



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

September 26, 2024
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A comprehensive amendment to the Future Land Use Map

OLD BUSINESS

1. 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.

NEW BUSINESS

1. PP24-22: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Fields, a 13 lot single family residential subdivision, located at 1100 S 400 W. Interstate Rock Products, Applicant. Kyson Spendlove, Agent.

2. PP24-23: Discussion and consideration of a possible approval of a preliminary plat for Lakeview Townhomes Phase 1, a 38 unit townhome subdivision, located at 4640 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering-Logan Blake, Agent.
3. PSP24-29: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Self Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade, Applicant. Jordan Williams, Agent.
4. AFP24-13: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat C Lots 257 and 258, located at 3647 W 2540 S. Gregory Higgs, Applicant. Terry Spinks, Agent.
5. CUP24-20: Discussion and consideration of a possible approval of a conditional use permit for three metal buildings located at 125 N 325 W. Mitchell Holm, Applicant.
6. AFP24-14: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2-Partial Amendment A, located at 795 S 1480 W. David Eves, Applicant. Barry Thompson, Agent.
7. Discussion and consideration of a recommendation to the City Council on a comprehensive amendment to the Future Land Use Map.
8. Discussion on a domestic lot split ordinance

Approval of Minutes:

Adjournment

**Application**

Application Accepted Date: 06/17/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES								
Description: Amendment of 168 lots on 16.86 acres to better ali		Planning Fee		\$	150.00					
Tenant / Project Name: Canyons RV Resort		Planning Fee		\$	150.00					
Bldg. Address: 100N 2800W		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Canyons RV Resort Phase: 1		Amount Paid:		\$	150.00					
Block: Lot #: 200-238 Parcel #: Multiple		Remaining Due:		\$	0.00					
Zone: MH/RV										
Property Owner: Western Commercial Real Estate										
Permit Contact: Joby Venuti P:(435) 632-5629										
Email: joby@netutah.com										
CONTACT INFORMATION										
Engineer of Record: Brandon Anderson - Rosenberg										
Email: brandona@racivil.com P: (435) 673-8586										
General Contractor: Western CRE										
License #: P: (435) 632-5629										
City: State: Zip:										
Email: joby@netutah.com										
APPLICATION DETAILS										
										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANAFP24-10										
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 complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Joseph Venuti										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:			Date:							
Application Issued By:			Date:							
Receipt #:										

The proposed amendment to the Canyons RV Resort Final Plat is being made to better align the property with the Hurricane City General Plan.

1. The boundary of the subdivision will change, but the size will stay the same; it is currently 168 lots on 16.86 acres, and will remain 168 lots on 16.86 acres. The attached exhibit shows the area(s) being changed.
2. It aligns the 5.2 acres of future commercial property more along 100N than 2800 W, which allows safer access into the future commercial property.
3. The subdivision is in MH/RV zoning and has a Planned Development Overlay. The applicant is requesting clarification on the 900 s.f. section of the code 10-43-6, paragraph D-1.

SUNWOOD HOMES OF SOUTHERN UTAH INC
PARCEL No. H-3-I-32-44071

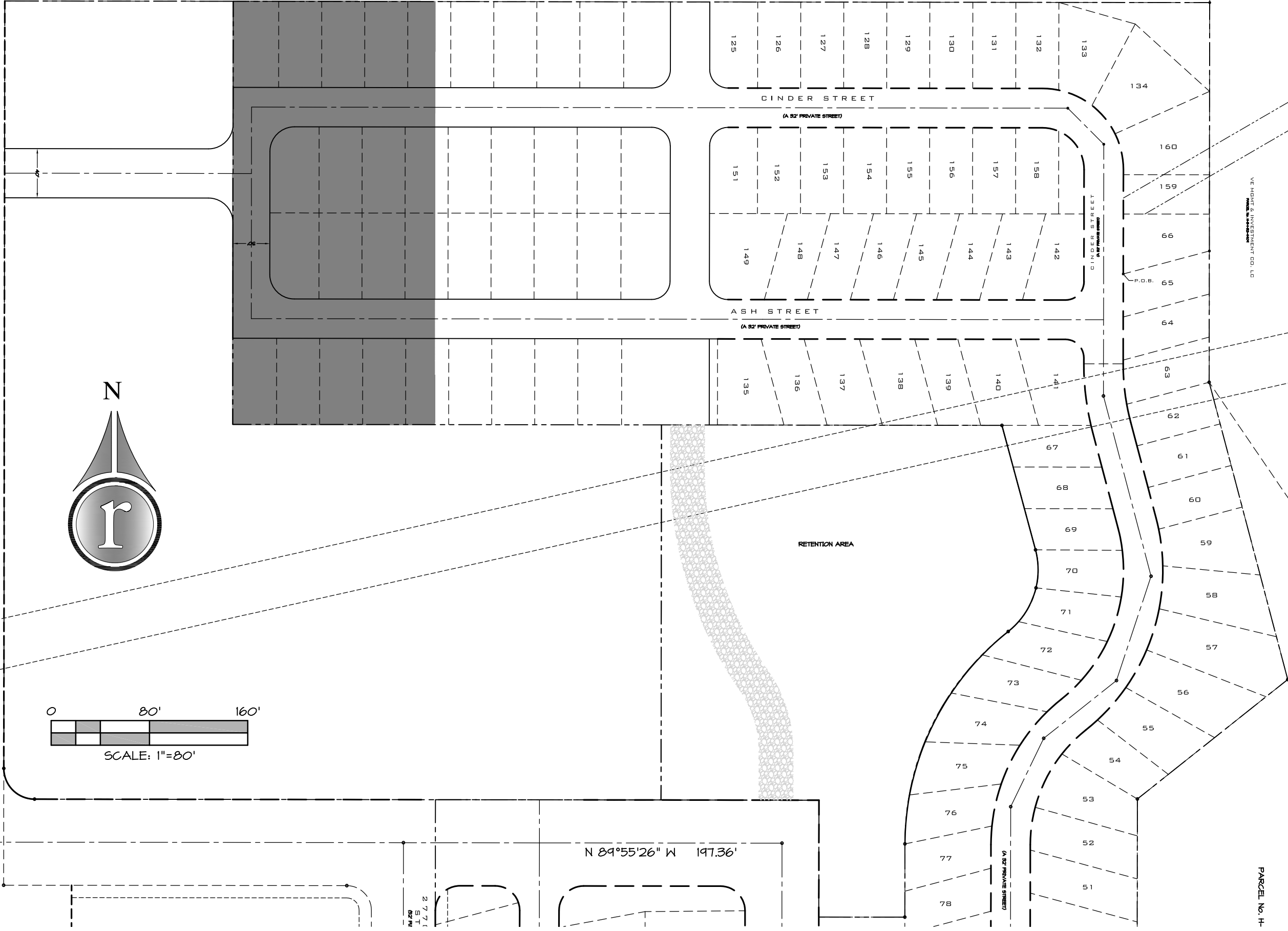


Exhibit "A"

Beginning at a point being South 00°04'34" West 75.81 feet along the section line and East 235.84 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 426.69 feet to the northwest corner of Lot 126, The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 00°04'34" West 172.00 feet along the westerly line of said Lot 126 to the southwest corner of Lot 152 of said The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 89°52'53" East 24.45 feet along the southerly line of said Lot 152 to the northwest corner of Lot 148, said The Canyons R.V. Resort Phase #1 Amended & Extended;

thence South 15°04'34" West 72.47 feet along the westerly line to the southwest corner of said Lot 148, said point also being on the northerly line of Ash Street;

thence North 89°53'20" West 29.69 feet along said northerly line of Ash Street;

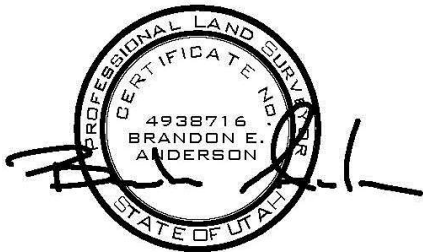
thence South 27°05'24" West 35.92 feet to the southerly line of said Ash Street;

thence South 00°04'34" West 70.00 feet;

thence North 89°55'26" West 386.37 feet;

thence North 00°04'34" East 344.00 feet to the Point of Beginning.

Containing 143,986 square feet or 3.31 acres.



April 17, 2024

Exhibit "A"

Beginning at a point on the westerly line of The Canyons R.V. Resort Phase #1, Amended & Extended, as found on file as Entry No. 20190039485 with the Washington County Recorder's Office, said point being South 00°04'34" West 420.03 feet along the section line and East 399.84 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 182.00 feet to and along the northerly line to the northeast corner of Lot 168 of The Canyons R.V. Resort Phase #1, Amended & Extended, Partial Amendment A as found on file as Entry No. 20220009373;

thence South 00°04'37" West 305.00 feet to the southeast corner of Lot 161, said The Canyons R.V. Resort Phase #1, Amended & Extended, Partial Amendment A, said point being on the northerly line of 100 North Street;

thence North 89°55'27" West 182.00 feet along said northerly line of 100 North Street to the southwest corner of Lot 18, said The Canyons R.V. Resort Phase #1, Amended & Extended;

thence North 00°04'34" East 305.00 feet along the westerly line of said The Canyons R.V. Resort Phase #1, Amended & Extended to the Point of Beginning.

Containing 55,511 square feet or 1.27 acres.



May 10, 2024

Exhibit "A"

Beginning at a point on the easterly line of 2800 West Street, said point being South 00°04'34" West 195.57 feet along the section line and East 50.00 feet from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 89°55'26" East 165.84 feet;

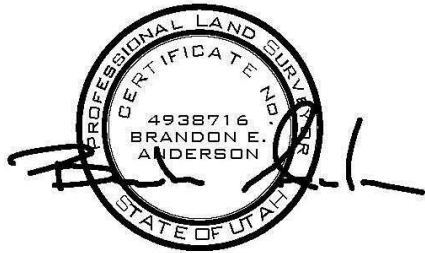
thence Northeasterly 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 00°04'34" East, long chord bears North 45°04'30" East 28.28 feet with a central angle of 90°00'07");

thence South 00°04'27" West 80.00 feet;

thence Northwesterly 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears North 89°55'33" West, long chord bears North 44°55'30" West 28.28 feet with a central angle of 89°59'53");

thence North 89°55'26" West 165.84 feet to said easterly line of 2800 West Street;

thence North 00°04'34" East 40.00 feet along said easterly line of 2800 West Street to the Point of Beginning.



May 10, 2024

WEST 1/4 COR. SEC. 32,
T41S, R13W, S.L.B.&M.
(1978 BLM BRASS CAP)

BASIS OF BEARING
N 0°04'34" E 2640.33' (PLAT)

2800 WEST STREET
(A PUBLIC STREET)

SCOTT C & CAROL S HILL
PARCEL No. H-3-1-32-341

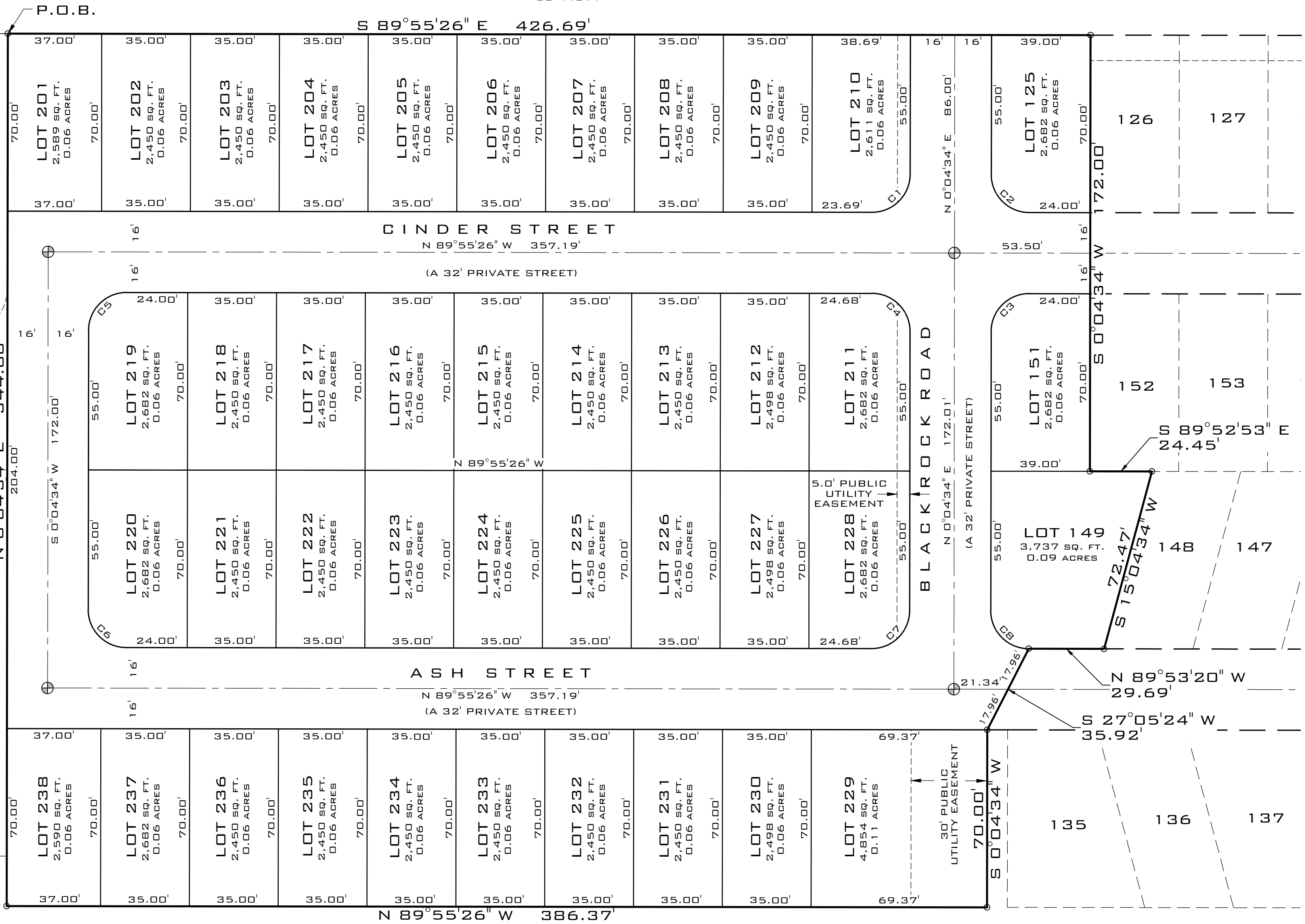
40' PUBLIC UTILITY &
ACCESS EASEMENT
ENTRY NO.

SCOTT C & CAROL S HILL
PARCEL No. H-3-1-32-342

FOREFRONT LLC
PARCEL No. H-3-1-32-343

SUNWOOD HOMES OF SOUTHERN UTAH INC.

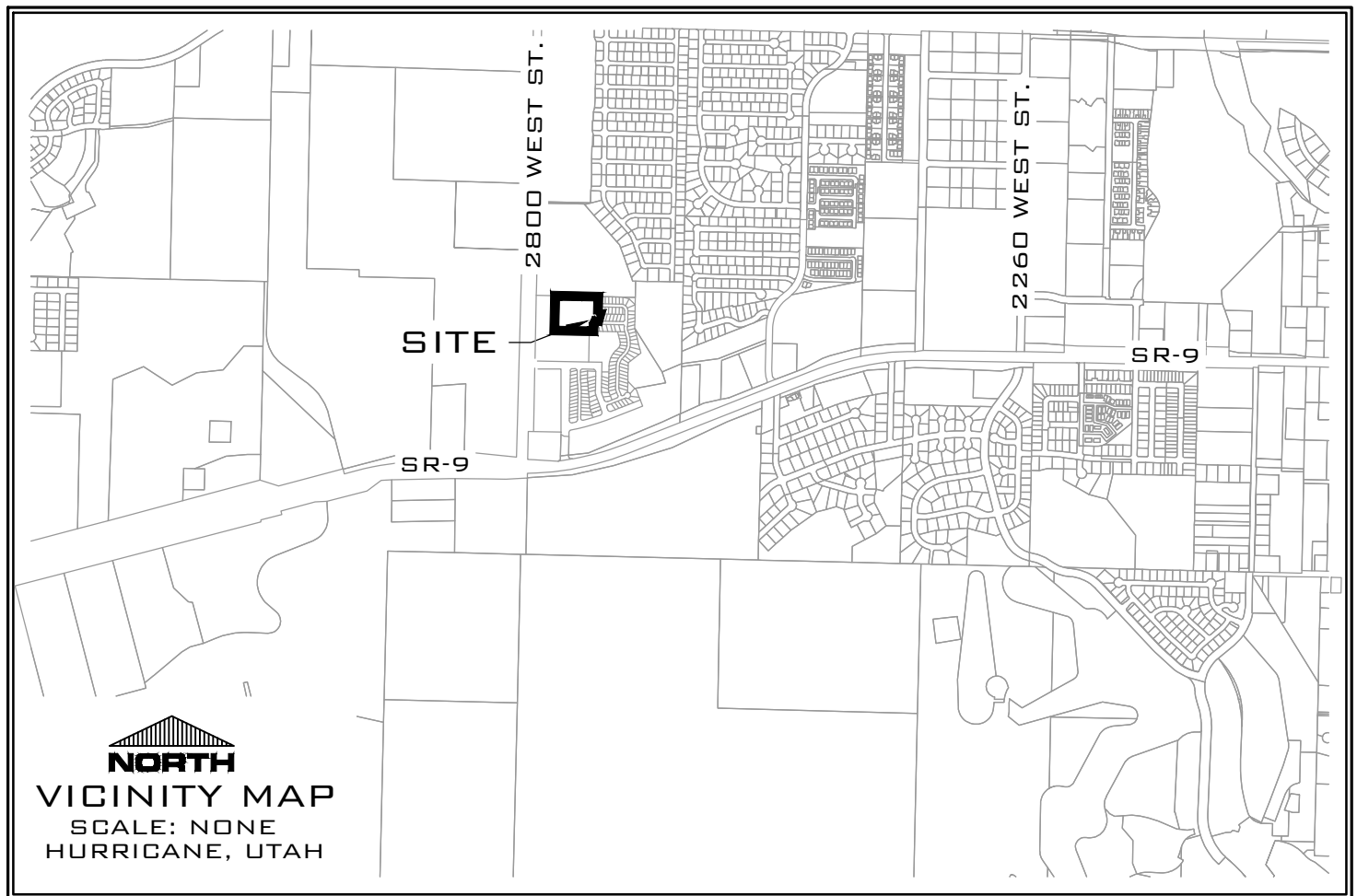
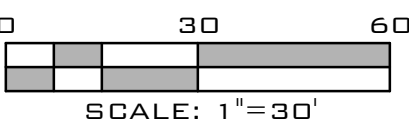
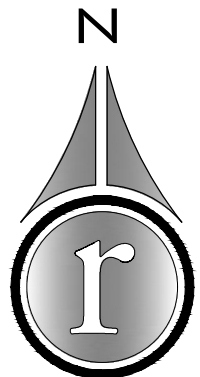
PARCEL NO. H-3-1-32-44071



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°00'00"
C2	23.56'	15.00'	90°00'00"
C3	23.56'	15.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"
C5	23.56'	15.00'	90°00'00"
C6	23.56'	15.00'	90°00'00"
C7	23.56'	15.00'	90°00'00"
C8	23.56'	15.00'	90°00'00"

LEGEND:

- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I

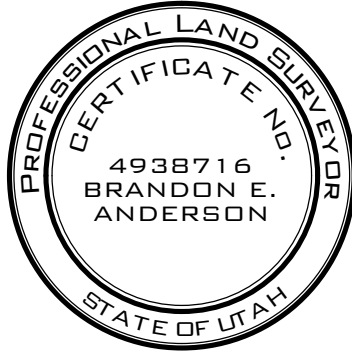


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PRIVATE STREETS, AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED
- PARTIAL AMENDMENT - B -

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE:

BRANDON E. ANDERSON

CERTIFICATE No. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 00°04'34" WEST 75.81 FEET ALONG THE SECTION LINE AND EAST 235.84 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°55'26" EAST 426.69 FEET TO THE NORTHWEST CORNER OF LOT 126, THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;
THENCE SOUTH 00°04'34" WEST 172.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 126 TO THE SOUTHWEST CORNER OF LOT 152 OF SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;
THENCE SOUTH 89°52'53" EAST 24.45 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 152 TO THE NORTHWEST CORNER OF LOT 148, SAID THE CANYONS R.V. RESORT PHASE #1 AMENDED & EXTENDED;
THENCE SOUTH 15°04'34" WEST 72.47 FEET ALONG THE WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 148, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ASH STREET;
THENCE NORTH 89°53'20" WEST 29.69 FEET ALONG SAID NORTHERLY LINE OF ASH STREET;
THENCE SOUTH 27°05'24" WEST 35.92 FEET TO THE SOUTHERLY LINE OF SAID ASH STREET;
THENCE SOUTH 00°04'34" WEST 70.00 FEET;
THENCE NORTH 89°55'26" WEST 386.37 FEET;
THENCE NORTH 00°04'34" EAST 344.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,986 SQUARE FEET OR 3.31 ACRES.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO RELOCATE AND RECONFIGURE THE PRIVATE STREETS AND LOTS. THE LOTS AFFECTED 1-18, 115-125, 149, 151, 161-169 HAVE ALSO BEEN RENUMBERED AS NOTED WITH THE EXCEPTION OF LOTS 125, 151 & 149. THE AREA THAT WAS WITHIN THE PREVIOUS SUBDIVISIONS WILL BE REMOVED BY DEED BY A SEPARATE DOCUMENT. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

GENERAL NOTES AND RESTRICTIONS:

- THIS SUBDIVISION CONTAINS PRIVATE STREETS AND DRAINAGE. PRIVATE STREETS AND DRAINAGE INFRASTRUCTURE ARE NOT OWNED, MAINTAINED, OR REPAIRED BY HURRICANE CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS AND DRAINAGE WITHIN THIS SUBDIVISION.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS AND PRIVATE DRIVES WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.
- ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY HURRICANE CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THERE WILL BE A 5.0' PUBLIC UTILITY EASEMENT ALONG THE EASTERLY LINE OF LOTS 210, 211 & 228 AS NOTED.

(A PLANNED UNIT DEVELOPMENT)

THE CANYONS
R.V. RESORT

PHASE # 1

* AMENDED & EXTENDED *
PARTIAL AMENDMENT - B

LOCATED IN SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13
WEST SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2

SW COR. SEC. 32,
T41S, R13W, S.L.B.&M.
(1978 BLM BRASS CAP)



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8566 FX (435) 673-8397 - WWW.RADIVIL.COM

FPLAT-AMD-PARTIAL-B
FILE NUMBER: 10361-22-012
DATE: 3/29/2024
SCALE: 1" = 30'

B.E.A.
DRAWN:
B.E.A.
CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____

CITY ATTORNEY
HURRICANE CITY

ASH CREEK SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE
HURRICANE CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
HURRICANE CITY

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

OWNER'S DEDICATION:_____

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

THE CANYONS R.V. RESORT PHASE #1 - AMENDED & EXTENDED
- PARTIL AMENDMENT - B -

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE SUPPLEMENTAL CD & RS RECORDED AS ENTRY NO. 2020067730, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, FOR PERPETUAL USE OF THE PUBLIC, ALL EASEMENTS AS SHOWN, ALONG WITH PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 202_.

THE CANYONS RV HOMEOWNERS ASSOCIATION

PRESIDENT (PRINT)
THE CANYONS RV HOMEOWNERS ASSOCIATION,
A UTAH NON-PROFIT CORPORATION.

CAROL S. HILL

INDIVIDUAL

FOREFRONT LLC

MANAGER (PRINT)

LOUANA BULLOCK

INDIVIDUAL

WESTERN COMMERCIAL
REAL ESTATE PLLC

MANAGER (PRINT)

SCOTT C. HILL

INDIVIDUAL

BEAVERTAIL INC.

PRESIDENT (PRINT)

TAMRA BULLOCK

INDIVIDUAL

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

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IN THE STATE OF _____

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ACKNOWLEDGMENT:_____

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

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

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FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
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ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

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COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)

ACKNOWLEDGMENT:_____

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16 (6) IF
ABOVE INFORMATION IS
FILLED IN)



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8566 FX (435) 673-8397 - WWW.RADCIVIL.COM

FPLAT-AMD-PARTIAL-B FILE NUMBER:	3/29/2024 DATE:	B.E.A. DRAWN:
10361-22-012 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:



STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	AFP24-10
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Western Commercial Real Estate, PLLC
Agent:	Joseph Venuti
Request:	Approval of an Amended Final Plat.
Location:	2800 W 100 N
Zoning:	MH/RV
General Plan Map:	Single Family
Recommendation:	Continue this item.
Report Prepared by:	Fred Resch III

Updated Discussion for 9/26/2024: The applicant has applied to amend the final plat for Canyons RV Resort Phase 1 to realign the roadways and adjust the locations of some of the undeveloped recorded lots. The applicant submitted an updated plat to address earlier staff and JUC comments, however the overall intent of the amendment has stayed the same. The number of lots has not changed, but adjustments to the placement and the alignment of roadways have been made. The applicant has indicated they wish to develop these lots with stick-built single family homes instead of the originally approved RV lots as permitted under HCC 10-43-6(D)(1). Canyons RV was originally approved in the 1980s. The site is zoned Mobile Home/RV Park (MH/RV).

JUC Comments

- 1. Public Works:** Must provide a public utility easement in the current Black Rock Road alignment or an approved alternative. Must connect to Sunwood Homes property. Need to make sure that all property owners in the area are aware of this amendment and have agreed to the submission of this application.
- 2. Power:** Applicant must know to leave a utility easement or a roadway to bring power into this new section of development. Power to the new development will not be available until the power line on 2800W is finished.
- 3. Water:** Any development for lots that may become private will require a looped waterline built to city standards.
- 4. Streets:** No comments.
- 5. Engineering:** Engineering recommends tabling this application until the applicant is able to process and discuss JUC comments with city staff: Public and private street requirements need to be discussed (HCS 3.2.4, HCC 10-43-6(C)(8&9)). Typical street cross sections must be used

6. **Sewer:** Existing public utility easements need to remain.
7. **Fire:** Approved.
8. **Cable:** Facilities in the area. Please blue stake.
9. **Fiber:** Add Infowest notes.
10. **Gas:** Show Black Rock Road needs PUE to remain. Will gas be installed?
11. **WCWCD:** No comment.



1. The plat meets amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following is required:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.

- b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between the amended plat and the original plat.
 - d. Includes an amendment note and references to the original plat.
- 2. The Final Plat needs a full review by the City Engineering Department for surveying details.
- 3. Because of the nature of the plat amendment, where improvements are required, a full set of construction drawings, reviewed by the JUC, will be required for recordation of this final plat amendment.
- 4. Due to the required improvements for this plat and the number of property owners involved in this amendment, owner's affidavits are required for all owners before approval of the amended final plat.
- 5. Black Rock Road is a currently platted but undeveloped private roadway with a public utility easement. This PUE will need to be maintained or explicitly shown to be moving to a new location with this plat.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends continuing this item to allow the applicant time to provide additional information to address staff and JUC comments.

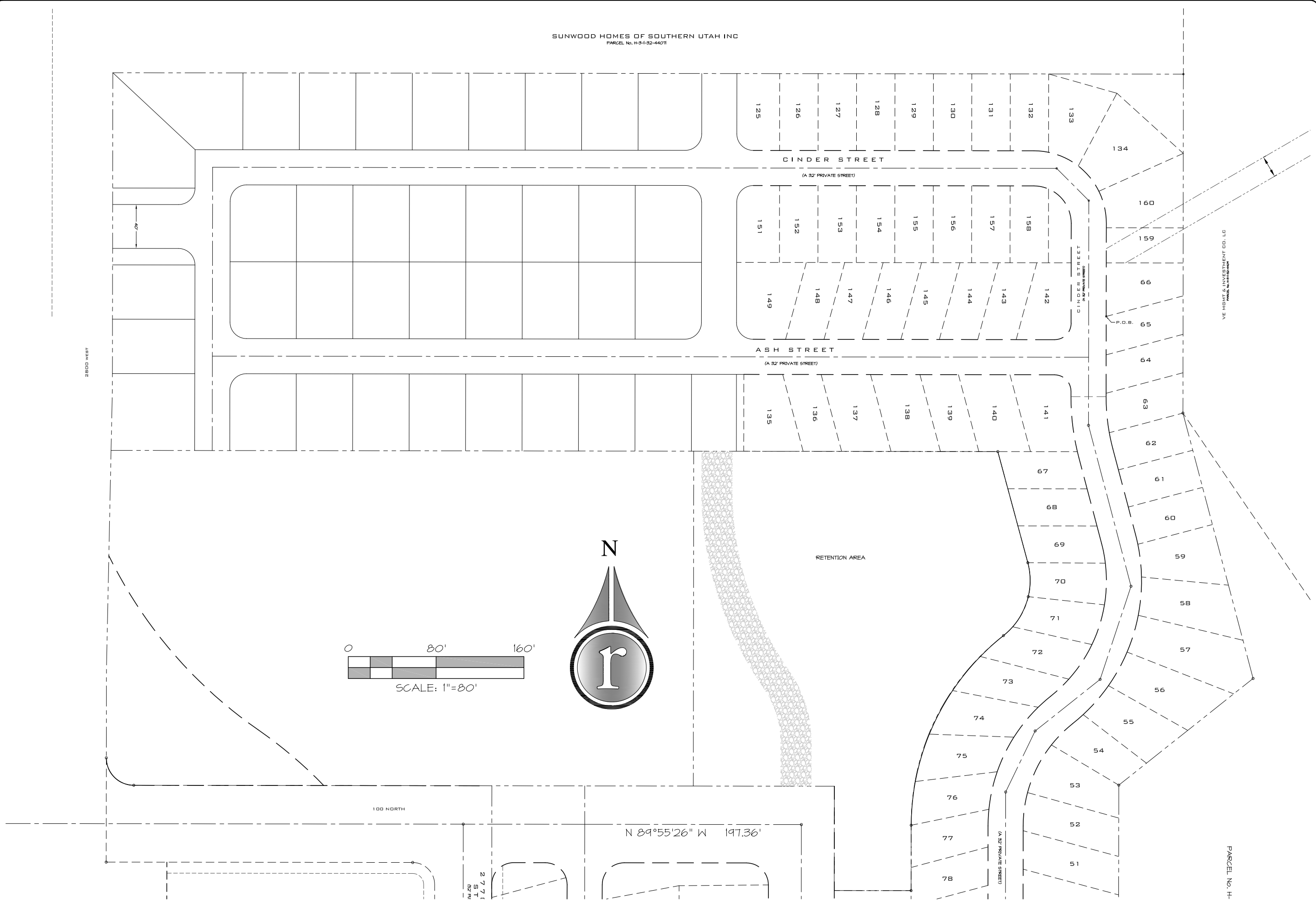
DATE: 3/26/2024
 DB NO.: 10361-22-012
 DESIGNED BY: JLW
 CHECKED BY: RMA
 WG: Canyons RV Amd 24

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

2 East Riverside Drive, Suite
A-2 St. George, Utah 84790
Ph (435) 673-8586
www.racivil.com

Layout Exhibit
FOR
Canyons RV & Black Rock Villas
Amendment
Hurricane, Utah

1
/ SHEETS



Application

Application Accepted Date: 08/16/2024		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: 13 Lot subdivision located at roughly 400 W and 11		Planning Fee		\$	170.00					
Tenant / Project Name: Strawberry Fields Subdivision		Planning Fee		\$	170.00					
Bldg. Address: 1100 S & 400 W		Sub Total:		\$	170.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	170.00					
Subdivision: Strawberry Fields Phase:		Amount Paid:		\$	170.00					
Block: Lot #: 13 Parcel ID #: H-3-2-3-2412-B, H-3-2-3-		Remaining Due:		\$	0.00					
Zone: RA-0.5 230911, H-3-2-3-23112,										
Property Owner: Craig Stratton & Layne Stratton H-3-2-3-2306, H-3-2-3--										
Permit Contact: Interstate Rock Products 23071 P: (435) 708-3184										
Email: kyson.spendlove@interstaterock.com										
CONTACT INFORMATION										
Engineer of Record: Colt D. Stratton										
Email: colt.stratton@interstaterock.com P: (435) 635-2628										
General Contractor: Kyson K. Spendlove										
License #: 227139-5501 P: (435) 635-2628										
Address: 42 South 850 West										
City: Hurricane State: UT Zip: 84737										
Email: kyson.spendlove@interstaterock.com										
APPLICATION DETAILS										
										
APPROVALS										
DATE										
INFO										
Setbacks										
Front:										
Rear:										
Left:										
Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANPP24-22										
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: Kyson K. Spendlove										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 8.181095-08/16/24										



INTERSTATE **ROCK PRODUCTS**

42 S 850 W - Hurricane, UT 84737
(435) 635-2628 - www.interstaterock.com

8/14/2024

Subject: Strawberry Fields Subdivision – Narrative

Strawberry Fields subdivision is a 13 lot subdivision that consists of (13) 0.5 acre lots on average that are located directly west of the existing homes that front the west side of 400 W. from roughly 1100 S. to 1200 S.

This subdivision has some demolition of an existing private concrete canal and installation of all needed utilities. Along with the needed utilities, this subdivision takes care of drainage by having individually owned retention ponds and a shared underground detention system in order to handle all stormwater on the site.



STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	PP24-22
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Interstate Rock Products
Agent:	Kyson Spendlove
Request:	Preliminary Plat Approval
Location:	1100 S 400 W
Zoning:	RA-0.5
General Plan Map:	Single Family
Recommendation:	Continue per staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking preliminary plat approval for 13 residential lots located along 400 W south of 900 S. This property received zone change approval from RA-1 to RA-0.5 in November 2023. The property is zoned RA-0.5.

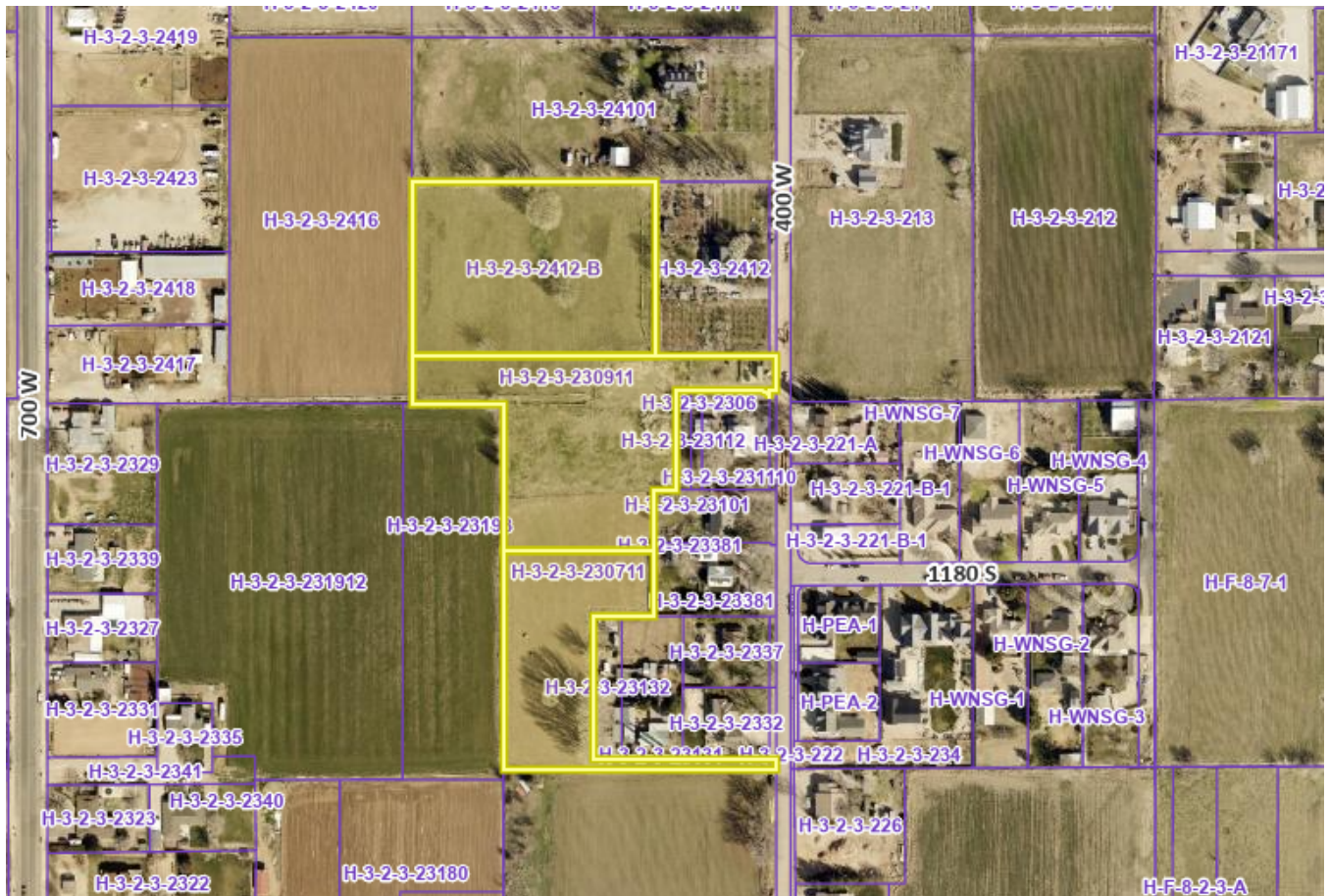
JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need to complete frontage improvements along 400 W and property dedications are needed. Need drainage study and a plan for drainage. Utilities need to stub past or to the property line and outside of asphalt. Access to lot 110 needs to be improved and paved.
2. **Power:** Power application must be approved by Hurricane Power Board and City Council before moving forward¹. Easements along 400 W must be acquired before power is given to subdivision. Power line on 400 W must be built and paid for before power is given. Must have some type of utility easement on “future lots” Removal of old power line will happen after new power feed is built. Power must be developed to existing homes at current standards.
3. **Sewer:** Utilities are being installed on property that doesn’t appear to be owned by the developer. Is there an agreement between owners for the placement of these utilities? [Additional comments provided to the developer.]
4. **Streets:** No comments.

¹ This was accomplished at the September 4th, 2024 Power Board and September 19th, 2024 City Council meeting
09/26/2024 PP24-22

5. **Water:** Need phase valve by water caps.
6. **Engineer:** Engineering would recommend to the Planning Commission that they continue the proposed Preliminary Plat until (1) the applicant can present to them agreements for their southern and western boundaries, (2) preliminary approval of the proposed plan from the Hurricane Canal Company is provided, and (3) engineering and planning can explain the Johnson's intentions for their property. Engineering would encourage coordinating with the Hurricane Canal Company early on to understand the existing irrigation system (HCS 3.8.1). The existing conditions and demolition plan should specify where irrigation water originates from and where tailwater flows to. The existing ditch between the applicant's property and Johnson's property isn't called out. "Any use of, alteration of, or relocation of structures on any irrigation ditch (or canal) shall have the written approval of the irrigation company." - HCS 3.4.10.2 Applicant should present said approval. 400 W is a master planned 60' minor collector. It appears the subdivision's easternmost boundary is the east line of lots 8 & 9 of the Hurricane Field Survey. If so, the typical back of sidewalk should be 13.5' from the existing property line. The proposed water and irrigation connections must fall in their standard locations (HCS 2.2.9(e)) in a planned public street (HCS 3.6.8.1). Engineering suggests that an agreement with the neighboring property owners (parcels H-3-2-3-2332, H-3-2-3-23131, H-3-2-3-23132, & H-3-2-3-2314 or H-3-2-3-2314 only, depending on the proposed streets width and location) is necessary for the preliminary plat (HCC 10-39-7(c)(10)). Applicant must solemnize the fire access turnarounds on lots 103, 104, & flag lot 110 and access to the fire hydrant on flag lot 110 by easement (HCS 10-37-10(b)(6)). The applicant should clarify their agreement with the property owners to the west, H-3-2-3-23193, or the Johnsons should clarify the agreement, for city staff. It appears utility stubs are being provided in exchange for their property (public right of way and utility easement).
7. **Fire:** Need correct scale. Need hydrants on the interior of the project.
8. **Cable/Phone:** TDS has utilities in this area. Please blue stake.
9. **Gas:** Existing 8" gas main in road. Need PUE for Lot 110.
10. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Plat

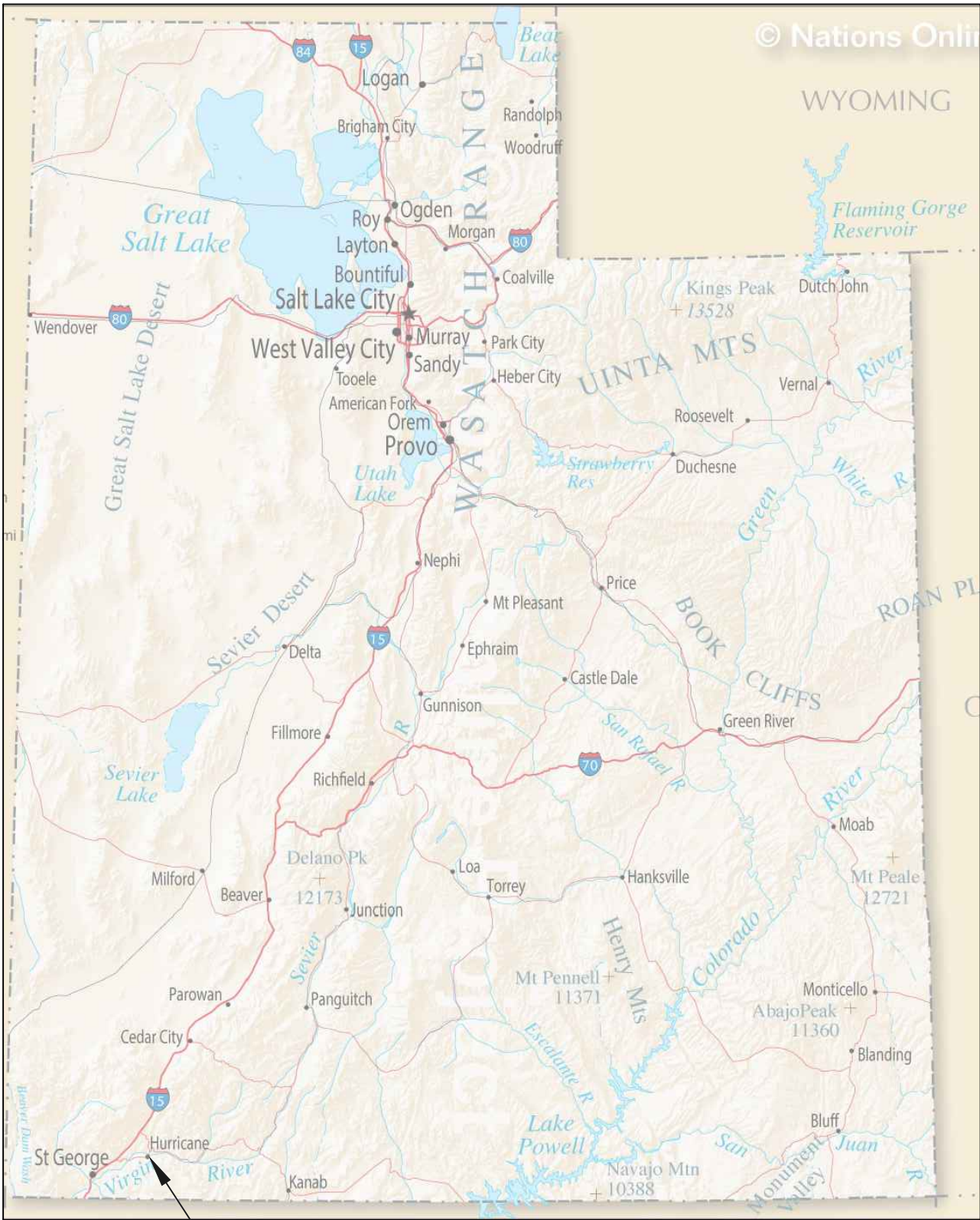
1. Zoning is RA-0.5, all lots meet RA-0.5 zoning standards. The average lot size is 0.518 acres.
2. Lot 110 is a flag lot. HCC 10-37-10 states: *A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather, it is to serve as a "last resort" for property which may not otherwise be reasonably developed.* While it is possible, it is not practical to redesign this subdivision to avoid the single flag lot. All other standards of HCC 10-37-10 will need to be followed.
3. Approval of this preliminary plat will not be considered approval of the proposed lots designated as "Future Lots to be Developed by Others."
4. As mentioned in the JUC comments above, the proposed plat shows roadway and access improvements on property owned by individuals other than the applicant. HCC 10-39-7(C)(10) states: *Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.*
5. The property to the west has a recorded Agricultural Protection Area. The final plat will need to have a note that reads:
 - a. *Agriculture protection area:*

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal agricultural uses and activities.

- b. This subdivision is proposing access and utility improvements on property in an agricultural protection area. Notwithstanding the comments in Staff Comment #4, the property owner to the west may request this property be taken out of the agricultural protection area pursuant to HCC 10-21-7.
6. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
7. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 20,000 units being located within Hurricane City. Approval of this preliminary plat will add 13 units to Hurricane City's total.
8. The name of this subdivision should be changed to avoid confusion with the similarly named "Strawberry Fields Estates" subdivision under development.

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

FILE: Z:\1 - Engineering\1 - Client\Stratton Siblings\3000-1625 400 West Subdivision\2 - Engineering\1 - Design\3 - Sheets\Cover & Notes.dwg TIME: 13 August 2024



PROJECT LOCATION

PROJECT DETAILS:

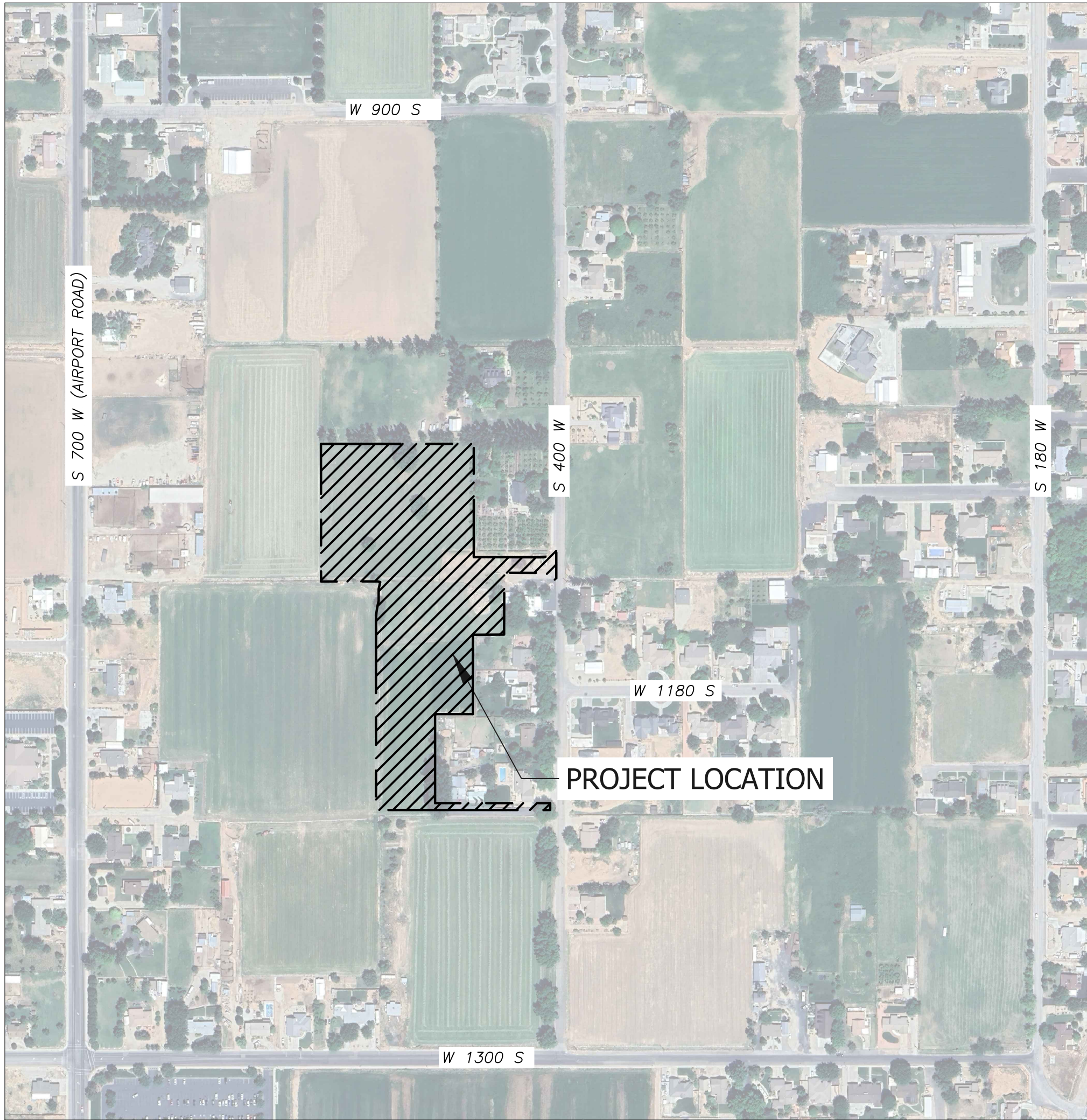
OWNER/APPLICANT:
THE OWNER FOR THIS PROJECT IS:
STRATTON SIBLINGS, LLC
CONTACT: CRAIG STRATTON
295 W 1080 S HURRICANE, UT 84737
EMAIL: CRAIG.STRATTON@INTERSTATEROCK.COM
PHONE: (435)-680-2136

PLANS PREPARED BY:
THE ENGINEER FOR THIS PROJECT IS:
INTERSTATE ROCK PRODUCTS
CONTACT: COLT STRATTON
42 SOUTH 850 WEST HURRICANE, UTAH 84737
(435)635-2628 (OFFICE)
GEOTECHNICAL ENGINEERING BY:
LANDMARK TESTING & ENGINEERING
PROJECT#: 240161
DATE: APRIL 19, 2024

PROJECT LOCATION:
APPROX. ADDRESS:
37°09'34.7"N 113°17'48.6"W
1100S 400W, HURRICANE, UT 84737

CONSTRUCTION PLANS FOR: STRAWBERRY FIELDS

SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, HURRICANE, UTAH



APPROVALS		
ENTITY	SIGNATURES	DATE
PARKS		
STREETS		
POWER		
PHONE		
CABLE		
FIBER		
GAS		
FIRE		
WATER		
WCWCD		
GIS		
ASH CREEK		
PLANNING		
CITY ENGINEER		
PUBLIC WORKS		

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.3	PRELIMINARY PLAT
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C4.1	POWER PLAN
C4.2	OVERALL POWER PLAN
C4.3	GAS & CATV PLAN
PP1.0	PLAN & PROFILE RASPBERRY ROAD
PP1.1	PLAN & PROFILE STRAWBERRY LANE
PP1.2	PLAN & PROFILE 20' ACCESS RD
PPSD1.0	PLAN & PROFILE STRAWBERRY LANE STORM DRAIN
PPSD1.1	PLAN & PROFILE STRAWBERRY LANE & RASPBERRY ROAD
PPSD1.2	PLAN & PROFILE RASPBERRY ROAD STORM DRAIN
DR1.0	DRAINAGE PLAN
DR1.1	DRAINAGE CALCULATIONS
DR1.2	DRAINAGE REPORTS
DR1.3	HYDROLOGY REPORTS
DT1.0	STANDARD DETAILS
DT1.1	STANDARD DETAILS CONTINUED
DT1.2	IRRIGATION & WATER DETAILS
DT1.3	WATER & STORM DRAIN DETAILS
DT1.4	STORMTECH DETAILS
DT1.5	ASH CREEK SSD DETAILS
DT1.6	POWER DETAILS
DT1.7	POWER DETAILS CONTINUED



42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY MB

DRAWN BY MB

CHECKED BY KS

STRATTON SIBLINGS

COVER SHEET

STRAWBERRY FIELDS

HURRICANE, UT



DATE 08/01/2024

PROJ. # 01.023.037

PAGE # C1.0

GENERAL NOTES

STRAWBERRY FIELDS

DUST CONTROL NOTES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY DESIGN AND CONSTRUCTION STANDARDS, ASH CREEK SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS, AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE INTERNATIONAL BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES.
2. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
3. NOTIFY BLUE STAKES OF UTAH FOR EXISTING UTILITY LOCATION MARKING PRIOR TO ANY EXCAVATION. CONTACT PHONE: 811 OR (800)662-4111.
4. TRENCHES IN WHICH WATER, SEWER, OR OTHER UTILITIES LINES HAVE BEEN INSTALLED OR UNCOVERED SHALL NOT BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED BY THE CITY, ASH CREEK SPECIAL SERVICE DISTRICT, OR UTILITY PROVIDER. CITY SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
5. ALL CONSTRUCTION TO BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE WRITTEN APPROVAL OF THE CITY ENGINEER AND/OR ASH CREEK SPECIAL SERVICE DISTRICT AS APPLICABLE.
6. LOCATE ALL OVERHEAD INTERFERENCES WHICH AFFECT CONSTRUCTION OPERATIONS. TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO OVERHEAD INTERFERENCES. LOCATION AND PROTECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER OR TELECOMMUNICATION LINES. PROTECT THE SAFETY OF PUBLIC, PERSONNEL, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY ASSOCIATED WITH THESE ITEMS.
8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS / EGRESS.
10. TAKE ALL PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENT DISTURBED SHALL BE REPLACED AND/OR ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED PROFESSIONAL SURVEYOR.

CONSTRUCTION NOTES:

1. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY [435-635-2811], OF THE "INTERNATIONAL BUILDING CODE", 2011 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN ANY GEOTECHNICAL INVESTIGATION REPORTS.
2. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE FIELD ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN CLEAN CONDITIONS ON THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES.
4. PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE AND REQUIRED TO OBTAIN THEIR OWN UPDES/NOI PERMITS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL AND ANY SWPPP REQUIREMENTS.
7. PRIOR TO AND DURING COMPACTION OPERATIONS, ALL BACKFILL MATERIAL SHALL HAVE THE REQUIRED MOISTURE CONTENT UNIFORM THROUGHOUT EACH LAYER.
8. ALL NON-ROADWAY DUST CONTROL MATERIAL SHALL BE FIRMLY PLACED AND COMPACTED TO A 3" CRUST AT 5% OVER OPTIMUM, AND ALL GRADING SHALL BE COMPACTED TO 95%.
9. ALL RIP-RAP ROCK SHALL BE APPROVED BY OWNER.
10. CONTRACTOR MUST COORDINATE WITH OTHER CONTRACTORS WORKING IN AREAS.
11. CONTRACTORS MUST PROTECT EXISTING FACILITIES.
12. ALL SITE BLASTING MUST OCCUR DURING DAYLIGHT HOURS AND HAVE A DUST CONTROL PLAN PROVIDED BY THE CONTRACTOR.

GENERAL UTILITY NOTES

1. ALL UTILITY LINES SHALL CONFORM TO HURRICANE CITY CONSTRUCTION STANDARDS.
2. CONTRACTOR SHALL NOTIFY HURRICANE CITY AT LEAST 24 HOURS IN ADVANCE FOR ANY UTILITY CONNECTIONS TO EXISTING UTILITIES.
3. NO NEW UNDERGROUND UTILITIES SHALL BE BACKFILLED UNTIL INSPECTED BY OWNER AND/OR HURRICANE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE.
4. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR SHOWN INCORRECTLY. CONTRACTOR TO BLUE STAKE EXISTING UTILITIES PRIOR TO EXCAVATION TO VERIFY LOCATION.
5. CONTRACTOR SHALL POTHOLE ALL CRITICAL UTILITY CROSSINGS AT LEAST 500 FEET PRIOR TO CONSTRUCTION AT THE CROSSING AREA.
6. CONTRACTOR RESPONSIBLE TO RAISE/LOWER ALL EXISTING CLEANOUTS, MANHOLES, & VALVES AND PROVIDE ALL APPURTENANCES AS REQUIRED TO MATCH FINISH GRADE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE INTERIOR OF ALL PIPE BE CLEAR OF DEBRIS INCLUDING SOIL, ROCKS, TRASH, ETC. IT IS RECOMMENDED THAT THE ENDS OF THE PIPE BE COVERED IN CASE OF STORM RUNOFF OR UTILITY BREAKAGE. ANY CLEANING OF THE PIPE INTERIOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.

HURRICANE 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 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 508.16.5 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 HUURRICANE CITY BACKFLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE 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 TEH PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 5" 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 OOR 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 APPROVED 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) HOUR 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 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.

TDS CATV/BROADBAND 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 BUILDING FOR PREWIRE OPTIONS FOR PRE-WIRE 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.

INFOWEST CATV/FIBER OPTIC NOTES

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

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 ENERGYFO RCASING 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 PUE** DEVELOPER WILL BE ERESPONSIBLE 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 LIENS, 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 OT 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.

ASH CREEK SSD 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 PROVE A PDF AND 2'X3' PLAN SHEET DRAWING OF 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 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 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 SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

LEGEND					
DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
SURVEY MONUMENTS					
SECTION CORNER AS NOTED			CLASS II MONUMENT		
CLASS I MONUMENT			PROPERTY CORNER		
GRADING & STORM DRAIN					
MINOR CONTOUR (1' OR 2')			TBC ELEVATIONS		
MAJOR CONTOUR (5' OR 10')			WALL ELEVATIONS		
STORM DRAIN PIPE			MANHOLE		
FLOWLINE			CURB INLET		
SURFACE FLOW DIRECTION			AREA DRAIN / DROP INLET		
REDI ROCK RETAINING WALL			CMU BLOCK RETAINING WALL		
UTILITIES					
NATURAL GAS LINE			SANITARY SEWER PIPE		
TELEPHONE LINE			SEWER MANHOLE		
CABLE TV LINE			SEWER CLEANOUT		
FIBER OPTIC LINE			CULINARY WATER		
TELEPHONE PEDISTAL			IRRIGATION WATER		
CTV PEDISTAL			FIRE HYDRANT		
VAULT			VALVE		
TRANSFORMER			OVERHEAD POWER		
SECONDARY BOX			POWER		
STREET LAMP			POWER VAULT		
ROADWAY					
ASPHALT			30" CURB & GUTTER		
CONCRETE			SPEED LIMIT SIGN		
ADA RAMP			STOP SIGN / NAME SIGN		
WATERWAY					
DETAIL CALLOUT					
DEFINITION	CALLOUT	DESCRIPTION	DEFINITION	CALLOUT	DESCRIPTION
TYPICAL DETAIL CALLOUT		DETAIL LABEL SHEET #	ROADWAY SECTION		ASPHALT ROADBASE



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STRATTON SIBLINGS

GENERAL NOTES

STRAWBERRY FIELDS

HURRICANE, UT



Know what's below.
Call before you dig.

DATE 08/01/2024

PROJ. # 01.023.037

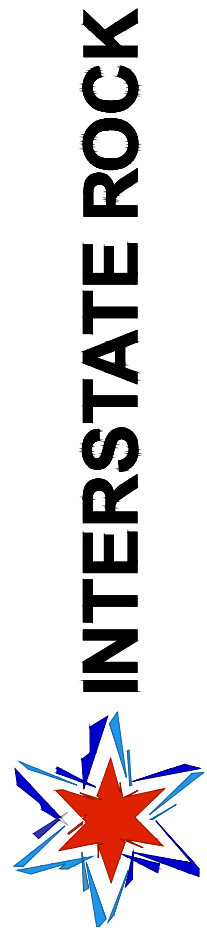
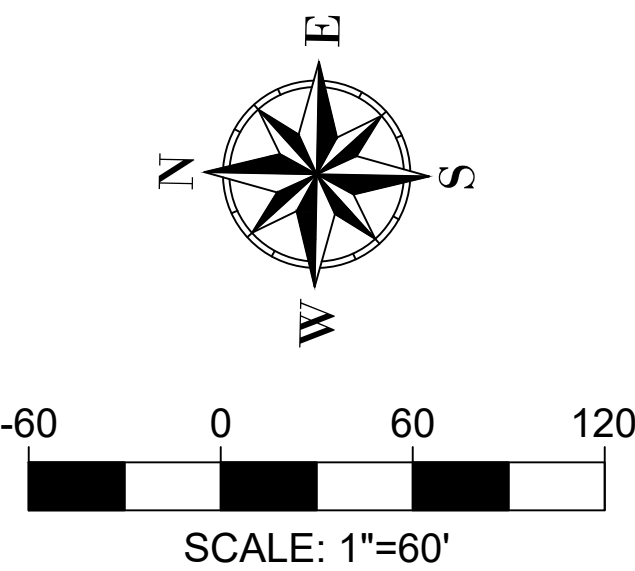
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FILE: Z:\1 - Engineering\1 - Clients\Stratton Siblings\3000-1625 400 West Subdivision\2 - Engineering\1 - Design\3 - Sheets\Existing Conditions.dwg TIME: 13 August 2024

EXISTING CONDITIONS & DEMOLITION PLAN
STRAWBERRY FIELDS



LEGEND	
DEFINITION	EXAMPLE
EX 8" SS	— EX-SS8 —
EX 8" WL	— EX-WL8 —
EX 30" SD	— EX-SD30 —
EX PWR	— EX-PWR —
EX OHP	— EX-OHP —
EX GAS	— EX-GAS —
EX FENCE	— □ — □ —
PROPERTY BOUNDARY	— — — —
EX BUILDING	



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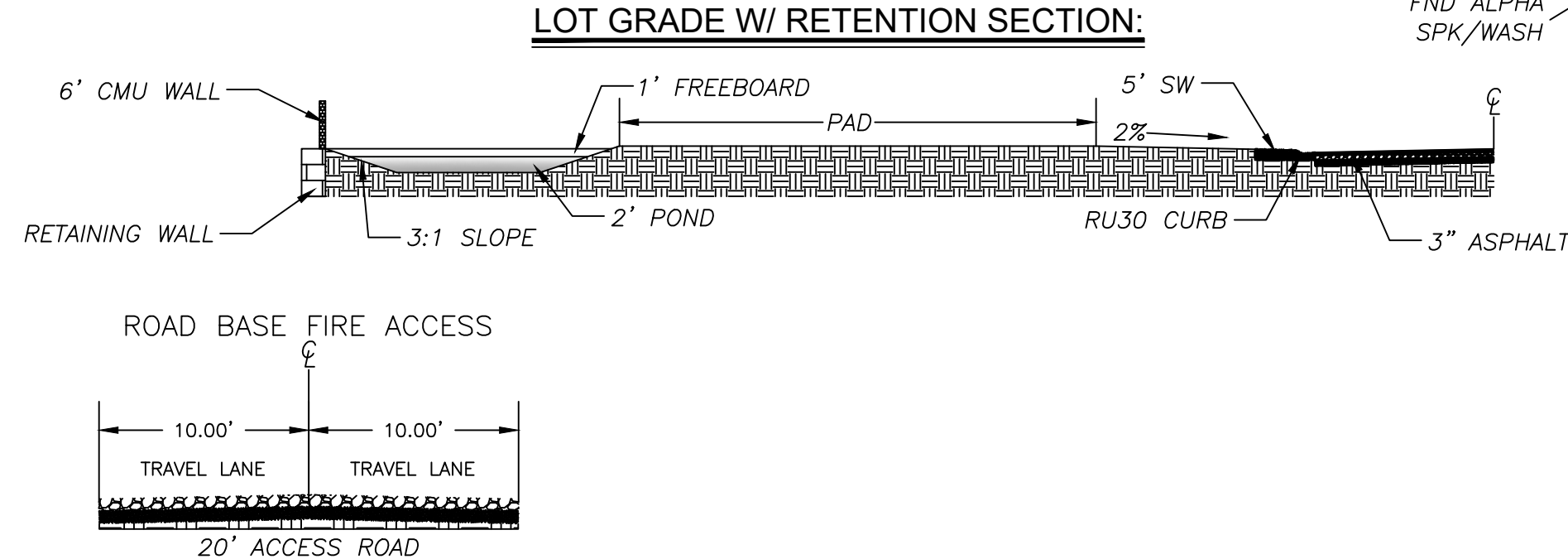
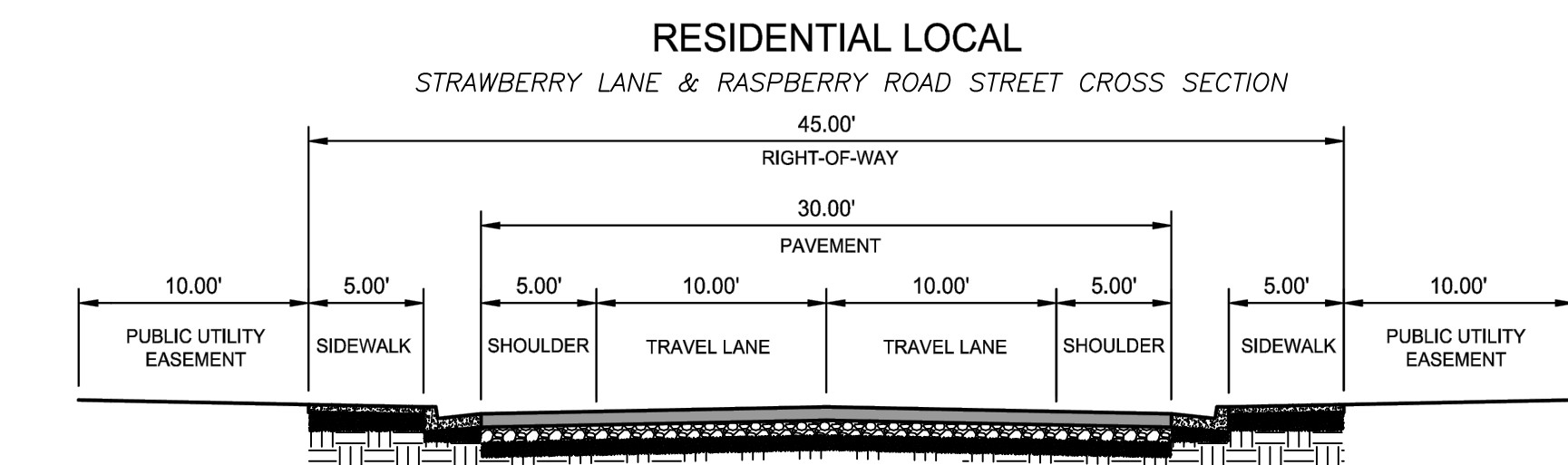
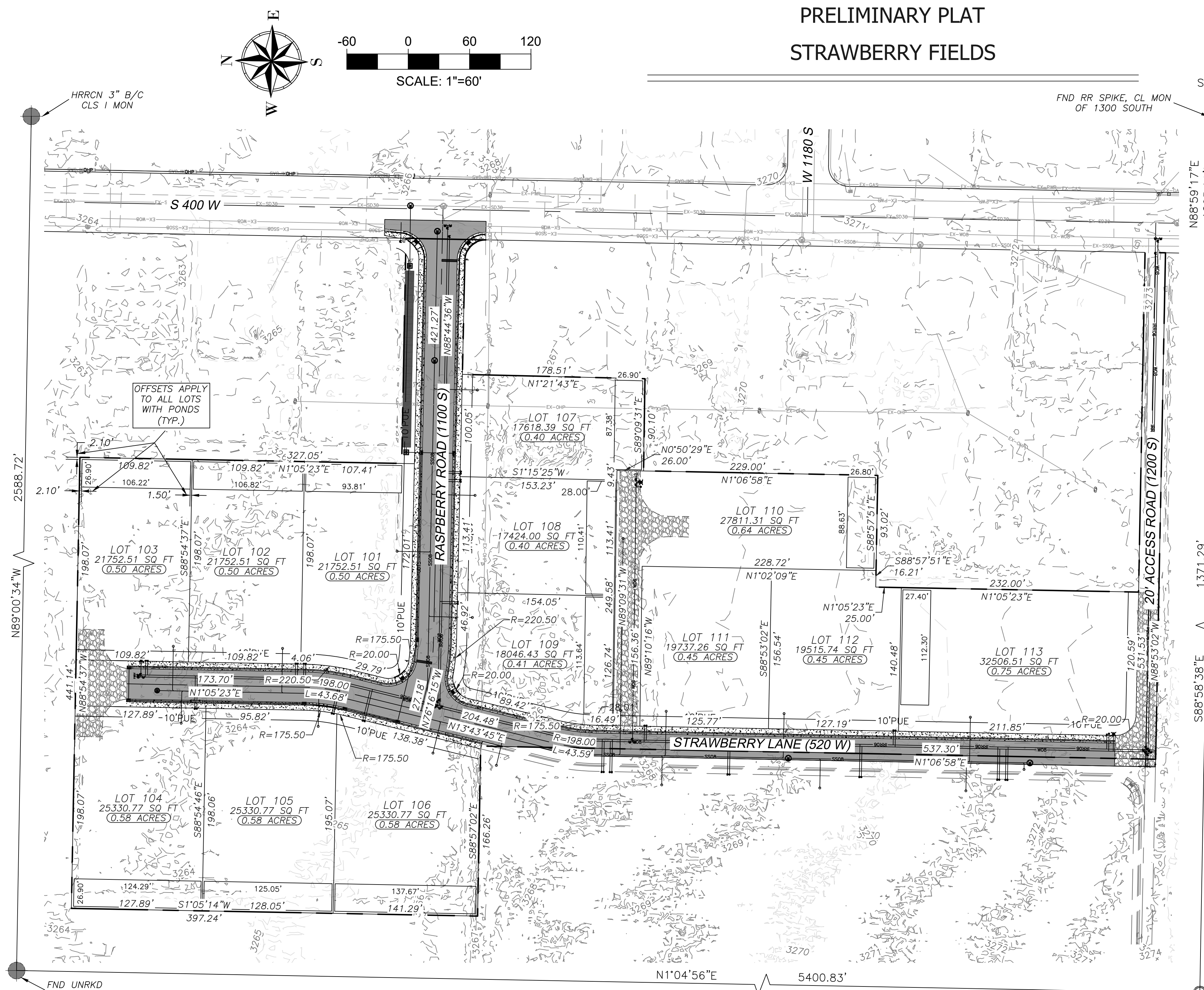
STRATTON SIBLINGS	
EXISTING CONDITIONS & DEMOLITION PLAN	
STRAWBERRY FIELDS	
HURRICANE, UT	

REV.	DATE	DESCRIPTION	BY



DATE	08/01/2024
PROJ. #	PAGE #
01.023.037	C1.2

PRELIMINARY PLAT
STRAWBERRY FIELDS



TAX ID NO: H-3-2-3-2412-B
WARRANTY DEED DOC#20070040065
BEGINNING AT A POINT 265.00 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE SOUTH 314.62 FEET, MORE OR LESS, TO A POINT 81.70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 9, THENCE WEST 661.32 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 10, THENCE NORTH ALONG TH^E LOT LINE 314.62 FEET, MORE OR LESS, TO A POINT 265.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 10, THENCE EAST 661.32 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXPECTING THEREFROM ALL OF THE EAST 220.18 FEET.

TAX ID NO: H-3-2-3-230911
WARRANTY DEED DOC#20220050705
BEGINNING AT A POINT NORTH, ALONG THE LOT LINE, 396.00 FEET AND WEST, PARALLEL TO THE LOT LINE 222.80 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE WEST 272.20 FEET; THENCE NORTH 264.99 FEET; THENCE WEST 166.12 FEET; THENCE SOUTH 178.69 FEET; THENCE EAST 681.32 FEET; THENCE SOUTH 78.00 FEET TO A POINT OF CURVATURE OF 100.00 FEET RADIUS; THENCE ALONG AN ARC OF 100.00 FEET RADIUS (RADIUS POINT BEARS WEST) 100.00 FEET; THENCE SOUTH 178.69 FEET; THENCE WEST 100.43 FEET; THENCE SOUTH 110.00 FEET TO THE POINT OF BEGINNING.

ALSO:
THE NORTH 264.99 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT A POINT NORTH, ALONG THE LOT LINE, 396.00 FEET AND WEST, PARALLEL TO THE LOT LINE 222.80 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE WEST 272.20 FEET; THENCE NORTH 264.99 FEET TO THE NORTH LOT LINE; LOT 7 SAID BLOCK 7 AND THE TRUE POINT OF BEGINNING, THENCE WEST 0.66 FEET ALONG THE LOT LINE; THENCE SOUTH 660.99 FEET TO A POINT ON THE SOUTH LOT LINE OF SAID LOT 7; THENCE EAST 0.66 FEET ALONG SAID LOT LINE; THENCE NORTH 660.99 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLOWING DESCRIBED PARCELS A AND B:

PARCEL A:
BEGINNING AT A POINT NORTH 01°14'45" EAST ALONG THE LOT LINE, 506.13 FEET AND NORTH 89°52'11" WEST 12.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7 HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST 122.37 FEET; THENCE NORTH 01°14'45" EAST 178.51 FEET; THENCE SOUTH 89°51'37" 107.34 FEET TO THE BEGINNING OF A 15.00 RADII CURVE; THENCE SOUTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 23.59 FEET, THRU A CENTRAL ANGLE OF 90°06'22"; THENCE SOUTH 01°14'45" WEST 163.46 FEET TO THE POINT OF BEGINNING.

PARCEL B:
BEGINNING AT A POINT NORTH 00°14'45" EAST ALONG THE LOT LINE 506.13 FEET AND NORTH 89°52'11" WEST 134.87 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST 19.83 FEET; THENCE NORTH 00°14'45" EAST 178.51 FEET; THENCE SOUTH 89°51'37" EAST 19.83 FEET; THENCE SOUTH 00°14'45" WEST 178.51 FEET TO THE POINT OF BEGINNING.

TAX ID NO: H-3-2-3-23112
WARRANTY DEED DOC#220220050705
BEGINNING AT A POINT NORTH 00°14'45" EAST, ALONG TH ELOT LINE, 506.13 FEET ADN NORTH 89°52'11" WEST, 134.87 FEET FROM THE SOUTH EAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST, 47.83 FEET; THENCE NORTH 00°14'45" EAST, 178.52 FEET; THENCE SOUTH 89°51'37" EAST, 47.83 FEET; THENCE SOUTH 00°14'45" WEST, 178.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 00°14'45" EAST, ALONG THE LOT LINE, 506.3 FEET AND NORTH 89°52'11" WEST, 134.87 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST, 19.83 FEET; THENCE NORTH 0°14'45" EAST, 178.51 FEET; THENCE SOUTH 89°51'37" EAST, 19.83 FEET; THENCE SOUTH 00°14'45" WEST, 178.51 FEET TO THE POINT OF BEGINNING.

TAX ID NO: H-3-2-3-230711
WARRANTY DEED DOC#22020050705

BEGINNING AT THE SOUTHEAST CORNER OF LOT EIGHT (8), BLOCK SEVEN (7), HURRICANE FIELD SURVEY, AND RUNNING THENCE WEST, ALONG THE SOUTH LINE OF LOTS SEVEN AND EIGHT 495.00 FEET; THENCE NORTH 396.00 FEET, THENCE EAST 272.20 FEET; THENCE SOUTH 119.00 FEET; THENCE WEST 109.10 FEET; THENCE SOUTH 257.00 FEET TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 38GH; THENCE EAST 331.90 FEET TO THE EAST LINE OF SAID LOT 38GH, THENCE SOUTH ALONG THE LOT LINE 20.00 FEET TO THE POINT OF BEGINNING.

ALSO

COMMENCING AT A POINT NORTH, ALONG THE LOT LINE, 396.00 FEET AND WEST, PARALLEL TO THE LOT LINE 222.80 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE WEST 272.20 FEET; THENCE NORTH 264.99 FEET TO THE NORTH LOT LINE OF LOT 7 OF SAID BLOCK 7; AND THE TRUE POINT OF BEGINNING THENCE EAST 0.66 FEET ALONG THE LOT LINE, THENCE SOUTH 660.99 FEET TO A POINT ON THE SOUTH LOT LINE OF SAID LOT 7; THENCE EAST 0.66 FEET ALONG SAID LOT LINE; THENCE NORTH 660.99 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 264.99 FEET OF SAID ALSO DESCRIBED PARCEL.

TAX ID NO: H-3-2-3-23112
WARRANTY DEED DOC#20220050705
BEGINNING AT A POINT NORTH 00°14'45" EAST, ALONG THE LOT LINE, 506.13 FEET AND NORTH 89°52'11" WEST, 134.87 FEET FROM THE
SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST, 47.83 FEET; THENCE NORTH
00°14'45" EAST, 178.52 FEET; THENCE SOUTH 89°51'37" EAST, 47.83 FEET; THENCE SOUTH 00°14'45" WEST, 178.51 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT NORTH 00°14'45" EAST, ALONG THE LOT LINE, 506.13 FEET AND NORTH 89°52'11" WEST, 134.87 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 89°52'11" WEST, 19.83 FEET; THENCE NORTH 00°14'45" EAST, 178.51 FEET; THENCE SOUTH 89°51'37" EAST, 19.83 FEET; THENCE SOUTH 00°14'45" WEST, 178.51 FEET TO THE POINT OF BEGINNING.

STORM WATER WILL SHEET FLOW
INTO CURB INLETS THAT WILL FLOW
INTO ADS MC-7200 STORMTECH
DETENTION BASIN AT THE EAST END
OF THE SUBDIVISION.

OWNER/REPRESENTATIVE:
CRAIG STRATTON
PH: (435-680-2136)
EM: CRAIG.STRATTON
@INTERSTATEROCK.COM

OWNER/DEVELOPER
STRATTON CRAIG B TR
STRATTON CONNIE T TR
STRATTON LAYNE B &
SHAUNA C TRS

SITE INFORMATION:

CURRENT ZONE: R1-0.5
TOTAL AREA: 359,284 SF
RESIDENTIAL UNITS: 13
AVERAGE RESIDENTIAL LOT SIZE: 22,608 SF
DENSITY: (UNITS/ACRE) 1.2

SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M
PARCEL(S)# H-3-2-3-2412-B; H-3-2-3-230911;
H-3-2-3-23112; H-3-2-3-230711; H-3-2-3-23112
HURRICANE CITY, WASHINGTON COUNTY, UTAH



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STRATTON SIBLINGS

PRELIMINARY PLAT

AWBERRY FIELDS

HURRICANE. IIT

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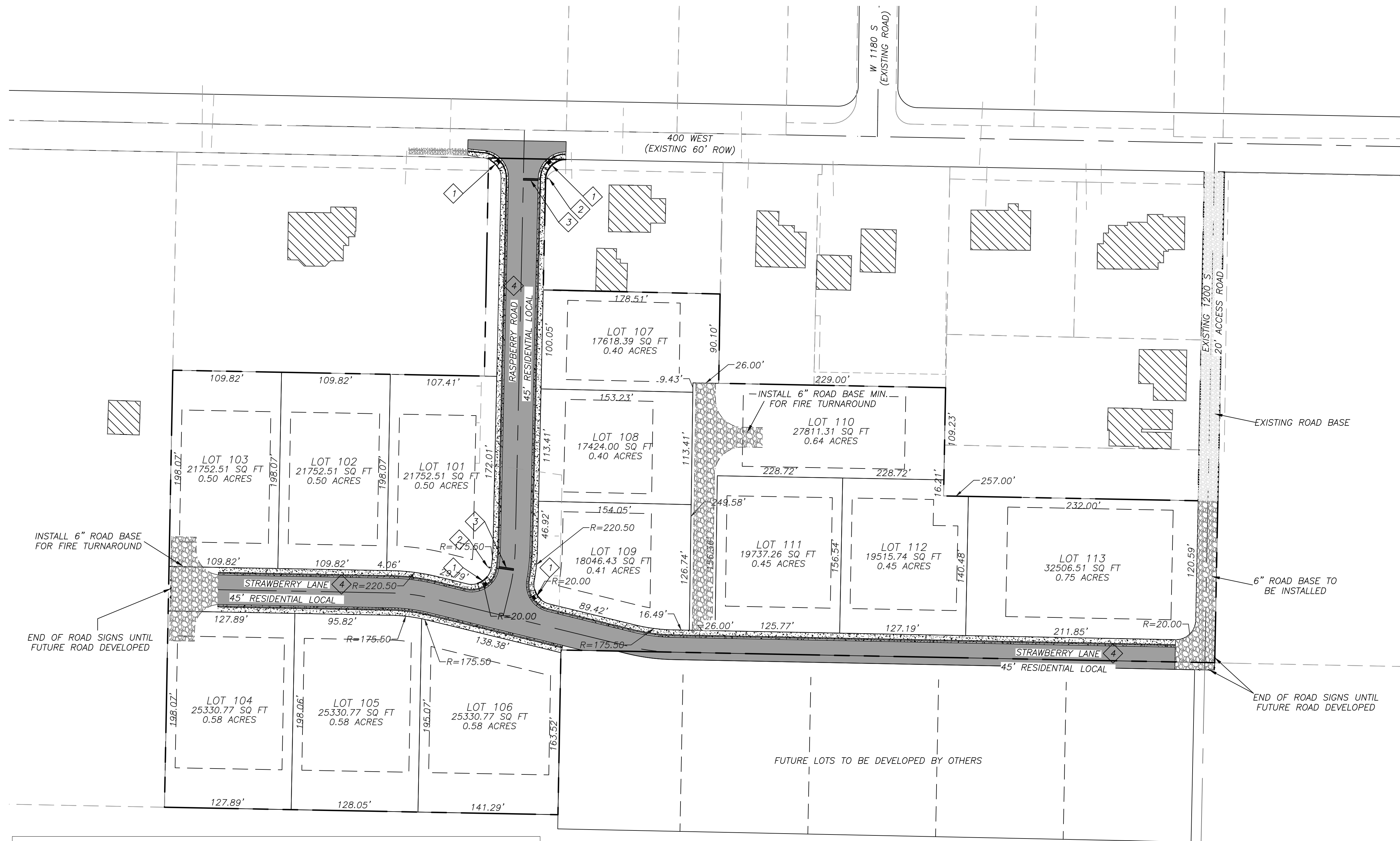
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SITE PLAN
STRAWBERRY FIELDS



SITE NOTES

- INSTALL ADA RAMP (A) (DT1.0)
- INSTALL STOP SIGN (R1-1), ADDRESS SIGN (), (B) (DT1.0)
- STOP LINE TO BE PAINTED ACCORDING TO MUTCD SECTION 3B.16 STANDARDS, 4' SETBACK FROM CROSSWALK (HCS 5.3.1 (E) & 5.3.2)

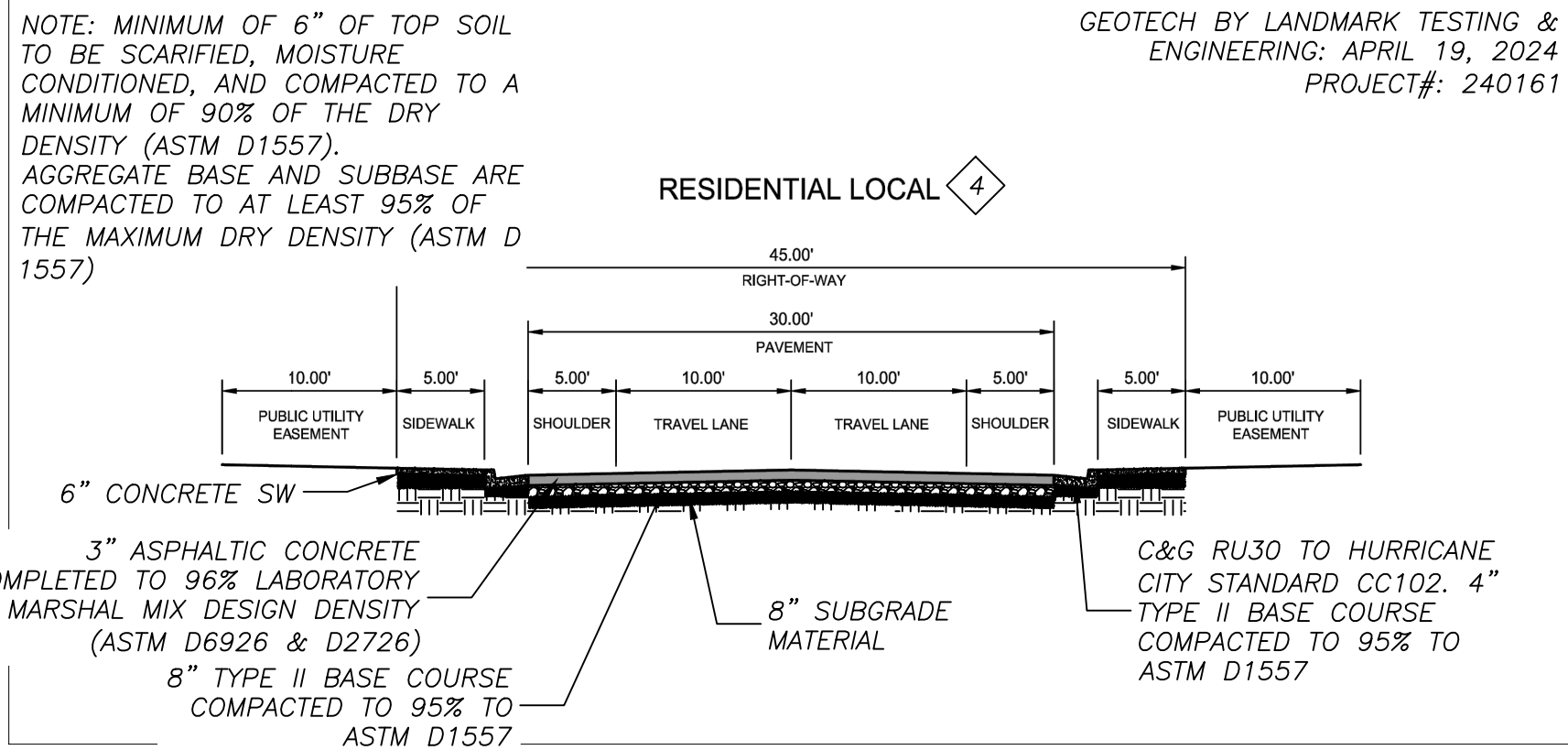
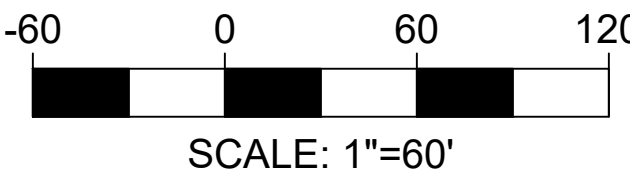
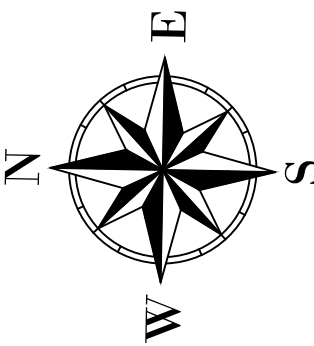
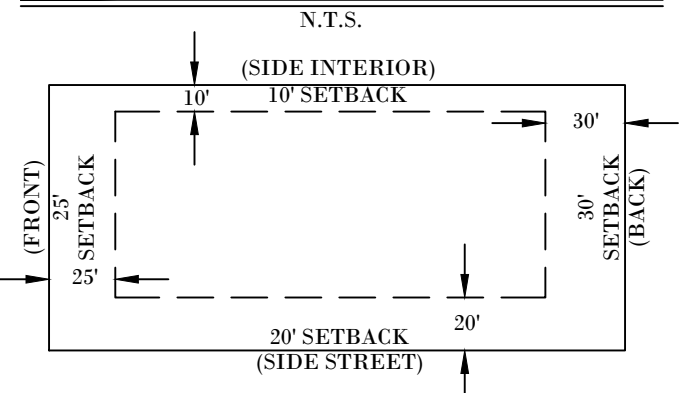
LEGEND

DEFINITION	PROPOSED	EXISTING
PROPERTY LINE		
PUBLIC UTILITY EASEMENT		
TEMPORARY FIRE TURN AROUND		
ASPHALT HATCH		
CONCRETE HATCH		
ROAD BASE HATCH		

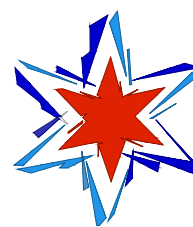
SITE INFORMATION:

CURRENT ZONE: R1-0.5
TOTAL AREA: 359,284 SF
RESIDENTIAL UNITS: 13
AVERAGE RESIDENTIAL LOT SIZE: 22,608 SF
DENSITY: (UNITS/ACRE) 1.2

TYPICAL LOT SETBACKS:



INTERSTATE ROCK



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STRATTON SIBLINGS

SITE PLAN

STRAWBERRY FIELDS

HURRICANE, UT



DATE 08/01/2024

PROJ. # 01.023.037

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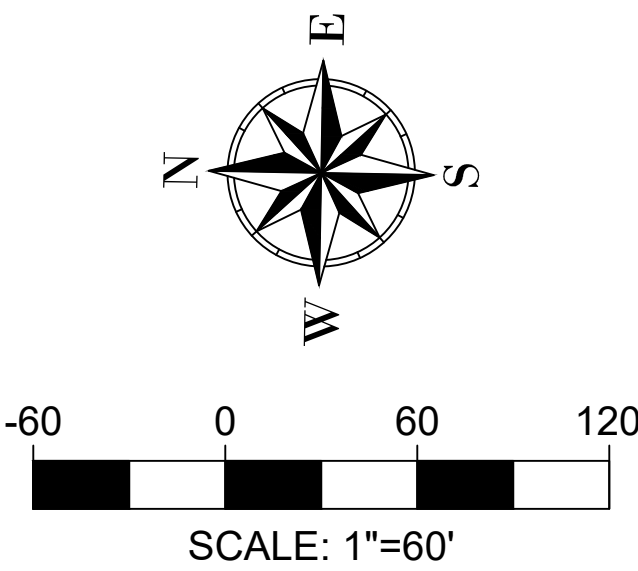
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GRADING PLAN
STRAWBERRY FIELDS

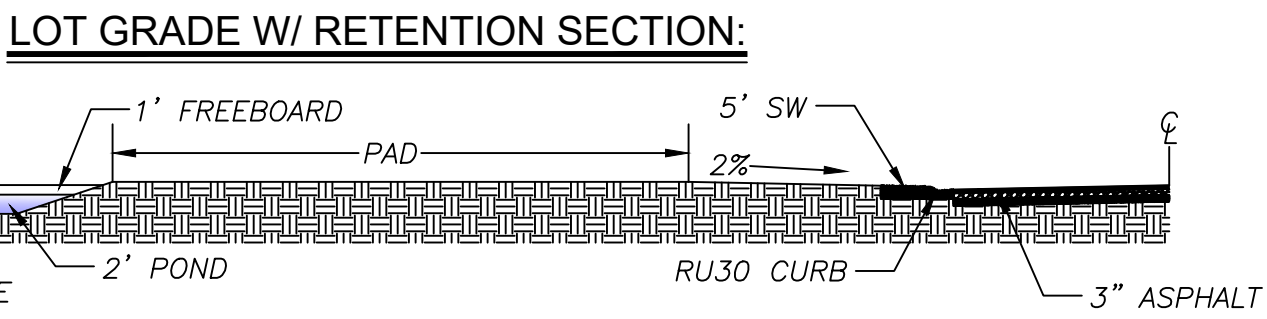
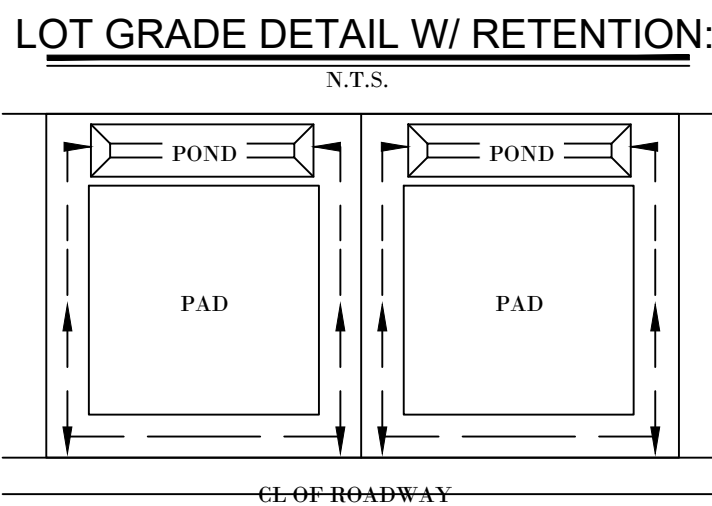
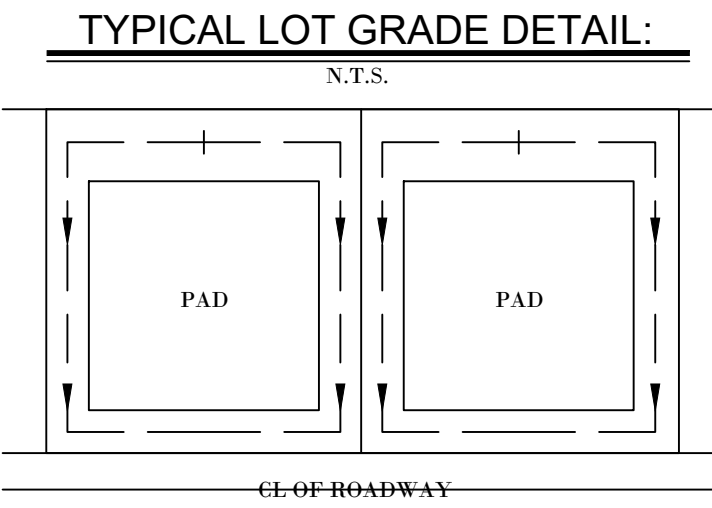


THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED SUB-GRADE SURFACE. THE PROPOSED SUB-GRADE SURFACE IS DEVELOPED BY SUBTRACTING THE VOLUME OF THE PROPOSED IMPROVEMENTS: ASPHALT, CURB AND GUTTER, SIDEWALK, WATERWAYS, HANDICAP RAMPS AND BASE COURSE FROM THE PROPOSED FINISH GRADE SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARPING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED SUB-GRADE SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

EARTHWORK VOLUMES				
STRAWBERRY FIELDS	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
EXISTING TO FINISH GRADE	352,872	1,232	37,680	(+) 36,448
EXISTING TO SUBGRADE	352,872	2,778	37,680	(+) 34,902



LEGEND		
DEFINITION	PROPOSED	EXISTING
GRADING		
MINOR CONTOUR (1' OR 2')	---	---
MAJOR CONTOUR (5' OR 10')	---(100)---	---(100)---
STORM DRAIN PIPE	SD	SD
FLOWLINE	→	→
SURFACE FLOW DIRECTION	→	→
REDI ROCK RETAINING WALL	█	█
CMU BLOCK RETAINING WALL	█	█
TBC ELEVATIONS	TBC:100.00	TBC:100.00
TOP OF WALL MARKER	TOW:100.00	TOW:100.00
BOTTOM OF WALL MARKER	BOW:100.00	BOW:100.00
CURB INLET	█	█
AREA DRAIN / DROP INLET	█	█



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STRATTON SIBLINGS

GRADING PLAN

STRAWBERRY FIELDS

HURRICANE, UT



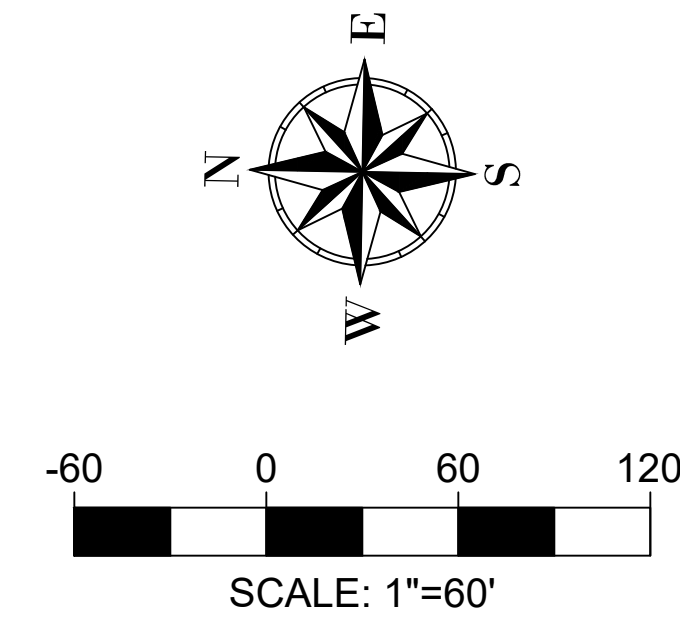
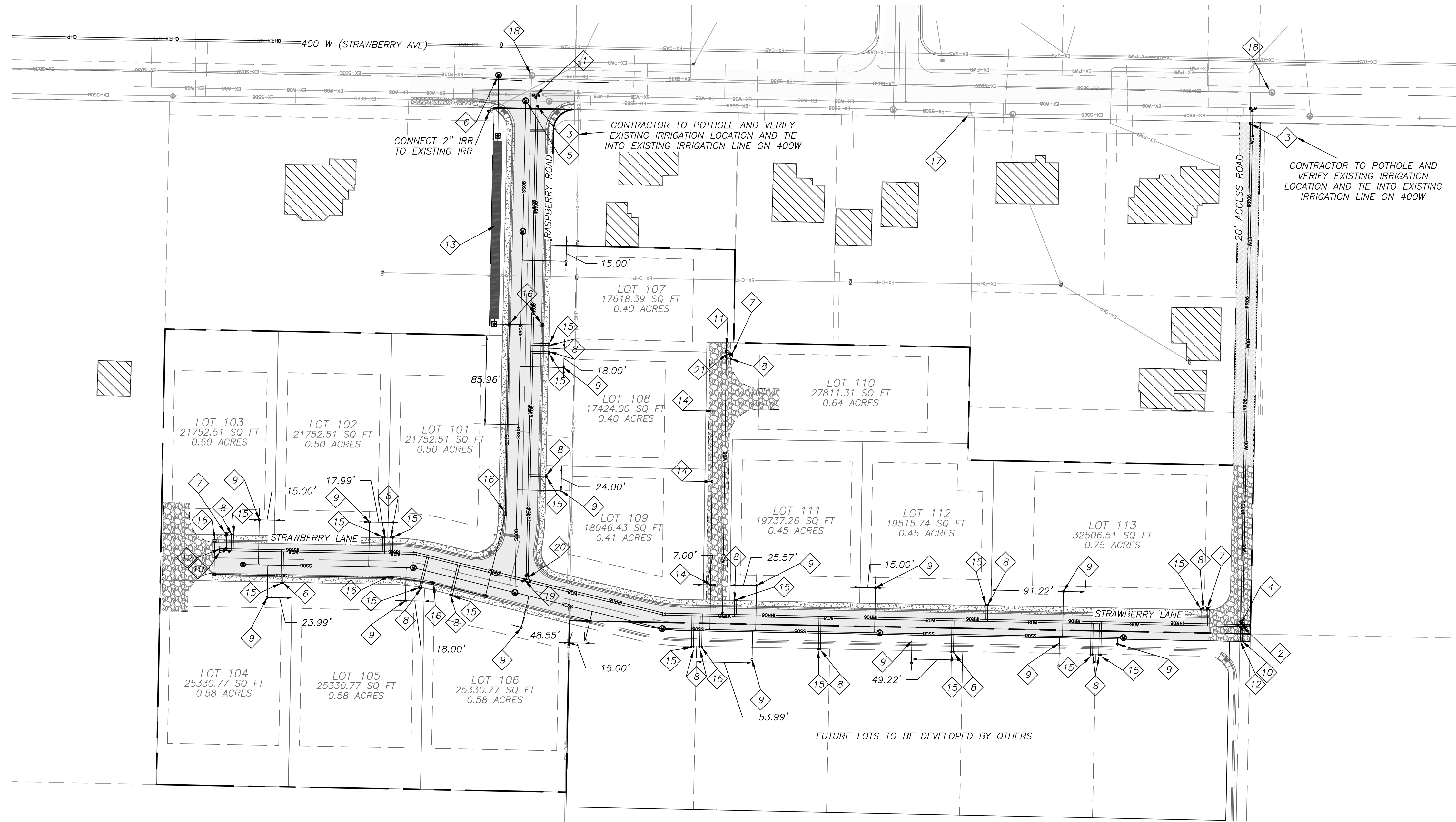
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UTILITY PLAN STRAWBERRY FIELDS



TAG LEGEND	
EXISTING TAG	XX
PROPOSED TAG	XX
NOTE: 1. REFERENCE PLAN & PROFILES FOR SEWER & STORM DRAIN UTILITY INFORMATION 2. REFER TO DRAINAGE PLAN SHEET C5.0 FOR DRAINAGE INFORMATION	

UTILITY KEYNOTES NOTES

- CONNECT TO EXISTING WATER LINE
INSTALL (1) 8" FL TEE
(3) 8" FLxMJ GATE VALVES
W/ JOINT RESTRAINTS
- INSTALL (1) 8" WATER FL CROSS
(4) 8" FLxMJ GATE VALVES
& (2) FL CAP W/ JOINT RESTRAINTS
- INSTALL (1) 6" IRRIGATION FLxMJ GATE VALVE(S)
W/ JOINT RESTRAINT(S) AT R.O.W.
- INSTALL (1) IRRIGATION 6" FL CROSS
(4) 6" FLxMJ GATE VALVES
W/ JOINT RESTRAINTS
- CAST IN PLACE NEW 5' SSMH OVER EXISTING 8" SS.
CONNECT NEW 8" SS LINE
- CAST IN PLACE NEW 5' SDMH OVER EXISTING 30" SD.
CONNECT NEW 15" SD LINE
- INSTALL FIRE HYDRANT ASSEMBLY $\frac{G}{DT1.3}$
- INSTALL WATER LATERAL & WATER METER (TYP) $\frac{H}{DT1.3}$
- INSTALL SEWER LATERAL & CLEANOUT (TYP) $\frac{D}{DT1.5}$
- INSTALL 8" WATER CAP
- INSTALL 6" WATER CAP
- INSTALL 6" IRRIGATION CAP
- INSTALL ADS MC-7200 STORMTECH FOR DETENTION SEE SHEET DT1.4 AND HYDROLOGY SUMMARY FOR DETAIL
- CONNECT NEW 8" SS LINE TO CLEANOUT
- INSTALL IRRIGATION LATERAL & IRRIGATION METER (TYP)
- INSTALL STORM DRAIN CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING 5' SDMH & 30" SD LINE
- INSTALL (1) 8" WATER FL TEE
(4) 8" FLxMJ GATE VALVES
W/ JOINT RESTRAINTS & 11.25 BEND
- INSTALL (1) 6" IRRIGATION FL TEE
(4) 6" FLxMJ GATE VALVES
W/ JOINT RESTRAINTS & 11.25 BEND
- INSTALL (1) 6" WATER FL TEE
(3) 6" FLxMJ GATE VALVES
W/ JOINT RESTRAINTS

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
ROAD BASE		
BUILDING		
LINE TYPES		
8" SDR-35 PVC SS		CS-SDR35
30" CORRUGATED STORM DRAIN		CS-SDR30
15" CORRUGATED STORM DRAIN		CS-SDR15
24" CORRUGATED STORM DRAIN		CS-SDR24
8" C900 DR-18 PVC WATER		CS-W8
6" C900 DR-18 PVC WATER		CS-W6
6" C900 DR-18 PVC IRRIGATION		CS-IRR6
OVERHEAD POWER		CS-OHP
CABLE/FIBER		CS-COMM
GAS		CS-GAS

INTERSTATE ROCK

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UTILITY PLAN

STRAWBERRY FIELDS

HURRICANE, UT



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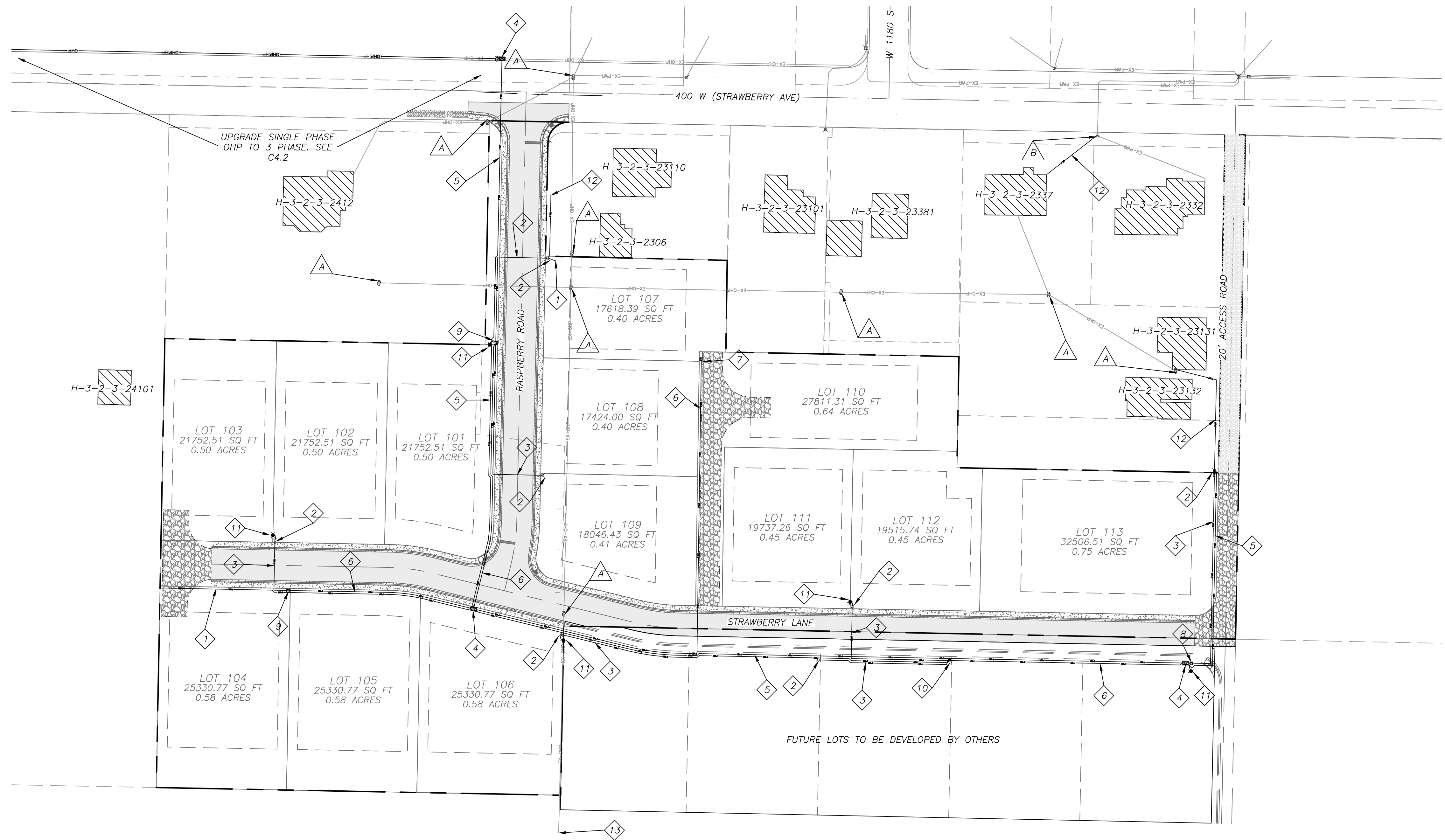
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POWER PLAN
STRAWBERRY FIELDS



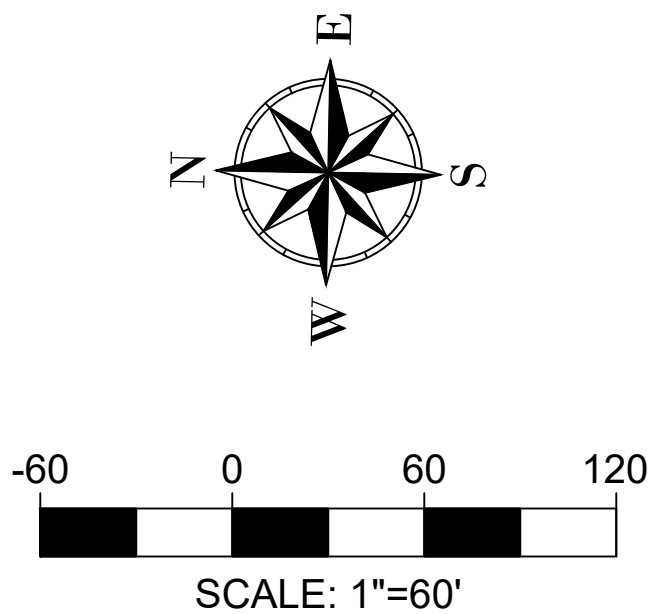
STRAWBERRY FIELDS (400 W) - POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. (435-635-5536).
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS 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 HC 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. DEVELOPERS WILL BE INVOICED A TERMINATION FEE AT THE AMOUNT OF \$102.00 PER PRIMARY ELBOW.
12. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
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 MAIN PANEL SIZE AND SERVICE VOLTAGE IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2", 3", AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM ONLY.
16. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HC 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 PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNIT.
20. HURRICANE POWER WILL WORK WITH THE DEVELOPER TO ENSURE THE AFFECTED HOMES REMAIN IN POWER FOR THE DURATION OF THE PROJECT. DEVELOPER WILL BE RESPONSIBLE TO DIG IN NEW UNDERGROUND POWER LINES TO AFFECTED HOMES. THIS MAY REQUIRE NEW METER EQUIPMENT ON HOME. ALL THESE COSTS WOULD BE THE RESPONSIBILITY OF THE DEVELOPER.
21. HURRICANE POWER WILL REMOVE OLD OVERHEAD LINE AT THE TIME WHEN THE NEW UNDERGROUND IS ENERGIZED. THE POWER LINE WILL REMAIN ENERGIZED IN PLACE UNTIL THE TIME TO SWITCH OVER.
22. HURRICANE POWER WILL INVOICE THE WORK TO DEAD-END OLD LINE, INSTALL GUY WIRES, AND REMOVE ALL NON-USABLE INFRASTRUCTURES.
23. INTERSTATE ROCK AND HURRICANE POWER TO COME UP WITH A CONTRACT FOR UPGRADING THE POWER LINE ALONG 400 W TO 3 PHASE LINE. LINE WILL BE DESIGNED BY HURRICANE POWER.

