



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 22, 2024
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion and presentation on the Future Land Use Map

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Approval of the agenda

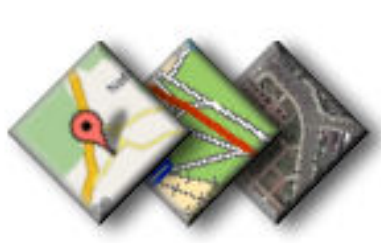
Public Hearings

1. A Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4.

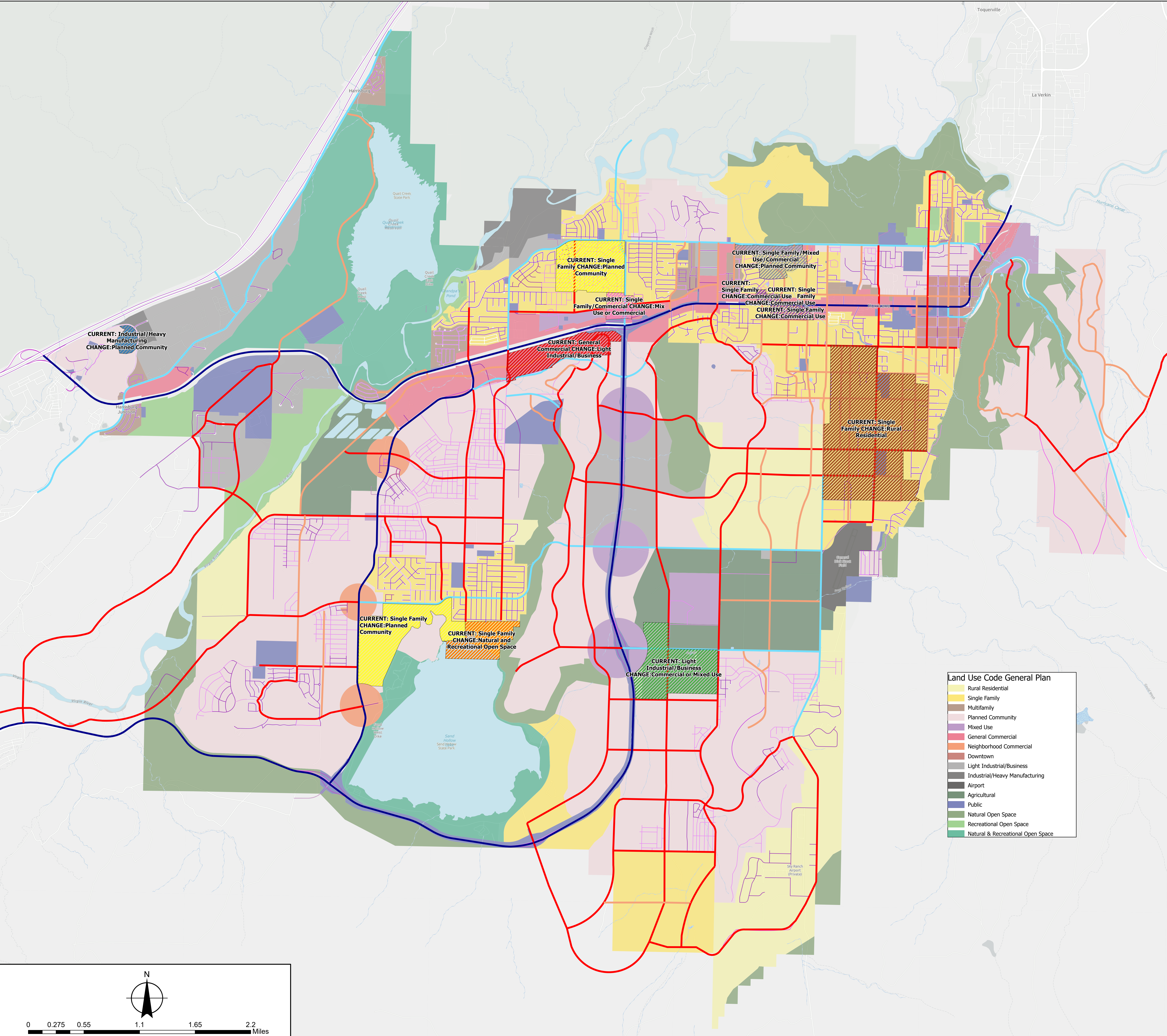
NEW BUSINESS

1. ZC24-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4. William and Malia Colby, Applicant.
2. PP24-19: Discussion and consideration of a possible approval of a preliminary plat for Dixie Heights Phase 3 & 4, a 75 lot single family subdivision, located at 3780 W 2610 S. Western Mortgage - Tim Tippet, Applicant. Karl Rasmussen and Brent Moser, Agents.
3. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, an apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.
4. AFP24-12: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 5 Lots 510 & 511, located at 5589 W 860 S. D&G Property Holdings, LLC, Applicant. CivilScience, Agent.
5. PP24-20: Discussion and consideration of a possible approval of a preliminary plat for Quail Creek Commercial Plaza, a 28 lot industrial subdivision, located at 578 N Old Highway 91. Mountain Ridge Properties LLC, Applicant.
6. PSP24-13: Discussion and consideration of a possible approval of Southern Utah Sheds, a retail development, located at 989 W State St. Rachel Rasmussen, Applicant.

Adjournment

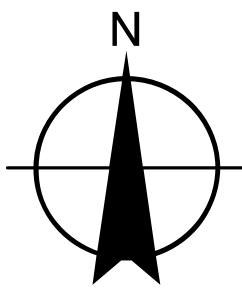


Future Land Use General Plan



Land Use Code General Plan

[Yellow]	Rural Residential
[Light Yellow]	Single Family
[Light Brown]	Multifamily
[Light Purple]	Planned Community
[Purple]	Mixed Use
[Pink]	General Commercial
[Orange]	Neighborhood Commercial
[Dark Orange]	Downtown
[Dark Grey]	Light Industrial/Business
[Dark Grey]	Industrial/Heavy Manufacturing
[Dark Grey]	Airport
[Dark Green]	Agricultural
[Dark Green]	Public
[Dark Green]	Natural Open Space
[Dark Green]	Recreational Open Space
[Dark Green]	Natural & Recreational Open Space



0 0.275 0.55 1.1 1.65 2.2 Miles

Projection/Datum: WGS 1984 Web Mercator Auxiliary Sphere
Date Printed: Tuesday, August 13, 2024

This map is provided on an as is basis. The City of Hurricane makes no warranties expressed or implied as to the quality, and completeness, of the map and data provided. While the City of Hurricane has reviewed the information on this map, in no event shall the City of Hurricane be liable for damages arising from use by others.

**Application**

Application Accepted Date: 08/01/2024		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description:		Planning Fee		\$	500.00
Tenant / Project Name: Duplex Conversion		Planning Fee		\$	500.00
Bldg. Address: 620 W 250 S		Sub Total:		\$	500.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00
Subdivision: Wilsons Phase:		Amount Paid:		\$	500.00
Block: Lot #: Parcel ID #: H-WLS-4		Remaining Due:		\$	0.00
Zone: R1-15					
Property Owner: William J Colby Jr & Malia Rae Colby					
Permit Contact: Malia Colby P:(435) 558-0015					
Email: fhpd@live.com					
CONTACT INFORMATION					
General Contractor: William & Malia Colby					
License #: P: (435) 558-0015					
Address: 620 W 250 S					
City: Hurricane State: UT Zip: 84737					
Email: fhpd@live.com					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANZC24-08					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Malia Colby					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #:					

8/1/24

To Whom It May Concern:

William J Jr. and Malia Colby request to change zoning for their property located at 620 W 250 S, in Hurricane UT from R1-15 to RM-1. Our adult child would like to purchase a home and with the current market, is unable to. We would like to help them by turning our property into a duplex and renting to them until they are able to move out on their own. The house is already set up with an apartment with a separate entrance. There is room for 5-6 cars to park in our driveway. With their own address, they could obtain a separate mailbox, trashcan, etc and feel more independent. After that, we would use the duplex for a rental unit to help with our retirement or possibly housing for another of our children or family members.

Sincerely,

William J Jr. & Malia Colby



STAFF COMMENTS

Agenda Date:	08/22/2024
Application Number:	ZC24-08
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	William & Malia Colby
Agent:	
Request:	A Zone Change from R1-15 to RM-1
Location:	620 W 250 S
Zoning:	R1-15
General Plan Map:	Single Family
Recommendation:	Deny
Report prepared by:	Gary Cupp

Discussion:

The applicant is seeking a zone change from R1-15, single-family residential, one unit per 15,000 sq ft, to RM-1 (Multiple Family) for their 0.28 acre lot for the purpose of converting the existing residence and internal accessory dwelling unit (ADU) into a duplex. The applicants have stated that there are no plans to demolish, but to renovate the existing residence and ADU as two individual units with separate addresses and utilities to be rented to family members. Although, if approved, the RM-1 zone would also allow the current residence to be demolished and replaced with a traditional duplex where both the units could be sold separately.

	Zoning	Adjacent Land Use
North	R1-15, PF	Single Family Homes, Hurricane High School
East	R1-15	Single Family Homes
South	R1-15, R1-10	Single Family Homes
West	R1-15, PF	Single Family Homes



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

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

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

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*

4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as Single Family, which advises densities consistent with R1-15, R1-10, R1-8, and R1-6. The proposed Multiple Family RM-1 zone does not comply with the general plan's Single Family designation for the site. Rezoning the property would create an inconsistency between zoning and the general plan where consistency currently exists. Although, it is recognized that the general plan is only advisory in nature, and the City Council ultimately has discretion to approve a zone change that does not conform with the general plan if they deem the degree of inconsistency to be minimal or of no consequence. Nevertheless, it is not an advisable land-use practice to create inconsistencies between zoning and the general plan. Rather, it is generally expected that zone changes be approved in cases that maintain or improve consistency.

Alternatively, the general plan does recommend that the City consider adding different housing types in appropriate areas:

"In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing."

Also, the 2022 Moderate Income Housing Plan recommends that the City, *"Look at areas where 'Missing Middle Housing' and mixed-use zones can be implemented within existing and future residential and commercial developments."* The project has the potential to provide an additional for-sale housing unit, which would be a benefit to the City, but an exclusively single-family neighborhood may not be an appropriate area to spot-zone for a Multiple Family project.

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

Response: This area primarily consists of single-family homes, some with ADUs similar to the subject property. The current use of the subject property, which consists of a single-family residence with an internal ADU, is harmonious with the surrounding neighborhood. The requested RM-1 zoning would allow for up to 6 units per acre, which for 0.28 acres (or 12,197 sq ft) would equal one unit. However, there is a provision in the RM-1 zoning code that allows a duplex on the first 10,000 sq ft of a lot. Essentially, two units already exist on the site with the existing main residence and internal ADU. The existing house and ADU are not out of character with the surrounding single-family vicinity, but if the Multiple Family zone change is approved, the existing home could potentially be demolished and a traditional duplex constructed in its place, which could be considered out of place with the surrounding single-family residences.

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

Response: Since no additional units beyond what currently exists on the site would be possible if the zone change were approved, staff would not expect the amendment to have any adverse effect on adjacent properties.

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability. If approved, separate utility services would need to be provided to the ADU (see JUC comments below).

JUC Comments:

Public Works: This zone change is not compatible with the rest of the single family neighborhood. Additional services would need to be run to the new unit if approved.

Sewer: An additional lateral will need to be installed.

Streets: Parking/driveway may be an issue.

Power: Must install dual socket meter base. If units stay below 125 amps per meter then infrastructure is sufficient, if 200 amp per unit then infrastructure must be upgraded. Separate utility applications, impact fee may be required.

Water: If different owners-two water services required.

Engineering: The north boundary of the proposed zone change is shared with Hurricane High School. Higher density near schools is consistent with city goals. Rezoning a single lot could be viewed as spot zoning; however, multifamily units can be made to harmonize and look like the neighboring single family units. Adverse effects resulting from the zone change are indistinguishable from typical effects of the existing zone. The applicant should be capable of providing adequate facilities for themselves.

Fire: Okay

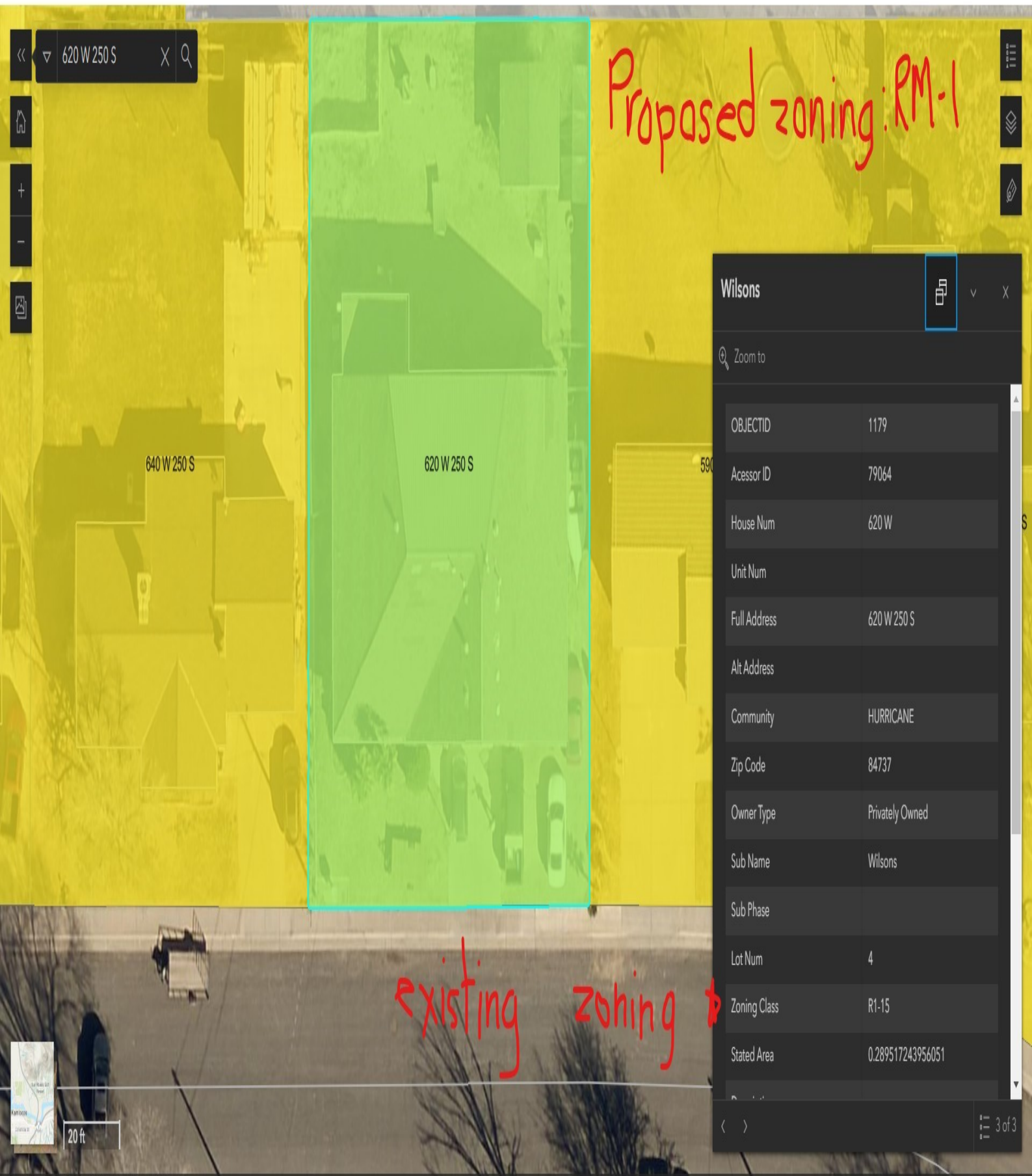
Findings:

Staff makes the following findings:

1. The application does not comply with the general plan's Single Family land-use designation of the area, but the proposal could be considered to meet some of the goals of the general plan and Moderate Income Housing Plan in potentially providing an additional for-sale unit to the housing market.
2. The neighborhood and surrounding development is single-family homes. A single, Multiple Family RM-1 lot with a duplex would be out of character with the single-family nature of the neighborhood and vicinity. Although, the current use of the subject property is essentially already two units.
3. The proposed amendment is not expected to have an adverse impact on the surrounding properties.
4. Services are adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application and the requested zone change based on standards within the Hurricane City Code and also consider any public comments. Based on the findings that the proposed zone change does not comply with the general plan, along with the potential for future construction of a duplex that could be out-of-character with the surrounding single-family homes, staff ultimately recommends that the Planning Commission send a recommendation of denial to the City Council. Although, staff recognises that the general plan is advisory in nature, and that the inconsistency of the proposed zone change with the general plan could be considered minor or inconsequential.

Planning - Zoning Map





Application

Application Accepted Date: 07/22/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: 75 lot subdivision		Planning Fee		\$	150.00					
Tenant / Project Name: Dixie Heights Ph. 3 & 4		Planning Fee		\$	150.00					
Bldg. Address: 3780 W 2610 W		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Dixie Heights Phase: 3 & 4		Amount Paid:		\$	150.00					
Block: Lot #: 75 Parcel ID #: H-4-2-13-14921-GS3, H-4-2-13-1412-GS3		Remaining Due:		\$	0.00					
Zone: R1-10		HURRICANE CITY UTAH								
Property Owner: Western Mortgage & Realty Company										
Permit Contact: Karl Rasmussen P:(435) 680-0816										
Email: karl@pv-eng.com										
CONTACT INFORMATION										
General Contractor: Western Mortgage and Realty Company										
License #: 191090-2203 P: (509) 521-9354										
Address: 6610 WEST COURT STREET										
City: PASCO State: WA Zip: 99302										
Email: ttippett@westernmort.com										
APPLICATION DETAILS										
# of Units: 0		custom text:								
DRAFT										
						APPROVALS				
						DATE				
						INFO				
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPP24-19										
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 #:										

Dixie Heights Phases 3 & 4. Phase 3 is part of both parcels H-4-2-13-14921-GS3 (Owned by SH RENTAL HOLDINGS INC) & H-4-2-13-1412-GS3 (Owned by WESTERN MORTGATE & REALTY COMPANY. Phase three will be on both parcels with 44 residential lots and phase 4 will be on parcel H-4-2-13-1412-GS3 with 32 residential lots.



STAFF COMMENTS

Agenda Date:	08/22/2024
Application Number:	PP24-19
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage-Tim Tippetts
Agent:	Karl Rasmussen/Brent Moser
Request:	Preliminary Plat Application
Location:	3780 W 2610 S
Zoning:	R1-10 PDO
General Plan Map:	Planned Community/Public
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking preliminary plat approval for the next two phases of the Dixie Heights subdivision Phases 3 & 4, located just north of Dixie Springs. This subdivision contains 75 lots and has several wells owned by the Washington County Water Conservancy District. A zone change for the eastern portion of this property was approved in March 2024. This property is zoned R1-10, residential one unit per 10,000 sq ft.

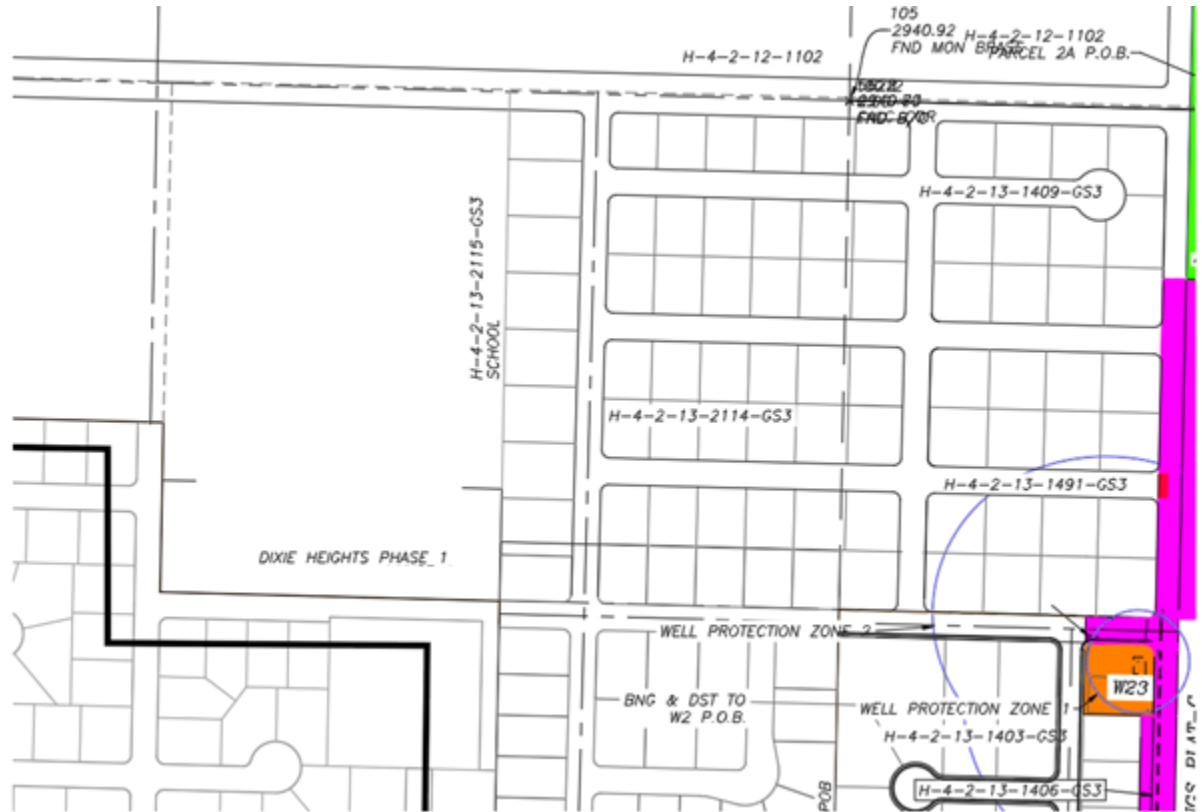
JUC Comments

Pursuant to Hurricane City Code (HCC) 10-39-7 (as effective at the time of submission) a set of subdivision improvement plans were provided, all comments specific to those plans were provided directly to the applicant. The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. No major concerns preliminarily.
3. **Sewer:** No comments for the Planning Commission. Review comments given to the applicant.
4. **Streets:** [No comments received.]
5. **Water:** No comments.
6. **Engineer:** The subdivision boundary needs to be updated. All other comments addressed.
7. **Fire:** [No comments received.]
8. **Cable/Phone:** Need updated TDS notes.
9. **Gas:** [No comments received.]

added sidewalks at intervals that will allow for pedestrian traffic to move east to west through the subdivision. This is important due to the planned school to the east of this development

- a. As required by HCC 10-37-9(B): *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.* The applicant has provided a rough sketch of how the property to the north of this one will be developed and how traffic will flow towards the school site.



- b.
5. The preliminary plat shows several wells on site and as required by HCC 8-1A-5 drinking water source protection zones are depicted. Staff cannot independently verify that these are in the correct locations; however, the applicant has informed staff that the figures were provided by the Washington County Water Conservancy District who owns and operates the wells.
6. The Washington County Water Conservancy District currently owns all property between the applicant's property and 3700 W. WCWCD will be required to dedicate their portion of 3700 W, which is mostly built out in this section, as part of the final plat. HCC 10-39-7(C) states: *Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.*
7. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District, this development and its 75 units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be approved subject to staff and JUC comments.

OWNER:

ATN: TIM TIPPETT
WESTERN MORTGAGE & REALTY COMPANY
6610 W COURT ST
PASCO, WA 99301

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT(WCWD)
533 E WATERWORKS DRIVE
ST. GEORGE, UT-84770

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE RELEASED AT A CONTROLLED RATE THROUGH A SIDEWALK SCUPPER BACK INTO THE PLANNED ROAD. WATER WILL DRAIN DOWN INTO AN EXISTING 24 INCH COVERT ON 3700 S. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE TWO WELLS AS WELL AS A MONITORING WELL OWNED BY THE WCWD. ADEQUATE DISTANCES FROM THE WELLS HAVE BEEN ESTABLISH BY THE WCWD AND THE LAYOUT MADE ACCORDINGLY.

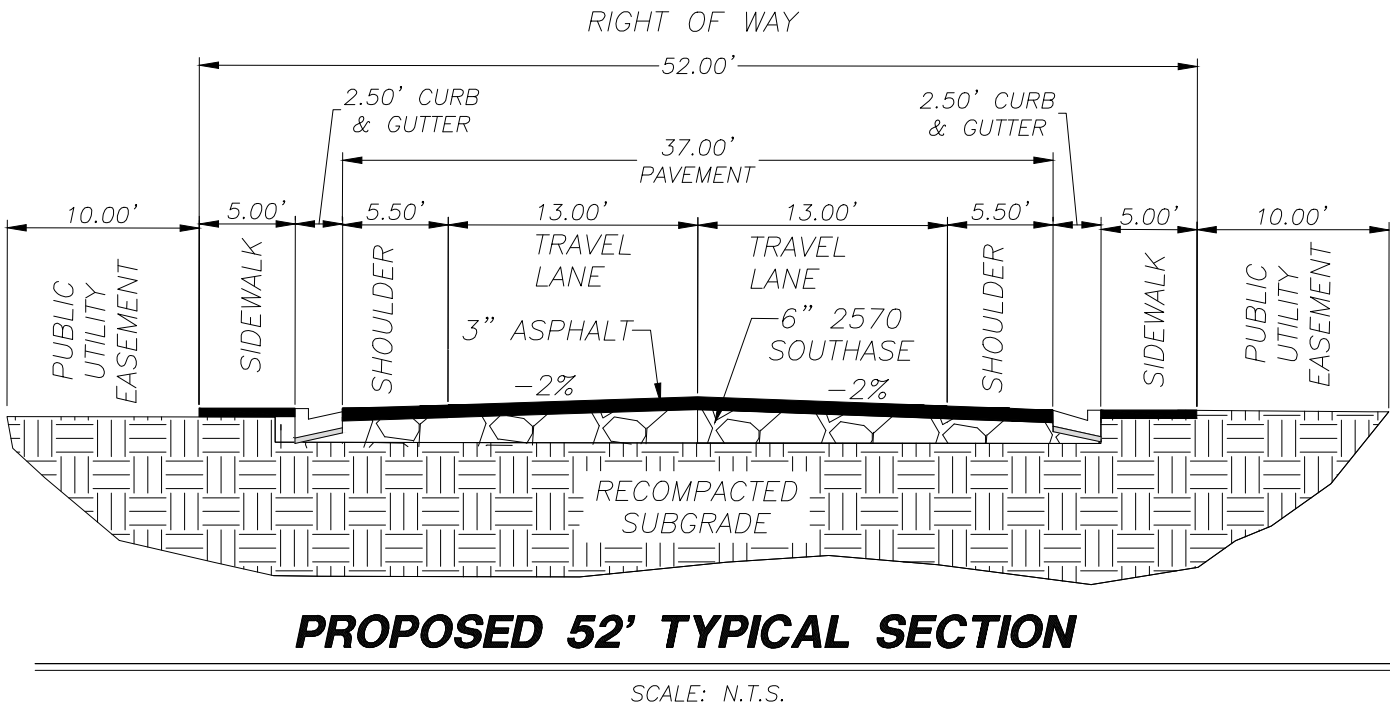
THERE ARE NO SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL NARRATIVE

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

Jn - NAVAJO SANDSTONE (LOWER JURASSIC) PALE-REDDISH-ORANGE, REDDISH-BROWN, OR WHITE, CLIFF-FORMING, CROSS-BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL-ROUNDED, FINE TO MEDIUM-GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH-ANGLE, LARGE-SCALE CROSS-BEDDING IN TABULAR-PLANAR, WEDGE-PLANAR, AND TROUGH-SHAPED SETS 10 TO 45 FEET OR MORE (3-14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004)



DESERT TORTOISE TAKE AREA

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

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	LATEQ, APPROX/BUR
LIQUEFACTION	H2 - HIGH 2 -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
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRH-HARD: HARD AND RESISTANT BEDROCK VOSOBLE AT GROUND SURFACE.
WIND BLOWN SAND	WBSH-HIGH:MODERN SAND FUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

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

SITE DATA

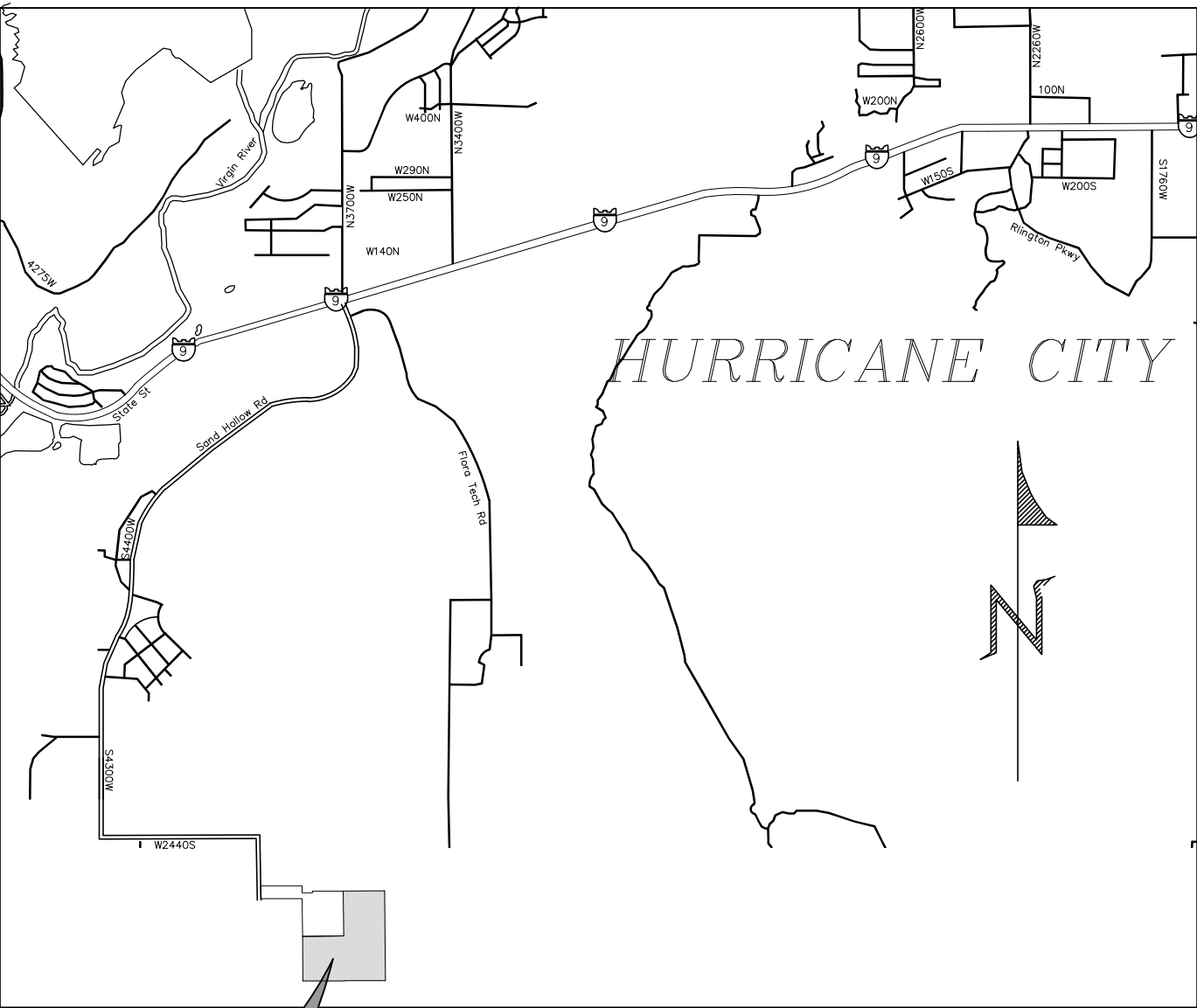
PHASE 3: 44 LOTS

PHASE 4: 32 LOTS

PRELIMINARY PLAT FOR:
DIXIE HEIGHTS PHASES 3 AND 4

LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.75'	15.04'	20.65'	S48°07'18"W	86°40'36"
C2	23.65'	15.00'	21.27'	S46°20'34"W	90°20'24"
C3	23.47'	15.00'	21.15'	N43°38'48"W	89°39'44"
C4	16.81'	20.00'	16.32'	N66°41'05"E	48°09'38"
C5	70.05'	50.00'	64.46'	N82°44'21"E	80°16'08"
C6	50.89'	50.00'	48.72'	S27°58'16"E	58°18'39"
C7	242.46'	50.00'	65.71'	N1°31'20"E	277°50'07"
C8	242.46'	50.00'	65.71'	N1°31'20"E	277°50'07"
C9	17.08'	20.00'	16.56'	S64°01'08"E	48°55'04"
C10	23.65'	15.00'	21.28'	S46°21'12"W	90°20'16"
C11	23.47'	15.00'	21.15'	S43°38'48"E	89°39'44"
C12	16.81'	20.00'	16.32'	S66°41'05"W	48°09'38"
C13	70.05'	50.00'	64.46'	S82°44'21"W	80°16'08"
C15	51.28'	50.00'	49.07'	S30°34'07"W	58°46'05"
C16	70.24'	50.00'	64.60'	N79°48'13"W	80°29'14"
C17	16.50'	20.00'	16.04'	N63°12'04"W	47°16'55"
C18	23.65'	15.00'	21.28'	S46°21'12"W	90°20'16"
C19	23.48'	15.00'	21.15'	S43°39'26"E	89°41'00"
C20	23.56'	15.00'	21.21'	N46°30'05"E	89°59'59"
C21	23.56'	15.00'	21.21'	N43°29'24"W	89°59'00"
C24	61.06'	589.34'	61.03'	S13°00'41"E	5°56'11"
C25	16.50'	12.00'	15.23'	S49°25'46"E	78°46'20"
C26	107.91'	276.00'	107.22'	N77°36'53"W	22°24'05"
C27	84.05'	224.00'	83.56'	N77°43'41"W	21°29'58"
C28	84.05'	224.00'	83.56'	N77°43'41"W	21°29'58"
C29	23.56'	15.00'	21.21'	S46°31'30"W	89°59'40"
C30	22.93'	15.03'	20.77'	S42°09'43"E	87°25'05"
C32	89.71'	276.00'	89.31'	S75°43'31"E	18°37'20"
C33	11.86'	224.00'	11.86'	S67°55'52"E	3°02'02"
C34	75.72'	224.00'	75.36'	S79°07'54"E	19°22'03"
C35	23.56'	15.00'	21.21'	S46°11'04"W	90°00'00"
C36	23.84'	15.09'	21.43'	S39°43'24"E	90°31'41"
C38	23.56'	15.00'	21.21'	S46°31'30"W	89°59'23"
C39	23.56'	15.00'	21.21'	N43°28'30"W	90°00'20"
C40	23.65'	15.00'	21.28'	N46°21'12"E	90°20'16"



PROJECT
LOCATION

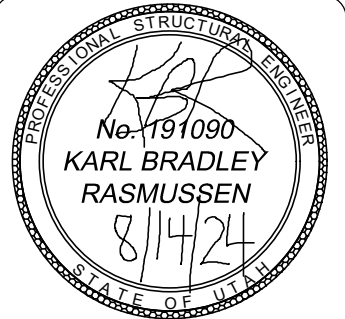
VICINITY MAP
N.T.S.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8801



PRELIMINARY PLAT FOR:
DIXIE HEIGHTS PHASES 3 AND 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/2024
SCALE: N/A

JOB NO.
281-015

SHEET NO:
1 OF 3

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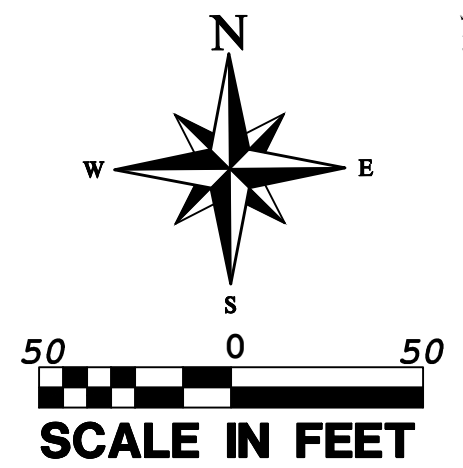
PRELIMINARY PLAT

LEGEND

	PROPERTY LINE		WCWD WELL PROPERTY
	EASEMENT LINE		STREET/STOP SIGN
	ADJACENT PROPERTY LINE		INSTALL CENTERLINE MONUMENT CLASS 1
	CENTER LINE		3/4" WATER METER
	PHASE LINE		IRRIGATION BOX
	CURB AND GUTTER		PROPOSED FIRE HYDRANT
	PROPOSED 8" WATER LINE		SEWER CLEANOUT
	PROPOSED 8" SEWER		PROPOSED SEWER MANHOLE
	PROPOSED IRRIGATION LINE		WATER VALVE
	PROPOSED STORM DRAIN LINE		NEW SD INLET BOX PER CITY STANDARDS
	EXISTING 1' CONTOURS		3-WAY VALVE
	EXISTING 5' CONTOURS		WELL PROTECTION ZONE 2
	PROPOSED 5' CONTOUR (MAJOR)		WELL PROTECTION ZONE 1
	PROPOSED 1' CONTOUR (MINOR)		
	PROPOSED PAVEMENT		
	PROPOSED SIDEWALK		
	PROPOSED 12' TRAIL		
	PAD ELEVATION		

PRELIMINARY SITE PLAN FOR:
DIXIE HEIGHTS PHASE 3 & 4

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



KEYNOTES:

- END OF PHASE 2 CURB AND SIDEWALK
- INSTALL NEW CURB & GUTTER (TYPE HB30-7) PER STD CURB & GUTTER DETAILS, SHEET DT1
- INSTALL NEW 5' SIDEWALK PER SIDEWALK DETAILS. SHEET DT2
- INSTALL ADA RAMP PER HURRICANE CITY STD DWG PED 100
- INSTALL STOP SIGN AND STREET SIGN PER HURRICANE CITY DETAILS SS-102 AND SS-103 ON DETAIL SHEETS 1 AND 2 RESPECTIVELY.
- INSTALL CENTERLINE MONUMENT CLASS 1, SHEET DT 2
- MONUMENT TO BE FOUND AND WILL BE SHOWN ON FINAL PLAT

LEGAL DESCRIPTION FOR PHASE 3&4:

COMMENCING AT THE OF NORTH QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 13 599.21 FEET; THENCE S00°00'00"E 875.74 FEET TO THE POINT OF BEGINNING; THENCE S01°17'21"W 116.17 FEET; THENCE S88°42'39"E 44.89 FEET; THENCE S01°11'04"W 1350.08 FEET; THENCE N88°28'38"W 2.28 FEET; THENCE N88°28'38"W 620.97 FEET; THENCE N01°09'52"E 93.67 FEET; THENCE N88°49'34"W 25.00 FEET; THENCE S01°09'52"W 93.52 FEET; THENCE N88°28'38"W 674.02 FEET; THENCE N01°09'10"E 580.26 FEET; THENCE S88°28'19"E 134.97 FEET; THENCE S01°31'41"W 27.84 FEET; THENCE S88°44'42"E 526.41 FEET; THENCE N01°09'52"E 910.07 FEET; THENCE S88°34'58"E 617.01 FEET;

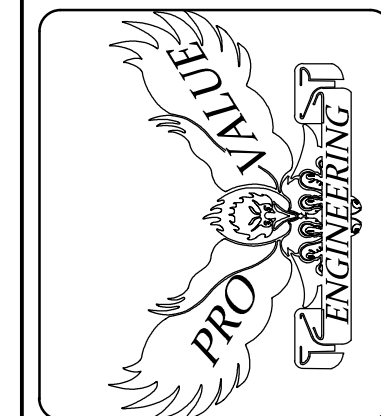
AREA CONTAINS 1,334,415.75 SQUARE FEET OR 30.56 ACRES.

NOTE:

THE FLIGHT IS SCHEDULED TO GET UPDATED
CONTOURS AFTER PRELIMINARY PLAT APPROVAL



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84437
Phone: 435/ 866-5507



PRELIMINARY SITE PLAN FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

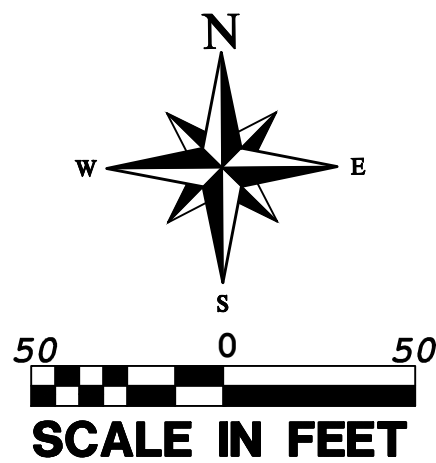
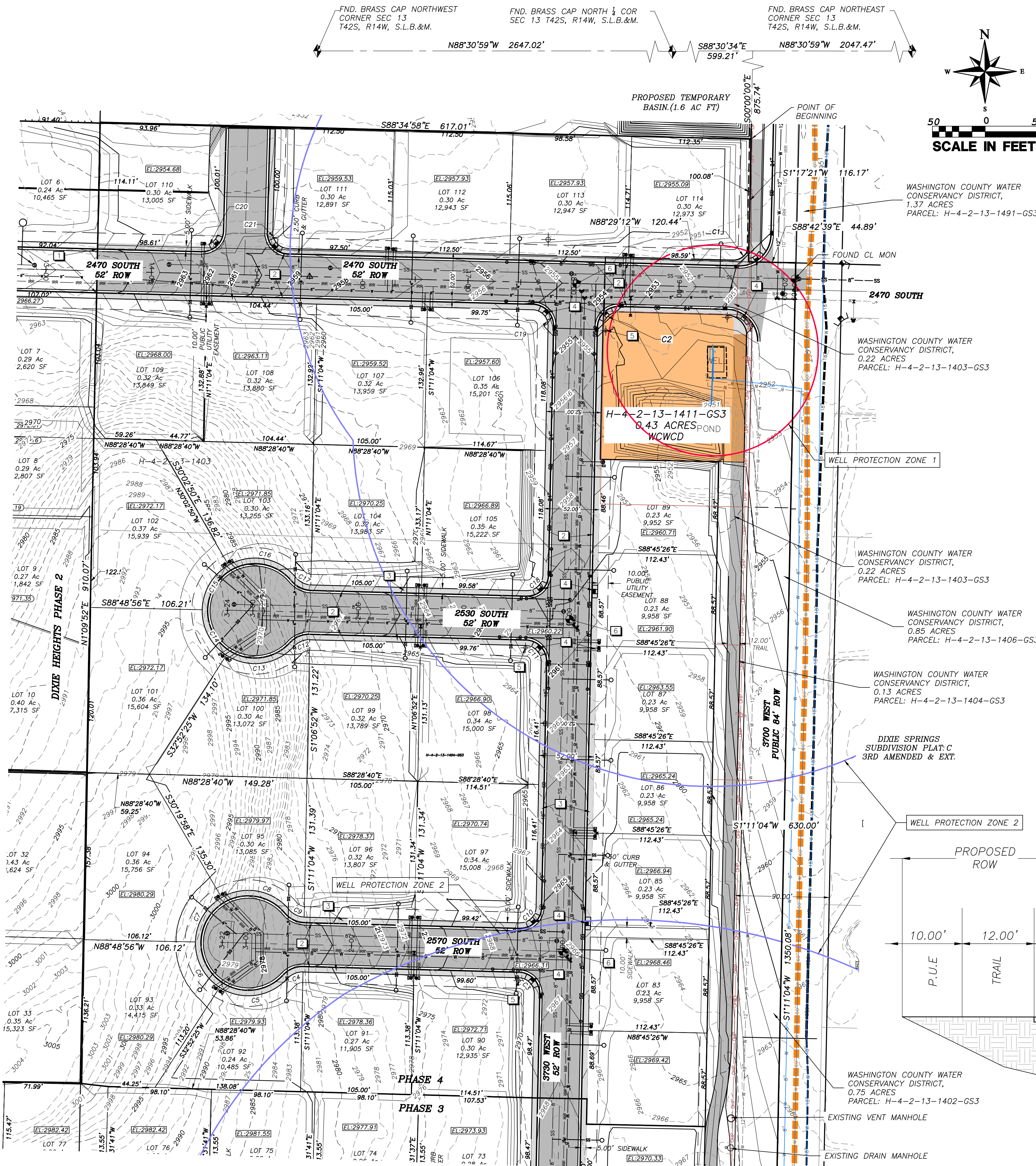
DATE: 8/14/2024
SCALE: 1"=50'

JOB NO.
281-015

SHEET NO.
2 OF 3

PRELIMINARY SITE PLAN FOR: DIXIE HEIGHTS PHASE 4

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



LEGEND

—	PROPERTY LINE	—	WCWCD WELL PROPERTY
- - -	EASEMENT LINE	+	STREET/STOP SIGN
- - -	ADJACENT PROPERTY LINE	•	INSTALL CENTERLINE MONUMENT CLASS 1
- - -	CENTER LINE	•	3/4" WATER METER
- - -	PHASE LINE	•	IRRIGATION BOX
- - -	CURB AND GUTTER	•	PROPOSED FIRE HYDRANT
- - -	PROPOSED 8" WATER LINE	•	SEWER CLEANOUT
- - -	PROPOSED 8" SEWER	•	PROPOSED SEWER MANHOLE
- - -	PROPOSED IRRIGATION LINE	•	WATER VALVE
- - -	PROPOSED STORM DRAIN LINE	•	NEW SD INLET BOX PER CITY STANDARDS
- - -	EXISTING 1' CONTOURS	•	3-WAY VALVE
- - -	EXISTING 5' CONTOURS	•	WELL PROTECTION ZONE 2
- - -	PROPOSED 5' CONTOUR (MAJOR)	•	WELL PROTECTION ZONE 1
- - -	PROPOSED 1' CONTOUR (MINOR)	•	
- - -	PROPOSED PAVEMENT	•	
- - -	PROPOSED SIDEWALK	•	
- - -	PROPOSED 12' TRAIL	•	
- - -	PAD ELEVATION	•	

KEYNOTES:

- END OF PHASE 2 CURB AND SIDEWALK
- INSTALL NEW CURB & GUTTER (TYPE HB30-7) PER STD CURB & GUTTER DETAILS, SHEET DT1
- INSTALL NEW 5' SIDEWALK PER SIDEWALK DETAILS, SHEET DT2
- INSTALL ADA RAMP PER HURRICANE CITY STD DUG PED 100
- INSTALL STOP SIGN AND STREET SIGN PER HURRICANE CITY DETAILS SS-102 AND SS-103 ON DETAIL SHEETS 1 AND 2 RESPECTIVELY.
- INSTALL CENTERLINE MONUMENT CLASS 1, SHEET DT 2

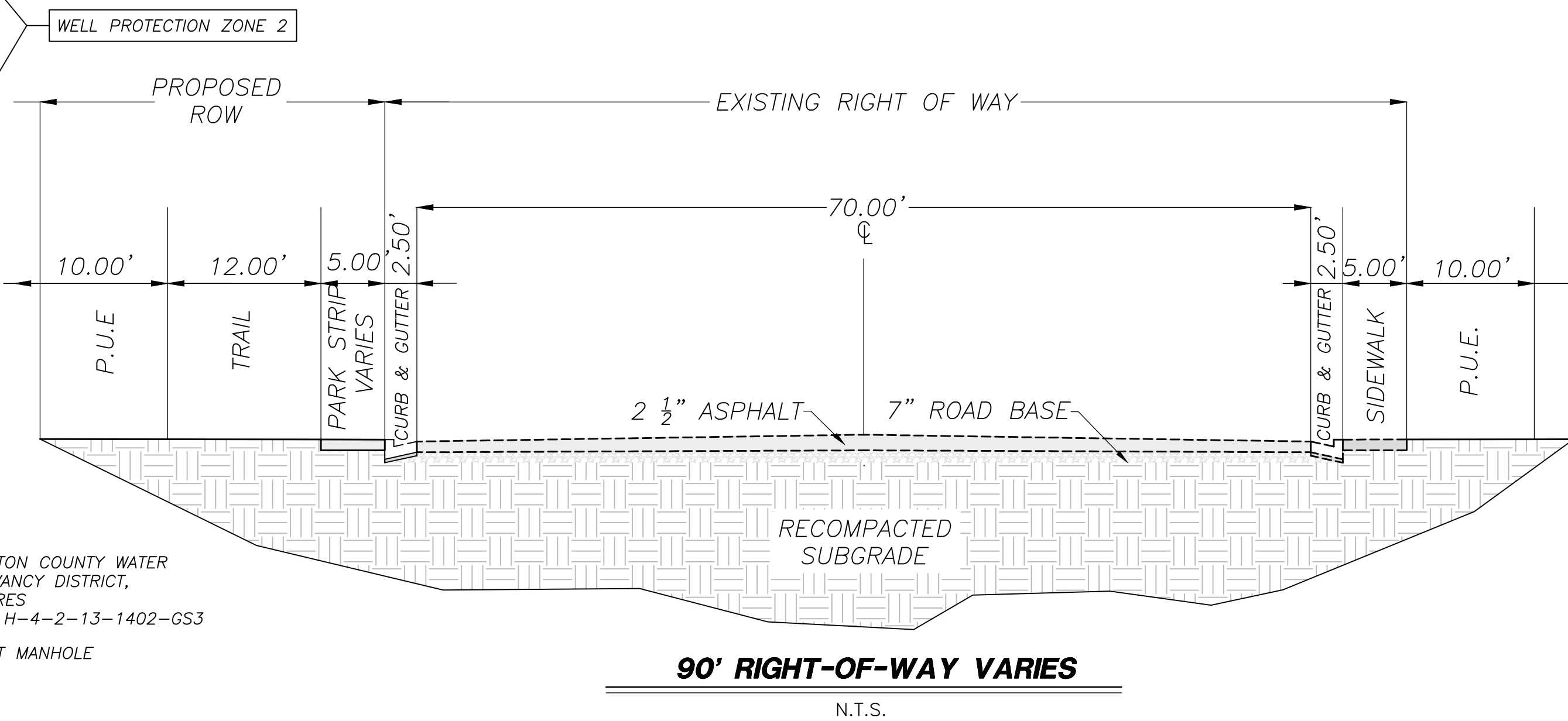
LEGAL DESCRIPTION FOR PHASE 3&4:

COMMENCING AT THE OF NORTH QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 13 599.21 FEET; THENCE S00°00'00"E 875.74 FEET TO THE POINT OF BEGINNING; THENCE S01°17'21"W 116.17 FEET; THENCE S88°42'39"E 44.89 FEET; THENCE S01°11'04"W 1350.08 FEET; THENCE N88°28'38"W 2.28 FEET; THENCE N88°28'38"W 620.97 FEET; THENCE N01°09'52"E 93.67 FEET; THENCE N88°49'34"W 25.00 FEET; THENCE S01°09'52"W 93.52 FEET; THENCE N88°28'38"W 674.02 FEET; THENCE N01°09'10"E 580.26 FEET; THENCE S88°28'19"E 134.97 FEET; THENCE S01°31'41"W 27.84 FEET; THENCE S88°44'42"E 526.41 FEET; THENCE N01°09'52"E 910.07 FEET; THENCE S88°34'58"E 617.01 FEET;

AREA CONTAINS 1,334,415.75 SQUARE FEET OR 30.56 ACRES.

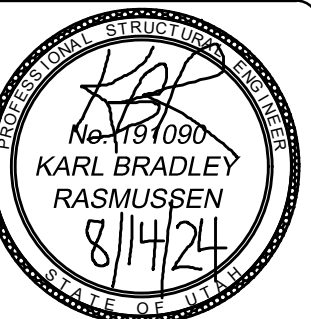
NOTE:

THE FLIGHT IS SCHEDULED TO GET UPDATED CONTOURS AFTER PRELIMINARY PLAT APPROVAL



REVISIONS	DATE	BY
NO		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 450 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 688-8361



PRELIMINARY SITE PLAN FOR:
DIXIE HEIGHTS PHASE 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/2024
SCALE: 1"=50'

JOB NO.
281-015

SHEET NO:
3 OF 3

TITLE SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4

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

CONTACT INFORMATION

STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-635-9442 EXT 202
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	DALLIN PEAD	435-359-7778
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 OR EXT 119
PLANNING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT 118
DIXIE POWER	CHAD REYNOLDS	435-669-4270
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
HURRICANE CITY ENGINEER	ARTHUR LEBARON	435-635-2811 EXT 113
W.C.W.C.D.	RYAN NAY	435-773-3016
GIS	JOE RHODES	435-669-5471
IRRIGATION	MAC HALL	435-668-8552

SHEET INDEX

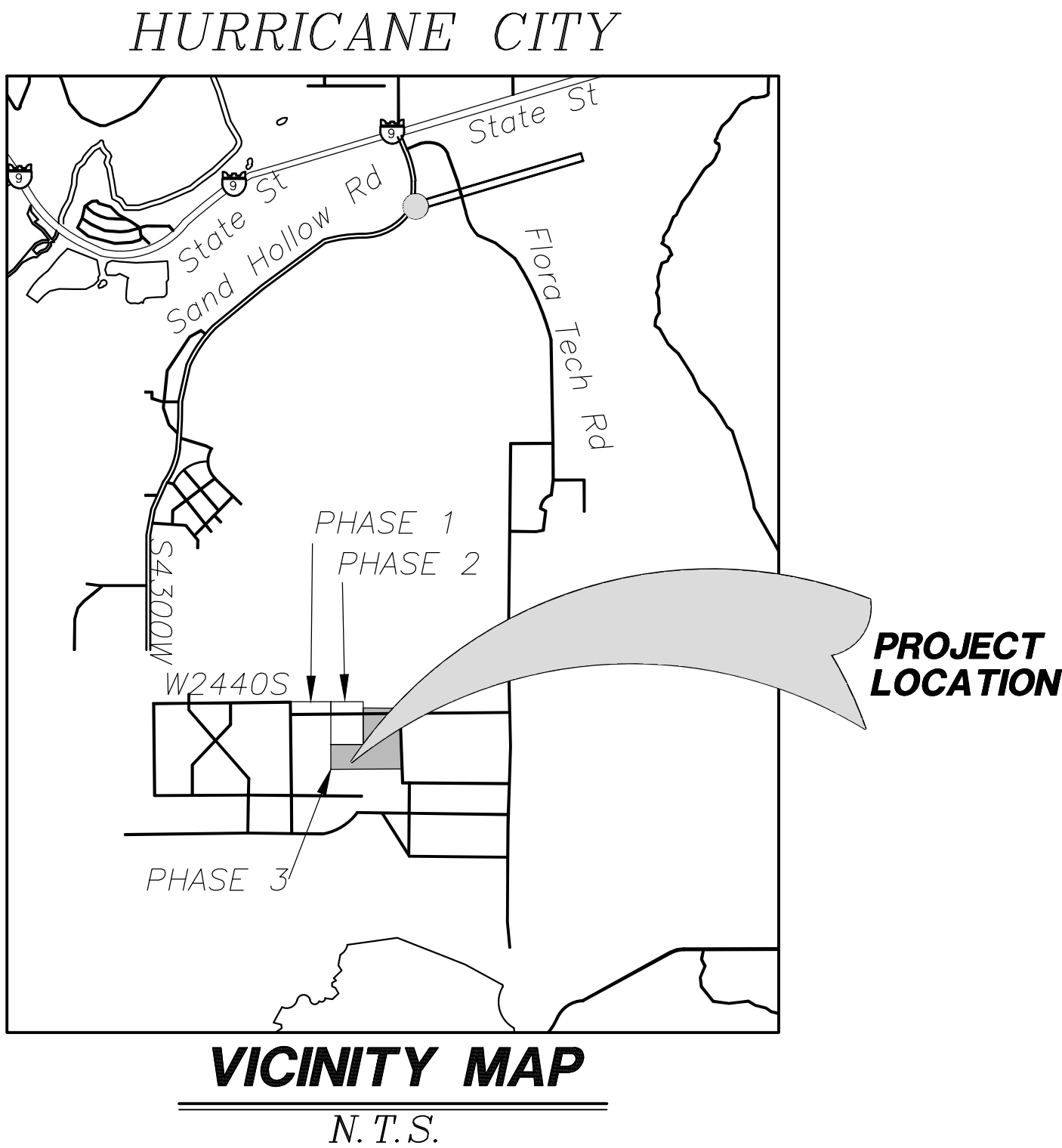
SHEET	DESCRIPTION
C1	TITLE SHEET
C2-C4	SITE PLAN
C5	UTILITY PLAN
C6	POWER PLAN
C7	GRADING AND DRAINAGE PLAN
PP1	PLAN & PROFILE - 2530 SOUTH
PP2	PLAN & PROFILE - 2570 SOUTH
PP3	PLAN & PROFILE - 2670 SOUTH
PP4	PLAN & PROFILE - 2670 SOUTH
PP5	PLAN & PROFILE - 2630 SOUTH
PP6	PLAN & PROFILE - 3730 WEST
PP7	PLAN & PROFILE - 3730 WEST
PP8	PLAN & PROFILE - 2470 SOUTH
PP9	PLAN & PROFILE - 3870 WEST
DT1-DT5	DETAILS SHEETS

HURRICANE CITY APPROVAL

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

OWNER

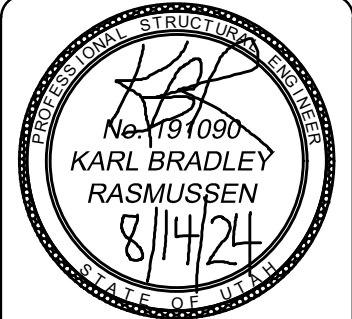
WESTERN MORTGAGE AND REALTY COMPANY
AND
SH RENTAL HOLDINGS LLC
CONTACT: BRENT MOSER
(801)793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 668-8861



TITLE SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24 SCALE: N.T.S.
JOB NO. 281-015
SHEET NO: C1

TITLE SHEET

OWNER:

ATN: TIM TIPPETT
WESTERN MORTGAGE & REALTY COMPANY
6610 W COURT ST
PASCO, WA 99301

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT(WCWD)
533 E WATERWORKS DRIVE
ST. GEORGE, UT-84770

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE RELEASED AT A CONTROLLED RATE THROUGH A SIDEWALK SCUPPER BACK INTO THE PLANNED ROAD. WATER WILL DRAIN DOWN INTO AN EXISTING 24 INCH COVERT ON 3700 S. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE TWO WELLS AS WELL AS A MONITORING WELL OWNED BY THE WCWD. ADEQUATE DISTANCES FROM THE WELLS HAVE BEEN ESTABLISH BY THE WCWD AND THE LAYOUT MADE ACCORDINGLY.

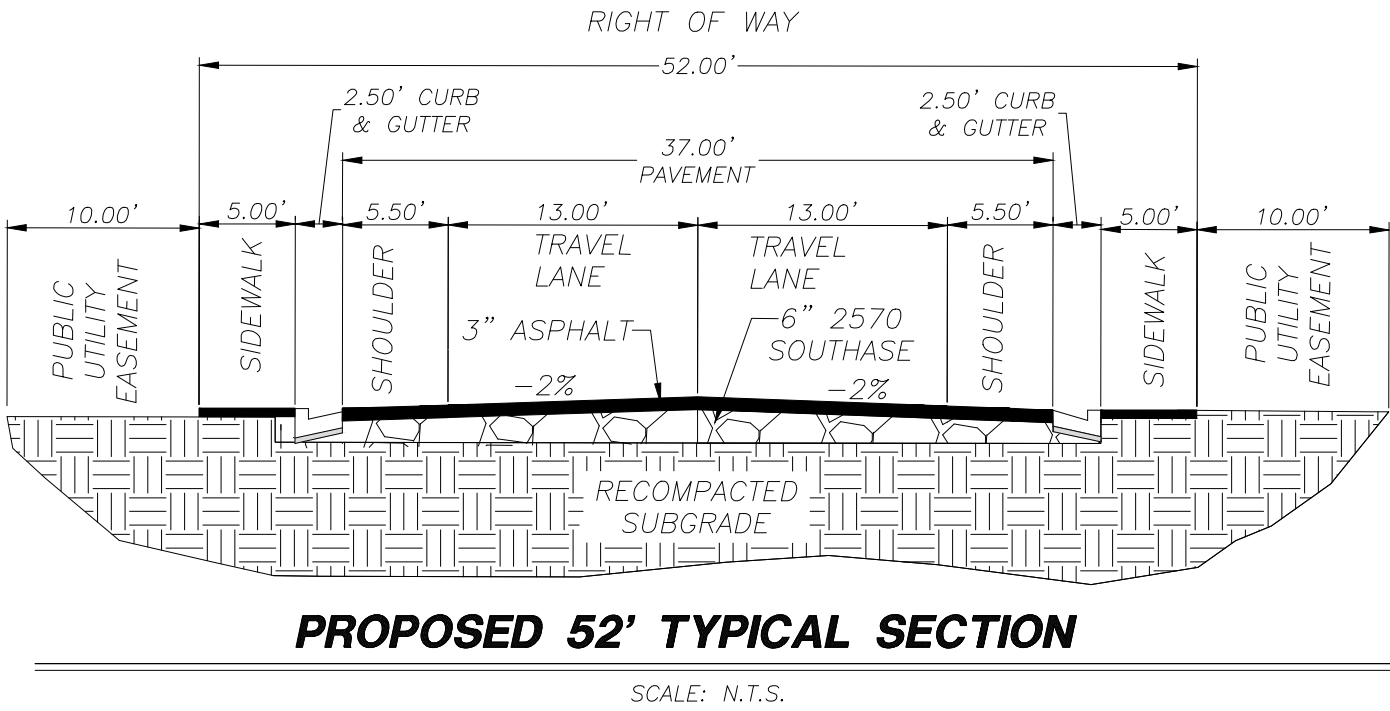
THERE ARE NO SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL NARRATIVE

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

Jn - NAVAJO SANDSTONE (LOWER JURASSIC) PALE-REDDISH-ORANGE, REDDISH-BROWN, OR WHITE, CLIFF-FORMING, CROSS-BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL-ROUNDED, FINE TO MEDIUM-GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH-ANGLE, LARGE-SCALE CROSS-BEDDING IN TABULAR-PLANAR, WEDGE-PLANAR, AND TROUGH-SHAPED SETS 10 TO 45 FEET OR MORE (3-14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004)



DESERT TORTOISE TAKE AREA

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

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	LATEQ, APPROX/BUR
LIQUEFACTION	H2 - HIGH 2 -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
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRH-HARD: HARD AND RESISTANT BEDROCK VOSOBLE AT GROUND SURFACE.
WIND BLOWN SAND	WBSH-HIGH:MODERN SAND FUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

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

SITE DATA

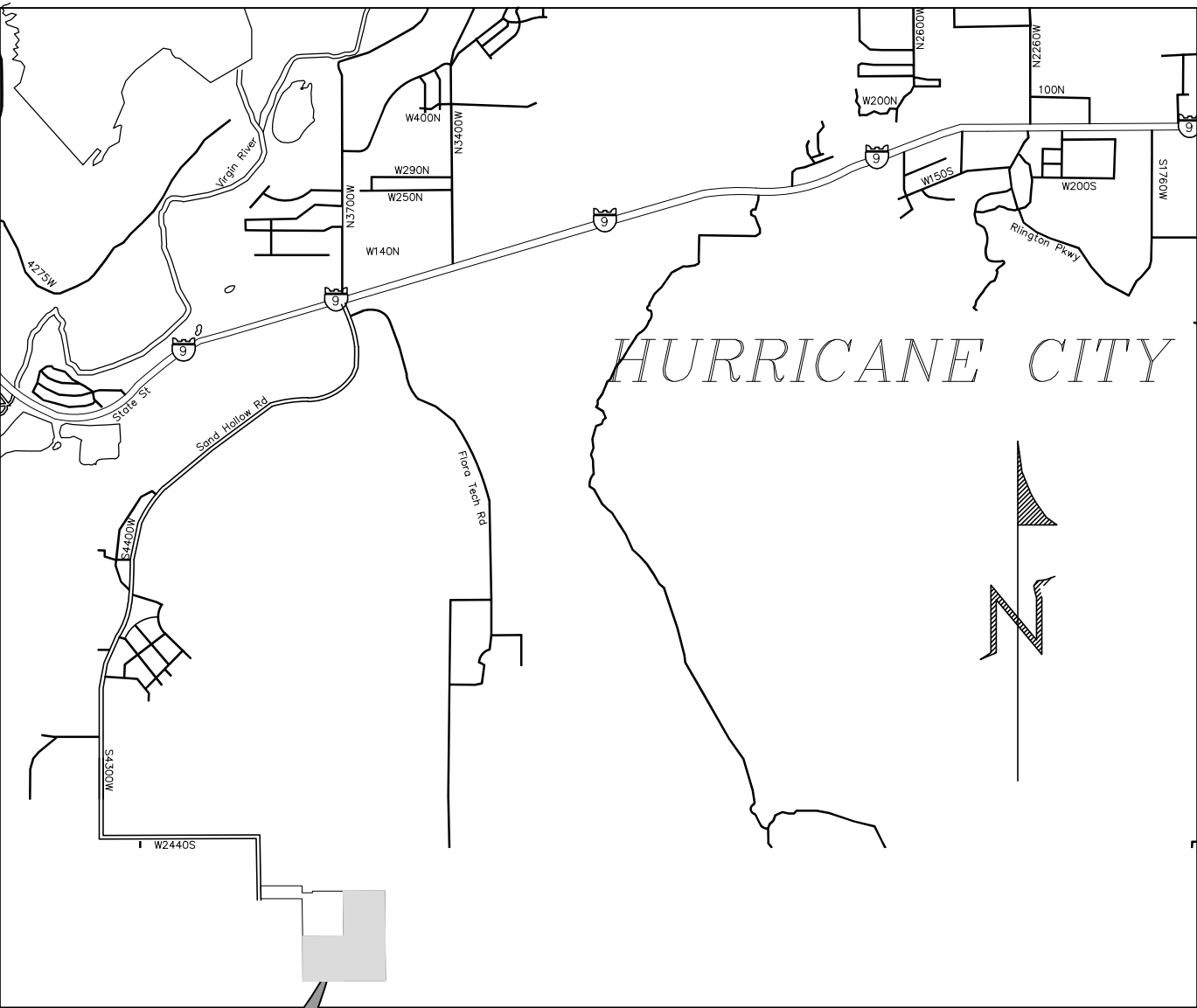
PHASE 3: 44 LOTS

PHASE 4: 32 LOTS

SITE PLAN FOR:
DIXIE HEIGHTS PHASES 3 AND 4

LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	22.75'	15.04'	20.65'	S48°07'18"W	86°40'36"
C2	23.65'	15.00'	21.27'	S46°20'34"W	90°20'24"
C3	23.47'	15.00'	21.15'	N43°38'48"W	89°39'44"
C4	16.81'	20.00'	16.32'	N66°41'05"E	48°09'38"
C5	70.05'	50.00'	64.46'	N82°44'21"E	80°16'08"
C6	50.89'	50.00'	48.72'	S27°58'16"E	58°18'39"
C7	242.46'	50.00'	65.71'	N1°31'20"E	277°50'07"
C8	242.46'	50.00'	65.71'	N1°31'20"E	277°50'07"
C9	17.08'	20.00'	16.56'	S64°01'08"E	48°55'04"
C10	23.65'	15.00'	21.28'	S46°21'12"W	90°20'16"
C11	23.47'	15.00'	21.15'	S43°38'48"E	89°39'44"
C12	16.81'	20.00'	16.32'	S66°41'05"W	48°09'38"
C13	70.05'	50.00'	64.46'	S82°44'21"W	80°16'08"
C15	51.28'	50.00'	49.07'	S30°34'07"W	58°46'05"
C16	70.24'	50.00'	64.60'	N79°48'13"W	80°29'14"
C17	16.50'	20.00'	16.04'	N63°12'04"W	47°16'55"
C18	23.65'	15.00'	21.28'	S46°21'12"W	90°20'16"
C19	23.48'	15.00'	21.15'	S43°39'26"E	89°41'00"
C20	23.56'	15.00'	21.21'	N46°30'05"E	89°59'59"
C21	23.56'	15.00'	21.21'	N43°29'24"W	89°59'00"
C24	61.06'	589.34'	61.03'	S13°00'41"E	5°56'11"
C25	16.50'	12.00'	15.23'	S49°25'46"E	78°46'20"
C26	107.91'	276.00'	107.22'	N77°36'53"W	22°24'05"
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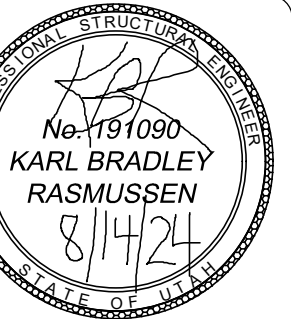
PROJECT
LOCATION

VICINITY MAP
N.T.S.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 688-8801



SITE PLAN FOR:
DIXIE HEIGHTS PHASES 3 AND 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/2024
SCALE: N/A

JOB NO.
281-015

SHEET NO:

C2

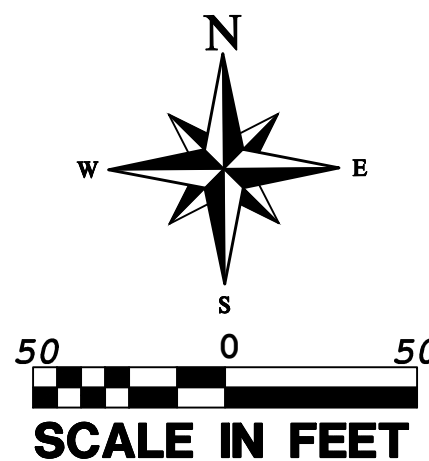
SITE PLAN

LEGEND

	PROPERTY LINE		WCWD WELL PROPERTY
	EASEMENT LINE		STREET/STOP SIGN
	ADJACENT PROPERTY LINE		INSTALL CENTERLINE MONUMENT CLASS 1
	CENTER LINE		3/4" WATER METER
	PHASE LINE		IRRIGATION BOX
	CURB AND GUTTER		PROPOSED FIRE HYDRANT
	PROPOSED 8" WATER LINE		SEWER CLEANOUT
	PROPOSED 8" SEWER		PROPOSED SEWER MANHOLE
	PROPOSED IRRIGATION LINE		WATER VALVE
	PROPOSED STORM DRAIN LINE		NEW SD INLET BOX PER CITY STANDARDS
	EXISTING 1' CONTOURS		3-WAY VALVE
	EXISTING 5' CONTOURS		WELL PROTECTION ZONE 2
	PROPOSED 5' CONTOUR (MAJOR)		WELL PROTECTION ZONE 1
	PROPOSED 1' COUNTOUR (MINOR)		
	PROPOSED PAVEMENT		
	PROPOSED SIDEWALK		
	PROPOSED 12' TRAIL		
	PAD ELEVATION		

SITE PLAN FOR:
DIXIE HEIGHTS PHASE 3

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



KEYNOTES:

- END OF PHASE 2 CURB AND SIDEWALK
- INSTALL NEW CURB & GUTTER (TYPE HB30-7) PER STD CURB & GUTTER DETAILS, SHEET DT1
- INSTALL NEW 5' SIDEWALK PER SIDEWALK DETAILS. SHEET DT2
- INSTALL ADA RAMP PER HURRICANE CITY STD DWG PED 100
- INSTALL STOP SIGN AND STREET SIGN PER HURRICANE CITY DETAILS SS-102 AND SS-103 ON DETAIL SHEETS 1 AND 2 RESPECTIVELY.
- INSTALL CENTERLINE MONUMENT CLASS 1, SHEET DT 2
- MONUMENT TO BE FOUND AND WILL BE SHOWN ON FINAL PLAT

LEGAL DESCRIPTION FOR PHASE 3&4:

COMMENCING AT THE OF NORTH QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°30'34"E ALONG THE NORTHERLY SECTION LINE OF SAID SECTION 13 599.21 FEET; THENCE S00°00'00"E 875.74 FEET TO THE POINT OF BEGINNING; THENCE S01°17'21"W 116.17 FEET; THENCE S88°42'39"E 44.89 FEET; THENCE S01°11'04"W 1350.08 FEET; THENCE N88°28'38"W 2.28 FEET; THENCE N88°28'38"W 620.97 FEET; THENCE N01°09'52"E 93.67 FEET; THENCE N88°49'34"W 25.00 FEET; THENCE S01°09'52"W 93.52 FEET; THENCE N88°28'38"W 674.02 FEET; THENCE N01°09'10"E 580.26 FEET; THENCE S88°28'19"E 134.97 FEET; THENCE S01°31'41"W 27.84 FEET; THENCE S88°44'42"E 526.41 FEET; THENCE N01°09'52"E 910.07 FEET; THENCE S88°34'58"E 617.01 FEET;

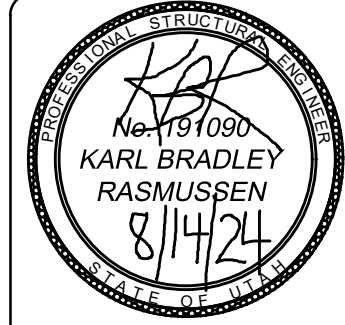
AREA CONTAINS 1,334,415.75 SQUARE FEET OR 30.56 ACRES.

