HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting
Agenda

December 12, 2024
6:00 PM
Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 25 to establish an airport overlay zone.
2. A Zone Change Amendment request to amend the approved site plan for Pecan Valley to allow for a residential treatment facility located at 5147 W and 5159 W 2200 S. ***Public Hearing Only. No action on this item will be taken until January 9th, 2025.***
3. A Zone Change Amendment request approximately located at the southeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay,

over the existing R1-8, residential one unit per 8,000 square feet. Parcel numbers H-4-2-12-1208-GS1 and H-4-2-12-1209-GS1.

4. A Zone Change Amendment request approximately located at the northeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-6, residential one unit per 6,000 square feet. Parcel numbers H-4-2-1-1112-GS1, H-3-2-6-340, and H-4-2-1-11112-GS1.
5. A Zone Change Amendment request located at approximately 2600 W 100 N from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-3-1-32-312 and a portion of parcel numbers H-3-1-32-314 and H-3-1-32-41011.
6. A Zone Change Amendment request located at approximately 2800 W 100 N from MH/RV, mobile home/RV, and R1-8, residential one unit per 8,000 square feet, to GC, general commercial. Parcel numbers H-3-1-32-341, H-3-1-32-342, H-3-1-32-343, H-3-1-32-344, H-3-1-32-44031, and H-3-1-32-440112.

OLD BUSINESS

1. PP24-28: Discussion and consideration of a possible approval of a preliminary plat for Hawk Ridge, a 149 lot townhome subdivision, located at the east end of Cliffhanger Dr. Mitch Weis, Applicant. Bush & Gudgell, Agent.

NEW BUSINESS

1. FSP24-61: Discussion and consideration of a possible approval of a final site plan for Liberty Village Phase 2, a civic educational development located north of the northwest corner of W 3000 S and S 2100 W. United We Pledge, Applicant. David Hughes, Agent.
2. LUCA24-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 25 to establish an airport overlay zone. Hurricane City, Applicant.
3. ZC24-13 PSP24-38: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request and preliminary site plan approval approximately located at the southeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-8, residential one unit per 8,000 square feet. Parcel numbers H-4-2-12-1208-GS1 and H-4-2-12-1209-GS1. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
4. ZC24-14 PSP24-35: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request and preliminary site plan approval approximately located at the northeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-6, residential one unit per 6,000 square feet. Parcel numbers H-4-2-1-1112-GS1, H-3-2-6-340, and H-4-2-1-11112-GS1. Western Mortgage and realty Co -Tim Tippett, Applicant. Karl Rasmussen, Agent.
5. ZC24-18: Discussion and consideration on a recommendation to the City Council on A Zone Change Amendment request located at approximately 2600 W 100 N from HC, highway commercial, to RM-3, multifamily 15 units per acre and at approximately 2800 W 100 N from MH/RV, mobile home/RV, and R1-8, residential one unit per 8,000 square feet, to GC, general commercial. Parcel numbers H-3-1-

32-341, H-3-1-32-342, H-3-1-32-343, H-3-1-32-344, H-3-1-32-44031, H-3-1-32-440112 and H-3-1-32-312 and a portion of parcel numbers H-3-1-32-314 and H-3-1-32-41011. Western Commercial Real Estate, PLLC, Applicant. Joby Venuti, Agent.

6. PSP24-13: Discussion and consideration of a possible approval of a preliminary site plan for Southern Utah sheds, a commercial development located at 980 W State St. Rachael Rasmussen, Applicant.
7. PSP24-30: Discussion and consideration of a possible approval of a preliminary site plan for Silverwood Industrial Subdivision, an industrial subdivision located at 850 N Old Highway 91. Jeff Andrus, Applicant. Rhett Beazer, Agent.
8. PSP24-32: Discussion and consideration of a possible approval of a preliminary site plan for Desert Dunes at Desert Sands, a 100 unit single family "patio home" development located at 4750 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering - Logan Blake, Agent.
9. PSP24-33: Discussion and consideration of a possible approval of a preliminary site plan for the Rock Place, a construction sales and service facility, located at 3272 W 600 N. Interstate Rock Products, Applicant. Chase Stratton, Agent.
10. PP24-30: Discussion and consideration of a possible approval of a preliminary plat for The Orchards, a 32 lot single family subdivision located at approximately 3600 W 1640 S. Dennis Miller, Applicant. Karl Rasmussen, Agent.
11. PSP24-34: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on an amendment to a development agreement for Stirling Orchards, a mixed-use development consisting of storage units, townhomes, a reception center and creamery, located at 1468 S 3400 W. Stirling Development and Enmhanced Homes, Applicant. Karl Rasmussen, Agent.
12. PP24-33: Discussion and consideration of a possible approval of a preliminary plat of Copper Vista, a 338 lot single family subdivision located at the northeast corner of Gateway Blvd and Jellystone Road. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
13. PSP24-36 PP24-34: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for BASH Mancaves, a mixed use development consisting of 14 mancaves, 42 residential units, and office/retail space located at west of Marla at Elim Valley. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
14. PSP24-37: Discussion and consideration of a possible approval of a preliminary site plan for Luisa's Corner, a commercial development located at the southwest corner of Sand Hollow Road and Bash Parkway. Brent Moser, Applicant. Karl Rasmussen, Agent.
15. PSP24-39: Discussion and consideration of a possible approval of a preliminary site plan for BASH Carwash, a commercial development located at the northwest corner Bash Parkway and Sand Hollow Road. Brent Moser, Applicant. Karl Rasmussen, Agent.

16. PSP24-40: Discussion and consideration of a possible approval of a preliminary site plan for Mad Moose Rentals, a vehicle/equipment rental facility located at 4345 W Abbey Road. Spencer Finch, Applicant. Karl Rasmussen, Agent.
17. PSP24-41: Discussion and consideration of a possible approval of a preliminary site plan for Gateway Park, a park located at the southwest corner of Jellystone Road and Gateway Blvd. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
18. CUP24-24: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 3960 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent.
19. Approval of the 2025 Meeting Schedule

Adjournment

Hurricane City Application

Application Accepted Date: 11/19/2024

Type of Improvement: Zone Change Application

Description: Amended site plan for homes in RR Zoning to allow

Tenant / Project Name: RTC at Pecan Valley

Bldg. Address: 5147 W & 5159 W 2200 S

City: Hurricane City State: UT Zip: 84737

Subdivision: Pecan Valley Phase:

Block: Lot #: Parcel ID #: H-PEV-3-55 & H-PEV-3-54

Zone: RR

Property Owner: John Hendleman

Permit Contact: Katie Leavitt P:(435) 680-1710

Email: katie@nielsondevelopment.com

CONTACT INFORMATION

General Contractor: John Hendleman

License #: TBD P: (801) 628-7147

Address: 3466 S Walnut Canyon Dr,

City: St. George State: UT Zip: 84790

Email: aspensgrovellc@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANZC24-12

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

Applicant Name: John Hendleman

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane City Application

Application Accepted Date: 11/26/2024

Type of Improvement: Site Plan (Preliminary)

Description: Amended site plan for homes in RR Zoning to allow

Tenant / Project Name: RTC at Pecan Valley

Bldg. Address: 5147 W & 5159 W 2200 S

City: Hurricane City State: UT Zip: 84737

Subdivision: Pecan Valley Phase:

Block: Lot #: Parcel ID #: H-PEV-3-55 & H-PEV-3-54

Zone: RR

Property Owner: John Hendleman

Permit Contact: Katie Leavitt P:(435) 680-1710

Email: katie@nielsondevelopment.com

CONTACT INFORMATION

General Contractor: John Hendleman

License #: TBD P: (801) 628-7147

Address: 3466 S Walnut Canyon Dr,

City: St. George State: UT Zip: 84790

Email: aspensgrovellc@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-42

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

Applicant Name: John Hendleman

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

VICINITY MAP

45' PUBLIC STREET

62' PUBLIC STREET

60' PUBLIC STREET

LEGEND

EX PHASE 1

PHASE 2

PHASE 3

45' PUBLIC STREET

62' PUBLIC STREET

60' PUBLIC STREET

62' PUBLIC STREET

LONG TERM INVESTMENTS LLC PARCEL NO.

FUTURE 2300 SOUTH STREET

POOL

FUTURE CLUBHOUSE

PARK / DETENTION BASIN

PHASED OUTDOOR AMENITIES

EXISTING SEWER LIFT STATION

ASH CREEK SPECIAL SERVICE DISTRICT PARCEL NO.

DYLAN STRATTON PARCEL NO.

PRETACHO DROWNER 4 LAND LLC PARCEL NO. H-4-13-0-C

SCALE 1" = 50'

PROJECT INFORMATION

AREA: 13.84 ACRES
UNITS: 22 SINGLE FAMILY HOMES
DENSITY: 1.61 D.U./ACRE
STREETS: PUBLIC STREETS
ZONING: PHASE 3 = RR

PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN A SINGLE PHASE AS NOTED AS PHASE 3
2. PROPERTY IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.

USGS SPECIAL STUDY 172

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: HIGH
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & RIDGE HAZARDS: POSSIBLE CAVING, SUSCEPTIBLE TO PIPING & EROSION
- SHALLOW GROUND WATER: POTENTIALLY TO POSSIBLY SHALLOW GROUND WATER
- NO EXPANSIVE OR COLLAPSIBLE SOILS WERE ENCOUNTERED

PROPERTY OWNER

PRELIMINARY PLAT
PECAN VALLEY PHASE 3

CivilScience
1833 S. RIVER DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.8100

PRELIMINARY PLAT
PECAN VALLEY PHASE 3
SECTION 10, T 42 S, R 14 W, SLB&M
HURRICANE, UT

SLICE OF PARADISE

SLICE OF HEAVEN

1 of 1

Washington County, Utah
Assessor's Office

SHINGTON COUNTY

Search...

Sign in

Tools

Tool Labels

Run another Parcel Search

Clear Selected

Parcel Search

Pan

Zoom In

Zoom Out

Full Extent

Next Extent

Previous Extent

Identify

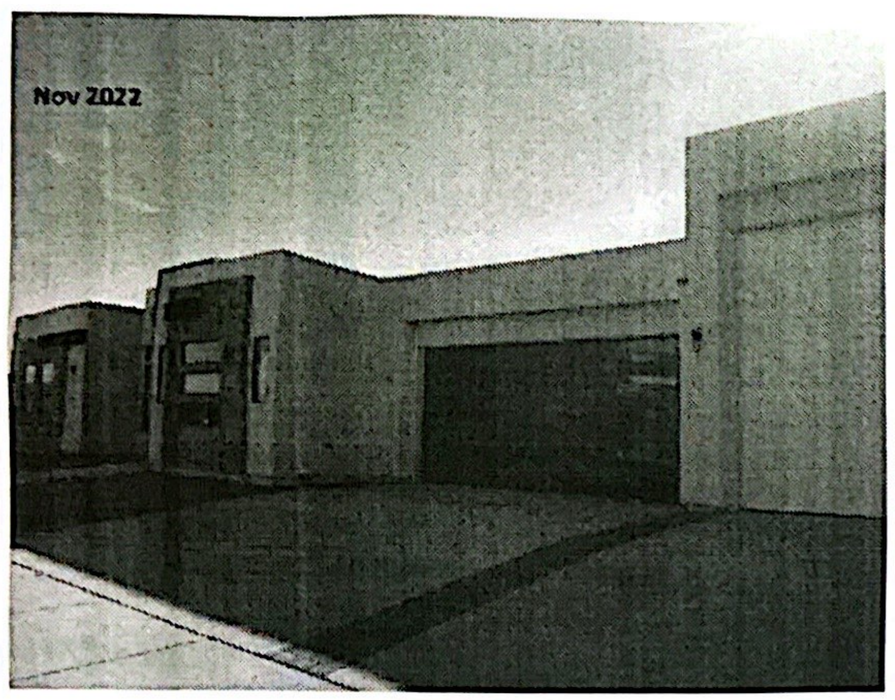
Getting Around

GIS

Washington Co. Map Inventory

Help

Parcels (1)



ccount Number: 1083973
rcel Number: H-PEV-3-55
wner Name: SLICE OF PARADISE LLC
ubdivision Name: PECAN VALLEY
tus Address: 5147 W 2200 S
HURRICANE, UT 84737

- **Account Overview**
- **Create a Property Report**
- **Property Images**
- **Property Sketches**
- **Email Us About This Account**

isplaying 1 - 1 (Total: 1)

Page 1 of 1



Basemap...

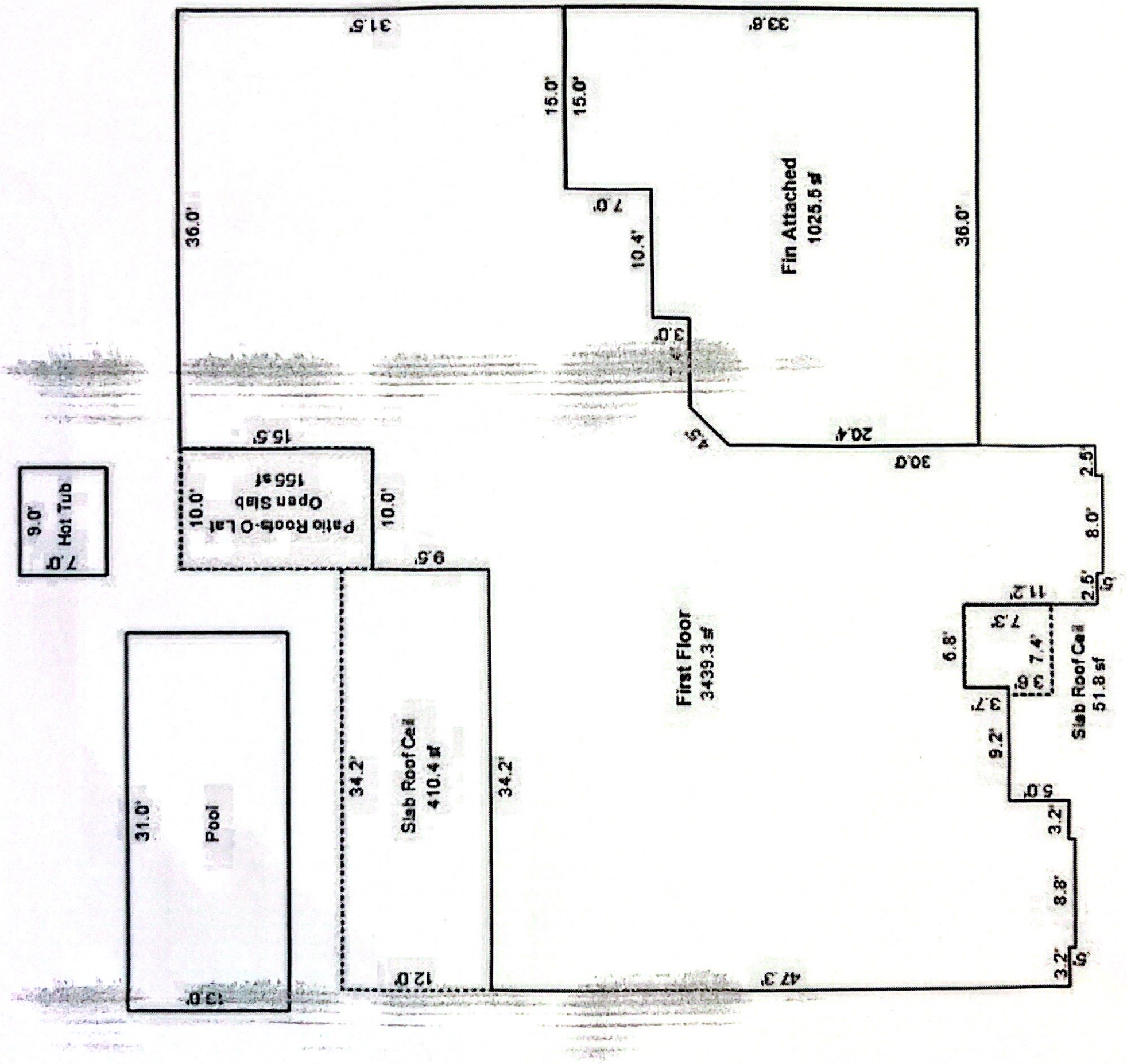
0 20 40ft

Welcome!

Layers

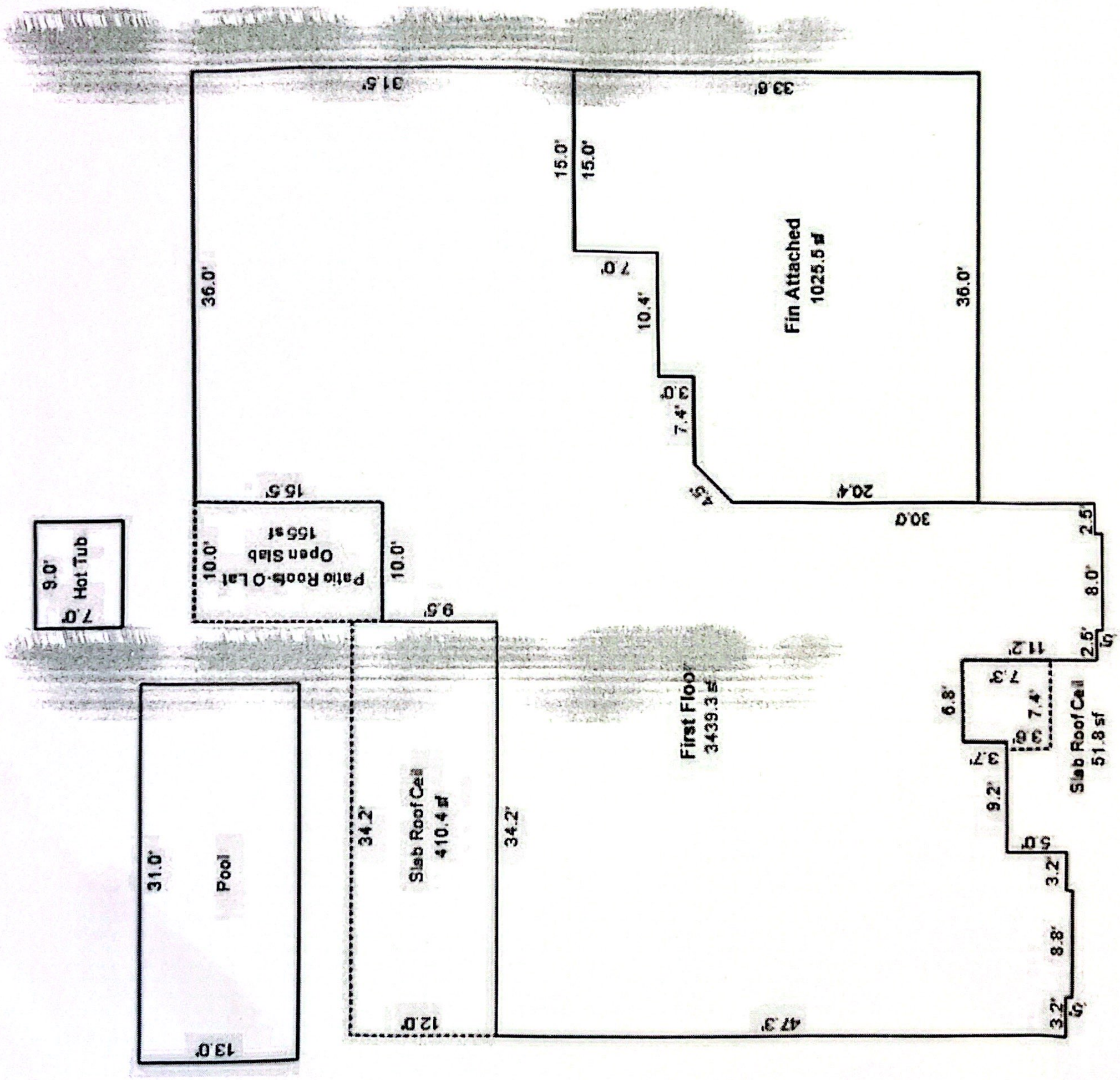
Parcels (1)

SLICE OF PARADISE
H-PEV-3-55



SLICE OF HEAVEN

H-PEV-3-54



John Hendleman, owner of the following LLC's
Duckberg LLC
Slice of Heaven LLC 5159 W 2200 S Hurricane, UT 84737
Slice of Paradise LLC 5147 W 2200 S Hurricane, UT 84737

Request for CUP Addition

5 messages

John Hendleman <john@theropesofsouthernutah.com> Fri, Oct 4, 2024 at 2:08
To: Gary Cupp <gary@hurricane.utah.gov>
Cc: Dayton Hall <dayton@hurricane.utah.gov>, Katie Leavitt <katie@theropesofsouthernutah.com>, Fred Resch <fred@hurricane.utah.g

Hey Gary, thanks for the response. I'll enclose in a nutshell what I'm trying to accomplish below. Sorry this comes in a new email thread, for some reason the network I'm on won't allow the other one to send!

I'm a Psychiatrist here in southern Utah and run my own medical practice, and for 3 years now I've had plans for a resort-type center for patients needing a higher level of therapy by means of an assisted "time away," so to speak.