KEYNOTES

- | | | |
|--|--|-------------------------------------|
| 1 STUB 4" PVC FOR FUTURE | 9 INSTALL 75KVA SINGLE PHASE TRANSFORMER | A EXISTING POWER POLE TO BE REMOVED |
| 2 INSTALL SECONDARY BOX | 10 INSTALL 100KVA SINGLE PHASE TRANSFORMER | B EXISTING SECONDARY BOX |
| 3 INSTALL 500MCM TRIPLEX ALUMINUM IN 3" PVC | 11 INSTALL NEW DECORATIVE STREETLIGHT FED BY #10 COPPER IN 1" PVC | |
| 4 INSTALL 3 PHASE VAULT | 12 DEVELOPER TO INSTALL NEW UNDERGROUND SERVICE TO EXISTING RESIDENT | |
| 5 INSTALL 4/0 3 PHASE 15KV WIRE IN 4" PVC | 13 HURRICANE POWER TO REMOVE OLD POWERLINE | |
| 6 INSTALL 1/0 SINGLE PHASE 15KV WIRE IN 2 1/2" PVC | | |
| 7 INSTALL 25KVA SINGLE PHASE TRANSFORMER | | |
| 8 INSTALL 50KVA SINGLE PHASE TRANSFORMER | | |

LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH DESCRIPTION		
ASPHALT		
CONCRETE		
LANDSCAPE		
BUILDING		
TAG LEGEND		
	EXISTING TAG	
	PROPOSED TAG	



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POWER PLAN

STRAWBERRY FIELDS

HURRICANE, UT



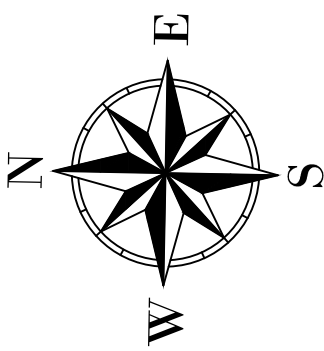
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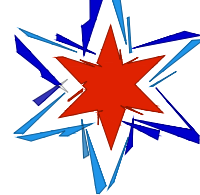
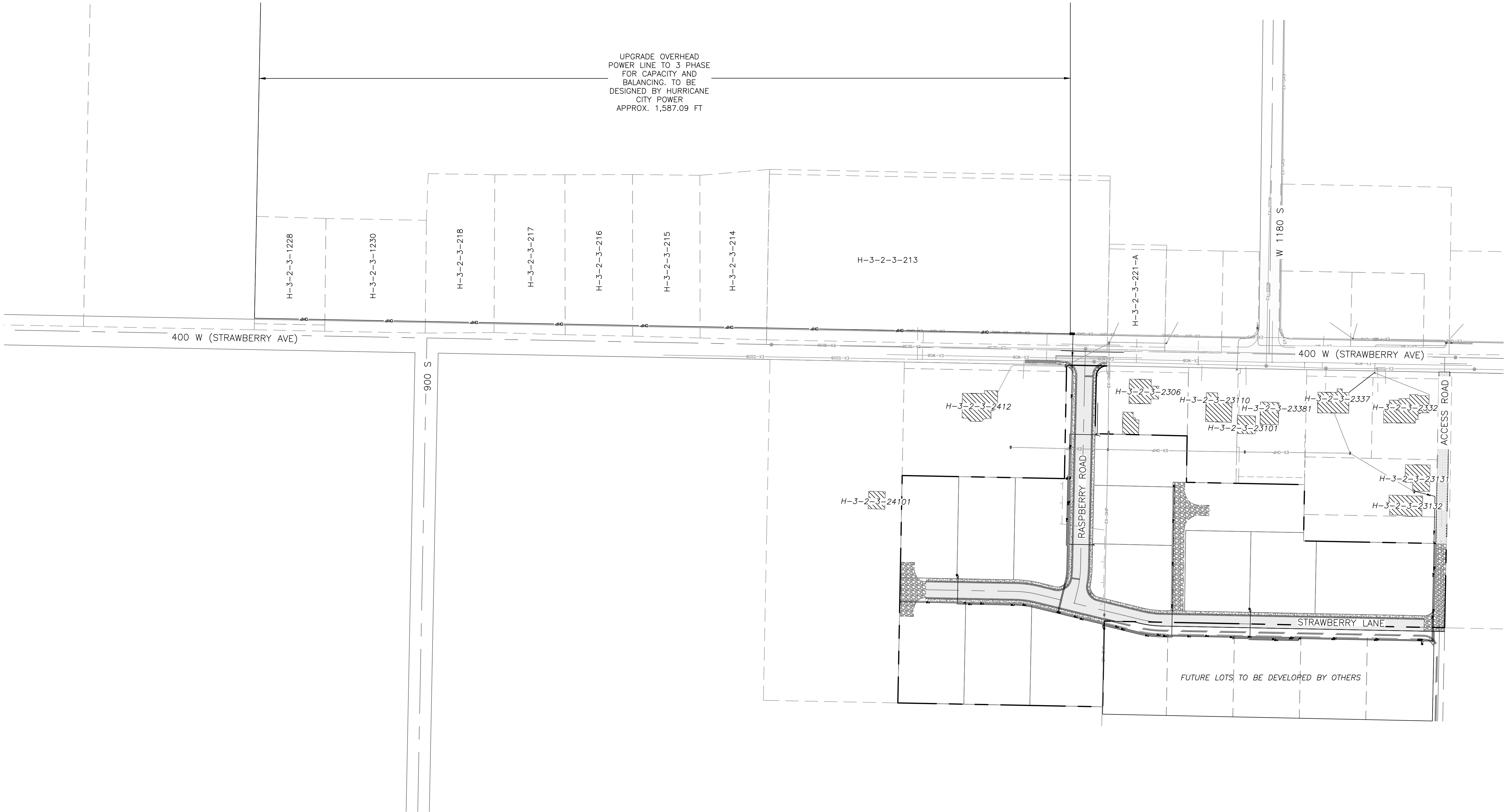
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OVERALL POWER PLAN

STRAWBERRY FIELDS



UPGRADE OVERHEAD
POWER LINE TO 3 PHASE
FOR CAPACITY AND
BALANCING. TO BE
DESIGNED BY HURRICANE
CITY POWER
APPROX. 1,587.09 FT



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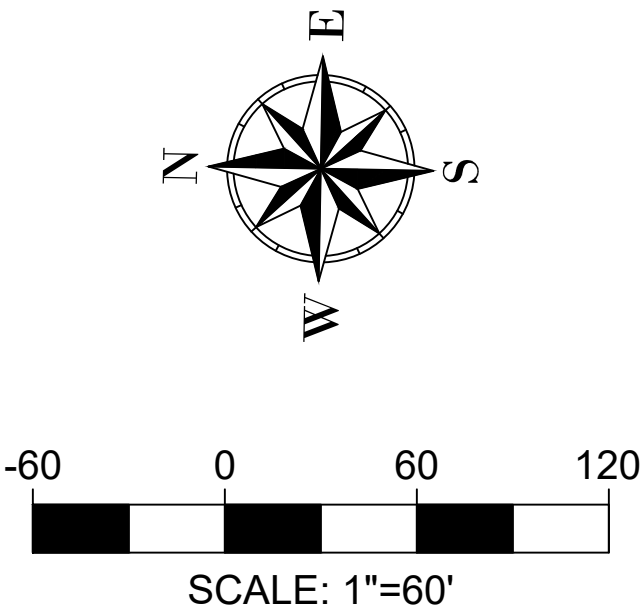
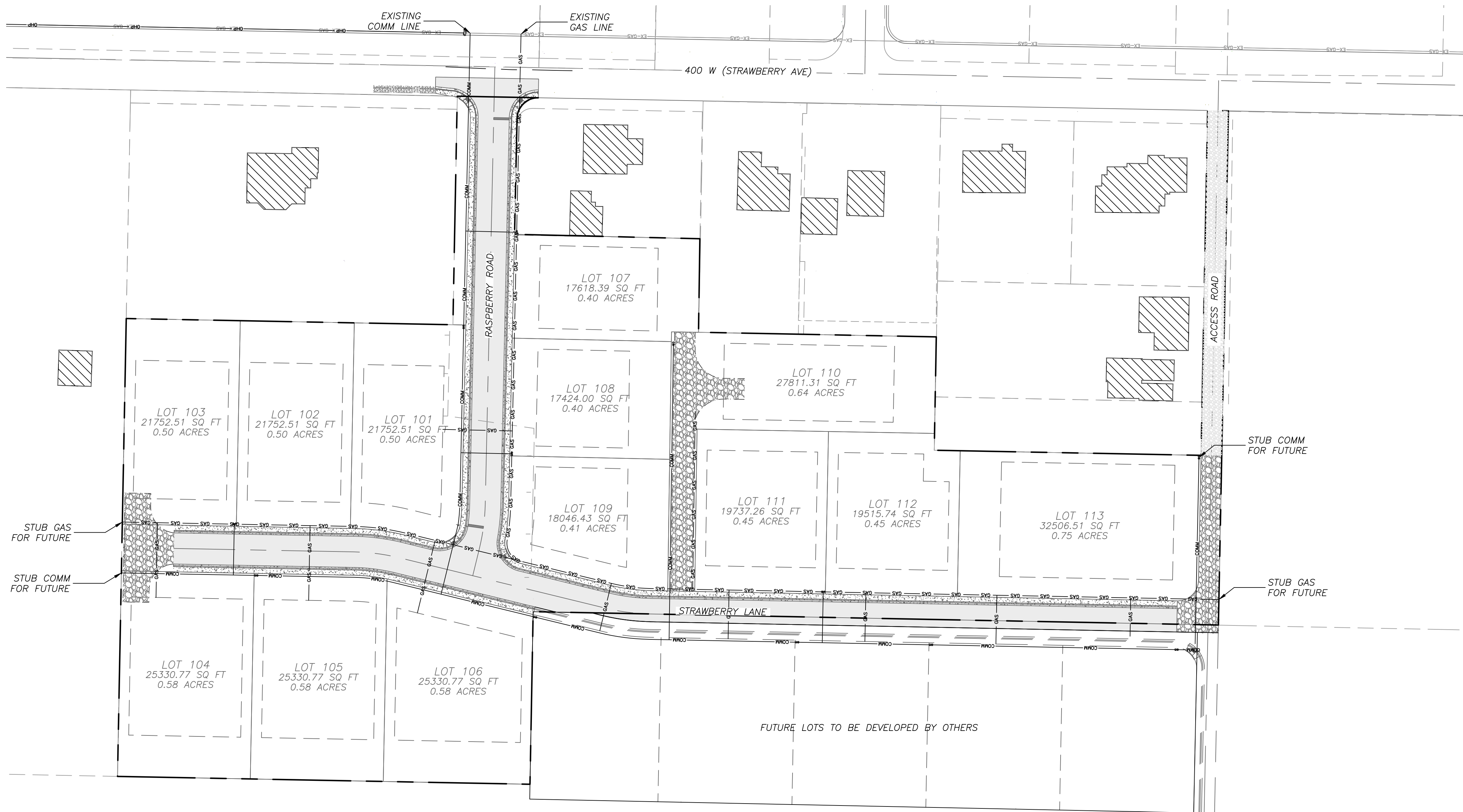
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GAS & CATV PLAN
STRAWBERRY FIELDS



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GAS & CATV PLAN
STRAWBERRY FIELDS
HURRICANE, UT

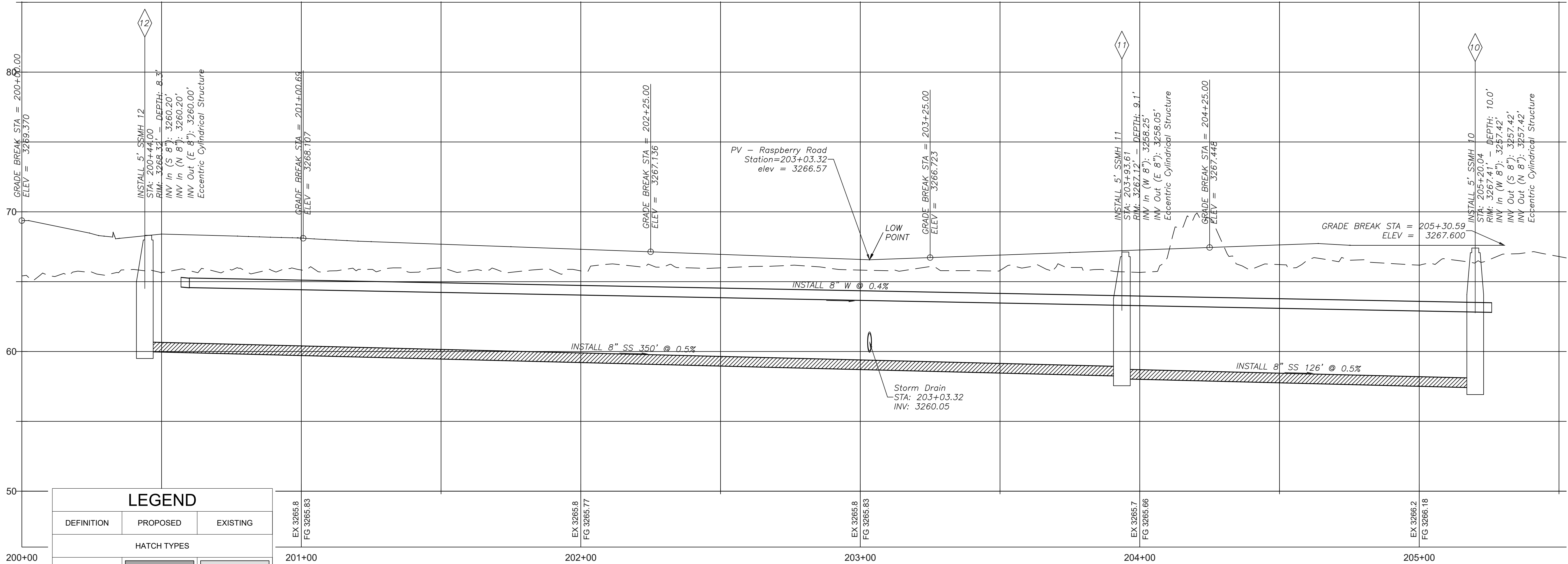
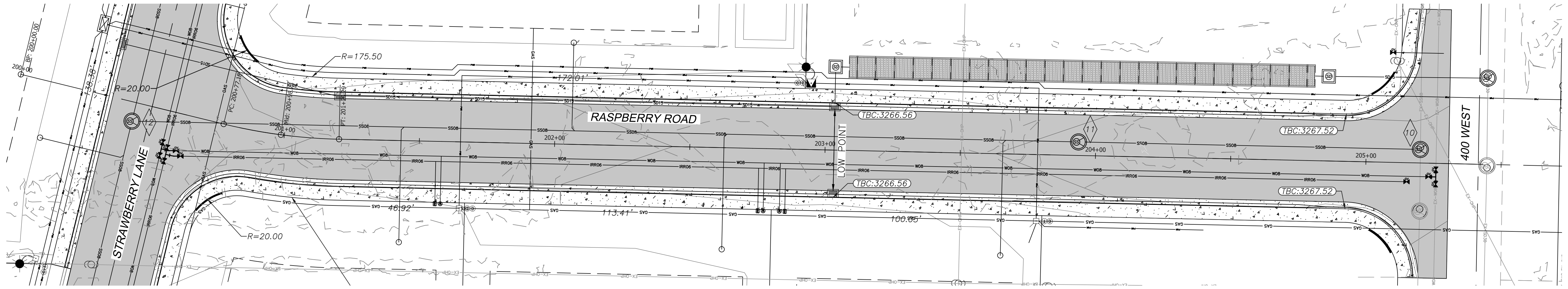
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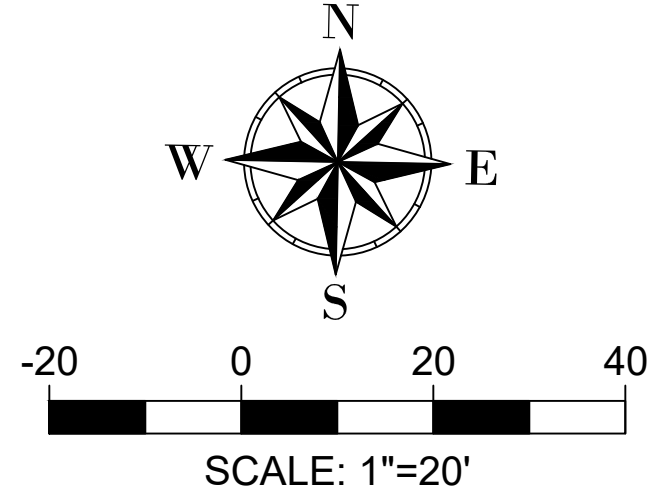
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PLAN & PROFILE RASPBERRY ROAD
STRAWBERRY FIELDS



LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR

Profile View of PV - Raspberry Road
HORIZONTAL SCALE: 40
VERTICAL SCALE: 8
VERTICAL EXAGGERATION: 5.0



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PLAN & PROFILE RASPBERRY ROAD

STRAWBERRY FIELDS

HURRICANE, UT



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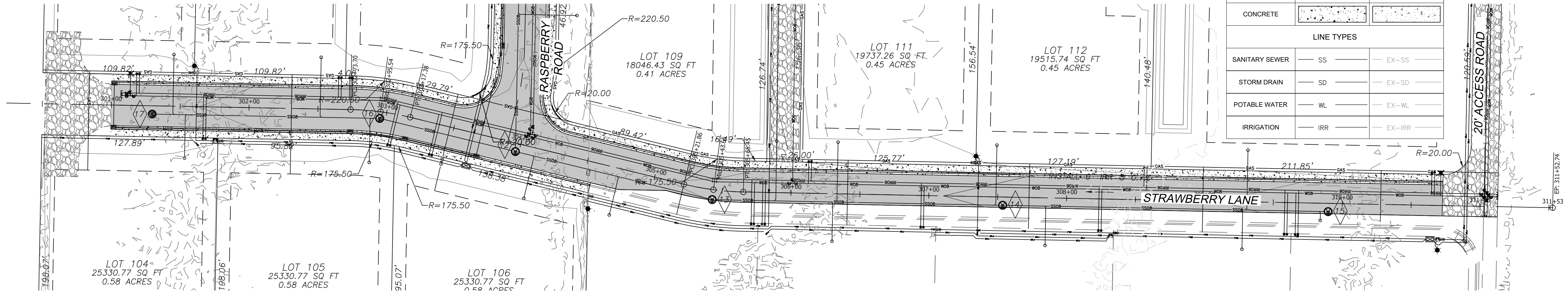
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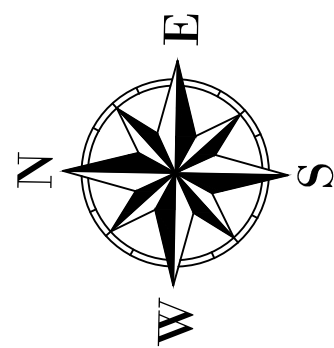
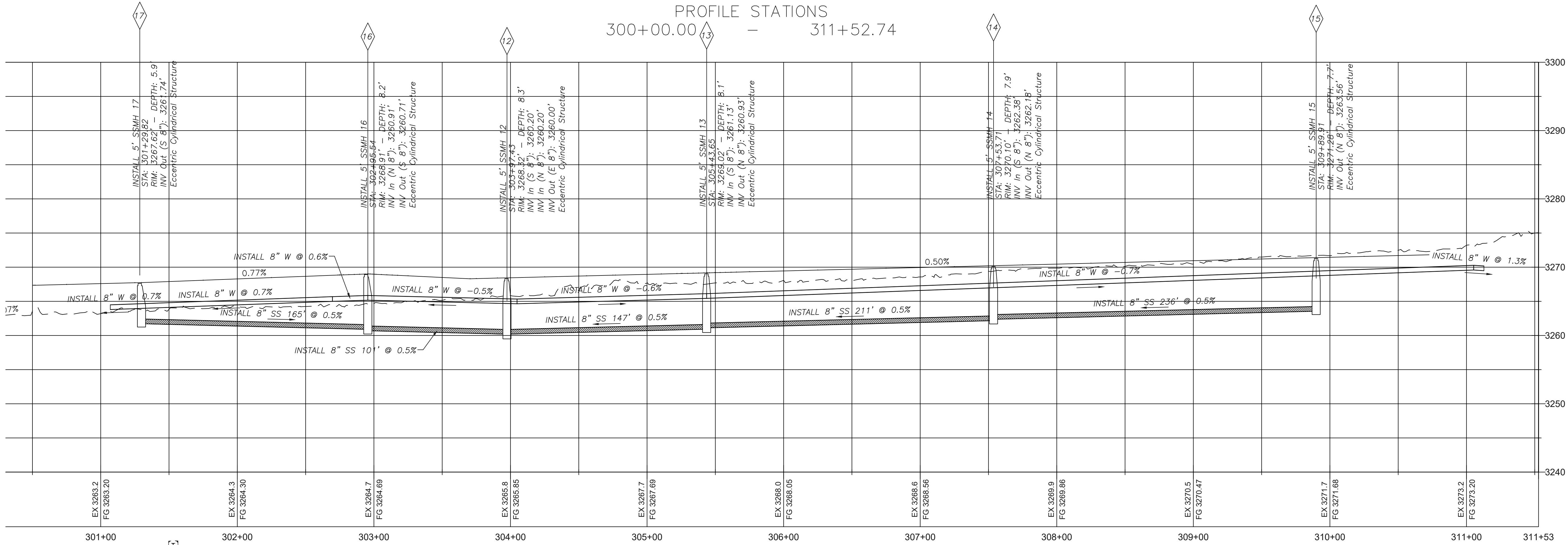
PLAN & PROFILE STRAWBERRY LANE
STRAWBERRY FIELDS

LEGEND

DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR



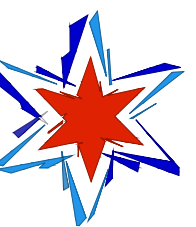
PROFILE STATIONS
300+00.00 - 311+52.74



SCALE: 1"=40'

Profile View of PV - Strawberry Lane
HORIZONTAL SCALE: 40
VERTICAL SCALE: 8
VERTICAL EXAGGERATION: 5.0

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PLAN & PROFILE STRAWBERRY LANE

STRAWBERRY FIELDS

HURRICANE, UT



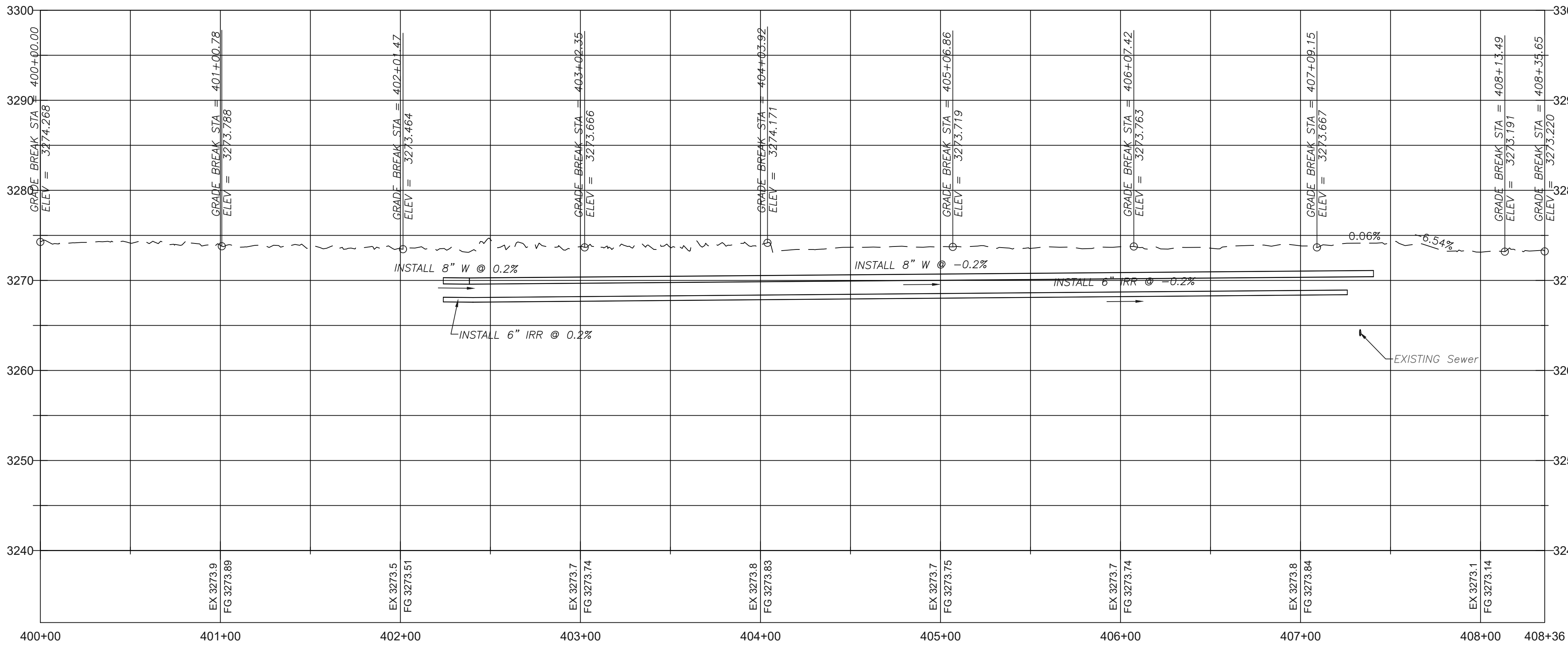
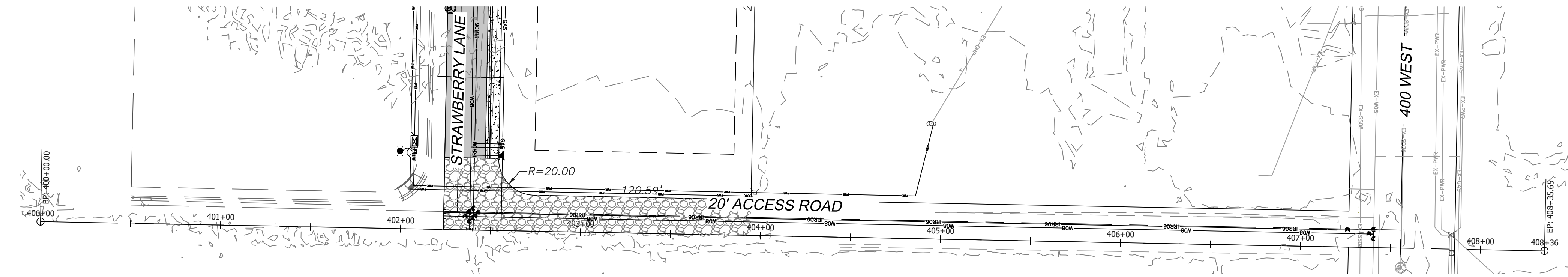
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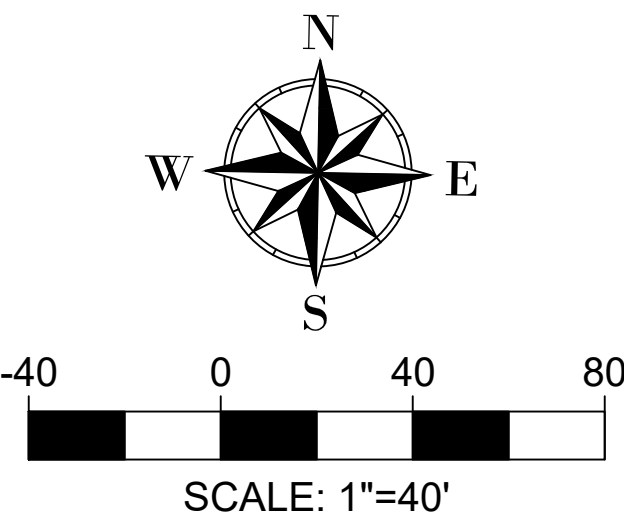
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PLAN & PROFILE 20' ACCESS RD
STRAWBERRY FIELDS



Profile View of PV - 20' Access Road
HORIZONTAL SCALE: 40
VERTICAL SCALE: 8
VERTICAL EXAGGERATION: 5.0



LEGEND		
DEFINITION	PROPOSED	EXISTING
HATCH TYPES		
ASPHALT		
CONCRETE		
LINE TYPES		
SANITARY SEWER	SS	EX-SS
STORM DRAIN	SD	EX-SD
POTABLE WATER	WL	EX-WL
IRRIGATION	IRR	EX-IRR



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PLAN & PROFILE 20' ACCESS RD

STRAWBERRY FIELDS

HURRICANE, UT



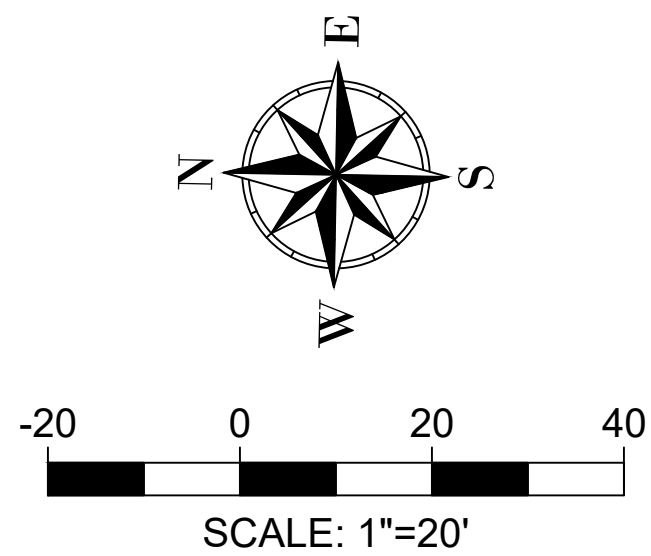
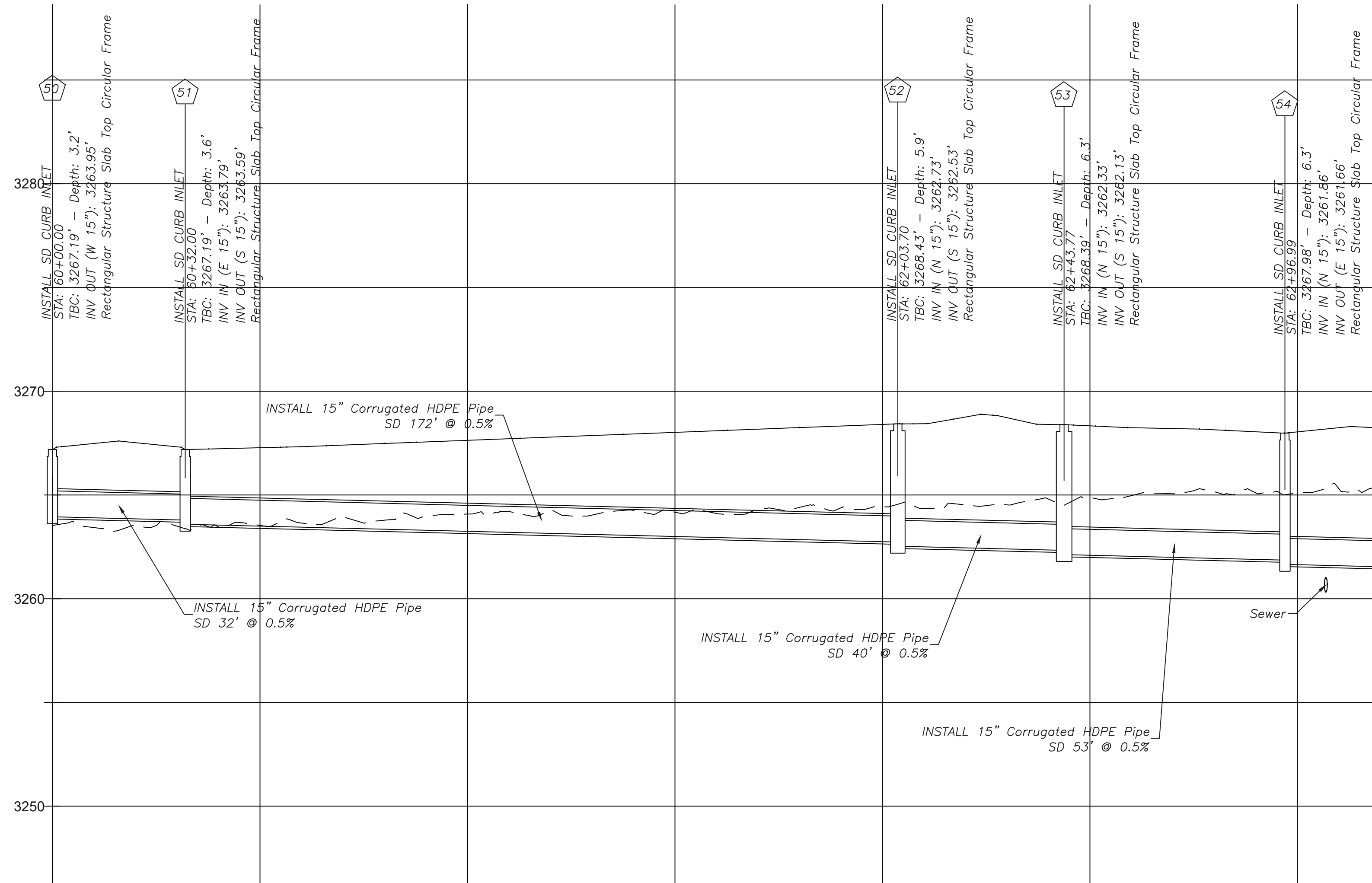
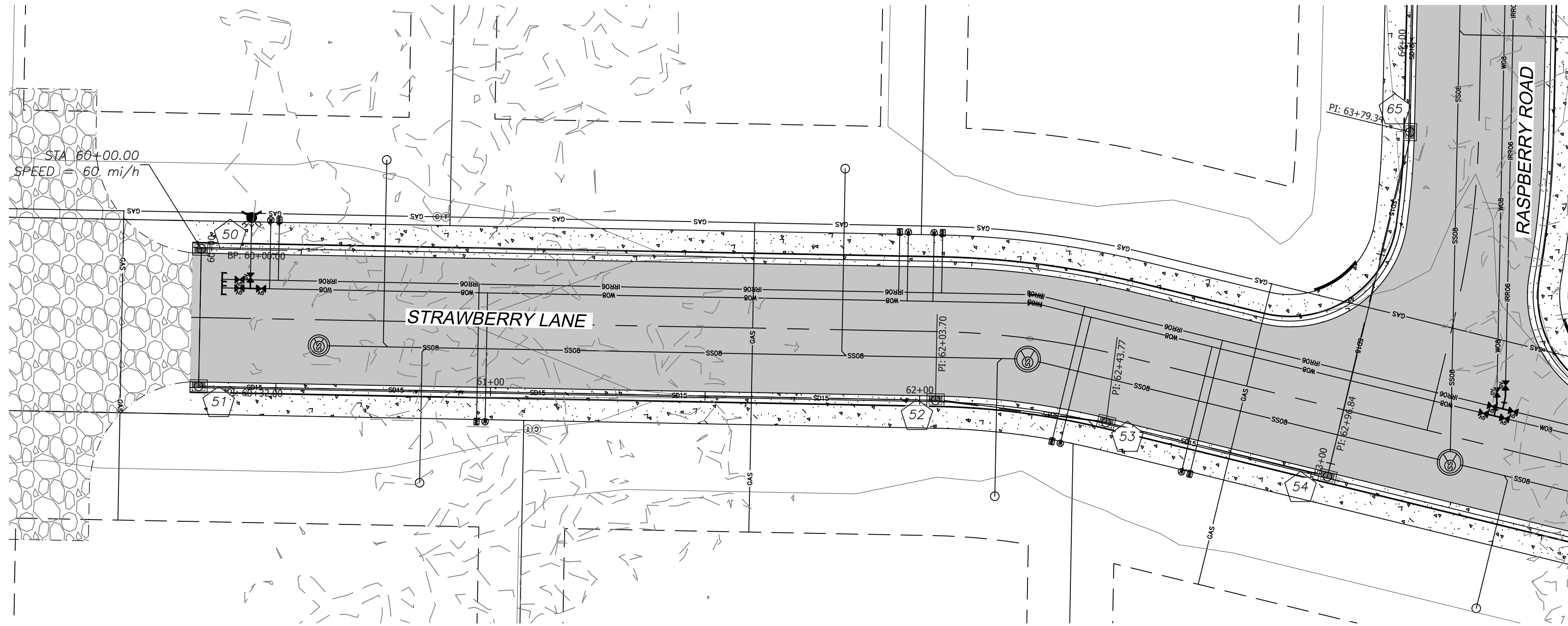
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PLAN & PROFILE STRAWBERRY LANE
STORM DRAIN
STRAWBERRY FIELDS



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

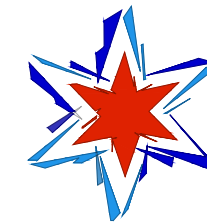


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PLAN & PROFILE STRAWBERRY LANE
STORM DRAIN
STRAWBERRY FIELDS
HURRICANE, UT

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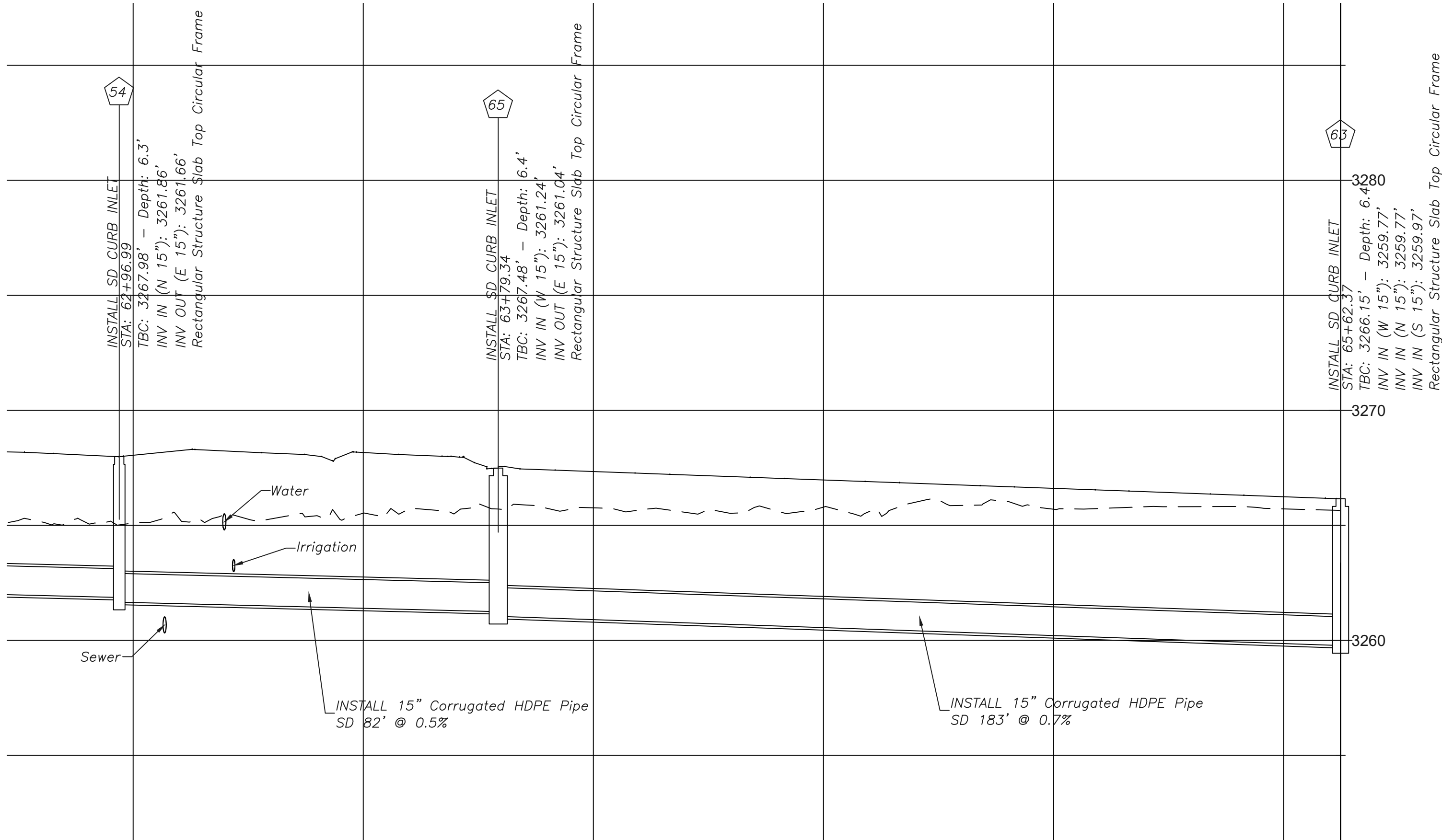
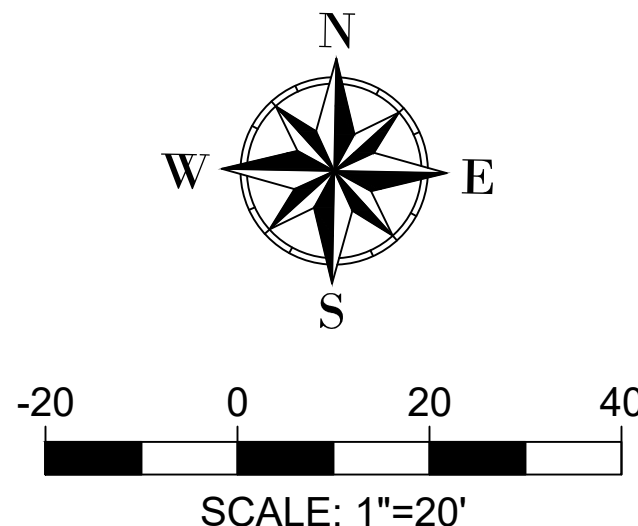
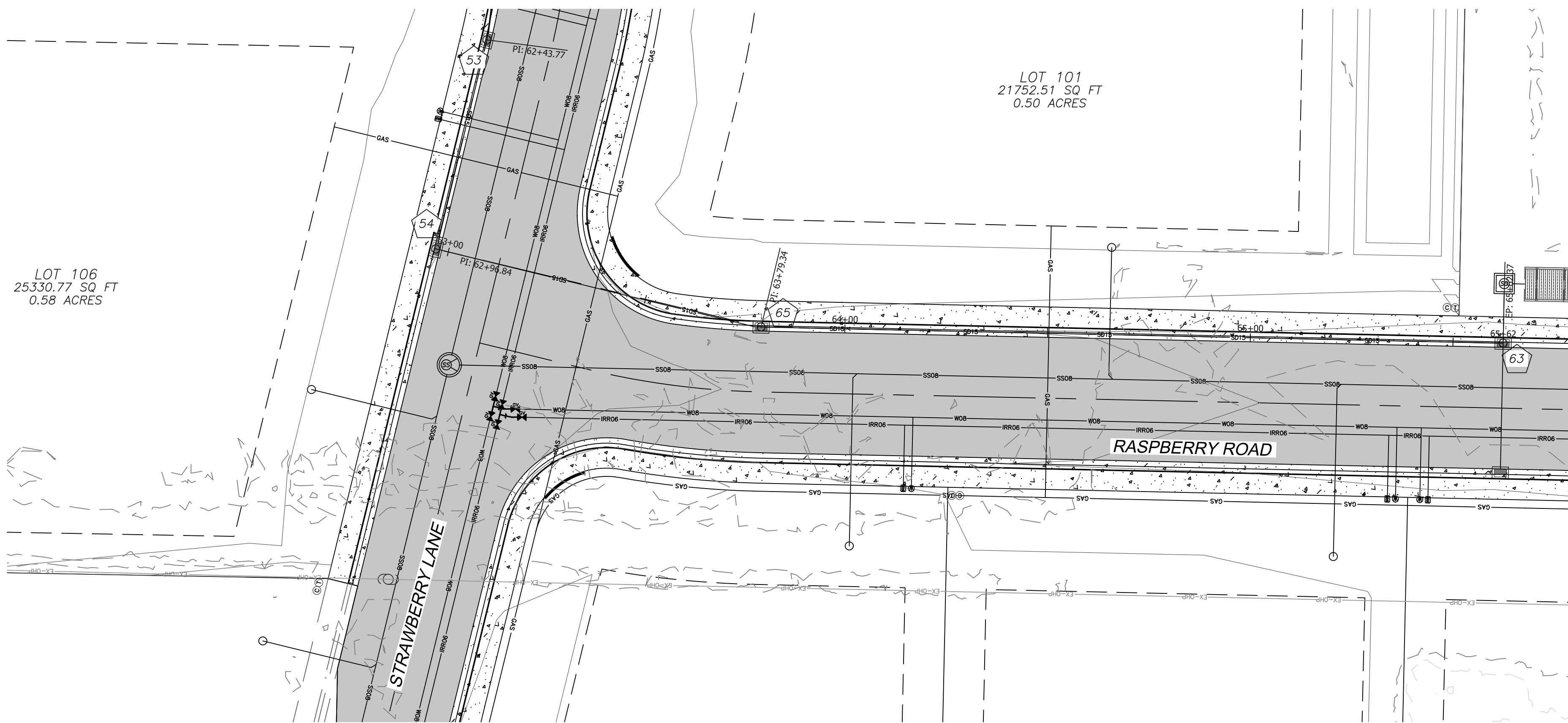
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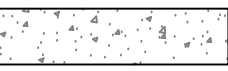
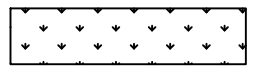
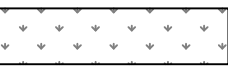
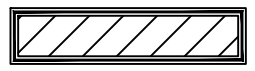
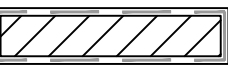
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PLAN & PROFILE STRAWBERRY LANE & RASPBERRY ROAD

STRAWBERRY FIELDS



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



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

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STRATTON SIBLINGS

PLAN & PROFILE STRAWBERRY LANE
& RASPBERRY ROAD

STRAWBERRY FIELDS

HURRICANE, UT

BY

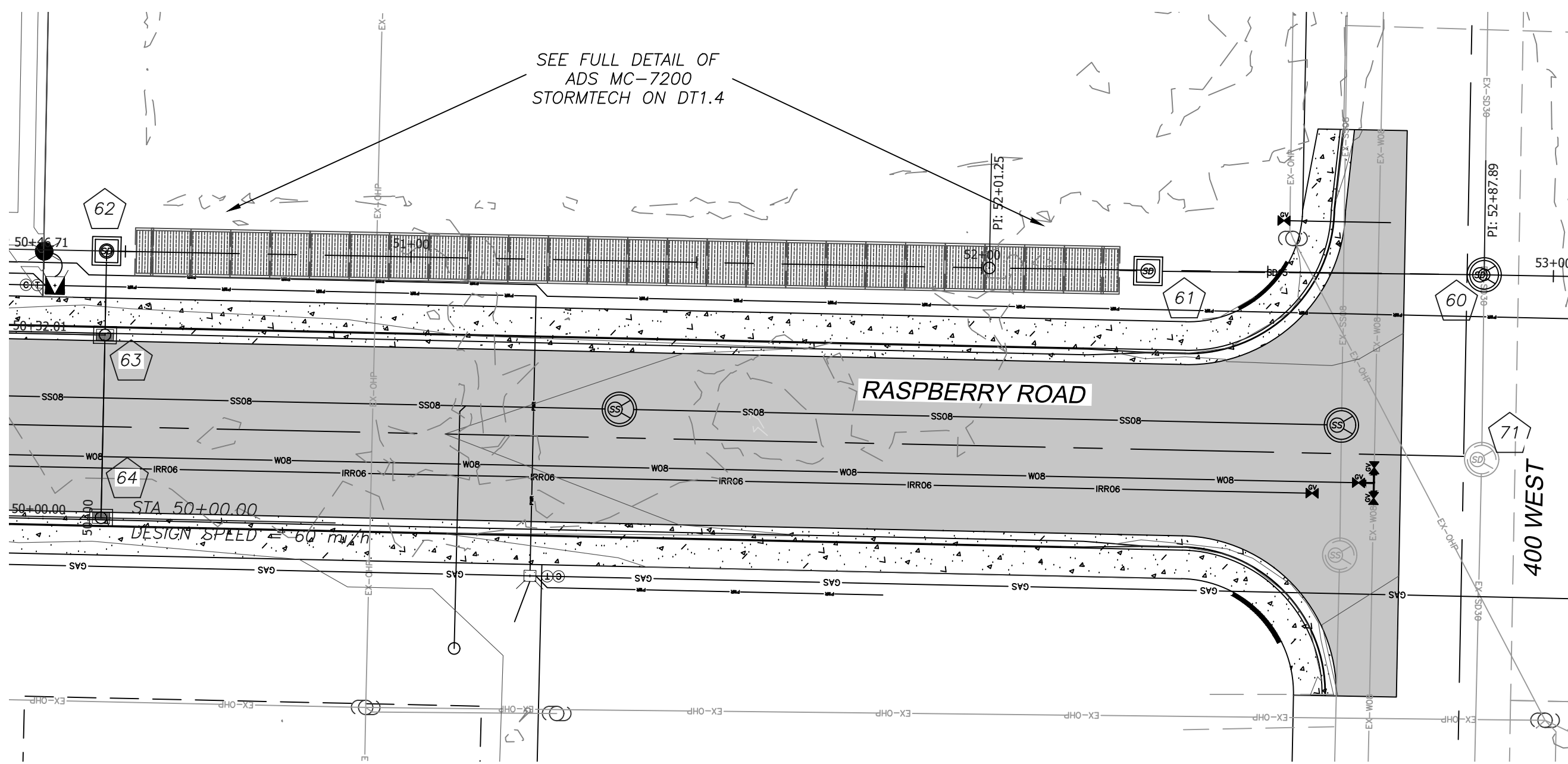
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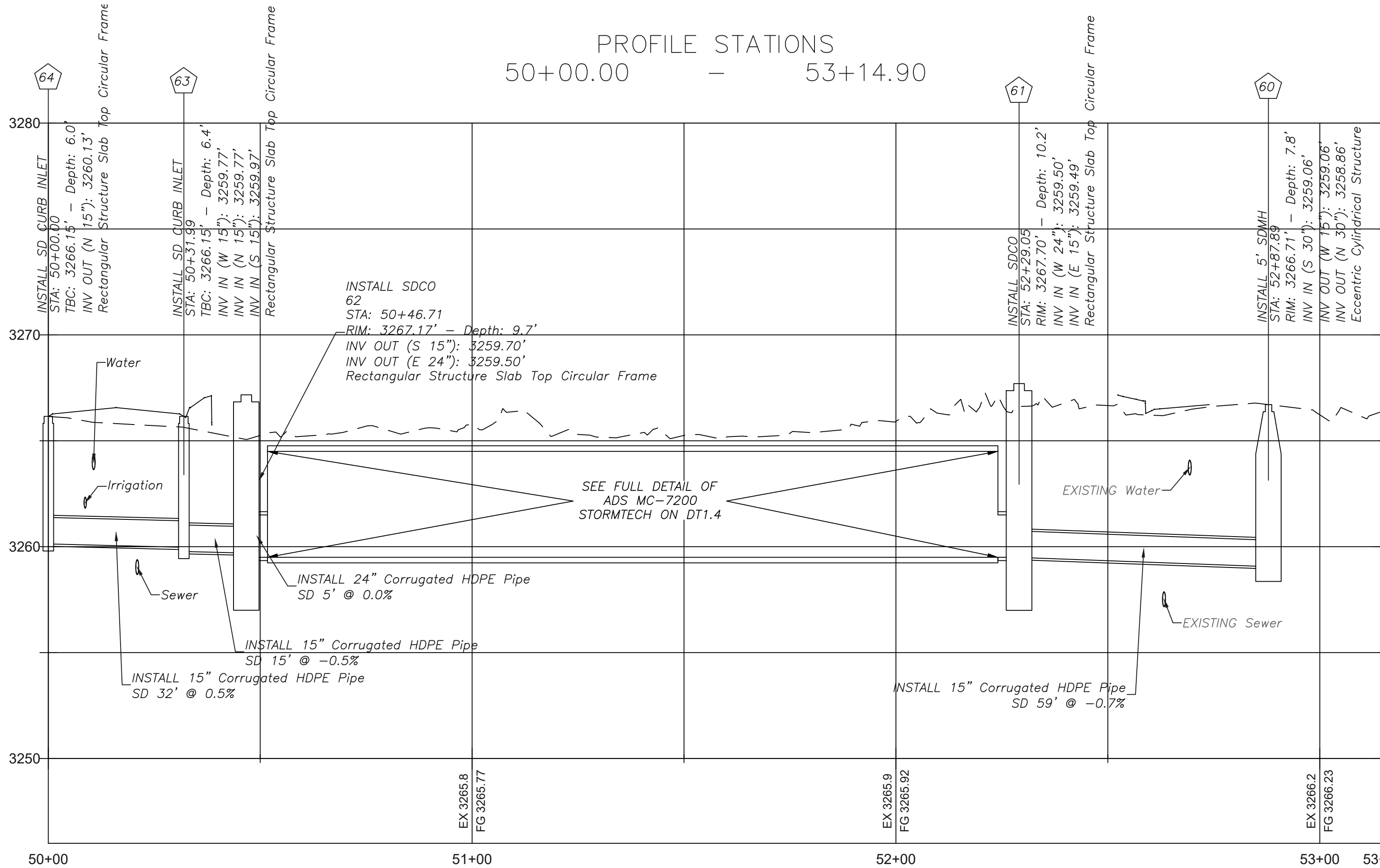
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FILE: Z:\1 - Engineering\1 - Clients\Stratton Siblings\3000-1625 400 West Subdivision\2 - Engineering\1 - Design\3 - Sheets\PP Raspberry Road SD.dwg TIME:13 August 2024

PLAN & PROFILE RASPBERRY ROAD
STORM DRAIN
STRAWBERRY FIELDS

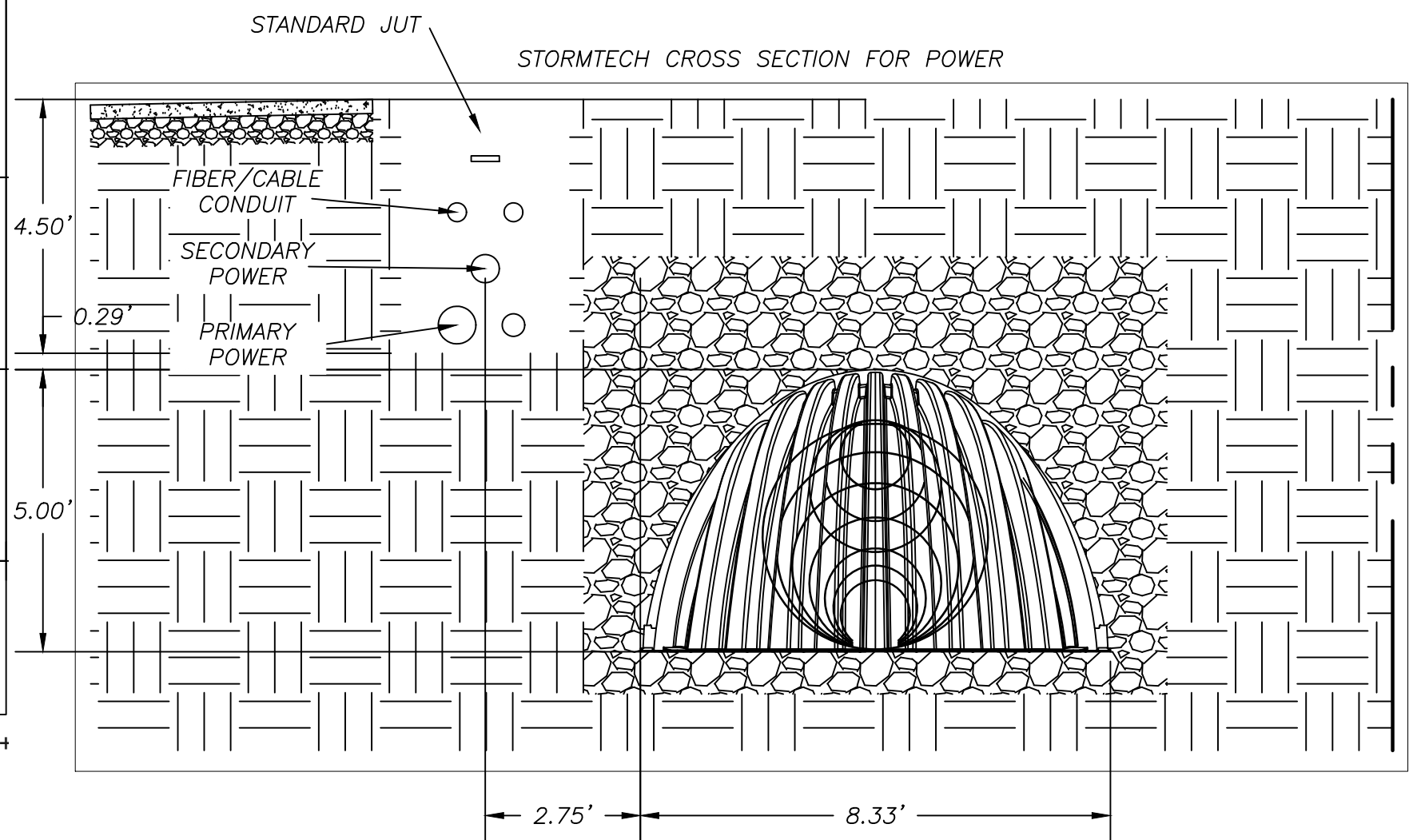
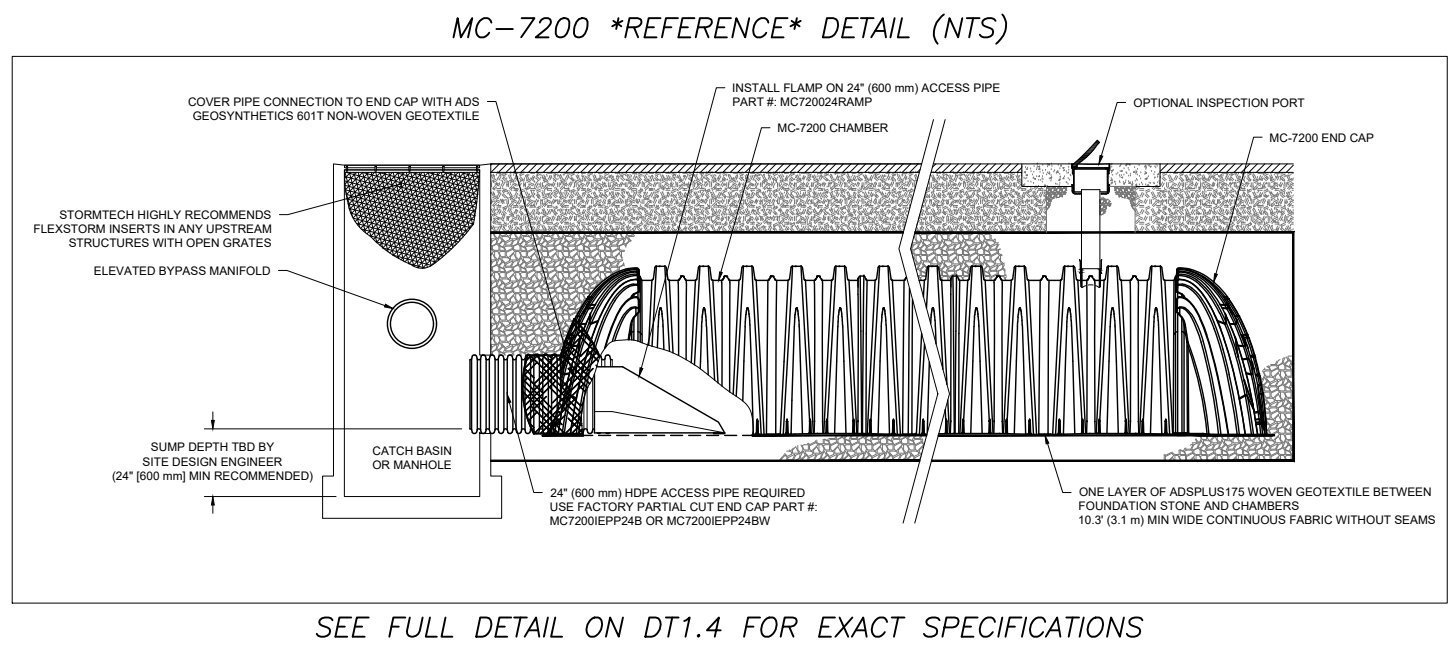


PROFILE STATIONS
50+00.00 — 53+14.90

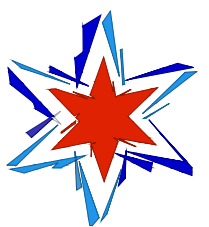


Profile View of Raspberry Road Storm Drain
HORIZONTAL SCALE: 40
VERTICAL SCALE: 8
VERTICAL EXAGGERATION: 5.0

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



INTERSTATE ROCK



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PLAN & PROFILE RASPBERRY ROAD
STORM DRAIN

STRAWBERRY FIELDS

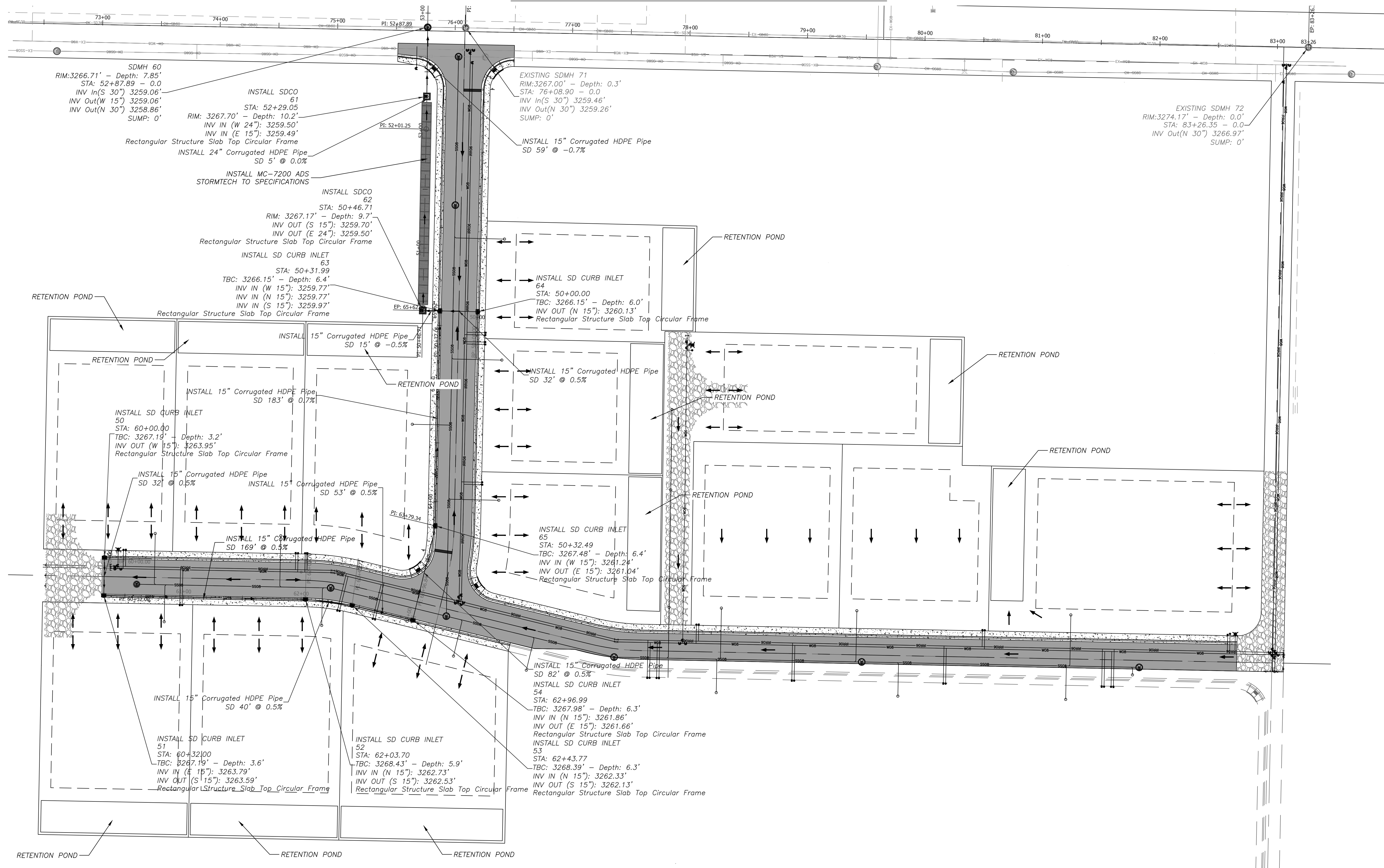
HURRICANE, UT



DATE 08/01/2024

PROJ. # 01.023.037
PAGE # PPSD1.2

DRAINAGE PLAN
STRAWBERRY FIELDS



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DRAINAGE PLAN

STRAWBERRY FIELDS

HURRICANE, UT

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PROJ. # 01.023.037
PAGE # DR1.0

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DRAINAGE CALCULATIONS

STRAWBERRY FIELDS



User Inputs

Chamber Model: MC-7200
Outlet Control Structure: No
Project Name: 400 West - Strawberry Fields
Engineer: MATT BRANN
Project Location: Utah
Measurement Type: Imperial
Required Storage Volume: 7163 cubic ft.
Stone Porosity: 40%
Stone Foundation Depth: 9 in.
Stone Above Chambers: 12 in.
Design Constraint Dimensions: (20 ft. x 191.15 ft.)

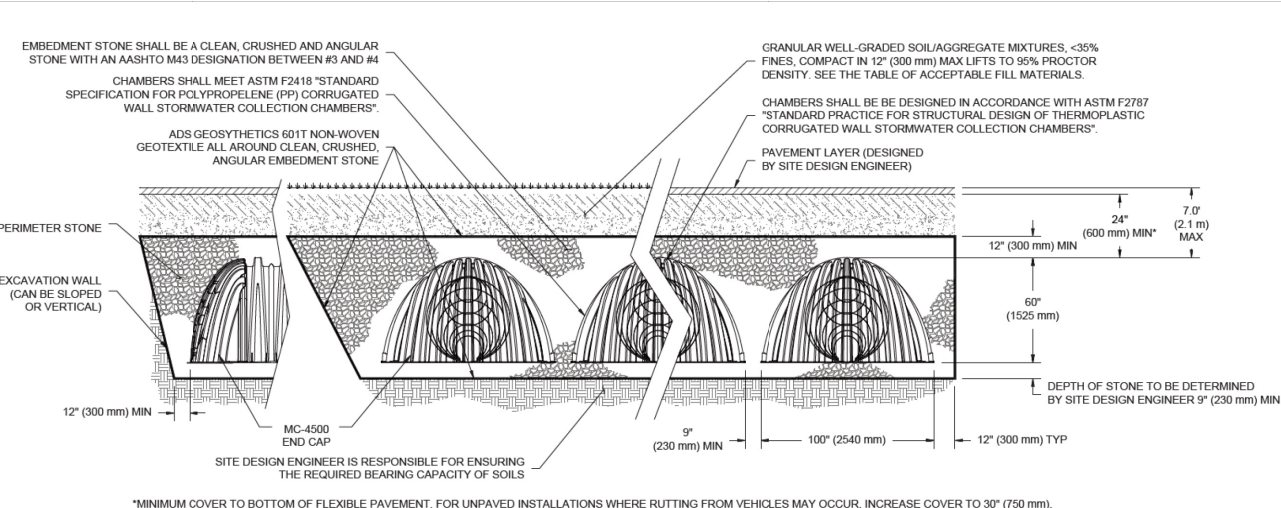
Results

System Volume and Bed Size

Installed Storage Volume: 7202.46 cubic ft.
Storage Volume Per Chamber: 175.90 cubic ft.
Number Of Chambers Required: 24
Number Of End Caps Required: 2
Chamber Rows: 1
Maximum Length: 165.67 ft.
Maximum Width: 10.33 ft.
Approx. Bed Size Required: 1711.89 square ft.
Average Cover Over Chambers: N/A .

System Components

Amount Of Stone Required: 269 cubic yards
Volume Of Excavation (Not Including Fill): 428 cubic yards
Total Non-woven Geotextile Required: 774 square yards
Woven Geotextile Required (excluding Isolator Row): 0 square yards
Woven Geotextile Required (Isolator Row): 382 square yards
Total Woven Geotextile Required: 382 square yards
Impervious Liner Required: 0 square yards



Hydrology Report

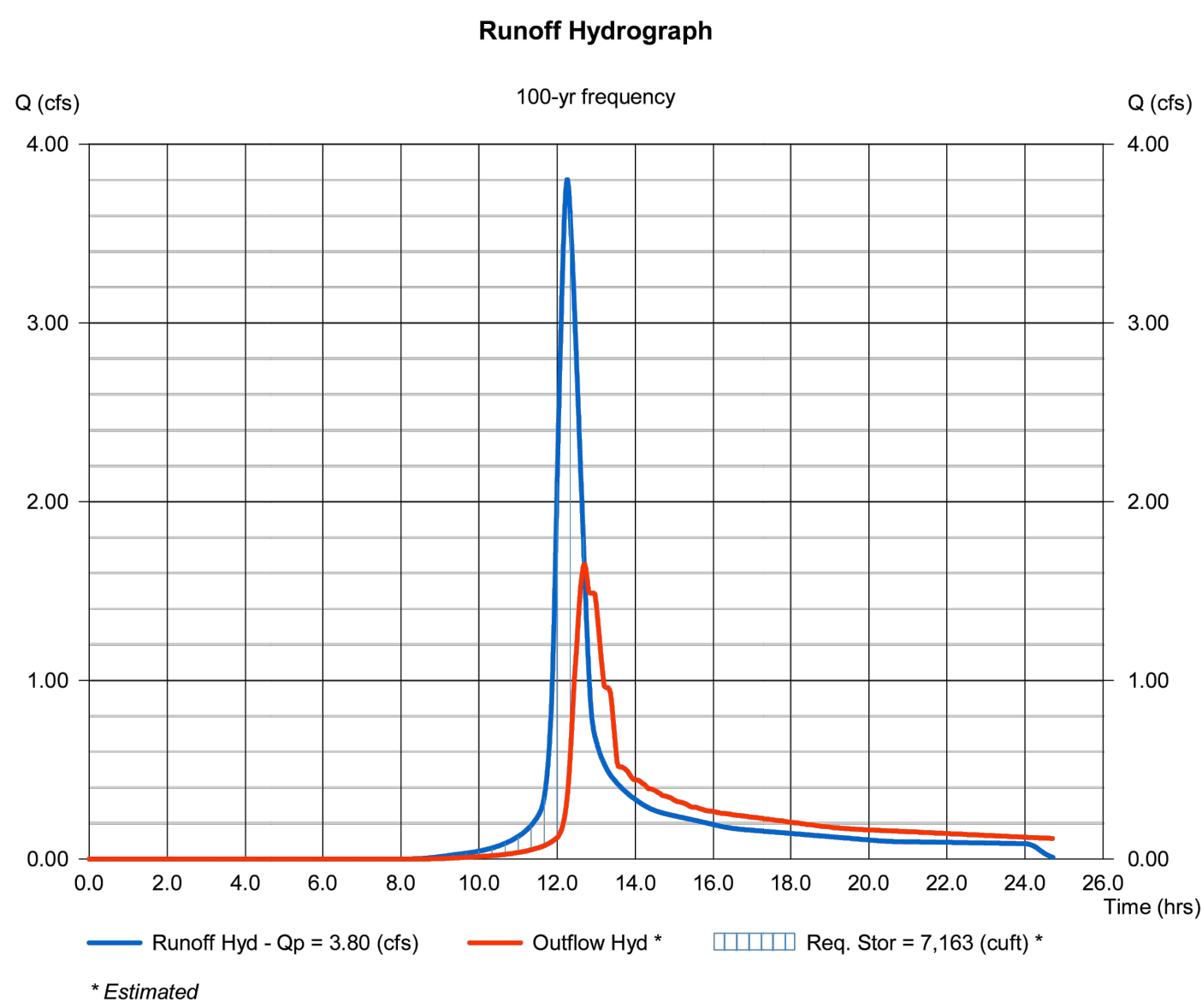
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Aug 5 2024

SCS 100 Yr

Hydrograph type = SCS
Storm frequency (yrs) = 100
Drainage area (ac) = 3.280
Basin Slope (%) = See Worksheet
Tc method = TR55
Total precip. (in) = 2.76
Storm duration (hrs) = 24
Peak discharge (cfs) = 3.801
Time interval (min) = 1
Curve number (CN) = 86
Hydraulic length (ft) = See Worksheet
Time of conc. (min) = 37
Storm Distribution = Type II
Shape factor = 484

Hydrograph Volume = 17,469 (cuft); 0.401 (act)



Basin 1

MC-7200 StormTech Detention Basin

Soil Conservation Curve Number (CN)	Area (sqft)	Area (acres)	CN
² Impervious	79294	1.82033976	98
³ Pervious	63582.8	1.45966024	74
Total	142876.8	3.28	86

² Includes pavement, sidewalks, curbs, roofs, & drives

³ includes all landscaping and generalizes it into one type

Basin 1 - Drainage Summary

Drainage Basin 1 Area A = 3.28 acres

Detention:

Allowed Release Rate Q_U = 0.20 cfs/acre

Calulated Release Volume Q_{U1} = 0.66 cfs

Calculated Peak Flow Discharge

10 Year Q₁₀ = 1.000 cfs

100 Year Q₁₀₀ = 2.000 cfs

Calculated Required Detention Volume

10 Year V₁₀ = 500.0 ft³ = 18.5 yd³

100 Year V₁₀₀ = 1000.0 ft³ = 37.0 yd³

Provided Detention Volume V = 1026.0 ft³ = 38.0 yd³

Retention:

Calculated Required Retention Volume - No Relea:

10 Year Q₁₀ = 750.0 ft³ = 27.8 yd³

100 Year Q₁₀₀ = 1500.0 ft³ = 55.6 yd³

Provided Retention Volume V = 1512.0 ft³ = 56.0 yd³

Drainage Summary

All Calculations are Performed using the SCS-TR55 Method
All Provided Volumes are Computed using AutoCAD Civil3D

Drainage Information

¹ Storm Precipitation Frequency

2 Year - 24 hr Depth = 1.16 inches
10 Year - 24 hr Depth = 1.85 inches
100 Year - 24 hr Depth = 2.76 inches

¹ NOAA Precipitation Frequency Estimates, Atlas 14, Volume, Version 5



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DRAINAGE CALCULATIONS

STRAWBERRY FIELDS

HURRICANE, UT

BY

DESCRIPTION

DATE

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DATE 08/01/2024

PROJ. # 01.023.037

PAGE # DR1.1

ORIFICE CALCULATOR

Drainage Basin 1

Variables		
Q _p =	0.00 cfs	Offsite Flows that pass through the system and are not controlled by the Orifice Plate
A =	3.28 Acres	Total Catchment Area
h =	5.03 ft	Height (center of Orifice to Hydraulic Grade Line)
Q _U =	0.20 cfs/acre	Allowed Release Rate
Q _u =	0.66 cfs	A x Q _U = Q _u
g =	32.17 ft/sec ²	Gravitational Constant

Calculations

$$Q_u = Cd * A * \text{Sqrt}(2gh)$$

Solving for the Area of the Orifice - Solve for "A"

$$Cd = 0.62 \text{ unitless} \text{ Square Edge Opening}$$

$$2gh = 323.67 \text{ ft}^2/\text{sec}^2$$

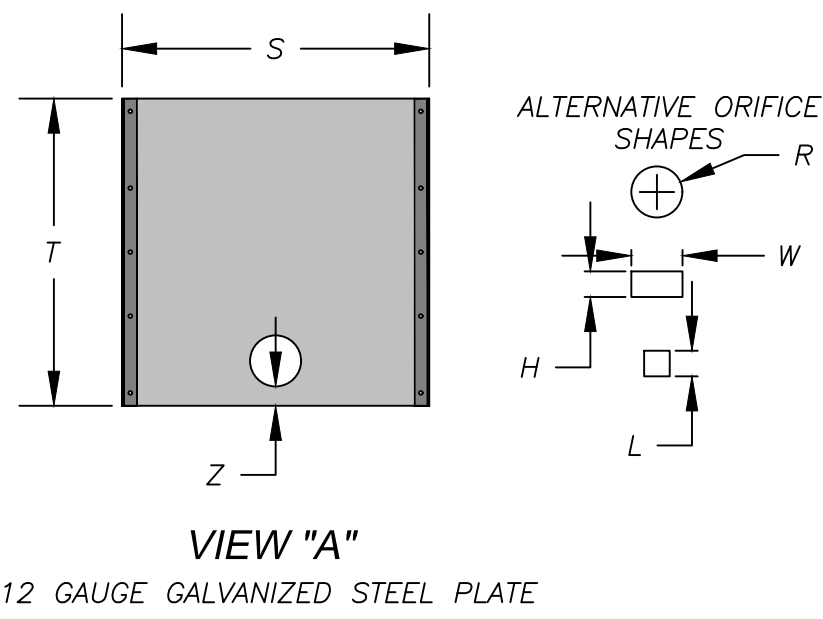
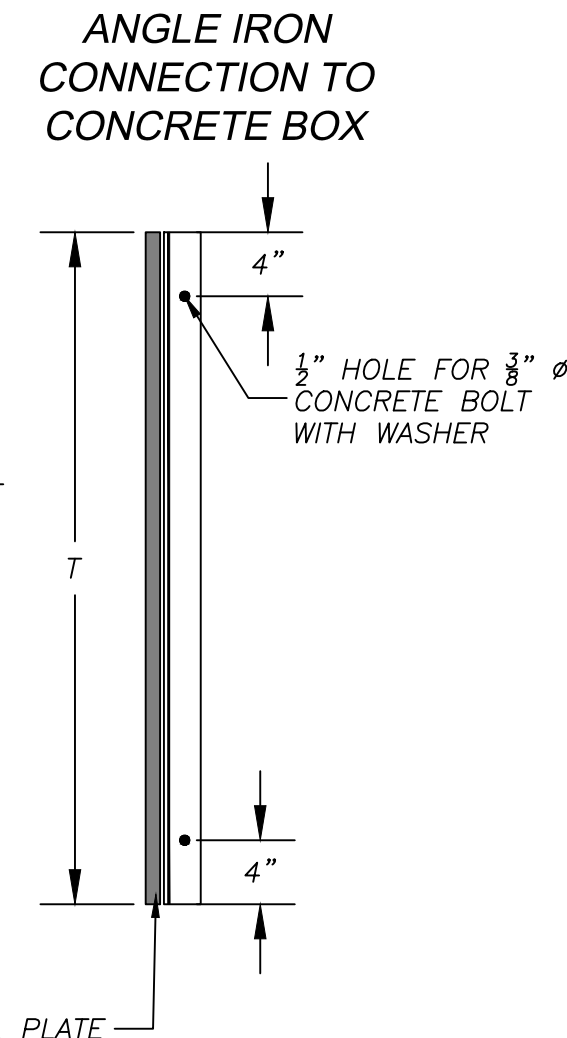
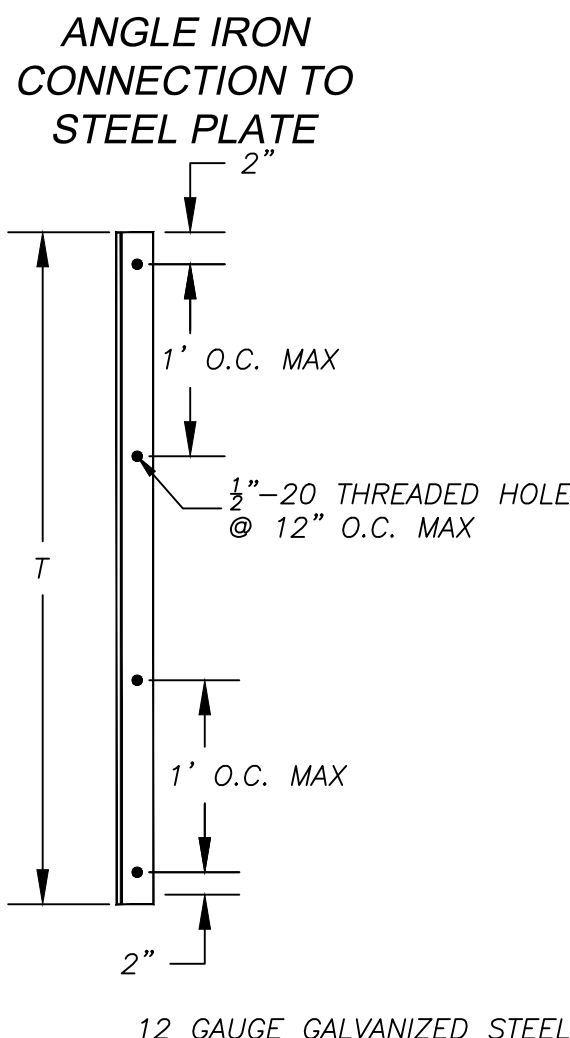
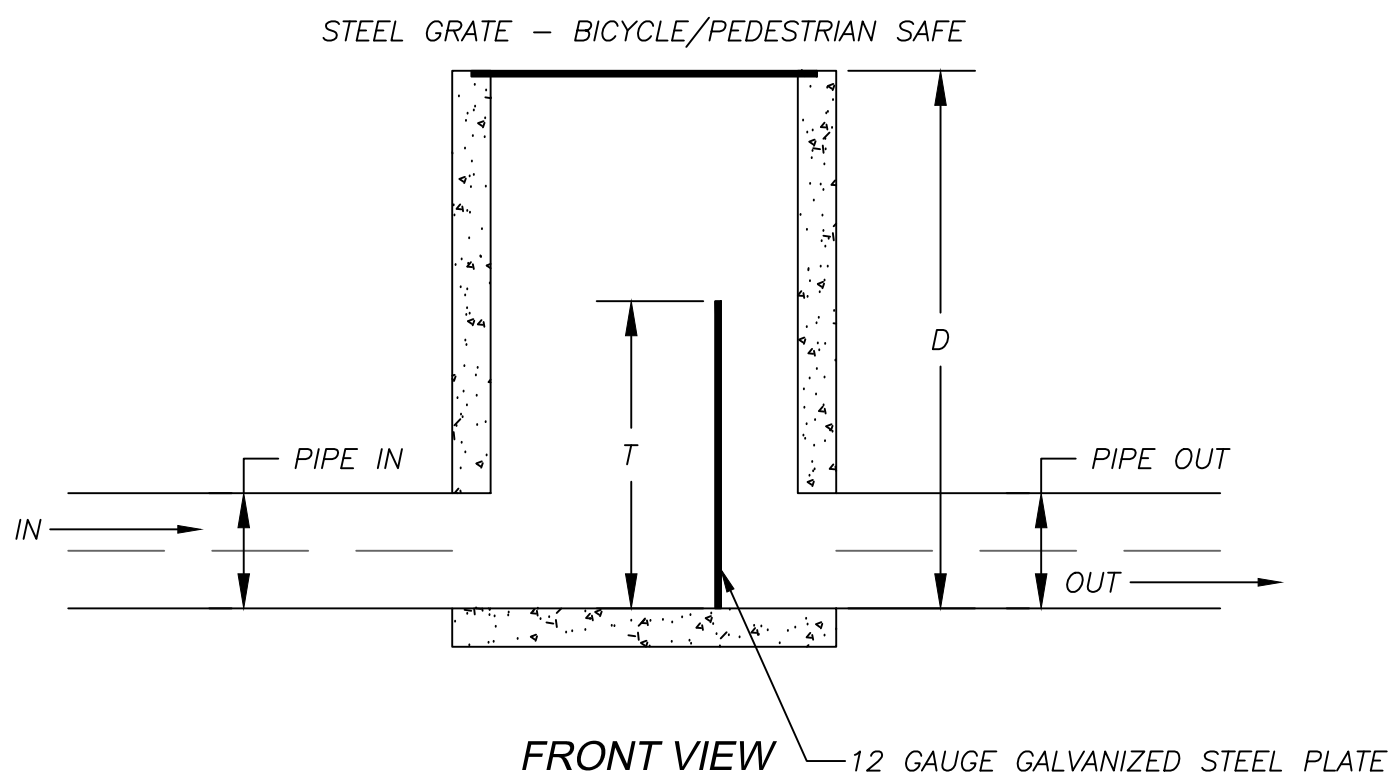
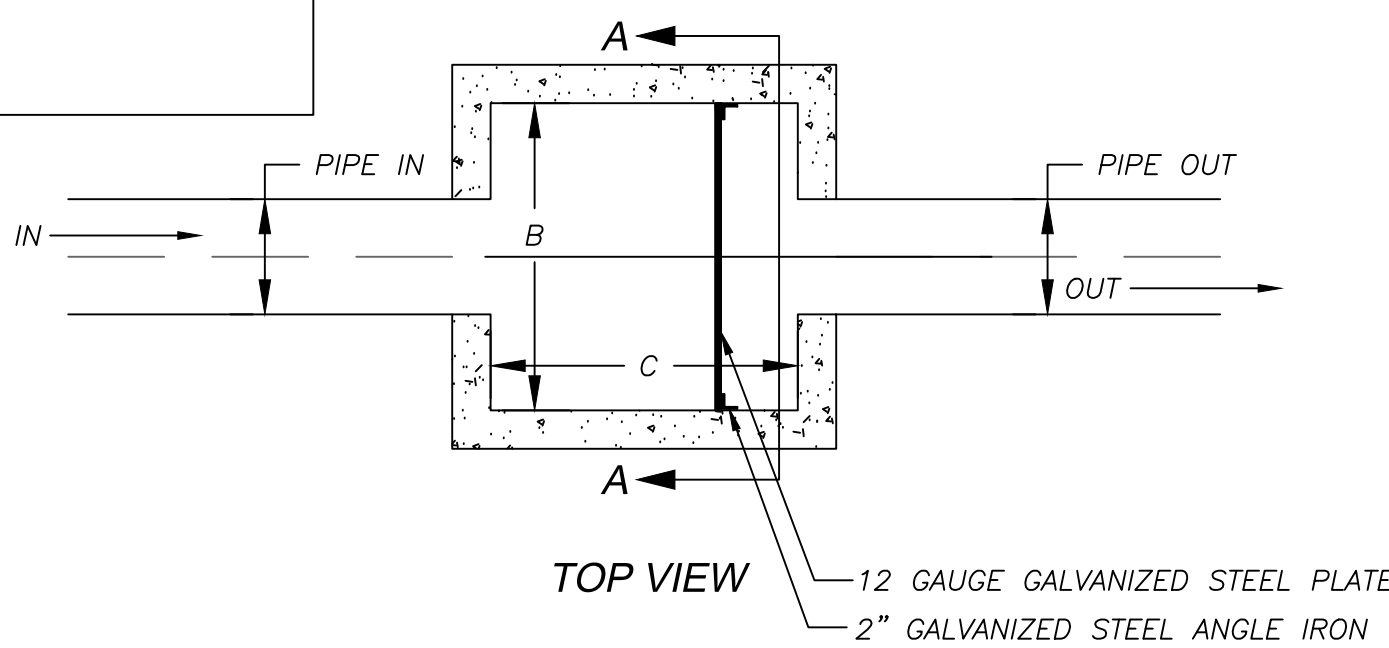
$$Q_u = 0.66 \text{ cfs} \text{ Total Discharge Through Orifice (100yr)}$$

$$A = 8.47 \text{ sq.in} \text{ Area of Orifice per design}$$

Orifice Size Options

Radius =	1.64 in	Radius of Circular Orifice
Square =	2.91 in	Heigh * Width for Square Orifice Plate
Rectangle =	2.00 = H (in)	Rectangular Orifice Plate
	4.23 = W (in)	

