ONYX AP-12-A1 - BC - NR - NMS - Powdercoat ONYX or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: FROSTED
LAMP: AP101, 3000K
FINISH: ONYX
PROTECTION CLASS: IP 66
POST: AP-12-A1 - REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER



STREET LIGHT

SEGINUS LIGHTING / LUMEC LIGHTING - HARMONIA PENDANT - Z65F-150MH-3-120-HS-M20G-RS805-20-BRTX or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: LED
FINISH: TEXTURED BRONZE
POST: MODEL RS805 - 20' - TEXTURED BRONZE FINISH
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER, REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

3 BOLLARD PATHWAY LIGHT

Scale: N.T.S.

4 PEDESTRIAN LIGHT

Scale: N.T.S.

5 STREET LIGHT

Scale: N.T.S.

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LIBERTY VILLAGE - PHASE I

Hurricane, UT

SITE LIGHTING DETAILS

Project:

Revisions:

02/12/2024 - 1ST CD SUBMITTAL
03/22/2024 - 1ST CD SUBMITTAL
07/23/2024 - 1ST CITY SUBMITTAL

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Designer: AS
Drawn by: KG, TT

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Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-7.01
20 of 28

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 100 PSI (MIN REQUIRED) , AT A DESIGN FLOW OF 100 GPM FOR PHASE 1 (A DESIGN FLOW OF 250 GPM FOR FULL BUILD OUT OF ALL PHASES), AT THE 6-INCH IRRIGATION POINT-OF-CONNECTION (POC). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. A BOOSTER PUMP WILL BE REQUIRED FOR FUTURE PHASES 2 AND 3 TO ACHIEVE REQUIRED PRESSURE FOR IRRIGATION SYSTEM.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS ,FOR USE AS SPARES, INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

CONSTRUCTION NOTES

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSIDE OF THE IRRIGATION WATER TAP AND MUST BE INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 WALL MOUNT THE IRRIGATION CONTROLLER WITHIN THE RESTROOM BUILDING MAINTENANCE STORAGE ROOM. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE. AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
- 4 CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 2. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
- 5 CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 3. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.

IRRIGATION LEGEND

-  SLEEVES: SCHEDULE 40 PVC WIRE SLEEVE
 SLEEVES: SCHEDULE 40 PVC WIRE SLEEVE
 POINT-OF-CONNECTION ASSEMBLY
 MAINLINE PIPE: CLASS 200 PVC
 SIZE INDICATED ON PLAN
 LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
 1-INCH SIZE UNLESS OTHERWISE INDICATED
 LATERAL PIPE TO TREE BUBBLERS: CLASS 315 PVC
 1-INCH SIZE UNLESS OTHERWISE INDICATED
 LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC
 1-INCH SIZE UNLESS OTHERWISE INDICATED
 LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC
 1-INCH SIZE UNLESS OTHERWISE INDICATED
 LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC
 1-INCH SIZE UNLESS OTHERWISE INDICATED
 UNCONNECTED PIPE CROSSING
 INLINE DRIP TUBING: RAIN BIRD XFS-04-12 WITH RAINBIRD XQF DRIPLINE HEADER
 0.4 GPH EMITTERS, 12" EMITTER SPACING, 18" ROW SPACING
 REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
 RAIN BIRD PEB-1VM (SIZED PER PLAN)
 REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-100-1VM-Q
 QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
 ISOLATION GATE VALVE ASSEMBLY: LEEMCO LGV SERIES
 FLOW SENSOR ASSEMBLY: RAIN BIRD FS300P
 BACKFLOW PREVENTION ASSEMBLY: FEBCO 880V (4")
 WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
 MASTER VALVE ASSEMBLY: GRISWOLD MODEL 2160 4" NORMALL OPEN
 FLUSH CAP ASSEMBLY WITH DRIP INDICATOR

- POP-UP SPRAY SPRINKLER:** RAIN BIRD 1806-SAM-PRS W/ SQ NOZZLE NOZZLE
PRESSURE: 30 PSI RADIUS: 8 FEET
FLOW (GPM): 4Q-0.29 8Q-0.79
- POP-UP ROTATING SPRAY SPRINKLER:** RAIN BIRD 1806-SAM-P45
W/RVAN14 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 8 FEET TO 14 FEET
FLOW (GPM): Q-0.32 H-0.63 F-1.27
- POP-UP ROTATING SPRAY SPRINKLER:** RAIN BIRD 1806-SAM-P45
W/RVAN18 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 13 FEET TO 18 FEET
FLOW (GPM): Q-0.50 H-1.02 F-1.85
- POP-UP ROTATING SPRAY SPRINKLER:** RAIN BIRD 1806-SAM-P45
W/RVAN24 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 17 FEET TO 24 FEET
FLOW (GPM): Q-0.92 H-1.84 F-3.67
- POP-UP ROTATING STRIP SPRINKLER:** RAIN BIRD 1806-SAM-P45
W/RVAN STRIP SERIES NOZZLE
FLOW (GPM): SST-5'x30' 0.48 LCS/RCS 5'X15' 0.24
- POP-UP GEAR DRIVEN ROTATORS:** RAIN BIRD 5006+PCSAMR
PRESSURE: 45 PSI
- | NOZZLE | RADIUS | FLOW |
|--------|--------|----------|
| 1.5" | 35' | 1.54 GPM |
| 2.0" | 37' | 2.07 GPM |
| 2.5" | 37' | 2.51 GPM |
| 3.0" | 39' | 3.09 GPM |
| 4.0" | 42' | 4.01 GPM |
| 5.0" | 43' | 5.09 GPM |
| 6.0" | 44' | 6.01 GPM |
| 8.0" | 44' | 8.01 GPM |

- The diagram shows a Rain Bird 1402 Bubbler Assembly with four components labeled A, 14, 1, and Turf, each with a corresponding function:

 - A**: INDICATES CONTROLLER AND STATION NUMBER
 - 14**: INDICATES LATERAL DISCHARGE (GPM)
 - 1**: INDICATES VALVE SIZE (INCHES)
 - Turf**: INDICATES LANDSCAPE APPLICATION

Below the main diagram, four additional components are listed with their functions:

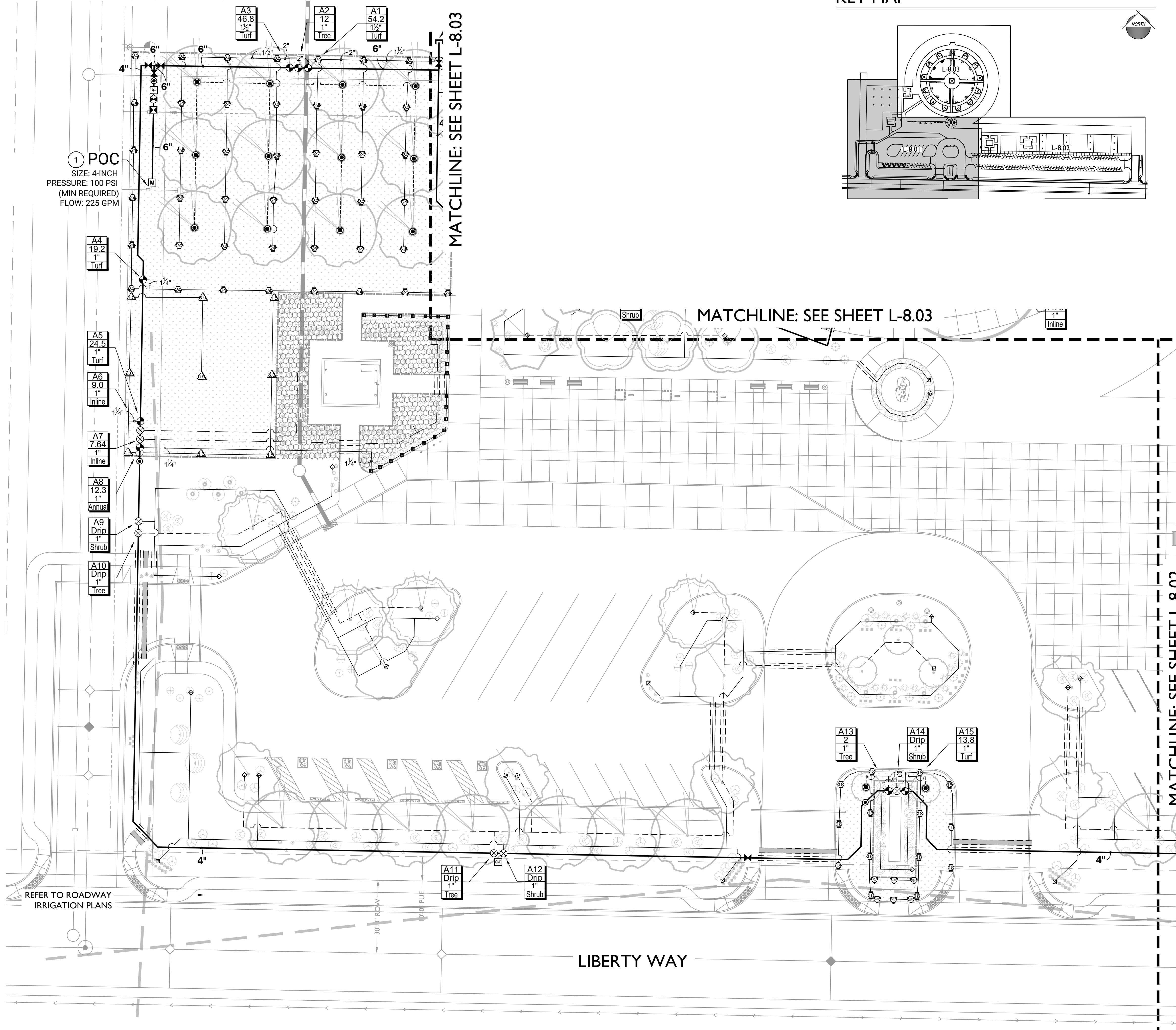
 - IRRIGATION CONTROLLER UNIT WITH WR2-RFC WIRELESS RAIN/FREEZE SENSOR**
 - ESP-LXIVM 2-WIRE WALL MOUNT CONTROLLER**
 - IRRIGATION MAINLINE CAP ASSEMBLY**
 - IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE**

At the bottom, two more components are listed:

 - TREE BUBBLER ASSEMBLY: TWO (2) RAIN BIRD 1402 BUBBLERS PRESSURE: 30 PSI FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY**
 - GROUNDING AND SURGE ARRESTOR ASSEMBLY: RAIN BIRD ESPLXIVMSD**

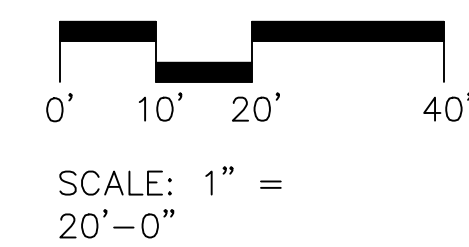
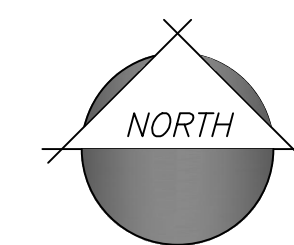
FUTURE PHASE

KEY MAP

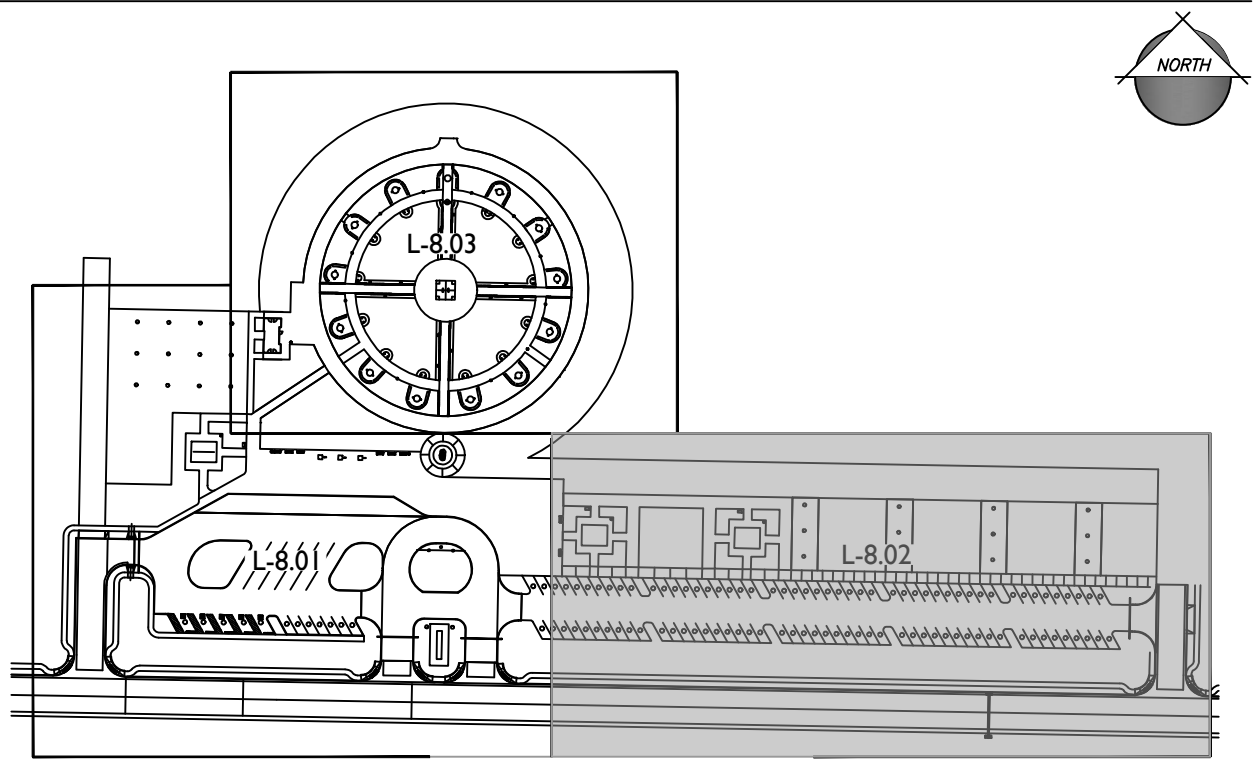


CONSTRUCTION NOTES

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- 2 WALL MOUNT THE IRRIGATION CONTROLLER WITHIN THE RESTROOM BUILDING MAINTENANCE STORAGE ROOM. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
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KEY MAP



SITE WATER ENGINEERING SERVICES
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Telephone: 970.282.1800
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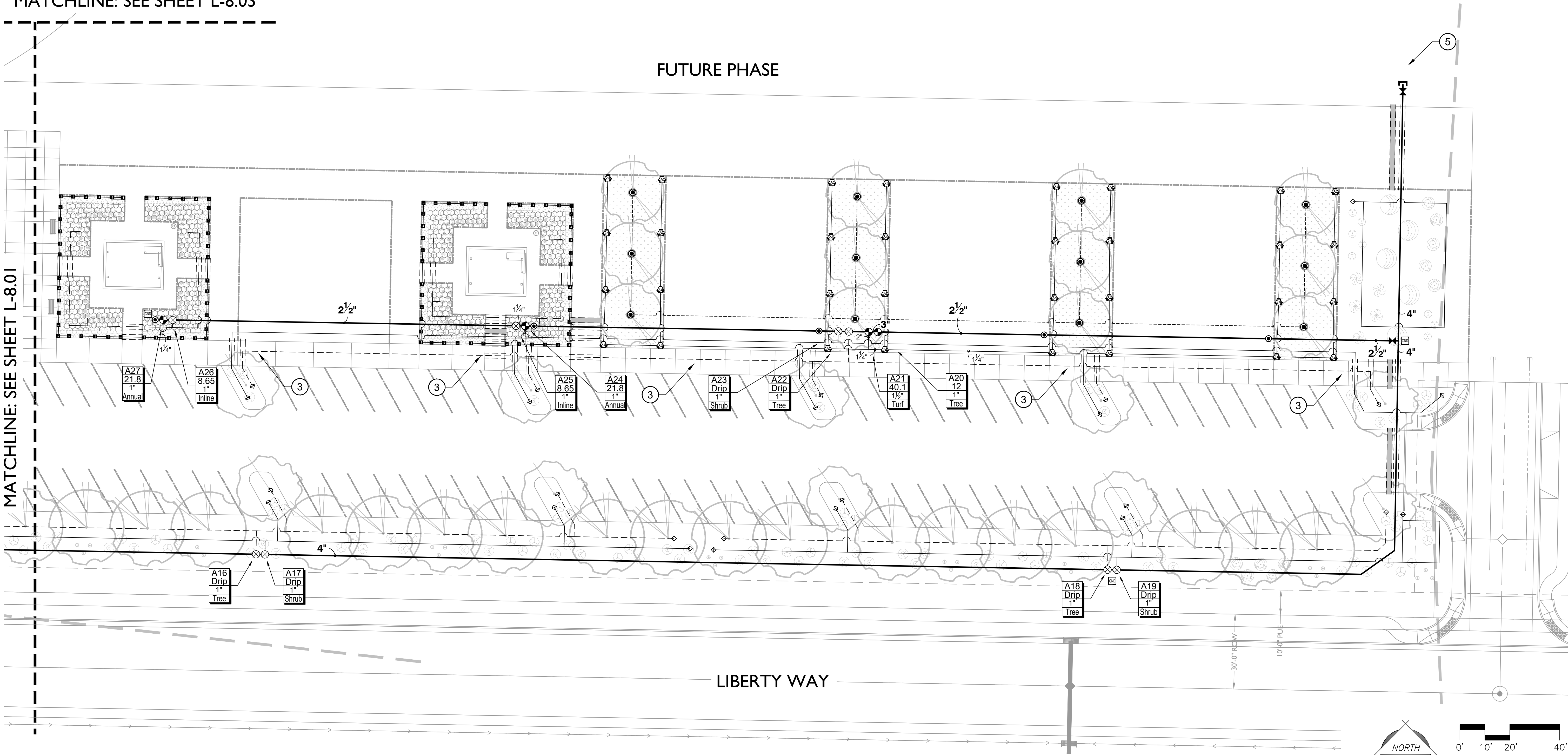
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MATCHLINE: SEE SHEET L-8.03

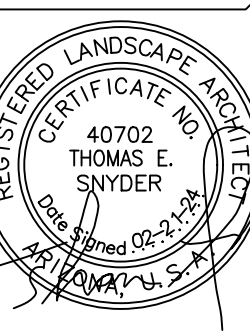
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MATCHLINE: SEE SHEET L-8.01



LIBERTY VILLAGE - PHASE I
IRRIGATION PLAN

Project:	Revisions:
02/27/2024 - 1ST CD SUBMITTAL	
Call at least two full working days before you begin construction.	
DESIGNER: JTB	
DRAWN BY: JTB	



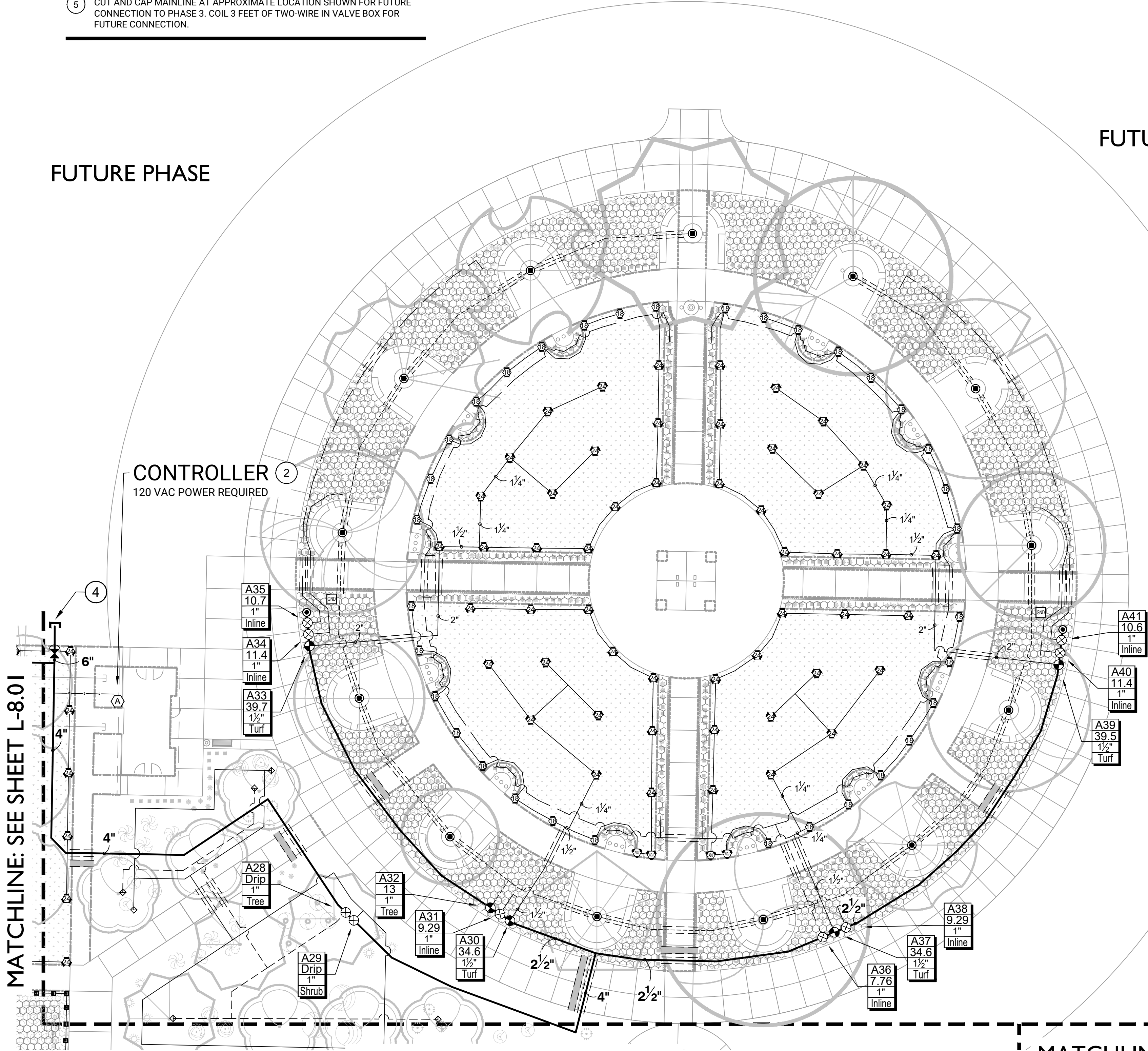
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-8.02
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CONSTRUCTION NOTES

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
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FUTURE PHASE

