HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting
Agenda

September 12, 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. Follow up discussion on proposed amendments to the Future Land Use Map
2. Recap on the Utah League of Cities and Towns conference

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

OLD BUSINESS

1. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, a 16 unit apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.

NEW BUSINESS

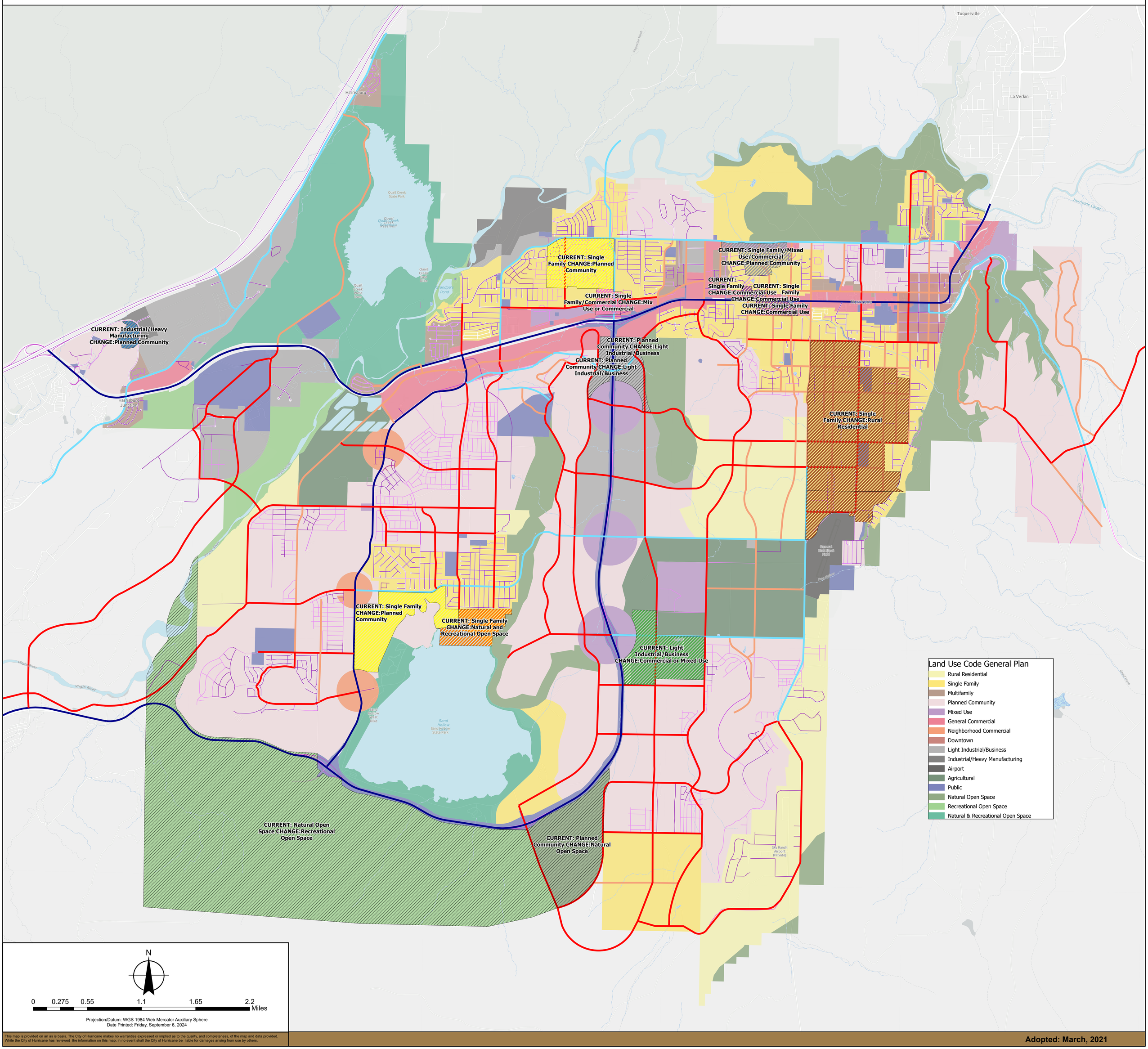
1. PSP24-28: Discussion and consideration of a possible approval of a preliminary site plan for Applebee's, a restaurant, located at 980 W State St. Danwick LLC, Applicant. Wick Gubler, Agent.
2. FSP24-59: Discussion and consideration of a possible approval of a final site plan for Hurricane City Four Court Gymnasium, a recreation facility, located at 845 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.
3. CUP24-18: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 358 S 985 W. Matt Tebbs, Applicant.
4. FSP24-60: Discussion and consideration of a possible approval of a final site plan for Wasatch Trailer Sales, a commercial retail development, located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.
5. CUP24-19: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 419 S Station Cir. Brett Dennett, Applicant.
6. FSP24-10: Discussion and consideration of a possible approval of a final site plan for The Perch, a transient lodging facility, located at 240 N State St. Robert Peterson/Erica Leach, Applicants. Brant Tuttle, Agent.
7. Discussion and possible approval of cancelling the previously scheduled October 10th, 2024 Planning Commission meeting

Approval of Minutes:

1. July 8, 2021
2. April 11, 2024
3. April 25, 2024
4. June 27, 2024

Adjournment

Future Land Use General Plan



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.

Adopted: March, 2021

Hurricane City Application

Application Accepted Date: 07/29/2024

Type of Improvement: Site Plan (Preliminary)

Description: Shadow Ridge Apartments Bldg 2

Tenant / Project Name: Shadow Ridge Apartments Bldg 2

Bldg. Address: 6129 West 100 South

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-4-2-4-3211

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

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	200.00
Planning Fee	$	200.00
Sub Total:	**$**	**200.00**
Permit Total:	**$**	**200.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

Applicant Name: Kyle Arbizu

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

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.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	PSP24-24
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Kyle Arbizu
Agent:	LR Pope Engineering
Request:	Preliminary Site Plan Approval
Location:	6129 W 100 S
Zoning:	RM-3/PDO
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Updated Discussion for September 12th, Planning Commission:
This application was continued at the August 22nd, Planning Commission meeting to allow staff time to respond to the updated layout that was sent over.

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 located at the approximate corner of State St and Telegraph Rd. The site is zoned Multiple Family Residential 3 (RM-3) with a Planned Development Overlay (PDO).

Updated JUC Comments for 9/12/2024
The following items will need to be addressed:

1. **Public Works:** It appears that this development should provide a second access. We have 34 units on a 26 foot wide access? Need to provide a water loop for 34 units.
2. **Power:** [No updated comments received.] 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:** Due to topography, a sewer pump may be necessary to reach the existing sewer in 100.
4. **Streets:** No comments.
5. **Water**: Previous issues resolved, water looping not necessary.
6. **Engineer:** The proposed utility plan must be shown to understand the applicant's response for HCS 3.6.4. Engineering's recommendation should align with the water department's after we get the new plan. It seems the water department used HCS 3.6.8.11(C) to justify their comment regarding 30 units from the first preliminary site plan review. HCC 10-35-4(A)(3) states, "any unused curb cuts for driveways shall be replaced with standard curb, gutter and sidewalk." HCC 10-35-4(B)(7) states, "existing, nonconforming driveways shall be retired upon construction of a new building." The approved plans for phase 1 showed an 8' cross gutter. HCS 3.6.6.3 states, "in multiple family areas ... fire hydrant spacing shall require special investigation to determine the hydrant spacing ... (generally, ... all commercial buildings shall be within one hundred seventy five (175) feet of a hydrant)". The maximum allowable distance from a hydrant must be resolved with HVFSSD. My previous redlines showed a 300' radius from the existing hydrant to give a sense of scale.
7. **Fire:** Need to be able to turn around in the south parking lot. Not able to as currently drawn.
8. **Cable:** No comments.

9. **Phone:** No concerns.
10. **Gas:** Existing gas in 100 S. 2" gas main.
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. The applicant is required to provide one amenity for the development which does not appear on the current plan
3. **Parking:** Per HCC 10-34-10:

Dwelling, multiple-family:		
Studio and 1 bedroom units	*1.5 spaces per dwelling unit*	
2 or more bedroom units	*2 spaces per dwelling unit*	

   a. The site plan indicates that there are 54 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

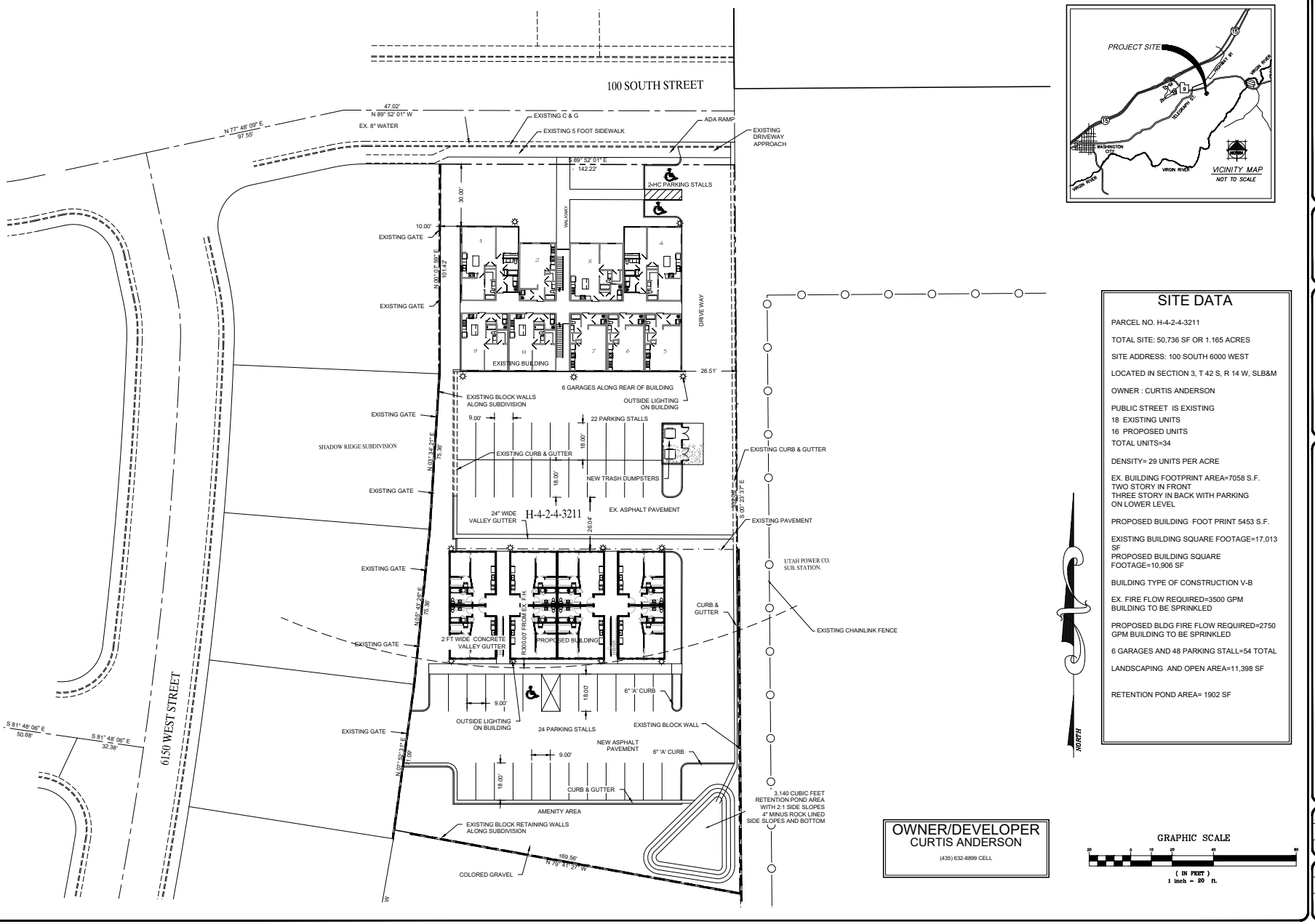
f. Street crossings and crosswalks which shall be clearly marked.

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 on standards within the Hurricane City Code. The updated site plan addresses most of the JUC's previous concerns, and staff believes this project is heading in the right direction. The remaining issues identified by Fire and Engineering can be addressed with the Final Site Plan process. Staff recommends that this item be approved subject to staff and JUC comments.

Coral Springs Resort
4.4 (338)
4-star hotel
La Fonda Grill
Texaco Hurricane
Winding Wy
Knollwood Townhomes
Lone Rock Condominiums
W 135 N
Old Hwy 91
6300 W
Max Storage - Hurricane
Capital Fuels
Indy RV Sales, Parts, Service
RV dealer
Everlinx
N Coral Ridg Dr
STOR-N-LOCK Self Storage
Trailer Source
Utility Trailers
W 45 N
Blimpie
View Menu and Find a Location
Renee Ann Apartments
W State St
Asian Persuasion
Good Day Sunshine
A Fairway To Heaven
Sunny Delight
Zion Escapes
Canyon Villas At Coral Ridge
4.6 (30)
3-star hotel
Torrey Pines Dr
Coral Canyon Condos
Coral Ridge Club House
Razor Ridge Park
N Saw Grass Dr
W 100 S
W 200 S
S 6150 W
S 6250 W
Golden Glow Tan
High Valley Mountain Man Shoot
Telegraph St
Stone Ridge Homes
Water Treatment Rd
Washington City Power Generation Plant
Washington City Power Department
Layers
Google
Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024
United States
Terms
Privacy
Send Product Feedback
200 ft



SITE DATA

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 48 PARKING STALL=54 TOTAL

LANDSCAPING AND OPEN AREA=11,398 SF

RETENTION POND AREA= 1902 SF

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	BY	APP'D	REVISION DESCRIPTION

STATE OF UTAH
LANCE R. POPE
11396
REGISTERED PROFESSIONAL ENGINEER
8/20/24

L. R. POPE ENGINEERING INC.
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS

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

DESIGN BY LRP
DATE 8/20/24
FILE NAME CURTIS ANDERSON
24" x 36" SCALE 1" = 20'
12" x 18" SCALE 1" = 40'
SHEET NUMBER C1.00

Hurricane City Application

Application Accepted Date:	08/20/2024
Type of Improvement:	Site Plan (Preliminary)
Description:	Restaurant
Tenant / Project Name:	Applebee Restaurant
Bldg. Address:	980 W State Street
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-3-1-34-3447
Zone:	Highway Commercial
Property Owner:	Danwick LLC (Wick Gubler)
Permit Contact:	Wick Gubler
P:	(435) 830-4848
Email:	sei4848@gmail.com

CONTACT INFORMATION

Engineer of Record:	Gerold Pratt
Email:	gerold@pratteng.com
P:	(435) 635-2329
General Contractor:	Wick Gubler
License #:	
P:	(438) 830-4848
City:	
State:	
Zip:	
Email:	sei4848@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	200.00
Planning Fee	$	200.00
Sub Total:	**$**	**200.00**
Permit Total:	**$**	**200.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-28

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

Applicant Name: Wick Gubler

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Straight Edge, Inc. (Wick Gubler) will be developing and building an Applebees restaurant. We are submitting this preliminary site plan to get the process started.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	PSP24-28
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Danwick LLC
Agent:	Pratt Engineering
Request:	Preliminary Site Plan Approval
Location:	980 W State St
Zoning:	HC
General Plan Map:	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 a proposed Applebee's location between Lonny Boys and Hurricane Tire Pros along State St. The site is zoned Highway Commercial (HC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** With four businesses utilizing one access to SR-9 traffic congestion may become a problem.
2. **Power:** Applicant agrees to reroute power line to property lines and to invest in making sure neighboring buildings maintain power.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** No comments. More detailed comments have been sent to the applicant.
6. **Engineering:** Engineering would recommend approving the preliminary site plan. Dialogue between the applicant and Planning Commission regarding the parking lot design and pedestrian network requirements would be appreciated. HCC 10-33-4 specifies that the parking lot design should include an efficient traffic movement pattern. Engineering has provided redlines suggesting ways that the parking lot may be made more efficient. Signing and pavement marking plans yet to be provided, or discussion with the site engineer, could prove said redlines mute.

Unused curb cuts must be removed and replaced with standard curb, gutter, and sidewalk (HCC 10-35-4(A)(3)). HCC 10-33-5(H)(1) specifies, "a network of ... raised or textured pedestrian paths shall connect areas within the project..." Engineering would encourage the property owner to connect the proposed building to the existing sidewalk at Lonny Boys and work out a planned connection to 100 N. There appears to be a landlocked parcel (H-3-1-34-34101) created by land trades with the subject parcel. However, it seems most appropriate that said parcel is absorbed by Paparazzi's site (H-3-1-34-3411). HCC 10-34-7(b)(2) specifies that driveway widths must not exceed 35'. On site traffic lanes may justify the excessive width (see HCC 10-33-4(f)). Propose permanent erosion control for access on 100 N if access is to be constructed and precede a paved parking lot (e.g. 50' x 26' asphalt pad). Table 12 of the Hurricane City Transportation Master Plan specifies a minimum 150’ from 840 W to the entrance along 100 N.

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

Boundaries are approximate

Staff Comments: Preliminary Site Plan

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

Restaurant, fast food	1 space per 100 square feet of gross floor area

They are proposing 91 parking spots, which meets the code requirements for a 6,751 sq ft building. Room for stacking for five drive through spaces appears to be provided as well.

3. Landscape: Hurricane City Code requires that a landscape buffer of 10' wide shall front each right-of-way; the site plan does show this area has been provided. A full landscaping plan will need to be provided with the final site plan.

Sec. 10-32-5. Required landscaping.

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

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

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

4. As noted in the Engineering comments above (JUC #6), pedestrian connectivity between State St., the two commercial buildings, and 100 N will need to be addressed in the design of the final site plan.
5. The lot is flat; thus, staff does not have concerns about slopes on the property.

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

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

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS" AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
2. 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.
3. 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 HURRICANE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER
5. 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.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
7. 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.
8. 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:

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

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	UTILITY PLAN
5	LIGHTING PLAN
6	UTILITY NOTES
7	DETAILS
8	SEWER DETAILS
9	STORM DRAIN DETAILS
10	WATER DETAILS

OWNER/DEVELOPER

WICK GUBLER
3270 CORNER CANYON RD
ERDA, UT 84774
435-830-4848

HURRICANE APPLEBEES

CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH

VICINITY MAP
N.T.S.

HURRICANE CITY APPROVAL

TDS TELECOM	DATE
DOMINION ENERGY COMPANY	DATE
CENTURY LINK	DATE
ASH CREEK S.S.D.	DATE
HURRICANE CITY WATER	DATE
HURRICANE CITY STREETS DEPT.	DATE
HURRICANE CITY PLANNING DEPARTMENT	DATE
HURRICANE CITY PARKS	DATE
HURRICANE CITY POWER	DATE
HURRICANE CITY FIRE DEPARTMENT	DATE
HURRICANE CITY ENGINEERING	DATE
WATER CONSERVANCY DISTRICT	DATE
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
HURRICANE CITY GIS DEPT.	DATE
INFOWEST	DATE

CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

NOTICE!

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

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
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L. B&M

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: SHOWN

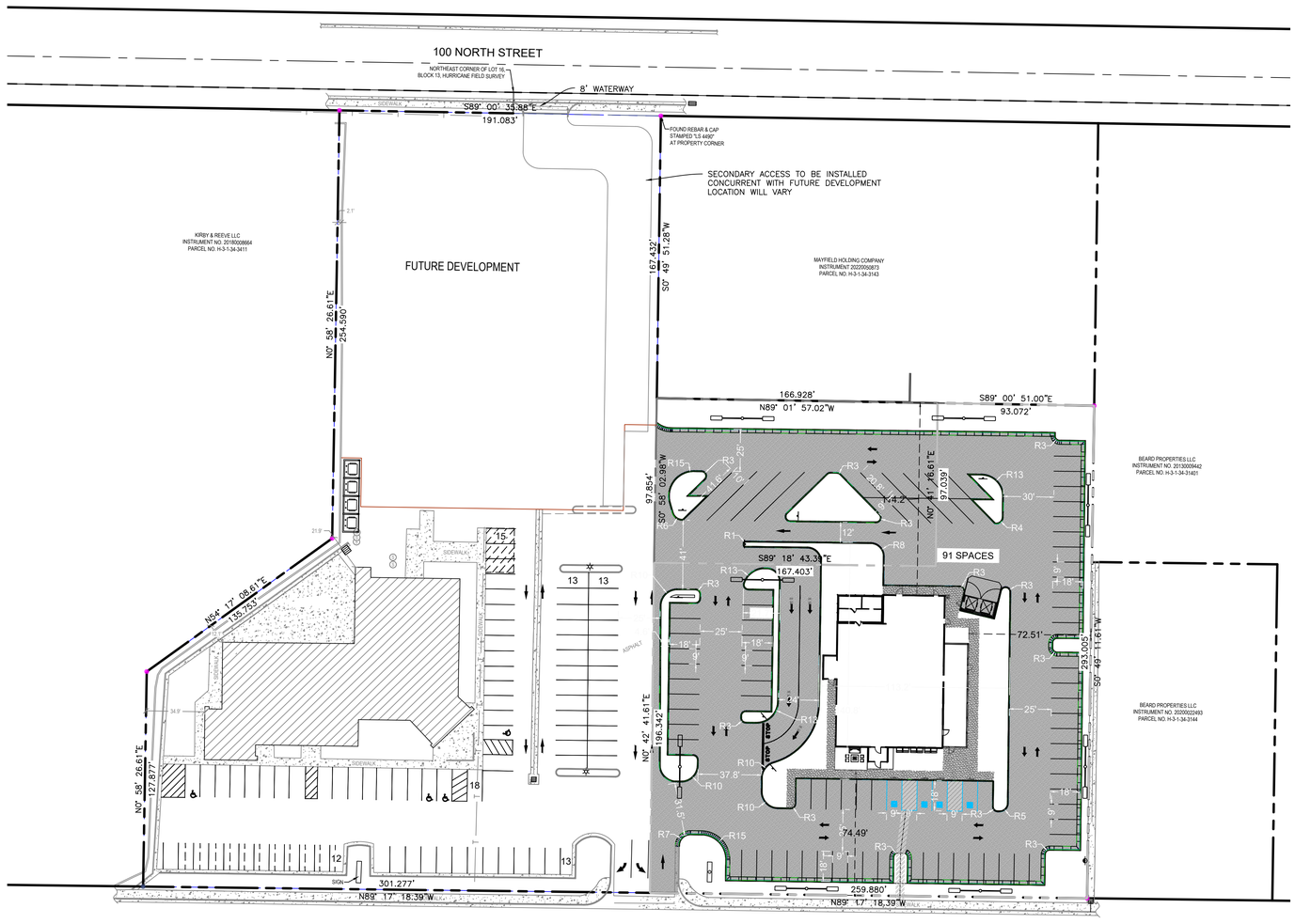
SHEET 1 OF 10

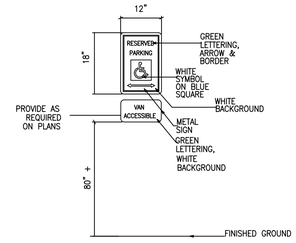
SITE & LANDSCAPE PLAN

WICK GUBLER
HURRICANE APPLEBEES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

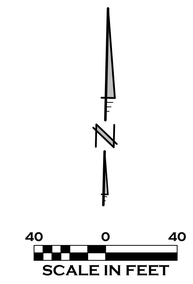
PARKING REQUIREMENTS

DESCRIPTION	AREA SQ.FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT 1 SPACE/ 100 SQFT	6751	68	68 (4 ADA)	91 (4 ADA / 4 BUS)





BUILDING MOUNT
ACCESSIBLE SIGN DETAIL
N.T.S.



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

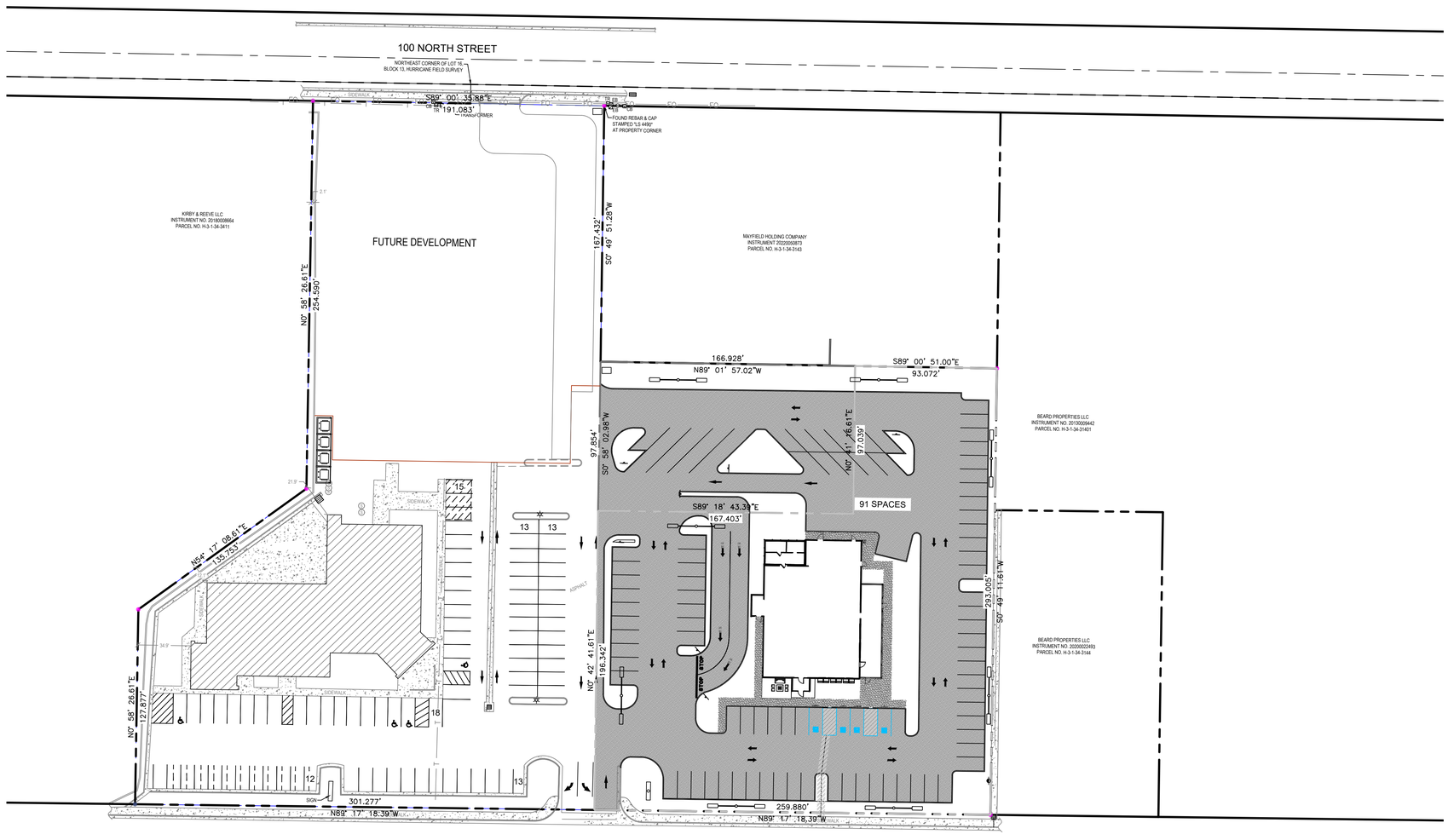
SITE PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L. B&M

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: 1"=40'

SHEET 2 OF 10

LIGHTING PLAN

WICK GUBLER
HURRICANE APPLEBEES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



STATE STREET (SR-9)

40 0 40
SCALE IN FEET

CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

NOTICE!

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

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

LIGHTING PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L. B&M

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: 1"=40'

SHEET 5 OF 10

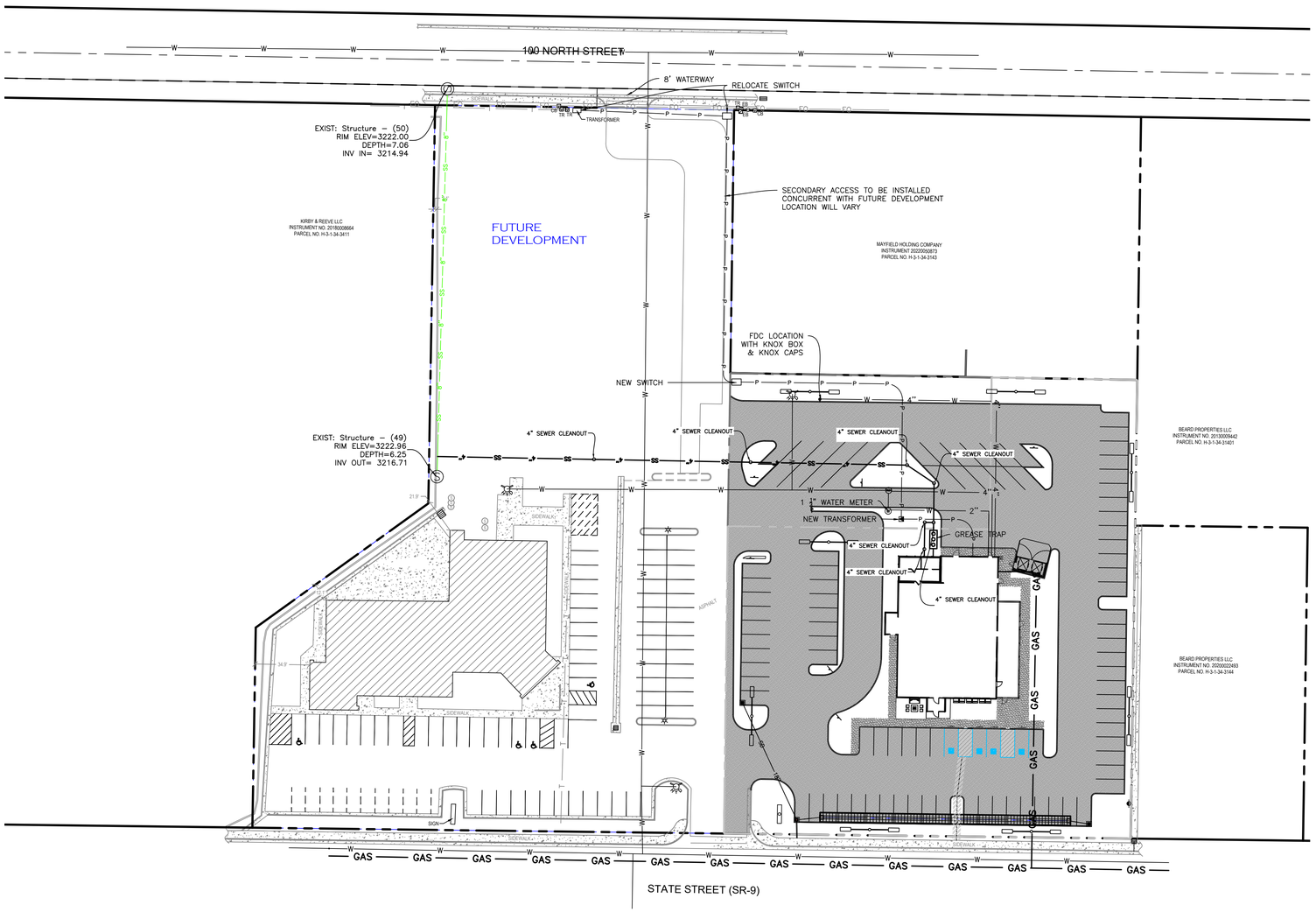
LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW SEWER LINE
- DUCTILE IRON WATER LINE
- 1" X 3/4" WATER METER
- FIRE HYDRANT
- POWER
- WATER VALVES
- GAS LINE
- NEW BACKFLOW PREVENTER
- NEW SEWER CLEANOUT

40 0 40
SCALE IN FEET

UTILITY PLAN

WICK GUBLER
HURRICANE APPLEBEES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

RATT 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

UTILITY PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L.B&M

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: 1"=40'

SHEET 4 OF 10

GRADING PLAN

WICK GUBLER
HURRICANE APPLEBEES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- (5270) EXISTING CONTOUR LABELS
- 5270 PROPOSED CONTOUR LABELS

DRAINAGE NOTES

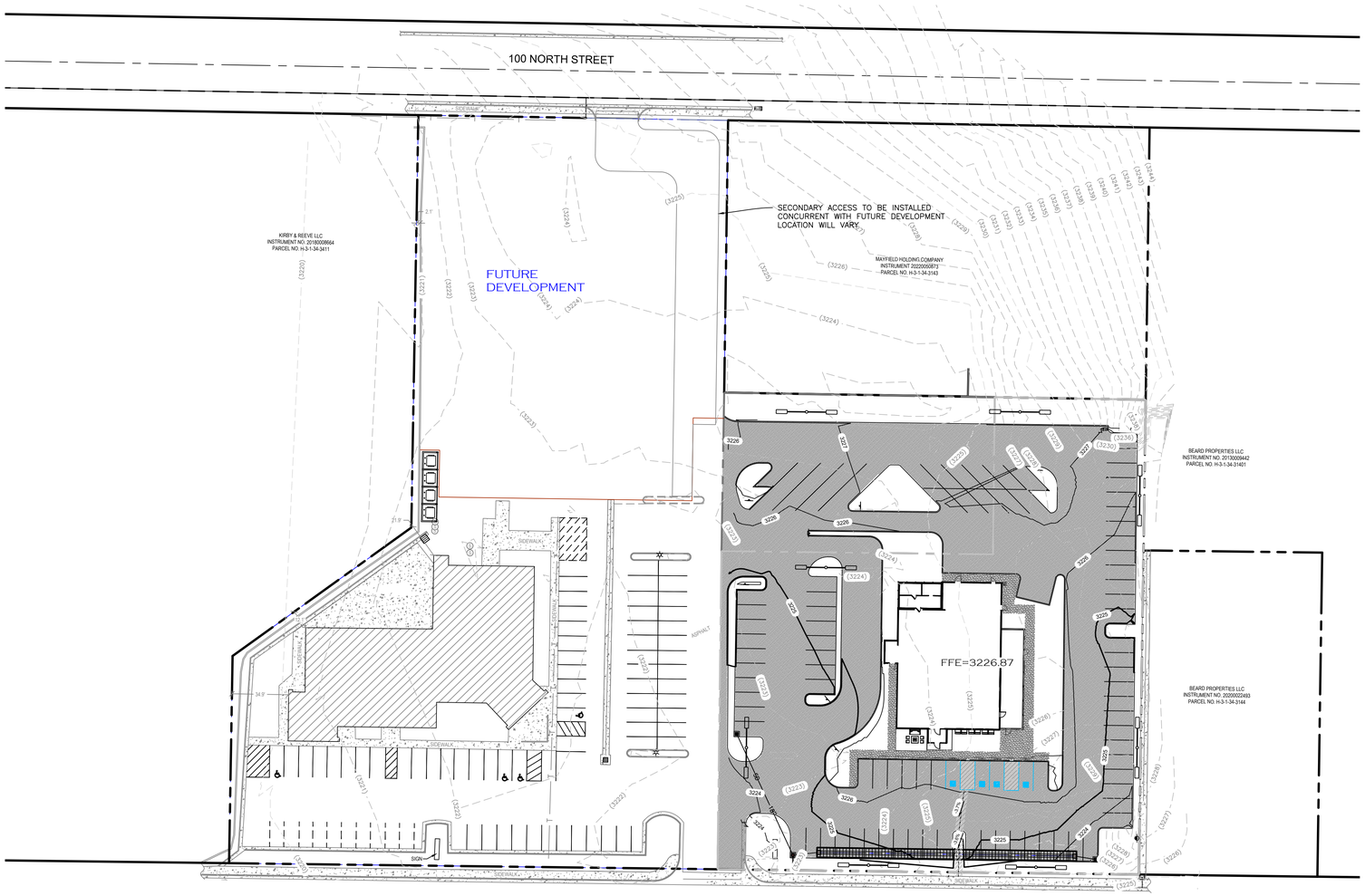
DRAINAGE SUMMARY:

AREA: 1.75 AC
SOIL TYPE: C & D
REFERENCE: HURRICANE 3-HR STORM PER MANUAL

BASIN:	CN	TC (MIN)	Q10 (CFS)	Q100(CFS)
PRE	90	06:07	1.12	3.78
POST	97	04:51	3.02	7.09

DETENTION REQUIRED TO MITIGATE INCREASES, VOLUME REQ'D = 1628 FT³
RETENTION PROVIDED = 1896 FT³

PUMP SYSTEM WILL DISCHARGE INTO CURB ON STATE STREET.



40 0 40
SCALE IN FEET

CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

NOTICE!

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

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

GRADING & DRAINAGE PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L.B&M

FILE NAME: —
DATE: 8/16/2024
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SCALE: 1"=40'

SHEET 3 OF 10

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 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

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 ZACHMATHEWS@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 MAINTANED 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 EXITING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

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 BURIED, 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 VERCIMAK, ELECTRICAL CONTRACTOR, OR DEVELOPER.
21. TRANSFORMERS THAT DO NOT MEET OUR WATTS LOST STANDARD WILL BE INVOICED TO THE ELECTRICAL CONTRACTOR, TRANSFORMER INFORMATION MUST BE SUBMITTED ASAP.

REVISIONS

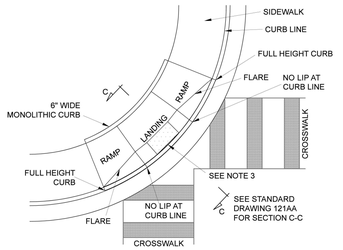
NO.	DATE	APPROVED BY	REMARKS
1			

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

UTILITY NOTES
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: AS NOTED

SHEET 6 OF 10



CORNER PEDESTRIAN RAMP

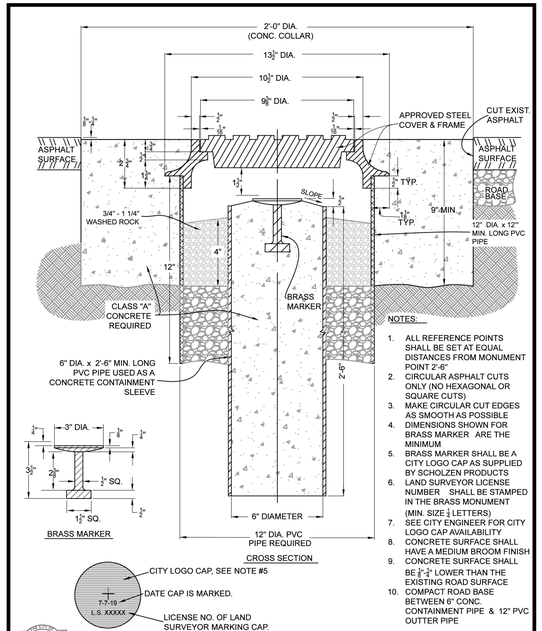
NOTES:

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

STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

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



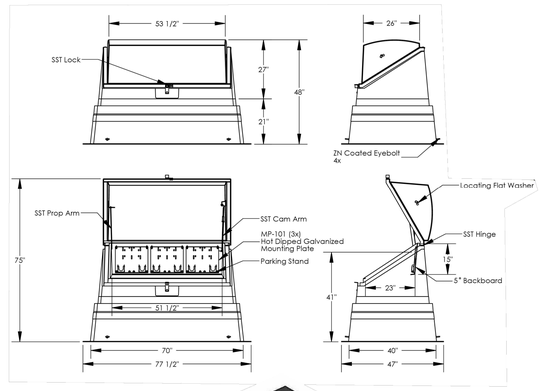
NOTES:

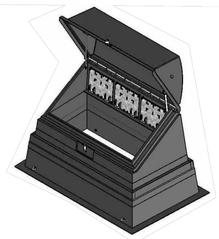
1. ALL REFERENCE POINTS SHALL BE SET AT EQUAL DISTANCES FROM MONUMENT POINT 2'-6"
2. CIRCULAR ASPHALT CUTS ONLY (NO HEXAGONAL OR SQUARE CUTS)
3. MAKE CIRCULAR CUT EDGES AS SMOOTH AS POSSIBLE
4. DIMENSIONS SHOWN FOR BRASS MARKER ARE THE MINIMUM
5. BRASS MARKER SHALL BE A CITY LOGO CAP AS SUPPLIED BY SCHOLZEN PRODUCTS
6. LAND SURVEYOR LICENSE NUMBER SHALL BE STAMPED IN THE BRASS MONUMENT (MIN. SIZE ¼ LETTERS)
7. SEE CITY ENGINEER FOR CITY LOGO CAP AVAILABILITY
8. CONCRETE SURFACE SHALL HAVE A MEDIUM BROOM FINISH
9. CONCRETE SURFACE SHALL BE ¼"-½" LOWER THAN THE EXISTING ROAD SURFACE
10. COMPACT ROAD BASE BETWEEN 6" CONC. CONTAINMENT PIPE & 12" PVC OUTTER PIPE

CLASS I MONUMENT

N.T.S.

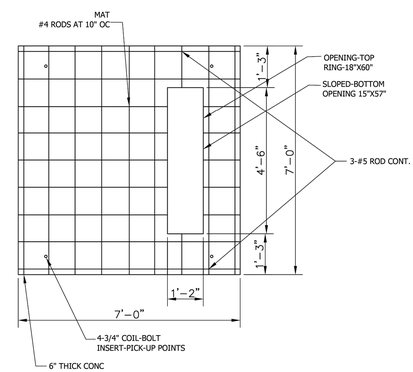
CITY OF HURRICANE ENGINEERING					
REVISIONS			CLASS I STANDARD MONUMENT DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		MON 1000	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.





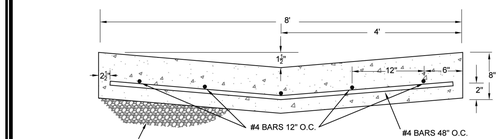
3 PHASE SECTIONALIZING CABINET

HURRICANE CITY UTAH	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-15

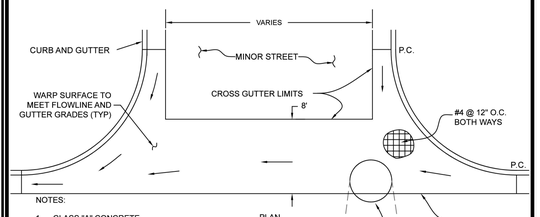


3-PH TRANSFORMER PAD POWER

HURRICANE CITY UTAH	CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS	STANDARD DRAWING NO. DR-10



8' CROSS SECTION



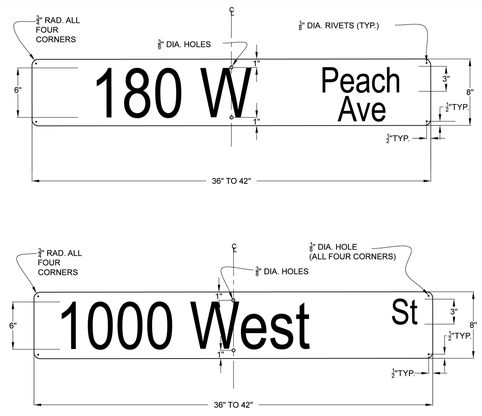
NOTES:

1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

STANDARD 8' CROSS GUTTER

N.T.S.

CITY OF HURRICANE ENGINEERING					
REVISIONS			STANDARD 8' CROSS GUTTER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		CG 100	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.



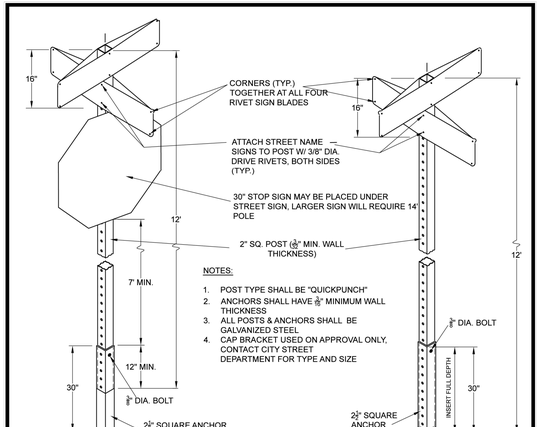
NOTES:

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

STANDARD STREET SIGN

N.T.S.

CITY OF HURRICANE ENGINEERING					
REVISIONS			STANDARD STREET SIGN	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		SS100	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.

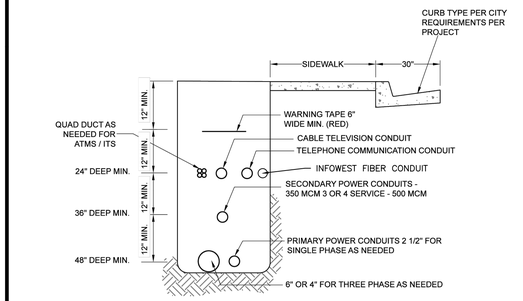


MARK	DIM.	TOLERANCE
D	2½"	+⅛", -0"
L	30"	±¼"
W	2½"	±¼"

SIGN POST AND MOUNTING DETAILS

N.T.S.

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



NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

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

REVISIONS

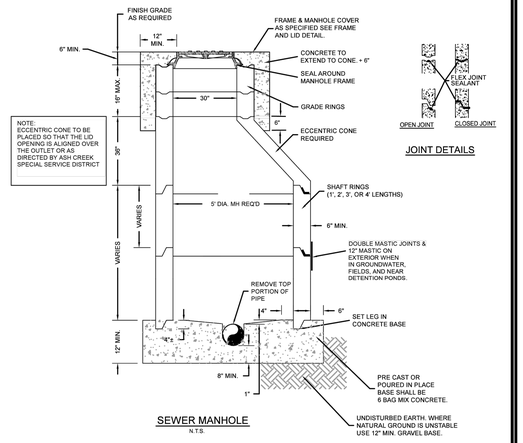
NO.	DATE	APPROVED BY	REMARKS
1			

RATT 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

DETAILS
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

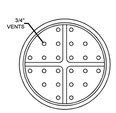
FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: AS NOTED

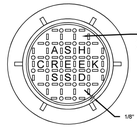
SHEET 7 OF 10



SEWER MANHOLE
N.T.S.

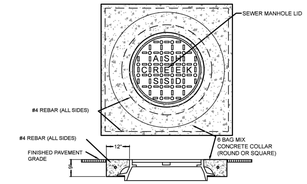
JOINT DETAILS



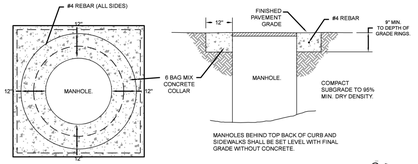


NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30)
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs.

RING & LID DETAIL
N.T.S.



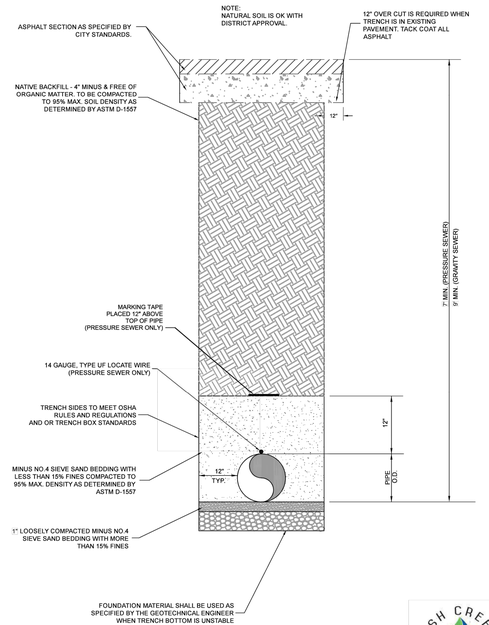
FRAME & LID DETAIL
N.T.S.



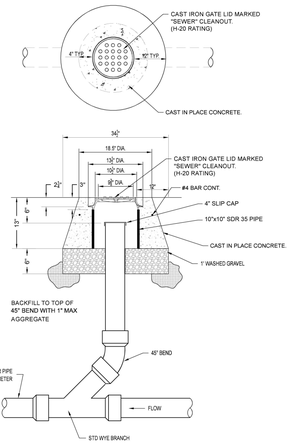
PLAN SECTION

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

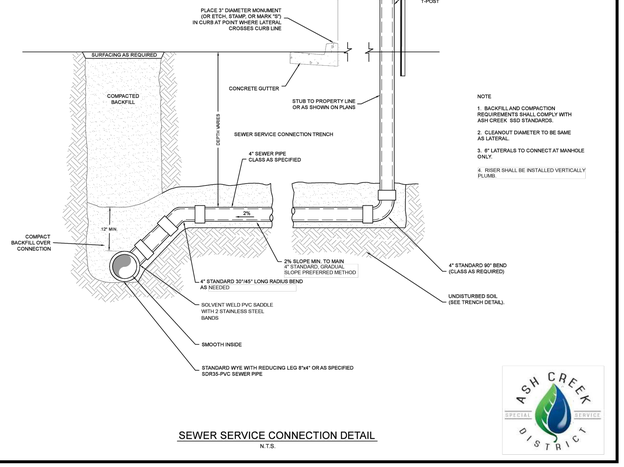
MANHOLE~ADJUSTMENT TO GRADE
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.



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



NOTE
1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS.
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL.
3. 8" LATERALS TO CONNECT AT MANHOLE ONLY.
4. RISER SHALL BE INSTALLED VERTICALLY PLUMB.

SEWER SERVICE CONNECTION DETAIL
N.T.S

REVISIONS

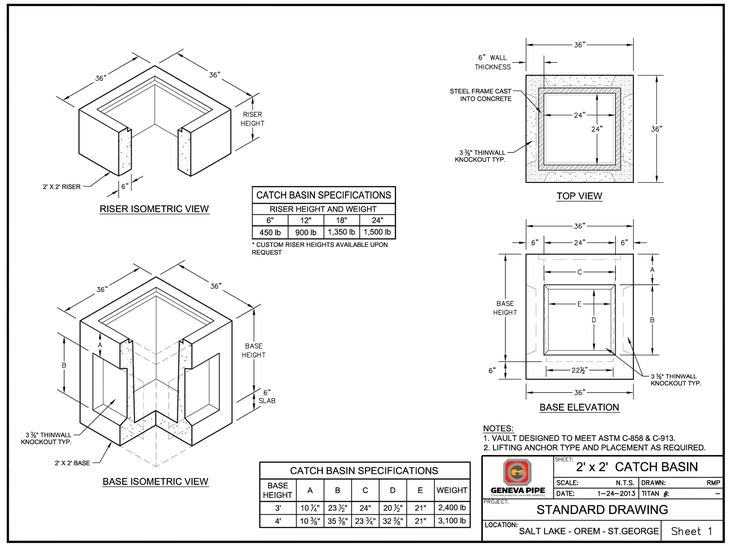
NO.	DATE	APPROVED BY	REMARKS

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

SEWER DETAILS
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: AS NOTED

SHEET 8 OF 10



ACO StormBrixx®

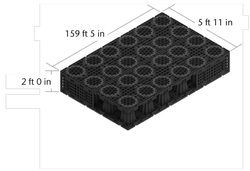
Online Project Configuration

Project Details
Description : Hurricane Applebees
Date : 08-12-2024
City : Hurricane
State : Utah
Zip Code : 84737
Country : USA

Customer Details
Contact : RYAN HUTCHINGS
Email : Rhutch@pratteng.com

Tank Configuration

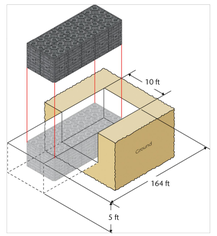
Tank Function	Detention/Retention
Product	300
Number of Layers	2
Total Net Volume (ft³)	1,783.0 ft³
Total Gross Volume (ft³)	1,896.8 ft³
Length of Tank (ft/in)	159 ft 5 in
Width of Tank (ft/in)	5 ft 11 in
Depth of Tank (ft/in)	2 ft 0 in



Cavity & Excavation Details

Length of Cavity (ft/in)	163 ft 5 in
Width of Cavity (ft/in)	9 ft 11 in
Depth of Cavity (ft/in)	4 ft 6 in
Volume of Material to be Excavated (ft³)	7,258.1 ft³
*Membrane Quantity (ft²)	2,931.9 ft²
Cover Dimension (ft/in)	2 ft 0 in
**Backfill Material (ft³)	5,361.2 ft³

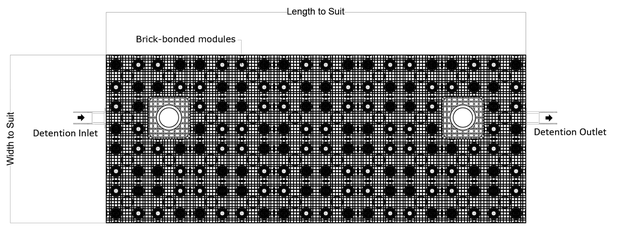
* Calculation includes a 15% overlap
** Pavement not accounted for

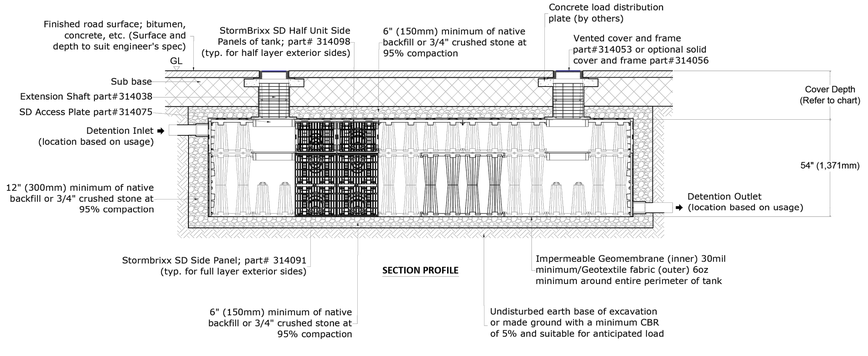


* Diagram shows cavity size rounded to nearest foot

© ACO, Inc.

825 W. Beechcraft Street
Casa Grande, AZ 85122
Tel : (888) 490-9552
info@acousa.com





Installation depths of ACO StormBrixx SD	
Installation Location	Minimum cover depth[4] ft (m)
Non-trafficked areas i.e. landscaping [2]	1.0
Parking lots, vehicles up to 5,512lbs gross mass [1]	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass [3]	2.0 (0.6)
Occasional heavy truck traffic up to HS-20 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx SD	6.5 (2)
Maximum depth to invert of ACO StormBrixx SD half layer system	12.56 (3.8)

Notes

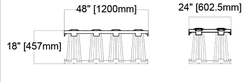
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional sanitation trucks or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx SD Half Unit Module
48"x24"x18" [1200x602.5x457mm (H)]
11.27cuft net volume per module
Brick or Cross Bonded (where applicable)
Part Numbers:
Tank Body-314090 & Top Cover-314094



*All systems must be designed and installed to meet or exceed ACO StormBrixx minimum requirements. Although ACO StormBrixx offers support during the design, review, and construction phases of the module system, it is the ultimate responsibility of the Engineer of Record to design the system in full compliance with all applicable engineering practices, laws, and regulations.

D-SD-1.5L-DVT
DATE: 08/16/2019
ISSUE: D

DETENTION - STORMBRIXX SD 1.5 LAYERS WITH ACCESS PLATES

INSTALLATION DRAWING - ACO STORMBRIXX SD

ACO, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 WWW.ACOSTORMBRIXX.US South Carolina Tel: 800-543-4764

REVISIONS

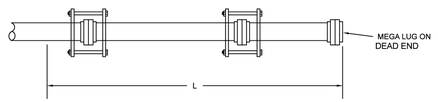
NO.	DATE	APPROVED BY	REMARKS
1			

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

STORM DRAIN DETAILS
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

FILE NAME: –
DATE: 8/16/2024
CHECKED:
SCALE: AS NOTED
SHEET 9 OF 10

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE IN INCHES								
4	6	8	10	12	14	16	18	20
85	119	156	186	219	248	279	309	338

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

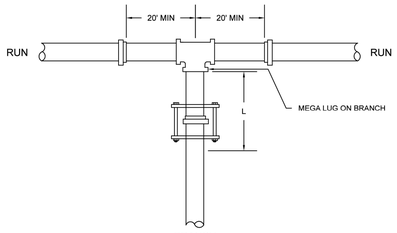
RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

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

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

CITY OF HURRICANE ENGINEERING

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



BRANCH SIZE (DIAMETER) \ RUN SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				19	*	*	*	*	*	*
12					52	22	*	*	*	*
14						82	56	30	5	*
16							114	88	64	18
18								143	119	73
20									172	126
24										227

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

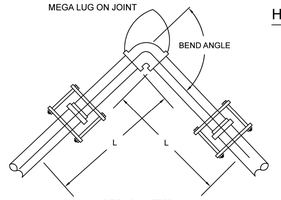
RESTRAINED LENGTHS, "L" (IN FEET)

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

CITY OF HURRICANE ENGINEERING

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

HORIZONTAL BEND

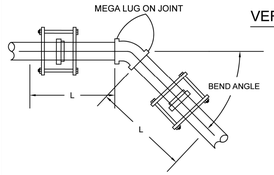


1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20
11.25	3	4	5	5	6	7	8	9	9
22.5	5	7	9	10	12	14	15	17	18
45	10	13	17	21	24	28	31	34	38
90	23	32	42	50	58	66	75	82	90

RESTRAINED LENGTHS, "L" (IN FEET)

VERTICAL DOWN BEND



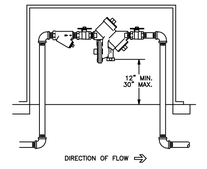
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE (DIAMETER)	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

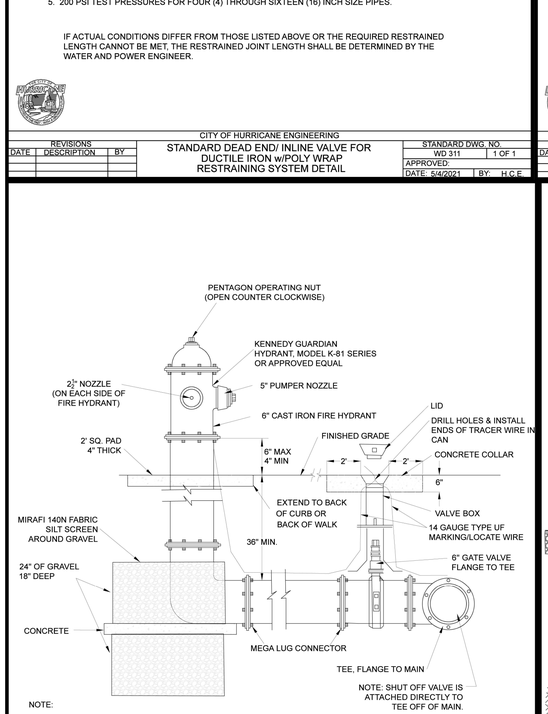
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS			STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 310	1 OF 1
				APPROVED:	
				DATE: OCT. 2020	BY: H.C.E.



E BACKFLOW PREVENTER DETAIL
NO SCALE



NOTE:

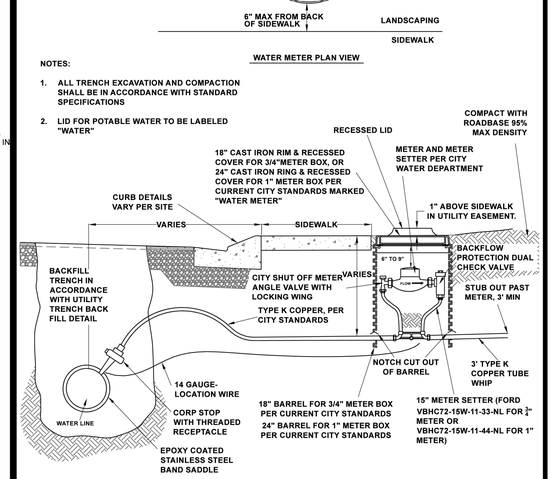
IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

N.T.S.

CITY OF HURRICANE

REVISIONS			STANDARD FIRE HYDRANT DETAILS	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 302	1 OF 1
				APPROVED:	
				DATE: APRIL 2020	BY: H.C.E.



WATER METER PLAN VIEW

NOTES:

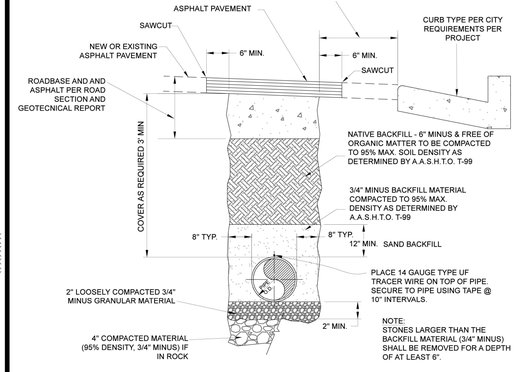
1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"

¾" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

REVISIONS			¾" AND 1"WATER SERVICE AND METER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-3	3 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

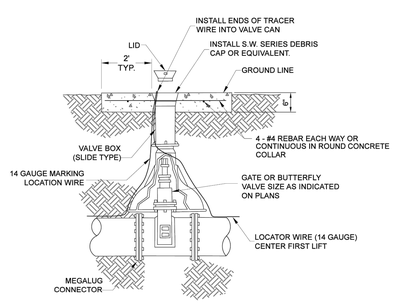


CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE

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



NOTES:

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

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

CITY OF HURRICANE

REVISIONS			MAIN LINE VALVE	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 316	1 OF 1
				APPROVED:	
				DATE: 5/4/2021	BY: H.C.E.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1			

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

WATER DETAILS
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

FILE NAME: –

DATE: 8/16/2024

CHECKED:

SCALE: AS NOTED

SHEET 10 OF 10

Hurricane City Application

Application Accepted Date: 08/23/2024

Type of Improvement: Site Plan (Final)

Description: Hurricane City is applying for a 4 Court Gymnasium

Tenant / Project Name: Hurricane City Gymnasium

Bldg. Address: 845 North 200 West

City: Hurricane City State: UT Zip: 84737

Subdivision: n/a Phase: TBD

Block: Lot #: n/a Parcel ID #: H-318-A-1, H-311-A

Property Owner: Hurricane City

Permit Contact: Karl Rasmussen P:(435) 680-0816

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 680-0816

General Contractor: Hurricane City

License #: P: (435) 635-2609

Address: Hurricane City Recreation 63 S 100 W

City: Hurricane State: UT Zip: 84737

Email: tiffani@hurricanerecreation.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Sub Total:	**$**	**0.00**
Permit Total:	**$**	**0.00**
Amount Paid:	**$**	**0.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-59

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane Gymnasium 2: Parcels, H-318-A-1 & H-311-A, are currently owned by Hurricane City. There will be a 4 court gymnasium built with upgraded parking lots.

PLANNING & ZONING
HURRICANE CITY
UTAH

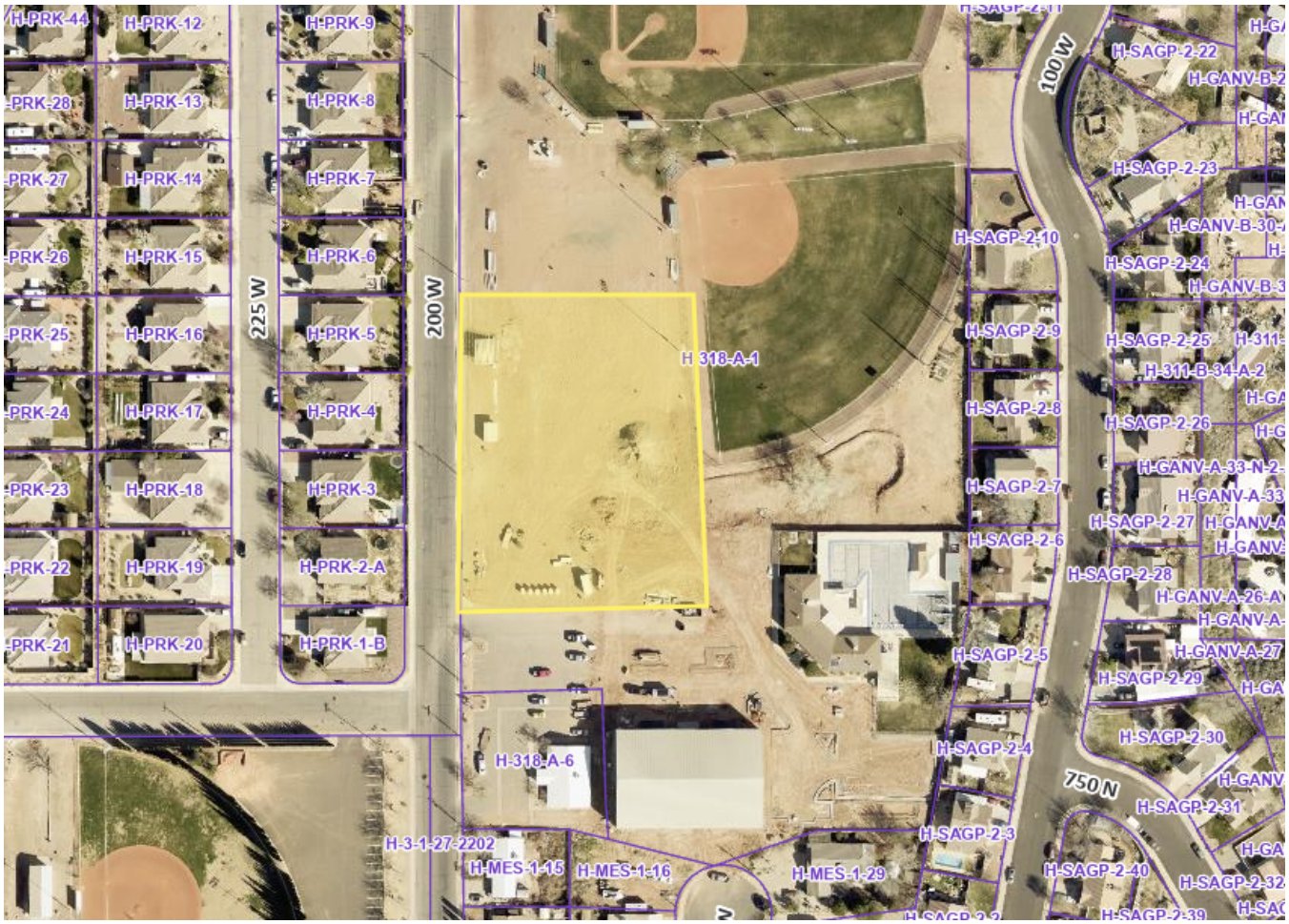
STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	FSP24-59
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Hurricane City
Agent:	Karl Rasmussen
Request:	Final Site PlanApproval
Location:	748 N 200 W
Zoning:	PF
General Plan Map:	Recreational Open Space
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:
Hurricane City is planning to build an additional four court gymnasium building on 200 W as part of the American Legion/Spilsbury park complex on the site of the former rodeo grounds. This building will be double the size of the recently completed gymnasium just south of this site. This building will consist of four basketball courts as well as storage and office space for the City Recreation Department. The overall site will include increased parking areas to be shared between the two gym buildings and the existing city pool. The site is zoned Public Facilities (PF).

JUC Comments

1. Construction drawings were signed off by the JUC in August of 2024.



Location is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Public Facility zone.

2. Parking Requirement pursuant to HCC 10-34-10:

Recreation and entertainment, indoor:		
Other uses	*1 space per 300 square feet of gross floor area*	

The applicant is proposing an approximately 35,000 sq ft building. Under the parking standard, they are required to provide 116 parking stalls. With this project, they are proposing 247 new parking stalls be added to both the existing parking lot for the pool and the two-court gym, and to the baseball/softball fields to the north of this project. This entire complex was master planned as part of the Parks, Recreation, and Trails Master Plan passed earlier this year, and staff has no concerns with the parking requirements for the overall area.

3. Landscape: Hurricane City code 10-32-6 requires a 10' landscape buffer along 200 W and 975 N and seven percent of the overall parking lot area to be landscaped. The proposed landscaping plan meets this code.

4. Pedestrian circulation throughout the site has been considered in the design with a series of paths between the multiple recreation sites throughout the complex.

5. An outdoor lighting plan has been submitted that meets HCC 10-33-7. All lighting will need to be under 4000 K and focused downward.

6. Building elevations have been submitted. The gym building is 35' tall; however, there is no maximum height in the Public Facilities zone.

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

TITLE SHEET FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

CONTACT INFORMATION

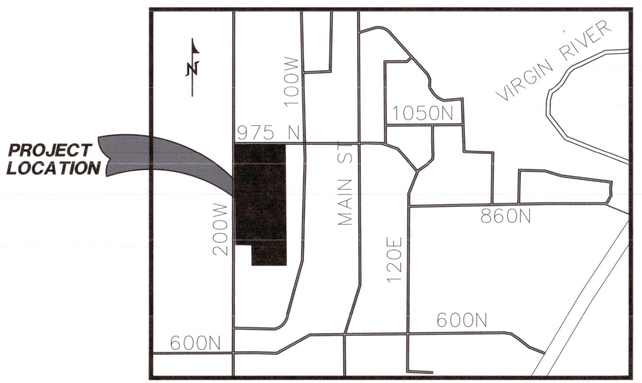
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-9442
CENTURYLINK	~~BRAXTON PETERSON~~ Sheila Turner	~~385-479-7339~~ 801-592-0678
TDS TELECOM	~~MATT BRANN~~	~~435-817-0180~~ 435-429-9041
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 118
PLANNING DEPARTMENT	FRED RESCH	435-635-2811 EXT. 110
POWER DEPARTMENT	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	RYAN NAY	435-773-3016
GIS	JOE RHODES	435-669-5471
INFOWEST	DALLIN PEAD	435-359-7778

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2-C3	SITE PLAN SHEETS
C4-C5	UTILITY PLAN SHEETS
C6-C7	GRADING PLAN SHEETS
C8-C9	SIGNAGE AND STRIPING PLAN SHEETS
L1-L2	LANDSCAPE PLAN SHEETS
L3-L4	LIGHTING PLAN SHEETS
DT1-DT5	DETAIL SHEETS

HURRICANE CITY APPROVAL

PUBLIC WORKS	DATE 8/22/24
ASH CREEK SEWER DISTRICT	DATE 8/21/24
WATER DEPARTMENT	DATE 8-21-24
CENTURYLINK	DATE 8/21/24
DOMINION ENERGY	DATE 8-21-24
PLANNING DEPARTMENT	DATE 8/21/24
FIRE DEPARTMENT	DATE 8-21-24
HURRICANE POWER	DATE 8-21-24
PARKS DEPARTMENT	DATE 8/21/24
TDS TELECOM	DATE 8.21.24
GIS	DATE 8/21/24
CITY ENGINEER DEPARTMENT	DATE 8-22-24
WASHINGTON C.W.C.D.	DATE 8-21-24
STREETS DEPARTMENT	DATE 8-21-24
INFOWEST	DATE 8-21-24



VICINITY MAP

OWNERS:

HURRICANE CITY

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

KARL BRADLEY RASMUSSEN
NO. 191090
8/20/24
STATE OF UTAH

TITLE SHEET FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

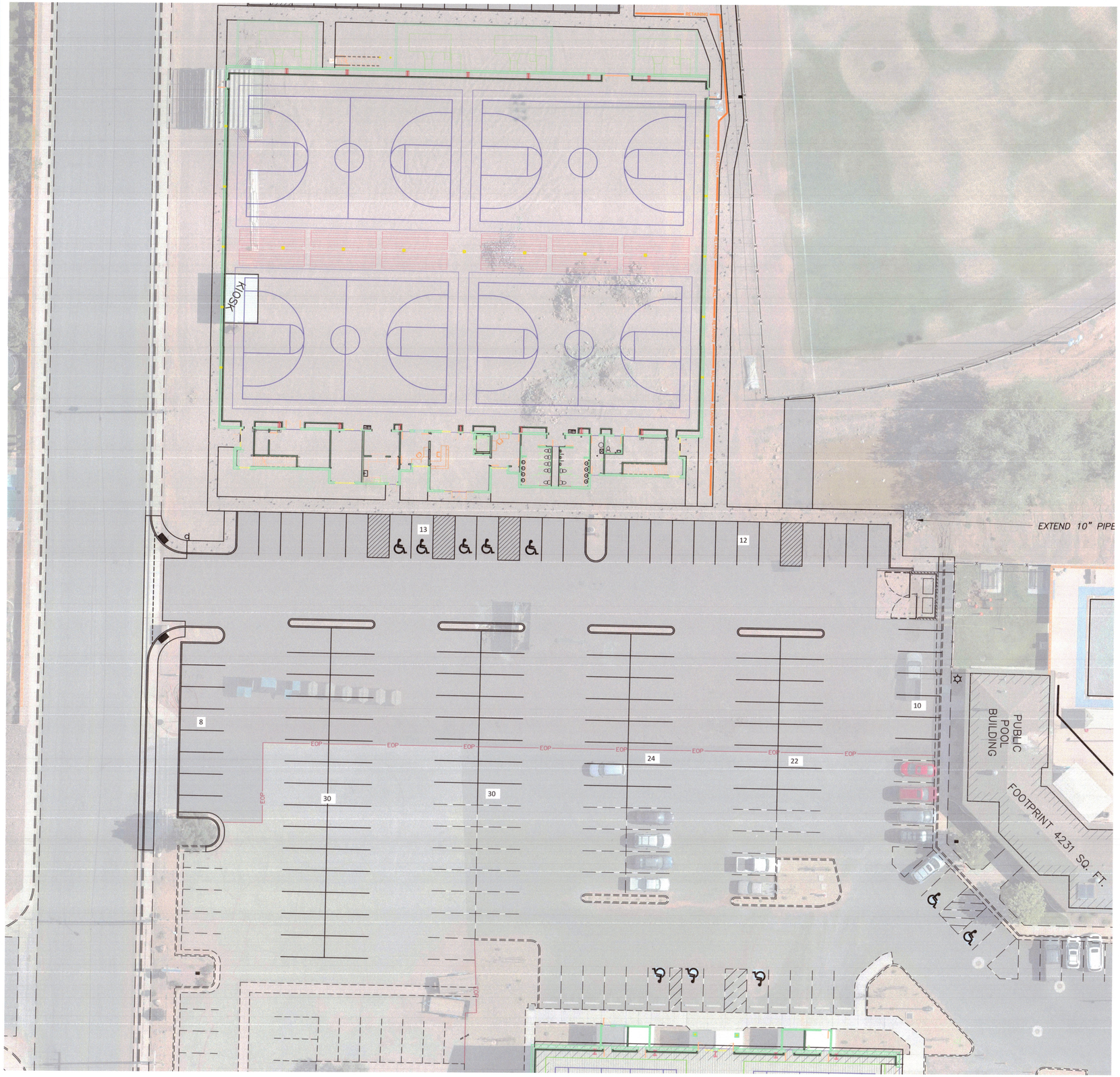
DATE: 8/20/2024
SCALE: N.T.S.

JOB NO.
10-051

SHEET NO:
C1

TITLE PAGE

AUG 2 2 2024



SITE PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATERLINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EDGE OF ASPHALT
- EXISTING PARKING STALLS
- BLOCK WALL
- EXISTING ASPHALT
- INSTALL ASPHALT

PARKING DATA:

REGULAR PARKINGS - 200
ADA PARKING - 10

TOTAL PARKINGS PROVIDED - 210

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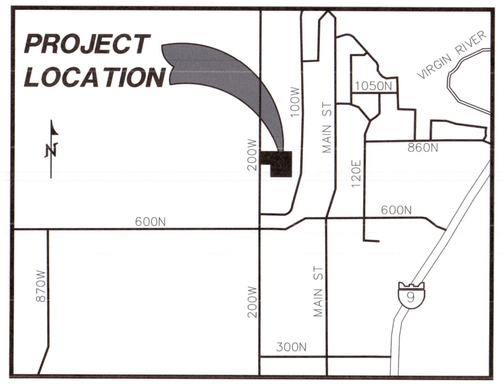
SCALE IN FEET



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

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.

SITE PLAN

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

REVISIONS

NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

KBR
NO. 191080
KARL BRADLEY RASMUSSEN
8/20/24
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH

SITE PLAN FOR:
HURRICANE CITY GYMNASIUM 2

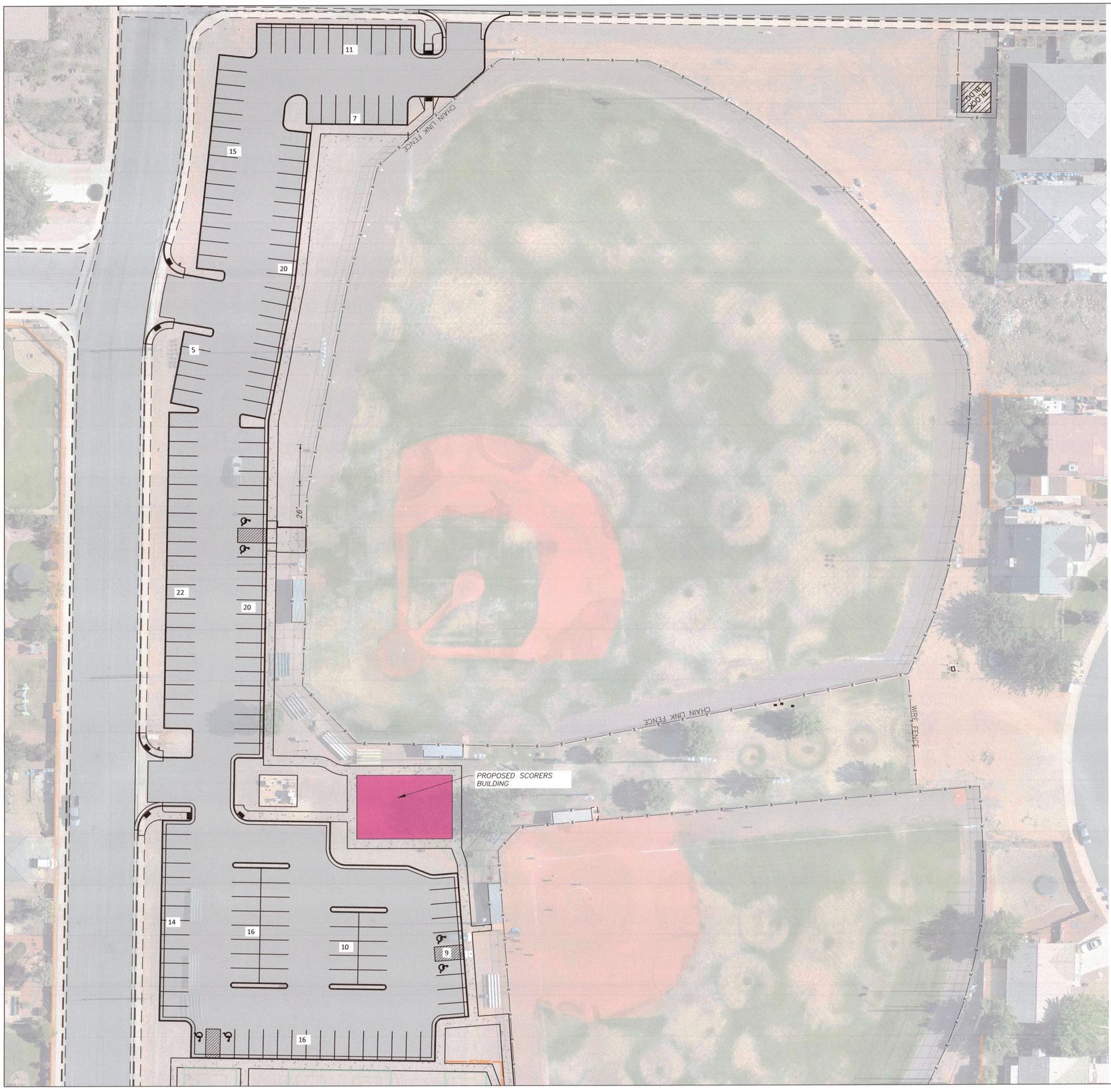
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
C2

AUG 2 2 2024



SITE PLAN FOR: HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

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SCALE IN FEET

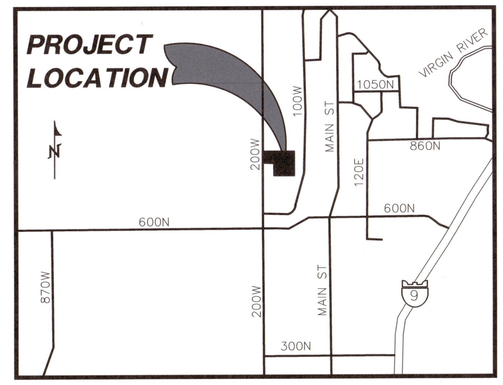
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT LINE
- BLOCK WALL
- INSTALL ASPHALT

PARKING DATA:

AREA 1 PARKING - 64
AREA 2 PARKING - 98
ADA PARKING - 6

TOTAL PARKINGS PROVIDED - 168



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

NOTICE!