CONCRETE BOX			
PIPE IN	=	24	in
PIPE OUT	=	18	in
BOX WIDTH	B =	5	ft
BOX LENGTH	C =	5	ft
BOX DEPTH	D =	10.2	ft
ORIFICE PLATE			
HEIGHT	T =	8.21	ft
WIDTH	S =	5	ft
ORIFICE HEIGHT	Z =	0	in
ORIFICE SIZE & SHAPE			
AREA REQUIRED	A =	8.47	sq.in
CIRCLE	R =	1.64	in
SQUARE	L =	2.91	in
RECTANGLE	H =	2.00	in
	W =	4.23	in



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HYDROLOGY REPORTS

STRAWBERRY FIELDS

Hydrology Report

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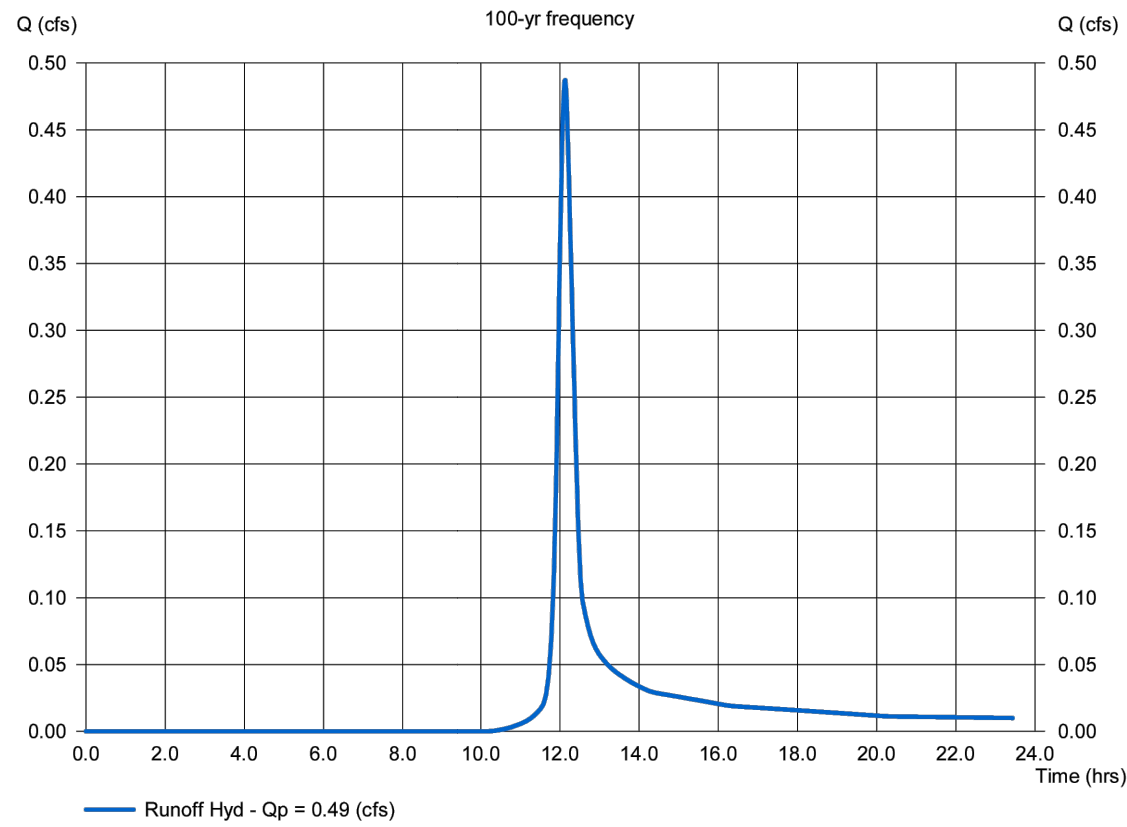
Thursday, May 30 2024

Lot 101-103 100 Yr SCS .44ac

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.487
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.440	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 23
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.899 (cuft); 0.039 (acft)

Runoff Hydrograph



Hydrology Report

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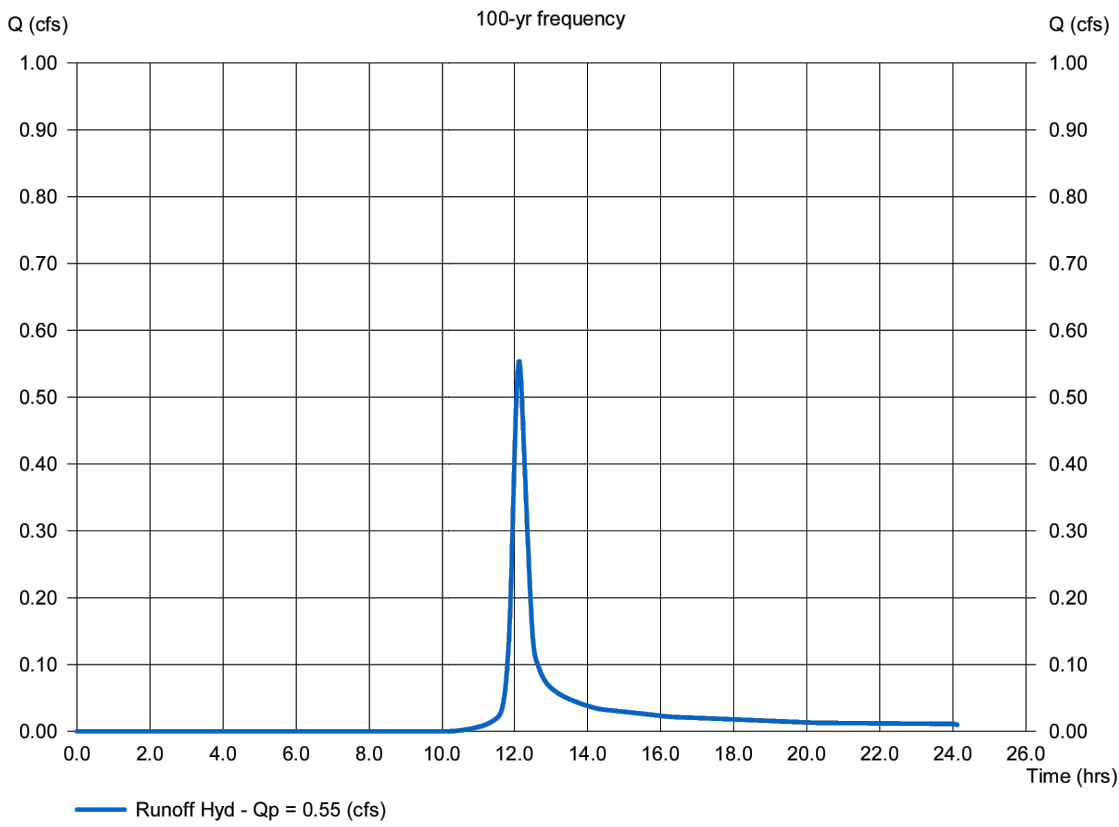
Thursday, May 30 2024

Lot 106 100 Yr SCS .50ac

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.554
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.500	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 23
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.930 (cuft); 0.044 (acft)

Runoff Hydrograph



Hydrology Report

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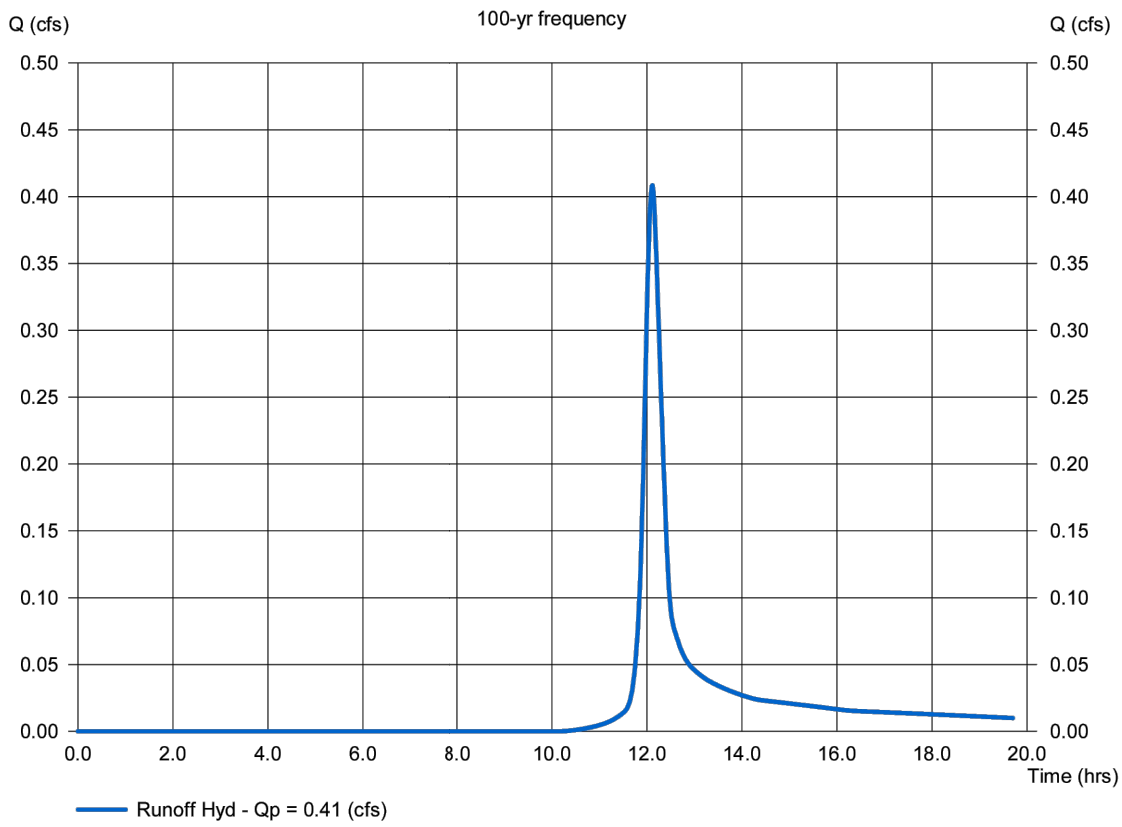
Thursday, May 30 2024

Lot 107 100 Yr SCS .35ac

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.408
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.350	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 21
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.378 (cuft); 0.032 (acft)

Runoff Hydrograph



Hydrology Report

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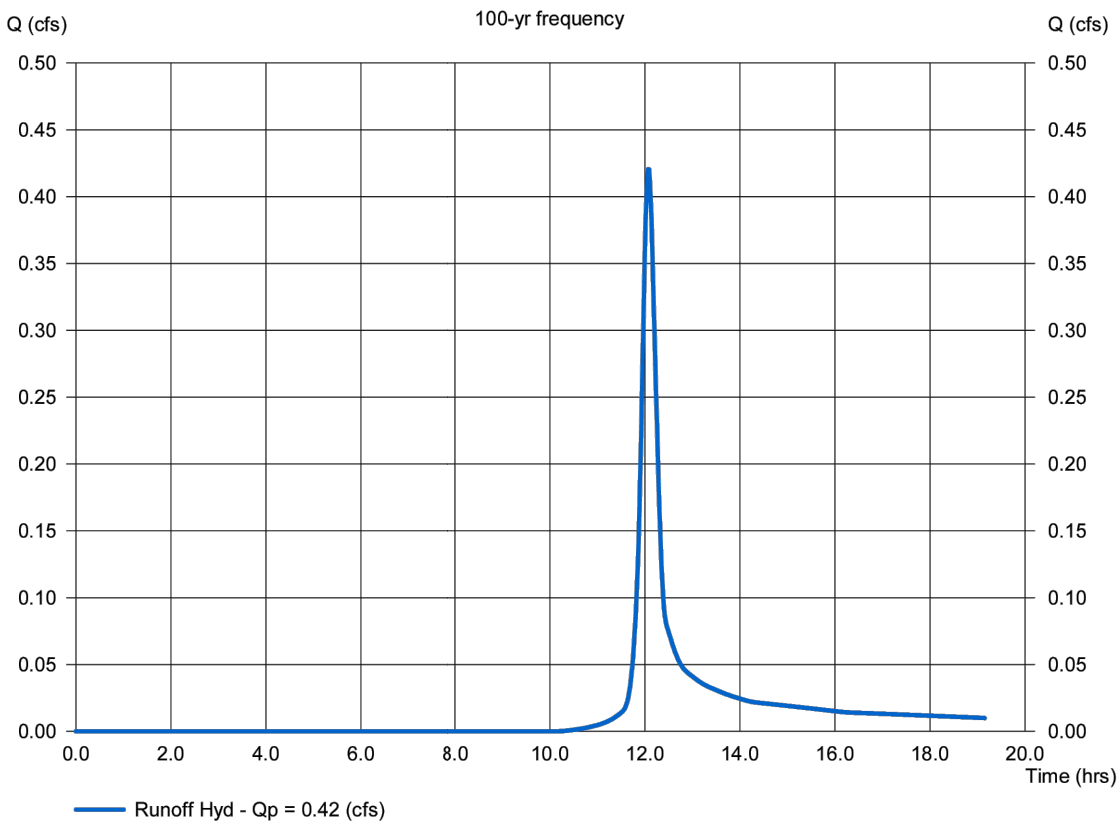
Thursday, May 30 2024

Lot 108 100 Yr SCS .33ac

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.420
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.330	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 18
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.271 (cuft); 0.028 (acft)

Runoff Hydrograph



Hydrology Report

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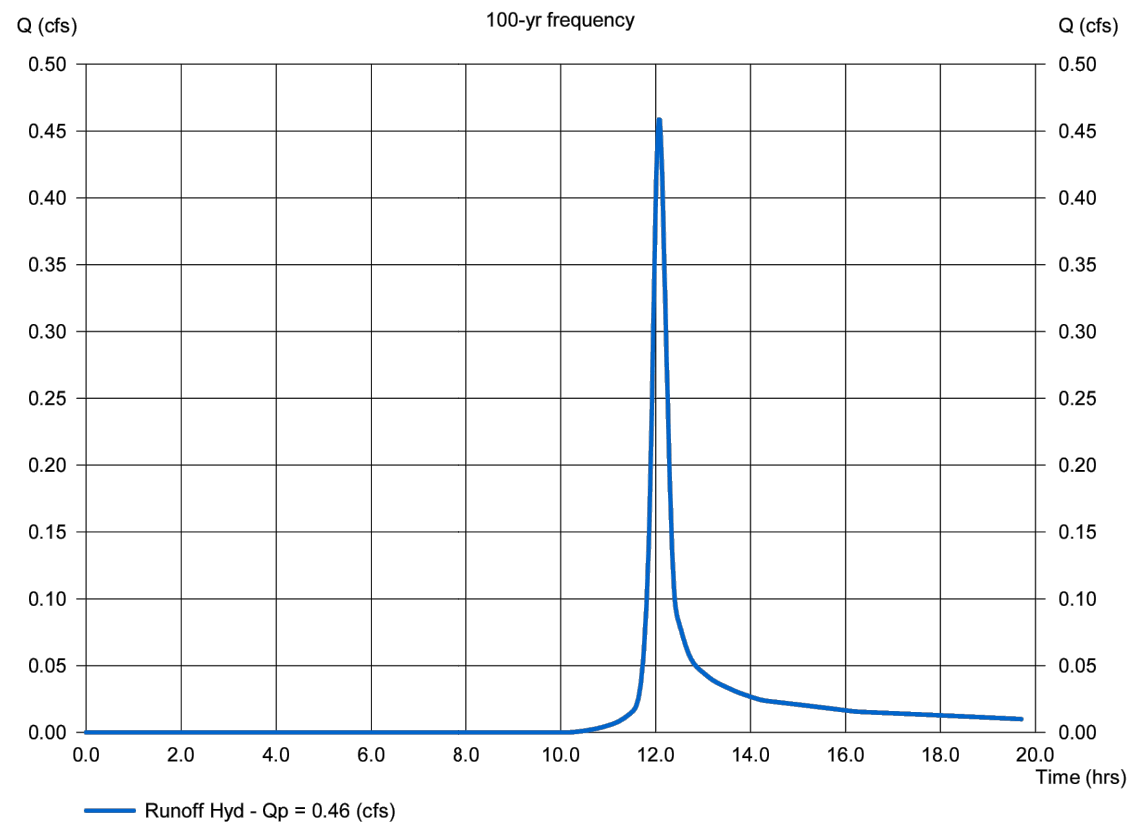
Thursday, May 30 2024

Lot 109 100 Yr SCS .36ac

Hydrograph type	= SCS	Peak discharge (cfs)	= 0.459
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.360	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 18
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 1.388 (cuft); 0.032 (acft)

Runoff Hydrograph



Hydrology Report

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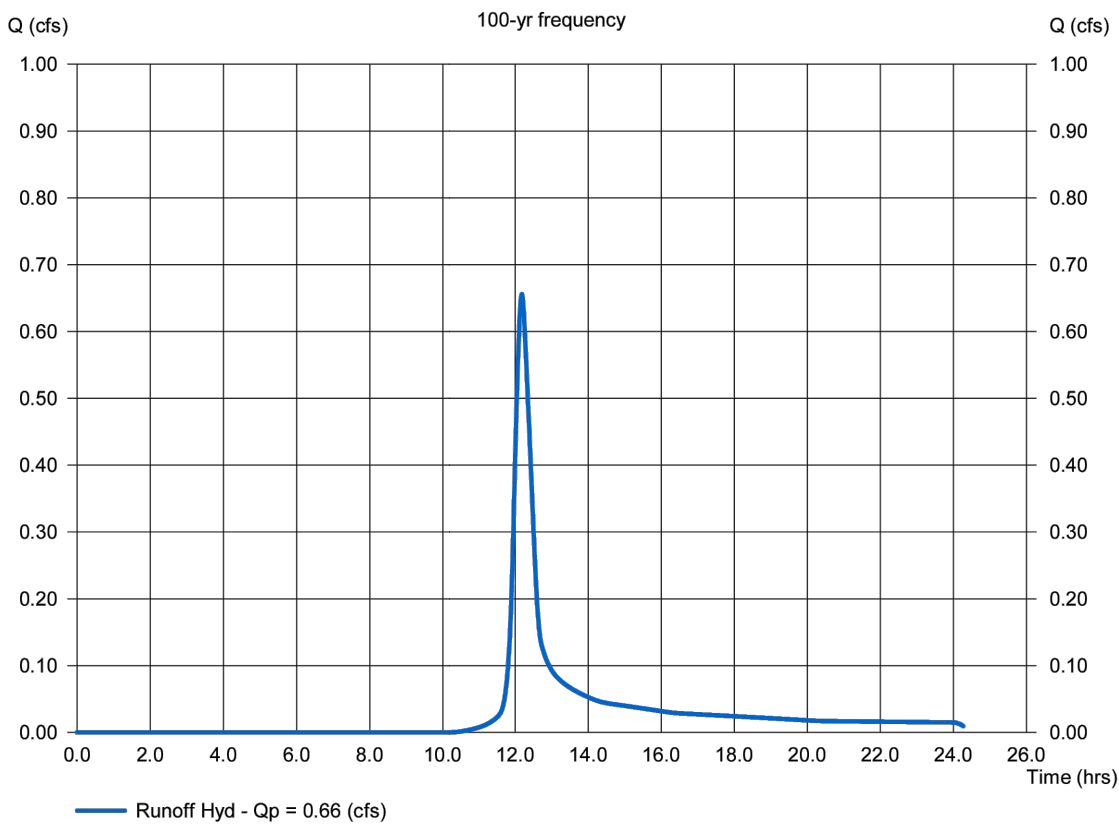
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Lot 113 Yr SCS .67ac

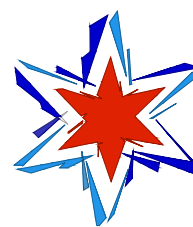
Hydrograph type	= SCS	Peak discharge (cfs)	= 0.656
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 0.670	Curve number (CN)	= 80
Basin Slope (%)	= See Worksheet	Hydraulic length (ft)	= See Worksheet
Tc method	= TR55	Time of conc. (min)	= 28
Total precip. (in)	= 2.76	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 2.591 (cuft); 0.059 (acft)

Runoff Hydrograph



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HYDROLOGY REPORTS

STRAWBERRY FIELDS

HURRICANE, UT

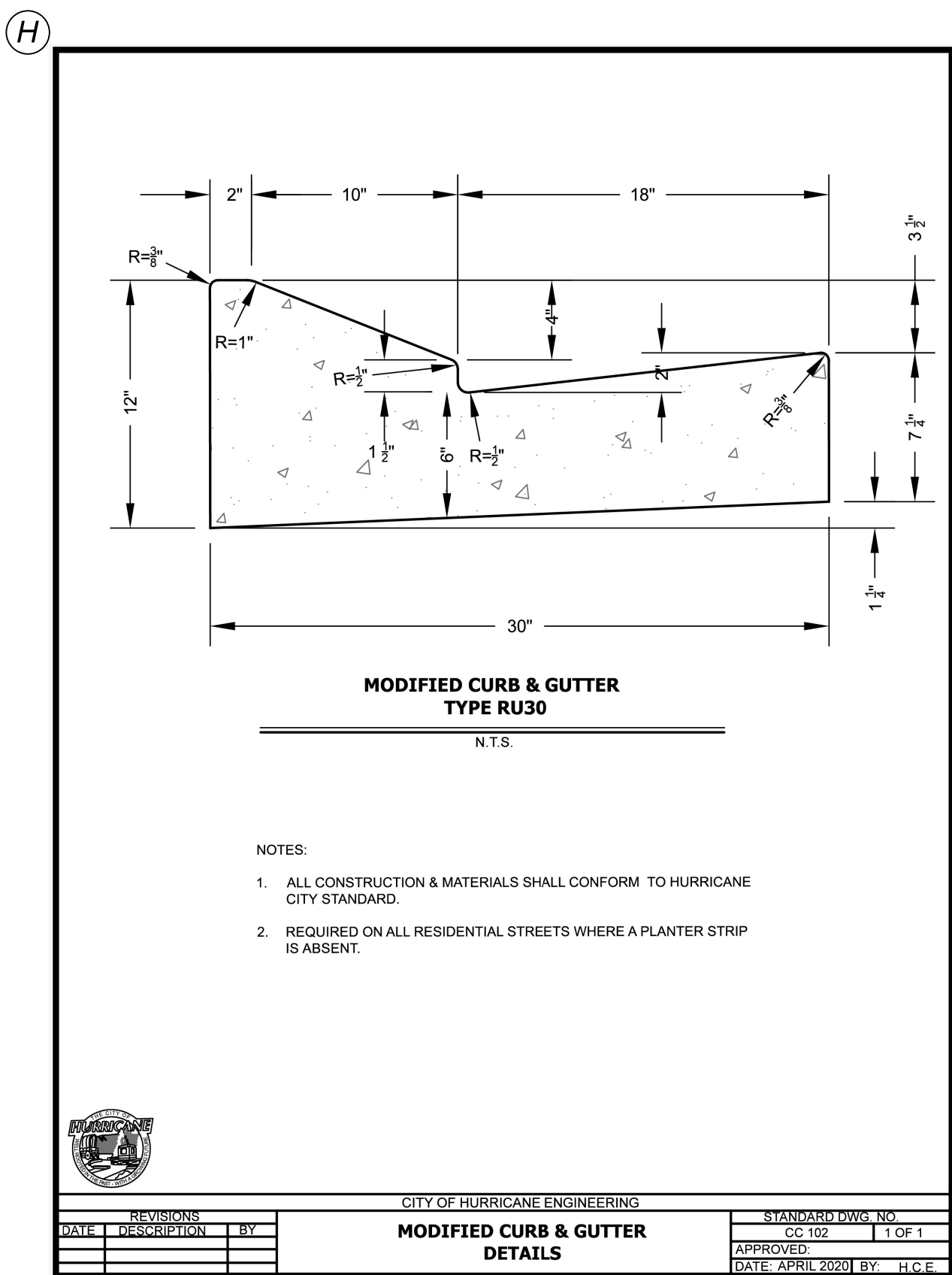
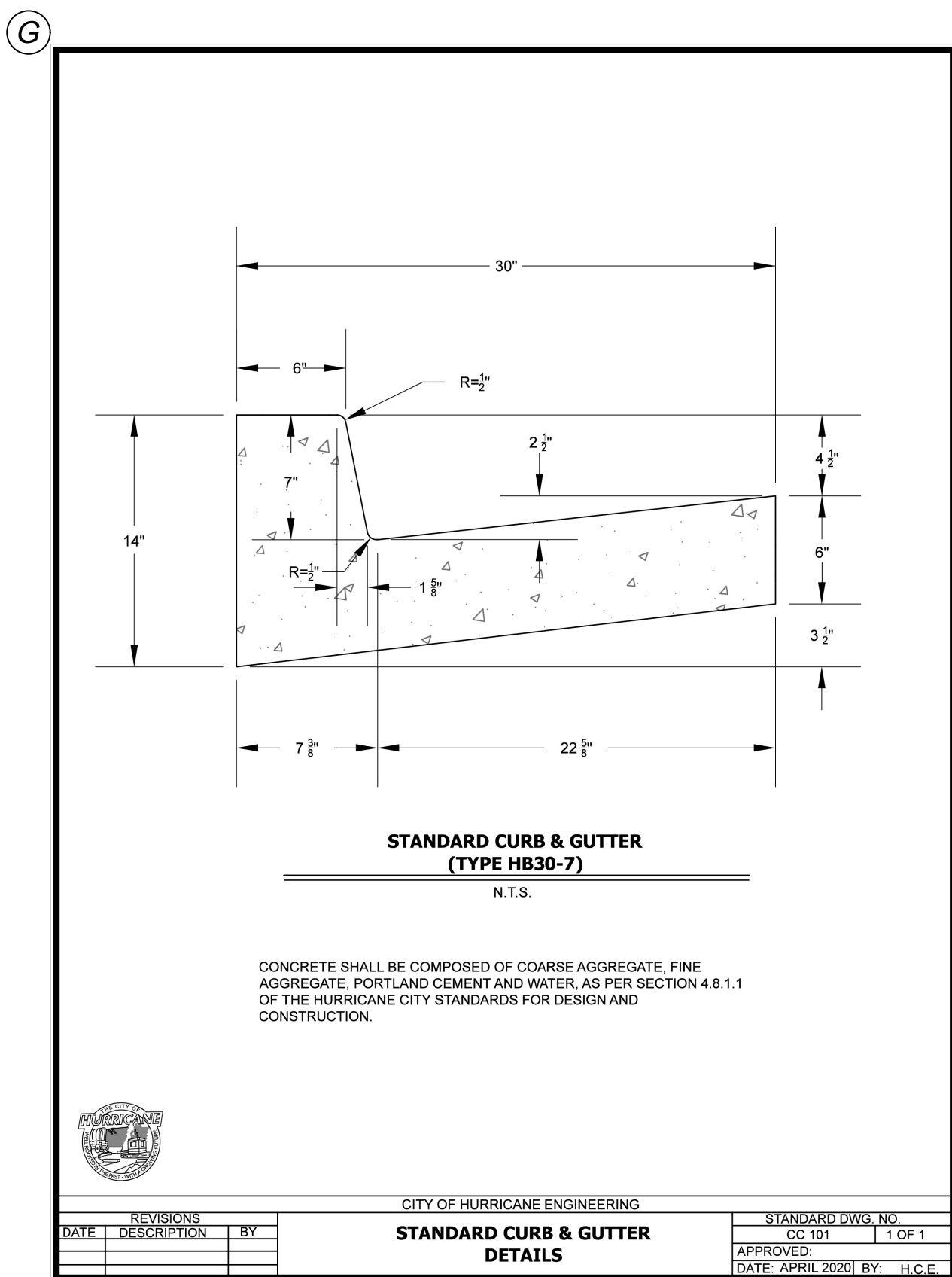
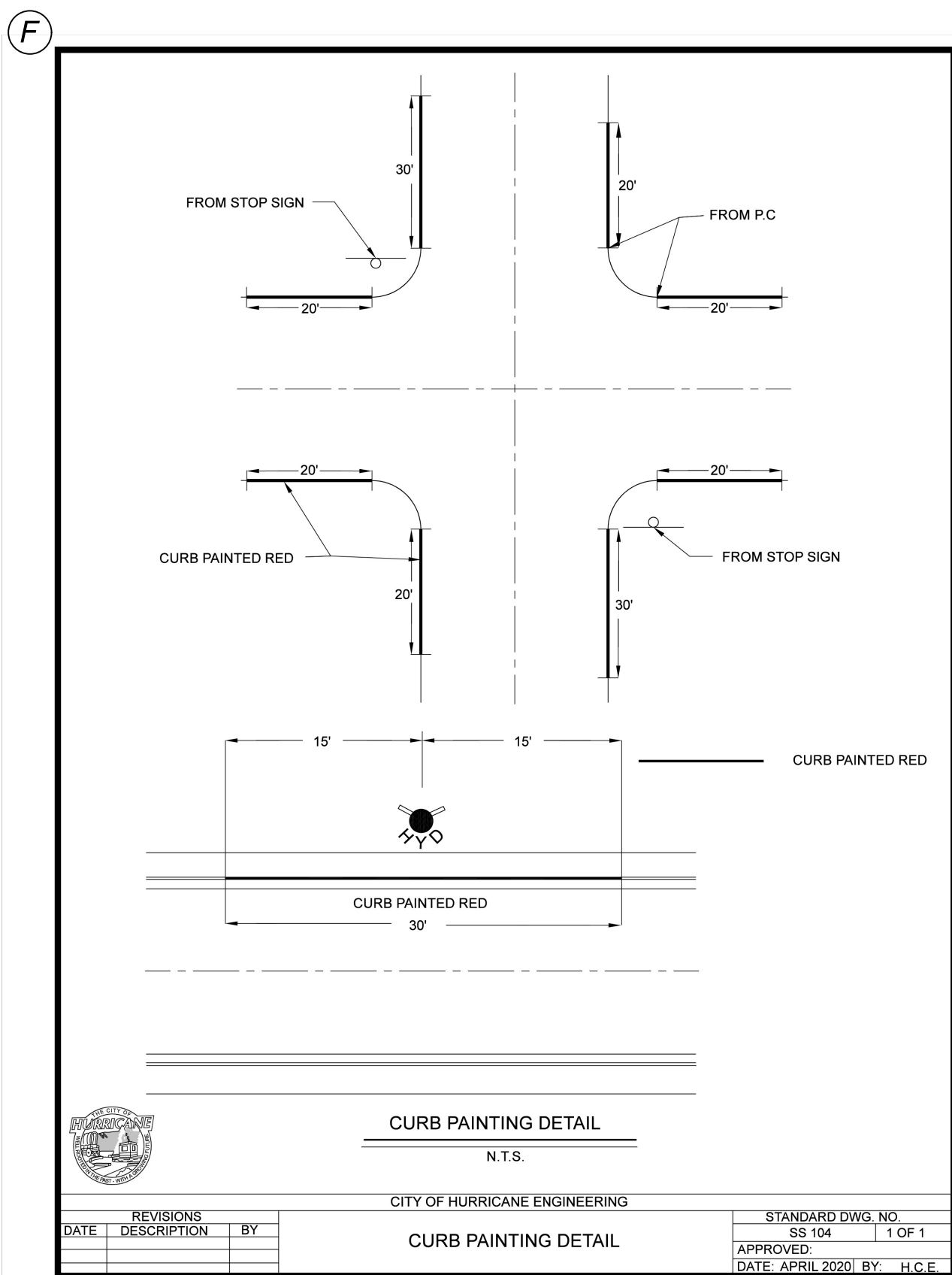
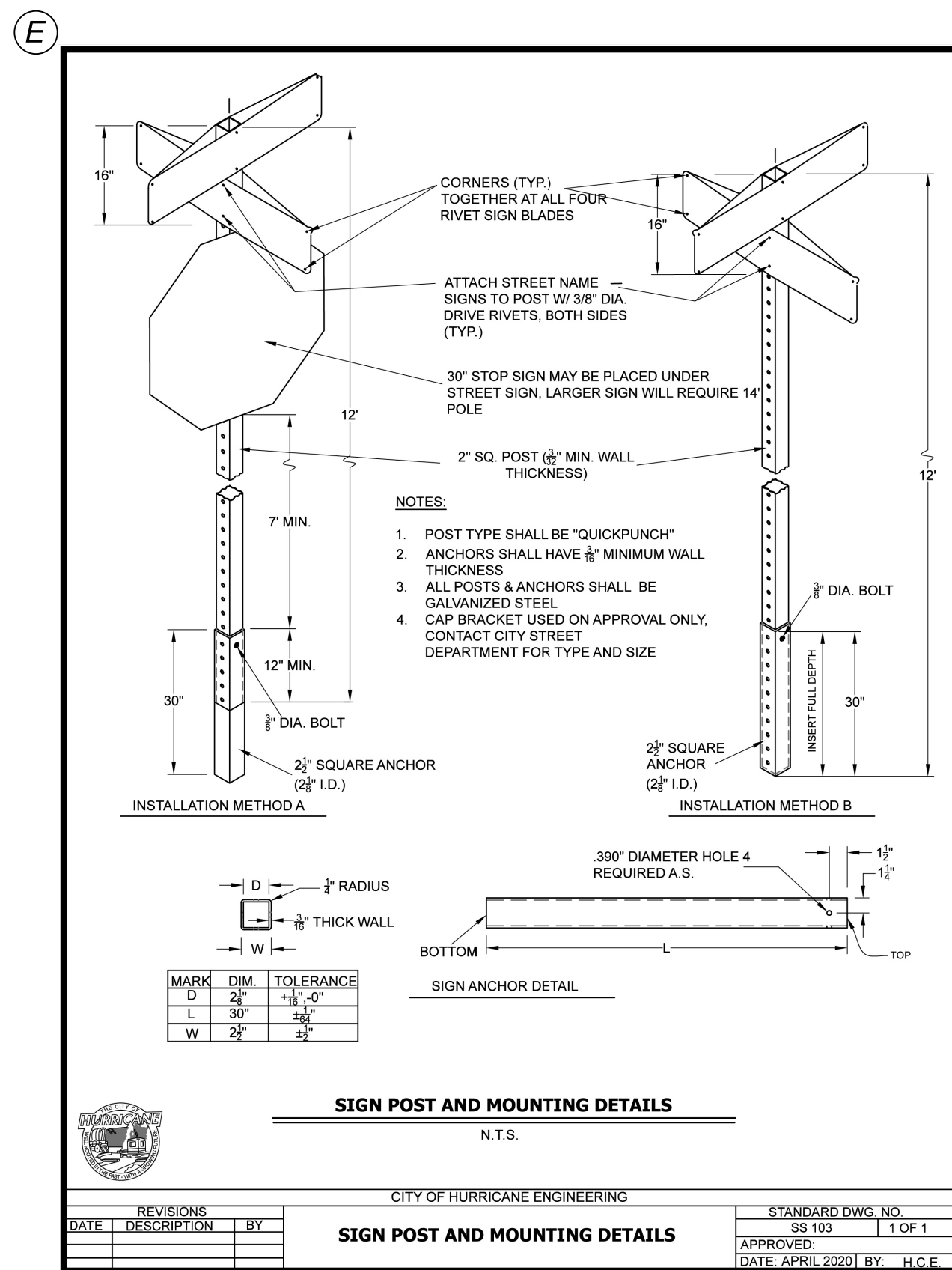
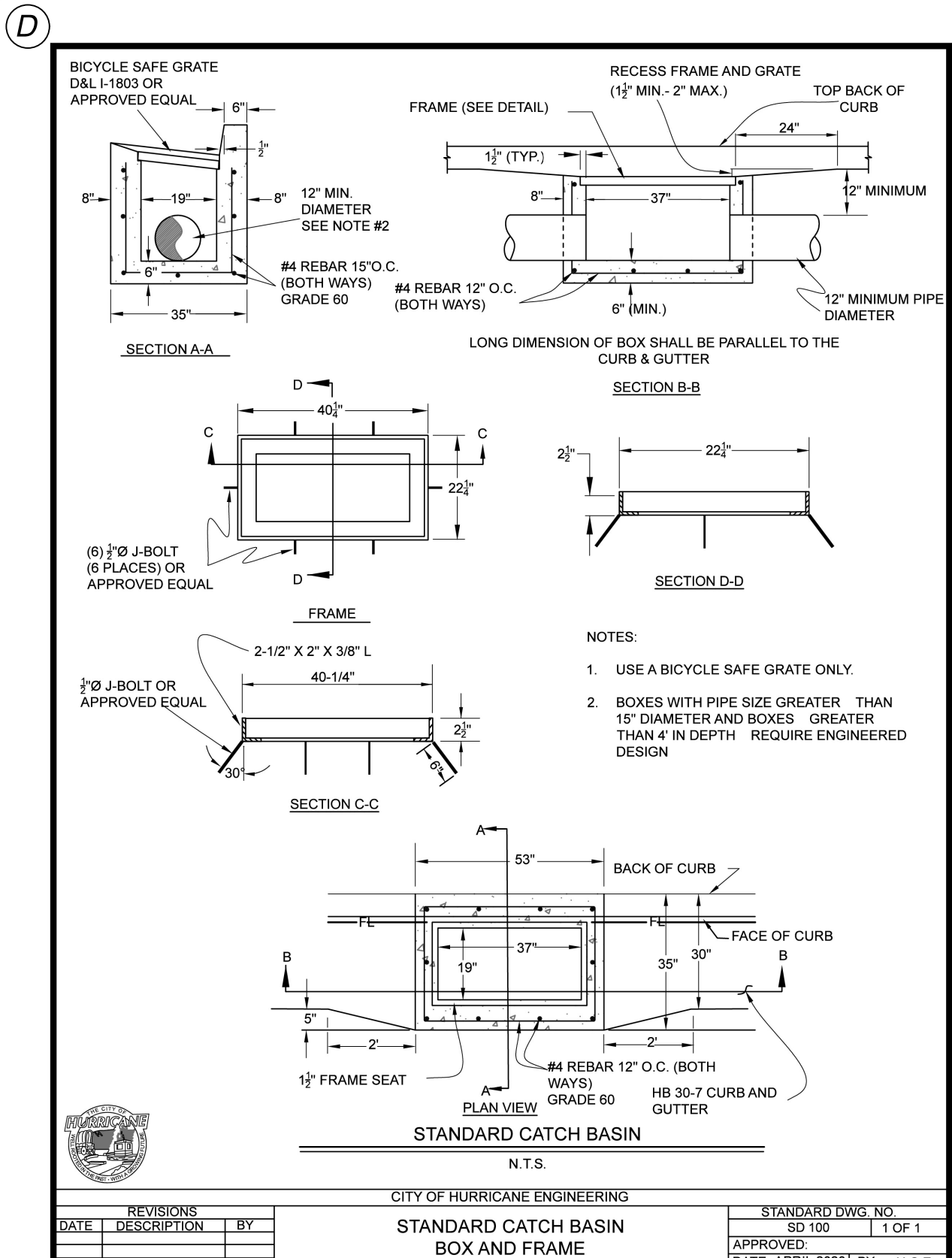
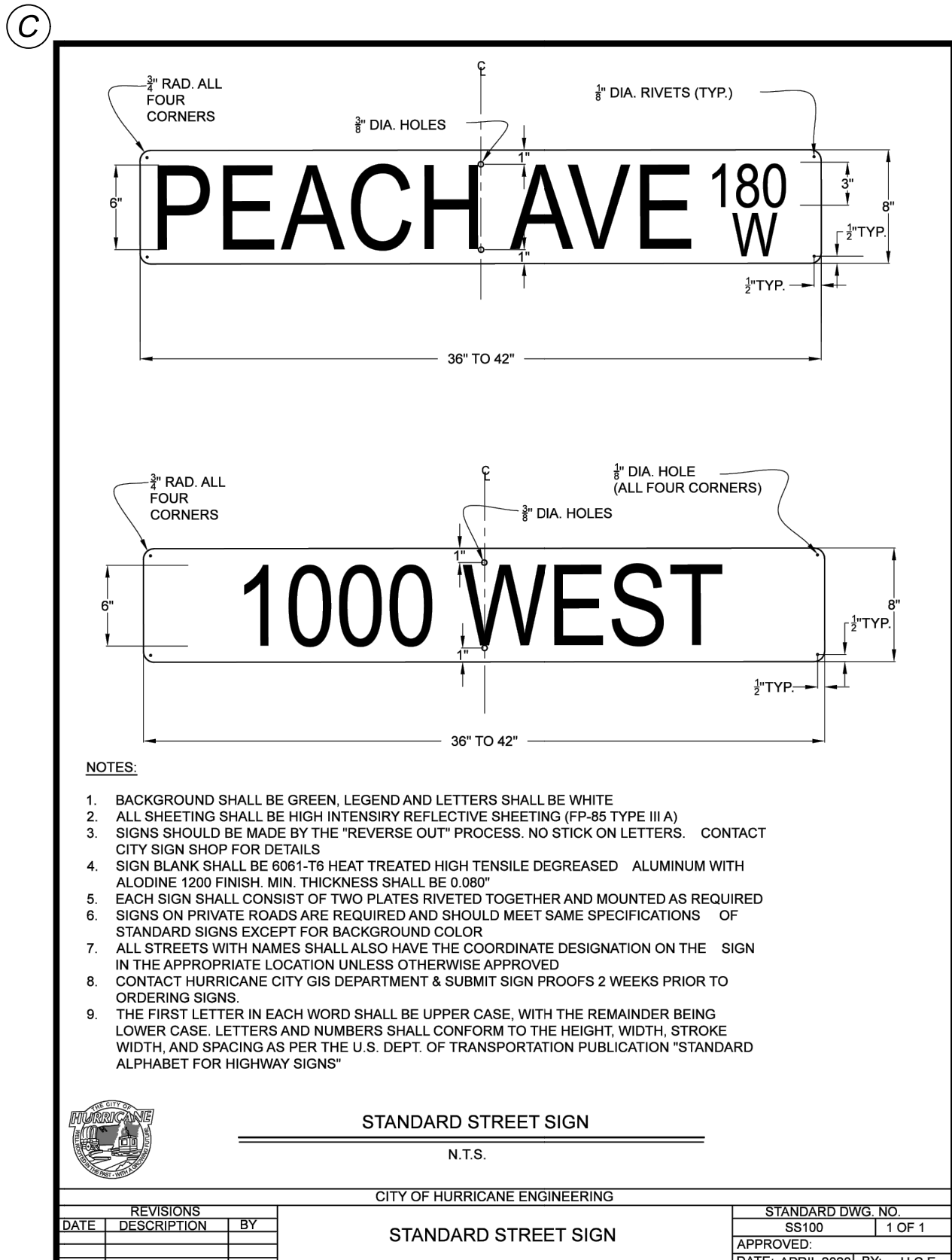
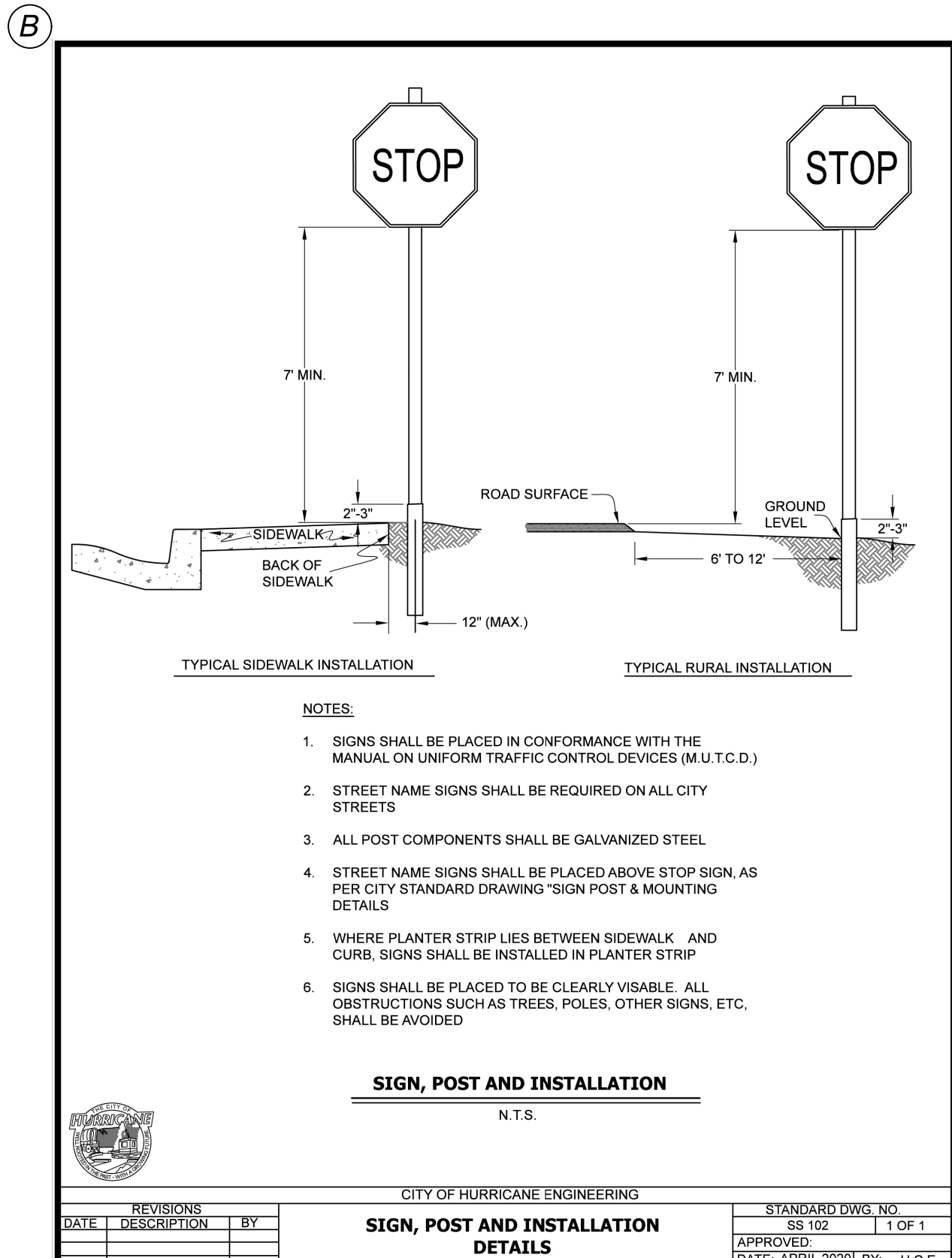
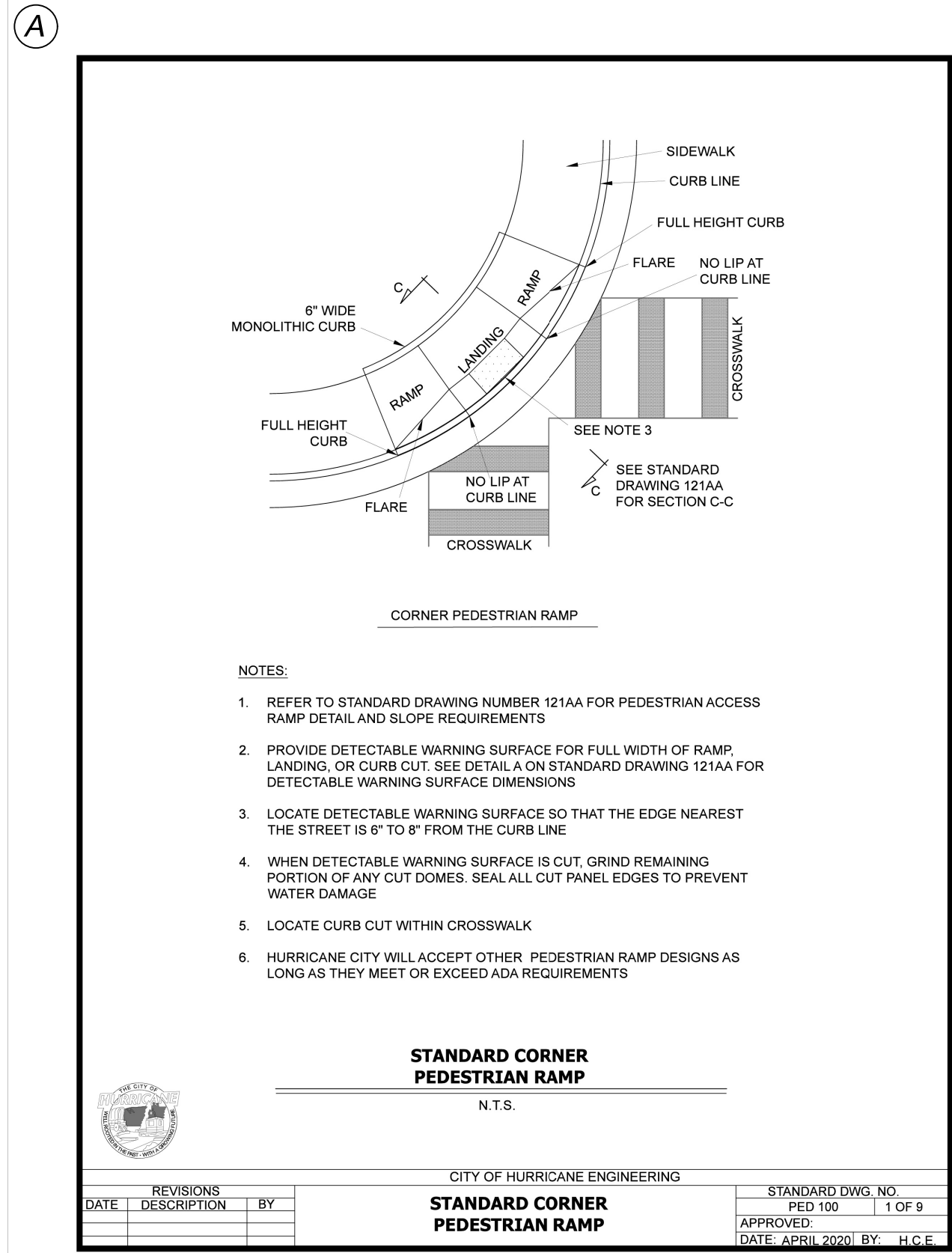


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STANDARD DETAILS
STRAWBERRY FIELDS



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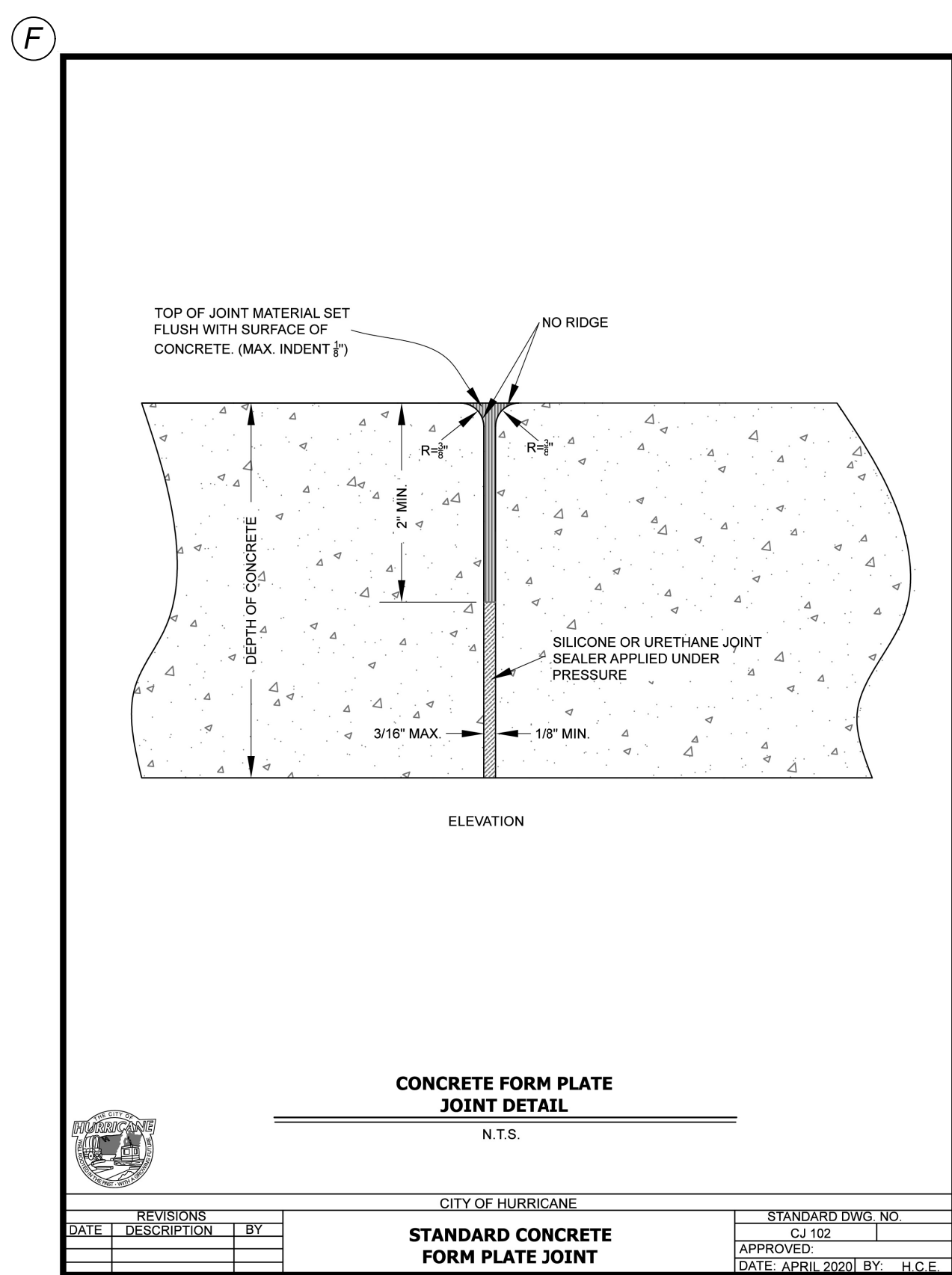
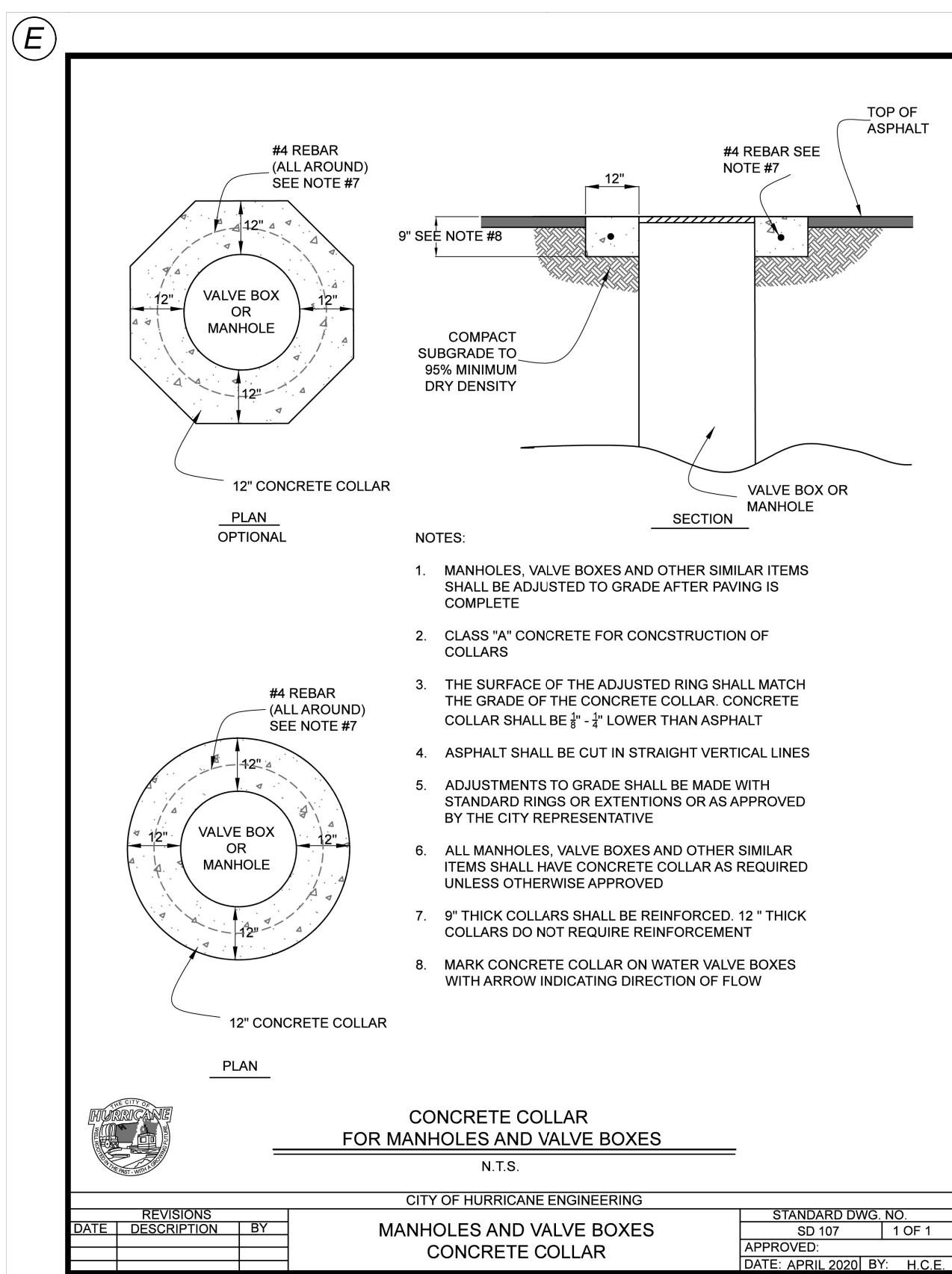
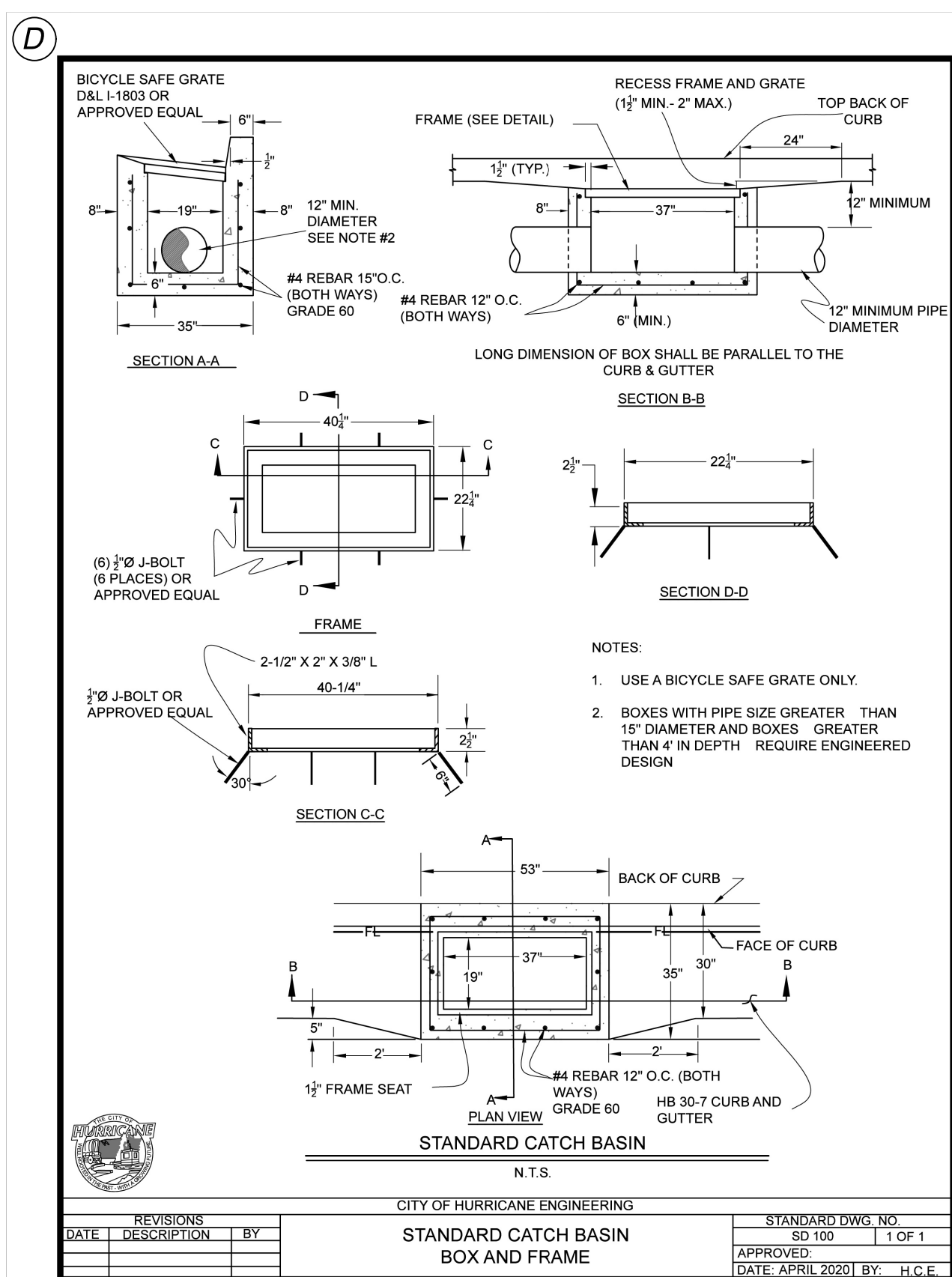
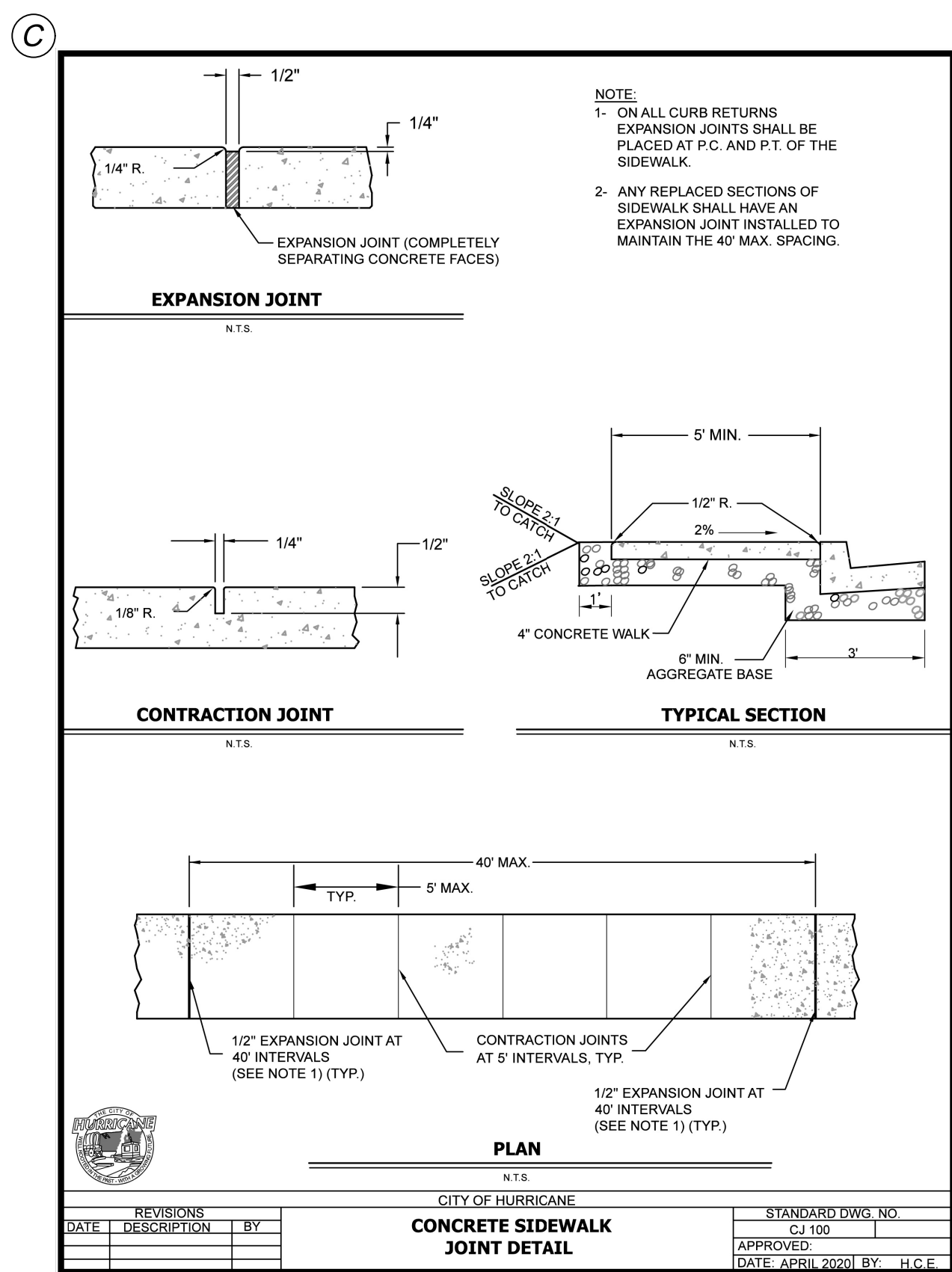
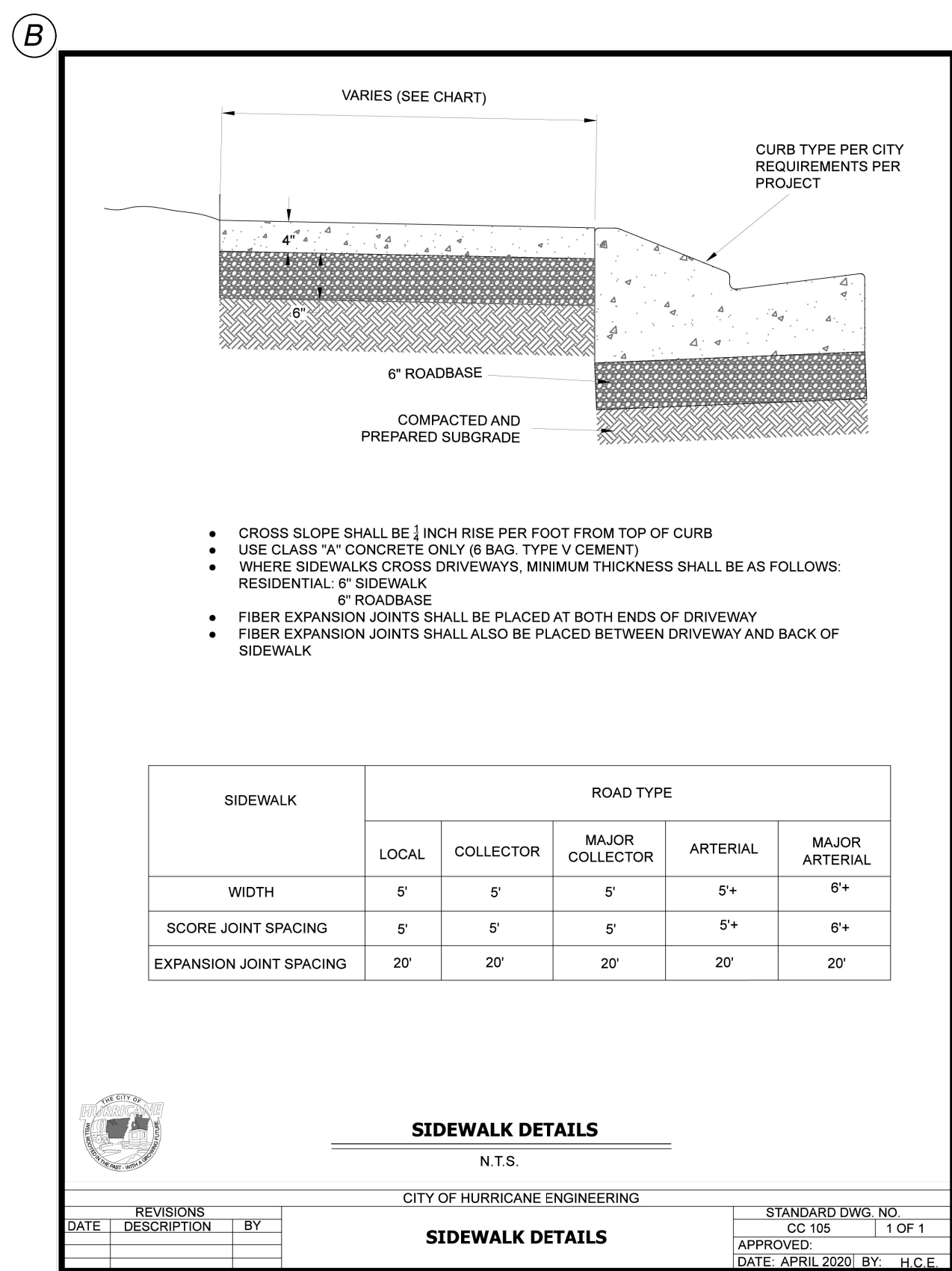
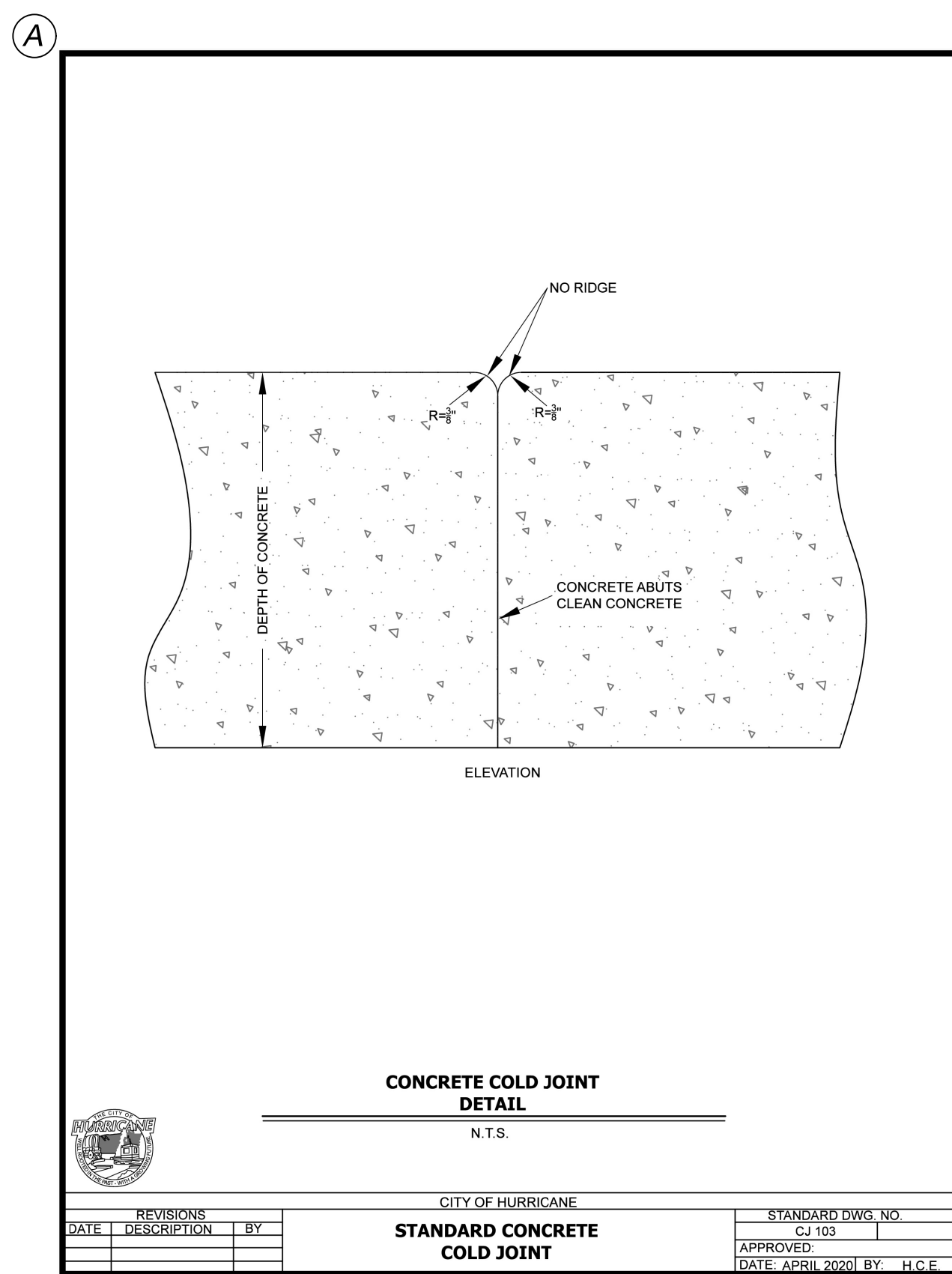
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STANDARD DETAILS CONTINUED
STRAWBERRY FIELDS



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STANDARD DETAILS CONTINUED

STRAWBERRY FIELDS

HURRICANE, UT



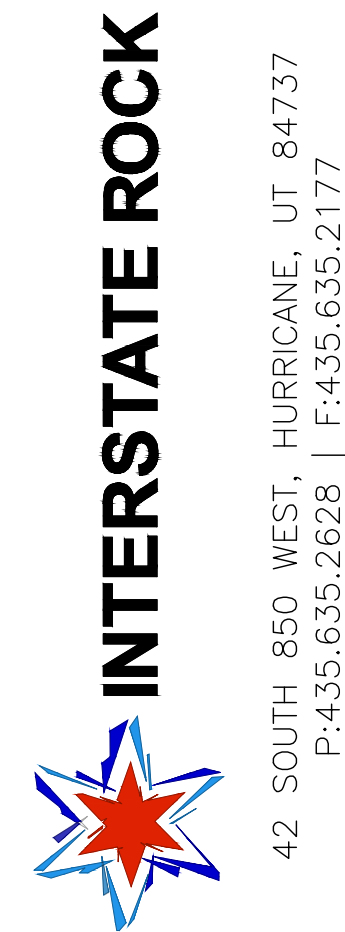
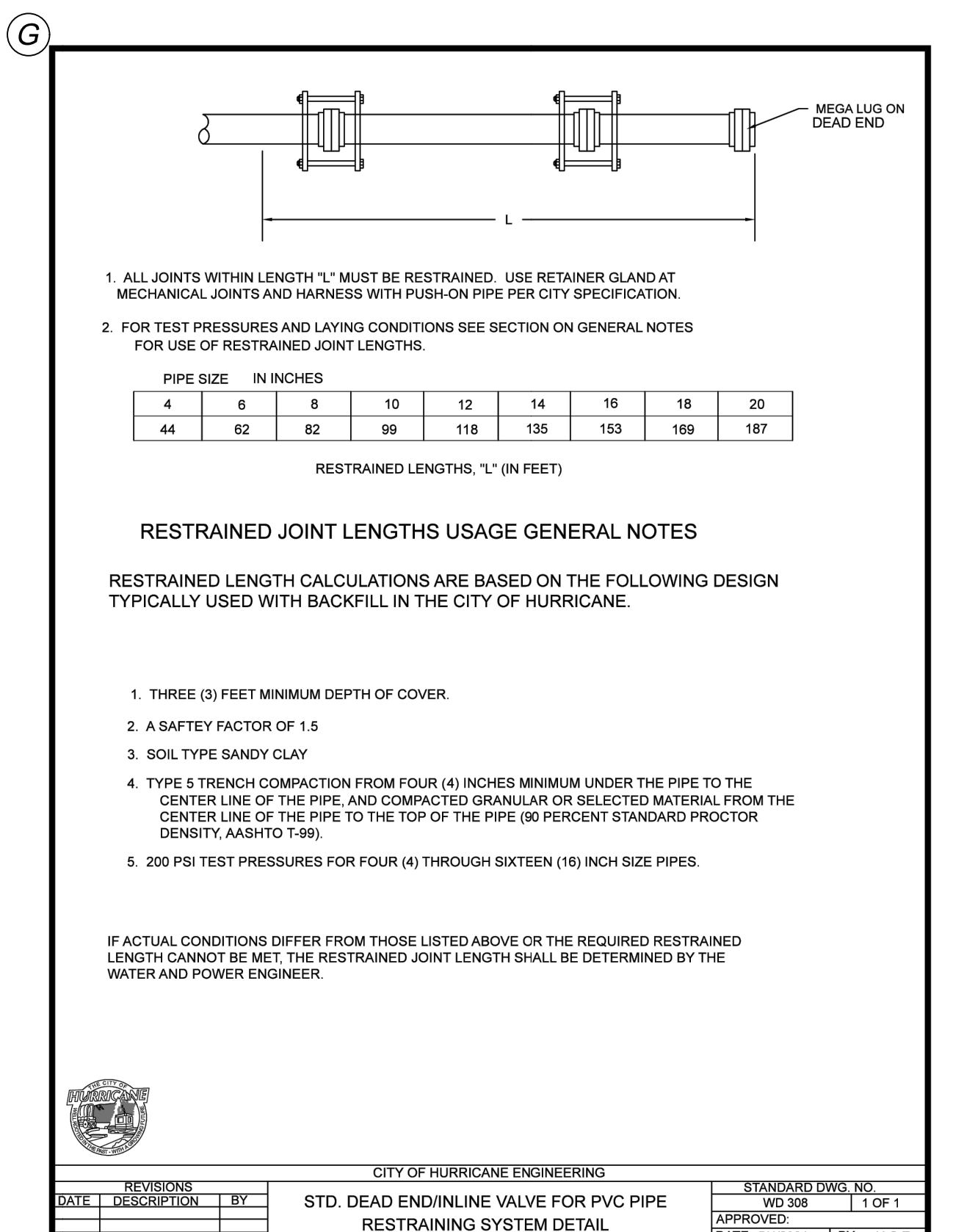
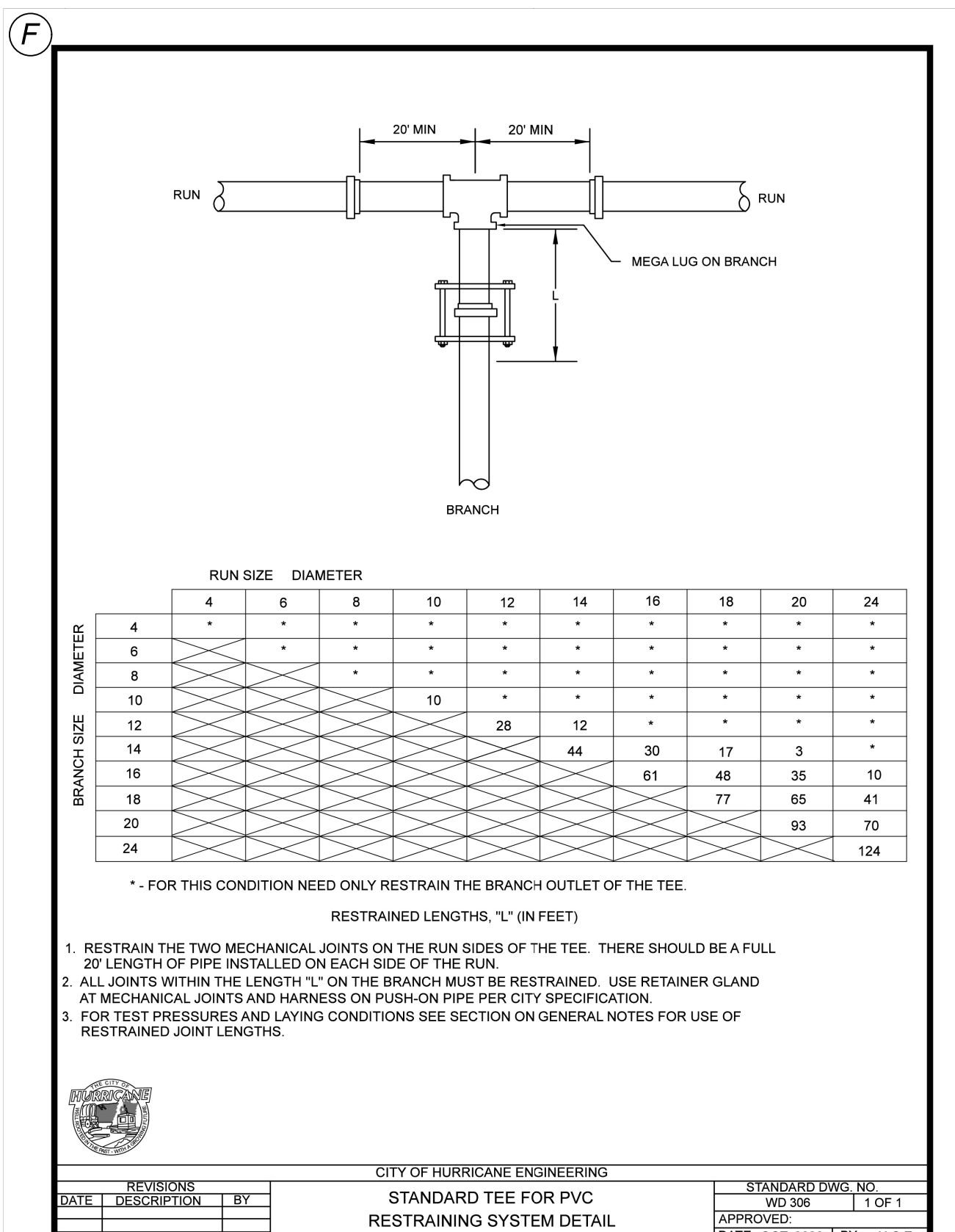
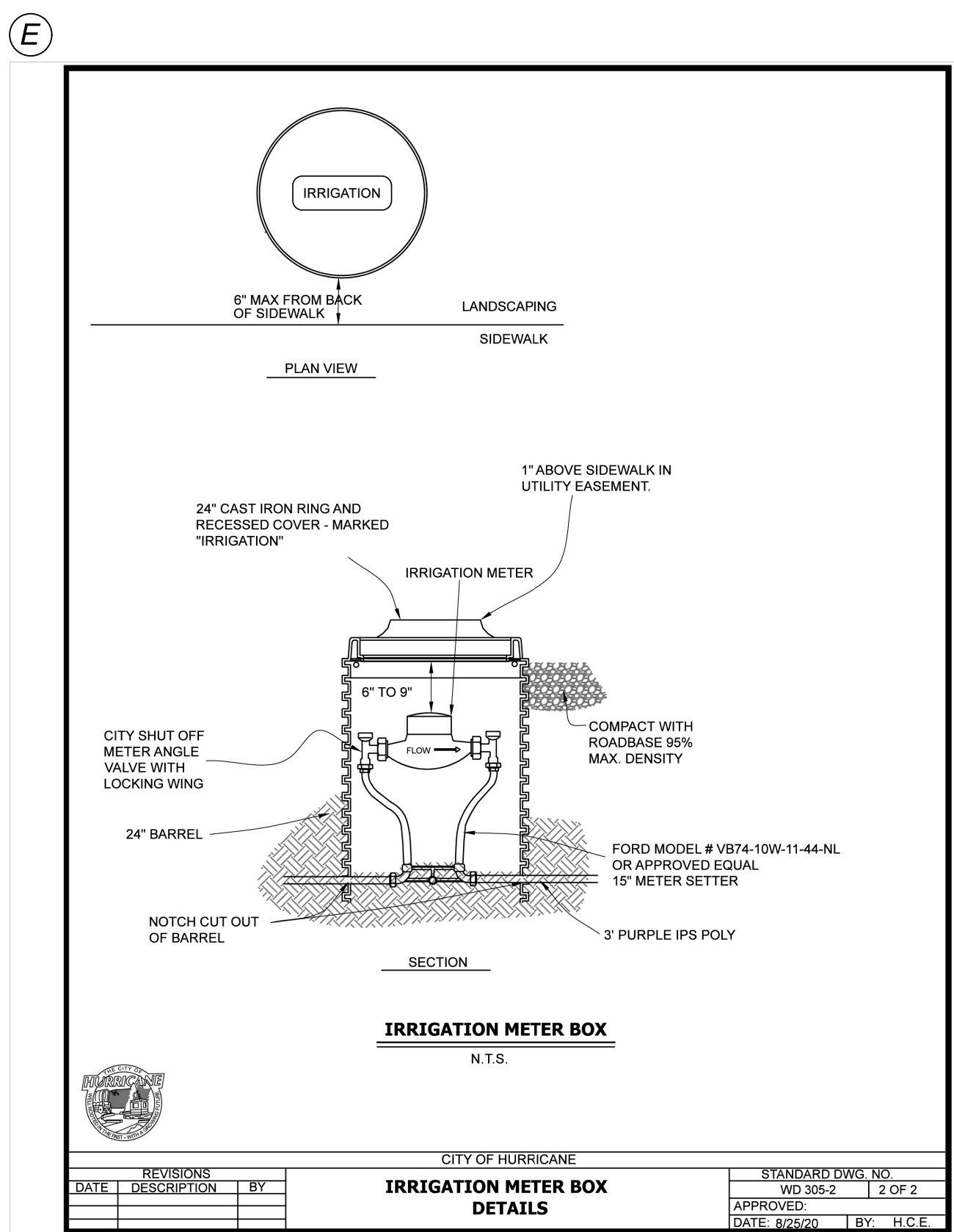
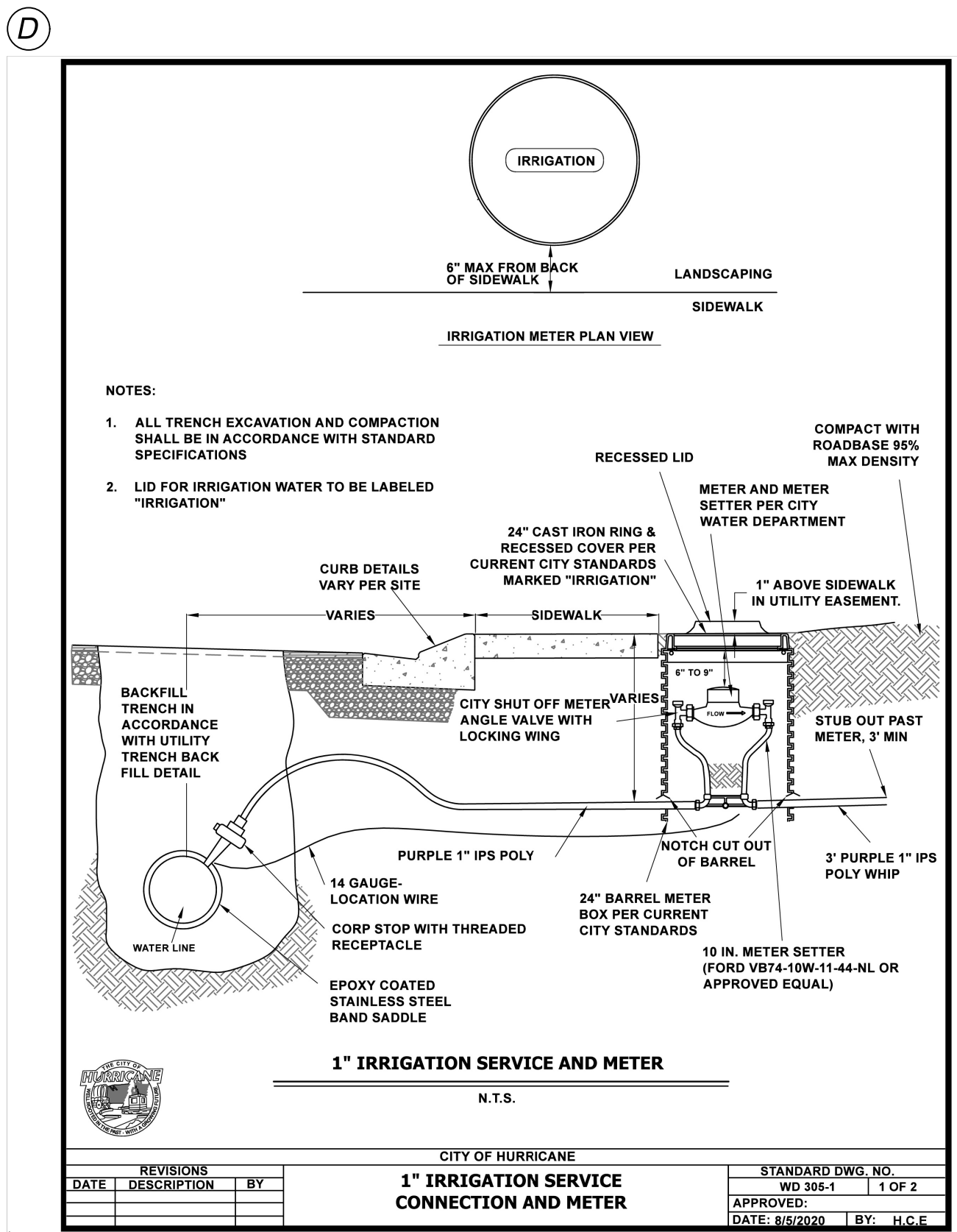
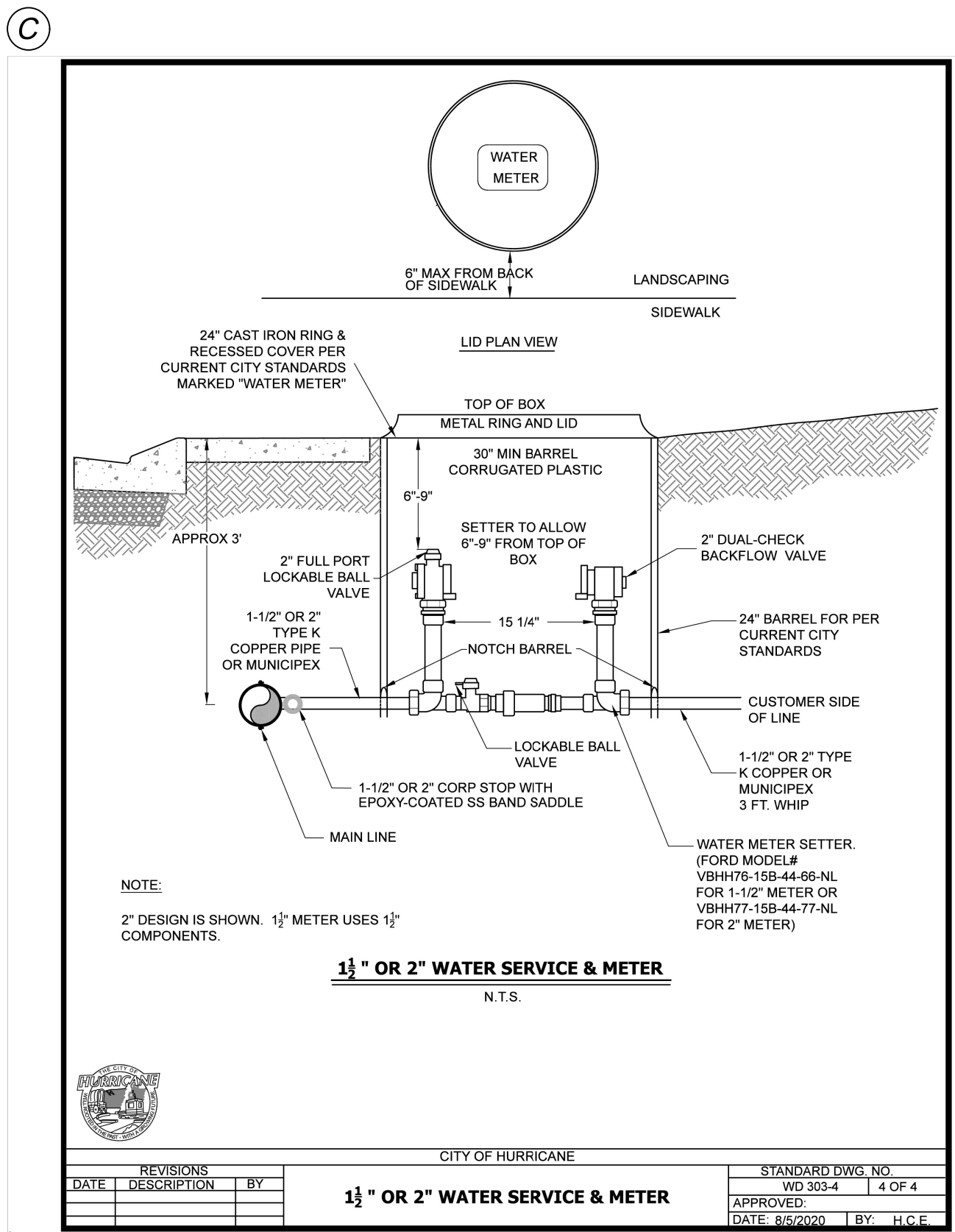
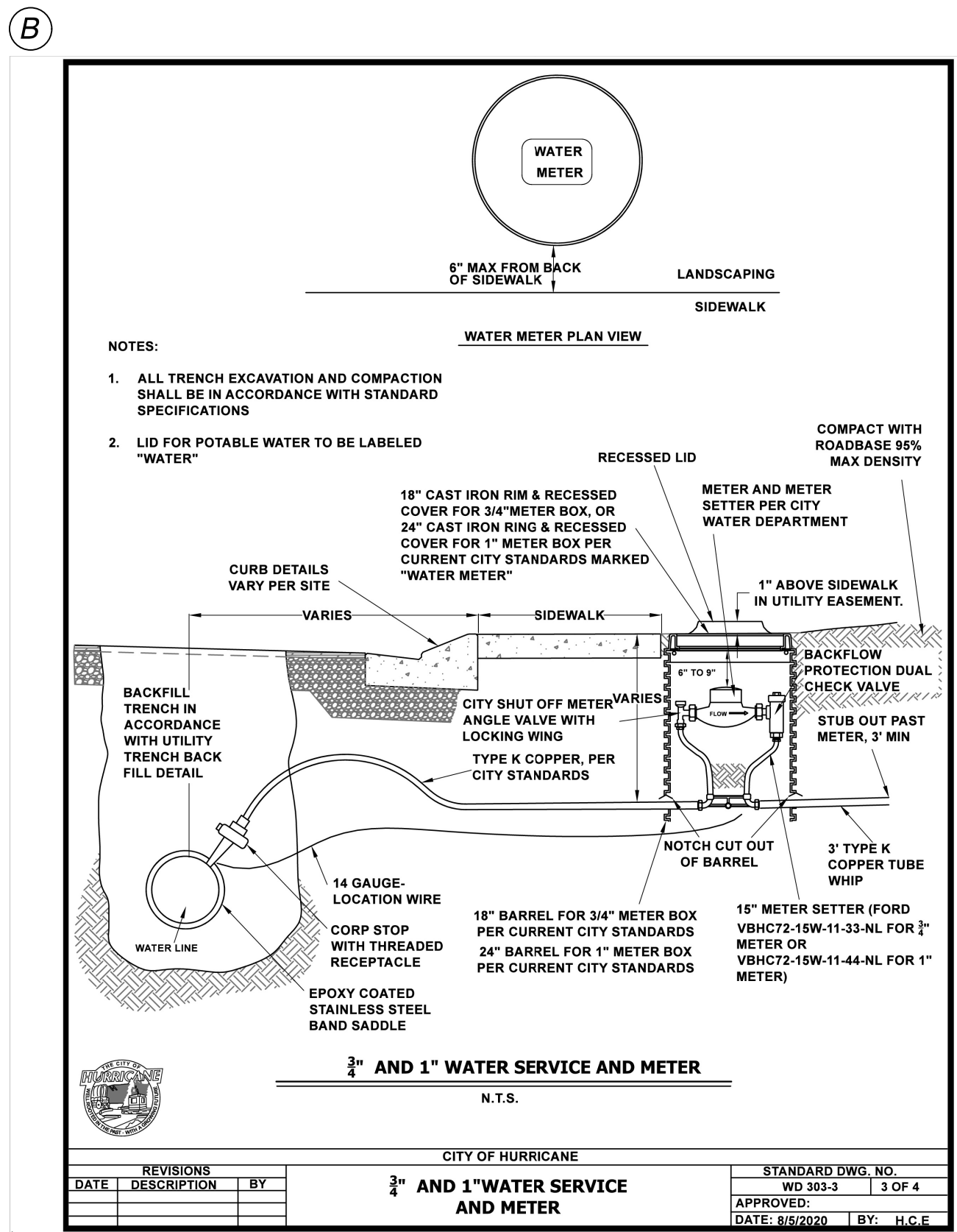
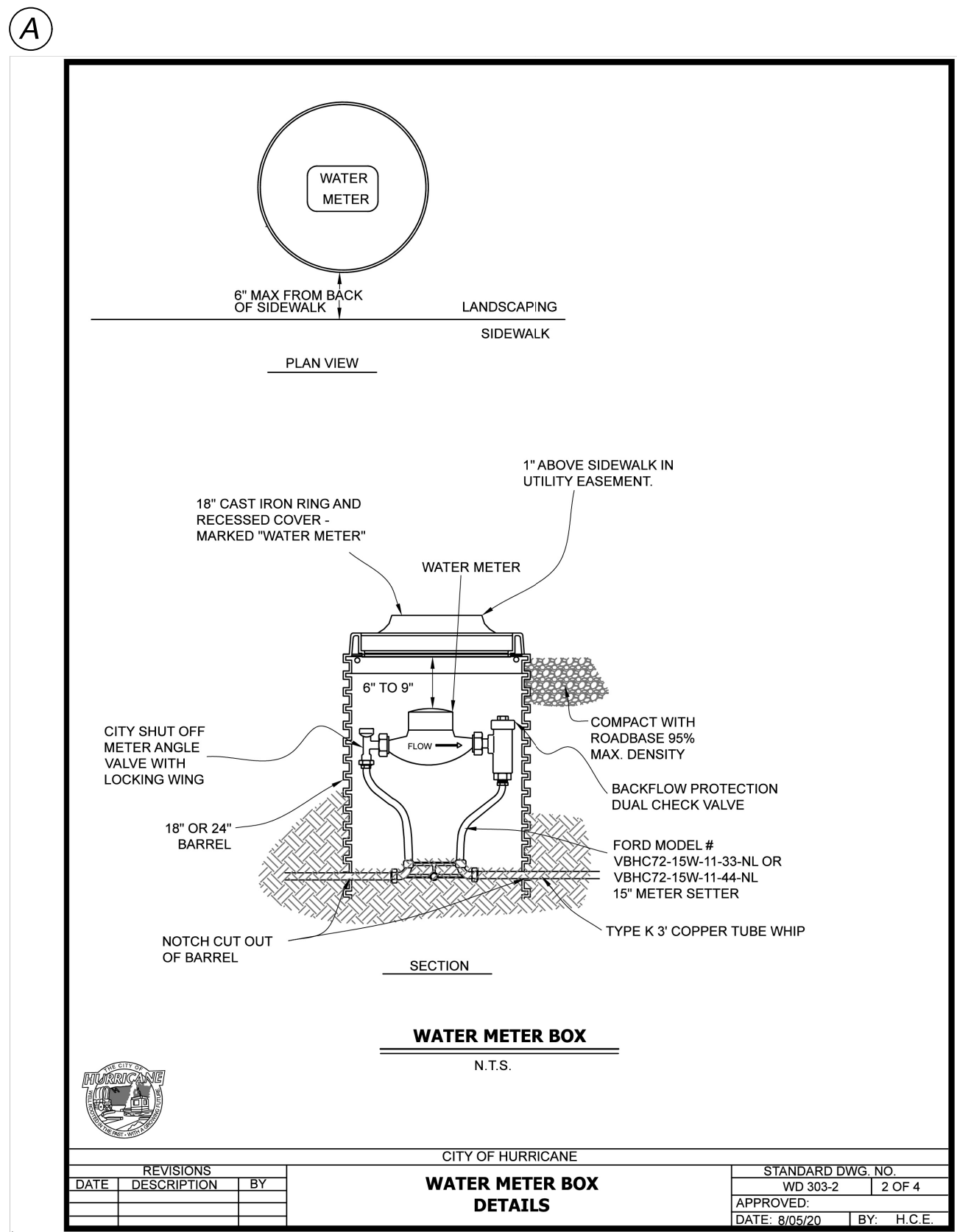
DATE 08/01/2024