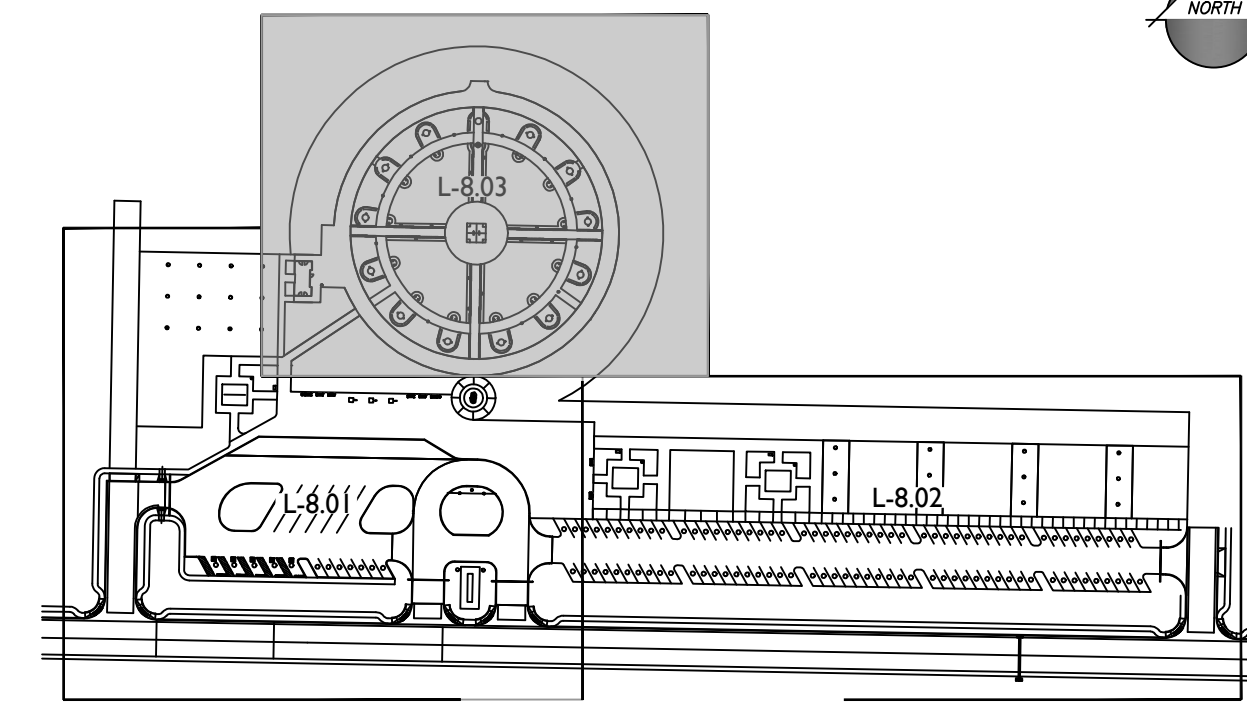
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IRRIGATION LEGEND

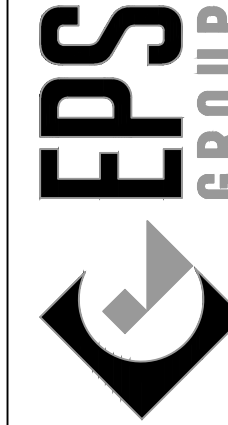
- SLEEVES: SCHEDULE 40 PVC
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- POINT-OF-CONNECTION ASSEMBLY
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1-INCH SIZE UNLESS OTHERWISE INDICATED
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- QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
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- WATER METER AND CURB STOP ASSEMBLY: BY OTHERS
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- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
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- IRRIGATION CONTROLLER UNIT
WITH WR2-RFC WIRELESS RAIN/FREEZE SENSOR
- ESP-LXIVM 2-WIRE WALL MOUNT CONTROLLER
- IRRIGATION MAINLINE CAP ASSEMBLY
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- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-SAM-P45
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- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-SAM-P45
W/RVAN24 SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: 17 FEET TO 24 FEET
FLOW (GPM): Q-0.92 H-1.84 F-3.67
- POP-UP ROTATING SPRAY SPRINKLER: RAIN BIRD 1806-SAM-P45
W/RVAN STRIP SERIES NOZZLE
PRESSURE: 45 PSI RADIUS: ADJUSTABLE RECTANGULAR SPRAY
FLOW (GPM): SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24
- POP-UP GEAR DRIVEN ROTORS: RAIN BIRD 5006+PCSAMR
PRESSURE: 45 PSI
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1.5 35\" 1.54 GPM
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4.0 42\" 4.01 GPM
5.0 43\" 5.09 GPM
6.0 44\" 6.01 GPM
8.0 44\" 8.01 GPM

KEY MAP



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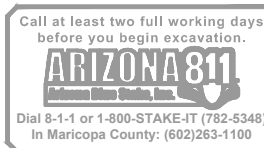


LIBERTY VILLAGE - PHASE I

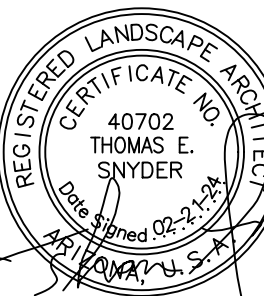
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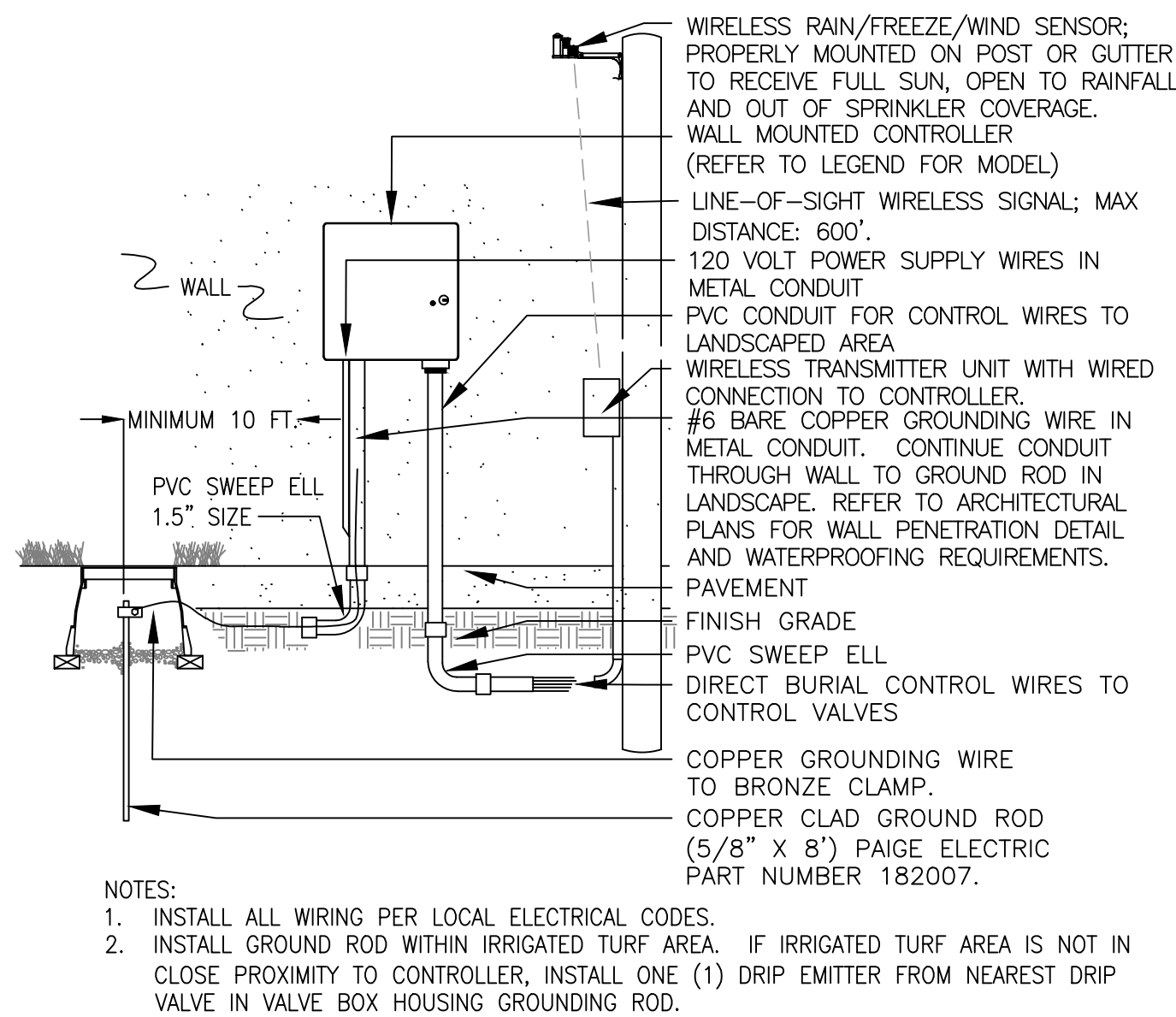
02/27/2024 - 1ST CD SUBMITTAL



Designer: JTB
Drawn by: JTB

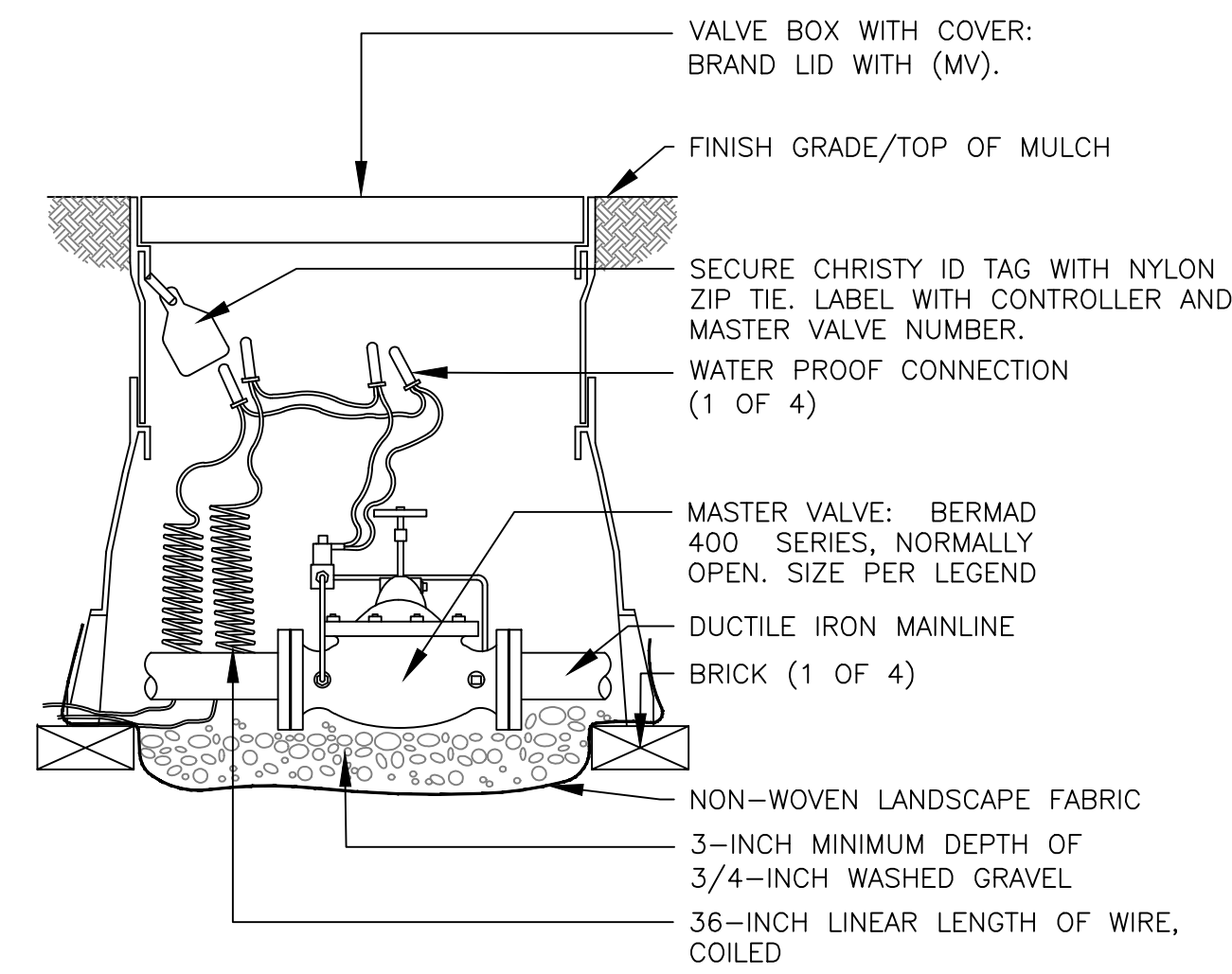


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21-0167
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L-8.03
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- NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
 2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT INDOOR CONTROLLER ASSEMBLY

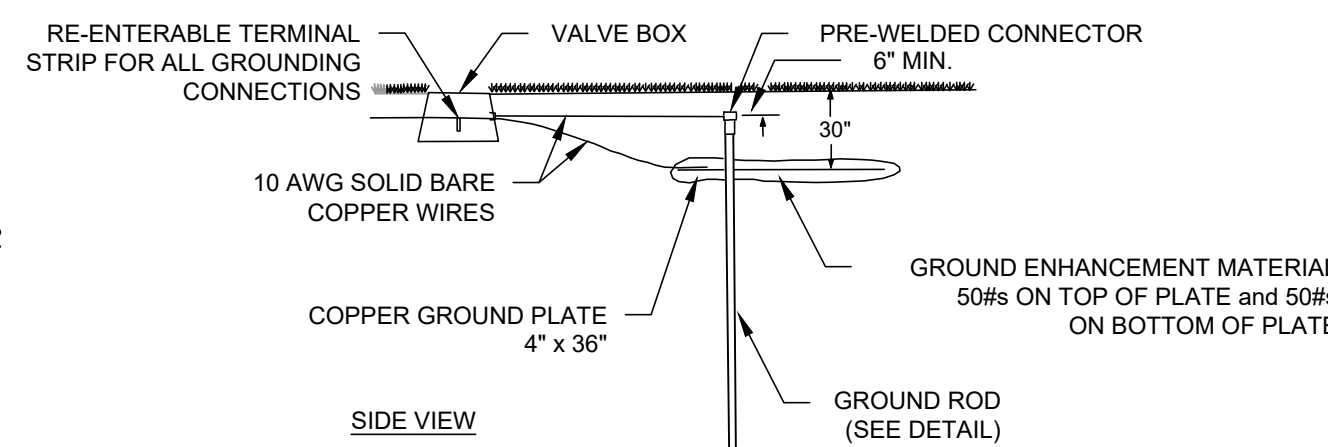


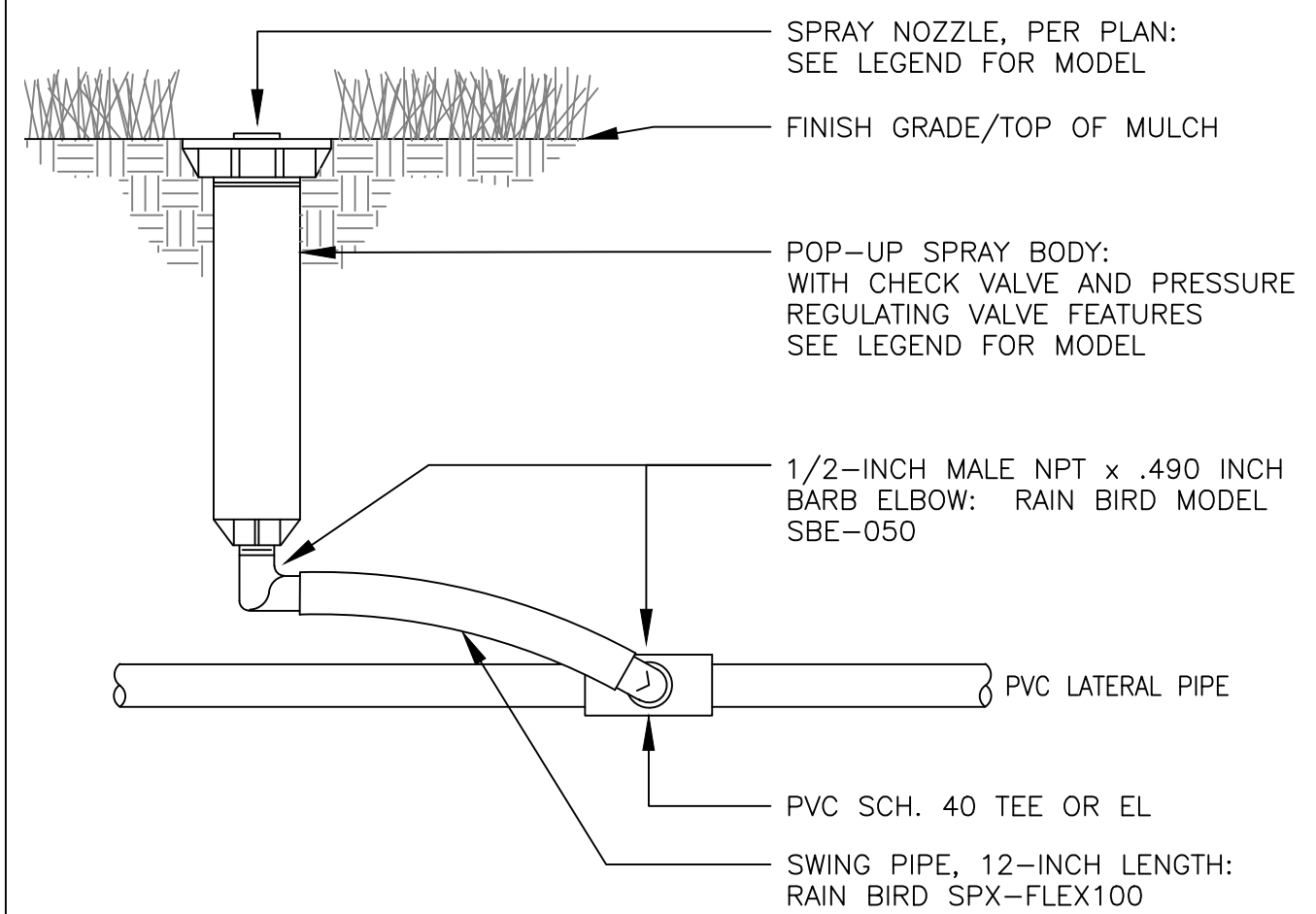
EARTH GROUNDING

IT IS THE RESPONSIBILITY OF THE INSTALLER TO CONNECT ALL ELECTRONIC IRRIGATION EQUIPMENT FOR WHICH THEY ARE RESPONSIBLE TO EARTH GROUND. GROUNDING COMPONENTS WILL INCLUDE THE ITEMS DESCRIBED IN THE FOLLOWING PARAGRAPH, AT A MINIMUM.

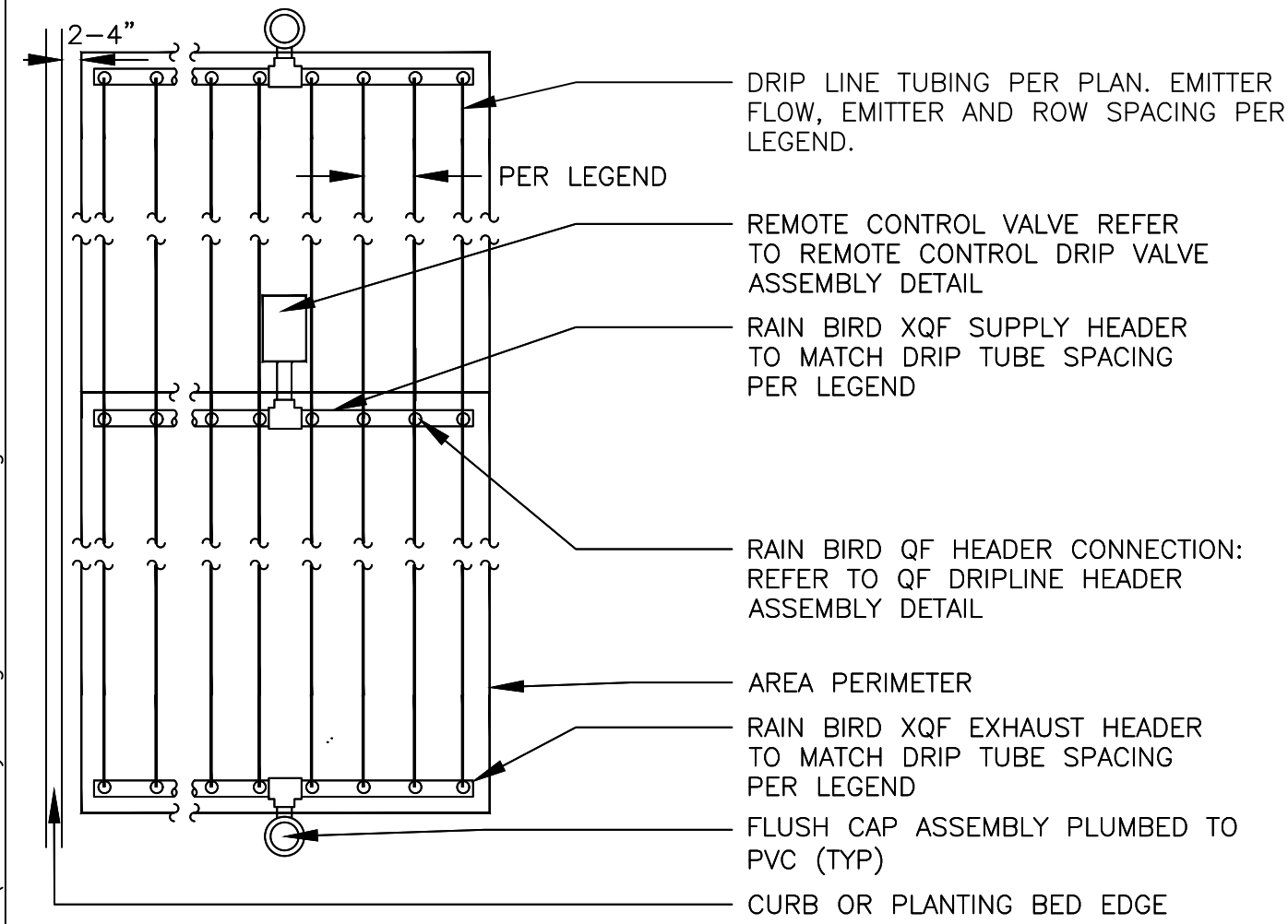
AT THE VERY MINIMUM, THE GROUNDING CIRCUIT WILL INCLUDE A COPPER CLAD STEEL GROUND ROD, A SOLID COPPER GROUND PLATE, AND 100 POUNDS OF GEM EARTH CONTACT MATERIAL AS DEFINED PER THE FOLLOWING DETAIL.

CONTRACTOR TO PROVIDE WRITTEN VERIFICATION FROM THE PRODUCT DISTRIBUTOR THAT THE GROUND WAS "MEGGED" AND THE OHMS ARE WITHIN THE ACCEPTABLE LIMITS.



