



# HURRICANE CITY UTAH

**Mayor**

**City Manager**

Nanette Billings Kaden DeMille

## City Council

*David Hirschi  
Kevin Thomas  
Clark Fawcett  
Drew Ellerman  
Joseph Prete*

### **Hurricane City Council Special Meeting Agenda**

October 25, 2024

9:00 AM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Special Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376.

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#### **9:00 a.m. - Call to Order**

#### **NEW BUSINESS**

1. Consideration and possible approval on FSP24-68 a final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W. Sunwood Homes, Applicant. Brandee Walker, Agent.

#### **Adjournment**

I hereby certify that the above notice was posted to the city website, ([www.cityofhurricane.com](http://www.cityofhurricane.com)) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

\_\_\_\_\_ for the City Recorder



## **STAFF COMMENTS**

Consideration and possible approval on FSP24-68 a final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W. Sunwood Homes, Applicant. Brandee Walker, Agent.

### **Discussion:**

### **Findings:**

### **Recommendation:**

### **Attachments:**

1. FSP24-68\_
2. Narrative
3. FSP24-68 Canyon Villas PC Staff Report
4. Site Plan
5. Signed Construction Drawings
6. Renderings
7. Landscaping Plan
8. Lighting Plan



## Application

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                     |  |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|----|--------|--|--|--|--|--|
| Application Accepted Date: 10/10/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Valuation                                                                           |  | \$ | 0.00   |  |  |  |  |  |
| Type of Improvement: Site Plan (Final)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | PERMIT FEES                                                                         |  |    |        |  |  |  |  |  |
| Description: 180 Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Planning Fee                                                                        |  | \$ | 250.00 |  |  |  |  |  |
| Tenant / Project Name: Canyon Villas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Sub Total:                                                                          |  | \$ | 250.00 |  |  |  |  |  |
| Bldg. Address: 2800 West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Permit Total:                                                                       |  | \$ | 250.00 |  |  |  |  |  |
| City: Hurricane City State: UT Zip: 84737                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Amount Paid:                                                                        |  | \$ | 250.00 |  |  |  |  |  |
| Subdivision: Canyon Villas Phase:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Remaining Due:                                                                      |  | \$ | 0.00   |  |  |  |  |  |
| Block: Lot #: Parcel ID #: H-3-1-32-44071                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |    |        |  |  |  |  |  |
| Zone: MH/RV with PDO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |  |    |        |  |  |  |  |  |
| Property Owner: Sunwood Homes of Southern Utah Inc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                     |  |    |        |  |  |  |  |  |
| Permit Contact: Brandee Walker P:(435) 668-4023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                     |  |    |        |  |  |  |  |  |
| Email: bwalker@civilsience.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |  |    |        |  |  |  |  |  |
| CONTACT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                     |  |    |        |  |  |  |  |  |
| Engineer of Record: Civil Science                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                     |  |    |        |  |  |  |  |  |
| Email: bwalker@civilsience.com P: (435) 668-4023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |  |    |        |  |  |  |  |  |
| General Contractor: Sunwood Homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                     |  |    |        |  |  |  |  |  |
| License #: P: (435) 668-4023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                     |  |    |        |  |  |  |  |  |
| City: State: Zip:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                     |  |    |        |  |  |  |  |  |
| Email: james@mysunwoodhomes.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                     |  |    |        |  |  |  |  |  |
| APPLICATION DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                     |  |    |        |  |  |  |  |  |
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| APPROVALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                     |  |    |        |  |  |  |  |  |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |  |    |        |  |  |  |  |  |
| INFO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |  |    |        |  |  |  |  |  |
| Setbacks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                     |  |    |        |  |  |  |  |  |
| Front: Rear: Left: Right:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                     |  |    |        |  |  |  |  |  |
| Min.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |  |    |        |  |  |  |  |  |
| Actual:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                     |  |    |        |  |  |  |  |  |
| APPLICATION NUMBER: PLANFSP24-68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                     |  |    |        |  |  |  |  |  |
| This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy. |  |                                                                                     |  |    |        |  |  |  |  |  |
| Applicant Name: Brandee Walker                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |  |    |        |  |  |  |  |  |
| Signature of Applicant/Authorized Agent or Owner: Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                     |  |    |        |  |  |  |  |  |
| Application Approved By: Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                     |  |    |        |  |  |  |  |  |
| Application Issued By: Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                     |  |    |        |  |  |  |  |  |
| Receipt #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                     |  |    |        |  |  |  |  |  |

## **Canyon Villas**

(Formally Canyon Del Sol)

### **Final Site Plan**

Canyon Villas is a 180 unit manufactured/mobile home and recreational vehicle park which received preliminary site plan approval for the use. The site is 16.47 acres located at approximately 240 North 2800 West. The site is currently mass graded and ready to move forward with development improvements upon the final site plan approval.

All utilities and other development related engineering has been resolved and construction drawings received approvals in October 2024.





## STAFF COMMENTS

|                             |                                                                           |
|-----------------------------|---------------------------------------------------------------------------|
| <b>Agenda Date:</b>         | <b>10/24/2024</b>                                                         |
| <b>Application Number:</b>  | FSP24-68                                                                  |
| <b>Type of Application:</b> | Final Site Plan                                                           |
| <b>Action Type:</b>         | Administrative                                                            |
| <b>Applicant:</b>           | Sunwood Homes                                                             |
| <b>Agent:</b>               | Brandee Walker                                                            |
| <b>Request:</b>             | Approval of a Final Site Plan.                                            |
| <b>Location:</b>            | 250 N 2800 W                                                              |
| <b>Zoning:</b>              | MH/RV (PDO)                                                               |
| <b>General Plan Map:</b>    | Single Family                                                             |
| <b>Recommendation:</b>      | Recommend approval to the City Council subject to staff and JUC comments. |
| <b>Report Prepared by:</b>  | Fred Resch III                                                            |

### Discussion:

The applicant is seeking approval of a final site plan for the Canyon Villas, a 180 unit park model development located along 2800 W along with associated open space and amenities. This project was approved under the “park model development” classification that has been removed from our code, however this development is still reviewed under those standards. This project received preliminary site plan approval in December of 2022. The site is zoned Mobile Home/RV Park with a planned development overlay.



3. **Parking:** Per city code HCC 10-43-6(C)(7) one space is required per unit. Tandem parking for two vehicles has been provided per unit as well as overflow parking to meet this code.
4. **Landscaping:** A landscape plan has been submitted. Per HCC 10-43-6: *“Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan.”* The proposed landscaping plan shows this code being met with landscaping provided on a per-unit basis as well as landscaping provided with the retention area.
5. Building elevations have been provided. All units will be under 35’ tall.

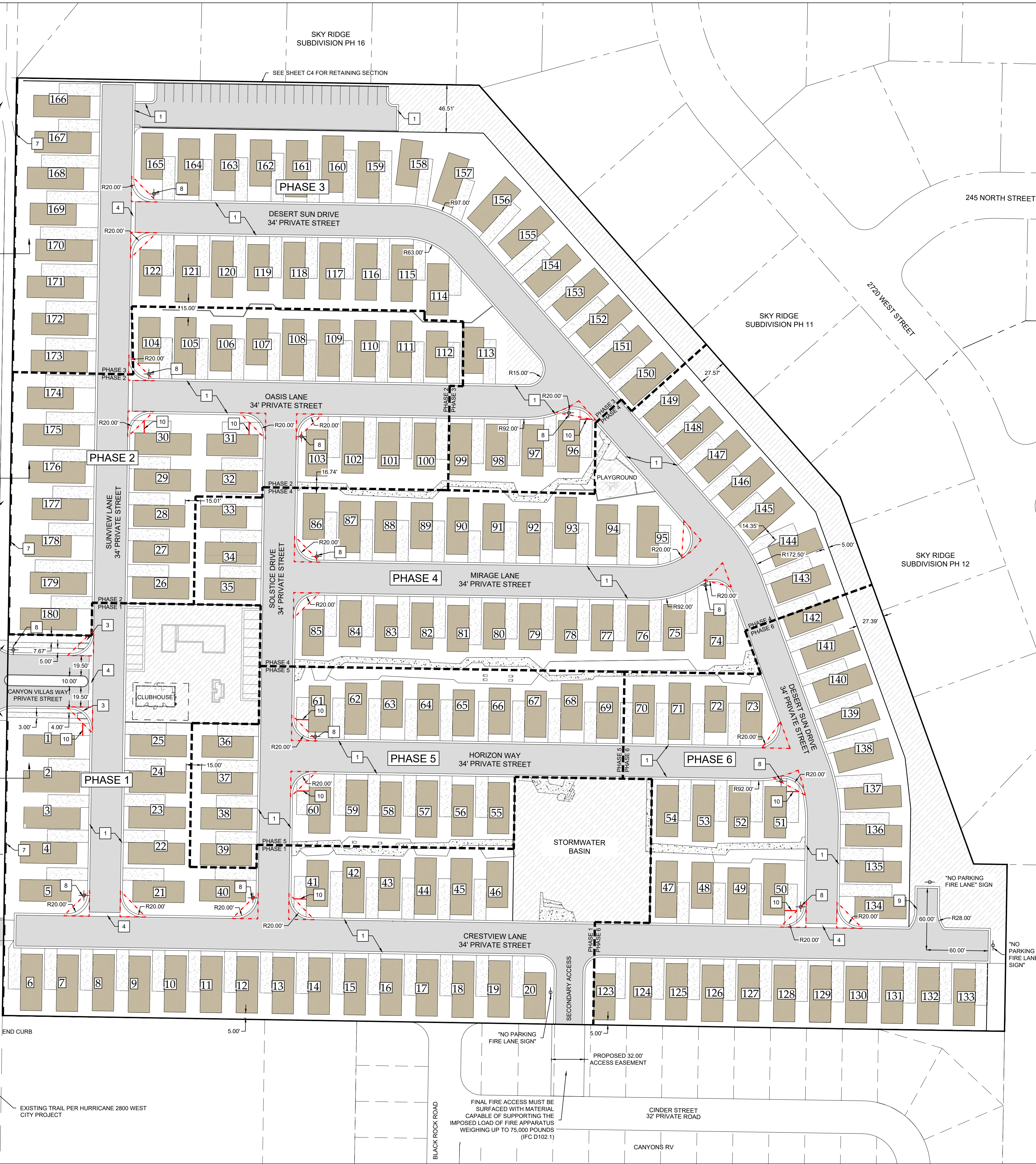
**Recommendation:** The Planning Commission should review this application based on standards within Hurricane City Code. HCC 10-43-5 states that final approval for park model developments is a City Council decision after a Planning Commission recommendation. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.



PATH: L:\UTAH\PROJECTS\ACTIVE 2022\F22290.00 - CANYON DEL SOL\700 - CAD\DESIGN\22290.MPD.DWG

PARAISO DEVELOPMENT

CONNECT TO EXISTING CURB  
2800 WEST STREET  
90' PRIVATE STREET  
8.00' ASPHALT  
8.5' LANDSCAPE  
END CURB  
EXISTING TRAIL PER HURRICANE 2800 WEST CITY PROJECT



KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 24" MODIFIED CURB & GUTTER (PER DETAIL SHEET)
  - 30" HIGH BACK CURB & GUTTER (PER CITY STD)
  - CORNER PEDESTRIAN RAMP (PER CITY STD)
  - 4" WATERWAY (PER DETAIL SHEET)
  - 8" WATERWAY (PER CITY STD)
  - EXISTING 10' TRAIL
  - PRIVACY WALL (PER DETAIL THIS SHEET)
  - INSTALL STREET & STOP SIGN (PER CITY STD.)
  - INSTALL FIRE TURNAROUND (PER IFC APPENDIX D103)
  - INSTALL NO PARKING INDICATOR TO RESTRICT PARKING WITHIN SIGHT TRIANGLES

LEGEND

- PROPERTY LINE  
EDGE OF ASPHALT  
PROPOSED PAD LINES  
EXISTING LOT LINES  
PROPOSED CURB & GUTTER  
EXISTING CURB & GUTTER  
SIGHT TRIANGLE  
6' SOLID PRIVACY WALL  
SIGN PER PLAN  
STREET & STOP SIGN  
COMMON/AMENITY AREA  
NEW ASPHALT

NOTE:  
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

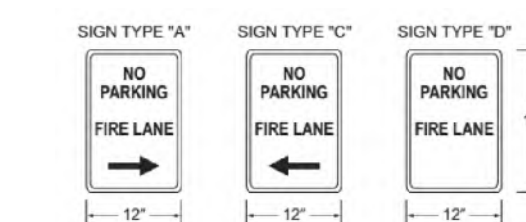
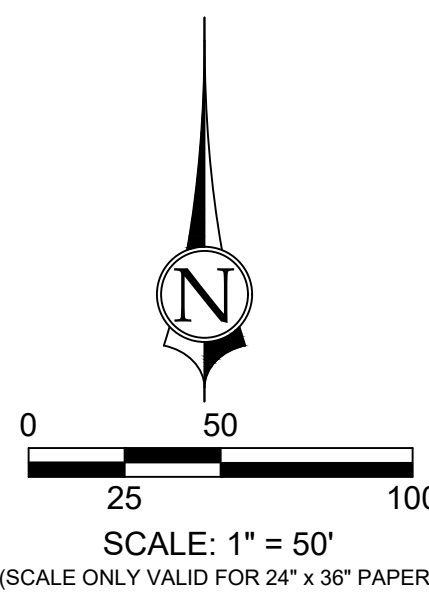
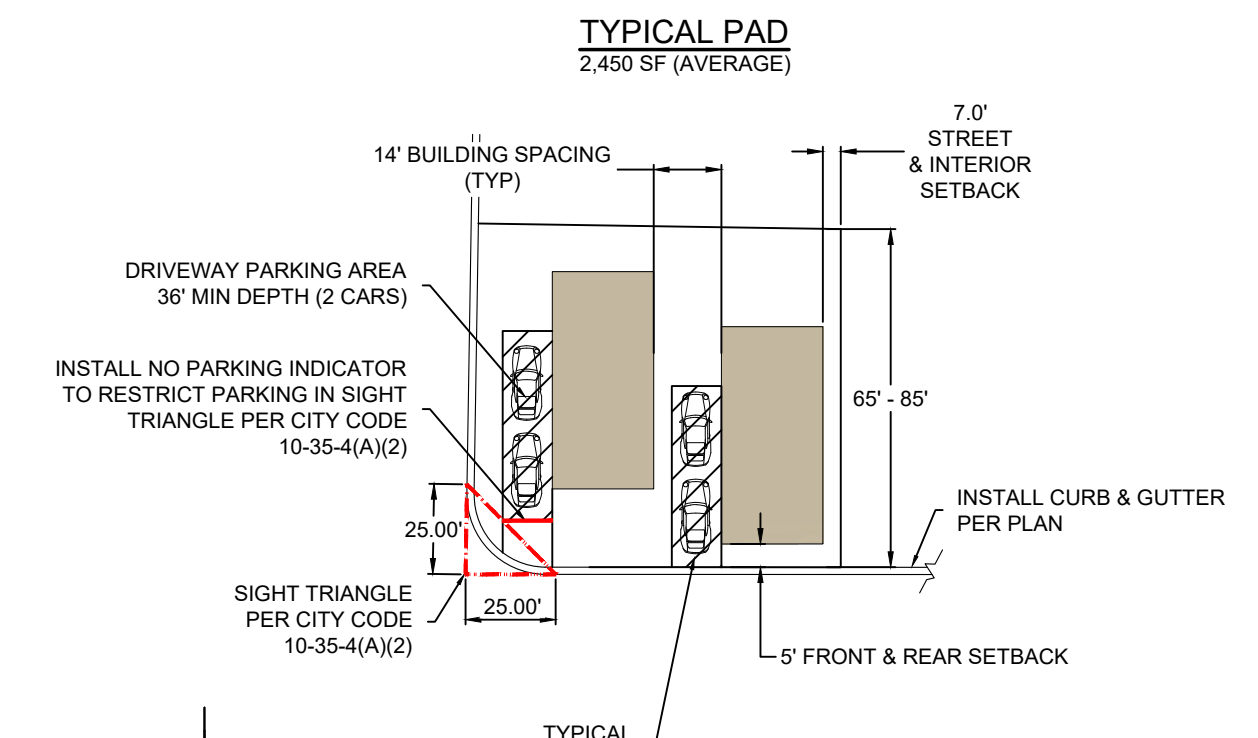
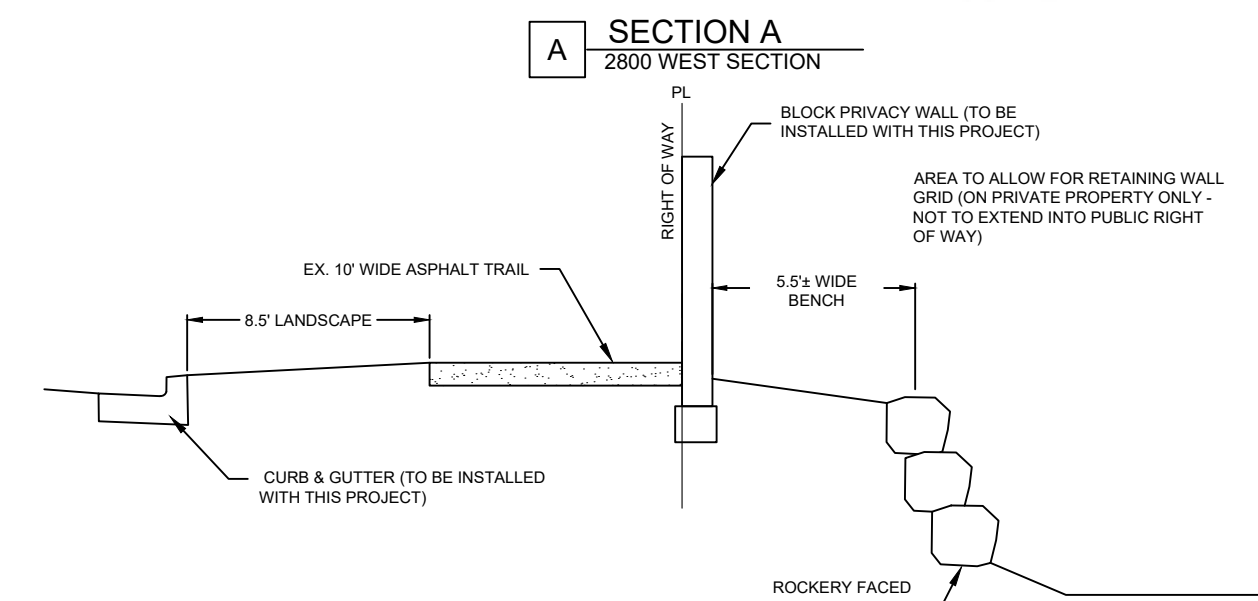
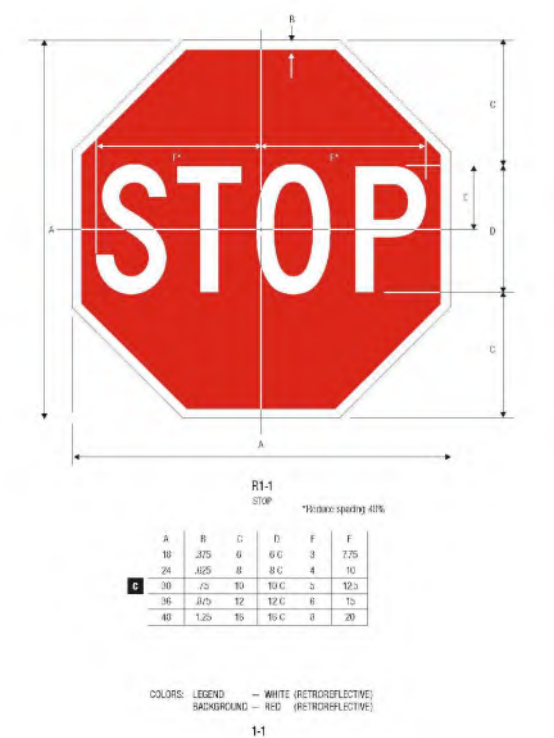
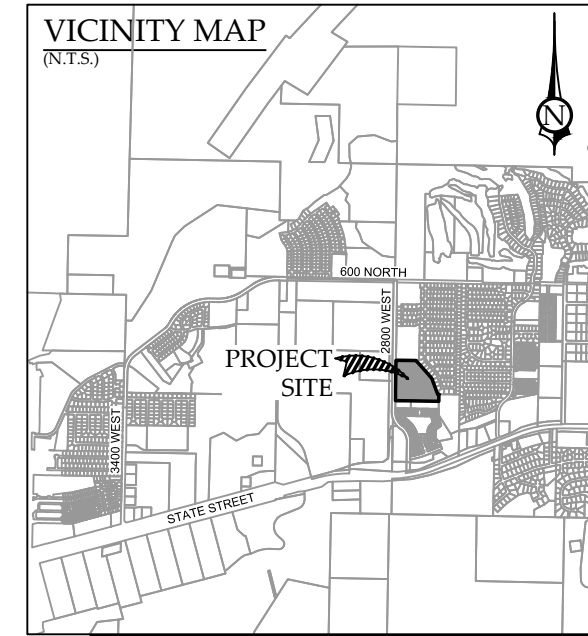


FIGURE D103.6 FIRE LANE SIGNS  
FIRE LANE NO PARKING SIGNS (PER IFC APPENDIX D103.6)



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



**CivilScience**  
Engineers & Surveyors Solutions  
1453 S. DINE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.986.0100

SITE & SIGNAGE PLAN

CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 22290  
DATE: 10/07/2024  
DESIGN BY: ZNI  
CHECKED BY: KCS  
SCALE OF SHEET: 1" = 50'  
HOR. SCALE: N/A  
SHEET

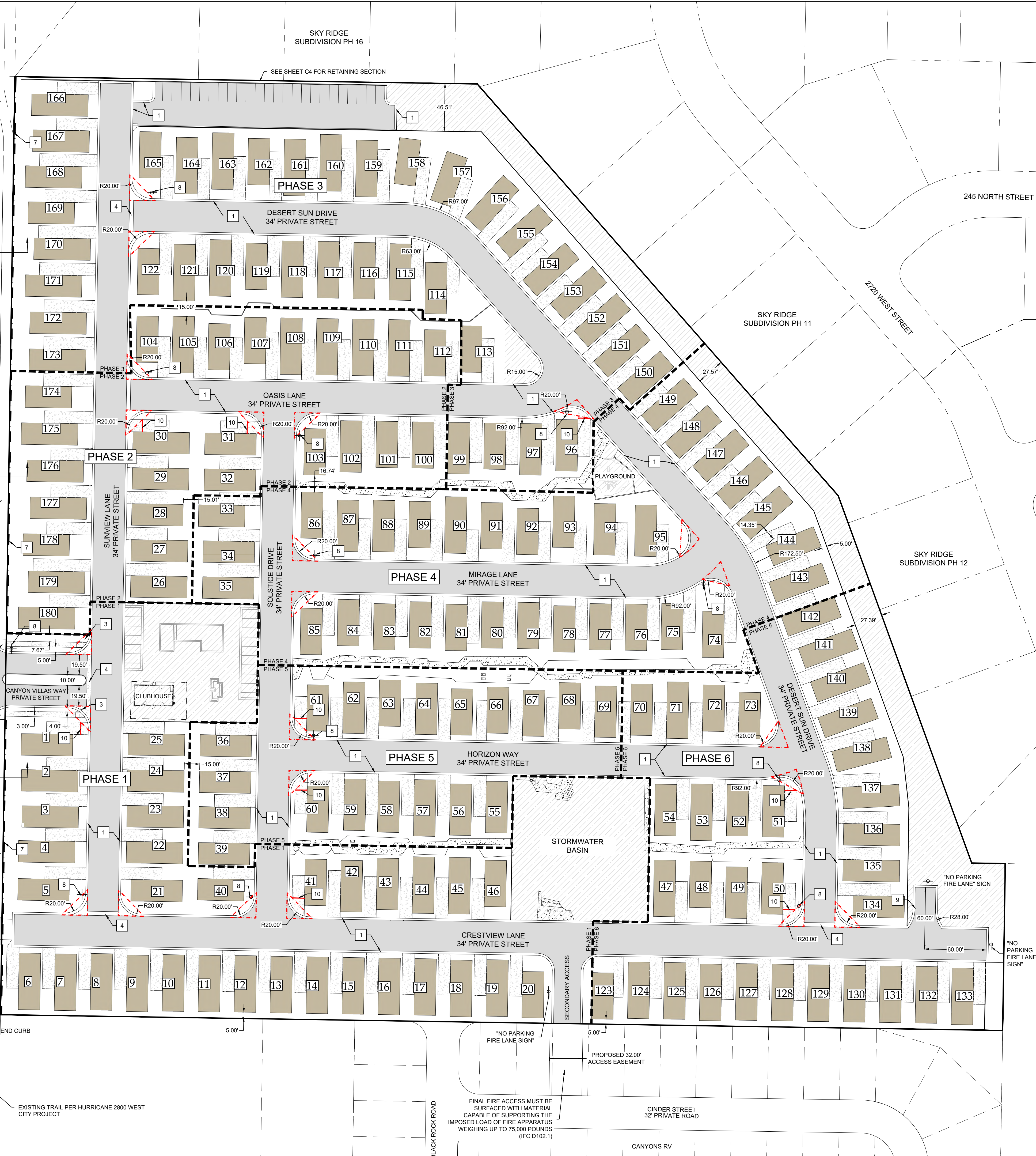






PARAISO DEVELOPMENT

CONNECT TO EXISTING CURB  
2800 WEST STREET  
90' PRIVATE STREET  
8.5' LANDSCAPE  
8.00" ASPHALT  
END CURB  
EXISTING TRAIL PER HURRICANE 2800 WEST CITY PROJECT



KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 24" MODIFIED CURB & GUTTER (PER DETAIL SHEET)
  - 30" HIGH BACK CURB & GUTTER (PER CITY STD)
  - CORNER PEDESTRIAN RAMP (PER CITY STD)
  - 4" WATERWAY (PER DETAIL SHEET)
  - 8" WATERWAY (PER CITY STD)
  - EXISTING 10' TRAIL
  - PRIVACY WALL (PER DETAIL THIS SHEET)
  - INSTALL STREET & STOP SIGN (PER CITY STD.)
  - INSTALL FIRE TURNAROUND (PER IFC APPENDIX D103)
  - INSTALL NO PARKING INDICATOR TO RESTRICT PARKING WITHIN SIGHT TRIANGLES

LEGEND

- PROPERTY LINE  
EDGE OF ASPHALT  
PROPOSED PAD LINES  
EXISTING LOT LINES  
PROPOSED CURB & GUTTER  
EXISTING CURB & GUTTER  
SIGHT TRIANGLE  
6' SOLID PRIVACY WALL  
SIGN PER PLAN  
STREET & STOP SIGN  
COMMON/AMENITY AREA  
NEW ASPHALT

NOTE:  
INSTALL STREET AND STOP SIGNS PER CITY STANDARD.