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

SITE PLAN

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

PROVALUE ENGINEERING

PROFESSIONAL STRUCTURAL ENGINEER
KBR
No. 191090
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

SITE PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
C3

AUG 2 2 2024

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

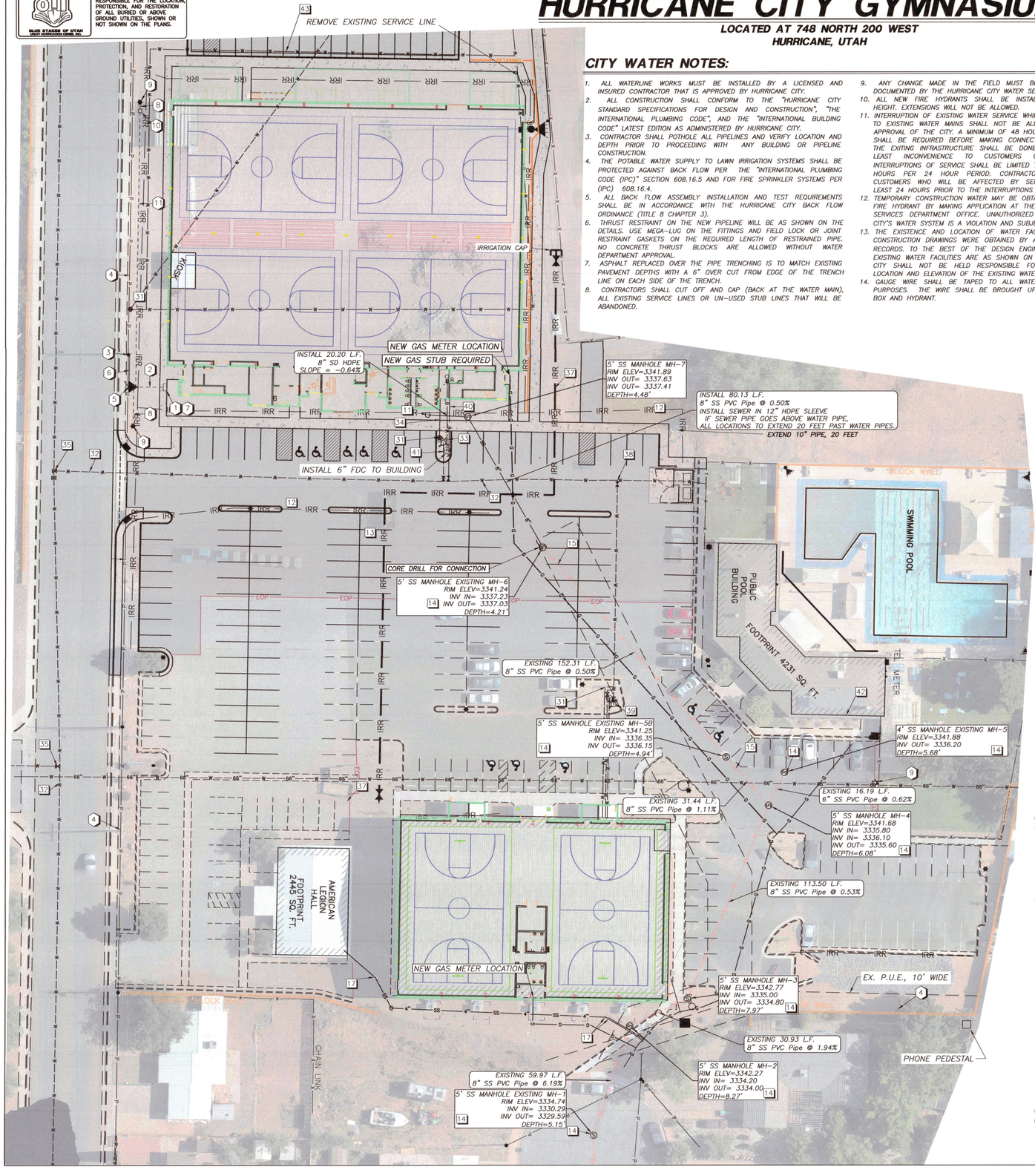
811 BLUE STAKES OF UTAH UTAH NUMBER ONE, INC.

NOTICE!

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

UTILITY PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



CITY WATER NOTES:

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

LEGEND

- PROPOSED 4" IRRIGATION MAIN
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" PVC WATERLINE
- PROPOSED 4" FIRE LINES
- PROPOSED 8" PVC WATERLINE
- EXISTING GAS LINE
- PROPOSED NATURAL GAS LINE
- PRIMARY POWER
- SECONDARY POWER
- EXISTING 66" WCWCD WATER LINE
- NEW SEWER MANHOLE PER ASH CREEK STANDARDS
- NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
- NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- EXISTING FIRE HYDRANT
- NEW WATER VALVE PER HURRICANE CITY STANDARDS
- EXISTING MANHOLE
- PROPOSED CLEANOUT
- EXISTING STREET LIGHT

N W E S

30 0 30
SCALE IN FEET

INFOWEST NOTES:

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

CENTURYLINK PHONE NOTES (COMMERCIAL)

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYRLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
   OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

HURRICANE CITY GYMNASIUM 2 POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. FOR SCHEMATIC PURPOSES ONLY, EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. 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.
8. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
9. METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
10. DEVELOPERS WILL BE INVOICED A TERMINATION FEE $102.00 PER PRIMARY ELBOW TERM.
11. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC. CONTACT HURRICANE POWER REGARDING THIS.
12. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE- CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
13. 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.
14. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2"OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MM ALUMINUM.
15. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
16. HURRICANE CITY POWER WILL INSTALL THREE-PHASE TRANSFORMER AND METER WILL BE INSTALLED ON TRANSFORMER BY HURRICANE CITY POWER.

DOMINION ENERGY NOTES:

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

TDS BROADBAND CATV NOTES:

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

ASH CREEK SEWER DISTRICT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO SEWER LINES AND LATERALS. IF DAMAGED, CALL ASH CREEK SPECIAL SERVICE DISTRICT AT 435-635-2348 AND GARY WILCOX AT 435-680-3565
2. FLOOR DRAINS, UTILITY SINKS OR ANYTHING OTHER THAN SANITARY SEWER DISCHARGE MAY REQUIRE AN INTERCEPTOR AND SAMPLE MANHOLE.

ASH CREEK GENERAL SEWER NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT 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 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.

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2021. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
5. AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT.
6. A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
7. KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.

CONSTRUCTION NOTES

POWER:

1. INSTALL 1000 AMP 120/208 VOLT THREE PHASE METER MAIN
2. INSTALL SECONDARY POWER 500 ALUMINUM QUADPLEX (3)4" CONDUIT + 2" PVC FOR LUMEN
3. INSTALL 4" ALUM. RISER WITH 1/0 15KV 3 PHASE
4. EXISTING PRIMARY LINE OH
5. INSTALL NEW 30 120/208 300KVA TRANSFORMER INSTALLED BY HURRICANE CITY POWER
6. INSTALL 4" PVC WITH 3 PHASE 1/0 15KV
7. NOT USED
8. INSTALL 1" PVC WITH #10 COPPER
9. INSTALL DECORATIVE STREETLIGHT
10. INSTALL STREETLIGHT BOX
11. INSTALL #2 TRIPLEX ALUM. IN 2" PVC

SEWER:

11. PROPOSED CLEANOUT
12. PROPOSED 5'ø SEWER MANHOLE
13. PROPOSED 8" SEWER MAIN
14. EXISTING SEWER MANHOLE
15. EXISTING 8" SEWER MAIN
16. REROUTE EXISTING SEWER MAIN
17. EXISTING CLEANOUT

GAS:

21. EXISTING 2"ø GAS MAIN SERVICE LINE
22. TIE TO EXISTING GAS MAIN STUB
    NOTE: GAS 3' CLEARANCE FROM POWER

WATER:

31. EXISTING 3/4" INCH SERVICE AND METER
32. EXISTING 8" WATERLINE
33. EXISTING FIRE HYDRANT
34. INSTALL NEW 1" SERVICE LINE
35. EXISTING WATER VALVE
36. INSTALL NEW 4" D.I.P. FIRE LINE AND VALVE
37. EXISTING 6" IRRIGATION MAIN
38. EXISTING 8" TEE, 8" D.I.P WATER LINE
39. EXISTING 8" TEE, 8"x6" REDUCER & FIRE HYDRANT
40. INSTALL 6" FIRE LINE FROM EX. WET FIRE LINE
41. INSTALL 6" FIRE DEPARTMENT CONNECTION
42. INSTALL CONDUIT FOR CONTROLLER
43. REROUTE BALL PARK SERVICE LINE WEST & NORTH OF NEW BUILDING. POTHOLE SIZE & LOCATION.

COMMUNICATION:

51. EXISTING COMMUNICATION LINE
52. INSTALL COMMUNICATION SERVICE LINE

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NO	DESCRIPTION	DATE	BY
1	CHANGE TO SEWER ROUTE	10/5/23	KBR
2	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
KBR
NO. 191090
KARL BRADLEY RASMUSSEN
8/20/24

UTILITY PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

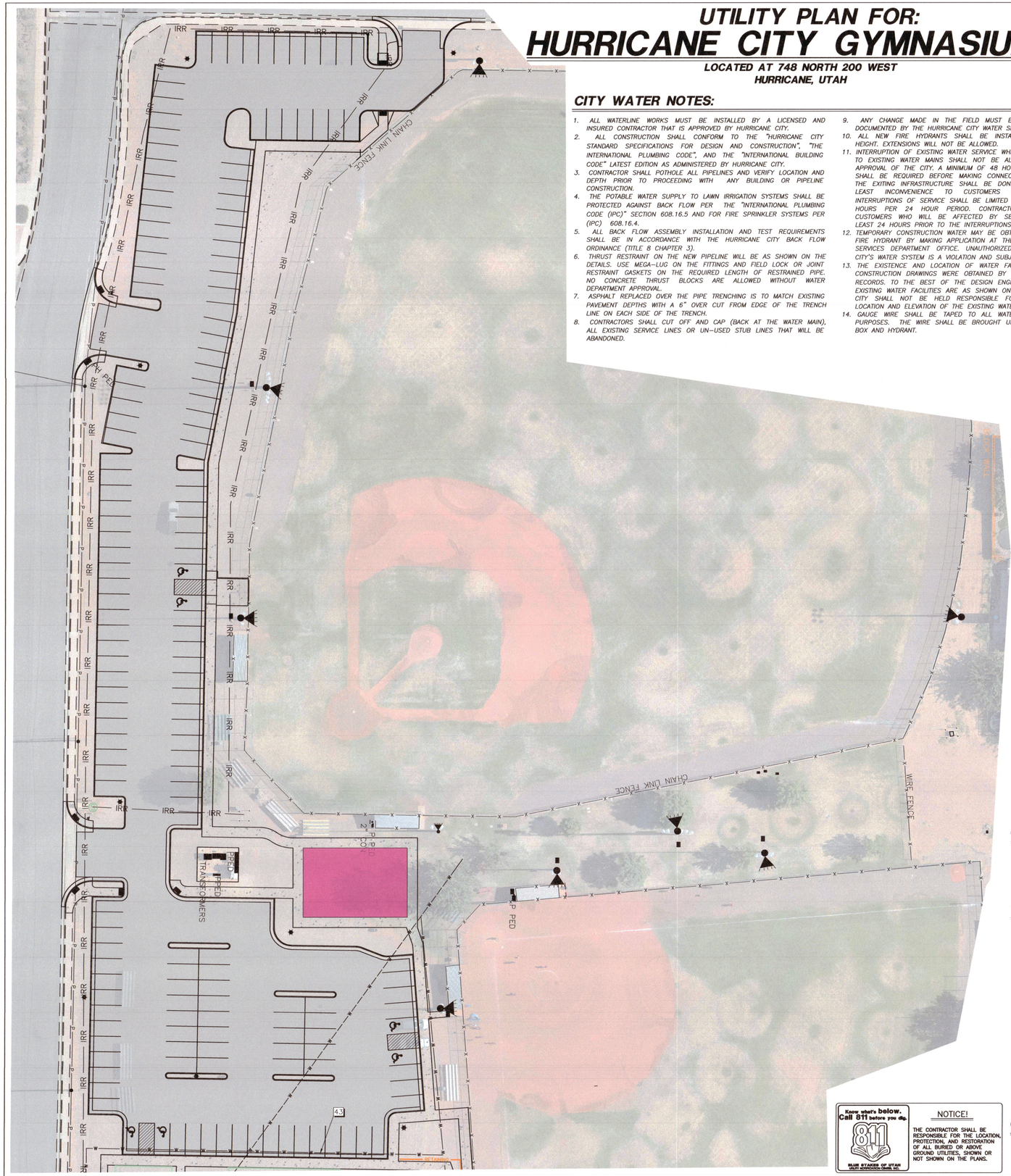
SHEET NO:
C4

UTILITY PLAN

AUG 22 2024

UTILITY PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



CITY WATER NOTES:

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

LEGEND

- PROPOSED 4" IRRIGATION MAIN
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" PVC WATERLINE
- PROPOSED 4" FIRE LINES
- EXISTING IRRIGATION LINE
- EXISTING GAS LINE
- PROPOSED NATURAL GAS LINE
- PRIMARY POWER
- SECONDARY POWER
- EXISTING 66" WCWCD WATER LINE
- NEW SEWER MANHOLE PER ASH CREEK STANDARDS
- NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
- NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- EXISTING FIRE HYDRANT
- NEW WATER VALVE PER HURRICANE CITY STANDARDS
- EXISTING MANHOLE
- PROPOSED CLEANOUT
- EXISTING STREET LIGHT

N
W E
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30 0 30
SCALE IN FEET

INFOWEST NOTES:

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

CENTURYLINK PHONE NOTES (COMMERCIAL)

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION... *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OR EQUIPMENT LOCATION.
*WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R
*LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

HURRICANE CITY GYMNASIUM 2 POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER BEARS RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. 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.
8. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
9. METERS SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE ACCESSIBLE.
10. DEVELOPERS WILL BE INVOICED A TERMINATION FEE $102.00 PER PRIMARY ELBOW TERM.
11. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT TRAFFIC. CONTACT HURRICANE POWER REGARDING THIS.
12. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE- CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
13. 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.
14. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2"OR 3" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0 OR 350 MM ALUMINUM.
15. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.

CONSTRUCTION NOTES

POWER:

1. PROTECT ALL POWER EQUIPMENT
2. PROTECT ALL LIGHTS AND UTILITY BOXES

SEWER:

11. PROPOSED CLEANOUT
12. PROPOSED 5'ø SEWER MANHOLE
13. PROPOSED 8" SEWER MAIN
14. EXISTING SEWER MANHOLE
15. EXISTING 8" SEWER MAIN
16. REROUTE EXISTING SEWER MAIN
17. EXISTING CLEANOUT

GAS:

21. EXISTING 2"ø GAS MAIN SERVICE LINE
22. TIE TO EXISTING GAS MAIN STUB
NOTE: GAS 3' CLEARANCE FROM POWER

WATER:

31. EXISTING 3/4" INCH SERVICE AND METER
32. EXISTING 8" WATERLINE
33. EXISTING FIRE HYDRANT
34. INSTALL NEW 1" SERVICE LINE
35. EXISTING WATER VALVE
36. INSTALL NEW 4" D.I.P. FIRE LINE AND VALVE
37. EXISTING 6" IRRIGATION MAIN
38. EXISTING 8" TEE, 8" D.I.P WATER LINE
39. EXISTING 8" TEE, 8"x6" REDUCER & FIRE HYDRANT
40. INSTALL 6" FIRE LINE FROM LINE BEHIND EX. FH
41. INSTALL FIRE DEPARTMENT CONNECTION
42. INSTALL CONDUIT FOR CONTROLLER
43. REROUTE BALL PARK SERVICE LINE WEST & NORTH OF NEW BUILDING. POTHOLE SIZE & LOCATION.

COMMUNICATION:

51. EXISTING COMMUNICATION LINE
52. INSTALL COMMUNICATION SERVICE LINE

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

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

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.
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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.

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2021. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
5. AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT.
6. A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
7. KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	CHANGE TO SEWER ROUTE	10/5/23	KBR
2	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

KBR
No. 191090
KARL BRADLEY RASMUSSEN
8/20/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

UTILITY PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

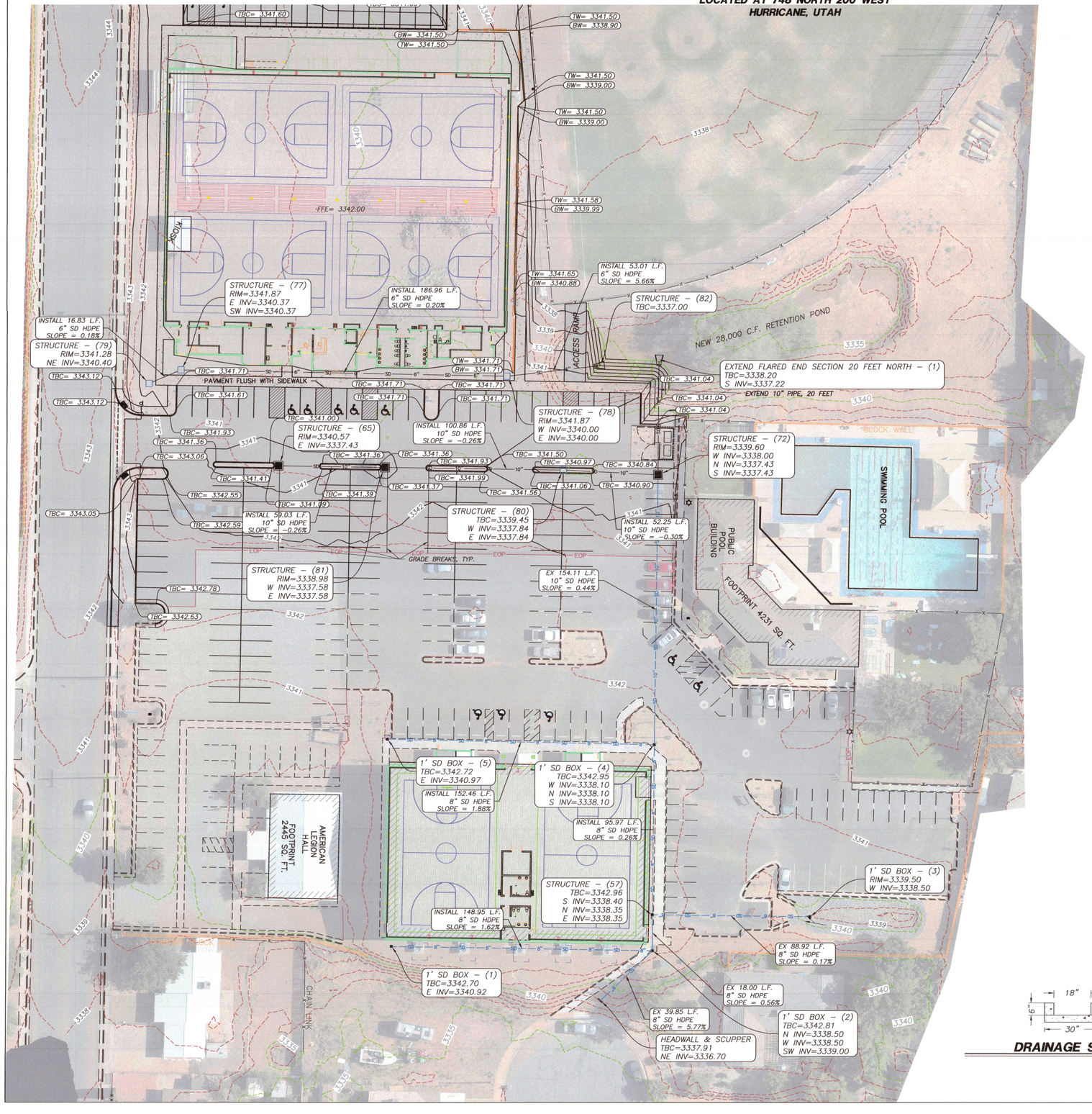
SHEET NO:
C5

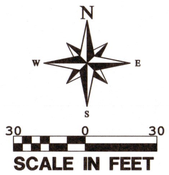
UTILITY PLAN

AUG 22 2024

GRADING PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH





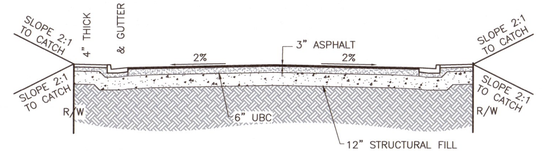
LEGEND

- EXISTING FENCE
- INSTALL RETAINING WALL
- INSTALL STORM DRAIN LINE (SIZE SHOWN)
- EXISTING STORM DRAIN LINE (SIZE SHOWN)
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- TBC= 3302.22 — TOP BACK OF CURB ELEVATION
- 3340 — CONTOUR ELEVATION LABEL
- PROPOSED CURB & GUTTER
- HANDICAP
- EXISTING ASPHALT
- INSTALL ASPHALT
- INSTALL STANDARD WHEEL STOP WITH REBAR
- INSTALL DUMPSTER, SEE DETAIL ON SHEET DT–3
- NEW SD INLET BOX PER HURRICANE CITY STANDARDS

SCUPPERS:

1 INSTALL DRAINAGE SCUPPER, SEE DETAIL BELOW

DRAINAGE SCUPPER



PARKING LOT PAVEMENT STRUCTURE

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NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

KBR
NO. 191090
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

GRADING PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 11/14/2023
SCALE: 1"=30'

JOB NO.
10-051

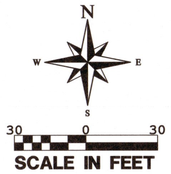
SHEET NO:
C6

GRADING PLAN

AUG 2 2 2024

GRADING PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



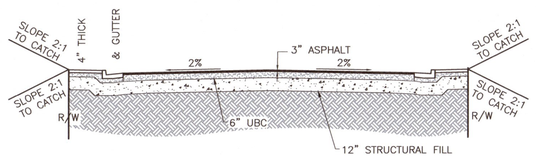
LEGEND

	EXISTING FENCE
RETAINING WALL	INSTALL RETAINING WALL
SD 10"	INSTALL STORM DRAIN LINE
SD 8" SD 8"	EXISTING STORM DRAIN LINE
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	PROPOSED 1' CONTOURS
	PROPOSED 5' CONTOURS
TBC= 3302.22	TOP BACK OF CURB ELEVATION
3340	CONTOUR ELEVATION LABEL
	PROPOSED CURB & GUTTER
	HANDICAP
	EXISTING ASPHALT
	INSTALL ASPHALT
	INSTALL STANDARD WHEEL STOP WITH REBAR
	INSTALL DUMPSTER, SEE DETAIL ON SHEET DT-3
	NEW SD INLET BOX PER HURRICANE CITY STANDARDS

KEYNOTES:

1 INSTALL DRAINAGE SCUPPER, SEE DETAIL BELOW

DRAINAGE SCUPPER



PARKING LOT PAVEMENT STRUCTURE

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

811 BLUE STAKES OF UTAH

NOTICE!

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

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	CHANGE TO SEWER ROUTE	10/5/23	KBR
2	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

PROVALUE ENGINEERING

PROFESSIONAL STRUCTURAL ENGINEER
KBR
No. 191090
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

GRADING PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO.
C7

GRADING PLAN

AUG 2 2 2024

SIGNAGE AND STRIPING PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

N
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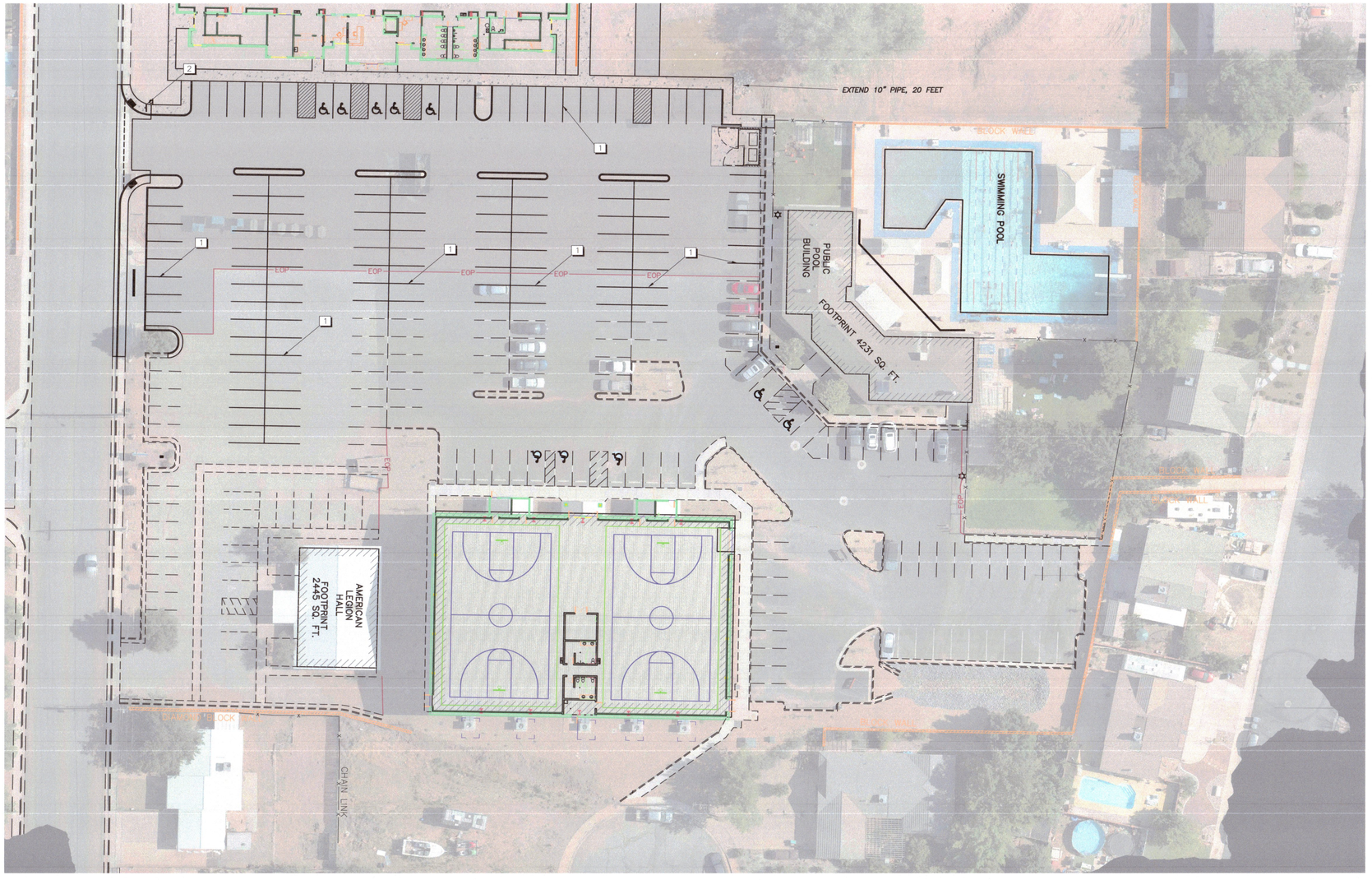
30 0 30
SCALE IN FEET



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PARKING STRIPES
- NEW ROAD SIGN

SIGNAGE AND STRIPING NOTES:

1. 4" PARKING STRIPE
2. INSTALL STOP SIGN

STRIPING KEYNOTES

- STOP BAR
- RED PAINT CURB

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

NOTICE!

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 668-8367

KBR
NO. 191090
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

SIGNAGE AND STRIPING PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

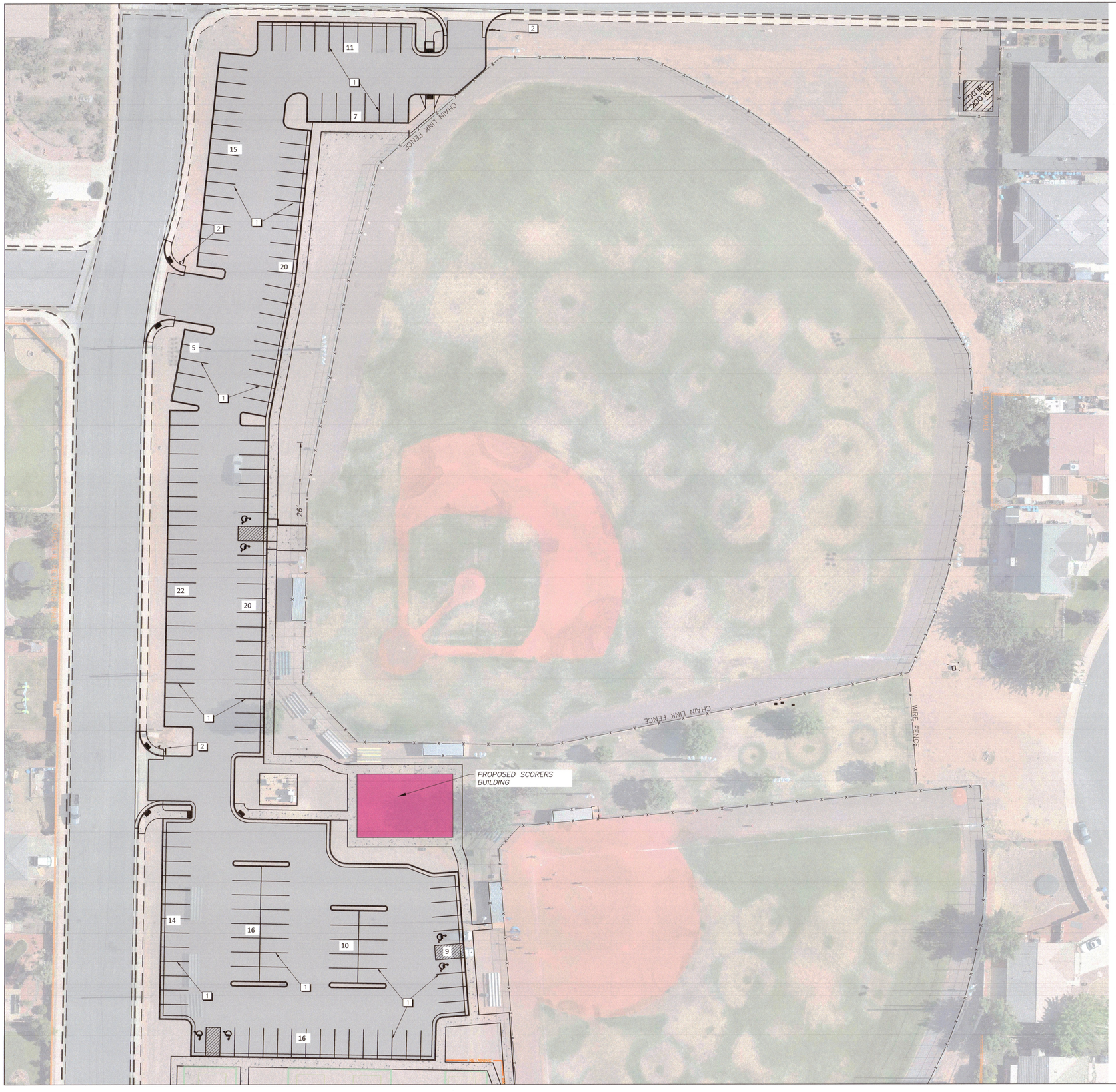
DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
C8

SIGNAGE AND STRIPING PLAN

AUG 2 2 2024


11
1
7
15
2
1
20
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1
26'
22
20
1
2
14
16
10
9
1
1
16
CHAIN LINK FENCE
CHAIN LINK FENCE
WIRE FENCE
PROPOSED SCORERS BUILDING
BLEACHERS
BLEACHERS
BLEACHERS

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

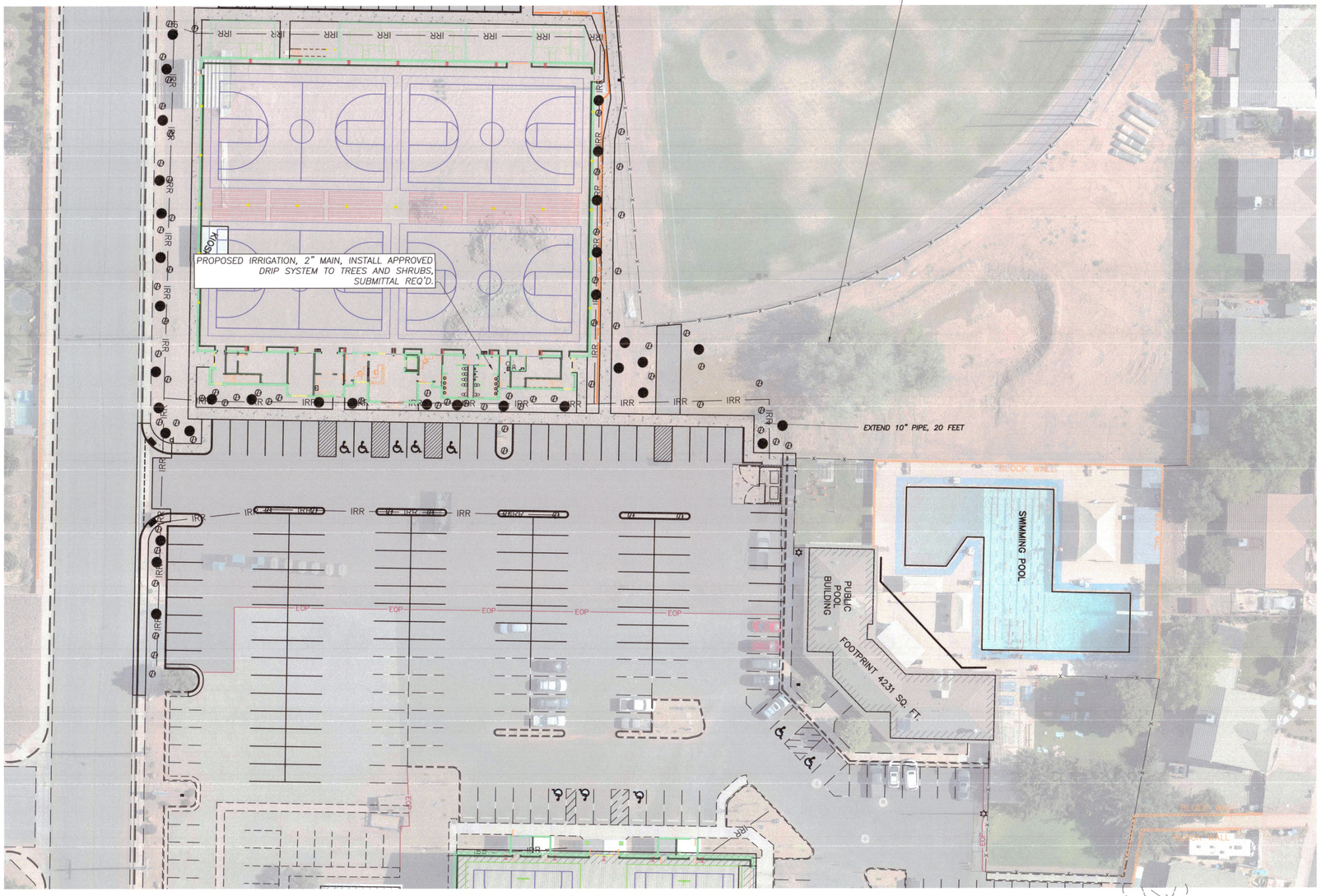
811 BLUE STAKES OF UTAH UTAH NOTIFICATION CENTER, INC.

NOTICE!

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

LANDSCAPE PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- NEW ROAD SIGN
- NEW LIGHTS PER ELECTRICAL PLANS
- IRR —— IRR —— PROPOSED 2" IRRIGATION LOOPED

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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

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

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.

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

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

8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLATION SHALL BE TO HURRICANE CITY PARKS STANDARDS.

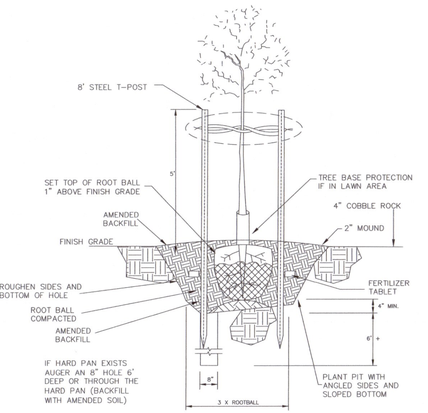
9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	34	2" CAL MIN
⌀	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	72	5 GAL

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

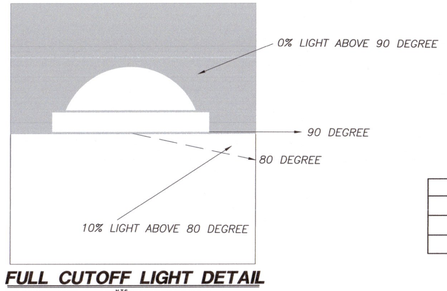
TREE SUPPORT DETAIL



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

50 0 50

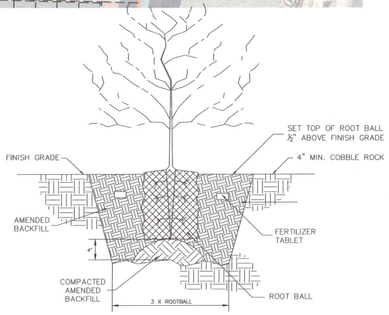
SCALE IN FEET



FULL CUTOFF LIGHT DETAIL
N.T.S.

LANDSCAPE AREA

DESCRIPTION	AREA
TOTAL BUILDING AREA	15,000 SQ. FT.
HARDSCAPE AREA	60,000 SQ.FT.
LANDSCAPE AREA	3,224 SQ.FT.



SHRUB PLANTING DETAIL
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

UTAH LICENSED LANDSCAPE ARCHITECT
KBR
No. 191080
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

LANDSCAPE PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

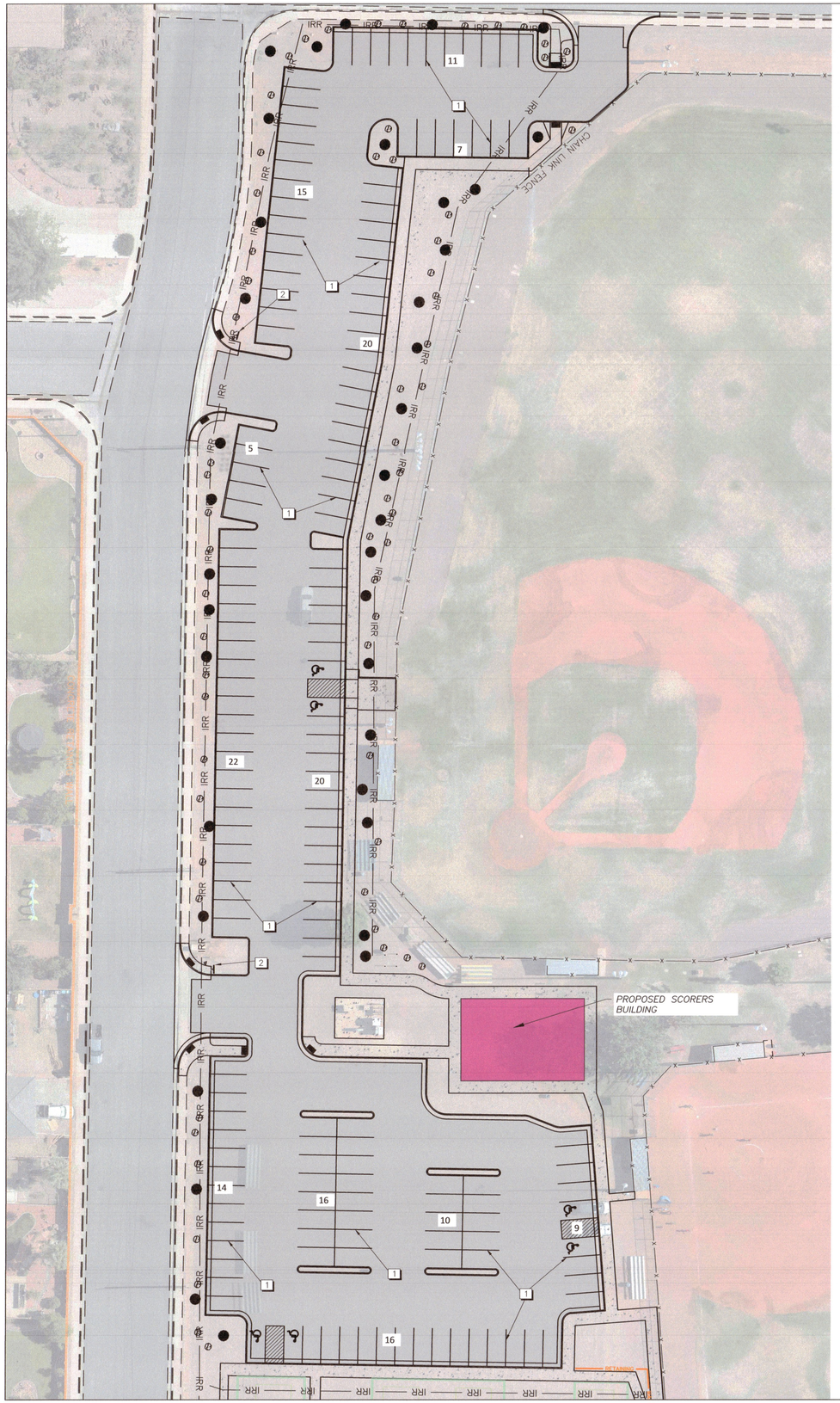
DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
L1

LANDSCAPE PLAN

AUG 22 2024



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

811 BLUE STAKES OF UTAH UTAH LAW REQUIRES 48 HOUR NOTICE 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.

LANDSCAPE PLAN FOR: HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- NEW ROAD SIGN
- NEW LIGHTS PER ELECTRICAL PLANS
- IRR — IRR — PROPOSED 2" IRRIGATION LOOPED

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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

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

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.

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

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

8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLATION SHALL BE TO HURRICANE CITY PARKS STANDARDS.

9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

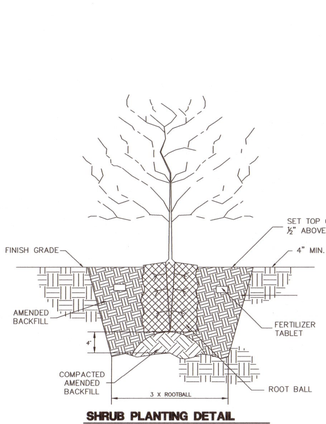
PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	35	2" CAL MIN
Ø	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	57	5 GAL

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

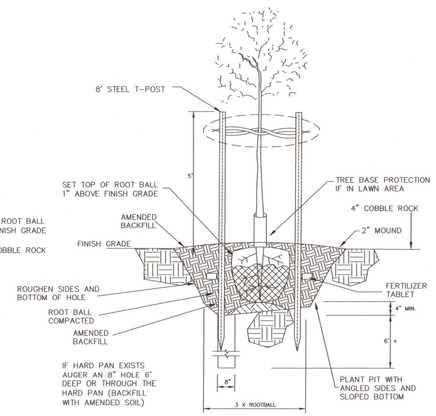
LANDSCAPE AREA

DESCRIPTION	AREA
TOTAL BUILDING AREA	15,000 SQ. FT.
HARDSCAPE AREA	60,000 SQ.FT.
LANDSCAPE AREA	3,224 SQ.FT.



SHRUB PLANTING DETAIL

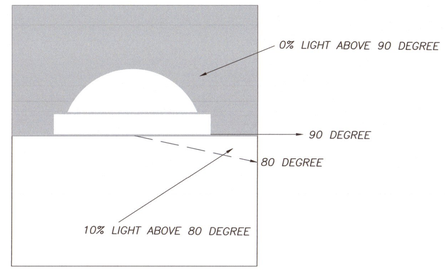
N.T.S.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

TREE SUPPORT DETAIL



FULL CUTOFF LIGHT DETAIL

N.T.S.

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NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

PROFESSIONAL ENGINEER STATE OF UTAH
KBR
No. 191090
KARL BRADLEY RASMUSSEN
4/23/24
STATE OF UTAH

LANDSCAPE PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO.
L2

LANDSCAPE

AUG 22 2024

LIGHTING PLAN FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

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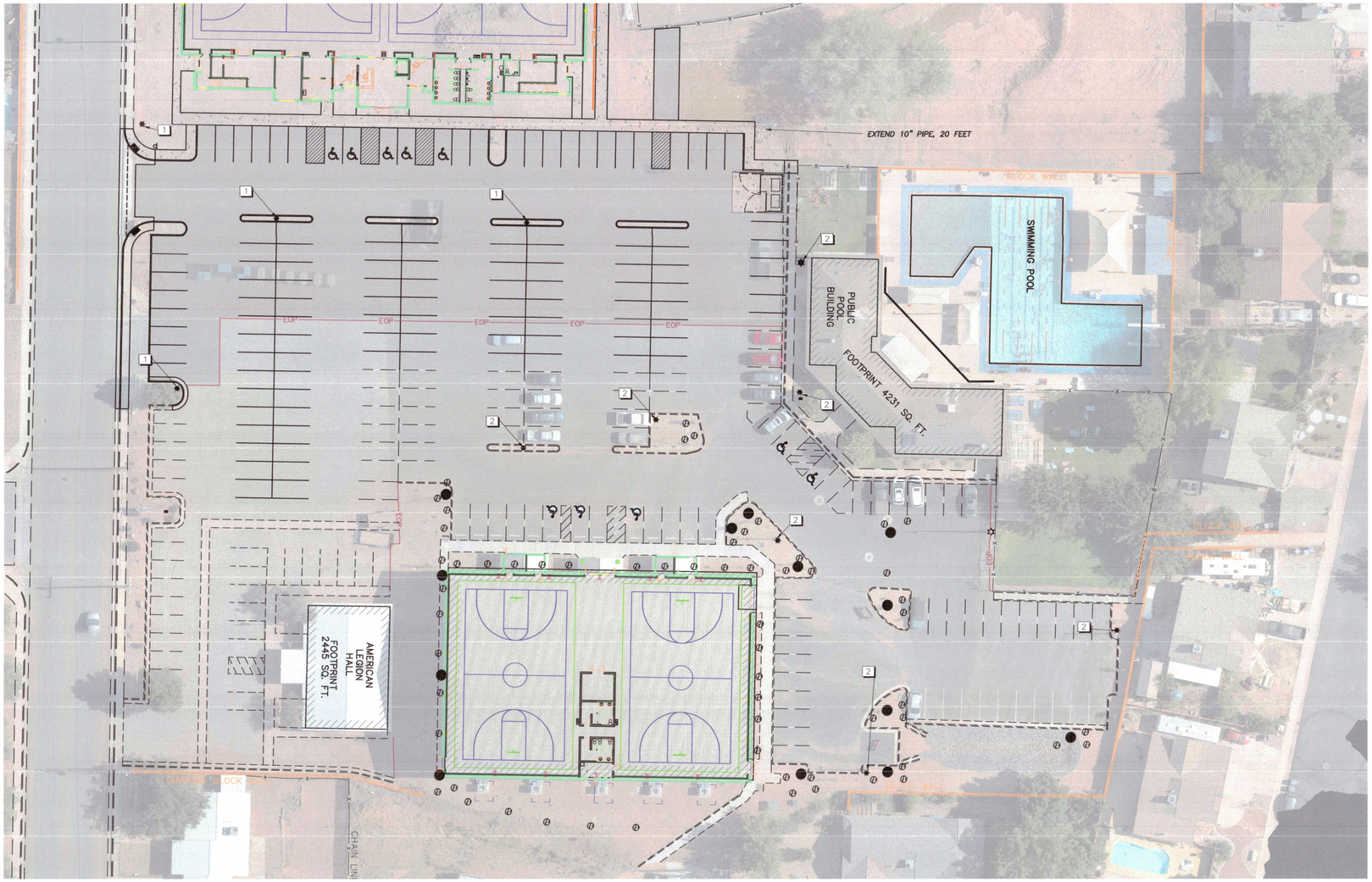
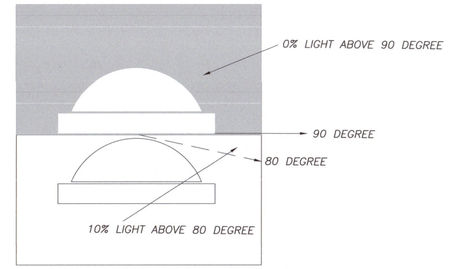
30 0 30
SCALE IN FEET



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- NEW ROAD SIGN
- NEW LIGHTS PER ELECTRICAL PLANS



FULL CUTOFF LIGHT DETAIL
N.T.S.

LIGHTS:

1. INSTALL CITY STANDARD 25' LIGHT POLE WITH LAMP
2. EXISTING LIGHT POLE WITH LAMP

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

NOTICE!

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REVISIONS

NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

KBR
NO. 191090
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

LIGHTING PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

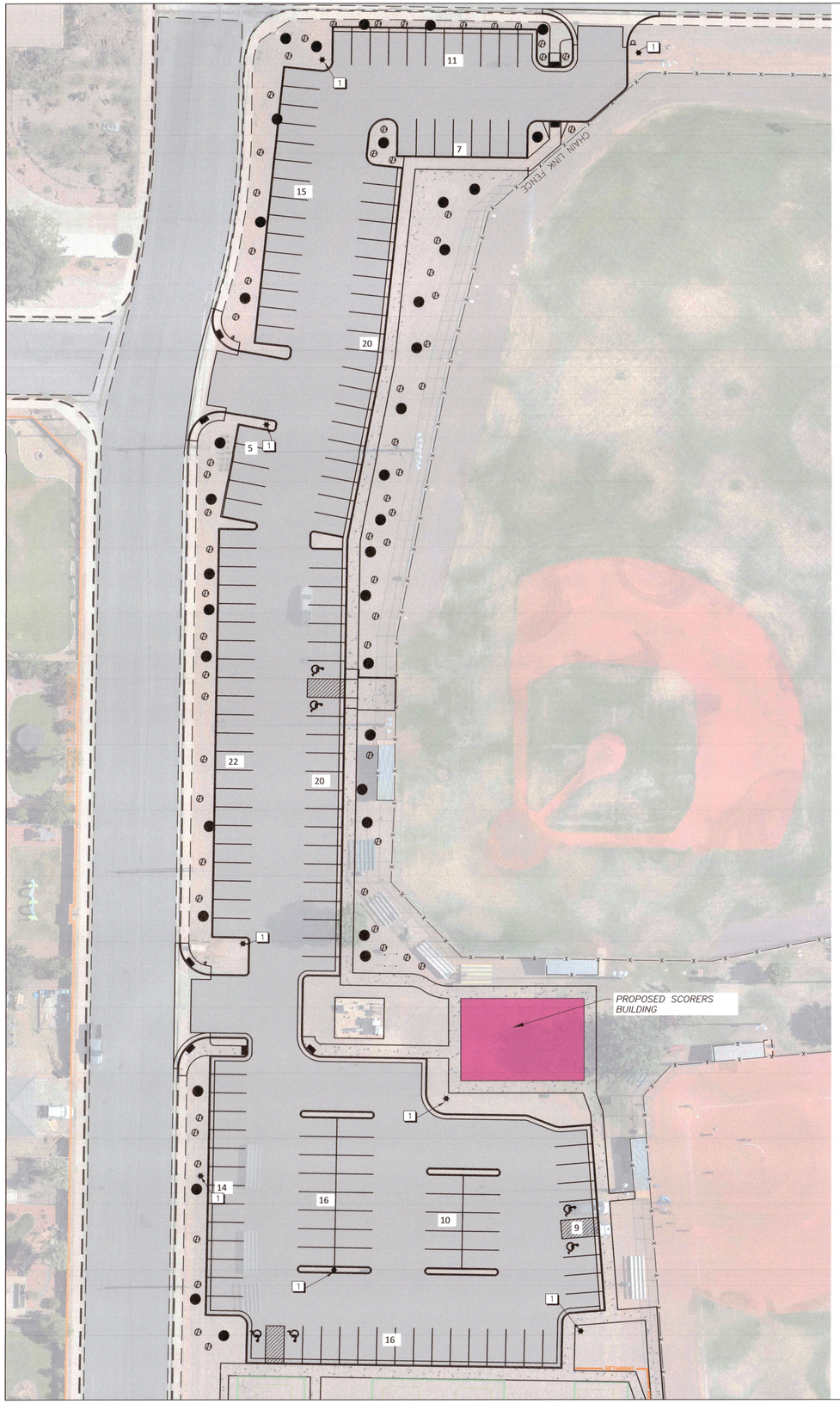
DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
L3

LIGHTING PLAN

AUG 22 2024



LIGHTING PLAN FOR: HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH

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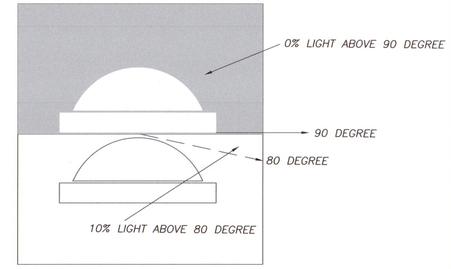
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 25' SEWER & DRAINAGE EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EXISTING CURB,GUTTER AND SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PERMISSIVE LINE
- INSTALL STOP SIGN, 3 REQ'D
- NEW LIGHTS PER ELECTRICAL PLANS



FULL CUTOFF LIGHT DETAIL
N.T.S.

LIGHTS:

1 INSTALL CITY STANDARD 25' LIGHT POLE WITH LAMP

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

NOTICE!

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

SITE PLAN

NO	DESCRIPTION	DATE	BY
1	CHANGES TO SITE FOR CHANGES	1/4/24	KBR

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

PROFESSIONAL ENGINEER — STATE OF UTAH
No. 191050
KARL BRADLEY RASMUSSEN
4/23/24

LIGHTING PLAN FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO.
L4

AUG 2 2 2024

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

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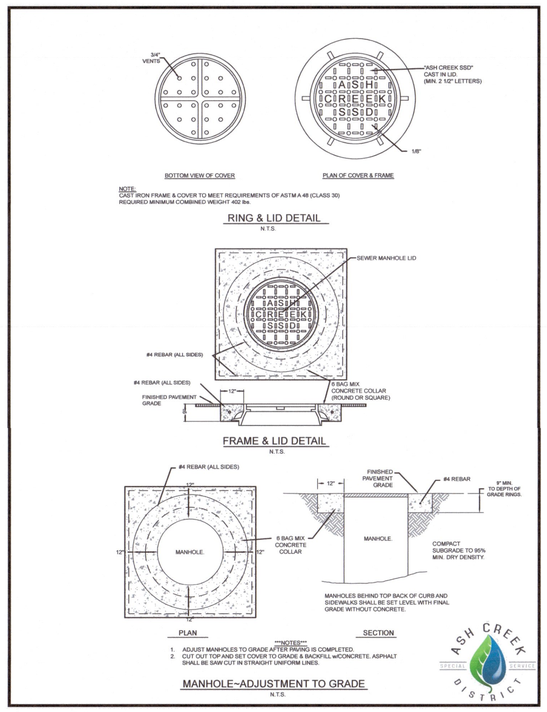

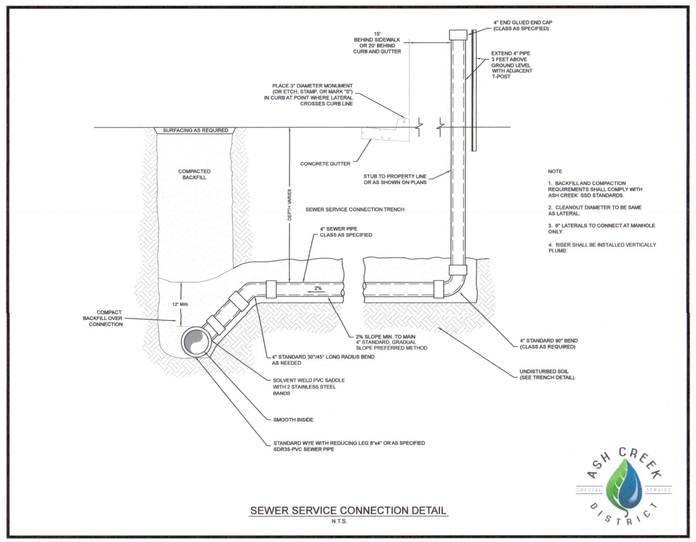

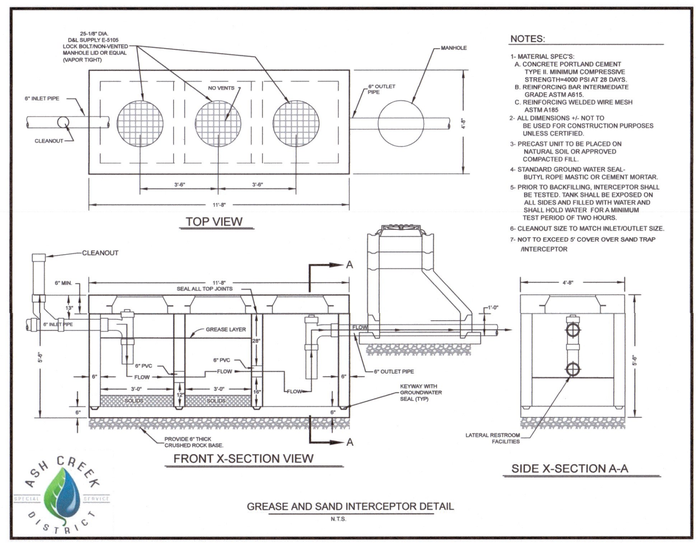

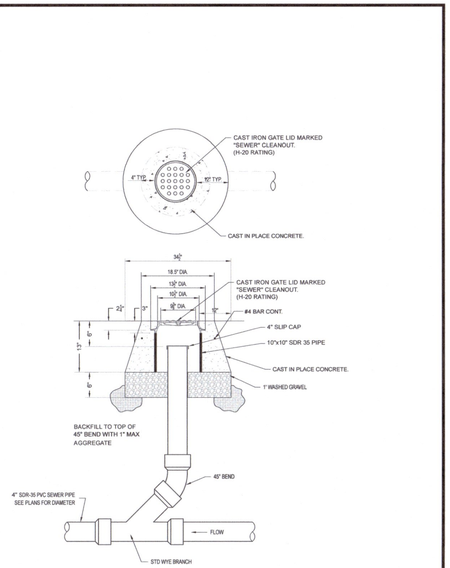

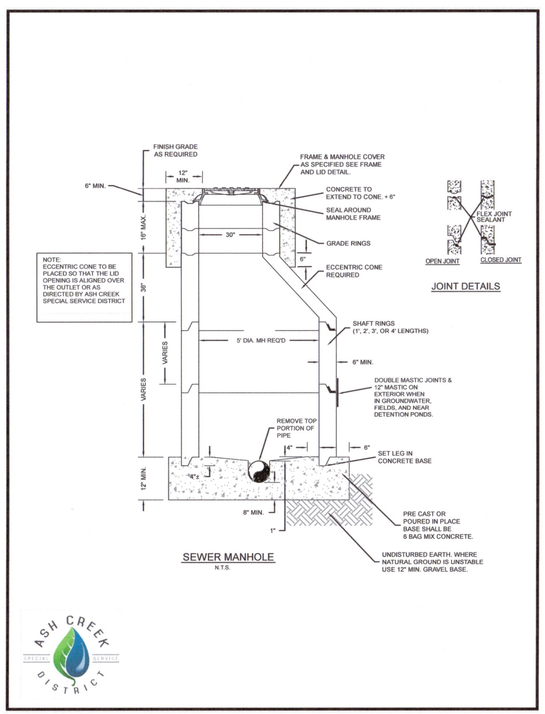

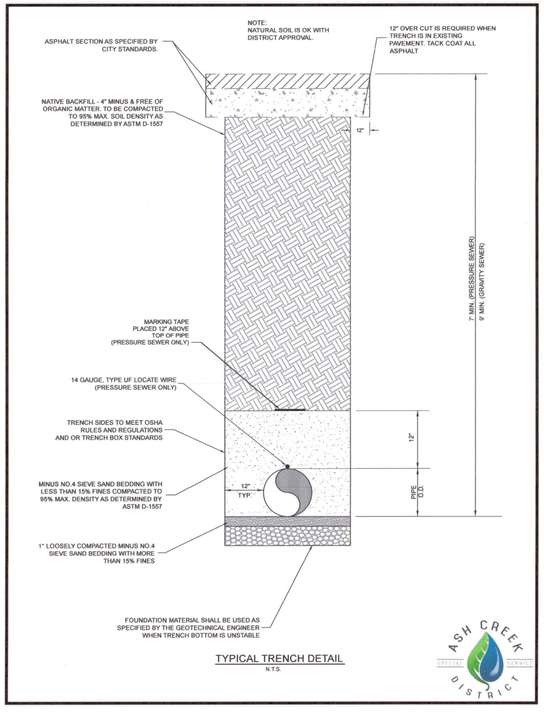

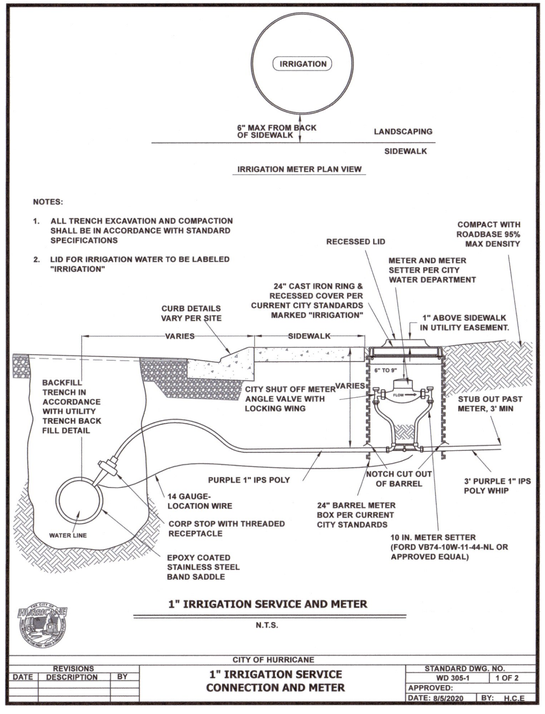

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8081

PROFESSIONAL ENGINEER
No. 191050
KARL BRADLEY RASMUSSEN
8/2024
STATE OF UTAH

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO:
DT-1

DETAIL SHEET

AUG 2 2 2024

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

OBTAIN SINGLE PHASE
TRANSFORMER PAD DETAIL
FROM HURRICANE POWER DEPARTMENT

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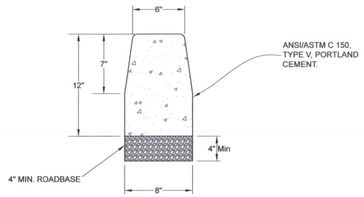
REVISIONS		
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone 435.668.8287



"A" CURB
N.T.S.

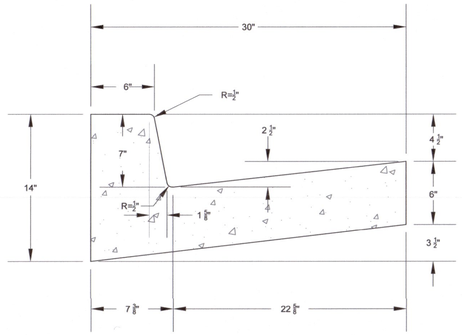
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

"A" CURB DETAIL

STANDARD DWG. NO.	
CC 100	1 OF 1
APPROVED:	
DATE: 8-12-19	BY: H.C.E.



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

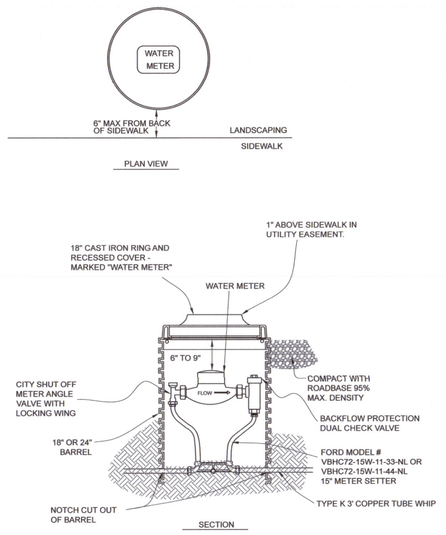
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

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



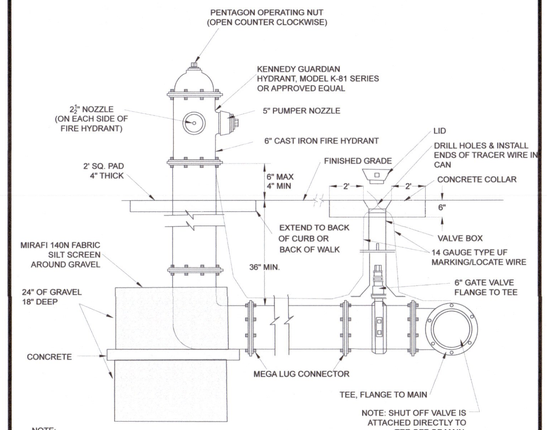
WATER METER BOX
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/05/20	BY: H.C.E.



NOTE:

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

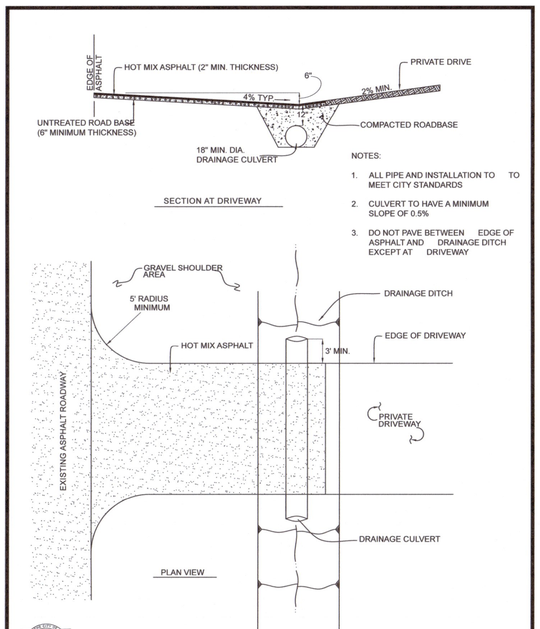
STANDARD FIRE HYDRANT
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

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



DRIVEWAY ACCESS DETAILS
N.T.S.

NOTES:

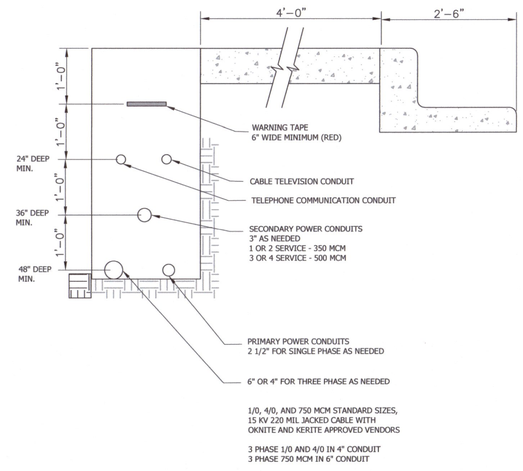
1. ALL PIPE AND INSTALLATION TO MEET CITY STANDARDS TO
2. CULVERT TO HAVE A MINIMUM SLOPE OF 0.5%
3. DO NOT PAVE BETWEEN EDGE OF ASPHALT AND DRAINAGE DITCH EXCEPT AT DRIVEWAY

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

DRIVEWAY ACCESS DETAILS LARGE LOT SUBDIVISIONS

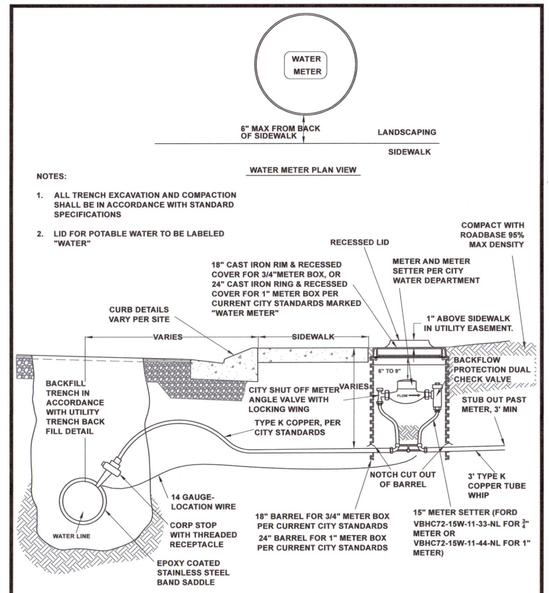
STANDARD DWG. NO.	
CG 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



NOTES

1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE. GAS TRENCH ON EAST AND SOUTH SIDE.
2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.

JOINT UTILITIES TRENCH DETAIL



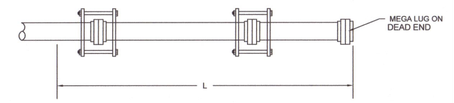
¾" AND 1" WATER SERVICE AND METER
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

¾" AND 1"WATER SERVICE AND METER

STANDARD DWG. NO.	
WD 303-3	3 OF 4
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

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

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

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

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

No. 191080
KARL BRADLEY RASMUSSEN
8/2024
STATE OF UTAH

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

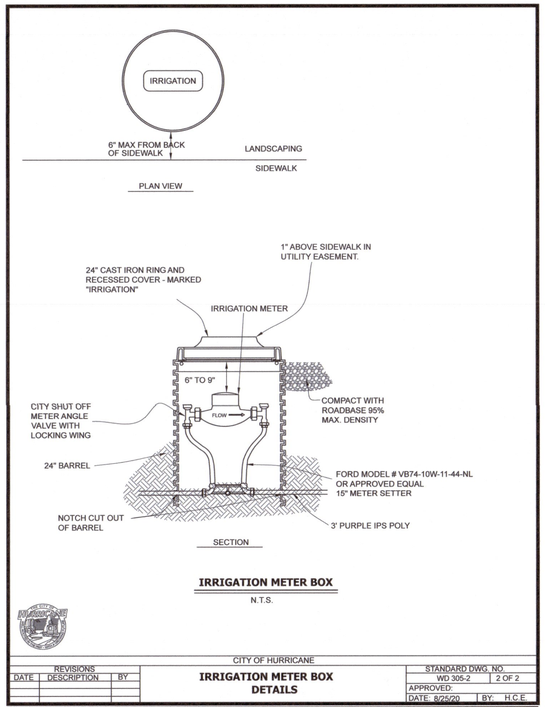
SHEET NO:
DT-2

DETAIL SHEET

AUG 2 2 2024

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

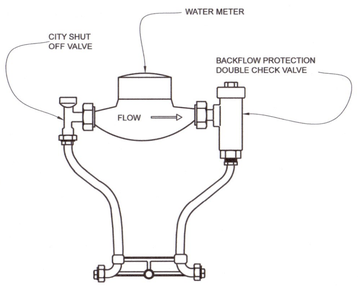
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH



IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	**IRRIGATION METER BOX DETAILS**	STANDARD DWG. NO.	WD 305-2 / 2 OF 2
		APPROVED DATE: 8/25/20	BY: H.C.E.

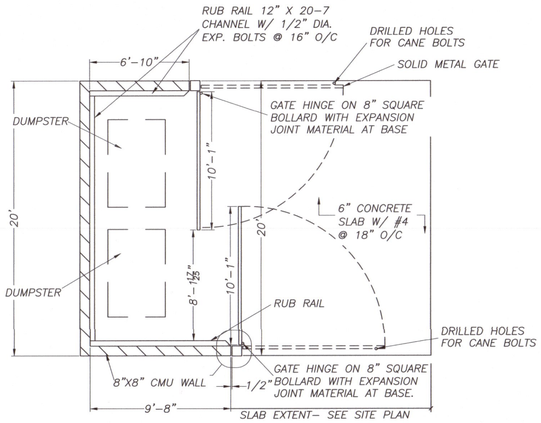


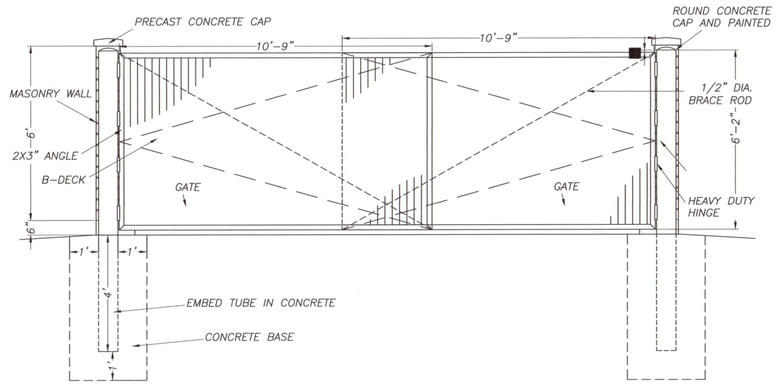
APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC74-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

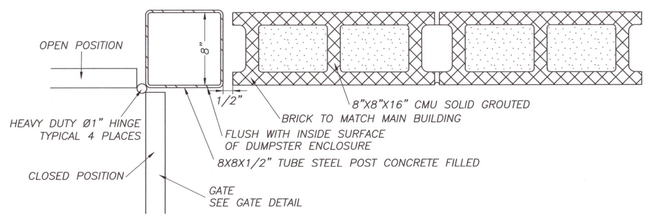
CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	**WATER METER SETTER DETAILS**	STANDARD DWG. NO.	WD 303-1 / 1 OF 4
		APPROVED DATE: 8/5/2020	BY: H.C.E.

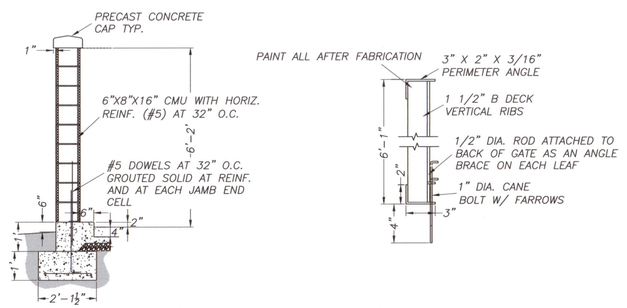




B DOUBLE TRASH ENCLOSURE DETAIL

N.T.S.





A TRASH ENCLOSURE DETAIL

N.T.S.

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

PROVALUE ENGINEERING

KARL BRADLEY RASMUSSEN
NO. 191080
8/20/24
STATE OF UTAH

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
10-051

SHEET NO.
DT-3

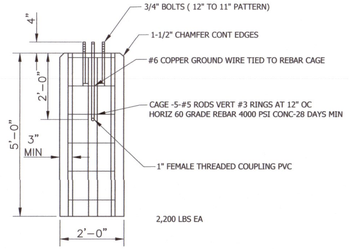
DETAIL SHEET

AUG 22 2024

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

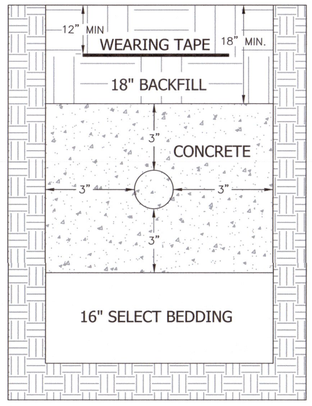
LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

HURRICANE CITY -5' BASES



HURRICANE CITY - 5' BASES

DR-5

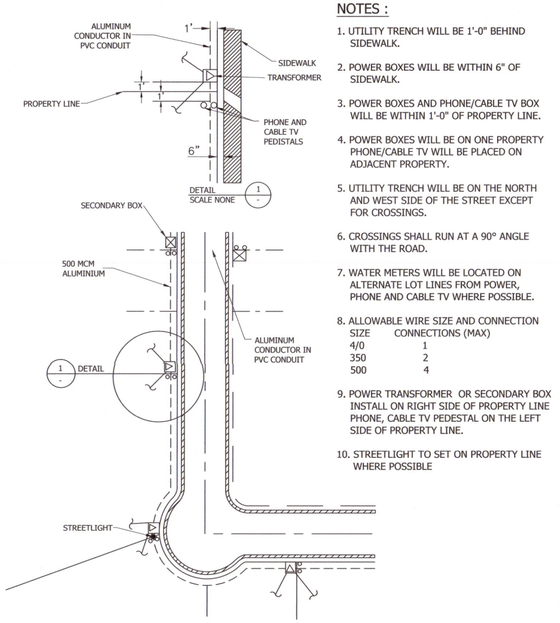


NOTE

WARNING TAPE SIX (6") RED SHALL BE INSTALLED TWELVE INCHES (12") BELOW FINAL GRADE FOR THE LENGTH OF THE ENTIRE TRENCH.