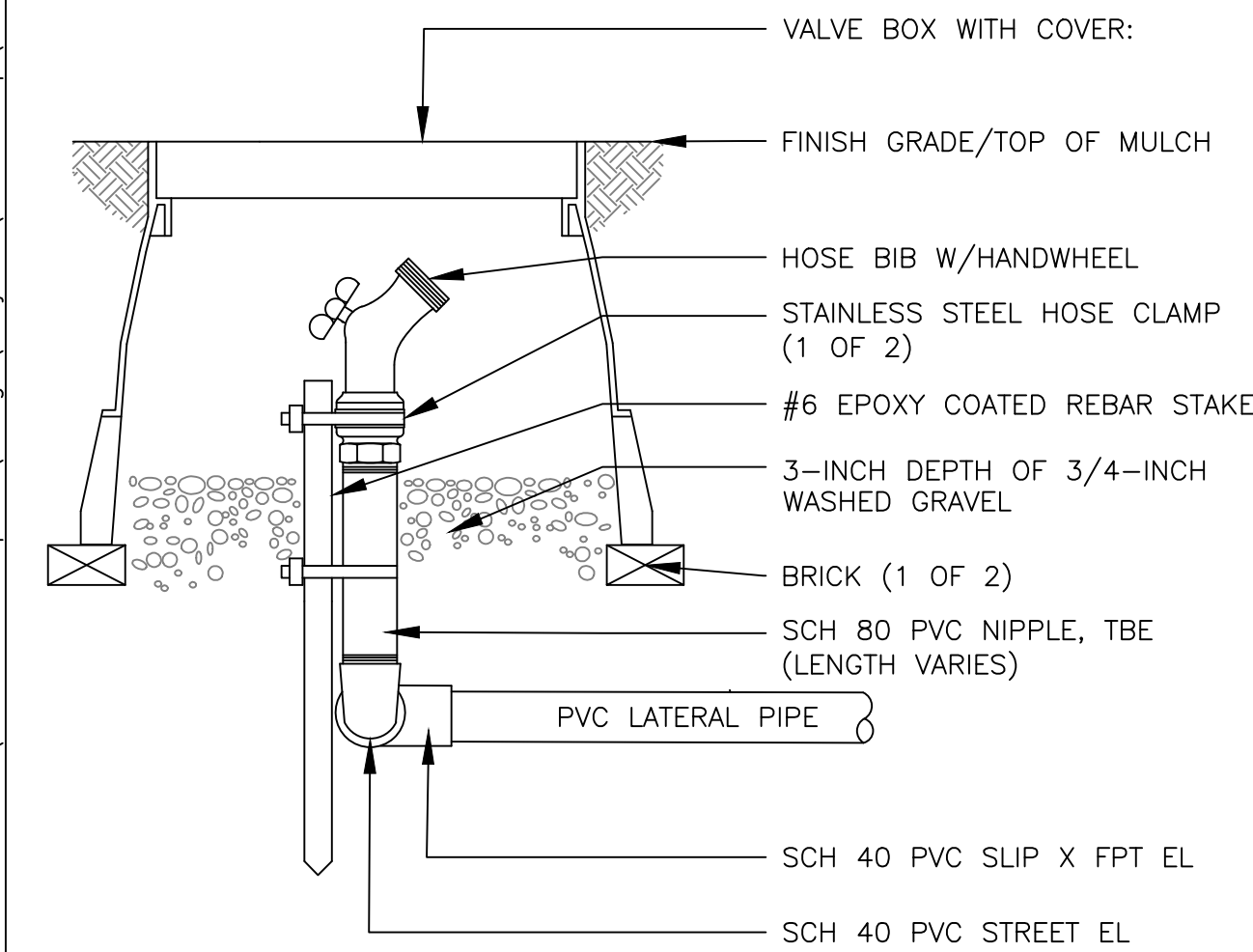


11 6-INCH POP UP SPRAY
SPRINKLER ASSEMBLY



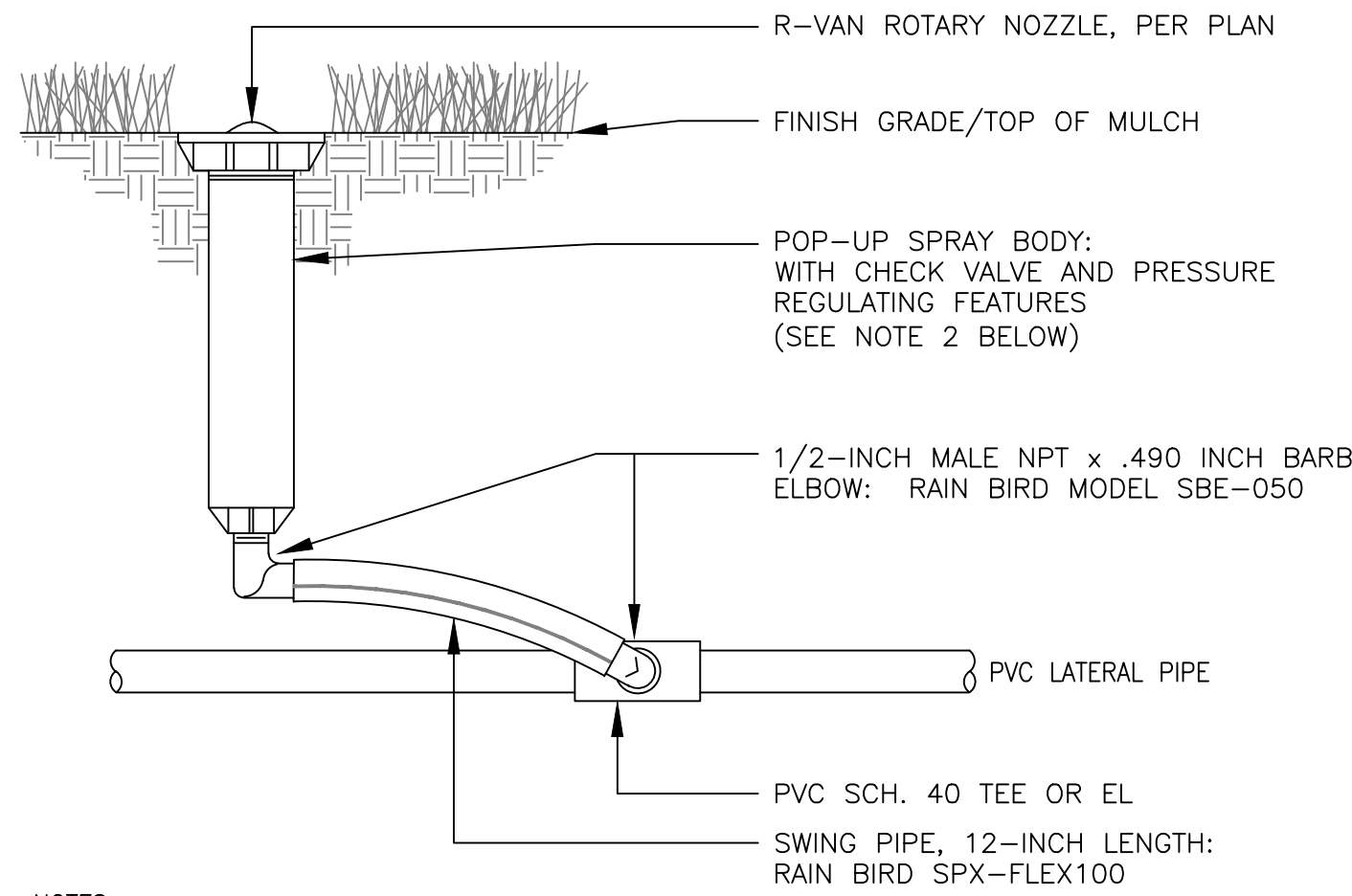
- NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
 2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
 3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

15 SUBSURFACE DRIP
ASSEMBLY IN SHRUB BEDS



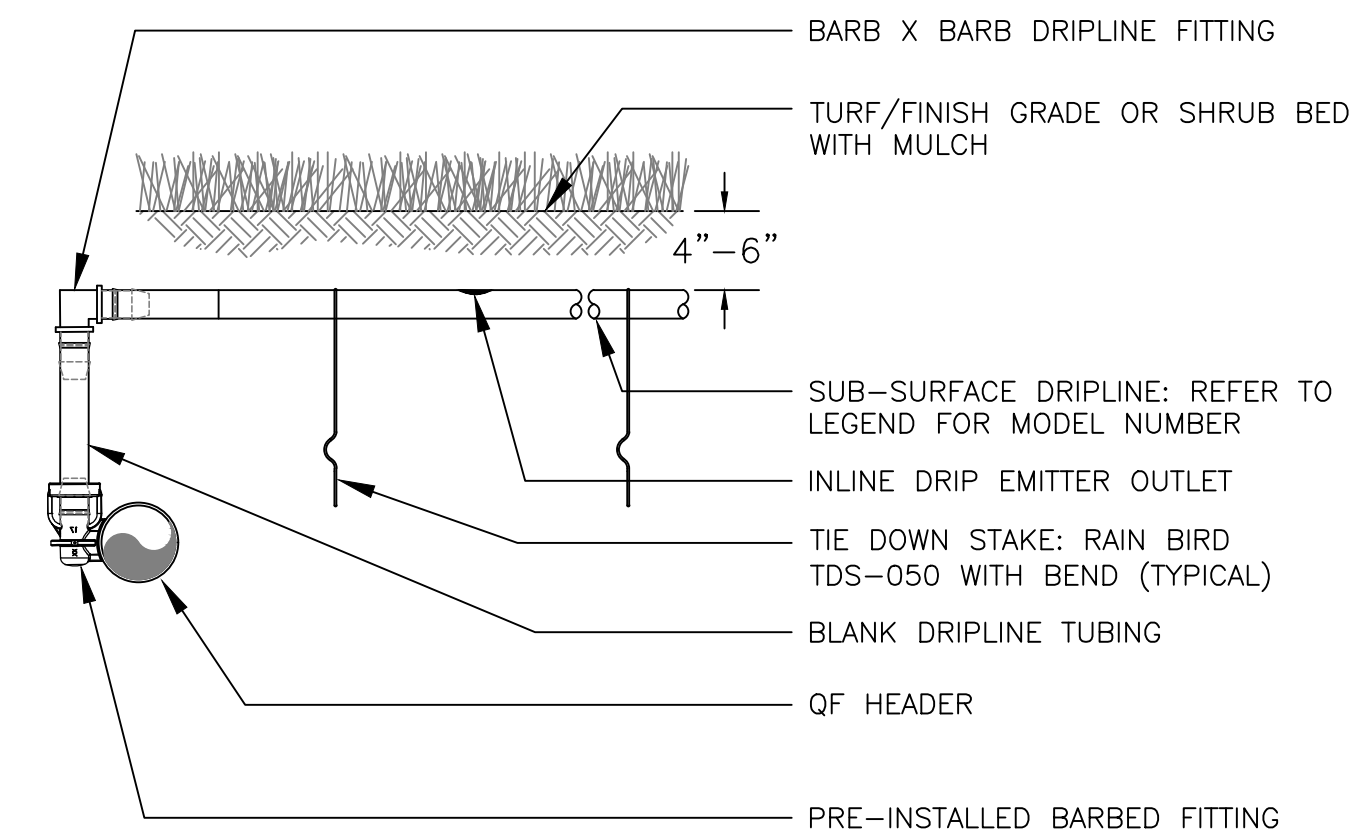
- NOTES:
1. TAN COLORED BOX LIDS SHALL BE UTILIZED IN DG MULCHED AREAS. GREEN LIDS SHALL BE UTILIZED IN TURF AREAS.

19 DRIP FLUSH CAP
ASSEMBLY



- NOTES:
1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.
 2. TO ACHIEVE MINIMUM RADIUS WITH ANY RAIN BIRD ROTARY NOZZLE, USE 45 PSI PRESSURE REGULATING SPRAY BODY.

12 6-INCH POP UP
R-VAN ROTARY NOZZLE



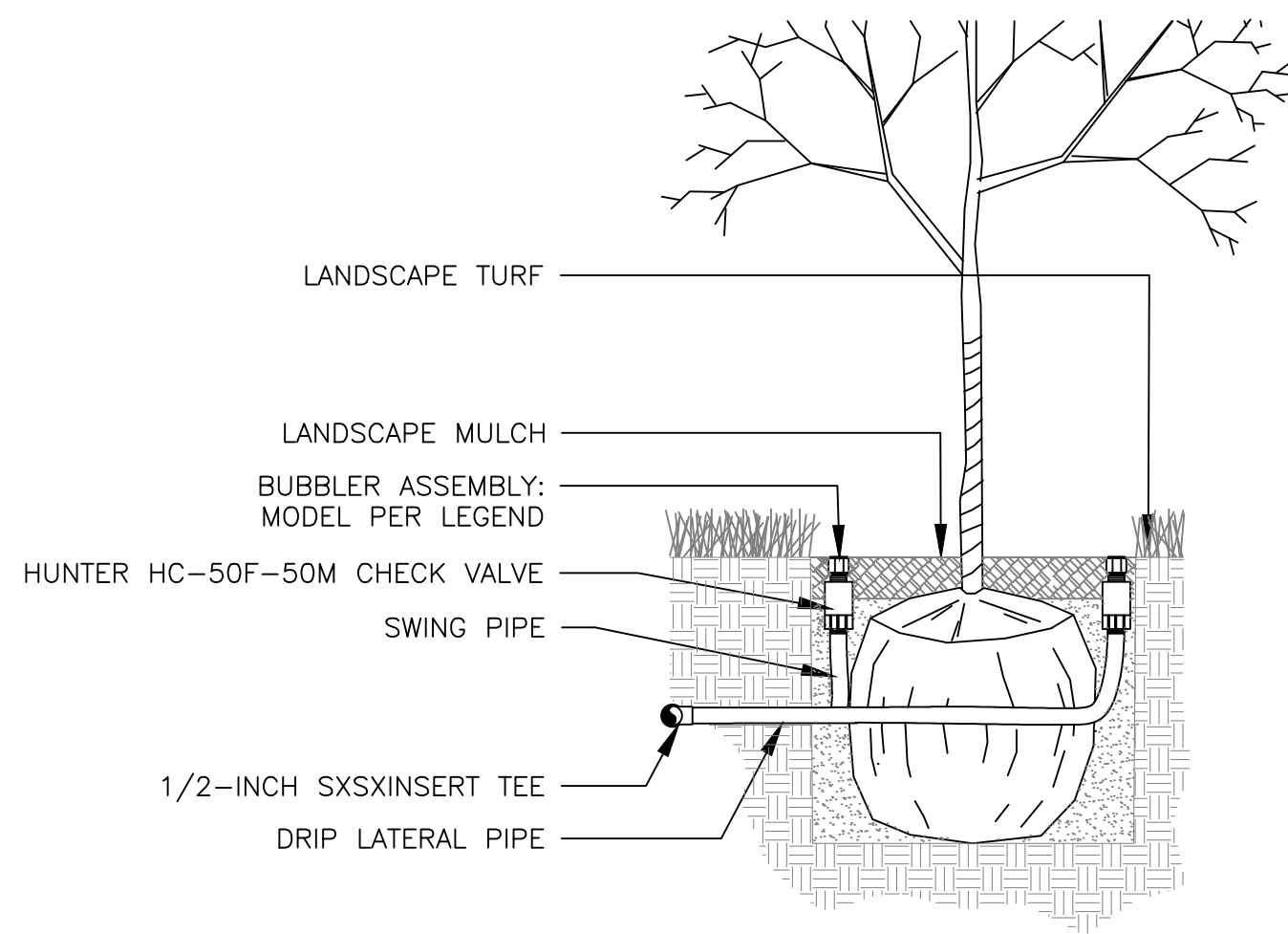
- NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

16 QF DRIPLINE HEADER
ASSEMBLY

PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	GPH PER POUTLET	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
TREES	15 GAL	1 MULTI	2 GPH	3	6 GPH
TREES	24" BOX	1 MULTI	2 GPH	4	8 GPH
TREES	36" BOX	2 MULTI	2 GPH	4	16 GPH
TREES	42" BOX	2 MULTI	2 GPH	5	20 GPH
SHRUBS	1 GAL	1 SINGLE	1 GPH	1	1 GPH
SHRUBS	5 GAL	2 SINGLE	1 GPH	1	2 GPH
GROUND COVER	1 GAL	1 SINGLE	1 GPH	1	1 GPH
CACTI		1 SINGLE	0.6 GPH	1	0.6 GPH

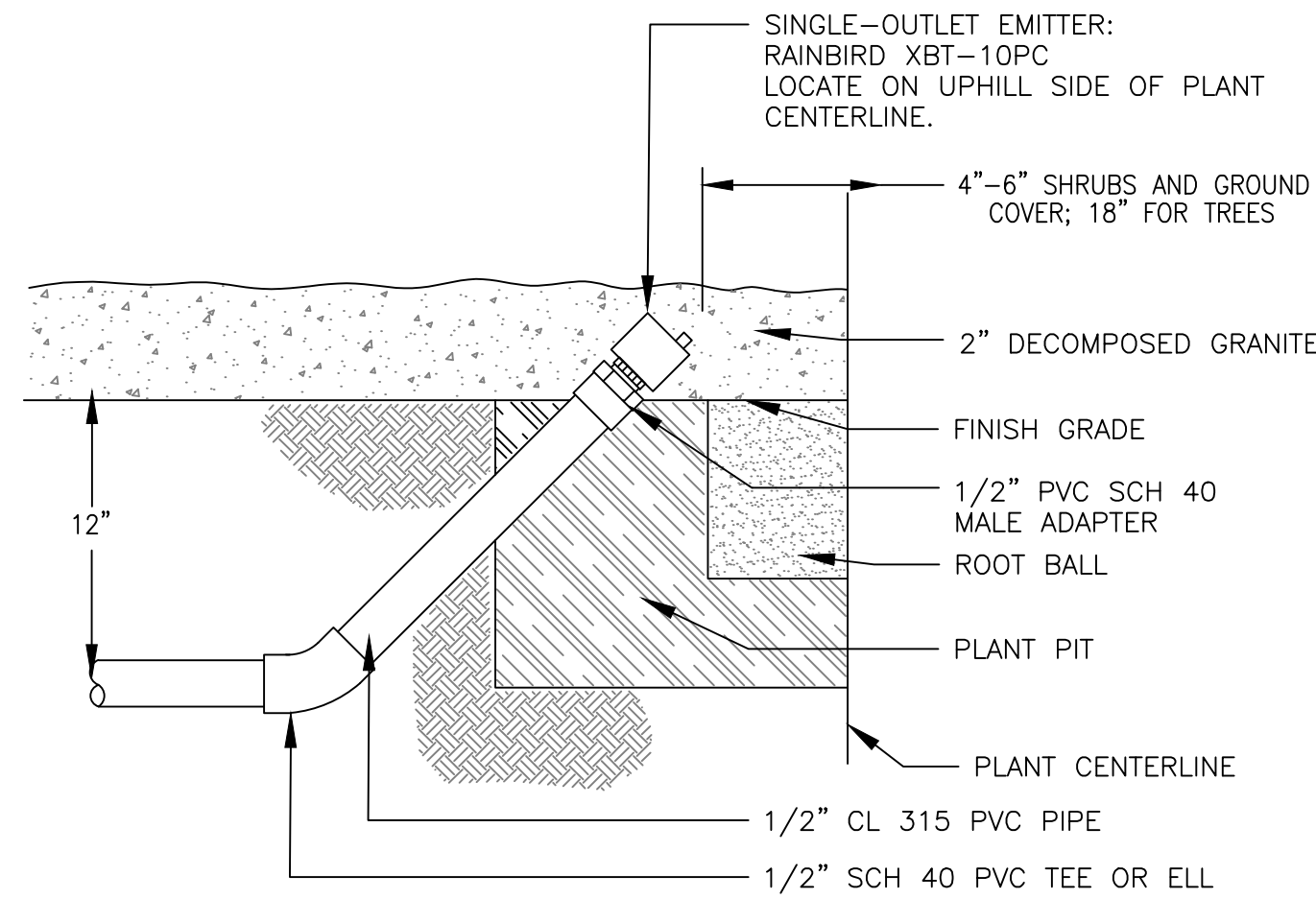
NOTE: ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.

20 EMITTER SCHEDULE



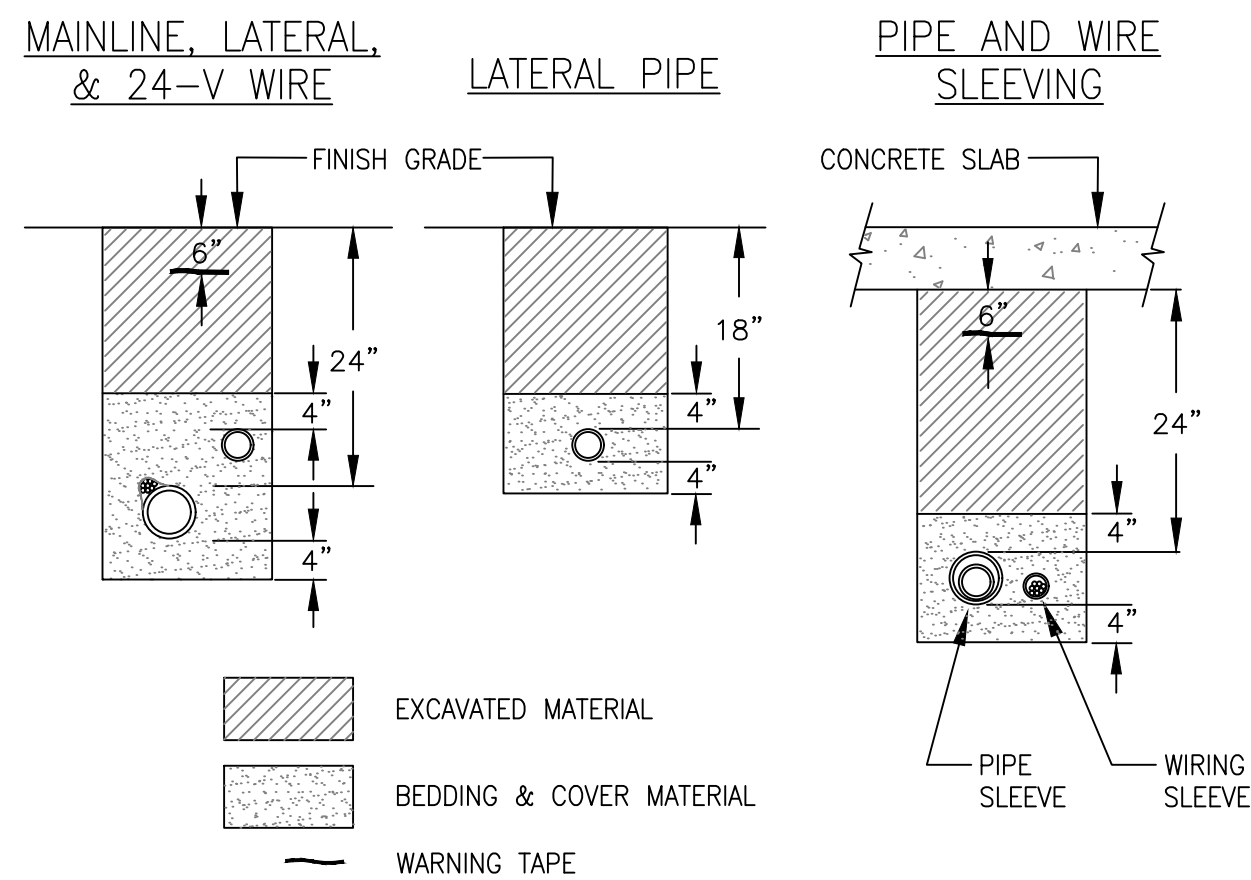
- NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

13 BUBBLER ASSEMBLY FOR
TREES TURF



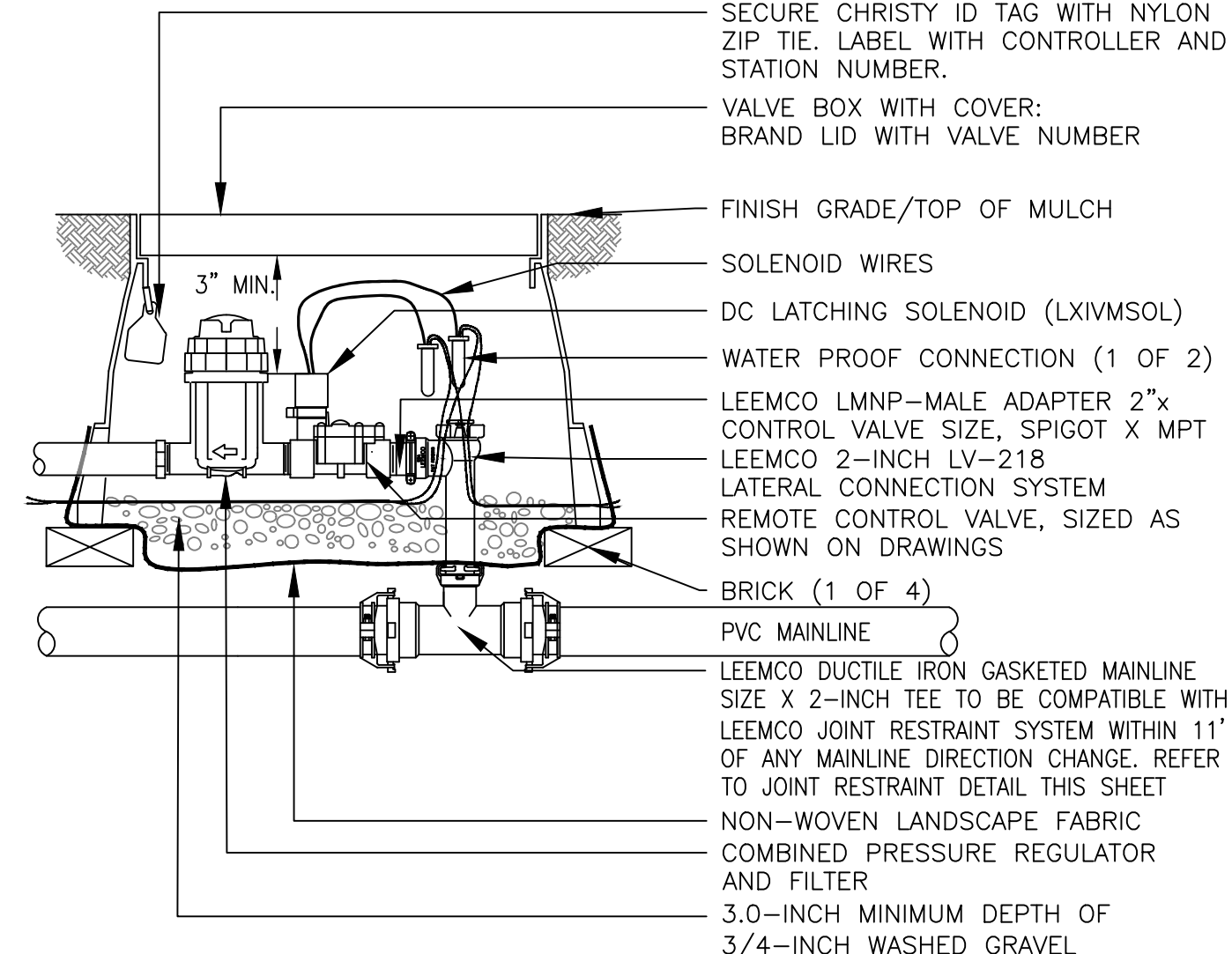
- NOTE:
1. 90 DEGREE ELL MAY BE USED IN LIEU OF 45 DEGREE IF PLANTER WIDTH IS LESS THAN SHOWN.