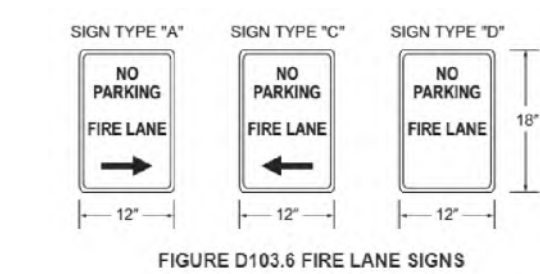
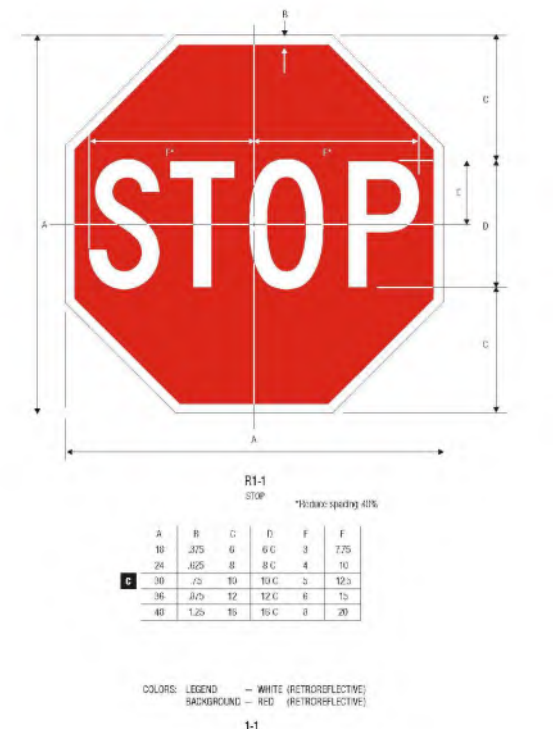
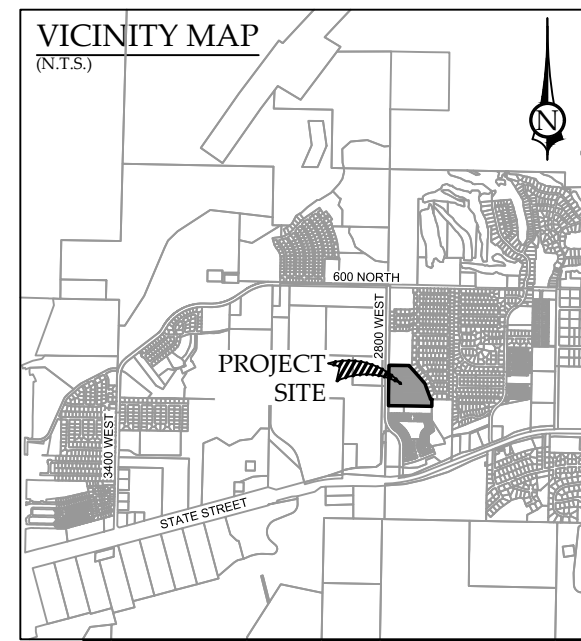
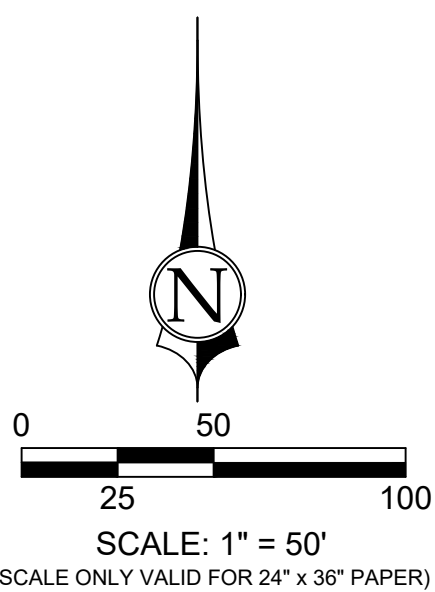
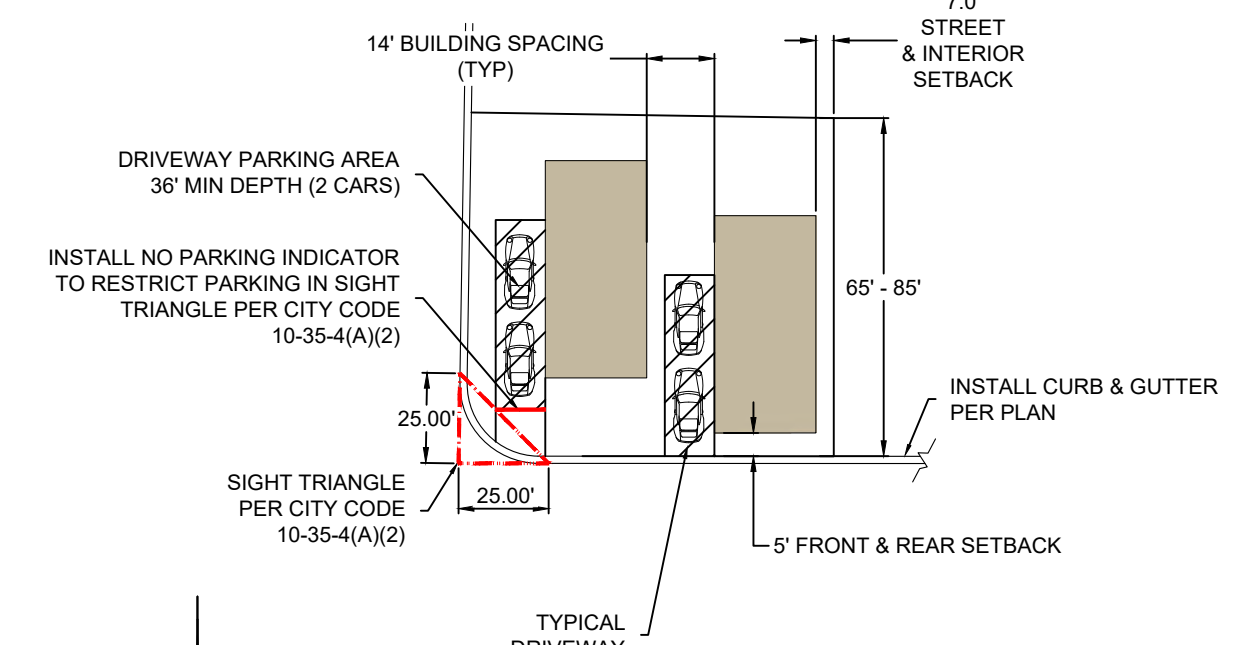


FIGURE D103.6 FIRE LANE NO PARKING SIGNS (PER IFC APPENDIX D103.6)



TYPICAL PAD  
2,450 SF (AVERAGE)



| REUSE OF DRAWINGS |             | REVISION |             | BY  |             | DATE |             |
|-------------------|-------------|----------|-------------|-----|-------------|------|-------------|
| NO.               | DESCRIPTION | NO.      | DESCRIPTION | NO. | DESCRIPTION | NO.  | DESCRIPTION |
|                   |             |          |             |     |             |      |             |
|                   |             |          |             |     |             |      |             |
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CONSTRUCTION KEYNOTES

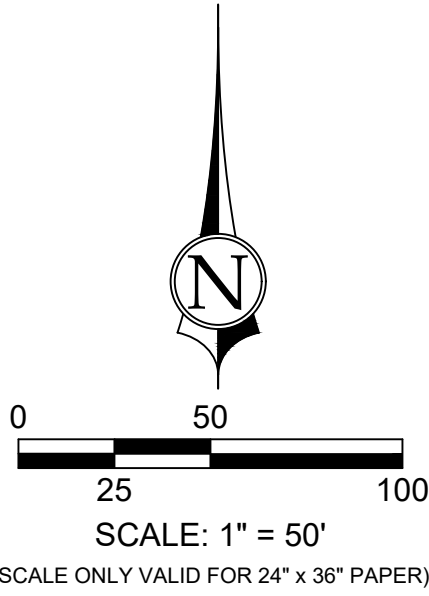
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- LIMITS OF CONSTRUCTION
- PROJECT BOUNDARY
- EARTH DIKES AND DRAINAGE SWALES (BERM TO RETAIN 1.5' OF WATER)
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

CONSTRUCTION NOTES:

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
- ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
- BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- CHECK DAM (SEE DETAIL SHEET)
- CONCRETE WASHOUT (SEE DETAIL SHEET)
- EARTH DIKES AND DRAINAGE SWALES (SEE DETAIL SHEET)
- SILT FENCE (APWA #122)
- RIP-RAP
- STORM DRAIN INLET PROTECTION (APWA #124)
- SEDIMENT BASIN
- SEDIMENT TRAP
- ENTRANCE / OUTLET TIRE WASH
- TEMPORARY CONSTRUCTION ENTRANCE (PER DETAIL SHEET)
- STREET SWEEPING AND VACUUMING



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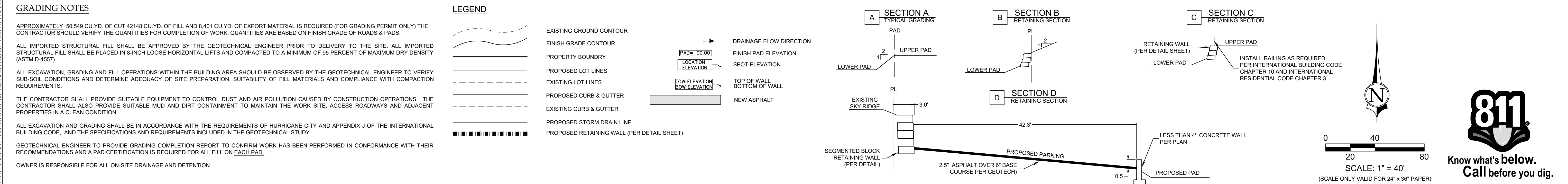
EROSION AND DUST CONTROL PLAN

CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

|                 |            |
|-----------------|------------|
| PROJ. #:        | Fx 22290   |
| DATE:           | 10/07/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
| SCALE OF SHEET: |            |
| HOR SCALE:      | 1" = 50'   |
| VER SCALE:      | N/A        |

SHEET  
C3



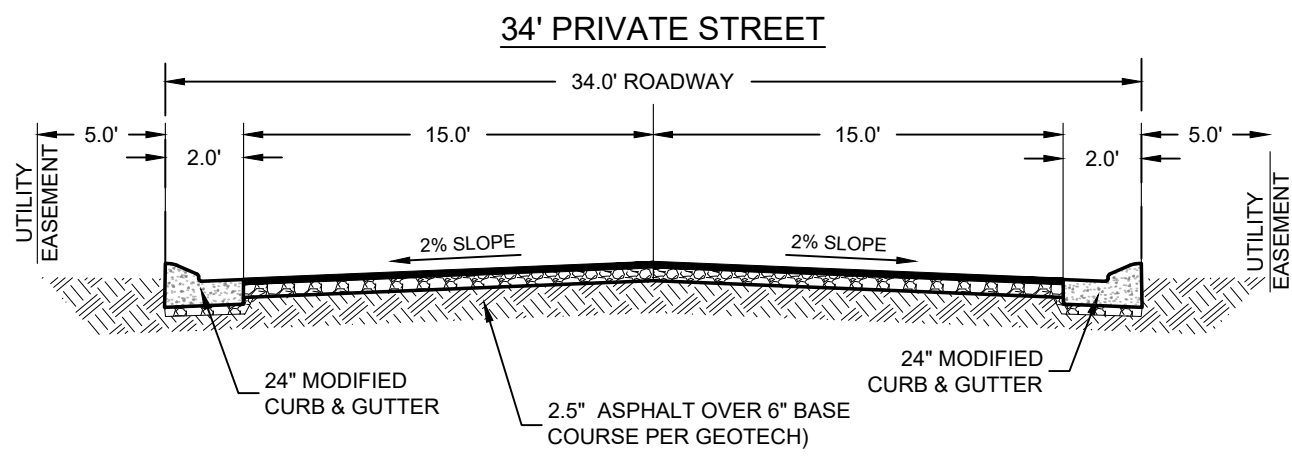
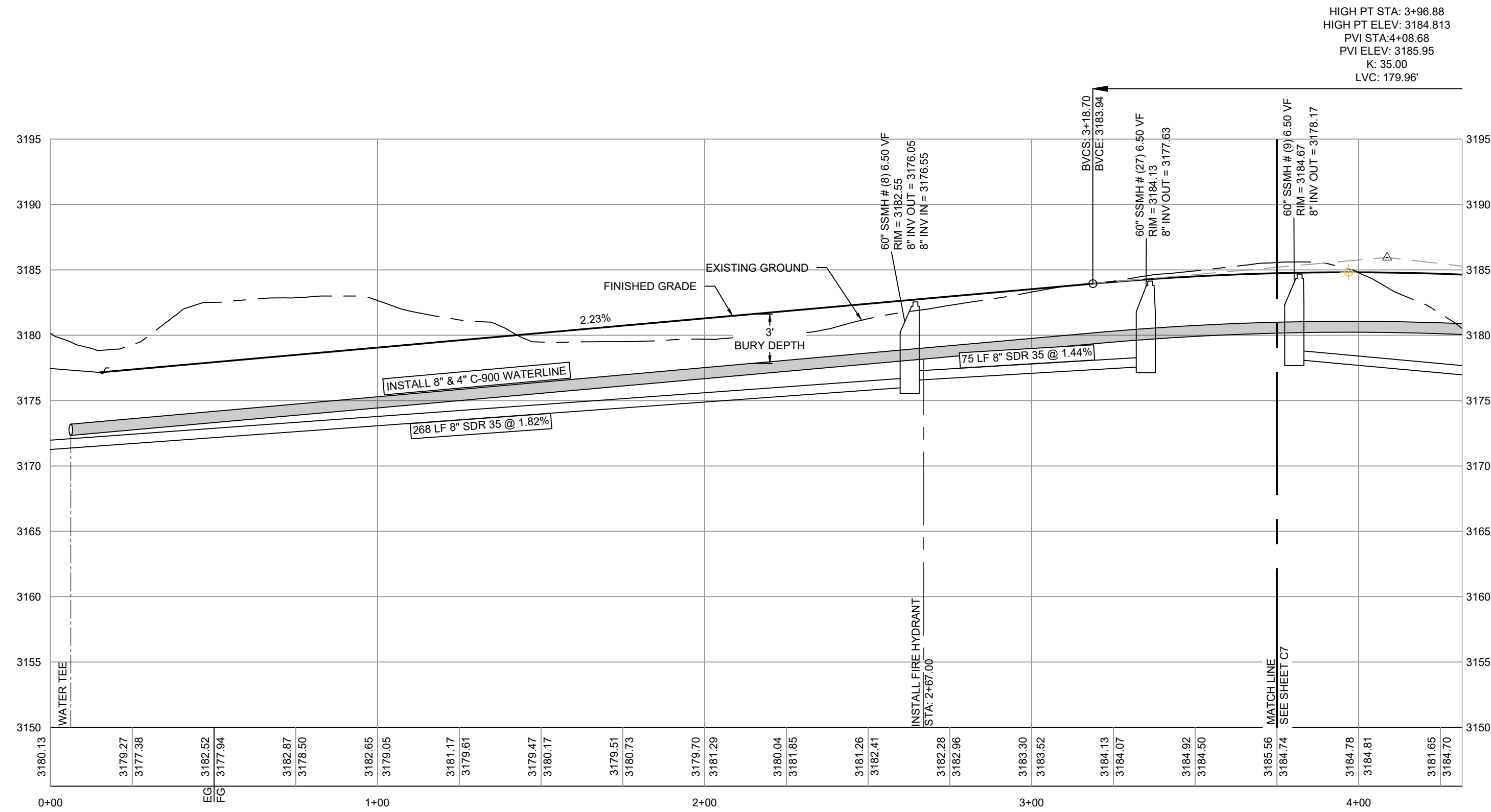
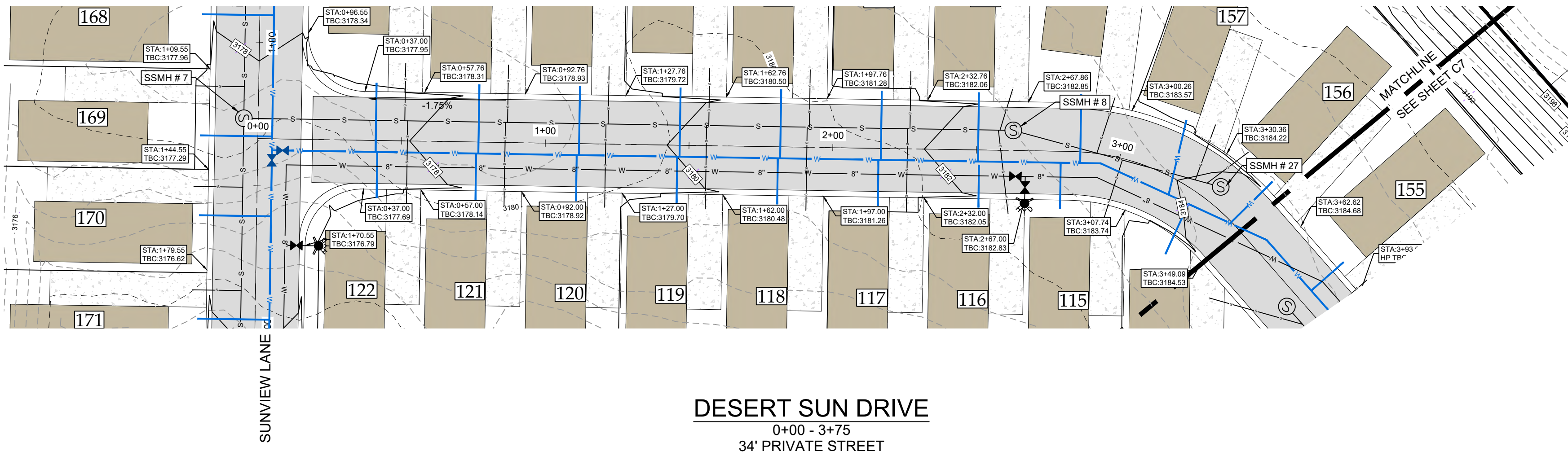
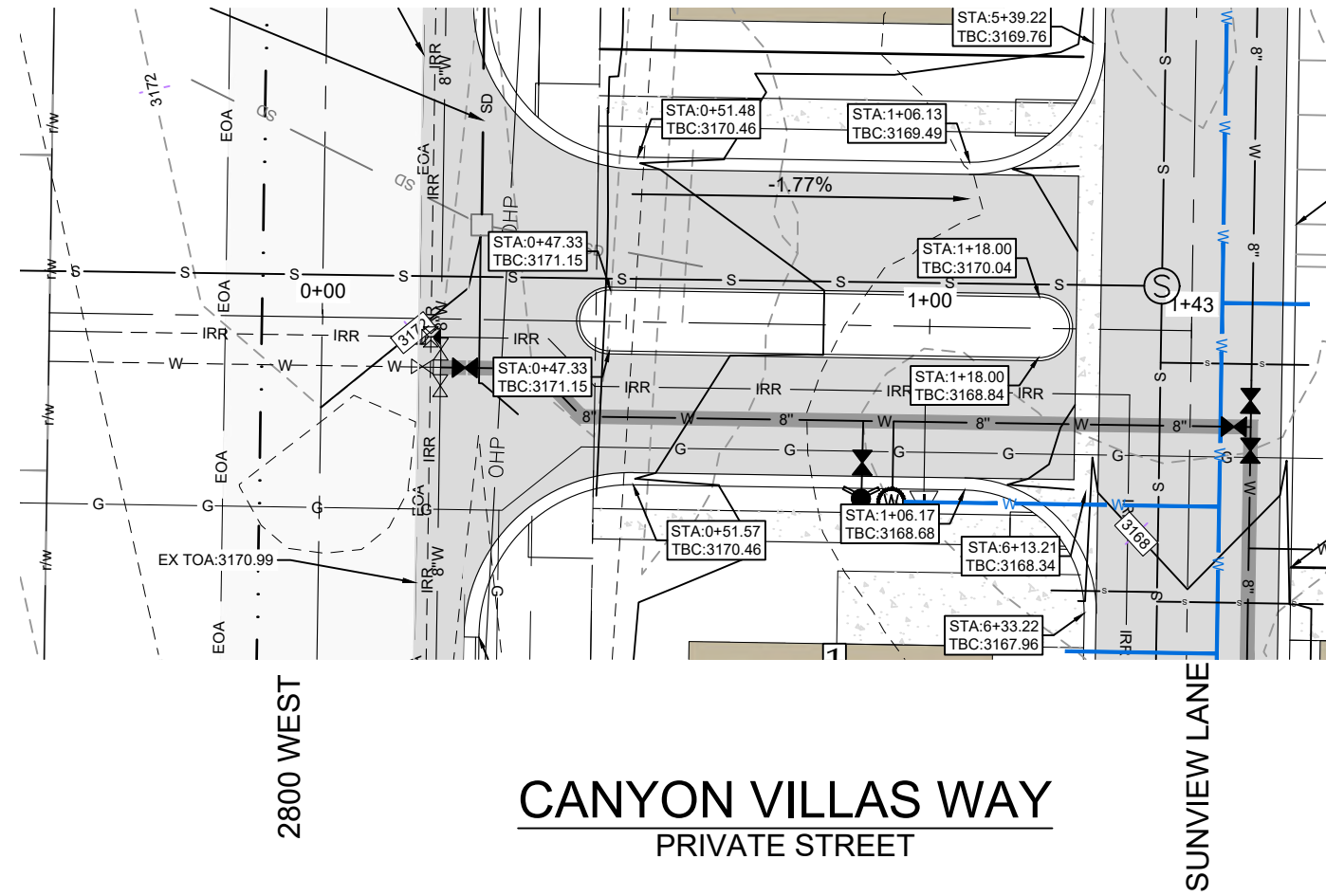
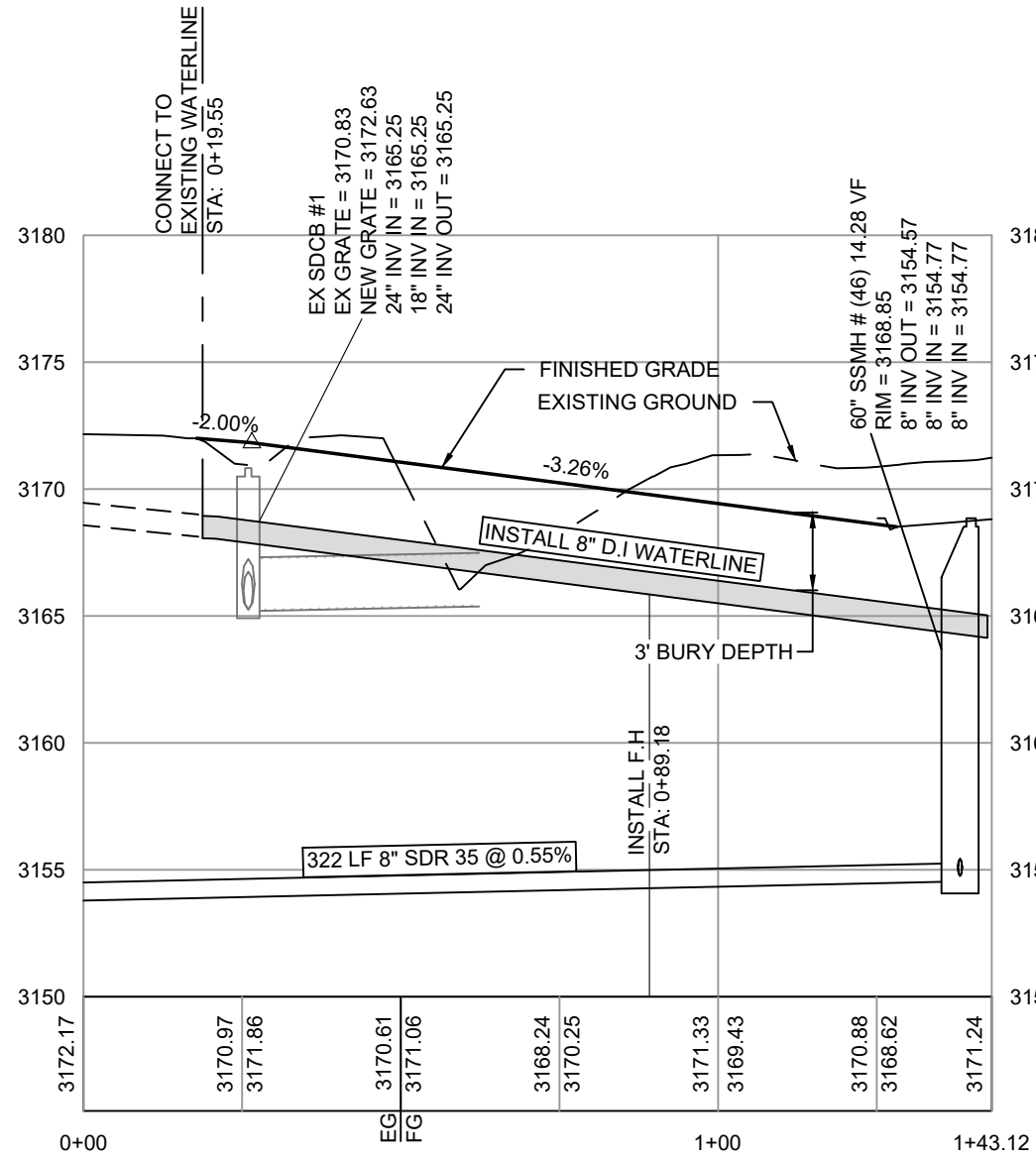
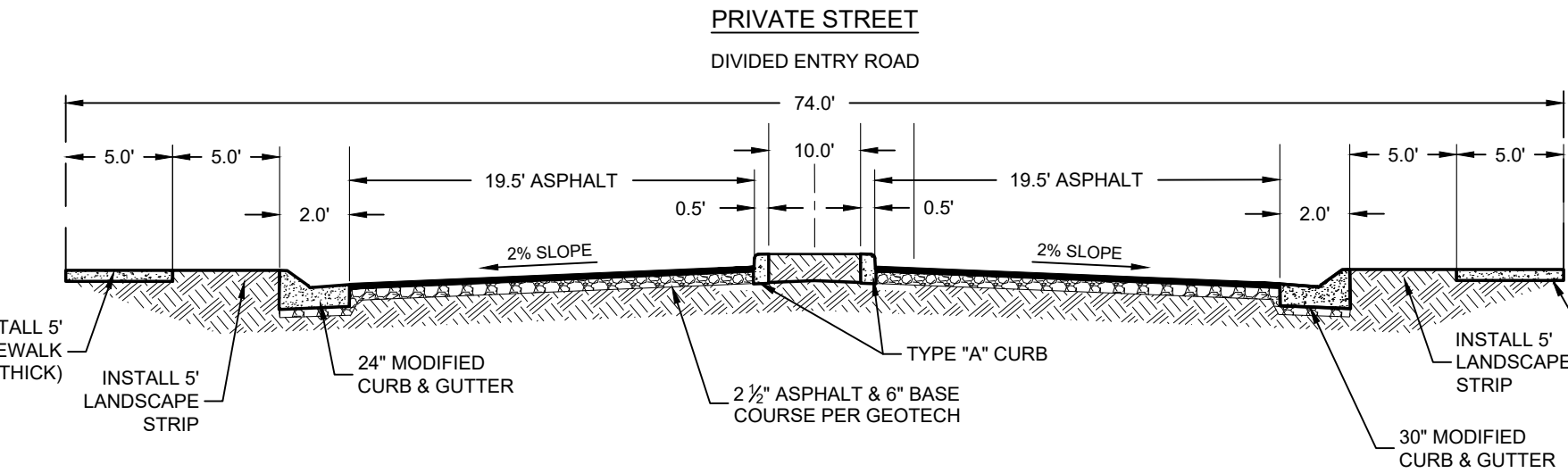
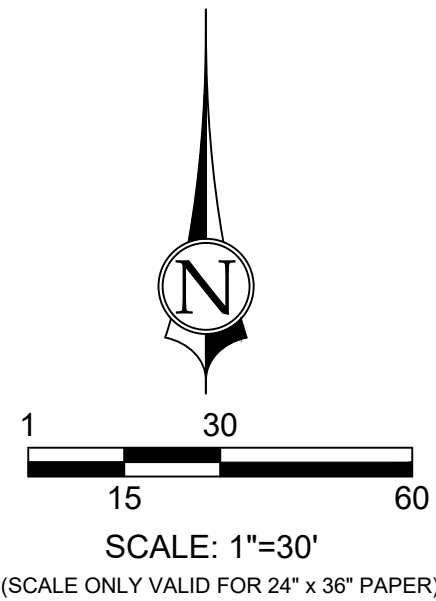