CONCRETE ENCASED CONDUIT

DR-8



NOTES :

1. UTILITY TRENCH WILL BE 1'-0" BEHIND SIDEWALK.
2. POWER BOXES WILL BE WITHIN 6" OF SIDEWALK.
3. POWER BOXES AND PHONE/CABLE TV BOX WILL BE WITHIN 1'-0" OF PROPERTY LINE.
4. POWER BOXES WILL BE ON ONE PROPERTY PHONE/CABLE TV WILL BE PLACED ON ADJACENT PROPERTY.
5. UTILITY TRENCH WILL BE ON THE NORTH AND WEST SIDE OF THE STREET EXCEPT FOR CROSSINGS.
6. CROSSINGS SHALL RUN AT A 90° ANGLE WITH THE ROAD.
7. WATER METERS WILL BE LOCATED ON ALTERNATE LOT LINES FROM POWER, PHONE AND CABLE TV WHERE POSSIBLE.
8. ALLOWABLE WIRE SIZE AND CONNECTION

SIZE	CONNECTIONS (MAX)
4/0	1
350	2
500	4

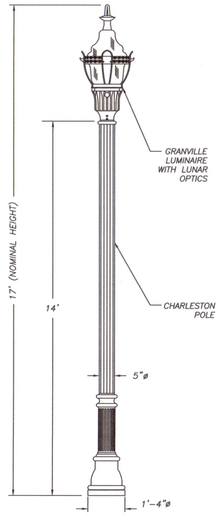
9. POWER TRANSFORMER OR SECONDARY BOX INSTALL ON RIGHT SIDE OF PROPERTY LINE PHONE, CABLE TV PEDESTAL ON THE LEFT SIDE OF PROPERTY LINE.
10. STREETLIGHT TO SET ON PROPERTY LINE WHERE POSSIBLE

HURRICANE POWER PLACEMENT

N.T.S.

DR-11

DRAWING #: TSG 00320
NOTE: LIGHTING MUST BE FULL CUTOFF
SEE DETAIL "A1" ON DT5



SPECIFICATIONS

POST DESCRIPTION THE LIGHTING POST SHALL BE ALL ALUMINUM, ONE-PIECE CONSGTRUCTION, WITH A CLASSIC TAPERED AND FLUTED BASE DESIGN. THE SHAFT SHALL BE 5"ø FLUTED. THE POST SHALL BE HOLOPHANES' CATALOG NUMBER CH14F5/16-CA/BZ.

MATERIALS THE BASE SHALL BE HEAVY WALL, CAST ALUMINUM PRODUCED FROM CERTIFIED ASTM 356.1 INGOT PER ASTM B-179-95A OR ASTM B26-95. THE STRAIGHT SHAFTS SHALL BE EXTRUDED FROM ALUMINUM, ASTM 6061 ALLOY, HEAT TREATED TO A T6 TEMPER. ALL HARDWARE SHALL BE TAMPER RESISTANT STAINLESS STEAL. ANCHOR BOLTS TO BE COMPLETELY HOT DIP GALVANIZED.

CONSTRUCTION THE SHAFT SHALL BE DOUBLE WELDED TO THE BASE CASTING AND SHIPPED AS ONE PIECE FOR MAXIMUM STRUCTURAL INTEGRITY. THE SHAFT SHALL BE CIRCUMFERENTIALLY WELDED INSIDE THE BASE CASTING AT THE TOP OF THE ACCESS DOOR, AND EXTERNALLY WHERE THE SHAFT EXITS THE BASE. ALL EXPOSED WELDS BELOW 8' SHALL BE GROUND SMOOTH. ALL WELDING SHALL BE PER ANSI/AWS D1.2-90. ALL WELDERS SHALL BE CERTIFIED PER SECTION 5 OF ANSI/AWS D1.2-90.

DIMENSIONS THE POST SHALL BE 14'-0" IN HEIGHT WITH A 16" DIAMETER X 44" TALL BASE. THE SHAFT DIAMETER SHALL BE 5". AT THE TOP OF THE POST, AN INTEGRAL 3" O.D. TENON WITH A TRANSITIONAL DONUT SHALL BE PROVIDED FOR LUMINAIRE MOUNTING.

INSTALLATION THE POST SHALL BE PROVIDED WITH FOUR, HOT DIP GALVANIZED L-TYPE ANCHOR BOLTS TO BE INSTALLED ON A 10" TO 12" DIAMETER BOLT CIRCLE. A DOOR SHALL BE PROVIDED IN THE BASE FOR ANCHORAGE AND WIRING ACCESS. A GROUNDING SCREW SHALL BE PROVIDED INSIDE THE BASE OPPOSITE THE DOOR.

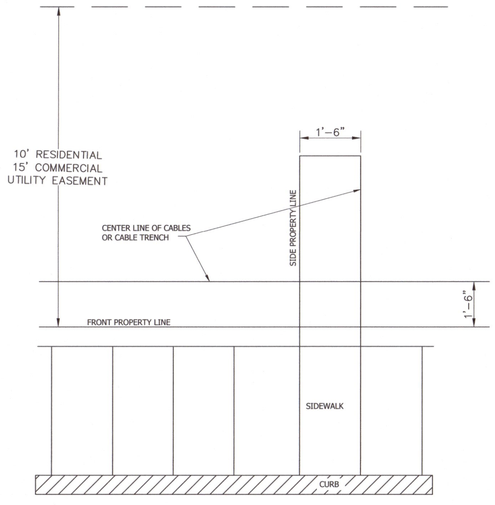
LUMINAIRE DESCRIPTION LED LUMINAIRE UTILITY GRANVILLE WITH 3400 DELIVERABLE LUMENS MAX AT 3000 KELVINS AND MAXIMUM WATTAGE OF 40 INPUT WATTS. AUTO SENSING BALLAST 120-277 VOLT, PHOTO CONTROL RECEPTACLE WITH LED PHOTO CELL RATED FOR MINIMUM OF 10 YEARS. ELECTRICAL COMPONENTS ARE MOUNTED ON A REMOVABLE TRAY WITH A DISCONNECT PLUG FOR EASE OF MAINTENANCE.

LUMINAIRE PROVIDED WITH A PRISMATIC BOROSILICATE GLASS LENS AND INTERNAL LUNAR OPTICS UPLIGHT SHIELD, REFRACTOR TO PROVIDE AN IES TYPE III DISTRIBUTION. ACRYLIC OR POLYCARBONATE PLASTIC LENS ARE NOT ACCEPTABLE. LUMINAIRE FACTORY PRE-WIRED WITH 25' OF #10 LEADS.

CATALOG #'S:
CH14F5/14-CA/BZ - GVD403KASMZ6NSZ-H-PCS-L25

CHARLESTON POLE DETAIL

N.T.S.

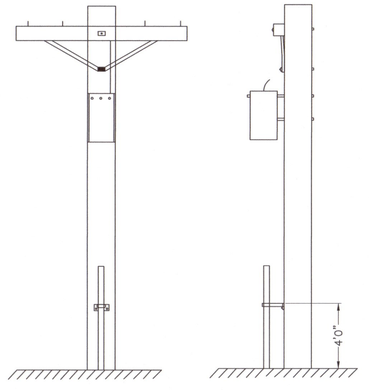


NOTES

1. IF SIDEWALK DOES NOT EXIST OR IS NOT PLANNED FOR, PLACE EQUIPMENT AS THOUGH THE CURB WERE EDGE OF SIDEWALK ON THE ABOVE.

UNDERGROUND CABLE FRONT LOT LINE CONSTRUCTION

DR-9



NOTES

1. RISER CONDUIT AND BRACKET SHALL BE MOUNTED TO POLE DIRECTLY UNDERNEATH CROSSARM AND/OR TRANSFORMERS.
2. MOUNTING BRACKET SHALL BE 6" ALUMIFORM (SEE HURRICANE POWER).
3. BRACKET SHALL BE MOUNTED 4' FROM GROUND LEVEL.
4. ALL RISERS SHALL BE 1MC OR ALUMINIUM.
5. ONE PIECE OF 1MC WILL BE SUPPLIED AND MOUNTED TO BRACKET WITH ASSOCIATED STRAP BY OWNER/CONTRACTOR.
6. WIRE WILL BE PULLED INTO CONDUIT WITH ENOUGH WIRE TO CONTINUE TO TOP OF POLE.
7. RISER COST WILL BE CHARGED AFTER HURRICANE COMPLETES RISER.
8. FOR ALTERNATE RISER LOCATION SEE HURRICANE POWER.

RISER DETAIL

DR-18

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REVISIONS

NO	DESCRIPTION	DATE	BY

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

PRO VALUE ENGINEERING

UTAH LICENSED ENGINEERING CONSULTANTS
KBR
NO. 191090
KARL BRADLEY RASMUSSEN
8/20/24
REGISTERED PROFESSIONAL ENGINEER

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

LOCATED AT 748 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
20-051

SHEET NO:
DT-4

DETAIL SHEET

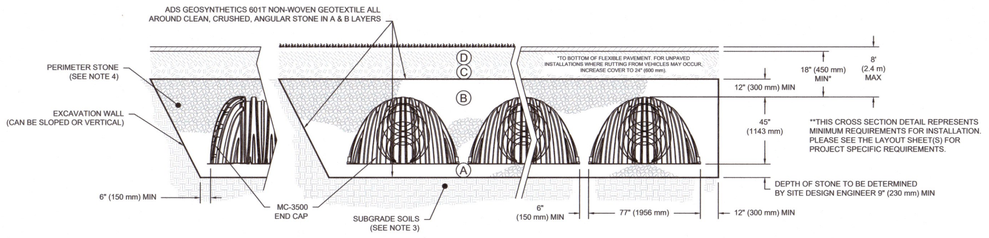
AUG 22 2024

DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OF RECORD AND IS INTENDED TO BE USED PURSUANT TO CONSTRUCTION DOCUMENTS PREPARED BY A PROFESSIONAL ENGINEER. IT IS THE RESPONSIBILITY OF THE SITE DESIGN ENGINEER OF RECORD TO REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BUILD THE SYSTEM AS SHOWN ON THIS DRAWING. ADS ASSUMES NO RESPONSIBILITY FOR ANY DEVIATIONS FROM THIS DRAWING OR ANY OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BUILD THE SYSTEM AS SHOWN ON THIS DRAWING.

NO.	DESCRIPTION	DATE	BY
#	##########	########	###

DATE: ########
DRAWN: ###
PROJECT # ###
CHECKED: ###

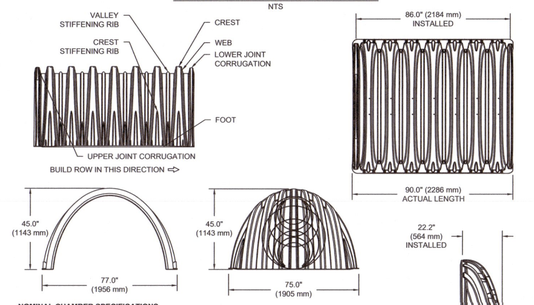
DESCRIPTION
DATE (dmm)

StormTech® Chamber System
4640 TRUEMAN BLVD
HILLIARD, OH 43026
888-892-2694 | WWW.STORMTECH.COM

ADS

SHEET # OF # DT-5

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

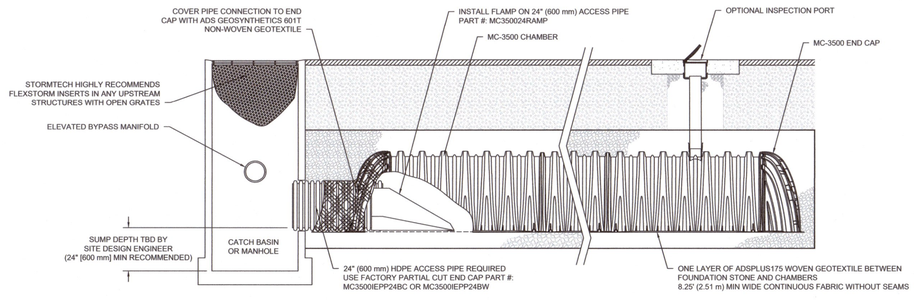
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PROVALUE ENGINEERING

PROFESSIONAL ENGINEER
NO. 191080
KARL BRADLEY RASMUSSEN
8/20/24
STATE OF UTAH

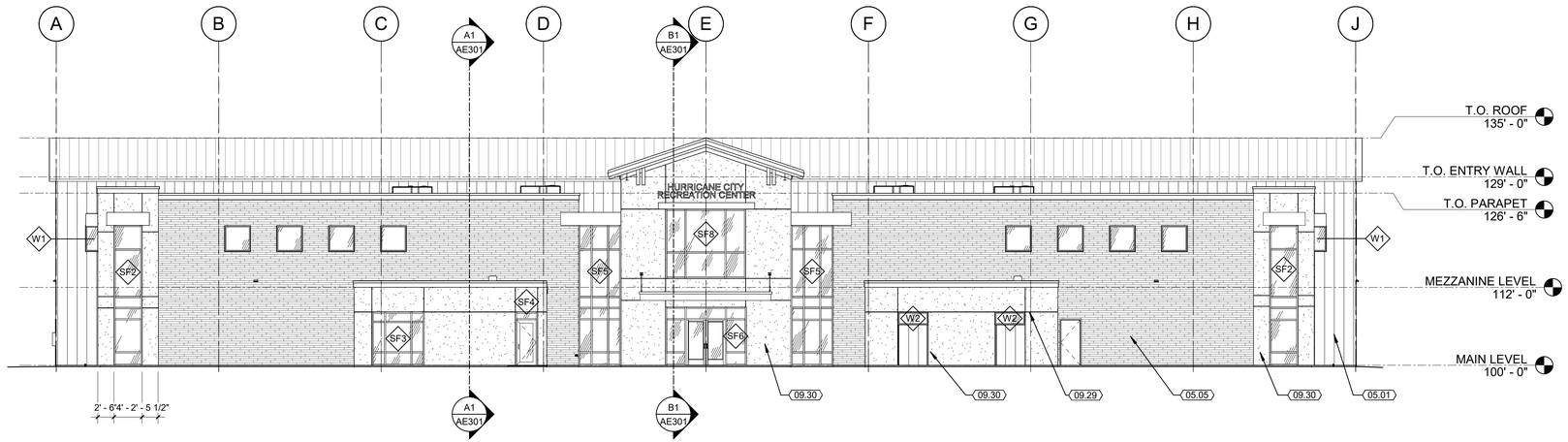
DETAIL SHEET FOR:
HURRICANE CITY GYMNASIUM 2
LOCATED AT 148 NORTH 200 WEST
HURRICANE, UTAH

DATE: 8/20/2024
SCALE: 1"=30'

JOB NO.
16-051

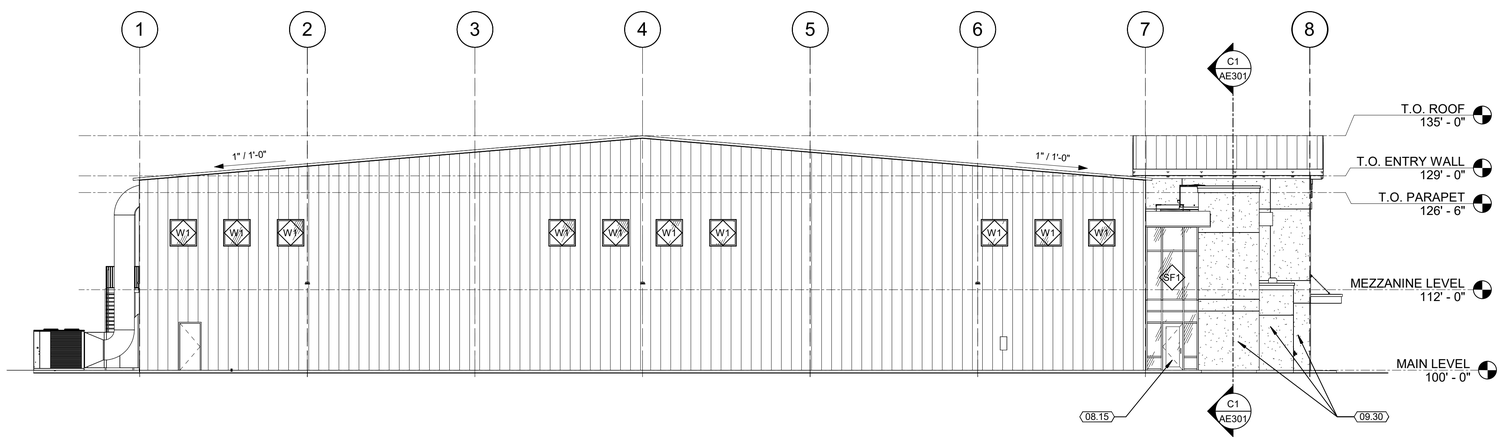
SHEET NO:
DT-5

DETAIL SHEET



C1 SOUTH ELEVATION

3/32" = 1'-0"



A1 WEST ELEVATION

3/32" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.

B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

EXTERIOR FINISH LEGEND

METAL BUILDING PANEL SIDING PER MFR - COLOR: REGAL WHITE	
EIFS FINISH SYSTEM. SEE WALL ASSEMBLIES. - FINE MAXI FINISH - COLOR: SW 7029 AGREEABLE GRAY	
EIFS FINISH SYSTEM. SEE WALL ASSEMBLIES. - FINE MAXI FINISH - COLOR: SW 7019 GAUNTLET GRAY	
6" "V" GROVE LONGBOARD HORIZONTAL ALUMINUM SIDING OR EQUAL - INSTALL PER MFR SPECS - SEE WALL ASSEMBLIES. - COLOR: DARK CHERRY	
VERTICAL FLUTED METAL PANELS TO MATCH METAL BUILDING MATERIAL - SEE WALL ASSEMBLIES - COLOR: ASH GRAY	
METAL ROOFING BY METAL BUILDING MANUFATURER - COLOR: POLAR WHITE	
STANDING SEAM METAL ROOFING - COLOR: MIDNIGHT BRONZE	

KEYNOTES

05.01	METAL WALL PANEL - SUPPLIED BY METAL BUILDING MANUFACTURER
05.05	ALUMINUM WOOD LOOK SIDING
08.15	ALUM. STOREFRONT SYSTEM
09.29	STUCCO REVEAL/CONTROL JOINT
09.30	STUCCO SYSTEM. COLOR #1

DESERT EDGE
architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

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VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
WWW.VBFA.COM
VBFA
230 N 1680 E BLDG. V
ST. GEORGE, UT 84770
435.674-4800 T

HURRICANE CITY REC. COMPLEX

748 N 200 W
HURRICANE, UT 84737

STAMP

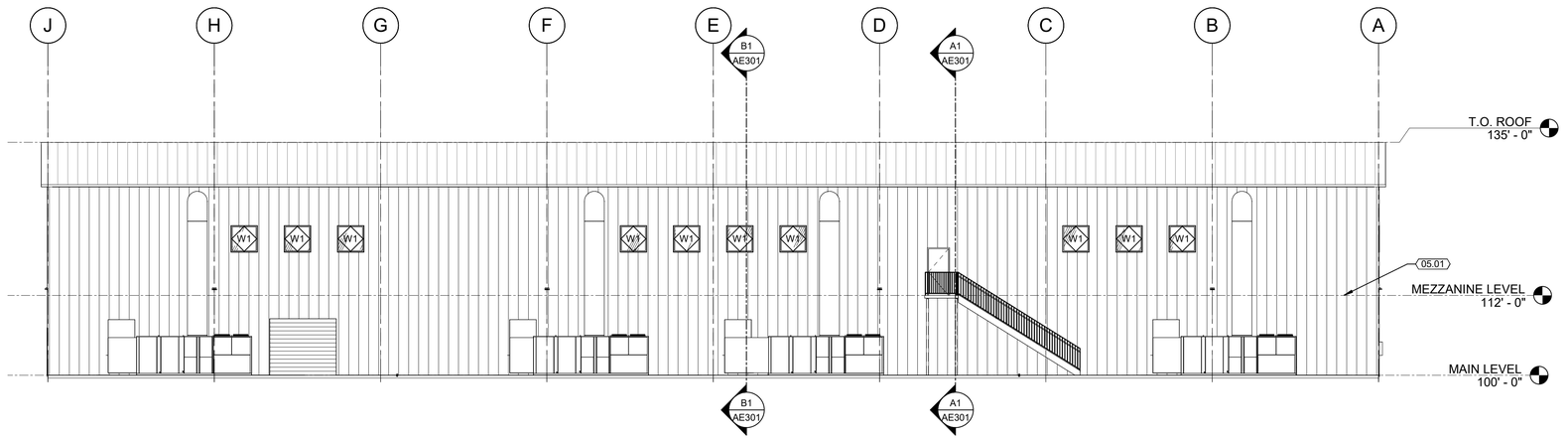
NOT FOR CONSTRUCTION

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-02-23
PROJECT NUMBER:	24-000
DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS

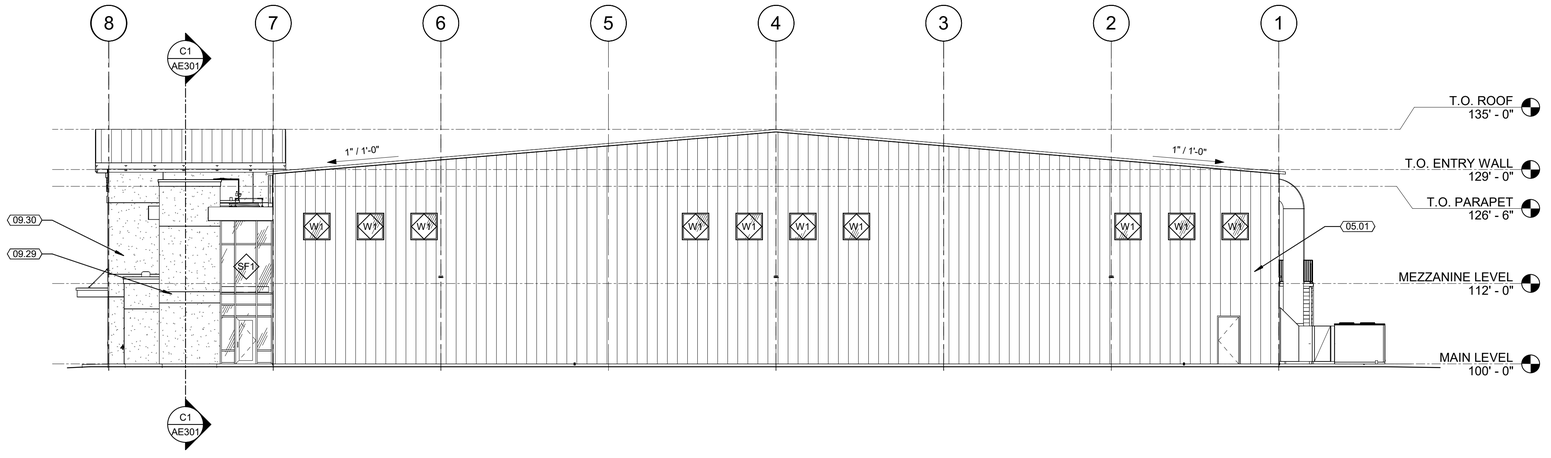
AE201

Autodesk Docs://Hurricane City Current Work/Hurricane City REC MEN's BUILDING - CONST Rvt.rvt 2/23/2024 10:12:43 AM



C1 NORTH ELEVATION

3/32" = 1'-0"



A1 EAST ELEVATION

3/32" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.

B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

EXTERIOR FINISH LEGEND

METAL BUILDING PANEL SIDING PER MFR - COLOR: REGAL WHITE	
EIFS FINISH SYSTEM. SEE WALL ASSEMBLIES. - FINE MAXI FINISH - COLOR: SW 7029 AGREEABLE GRAY	
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6" "V" GROVE LONGBOARD HORIZONTAL ALUMINUM SIDING OR EQUAL - INSTALL PER MFR SPECS - SEE WALL ASSEMBLIES. - COLOR: DARK CHERRY	
VERTICAL FLUTED METAL PANELS TO MATCH METAL BUILDING MATERIAL - SEE WALL ASSEMBLIES - COLOR: ASH GRAY	
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STANDING SEAM METAL ROOFING - COLOR: MIDNIGHT BRONZE	

KEYNOTES

05.01	METAL WALL PANEL - SUPPLIED BY METAL BUILDING MANUFACTURER
09.29	STUCCO REVEAL/CONTROL JOINT
09.30	STUCCO SYSTEM. COLOR #1

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
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CONSULTING ENGINEERS
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VBFA
230 N 1680 E BLDG. V
ST. GEORGE, UT 84770
435.674-4800 T

HURRICANE CITY REC. COMPLEX

748 N 200 W
HURRICANE, UT 84737

STAMP

NOT FOR CONSTRUCTION

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2024-02-23
PROJECT NUMBER:	24-000
DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS

AE202

Autodesk Docs://Hurricane City Civil Combined Buildings/BIM/Central/AE202.rvt 3/7/2024 8:14:23 PM

Hurricane City Application

Application Accepted Date: 08/23/2024

Type of Improvement: Conditional Use Permit

Description: Building a detached garage with upstairs casita fo

Tenant / Project Name: Garage W/ Casita

Bldg. Address: 358 S 985 W

City: Hurricane City State: UT Zip: 84737

Subdivision: Seville Phase:

Block: Lot #: 15 Parcel ID #: 0848340

Property Owner: Matt & Lindsey Tebbs

Permit Contact: Matt Tebbs P:(435) 256-0065

Email: tebbs1220@aol.com

CONTACT INFORMATION

Engineer of Record: Rosenburg and Assc.

Email: reception@racivil.com P: (435) 673-8586

General Contractor: Matt Tebbs

License #: P: (435) 632-2797

Address: 358 S 985 W

City: Hurricane State: US Zip: 84737

Email: tebbs1220@aol.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANCUP24-18

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

Applicant Name: Matthew Tebbs

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Intent letter:

We planned on building a garage for extra storage and parking with a casita with upstairs for family members when they come into town or our adult children. We were approved back in 2022 but the building costs were so high we did not proceed. We now have plans to begin but when we came to get the building permit we were told we needed to reapply for a conditional use permit since it has been over a year.

Matt & Lindsy Tebbs

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	CUP24-18
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Matt Tebbs
Agent:	
Request:	Approval of a conditional use permit for a building of greater height than allowed by code.
Location:	358 S 985 W
Zoning:	R1-15
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 968 sq. ft. and 29' 2 3/4" tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 sq. ft. and 16 feet tall. A property owner may apply for a conditional use permit to build a taller building. This application was originally approved in 2022, but not constructed. HCC 10-7-9(K) states that conditional use permits expire if no action is taken on the permit within a year. The site is zoned Single Family Residential 15 (R1-15).

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

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

e. Standards for greater heights and size than permitted by this Code:
(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.
(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)

Findings:

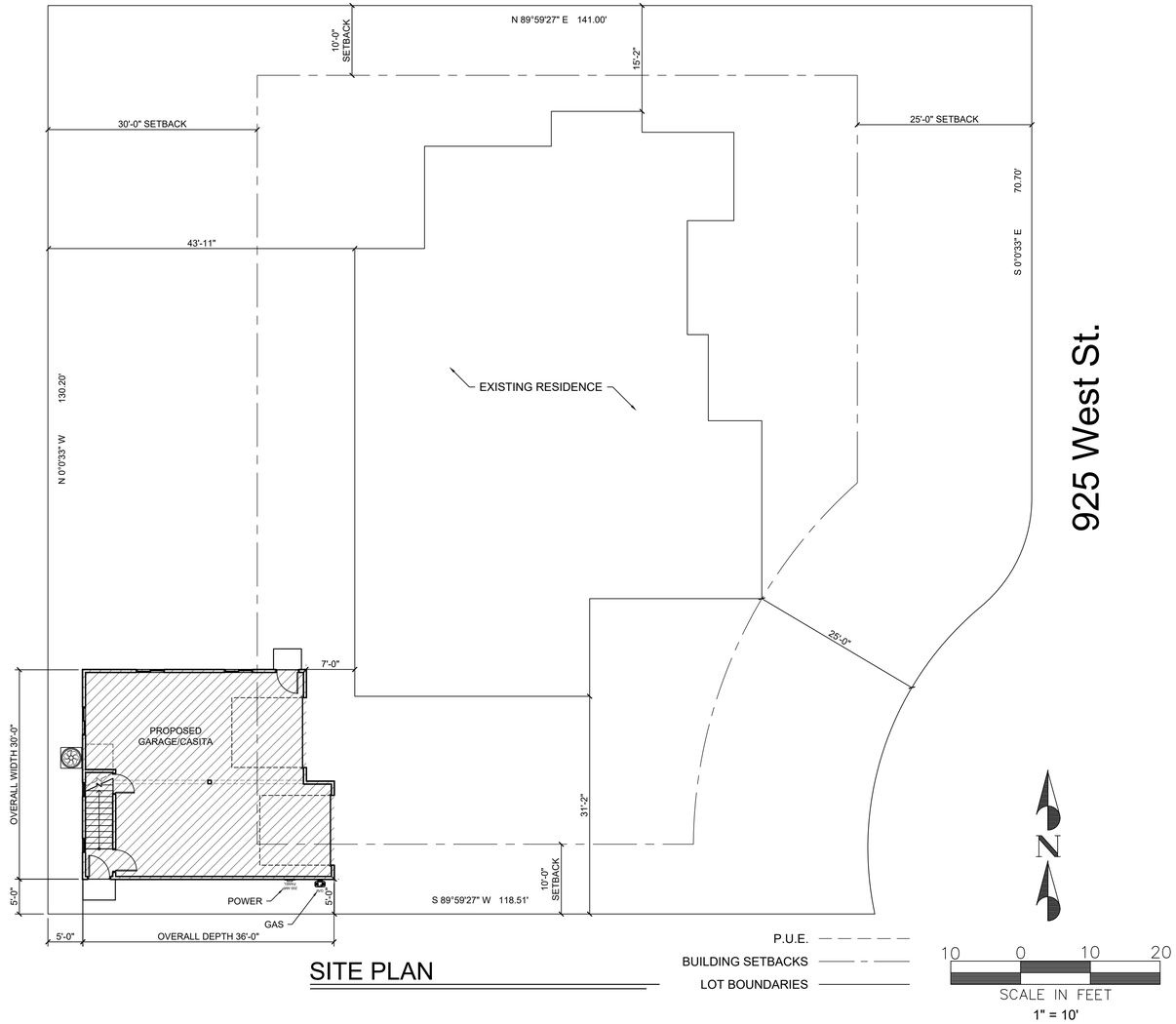
1. The proposed building is not greater than two stories.
2. The proposed building is planned to have a brick and stucco exterior, which does match the exterior to the house as shown below.

Google Street View of the main home

3. The building is set back a minimum of 5' from the side property lines and 5' off the back and 10’ from the main house.

Recommendation: Staff recommends approval of the conditional use permit.

Seville Subdivision
LOT # 15
17,463 SQ. FT.



SITE PLAN

925 West St.

CODE SUMMARY

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

BUILDING AREAS:

BASEMENT AREA	0	SQ.FT.
MAIN FLOOR AREA	0	SQ.FT.
UPPER FLOOR AREA	988	SQ.FT.
GARAGE AREA	1016	SQ.FT.
FRONT PORCH AREA	0	SQ.FT.
REAR PATIO AREA	0	SQ.FT.

SEE STRUCTURAL CALCULATIONS FOR
STRUCTURAL DESIGN CRITERIA.
OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:

LOT:	#15
SUBDIVISION:	Seville Subdivision
ADDRESS:	358 S. 985 W.
CITY:	Hurricane, UT

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO J. LONNIE FOX DRAFTING AND DESIGN IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT/DRAFTSMAN.

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SITE PLAN

ARCHITECTURAL DRAWINGS

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FTG & FOUNDATION PLAN
A1.2 - 2ND FLOOR PLAN
ROOF PLAN
A2.1 - ELEVATIONS
A3.1 - BUILDING SECTIONS

ELECTRICAL DRAWINGS

E1.1 - ELECTRICAL PLANS

CONSULTANTS

STRUCTURAL ENGINEER

ACUTE ENGINEERING
344 SUNLAND DR., #2B
ST. GEORGE, UT 84790
TEL (801) 229 - 9020 FAX (801) 224-0050

GENERAL CONTRACTOR

TEL ----

DRAWN BY	JLF
PROJECT #	22-021
REV.1	-
REV.2	-
FINAL REV.	3/21/2022

TEBBS (CASITA)
358 S. 985 W.
Hurricane, UT

COVER SHEET
SITE PLAN

J. LONNIE FOX
DRAFTING AND DESIGN
phone: (801) 785-1442 • jlonniefox@gmail.com • www.jlfdraftingdesign.com

BASEMENT SQFT	0
MAIN FLR SQFT	0
2ND FLR SQFT	988
GARAGE SQFT	1016
TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET #
A0.1

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MECHANICAL:

1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
5. VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY & AT LEAST ONE' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
7. VENT CLOSE DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 4"
8. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
9. COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
10. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

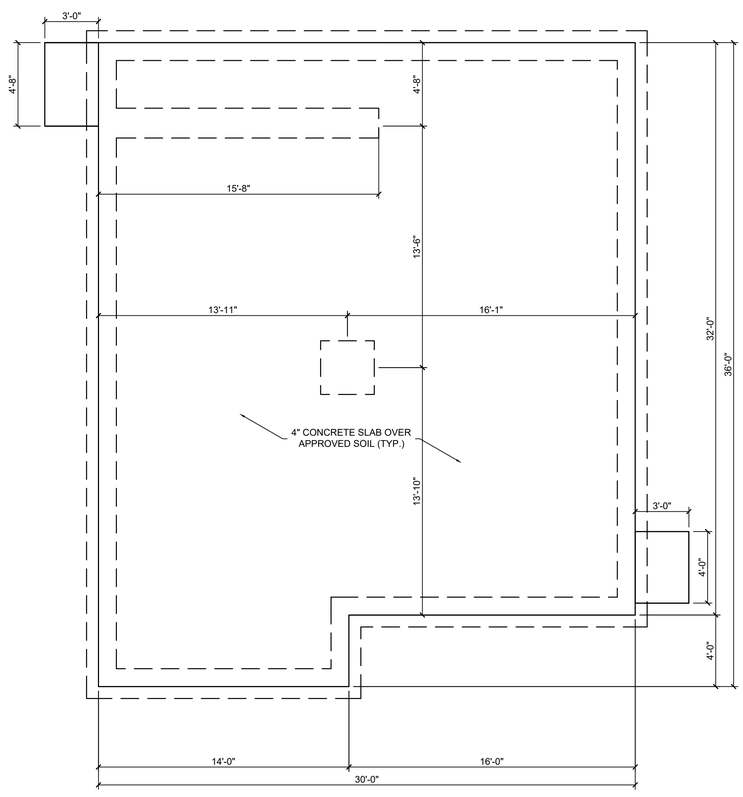
1. BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED. (2015 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1)
2. ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
3. BLOWER DOOR OR DUCT TESTING WILL REQUIRE AN INSPECTION TO WITNESS TESTING.
4. SEE SECTIONS & DETAILS FOR INSULATION R-VALUES
5. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2015 IRC SECTION N1103.2.2).

FLOOR LAYOUT GEN. NOTES:

1. ⅝" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
2. ATTIC ACCESS REQUIRED.
3. VENT CLOTHES DRYER TO EXTERIOR.
4. FIREPLACE MUST BE ICC APPROVED.
5. STRUCTURE REQUIRED TO HAVE FREESLESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

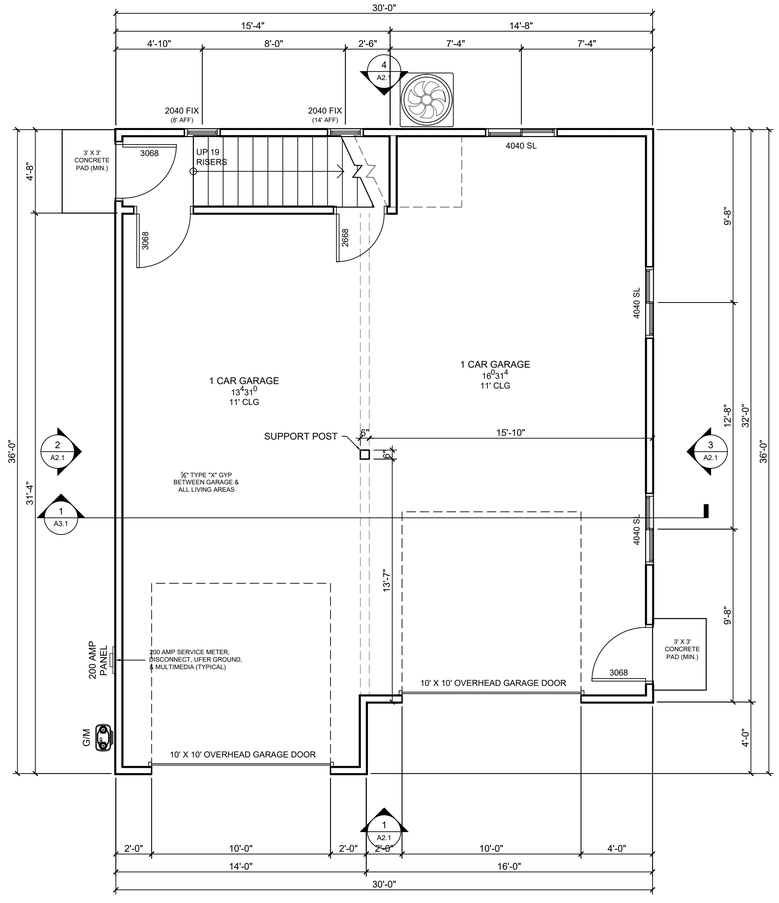
STAIR NOTES:

1. 6'-8" MINIMUM HEADROOM REQUIRED.
2. HANDRAIL REQUIRES 1½"-2⅝" RETURN TO WALL OR NEWELL POST.
3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM



FTG & FOUNDATION PLAN

SCALE: ¼" = 1'-0"



MAIN FLOOR PLAN

SCALE: ¼" = 1'-0"

2X6 EXTERIOR WALLS U.N.O.
2X4 INTERIOR WALLS U.N.O.

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REV.2
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3/21/2022

TEBBS (CASITA)
358 S. 985 W.
Hurricane, UT

MAIN FLOOR PLAN

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phone: (801) 787-1442 • jlonniefox@gmail.com • www.jlfdraftingdesigns.com

BASEMENT SQFT	0
MAIN FLR SQFT	0
2ND FLR SQFT	988
GARAGE SQFT	1016
TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET #
A1.1

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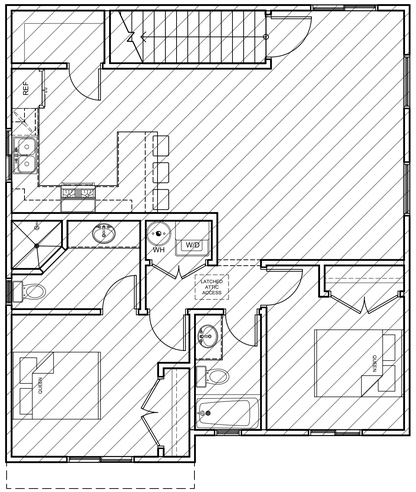
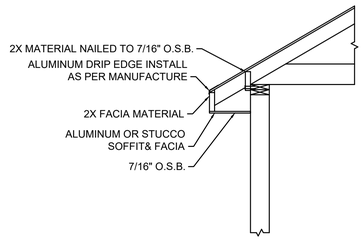


2ND FLOOR CONDITIONED: 8892 CU. FT.

SCALE: ¼" = 1'-0"



TYPICAL SOFFIT/FASCIA

SCALE: NO SCALE

ATTIC VENTILATION:

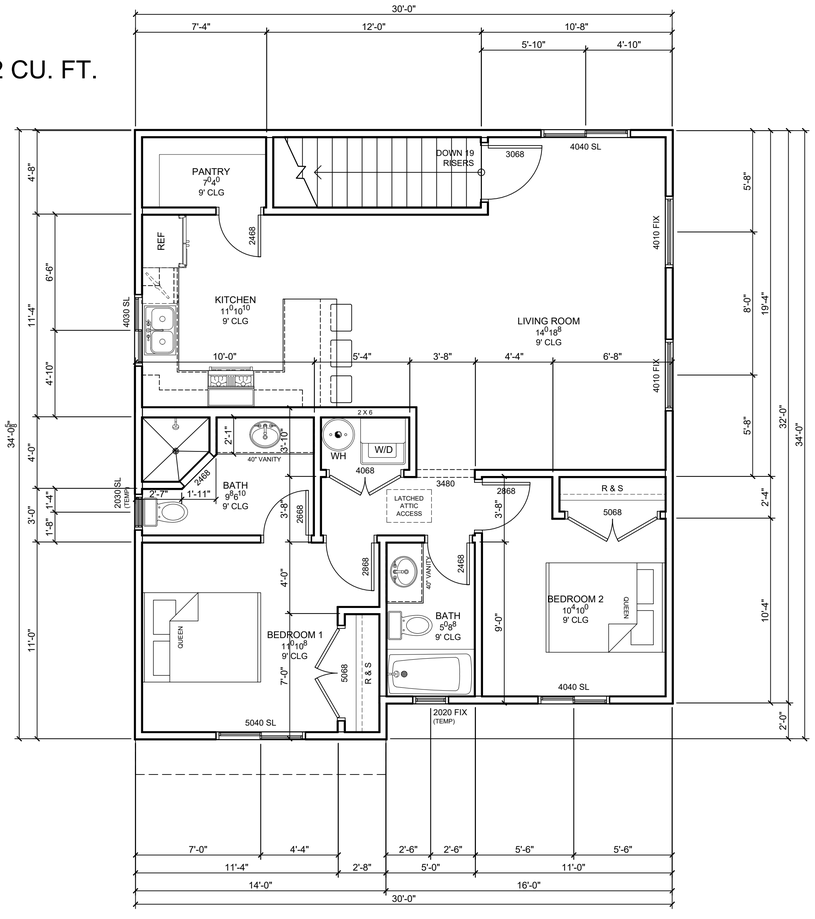
988 SQ. FT. ATTIC AREA
988 / 300 = 9.30 SQ. FT. VENTABLE AREA
9.30 SQ. FT. CONVERTS TO 1,339 SQ. IN.

3 - HIGH O'HAGIN LOW-PROFILE MODEL FLAT VENTS
3 - LOW O'HAGIN LOW-PROFILE MODEL FLAT VENTS

ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTABLE AREA.

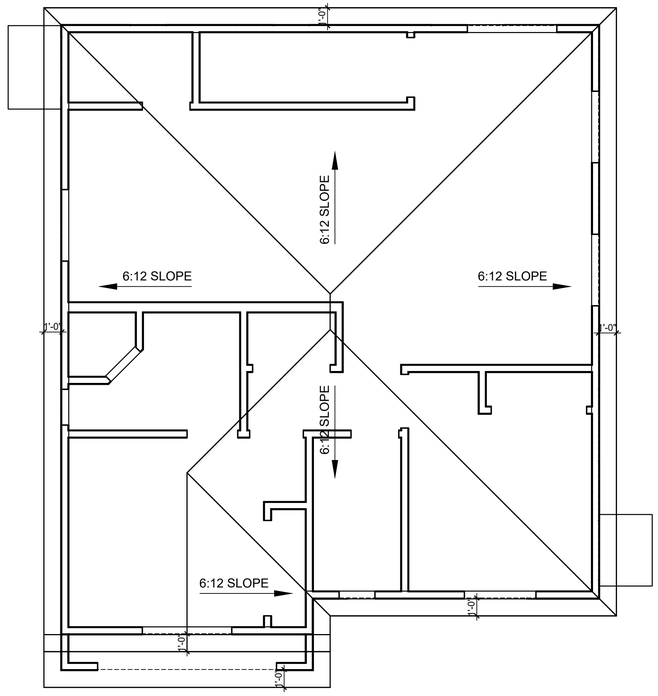
ROOF NOTE:

1. FORM M.E.C. REQ. & SPECS SEE ATTACHED 8 ½ " X 11" SHEETS ALL RECOMENDATIONS CONTAINED THERIN BECOME PART OF THESE PLANS
2. FRAMING DETAILS ARE TO BE USED ONLY WHEN REFERED TO DISREGARD OTHERS
3. SEE OWNER FOR LOCATION OF HOSE BIBS
4. SEE OWNER FOR LOCATION OF MEDICINE CABINETS
5. CAULK & COUNTER FLASH ALL EXTERIOR OPENINGS WINDOWS AND DOORS, DRYER VENTS, ETC.
6. ATTIC VENTILATION TO BE 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC SPACE FOR ROOF AND EVE VENT COMBINATION.
7. GAP ALL WAFER BOARD AS PER MANF. SPEC. INSTALL H-CLIPS ON 7/16" ROOF SHEATHING
8. PROVIDE APPROVED WEATHER BARRIER BEHIND SIDING & BRICK VENEER . 2-LAYERS BEHIND STUCCO SYSTEM PROVIDE WEATHER BARRIER ABV. SOFFIT & FASCIA TO TOP PLT. & PROVIDE EQUAL FLASHING @ FDN. & BRICK VENEER OR STONE 1/2 WALLS WHERE WATER FROM WEATHER BAR. COULD ENTER DWELLING.
9. NEED ICE AND WATER SHEILD CONSISTING OF ONE LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING OR USE APPROVED ICE AND WATER SHEILD. (THIS IS NOT RQD. IN ALL CITIES CONF. W/ BUILDING OFFICIAL)
10. MIN. OF FOUR(4) MIL. POLYETHELYNE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UNVENTED CEILINGS.
11. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF EIGHTY(80) LBS. PER. SQ. IN. AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.



2ND FLOOR PLAN

SCALE: ¼" = 1'-0"



ROOF PLAN

SCALE: ¼" = 1'-0"

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PROJECT #: 22-021
REV.1: -
REV.2: -
FINAL REV.: 3/21/2022

TEBBS (CASITA)
358 S. 985 W.
Hurricane, UT

2ND FLOOR PLAN

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BASEMENT SQFT	0
MAIN FLR SQFT	0
2ND FLR SQFT	988
GARAGE SQFT	1016
TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET # A1.2

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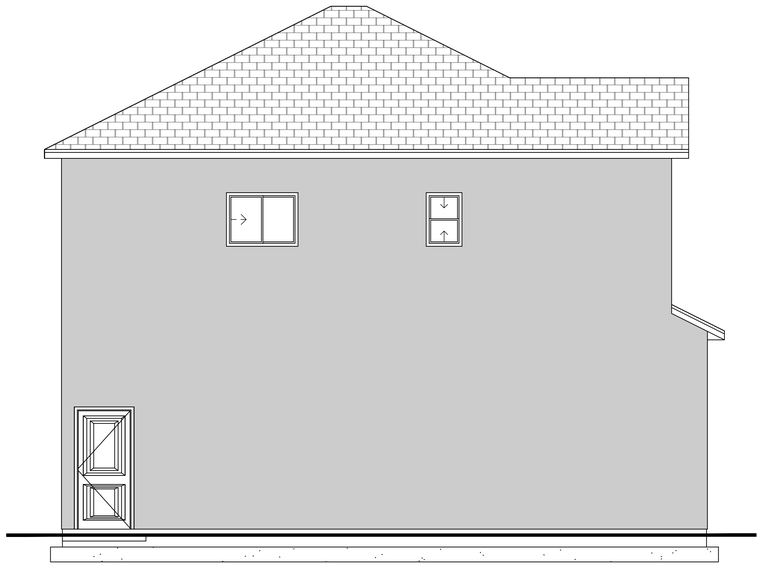
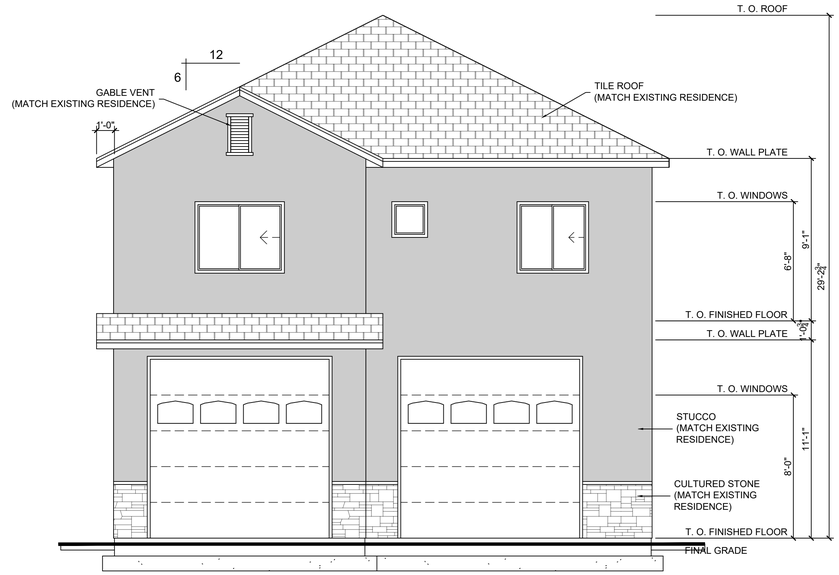
GENERAL NOTES:

1. COMPACTION REQUIRED ON ALL BACKFILLED AREAS.
2. COMPACTION CERTIFICATION REQUIRED AT FINAL INSPECTION.
3. 6" SLOPE IN THE FIRST 10' & 2% THEREAFTER.
4. ROOF VENTING THE REQUIRED AS PER IRC STANDARDS.
5. ALL STUCCO MUST BE ICC APPROVED.
6. ALUMINUM FLASHING REQUIRED BETWEEN ALL TRANSITIONS OF BRICK, STONE, STUCCO, SIDING, & CONCRETE.



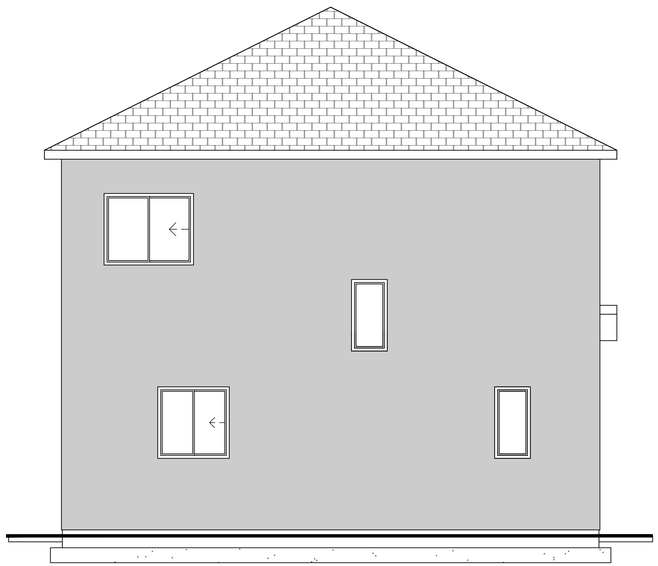
2 (SOUTH) LEFT ELEVATION

SCALE: ¼" = 1'-0"



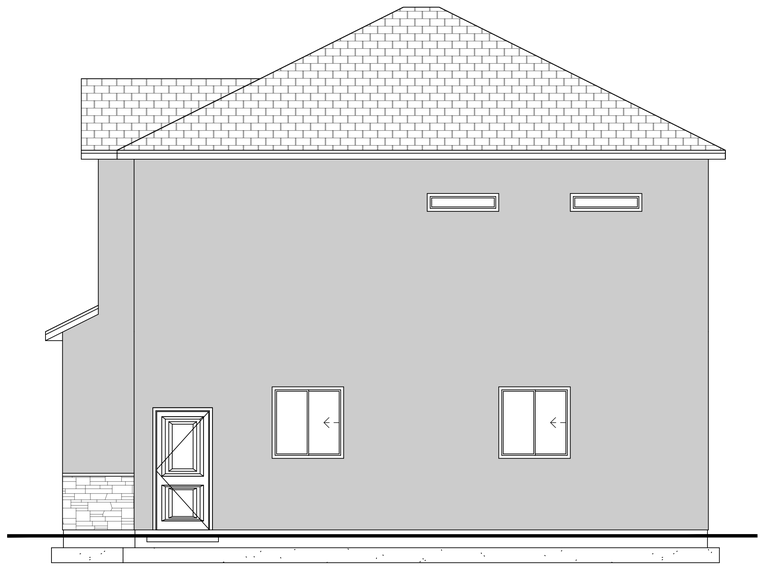
1 (EAST) FRONT ELEVATION

SCALE: ¼" = 1'-0"



4 (WEST) REAR ELEVATION

SCALE: ¼" = 1'-0"



3 (NORTH) RIGHT ELEVATION

SCALE: ¼" = 1'-0"

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PROJECT #
22-021
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3/21/2022

TEBBS (CASITA)
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Hurricane, UT

ELEVATIONS

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BASEMENT SQFT	0
MAIN FLR SQFT	0
2ND FLR SQFT	988
GARAGE SQFT	1016
TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET #
A2.1

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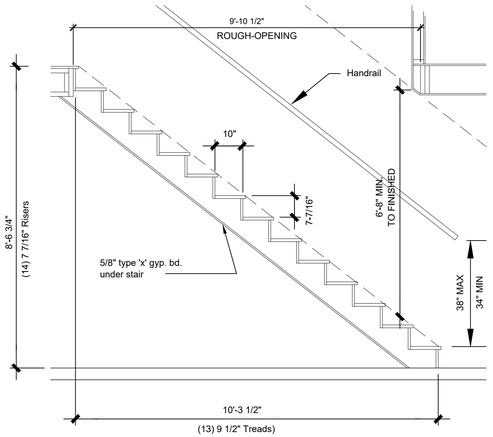
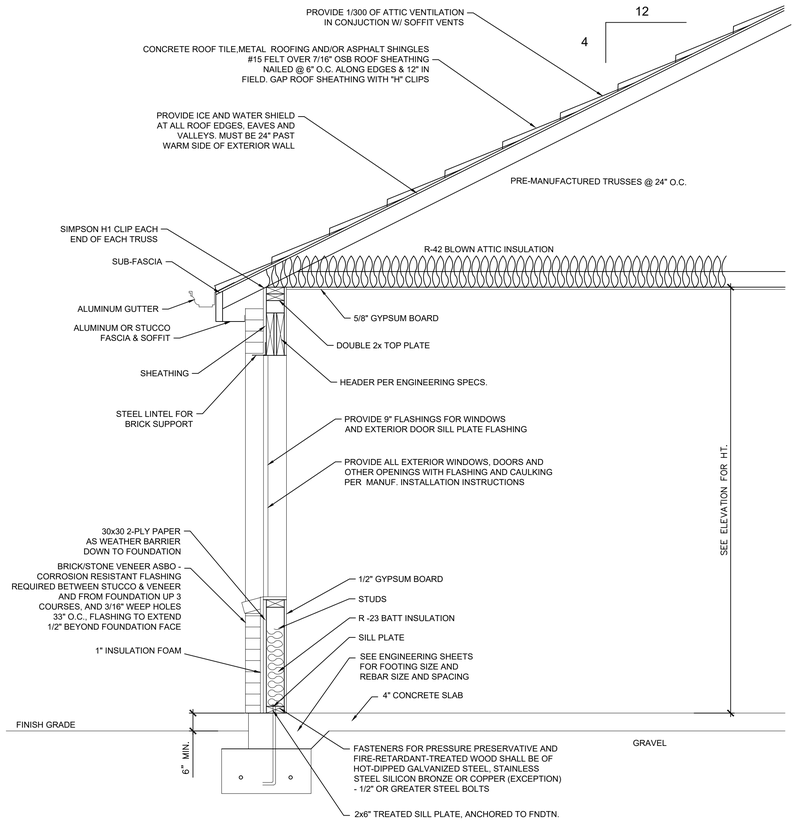


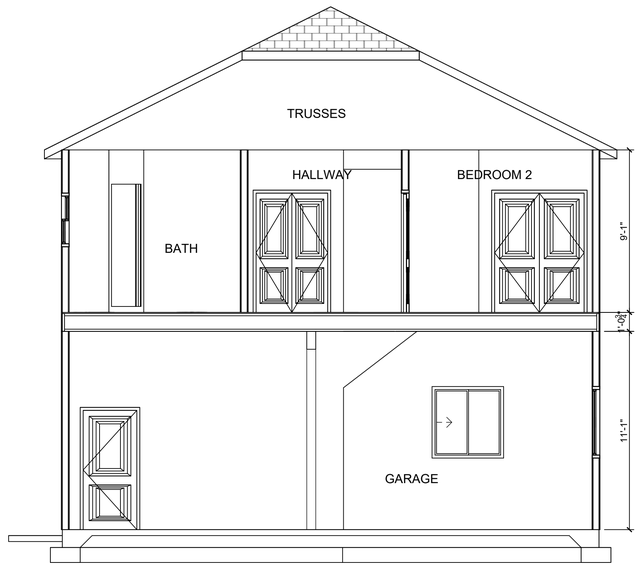
TYP. STAIR DETAIL

SCALE: NTS



TYP. WALL SECTION DETAIL

SCALE: NTS



1 SECTION

SCALE: ¼" = 1'-0"

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PROJECT #	22-021
REV.1	-
REV.2	-
FINAL REV.	3/21/2022

TEBBS (CASITA)
358 S. 985 W.
Hurricane, UT

BUILDING SECTIONS

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BASEMENT SQFT	0
MAIN FLR SQFT	0
2ND FLR SQFT	988
GARAGE SQFT	1016
TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET #
A3.1

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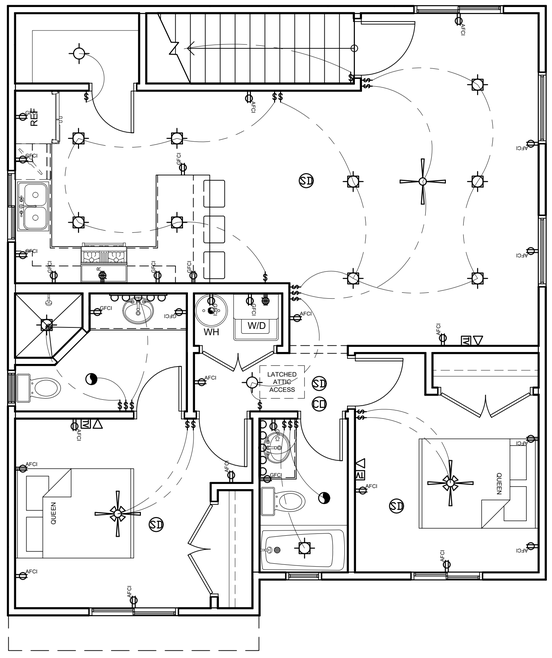
ELECTRICAL LEGEND

- CEILING MOUNTED LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- PENDANT LIGHT
- CHANDELIER
- CEILING FAN
- CEILING FAN W/ LIGHT KIT
- FLORESCENT LIGHT BOX
- EXHAUST FAN
- MOTION SPOTLIGHT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- OUTLET
- QUAD OUTLET
- FLOOR OUTLET
- 220 V OUTLET
- $ SWITCH
- TV CABLE TELEVISION OUTLET
- CAT 5
- AFCI ARC FAULT INTERRUPTER
- GFCI GROUND FAULT INTERRUPTER
- GFCI/WP WEATHERPROOF
- HB HOSE BIB
- GAS NATURAL GAS

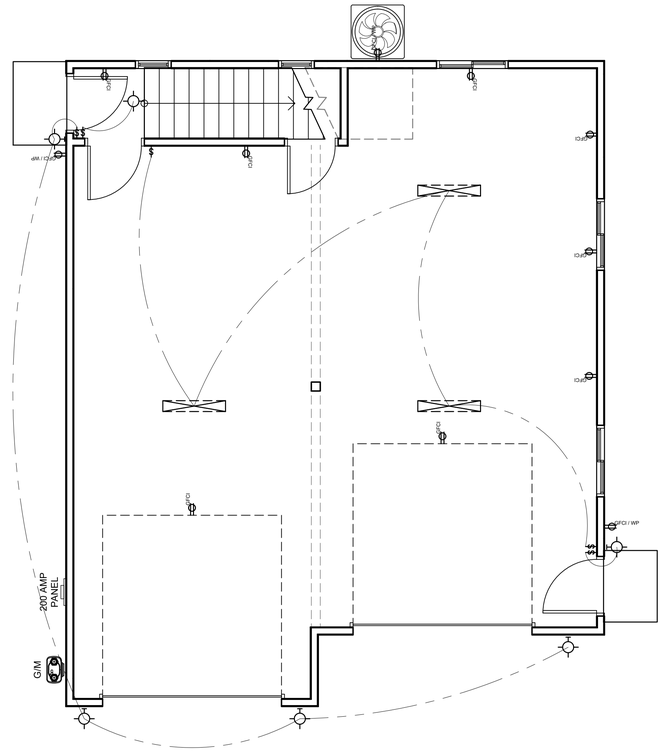
ELECTRICAL:

1. SINGLE AND MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND BE CONNECTED TO ONE BEDROOM CIRCUIT WITH IRC R314-R315.
   - IN EACH BEDROOM
   - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS
   - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT
   - NOT CRAWL SPACES AND UNIHABITED ATTICS.
2. WIRE FOR DISHWASHER AND HOOD.
3. GFCI PROTECTION OF OUTLETS RQD. IN BATHROOMS AND GARAGES. (UP MIN. 18" OFF FLOOR) OUTDOORS INCLUDED.
4. HALLWAYS 10' OR MORE IN LENGTH SHALLHAVE A RECEPTACLE OUTLET.
5. SPACING FOR ELECTRICAL OUTLETS AT KITCHEN COUNTER, BAR, ISLAND IS 4' O.C. MAX.
6. PROVIDE INDIVIDUAL BRANCH CIRCUITS FOR FURNACE, REFRIGERATOR 7 (WHIRL POOL TO HAVE GFCI BREAKER #10 WIRE)
7. LIGHT IN CLOST SHALL CONFORM TO CLEARANCES SPECIFIED IN NEC 410-8
8. PROVIDE LIGHT IN ATTIC & CRAWL SPACE W/ SWITCH 7 ACCESS.
9. ALL TEMPORARY WIRING SHALL CONFORM TO NEC ARTICLE 305
10.PROVIDE #4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2 " DIA. GROUNDING ELECTRODES 20' MIN. LENGTH.
11. ARC FAULT PROTECTED CIRCUIT INTERUPTER IN ALL SLEEPING BEDROOMS AT BREAKER PANEL.



2ND FLOOR ELECTRICAL PLAN

SCALE: ¼" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN

SCALE: ¼" = 1'-0"

DRAWN BY	JLF
PROJECT #	22-021
REV.1	-
REV.2	-
FINAL REV.	3/21/2022

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ELECTRICAL PLANS

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TOTAL FIN SQFT	988
TOTAL SQFT	988

SHEET #
E1.1

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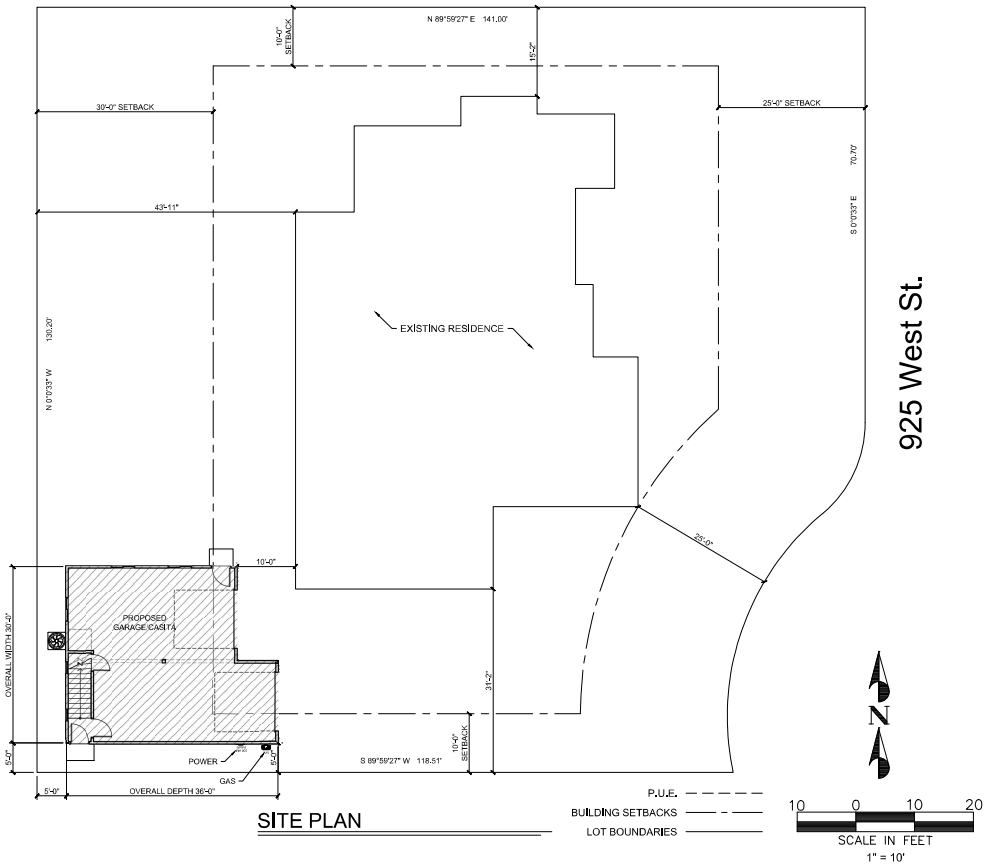
Seville Subdivision
LOT # 15
17,463 SQ. FT.



SITE PLAN

CODE SUMMARY

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

BUILDING AREAS:

BASEMENT AREA	0	SQ.FT.
MAIN FLOOR AREA	0	SQ.FT.
UPPER FLOOR AREA	940	SQ.FT.
GARAGE AREA	968	SQ.FT.
FRONT PORCH AREA	0	SQ.FT.
REAR PATIO AREA	0	SQ.FT.

SEE STRUCTURAL CALCULATIONS FOR STRUCTURAL DESIGN CRITERIA.
OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:
LOT: #15
SUBDIVISION: Seville Subdivision
ADDRESS: 358 S. 985 W.
CITY: Hurricane, UT

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO J. LONNIE FOX DRAFTING AND DESIGN IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT/DRAFTSMAN.

SHEET INDEX

GENERAL DRAWINGS

A0.1 - COVER SHEET
SITE PLAN

ARCHITECTURAL DRAWINGS

A1.1 - MAIN FLOOR PLAN
FTG & FOUNDATION PLAN
A1.2 - 2ND FLOOR PLAN
ROOF PLAN
A2.1 - ELEVATIONS
A3.1 - BUILDING SECTIONS

ELECTRICAL DRAWINGS

E1.1 - ELECTRICAL PLANS

CONSULTANTS

STRUCTURAL ENGINEER

ACUTE ENGINEERING
344 SUNLAND DR., #2B
ST. GEORGE, UT 84790
TEL (801) 229 - 9020 FAX (801) 224-0050

GENERAL CONTRACTOR

TEL ----

DRAWN BY: JLF
PROJECT #: 22-021
REV.1: -
REV.2: -
FINAL REV.: 8/21/2024

TEBBS (CASITA)
358 S. 985 W.
Hurricane, UT

COVER SHEET
SITE PLAN

J. LONNIE FOX
DRAFTING AND DESIGN
phone (801) 781-1442 • jlonniefox@gmail.com • www.jlfdraftingdesign.com

BASEMENT SQFT: 0
MAIN FLR SQFT: 0
2ND FLR SQFT: 940
GARAGE SQFT: 968
TOTAL FIN SQFT: 940
TOTAL SQFT: 940

SHEET #: A0.1

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Hurricane City Application

Application Accepted Date:	08/26/2024
Type of Improvement:	Site Plan (Final)
Description:	
Tenant / Project Name:	Final Site Plan - Wasatch Trailers
Bldg. Address:	250 North Foothills Canyon Drive
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	SITLA LAND
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-4-1-33-321
Property Owner:	Todd Campbell
Permit Contact:	Karl Rasmussen
P:	(435) 680-0816
Email:	karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record:	Karl Rasmussen
Email:	karl@pv-eng.com
P:	(435) 680-0816
General Contractor:	Wasatch Trailer Sales
License #:	
P:	(801) 593-9882
City:	
State:	
Zip:	
Email:	todd@wasatchtrailer.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	200.00
Sub Total:	**$**	**200.00**
Permit Total:	**$**	**200.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-60

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

Applicant Name: Karl Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

NARRATIVE

FOR WASATCH TRAILERS

- Wasatch Trailers requests a final site plan approval for a trailers sales lot on an industrial lot at Foothills Canyon Drive to include an 11,000 square foot office and sales building and a 5,000 square foot assembly building.

PLANNING & ZONING
HURRICANE CITY
UTAH

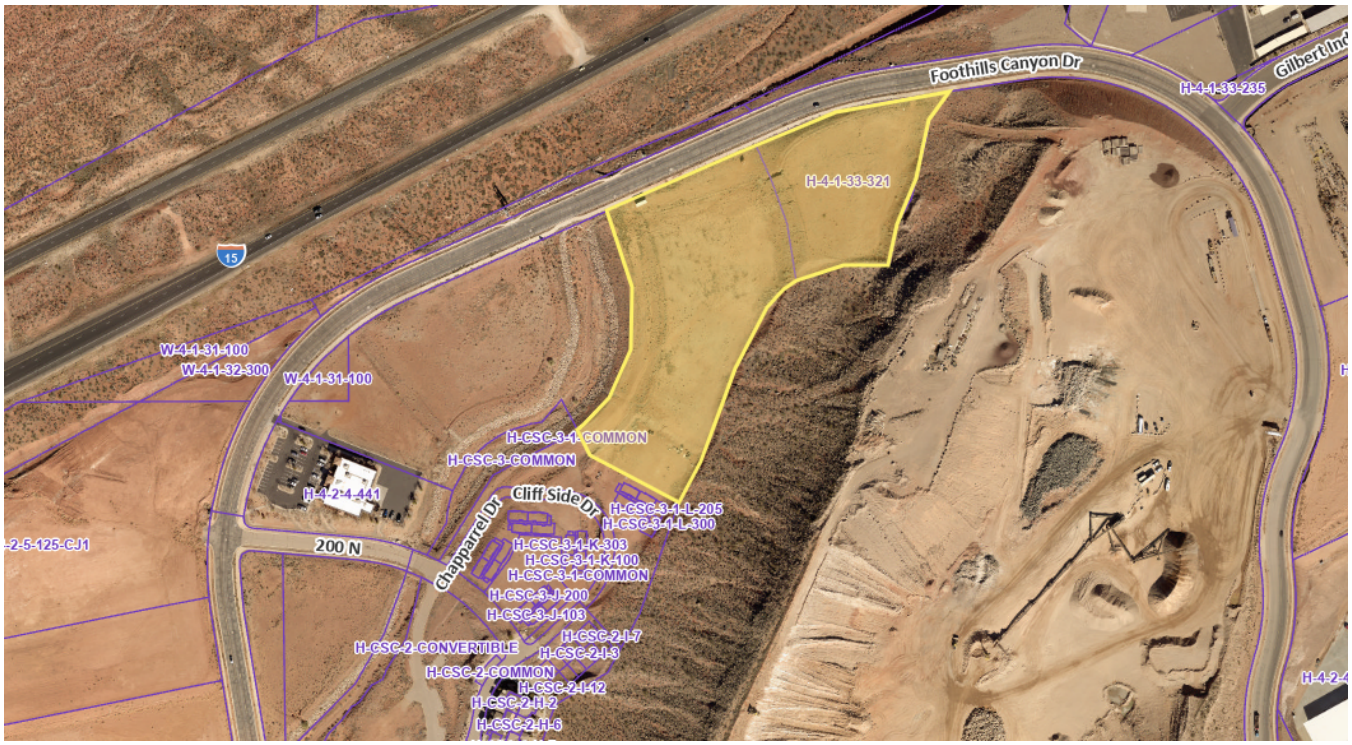
STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	FSP24-60
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Wasatch Trailer Sales-Todd Campbell
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan.
Location:	250 N Foothills Canyon Dr
Zoning:	GC/PDO
General Plan Map:	Planned Community
Recommendation:	Continue to allow applicant to address staff and JUC comments.
Report Prepared by:	Fred Resch III

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

JUC Comments

1. Construction drawings were signed off in August 2024. The Engineering Department's approval was subject to the following note: "Hurricane City cannot condone the creation of a landlocked parcel. The drawings appear to depict proposed property lines around the assembly building."



Staff Comments: Final Site Plan

1. The proposed use of vehicle and equipment rental or sale is a permitted use in the Coral Canyon PDO.
2. Hurricane City requires the temporary phase of the development to be able to operate independently of the permanent area if the temporary phase is to be approved and become operational first. The applicant should be aware of the requirements of HCC 10-48: "Temporary Uses"
3. Parking Requirement: Per Hurricane City Code (HCC) 10-34-10:

Vehicle and equipment rental or sale	*1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed*	*4 spaces minimum*

An 11,000 sq ft office and service center and a 5,000 sq ft assembly building would require 64 parking stalls total. 127 parking stalls are proposed, which meets the code requirement. Sufficient parking will also need to be provided on the temporary site.

4. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way and seven percent of the internal parking area be landscaped.

a. A landscaping plan has been provided. The landscaping plan shows sufficient landscaping along Foothills Canyon Rd. The proposed landscaping plan does not meet the requirements of HCC 10-32-6(D) regarding internal parking lot landscaping. This will need to be amended by the applicant before final site plan approval.

5. As noted in the JUC comments, the proposed plans appear to show three parcels, two of which are only a portion of an existing parcel and one of which would be landlocked from city facilities and would be impossible to operate independently. HCC 10-7-10(D)(3)(c)(1)(D) states that a final site plan shall show: *"The boundary lines of the project site with bearings and distances;"* HCC 10-39-4 states: *"Documents recorded in the Washington County Recorder's Office that divide property by a metes and bounds description do not create an approved subdivision"* and *"Lots or parcels created in violation of this section shall not be issued a building permit until the violation is corrected."* Furthermore, the preliminary site plan for this project was approved subject to this issue being resolved prior to final site plan approval. The Planning Commission cannot approve this item until a lot-split application is received by the City.

6. Building elevations have been received. The proposed building will be under 55' tall.

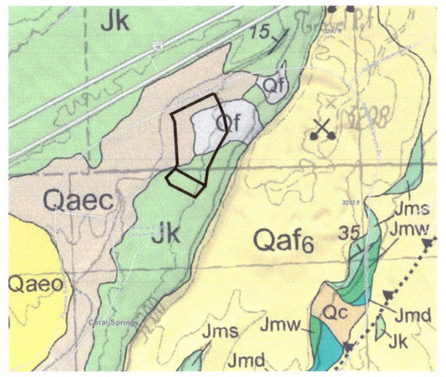
Recommendation: The Planning Commission should review this application based on standards in the Hurricane City Code. Staff recommends this item be continued so that the applicant can address the following:

1. Submit a plan showing sufficient parking will be provided on the temporary site.
2. Submit an updated landscaping plan that meets HCC 10-32-6(D).
3. File a lot-split application with the City verifying the location of the proposed property boundaries.

SITE PLAN FOR:
WASATCH TRAILERS

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

GEOLOGICAL REPORT



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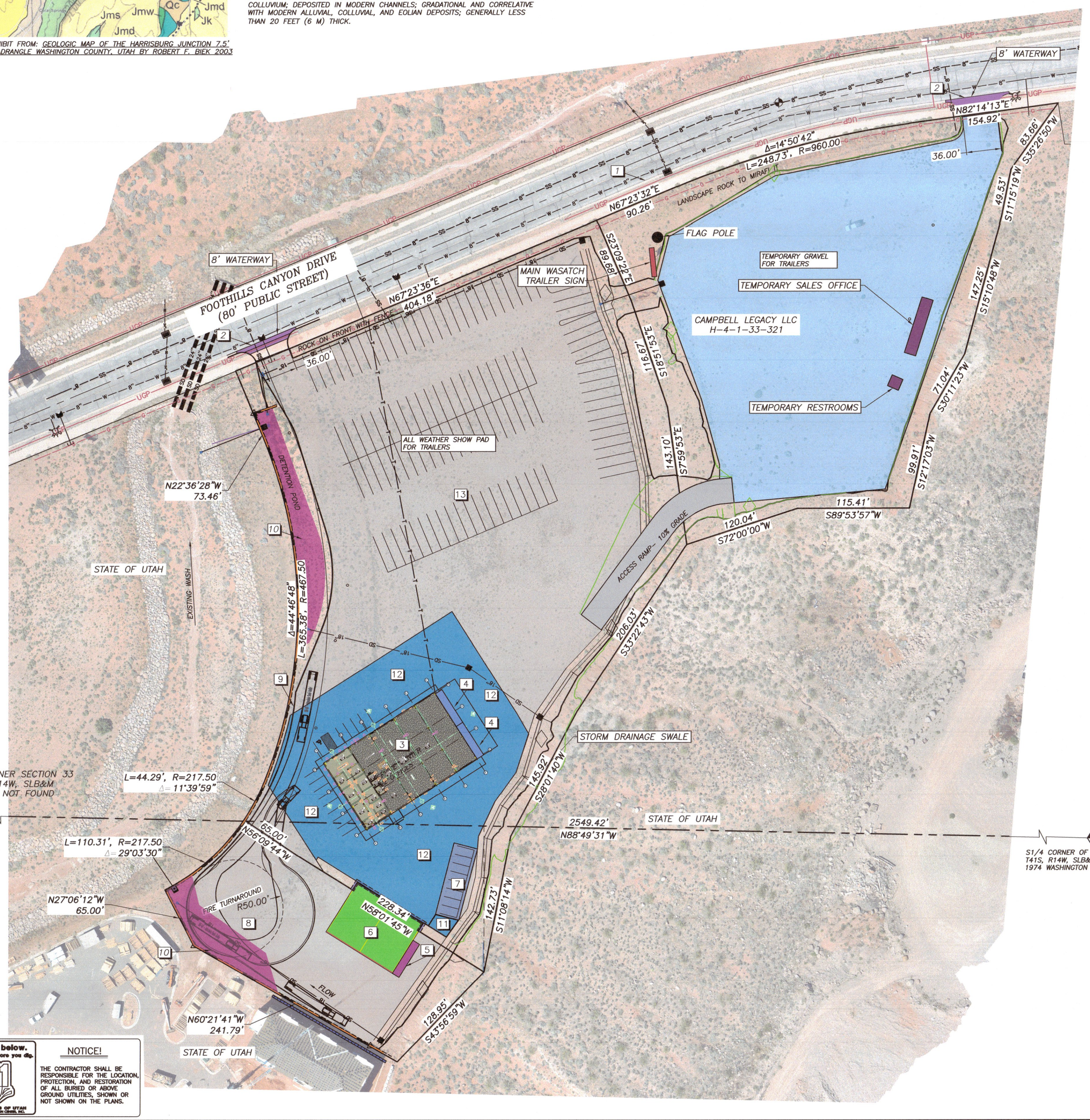
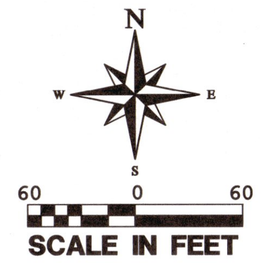
QAEC: ALLUVIAL, EOLIAN, AND COLLUVIAL DEPOSITS – POORLY TO MODERATELY SORTED, CLAY– TO SMALL BOULDER–SIZE SEDIMENTS, WITH WELL–SORTED EOLIAN SAND AND REWORKED EOLIAN SAND AND A SIGNIFICANT COMPONENT OF COLLUVIUM; DEPOSITED IN MODERN CHANNELS; GRADATIONAL AND CORRELATIVE WITH MODERN ALLUVIAL, COLLUVIAL, AND EOLIAN DEPOSITS; GENERALLY LESS THAN 20 FEET (6 M) THICK.