17 SINGLE OUTLET DRIP EMITTER
ASSEMBLY FOR SHRUBS



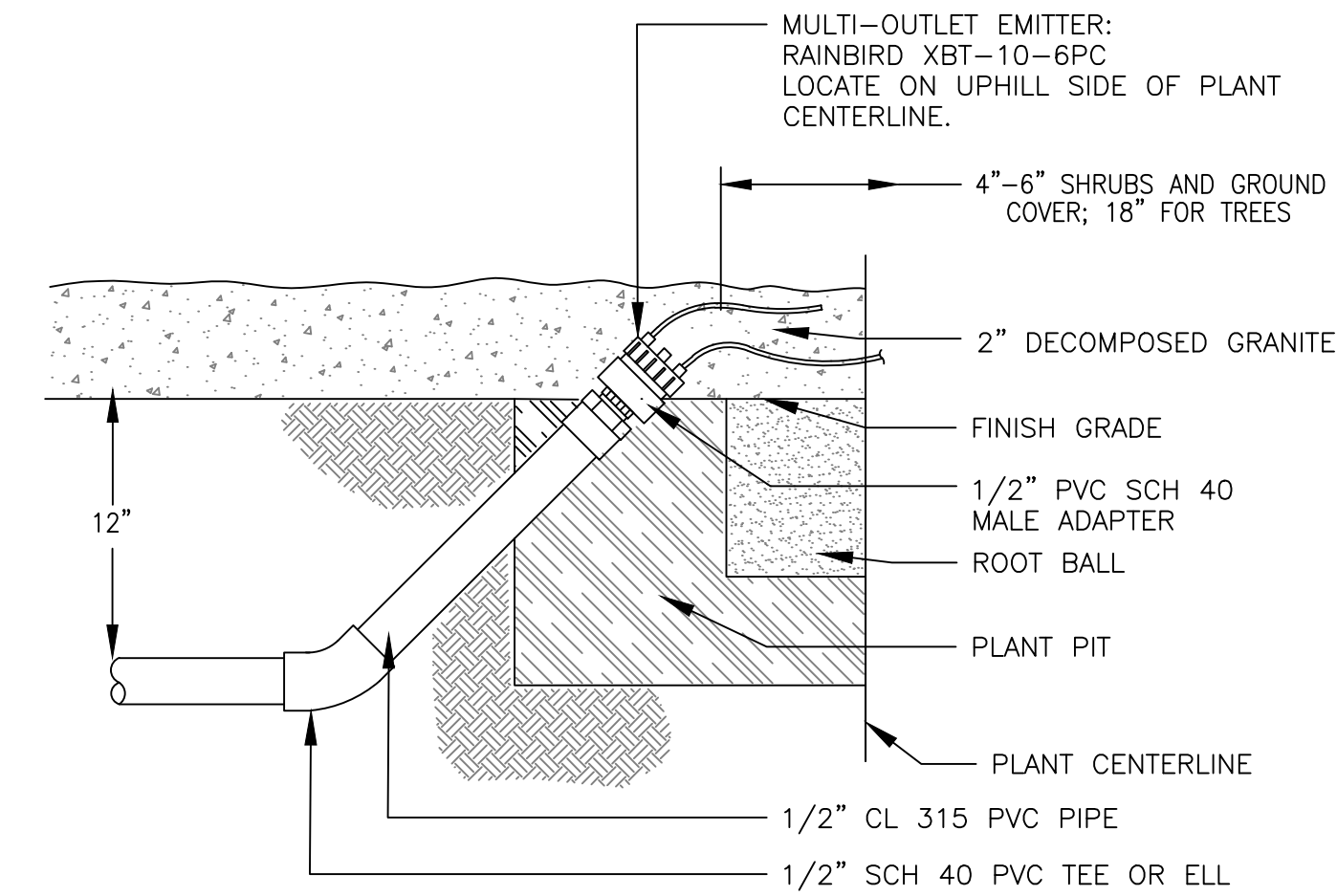
- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

21 TYPICAL TRENCHING
DETAIL



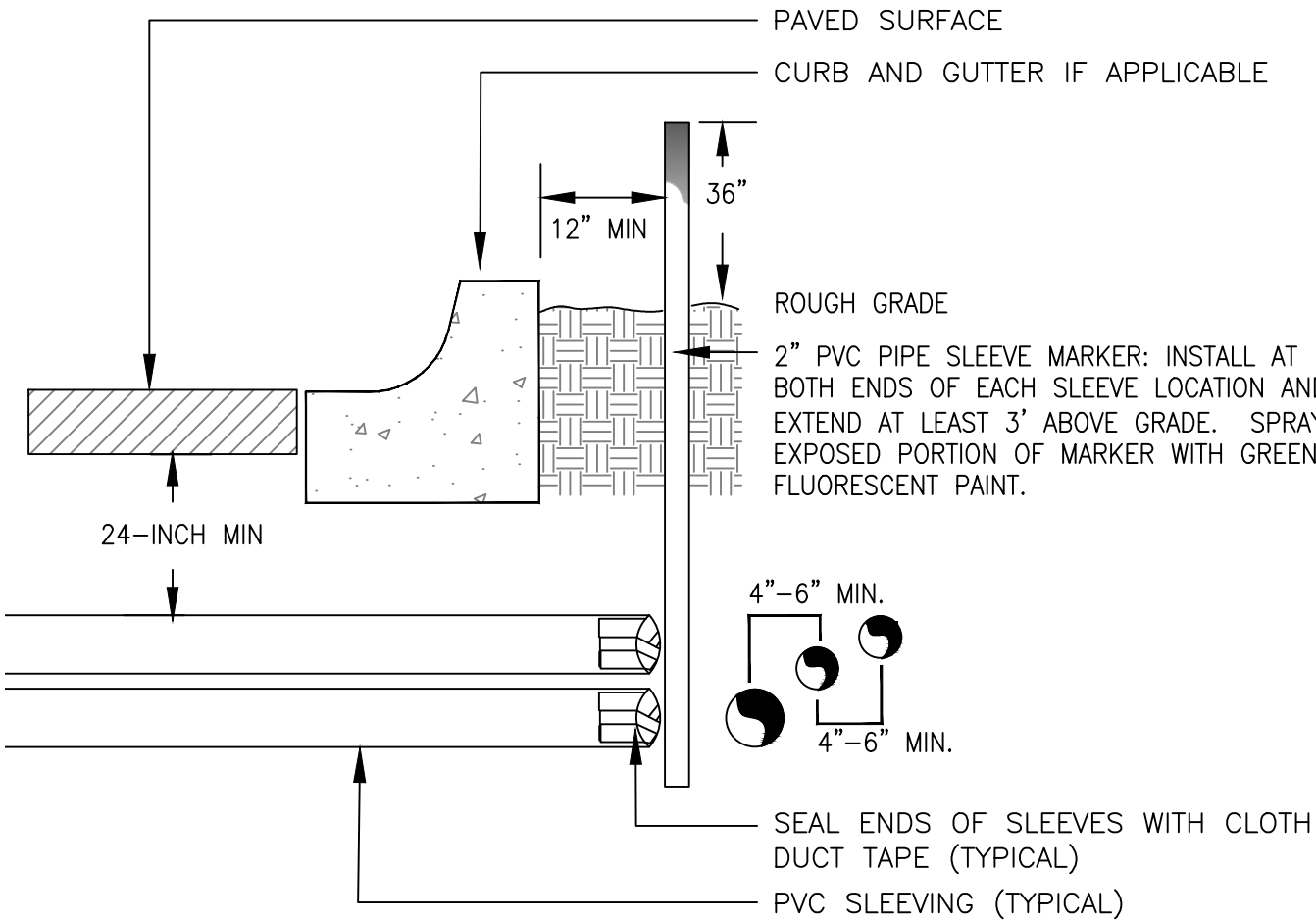
- NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

14 REMOTE CONTROL DRIP VALVE ASSEMBLY
3-INCH MAINLINE AND LARGER



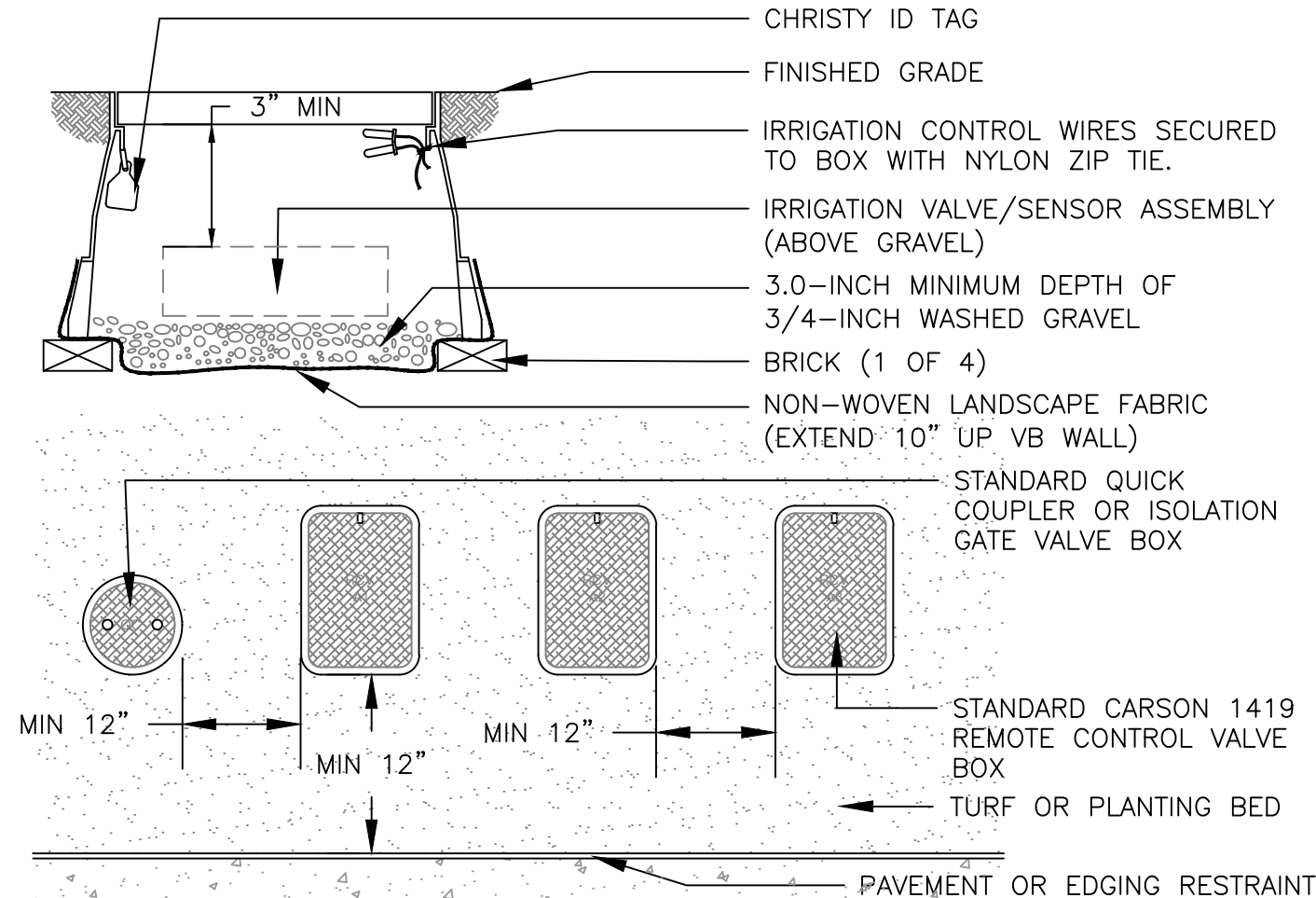
- NOTES:
1. EMITTER TUBING EMISSION POINTS SHALL BE EQUALLY SPACED AND LOCATED TO DIRECT WATER FLOW TO PLANT ROOTBALL.
 2. AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTERLINE.
 3. FOUR HOLES OPEN INITIALLY.

18 MULTI-OUTLET DRIP EMITTER
ASSEMBLY FOR TREES



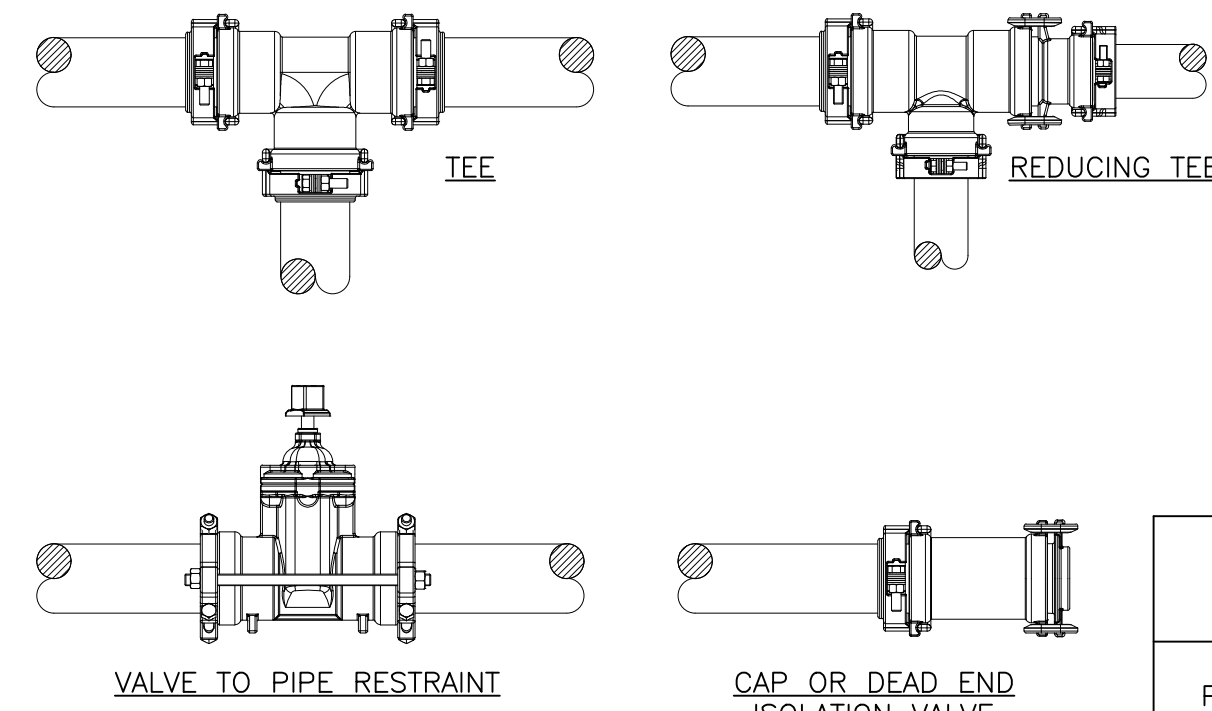
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

22 TYPICAL SLEEVING DETAIL



NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

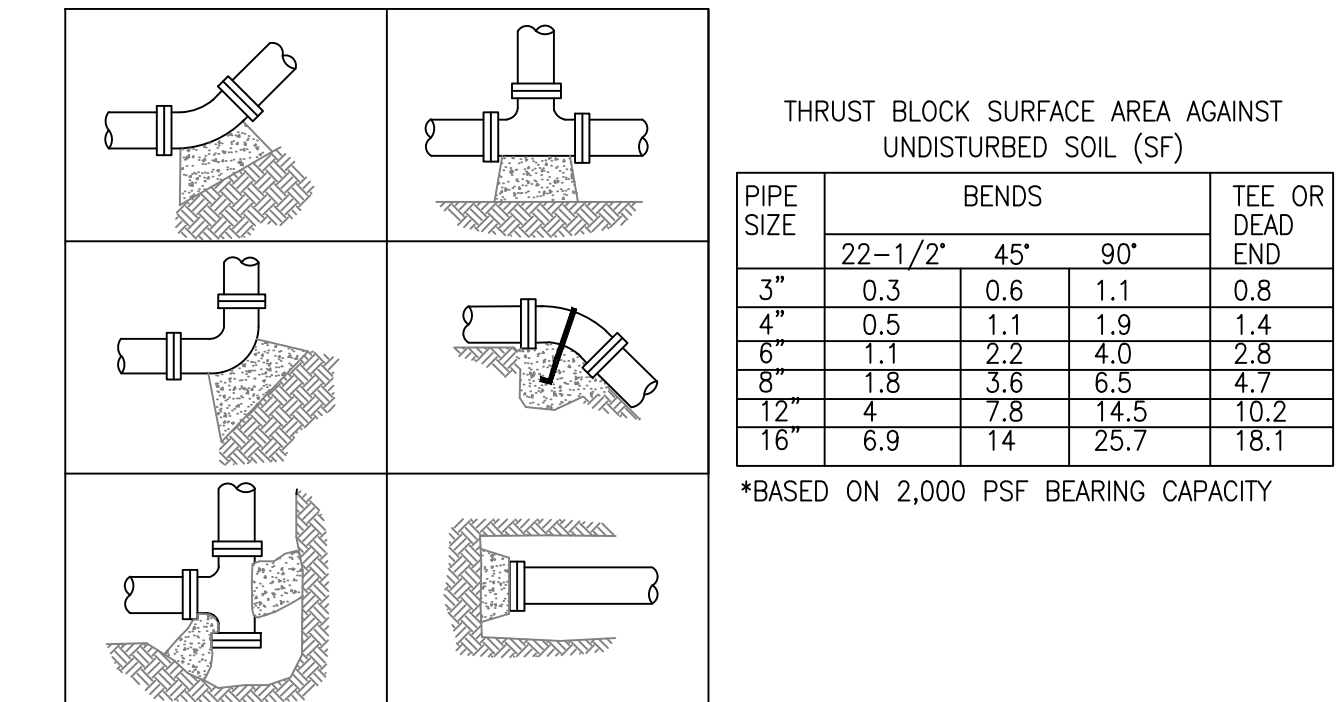
23 TYPICAL VALVE BOX INSTALLATION



NOTES:
1. THE RESTRAINT SCHEMES HERE ARE FOR SYSTEM PRESSURES UP TO 125 PSI. FOR HIGHER PRESSURES, CALL THE MANUFACTURER FACTORY.
2. EACH FITTING AND VALVE BELL MUST BE RESTRAINED TO THE LENGTH OF PIPE NOTED IN THE TABLE USING FITTING TO PIPE RESTRAINT, VALVE TO PIPE RESTRAINT, AND PIPE TO PIPE RESTRAINT AS REQUIRED.
3. PIPE JOINTS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH PIPE TO PIPE RESTRAINTS.
4. SERVICE TEES AND COUPLINGS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH FITTING TO PIPE RESTRAINTS.

24 MECHANICAL JOINT RESTRAINT DETAIL

MINIMUM RESTRAINED LENGTH REQUIREMENT FOR EACH FITTING OR VALVE BELL							
PIPE SIZE	90° BEND	45°, 22.5°, 11.25° BEND	TEE	REDUCER	CAP OR DEAD END	VALVE	COUPLING/SERVICE TEE
3" & 4"	20'	20'	20'	40'	60'	80'	SEE NOTE 4
6" & LARGER	40'	20'	20'	60'	80'	80'	SEE NOTE 4



NOTES:
1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.

25 TYPICAL THRUST BLOCK DETAIL & SPEC

PLANTING IRRIGATION
SECTION 32 84 00 - PLANTING IRRIGATION

32 84 00 - 1

PART 1 - GENERAL

1.01 SUMMARY:

A. Work Included: Provide a provision for an underground irrigation system including the following:

1. Trenching, stockpiling, excavation of materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, backflow preventer, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Consultant.

1.02 REFERENCES:

A. Perform Work in accordance with requirement of Conditions of the Contract and Division 01-General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL wires and Cables.

1.03 QUALITY ASSURANCE:

A. Installer Qualifications: Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship.

B. Special Requirements:

1. Tolerances - Specified depths and separations of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment and repair of finished grade treatment.
2. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.
3. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.
4. Work involving substantial plumbing for installation of pump station, backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.
5. Work involving connection to, installation, or extension of 120-volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

D. Irrigation Control System Procedures:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; master valves; and weather communication source.

1.04 SUBMITTALS:

A. Submittals: Prepare and make submittals in accordance with conditions of the Contract prior to installation.

B. Construction Record Drawings:

1. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. The Field Record plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance. Dimension from two permanent points of reference, (building corners, sidewalks, road intersections, or permanent structures), location of the following items:
 - a. Routing of pressure supply lines (dimension every 100 feet along the routing).
 - b. Electric control valves.
 - c. Control wire routing (if not with pressure supply line).
 - d. Record plans shall be to same scale and in the same format as designed plans.
2. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Owner for approval.
3. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant.

C. Controller Charts: Do not prepare controller charts until record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.

- a. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
 - b. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
 - c. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
 - d. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
 - e. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
 - f. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.
2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc), valve size, gpm, location, etc. as shown on the Data Sheet.
 3. Prior to final walk-through for each area of the project, Contractor shall confirm that the following has been accomplished:
 - a. Construction record drawings per 1.04.1.
 - b. Data Sheets for Controllers.

E. Operational Manual: Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING:

- A. Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions, or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.
- B. Handling of PVC Pipe: Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS:

A. Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.
2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

B. Existing trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

C. Protection and Repair of Underground Lines: Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

D. Replacement of Paving and Curbs: Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTEE:

- A. Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer / distributor.
- B. Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.
- C. Expenses due to vandalism before substantial completion shall be borne by Contractor.
- D. Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE:

A. Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.

1.09 EXTRA STOCK:

- A. In addition to installed system furnish the following items to Owner:
 1. 4 per 100 installed drip emitters of each type used.
 2. 2 pop-up heads of each type used.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe continuously.