I am the owner of 2 vacation homes in Pecan Valley. I met with Chris Wyler who's the owner of the Pecan Valley Resort area about the idea for a Residential Treatment Center geared toward primary mental health and he was very supportive! This RTC idea has the blessing from Chris, the HOA, and their attorney with the caveat they want to maintain their Recreational Resort status so in the event I ever sold the homes the next owner wouldn't lose the status/option to use them as short term rentals and vacation homes.

"Primary mental health" (PMH) is a fancy way of saying that it's NOT for substance use patients. PMH pertains to diagnoses that are depression, anxiety, and PTSD. I'm not wanting to do a halfway house or substance use clinic by any stretch, I just want to offer a high-end, resort-style, treatment center focused on the working-well type clients who will only be there for 30-60 days to rest, recover, and recuperate from life's challenges.

Currently there is NO residential treatment center in southern Utah that is geared toward PMH, as they're all geared toward substance use. Again, I'm trying to do PMH only and this is a HUGE need for southern Utah, and my homes in Pecan Valley present a perfect opportunity. Combined with the fact that only a Psychiatrist like myself is able to have the full scope of this type of center it's a perfect combination! My intent would be for this to cater to a higher-end type of RTC client, with more of a bougie feel because of the refined attributes associated with our homes, Pecan Valley, and Hurricane itself.

People would come to our homes in Pecan Valley and live there for about 30-90 days, attend individual and group counselling, and participate in all the activities offered on site and in the surrounding community. Remember this is catered to the working-well, and I would have ultimate control regarding who was able to attend. Clients are not allowed to smoke, drink, do drugs, or cause any type of disruption to either other guests on site or to any neighbors. There would only be a positive impact on both our homes as well as the community of Pecan Valley and Hurricane City itself because there would be staff on-site 24/7 to ensure rules are being kept and the yard/house(s) maintained. There would be fewer guests living there than when they are rented for vacationers and parties. Again they would not negatively impact any neighbors or the community who likely wouldn't even notice a change. There wouldn't be nearly as many cars on site or in the street as there are with the current vacation rentals either.

Things that this treatment center is NOT:
- a halfway house
- center focused on addiction or substance use
- a place for court-ordered individuals
- any type of homeless shelter or free care
- anything that would interrupt, distract, or interfere with neighbors, the neighborhood, HOA facilities, etc
- a request to leave the HOA
- a place that tolerates any drug use; people cannot smoke, drink alcohol, or use drugs while in the homes
- going to attract or allow the type of population that would pose any risk to the community or neighbors

What my treatment center WOULD be:
- A place for primary mental health patients to have an elevated place of comfort and care, namely people with depression, anxiety, and PTSD
- A benefit to Hurricane City the community as a whole.
- Well kept and maintained because we'd have a manager there at all times to ensure order, cleanliness, and that we have zero impact on neighbors
- High-end mental wellness style retreat lasting for 30-90 days at a time
- Indistinguishable from any of the other vacation homes nearby
- Less impact on the area than vacation rentals, AND have higher maintenance since staff will be on-site
- Having full participation of dues, payments, and activity in the HOA community
- A wonderful high-end destination center for people who have jobs, homes, spouses/kids, and overall for the working-well to come and get some needed healing

As a Psychiatrist I have all the credentials and licensing to do this type of facility, since all insurances require a Psychiatrist to be either on-site or available. Being one of the only Psychiatrists in Southern Utah who's not part of the hospital system, I am by default one of the

only Psychiatrists who is able to set this treatment center up.

We already have approval from the owner of the development, Chris Wyler, as well as the HOA and the attorney as long as we are able to maintain the zoning status of Recreation Resort/Vacation Rental zoning.

As it currently stands, Conditional Use Permitting includes allocations for an Assisted Living facility and Adolescent Center. What I'm asking is if a Residential Treatment Center for adults could also be added to the city's current list of allowed uses for the CUP, please? An RTC is along similar care lines as an Adolescent center as well as an Assisted Living but FAR less intrusive or involved given the clientele I am targeting. We already have permission from the developer, HOA, and the attorney to do it as long as the city would allow this RTC to be included in their CUP list.

Thanks so much, and I'd be happy to hop on a call or meet in person to go over any other questions or details!

Thanks,

John Hendleman DO
801-628-7147

Gary Cupp <gary@hurricane.utah.gov> Mon, Oct 7, 2024 at 9:11 AM
To: John Hendleman <john@theropesofsouthernutah.com>
Cc: Dayton Hall <dayton@hurricane.utah.gov>, Katie Leavitt <katie@theropesofsouthernutah.com>, Fred Resch <fred@hurricane.utah.gov>

Thanks John, we'll take a look at it and get back to you soon.

Thanks,

Gary

[Quoted text hidden]

John Hendleman <john@theropesofsouthernutah.com> Mon, Oct 7, 2024 at 5:57 PM
To: Gary Cupp <gary@hurricane.utah.gov>
Cc: Dayton Hall <dayton@hurricane.utah.gov>, Katie Leavitt <katie@theropesofsouthernutah.com>, Fred Resch <fred@hurricane.utah.gov>

Terrif, thanks so much!

John Hendleman
The Ropes in Hurricane, Owner
john@TheRopesofSouthernUtah.com
801-628-7147
https://theropesofsouthernutah.com/

[Quoted text hidden]

Gary Cupp <gary@hurricane.utah.gov> Wed, Oct 9, 2024 at 9:26 AM
To: John Hendleman <john@theropesofsouthernutah.com>
Cc: Dayton Hall <dayton@hurricane.utah.gov>, Katie Leavitt <katie@theropesofsouthernutah.com>, Fred Resch <fred@hurricane.utah.gov>

Hi John,

Thank you for the detailed response. Pecan Valley is in the "Recreation Resort Zone" which requires that all uses must be shown on an approved site plan. We have determined that the proposed use could be allowed upon approval of an amended site plan for the Pecan Valley resort community. For the recreation resort zone, the site plan will need to be updated by way of a zone change and a preliminary site plan application that will be decided by the city council. The zone change application can be submitted online at this link: Planning Applications . Although the zone is not being changed, nevertheless, you will submit your site plan describing the use with the zone change application. Please let me know if you have any questions.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Due to an incomplete application no action or discussion on this item will be heard until at least January 9th, 2025. This report is being provided to inform the Planning Commission on what is being proposed. Staff's analysis within this report is incomplete and may change between now and the meeting on January 9th.

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	ZC24-12; PSP24-42
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	John Hendleman
Agent:	Katie Leavitt
Request:	Approval of a Zone Change to amend the approved site plan for Pecan Valley to allow for a residential treatment facility.
Location:	5147 W and 5159 W 2200 S
Zoning:	Recreation Resort (RR)
General Plan Map:	Planned Community
Recommendation:	
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:
The zoning is not being changed, but an application to amend the site plan in a Recreation Resort zone requires a zone change application be filed. The applicant has requested to amend the approved site plan for Pecan Valley Phase 3 to allow for a residential treatment center in two houses within the development. Hurricane City Code (HCC) 10-26-3 states that in regards to uses allowed in a Recreation Resort zone, *"All uses must be shown on a preliminary site plan presented with the application to change an area on the zoning map to recreation resort."* The applicants are proposing a residential treatment center for patients with mental health issues which is currently not otherwise allowed in Recreation Resort, unless it was approved as part of the zone change process.

	Zoning	Adjacent Land Use
North	RR	Single Family Homes (short-term rental approved)
East	R1-10	Undeveloped property (Sand Hollow Village)
South	RR	Single Family Homes (short-term rental approved)
West	RR	Single Family Homes (short-term rental approved)



Staff Comments:

1. Hurricane City Code defines a "rehabilitation/treatment facility" as: *"a facility licensed by or contracted by the state to provide temporary occupancy and supervision of adults or juveniles in order to provide rehabilitation, treatment, counseling, or educational services. Without*

limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol and drug abuse, sex offenders, sexual abuse, or mental health." While the applicant has stated this would only be for people with mental health issues, approving this zone change could possibly allow any facility permitted within that definition to be permitted on this property, staff is exploring their options with regards to restriction on this use.

2. **Parking:** Per HCC 10-34-10 0.5 spaces per bed is required. The applicant will have to provide a parking plan with the business license application. The applicant has indicated that this use will be less intensive from a parking perspective than the traditional short-term rental use.
3. Both properties currently have vacation rental licenses. If the zone change is approved, a new business license for a residential treatment facility will need to be applied for and issued before business can begin and meet the requirements of HCC 10-46.

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and consider any public comments received in the public hearing.

From: Marci Thomas <mmtmo4@icloud.com>
Sent: Friday, December 6, 2024 7:13 AM
To: Gary Cupp; Fred Resch
Cc: Marci Thomas; Stuart Thomas
Subject: Re-zoning of Pecan Valley

Many of the residents of Pecan Valley met last night to discuss our concerns and questions regarding the application of John Hendleman for two mental health treatment centers in our neighborhood. We are creating awareness in our development and the surrounding new developments.

Our greatest concern is, due to HIIPA laws, none of us, including you, will be able to "control" the type of mental health disorders the patients have. Of course this causes us concern for the safety of the area residents and our property. Although Dr. Hendelman indicates he will not be treating alcohol/drug addiction, Dr. Hendleman's website lists addiction recovery as one of his specialties. With HIIPA regulations, what prevents him from treating these people without our knowledge?

This re-zoning of Pecan Valley will also open the doors to additional mental health treatment centers in Pecan Valley. Chris Wyler may be wanting to convert his homes, that are not selling, into treatment centers.

None of us at the meeting last night would have purchased a home in Pecan Valley had we known. We are concerned about loss of home value and challenges with resale. We will be getting legal advice on this, as well as our safety concerns.

We will be attending the planning meeting to make public comment, so please confirm if this will be an agenda item on 12/12/24 or 1/9/25. There will be many of us attending, so we need to be assured which date we should be there. We will be prepared to attend on both dates, but would greatly appreciate knowing at which meeting this will be addressed.

Marci Thomas
Pecan Valley resident

From: Zachary Wilson <zachariah_13@hotmail.com>
Sent: Sunday, December 8, 2024 5:54 PM
To: Nanette Billings; hirschi@cityofhuricane.com; Kevin Thomas; Clark Fawcett; Drew Ellerman; Joseph Prete; Fred Resch; Gary Cupp; Dayton Hall; Fred Resch
Subject: Re-zoning proposition for Pecan Valley to allow "Residential Treatment Centers"

To whom it may concern,

I live at 5145w 2040s hurricane, UT 84737. I was recently made aware of an effort to re-zone my neighborhood to allow residential treatment centers. I have also seen some emails sent from John Hendleman to the city explaining his reasons for wanting to use this area for "Primary Mental Health" to treat patients with Depression, Anxiety, and PTSD. I have 2 issues with this:

1. Due to HIPPA law, no one will be able to know what type of person with what type of conditions will be living in the proposed residences. This easily opens the door for mental care for patients with addiction problems, Schizophrenia, and everything else. I do not want that in close proximity to my house. And someone's "word" that this won't be happening is not good enough .

2. John Hendleman suggests that this neighborhood is perfect for wellness retreats for his patients, but I question the logic on this. Here's a short list of things that go on in this area on a regular basis:
    1. excavator Jackhammering
    a. 2. Gun fire can be heard from the nearby shooting range
    a. 3. Loud OHV and off road vehicles
    a. 4. Explosions used to break up rock
    a. 5. 4 am concrete pouring
    a. 6. Fireworks and parties from renters

I must not be up to date on the latest psychiatric treatments, but this doesn't seem like the best environment for treating depression, anxiety and ptsd

I have 2 young kids, and I really don't like the idea of someone who is clinically unstable temporarily living (with no accountability) this close to my house. And this is certainly the type of place that when seconds count, the police are minutes away.

I generally look the other way on a lot of the fast and loose stuff that goes on around here (mostly relating to construction and I'd be happy to cite specific examples if you aren't aware of it), but this is where i feel I need to draw the line. I think it poses a potential threat to the well-being of my family, and I don't appreciate that this seems to have almost slipped by under the cover of night. I'd even go as far to suggest that I would not be surprised to find out that this is nothing more than a clever way to get health insurance to fund someone's real estate investment.

I'm hoping you will re-consider this re-zoning action that could be detrimental to the community I live in.

Thank you,
Zachary

SLICE OF PARADISE

SLICE OF HEAVEN

SCHOOL DISTRICT

ASH CREEK SPECIAL SERVICE DISTRICT

PISTACHIO ORCHARDS LAND

STATE OF UTAH

PROPOSED DIXIE SPRINGS ROAD

TURF SOD ROAD

5140 WEST

PROPOSED R-1-10

RESORT RECREATION

RECREATIONAL RESORT

PROPOSED ZONE: R1-15

COX

APPROVED R-1-10

COOK

5200 WEST

SHANTO

BLAKE

BLAKE

SANDS OF TIME

TURF SOD ROAD

PROPOSED ZONING INFORMATION

TOTAL AREA: 99.76 ACRES

PROPOSED R-1-10 AREA: 11.8 ACRES

PROPOSED R-1-15 AREA: 34.8 ACRES

RECREATIONAL RESORT AREA: 50.16 ACRES

PROPOSED RECREATION RESORT AREA

SINGLE FAMILY LOTS RANGING FROM 9,000 SF - 12,000 SF

TOTAL AMENITY AREA: 1.76 ACRES

AMENITIES INCLUDE: POOL, CLUBHOUSE, & BBQ AREAS

PUBLIC STREETS

*REFER TO WATER & SEWER DESIGN REPORTS FOR UTILITIES

CIVIL SCIENCE INFRASTRUCTURE, INC.

AMENDED ZONING EXHIBIT

CHRIS WYLER & GY HOLDINGS PROPERTIES
HURRICANE, UT

SHEET 1 OF 1

From: Jon Woozley <wooz34@yahoo.com>
Sent: Sunday, December 8, 2024 9:50 AM
To: Fred Resch
Subject: Concerned Citizen - Pecan Valley Rezoning

Hello City Planner Resch:

I am writing to express dire concern with a potential rezoning in Pecan Valley. After meeting with my neighbors and other property owners in the neighborhood I have authored a petition that represents my concerns and is noted here for your convenience.

Petition to Oppose the Rezoning of Our Residential Area

We, the undersigned residents of Pecan Valley and the surrounding area, respectfully submit this petition to oppose the proposed rezoning of our residential area to accommodate a treatment facility. While we deeply empathize with and support individuals in our community who are battling mental health challenges, we believe that this rezoning will have significant negative impacts on our neighborhood.

Our Concerns:

Safety and Security: The introduction of a treatment facility in a residential area raises significant concerns about safety and security for both residents and patients. Our neighborhood is currently a safe and peaceful environment, cherished by all families and individuals living here. However, clients of this facility will have the ability to "walk away" at any time, which greatly increases the potential impact on our community. Imagine the distress and fear that could arise if a patient in crisis, more likely in this population than others, were to wander into our streets or approach our homes. This scenario is not just a possibility but a probable risk that we must consider seriously. We owe it to our children, elderly, and all residents to maintain the secure and serene atmosphere we currently enjoy.

Property Values: Rezoning to allow a treatment facility could significantly impact property values in our area. Many residents have invested their life savings into their homes, and any decrease in property values would be a substantial financial burden. This potential loss would benefit only a single individual—the property owner—while the rest of the community bears the cost. While the rate for admission has not been disclosed by the applicant, the market rate for residential treatment facilities ranges from $10,000 to $30,000 per month according to HealthyPlace.com. It is unfair for the financial stability of many to be jeopardized for the gain of one. We must protect the investments and futures of all our residents, particularly those who physically live in the neighborhood.

Traffic and Noise: The establishment of a treatment facility is likely to increase traffic and noise levels in our quiet residential streets. This could disrupt the daily lives of residents and diminish the quality of life that we currently enjoy. The need to shuttle residents to their necessary appointments and activities may increase transit volume on our residential streets.

Community Character: Our neighborhood has a unique character and a strong sense of community that we deeply cherish. Introducing a treatment facility could fundamentally alter the fabric of our community, making it less cohesive and more transient. With heightened safety concerns, residents might adopt a more shelter-in-place mentality, which would hinder our ability to connect and support one another. This shift could negatively impact our collective mental health, as the sense of security and camaraderie that we currently enjoy would be compromised. We must preserve the close-knit, supportive environment that defines our neighborhood and contributes to our well-being.

Absence of Oversight/Regulation: While the property owner may make promises that a certain type of "working-well" clientele will be permitted, there is no independent, unbiased entity to control the admission of residents. There is not even a mention of how many residents will be admitted at once. Who will ensure that high-risk patients, such as those with a history of substance abuse, violence, or those on the sex offender registry, are not admitted? Is the city equipped to handle this responsibility? Businesses tend to evolve with market trends, so what safeguards are in place to guarantee that riskier clientele are not eventually admitted to the facility in our neighborhood? Will the city take on the responsibility to ensure the property owner lives up to their promises? These checks and balances need to be firmly entrenched to be effective. Will there be oversight from the Joint Commission or the Commission on Accreditation of Rehabilitation Facilities (CARF)?

Lack of Transparency and Community Involvement:

We are deeply concerned about the manner in which this rezoning proposal was presented to the city. It was done under false pretenses, without the unwavering support of the community developer or the Homeowners Association (HOA). Furthermore, the property owner has not contacted direct neighbors to garner support or measure the impact of this significant change on those who physically live in the neighborhood. This lack of transparency and community involvement is unacceptable and undermines the trust and cooperation that are essential for any developmental change in our neighborhood. This dubious approach is surely a pattern that indicates a lack of oversight in the future and breeding of contempt in our neighborhoods.

Our Support for Mental Health:

We want to emphasize that our opposition to this rezoning is not a reflection of our views on mental health treatment or those who need it. We fully support the provision of mental health services and recognize their importance. However, we believe that such facilities should be located in areas that are better suited to accommodate their specific needs and operations, without compromising the integrity of residential neighborhoods.

Our Request:

We respectfully request that the local authorities reconsider the proposed rezoning and explore alternative locations for the treatment facility that would be more appropriate and beneficial for all parties involved. We believe that with thoughtful planning, it is possible to find a solution that supports mental health services while preserving the character and safety of our residential area.

Thank you for your attention to this matter. We hope that our concerns will be taken into consideration and that a mutually beneficial resolution can be reached.

Gratefully,

Jon Woozley

5195 W 1930 South

Hurricane, UT

84737

From: Sally Avery <saavery.93@gmail.com>
Sent: Thursday, December 5, 2024 11:43 PM
To: john@theropesofsouthernutah.com
Cc: Gary Cupp; Dayton Hall; katie@theropesofsouthernutah.com; Fred Resch
Subject: Pecan Valley CUP re-zoning

Hello John,
Allow me to introduce myself, I am Sally Avery, a homeowner in Pecan Valley. I have seen your email response to the City of Hurricane dated October 04, 2024 regarding your proposed zoning changes and addition for CUP. I am directly effected by this zoning change and I hope you will take the time to answer a few questions for me. First, let me share with you, I had a step-brother murdered in a facility in October 2023, with the murder trial is still pending. The suspect is diagnosed with depression and PTSD among other conditions. Obviously, I know there are many things that lead to the unfortunate event of murder, but I am certainly concerned with the statements in the described email. Additionally, with depression, anxiety and PTSD, isn't it fair to say that a person with those symptoms can snap at anytime? I get the sense from your email that this is just another day in the park and I do not see where you discuss any of the downsides.

1. Do you have any **data** that supports your statement of "it would not be anything that would interrupt, distract, or interfere with neighbors, the neighborhood or the HOA"?
2. Can you reference a current business that is already in operation that caters to the "working-well" as you termed the potential clients? I would like to become more knowledgeable about the pros and cons of such a business. Or will you provide your business plan overview for review?
3. What drives you to make the statement "the treatment center is not going to attract or allow any type of population that would pose any risk to the community or neighbors"? How can you 100% say that? Do you have any **data** that supports your statement?
4. Will this be a locked facility 24 hours a day or will residents be free to come and go when they desire?

5. How will the safety of the children in the neighborhood be maintained?

In closing, I would like to point out, this proposal does not only affect your two homes, the Pecan Valley HOA or Chris Wyler. The proposal effects all homeowners in the Pecan Valley area, from from Sand Hollow/ Turf Sod all the way down. There are two other new subdivisions that are also effected by this proposal.

I will look forward to the answers to my questions.
Thank you,
Sally Avery

Have an awesome day! :)

From: Christopher Wyler <wyltile@gmail.com>
Sent: Friday, December 6, 2024 3:40 PM
To: Fred Resch; Gary Cupp
Subject: Pecan Valley Resort Rezoning

To Whom It May Concern,

I believe there has been a misunderstanding regarding the situation involving John, myself, and the HOA. John approached me about zoning for his clinic purposes in connection with his nightly rental homes. I remained neutral on the matter and informed him that I would forward it to the HOA.

When the HOA reached out to me, their stance was clear: they absolutely do not want this in the neighborhood. I hope this clarifies the situation.