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IRRIGATION & WATER DETAILS
STRAWBERRY FIELDS



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STRAWBERRY FIELDS
HURRICANE, UT

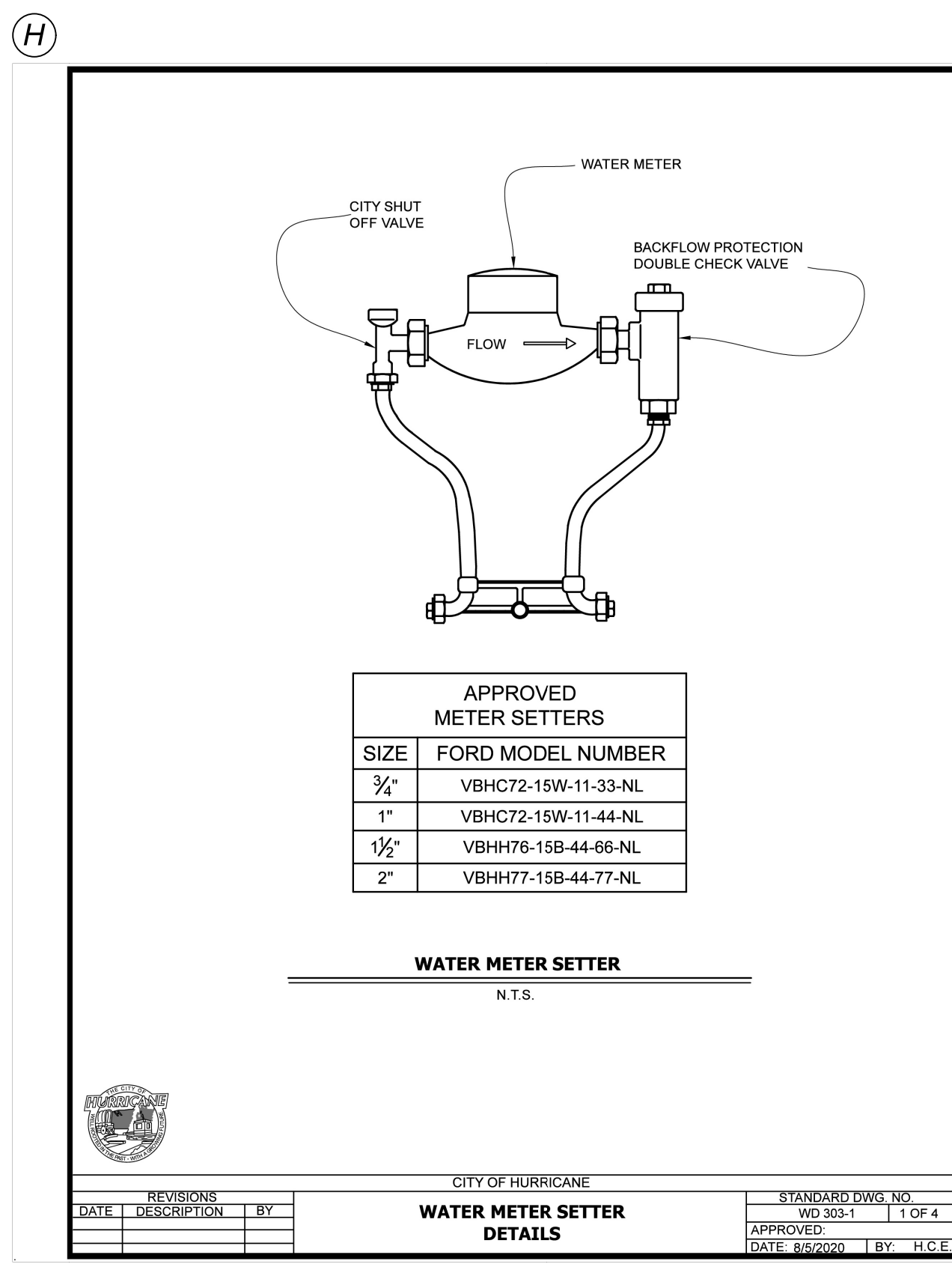
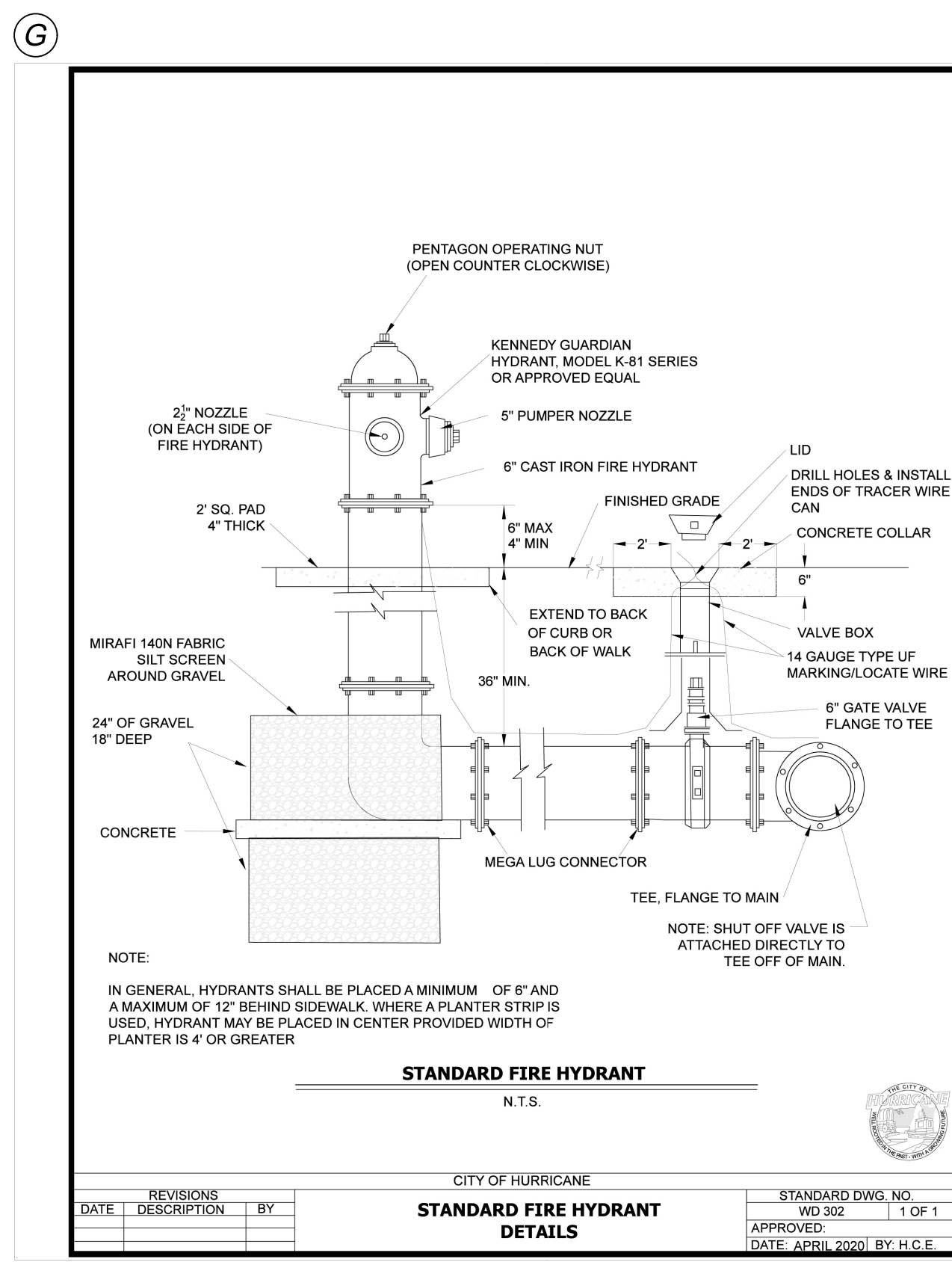
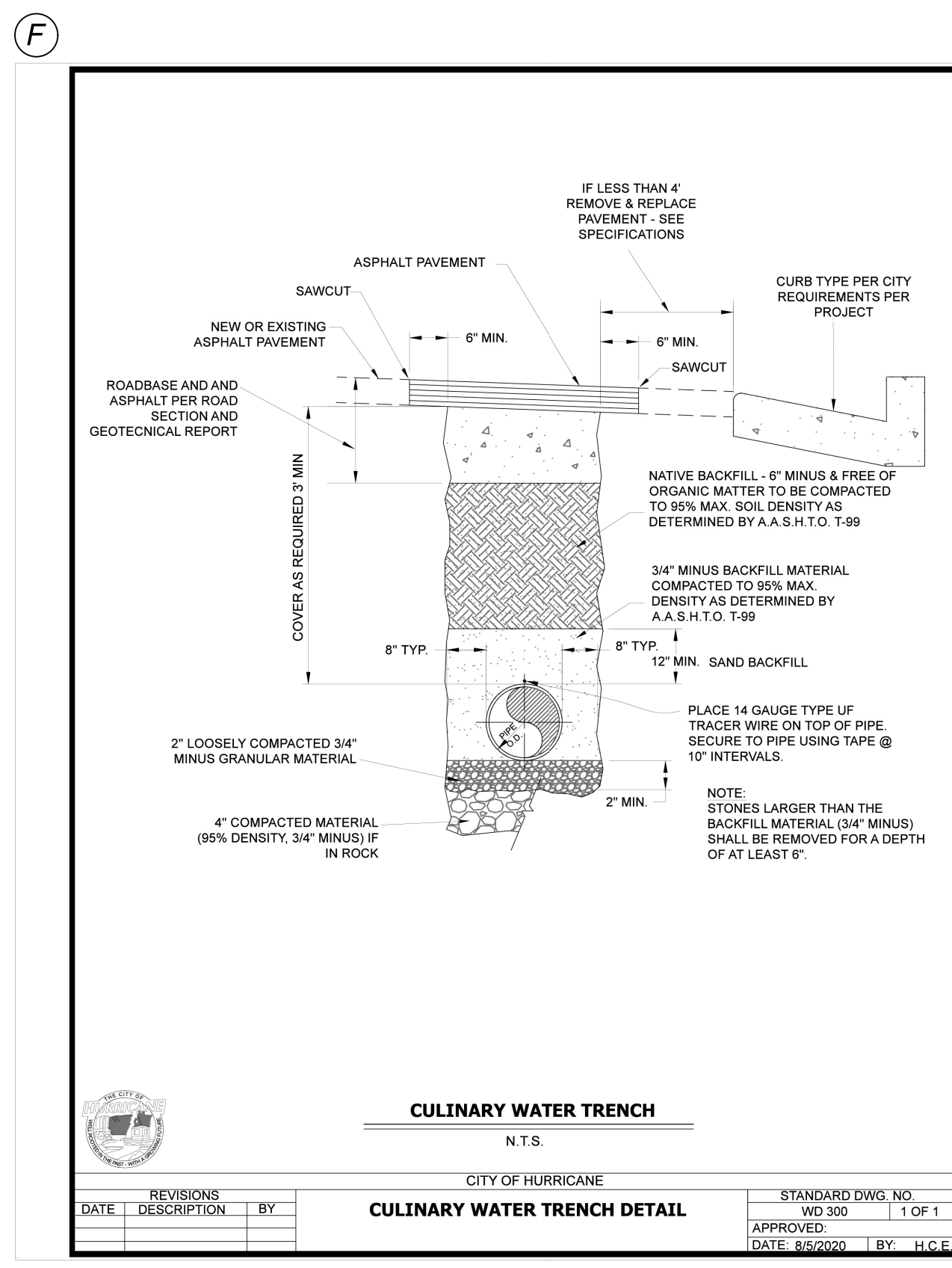
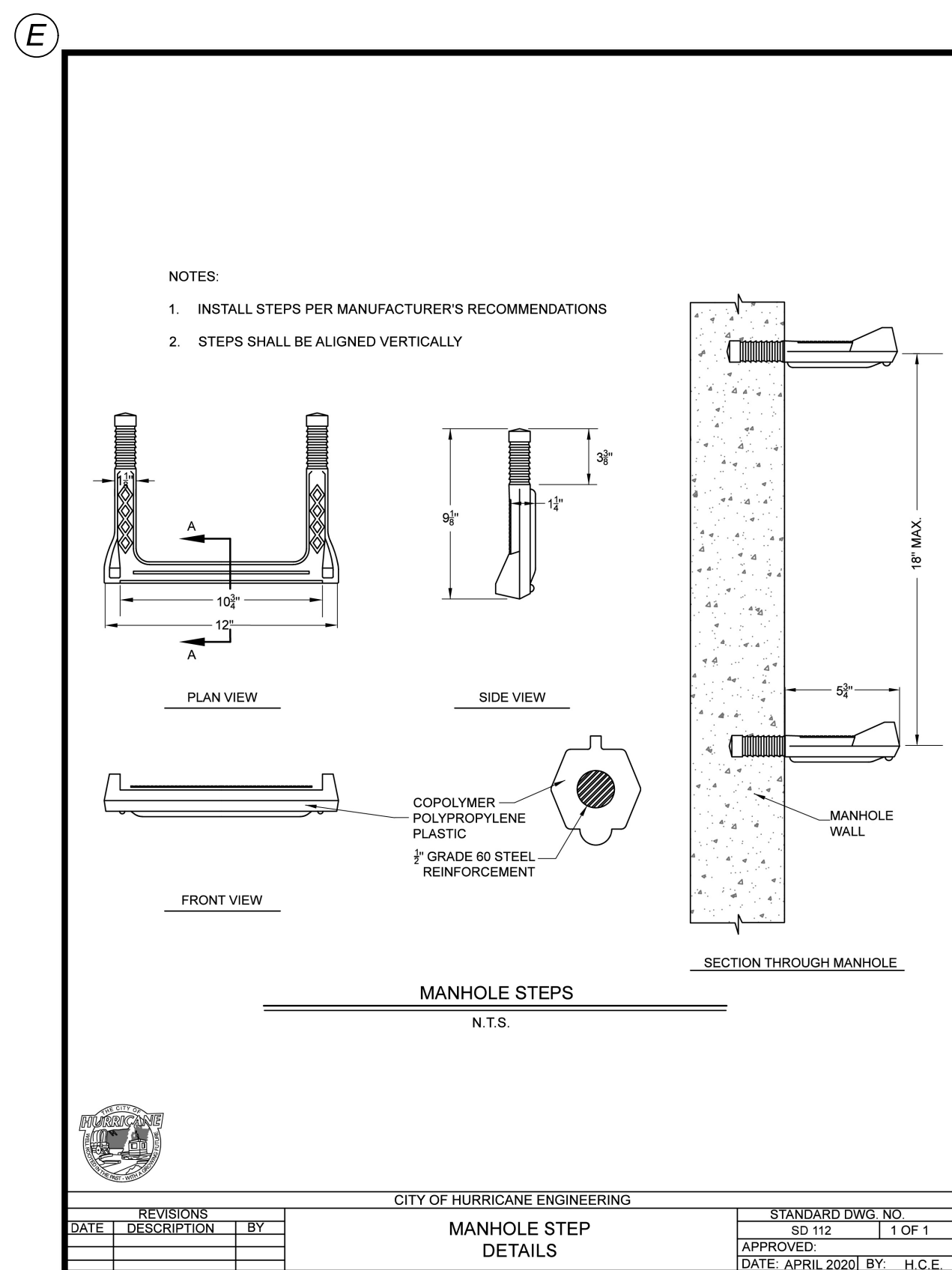
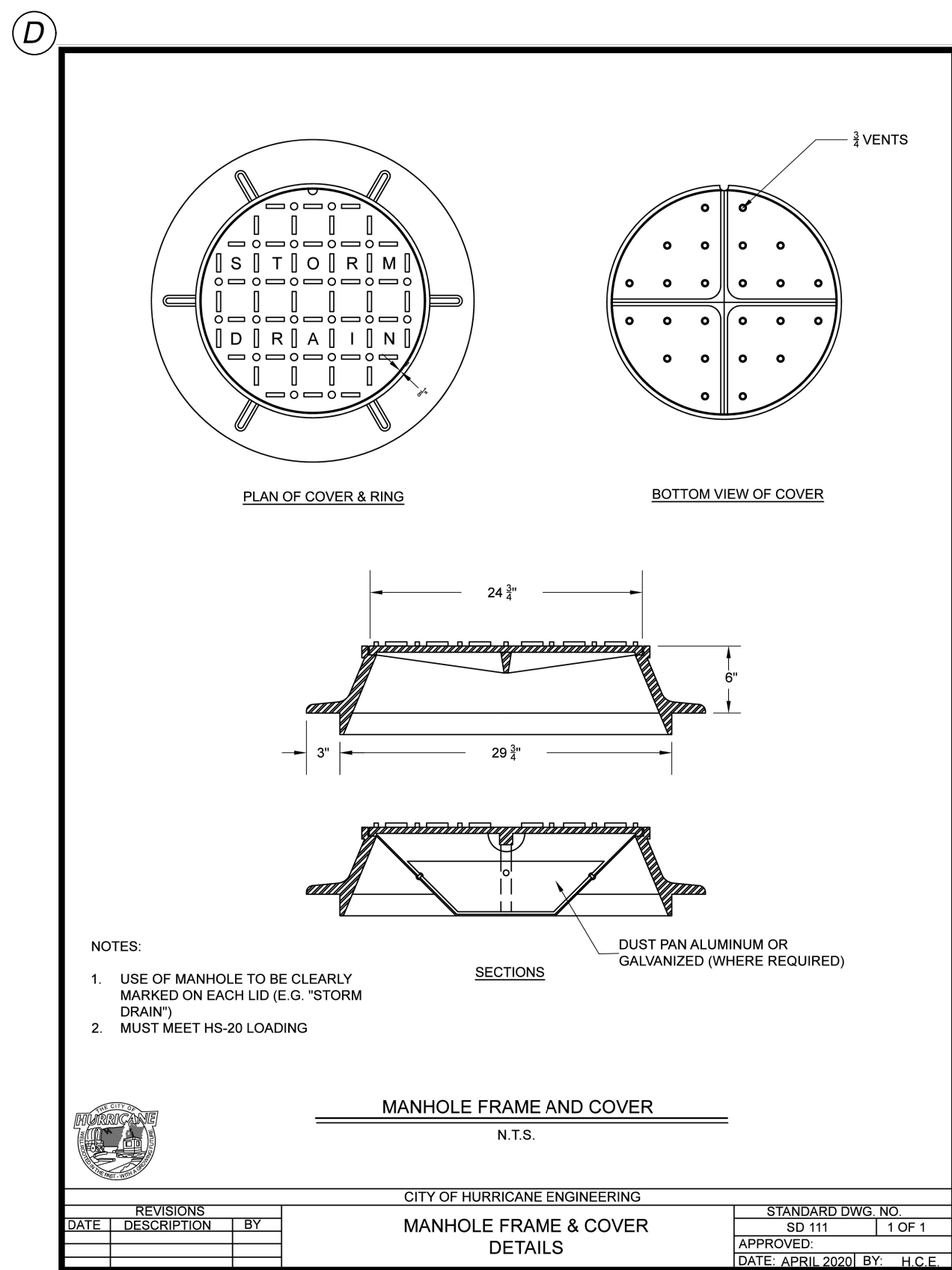
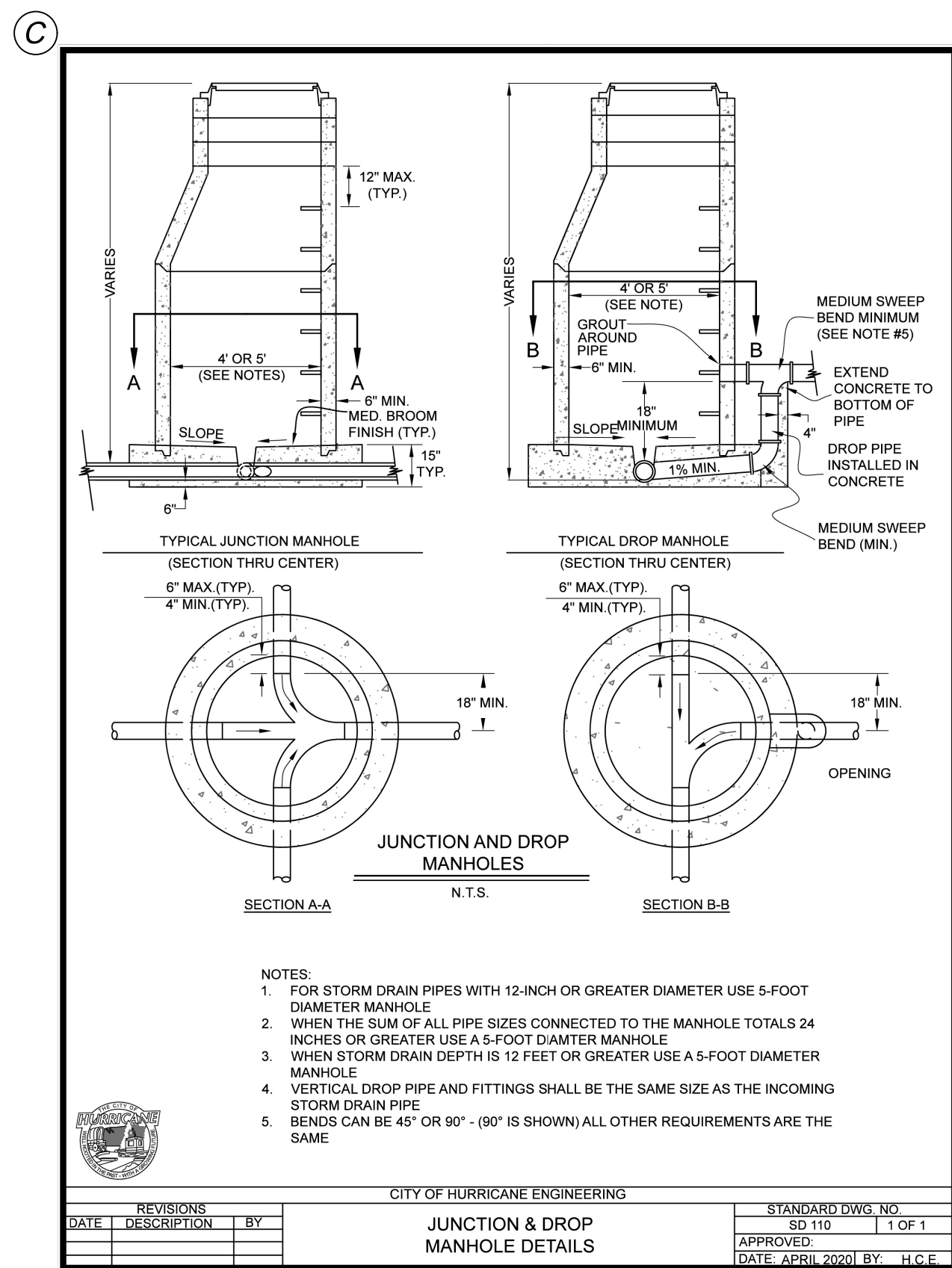
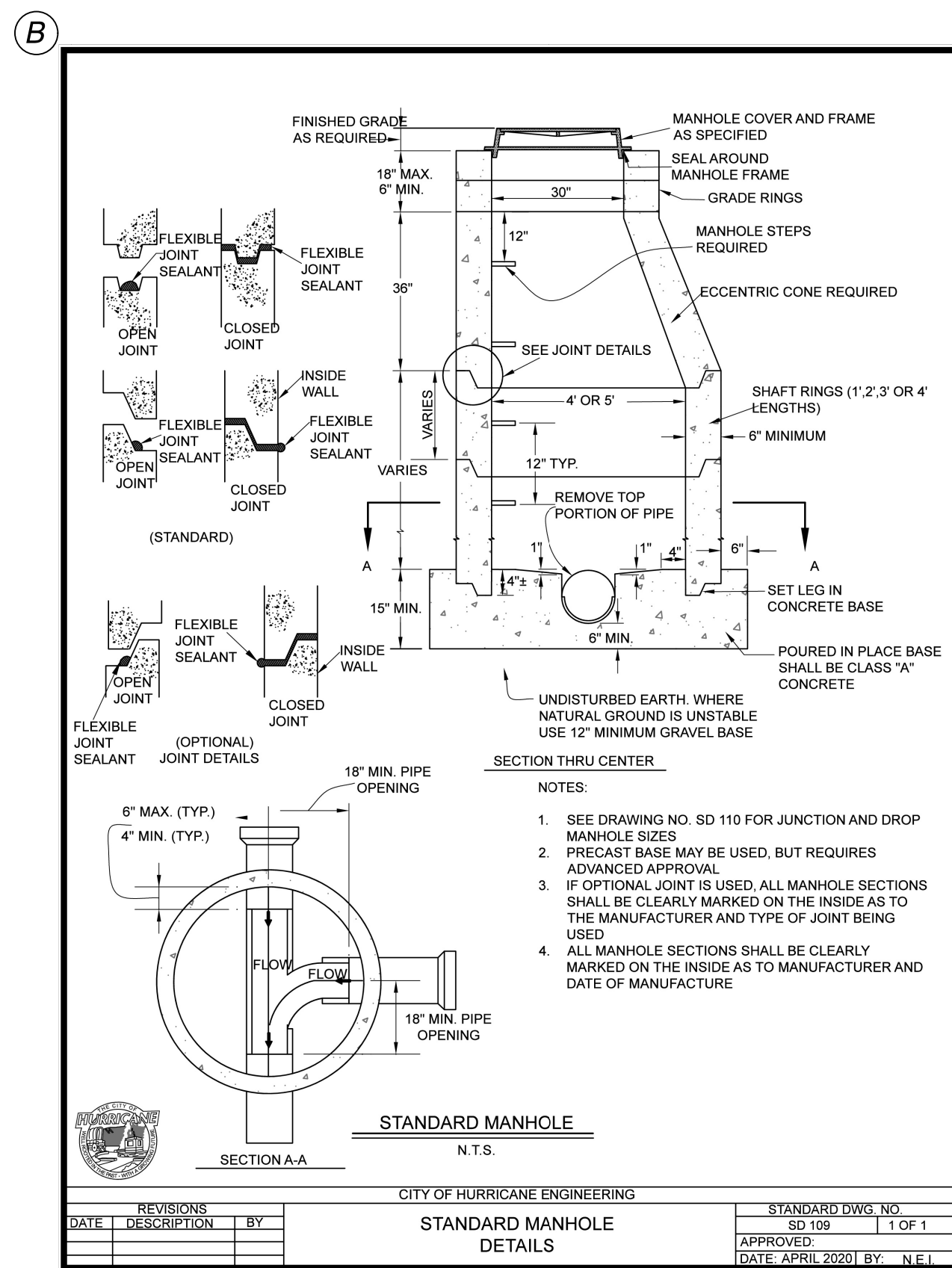
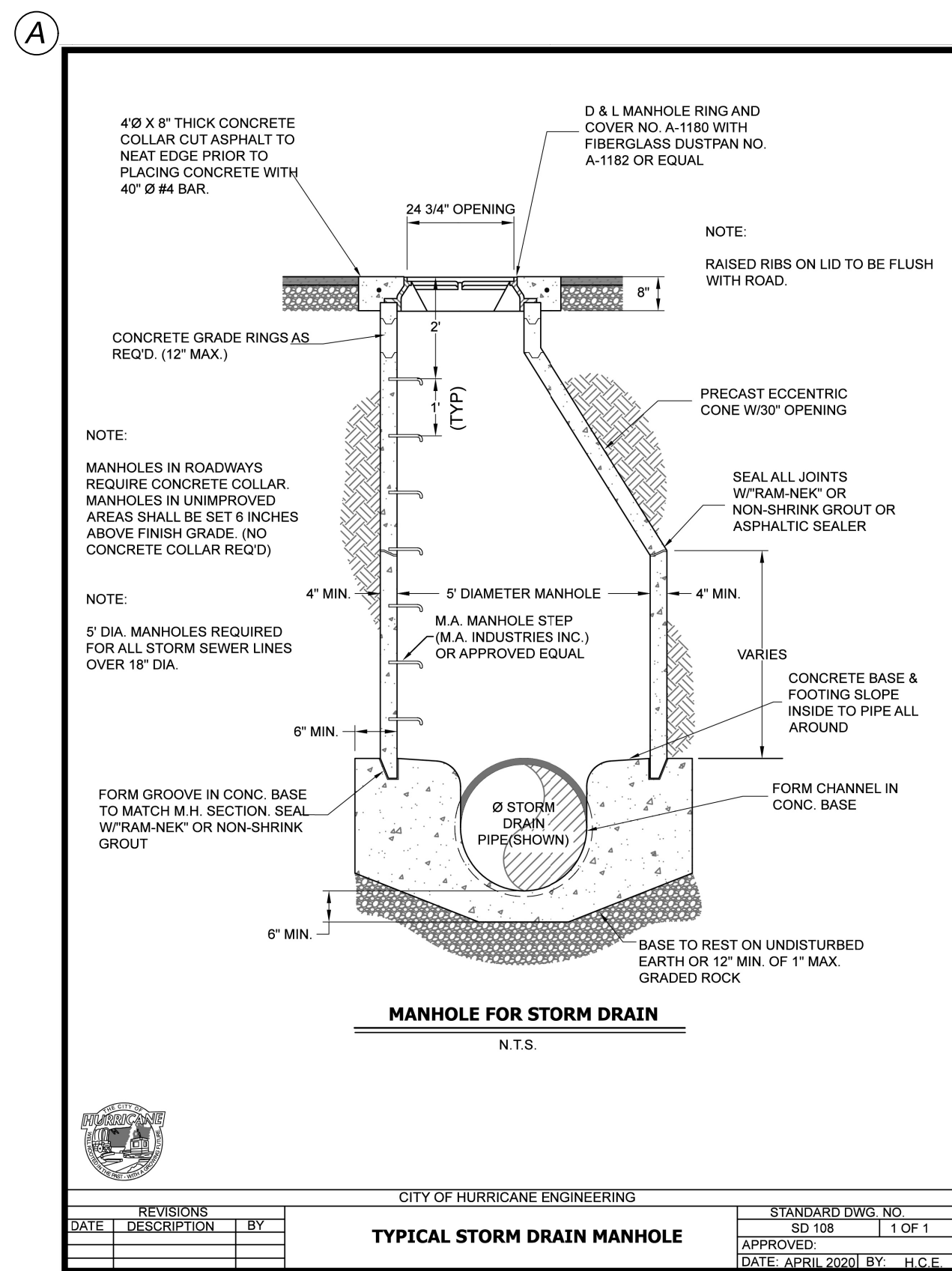


DATE 08/01/2024

PROJ. # 01.023.037
PAGE # DT1.2

WATER & STORM DRAIN DETAILS

STRAWBERRY FIELDS



INTERSTATE ROCK

42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY MB

DRAWN BY MB

CHECKED BY KS

STRATTON SIBLINGS

WATER & STORM DRAIN DETAILS

STRAWBERRY FIELDS

HURRICANE, UT

[illegible]

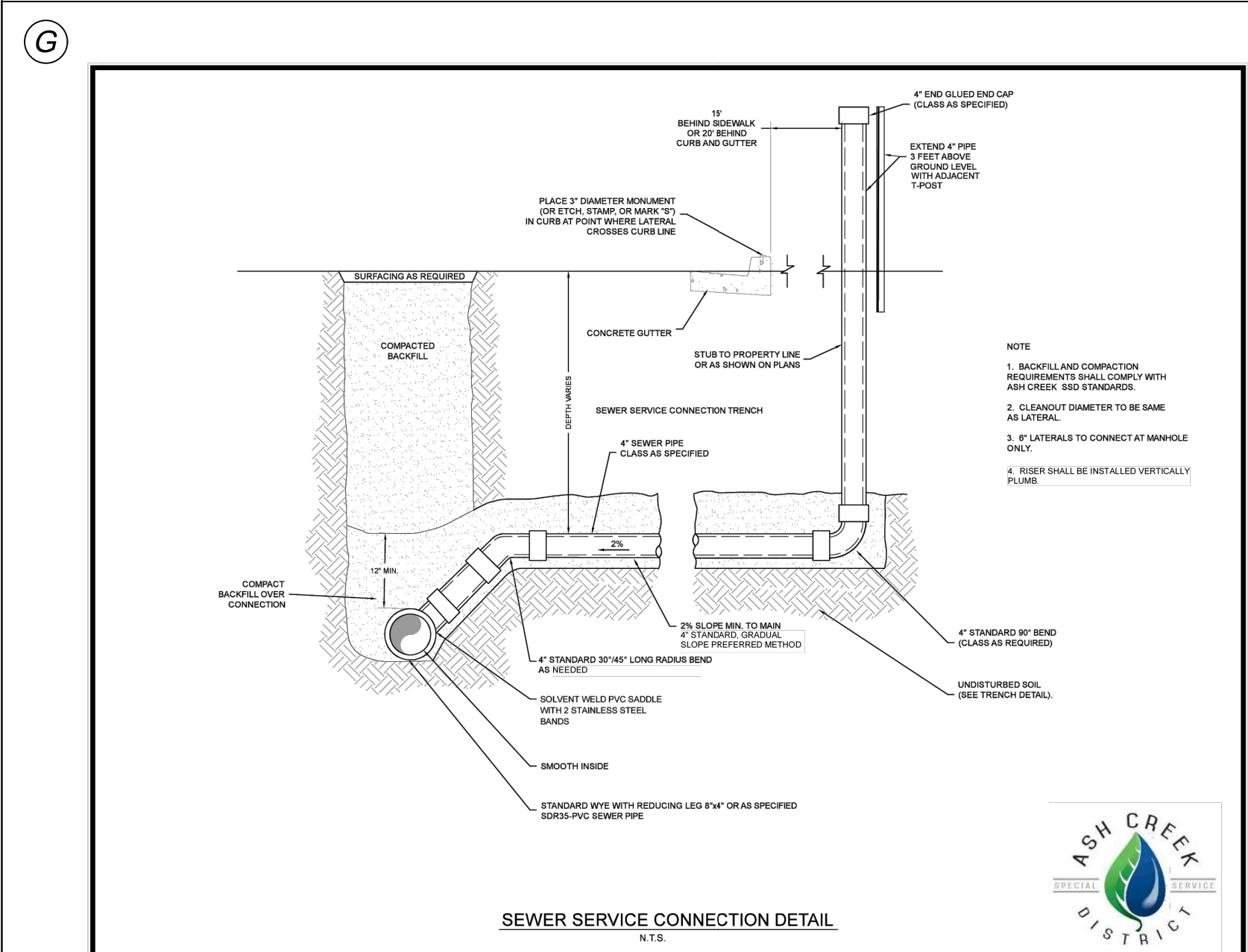
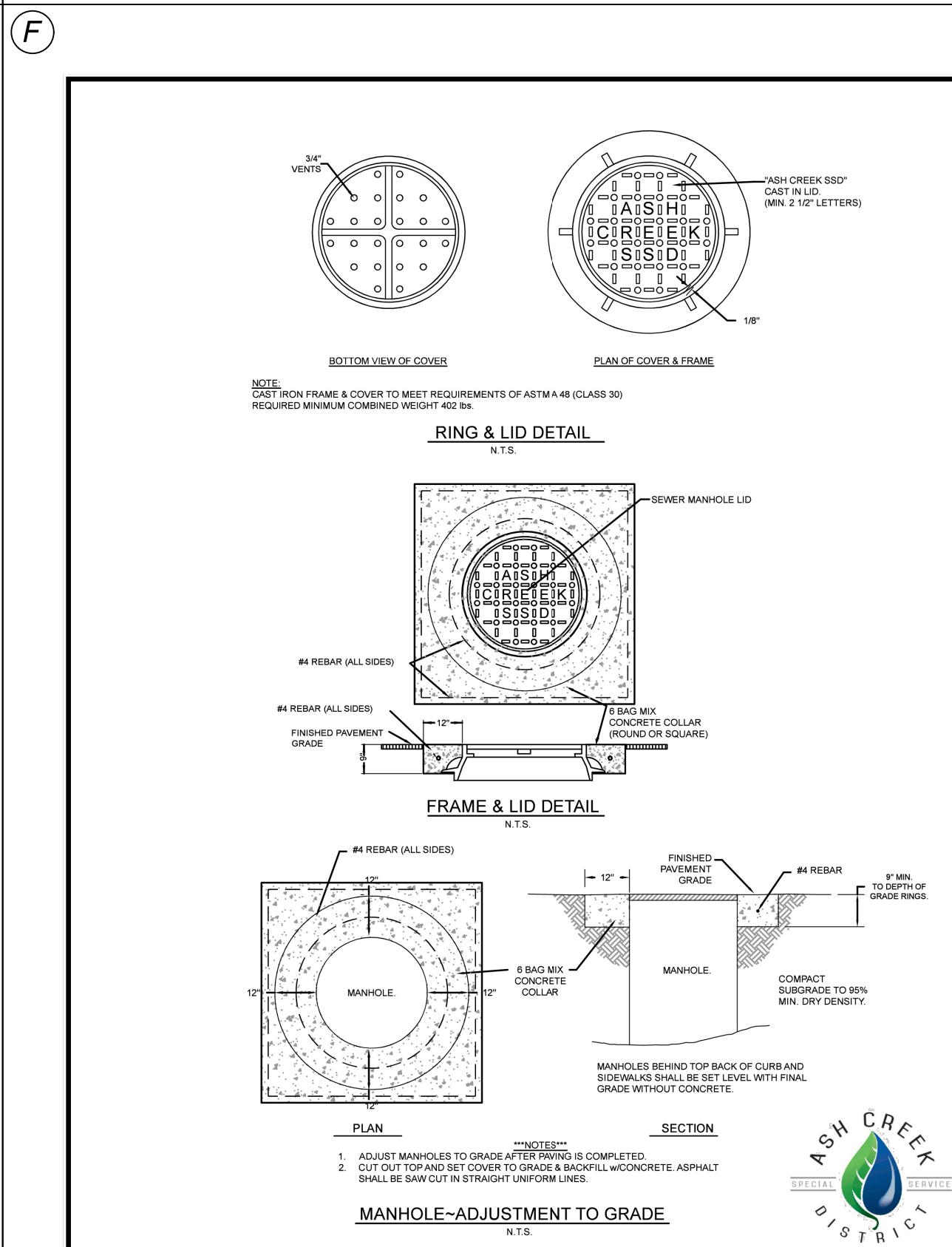
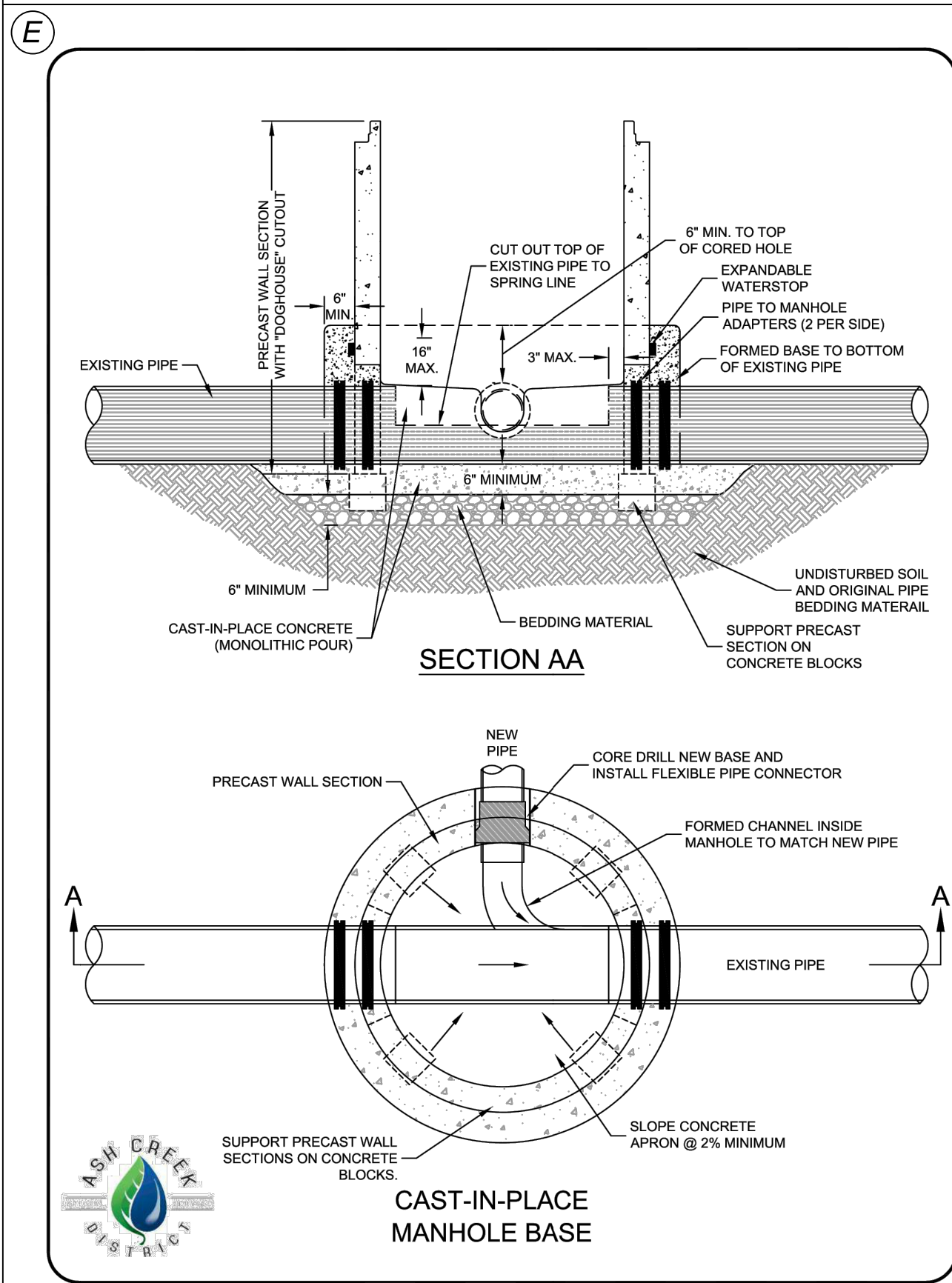
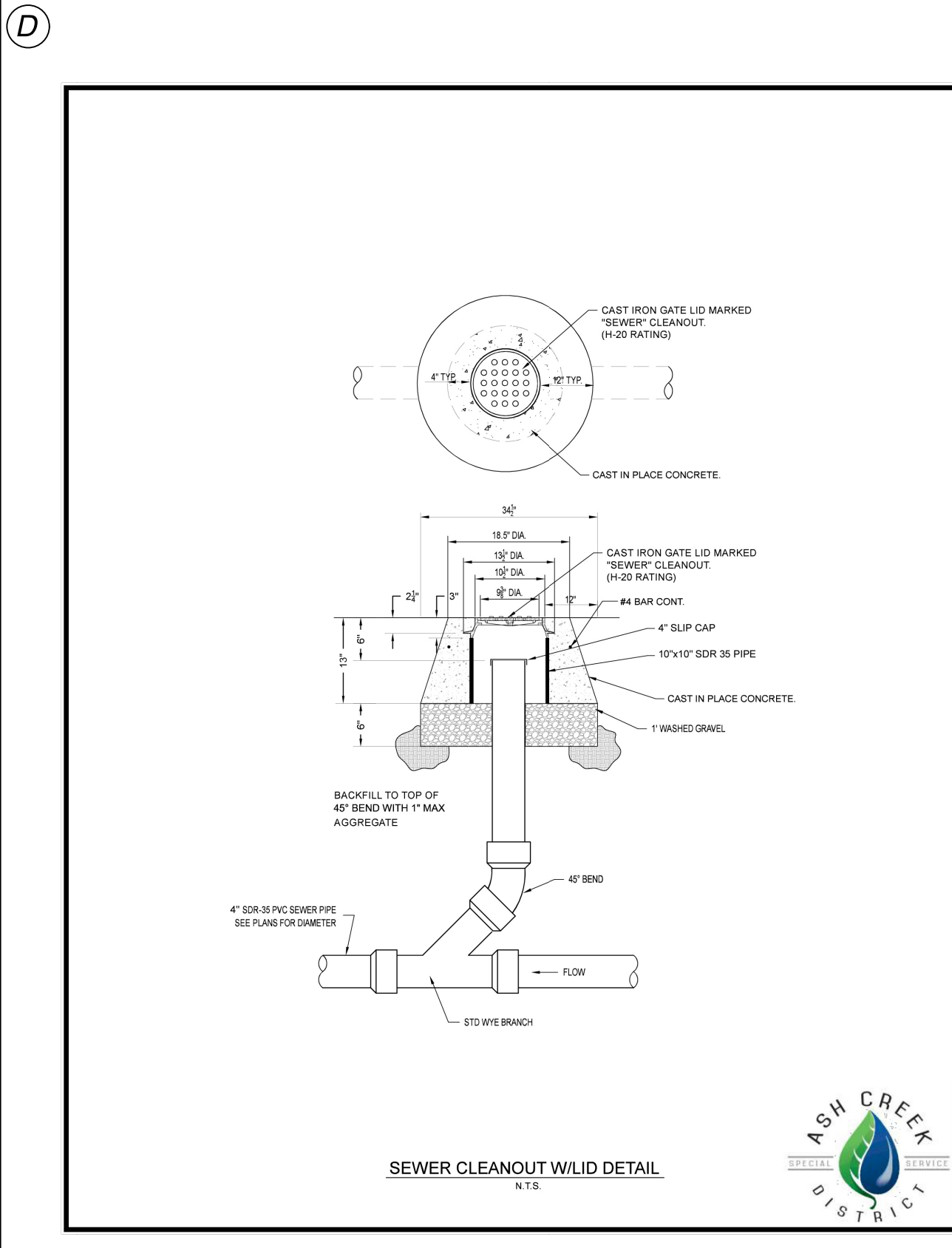
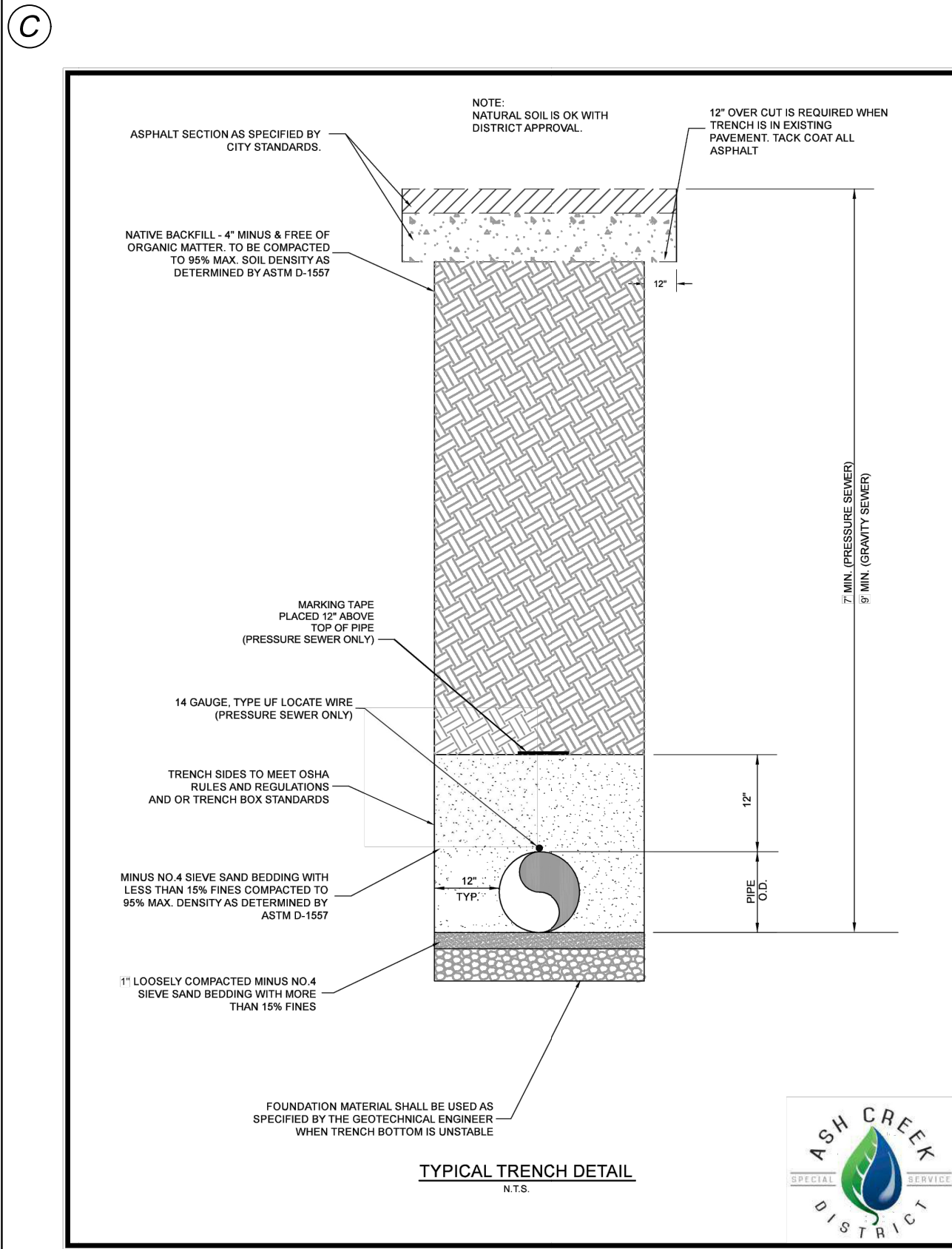
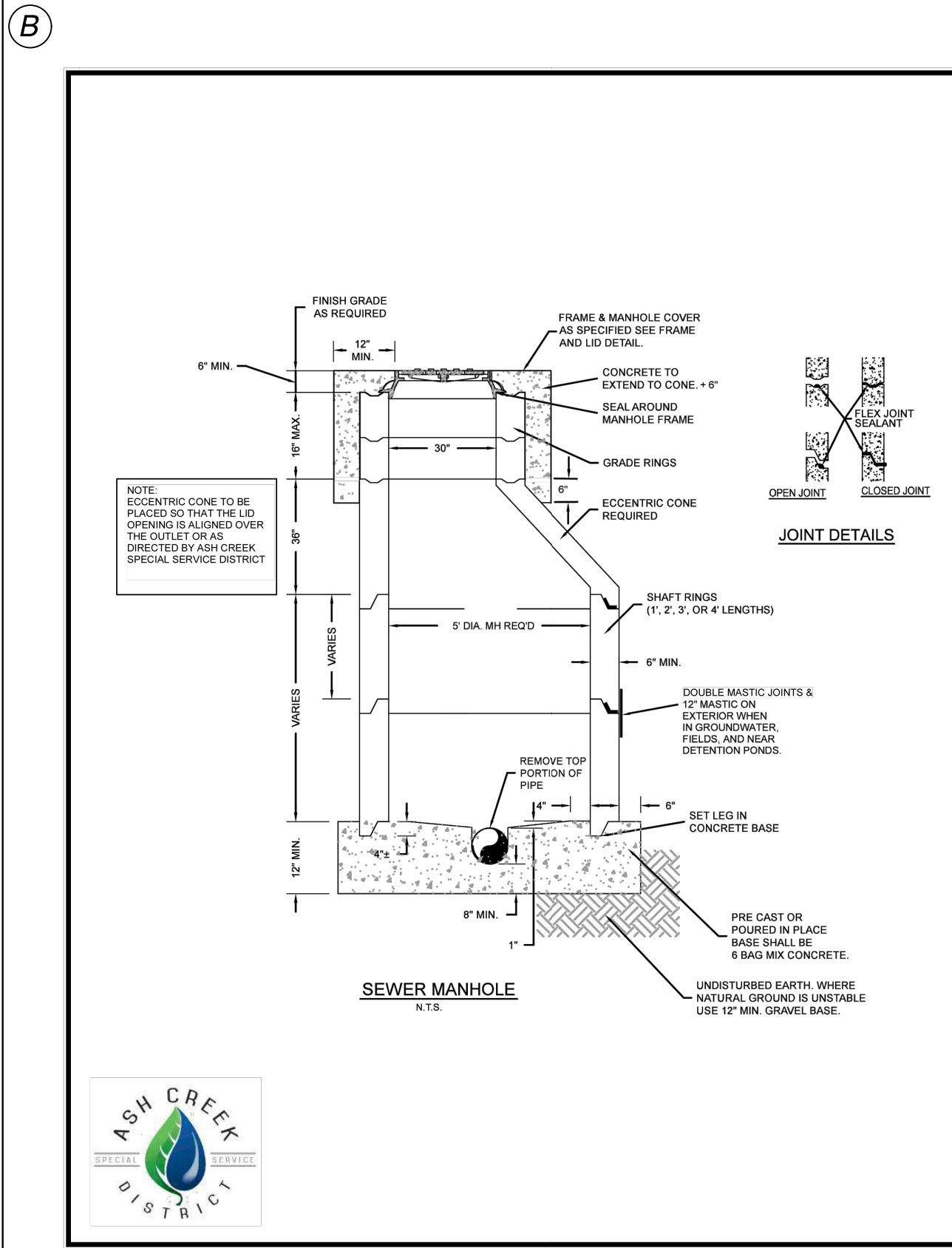
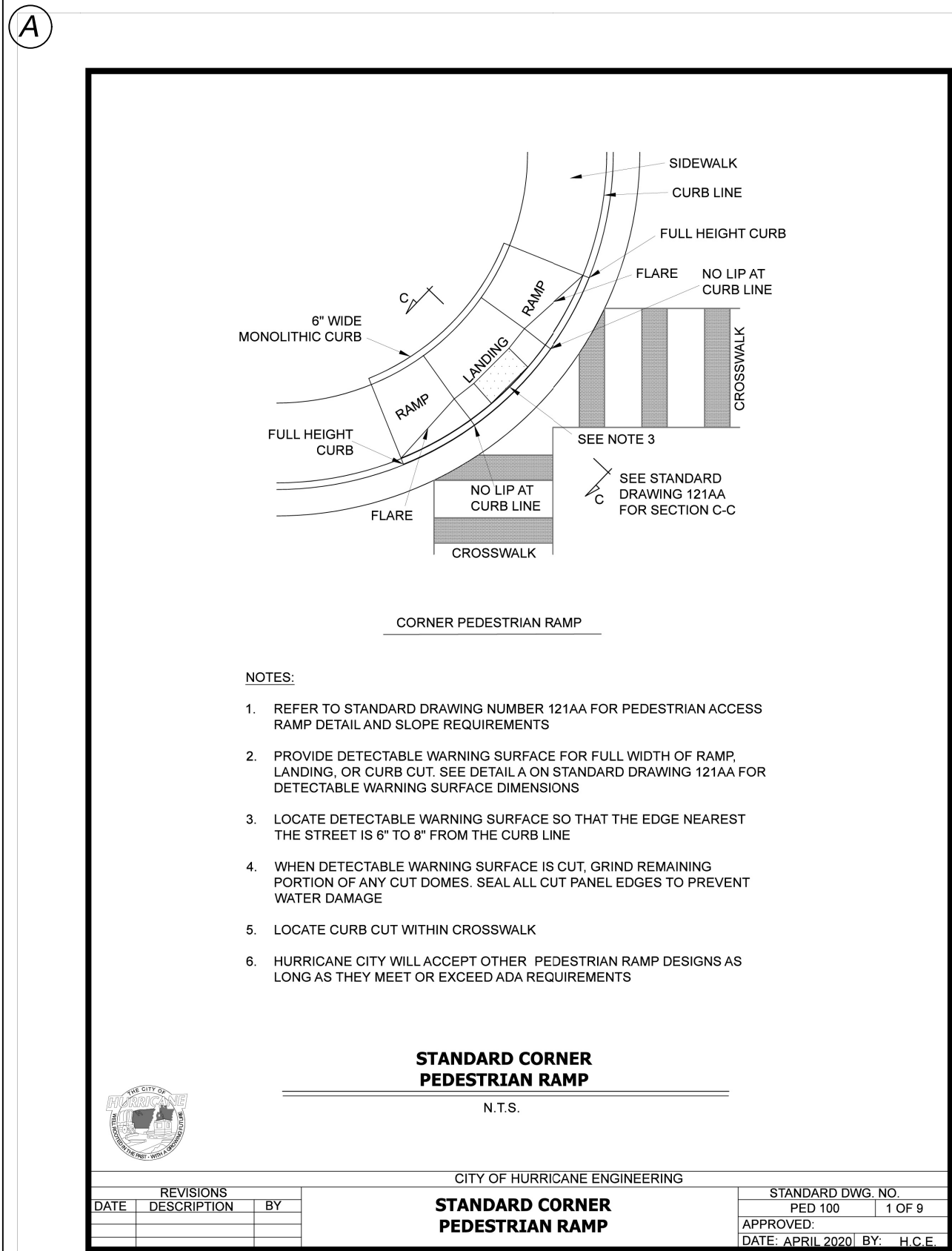
811 Know what's below.
Call before you dig.

DATE 08/01/2024

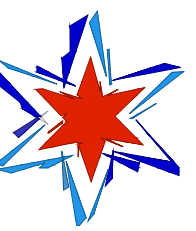
PROJ. #	01.023.037
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PAGE #	DT1.3
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ASH CREEK SSD DETAILS
STRAWBERRY FIELDS



INTERSTATE ROCK



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P:435.635.2628 | F:435.635.2177

NOT FOR CONSTRUCTION

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DRAWN BY MB
CHECKED BY KS

STRATTON SIBLINGS

ASH CREEK SSD DETAILS

STRAWBERRY FIELDS

HURRICANE, UT



DATE 08/01/2024

PROJ. # 01.023.037

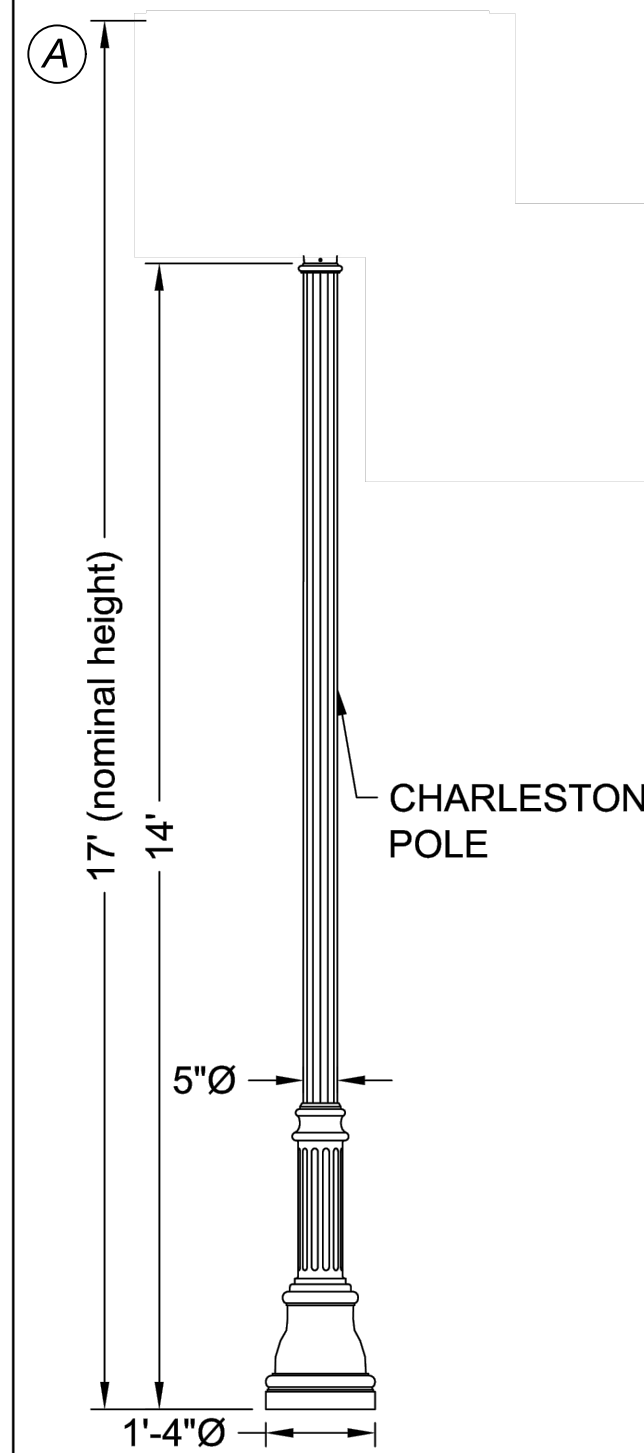
PAGE # DT1.5

REV. DATE DESCRIPTION BY

FILE: Z:\1 - Engineering\1 - Clients\Stratton Siblings\3000-625 400 West Subdivision\2 - Engineering\1 - Design\3 - Sheets\Details.dwg TIME: 13 August 2024

POWER DETAILS CONTINUED

STRAWBERRY FIELDS



Specifications

POST DESCRIPTION The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 5" Ø fluted. The post shall be HoloPhanes' catalog number CH14F516-GA6Z.

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 temper resistant stainless steel. 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 6" 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. lantern with a transitional donut shall be provided for luminaire mounting.

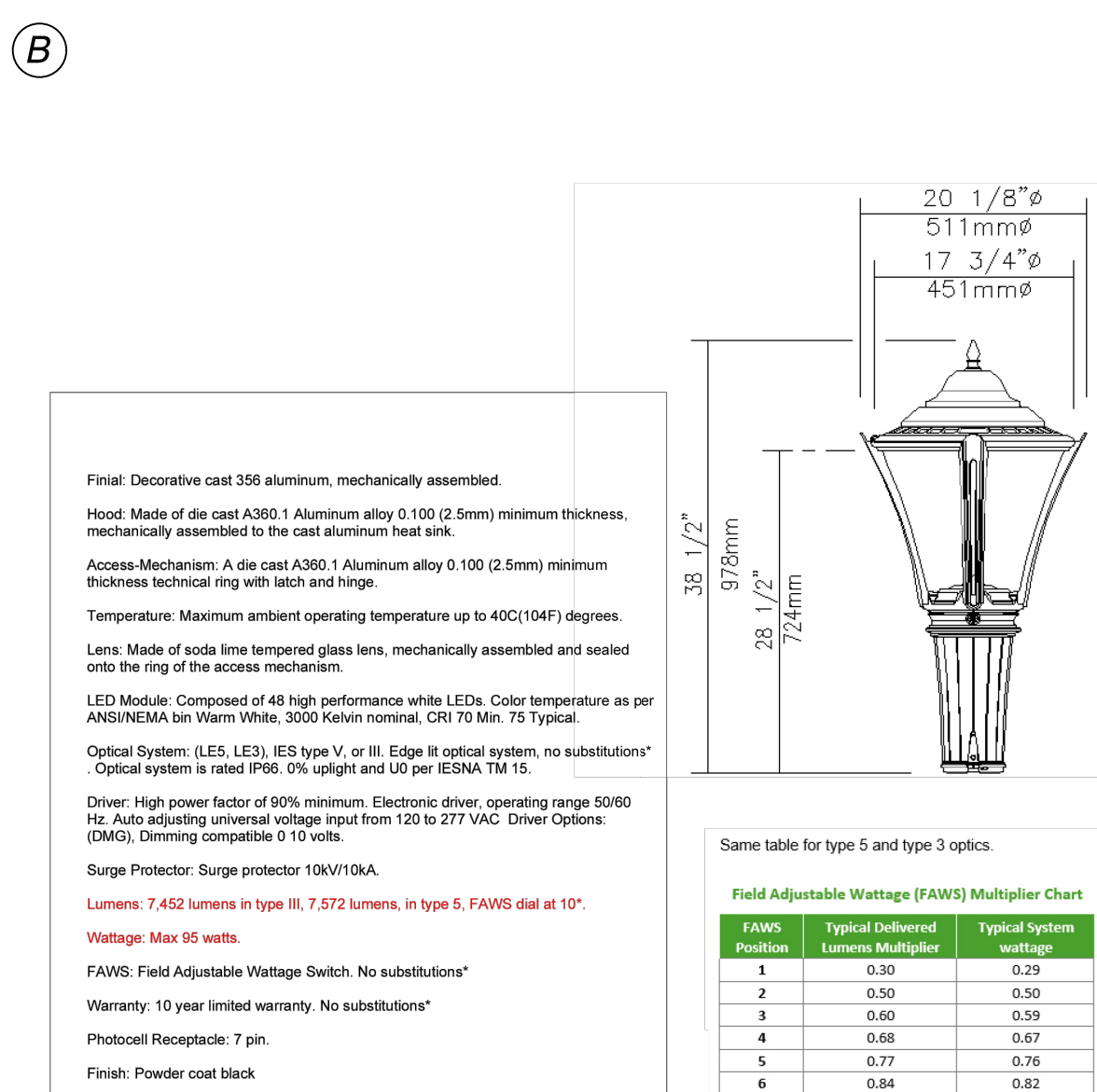
INSTALLATION The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 10" to 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.



DECORATIVE STREET LIGHT POLE

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-8



Finish: Decorative cast 356 aluminum, mechanically assembled.

Hood: Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with latch and hinge.

Temperature: Maximum ambient operating temperature up to 40C(104F) degrees.

Lens: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module: Composed of 48 high performance white LEDs. Color temperature as per ANSI/IESNA bin Warm White, 3000 Kelvin nominal. CRI 70 Min. 75 Typical.

Optical System: (IES, IES3, IES type V, or II. Edge II optical system, no substitutions*)

Optical system is rated IP68. 0% uplight and 0% per IESNA TM 15.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC. Driver Options: (DMG), Dimming compatible 0-10 volts.

Surge Protector: Surge protector 10kV/10kA.

Lumens: 7,452 lumens in type III, 7,572 lumens, in type 5, FAWWS dial at 10°.

Wattage: Max 95 watts.

FAWWS: Field Adjustable Wattage Switch. No substitutions*

Warranty: 10 year limited warranty. No substitutions*

Photocell: Photocell: 7 pin.

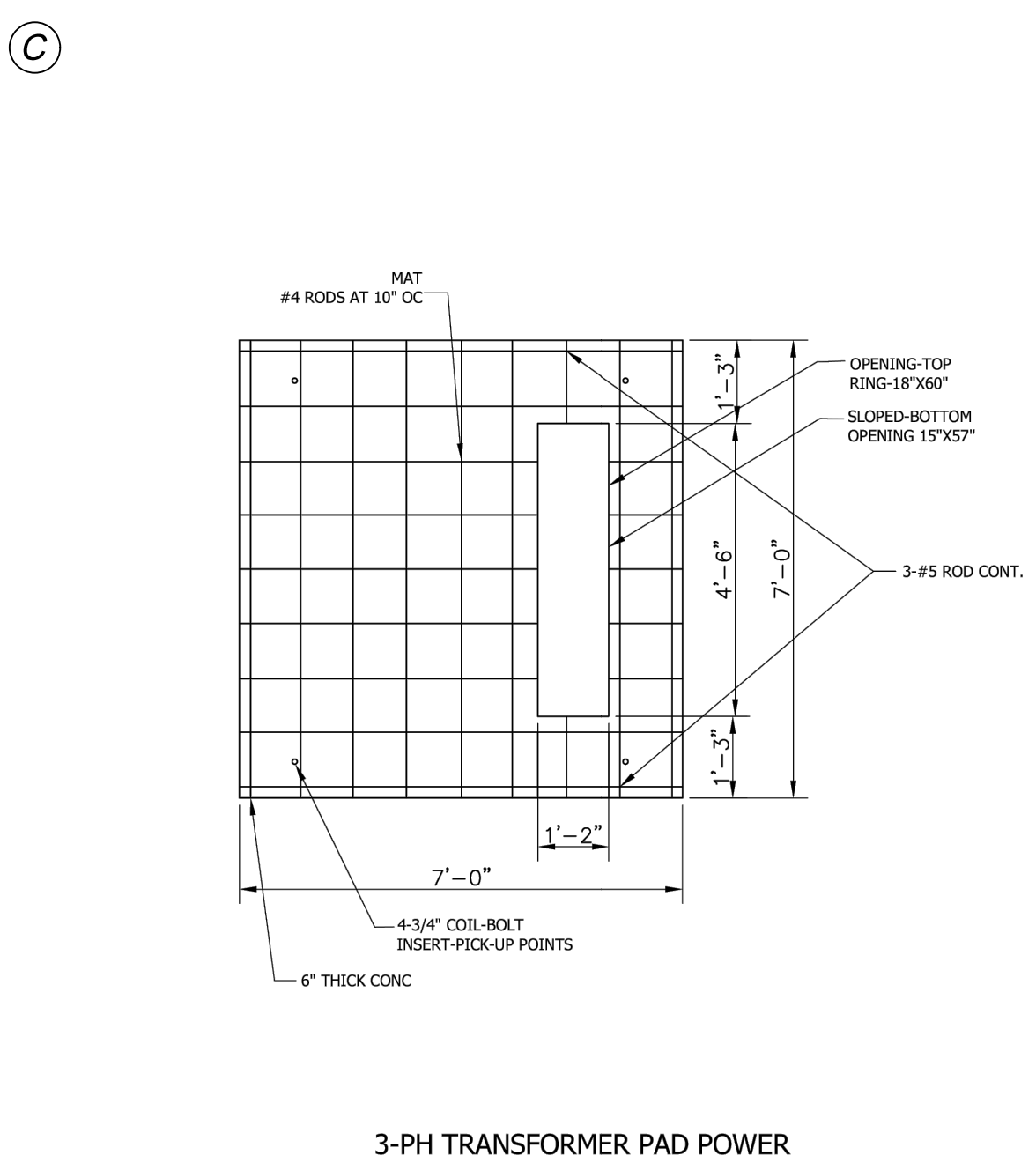
Finish: Powder coat black



POST TOP STREET LIGHT

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

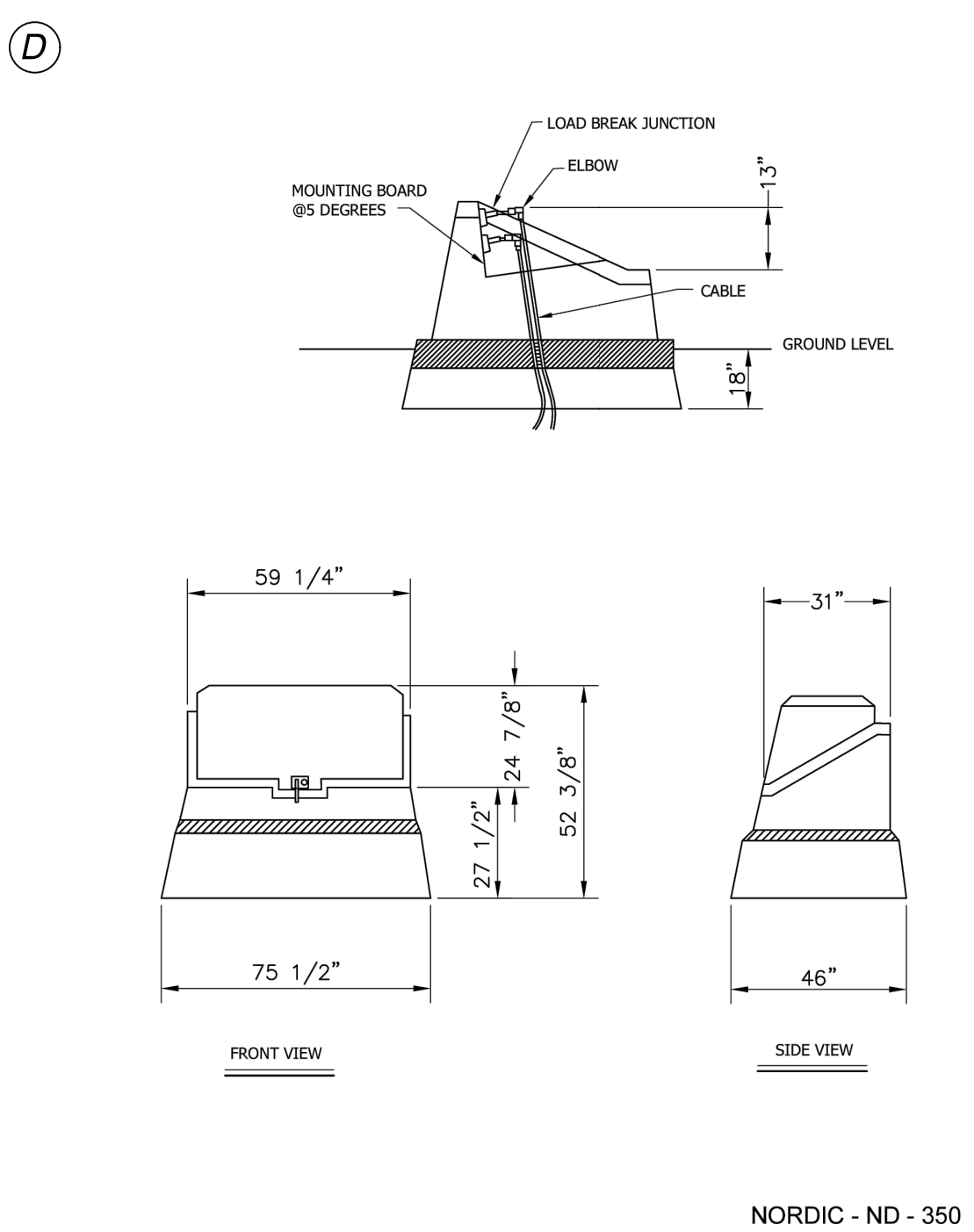
STANDARD DRAWING NO.
DR-9



3 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

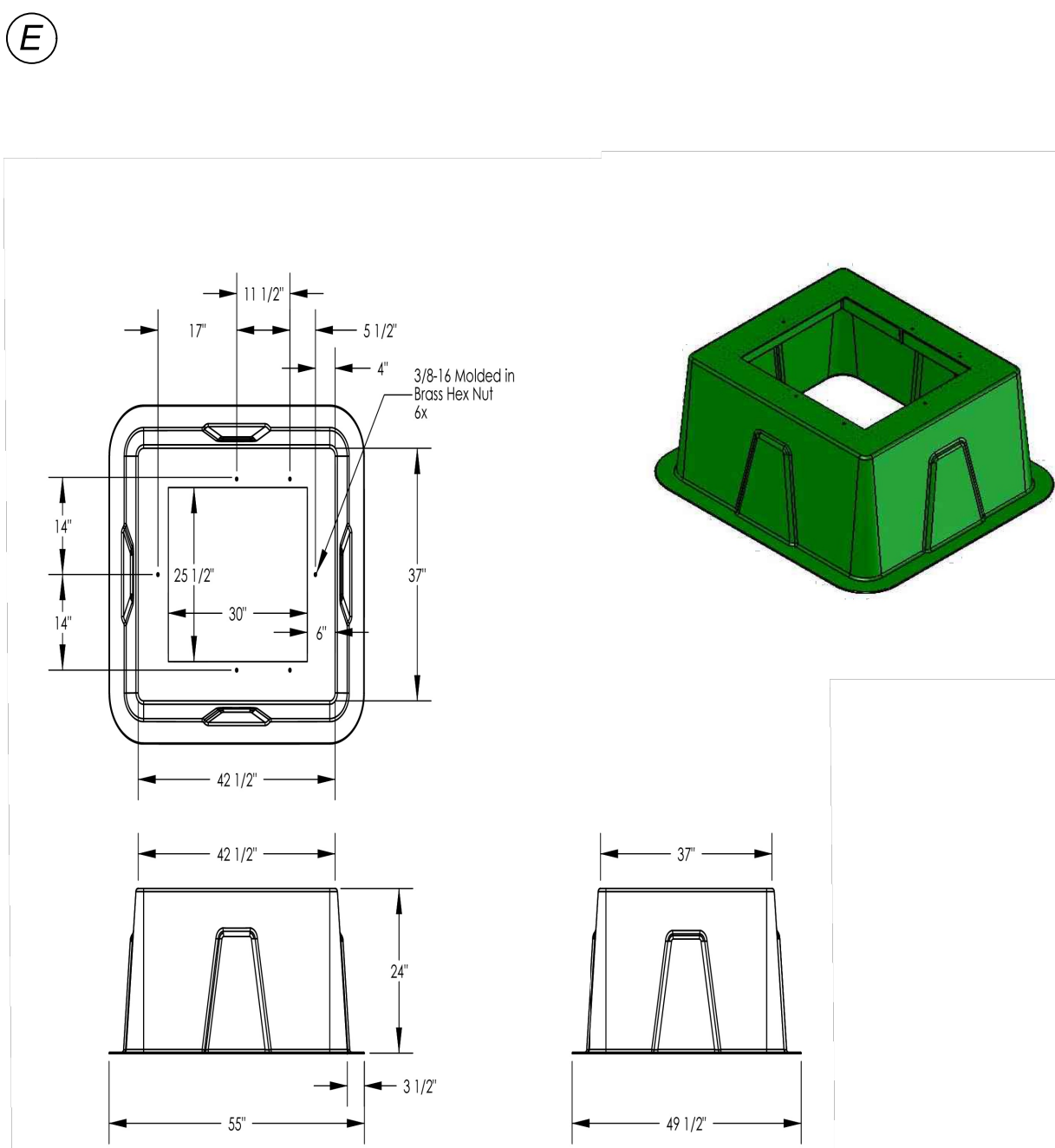
STANDARD DRAWING NO.
DR-10



3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

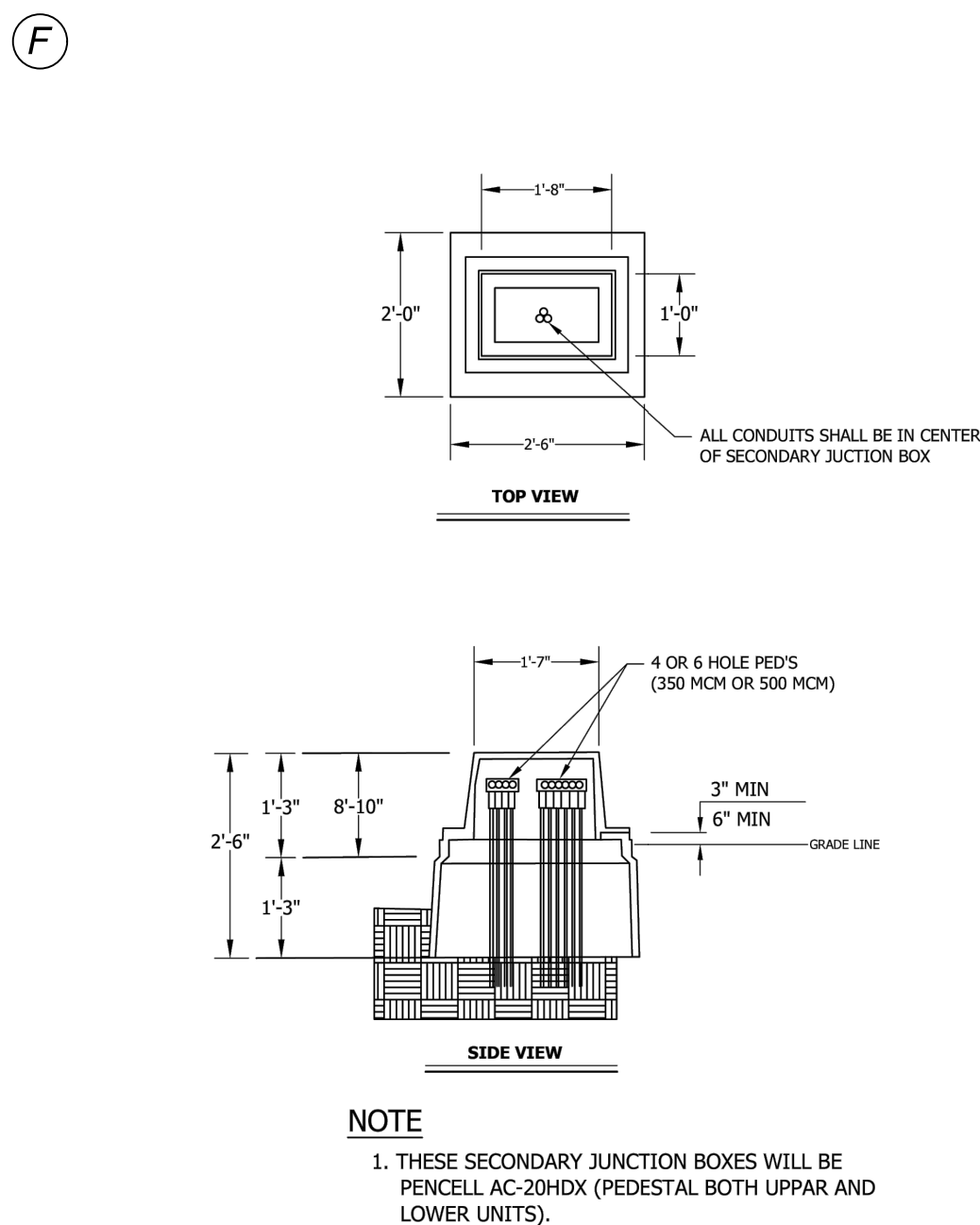
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DR-14



1 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

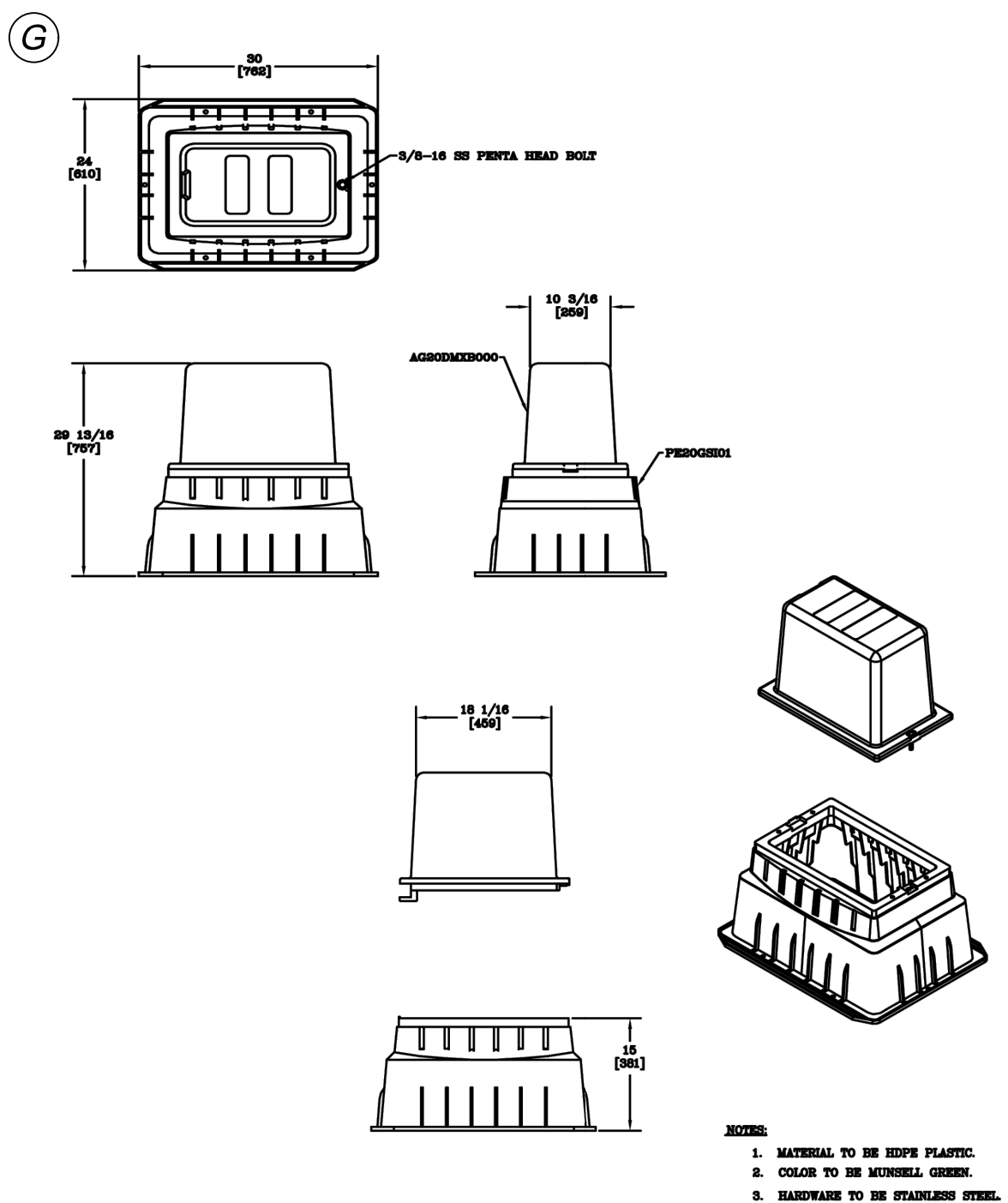
STANDARD DRAWING NO.
DR-11



SECONDARY JUNCTION BOX INSTALLATION

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-12



SECONDARY JUNCTION BOX

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-13



42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY MB

DRAWN BY MB

CHECKED BY KS

STRATTON SIBLINGS

POWER DETAILS CONTINUED

STRAWBERRY FIELDS

HURRICANE, UT



DATE
08/01/2024

PROJ. #
01.023.037

PAGE #
DT1.7

REV. DATE DESCRIPTION BY

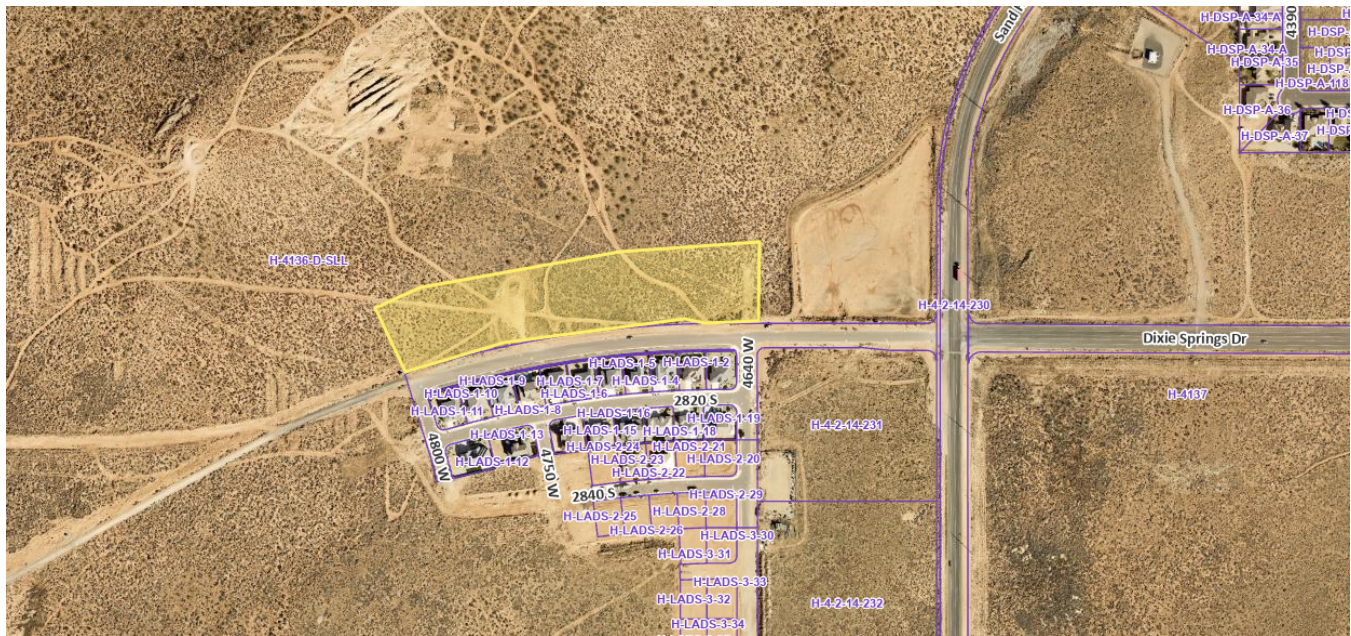


STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	PP24-23
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Plat Approval
Location:	4640 W Dixie Springs Dr
Zoning:	R1-8 PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

This application is a preliminary plat for 38 townhome units located near the corner of Dixie Springs Dr and Sand Hollow Road. This is for phase 1 of the Lake View Townhomes development. The plan also includes an amenity area for this phase and some of the additional phases. The preliminary site plan for the overall project was approved in July 2024. This property is “Area J” of the Desert Sands PDO and is zoned R1-8 PDO as part of that development.



Map is approximate

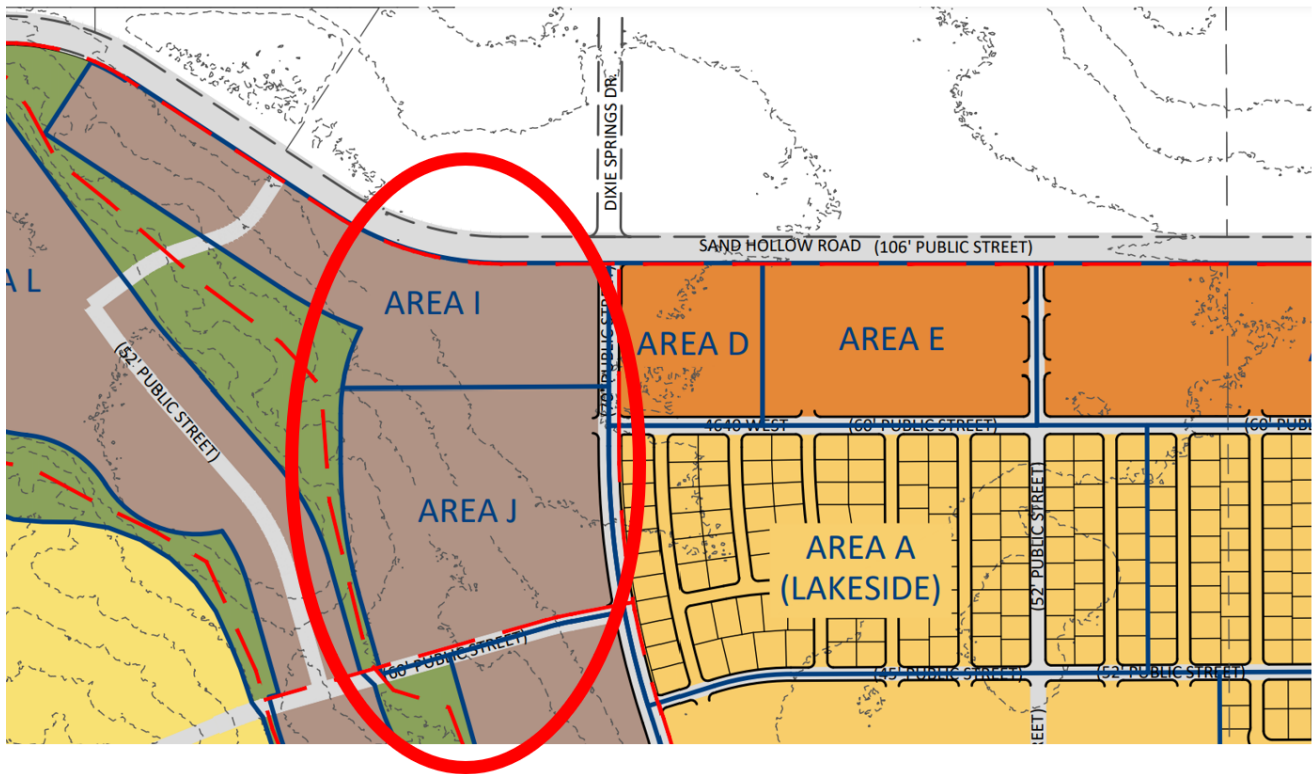
JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. Reviewed - no comments.
3. **Sewer:** Sewer available in Dixie Springs Drive.
4. **Street:** No comments.
5. **Water:** Okay.
6. **Engineering:** Engineering recommends approval of the preliminary plat. Outstanding issues such as roadway cross-sections, roadway improvements along Dixie Springs Drive, and maintenance of the detention basin can be negotiated during construction drawing review.
7. **Fire:** Approved.
8. **Fiber:** No comments.
9. **Cable/Phone:** No comments.
10. **Gas:** Will gas be used in this development? Need proposed gas drawn in and PUE.
11. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

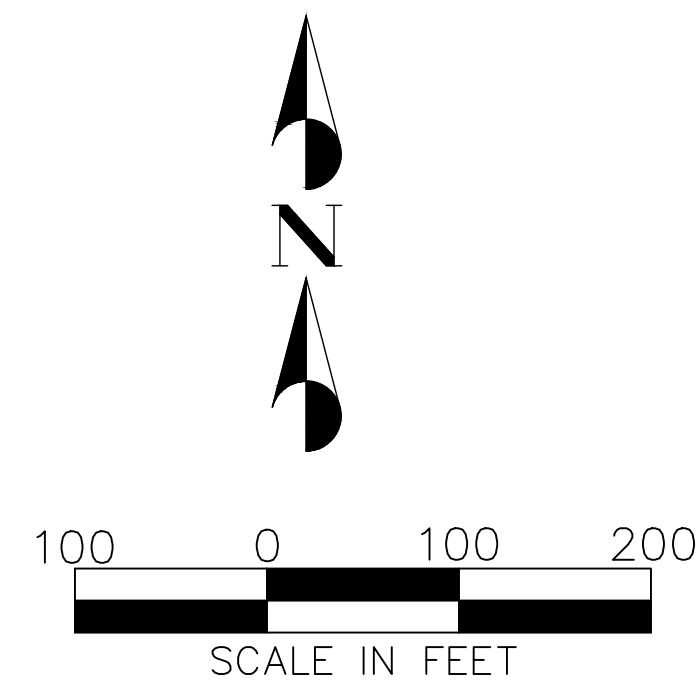
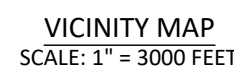
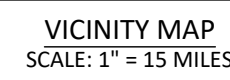
1. This application is for "Area J" of the Desert Sands development. The proposed plat is consistent with the original PDO approval for this area and the preliminary site plan approval received in July 2024.