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- PHASING LINE
- PROPOSED 8" SEWER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED IRRIGATION
- EXISTING 8" SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING IRRIGATION MAIN
- EXISTING STORMDRAIN
- EXISTING UNDERGROUND POWER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PROPOSED STORM DRAIN, SIZE SHOWN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER CLEANOUT
- EXISTING WATER WELL
- EXISTING SEWER MANHOLE
- SECTION MARKER AS DESCRIBED
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING POWER SWITCH
- EXISTING STREET LIGHT
- EXISTING STORM DRAIN BOX

CONSTRUCTION KEYNOTES

1. EXISTING STREET CURB & GUTTER
2. INSTALL 8' WATERWAY
3. NEW SALES BUILDING
4. 8x40 STORAGE
5. 8x40 WASH EQUIPMENT
6. ASSEMBLY BUILDING
7. COVERED PARKING
8. FIRE TURN–AROUND
9. FIRE HYDRANT
10. DETENTION BASIN
11. CUSTOM FENCED DUMPSTER AREA
12. 6" CONCRETE OVER 6" BASE COURSE
13. INSTALL PAVEMENT PER GEOTECH REPORT 2–1/2" ASPHALT OVER 8" BASE COURSE OVER 12" SUBGRADE

NOTE: FOR WASHER EQUIPMENT, INSTALL A 1"ø CONDUIT IN THE UTILITY TRENCH WITH THE POWER WHERE CAN GAS COME FROM. SHOW GAS TO THE PRESSURE WASHER

NOTE: PARCELS WILL BE MERGED, AN AGREEMENT BETWEEN SITLA AND OWNERS WILL TAKE PLACE BUT THE AGREEMENT CANNOT OCCUR UNTIL THE CONSTRUCTION DRAWINGS ARE APPROVED.

GEOLOGICAL HAZARDS

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

DESERT TORTOISE TAKE AREA

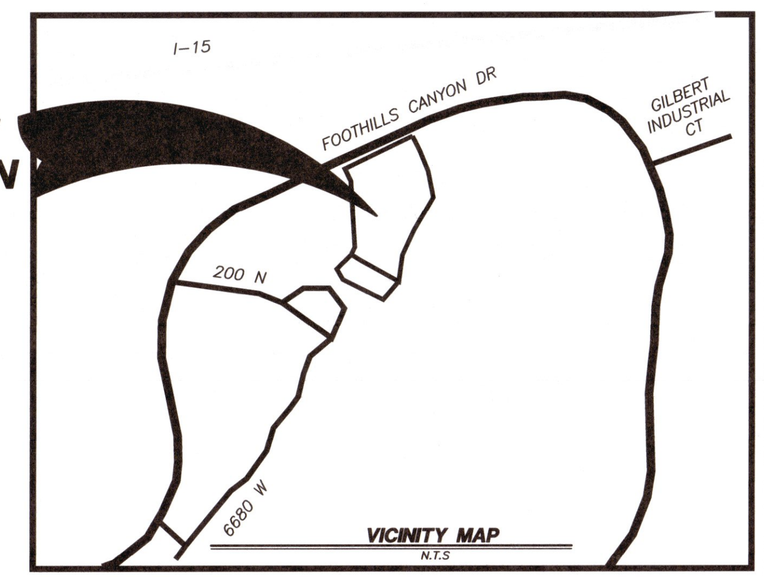
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

NARRATIVE

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

STORM WATER DRAIN TO PROPOSED DETENTION BASINS

PROJECT LOCATION



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

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

KARL BRADLEY RASMUSSEN
No. 191090
8/19/24

SITE PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	C1

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

AUG 2 2 2024

TITLE SHEET FOR:
WASATCH TRAILER

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

CONTACT INFORMATION

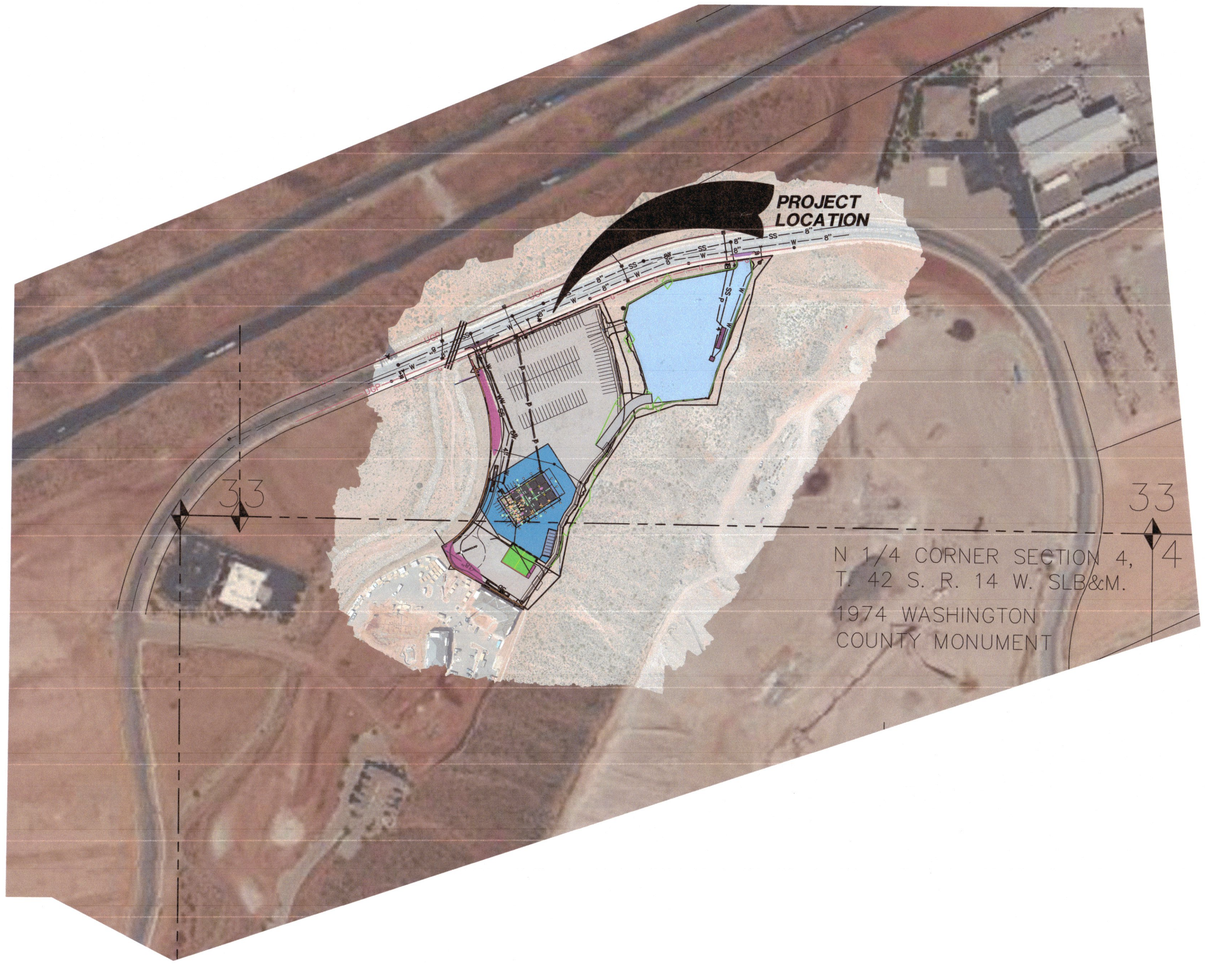
DEVELOPER/OWNER	TODD CAMPBELL	801-544-7575
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-9442 EXT 102
CENTURYLINK	GABRIELLA ERREGUIN	801-592-9628
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	ASHLEY GLANZMAN	435-218-4063
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 119
PLANNING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
POWER DEPARTMENT	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562 OR 435-269-9790
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
CITY ENGINEERING DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
INFOWEST	DALLIN PEAD	435-359-7778

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
C1	SITE PLAN
C2	UTILITY PLAN
C3	GRADING PLAN
PP1-PP2	RETAINING WALL PLAN AND PROFILE SHEETS
DT1-DT3	DETAIL SHEETS

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037



HURRICANE CITY APPROVAL

PUBLIC WORKS	9/22/24 DATE
ASH CREEK SEWER DISTRICT	8/21/24 DATE
WATER DEPARTMENT	8-21-24 DATE
CENTURYLINK	8/21/24 DATE
DOMINION ENERGY	8-21-24 DATE
PLANNING DEPARTMENT	8/21/24 DATE
FIRE DEPARTMENT	8-21-24 DATE
HURRICANE POWER	8-21-24 DATE
PARKS DEPARTMENT	8/21/24 DATE
TDS TELECOM	8.21.24 DATE
GIS	8/21/24 DATE
CITY ENGINEER DEPARTMENT *	8-22-24 DATE
WASHINGTON W.C.W.C.D.	8-21-24 DATE
STREETS DEPARTMENT	8-21-24 DATE
INFOWEST	8-21-24 DATE

* Hurricane City cannot condone the creation of a land locked parcel. The drawing appear to depict proposed property lines around the assembly building.

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811 BLUE STAKES OF UTAH (811) 1-800-662-4111 (800) 662-4111

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PROFESSIONAL ENGINEER
No. 191099
KARL BRADLEY RASMUSSEN
8/19/24
STATE OF UTAH

TITLE SHEET FOR:
WASATCH TRAILERS
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766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

AUG 22 2024

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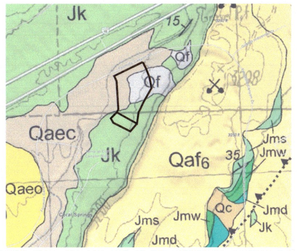
GEOLOGICAL REPORT



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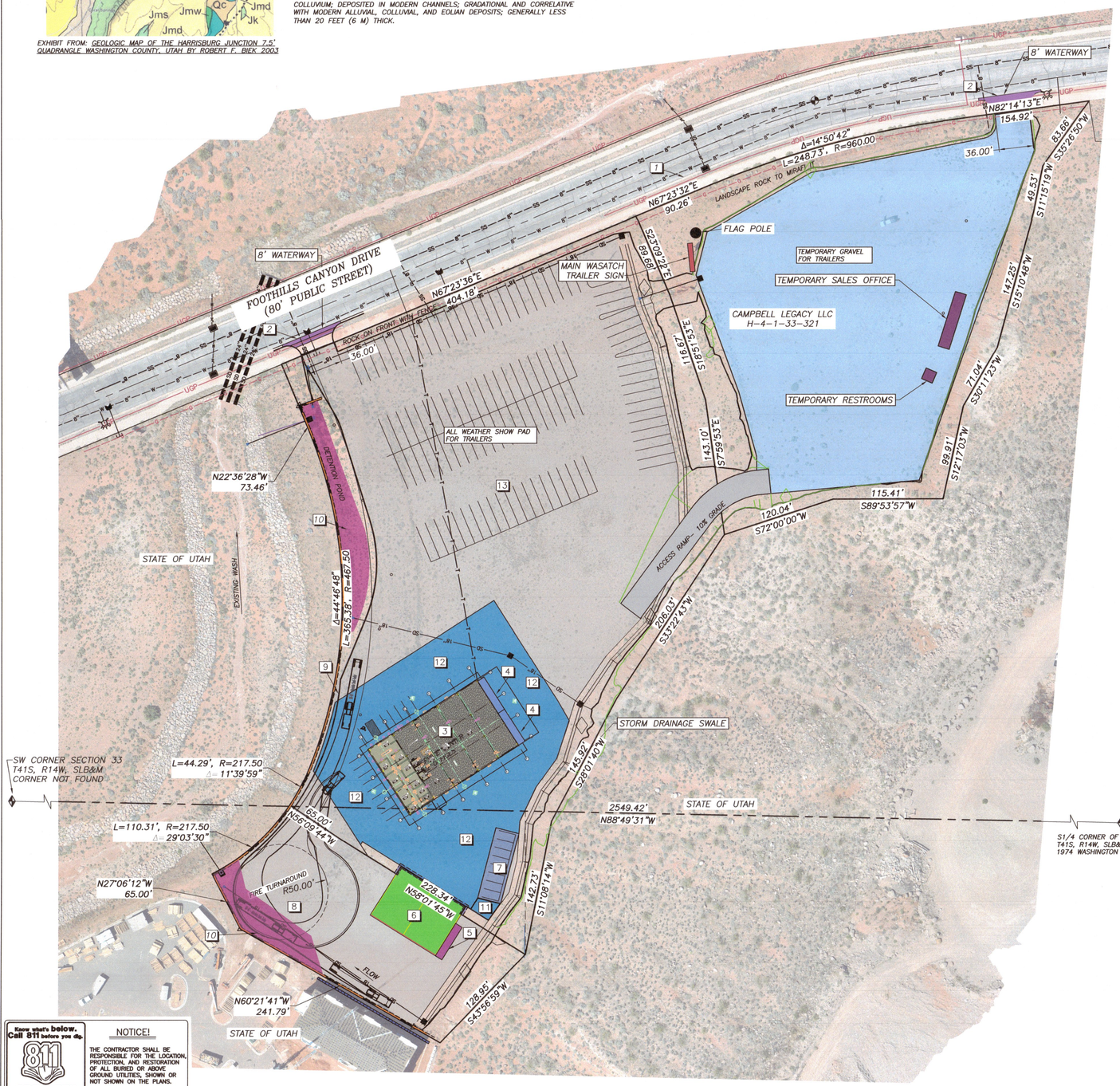
QF: ARTIFICIAL FILL – FILL USED TO CREATE ROADBEDS, DAMS AND RETAINING PONDS, AND BUILDING FOUNDATIONS; CONSISTS OF ENGINEERED FILL AND GENERAL BORROW MATERIAL; ALTHOUGH ONLY A FEW DEPOSITS ARE MAPPED, FILL SHOULD BE ANTICIPATED IN ALL DEVELOPED AREAS, MANY OF WHICH ARE SHO

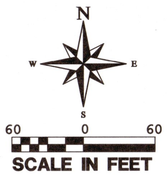
JK: KAYENTA FORMATION – INTERBEDDED, THIN– TO MEDIUM–BEDDED, MODERATE–REDDISH–BROWN TO MODERATE–REDDISH–ORANGE SILTSTONE, FINE–GRAINED SANDSTONE, AND MUDSTONE WITH PLANAR, LOW–ANGLE, AND RIPPLE CROSS–STRATIFICATION; CONTAINS SEVERAL POORLY EXPOSED, 1– TO 5–INCH–THICK (2.5–12.5 CM), LIGHT–OLIVE–GRAY WEATHERING, LIGHT–GRAY DOLOMITE BEDS; LOWER PART WEATHERS TO POORLY EXPOSED, COMMONLY GYPSIFEROUS SLOPES, UPPER PART TO LEDGES AND SMALL CLIFFS; UPPER CONTACT LOCALLY MARKED BY A 3– TO 8–INCH–THICK (7–20 CM), LIGHT–GRAY LIMY DOLOMITE BED (DM); DEPOSITED IN FLUVIAL, DISTAL FLUVIAL/PLAYA, AND MINOR LACUSTRINE ENVIRONMENTS; 925 FEET (282 M) THICK.

QAEC: ALLUVIAL, EOLIAN, AND COLLUVIAL DEPOSITS – POORLY TO MODERATELY SORTED, CLAY– TO SMALL BOULDER–SIZE SEDIMENTS, WITH WELL–SORTED EOLIAN SAND AND REWORKED EOLIAN SAND AND A SIGNIFICANT COMPONENT OF COLLUVIUM; DEPOSITED IN MODERN CHANNELS; GRADATIONAL AND CORRELATIVE WITH MODERN ALLUVIAL, COLLUVIAL, AND EOLIAN DEPOSITS; GENERALLY LESS THAN 20 FEET (6 M) THICK.

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- PHASING LINE
- PROPOSED 8" SEWER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED IRRIGATION
- EXISTING 8" SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING IRRIGATION MAIN
- EXISTING STORMDRAIN
- EXISTING UNDERGROUND POWER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PROPOSED STORM DRAIN, SIZE SHOWN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER CLEANOUT
- EXISTING WATER WELL
- EXISTING SEWER MANHOLE
- SECTION MARKER AS DESCRIBED
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING POWER SWITCH
- EXISTING STREET LIGHT
- EXISTING STORM DRAIN BOX

CONSTRUCTION KEYNOTES

1. EXISTING STREET CURB & GUTTER
2. INSTALL 8' WATERWAY
3. NEW SALES BUILDING
4. 8x40 STORAGE
5. 8x40 WASH EQUIPMENT
6. ASSEMBLY BUILDING
7. COVERED PARKING
8. FIRE TURN–AROUND
9. FIRE HYDRANT
10. DETENTION BASIN
11. CUSTOM FENCED DUMPSTER AREA
12. 6" CONCRETE OVER 6" BASE COURSE
13. INSTALL PAVEMENT PER GEOTECH REPORT 2–1/2" ASPHALT OVER 8" BASE COURSE OVER 12" SUBGRADE

NOTE: FOR WASHER EQUIPMENT, INSTALL A 1"ø CONDUIT IN THE UTILITY TRENCH WITH THE POWER WHERE CAN GAS COME FROM. SHOW GAS TO THE PRESSURE WASHER

NOTE: PARCELS WILL BE MERGED, AN AGREEMENT BETWEEN SITLA AND OWNERS WILL TAKE PLACE BUT THE AGREEMENT CANNOT OCCUR UNTIL THE CONSTRUCTION DRAWINGS ARE APPROVED.

GEOLOGICAL HAZARDS

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

DESERT TORTOISE TAKE AREA

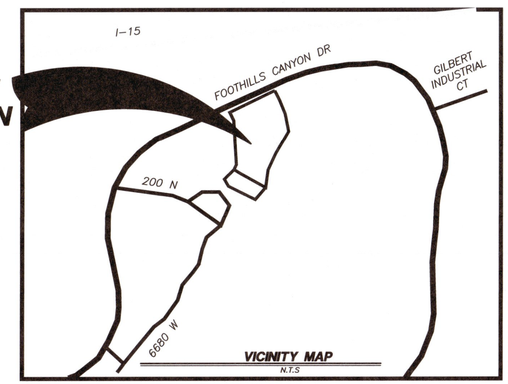
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

NARRATIVE

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

STORM WATER DRAIN TO PROPOSED DETENTION BASINS

PROJECT LOCATION



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

NOTICE!

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

KBR
No. 191090
KARL BRADLEY RASMUSSEN
8/19/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

SITE PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	C1

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

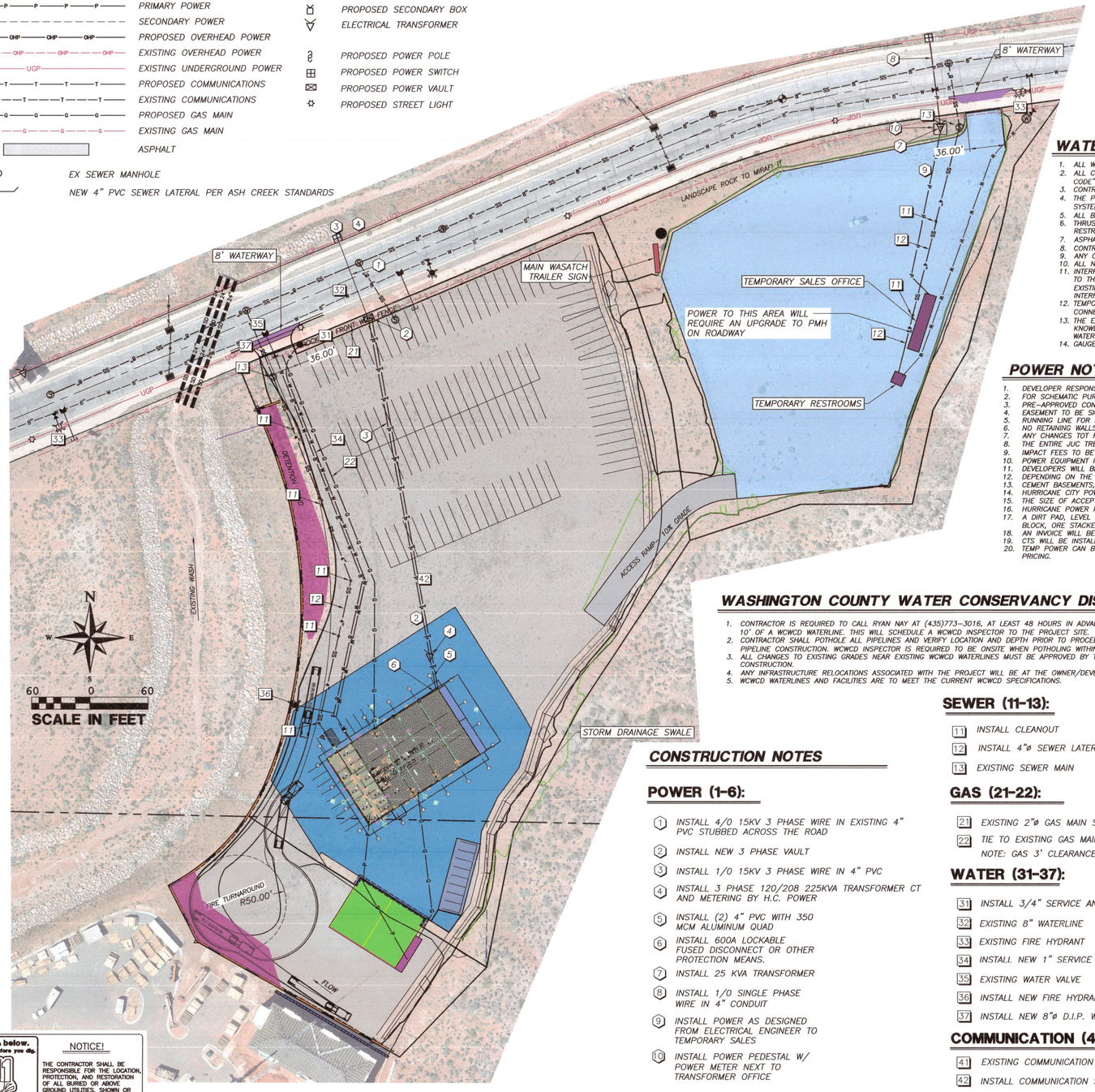
AUG 2 2 2024

UTILITY PLAN FOR:
WASATCH TRAILERS

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

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED 8" SEWER LINE
- EXISTING 6" SEWER LINE
- PROPOSED 8" WATERLINE
- PROPOSED WATER LATERAL
- EXISTING WATER MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING IRRIGATION MAIN
- PRIMARY POWER
- SECONDARY POWER
- PROPOSED OVERHEAD POWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- PROPOSED COMMUNICATIONS
- EXISTING COMMUNICATIONS
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- ASPHALT
- EX SEWER MANHOLE
- NEW 4" PVC SEWER LATERAL PER ASH CREEK STANDARDS
- EXISTING FIRE HYDRANT
- NEW 3/4" WATER LATERAL & METER PER HURRICANE CITY STANDARDS
- NEW FIRE HYDRANT PER HURRICANE CITY STANDARDS
- NEW WATER VALVE PER HURRICANE CITY STANDARDS
- EXISTING WATER VALVE
- IRRIGATION METER
- PROPOSED SECONDARY BOX
- ELECTRICAL TRANSFORMER
- PROPOSED POWER POLE
- PROPOSED POWER SWITCH
- PROPOSED POWER VAULT
- PROPOSED STREET LIGHT



CONSTRUCTION NOTES

POWER (1-6):

1. INSTALL 4/0 15KV 3 PHASE WIRE IN EXISTING 4" PVC STUBBED ACROSS THE ROAD
2. INSTALL NEW 3 PHASE VAULT
3. INSTALL 1/0 15KV 3 PHASE WIRE IN 4" PVC
4. INSTALL 3 PHASE 120/208 225KVA TRANSFORMER CT AND METERING BY H.C. POWER
5. INSTALL (2) 4" PVC WITH 350 MCM ALUMINUM QUAD
6. INSTALL 600A LOCKABLE FUSED DISCONNECT OR OTHER PROTECTION MEANS.
7. INSTALL 25 KVA TRANSFORMER
8. INSTALL 1/0 SINGLE PHASE WIRE IN 4" CONDUIT
9. INSTALL POWER AS DESIGNED FROM ELECTRICAL ENGINEER TO TEMPORARY SALES
10. INSTALL POWER PEDESTAL W/ POWER METER NEXT TO TRANSFORMER OFFICE

SEWER (11-13):

11. INSTALL CLEANOUT
12. INSTALL 4"ø SEWER LATERAL
13. EXISTING SEWER MAIN

GAS (21-22):

21. EXISTING 2"ø GAS MAIN SERVICE LINE
22. TIE TO EXISTING GAS MAIN STUB
    NOTE: GAS 3' CLEARANCE FROM POWER

WATER (31-37):

31. INSTALL 3/4" SERVICE AND METER TO NEW 8" D.I.P.
32. EXISTING 8" WATERLINE
33. EXISTING FIRE HYDRANT
34. INSTALL NEW 1" SERVICE LINE
35. EXISTING WATER VALVE
36. INSTALL NEW FIRE HYDRANT
37. INSTALL NEW 8"ø D.I.P. WITH VALVE

COMMUNICATION (41-42)

41. EXISTING COMMUNICATION LINE
42. INSTALL COMMUNICATION SERVICE LINE

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037

INFOWEST NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 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.

PARKS DEPARTMENT NOTES:

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

CITY STREETS NOTES:

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE
3. SUBMIT PROOFS OF STREET SIGNS TO CITY ENGINEER BEFORE ORDERING
4. STORM DRAIN, SWALE, AND DETENTION POND MAINTAINED BY PROPERTY OWNER

CENTURYLINK PHONE NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYRLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
   OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET OCATED IN THE LEFT OR RIGH HAND LOWER CORNER. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OR EQUIPMENT LOCATION.
   *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R.
   *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. EASEMENT TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDES OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TOT HE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. 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.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS. PLANS NEED TO SHOW A GOOD LOCATION FOR THE TRANSFORMER TO BE PERMANENTLY ACCESSIBLE AND PROTECTED.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW THE MAIN PANEL SERVICE SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2", 3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM.
16. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, ORE STACKED ROCK TO MAINTAIN LEVEL.
18. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
19. CTS WILL BE INSTALLED ON THE TRANSFORMER AND WILL BE SUPPLIED BY HURRICANE CITY POWER. HC POWER WILL INVOICE THE COST OF THE METERING EQUIPMENT.
20. TEMP POWER CAN BE GIVEN AT THE TEMPORARY SALES OFFICE AS A SEPARATE CONTRACT BETWEEN THE DEVELOPER AND THE POWER COMPANY. PLEASE CONTACT HURRICANE POWER TO DISCUSS POWER NEEDS AND PRICING.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

1. CONTRACTOR IS REQUIRED TO CALL RYAN NAY AT (435)773-3016, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10' OF A WCWCD WATERLINE. THIS WILL SCHEDULE A WCWCD INSPECTOR TO THE PROJECT SITE.
2. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. WCWCD INSPECTOR IS REQUIRED TO BE ONSITE WHEN POTHOLING WITHIN 10' OF A WCWCD WATERLINE.
3. ALL CHANGES TO EXISTING GRADES NEAR EXISTING WCWCD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
4. ANY INFRASTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
5. WCWCD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WCWCD SPECIFICATIONS.

ASH CREEK SEWER DISTRICT 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. EXISTING SEWER LATERALS AND CLEANOUTS MAY BE BROKEN. VERIFY LATERAL AND CLEANOUT LOCATIONS AND REPAIR IF NEEDED.

DOMINION ENERGY GAS NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ASHLEY GLANZMAN. 435-218-4063
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO EXISTING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
10. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

TDS COMMUNICATIONS NOTES:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
5. AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT.
6. A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
7. KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.

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.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8505

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
8/19/24
STATE OF UTAH

UTILITY PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	C2

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

AUG 2 2 2024

GRADING PLAN FOR:
WASATCH TRAILERS

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

N

W E

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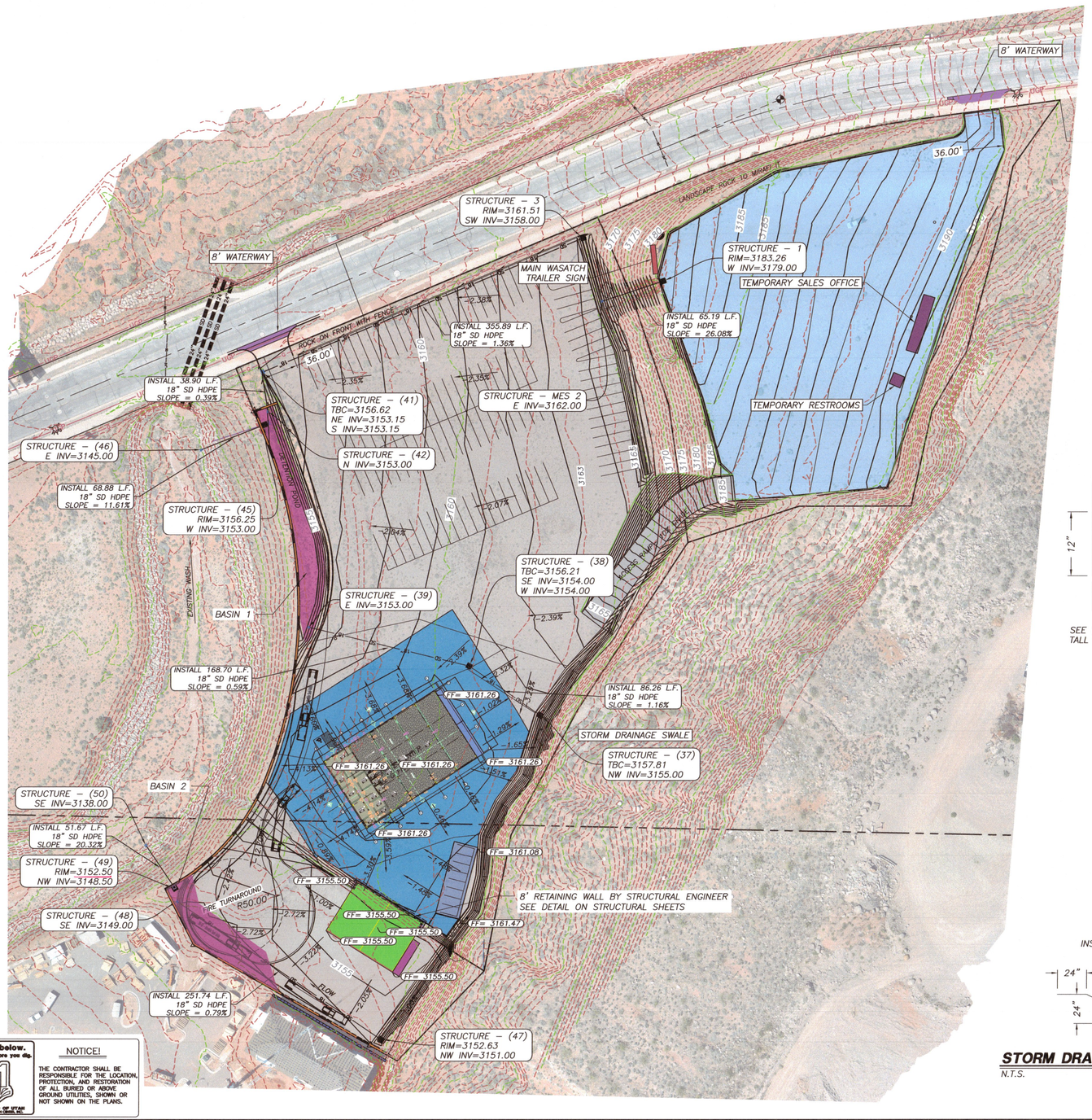
60 0 60

SCALE IN FEET



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

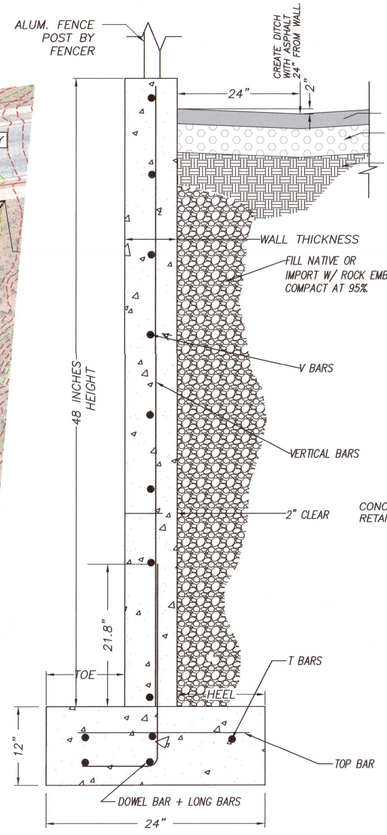
811 BLUE STAKES OF UTAH UTAH NUMBER ONE, INC.

NOTICE!

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

RETAINING WALL DETAIL

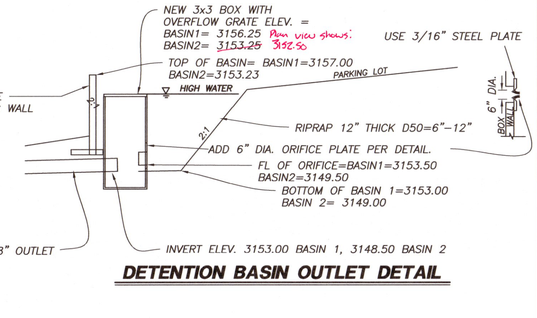
N.T.S.



SEE PLAN & PROFILE SHEETS FOR 48" TALL RETAINING WALL LOCATION.

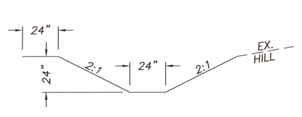
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CURB AND GUTTER
- CENTER LINE
- CONCRETE RETAINING WALL
- EXISTING 1' CONTOURS
- 3160 EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- 3160 PROPOSED 5' CONTOURS
- SD 36" SD 36" PROPOSED 36" STORM DRAIN LINE
- SD 18" SD 18" PROPOSED 18" STORM DRAIN LINE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED 6" ROAD BASE
- PROPOSED 6" CONCRETE W/ #4 BAR, 24" O.C. E.W.
- STORM WATER
- FF=3302.22 ELEVATION LABEL (FINISHED FLOOR)
- STORM DRAIN BOX
- STORM DRAIN MANHOLE



DETENTION BASIN OUTLET DETAIL

INSTALL SWALE NEXT TO HILLS



STORM DRAINAGE SWALE DETAIL

N.T.S.

SINGLE OR TOP WALL FOOTING & BAR ADJUSTMENT SCHEDULE

WALL HEIGHT	WALL THICKNESS	TOE	BASE	DEPTH	HEEL	T BARS	V BARS	TOP BAR	DOWEL+LONG BARS	VERTICAL BARS
4'	8"	6"	26"	12"	12"	2#4 long.	5 #4 (H)	#4@12"o.c.	4@12" o.c. + 2#4 long	#4@12" o.c.

WASATCH TRAILERS
DETENTION FOR - 100 YEAR STORM EVENT

Using NOAA ATLAS 14 POINT PRECIPITATION INTENSITY (Inches per Hour)

Surface Calculations

Surface Type	Area (acres)	Coefficient	A*C	Allowable Runoff
Gravel/landscaping	2.08	0.2	0.416	0.416
Gravel Parking Area	2.04	0.7	1.428	0.408
Pavement/Roof	4.8	0.99	4.752	0.96
Total	8.92	0.74	6.596	1.784

Storage Calculations

Time (minutes)	A*C (Acres)	100 Year Interval (in/hr)	Time (s)	Cumulative Runoff (cu. Ft)	Allowable Runnoff (cu. Ft.)	Storage (cu. Ft.)
5	6.596	6.49	300	12842	535.2	12,307
10	6.596	4.94	600	19551	1070.4	18,480
15	6.596	4.08	900	24221	1605.6	22,615
30	6.596	2.75	1800	32650	3211.2	29,439
60	6.596	1.7	3600	40368	6422.4	33,945
120	6.596	0.918	7200	43597	12844.8	30,752
180	6.596	0.624	10800	44452	19267.2	25,185
360	6.596	0.356	21600	50721	38534.4	12,186
720	6.596	0.2	43200	56989	77068.8	-
1440	6.596	0.115	86400	65538	154137.6	-
					Required Storage Volume (cu. ft.)	33,945
					Recommended Retention Pond	0.78 acre-foot

Outlet Control Calculation

Allowable Runoff (cfs)	Gravity Constant (ft/s^2)	Orifice Coefficient (C)	Drop Inlet Depth (ft)	Orifice Area (sq in)	Orifice Diamter (in)
1.784	32.2	0.6	3	30.80	6.26

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8500

No. 191090 KARL BRADLEY RASMUSSEN 8/19/24 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

GRADING PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	C3

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

AUG 22 2024

PLAN AND PROFILE FOR:
WASATCH TRAILERS

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

LEGEND

CONCRETE RETAINING WALL

TOW= TOP OF WALL

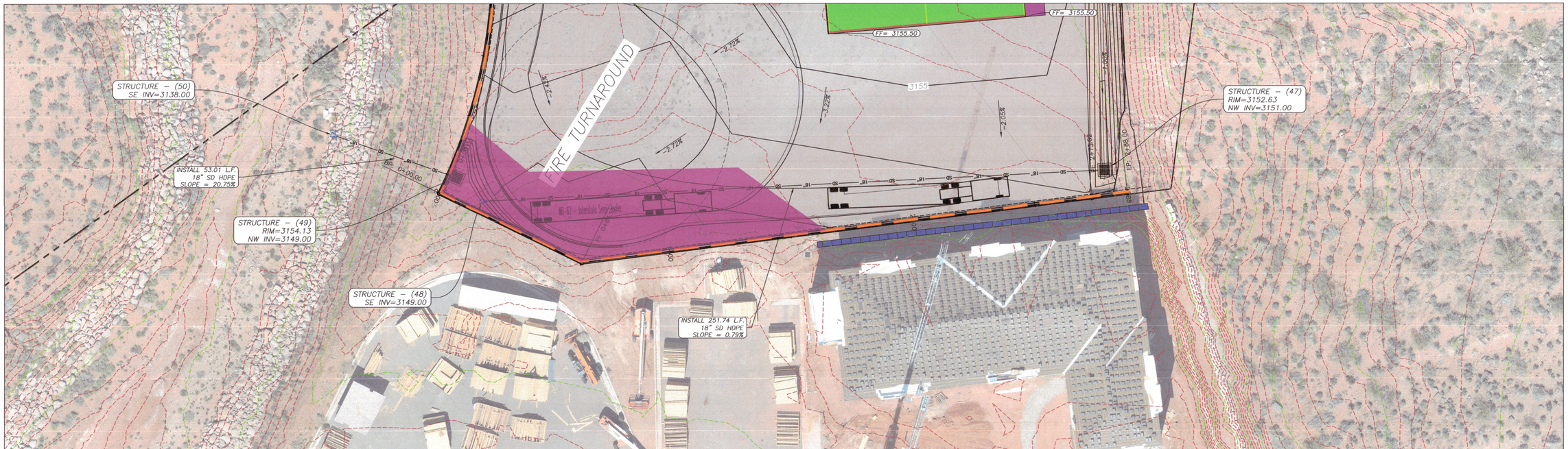
BTW= BOTTOM OF WALL

NOTE: BOTTOM OF WALL IS TOP OF FOOTING

N W E S

20 0 20

PLAN VIEW OF SOUTH RETAINING WALL


STRUCTURE – (50)
SE INV=3138.00
INSTALL 53.01 L.F.
18" SD HDPE
SLOPE = 20.75%
STRUCTURE – (49)
RIM=3154.13
NW INV=3149.00
STRUCTURE – (48)
SE INV=3149.00
INSTALL 251.74 L.F.
18" SD HDPE
SLOPE = 0.79%
STRUCTURE – (47)
RIM=3152.63
NW INV=3151.00
FIRE TURNAROUND
FF= 3155.50
FF= 3155.50
3155
-2.72%
-2.72%
-2.72%
-2.05%
-2.05%
-2.05

PLAN AND PROFILE FOR:
WASATCH TRAILERS

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

LEGEND

CONCRETE RETAINING WALL

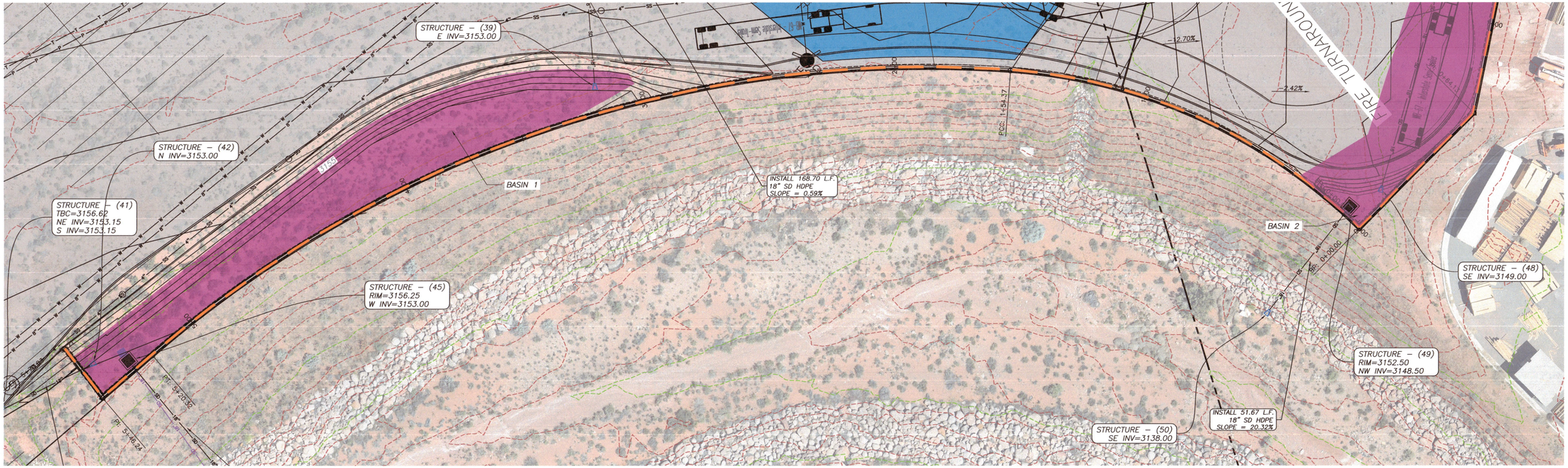
TOW= TOP OF WALL

BTW= BOTTOM OF WALL

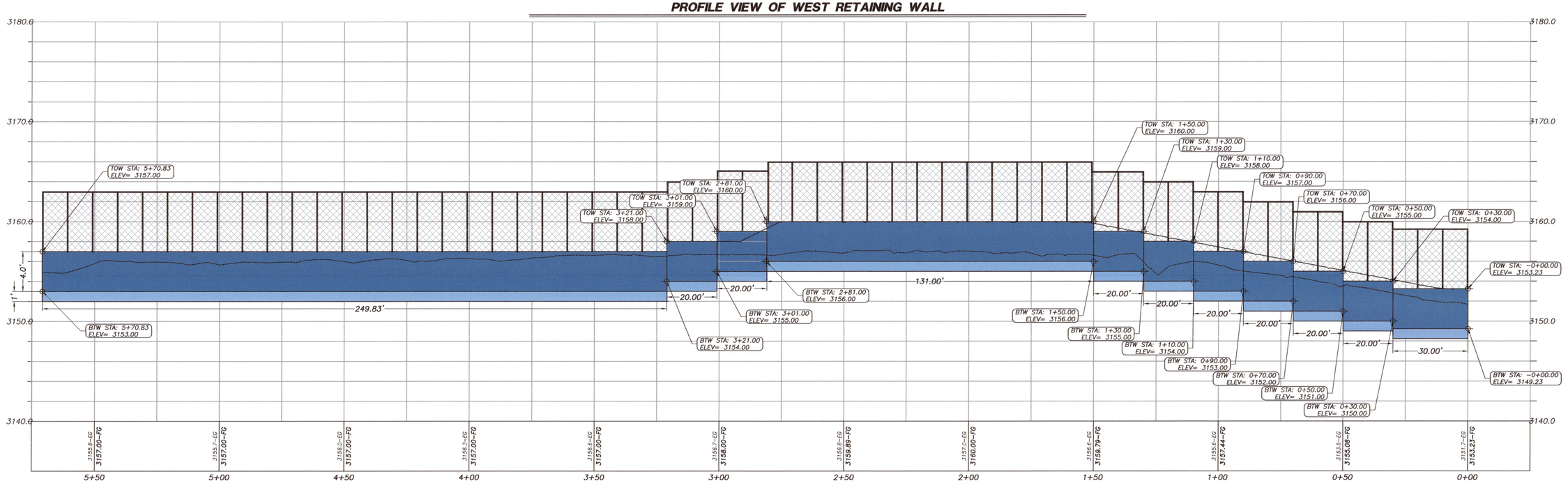
NOTE: BOTTOM OF WALL IS TOP OF FOOTING

20 0 20

PLAN VIEW OF WEST RETAINING WALL



PROFILE VIEW OF WEST RETAINING WALL



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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8507

PLAN AND PROFILE FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

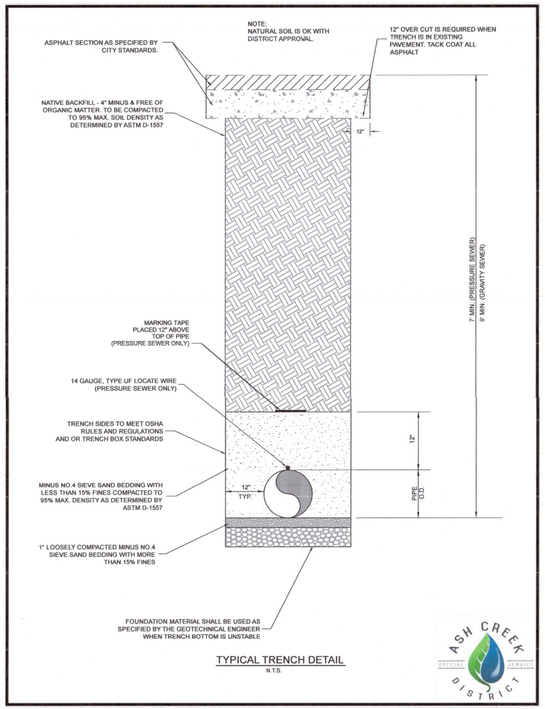
DATE	8/19/2024
SCALE	1"=20'
JOB NO.	766-001
SHEET NO:	PP2

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

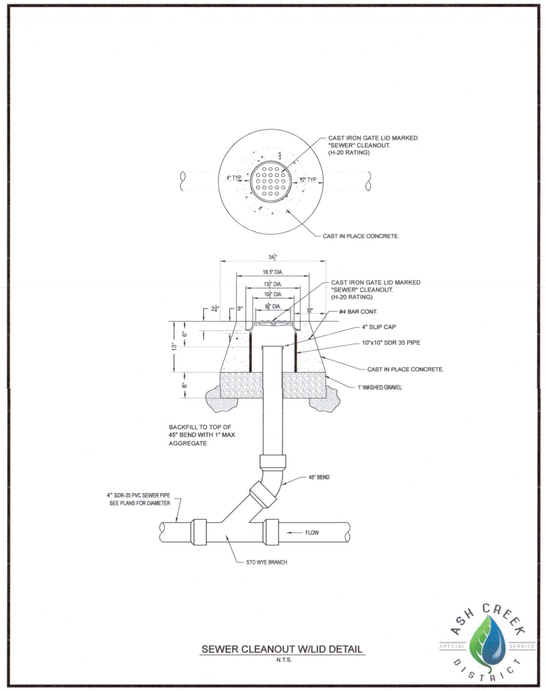
AUG 2 2 2024

DETAILS FOR:
WASATCH TRAILERS

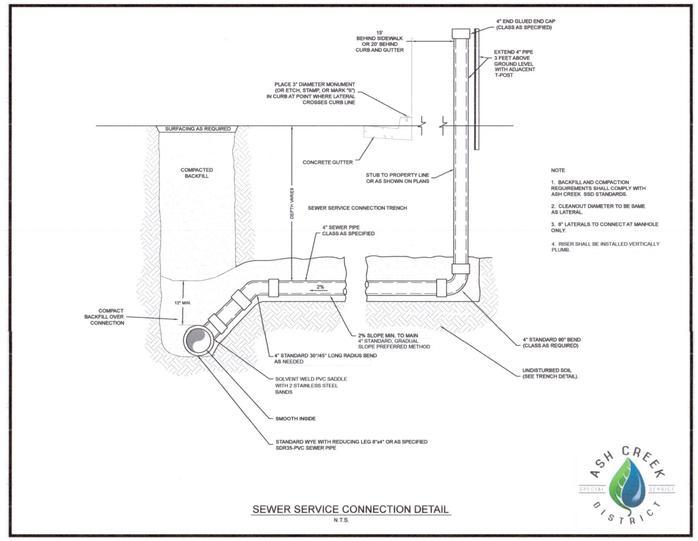
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



TYPICAL TRENCH DETAIL
N.T.S.



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



SEWER SERVICE CONNECTION DETAIL
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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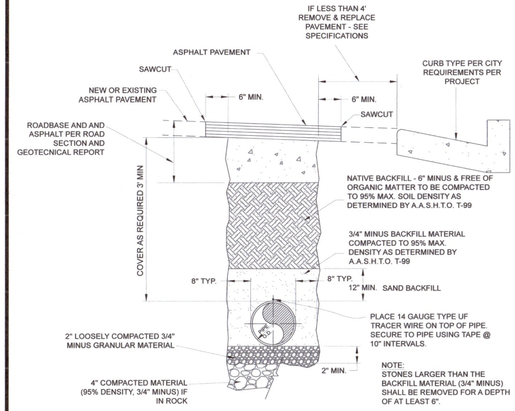
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

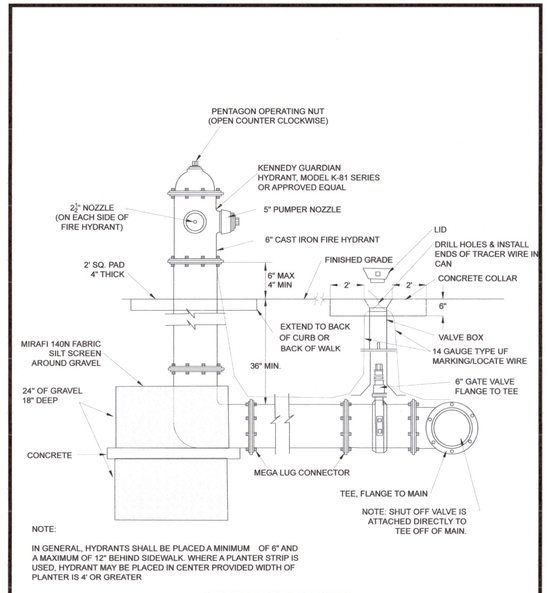
DETAIL SHEET FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	N.T.S.
JOB NO.	766-001
SHEET NO:	DT1



CULINARY WATER TRENCH
N.T.S.

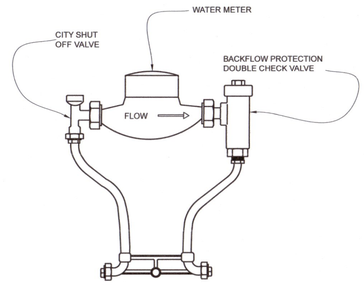
CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	CULINARY WATER TRENCH DETAIL	STANDARD DWG. NO. WD 300	1 OF 1
		APPROVED: DATE: 8/5/2020	BY: H.C.E.



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

STANDARD FIRE HYDRANT
N.T.S.

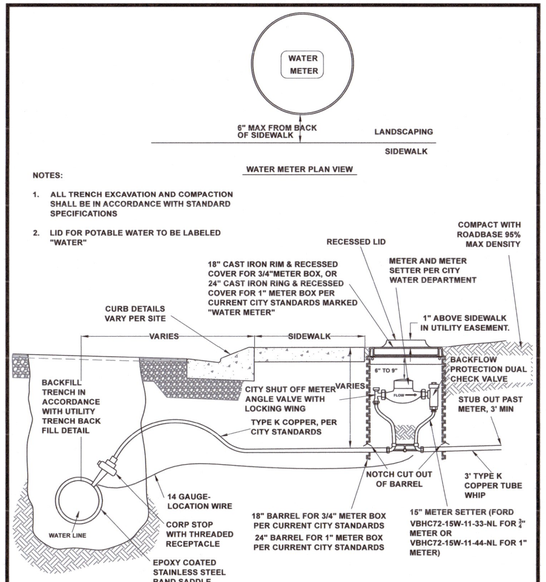
CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	STANDARD FIRE HYDRANT DETAILS	STANDARD DWG. NO. WD 302	1 OF 1
		APPROVED: DATE: APRIL 2020	BY: H.C.E.



APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC74-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER
N.T.S.

CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	WATER METER SETTER DETAILS	STANDARD DWG. NO. WD 303-1	1 OF 4
		APPROVED: DATE: 8/5/2020	BY: H.C.E.



¾" AND 1" WATER SERVICE AND METER
N.T.S.

CITY OF HURRICANE			
REVISIONS DATE / DESCRIPTION / BY	¾" AND 1"WATER SERVICE AND METER	STANDARD DWG. NO. WD 303-3	3 OF 4
		APPROVED: DATE: 8/5/2020	BY: H.C.E.

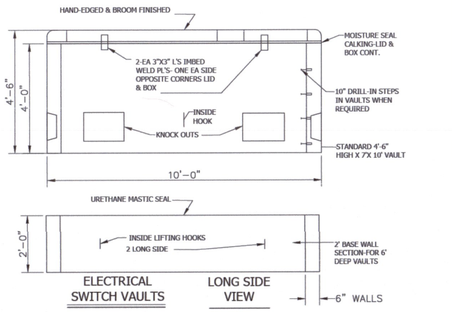
766-001 XL

AUG 2 2 2024

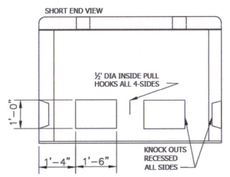
DETAILS FOR:
WASATCH TRAILERS

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

common @ 2003 provalue engineering inc.



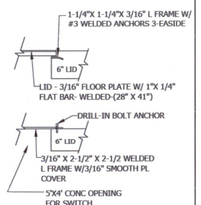
ELECTRICAL SWITCH VAULTS — LONG SIDE VIEW



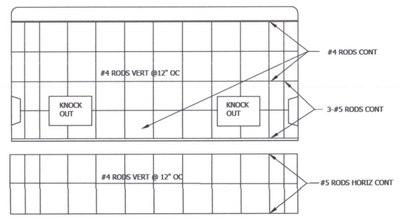
TEMPORARY FILL - IN PL FOR LARGE OPENING

NOTES

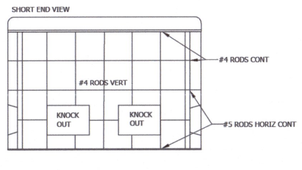
1. ALL STEEL - PAINTED W/-1 COAT RED PRIMER 2- COATS- GRAY ENAMEL FINISH.



DR-1

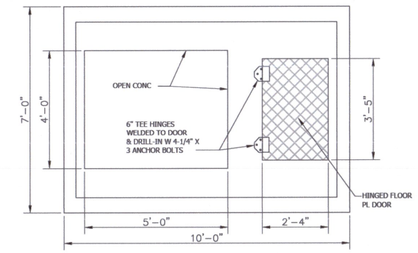


ELECTRICAL SWITCH VAULTS — LONG SIDE VIEW

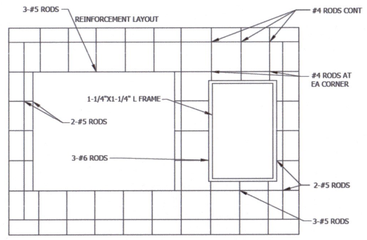


REINFORCEMENT DESIGN

DR-2



TOP VIEW CONC LID LAYOUT



ELECTRICAL SWITCH VAULTS

DR-3

NOTES

* 1" DIA GALV BOLT - 3' LONG
* 1" DIA PVC CONDUIT
* 40' STANDARD HURRICANE CITY SPEC LIGHT BASE
* 6-#6 RODS VERTICAL
* 7-#3 RING AT 12" OC CONT 60 GRADE REBAR

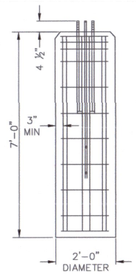
#4,000 PSI CONC 28DAYS

* #6 COPPER GROUND WIRE
* 7' BASE USED FOR PARKING LIGHT BASES

CEMENT PLASTER-FINISH

*MINIMUM REBAR USED: FOR 35' HIGH & UNDER
6-#5 RODS VERT
7-#3 RINGS AT 17" OC
FOR 40' HIGH & ABOVE
6-#6 RODS VERT
7-#3 RINGS AT 12" OC

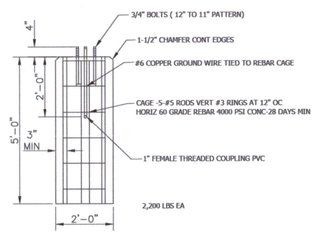
* 1" DIA PVC CONDUIT 24" BELOW GRADE OR TO DESIGN SPEC'S



HURRICANE CITY - 7' BASES

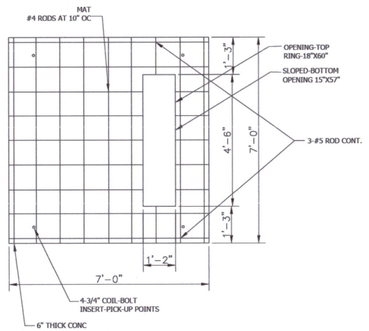
DR-4

HURRICANE CITY -5' BASES



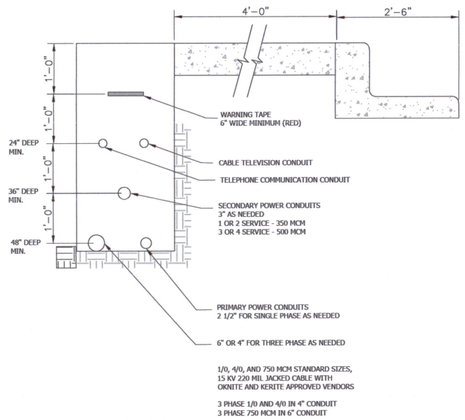
HURRICANE CITY - 5' BASES

DR-5



3-PH TRANSFORMER PAD POWER

DR-6

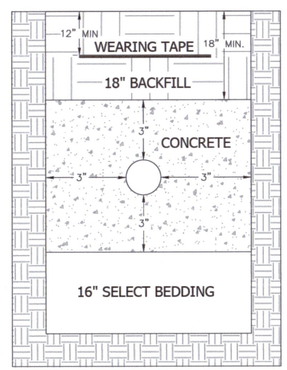


NOTES

1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE. GAS TRENCH ON EAST AND SOUTH SIDE.
2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.

JOINT UTILITIES TRENCH DETAIL

DR-7



NOTE

WARNING TAPE SIX (6") RED SHALL BE INSTALLED TWELVE INCHES (12") BELOW FINAL GRADE FOR THE LENGTH OF THE ENTIRE TRENCH.

CONCRETE ENCASED CONDUIT

DR-8

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

KRB No. 191090 KARL BRADLEY RASMUSSEN 8/19/24 STATE OF UTAH

DETAIL SHEET FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	N.T.S.
JOB NO.	766-001

SHEET NO: DT2

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

AUG 2 2 2024

DETAILS FOR:
WASATCH TRAILERS

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

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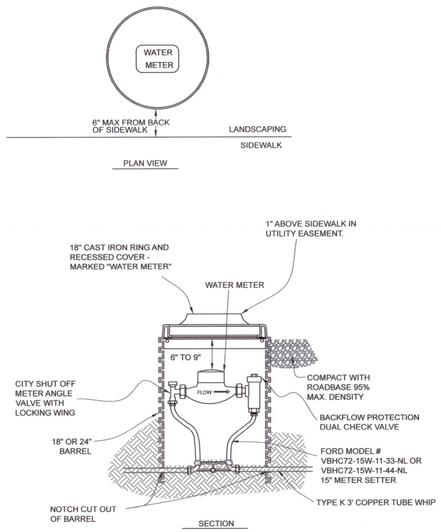
REVISIONS		
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



WATER METER BOX

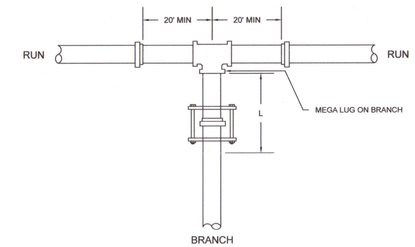
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/05/20	BY: H.C.E.



BRANCH SIZE \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				19	*	*	*	*	*	*
12					52	22	*	*	*	*
14						82	56	30	5	*
16							114	88	64	18
18								143	119	73
20									172	126
24										227

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

RESTRAINED LENGTHS, "L" (IN FEET)

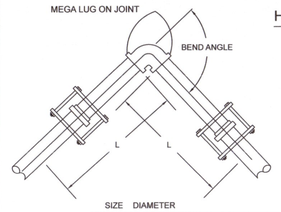
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.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

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD TEE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 309	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.

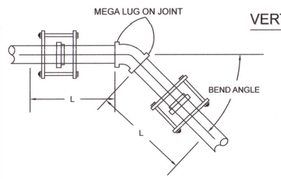


HORIZONTAL BEND

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

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	3	4	5	5	6	7	8	9	9
22.5	5	7	9	10	12	14	15	17	18
45	10	13	17	21	24	28	31	34	38
90	23	32	42	50	58	66	75	82	90

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

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

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

RESTRAINED LENGTHS, "L" (IN FEET)

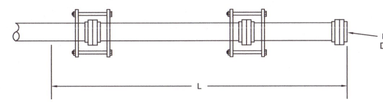
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 310	1 OF 1
APPROVED:	
DATE: OCT. 2020	BY: H.C.E.

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	85	119	156	186	219	248	279	309	338

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

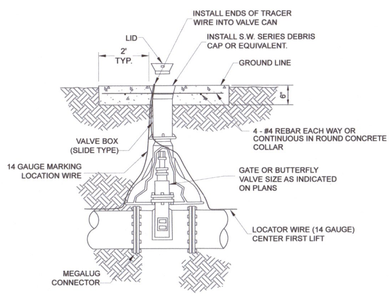
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
WD 311	1 OF 1
APPROVED:	
DATE: 5/4/2021	BY: H.C.E.



NOTES:

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

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

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

MAIN LINE VALVE

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

DETAIL SHEET FOR:
WASATCH TRAILERS

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

DATE	8/19/2024
SCALE	N.T.S.
JOB NO.	766-001

SHEET NO:
DT3

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

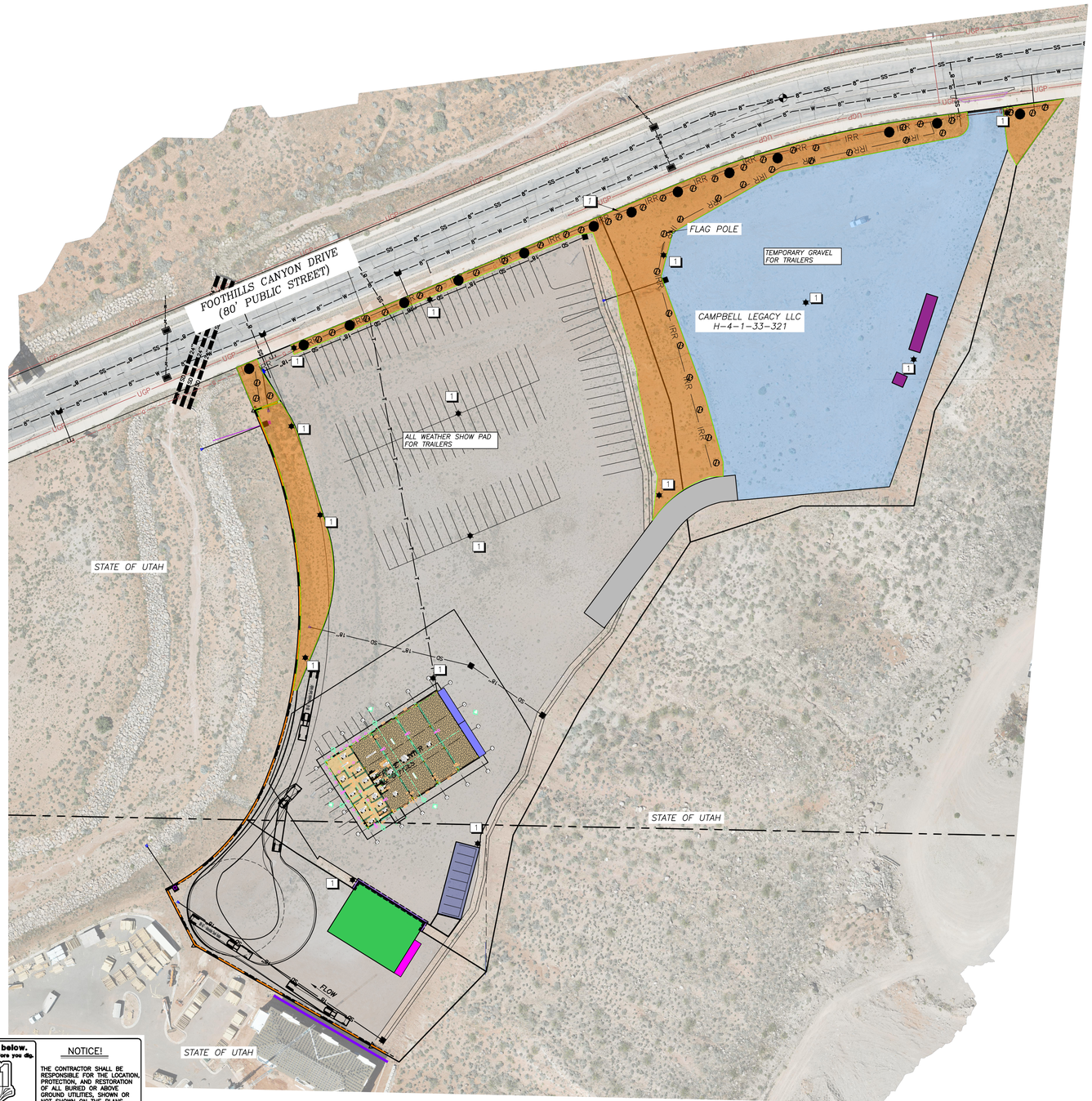
AUG 2 2 2024

LIGHTING PLAN FOR:
WASATCH TRAILERS

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

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037



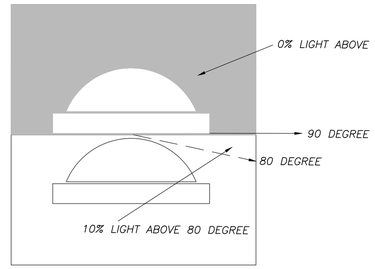
N
W E
S
60 0 60
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- PHASING LINE
- PROPOSED 8" SEWER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 1" IRRIGATION
- EXISTING 8" SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING IRRIGATION MAIN
- EXISTING STORMDRAIN
- EXISTING UNDERGROUND POWER
- PROPOSED STORM DRAIN, SIZE SHOWN
- LANDSCAPE AREA– LANDSCAPE DESERT ROCK MULCH
- PROPOSED SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER CLEANOUT
- EXISTING WATER WELL
- EXISTING SEWER MANHOLE
- SECTION MARKER AS DESCRIBED
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING POWER SWITCH
- NEW LIGHTS PER ELECTRICAL PLANS
- EXISTING STORM DRAIN BOX

LIGHTS:

1 INSTALL CITY STANDARD LIGHT POLE WITH LAMP



FULL CUTOFF LIGHT DETAIL
N.T.S.

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

NOTICE!

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

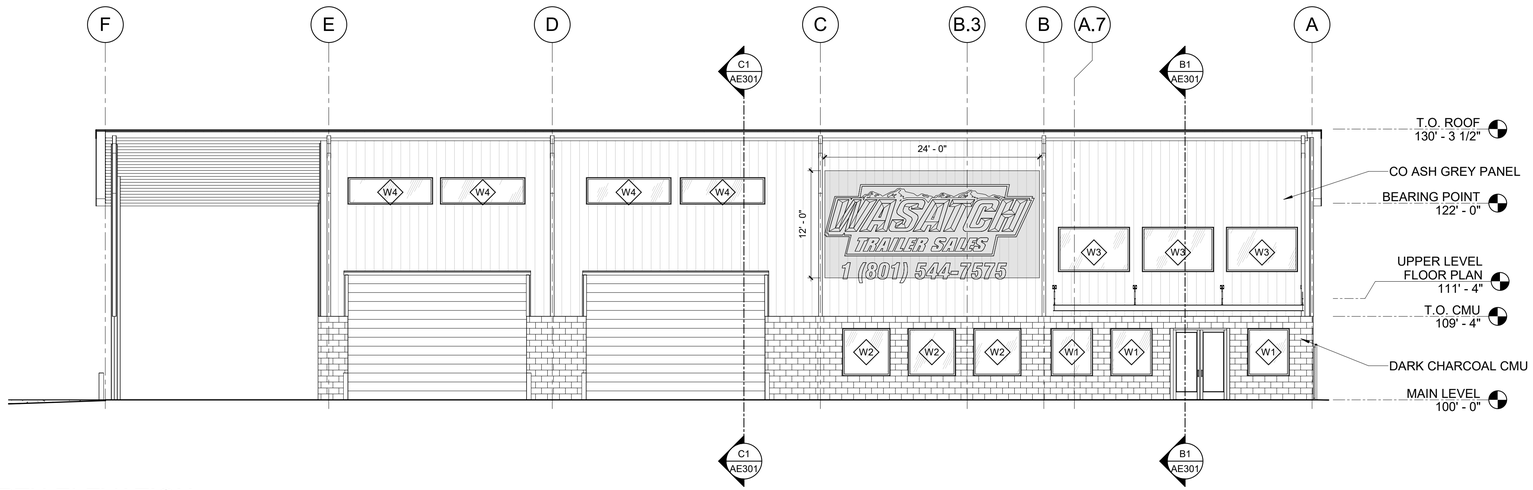
PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
8/19/24

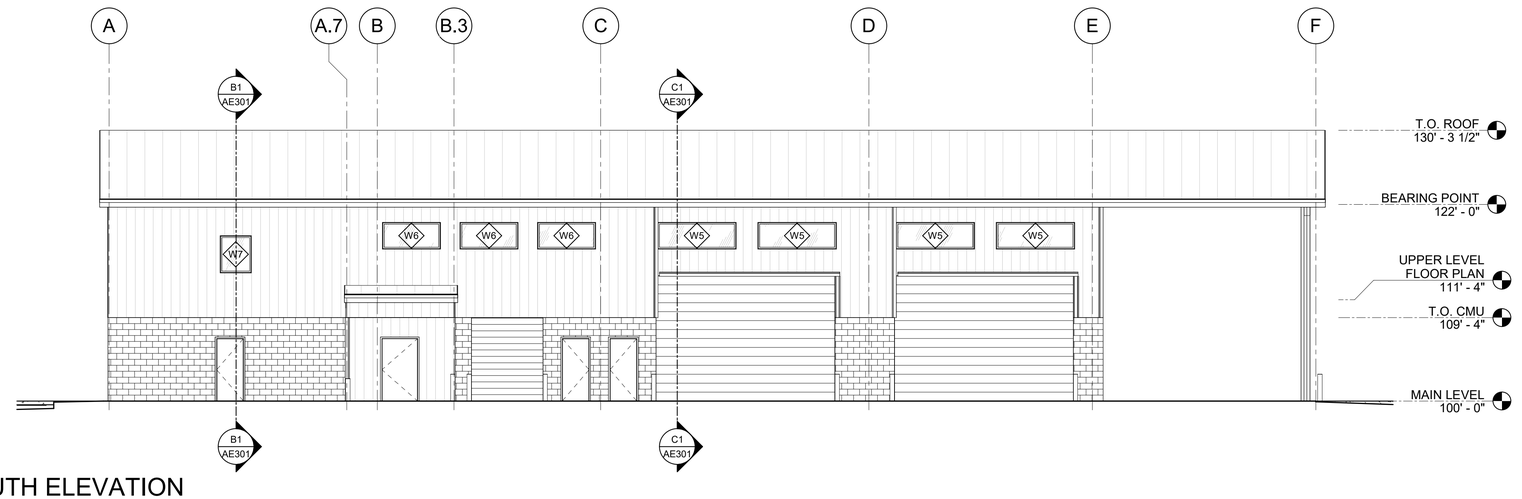
LIGHTING PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	LT1

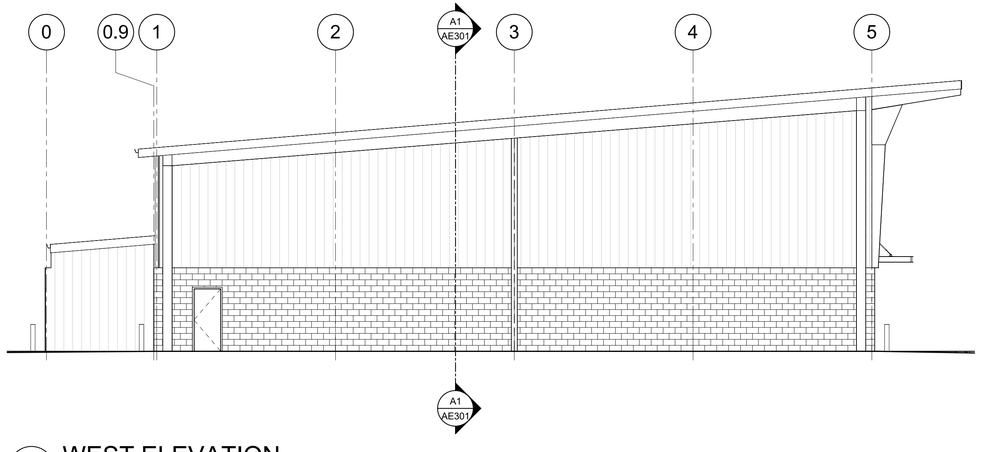
766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG



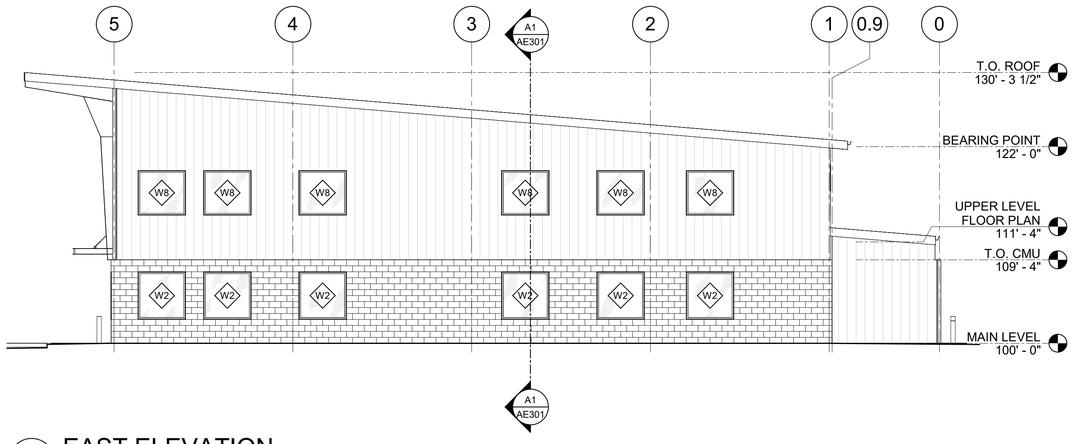
D1 NORTH ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"



A3 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.

B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

EXTERIOR FINISH LEGEND

METAL BUILDING PANEL SIDING PER MFR - COLOR: ASH GRAY

SMOOTH-FACE CMU BLOCK. - COLOR: CHARCOAL - SEE WALL TYPES.

METAL ROOFING BY METAL BUILDING MANUFATURER - COLOR: POLAR WHITE

KEYNOTES

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

PROVALUE ENGINEERING
20 S 850 STE 1
Hurricane, UT 84737
435.668.8307
http://www.pv-eng.com

ARW ENGINEERS
structural consultants
1594 W. Park Circle Ogden, Utah 84404
+1 801 782 6008 arwengineers.com

VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
WWW.VBFA.COM
VBFA
230 N 1680 E BLDG. V 435.674-4800 T
ST. GEORGE, UT 84770

WASATCH TRAILER SALES BUILDING

FOOTHILLS CANYON DR.
HURRICANE, UT 84737

STAMP

ISSUE TYPE:	DATE:
DESIGN DEVELOPMENT	2024-08-23

PROJECT NUMBER:	001117
DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS

AE201

LANDSCAPE PLAN FOR:
WASATCH TRAILERS

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

LANDSCAPING KEYNOTES

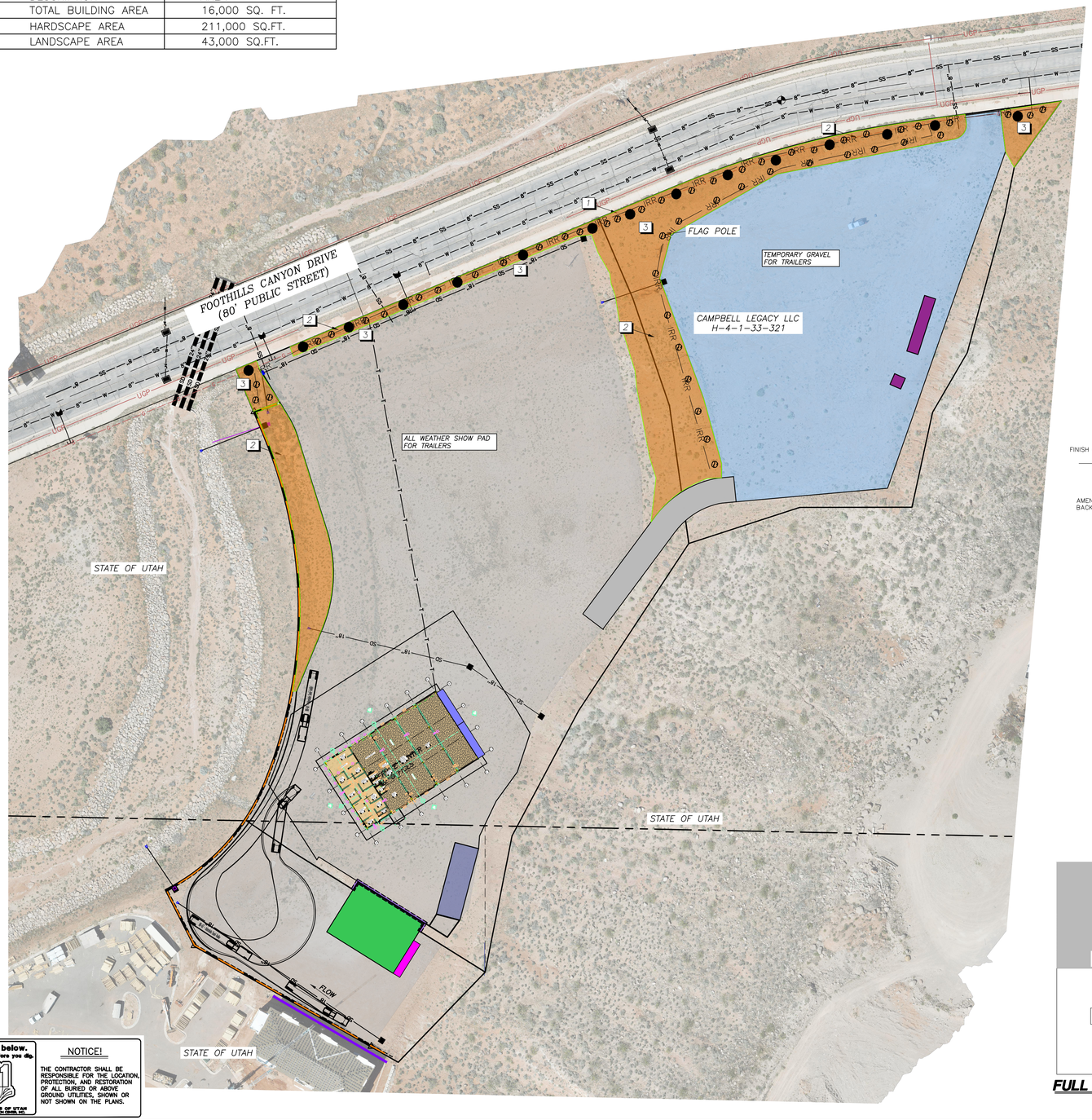
1. INSTALL 1" IRRIGATION DRIP LINE
2. INSTALL LANDSCAPE ROCK
3. INSTALL TREES AND SHRUBS

LANDSCAPE AREA

DESCRIPTION	AREA
TOTAL BUILDING AREA	16,000 SQ. FT.
HARDSCAPE AREA	211,000 SQ.FT.
LANDSCAPE AREA	43,000 SQ.FT.