NOTE:

THE FLIGHT IS SCHEDULED TO GET UPDATED CONTOURS AFTER PRELIMINARY PLAT APPROVAL



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: 435/ 866-5507



SITE PLAN FOR:
DIXIE HEIGHTS PHASE 3
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/2024
SCALE: 1"=50'
JOB NO.: 281-015
SHEET NO.: **C3**

**LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

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[illegible]

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



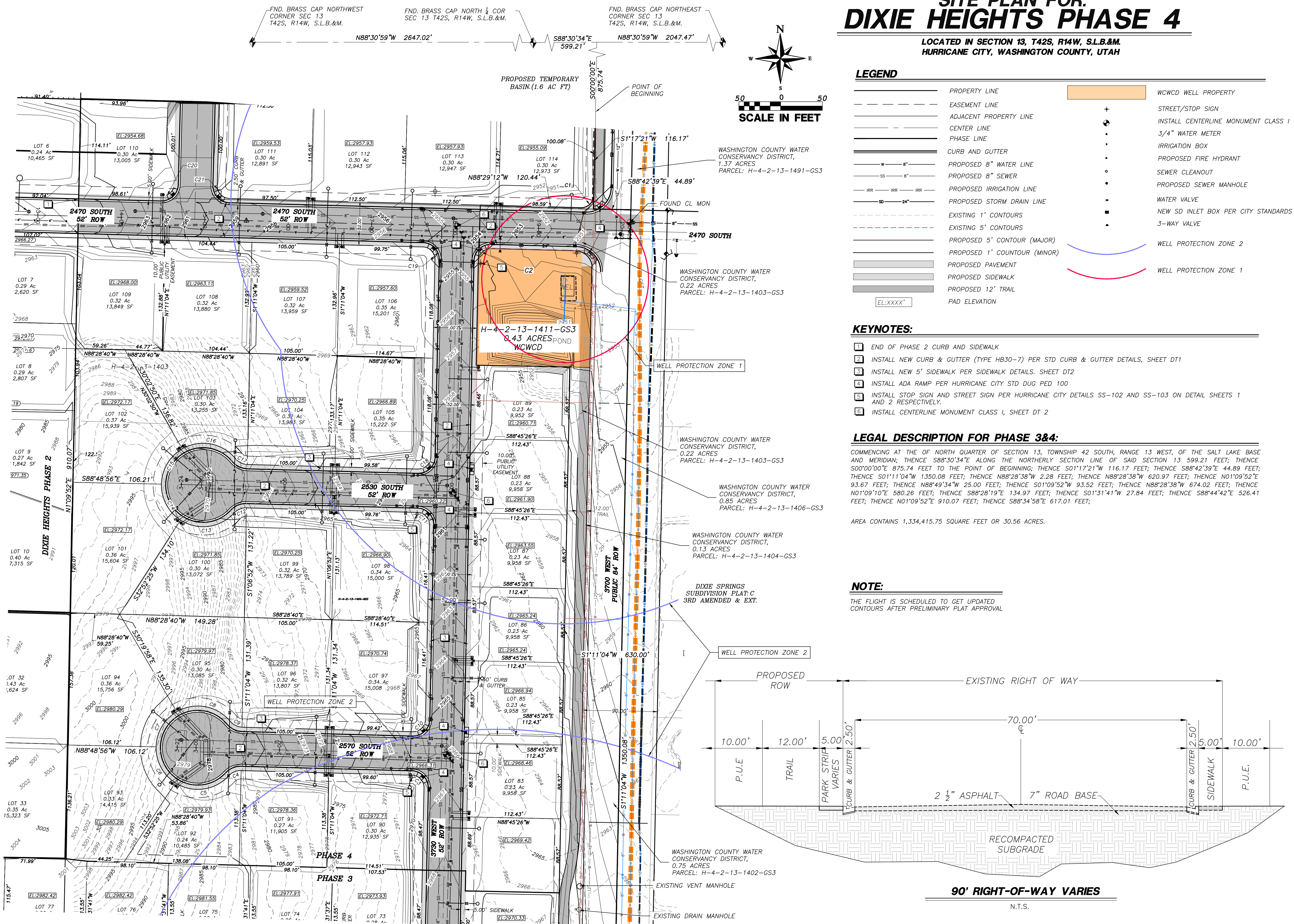
SITE PLAN FOR:
DIXIE HEIGHTS PHASE 4
LOCATED IN SECTION 13, T42S, R14W, S11B, 4M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

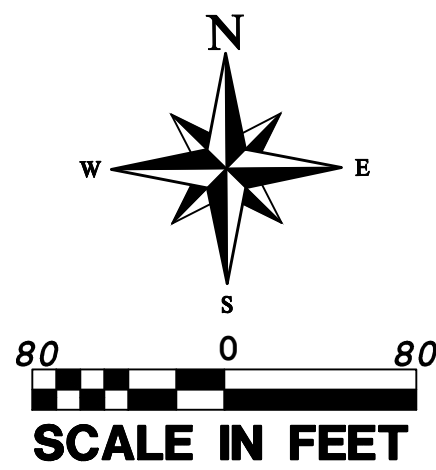
DATE: 8/14/2024
SCALE: 1"=50'

JOB NO
281-015

SHEET NO:

C3





WATER, SEWER AND IRRIGATION PLAN FOR: DIXIE HEIGHTS PHASES 3 & 4

LOCATED IN SECTION 13, T42S, R14W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

WESTERN MORTGAGE
& REALTY COMPANY
H-4-2-13-1491-G-1

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

- CONTRACTOR IS REQUIRED TO CALL RYAN NAY AT (435)773-3016, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10' OF A WCWD WATERLINE. THIS WILL SCHEDULE A WCWD INSPECTOR TO THE PROJECT SITE.
- CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. WCWD INSPECTOR IS REQUIRED TO BE ON SITE WHEN POTHOLES ARE MADE WITHIN 10' OF A WCWD WATERLINE.
- ALL CHANGES TO EXISTING GRADES NEAR EXISTING WCWD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
- ANY INFRASTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- WCWD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WCWD SPECIFICATIONS.
- MAINTAIN ACCESS ON THE EAST SIDE OF SOUTHERN MOST WELL HOUSE FOR A WELL RIG WHEN REPAIRING THE WELL.
- MAINTAIN ACCESS ON THE NORTH SIDE OF NORTHERN MOST WELL HOUSE FOR A WELL RIG WHEN REPAIRING THE WELL.
- FENCE IS REQUIRED ALONG THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT PROPERTY

LEGEND

—	PROPERTY LINE	■	PROPOSED PAVEMENT
---	ADJACENT PROPERTY LINE	■	ASPHALT PHASE 2
---	P.U.E.	■	PROPOSED SIDEWALK
W-8"	PROPOSED 8" WATER LINE	•	3/4" WATER METER
SS-8"	PROPOSED 8" SEWER	•	IRRIGATION BOX
IRR-IRR	PROPOSED IRRIGATION LINE	•	PROPOSED FIRE HYDRANT
---	EXISTING CURB AND GUTTER	•	SEWER CLEANOUT
---	PHASE LINE	•	PROPOSED SEWER MANHOLE
---	FUTURE PHASE LOT LINE	•	WATER VALVE
---	EXISTING WATER LINE SIZE SHOWN	•	3-WAY VALVE
---	EXISTING 60" WCWD WATER LINE	---	WELL PIPING
---	EXISTING 18" WCWD WATER LINE		

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: MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

NOTE: SEWER MAINS AND LATERALS WILL NEED TO BE SLEEVED WHERE AN 18" CLEARANCE IS NOT MET OR WHEN SEWER IS ABOVE WATER. SLEEVE SHOULD BE 20' LONG CENTERED AT THE WATER LINE.

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

CITY WATER NOTES:

- ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
- ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
- CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
- ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF ANY 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.

CONSTRUCTION KEYNOTES

WATER:

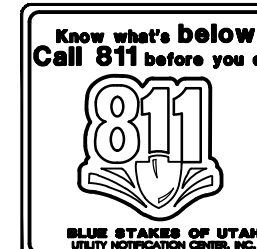
- INSTALL NEW FIRE HYDRANT (DETAIL WD 302-1)
- INSTALL 3/4" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS (DETAIL 303-3)
- INSTALL NEW 8" PVC WATER LINE
- INSTALL NEW 6" GATE VALVE
- INSTALL 3-WAY VALVE CLUSTER PHASE 3
- INSTALL 3-WAY VALVE CLUSTER PHASE 4
- CONNECT TO EXISTING STUB INSTALLED DURING PHASE 2
- EXISTING FIRE HYDRANT INSTALLED WITH PHASE 2
- EXISTING WATER VALVES

IRRIGATION:

- INSTALL IRRIGATION METER (DETAIL 305-1)
- INSTALL 6" IRRIGATION LINE CONNECTING TO PHASE 2 STUB
- STUB IRRIGATION FOR FUTURE
- INSTALL PHASING VALVE
- CONNECT TO EXISTING STUB INSTALLED DURING PHASE 2

SEWER:

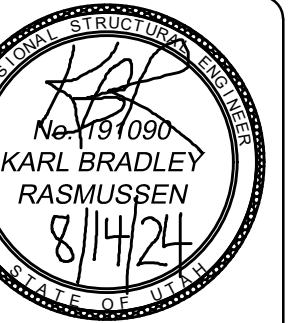
- INSTALL NEW 8" SEWER MAIN PHASE 3
 - INSTALL NEW 8" SEWER MAIN PHASE 4
 - INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE 3
 - INSTALL 4" SEWER SERVICE LATERAL AND CLEANOUT IN PHASE 4
- NOTE: MANHOLES LABELED (PH3) WILL BE INSTALLED WITH PHASE 3 AND THOSE MARKED (PH4) WILL BE INSTALLED IN PHASE 4.



NOTICE!

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

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: (435) 669-8307



WATER, SEWER AND IRRIGATION PLAN FOR:
DIXIE HEIGHTS PHASES 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=80'

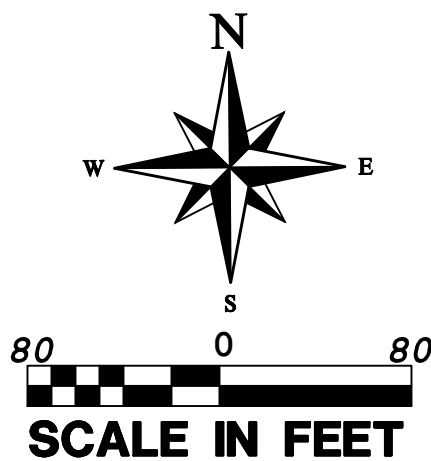
JOB NO.
281-015

SHEET NO.

C5

COMMUNICATION, POWER AND NATURAL GAS PLAN FOR:
DIXIE HEIGHTS PHASE 3 & 4 & 4

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



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- ADJACENT PROPERTY LINE
- CENTER LINE
- NEW POWER LINE
- NEW GAS LINE
- NEW PHONE LINE
- EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED STREET LIGHT PER HURRICANE CITY STANDARDS
- PROPOSED POWER TRANSFORMER
- PROPOSED SECONDARY BOX
- PROPOSED 3-PHASE VAULT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- ASPHALT PHASE 2

CONSTRUCTION KEYNOTES:

POWER :

- 1. INSTALL 3" PVC WITH 350 MCM TRIPLEX
- 2. INSTALL 3" PVC WITH 500 MCM TRIPLEX
- 3. INSTALL STREETLIGHT
- 4. INSTALL SECONDARY BOX
- 5. INSTALL 3 PHASE VAULT
- 6. DIXIE POWER TO INSTALL NEW TRANSFORMER
- 7. STUB FOR FUTURE USE

GAS :

- 17. INSTALL GAS LINE
- 18. STUB GAS LINE FOR FUTURE PHASE

COMMUNICATION :

- 23. INSTALL COMMUNICATION LINE PER JUC TRENCH DETAIL "1", SHEET DT2
- 24. STUB TELEPHONE LINE FOR FUTURE PHASE

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

- 1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND 2530 SOUTHOSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
- 2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
- 3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@CENTURYLINK.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
- 4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DIXIE POWER NOTES FOR DIXIE HEIGHTS PHASE 3 & 4:

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

INFOWEST, CATV/FIBER OPTIC NOTES:

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

TDS COMMUNICATION NOTES:

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

DOMINION ENERGY:

- 1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH (435)-231-9971.
- 2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- 3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N-ST.GEORGE, UTAH).
- 4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
- 5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- 6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- 7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- 8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
- 9. CONTACT JC HALL AT (435) 210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- 10. ****IMPORTANT NOTICE**** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
- 11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435)-559-6547.

CITY STREETS NOTES:

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

DIXIE SPRINGS SUBDIVISION PLAT: B

DIXIE SPRINGS SUBDIVISIONS

REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84401
Phone: (435) 668-8801



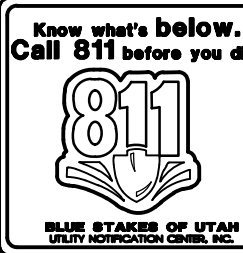
8/14/24
KARL BRADLEY RASMUSSEN

COMMUNICATION, POWER AND NATURAL GAS PLAN FOR
DIXIE HEIGHTS PHASE 3 & 4 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=80'

JOB NO.
281-015

SHEET NO:
C6

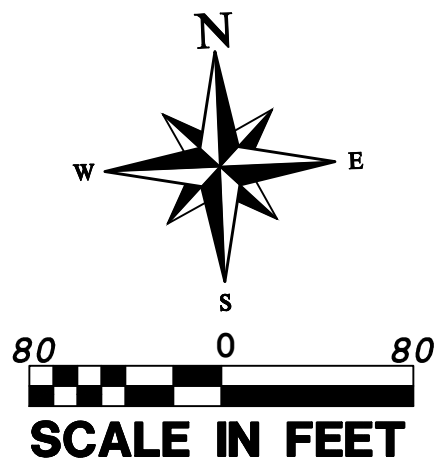


NOTICE!

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.

GARADING & DRAINAGE PLAN FOR:
DIXIE HEIGHTS PHASES 3 & 4

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



GRADING PLAN NOTES

- KEYNOTES BELOW PROVIDE FOR THE REFERENCE OF THE FEATURES THAT NEED TO BE CONSTRUCTED FOR THIS PROJECT.
- CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.
- CONTRACTOR IS ABLE TO REPLACE SPECIFIED CURB INLETS WITH AN ALTERNATIVE CITY APPROVED STRUCTURE, SUCH AS NYLOPLAST, AS LONG AS THEY ARE SIZED TO FIT THE SPECIFIED PIPE SIZES AND ANGLES.

Cut/Fill Summary

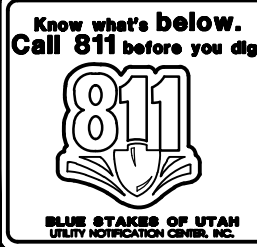
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EG VS PG PHASE 4	1.000	1.000	603068 Sq. Ft.	88904.89 Cu. Yd.	32549.64 Cu. Yd.	56355.25 Cu. Yd.<Cut>
Totals			1301437 Sq. Ft.	141378.41 Cu. Yd.	51694.26 Cu. Yd.	89684.15 Cu. Yd.<Cut>

DIXIE SPRINGS
SUBDIVISION
PLAT: B



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- ASPHALT PHASE 2
- WCWD WELL PROPERTY
- PROPOSED STORM DRAIN LINE (SIZE AS SHOWN)
- PROPOSED STORM DRAIN LINE (SIZE AS SHOWN)
- PHASE LINE
- RETAINING WALL
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- EXISTING CURB AND GUTTER
- WELL PIPING



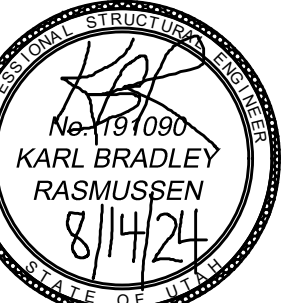
NOTICE!

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REVISIONS

NO	DATE	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 666-8567



DRAINAGE PLAN FOR:
DIXIE HEIGHTS PHASES 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

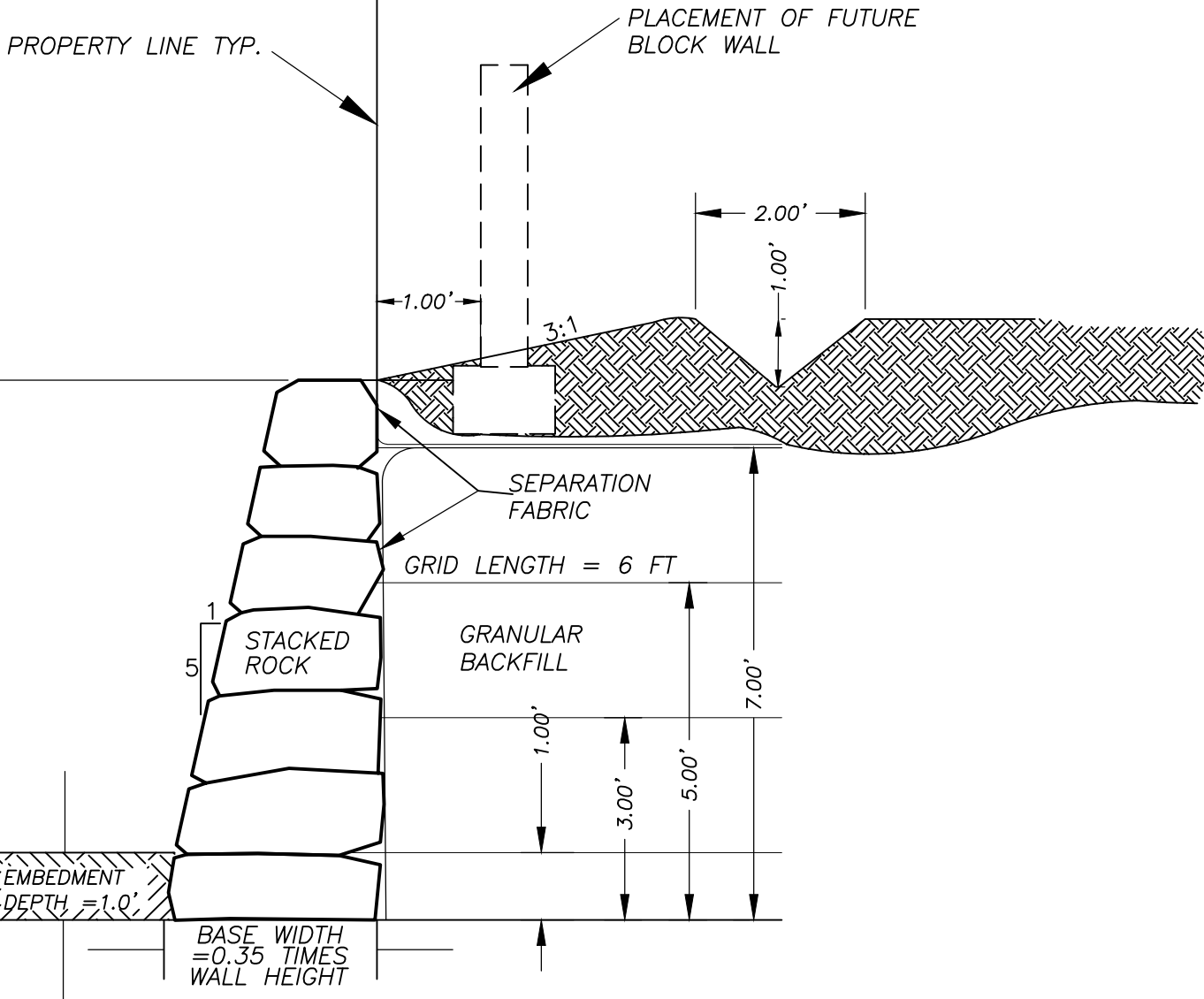
DATE: 8/14/24

SCALE: 1"=80'

JOB NO.
281-015

SHEET NO.

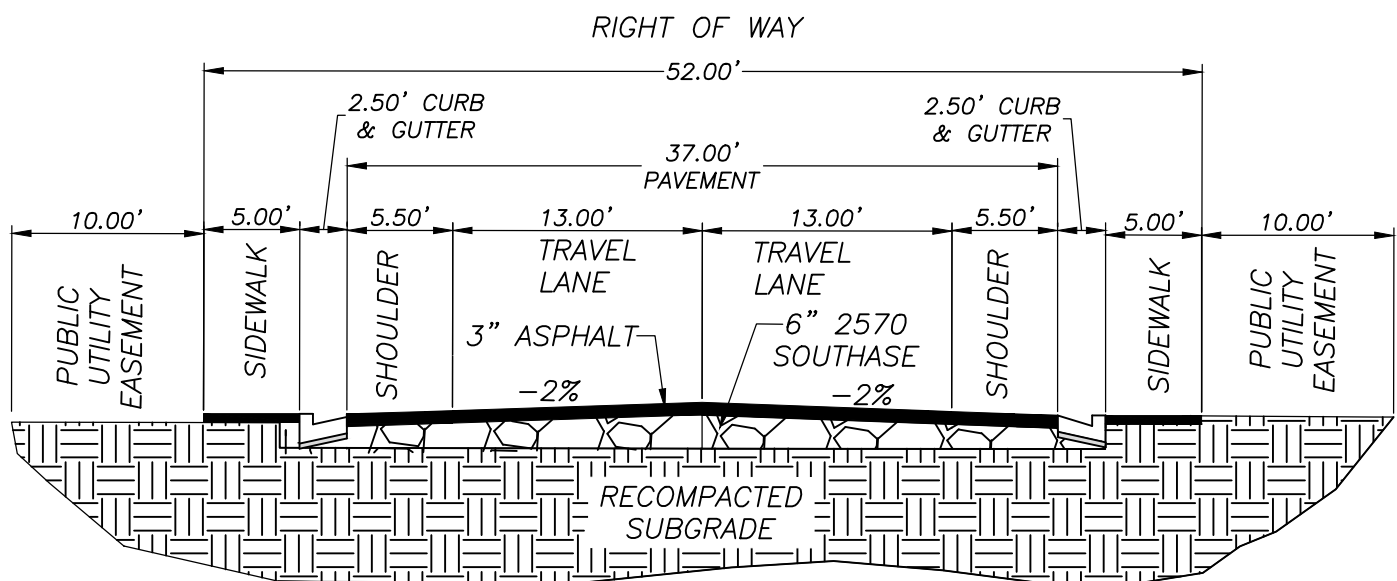
C7



- MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
- GEOGRID TO BE HUESKER 35/20-20 OR EQUIVALENT.
- GEOGRIDS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
- BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
- THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
- FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
- CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
- ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
- ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
- SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
- ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
- SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

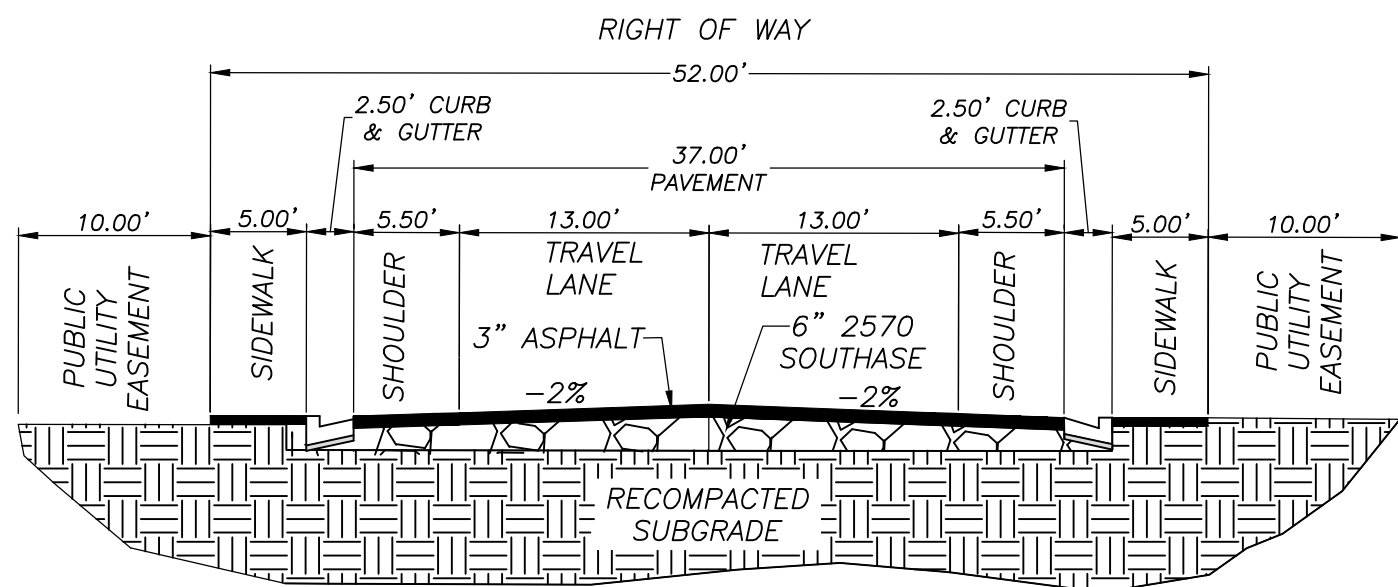
ROCK WALL DETAIL

NOT TO SCALE



PROPOSED 52' TYPICAL CROSS SECTION

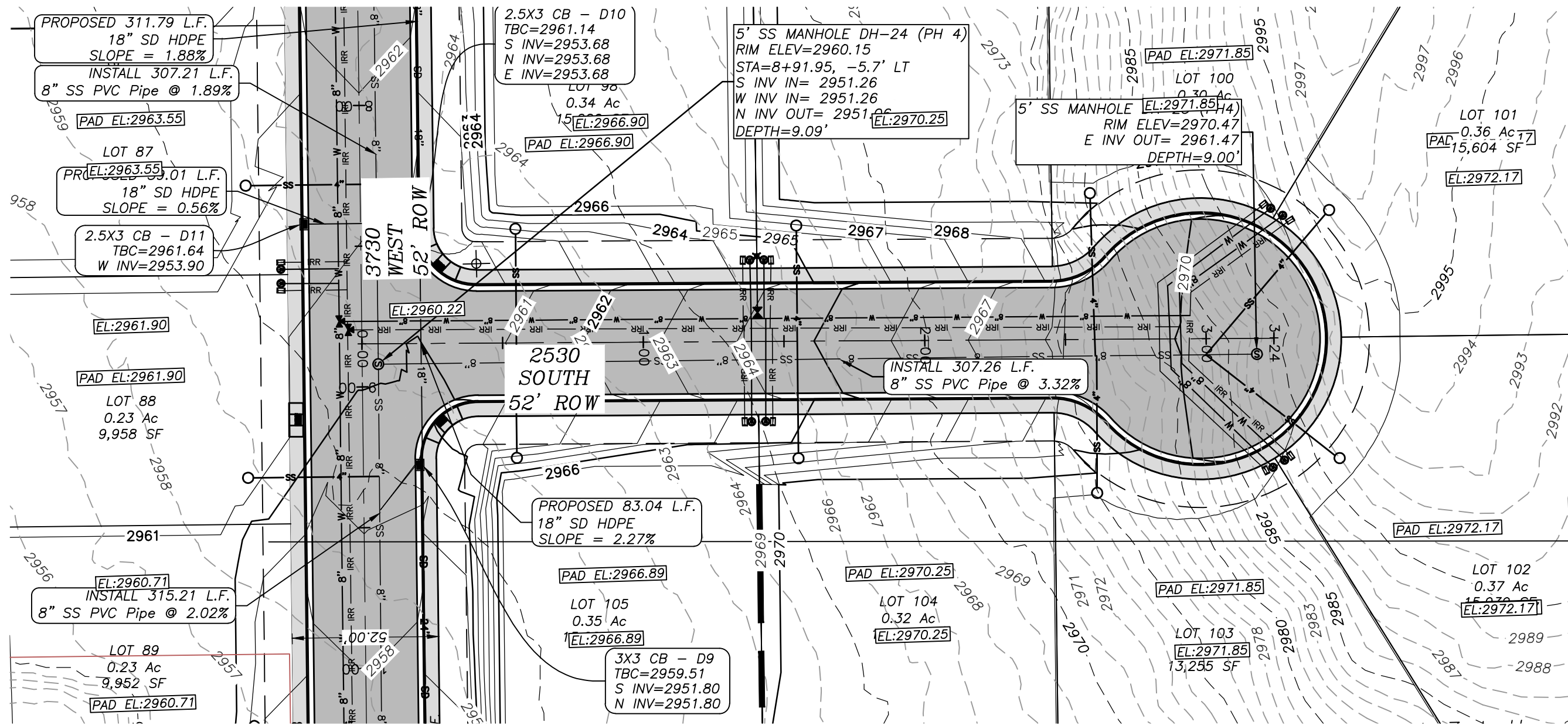
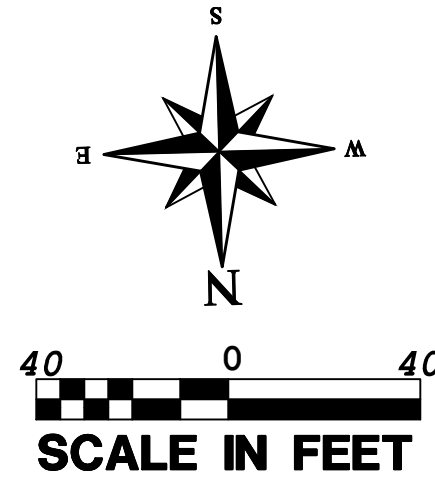
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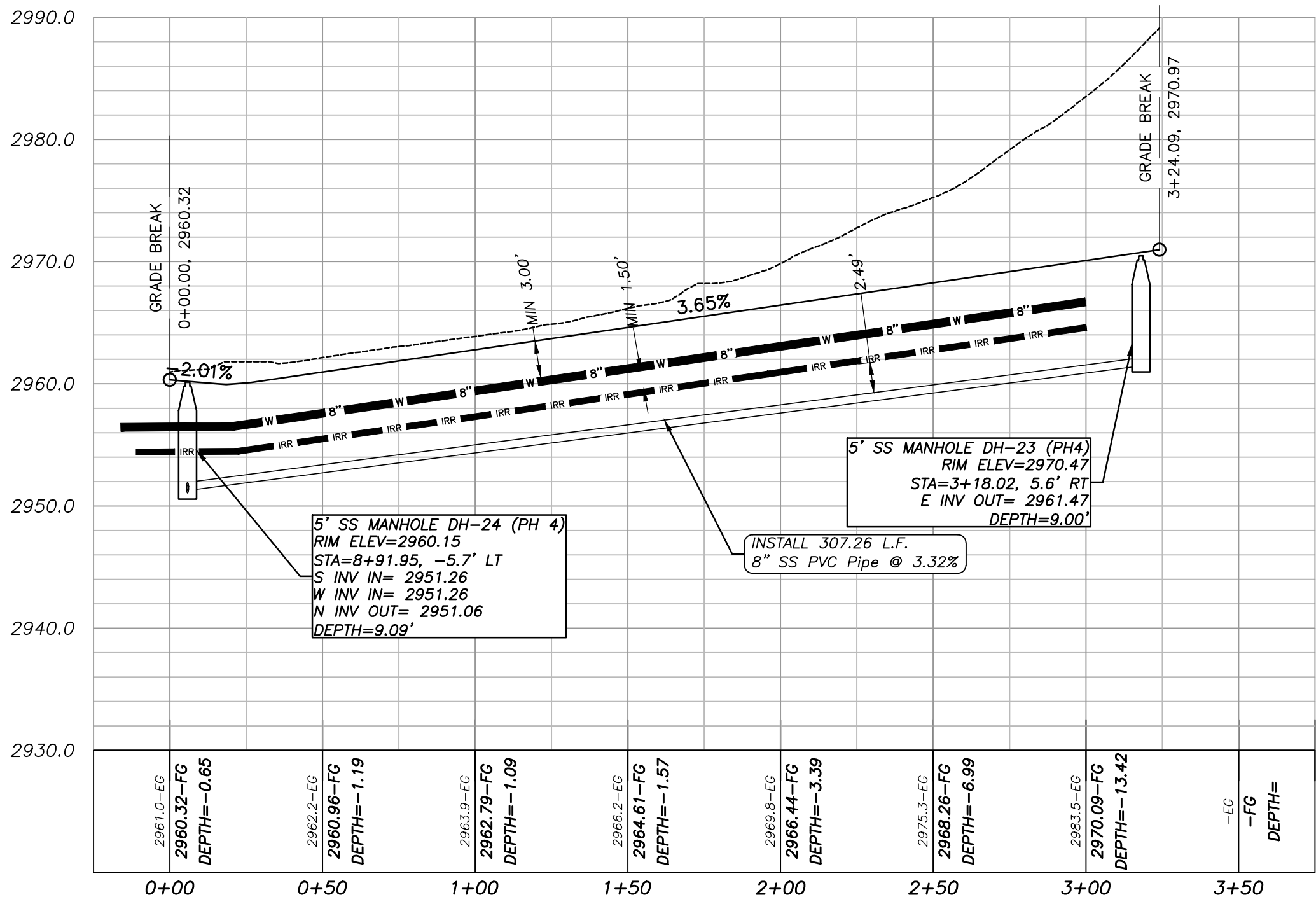
PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

PLAN & PROFILE FOR: 2530 SOUTH

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



PROFILE VIEW: 2530 SOUTH 0+00 TO 2+98
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2930.00



LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED IRRIGATION LINE
- WATER VALVE
- FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- IRRIGATION BOX
- 3/4" WATER METER
- SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- 3-WAY VALVE
- 4-WAY VALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS



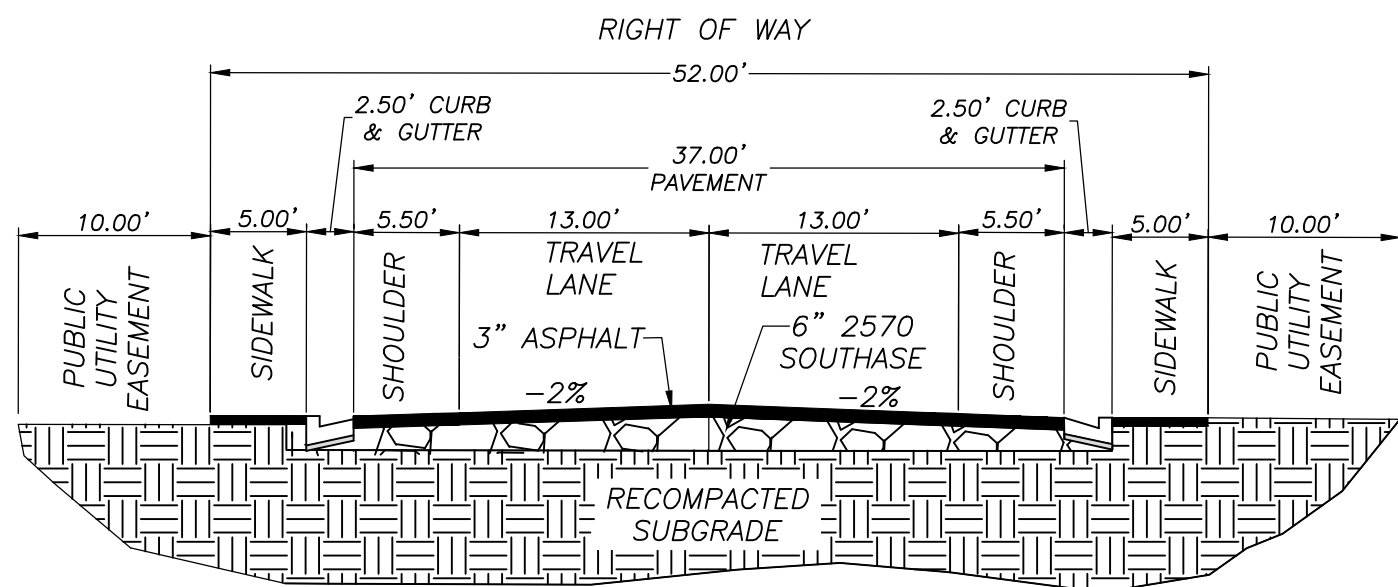
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8801



PLAN & PROFILE FOR:
2530 SOUTH
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

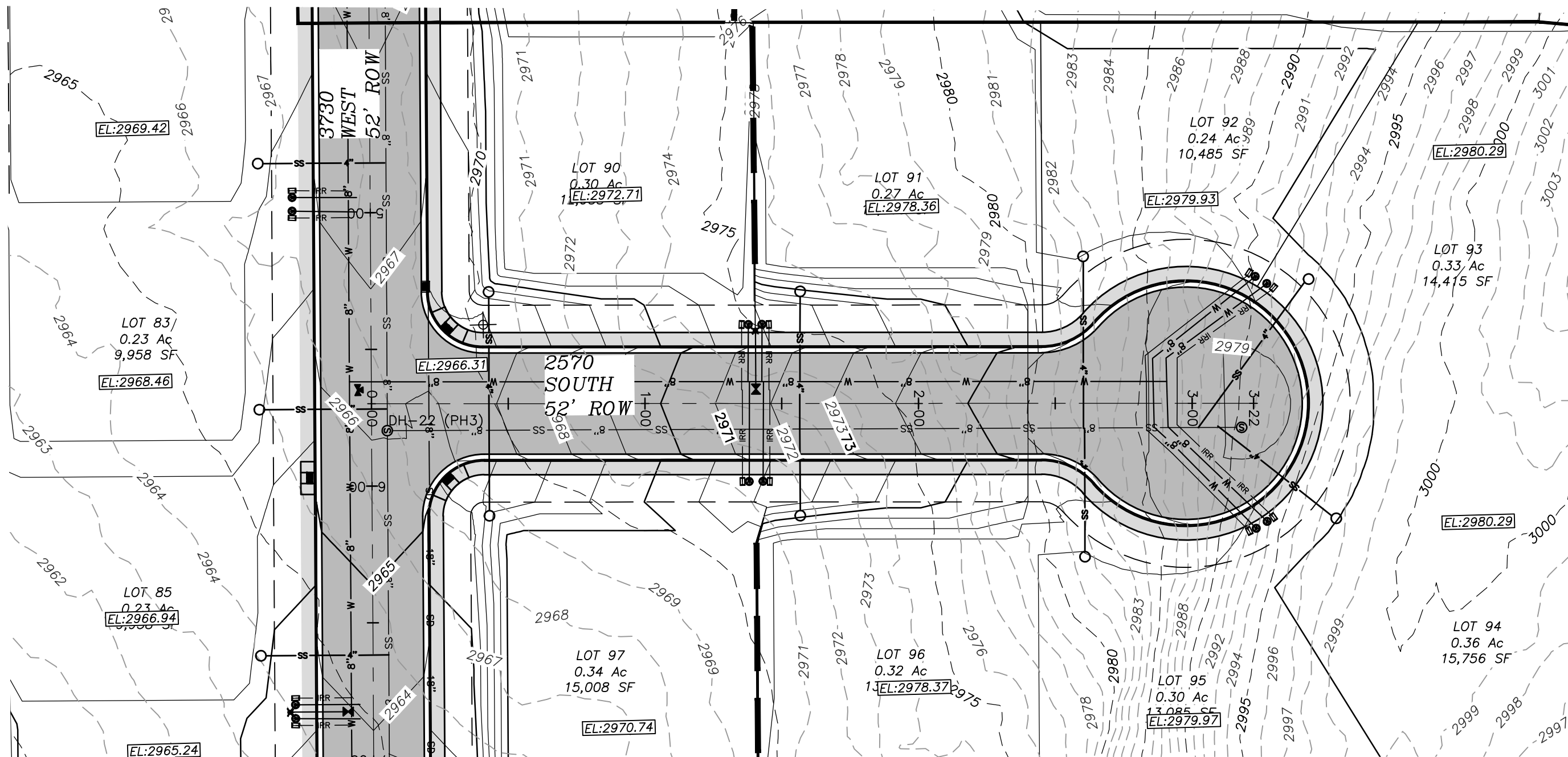
DATE: 8/14/24
SCALE: 1"=40'
JOB NO.
281-015
SHEET NO.
PP1



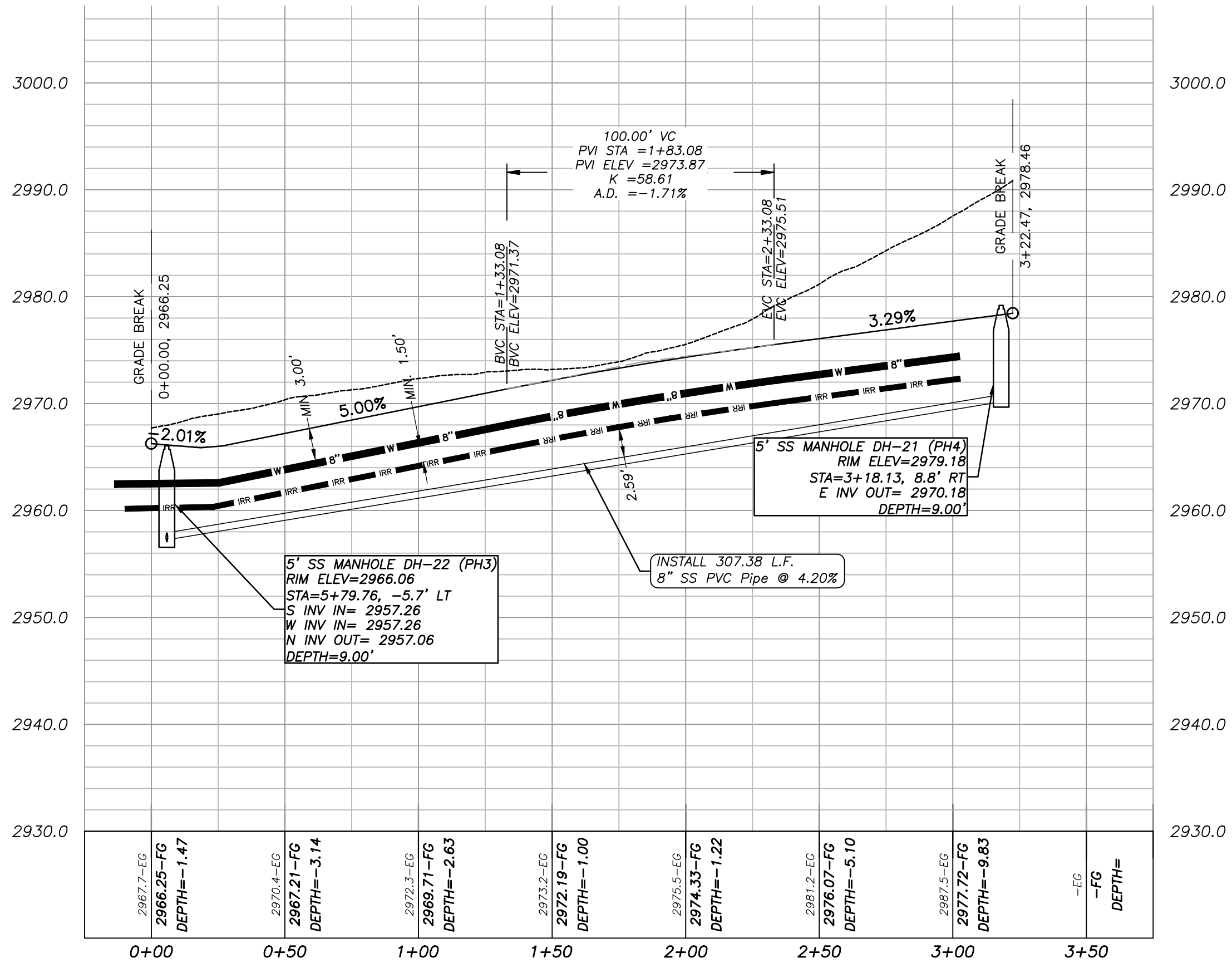
PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

PLAN & PROFILE FOR: 2570 SOUTH

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

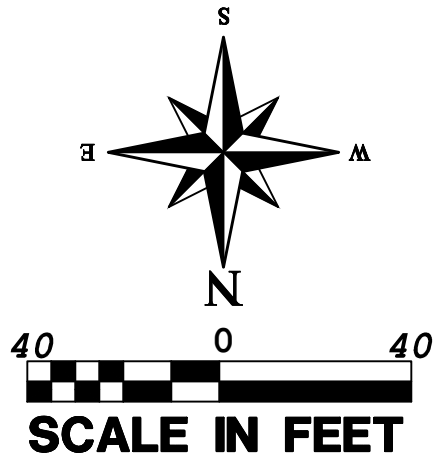


PROFILE VIEW: 2570 SOUTH 0+00 TO 2+98
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2930.00



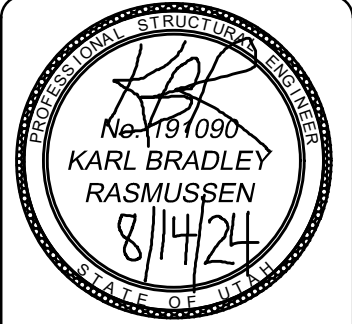
LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED IRRIGATION LINE
- WATER VALVE
- FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- IRRIGATION BOX
- 3/4" WATER METER
- SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- 3-WAY VALVE
- 4-WAY WVALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS



REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 668-8861



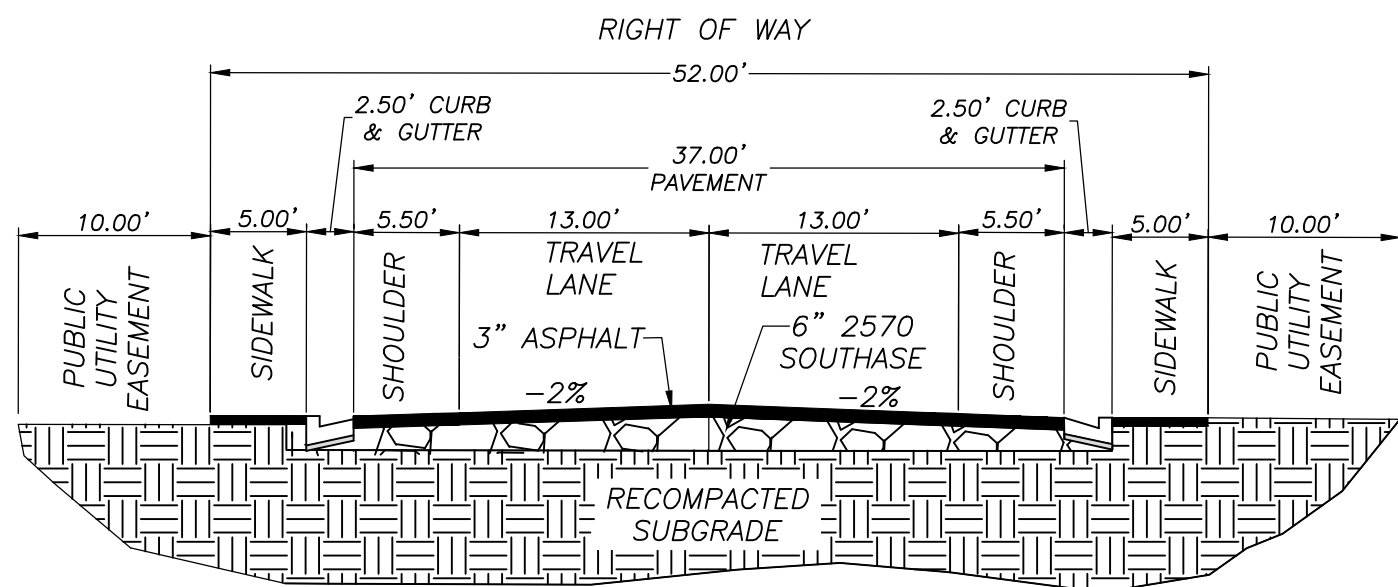
PLAN & PROFILE FOR:
2570 SOUTH
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24 SCALE: 1"=40'	JOB NO. 281-015
SHEET NO: PP2	

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

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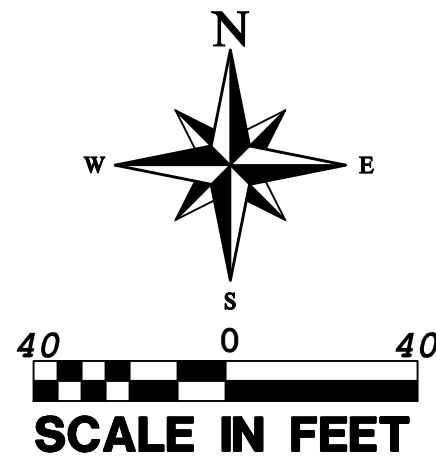
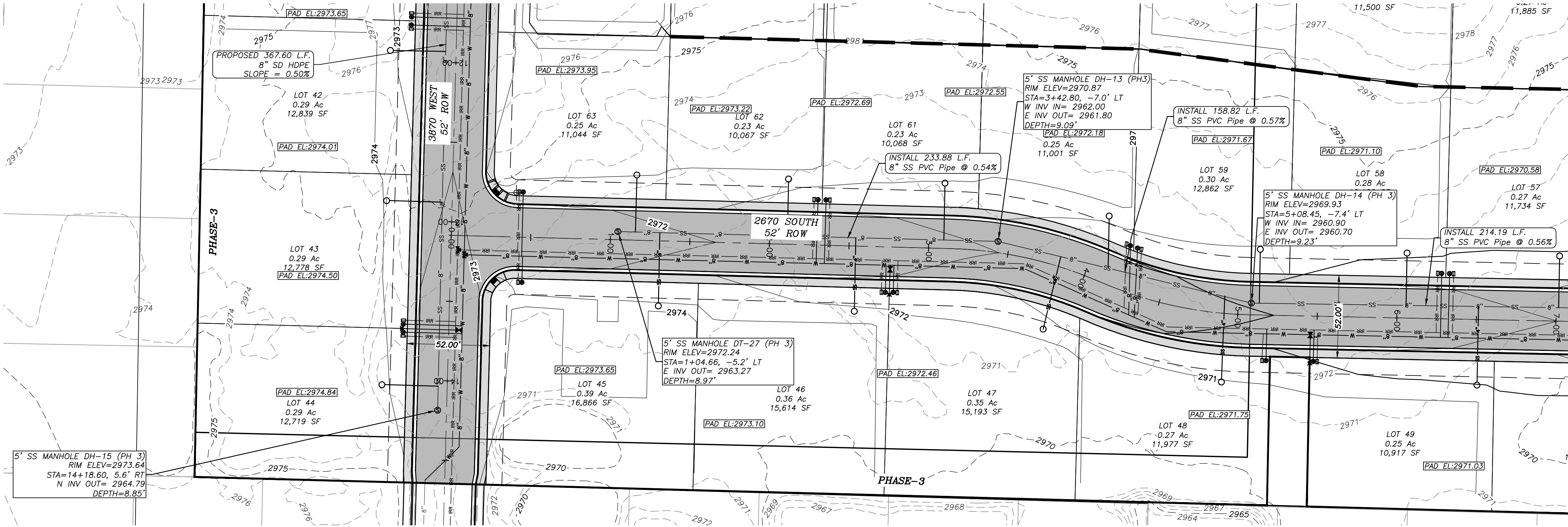
PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

PLAN & PROFILE FOR: 2670 SOUTH PUBLIC ROAD

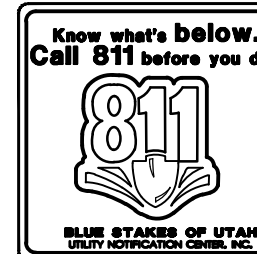
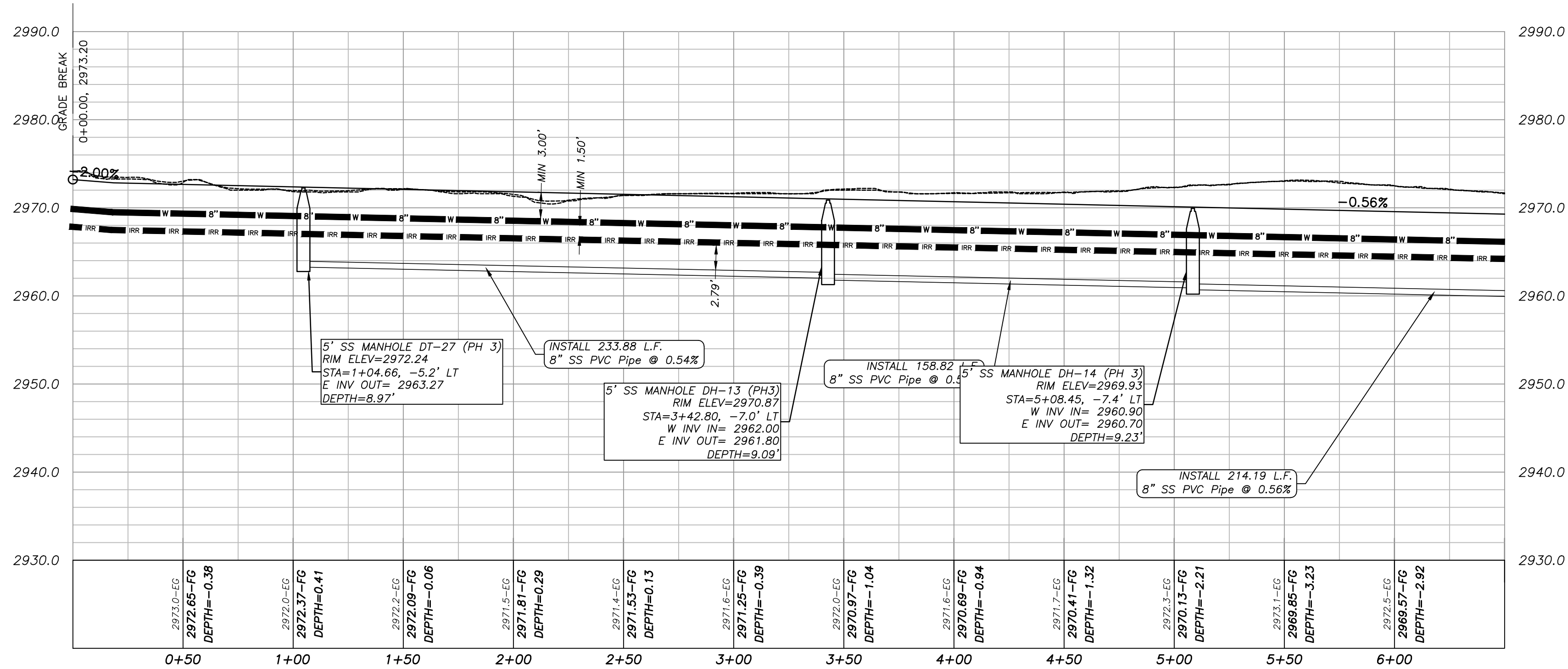
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED IRRIGATION LINE
- PHASE LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- IRRIGATION BOX
- PROPOSED FIRE HYDRANT
- WATER VALVE
- 3-WAY VALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- 3/4" WATER METER
- SEWER CLEANOUT
- PROPOSED SEWER MANHOLE



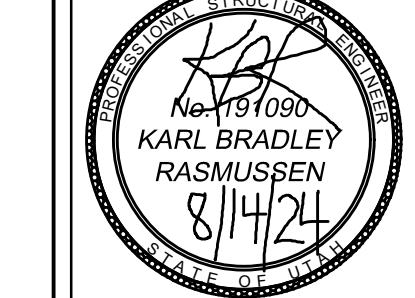
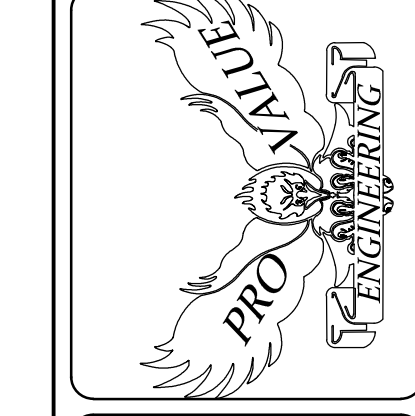
PROFILE VIEW: 2670 SOUTH - 0+00 TO 6+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2930.00



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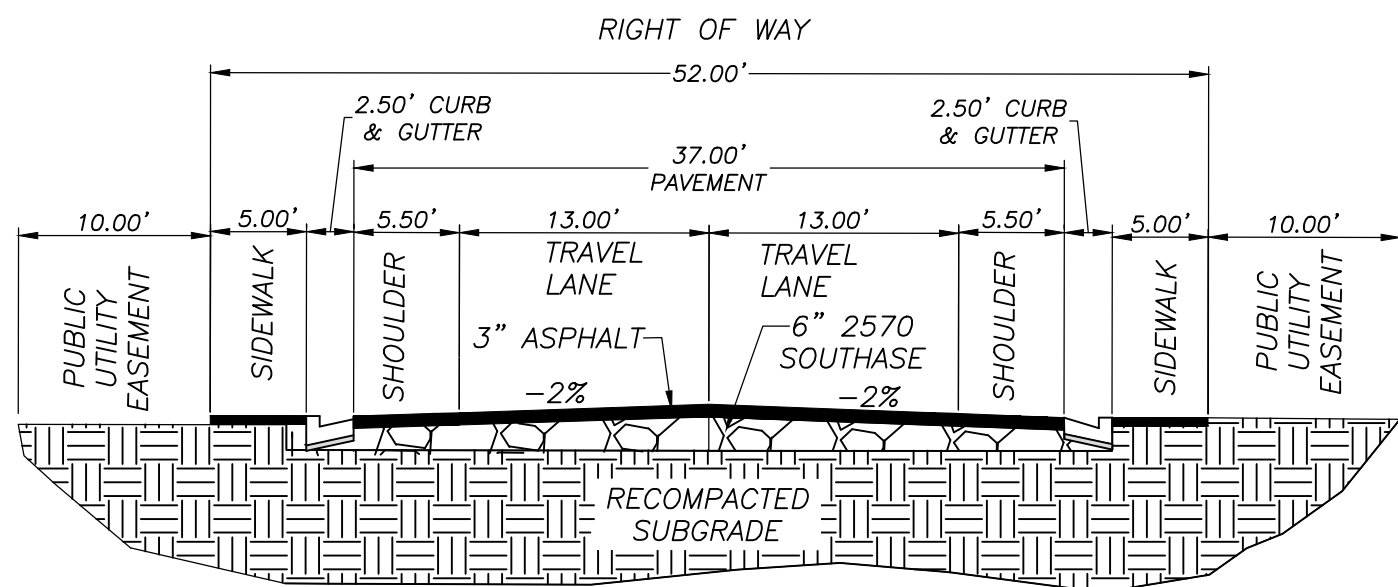
REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8801



PLAN & PROFILE FOR:
2670 SOUTH PUBLIC ROAD
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=40'
JOB NO.
281-015
SHEET NO:
PP3



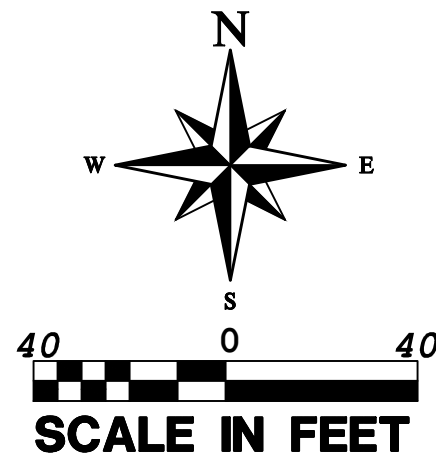
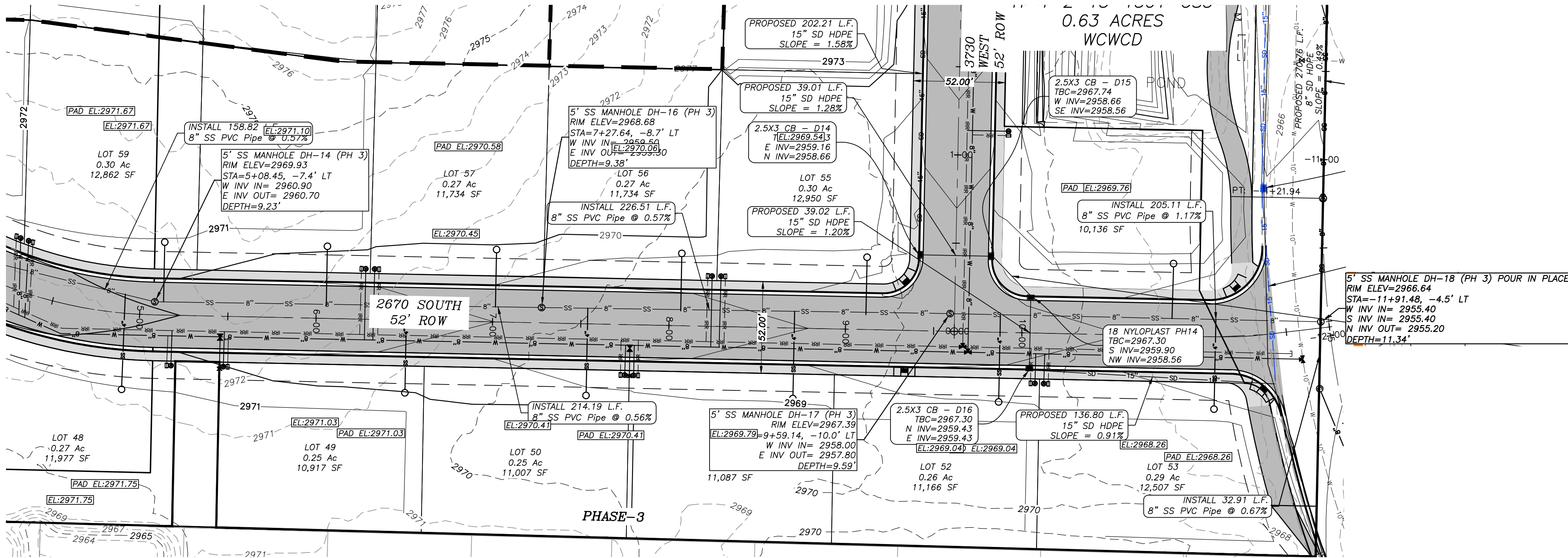
PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

PLAN & PROFILE FOR: 2670 SOUTH PUBLIC ROAD

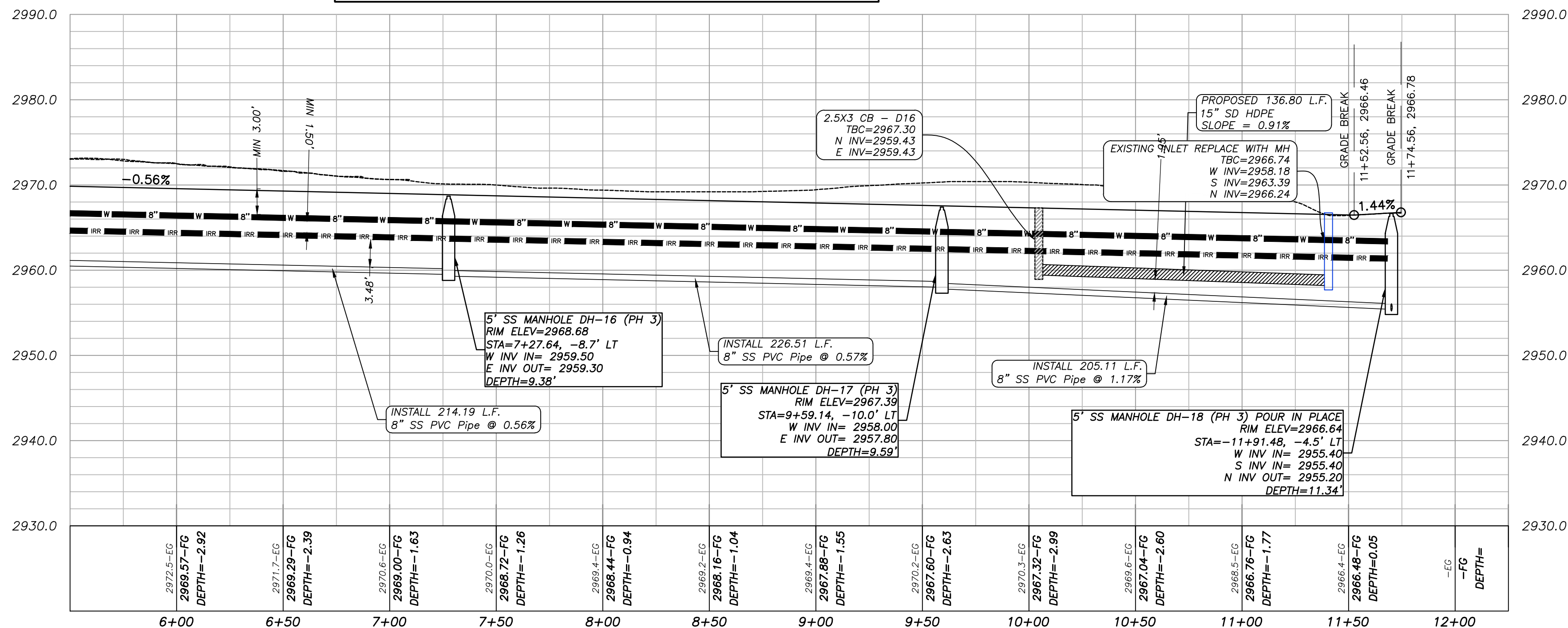
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED IRRIGATION LINE
- PHASE LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED RETAINING WALL
- WATER VALVE
- 3-WAY VALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- 3/4" WATER METER
- SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- IRRIGATION BOX
- PROPOSED FIRE HYDRANT



PROFILE VIEW: 2670 SOUTH - 6+00 TO 11+69
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2930.00

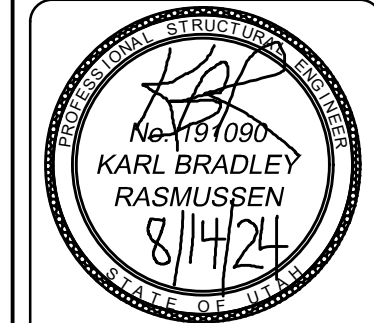


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REVISIONS		DATE	BY
NO	DESCRIPTION		

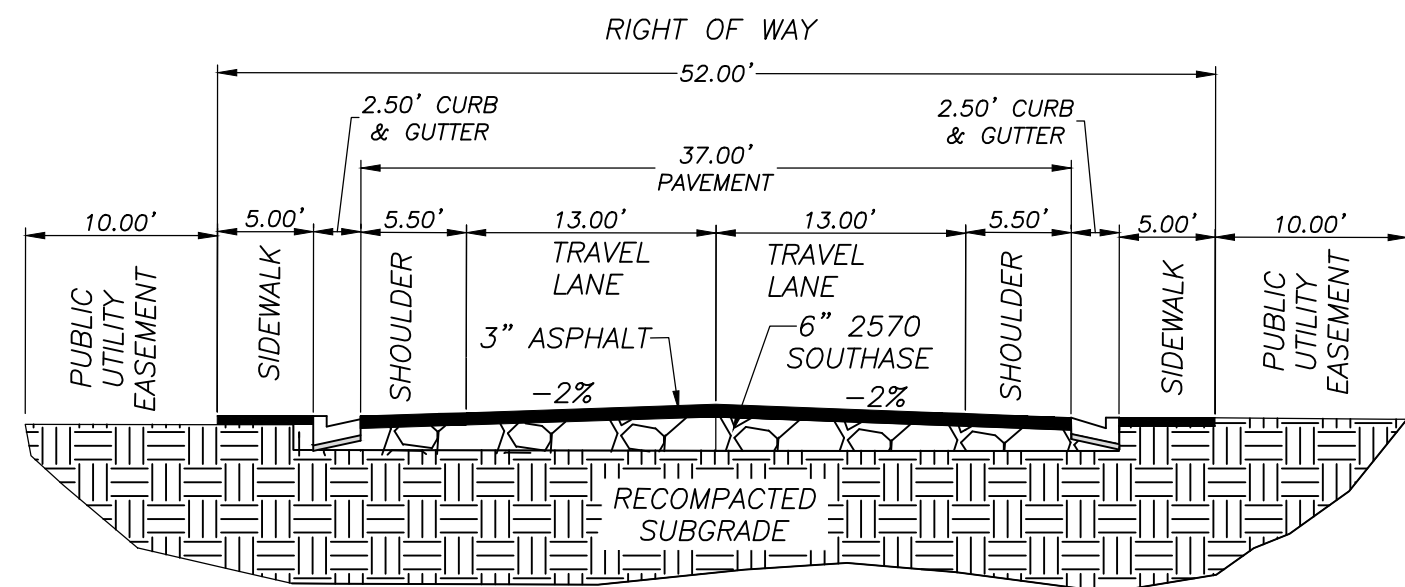
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 666-8801



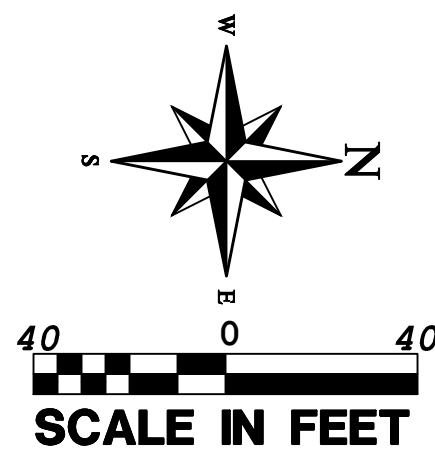
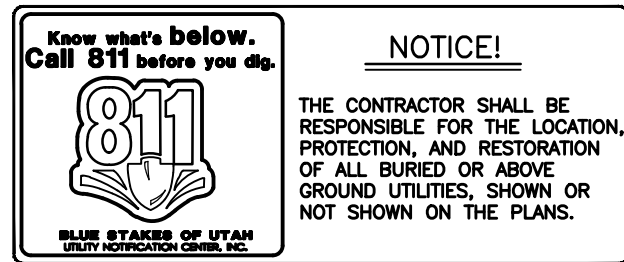
PLAN & PROFILE FOR:
2670 SOUTH PUBLIC ROAD
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=40'
JOB NO.
281-015
SHEET NO:
PP4

2014年11月



PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

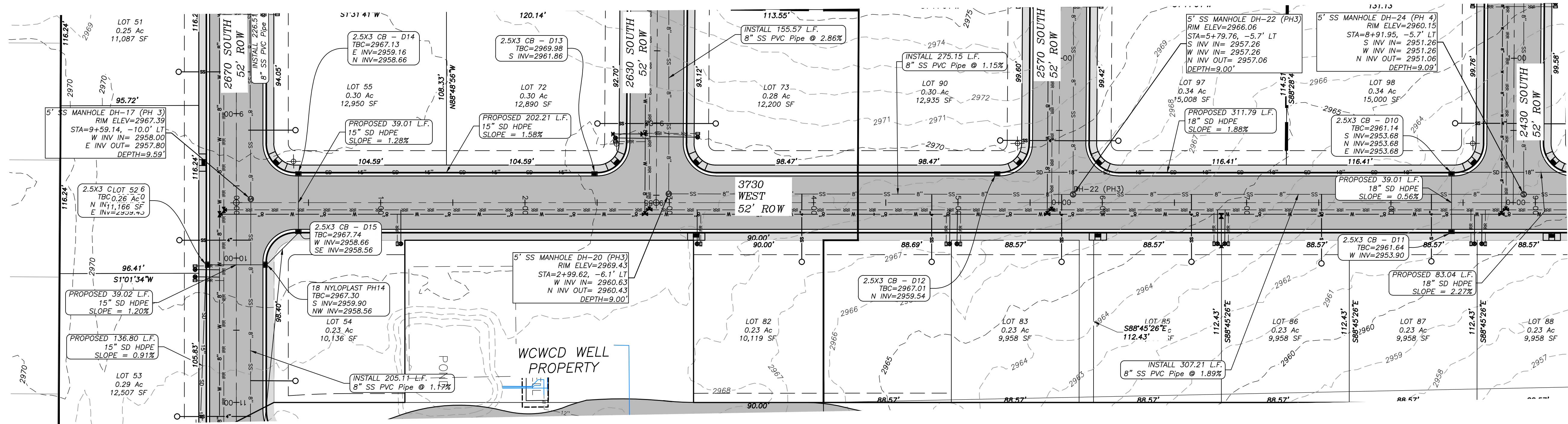


PLAN & PROFILE FOR: 3730 WEST

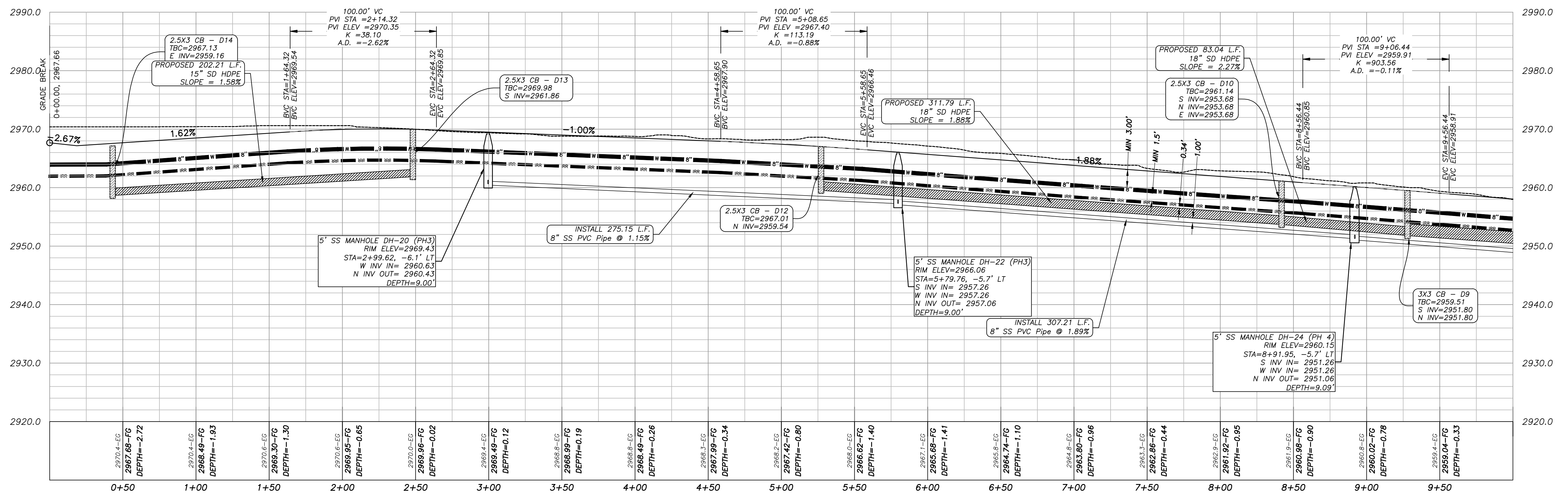
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- | | | | | | |
|--------------|---------------------------|-------------|----------------------------------|---|---|
| — | CENTER LINE | — RR — RR — | PROPOSED IRRIGATION LINE | ✕ | WATER VALVE |
| — P.U.E. — | | — | PROPOSED SIDEWALK | ■ | 3-WAY VALVE |
| — W — 8" — | PROPOSED 8" WATER LINE | — | PROPOSED PAVEMENT | ■ | NEW SD INLET BOX PER HURRICANE CITY STANDARDS |
| — SS — 8" — | PROPOSED 8" SEWER | — 2917 — | PROPOSED CONTOUR ELEVATION LABEL | + | STREET/STOP SIGN |
| — SD — 24" — | PROPOSED 24" STORM MAIN | — 2969 — | EXISTING CONTOUR ELEVATION LABEL | • | 3/4" WATER METER |
| — SD — 18" — | PROPOSED STORM DRAIN LINE | — | CURB AND GUTTER | ○ | SEWER CLEANOUT |
| --- | EXISTING 1' CONTOURS | ✕ | PROPOSED FIRE HYDRANT | ⊙ | PROPOSED SEWER MANHOLE |
| --- | EXISTING 5' CONTOURS | — L — | SEWER STUB FOR FUTURE USE | | |
| --- | PROPOSED 1' CONTOURS | — | IRRIGATION BOX | | |
| --- | PROPOSED 5' CONTOURS | | | | |

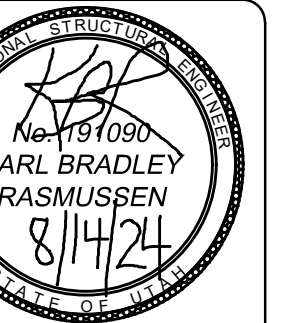


PROFILE VIEW: 3730 WEST - 0+00 TO 8+00
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2920.00



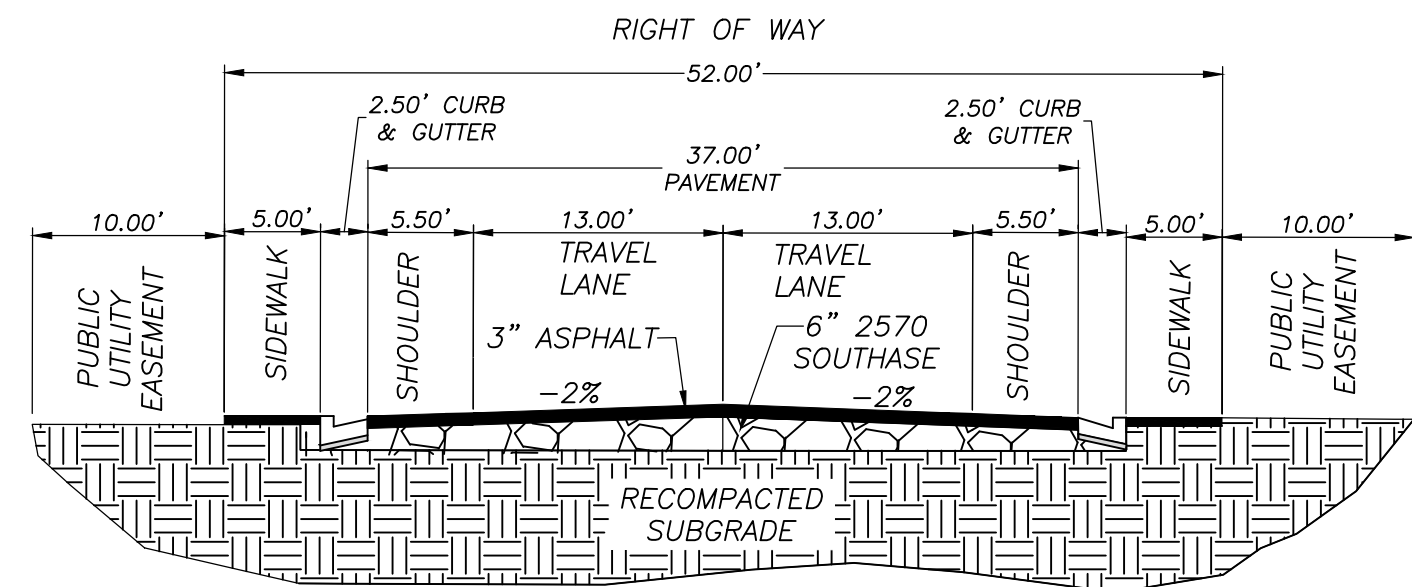
REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 888-8801

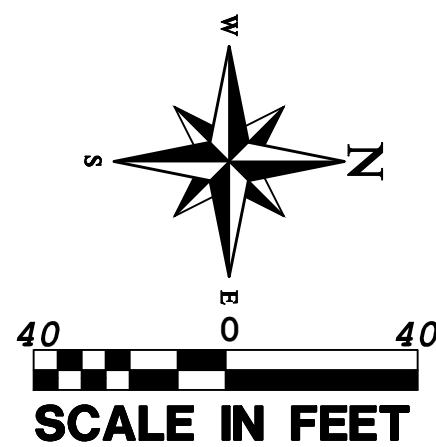


PLAN & PROFILE FOR:
3730 WEST
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=40'
JOB NO.
281-015
SHEET NO:
PP6



PROPOSED 52' TYPICAL SECTION
SCALE: N.T.S.