Sincerely,
Christopher Wyler

From: Vernon Shrader <vern.shrader@gmail.com>
Sent: Sunday, December 8, 2024 12:11 PM
To: Gary Cupp; Fred Resch; Brienna Spencer
Subject: Rezoning of Pecan Valley Resort

Dear Gary & Fred,

As a new resident to Hurricane, I am investing in my community by purchasing residential land and building a new home for my family (May 2024). At this stage my home is about 75% complete and located in the Oak Haven development next to the Pecan Valley Resort. I chose this site because it was zoned as residential and the Pecan Valley Resort was controlled by an HOA which led me to believe that radical changes in the area were unlikely. To my shock, I now discover that the City of Hurricane Planning Commission is considering "rezoning" this residential area to allow a business person (Psychiatrist) to petition the planning commission to allow a Residential Treatment Center for Patients with Mental Issues to do business in this residential community with the blessing of the HOA. Since the HOA has been determined to be solely owned and run by the business person who started and owns Pecan Valley Resort, one can only wonder what financial backroom deals are being concocted to help all parties financially involved (apparently crooks are not limited to Washington, DC). I strongly disagree with the rezoning request of October 4, 2024 made by the petitioner. I urge the Planning Commission to reject this request! The residents of Pecan Valley Resort, adjoining Oak Haven development, the home building contractors and Real Estate business people did not invest their hard earned money in this area to suddenly be exposed to a local Residential Mental Treatment Facility! But more importantly, beyond such a facility, once the rezoning precedent had been set, it is not too much of a leap to expect to see a 7-11 Store or Minimart pop up on unsold lots! Should the planning commission approve such a request it will destroy the surrounding market values of these homes once the news of the Psychiatric Treatment Facility becomes public knowledge. I also question what community benefits such a facility brings to this residential community? A Dynamite factory would also bring risk to the community even if it were shown to be safe for the last one hundred years. The risk and negative property value impact are the same. At least a dynamite factory would add numerous local job opportunities which benefit the business base of the local area unlike the mental facility which would only provide minimal job opportunities and less financial benefit to the City of Hurricane.

If this rezoning change is implemented my wife and I will have to seriously evaluate whether we should cut our losses up front and back away from our home build rather than wait for the impending market value collapse that would eventually follow such a misguided city decision. It also begs the question whether Hurricane, UT was or is a good place to set up residential residency?

Sincerely,

Vernon Shrader (Concerned Citizen)

Robin Lee (Concerned Citizen)
1994 Antenna, Ave.
Hurricane, UT 84737
vern.shrader@gmail.com

Hurricane City Application

Application Accepted Date: 10/23/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: Proposed 149 unit subdivision

Tenant / Project Name: Hawk Ridge

Bldg. Address: East End of Cliffhangar Drive

City: Hurricane City State: UT Zip: 84737

Subdivision: Hawk Ridge Phase: 1 & 2

Block: Lot #: Parcel ID #: H-3-1-30-2208

Property Owner: Perry Development LLC

Permit Contact: Bush & Gudgell, Inc. P:(435) 673-2337

Email: rlay@bushandgudgell.com

CONTACT INFORMATION

General Contractor: Mitch Weis

License #: P: (435) 236-0617

City: State: Zip:

Email: mweis@perryhomesutah.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-28

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

Applicant Name: Rick Meyer

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

October 23, 2024

Hurricane City Planning and Zoning
Hurricane City, UT

RE: Preliminary plat – Hawk Ridge subdivision

To whom it may concern,

The purpose of this application is to entitle a single family and townhome residential subdivision on parcel H-3-1-30-2208. The general plan designation is Single Family and zoning designation is R-1-8. The proposed lot layout conforms to those designations. The proposal is for 146 townhomes and two single family lots on 23.68 acres. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer, PE
Project Engineer
Bush and Gudgell

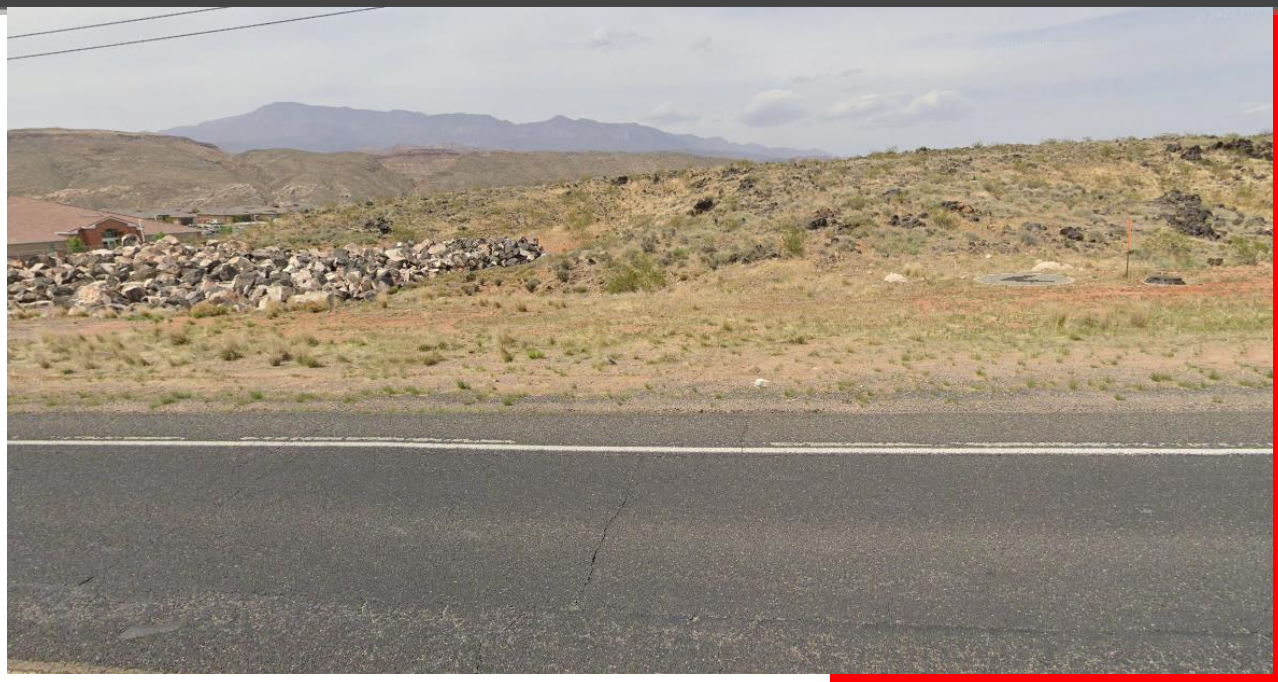
DESKTOP GEOTECHNICAL REPORT

Prepared for:

Perry Homes
Attn: Greg Sant
2250 North Coral Canyon Blvd
Washington, UT 84780

April 26, 2022

Shadow Mountain at Peregrine Point East



Prepared by:

LANDMARK TESTING & ENGINEERING

795 East Factory Drive
St. George, UT 84790

Landmark Project No: 220313

April 26, 2022

Perry Homes
Attn: Greg Sant
2250 North Coral Canyon Blvd
Washington, UT 84780

Subject: Desktop Geotechnical Report
Shadow Mountain at Peregrine Point East
Hurricane, Utah
Landmark Project No.: 220313

References: Geotechnical Investigation Report, Sky Mountain Golf Estates, Hurricane, UT, Landmark Project Number 19002, Dated January 21, 2019.

Geotechnical Investigation Report, Peregrine Point West, Hurricane, UT, Landmark Project Number 20441, Dated July 7, 2020.

Greg,

This report presents the results of Landmark Testing & Engineering's geotechnical desktop study for the Shadow Mountain at Peregrine Point East project in Hurricane, Utah. The data provided in this report is based on the reports referenced above, the Utah Geological Survey (UGS), USDA NRCS, and our experience in the area. The referenced reports were completed by Landmark for Perry Homes; although, Landmark has completed additional geotechnical investigations and reports for other subdivisions in the vicinity and within the same geologic units.

This report does not constitute a "Geotechnical Investigation Report." We recommend that a geotechnical investigation be completed on the project site in order to determine site specific soil conditions and to provide site specific geotechnical recommendations. If you advise us of the appropriate time to discuss these engineering services, we will be pleased to meet with you at your convenience.

Please feel free to contact our office at (435) 986-0566 if you have any questions.

Sincerely,
LANDMARK TESTING AND ENGINEERING

Steven Wells, P.E.
Geotechnical Manager

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SHADOW MOUNTAIN AT PEREGRINE POINT EAST
HURRICANE, UTAH

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HURRICANE, UTAH

FIGURE 1:	**VICINITY MAP**
FIGURE 2:	**SITE MAP**
FIGURE 3:	**SITE PLAN**
FIGURE 4:	**GEOLOGIC MAP**
APPENDIX A	**UGS HAZARDS REPORT**
APPENDIX B	**NRCS CUSTOM SOIL RESOURCE REPORT**

1.0 INTRODUCTION

This report presents the results of Landmark Testing & Engineering's geotechnical desktop study for the Shadow Mountain at Peregrine Point East project in Hurricane, Utah. The data provided in this report is based on a literature review of existing documentation of the site and surrounding areas, and our experience in the area. Our literature review included a review of geotechnical investigation reports completed by Landmark in the vicinity of the project, data from the Utah Geological Survey (UGS), and USDA NRCS.

2.0 PROPOSED CONSTRUCTION

The project site is approximately 84.8 acres of undeveloped land located in Hurricane, Utah. Figure 1 is a Vicinity Map showing the project location relative to surrounding features. Figure 2 is a Site Map showing the proposed project layout. Figure 3 is a Site Plan showing the preliminary lot layout of the project. Development of the land will consist of site grading and construction of residential lots with the associated residential roadways, curb and gutters, sidewalks, and utilities.

3.0 SITE SETTING

3.1 SURFACE CONDITIONS

The site is located on undeveloped desert land. The site generally slopes up to the east with basalt outcroppings throughout the project. Rock outcrops up to 15 feet high should be anticipated. There is a moderate amount of vegetation on the site consisting of field grasses, desert brush, and cacti.

3.2 GEOLOGIC SETTING

Previous geologic mapping by the Utah Geologic Survey (UGS) classifies the majority of the site as Qec/Qbv1 described as "Volcano Mountain" flows, cinder cone, and associated deposits – Divisible into three flows in the Hurricane quadrangle. The youngest flow, Qbv1, is a medium- to dark-gray, fine-grained olivine basanite. The flow is generally 35 to 45 feet thick and form very rough, blocky surfaces partially covered with eolian sand and pedogenic carbonate up to several feet thick.[1] Eolian sand deposits (Qes) are mapped on the western portion of the project. A geologic map of the site is shown on Figure 4 for reference.

3.3 GEOLOGIC HAZARDS

The St. George basin lies within the transitional zone between the Colorado Plateau to the east and the Basin and Range Province to the west. Southwestern Utah is located on a structural block proximate to the southern segment of the Intermountain Seismic belt, which is characterized by high-angle normal faults that tend to step down to the west. The Hurricane fault with an offset of 6,000 to 8,000 feet forms the eastern edge of the transition zone. The Grand Wash-Reef Reservoir-Gunlock fault system with displacement of about 1,500 to 3,000 feet forms the western edge.

1 Biek, Robert F.,2003, Geologic Map of the Hurricane 7.5' Quadrangle, Washington County, Utah; Utah Geological Survey, Utah Geologic Survey Map 187, Plate 2.

Geologic hazards mapped by the UGS are summarized below. The UGS Geologic Hazards Mapping and Data Custom Report for the project site is provided in Appendix A.

Liquefaction

The eolian sand deposits (Qes) along the western edge of the project site are mapped as having "high liquefaction susceptibility." The remainder and majority of the site is mapped as not being susceptible to liquefaction.

Liquefaction is the sudden loss of shear strength in the soil due to the build-up of excess pore water pressure.[2] This can occur when the soil is subjected to intense shaking such as during a seismic event. The soils that are most susceptible to liquefaction are loose, saturated sandy soils with a low fines content (material passing the #200 sieve).

Out experience shows that onsite eolian soils will typically consist of loose to medium dense sands underlain by relatively shallow caliche and basalt bedrock. Groundwater is typically not encountered in the area. Due to the anticipated lack of groundwater and presence of relatively shallow bedrock, the liquefaction potential for the soils will generally be considered low.

Landslide

The canyon cliffs on the north side of project site are mapped as having low landslide susceptibility. Low landslide susceptibility includes geologic units of low landslide-prone susceptibility that crop out on slopes at or above a determined critical angle, and moderately landslide-prone geologic units that crop out on slopes less than the critical angle determined for moderate landslide susceptibility.

Rockfall

The canyon cliffs on the north side of project site are mapped as having high rockfall hazard. The hazard would be for the downslope property and not on the project site.

Caliche Hazard

Caliche horizons have been identified in the area. Strongly indurated caliche layers may approach the hardness of bedrock and greatly reduce soil permeability.

Collapsible Soils

Collapsible soil is mapped in the eolian sand deposits (Qes) on the project site. Collapsible Soil 1 - Unconsolidated geologic units with reported collapse values greater than or equal to 3 percent. Collapsible soils are unlikely in areas continually subjected to saturation or flooding.

2 Coduto, Donald P. (1999), Geotechnical Engineering: Principles and Practices, Prentice Hall, Upper Saddle River, NJ

Expansive Soil and Rock

Soils classified by the Natural Resources Conservation Service as having low susceptibility for volumetric change; and/or have a liquid limit [LL] from 0 to 40, a plasticity index [PI] from non-plastic [NP] to 15, and a swell/collapse (SCT) value of 0 to 2 percent; and/or a linear extensibility potential of less than 3 percent. These values overlap at their upper ends with soils in the moderate susceptibility category. However, the low category includes soils with highly variable potential for volumetric change that do not fit easily into the moderate or high categories.

Shallow Bedrock

Hard, buried, shallow bedrock occurs on the site with bedrock crops out at the ground surface and typically requires blasting to excavate.

Piping and Erosion

Soil susceptible to piping and erosion are mapped in the eolian sand deposits (Qes). Typically, fine-grained, non-cohesive, loose to poorly consolidated sand and silt deposits, landslide deposits and some very poorly consolidated siltstone and claystone. For piping to develop, a free face and percolating groundwater are required. The loose, non-cohesive nature of erodible soils makes them highly susceptible to the effects of water and wind erosion, especially when disturbed from their natural conditions.

Wind-Blown Sand

High wind-blown-sand susceptibility is mapped within the Qes deposits. Low wind-blown-sand susceptibility is mapped on the remainder of the site.

A full description and mapping of the geologic hazards is provided in the UGS Geologic Hazards Mapping and Data Custom Report for the project site in Appendix A.

3.4 SURFACE DRAINAGE

The following data is summarized from the USDA NRCS Custom Soil Resource Report for the project site. The full report is included in Appendix B.

The Winkel-Rock outcrop complex, 8 to 30 percent slopes, which encompasses 70.6 percent of the project area according the NRCS, is considered Hydrologic Soil Group D. The NRCS classifies these soils as well drained with a medum runoff class. The capacity of the most limiting layer to transmit water (Ksat) is very low to moderately high (0.00 to 0.60 in/hr).

The Bermesa fine sandy loam, 1 to 10 percent slopes, which encompasses 29.1 percent of the project area according the NRCS, is considered Hydrologic Soil Group C. The NRCS classifies these soils as well drained with a very high runoff class. The capacity of the most limiting layer to transmit water (Ksat) is very low to low (0.00 to 0.01 in/hr).

3.5 EXISTING GEOTECHNICAL INFORMATION

Landmark has completed the following geotechnical investigation reports for Perry Homes in the vicinity of the project site:

> Geotechnical Investigation Report, Sky Mountain Golf Estates, Hurricane, UT, Landmark Project Number 19002, Dated January 21, 2019.
>
> Geotechnical Investigation Report, Peregrine Point West, Hurricane, UT, Landmark Project Number 20441, Dated July 7, 2020.

Landmark has completed additional geotechnical investigations and reports for other subdivisions in the vicinity and within the same geologic units.

The soil conditions encountered in our geotechnical investigations in the vicinity and within the same geologic units as the project site are consistent with the geologic mapping of the site. The soil conditions generally consist of loose to medium dense, poorly graded sand and silty sand with varying amounts of gravel and cobble underlain by caliche and/or basalt bedrock. Refusal on well cemented caliche or competent bedrock may be encountered within the upper 8 feet throughout most of the project site. Occasional deeper deposits of loose soil may be encountered. The poorly graded sand and silty sand are typically loose and may experience collapse under saturated, loaded conditions. Occasional pockets of clay have been encountered in our investigations.

4.0 LIMITATIONS

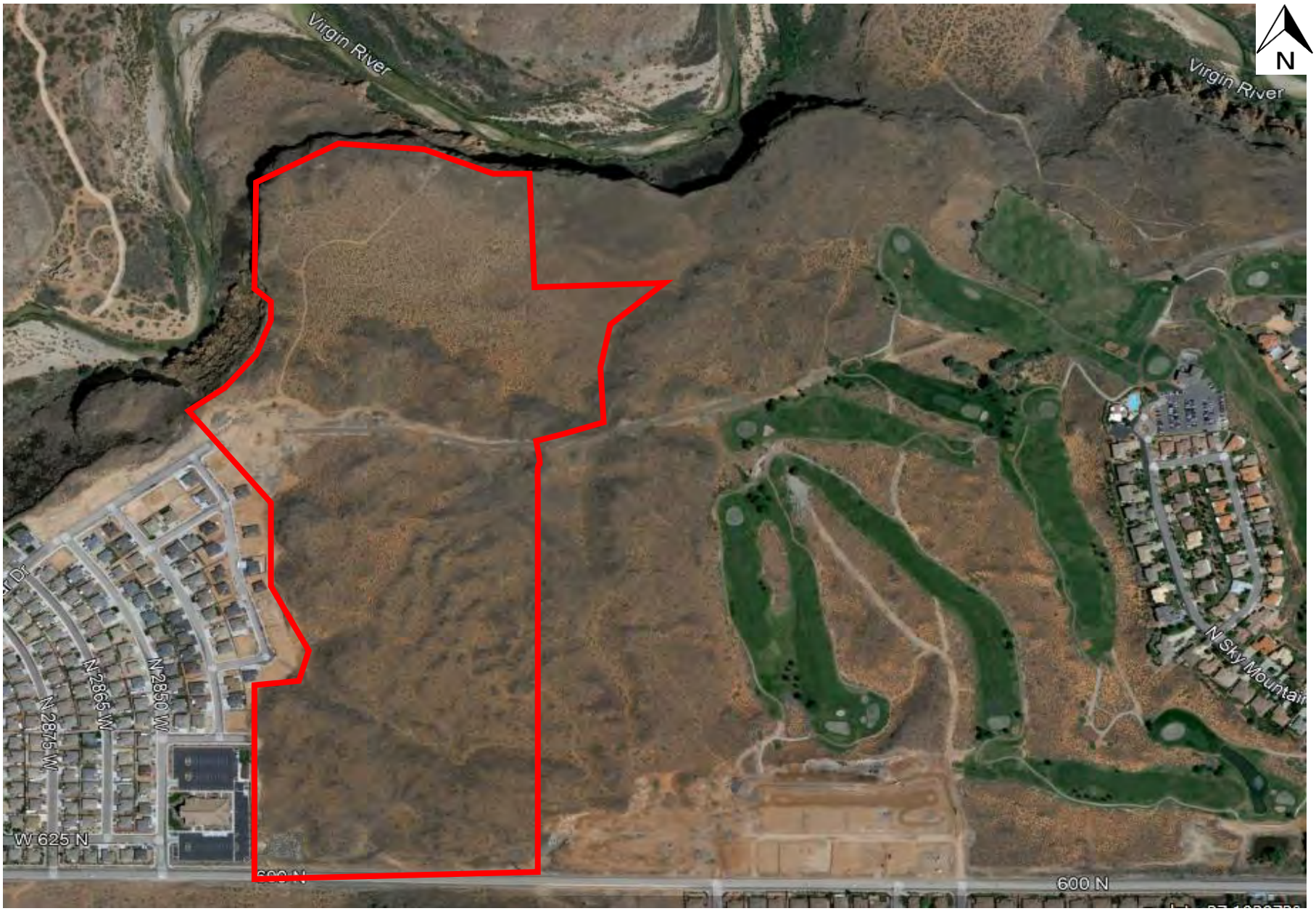
The data provided in this report is based on geotechnical investigation reports completed in the vicinity of the project site, the Utah Geological Survey (UGS), USDA NRCS, and our experience in the area. This report does not constitute a "Geotechnical Investigation Report." We recommend that a geotechnical investigation be completed on the project site in order to determine site specific soil conditions and to provide site specific geotechnical recommendations.