OWNER / DEVELOPER

WASATCH TRAILERS
TODD CAMPBELL
310 NORTH 650 WEST
KAYSVILLE, UT 84037



N
W E
S
60 0 60
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- PHASING LINE
- PROPOSED 8" SEWER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER LATERAL
- PROPOSED 1" IRRIGATION
- EXISTING 8" SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING IRRIGATION MAIN
- EXISTING STORMDRAIN
- EXISTING UNDERGROUND POWER
- PROPOSED STORM DRAIN, SIZE SHOWN
- LANDSCAPE AREA– LANDSCAPE DESERT ROCK MULCH
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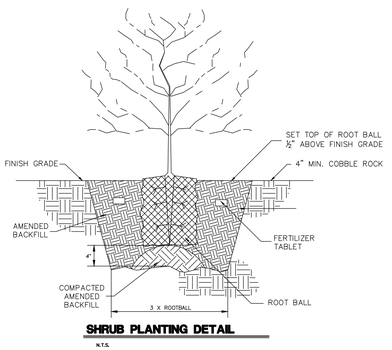
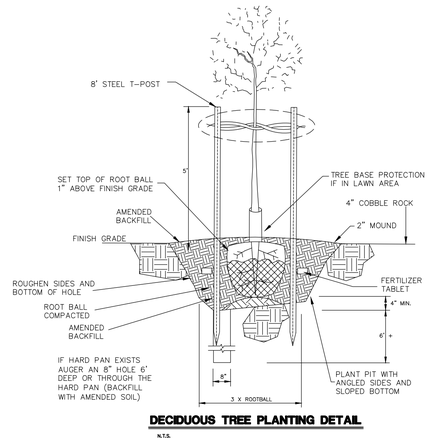
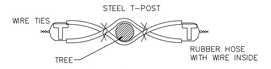
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER CLEANOUT
- EXISTING WATER WELL
- EXISTING SEWER MANHOLE
- SECTION MARKER AS DESCRIBED
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING POWER SWITCH
- EXISTING STREET LIGHT
- EXISTING STORM DRAIN BOX



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

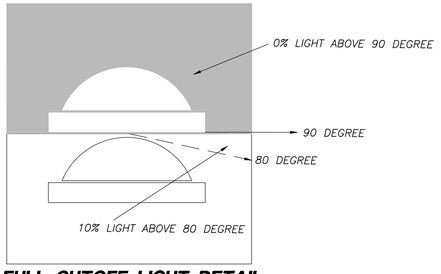


TREE SUPPORT DETAIL

PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	30	2" CAL MIN
Ø	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	90	5 GAL

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



FULL CUTOFF LIGHT DETAIL
N.T.S.

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

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

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

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLEDATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.

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

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

8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLEDATION SHALL BE TO HURRICANE CITY PARKS STANDARDS.

9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

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

NOTICE!
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

KARL BRADLEY RASMUSSEN
No. 191090
8/19/24

LANDSCAPE PLAN FOR:
WASATCH TRAILERS
LOCATED IN SECTION 33, T41S, R14W, & SECTION 4, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/19/2024
SCALE	1"=60'
JOB NO.	766-001
SHEET NO:	L1

766-001 WASATCH TRAILER CONSTRUCTION DRAWINGS JUN 2024.DWG

Hurricane City Application

Application Accepted Date: 08/26/2024

Type of Improvement: Conditional Use Permit

Description: seeking permit to have greater height on detached

Tenant / Project Name: Dennett Residence

Bldg. Address: 419 station circle drive

City: Hurricane City State: UT Zip: 84737

Subdivision: winder estates Phase:

Block: Lot #: 11 Parcel ID #: west-11

Property Owner: Brett Dennett

Permit Contact: brett dennett P:(435) 703-2738

Email: sheileed@aol.com

CONTACT INFORMATION

Engineer of Record: Tracy Scott Munson

General Contractor: Brett Dennett

License #: P: (435) 703-2738

Address: 2184 s angell heights dr

City: hurricane State: ut Zip: 84737

Email: sheileed@aol.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANCUP24-19

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

Applicant Name: Brett Dennett

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Statement of Intent

The intent of the conditional use permit that we seek, is to have greater height on the detached garage. Winder estates lot 11.

The purpose for the greater height is so that we can fit mother in law quarters above the garage.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	CUP24-19
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Brett Dennett
Agent:	
Request:	Approval of a conditional use permit for a building of greater height than allowed by code.
Location:	419 S Station Cir
Zoning:	R1-15
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 893 sq. ft. and 25' 6" tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 sq. ft. and 16 feet tall. A property owner may apply for a conditional use permit to build a taller building. The site is zoned Single Family Residential 15 (R1-15).

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

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:…

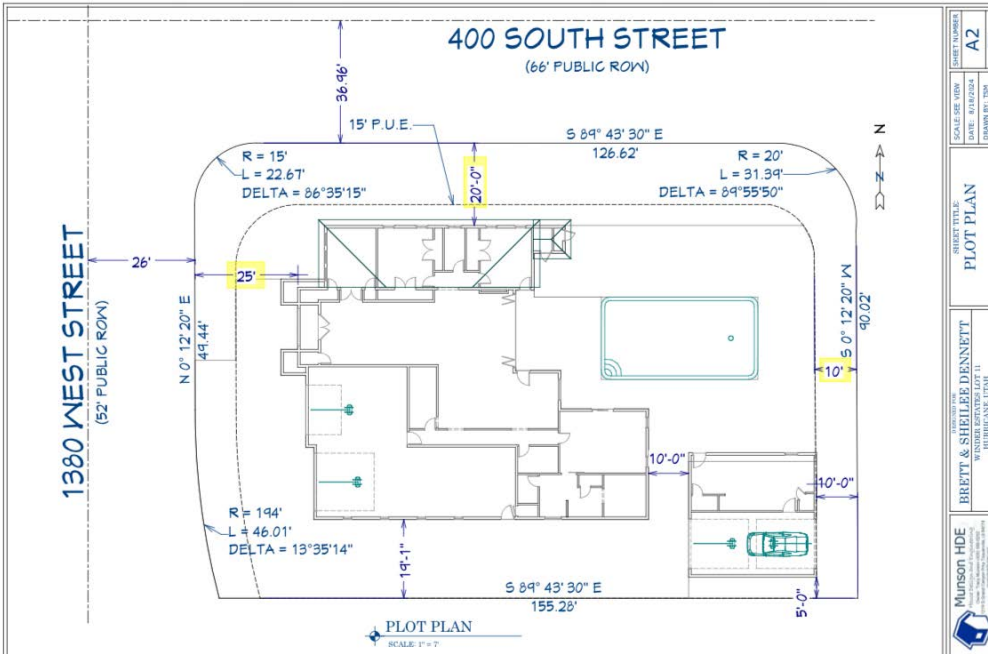
e. Standards for greater heights and size than permitted by this Code:
(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located.
(4) In no event shall a building exceed 55 feet in height.

Findings:

1. The proposed building is not greater than two stories.
2. The proposed building will be of compatible architecture with the main building.
3. The building is set back a minimum of 5' from the side property, 10’ from the main house, and 10’ from the rear property line due to the public utility easement for the master planned roadway on the east side of the property.

Recommendation: Staff recommends approval of the conditional use permit.


400 SOUTH STREET
(66' PUBLIC ROW)
1380 WEST STREET
(52' PUBLIC ROW)
36.96'
15' P.U.E.
20'-0"
S 89° 43' 30" E
126.62'
R = 15'
L = 22.67'
DELTA = 86°35'15"
R = 20'
L = 31.39'
DELTA = 89°55'50"
N
26'
25'
N 0° 12' 20" E
49.44'
S 0° 12' 20" W
90.02'
10'
10'-0"
10'-0"
R = 194'
L = 46.01'
DELTA = 13°35'14"
19'-1"
S 89° 43' 30" E
155.28'
5'-0"
PLOT PLAN
SCALE: 1" = 7'
SHEET NUMBER
A2
SCALE: SEE VIEW
DATE: 8/16/2024
DRAWN BY: TSH
SHEET TITLE
PLOT PLAN
PREPARED FOR
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH
Munson HDE

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

HOUSE AREAS:
MAIN FLOOR = 3265 SQ. FT.
2ND FLOOR = 1467 SQ. FT.
GARAGE = 1285 SQ. FT.
TOTAL LIVING SPACE = 4732 SQ. FT.

CASITA AREAS:
MAIN FLOOR = 441 SQ. FT.
2ND FLOOR = 388 SQ. FT.
GARAGE =452 SQ. FT.
TOTAL LIVING SPACE = 829 SQ. FT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES (2021 INTERNATIONAL BUILDING CODE).
3. APPROVED ADDRESS NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
5. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
6. MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS ON MATERIALS SHALL BE FOLLOWED

EXCAVATION AND GRADING NOTES:

1. CONTRACTOR TO CALL BLUE STAKES BEFORE DIGGING.
2. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL.
3. FOOTING SHALL BE PLACED A MINIMUM OF 12" BELOW UNDISTURBED GROUND WITH THE BOTTOM OF FOOTING TO BE A MINIMUM OF 30" DEEP (FROST LINE.)
4. FINISH GRADES SHALL SLOPE AWAY FROM BUILDING 6" OR 5% IN THE FIRST 10'; DRAINAGE TO GO TO AN APPROVED POINT OF COLLECTION. (CANNOT DRAIN ONTO NEIGHBORING PROPERTY.)

FOUNDATION NOTES:

1. NO FOOTING SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
2. CLEAN ALL FOOTING EXCAVATIONS OF LOOSE MATERIAL BY HAND.
3. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,000 PSI AT 28 DAYS.
4. BOTTOM OF FOOTING TO BE A MINIMUM OF1-6" DEEP (FROST LINE) VERIFY LOCAL FROST LINE.(ALL SLABS ARE TO BE 2,500 PSI. MINIMUM CEMENT CONTENT TO BE 4-1/2 SACKS PER YARD (EXCEPT ON GRADE TO BE 5 SACKS PER YARDS. MAXIMUM SLUMP 4".
5. INSTALL HOLD DOWNS FOR ALL EXTERIOR WALLS LESS THE 3' 0" IN LENGTH.
6. PROVIDE A MINIMUM OF 6" CLEARANCE FROM EARTH TO REDWOOD OR TREATED SOLEPLATE.
7. CONTROL JOINTS SHOULD BE SPACED NO MORE THAN 10 TO 12 FEET ON ALL CONCRETE FLATWORK.
8. PROVIDE FOUNDATION REINFORCEMENT WITH #4 REBAR ON 16" ON CENTER HORIZONTALLY AND 9" ON CENTER VERTICALLY.

FRAMING NOTES:

1. EXTERIOR WALLS 2X6 WOOD STUD @ 16" OC. PROVIDE INSULATION AND VAPOR BARRIER TO STATE AND LOCAL CODES. INTERIOR SHEATHING= ½" GYPSUM BOARD(SHEETROCK). PROVIDE ½" EXTERIOR RATED SHEATHING, HOUSE RAP WITH DRAINAGE PLANE AND SIDING. PROVIDE STEP FLASHING AT WALL ADJACENT TO ROOF PLANES.
2. INTERIOR WALLS 2X4 WOOD STUD @16" OC, UNLESS NOTED OTHERWISE.
3. SOLID BLOCKING REQUIRED AT BEARING POINTS FOR ROOF RAFTERS, TRUSSES, CEILING JOISTS, AND AT ALL FLOOR AND ROOF PERIMETERS.
4. PROVIDE FIRE BLOCKING TO STUD CAVITIES THAT ARE GREATER THAN 8'-0" TALL.
5. FLOOR TRUSSES ARE TO BE INSTALLED PER MANUFACTURER SPEC.
6. TRUSSES ARE TO BE INSTALLED PER MANUFACTURER SPEC.

WINDOW NOTES:

1. AN EGRESS/ RESCUE WINDOW IS REQUIRED IN ALL BEDROOMS UNLESS THERE IS AN EXTERIOR DOOR. THESE WINDOWS CANNOT EXCEED A MAXIMUM FINISHED SILL HEIGHT OF 44".
2. WINDOW WELLS MUST PROVIDE AT LEAST 9 SQ. FT. OF NET CLEAR AREA AND HAVE A MINIMUM DIMENSION OF 36". A PERMANENT LADDER IS REQUIRED IF THE WELL IS OVER 44" DEEP.
3. WINDOWS WITHIN 18" OF FINISHED FLOOR REQUIRE TEMPERED GLASS.

ELECTRICAL NOTES:

1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY ABOUT THE LOCATION OF THE ELECTRIC METER/PANEL.
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS ON KITCHEN COUNTERTOPS, BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF LAUNDRY, UTILITY OR WET BAR, AND IN UNFINISHED BASEMENTS.
3. INSTALL AT LEAST TWO OUTSIDE GRADE LEVEL GFCI PROTECTION OUTLETSAT LEAST ONE IN THE FRONT YARD AND ONE IN THE BACK YARD.
4. SMOKE DETECTORS ARE REQUIRED IN ALL BEDROOMS, AT ALL HALLWAYS LEADING TO BEDROOMS AND AT EACH FLOOR LEVEL INCLUDING BASEMENTS. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACK UP.
5. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EVERY HABITABLE LEVEL OF A RESIDENCE THAT CONTAINS A FUEL BURNING APPLIANCE.
6. ELECTRICAL PANELS, FUSE BOXES, SWITCHGEAR AND SIMILAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE. (MIN. 30" WIDE, 36" DEEP AND 78" HIGH)
7. LIGHT IN CLOSETS SHALL HAVE A MINIMUM OF 12" CLEARANCE BETWEEN INCANDESCENT FIXTURE AND STORAGE SPACE OR 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE AND STORAGE SPACE.

PLUMBING NOTES

1. WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER AND LOWER THIRD OF THE APPLIANCE TO RESIST A MINIMUM 1/3 OF THE OPERATING WEIGHT OF THE APPLIANCE.
2. A FLOOR DRAIN WITH A METAL PAN IS REQUIRED UNDER THE WATER HEATER.
3. PLUMBING VENTS SHALL TERMINATE AT LEAST 2' ABOVE OR 10' AWAY FROM OUTSIDE AIR-INTAKE OPENINGS.
4. NON- FREEZE TYPE BACKFLOW PREVENTION HOSE BIBS REQUIRED.
5. WATER CLOSETS SHALL HAVE 15" MIN. CLEARANCE FROM CENTER LINE TO ADJACENT WALL, 30" MIN. BETWEEN SIMILAR FIXTURES , AND 21" MIN FRONT CLEARANCE.
6. MAX FLOW RATE 1.6 GALLON LOW - FLUSH TYPE.
7. PROVIDE ACCESS TO THE JETTED TUB PUMP AND ELECTRICAL PER MANUFACTURER'S INSTALLATION INSTRUCTION .
8. SHOWER TO BE FINISHED TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR. A 22" MINIMUM EGRESS OPENING SHALL BE PROVIDED.

MECHANICAL NOTES:

1. CENTRAL AIR UNIT AND FURNACE TO BE DESIGNED AND SIZED BY MECHANICAL CONTRACTOR.
2. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE.
3. FLUES AND EXHAUSTS SHALL BE VENTED TO THE OUTDOORS IN ACCORDANCE TO THE MANUFACTURERS INSTALLATIONS INSTRUCTIONS.
4. EXHAUST FANS SHALL BE 100 CFM
5. CLOTHES DRYERS SHALL ALSO BE VENTED TO THE OUTDOORS. DUCTS TO BE 4" METAL DUCTING WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS. SHEET METAL SCREWS ARE NOT TO BE USED. MAX. LENGTH OF DUCT IS 25' LESS 2.5' FOR EACH 45° BEND.
6. RANGES MUST HAVE A MINIMUM OF 30" VERTICAL CLEARANCE TO COMBUSTIBLES.

MISCELLANEOUS NOTES:

1. CONTRACTOR TO PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS WITH A MINIMUM OF 30" HEADROOM ABOVE THE ACCESS, LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
2. PROVIDE 1 SQ. FT. OF ATTIC VENTILATION FOR EVERY 150 SQ. FT. OF ATTIC AREA.
3. STAIRWAYS ARE TO BE A MINIMUM OF 36" WIDE, MINIMUM HEADROOM 6'-8" , MAXIMUM RISE 7 1/2", MINIMUM RUN 10".
4. A HANDRAIL IS REQUIRED FOR ANY STAIR CONSISTING OF 3 OR MORE RISERS OR 34" -38" IN HEIGHT MEASURED FROM THE NOSING OF THE TREADS.
5. ALL RAILINGS TO BE 36" ABOVE FINISHED FLOOR.

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SHEET A2 = PLOT PLAN
SHEET A3 = 1ST FLOOR PLAN
SHEET A4 = 2ND FLOOR PLAN
SHEET A5 = CASITA FLOOR PLANS
SHEET A6 = ELEVATIONS
SHEET A7 = ELEVATIONS
SHEET A8 = ELEVATIONS
SHEET A9 = LOWER ROOF PLAN
SHEET A10 = UPPER ROOF PLAN
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SHEET S2 = 2ND FLOOR FRAMING PLAN
SHEET S3 = LOWER ROOF FRAMING PLAN
SHEET S4 = UPPER ROOF FRAMING PLAN
SHEET S5 = CASITA FLOOR PLANS
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SHEET S7 = NOTES
SHEET S8 = DETAILS
SHEET S9 = DETAILS

SHEET NUMBER A1

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE:
COVER SHEET

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design and Engineering
Owner Tracy Munson (435) 590-0252
1219 S Grand Canyon Pkwy Toquerville, Ut 84774
munsonhde@gmail.com

400 SOUTH STREET

(66' PUBLIC ROW)

36.96'

15' P.U.E.

S 89° 43' 30" E
126.62'

R = 15'
L = 22.67'
DELTA = 86°35'15"

20'-0"

R = 20'
L = 31.39'
DELTA = 89°55'50"

N

26'

25'

N 0° 12' 20" E
49.44'

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19'-1"

S 89° 43' 30" E
155.28'

5'-0"

1380 WEST 400 SOUTH STREET

(52' PUBLIC ROW)

PLOT PLAN

SCALE: 1" = 7'

SHEET NUMBER A2

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

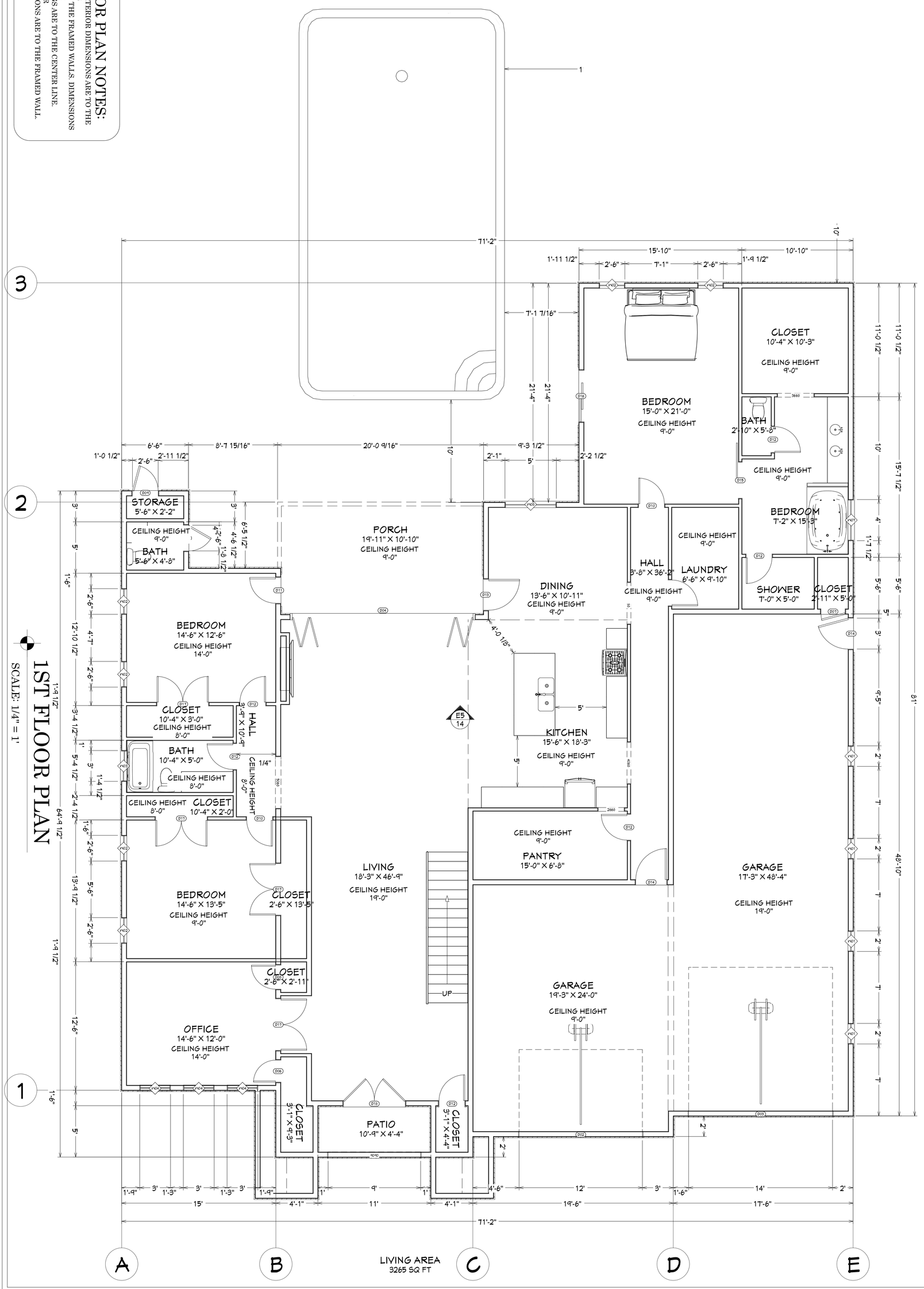
SHEET TITLE:
PLOT PLAN

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design and Engineering
Owner: Trey Munson (435) 590-0252
1219 S Grand Canyon Pkwy Ivins, UT 84774
munsonhde@gmail.com

FLOOR PLAN NOTES:

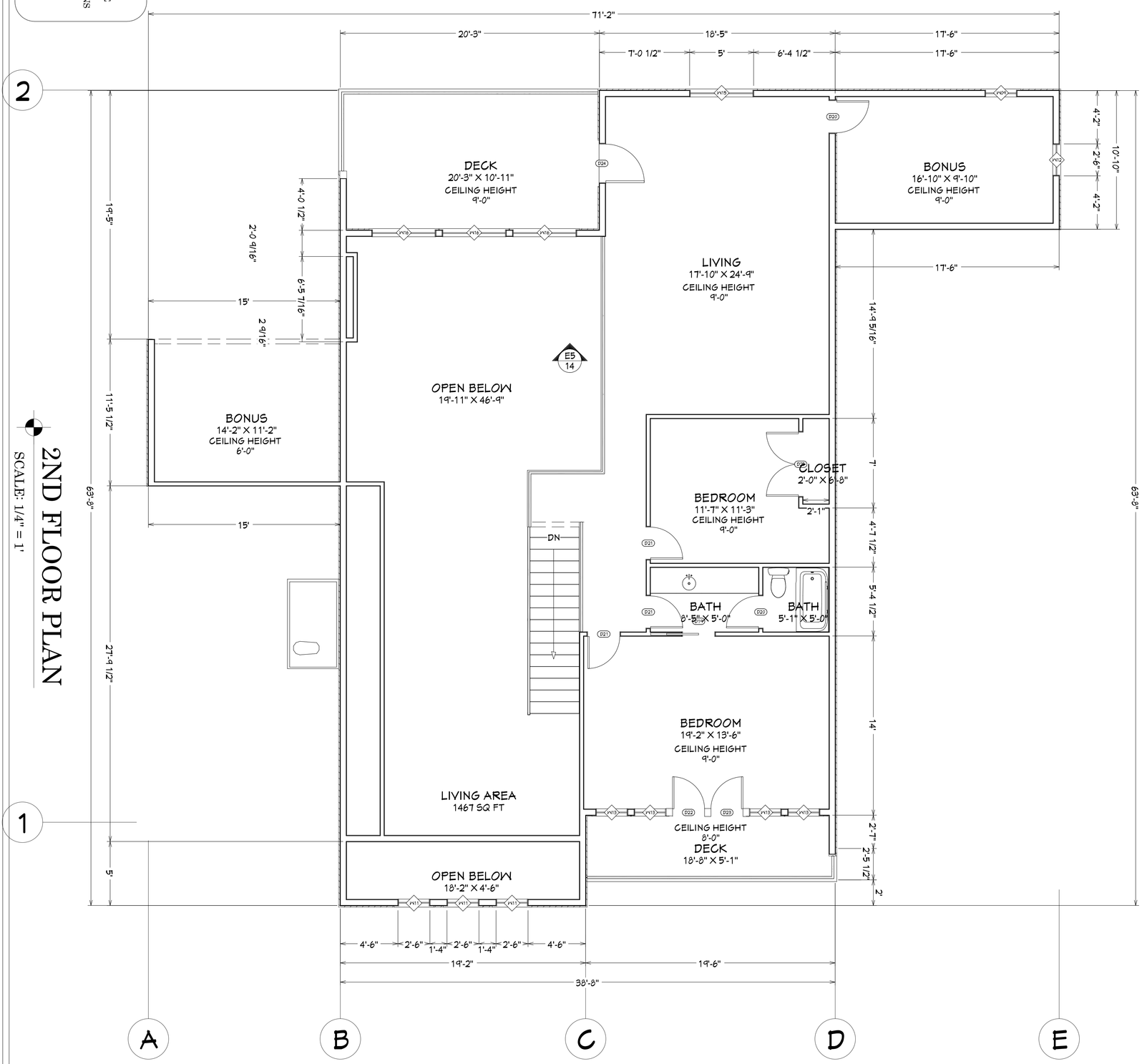
1. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE FRAMED WALLS. DIMENSIONS FOR THE OPENINGS ARE TO THE CENTER LINE. INTERIOR DIMENSIONS ARE TO THE FRAMED WALL.



Munson HDE House Design and Engineering Owner: Tracy Munson (435) 590-0252 1219 S Grand Canyon Prky Toquerville, Ut 84774 munsonhde@gmail.com	DESIGNED FOR: BRETT & SHEILEE DENNETT WINDER ESTATES LOT 11 HURRICANE, UTAH	SHEET TITLE: 1ST FLOOR PLAN	SCALE:SEE VIEW DATE: 8/18/2024 DRAWN BY: TSM	SHEET NUMBER A3 REVISION #

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE FRAMED WALLS. DIMENSIONS FOR THE OPENINGS ARE TO THE CENTER LINE. INTERIOR DIMENSIONS ARE TO THE FRAMED WALL.



2ND FLOOR PLAN

SCALE: 1/4" = 1'

NUMBER	QTY	FLOOR	SIZE	DOOR SCHEDULE DESCRIPTION	COMMENTS
D01	2	1	12040	GARAGE-GARAGE DOOR GHD25	
D02	1	1	14040	GARAGE-GARAGE DOOR GHD25	
D03	1	1	12040	GARAGE-GARAGE DOOR GHD25	
D04	1	1	18068 L/R EX	EXT. 3/4 GR. BIFOLD SL60 PANEL	
D05	1	1	2068 R IN	HINGED-DOOR P04	
D06	1	1	2268 L IN	HINGED-DOOR P04	
D07	1	1	2468 L EX	EXT. HINGED-DOOR E21	
D08	1	1	2468 R IN	HINGED-DOOR P04	
D09	2	1	2668 L EX	EXT. HINGED-DOOR E21	
D10	3	1	2668 L IN	HINGED-DOOR P04	
D11	1	1	2668 R EX	EXT. HINGED-DOOR E21	
D13	1	1	3068 R EX	HINGED-DOOR P04	
D14	4	1	3068 L EX	EXT. HINGED-DOOR E21	
D15	1	1	3668 L	BARN-DOOR P04	
D16	1	1	5068 L EX	EXT. SLIDER-GLASS PANEL	
D17	4	1	5068 L/R IN	DOUBLE HINGED-DOOR P04	
D18	1	1	6068 L/R IN	DOUBLE HINGED-DOOR F05	
D19	1	1	2668 L	POCKET-DOOR P04	
D20	2	2	2668 L IN	HINGED-DOOR P04	
D21	4	2	2668 R IN	HINGED-DOOR P04	
D23	1	2	2868 L IN	HINGED-DOOR F05	
D24	1	2	2868 R IN	HINGED-DOOR F05	
D25	1	2	3068 R EX	EXT. HINGED-DOOR E21	
	2	2	5068 L/R IN	DOUBLE HINGED-DOOR P04	

NUMBER	QTY	FLOOR	SIZE	WINDOW SCHEDULE EGRESS DESCRIPTION	COMMENTS
WD01	4	1	2020FX	FIXED GLASS	
WD02	1	1	3010LS	LEFT SLIDING	
WD03	1	1	3010LS	LEFT SLIDING	
WD04	3	1	3020FX	FIXED GLASS	
WD05	1	1	3040DH	DOUBLE HUNG	
WD06	3	1	3068SC	SINGLE CASEMENT-HL	
WD07	1	1	4040FX	FIXED GLASS	
WD08	1	1	5050FX	FIXED GLASS	
WD09	4	2	2040FX	FIXED GLASS	
WD10	2	2	2640FX	FIXED GLASS	
WD11	3	2	2840FX	FIXED GLASS	
WD12	1	2	2850DH	D/DOUBLE HUNG	
WD13	4	2	4050DH	DOUBLE HUNG	
WD14	2	2	5050FX	FIXED GLASS	
WD15	1	2	5050DH	DOUBLE HUNG	
WD16	3	2	5060FX	FIXED GLASS	

Munson HDE
House Design and Engineering
Owner: Tracy Munson (435) 590-0252
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DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
2ND FLOOR PLAN

SCALE: SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

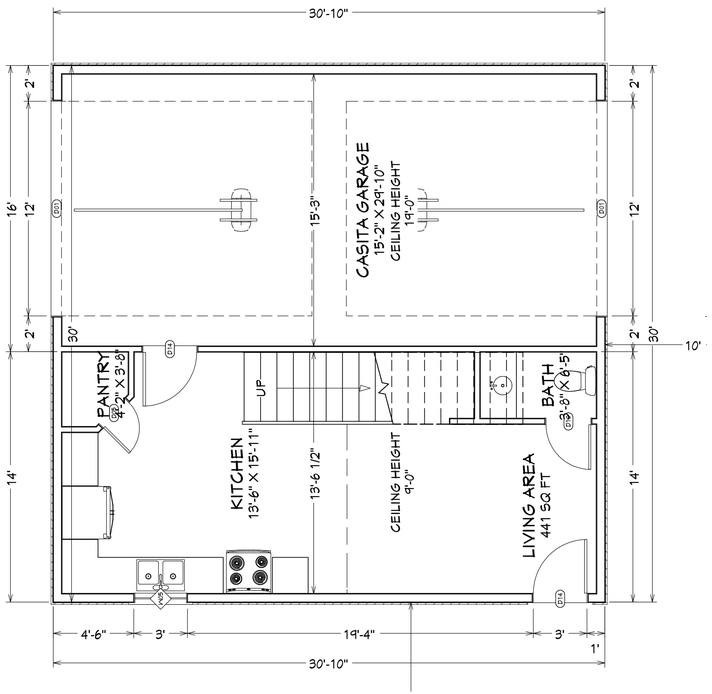
SHEET NUMBER
A4
REVISION #

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	2	1	120140	GARAGE-GARAGE DOOR CHD05	
D02	1	1	12080	GARAGE-GARAGE DOOR CHD05	
D03	1	1	140140	GARAGE-GARAGE DOOR CHD05	
D04	1	1	18088 L/R EX	EXT. 3+3 DR. BIFOLD-SL60 PANEL	
D05	1	1	2068 R IN	HINGED-DOOR P04	
D06	1	1	2268 L IN	HINGED-DOOR P04	
D07	1	1	2468 L EX	EXT. HINGED-DOOR E21	
D08	1	1	2468 R IN	HINGED-DOOR P04	
D09	2	1	2668 L EX	EXT. HINGED-DOOR E21	
D10	3	1	2668 L IN	HINGED-DOOR P04	
D11	1	1	2668 R EX	EXT. HINGED-DOOR E21	
D12	7	1	2668 R IN	HINGED-DOOR P04	
D13	1	1	3068 L EX	EXT. HINGED-DOOR E21	
D14	4	1	3068 R EX	EXT. HINGED-DOOR E21	
D15	1	1	3668 L	BARN-DOOR P04	
D16	1	1	5068 L EX	EXT. SLIDER-GLASS PANEL	
D17	4	1	5068 L/R IN	DOUBLE HINGED-DOOR P04	
D18	1	1	6078 L/R IN	DOUBLE HINGED-DOOR F05	
D19	1	2	2668 L	POCKET-DOOR P04	
D20	2	2	2668 L IN	HINGED-DOOR P04	
D21	4	2	2668 R IN	HINGED-DOOR P04	
D22	1	2	2680 L IN	HINGED-DOOR F05	
D23	1	2	2680 R IN	HINGED-DOOR F05	
D24	1	2	3068 R EX	EXT. HINGED-DOOR E21	
D25	1	2	5068 L/R IN	DOUBLE HINGED-DOOR P04	

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
W01	4	1	2020FX		FIXED GLASS	
W02	6	1	2650DH		DOUBLE HUNG	
W03	1	1	3010LS		LEFT SLIDING	
W04	3	1	3020FX		FIXED GLASS	
W05	1	1	3040DH		DOUBLE HUNG	
W06	3	1	3068SC		SINGLE CASEMENT-HL	
W07	1	1	4040FX		FIXED GLASS	
W08	1	1	5050FX		FIXED GLASS	
W09	4	2	2626FX		FIXED GLASS	
W11	3	2	2640FX		FIXED GLASS	
W12	1	2	2650DH		DOUBLE HUNG	
W13	4	2	2680FX		FIXED GLASS	
W14	2	2	4050DH		DOUBLE HUNG	
W15	1	2	5050FX		FIXED GLASS	
W16	3	2	5060FX		FIXED GLASS	

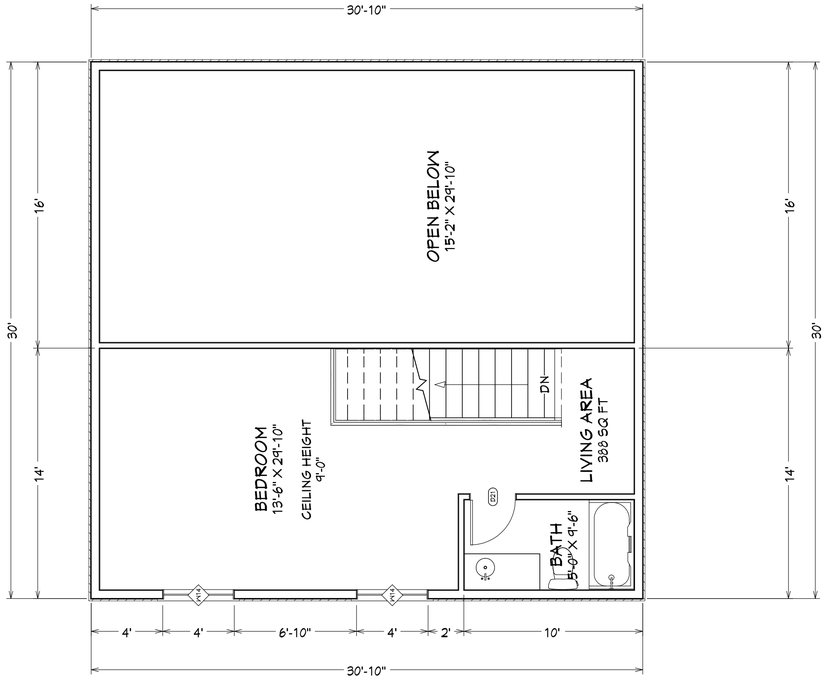
FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE FRAMED WALLS. DIMENSIONS FOR THE OPENINGS ARE TO THE CENTER LINE. INTERIOR DIMENSIONS ARE TO THE FRAMED WALL.



1ST FLOOR PLAN CASITA

SCALE: 1/4" = 1'



2ND FLOOR PLAN CASITA

SCALE: 1/4" = 1'

SHEET NUMBER A5

VERSION #

SCALE: SEE VIEW

DATE: 8/18/2024

DRAWN BY: TSM

SHEET TITLE: CASITA FLOOR PLANS

DESIGNED FOR:

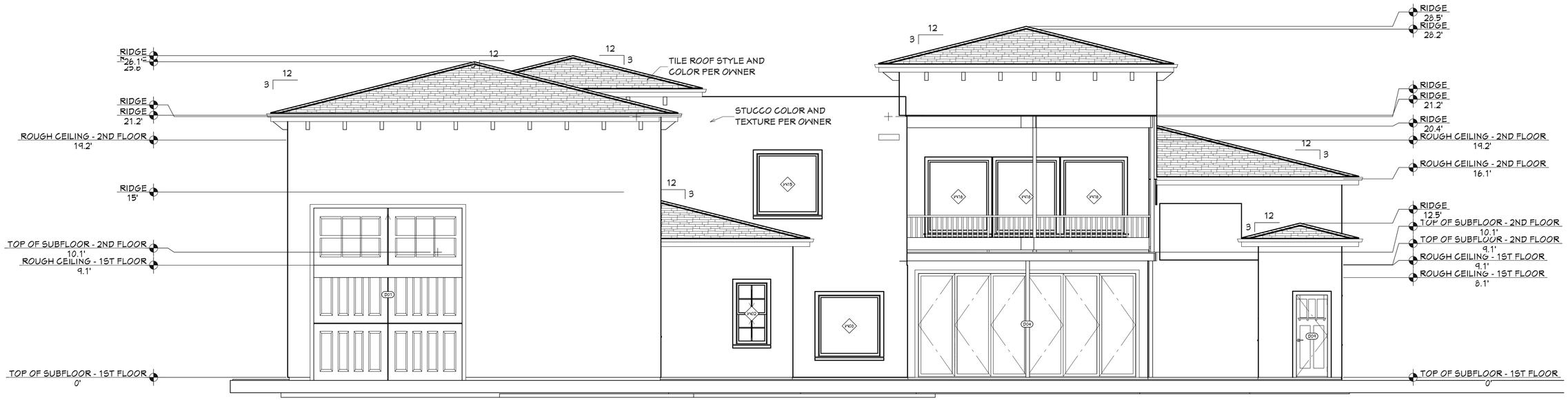
BRETT & SHEILEE DENNETT

WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design and Engineering
Owner: Tracy Munson (435) 590-0259
1219 S Grand Canyon Pkwy Toquerville, Ut 84774
munsonhde@gmail.com

FRONT ELEVATION

SCALE: 1/4" = 1'



REAR ELEVATION

SCALE: 1/4" = 1'

SHEET NUMBER A6

SCALE: SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE: ELEVATIONS

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

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House Design and Engineering
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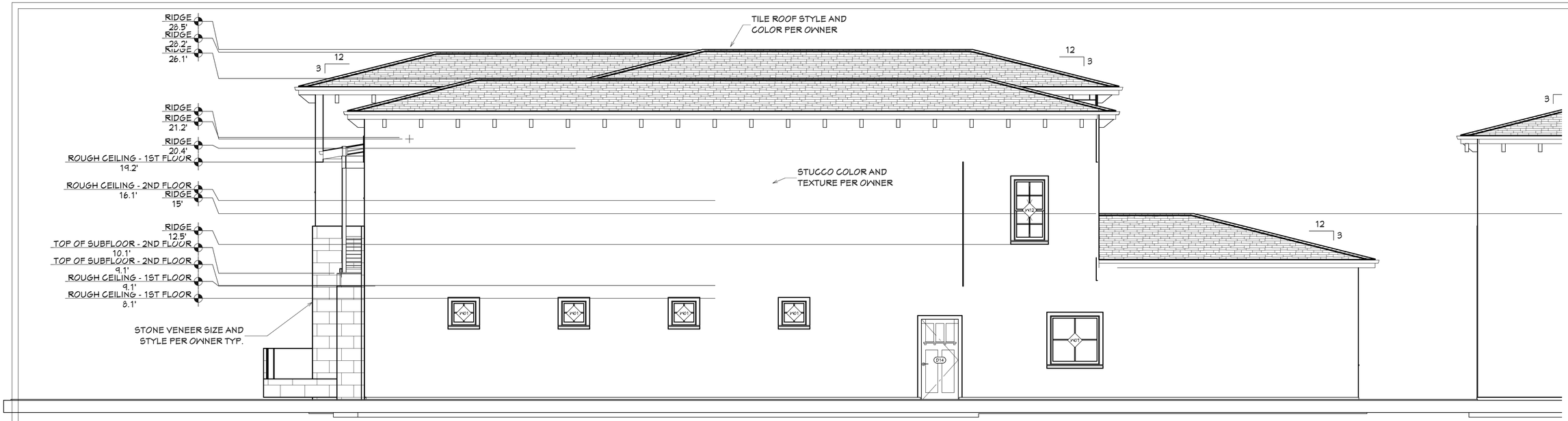
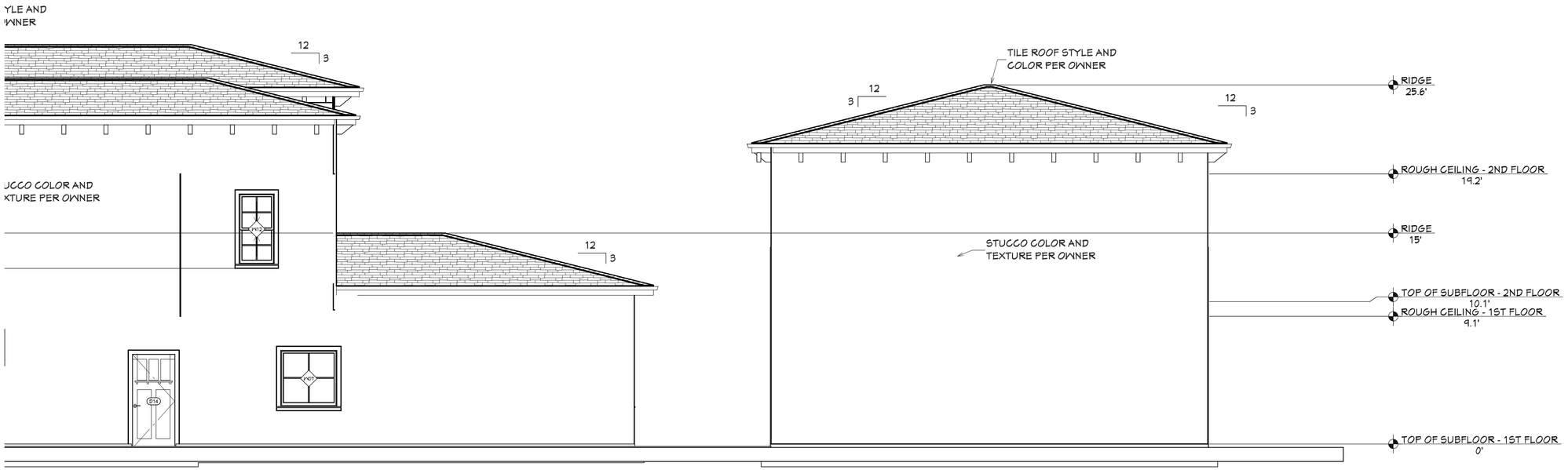


RIGHT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION CASITA

SCALE: 1/4" = 1'

SHEET NUMBER
A7

SCALE: SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE:
ELEVATIONS

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
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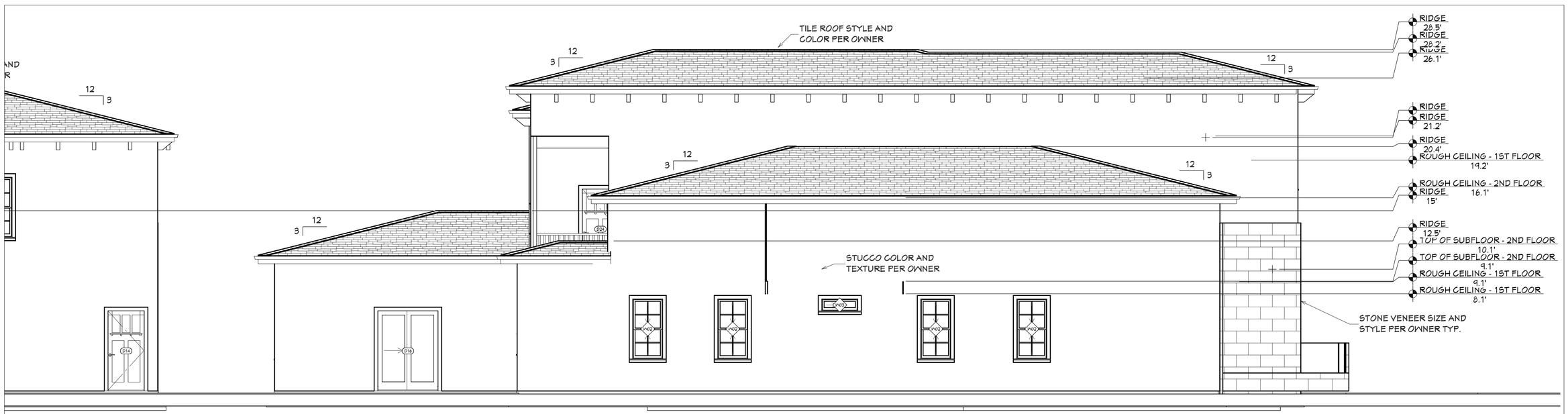
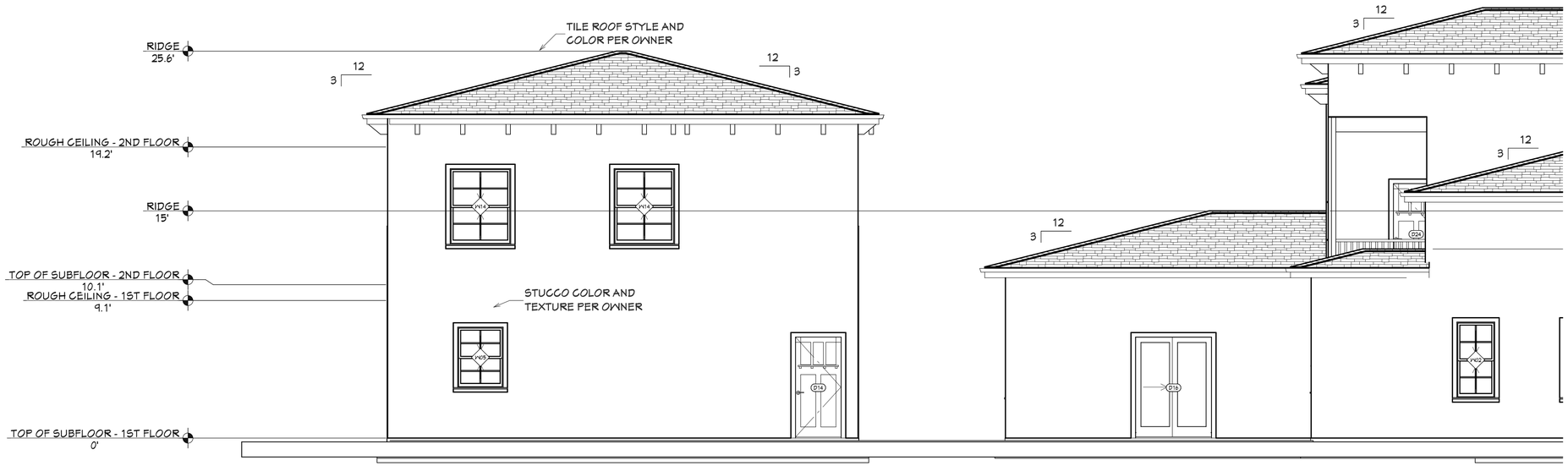


LEFT ELEVATION

SCALE: 1/4" = 1'



LEFT ELEVATION CASITA

SCALE: 1/4" = 1'

SHEET NUMBER A8

SCALE: SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE: ELEVATIONS

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
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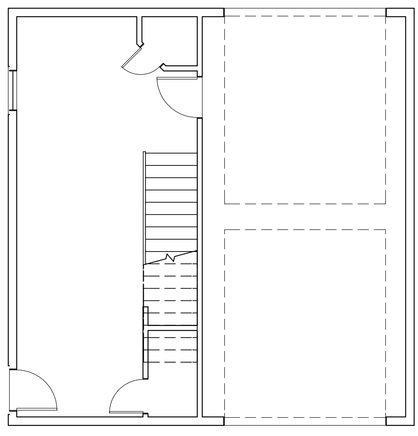
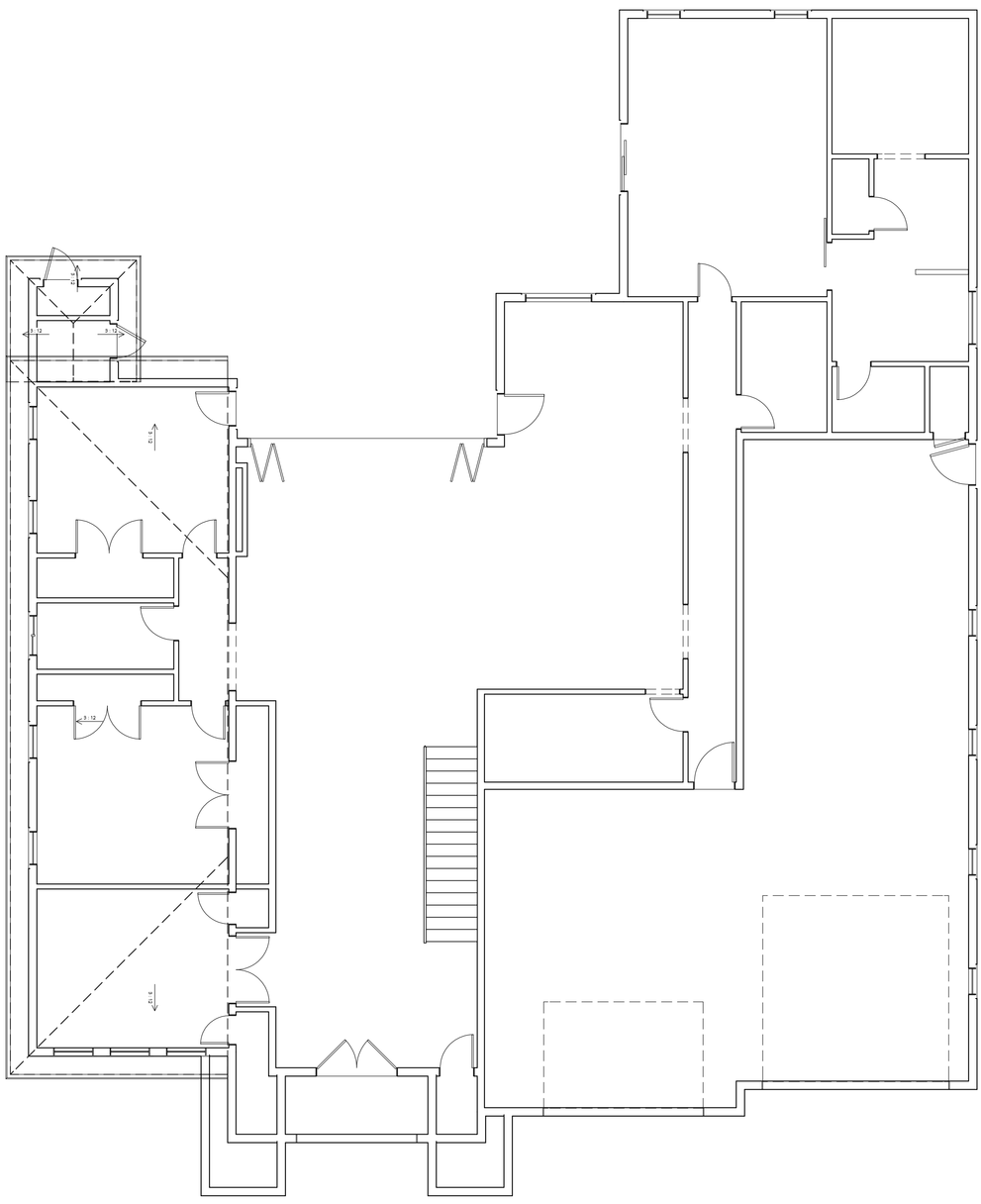
munsonhde@gmail.com





LOWER ROOF PLAN

SCALE: 3/16" = 1'

Munson HDE
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Owner: Tracy Munson (435) 590-0252
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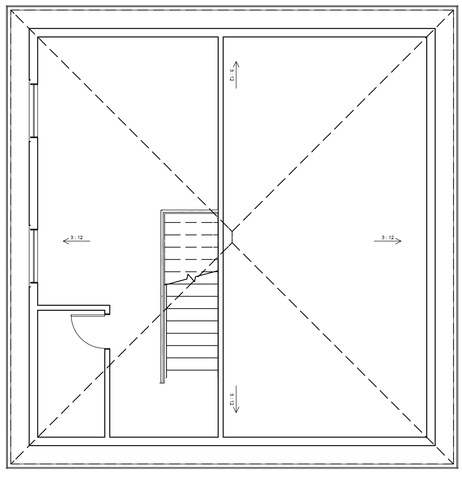
munsonhde@gmail.com

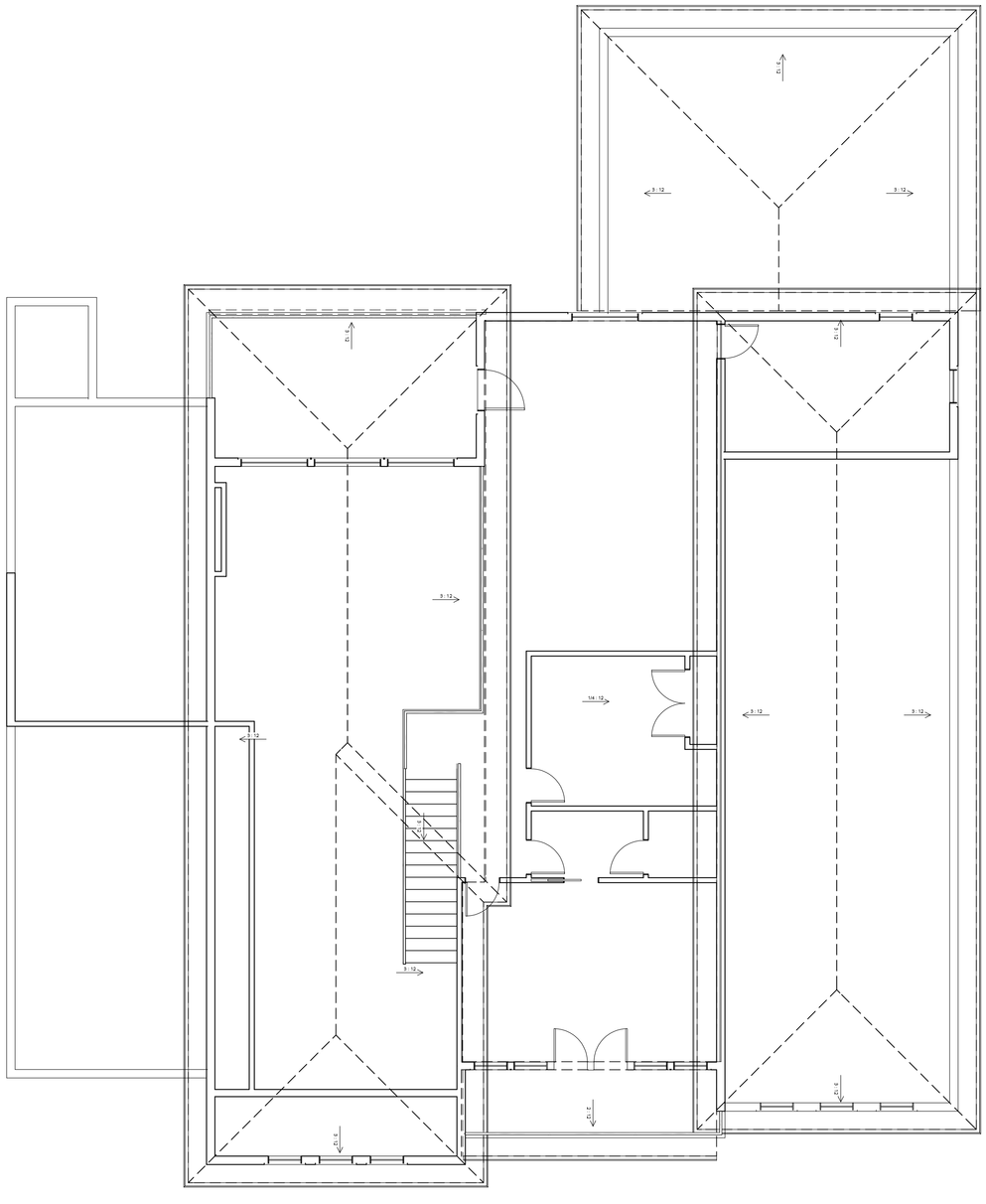
DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
LOWER ROOF PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
A9
REVISION #





UPPER ROOF PLAN

SCALE: 3/16" = 1'

Munson HDE
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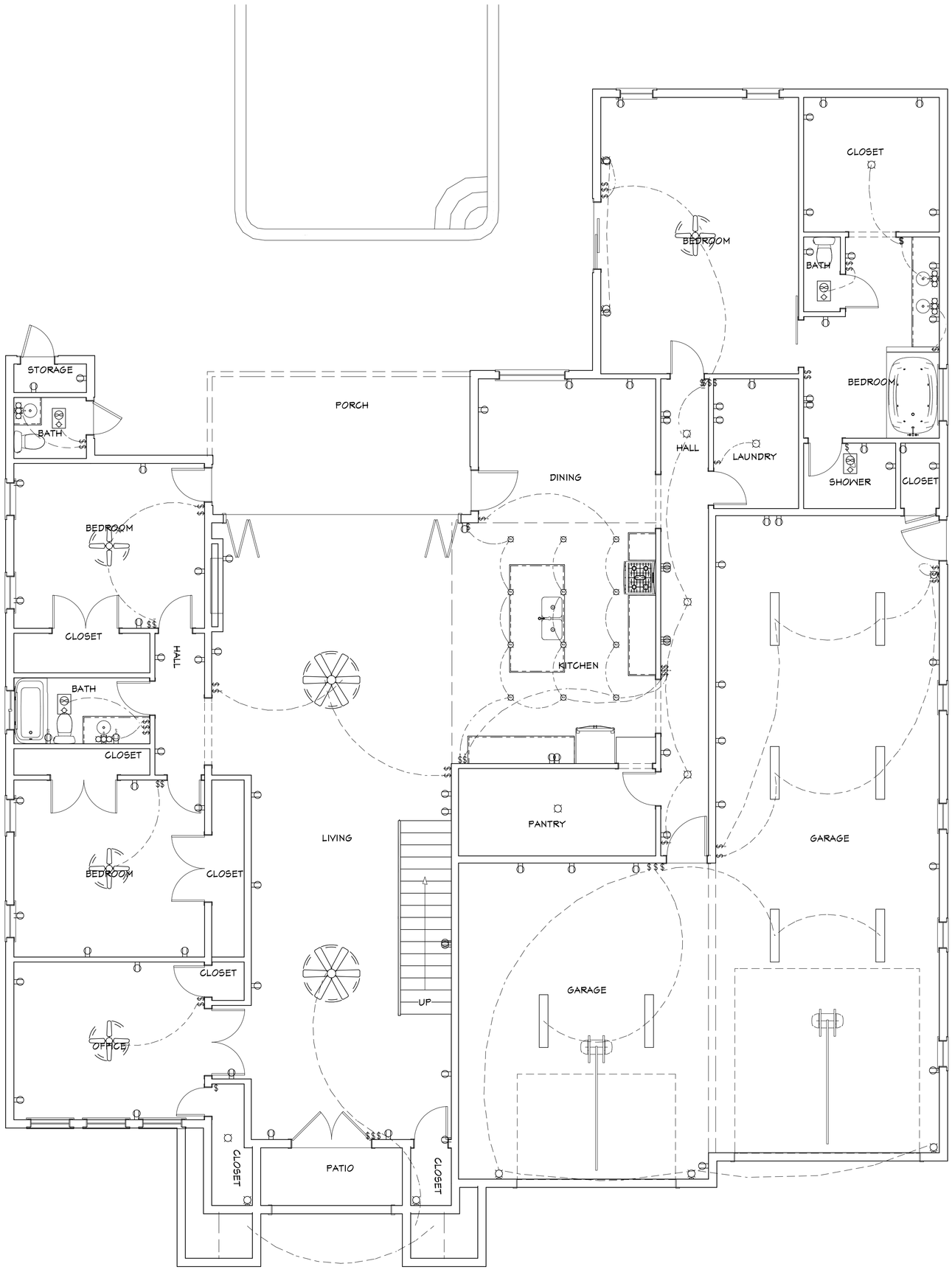
DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
UPPER ROOF PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
A10
REVISION #



1ST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'

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DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

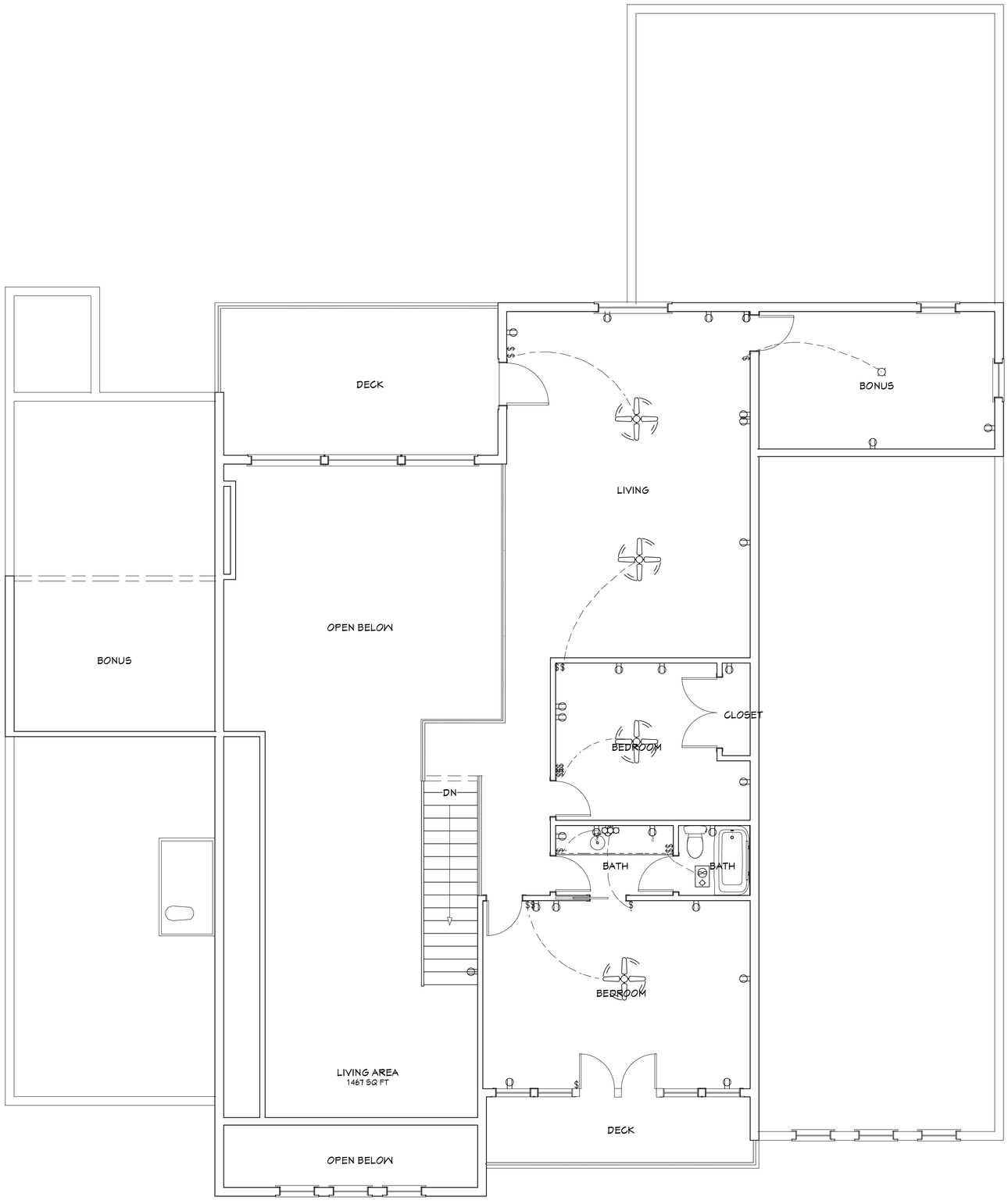
SHEET TITLE:
1ST FLOOR
ELECTRICAL PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
A11
REVISION #

2ND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'



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munsonhde@gmail.com

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

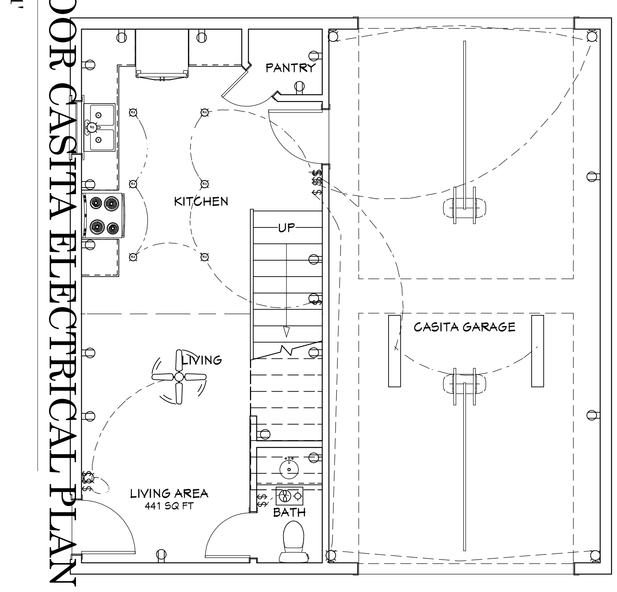
SHEET TITLE:
2ND FLOOR
ELECTRICAL PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
A12
REVISION #

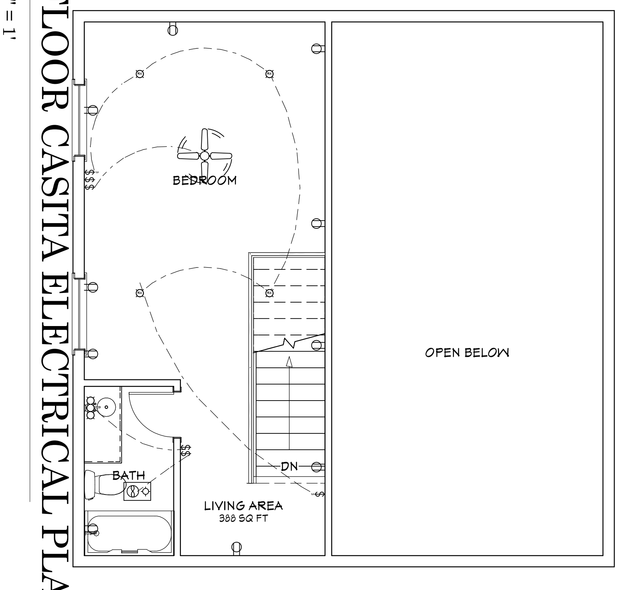
1ST FLOOR CASITA ELECTRICAL PLAN

SCALE: 1/4" = 1'



2ND FLOOR CASITA ELECTRICAL PLAN

SCALE: 1/4" = 1'



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DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
CASITA
ELECTRICAL PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
A13
REVISION #

Elevation 5

SHEET NUMBER
A14
REVISION #

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE:

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

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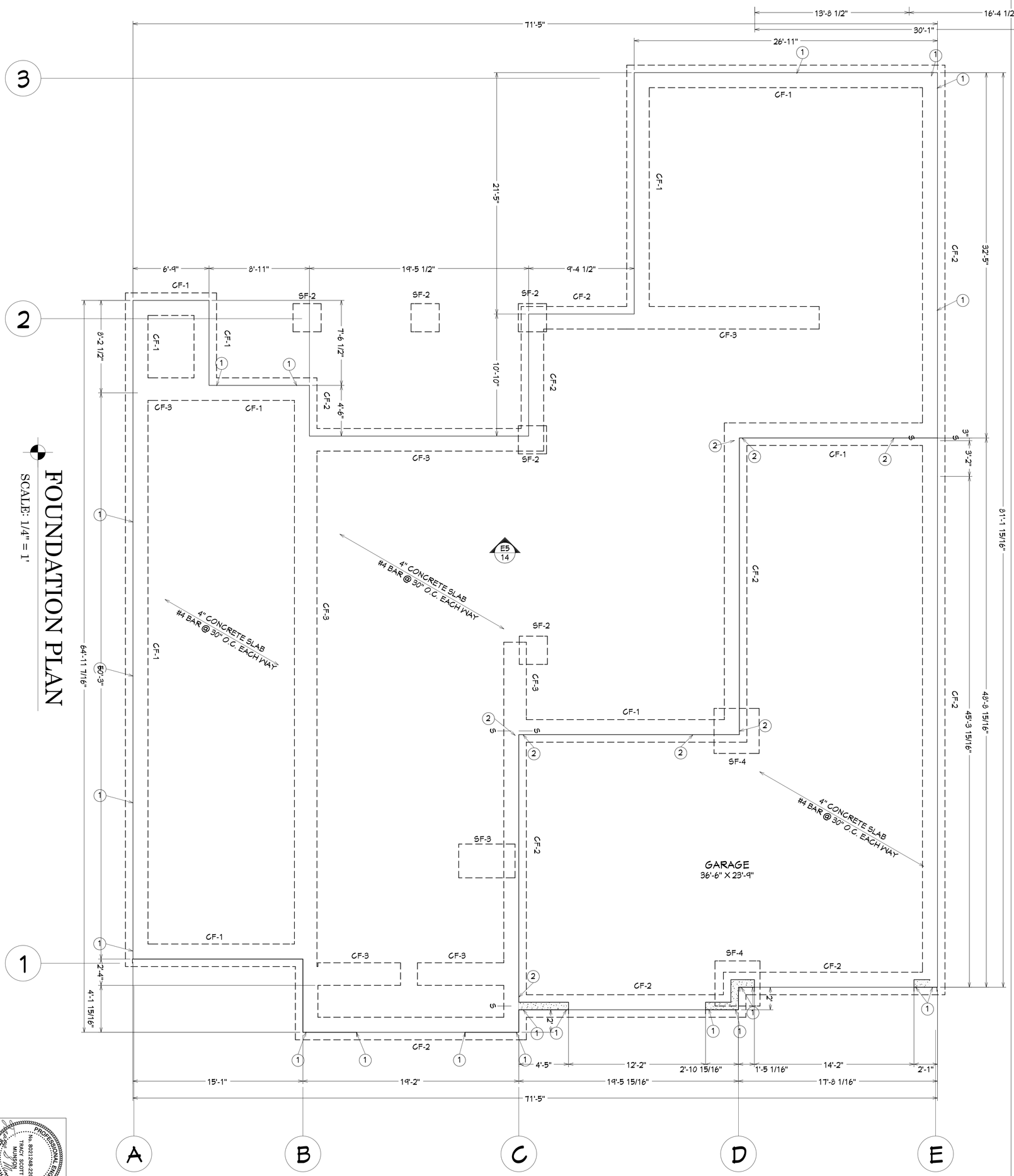
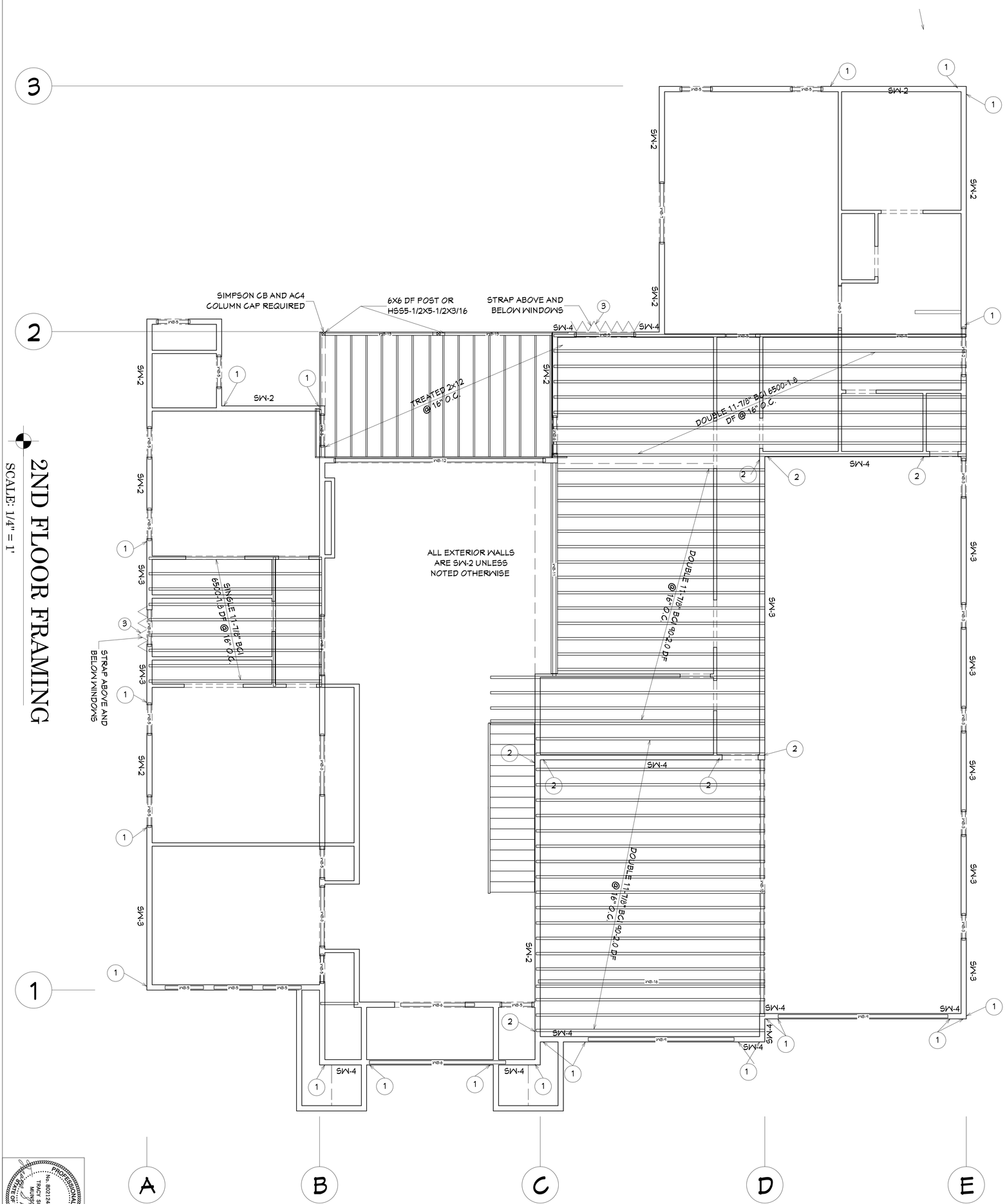


FOUNDATION PLAN

SCALE: 1/4" = 1'

PROFESSIONAL ENGINEER
No. 8021248-2202
TRACY SCOTT MUNSON
STATE OF UTAH

Munson HDE House Design and Engineering Owner: Tracy Munson (435) 590-0252 1219 S Grand Canyon Prky Toquerville, Ut 84774 munsonhde@gmail.com	DESIGNED FOR: BRETT & SHEILEE DENNETT WINDER ESTATES LOT 11 HURRICANE, UTAH	SHEET TITLE: FOUNDATION PLAN	SCALE:SEE VIEW DATE: 8/18/2024 DRAWN BY: TSM	SHEET NUMBER S1 REVISION #



2ND FLOOR FRAMING

SCALE: 1/4" = 1'