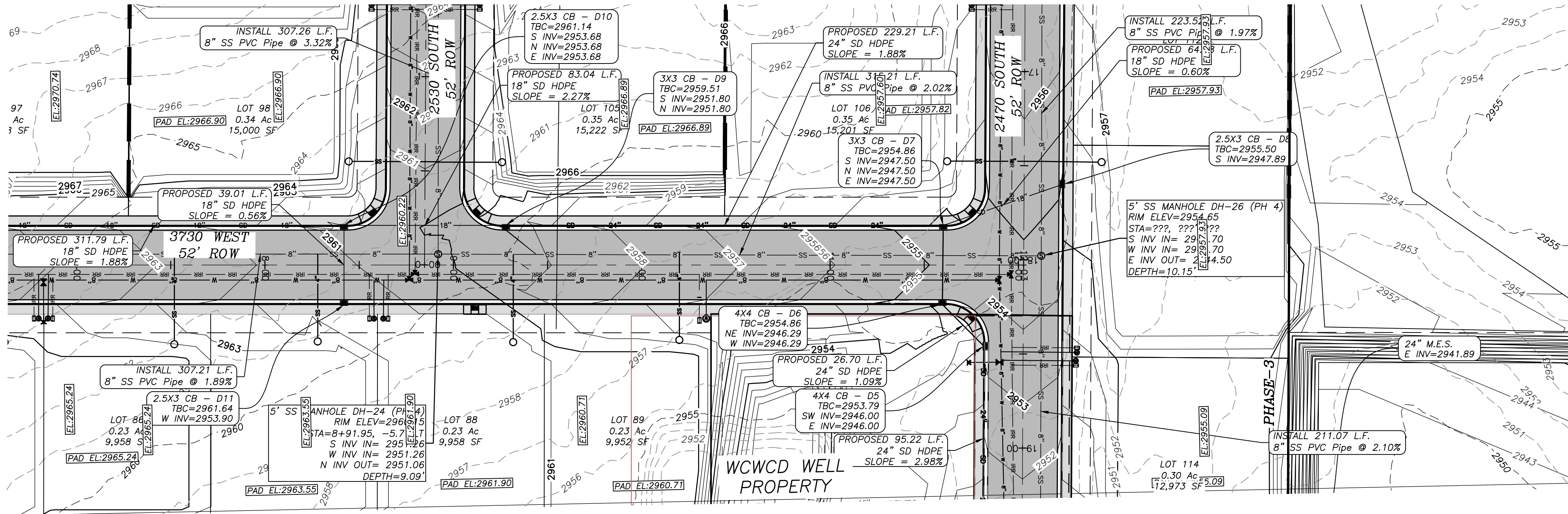


PLAN & PROFILE FOR: 3730 WEST

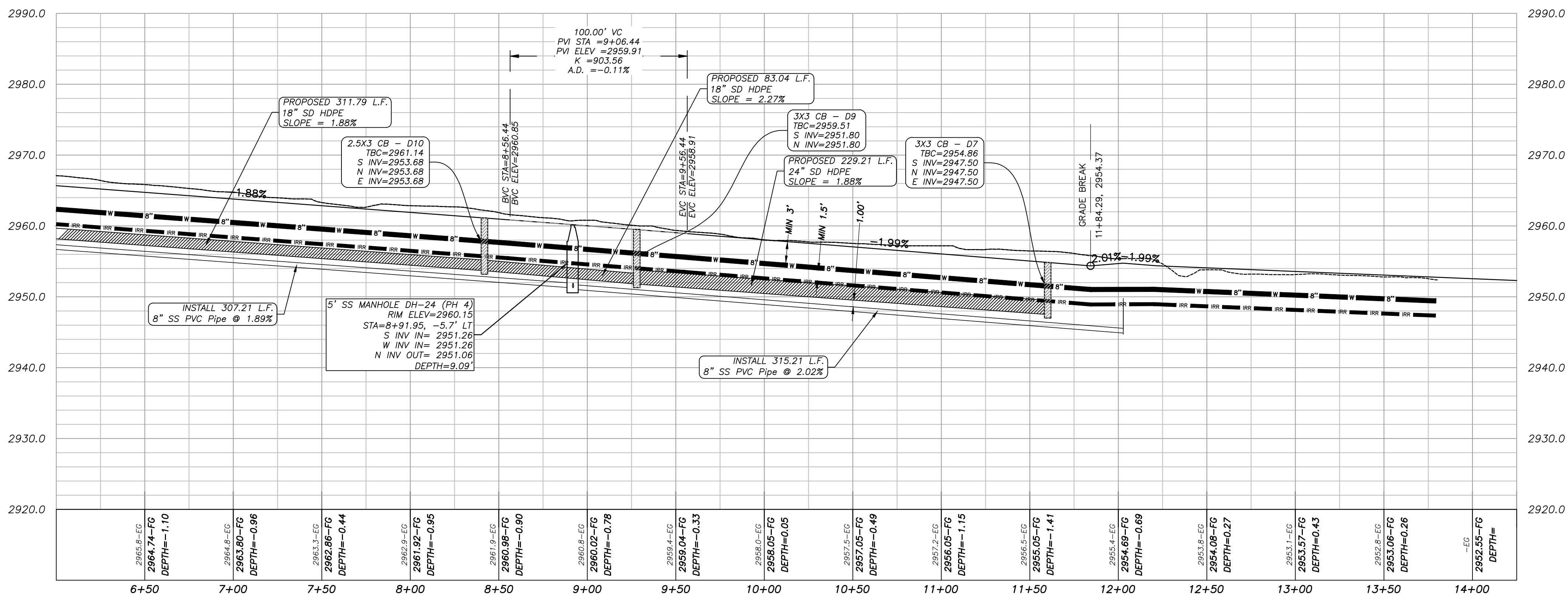
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED IRRIGATION LINE
- PHASE LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- STORM STUB FOR FUTURE USE
- EXISTING CURB AND GUTTER
- WATER VALVE
- 3-WAY VALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- STREET/STOP SIGN
- 3/4" WATER METER
- SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- IRRIGATION BOX
- PROPOSED FIRE HYDRANT

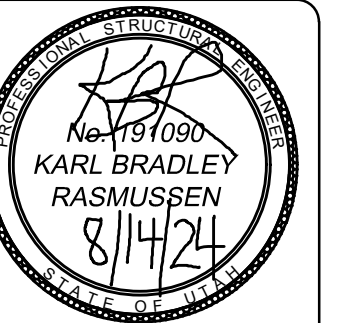


PROFILE VIEW: 3730 WEST - 8+00 TO 13+80
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2920.00



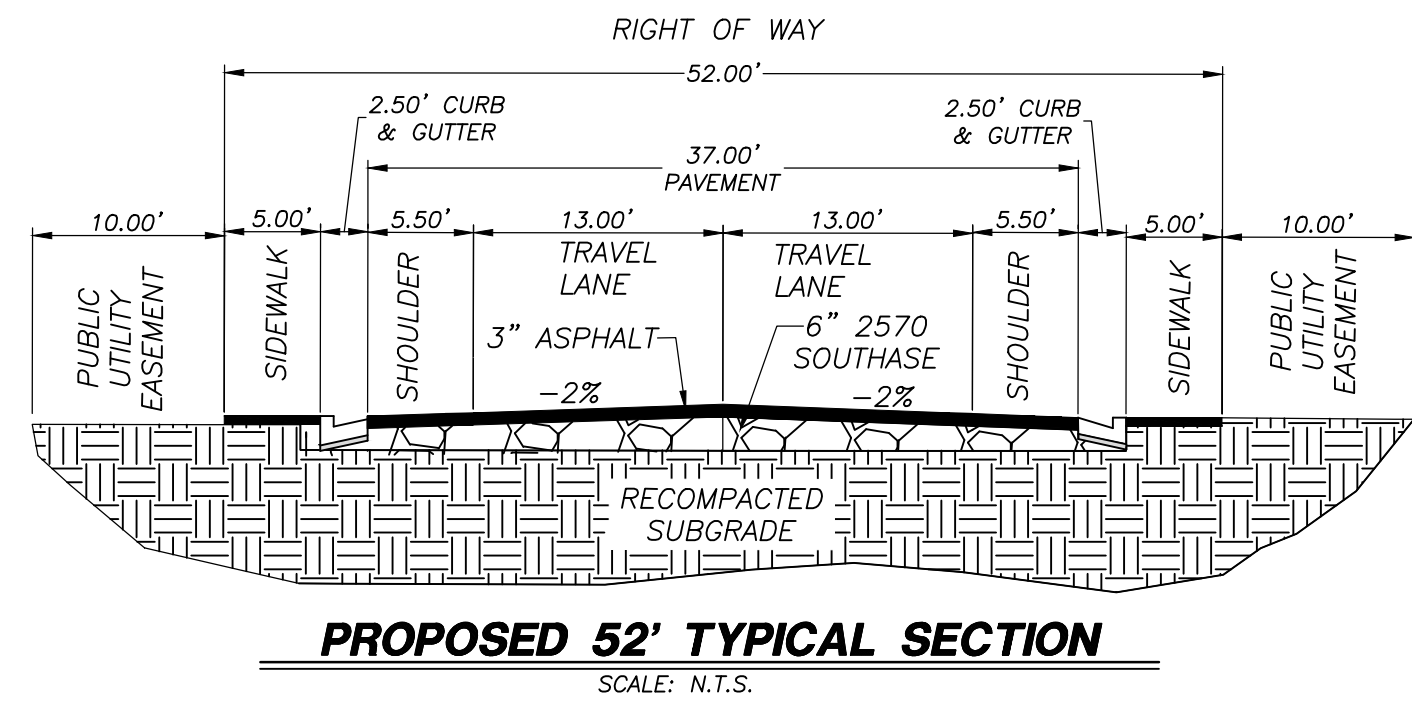
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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8801



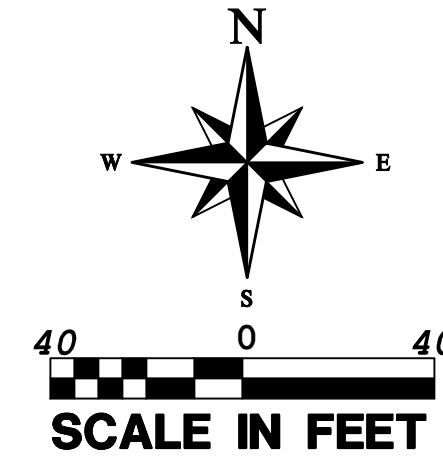
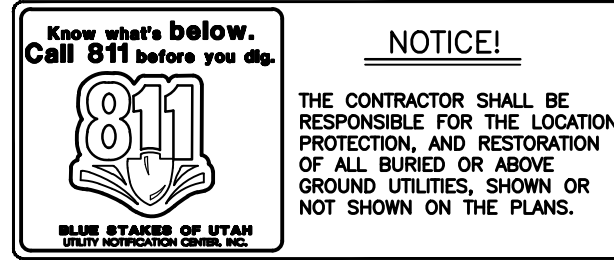
PLAN & PROFILE FOR:
3730 WEST
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: 1"=40'
JOB NO.
281-015
SHEET NO:
PP7



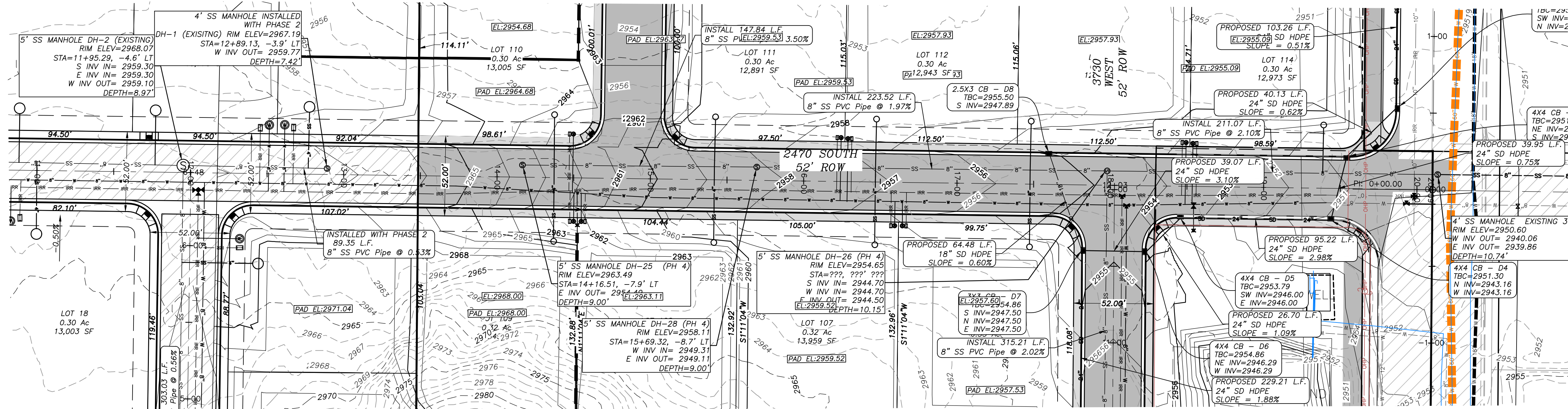
PLAN & PROFILE FOR: 2470 SOUTH PUBLIC ROAD

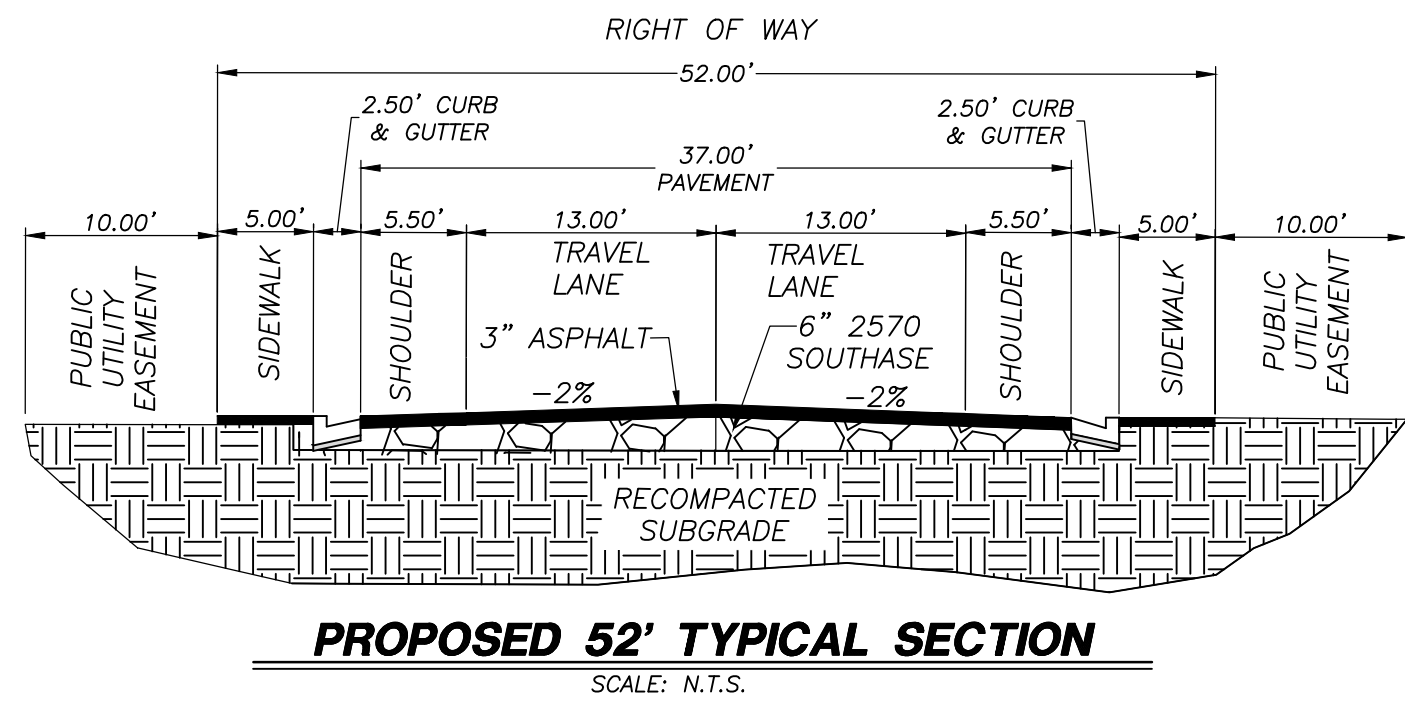
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- | | | | | | |
|------------|---------------------------|-----------|----------------------------------|---|---|
| — — — — — | CENTER LINE | — — — — — | PROPOSED IRRIGATION LINE | ✕ | WATER VALVE |
| — — — — — | P.U.E. | — — — — — | PHASE LINE | ✕ | 3-WAY VALVE |
| — W — — — | PROPOSED 8" WATER LINE | ▨ | PROPOSED SIDEWALK | ■ | NEW SD INLET BOX PER HURRICANE CITY STANDARDS |
| — SS — — — | PROPOSED 8" SEWER | ▨ | PROPOSED PAVEMENT | + | STREET/STOP SIGN |
| — SD — — — | PROPOSED 24" STORM MAIN | ▨ | ASPHALT PHASE 2 | ● | 3/4" WATER METER |
| — SD — — — | PROPOSED STORM DRAIN LINE | ▨ | PROPOSED CONTOUR ELEVATION LABEL | ○ | SEWER CLEANOUT |
| --- | EXISTING 1' CONTOURS | 2977 | EXISTING CONTOUR ELEVATION LABEL | ⊙ | PROPOSED SEWER MANHOLE |
| --- | EXISTING 5' CONTOURS | 2969 | CURB AND GUTTER | ■ | IRRIGATION BOX |
| --- | PROPOSED 1' CONTOURS | — | SEWER STUB FOR FUTURE USE | ✕ | PROPOSED FIRE HYDRANT |
| --- | PROPOSED 5' CONTOURS | — | EXISTING CURB AND GUTTER | | |
| — — — — — | PROPOSED RETAINING WALL | — | | | |





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

NOTICE!

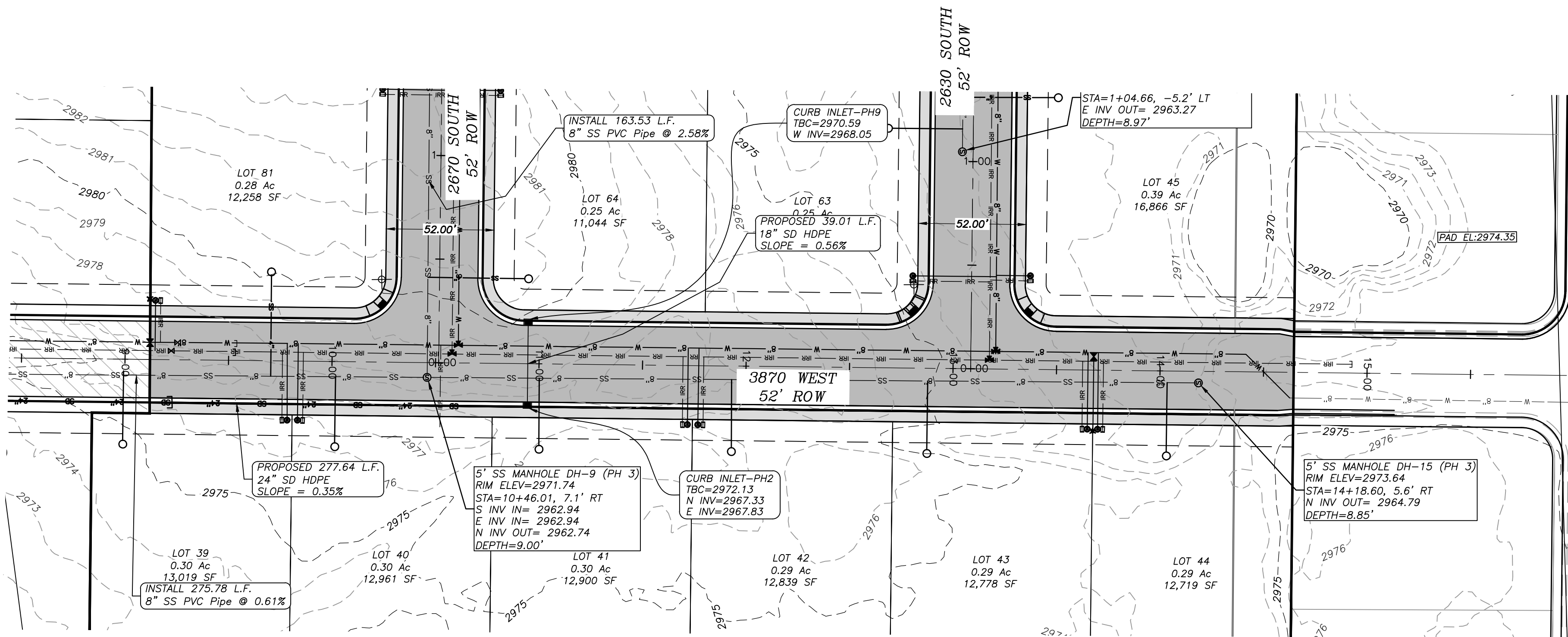
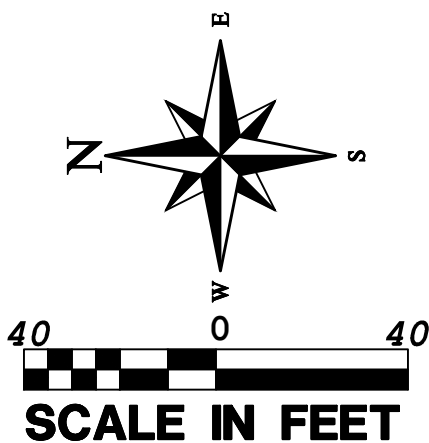
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PLAN & PROFILE FOR: 3870 WEST

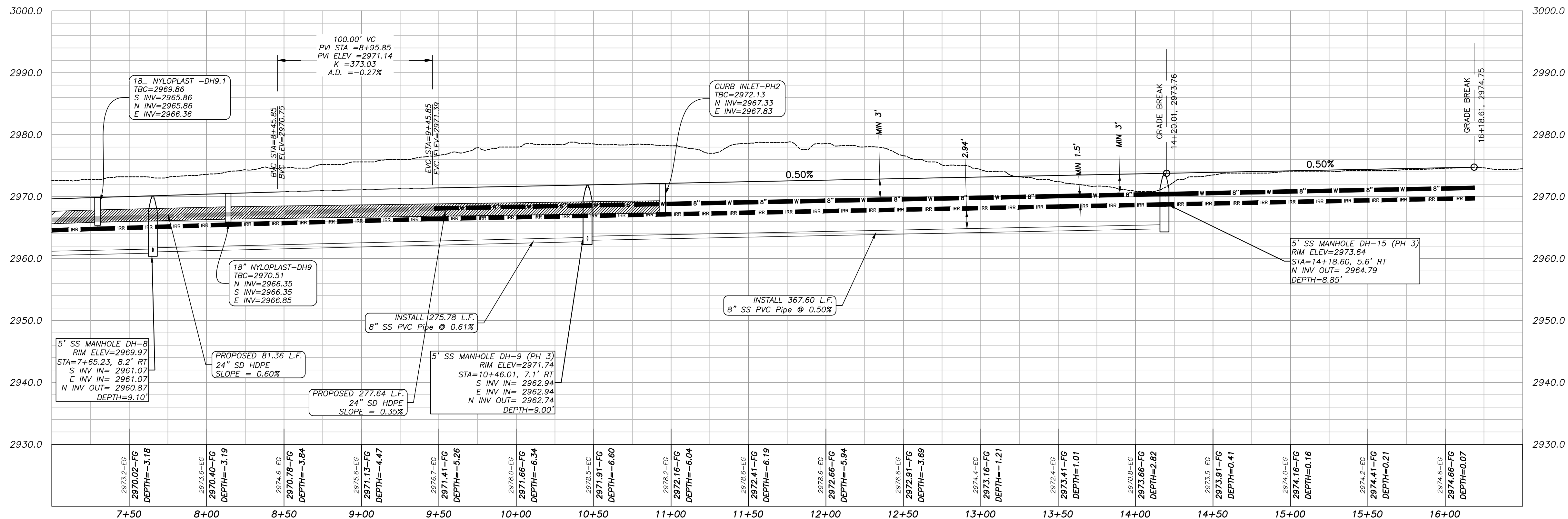
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- CENTER LINE
- P.U.E.
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER
- PROPOSED 24" STORM MAIN
- PROPOSED STORM DRAIN LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PHASE LINE
- PROPOSED IRRIGATION LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- ASPHALT PHASE 2
- PROPOSED CONTOUR ELEVATION LABEL
- EXISTING CONTOUR ELEVATION LABEL
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- IRRIGATION BOX
- WATER VALVE
- 3-WAY VALVE
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS
- STREET/STOP SIGN
- 3/4" WATER METER
- SEWER CLEANOUT

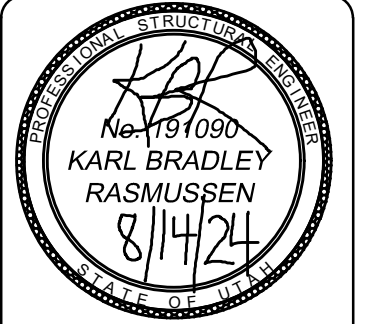


PROFILE VIEW: 3870 WEST - 9+00 TO 16+18
HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=10'
DATUM: 2930.00



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 888-8801



PLAN & PROFILE FOR:
3870 WEST PUBLIC ROAD
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

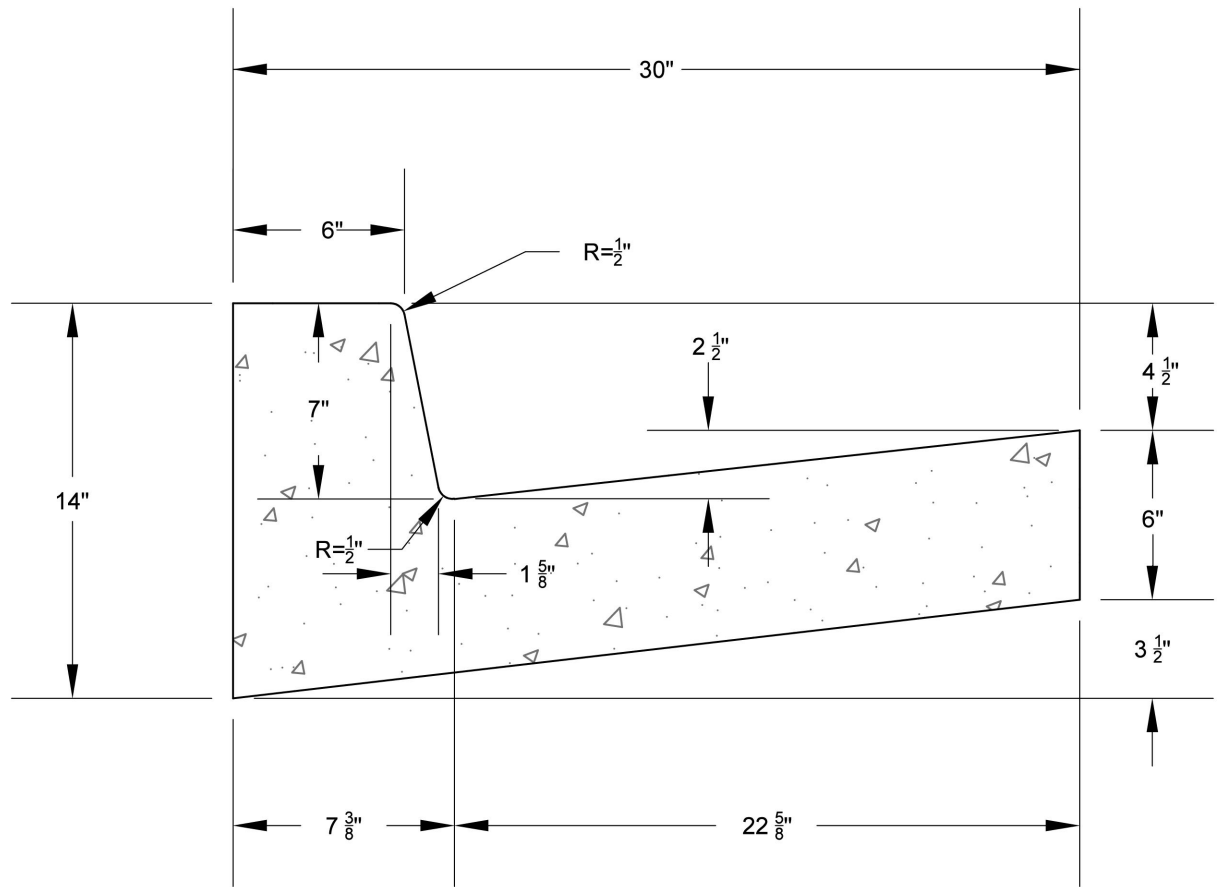
DATE: 8/14/24
SCALE: 1"=40'

JOB NO.
281-05

SHEET NO:
PP9

STANDARD DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4

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

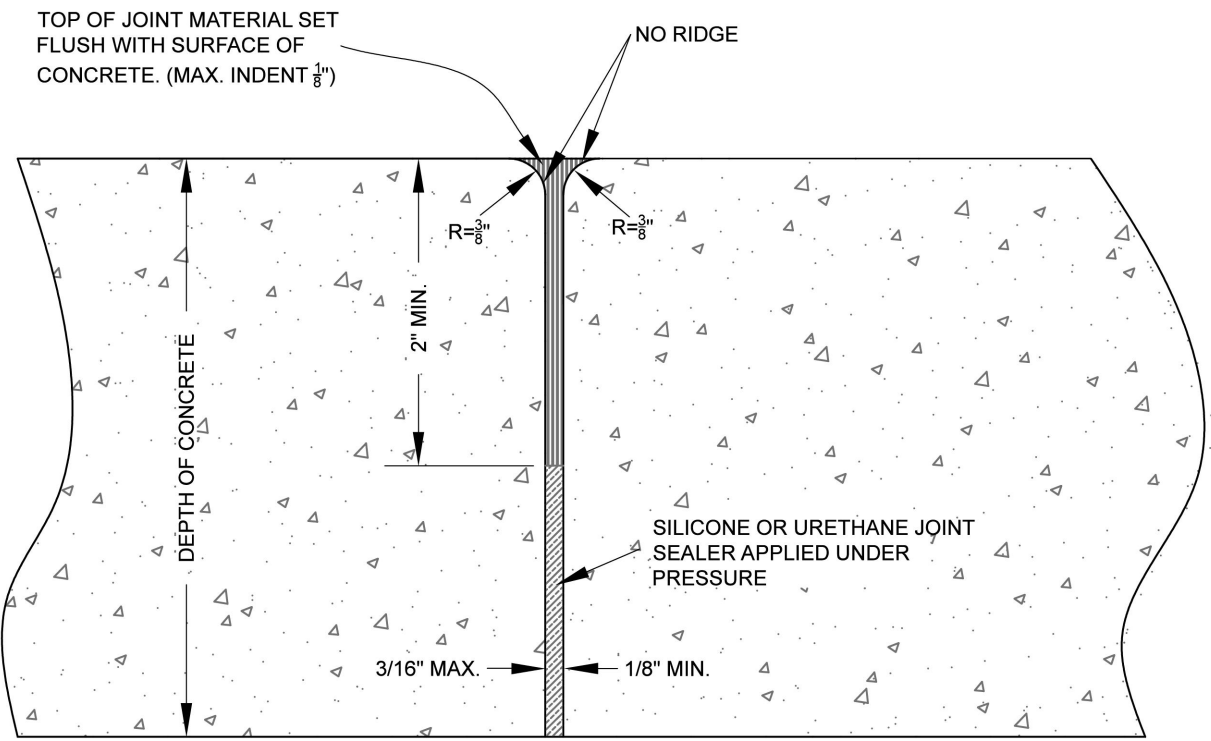


**STANDARD CURB & GUTTER
(TYPE HB30-7)**
N.T.S.

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



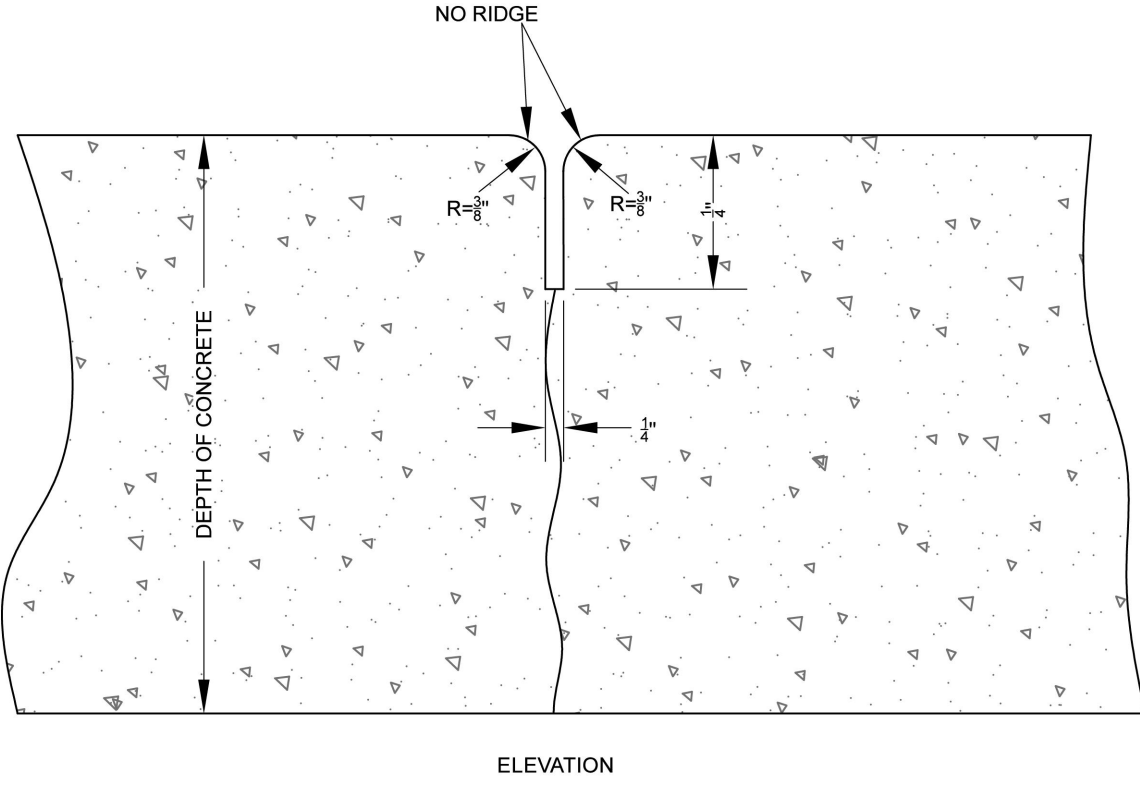
CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
STANDARD CURB & GUTTER DETAILS			CC 101	1 OF 1
DATE:	APRIL 2020	BY:	H.C.E.	



**CONCRETE FORM PLATE
JOINT DETAIL**
N.T.S.



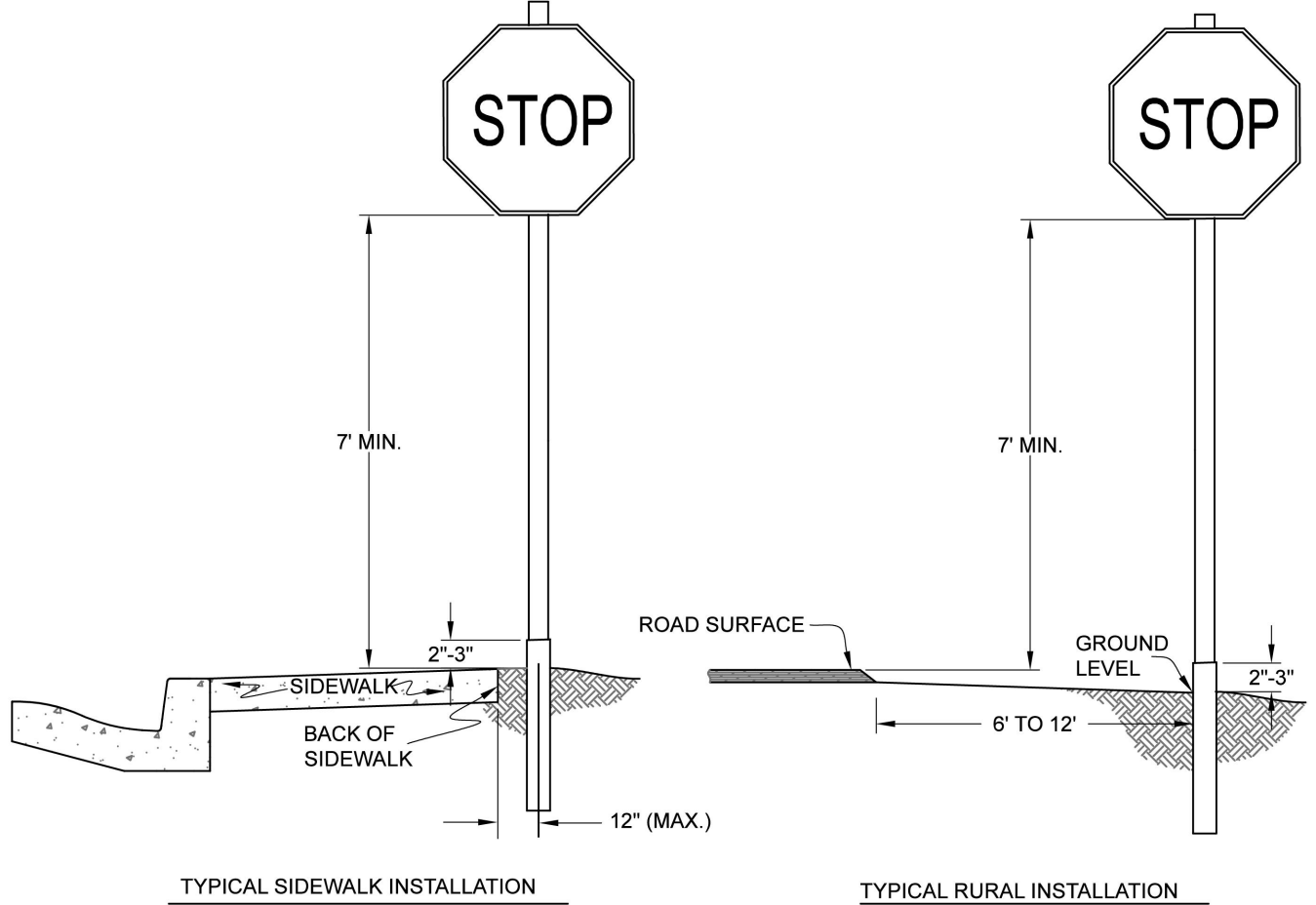
CITY OF HURRICANE			STANDARD DWG. NO.	
STANDARD CONCRETE FORM PLATE JOINT			CJ 102	1 OF 1
DATE:	APRIL 2020	BY:	H.C.E.	



**CONCRETE CONTROL JOINT
DETAIL**
N.T.S.



CITY OF HURRICANE			STANDARD DWG. NO.	
STANDARD CONCRETE CONTROL JOINT			CJ 104	1 OF 1
DATE:	9-30-19	BY:	H.C.E.	



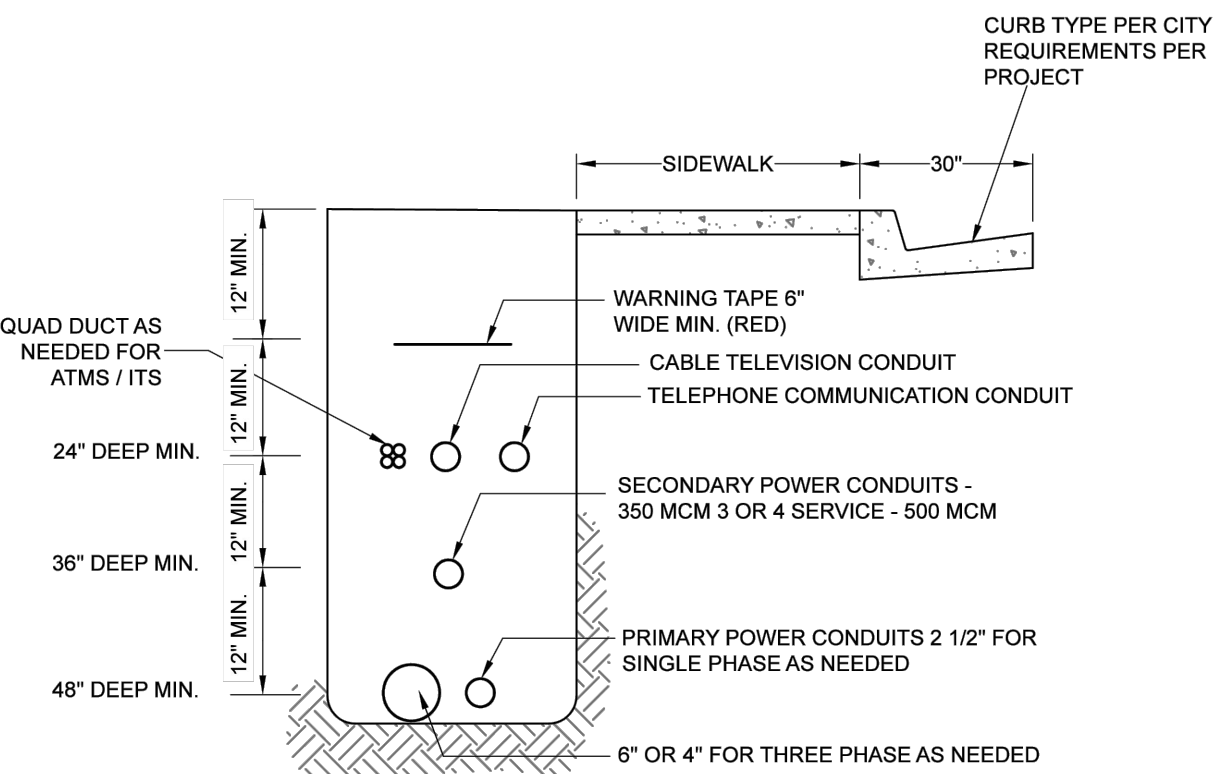
NOTES:

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

SIGN, POST AND INSTALLATION
N.T.S.



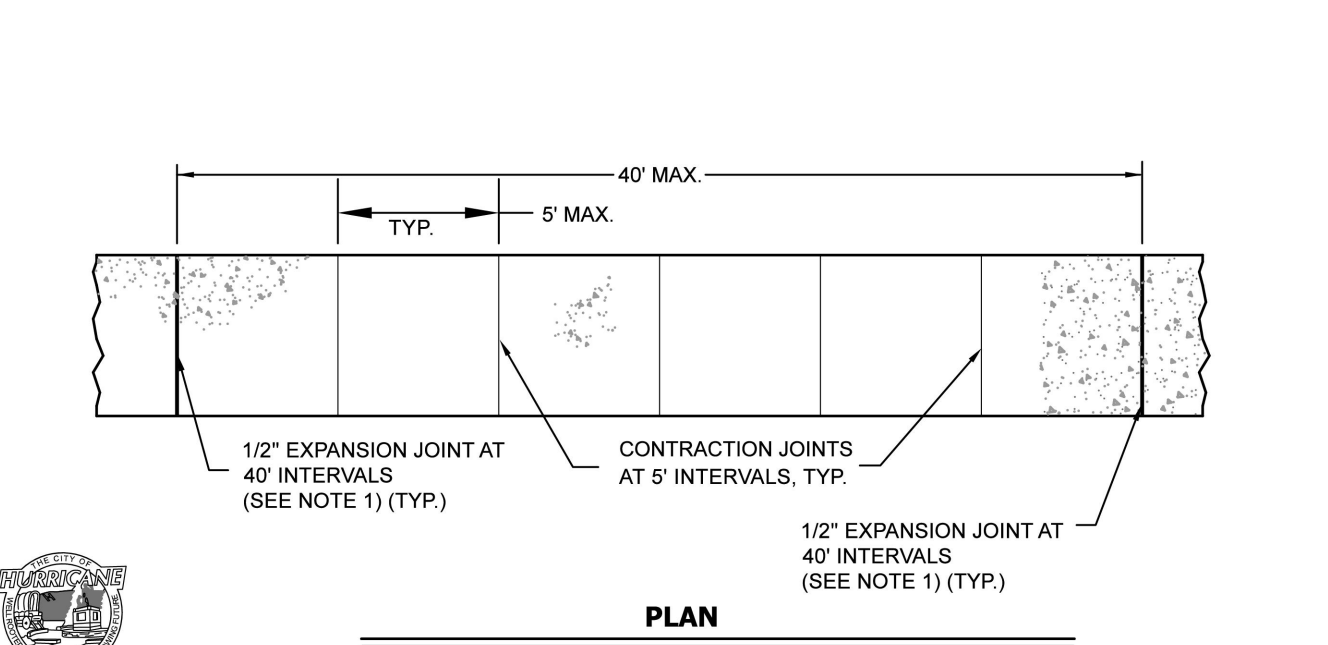
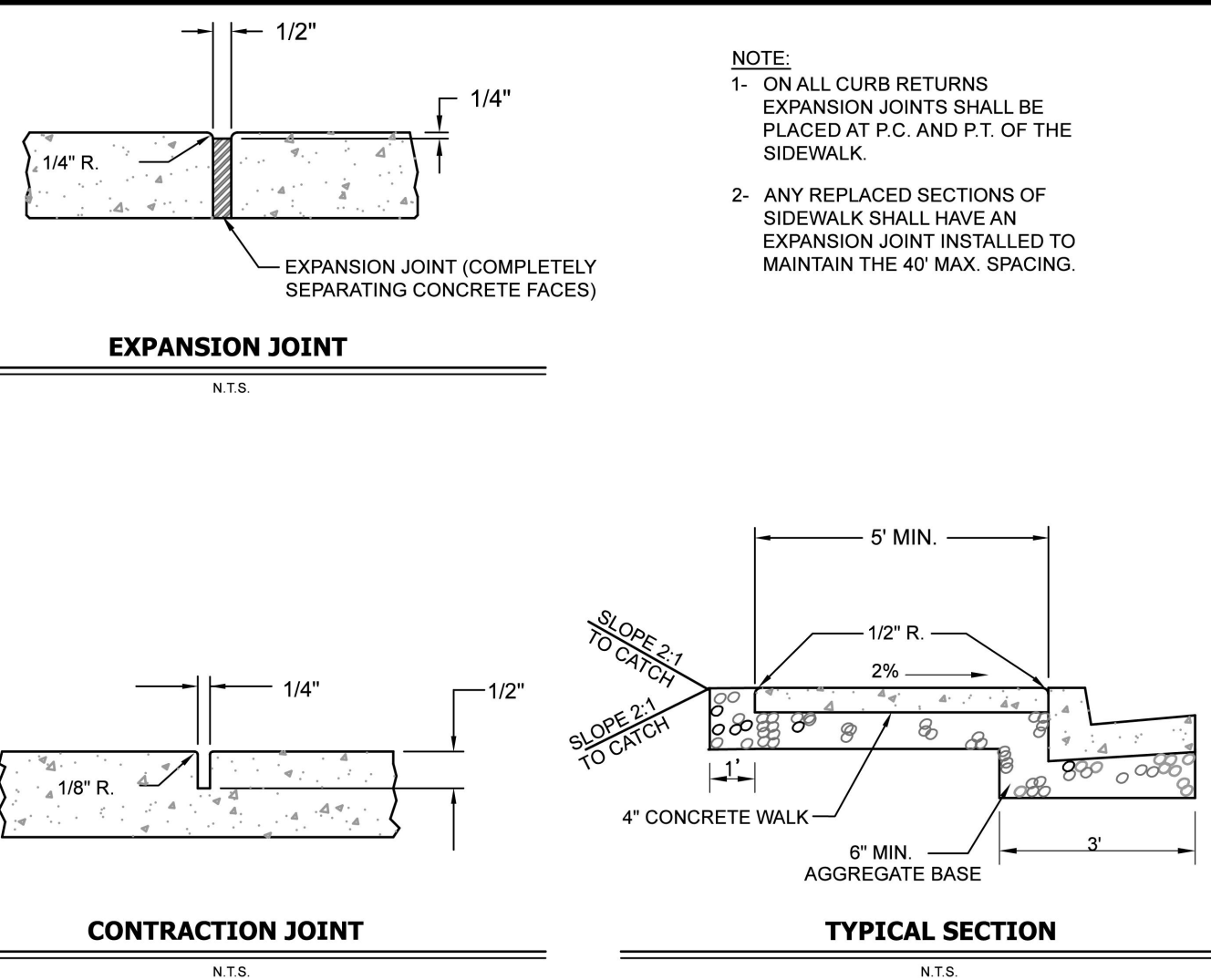
CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
SIGN, POST AND INSTALLATION DETAILS			SS 102	1 OF 1
DATE:	APRIL 2020	BY:	H.C.E.	



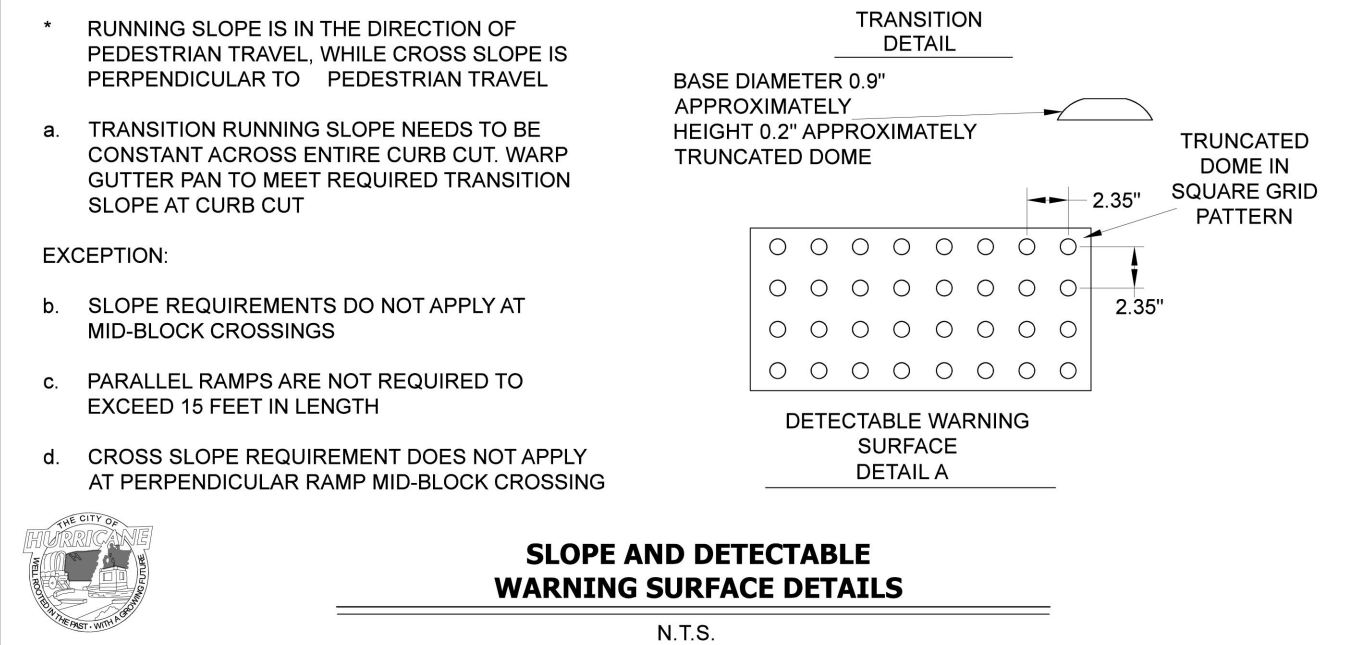
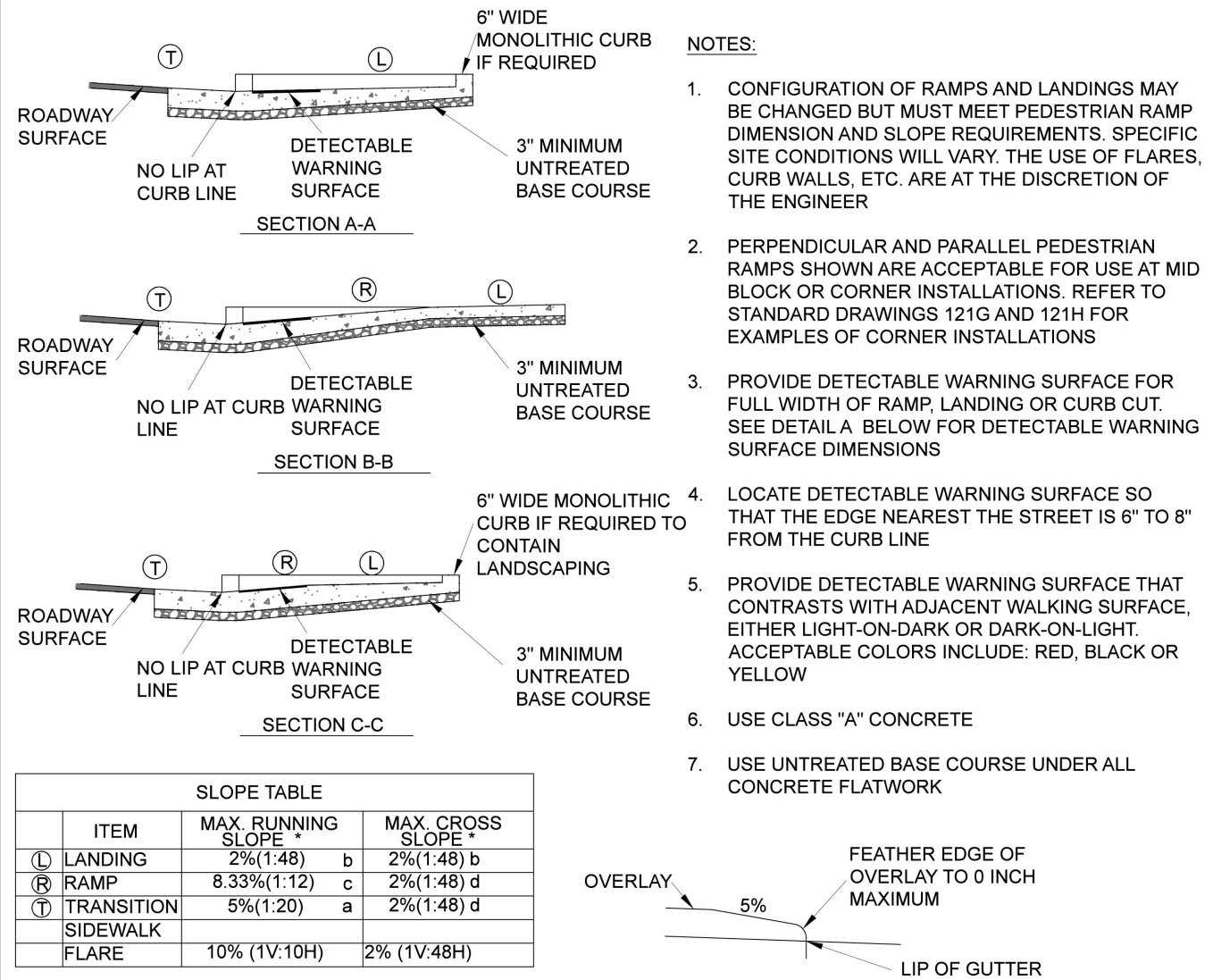
NOTE:
*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT



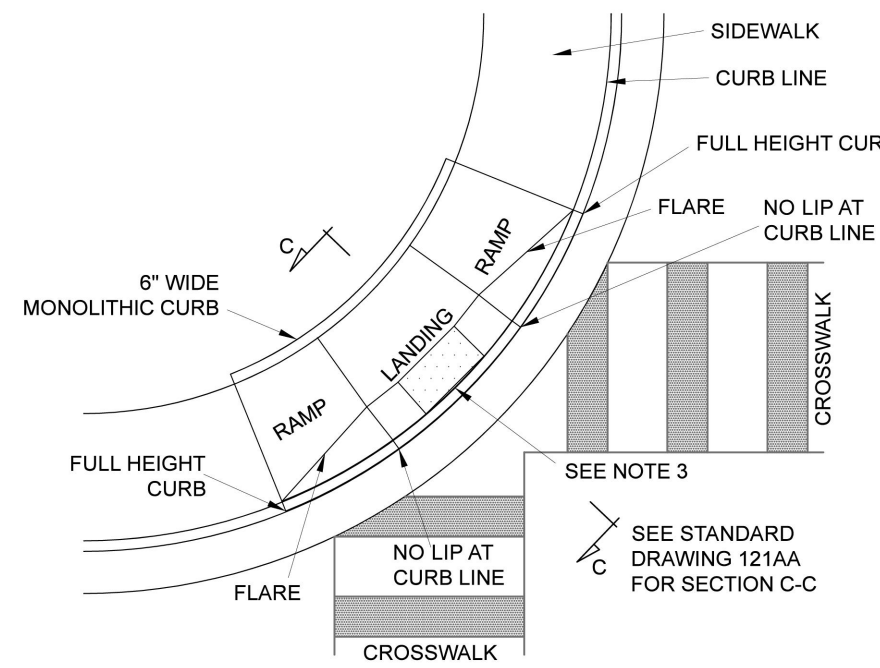
CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
JOINT UTILITIES TRENCH DETAIL			TD 101	1 OF 1
DATE:	APRIL 2020	BY:	H.C.E.	



CITY OF HURRICANE			STANDARD DWG. NO.	
CONCRETE SIDEWALK JOINT DETAIL			CJ 100	1 OF 1
DATE:	APRIL 2020	BY:	H.C.E.	



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
SLOPE AND DETECTABLE WARNING SURFACE DETAILS			PED 108	9 OF 9
DATE:	APRIL 2020	BY:	H.C.E.	



NOTES:

- REFER TO STANDARD DRAWING NUMBER 121AA 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 121AA 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

**STANDARD CORNER
PEDESTRIAN RAMP**
N.T.S.



CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
STANDARD CORNER PEDESTRIAN RAMP			PED 100	1 OF 9
DATE:	APRIL 2020	BY:	H.C.E.	