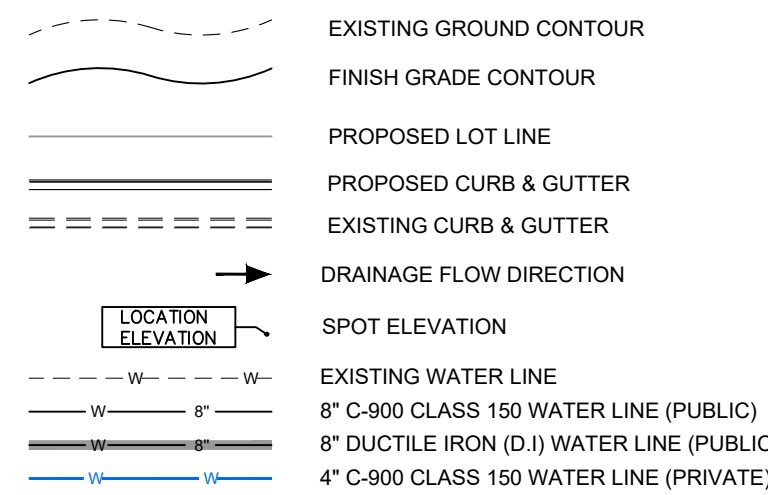




PATH: L:\UTAH\PROJECTS\ACTIVE 2022\F22290.00 - CANYON DEL SOL\1700 - CAD\DESIGN\2290\_MP.DWG



#### LEGEND



#### KEY MAP



## PLAN & PROFILE

### CANYON VILLAS WAY + DESERT SUN DRIVE

CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

PROJ. #: Fx 22290  
DATE: 10/07/2024  
DESIGN BY: ZNI  
CHECKED BY: KCS  
SCALE OF SHEET  
HOR SCALE: 1" = 30'  
VER SCALE: 1" = 10'  
SHEET

C6

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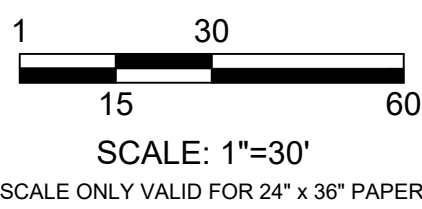
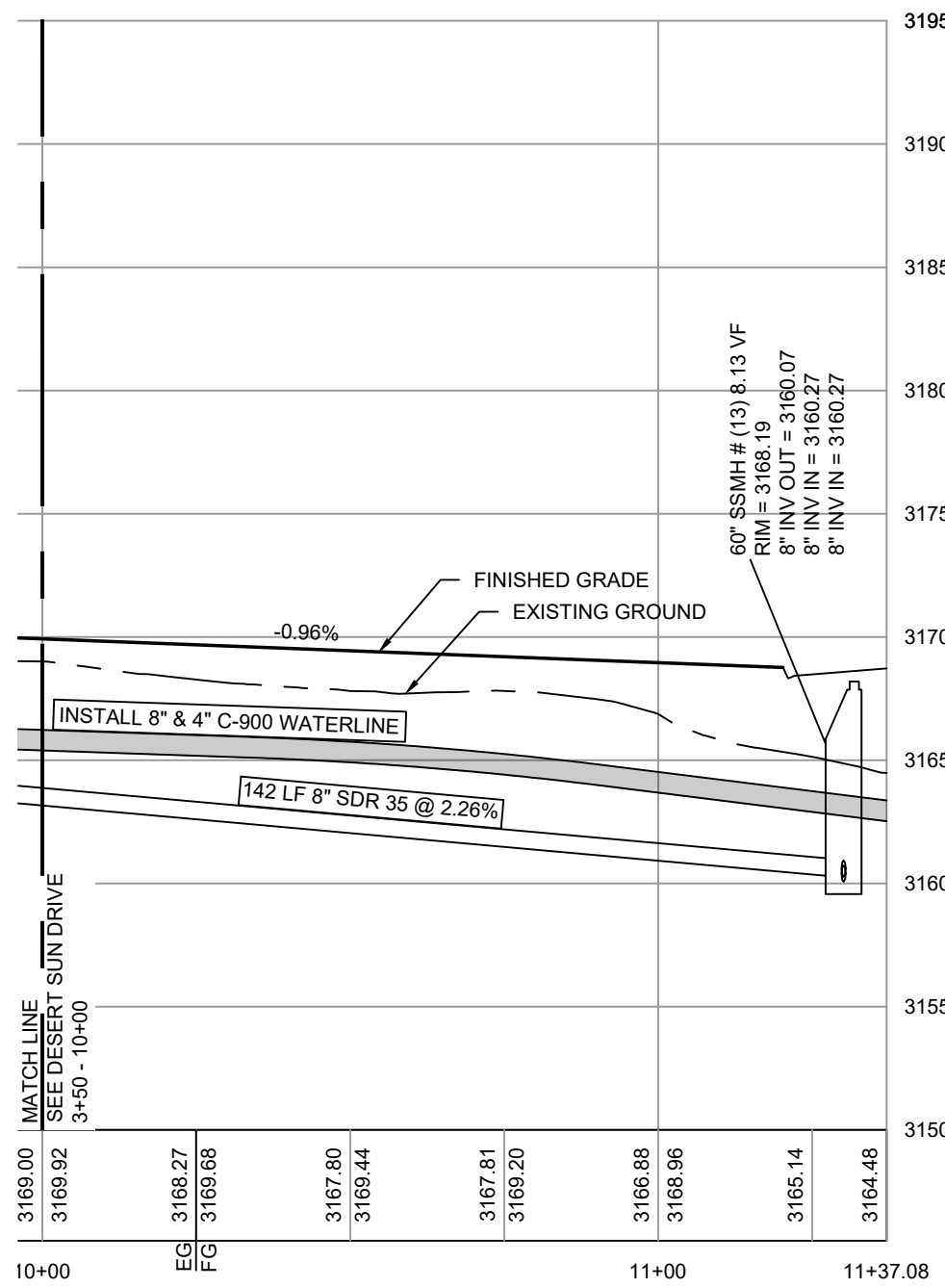
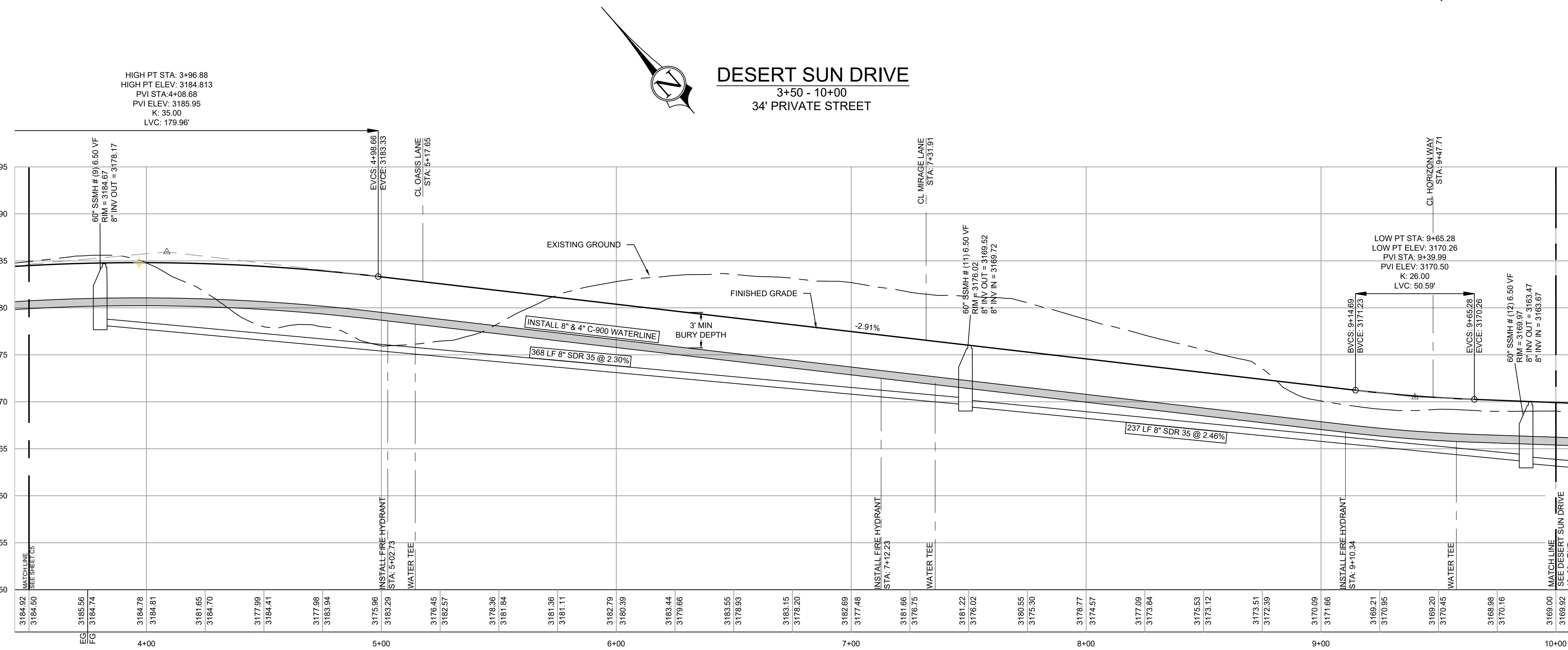
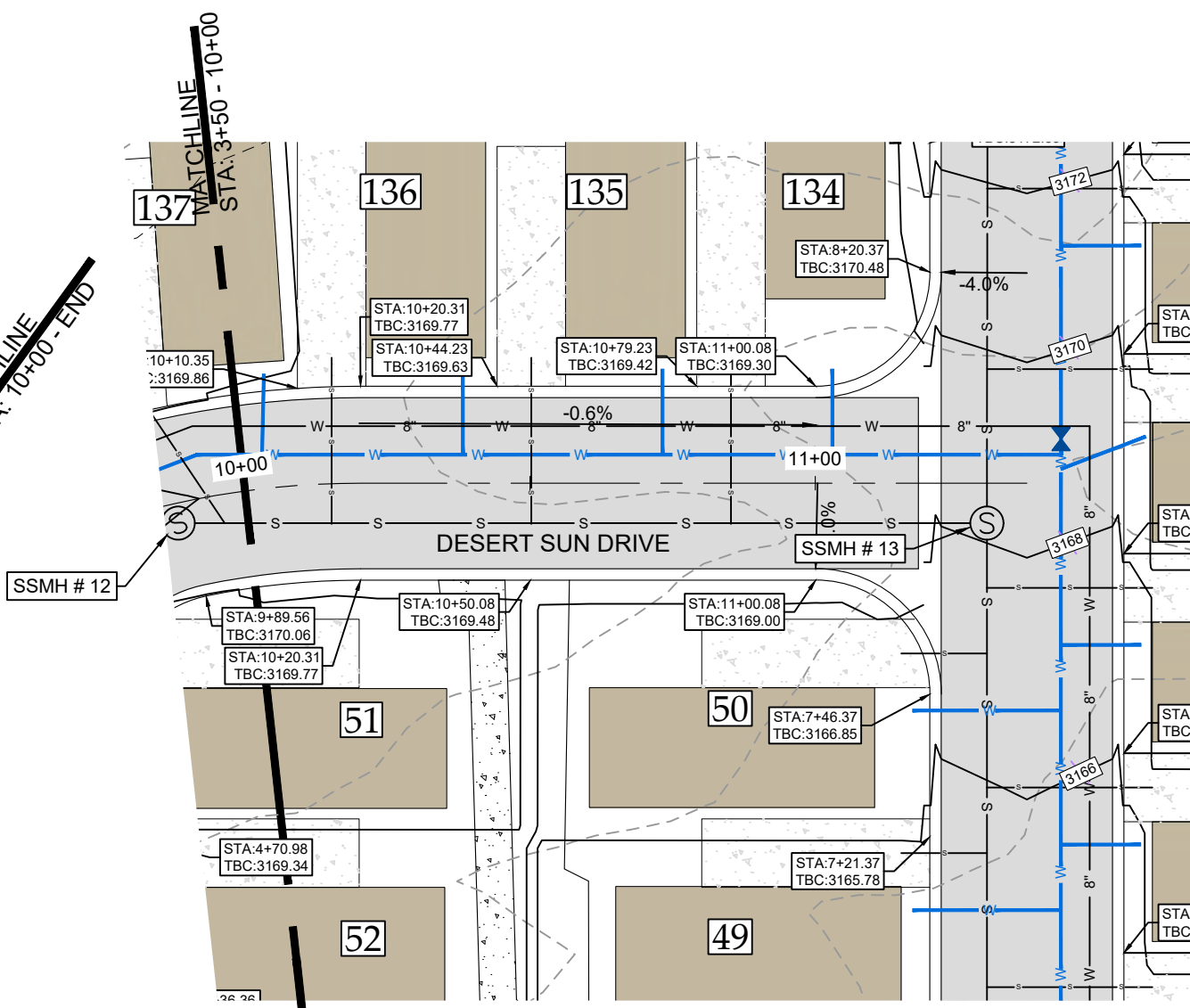
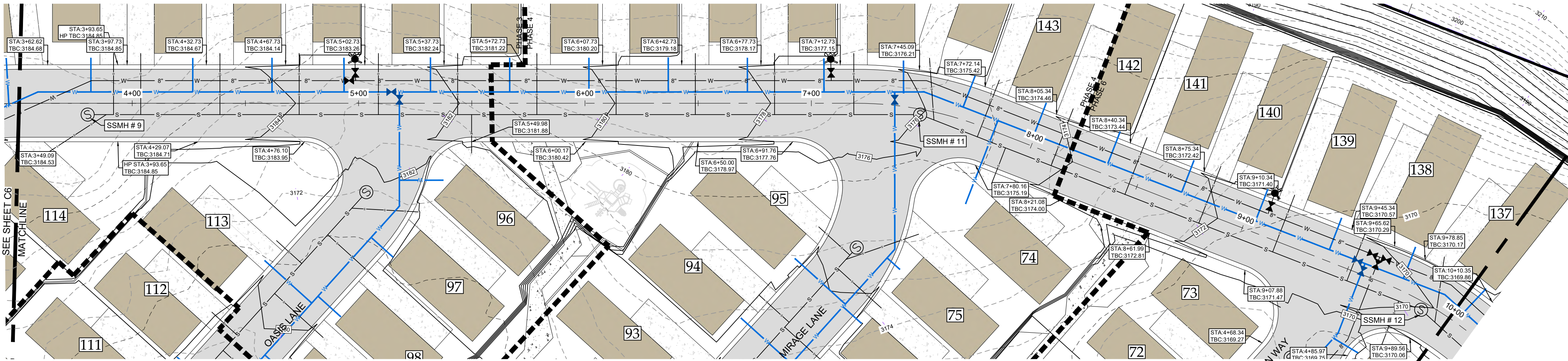


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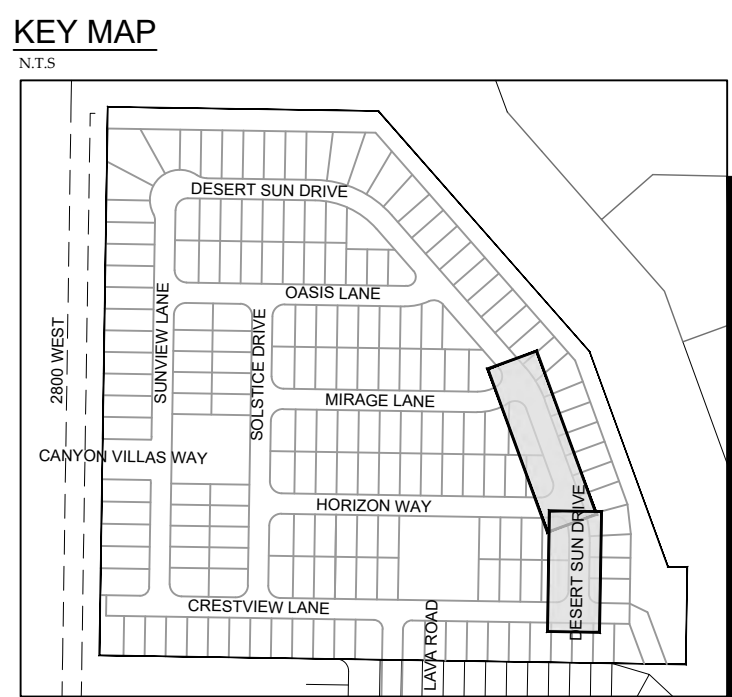
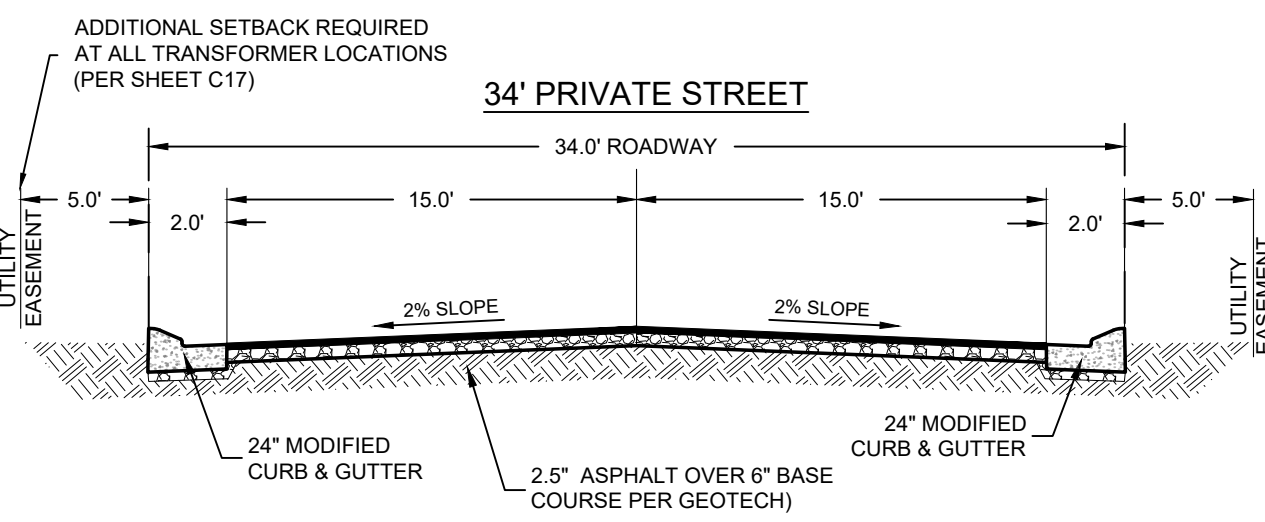
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OCT 08 2024





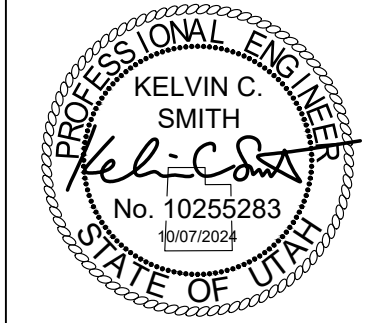
- LEGEND**
- EXISTING GROUND CONTOUR
  - FINISH GRADE CONTOUR
  - PROPOSED LOT LINE
  - PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - DRAINAGE FLOW DIRECTION
  - SPOT ELEVATION
  - EXISTING WATER LINE
  - 8" C-900 CLASS 150 WATER LINE (PUBLIC)
  - 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
  - 4" C-900 CLASS 150 WATER LINE (PRIVATE)



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PLAN & PROFILE  
DESERT SUN DRIVE - CONT.

CANYON VILLAS  
LOCATED IN HURRICANE, UTAH



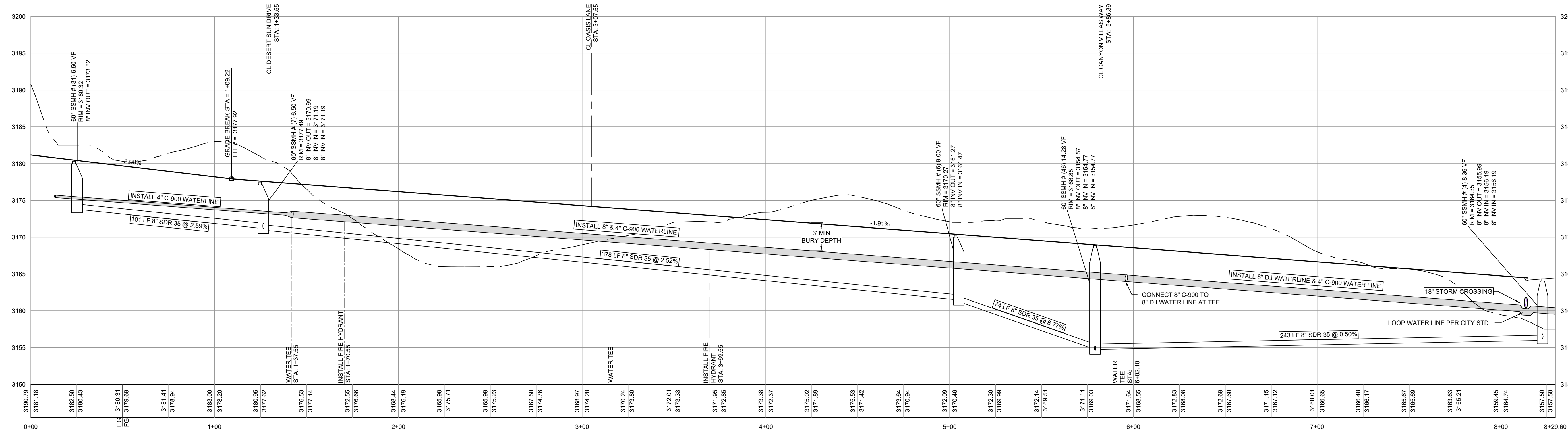
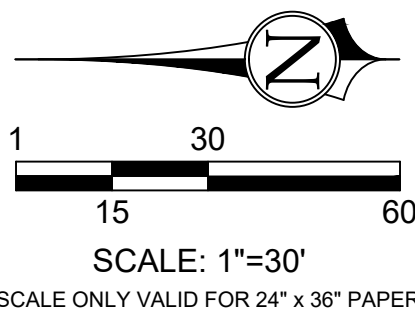
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PROJ. #: Fx 22290  
DATE: 10/07/2024  
DESIGN BY: ZNI  
CHECKED BY: KCS  
SCALE OF SHEET  
HOR SCALE: 1" = 30'  
VER SCALE: 1" = 10'

C7

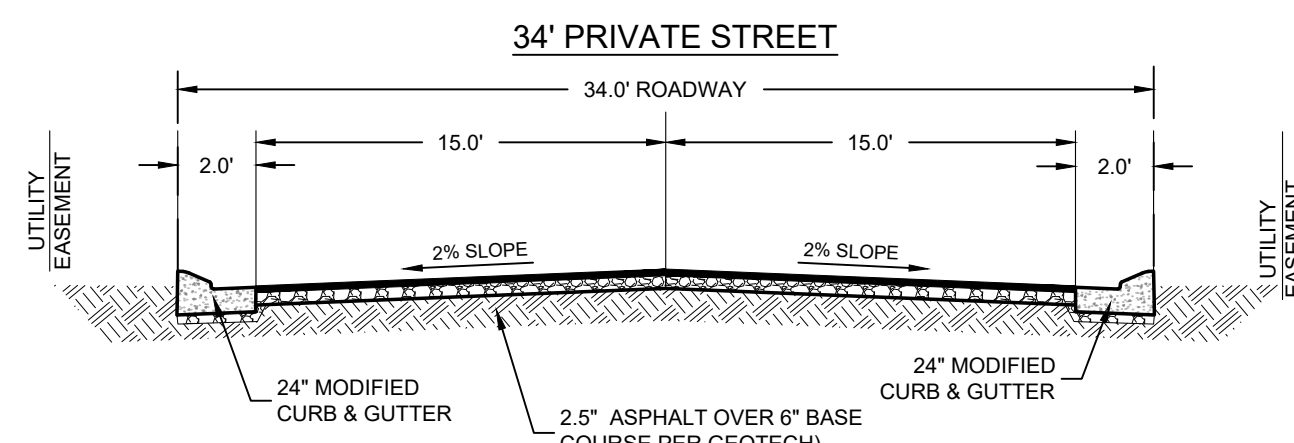


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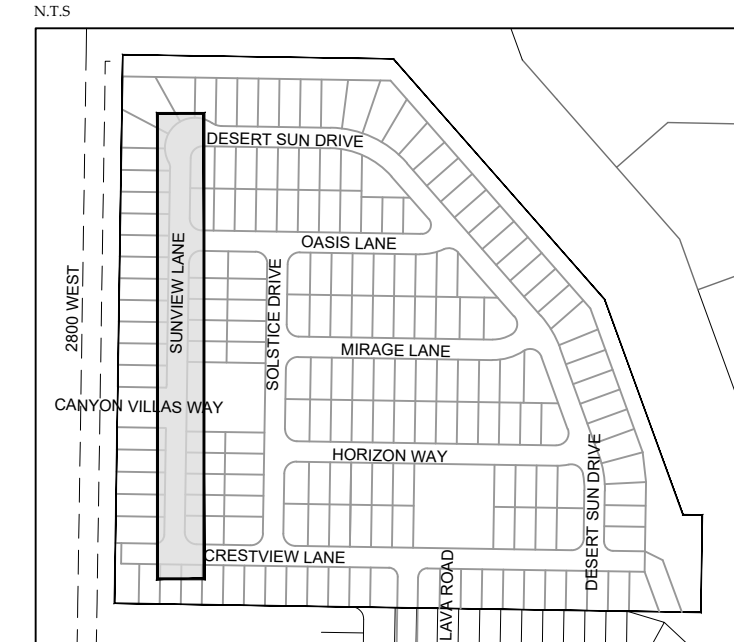


#### LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



#### KEY MAP



## PLAN & PROFILE

### SUNVIEW LANE

CANYON VILLAS

LOCATED IN HURRICANE, UTAH

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|-----|-------------|----|------|
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|     |             |    |      |
|     |             |    |      |

PROFESSIONAL ENGINEER

KELVIN C. SMITH

No. 10255283

(UTAH)

STATE OF UTAH

PROJECT NO. F22290

DATE: 10/07/2024

DESIGN BY: ZNI

CHECKED BY: KCS

SCALE OF SHEET: HOR SCALE: 1" = 30' VER SCALE: 1" = 10'

SHEET: C8

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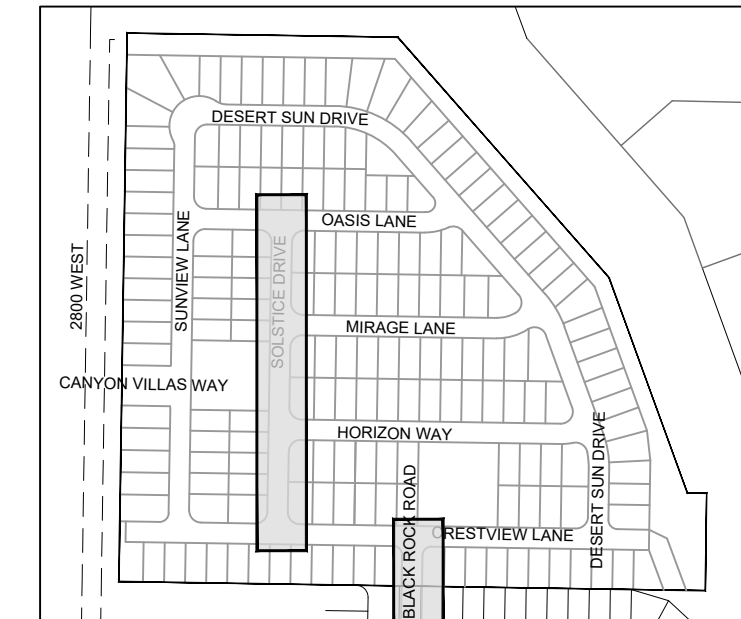
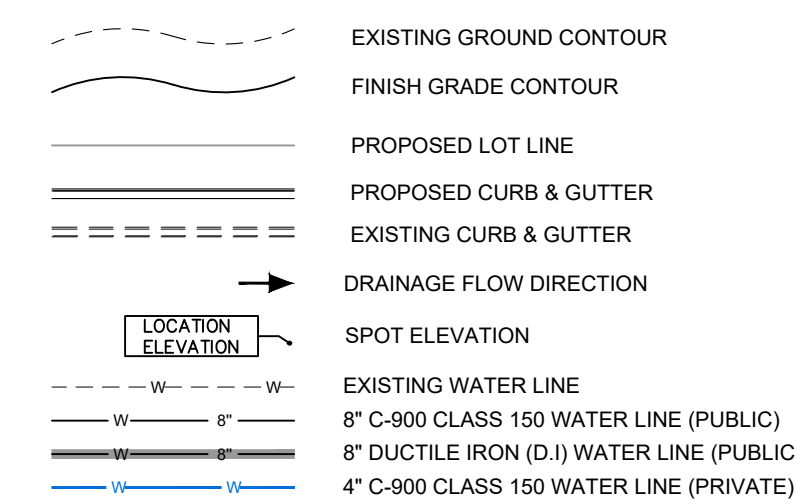
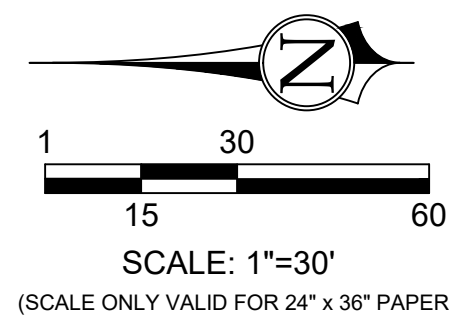
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## PLAN & PROFILE

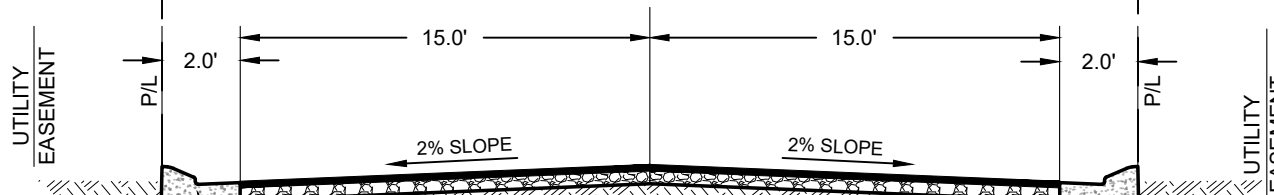
# CANYON VILLAS

LOCATED IN HURRICANE, UTAH

|                |            |
|----------------|------------|
| PROJ. #:       | Fx. 22290  |
| DATE:          | 10/07/2024 |
| DESIGN BY:     | ZNI        |
| CHECKED BY:    | KCS        |
| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 30'   |
| VER SCALE:     | 1" = 10'   |
| SHEET          |            |

C9





PLAN & PROFILE  
CRESTVIEW LANE  
CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

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| DATE:          | 10/07/2024 |
| DESIGN BY:     | ZNI        |
| CHECKED BY:    | KCS        |
| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 30'   |
| VER SCALE:     | 1" = 10'   |
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C10

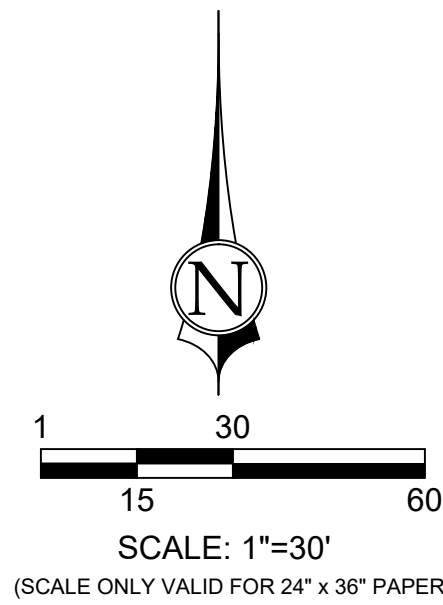


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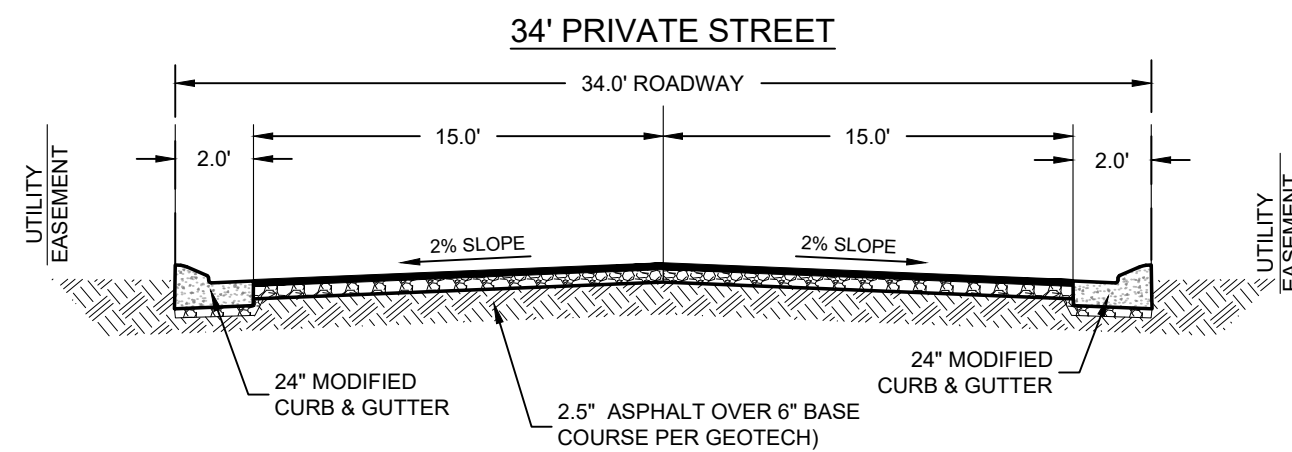
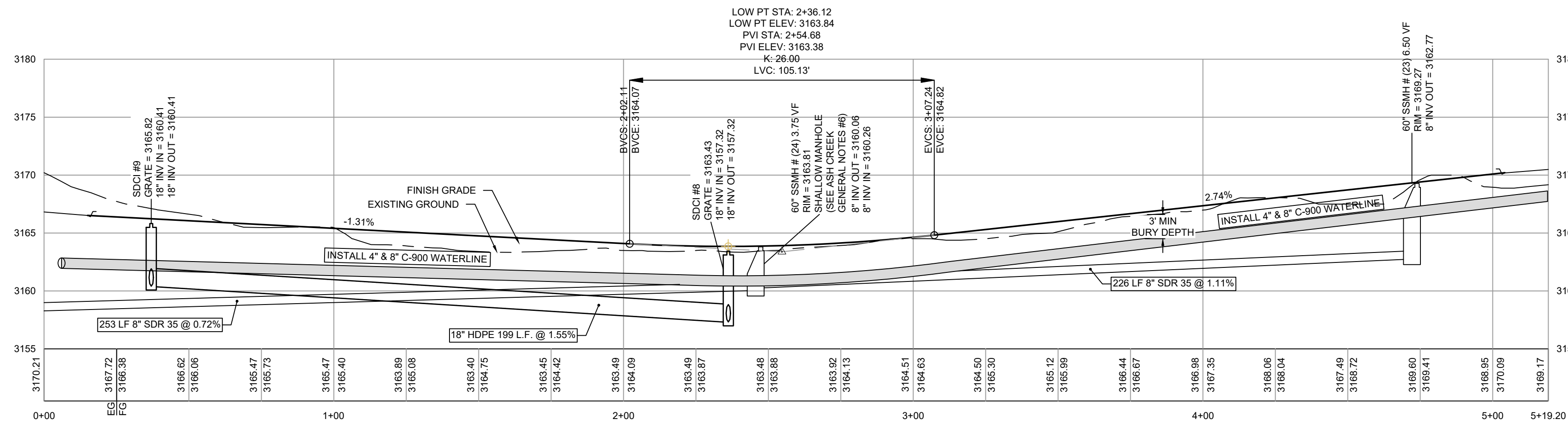
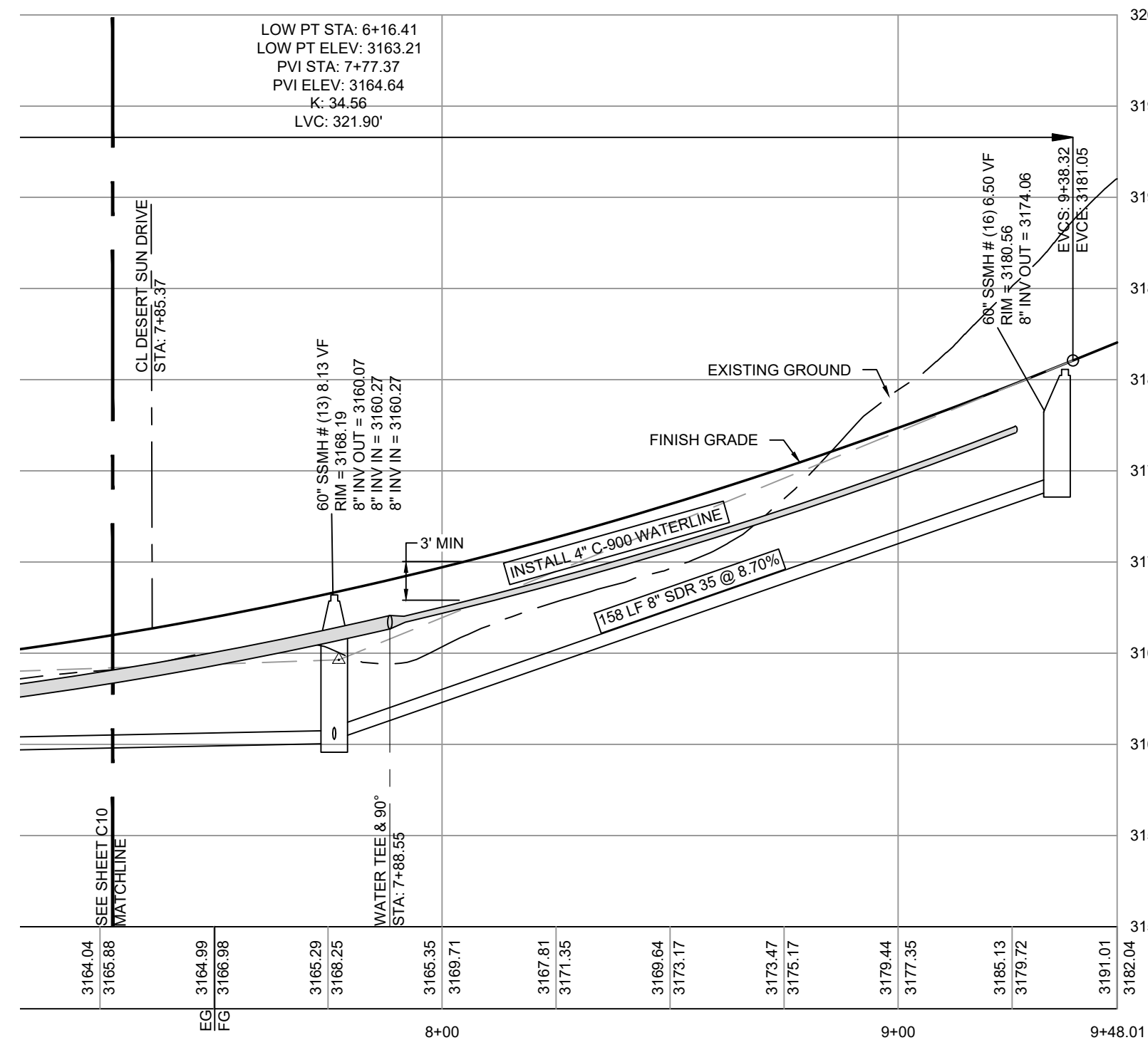


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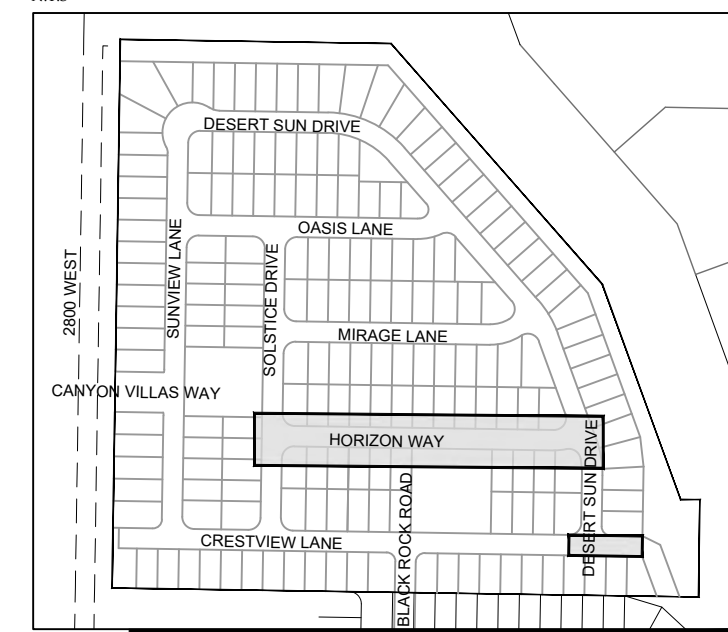


LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- LOCATION ELEVATION
- EXISTING WATER LINE
- 8" C-900 CLASS 150 WATER LINE (PUBLIC)
- 8" DUCTILE IRON (D.I.) WATER LINE (PUBLIC)
- 4" C-900 CLASS 150 WATER LINE (PRIVATE)



KEY MAP



PLAN & PROFILE  
CRESTVIEW WAY + HORIZON WAY  
CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

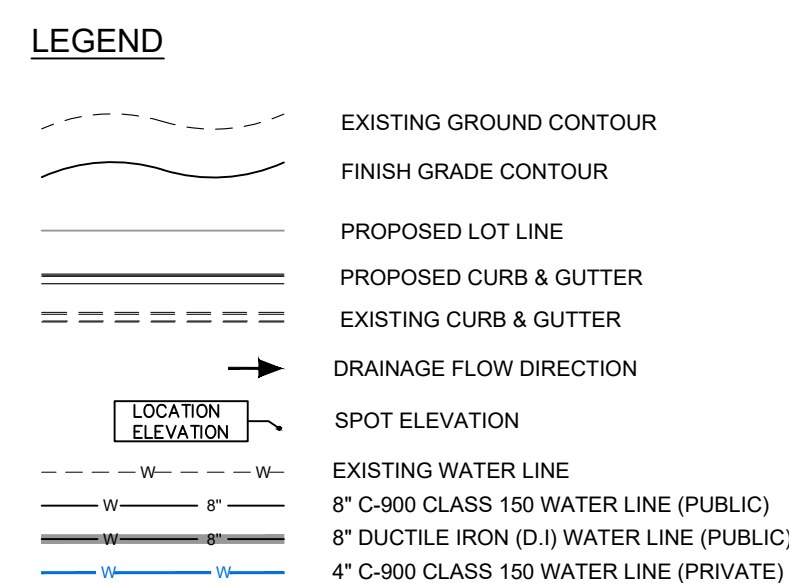
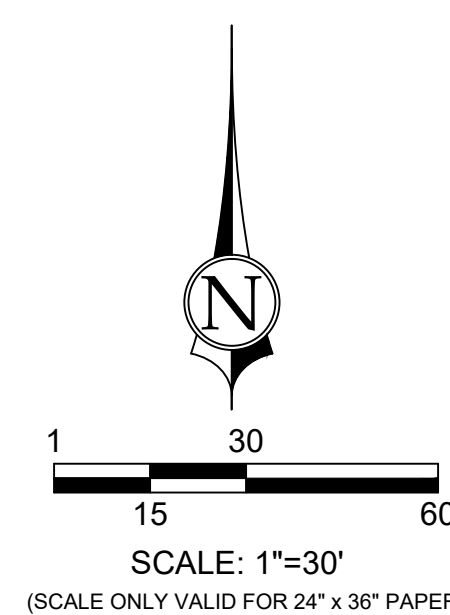
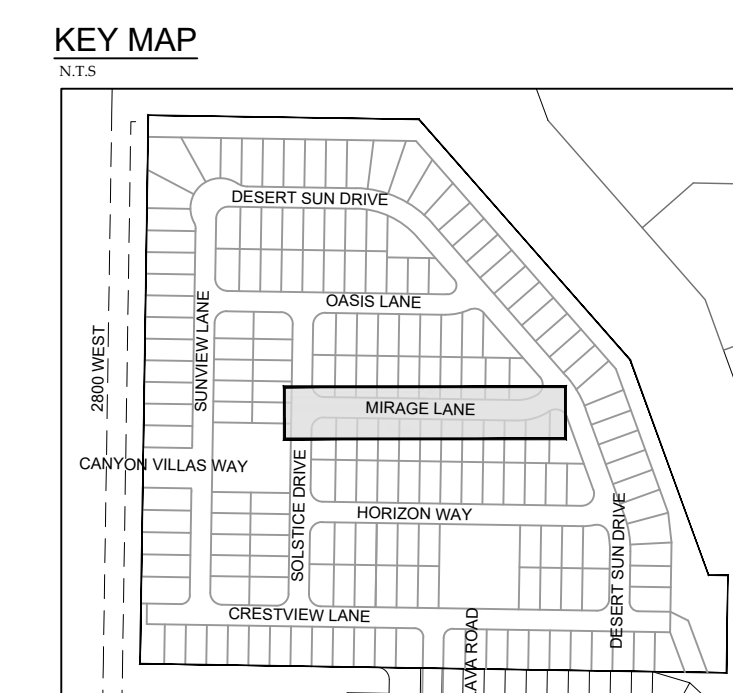
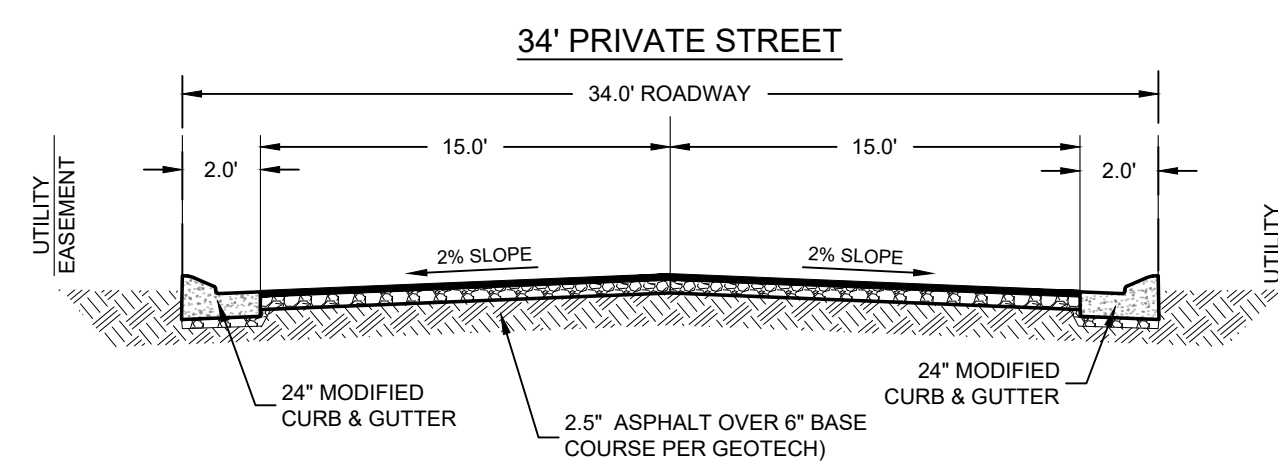
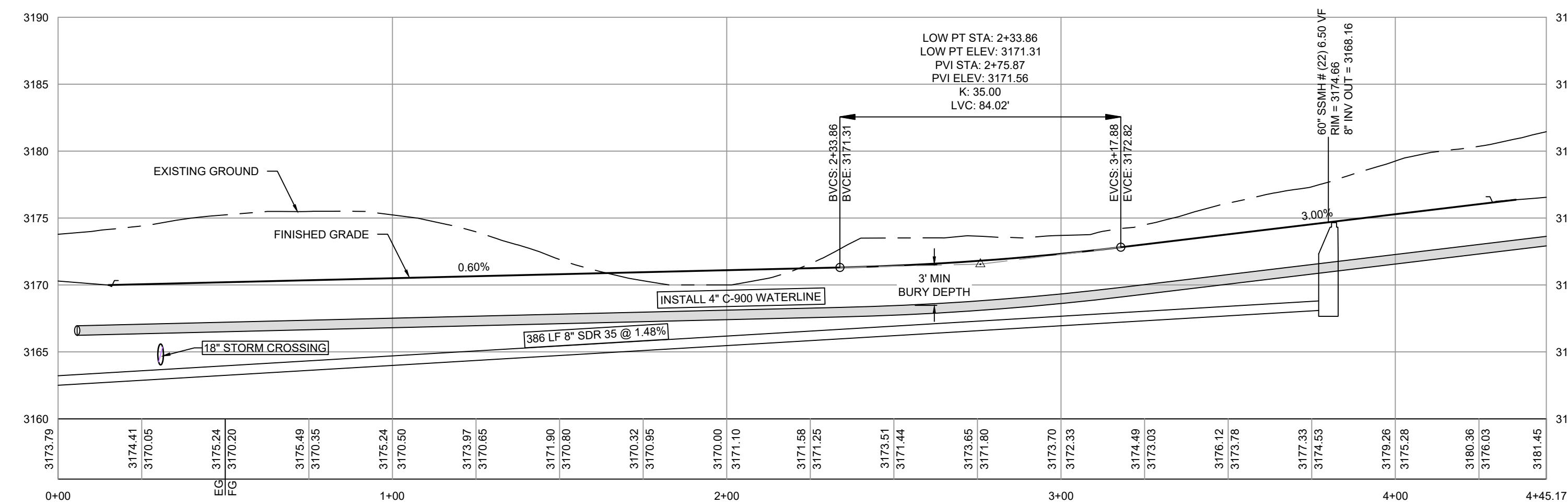
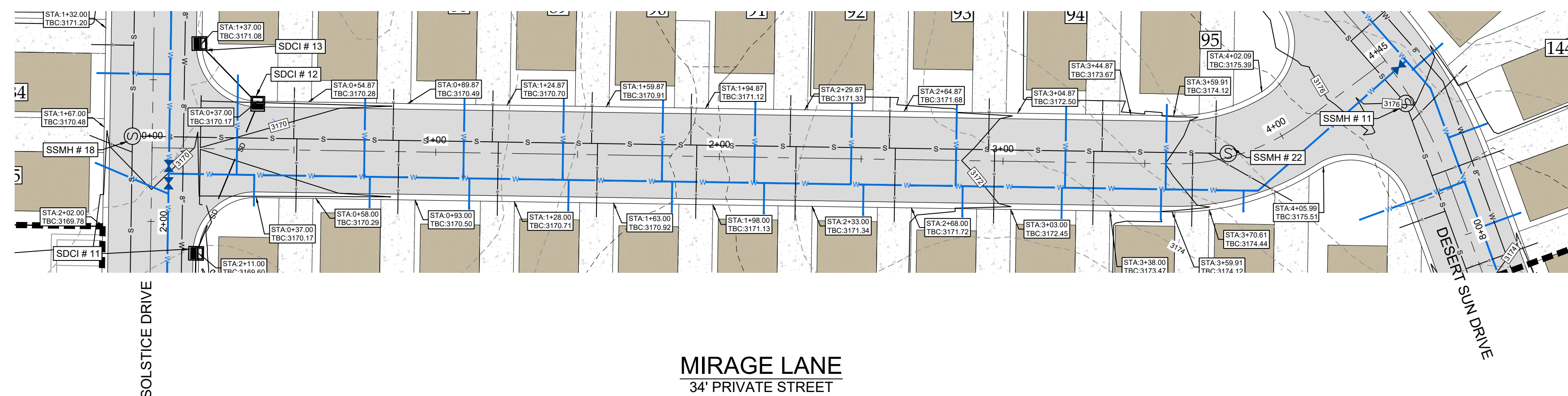
PROJ. #: Fx 22290  
DATE: 10/07/2024  
DESIGN BY: ZNI  
CHECKED BY: KCS  
SCALE OF SHEET  
HOR SCALE: 1" = 30'  
VER SCALE: 1" = 10'