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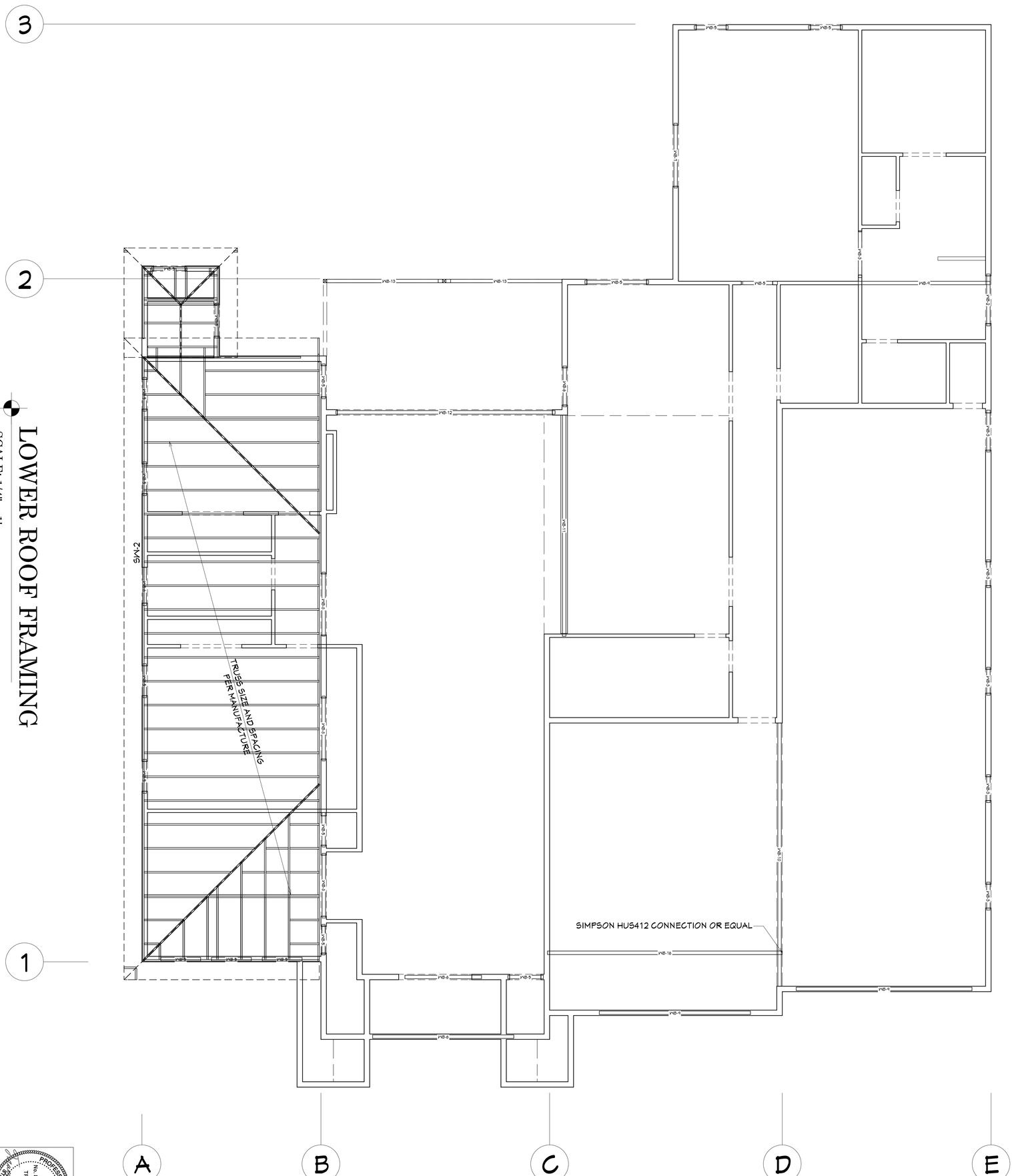
DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
2ND FLOOR FRAMING PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
S2
REVISION #



LOWER ROOF FRAMING

SCALE: 1/4" = 1'

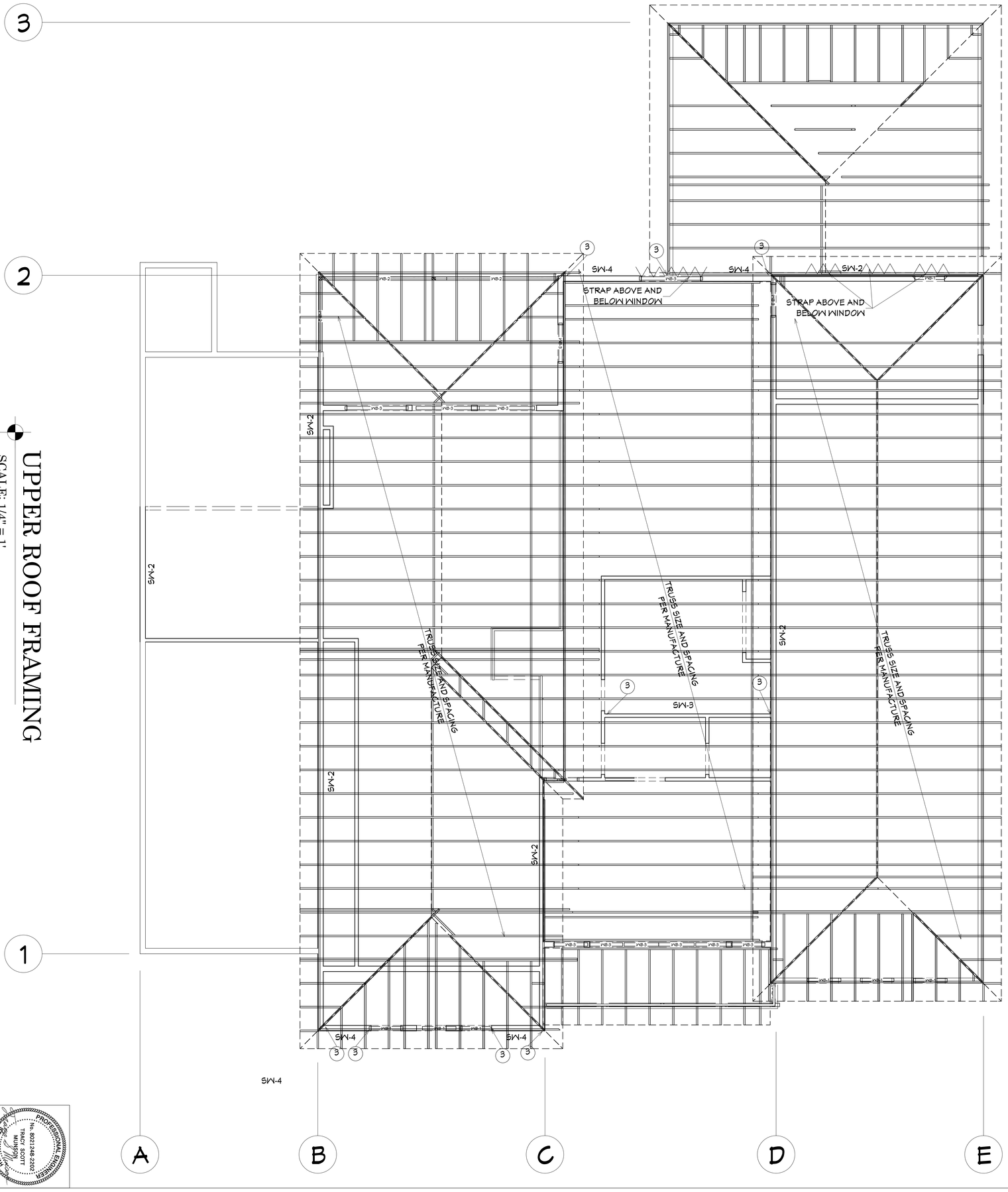
Munson HDE
House Design and Engineering
Owner: Tracy Munson (435) 590-0252
1219 S Grand Canyon Prky Toquerville, Ut 84774
munsonhde@gmail.com

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
LOWER ROOF FRAMING PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
S3
REVISION #



UPPER ROOF FRAMING

SCALE: 1/4" = 1'

Munson HDE
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1219 S Grand Canyon Prky Toquerville, Ut 84774
munsonhde@gmail.com

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

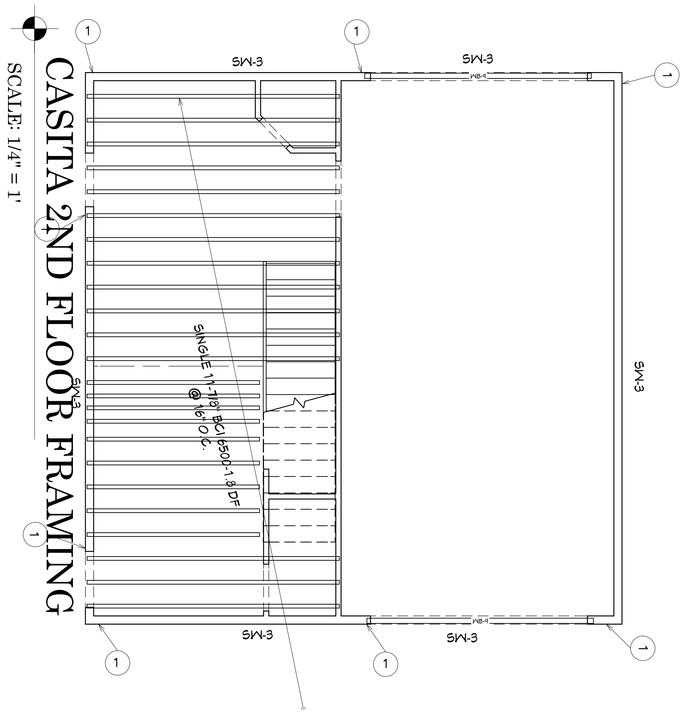
SHEET TITLE:
UPPER ROOF FRAMING PLAN

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
S4
REVISION #

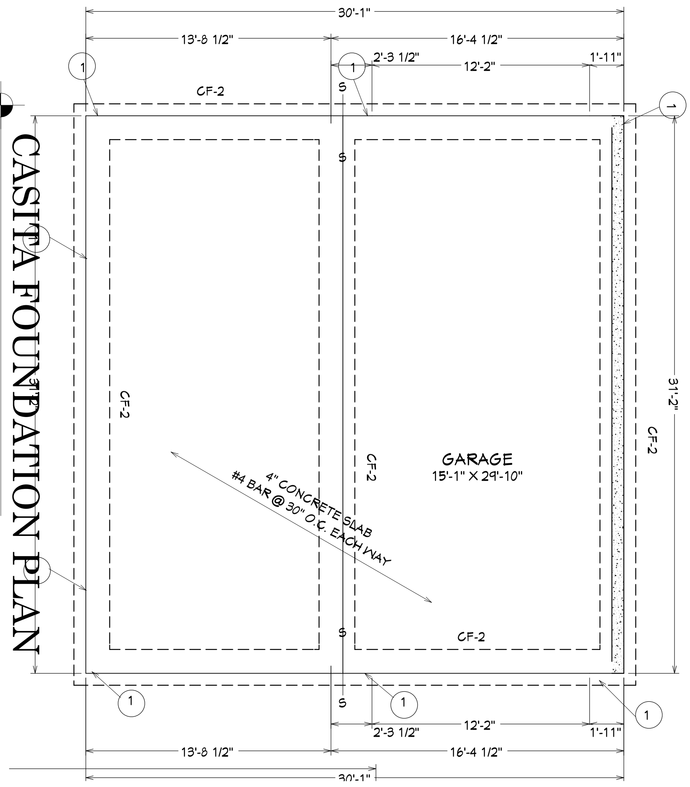
CASITA 2ND FLOOR FRAMING

SCALE: 1/4" = 1'



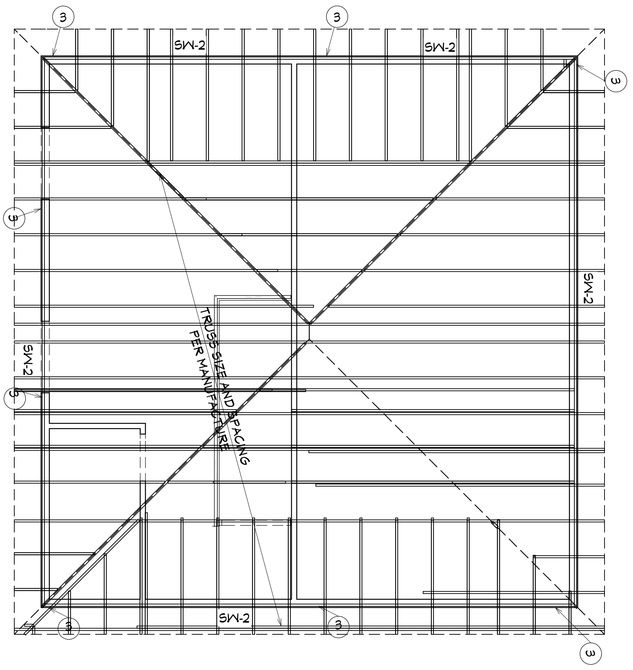
CASITA FOUNDATION PLAN

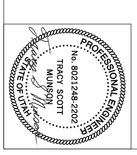
SCALE: 1/4" = 1'



CASITA ROOF FRAMING

SCALE: 1/4" = 1'





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DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

SHEET TITLE:
CASITA PLANS

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET NUMBER
S5
REVISION #

SHEAR WALL SCHEDULE

SYMBOL	ALLOWABLE SHEAR	SHEATHING	EDGE NAILING	INTERIOR NAILING	SILL PLATE	ANCHOR BOLTS & SPACING 7/16" X 2" X 2" PLATE WASHERS REQ'D	SILL PLATE NAILING
SW-G1	100 PLF	1/2" GYPSUM BD. UNBLOCKED	5d COOOLER NAILS @ 7" O.C.	5d COOOLER NAILS @ 7" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 72" O.C.	10d BOX NAILS @ 17" O.C.
SW-G2	125PLF	1/2" GYPSUM BD. UNBLOCKED	5d COOOLER NAILS @ 4" O.C.	5d COOOLER NAILS @ 4" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 68" O.C.	10d BOX NAILS @ 13-1/2" O.C.
SW-G3	150 PLF	1/2" GYPSUM BD. BLOCKED	5d COOOLER NAILS @ 4" O.C.	5d COOOLER NAILS @ 4" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	10d BOX NAILS @ 11" O.C.
SW-G4	175 PLF	5/8" GYPSUM BD. BLOCKED	5d COOOLER NAILS @ 4" O.C.	5d COOOLER NAILS @ 4" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 36" O.C.	10d BOX NAILS @ 9-1/2" O.C.
SW-G5	200 PLF	1/2" GYPSUM BD. EA. SIDE, UNBLOCKED	5d COOOLER NAILS @ 7" O.C.	5d COOOLER NAILS @ 7" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 32" O.C.	10d BOX NAILS @ 8-1/2" O.C.
SW-G6	250 PLF	1/2" GYPSUM BD. EA. SIDE, UNBLOCKED	5d COOOLER NAILS @ 4" O.C.	5d COOOLER NAILS @ 4" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 32" O.C.	10d BOX NAILS @ 6-1/2" O.C.
SW-G7	300 PLF	1/2" GYPSUM BD. EA. SIDE, BLOCKED	5d COOOLER NAILS @ 4" O.C.	5d COOOLER NAILS @ 4" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 32" O.C.	10d BOX NAILS @ 6-1/2" O.C.
SW-1	140 PLF	7/16" APA RATED SHEATHING,EXP. 1	8d COMMON NAILS @ 6" O.C.	8d COMMON NAILS @ 12" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 48" O.C.	10d BOX NAILS @ 5-1/2" O.C.
SW-2	260 PLF	7/16" APA RATED SHEATHING,EXP. 2	8d COMMON NAILS @ 6" O.C.	8d COMMON NAILS @ 12" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 32" O.C.	10d BOX NAILS @ 12" O.C.
SW-3	350 PLF	7/16" APA RATED SHEATHING,EXP. 3	8d COMMON NAILS @ 4" O.C.	8d COMMON NAILS @ 12" O.C.	2" NOMINAL	1/2"Ø ANCHOR BOLTS @ 23" O.C.	10d BOX NAILS @ 6-1/2" O.C.
SW-4	490 PLF	7/16" APA RATED SHEATHING,EXP. 4	8d COMMON NAILS @ 3" O.C.	8d COMMON NAILS @ 12" O.C.	3" NOMINAL	5/8"Ø ANCHOR BOLTS @ 30" O.C.	10d BOX NAILS @ 4-1/2" O.C.
SW-5	600 PLF	15/32" APA RATED SHEATHING,EXP. 5	10d COMMON NAILS @ 3" O.C	10d COMMON NAILS @ 12" O.C	3" NOMINAL	5/8"Ø ANCHOR BOLTS @ 25" O.C.	10d BOX NAILS @ 3-1/2" O.C.
SW-6	770 PLF	15/32" APA RATED SHEATHING,EXP. 6	10d COMMON NAILS @ 2" O.C	10d COMMON NAILS @ 12" O.C	3" NOMINAL	5/8"Ø ANCHOR BOLTS @ 20" O.C.	40d BOX NAILS @ 6" O.C.
SW-7	870 PLF	15/32" APA RATED SHEATHING,EXP. 7	10d COMMON NAILS @ 2" O.C	10d COMMON NAILS @ 12" O.C	3" NOMINAL	3/4"Ø ANCHOR BOLTS @ 19" O.C.	40d BOX NAILS @ 5" O.C.
SHEAR WALL SHEATHING AND NAILING FROM IBC 2006 TABLES 2306.4.1 & 2306.4.5							

NOTES:

1. ALL ANCHOR BOLTS TO INCLUDE 0.229" X 3" X 3" STEEL PLATE WASHERS. (IBC 2009; 2305.3.11)
2. SW-6 AND SW-7 REQUIRES 3" NOMINAL FRAMING AT PANEL EDGES. (IBC 2009 TABLE 2309.4.1 NOTE E)
3. TOE NAILED RIM BOARD NAILING REQUIRED 2X AS MANY NAILS FOR SHEAR TRANSFER.
4. SW-2, SW-3, & SW-4 ALLOWABLE SHEAR VALUES ARE FOR 15/32" SHEATHING AND REQUIRE STUDS TO BE SPACED@ 16" 0.C. (IBC2009 TABLE 2306.4.1 NOTE d).
5. 14 GAUGE 1 1/2" STAPLES WITH A CROWN WIDTH OF 7/16" O.D. CAN BE DIRECTLY SUBSTITUTED FOR 8d COMMON NAILS AND 13 GAUGE STAPLES FOR 10d COMMON NAILS
6. 8d COMMON NAILS AT 6" O.C. CAN BE SUBSTITUTED WITH 16 GAUGE STAPLES AT 4" O.C. 8d COMMON NAILS AT 4" O.C. CAN BE SUBSTITUTED WITH 16 GAUGE STAPLES AT 2 1/2" O.C. 8d COMMON NAILS AT 12" O.C, IN THE FIELD CAN BE SUBSTITUTED WITH 16 GAUGE STAPLES AT 7 3/4" O.C.

CONTRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	LONG REINF	PERP REINF	REMARKS
CF-1	1'-8"	CONT.	1'-0"	(3) #4	#4 @ 32" OC	
CF-2	2'-0"	CONT.	1'-0"	(3) #4	#4 @ 32" OC	
CF-3	2'-0"	CONT.	1'-0"	(3) #4	#4 @ 32" OC	INTERIOR THICKENED SLAB FOOTING. REFER TO DETAILS SHT
SF-1	2'-0"	2'-0"	1'-0"	(3) #4	(3) #4	
SF-2	2'-6"	2'-6"	1'-0"	(4) #4	(4) #4	
SF-3	5'-0"	3'-0"	1'-0"	(7) #4	(4) #4	
SF-4	4'-0"	4'-0"	1'-0"	(6) #4	(6) #4	

SIMPSON HOLDOWNS SCHEDULE

#	TYPE	NAILS/SCREWS	NOTES
1	STHD14	(30) 0.148 x 3-1/4	ANCHOR PER MANUFACTURER RECOMMENDATIONS
2	HTT5	(26) 10d x 1-1/2	(10") ANCHOR PER MANUFACTURER RECOMMENDATIONS
3	CS16 STRAP	0.148 x 3-1/4	USE BLOCKING TO ANCHOR A MIN. 15" PAST WINDOW FOR LOCATIONS USED TO STRAP BETWEEN FLOORS, OVERLAP EACH FLOOR 18"

SEE FRAMING PLAN FOR LOCATION OF SHEARWALLS. VERIFY LOCATION OF HOLDOWN BEFORE INSTALLING.

BEAM SCHEDULE

MARK	MEMBER	END SUPPORT (S)		REMARKS
		END 1	END 2	
WB-1	(2) 2 X 6 DF	(1) TRIMMER	(1) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-2	(2) LVL 1-3/4 X 9-1/2	(2) TRIMMER	(2) TRIMMER	
WB-3	(2) 2 X 8 DF	(1) TRIMMER	(1) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-5	(2) 2 X 6 DF	(1) TRIMMER	(1) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-6	(2) 2 X 8 DF	(1) TRIMMER	(1) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-7	(2) 2 X 12 DF	(2) TRIMMER	(2) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-8	(2) LVL 1-3/4 X 9-1/4	(2) TRIMMER	(2) TRIMMER	
WB-9	(2) LVL 1-3/4 X 11-7/8	(2) TRIMMER	(2) TRIMMER	
WB-10	(1) GLM 5-1/2 X 22-1/2	(5) TRIMMER	(5) TRIMMER	OR (1) 6X6 DF TRIMMER
WB-11	(1) GLM 3-1/2 X 18	(3) TRIMMER	(3) TRIMMER	OR (2) LVL 1-3/4 X 18 OR (1) 6X6 DF TRIMMER
WB-12	(1) GLM 3-1/2 X 15	(3) TRIMMER	(3) TRIMMER	OR (2) LVL 1-3/4 X 14
WB-13	(2) LVL 1-3/4 X 9-1/2	(2) TRIMMER	(2) TRIMMER	
WB-14	(2) 2 X 8 DF	(1) TRIMMER	(1) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-15	(2) 2 X 12 DF	(2) TRIMMER	(2) TRIMMER	OR (2) 2X4 DF TRIMMER
WB-16	(2) LVL 1-3/4 X 11-1/4	(2) TRIMMER	(2) TRIMMER	

* ALL TRIMMERS TO BE 2 X 6 DF UNLESS NOTED OTHERWISE

PROFESSIONAL ENGINEER
No. 8021248-2202
TRACY SCOTT MUNSON
STATE OF UTAH

SHEET NUMBER S6

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE: SCHEDULES

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design And Engineering
Owner Tracy Munson (435) 590-0252
1219 S Grand Canyon Pkwy Toquerville, Ut 84774
munsonhde@gmail.com

DESIGN CRITERIA

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE

CLASSIFICATION: RISK CATEGORY II

LIVE LOADING
ROOF: 20 PSF (REDUCIBLE) TYP.
FLOOR: 40 PSF TYP.
DEAD LOADING
ROOF: 25 PSF TYP.
FLOOR: 16 PSF TYP.
SNOW LOADING (BASED ON 2012 IBC UTAH AMENDMENTS)
ELEVATION: 3212 FT (APPROX.)
GROUND SNOW LOAD: Pg = 21 PSF
EXPOSURE FACTOR: Ce = 0.9
SNOW IMPORTANCE FACTOR: Is = 1.0
THERMAL FACTOR: Ct = 1.0
DESIGN SNOW LOAD: Pf = 20 PSF
WIND LOADING
WIND EXPOSURE: C
WIND SPEED: 115 MPH
WIND IMPORTANCE FACTOR: Iw = 1.00
SEISMIC LOADING
LOCATION: 37.116820° LAT., -113.331104° LON.
SEISMIC IMPORTANCE FACTOR: Ie = 1.
MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.612g S1 = 0.202g
SITE SOIL CLASSIFICATION: C
SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.534g SD1 = 0.283g
SEISMIC DESIGN CATEGORY: D
SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
OUT-OF-PLANE FORCE: Fp = 0.148 Wp
SEISMIC RESPONSE COEFFICIENT: Cs=0.067
RESPONSE MODIFICATION FACTOR: R=6.5
OVERSTRENGTH FACTOR: Ω = 2.5
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE METHOD
SOILS
SOIL BEARING PRESSURE: 1800 PSF.

GENERAL NOTES

1. NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL SHEETS UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
2. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
3. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES ETC. ON THE JOB.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF RECORD WHERE CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED WITH AFFECTED PARTIES.

FOUNDATION NOTES

1. SEE ARCH PLANS FOR EXTERIOR CONCRETE WORK.
2. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES , DEPRESSIONS, AND ELEVATIONS.
3. BOTTOM OF FOOTINGS MUST BE A MINIMUM OF 1'-0" BELOW GRADE.
4. ALL FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED, FOUNDATION MAY BE PLACED IN NEAT EXCAVATIONS PROVIDED FOOTINGS ARE INCREASED 2" IN WIDTH.
5. REFER TO WALL SCHEDULE ON S102 FOR HOLDOWN REQUIREMENTS.

EARTHWORK NOTES

1. ENGINEER SHALL VERIFY CONDITION AND / OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS, ETC..
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHORE AND BRACE AS REQUIRED.
3. ALL FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED. FOUNDATIONS MAY BE PLACED IN NEAT EXCAVATIONS PROVIDED FOOTINGS ARE INCREASED 2" IN WIDTH.
4. EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS. STANDING WATER SHALL BE REMOVED.
5. NOTIFY THE ENGINEER OF RECORD 48 HOURS IN ADVANCE OF PLACING CONCRETE.
6. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL OR AS REQUIRED BY APPLICABLE GEOTECHNICAL REPORTS.
7. STRUCTURAL FILL BENEATH FOOTINGS SHALL BE COMPACTED TO 96% OF MAXIMUM LABORATORY DENSITY DETERMINED BY ASTM-1557.
8. FROST PROTECTION FOR FOOTINGS SHALL BE 12".

SAFETY NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL STATE OF UTAH SAFETY STANDARDS AND OSHA REQUIREMENTS AS THEY APPLY TO THE PROJECT.
2. THE ENGINEER OF RECORD DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.

CONCRETE NOTES

1. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-11.
2. THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS:
LEAN CONCRETE FILL (W/C RATIO=0.55): 1500 PSI (150 PCF)
STRUCTURAL CONCRETE (W/C RATIO=0.45: 4500 PSI (150 PCF)
3. CEMENT SHALL CONFORM TO ASTM C-150. (TYPE V UNO)
4. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C-33 (3/4" MAX.)
5. REINFORCING SHALL CONFORM TO ASTM A615 -- GRADE 60 UNO.
6. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4 USING PROPER LOW HYDROGEN ELECTRODES. TACK WELDING TO REBAR IS STRICTLY PROHIBITED. SEE REBAR WELDING NOTE.
7. REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED ACCORDING TO "MANUAL OF STANDARD PRACTICE OF REINFORCED CONCRETE CONSTRUCTION" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
8. WIRE FABRIC SHALL CONFORM TO ASTM A-185.
9. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE.
10. CONCRETE COVERAGE SHALL BE AS FOLLOWS, UNO ON DRAWINGS:
A. CONCRETE DEPOSITED DIRECTLY AGAINST GROUND (EXCEPT SLABS): 3"
B. CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS: 2"
C. SLABS (ON GROUND: CENTER BAR IN SLAB.
11. ALL BARS SHALL HAVE A CLASS B MINIMUM LAP SPLICE UNO. SEE TABLE "ACI TENSION LAP SPLICE LENGTHS"
12. WELDED WIRE FABRIC SHALL BE LAP SPLICED TWO SQUARES MIN. EACH DIRECTION.
13. GENERAL:
A. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
B. REFER TO ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL MOLDS, GROOVES, ORNAMENTS, CLIPS AND GROUNDS TO BE CAST IN CONCRETE.
14. CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND ALL LAITANCE REMOVED FROM THE SURFACE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE. SANDBLASTING OR HOSING THE SURFACE 4 TO 6 HOURS AFTER THE POUR WITH FINE SPRAY.
15. REMOVE ALL DEBRIS FROM THE FORMS BEFORE PLACING ANY CONCRETE.
16. REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC.. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE. OBTAIN APPROVAL OF ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE (WET SETTING IS PROHIBITED).
17. MAXIMUM FREE FALL OF CONCRETE SHALL BE 5'-0".
18. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
19. DRILL THROUGH STEEL COLUMNS AND BEAMS TO PASS CONTINUOUS REINFORCING (1" DIA. MAX.)
20. CONCRETE MIX DESIGN SHALL BE PREPARED BY AN INDEPENDENT LABORATORY APPROVED BY THE ENGINEER OF RECORD
21. SUBMIT CONCRETE PLACEMENT PLAN TO ENGINEER OF RECORD 48 HOURS PRIOR TO PLACING CONCRETE.
22. CONCRETE PLACEMENT AND CURING SHALL MEET ACI REQUIREMENTS INCLUDING FOLLOWING HOT OR COLD WEATHER PLACEMENT RECOMMENDATIONS. SPECIFIC CARE SHALL BE TAKEN BY THE CONTRACTOR DURING PLACEMENT AND CURING OF CONCRETE SLABS AND EXPOSED CONCRETE FINISHES.

CONCRETE SLAB-ON-GRADE JOINT NOTES

1. PROVIDE CONTROL JOINTS IN ALL REINFORCED AND UNREINFORCED SLABS-ON-GRADE ACCORDING TO TYPICAL CONCRETE JOINTS DETAIL.
2. CONTROL JOINTS MAY BE TOOLED INTO FRESH CONCRETE OR SAWED INTO HARDENED CONCRETE PER CONTRACTOR'S PREFERENCE.
3. SAW-CUTTING SHALL TAKE PLACE AS SOON AS POSSIBLE AFTER PLACEMENT, BEFORE SHRINKAGE CRACKS CAN DEVELOP.
4. PLACE CONTROL JOINTS TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NEVER EXCEEDING A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1.
5. PLACE CONTROL JOINTS AT ALL ABRUPT CHANGES IN GEOMETRY.
6. AVOID WEDGE-SHAPED PANELS WITH INTERIOR ANGLES LESS THAN 45 DEGREES.
7. AVOID "T" SHAPED JOINTS.
8. CONTROL JOINTS SHALL BE ESTABLISHED TO A DEPTH OF ¼ THE SLAB THICKNESS.
9. MAXIMUM CONTROL JOINT SPACING SHALL CONFORM TO TABLE "MAXIMUM CONTROL JOINT SPACING".
10. WHERE TWO REINFORCED SLABS ABUT, OR WHERE ONE REINFORCED SLAB IS DIVIDED INTO MULTIPLE POURS, PROVIDE PLATE DOWELS AT COLD JOINT PER TYPICAL CONCRETE JOINTS DETAIL.
11. IF CONTROL JOINT LAYOUT VIOLATES THESE REQUIREMENTS, EVEN IF NO CRACKING IS VISIBLE, OWNER MAY REJECT WORK.
12. PROVIDE EXPANSION JOINTS BETWEEN REINFORCED SLABS AND UNREINFORCED SLABS (E.G. BETWEEN REINFORCED DRIVEWAY AND UNREINFORCED SIDEWALK).
13. PROVIDE EXPANSION JOINTS EVERY 25' IN UNREINFORCED SLABS (E.G. SIDEWALKS).
14. PROVIDE EXPANSION JOINTS AT BUILDING CORNERS IN BOTH DIRECTIONS IN SIDEWALKS TOUCHING BUILDING.

REBAR WELDING NOTES

1. ALL REBAR TO BE WELDED SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY.
2. CONTRACTOR MUST FURNISH TO THE LABORATORY MILL CERTIFICATES SHOWING CHEMICAL ANALYSIS.
3. ALL PREHEATING AND WELDING SHALL BE DONE BY WELDERS CERTIFIED TO WELD REINFORCING BARS IN ACCORDANCE WITH AWS D1.4 STANDARDS (LATEST EDITION).
4. ALL WELDED BARS SHALL BE ASTM A706 BARS.

WOOD NOTES

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS:
A. DOUGLAS FIR- COAST REGION: WEST COAST LUMBER INSPECTION BUREAU GRADING RULES #16.
B. REDWOOD: CALIFORNIA REDWOOD ASSOC. GRADING RULES, 1987 EDITION.
C. GLUED LAMINATED BEAMS: STANDARD SPECIFICATION FOR STRUCTURAL GLUE LAMINATED TIMBER, AITC 117-01.
D. SHEATHING: U.S. PRODUCT STANDARD PS 1-83 FOR SOFT PLYWOOD.
2. MINIMUM GRADES SHALL BE:
A. STRUCTURAL FRAMING: DF#1 TYPICAL EXCEPT WALL STUD DF#2 CEILING JOISTS DF#2, ALL MEMBERS TO BE FREE OF HEART CENTER, TYP UNO.
B. GLUED LAMINATED MEMBERS: COMBINATION 24F-V4 FOR SIMPLE SPANS AND COMBINATION 24F-V8 FOR CANTILEVERS AND CONTINUOUS CONDITIONS. ALL BEAMS SHALL HAVE 1600 FT RADIUS CAMBER, UNO. (SUBMIT SHOP DRAWINGS BEFORE FABRICATION OF GLU-LAM MEMBERS)
C. STRUCTURAL SHEATHING: WALL SHEATHING: 7/16" APA RATED SHEATHING, EXPOSURE 1. ROOF SHEATHING: 5/8" APA RATED SHEATHING, EXPOSURE 1.
3. WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3-16d NAILS. SPLICE UPPER AND LOWER PLATES AS SHOWN IN TYPICAL DETAIL, TYPICAL UNO.
4. PROVIDE SOLID BLOCKING BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
5. CUTTING OF WOOD JOISTS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-FIFTH THE JOIST DEPTH FROM THE TOP, AND LOCATED NOT FARTHER FROM THE END THAN THREE TIMES THE JOIST DEPTH. SEE TYPICAL DETAIL.
6. WHEN TOP PLATES ARE NOTCHED - SEE TYPICAL DETAIL.
7. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16".
8. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK. THE REMAINDER OF THE HOLE SHALL BE NO LARGER THAN THE ROOT OF THE THREAD.
9. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE.
10. ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS END NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS - RED HEAD, ETC.

BOLT-DIA	MI-WASHER	STEEL WASHER
1/2" DIA	2-1/2" DIA x 1/4"	2" x 2" x 1/4"
5/8" DIA	2-3/4" DIA x 5/16"	2-1/2" x 2-1/2" x 1/4"
3/4" DIA	3" DIA x 7/16"	3" x 3" x 5/16"
7/8" DIA	3-1/2" DIA x 7/16"	3-1/2" x 3-1/2" x 3/8"
1" DIA	4" DIA x 1/2"	3-3/4" x 3-3/4" x 3/8"
1-1/4" DIA	5" DIA x 5/8"	5" x 5" x 1/2"

CARRIAGE BOLT DIA	CUT WROUGHT STEEL WASHER
1/2" DIA	3/4" (2" OD)
5/8' DIA	7/8" (2-1/4" OD)
3/4" DIA	1" (2-1/2" OD)
7/8" DIA	1-3/8" (3" OD)
1" DIA	1-1/2" (3-1/4" OD)

11. ALL BOLT AND LAG SCREWS SHALL BE TIGHTENED AT TIME OF INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
12. LAY ALL STRUCTURAL PLYWOOD ON ROOF WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
13. BLOCK SP JOINTS WITH 3X4 FLAT BLOCKING WHERE NOTED ON FRAMING PLANS AND WITH BLOCKING SAME SIZE AS STUDS AT WALLS.
14. CROSS BRIDGING BETWEEN JOISTS OR RAFTERS-SEE FRAMING PLANS AND TYPICAL DETAIL.
15. JOISTS UNDER AND PARALLEL TO PARTITIONS SHALL BE DOUBLED AND NAILED TOGETHER.
16. PROVIDE BLOCKING AT ALL CEILING LEVELS.
17. WHERE FRAMING HANGERS ARE REQUIRED AND ARE NOT SHOWN ON SECTIONS, DETAILS OR PLANS THE FOLLOWING SIMPSON HANGERS SHALL BE USED. SLOPE, SKEW, TURN IN FLANGES AND PROVIDE TOP FLANGE HANGERS AS REQUIRED.
A. 2X & 3X MEMBERS: U HANGERS
B. 4X MEMBERS: HU HANGERS
C. 6X MEMBERS: HUTF HANGERS
D. TJI MEMBERS: SIMPSON IUS HANGERS
E. GLU LAM MEMBERS: LEG HANGERS
18. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY. ALL ITEMS SHALL BE INSTALLED PER SIMPSON SPECIFICATIONS.
19. WOOD SYMBOLS:
CONTINUOUS BLOCKING

FRAMING NOTES

1. REFER TO TYPICAL NOTES, DETAILS & SCHEDULES.
2. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT SHOWN.
3. REFER TO WOOD WALL SCHEDULE FOR SILL BOLT SIZE & SPACING AT SHEARWALLS.
4. DIMENSIONS FOR SHEARWALLS ARE TO EDGE TO SHEARWALL, NOT LOCATION OF HOLDOWN.
5. INSTALL ALL HANGERS, CLIPS, ANCHORS, AND OTHER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS.
6. COORDINATE MECHANICAL UNIT WEIGHTS AND LOCATIONS WITH ENGINEER OF RECORD TO VERIFY JOIST CAPACITIES.
7. PROVIDE BRIDGING AS REQ'D TO PREVENT CHORD BUCKLING.

PREMANUFACTURED TRUSSES

1. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:
TOP CHORD-10 PSF DL DOES NOT INCLUDE TRUSS SW, 20.0 PSF LL.
BOTTOM CHORD-5 PSF DL, 10.0 PSF LL.
(BOTTOM CHORD LIVE LOAD IS NOT CONCURRENT WITH ROOF LIVE LOAD)
USE COMPONENT AND CLADDING WIND LOADING AS PER ASCE 7-05.
2. MAXIMUM ALLOWABLE DEFLECTION TL/240 OR LL/360.
3. TNSI MEMBERS SHALL BE 2x4 MINIMUM.
4. LUMBER GRADE SHALL BE DOUGLAS FIR #2 OR BETTER UNO. ALLOWABLE STRESS INCREASE FOR LOAD DURATION SHALL BE 15% MAXIMUM. NO REPETITIVE MEMBER INCREASES SHALL BE ALLOWED FOR GIRDER TRUSSES.
5. THE EFFECTIVE ECCENTRIC LOADING SHALL BE CONSIDERED IN ALL JOINTS.
6. DESIGN AND FABRICATION SHALL CONFORM WITH THE 2006 IBC. IN ADDITION, THE PREFABRICATED TRUSSES SHALL BE ASSEMBLED UNDER THE APPROVAL OF AN INDEPENDENT AGENCY. THE FABRICATOR SHALL BE AN APPROVED FABRICATOR AS CURRENTLY LISTED BY THE ICBO.

SHEAR WALL NOTES

1. REFER TO ROOF FRAMING PLAN FOR LOCATION AND LENGTHS OF ALL SHEAR WALLS.
2. REFER TO WOOD WALL SCHEDULE FOR SHEATHING SIZE, NAIL SIZE AND SPACING, SILL BOLT SIZE AND SPACING, HOLDOWNS, ETC.
3. HOLDOWNS SHALL BE PROVIDED WITHIN 6" OF EACH END OF EACH SHEAR WALL SEGMENT SHOWN ON THE ROOF FRAMING PLAN.
4. PROVIDE 2x BLOCKING AT ALL HORIZONTAL PANEL JOINTS WHEN REQUIRED IN WOOD WALL SCHEDULE.
5. PROVIDE EDGE NAILING AND BLOCKING AT ALL OPENINGS.
6. UPSET THREADS ON SILL BOLTS ARE NOT ALLOWED.
7. HOLES IN SILL PLATES SHALL BE 1/16" MAXIMUM LARGER THAN BOLT DIAMETER.

ENGINEERED STEEL DECKING NOTES

1. INSTALL DECKING PER MANUFACTURES RECOMMENDATIONS
2. ATTACH DECKING TO STEEL GIRDERS, CONCRETE WALL AS DETAILED BY THE MANUFACTURER.
3. PROVIDE SHORING AD NECESSARY AND WHEN SPANS ARE LONGER THAN ALLOWED BY THE MANUFACTURER.
4. SEQUENCE FLOORING POUR PER MANUFACTURER GUIDELINES.

NAIL REQUIREMENTS

1. PNEUMATIC FASTENERS INSTALLED IN SIMPSON HARDWARE SHALL BE APPROVED BY SIMPSON PRIOR TO INSTALLATION.
2. PNEUMATIC FASTENERS TO BE INSTALLED INTO PLYWOOD SHEATHING SHALL BE WITHIN THE 10% TOLERANCE LIMIT FOR HAND DRIVEN NAILS PER ASTM F1667-05 FOR HEAD DIAMETER.
3. ALL NAIL HEADS TO BE FULL ROUND HEADS.
4. MINIMUM NAIL SHANK DIAMETER:

COMMON NAIL	PNEUMATIC COLLATED
8d = .131"	0.113"
10d = .148"	0.120"
12d = .148"	0.131"
16d = .162"	0.148"
20d = .192"	

5. PNEUMATIC COLLATED NAIL DIAMETER MUST EQUAL OR BE GREATER THAN COMMON NAIL SHANK DIAMETERS ON PLANS IF A PNEUMATIC COLLATED NAIL GUN IS USED.

ENGINEERED LUMBER NOTES

1. INSTALL DECKING PER MANUFACTURES RECOMMENDATIONS
2. ATTACH DECKING TO STEEL GIRDERS, CONCRETE WALL AS DETAILED BY THE MANUFACTURER.
3. PROVIDE SHORING AD NECESSARY AND WHEN SPANS ARE LONGER THAN ALLOWED BY THE MANUFACTURER.
4. SEQUENCE FLOORING POUR PER MANUFACTURER GUIDELINES.

PROFESSIONAL ENGINEER
No. 8021248-2202
TRACY SCOTT MUNSON
STATE OF UTAH

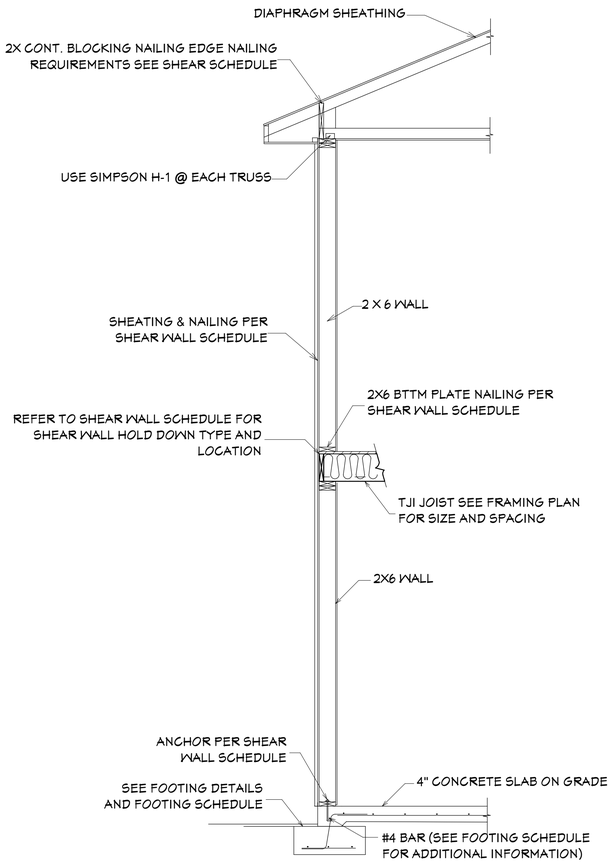
SHEET NUMBER S7
REVISION #

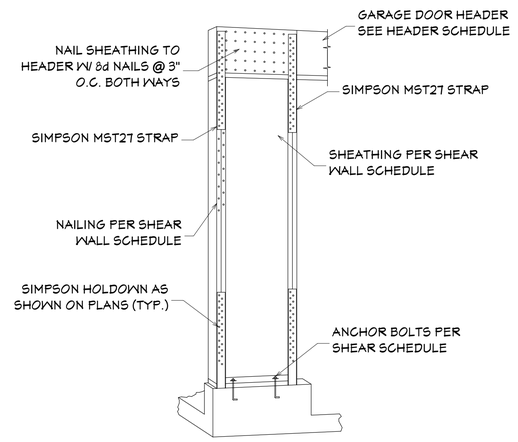
SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

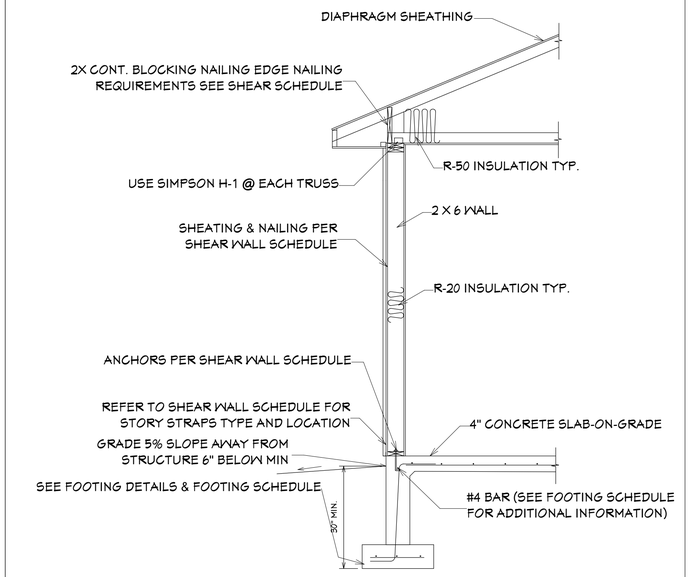
SHEET TITLE: NOTES

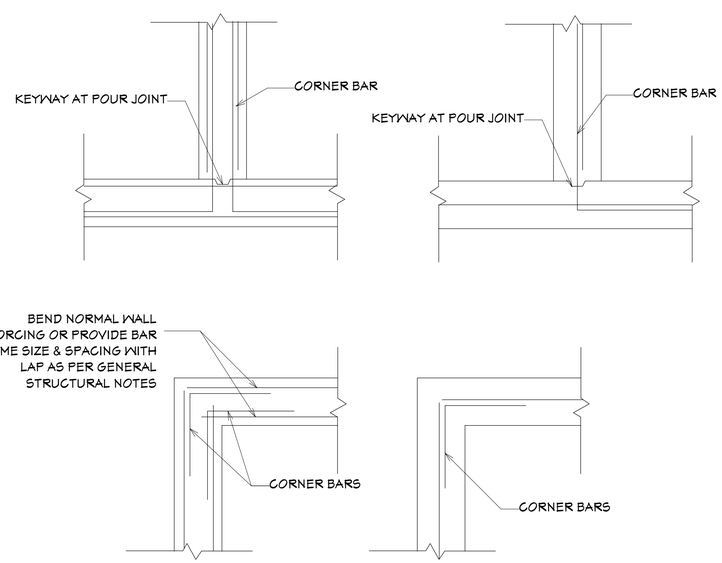
DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design and Engineering
Owner: Tracy Munson (435) 590-0252
1219 S Grand Canyon Pkwy Hurricane, Ut 84774
munsonhde@gmail.com

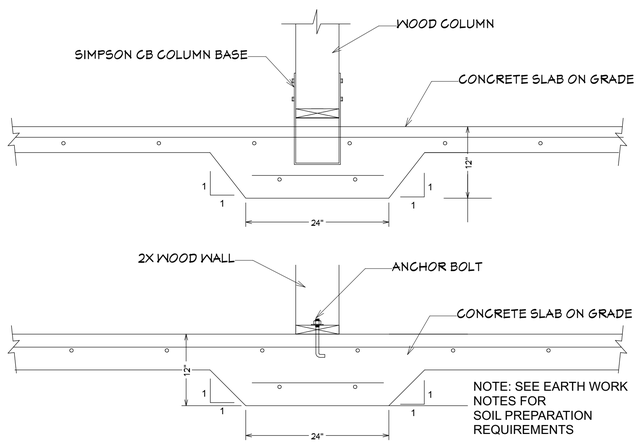


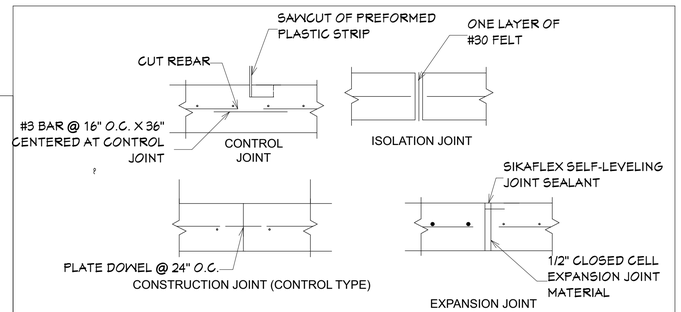


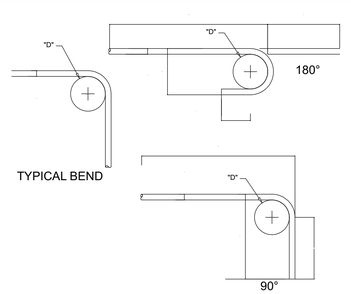




TYPICAL REINFORCEMENT AT TYPICAL WALL CORNERS & INTERSECTIONS - PLAN VIEW







TYPICAL REINFORCING STEEL BEND

GENERAL NOTES

ALL GRADES OF STEEL

D = FINISHED INSIDE BEND DIA.
db = NOMINAL BAR DIAMETER
Min. D = 6db FOR #3 THROUGH #8
= 8db FOR #9, #10, AND #11
= 10db FOR #14 AND #18

END HOOKS

BAR SIZE	D	180 HOOKS A OR G	180 HOOKS J	90 HOOKS A OR G
#3	2-1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3-3/4"	7"	5"	10"
#6	4-1/2"	8"	6"	1'-0"
#7	5-1/4"	10"	7"	1'-2"
#8	6	11"	8"	1'-4"
#9	5-1/2"	1'-3"	11-3/4"	1'-7"
#10	10-3/4"	1'-5"	1'1-1/4"	1'-10"
#11	13"	1'-7"	1' 2-3/4"	2'-0"
#14	18-1/4"	2'-3"	1'9-3/4"	2'-7"
#18	24"	3'-0"	2' 4-1/2"	3'-5"

PROFESSIONAL ENGINEER
No. 8021248-2202
TRACY SCOTT MUNSON
STATE OF UTAH

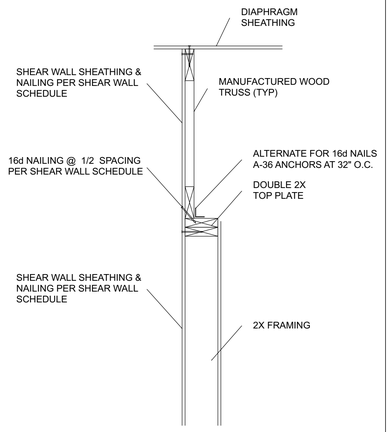
SHEET NUMBER S8

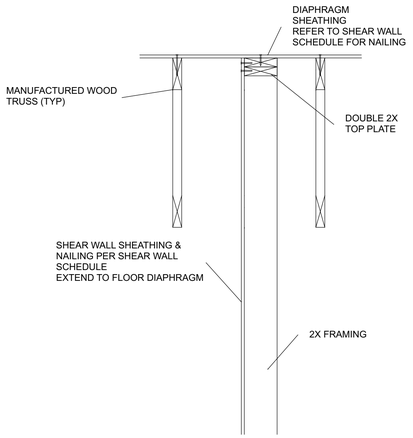
SCALE: SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

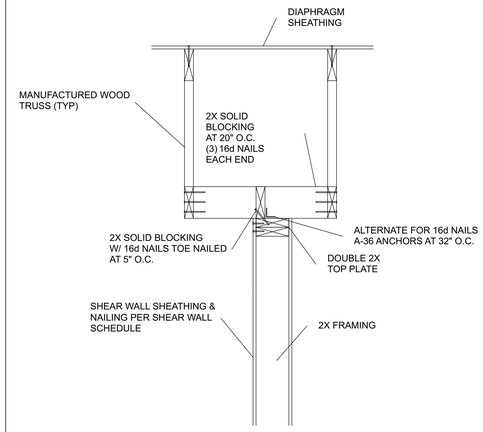
SHEET TITLE: DETAILS

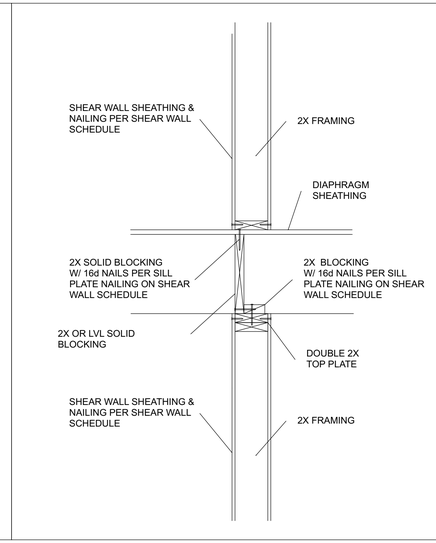
DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

Munson HDE
House Design and Engineering
Owner: Tracy Munson (435) 590-0259
1219 S Grand Canyon Dr Hurricane, Ut 84774
munsonhde@gmail.com

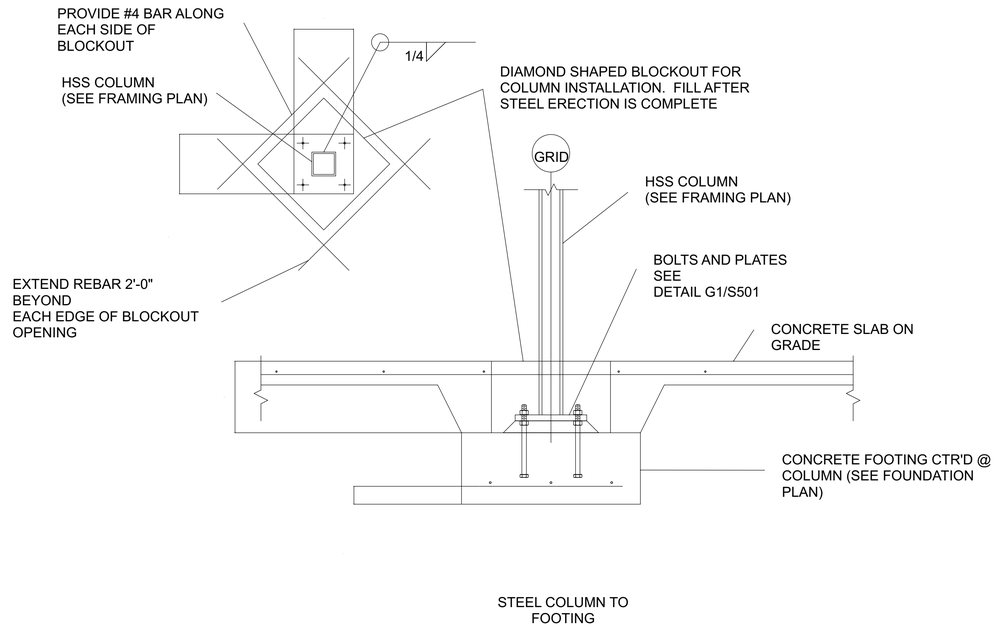








SW-1 & SW-2 ONLY



STEEL COLUMN TO FOOTING

SHEET NUMBER S9

SCALE:SEE VIEW
DATE: 8/18/2024
DRAWN BY: TSM

SHEET TITLE: DETAILS

DESIGNED FOR:
BRETT & SHEILEE DENNETT
WINDER ESTATES LOT 11
HURRICANE, UTAH

PROFESSIONAL ENGINEER
No. 8021248-2202
TRACY SCOTT MUNSON
STATE OF UTAH

Munson HDE
House Design and Engineering
Owner Tracy Munson (435) 590-0252
1219 S Grand Canyon Pkwy Toquerville, UT 84774
munsonhde@gmail.com

Hurricane City
Application

Application Accepted Date: 01/12/2024

Type of Improvement: Site Plan (Final)

Description: Final Site Plan Submittal for The Perch Project

Tenant / Project Name: The Perch

Bldg. Address: 240 North State Street

City: Hurricane City State: UT Zip: 84737

Subdivision: An existing lot of record Phase: One

Block: Lot #: Parcel ID #: H-227-D Phase

Zone: Commercial

Property Owner: Robert Peterson/Erica Leach

Permit Contact: Brant David Tuttle P:(801) 380-2114

Email: btuttle@neiutah.com

CONTACT INFORMATION

Engineer of Record: Brant Tuttle, Northern Engineering

Email: btuttle@neiutah.com P: (801) 380-2114

General Contractor: Brant Tuttle

License #: 164687 Utah P: (801) 380-2114

Address: 1040 E 800 N

City: Orem State: UT Zip: 84097

Email: btuttle@neiutah.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-10

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

Applicant Name: Brant Tuttle

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.175796-01/12/24

DRAFT

801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

Northern ENGINEERING

August 21, 2024

Hurricane City Corporation
Hurricane City, Utah 84737

RE: The Perch- Narrative Letter

Hurricane City,

We have prepared this letter to provide a Narrative of The Perch Development Project. The Perch Project consists of seven detached short-term rental units and an office/manager unit located at 240 North State Street. There was an existing single family residence at the site which has been demolished. The Site Plan Construction Drawings have gone through JUC and received final signature approvals. The Perch Project does comply with the current zoning and has met all of the site plan approval requirements. The developer is prepared to proceed with construction of the site improvements as soon as permits are obtained. Vertical construction of the building units will commence as soon as building permits are obtained.

Thanks,

Brant D. Tuttle, P.E.
Project Engineer

PLANNING & ZONING
HURRICANE CITY
UTAH

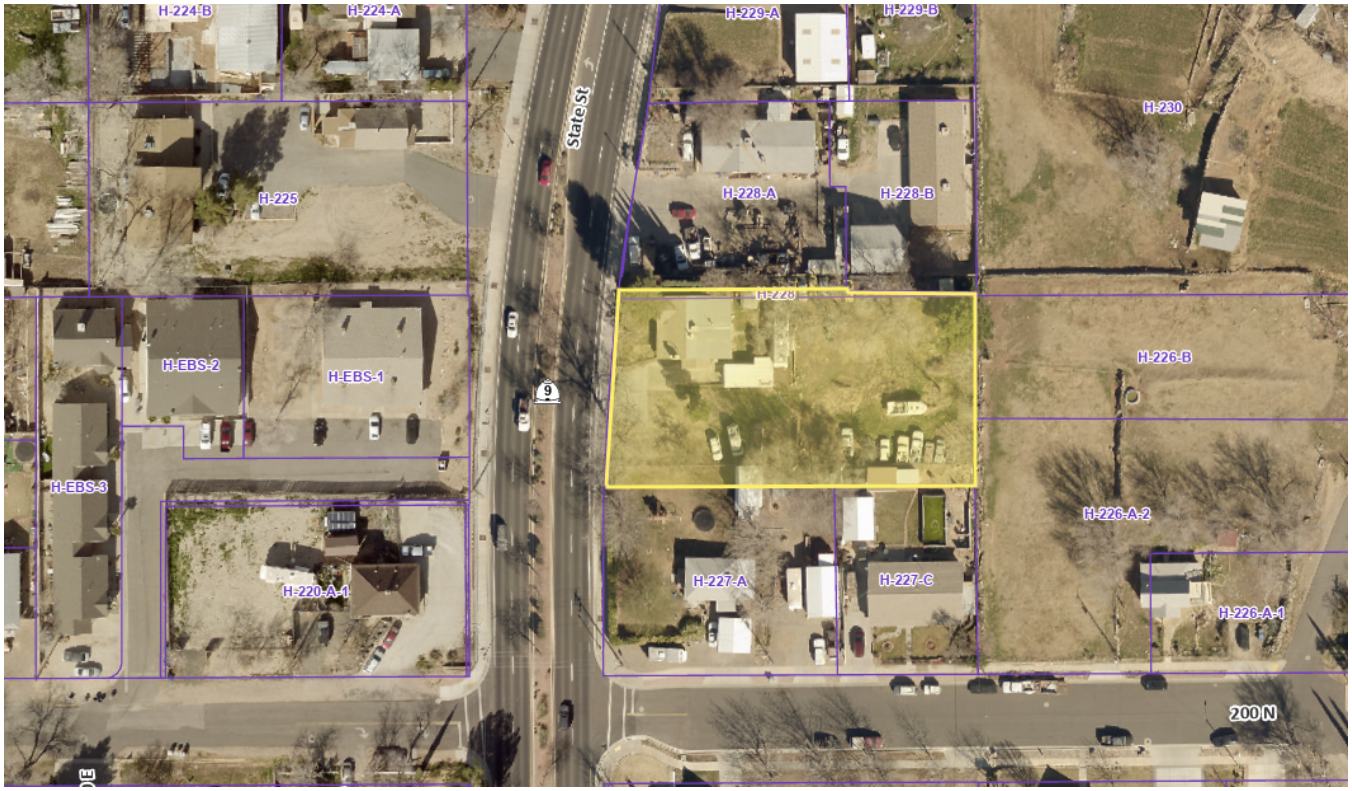
STAFF COMMENTS

Agenda Date:	**09/12/2024**
Application Number:	FSP24-10
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Robert Peterson/Erica Leach
Agent:	Brant Tuttle
Request:	Approval of a Final Site Plan.
Location:	240 N State St.
Zoning:	HC
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is proposing a hotel complex consisting of seven standalone short term rental units and an office/manager unit located at 240 N State St. There was a single family home on the site that has been torn down. The site is zoned Highway Commercial (HC).

JUC Comments

1. Construction drawings were signed off in August 2024.



Staff Comments: Final Site Plan

1. The property is zoned Highway Commercial and vacation Rentals are a permitted use in this zoning, and is considered as substantially similar to a hotel/motel use.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit

The plan shows 15 parking stalls for eight total units, which meets this requirement.

3. **Landscaping:** The applicant has turned in a landscaping plan, per HCC 10-32-5:

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

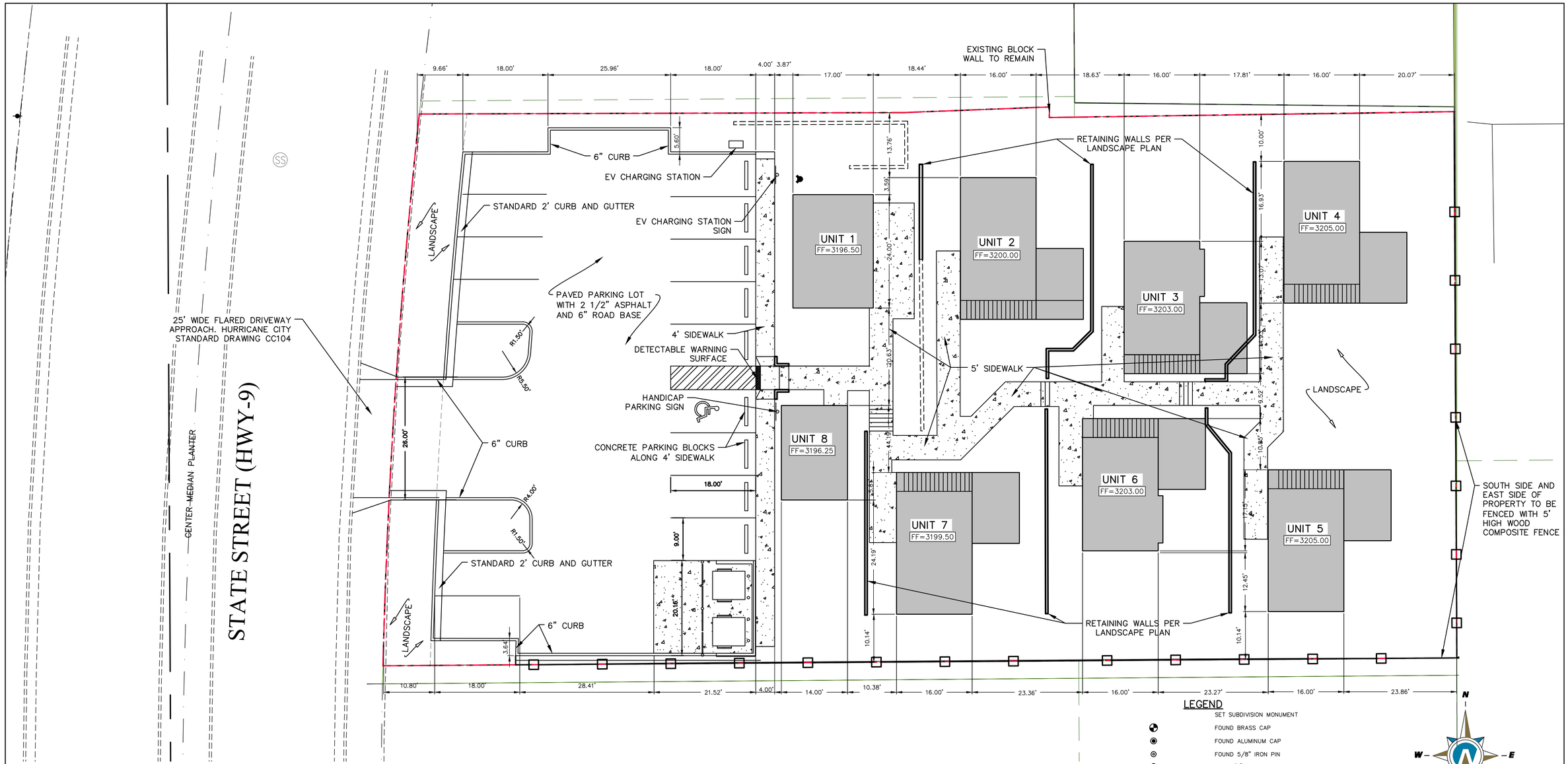
   b. *A ten-foot wide landscaped area on any commercial development.*

   c. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

A landscaping plan has been provided that depicts sufficient landscaping along State St. and in the parking lot area.

4. A lighting plan has been provided that meets the requirements of HCC 10-33-7.
5. Building elevations have been provided. All eight proposed units will be under 35' tall.
6. Under Hurricane City Code, 24-hour on-site management is required for short-term rental complexes with four or more units. A "manager" building has been provided on the plan. Documentation that the manager will be on site whenever guests are present will be required with the business license.

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



SITE DATA:

SITE AREA:	29,994 SF	
BUILDING AREA:	3,463 SF	13%
PARKING LOT:	6,955 SF	27%
SIDEWALK:	2,162 SF	8%
LANDSCAPE:	13,414 SF	32%

PARKING REQUIRED: 10 SPACES
PARKING PROVIDED: 15 SPACES

BUILDINGS SUMMARY:

UNIT NUMBER:	UNIT TYPE:	SQUARE FOOTAGE:
1	ADA PLAN	408 SQ. FT.
2	FAMILY PLAN	630 SQ. FT.
3	KING PLAN	608 SQ. FT.
4	FAMILY PLAN	630 SQ. FT.
5	FAMILY PLAN	630 SQ. FT.
6	KING PLAN	608 SQ. FT.
7	FAMILY PLAN	630 SQ. FT.
8	MANAGER PLAN	280 SQ. FT.

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE

N W E S

2 10 30
0 5 20

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-23-002-00 R TREEHOUSE SITE PLAN\CAD\Design\Working\23-002 R Treehouse Base file.dwg

Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

SITE PLAN
HURRICANE, UTAH

JOB NO. 3-23-002
SHEET NO. T-02

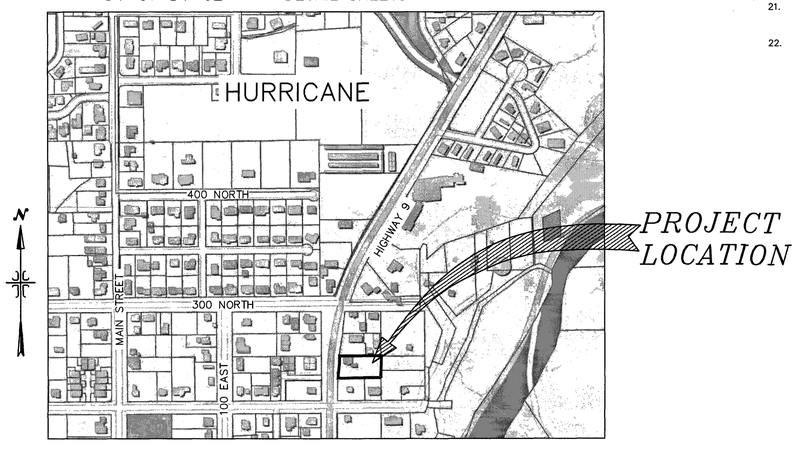
THE PERCH
SITE PLAN
HURRICANE, UTAH

DECEMBER, 2023

PARCEL H-277-D

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
T-01	DEMOLITION PLAN
T-02	SITE PLAN
T-03	SITE UTILITY PLAN
UD-01	UDOT ENCROACHMENT PLAN
T-04	SITE GRADING PLAN
E1.1B	SITE LIGHTING PHOTOMETRIC CALCULATION
DT-01-DT-02	DETAIL SHEETS



VICINITY MAP

-NTS-

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE HURRICANE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, HURRICANE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
4. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF HURRICANE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES MUST BE RCP CLASS III. PIPES SHALL BE INSTALLED ACCORDING TO PERTINENT HURRICANE CITY STANDARDS.

SEWER

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, 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 PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR SHALL 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.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE HURRICANE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST HURRICANE CITY ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO HURRICANE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE POLY WRAPPED DUCTILE IRON OR PVC C-900.
9. WATER SERVICES SHALL BE TYPE "K" COPPER ONLY.
10. THRUST BLOCKS ARE NOT ALLOWED. JOINT RESTRAINTS ARE REQUIRED. SEE DETAIL SHEET.
11. HURRICANE VALLEY FIRE DISTRICT TO APPROVE THE LOCATION OF FIRE HYDRANTS.
12. ALL MAIN AND SERVICE LINES SHALL MAINTAIN A 10 FOOT SEPARATION BETWEEN WATER AND SEWER.
13. ALL WATER MAINS 10-INCH AND LARGER SHALL BE POLY-WRAPPED DUCTILE IRON.
14. ONLY A PRE-QUALIFIED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE WATER SYSTEM.

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 COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS. (1155 E 350 N. ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFIELD 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, (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: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITH IN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER. 435-288-1415
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT ~~DAVID AT 435-703-8932~~ AT LEAST THREE WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD ~~DAVID TRAUNTVEIN WITH TDS AT 435-703-8932.~~ Engineering @ 435-288-1415
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

1. WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THAT BASED ON THE INFORMATION PROVIDED, THE PLANS ADEQUATELY MITIGATE INTERFERENCE WITH DISTRICT FACILITIES AND PROPERTY INTERESTS. THE DISTRICT RESERVES THE RIGHT TO RESCIND THIS ACKNOWLEDGEMENT IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
2. THE DISTRICT HAS NOT DETERMINED WHETHER WATER WILL BE AVAILABLE FOR THIS DEVELOPMENT AND DOES NOT HEREBY MAKE ANY GUARANTEE OF WATER AVAILABILITY.
3. IN ADDITION, THE DEVELOPMENT MUST CONFORM WITH APPLICABLE DISTRICT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PAYMENT OF FEES.

PARKS

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

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 CONDUIT. 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 COST FOR THE WORK DONE.

CENTURYLINK NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTACTOR (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. (385-200-7652 OR W.ANN.QUINNEY.COM)
3. CONTACT CENTURYLINK ENGINEER AT ~~385-479-7339~~ OR ~~BRANTON.PETERSON@LUMEN.COM~~ WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE CITY POWER BEFORE WORK BEGINS. CONTACT HURRICANE CITY POWER FOR AN APPOINTMENT. 435-635-5536.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPER'S BEAR ALL RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTY THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE CITY POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ALL ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
11. DEVELOPER WILL BE INVOICED A TERMINATION FEE AT THE AMOUNT OF $102.00 DOLLARS PER PRIMARY ELBOW.
12. DEPENDING ON THE POWER EQUIPMENT LOCATION, BOLLARDS MY BE REQUIRED.
13. 400 A METER BASE MUST BE A LEVER BYPASS STYLE SOCKET.
14. 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.
15. THE SIZE OF ACCEPTABLE CONDUITS FROM THE SECONDARY BOX TO METER PANEL IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 MCM ALUMINUM ONLY.
16. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC. TO LED, SEE HURRICANE CITY POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE
17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES. ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
18. ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACECARDS, OR METALLIC STICKER TO THE APPROPRIATE UNIT.
20. ANY WORK PERFORMED BY HURRICANE CITY POWER WILL BE INVOICED TO THE DEVELOPER AT NEAR THE END OF THE PROJECT.THESE ARE DIFFERENT FROM IMPACT FEES AND OTHER BUILDING DEPT. FEES
21. THE NEW IRRIGATION LINE AND 6" HYDRANT LINE ON THE NORTH SIDE OF THE PROPERTY SHOULD SHIFT TO THE SOUTH TO CLEAR AREA FOR THE POWER INFRASTRUCTURE. POWER WOULD THEN BE TAKEN TO EACH AREA AS NEEDED WITHOUT HURRICANE POWER INVOLVEMENT.
22. IF CTS ARE REQUIRED, PLEASE HAVE ELECTRICIAN CONTACT HCP FOR SPECS ON CT BOX, HURRICANE POWER WILL PROVIDE CT AND METER SOCKET AT COST OF DEVELOPER.