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 668-8801



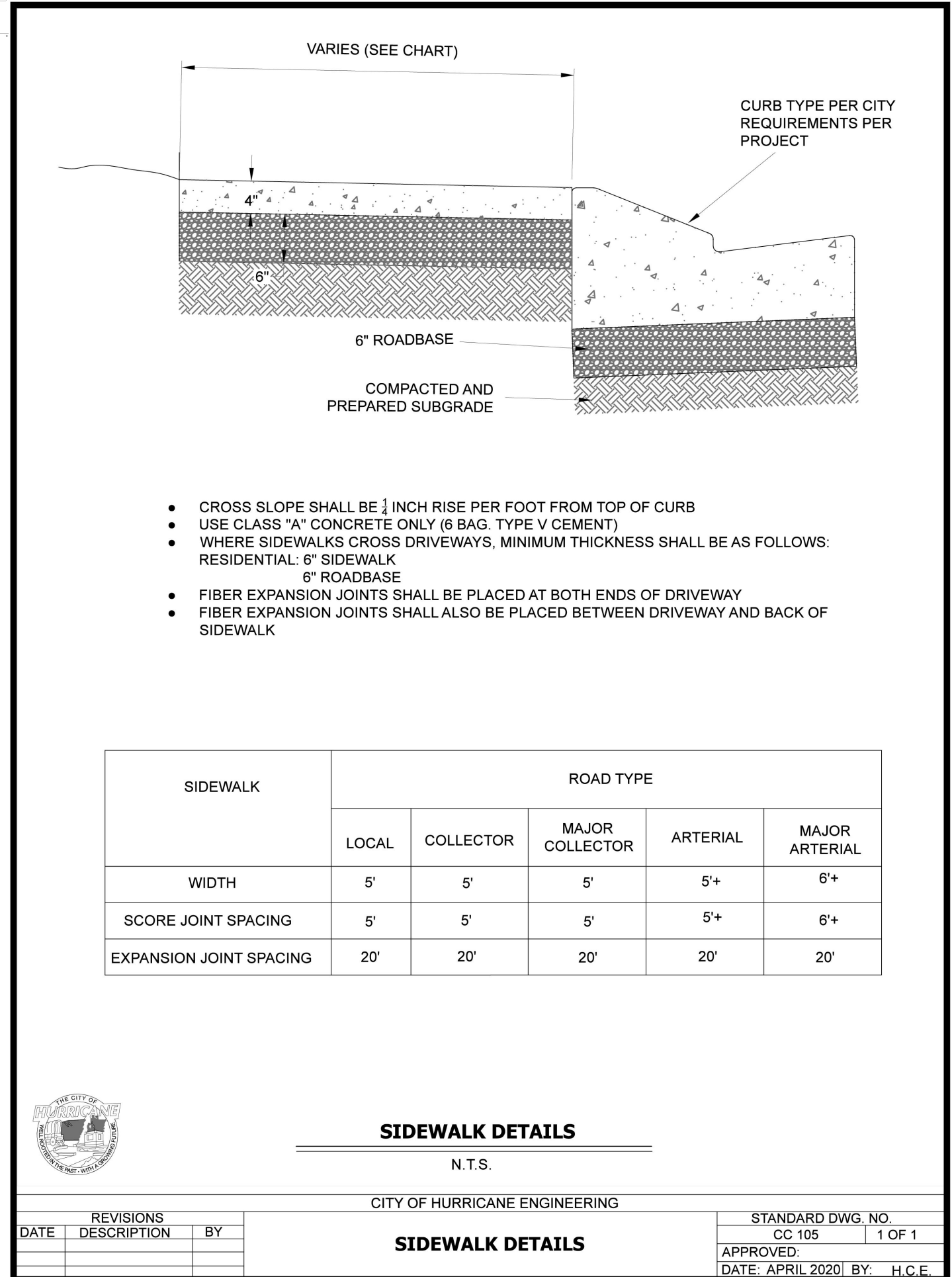
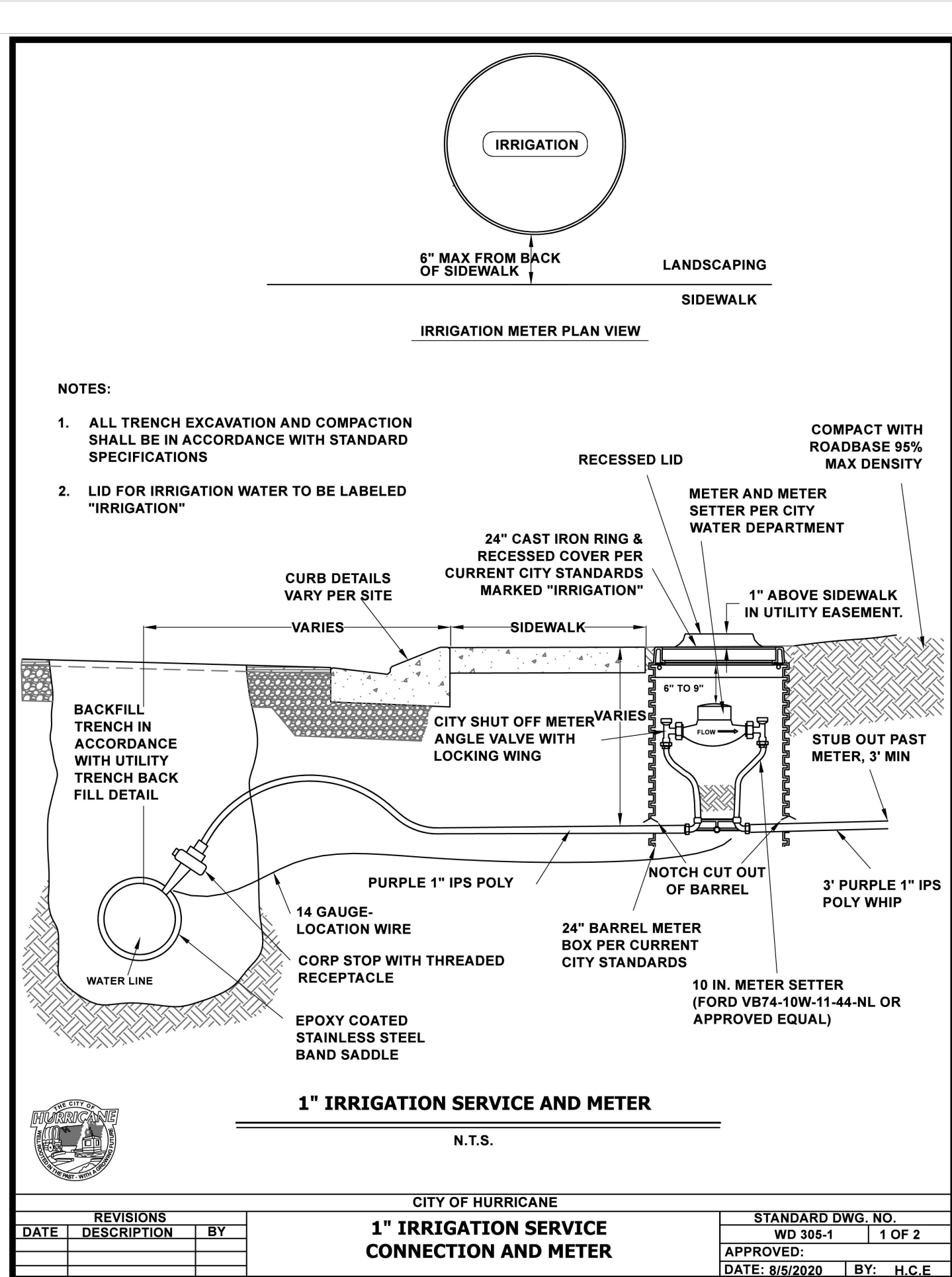
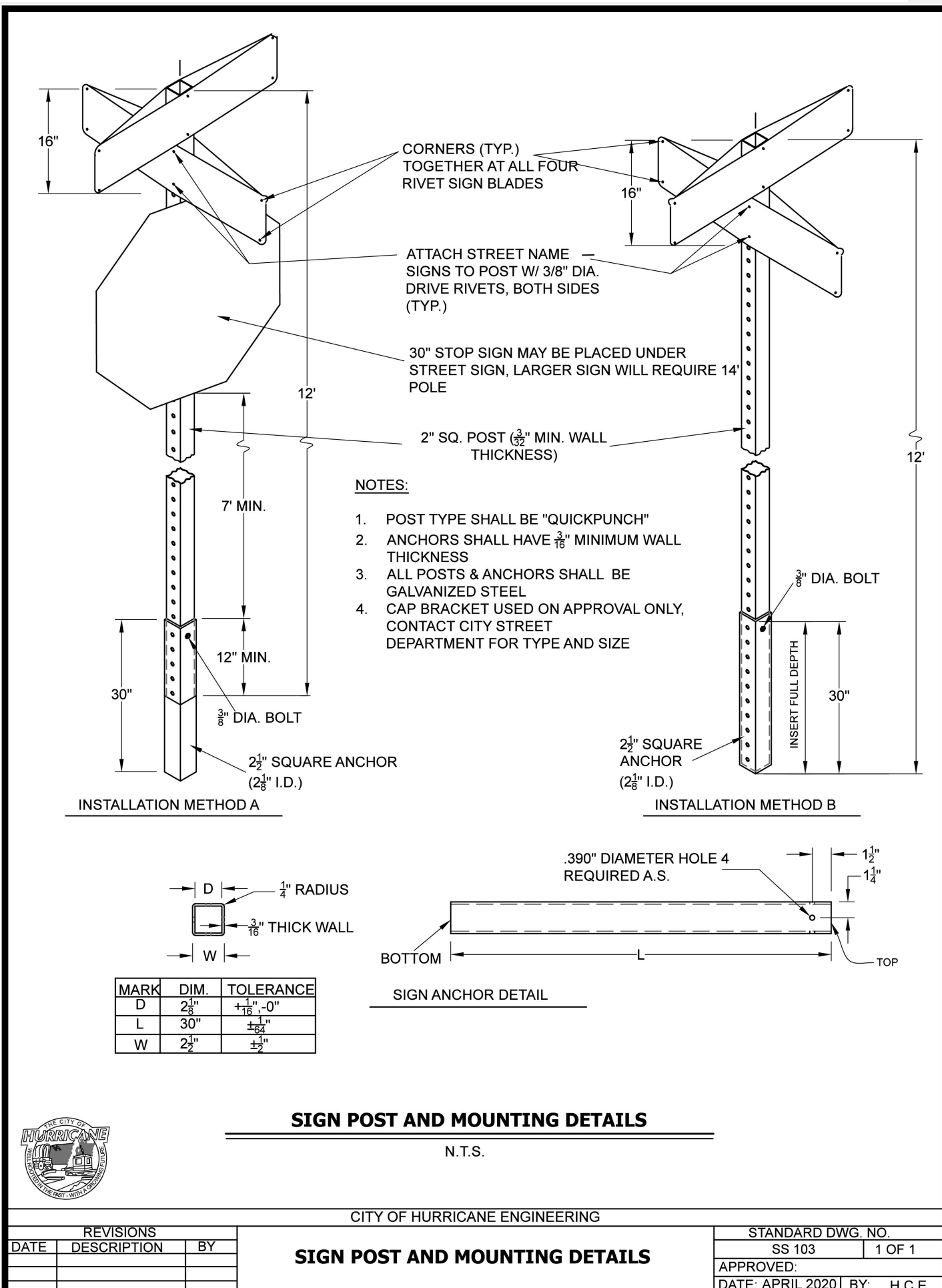
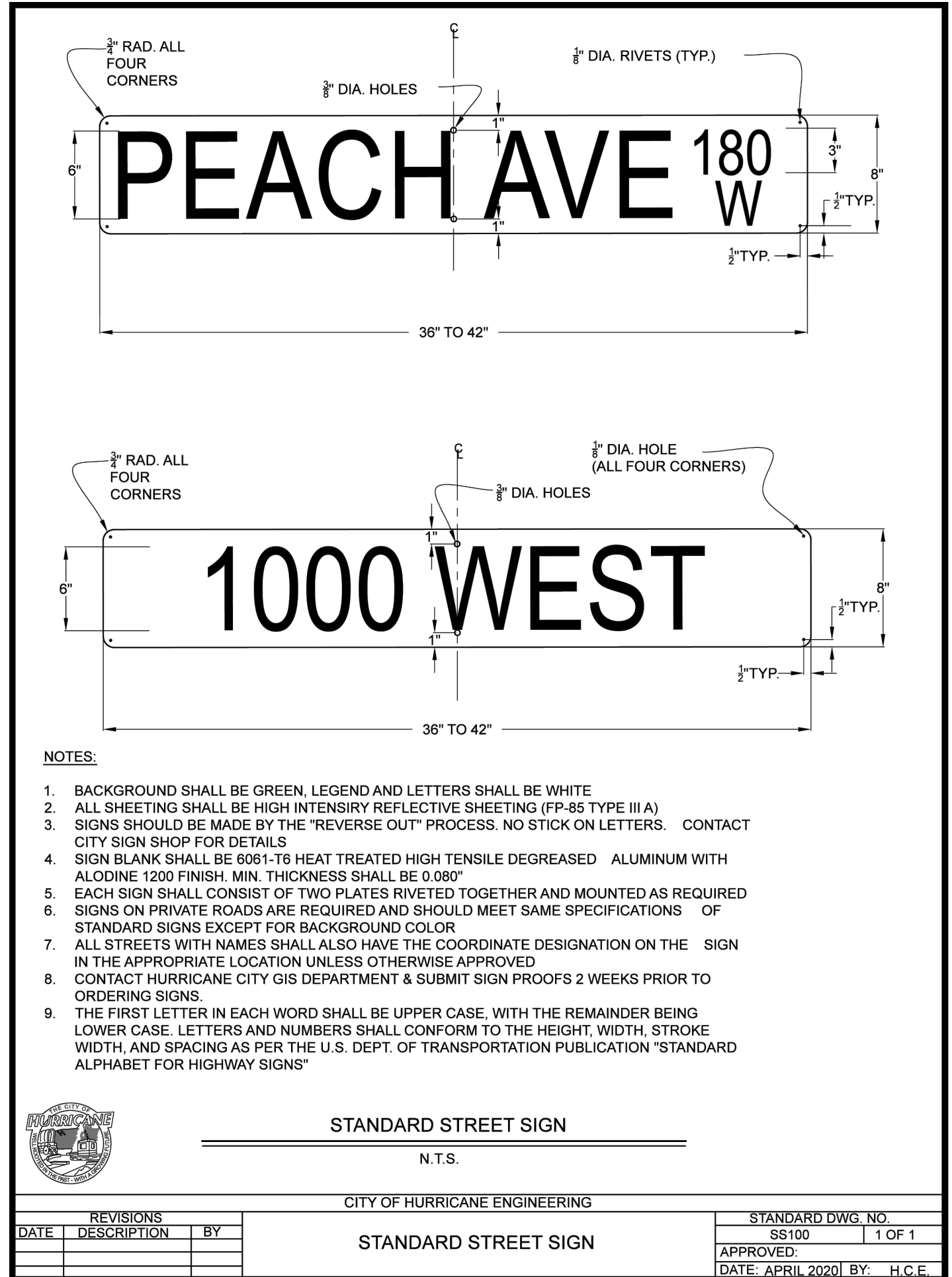
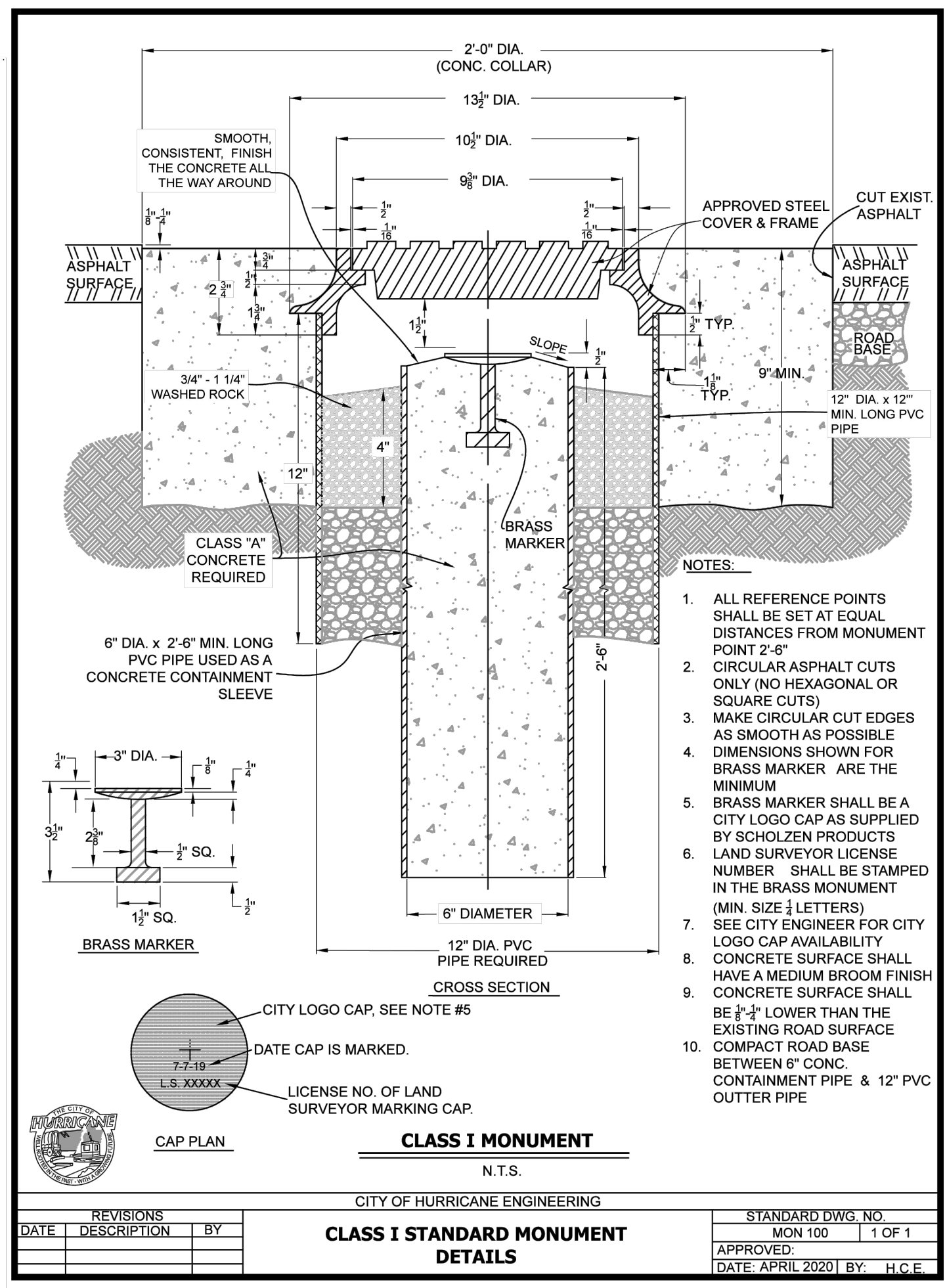
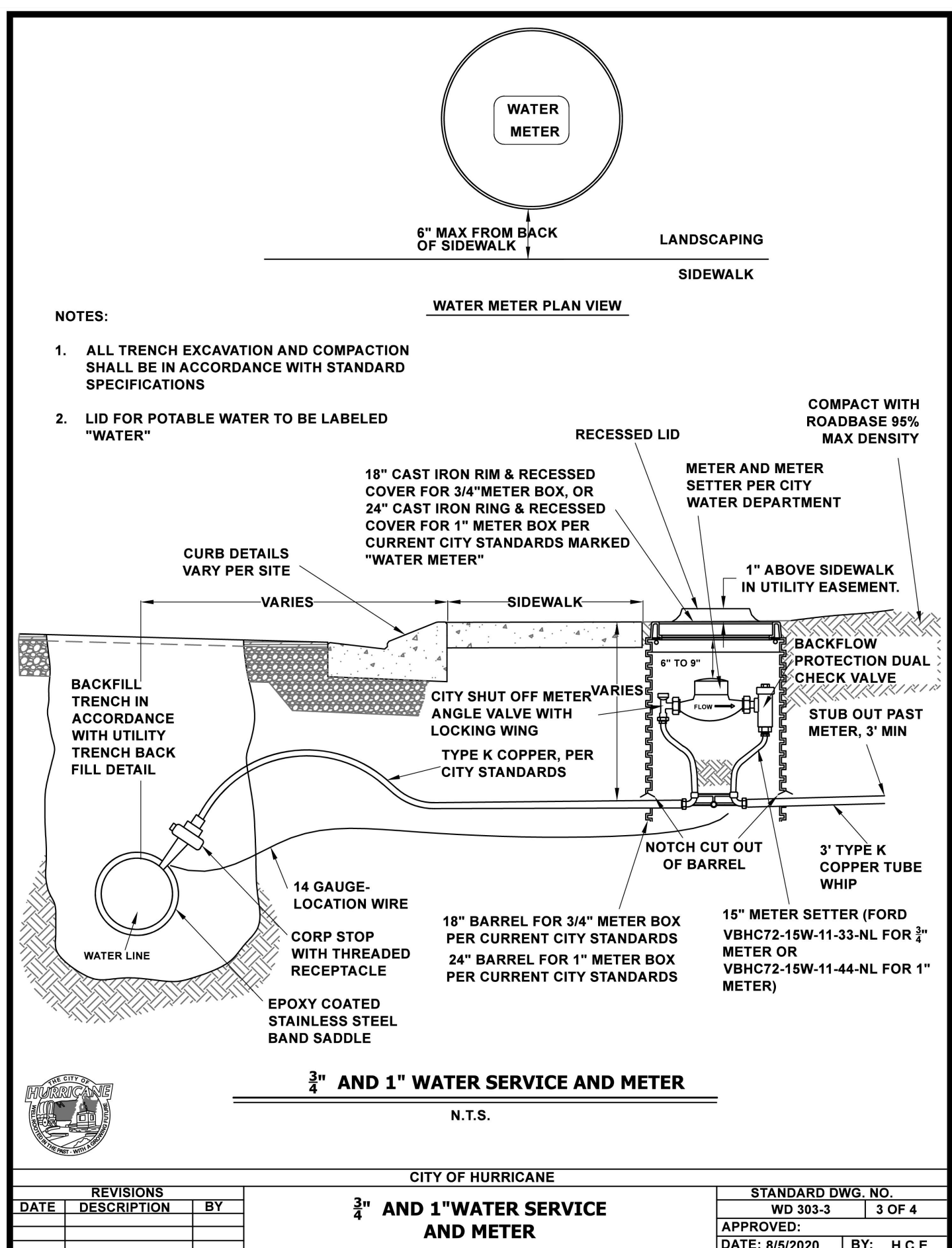
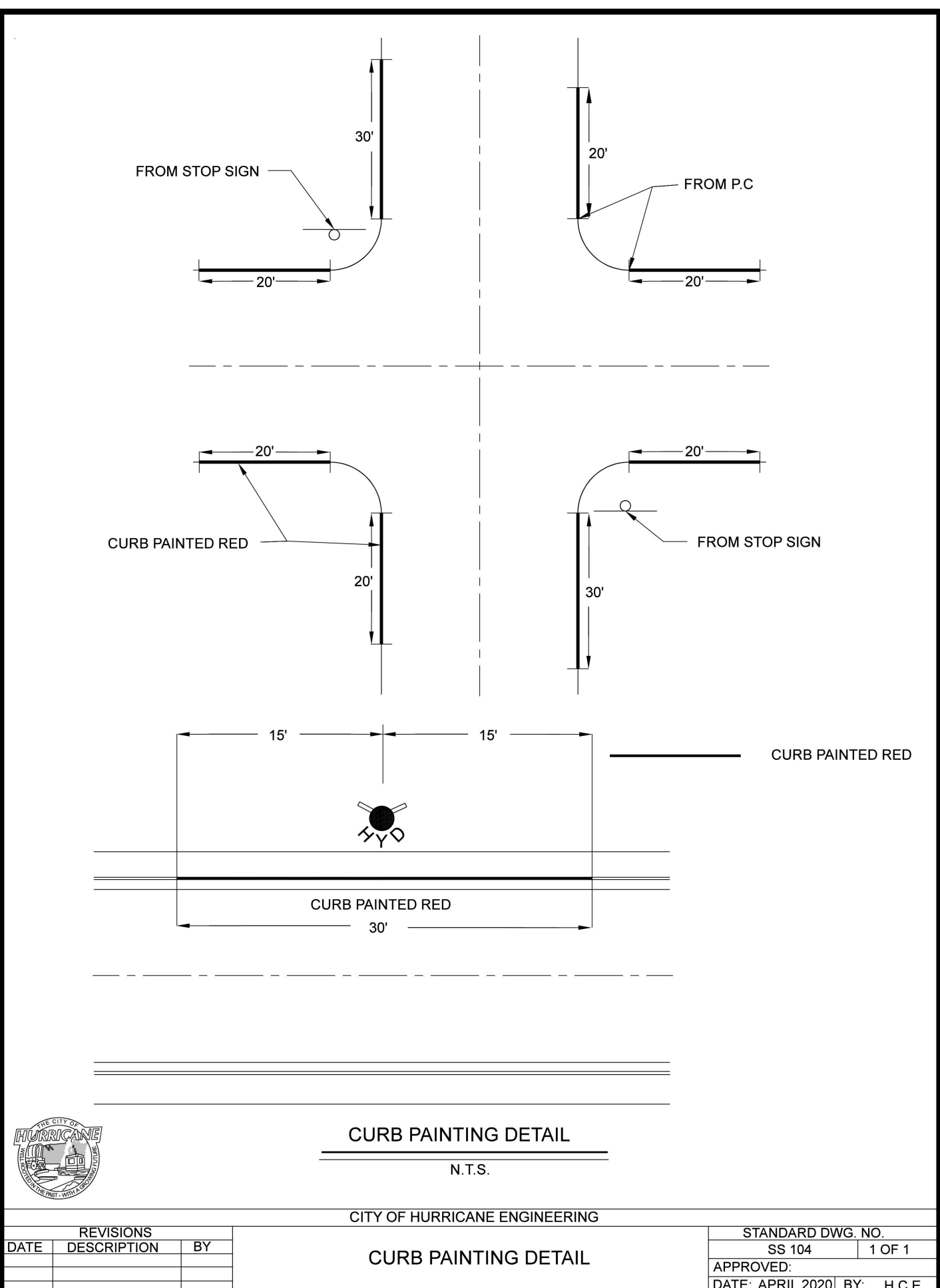
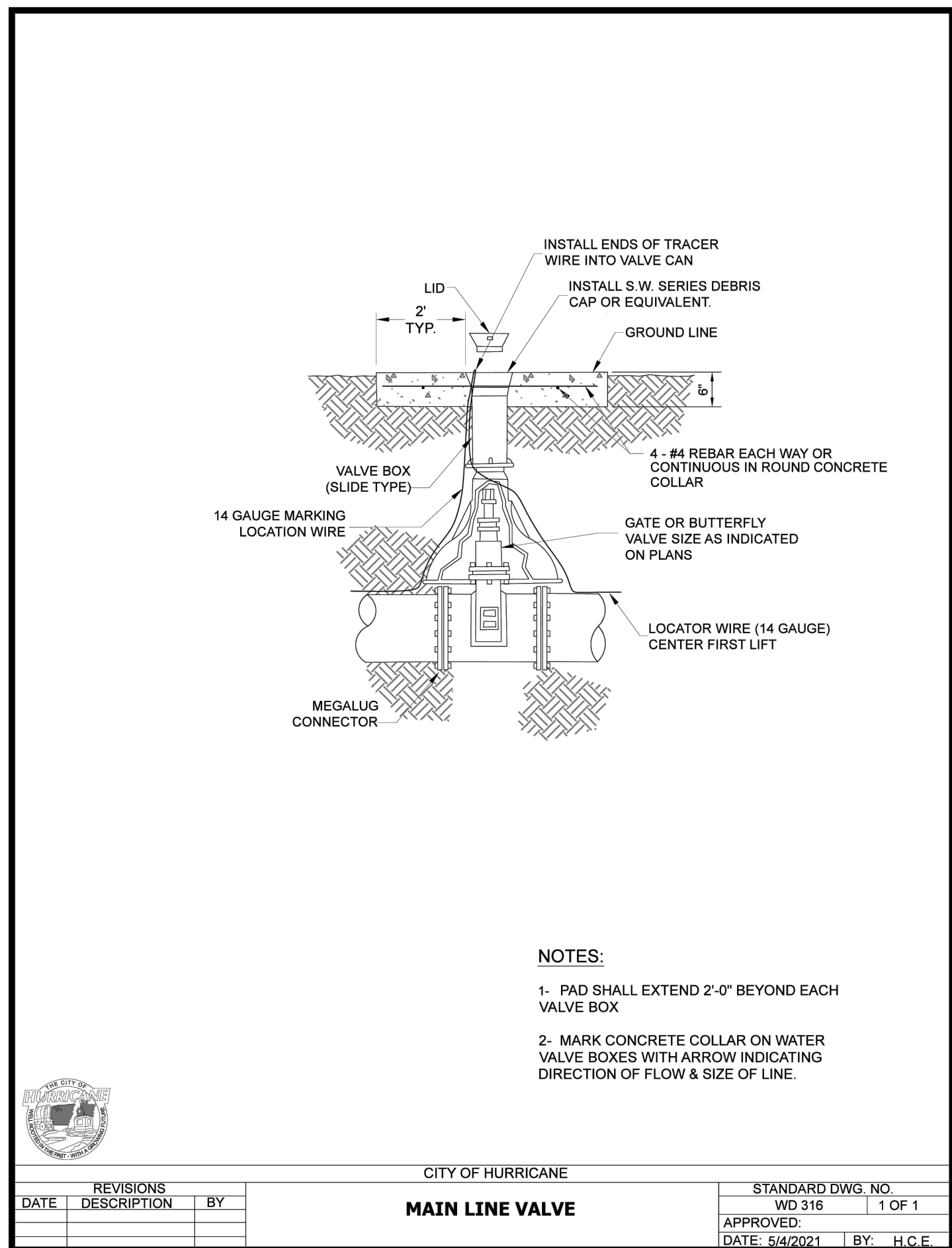
DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: N.T.S.
JOB NO.
281-014
SHEET NO:
DT-1

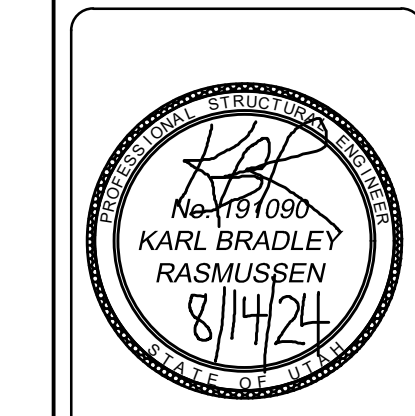
DETAIL SHEET

STANDARD DETAIL SHEET FOR: DIXIE HEIGHTS PHASE 3 & 4

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



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 868-8801

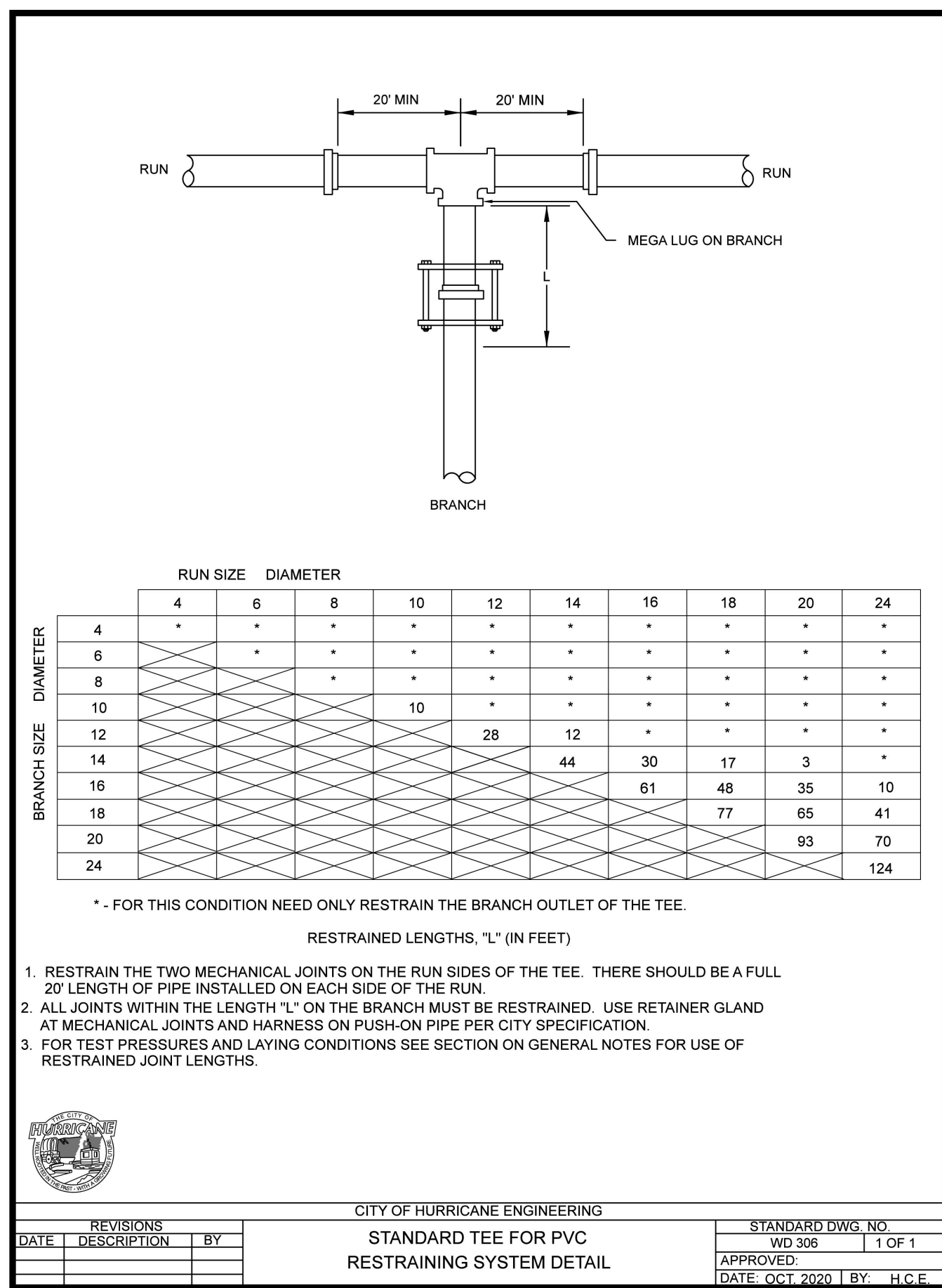
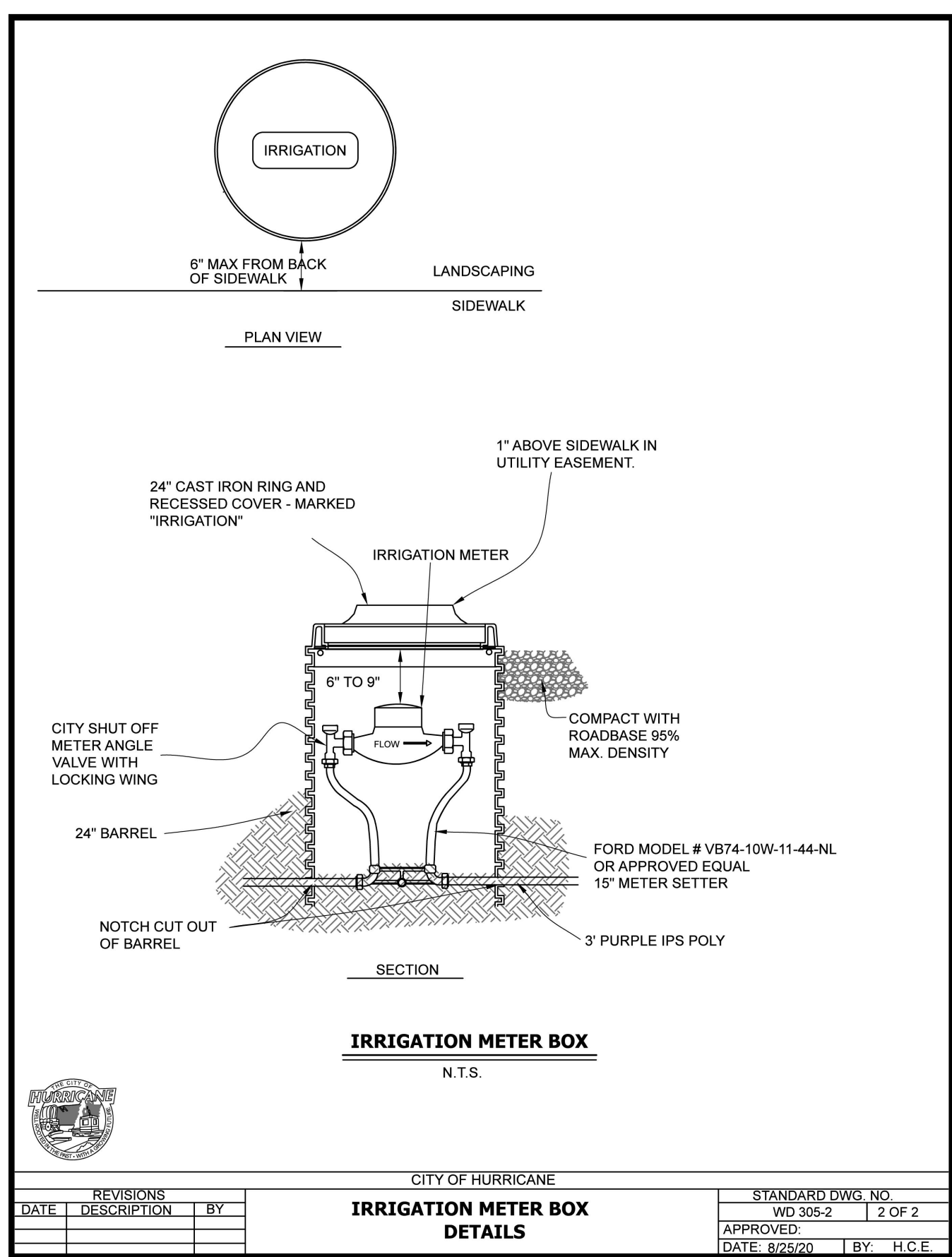
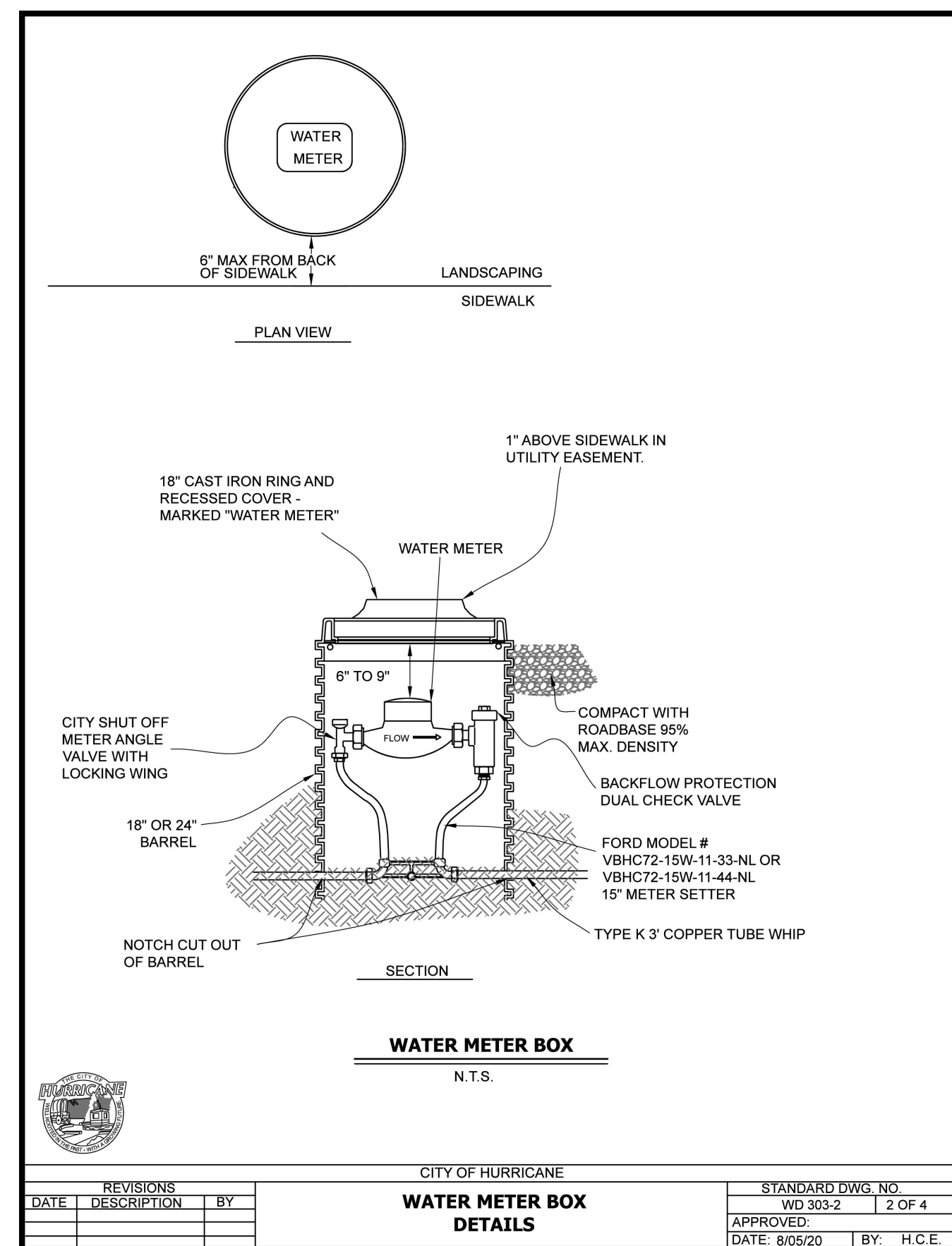
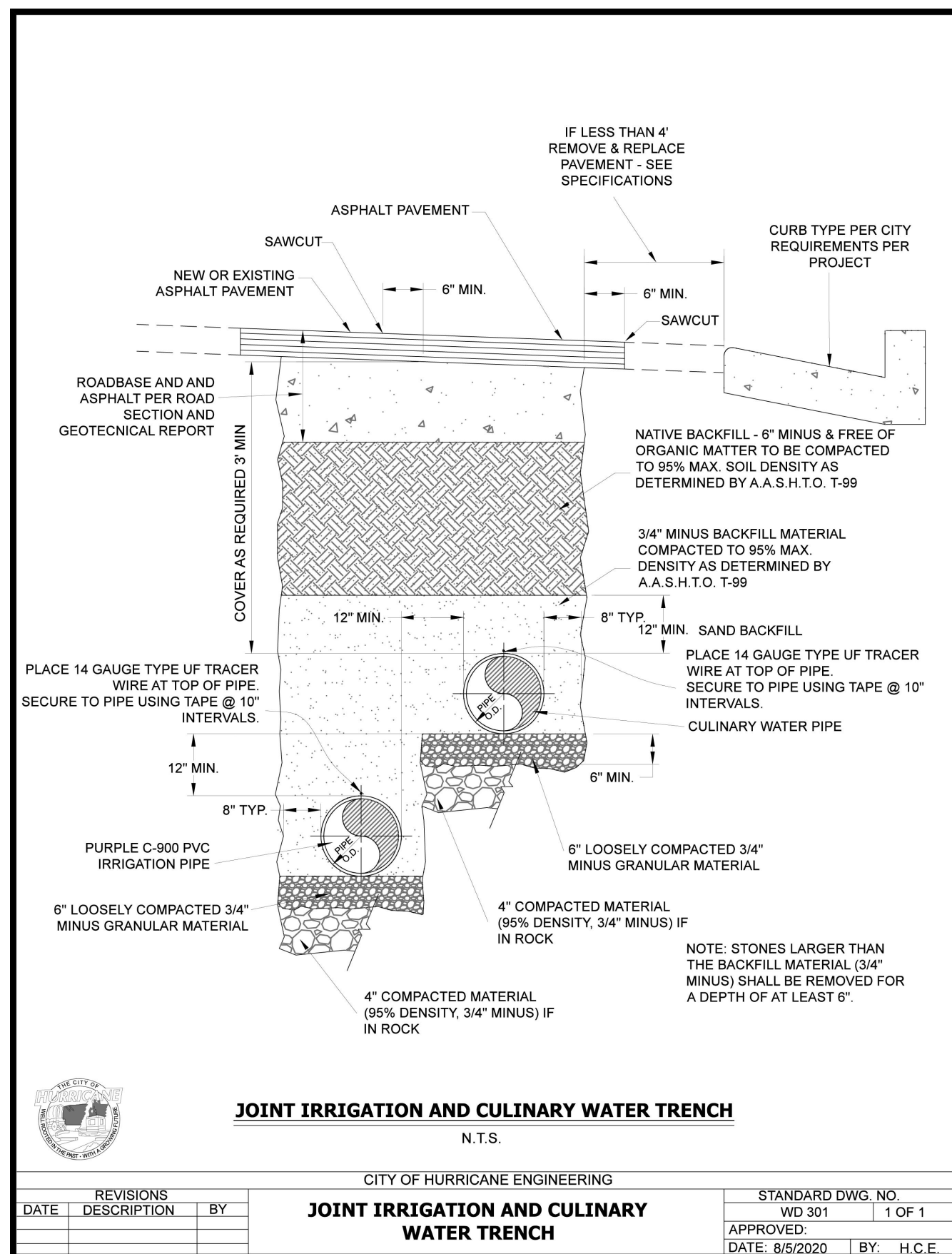
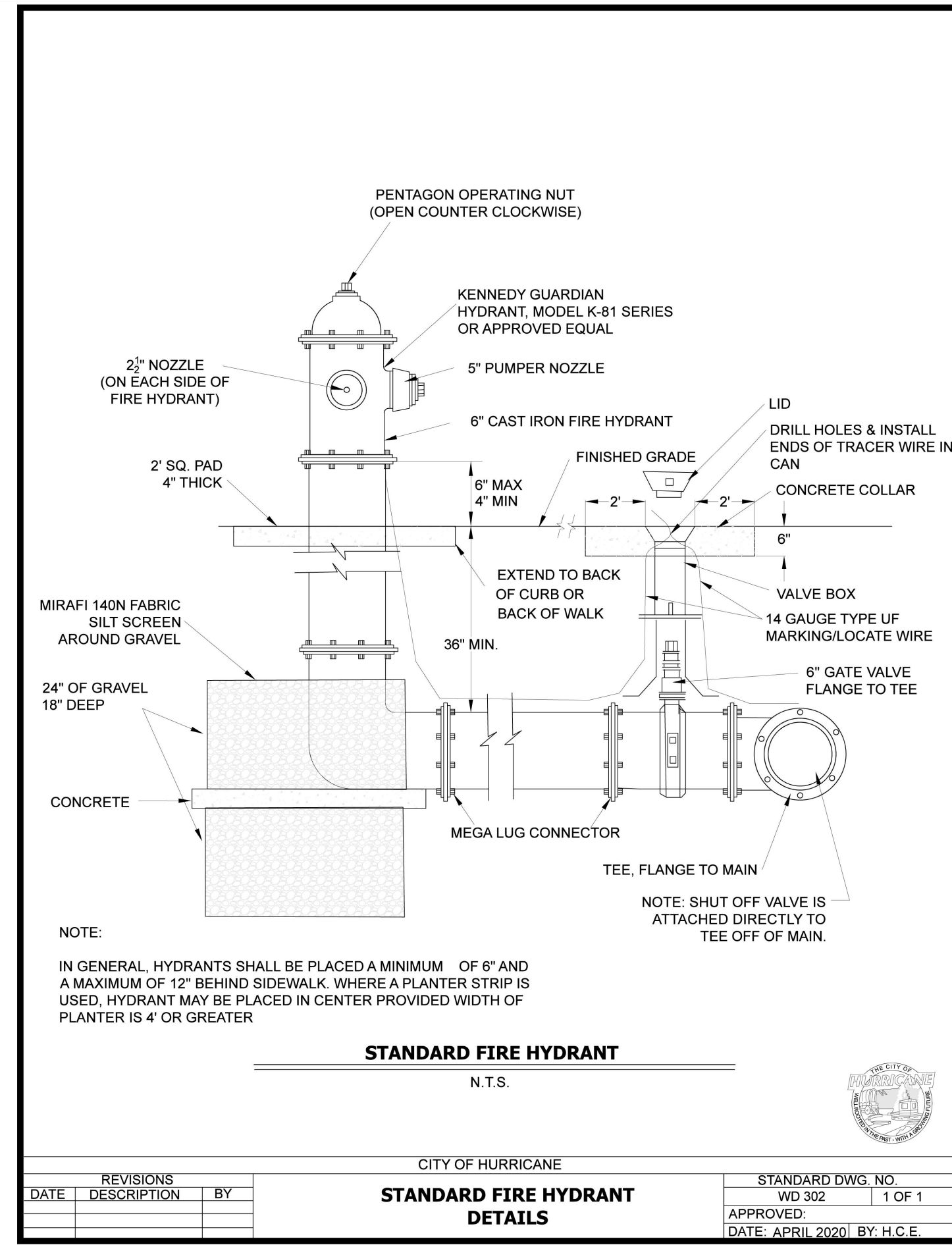
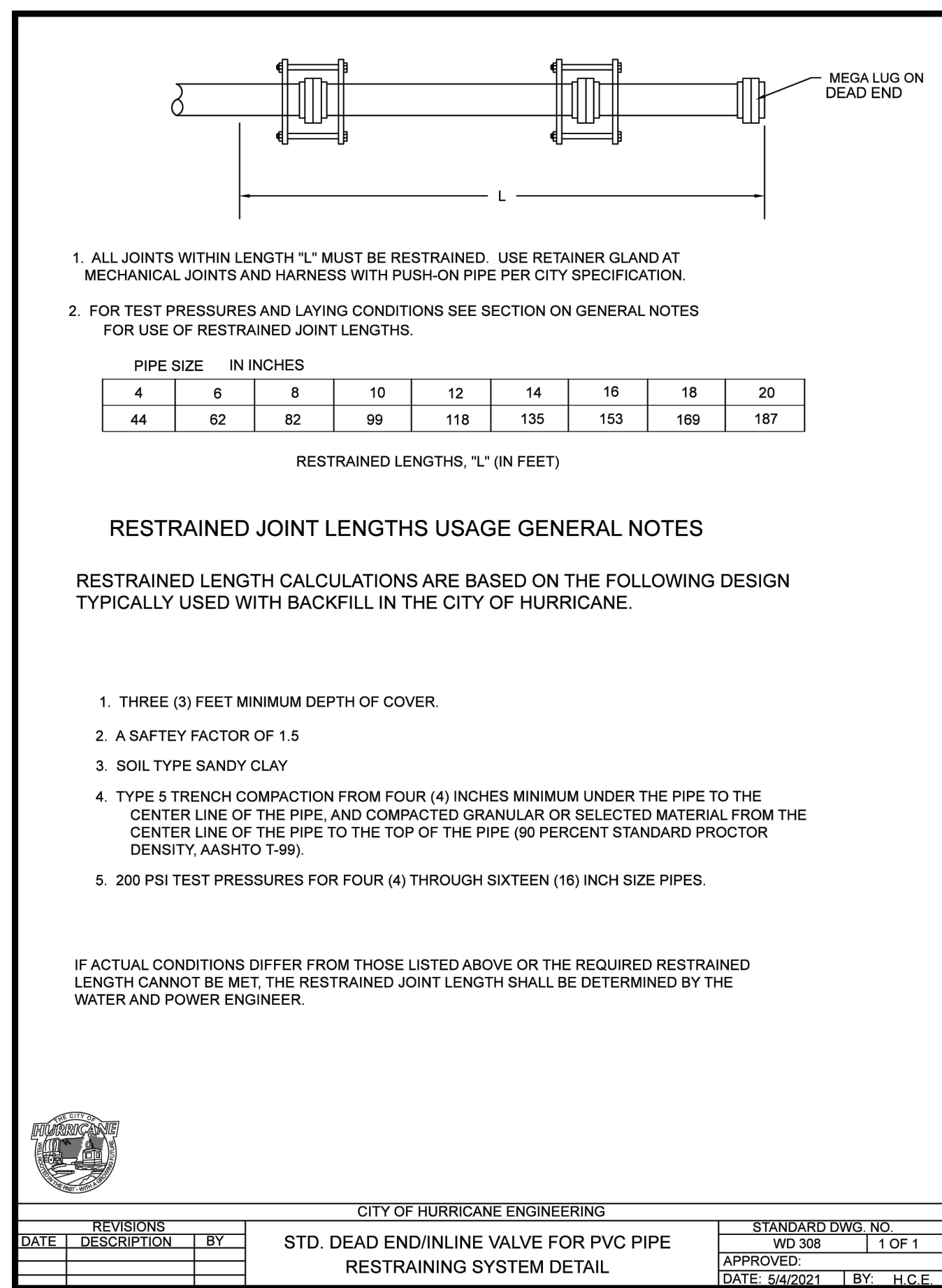
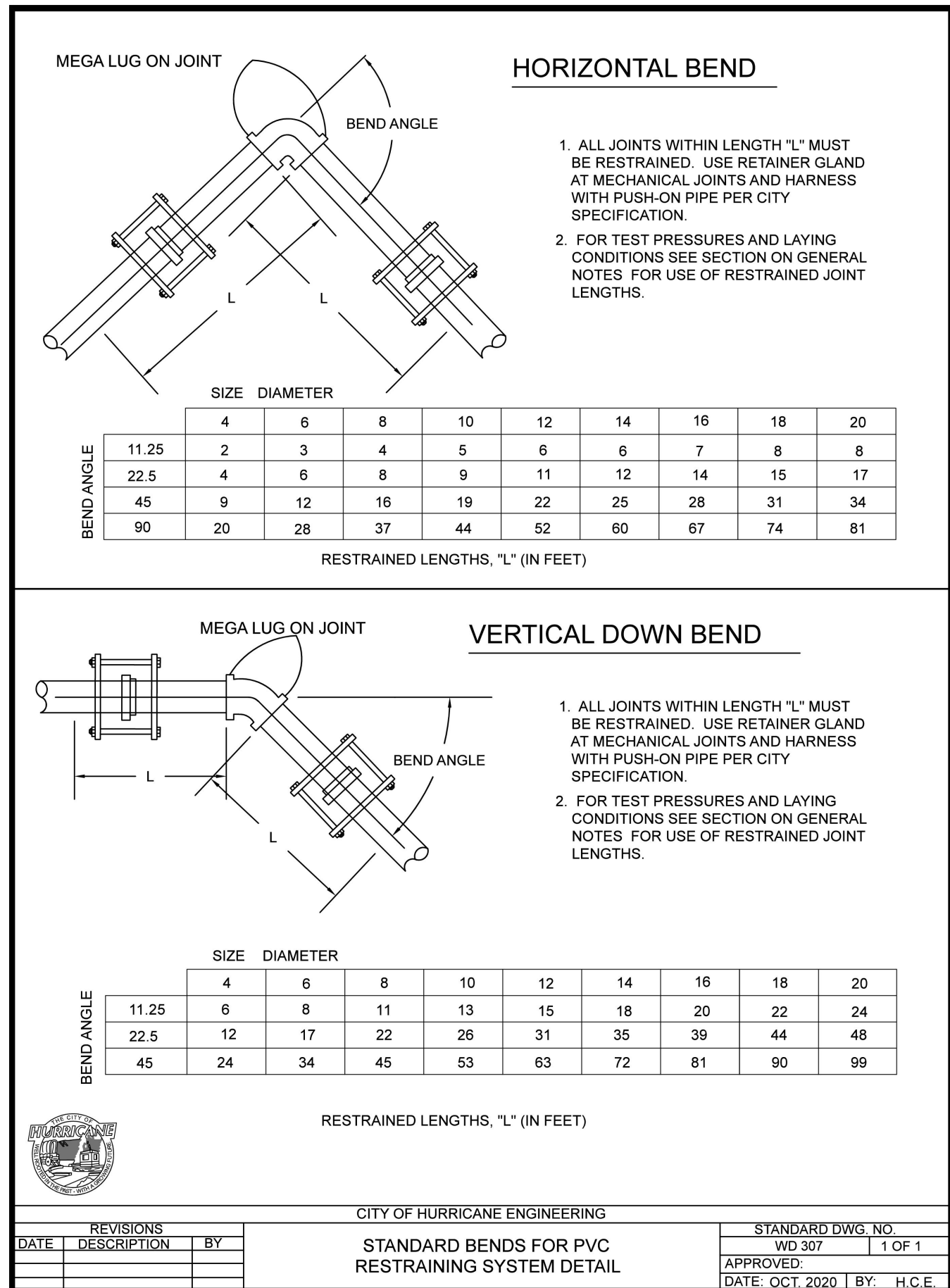
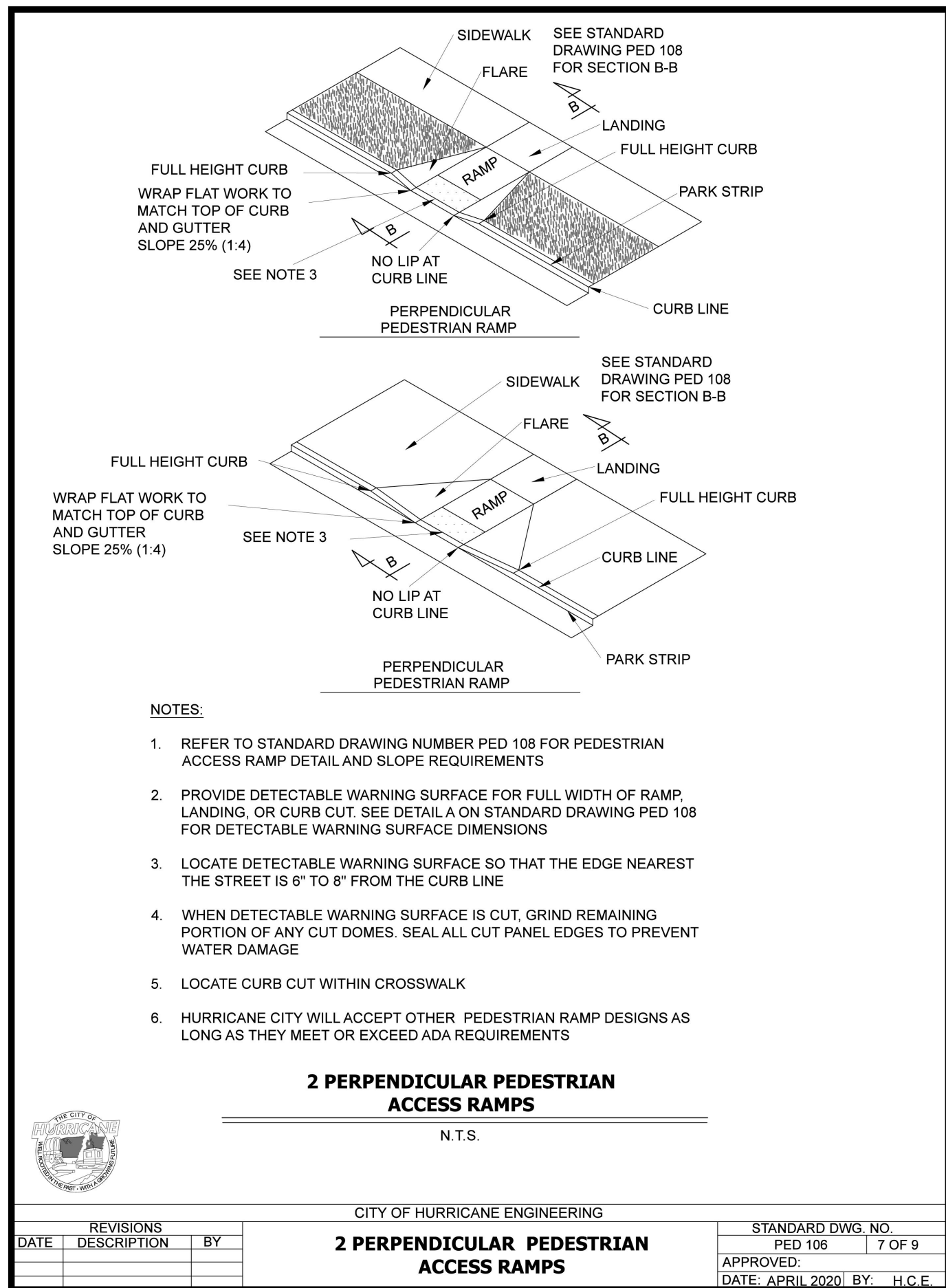


DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: N.T.S.
JOB NO. 281-014
SHEET NO. DT-2

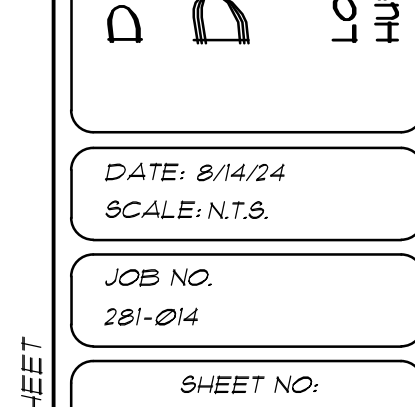
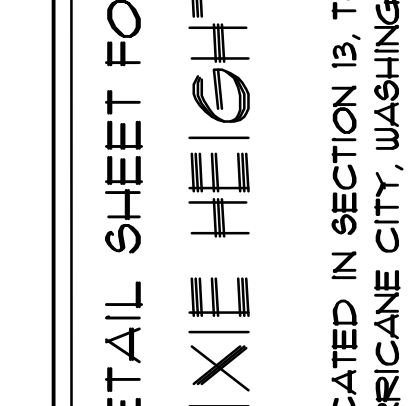
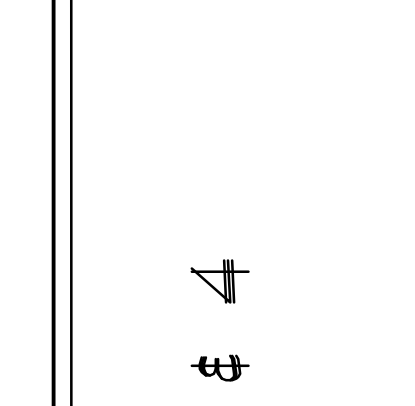
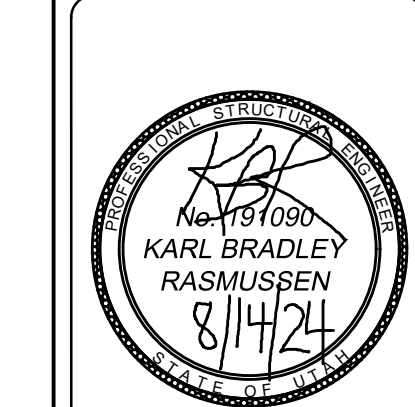
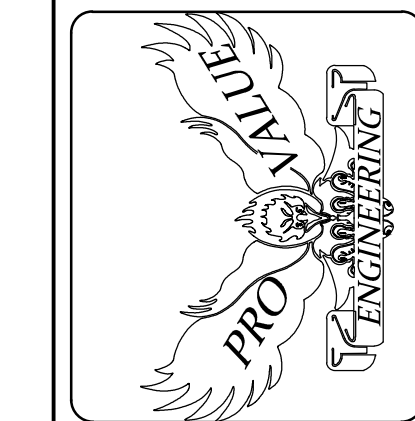
STANDARD DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4

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



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84531
Phone: (435) 888-8801



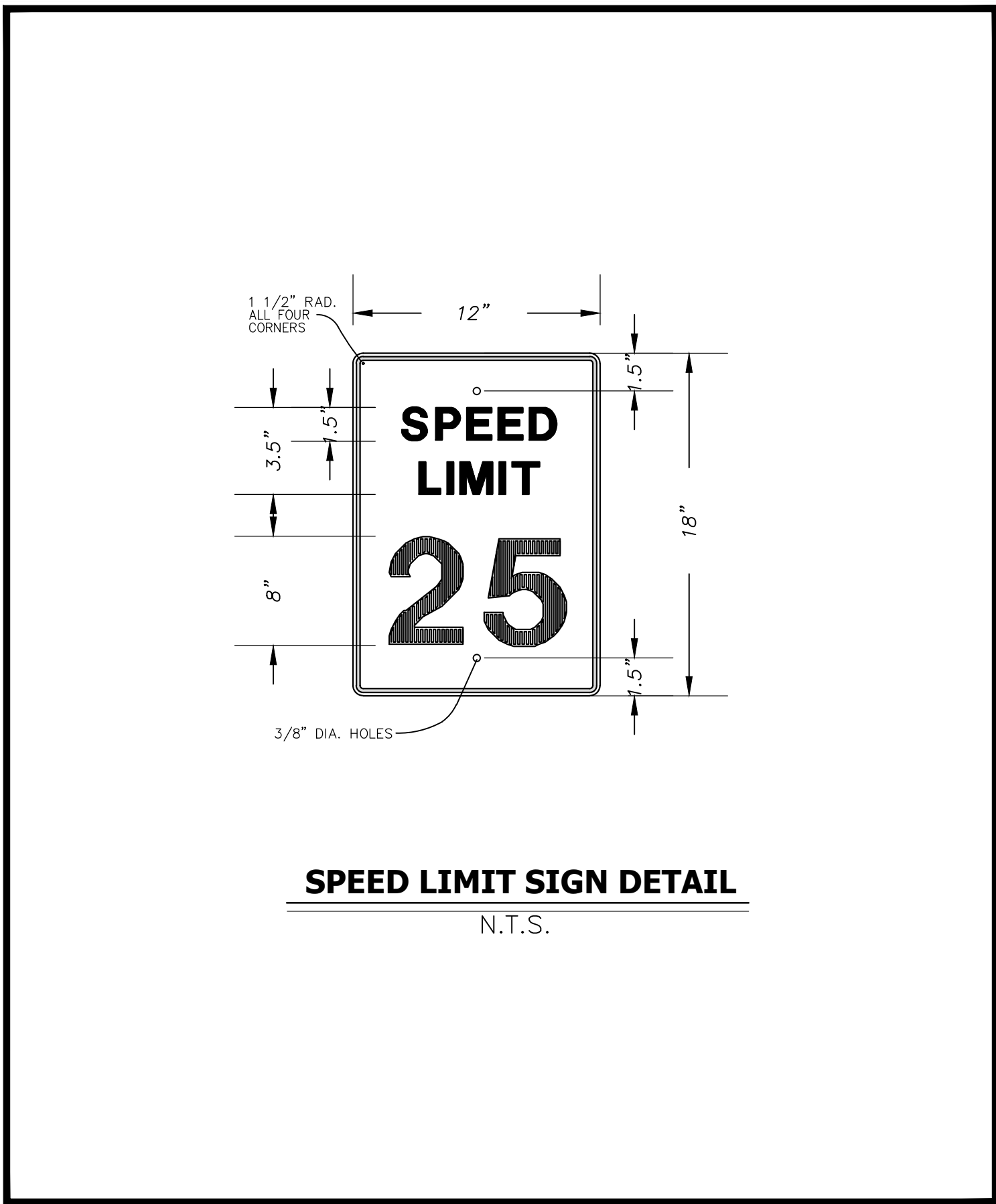
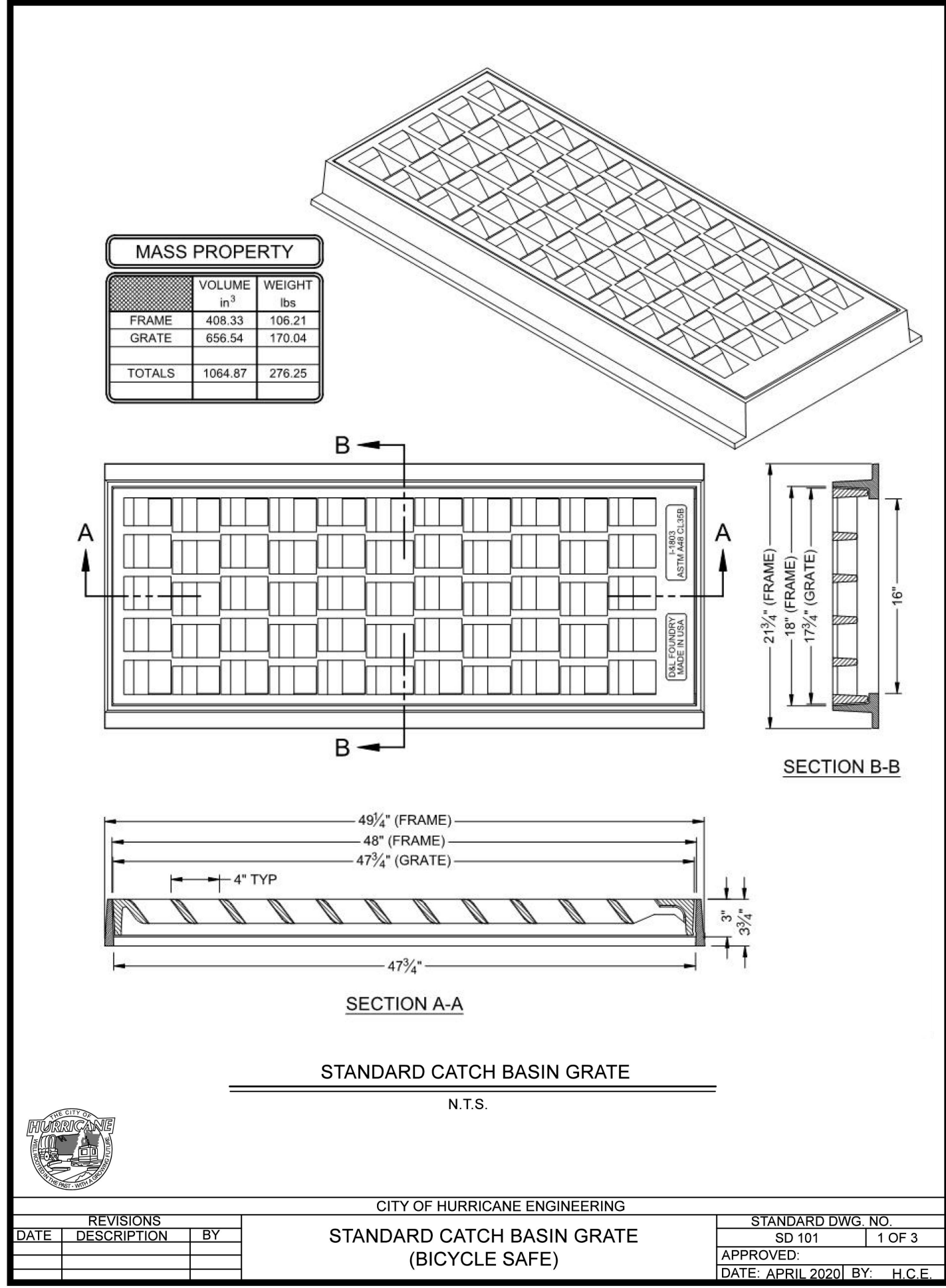
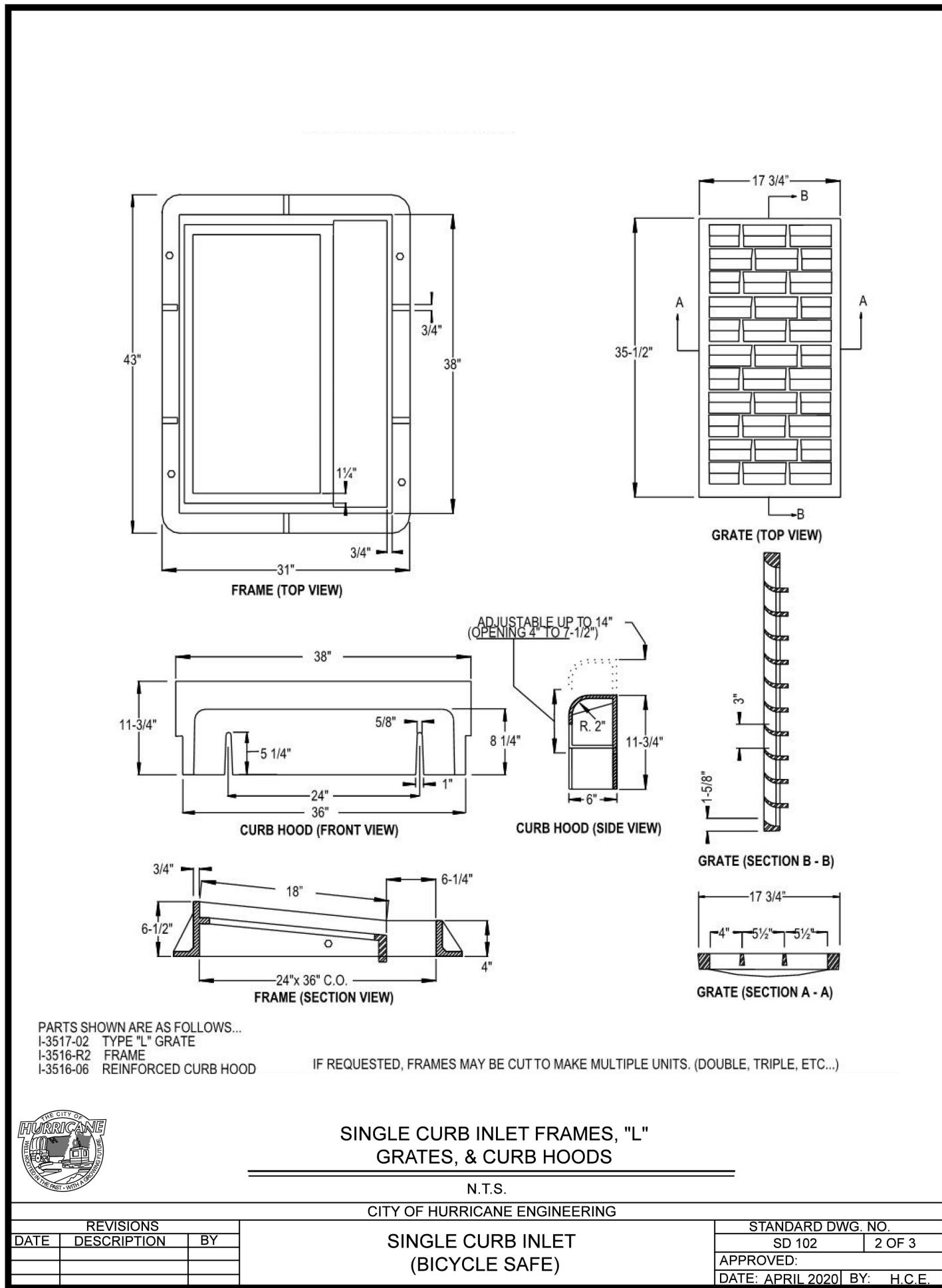
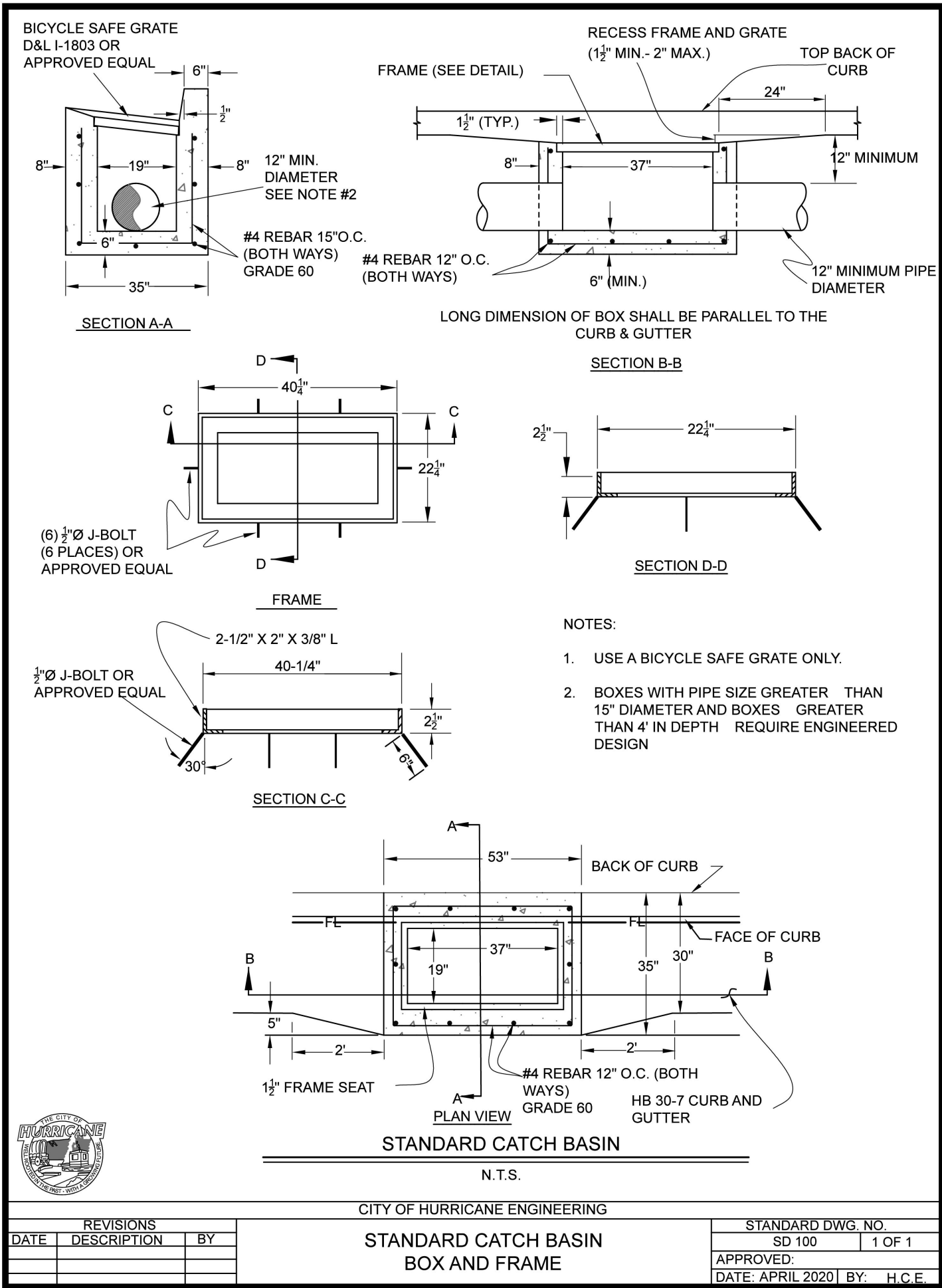
DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: N.T.S.