SHEET  
C11

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PLAN & PROFILE  
MIRAGE LANE  
CANYON VILLAS  
LOCATED IN HURRICANE, UT

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PROFESSIONAL ENGINEER  
 KELVIN C. SMITH  
*Kelvin C. Smith*  
 No. 10255283  
 10/07/2024  
 STATE OF UTAH

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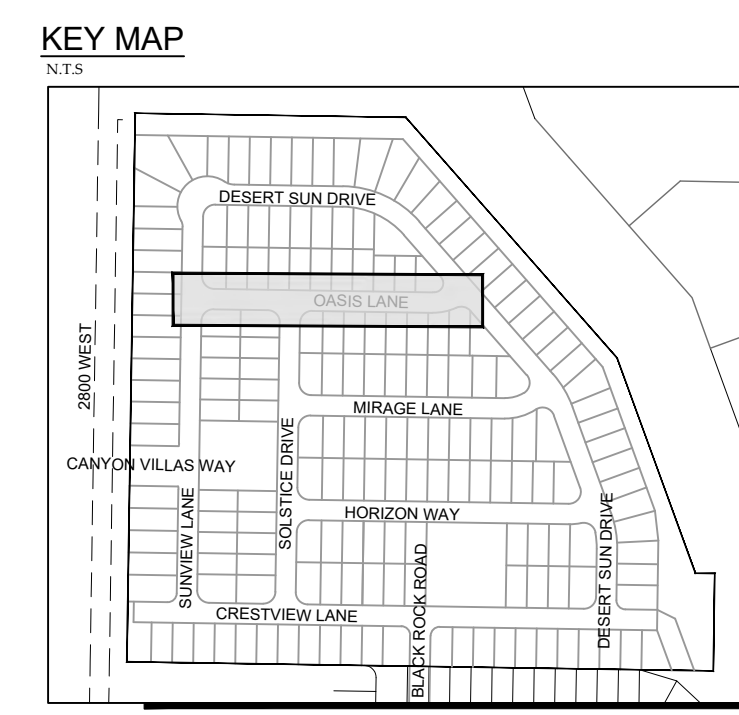
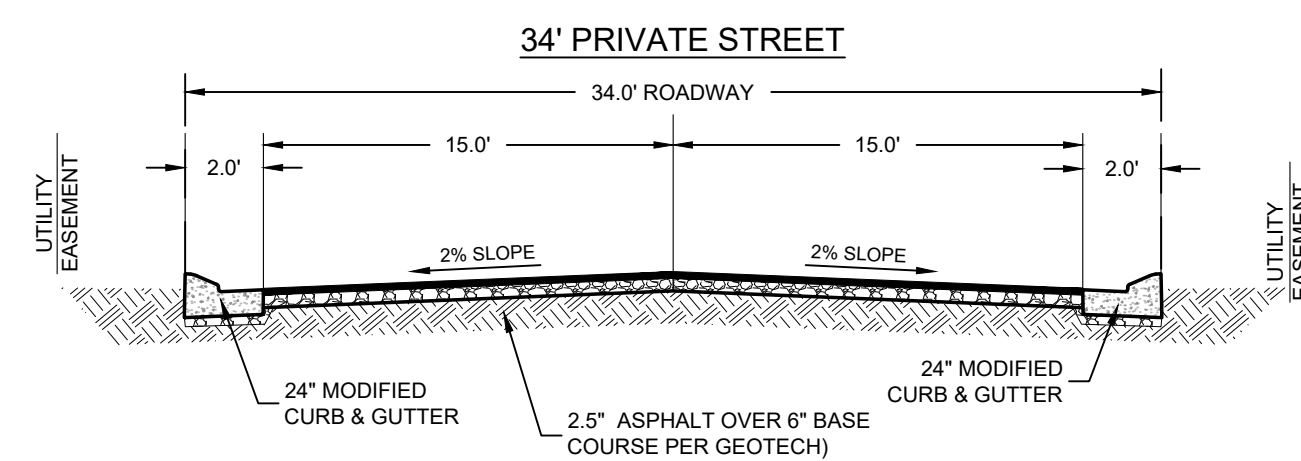
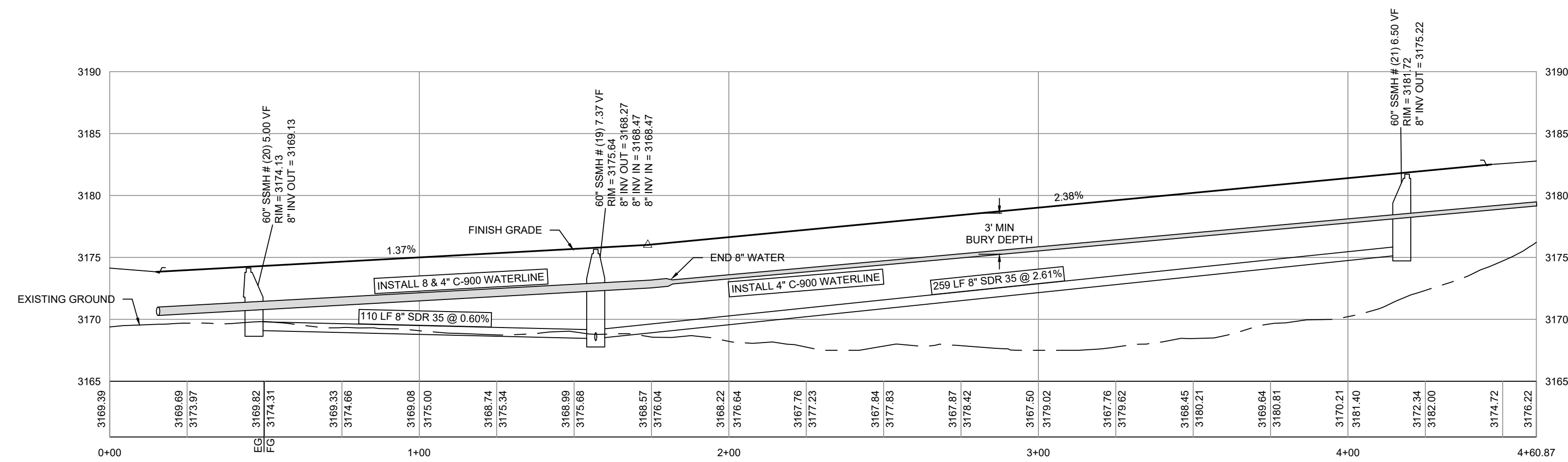
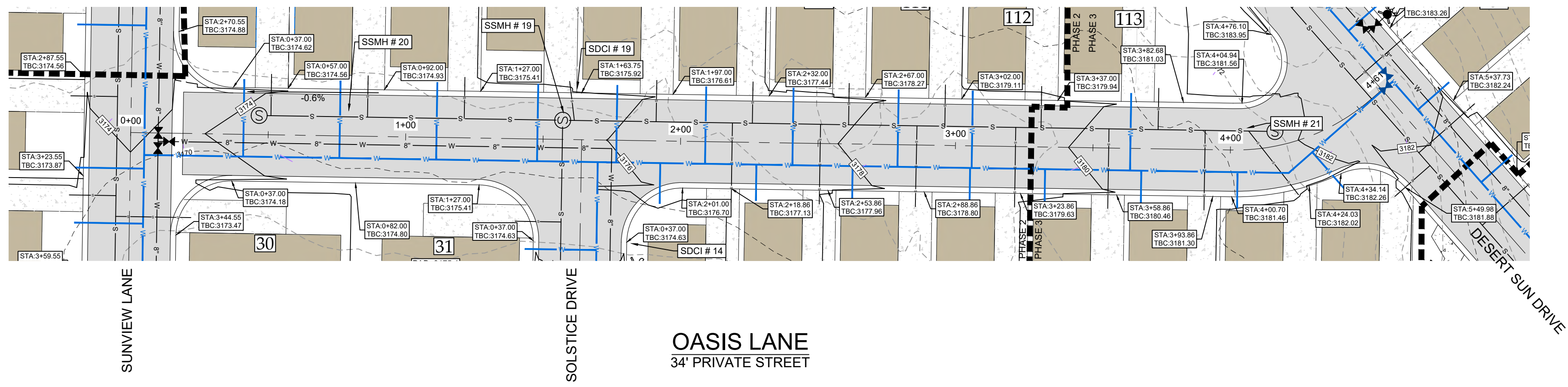
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| DATE:          | 10/07/2024 |
| DESIGN BY:     | ZNI        |
| CHECKED BY:    | KCS        |
| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 30'   |
| VER SCALE:     | 1" = 10'   |
| SHEET          |            |

C12



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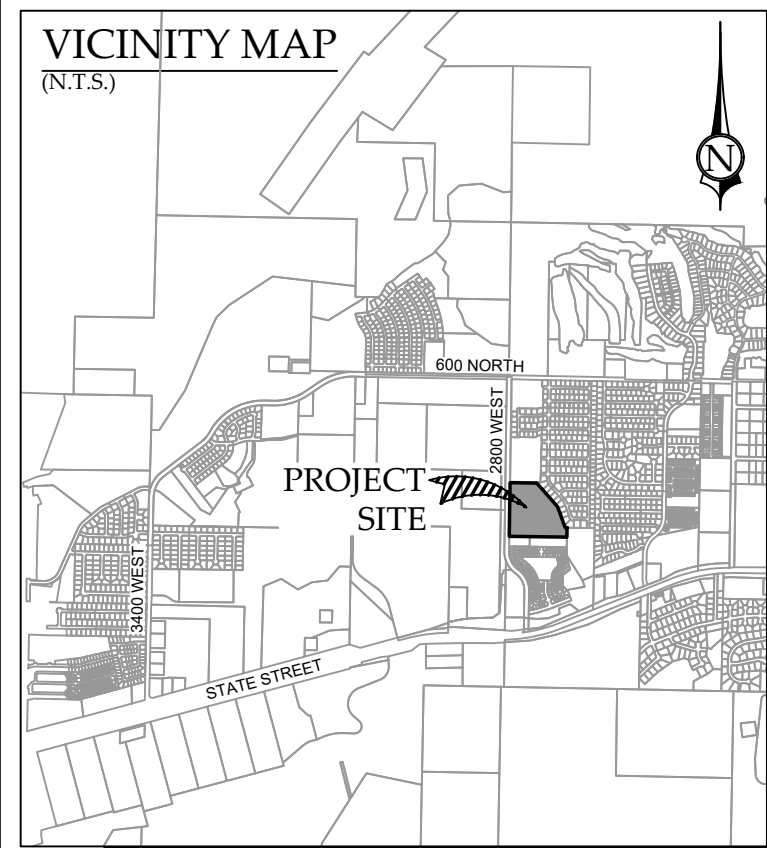
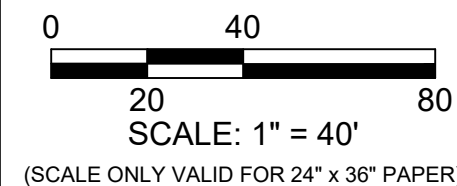
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| PROJ. #:       | Fx. 22290  |
| DATE:          | 10/07/2024 |
| DESIGN BY:     | ZNI        |
| CHECKED BY:    | KCS        |
| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 30'   |
| VER SCALE:     | 1" = 10'   |
| SHEET          |            |

C13









 FIRE HYDRANT

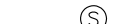
 WATER GATE VALVE

 EXISTING WATER GATE VALVE

 WATER LATERAL (IN VAULT) HOA

 EXISTING WATER LINE

 SEWER MANHOLE (SIZE AS NOTED ON PLAN)

 EXISTING SEWER LINE

 TRIANGULAR IRRIGATION VALVE

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE INTERNATIONAL PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. ALL POTABLE WATER MAINS, POTABLE AIR LINES AND VENT LINES SHALL BE INSTALLED TO A MINIMUM DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LOG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UNUSED SUBD 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. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE CITY LIMITS. FIRE HYDRANTS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN 4 HOURS (4 HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONTRIBUTE CONNECTIONS TO THE CITY WATER MAIN SHALL BE OBTAINED BY THE 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 BE RESPONSIBLE FOR ANY ERROR IN THE RECORDS.
14. ALL INSTALLED IRRIGATION LINES SHALL BE DRY UNTIL FUTURE SECONDARY CONNECTIONS ARE AVAILABLE.

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. UPON COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. ALL EXISTING MANHOLE COVERS AND ACCESS COVERS AND ALL EXISTING LATERALS AND MAINS THAT 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.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. ALL SEWERS COMPOSING PER NOTED SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR (WHEN SEWER IS ABOVE WATER, 20" LONG CENTERED AT WATER LINE.)
7. NO SEWERS UNDER 9" DEEP UNLESS APPROVED BY ASH CREEK SUDS 436-636-2348.
8. ANY PUBLIC STREETS SHALL BE PROTECTED BY PROPERLY CONSTRUCTED EASEMENTS.
9. NO EASEMENTS WILL BE ALLOWED DUE TO SHALLOW SEWER.

1. THIS DEVELOPMENT IS RELYING ON TOHER PROJECTS FOR CONNECTION TO EXISTING SEWER (OFF-SITE SEWER). IF OFF-SITE SEWER IS NOT COMPLETE BUILDING PERMITS WILL NOT BE SIGNED BY ASH CREEK SANITARY SEWER DISTRICT.

1. ALL PUBLIC UTILITY EASEMENTS WILL BE HANDLED BY SEPERATE DOCUMENT  
POWER NOTE:

Diagram illustrating the layout of three power transformer units (UNIT (PER PLAN)) and associated infrastructure:

- Units:** Three brown rectangular units labeled "UNIT (PER PLAN)".
- Drives:** Three white rectangular areas labeled "DRIVE" are positioned between the units.
- Clearance:** A dimension of "10.0' MIN" is indicated between the units.
- Infrastructure:**
  - INSTALL DUAL METER PEDESTAL:** Indicated by an arrow pointing to a small structure between the first two units.
  - INSTALL 45° UNIT WHERE POWER TRANSFORMER FRONTS UNIT TO GIVE POWER SUFFICIENT CLEARANCE:** Indicated by an arrow pointing to the front of the third unit.
  - MAINTAIN 10.0' MINIMUM SEPARATION BETWEEN WATER, SEWER, AND POWER:** Indicated by a dimension line between the sewer and power lines.
  - INSTALL SEWER LATER TO CENTER OF DRIVEWAY (TYP):** Indicated by an arrow pointing to the sewer line.
  - POWER TRANSFORMER (PER HURRICANE CITY POWER PLAN):** Indicated by an arrow pointing to a transformer symbol on the right.
- Dimensions:** Horizontal dimensions of 6' and 10' are shown between the units and drives.
- Labels:** "W" (Water) and "S" (Sewer) are labeled along the bottom line.

PROFESSIONAL ENGINEER  
KELVIN C. SMITH  
*Kelvin C. Smith*  
No. 10255283  
10/07/2024  
STATE OF UTAH

**REUSE OF DRAWINGS**

[illegible]

## SEWER, &amp; WATER PLAN - NORTH

CANYON VILLAS

LOCATED IN HURRICANE, UTAH

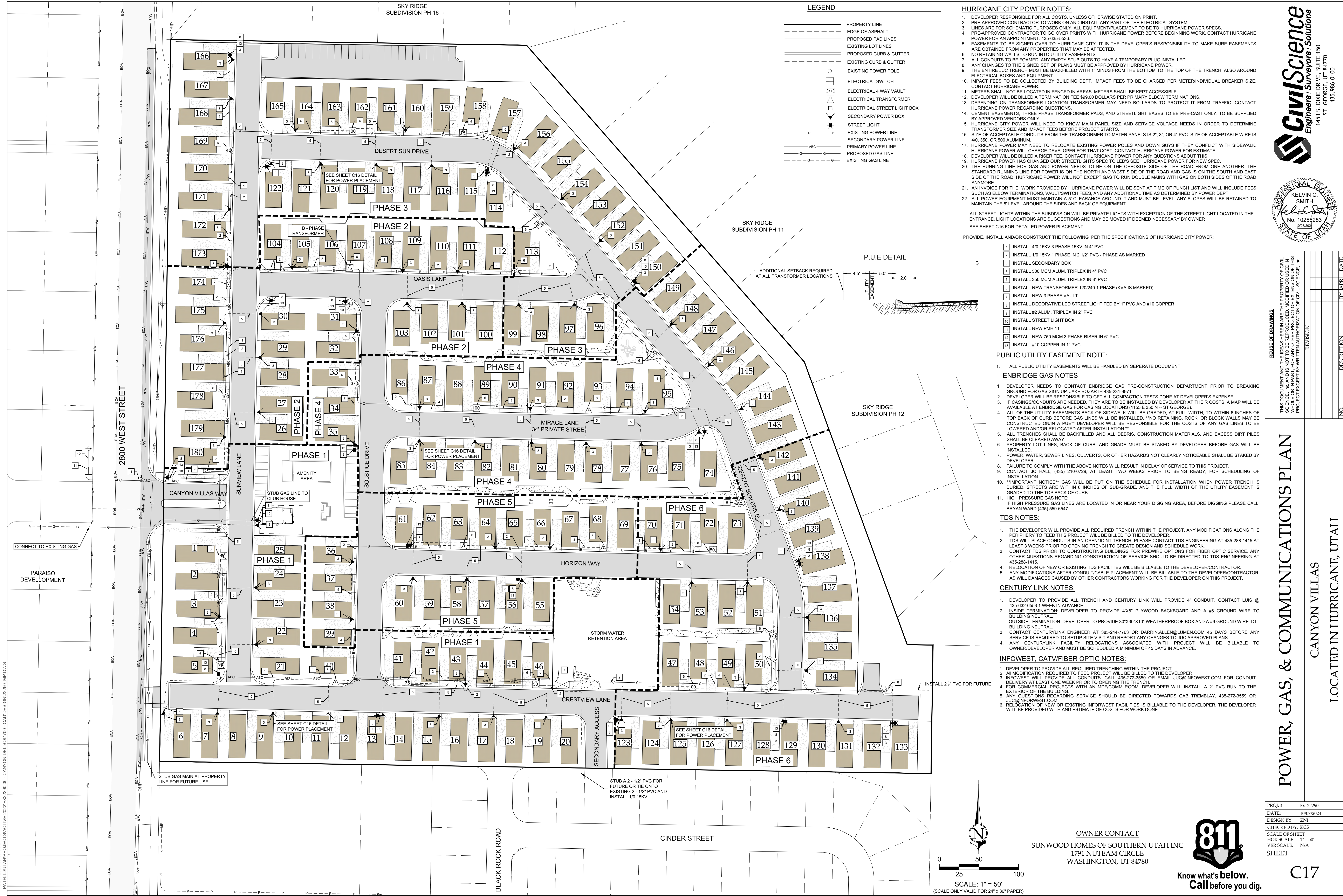
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| DATE:          | 10/07/2024 |
| DESIGN BY:     | ZNI        |
| CHECKED BY:    | KCS        |
| SCALE OF SHEET |            |
| HOR SCALE:     | 1" = 40'   |
| VER SCALE:     | N/A        |
| SHEET          |            |

C15









- HURRICANE CITY POWER NOTES:**
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
  2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
  3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
  4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
  5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
  6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
  7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
  8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
  9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
  10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
  11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE.
  12. DEVELOPER WILL BE BILLED A TERMINATION FEE \$99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
  13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
  14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
  15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
  16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 2", 3", OR 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM.
  17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
  18. DEVELOPER WILL BE BILLED A RISE FEE. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS.
  19. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED'S SEE HURRICANE POWER FOR NEW SPEC.
  20. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
  21. AN INVOICE FOR THE WORK PROVIDED BY HURRICANE POWER WILL BE SENT AT TIME OF PUNCH LIST AND WILL INCLUDE FEES SUCH AS ELBOW TERMINATIONS, VAULT/SWITCH FEES, AND ANY ADDITIONAL TIME AS DETERMINED BY POWER DEPT.
  22. ALL POWER EQUIPMENT MUST MAINTAIN A 5' CLEARANCE AROUND IT AND MUST BE LEVEL. ANY SLOPES WILL BE RETAINED TO MAINTAIN THE 5' LEVEL AROUND THE SIDES AND BACK OF EQUIPMENT.

ALL STREET LIGHTS WITHIN THE SUBDIVISION WILL BE PRIVATE LIGHTS WITH EXCEPTION OF THE STREET LIGHT LOCATED IN THE ENTRANCE. LIGHT LOCATIONS ARE SUGGESTIONS AND MAY BE MOVED IF DEEMED NECESSARY BY OWNER. SEE SHEET C16 FOR DETAILED POWER PLACEMENT.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS OF HURRICANE CITY POWER:

1. INSTALL 4/0 15KV 3 PHASE 15KV IN 4" PVC
2. INSTALL 1/0 15KV 1 PHASE IN 2 1/2" PVC - PHASE AS MARKED
3. INSTALL SECONDARY BOX
4. INSTALL 500 MCM ALUM. TRIPLX IN 4" PVC
5. INSTALL 350 MCM ALUM. TRIPLX IN 3" PVC
6. INSTALL NEW TRANSFORMER 120/240 1 PHASE (KVA IS MARKED)
7. INSTALL NEW 3 PHASE VAULT
8. INSTALL DECORATIVE LED STREETLIGHT FED BY 1" PVC AND #10 COPPER
9. INSTALL #2 ALUM. TRIPLX IN 2" PVC
10. INSTALL STREET LIGHT BOX
11. INSTALL NEW PMH 11
12. INSTALL NEW 750 MCM 3 PHASE RISER IN 6" PVC
13. INSTALL #10 COPPER IN 1" PVC

**PUBLIC UTILITY EASEMENT NOTE:**

1. ALL PUBLIC UTILITY EASEMENTS WILL BE HANDLED BY SEPERATE DOCUMENT

**ENBRIDGE GAS NOTES**

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

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

**CENTURY LINK NOTES:**

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURY LINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"x8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30"x30"x10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
4. CONTACT CENTURYLINK ENGINEER AT 365-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

**INFOWEST, CATV/FIBER OPTIC NOTES:**

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ALL MODIFICATION 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 JUC@INFOWEST.COM.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM.
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AND ESTIMATE OF COSTS FOR WORK DONE.



| REUSE OF DRAWINGS                                                                                                                                                                                                                                       |  | REVISION |  | NO. |  | DESCRIPTION |  | BY |  | DATE |  |
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| THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC. |  |          |  |     |  |             |  |    |  |      |  |
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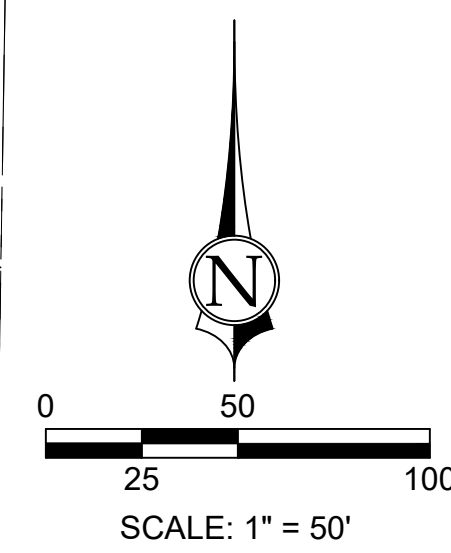
**POWER, GAS, & COMMUNICATIONS PLAN**  
CANYON VILLAS  
LOCATED IN HURRICANE, UTAH

|                 |            |
|-----------------|------------|
| PROJ. #:        | Fx 22290   |
| DATE:           | 10/07/2024 |
| DESIGN BY:      | ZNI        |
| CHECKED BY:     | KCS        |
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| VER. SCALE:     | N/A        |
| SHEET:          |            |