Desert Sands Master Plan with the Lakeview Townhomes area highlighted

2. Per their PDO approval, this development will only be permitted to be used for long-term residential uses.
3. The master site plan for Desert Sands shows a trail along the east side of 4750 W. This trail is shown on the proposed plat.
4. **Parking:** The site plan indicates that each unit will have garage and driveway space to provide 152 parking stalls, which exceeds the parking requirement for 38 units.
5. **Open Space and Amenities:** The site plan indicates that 21% of the property will be landscaped open space, as required by city code. Pursuant to HCC 10-33-5, they are providing four amenities in this phase, which will be sufficient for this phase and the additional phases.
6. All streets within this development will need a number assigned to them alongside their names. Duplicate street names within the city should be avoided.
7. All block lengths appear to meet city standards.
8. A landscaping plan has been provided and will be approved with the final site plan. Staff has no concerns with the landscaping plan at this time.

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.

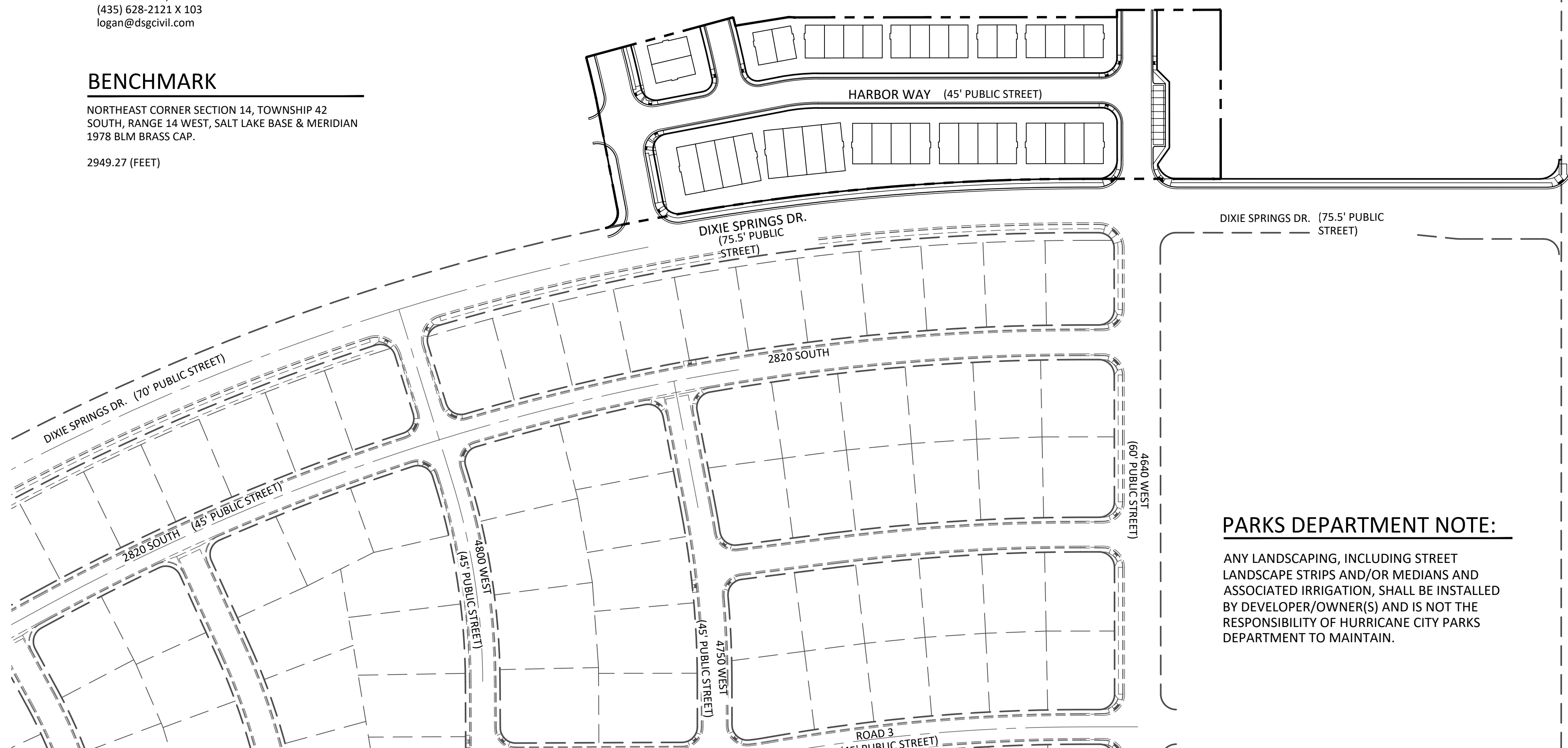


THE HOLLOW, LLC.
C/O BRETT BURGESS
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790
brett@canyonmillhomes.com
435-673-9336

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com

NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

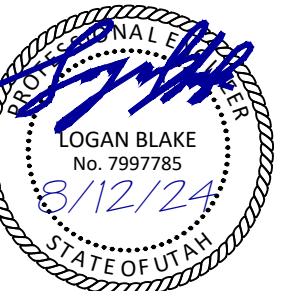


SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES
HC-1	3	HORIZONTAL CONTROL
SP-1,2	4,5	SITE PLAN
GD-1,2	6,7	GRADING & DRAINAGE PLAN
UT-1,2	8,9	UTILITY PLAN - WATER, SEWER, & POWER
UT-3,4	10,11	UTILITY PLAN - GAS, CABLE, & TELEPHONE
PP-1,2,3	12-14	PLAN & PROFILE
EC-1	15	EROSION CONTROL PLAN
TE-1	16	SIGNING & STRIPING PLAN
DT-1,2	17,18	DETAILS & SECTIONS
SD-1,2,3,4	19,20,21,22	STANDARD DETAILS
LPP-1,2,3	23,24,25	LANDSCAPE PLANTING PLAN
LPD-1	26	PLANTING DETAILS
IRP-1,2,3	27,28,29	LANDSCAPE IRRIGATION PLAN
IRD-1	30	IRRIGATION DETAILS

HURRICANE WATER DEPARTMENT	DATE
HURRICANE STREET DEPARTMENT	DATE
HURRICANE PARKS DEPARTMENT	DATE
HURRICANE PLANNING DEPARTMENT	DATE
HURRICANE ENGINEERING DEPARTMENT	DATE
HURRICANE PUBLIC WORKS DEPARTMENT	DATE
HURRICANE GIS DEPARTMENT	DATE
HURRICANE VALLEY FIRE DISTRICT	DATE
ASH CREEK SPECIAL SERVICE DISTRICT	DATE
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT	DATE
DOMINION ENERGY	DATE
TDS COMMUNICATIONS	DATE
CENTURYLINK	DATE
DIXIE POWER	DATE

DIXIE SPRINGS DEV

2700 SOUTH 4640 WEST, HURRICANE UT, 84737
LOCATED IN SECTION 14,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 WEST DIXIE SPRINGS DR HURRICANE, UTAH

COVER SHEET

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 100'

SHEET NUMBER :

CS-1

1 OF 30 TOTAL

PROPERTY / RIGHT OF WAY LINE STYLES

	PROPOSED RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE
	EASEMENT LINE
	SETBACK LINE
	BOUNDARY LINE
	PHASE BOUNDARY

SURFACE FEATURE LINE STYLES

	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED FLOW LINE
	EXISTING FLOW LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED BUILDING LINE
	EXISTING BUILDING LINE
	PROPOSED EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	EXISTING EDGE OF ASPHALT LINE
	SILT FENCE
	SEDIMENT BERM
	CONSTRUCTION FENCE

UTILITY LINE STYLES

	PROPOSED SEWER LINE (SIZE AS NOTED)
	EXISTING SEWER LINE (SIZE AS NOTED)
	PROPOSED WATER LINE (SIZE AS NOTED)
	EXISTING WATER LINE (SIZE AS NOTED)
	PROPOSED IRRIGATION LINE (SIZE AS NOTED)
	EXISTING IRRIGATION LINE (SIZE AS NOTED)
	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
	EXISTING STORM DRAIN LINE (SIZE AS NOTED)
	PROPOSED PRIMARY POWER LINE (AS NOTED)
	EXISTING PRIMARY POWER LINE (AS NOTED)
	PROPOSED SECONDARY POWER LINE (AS NOTED)
	PROPOSED OVERHEAD POWER LINE
	EXISTING SECONDARY POWER LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED GAS LINE
	EXISTING GAS LINE
	PROPOSED TELEPHONE LINE
	EXISTING TELEPHONE LINE
	PROPOSED CABLE TV LINE
	EXISTING CABLE TV LINE

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
KS	KNUCKLE STATION
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
UNO	UNLESS OTHERWISE NOTED

PROPERTY / RIGHT OF WAY SYMBOLS

	TBC CURVE/LINE TAG
	CENTER LINE CURVE/LINE TAG
	PROPERTY LINE CURVE/LINE TAG
	SECTION MONUMENT FOUND
	SECTION MONUMENT NOT FOUND
	PROPOSED CLASS I MONUMENT (RING & LID)
	EXISTING CLASS I MONUMENT (RING & LID)
	CLASS II MONUMENT (REBAR & ALUMINUM CAP)
	HORIZONTAL/VERTICAL P.I.

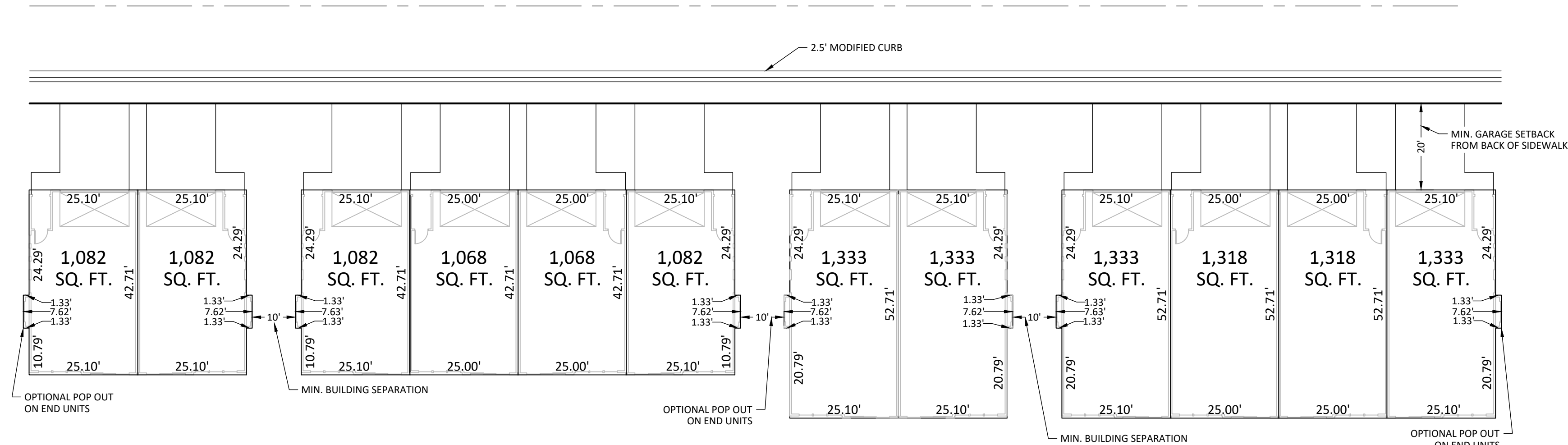
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
	6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
	COMMON AREA
	LIMITED COMMON AREA
	PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

	FINISHED ELEVATION
	EXISTING ELEVATION
	FINISHED TBC ELEVATION & STATION
	EXISTING TBC ELEVATION & STATION
	PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
	PROPOSED CURB INLET CATCH BASIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN AREA DRAIN
	PROPOSED FLARED END SECTION
	EXISTING CURB INLET CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING STORM DRAIN AREA DRAIN
	PROPOSED SIGN
	REVISION WORK

UTILITY SYMBOLS

	PROPOSED SEWER LATERAL
	EXISTING SEWER LATERAL
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED WATER METER (3/4" UNO)
	EXISTING WATER METER
	PROPOSED IRRIGATION METER
	EXISTING IRRIGATION METER
	UTILITY STUB
	PROPOSED STREET LIGHT WITH JUNCTION BOX
	PROPOSED TRANSFORMER (SIZE AS NOTED)
	PROPOSED SECONDARY POWER PED.
	EXISTING SECONDARY POWER PED.
	EXISTING STREET LIGHT 4-WAY VAULT
	PAD MOUNT SWITCH GEAR
	PROPOSED POWER POLE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	PROPOSED TELEPHONE PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	PROPOSED CABLE TELEVISION PEDESTAL
	EXISTING CABLE TELEVISION PEDESTAL

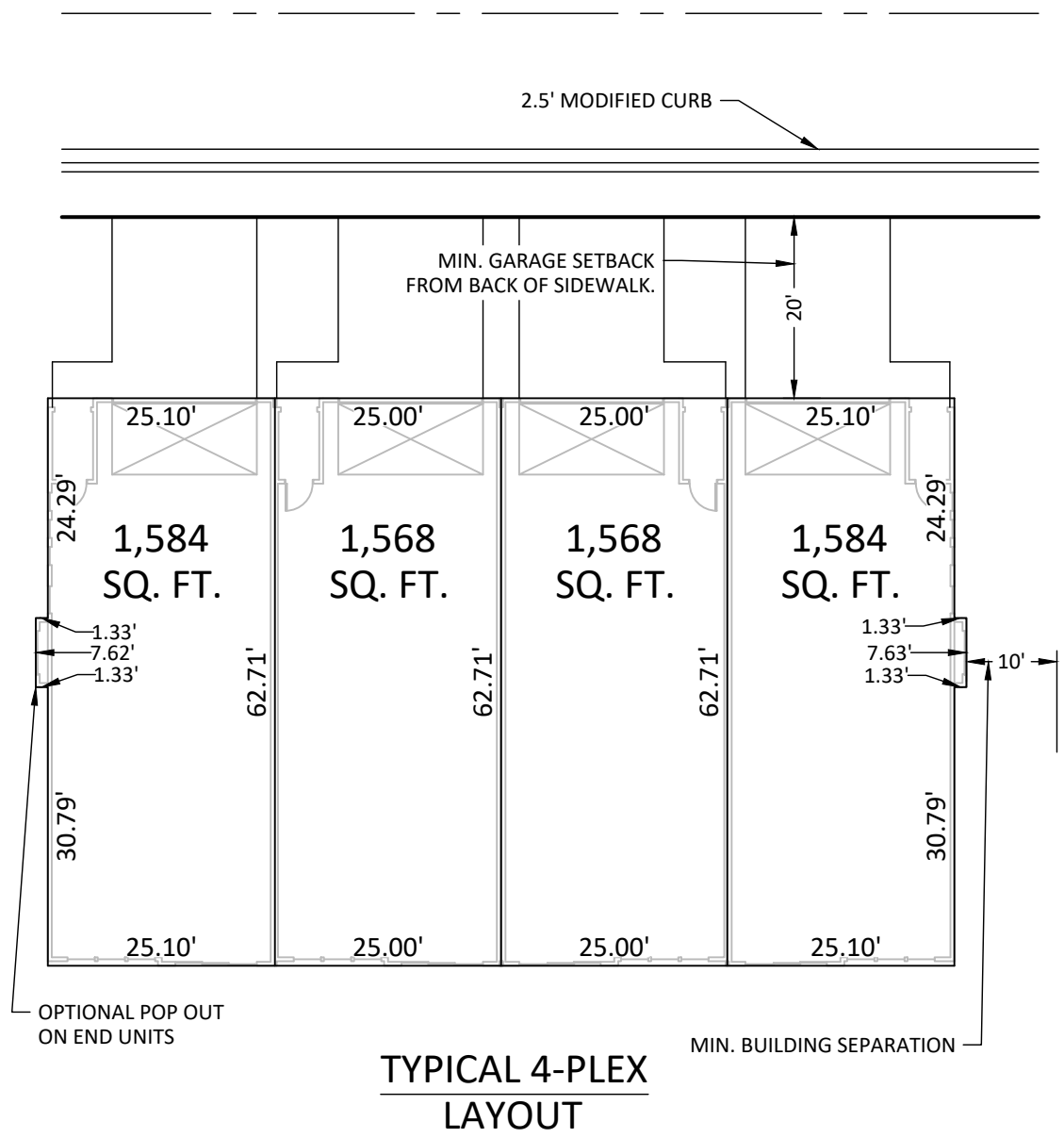


TYPICAL DUPLEX LAYOUT

TYPICAL 4-PLEX LAYOUT

TYPICAL DUPLEX LAYOUT

TYPICAL 4-PLEX LAYOUT



TYPICAL 4-PLEX LAYOUT



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME:	LAKEVIEW TOWNHOMES
SHEET NAME:	PH 1 AT DESERT SANDS
	4640 W DIXIE SPRINGS DR HURRICANE, UTAH

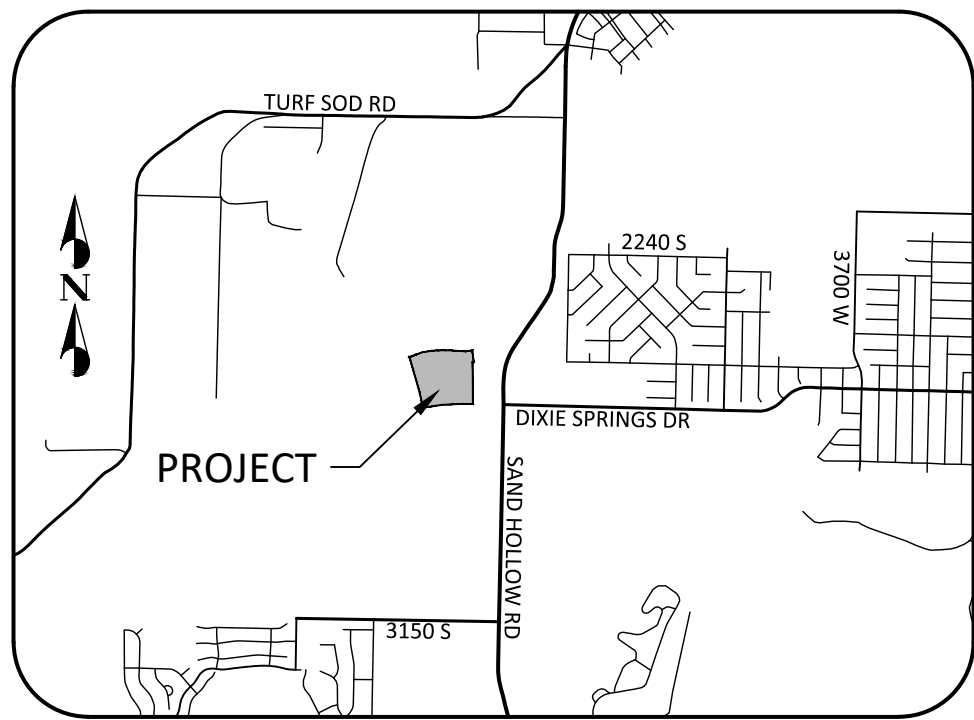
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	N.T.S

SHEET NUMBER :

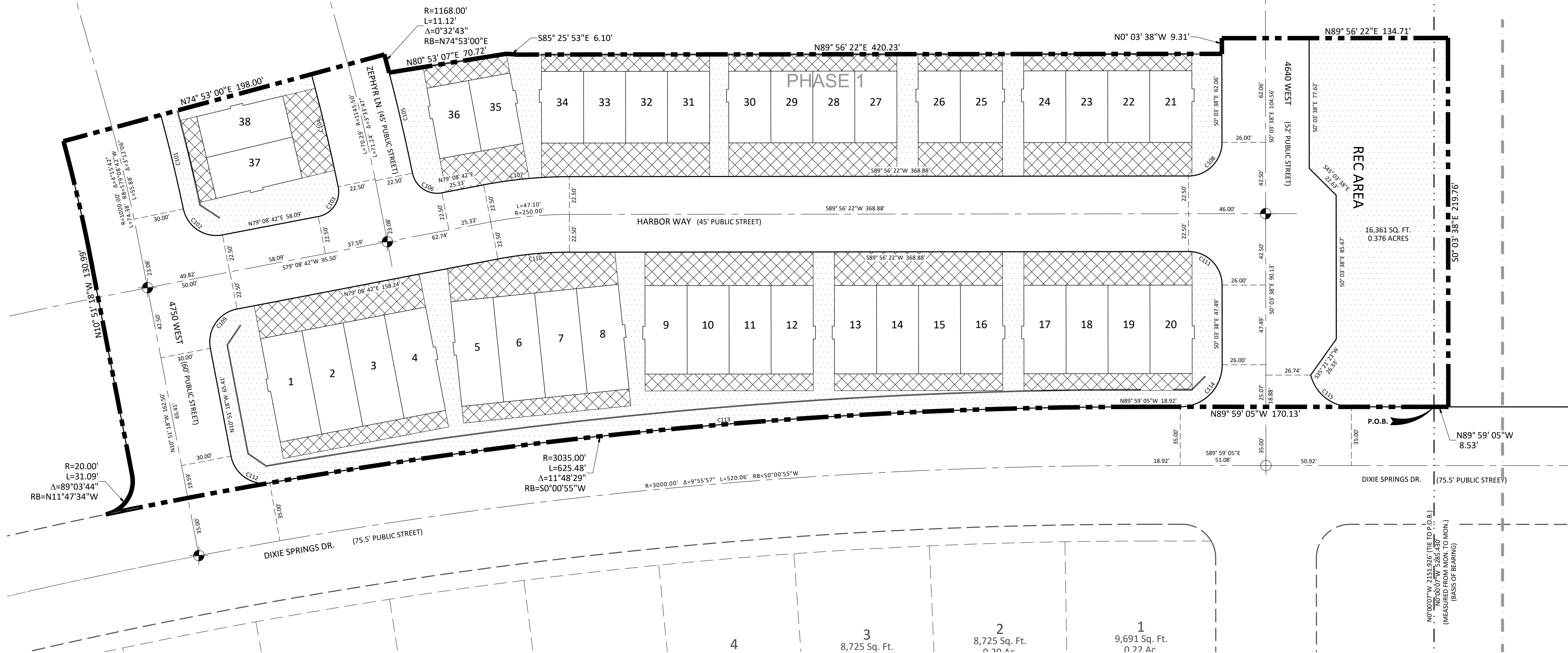
GN-1



VICINITY MAP
SCALE: 1" = 3000 FEET

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	1030.00'	57.56'	3°12'06"	28.79'
C102	20.00'	31.05'	88°56'24"	19.63'
C103	15.00'	23.76'	90°44'45"	15.20'
C104	1123.00'	68.91'	3°30'57"	34.47'
C105	1168.00'	72.63'	3°33'47"	36.33'
C106	15.00'	23.38'	89°18'05"	14.82'
C107	272.50'	51.34'	10°47'40"	25.75'
C108	20.00'	31.42'	90°00'00"	20.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C109	20.00'	31.42'	90°00'00"	20.00'
C110	227.50'	42.86'	10°47'40"	21.49'
C111	20.00'	31.42'	90°00'00"	20.00'
C112	20.00'	31.09'	89°03'44"	19.68'
C113	3035.00'	526.13'	9°55'57"	263.73'
C114	25.00'	39.30'	90°04'33"	25.03'
C115	25.00'	33.12'	75°55'01"	19.50'
C116	25.00'	39.27'	90°00'00"	25.00'



OWNER/DEVELOPER

THE HOLLOWES, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

CONTACT

LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com

PROPERTY / RIGHT-OF-WAY SYMBOLS

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE OWNERSHIP OR PUBLIC RIGHT-OF-WAY AS LABELED

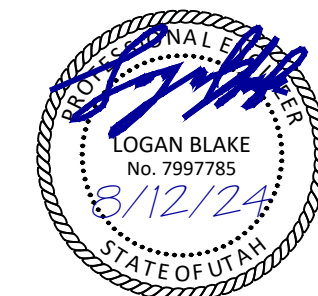
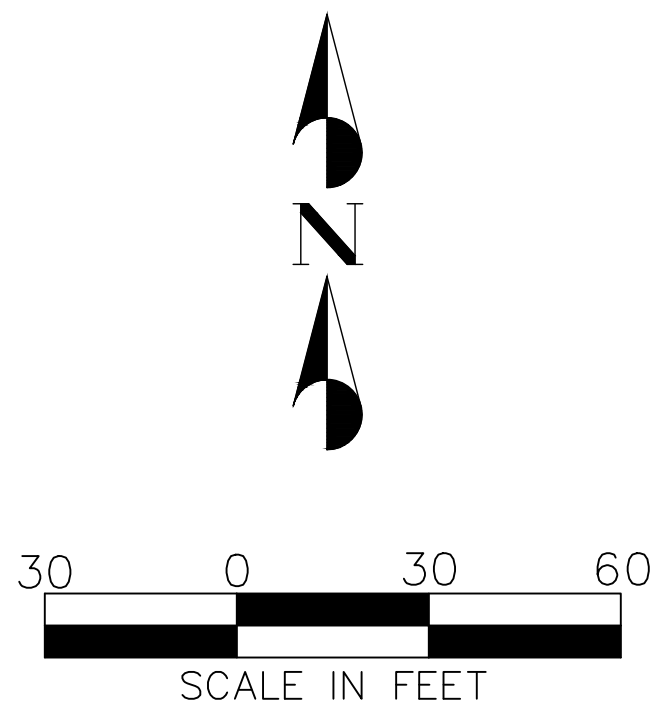
PROJECT DATA:

SITE DATA

ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA:	96,782 SQ. FT.
LANDSCAPE AREA PROPOSED:	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA:	58,963 SQ. FT. (33%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME: LAKEVIEW TOWNHOMES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
SHEET NAME: HORIZONTAL CONTROL PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



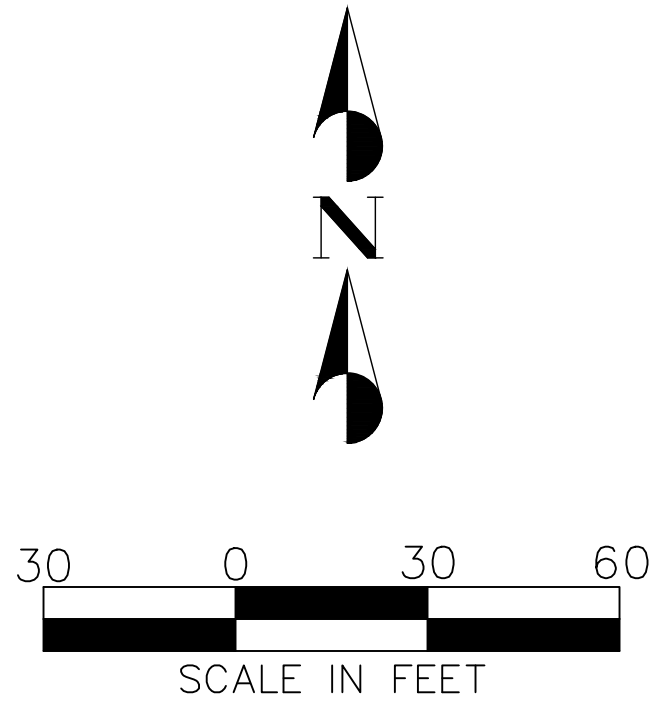
DATE:	JUNE 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'

SHEET NUMBER:

HC-1

3 OF 30 TOTAL

4 OF 30 TOTAL



OWNER/DEVELOPER

THE HOLLOWS, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

CONTACT

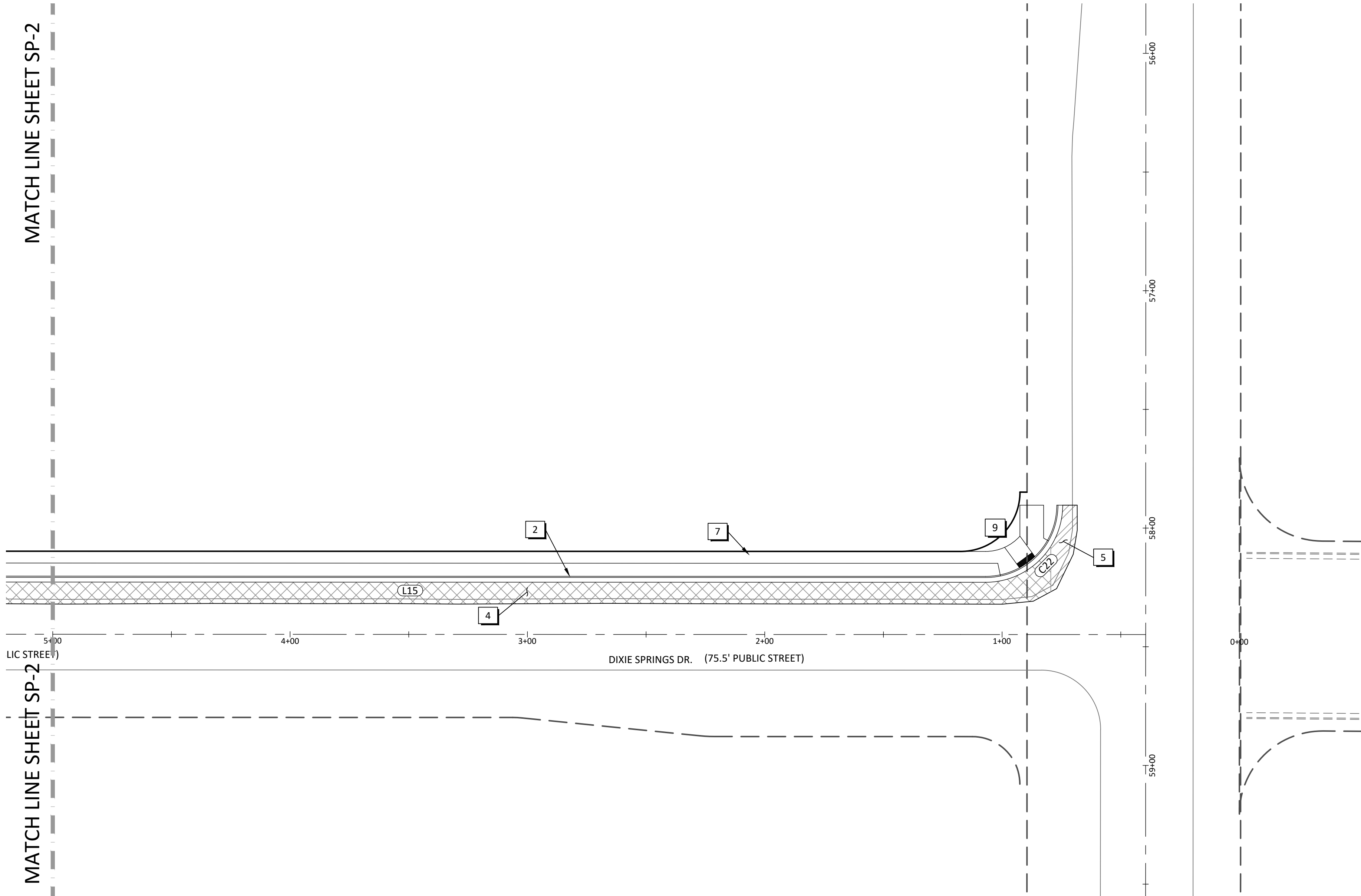
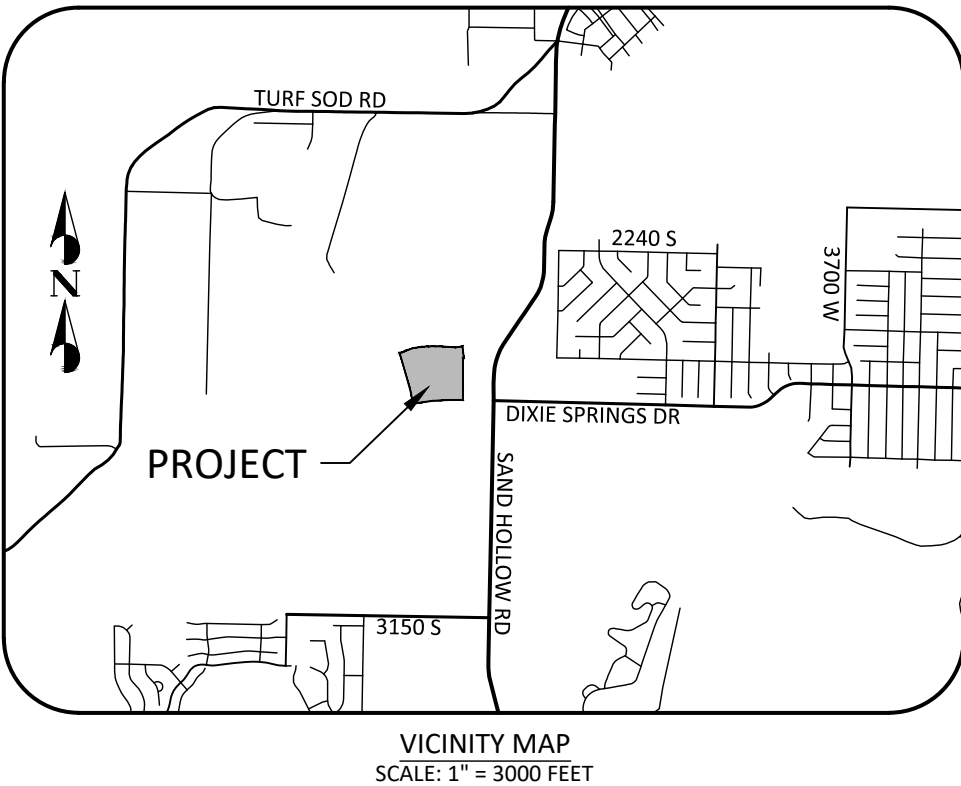
LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com

LEGEND:

- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- TBC CURVE/LINE TAG

PROJECT DATA:

SITE DATA	
ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA	96,782 SQ. FT.
LANDSCAPE AREA PROPOSED	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA	58,963 SQ. FT. (33%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES



TBC LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°08'42"E	63.59'
L2	S89°56'22"W	368.88'
L3	S0°03'38"E	62.06'
L4	N0°03'38"W	93.19'
L5	N89°56'22"E	13.50'
L6	N79°08'42"E	163.74'
L7	S89°56'22"W	368.88'
L9	S0°03'38"E	52.99'

TBC LINE TABLE		
LINE	BEARING	LENGTH
L10	N89°56'22"E	13.50'
L11	N0°03'38"W	20.00'
L12	N10°51'18"W	65.58'
L13	N10°51'18"W	65.90'
L14	N89°59'05"W	18.93'
L15	S89°59'05"E	483.01'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.42'	90°20'50"	25.15'
C2	980.50'	53.32'	3°06'56"	26.66'
C3	1019.50'	56.87'	3°11'46"	28.44'
C4	25.00'	38.80'	88°56'04"	24.54'
C5	20.00'	31.68'	90°44'45"	20.26'
C6	1128.00'	69.22'	3°30'57"	34.62'
C7	1163.00'	72.32'	3°33'47"	36.17'
C8	20.00'	31.17'	89°18'05"	19.76'
C9	267.50'	50.40'	10°47'40"	25.27'
C10	25.00'	39.27'	90°00'00"	25.00'
C11	2.50'	3.93'	90°00'00"	2.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C12	25.00'	39.63'	90°49'02"	25.36'
C13	25.00'	39.27'	90°00'00"	25.00'
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	30.00'	47.12'	90°00'00"	30.00'

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1

MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2

STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 3

2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4

3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5

3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE.
- 6

6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 7

5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 8

CONSTRUCT NEW 8" WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 9

CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL PED 100, PED 107, & PED 108.
- 10

SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	AUGUST 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 30'
SHEET NUMBER :	

GRADING NOTES

- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
- CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
- ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
- ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.

CONSTRUCTION NOTES

- CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108.

OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com

ABBREVIATIONS

BVC BEGIN VERTICAL CURVE
CR CURB RETURN
CDS CUL-DE-SAC STATION
EG EXISTING GROUND
EOA EDGE OF ASPHALT
EVC END VERTICAL CURVE
EX EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FL FLOW LINE
HP HIGH POINT
KS KNUCKLE STATION
LP LOW POINT
SD STORM DRAIN
SG SUBGRADE
TBC TOP BACK OF CURB
VF VERTICAL FEET
RAD RADIUS

BENCHMARK

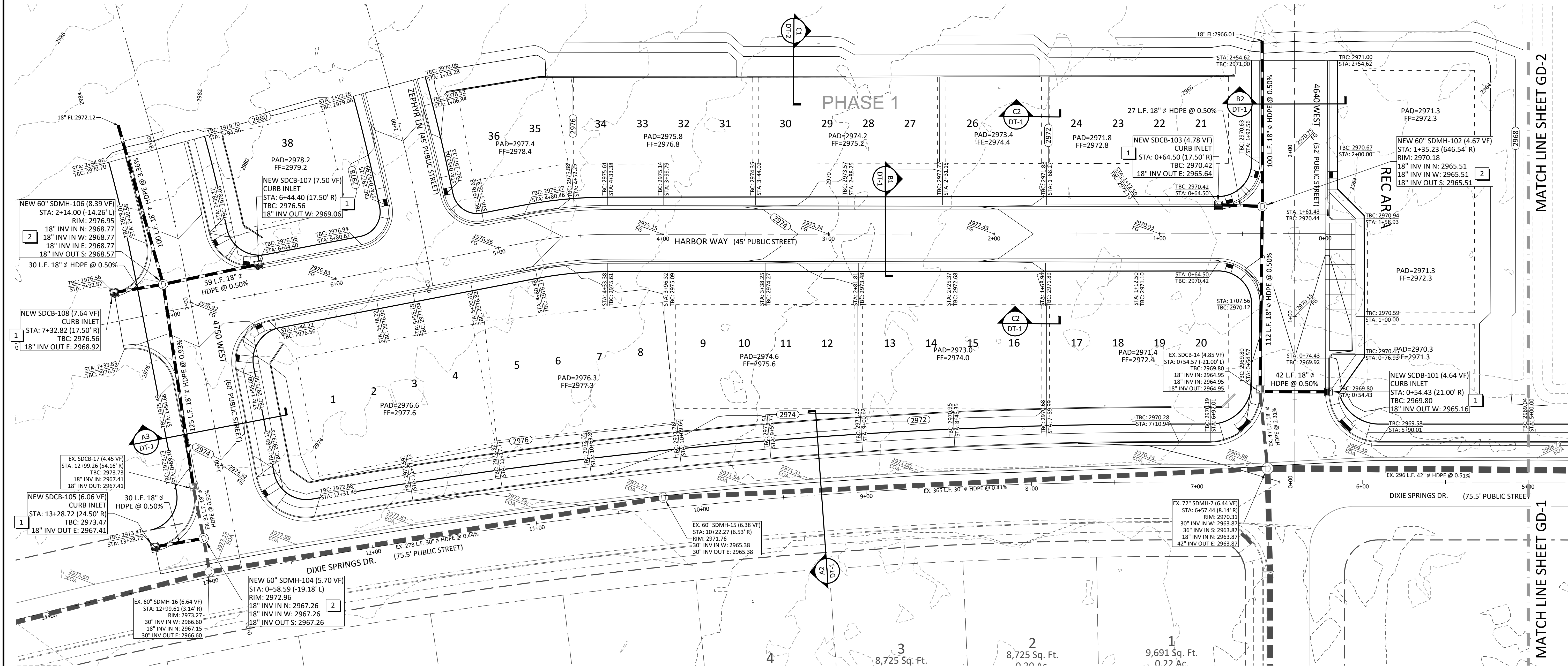
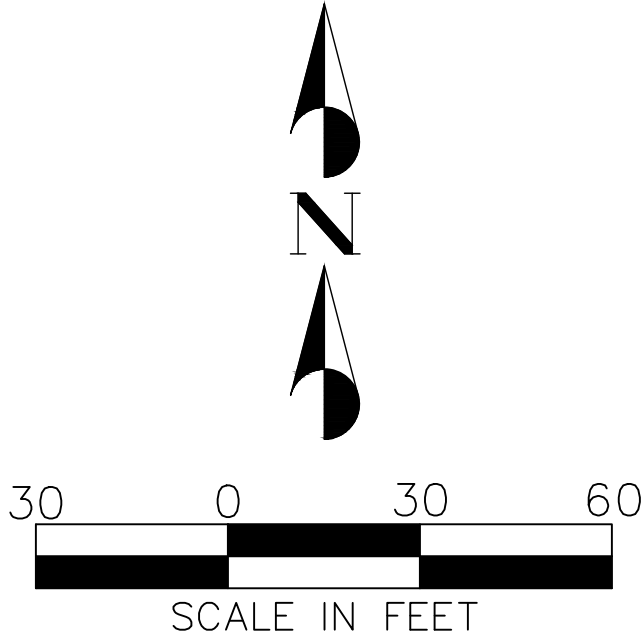
NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

EARTHWORK (PHASE 1)

CUT: 722 C.Y. FILL: 26,748 C.Y. NET: 26,026 C.Y.* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: GRADING PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 626-2121



DATE:	AUGUST 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

GD-1
6 OF 30 TOTAL

GRADING NOTES

- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
- CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
- ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
- ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.

CONSTRUCTION NOTES

- 1

CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 2

CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108.

OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS

BENCHMARK

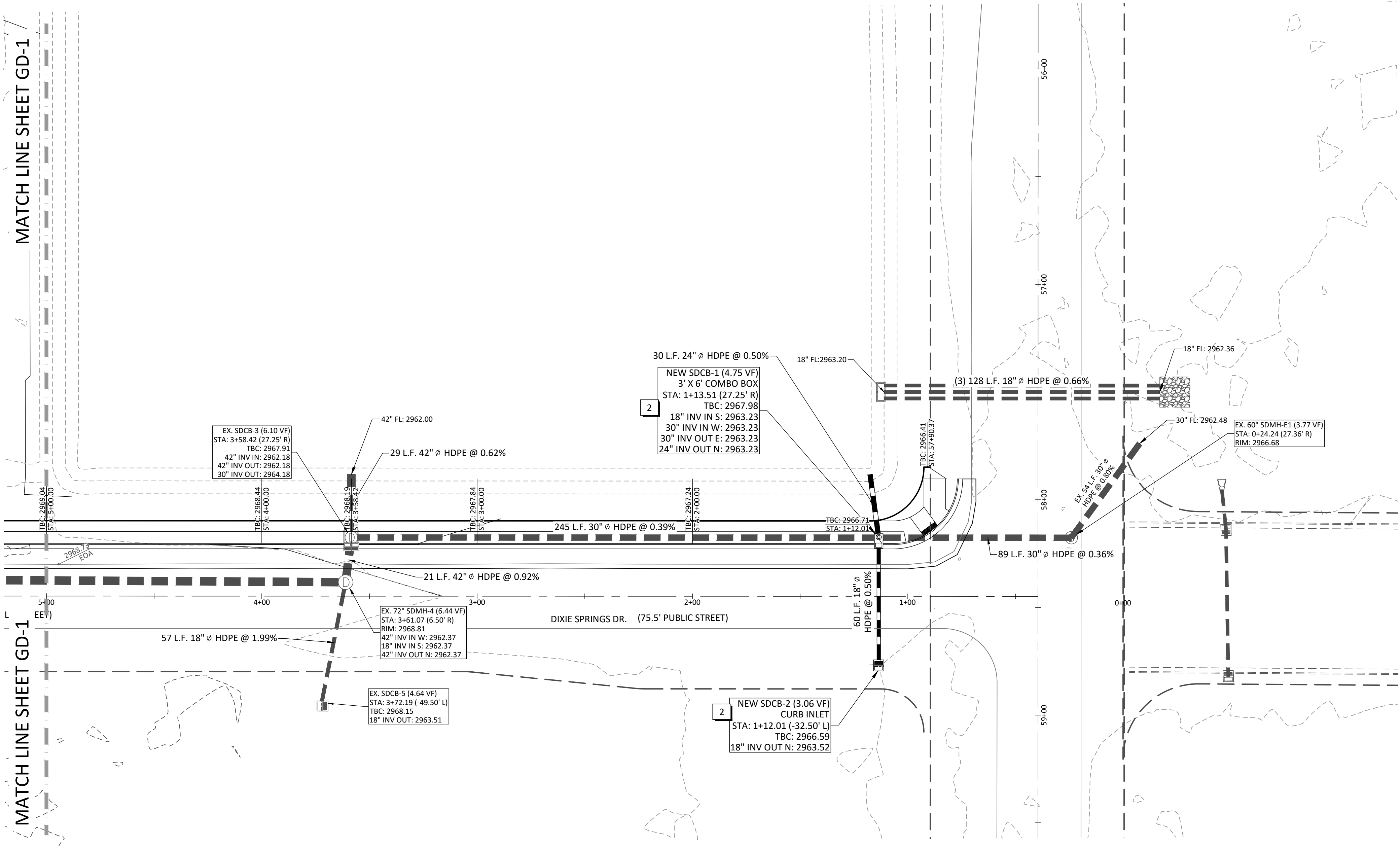
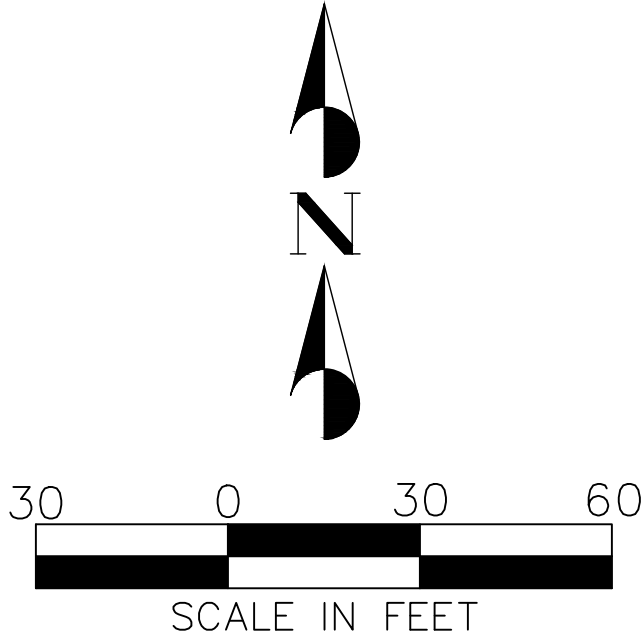
NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

EARTHWORK (PHASE 1)

CUT: 722 C.Y. FILL: 26,748 C.Y. NET: 26,026 C.Y.* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME:
GRADING PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	AUGUST 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'

SHEET NUMBER:

GD-2

ASH CREEK SSD GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- 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.
- 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 AND THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

UTILITY NOTES

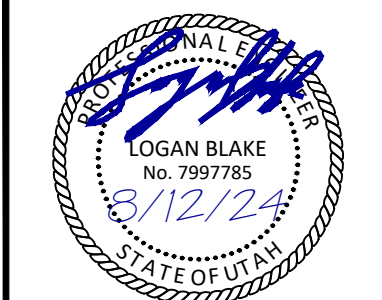
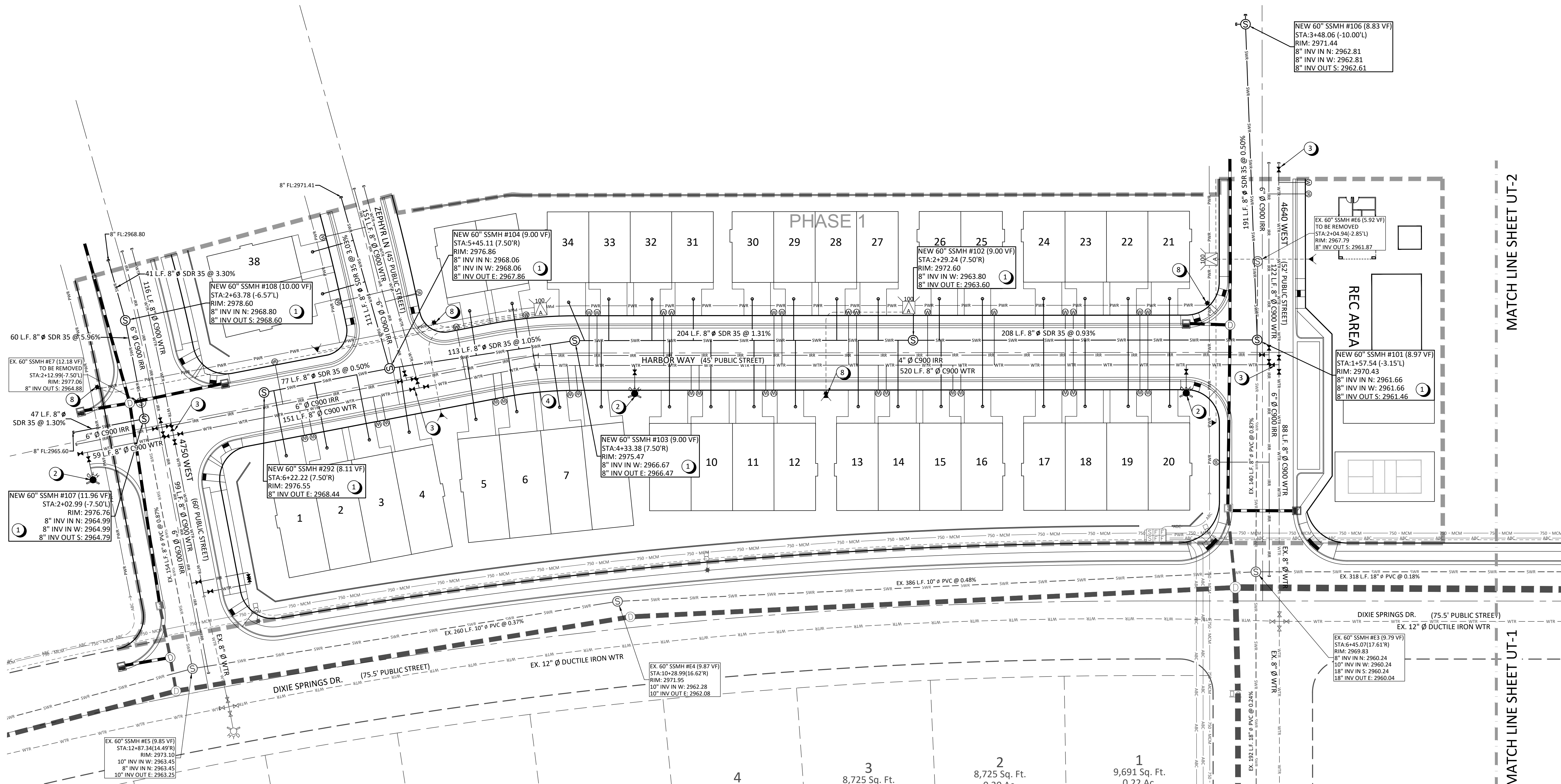
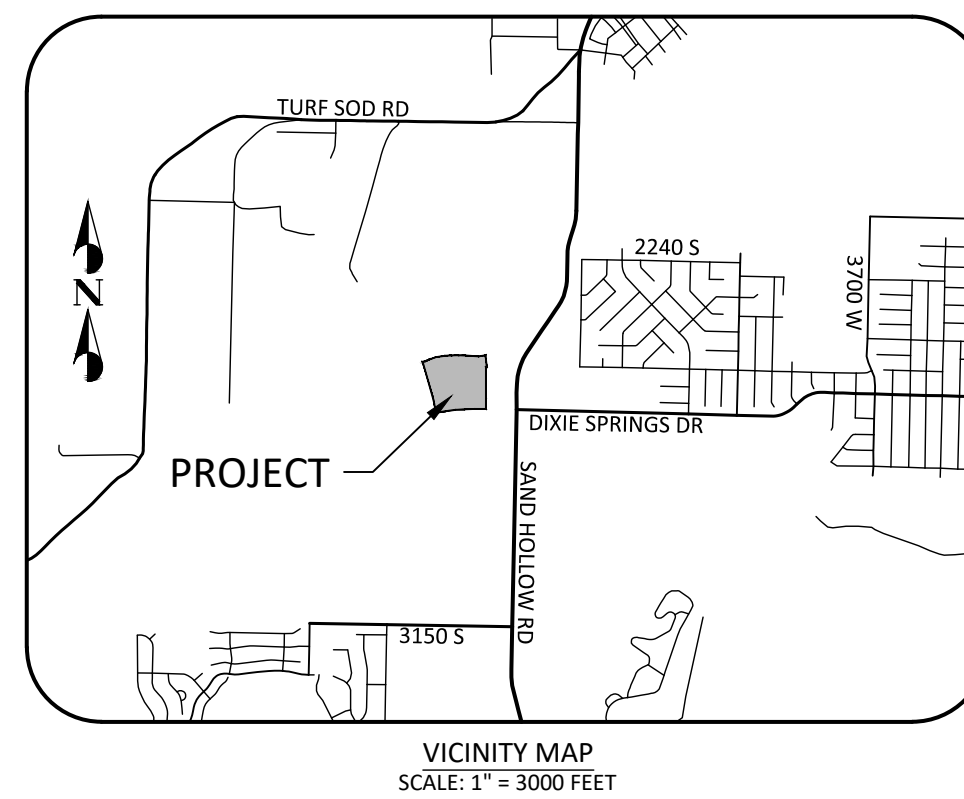
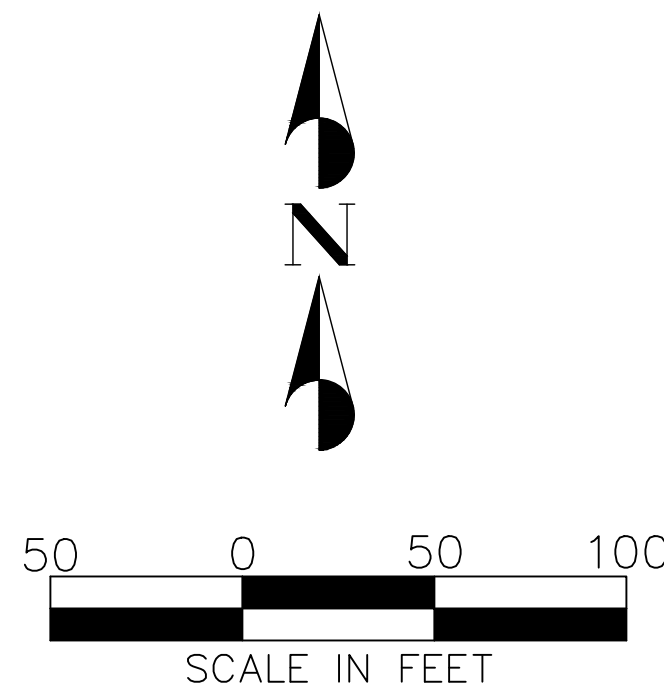
- | | | | |
|---|--|---|---|
| 1 | INSTALL NEW 60"Ø MANHOLE | 5 | 22.5" BEND (MATCH LINE SIZE) |
| 2 | NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE (WD 103/DT-4) | 6 | 45° BEND (MATCH LINE SIZE) |
| 3 | NEW GATE VALVE (MATCH LINE SIZE TYP.) (WD 100/DT-4) | 7 | 90° BEND (MATCH LINE SIZE) |
| 4 | 11.25" BEND (MATCH LINE SIZE) | 8 | DECORATIVE STREET LIGHT ON 14' POLE WITH JUNCTION BOX |

OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



PROJECT NAME	APP'D	DATE	DESCRIPTION	NO.
LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR HURRICANE, UTAH				

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: WATER, SEWER, & POWER PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	AUGUST 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

UT-1

8 OF 30 TOTAL

ASH CREEK SSD GENERAL SEWER NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- 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.
- 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 AND THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION, ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

UTILITY NOTES

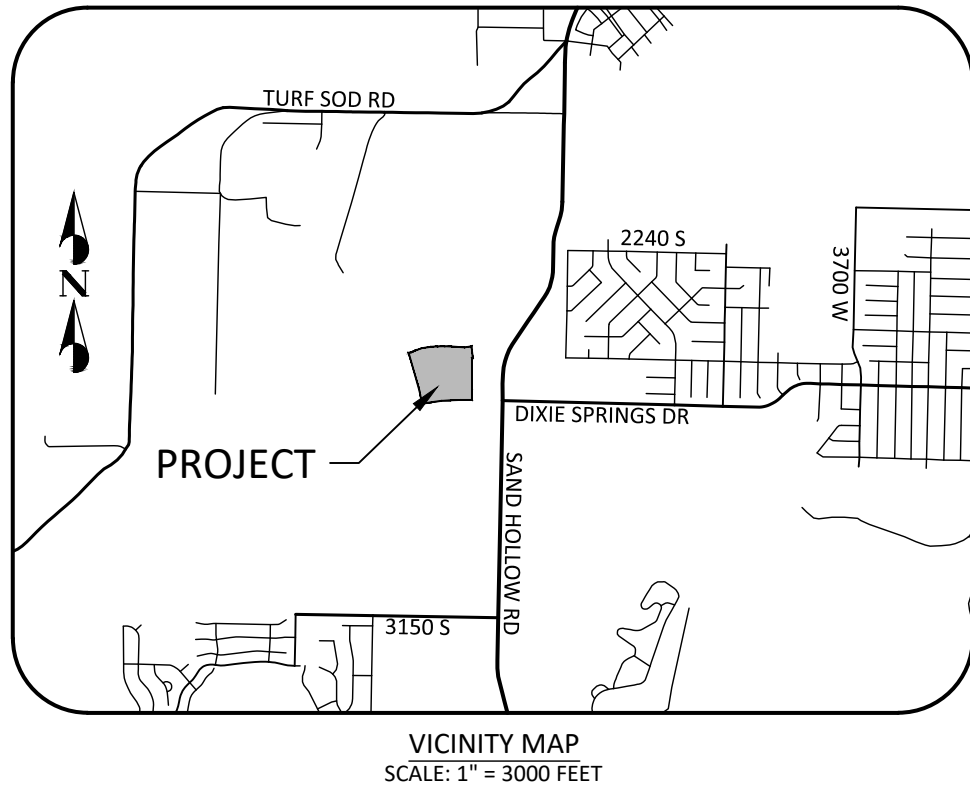
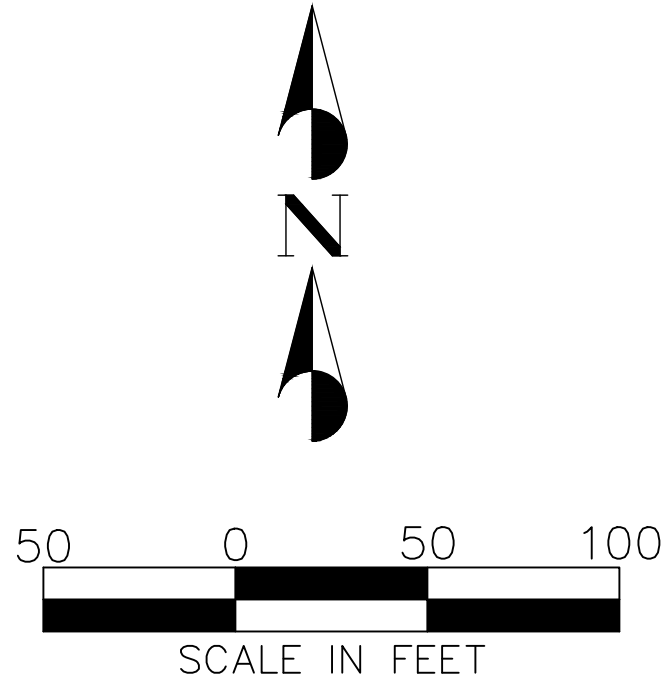
- | | | | |
|---|--|---|---|
| 1 | INSTALL NEW 60"Ø MANHOLE | 5 | 22.5" BEND (MATCH LINE SIZE) |
| 2 | NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE (WD 103/DT-4) | 6 | 45° BEND (MATCH LINE SIZE) |
| 3 | NEW GATE VALVE (MATCH LINE SIZE TYP.) (WD 100/DT-4) | 7 | 90° BEND (MATCH LINE SIZE) |
| 4 | 11.25" BEND (MATCH LINE SIZE) | 8 | DECORATIVE STREET LIGHT ON 14" POLE WITH JUNCTION BOX |

OWNER/DEVELOPER

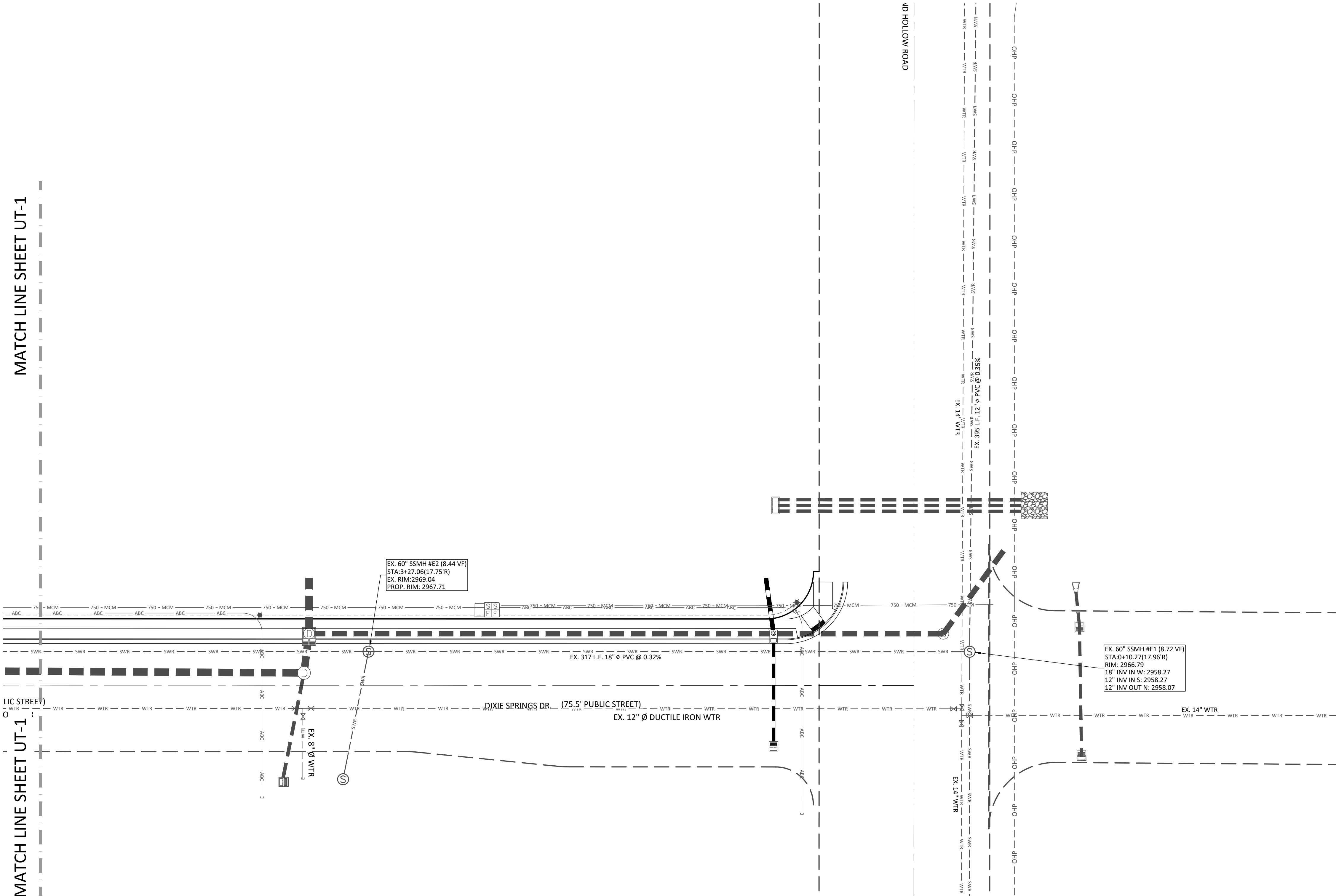
THE HOLLOWAYS, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



MATCH LINE SHEET UT-1



APP'D	DATE	DESCRIPTION	NO.

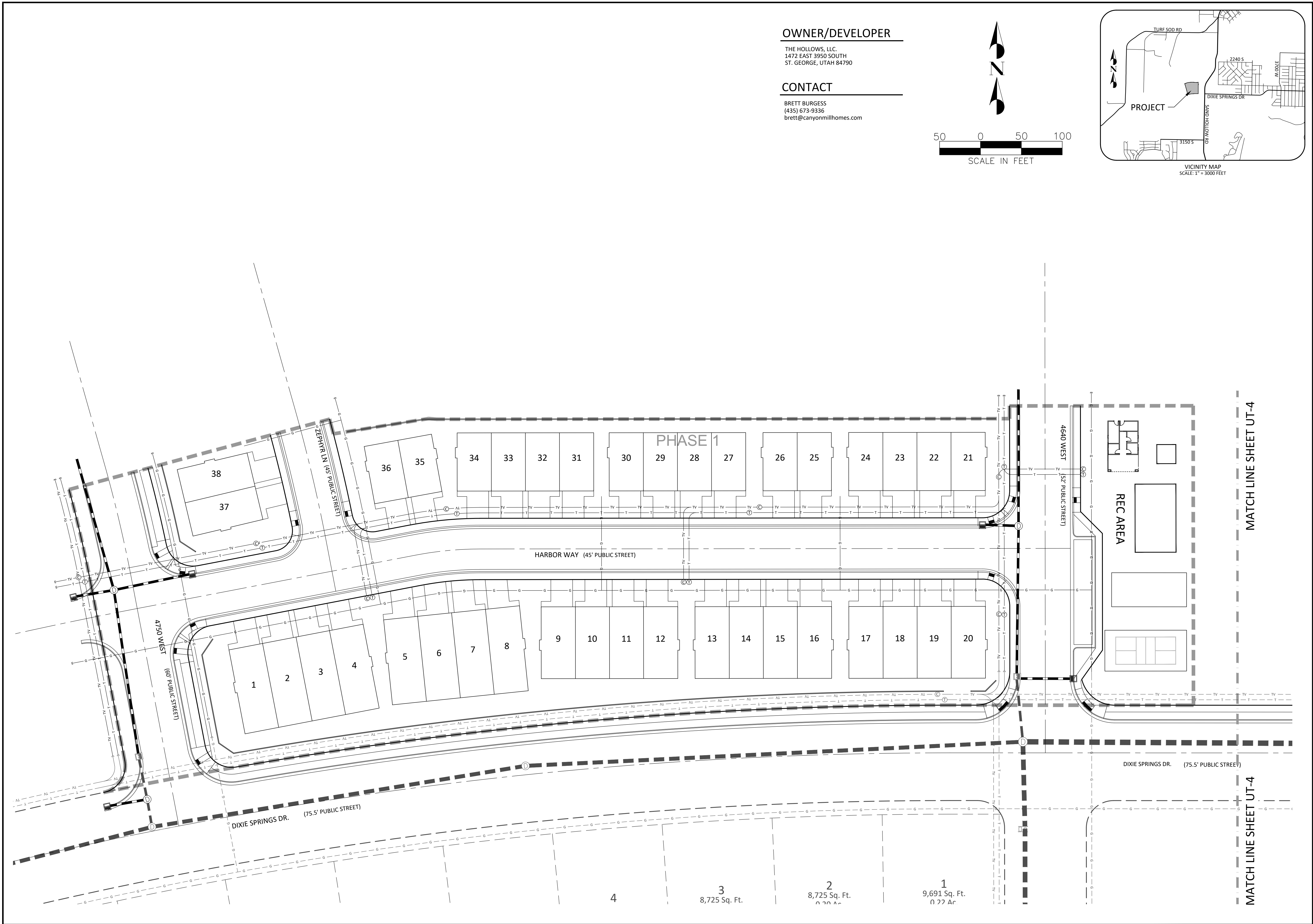
PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: WATER, SEWER, & POWER PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	AUGUST 2024
PM:	LB
DRAWN BY:	TM
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

UT-2
9 OF 30 TOTAL

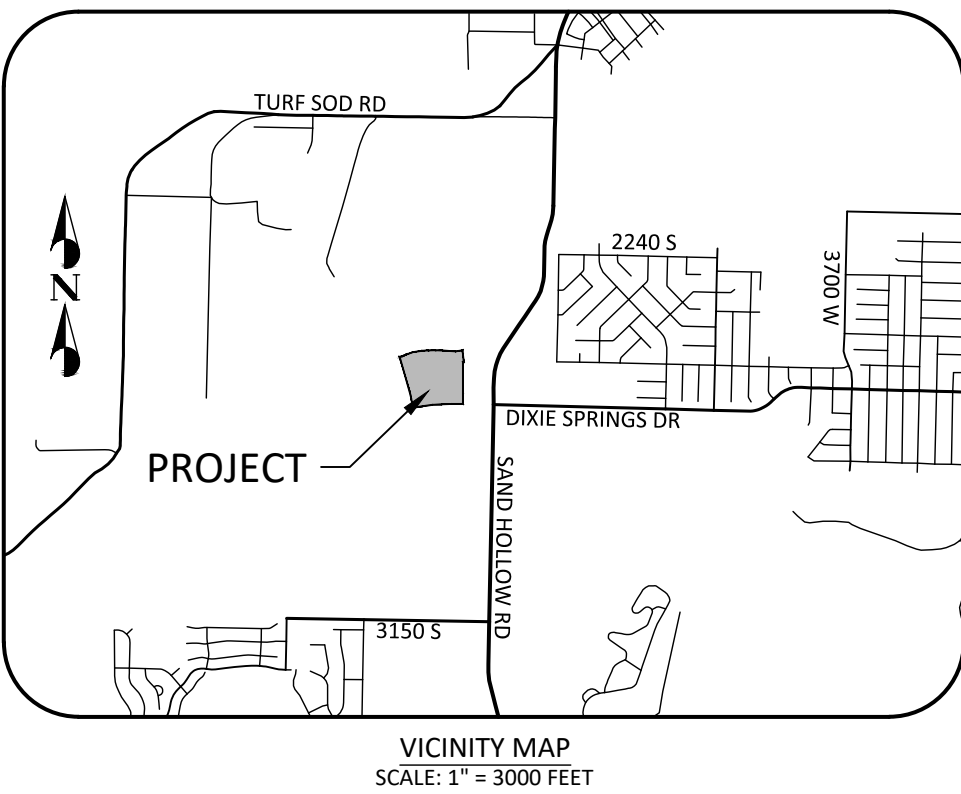
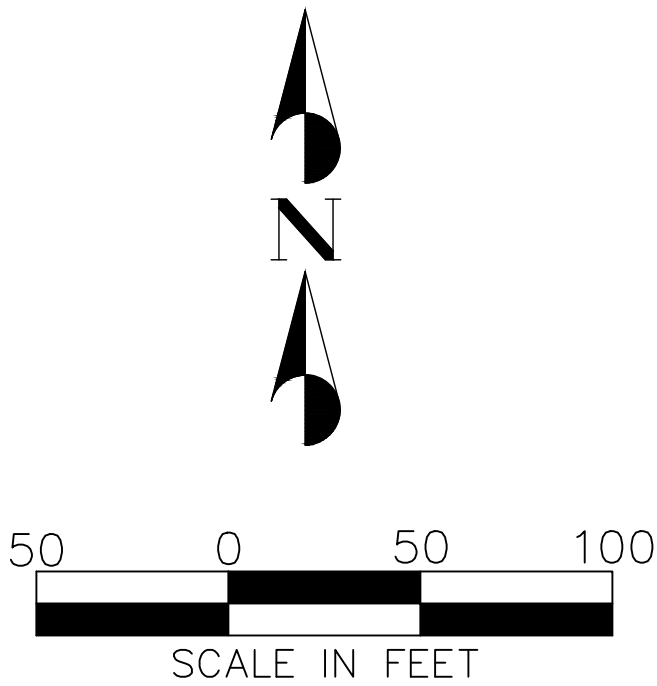


OWNER/DEVELOPER

THE HOLLOW, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



NO.	DESCRIPTION	DATE	APP'D.

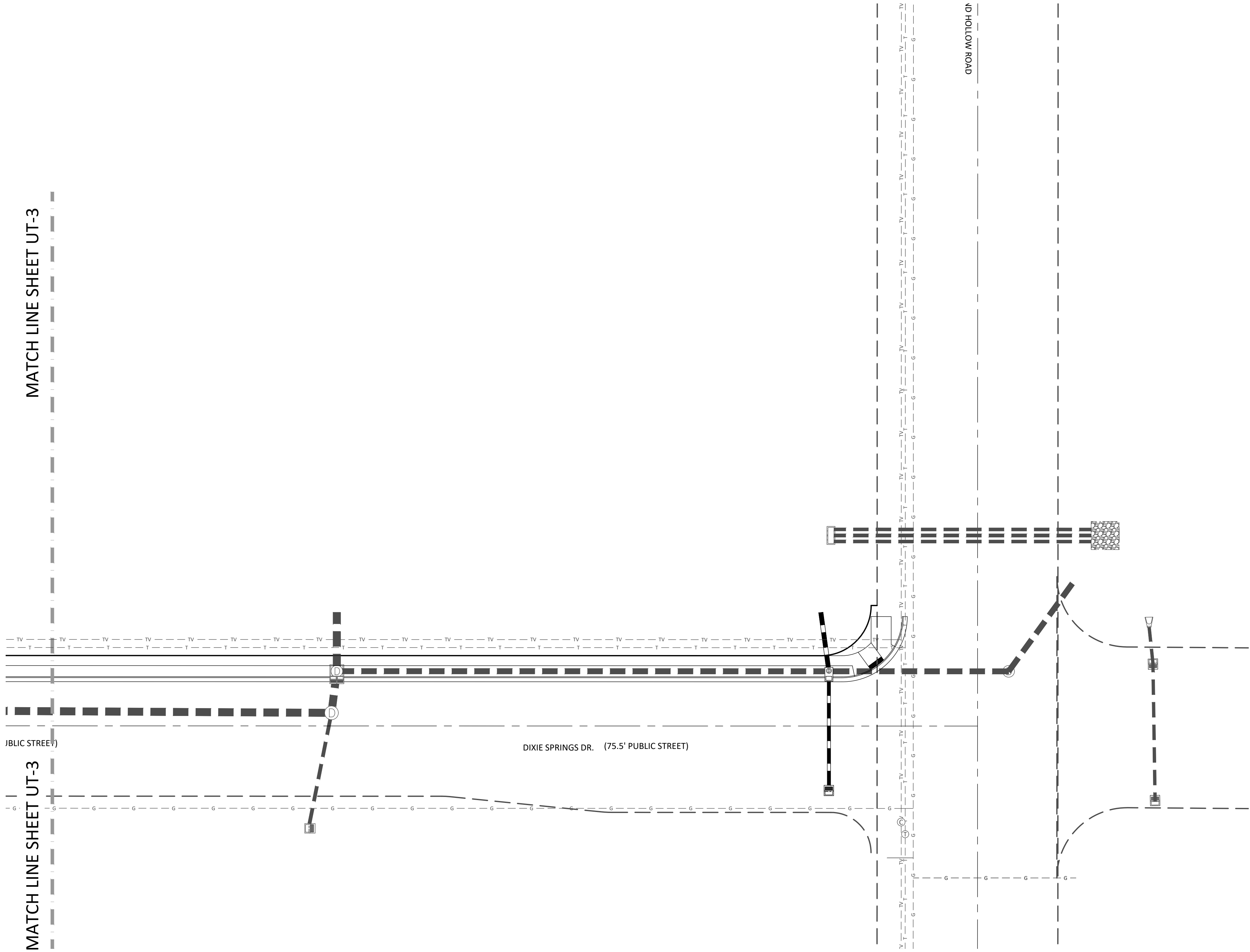
PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: GAS, CABLE, & TELEPHONE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	AUGUST 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 30'
SHEET NUMBER :	

UT-3
10 OF 30 TOTAL

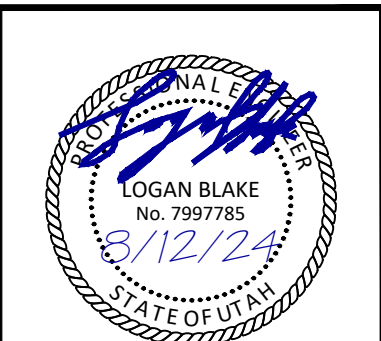
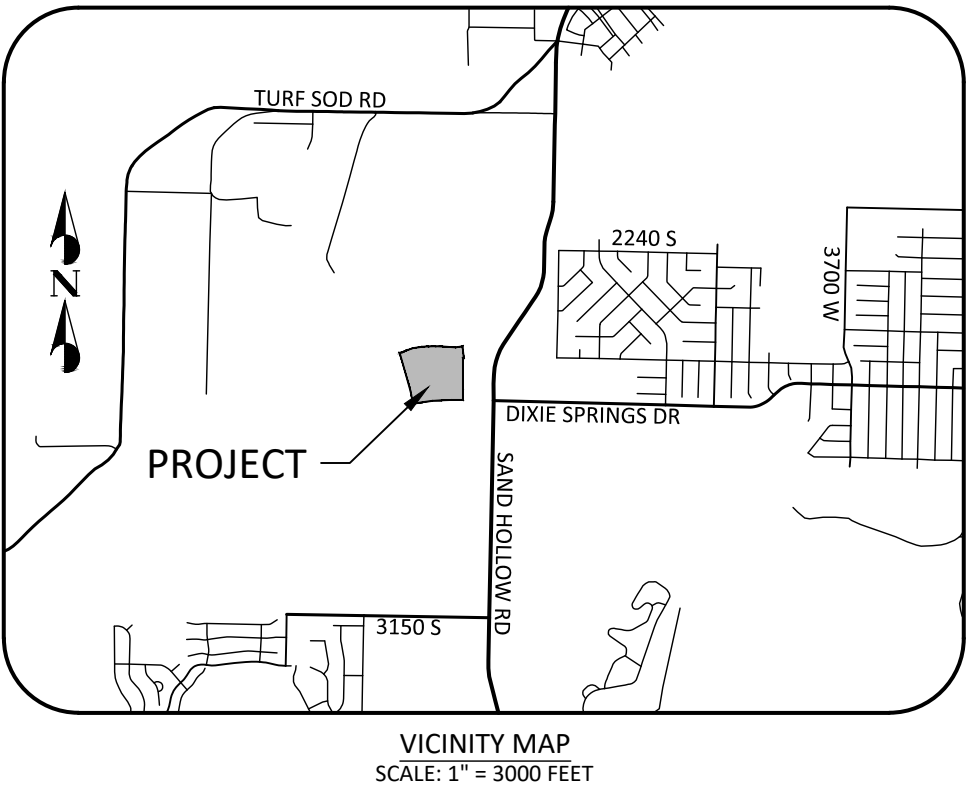
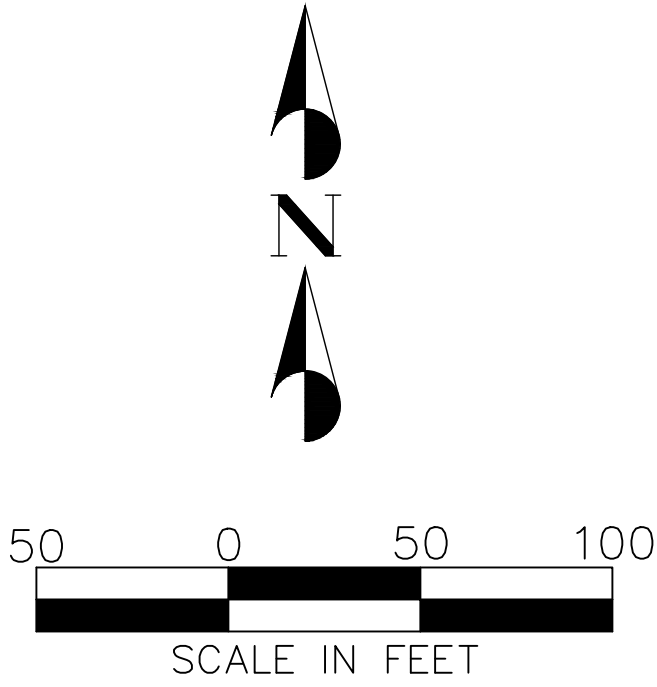


OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH**

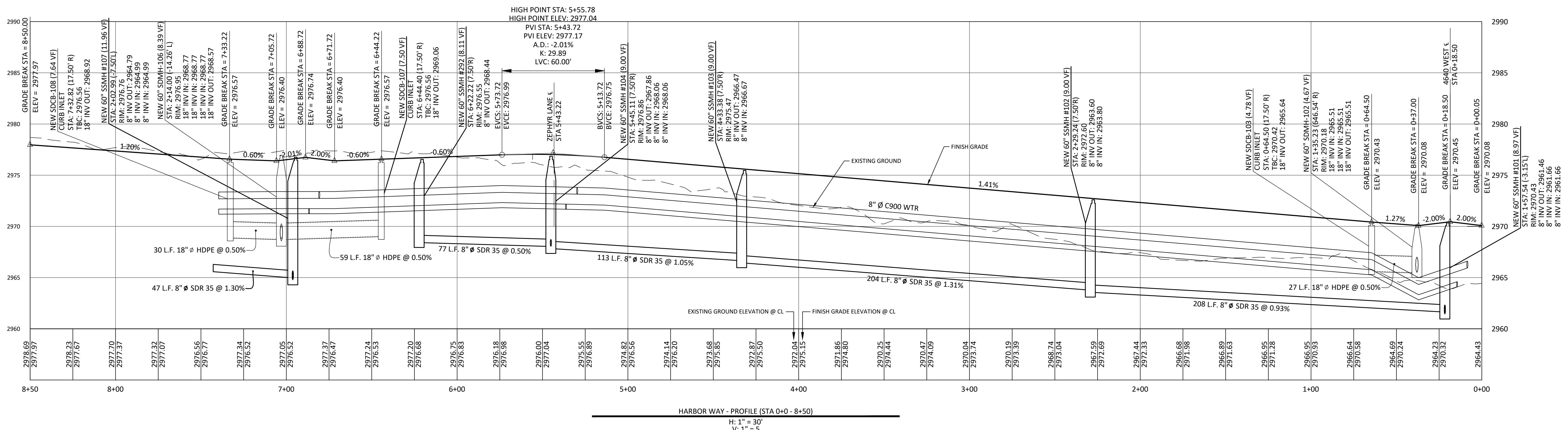
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GAS, CABLE, & TELEPHONE PLAN

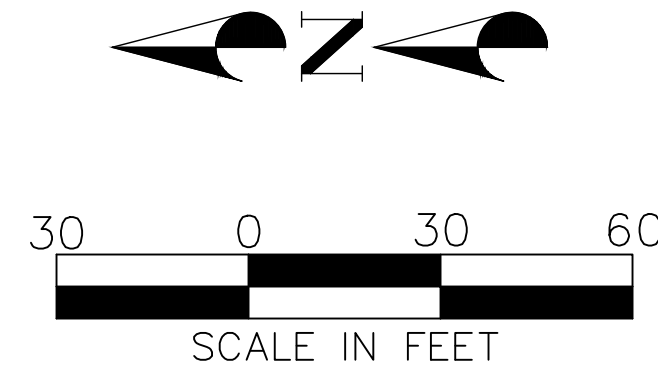
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	AUGUST 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 30'

SHEET NUMBER :





LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: **PLAN & PROFILES (1750 W)**

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770

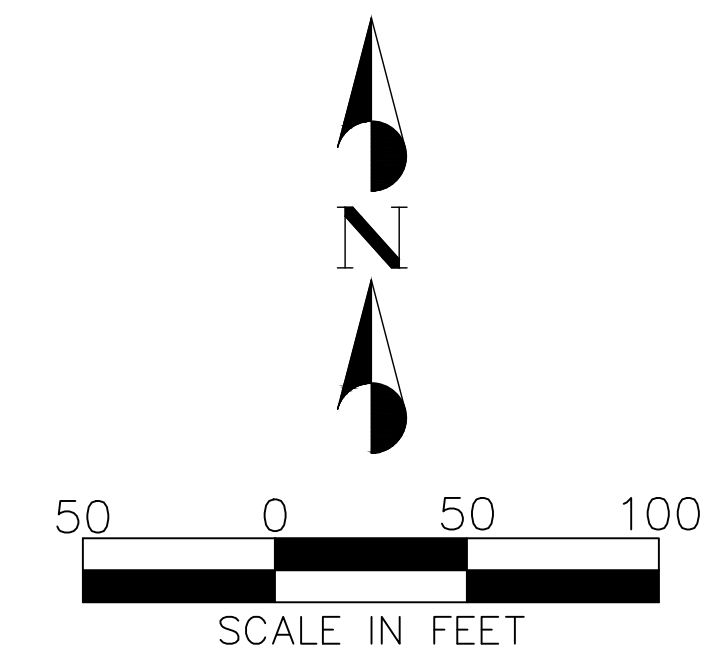
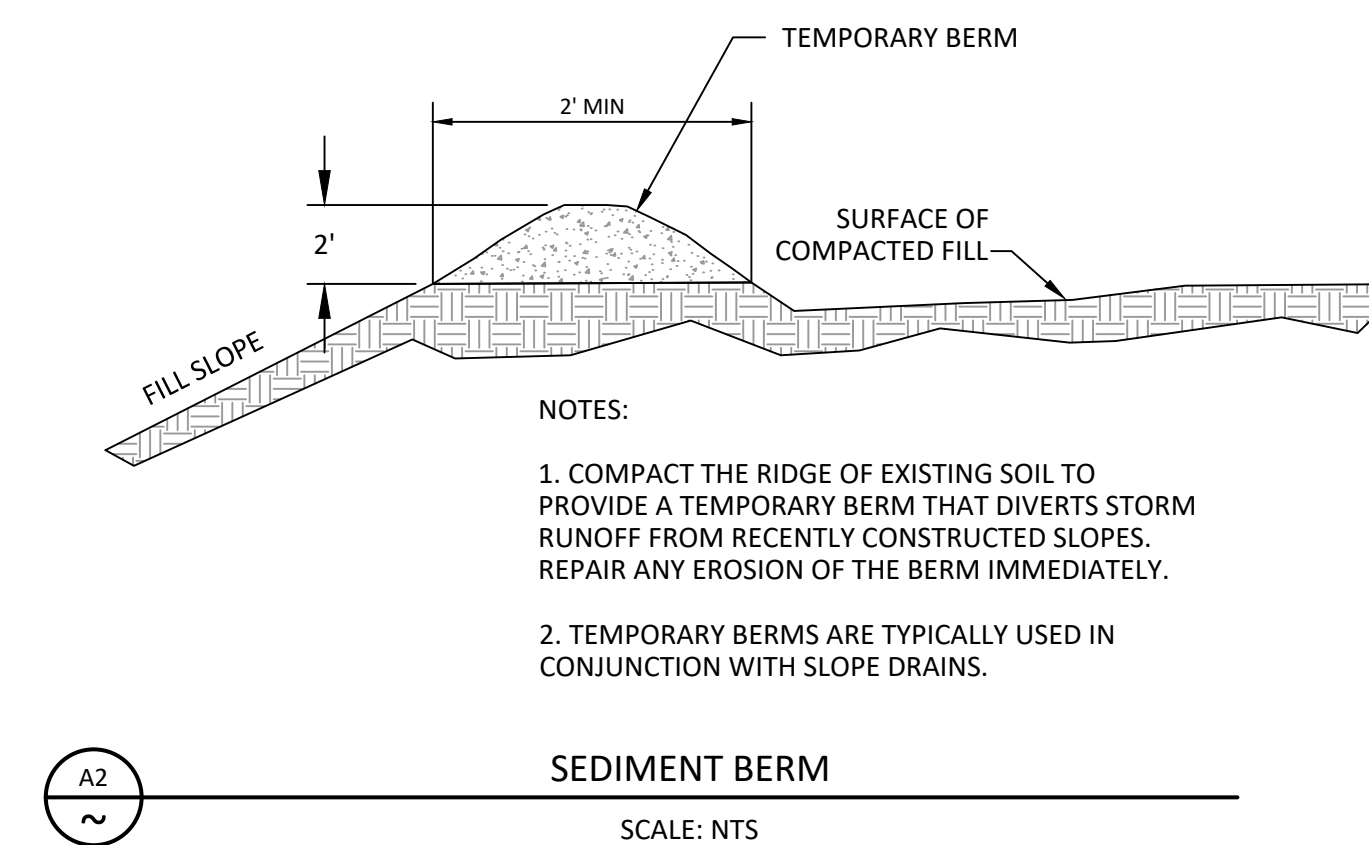
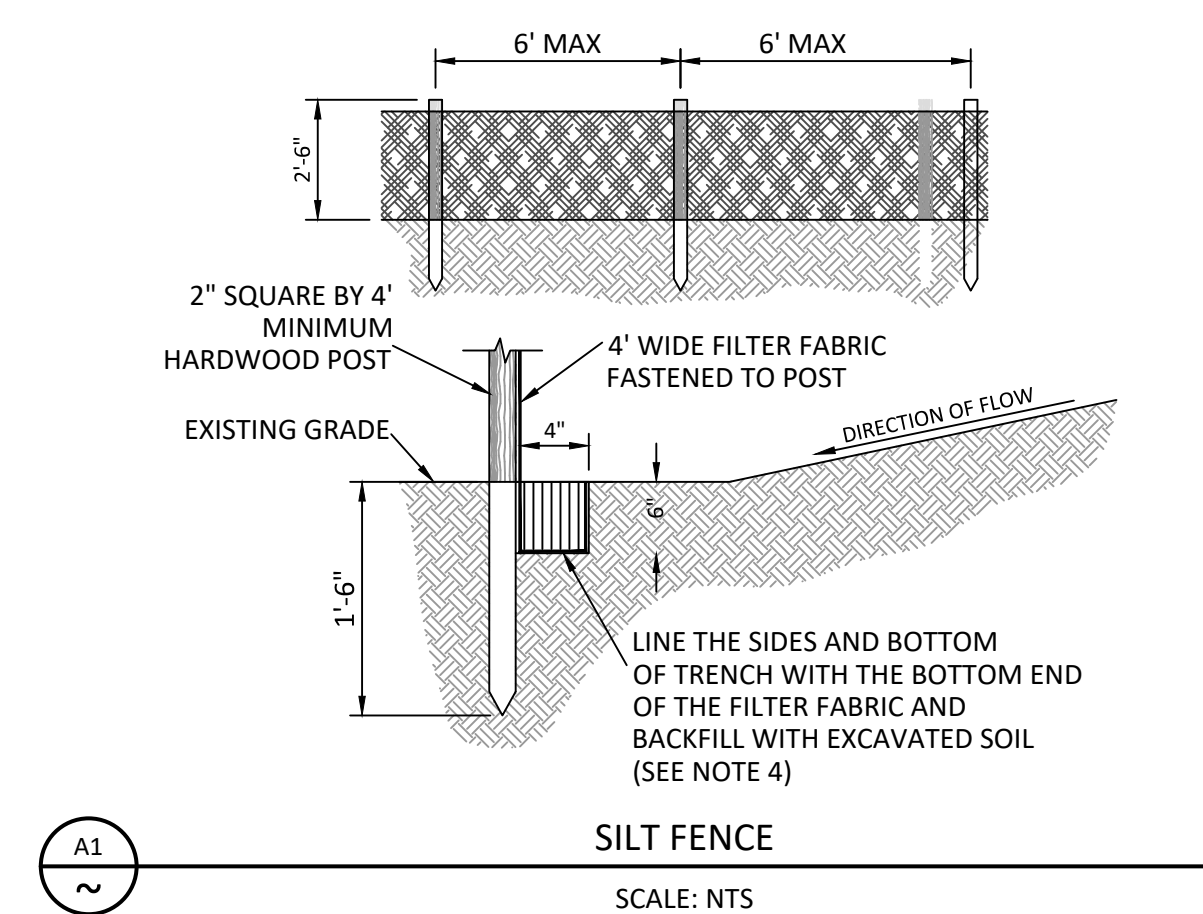
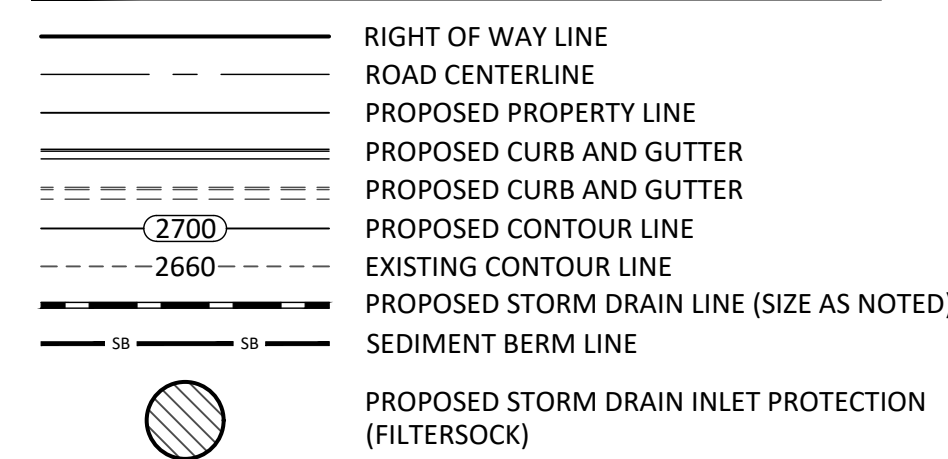
Office (435) 628-2121



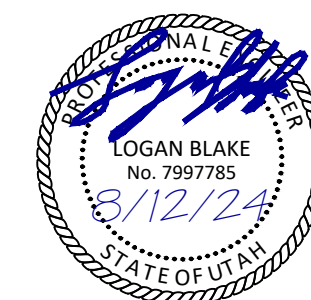
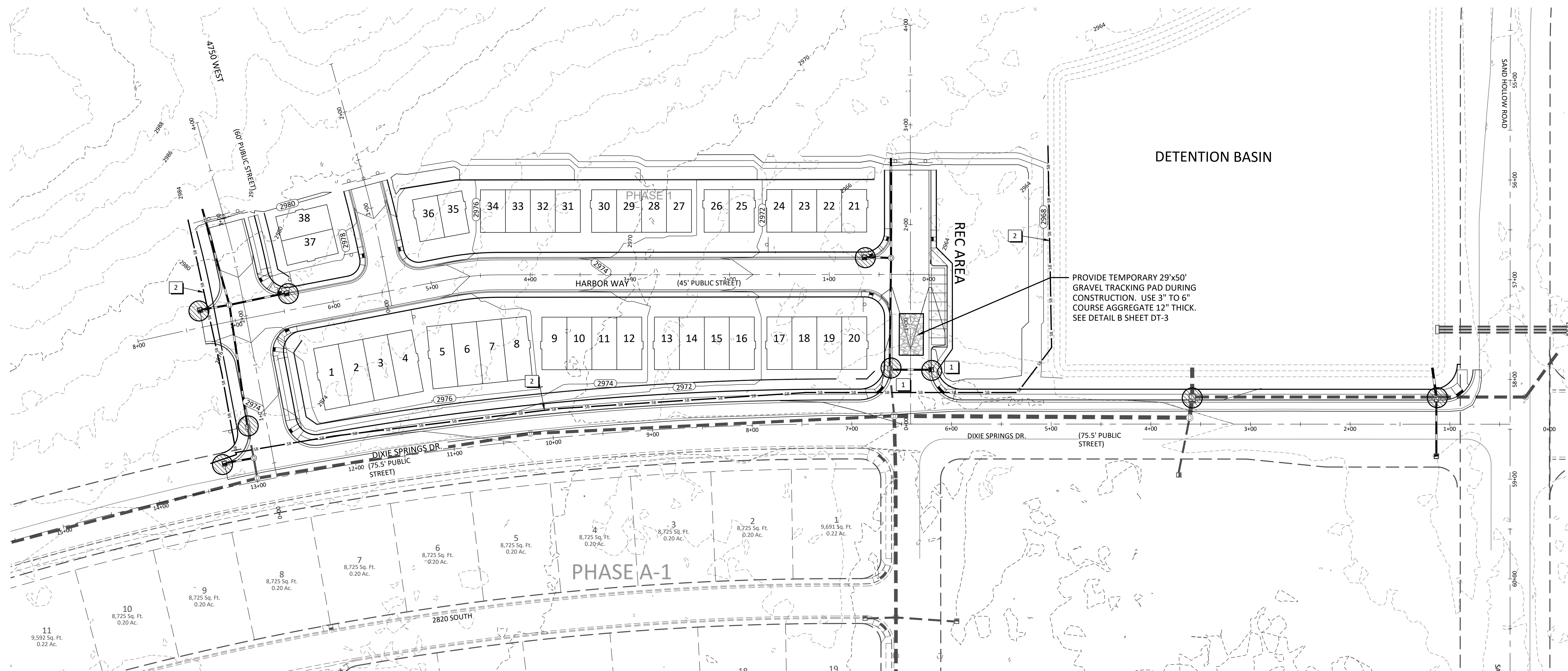
DATE :	AUGUST 20
TIME :	
DRAWN BY :	
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	22-0
SCALE :	1" =

SHEET NUMBER :

PP-3



- 1 PROVIDE STORM DRAIN INLET PROTECTION (FILTER MEDIA) PER DETAIL "C" SHEET DT-3
- 2 INSTALL SILT FENCE OR SEDIMENT BERM PER DETAIL "A1 or A2" THIS SHEET

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: EROSION CONTROL PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