LANDMARK TESTING & ENGINEERING

Steven Wells, P.E.
Geotechnical Manager



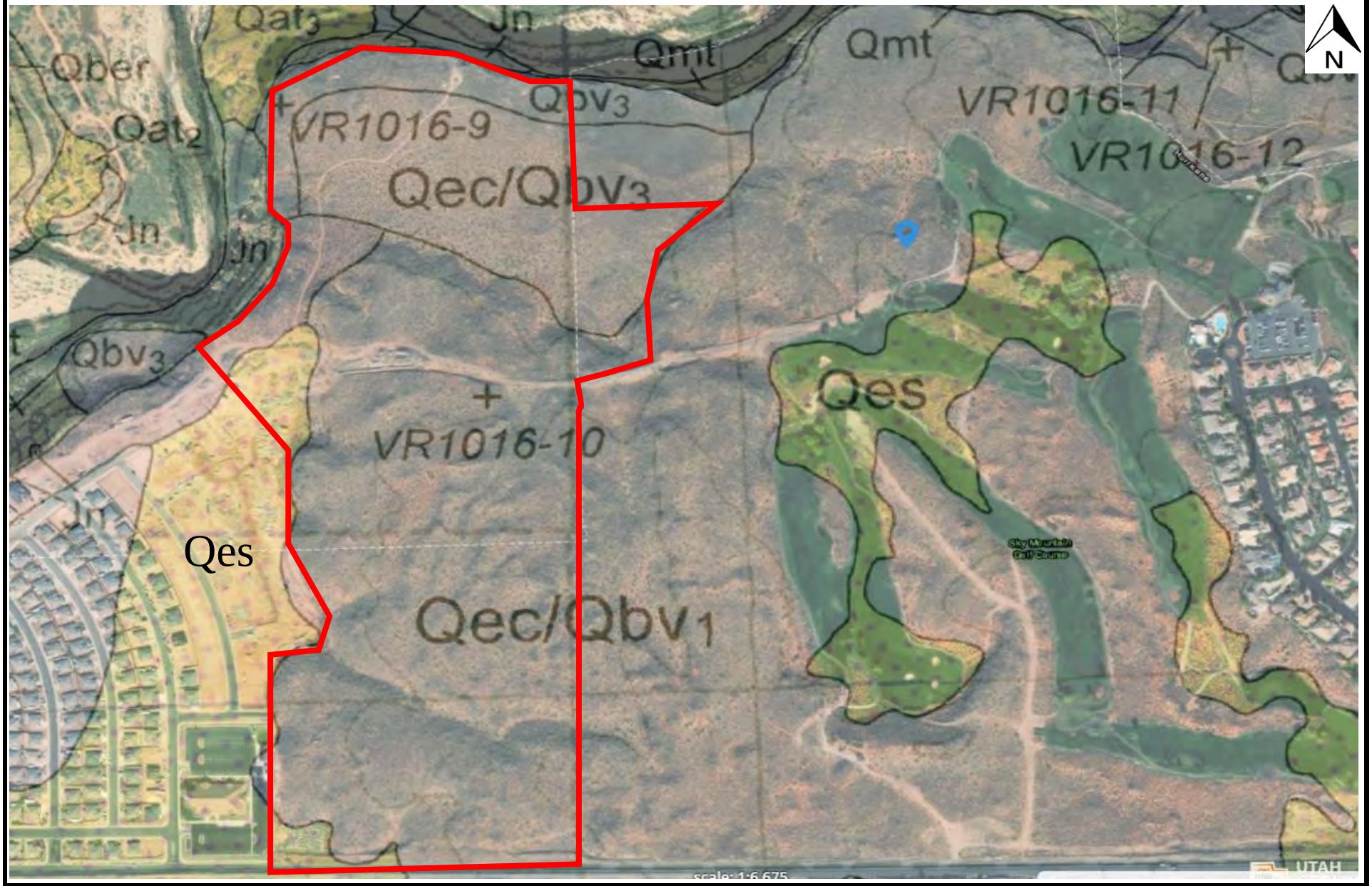
LANDMARK TESTING & ENGINEERING	Vicinity Map Project Number 220313	Figure 1



LANDMARK TESTING & ENGINEERING	Site Map Project Number 220313	Figure 2



LANDMARK TESTING & ENGINEERING	Site Plan Project Number 220313	Figure 3



LANDMARK TESTING & ENGINEERING	Geologic Map Project Number 220313	Figure 4

APPENDIX A

UGS Hazards Report

Utah Geological Survey

GEOLOGIC HAZARDS MAPPING AND DATA CUSTOM REPORT

Report generated on 4/20/2022 at 4:35:42 PM

This report contains geologic hazard information and data from the Utah Geological Survey (UGS) and other sources for the area of interest shown on the map below and can be used to identify mapped geologic hazards in an area, understand what the hazards are, and learn potential ways to mitigate them. This report is not a substitute for site-specific geologic hazards and geotechnical engineering investigations by a qualified, Utah-licensed consultant. These investigations provide valuable information on the site geologic conditions that may affect or be affected by development, as well as the type and susceptibility of geologic hazards at a site and recommend solutions to mitigate the effects and costs of the hazards, both at the time of construction and over the life of the development. See your local city or county building department for details on these investigations and UGS Circular 122 (https://ugspub.nr.utah.gov/publications/circular/c-122.pdf). Since 1850, at least 5797 deaths and an undetermined financial cost have been attributed to geologic hazards in Utah. Damages resulting from many geologic hazards are often not covered by property or other insurance. In almost all cases, it is more cost effective to investigate and characterize potential hazards and implement appropriate mitigation, rather than rely on additional maintenance over the life of a project and/or incur costly construction change orders and other financial costs.



0.6 km
0.4 mi

Scale 1:32,500

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Report Summary

Geologic hazards affect Utah, negatively impacting life safety, health, property, and the state's economy. These hazards are those geologic conditions that present a risk to life or of substantial loss or damage of real property, and are generally within five categories: landslide, earthquake (seismic), flooding, problem soil and rock, and volcanic hazards. Although many geologic hazards are not life threatening, they are often costly when not recognized and properly accommodated and mitigated in project planning and design, and may result in additional, significant construction and/or future maintenance costs and injury or death. However, we can live and deal with geologic hazards by understanding what they are, where they exist, how large or difficult they are, and how to effectively mitigate them. Detailed geologic hazard mapping is available for limited areas and for specific hazards in Utah and additional mapping is ongoing. This report represents geologic hazard data extracted from the Utah Geologic Hazards Database of current geologic hazard mapping by the UGS for part of Utah and from other sources at the date and time indicated on the cover page. For each of the major geologic hazard categories (earthquake, landslide, flooding, and problem soil and rock) mapped in Utah, a summary page is available that describes the hazard category and the individual types of hazards within that category. Following the summary page, are detailed pages for each mapped hazard type that contain a brief description of that hazard type, a map of your area of interest and the mapped hazard susceptibility, a brief discussion on the susceptibility rankings and their meaning, and a list of references and other information on that hazard type. The absence of data does not imply that no geologic hazard or hazards exist. Additional geologic hazard mapping is on-going and will be added to the database as it is finalized.

Table 1 lists the mapped geologic hazards, the mapped hazard relative susceptibility, and the corresponding report page(s) with information on that hazard in your area of interest.

Mapped Geologic Hazards	**Hazard Category**
Liquefaction Susceptibility	High
Ground Shaking	Strong/Very Strong
Flood and Debris-Flow Hazard	Undefined
Landslide Susceptibility	Low
Rockfall Hazard	High
Caliche Hazard	Areas Indentified
Collapsible Soil Susceptibility	Collapsible Soil 1
Expansive Soil and Rock Susceptibility	Low
Shallow Bedrock Potential	Hard Shallow
Shallow Bedrock Potential	Buried Shallow
Shallow Groundwater Susceptibility	Potentially Shallow
Piping and Erosion Susceptibility	Soil Susceptible
Wind-Blown Sand Susceptibility	High
Wind-Blown Sand Susceptibility	Low

The database is updated when new geologic hazard mapping is published by the UGS, most commonly in urban areas using 7.5-minute map quadrangles as comprehensive geologic hazard map sets. If mapping is not available for your area of interest at the time this report was created, check the website for updates or contact the UGS at (801) 537-3300 or https://geology.utah.gov/about-us/ask-a-geologist

EARTHQUAKE HAZARD

Utah has experienced sixteen earthquakes greater than magnitude (M) 5.5 since pioneer settlement in 1847, and geologic investigations of Utah's faults indicate a long geologic history of repeated large earthquakes of M 6.5 and greater prior to settlement. Although Utah is not on a boundary between tectonic plates where most of the world's earthquakes occur, it is in the tectonically extending western part of the North American plate. Thus, earthquakes in Utah are indirectly caused by interactions with the Pacific plate along the plate margin on the west coast of the United States. Also, many small earthquakes in east-central Utah are induced by underground coal mining. Large, damaging earthquakes in Utah are likely to occur in the Intermountain Seismic Belt (ISB) that generally extends north-south through the center of the state, essentially following Interstate 15, where there are many hazardous faults capable of producing earthquakes. However, areas outside the ISB also experience earthquakes. Moderate to large earthquakes (generally M 6 and greater) can kill and injure many people and cause substantial damage to buildings, roads, bridges, and utilities. The Utah Earthquakes (1850 to 2016) and Quaternary Fault Map (https://ugspub.nr.utah.gov/publications/maps/m-277.pdf) shows earthquakes known to have occurred within and surrounding Utah and mapped Quaternary faults (those with movement in the past 2.6 million years) considered to be earthquake sources.

Earthquake hazards include:

Earthquake Ground Shaking – the sudden motion or trembling of the Earth as stored elastic energy is released by fracture (breaking) and movement of rocks along a fault.

Surface Fault Rupture – displacement(s) of the ground surface along a tectonic fault during an earthquake that results in a steep slope known as a scarp.

Liquefaction – a sudden, large decrease in strength of a saturated sandy soil caused by a temporary increase in soil water pressure during an earthquake and subsequent collapse of soil structure, resulting in sand boils, differential foundation settlement, and localized flooding.

Tsunamis – a series of waves in the ocean or a lake caused by the displacement of a large volume of water, such as from underwater fault rupture or landsliding into the water.

Seiches – an oscillating wave in an enclosed body of water, such as a lake, river, canal, or tank, induced by earthquakes or other energy sources.

Tectonic Deformation – the lowering and tilting of a valley floor on the down-dropped side of a fault during an earthquake that commonly causes localized flooding and gravity-flow utility failure.

Earthquake – **Triggered Landslides and Rockfall** – landslides and rockfall triggered by earthquake ground shaking.

Quick Clays – typically, marine-type clays that significantly lose strength when subjected to earthquake ground shaking.

The UGS has mapped surface-fault-rupture and liquefaction earthquake hazards for selected areas, and the U.S. Geological Survey has mapped expected earthquake ground shaking in Utah. The other earthquake hazard types have not yet been mapped in Utah. More information on earthquake hazards are available at https://geology.utah.gov/hazards/earthquakes-faults and https://ussc.utah.gov. The following Earthquake Hazards pages describe the individual mapped earthquake hazards for your area of interest.

EARTHQUAKE HAZARD
Liquefaction Susceptibility

Generally, earthquakes greater than about M 5 can cause liquefaction—a sudden, large decrease in the strength of sandy soils caused by a temporary increase in soil water pressure during earthquakes. Liquefaction can result in soil collapse, sand boils, differential building foundation settlement, lateral spread landslides, and localized, shallow flooding. The map below shows where liquefaction susceptibility may exist for your area of interest and the mapped relative susceptibility in terms of very high, high, moderate, low, very low, and not susceptible. Due to limited information, some areas are mapped as susceptible or unknown. The map does not integrate earthquake ground shaking which is required to determine the liquefaction potential (potential is equal to susceptibility plus opportunity) in susceptible soils or the probability (likelihood) of liquefaction.

How to Use This Map

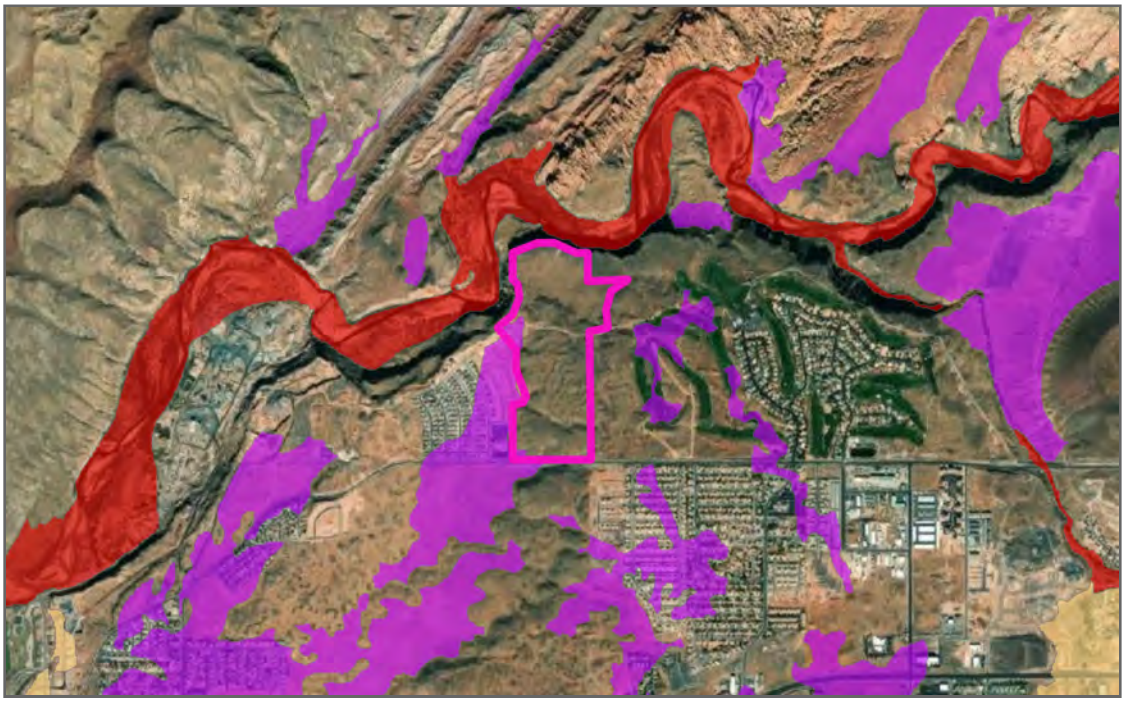
The liquefaction susceptibility mapping is intended for general planning purposes to indicate where liquefaction susceptibility may be present and to assist in designing liquefaction-hazard investigations. Your area of interest has an area mapped as having liquefaction susceptibility. The susceptibility of liquefaction susceptibility and the description of the liquefaction susceptibility categories identified in your area of interest are listed above. This means that some form of liquefaction is likely to occur during an earthquake if the conditions to produce liquefaction are present at the site, including strong enough ground shaking, sandy soils, and shallow groundwater at or above 50 feet. Areas with no mapped liquefaction susceptibility either do not have the conditions for liquefaction present or there was not enough data to determine the subsurface and groundwater conditions. Groundwater levels fluctuate seasonally and can change after development. Due to scale and data restrictions, a site-specific assessment should be conducted in areas with no mapped liquefaction susceptibility. In areas with mapped liquefaction susceptibility hazard, a site-specific investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where liquefiable soils may be present beneath a building. Specifically, the IBC requires the investigation to evaluate liquefaction hazard, including the total and differential settlement, and surface displacement from lateral spreading and/or lateral flow.

More Information

Although these areas are not regulated on a state-level many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific liquefaction investigation. Site-specific investigations are necessary to accurately characterize the site-specific liquefaction susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Liquefaction.



0.6 km
0.4 mi

Scale 1:32,500

High liquefaction susceptibility, includes highly susceptible geologic units consisting of well-sorted sand, silty sand, and gravel with sufficient evidence to indicate the depth to groundwater is less than or equal to 50 feet. Determining if a liquefaction hazard exists at a specific location in this zone requires acquiring site-specific information about soil texture and density, groundwater conditions, and the frequency and intensity of anticipated ground shaking.

References

Liquefaction Hazards in Utah (UGS Public Information Series 100): https://ugspub.nr.utah.gov/publications/public_information/pi-100.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 9— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl9.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 5— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl5.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 2— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl2.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 2— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-2.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 1— Liquefaction Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate1.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

EARTHQUAKE HAZARD
Ground Shaking

Ground shaking is the primary hazard resulting from earthquakes. Based on data from the UGS, the University of Utah Seismograph Stations, and other agencies, the U.S. Geological Survey periodically creates seismic hazard maps of the entire U.S. These maps are used by engineers and architects in designing buildings to meet the seismic requirements of the 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide in Utah. Unless the building is specially designed, such as a critical facility (police and fire stations, emergency operations centers, etc.), building “to the code” means that the building is not expected to collapse during an earthquake of a magnitude for which it was designed. However, the building may dangerous and uninhabitable, due to significant structural damage and must then be replaced.

The map below shows the level of ground shaking (peak horizontal acceleration with a 2 percent probability of exceedance in 50 years) (in percent of the standard acceleration due to gravity or one g,) expected during a large earthquake in the vicinity of your area of interest. This map is at a reduced scale (zoomed out) compared to the other maps in this report, due to the low resolution of the source data and mapping.

How to Use This Map

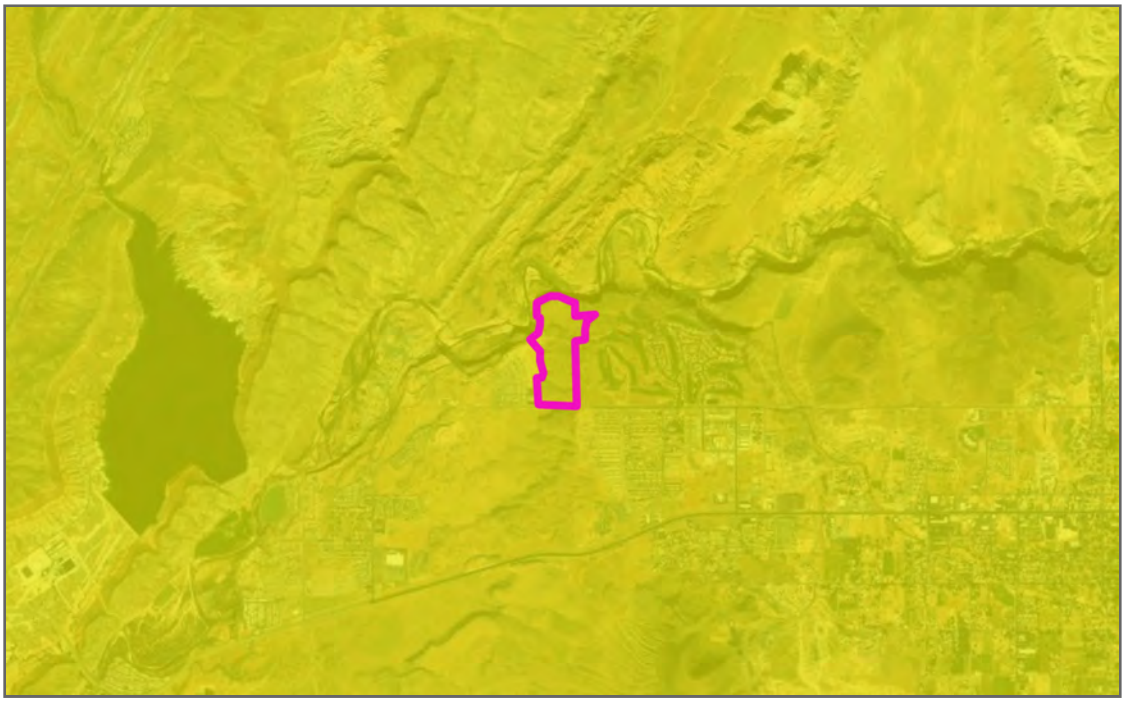
Your area of interest has an area with an expected ground shaking with a potential for damage. See the Ground Shaking Maps linked in the More Information section for technical information related to ground shaking categories. Typical homeowner's insurance excludes damages from earthquakes.

More Information

Ground shaking is the most widespread and typically the most damaging hazard associated with an earthquake. Strong ground shaking can last for several seconds to minutes and can be more or less intense depending on local soil and rock conditions. This map can be used by professionals to identify peak horizontal acceleration with a 2 percent probability of exceedance in 50 years. Damaging ground shaking can occur during earthquakes generated by an unspecified fault or at a distance from an identified fault.

Additional informational resources are listed below:

UGS: Earthquake Scenario and Probabilistic Ground Shaking Maps for the Salt Lake City, Utah Metropolitan Area.



1 km
1 mi

Scale 1:65,000

Strong/Very Strong

References

Seismic Hazard Maps and Site-Specific Data (U.S. Geological Survey): https://earthquake.usgs.gov/hazards/hazmaps.

FLOODING HAZARD

Flooding is the overflow of water onto lands that are normally dry and is the most commonly occurring natural hazard in Utah. Damage from flooding includes inundation of land and property, erosion, deposition of sediment and debris, and the force of the water itself, which can damage property and take lives. Historically, flooding is the most prevalent, costly, and destructive (on an annual basis) hazard in Utah. Since 1850, at least 101 people in Utah have died from flooding.

Flooding hazards include:

River, Lake, or Sheet Flooding – overflow of water from excessive river/stream flow, water in lakes, and thin flow across generally flat to gently sloping ground.

Debris Flows – fast-moving flow-type landslides composed of a slurry of rock, mud, organic matter, and water that move down drainage-basin channels onto alluvial fans.