1. Pressure Supply Lines (downstream of Pump Station) - Sch. 40 PVC. Solvent Weld Belled End for 2-1/2" or smaller, and rubber-ring joint for 3" and larger with ductile iron fittings and taps.
2. Non-pressure lines - Sch. PVC. Solvent Weld Belled End.
3. Drip Piping - 3/4" Sch. 40, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

B. Plastic Pipe and Fittings:

1. Identification Markings:
 - a. All pipe to be identified with following indelible markings:
 - 1) Manufacturer's Name.
 - b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring for PVC.
 2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.
- a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
 - 1) Threads - Injection molded type (where required).
 - 2) Tees and ells - Side gated.
- b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
- c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

C. Low Pressure / Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
 - a. Wye Strainer - Plastic / Fiberglass construction with 150 mesh nylon screen and blow out assembly.
 - b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
 - c. Pressure Regulator - Plastic / Fiberglass construction, preset type with pressure setting per drawings.

D. Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145 F.

G. Valve Boxes:

- 1) Nominal pipe size.
- 2) Schedule or class.
- 3) Pressure Rating.
- 4) NSF (National Sanitation Foundation) seal of approval.
- 5) Date of extrusion.

Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 1-inch through 2-inch Control Valves - Carson #1419-13B.
3. Drip Valve Assemblies - Carson #1419-13B.
4. Control Wiring Splices - Carson #910-12.
5. Main Line Gate Valves - Carson #910-12.
6. Air-Relief Valves - Carson #1419-13B.
7. Manual Drain Valves - Carson #1419-13B.
8. Master Control Valve - As shown on detail.

H. Electrical Control Wiring:

1. Low Voltage:
 - a. Electrical Control Wire - Hunter two-wire.
 - b. If multiple controllers are utilized, a different two wire for each controller.
 2. High Voltage: Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.
- I. Sprinkler Heads: As shown on drawings. Use Purple caps or nozzles for Reclaimed Water use.
 - K. Electric Control Valves: As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.
 - L. Pipe Bedding Material: Construction grade sand approved by Consultant.
 - M. Automatic Controller: As shown on drawings. Provide two (2) remote control units (compatible as specified by Owner) as part of the works.
 - N. Manual Drain Valve: As shown on drawings.
 - O. Air-Relief Valve: As shown on drawings.
 - P. Master Control Valve: As shown on drawings.
 - Q. Pump Station: As shown on drawings.

PART 3 - EXECUTION

3.01 INSPECTION:

- A. Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.
- B. Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION:

- A. Staking Shall Occur as Follows:
 1. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones for approval.
 - B. Sleeving: Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.
 - C. Trenching: Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.
1. Clearances:
 - a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
 - b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
 - c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per MAG and industry standards.
 2. Pipe and Wire Depth:
 - a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
 - b. Non-pressure piping - 12 inches from top of pipe.
 - c. Two-wire - Side and bottom of pressure supply line.
 - d. Drip Piping - 12 inches from top of pipe.
 - e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 of greater).

3.03 INSTALLATION:

- A. Other Equipment: Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.
- B. PVC Piping:
 1. Snake pipe in trench as much as possible to allow for expansion and contraction.
 2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
 3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
 4. Stake all above-grade PVC piping per details.
 5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
 6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.
- C. Drip Piping:
 1. Install fitting connections per manufacturer's recommendations.
 2. Use threaded risers and Sch. 40 or Sch. 80 fittings per details when making connections in drip piping for emitters and fittings.
 3. Install drip line blow-out stubs at all dead ends of drip piping.
 4. Any deviations from drip pipe routing shown on drawings must be approved by Consultant prior to installation.
- D. Control Wiring:
 1. Low Voltage Wiring (Two Wire):
 - a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located to one side of pipe, on top of initial pipe bedding, or in separate trench.
 - b. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
 - c. Make splices and electric control valve connections using DBY connectors or similar dry splice method.
 - d. Install two wire splices not occurring at control valve in a separate splice valve box.
 2. High Voltage Wiring for Automatic Controller:
 - a. Provide 120-volt power connection to automatic controller.
- E. Automatic Controller:
 1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
 2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
 3. Final location of controller shall be approved by Consultant prior to installation.
 4. Each controller shall have a dedicated separate ground wire and surge protection.
 5. Above-ground conduit shall be rigid galvanized steel with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

F. Drip Valve Assemblies: Install drip valve assembly as detailed.

G. Drip Emitters: Install drip emitters as detailed.

H. Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
 - a. Control valves - Controller letter and station number.
 - b. Quick Coupler Valves - Label "QCV."
 - c. Wire Splices - Label wire splices with the letters "W.S."
 - d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
 - e. Gate Valves - Label with letters "GV" typical.
 - f. Air-Relief Valves - Label with letters "ARV" typical.
 - g. Manual Drain Valve - Label with letters "MDV."
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

I. Pump Station: Install as detailed on Drawings.

J. Electric Control Valves:

1. Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed.
2. When grouped together, allow a minimum of 12 inches between valve box sides.
3. Space control valves accordingly.
4. Install each remote control valve in a separate valve box.
5. Install valve boxes flush with grade.
6. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally.
7. For athletic areas such as football fields where concrete curbs exist, place the electric valves within one foot of the curb (no further into the playfield).

K. Main Line Gate Valves: Install as detailed on Drawings.

L. Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

M. Backfilling: Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials: Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
 - a. Mechanical tamping.
 - b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

N. Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL:

- A. Flushing: After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.
- B. Testing: Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.
 1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
 2. Leakage, Pressure Loss: Test is acceptable if no leakage or loss of pressure is evident during test period.
 3. Leaks: Detect and repair leaks.
 4. Retest system until pressure can be maintained for the duration of the test.
 5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

C. Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

D. Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING:

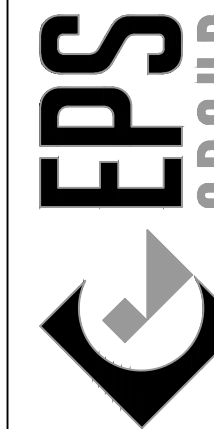
- A. Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.
- B. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.
- C. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.
- D. Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING:

A. Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

END OF SECTION 32 84 00

1130 N. Alma School, Suite 120
Me s a , A Z 8 5 2 1 0
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

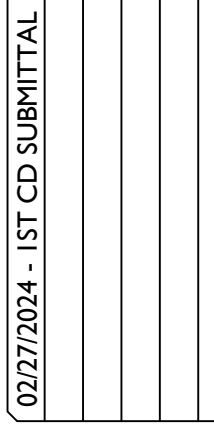


LIBERTY VILLAGE - PHASE I
IRRIGATION SPECS
Hurricane, UT

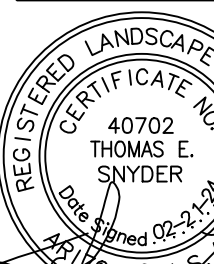
Project:

Revisions:

Revisions:



Design: JTB
Drawn by: JTB



Job No.
21-0167
CONSTRUCTION
DOCUMENTATION
Sheet No.

L-10.01

From: karl@pv-eng.com
Sent: Thursday, August 1, 2024 9:00 AM
To: Fred Resch; 'Brent Moser'; 'Tresa'
Subject: RE: Adventus Phase 1 Preliminary Plat

Fred,

We officially request an extension to this preliminary plat. Please place this item on the August 8th agenda. Thanks.

Sincerely,

Karl Rasmussen, P.E. S.E. M.E.
Provalue Engineering, Inc.



From: Fred Resch <fred@hurricane.utah.gov>
Sent: Thursday, August 1, 2024 8:30 AM
To: Karl Rasmussen (karl@pv-eng.com) <karl@pv-eng.com>; 'Brent Moser' <enhancedhomesofutah@gmail.com>; 'Tresa' <tresa@pv-eng.com>
Subject: Adventus Phase 1 Preliminary Plat

The preliminary plat for Adventus Phase 1 was approved by the City Council on August 3rd, 2023.
Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by August 3rd, 2024 to be on the Planning Commission agenda on August 8th. Replying to this email will suffice. Let me know what your plans are.

Thanks,

Fred Resch III

City Planner

Hurricane City

P: (435) 635-2811 x 110

E: fred@hurricane.utah.gov (Note the new email)



PLANNING & ZONING
HURRICANE CITY

UTAH



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	PP23-17
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brent Moser
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	The corner of Abbey Road and Sand Hollow Road
Zoning:	Planned Commercial
General Plan Map:	Neighborhood Commercial
Recommendation:	Approve the extension of the preliminary plat approval
Report Prepared by:	Fred Resch III

Update for 08/08/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. This preliminary plat was approved by the City Council in August of 2023.

The applicant and the staff have reviewed some more detailed plans for this project.

08/0/2024 Extension Recommendation: Staff recommends approval of the extension of this preliminary plat approval. Below is the original Planning Commission 2023 staff report. The project was approved by the City Council on August 3rd, 2023.

Update 07/27/2023: This item was continued at the applicant's request at the last Planning Commission meeting. They have provided a new site plan and breakdown to meet Planned Commercial standards. The following are the key items for the Planning Commission to consider:

- They have decreased from 284 hotel units to 130 hotel units and have added 40 residential units
- The applicant's engineer has provided a breakdown to show that 48% of the site is being used for residential uses
 - The applicant's note on the bottom of page 2 references HCC 10-15-8(E) 6. *Shared uses. Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that substantially serve both residential and commercial uses shall count toward residential density areas.*

- With over 40% of the site being used for commercial use, they are eligible for a density bonus under HCC 10-15-8(E)(1). Using the applicant's numbers (which may not have been calculated correctly see below) they could have up to 64 units.
- Staff has concerns on how the math in the applicant's breakdown was done. HCC 10-15-8 states: *Vertical mix use. Residential areas shall be measured by the percentage of space within the building that is used to occupy commercial versus residential. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall be calculated based on the area of use including residential parking, amenities, roadways that primarily serve residential areas and other residential uses.* The building use calculations in Table 1 need to be integrated into Table 2 and it is not clear that that was done.
- The indoor parking areas and rooftop sports courts and garden spaces should have been calculated as part of the building use and not the site use.
- HCC 10-15-8: *Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.*
- They have provided an updated parking breakdown that indicates that they are providing sufficient parking. Changes in the use breakdowns may change the calculations.
- Per HCC 10-33-5 one amenity area is needed for the number of residential units provided. The applicant's breakdown indicates that this code will be more than met.

Updated Staff Recommendation:

Planning staff continues to have some concerns with regards to how the uses were calculated that need to be worked out with the applicant and/or their engineer. The applicant has shown progress in coming into compliance with the zoning standards of the Planned Commercial zone.

Discussion:

The applicant has filed a preliminary plat for Adventus Phase 1, a mixed use community located north of the Marla at Elim Valley development along Sand Hollow Road. A zone change for this property to Planned Commercial was approved by the City Council earlier this year subject to an updated site plan that addresses staff and JUC comments, this is that updated site plan. They are proposing three four-story buildings with retail/restaurant/gym space on the bottom two floors and hotel condominiums (short-term rentals) on the top two floors.

horizontal distances haven't been provided at the ramp for a realistic slope (15% max 10% on a public street) The storm drain basin must have a public drainage easement. Engineering will need additional information for the proposed breezeways, how tall is the proposed passage.

7. **Fire:** No comments
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Phone:** No comments
10. **Gas:** Gas will need an easement for any gas main installed on the property.
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees

Staff Comments: Preliminary Plat

1. The zoning for this property is Planned Commercial. Planned Commercial is a mixed use zoning that requires a mixture of residential and commercial use. The preliminary site plan showed this area as a mixture of residential and commercial with 147 residential units and approximately 70,000 sq ft of commercial space. However, for reasons unknown to staff, this entire project has been converted to commercial.
 - a. The Land Use Summary indicates that this project will be a mix of short term rentals, restaurant space, gym space, and retail.
 - i. Hotel condominiums (effectively short-term rental units) are permitted in Planned Commercial but they count as a commercial use not a residential use.
 - b. The Planned Commercial zoning requires a mixture of at least 20% residential and 20% commercial; an email received by the City from the applicant's engineer during the zone change and preliminary site plan process indicated that 66.67% of this site would be used for residential use which is apparently no longer the case. Where this is just one phase of a larger project they may still be able to meet the mixed use code however such a substantial change may make it so that they cannot meet this code.
 - c. This property is about 28% of the overall planned development. The Planning Commission should require that the applicant submit plans for the entire development to ensure that they are meeting the Planned Commercial development standards.
2. **Parking:** Per HCC 10-34 the following parking spaces are required for commercial developments:

<i>Hotel</i>	<i>2 spaces plus 1 space per living or sleeping unit</i>	
<i>Retail, general</i>	<i>1 space per 250 square feet of gross floor area</i>	

<i>Restaurant, general</i>	<i>1 space per 100 square feet of gross floor area</i>	10 spaces minimum
<i>Recreation and entertainment, indoor:</i>	<i>1 space per 300 square feet of gross floor area</i>	

These standards do not appear to have been used when calculating the required parking on their preliminary plat. The correct parking summary should be

Requested Use	Required Parking Stalls
Retail	199
Restaurant	183
Hotel	286
Gym and pool area	50
Total	718

The applicant can apply for and staff would recommend a shared parking arrangement. They would have to meet the following standards under HCC 10-34-9:

C. Shared use parking. The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

- 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.*
- 2. Required parking spaces reserved for persons with disabilities shall not be reduced.*
- 3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:*
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;*
 - b. All spaces to be available without charge;*
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and*

d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.

D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:

- 1. Total number of spaces that would otherwise be required for each individual establishment in the development;*
- 2. Hours of operation for each business establishment located in the development, including peak business hours;*
- 3. Estimated tradeoff between businesses which are open when others are closed;*
- 4. Availability of approved on street or shared parking;*
- 5. Transportation alternatives, including proximity to transit stations; and*
- 6. Car or van pooling programs available to users of the development.*

3. The applicant has submitted building renderings for the buildings. The applicant will need to submit a condominium plat for the final plat. Hurricane City Engineering has requested a preliminary condominium plat be submitted with this application.

4. Landscaping: A landscape plan will be required with the final site plan. They will have to ensure they are providing enough parking lot landscaping for a parking lot this size. HCC 10-32-6 and HCC 10-15-8 states:

- a. G. Landscaping. Landscaping within a planned commercial development shall comply with the following standards:*
- b. Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.*
- c. The applicant shall comply with City standards for landscaping.*
- d. In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.*
- e. Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in*

this chapter, other landscape requirements within the City landscaping and screening standards shall apply.

- f. D. Parking lot landscaping.*
- g. 1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*
 - h. a. Multiple-family residential. A minimum of ten percent of total parking lot area.*
 - i. b. Office and commercial. A minimum of seven percent of total parking lot area.*
 - j. c. Industrial and warehouse. A minimum of five percent of total parking lot area.*
- k. 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.*
- l. 3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*
- m. 4. Landscape islands should be located in the following priority:*
 - n. a. To define major drives and accessways;*
 - o. b. To delineate ends of parking rows;*
 - p. c. At aisle intersections; and*
 - q. d. Within parking rows.*

- 5. All park strips will need to be landscaped and have the proper improvements
- 6. We have received a will serve letter from Hurricane City Water and Ash Creek Special Service District.
- 7. A note indicating whether or not the property is in a tortoise take area has not been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Due to the issues with zoning, parking, open space, and an incomplete plat, staff recommends the Planning Commission deny or table this application due to the issues with zoning and parking within the plans.

ProValue Engineering
 20 S 850 W, #1
 Hurricane, Utah. 84737
 Phone: 435-668-8307



Mixed Use and Parking Calculations for The Adventus Phase 1

Developers for The Adventus Phase 1 intend to create three separate buildings with parking in the basement, commercial and restaurant use at the main level, and residential (south building only) and Hotel/Condos (west and north buildings) on the top three floors in the north and south buildings and top two floors in the west building. Planned commercial zoning requires a mixture of 20% residential and 20% commercial throughout the site and building footprint. The table below describes the total square footage and percentage of the total building footprint for each use throughout all buildings.

Table 1 Building Use Calculations

Use Area	Total Square Footage	Percent of Total Building Footprint
Total Residential (40 Units)	53,617	22%
Total Hotel Condo (170 Bedrooms)	84,104	35%
Total Commercial Gym	14,554	6%
Total Residential Indoor Amenity (Rooftop Recreation and sitting area)	3,158	1%
Total Hotel Condo Amenity (Rooftop Recreation and sitting area)	3,158	1%
Total Shared Amenity (Spa, Pool, Pool Deck)	15,770	7%
Total Commercial Retail	31,460	13%
Total Commercial Restaurant	18,268	8%
Other (Corridors, Stair, Elevator)	16,947	7%
Total	242,108	100%

20 Percent of the site also needs to be allocated to residential use. The table below shows the square footage and site percentage of dedicated space to each use.

Table 2 Total Site Uses

Site Area	Residential/Commercial Use Dedication	Total Square Footage	Percent of Total Site
Total Site	NA	341,023	100%
Total Building Footprint without the proposed amenity space	NA	69,776	20%
Total Walking path around site	Both	24,053	7%

Rooftop Sports court and Garden Space (Residential Side)	Residential	3,158	1%
Rooftop Sports court and Garden Space (Commercial Side)	Commercial	3,158	1%
Rooftop Sports court and Garden Space (Commercial Side)	Both	15,770	5%
Total Outdoor Residential Parking	Residential	34,000	10%
Total Outdoor Commercial Parking Area	Commercial	135,726	40%
Total Indoor Residential Parking Area (Basement)	Residential	25,600	8%
Total Indoor Hotel/Condo Parking Area (Basement)	Commercial	49,440	14%
Total Landscape area	NA	14,757	4%
Total Shared Urban Space (including urban landscape/Gardens)	Both	62,711	18%
Total Only Residential Area	NA	62,758	18%
Total Shared Commercial/Residential Area	NA	102,534	30%
Total Counted Residential Use Area	NA	165,292	48%

It was made known to us by Stephen, before he left, that urban areas can be used to serve both commercial and residential users and count towards the residential site requirements. When you include the total residential only and combine residential and commercial space, the site fits the zoning requirements.

This site also meets and exceeds parking requirements. There is a total of 616 spaces planned both indoor and outdoor. Table 3 shows the parking requirements.

Table 3 Parking Requirements for The Adventus Phase 1

USE	PARKING REQUIREMENT	UNIT COUNT	TOTAL PARKING REQUIRED
Residential	2 spaces per unit	40 Units	80
Hotel Condo	2 spaces plus 1 space per sleeping	130 Bedrooms	132
Restaurant	1 space per 100 SF	18,268 SF	183
Retail	1 space per 250 SF	31,461 SF	126
Gym	1 space per 300 SF	14,554 SF	49
TOTAL REQUIRED			570
TOTAL PLANNED			616

Response to Comments of Sand Hollow Zone Change and Site Plans

1. Could you please summarize the percentage being asked for residential and commercial use for the full project and each phase, including within buildings and shared areas?
 - A. Adventus Phase 1 – Total Development Area = 345,392 Sq Ft (7.929 AC)
 - i. Commercial = 61,100 (20,370 Restaurant, 40,730 Commercial)
 - ii. Residential = 155,468 sq ft 97 2-bedroom units
 - iii. Landscape area for shared commercial/residential amenities = 59,902
 - iv. Pool area for residential = 11,000 sq ft
 - v. Total landscape area = 52,550 Sq Ft
 - B. Adventus Phase 2 – Total Development Area = 248,115 Sq Ft (5.696 AC)
 - i. Commercial = 45,547 (15,212 Restaurant, 30,061 Commercial)
 - ii. Residential = 103,474 Ft 64 2-bedroom units
 - iii. Landscape area for shared commercial/residential amenities = 62,392 Sq Ft
 - iv. Total landscape area = 61,000 sq ft
 - C. Yogi Bear Marketplace – Total Development Area = 611,122 Sq Ft (14.029 AC)
 - i. Commercial = 134,152 Sq Ft (44,806 Restaurant, 133,704 Commercial)
 - ii. Residential = 139,566 87 (1,600 Sq Ft Units per floor). Total = 279,132 Sq Ft 172 2-bedroom units.
 - iii. Theater = 45,854 Sq Ft
 - iv. Landscape area for shared commercial/residential amenities = 146,254 Sq Ft
 - v. Total landscape area = 120,410 Sq Ft
2. Could you then show what the overall density is for the project and each phase?

See response to question 1.
3. What open space and amenities will you be providing for the project? I know Brent spoke about some indoor gym and pool spaces, but do you have anything else? Our open space requirements require that at least 20% of multi-family areas are open space with at least five amenities for this number of units. These could be trails, courtyards, pools, etc. As we discussed it as Planning staff, we would even count shared outdoor gathering space with the commercial.
 - A. Adventus Phase 1
 - i. A commercial gym that is open to the public will be on the first floor.
 - ii. A walking trail will be provided around the units adjacent to roads and parking.
 - iii. A outdoor pool will be built on the central/west building on the 2nd floor for residents.
 - iv. 7,000 Sq Ft outdoor garden seating areas.
 - B. Adventus Phase 2
 - i. 21,600 Sq Ft for park/garden areas. Possible play structure
 - C. Yogi Bear Marketplace
 - i. 57,500 Sq Ft outdoor garden seating areas.
4. After our first review, it seems like it might be short of parking based on the parking standard. This might be okay since you can have shared parking spaces and provide a parking study to lessen the number needed, but we wanted to give you a heads-up.
 - A. Adventus Phase 1
 - i. Required parking = 853 (204 Restaurant, 164 Commercial, 192 Residential)
 - ii. Planned outdoor parking = 654
 - iii. Planned Indoor garage parking = 199
 - B. Adventus Phase 2
 - i. Required parking = 300 (51Restaurant, 121 Commercial, 128 Residential)

- ii. Planned outdoor parking = 239
 - iii. Planned underground garage parking = 74
- C. Yogi Bear Marketplace
 - i. Required parking = 1,327 (448 Restaurant, 535 Commercial, 344 Residential)
 - ii. Provided outdoor parking = 588
 - iii. Planned underground garage parking = 740

Percentage Summary

- A. Adventus Phase 1 – Total Development Area = 345,392 Sq Ft (7.929 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (4 Units)
 - Total Residential = 66.67% (97 units)
 - Total Building Footprint within the developable area = 22.51%
 - Total Outdoor Residential Amenity Area = 17.34
- B. Adventus Phase 2 – Total Development Area = 248,115 Sq Ft (5.696 AC)
 - Total Commercial = 22.24% (10 Units)
 - Total Restaurant = 11.10% (6 Units)
 - Total Residential = 66.67% (64 Units)
 - Total Building Footprint within the developable area = 20.85%
 - Total Outdoor Residential Amenity Area = 25.15%
- C. Yogi Bear Marketplace – Total Development Area = 611,122 Sq Ft (14.029 AC)
 - Total Commercial = 28.10% (28 Units)
 - Total Restaurant = 11.10% (10 Units)
 - Total Residential = 60.80% (172 Units)
 - Total Building Footprint within the developable area= 30.34%
 - Total Outdoor Residential Amenity Area = 23.93%

**LOCATED IN THE NE QUARTER OF SECTION 11 & THE NW
QUARTER OF SECTION 12, T42S, R14W, S.L.B.&M.
4201 WEST BASH PARKWAY
HURRICANE, WASHINGTON COUNTY, UTAH**

SCALE IN FEET



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

	PROPERTY LINE		COMMUNICATION LINE INSTALLED WITH BASH PARKWAY		PROPOSED SIDEWALK
	ADJACENT PROPERTY LINE		SECONDARY POWER LINE INSTALLED WITH BASH PARKWAY		PROPOSED ASPHALT
	CENTER LINE		POWER INSTALLED WITH BASH PARKWAY		EXISTING SEWER MANHOLE
	EASEMENT LINE		POWER INSTALLED WITH SAND HOLLOW ROAD		EXISTING STORM MANHOLE
	PROPOSED CURB AND GUTTER		EXISTING GAS INSTALLED WITH BASH PARKWAY		CURB INLET BOX
	EXISTING CURB		EXISTING GAS INSTALLED WITH SAND HOLLOW ROAD		EXISTING OUTLET BOX
	EXISTING EOP LINE		WATERLINE INSTALLED WITH BASH PARKWAY		EXISTING STREET LIGHT
	SECTION LINE		WATERLINE INSTALLED WITH SAND HOLLOW ROAD		EXISTING SECONDARY BOX
	IRRIGATION LINE INSTALLED WITH BASH PARKWAY		EXISTING WATER LINE INSTALLED WITH SAND HOLLOW ROAD		EXISTING FIRE HYDRANT
	EXISTING SEWER LINE (SIZE SHOWN)		EXISTING IRRIGATION LINE INSTALLED WITH SAND HOLLOW ROAD		STOP SIGN
			EXISTING STORM (SIZE SHOWN)		SPEED LIMIT SIGN
					ADA RAMP

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

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

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

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

Moderately sorted gravel, sand, and silt deposited in small channels and on alluvial flats, and well-sorted, fine- to medium-grained, reddish-brown eolian sand locally reworked by alluvial processes; younger deposits (QAE) form active depositional surfaces, whereas older deposits (QAO) typically form incised, inactive surfaces; as much as about 20 feet (6 m) thick.