HURRICANE CITY APPROVAL

INFOWEST	6/26/24 DATE
WCWCD	6-26-24 DATE
STREETS DEPARTMENT	6-26-24 DATE
ASH CREEK SEWER DISTRICT	6/26/24 DATE
WATER DEPARTMENT	8/14/24 DATE
CENTURYLINK	8/14/24 DATE
DOMINION ENERGY	6 26 24 DATE
PLANNING DEPARTMENT	6/26/24 DATE
HURRICANE POWER DEPARTMENT	6-26-24 DATE
FIRE DEPARTMENT	6-26-24 DATE
PARKS DEPARTMENT	6/26/24 DATE
TDS TELECOM	8.14.24 DATE
PUBLIC WORKS DEPARTMENT	8-14-2024 DATE
CITY ENGINEER	6-26-24 DATE

BRANT D TUTTLE No. 164687 06-26-2024 STATE OF UTAH

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO. 3-23-002

SHEET NO. 1-1

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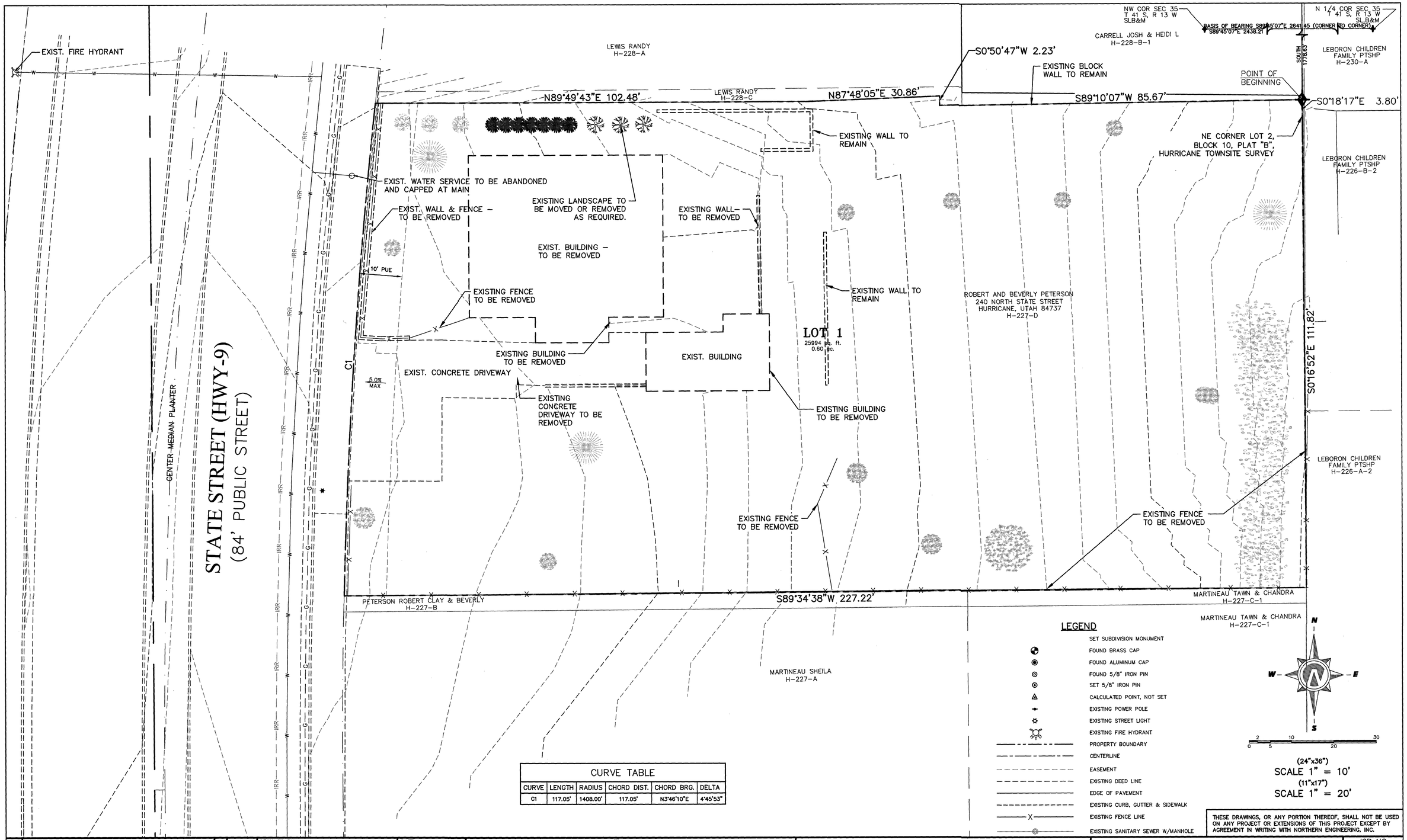

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.05'	1408.00'	117.05'	N3°46'10"E	4°45'53"

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
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1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

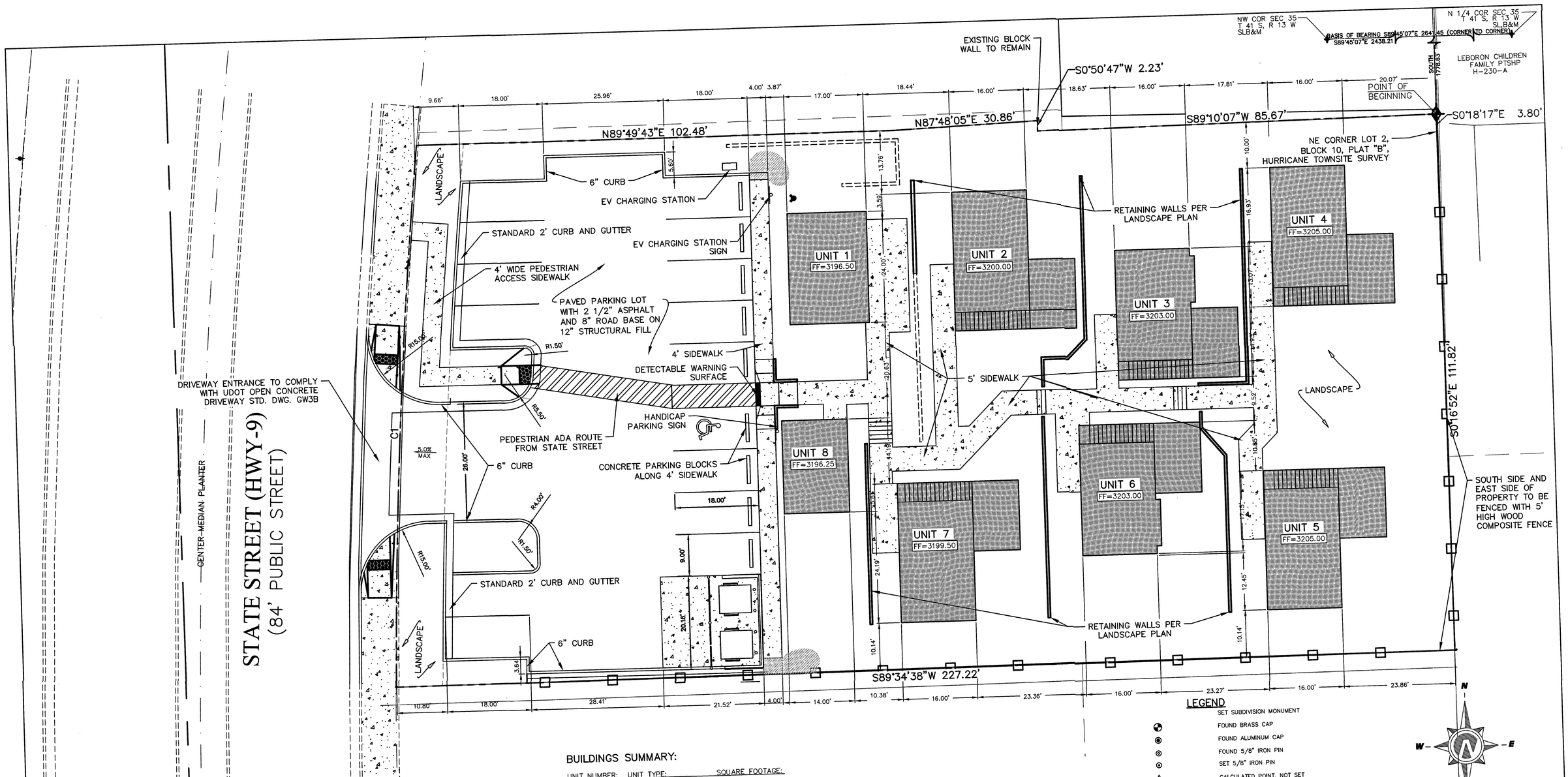
EXISTING & DEMOLITION PLAN

HURRICANE, UTAH

JOB NO. 3-23-002

SHEET NO. T-01

AUG 14 2024



SITE DATA:

SITE AREA:	29,994 SF	
BUILDING AREA:	3,463 SF	13%
PARKING LOT:	6,955 SF	27%
SIDEWALK:	2,162 SF	8%
LANDSCAPE:	13,414 SF	32%

PARKING REQUIRED: 10 SPACES
PARKING PROVIDED: 15 SPACES

BUILDINGS SUMMARY:

UNIT NUMBER:	UNIT TYPE:	SQUARE FOOTAGE:
1	ADA PLAN	408 SQ. FT.
2	FAMILY PLAN	630 SQ. FT.
3	KING PLAN	608 SQ. FT.
4	FAMILY PLAN	630 SQ. FT.
5	FAMILY PLAN	630 SQ. FT.
6	KING PLAN	608 SQ. FT.
7	FAMILY PLAN	630 SQ. FT.
8	MANAGER PLAN	280 SQ. FT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	117.05'	1408.00'	117.05'	N3°46'10"E	4°45'53"

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

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REV. COGO FILE: DATE:

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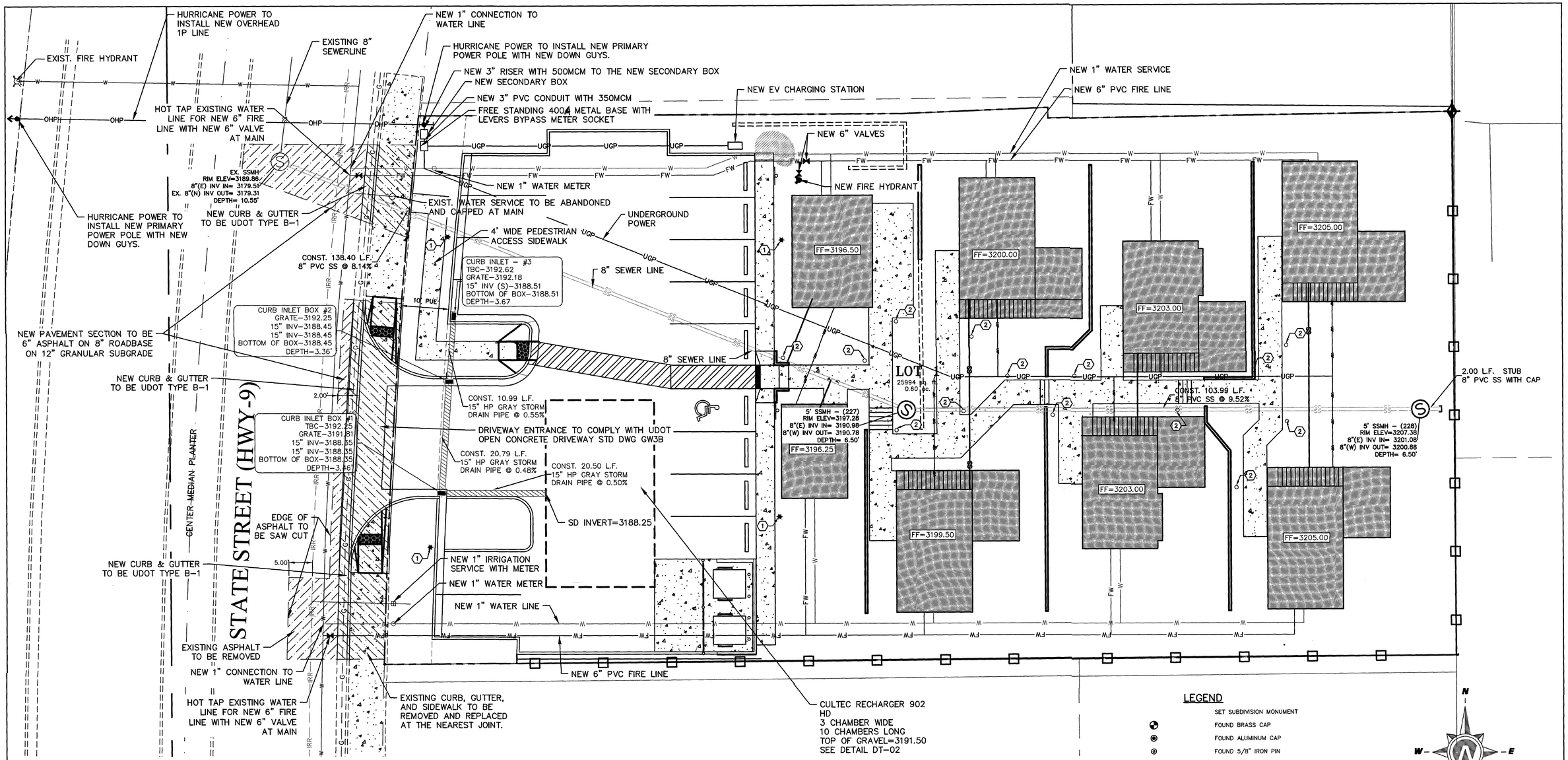
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

SITE PLAN
HURRICANE, UTAH

JOB NO. 3-23-002
SHEET NO. T-02

AUG 14 2024



NOTES:
1. PARKING LOT POLE LIGHT
2. BOLLARD LIGHT

*SEE ELECTRICAL SITE PLAN FOR PHOTOMETRIC PARKING LOT PLAN AND POWER DETAILS

NOTE:
1. ALL INDIVIDUAL UNIT WATER SERVICES TO BE 3/4 INCH FROM THE 1" SUPPLY LINE
2. ALL SEWER LATERALS TO BE 4- INCH
3. ALL FIRE LINES TO BE 6-INCHES
4. ALL UTILITY TRENCH BACKFILL WITHIN SR-9 SHALL HAVE FLOW ABLE FILL PER UDOT'S CURRENT MIX DESIGN

NOTE:
STORM DRAIN STORAGE REQUIRED=3,016 CF
STORM DRAIN STORAGE PROVIDED=3,252 CF
WHEN STORM EVENT EXCEEDS STORM DRAIN SYSTEM
STORM WATER WILL FLOW OUT OF INLET BOXES TO STREET

LEGEND

	SET SUBDIVISION MONUMENT
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND 5/8" IRON PIN
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPERTY BOUNDARY
	CENTERLINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING CURB, GUTTER & SIDEWALK
X	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE

N W E S

0 2 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

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REV. COGO FILE:	DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

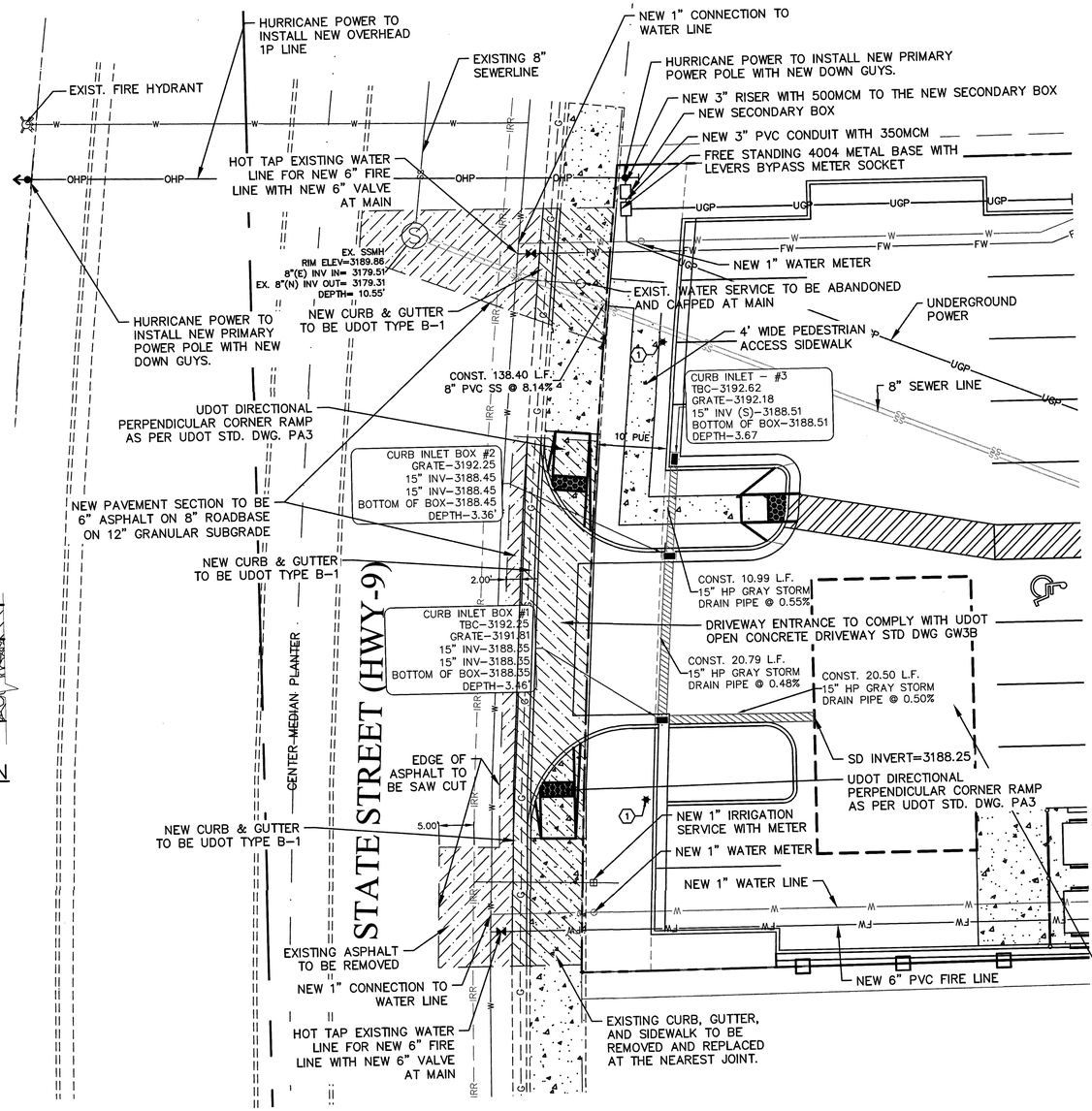
UTILITY PLAN
HURRICANE, UTAH

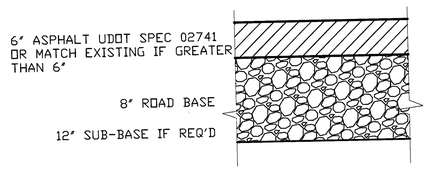
JOB NO. 3-23-002
SHEET NO. T-03

AUG 14 2024

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE

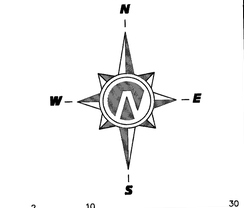




U.D.O.T. PAVEMENT SECTION
(HIGHWAY 9)

NOTE:
1. ALL INDIVIDUAL UNIT WATER SERVICES TO BE 3/4 INCH FROM THE 1" SUPPLY LINE
2. ALL SEWER LATERALS TO BE 4" INCH
3. ALL FIRE LINES TO BE 6" INCHES
4. ALL UTILITY TRENCH BACKFILL WITHIN SR-9 SHALL HAVE FLOW ABLE FILL PER UDOT'S CURRENT MIX DESIGN

NOTE:
STORM DRAIN STORAGE REQUIRED=3,016 CF
STORM DRAIN STORAGE PROVIDED=3,252 CF
WHEN STORM EVENT EXCEEDS STORM DRAIN SYSTEM
STORM WATER WILL FLOW OUT OF INLET BOXES TO STREET



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

UDOT NOTES

1. UDOT reserves the right, at its option, to install median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00-9:00 AM and 3:30-6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specifications 02765. Paint must have at least 6 months life as determined by UDOT's Permits officer.
5. All new pavement words, arrows, and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575
10. All utilities within the paved surface must be bored.
11. For excavation outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT righ-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that my be directly or indirectly caused by the development activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. for a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.
18. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be out of AASHTO clear zone or a minimum of 18-inches behind curb.

CONSTRUCTION NOTES

1. NEW PAVEMENT TO BE CONSTRUCTED IN HIGHWAY 9 TO BE 12" GRANULAR SUBGRADE, 8" ROADBASE , 6" ASPHALT.
2. ALL NEW ASPHALT SURFACES TO SLOPE 2% TO EDGE OF PAVEMENT.

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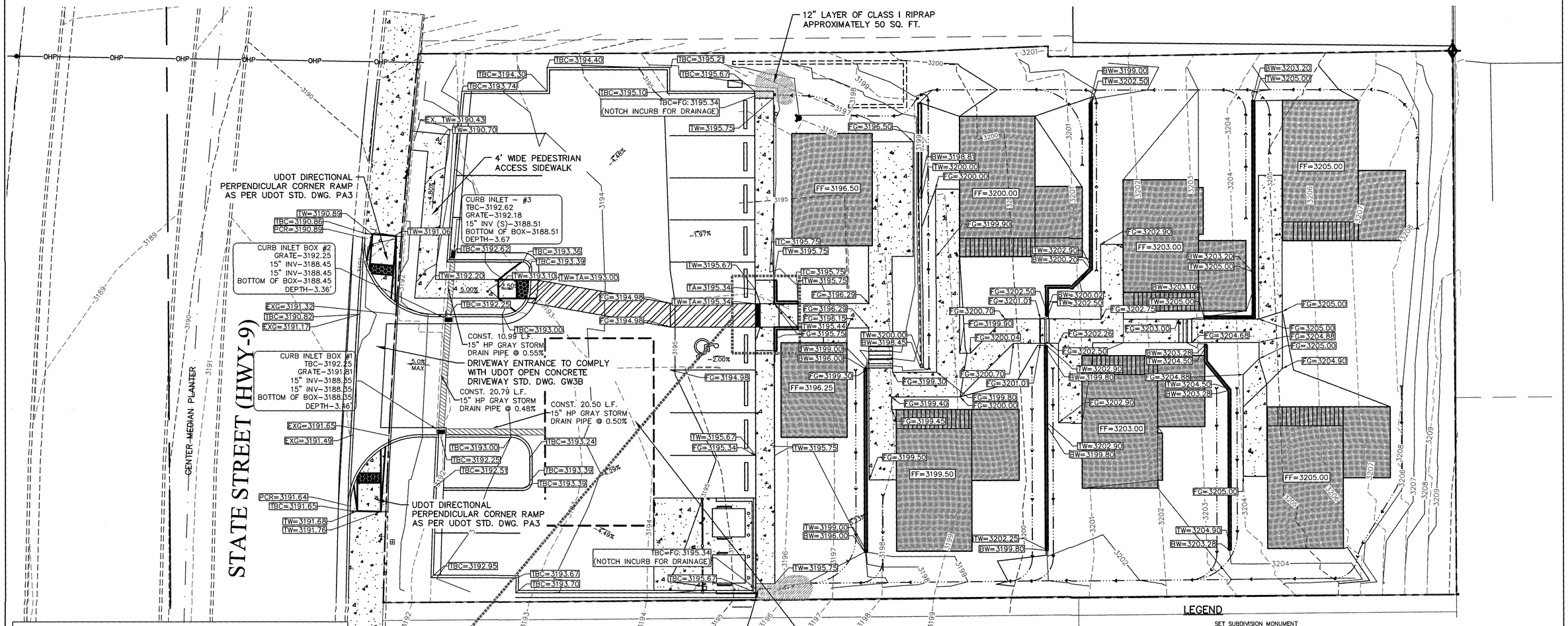
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

UDOT PLAN
HURRICANE, UTAH

JOB NO. 3-23-002
SHEET NO. UD-01

AUG 14 2023

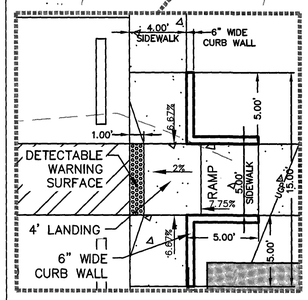


100-Year 24-Hour Storm Retention Requirement

Land Use	Area ft^2	C Value	A*C
Building	3463	0.8	2770.4
Asphalt	6955	0.9	6259.5
Side Walk	2162	0.9	1945.8
Landscape	13414	0.15	2012.1
Sum	25994		12987.8
		Composite C	0.50

100 YEAR 24 HOUR STORM EVENT STORAGE REQUIRED

Duration min	Depth in.	Intensity in/hr	C	Area ac.	Runoff cfs	Acc Vol cf	Release cfs	Acc Release Vol cf	Storage Req cf
5	0.550	6.60	0.5	0.60	2.0	590	0.0	0.0	590
10	0.837	5.02	0.5	0.60	1.5	898	0.0	0.0	898
15	1.040	4.16	0.5	0.60	1.2	1116	0.0	0.0	1116
30	1.400	2.80	0.5	0.60	0.8	1503	0.0	0.0	1503
60	1.730	1.73	0.5	0.60	0.5	1857	0.0	0.0	1857
120	1.880	0.94	0.5	0.60	0.3	2018	0.0	0.0	2018
180	1.920	0.64	0.5	0.60	0.2	2061	0.0	0.0	2061
360	2.170	0.36	0.5	0.60	0.1	2329	0.0	0.0	2329
720	2.460	0.21	0.5	0.60	0.1	2640	0.0	0.0	2640
1440	2.810	0.12	0.5	0.60	0.0	3016	0.0	0.0	**3016**



ADA RAMP DETAIL

NOTE:
CONTRACTOR REQUIRED TO PROVIDE FINISH GRADE SLOPING AWAY FROM BUILDING UNITS AS PER CURRENT BUILDING CODE REQUIREMENTS.

NOTE:
1. STORM DRAIN STORAGE REQUIRED=3,016 CF
2. STORM DRAIN STORAGE PROVIDED=3,252 CF RETENTION
3. WHEN STORM EVENT EXCEEDS STORM DRAIN SYSTEM STORM WATER WILL FLOW OUT OF INLET BOXES TO STREET
4. THE PROPOSED STORM DRAIN SYSTEM DESIGN CAN ADEQUATELY HANDLE THE EXPECTED 100 YEAR STORM EVENT STANDARDS AS REQUIRED BY HURRICANE CITY.

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED ROCK RETAINING WALL (4' MAX)

N W E S

2 10 30
0 5 20

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
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1040 E. 800 N.
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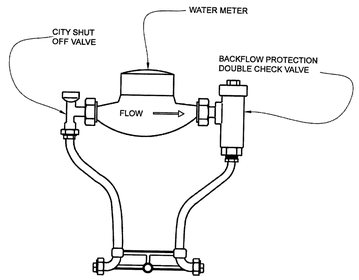
THE PERCH

GRADING PLAN
HURRICANE, UTAH

JOB NO. 3-23-002
SHEET NO. T-04

AUG 14 2024



APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

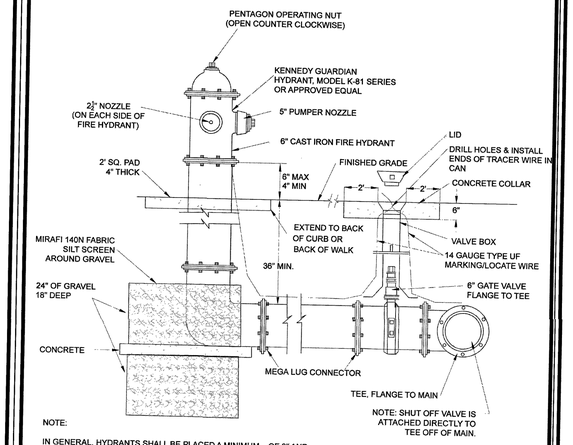
N.T.S.

CITY OF HURRICANE

WATER METER SETTER DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DWG. NO.	
WD 303-1	1 OF 4
APPROVED:	
DATE: 5/5/2020	BY: H.C.E.



NOTE:

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

STANDARD FIRE HYDRANT

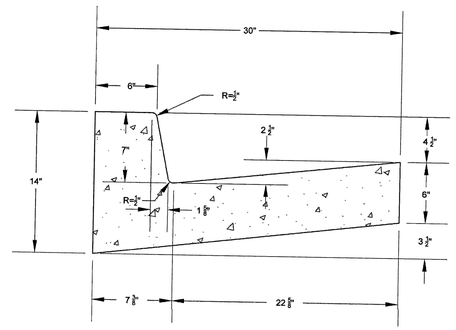
N.T.S.

CITY OF HURRICANE

STANDARD FIRE HYDRANT DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

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



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

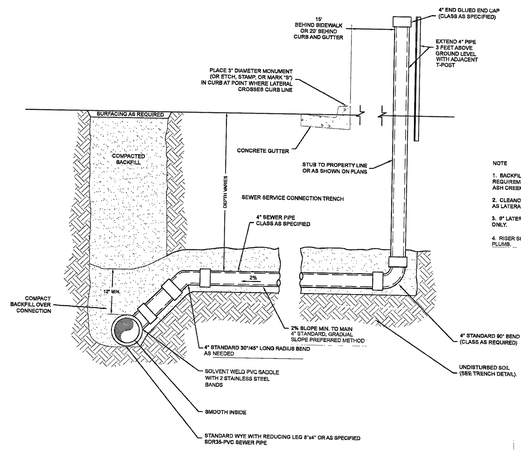
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

STANDARD CURB & GUTTER DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

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

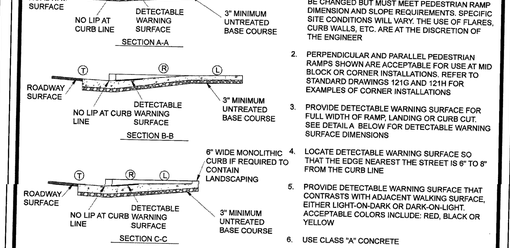


NOTE

1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS.
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL.
3. 8" LATERALS TO CONNECT AT MANHOLE ONLY.
4. RISER SHALL BE INSTALLED VERTICALLY PLUMB.

SEWER SERVICE CONNECTION DETAIL

N.T.S.



NOTES:

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

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

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

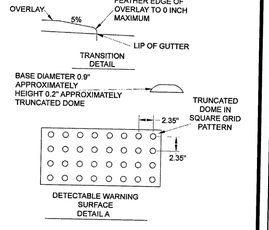
a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

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

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

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



SLOPE AND DETECTABLE WARNING SURFACE DETAILS

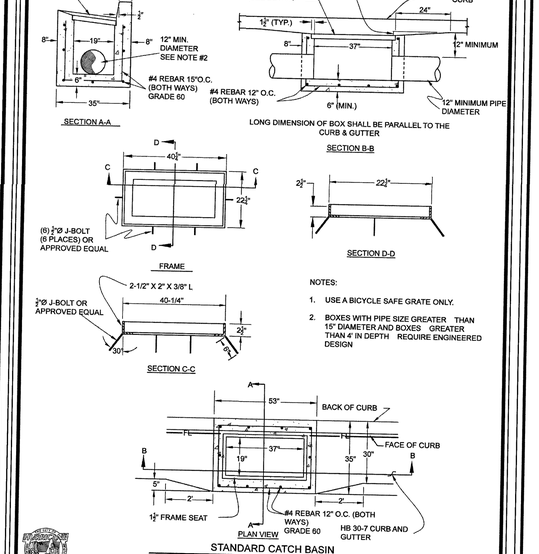
N.T.S.

CITY OF HURRICANE ENGINEERING

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

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



NOTES:

1. USE A BICYCLE SAFE GRATE ONLY.
2. BOXES WITH PIPE SIZE GREATER THAN 15" DIAMETER AND BOXES GREATER THAN 4' IN DEPTH REQUIRE ENGINEERED DESIGN

STANDARD CATCH BASIN

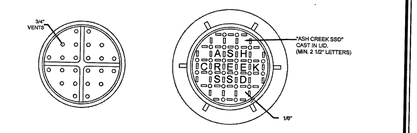
N.T.S.

CITY OF HURRICANE ENGINEERING

STANDARD CATCH BASIN BOX AND FRAME

REVISIONS		
DATE	DESCRIPTION	BY

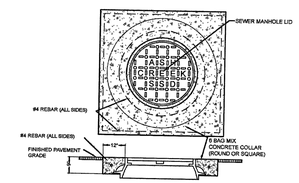
STANDARD DWG. NO.	
SD 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



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

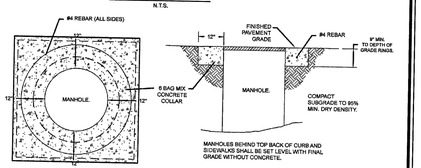
RING & LID DETAIL

N.T.S.



FRAME & LID DETAIL

N.T.S.



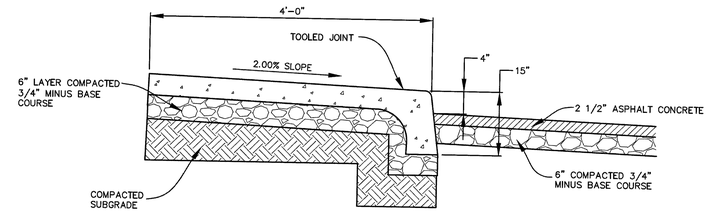
MANHOLES BEHIND TOP BACK OF CURB AND SIDEWALKS SHALL BE SET LEVEL WITH FINAL GRADE WITHOUT CONCRETE.

NOTES

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

MANHOLE-ADJUSTMENT TO GRADE

N.T.S.



THICKENED EDGE SIDEWALK DETAIL

--NTS--

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NO.	REVISIONS	BY	DATE
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DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-23-002-00 R TREEHOUSE SITE PLAN\CAD\Design\Working\23-002 R Treehouse DETAILS.dwg

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

THE PERCH

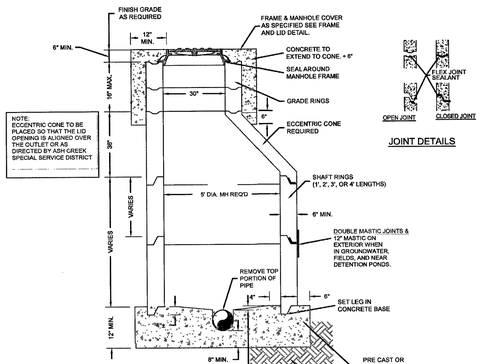
STANDARD DETAILS

HURRICANE, UTAH

JOB NO. 3-23-002

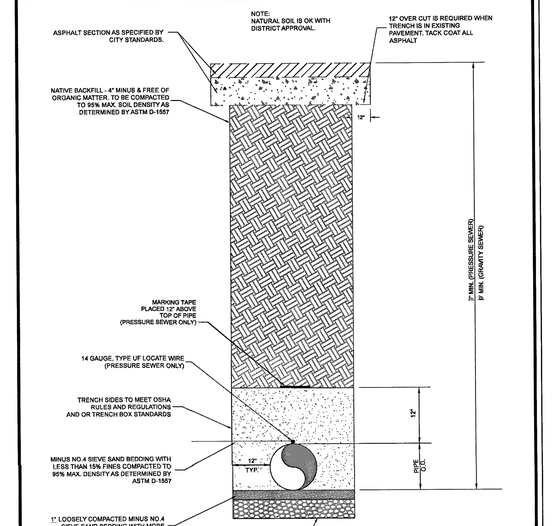
DT-01

DT-01

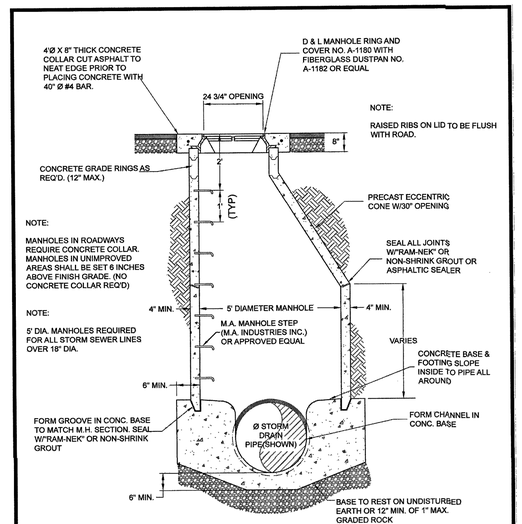


SEWER MANHOLE
N.T.S.

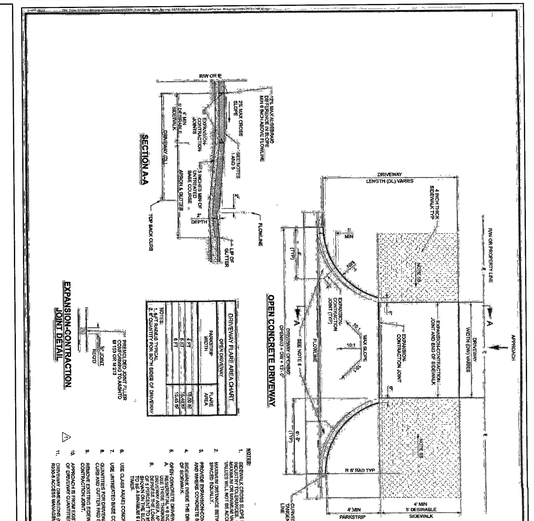
JOINT DETAILS



TYPICAL TRENCH DETAIL
N.T.S.

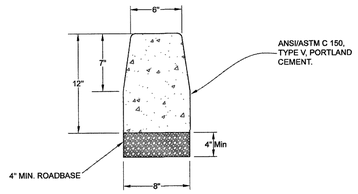


MANHOLE FOR STORM DRAIN
N.T.S.



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

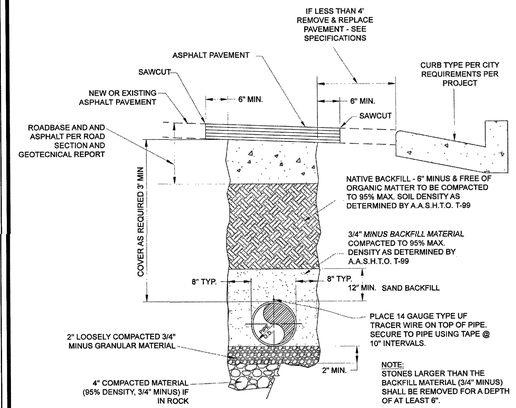
STANDARD DRAWING TITLE: CONCRETE DRIVEWAYS AND SIDEWALKS	STANDARD DWG. NO.: GW 3B	UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION SALT LAKE CITY, UTAH STANDARD DRAWING EDITION: 2024 Standard Drawing	REVISIONS



"A" CURB
N.T.S.

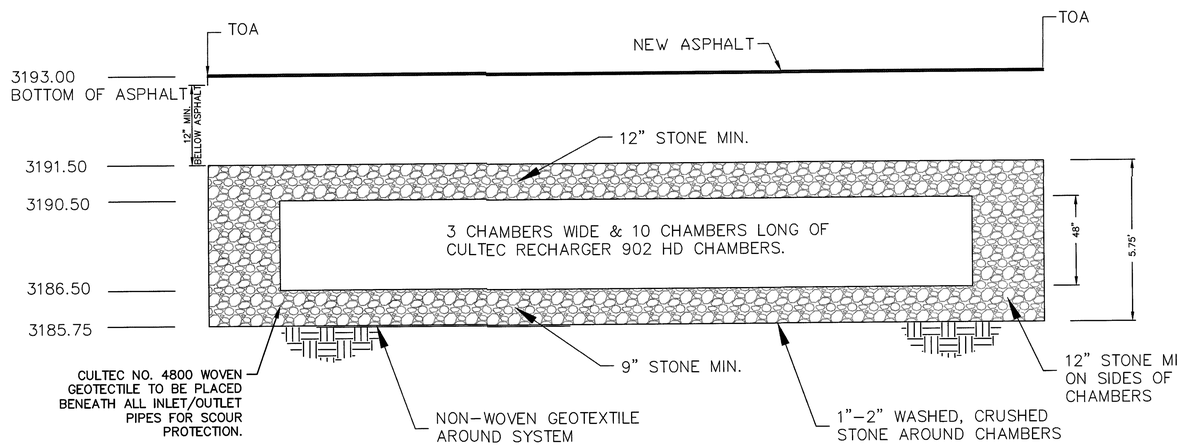
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	**"A" CURB DETAIL**	CC 100 1 OF 1
				APPROVED:
				DATE: 8-12-19 BY: H.C.E.



CULINARY WATER TRENCH
N.T.S.

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



STORM DRAIN SUMMARY:
STORM WATER STORAGE REQUIRED: 3,016 CF
STORM WATER STORAGE PROVIDED: 3,252 CF

UNDERGROUND SD CHAMBER
N.T.S.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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4				CHECKED BY:	DATE:
3				APPROVED:	DATE:
2				COGO FILE:	DATE:
1				REV. COGO FILE:	DATE:

K:\3-23-002-00 R TREEHOUSE SITE PLAN\CAD\Design\Working\23-002 R Treehouse DETAILS.dwg

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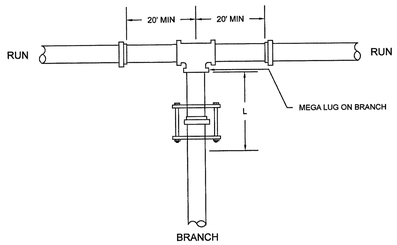
THE PERCH

STANDARD DETAILS
HURRICANE, UTAH

JOB NO. 3-23-002
DT-01
DT–02

AUG 14 2024



BRANCH SIZE DIAMETER \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				19	*	*	*	*	*	*
12					52	22	*	*	*	*
14						82	56	30	5	*
16							114	88	64	18
18								143	119	73
20									172	126
24										227

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

RESTRAINED LENGTHS, "L" (IN FEET)

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

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

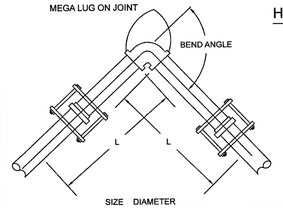
STANDARD TEE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 309 | 1 OF 1

APPROVED:

DATE: OCT. 2020 | BY: H.C.E.

HORIZONTAL BEND

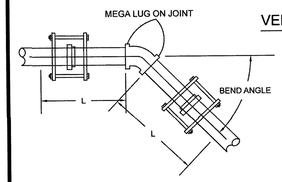


1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	3	4	5	5	6	7	8	9	9
22.5	5	7	9	10	12	14	15	17	18
45	10	13	17	21	24	28	31	34	38
90	23	32	42	50	58	66	75	82	90

RESTRAINED LENGTHS, "L" (IN FEET)

VERTICAL DOWN BEND



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

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	9	12	16	19	22	25	28	31	34
22.5	17	24	31	37	44	50	56	62	68
45	35	50	65	77	91	103	116	128	145

RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

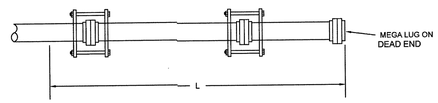
STANDARD BENDS FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 310 | 1 OF 1

APPROVED:

DATE: OCT. 2020 | BY: H.C.E.

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	85	119	156	186	219	248	279	309	338

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

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

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DEAD END/ INLINE VALVE FOR DUCTILE IRON w/POLY WRAP RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 311 | 1 OF 1

APPROVED:

DATE: 5/4/2021 | BY: H.C.E.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-23-002-00 R TREEHOUSE SITE PLAN\CAD\Design\Working\23-002 R Treehouse DETAILS.dwg

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
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THE PERCH

STANDARD DETAILS

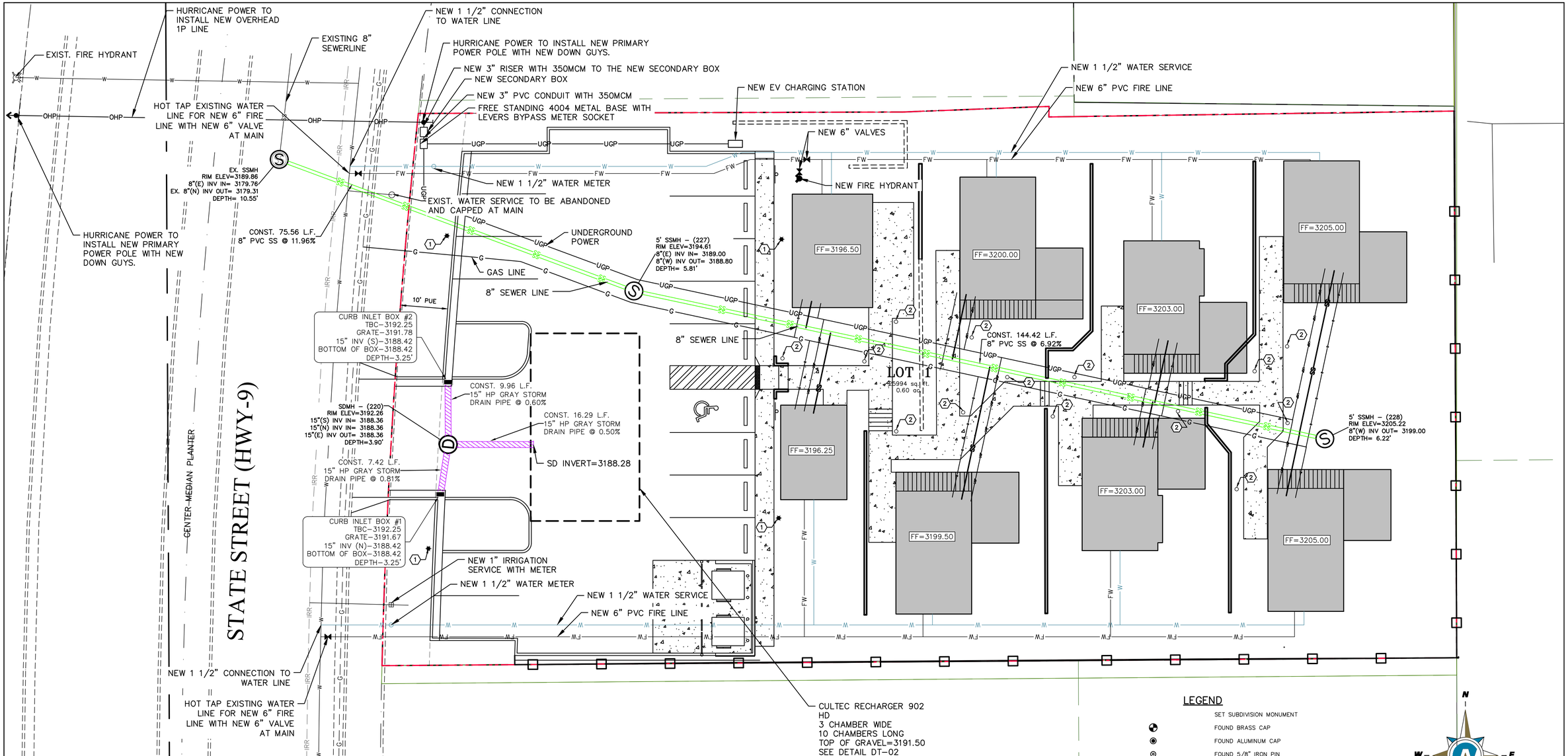
HURRICANE, UTAH

JOB NO. 3-23-002

DT-01

DT-03

AUG 14 2024



NOTES:
1. PARKING LOT POLE LIGHT
2. BOLLARD LIGHT

*SEE ELECTRICAL SITE PLAN FOR PHOTOMETRIC PARKING LOT PLAN AND POWER DETAILS

NOTE:
1. ALL INDIVIDUAL UNIT WATER SERVICES TO BE 3/4 INCH FROM THE 1 1/2 " SUPPLY LINE
2. ALL SEWER LATERALS TO BE 4- INCH
3. ALL FIRE LINES TO BE 6-INCHES

NOTE:
STORM DRAIN STORAGE REQUIRED=3,016 CF
STORM DRAIN STORAGE PROVIDED=3,252 CF
WHEN STORM EVENT EXCEEDS STORM DRAIN SYSTEM
STORM WATER WILL FLOW OUT OF INLET BOXES TO STREET

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE

N / W / E / S

0 2 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

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NO.	REVISIONS	BY	DATE
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4			
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DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-23-002-00 R TREEHOUSE SITE PLAN\CAD\Design\Working\23-002 R Treehouse Base file.dwg

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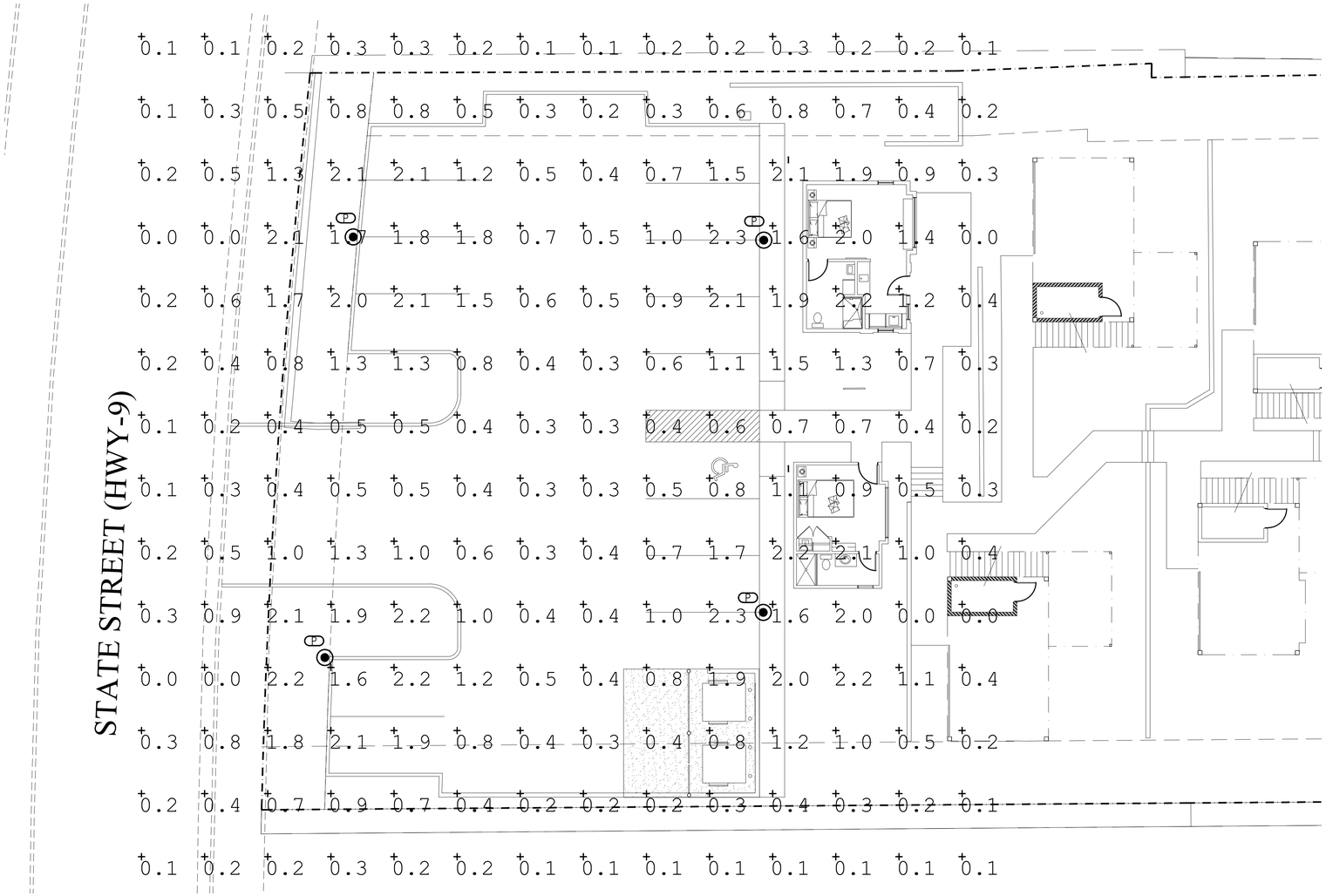
THE PERCH

UTILITY PLAN
HURRICANE, UTAH

JOB NO. 3-23-002
SHEET NO. T-03



NORTH

SITE LIGHTING PHOTOMETRIC CALCULATION

SCALE: 1"=10'-0"

Invue

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural dayform providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearances and integral control solutions, LuxeScape integrates into any environment while providing high visibility by utilizing industry-leading WaveStream™ LED optics.

INVUE-LXS-VA2-735-120-ASC-S-CBA
TAPERED POLE-CENTER MOUNT-CBA-10FT

		Type
Catalog #		P
Project		Date
Comments		
Prepared by		

SPECIFICATION FEATURES

Construction
Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. 3G rated construction avoids damages from installation generated vibration. Corrosion-resistant color matching hardware are minimized to enhance appearance.

Optics
Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA Type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic delivering visual comfort and optically controlled illumination for improved glare control. Luminaire efficacy measures in excess of 100 lm/W for 4000K (+/- 275K) CCT at 70 CRI (min). Optional 3000K CCT at 70 CRI or 3000K CCT at 80 CRI also available.

Electrical
LED drivers are uniquely positioned and mounted for maximum thermal performance and extended life. Standard 0-10V dimming drivers and surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V 60Hz or 480V 60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (-40°F) to 40°C (104°F). High ambient options available allow for 50°C operation.

Controls
Control options are designed to be simple, cost-effective, energy code, and regulation compliant solutions featuring WaveLinx. See control options page for more details.

Mounting
Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and compliments the contemporary design architecture with its unique sleek taper and base design. The tenon mount pole comes standard with an access door feature integrated into the base.
Arm Mount
The integrated aluminum contemporary upsweep arm is bolted directly to the pole using an "N" drill pattern. Provides a seamless transition to a 4" or 5" round pole.
Spider & Cantilever Mount
Fitter assembly mounts over 3" O.D. tenon and can be adapted to a 2-3/8" tenon. It is secured via concealed, corrosion resistant set screw and jam screw pairs in six inconspicuous locations.
Fitter design provides seamless transition to 4" O.D. round pole top. Optional mounting accessories include a twin arm mount and wall mount arm.

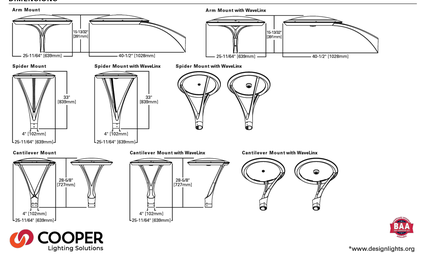
Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings specifically formulated to withstand extended outdoor exposure while providing decorative appeal. Finish is compliant to 3,000 hour salt spray standard (per ASTM B117). RAL and custom color matches available. Options to meet Buy American Act requirements.

Warranty
Five-year warranty.

LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
FCC Class A
IEC 60529 IP66 Housing
ANSI C136.31 3G Vibration
ASTM A356.0 Low Cooper Alloy
ASTM B117 Salt Spray Tested
RoHS
ISO 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V 60Hz, 480V 60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA
Effective Projected Area: (Sq. Ft.)
Arm Mount: 1.0
Cantilever Mount: 1.3
Spider Mount: 1.6

SHIPPING DATA
Approximate Net Weight:
Arm Mount Weight: 41 lbs. [18.6 kgs.]
Cantilever Mount Weight: 46 lbs. [20.8 kgs.]
Spider Mount Weight: 53 lbs. [24 kgs.]

COOPER Lighting Solutions

*www.designlights.org

TD500059EN
August 24, 2022 6:02 PM

ORDERING INFORMATION

Sample Number: LXS-VA3-LED-D1-T2-GM-S

Product Family [1,2]	Optic Type	Lumen Package [3]	CRI/CCT	Voltage	Distribution	Mounting	Finish
LXS=LuxeScape Collection **BAA-LXS**=LuxeScape Collection Buy American Act Compliant [4]	**VA**=Visual Comfort / WaveStream	**1**=Nominal 2,300 Lumens **2**=Nominal 4,500 Lumens **3**=Nominal 8,500 Lumens **4**=Nominal 9,500 Lumens [5]	**730**=70 CRI / 3000K **735**=70 CRI / 3500K **740**=70 CRI / 4000K **830**=80 CRI / 3000K **835**=80 CRI / 3500K **AMB**=Amber 590nm [22, 39]	**U**=120- 277 **1**=120 **2**=208 **3**=240 **4**=277 **8**=480 [6] **9**=347 [6]	**ASC**=Asymmetric Curbline [7] **ASW**=Asymmetric Wide [7] **AST**=Asymmetric Transverse [7] **SYM**=Symmetric Round [38]	**A**=Arm Mount **S**=Spider Mount **C**=Cantilever Mount	**AP**=Grey **BK**=Black **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **BALX**=Custom Color [11]

Options (Add as Suffix)

F=Single Fuse [12]
FF=Double Fuse [13]
X=Driver Surge only
10MSP=10K MOV Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
DIM=External 0-10V Dimming Leads [14]
HA=50°C High Ambient Temperature [15]
VS=Vandal Shield [16]
MUSA=Final Assembly in the USA [17]
CC=Coastal Construction [18]
DALI=DALI Driver [19]
BPC=Button Type Photocontrol [20]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [21]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
PC=Twistlock NEMA Photocontrol
LLPC=Long Life Twistlock NEMA Photocontrol [24]
SC=Shorting Cap
MS-L08=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height [22, 23, 24]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [22, 23, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [22, 23, 24]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [22, 23, 24]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [22, 23, 24]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [22, 23, 24]
DIMR=Synapse Integrated Control Module
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [27,28,29,30]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [27,28,29,30]
ZW-WOBWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZW-WOFWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZD-WOBWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZD-WOFWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZW-SWPD4WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,29,30]
ZW-SWPD5WH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,29,30]
ZD-SWPD4WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,29,30]
ZD-SWPD5WH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,29,30]

Accessories (Order Separately) [26, 37]

FSIR-100=Wireless Configuration Tool for Occupancy Sensor [29]
ARPA2=2-3/8" O.D. Tenon Sleeve Adaptor [31]
VA6029-XX=Twin Mount Arm (EPA 1.36 sq./ft.) [31, 32]
VA6029-XX=Wall Mount Arm [31, 32]
MA10XX-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [32]
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1182-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1184-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [32]
WOL-C-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [36]
WOB-WH=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
WOF-WH=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
SWPD4-WH=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [27,28,29,30]
SWPD5-WH=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [27,28,29,30]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. **2.** DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. **3.** Lumens are nominal. See lumen table for more information. **4.** 8,500 Lumen package available only on SYM distribution **5.** Requires the use of a step-down transformer. **6.** Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **7.** IESNA Type III typical, **8.** IESNA Type IV typical, **9.** IESNA Type V typical, **10.** IESNA Type II typical. **11.** Custom color match. Consult your lighting representative at Cooper Lighting Solutions for more information. **12.** Single fuse (120V, 277V, or 347V) to fuse the single hot leg. **13.** Must specify voltage (208V, 240V, or 480V) to fuse both hot legs. **14.** Low voltage control leads brought out 18" outside fixture. Not available with control options. **15.** Not available in VA3 with Type ASC, ASW and AST distributions. **16.** Reduce total lumens by a 0.95 multiplier to accommodate losses. **17.** This designates the option for final assembly performed within the USA and USA territories. . This is not intended to address all the Federal Acquisition Regulation (FAR) and Defense Federal Acquisition Regulation (DFAR) clauses. **18.** Post-coating over the primary finish providing 7,000+ salt spray hours. Extended lead-times can be 4-10 additional weeks. **19.** Only available with VA3 and VA4 lumen packages. **20.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **21.** Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options. **22.** Not available with HA option. **23.** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative at Cooper Lighting Solutions for more information. **24.** Approximately 22' detection diameter at 8' mounting height. **25.** Approximately 40' detection diameter at 20' mounting height. Reduced detection diameter when mounted on poles with internal obstructions. **26.** WaveLinx Wireless Gateway required to enable field-configurability. Order WAC.POE and WPOE.120.15W to POE injector/ power supply if needed. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. **29.** This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. **30.** Requires 7-PIN NEMA twistlock photocontrol receptacle. WOL-C-7P-10A cannot be used in conjunction with additional sensors or controls. **31.** Not vibration rated at this time. Consult your lighting representative at Cooper Lighting Solutions for more information. **32.** Replace XX with color designation. **33.** Requires ZW or ZD. **34.** Requires photocontrol receptacle PR or PR7. **35.** Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package 1. See IES files for photometric performance. **36.** Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. **37.** Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. **38.** Not available with SLTD option. **39.** If ZD or ZW only, shorting cap will be installed on 4-pin receptacle. **40.** Not available with 2300 or 9500 lumen package.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

SAMPLE NUMBER: ARP5L218AB22

Product Family	Shaft Size (Inches) [1]	Wall Thickness (Inches)	Pole Top Diameter (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ARP=Aluminum Round Tapered Decorative Aluminum **BAA-ARP**=Round Tapered Decorative Buy American Act Compliant [4]	**5-5"**	**L**=0.156" **M**=0.188"	**3**=3" O.D. [2] **6**=4" O.D. [3]	**10**=10' **12**=12' **14**=14' **16**=16' **18**=18' [4] **22**=22' [4]	**A**=Aluminum (Round 4-Bolt Pole)	**AP**=Grey **BA**=Anodized Bronze **BK**=Black **BZ**=Bronze **CA**=Anodized Clear **DA**=Anodized Black **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green **WH**=White	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3" O.D. Tenon (4" Long)	**X**=None	**C**=Convenience Outlet [5] **E**=GFCI Convenience Outlet [5] **G**=Ground Lug **V**=Vibration Dampener [6]

NOTES 1 All shaft sizes nominal. **2** Provides 3" O.D. pole top suited for Arbor Post Top. **3** Provides 4" O.D. pole top suited for LuxeScape post tops. **4** Vibration damper recommended over 18 foot add suffix "V" to catalog number. **5** Specify outlet location. Receptacle not included, provision only.

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

TD500059EN
August 24, 2022 6:02 PM

FELLEX ENGINEERING
Po Box 11152, Eden, UT 84310
Phone: 801-913-3111
sussie@fellexeng.com

no.	revision	date	by
1	-	-	-
2			
3			
4			
5			
6			
7			
8			
9			

REGISTERED PROFESSIONAL ENGINEER
No. 154867
DEAN PAUL LEVORSEN
STATE OF UTAH

DATE: 01-29-24

project name:
THE PEARCH
240 NORTH STATE STREET
HURRICANE, UTAH

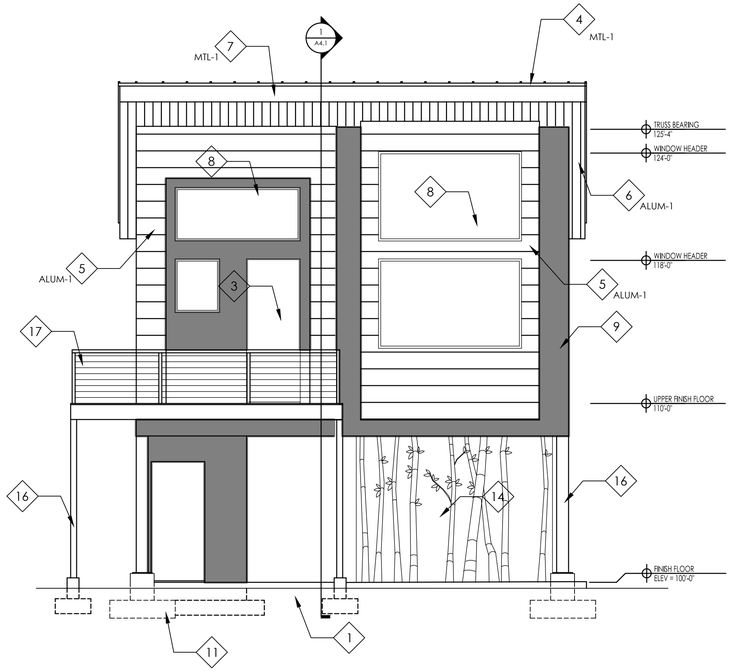
sheet title:
SITE LIGHTING PHOTOMETRIC CALCULATION

file: THE PEARCH

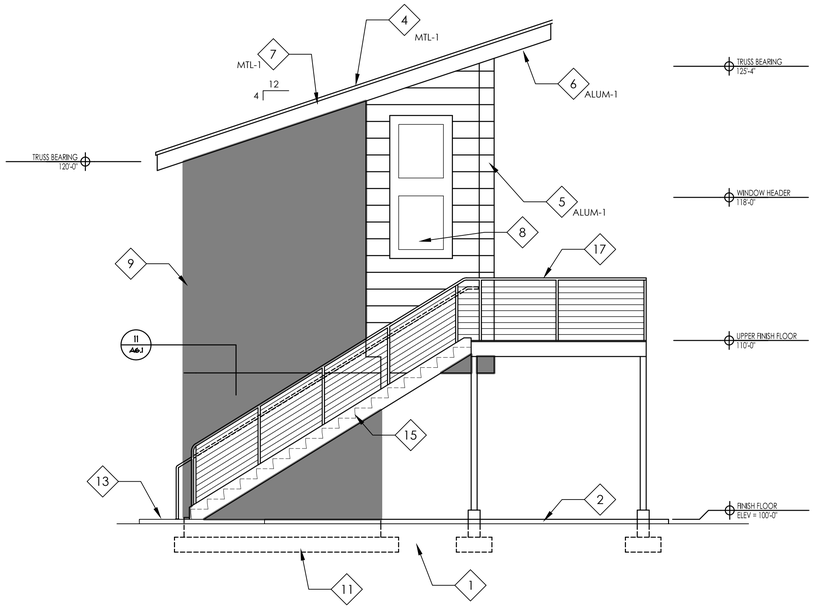
project #: SH-2401

sheet:
E1.1B

date: 01-29-24



1 FRONT ELEVATION - KING PLAN
1/4" =1'-0"



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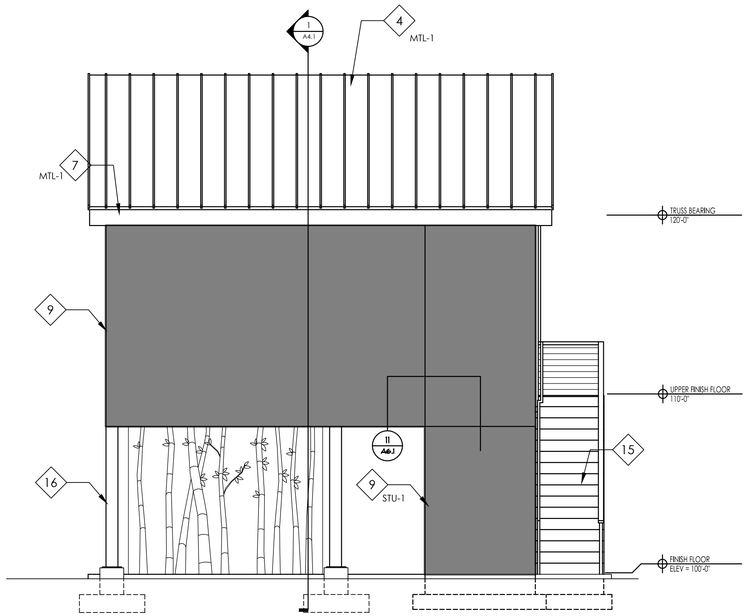
1/4" =1'-0"



3 REAR ELEVATION
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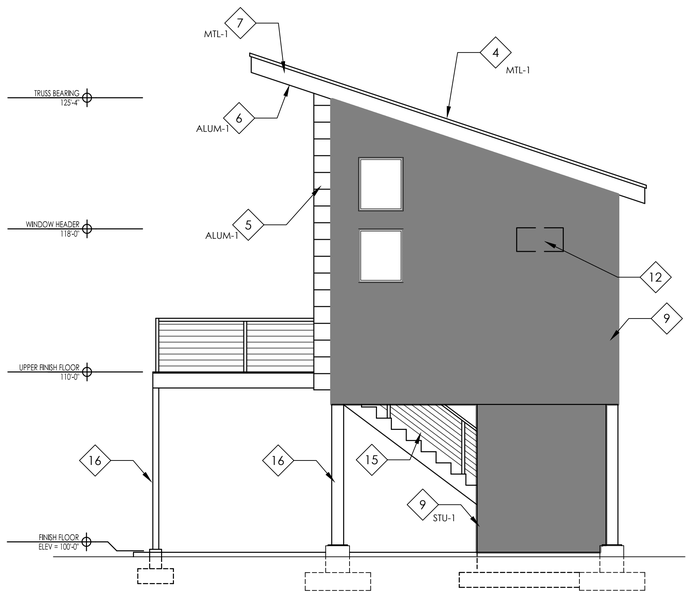


4 RIGHT ELEVATION
1/4" =1'-0"

REFERENCE NOTES

1. REFER TO SOILS REPORT FOR SOIL PREPARATION AND ENGINEERED FILL
2. REFER TO CIVIL DRWGS. FOR EXTERIOR GRADES AND SLOPES
3. ENTRY DOOR SEE SCHEDULE SEE SCHEDULE A5.1
4. 1" MECHANICAL LOCK 22 GAUGE STANDING SEAM ROOF PANELS BY BRIDGER STEEL OVER 2 LAYERS 15 LB. ASPHALT SATURATED FELT. CLASS 1A-90. OR APPROVED EQUAL.
5. FAUX WOOD ALUMINUM WALL CLADDING OVER AIR AND WATER BARRIER - KNOTWOOD OR EQUAL
6. VENTED FAUX WOOD ALUMINUM UNDER SOFFIT CLADDING - KNOTWOOD OR EQUAL
7. ALUMINUM FASCIA & DRIP EDGE
8. VINYL WINDOW - SEE SCHEDULE SHEET A5.1
9. STUCCO WALL SYSTEM - LAHABRA FASTWALL 100-WATERMASTER AF OR EQUAL
10. BUILDING ADDRESS LOCATION, MINIMUM 4" H X 1/2" STROKE LETTERS AND NUMBERS PER IBC SECTION 501.2
11. LINE OF FOOTING REFERENCE ONLY - SEE STRUCTURAL DRAWINGS
12. DUCTLESS MINI SPLIT HEAT PUMP W/ WALL MOUNTED EXTERIOR CONDENSOR
13. EXTERIOR CONCRETE W/ BROOM FINISH AND SHALL HAVE A MIN 25" SLOPE AWAY FROM STRUCTURE - REFER TO CIVIL DRAWINGS FOR LOCATIONS.
14. DECORATIVE METAL PANEL
15. STAIR PER SHEET A4.1
16. COLUMN - SEE STRUCTURAL DRAWINGS
17. 42" H GUARDRAIL, VIEWRAIL EXPRESS CABLE RAILING, 316 SS CABLE INFILL, BLACK ALUMINUM POSTS AND HANDRAILS.

EXTERIOR FINISH SCHEDULE

MTL-1	METAL ROOFING/FASCIA - COLOR AS SELECTED BY OWNER
ALUM-1	KNOTWOOD CLADDING - COLOR: LIGHT OAK OR WHITE ASH
STU-1	STUCCO COLOR COAT - COLOR: BLUE MED 3038D (12)
STU-2	STUCCO COLOR COAT - COLOR: TEAL MED 3037L (16)
STU-3	STUCCO COLOR COAT - COLOR: TUXEDO 3033L (12)

NOTES:
1. VERIFY ALL FINAL FINISH AND COLOR SELECTIONS WITH OWNER.
2. VERIFY WHICH UNITS HAVE WHICH STUCCO COLOR.
3. ( ) LRV NUMBERS BELOW 25 ARE NOT RECOMMENDED OVER LARGE EIFS AREAS.

STATE OF UTAH
JAMES DERBY
120723-0301
REGISTERED ARCHITECT
SIGNED 01.12.2024

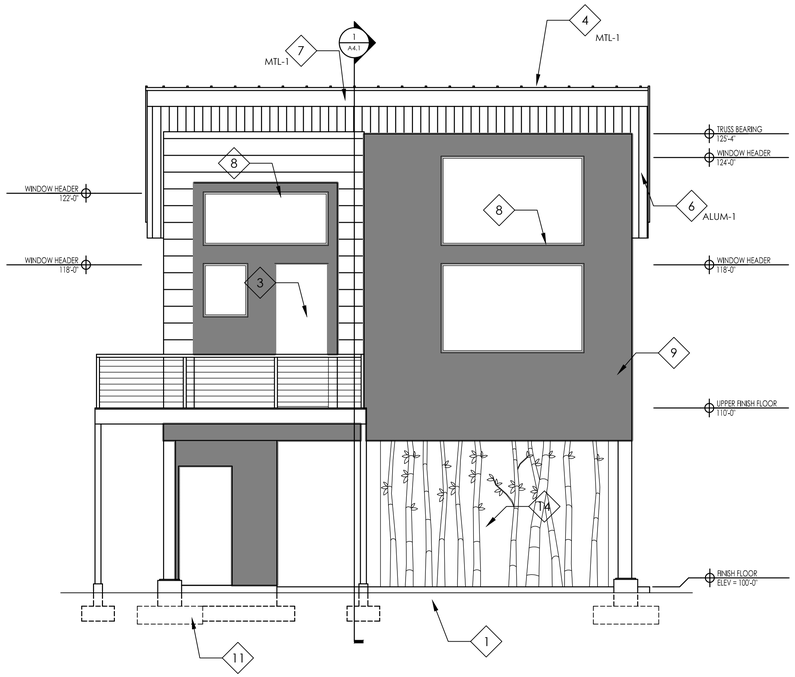
THE PERCH
240 NORTH STATE STREET
HURRICANE, UTAH

ST. GEORGE OFFICE
720 S. RIVER RD. SUITE D2000
ST. GEORGE, UTAH 84770
PH (801) 716-5159

175 N LODGE ROAD
CENTRAL, UTAH 84722
PH (801) 680-1385

JDA
JAMES DERBY ARCHITECT PC AIA NCARB

JOB NO.	A2023.01
DATE:	01.12.2024
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	KING PLAN ELEVATIONS
SHEET NO:	A3.1



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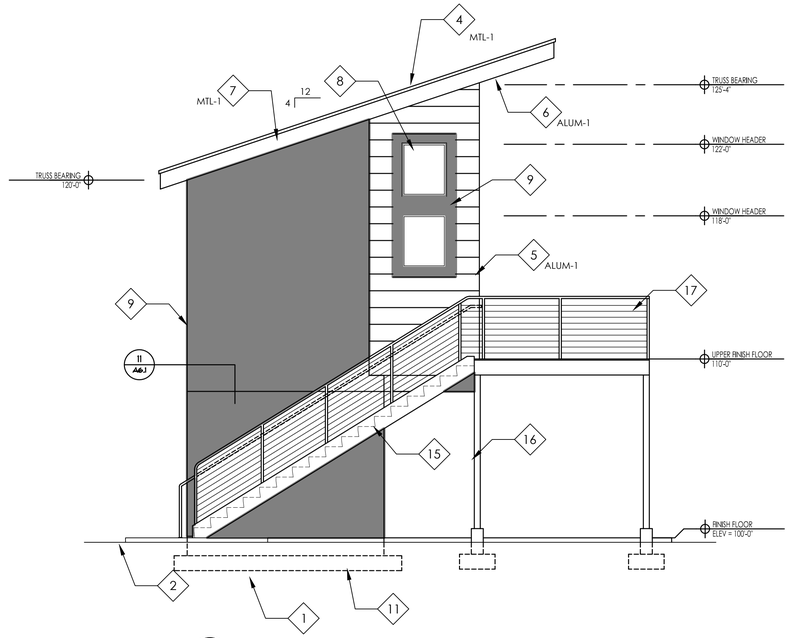
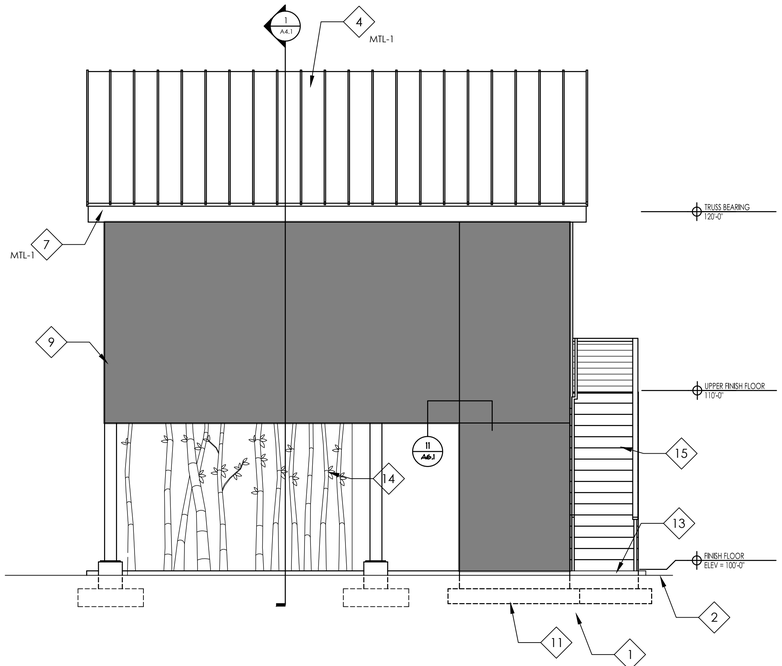
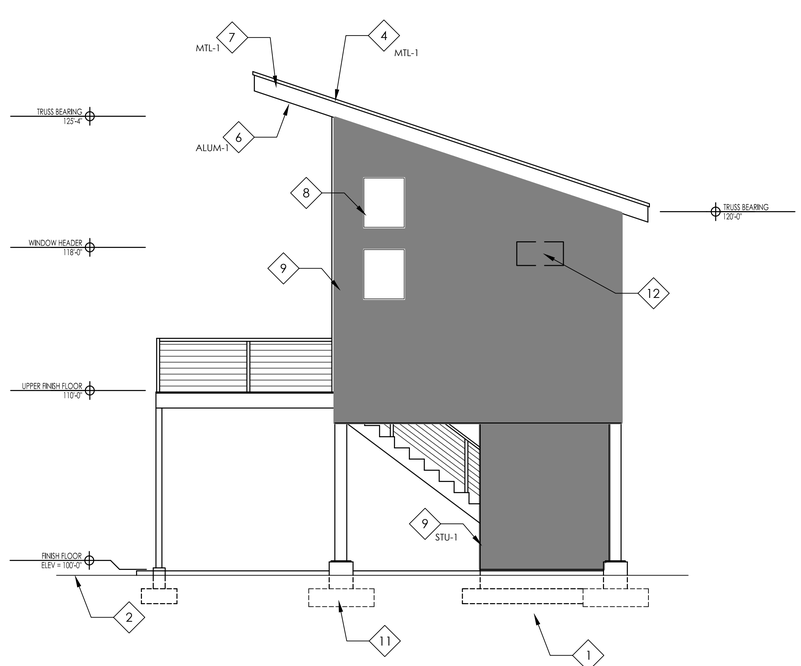


2 LEFT ELEVATION
1/4" =1'-0"



3 REAR ELEVATION
1/4" =1'-0"



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

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7. ALUMINUM FASCIA & DRIP EDGE
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11. LINE OF FOOTING REFERENCE ONLY - SEE STRUCTURAL DRAWINGS
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16. COLUMN - SEE STRUCTURAL DRAWINGS
17. 42" H GUARDRAIL, VIEWRAIL EXPRESS CABLE RAILING, 316 SS CABLE INFILL, BLACK ALUMINUM POSTS AND HANDRAILS.

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3. ( ) LRV NUMBERS BELOW 25 ARE NOT RECOMMENDED OVER LARGE EIFS AREAS.

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JAMES DERBY
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SIGNED 01.12.2024

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175 N LODGE ROAD
CENTRAL, UTAH 84722
PH (801) 680-1385

JDA
JAMES DERBY ARCHITECT PC AIA NCARB

JOB NO.	A2023.01
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CHECKED:	JD
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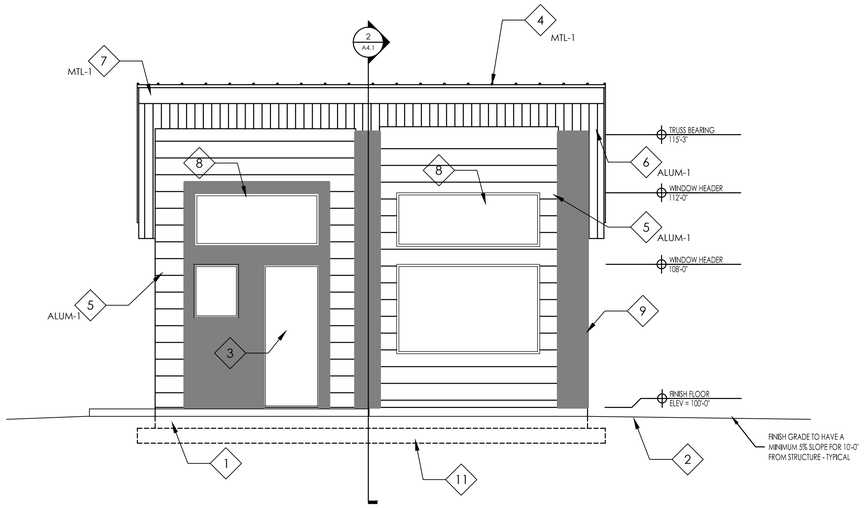
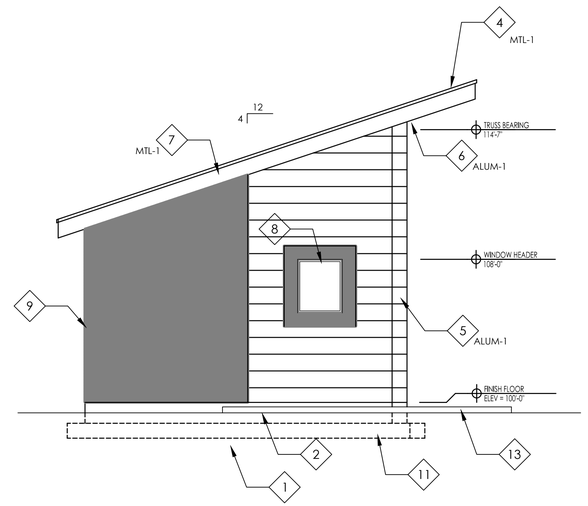
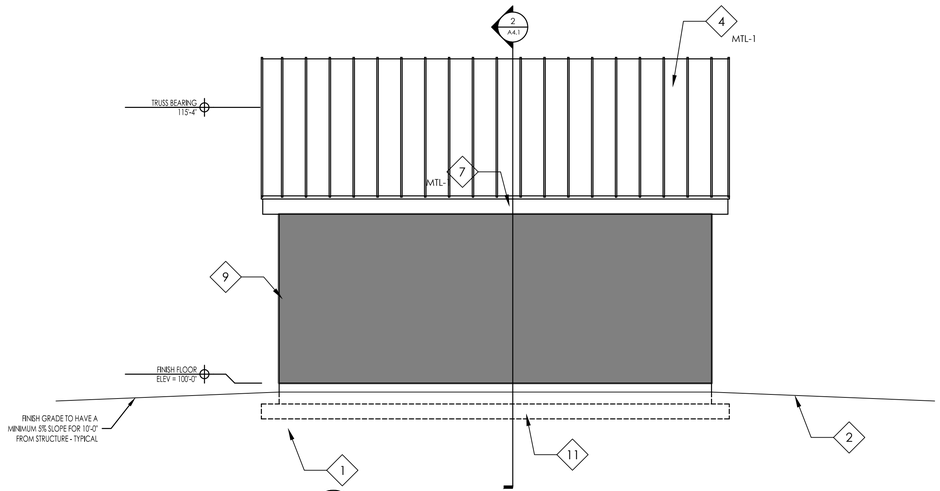
SHEET NO:	A3.2



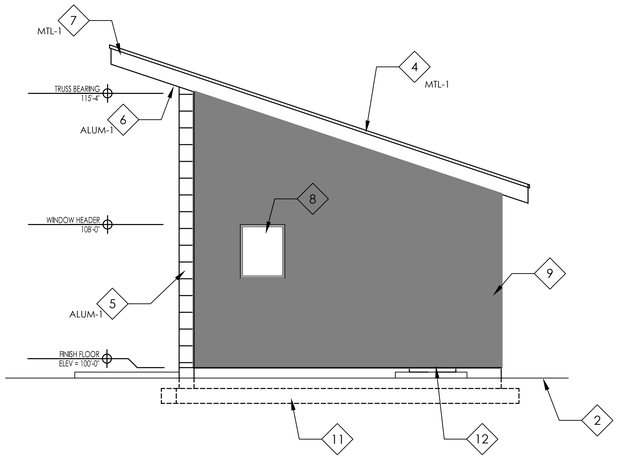
1 FRONT ELEVATION - ADA PLAN
1/4" =1'-0"



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



3 REAR ELEVATION
1/4" =1'-0"



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

REFERENCE NOTES

1. REFER TO SOILS REPORT FOR SOIL PREPARATION AND ENGINEERED FILL
2. REFER TO CIVIL DRWGS. FOR EXTERIOR GRADES AND SLOPES
3. ENTRY DOOR SEE SCHEDULE, SHEET A5.1
4. 1" MECHANICAL LOCK 22 GAUGE STANDING SEAM ROOF PANELS BY BRIDGER STEEL OVER 2 LAYERS 15 LB. ASPHALT SATURATED FELT. CLASS 14-90. OR APPROVED EQUAL.
5. FAUX WOOD ALUMINUM WALL CLADDING OVER AIR AND WATER BARRIER - KNOTWOOD OR EQUAL
6. VENTED FAUX WOOD ALUMINUM UNDER SOFFIT CLADDING - KNOTWOOD OR EQUAL
7. ALUMINUM FASCIA & DRIP EDGE
8. VINYL WINDOW - SEE SCHEDULE, SEE SHEET A5.1
9. STUCCO WALL SYSTEM - LAHABRA FASTWALL 1100-WATERMASTER AF OR EQUAL
10. BUILDING ADDRESS LOCATION, MINIMUM 4" H X 1/2" STROKE LETTERS AND NUMBERS PER IBC SECTION 501.2
11. LINE OF FOOTING REFERENCE ONLY - SEE STRUCTURAL DRAWINGS
12. PAD MOUNTED DUCTLESS MINI-SPLIT HEAT PUMP - CONTRACTOR TO SUPPLY 4' X 4' CONCRETE PAD FOR CONDENSING UNIT
13. EXTERIOR CONCRETE W/ BROOM FINISH AND SHALL HAVE A MIN 2% SLOPE AWAY FROM STRUCTURE - REFER TO CIVIL DRAWINGS FOR LOCATIONS.