Shallow Groundwater – shallow groundwater can flood basements and other underground facilities, damage buried utility lines, and destabilize excavations.

Dam and Canal Failure – an unintentional release of water due to the failure of a water-retention or conveyance structure (dam or canal) that may occur with little warning.

Seiches – an oscillating wave in a lake or tank induced by earthquakes and other energy sources.

Tsunamis – a series of waves in the ocean or a lake caused by the displacement of a large volume of water, such as from underwater fault rupture or landsliding into the water.

The Federal Emergency Management Agency (FEMA) has mapped flood hazards for selected areas in Utah (https://msc.fema.gov) and these maps are the official maps for flood insurance and related activities. However, the FEMA maps do not show flooding from debris flows, alluvial fans, and shallow groundwater, and may be out-of-date. The UGS has mapped river, lake, or sheet; debris flows; and shallow groundwater flooding hazards for selected areas in Utah using geologic-based methods, and the Utah Division of Water Rights has mapped dam failure flooding for selected dams in Utah (https://maps.waterrights.utah.gov/EsriMap/map.asp?layersToAdd=Dams). Canal failure, seiches, and tsunami flooding hazards remain unmapped in Utah. The following Flooding Hazards pages describe the individual mapped flooding hazards for your area of interest.

FLOODING HAZARD
Flood and Debris-Flow Hazard

Flooding is the overflow of water onto lands that are normally dry and is the most commonly occurring natural hazard in Utah. Damage from flooding includes inundation of land and property, erosion, deposition of sediment and debris, and the force of the water itself, which can damage property and take lives. Historically, flooding is the most prevalent, costly, and destructive (on an annual basis) hazard in Utah. Debris flows and related sediment flows are fast-moving flow-type landslides composed of a slurry of rock, mud, organic matter, and water that move down drainage-basin channels onto alluvial fans. Debris flows generally initiate on steep slopes or in channels by the addition of water from intense rainfall or rapid snowmelt and often occur after wildland fires. When flows go beyond the mountain front and lose channel confinement, they spread laterally on alluvial fans and deposit the carried debris. In addition to being debris-flow-deposition sites, alluvial fans are favored sites for urban development; therefore, a debris-flow-hazard investigation is necessary when developing on alluvial fans. Debris flows pose a hazard very different from other types of landslides and floods, due to their rapid movement and destructive power as they often occur with little warning. Since 1850, at least 15 people have been killed by debris flows in Utah. In addition to threatening lives, debris flows can damage buildings and infrastructure by debris, erosion, direct impact, and flooding. The map below shows the mapped flood and debris-flow hazard for your area of interest in relative terms of very high, high, moderate, low, very low, and not mapped categories.

How to Use This Map

The flood hazard mapping is intended for general planning purposes to indicate where flooding may occur and to assist in designing flood-hazard investigations. Your area of interest has an area mapped as having locations of flood hazard. The susceptibility of flood hazard and the description of categories identified in your area of interest are listed above. Areas with no mapped flood hazard either do not have geologic units associated with flood, there was not enough data to determine the hazard, or limitations of scale. Areas of flood hazard may be mapped even though it may not be in a FEMA mapped flood zone where flood insurance may be required. The FEMA maps do not typically show flooding from debris flows, alluvial fans, thin sheet flooding, and shallow groundwater, and may be out-of-date. A flood hazard investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where buildings are located within flood hazard areas as adopted by local communities.

If your area of interest is in a FEMA-mapped flood zone where flood insurance will be required by federally regulated or insured lenders for a mortgage on the property. Consult the official FEMA Flood Insurance Rate Maps at https://msc.fema.gov/portal/home to confirm the mapped FEMA flood zone(s).

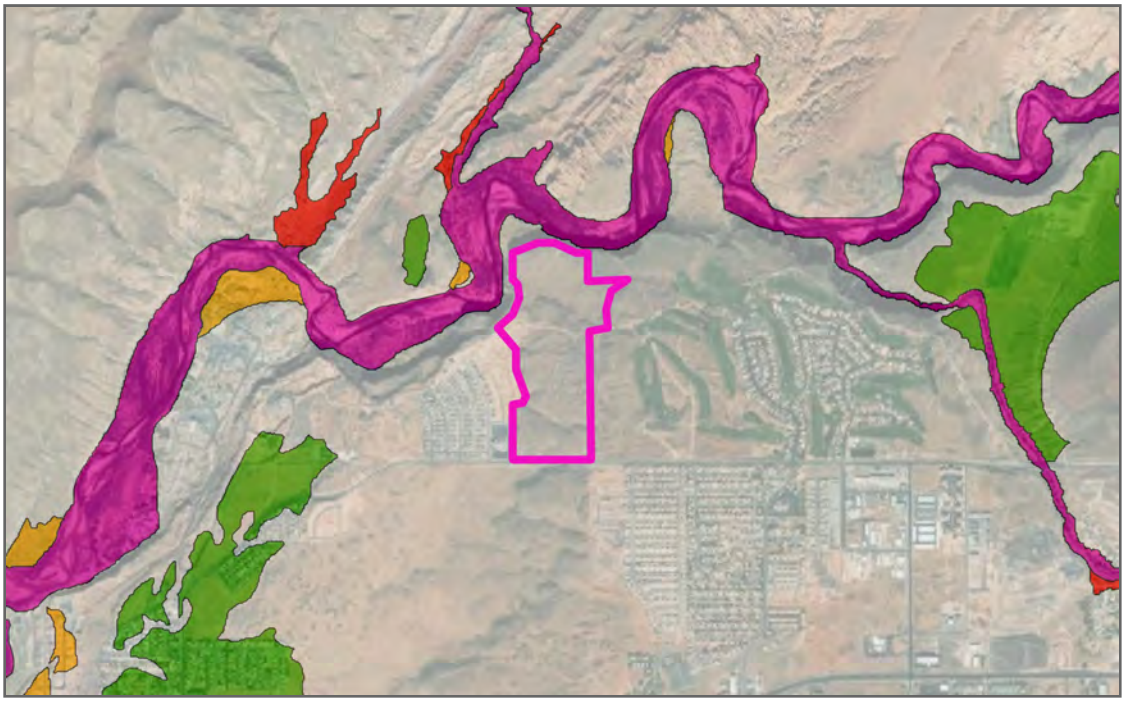
More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific flood and debris-flow investigations. Site-specific investigations are necessary to accurately characterize the site-specific flood hazard and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations. Owners with a mortgage on a building outside FEMA-designated high-risk areas can also purchase flood insurance and may be eligible for lower-cost preferred risk policies.

Additional informational resources are listed below:

UGS: Flooding Hazards.

Utah Division of Water Rights: Dam Inundation



0.6 km
0.4 mi

Scale 1:32,500


Undefined flood hazard, includes flood hazard in narrow, bedrock-floored canyons with perennial streams, but that lack mappable alluvial deposits includes areas mapped as bedrock.

References

Debris-Flow Hazards in Utah (UGS Public Information Series 70: https://ugspub.nr.utah.gov/publications/public_information/pi-70.pdf.
Wildfires and Debris Flows in Northern Utah (UGS Public Information Series 90): https://ugspub.nr.utah.gov/publications/public_information/pi-90.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 1— Flood and Debris-Flow Hazards: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl1.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 1— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl1.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl3.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 4— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-4.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate3.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 3— Flood and Debris-Flow Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl3.pdf.

Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Contract Deliverable) Report and Maps: https://doi.org/10.34191/SS-166.

LANDSLIDE HAZARD

A landslide is the downslope movement of rock, soil, and debris, in which much of the material moves as a coherent or semi-coherent mass with little internal deformation and movement typically occurs on either a curved (rotational slide) or flat (translational slide) rupture surface. Occasionally, individual landslides may involve multiple types of movement if conditions change as the displaced material moves downslope. For example, a landslide may initiate as a rotational slide and then become a translational slide as it progresses downslope. Landslides occur in all 50 states; however, the coastal states and the Intermountain West, including Utah, are the primary regions of landslide activity. Nationally, landslides result in 25 to 50 deaths annually and cause approximately $5 billion (2019 dollars) in damage.

Since 1850, at least 338 people in Utah have died from landslides. Specific types of landslides are classified by the material involved and the movement type. Material in a landslide can be rock, soil, organic debris, or a combination of these materials, and movement types include fall, topple, slide, and flow. Typical landslides in Utah include slides, rockfalls, debris flows, and earth flows. In Utah, many landslides move slowly, but some move quickly with devastating results. Debris flows, which are a type of landslide having a very high-water content, can travel at speeds greater than 30 to 50 miles per hour. Slope instability can result from many factors, including ground surface topography, water (hydrologic), and geologic conditions.

Landslides can be naturally occurring or human-caused. Landslides often result from a rise in groundwater levels caused by increased precipitation, rapid snowmelt, or by human causes, such as landscape irrigation and leakage from water-conveyance structures (reservoirs, ponds, and pipelines). Modification of a slope that results in over-steepening of the slope, either by removal of material from the lower part of the slope or addition of material near its top, can also trigger landslides. Development-related slope modification can include loading by construction of buildings or fill materials, or removal of material during grading for building pads and roadways.

Landslide hazards include:

Landslide and Debris Avalanches – a mass-movement involving the downslope transport under gravity of soil and rock materials.

Rockfall – the relatively free-falling or rapid movement of rock from a slope by rolling, falling, toppling, and bouncing.

Debris Flows – a slurry of rock, soil, organic matter, and water that flows down channels and onto valley edges that can travel long distances very quickly.

Snow Avalanches – a large mass of snow and ice that moves rapidly down a mountain slope.

The UGS has mapped landslide, rockfall, and debris flow hazards for selected areas in Utah. Snow avalanche hazard potential is generally unmapped in Utah. The following Landslide Hazards pages describe the individual mapped landslide hazards for your area of interest.

LANDSLIDE HAZARD
Landslide Susceptibility

Landslide susceptibility mapping incorporates mapped landslides, geologic data, slope angle, and moisture data where available. Past slope failures can be used to identify the geologic, hydrologic, and topographic conditions that may reactivate existing landslides and initiate new landslides. The map below shows the mapped landslide susceptibility for your area of interest in relative terms of very high, high, moderate, low, or not mapped categories.

How to Use This Map

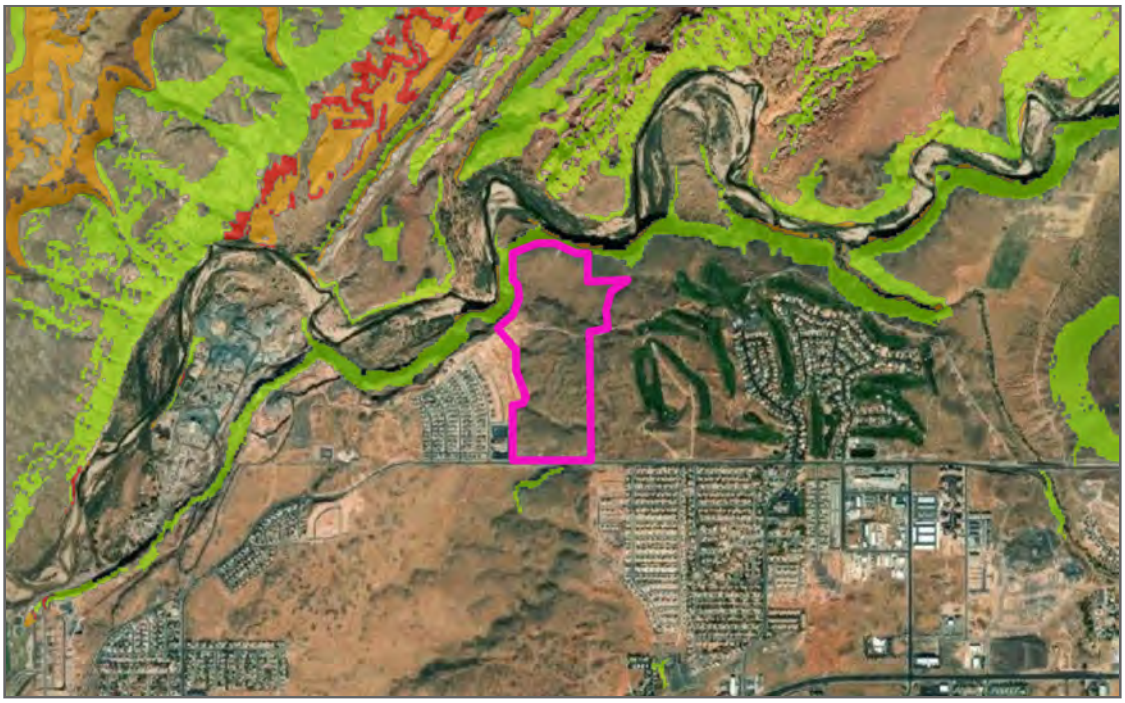
The landslide-susceptibility map shows areas of relative landslide susceptibility where site-specific slope-stability conditions (material strength, orientation of bedding and/or fractures, groundwater conditions, erosion or undercutting, and slope loading) should be evaluated prior to development. A valid landslide-hazard investigation must address all pertinent conditions that could affect, or be affected by, the proposed development, including earthquake ground shaking, perched or irrigation-induced groundwater, and slope modifications. Landslide susceptibility may be a hazard in areas where no mapped landslides are currently identified. A landslide hazard investigation is highly recommended. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where landslides (slope instability) may be present beneath or affect a building. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations. Note that many landslides impact more than one parcel and mitigating one of these landslides on only one parcel is rarely successful, resulting in continued building and property damage.

More Information

Although these areas are not regulated on a state-level many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific landslide investigation. Site-specific investigations are necessary to accurately characterize the site-specific landslide susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Landslide Hazards.



Scale 1:32,500

Low landslide susceptibility, includes geologic units of low landslide-prone susceptibility that crop out on slopes at or above a determined critical angle, and moderately landslide-prone geologic units that crop out on slopes less than the critical angle determined for moderate landslide susceptibility.

References

Landslide Hazards in Utah (UGS Public Information Series 98): https://ugspub.nr.utah.gov/publications/public_information/pi-98.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 2— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl2.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 3— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl3.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 4— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl4.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 5— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-5.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 4— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate4.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 4— Landslide Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl4.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

LANDSLIDE HAZARD
Rockfall Hazard

Rockfall is a natural mass-wasting (landslide) process that involves the dislodging and rapid downslope movement of individual rocks and rock masses. The widespread combination of steep slopes capped by well-jointed bedrock makes rockfall among the most common landslide types in Utah. Rockfall poses a hazard because falling, rolling, and/or bouncing rocks can cause significant property damage and be life threatening. At least 16 deaths directly attributable to rockfalls have occurred in Utah since 1850. Rockfalls occur where a source of rock exists above a slope steep enough to allow rapid downslope movement of dislodged rocks by falling, rolling, bouncing, and sliding. Rockfall sources include bedrock outcrops or boulders on steep slopes or near the edges of cliffs, bluffs, and terraces. Talus cones and scree-covered slopes are indicators of a high rockfall hazard, but other less obvious areas may also be vulnerable. Most rockfalls originate on slopes steeper than 35 degrees, although rockfall hazards may be found on less-steep slopes. The runout distance for exposed rock can be determined and structures should not be built in the runout zone.

Rockfalls may be triggered by freeze/thaw action, rainfall, changes in groundwater conditions, weathering and erosion of the rock and surrounding material, and root growth. Slope modifications, such as cuts for roads and building pads and clearing slope vegetation for development or from wildfire, can increase or create rockfall hazards, as can construction of non-engineered and poorly constructed rockery walls, which are becoming increasingly common in Utah. Rockfall is the most common landslide type caused by earthquakes. Generally, earthquakes greater than magnitude (M) 4 can trigger rockfalls. In Utah, the 1988 M_L 5.3 San Rafael Swell and the 1992 M_L 5.8 St. George earthquakes caused many rockfalls. Although not well documented, rockfalls in Utah appear to occur more frequently during the spring and summer, likely due to spring snowmelt, summer storms, and large daily temperature variations. The map below shows the mapped rockfall hazard for your area of interest in relative terms of very high, high, moderate, low, low with a high hazard, or not mapped categories.

How to Use This Map

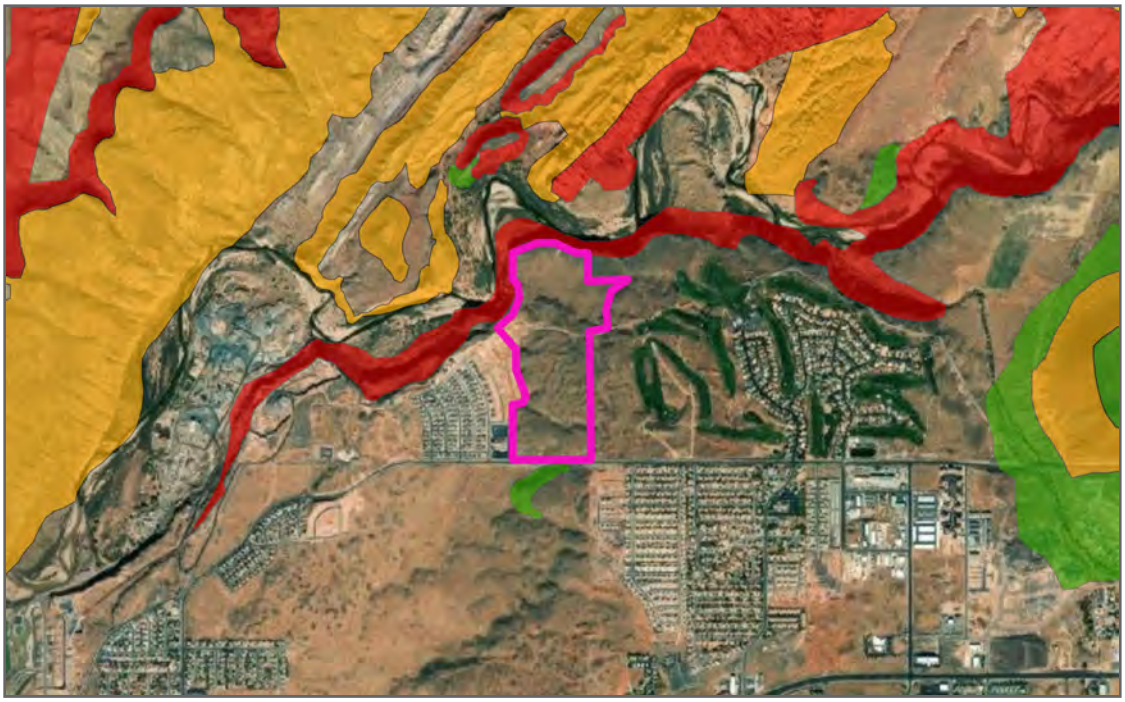
The rockfall hazard mapping is intended for general planning purposes to indicate where rockfall hazard may be present and to assist in designing rockfall-hazard investigations. Your area of interest has an area mapped as having rockfall hazard. The susceptibility of rockfall hazard and the description of the hazard categories identified in your area of interest are listed above. Areas with no mapped rockfall hazard either do not have the conditions for rockfall present or may be in an area with significant human disturbance, these areas may include quarries, mine pits and dumps, and similar operations. Rockfall hazard can become a hazard in areas with no mapped hazard due to modification of slopes for construction, roads, or natural processes. A rockfall investigation and design for rockfall mitigation is highly recommended to determine the level of rockfall hazard, determine the runout distance, provide design parameters, and implement rockfall mitigation measures.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific slope investigation. Site-specific investigations are necessary to accurately locate rockfall hazard and determine appropriate runout distance. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Landslide Hazards.



Scale 1:32,500

High rockfall hazard areas include canyon cliffs and other near-vertical slopes not undercut by erosion of underlying units and lack obvious discontinuities and overhanging rock masses but are still capable of producing damaging rockfall. These areas also include steep mountainous areas (slopes greater than 20 degrees) where bedrock units highly susceptible to rockfall crop out in the slope rather than forming a capping unit. Also included are mountainous areas where bedrock units moderately susceptible to rockfall crop out on slopes greater than 35 degrees.

References

Rockfall Hazards in Utah (UGS Public Information Series 94): https://ugspub.nr.utah.gov/publications/public_information/pi-94.pdf.

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 3— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl3.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 2— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl2.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate - Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl5.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 6— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-6.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 5— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate5.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 5— Rockfall Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl5.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

PROBLEM SOIL/ROCK HAZARD

Problem soil and rock can cause extensive damage to structures and foundations. Problem soil and rock may also damage pavements after construction, resulting in high maintenance and/or replacement costs, along with increased legal and financial liability from pavement separation and/or gaps causing tripping hazards. In addition, future maintenance may disrupt business activities, resulting in increased costs and/or lost revenue. Except for radon gas, Utah's most deadly geologic hazard which has caused at least 5630 deaths since 1973, no deaths have been reported in Utah from other problem soil and rock hazards; however, they have caused an undetermined, but very significant, amount of infrastructure damage and resulting economic impact.

Problem soil and rock hazards include:

Caliche – a calcareous material that can accumulate in the shallow subsurface of soils in arid and semiarid climates that can be very difficult to excavate.