QBV: VOLCANO MOUNTAIN LAWA FLOW (MIDDLE PLEISTOCENE)

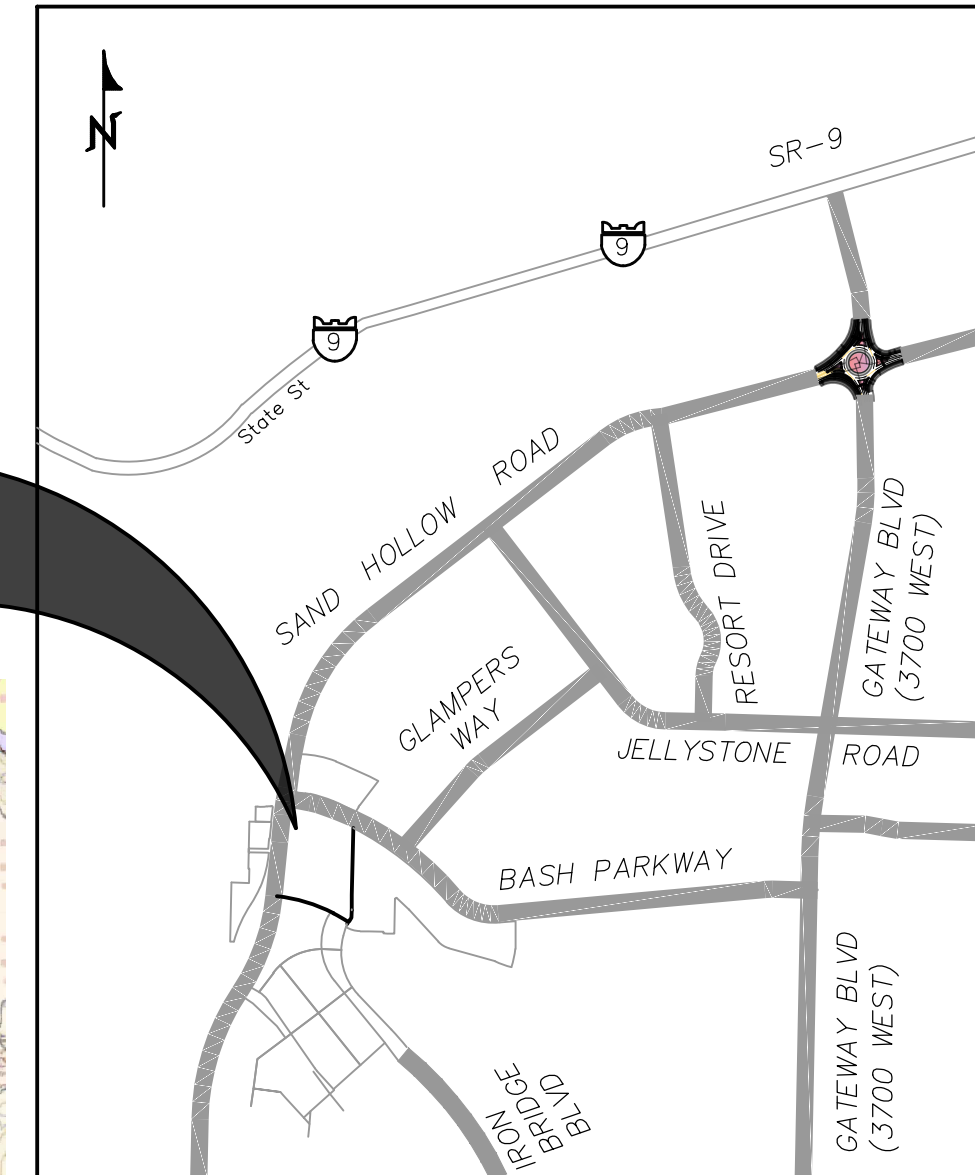
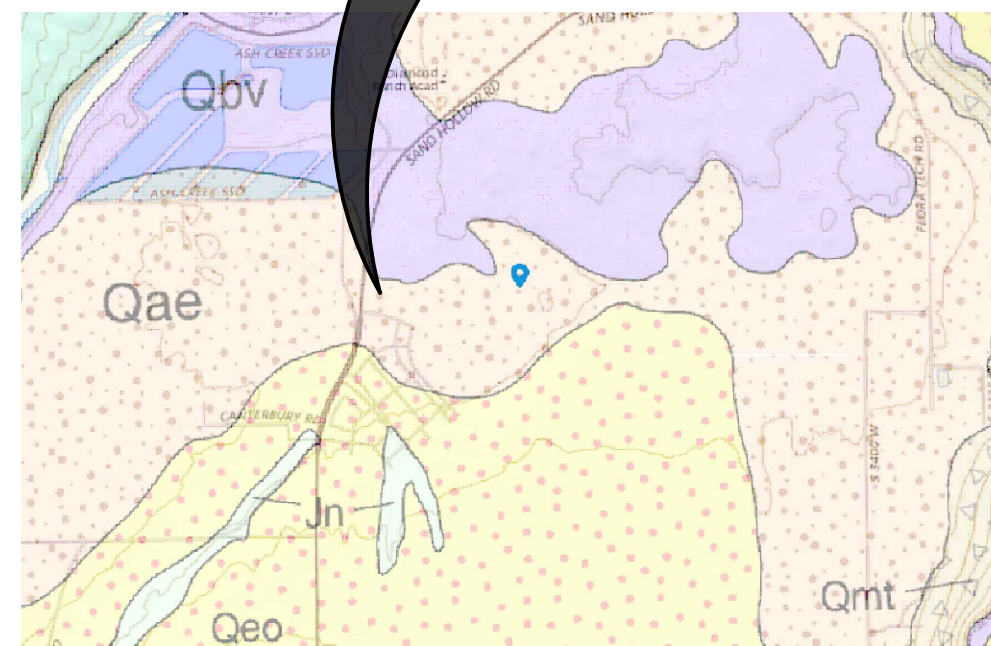
MEDIUM- to DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; DERIVED FROM A 1000' (300 M) VOLCANO MOUNTAIN (QV) SOUTHWEST OF HURRICANE CANYON, INTO THREE SEPARATE FLOWS (QBV1, QBV2, QBV3); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED $40\text{Ar}/39\text{Ar}$ AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 $\pm$ 0.085 AND 0.303 $\pm$ 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAWA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN CANYON; LAWA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FULFILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

UNIT	QPD EACH UNIT	QTY UNITS	TOTAL QPD	TOTAL ERC
TOTAL HOTEL BEDS	75	221	16,575	31.47
TOTAL RETAIL (EMPLOYEE)	15	48	720	0.68
TOTAL RESIDENTIAL	800	40	32,000	30.38
TOTAL RESTAURANT (SEAT)	35	608	3,500	3.32
GYM (PARTICIPANTS)	25	1000	25,000	47.47
POOL AREA			1,833	1.74
TOTAL ERC's			76,129	115.06

USE	NEEDED STALLS	PROVIDED STALLS
RETAIL	126	616
RESTAURANT	183	
HOTEL (130 SLEEPING UNITS)	132	
RESIDENTIAL	80	
GYM	49	
TOTAL	570	

IN THE WEST BUILDING THE FIRST TWO FLOORS WILL BE A MIXTURE OF RETAIL/RESTAURANT/GYM/AMENITY SPACE THE TOP TWO FLOORS WILL BE HOTEL CONDOS WITH AMENITIES. THE NORTH AND SOUTH BUILDINGS WILL HAVE RETAIL/RESTAURANT SPACE ON THE FIRST FLOOR AND RESIDENTIAL AND HOTEL/CONDOS ON THE UPPER THREE FLOORS.

TOTAL DEVELOPMENT AREA = 341023 SQ.FT. (7.83 AC)
TOTAL BUILDING FOOTPRINT AREA = 69,776 SF
TOTAL HOTEL UNITS = 130 (84,104 SF)
TOTAL RESIDENTIAL UNITS = 40 (53,617 SF)
TOTAL RESTAURANT AREA = 18,268 SF
TOTAL RETAIL AREA = 31,461 SF
TOTAL GYM AREA = 14,554 SF
TOTAL POOL AREA = 500 SF (POOL) 1500 SF (DECK)
TOTAL HOTEL AMENITY AREA = 8,321 SF
TOTAL PARKING AREA = 68,364 SF
TOTAL LANDSCAPE AREA = 55,455 SF



VICINITY MAP

N.T.S

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.61'	75.00'	23.51'	N14°50'32"E	18°01'59"
C2	6.16'	75.00'	6.15'	N3°28'28"E	4°42'08"
C3	15.36'	45.00'	15.28'	N74°23'54"W	19°33'08"
C4	18.39'	2125.05'	18.39'	N64°22'27"W	0°29'45"
C5	26.02'	60.00'	25.82'	N13°32'51"E	24°50'54"
C6	59.88'	2125.05'	59.87'	N63°19'09"W	1°36'52"
C7	9.71'	45.00'	9.69'	N82°41'41"W	12°21'51"
C8	1.52'	200.00'	1.52'	N1°20'27"E	0°26'05"
C9	26.61'	200.00'	26.59'	N9°40'31"E	7°37'27"
C10	26.61'	200.00'	26.59'	N9°40'31"E	7°37'27"
C11	33.55'	200.00'	33.52'	N12°21'17"E	9°36'46"
C12	59.01'	35.00'	52.27'	S55°10'59"W	96°36'32"
C13	58.87'	42.00'	54.17'	S33°16'41"E	80°18'47"
C14	37.36'	200.00'	37.30'	N11°12'52"E	10°42'08"
C15	4.15'	200.00'	4.15'	S15°58'17"W	1°11'17"
C16	37.36'	200.00'	37.30'	N11°12'52"E	10°42'08"
C17	53.90'	200.00'	53.74'	N8°50'40"E	15°26'32"
C18	13.48'	50.00'	13.44'	S81°09'20"E	15°26'32"
C19	32.63'	75.00'	32.38'	N13°35'19"E	24°55'51"
C20	115.92'	1368.00'	115.88'	N61°33'27"W	4°51'18"
C21	12.98'	25.00'	12.83'	N74°00'12"W	29°44'48"
C22	47.99'	100.00'	47.54'	N14°52'22"E	27°29'56"
C23	423.87'	1326.50'	422.07'	N74°15'49"W	18°18'30"
C24	66.67'	1611.27'	66.67'	N6°50'48"E	2°22'15"
C25	29.37'	19.72'	26.73'	N50°44'03"E	85°19'41"
C26	84.80'	506.58'	84.70'	S74°48'09"E	9°35'27"
C27	328.75'	2166.55'	328.44'	S67°27'16"E	8°41'39"

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners



PRELIMINARY PLAT PLAN: THE ADVENTUS PHASE I

DATE: 07/13/2021
SCALE: 1"=50'

JOB NO.

SHEET NO:

1 OF 1



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	LUCA24-03
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10 Chapter 6 and 39 with regards to Subdivisions
Recommendation:	Recommend approval to the City Council
Report Prepared by:	Fred Resch III

Discussion:

Utah State House Bill 476 (2024) made a number of changes to the subdivision ordinance previously modified in 2023. The subdivision process is substantially the same with the primary change being to UCA 10-9a-604.2(3)(b) *“A municipality may not require a subdivision improvement plan to be submitted with both a preliminary subdivision application and a final subdivision application.”*

Hurricane City Code Title 10 Chapter 39 currently requires, as the state code did prior to this update, subdivision improvement plans (construction drawings) to be submitted with preliminary plat and final plat applications. In order to come into compliance with state code and match our subdivision review process before this year, staff is proposing that we no longer require construction drawings with preliminary plat review and instead review them with final plat application.

The rest of the changes are fairly minor and reflect tweaks in state code as part of HB476. Staff is also proposing changes to Title 10 Chapter 6 (Decision Making Bodies) to reflect that the Planning Commission is now the approval authority for preliminary plat applications.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance, and any public comments received at the public hearing, and recommend approval to the City Council of the land use code amendment to Title 10 Chapter 6 and 39 as outlined in the discussion above and as presented in the documents attached to the August 8th, 2024 agenda packet.

CHAPTER 6. DECISION MAKING BODIES AND OFFICIALS

Sec. 10-6-1. Purpose.

The purpose of this chapter is to set forth the authority of the decision making bodies and officials responsible for administering the provisions of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-6-2. Scope.

The authority of the decision making bodies and officials set forth in this chapter shall apply to the entirety of this title, subject to its various provisions.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-6-3. City Council.

- A. *Powers not enumerated in this title.* See City Council powers and duties set forth in title 1, chapters 5 and 6 of this Code.
- B. *Powers and duties related to this title.* In administering this title, the City Council shall have the power and authority to act as the Land Use Authority for the matters set forth below. All such power and authority shall be exercised pursuant to the procedural and other applicable provisions of this title.
 1. Final adoption, modification or rejection of a proposed general plan or any amendment thereto for all or part of the City and its surroundings.
 2. Final adoption, approval, modification or rejection of any amendments to the text of this title and to the land use map, including any application for a zone change.
 - ~~3. Any preliminary plat application for the subdivision of property into more than two lots.~~
 34. Approval, denial, or modification of a request for annexation into the City.
 45. Hear and decide appeals from decisions of the Historic Preservation Commission and the final plat approval staff.
 56. Establishment of a fee schedule for applications required by the provisions of this title.

(Ord. 2017-16, 11-16-2017)

Sec. 10-6-4. Planning Commission.

- A. *Established.* A Planning Commission, consisting of eight members, is hereby established to exercise the powers and duties specified herein. Members of the Planning Commission shall serve without compensation, except for reasonable expenses incurred in performing their duties as members of the commission.
- B. Appointment and terms of office.

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1. Planning Commission members shall be appointed by the Mayor with the advice and consent of the City Council.
 - a. The terms of Planning Commission members shall be staggered. Each member of the Planning Commission shall serve for a term of four years and until a successor is appointed; provided, that the term of the first members shall be such that the terms of two members shall expire each year.
 - b. Terms of Planning Commission members shall begin on or before the first Monday in February of each year.
 - c. Planning Commission members may be reappointed for successive terms.
 - d. The Mayor, with the advice and consent of the City Council, may remove any member of the Planning Commission for cause if written charges are filed against the member with the Mayor; provided, that the member shall be afforded a public hearing if one is requested.
 - e. A vacancy occurring on the Planning Commission by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.
 2. Members and alternate members of the Planning Commission shall be deemed "volunteers" for purposes of City ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act as set forth in Utah Code Annotated section 63G-7-102 et seq., as amended.
- C. *Organization and procedure.* The Planning Commission shall be organized and exercise its powers and duties as follows:
1. Members of the Planning Commission shall select one of its members as chairperson to oversee the proceedings and activities of the Planning Commission, and shall adopt rules for the transaction of business and the conduct of its proceedings.
 - a. The chairperson shall serve for a term of one year.
 - b. The chairperson, with the advice and consent of the Planning Commission, shall appoint one of the Planning Commission members as alternate chairperson to act in the absence of the chairperson. The chairperson and alternate chairperson may be reelected for successive terms.
 2. The Planning Commission may adopt reasonable policies and procedures, consistent with the provisions of this title, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission.
 3. The Planning Commission shall meet on a regular date each month, as determined by the Planning Commission, and at such other times as the Planning Commission may determine. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Annotated title 52, chapter 4, as amended.
 4. No official business shall be conducted by the Planning Commission unless a quorum of its members is present. Five members of the Planning Commission shall constitute a quorum. The minimum number of yes votes required for the Planning Commission to take any action shall be the majority of members present, unless otherwise prescribed by law.
 5. Decisions of the Planning Commission shall become effective at the meeting or hearing in which the decision is made, unless a different time is designated in the commission's rules or at the time the decision is made.

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6. The Planning Commission shall keep written minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and keep records of its examinations and other official actions. The Planning Commission may, but is not required to, have its proceedings contemporaneously transcribed by a court reporter or a tape recorder.
 - a. The Planning Commission shall transmit reports of its official acts and recommendations to the City Council. Any member of the commission may also make a concurring or dissenting report or recommendation to the City Council.
 - b. The minutes of all meetings of the Planning Commission shall be prepared and filed in the office of the Planning Commission. All records in the office of the Planning Commission are public records and shall be available for public review and access in accordance with title 1, chapter 8 of this Code, government records and access management.

D. *Powers and duties.*

1. The Planning Commission is hereby designated as the Land Use Authority to hear and decide applications for:

- a. Conditional use permits filed under this title
- b. Preliminary and final site plan applications, as provided under section 10-7-10 of this title
- c. Preliminary plat applications, as provided under section 10-39-6 of this title ~~conditional use permits filed under this title.~~

2. In addition, the Planning Commission shall make a recommendation to the City Council for:

- a1. A general plan and amendments to the general plan, as provided in section 10-7-6 of this title;
- b2. Land use ordinances, zoning maps, official maps, and amendments, as provided in section 10-7-7 of this title;
- c3. An appropriate delegation of power to at least one designated Land Use Authority to hear and act on a land use application;
- d4. An appropriate delegation of power to at least one Appeal Authority to hear and act on an appeal from a decision of the Land Use Authority;
- ee5. Application processes that: a) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and b) shall protect the right of each:
 - a. Applicant and third party to require formal consideration of any application by a Land Use Authority;
 - b. Applicant, adversely affected party, or municipal officer or employee to appeal a Land Use Authority's decision to a separate Appeal Authority; and
 - c. Participant to be heard in each public hearing on a contested application.

E. *Examinations and surveys.* The Planning Commission and its authorized agents may enter upon any land at reasonable times to make examinations and surveys as necessary to enable it to perform its function to promote City planning and development.

F. *Appeals.* Any person aggrieved of a final decision of the Planning Commission may appeal that decision to the Appeal Authority Board by filing a written appeal stating the grounds therefor within 14 days from the date of the decision or action.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2005-15, 7-21-2005; Ord. 2018-11, 9-20-2018)

Sec. 10-6-5. Appeals Board.

- A. *Established.* In order to provide for just and fair treatment in the administration of this title, and to ensure that substantial justice is done, an Appeals Board is hereby established to exercise the powers and duties specified herein. The Appeals Board shall consist of three members.
- B. *Qualifications, appointment, and compensation.*
1. Appeals Board members shall consist of:
 - a. One member professionally trained in land use, law, or public administration;
 - b. One member who is not a City resident; and
 - c. One member who is a City business owner.
 2. No member of the Appeals Board shall be a member of the City Council, the Planning Commission, or City staff.
 3. Appeals Board members shall be appointed by the Mayor with the advice and consent of the City Council.
 4. Appeals Board members shall be compensated in accordance with a contract approved by the City Council.
- C. *Standards of actions.*
1. The Appeals Board shall:
 - a. Act in a quasi-judicial manner; and
 - b. Serve as the final arbiter of issues involving the interpretation or application of land use ordinances.
- D. *Powers and duties.*
1. The Appeals Board is hereby designated as the Land Use Authority to hear and decide the following matters:
 - a. Applications for a determination of special exceptions, as provided in section 10-7-11 of this title;
 - b. Applications for a variance from the terms of this title, as provided in section 10-7-12 of this title;
 - c. Applications to determine the existence, expansion or modification of a nonconforming use or noncomplying structure, as provided in section 10-7-14 of this title.
 2. The Appeals Board is hereby designated as the Appeal Authority to hear and decide the following matters:
 - a. Appeals from Planning Commission decisions regarding conditional use permits, as provided in section 10-7-9 of this title;
 - b. Appeals from administrative decisions by the Zoning Administrator applying the provisions of this title.
- E. *Appeals.* Appeals to the Appeals Board shall be filed in writing with the City Recorder within 14 days from the date of the decision or action appealed and shall state the grounds for the appeal. The officer or department from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

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- F. *Notice of hearing.* The Appeals Board shall fix a reasonable time for the hearing of each appeal, give public notice thereof and due notice to the parties in interest as provided in section 10-7-4 of this title.
- G. *Decisions of the board.* At the hearing of any matter the parties affected may appear in person with or without an attorney. The Appeals Board shall decide all appeals and other issues brought before it within a reasonable time.
- H. *Stay of proceedings.* An appeal to the Appeals Board shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board that by reason of the facts stated in the appeal, a stay would in his or her opinion, cause immediate peril to life or property. In such case, proceedings shall not be stayed except by a restraining order granted by the Appeals Board or by the District Court upon application, notice, and due cause shown.
- I. *Restrictions on scope of appeal.*
1. Only land use decisions applying the land use ordinance to a particular application, person, or parcel may be appealed to the Appeals Board.
 2. The Appeals Board may not consider any land use ordinance amendments.
 3. Appeals may not be used to waive or modify the terms or requirements of the land use ordinance.
- J. *Burden of proof.* The person or entity making the appeal has the burden of proving that an error has been made. Every appeal shall refer to the specific provisions of the ordinance involved and shall exactly set forth the error that is claimed. The appealing party is required to present to the Appeal Authority every theory of relief that it could raise in district court.
- K. *Standards.* In reviewing an action or decision from which an appeal has been taken, the Appeal Authority shall apply the appropriate standards, requirements or criteria as specified within this title and state law for such action or decision, and accordingly shall review the action or decision only to determine if an error was made in applying the land use ordinance.
- L. *Stay of action.* An appeal stays all proceedings in furtherance of the action appealed from unless the City Council finds and certifies to the Appeal Authority that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order issued by the district court.
- M. *Administrative powers on appeal.* In his/her decision, the Appeal Authority may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed. At the public meeting, the Appeal Authority may continue consideration to a later date. If consideration of the appeal is adjourned, within 35 days following the closing of the public meeting on an appeal, the Appeal Authority shall act on the appeal at a public meeting held in conformance with Utah Code Annotated title 52, chapter 4, open and public meetings.
- N. *Decision and findings.* The Appeal Authority's decision takes effect on the date his or her written decision is issued. The decision of the Appeal Authority regarding the appeal shall contain a full record of the findings of the body in the particular case. The Appeal Authority's decision constitutes a final, appealable decision.
- O. *District court review of Appeal Authority decision.* No decision of an official or administrative body of the City administering or interpreting the land use ordinance may be appealed directly to the district court. Before petitioning for district court review, a person must exhaust all administrative remedies by appealing to the Appeals Board in accordance with this section and receiving a final decision issued by the Appeals Board. Any person adversely affected by any decision of the Appeals Board, including the City Council, may file a petition for review of the decision with the district court within 30 days of the Appeals Board's final decision. The right to file a petition for review of the Appeals Board's decision is lost if the petition is not filed within 30 days of the decision.