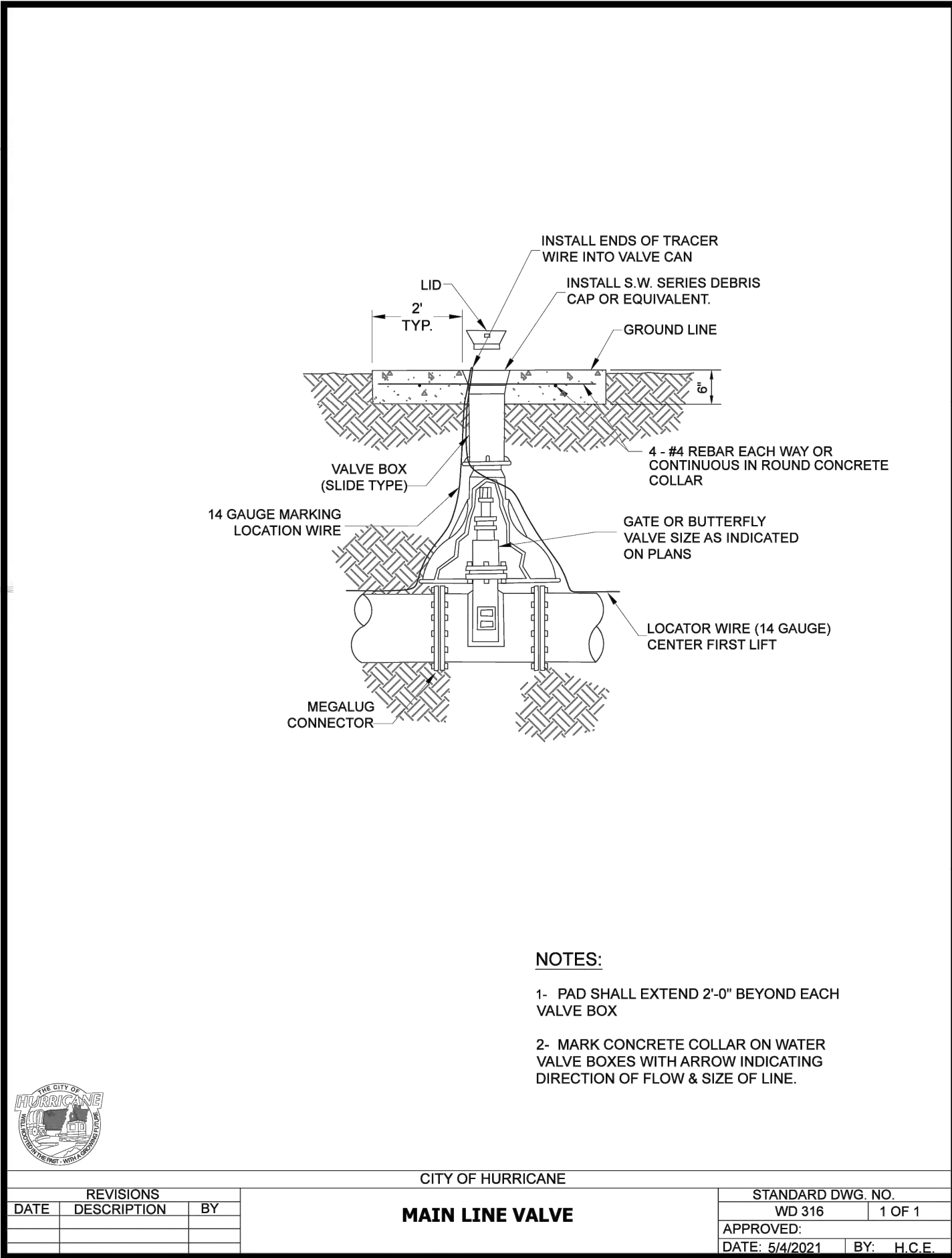
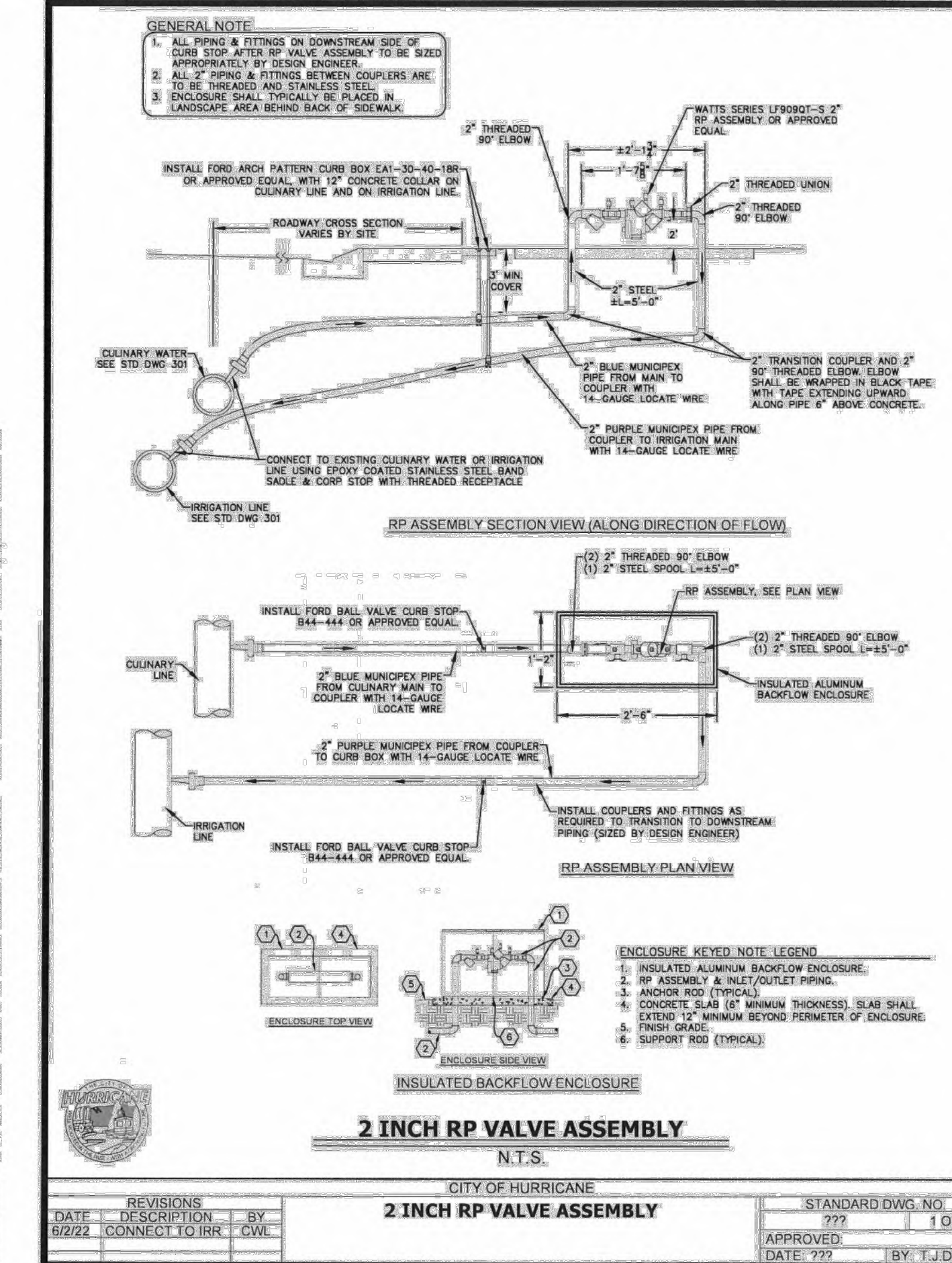
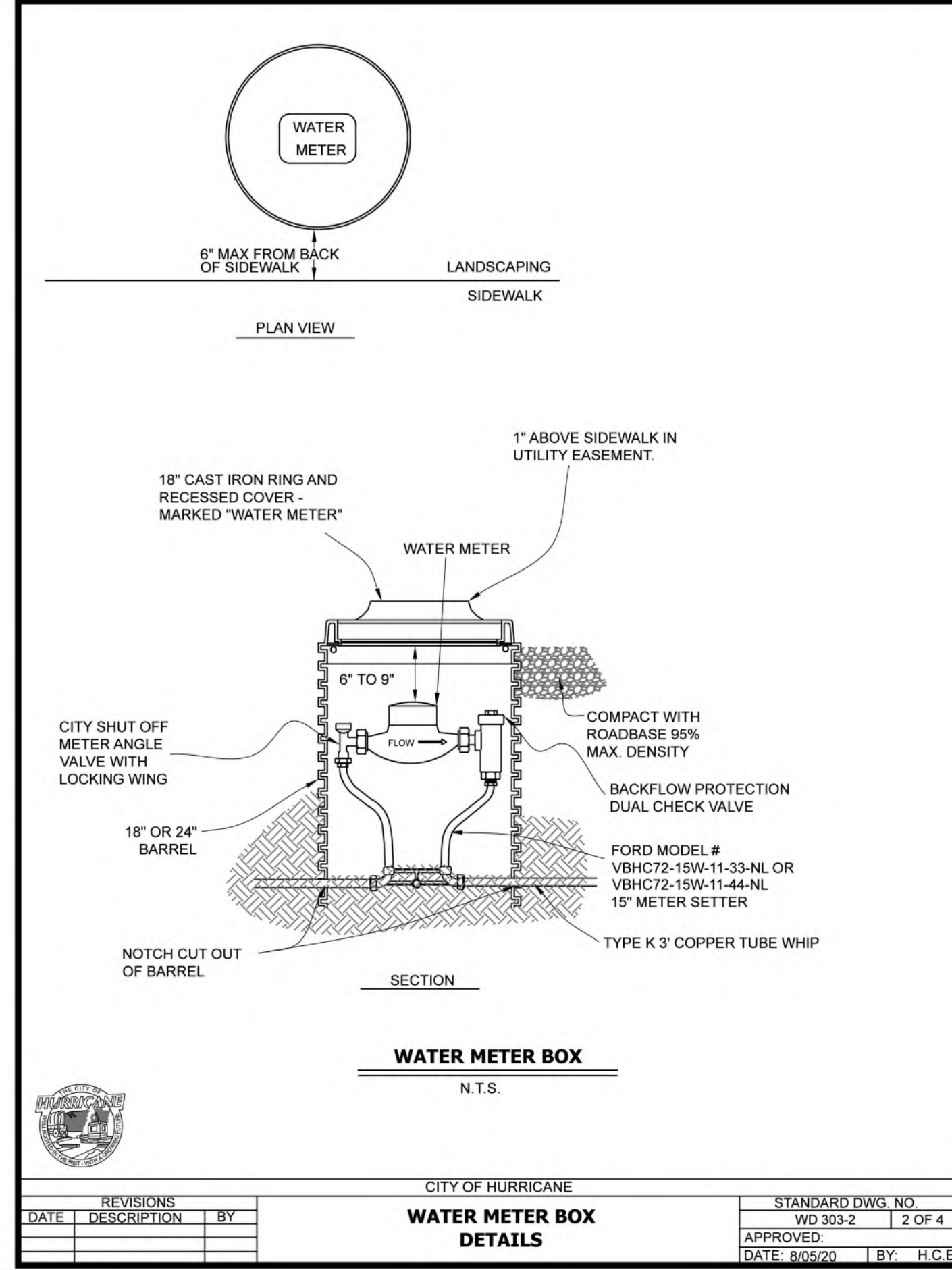
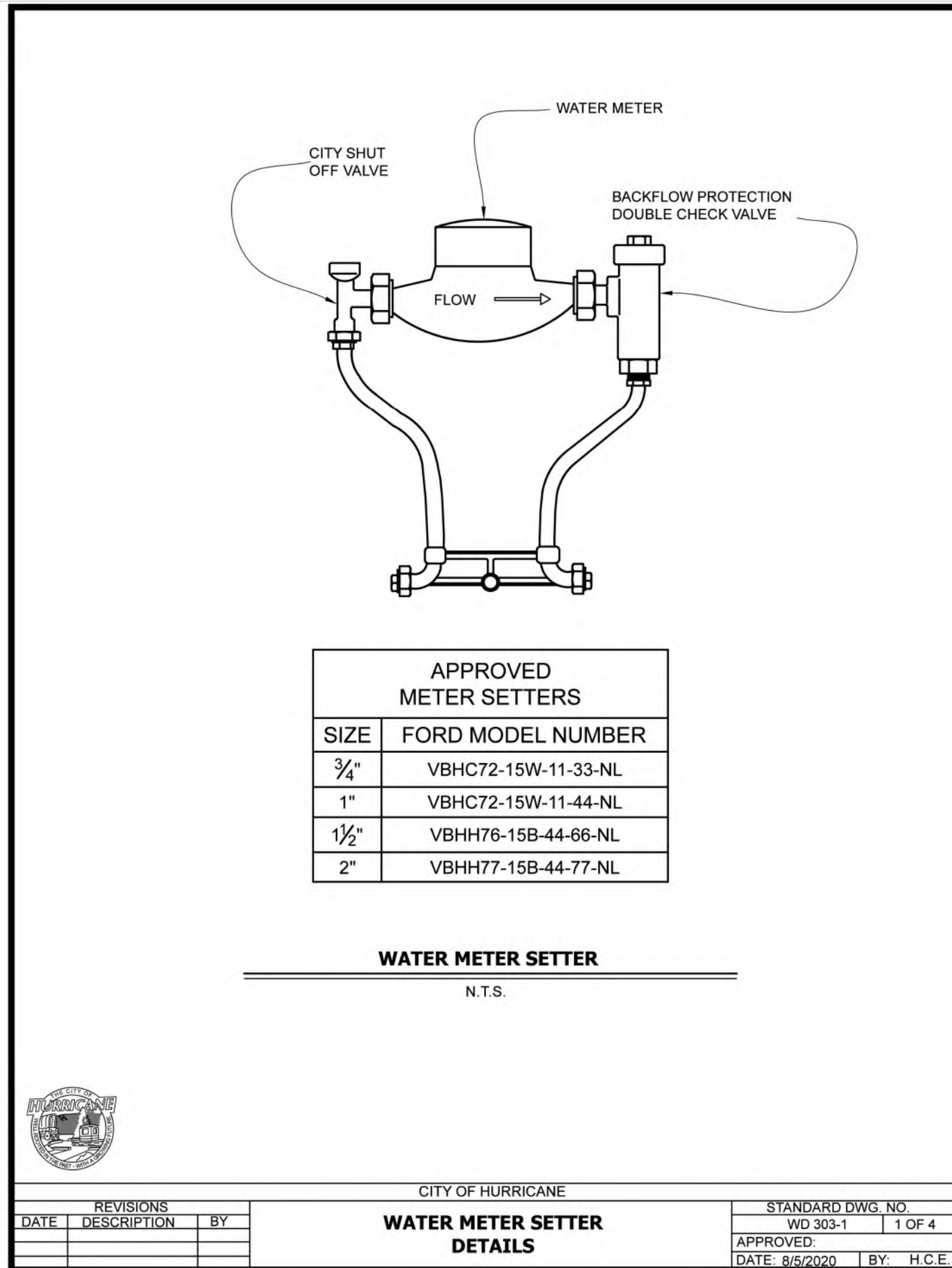
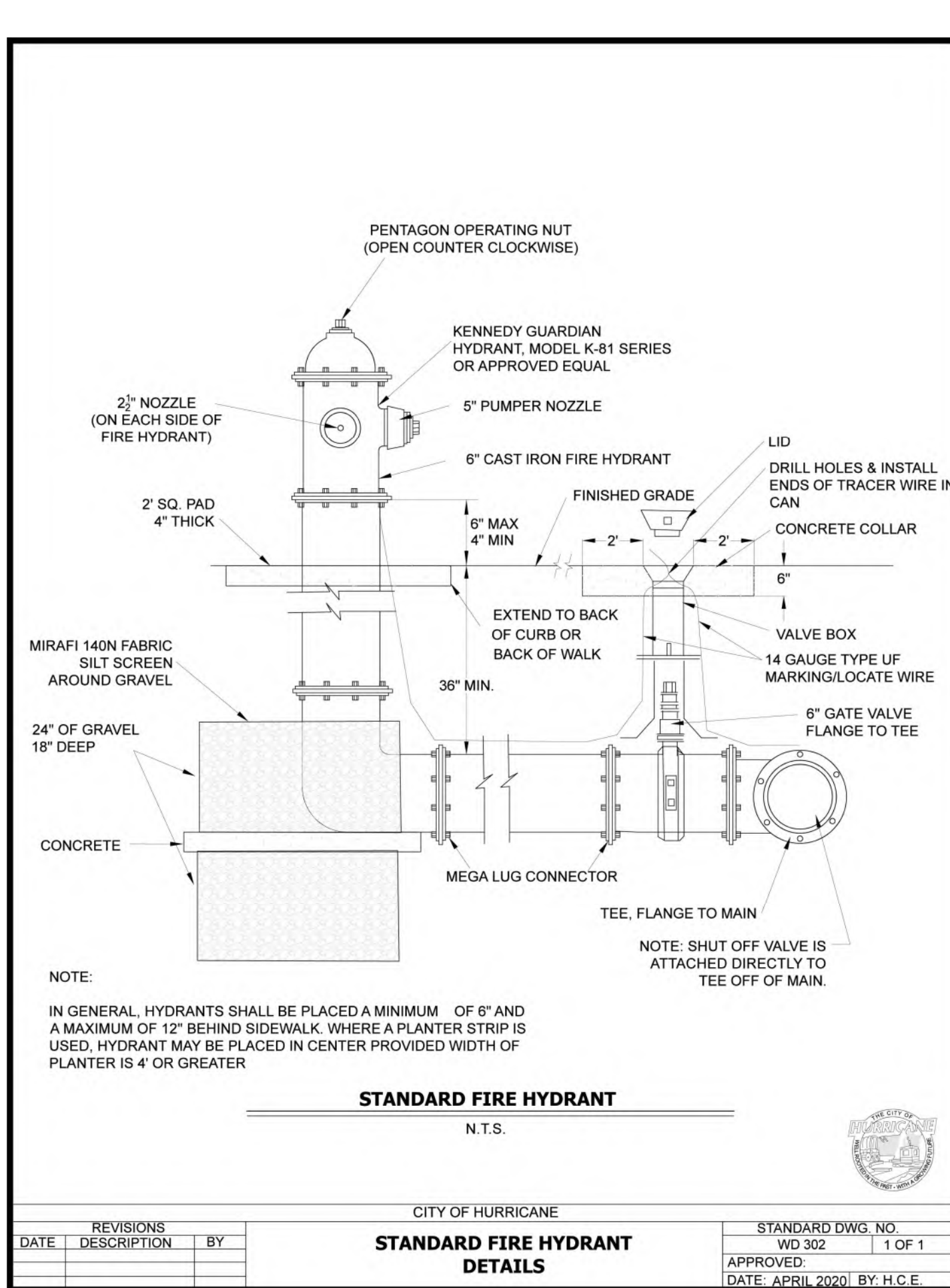
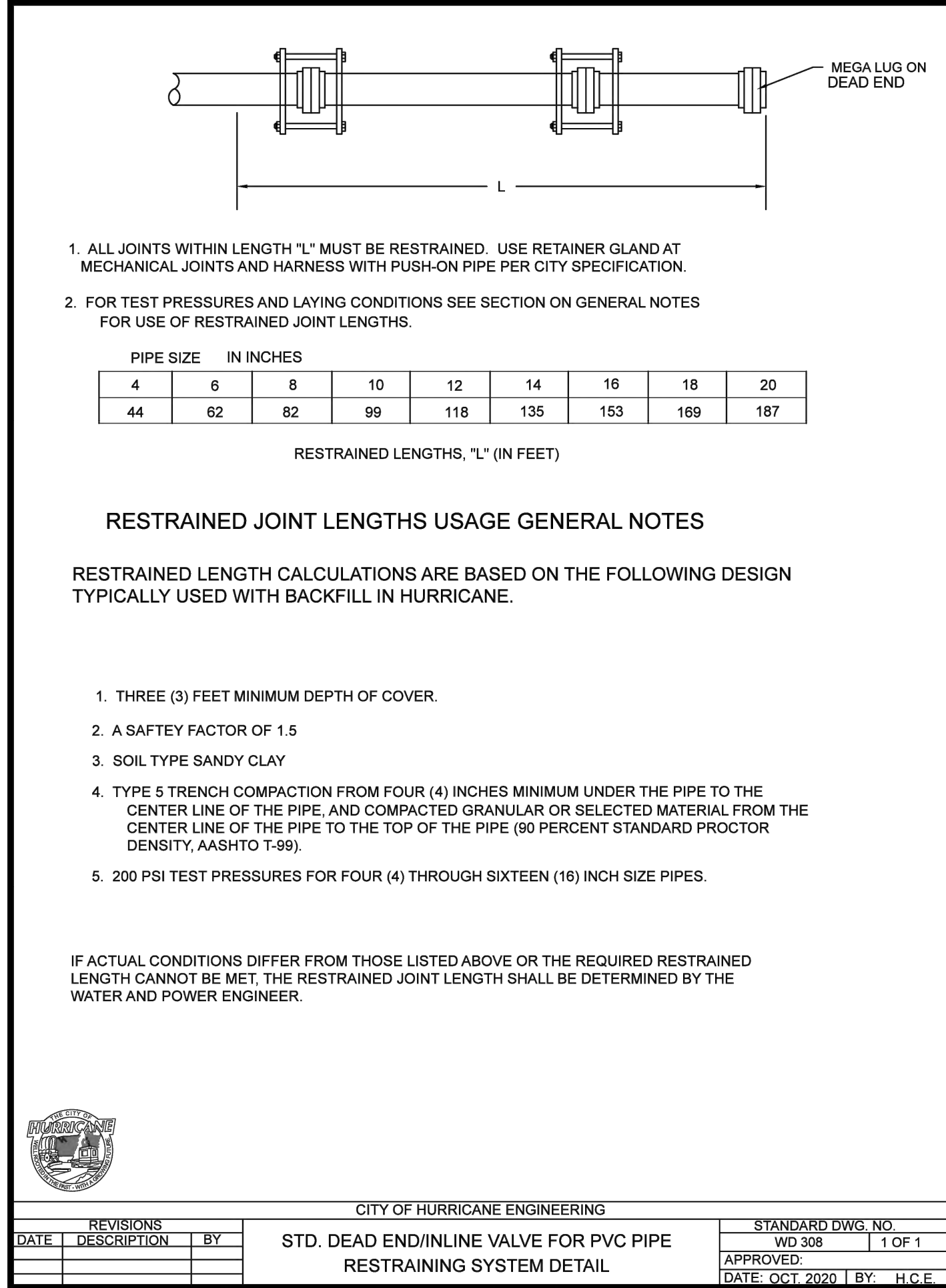
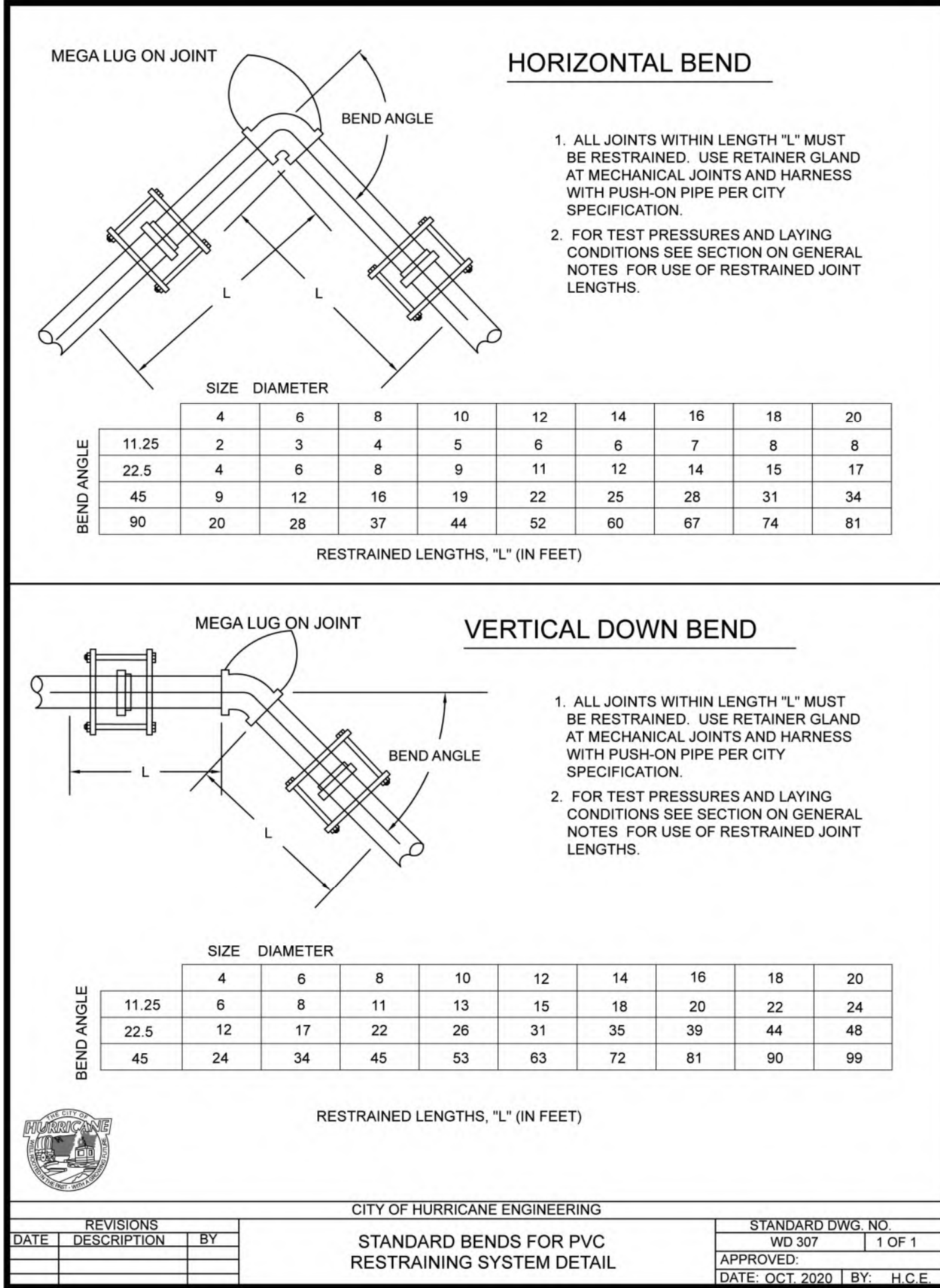
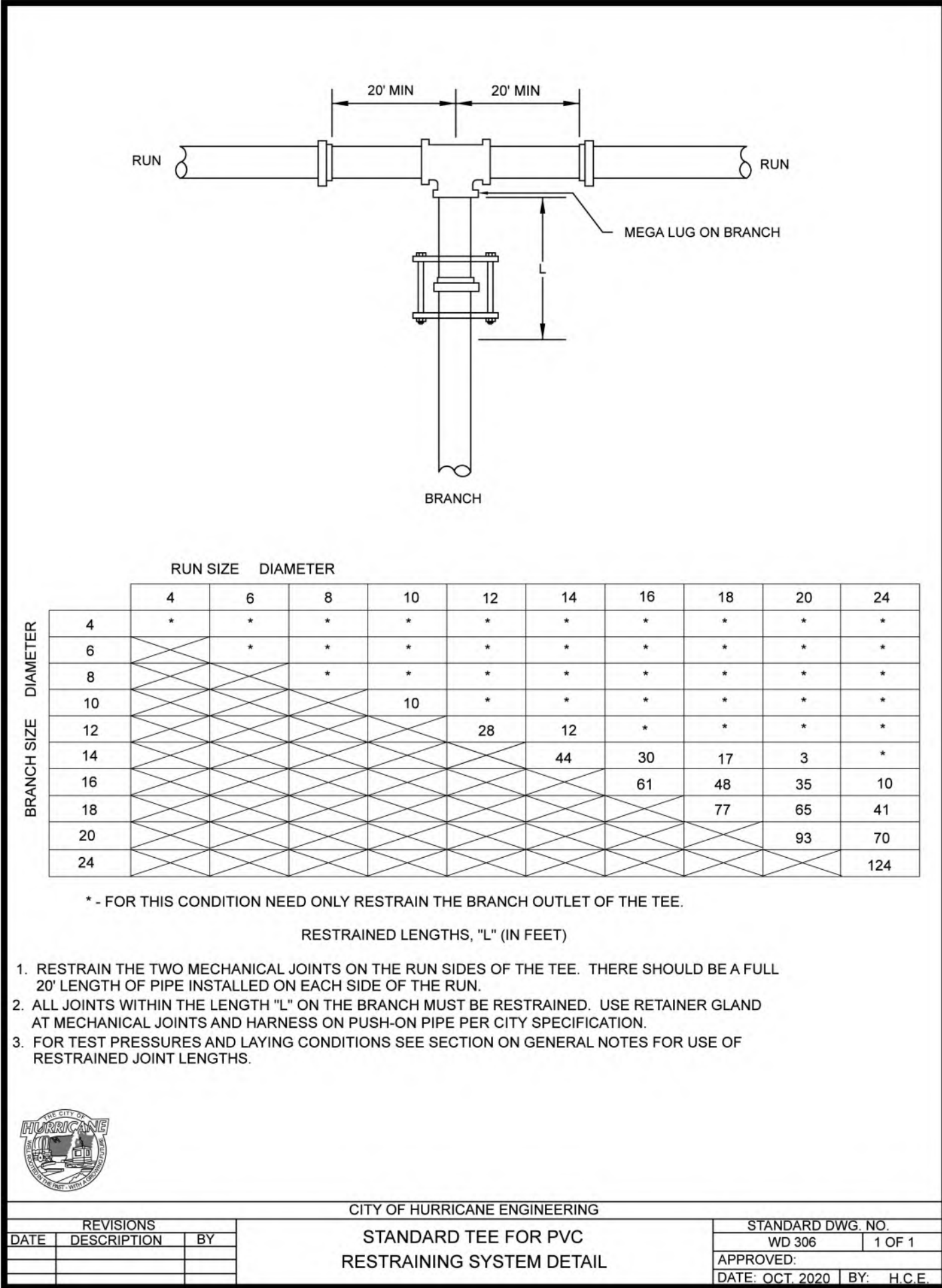
C17