Collapsible Soils – soils that have considerable strength when in a dry, natural state, but that significantly settle due to hydrocompaction (reduction of air space within the soil) when wetted.

Corrosive Soil and Rock – soil and rock that is corrosive to exposed metals and/or concrete.

Expansive Soil and Rock – soil and rock with high clay content that swells when wetted and shrinks when dried.

Karst Landscape – formed from the dissolution of limestone, dolomite, and gypsum rocks that can create features, such as caves, sinkholes, and breccia pipes (rubble-filled vertical tubes that form and project to the surface as overlying rock collapse into buried karst caverns).

Land Subsidence and Earth Fissures – sinking of the ground surface caused by groundwater mining and underground mine subsidence or collapse. Subsidence often causes earth fissures which are permanent, linear tension crack(s) in the ground that extend upward from the groundwater table.

Piping and Erosion – piping is the subsurface erosion of soil or rock by groundwater flow that form narrow voids. Piping can remove support of overlying soil and rock, resulting in collapse. Erosion is the process of material being moved by wind, water, and other processes and can occur at or below the ground surface.

Radon Gas – an odorless, tasteless, and clear radioactive gas resulting from the natural decay of uranium that occurs in nearly all rock and soil, and when concentrated, such as in a building or other confined space can lead to lung cancer.

Salt Tectonics – salt formations at depth below the ground surface may deform, causing deformation and cracks at the ground surface.

Shallow Bedrock – rock at shallow depths that may be encountered in construction and other excavations.

Soluble Soil and Rock – soil and rock that may be dissolved by water, causing ground subsidence.

Wind-Blown Sand – geologically young, active or partially stabilized, deposits characterized by a well-sorted, loose, sandy soil texture with little to no clay.

The UGS has mapped problem soil and rock hazards for selected areas in Utah. The following problem soil and rock hazards pages describe the individual mapped problem soil and rock hazards for your area of interest.

PROBLEM SOIL/ROCK HAZARD
Caliche Hazard

Caliche is a hard layer within soils formed from the accumulation of calcium from past groundwater flow and can be extremely difficult or impossible to excavate without blasting in some cases. Dense caliche layers may approach the hardness of bedrock and greatly reduce soil permeability, causing shallow groundwater from excess landscape irrigation and septic waste disposal systems. The map below shows where caliche may be present for your area of interest.

How to Use This Map

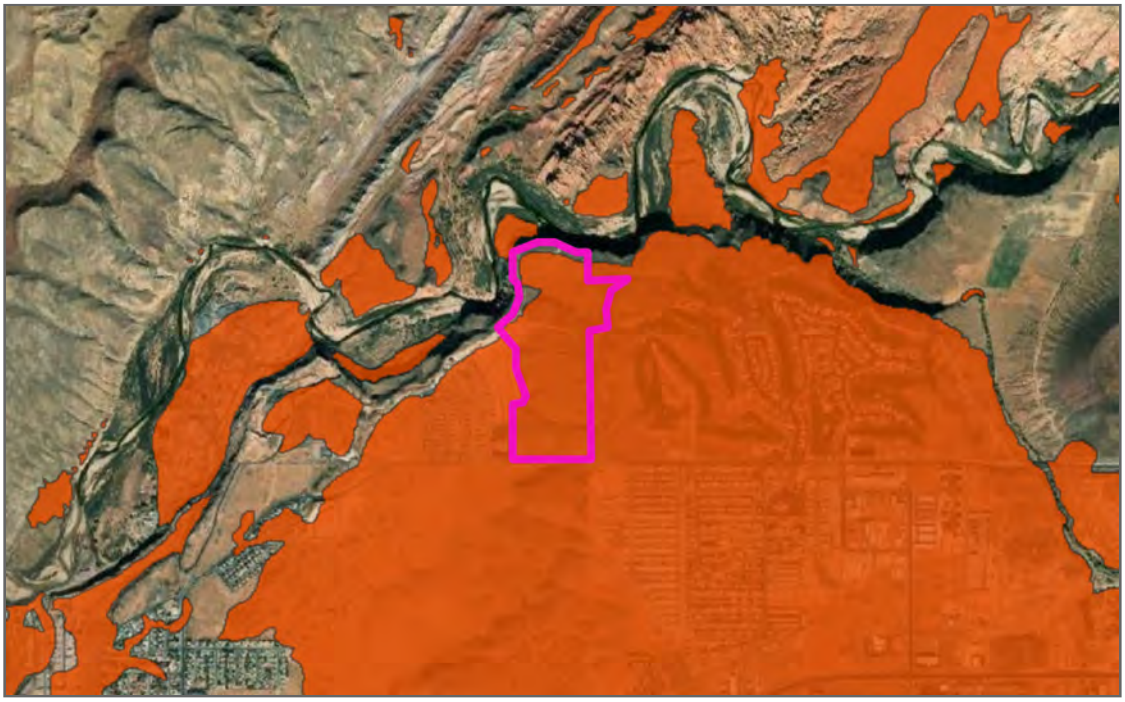
The caliche hazard mapping is intended for general planning purposes to indicate where caliche may be present and to assist in designing caliche-hazard investigations. A geotechnical investigation that specifically addresses caliche soils is highly recommended to determine if these soils are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where questionable soils and rocks may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific geotechnical and geologic hazards investigations. Site-specific investigations are necessary to accurately characterize the site-specific caliche hazard and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations.

Additional informational resources are listed below:

UGS: Utah Geological Survey.



Scale 1:32,500

Areas where caliche horizons have been identified or where older (Pleistocene) deposits are present which may contain caliche in the subsurface. Strongly indurated caliche layers may approach the hardness of bedrock and greatly reduce soil permeability.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 11— Caliche Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl11.pdf.

PROBLEM SOIL/ROCK HAZARD
Collapsible Soil Susceptibility

Collapsible soils have considerable strength when in a dry, natural state, but significantly settle due to hydrocompaction when wetted. Typically, they are associated with young alluvial fans, debris flows, and loess (wind-blown silts), where soil structure creates a significant amount of air space within the soil and includes certain rock units that weather in-place to soil. Collapsible soils may cause extensive damage to building foundations, asphalt and concrete slabs and pavements, and buried utilities and other infrastructure if not identified, investigated, and mitigated prior to the construction of buildings, pavements, and utilities. Often, these soils can be mitigated by over excavating and recompacting or removal of the collapse susceptible soils. The map below shows where collapsible soil and/or rock may be present for your area of interest and the relative susceptibility in terms of high, susceptible, bedrock, or not mapped.

How to Use This Map

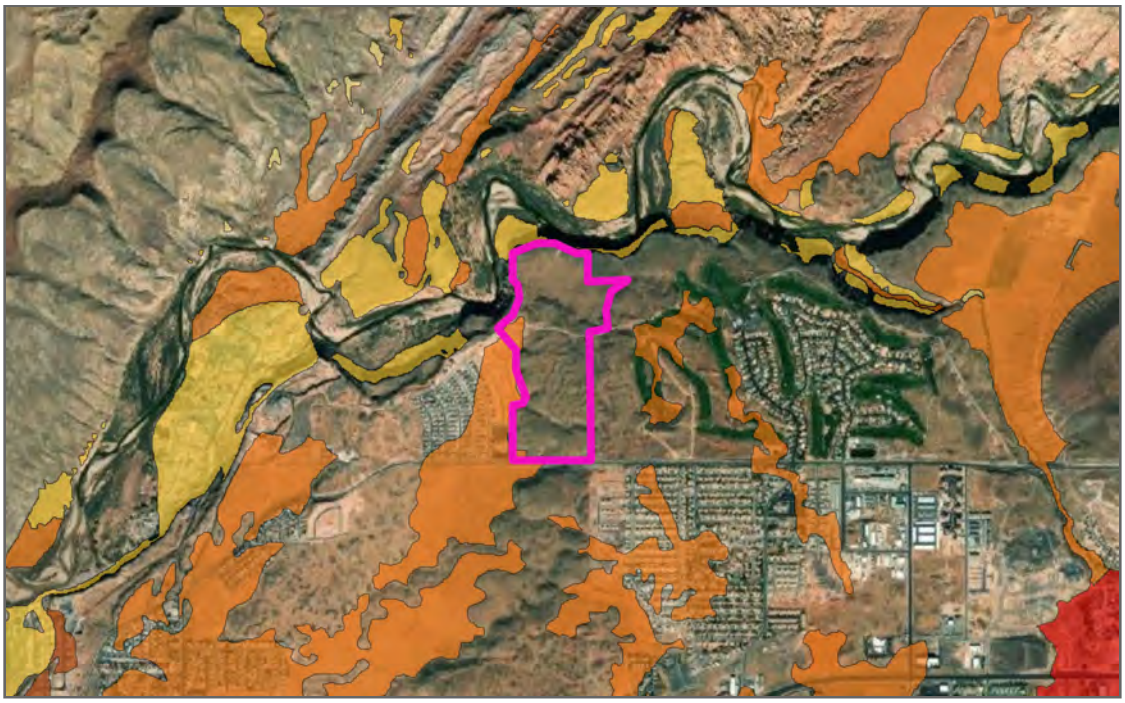
The collapsible soil susceptibility mapping is intended for general planning purposes to indicate where collapsible soils may be present and to assist in designing geotechnical and geologic-hazard investigations. Your area of interest has an area mapped as having collapsible soil susceptibility. The susceptibility of collapsible soil susceptibility and the description of the susceptibility categories identified in your area of interest are listed above. When not mitigated, these soils can cause considerable damage to buildings, foundations, concrete and asphalt pavements, and underground utilities. A geotechnical investigation that specifically addresses collapsible soils is highly recommended to determine if these soils are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where compressible soils may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific collapsible soil susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Problem Soil and Rock Hazards.



0.6 km
0.4 mi

Scale 1:32,500

Collapsible Soil 1 - Unconsolidated geologic units with reported collapse values greater than or equal to 3 percent. Collapsible soils are unlikely in areas continually subjected to saturation or flooding.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 4— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl4.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 6— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl6.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl7.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 8— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-8.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdfand Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate7.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 7— Collapsible Soil Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl7.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Contract Deliverable) Report and Maps: https://doi.org/10.34191/SS-166.

PROBLEM SOIL/ROCK HAZARD
Expansive Soil and Rock Susceptibility

Expansive soil and rock swells as it gets wet and shrinks as it dries out. These changes in volume can cause cracked foundations and other structural damage to buildings, asphalt and concrete pavements, and underground utilities, heaving and cracking of canals and road surfaces, and the failure of septic disposal systems. Expansive soil and rock contains a significant percentage of clay minerals that can absorb water directly into their crystal structure when wetted. Often, these soils and rocks can be mitigated by over excavating and replacing with non-expansive, engineered fill materials that are properly placed and compacted. These soils and rocks should be identified, investigated, and mitigated prior to the construction of buildings, pavements, and utilities.

The map below shows where expansive soil and rock susceptibility has been mapped for your area of interest and the relative susceptibility in terms of high, moderate, low, not susceptible, or not mapped categories.

How to Use This Map

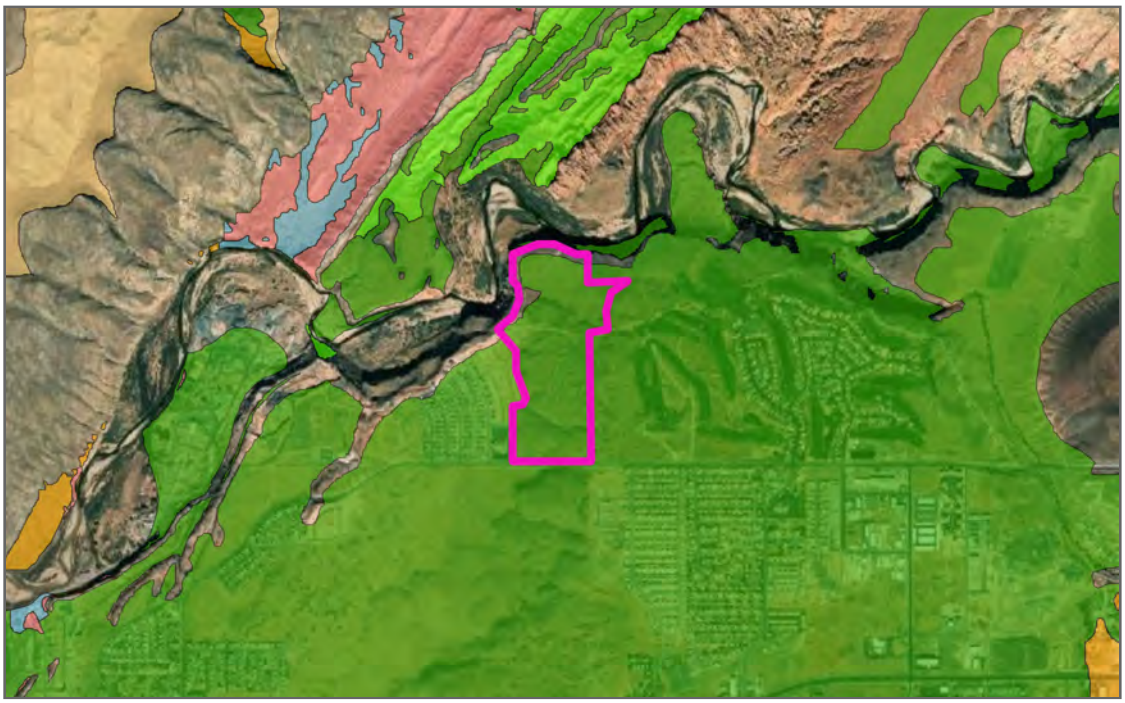
The expansive soil and rock susceptibility mapping is intended for general planning purposes to indicate where expansive soil and rock may occur and to assist in designing expansive soil and rock susceptibility investigations. Your area of interest has an area mapped as having locations of expansive soil and rock susceptibility. The susceptibility of expansive soil and rock susceptibility and the description of categories identified in your area of interest are listed above. Soil and rock that expands when wet and shrinks as it dries is likely present at the site. These soils and rocks can cause considerable damage to buildings, concrete and asphalt pavements, and underground utilities and damages are often costly to repair. A geotechnical investigation that specifically addresses expansive soils and rock is highly recommended to determine if these soils and rocks are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where expansive soils and rocks may be present beneath a building. Areas with no mapped expansive soil and rock susceptibility may not have had enough data to determine the hazard, or limitations of scale.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific expansive soil and rock susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Problem Soil and Rock Hazards.



0.6 km
0.4 mi

Scale 1:32,500

Soils classified by the Natural Resources Conservation Service as having low susceptibility for volumetric change; and/or have a liquid limit [LL] from 0 to 40, a plasticity index [PI] from non-plastic [NP] to 15, and a swell/collapse (SCT) value of 0 to 2 percent; and/or a linear extensibility potential of less than 3 percent. These values overlap at their upper ends with soils in the moderate susceptibility category. However, the low category includes soils with highly variable potential for volumetric change that do not fit easily into the moderate or high categories.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 5— Expansive Soil and Rock Hazard: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl5.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 7— Expansive Soil and Rock: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl7.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 6— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl6.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 9— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-9.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 8— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate8.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 8— Expansive Soil and Rock Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl8.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

PROBLEM SOIL/ROCK HAZARD
Shallow Bedrock Potential

Bedrock at shallow depths may cause difficulties in construction and excavations, may cause septic disposal systems to fail, and may provide pathways for groundwater contamination. When not identified and investigated, shallow bedrock can cause significant construction delays and cost-overruns. The map below shows mapped shallow bedrock potential for your area of interest in relative terms of hard, soft, buried, or deep (likely greater than 10 feet below the ground surface).

How to Use This Map

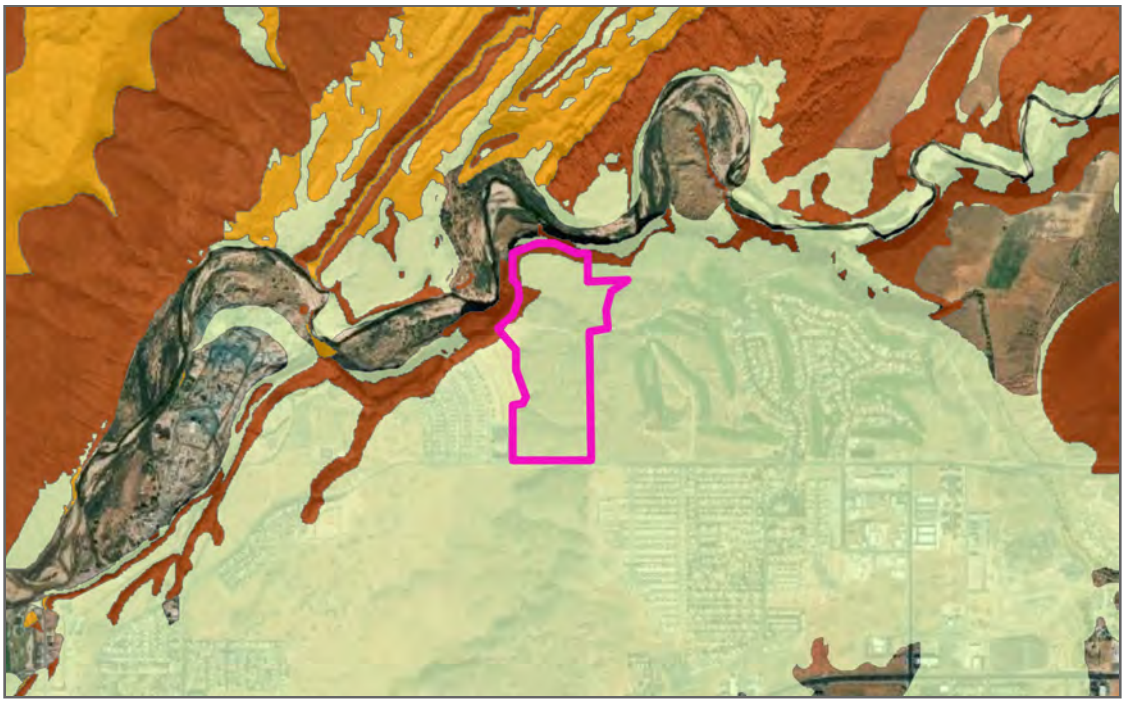
The shallow bedrock potential mapping is intended for general planning purposes to indicate where shallow bedrock may be present and to assist in designing geotechnical and geologic-hazard investigations. Your area of interest has an area mapped as having shallow bedrock potential. The shallow bedrock potential category descriptions identified in your area of interest are listed above. Bedrock can be shallow or deep as well as hard and soft. A geotechnical investigation that specifically addresses shallow bedrock is highly recommended where significant excavation is anticipated to determine if these features are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation to evaluate unsuitable soils and rocks that may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific shallow bedrock potential and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Problem Soil and Rock Hazards.



Scale 1:32,500

Hard, shallow bedrock occurs in areas where generally hard and resistant bedrock crops out at the ground surface and typically requires blasting to excavate.

Buried, shallow bedrock occurs in areas where the depth to bedrock is less than or equal to 10 feet beneath soil cover. In most areas, the identity and degree of weathering of the underlying bedrock is unknown. However, areas where basalt flows are nearby that consist of very hard and durable rock and are covered with a thin veneer of soil, fall into this hazard category.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 10— Shallow Bedrock Potential:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl10.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 10— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-10.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 9— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate9.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 13— Shallow Bedrock Potential: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl13.pdf.

PROBLEM SOIL/ROCK HAZARD
Shallow Groundwater Susceptibility

Shallow groundwater can flood basements and other underground facilities, damage buried utility lines, and destabilize excavations. Shallow groundwater may be related to a regional water table but can also occur locally in soils that retain water and above a confining (barrier to water flow) layer, and can fluctuate seasonally. Development can create shallow groundwater conditions by the addition of landscape irrigation and altered surface drainage patterns. The map below shows where shallow groundwater may exist for your area of interest.