JOB NO. 281-014
SHEET NO. DT-3

STANDARD DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4

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



REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 666-0861



DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

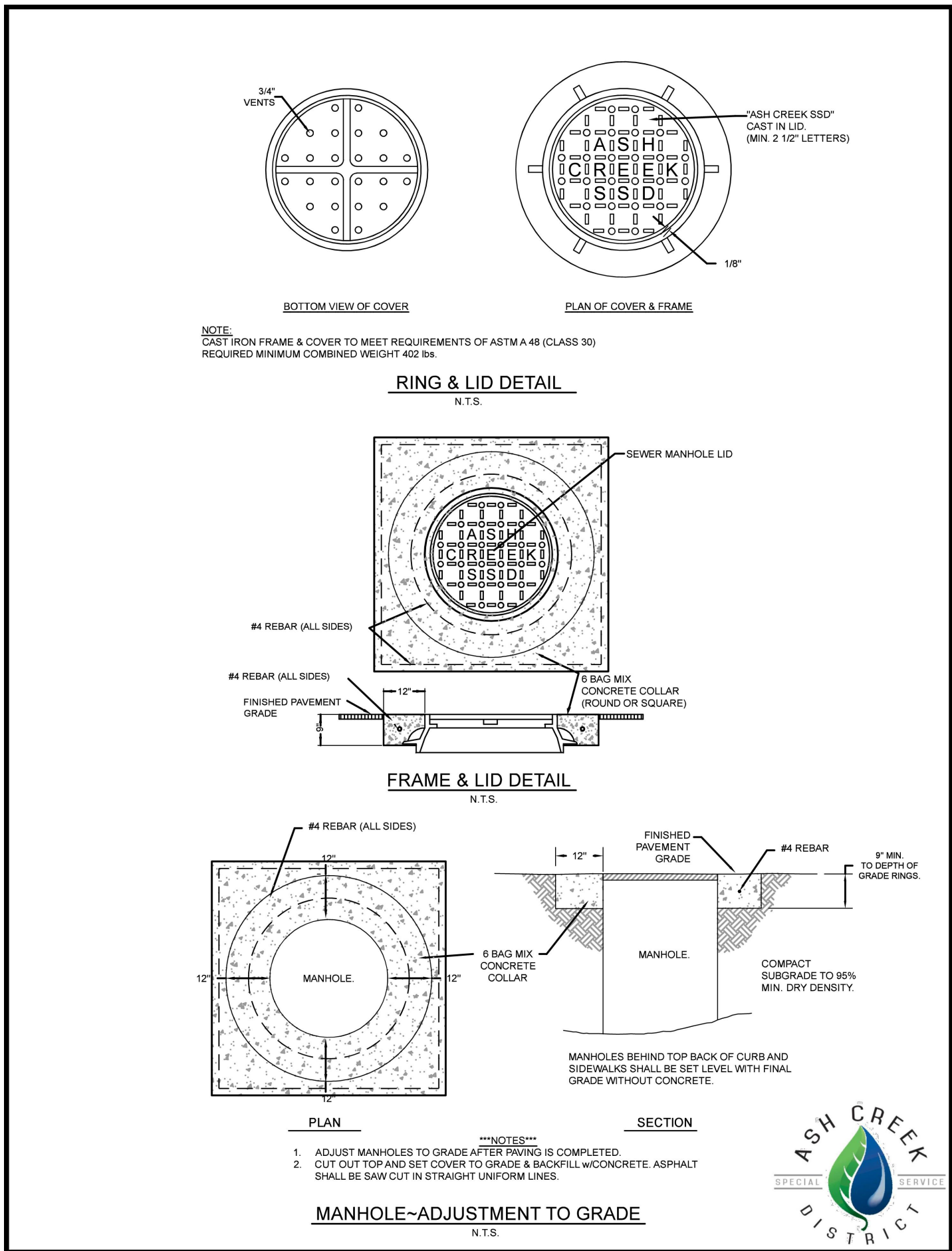
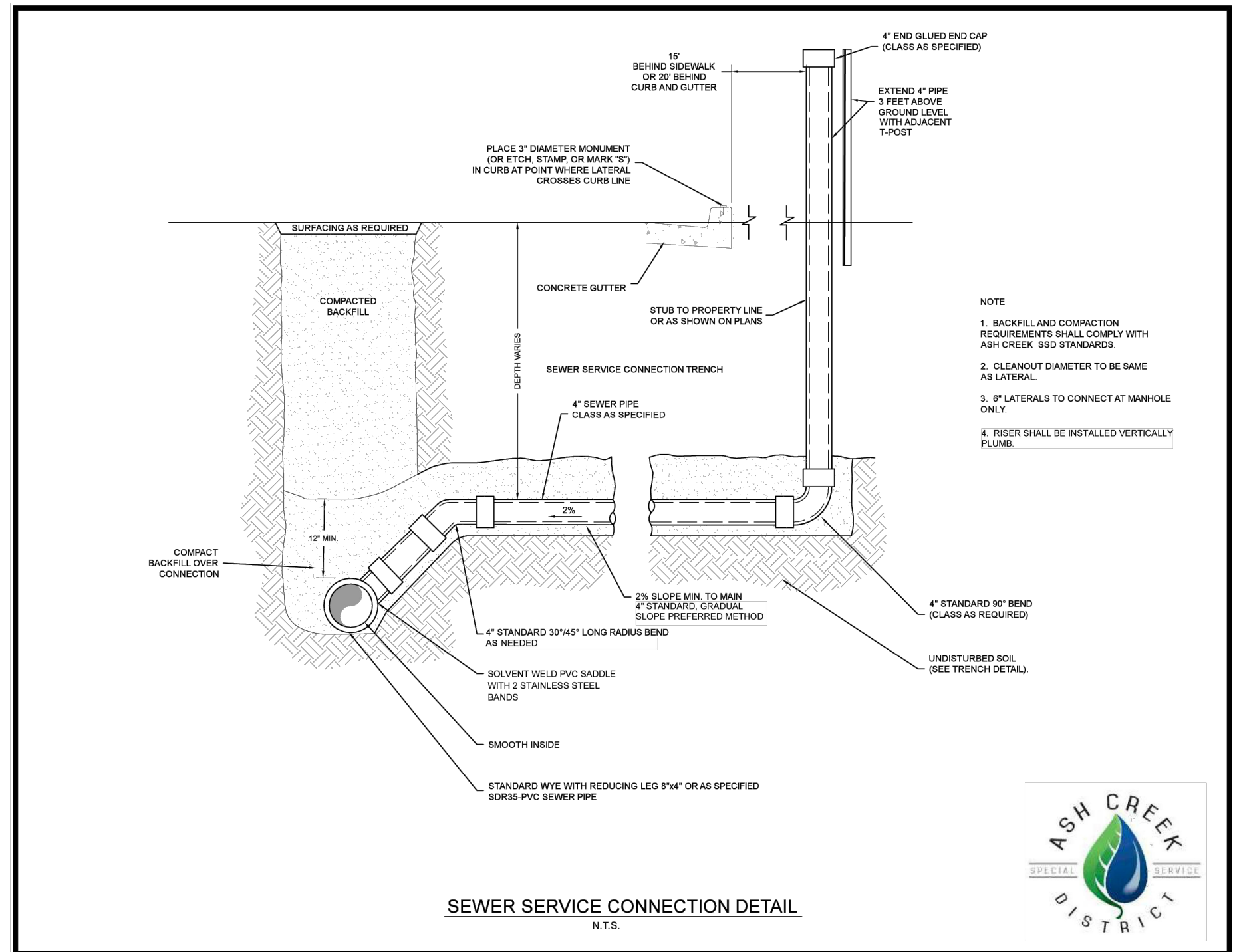
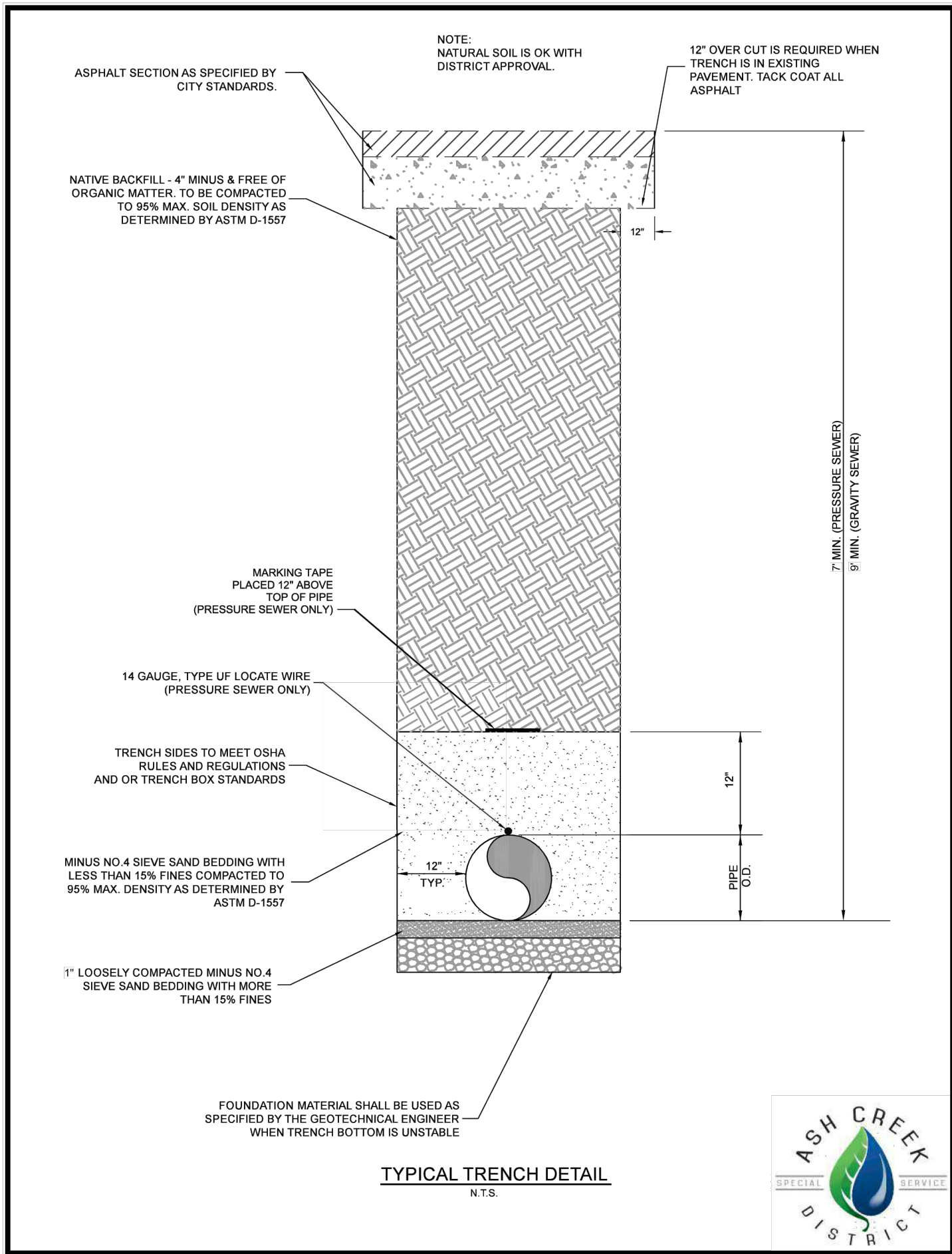
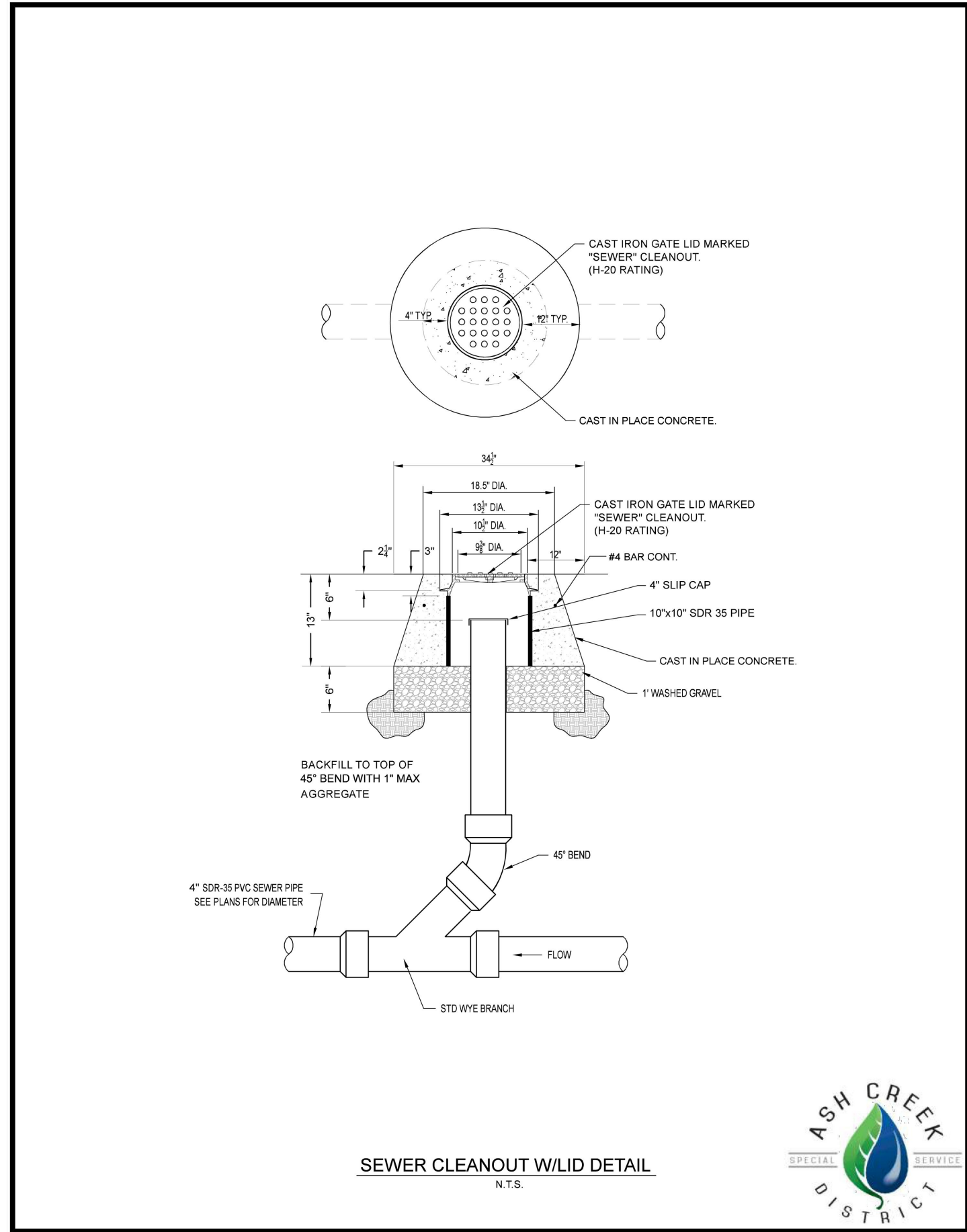
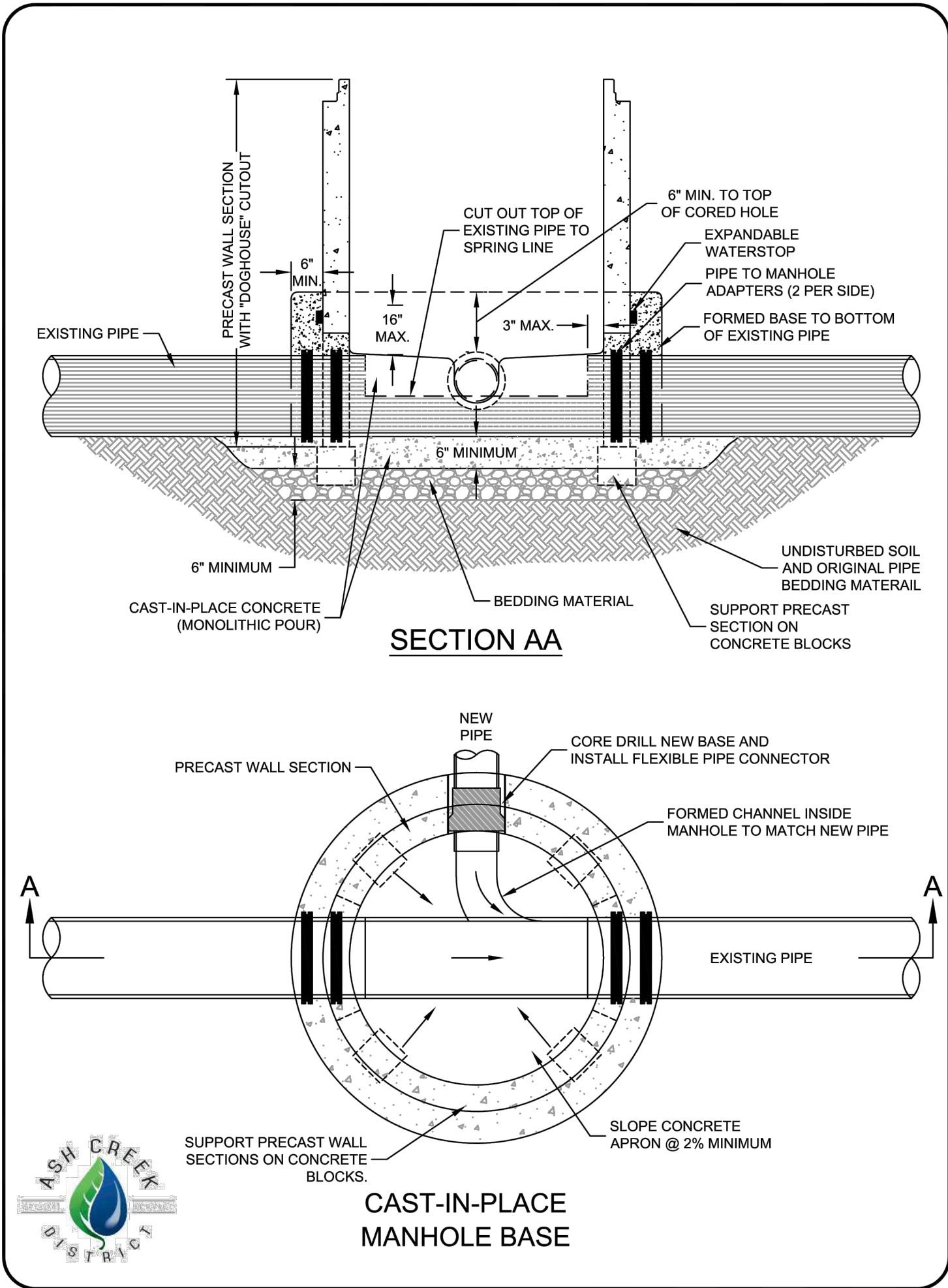
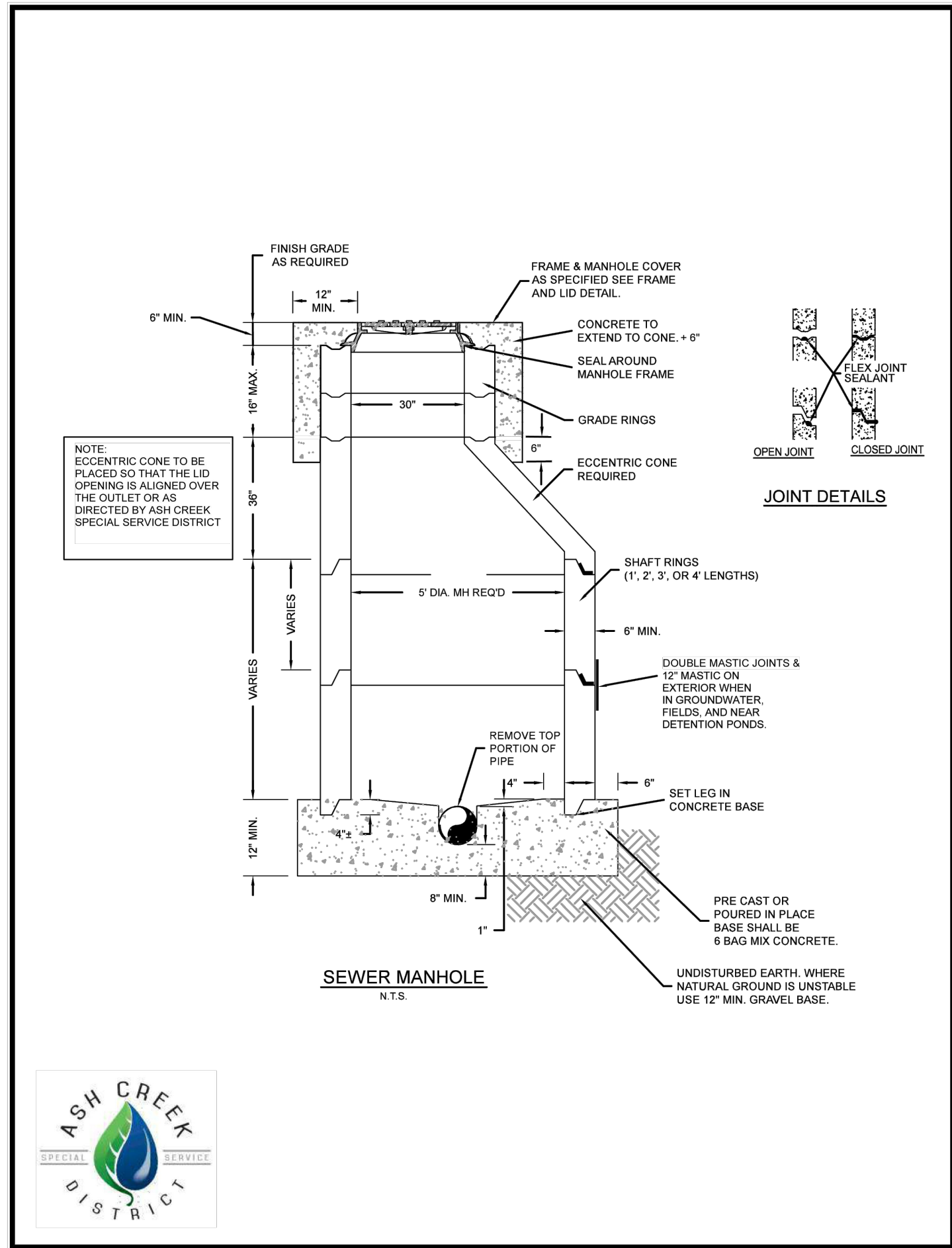
DATE: 8/14/24
SCALE: N.T.S.

JOB NO.
281-014

SHEET NO:
DT-4

STANDARD DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4

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



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84501
Phone: (435) 688-8861



DETAIL SHEET FOR:
DIXIE HEIGHTS PHASE 3 & 4
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 8/14/24
SCALE: N.T.S.
JOB NO.
281-014
SHEET NO:
DT-5



Application

Application Accepted Date: 07/29/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: Shadow Ridge Apartments Bldg 2		Planning Fee		\$	200.00
Tenant / Project Name: Shadow Ridge Apartments Bldg 2		Planning Fee		\$	200.00
Bldg. Address: 6129 West 100 South		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: Phase:		Amount Paid:		\$	200.00
Block: Lot #: Parcel ID #: H-4-2-4-3211		Remaining Due:		\$	0.00
Property Owner: Kyle Arbizu					
Permit Contact: Kyle Arbizu P:(435) 632-1493					
Email: karbizu@pprmco.com					
CONTACT INFORMATION					
Engineer of Record: L.R. Pope Engineering, Inc					
Email: lrpope@lrpope.com P: (435) 632-5131					
General Contractor: Shadow Ridge LLC					
License #: P: (435) 632-1493					
Address: 315 West Pierpont Avenue #201					
City: Salt Lake City State: Utah Zip: 84101					
Email: karbizu@pprmco.com					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANPSP24-24	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Kyle Arbizu					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					

Shadow Ridge Apartments Phase II will consist of 16 one-bedroom apartments with a 20-year agreement with the City of Hurricane, limiting rental rates to 80% of the area median income for Washington County renters may be allowed to make up to 120% of the AMI for the respective household size unless other form of financing prohibits an income AMI higher than the rental rate AMI. Phase II will include one open space amenity area with a BBQ and turf, and the project meets the required parking and open space requirements outlined by the City of Hurricane.



STAFF COMMENTS

Agenda Date:	08/22/2024
Application Number:	PSP24-24
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Kyle Arbizu
Agent:	LR Pope Engineering
Request:	Preliminary Site Plan Application
Location:	6129 W 100 S
Zoning:	RM-3 PDO
General Plan Map:	Multifamily
Recommendation:	Table to address JUC comments and concerns.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, a 16 unit apartment building. The first building with 18 units in this apartment complex was built in 2023 and they are proposing a second building. This property is located in the Shadow Ridge development off the corner of State St and Telegraph Rd.



JUC Comments

The following items will need to be addressed:

1. **Public Works:** There is a safety concern that there is only one exit from the parking lot with a total of 44 stalls. Will the required utility clearances be met with the 26 foot wide driveway? Additional drainage considerations.
2. **Power:** Must fill out an application for power (please contact Hurricane City Power). Power will be brought from 100 S on the north side of the road. Transformers have long lead times, Hurricane Power does not provide electrical equipment.
3. **Sewer:** No comments.
4. **Streets:** Is there a plan for emergency overflow for the retention area?
5. **Water:** If there are more than 17 units, the water line will need to be looped. 30 units on dead end line if single story?
6. **Engineer:** It appears this site will struggle most with hydrant spacing and water looping requirements (HCS 3.6.4 & HCS 3.6.6). The existing water main in 100 South is a dead end main that already serves two (2) fire hydrants and fourteen (14) water services, and the proposed 16 unit building is more than 300 feet from the nearest (accessible) hydrant. Although a curb return and 8' water way is shown, the existing drive approach was installed as a curb cut. Does the applicant intend to replace the drive access (HCC 10-35-4(B)(2)(C) & 10-35-4(B)(7))? City code and the anticipated sawcuts support that it should be done. Engineering typically confers the ability to approve ended streets without a properly designed cul-de-sac turnaround to Hurricane Valley Fire Special Service District (HCS 3.2.4.5(a)). The unused drive approach should be replaced with typical curb, gutter, and sidewalk (HCC 10-35-4(A)(3)). Traffic circulation must be reconsidered with required landscaping (HCC 10-32-6(D) & HCC 10-33-4(A))

7. **Fire:** Minimum of 20' required for fire access. How do you propose to get acceptable flow out of a single hydrant? Please provide a water model. Remote FDC required. Out of the collapse zone of the building and within 50' of the hydrant.
8. **Cable:** TDS needs notes updated. Blue stake facilities in the area.
9. **Phone:** No concerns.
10. **Gas:** [No comments received.]
11. **Fiber:** No comments.
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

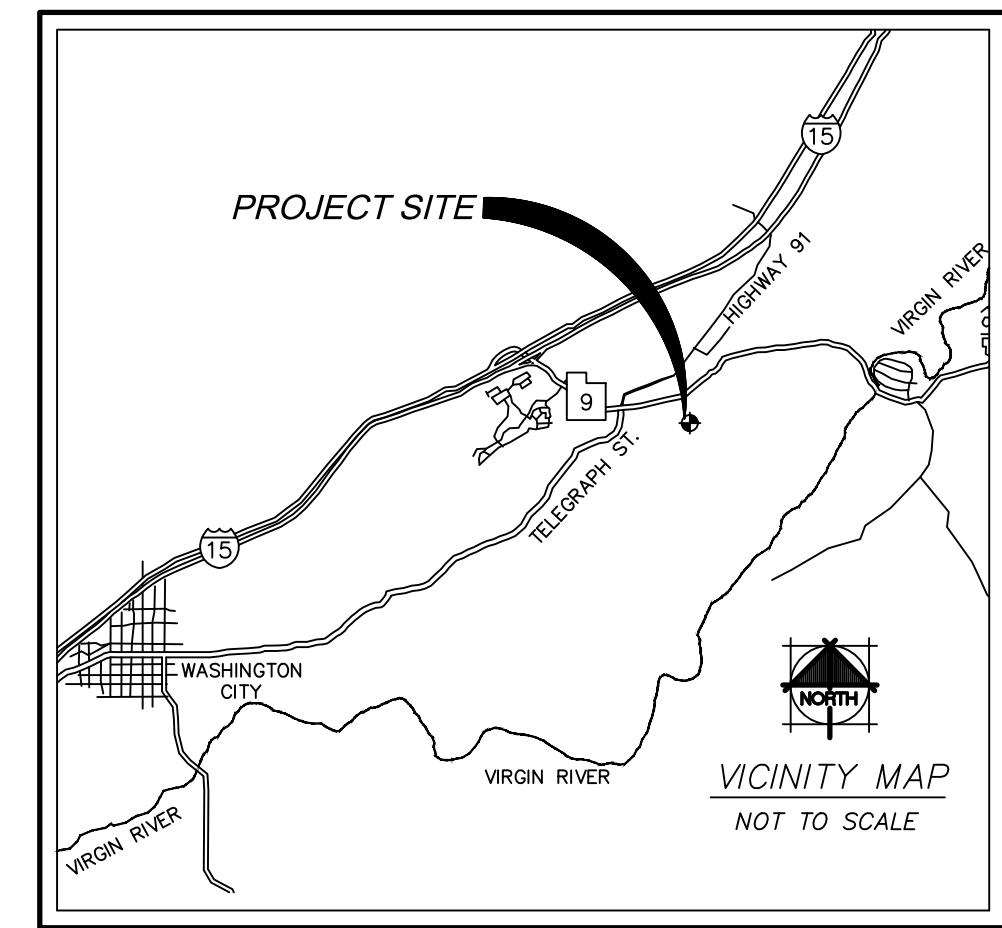
1. Zoning is RM-3 with a Planned Development Overlay (PDO) as part of the Shadow Ridge development. Shadow Ridge received zoning approvals in the early 1990s for 450 units and a master plan was approved in 1995 for 230 units. The overall Shadow Ridge development (Shadow Ridge, Stone Ridge, Rock Ridge, and the first phase of Shadow Ridge Apartments) only consists of 180 existing units, so 16 additional units are allowable as part of the overall zoning approval.
2. **Open Space and Amenities:** Per HCC 10-33-5: 20% of the area must be open space and one amenity is required. The plan provides for 22% open space, thus exceeding the code requirement. They are proposing a picnic/bbq area to count towards the amenity requirement.
3. **Parking:** Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

- a. The site plan indicates that there are 53 parking stalls on site, and 36 parking stalls are required.
4. HCC 10-33-5 (H) states “*For multifamily developments or planned developments, a pedestrian circulation plan shall be submitted with the preliminary site plan application. Pedestrian circulation plans shall contain:*
 - a. *Location of walkways;*
 - b. *Width of walkways;*
 - c. *Connection points between adjacent properties;*

- d. Location of active transportation master plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails;*
 - e. Connections between residential buildings and amenities; and*
 - f. Street crossings and crosswalks which shall be clearly marked.*
 - a. A pedestrian path to 100 S should be provided.
- 5. Covered bicycle storage at a rate of one space per two units needs to be provided if garages are not being provided on a per unit basis.
- 6. The project's narrative refers to a 20 year agreement with the City regarding the rental rates of these units. Staff is not aware of such an agreement but would be interested in pursuing such an option. An agreement of that sort is not required for this development.
- 7. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.***

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code. Staff recommends that this item be tabled to address JUC comments and questions.



PARCEL NO. H-4-2-4-3211

TOTAL SITE: 50,736 SF OR 1.165 ACRES

SITE ADDRESS: 100 SOUTH 6000 WEST

LOCATED IN SECTION 3, T 42 S, R 14 W, SLB&M

OWNER : CURTIS ANDERSON

PUBLIC STREET IS EXISTING

18 EXISTING UNITS
16 PROPOSED UNITS
TOTAL UNITS=34

DENSITY= 29 UNITS PER ACRE

EX. BUILDING FOOTPRINT AREA=7058 S.F.
TWO STORY IN FRONT
THREE STORY IN BACK WITH PARKING
ON LOWER LEVEL

PROPOSED BUILDING FOOT PRINT 5453 S.F.

EXISTING BUILDING SQUARE FOOTAGE=17,013 SF
PROPOSED BUILDING SQUARE
FOOTAGE=10,906 SF

BUILDING TYPE OF CONSTRUCTION V-B

EX. FIRE FLOW REQUIRED=3500 GPM
BUILDING TO BE SPRINKLED

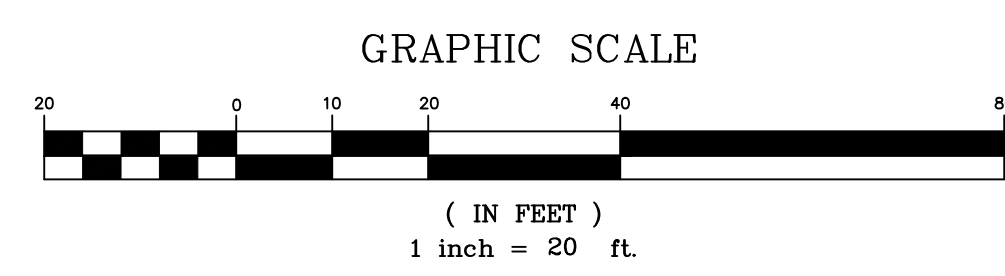
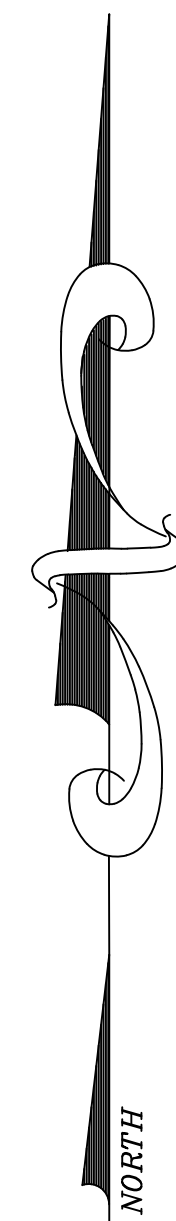
PROPOSED BLDG FIRE FLOW REQUIRED=2750 GPM
BUILDING TO BE SPRINKLED

6 GARAGES AND 47 PARKING STALL=53 TOTAL

LANDSCAPING AREA=9597 SF

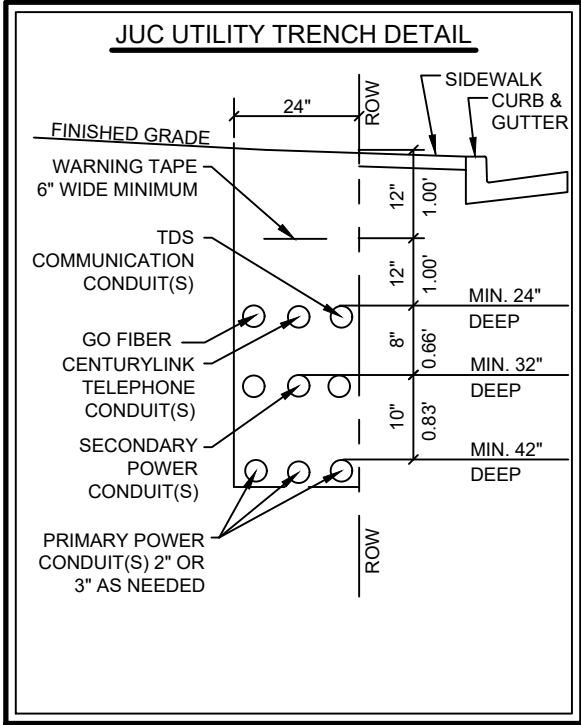
ASPHALT PAVEMENT AREA=24,692 SF

RETENTION POND AREA= 1902 SF



OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL

[illegible]



POWER KEY

- ① INSTALL 2 1/2" PVC WITH 1/0 15 KV SINGLE PHASE
- ② INSTALL 75 KVA 120/240 VOLT SINGLE PHASE TRANSFORMER
- ③ INSTALL SERVICE MAIN WITH 9 SOCKET METER PACK (125 AMP EACH)
- ④ INSTALL SECONDARY POWER SERVICE. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN, SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.

- CENTURYLINK INTERNET FIBER OPTIC NOTES: (RESIDENTIAL)
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL AND ROAD CROSSINGS.
 2. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. ALL REPAIRS SHALL BE COMPLETED WITHIN 48 HOURS OF SCHEDULE DELIVERY.
 3. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
 4. CONTACT CENTURYLINK ENGINEER AT 435-673-9639 WITH ANY QUESTIONS OR CHANGES TO JUDGMENTS.
 5. ALL CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

- WATER SERVICE METER CONNECTION TO MEET THE FOLLOWING ITEMS PER WCWD.
1. TAPPING SADDLE TO CONNECT SERVICE LINES ON PVC LINES.
 2. 2" MALE X MALE CORPORATION STOP VALVE.
 3. FEMALE X COMPRESSION FITTING
 4. 2" COPPER SERVICE LINE FROM MAIN LINE TO METER SETTER.
 5. METER SETTER MUST HAVE LOCKABLE SHUTOFF AND DUAL CHECK VALVE. FORD OR APPROVED EQUAL MFG.
 6. 3" X 2" COPPER LINE FROM METER SETTER FOR FUTURE CONNECTION.
 7. ROUND HDPE METER BARREL WITH METAL RING AND COVER.
 8. DISTANCE FROM METER TO TOP OF BARREL SHOULD BE 9" TO 12".
 9. 1/4 GAUGE LOCATE WIRE FROM MAIN CONNECTION TO METER BARREL W/ MINIMUM OF 24" BROUGHT UP IN METER BARREL

NOTE:
NO COMPONENT SHALL BE INSTALLED FOR WATER DELIVERY WITHIN THE
SUBDIVISION THAT HAS NOT BEEN APPROVED AND INSPECTED BY THE WCWCD.
PLEASE CALL DAVE JESSOP, OPERATIONS MANAGER, AT 435-668-7416 OR
435-673-3617 TO ARRANGE FOR INSPECTIONS.

SEWER

— S — S — NEW SEWER LINES (SIZE AS NOTED)

— Ea-S — EXISTING SEWER LINES (SIZE AS NOTED)

— SS — 6" — SERVICE LATERALS (SIZE AS NOTED)

(S) SEWER MANHOLES (SIZE AS NOTED)

WATER

— W — W — NEW WATER LINE (SIZE AS NOTED)

— — — — W — — — — W — EXISTING WATER LINES (SIZE AS NOTED)

— — — — SERVICE LINE (SIZE AS NOTED)

— F-6 — F-6 — FIRE LINE (SIZE AS NOTED)

— — — — FIRE — EXISTING FIRE LINE (SIZE AS NOTED)

 NEW FIRE HYDRANT W/ GATE VALVE

 EXISTING FIRE HYDRANT W/ GATE VALVE

 NEW WATER GATE VALVE

 EXISTING WATER GATE VALVE

(W) SINGLE WATER METER (SIZE AS NOTED)
(DETECTOR LINE TO BE INSTALLED TO MAIN)

POWER

— ABC — ABC — PRIMARY THREE PHASE POWER LINE

— — — — ABC — SECONDARY THREE PHASE POWER LINE

— A — A — PRIMARY POWER LINE (PHASE NOTED)

— — — — A — — — — A — SECONDARY POWER LINE (PHASE NOTED)

 PMH SWITCH (SIZE AS NOTED)

 TRANSFORMER (SIZE AND PHASE NOTED)

SINGLE

 4-WAY VAULT

 SECONDARY POWER BOX

⊙ Q₂ POWER POLE

GAS

— G — NEW GAS LINE

1. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRIC SYSTEM.
2. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE TO HURRICANE POWER SPECS.
3. EXISTING PRIMARY POWER LINE WILL NEED TO BE RELOCATED AS SHOWN ON PLAN.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT 435-633-5530 EXT 4
5. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
6. 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.
7. IMPACT FEES FOR ADDITIONAL POWER SERVICE WILL BE COLLECTED BY BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED BY THE MAIN PANEL SIZE. CONTACT HURRICANE POWER
8. METERS SHALL NOT BE LOCATED IN FENCED AREA. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
9. DEVELOPER WILL CHARGE FOR OUR LIMEMAN TO TERMINATE ALL PRIMARY ELBOW TERMINATIONS. CHARGE WILL BE \$89 PER ELBOW
10. DEPENDING ON LOCATION OF LOCATION TRANSFORMER POWER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

TD5 TELECOM NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT AREA. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLABLE TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING THE PROJECT OR SERVICE SHOULD BE DIRECTED TO DAVID TRAUTVINT WITH TDS AT 435-703-8932.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

(435) 632-8899 CELL

(IN FEET)
1 inch = 20 ft.

LEE

1205 EAST 10 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-628-4676
(FAX) 435-628-1788
(EMAIL) lpoppe@lpoppe.com

L. R. POPE ENGINEERING INC.

STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

ALL CONSTRUCTION AND REPAIRS DESIGNED AND DRAWN BY THE SERVICE ENGINEERS IN THE FIELDS OF: CONCRETE, STEEL, WOOD, BRICK, BLOCK, AND MASONRY. WE CAN PROVIDE THE NECESSARY ENGINEERING AND SURVEYING SERVICES TO MEET YOUR NEEDS. WE CAN PROVIDE THE NECESSARY ENGINEERING AND SURVEYING SERVICES TO MEET YOUR NEEDS. WE CAN PROVIDE THE NECESSARY ENGINEERING AND SURVEYING SERVICES TO MEET YOUR NEEDS.

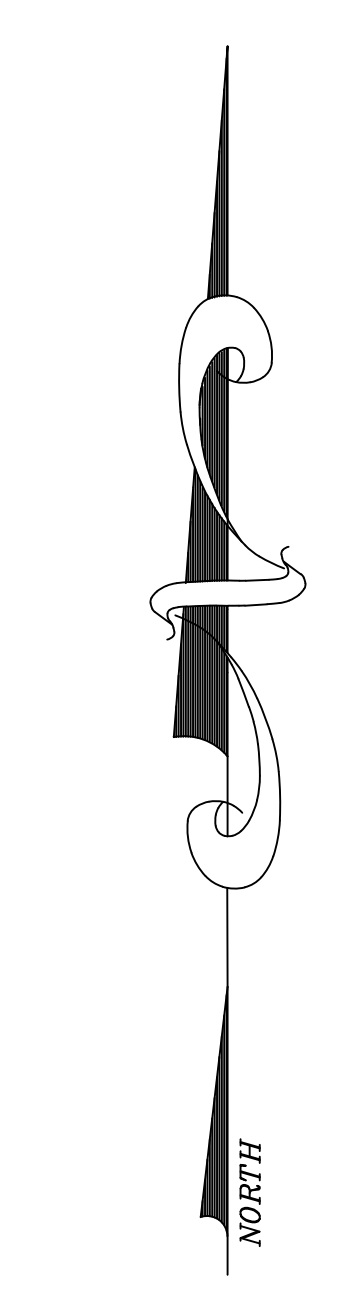
CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
SITE UTILITY PLAN
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY LRP
DATE 7/7/24
FILE NAME CURTIS ANDERSON

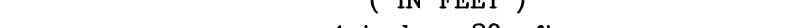
24" x 36"
SCALE 1" = 20'

12" x 18"
SCALE 1" = 40'

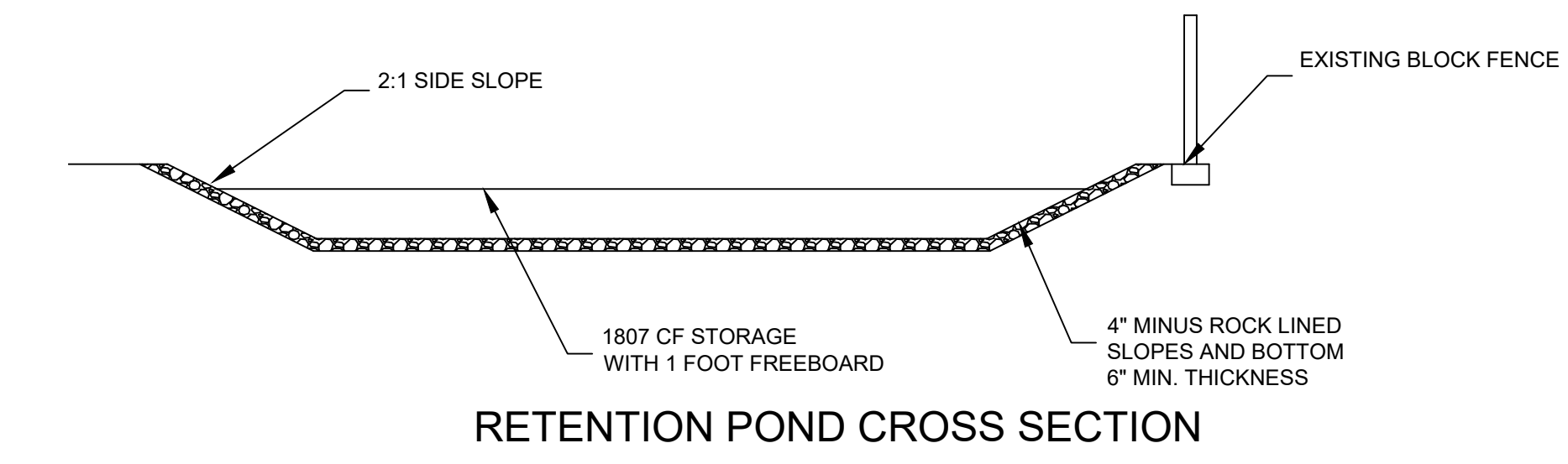
SHEET NUMBER
C2.00



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL

STORM DRAIN PROTECTION
 STRAW OR HAY BAILS ARE TO PROVIDE INLET PROTECTION AND WILL REMAIN IN PLACE UNTIL CONSTRUCTION OR THE SURFACE IS FINISHED

NOTICE

DEVELOPER IS RESPONSIBLE FOR ALL CONDITIONS IN THE FIELD, ANY CONFLICTS IN CONDITIONS FROM THAT ON THESE PLANS SHALL BE CORRECTED AT THE EXPENSE OF THE DEVELOPER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND CORRECTED AT THE EXPENSE OF THE DEVELOPER.

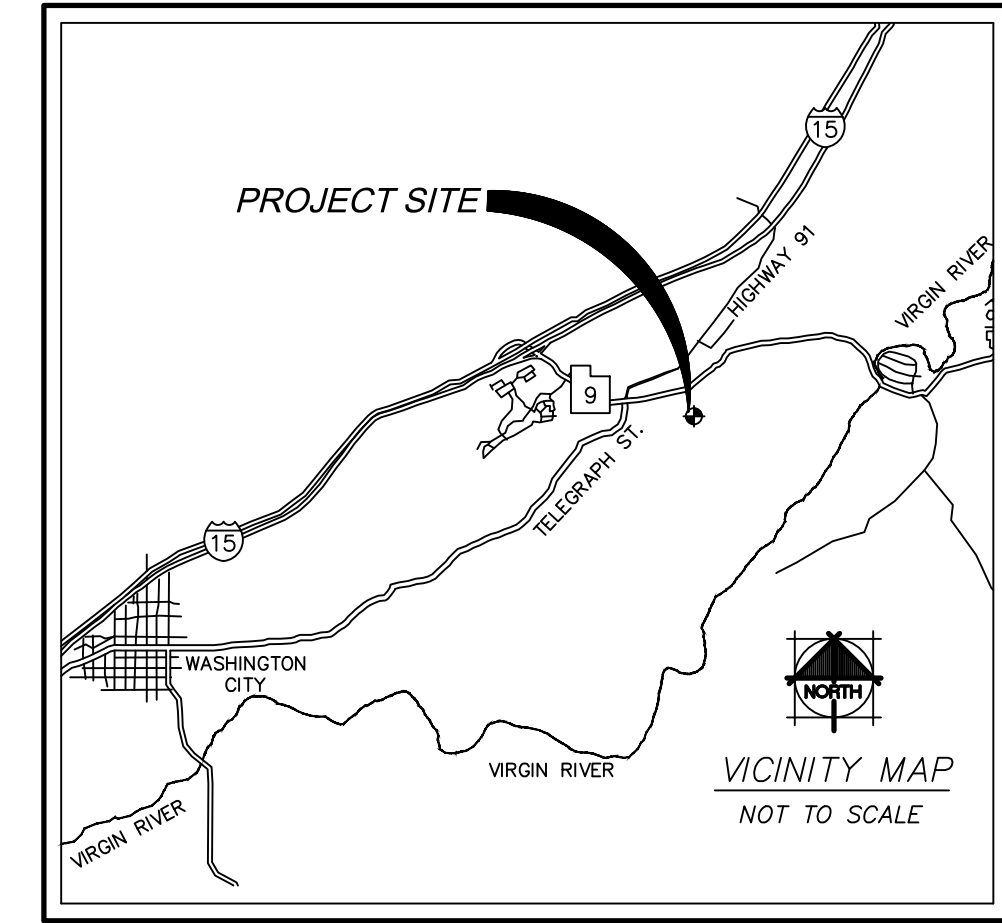
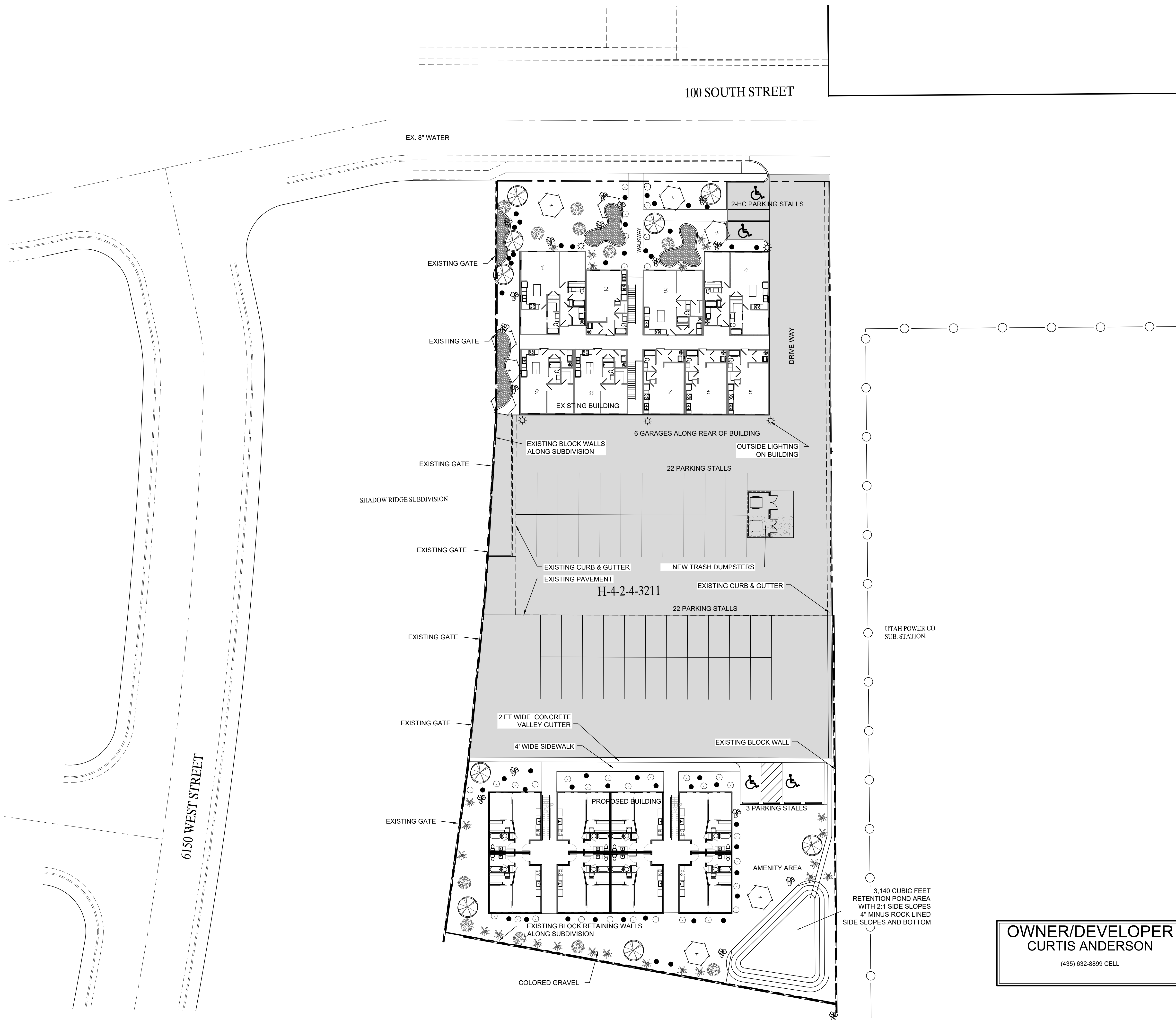
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DESIGN BY LRP
DATE 7/7/24
FILE NAME CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'

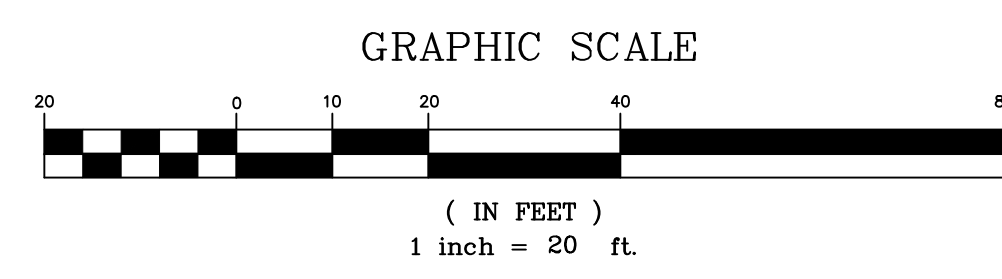
12" x 18"
SCALE 1" = 40'

SHEET NUMBER
C3.00

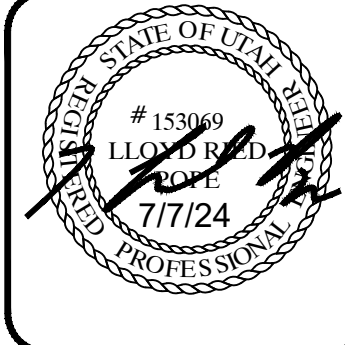


- LANDSCAPE LEGEND**
- TREES**
- 5-PLUMB, PURPLE LEAF
 - 7-ARIZONA ASH
 - 6-MONDALE PINE
- TREES AND CALIPER OF TWO INCHES
- PLANTS & GROUND COVER**
- 12-DWARF PINK OLEANDER
 - 6-SAGE, TEXAS RANGER
 - 8-EUONYMUS, GOLDEN
- 3'-6" BOULDERS TO BE PLACED RANDOMLY AMONG LANDSCAPING AREAS
- ALL VEGETATION TO BE IRRIGATED BY LOW PRESSURE DRIP SYSTEM WITH BACKFLOW VALVES
- ALL LANDSCAPE AREAS TO BE COVERED BY 1"-3" ROCK MULCH 2" MIN. DEPTH OVER DEWITT WEED FABRIC TO MATCH EXISTING ROCK MULCH.
- SHRUBS TO HAVE MIN. HEIGHT OF 18" AT TIME OF PLANTING
- IRRIGATION MAIN LINES TO BE 1 1/2" DIA. SCH. 40 PVC

OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL



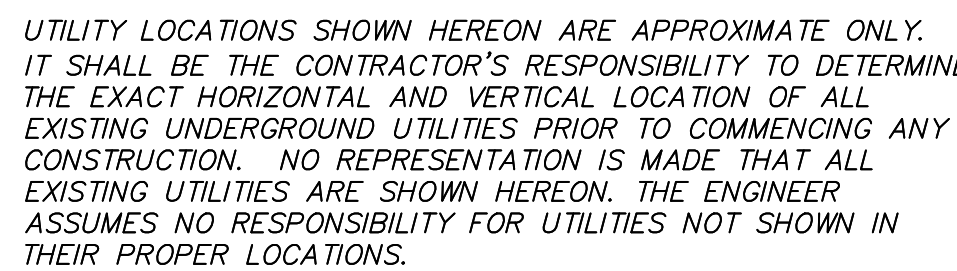
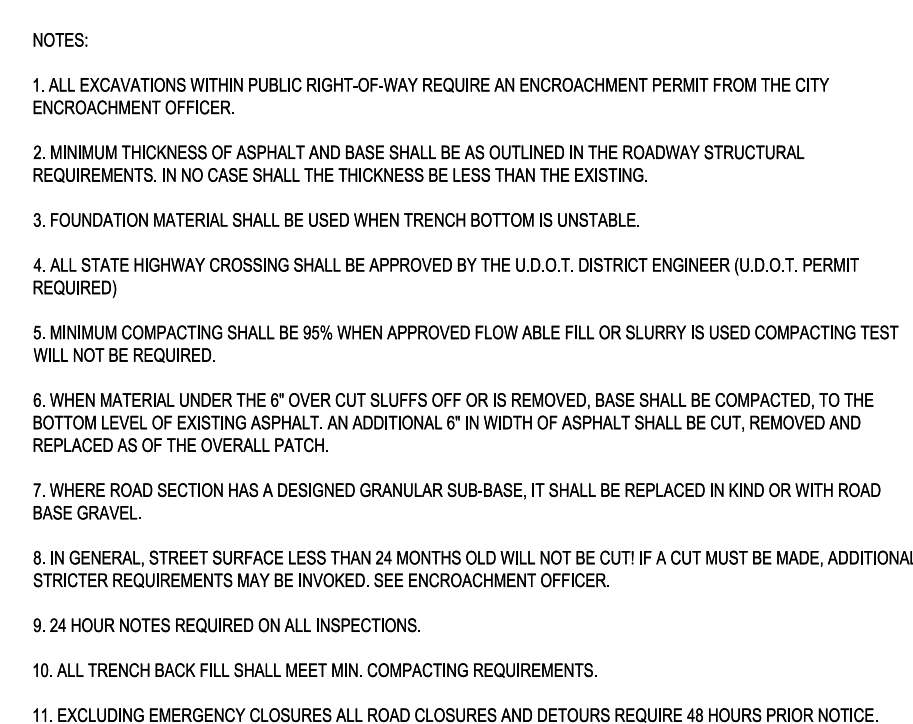
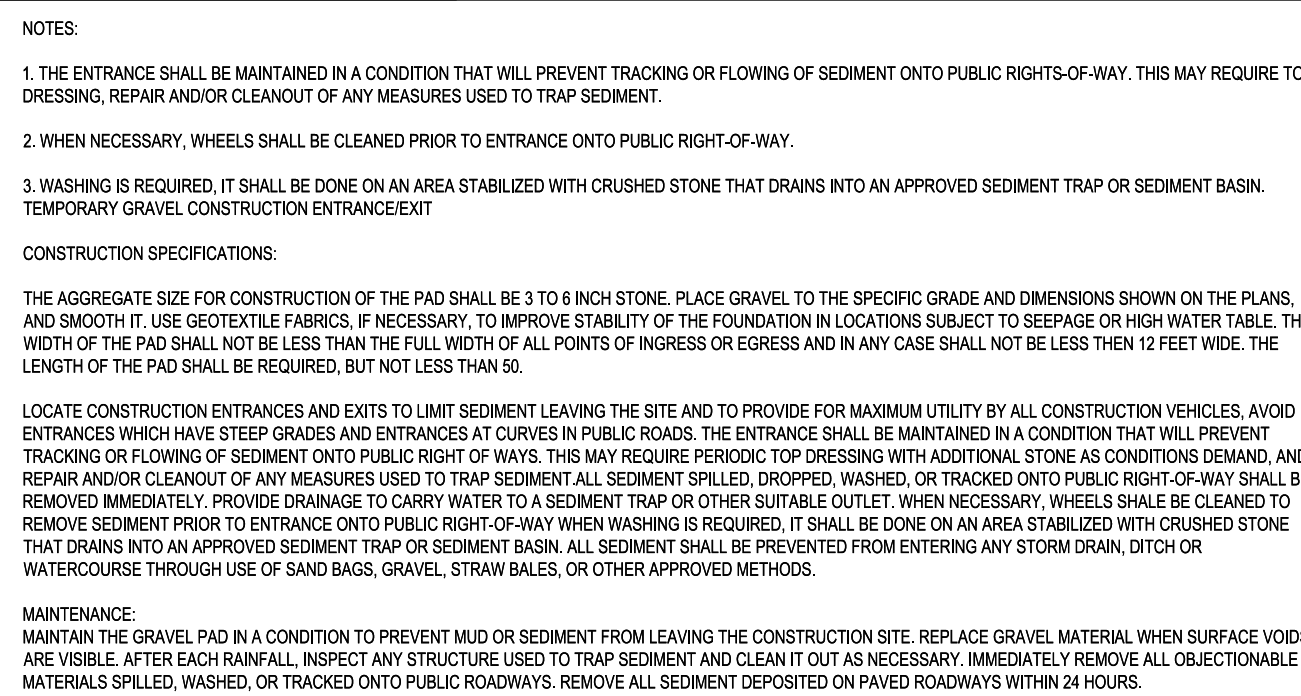
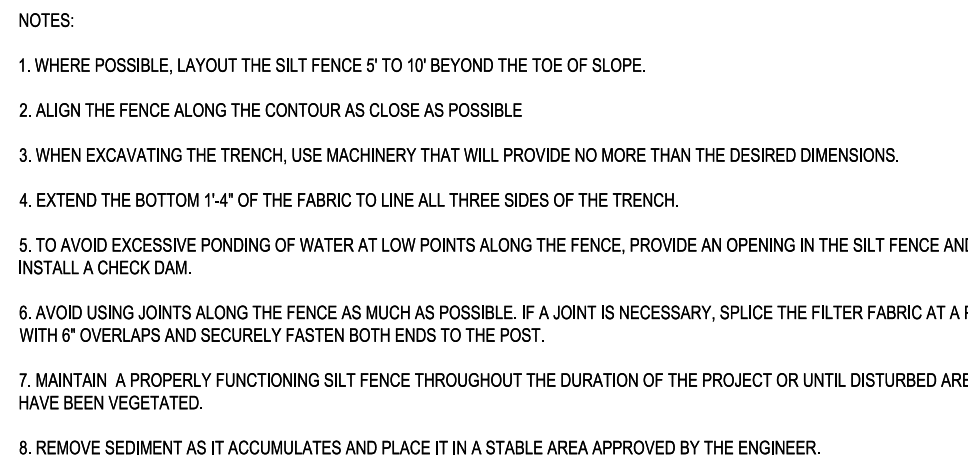
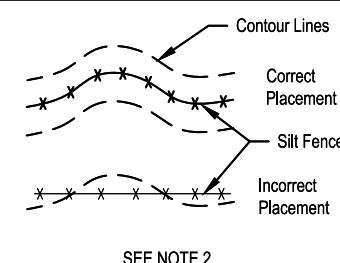
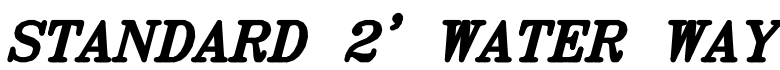
NO.	DATE	BY	APPVD	REVISION DESCRIPTION



L. R. POPE ENGINEERING INC.
1240 EAST 1600 SOUTH SUITE 158
ST. GEORGE, UT 84790
(PHONE) 435-426-1476
(FAX) 435-426-1788
(EMAIL) lrpope@lrpe.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2
LANDSCAPE PLAN
LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, S1B&M

DESIGN BY
LRP
DATE
7/7/24
FILE NAME
CURTIS ANDERSON
24" x 36"
SCALE 1" = 20'
12" x 18"
SCALE 1" = 40'
SHEET NUMBER
C6.00



DISCLAIMER

13P

1340 EAST 109 SOUTH SUITE 14-B
ST. GEORGE, UT 84770
(PHONE) 435-628-1776
(FAX) 435-628-1788
(EMAIL) 13p@pepco.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS PH. 2

DETAILS

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY	LRP
DATE	7/7/24
FILE NAME	CURTIS ANDERSON

24" x 36"
SCALE 1" = 1"
12" x 18"
SCALE 1" = 1"
SHEET NUMBER
C10.00



Google





Application

Application Accepted Date: 08/06/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES								
Description: 510 & 511 Amendment		Planning Fee		\$	250.00					
Tenant / Project Name: Quail Creek Industrial Lot 510 & 511		Planning Fee		\$	250.00					
Bldg. Address: Regional Park Road		Sub Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84780		Permit Total:		\$	250.00					
Subdivision: Quail Creek Industrial Phase 5 Phase: 5		Amount Paid:		\$	250.00					
Block: Lot #: 510 & 511 Parcel ID #: H-QCI-5-510 & 511		Remaining Due:		\$	0.00					
Zone: M-1										
Property Owner: Douglas Dennett										
Permit Contact: Brandee Walker P:(435) 668-4023										
Email: bwalker@civilsience.com										
CONTACT INFORMATION										
Engineer of Record: Civil Science										
Email: tsanders@civilsience.com P: (435) 986-0100										
General Contractor: D & G Property Holdings LLC										
License #: P: (435) 703-3684										
Address: 1413 Sandhill Dr.										
City: Washington State: Utah Zip: 84780										
Email: dennettconstruction@gmail.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANAFP24-12										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Brandee Walker										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

Quail Creek Industrial Phase 5 – Lots 510 & 511

Final Plat Partial Amendment

The purpose of the proposed final plat amendment is to adjust the common lot line between Lots 510 and 511 approximately 115.58 feet to the west reducing the area of Lot 511. Lot 511 has an existing water meter located in the northeast corner that will need to be relocated to the new common lot line. No other utilities are affected with the proposed amendment.

The plat amendment note reads as follows:

THE PURPOSE FOR AMENDING LOTS 510 & 511, QUAIL CREEK INDUSTRIAL PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20230000918 IS TO SHIFT THE COMMON LOT LINE TO THE WEST TO REDEFINE LOTS 510 & 511. THE COMMON PUBLIC UTILITY EASEMENT WAS VACATED BY APPROVAL OF HURRICANE CITY COUNCIL ON THE ____ DAY OF _____, 2024 BY ORDINANCE, WHICH WAS RECORDED AS DOCUMENT NO. _____ IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. NEW EASEMENTS ARE CREATED ALONG ALL EXTERIOR LOT LINES. NO OTHER CHANGES WERE MADE OR INTENDED



STAFF COMMENTS

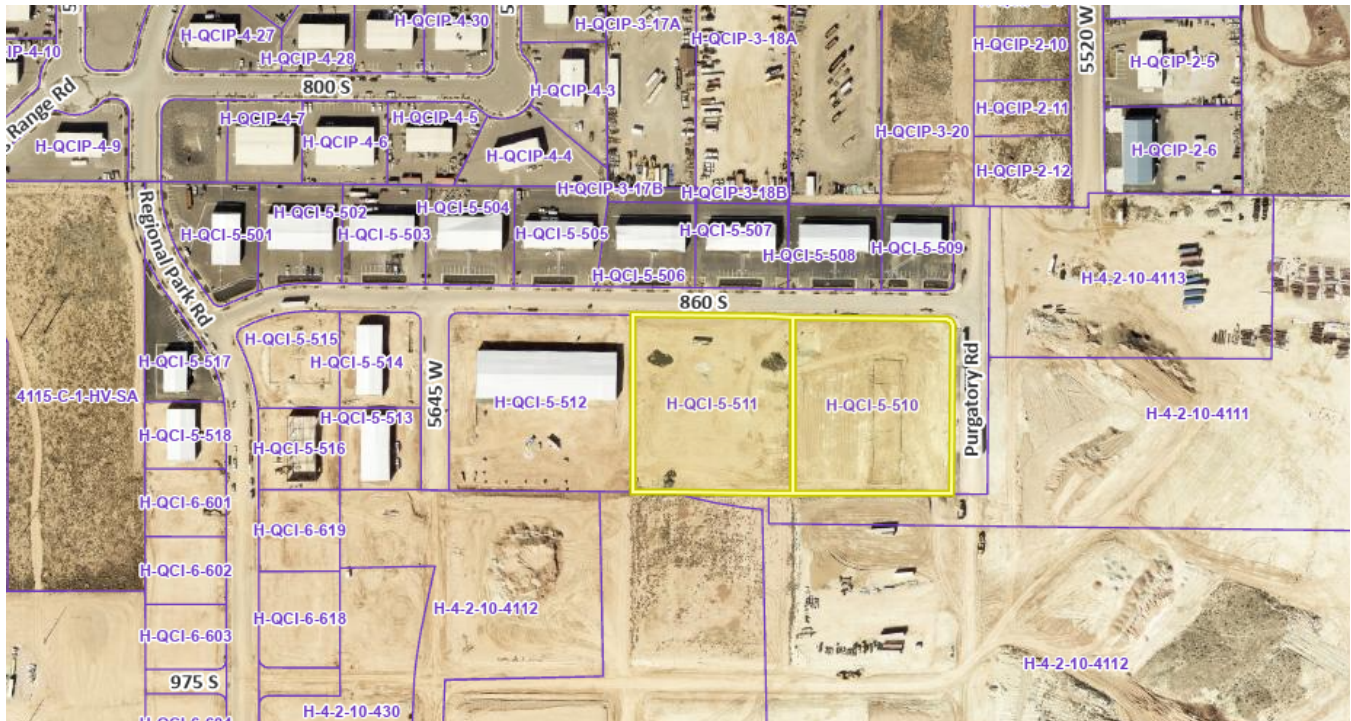
Agenda Date:	08/22/2024
Application Number:	AFP24-12
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	D&G Property Holdings, LLC
Agent:	CivilScience
Request:	Approval of an Amended Final Plat
Location:	5589 W 860 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business
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 5 to move the common lot line between lots 510 & 511. Any lot line adjustments in a recorded subdivision require an amended final plat.

JUC Comments

1. **Public Works:** Would need to ensure that each lot has its own services. Additional services would need to be abandoned. Provide drainage on the new configuration.
2. **Power:** Power has no concerns with the lot line adjustment. All power equipment should be clear
3. **Water:** The water meter must be on the lot it serves.
4. **Streets:** Okay with amendment
5. **Sewer:** No exception as long as each lot retains a lateral.
6. **Engineering:** Approved construction drawings for lot 510 didn't seem to contemplate a lot line adjustment. The construction plans should be revised to match the proposed lot line adjustment and be submitted for reapproval (HCS 1.8).
7. **Fire:** Okay.
8. **Cable:** TDS has facilities in the area. Please blue stake.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby

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



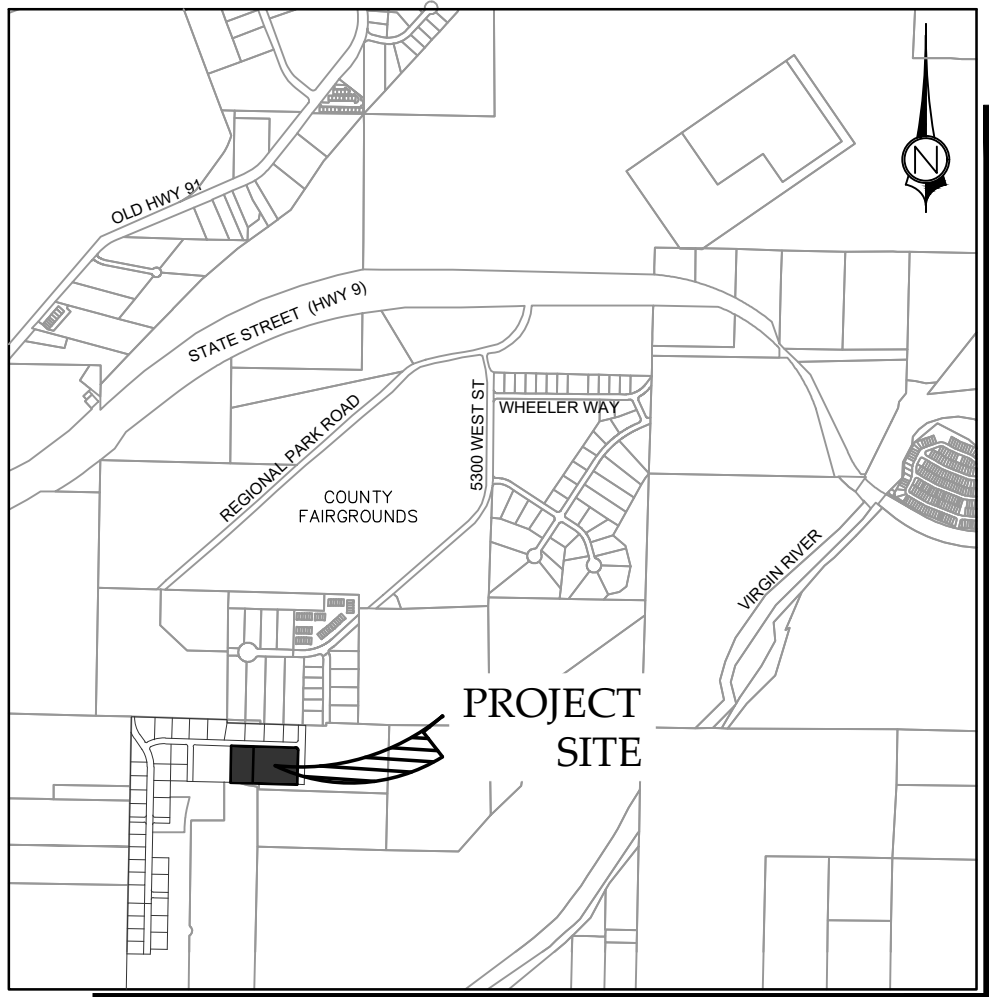
Staff Comments

1. The plat does meet 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. Provides an amendment note referencing the original plat and describing the changes.
The second sentence of this note can be removed.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. A building permit has already been issued on Lot 510. The applicant needs to provide what their plans are for the changed lots to understand what changes will need to be made to their construction drawings, if any.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.

GENERAL NOTES

1. A 15.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL DETENTION POND AREAS BEING DEDICATED WITH THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC (GTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JUNE 28, 2022. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS HURRICANE CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
4. THE PARENT PARCELS ARE H-QCI-5-510 & H-QCI-5-511
5. 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 PLOTTED LOT.



VICINITY MAP
(1"=2000')

SURVEYOR'S CERTIFICATE

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

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIAL AMENDMENT "A"

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

DATE

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 512, QUAIL CREEK INDUSTRIAL PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT WHICH IS S 88°08'24" E 1042.76 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND S 0°00'00" E 273.42 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, POINT ALSO BEING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 860 SOUTH STREET, AND RUNNING THENCE S 88°08'15" E 669.59 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, POINT ALSO BEING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF PURGATORY ROAD; THENCE ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES; (1) ALONG THE ARC OF SAID CURVE 31.34 FEET THROUGH A CENTRAL ANGLE OF 89°46'53"; (2) THENCE S 1°38'38" W 355.20 FEET; THENCE N 88°25'35" W 685.91 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 512; THENCE N 1°05'58" E 378.62 FEET ALONG THE EAST LINE OF SAID LOT 512, TO THE POINT OF BEGINNING.

CONTAINS 259,086 SQ FT OR 5.95 ACRES MORE OR LESS

OWNER'S DEDICATION

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

QUAIL CREEK INDUSTRIAL PHASE 5 PARTIAL AMENDMENT "A"

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, DETENTION BASIN AND EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 200800105806, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 13TH DAY OF MARCH, 2008. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

DOUGLAS T DENNETT, MANAGING MEMBER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DOUGLAS T DENNETT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF D&G PROPERTY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF D&G PROPERTY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

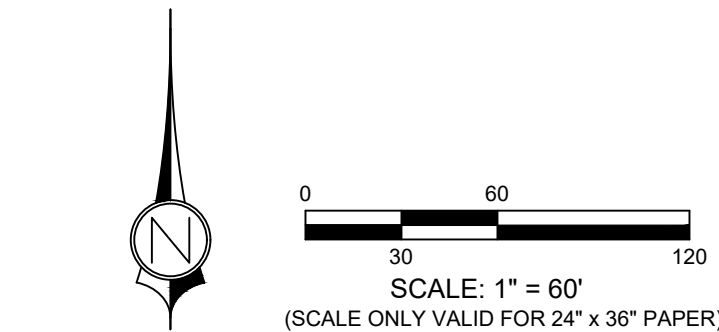
NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

AMENDMENT NOTE

THE PURPOSE FOR AMENDING LOTS 510 & 511, QUAIL CREEK INDUSTRIAL PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDERS OFFICE AS DOCUMENT NO. 202300009118 IS TO SHIFT THE COMMON LOT LINE TO THE WEST TO REDEFINE LOTS 510 & 511. THE COMMON PUBLIC UTILITY EASEMENT WAS VACATED BY APPROVAL OF HURRICANE CITY COUNCIL ON THE _____ DAY OF _____, 2024 BY ORDINANCE, WHICH WAS RECORDED AS DOCUMENT NO. _____ IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. NEW EASEMENTS ARE CREATED ALONG ALL EXTERIOR LOT LINES. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

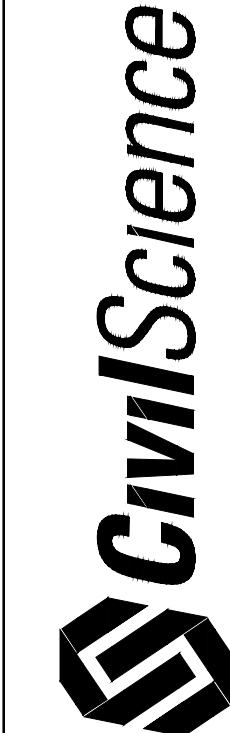
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 10.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY AND LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE



APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20 ____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20 ____.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____ A.D. 20 ____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____ A.D. 20 ____.	I, _____ WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20 ____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH	NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY RECORDER

QUAIL CREEK INDUSTRIAL PHASE 5
PARTIAL AMENDMENT "A" (LOTS 510 & 511)
LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF 22049
DRAWN BY: PJW
DATE: 7-25-2024
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 60'
SHEET 1 OF 1



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



Application

Application Accepted Date: 08/06/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: New Commercial		Planning Fee		\$	250.00
Tenant / Project Name: QUAIL CREEK COMMERCIAL PLAZA		Planning Fee		\$	250.00
Bldg. Address: 578 North Old Highway 91		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: QUAIL CREEK COMMERCIAL Phase:		Amount Paid:		\$	250.00
Block: PLAZA# 1 Parcel ID #: H-4-1-34-130		Remaining Due:		\$	0.00
Property Owner: MOUNTAIN RIDGE PROPERTIES, LC					
Permit Contact: Kim Young P:(801) 785-8025					
Email: kim@knightwest.com					
CONTACT INFORMATION					
Engineer of Record: PRATT ENGINEERING					
Email: gerold@pratteng.com P: (435) 635-2329					
General Contractor: Mountain Ridge Properties, LC					
License #: P: (801) 785-8025					
City: State: Zip:					
Email: kim@knightwest.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PLANPP24-20			
		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: Kim Young			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #:			

Quail Creek Commercial Plaza Narrative

We received site plan approval for the Quail Creek Commercial Plaza at 578 North Old Highway 91, Hurricane in March 2024.

We are now requesting approval for the project to be a condominium with two buildings approximately 41,000 square feet each with 14 separate units in each building.

This will facilitate individual ownership of the units if we decide to sell.



STAFF COMMENTS

Agenda Date:	08/22/2024
Application Number:	PP24-20
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Mountain Ridge Properties LLC
Agent:	
Request:	Preliminary Plat Application
Location:	578 N Old Highway 91
Zoning:	M-1
General Plan Map:	Light Industrial
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

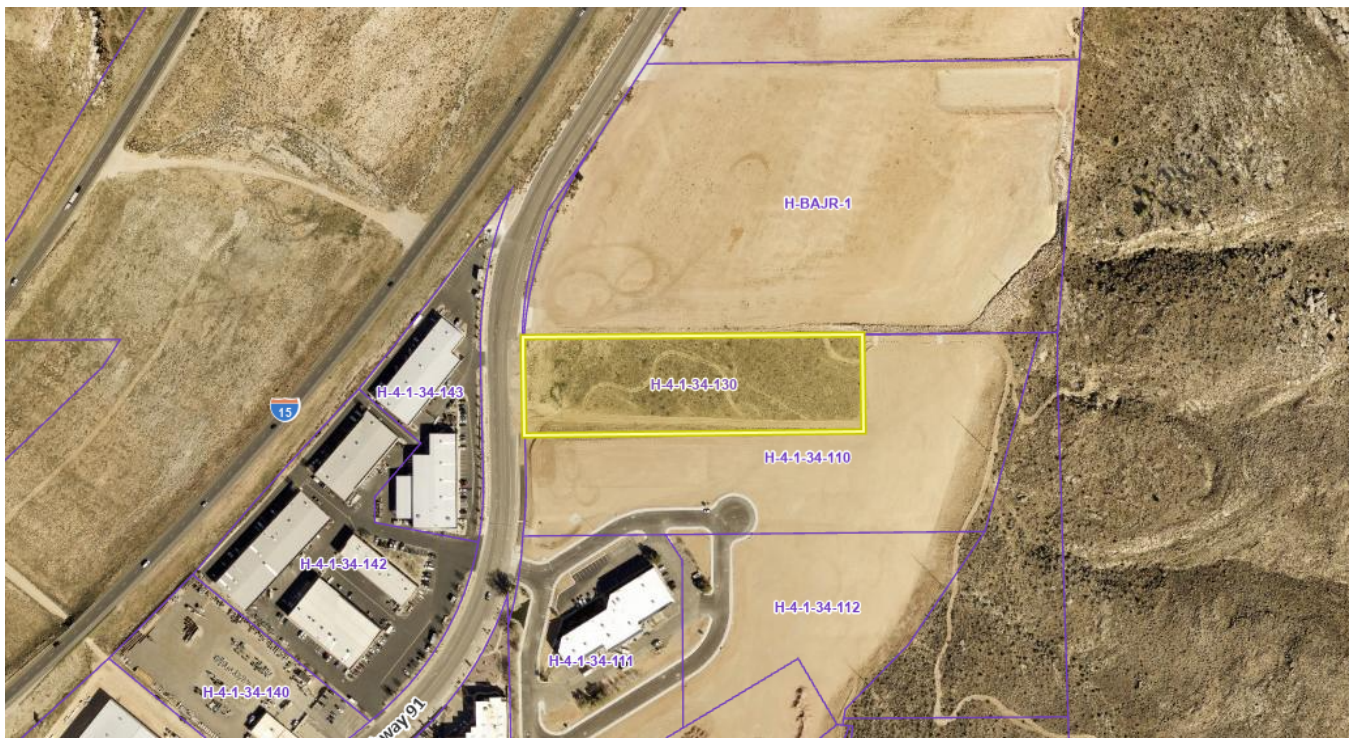
The applicant is seeking preliminary plat approval to condominiumize a proposed industrial development on Old Highway 91. Quail Creek Commercial Plaza received final site plan approval in March of 2024, and now the applicant is seeking approval to subdivide the 28 individual units within the development.

JUC Comments

Construction drawings were approved in February of 2024. The following items will need to be addressed:

1. **Public Works:** Need to provide a water loop on the water system. Secondary access may be required. Required road improvements and possible roadway dedication for Old Highway 91.
2. **Power:** Complete a power application for services. Establish power needs asap because of long lead times. Pratt has this already drawn in construction drawings. Provide enough space for all electrical equipment. Must dig or bore across Old Highway 91 to the PMH9 switch.
3. **Sewer:** Will need separate billing for each unit.
4. **Streets:** No comments.
5. **Water:** Water line needs to be looped back to Old Highway 91 because of length of property (HCS 3.6.4, 3.6.8.11, 3.6.8.2) Water lines must be ductile iron.
6. **Engineer:** The approved construction plans for Quail Creek Commercial's final site plan did contemplate a future subdivision. This project should be able to condominiumize relatively easily. Engineering supports a positive recommendation for approval.

7. **Fire:** There are two riser rooms controlling the sprinkler system for both buildings. Who will be responsible for annual inspections on the sprinkler and alarm systems?
8. **Cable:** TDS has facilities in the area. Please blue stake.
9. **Gas:** [No comments received.]
10. **Water Conservancy District:** 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 Plat

1. Zoning is M-1, light industrial. As there are no minimum lot sizes in M-1 zoning this proposal can be approved. Warehouse units are permitted in M-1 zoning, other uses can be approved with the business license.
2. Subdivision improvement plans for this development have been approved already. The JUC comments above will need to be addressed by the applicant and a new set of construction drawings may be required.