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1. In the petition, the plaintiff may allege only that the Appeals Board's decision was not supported by substantial evidence or was arbitrary, capricious or illegal. The court shall review the decision of the Appeals Board pursuant to the standards found in Utah Code Annotated section 10-9a-801(3).
 2. The Appeals Board shall transmit to the reviewing court the record of its proceedings, including its minutes, findings, orders and if available, a true and correct transcript of its proceedings. If the proceeding was recorded, a transcript of that recording is a true and correct transcript for purposes of this subsection.
 3. The filing of a petition does not stay the decision of the Appeals Board. However, before filing the petition, the aggrieved party may petition the Appeals Board to stay its decision. Upon receipt of a petition to stay, the Appeals Board may order its decision stayed pending district court review if the Appeals Board finds it to be in the best interest of the municipality.
 4. After the petition is filed the petitioner may seek an injunction staying the Appeals Board's decision.
 5. The petitioner may not present any information, evidence, or theory of relief that was not presented to the Appeals Board.
- P. *Appeals from the board.* Any person aggrieved by a final decision of the Appeals Board may appeal such decision to district court, provided that the petition for such relief is presented to the court within 30 days from the date of the decision of the Appeals Board.

(Ord. 2018-11, 9-20-2018)

Sec. 10-6-6. Historic Preservation Commission.

- A. *Established.* In order to identify, preserve, protect and enhance historic areas and structures lying within the boundaries of the City, a Historic Preservation Commission, consisting of five members, is hereby established to exercise the powers and duties specified herein. Members of the commission shall serve without compensation, except for reasonable expenses incurred in performing their duties as members of the commission. It is the intent of this section that the City shall have the power to identify, preserve, protect and enhance historic areas and structures lying within the boundaries of the City, through the establishment of a Historic Preservation Commission and a historic district as provided in Utah Code Annotated section 17A-3-1301 et seq., as amended.
- B. *Purpose.* The purpose of the historic district is to:
1. Preserve buildings and related structures of historic and architectural significance; and
 2. Allow improvements to existing structures or new construction to be conducted without destroying or damaging the historic character of said district or neighborhood.
- C. *Appointment and terms of office.*
1. Historic Preservation Commission members shall be appointed by the Mayor with the advice and consent of the City Council.
 - a. Members of the Historic Preservation Commission shall have a demonstrated interest, competence or knowledge in or of historic preservation. To the extent available in the City, two commission members shall be professionals, as defined by the National Park Service Regulations, from the disciplines of history, architecture or architectural history.
 - b. The terms of Historic Preservation Commission members shall be staggered. Each member of the Historic Preservation Commission shall serve for a term of not less than two nor more than four years, as determined by the City Council, and until a successor is appointed; provided, that the term of the first members shall be such that the term of one member shall expire each year.

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(Supp. No. 3, Update 1)

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- c. Terms of Historic Preservation Commission members shall begin on or before the first Monday in February of each year.
 - d. Historic Preservation Commission members may be reappointed for successive terms.
 - e. The Mayor, with the advice and consent of the City Council, may remove any member of the Historic Preservation Commission for cause if written charges are filed against the member with the City Manager; provided, that the member shall be afforded a public hearing if one is requested.
 - f. A vacancy occurring on the Historic Preservation Commission by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.
2. Members and alternate members of the Historic Preservation Commission shall be deemed "volunteers" for purposes of City ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act as set forth in Utah Code Annotated section 63G-7-102 et seq., as amended.
- D. *Organization and procedure.* The Historic Preservation Commission shall be organized and exercise its powers and duties as follows:
- 1. Members of the Historic Preservation Commission shall select one of its members as Chairperson to oversee the proceedings and activities of the commission, and shall adopt rules for the transaction of business and the conduct of its proceedings.
 - a. The chairperson shall serve for a term of one year.
 - b. The chairperson, with the advice and consent of the Historic Preservation Commission shall appoint one of the commission members as alternate chairperson to act in the absence of the chairperson. The chairperson and alternate chairperson may be reelected for successive terms.
 - 2. The Historic Preservation Commission may adopt reasonable policies and procedures, consistent with the provisions of this title, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Historic Preservation Commission.
 - 3. The Historic Preservation Commission shall meet at least twice each year. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Annotated title 52, chapter 4, as amended.
 - 4. No official business shall be conducted by the Historic Preservation Commission unless a quorum of its members is present. Three members of the commission shall constitute a quorum.
 - 5. Decisions of the commission shall become effective at the meeting or hearing in which the decision is made, unless a different time is designated in the commission's rules or at the time the decision is made.
 - 6. The Historic Preservation Commission shall keep written minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and keep records of its examinations and other official actions.
 - a. The Historic Preservation Commission shall transmit reports of its official acts and recommendations to the City Council. Any member of the commission may also make a concurring or dissenting report or recommendation to the City Council.

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- b. The minutes of all meetings of the Historic Preservation Commission shall be prepared and filed in the office of the commission. All records in the office of the Historic Preservation Commission are public records and shall be available for public review and access in accordance with title 1, chapter 8 of this Code, government records and access management.
- E. *Powers and duties.* The Historic Preservation Commission shall have all the powers and duties, explicit or implied, given such commissions by state law, including, but not limited to, the following. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this title.
1. The commission shall conduct or cause to be conducted a survey of the historic, architectural and archaeological resources within the City. The survey shall be compatible with the state inventory of historic and archaeological sites. Survey and inventory documents shall be maintained and open to the public. The survey shall be updated as deemed appropriate by the commission.
 2. The commission shall review and comment to the state historic preservation officer on all proposed national register nominations for properties within the boundaries of the City. When the Historic Preservation Commission considers a National Register nomination which is normally evaluated by professionals in a specific discipline and that discipline is not represented on the commission, the commission shall seek expertise in this area before rendering its decision.
 3. The Historic Preservation Commission shall act in an advisory capacity to the City Council, Planning Commission and all other officials and departments of the City, with respect to the identification and protection of local historic and archaeological resources.
 4. The Historic Preservation Commission shall work toward the continuing education of citizens regarding historic preservation and the City's history.
 5. The Historic Preservation Commission shall identify an area or areas containing significant historic buildings or structures to be known as the Hurricane Historic District, which district shall be established by an overlay zone to this title. The commission shall also propose for adoption by the City Council by subsequent ordinance rules and regulations pertaining to new construction within the historic district, as well as alterations, repairs or demolition of existing buildings within said district deemed to be of significant historical value. When such rules or regulations have been adopted by ordinance by the City Council, the Historic Preservation Commission shall assist in enforcing said rules and regulations.
 6. The commission shall further support the enforcement of all state laws relating to historic preservation, including, but not limited to, Utah Code Annotated sections 17A-3-1301 et seq., 9-8-201 et seq., and 9-8-401 et seq., as amended.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-6-7. Staff referral by Planning Commission.

- A. *Staff referral.* The Planning Commission may direct that any matter over which it has jurisdiction be referred to the staff of the Planning Commission for review and preparation of recommendations. Such action shall be taken either by motion of the Planning Commission or pursuant to duly adopted bylaws of the Planning Commission. The authority for such referrals may be revoked at any time by motion of the Planning Commission or amendment of its bylaws, as the case may be.
- B. *Appointment of Hearing Officer.* In the event a matter is referred to the Planning Commission staff which requires a public hearing, the City Manager shall appoint a Hearing Officer to conduct the hearing in accordance with applicable requirements of this title.
- C. *Review and recommendation.* If a matter is referred to the Planning Commission staff as permitted by this section, the staff shall conform to any instructions or limitations contained in the referral, and subject

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(Supp. No. 3, Update 1)

thereto shall review the referred matter, conduct any necessary hearings, and prepare written recommendations for the Planning Commission.

- D. *Decision.* Unless the Planning Commission shall otherwise direct, any person who has applied for authorization to develop property under the terms of this title may in writing consent to the staff recommendation and waive further action by the Planning Commission. If the applicant waives further action by the Planning Commission, the staff recommendation shall be considered approved by the Planning Commission. Thereafter necessary permits may be issued subject to the terms of this title and any applicable conditions of approval.
- E. *Limitation.* This section shall not apply to any action with respect to which the Planning Commission is required by law to take direct action.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-6-8. Zoning Administrator.

- A. *Appointment.* The City Manager shall designate a staff person who shall be primarily responsible for administering and enforcing this title. Such person shall be known as the Zoning Administrator.
- B. *Interpretation.* The Zoning Administrator shall interpret the ordinance to members of the public, City departments, and to other branches of government, subject to general and specific policies established by the Planning Commission and City Council. Upon request, the Zoning Administrator shall make a written interpretation of the text of this title pursuant to section 10-7-18 of this title.
- C. *Administrative duties.* The Zoning Administrator shall accomplish or cause to be accomplished all administrative actions required by this title, including the giving of notice, holding of hearings, preparation of staff reports and receiving and processing of appeals.
- D. *Negotiation and advice.* The Zoning Administrator may negotiate with and advise all persons making application for any project which requires approval by the Planning Commission or City Council.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Sec. 10-6-9. Final plat approval staff.

- A. The City planning, public works, legal, and engineering staff and/or contract employees are hereby designated to approve subdivision final plats.
- B. Appeals of decisions made by the final plat approval staff shall be made to the City Council.

(Ord. 2017-16, 11-16-2017)

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CHAPTER 39. SUBDIVISIONS

Sec. 10-39-1. General provisions.

- A. The underlying purpose and intent of this chapter is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the division or subdivision of land and related matters affected by each subdivision.
- B. Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and shall be in harmony with good neighborhood development of the area concerned, and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.
- C. In cases where unusual topographical or other exceptional conditions exist such as sensitive lands, collapsible soils or other conditions necessitating any exceptions from or additional requirements to this chapter, said exceptions or requirements may be set by the Planning Commission and/or the City Engineer.

Sec. 10-39-2. Scope.

- A. No person shall subdivide any tract of land which is wholly or in part within the City boundaries except in compliance with this chapter.
- B. No person shall sell or exchange, or offer to sell or exchange, any parcel of land which is a part of a subdivision of a larger tract of land, or offer for recording in the office of the county recorder any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this chapter.
- C. All lots, plots, or tracts of land located within a subdivision shall be subject to this chapter regardless of whether or not the tract is owned by the subdivider or a subsequent purchaser, transferor, or holder of the land.
- D. The review cycle restrictions and requirements of this section do not apply to the review of subdivision applications affecting property within identified geological hazard areas, including land qualifying as sensitive lands within Title 10, Chapter 24 of this Code.

Sec. 10-39-3. Definitions.

The following words and phrases used in this chapter, in addition to those listed in chapter 3 of this title, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context:

Adjacent landowner means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

Affected entity means as stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the state department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

Block means the land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

Bona fide division or partition of land for agricultural purposes means the division of a parcel of land into two or more lots none of which is less than five acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

City means Hurricane City, Utah.

City Council means the City Council of Hurricane City, Utah.

City Engineer means the City Engineer of Hurricane City, Utah, or a consulting engineering firm designated as the City Engineer by the City Council.

City Planner means the professional planner of the City, or person designated as such by the City Council.

Communications easement means an exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

Communications infrastructure means facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

Construction drawings means Subdivision improvements plans, as defined herein.

County means Washington County, Utah.

Culinary Water Authority means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Dedication means land set aside by an owner for any general and public uses.

Easement means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

Final plat means the final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.

General plan means a plan, labeled "General Plan of Hurricane City," including maps or reports or both, which has been approved by the City Council as required by law, or such plan as it may be amended from time to time.

Joint Utility Committee means the representatives of the City, Ash Creek special service district, and franchisee utility companies authorized to review and sign construction drawings.

Lot means a separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

Lot right-of-way means a strip of land of not less than 26 feet wide connecting a lot to a street for use as private access to that lot.

Official zoning map means a zoning map adopted by the City Council pursuant to the provisions of Utah Code Annotated section 10-9a-501, as amended.

Open space means designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

Person means any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

Planning Commission means the Hurricane City Planning Commission. The Planning Commission shall be the "administrative land use authority" as defined in Utah State Code 10-9a-604.1(1)(b) as amended.

Plat means a map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

Review Cycle means the occurrence of:

- (i) the applicant's submittal of a complete subdivision land use application;
- (ii) the City's review of that subdivision land use application;
- (iii) the City's response to that subdivision land use application, in accordance with this section; and
- (iv) the applicant's reply to the City's response that addresses each of the City's required modifications or requests for additional information.

Sanitary Sewer Authority means the Ash Creek special service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the City.

Security means an escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

Street means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than 26 feet wide which has been made public by right of use and which affords the principal access to the abutting property.

Street, arterial means a street, existing or proposed, which serves or is intended to serve as a major trafficway, and is designated on the general plan as a controlled access highway, major

street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

Street, collector means a street, existing or proposed, which is the main means of access to an arterial street system.

Street, cul-de-sac means a street which originates from a designated City street with no other outlet and forcing a radius turn area, not to exceed 660 feet in length without the written approval of the City Council, the Planning Commission and the Fire Chief.

Street, private means a right-of-way or easement in private ownership not dedicated or maintained as a public street.

Street, residential means a street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

Subdivider means any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

Subdivision:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and
2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter.

Subdivision application means a land use application for the subdivision of land.

Subdivision improvement plans means the civil engineering plans associated with required infrastructure improvements and municipally controlled utilities required for a subdivision.

Subdivision ordinance review means review by the City to verify that a subdivision ~~land use~~-application meets the criteria of the City's ~~subdivision~~ ordinances.

Subdivision plan review means a review of the applicant's subdivision improvements and other aspects of the subdivision ~~land use~~-application to verify that the application complies with City ordinances and applicable installation standards and inspection specifications for infrastructure improvements.

Sec. 10-39-4. Necessity of plat; exemption from plat requirements.

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

- A. A subdivision creating no more than one new lot may be approved with written approval by City staff without the necessity of preparing and filing a preliminary plat or final plat if:
- The proposed subdivision:
1. Is not traversed by the mapped lines of a proposed street as shown in the general plan unless the City staff has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinance requires;
 2. Has been approved by the culinary water authority and the sanitary sewer authority;
 3. Is located in a zoned area; and
 4. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
- B.
1. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:
 - a. Qualifies as land in agricultural use under Section 59-2-502 of the Utah Code, as amended;
 - b. Meets the minimum size requirement of applicable land use ordinances; and
 - c. Is not used and will not be used for any nonagricultural purpose.
 2. The boundaries of each lot or parcel exempted under Subsection (A) and (B) of this Section shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat under Section 10-9a-604 of the Utah Code, as amended, shall be recorded with the Washington County Recorder.
 3. If a lot or parcel exempted under Subsection (B)(1) of this Section is used for a nonagricultural purpose, the municipality may require the lot or parcel to comply with

the requirements of Section 10-9a-603 of the Utah Code, as amended, and the subdivision requirements of this Chapter.

- C. 1. Documents recorded in the Washington County Recorder's Office that divide property by a metes and bounds description do not create an approved subdivision allowed by this Chapter unless the written approval required by Subsection (A) of this Section is attached to the document.
2. The creation of a lot under Subsection (A) of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the Joint Utility Committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
- D. Lots or parcels created in violation of this section shall not be issued a building permit until the violation is corrected.

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Sec. 10-39-5. Notice requirements.

- A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement. The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:
1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;
 2. Mailing notice to each affected entity;
 3. Posting notice on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;
 4. Published on the City's official website until the public hearing concludes; and
 5. Publishing notice on the state public notice website.
- B. Notice for an amendment to a subdivision. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting.
1. At least ten calendar days before the public meeting, the notice shall be:
 - a. Mailed to the record owner of each parcel directly adjacent of the proposed amendment; or
 - b. Posted on the property.
 - (1) The applicant must post a sign at least ten days before the public meeting in a visible location, that is sufficient in size, durable, and legible by passers-by.

Sec. 10-39-6. Preliminary plat process.

- A. Designation of Administrative Land Use Authority. The Planning Commission is designated as the Administrative Land Use Authority that reviews and approves or denies preliminary subdivision applications; provided, however, that the review and approval of subdivisions creating no more than one new lot under Section 10-39-4 of this Chapter is governed by that Section.

B. Pre-Application Meetings.

1. If an applicant requests a pre-application meeting, the City shall, within 15 business days after the request, schedule the meeting to review the concept plan and give initial feedback.
2. At the pre-application meeting, the municipal staff shall provide or have available on the municipal website the following:
 - (i) copies of applicable land use regulations;
 - (ii) a complete list of standards required for the project;
 - (iii) preliminary and final application checklists; and
 - (iv) feedback on the concept plan.

C. Review of Preliminary Plat Application.

1. Off-site extension of water mains shall be approved pursuant to Sec. 8-1-8 of this code prior to submittal. Off-site extension of power lines shall be approved pursuant to Sec. 8-4-3 of this code prior to submittal.
- ~~1-2.~~ Preliminary plat applications shall comply with all requirements of this Title and Utah Code Title 10, Chapter 9a, as amended.
- ~~2-3.~~ The applicant shall (1) obtain and complete a preliminary plat application form and application checklist and (2) have the proposed plat ~~and subdivision improvement plans~~ prepared by a licensed engineer or surveyor.
- ~~3-4.~~ The applicant shall submit the completed application, proposed plat, ~~proposed subdivision improvement plans~~, subdivider's agreement set out in section 10-39-12, and the required fees to the Planning Department.
- ~~4-5.~~ Planning Department staff shall review the submitted documents for completeness. Any proposed preliminary plat ~~and subdivision improvement plan~~ that, on its face, fails to comply with an applicable zoning ordinance or development agreement, shall render the application incomplete, and the applicant shall be notified of the incomplete application.
- ~~5-6.~~ Upon the Planning Department's determination of a complete application, the proposed preliminary plat ~~and subdivision improvement plans~~ shall be submitted for review to the Joint Utility Committee and appropriate City departments.
- ~~6-7.~~ No later than 15 business days after the day on which an applicant submits a complete preliminary subdivision land use application for a residential subdivision for single-family dwellings, two-family dwellings, or townhomes, the Joint Utility Committee and appropriate City departments shall complete the initial review of the application; ~~including subdivision improvement plans.~~
- ~~7-8.~~ Upon the completion of the initial review of the application, the Zoning Administrator shall place the application on the next available Planning Commission agenda for a public hearing and consideration by the Planning Commission.
- ~~8-9.~~ Applicant or Applicant's authorized representative shall appear at the scheduled meeting before the Planning Commission to present the proposed preliminary plat and answer questions.

9.10. The Planning Commission may approve, deny, or approve with conditions a proposed preliminary subdivision plat.

10.11. If a preliminary subdivision plat application complies with applicable municipal ordinances and the requirements of Utah Code Title 10, Chapter 9a, as amended, the Planning Commission shall approve the preliminary plat application.

- D. Approval of the preliminary subdivision plat by the Planning Commission shall authorize the subdivider to proceed with the preparation and review of a final subdivision plat application; provided, however, that an applicant may submit a final subdivision plat application to be processed concurrently with a preliminary subdivision application.
- E. After preliminary subdivision plat approval from the Planning Commission, a complete application for final subdivision plat approval must be submitted within one year of the preliminary plat approval date or the preliminary subdivision plat approval shall expire. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.
- F. Approval of a preliminary subdivision plat by the Planning Commission shall not constitute approval of the subdivision improvement plans.

Sec. 10-39-7. Preliminary plat requirements.

The preliminary plat shall include or be accompanied by the following:

- A. *Description.* In a title block located in the lower right hand corner of the sheet the following is required:
 - 1. The proposed name of the subdivision.
 - 2. The location of the subdivision, including the address and the section, township and range.
 - 3. The names and addresses of the owner or subdivider if other than the owner.
 - 4. Date of preparation and north point.
 - 5. Scale shall be of sufficient size to adequately describe in legible form all required elements.
- B. *Existing conditions.* The preliminary plat shall show:
 - 1. The location of the nearest monument.
 - 2. The boundary of the proposed subdivision and the acreage included.
 - 3. All property contiguous to the property to be subdivided and under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing master street plan or other commission studies.) And all property contiguous to the proposed subdivision.

4. The location, width and names/numbers of all existing streets within 200 feet of the subdivision and of all prior streets or other public ways, easements, utility rights-of-way, parks and other public open spaces, within and adjacent to the tract.
5. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least 100 feet beyond the tract boundaries.
6. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
7. Contours at vertical intervals not greater than five feet.
8. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow ground water, and windblown sand) and recommendations for their mitigation.

C. *Proposed plan.* The subdivision plans shall show:

1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
2. The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
4. Easements for water, sewers, drainage, utilities, lines and other purposes.
5. Street cross sections and street grades.
6. A plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
7. Approximate radius of all centerline curves on highways or streets.
8. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street.
9. All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.
10. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
11. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
12. If the subdivision is to be built in phases, the plat shall show possible phasing lines.
13. A **tentative** plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

14. Complete subdivision improvement plans shall be reviewed by the Joint Utility Committee.

Sec. 10-39-8. Subdivision Improvement Plans.

As part of a complete preliminary plat application, the applicant shall have subdivision improvement plans prepared by a licensed engineer for all on-site and required off-site improvements in accordance with the following:

A. Final plan and profile must be prepared in accordance with:

1. Current Hurricane City land use ordinances;
2. Current Hurricane City standards and specifications;
3. Hurricane City drainage manual;
4. Ash Creek special service district construction standards;
5. Hurricane City power standards and specifications;
6. Applicable building code;
7. Applicable fire code; and
8. Dixie Escalante power standards and specifications, if applicable.

B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:

1. A general assessment of the requirements needed to develop on the site.
2. Site preparation and grading and the suitability of on-site soils for use as structural fill.
3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
5. Anticipated total and differential settlement.
6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
7. Design criteria for restrained and unrestrained retaining or rockery wall.
8. Moisture protection and surface drainage.

C. Subdivision improvement plans are valid for 24 months after final signature.

Subdivision improvement plans signed more than 24 months prior to construction of improvements shall be expired. For a project where construction has started and all improvements shown on the plan will be constructed, the Public Works Director may permit construction to continue. Subdivision improvement plans showing multiple phases of a project are valid only for those improvements constructed within the first

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~~24 months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.~~

Sec. 10-39-98. Final plat and subdivision improvement plan application and approval process.

- A. Once the preliminary plat is approved, applicant shall submit a complete final plat application, application checklist, subdivision improvement plans, an electronic copy of the final plat, required fee, and any other required documents to the Planning Department.
- B. Planning Department staff shall review the submitted documents for completeness. Upon the Planning Department's determination of a complete application, the proposed final plat and subdivision improvement plans shall be submitted for review to the Joint Utility Committee and appropriate City departments.
 - 1. Subdivisions of single family homes, duplexes, and townhomes: No later than 20 business days after the day on which the applicant submits a complete final plat application, the City shall complete a review of the applicant's final subdivision land use application, including subdivision plan reviews.
 - a. In reviewing a subdivision land use application, any member of the Joint Utility Committee or applicable City department may require:
 - i. additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and
 - ii. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information;
 - iii. Requests under sections (i) and (ii) shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be indexed by the Public Works Director and provided to the applicant;
 - iv. Except for a modification or correction necessary to protect public health and safety or to enforce state or federal law, and unless a change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in a City's subdivision improvement plan review is waived.
 - b. No later than 20 business days after the City has returned requested modifications or additions to the applicant, the applicant shall provide to the City:
 - i. Revised subdivision improvement plans;
 - ii. A written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any;

- iii. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of revisions or additions for each required correction;
 - iv. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed;
 - v. If an applicant does not submit a revised plan within 20 business days after the municipality requires a modification or correction, the municipality shall have an additional 20 business days to respond to the plans.
 - c. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested in the City's previous review cycle, the City's previous review cycle, the City may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.
 - d. If a final subdivision application complies with the requirements of applicable City ordinances, Utah Code Title 10, Chapter 9a, as amended, and the preliminary subdivision approval, the City shall approve the final subdivision application.
2. Subdivisions not consisting of single family homes, townhomes or duplexes:
The Joint Utility Committee shall review and redline the completed plans
- a. When redlines are completed the Public Works Director shall prepare a summary of needed changes and return redlined plans to the applicant.
 - b. Applicant shall then submit corrected construction drawings addressing all redlined items to the City Engineer for review and verification that all redlines have been addressed.
 - c. Applicant shall then submit three copies of the corrected construction drawings to the City Engineer for possible signature. After the City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature
3. The process laid out in subsection (1) of this section for subdivisions consisting of single family homes, townhomes, or duplexes shall constitute one review cycle. No more than four review cycles for a subdivision improvement plan review may be required, except as otherwise provided herein. The City may not, outside of the review cycle, engage in a substantive review of the required infrastructure improvements.