How to Use This Map

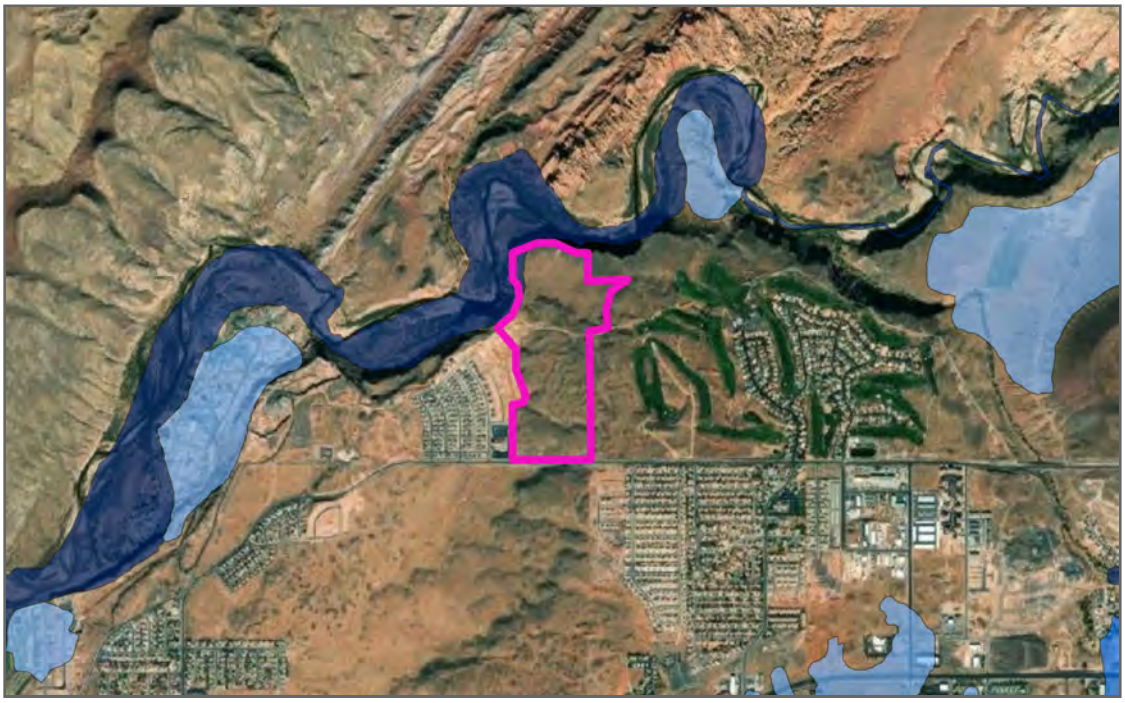
The shallow groundwater susceptibility mapping is intended for general planning purposes to indicate where shallow groundwater susceptibility may be present and to assist in designing shallow groundwater investigations. Your area of interest has an area mapped as having shallow groundwater susceptibility. Groundwater susceptibility categories are described above. Shallow groundwater can fluctuate seasonally and after development. Areas with no shallow groundwater mapped may still experience shallow groundwater after development or changing climate conditions. A geotechnical investigation that specifically addresses shallow groundwater is highly recommended to determine the shallowest water depth. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation where shallow groundwater exists that includes determining groundwater depths, soil permeability, and other data.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring comprehensive, site-specific geotechnical and geologic hazards investigations. Site-specific investigations are necessary to accurately characterize the shallow groundwater susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local building department for requirements, and a Utah-licensed geotechnical engineer for investigations.

Additional informational resources are listed below:

UGS: Flooding Hazards.



Scale 1:32,500

Areas identified as potentially having shallow groundwater or developing shallow groundwater. Includes naturally wet soils mapped by the Natural Resources Conservation Service as having a groundwater depth less than or equal to 5 feet and soils classified as poorly drained or frequently irrigated where water well or geotechnical data indicates a significant area of permanent shallow groundwater (less than or equal to 10 feet). Also includes areas where field observations indicate shallow groundwater, for example wetlands, springs, vegetation. Construction in these areas will likely encounter shallow groundwater at depths less than or equal to 10 feet, and basements and other water-sensitive underground facilities are not recommended without adequate drainage or other protection. Urbanization, development, landscape irrigation, wastewater disposal, and other sources of urban runoff may cause groundwater levels to rise even higher in these areas.

References

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 14— Shallow Groundwater Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl14.pdf.

Geologic Hazards of the Tickville Spring Quadrangle, Salt Lake and Utah Counties, Utah (UGS Special Study 163) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163.pdf and Map, Plate 1— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-163/ss-163-1.pdf.

Geologic Hazards of the Magna Quadrangle, Salt Lake County, Utah (UGS Special Study 137) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137.pdf and Map, Plate 10— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-137/ss-137_Plate10.pdf.

Geologic Hazards of the Copperton Quadrangle, Salt Lake County, Utah (UGS Special Study 152) Report and Maps: https://ugspub.nr.utah.gov/publications/special_studies/ss-152/ss-152.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 1— Shallow Groundwater Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl1.pdf.

PROBLEM SOIL/ROCK HAZARD
Piping and Erosion Susceptibility

Piping and erosion can cause significant damage to roads, canals, earth-fill dams, buildings, bridges, culverts, and farmland. Piping, also referred to as tunnel erosion, is the subsurface erosion of soil by groundwater that moves through permeable, non-clay layers in soils and exits at a slope. Fine-grained sand, silt, and clay particles are removed by the subsurface flow of water, creating void space. An exit point at a slope may not always be obvious. Silt and clay carried in water can travel with the subsurface groundwater flow for long distances, enter the regional groundwater regime, and exit as seeps and springs or into streams and rivers. Rapid erosion may occur when susceptible materials are exposed to running water or wind. Monsoonal storms typically bring intense rainfall and high winds. Heavy rain can quickly erode silts and clays. Slope runoff that becomes channelized can form gullies and erode steep banks of streams and rivers. Erosional gullies can also contribute to the piping hazard. The map below shows mapped piping and erosion susceptibility for your area of interest in relative terms of high, susceptible, or not mapped.

How to Use This Map

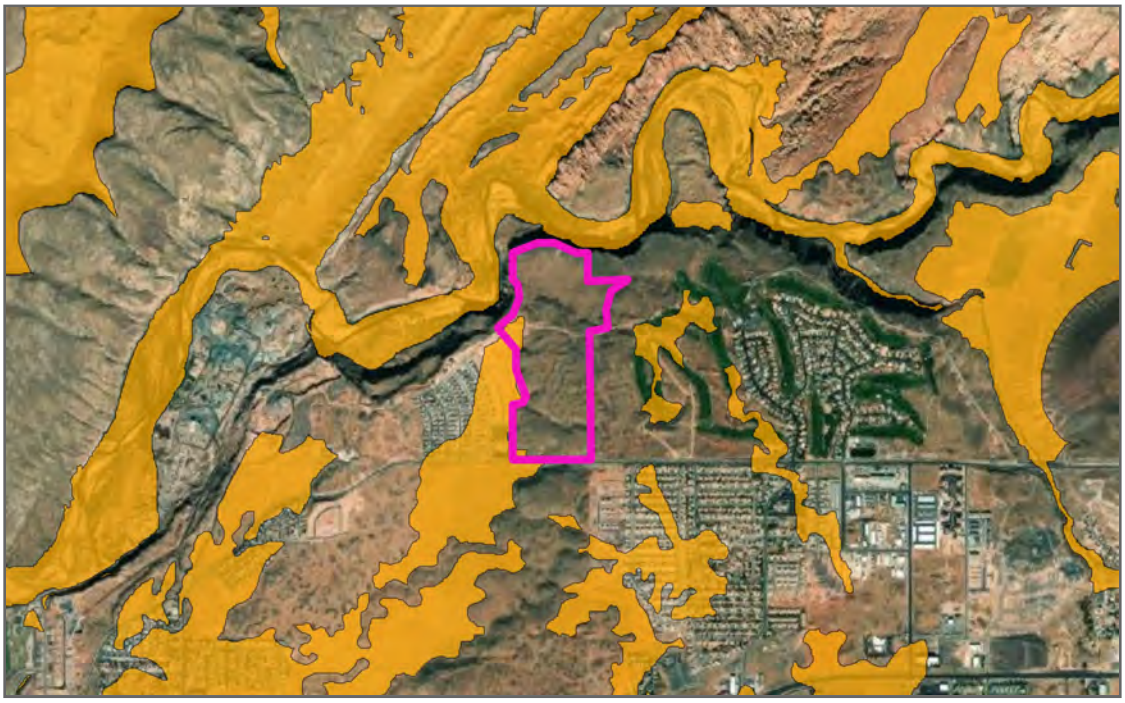
The piping and erosion susceptibility mapping is intended for general planning purposes to indicate where piping and erosion susceptibility may be present and to assist in designing piping and erosion-hazard investigations. Your area of interest has an area mapped as having piping and erosion susceptibility. The description of the piping and erosion susceptibility categories identified in your area of interest are listed above. A geotechnical investigation that specifically addresses piping and erosion is highly recommended to determine if these features are present. The 2018 International Building Code (IBC) and International Residential Code (IRC), adopted statewide, require a geotechnical investigation to evaluate unsuitable soils and rocks that may be present beneath a building.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific piping and erosion susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Problem Soil and Rock Hazards.



Scale 1:32,500

Soil susceptible to piping and erosion. Typically, fine-grained, non-cohesive, loose to poorly consolidated sand and silt deposits, landslide deposits and some very poorly consolidated siltstone and claystone. For piping to develop, a free face and percolating groundwater are required. The loose, non-cohesive nature of erodible soils makes them highly susceptible to the effects of water and wind erosion, especially when disturbed from their natural conditions.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 7— Piping, Erosion, and Wind-Blown Sand Susceptibility:

https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl7.pdf.

Geologic Hazards of the Zion National Park Geologic-Hazard Study Area, Washington and Kane Counties, Utah (UGS Special Study 133) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133.pdf and Map, Plate 9— Piping and Erosion Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-133/ss-133pl9.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 13— Piping and Erosion Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl13.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 11— Piping and Erosion Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl11.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

PROBLEM SOIL/ROCK HAZARD
Wind-Blown Sand Susceptibility

Wind-blown sand can cause damage to infrastructure by burial, sandblasting effects, and by creating unsafe driving conditions. Dust storms commonly occur due to wind associated with the monsoonal season that affects southern Utah and northern Arizona. Even a few inches of sand on a road can be very dangerous. Wind-blown sand hazards are often reduced by armoring deposits with appropriately sized and graded gravel, cobbles, and boulders, where adequate irrigation water is not available for vegetation planting. The map below shows areas of mapped wind-blown-sand susceptibility for your area of interest in relative terms of high, moderate, low, susceptible, or not mapped.

How to Use This Map

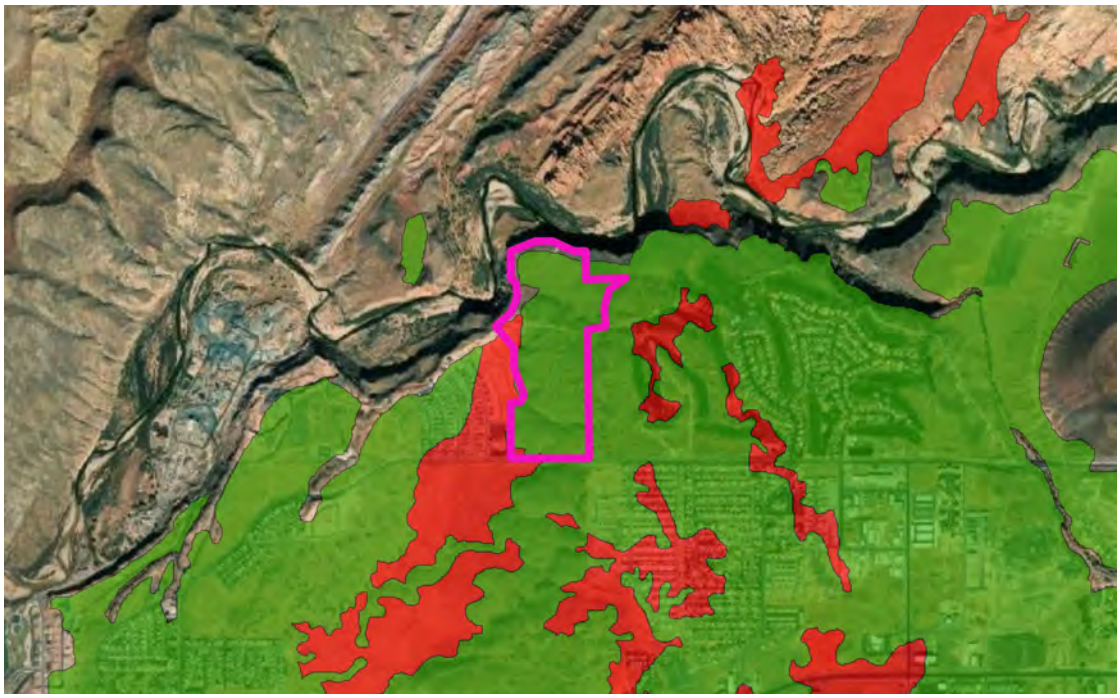
The wind-blown-sand susceptibility mapping is intended for general planning purposes to indicate where wind-blown-sand susceptibility may be present and to assist in designing wind-blown-sand-hazard investigations. Your area of interest has an area mapped as having wind-blown-sand susceptibility. The susceptibility of wind-blown-sand susceptibility and the description of the susceptibility categories identified in your area of interest are listed above. Wind-blown sand may be deposited around structures and bury agricultural fields, roads, and other features. A geotechnical investigation that specifically addresses wind-blown sand is highly recommended, especially when soils are disturbed, and vegetation removed.

More Information

Although these areas are not regulated on a state-level, many cities and counties throughout Utah have adopted development ordinances requiring a comprehensive, site-specific geotechnical and geologic-hazard investigation. Site-specific investigations are necessary to accurately characterize the site-specific wind-blown-sand susceptibility and determine appropriate building requirements. The UGS offers guidelines for these investigations and recommends they are conducted as part of the development permitting process. Contact your local city or county building department for requirements, and a Utah-licensed engineering geology consultant for investigations.

Additional informational resources are listed below:

UGS: Problem Soil and Rock Hazards.



0.6 km
0.4 mi

Scale 1:32,500

High wind-blown-sand susceptibility as defined by modern sand-dune or sand-sheet deposits, either active or stabilized with vegetation, and generally with greater than 50 percent sandy soil deposits. These active wind-blown deposits or reactivated, formerly stabilized deposits are highly susceptible to wind erosion and transport. The moving sand may migrate across roads and bury structures and wind erosion may expose foundations and underground facilities. These soils are also susceptible to piping and erosion.

Low wind-blown-sand susceptibility as defined by mixed-unit geologic deposits that contain a wind-blown component, but for which the wind was not the dominant transport mechanism. Water and gravity transport dominate in these deposits, and they may contain greater than 30 percent fines and thin horizons of fine- to medium-sized gravel. These units are generally stable in their natural state but may destabilize locally if disturbed. Also included in this category are older (Pleistocene) wind-blown and mixed-unit geologic deposits that have developed thick, indurated calcium carbonate (caliche) horizons over time that help to further stabilize the deposits, but which may become destabilized if disturbed.

References

Geologic Hazards of the State Route 9 Corridor, La Verkin to Springdale, Washington County, Utah (UGS Special Study 148) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148.pdf and Map, Plate 7— Piping, Erosion, and Wind-Blown-Sand Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-148/ss-148pl7.pdf.

Geologic Hazards and Adverse Construction Conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah (UGS Special Study 127) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127.pdf and Map, Plate 12— Wind Blown Sand: https://ugspub.nr.utah.gov/publications/special_studies/ss-127/ss-127pl12.pdf.

Geologic Hazards of the Moab Quadrangle, Grand County, Utah (UGS Special Study 162) Report: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162txt.pdf and Map, Plate 12— Wind-Blown-Sand Susceptibility: https://ugspub.nr.utah.gov/publications/special_studies/ss-162/ss-162pl12.pdf.

Geologic Hazards of the Bullfrog and Wahweap High-Use Areas of Glen Canyon National Recreation Area, San Juan, Kane, and Garfield Counties, Utah, and Coconino County, Arizona (UGS Special Study 166) Report and Maps: https://doi.org/10.34191/SS-166.

OTHER GEOLOGIC HAZARD RESOURCES

Utah Geological Survey

For information on geologic hazards, contact the UGS online at https://geology.utah.gov/about-us/ask-a-geologist/ or by telephone at (801) 537-3300 and for southern Utah at (435) 865-9036.

The Guidelines for Investigating Geologic Hazards and Preparing Engineering-Geology Reports with a Suggested Approach to Geologic-Hazard Ordinances in Utah (UGS Circular 122, https://ugspub.nr.utah.gov/publications/circular/c-122.pdf) provides geologic and geotechnical consultants, local government officials, and land owners with comprehensive information on how to conduct appropriate and effective investigations of various geologic hazards before building and infrastructure design and construction. These guidelines were developed to reduce the life safety risk and overall cost of geologic hazards to Utahans and have been adopted by numerous cities and counties in Utah. The UGS strongly recommends that all development incorporate these guidelines in their planning, design, and construction.

The UGS GeoData Archive (https://geodata.geology.utah.gov) contains Utah geologic related scanned documents, consultant geologic and geotechnical reports, photographs, and other digital materials from our files and those gathered from other agencies or organizations. Most of the items in the archive have not been formally published and are not available elsewhere.

The UGS Utah Aerial Imagery Collection (https://geodata.geology.utah.gov) contains aerial photography (air photos) across Utah and dating from 1935 to 2005, about half of the collection dates before 1960.

The Utah Geologic Map Portal (https://geology.utah.gov/apps/intgeomap/) contains geologic maps that show the mapped ground surface soil and rock types across the state.

Building Codes (the IBC and IRC with amendments are adopted statewide by Utah law)

State of Utah Adopted Building Codes in Law: https://le.utah.gov/xcode/Title15A/15A.html.

2015 International Building Code (IBC): https://codes.iccsafe.org/content/IBC2015/toc.

2015 International Residential Code (IRC) for One- and Two-Family Dwellings: https://codes.iccsafe.org/content/IRC2015/toc.

Professional Licensing

When selecting a geologist or engineer consultant and a construction contractor, make sure they are licensed to practice in Utah using the Utah Division of Occupational & Professional Licensing website at https://secure.utah.gov/llv/search/index.html. For more information, see https://dopl.utah.gov/.

APPENDIX B

NRCS Custom Soil Resource Report

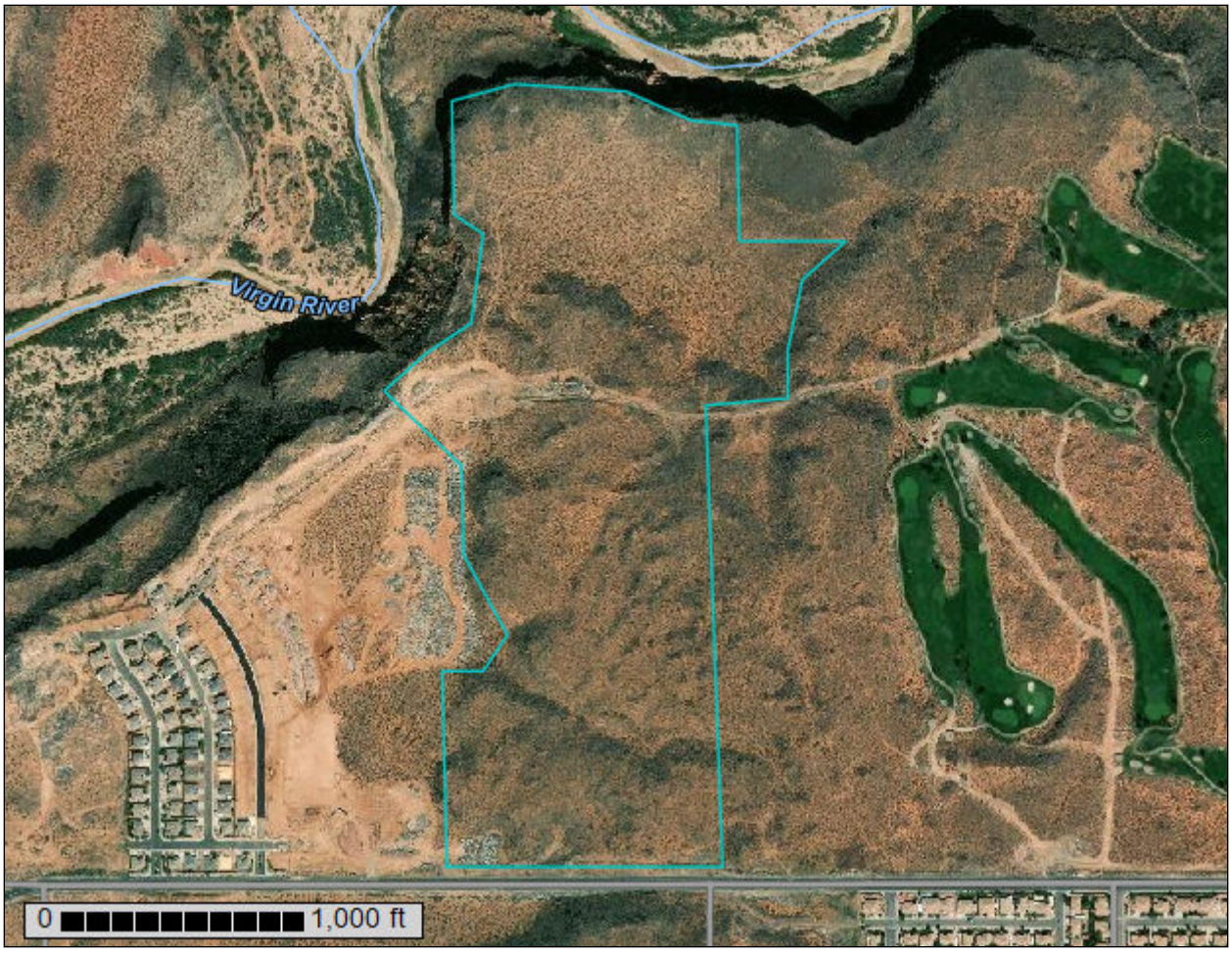
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Washington County Area, Utah