- a. As the site does not appear to have changed a new final site plan approval will not be required.
3. The units range in size from 4928 sq ft to 2560 sq ft.
4. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
5. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. Approval of this preliminary plat will constitute approval of an additional 28 lots. Light industrial uses are not heavy water users.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be approved subject to staff and JUC comments.

BOUNDARY DESCRIPTION

S: 34 T: 41S R: 14W BEGINNING AT A POINT SOUTH 89°41'58" WEST, 467.04 FEET ALONG THE NORTH LINE OF SECTION 34, FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°18'02" EAST, 230.00 FEET; THENCE SOUTH 89°41'58" WEST, 811.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE US HIGHWAY 91 REALIGNMENT ROAD DEDICATION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: NORTH 01°05'00" WEST 188.85 FEET TO A POINT OF CURVATURE WITH A 866.19 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'24", A DISTANCE OF 41.17 FEET TO SAID NORTH LINE OF SECTION 34; THENCE NORTH 89°41'58" EAST ALONG SAID NORTH SECTION LINE, A DISTANCE OF 813.29 FEET TO THE POINT OF BEGINNING. CONTAINS 4.291 ACRES.

ROAD SLOPES

ROAD SLOPES GREATER THAN 5% ARE NOT EXPECTED

PROPERTY ADDRESS

578 N Old Hwy 91
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
LOCATED IN SECTION 34, T41S, R14W, S.L.B.&M.

UNITS

NUMBER OF UNITS = 28
TOTAL LOT AREA = 186867 SQFT. 4.30 ACRES

DESERT TORTOISE TAKE

THIS PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA
PER R.C.D.R. TAKE AREA MAP 6 - LEEDS

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR DENNETT INDUSTRIAL SUBDIVISION

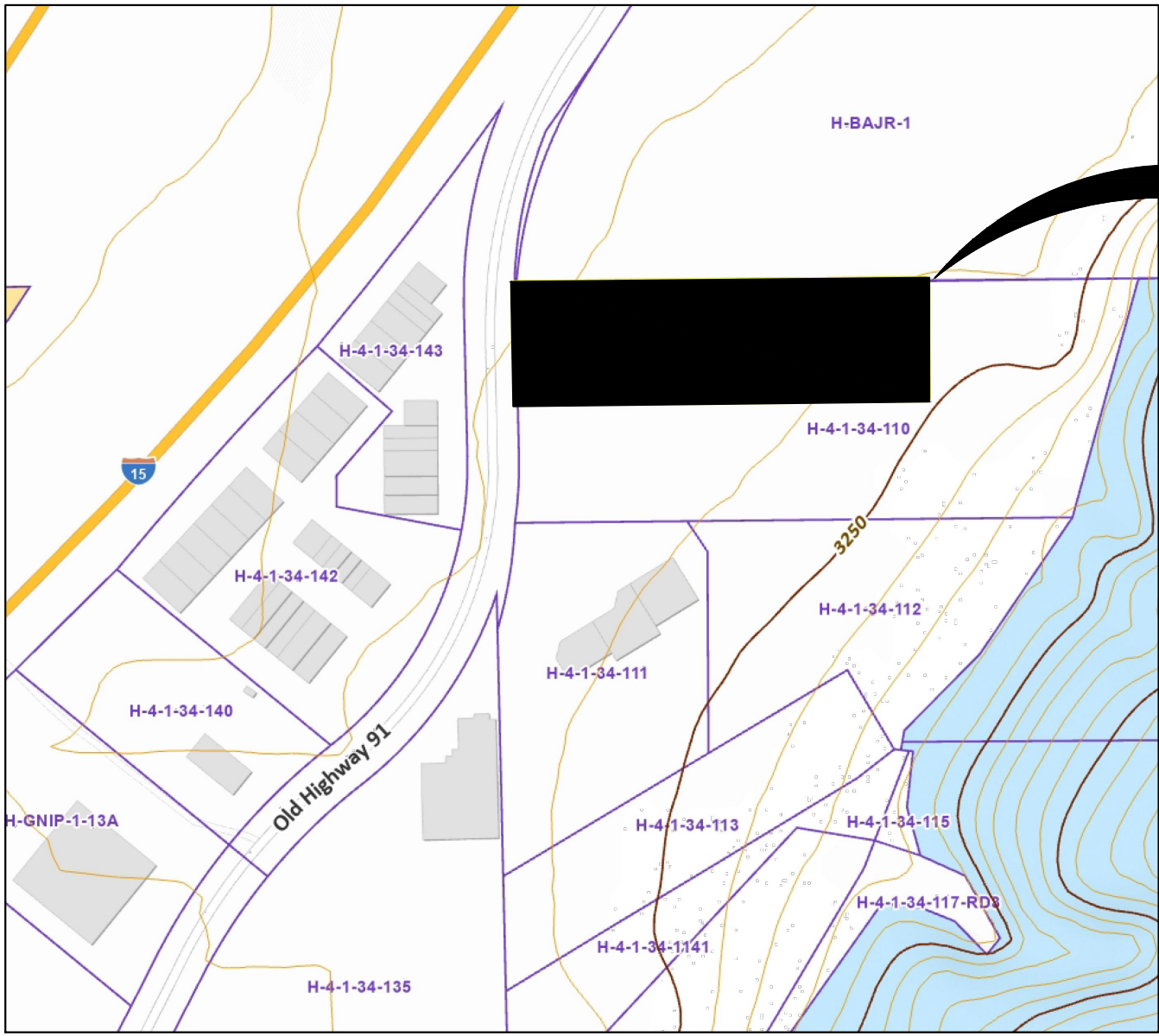
THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127, GEOLOGICAL HAZARDS AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED FOR ST. GEORGE-HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2008

- BRECCIA PIPES AND PALEOKARST: NONE
FAULTS: NONE
LIQUIFACTION: NONE
LANDSLIDES: MODERATE C
ROCKFALL: NONE
CALICHE: NONE
GYPSIFEROUS ROCK: NONE
PIPING & EROSION: NONE
EXPANSIVE: CHESR - CONCEALED AREA OF HIGHLY EXPANSIVE SOIL OR ROCK
WINDBLOWN SAND: NONE
SHALLOW GROUNDWATER: SGW3 - MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUNDWATER.

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

VICINITY MAP

N.T.S.

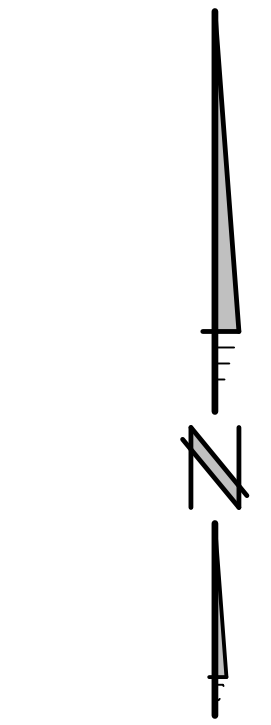


PROJECT LOCATION

PRELIMINARY PLAT
QUAIL CREEK COMMERCIAL

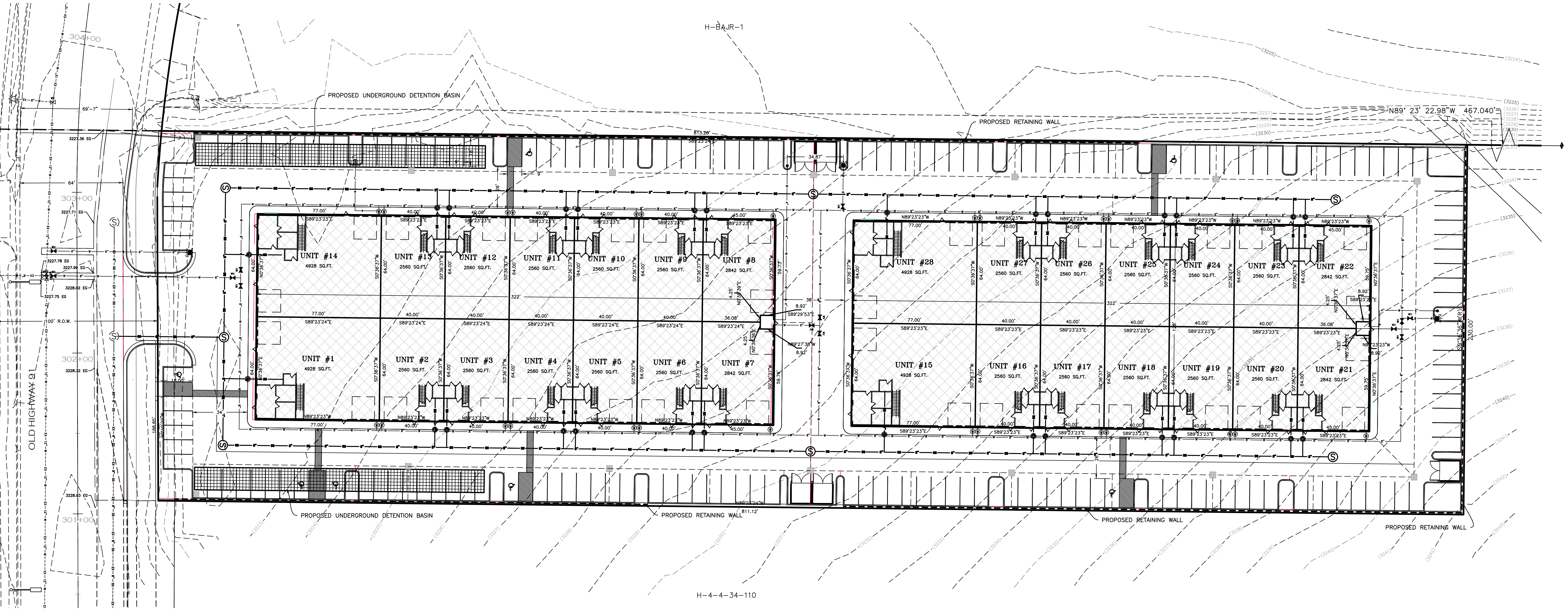
DEVELOPER

BILL WEST
801-785-8025
BILL@KNIGHTWEST.COM



40 0 40
SCALE IN FEET

- PRIVATE AREA
COMMON AREA



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

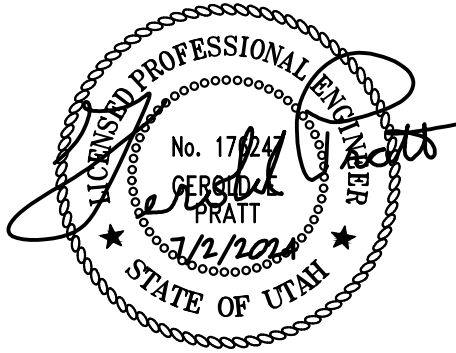
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2329

PRELIMINARY PLAT
FOR
QUAIL CREEK COMMERCIAL
BILL WEST
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T41S, R14W, S.L.B.&M.

FILE NAME:
2106-0997
DATE:
7/2/2024
CHECKED:

SCALE:
1" = 30'

SHEET
1
OF 1



GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS"; AND ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICE DISTRICT, AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE, AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

FIRE DEPARTMENT NOTES:

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
- PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

SHEET INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	SITE & DIMENSION PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITIES PLAN
C5	DRIVEWAY PLAN AND PROFILE
C6	OLD HIGHWAY 91 PLAN & PROFILE
C7	LANDSCAPE PLAN
C8	DETAILS
C9	SEWER DETAILS
C10	WATER DETAILS
C11	STORM DRAIN DETAILS

OWNER/DEVELOPER

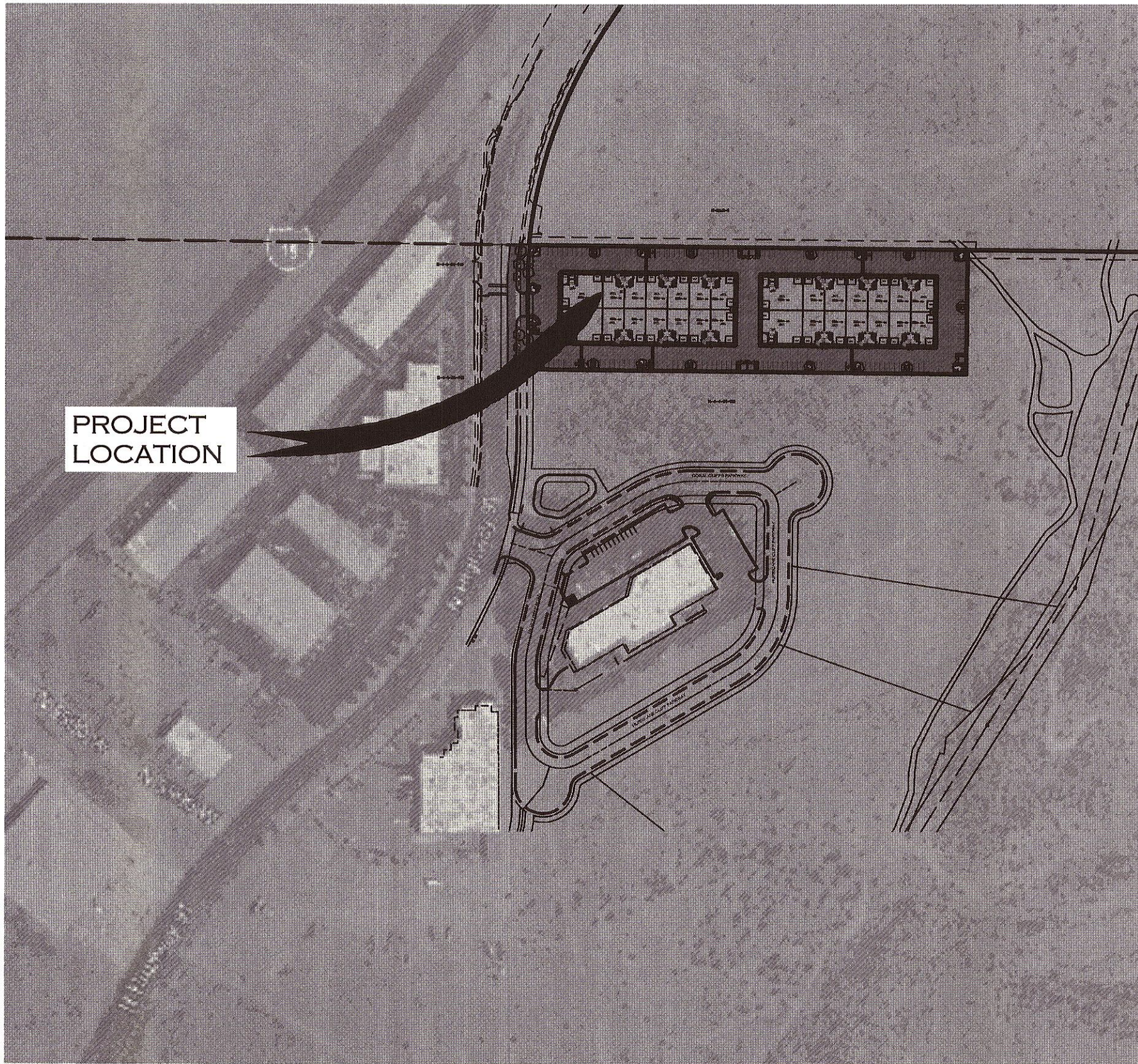
BILL WEST
451 EAST 1000 SOUTH #A
PLEASANT GROVE, UT 84062
OFFICE: 801-785-8025
EMAIL: BILL@KNIGHTWEST.COM

HURRICANE CITY ENGINEERING NOTES:

- ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION, TOGETHER WITH HURRICANE CITY STANDARD DRAWINGS. ANY CONFLICT BETWEEN THESE PLANS AND HURRICANE CITY STANDARDS SHALL BE RESOLVED IN FAVOR OF CURRENT HURRICANE CITY STANDARDS.
- IN APPROVING THESE PLANS, HURRICANE CITY DOES NOT ASSUME LIABILITY RELATIVE TO THE DESIGN CONTAINED HEREIN. THE LICENSEE IS RESPONSIBLE FOR THE DESIGN AND ANY ERRORS AND OMISSIONS RELATED THERETO.
- ALL WORK SHALL BE SUPERVISED BY A QUALIFIED GENERAL CONTRACTOR PROPERLY LICENSED IN THE STATE OF UTAH.
- CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND MUST BE AUTHORIZED UNDER THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES). OWNERS AND GENERAL CONTRACTORS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) AND OBTAIN A STORM WATER POLLUTION PREVENTION PERMIT (SWPPP) FROM THE STATE OF UTAH.
- THE CONTRACTOR/OWNER SHALL PROVIDE ADEQUATE RESOURCES TO CONTROL DUST ON THE SITE AND TRACKING OF MUD FROM THE SITE. DUST COMPLAINTS WILL RESULT IN SUSPENSION OF WORK UNTIL THE PROBLEM IS CORRECTED. TRACKING OF MUD ONTO ADJACENT STREETS SHALL BE MINIMIZED AND CLEANED UP DAILY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE MUST-CALL MANDATORY INSPECTION LIST PROVIDED BY THE PUBLIC WORKS DEPARTMENT AND TO ARRANGE FOR MATERIAL TESTING AT THE STANDARD INTERVALS AND QUANTITIES REQUIRED AND PROVIDE DOCUMENTATION OF TEST RESULTS.
- ALL MATERIALS SUCH AS CONCRETE, ROAD BASE AND ASPHALT SHALL BE PROVIDED FROM AN APPROVED MATERIAL SOURCE.
- PROOFS FOR STREET SIGNS SHALL BE SUBMITTED TO THE GIS COORDINATOR PRIOR TO ORDERING OF SIGNS.
- WORK IN THE PUBLIC WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY HURRICANE CITY PUBLIC WORKS.
- A CITY-APPROVED TRAFFIC CONTROL PLAN MUST BE IN PLACE PRIOR TO COMMENCING ANY WORK THAT AFFECTS THE TRAVELLING PUBLIC.
- NO WORK SHALL COMMENCE UNTIL A NOTICE-TO-PROCEED HAS BEEN ISSUED BY HURRICANE CITY PUBLIC WORKS.

QUAIL CREEK COMMERCIAL

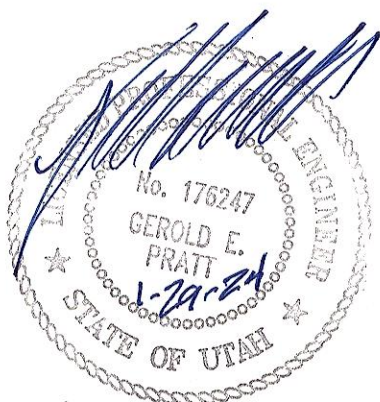
CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH



VICINITY MAP
N.T.S.

HURRICANE CITY APPROVAL

<i>Shelley In</i>	1-31-24
TDS TELECOM	DATE
<i>[Signature]</i>	2-7-24
DOMINION ENERGY COMPANY	DATE
<i>[Signature]</i>	
CENTURY LINK	DATE
<i>Amber Gillette</i>	1-31-24
ASH CREEK S.S.D.	DATE
<i>[Signature]</i>	1-31-24
HURRICANE CITY WATER	DATE
<i>WE WIL</i>	1-31-24
HURRICANE CITY STREETS DEPT.	DATE
<i>Joe Rott</i>	1-31-24
HURRICANE CITY PLANNING DEPARTMENT	DATE
<i>Sophia Averett</i>	1/31/24
HURRICANE CITY PARKS	DATE
<i>[Signature]</i>	1-31-24
HURRICANE CITY POWER	DATE
<i>John Batist</i>	1-31-24
HURRICANE CITY FIRE DEPARTMENT	DATE
<i>[Signature]</i>	1/29/2024
HURRICANE CITY ENGINEERING	DATE
<i>Trevor Brown</i>	1-31-24
WATER CONSERVANCY DISTRICT	DATE
<i>Milly Muechler</i>	2-7-2024
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
<i>Begonia Holman</i>	1/31/24
HURRICANE CITY GIS DEPT.	DATE
<i>[Signature]</i>	1/31/24
INFOWEST	DATE



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

COVER
FOR
QUAIL CREEK COMMERCIAL
BILL WEST
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T41 S, R14 W, S.L.B8M

FILE NAME: 2106-0997
DATE: 1/23/2024
CHECKED:
SCALE: 1"=20'
SHEET C1 OF 11

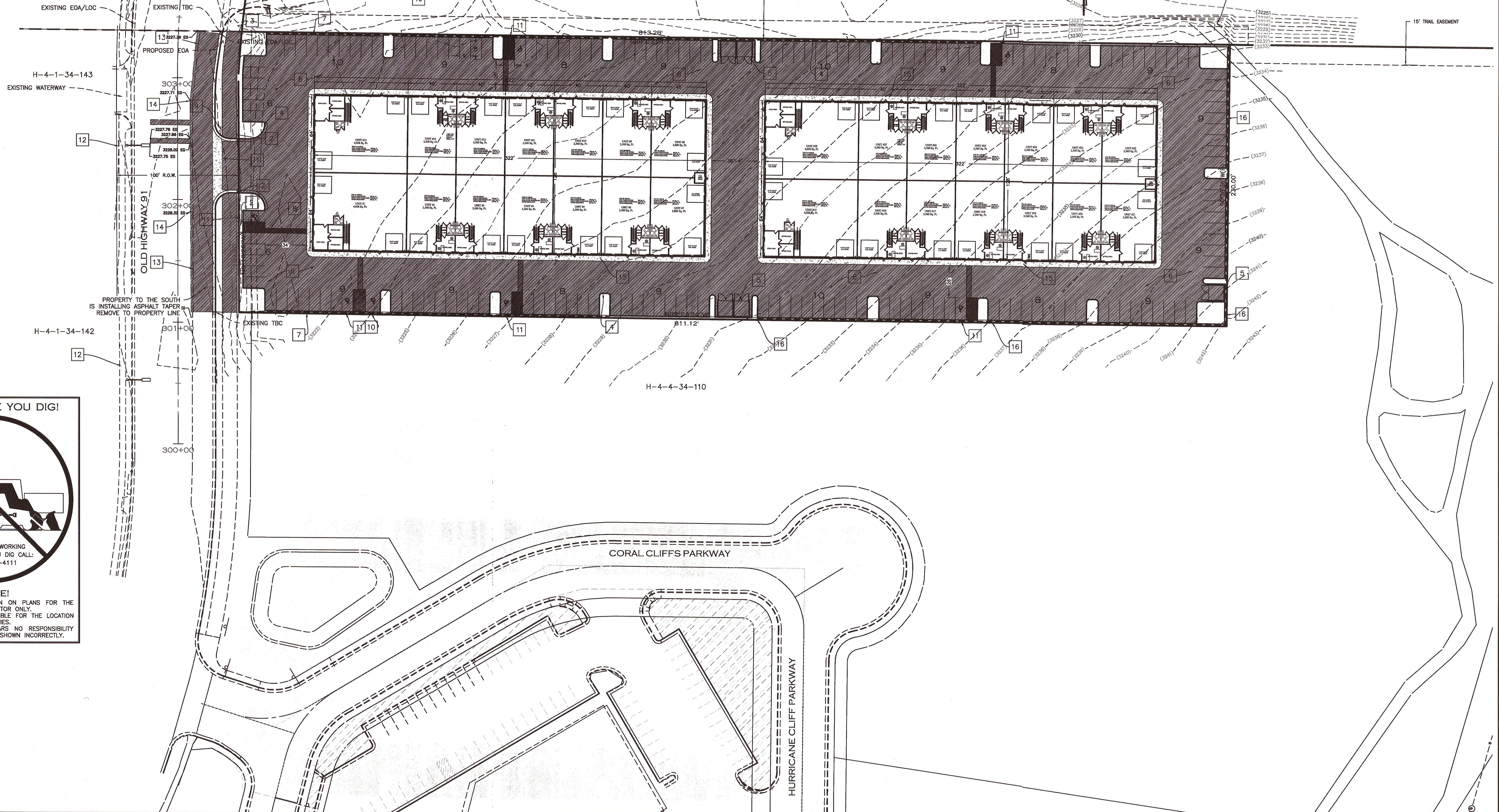
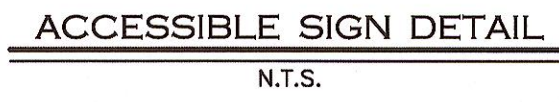
FEB 07 2024

1	INSTALL 8" WATERWAY	
2	INSTALL ADA RAMP	
3	INSTALL 12" ASPHALT PATH	
4	INSTALL 6"-8" CURB	
5	DUMPSTER ENCLOSURE	
6	ASPHALT 3" OVER 6" ROADBASE	
7	INSTALL CONCRETE RETAINING WALL PER DETAIL A,B, OR C ON GRADING AND DRAINAGE PLAN	
8	ADA ROUTE	
9	INSTALL STOP SIGN	
10	INSTALL VAN ACCESSIBLE SIGN	
11	INSTALL ACCESSIBLE SIGN	
12	EXISTING 5' SIDEWALK	
13	EXISTING EDGE OF ASPHALT	
14	SAWCUT 2" BEYOND EXISTING EDGE OF ASPHALT	H-BAJR-1
15	INSTALL 5' SIDEWALK	
16	INSTALL CONCRETE RETAINING WALL PER DETAIL D ON GRADING AND DRAINAGE PLAN	

DESCRIPTION	AREA SQ. FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
WAREHOUSE @ 1 SPACE/1000 SQFT	76832	77	100	174
OFFICE SPACE @ 1 SPACE/250 SQFT	5600	23		

* INCLUDING 7 ACCESSIBLE SPACES

BILL WEST
QUAIL CREEK COMMERCIAL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

[illegible]

BRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

QUAIL CREEK COMMERCIAL
FOR
BILL WEST
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L.B.8861

FILE NAME:	2106-0997
DATE:	1/23/2024
CHECKED:	

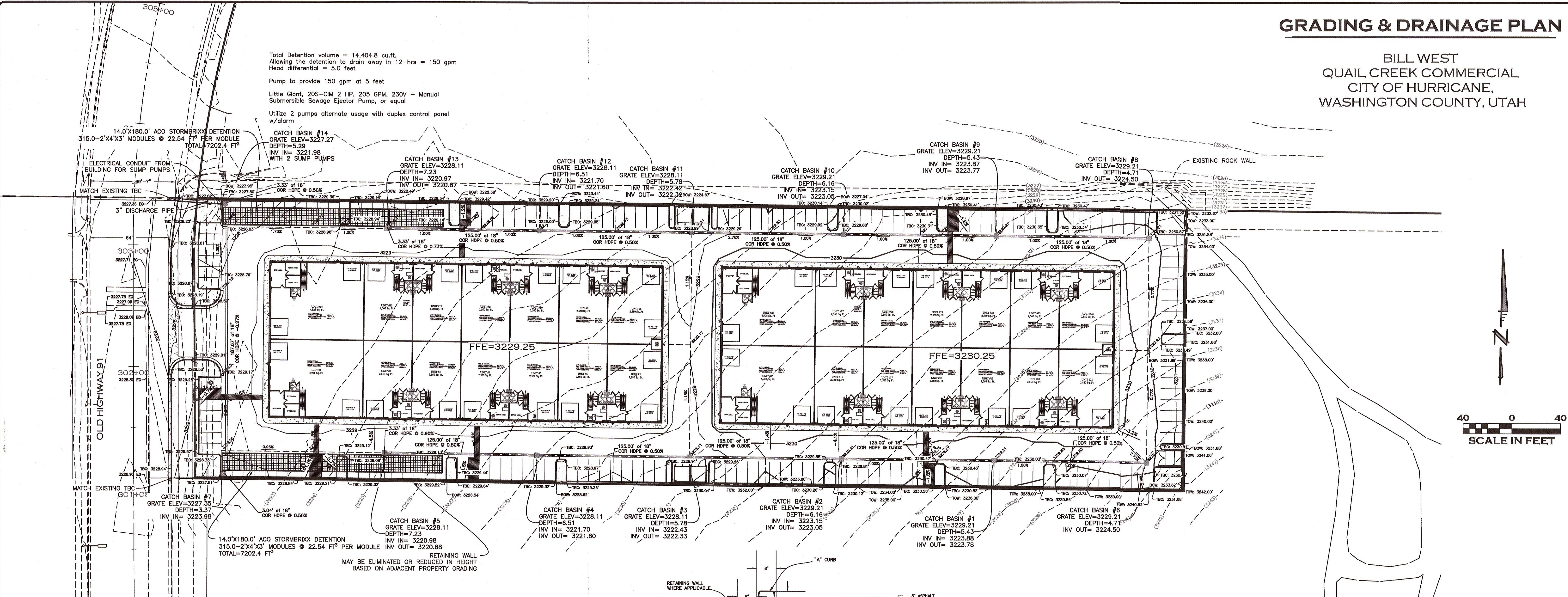
SCALE:
1"=40'

SHEET
C2
OF 11

GRADING & DRAINAGE PLAN

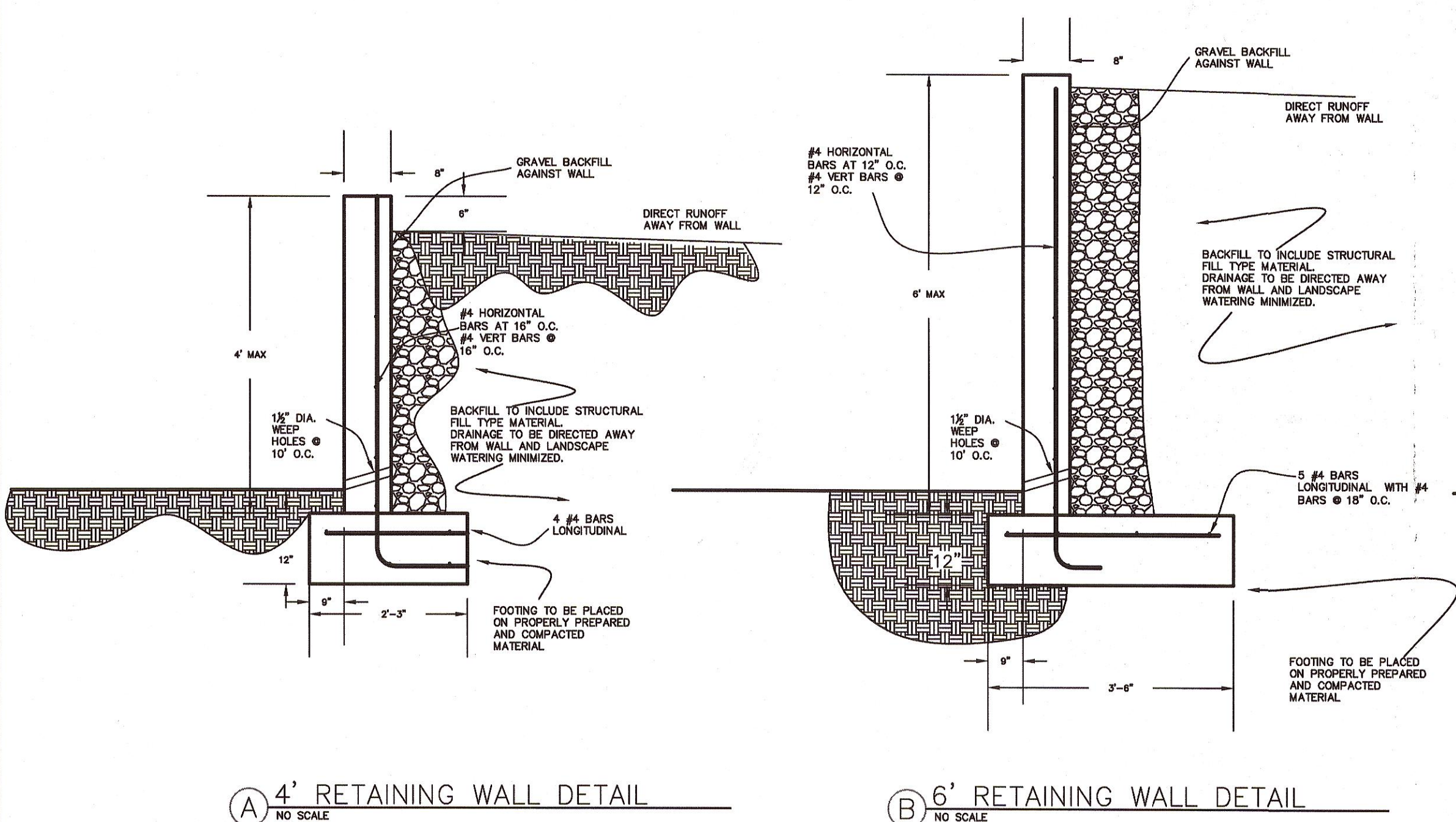
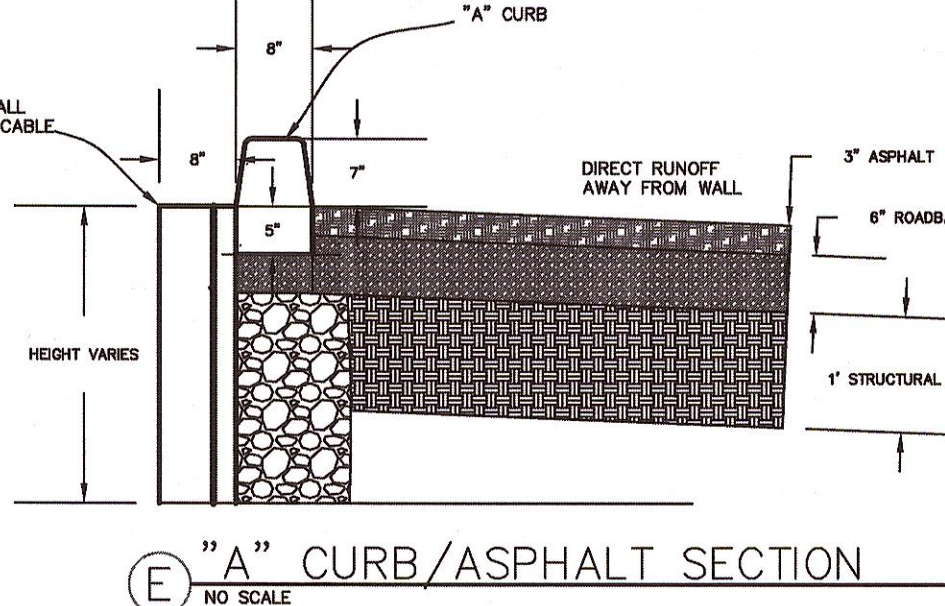
BILL WEST
QUAIL CREEK COMMERCIAL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

Total Detention volume = 14,404.8 cu.ft.
Allowing the detention to drain away in 12-hrs = 150 gpm
Head differential = 5.0 feet
Pump to provide 150 gpm at 5 feet
Little Giant, 20S-CIM 2 HP, 20S GPM, 230V - Manual
Submersible Sewage Ejector Pump, or equal
Utilize 2 pumps alternate usage with duplex control panel
w/ alarm

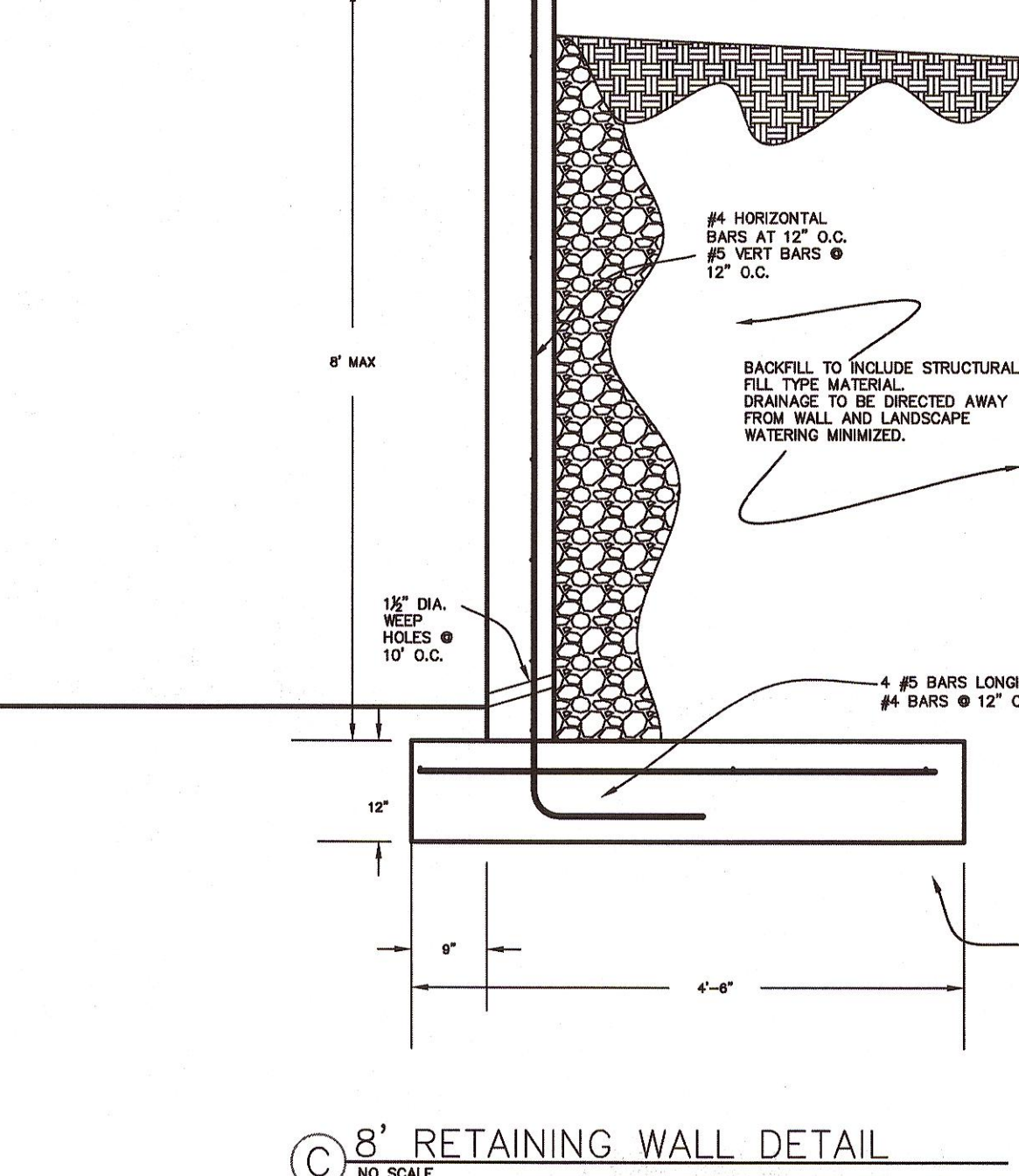


- LEGEND
- EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - (5270) EXISTING CONTOUR LABELS
 - 5270 PROPOSED CONTOUR LABELS
 - GRADE BREAK
 - RETAINING WALL

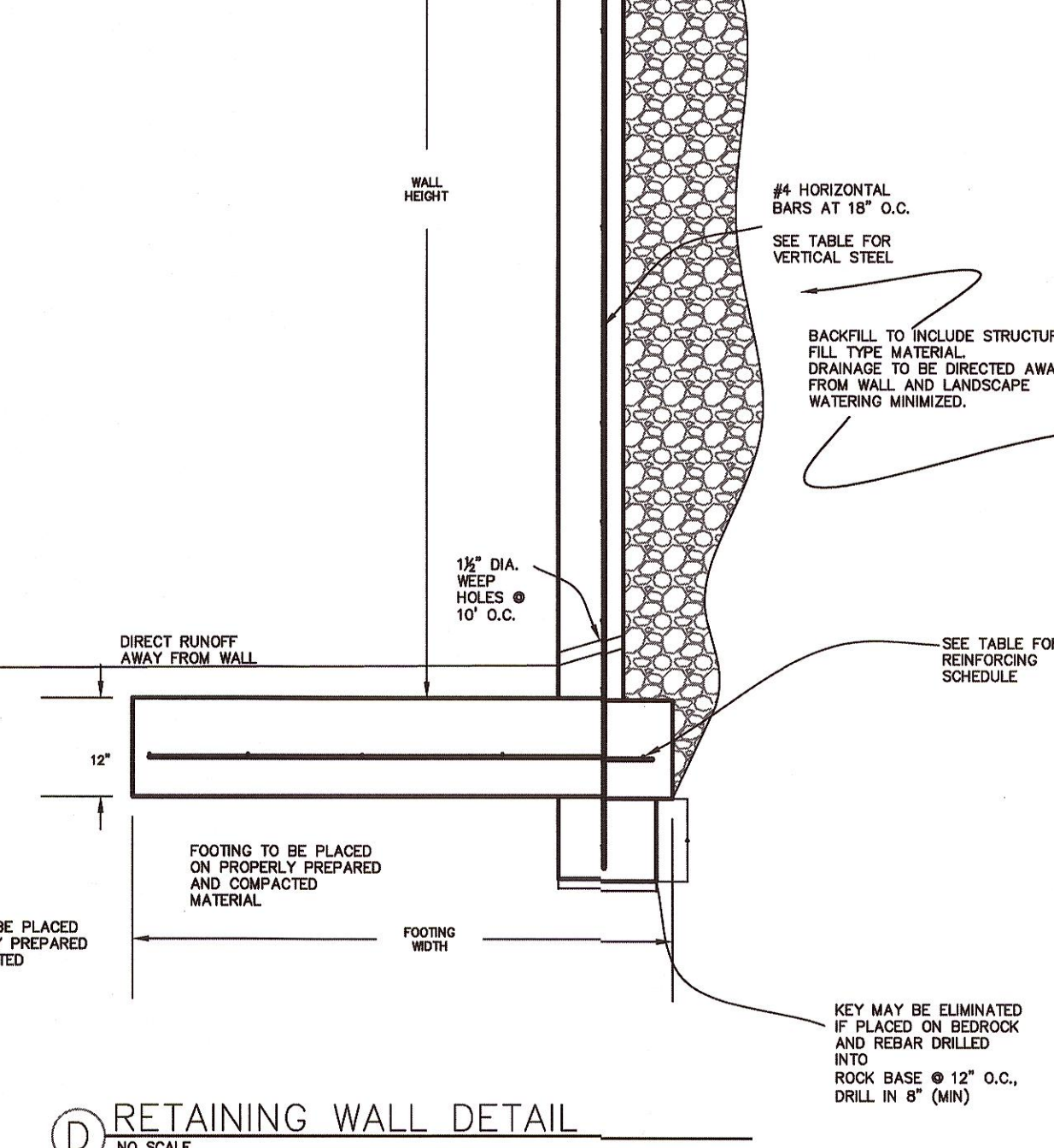
CONSTRUCTION NOTES:
WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY, THE IBC 2018 AND ALL APPLICABLE LOCAL CODES.
CONCRETE TO INCLUDE TYPE V CEMENT OBTAINING A 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
REBAR TO MEET ASTM SPECIFICATION A-615 FOR DEFORMED BARS GRADE 60.
CONSTRUCTION ON ADJACENT PROPERTY MUST INCLUDE APPROVAL OF THE PROPERTY OWNER.
DESIGN BASED ON 2500 PSF ALLOWABLE SOIL PRESSURE WITH FREE DRAINING BACKFILL.
LAP BARS 24" MIN, 3" CLEAR WHEN CAST AGAINST EARTH. 1-1/2" OTHERWISE. PLACE BARS AS SHOWN.



(A) 4' RETAINING WALL DETAIL
NO SCALE



(B) 6' RETAINING WALL DETAIL
NO SCALE



(C) 8' RETAINING WALL DETAIL
NO SCALE

DRAINAGE NOTES

DRAINAGE SUMMARY:

AREA: 4.29 AC
SOIL TYPE: C
REFERENCE: HURRICANE 3-HR STORM PER MANUAL

BASIN:	CN	TC (MIN)	Q10 (CFS)	Q100 (CFS)
PRE	81	22:15	0.54	3.19
POST	94	24:18	3.39	8.16

RETENTION REQUIRED TO MITIGATE INCREASES, VOLUME REQ'D = 14071.05 FT³
RETENTION PROVIDED = 14204.8 FT³

WALL HEIGHT	FOOTING WIDTH	FOOTING THICKNESS	KEY DEPTH	STEM REINFORCING
8'-6"	5'-0"	14"	12"	#5 BARS @ 8" O.C.
7'-6"	4'-8"	12"	12"	#5 BARS @ 12" O.C.
6'-6"	3'-8"	12"	12"	#4 BARS @ 12" O.C.
5'-6"	3'-0"	12"	NONE	#4 BARS @ 18" O.C.
4'-6"	2'-6"	12"	NONE	#4 BARS @ 18" O.C.
3'-6"	2'-0"	12"	NONE	#4 BARS @ 18" O.C.
2'-6"	2'-0"	12"	NONE	#4 BARS @ 18" O.C.

CONSTRUCTION NOTES:
WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY, THE IBC 2018 AND ALL APPLICABLE LOCAL CODES.
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TEL: (435) 635-5765 FAX: (435) 635-2929

GRADING & DRAINAGE PLAN
FOR
QUAIL CREEK COMMERCIAL
BILL WEST
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T. 41 S. R. 14 W. S. 18 BM

FILE NAME: 21060997
DATE: 1/23/2024
CHECKED:
SCALE: 1"=40'
SHEET
C3
OF 11

NO.	DATE	APPROVED BY	REMARKS

TDS TELECOM NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-289-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-289-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

- LUMEN INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
 2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
 3. CONTACT LUMEN ENGINEER AT 435-668-7445 OR ZACHMATHWES@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
 4. 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.

INFOWEST, CATV/FIBER OPTIC NOTES

1. DEVELOPER IS TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED THE PROJECT WILL BE DEVELOPED TO THE DEVELOPER.
2. 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.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 JUC@INFOWEST.COM
5. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF THE COSTS FOR THE WORK DONE.

HURRICANE CITY PARKS DEPT. NOTES

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

HURRICANE CITY WATER DEPARTMENT NOTES

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

ASH CREEK SSD NOTES

1. Sewer is to meet the current Ash Creek Special Service District (District) Construction Standard.
2. Prior to completion of the project provide a copy of the geotechnical report and the compaction test results to the District.
3. Prior to completion of the project prove a PDF and a 2'x3' plan sheet Drawing of Record to the District. The Drawing of Record should include a distance from the near side property line to the sewer lateral marker, also include any changes to sewer main line slopes and depths.
4. The contractor will be responsible to clean and test the sewer lines after all utilities have been installed but prior to asphalt placement. The following tests will need to be completed by the contractor: mandrel test, air test and closed-circuit camera inspection. Camera inspection if provided by the District can be scheduled with the District representative. Tuesdays or Thursdays are generally when the District can perform this camera work.
5. During construction all sewer lines will need to be capped or sealed to protect the sewer system from flooding or rain events.
6. Any floor drains, utility sinks and or anything other than sanitary sewer shall have an interceptor and sample manhole.
7. Clean out to be located 5' from building.

DOMINION ENERGY NOTES:

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

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH, ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
12. DEVELOPER WILL BE BILLED A TERMINATION FEE \$102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3 OR 4" PVC.YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM
17. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC
18. ALL CONDUIT UNDER THE ROADWAY OH91 MUST BE STICK CONDUIT SCHEDULE 40. NO MATTER IF DUG ACROSS OR BORED.
19. A FUSE BAY FEE WILL BE INVOICED TO THE DEVELOPER.
20. ALL FEES MUST BE PAID BEFORE THE POWER IS TURNED ON TO THE PROJECT. ALL FEES WILL BE INVOICED AT TIME OF PUNCHLIST. A COPY WILL BE SENT TO THE BUILDING DEPT. MIKE VERONAK, ELECTRICAL CONTRACTOR, OR DEVELOPER.
21. TRANSFORMERS THAT DO NOT MEET OUR WAITS LOST STANDARD WILL BE INVOICED TO THE ELECTRICAL CONTRACTOR, TRANSFORMER INFORMATION MUST BE SUBMITTED ASAP.

UTILITY PLAN

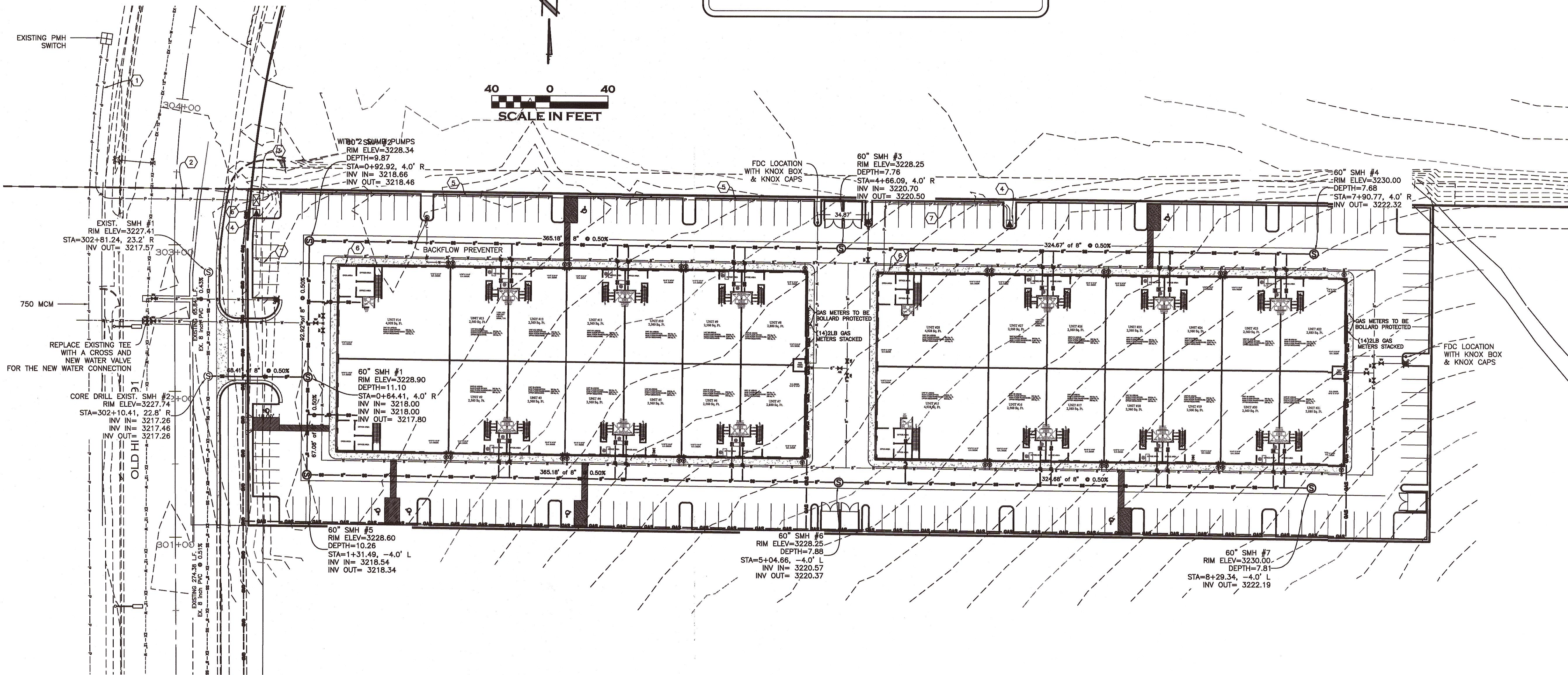
BILL WEST
QUAIL CREEK COMMERCIAL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

LEGEND

- SS--SS--SS-- EXISTING SEWER LINE
S EXISTING SEWER MANHOLE
S NEW SEWER MANHOLE
SS 4" NEW SEWER LINE
W 8" DUCTILE IRON WATER LINE
8" x 2" WATER METER
H FIRE HYDRANT
P POWER
X WATER VALVES
GAS GAS LINE
NEW BACKFLOW PREVENTER
NEW SEWER CLEANOUT

POWER KEY

- 1 DIG TO PMH SWITCH TO THE NORTH
- 2 INSTALL 4/0 15KV 3 PHASE IN 4" PVC
- 3 INSTALL NEW 3# VAULT
- 4 INSTALL NEW 3# 3# TRANSFORMER 750 KVA
- 5 INSTALL 1/0 15 KV 3# IN 4" PVC
- 6 INSTALL 14 SOCKET METER PACK WITH 2000A MAIN DISCONNECT(2X400A & 12X200A)LEVER BYPASS
- 7 INSTALL 350 OR 500 MCM ALUM. QUADLEX IN PARALLEL.



REVISIONS

REMARKS

DATE APPROVED BY

RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84797
FAX: (435) 635-5765 TEL: (435) 635-2329

UTILITY PLAN
FOR
QUAIL CREEK COMMERCIAL

BILL WEST

CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T. 41 S. R. 14 W. S. 18 N

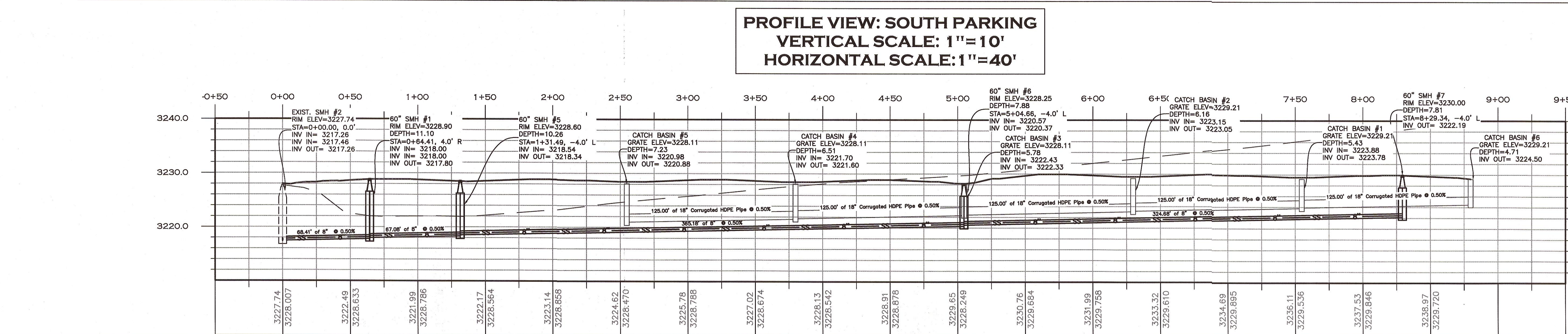
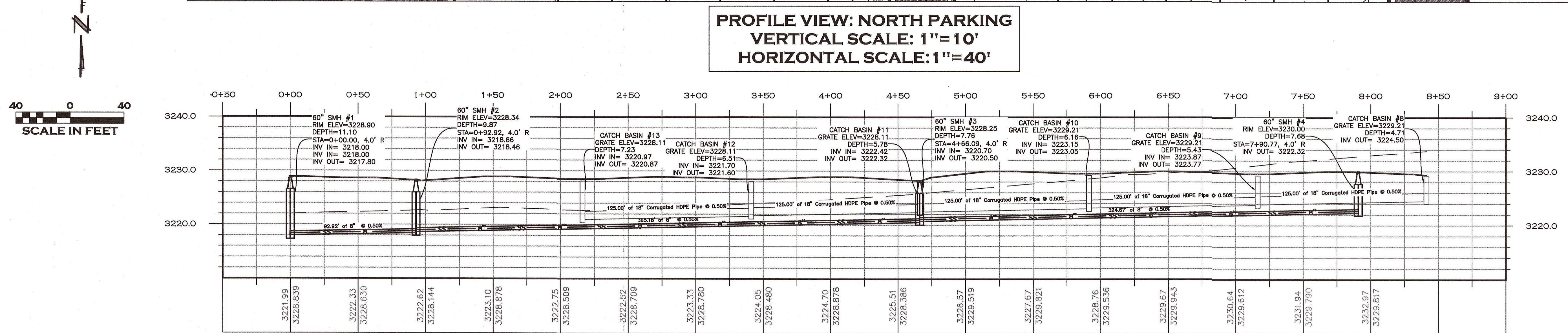
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2106-0997
DATE:
1/23/2024
CHECKED:

SCALE:
1"=40'

SHEET

C4
OF 11

FEB 07 2024

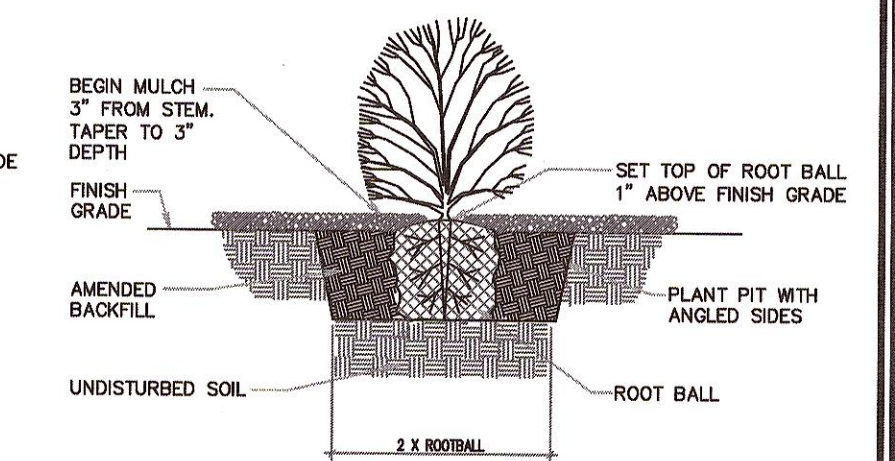
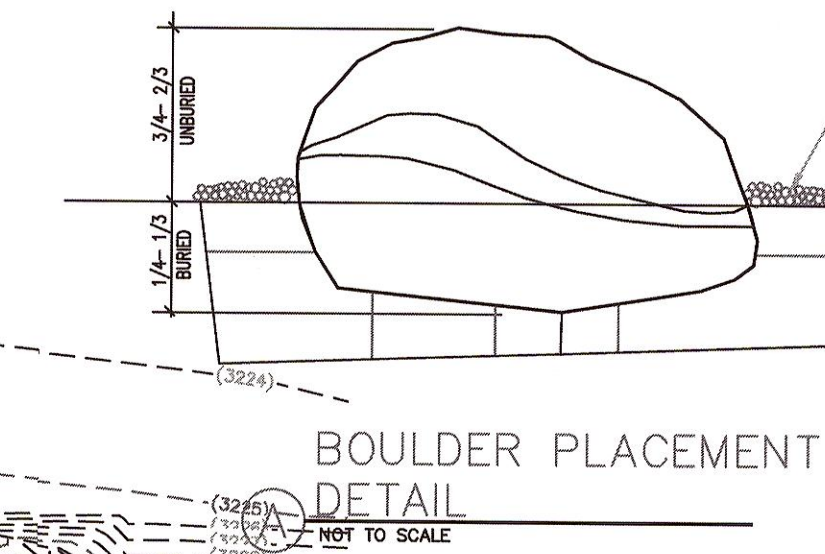
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PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

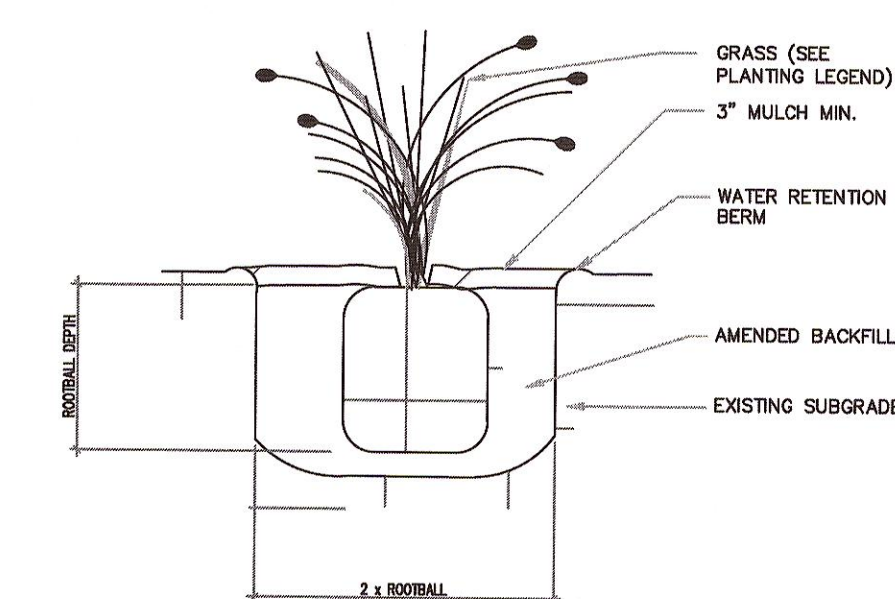
PARKING LOT PLAN & PROFILE
QUAIL CREEK COMMERCIAL
FOR
BILL WEST
HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S 1&2M

FILE NAME:	2106-0997
DATE:	1/23/2024
CHECKED:	
SCALE:	AS NOTED
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OF 11	

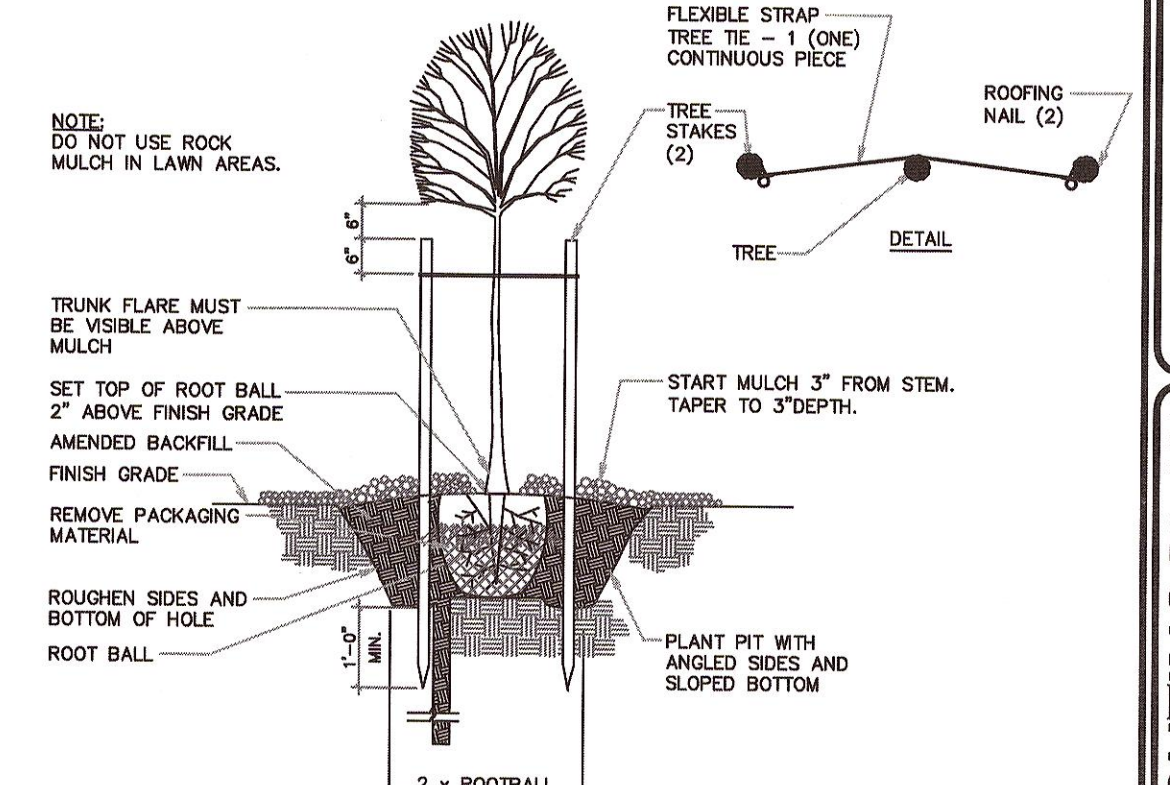
BILL WEST
QUAIL CREEK COMMERCIAL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



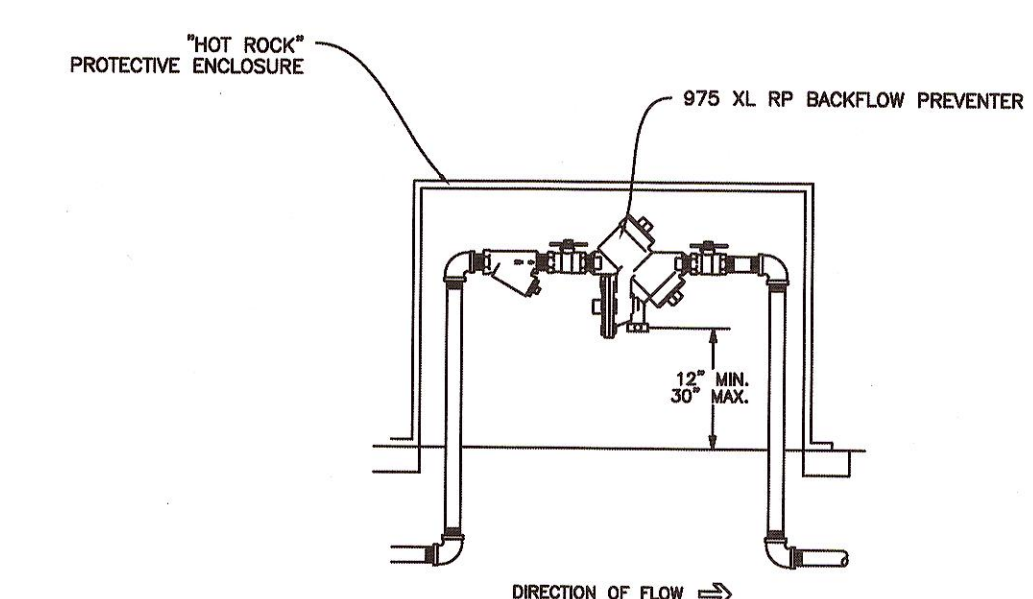
⑧ SHRUB PLANTING DETAIL
NOT TO SCALE



ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



(D) TREE PLANTING AND STAKING
NOT TO SCALE

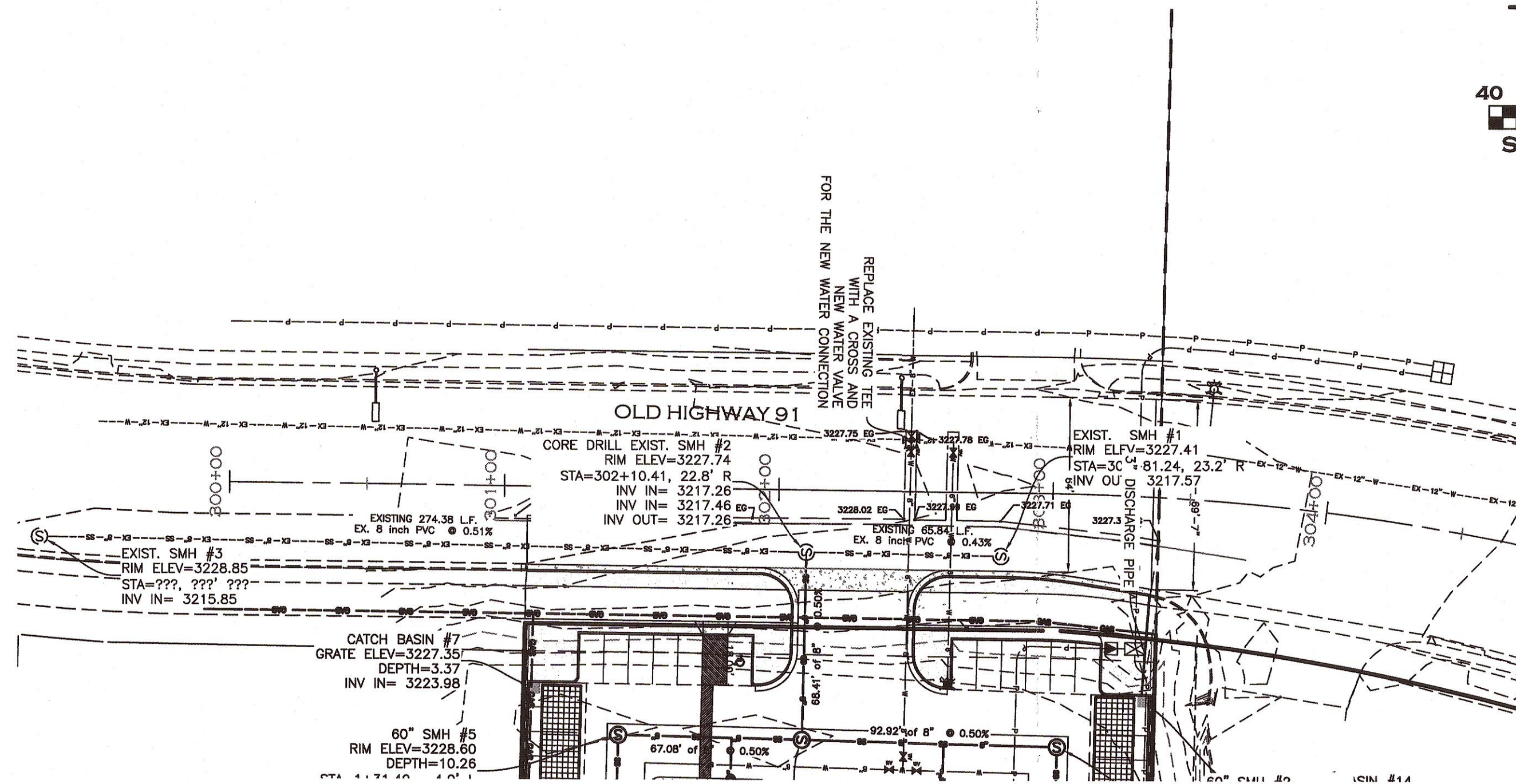


BACKFLOW PREVENTER DETAIL

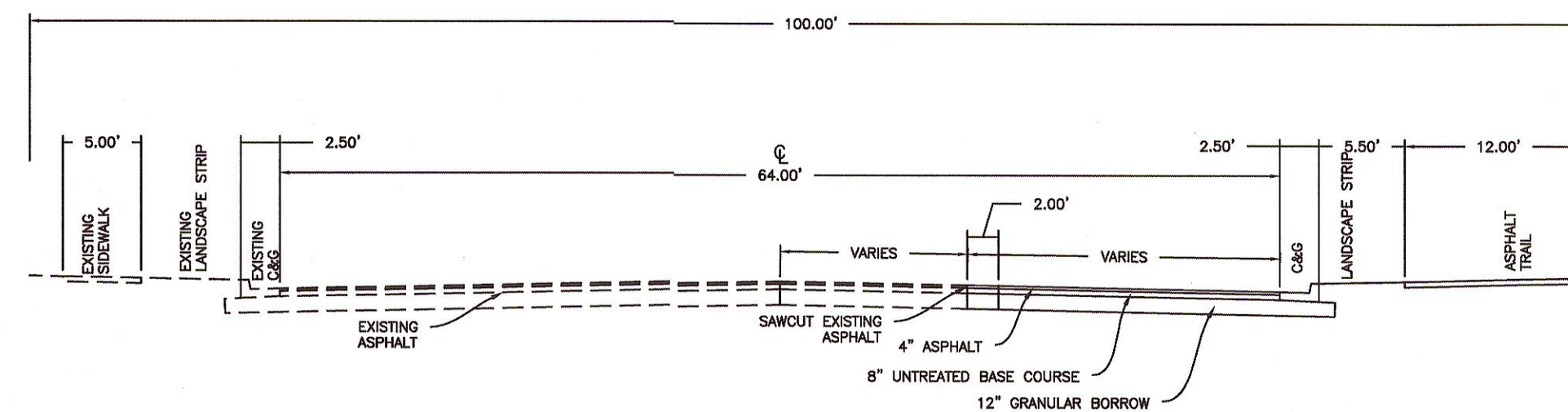
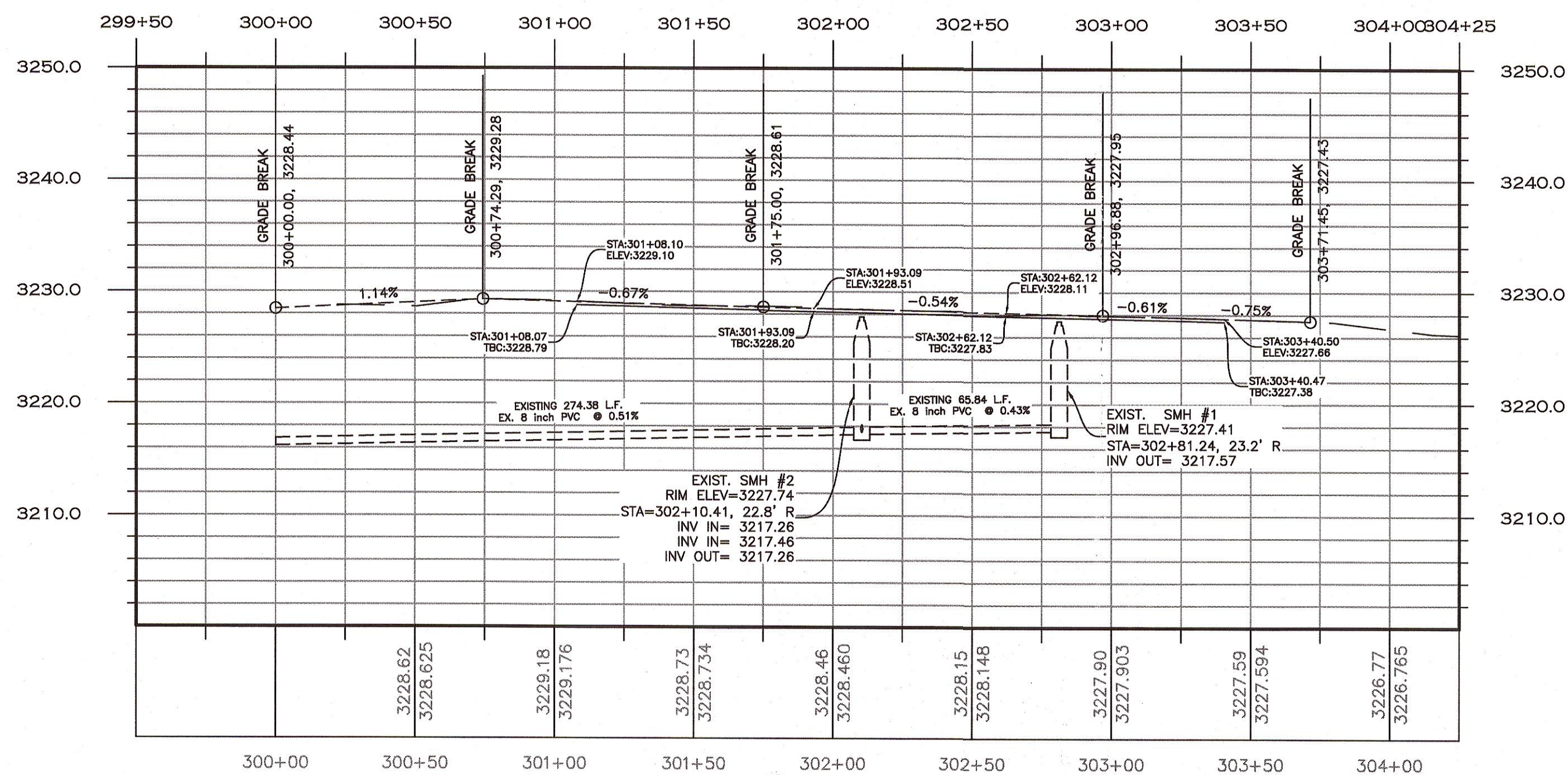
	EASTERN REDBUD CERCIS CANADENSIS	24" BO
	'RED PUSH' PISTACHE PISTACIA X 'RED PUSH'	24" BO
	'PINKIE' INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'	5 GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	'REGAL MIST' PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL.
	RED YUCCA RED HESPERALOE	5 GAL.
	BOULDER	2'-4' DIAMETER

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

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES. TREES AND SHRUBS TO BE IRRIGATED WITH "DIP" SYSTEM.