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4. Any dispute involving the review of subdivisions consisting of single family homes, townhomes, or duplexes if, on the fourth or final review, the City fails to respond within 20 business days, the City shall, upon request of the property owner, and within 10 business days after the day on which the request is received:
 - a. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah State Code 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
 - b. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Appeals Board pursuant to section 10-7-19 of this Code.
 5. If an applicant makes a material change to a plan set, the City Engineer has the discretion to restart the review process of the final plat application, but only with respect to the portion of the plan set that the material change substantially affects.
- C. Once the final plat approval staff has granted approval of a final plat and a bond or other financial security is in place in accordance with section 10-39-13 of this chapter, the subdivider may schedule a preconstruction meeting with the City Public Works Department. Upon receipt of written notice to proceed from City, construction of the subdivision may proceed. No construction shall be permitted prior to receipt of written notice to proceed.

Sec. 10-39-9. Subdivision Improvement Plans.

As part of a complete final plat application, the applicant shall have subdivision improvement plans prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

- A. Final plan and profile must be prepared in accordance with:
1. Current Hurricane City land use ordinances;
 2. Current Hurricane City standards and specifications;
 3. Hurricane City drainage manual;
 4. Ash Creek special service district construction standards;
 5. Hurricane City power standards and specifications;
 6. Applicable building code;
 7. Applicable fire code; and
 8. Dixie Escalante power standards and specifications, if applicable.
- B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
1. A general assessment of the requirements needed to develop on the site.
 2. Site preparation and grading and the suitability of on site soils for use as structural fill.

3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
5. Anticipated total and differential settlement.
6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
7. Design criteria for restrained and unrestrained retaining or rockery wall.
8. Moisture protection and surface drainage.

C. Subdivision improvement plans are valid for 24 months after final signature. Subdivision improvement plans signed more than 24 months prior to construction of improvements shall be expired. For a project where construction has started and all improvements shown on the plan will be constructed, the Public Works Director may permit construction to continue. Subdivision improvement plans showing multiple phases of a project are valid only for those improvements constructed within the first 24 months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

Sec. 10-39-10. Final plat requirements.

A. *Required information.* The final plat shall show:

1. The name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office, as approved by the Planning Commission.
2. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
3. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
4. Every existing right-of-way and easement grant of record. Where the same is granted to a specific entity, that entity must be clearly identified.
5. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
7. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, state, county or other official monuments.

8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
 9. Street monuments to be installed by the subdivider in accordance with the requirements of the City standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
 10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
 11. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.
 12. The parent parcel number, as shown on the records of the Washington County Recorder.
- B. *Required forms and certificates.* In addition the final plat shall contain the standard forms for the following:
1. A registered professional land surveyor's signed certificate of survey, together with a statement that:
 - a. The surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - b. The surveyor has completed a survey of the property described on the plat in accordance with Utah Code Annotated section 17-23-17 and has verified all measurements; and
 - c. Has placed monuments as represented on the plat.
 2. The owner's certificate of dedication of all streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public.
 3. Mortgagee or other lienholder's consent to record, if applicable.
 4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
 5. Certificate of approval of Ash Creek special service district.
 6. A note stating as follows: Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.
 7. Certificate of approval and acceptance by the City as evidenced by the signature of the Mayor.
 8. Certificate of approval of the City Engineer.

9. Certificate of approval as to form executed by the City Attorney.
10. A one and one-half inch by five inch space in the lower right hand corner of the drawing for the use of the county recorder.
11. Certificate of approval of the county treasurer.
- C. *Other information required.* The following information or documentation shall be submitted with the final plat or prior to recordation:
 1. A sworn statement or title report stating that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.
 2. An original copy for staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the county recorder prior to or concurrently with the final plat.
 3. An up-to-date title or subdivision report for the property being subdivided. Applicant is responsible to ensure the final plat addresses and accounts for liens, easements, and other encumbrances on the property being subdivided.
 4. Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.
 5. Applicant shall be responsible to provide any additional information requested by the county recorder, including electronic versions of mylars.
- D. *Requirements for recordation.*
 1. Final plat approval.
 2. Bond or other financial security in place.
 3. Final title or subdivision report prepared and submitted to the City Attorney with an effective date within 30 days of the date the mylar is recorded.
 4. Proof of satisfaction of payment of any water impact fee due Washington County Water Conservancy District, if applicable.
 5. For property to be dedicated to the City for streets, roads, rights-of-ways, or other parcels intended for the use and benefit of the general public, free and clear title to the property, unless the encumbrance is an easement the acceptance of which will not adversely affect the public. Provided, however, that appropriate mortgagee or other lienholders' consent to record the final subdivision plat shall be adequate for purposes of this section to address liens recorded against the property.
 6. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek special service district superintendent. The City Attorney shall be the last signer of the mylar just prior to recordation.
 7. Preliminary acceptance by City of all public and private improvements as shown on approved construction drawings.

8. If submitted mylar shows material changes from the approved paper final subdivision plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.
- E. *Recordation of plat.* Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees. Applicant shall be responsible to ensure that, after the City Engineer signs a final subdivision plat mylar, the remaining conditions to qualify the mylar for recording are accomplished and the mylar is recorded with the county recorder within one year of the date of the City Engineer's signature. Failure to record the final plat within one year of the date of final signature by the City Engineer shall result in revocation of the final plat. When a final plat is revoked, a new preliminary plat must be approved before applying for new final plat approval.

Sec. 10-39-11. Subdivision streets and fencing.

A. *Relation to adjoining street systems.*

1. The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.
2. Standard residential streets shall approach the arterial or collector streets at an angle of not less than 80 degrees.
3. Except as otherwise provided elsewhere in this Code, all subdivision streets and roadways shall be constructed and installed in accordance with the City roadway construction standards.

B. *Fencing.*

1. *Where required.* A solid masonry, chainlink or other nonclimbable fence not less than six feet in height shall be installed on both sides of existing supply irrigation ditches or canals, or bordering open reservoirs or nonaccess streets, and which are located within or adjacent to the subdivision, except where the Planning Commission determines that park areas including streams or bodies of water shall remain unfenced.
2. *Prevent nuisance or hazard.* The Planning Commission may also require the construction or installation of a fence in any subdivision where the Planning Commission determines that the absence of a fence may create a nuisance or hazard to the welfare of the residents of the subdivision or the adjoining property.
3. *Agricultural fencing.* Unless otherwise waived by affected agricultural property owners, fencing abutting agricultural property shall be required of subdivider. Fencing shall meet or exceed the standard Utah Department of Transportation ("UDOT") Right-of-Way Fencing and Gates as described in UDOT's then-applicable Standard Specifications for Road and Bridge Construction, consisting of wire mesh and two strands of barbed wire. The affected agricultural property owner shall have the option to pay the additional cost to install a fence beyond this minimum standard. The fence, design, and materials shall be approved with the construction drawings for the subdivision together with other subdivision improvements.

Sec. 10-39-12. (Reserved)

Sec. 10-39-13. Guarantee of completion of improvements; form of surety; release of funds.

Subdivider shall guarantee improvements in accordance with the following:

- A. *Completion of improvements before recordation.* If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:
 - 1. Recordation of the plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted.
 - 2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in subsection C of this section in the following amount:
 - a. Ten percent of the total cost of all the required improvements shall be retained by the City during the 12-month (24-month if applicable) warranty period.
- B. *Recordation before completion of improvements.* If the subdivider desires to have a plat recorded prior to construction of improvements subdivider shall guarantee completion, within two years from the date of final plat approval by the City Council, of installation and construction of the required improvements in compliance with all City standards.
- C. *Form of surety.* In order to guarantee completion of improvements, subdivider shall provide one of the following types of sureties or guarantees:
 - 1. *Escrow.* The subdivider shall deposit with any insurance company, bank, or savings and loan institution in an escrow account an amount of money equal to at least 115 percent of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent of the cost of all the required improvements of the subdivision as a guarantee amount, as determined by the City Engineer. The escrow agreement shall be subject to approval by the City Attorney and shall be signed by the subdivider, the City, and the escrow holder, and shall contain substantially the following language:

AGREEMENT

The undersigned hereby promises and warrants that it has on deposit in an escrow account for the benefit of Hurricane City Corporation, the sum of _____ (\$____), which represents at least one hundred fifteen percent (115%) of the costs of the engineer's estimated costs for improvements not constructed or installed by the subdivider plus ten percent (10%) of the cost of improvements of the _____ subdivision.

The undersigned hereby agrees that the foregoing sum of money shall be used exclusively for the purpose of paying for the costs of materials, construction, and installation of the improvements required by the Hurricane City Subdivision Chapter. The undersigned further

agrees that the money held in an escrow account shall be paid out to the contractors installing and constructing the required improvements only upon approval of the City. The subdivider shall not withdraw from the escrow account any amount in excess of 100% of the estimated cost of the improvements, but shall pay from other sources any costs for such improvements which exceed the engineers estimate approved by the City.

After all improvements are made, completed and preliminarily accepted by the City, a sum equal to 10% of the estimated costs of improvements shall remain with the escrow holder for a period of 12 months as a warranty that all improvements are installed and inspected to City specifications, and that all defects occurring within the first 12 months (24 months if applicable) are corrected and approved by the City.

If, after 12 months (24 months if applicable), all or any part of the required improvements are not installed, constructed, and maintained according to the standards required in the Hurricane City Subdivision Ordinance, Hurricane City shall notify in writing the subdivider and escrow holder of the defects and shall make demand on the subdivider that the defects be corrected. If the defects are not corrected within 30 days, Hurricane City may correct the defects and charge to the escrow holder the costs of correcting the defects.

The escrow holder shall, on receiving reasonable proof from Hurricane City of the defect and that Hurricane City has incurred the cost of correcting the defect, pay to Hurricane City from the escrow account the cost of correcting the defect, and the escrow holder shall be held harmless by the parties by reason of payment to Hurricane City.

If, 12 months (24 months if applicable) after preliminary acceptance of the improvements required by City's standards and specifications and shown on approved construction drawings, the required improvements remain substantially free from latent defects, Hurricane City shall certify such fact to the escrow holder, and the escrow holder shall release to the subdivider any money still held in the escrow account, and the escrow holder shall be discharged of its obligations to Hurricane City.

(Authorized Signature)

The escrow agreement may contain such additional provisions as the parties deem necessary.

2. *Irrevocable letter of credit.* The subdivider shall file with the City an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution, which letter shall contain provisions substantially similar to that required in the escrow agreement.

The form of the irrevocable letter of credit shall be substantially as follows:

Name of Bank:

Address:

IRREVOCABLE LETTER OF CREDIT

To: Hurricane City Corporation

Date:

Letter of Credit No.:

Gentlemen:

We hereby establish our irrevocable letter of credit in your favor for the account of _____, _____, (insert name of subdivider, subdivider's address) up to the aggregate amount of _____ (\$ _____) (insert amount equal to one hundred fifteen percent, i.e., 115% of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent [10%] of the cost of all improvements of the subdivision as determined by the Engineer) drawn at sight on _____, _____, (insert name of bank, address of bank), accompanied by a statement signed by an officer of Hurricane City Corporation as follows: "We certify that the improvements related to the _____ (insert name of subdivision) have not been completed and the defects corrected in accordance with city ordinances and that this drawing represents the amount necessary to complete those improvements."

We hereby agree with drawers, endorsers and bona fide holders that all drafts under and in compliance with the terms of this credit will be duly honored upon presentation and delivery of documents as specified to the drawee or drawn and presented at our bank for negotiation on or before _____ (insert completion date plus 90 days). This Irrevocable Letter of Credit automatically renews for a one year term at the end of every term unless the Authorized Bank Officer provides Hurricane City written notice of termination thirty (30) days prior to the end of the term.

Very Truly Yours,

Authorized Bank Officer

3. *Other guarantee.* Such other financial guarantee that may be acceptable to the City Council.
- D. *Release of funds.* As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment of those improvements. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month (24-month if applicable) warranty period. Ten percent of the total cost of all the required improvements, as specified above, shall be retained by the City during this warranty period.

All funds in escrow surplus to the warranty amount may then be released by the City.

The purpose of retaining the ten percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount remaining in the escrow account, the subdivider shall, within ten days of

notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

Sec. 10-39-14. Warranty of completed improvements.

Upon completion of construction and installation of all required improvements, subdivider shall warrant that said improvements shall be and shall remain free from defects in material and workmanship for a period of 12 months after the date of preliminary acceptance by City, unless said warranty period is extended for a period of up to 24 months by the City Council upon a finding that a warranty period of 12 months is inadequate to protect the public health, safety and welfare for any of the following reasons:

- A. The prior poor or substandard performance by the subdivider or contractor responsible for construction and installation of the improvements;
- B. The presence or existence of unstable soil conditions within the subdivision or adjacent area;
- C. Extreme fluctuations in climatic conditions that would or could reasonably prevent the discovery of substandard or defective performance within a 12-month period; or
- D. Any other exceptional reason or circumstances which in good faith is determined by the City Council to require a longer warranty period.

The subdivider shall be responsible to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period without cost to the City.

Sec. 10-39-15. Enforcement and permits.

A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been met. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:

1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.

2. Infrastructure improvements shown on approved construction plans for the subdivision:

a. Have been constructed and installed and preliminarily accepted; or

b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested and accepted in accordance with the requirements of the building or fire code:

- (1) A road base of untreated, compacted and graded gravel;
- (2) Sewer, storm drains and storm drain facilities;

- (3) Curb and gutter unless otherwise not required by this Code;
- (4) Water system, including water lines and hydrants; and
- (5) Power lines.

B. All required improvements must be complete within 12 months of notice to proceed.

C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.

D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.

E. Any license or permit issued in conflict with this chapter shall be null and void.

F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:

1. A single model home in a subdivision may be given a building permit under the following conditions:

- a. The subdivision plat has been recorded and the project meets the bonding requirements of this chapter.
- b. The subdivision has a total of ten (10) units/lots or more.
- c. The Hurricane Valley Fire District has confirmed that all fire protection requirements for the subdivision have been satisfied as determined by the District.
- d. The proposed model home is within 250' of a functional fire hydrant.
- e. A model home must be identified on the subdivision construction drawings and approved by the Joint Utility Committee.

d Approval, Amendment Or Denial Authority; Findings: A model home approved pursuant to this paragraph requires a site plan. The zoning administrator has the authority to approve, require amendments to, or deny the site plan. In approving a model home site plan, the following findings shall be made:

- 1. The design of the improvements:
 - a. Is consistent with the preliminary plat and its conditions.
 - b. Is consistent with the zoning requirements of the zone.
 - c. Will not adversely affect the public health, safety and welfare.
- 2. Signage is consistent with the city sign regulations.
- 3. There is adequate off-street parking.
- 4. All weather surface access is provided to the model home and parking areas.
- 5. Fire protection is provided to the site and approval by the Hurricane Valley Fire District
- 6. Sanitary facilities are provided at the site for public use.

7. A dumpster is provided for the site.

2. A model home complex (multiple model units) within a master-planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.

3. An Occupancy Permit may only be issued for a model home if the subdivision meets the standards contained within this Chapter and the home meets all other building code requirements

Sec. 10-39-16. Plat amendments.

The procedure for consideration and approval of any addition, alteration, modification, or change to an approved plat shall be substantially the same as is required for initial plat approval unless the Zoning Administrator determines that such addition, alteration, modification, or other change does not constitute a significant change from the intent or effect of the approved plat.

Sec. 10-39-17. Fees.

The following fees are hereby established:

- A. *Preliminary plat application fee.* At the time of filing of the preliminary plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats.
- B. *Final plat application fee.* At the time of filing the final plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats, and inspecting subdivision improvements.
- C. *Habitat conservation fee.* Before plat is released for recordation, subdivider shall pay applicable per acre habitat conservation impact fee to City.
- D. *Recording fee.* At the time of recording the final plat, the subdivider shall be responsible for payment of the recording fee.

Sec. 10-39-18. Penalty; validity.

- A. *Penalty.* Any subdivider or other person who shall violate or fail to comply with any of the provisions for this chapter shall be guilty of a class B misdemeanor, and punished as provided by law upon conviction.
- B. *Validity.* If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.



STAFF COMMENTS

Agenda Date:	08/08/2024
Application Number:	LUCA24-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10 with regards to child care centers
Recommendation:	Recommend approval to the City Council
Report Prepared By:	Fred Resch III

Discussion:

Over the past several years, since 2017, the Utah State Legislature has made a number of changes to the definitions and classifications of child care centers or daycares. This ordinance is to bring city ordinances, specifically the definitions and land use tables, into alignment with the state code. There are several categories of child care centers that the state licenses:

- *Child care centers:* Previously called a “Family childcare center”. Generally a commercial use in a commercial building and only permitted in commercial zones. Must be licensed by the Utah Department of Health & Human Services. Excludes kindergartens, facilities associated with other commercial uses, or activity programs
- *Licensed family child care:* Previously called a “Family child daycare facility”. Generally a residential use and permitted in all residential zones or zones that permit residential uses. Must be licensed by the Utah Department of Health & Human Services. Allows up to two employees and there’s a complicated formula to determine how many kids are allowed to be there but generally more kids than the next category
- *Residential certificate child care:* Previously called a “Family child residential certificate care facility”. Generally a residential use and permitted in all residential zones or zones that permit residential uses. Must be licensed by the Utah Department of Health & Human Services. Only allows one employee and there’s a complicated formula to determine how many kids are allowed to be there.

- *Family child group daycare facility*: The Utah Department of Health & Human Services no longer issues these licenses and this category is being removed from all use tables.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and make a recommendation of approval to the City Council.

Sec. 10-3-4. - Definitions of words and phrases.

Child care center means a facility providing child care ~~provided~~ in a non-residential setting on a regular schedule. The number of children allowed will be determined by the facility's total square footage as licensed by the Utah Department of Health & Human Services. ~~Excludes the following~~The following are not classified as child care centers:

A. Kindergartens ~~or~~, nursery schools, ~~or and~~ other daytime programs operated by public or private elementary ~~or and~~ secondary schools or institutions of higher learning;

B. Facilities operated in connection with a fitness center, shopping center, or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or

C. Special activities or programs, including athletics, crafts instruction, and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations.

Licensed family child care means child care provided in a private home ~~for up to 16 children. Two qualified caregivers are required when there are more than eight children in care, or when there are more than two children under the age of two in care. With two caregivers, a licensed family provider can care for up to (but not more than) four children under the age of two.~~ as defined by Utah Administrative Rule R430-90 and licensed by the Utah Department of Health & Human Services.

Residential certificate child care means child care provided in a private home ~~for up to eight children. This can include up to (but not more than) two children under the age of two.~~ as defined and by Utah Administrative Rule R430-50 and licensed by the Utah Department of Health & Human Services.

Commented [1]: Are these terms defined in the Utah Code? I can't find them in the Utah Code. If they are not defined, we need a better definition for the City code.

Sec. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
Guesthouse for family members and non-paying guests	P	P	P	P	P
Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
Short term rental	N	N	N	N	P
Public and civic uses:					
Auditorium or stadium	N	N	N	N	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N

Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Garden center	P	P	P	P	P
Kennel, residential	P	P	P	P	P
Licensed family child care ²	P	P	P	P	P
Media service	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
<u>Child Ccare Ccenter</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	N
Residential certificate child care facility ²	P	P	P	P	N
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.
Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Keeping of machinery, livestock, and farming equipment as needed for agricultural use.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Produce stands.

Swimming pools and hot tubs for use by residents and their guests.

Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023)

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-13-1
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones								
	R1-15		R1-10	R1-8	R1-6	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:									
Accessory building	P	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	N	
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	p ³	p ³	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	N	
Residential uses:									
Assisted living facility	C	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	N	
Building, accessory	P	P	P	P	P	P	P	P	
Dwelling, earth sheltered	P	P	P	P	P	P	P	N	
Dwelling, multiple-family	N	N	N	N	P	P	P	N	
Dwelling, single-family	P	P	P	P	P	P	P	P	
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	
Dwelling, temporary	P	P	P	P	P	P	P	P	
Dwelling, two-family	N	N	N	N	P	P	P	N	
Guesthouse or casita	P	P	P	N	N	N	N	N	
Manufactured home	P	P	P	P	N	N	N	P	
Manufactured/mobile home park	N	N	N	N	N	N	N	P	
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	P	
Protective housing facility	N	N	N	N	N	N	N	N	
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	

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Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental ⁴	N	N	N	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N
Public and civic uses:								
Airport	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P
Commercial uses:								
Agricultural sales and service	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N
Bed and breakfast, home	P	P	P	P	N	N	N	N

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Bed and breakfast inn	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N
Family child daycare facility <u>Licensed fFamily cChild cCare</u> ²	P	P	P	P	P	P	P	P
Family child group daycare facility ²	€	€	€	€	€	€	€	€
Family child residential certificate care facility <u>Residential Certificate Child Care</u> ²	P	P	P	P	P	P	P	P
Family child care center <u>Child Care Center</u>	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N
Kennel	N	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N

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Printing, general	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N

Wholesale and warehousing, limited	N	N	N	N	N	N	N	N
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Notes

- 1. See chapter 46 of this title.
- 2. See chapter 42 of this title.
- 3. See section 10-37-15 of this title for permitted animals and fowl.
- 4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following:

Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses, when used for family food production.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20, 12-7-2023)

Sec. 10-14-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Short term rental ⁴	N	N
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P

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Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C	C
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Garden center	N	N
Kennel, residential	P	P
Licensed family child care ²	P	P
Media service	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Child Care Center	N	N
Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility ²	P	P
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

Notes

1. See chapter 46 of this title.
 2. See chapter 42 of this title.
 3. See section 10-37-15 of this title for permitted animals and fowl.
 4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.
- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N

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Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility Licensed F family C child C care ²	P	N	N	P	N
—Family child group daycare facility²	P	N	N	P	N
Family child residential certificate care facility Residential C certificate C child C care ²	P	N	N	P	N
Family child care center Child C care C center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P

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Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

B. Accessory uses. Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022)

Sec. 10-16-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
Residential uses:				
Accessory building	P	P	P	P
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N
Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N
Dwelling, single-family	N	N	N	N
Dwelling, single-family with accessory apartment	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse	N	N	N	N
Manufactured and mobile home park	N	N	N	N
Manufactured and mobile home subdivision	N	N	N	N
Manufactured home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	P	P	P	P
Residential facility for elderly persons ¹	P	P	N	N
Residential facility for persons with a disability ¹	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Transitional housing facility	N	N	P	N
Public and civic uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N

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Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Stable, public	N	N	N	N
Utility, major ³	N	P	P	P
Utility, minor ³	P	P	P	P
Commercial uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
Bank or financial institution	P	P	N	N
Bed and breakfast, home	N	N	N	N
Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N
Club, private	P	N	N	N
Construction sales and service	P	N	P	P
Convenience store	P	N	P	P
Family child daycare facility Licensed F family c Child c Care ²	N	N	N	N
—Family child group daycare facility²	N	N	N	N
Family child residential certificate care facility Residential c Certificate c Child c Care ²	N	N	N	N
Family childcare center Child c Care c Center	P	N	P	N
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel	P	P	P	P
Kennel, residential	N	N	N	N
Laundry or dry cleaning, limited	P	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P

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Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service	P	P	N	N
Personal instruction service	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N
Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Temporary trailer	P	P	P	P
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P
Vehicle wash	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P

Notes

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(Supp. No. 3, Update 1)

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1. See chapter 46 of this title.
 2. See chapter 42 of this title.
 3. See chapter 45 of this title.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in business and industrial zones shall include, but not be limited to, the following:

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Dwelling units for security and maintenance personnel.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-11, 11-17-2016; Ord. 2020-28, 12-17-2020)