1113 East 200 North Suite #2
St. George, UT 84770

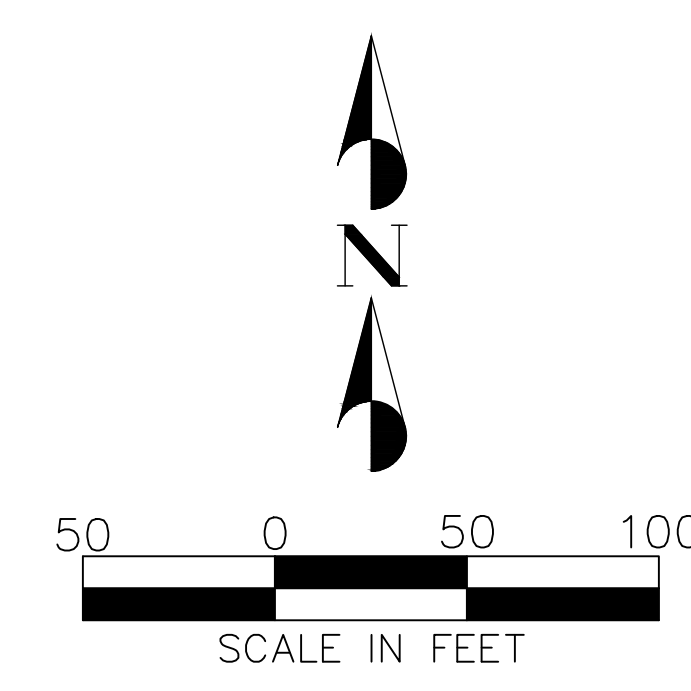
Office (435) 628-2121



DATE :	AUGUST 2024
PM :	LE
DRAWN BY :	LE
DESIGNED BY :	LE
CHECKED BY :	R
PROJECT NO. :	22-003
SCALE :	1" = 50'
SHEET NUMBER :	

EC-1

15 OF 30 TOTAL



	RIGHT OF WAY LINE
	ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIGN

1	R1-1 STOP SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103
2	STREET SIGN PER HURRICANE CITY STANDARD DRAWING NO. SS 100, SS 103
3	MUTCD OM4-2 END OF ROAD MARKER
4	R2-1 SPEED LIMIT SIGN (MUTCD STD.) PER HURRICANE CITY STANDARD DRAWING NO. SS 102, SS 103 (SEE PLAN FOR SPEED)
5	R1-4 ALL-WAY (MUTCD STD.) PLAQUE MOUNTED BELOW STOP SIGN

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: SIGNING & STRIPING PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

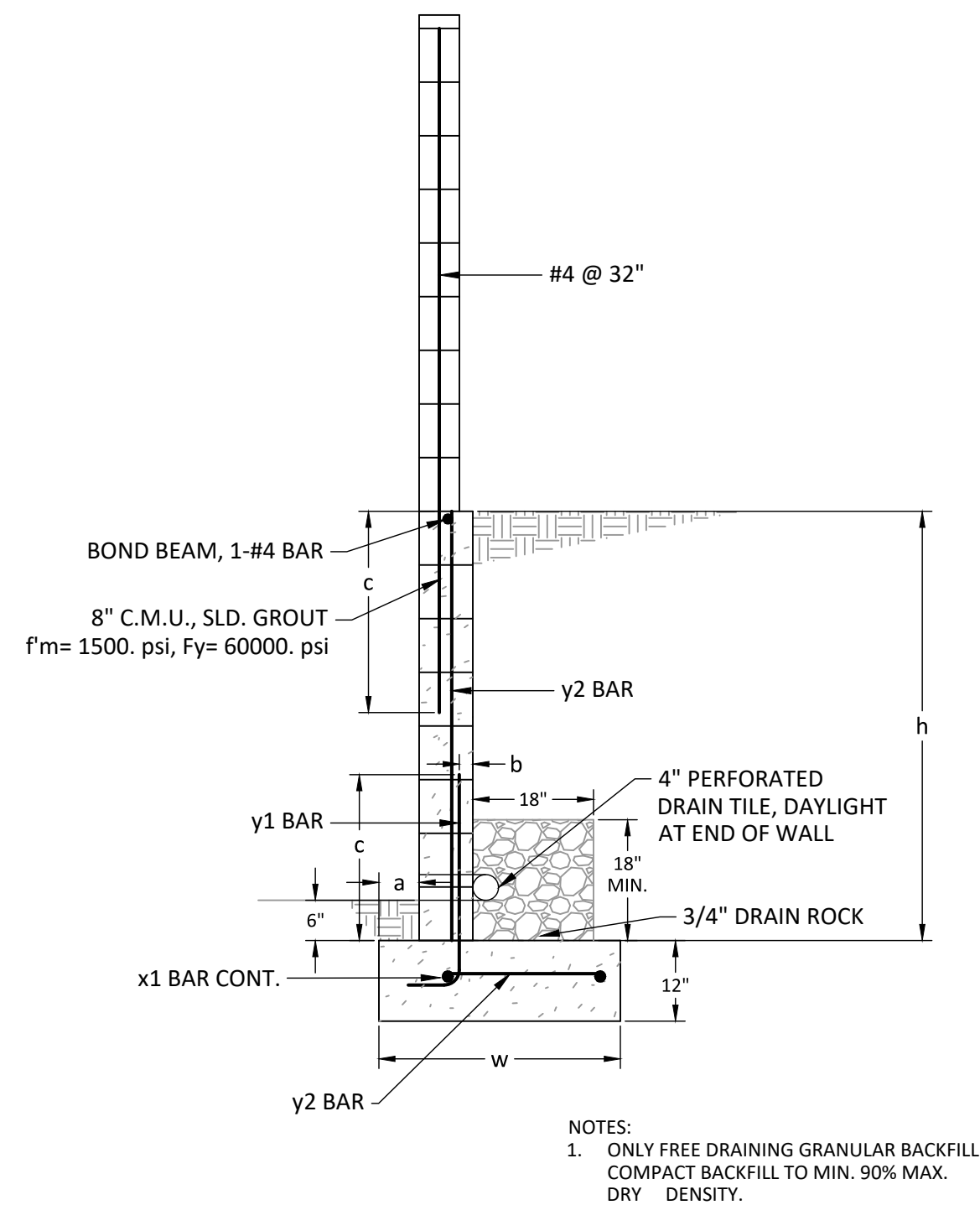
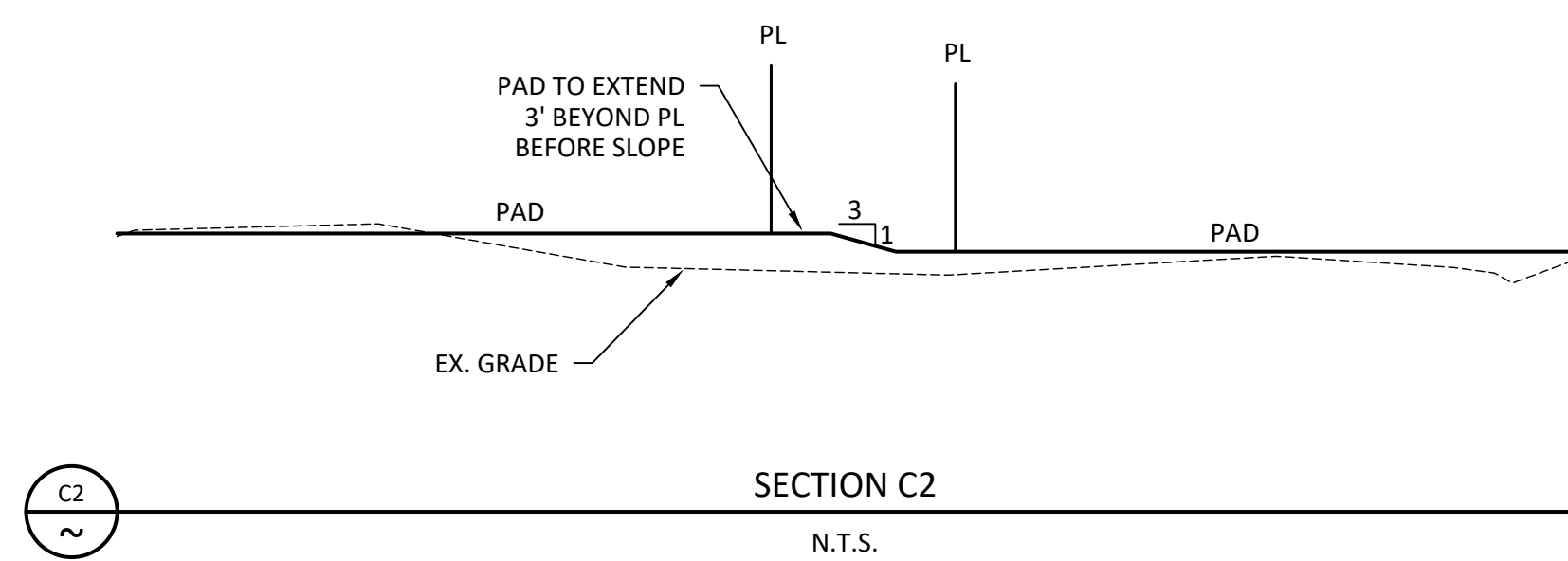
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



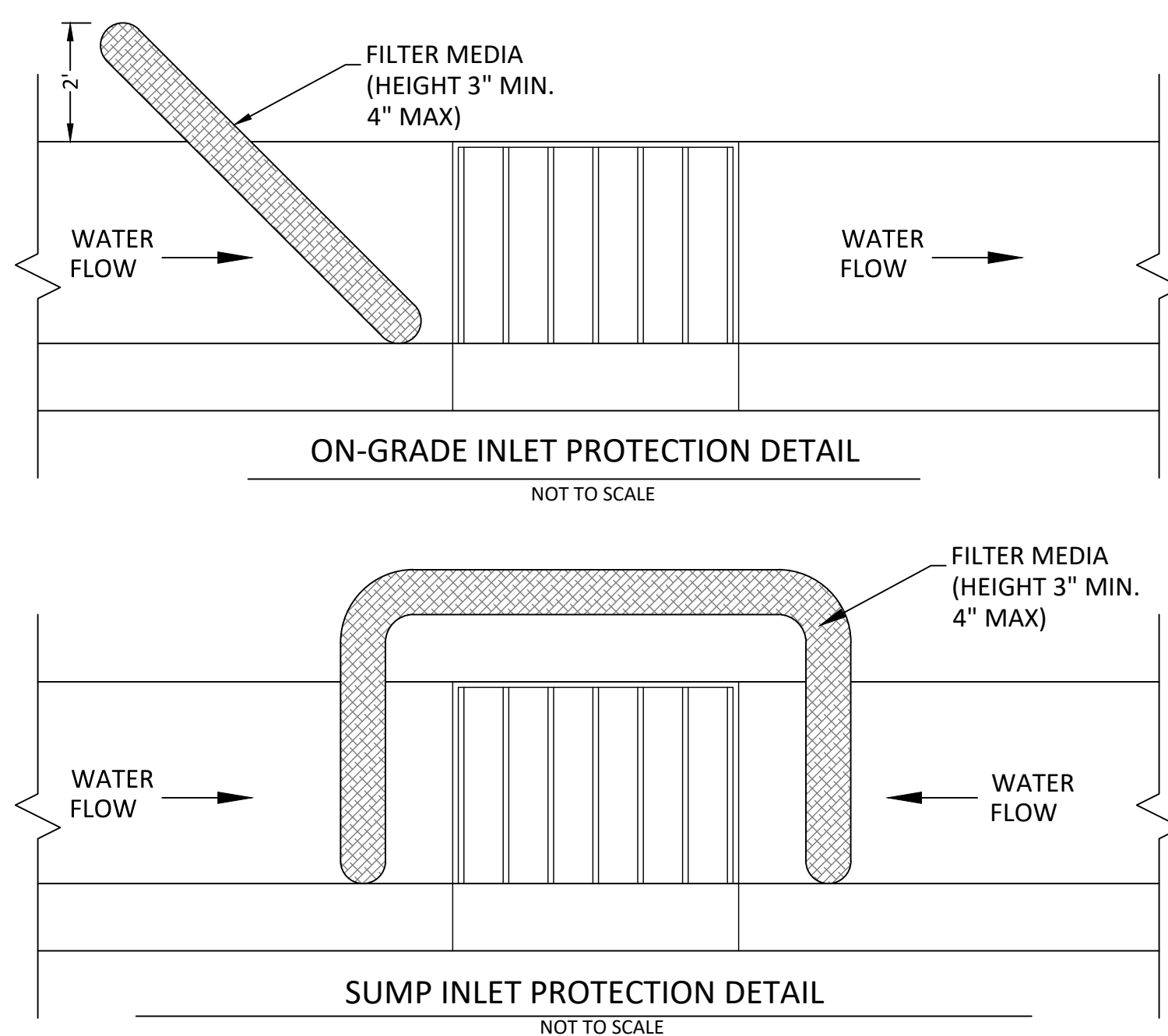
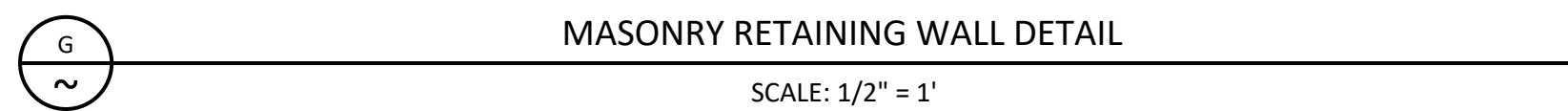
DATE :	AUGUST 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 50'
SHEET NUMBER :	

SS-1

16 OF 30 TOTAL



MASONRY WALL SCHEDULE							
h(ft)	w	a	b	c	REINFORCEMENT SCHEDULE		
					y1 bar	y2 bar	x1 bar
4	2'-6"	8"	4"	30"	#5 @ 16"	#4 @ 16"	(2) #5
5	3'-0"	8"	4"	30"	#5 @ 8"	#4 @ 16"	(2) #5
6	3'-8"	8"	2-1/2"	30"	#5 @ 8"	#4 @ 16"	(3) #5



- NOTES:
1. ON-GRADE INLET PROTECTION:
 - 1.1. PROVIDE ON-GRADE INLET PROTECTION WHEN COMPLETELY BLOCKING A STORM DRAIN INLET BOX WOULD RESULT IN FORCING WATER FURTHER DOWNSTREAM WOULD CAUSE FLOODING OR OTHER UNDESIRABLE RESULTS.
 - 1.2. PREPARE FILTER MEDIA (GRAVEL SOCK, STRAW WADDLE, OR OTHER APPROVED MEDIA IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - 1.3. INSTALL FILTER MEDIA JUST UPSTREAM OF THE INLET BOX.
 - 1.4. FILTER MEDIA SHALL BUTT TIGHTLY AGAINST THE FACE OF THE CURB AND ANGLE AT APPROXIMATELY A 45-DEGREE ANGLE AWAY FROM THE CURB TO TRAP RUNOFF BETWEEN THE MEDIA AND THE CURB.
 - 1.5. EXCESSIVE FLOWS WILL FLOW EITHER OVER OR AROUND THE FILTER MEDIA AND INTO THE INLET BOX.
 - 1.6. EXPECT PONDING BEHIND THE FILTER MEDIA
 2. DROP INLET PROTECTION:
 - 2.1. USE DROP INLET PROTECTION AT LOW POINT IN THE CURB AND WHEN DIVERTING FLOWS FURTHER DOWNSTREAM WILL NOT CAUSE UNDESIRABLE RESULTS.
 - 2.2. PREPARE FILTER MEDIA (GRAVEL SOCK, STRAW WADDLE, OR OTHER APPROVED MEDIA IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - 2.3. INSTALL FILTER MEDIA AROUND THE ENTIRE PERIMETER OF THE INLET GRATE.
 - 2.4. FILTER MEDIA SHALL BUTT TIGHTLY AGAINST THE FACE OF THE CURB ON BOTH SIDES TO THE INLET GRATE.
 - 2.5. EXCESSIVE FLOWS WILL EITHER FLOW AROUND THE MEDIA OR OVER THE TOP AND INTO THE INLET BOX.
 - 2.6. EXPECT PONDING AROUND THE INLET BOX.
 3. MAINTENANCE
 - 3.1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
 - 3.2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 2-INCHES IN DEPTH.
 - 3.3. REPLACE FILTER MEDIUM WHEN DAMAGE HAS OCCURRED OR WHEN MEDIA IS NO LONGER FUNCTIONING AS INTENDED.

TRACKING PAD NOTES:

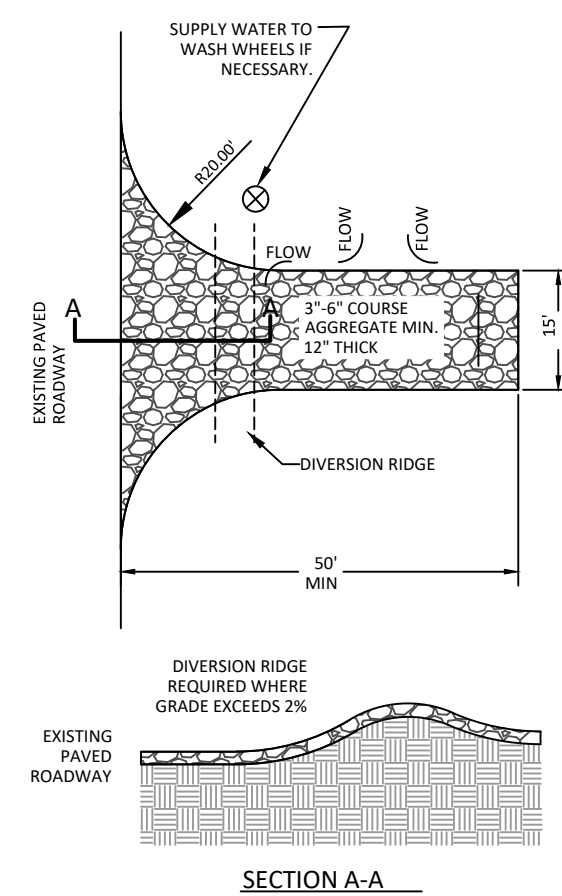
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THEN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50.

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRUCKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR GRADING OF THE ENTRANCE. IF THE ENTRANCE IS AT A CURVE, SEDIMENT SHALL BE REMOVED FROM THE ENTRANCE AND THE RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR OTHER SUITABLE OUTLET. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALS, OR OTHER APPROVED METHODS.

MAINTENANCE:
 MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIESPRINGS DR IN HURRICANE, UTAH

SHEET NAME: DETAILS & SECTIONS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770

Office (435) 628-2121

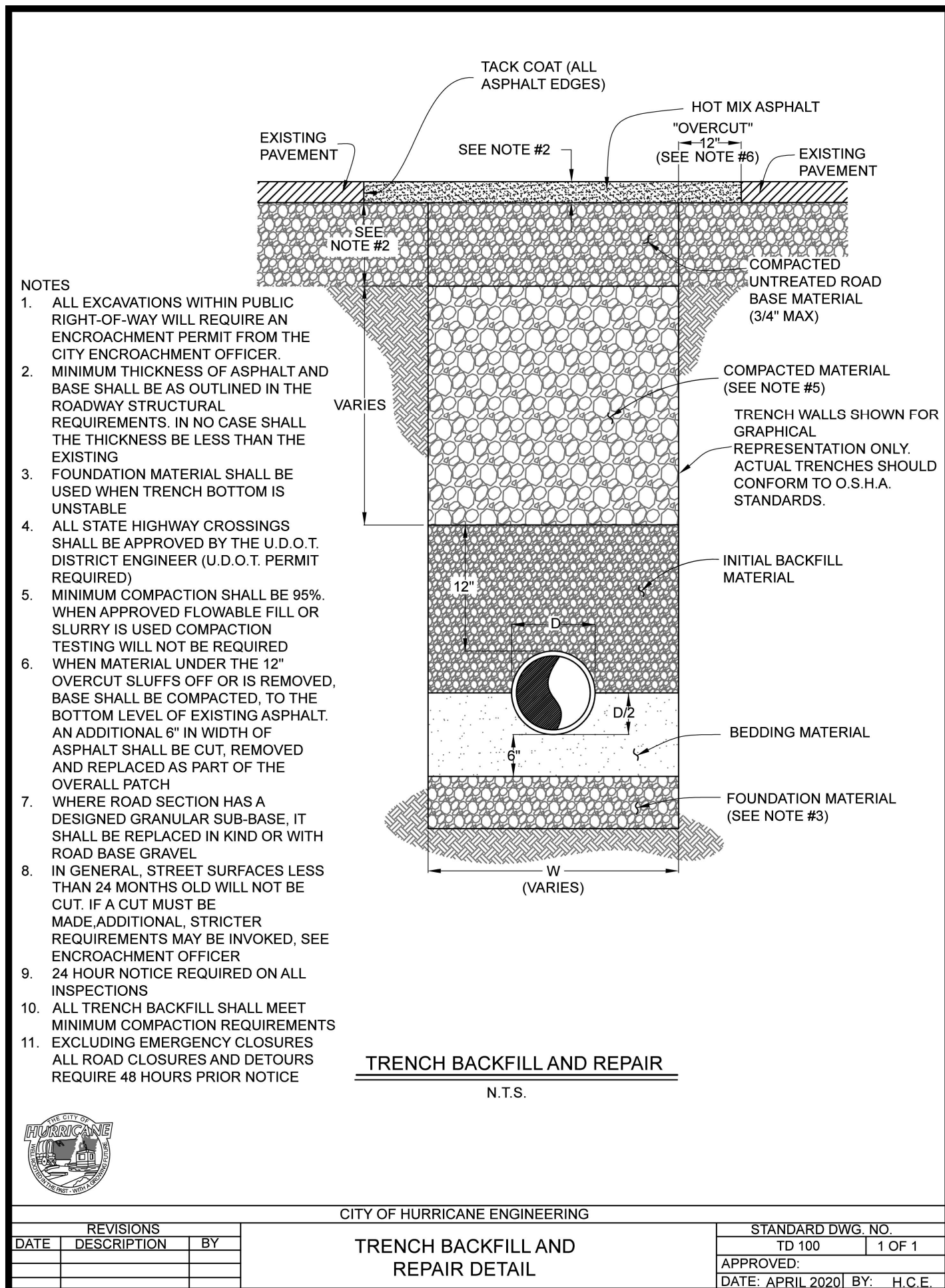
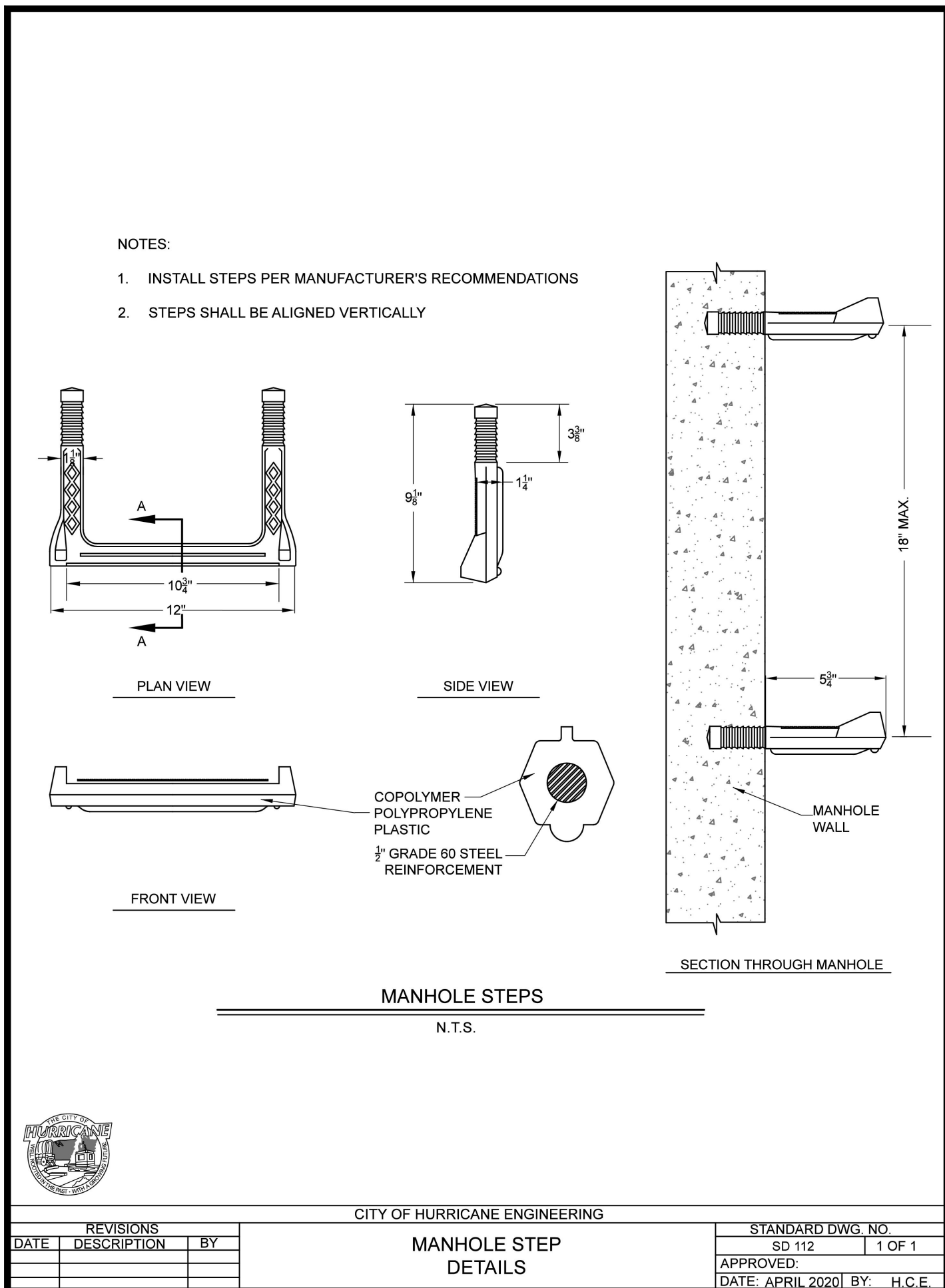
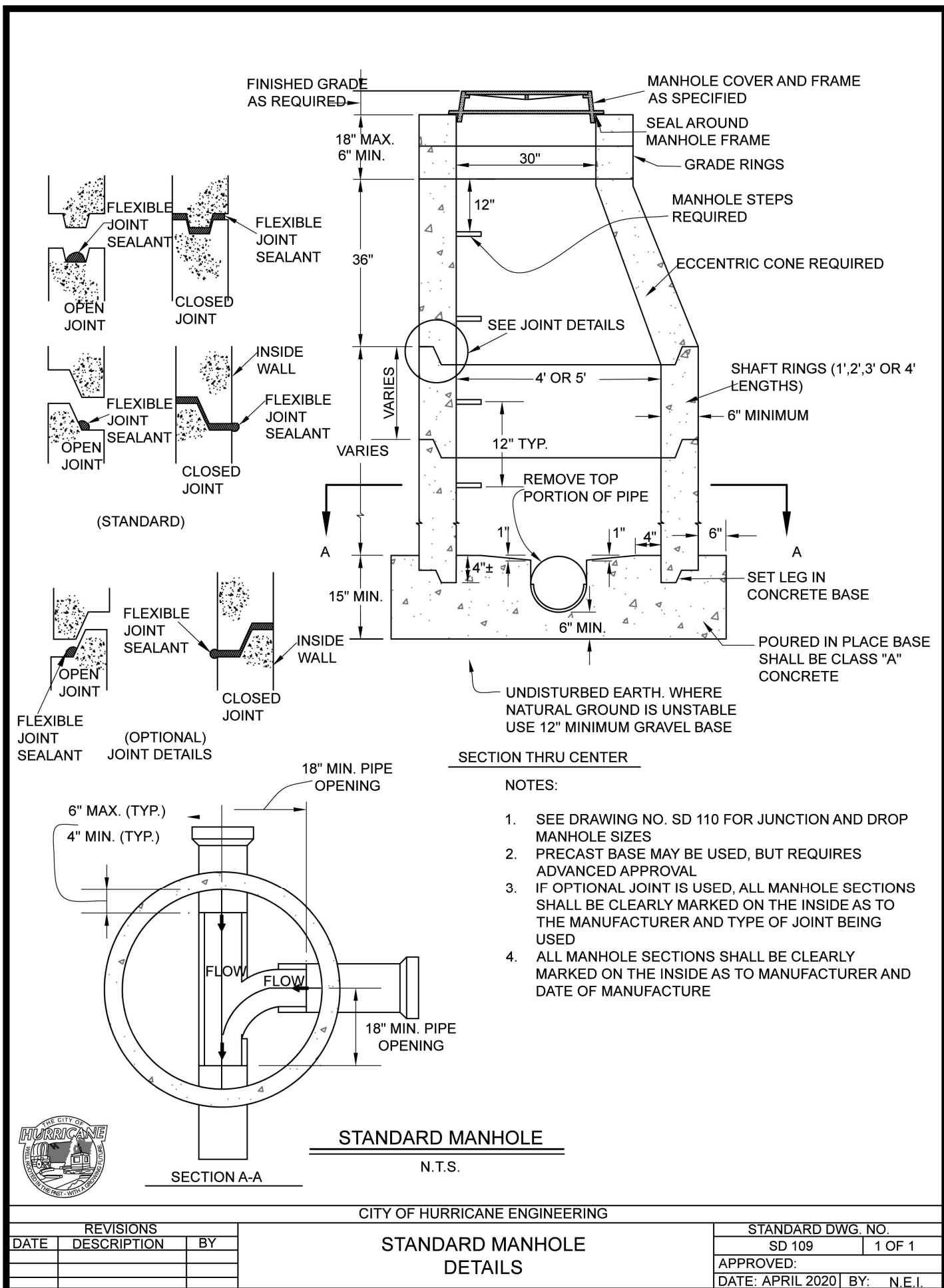
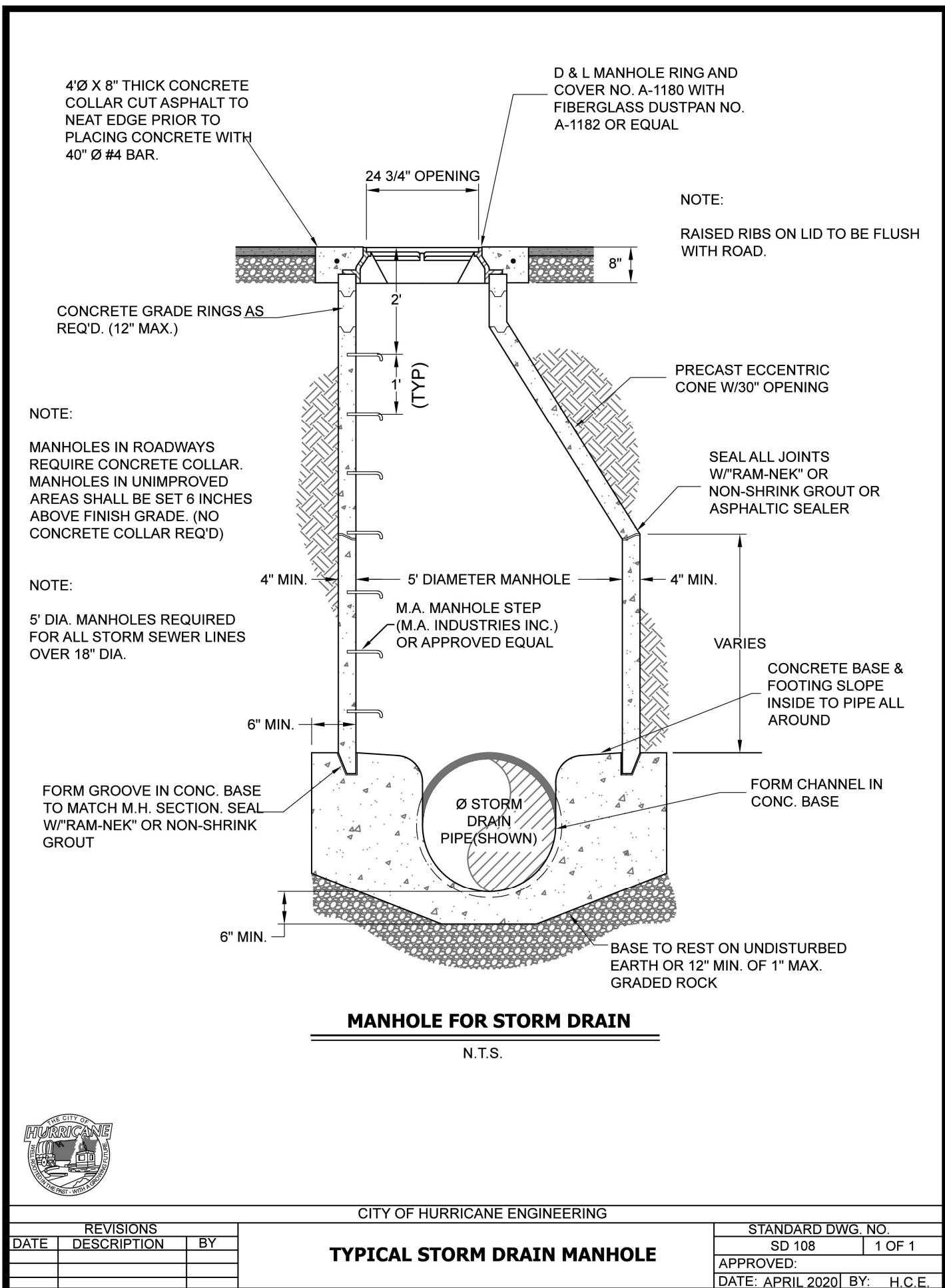
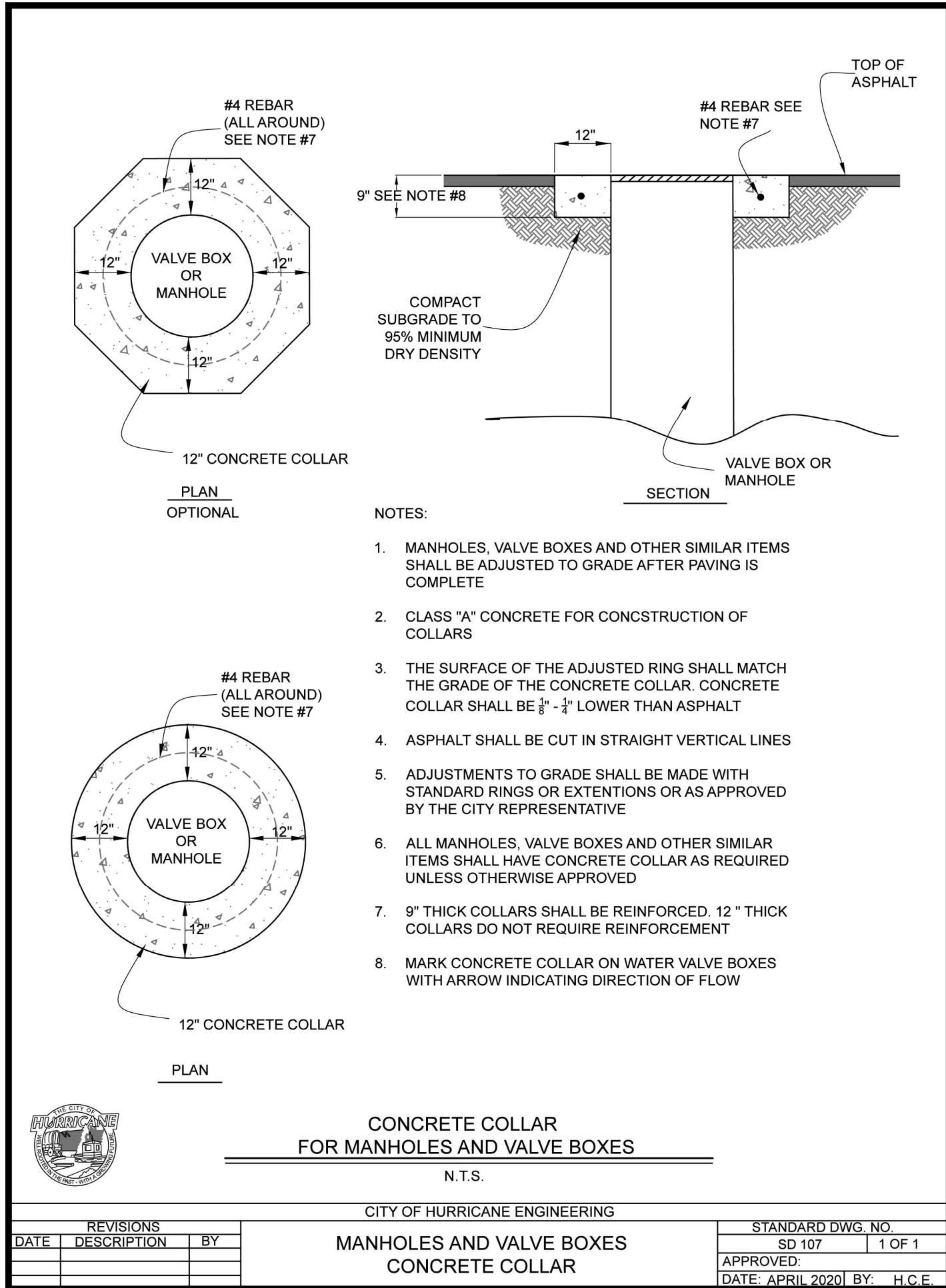
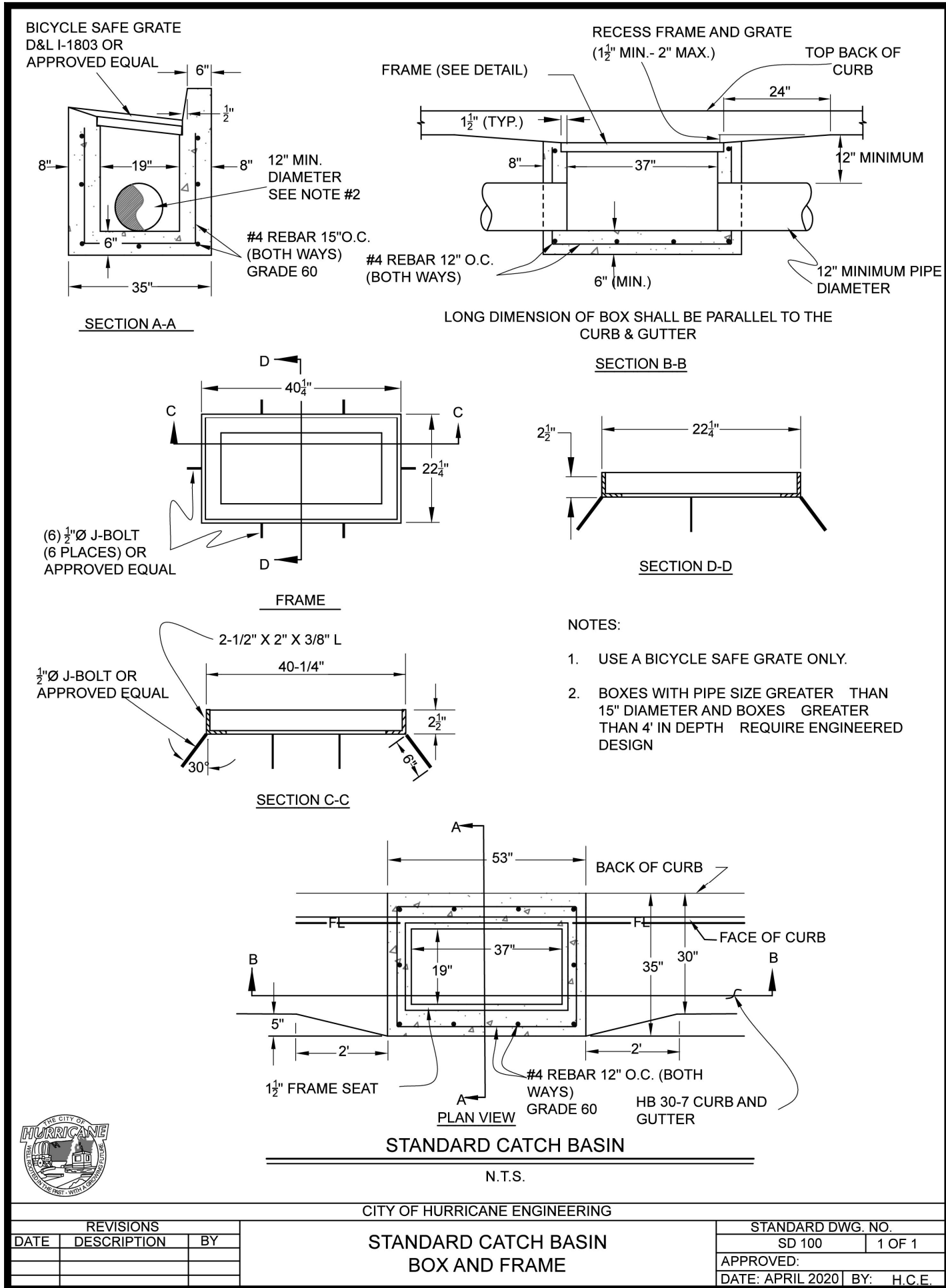
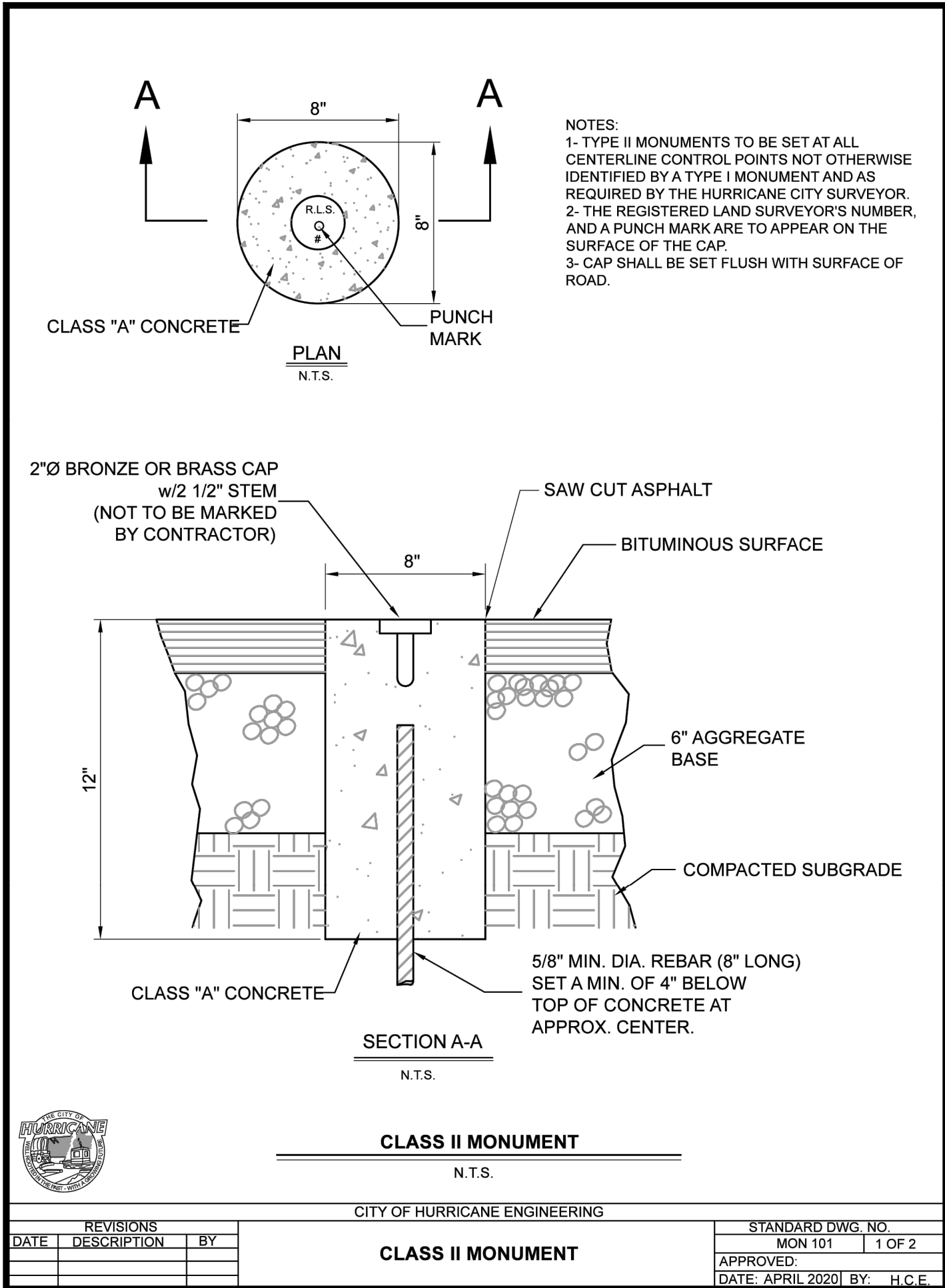
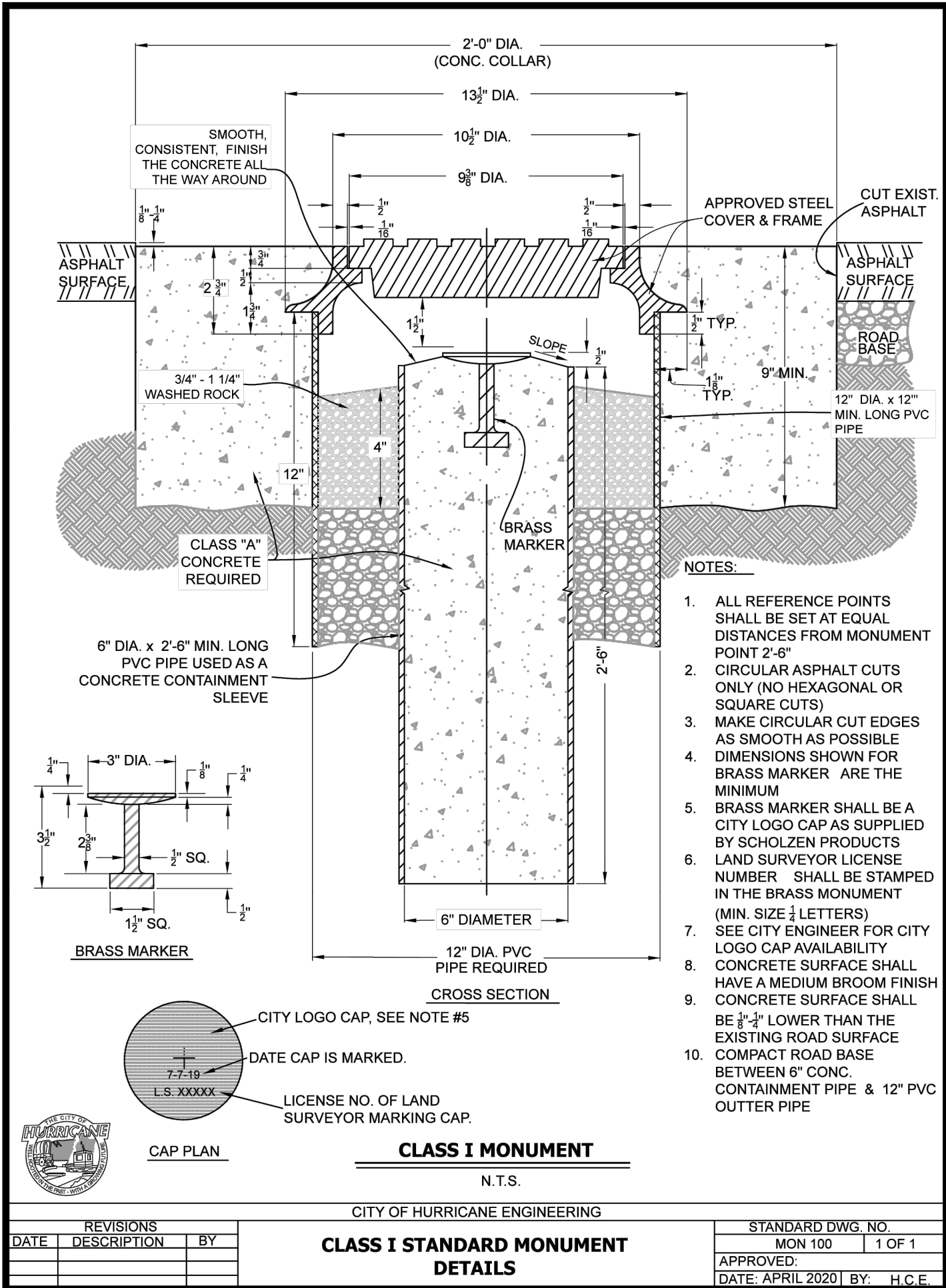


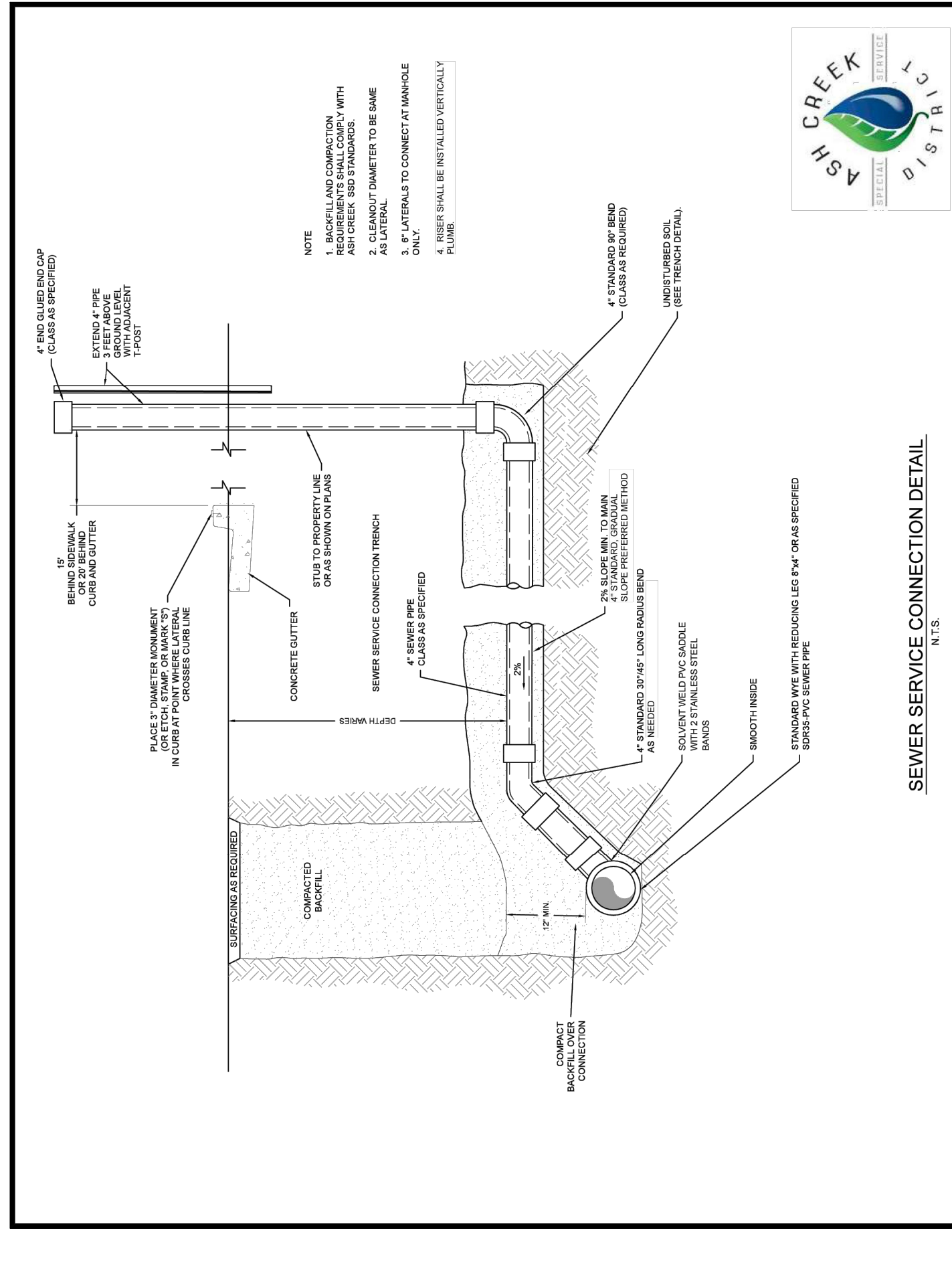
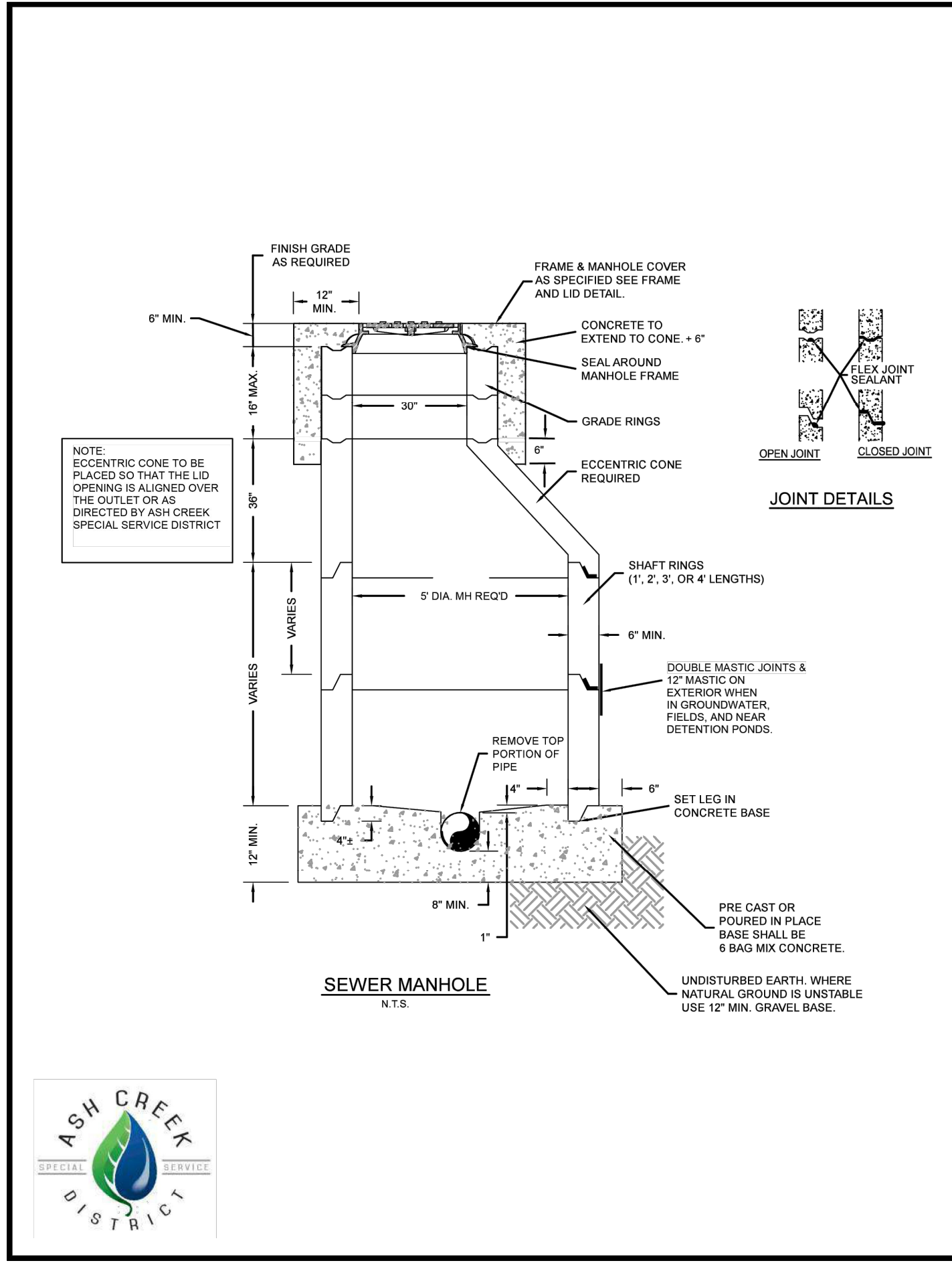
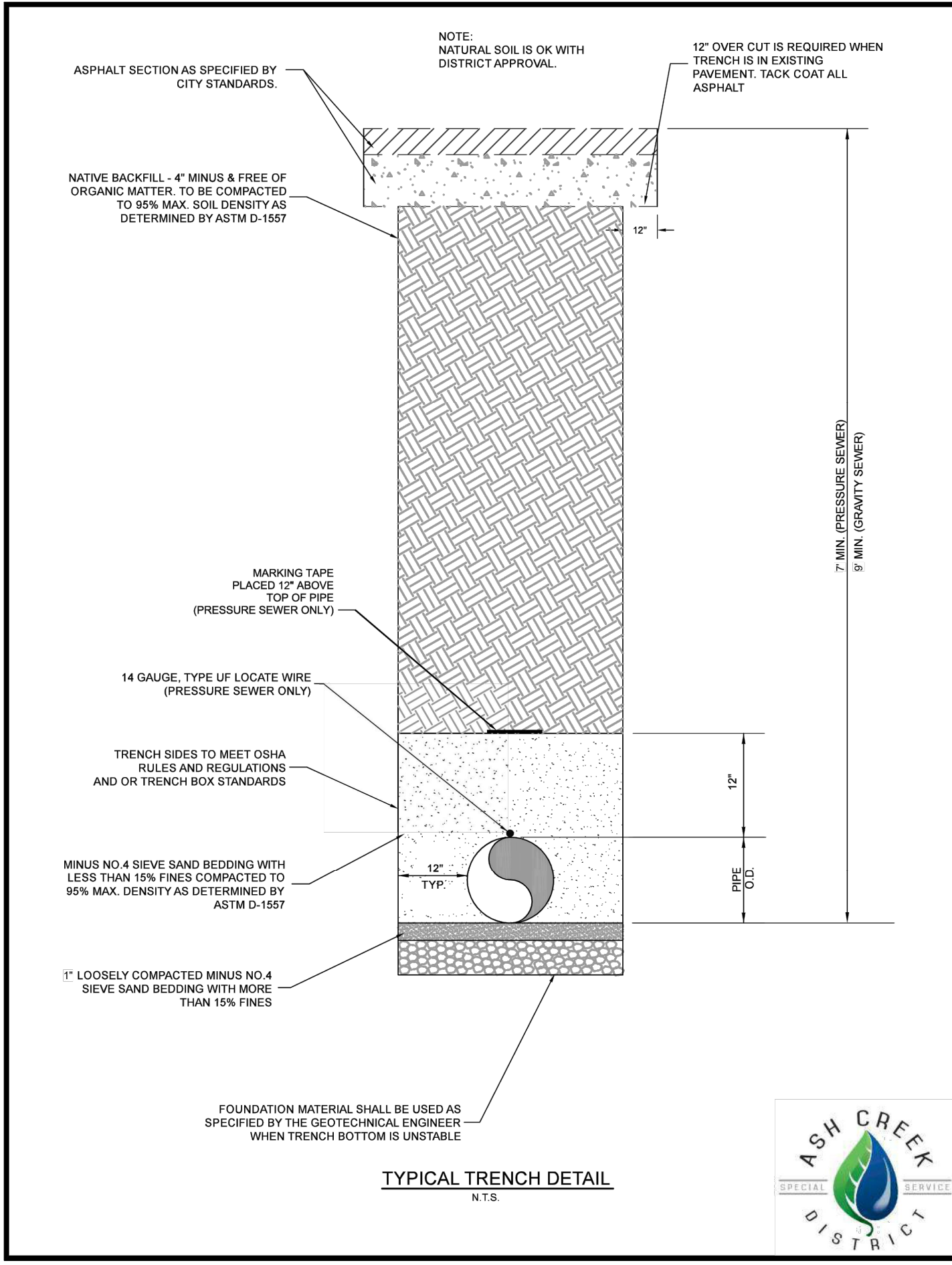
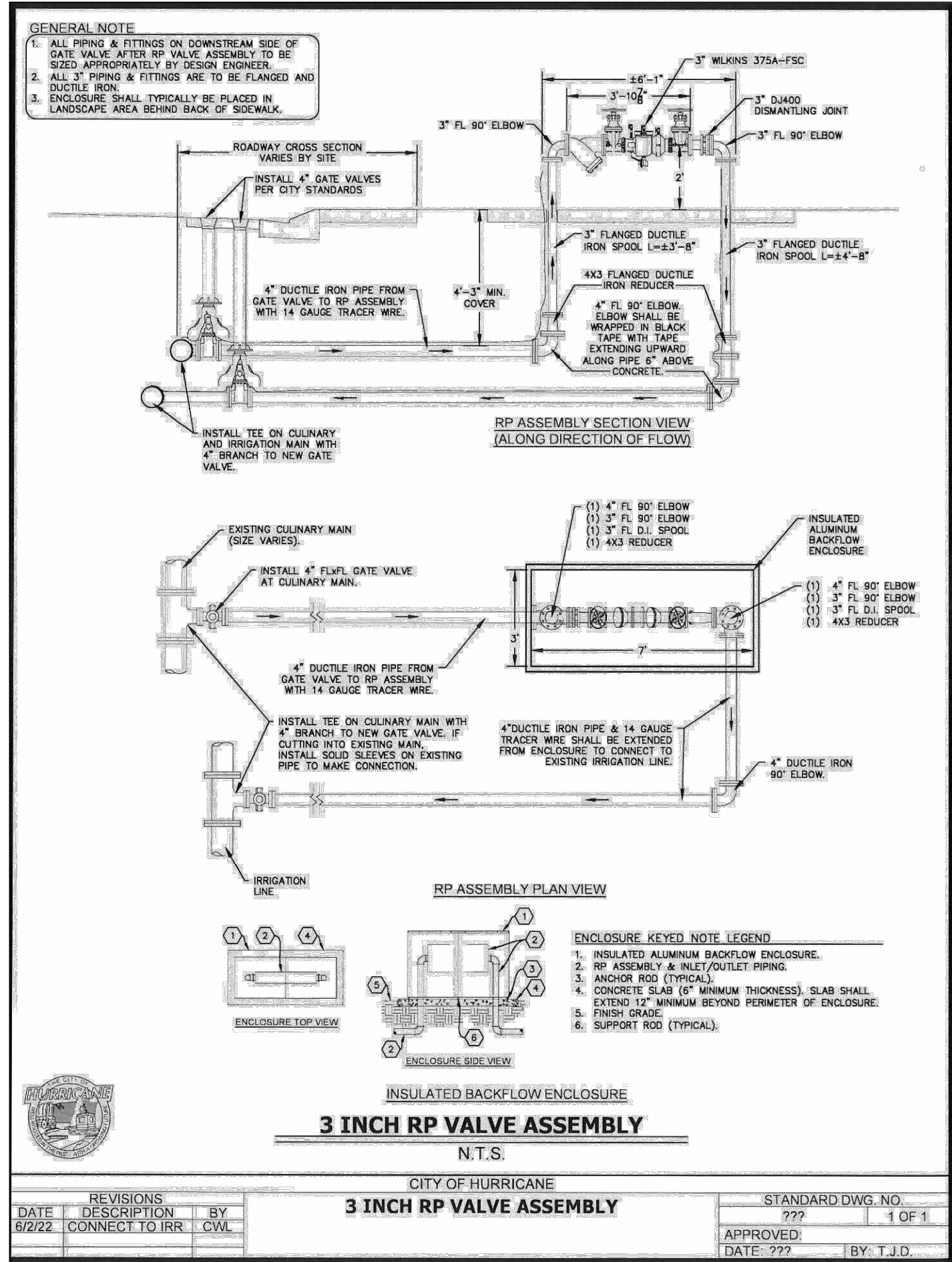
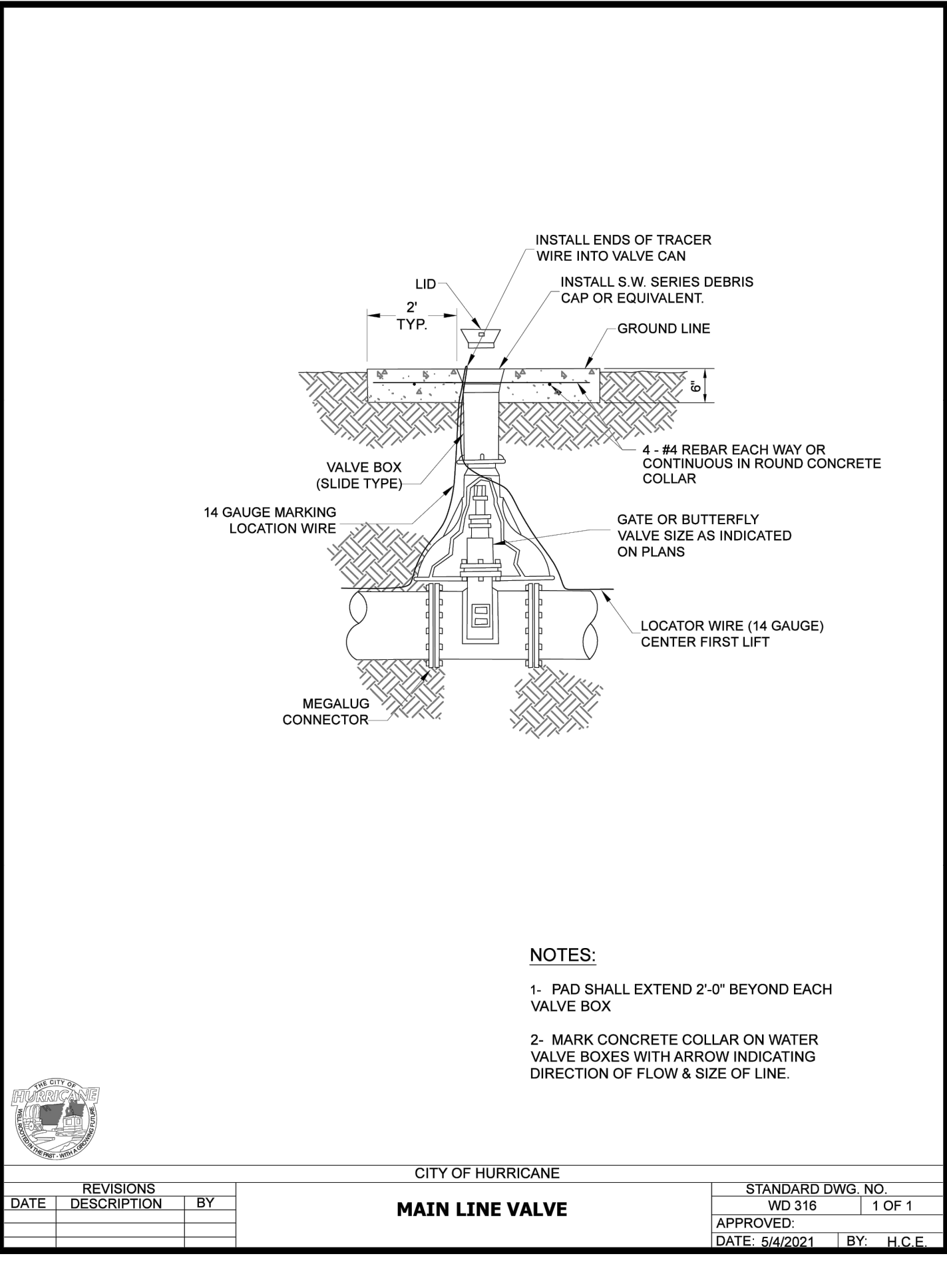
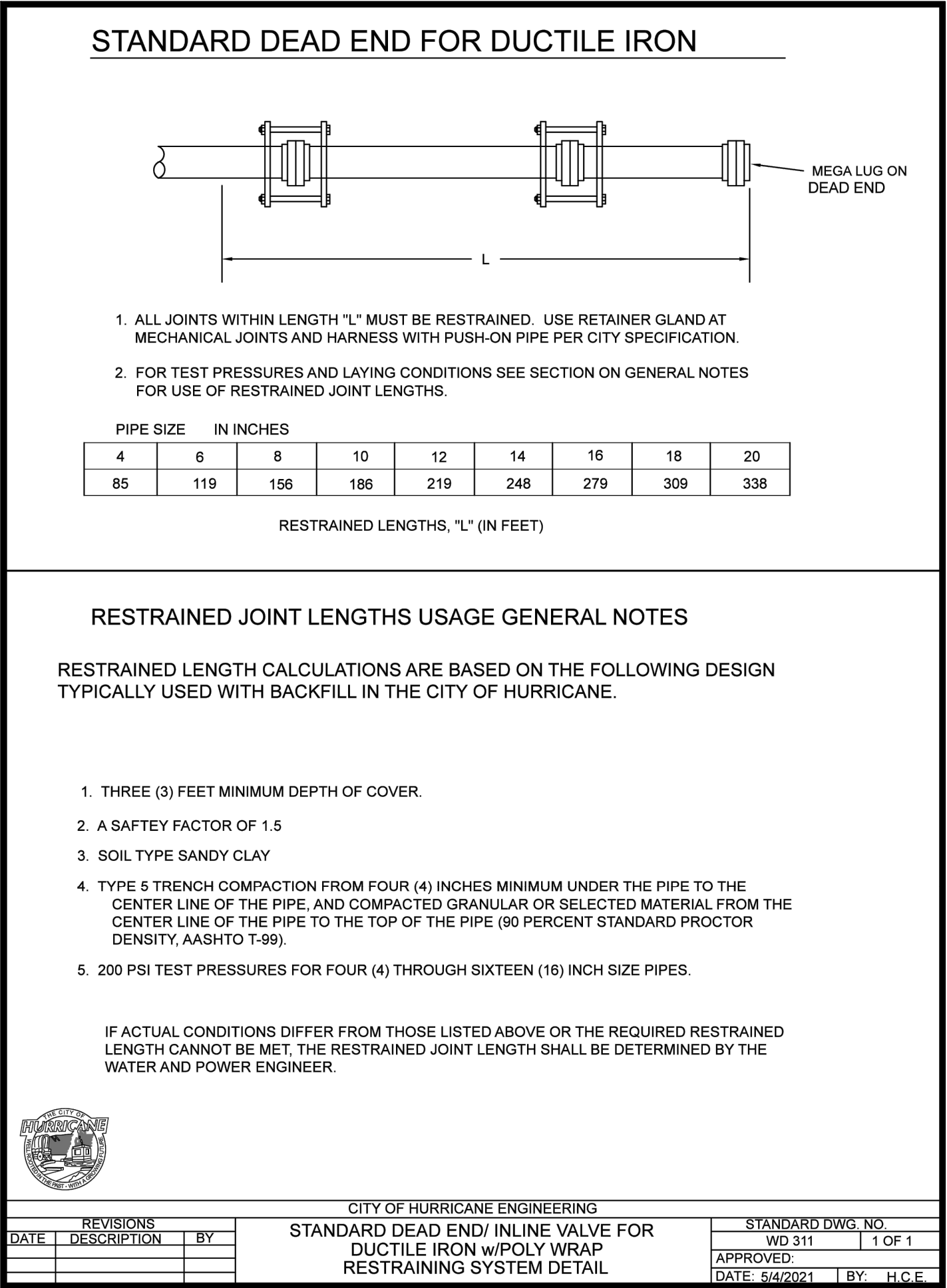
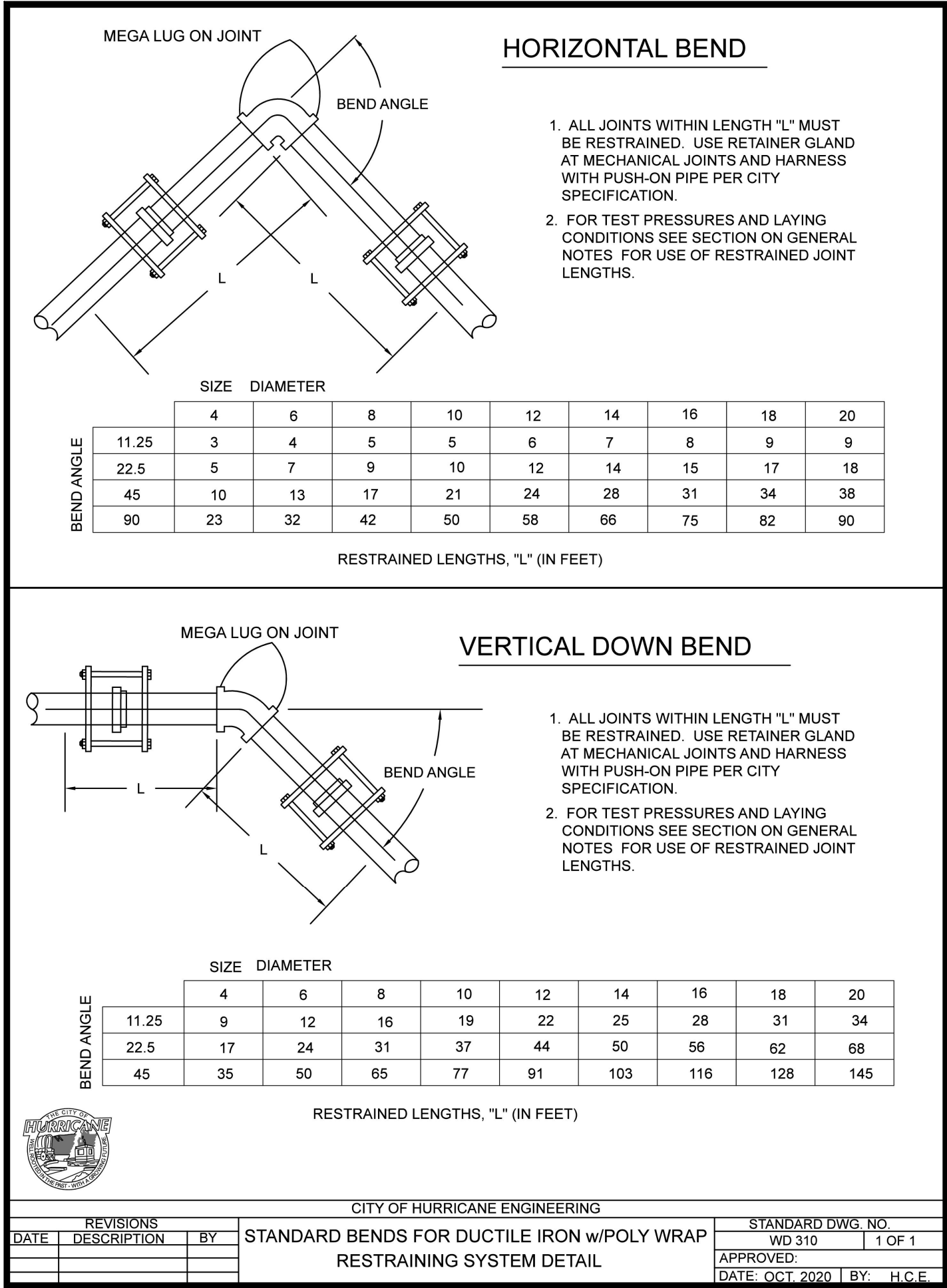
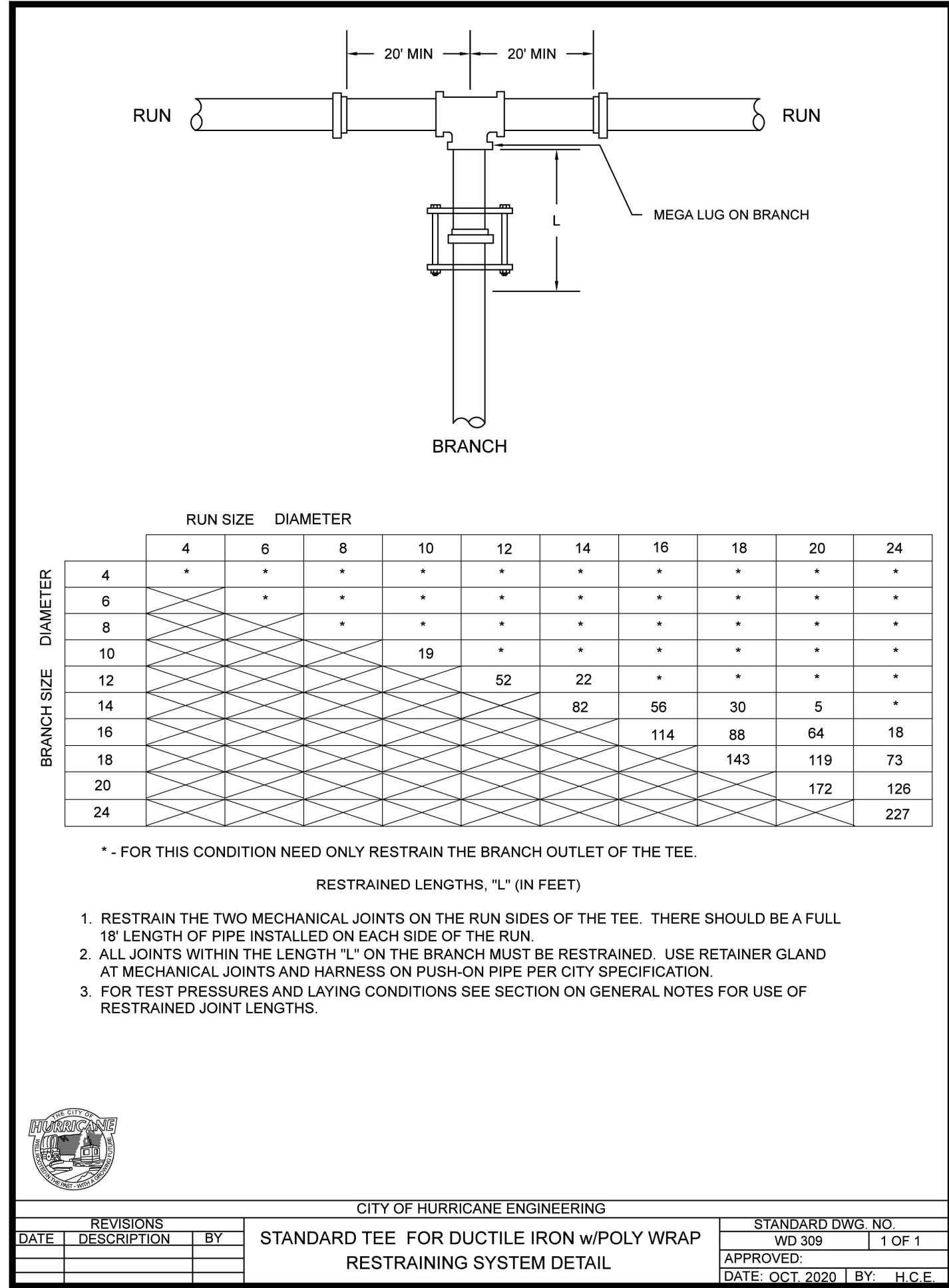
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PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	N.T.S

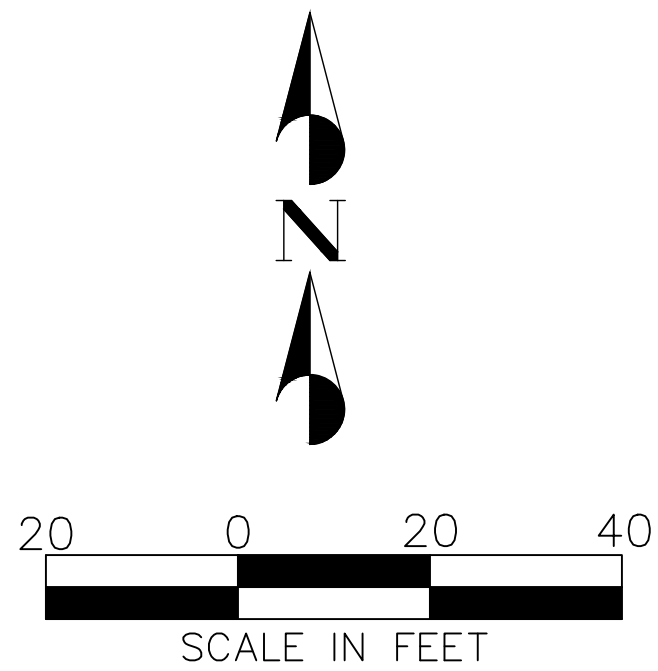
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DT-1

19 OF 30 TOTAL







TREE SCHEDULE

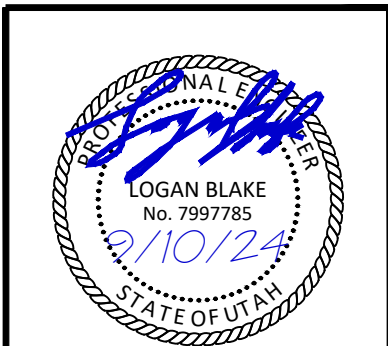
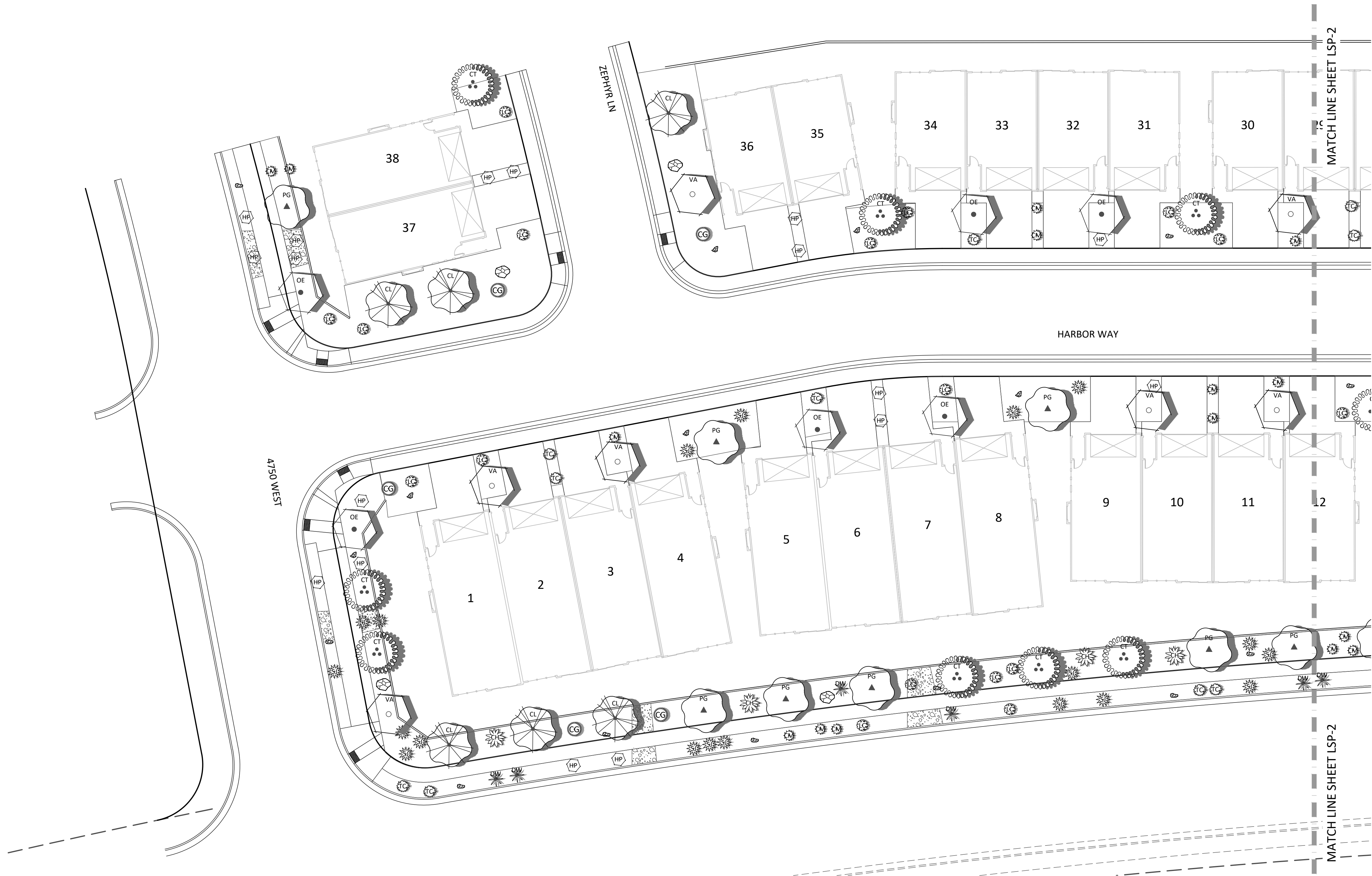
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliroion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: LANDSCAPE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

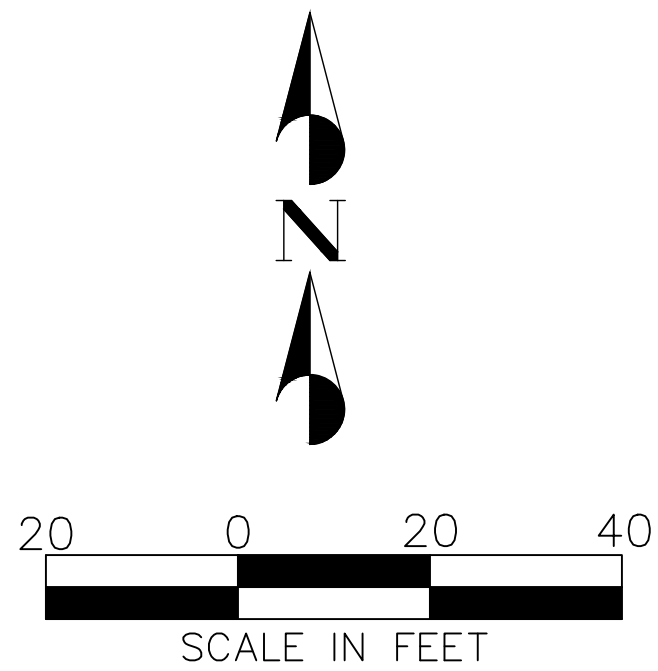
113 East 200 North Suite 2
Greenville, SC 29615
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	

LSP-1

23 OF 30 TOTAL



TREE SCHEDULE

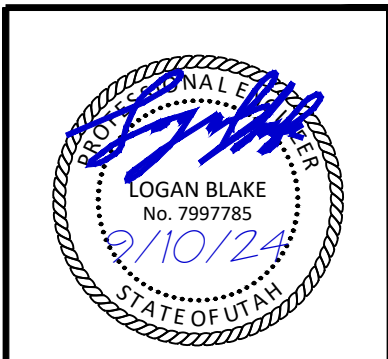
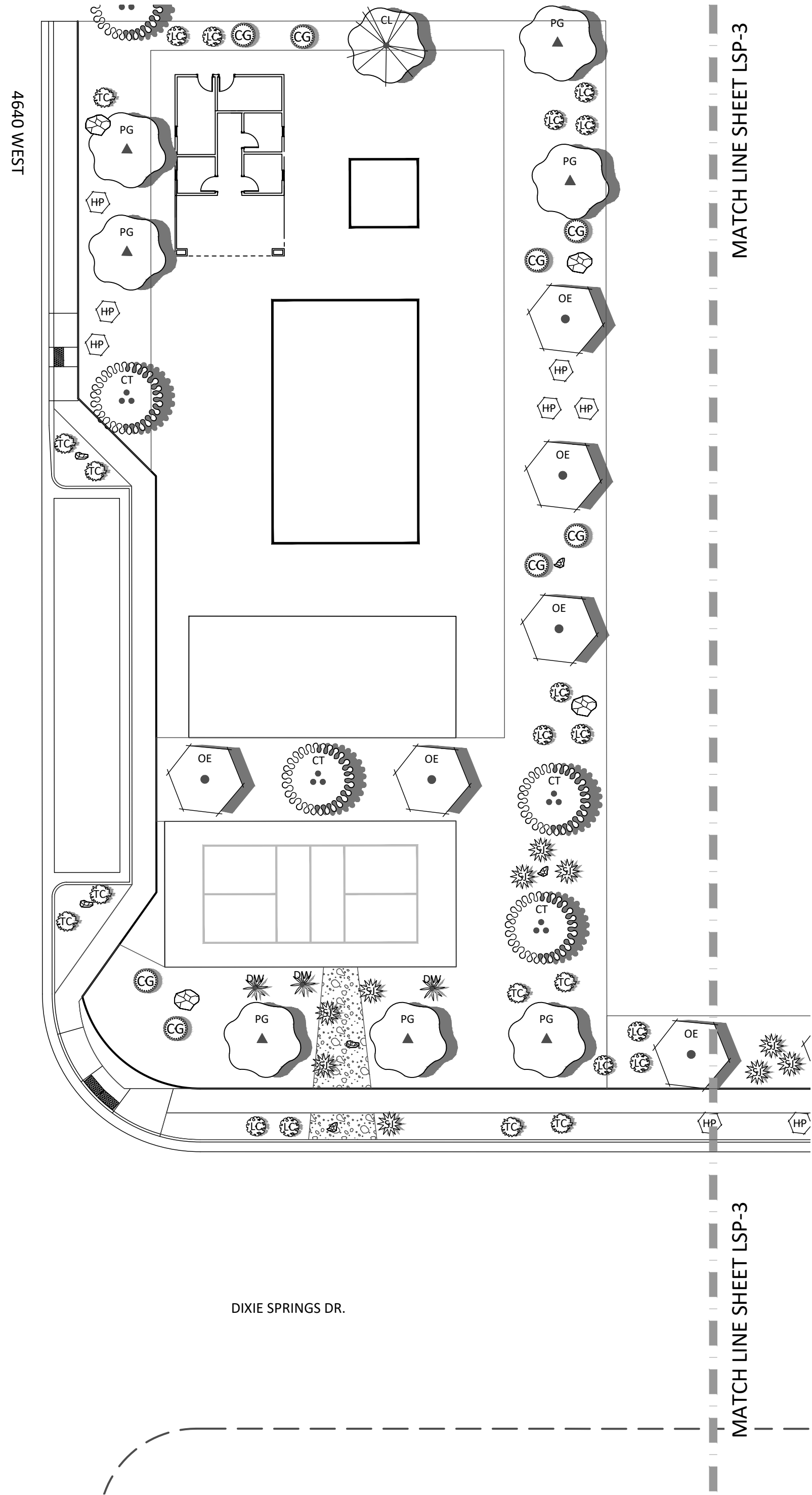
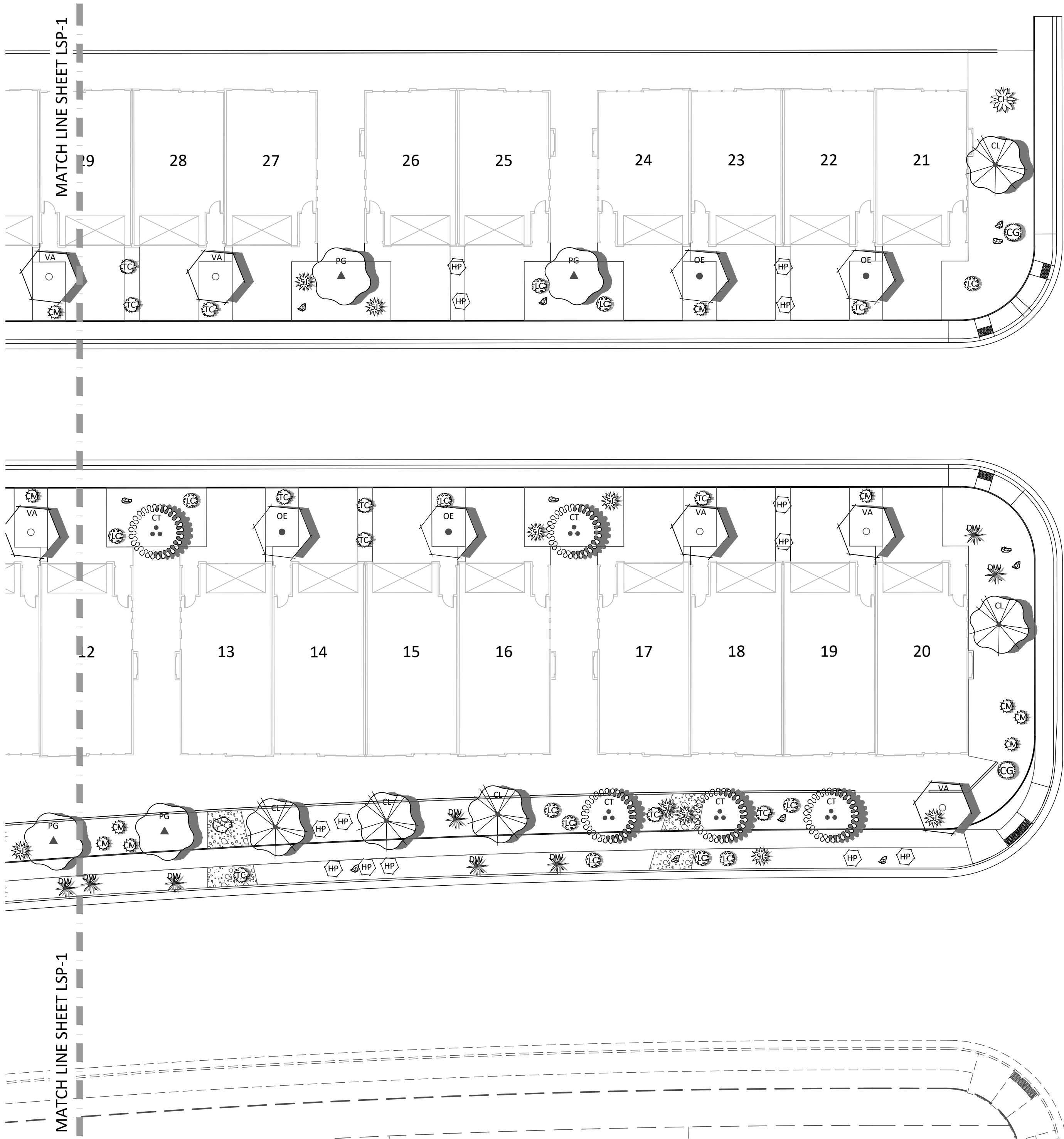
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyllirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

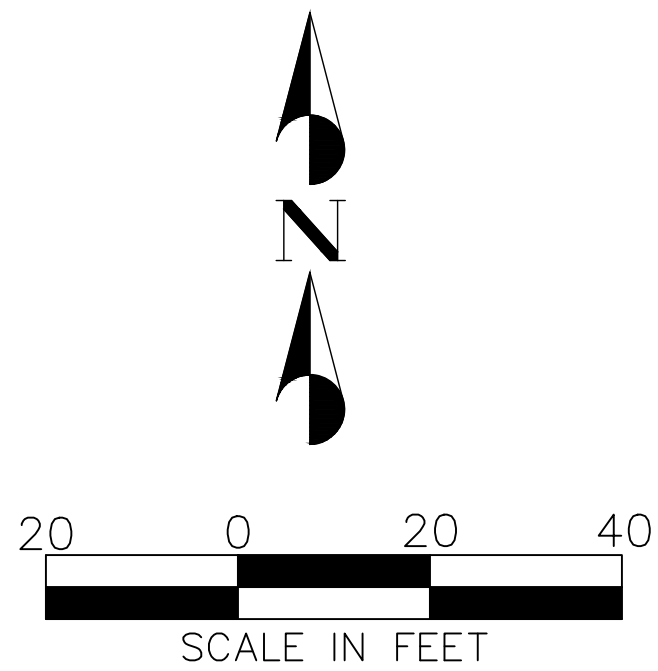
SHEET NAME: LANDSCAPE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

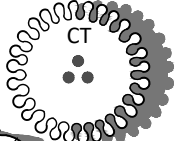
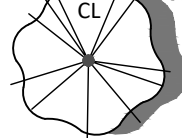
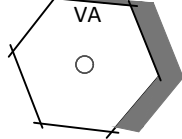
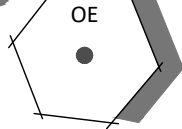
113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	



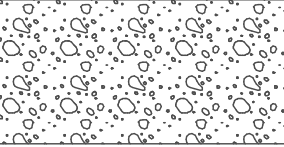
TREE SCHEDULE

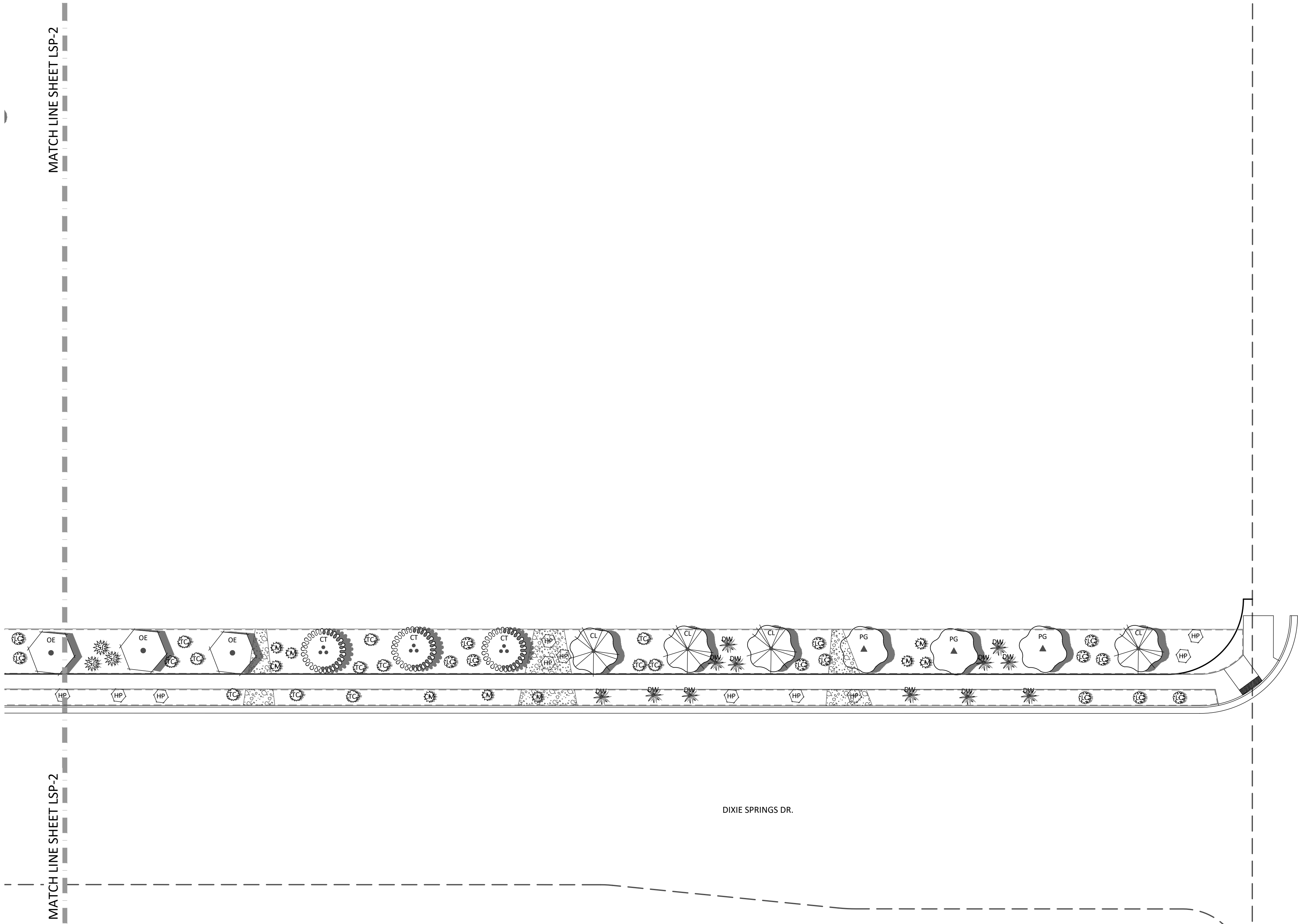
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
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NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME :
LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME :
LANDSCAPE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 628-2121