PROFILE VIEW: OLD HIGHWAY 91
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=40'



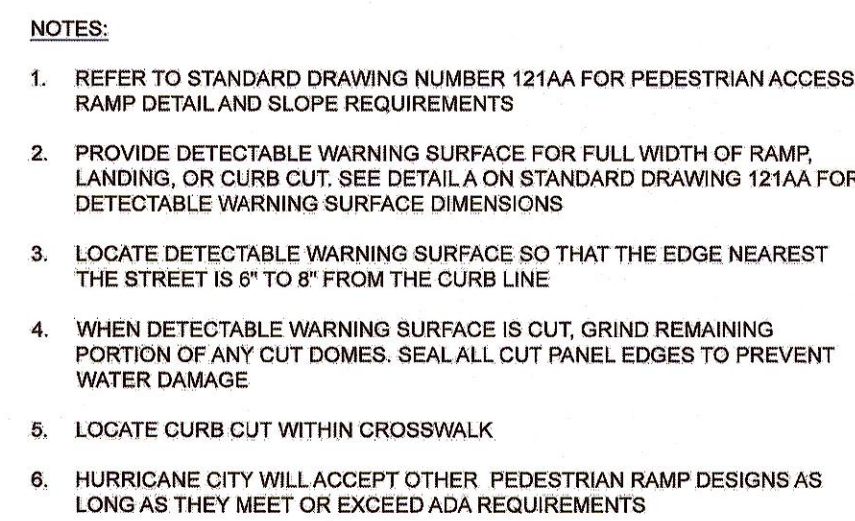
OLD HIGHWAY 91 CROSS SECTION

NO.	DATE	APPROVED BY	REMARKS

RAT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2529

OLD HIGHWAY 91 PLAN & PROFILE
 QUAIL CREEK COMMERCIAL
 FOR
 BILL WEST
 HURRICANE, WASHINGTON COUNTY, UTAH
 LOCATED IN SECTION 34, T 41 S, R 14 W, S 11 B & M

FILE NAME:
 2106-0997
 DATE:
 1/23/2024
 CHECKED:
 SCALE:
 AS NOTED
 SHEET
C6
 OF 11



N.T.S

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE DESCRIPTION BY		STANDARD DWG. NO. PED 100 1 OF 9 APPROVED: DATE: APRIL 2020 BY: HCF



CLASS I MONUMENT

N.T.S.

<table><tr><th colspan="3">REVISIONS</th></tr><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			REVISIONS			DATE	DESCRIPTION	BY										<table><tr><td colspan="2">CITY OF HURRICANE ENGINEERING</td></tr><tr><td colspan="2">CLASS I STANDARD MONUMENT DETAILS</td></tr></table>	CITY OF HURRICANE ENGINEERING		CLASS I STANDARD MONUMENT DETAILS		<table><tr><td colspan="2">STANDARD DWG. NO.</td></tr><tr><td>MON 1000</td><td>1 OF 1</td></tr><tr><td colspan="2">APPROVED:</td></tr><tr><td>DATE: APRIL 2020</td><td>BY: H.C.E.</td></tr></table>	STANDARD DWG. NO.		MON 1000	1 OF 1	APPROVED:		DATE: APRIL 2020	BY: H.C.E.
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APPROVED:																															
DATE: APRIL 2020	BY: H.C.E.																														



N.T.S

CITY OF HURRICANE ENGINEERING		
STANDARD 8' CROSS GUTTER		
REVISIONS		
DATE	DESCRIPTION	BY
		</



2. BACKGROUND SHALL BE GREEN, LEGEND AND LETTERS SHALL BE WHITE
3. ALL SHEETING SHALL BE HIGH INTENSITY REFLECTIVE SHEETING (FP-8 TYPE III A)
4. SIGNS SHOULD BE MADE BY THE "REVERSE OUT" PROCESS, NO STICK ON LETTERS. CONTACT
5. THE STATE OF FLORIDA FOR DETAILS
6. SIGN BLANK SHALL BE 8061-T HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM WITH
7. ALDOLINE 1200 FINISH. MIN. THICKNESS SHALL BE 0.060"
8. ALL SHEETING SHALL BE 10' WIDE BY 20' LONG. TOGETHER AND MOUNTED AS REQUIRED.
9. SIGNS ON PRIVATE ROADS ARE REQUIRED AND SHOULD MEET SAME SPECIFICATIONS OF
10. STANDARD SIGNS EXCEPT FOR BACKGROUND COLOR
11. ALL STREETS WITH NAMES SHALL BE COORDINATE DESIGNATION ON THE SIGN
12. IN THE APPROPRIATE LOCATION UNLESS OTHERWISE APPROVED
13. CONTACT HURRICANE CITY GIS DEPARTMENT & SUBMIT SIGN PROOFS 2 WEEKS PRIOR TO
14. SIGNING.
15. THE FIRST LETTER IN EACH WORD SHALL BE UPPER CASE, WITH THE REMAINDER BEING
16. LOWER CASE. LETTERS AND NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH, STROKE
17. AND SPACING OF THE U.S. DEPT. OF TRANSPORTATION PUBLICATION "STANDARD
18. ALPHABET FOR HIGHWAY SIGNS"

NTS

CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
REVISIONS			SS100 1 OF 1	
DATE	DESCRIPTION	BY	APPROVED:	
			DATE: APRIL 2001 BY: HCE	
STANDARD STREET SIGN				



1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE $\frac{3}{8}$ " MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY
CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

NTS

CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.	
SIGN POST AND MOUNTING DETAILS			SS 103	
			1 OF 1	
			APPROVED:	
DATE: APRIL 2008 BY: H.A.				



 HURRICANE CITY	<u>3 PHASE TRANSFORMER PAD</u>	
	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	<u>STANDARD DRAWING NO.</u> DR-10



*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

 CITY OF HURRICANE ENGINEERING STANDARD DWG. NO. TD 101 1 OF 1														
REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> JOINT UTILITIES TRENCH DETAIL APPROVED:			DATE	DESCRIPTION	BY									
DATE	DESCRIPTION	BY												

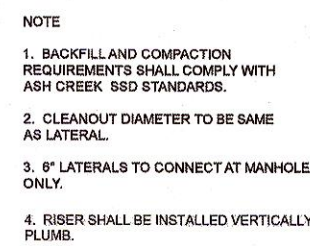
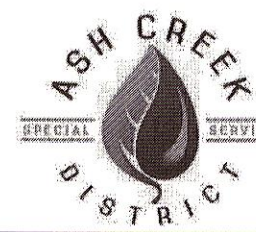
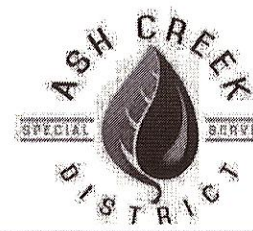
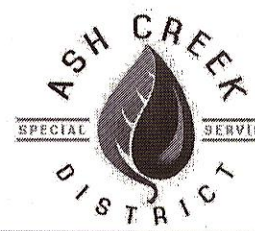
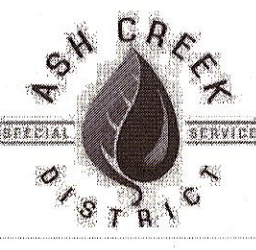
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PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737

DETAILS
QUAIL CREEK COMMERCIAL
FOR
BILL WEST
HURRICANE, UTAH WASHINGTON COUNTY

FILE NAME:	2106-0997
DATE:	1/23/2024
CHECKED:	
SCALE:	AS NOTED

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OF 17

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51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

SEWER DETAILS
FOR
QUAIL CREEK COMMERCIAL

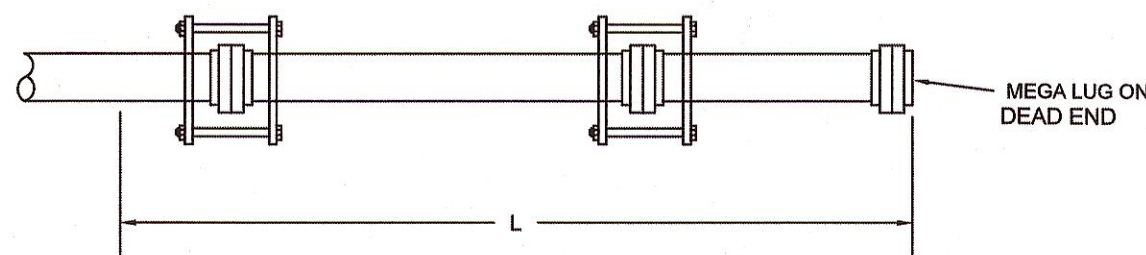
BILL WEST

HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 34, T 41 S, R 14 W, S 168M

FILE NAME:	2106-0997
DATE:	1/23/2024
CHECKED:	
SCALE:	AS NOTED

SHEET
C9
OF 11

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE	IN INCHES
4	6
8	10
12	14
16	18
20	24

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

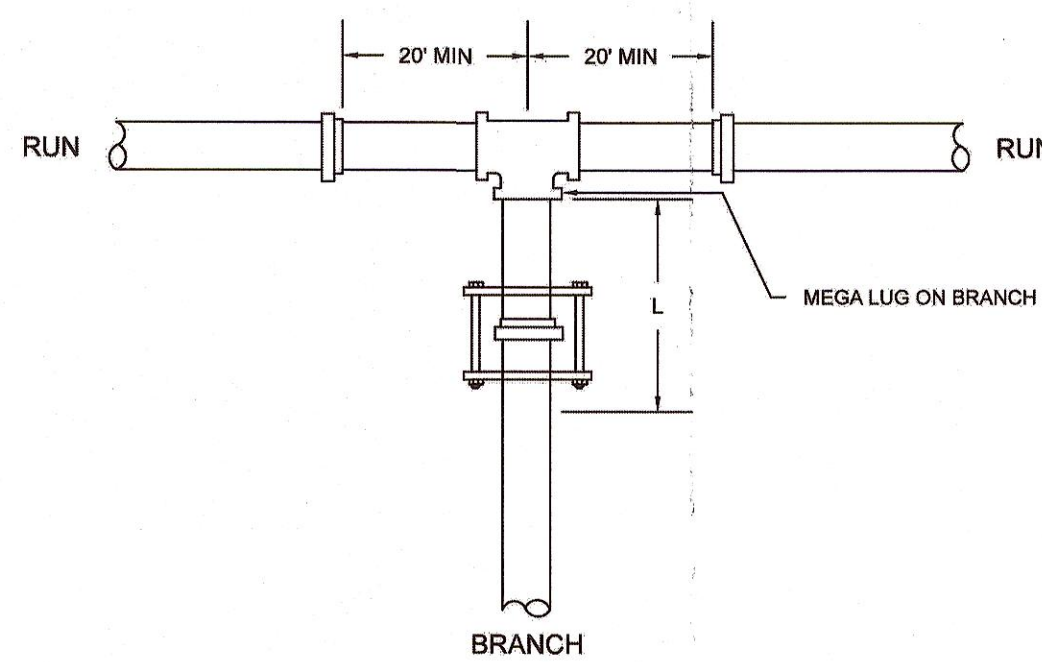
RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

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

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



REVISIONS	DATE	DESCRIPTION	BY
1	APPROVED:	DATE: 5/4/2021	BY: H.C.E.



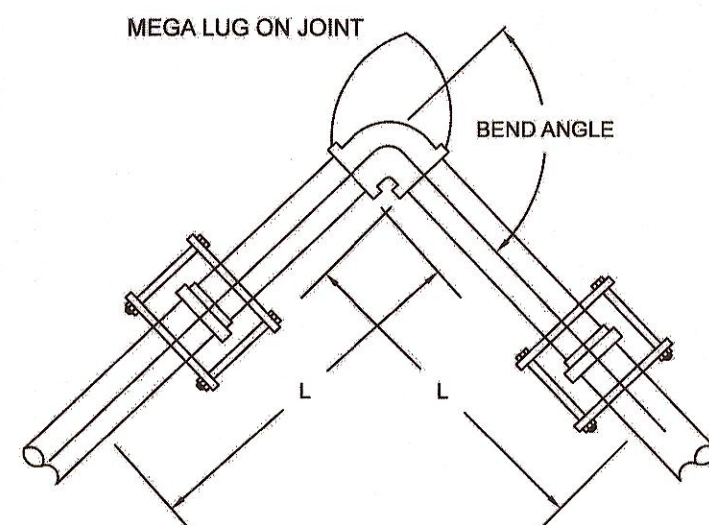
PIPE SIZE	IN INCHES
4	6
8	10
12	14
16	18
20	24

RESTRAINED LENGTHS, "L" (IN FEET)

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

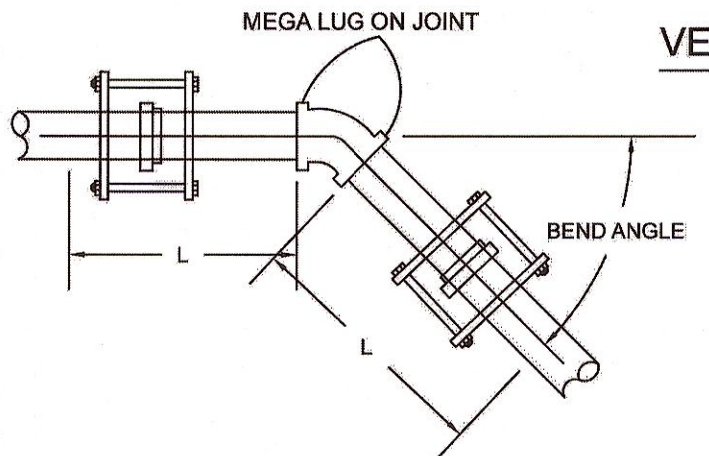


REVISIONS	DATE	DESCRIPTION	BY
1	APPROVED:	DATE: OCT 2020	BY: H.C.E.



PIPE SIZE	IN INCHES
4	6
8	10
12	14
16	18
20	24

RESTRAINED LENGTHS, "L" (IN FEET)

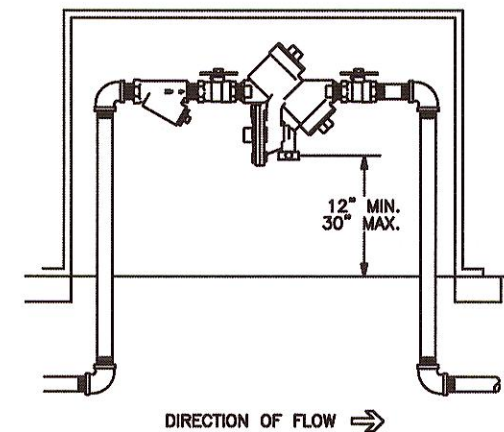


PIPE SIZE	IN INCHES
4	6
8	10
12	14
16	18
20	24

RESTRAINED LENGTHS, "L" (IN FEET)



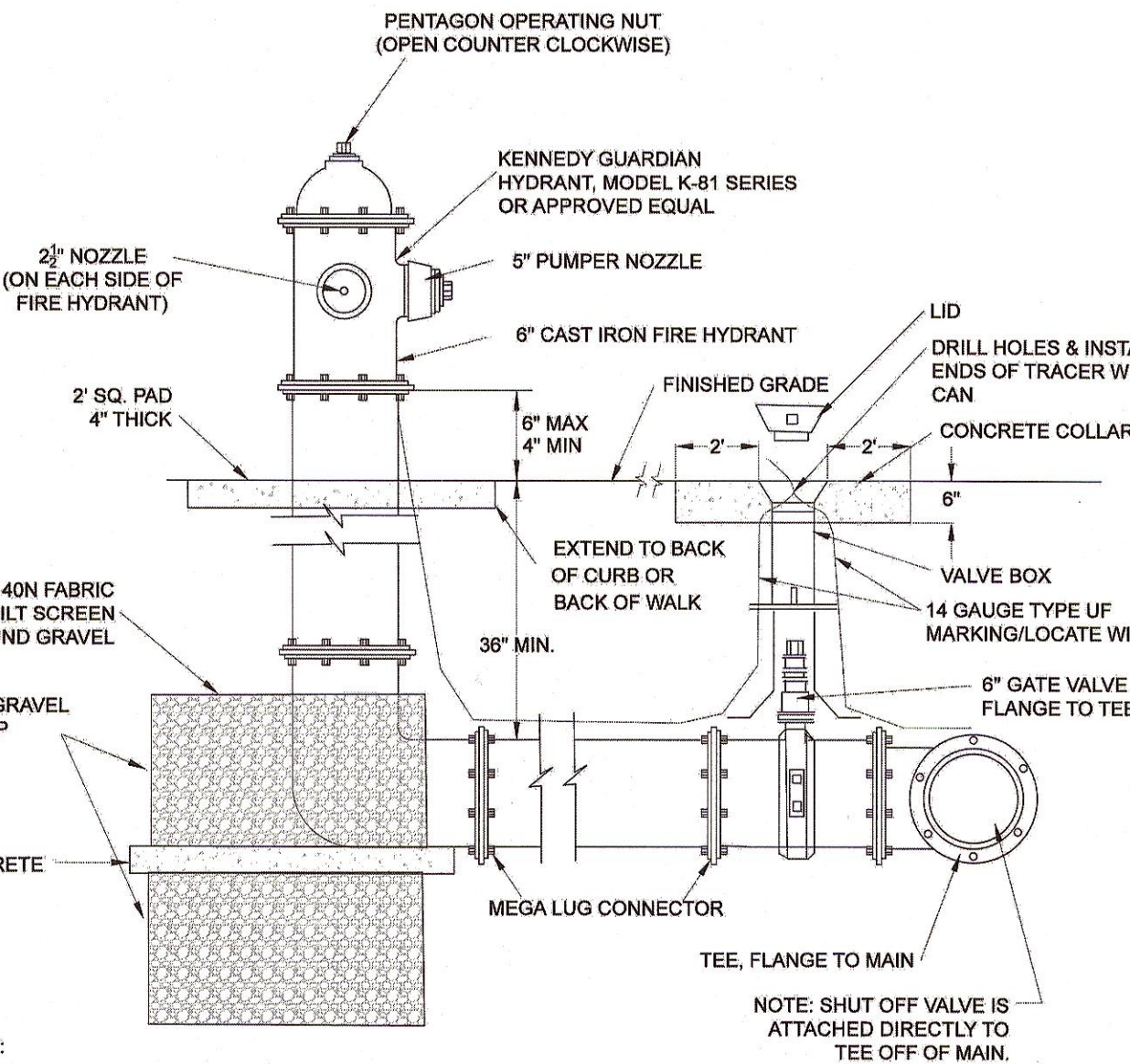
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1	APPROVED:	DATE: OCT 2020	BY: H.C.E.



BACKFLOW PREVENTER DETAIL

REVISIONS	DATE	DESCRIPTION	BY
1	APPROVED:	DATE: 1/23/2024	BY: H.C.E.

FILE NAME: 2106-0997
DATE: 1/23/2024
CHECKED:
SCALE: AS NOTED
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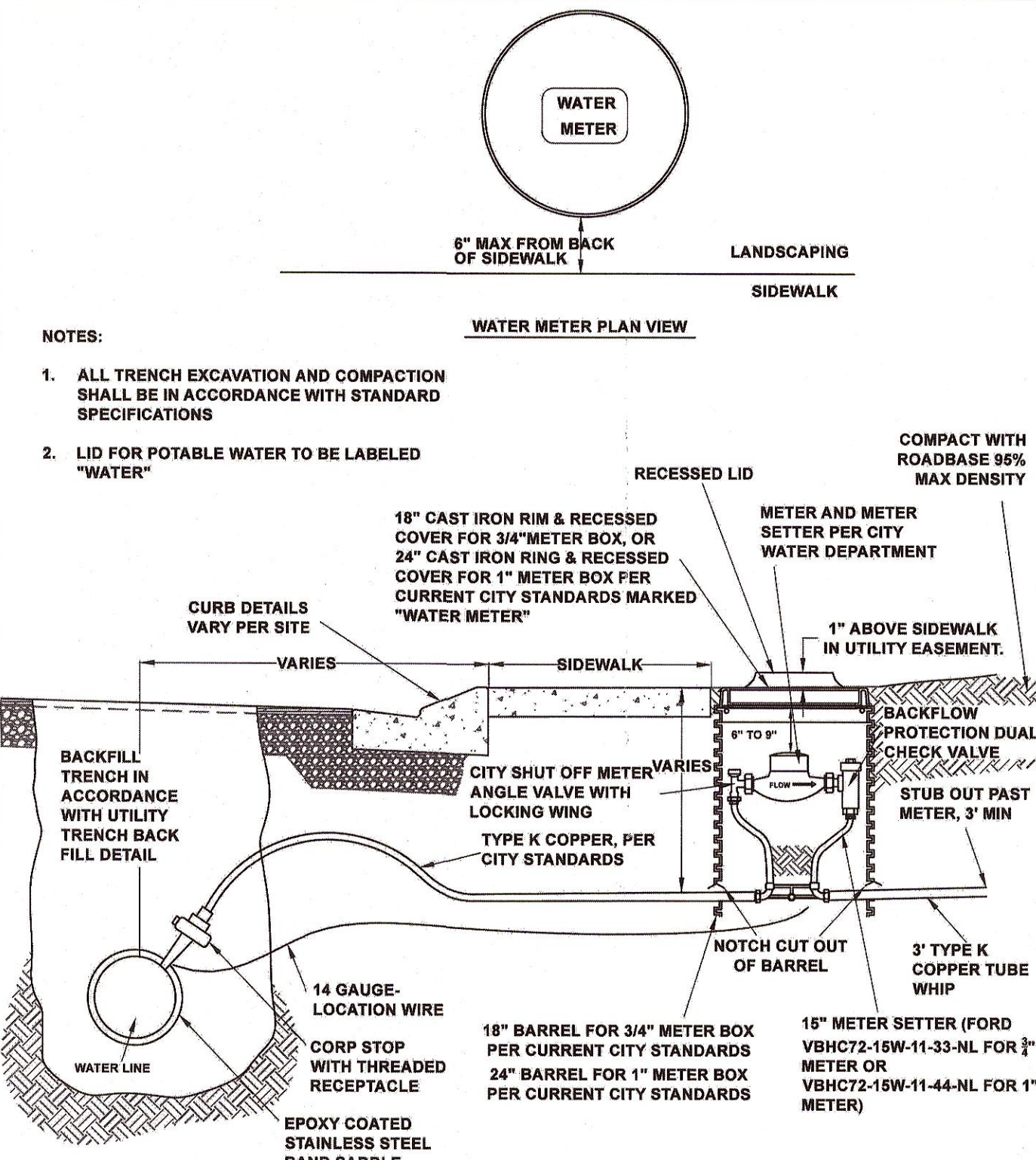


NOTE: IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

N.T.S.

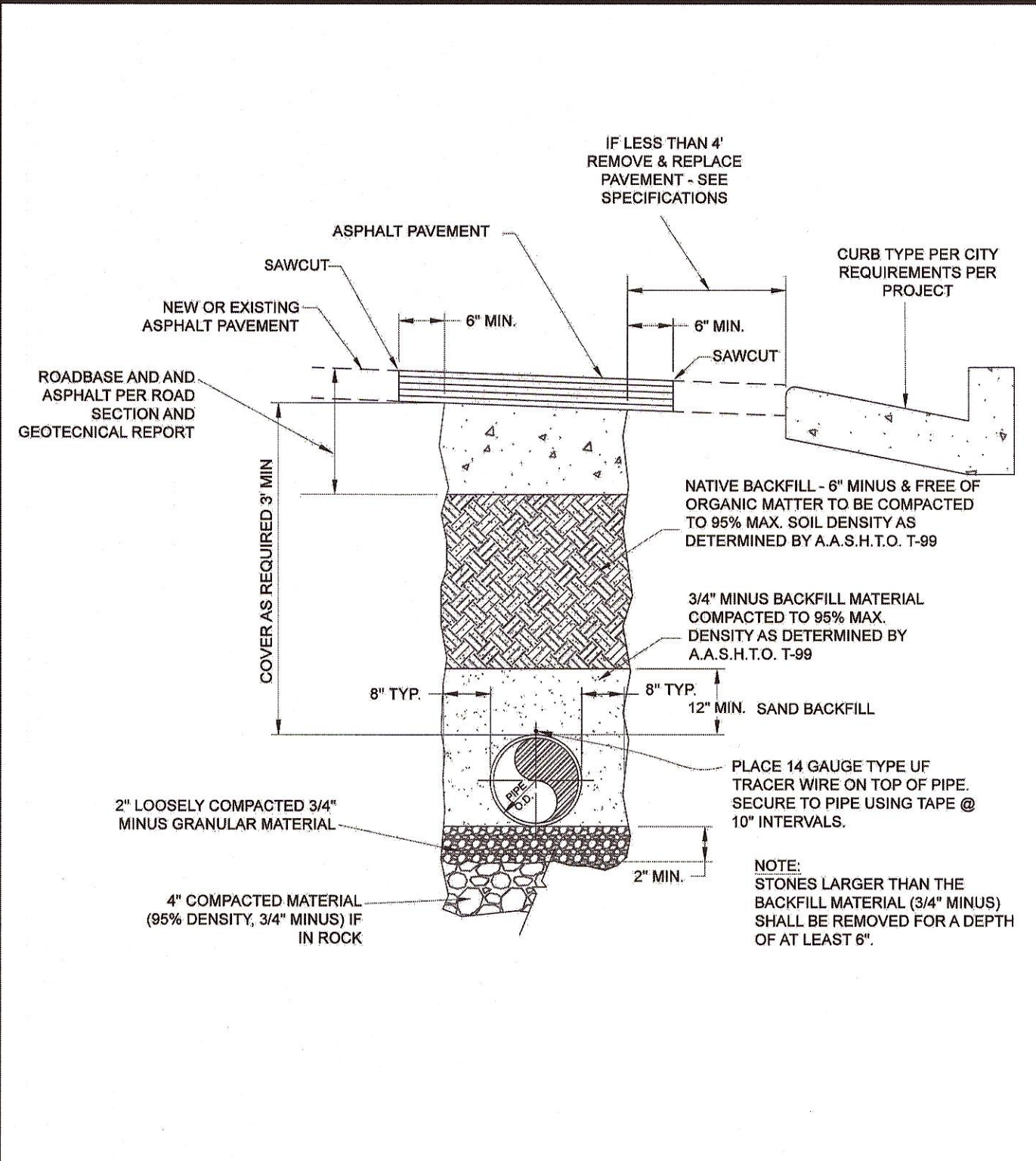
REVISIONS	DATE	DESCRIPTION	BY
1	APPROVED:	DATE: APRIL 2020	BY: H.C.E.



1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"



REVISIONS	DATE	DESCRIPTION	BY
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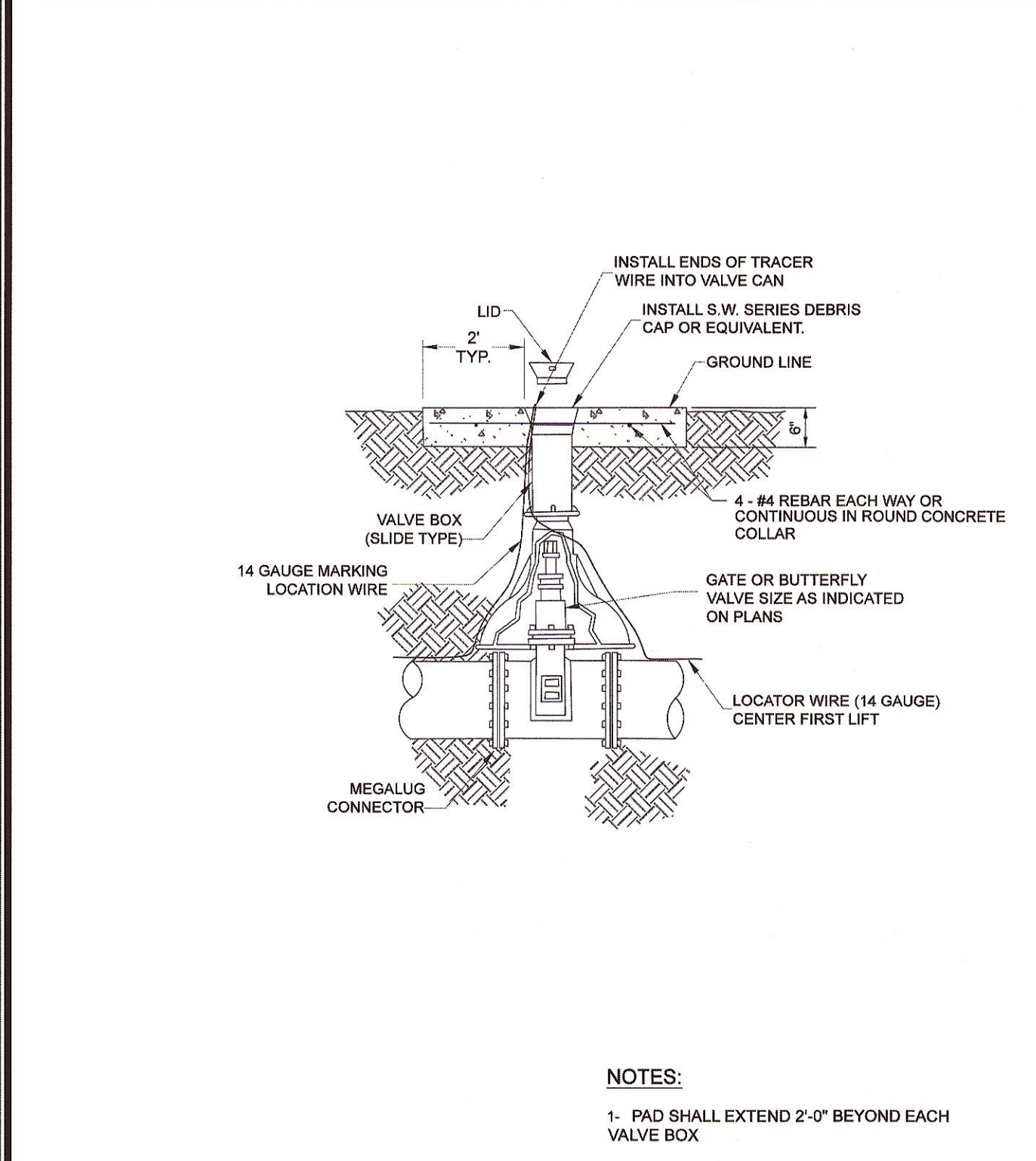


CULINARY WATER TRENCH

N.T.S.



REVISIONS	DATE	DESCRIPTION	BY
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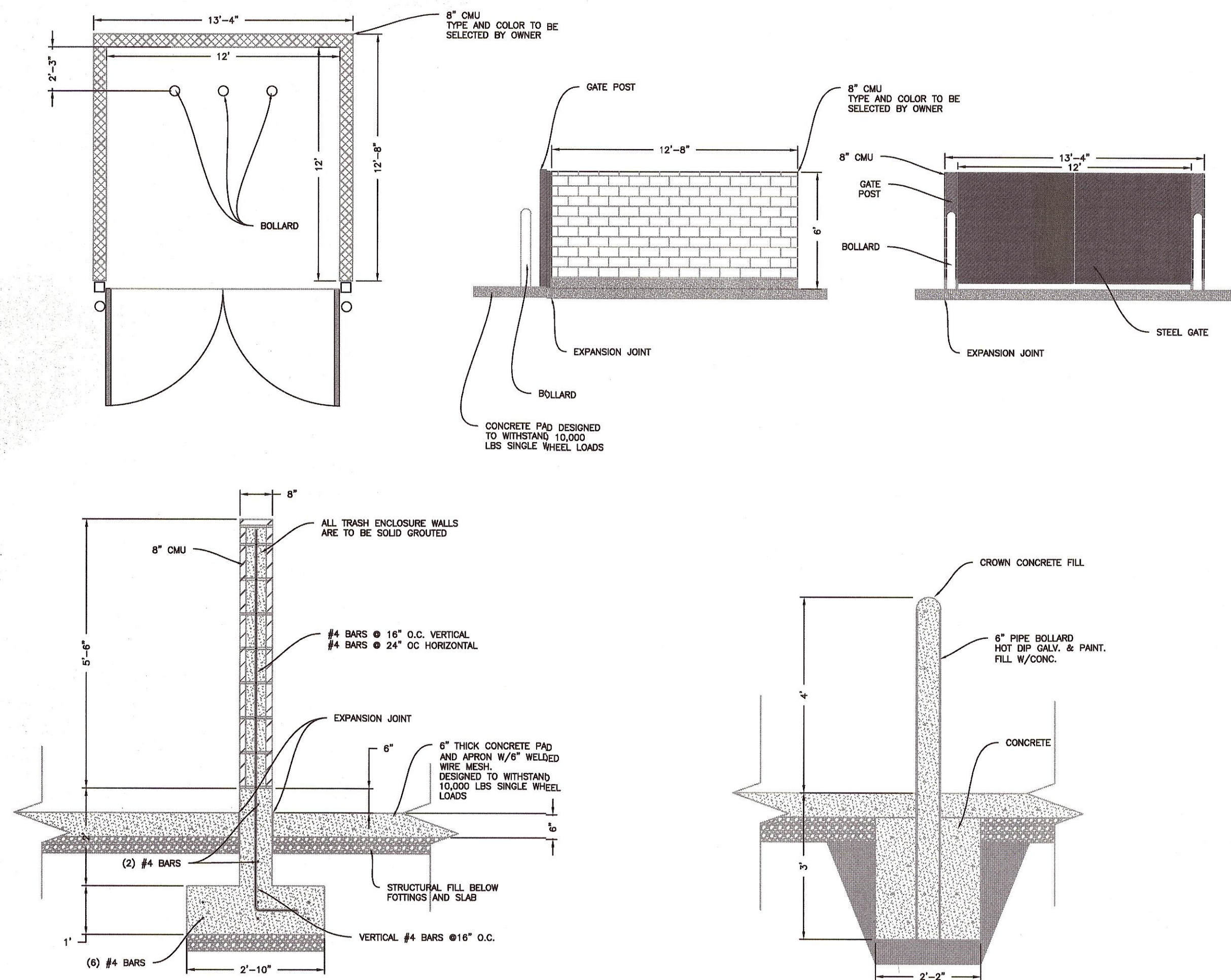
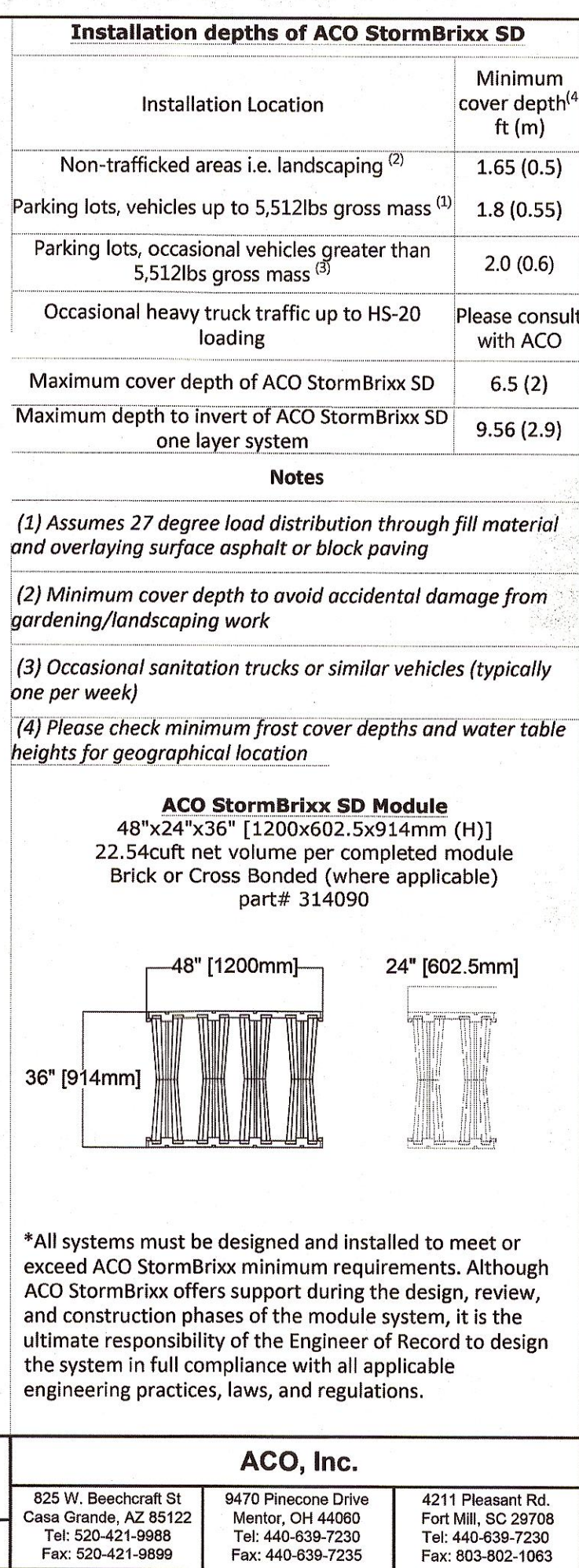
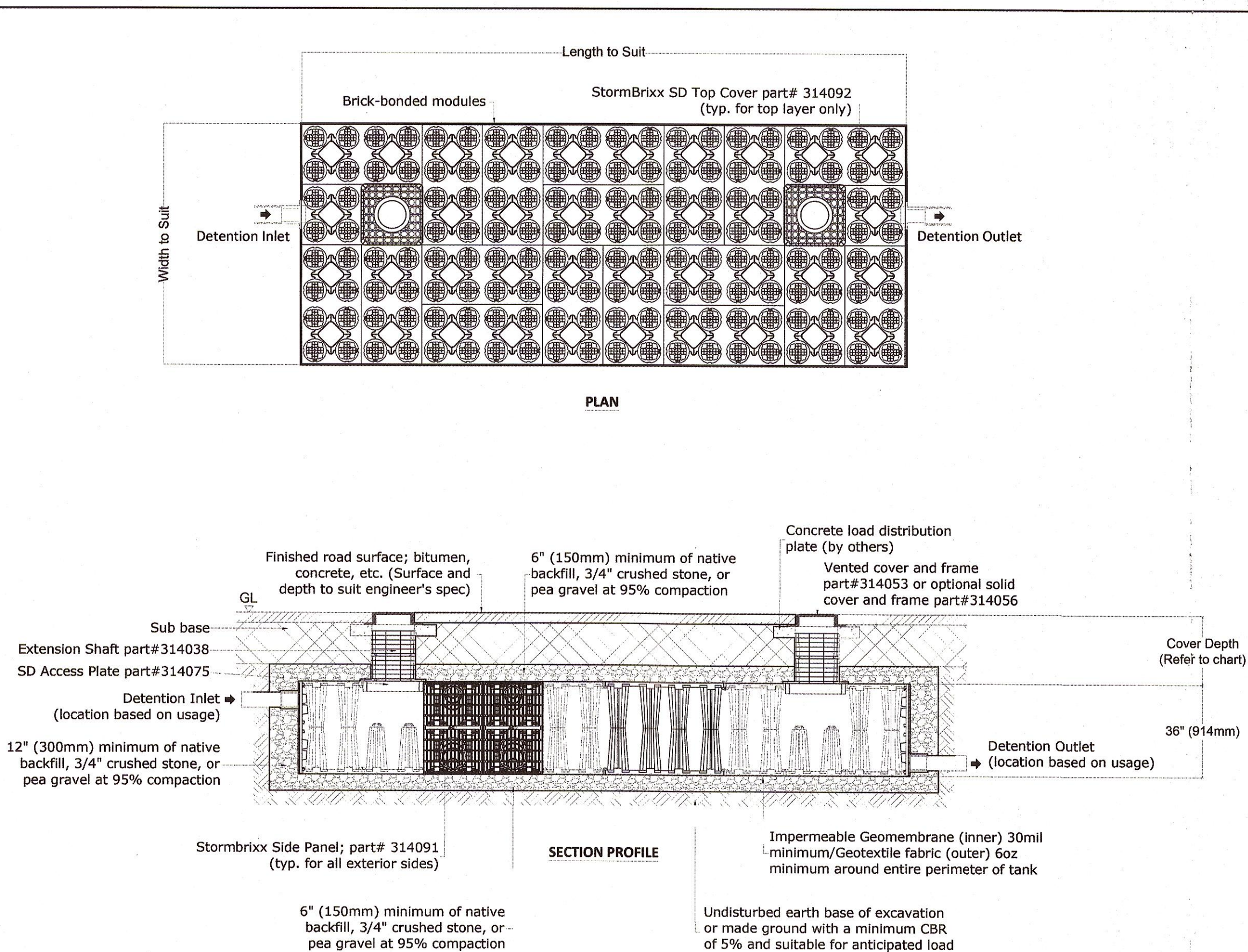
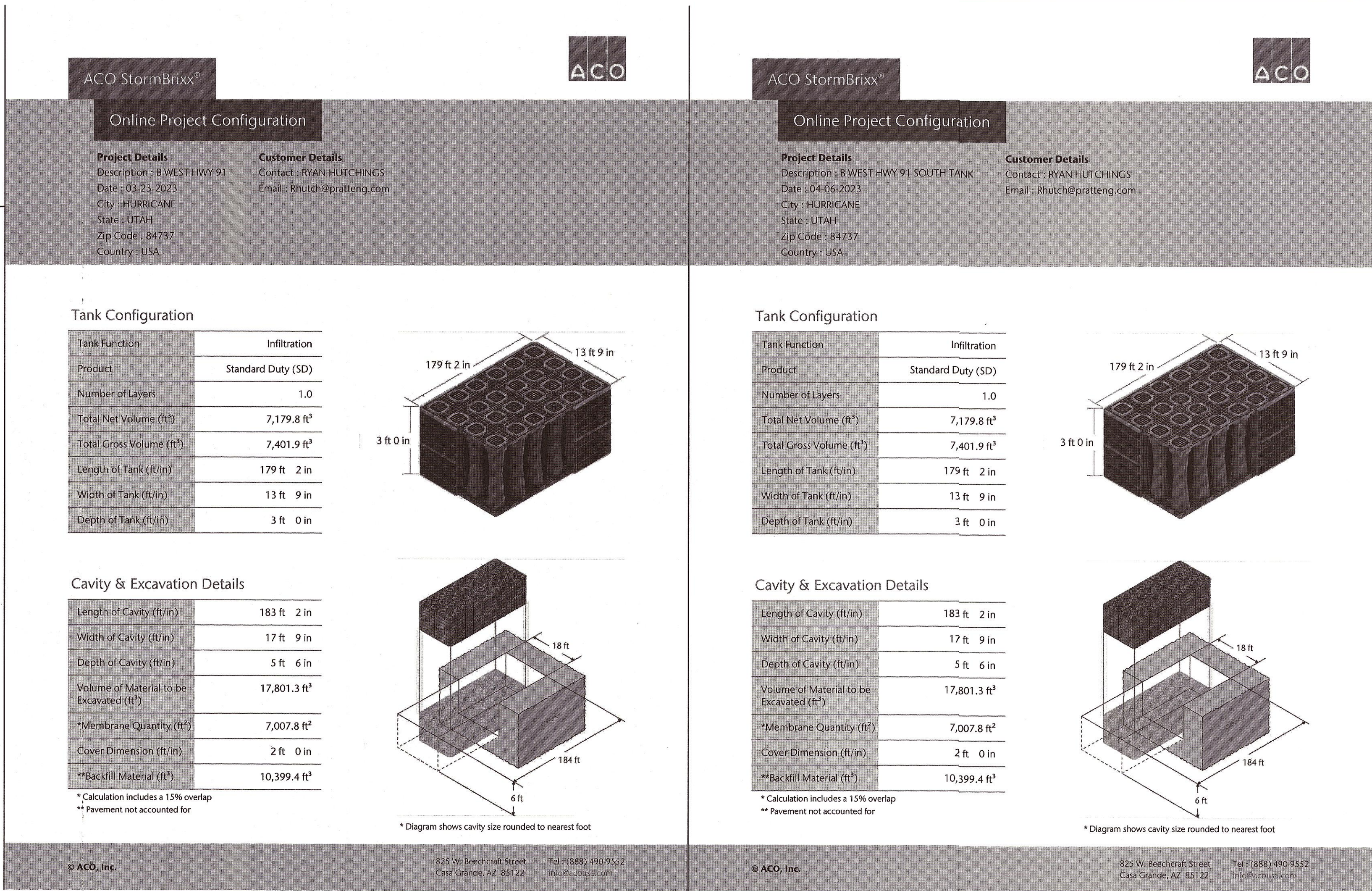
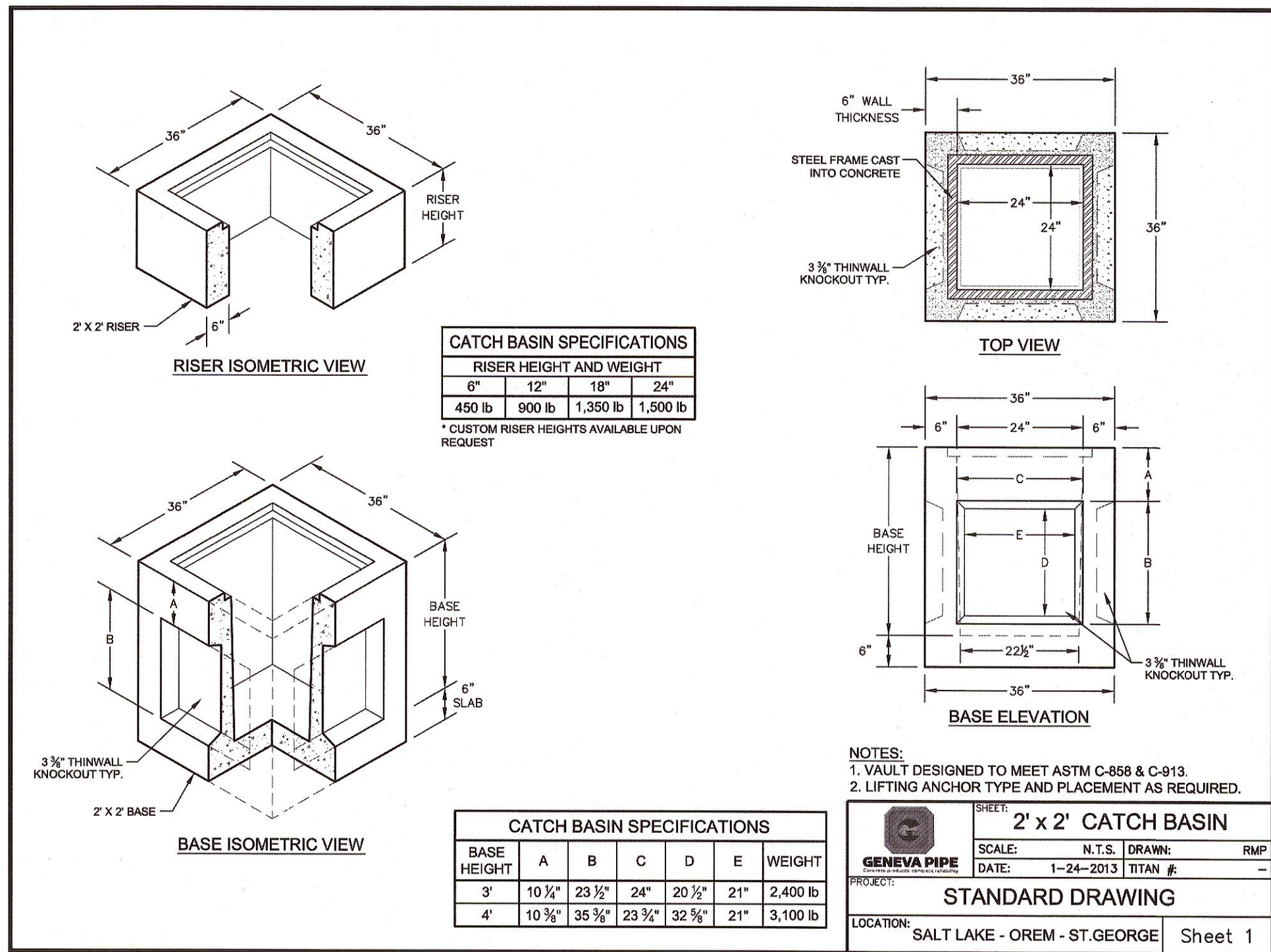
1. PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX
2. MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.



REVISIONS	DATE	DESCRIPTION	BY
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WATER DETAILS
QUAIL CREEK COMMERCIAL
FOR
BILL WEST
HURRICANE, UTAH
LOCATED IN SECTION 34, T41 S, R14 W, S12B&M

FILE NAME: 2106-0997
DATE: 1/23/2024
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SCALE: AS NOTED
SHEET C10 OF 11
FEB 07 2024



Code Analysis / Design Criteria

BUILDING SIZE:	MAIN FLOOR AREA:	41,216 Sq. Ft.
	MAIN FLOOR OFFICE AREA:	4,842 Sq. Ft.
	MAIN FLOOR WAREHOUSE AREA:	36,374 Sq. Ft.
ALLOWABLE AREA: (PER TABLE 506.2)	36,000 Sq. Ft.	
ALLOWABLE AREA: WITH AREA INCREASE:		

SECTION 506.3 (FRONTAGE AREA INCREASE)

506.3.3 FRONTAGE INCREASE FACTOR

I_f = 0.750

EQUATION 5-3

A_a = [A_t + (NS X I_f)]

A_a = [36,000 + (9,000 X 0.750)]

A_a = [36,000 + 6,750]

A_a = 42,750 Sq. Ft. ALLOWED

BUILDING CODES:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE ICC ANSI A117.1 - 2017 (ACCESSIBILITY)
OCCUPANCY CLASSIFICATION:	B / S-1 (OFFICE /WAREHOUSE)
OCCUPANCY REQUIREMENTS:	B (304.1)
TYPE OF CONSTRUCTION:	V-B
AUTOMATIC FIRE SPRINKLERS:	Yes, per NFPA 13
ALLOWABLE FLOOR AREA:	PER IBC TABLE 506.2 = 36,000 Sq. Ft.
ALLOWABLE HEIGHT IN STORIES:	2 STORIES ABOVE GRADE (IBC TABLE 504.3)
ALLOWABLE BUILDING HEIGHT:	60'-0" FEET
BUILDING HEIGHT:	28'-0" FEET
SEPARATION OF OCCUPANCIES:	NOT REQUIRED
CORRIDOR FIRE RESISTANCE:	0 HOUR (IBC TABLE 1020.1)
SHAFT ENCLOSURES:	NONE REQUIRED
OCCUPANT LOAD:	BUSINESS AREA 1 OCCUPANT PER 150 Sq. Ft. (IBC 2021, TABLE 1004.5) MAIN FLOOR OFFICE: 4,842 / 150 = 32 OCCUPANTS WAREHOUSE AREA 1 OCCUPANT PER 500 Sq. Ft. (IBC 2021, TABLE 1004.5) MAIN FLOOR 36,374 / 500 = 72 OCCUPANTS TOTAL BUILDING OCCUPANT LOAD: <u>104</u>

EXTERIOR WALL PROTECTION:	0 HOUR REQUIRED WHERE ALL FIRE SEPARATION DISTANCE ARE GREATER THAN 10'-0"
MINIMUM ROOF CLASSIFICATION:	C (TABLE 1505.1)
INTERIOR WALL AND CEILING FINISHES:	GROUP B (IBC TABLE 803.11) B EXIT CLOSURES AND PASSAGEWAYS C CORRIDORS / EXIT ACCESS STAIRWAYS C ROOMS AND ENCLOSED SPACES
INTERIOR FLOOR FINISHES:	TO BE INSTALLED IN ACCORDANCE WITH IBC 804
TRAVEL DISTANCE:	250 FEET; S-1 OCCUPANCY (IBC TABLE 1017.2) 300 FEET; B OCCUPANCY (IBC TABLE 1017.2)

FIRE RESISTIVE REQUIREMENTS: 0 HOUR PRIMARY STRUCTURE, BEARING WALLS
INTERIOR AND EXTERIOR
0 HOUR NON-BEARING WALLS AND INTERIOR PARTITIONS
0 HOUR FLOOR CONSTRUCTION AND ASSOCIATED
SECONDARY MEMBERS
0 HOUR ROOF CONSTRUCTION AND ASSOCIATED
SECONDARY MEMBERS (IBC 601)

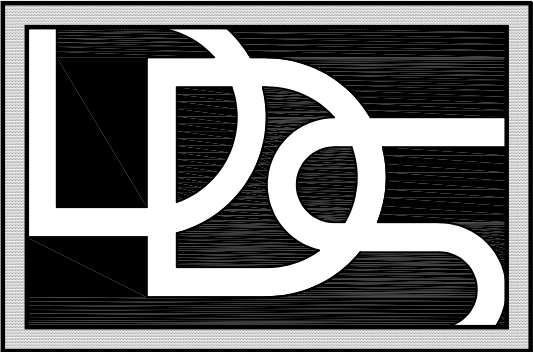
ACCESSIBILITY PER IBC 2021 CHAPTER 11 AND ANSI A117.1 - 2017 REQUIREMENTS

OCCUPANT LOAD CALCS.

UNIT #1 OFFICE = 603 / 150 = 4 OCC. WAREHOUSE = 4325 / 500 = 8 OCC. TOTAL OCC. LOAD = 12 (2) 3'-0" EXIT TOTAL LEASE SPACE = 4,928 Sq. FT.	UNIT #2 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #3 OFFICE = 715 / 150 = 4 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #4 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.
UNIT #5 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #6 OFFICE = 715 / 150 = 4 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #7 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,577 / 500 = 5 OCC. TOTAL OCC. LOAD = 7 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,880 Sq. FT.	UNIT #8 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,577 / 500 = 5 OCC. TOTAL OCC. LOAD = 7 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,880 Sq. FT.
UNIT #9 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #10 OFFICE = 715 / 150 = 4 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #11 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #12 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.
UNIT #13 OFFICE = 303 / 150 = 2 OCC. WAREHOUSE = 2,257 / 500 = 4 OCC. TOTAL OCC. LOAD = 6 (2) 3'-0" EXIT TOTAL LEASE SPACE = 2,560 Sq. FT.	UNIT #14 OFFICE = 603 / 150 = 4 OCC. WAREHOUSE = 4325 / 500 = 8 OCC. TOTAL OCC. LOAD = 12 (2) 3'-0" EXIT TOTAL LEASE SPACE = 4,928 Sq. FT.		

TOTAL BUILDING OCCUPANT LOAD: 104

RISK CATAGORY: II (PER IBC 2021, SECTION 1604)



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Wes Stonehocker



07-26-2024

A NEW BUILDING FOR:

PROJECT NAME:

Quail Creek Commercial

**578 North Old Highway 91
Hurricane, Utah 84737**

PROJECT INFO.

PROJECT NO.:	2023-012
CAD FILE NAME:	A000 Code Analysis.DWG
DRAWN BY:	BL
CHECKED BY:	
SCALE:	
DATE:	07-26-2024

REVISIONS

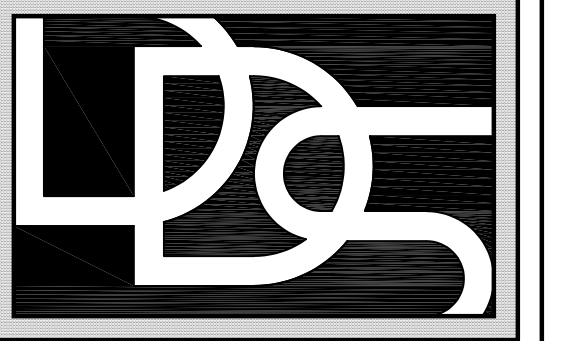
REV	DATE	DESCRIPTION
	DATE	DESCRIPTION

SHEET TITLE:

CODE ANALYSIS

A 000

SHEET **1** OF **7**



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Wes Starkholder



07-26-2024

PROJECT NAME:
A NEW BUILDING FOR:

Quail Creek Commercial

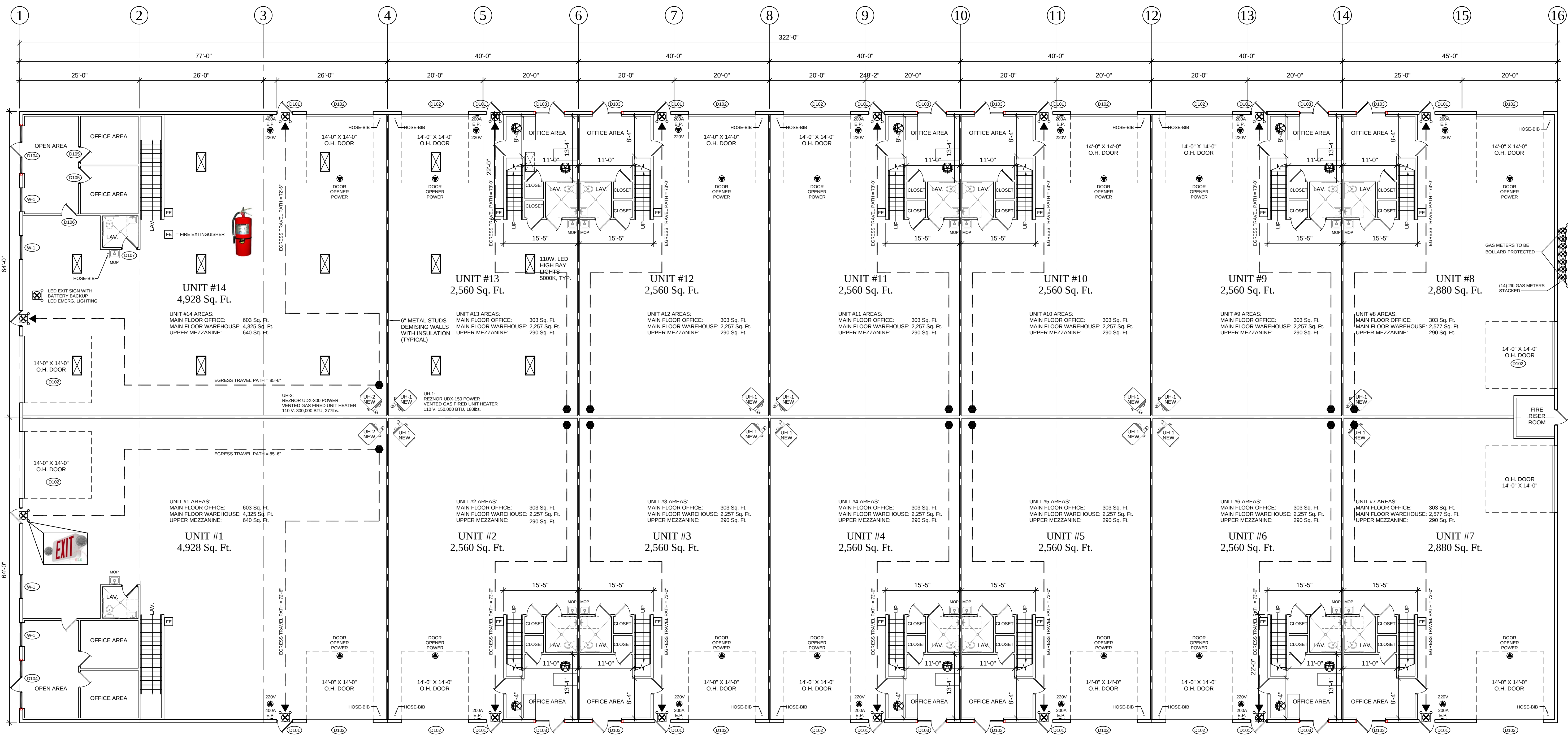
578 North Old Highway 91
Hurricane, Utah 84737

PROJECT INFO.	
PROJECT NO.:	2023-012
CAD FILE NAME:	2024 A101 Main Floor Plan V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	07-26-2024

REVISIONS		
REV	DATE	DESCRIPTION
Δ	DATE	DESCRIPTION

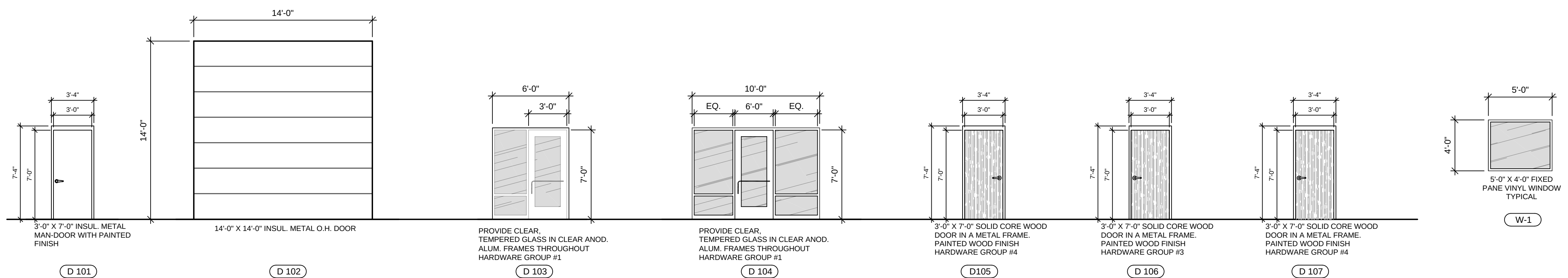
SHEET TITLE:	
MAIN FLOOR PLAN	

A 101	
SHEET 2 OF 7	



MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0" 41,216 Sq. Ft.



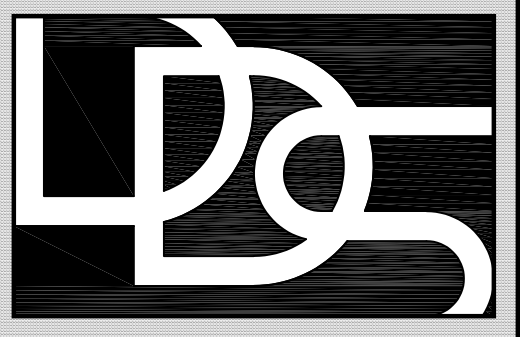
DOOR HARDWARE GROUPS

HARDWARE GROUP #1 (1) THUMB - TURN SET ON INSIDE (1) EA. KEY CYLINDER AS REQ'D. 26D SARGENT PIVOTS, PUSH/PULLS, CLOSERS, WEATHERSTRIPPING, SWEEPS THRESHOLDS AND STOPS BY ALUMINUM DOOR SUPPLIER	HARDWARE GROUP #2 (3) EA. HINGES B01191.4 1/2" X 4 1/2" NRP USP 1 EA. LOCK SET 3553 WTN 626 1 EA. THRESHOLD 171A - 36" 1 SET WEATHERSTRIP 3034V - 36" X 84" 1 EA. SWEEP 315 ON - 36" 1 EA. DEAD BOLT
HARDWARE GROUP #3 (3) EA. HINGES TA 2714, 4 1/2" X 4 1/2" 26D MCKINNEY (1) EA. PASSAGE SET 28 - 7U15 LL 26D SARGENT (1) EA. WALL STOP 406 32D ROCKWOOD (3) EA. SILENCERS 608 GRAY ROCKWOOD	HARDWARE GROUP #4 (3) EA. HINGES TA 2714, 4 1/2" X 4 1/2" 26D MCKINNEY (1) EA. PRIVACY SET 28-7U65 LL 26D SARGENT (1) EA. WALL STOP 409 32D ROCKWOOD (3) EA. SILENCERS 608 GRAY ROCKWOOD

DOOR HARDWARE NOTE: DOOR HARDWARE SHALL MEET REQUIREMENTS OF IBC 1010.1.9.1.
HARDWARE SHALL NOT REQUIRE PINCHING, TIGHT GRASPING, OR TWISTING OF THE WRIST TO OPERATE

EXTERIOR DOORS TO BE EQUIPPED WITH A LOCK OR LATCH WHICH PREVENTS OPERATION OF THE DOOR PROVIDING THE FOLLOWING ITEMS ARE MET (IBC 1010.1.9.3):
I. THE LOCK MUST BE KEY-OPERATED LOCKING FROM THE EGRESS SIDE.
II. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
III. A VISIBLE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED" IS POSTED ON THE EGRESS SIDE OF THE DOOR.

DOOR / WINDOW DETAILS



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Wes Stonehocker



07-26-2024

PROJECT NAME:
A NEW BUILDING FOR:

Quail Creek Commercial

578 North Old Highway 91
Hurricane, Utah 84737

PROJECT INFO.

PROJECT NO.:	2023-012
CAD FILE NAME:	2024 A201 Enlarged Plans
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	07-26-2024

REVISIONS

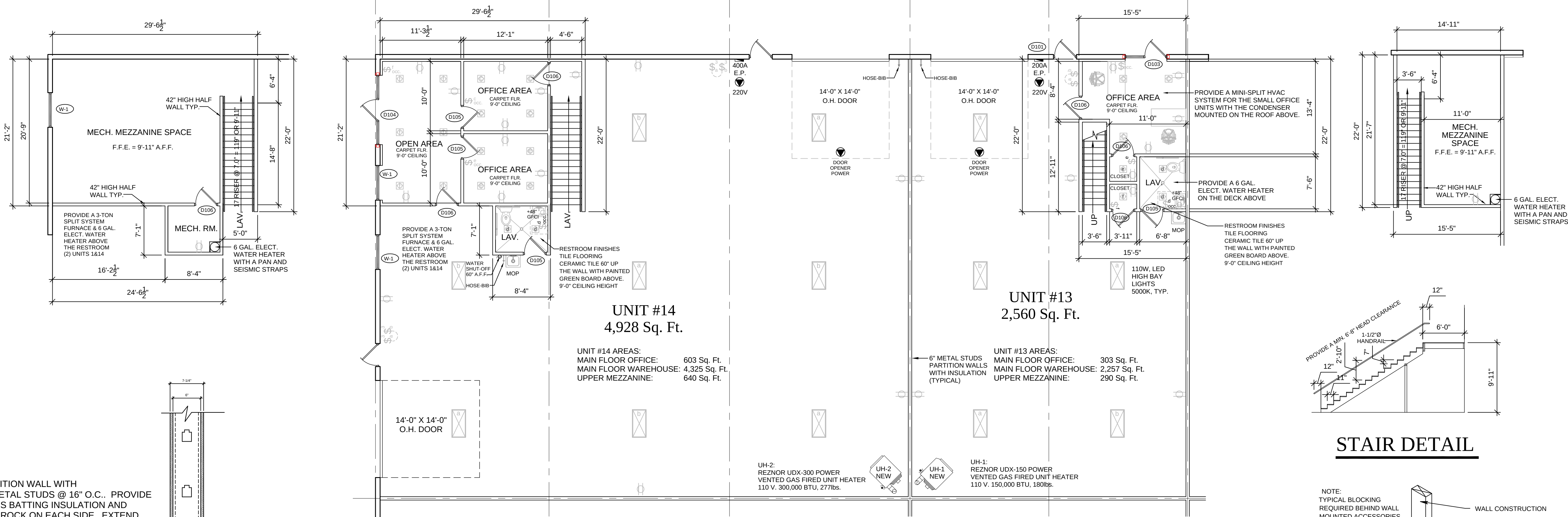
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3		
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5		

SHEET TITLE:

ENLARGED
FLOOR PLANS
AND DETAILS

A 201

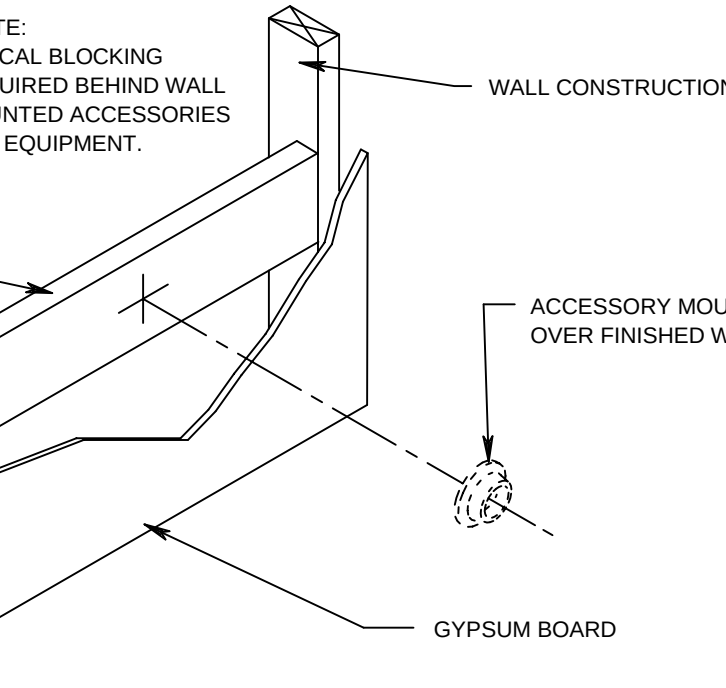
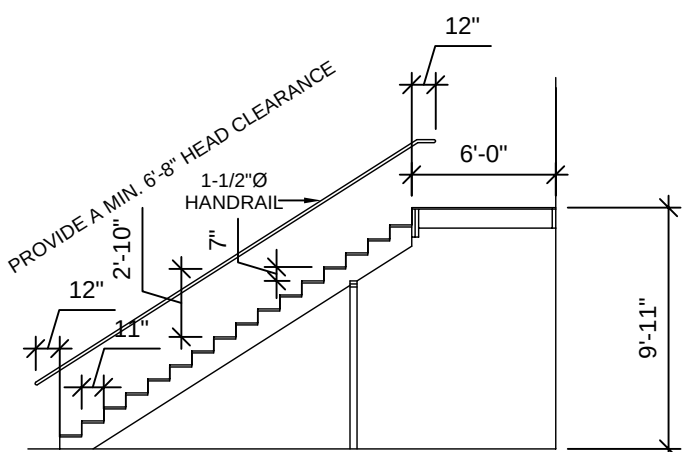
SHEET 3 OF 7



ENLARGED FLOOR PLANS

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

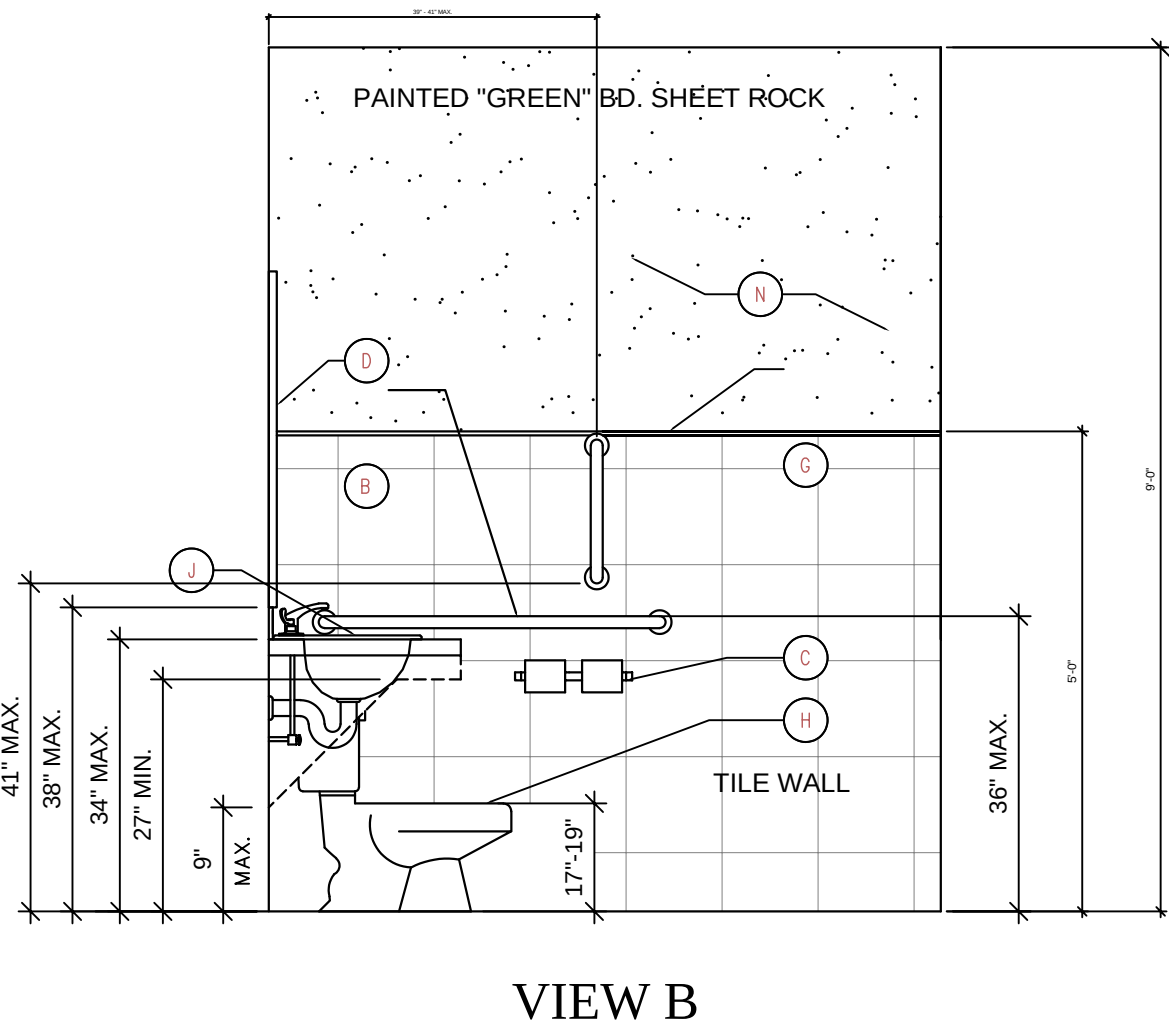
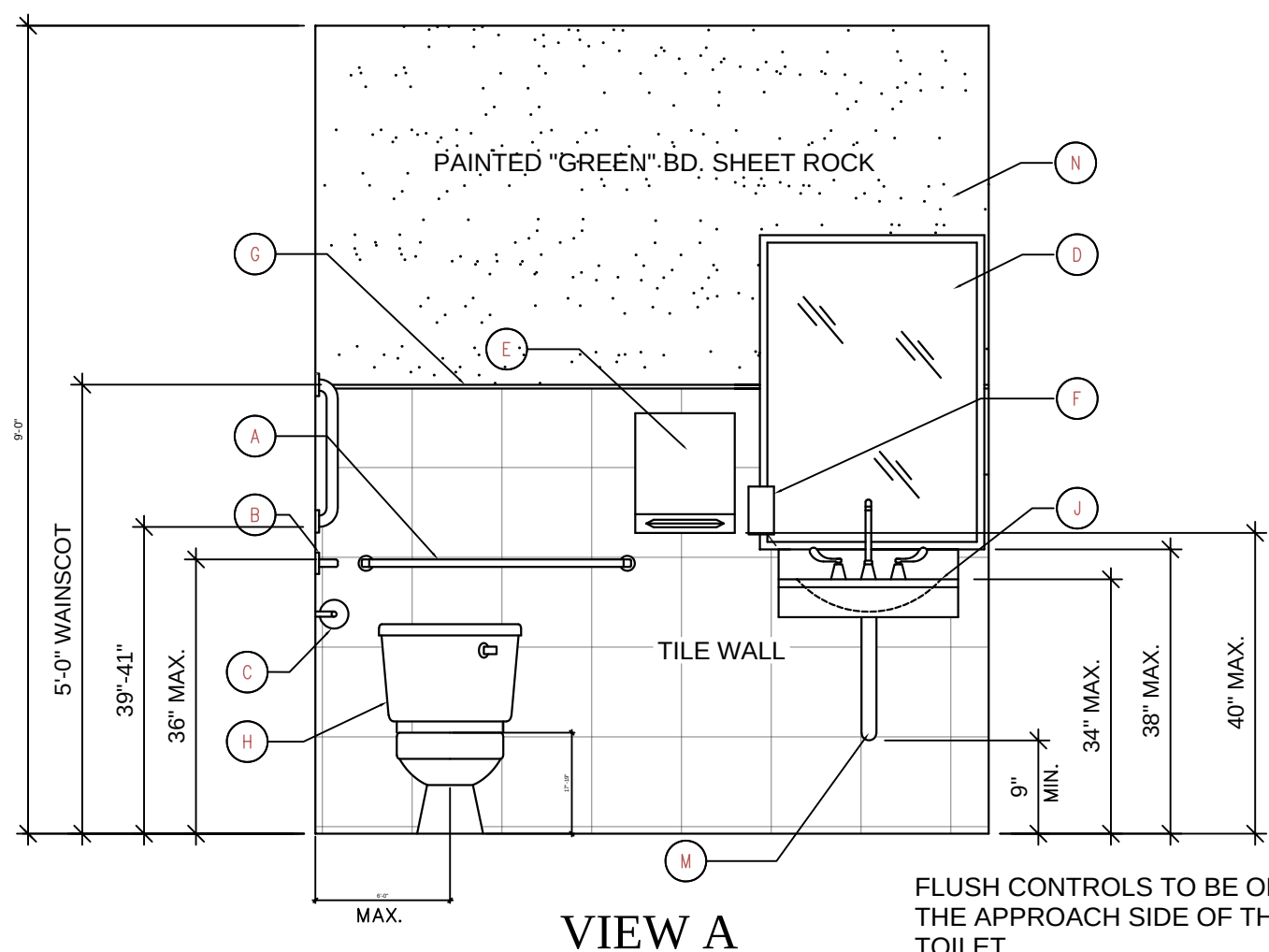
STAIR DETAIL



ACCESSORY MOUNTING DETAIL

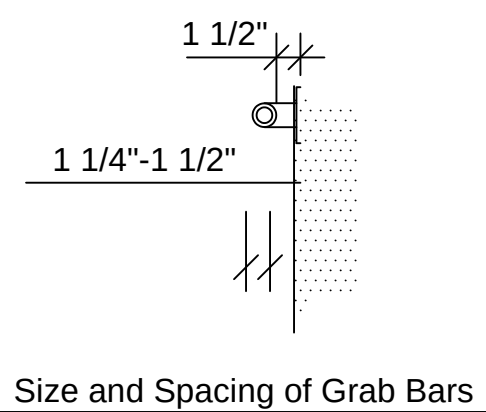
ENLARGED RESTROOM PLAN KEYED NOTES:

- INSTALL 36" LONG STAINLESS STEEL GRAB BAR @ REAR OF TOILET. BRADLEY PART NO. 8170-00136.
- INSTALL 42" LONG STAINLESS STEEL GRAB BAR @ SIDE OF TOILET. BRADLEY PART NO. 8170-00142.
- PROVIDE DUAL ROLL TISSUE DISPENSER. BRADLEY MODEL OR APPROVED EQUAL.
- PROVIDE MIRROR, 2'-6" x 3'-0" .
- PROVIDE ENCORE TOUCHLESS TOWEL DISPENSER. OR APPROVED EQUAL. NO COMMON TOWELS ALLOWED.
- PROVIDE HORIZONTAL SOAP DISPENSER. BRADLEY MODEL OR APPROVED EQUAL.
- 5'-0" (MIN.) TILE WAINSCOT ON GRAB BAR WALLS AS SHOWN
- FLOOR MOUNTED TOILET, SEE PLUMBING DRAWINGS.
- WALL HUNG SINK, SEE PLUMBING DRAWINGS. HAND WASHING SIGN OR POSTER MUST BE DISPLAYED FOR THIS HAND SINK AS EMPLOYEES WILL BE EXPECTED TO USE THIS PUBLIC RESTROOM.
- SEE PLUMBING DRAWINGS FOR FLOOR DRAIN.
- SLOPE FLOOR OF RESTROOM TO DRAIN (TYP).
- INSULATE EXPOSED PIPES BELOW SINK.
- PAINTED GYP BD. SEE FINISH SCHEDULE
- INSTALL 18" LONG VERTICAL S.S. GRAB BAR @ SIDE OF TOILET TO MATCH 2003 ANSI STANDARDS.