EXTERIOR FINISH SCHEDULE

MTL-1	METAL ROOFING/FASCIA - COLOR AS SELECTED BY OWNER
ALUM-1	KNOTWOOD CLADDING - COLOR: LIGHT OAK OR WHITE ASH
STU-1	STUCCO COLOR COAT - COLOR: BLUE MED 3038D (12)
STU-2	STUCCO COLOR COAT - COLOR: TEAL MED 3038TL (16)
STU-3	STUCCO COLOR COAT - COLOR: TUXEDO 3033L (12)

NOTES:
1. VERIFY ALL FINAL FINISH AND COLOR SELECTIONS WITH OWNER.
2. VERIFY WHICH UNITS HAVE WHICH STUCCO COLOR.
3. ( ) LRV NUMBERS BELOW 25 ARE NOT RECOMMENDED OVER LARGE EIFS AREAS.

STATE OF UTAH
JAMES DERBY
120722-0301
LICENSED ARCHITECT
SIGNED 01.12.2024

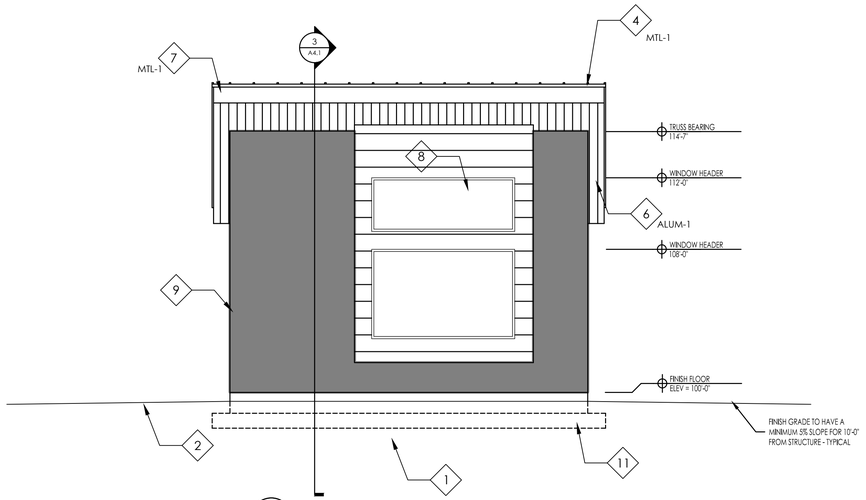
THE PERCH
240 NORTH STATE STREET
HURRICANE, UTAH

ST. GEORGE OFFICE
720 S. RIVER RD. SUITE D2000
ST. GEORGE, UTAH 84770
PH (801) 716-5159

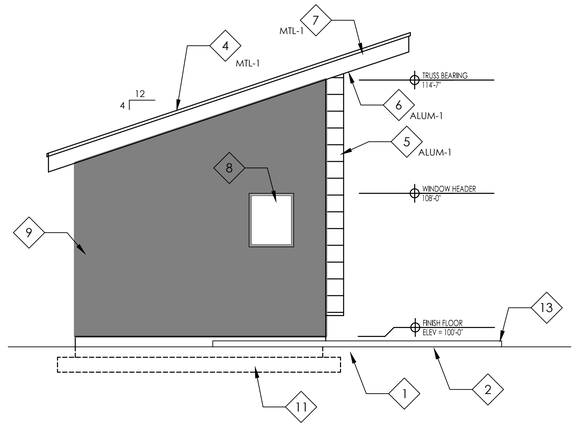
175 N LODGE ROAD
CENTRAL, UTAH 84722
PH (801) 680-1385

JDA
JAMES DERBY ARCHITECT PC AIA NCARB

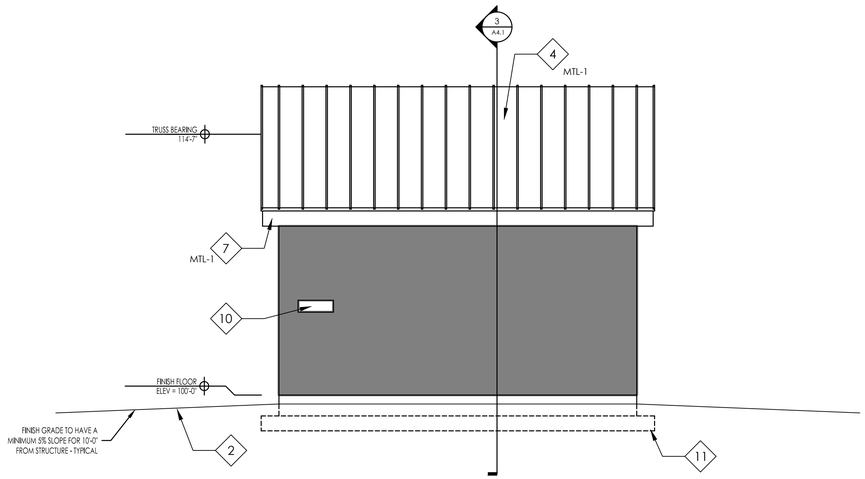
JOB NO.	A2023.01
DATE:	01.12.2024
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	ADA PLAN ELEVATIONS
SHEET NO:	A3.3



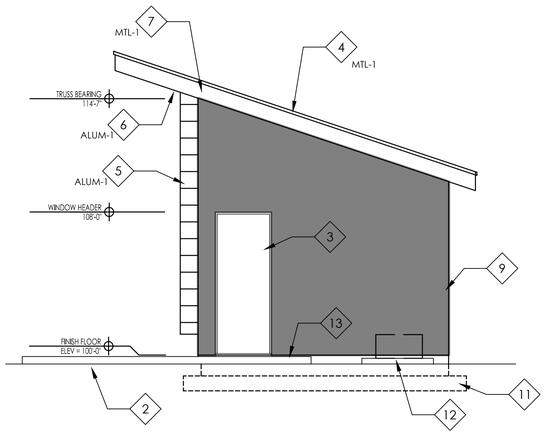
1 FRONT ELEVATION - MANAGER PLAN
1/4" =1'-0"



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



3 REAR ELEVATION
1/4" =1'-0"



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

REFERENCE NOTES

1. REFER TO SOILS REPORT FOR SOIL PREPARATION AND ENGINEERED FILL
2. REFER TO CIVIL DRWGS. FOR EXTERIOR GRADES AND SLOPES
3. ENTRY DOOR SEE SCHEDULE, SHEET A5.1
4. 1" MECHANICAL LOCK 22 GAUGE STANDING SEAM ROOF PANELS BY BRIDGER STEEL OVER 2 LAYERS 15 LB. ASPHALT SATURATED FELT. CLASS 14-90. OR APPROVED EQUAL.
5. FAUX WOOD ALUMINUM WALL CLADDING OVER AIR AND WATER BARRIER - KNOTWOOD OR EQUAL
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7. ALUMINUM FASCIA & DRIP EDGE
8. VINYL WINDOW - SEE SCHEDULE, SEE SHEET A5.1
9. STUCCO WALL SYSTEM - LAHABRA FASTWALL 1Ø0-WATERMASTER AF OR EQUAL
10. BUILDING ADDRESS LOCATION, MINIMUM 4" H X 1/2" STROKE LETTERS AND NUMBERS PER IBC SECTION 5Ø1.2
11. LINE OF FOOTING REFERENCE ONLY - SEE STRUCTURAL DRAWINGS
12. PAD MOUNTED DUCTLESS MINI-SPLIT HEAT PUMP - CONTRACTOR TO SUPPLY 4' X 4' CONCRETE PAD FOR CONDENSING UNIT
13. EXTERIOR CONCRETE W/ BROOM FINISH AND SHALL HAVE A MIN 25' SLOPE AWAY FROM STRUCTURE - REFER TO CIVIL DRAWINGS FOR LOCATIONS.

EXTERIOR FINISH SCHEDULE

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ALUM-1	KNOTWOOD CLADDING - COLOR: LIGHT OAK OR WHITE ASH
STU-1	STUCCO COLOR COAT - COLOR: BLUE MED 3038D (12)
STU-2	STUCCO COLOR COAT - COLOR: TEAL MED 3037L (16)
STU-3	STUCCO COLOR COAT - COLOR: TUXEDO 3033L (12)

NOTES:
1. VERIFY ALL FINAL FINISH AND COLOR SELECTIONS WITH OWNER.
2. VERIFY WHICH UNITS HAVE WHICH STUCCO COLOR.
3. ( ) LRV NUMBERS BELOW 25 ARE NOT RECOMMENDED OVER LARGE EIFS AREAS.

STATE OF UTAH
JAMES DERBY
120722-0301
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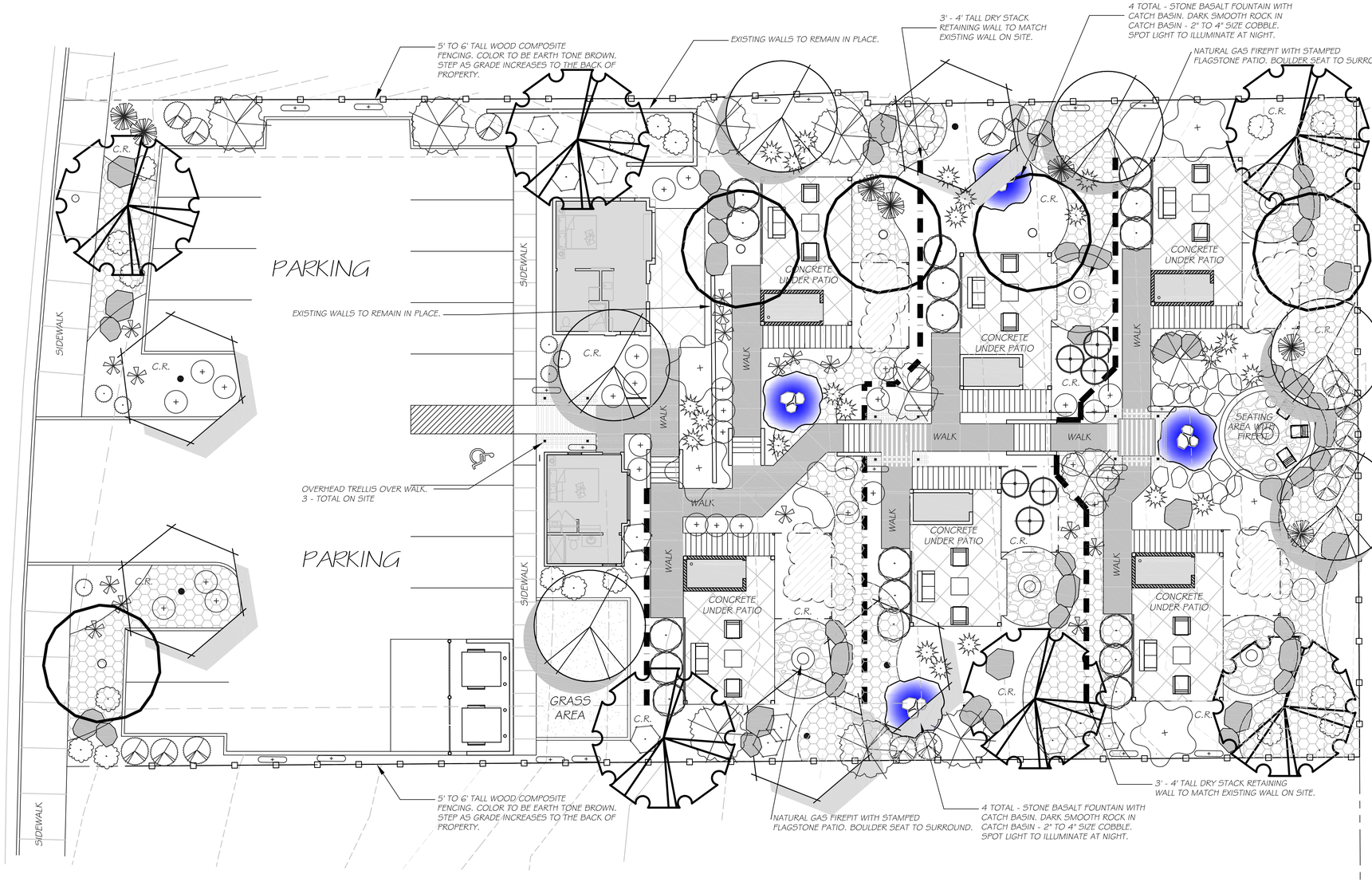
JDA
JAMES DERBY ARCHITECT PC AIA NCARB

JOB NO.	A2023.01
DATE:	01.12.2024
DRAWN:	JD
CHECKED:	JD
SHEET TITLE:	MANAGER ELEVATIONS
SHEET NO:	A3.4



DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. DRAINAGE ARROWS: CONCRETE CONTRACTOR TO SLOPE CONCRETE IN DIRECTIONS SHOWN BY THE ARROWS. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE. LANDSCAPE CONTRACTOR TO SLOPE ALL LANDSCAPE AREAS IN DIRECTIONS SHOWN. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

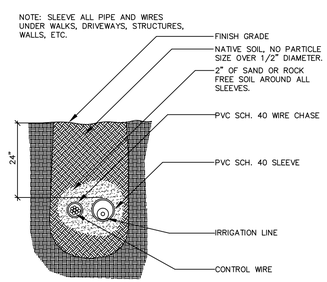
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

ROCK MULCH NOTE:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF APPROVED 3/4" CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.



SLEEVE SECTION

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	QUERCUS BUCKLEYI TEXAS RED OAK
	EXISTING TREE TO REMAIN PROTECT IN PLACE
	WESTERN REDBUD CERCIS OCCIDENTALIS
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET
	RAPHEOLEPIS INDICA 'BALLARIENA' BALLARIENA HAWTHORN
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ILEX VOMITORIA YAUPON HOLLY
	NERIUM OLEANDER 'PETITE RED' RED DWARF OLEANDER
	DASYLIRION WHEELERI GRAY DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARYII PARRYS AGAVE
	ROSA BANSIAE YELLOW LADYS BANKS ROSE
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2"-4" CRUSHED LAVA ROCK
	TEUCRIUM CHAMAEDRYS GERMANDER

0 10'-0" 20'-0" 30'-0"
SCALE: 1" - 10'-0"

STATE OF UTAH
Cody R. Schmitt
7184988-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

THE PERCH DEVELOPMENT

HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

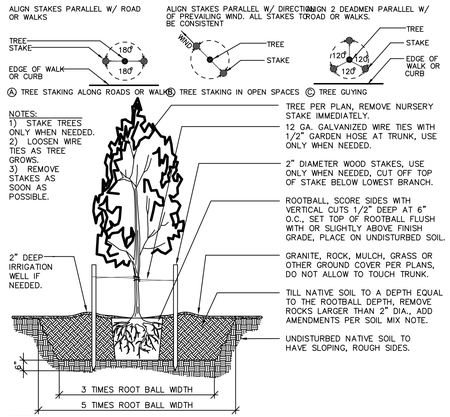
CONSULTANTS:

PROJECT:
THE PERCH DEVELOPMENT

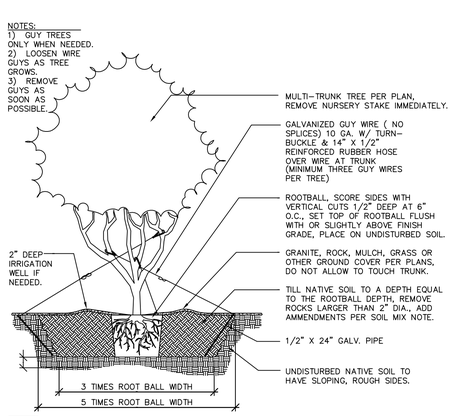
SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
10152023
JOB NO.:
10152023

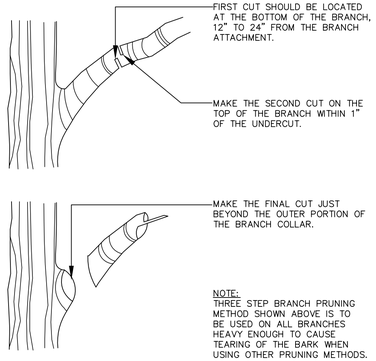
SHEET:
L1.01



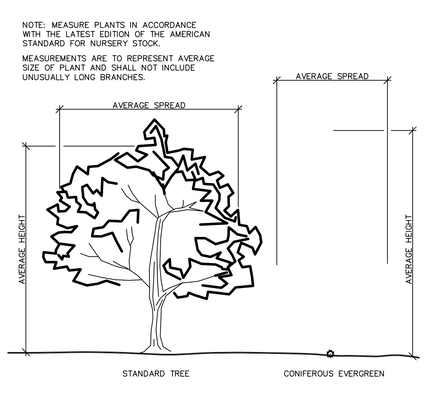
A TREE PLANTING DETAIL



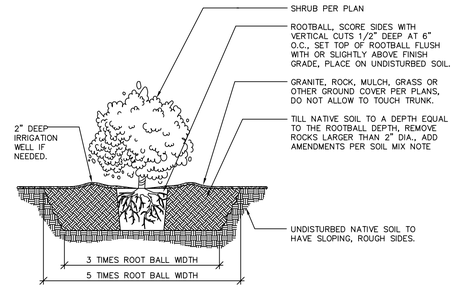
B MULTI-TRUNK PLANTING DETAIL



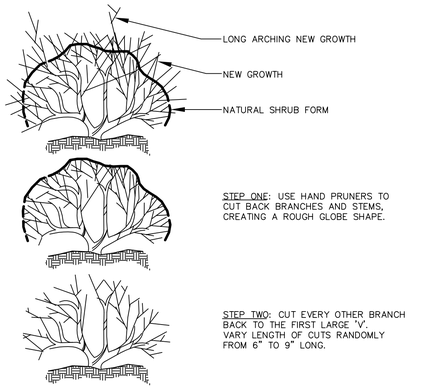
C TREE BRANCH PRUNING DETAIL



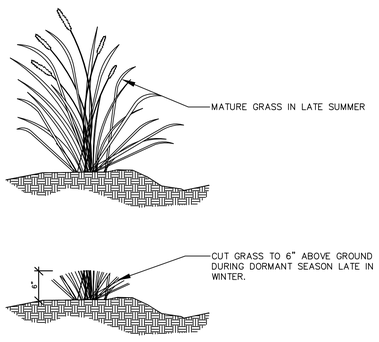
D PLANT MEASUREMENT DETAIL



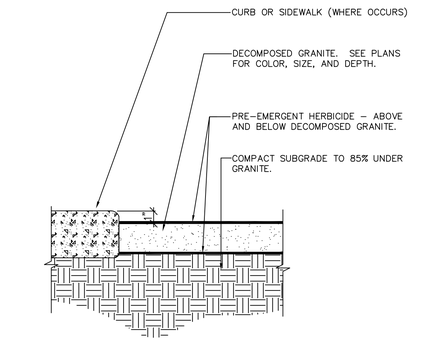
E SHRUB PLANTING DETAIL



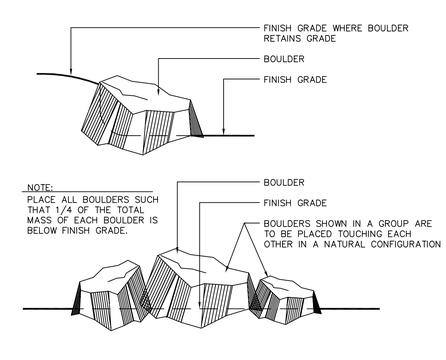
F SHRUB PRUNING DETAIL



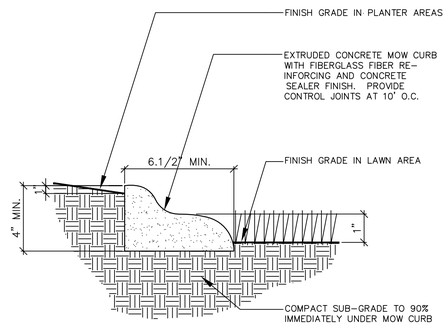
G GRASS PRUNING DETAIL



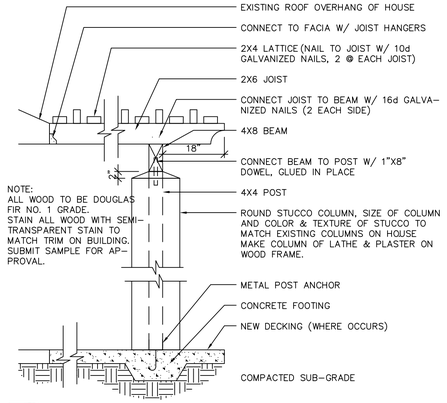
H DECOMPOSED GRANITE DETAIL



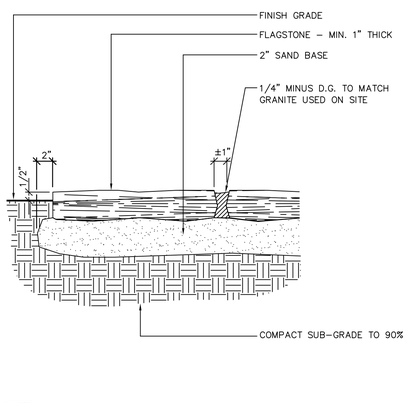
I BOULDER PLACEMENT DETAIL



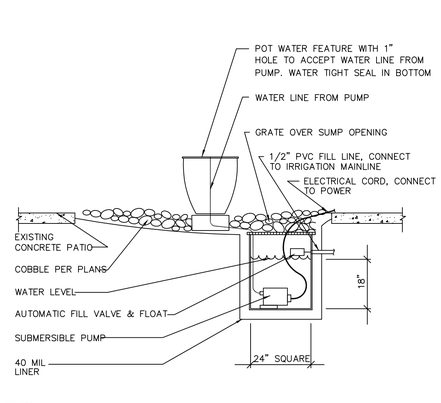
J "L" STYLE CONCRETE MOW CURB



K OVERHEAD TRELLIS



L FLAGSTONE PATHWAY DETAIL



M WATER FEATURE DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
CERCIS OCCIDENTALIS	CERCIS OCCIDENTALIS	7	15	GALLON	A ,C	
PISTACHE CHINENSIS 'RED PUSH'	CHINESE PISTACHE	6	24"	BOX	A ,C	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	5	24"	BOX	A ,C	
QUERCUS BUCKLEYI	TEXAS RED OAK	6	24"	BOX	A ,C	
SHRUBS						
AGAVE PARYII	PARRYS AGAVE	6	5	GALLON	D ,E	
DASYLIRION WHEELERI	GRAY DESERT SPOON	7	5	GALLON	D ,E	
HESPERALOE PARVIFLORA	RED YUCCA	16	5	GALLON	D ,E	
ILEX VOMITORIA	'NAUPON HOLLY'	31	5	GALLON	D ,E	
LAGERSTROEMIA INDICA	CRAPE MYRTLE	11	15	GALLON	D ,E	
LEUCOPHYLLUM 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	18	5	GALLON	D ,E	
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	17	5	GALLON	D ,E	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	22	5	GALLON	D ,E	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	11	5	GALLON	D ,E	IN POTS WITH ANNUALS
RAPHEOLEPIS INDICA 'BALLARIENA'	BALLARIENA HAWTHORN	6	5	GALLON	D ,E	
ROSA BANSIAE	YELLOW LADYS BANKS ROSE	18	1	GALLON	D ,E	
ROSA 'RED CARPET'	RED CARPET ROSE	16	5	GALLON	D ,E	
BOULDERS						
LANDSCAPE BOULDERS VARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		35	3' - 5'		1	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7184989-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/24

REVISIONS:

THE PERCH DEVELOPMENT
UTAH
HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

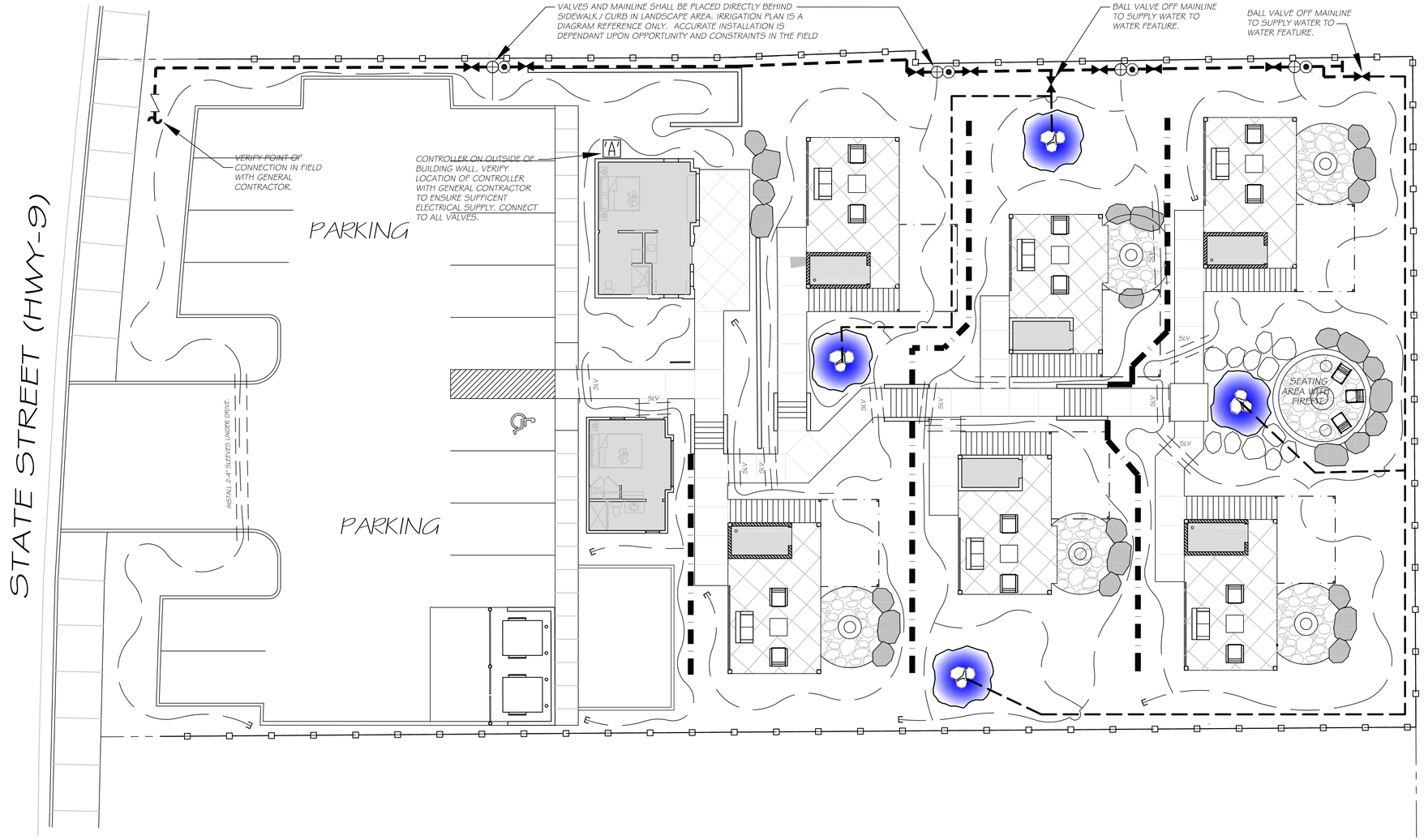
CONSULTANTS:

PROJECT:
THE PERCH DEVELOPMENT

SHEET CONTENTS:
LANDSCAPE DETAILS

DATE:
10152023
JOB NO.:
10152023

SHEET:
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- 'A' — RAINBIRD ESP-LXD SERIES CONTROLLER
- 1" WILKINS 975XLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. SHEET)
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- E — AUTOMATIC FLUSH VALVE IN 10" ROUND BOX (SEE DTL. SHEET FOR SPECS.)
- 1/2" SCHEDULE 40 PVC MAINLINE FOR WATER FEATURES
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- 4"SLV — SLEEVES 2 X DIAMETER OF PIPE

VALVE ID LEGEND

A1 / 1" IXP

NOTES:

1) SEE SHEET L2.02 FOR IRRIGATION DETAILS.

2) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

3) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE.

4) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

5) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

6) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE.

0 10'-0" 20'-0" 30'-0"

SCALE: 1" = 10'-0"

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REVISIONS:

THE PERCH DEVELOPMENT
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

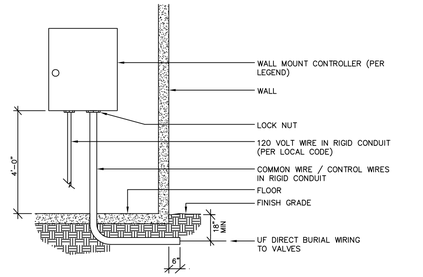
CONSULTANTS:

PROJECT:
THE PERCH DEVELOPMENT

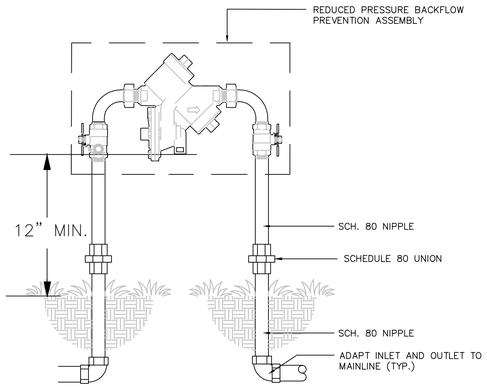
SHEET CONTENTS:
IRRIGATION PLAN

DATE:
10152023
JOB NO.:
10152023

SHEET:
L2.01

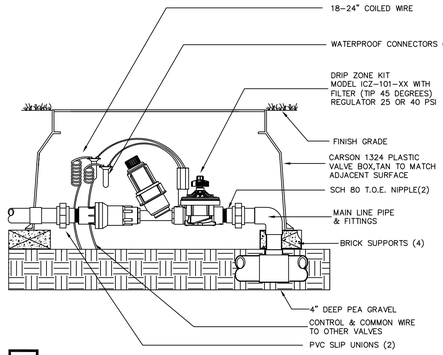


A CONTROLLER



B BACKFLOW PREVENTER

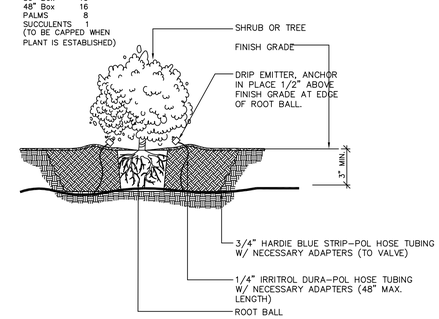
C DETAILED NOT USED



D DRIP VALVE ASSEMBLY

EMITTER QUANTITIES

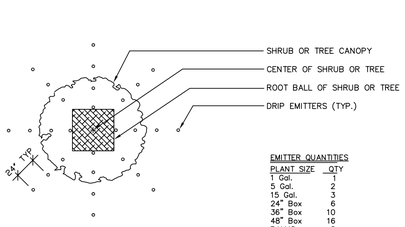
PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
SUCCULENTS (TO BE CAPPED WHEN PLANT IS ESTABLISHED)	1



E DRIP EMITTER

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

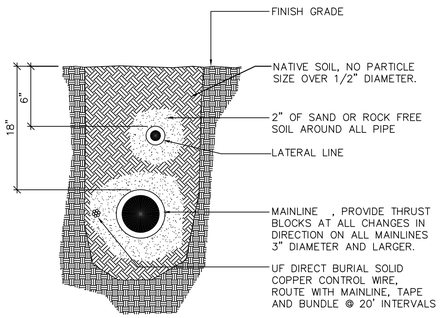


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

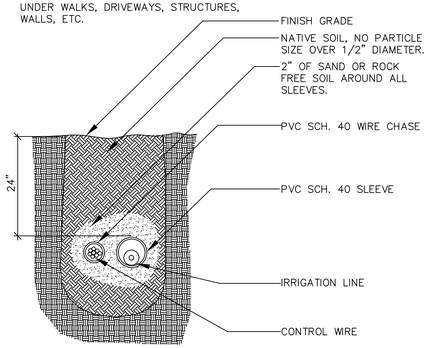
F EMITTER LAYOUT DETAIL

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

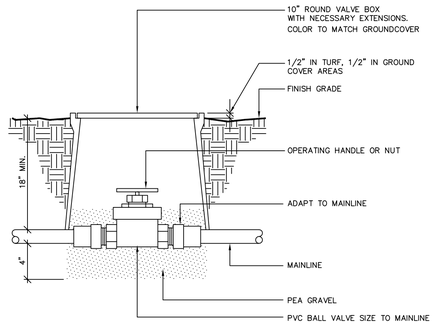


G TRENCH SECTION

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

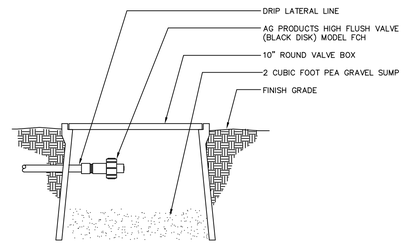


H SLEEVE SECTION



I PVC BALL VALVE

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J DRIP FLUSH VALVE

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	9-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Numer of Wire	Lateral Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
6"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

K PIPE SIZING DETAIL

WATER USAGE CALCULATIONS

NOTE:
EACH EMITTER WATERS A TOTAL AREA OF 4 SQUARE FEET OF SURFACE AREA. BASED UPON DETAIL "E" & "F" SHEET L2.02 THE SQUARE FOOTAGE OF WATERED AREAS ARE AS FOLLOWS:

17 - 24" BOX @ 24 SQFT OF WATERED AREA = 408 SQFT OF WATERED AREA.
18 - 15 GALLON @ 12 SQUARE FEET OF WATERED AREA = 216 SQFT OF WATERED AREA.
150- 5 GALLON @ 8 SQUARE FEET OF WATERED AREA = 1,200 SQFT OF WATERED AREA.
18 - 1 GALLON @ 4 SQUARE FEET OF WATERED AREA = 72 SQFT OF WATERED AREA.

TOTAL SQUARE FEET OF IRRIGATED AREA = 1,896 SQFT

XB-20PC (Blue) Rain rotec 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM 10	GPM 11	GPM 14	GPM 1	GPM 0	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC SHRUB INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF EMITTERS PER PLANT
NOT SHOWN	RAINBIRD MODEL #XB-20PC SHRUB INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
A1	RAINBIRD ESP-LXD SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
	1.0" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
	1.0" SCHEDULE 40 PVC BALL VALVE												
	DRIP VALVE ASSEMBLY, RAINBIRD XCZ-PRS-100-COM, 1" DRIP ZONE CONTROL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLER S.C.H. 1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER												
	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1.0" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	LATERAL LINE, 1/ 2" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN.												
	DRIP LINE, HARDIE BLUE STRIP, 5/ 4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE, RAINBIRD 2 WIRE SPECIFIED FOR RAINBIRD												

STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

THE PERCH DEVELOPMENT
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
THE PERCH DEVELOPMENT

SHEET CONTENTS:
IRRIGATION DETAILS

DATE:
10152023
JOB NO.:
10152023

SHEET:
L2.02

ON ~~SEPTEMBER , 2~~ JULY 8, 2021 AT 6:00 P.M., ~~020 AT 6:00 P.M.,~~ THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737 ~~MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.~~

Members Present: ~~Paul Farthing, Dayton Hall,~~Mark Sampson, ~~Shelly Goodfellow,~~Paul Farthing, ~~Mark Sampson,~~ Ralph Ballard~~, Chris Christensen~~, Rebecca Bronemann, Michelle Cloud, and Penny James-Garcia.~~, and Rebecca Bronemann.~~

Members Excused: Dayton Hall and Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City ~~Engineer Representative Darrin LeFevre Planning Technician Brienna Spencer, City Council Representative Darin Larson, Engineering Department Representative Darrin LeFevre, and City Attorney Fay Reber.~~ Councilman Darin Larsen.

~~Chairman Paul Farthing called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by and offered the prayer. Roll call was taken.~~

~~Motioned to approve the agenda as posted, seconded by. Motion passed unanimously.~~

~~New Business:~~

~~Approval of Minutes:~~

~~Planning Commission business:~~

~~Meeting adjourned at p.m.~~ Vice-Chairman Mark Sampson called meeting to order at 6:00 p.m. Roll call was taken. The Pledge of Allegiance was led by Paul Farthing and Penny James-Garcia offered the prayer. ~~Roll call was taken.~~

Stephen Nelson stated the applicant for the zone change on 600 N. withdrew their application after the notice had already gone out. Since it was advertised as a public hearing it was left on the agenda, but it will not be considered tonight.

Ralph Ballard motioned to approve the agenda as amended. Paul Farthing seconded the motion. Unanimous.

Public Hearing ~~Opened at~~

1. ~~A Zone Change Amendment request located at approx. 2170 W and 600 N. With parcel numbers H-3-1-33-4401 and H-3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RM-2, multi-family 10 units per acre. While parcel number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split zoning of NC, neighborhood commercial, and RM-2, multi-family 10 units per acre.~~ The applicant has withdrawn this application because of an error on the application and will resubmit.

2. A Zone Change Amendment request located at approx. 840 West and 650 South from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel numbers H-3-2-3-4220-A and H-3-2-3-4220-B.

Comments were submitted and are on file. They are attached at the end of these minutes.

Sean Reddish lives on 920 West which adjoins the proposed zone change. When creating his subdivision, he chose to not change the zone to keep the character with surrounding areas. His biggest concern is the potential size of the lots. This is just the first step for what the rest of the ~~applicants~~applicant's property will be. It needs to stay one acre lots. This hinges on a tail water problem. This is where ~~I~~interstate R~~r~~ock's water comes in. As development happens, less and less have been taking irrigation water shares. ~~This is a long term development for the potential development. There is no sidewalk along 650 South because the city has not come in to do so.~~ He wants to make sure ~~pete~~Pete (applicant) is taken care ~~of~~of, but he also wants to make sure our neighborhoods are as well.

Selina Swyers main concern is traffic and safety. It is dangerous for her children to go to and from school. There needs to be something on 650 Ssouth to slow traffic. There is not a lot of ways to get out south of ~~town~~town, so you see more people taking 920 Ssouth. She would like to see the road ~~be~~ improved.

Annie Reeve is connected to the sSouth side of the ~~applicants~~applicant's property. She is not for him making things smaller. For the last 6 years he has complained about her tail water. He doesn't maintain his ditch.

Garth Packard is at the end of the cul-de-sac near ~~to~~ this property. He read a letter from a neighbor, Lance Hutchings. It is attached to the end of these minutes. Mr. Packard feels the same way. He has talked with Pete a few times and they are on good terms. ~~Pete has partnered with Interstate Rock.~~ He would like to see the field stay vacant but that won't happen. H~~ but h~~. ~~H~~e would like to keep it at one acre lots. The road is not wide enough. People have to pull over to let one another pass all day, ~~everyday~~every day.

Lis~~z~~onbee is against third ~~3~~3rd ~~-~~acre lots because it doesn't fit with the local community. A lot of the locals like the sense of what Hurricane is. It is not a ~~high-density~~high-density community.

Brittany Hatch owns one of the Re-~~re~~ddish subdivision lots. She ~~agree's~~agrees with everything that has been already said. Third ~~3~~3rd ~~-~~acre lots do not fit in with the area. 650 Ssouth is unsafe with the amount of traffic already on it.

Harmony Vander~~h~~~~v~~orst lives down 920 West. Third ~~-3~~3rd ~~-~~acre lots do not match the community and the infrastructure isn't there ~~isn't the infrastructure~~.

Gene Morris lives down 920 West. Everyone that moved to this area moved there for the open fields. There are plenty of people who want larger lots. In the past, they have been told that when the ~~City~~Ccity allows zone changes, they are supposed to gradually have smaller lots. Putting thirdg ~~3~~3rd acre lots next to acre and half is not harmonious.

Kevin Reber owns a home in the Hardcastle subdivision. They bought here because they feel like they are in the country. 3rd Third acre lots make you feel like you're in the city. It should stay half acre or one acre if it can.

Rick Wuerzoorse lives is on 840 West and has been here around 17 years. What brings people here is the agriculture way of life. This would be a spotspot zoning. Safety and health would be a big one. 650 South is not a good two lanetwo-lane road as it is. There are no sidewalks. Kids are in the road playing all the time. If the City is unable to maintain the road the way it is now, how are they going to continue to maintain it?. We do not need 50-60 more cars driving up and down that road. The smaller the lotslot, the more it won't be Hurricane anymore. The school does not need extra traffic. The traffic along 700 West is already so bad that getting off of 650 Ssouth is nearly impossible. He moved here for the agriculture environment the agriculture.

Dusty Rasmussen liveslives in the south of the proposed area and is opposed to the change request. . Once you bring in this many houses, it just keeps going. The roads can't accommodate the traffic now. Keep it at one acre lots or don't develop it not at all.

Derrickik Capps lives kiddy corner to the proposed zone change. They moved to the south fields because of the character. They are sad to see the fields go. They were pleased with the Rreddish subdivision one acre lots. They don't want to see them smaller.

Josh Wadsworth voiced opposition and agreesagreed with what has been said. This dDevelopment will not stop if it is allowed. This location does not seem right for high density.

Comments closed at 6:29pm

New Business:

2021-ZC-246 Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 840 West and 650 South from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel numbers H-3-2-3-4220-A and H-3-2-3-4220-B. Peter J Dratter Applicant, Colt D Stratton Agent.

Chase Stratton represented the application. They knew this was going to be something that would raise a lot of red flags. One of the first things is that they plan to do is something similar to their subdivision of Westfield Estates. They are looking at doing 0.4 acre lots. Within 1,000 feet of this area, there are subdivisions that have the same similar size lots of what they are trying to accomplish. What they are looking at is large third 3rd acre lots. They are aware of a huge drainage issue because o. Other properties drain into this property. The owner, Pete Dratter, sees a need for homes. It costs a lot of money for drains. The way the property currently is, the property as well as 650 Ssouth floods until it finally drains out by 920 south. They are looking at two2 extra lots in the subdivision. They are only asking for ten having 10 lots as opposed to eight8 lots. Ralph Ballard stated that as we increase in numbers, we have to plan for the things that come with it. Everything drains to the north and into GgouldsGould's Wwash. Those drainage channels need to be protected. Mr. Ballard asked Fay Reber what the requirements are for maintaining the drainage. Mr. Reber addressed a portion of the question. stated each developer is required to make sure they have adequate drainage for their

development, so it doesn't impact the surrounding properties. Stephen Nelson ~~talked a bit about how things typically work with~~explained there is a difference between storm drainage and canal water. ~~Mr. Ballard stated there is a big issue with canal water.~~ Penny James-Garcia asked Mr. Nelson what the ramifications are for one property having water run from one lot onto another. Mr. Nelson stated that it~~I~~ would be a civil matter. Paul Farthing stated that we should be getting pressurized irrigation in the next couple years. If there is a flooding issue, why don't they take less water? Mr. Stratton shared that Mr. Dratter cannot count on runoff so he has to take the water he can get. Economically, third ~~3~~3rd acre lots are cheaper. Not a lot of people can afford half acre lots. Rebecca Bronemann reiterated some of the things in the letter submitted by commissioner Dayton Hall. He talked about spot zoning and the potential future issues with neighbors who continue to practice agriculture. She asked if the lots are going to be 0.4 acre lots, why not just do 0.5 acre lots? Mr. Stratton stated that it is the number of lots they can get. Mr. Reber addressed spot zoning and stated that it is an outdated concept. Zoning is now evaluated based off the four~~4~~ criteria. Mr. Nelson does not think this is a spot zone. Darin Larsen stated that regardless of the recommendation, the issue should be the connectivity of the road. Depending on how that is may depend on how many lots they can put in here. ~~Long term c~~Connectivity tends to diverse traffic. Mrs. Bronemann stated that from past meetings, it has been mentioned that people are looking for half acre lots but there isn't anything to give them. Mark Sampson asked M~~m~~r. N~~n~~elson what the ~~long term~~long-term plans are for 650 S~~s~~outh and 840 ~~w~~West. Mrs. James-Garcia stated that there are four things they look at as a C~~c~~ommission when granting a zone change. She is generally hard on people who request a zone change and there better be a good reason for the request. She personally does not find it harmonious with the overall character and it will ~~effect~~affect the community negatively. She thinks it needs to pass all four criteria. Mr. Farthing stated that he lives just up the road of 650 S~~s~~outh. Fixing the small section along 650 south is not going to fix the road issues. When you get the big trucks on 650 ~~s~~South, it gets pretty dicey. He does not feel it is fair to require this stay at acre lots when they have approved ~~when they have approved~~ so many half~~-~~-acre lots in this surrounding area. He feels like it is a good solution. The tail water issue is easily fixed but the road is the biggest ~~issues~~issue. Michelle Cloud leans to following the four criteria and believes this meets ~~hits~~ all four things. She didn't feel like ~~their~~there was a dominant agriculture practice along 775 ~~w~~West ~~that~~ where it is zoned half acre lots. Mr. Stratton asked what the difference between RA-1 and R1-15 was and the allowed uses. Mr. Nelson stated that the difference is a large animal, you could still have chickens and even goats with a conditional use permit. The G~~g~~eneral ~~p~~Plan ~~m~~Map suggests this area to be R1-15 to R1-6. They looked at this extensively and chose to do the lowest residential density. The infrastructure and road ~~needs~~need to be done. And the way he sees that happening is by development.

Penny James-Garcia motion~~ed to~~ed ~~a~~ recommend~~ation of~~ denial of 2021-ZC-26 to the ~~c~~City ~~c~~Council based on the findings ~~of~~: 1. It is not harmonious with the surrounding uses. 2. It will affect the surrounding properties. Rebecca Bronemann seconded the motion. Ralph Ballard, Mark Sampson, Paul ~~Farthing, and~~Farthing, Michelle Cloud – nay, Rebecca Bronemann and Penny James-Garica – aye. Motion fails.

Paul Farthing motioned ~~to a~~ recommend~~ation~~ of approval 2021-ZC-26 to the ~~c~~City ~~c~~Council at half acre lots based on the findings: 1. It meets the standards of the General Plan. 2. Half acre lots are consistent with the surrounding properties. 3. There is adequate infrastructure to service this area. Michelle Cloud seconded the motion. Michelle Cloud, Paul Farthing, Mark Sampson, Rebecca Bronemann, and Ralph Ballard – aye, Penny James-Garcia – nay. Motion carries.

2021-CIMP-01 Discussion and Consideration of a written report to the City Council about a proposed Critical Infrastructure Materials Protection Area, Parcel Idea H-3395-B-P-SA, 3125 S 1100 W. The Todd C Stratton Revocable Trust and Hurricane Ready-Mix Inc Applicants, James M Elegante with Gallian Welker, & Beckstrom, L.C. Agent.

James Elegante went over the history of this lot and what the critical infrastructure materials protection act covers. The gravel pit is considered a pre-existing nonconforming use, but the owners want the protection of the overlay. Stephen Nelson stated that they willdo have protection from nuisance as long as they are practicing under the protected uses. Mark Sampson asked Fay Reber if this shows up in title searches. Mr. Nelson stated that when a plat is recorded, they are required to make sure the language that informs a buyer that they are near a CIMPA is included on the plat. Michelle Cloud asked about the committee that makes a recommendation on this. Mr. Nelson stated that when he talked to the cCounty, he was informed that they had not set up a committee for this type of request. Penny James-Garcia clarified this approval just adds an extra layer of protection to the property owner regarding nuisance complaints. Rebecca Bronemann stated that nothing irritates her more than when a development that iscomes in next to something like this to come around and then they complain about it when they knew it was there when the development was put in. Ralph Ballard asked if there is a clause

Ralph Ballard motioned to approveal of the letter that has been drafted by staff to forward a positive recommendation of 2021-CIMP-01. Rebecca Bronemann seconded the motion. Unanimous

2021-CUP-03 Discussion and consideration of approval of a conditional use permit for a metal building located at 590 S 60 E. Phillip and Christina Higgins Applicant.

Rebecca Bronemann motioned tomotioned to table 2021-CUP-03 until the applicant can provide the requested information. Ralph Ballard seconded the motion. Unanimous.

2021-CUP-05 Discussion and consideration of approval of a conditional use permit for an accessory building of greater height and size, located at 269 W 200 S. Dan Harris applicant.

Dan Harris would like to build a garage for his trucks and trailers. Ralph Ballard stated he reviewed staff comments and agrees with the comments, so he doesn't have any issues with it. Rebecca Bronemann stated that as long as this will only be used for personal, she doesn't have any issues with it. Penny James-Garcia asked if the applicant has any intent to use this space commercially. Mr. Harris stated that he doesn't currently have a garage and it's just for storage. Michelle Cloud asked if there will be any windows on the second story.

Penny James-Garcia motioned to approval 2021-CUP-05 as presented. Paul Farthing seconded the motion. Unanimous.

2021-CUP-06 Discussion and consideration of approval of a conditional use permit for an accessory building of greater height and size, located at 3560 W 2470 S. Tim and Lita Harrison Applicants, Aaron Allred Agent.

Aaron Allred stated why the applicant wants the garagethe applicants just want more storage on their property. Penny James-Garcia asked for clarification on the vacancy of the lot. She feels it fits very well

with the surrounding neighborhood. She ~~also~~ asked if the ~~C~~city enforces the CC&R's. Stephen Nelsons ~~s~~tated ~~that we do not.~~no, only the building code.

Michelle Cloud motioned approval of 2021-CUP-06. Rebecca Bronemann seconded the motion. Unanimous.

2021-PSP-1~~2~~1 / 2021-PP-18 Discussion and consideration of approval of a preliminary site plan and preliminary plat for Terra at Coral Canyon, a 144 Unit Condominium Development, located at the Intersection of 200 N and Chaparral Drive. Drake Howell, VP Cole West Development Applicant.

Stephen Nelson stated that the required information for both applications is the same so the Commissioners~~we~~ can look at them at the same time but make two separate motions. The applicant went over what they are planning to do with the land. It will include eleven~~11~~ buildings with a total of one hundred forty-four~~144~~ units which is actually under the allowed density. He shared the amenities that they are planning to have as well. Stephen Nelson ~~shared~~explained the underlying allowed uses of the property. Because it is allowed for a recreational resort, they do need to have a clubhouse and onsite management. Paul Farthing clarified the buildings will be three stories tall. ~~Mark Sampson asked about the management of the current buildings.~~ The applicant ~~shared~~stated that this will be separate from ~~what~~ the ~~is~~ existing buildings. ~~. He also shared that t~~They would like t o make this feel completely different from the other area.

Paul Farthing motioned to 2021-PSP-11 subject to staff comments and the adding of a clubhouse and onsite management. Michelle Cloud seconded the motion. Unanimous.

Paul Farthing motioned a recommendation of approval of 2021-PP-1~~8~~1 to the City Council subject to staff comments and the adding of a clubhouse and onsite management. Michelle Cloud seconded the motion. Unanimous.

2021-FSP-23 Discussion and consideration of approval of a final site plan for The Villas at Lava Knolls, a 64-unit Townhome Development located Southeast of 338 N and 3220 W. Interstate Rock Products Applicant.

Kyson Spendlove went over the presented application. They want to make it feel more like a gated community. Rebecca Bronemann wanted to make sure that they are following ~~to~~ the code to preserve the dark sky. Stephen Nelson showed the commissioners the lighting plan and shared that they will follow code. Paul Farthing asked Mr. Nelson if the fire department looked at the width of the private roads. Mr. Nelson stated that they have fire approval. Penny James-Garcia asked how close they get to the Walmart parking lot. Mr. Spendlove stated they are 500-600 feet from them. He shared that the privacy walls are being put up to keep the gated community feel but it could also keep a buffer from Walmart. Mrs. James-Garica asked about the lamp post ~~types~~lights on the streets. Mr. Nelson stated that the ~~C~~city has changed the fixtures ~~that~~so they shine down ~~differently~~differently, and the applicant will be required to put in what the current style is.

Penny James-Garcia motioned approval of 2021-FSP-23 subject to staff comments and that the ~~street lights~~streetlights are the updated fixtures as well as the temperature meeting city code. Michelle Cloud seconded the motion. Unanimous.

2021-PSP-13 Discussion and consideration of approval of a preliminary site plan for expansion on Intermountain HealthCare Facility, located at 100 N 2260 W. Daniel Kohler, Intermountain Healthcare Applicant. Rick Frerichs, FFKR Architects Agent.

Stephen Nelson talked about the alignment of the roads and the neighboring development. He went over a presented map of the proposed roadway. He stated that staff would like to see ~~certain things happen with the road and went over those desired items~~the roadway connect. Daniel Kohler stated that the reason they have the road the way they do is to allow for future expansion. They will eventually dedicate the ~~60 foot~~60-foot right of way and they don't have an issue connecting it to 2460 West. Mr. Nelson stated he would prefer the private drives are aligned but his biggest concern is that the road connects. ~~Mr. Nelson wanted to~~He also acknowledged that our code requires two~~2~~ parking spaces per bed which will limit them to about 50 beds. Paul Farthings stated that as far as road alignment, he thinks we need to listen to our C~~c~~ity ~~p~~Planner and E~~e~~ngineer. If that is what is required, we should listen. Penny James-Garcia stated that she would like to see IHC work with UDOT to get 2~~4~~2~~6~~0 West connected to SR-~~9~~6 simply because of all the development around there. She thinks there might be some merits to have the roadways off set especially with the hospital needing to be easily accessed. Rebecca Bronemann asked when we can expect phase two to happen. Mr. Kohler stated there are no immediate plans because they don't know how the growth is going to happen. Mrs. Bronemann stated that sh~~ould~~e would like to see the roads align as well. Ralph Ballard asked how off the current roadways are. It was shared that there is about a 50 f~~oo~~e~~e~~t offset. Mr. Ballard asked if there was any talk with the RV park across the street and the alignment of the roads. Mr. Nelson ~~shared~~ stated the RV Park has already received final site approval and their construction drawings are signed~~where the RV park is in their approval and development process~~. However, they could come up with an agreement to align the roads because construction hasn't started yet. Mr. Kohler stated the further south the road is moved the less opportunity they have for expansion. They don't anticipate putting parking on the north side of the City street. Mr. Ballard recommended talking to the RV Park before moving forward. Mr. Nelson stated he would like to see the intersections align. ~~Stacking distance of the road was discussed.~~ The E~~e~~ngineering ~~d~~Department would also like to see the roads align. The applicant can resolve this issue before final site plan. If this was a ~~home depot or Walmart,~~retail development, we would require them to align the roadways. Mr. Nelson stated the roads either need to be offset with the required separation or aligned.

Paul Farthing motioned to approve 2021-PSP-13 subject to staff comments and that they satisfy the ~~c~~City requirement of the alignment of ~~200 North~~the road. Rebecca Bronemann seconded the motion. Unanimous.

Planning Commission Business:

-Road Improvement (Exaction) Ordinance Amendments

I. Wasatch County has a really good exaction code. Stephen Nelson has a good idea on how to move forward after looking at theirs.

II. Penny James-Garcia shared that she spoke with the alternate on the A~~a~~ppeals ~~b~~Board and after discussing things with them, she feels very comfortable with whom is on the board. It was shared that it would be good for somethings to go to the C~~c~~ity ~~c~~Council before going to the A~~a~~ppeals B~~b~~oard. Commissioners discussed the appeals process and what happens if someone wants to appeal a decision.

~~II.~~III. Continued to next meeting.

-Planned Commercial Ordinance Update

I. Continued to next meeting.

-Unit Width in a Recreation Resort Zoning

I. Stephen Nelson stated that when he spoke to Toni Foran (previous~~old c~~City ~~p~~Planner) about this and she told him it was an over site within the recreation resort zoning. The unit width requirement was put in for multi-family and PDO.

II. Stephen Nelson recommends removing the unit width requirement completely from the recreation resort zone.

III. We will have a public hearing for the change that will be brought before the P~~p~~lanning C~~c~~ommission next meeting.

-Active Transportation Master Plan

I. Stephen Nelson presented the proposed active transportation master plan and went over what the C~~c~~ity would like to see with this plan.

-City Council Recap

I. Stephen Nelson stated the Council made some updates to the vacation rental code. The zone change on Sand Hollow Road was denied. Scenic Pointe was approved based on the Planning Commission's recommendation. Pecan Valley Resort was approved subject to the unit width being clarified. Sand Hollow Townhomes zone change was also approved. Penny James Garcia asked for an update on Jeremy Johnson's property. Mr. Nelson stated they have done an inspection, and they are working on getting it in compliance.

Approval of Minutes

2/11/2021

Ralph Ballard stated on page~~g~~ 5 line 37 ~~if that last sentence needs to be there, have it state "Mmr. ballard~~Ballard ~~said 'it' seems sillysilly." He said the sentence can be removed~~the sentence he said can be removed.

~~rebecca~~Rebecca ~~bronemann~~Bronemann motioned to approve the minutes as amended. Seconded by ~~paul~~Paul farthing. Unanimous

Adjournment

Hurricane Planning Commission
Meeting Minutes
April 11, 2024

Minutes of the Hurricane City Planning Commission meeting held on April 11, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, and Brad Winder.

Members Excused: Kelby Iverson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Power Representative Scott Hughes

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Cloud

Prayer and/or thought by invitation by Shelley Goodfellow

Declaration of any conflicts of interest

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

OLD BUSINESS

1. PP24-09: Discussion and consideration of a possible approval of a preliminary plat for Coral Junction Phase 1, a three-lot commercial subdivision located at 201 N Foothills Canyon Dr. MP 16 LLC - Derek Rowley, Applicant. Mike Bradshaw, Agent.

Mike Bradshaw apologized they weren't here at the last meeting and appreciate the commission continuing them. They've had time to review and respond to staff comments. Their biggest concern is the comment about bringing the parcel to the north in this plat. They are not ready to plat that parcel yet as they are unsure what will happen with the commercial development. Right now, it is planned to be an RV park. Shelly Goodfellow questions making the motion being subject to staff and JUC comments where the applicant does not want to do what is being encouraged and she doesn't think they should have to. She feels it should be noted. Ralph Ballard asked about lots 2 and 3 sizes. Mr. Bradshaw shared that they made both lots equal in size. The site plan for lot 1 has already been approved and still meets the parking standards with this plat. Mr. Ballard is confused by the parking being discussed during the plat process.

Rebecca Bronemann motioned to approve PP24-09 updated plat with the current changes to lots 2 & 3 with the exception of not adding the parcel to the North. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. 2023-PP-09: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky Rim, a mixed-use development consisting of 15 single family lots, 129 Townhomes, 372 apartments, and six commercial buildings located at 3000 W State St. Brad Brown, Applicant.

Fred Resch III shared that they have been working through the process as they work with neighbors about access and utilities. They have requested more time. He showed the commissioners on a map where this property is located. Ralph Ballard asked about the development agreement and how do the state changes affect this? Gary Cupp shared that the agreement is still binding and it doesn't affect it because it was entered into prior to state changes. Rebecca Bronemann asked about the comments of staff not recommending approval. Mr. Cupp explained this is just an extension and the comments don't apply as they were for the original plat application not the extension.

Shelley Goodfellow motioned to grant the extension for 2023-PP-09. Paul Farthing seconded the motion. Unanimous.

Planning Commission Business:

1. Discussion on commercial kennel standards

Fred Resch III shared that most of the changes are being changed in title 5. The Planning Commission doesn't need to make the recommendations. Mark Sampson asked what triggered the changes. Mr. Resch III shared that we are getting rid of the residential kennel license and this will get rid of the paperwork requirements by streamlining their process. Gary Cupp shared that the maximum number of dogs on a residential lot is still going to be four dogs, this will just get rid of the requirement for a second license to get the third and fourth dogs. There are other updates to title 5, but in title 10, the changes are to our use tables of where the kennel licenses are allowed. Mr. Resch III shared that the overall changes will make it clear when the police can do enforcement. Mr. Cupp mentioned that a commercial kennel is conditional use but there are no approval standards so we are adding those conditions of approval standards. Michelle Cloud asked if puppies are had, is there a number limit on that? Mr. Resch III stated that the dog limit only applies to dogs over 6 months. Mrs. Cloud asked why we have a commercial kennel as a conditional use and it isn't just a use? Mr. Cupp stated that commercial kennels are allowed in industrial zones because they are designed for more intense uses. Commercial kennels can have a lot of dogs, a lot of barking, a lot of noise, a lot of animal waste. In commercial zones it's less intensive and could be closer to residential zones so they would like them to be conditional for those reasons. We are adding to our condition's distances in commercial zones from residential zones. Mark Sampson asked if a pet store would need a conditional use permit. Mr. Cupp stated that they wouldn't be a kennel but could be pushing it. Rebecca Bronemann asked for clarification of increasing it from 3 to 4 dogs. Mr. Cupp stated the limit is already 4, but they would no longer need an additional permit for the 3rd and 4th dogs. Shelley Goodfellow questioned that when we have a larger property with two accessory dwelling units and when the limit is four and if it is per family, per residence, per parcel? When her brother moved into her basement while building his house, he had two-four dogs and she had her dog and his son had a dog too. Mr. Cupp stated that it is per residential property. Mr. Resch III clarified that title 5 says per residence, which each unit would be classified as a residence. Mrs. Goodfellow thinks it should be clarified and looked at when allowing it per residence. Say you have two accessory units plus the main home, you could have up to twelve dogs on one parcel which is excessive. Mr. Cupp shared that the changes coming before the commission next time will be to title 10 which are the conditions of approval being proposed, the definitions, and the use tables. Mrs. Goodfellow thinks it should be four dogs per parcel, that's it. Mr. Sampson asked if the animal hospitals have kennel licenses? Mr. Resch explained that if the boarding is happening incidentally to the primary use, they don't need one. A kennel license is if that is the primary use. Ralph Ballard made suggestions about possibly adding restrictions that if they have more than x number of dogs that they have to be kept in at night to not disturb neighbors. Brad Winder is curious to know how many violations are causing people to go in and do the process of

applying for a kennel license. His big thing is that he doesn't know what difference it makes when you have one, two, three, or four dogs when you get coyotes coming through and get howling it'll cause the dogs to bark. It doesn't seem how many dogs there are, if they are in violation, they are in violation.

2. Discussion on the Parks, Trails, and Recreation Master Plan

Gary Cupp shared with the commissioners why this is coming before them. This is due to growth in the city. Parks and recreation need to match the pace of growth and we are just trying to get ahead of it. It needs to be adopted by June for financial reasons. Shelley Goodfellow asked if the minor arterial roadways that are 90' right of ways include the paved trails as well? Jeremy Pickering shared that in our roadway design, minor arterial cross sections already have a 10' trails on them with an 8.5' landscape strip with 3 lanes. Some minor arterials have the possibility to be a 5-lane cross section and that is when we would be looking for additional right of way because they have the 5.5' landscape strip and a 5' sidewalk that would switch out the sidewalk for that trail. 5-lane minor arterial roadways are rare and as a general rule the 90' right of way includes the trail. Mrs. Goodfellow asked where the few minor arterial roadways are located. Mr. Pickering shared where those roadways are located based of our recent traffic study. The last time it was assessed was 2019 and the data they base it off of speculated to the year 2040 so that is what is guiding where we have specified 3-lane or 5-lane, but most of them are just 3-lanes. Mrs. Goodfellow asked if smaller master planned roads include the paved trails. Mr. Pickering shared that every major collector is already planned 3-lane and minor collector are planned 2-lane and those won't have the dedicated left turn lane except for when the development is required to have a traffic impact study. Acquiring additional right of ways is case by case and it is usually with developments adjacent to those roadways on whether it is needed or not. Mrs. Goodfellow asked if eminent domain can be expressed for trails? Fred Resch stated that it cannot be expressed on trails not adjacent to a roadway but it can be expressed if the trail is adjacent to one. Paul Farthing thinks trails are an amazing thing, but when they are trying to put trails into existing neighborhoods and express eminent domain for trails nobody wants, but he's not so inclined to take people's property for a trail. It was one thing when they wanted to do 1150 W with the certain width but now the width has grown because they want to add a trail through an existing neighborhood. Mrs. Goodfellow asked if trails ever turn into sidewalks. Mr. Farthing stated that if they ever do 1150 and get to 400 s, the trail is going to disappear anyways unless they want to cut into people's lawns. Mark Sampson asked how we compare to other cities. Mr. Cupp shared that we are behind in terms of trails and connectivity. St. George and Washington are a lot further along. Part of this plan is to get caught up. There are areas of the city you cannot get to except for by car so trails would be a huge benefit. Ralph Ballard mentioned keeping the trails in public view and not in people's backyards so law enforcement isn't harder to do. As we plan those trails, we need to keep that in mind so we don't run into issues farther down the road. There was a lot of back-and-forth discussion about trail locations and possible eminent domain for trails along master planned roadways.

3. Possible approval of canceling the previously scheduled May 9th, 2024 Planning Commission meeting.

Ralph Ballard motioned that due to the APA conference the May 9, 2024 meeting be cancelled. Rebecca Bronemann seconded the motion. Unanimous.

Paul Farthing motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.

Adjournment

Hurricane Planning Commission
Meeting Minutes
April 25, 2024

Minutes of the Hurricane City Planning Commission meeting held on April 25, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, Paul Farthing and Kelby Iverson.

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Power Representative Mike Ramerez, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Rebecca Bronemann

Prayer and/or thought by invitation given by Mark Sampson

Michelle Cloud motioned to accept the agenda as proposed. Rebecca Bronemann seconded the motion. Unanimous.

Declaration of any conflicts of interest

Paul Farthing was excused from the meeting.

Public Hearings

1. A Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards.
No comments.

2. A General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.
Steve Nation– lives in the county area. 1100 West runs directly in front of his home. The issue he reviewed in the proposed plan is the paved trail that runs down 1100 west is quite wide and the easements are quite narrow. He doesn't think it should be put in with the taking of the private property. He wonders if the location of the trails will be looked at to see if it's feasible without impacting existing homeowners or if it'll just be done with the excuse of it being in the master plan.

3. A Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet.
No comments.

OLD BUSINESS

1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312,H- 3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.

Gary Cupp reminded the commissioners this was tabled due to a site plan not being provided. They have provided that which shows their plans for commercial to residential ratio. Rebecca Bronemann asked about the secondary access comment from public works. But it looks like it may have been resolved. Skylar Stewart shared the emergency access that has been granted a while ago. Michelle asked if the 35' height will be taken care of. Mr. Stewart shared that the height will be met and they've even increased the setback to 25' to give the residence in the existing single-family neighborhood some more privacy. Shelley Goodfellow asked if any of the units will be deed restricted. Mr. Stewart shared that they will not be.

Michelle Cloud motioned a recommendation of approval of ZC24-02 and PSP24-03 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

NEW BUSINESS

1. PP24-15: Discussion and consideration of a possible approval of a preliminary plat for Peach Springs Estates Phase 2, a 34-lot single family subdivision located at the southeast corner of Bash Parkway and Gateway Blvd. Matt Lowe, Applicant. Karl Rasmussen, Agent.

Fred Resch III reminded the commissioners that per new state law, they need to submit construction drawings. They had only submitted those for phase one. They are now here to get plat approval for the second phase as well. No comments from the commissioners.

Brad Winder motioned to approve PP24-15 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. FSP24-32: Discussion and consideration of a possible approval of a final site plan for Zions Gateway Phase 3, a commercial development consisting of two restaurant/retail buildings and a drink shop located at 2170 W 100N. SR-9 Retail Center LLC, Applicant. Bush & Gudgell, Agent.

Shelley Goodfellow is curious if they are just building the units or if they know what is going in. Rick Meyer shared that at one point he heard something about a pizza place in one and a drink shop in the other. No further comments or questions.

Shelley Goodfellow motioned to approve FSP24-32 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

3. CUP24-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2261 S 3400 W. Ken Koontz-Solaris Development, Applicant.

Ken Koontz shared that this will be a storage barn. It'll be barn finished with a metal roof. Brad Winder asked if the height ordinance is different than for a house. Fred Resch III shared that if this was the main building, it would meet the requirements but because it's the accessory building, it needs a conditional use. Rebecca Bronemann asked if this would be used for a venue or what. Mr. Koontz stated that it'll be a normal barn.

Rebecca Bronemann motioned to approve CUP24-14 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

4. 2023-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval of Black Ridge Phase 2, a 35-lot subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC, Applicant. Austin Overman, Agent.

Austin Overman shared that this was originally approved the end of last April. The process has taken longer than anticipated. They are getting ready to submit for final plat but the preliminary plat has run out of time. Mark Sampson asked staff if they have any additional comments. Fred Resch III shared that the JUC reviewed the construction drawings again last week. Mr. Sampson asked about the sensitive lands. Mr. Resch III shared that the construction drawings will address the sensitive lands. No further comments or questions from the commission.

Shelley Goodfellow motioned to extend the preliminary plat for 2023-PP-11. Brad Winder seconded the motion. Unanimous.

5. FSP24-33: Discussion and consideration of a possible approval of a final site plan for Hurricane Hampton Inn, a hotel located at State Street & 1760 W. Red Rock Hospitality LLC, Applicant. Jared Bates, Agent.

Fred Resch III gave a back story on this application and the process it has been through since the start two years ago. After everything, they have submitted a three-story hotel and that is what is up for approval tonight. No further comments or questions from the commission.

Michelle Cloud motioned to approve FSP24-33. Rebecca Bronemann seconded the motion. Unanimous.

6. LUCA24-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards. Hurricane City, Applicant.

Mark Sampson spoke with some people who have kennels and these changes will still allow their loopholes to work. Rebecca Bronemann mentioned the that the more dogs you have, the more poop you're going to have. Pet owners need to be responsible so there isn't a nuisance for the neighborhood. Dayton Hall shared that this is a cleanup ordinance.

Michelle Cloud motioned a recommendation of approval of LUCA24-01 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.

7. Discussion and consideration on a recommendation to the City Council on a General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.

Fred Resch III shared that the most recent parks master plan was adopted in 2008 and the last trails map was adopted sometime in the 2000 teens and we've never had a recreation master plan. This will combine all of them together. Gary Cupp shared that most the changes were minimal like adding a logo here and there or grammatic changes. Mr. Resch III shared that the main changes made were that they brought down the maximum allowable impact fee to $5023 because the growth projections were below what we think our growth projections will be. When you increase the growth projections, it brings down the number on the impact fee. There were also some priority lists that we had some further discussion internally on what those should be. Ralph Ballard asked if there were any changes made on feasibility of the location of the trails. Mr. Cupp shared that nothing was changed but as trails are constructed, he feels there is some discretion on changing the location based on feasibly of the trail. Shelley Goodfellow asked if the city can express eminent domain for trails. Dayton Hall stated it can only be expressed if it is in conjunction with a roadway. Mrs. Goodfellow stated that the increase in the fee from the current to the proposed is almost an 80% increase and that is a lot. When the government wants to increase fees that much, she thinks we need to put some breaks on it. Michelle Cloud pointed out that part of the problem is that we are way behind on our trails and parks system than the other cities around us because we put this off for so long. It should have maybe been incrementally increased along the way and that's why it's

such a large increase now because we are behind. Mr. Ballard agreed that we are behind but it's a foresight. We are building at great cost some of the trails during the subdivision process, but if out by Moccasin Flats, if we were to build anything on the east side of the road, are we going to take property? If you have to start purchasing property, that's where most of the cost is going to come from. Jeremy Pickering shared that there are funds the City can apply for, however, most the time, they do have to be depicted on a master plan map. Mrs. Goodfellow asked if there is a schedule for when trails will be going in like there is with the transportation master plan. Mr. Cupp stated that when the master planned road goes in, the trail would go in at that same time too. Rebecca Bronemann shared that she went to an APA conference in Moab and they had their website called trail mix. It is a great model and she would like to see something like that implemented here and she thinks this is headed in that direction. There are ways to fund it to help maintain, like if the city were to print of maps of the trail systems and sell them for $2, that money could go to fund the maintenance. She thinks it's a good thing to have trails for people to utilize in the city. Mr. Ballard stated that if we are after on how far tails will get by donation and not takings, lets see how much value people put into them if they are paying for them.

Michelle Cloud motioned a recommendation of approval of the Parks, Trails, and Recreation Master Plan with the caveat that some of the commissioners are concerned about the increased impact fees so we would like to look at other opportunities to fund them in an alternative way so there isn't such a large increase in impact fees. Shelley Goodfellow seconded the motion. Roll call – all ayes. Motion carries .

Dayton Hall wanted to note that the current fee is only accounting for parks and recreation but doesn't account for anything to do with the trails. This new fee would have trails added into it.

8. LUCA24-02: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet. Hurricane City, Applicant

(Kelby Iverson joined the meeting at 7:29pm)

Gary Cupp shared that they went and shared the Joshua's in St. George and it is very similar to what we are looking at doing here. There setbacks seemed to be consistent with what is being proposed and it looks to be working well. Shelley Goodfellow pointed out that this is the first time that she has seen the JUC contradict what the staff says. Staff feels a 15' setback is reasonable, power and public works believe 20' is and engineering believes 25' is. When you do the math on these, just the way it's currently written with the average square foot lot being 4,000 square feet minus all the setbacks, you're looking at a footprint of a home being a minimum of 500 square feet and the maximum of 1150 square feet at ground level. These are tiny, tiny homes and that is with the current setbacks. If we were to increase the setback to what the utilities want, that makes it even smaller. She feels like in order to get affordability and density, we're trading a lot of quality when it comes to lifestyle. Is this the price we need to pay to push for affordability? Rebecca Bronemann shared that she has had larger apartments than 500 square feet. It makes more sense to just have condos or apartments, especially at a living space that size. It used to be the American dream to own your own home. But you can barely scrape by now, she understands we need things people can afford but is this really the answer? Mrs. Goodfellow thinks we shouldn't a lot to be less than 4,000 square feet in size because it would then allow for a 900 square foot home at least. Power representee Mike Ramerez shared that the national electrical code states that electrical equipment must maintain a 10' clearance off combustible material. Ralph Ballard has looked at this trying to see both sides. He wonders if this will end up making things more expensive. Condos and townhouses are going to be more affordable. Kelby Iverson expressed that we need to make sure this not just go anywhere that single family residence goes. He would be in favor of these smaller lots and smaller units, but if the designation on the general plan isn't addressed, he will be very opposed to it. The commissioners expressed concern about where this type of zoning would be allowed and where we want to see it within our city. Kevin Thomas shared that if you compare this to stacked units, the difference is that stacked is under one owner, this gives the opportunity to allow for people to own the

unit. Mrs. Bronemann asked who is to stop people from buying these and renting them? Is it really creating an opportunity? Michelle Cloud thinks that affordable housing is going to have to come in a lot of different places and we need several different tools to allow us all to work together to start chipping away.

Shelley Goodfellow motioned a recommendation of approval of LUCA24-02 with the exception that the minimum square footage is 4000 instead of average and the designated place on the general plan be with appropriate high-density designation or multifamily. Michelle Cloud seconded the motion. Roll call. Shelley Goodfellow, Kelby Iverson, Michelle Cloud, Rebecca Bronemann, Mark Sampson – aye. Ralph Ballard and Brad Winder – nay. Ralph Ballard shared that he ultimately thinks it'll raise property values and not solve affordability. Brad Winder thinks cookie cutter homes is what is going to create affordable housing, not density. Motion carries.

Rebecca Bronemann motioned to adjourn. Michelle Cloud seconded the motion. Unanimous.

Adjournment at 7:55pm

Hurricane Planning Commission
Meeting Minutes
June 27, 2024

Minutes of the Hurricane City Planning Commission meeting held on June 27, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, and Brad Winder (electronic).

Members Excused: Shelley Goodfellow, Kelby Iverson, and Paul Farthing

Staff Present: City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Cloud

Prayer and/or thought by invitation given by Ralph Ballard

Michelle Cloud motioned to approve the agenda as presented. Rebecca Bronemann seconded the motion. Unanimous.

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP24-42: Discussion and consideration of a possible approval of a final site plan for Hurricane Heights Hobby Garages, a storage unit complex located at 700 W 400 N. CSB Development, Applicant. CivilScience - Brandee Walker, Agent.

H.R. Brown with CSB Development – he shared this is a 30-unit hobby garage. They already have construction drawings with the final plat waiting to be signed sitting on Arthur's desk. It's pretty simple, it has just taken a moment to get going. Fred Resch III shared that this is a buffer between Scholten's Products and the housing development to the north. The preliminary site plan and preliminary plat was approved over a year ago. Ralph Ballard asked about the lighting requirements. Mr. Resch III stated they will be required to meet the ordinance requirements.

Rebecca Bronemann motioned to approve FSP24-42 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. AFP24-10: Discussion and consideration of a possible approval of an amended final plat for Canyons RV Phase 1 Amended and Extended, located at 100 N 2800 W. Western CRE, Applicant. Joby Venuti, Agent.

Joby Venuti has requested to be tabled. There are a lot of things we have to work out before we can move forward with this.

Ralph Ballard motioned to table the application. Rebecca Bronemann seconded the motion. Unanimous.

A few residences in the audience asked what the application was and what was requested. Rebecca Bronemann shared that they are going to change the layout and the change is to build more stick-built homes. Ralph Ballard shared that the issue with the water is because it was on one meter. Dayton Hall stated that the state is making it harder to have developments to be on a single meter.

Planning Commission Business:

1. Discussion on future projects

Fred Resch III shared that we will have the moderate-income housing update next meeting because it has to be adopted by August. Hopefully we will have some other ordinance updates soon too. We are working on a number of updates. We have to have the subdivision ordinance updated by November 30th and it'll be coming forward once legal has had a chance to review the changes. We are also working on the short-term rental ordinance to change how we treat them in commercial zones, this was directed by the Council and Mayor.

Approval of Minutes:

1. June 6, 2024 special combined meeting minutes

Michelle Cloud motioned to approve the minutes from special meeting June 6, 2024. Rebecca Bronemann seconded the motion. Unanimous.

2. June 13, 2024

Michelle Cloud motioned to approve the minutes from June 13, 2024. Rebecca Bronemann seconded the motion. Unanimous.

Michelle Cloud motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.

Adjournment at 6:38pm