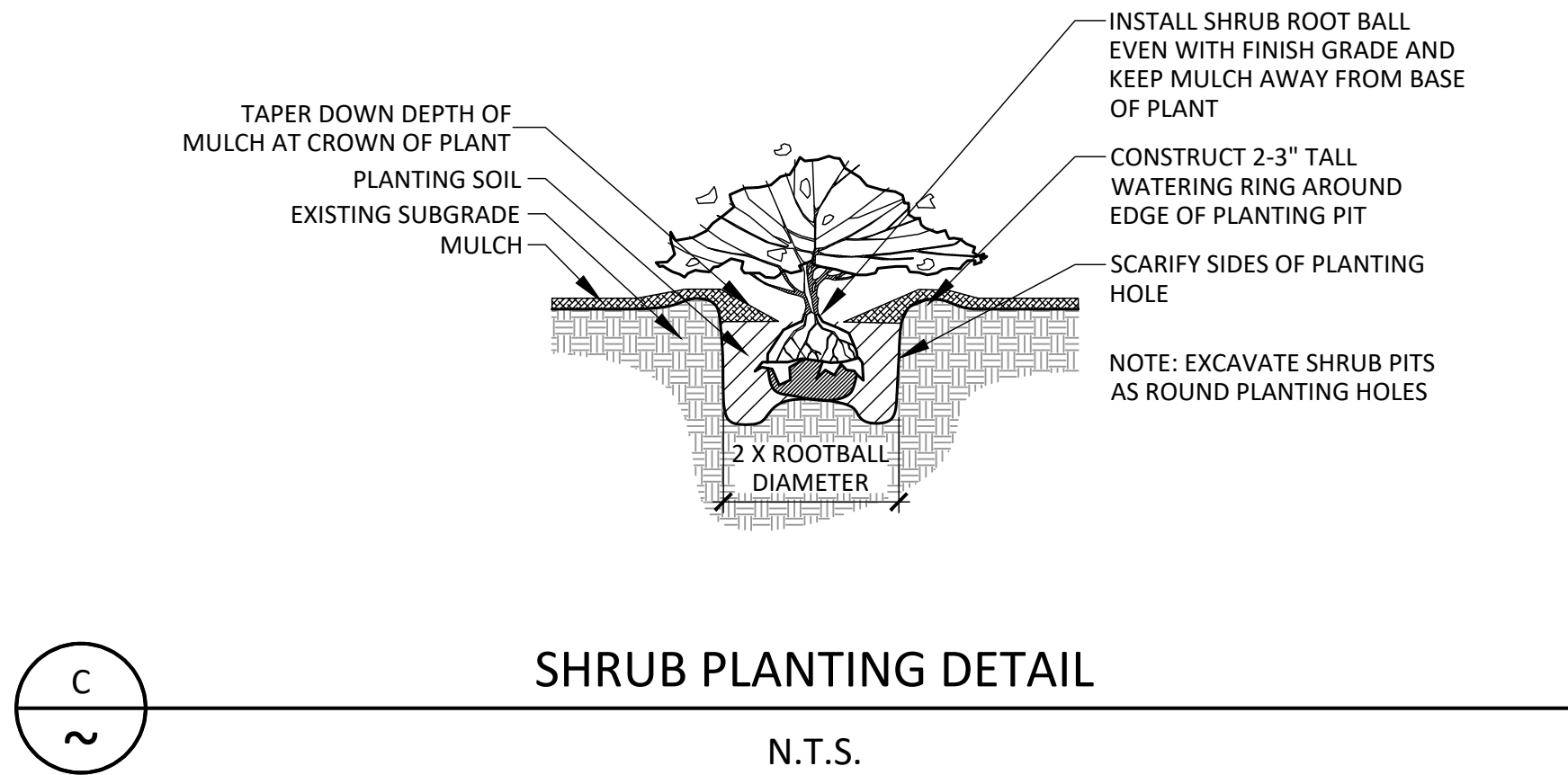
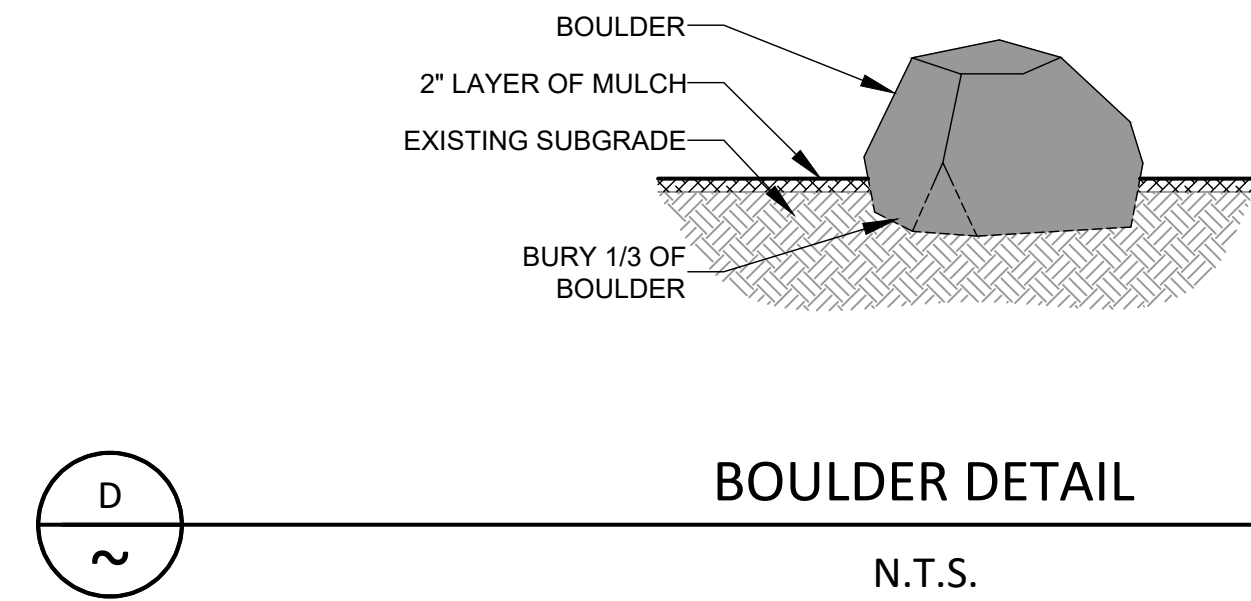
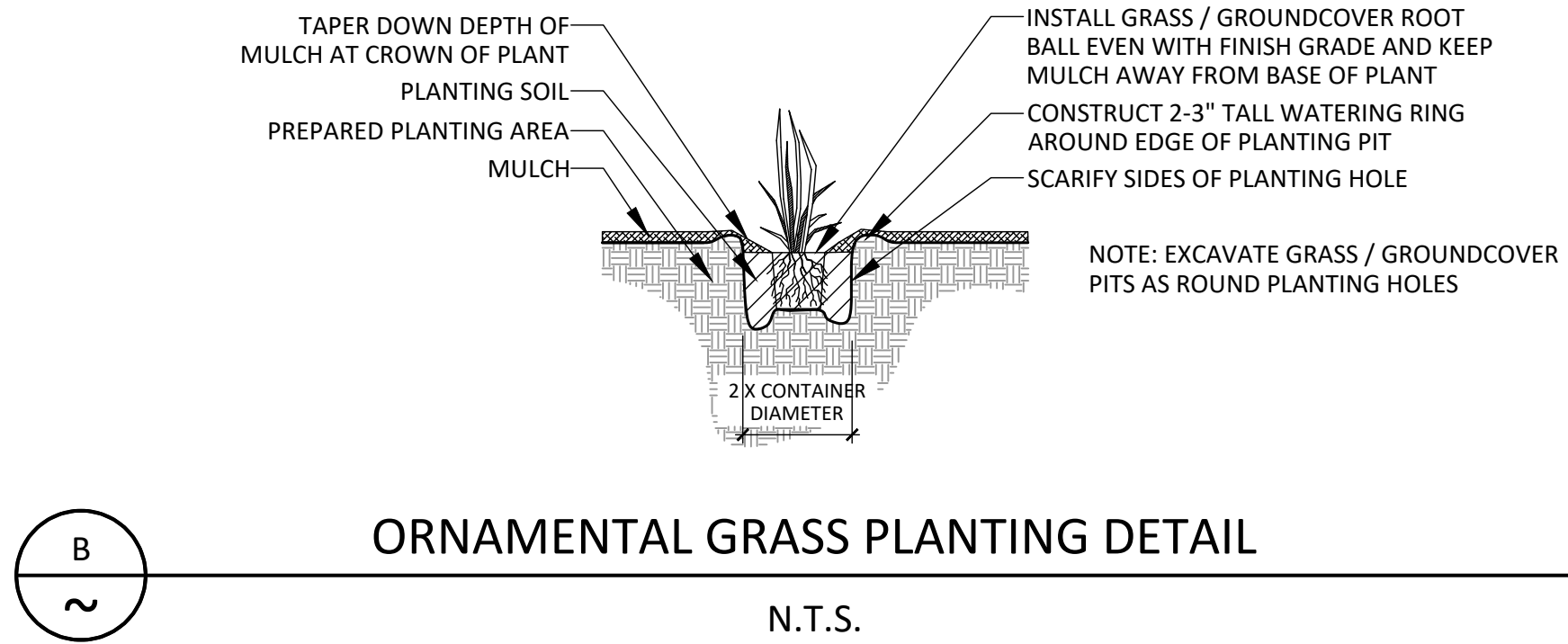
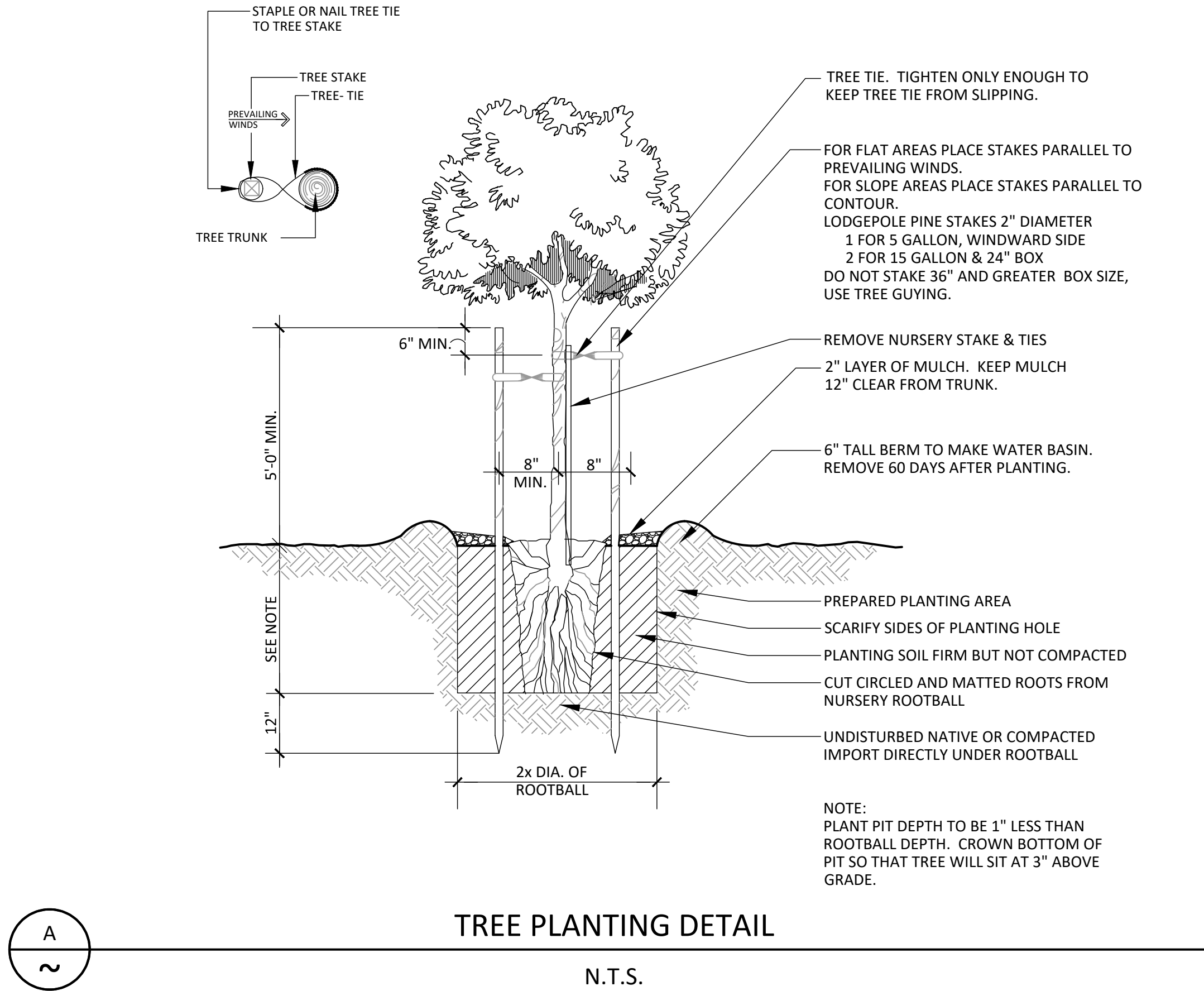


DATE :	SEPTEMBER 2024
PM :	LB
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DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

LSP-3

25 OF 30 TOTAL



LANDSCAPING AND PLANTING NOTES

- THESE GENERAL NOTES ARE PROVIDED FOR CONVENIENCE ONLY.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER. (i.e. DO NOT SET ROOT FLAIR OF PLANT BELOW TOP OF FINISHED GRADE)
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK OR LOCATION APPROVED BY PROJECT MANAGER.
- THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- PLANTING AREAS- THE TOP 24" OF PLANTING SOIL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL. REFER TO SPECIFICATIONS.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK.

NOTES

- KEEP ALL LANDSCAPING/OBJECTS OVER 2 FEET TALL OUT OF SIGHT DISTANCE TRIANGLES.
- LANDSCAPING IS FOR CONCEPTUAL PURPOSES ONLY. OWNER IS RESPONSIBLE FOR ALL FINAL LANDSCAPING.
- ALL LANDSCAPE SHRUB PLANTING AREAS SHALL RECEIVE 4" AMENDED TOPSOIL
- LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR IRRIGATION COMPONENTS NOT SHOWN ON PLAN & DETAILS.
- LANDSCAPE BOULDERS ADJACENT TO ROADWAY SHALL BE NO TALLER THAN 18". ALL SUCH BOULDERS SHALL BE INSTALLED NO CLOSER THAN 18" FROM STREET CURB.
- ALL 5 GALLON PLANTS SHALL BE INSTALLED NO CLOSER THAN 24" FROM THE ROADWAY CURB. ALL SHRUBS TO BE INSTALLED NO CLOSER THAN 18" FROM CURB.
- ALL PLANTS SHALL RECEIVE AMENDED TOPSOIL BACKFILL IN A PLANTING HOLE TWICE THE SIZE OF THE ROOT BALL.



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME:	LAKEVIEW TOWNHOMES PH1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME:	PLANTING DETAILS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Georgetown, CO 80620
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	N.T.S.

SHEET NUMBER :

LDP-1

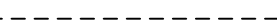
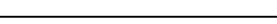
IRRIGATION SCHEDULE

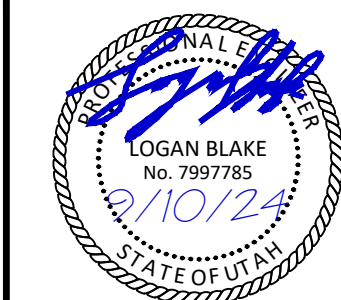
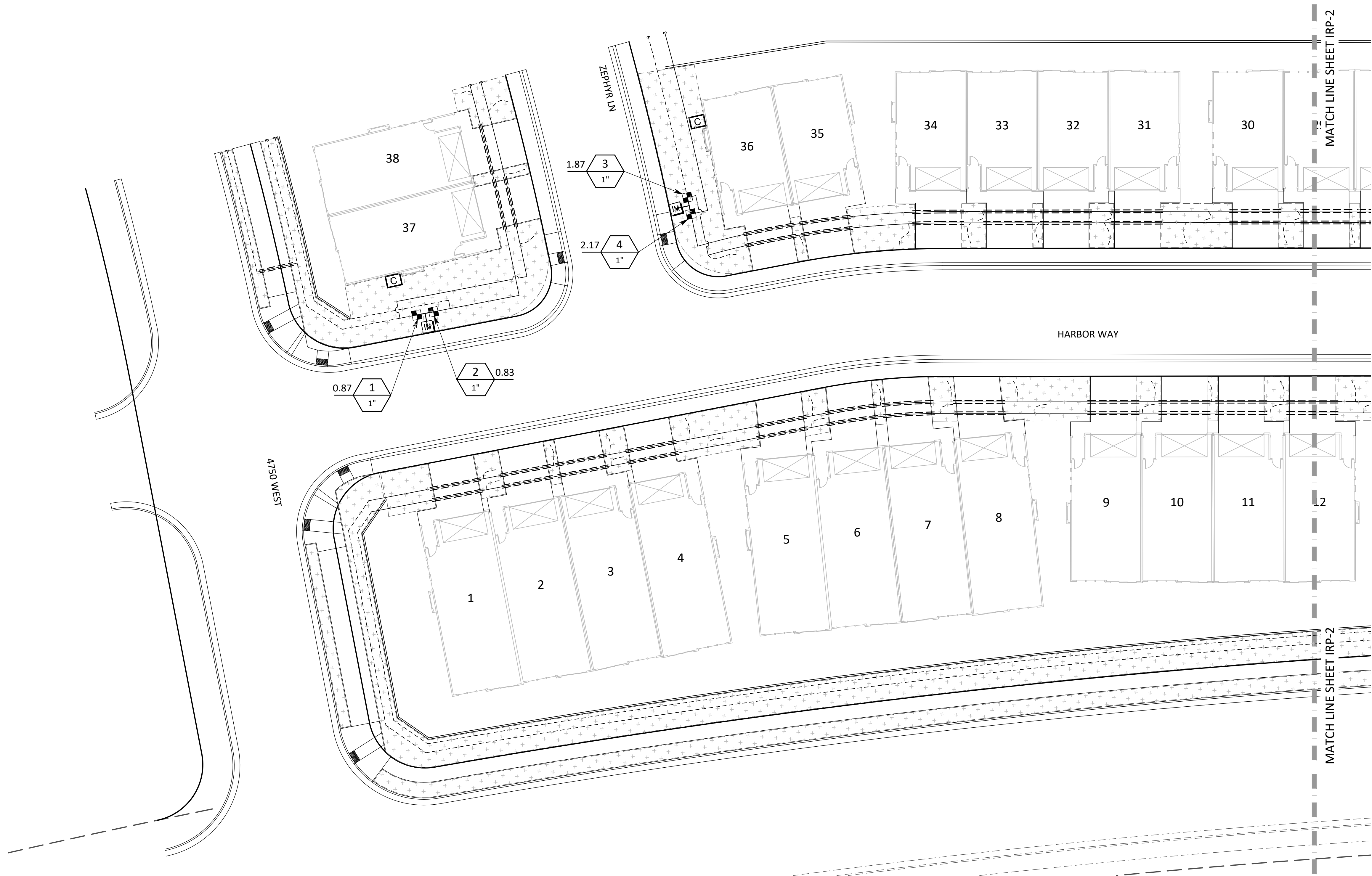
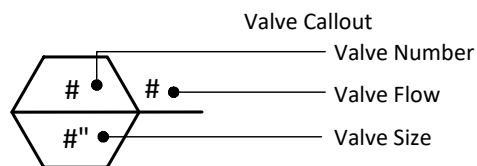
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	8	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	6,514 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,306 l.f.	B/IRD-1
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	45 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,377 l.f.	D/IRD-1



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: IRRIGATION PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Cedar Rapids, IA 52401
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
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PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

IRP-1

IRRIGATION SCHEDULE

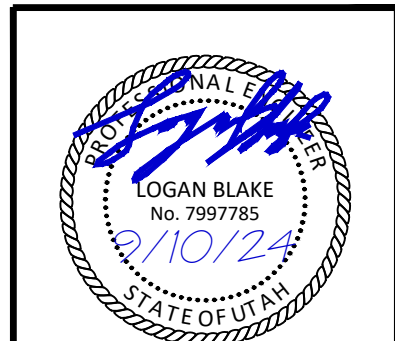
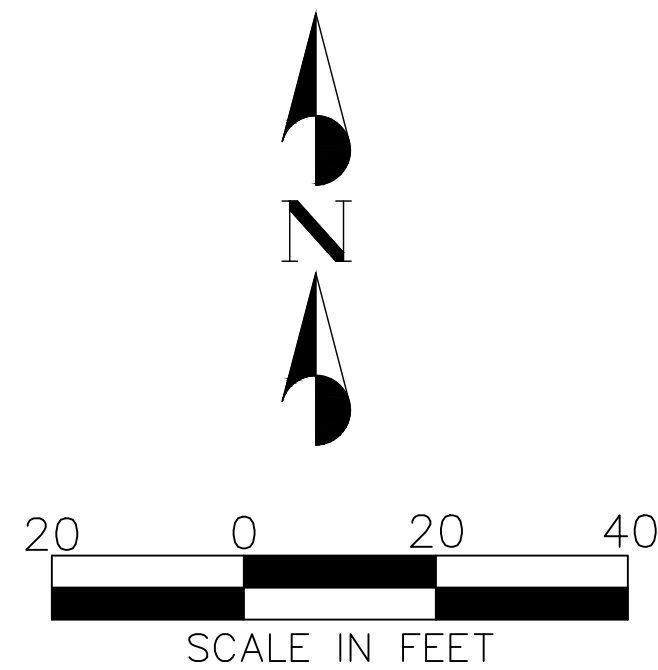
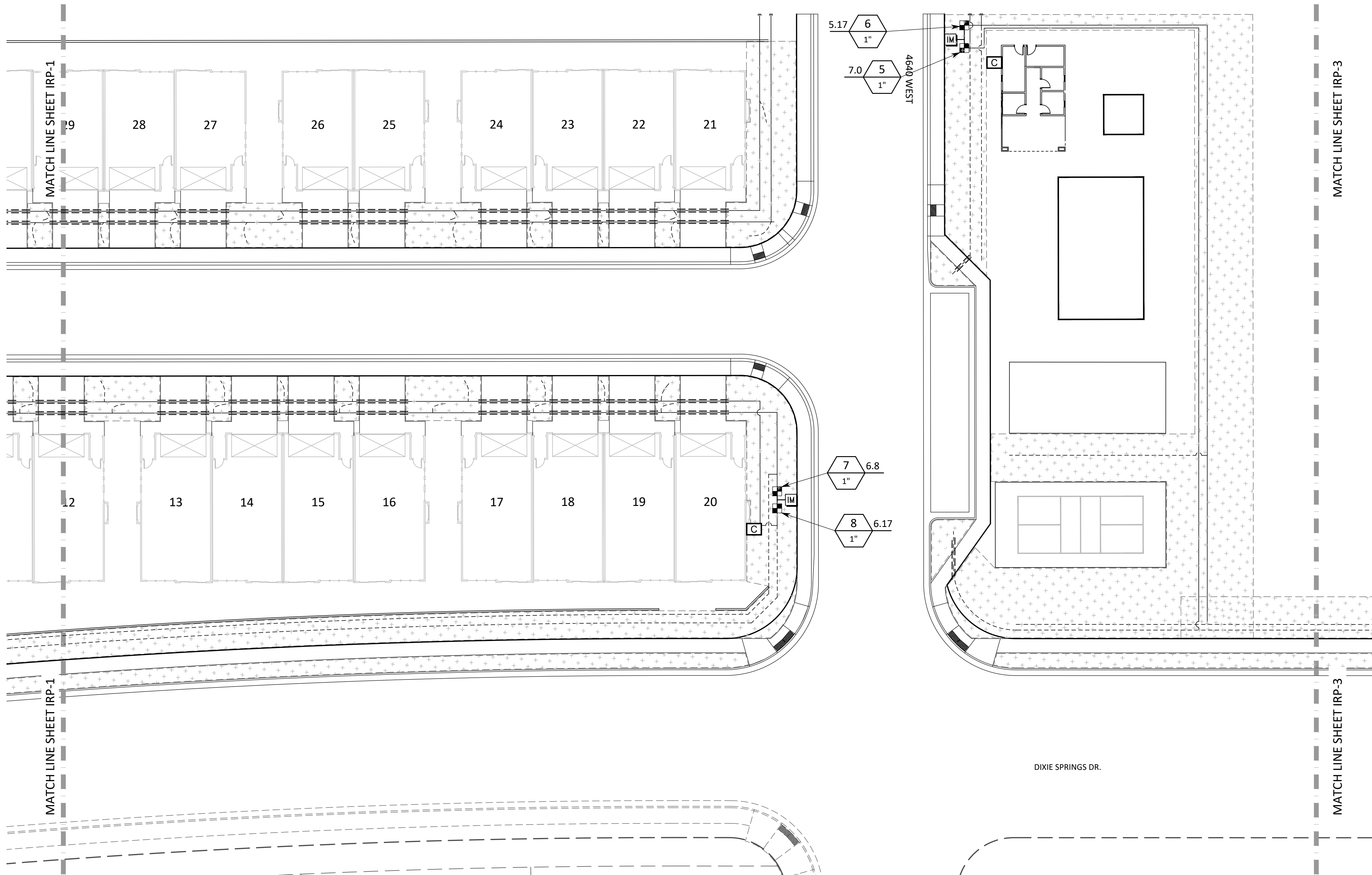
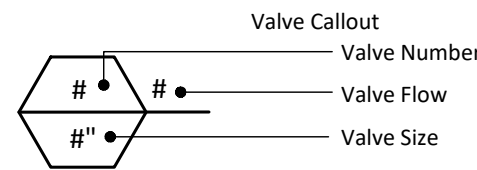
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	8	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	6,514 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,306 l.f.	B/IRD-1
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	45 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,377 l.f.	D/IRD-1



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: IRRIGATION PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

IRP-2

28 OF 30 TOTAL

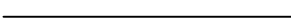
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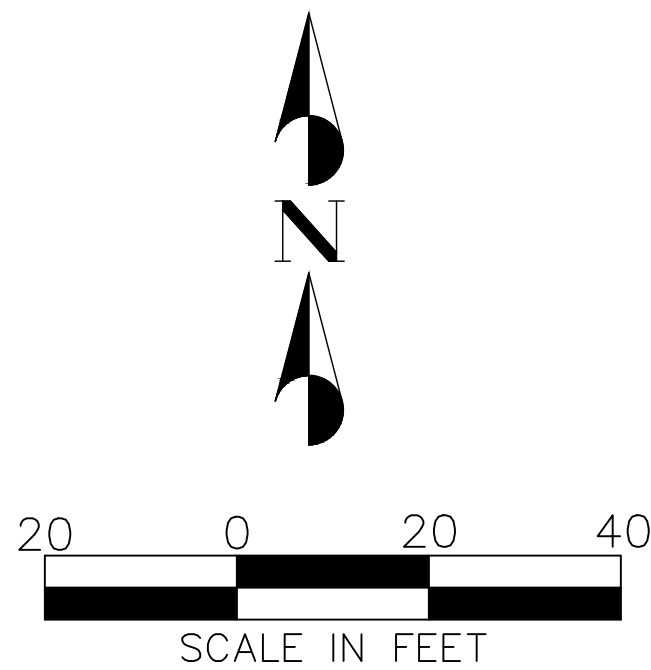
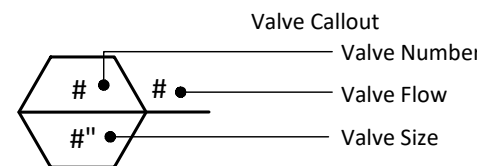
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,306 l.f.	B/IRD-1
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	45 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,377 l.f.	D/IRD-1



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME :
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME :
IRRIGATION PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite 2
Georgetown, UT 89401
Office (435) 628-2121

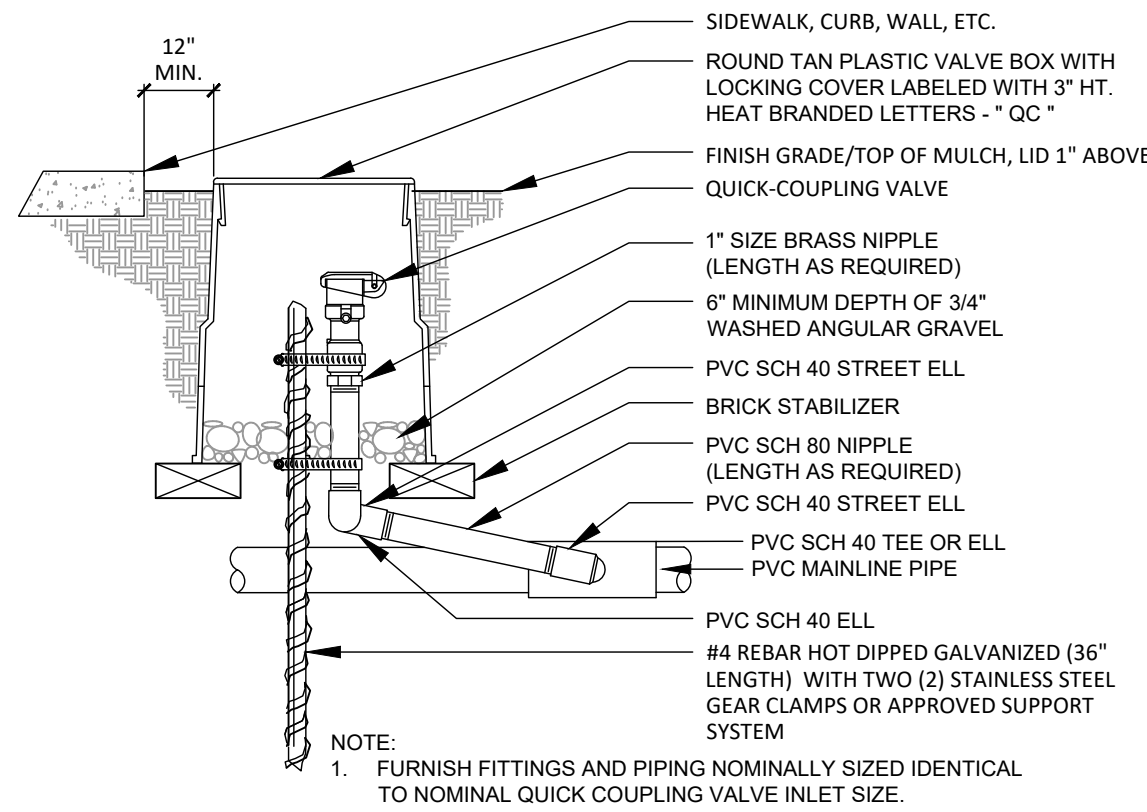
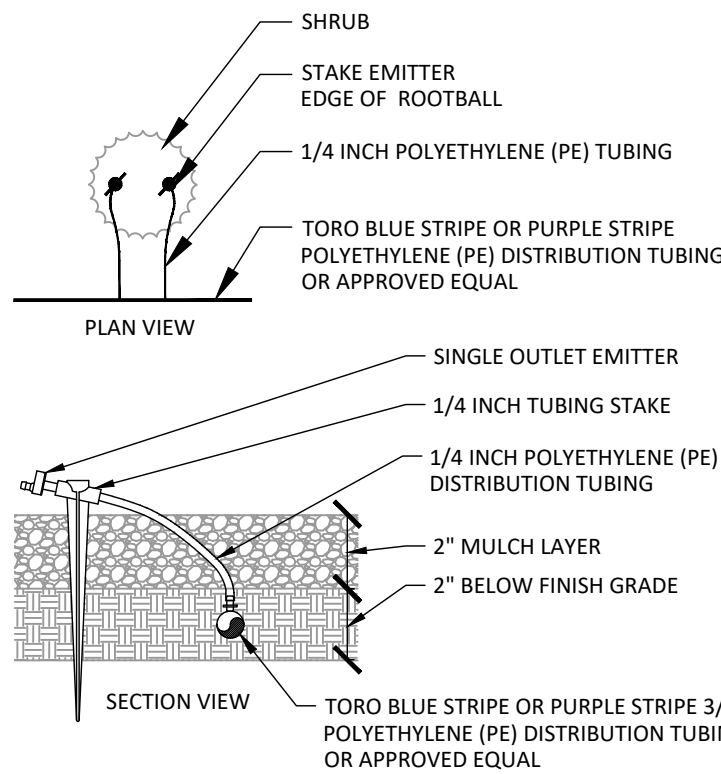
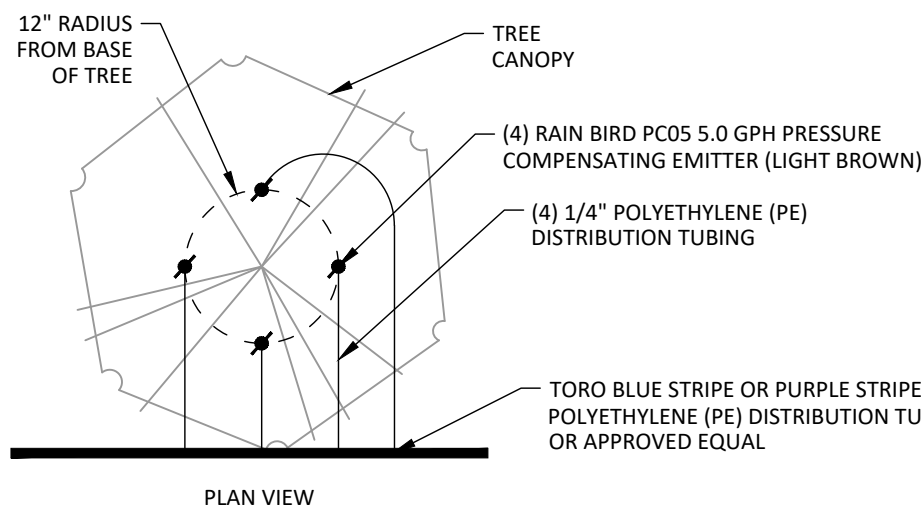
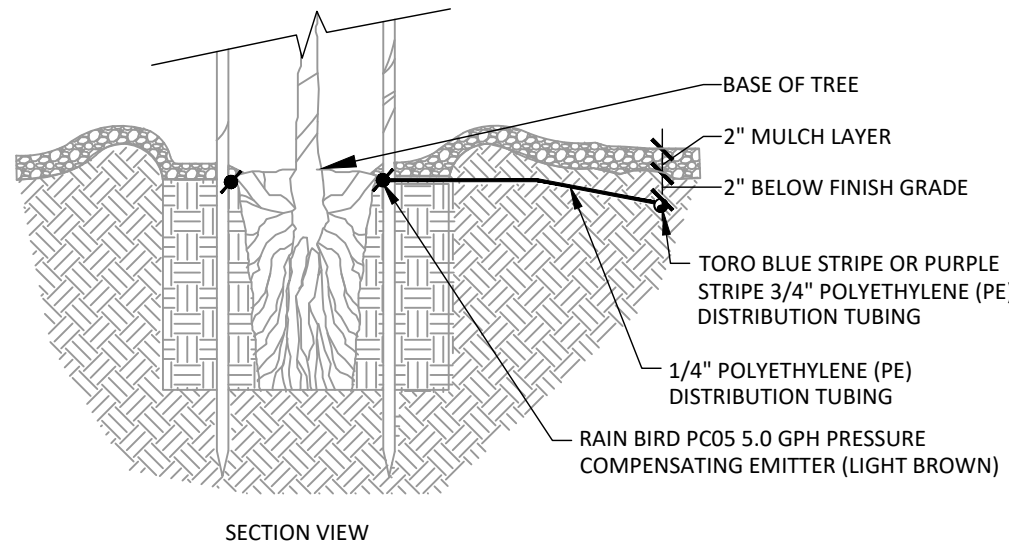


DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

IRP-3

29 OF 30 TOTAL



A1
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TREE EMITTER LAYOUT

N.T.S.

A2
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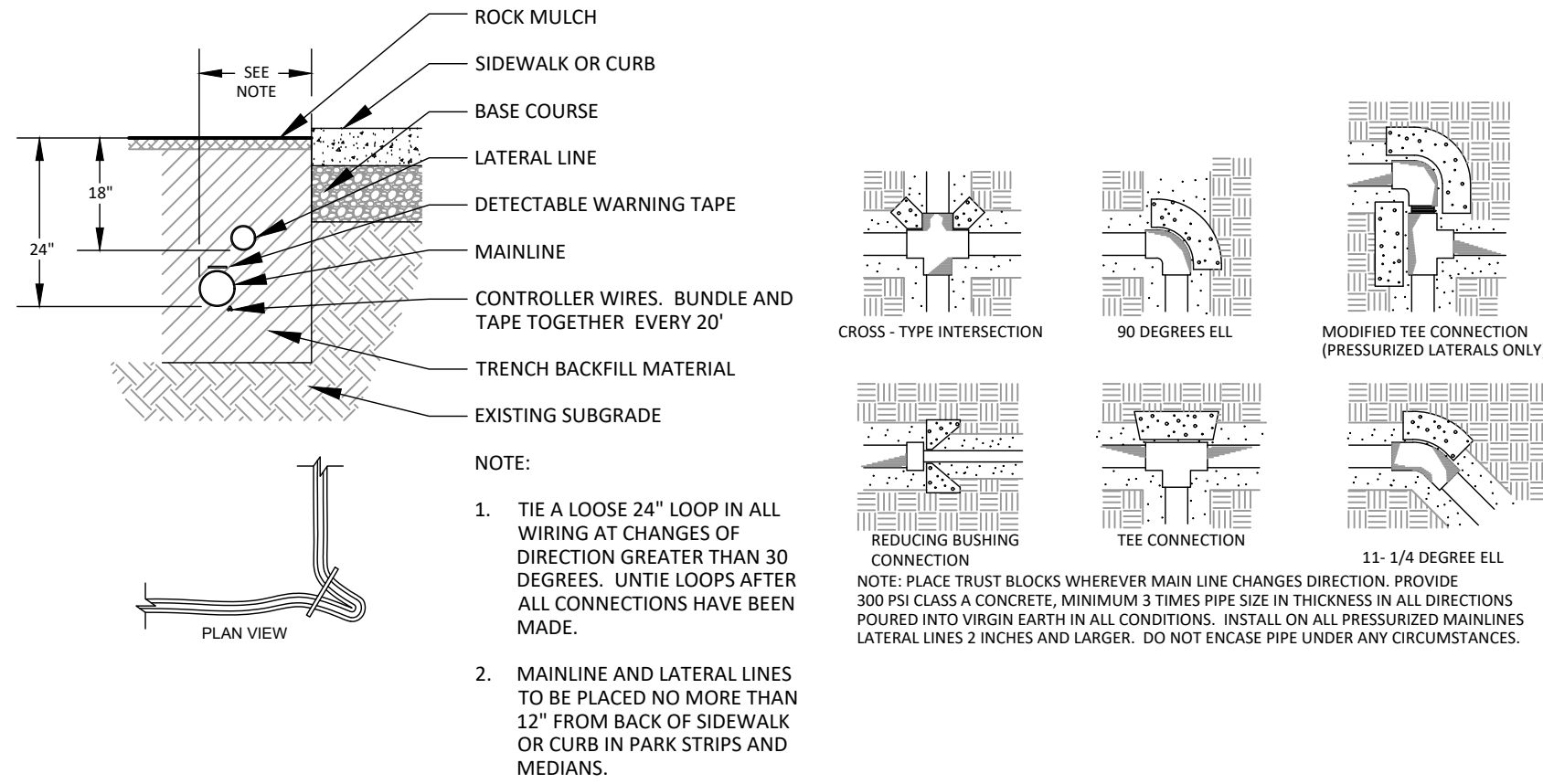
SHRUB EMITTER LAYOUT

N.T.S.

B
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QUICK COUPLER

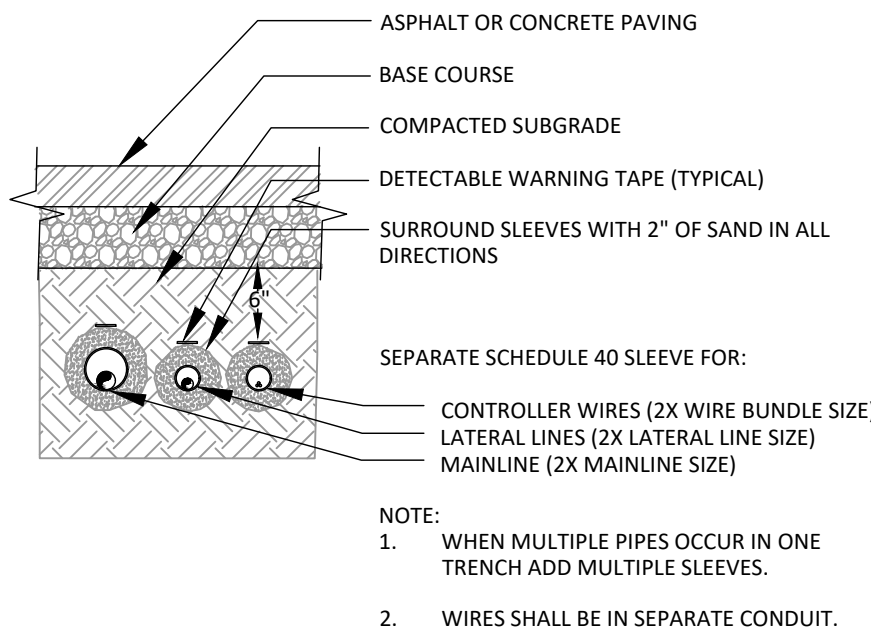
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C1
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IRRIGATION TRENCH DETAIL

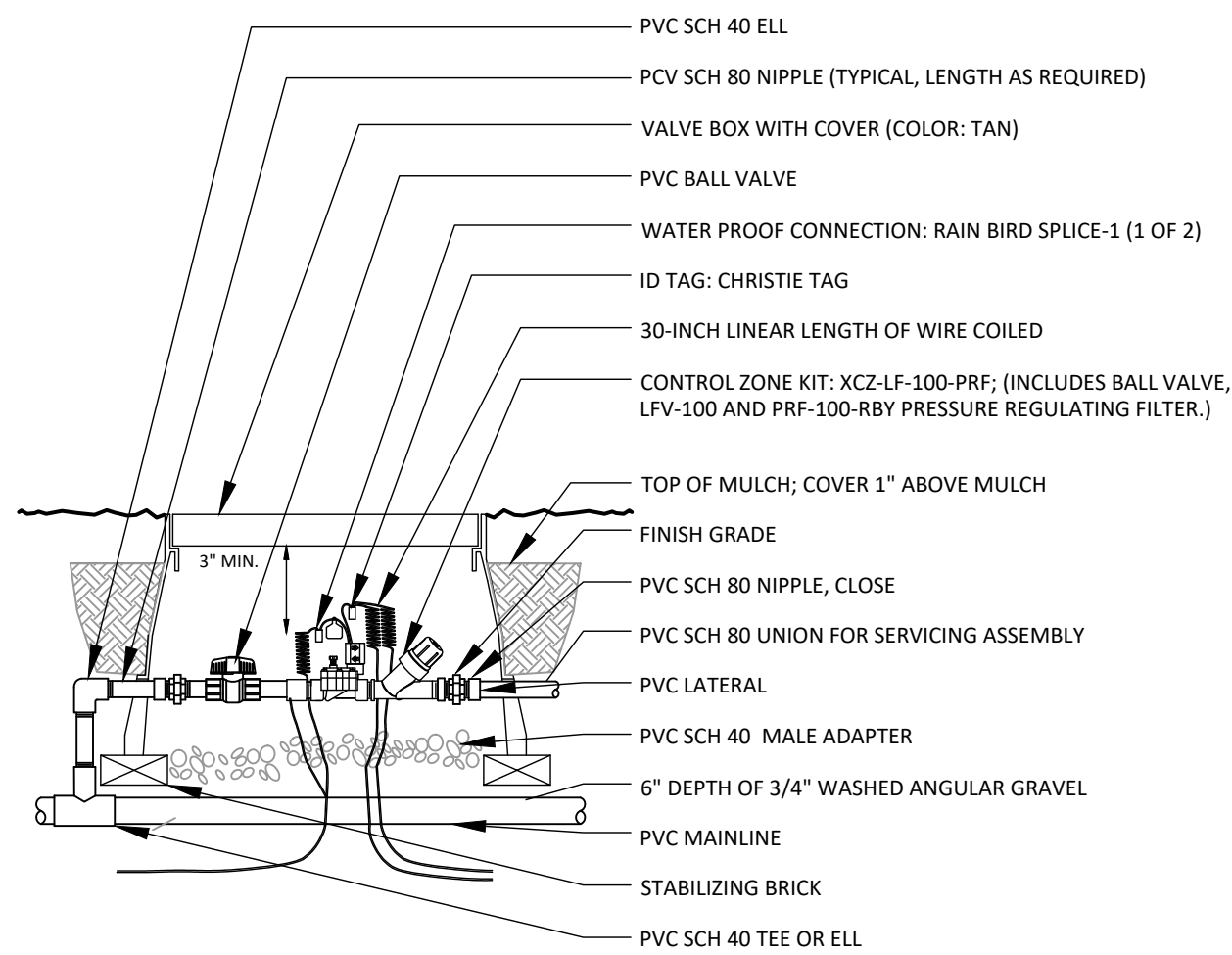
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C2
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SLEEVE SECTION

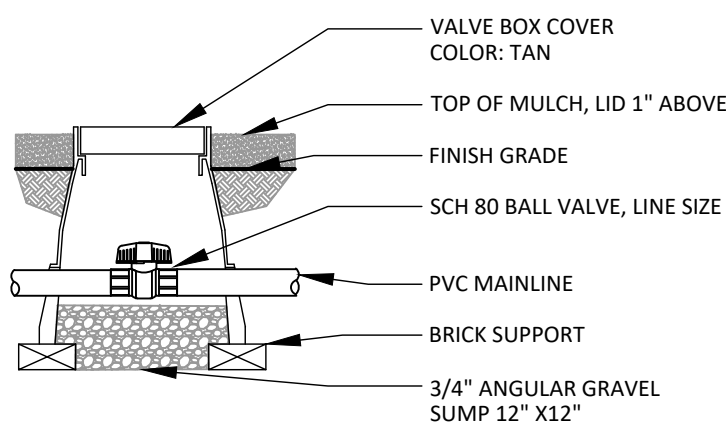
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G
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RAINBIRD CONTROL ZONE KIT

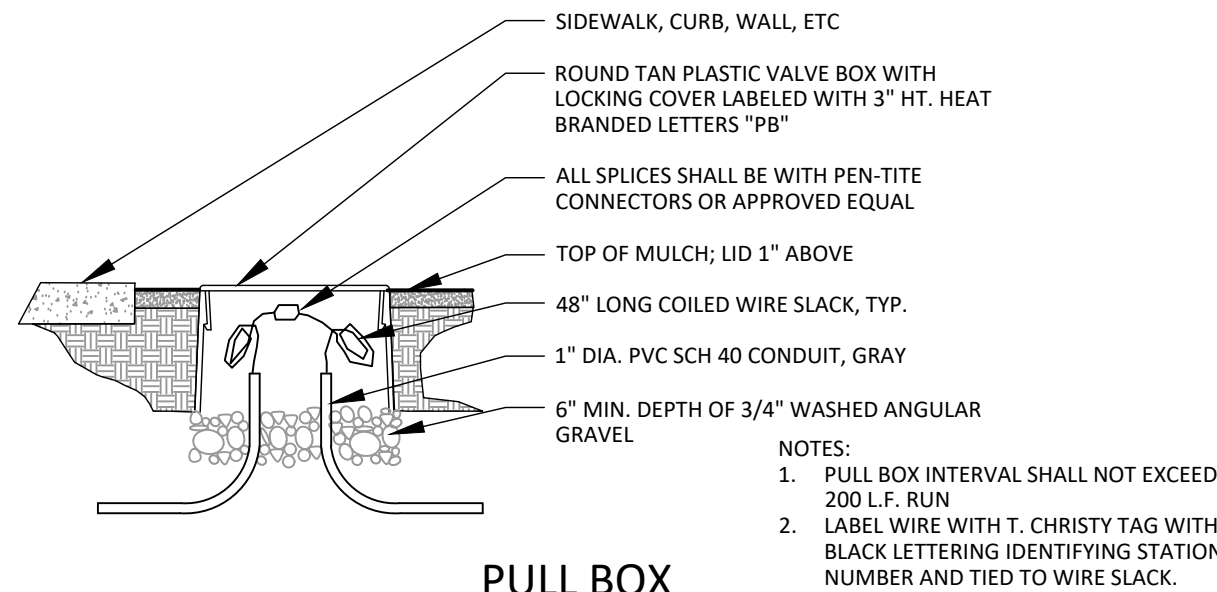
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E1
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BALL VALVE

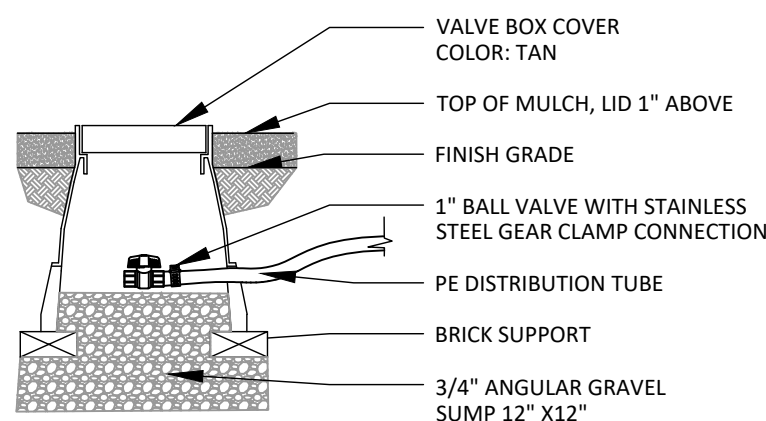
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E2
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PULL BOX

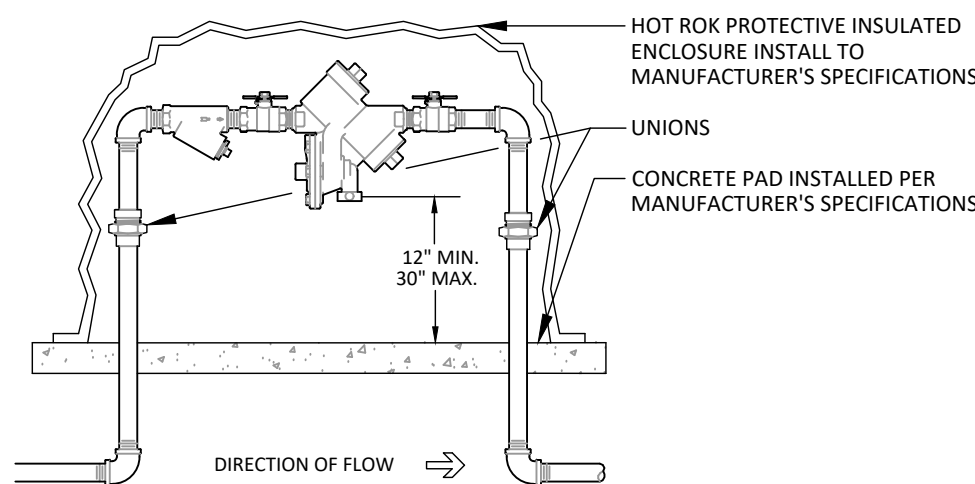
N.T.S.



E3
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MANUAL DRAIN VALVE

N.T.S.



F
~

BACK FLOW DEVISE

N.T.S.

IRRIGATION NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE PLACED IN PLANTERS AND TURF AREAS, RATHER THAN UNDER PAVEMENT, WHERE POSSIBLE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD SPECIFIED HEADS. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE LANDSCAPE ARCHITECT IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
- ALL MAINLINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2464 FITTINGS. ALL LATERAL LINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE OR POLY ETHYLENE 3/4 INCH TORO T-EHD2057 OR 1 INCH TORO T-EHD2667-066 DISTRIBUTION TUBING. FITTINGS ON ALL PVC LATERAL LINES SHALL BE SCHEDULE 40 ASTM 2466 FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS AND DETAILS.
- LIVE SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. BACKFILL THE TRENCH AROUND LIVE SERVICE MAINLINES ACCORDING TO CITY OF HURRICANE STANDARDS. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
- ALL MAINLINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAINLINE DRAINAGE SUMPS SHALL OCCUR ON SITE.
- ALL DRIP IRRIGATION CIRCUITS SHALL INCLUDE A DRAIN VALVE AT THE TERMINATION OF THE CIRCUIT.
- ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOW STRIP, SIDEWALK OR CURB.
- ALL VALVES ARE TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL VALVE WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES BURIED 24" DEEP. PROVIDE AND INSTALL A DIFFERENT COLOR WIRE FOR EACH VALVE. RUN ONE EXTRA WIRE FROM THE CONTROLLER TO EACH GROUP OF VALVES FOR FUTURE USE. PROVIDE THE EXTRA WIRE AS A COILED 48" LOOP IN A PULL BOX. MARK THE WIRE COIL WITH A CHRISTY TAG NOTING ITS CORRESPONDING STATION NUMBER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL THE NEW IRRIGATION CONTROLLER IN THE LOCATION INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTIONS FROM AN ELECTRICAL METER TO ALL SYSTEMS.
- PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS. ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS FROM EXISTING TO NEW CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, METER MANIFOLD EQUIPMENT, CONTROLLERS, SLEEVES AND OTHER ITEMS. THE DIMENSIONS TO PERMANENT FEATURES SUCH AS STRUCTURES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR IRRIGATION COMPONENTS NOT SHOWN ON PLAN & DETAILS.



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
3000 SOUTH SAND HOLLOW RD HURRICANE, UTAH
SHEET NAME: IRRIGATION DETAILS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Georgetown, UT 84302
Office (435) 628-2121



DATE :	SEPTEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RD
PROJECT NO. :	22-003
SCALE :	N.T.S.

SHEET NUMBER :

IRD-1

30 OF 30 TOTAL

Application

Application Accepted Date: 08/26/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: 38 Unit Multi-family subdivision		Planning Fee		\$	150.00
Tenant / Project Name: Lake View Town Homes		Planning Fee		\$	150.00
Bldg. Address: 4640 West Dixie Springs Dr		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Lakeview Townhomes Phase: 1		Amount Paid:		\$	150.00
Block: Lot #: Parcel ID #: H-4136-D-STL		Remaining Due:		\$	0.00
Zone: R1-8 (PDO)					
Property Owner: UTAH STATE C/O The Hollows, LLC.					
Permit Contact: Logan Blake P:(435) 628-2121					
Email: logan@dsgcivil.com					
CONTACT INFORMATION					
Engineer of Record: Logan Blake					
Email: logan@dsgcivil.com P: (435) 628-2121					
General Contractor: DSG Engineering, Inc.					
License #: 797785 P: (435) 628-2121					
Address: 113 East 200 North Suite 2					
City: St. George State: UT Zip: 84770		APPROVALS			
Email: logan@dsgcivil.com		DATE			
APPLICATION DETAILS		INFO			
		Setbacks			
		Front: Rear: Left: Right:			
		Min.			
		Actual:			
		APPLICATION NUMBER:			
		PLANPP24-24			
		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 complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Logan Blake			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #:			

Preliminary Site Plan
Lakeview Townhomes
Narrative Description
(Written text required by City Code Section 10-7-10)
JUNE 2024

Submitted by:

DSG Engineering, Inc.
113 East 200 North, #2
St. George, UT 84770

Contact: Stacy Young
E: stacy@utahlanduse.com
C: (435) 313-3914

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located north of Dixie Springs Dr and west of Sand Hollow Rd. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is R1-10 with a PDO overlay. This application proposes to develop multifamily housing on 17.15 acres shown as area "J" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose a 186-unit multi-family subdivision on the site. The units will be two stories attached townhomes with 3 to 4 bedrooms and front loading two car garages. Parking will be provided within the garage or on the 20ft deep driveways in front of the units.

B. Height and Elevations

The proposed buildings are duplex and 4 plex townhomes 1,082 sq.ft. to 1,584 sq. ft. of foot print area. Building heights to the top of the pitched roof range from 27 feet for the smaller unit to a max of 32 feet for the largest unit.

C. Density

We propose 186 units on 17.15 acres for a project density of 10.85 dwelling units per acre (du/a). The Desert Sands PDO was approved for 1770 units on 460.1 acres for a density 3.85 du/a. Currently 414 units on 119.15 acres have been approved with preliminary plats in the Desert Sands project. This project will increase the numbers to 511 units on 136.3 acres for a current density of 3.75 du/a.

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property but is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. There is a proposed recreation area within the project that will have amenities for the residents. Each unit will also have a small rear yard area. Open space is also proposed on the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 4 phases with the amenity area being set aside in phase 1.

F. Topography

The project site itself is slopes from North to south at a grade of 4-5%

G. Landscape Plan

Landscaping will be installed adjacent to the units as they are constructed. Landscaping will also be installed along the Dixie Springs Dr to the south and the collector street on the west side of the project.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is about 20% of the project area.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

To discourage unsupervised dumping, we would prefer not to place a dumpster on site. It is anticipated individual waste containers will be provided for each unit.

K. Lighting Plan

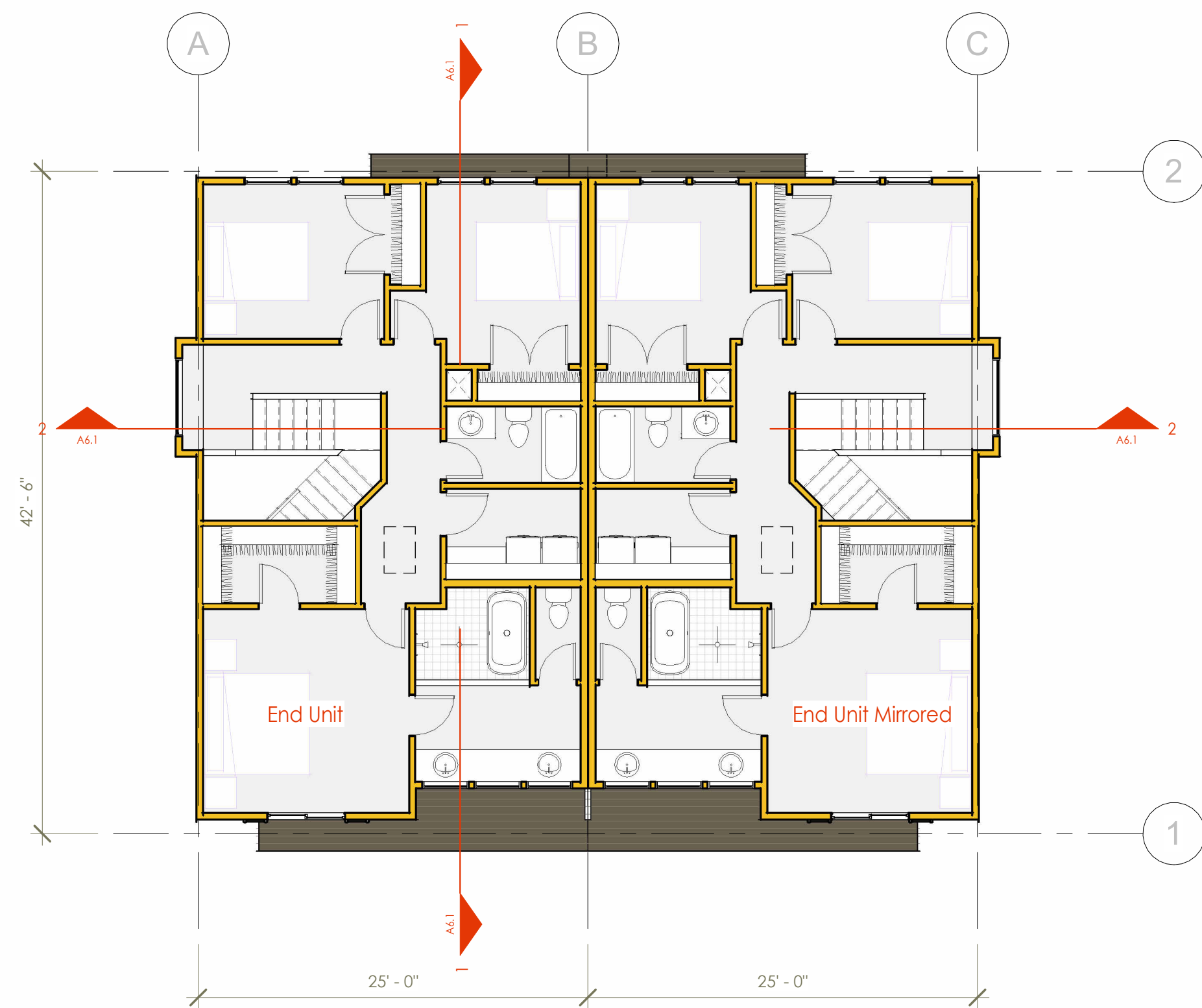
Project lighting will consist primarily of street lighting installed to Hurricane City standards. Exterior Wall sconces will also be placed on the units to provide additional lighting.

L. Turning Space

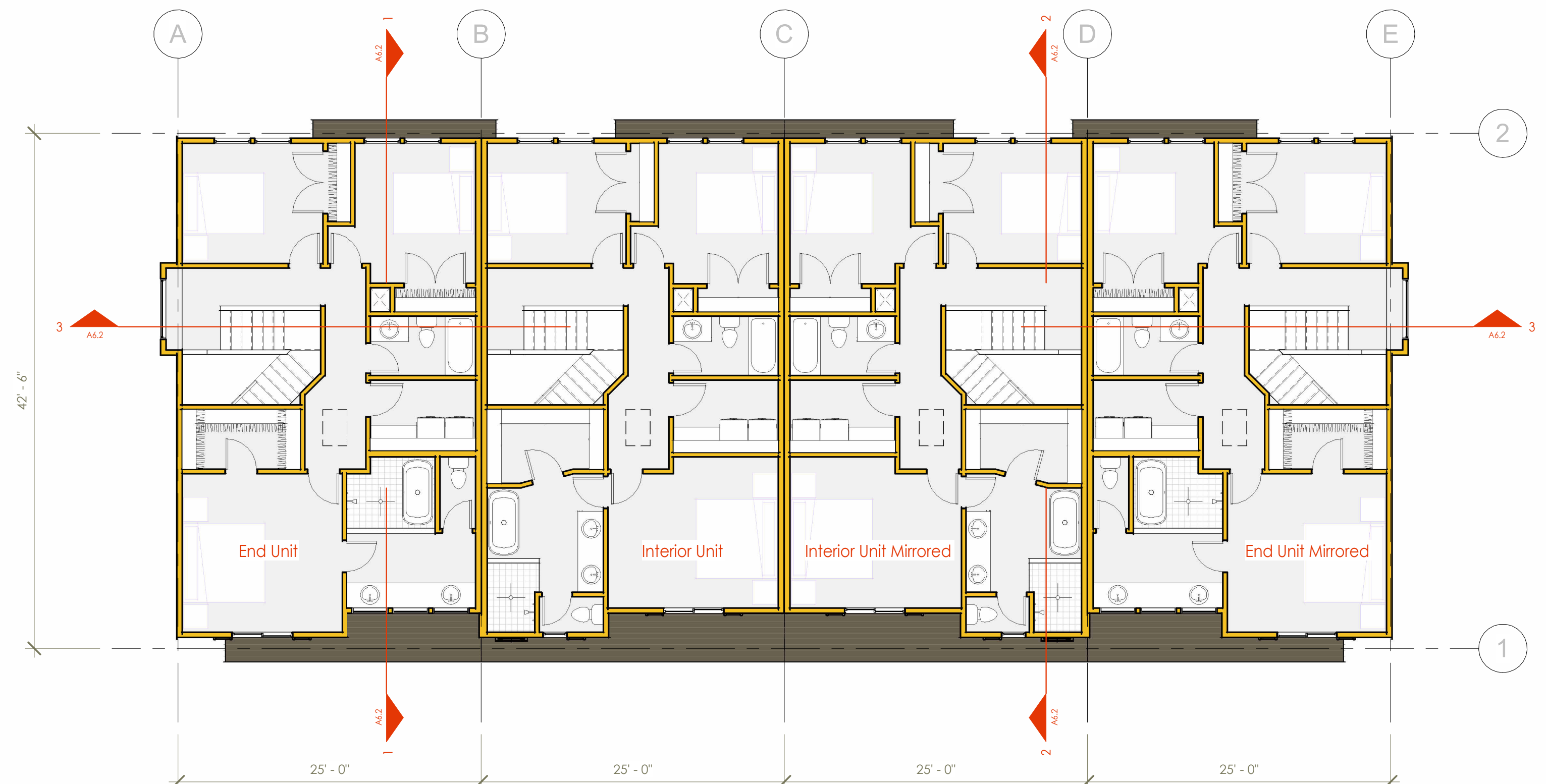
With each phase of the project two points of public street access will be provided.

M. Signs

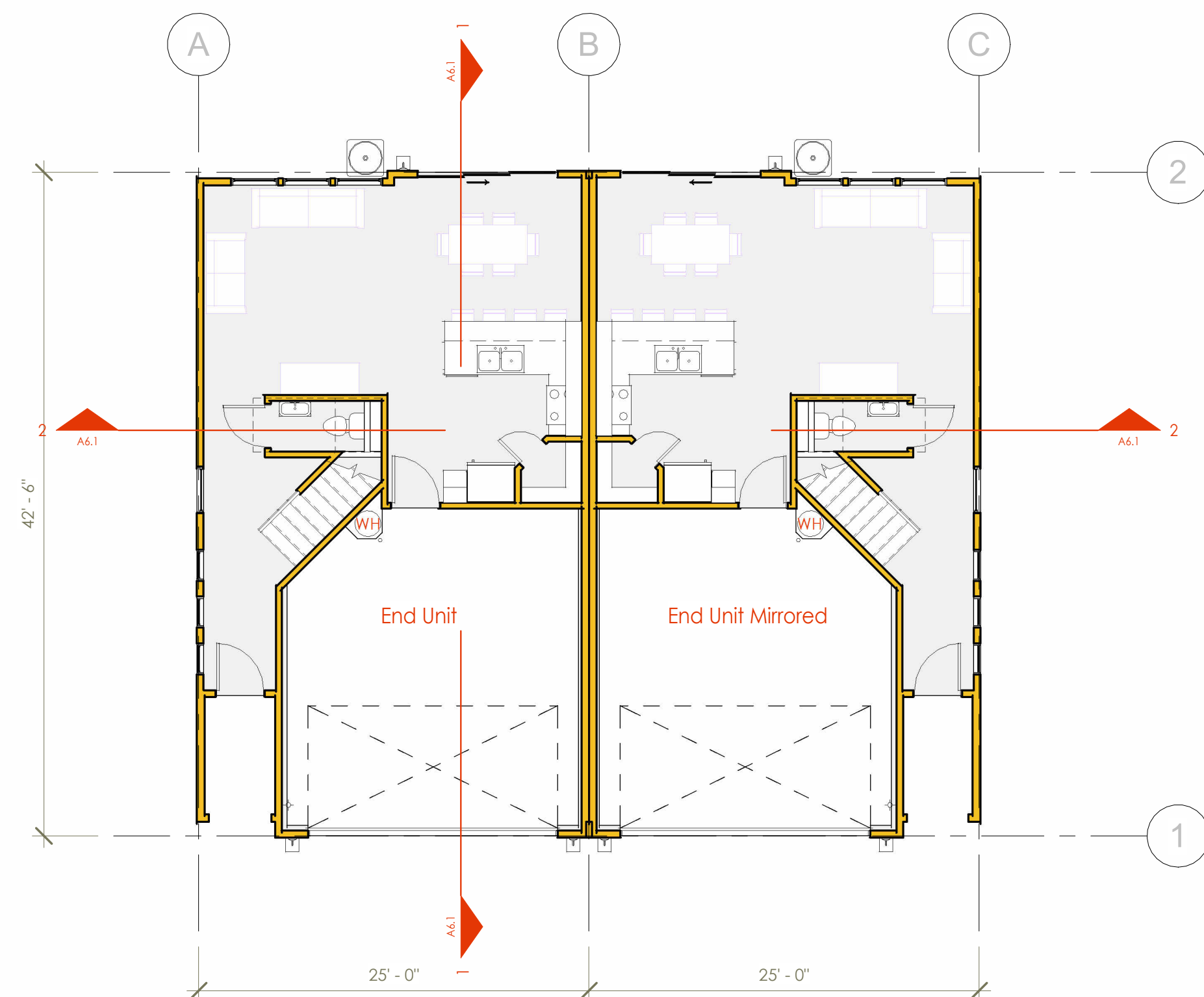
There will be a project sign located at the entrances on Dixie Springs Dr and the collector street to the west. A sign permit application will be submitted at a later date.



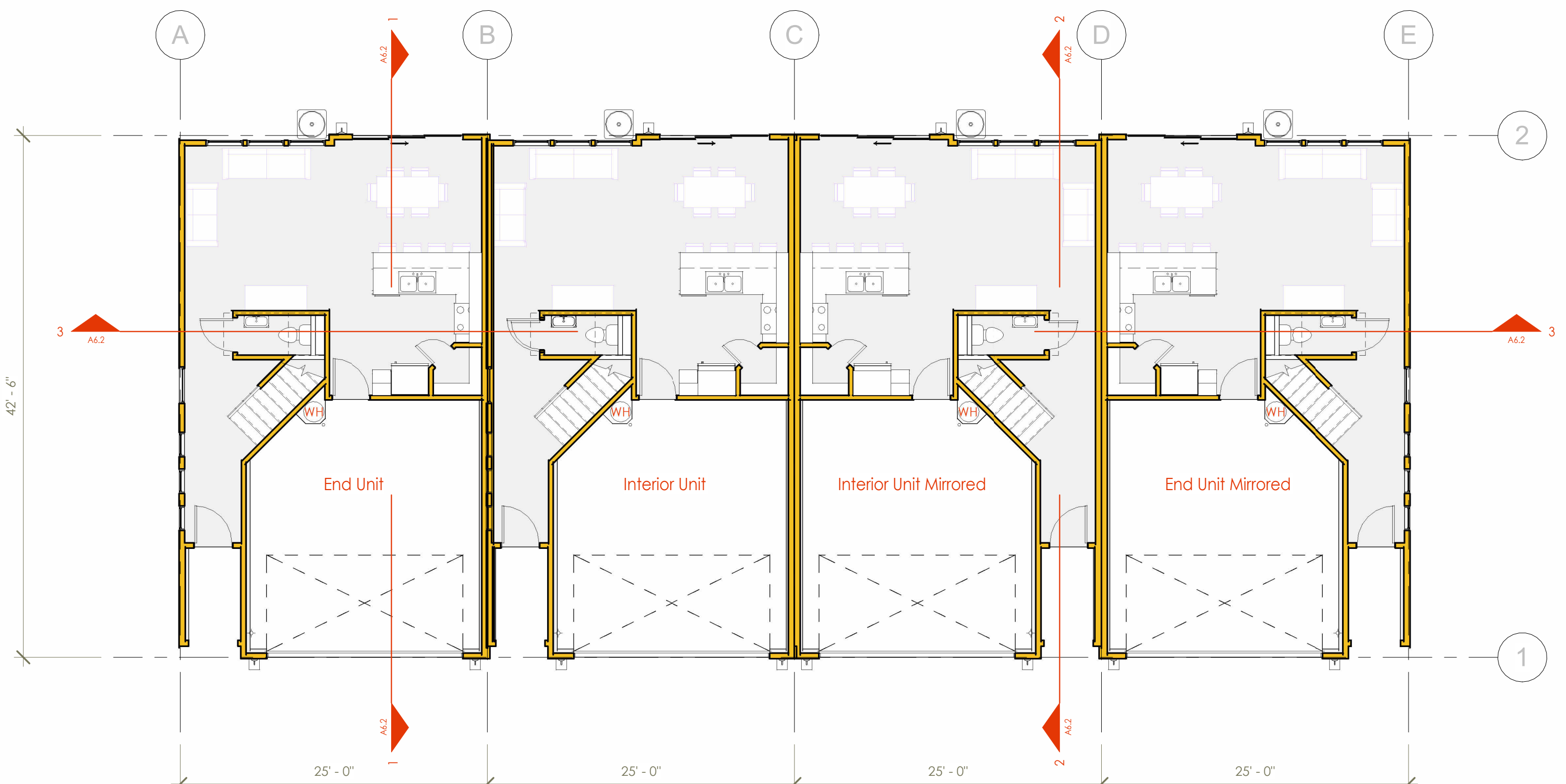
4 Floor Layout - Second Floor - DuPlex
1/8" = 1'-0"



2 Floor Layout - Second Floor - 4-Plex
1/8" = 1'-0"



3 Floor Layout - First Floor - DuPlex
1/8" = 1'-0"

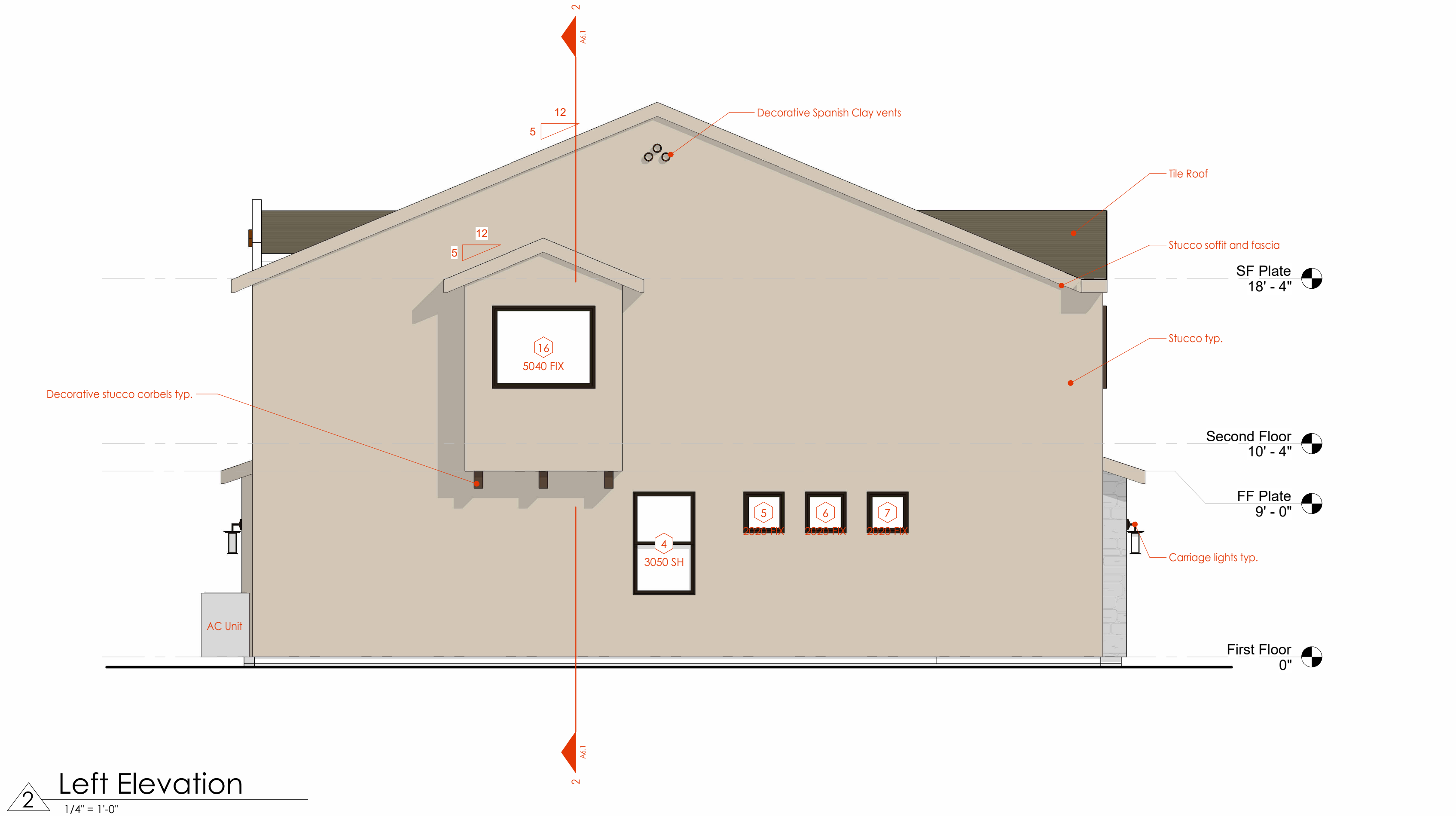


1 Floor Layout - First Floor - 4-Plex
1/8" = 1'-0"

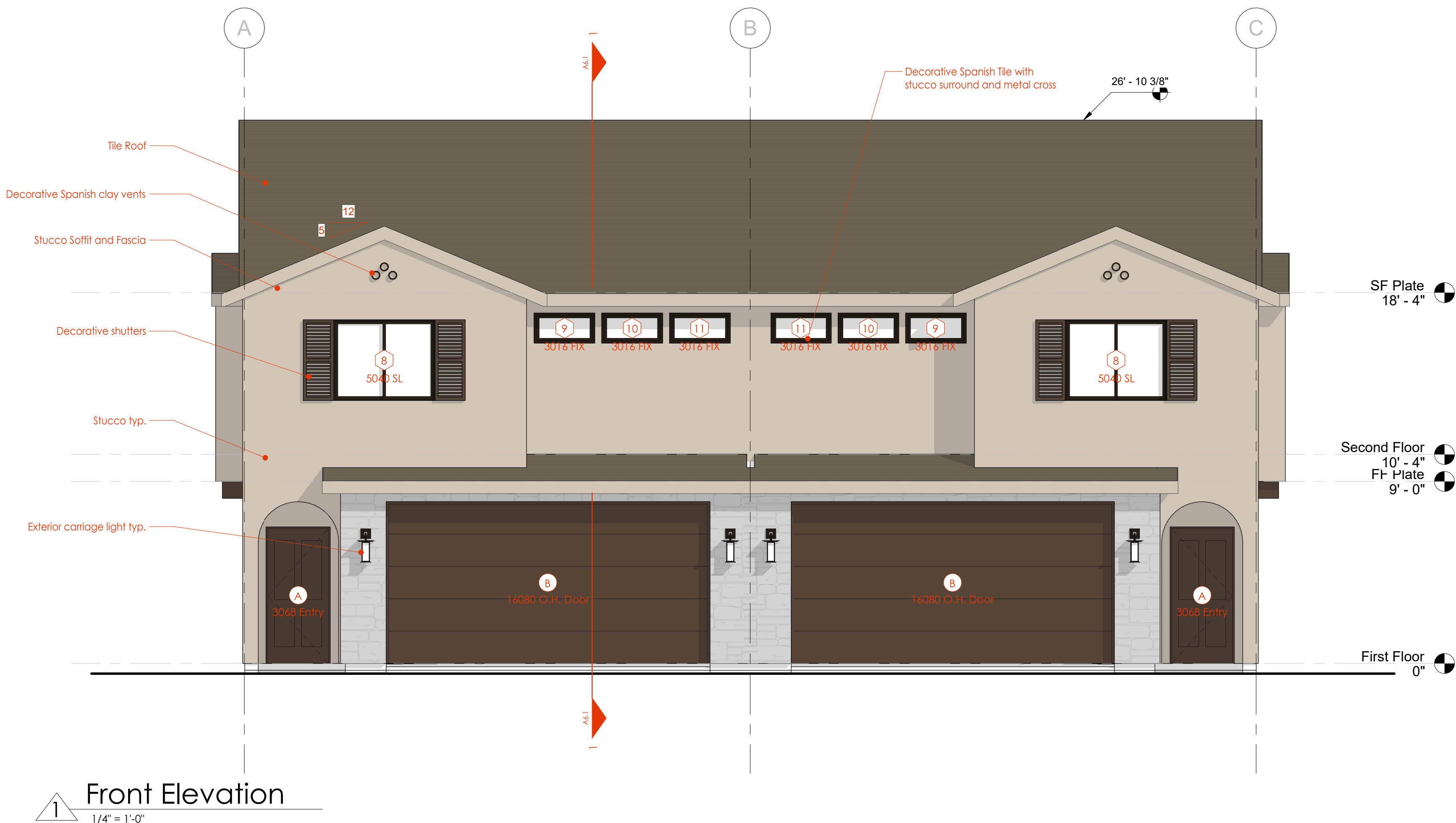


435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

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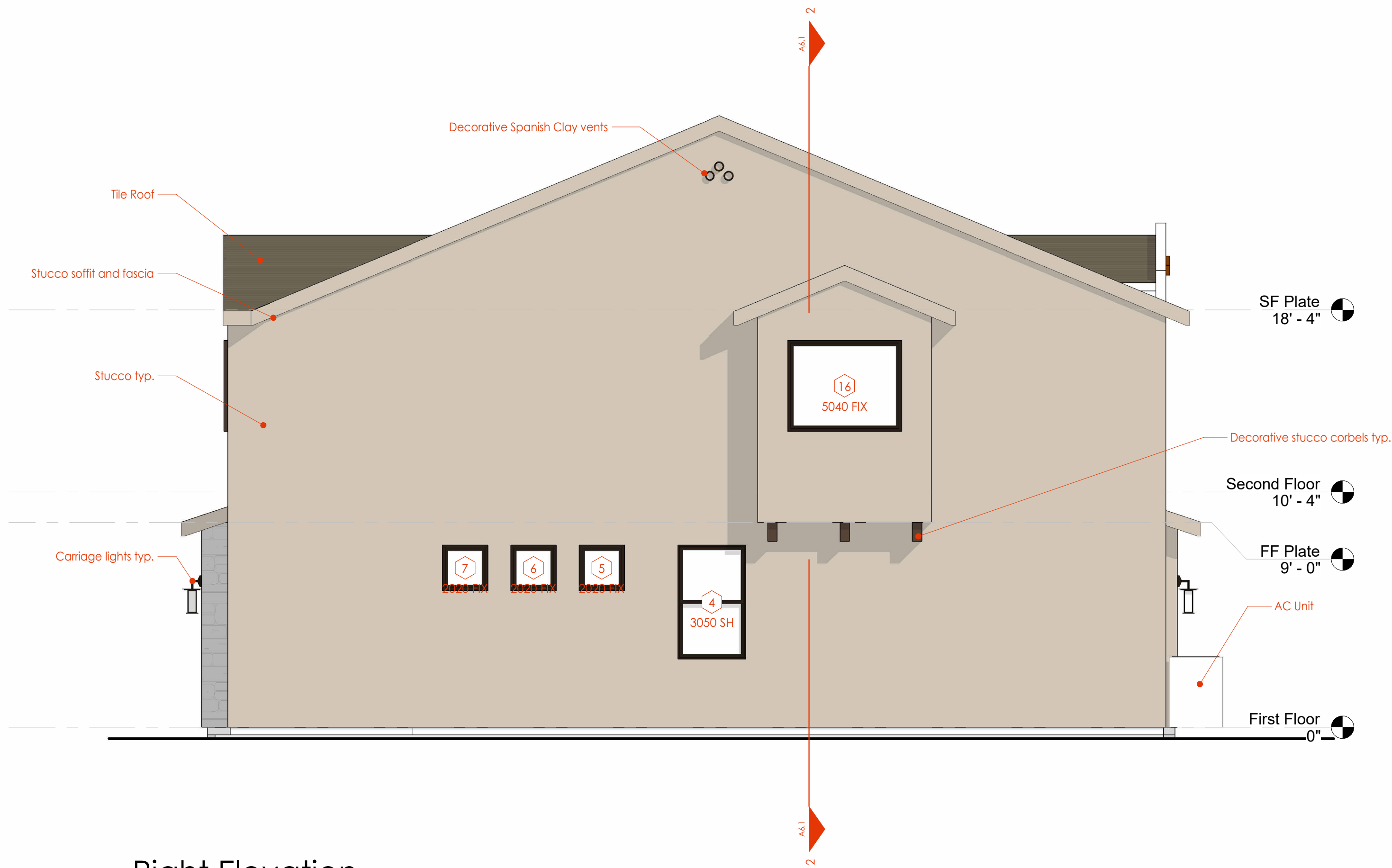
A5.1

TimeStamp: 4/25/2024 12:49:32 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

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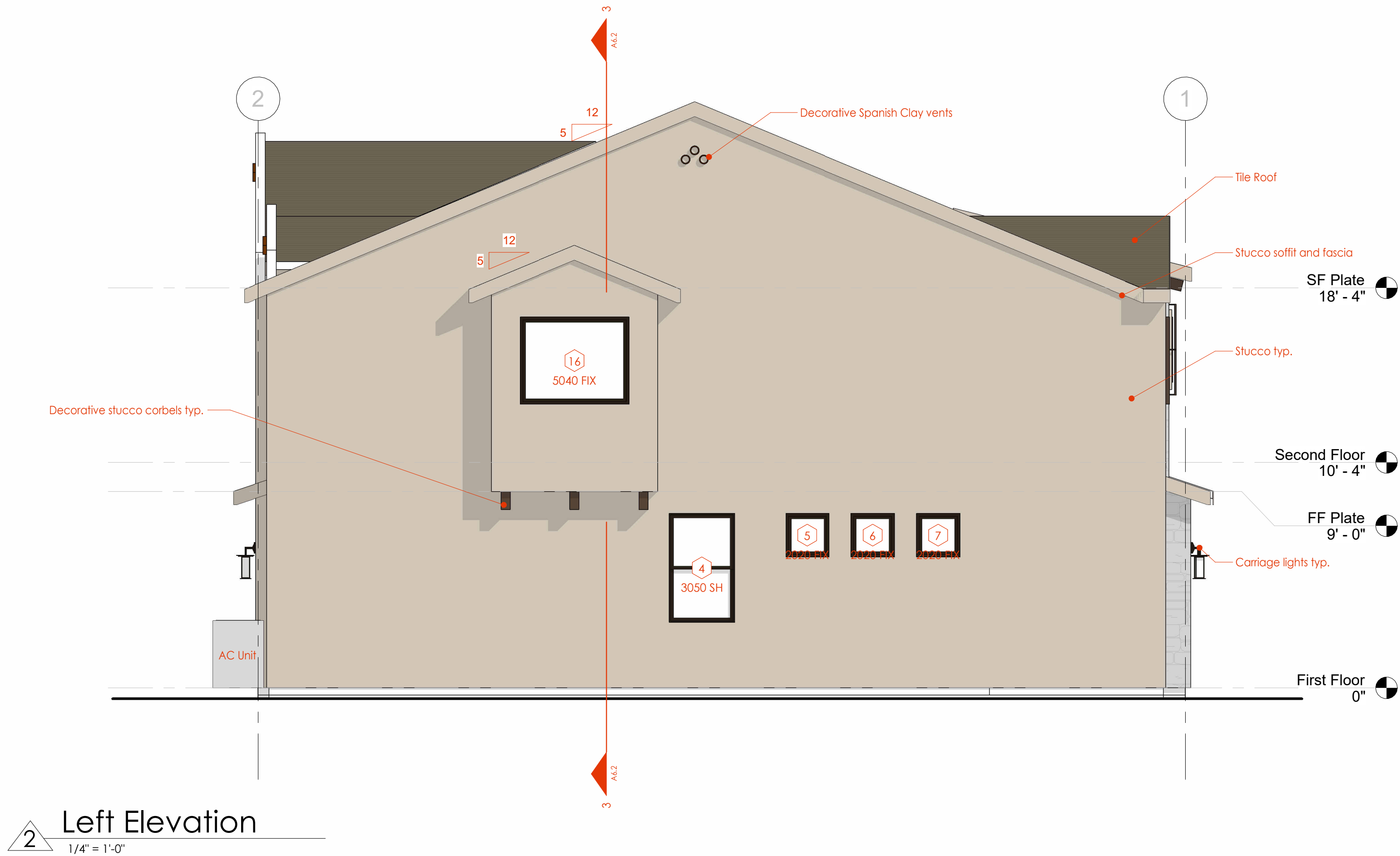
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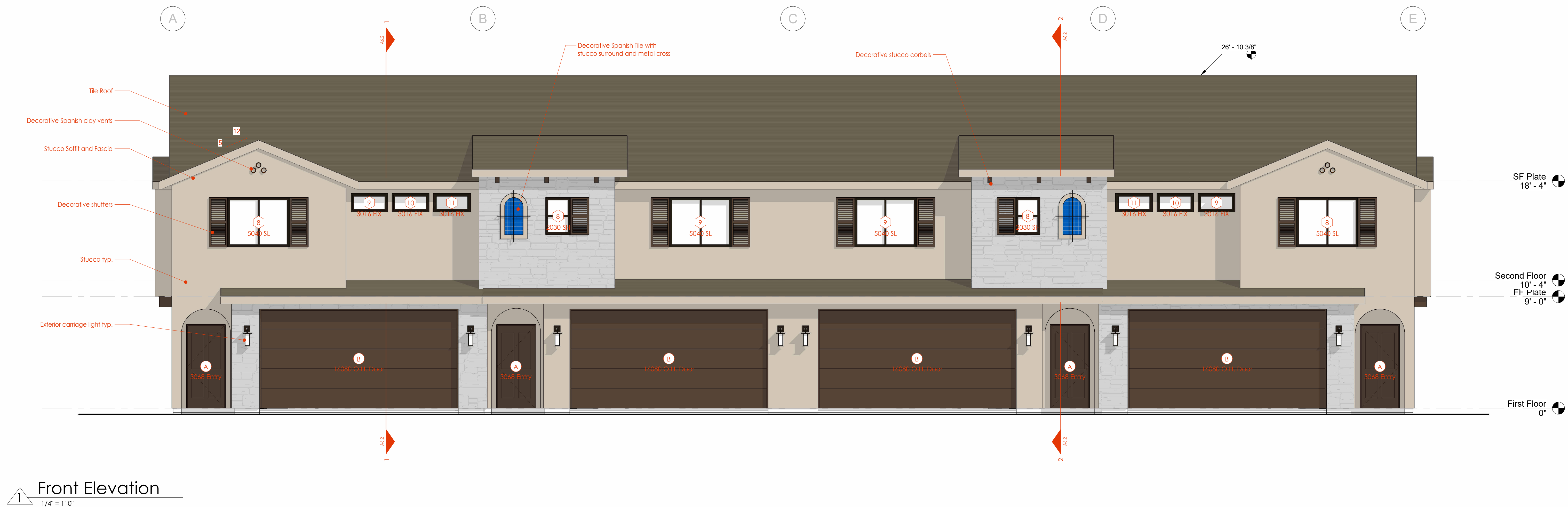


435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



Left Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"

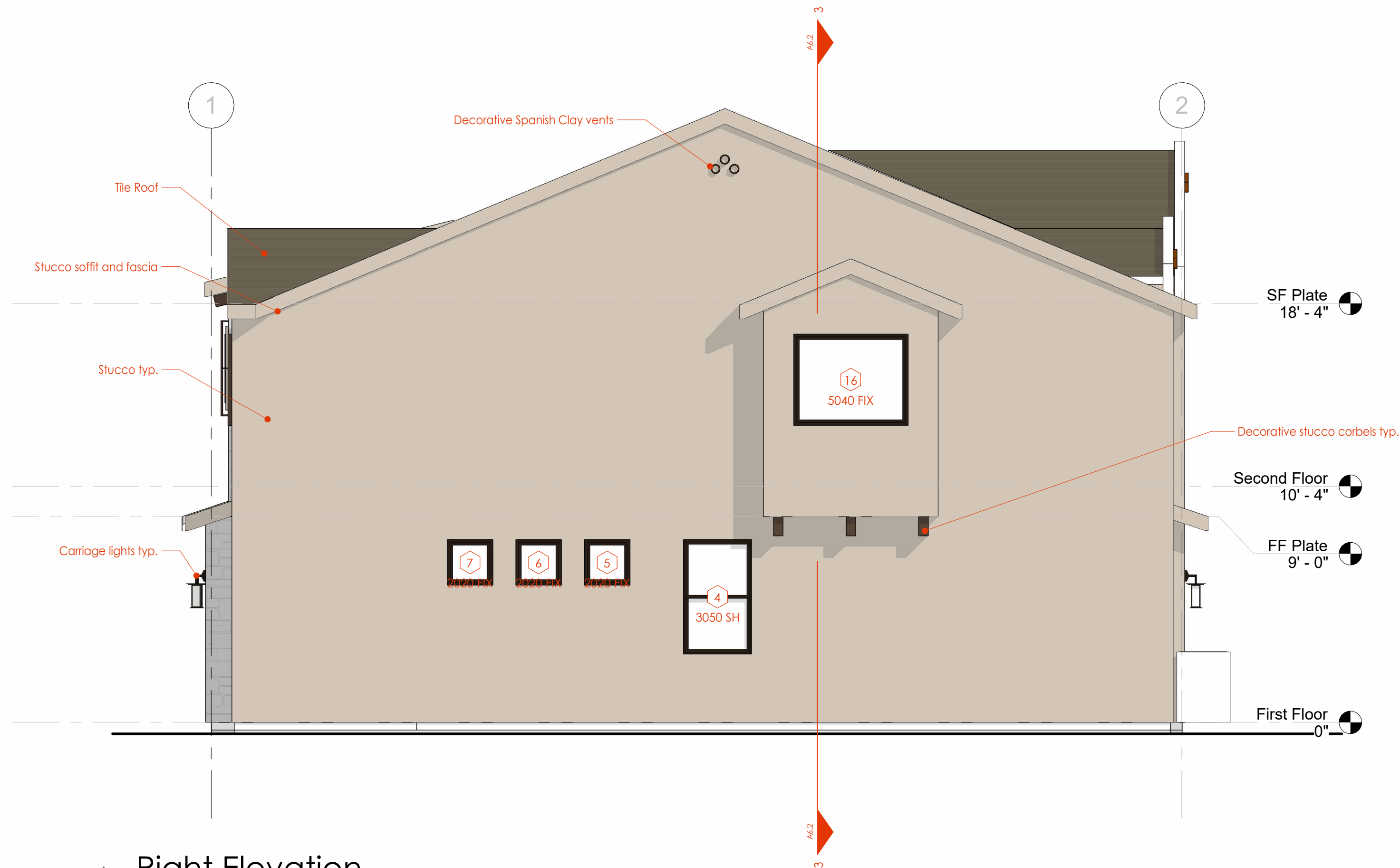
Exterior Elevations - 4-Plex

Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - 4-Plex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

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A5.4

Timestamp: 4/25/2024 12:40:59 PM



ELIZABETH JONES DESIGN

by Anna Patten



ROOF

STUCCO

SW ACCESSIBLE BEIGE

SW HICKORY SMOKE

CORBELS

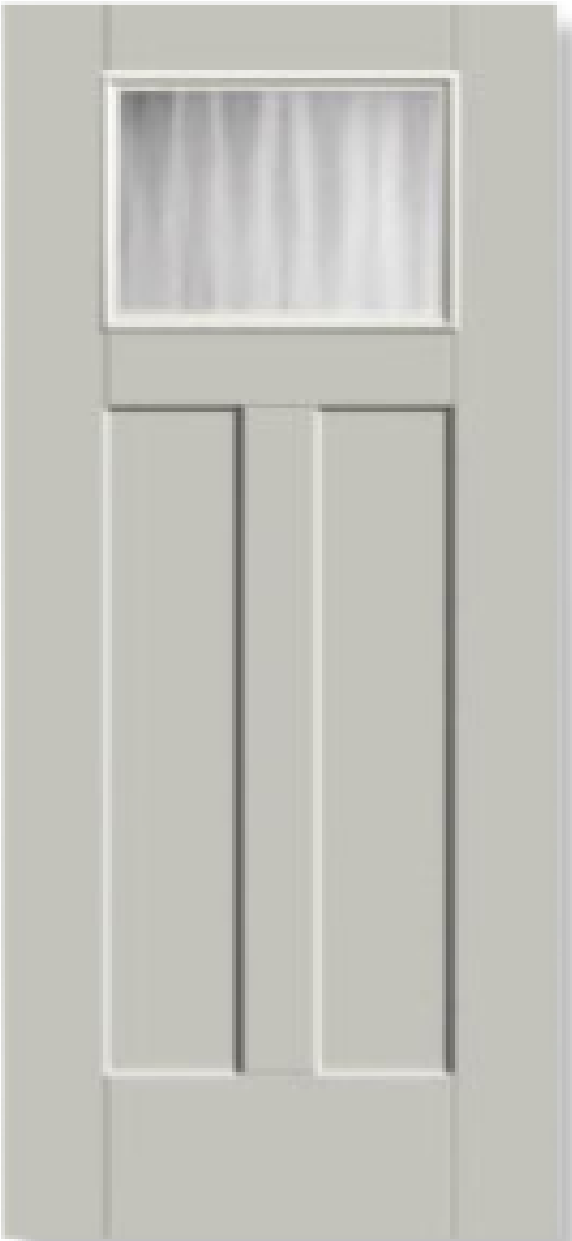


STONE



WINDOWS

EXTERIOR DOOR & PAINT
COLOR, & HARDWARE



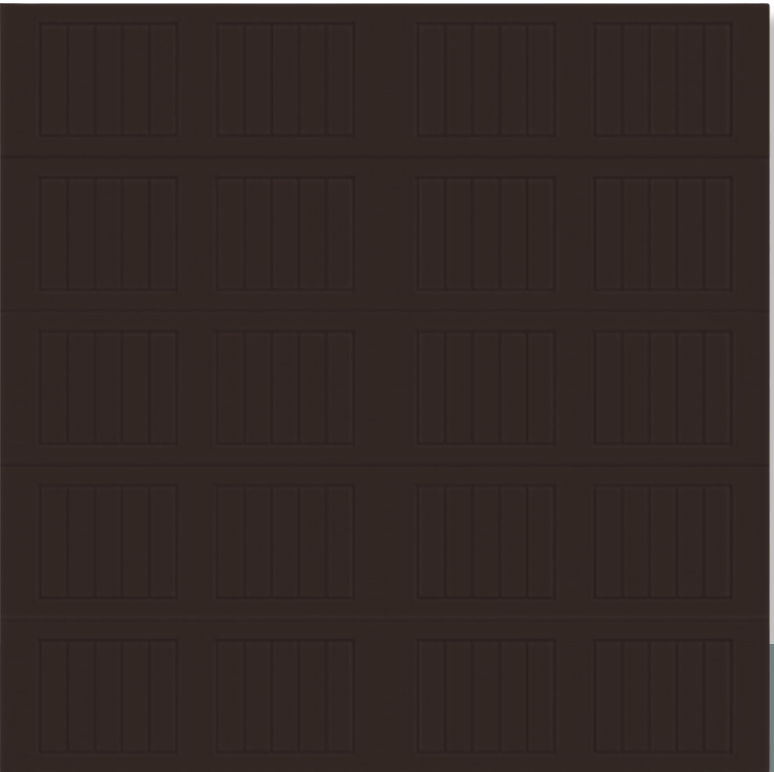
DECORATIVE
VENT



SHUTTERS



EXTERIOR
LIGHTS



GARAGE DOORS





Application

Application Accepted Date: 08/26/2024		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description: Adding 4 additional buildings to an existing self		Planning Fee		\$	200.00
Tenant / Project Name: Hurricane Self Storage		Planning Fee		\$	200.00
Bldg. Address: 260 N 3700 W		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84745		Permit Total:		\$	200.00
Subdivision: Phase:		Amount Paid:		\$	200.00
Block: Lot #: Parcel ID #: H-4-1-36-240		Remaining Due:		\$	0.00
Zone: General Commercial					
Property Owner: Mike Wade					
Permit Contact: Jordan Williams P:(213) 500-5936					
Email: gwilliams@fawkesconsultants.com					
CONTACT INFORMATION					
Engineer of Record: Jordan Williams					
Email: gwilliams@fawkesconsultants.com P: (213) 500-5936					
General Contractor: Mike Wade					
License #: P: (801) 809-9965					
City: State: Zip:					
Email: mikew5353@gmail.com					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANPSP24-29	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Jordan Williams					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					

Hurricane Self-Storage
260 N 3700 W
Hurricane, Utah
Project No. 24.015
8-7-2024

Narrative

The scope of the project is to add 4 additional Self-Storage Facility located at 260 N 3700 W in Hurricane, Utah. The 4 additional buildings will fit in between the existing buildings and provide enough access width to accommodate the fire requirements. There will be minimal Utility Upgrades to the site due to the buildings only needing minimal power. There will be LED lighting which does not increase the load significantly so the existing power supply will be sufficient. We will add additional Storm Water Runoff to compensate for the additional hardscape on site. There will be no additional Water or Sewer Connections. The only connections are to the existing Fire Hydrant and the Main Office which has one bathroom.



STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	PSP24-26
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Mike Wade
Agent:	Jordan Williams
Request:	Preliminary Site Plan Approval
Location:	260 N 3700 W
Zoning:	GC
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

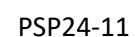
The applicant has filed a preliminary site plan for additional storage units at the existing Hurricane Self Storage facility on 3700 W near Grandpa's Pond. They are proposing to add four additional storage buildings to the site. The project site is zoned General Commercial (GC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Need to provide improvements along Park View Drive adjacent to property. May need additional roadway dedication.
2. **Power:** Power is located on the north side of the Foothills Canyon Rd. A trench or bore will be necessary. Developer shall communicate with Hurricane Power before plans are submitted to fill out an application and to provide all information needed on power service sizing. Hurricane Power will design the power. All transformer loss fees and invoices will be paid before completing the project. Transformers have long lead times, the faster the info is given, the more likely the equipment can get to the project on time.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** No comment.
6. **Engineering:** Engineering supports a positive recommendation for the preliminary site plan's approval; nevertheless, redlines have been provided that the applicant must address for the Joint

7. **Fire:** Approved.
8. **Phone:** No comment.
9. **Fiber:** No comments.
10. **Gas:** Existing gas main in 3700 W. Will storage units need gas ran to them?
11. **Water Conservancy:** 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. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

- 1. The proposed use of warehouse, self storage is a permitted use in the General Commercial (GC) zone.
- 2. **Parking Requirement:** Per Hurricane City Code (HCC) 10-34-10

Warehouse, self-service storage	1 space per employee on highest employment shift	
---------------------------------	--	--

No marked parking stalls are proposed or existing on the site. No office space for on site employees exists or is proposed, thus this code is met.

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

Sec. 10-32-5. Required landscaping.

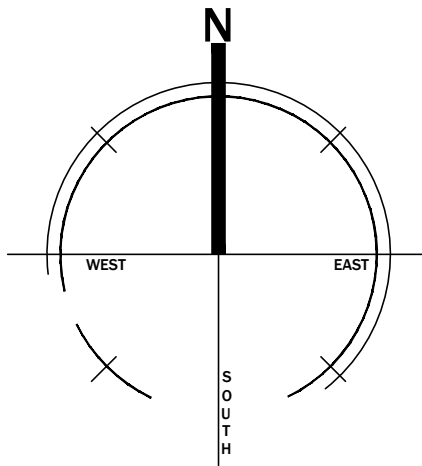
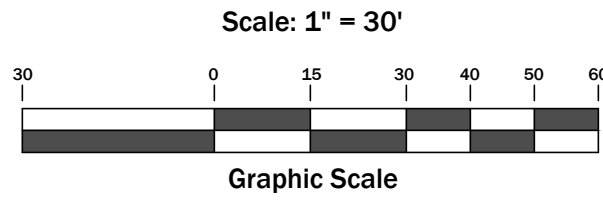
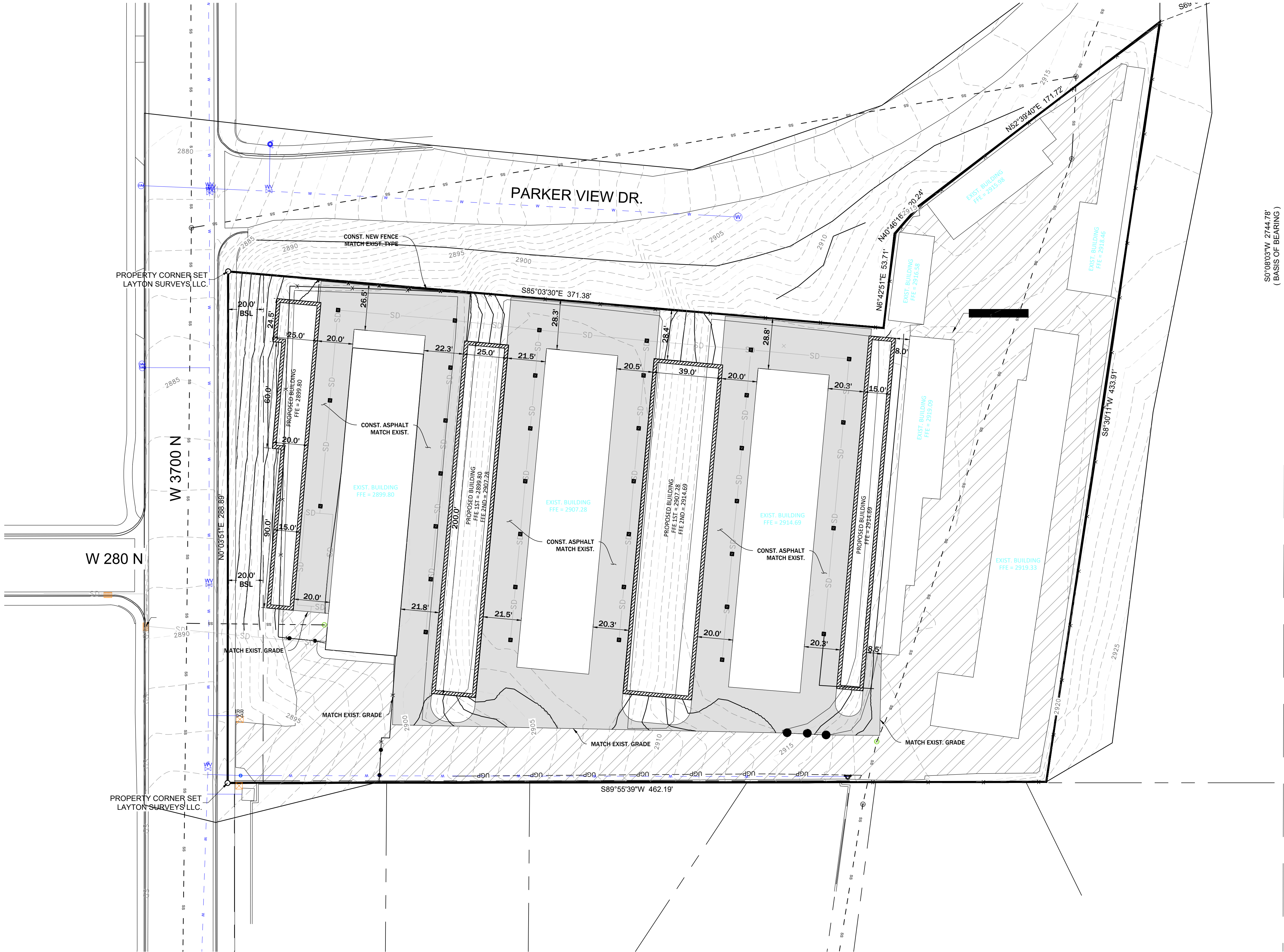
A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
 - a. A full landscape plan will be required with the final site plan. The existing landscaping may be used but only if it meets current landscaping code.*
- 4. An outdoor lighting plan will need to be submitted and approved with the final site plan. All outdoor lighting on site will need to meet HCC 10-33-7 and minimize light trespass on neighboring residential properties.*
- 5. 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 in the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to JUC and staff comments.



Site Table

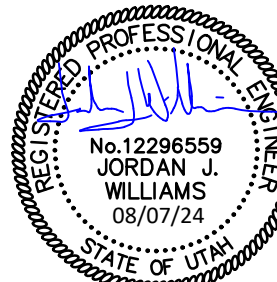
3.32 Acres
Zone: General Commercial

BID SET

DATE: 8/07/2024
PROJECT NO. 24.015

REVISION	DATE
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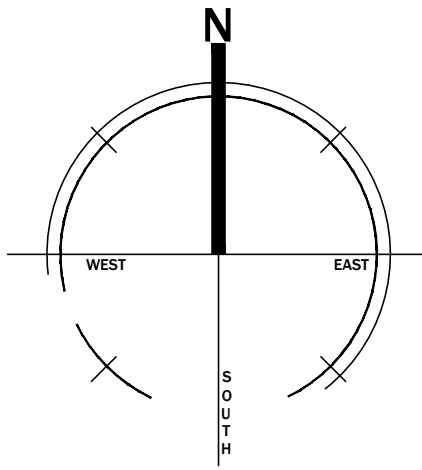
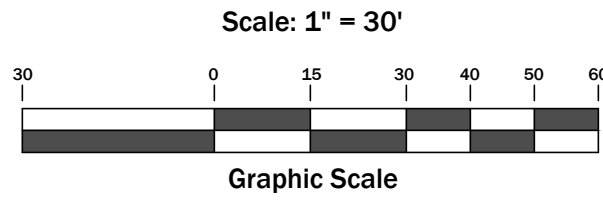
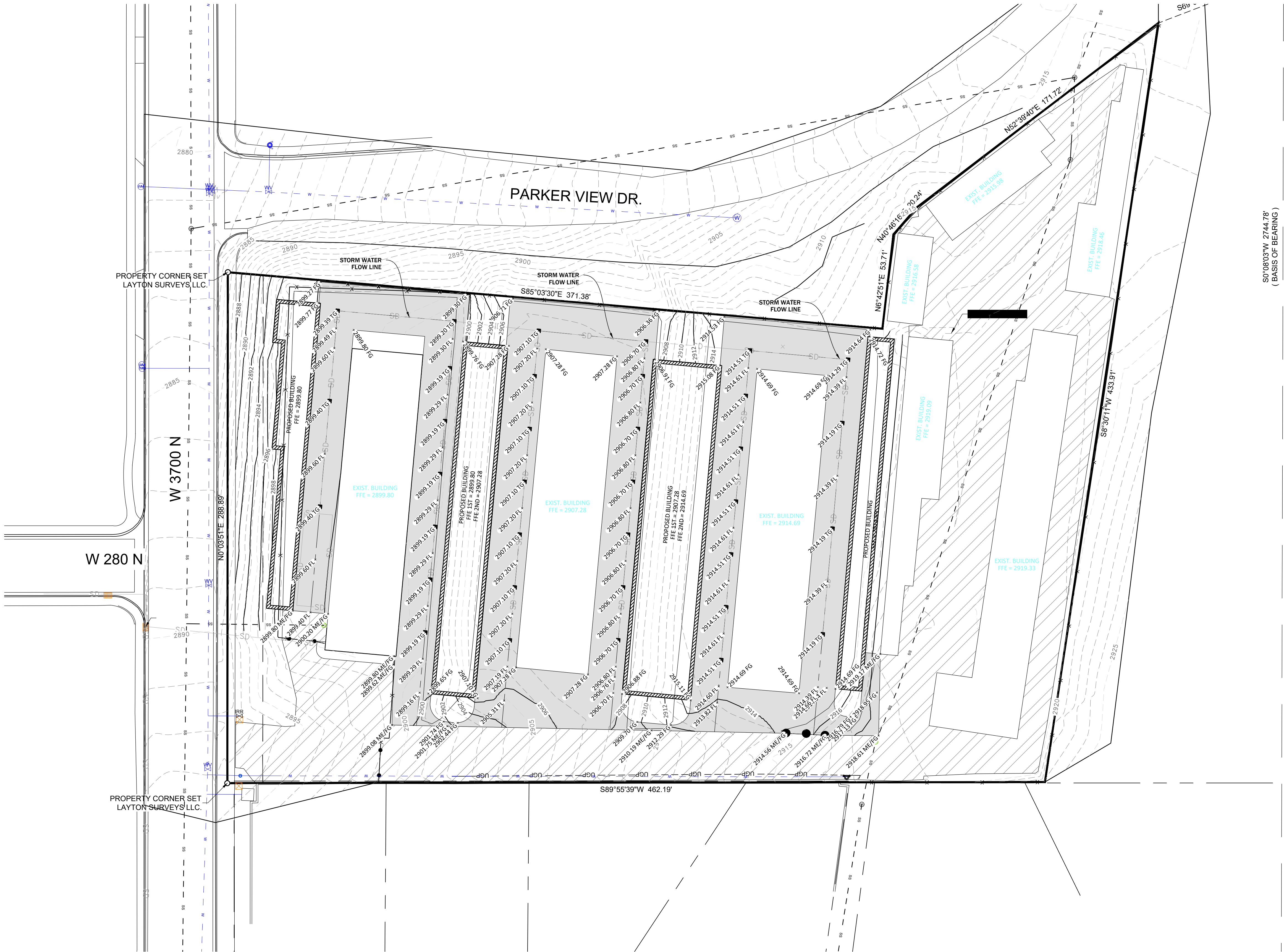
SITE PLAN
HURRICANE SELF-STORAGE
260 N 3700 W
HURRICANE, UTAH 84745



SCALE: 1"=30'

C200

DRAWN BY: JJW

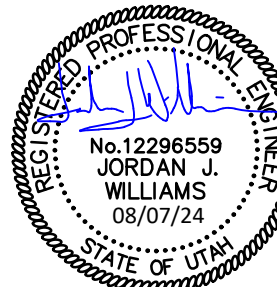


BID SET

DATE: 8/07/2024
PROJECT NO. 24.015

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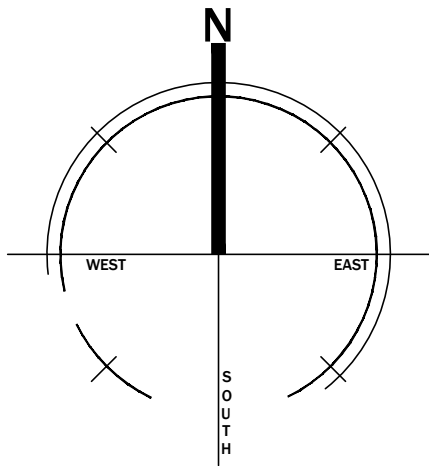
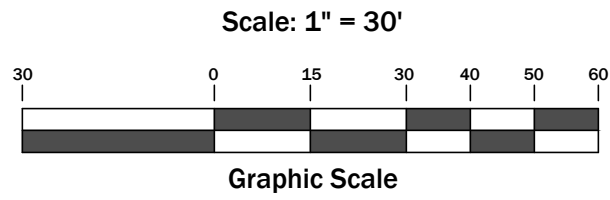
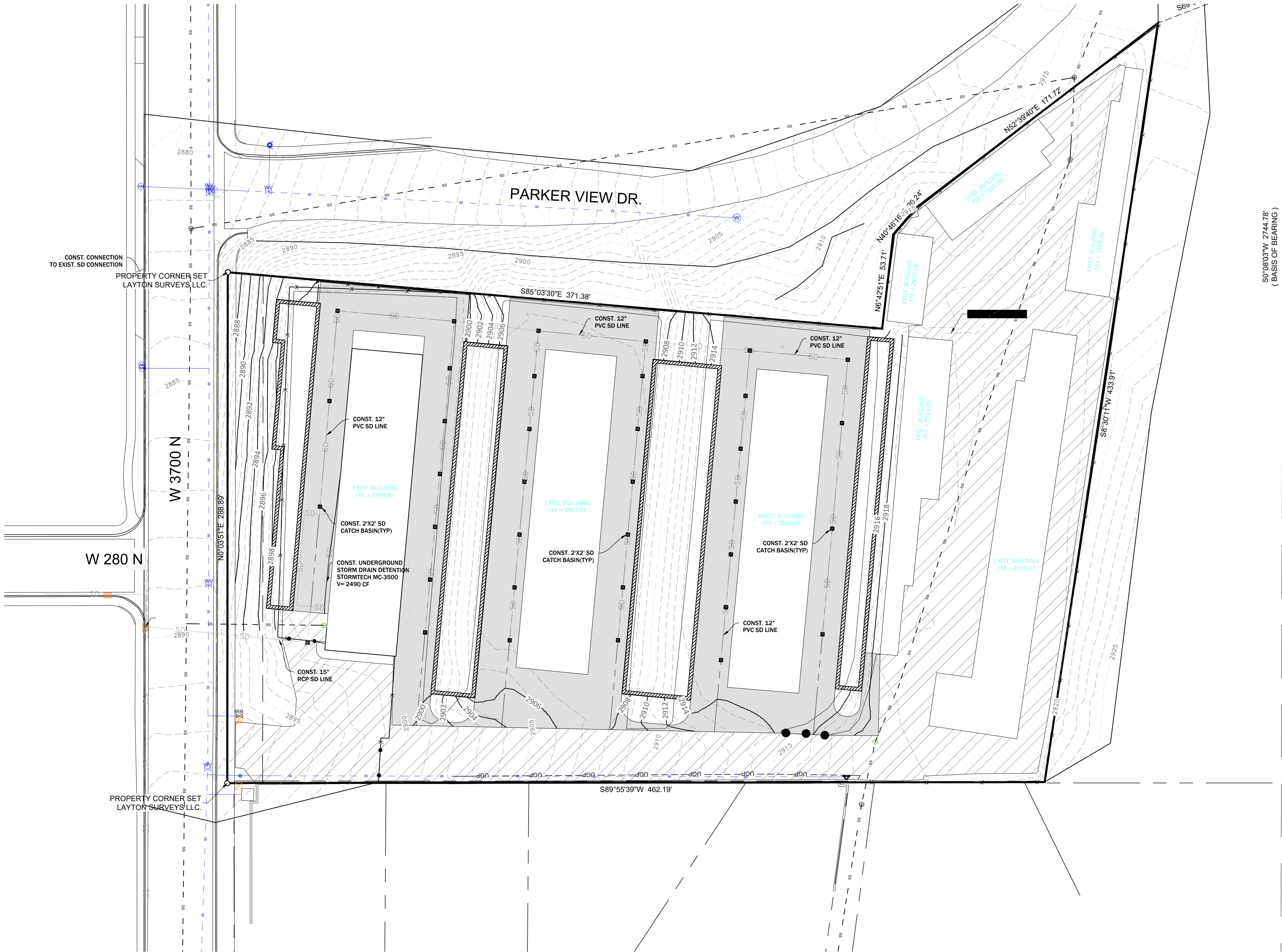
GRADING PLAN
HURRICANE SELF-STORAGE
260 N 3700 W
HURRICANE, UTAH 84745



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C300

DRAWN BY: JJW



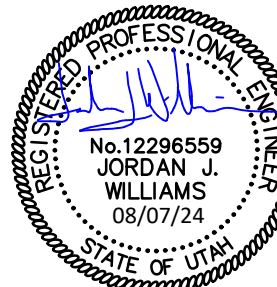
S0°08'03"W 2744.78'
(BASIS OF BEARING)

BID SET

DATE: 8/07/2024
PROJECT NO. 24.015

REVISION	DATE
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UTILITY PLAN
HURRICANE SELF-STORAGE
260 N 3700 W
HURRICANE, UTAH 84745



SCALE: 1"=30'

C400

DRAWN BY: JJW

HURRICANE SELF-STORAGE

Civil Construction Drawings

260 N 3700 W
HURRICANE, UTAH 84745

Vicinity Map

Not to Scale



OWNER

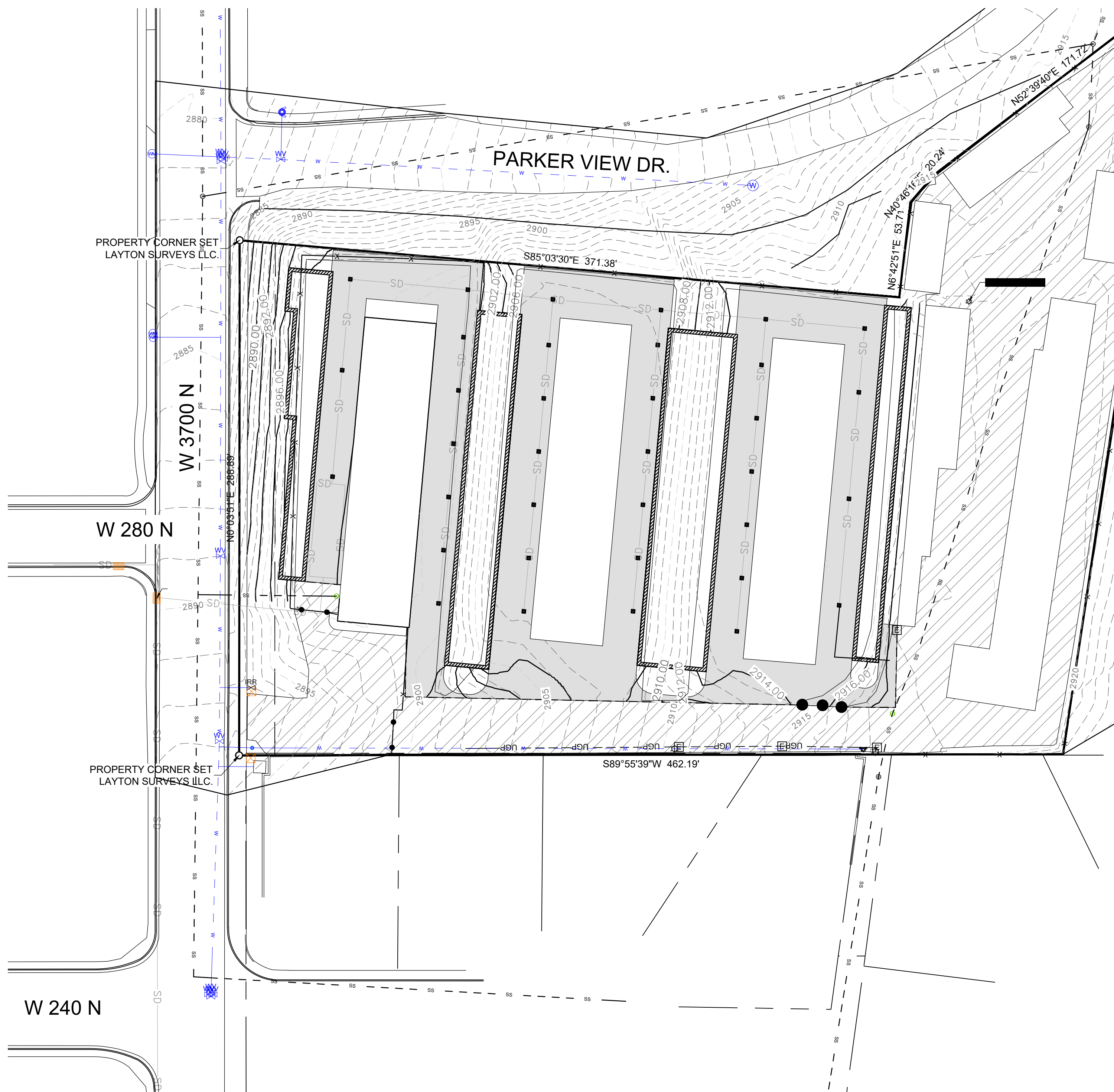
MIKE WADE
PHONE: 801-809-9965
EMAIL: MIKEW5353@GMAIL.COM

CIVIL ENGINEER

Fawkes Consultants
ADDRESS: 3474 N WADE LN
LEHI, UTAH 84043
CONTACT: JORDAN "GUY" WILLIAMS, P.E.
PHONE: (213) 500-5936

SITE INFORMATION

ZONE: GC
ACREAGE: 3.32



SHEET INDEX

Sheet Number Sheet Title

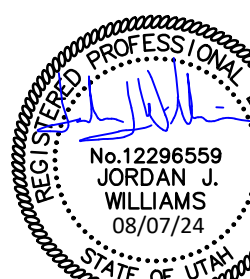
CV	COVER SHEET
GN	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL PLAN
C600	STORMWATER CONSTRUCTION DETAILS

BID SET

DATE: 8/07/2024
PROJECT NO. 24.015

REVISION	DATE
1	
2	
3	
4	
5	
6	

COVER SHEET
HURRICANE SELF-STORAGE
260 N 3700 W
HURRICANE, UTAH 84745



SCALE: 1"=30'

CV

DRAWN BY: JJW

1/6





Application

Application Accepted Date: 09/05/2024		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: We want to combine Lot's 258 & 257 as one lot.		Planning Fee		\$	150.00
Tenant / Project Name: Higgs Residence		Planning Fee		\$	150.00
Bldg. Address: 3647 W 2540 S		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Dixie Springs Phase: C		Amount Paid:		\$	150.00
Block: Lot #: 257 & 258 ID #: H-DSP-C-258-A & H-DSP-C-257-A		Remaining Due:		\$	0.00
Property Owner: Gregory Higgs					
Permit Contact: Terry Spinks					
Email: terry.tccustomhome@gmail.com					
CONTACT INFORMATION					
Engineer of Record: Rosenberg Associates Cody Arnoldson					
Email: codya@racivil.com P: (435) 673-8586					
General Contractor: Gregory Higgs					
License #: P: (435) 632-3966					
City: State: Zip:					
Email: dixiepilot@gmail.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
DRAFT		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PLANAFP24-13			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Cody Arnoldson			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #:			

NARATIVE

Combining Lots 257 & 258 of Dixie Springs Subdivision Third Amendment and Extension Plat "C"



STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	AFP24-13
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Gregory Higgs
Agent:	Terry Spinks
Request:	Approval of an Amended Final Plat
Location:	3647 W 2540 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat C to combine Lots 257 and 258. There is an existing house on Lot 258. Combining lots within a recorded subdivision requires approval of an amended final plat. The site is zoned Single Family R1-10.



JUC Comments

1. **Public Works:** Need to disconnect one set of utilities i.e. water, power, sewer
2. **Power:** Dixie Power area. No problems.
3. **Water:** Abandoned water meter will need to be plugged at the main line
4. **Streets:** No comments.
5. **Sewer:** With the combination of lots 257 and 258 there will be 2 existing sewer laterals on the property. If both laterals are not utilized, one lateral will need to be cut, capped, and abandoned.
6. **Engineering:** Engineering gives a positive recommendation to approve the proposed final plat amendment. After minor corrections are made the mylar can be printed. Add note: "2. The parent parcels for this subdivision are H-DSP-C-257-A & H-DSP-C-258-A"
7. **Fire:** Approved.
8. **Cable:** TDS is in the area. Blue stake.

Staff Comments

1. The plat meets the amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key requirements:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.

4. Add note to the plat: *Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.*

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY EASEMENT TO BE HEREAFTER KNOWN AS:

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

GREGORY HIGGS

GREGORY HIGGS - INDIVIDUAL

STATE OF _____ } S.S.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D. 20____ BY _____, INDIVIDUAL.

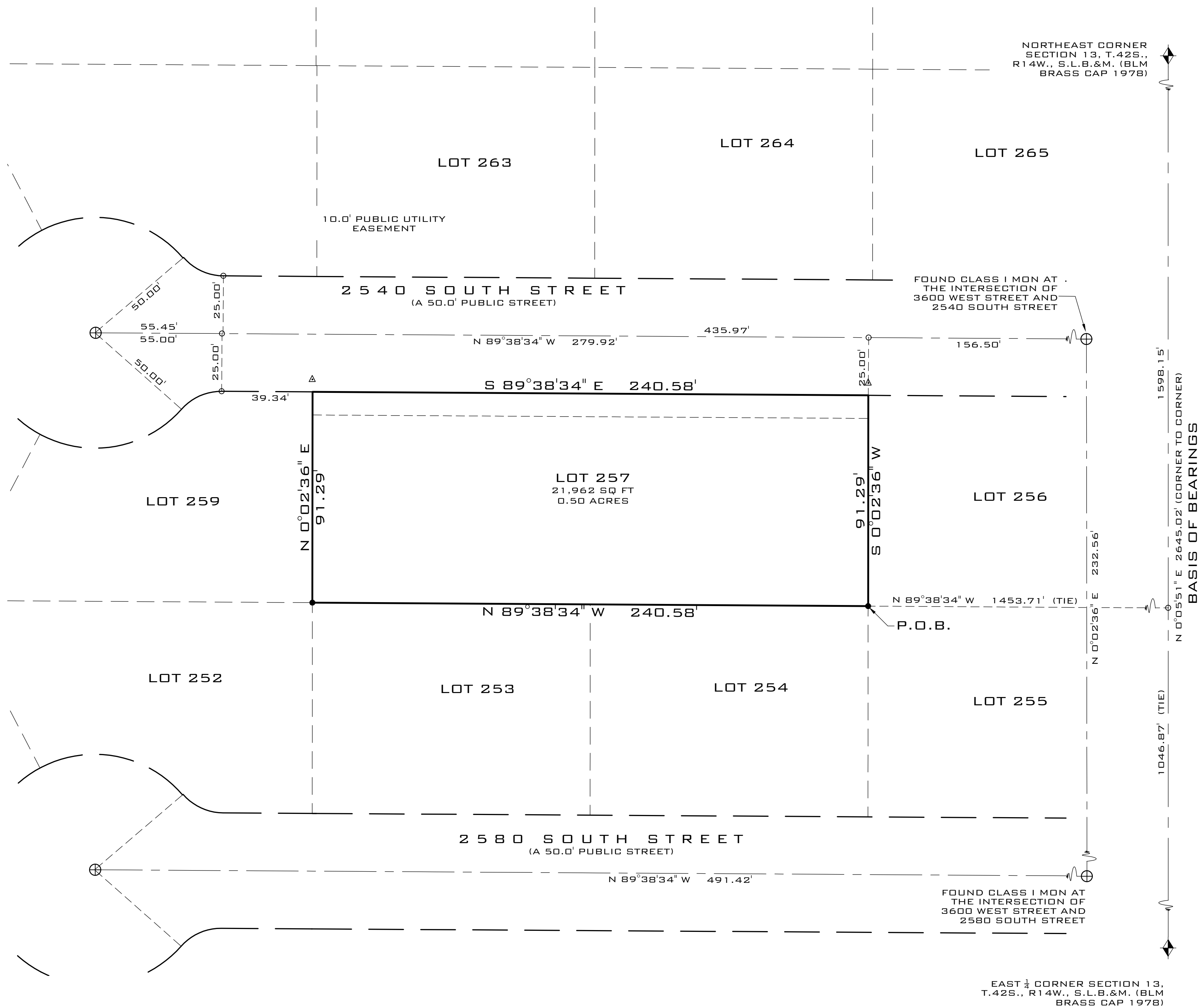
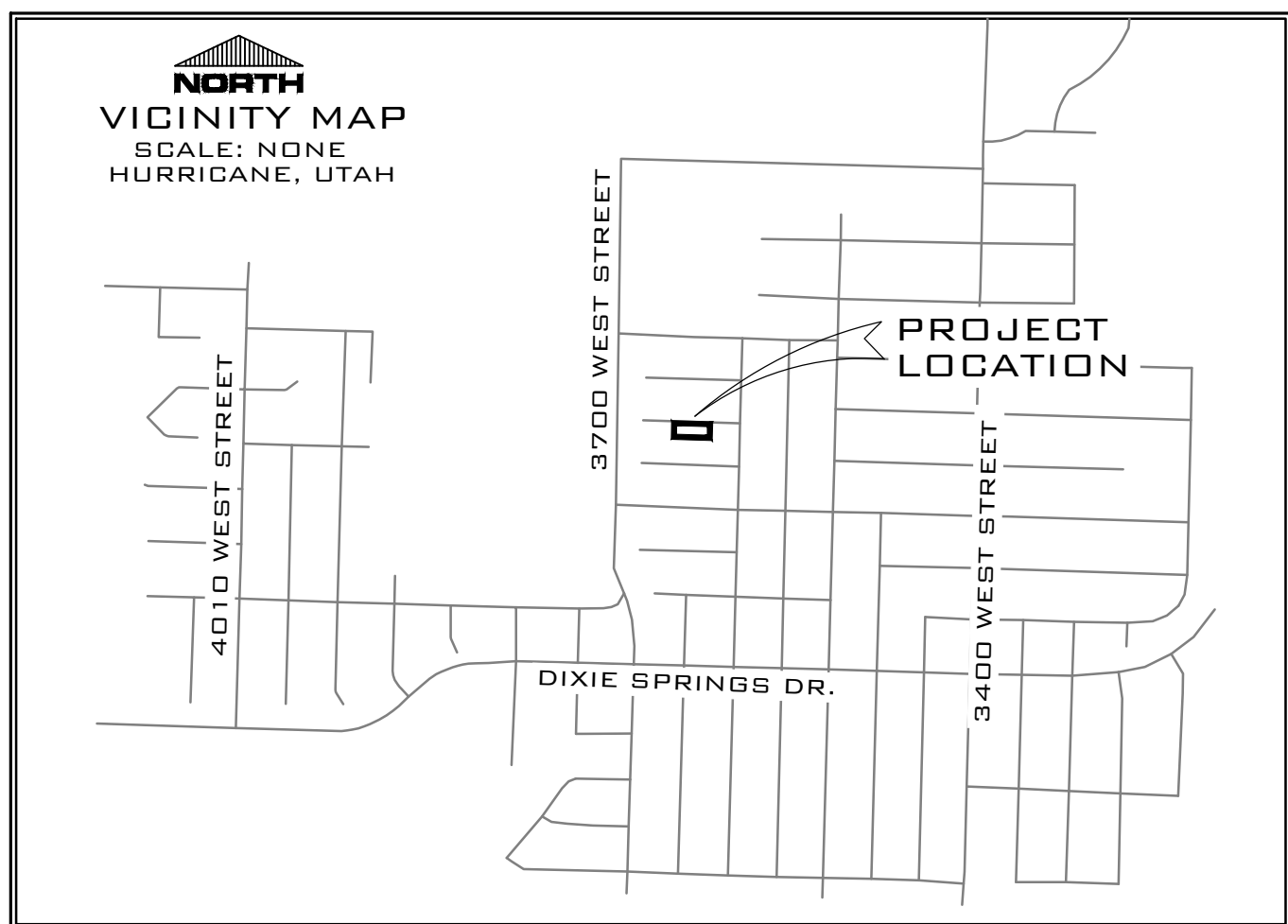
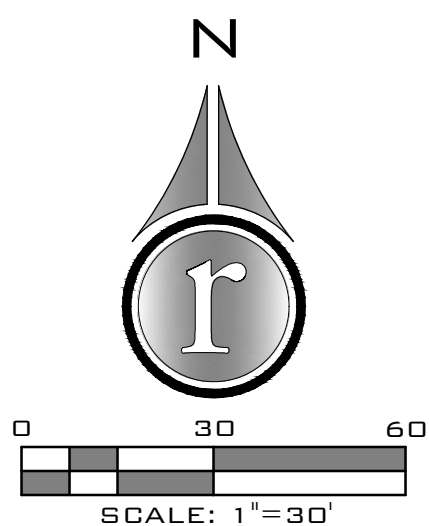
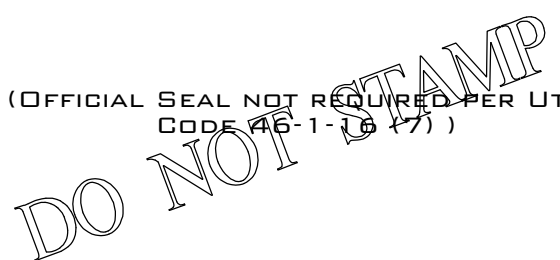
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-10 (7))

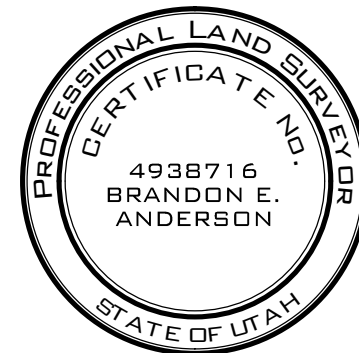
EXPIRATION DATE: _____

A NOTARY COMMISSIONED _____
IN THE STATE OF _____



I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I DO NOT ACT IN VIOLATION OF ANY PROVISIONS OF THE PROFESSIONAL DESIGN AND CONSTRUCTION ACT WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREIN SHOWN AND HAVE SUBMITTED THE SAME TRACT INTO THE LOCAL AND PUBLIC UTILITY EASEMENTS TO BE HEREINAFTER KNOWN AS:

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

ALL OF LOTS 257 & 258 OF DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C", AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20170000709. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 254, DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C", SAID POINT ALSO BEING NORTH 00°05'51" EAST 1,046.87 FEET ALONG THE SECTION LINE AND NORTH 89°38'34" WEST 1,453.71 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 89°38'34" WEST 240.58 FEET ALONG THE NORTHERLY LINE OF SAID LOT 254 AND TO AND ALONG THE NORTHERLY LINE AND TO THE NORTHWEST CORNER OF LOT 253 SAID PLAT "C":

THENCE NORTH 00°02'36" EAST 91.29 FEET ALONG THE EASTERLY LINE OF LOT 259 SAID PLAT "C" TO THE SOUTHERLY LINE OF 2540 SOUTH STREET:

THENCE SOUTH 89°38'34" EAST 240.58 FEET ALONG SAID SOUTHERLY LINE OF 2540 SOUTH STREET TO THE NORTHWEST CORNER OF LOT 256 SAID PLAT "C";
THENCE SOUTH 00°02'36" WEST 91.29 FEET ALONG THE WESTERLY LINE SAID LOT 256 TO THE POINT OF BEGINNING.

CONTAINING 21,962 SQUARE FEET OR 0.50 ACRES.

THE PURPOSES OF THIS AMENDMENT IS TO COMBINE LOTS 257 & 258 INTO ONE LOT, AND TO VACATE THE 10' REAR AND SIDE EASEMENTS ON SAID LOTS AND THE 20' EASEMENT BETWEEN SAID LOTS. THE 10' STREET SIDE UTILITY EASEMENT WILL REMAIN. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

1. THERE EXISTS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG 2540 SOUTH STREET.

- SET PK/WASHER IN WALL
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I (HURRICANE CITY)
- ▲ FOUND PK NAIL AT 5.30' EXTENSION OF LOT LINE
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED

DIXIE SPRINGS SUBDIVISION
THIRD AMENDMENT AND
EXTENSION PLAT "C"
PARTIAL AMENDMENT - C
(LOTS 257 & 258)

LOCATED IN THE N.E. QUARTER OF SECTION 13, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

FPLAT-AMD-PARTIAL FILE NUMBER:	08/23/24 DATE:	C.G.A. DRAWN:
14430-24 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN
REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE
INFORMATION ON FILE IN THIS OFFICE THIS
____ DAY OF _____, A.D. 20____

APPROVED AS TO FORM, THIS THE
 20 DAY OF _____, A.D.

CITY ATTORNEY
HURRICANE CITY

THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS
APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS
OFFICE THIS DAY OF , A.D. 20

ASH CREEK SPECIAL SERVICES DISTRICT

WE, THE CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. THIS _____ DAY OF _____ 2023.

ATTEST: CITY RECORDER
HURRICANE CITY

I, WASHINGTON COUNTY TREASURER,
CERTIFY ON THIS _____ DAY OF
_____, A.D. 20____ THAT ALL
TAXES, SPECIAL ASSESSMENTS, AND
FEES DUE AND OWING ON THIS
SUBDIVISION FINAL PLAT HAVE BEEN
PAID IN FULL.

WASHINGTON COUNTY TREASURER

WASHINGTON COUNTY RECORDER



Application

Application Accepted Date: 09/12/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Metal storage buildings		Planning Fee		\$	250.00
Tenant / Project Name: Ashton		Planning Fee		\$	250.00
Bldg. Address: 125 N 325 W		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: N/A Phase:		Amount Paid:		\$	250.00
Block: Lot #: Parcel ID #: H-342-C-2		Remaining Due:		\$	0.00
Property Owner: Larry Ashton					
Permit Contact: Tawny Bradford-Miller P:(435) 522-4433					
Email: office@buildoutright.com					
CONTACT INFORMATION					
General Contractor: Mitchell Holm					
License #: P: (435) 669-5735					
Address: 2050 W Canyon View Dr. #259					
City: St. George State: UT Zip: 84770					
Email: mitch@buildoutright.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
		APPLICATION NUMBER: PLANCUP24-20			
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Mitchell Holm			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By: Date:			
		Application Issued By:		Date:	
		Receipt #:			

The owner intends to put 3 metal storage buildings on this property sizes 30x40x12, 30x20x12, 26x20x8. These buildings will comply with the required setbacks from the property line and will be architecturally consistent with the home.

The color of these buildings will be pebble beige with white roofs and blue trim.



STAFF COMMENTS

Agenda Date:	05/23/2024
Application Number:	CUP24-15
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Larry Ashton
Agent:	Mitchell Holm
Request:	Approval of a conditional use permit for three metal buildings.
Location:	125 N 325 W
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing three (3) metal buildings on their property. A property owner needs approval of a conditional use permit to be able to build a metal building. The property is zoned Single Family R1-10.

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

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section h applies):*

h. Standards for metal buildings:

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

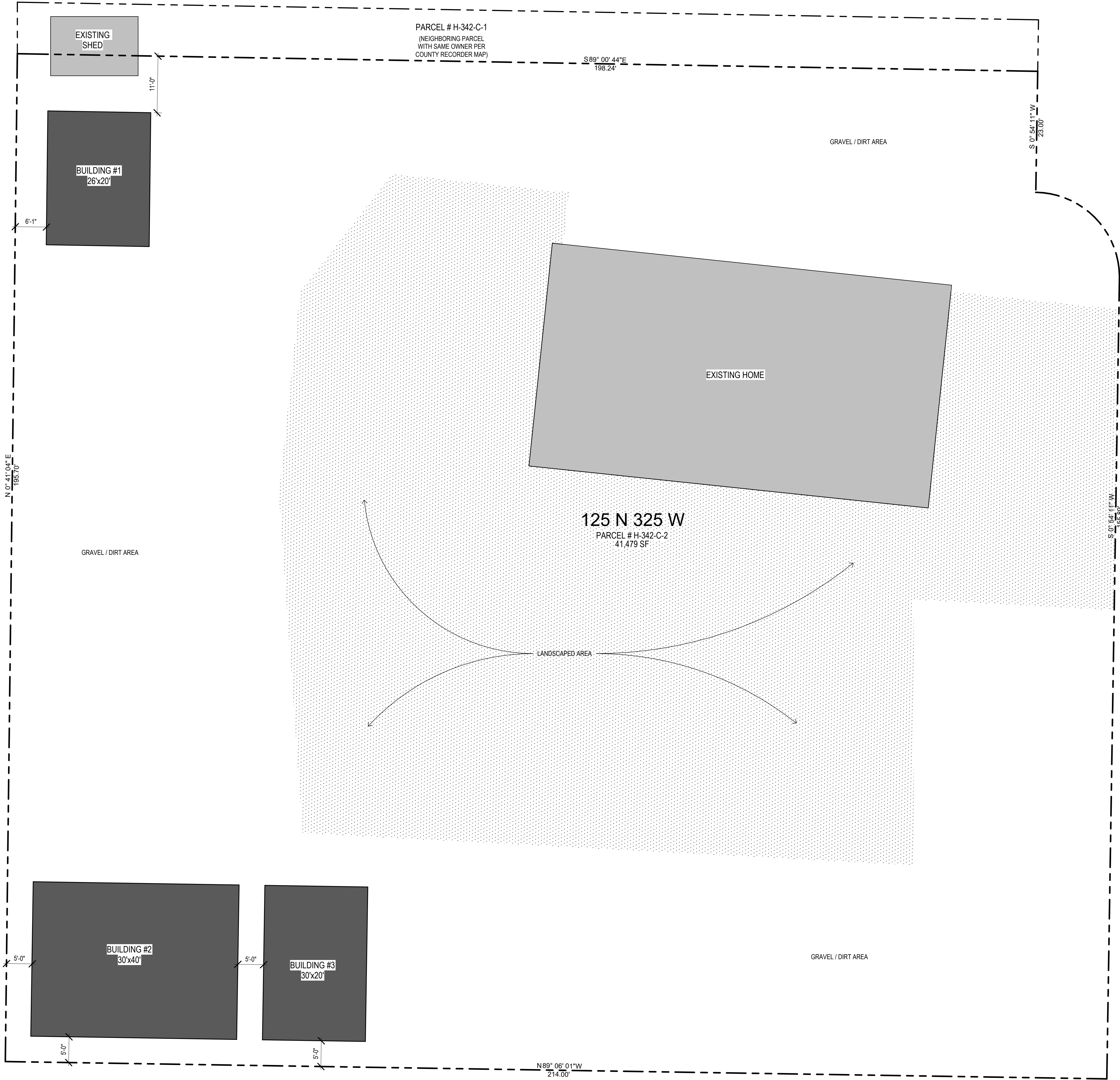
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco. (Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)

Findings:

1. Two of the buildings are 12' tall and one is 8' tall. A metal building is not allowed to exceed 16', and therefore, these buildings comply.
2. The proposed buildings are 1,200 sq. ft., 600 sq. ft., and 520 sq. ft., which comply with the 1,200 sq. ft. maximum size requirement.
3. The colors presented are compatible with surrounding structures and should be nonreflective.
4. Setbacks from the property lines are met; however, per HCC 10-13-4, buildings need to be 10' apart, and buildings #2 and #3 on the site plan are only 5' apart. The site plan should be adjusted to meet this code requirement.

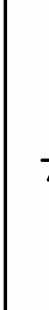
Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed metal buildings be approved, subject to staff comments.



SITE PLAN

SCALE: 1" = 10'-0"



Sheet No.		Revisions		Project Information		Square Footage		9/10/2024 8:54:38 PM	
C-1				METAL BUILDINGS				 MOYA DRAFTING & DESIGN Derek Vovles moyadrafting@gmail.com PH: 801.815.8706	
				125 N 325 W HURRICANE, UTAH 84737					
Site Plan				Project #		PERMIT SET 8.5.2024			



ManCaveStructures.com Quality Carports Inc

1048 W 170 N

Payson, Utah 84651

UTAH LICENSE 10441146-5501

Engineered by A & A Engineering

SPECIFICATION SHEET

Larry Ashton

30'W x 40'L x 12'H Peak will be aprox 16'H

Minor Storage Facility

GROUND SNOW LOAD

40 Lbs per Sq. Ft

WIND LOAD

Exposure C - 115 MPH

ANCHORS

(36) 1/2" x 7" LG Strong Bolt Expansion Anchor / Center section

FRAME

STRUCTURAL 14 GA. Tubing 2 1/4 x 2 1/4

SHEET METAL

29 GA Corrugated Galvanized or Painted Steel

ROOF PITCH

3/12 Pitch

WALL ENCLOSURES

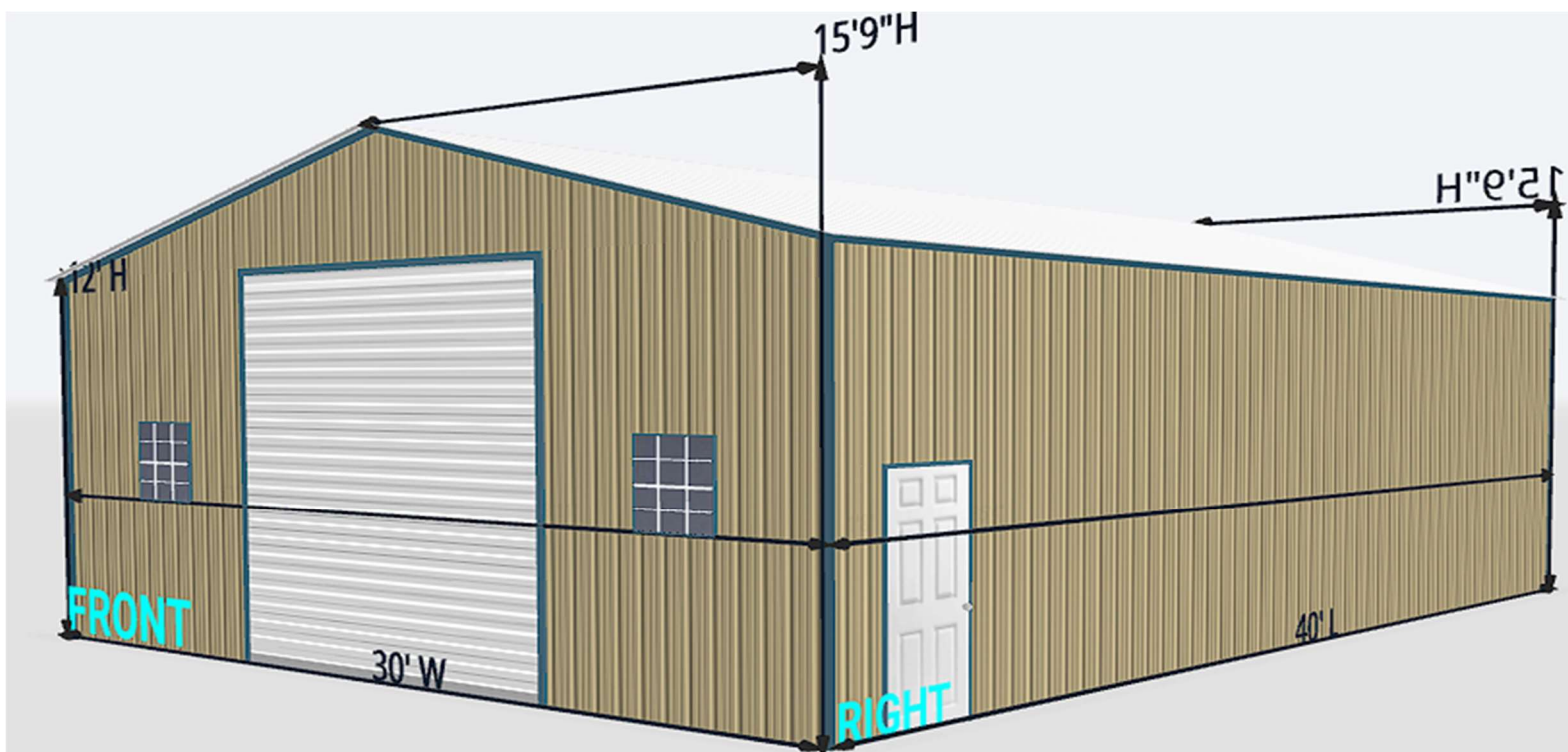
FULLY ENCLOSED

DOOR OPTIONS

(1) 12 X 12 END WALL (3) 36 X 36 WINDOWS (3) METAL WALK IN
DOORS



SALES: Ashton - 1295 E Red Hills Parkway St George Utah 84770 - 435-200-4827



Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

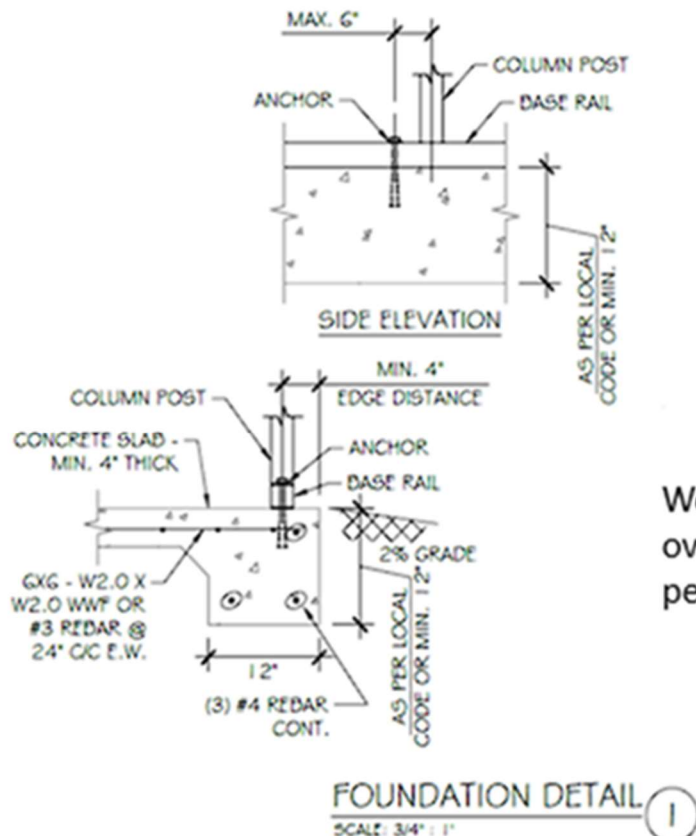
Fastener Type: #12x1" Self-Drill Screws
ESR-2196 W/ Neoprene Steel Washer



ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

Corner Post	Roof Member	Base Rail
Header	Door Post	End Wall Post
2 1/2" sq. x 14 GA Tube		



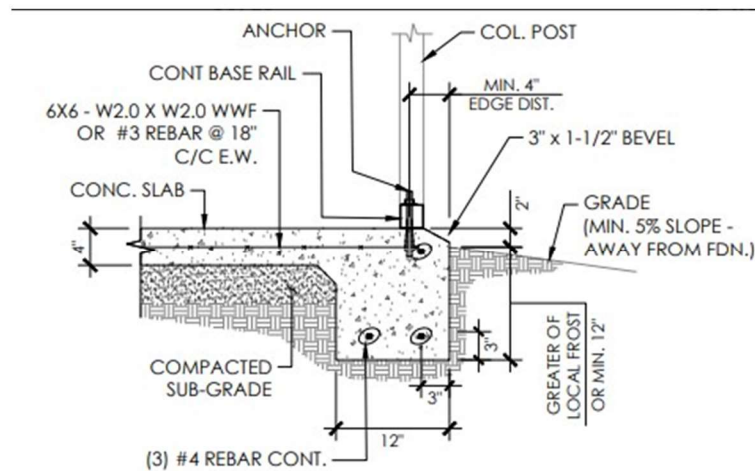
CEMENT DEPTH IS DEPENDANT ON LOCAL BUILDING/COUNTY REQUIREMENTS

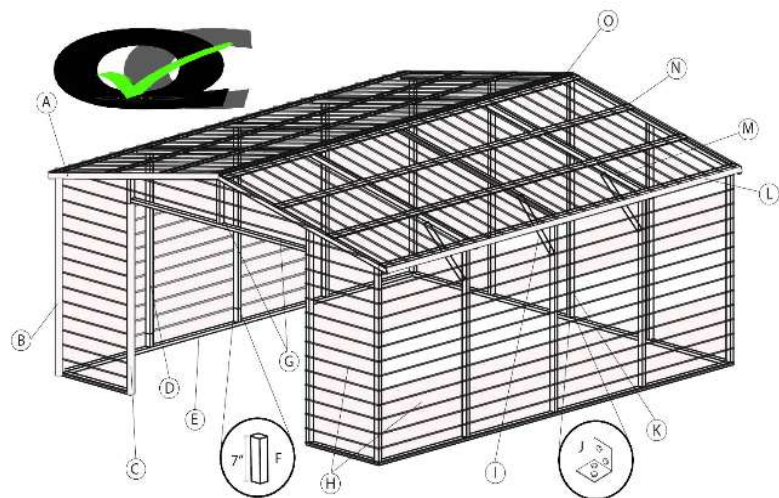


ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

We recommend a 2 3/4" overhang around the perimeter of the structure





ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

OUR CONSTRUCTION

(A) (B) (C) (L) "L-trim": Is used on Regular Styles that are open or with a horizontal end(s), A-Frame & Lean-to Style buildings that are open with vertical roof, horizontal roof & side(s), It is also used in all frame openings (ex., overhead, roll-up and walk-in doors), on windows "J-trim" is used.

(B) "Corner trim" is used on enclosed A-Frame & Lean-to Style buildings with vertical roof, side(s) and end(s) instead of the L-trim.

(D) (K) Post (uprights) can be 14 ga. or 12 ga. galvanized square tubing, they come in lengths of 5' up to 18'.

(E) (F) Bottom rails are made from our standard 20' long 14 ga. galvanized square tubing included are 7" pre-welded inserts (sleeves) by our production department, these are made of 14 ga. (either 2" or 2 ¼") galvanized square tubing that connect the post to the bottom rail; with optional extensions of 5' to achieve the length desired.

(G) Header bars and vertical supports for overhead doors, roll-up doors are made of 14 ga. either 2" or 2 ¼" galvanized square tubing, these are used to install the door tracks and the electric opener system on overhead doors.

(H) 29 ga. panels come standard on 13 different colors for the roof, sides and ends (26 ga. special order panels are also available with a 20-year warranty.)

(I) 18 ga. 2 ½" x 1 ½" channels are used as knee braces on buildings up to 30' wide and as peak braces on buildings up to 19' wide.

(J) "L" Brackets are installed to join two pieces of square tubing together where there will not be a pre-welded connection or sleeve.

(M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.

(N) 4 ¼" x 1 ½" 18 ga. hat channels are used on a-frame styles with vertical roof & sides and on regular style with the vertical end option.

(O) 11' Ridge cap trim is used only on a-frame with vertical roof style.



ManCaveStructures.com Quality Carports Inc

1048 W 170 N

Payson, Utah 84651

UTAH LICENSE 10441146-5501

Engineered by A & A Engineering

SPECIFICATION SHEET

Larry Ashton

26'W x 20'L x 8'H Peak will be aprox 11'H

Minor Storage Facility

GROUND SNOW LOAD

40 Lbs per Sq. Ft

WIND LOAD

Exposure C - 115 MPH

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(26) 1/2" x 7" LG Strong Bolt Expansion Anchor / Center section

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ROOF PITCH

3/12 Pitch

WALL ENCLOSURES

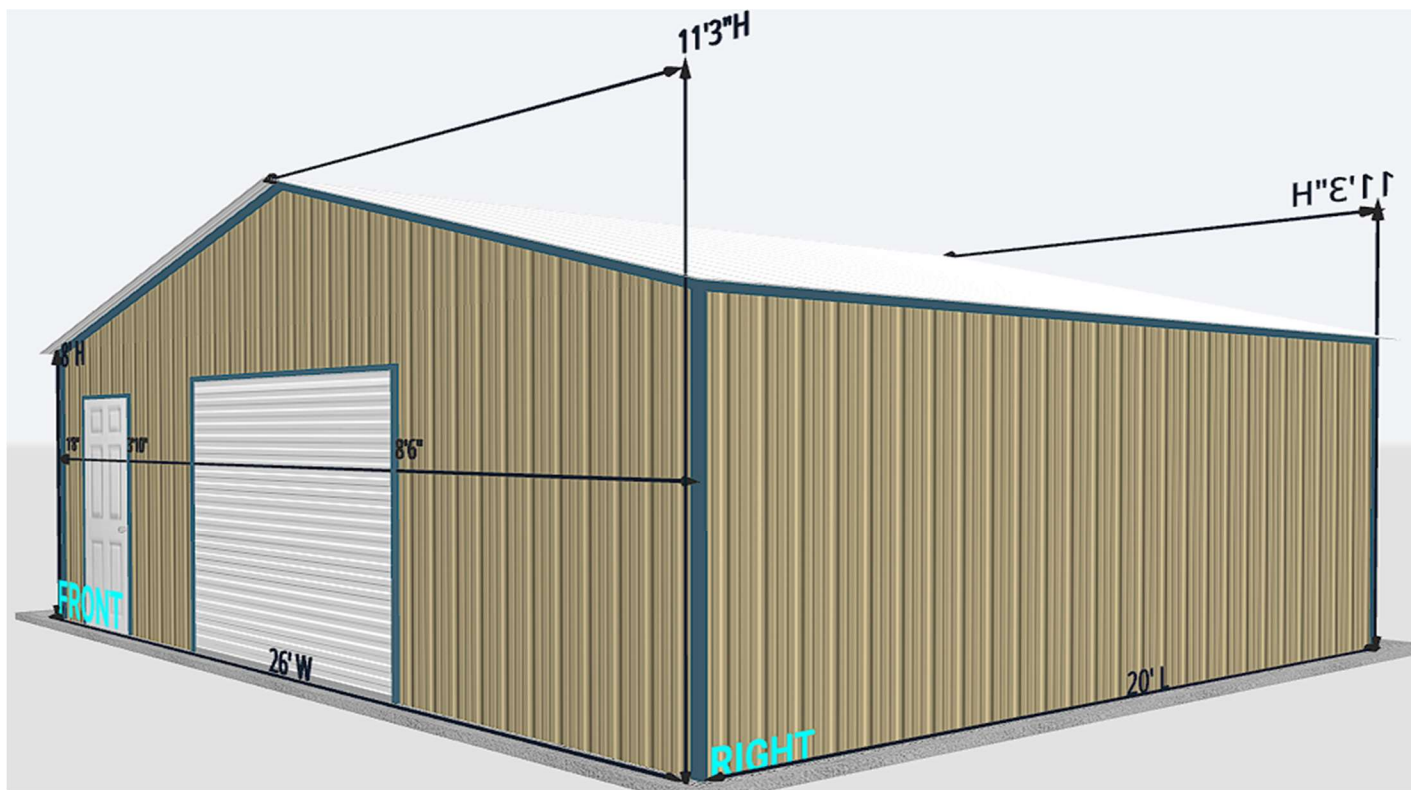
FULLY ENCLOSED

DOOR OPTIONS

(1) 9 X 7 END WALL (1) 36 X 36 WINDOWS (1) METAL WALK IN
DOORS



SALES: Ashton - 1295 E Red Hills Parkway St George Utah 84770 - 435-200-4827



Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

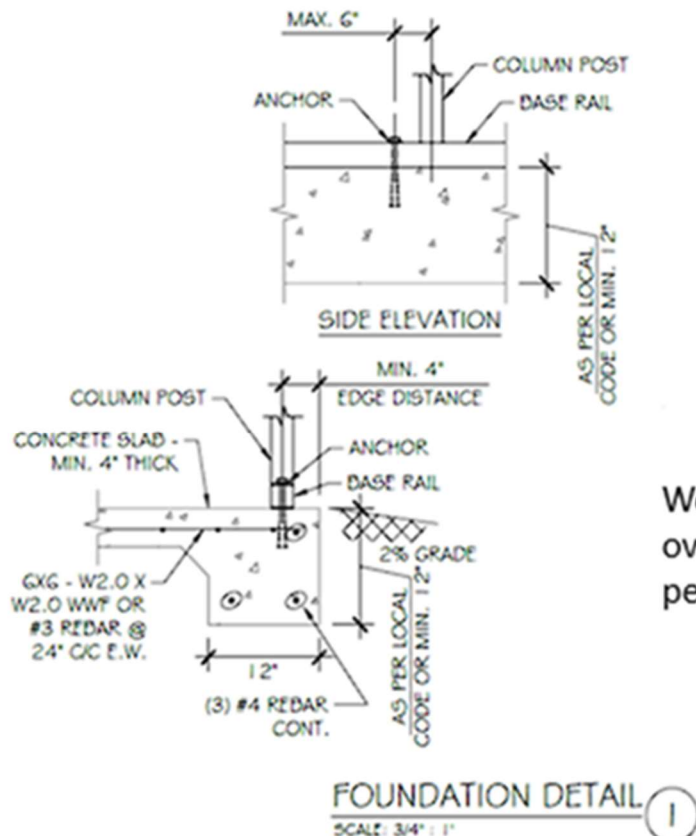
Fastener Type: #12x1" Self-Drill Screws
ESR-2196 W/ Neoprene Steel Washer



ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

Corner Post	Roof Member	Base Rail
Header	Door Post	End Wall Post
2 1/2" sq. x 14 GA Tube		



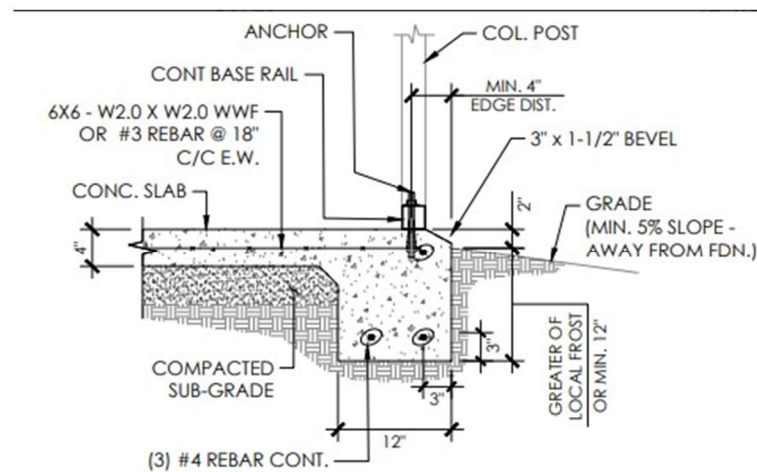
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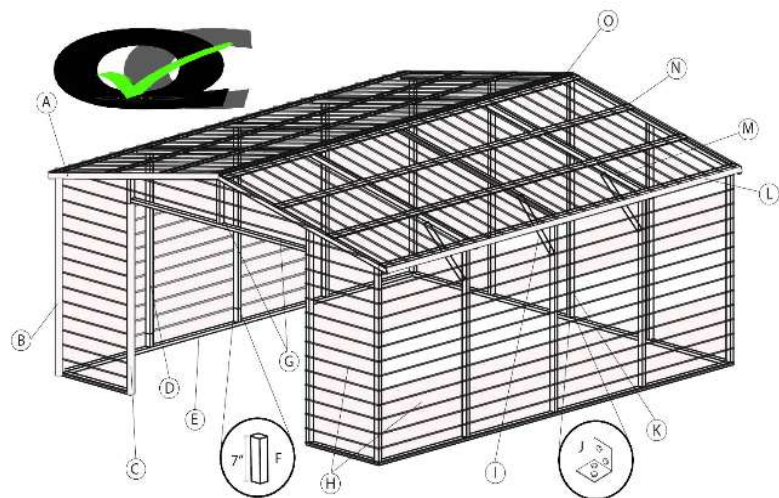


ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

We recommend a 2 3/4" overhang around the perimeter of the structure





ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

OUR CONSTRUCTION

(A) (B) (C) (L) "L-trim": Is used on Regular Styles that are open or with a horizontal end(s), A-Frame & Lean-to Style buildings that are open with vertical roof, horizontal roof & side(s), It is also used in all frame openings (ex., overhead, roll-up and walk-in doors), on windows "J-trim" is used.

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(D) (K) Post (uprights) can be 14 ga. or 12 ga. galvanized square tubing, they come in lengths of 5' up to 18'.

(E) (F) Bottom rails are made from our standard 20' long 14 ga. galvanized square tubing included are 7" pre-welded inserts (sleeves) by our production department, these are made of 14 ga. (either 2" or 2 ¼") galvanized square tubing that connect the post to the bottom rail; with optional extensions of 5' to achieve the length desired.

(G) Header bars and vertical supports for overhead doors, roll-up doors are made of 14 ga. either 2" or 2 ¼" galvanized square tubing, these are used to install the door tracks and the electric opener system on overhead doors.

(H) 29 ga. panels come standard on 13 different colors for the roof, sides and ends (26 ga. special order panels are also available with a 20-year warranty.)

(I) 18 ga. 2 ½" x 1 ½" channels are used as knee braces on buildings up to 30' wide and as peak braces on buildings up to 19' wide.

(J) "L" Brackets are installed to join two pieces of square tubing together where there will not be a pre-welded connection or sleeve.

(M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.

(N) 4 ¼" x 1 ½" 18 ga. hat channels are used on a-frame styles with vertical roof & sides and on regular style with the vertical end option.

(O) 11' Ridge cap trim is used only on a-frame with vertical roof style.



ManCaveStructures.com Quality Carports Inc

1048 W 170 N

Payson, Utah 84651

UTAH LICENSE 10441146-5501

Engineered by A & A Engineering

SPECIFICATION SHEET

Larry Ashton

30'W x 20'L x 12'H Peak will be aprox 16'H

Minor Storage Facility

GROUND SNOW LOAD

40 Lbs per Sq. Ft

WIND LOAD

Exposure C - 115 MPH

ANCHORS

(12) 1/2" x 7" LG Strong Bolt Expansion Anchor / Center section

FRAME

STRUCTURAL 14 GA. Tubing 2 1/4 x 2 1/4

SHEET METAL

29 GA Corrugated Galvanized or Painted Steel

ROOF PITCH

3/12 Pitch

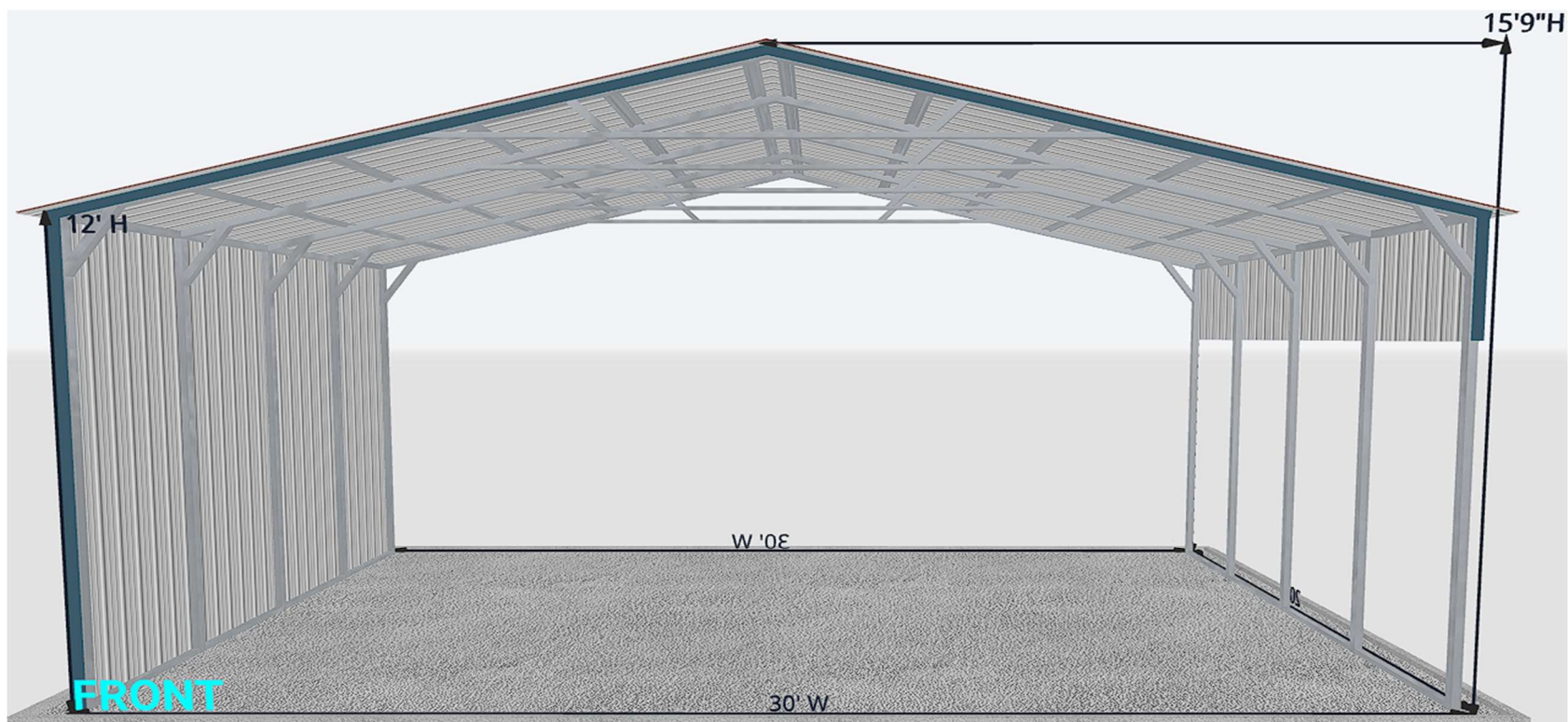
WALL ENCLOSURES

LEFT SIDE ENCLOSED, RIGHT PARTIAL ENCLOSED/ ENDS OPEN

DOOR OPTIONS



SALES: Ashton - 1295 E Red Hills Parkway St George Utah 84770 - 435-200-4827



Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

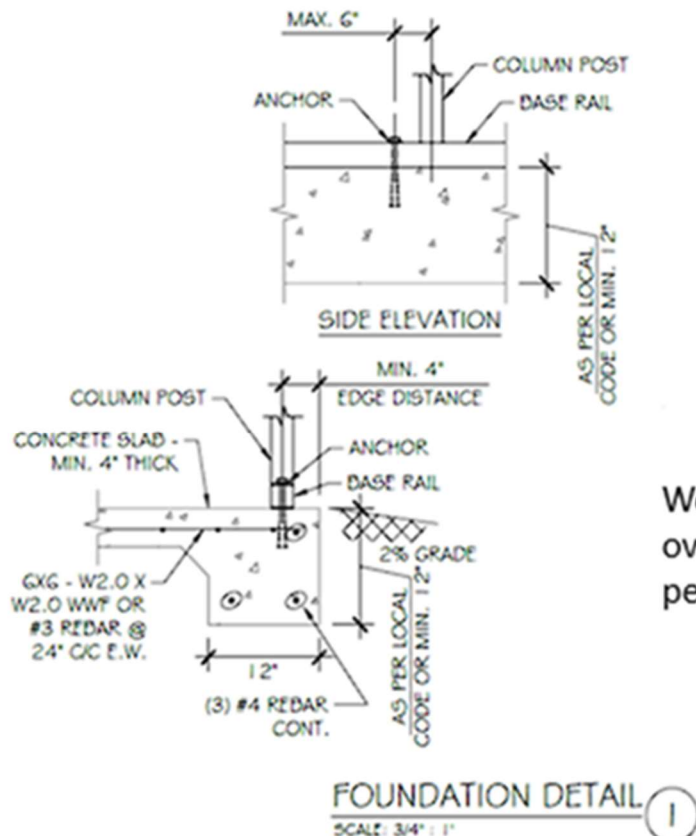
Fastener Type: #12x1" Self-Drill Screws
ESR-2196 W/ Neoprene Steel Washer



ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

Corner Post	Roof Member	Base Rail
Header	Door Post	End Wall Post
2 1/2" sq. x 14 GA Tube		



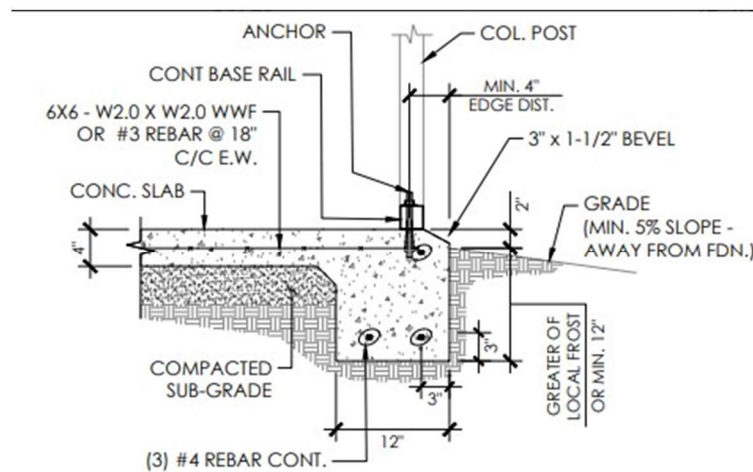
CEMENT DEPTH IS DEPENDANT ON LOCAL BUILDING/COUNTY REQUIREMENTS

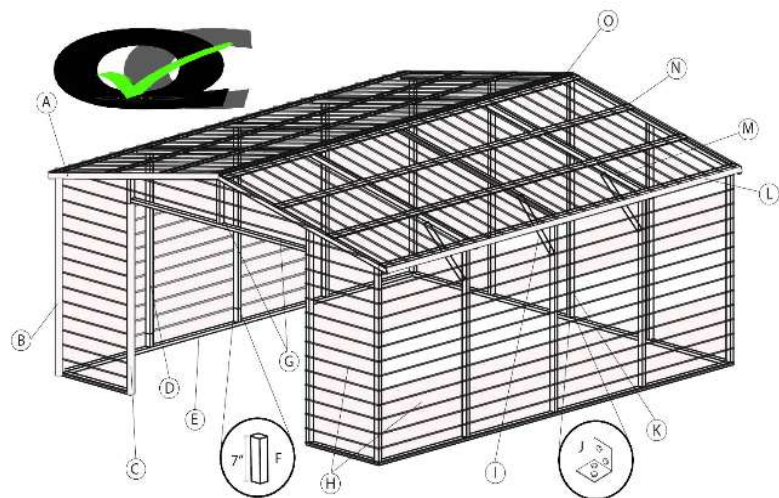


ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

We recommend a 2 3/4" overhang around the perimeter of the structure





ManCaveStructures.com

POWERED BY **QUALITY STEEL BUILDINGS**

OUR CONSTRUCTION

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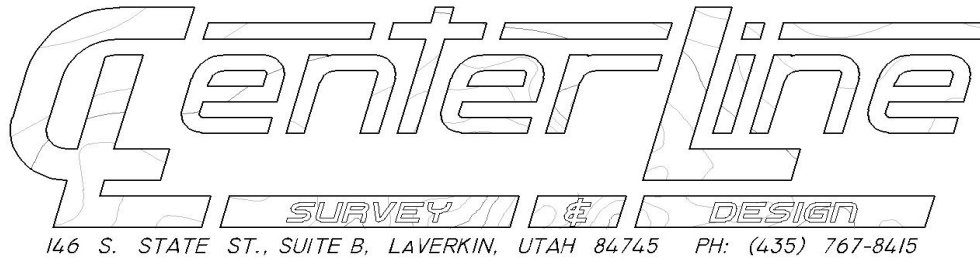
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Application

Application Accepted Date: 09/16/2024		Valuation		\$	0.00				
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES							
Description: Combining Scenic Pointe P2 Lots 44, 45, and APN H-		Planning Fee		\$	150.00				
		Planning Fee		\$	150.00				
		Sub Total:		\$	150.00				
Tenant / Project Name: Scenic Pointe - Phase 2 - Partial Amendment A		Permit Total:		\$	150.00				
Bldg. Address: 795 S 1480 W		Amount Paid:		\$	150.00				
City: Hurricane City State: UT Zip: 84737		Remaining Due:		\$	0.00				
Subdivision: Scenic Pointe Phase: 2									
Block: Lot #: 44 Parcel ID #: H-SCPE-2-44									
Zone: R1-10									
Property Owner: David Eves									
Permit Contact: Barry Thompson P:(435) 668-9830									
Email: barry@clsrvy.com									
CONTACT INFORMATION									
Engineer of Record: Barry Thompson, P.L.S.									
Email: barry@clsrvy.com P: (435) 668-9830									
General Contractor: Barry Thompson									
License #: 4804865-2201 P: (435) 767-8415									
Address: 146 S. State St., Suite B									
City: LaVerkin State: Utah Zip: 84745									
Email: barry@clsrvy.com									
APPLICATION DETAILS									
						APPROVALS		DATE	INFO
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PLANAFP24-14									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Barry E Thompson									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By: Date:									
Application Issued By: Date:									
Receipt #:									



September 12, 2024

SCENIC POINTE – PHASE 2 – PARTIAL AMENDED A NARRATIVE

The application for an amended final plat on the above referenced subdivision is to join three (3) individual parcels owned by Eveski Capital Investments Inc. into a single lot. Dave and Shannon Eves are the owners of said company.

The Roadways are built and dedicated and utilities are in place on the property. The easements were platted with the two plats already recorded, identified on the plat and within the boundary description.

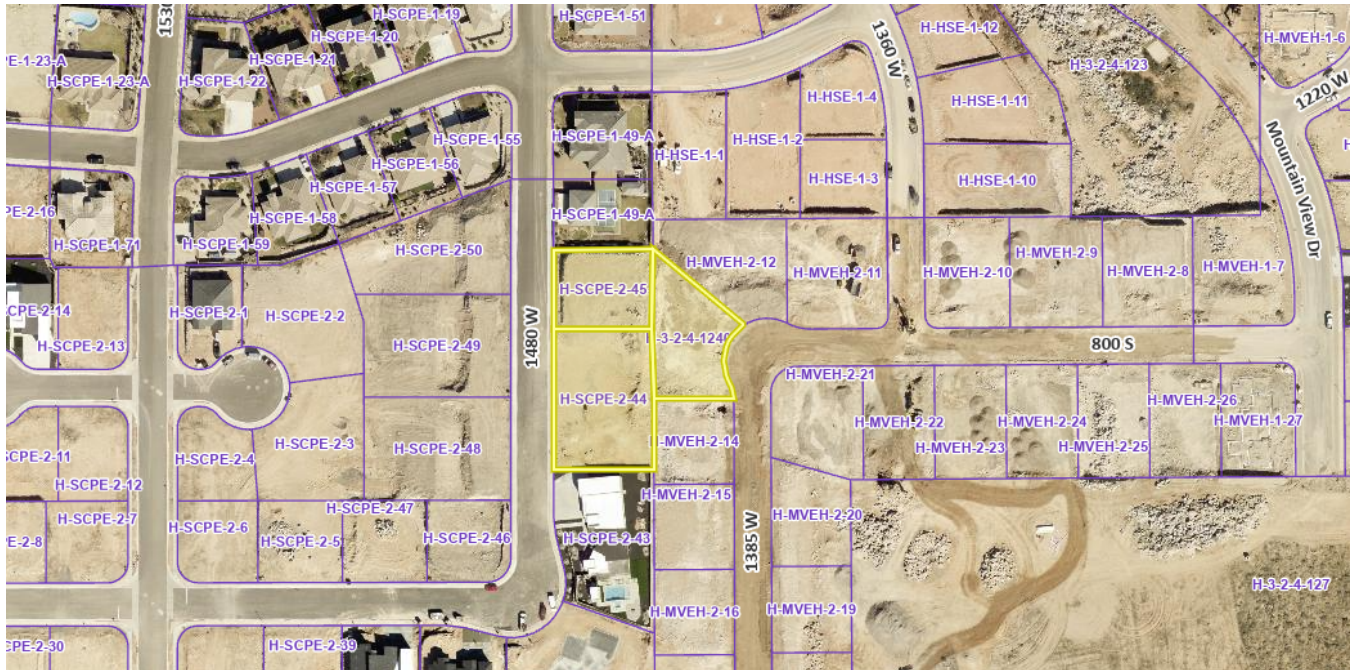
The survey of the properties has been completed and all indicated monuments are in place.



STAFF COMMENTS

Agenda Date:	09/26/2024
Application Number:	AFP24-14
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	David Eves
Agent:	Barry Thompson
Request:	Approval of an Amended Final Plat.
Location:	795 S 1480 W
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Denial due to not meeting city code.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Scenic Pointe Phase 2 to combine Lots 44 and 45 with a remainder parcel from the adjacent Mountain View Estates Phase 2 subdivision. Combining three lots and extending a subdivision boundary requires an amended final plat. The property is zoned Single Family R1-10.



JUC Comments

The following comments will need to be addressed.

1. **Public Works:** The new lot can only have one set of services. The other two sets will need to be abandoned at the main. Which street will the dwelling face? How will the property be addressed?
2. **Power:** .
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Phone/Cable:**
9. **WCWCD:**

Staff Comments

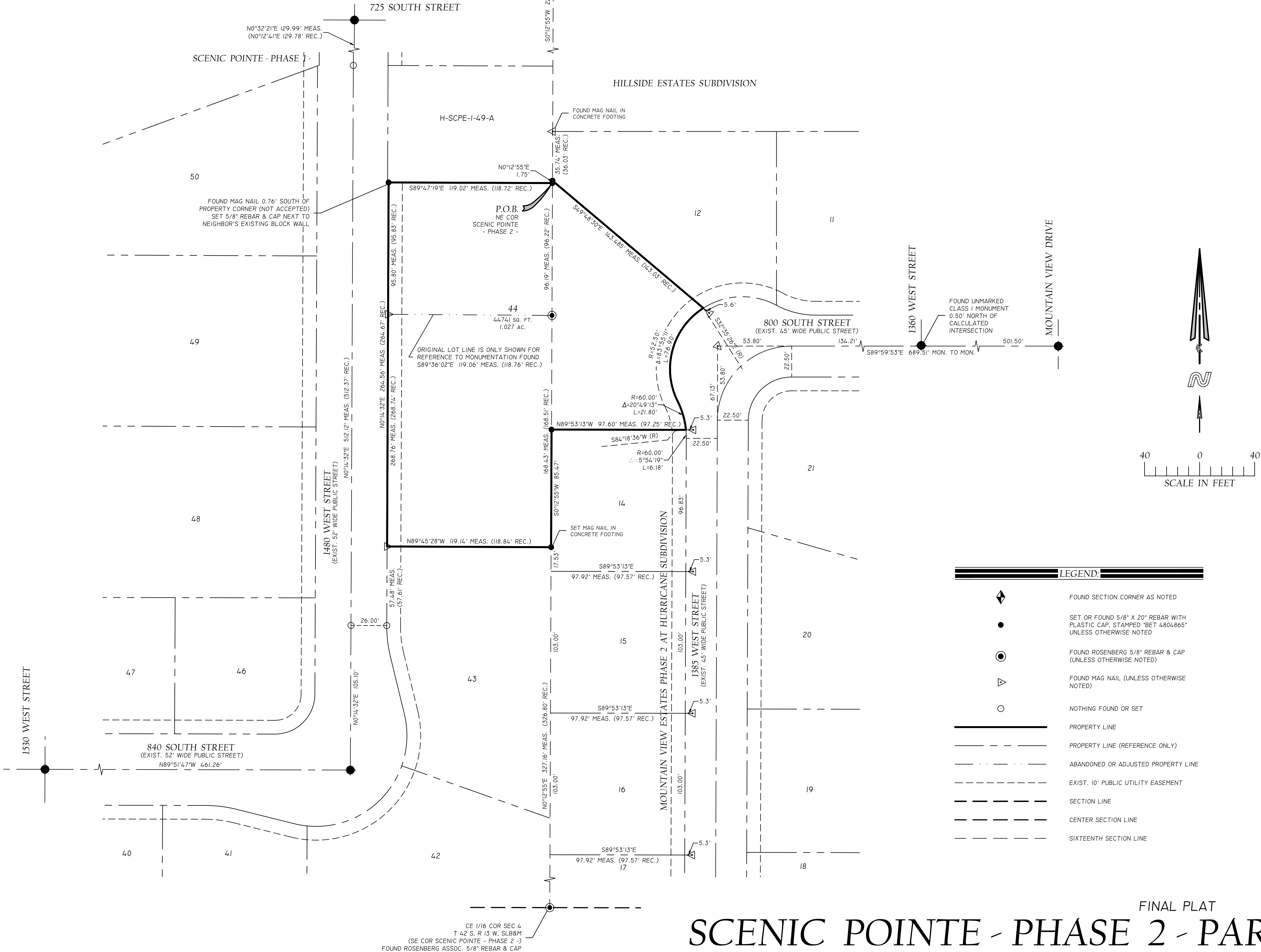
1. The plat meets the amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key requirements:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describes the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. The proposed lot has frontages on both 1480 W and 1385 W. Hurricane City Code (HCC) 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's*

road master plan. Depending on the applicant's plans there may be ways for the goals of this application to be met and still meet this code; however, as currently presented, this plat does not comply with provision 10-37-12(E) of the Hurricane City Code.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be denied on the finding that the proposed plat would create a double-frontage lot that would not comply with HCC sec. 10-37-12(E).

S 1/4 COR SEC 34
T 41 S, R 13 W, SLB&M
FOUND 1974 WASH. CO. BRASS
CAP IN MONUMENT WELL

N 1/4 COR SEC 4
T 42 S, R 13 W, SLB&M
FOUND DOMED BOLT



SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT A

(LOTS 44, 45, & H-3-2-4-1240)
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE COMBINED LOTS 44, 45, AND THE PARCEL IDENTIFIED WITH TAX ID NO. H-3-2-4-1240 INTO A SINGLE LOT 44 WITH THE EXISTING PLATED 10' PUBLIC UTILITY EASEMENTS ADJACENT TO THE EXISTING PUBLIC HIGHWAYS REMAINING AS DEDICATED HEREIN TO BE KNOWN AS:

SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT A

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

Barry E. Thompson
BARRY E. THOMPSON, P.L.S.
CERTIFICATE NO. 4804865

STATE OF UTAH
No. 4804865
BARRY E. THOMPSON
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE JOINED INTO ONE BUILDING LOT AND EASEMENTS AS SHOWN, HEREAFTER TO BE KNOWN AS:

SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT A

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE TO THE CITY OF HURRICANE AND ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH ALL AREAS DESIGNATED AS "EASEMENT" FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES AS NECESSARY FOR PROVIDING, UPGRADE, AND MAINTAINING THEIR UTILITIES AND SERVICES.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF THE WASHINGTON COUNTY, RECORDED MARCH 24, 2023 AS DOCUMENT NUMBER 20230007938, AND AMENDMENTS THERETO, ARE HEREBY INCORPORATED WITH THIS FINAL PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS ___ DAY OF ___, A.D. 2024.

DAVID S. EVES, PRESIDENT
EVESKI CAPITAL INVESTMENTS INC.
A UTAH CORPORATION

SHANNON EVES, VICE PRESIDENT
EVESKI CAPITAL INVESTMENTS INC.
A UTAH CORPORATION

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST SUBDIVISION CORNER OF SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 89°43'34" WEST 1318.96 FEET ALONG THE SECTION LINE AND SOUTH 00°12'55" WEST 2200.38 FEET ALONG THE EAST SIXTEENTH LINE FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST SIXTEENTH LINE NORTH 00°12'55" EAST 1.75 FEET TO AN ANGLE POINT IN THE BOUNDARY OF MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION, OF SAID OFFICIAL RECORDS, SAID POINT BEING AN ANGLE POINT ON THE WESTERLY LINE OF LOT 12 OF SAID MOUNTAIN VIEW ESTATES (M.V.E.). THENCE ALONG SAID M.V.E. BOUNDARY IN THE FOLLOWING FIVE COURSES: SOUTH 49°48'30" EAST 143.485 FEET ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 1385 WEST STREET AND IS ON THE ARC OF A 52.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF WHICH LIES SOUTH 32°35'26" EAST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID M.V.E. BOUNDARY SOUTHERLY 78.90 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 83°55'11" TO THE POINT OF REVERSE CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE WESTERLY, THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID M.V.E. BOUNDARY SOUTHERLY 21.80 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 20°49'13" TO THE NORTHEAST CORNER OF LOT 14 OF SAID MOUNTAIN VIEW ESTATES (M.V.E.). THENCE ALONG THE NORTH LINE OF SAID LOT 14 AND SAID M.V.E. BOUNDARY NORTH 89°53'13" WEST 97.60 FEET TO A POINT ON SAID EAST SIXTEENTH LINE, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE WEST LINE OF SAID LOT 14, SAID EAST SIXTEENTH LINE, AND SAID M.V.E. BOUNDARY SOUTH 00°12'55" WEST 88.42 FEET TO THE NORTHEAST CORNER OF SAID SCENIC POINTE - PHASE 2 -, THENCE LEAVING SAID M.V.E. BOUNDARY NORTH 89°45'28" WEST 119.14 FEET ALONG THE NORTH LINE OF SAID LOT 43 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 1480 WEST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 43; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°14'32" EAST 264.56 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SCENIC POINTE - PHASE 2 -, THENCE ALONG SAID NORTH BOUNDARY SOUTH 89°47'19" EAST 119.02 FEET TO SAID NORTHEAST SUBDIVISION CORNER AND THE POINT OF BEGINNING, CONTAINS 1.027 ACRES.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF ___, A.D. 2024, PERSONALLY APPEARED BEFORE ME, DAVID S. EVES AND SHANNON EVES, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF EVESKI CAPITAL INVESTMENTS INC., A UTAH CORPORATION, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THEY DID DULY ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

SUBDIVISION NOTES

- THERE IS A BEARING ROTATION OF 00°00'07" COUNTER-CLOCKWISE FROM THE BEARINGS ON THIS PLAT AND THOSE ON THE RECORDED PLAT OF MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION.
- ALL MONUMENTATION IS IN PLACE AS IDENTIFIED ON THIS PLAT AT THE TIME OF PREPARATION. CENTERLINE SURVEY AND DESIGN SHALL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF MONUMENTATION WITHOUT FULL COMPENSATION FOR WORK NECESSARY TO RE-ESTABLISH ANY AND ALL REQUESTED MONUMENTATION.
- A 10' WIDE PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
- HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- PARENT PARCELS: H-SCPE-2-44 H-SCPE-2-45 H-3-2-4-1240

LEGEND	
	FOUND SECTION CORNER AS NOTED
	SET OR FOUND 5/8" X 20" REBAR WITH PLASTIC CAP, STAMPED SET 4804865 UNLESS OTHERWISE NOTED
	FOUND ROSENBERG 5/8" REBAR & CAP (UNLESS OTHERWISE NOTED)
	FOUND MAG NAIL (UNLESS OTHERWISE NOTED)
	NOTHING FOUND OR SET
	PROPERTY LINE
	PROPERTY LINE (REFERENCE ONLY)
	ABANDONED OR ADJUSTED PROPERTY LINE
	EXIST. 10' PUBLIC UTILITY EASEMENT
	SECTION LINE
	CENTER SECTION LINE
	SIXTEENTH SECTION LINE

199 NORTH STATE STREET, LAVERKIN, UTAH 84745
PHONE: (435) 668-9830

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF ___, A.D. 2024.

DATE: _____
HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ___ DAY OF ___, A.D. 2024.

ATTEST: CITY RECORDER
HURRICANE, UTAH

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

_____, MAYOR
HURRICANE, UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ___ DAY OF ___, A.D. 2024.

_____, HURRICANE CITY ATTORNEY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF ___, 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

_____, WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

DATE: 12-SEPT-2024
SCALE: 1"=40'
SHEET: 1

_____, WASHINGTON COUNTY RECORDER



STAFF COMMENTS

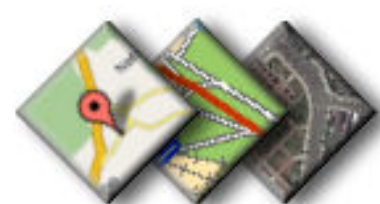
Agenda Date:	09/26/2024
Application Number:	N/A
Type of Application:	General Plan Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Review and make a recommendation to the City Council on the proposed comprehensive amendment to the Future Land Use Map.
Report Prepared By:	Fred Resch III/Gary Cupp

Discussion:

As discussed at the previous two Planning Commission meetings, staff with input from the Planning Commission, is proposing a number of changes to the Future Land Use Map in the general plan. The Future Land Use Map, often called a “General Plan Map”, is the guiding document for land use and zoning policy within the city. It is advisory in nature, and the City is not bound to adopt the zoning recommended by the General Plan Map which can, and should, be amended from time to time. These currently proposed changes are primarily to align the map with existing zoning and city policy preferences in key areas of growth for the City.

Recommendation:

Staff recommends that the Planning Commission review and consider the proposed amendments, and make a recommendation to the City Council.



Future Land Use General Plan