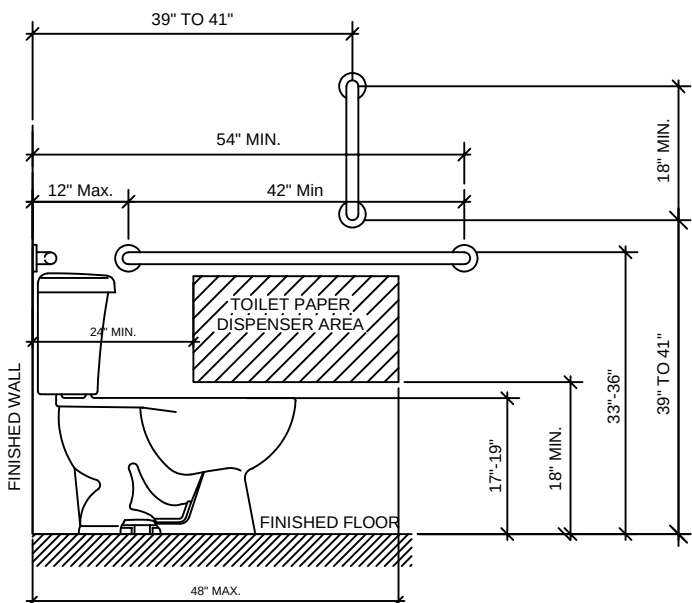


RESTROOM DETAILS / ELEVATIONS

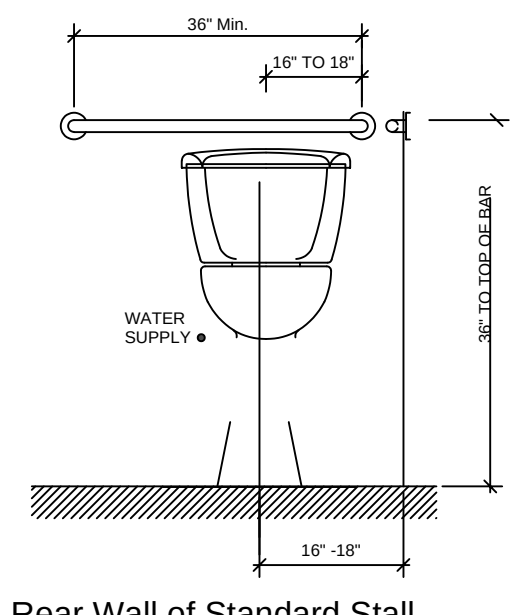
SCALE: 1/2" = 1'-0"



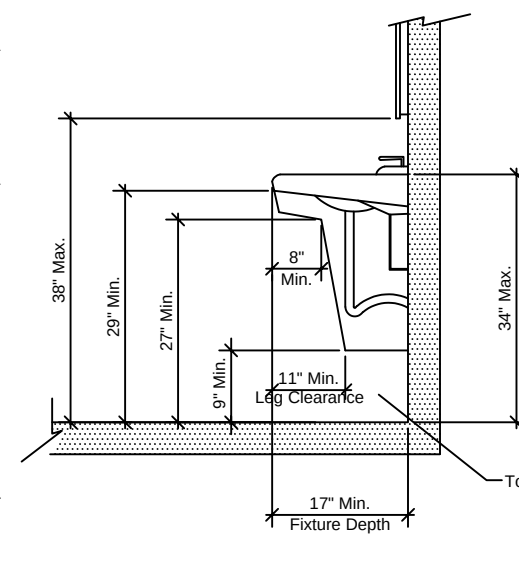
Size and Spacing of Grab Bars



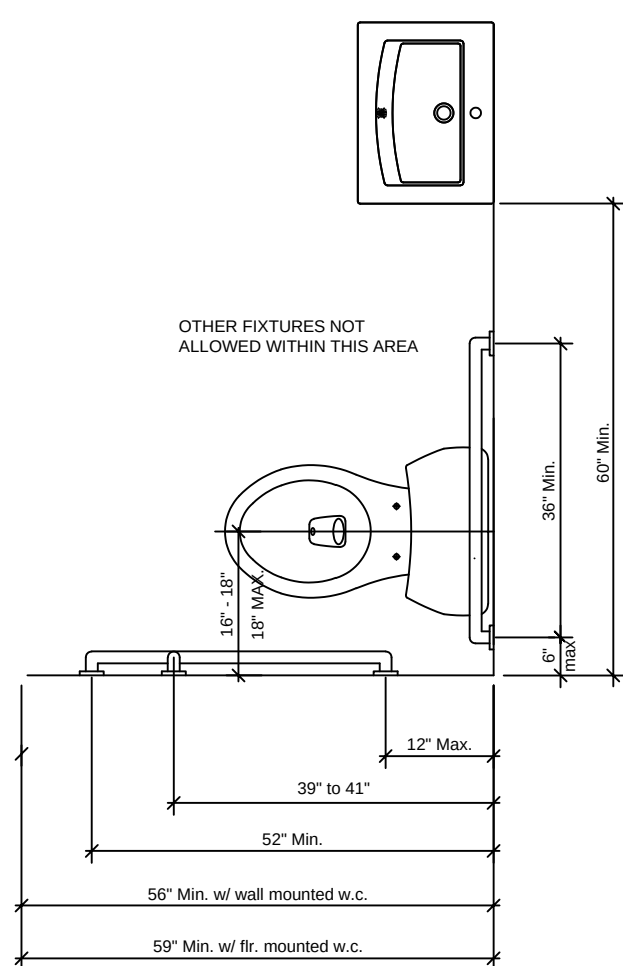
Side Walls



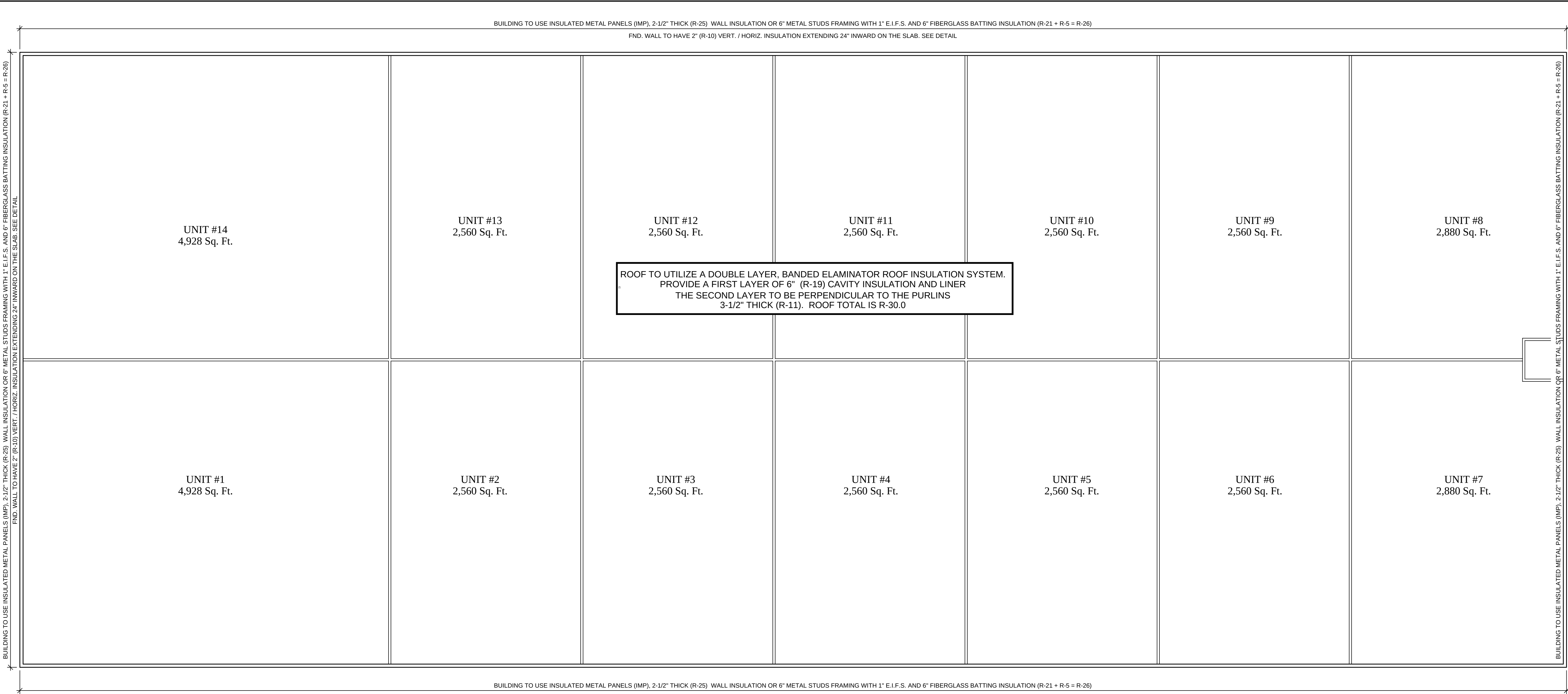
Rear Wall of Standard Stall



Lavatory Clearances

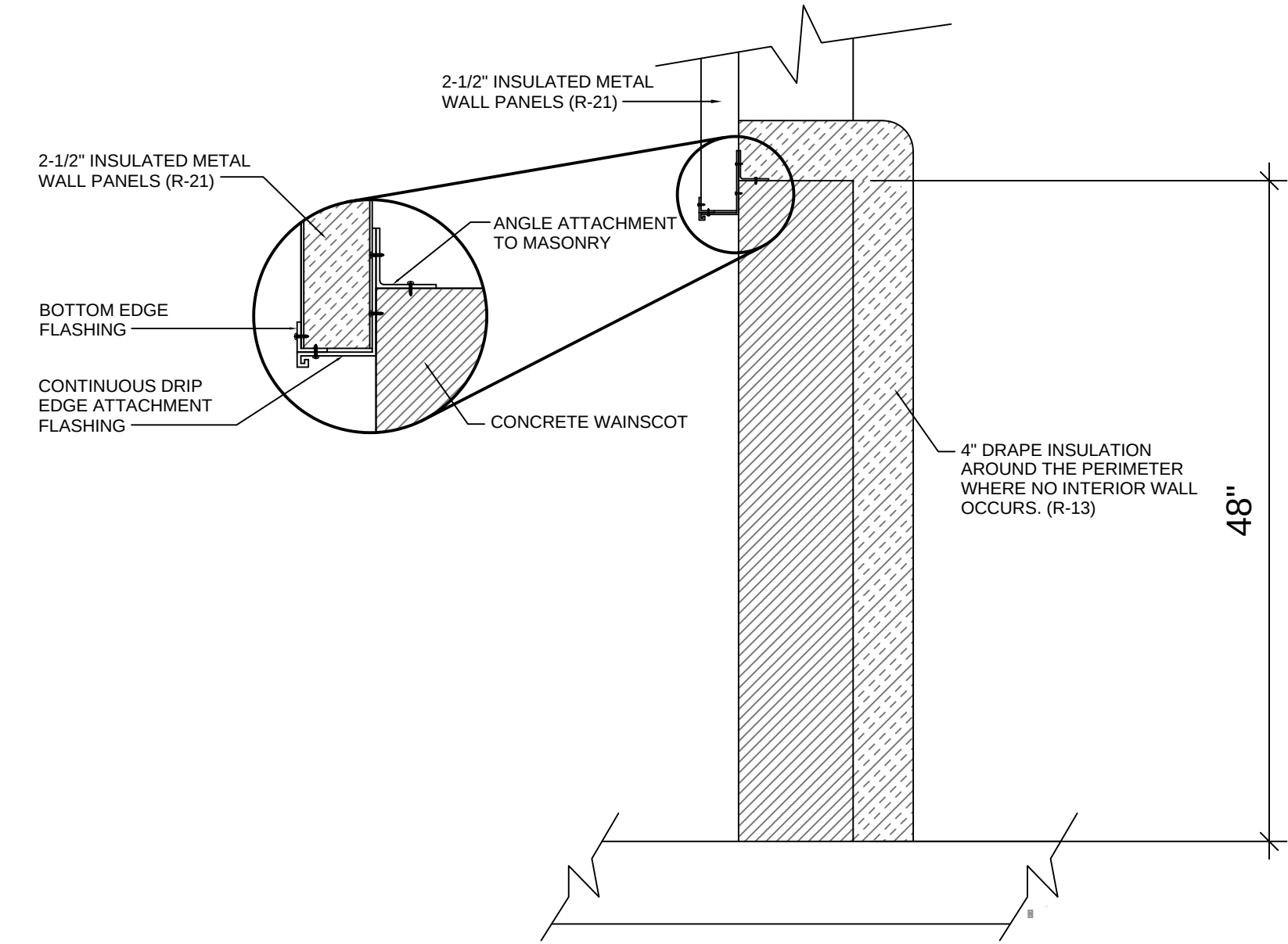


GENERAL LAV DETAILS



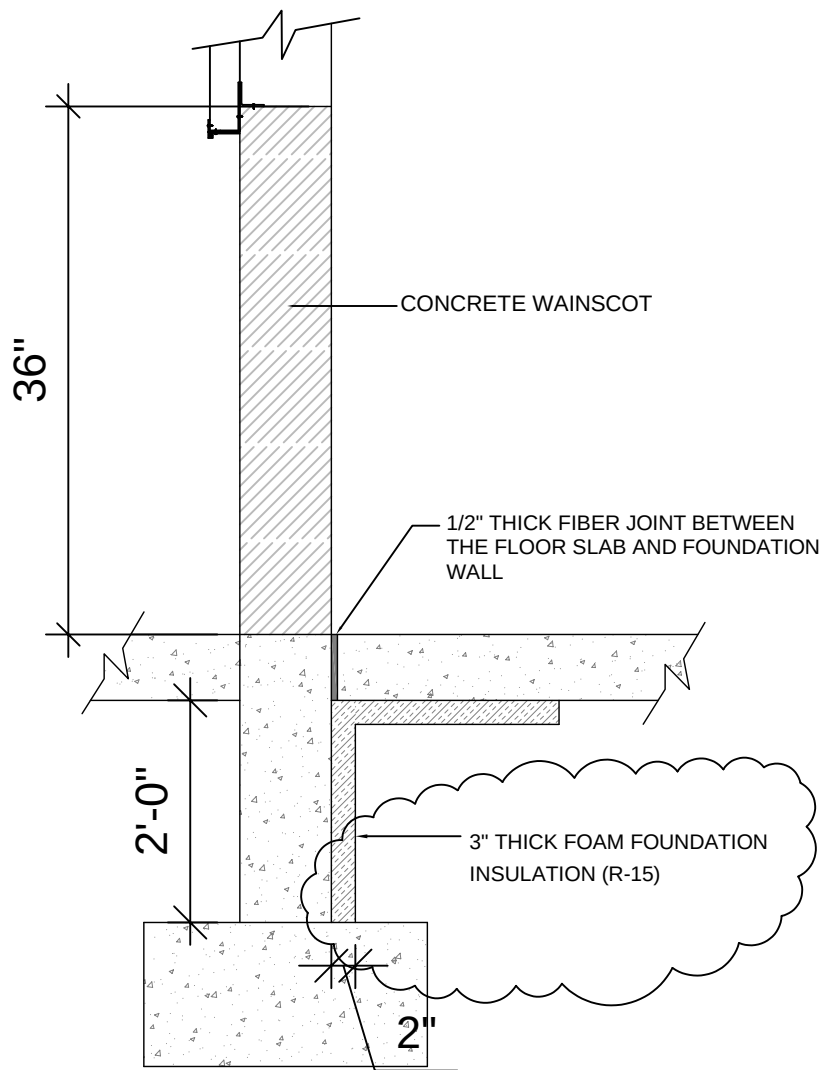
INSULATION PLAN

SCALE: 3/32" = 1'-0" 41,216 Sq. Ft.

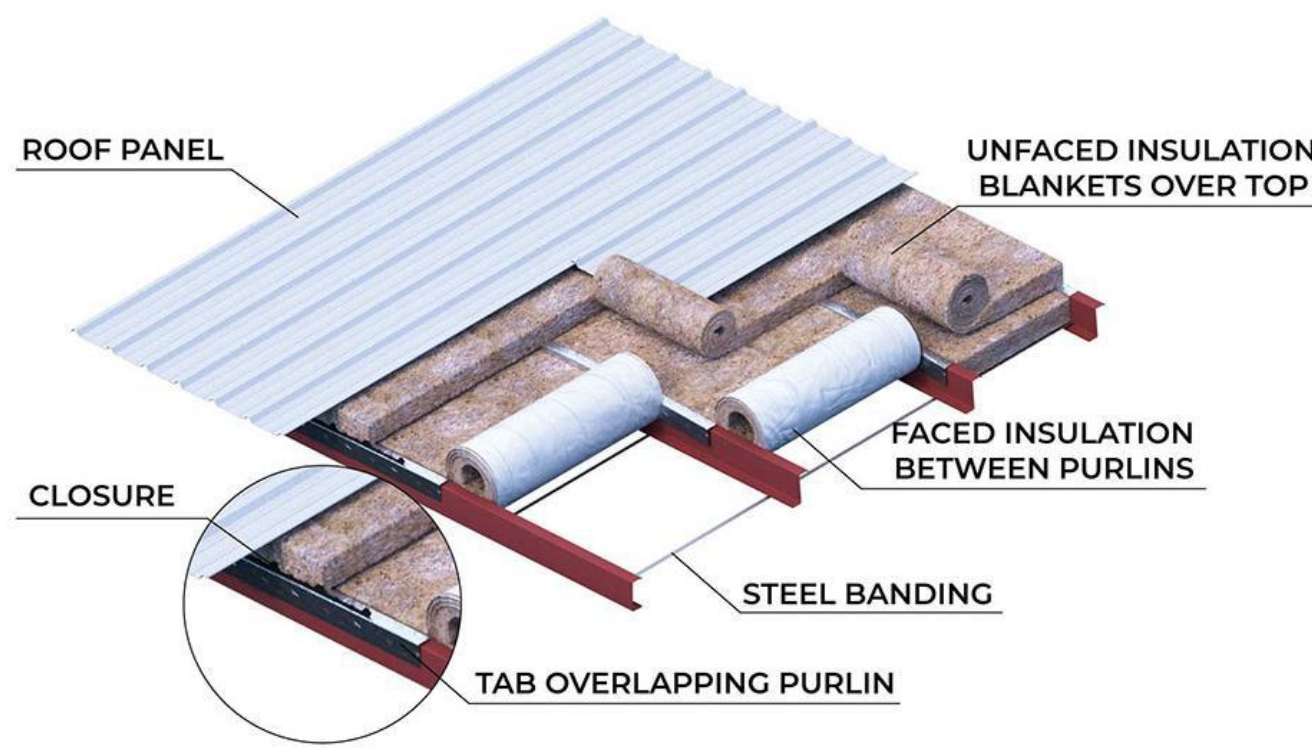


CONCRETE WAINSCOT FLASHING DETAIL

NOT TO SCALE



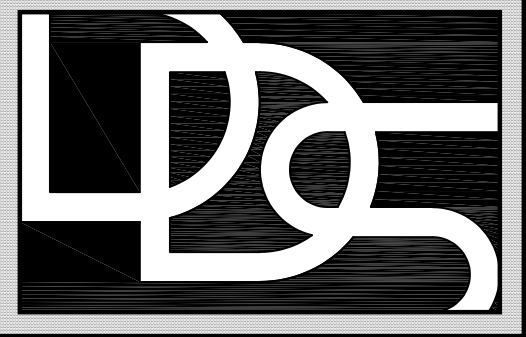
FOUNDATION WALL INSULATION DETAIL



Double Layer R-Value Options

The insulation thickness of your double layer system is determined by the depth of your purlins. It is important to fill the cavity of your purlin while installing a thinner layer of insulation over the top to create a thermal barrier.

Single Layer	R-Value	Double Layer	High R
2.5"	R-8	3" + 6"	R-29
3"	R-10	3.5" + 6"	R-30
3.5"	R-11	4" + 6"	R-32
4"	R-13	2.5" + 8"	R-33
6"	R-19	3" + 8"	R-36
8"	R-25	6" + 6"	R-38
9.25"	R-30	3" + 9.25"	R-40
		4" + 9.25"	R-43



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Wes Stonehocker



07-26-2024

A NEW BUILDING FOR:

Quail Creek Commercial

578 North Old Highway 91
Hurricane, Utah 84737

PROJECT NAME:

PROJECT INFO.

PROJECT NO.:	2023-012
CAD FILE NAME:	2024 A301 INSULATION PLAN
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	07-26-2024

REVISIONS

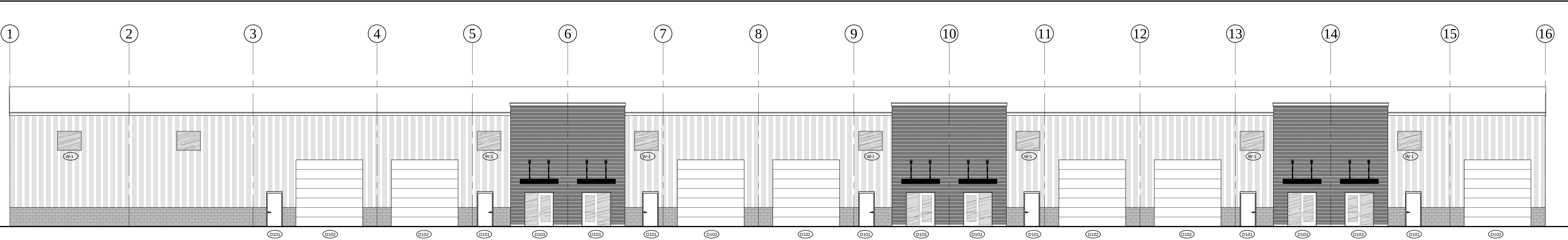
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SHEET TITLE:

INSULATION PLAN

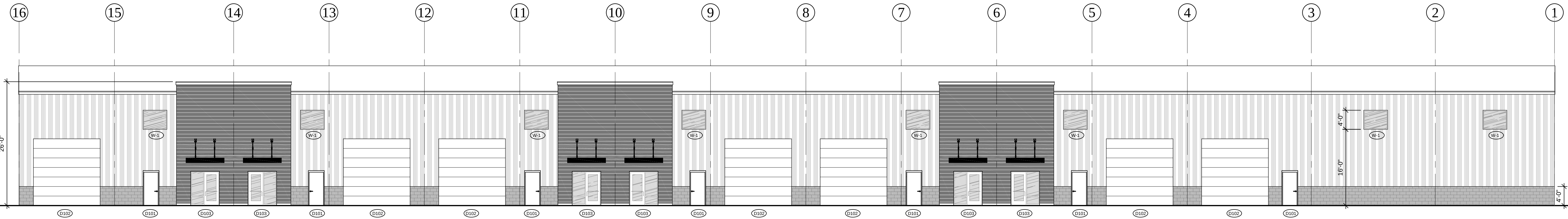
A 301

SHEET 4 OF 7



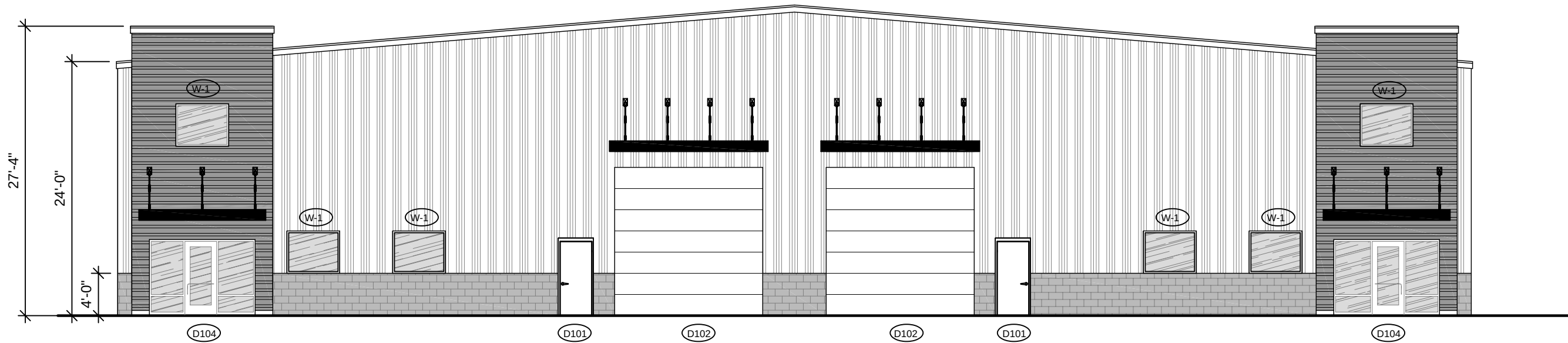
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



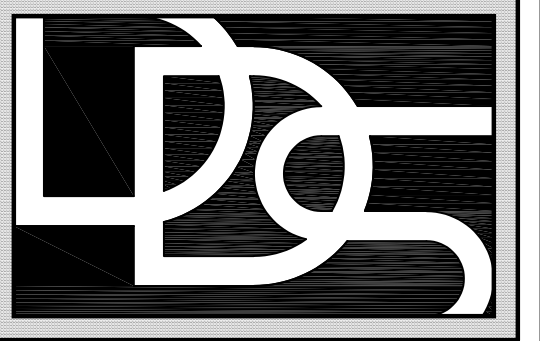
WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



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Wes Stonehocker



07-26-2024

A NEW BUILDING FOR:

Quail Creek Commercial

578 North Old Highway 91
Hurricane, Utah 84737

PROJECT NAME:

PROJECT INFO.

PROJECT NO.:	2023-012
CAD FILE NAME:	2024 A401 Ext Elevations
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	07-26-2024

REVISIONS

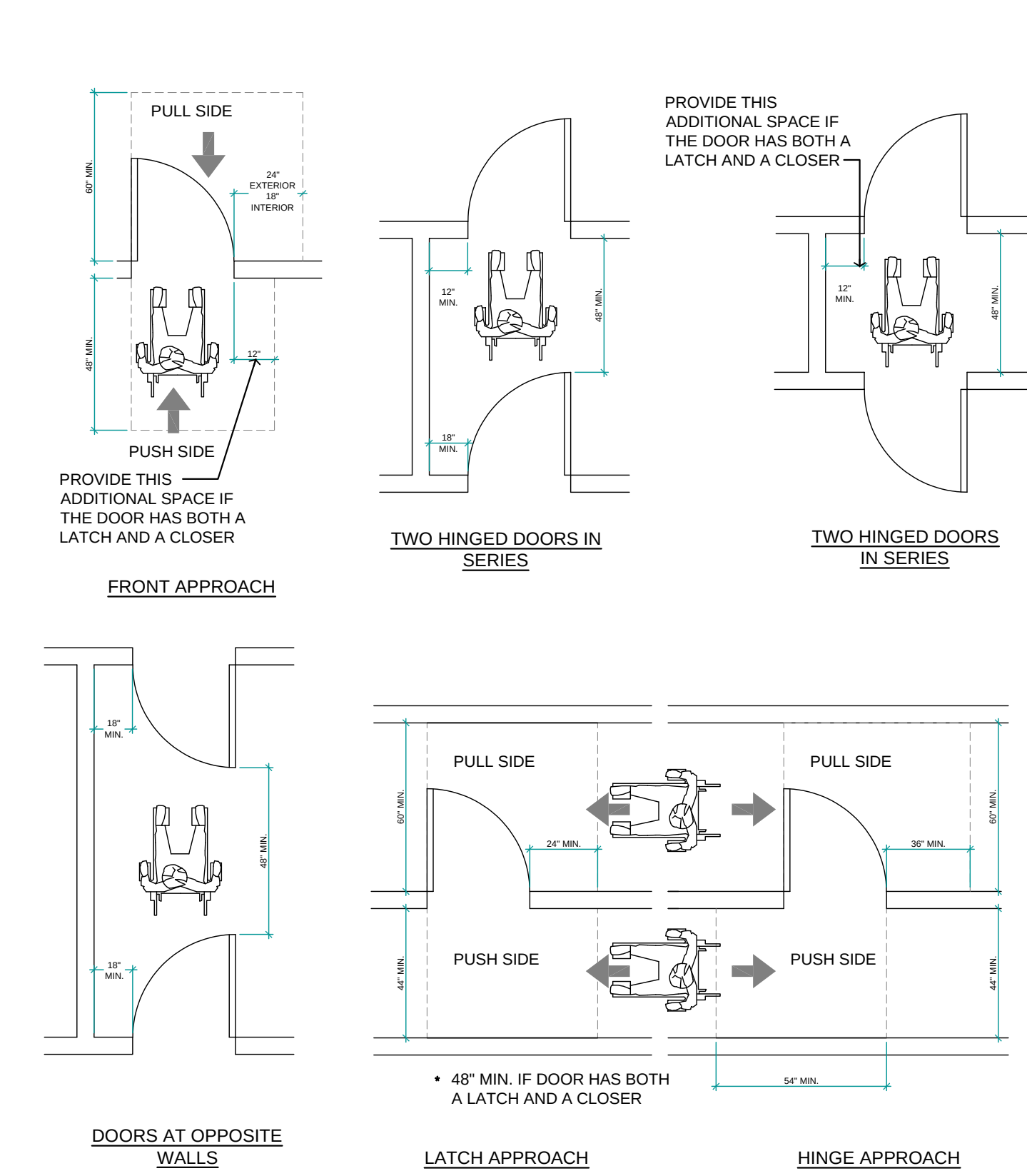
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SHEET TITLE:

EXTERIOR ELEVATIONS

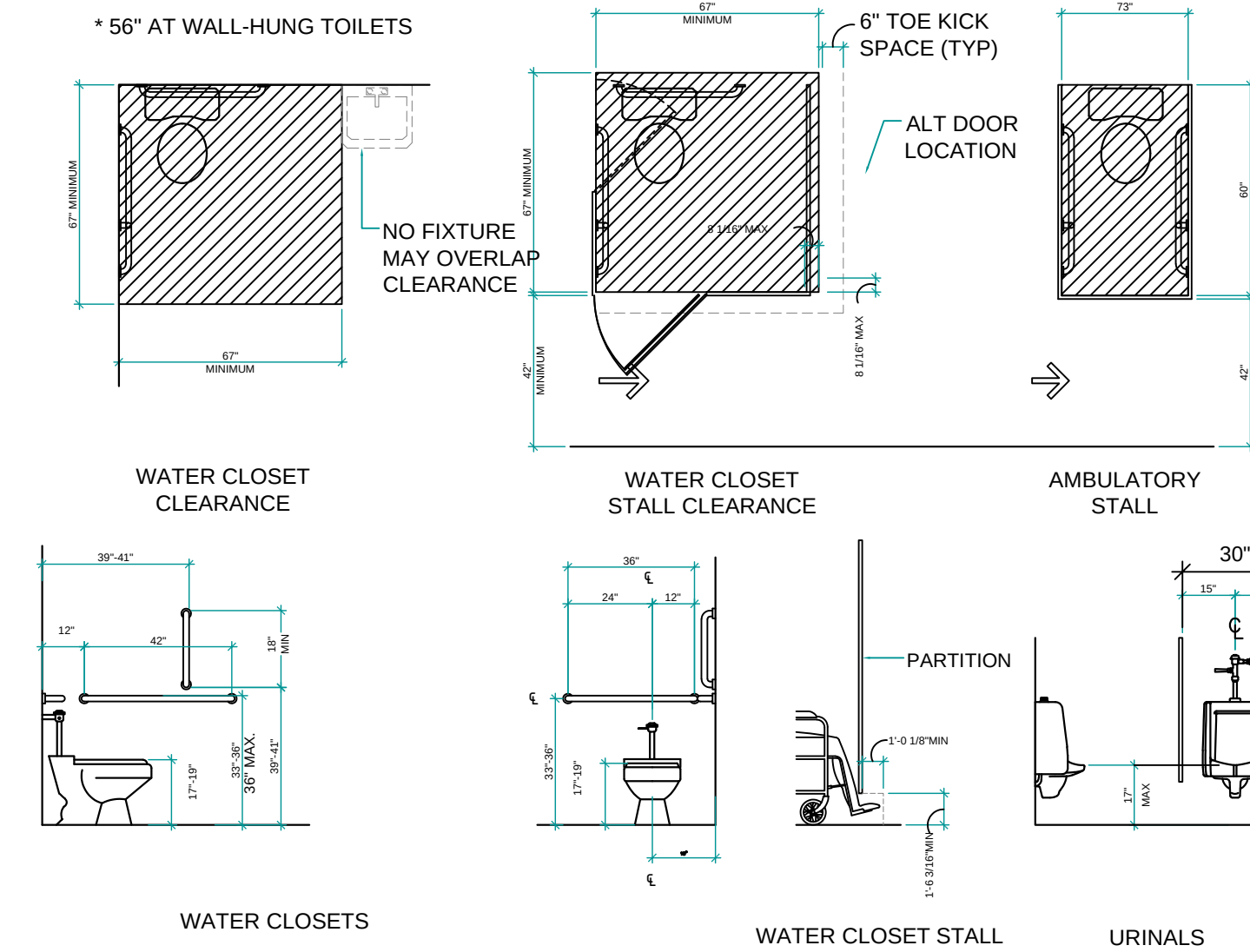
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SHEET **5** OF **7**



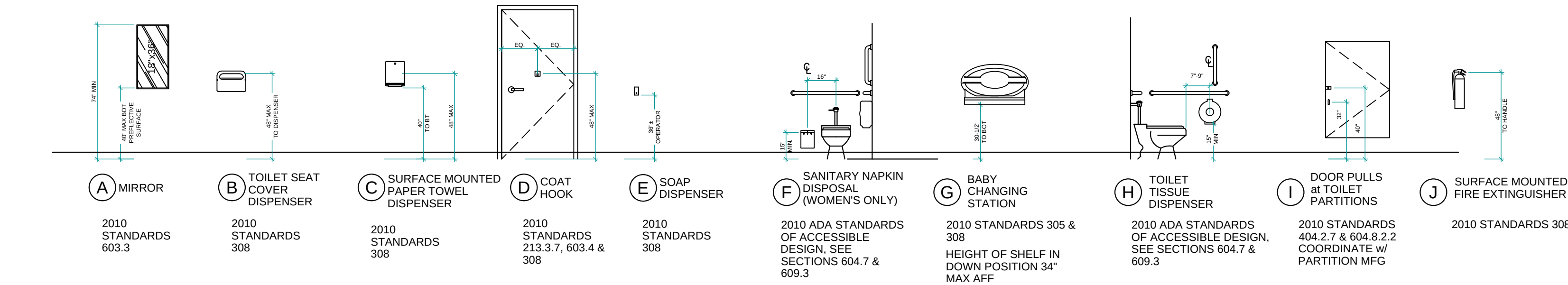
01 REQUIRED DOOR CLEARANCES

SCALE: NTS



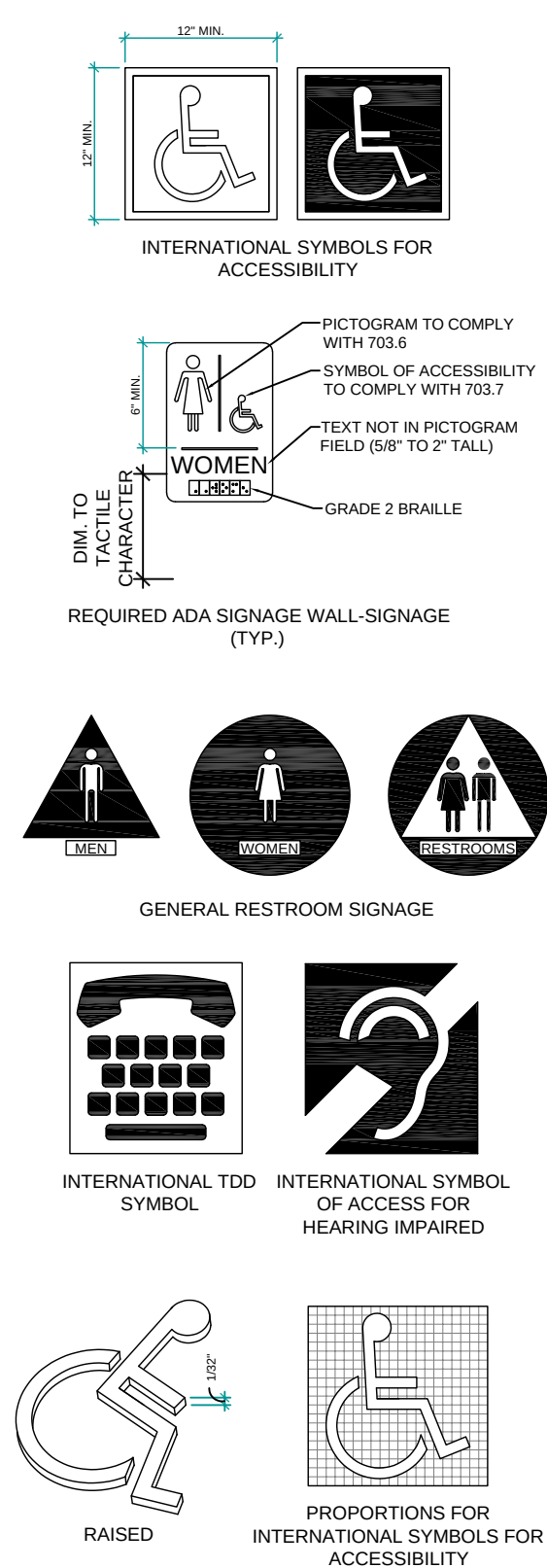
06 TOILET ROOM FIXTURES HEIGHTS & CLEARENCES

SCALE: NTS



07 ACESSORY MOUNTING DIAGRAM

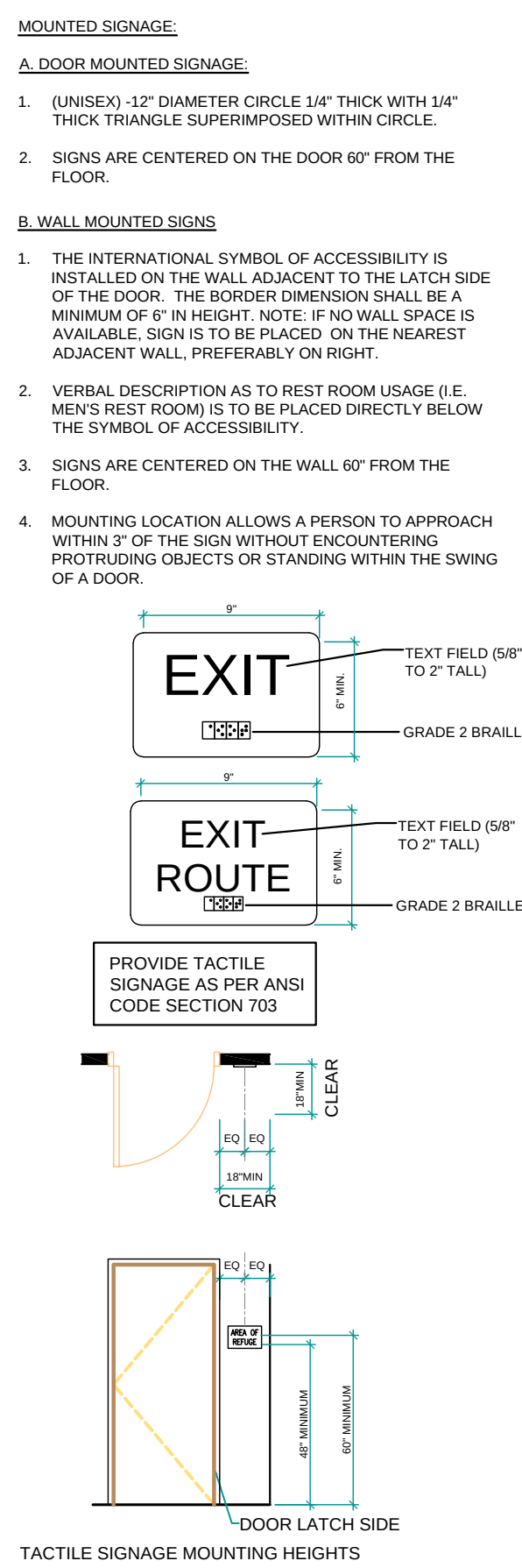
SCALE: NTS



02 TACTILE SIGNAGE & SYMBOLS

SCALE: NTS

- LETTERS AND NUMBERS:**
- LETTERS AND NUMERALS SHALL BE RAISED 1/32" (0.8 MM) MINIMUM. UPPERCASE, SERIF OR SIMPLE SERIF AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HEIGHT, BUT NO HIGHER THAN 7" (180 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE 6" (152 MM) MINIMUM IN HEIGHT. (ADAAG SEC. 4.30.4)
 - LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1.1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1.10. (ADAAG SEC. 4.30.2)
 - THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (ADAAG SEC. 4.30.5)
 - CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. (ADAAG SEC. 4.30.3)
 - BRAILLE SHALL BE CONTRACTED (GRADE 2) BRAILLE AND SHALL COMPLY WITH SECTION 703.4. (ICC/ANSI SEC. 703.4.1)
 - BRAILLE SHALL BE BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTILINE, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" (9.5 MM) MIN. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" (9.5 MM) MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS. BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16" (4.8 MM) MIN. EITHER DIRECTLY BELOW OR ADJACENT TO THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS. (ICC/ANSI SEC. 703.4.4)
- SIGN LOCATIONS:**
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (CCIBIC SEC. 1110)
 - WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" (76 MM) OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (ADAAG SEC. 4.30.6)
 - ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED. (CCIBIC SEC. 1110)
 - BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY:**
- STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
 - WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15950 ON FEDERAL STANDARD # 595A.
 - WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.
- BRAILLE (ICC/ANSI TABLE 703.4.3)**
- DOTS TO BE 0.09" (2.3 MM) TO 0.1" (1.5 MM) ON CENTER IN EACH CELL.
 - 0.241" (6.1 MM) TO 0.3" (7.6 MM) SPACE BETWEEN CELLS HORIZONTALLY.
 - 0.395" (10.0 MM) TO 0.4" (10.2 MM) SPACE BETWEEN CELLS HORIZONTALLY.
 - DOTS RAISED 0.025" (0.6 MM) TO 0.037" (0.9 MM) ABOVE BACKGROUND.
 - DOTS BASE DIAMETER TO BE 0.059" (1.5 MM) TO 0.063" (1.6 MM).



TACTILE SIGNAGE MOUNTING HEIGHTS

04 DRINKING FOUNTAIN NOTES FOR LOW DRINKING FOUNTAIN:

- A. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.**
- B. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE. SPOUTS SHALL BE NO HIGHER THAN 36" MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.**
- C. WALL AND POST MOUNTED CANTILEVERED UNITS SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OR GROUND AT LEAST 27" HIGH, 30" WIDE, AND 17-19" DEEP. SUCH UNITS SHALL HAVE A MINIMUM CLEAR FLOOR SPACE 30" X 48" TO ALLOW A PERSON IN A WHEEL- CHAIR TO APPROACH THE UNIT FACING FORWARD.**
- D. THE FOLLOWING KNEE CLEARANCE IS REQUIRED UNDERNEATH THE FOUNTAIN: 27" MIN. FROM THE FLOOR TO THE UNDERSIDE OF THE FOUNTAIN WHICH EXTENDS 8" MIN. MEASURED FROM THE FRONT EDGE UNDERNEATH THE FOUNTAIN BACK TOWARDS THE WALL. IF A MIN. 9" OF TOE CLEARANCE IS PROVIDED, A MAX. OF 6" OF THE 48" OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.**

DRINKING FOUNTAIN ELEVATION

ACCESSIBLE RESTROOM DIAMETER

URINAL CLEARANCE

LAVATORY CLEARANCE

DRINKING FOUNTAIN PLAN

URINAL CLEARANCE

LAVATORY CLEARANCE

DRINKING FOUNTAIN PLAN

URINAL CLEARANCE

LAVATORY CLEARANCE

DRINKING FOUNTAIN PLAN

URINAL CLEARANCE

LAVATORY CLEARANCE

DRINKING FOUNTAIN PLAN

URINAL CLEARANCE

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DRINKING FOUNTAIN PLAN

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DRINKING FOUNTAIN PLAN

URINAL CLEARANCE

LAVATORY CLEARANCE

DRINKING FOUNTAIN PLAN

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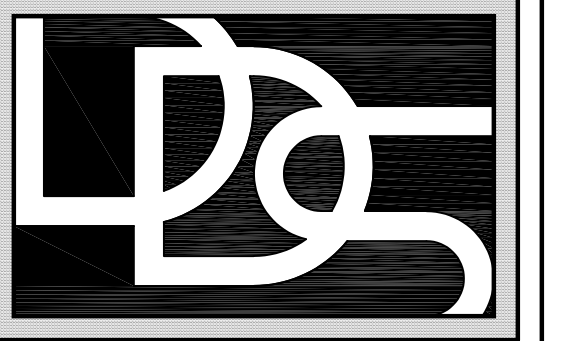
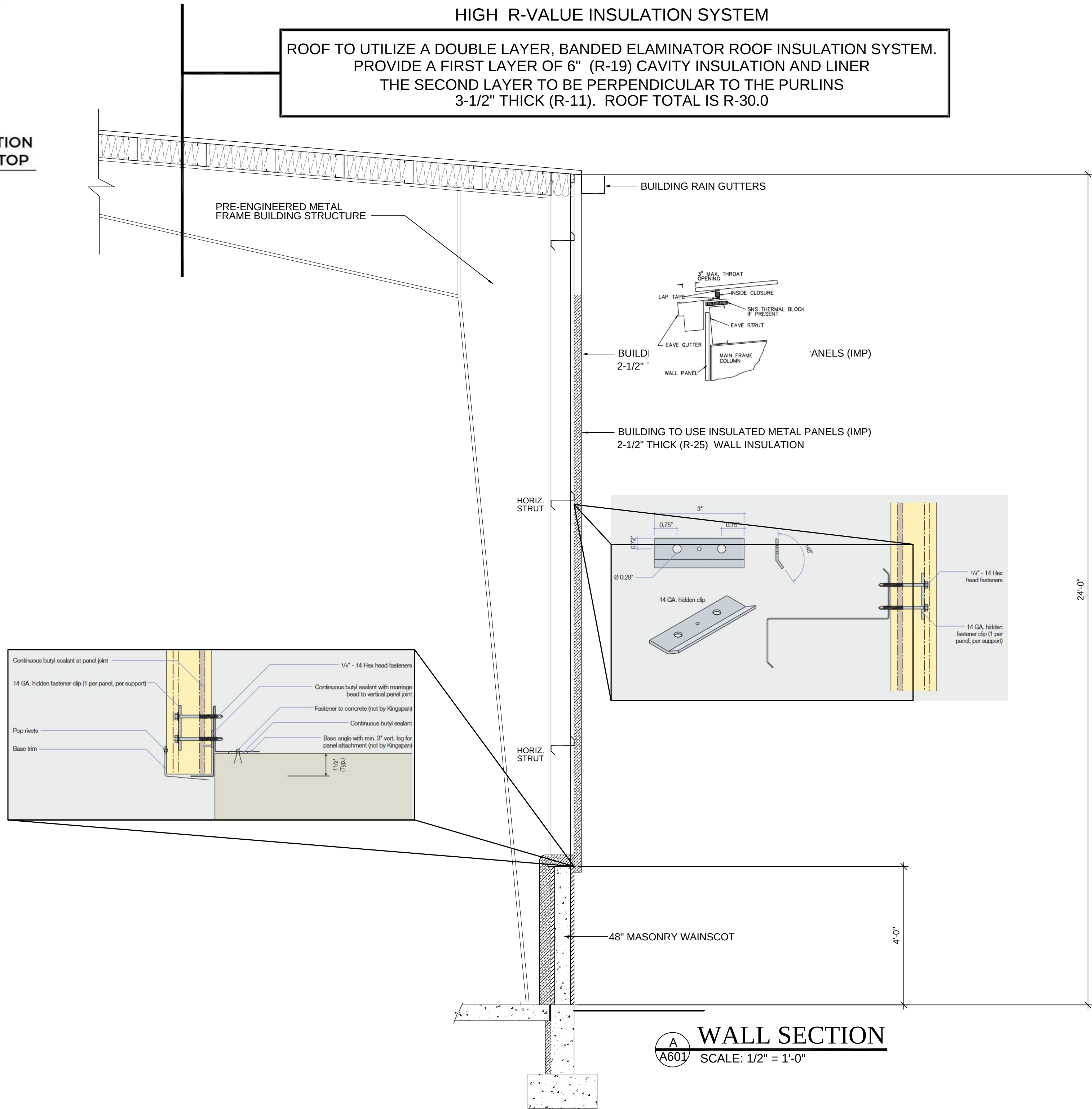
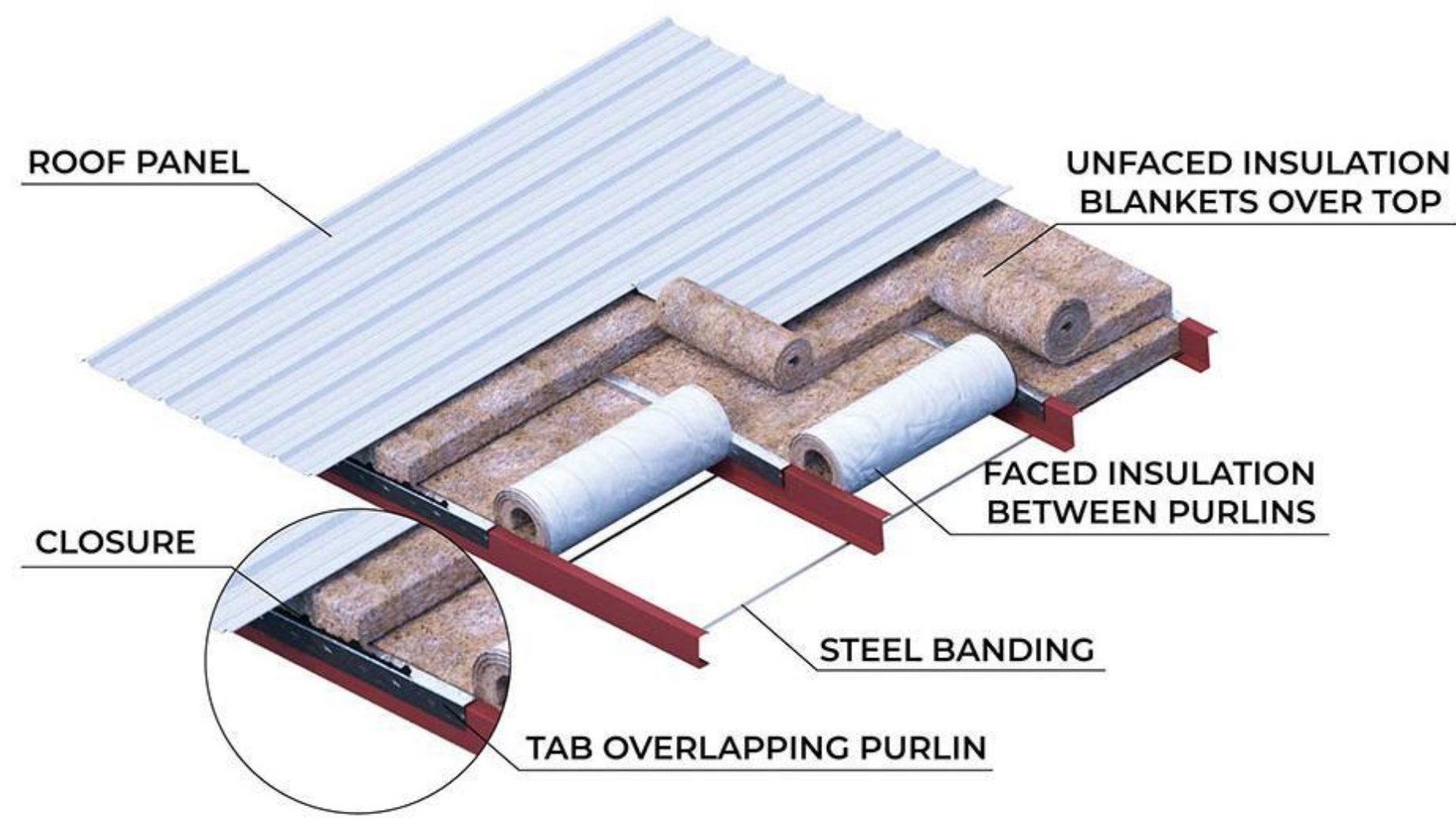
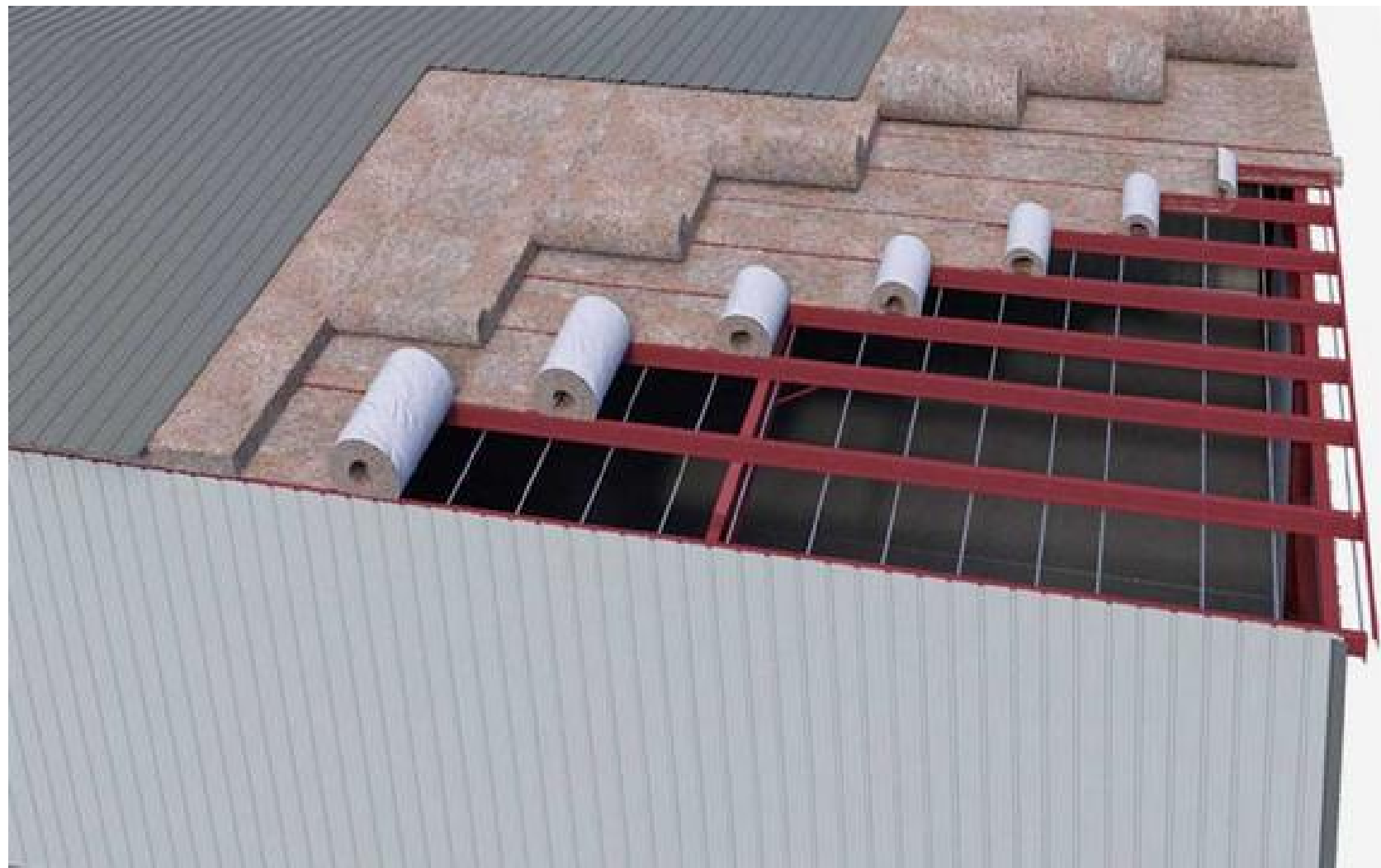
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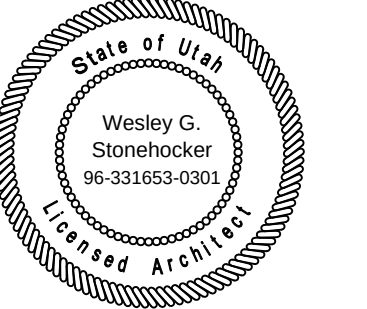
URINAL CLEARANCE



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com

Wes Stonehocker



07-26-2024

PROJECT NAME: A NEW BUILDING FOR:

Quail Creek Commercial

578 North Old Highway 91
Hurricane, Utah 84737

PROJECT INFO.

PROJECT NO.:	2023-012
CAD FILE NAME:	2024 A601 ArchWallSection
DRAWN BY:	BL
CHECKED BY:	
SCALE:	3/32" = 1'-0"
DATE:	07-26-2024

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SHEET TITLE:

**ARCHITECTURAL
WALL SECTIONS**

A 601

SHEET **7** OF **7**



Application

Application Accepted Date: 05/21/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: This is for the lot behind Lonny Boys BBQ.		Planning Fee		\$	200.00
Tenant / Project Name: Southern Utah Sheds		Planning Fee		\$	200.00
Bldg. Address: 980-981 W State St		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: n/a Phase: n/a		Amount Paid:		\$	200.00
Block: Lot #: n/a Parcel #: H-3-1-34-3447		Remaining Due:		\$	0.00
Zone: n/a					
Property Owner: Rachael Rasmussen					
Permit Contact: Rachael Rasmussen P:(435) 212-1163					
Email: rachlynnray@gmail.com					
CONTACT INFORMATION					
General Contractor: Rachael Rasmussen					
License #: n/a P: (435) 212-1163					
Address: 840 N 100 W					
City: Hurricane State: UT Zip: 84737					
Email: rachlynnray@gmail.com					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANPSP24-13					
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: Rachael Rasmussen					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #:					

Hurricane City Planning Commission

I would like to use the space to open a portable shed lot. I used to sell the same ones at The Car Barn in Hurricane when worked there. There is a high demand for these sheds in the Washington County area and since The Car Barn is not selling them anymore, I would like to open my own lot to sell them as I am now also the Territory Manager for the area.

I will use one of the Portable Sheds as an office and have a meter placed on the building. I have spoken to Don Johnson from Pine Valley who has spoke to Mike Ramirez and he says this would be good for our power.

I have also spoken to the Water Department, and they have said that it is ok to utilize the bathroom of my friend's business Lonny Boys BBQ and I will only have 1 employee at a time. I have already talked to Lon Allen from Lonny Boys and he has agreed to this.



STAFF COMMENTS

Agenda Date:	08/22/2024
Application Number:	PSP24-13
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Rachael Rasmussen
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	980 W State St
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for Southern Utah sheds, a retail development located north of the Lonny Boys restaurant. Their plan is to display and sell sheds while using one as an office space. The site is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** It should be noted that there are several utilities transversing the property and special attention needs to be given to access those utilities. Access from 100 N will need to be an approved access built to city standards. Accommodations for drainage needs to be considered.
2. **Power:** Hurricane Power has no concerns for the Shed Sales project. They have requested a max of 200 Amps for the building. Power will not be available over that size without upgrades.
3. **Water:** Okay.
4. **Street:** Curb cut concrete poured to driveway specs.
5. **Sewer:** Stay off existing easement on the west side. There is an 8" stub into the lot from the manhole on 100 N. Consider future stub for sewer.
6. **Engineering:** Engineering would recommend finalizing an acceptable access location (or locations) before approving the preliminary site plan. HCS 3.2.4.2(K) specifies, "adjacent developments may be required to combine or share driveway access to public roadways." It would be appropriate for this site to share access with the Hope Rising and Hurricane Tire Pros

sites. Existing utilities are missing from the preliminary site plan and existing utilities that are shown are shown incorrectly. "a preliminary site plan shall ... [consider] existing conditions..." - HCC 10-7-10(D)(2). Hurricane City's GIS department can help the applicant locate existing utilities. 150' Minimum access centerline to 870 West centerline (table 12 Hurricane City Transportation Master Plan, pg. 105) (250' minimum encouraged see HCS 3.2.4.3). Every parking lot shall be paved with an all weather surface (HCC 10-34-8(I)). Road base gravel and permanent tracking pad (e.g. asphalt/concrete pad approx. 50' long) at the access would be acceptable).

7. **Fire:** Need to provide distance from hydrant to building. Road to turnaround width must be 20' all weather service. 26' if hydrant.
8. **Phone:** No comment.
9. **Fiber:** No comments.
10. **Gas:** Are these permanent structures? If so, gas will need to be moved. 2" gas line.
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The proposed use is considered “general retail” and is permitted in the Highway Commercial zone.
2. Parking Requirements: Per HCC 10-34-10

Retail, general	1 space per 250 square feet of gross floor area	
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At least one parking spot will be required onsite and that will need to be shown on the final site plan.

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

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

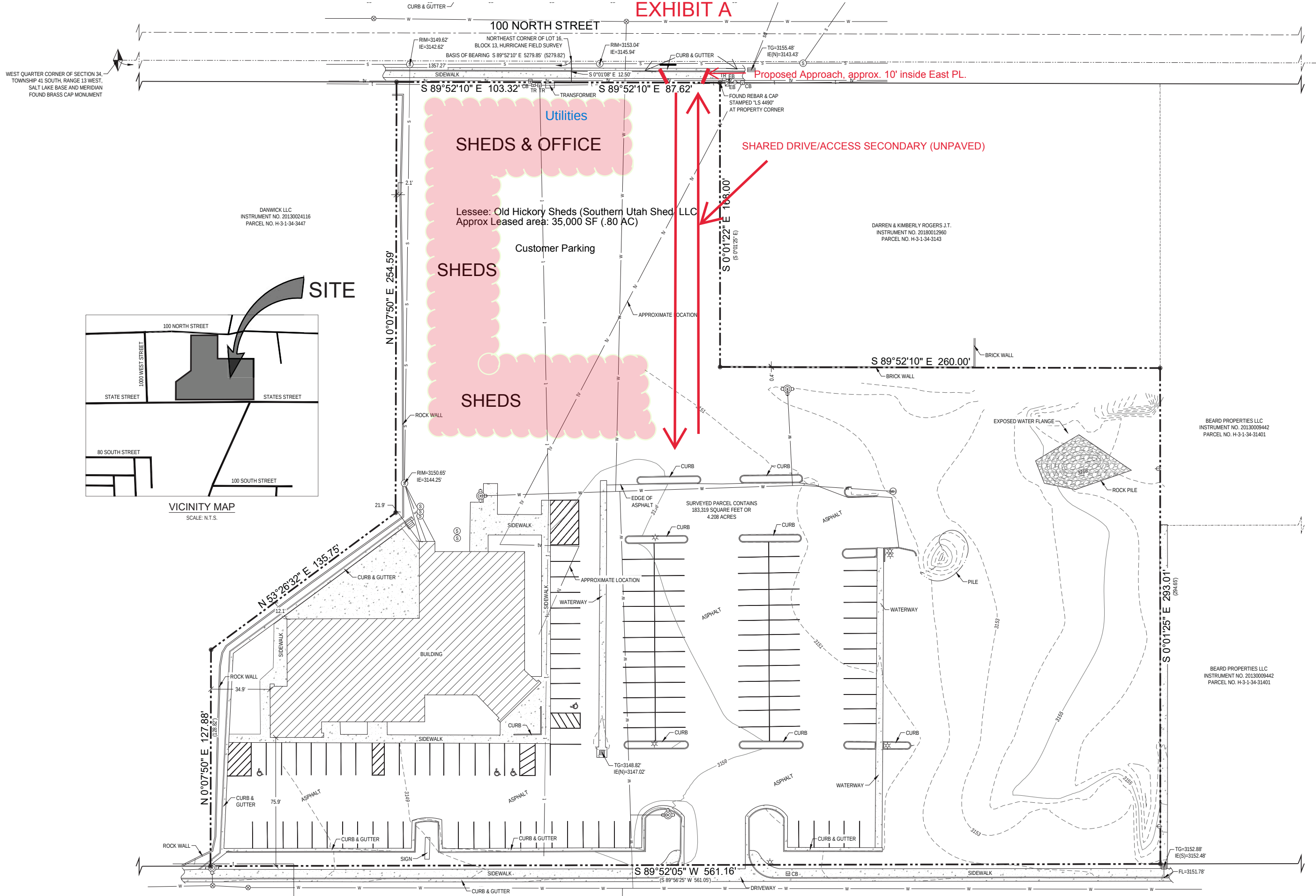
B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs will be provided.
4. Access: location and width of access from 100 N will need to be approved by the Streets and Engineering Department before final site plan submittal.
5. Existing Utility Information: In JUC comment No. 6 above, the engineering department identified that existing utilities were incorrectly shown, or absent in some cases, on the preliminary site plan. This information will have to be shown correctly on the final site plan and construction drawings prior to final project approval.
6. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review,**

and approval of an application for a preliminary site plan shall not create any vested rights to development.

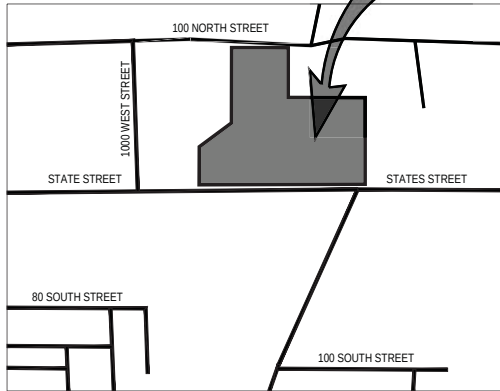
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to JUC and staff comments.

1700 UMG 12/02/2016 LONG LINDO NOV 12, 2017 - 11:03:00M



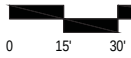
WEST QUARTER CORNER OF SECTION 34,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT

DANWICK LLC
INSTRUMENT NO. 20130024116
PARCEL NO. H-3-1-34-3447



VICINITY MAP
SCALE: N.T.S.

EXHIBIT A



EAST QUARTER CORNER OF SECTION 34,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND 3X3 STEEL PLATE

DESCRIP

BEGINNING AT A POINT SOUTH 0°01'08" EAST, ALONG THE LOT
CORNER OF LOT 16, BLOCK 13, HURRICANE FIELD SURVEY, 87.62 FEET; THENCE SOUTH 0°01'25" EAST 168.00 FEET; THENCE
SOUTH 0°01'25" EAST 294.65 FEET TO A POINT ON THE NORTH
SOUTH 89°52'10" WEST, ALONG SAID RIGHT OF WAY, 561.05 FEET;
THENCE NORTH 53°26'32" EAST 135.75 FEET; THENCE NORTH
89°52'10" EAST 103.32 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CE

I, DAVID B. DRAPER, DEPOSE AND SAY THAT I AM A PROFESSIONAL
SURVEYOR, AND THAT I AM A LICENSED SURVEYOR OF THE STATE OF UTAH. I FURTHER
DEPOSE AND SAY THAT I AM A LICENSED SURVEYOR OF THE STATE OF UTAH. I FURTHER
PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND
DEPICTED HEREON.

DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY MAP

THIS SURVEY WAS PREPARED FOR (CLIENT) FOR THE PURPOSE OF
THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEING
SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND
DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A BASIS
THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED
OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE
UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS
PARCEL. NO EASEMENTS ARE ADDRESSED BY THIS MAP.

GENERAL I

- CORNER MONUMENTS.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE BASED ON RECORDS AND FIELD SURVEY. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BEFORE EXCAVATIONS ARE BEGUN. NOTIFY BLUE STAKES. DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN AGREEMENTS BETWEEN THE ADJOINING LANDOWNERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE INSPECTION.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED IN FEET, INDICATING A RECORD COURSE OR DISTANCE IN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE IN PARENTHESES, DEEDS OF RECORD, SUBDIVISION PLANS, PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD IF ANY. DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:
 - RECORD OF SURVEY PREPARED BY ROSENBERG ASSOCIATES, WASHINGTON COUNTY SURVEYORS OFFICE, FILE NUMBER 6037-13
 - RECORD OF SURVEY PREPARED BY R & B SURVEYING, WASHINGTON COUNTY SURVEYORS OFFICE, FILE NUMBER 6037-13
 - RECORD OF SURVEY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, WASHINGTON COUNTY SURVEYORS OFFICE, FILE NUMBER 6037-13

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- POWER LINE
- CABLE TV LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS LINE

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ASH CREEK SSD	DARWIN HALL	435-635-2348	SHOWN
LUMEN/CENTURLINK	LARRY BUHLER	385-479-7357	SHOWN
UTAH POWER & LIGHT	KEVIN B. EDWARDS	435-635-2348	SHOWN

STATE STREET

BEARD PROPERTIES LLC
INSTRUMENT NO. 20130009442
PARCEL NO. H-3-1-34-31401

BEARD PROPERTIES LLC
INSTRUMENT NO. 20130009442
PARCEL NO. H-3-1-34-31401

DARREN & KIMBERLY ROGERS J.T.
INSTRUMENT NO. 20180012960
PARCEL NO. H-3-1-34-3143