**OWNER CONTACT**  
SUNWOOD HOMES OF SOUTHERN UTAH INC  
1791 NUTTEAM CIRCLE  
WASHINGTON, UT 84780









































# CANYON VILLAS

## PLANTING PLAN

July 27, 2023

NEAR 2800 W & 100 N  
HURRICANE, UT 84737

### PROJECT LOCATION



NTS



1"=200'



| INDEX  |                       |
|--------|-----------------------|
| SHEET  | DESCRIPTION           |
| CV100  | COVER SHEET           |
| PP100  | PLANTING NOTES        |
| PP100A | OVERALL PLANTING PLAN |
| PP101  | PLANTING PLAN         |
| PP102  | PLANTING PLAN         |
| PP103  | PLANTING PLAN         |
| PP104  | PLANTING PLAN         |
| PP105  | PLANTING PLAN         |
| PP106  | PLANTING PLAN         |
| PP201  | PLANTING DETAILS      |

### PROJECT TEAM

#### OWNER INFORMATION



Sunwood Development  
440 S. Nichols Peak Road  
Washington City, UT 84780

Owners Contact Information:  
Bret Howcroft  
bret@mysunwoodhomes.com

Phone: 801.556-8386

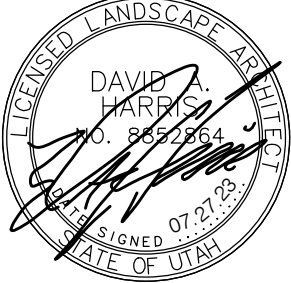
#### LANDSCAPE ARCHITECT



Environmental Planning Group  
6949 S. High Tech Drive #100  
Midvale, Utah 84047

Contact Information:  
Dave Harris  
dharris@epgllc.co

Phone: 385.337.5967





GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKERS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCHMARKS UNTIL THE CONSTRUCTION BENCHMARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC. IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
15. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN, ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. 48 HOURS PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT **BLUE STAKE (1-800-662-4111)** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
16. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
17. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS OF THE OWNER AT NO EXPENSE TO THE OWNER.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
20. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. AREAS OUTSIDE THE LIMIT OF WORK BOUNDARIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
21. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFF SITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
22. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM CONSTRUCTION ACTIVITIES.
23. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
24. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS, AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS INCLUDING TYPE, SIZE, OR QUANTITY AS SHOWN ON THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PLANT MATERIAL TO REMAIN IS TO BE PROTECTED. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7. PLANT MATERIAL'S BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
8. PLANTINGS AROUND ELECTRICAL TRANSFORMERS SHALL MAINTAIN A MINIMUM CLEARANCE OF THREE (3) FEET ON ALL SIDES AND 12 FEET ON SIDES WITH DOORS UNLESS OTHER MORE RESTRICTIVE REQUIREMENTS ARE REQUIRED BY THE LOCAL ELECTRIC PROVIDER. THE CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS PRIOR TO INSTALLATION.
9. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
10. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 18 INCHES WITHIN SIGHT DISTANCE TRIANGLES.
11. TREE TRUNKS SHALL NOT BE LOCATED WITHIN SIGHT DISTANCE TRIANGLES AND TREE CANOPIES SHALL BE PRUNED A MINIMUM OF 6'-0" WITHIN SIGHT DISTANCE TRIANGLES OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
12. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM CITY WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
13. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF TWO (2) FEET AT MATURE SIZE.
14. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, PROJECT MANAGER OR OTHER DESIGNEE PRIOR TO INSTALLATION.
15. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
16. ALL PLANT BEDS TO RECEIVE FOUR (4) INCHES OF SOIL PEP INCORPORATED INTO THE TOP EIGHT (8) INCHES OF SOIL.. PLANTING BEDS SHALL RECEIVE AN ADDITIONAL TWO (2) INCH LAYER OF SOIL PEP OR GRAVEL MULCH AFTER PLANTING IS COMPLETE.

GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL ONLY INSTALL RED PUSH PISTACHE ALONG ROAD WHEN THERE IS 7' OR GREATER BETWEEN BACK OF CURB AND RESIDENCE.
2. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF SUNRISE 1" ROCK MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH. MATERIAL SUPPLIER THE ROCK PLACE 765 W STATE STREET, HURRICANE, UT 84737

PLANT SCHEDULE

| TREES                                  | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|                                        | FRAXINUS GREGGII                                                                                                                          | GREGG'S ASH                 | 15 GAL       | 17  |
|                                        | FRAXINUS VELUTINA 'ARIZONA'                                                                                                               | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|                                        | LAGERSTROEMIA INDICA                                                                                                                      | GRAPE MYRTLE                | 1" CAL.      | 122 |
|                                        | PISTACIA X 'RED PUSH'                                                                                                                     | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|                                        | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                       | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|                                        | PRUNUS CAROLINIANA                                                                                                                        | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|                                        | QUERCUS TEXANA                                                                                                                            | TEXAS RED OAK               | 24"BOX       | 7   |
|                                        | ROBINA X AMBIGUA 'PURPLE ROBE'                                                                                                            | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                 | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|                                        | AGAVE PARRYI                                                                                                                              | PARRY'S AGAVE               | 5 GAL        | 180 |
|                                        | ALOE X 'BLUE ELF'                                                                                                                         | ALOE                        | 5 GAL        | 312 |
|                                        | CAESALPINIA GILLIESII                                                                                                                     | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|                                        | CHAMAEROPS HUMILIS CERIFERA                                                                                                               | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|                                        | CHRYSACTINIA MEXICANA                                                                                                                     | DAMIANITA                   | 1 GAL        | 155 |
|                                        | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                          | BUSH MORNING GLORY          | 1 GAL        | 129 |
|                                        | DASYLIRION WHEELERI                                                                                                                       | GREY DESERT SPOON           | 5 GAL        | 61  |
|                                        | EUPHORBIA RIGIDA                                                                                                                          | YELLOW SPURGE               | 1 GAL        | 129 |
|                                        | FEROCACTUS ACANTHODES                                                                                                                     | COMPASS BARREL              | 5 GAL        | 126 |
|                                        | FOUQUIERIA SPLENDENS                                                                                                                      | OCOTILLO                    | 12 CANE MIN. | 28  |
|                                        | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                      | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|                                        | LARREA TRIDENTATA                                                                                                                         | CREOSOTE BUSH               | 5 GAL        | 34  |
| LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM | BAROMETERBUSH                                                                                                                             | 5 GAL                       | 78           |     |
| OLEA EUROPAEA 'MONTRA'                 | LITTLE OLIVE                                                                                                                              | 5 GAL                       | 323          |     |
| TECOMA X 'SUNRISE'                     | YELLOW BELLS                                                                                                                              | 5 GAL                       | 95           |     |
| YUCCA PARVIFLORA                       | RED YUCCA                                                                                                                                 | 3 GAL.                      | 321          |     |
| CODE                                   | DESCRIPTION                                                                                                                               | QTY                         |              |     |
| 5                                      | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                 | DESCRIPTION                                                                                                                               | QTY                         |              |     |
|                                        | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106               | 11,563 SF                   |              |     |
|                                        | ARTIFICIAL TURF                                                                                                                           | 3,539 SF                    |              |     |
|                                        | DROUGHT TOLERANT FESCUE BLEND                                                                                                             | 7,060 SF                    |              |     |
|                                        | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                | 30,767 SF                   |              |     |

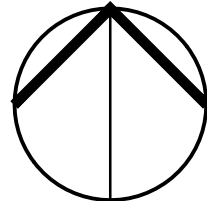
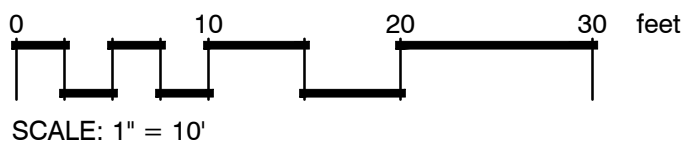


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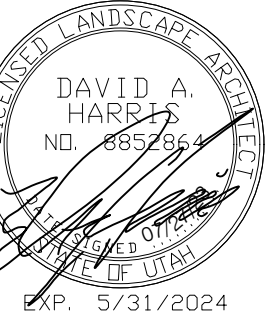
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**PLANTING  
NOTES**

Sheet Number:  
**PP100**







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Bret Howcroft



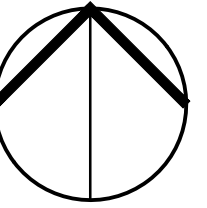
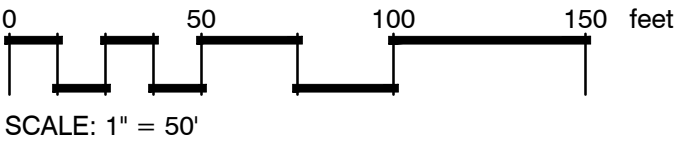
**CANYON VILLAS**  
NEAR 2800 W & 100 N  
HURRICANE, UT 84737

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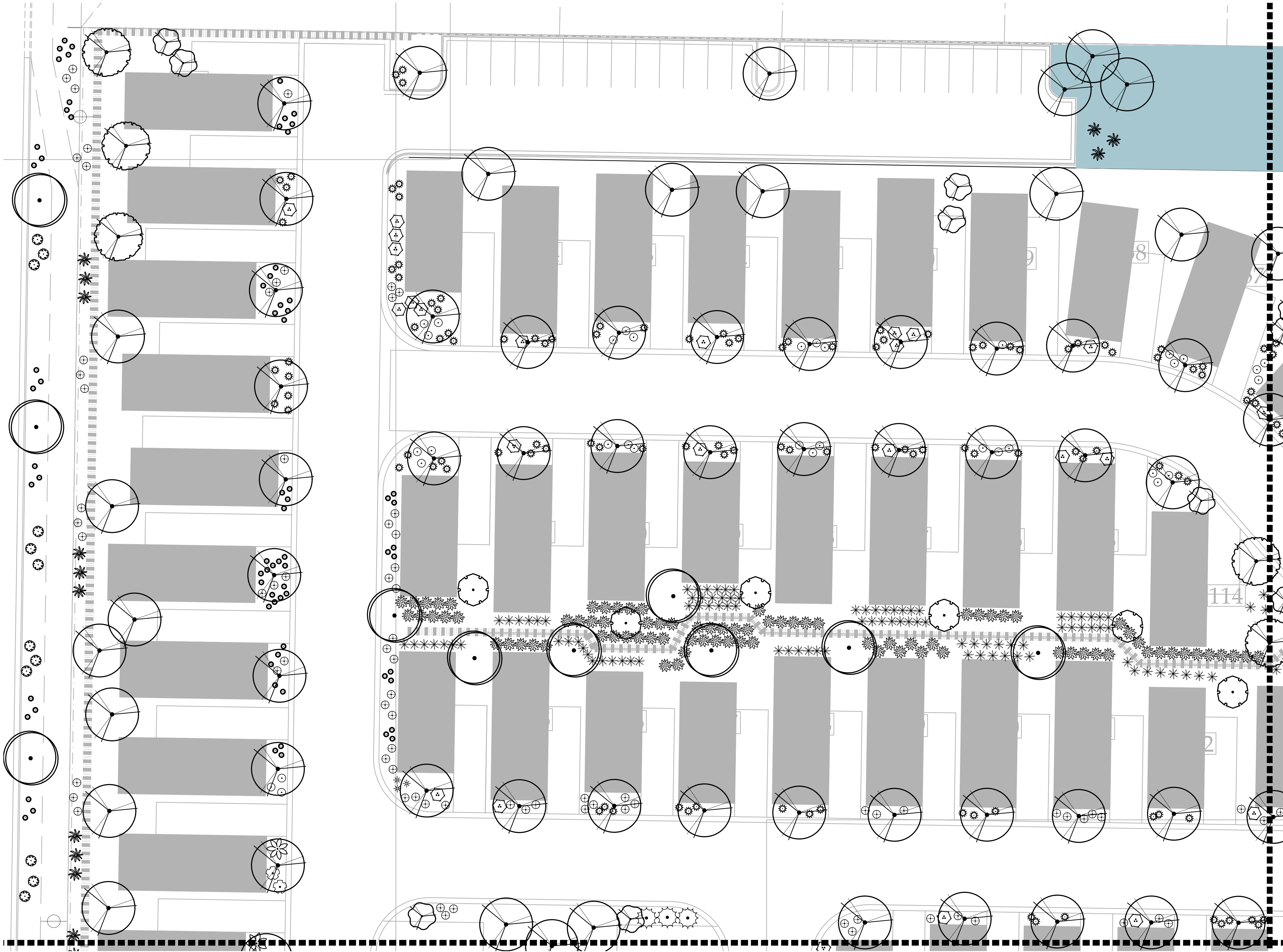
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**OVERALL  
PLANTING PLAN**

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**PP100A**







SEE SHEET PP103

| PLANT SCHEDULE                                                                        |                                                                                                                                           |                             |              |     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
| TREES                                                                                 | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|    | FRAXINUS GREGGII                                                                                                                          | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                               | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                      | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                     | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                       | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                        | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                            | TEXAS RED OAK               | 24"BOX       | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                           | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                              | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                         | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                     | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                               | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSAECTINIA MEXICANA                                                                                                                    | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                          | BUSH MORNING GLORY          | 1 GAL        | 129 |
|    | DASYLIRION WHEELERI                                                                                                                       | GREY DESERT SPOON           | 5 GAL        | 61  |
|    | EUPHORBIA RIGIDA                                                                                                                          | YELLOW SPURGE               | 1 GAL        | 129 |
|    | FEROCACTUS ACANTHODES                                                                                                                     | COMPASS BARREL              | 5 GAL        | 126 |
|    | FOUQUIERIA SPLENDENS                                                                                                                      | OCOTILLO                    | 12 CANE MIN. | 28  |
|    | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                      | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|   | LARREA TRIDENTATA                                                                                                                         | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                    | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                    | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                        | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                          | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                               | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                               | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106               | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                           | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                             | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                | 30,767 SF                   |              |     |

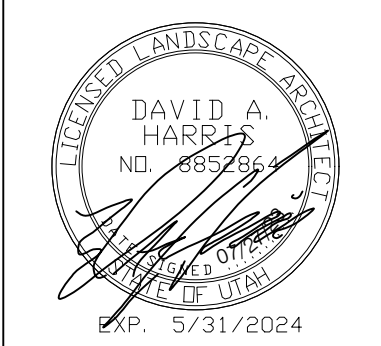


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435-216-6035  
Bret Howcroft



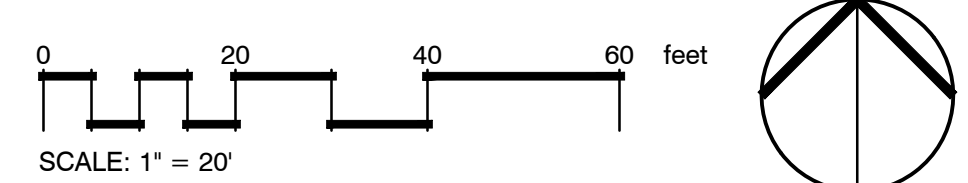
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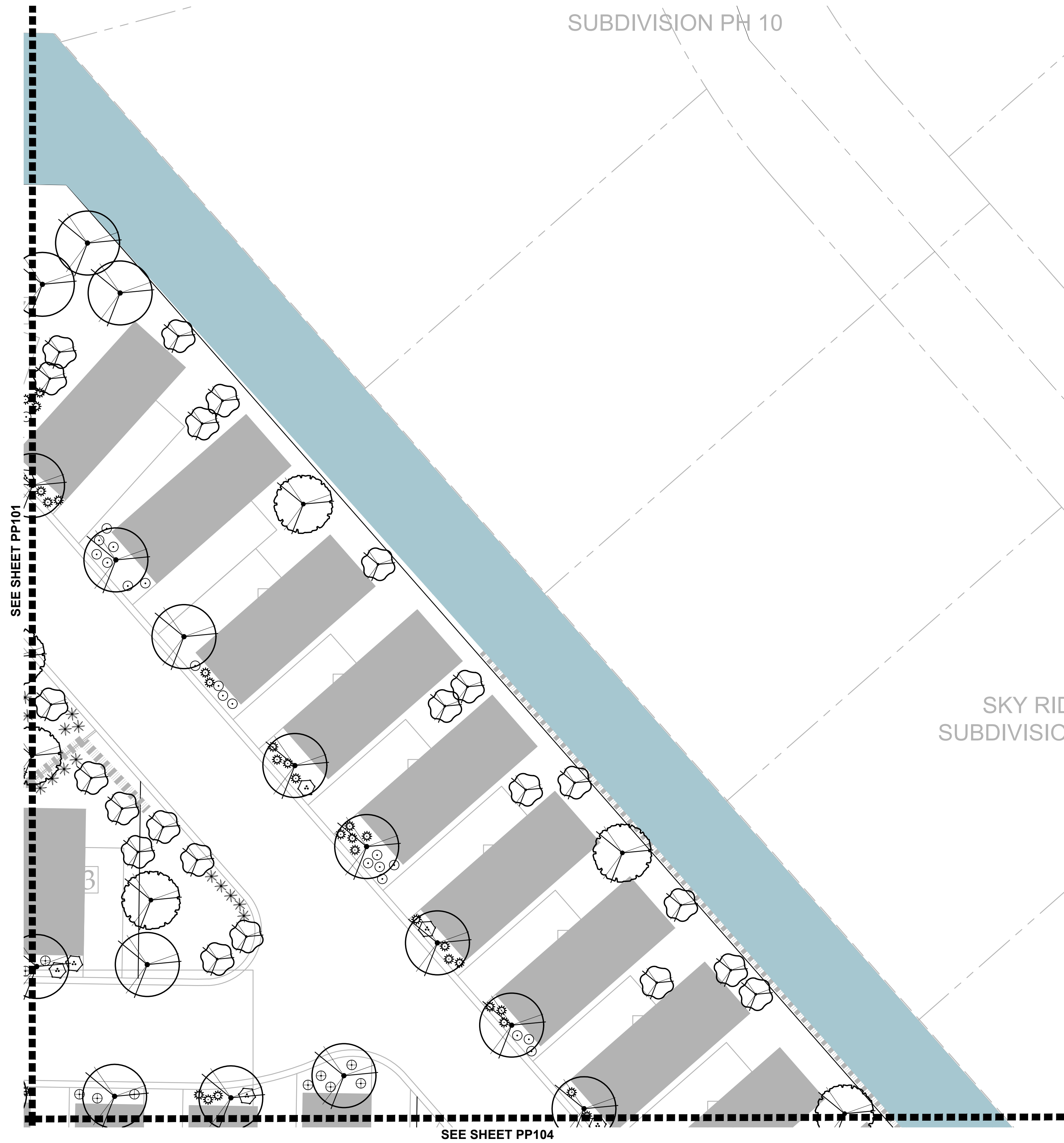
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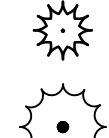
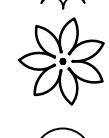
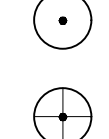
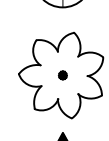
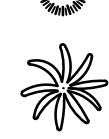
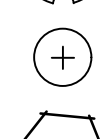
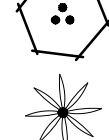
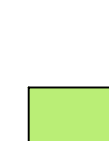
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PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|    | FRAXINUS GREGGII                                                                                                                             | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                                  | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                         | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                        | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                          | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                           | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                               | TEXAS RED OAK               | 24"BOX       | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                              | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                                 | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                            | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                        | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                                  | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSACTINIA MEXICANA                                                                                                                        | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                             | BUSH MORNING GLORY          | 1 GAL        | 129 |
|   | DASYLIRION WHEELERI                                                                                                                          | GREY DESERT SPOON           | 5 GAL        | 61  |
|  | EUPHORBIA RIGIDA                                                                                                                             | YELLOW SPURGE               | 1 GAL        | 129 |
|  | FEROCACTUS ACANTHODES                                                                                                                        | COMPASS BARREL              | 5 GAL        | 126 |
|  | FOUQUIERIA SPLENDENS                                                                                                                         | OCOTILLO                    | 12 CANE MIN. | 28  |
|  | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                         | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|  | LARREA TRIDENTATA                                                                                                                            | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                       | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                       | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                           | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                             | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL<br>JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                  | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                              | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                                | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                   | 30,767 SF                   |              |     |



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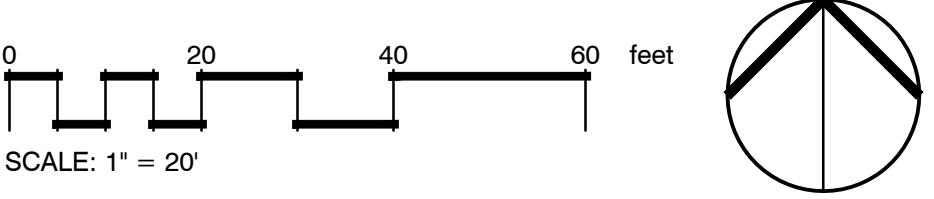
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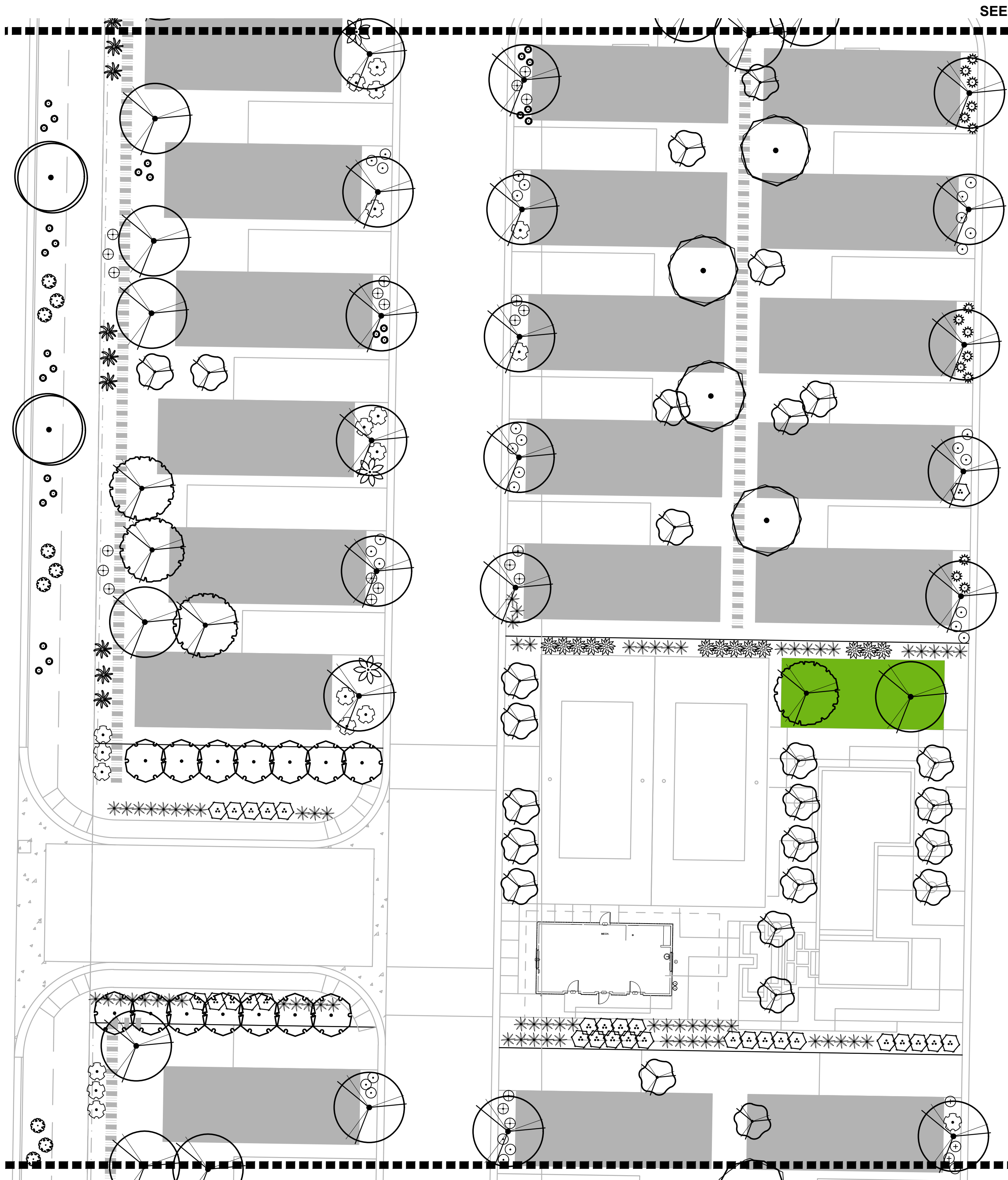
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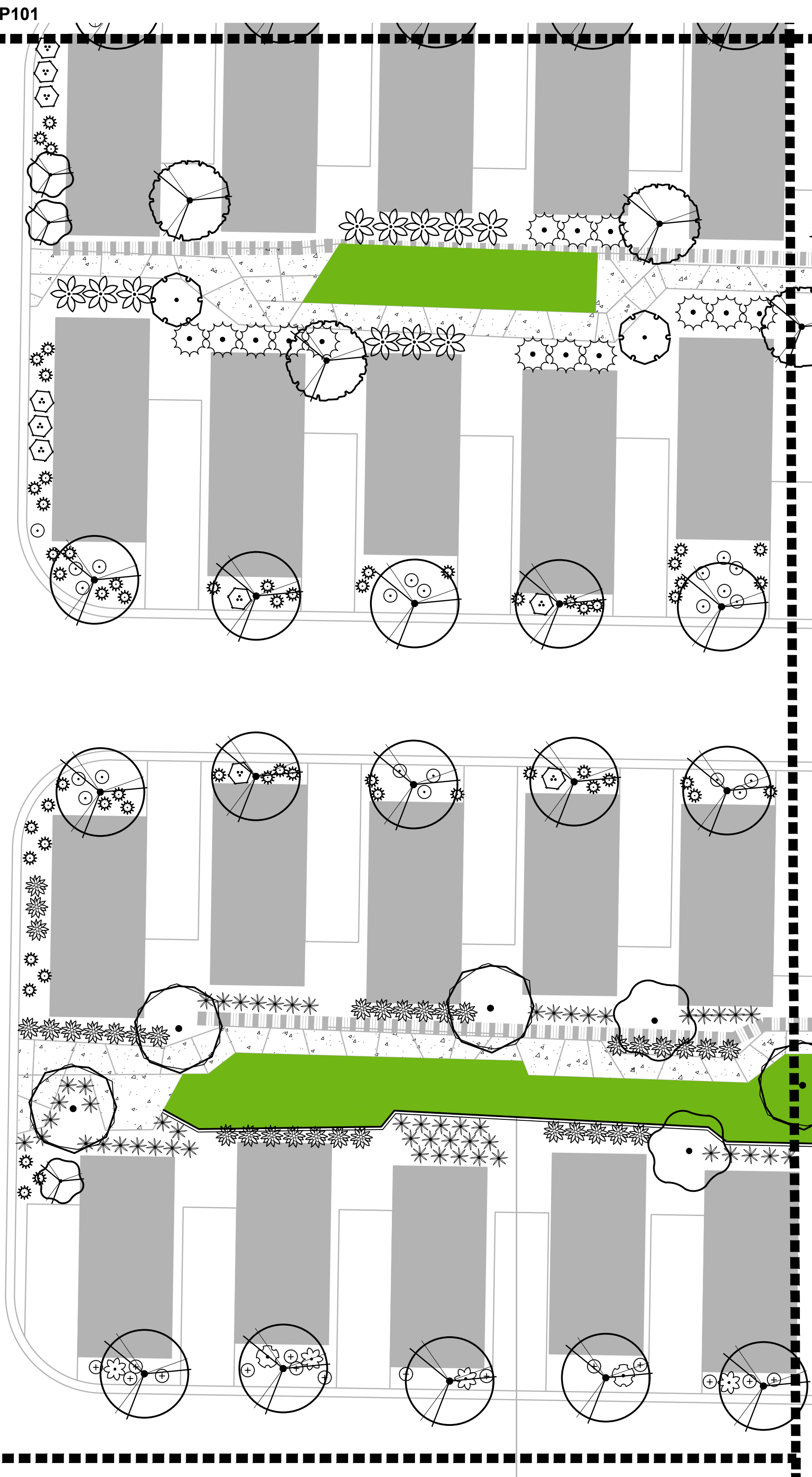






SEE SHEET PP101

SEE SHEET PP105



PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|    | FRAXINUS GREGGII                                                                                                                          | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                               | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                      | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                     | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                       | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                        | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                            | TEXAS RED OAK               | 24"BOX       | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                           | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                              | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                         | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                     | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                               | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSACTINIA MEXICANA                                                                                                                     | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                          | BUSH MORNING GLORY          | 1 GAL        | 129 |
|    | DASYLIRION WHEELERI                                                                                                                       | GREY DESERT SPOON           | 5 GAL        | 61  |
|    | EUPHORBIA RIGIDA                                                                                                                          | YELLOW SPURGE               | 1 GAL        | 129 |
|    | FEROCACTUS ACANTHODES                                                                                                                     | COMPASS BARREL              | 5 GAL        | 126 |
|    | FOUQUIERIA SPLENDENS                                                                                                                      | OCOTILLO                    | 12 CANE MIN. | 28  |
|    | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                      | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|   | LARREA TRIDENTATA                                                                                                                         | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                    | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                    | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                        | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                          | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                               | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                               | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106               | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                           | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                             | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                | 30,767 SF                   |              |     |



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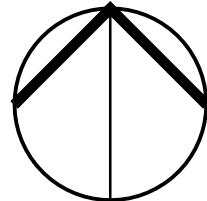
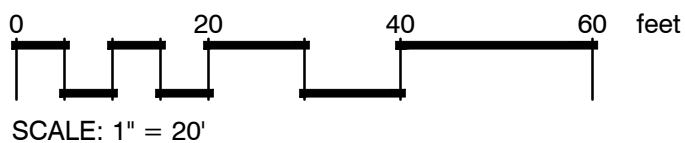
CANYON VILLAS  
NEAR 2800 W & 100 N  
HURRICANE, UT 84737

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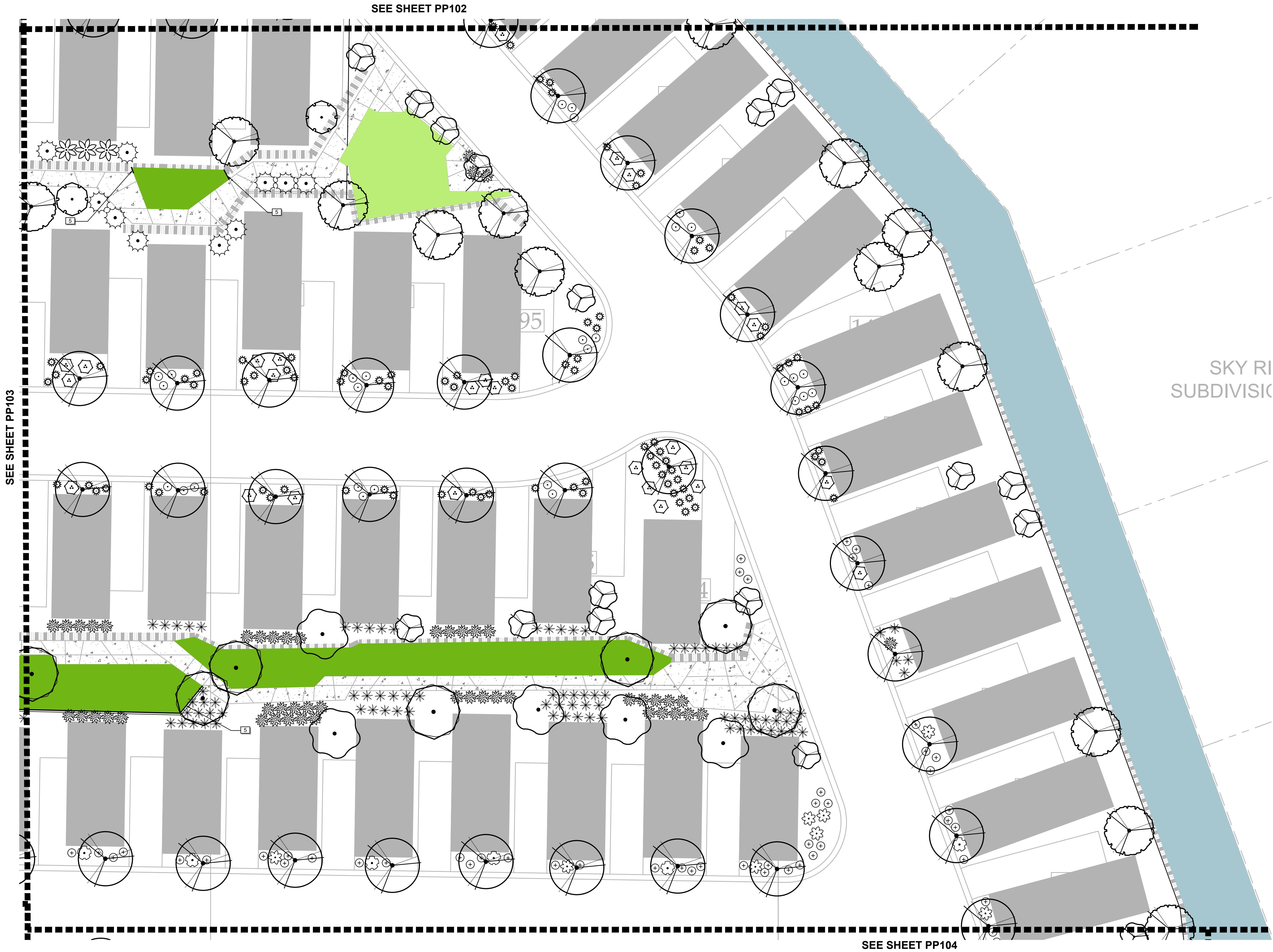
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PROJ #: JU237012

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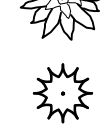
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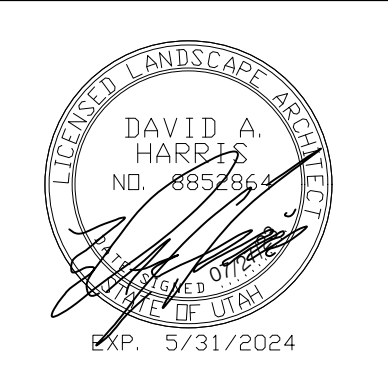


PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|    | FRAXINUS GREGGII                                                                                                                          | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                               | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                      | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                     | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                       | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                        | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                            | TEXAS RED OAK               | 24"BOX       | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                           | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                            | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                              | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                         | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                     | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                               | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSACTINIA MEXICANA                                                                                                                     | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                          | BUSH MORNING GLORY          | 1 GAL        | 129 |
|    | DASYLIRION WHEELERI                                                                                                                       | GREY DESERT SPOON           | 5 GAL        | 61  |
|    | EUPHORBIA RIGIDA                                                                                                                          | YELLOW SPURGE               | 1 GAL        | 129 |
|    | FEROCACTUS ACANTHODES                                                                                                                     | COMPASS BARREL              | 5 GAL        | 126 |
|    | FOUQUIERIA SPLENDENS                                                                                                                      | OCOTILLO                    | 12 CANE MIN. | 28  |
|   | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                      | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|  | LARREA TRIDENTATA                                                                                                                         | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                    | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                    | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                        | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                          | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                               | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                               | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106               | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                           | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                             | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                | 30,767 SF                   |              |     |



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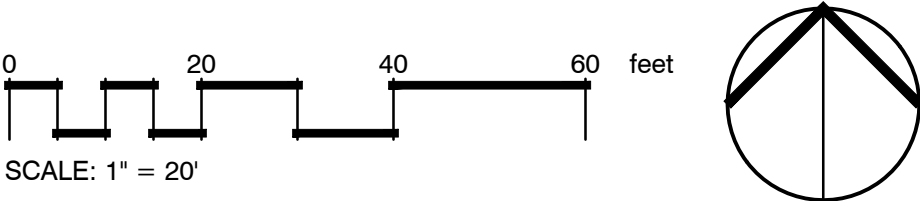
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HURRICANE, UT 84737

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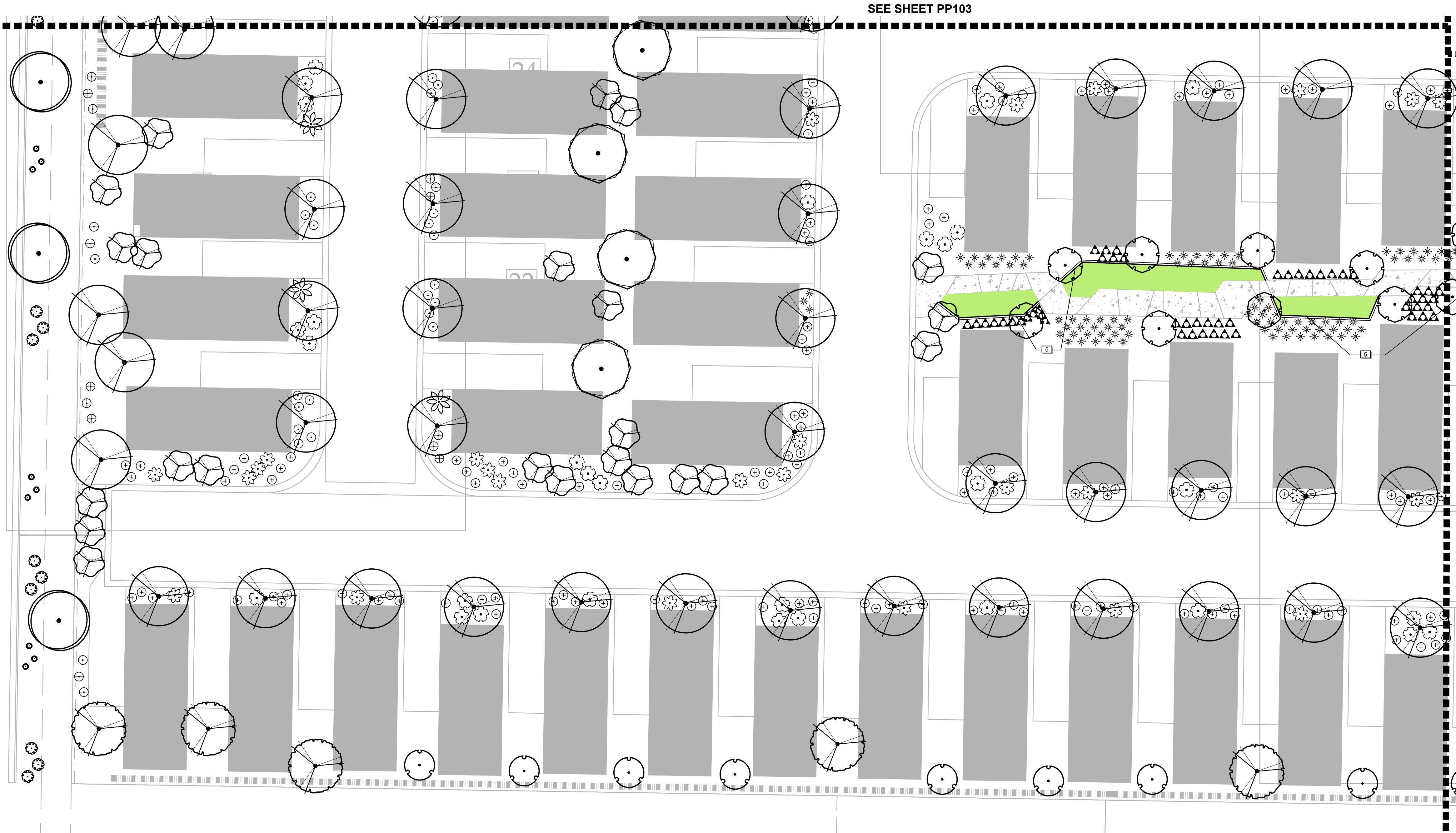
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PP104







PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|    | FRAXINUS GREGGII                                                                                                                             | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                                  | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                         | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                        | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                          | THORNLESS HONEY MESQUITE    | 36"BOX       | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                           | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                               | TEXAS RED OAK               | 24"BOX       | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                              | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                                 | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                            | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                        | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                                  | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSACTINIA MEXICANA                                                                                                                        | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                             | BUSH MORNING GLORY          | 1 GAL        | 129 |
|    | DASYLIRION WHEELERI                                                                                                                          | GREY DESERT SPOON           | 5 GAL        | 61  |
|    | EUPHORBIA RIGIDA                                                                                                                             | YELLOW SPURGE               | 1 GAL        | 129 |
|    | FEROCACTUS ACANTHODES                                                                                                                        | COMPASS BARREL              | 5 GAL        | 126 |
|   | FOUQUIERIA SPLENDENS                                                                                                                         | OCOTILLO                    | 12 CANE MIN. | 28  |
|  | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                         | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|  | LARREA TRIDENTATA                                                                                                                            | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                       | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                       | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                           | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                             | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL<br>JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                  | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                              | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                                | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                   | 30,767 SF                   |              |     |



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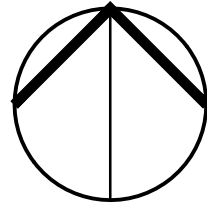
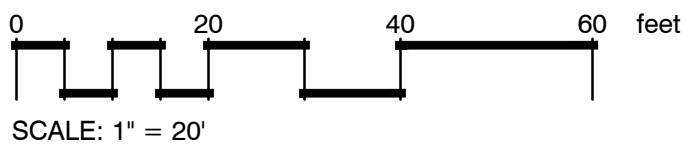
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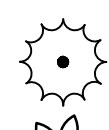
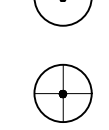
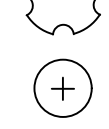
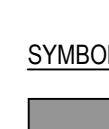
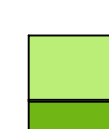
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PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----|
|    | FRAXINUS GREGGII                                                                                                                             | GREGG'S ASH                 | 15 GAL       | 17  |
|    | FRAXINUS VELUTINA 'ARIZONA'                                                                                                                  | ARIZONA VELVET ASH          | 2" CAL.      | 44  |
|    | LAGERSTROEMIA INDICA                                                                                                                         | CRAPE MYRTLE                | 1" CAL.      | 122 |
|    | PISTACIA X 'RED PUSH'                                                                                                                        | RED PUSH PISTACHE           | 2" CAL.      | 231 |
|    | PROSOPIS GLANDULOSA 'THORNLESS AZT'                                                                                                          | THORNLESS HONEY MESQUITE    | 36" BOX      | 15  |
|    | PRUNUS CAROLINIANA                                                                                                                           | CAROLINA LAUREL CHERRY      | 15 GAL       | 39  |
|    | QUERCUS TEXANA                                                                                                                               | TEXAS RED OAK               | 24" BOX      | 7   |
|    | ROBINIA X AMBIGUA 'PURPLE ROBE'                                                                                                              | PINK FLOWERING LOCUST       | 24" BOX      | 21  |
| SHRUBS                                                                                | BOTANICAL NAME                                                                                                                               | COMMON NAME                 | SIZE         | QTY |
|    | AGAVE PARRYI                                                                                                                                 | PARRY'S AGAVE               | 5 GAL        | 180 |
|    | ALOE X 'BLUE ELF'                                                                                                                            | ALOE                        | 5 GAL        | 312 |
|    | CAESALPINIA GILLIESII                                                                                                                        | YELLOW BIRD OF PARADISE     | 15 GAL       | 27  |
|    | CHAMAEROPS HUMILIS CERIFERA                                                                                                                  | BLUE MEDITERRANEAN FAN PALM | 15 GAL       | 21  |
|    | CHRYSAECTINIA MEXICANA                                                                                                                       | DAMIANITA                   | 1 GAL        | 155 |
|    | CONVOLVULUS CNEORUM 'SNOW ANGEL'                                                                                                             | BUSH MORNING GLORY          | 1 GAL        | 129 |
|    | DASYLIRION WHEELERI                                                                                                                          | GREY DESERT SPOON           | 5 GAL        | 61  |
|   | EUPHORBIA RIGIDA                                                                                                                             | YELLOW SPURGE               | 1 GAL        | 129 |
|  | FEROCACTUS ACANTHODES                                                                                                                        | COMPASS BARREL              | 5 GAL        | 126 |
|  | FOUQUIERIA SPLENDENS                                                                                                                         | OCOTILLO                    | 12 CANE MIN. | 28  |
|  | HESPERALOE PARVIFLORA 'DWARF YELLOW'                                                                                                         | DARK YELLOW YUCCA           | 5 GAL        | 212 |
|  | LARREA TRIDENTATA                                                                                                                            | CREOSOTE BUSH               | 5 GAL        | 34  |
|  | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM                                                                                                       | BAROMETERBUSH               | 5 GAL        | 78  |
|  | OLEA EUROPAEA 'MONTRA'                                                                                                                       | LITTLE OLIVE                | 5 GAL        | 323 |
|  | TECOMA X 'SUNRISE'                                                                                                                           | YELLOW BELLS                | 5 GAL        | 95  |
|  | YUCCA PARVIFLORA                                                                                                                             | RED YUCCA                   | 3 GAL.       | 321 |
| CODE                                                                                  | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
| 5                                                                                     | 8" CONC MOW CURB<br>NATURAL GRAY LIGHT BROOM FINISH<br>W/ ONE #4 REBAR CONT. W/SAW CUT CONTROL<br>JOINTS AND EXPANSION JOINTS EVERY 24' TYP. | 515 LF                      |              |     |
| SYMBOL                                                                                | DESCRIPTION                                                                                                                                  | QTY                         |              |     |
|  | ALL SEASONS 3/8" MINUS ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                  | 11,563 SF                   |              |     |
|  | ARTIFICIAL TURF                                                                                                                              | 3,539 SF                    |              |     |
|  | DROUGHT TOLERANT FESCUE BLEND                                                                                                                | 7,060 SF                    |              |     |
|  | PICASSO 2"-4" ANGULAR ROCK<br>SUPPLIER: THE ROCK PLACE<br>765 W STATE STREET<br>HURRICANE, UT 84737<br>PHONE: 435-635-5106                   | 30,767 SF                   |              |     |



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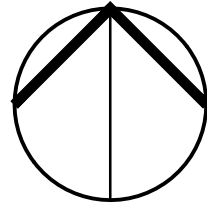
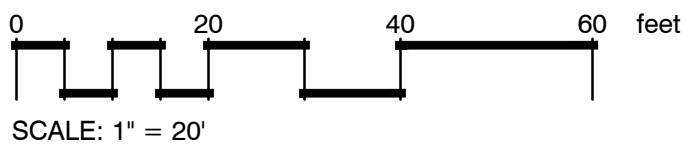
CANYON VILLAS  
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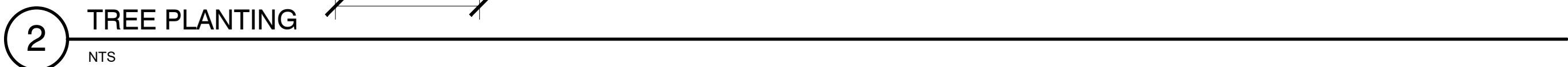
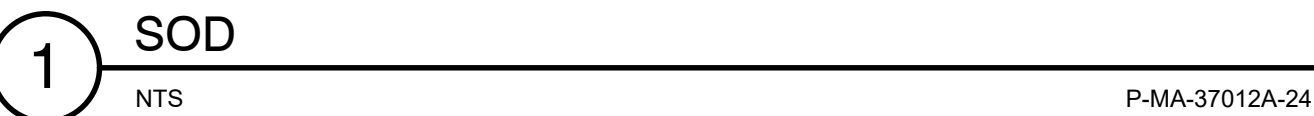
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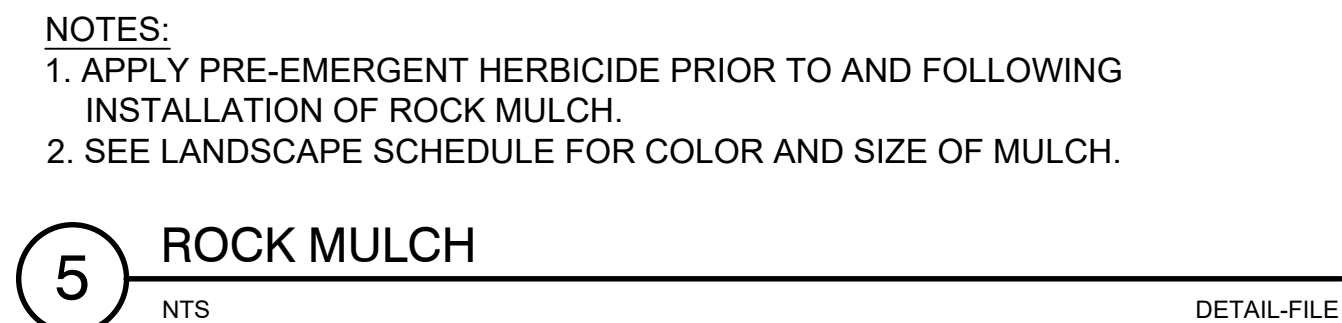
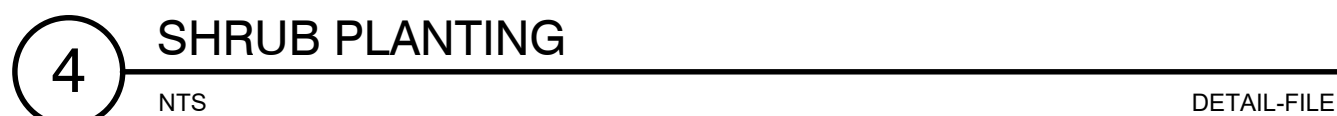


1. DO NOT INSTALL SOD THAT IS STRESSED, LOW QUALITY OR IN DISREPAIR.
2. DO NOT OVERLAP SOD.
3. KEEP SEAMS  $\frac{1}{4}$ " OR LESS.



- ① 3/4" WEBBED NYLON STRP; MAINTAIN 4"-6" I.D. LOOP FOR WRAPPING AROUND STAKE, STAPLE STRAP TO TREE STAKE
- ② TRIM TREE STAKES 6" ABOVE FIRST SCAFFOLD BRANCH
- ③ 2" DIA LODGEPOLE PINE STAKES, SHALL BE 8' VERTICAL; LOCATE OUTSIDE OF ROOTBALL (TYP OF 2)
- ④ SET BASE OF ROOT FLARE 1'-2" ABOVE FINISHED GRADE
- ⑤ FOOT TAMP 6" DIA AROUND ROOT BALL TO ENSURE TREE STABILITY
- ⑥ PROVIDE A 6' DIA SHOVEL CUT TREE RING IN SOD; MULCH PER SPECIFICATIONS
- ⑥ FINISHED GRADE
- ⑥ FERTILIZER TABLETS PER SPECIFICATIONS
- ⑥ BACKFILL MIX PER SPECIFICATIONS
- ⑥ SET ROOT BALL ON UNDISTURBED NATIVE SOIL

1. REMOVE SUCKERS AND POORLY ATTACHED LOWER BRANCHES.
2. STANDARD TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK FREE OF CODOMINANT STEMS.
3. TREES WITH CALIPER EQUAL TO OR LESS THAN 4" WILL BE MEASURED AT 6" ABOVE THE SOIL LINE.



- NOTES:**
1. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND FOLLOWING INSTALLATION OF ROCK MULCH.
  2. SEE LANDSCAPE SCHEDULE FOR COLOR AND SIZE OF MULCH.





### Site Lighting

Site lighting is provided by decorative street lights at the locations shown on the approved power plan as provided in the Construction Drawings.