April 21, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Washington County Area, Utah.....13
BED—Bermesa fine sandy loam, 1 to 10 percent slopes.....13
FA—Fluvaquents and torrifluvents, sandy.....14
SY—Stony colluvial land.....16
WCF—Winkel-Rock outcrop complex, 8 to 30 percent slopes.....16
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

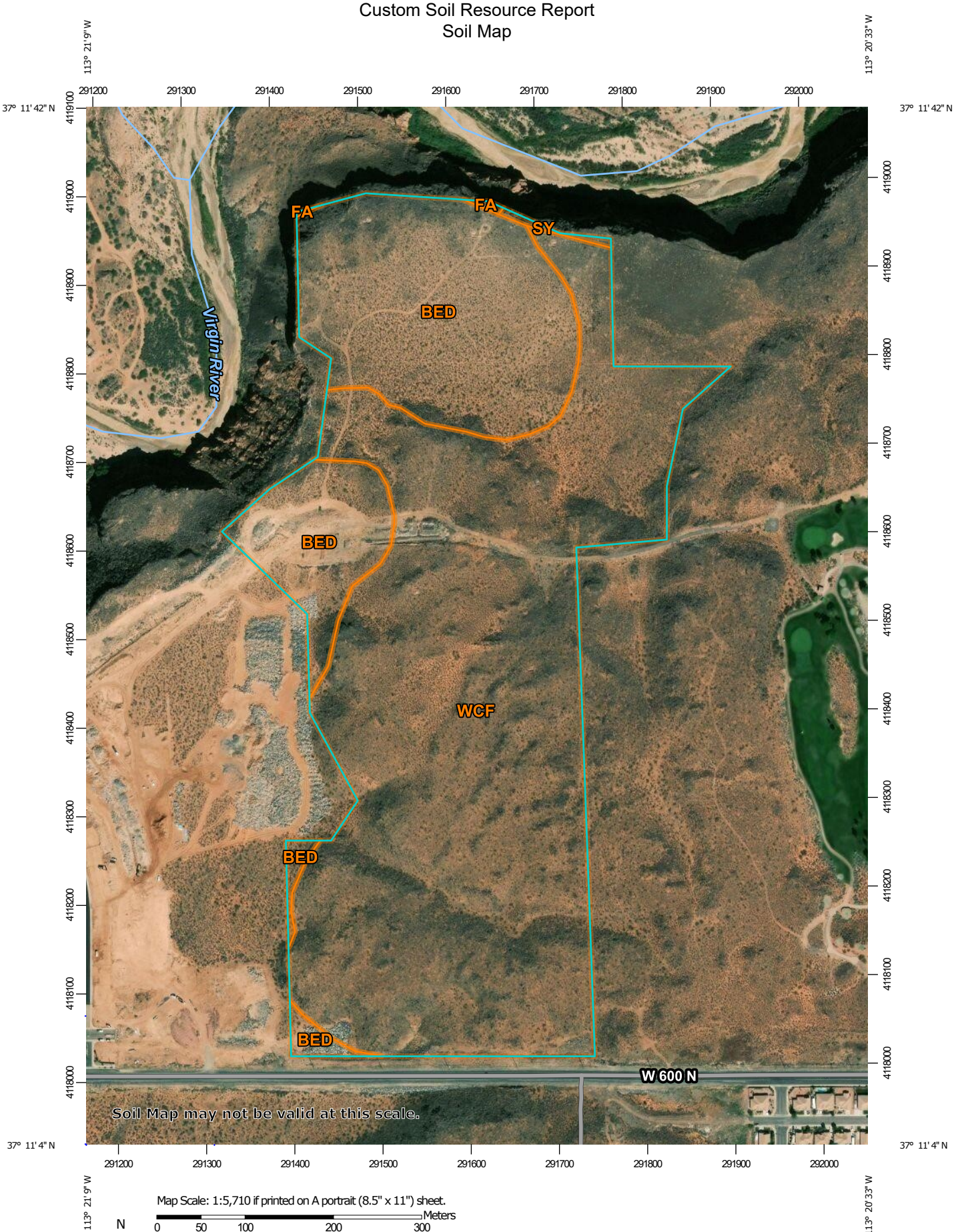
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:5,710 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County Area, Utah
Survey Area Data: Version 15, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 7, 2015—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BED	Bermesa fine sandy loam, 1 to 10 percent slopes	24.2	29.1%
FA	Fluvaquents and torrifluvents, sandy	0.1	0.1%
SY	Stony colluvial land	0.2	0.2%
WCF	Winkel-Rock outcrop complex, 8 to 30 percent slopes	58.8	70.6%
Totals for Area of Interest		**83.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County Area, Utah

BED—Bermesa fine sandy loam, 1 to 10 percent slopes

Map Unit Setting

National map unit symbol: j8d5
Elevation: 2,600 to 3,400 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 67 degrees F
Frost-free period: 190 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Bermesa and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bermesa

Setting

Landform: Lava flows
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from sandstone and shale over residuum weathered from basalt

Typical profile

H1 - 0 to 3 inches: fine sandy loam
H2 - 3 to 14 inches: fine sandy loam
H3 - 14 to 21 inches: extremely gravelly sandy clay loam
H4 - 21 to 26 inches: extremely cobbly sandy clay loam
H5 - 26 to 28 inches: indurated
H6 - 28 to 32 inches: unweathered bedrock

Properties and qualities

Slope: 1 to 10 percent
Depth to restrictive feature: 20 to 40 inches to petrocalcic; 24 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)
Hydric soil rating: No

Minor Components

Bermesa
Percent of map unit: 5 percent

Winkel
Percent of map unit: 5 percent

Laverkin
Percent of map unit: 4 percent

Rock land
Percent of map unit: 1 percent

FA—Fluvaquents and torrifluvents, sandy

Map Unit Setting
National map unit symbol: j8dt
Elevation: 2,500 to 3,000 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 67 degrees F
Frost-free period: 190 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition
Fluvaquents and similar soils: 55 percent
Torrifluvents and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents

Setting
Landform: Swales
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy alluvium derived from limestone, sandstone, and shale

Typical profile
H1 - 0 to 5 inches: fine sand
H2 - 5 to 60 inches: stratified fine sand to silt loam

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 6 to 24 inches

Frequency of flooding: Frequent
Frequency of ponding: Rare
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R035XY011UT - Loamy Bottom (Basin Big Sagebrush)
Hydric soil rating: Yes

Description of Torrifluvents

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from limestone, sandstone, and shale

Typical profile

H1 - 0 to 5 inches: loamy fine sand
H2 - 5 to 60 inches: stratified loamy fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to moderately saline (0.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A
Ecological site: R035XY011UT - Loamy Bottom (Basin Big Sagebrush)
Other vegetative classification: Loamy Bottom (Basin Big Sagebrush) (035XY011UT)
Hydric soil rating: No

Minor Components

Riverwash

Percent of map unit: 4 percent
Landform: Flood plains
Landform position (three-dimensional): Dip

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Tobler, silty clay loam
Percent of map unit: 3 percent

Tobler, fine sandy loam
Percent of map unit: 3 percent

SY—Stony colluvial land

Map Unit Composition
Stony colluvial land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

WCF—Winkel-Rock outcrop complex, 8 to 30 percent slopes

Map Unit Setting
National map unit symbol: j8hb
Elevation: 2,800 to 4,000 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition
Winkel and similar soils: 65 percent
Rock outcrop: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winkel

Setting
Landform: Mesas
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous material weathered from basalt, limestone, and wind-deposited sand.

Typical profile
H1 - 0 to 1 inches: gravelly fine sandy loam
H2 - 1 to 6 inches: gravelly fine sandy loam
H3 - 6 to 12 inches: very gravelly fine sandy loam
H4 - 12 to 16 inches: extremely cobbly fine sandy loam
H5 - 16 to 20 inches: indurated
H6 - 20 to 24 inches: unweathered bedrock

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: 11 to 19 inches to petrocalcic; 14 to 24 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R030XY134UT - Desert Shallow Loam (Creosotebush)
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mesas
Down-slope shape: Linear
Across-slope shape: Linear

Minor Components

Bermesa

Percent of map unit: 4 percent

Cinder land

Percent of map unit: 3 percent

Curhollow

Percent of map unit: 3 percent

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PLANNING & ZONING
HURRICANE CITY
UTAH

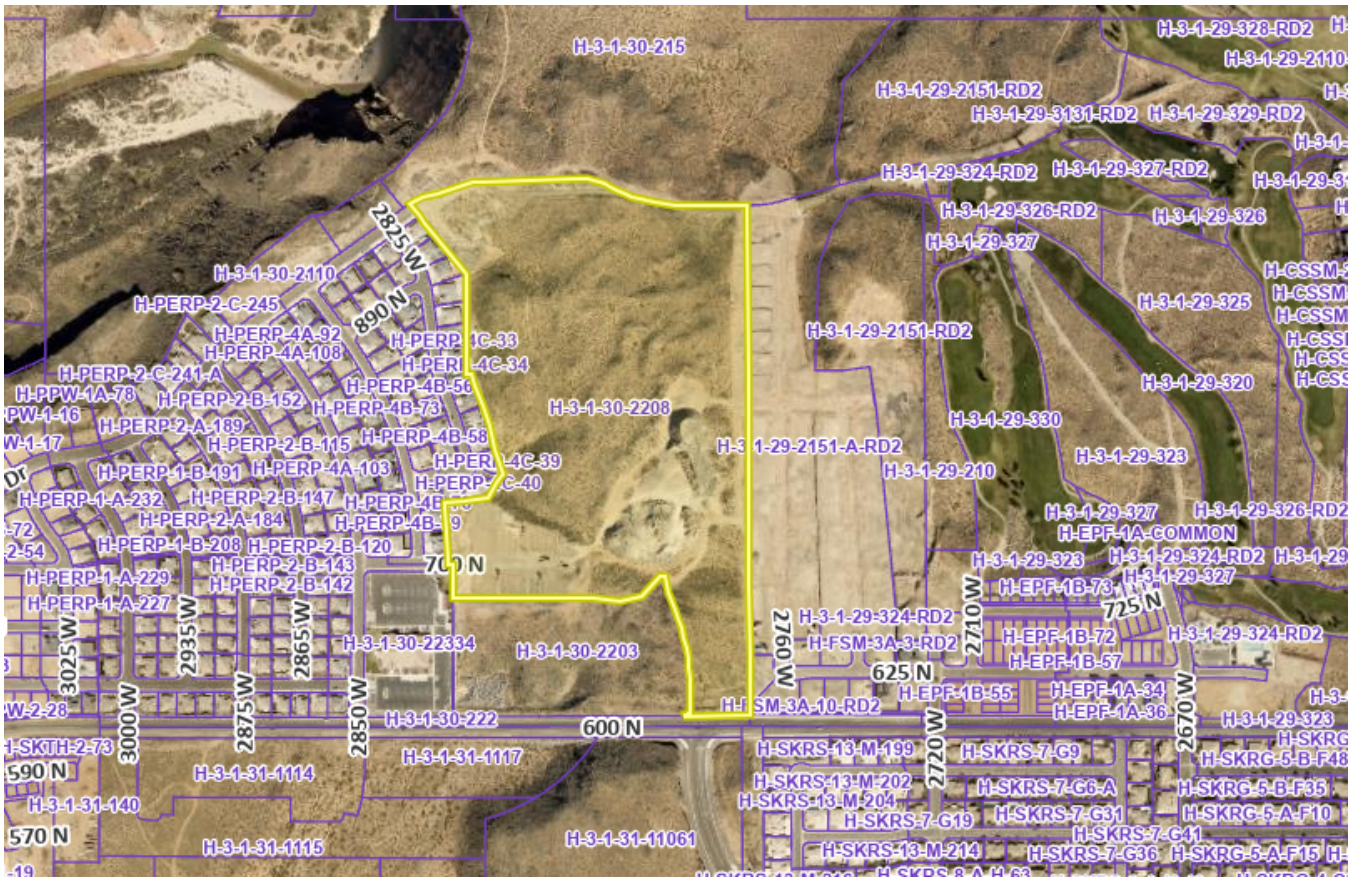
STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PP24-28
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Perry Development-Mitch Weis
Agent:	Bush & Gudgell
Request:	Preliminary Plat Approval
Location:	2800 W and Cliffhanger Dr.
Zoning:	Single Family Residential R1-10 PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Updated Discussion 12/12/2024:
This item was tabled at the Planning Commission on November 14th, 2024, Planning Commission until a power line extension could be approved by the City Council. That approval was granted by the City Council on December 5th, 2024.

Updated Recommendation: Staff recommends approval subject to staff and JUC comments

Previous Discussion:
The applicant has filed a preliminary plat for Hawk Ridge, a 148 unit development, located east of Peregrine Pointe. The applicant previously applied for and received preliminary plat approval for a different development proposal on the same property. This property is located east of the existing Peregrine Pointe development and west of the planned right-of-way for 2800 W.



Location is approximate

JUC Comments

1. **Public Works:** There are too many units being served off a single access. Water loop required on cul-de-sac. Need drainage study and report
2. **Power:** 1. Hawk Ridge will submit a line extension application found on our website. 2. Application will then be reviewed by Hurricane Power staff, power board, and then ultimately passed by Hurricane City Council. 3. Upon approval Hurricane Power will design the main power to be fed from Cliffhanger Dr. 4. The temporary Overhead line will need to be installed on the west side of Peregrine Pointe West as previously determined in order to have capacity at this site. (agreement from Perry Homes). 5. amperes per unit will need to be sited on the application.
3. **Sewer:** Ash Creek's main 24" sewer trunk line runs through this area and the proposed development does not appear to keep the 24" line in the roadway. This is one of our main trunk lines and it must be kept in the roadway. The developer will need to realign the 24" main line to stay in Cliffhanger drive. There is another area in the proposed plan where sewer is also not kept in a roadway which needs to be addressed.
4. **Water:** Specifications under the City standards allow 30 units and 2 fire hydrants on a cul-de-sac (HCS 3.6.4, 3.6.8.11 & 3.6.8.2) This project is on a pressure zone boundary division. Making this as drawn a cul-de-sac water line looping will be required. Also needs a water model.
5. **Engineering:** Water system will require additional roadway connections in order to work. Applicant will need to meet with the Water Department and Engineering to further discuss and come up with a better plan before this project is ready for recommendation for approval.

Peregrine Court presents too long of a cul-de-sac per Hurricane City Standards. Also, one access serving 30+ units is substandard for water looping and unit count on one access for fire code.

6. **Streets:** Detention area elevation higher than adjacent homes. Public or private detention area? Where will drainage on east cul-de-sac go?
7. **Fire:** Cliffhanger Dr and 700 N roads must be connected for Fire Department access. Temporary turnaround installed if road not improved.
8. **Fiber:** No comments.
9. **Gas**: Show PUE in cross-section.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Density:** This area's zoning was approved as part of the Sky Mountain/Peregrine Pointe PDO in 2003. This approval approved 396 units of "medium density" residential units in this area including the existing Peregrine Pointe development. There are 229 approved lots in Peregrine Pointe leaving 19 lots remaining for the remainder of the development. While the layout does not match the original approved site plan, the density is still within acceptable parameters.

2. **Open Space and Amenities**: The proposed plat does not appear to meet HCC 10-33-5 regarding required 20% open space or the required four amenities.

3. **Parking:** It is not clear whether enough parking is provided for the development. For each four-plex there is enough driveway parking for six vehicles and eight are required. There is no indication whether the units will have garages that might be used to meet this code.

4. Staff has received a will serve letter from the sanitary and culinary water providers

5. **Sensitive Lands:** A sensitive lands application was approved for the property during the previous approvals on the property. This approval still hsa standing and this development proposal more successfully keeps development away from the steeper slopes than the previous one.

6. This approval does not approve or entitle the properties marked as "future development" on this preliminary plat. The City reserves the right to require that these areas be redesigned to meet city ordinances and standards.
7. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 20,000 units being located within

Hurricane City. As this is a redesign of an already approved preliminary plat these units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends the item be tabled so that the applicant can address staff and JUC comments.

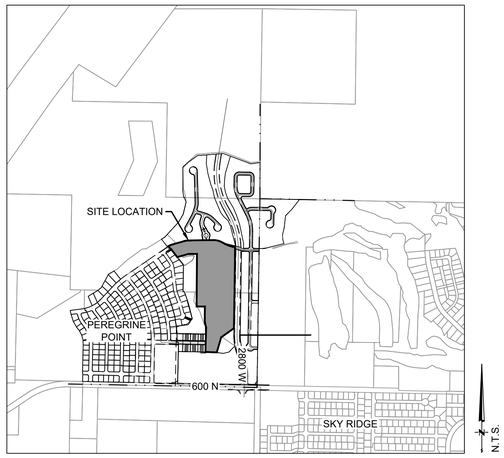
B&G PROJECT NUMBER 241049

HAWK RIDGE

PRELIMINARY PLAT

LOCATED IN HURRICANE, UTAH

SECTION 29 & 30, T 41 S, R 13 W, SLB&M



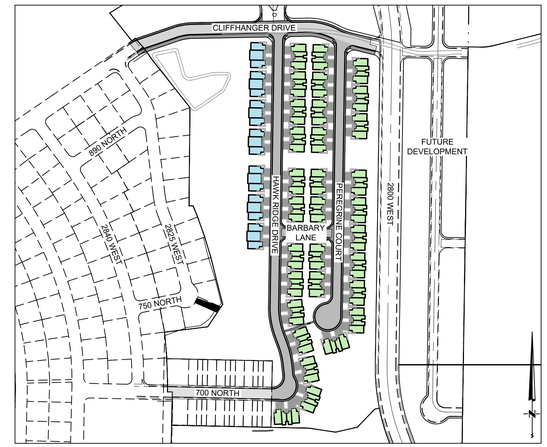
VICINITY MAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE AND AMENITY PLAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING ON THE NORTHERLY LINE OF 600 NORTH STREET, SAID POINT BEING NORTH 00°52'54" EAST 40.00 FEET ALONG SAID SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 88°56'30" WEST 247.98 FEET ALONG THE NORTHERLY LINE OF 600 NORTH STREET; THENCE NORTHEASTERLY 39.21 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 01°03'17" EAST, LONG CHORD BEARS NORTH 46°07'41" EAST 35.31 FEET WITH A CENTRAL ANGLE OF 89°51'11"); THENCE NORTH 01°11'49" EAST 81.58 FEET; THENCE NORTHERLY 295.41 FEET ALONG AN ARC OF A 755.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 88°48'10" WEST, LONG CHORD BEARS NORTH 10°00'43" WEST 293.53 FEET WITH A CENTRAL ANGLE OF 22°25'06"); THENCE NORTHERLY 133.28 FEET ALONG AN ARC OF A 773.55 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 68°45'25" EAST, LONG CHORD BEARS NORTH 16°18'25" WEST 133.12 FEET WITH A CENTRAL ANGLE OF 09°52'20"); THENCE SOUTH 78°36'29" WEST 17.38 FEET; THENCE SOUTH 44°03'14" WEST 96.00 FEET; THENCE SOUTH 77°15'52" WEST 85.26 FEET; THENCE NORTH 81°18'58" WEST 99.77 FEET; THENCE NORTH 88°44'35" WEST 524.81 FEET; THENCE NORTH 01°15'25" EAST 126.25 FEET; THENCE NORTH 88°44'35" WEST 19.20 FEET TO THE SOUTHEAST CORNER OF PEREGRINE POINT - PHASE 4B; THENCE NORTHERLY THE FOLLOWING (3) COURSES ALONG THE EASTERLY LINE OF SAID PEREGRINE POINTE - PHASE 4B; THENCE NORTH 01°15'25" EAST 26.00 FEET; THENCE NORTH 01°40'43" WEST 103.67 FEET; THENCE NORTH 04°49'06" WEST 98.57 FEET TO THE SOUTHWESTERLY CORNER OF PREGRINE POINTE - PHASE 4C; THENCE NORTHERLY THE FOLLOWING (13) COURSES ALONG THE EASTERLY LINE OF SAID PEREGRINE POINT - PHASE 4C; THENCE NORTH 82°58'36" EAST 165.21 FEET; THENCE NORTH 33°49'24" EAST 102.56 FEET; THENCE NORTH 14°04'11" WEST 183.86 FEET; THENCE NORTH 16°47'28" WEST 81.37 FEET; THENCE NORTH 19°26'56" WEST 81.37 FEET; THENCE NORTH 22°06'29" WEST 46.09 FEET; THENCE NORTH 88°55'40" WEST 15.62 FEET; THENCE NORTH 00°35'41" EAST 373.51 FEET; THENCE NORTH 38°13'32" WEST 240.38 FEET; THENCE NORTH 34°22'27" WEST 36.08 FEET; THENCE NORTH 40°18'48" WEST 59.99 FEET; THENCE SOUTHWEST 17.09 FEET ALONG AN ARC OF A 165.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°18'38" WEST, LONG CHORD BEARS SOUTH 52°39'27" WEST 17.09 FEET WITH A CENTRAL ANGLE OF 05°56'09"); THENCE SOUTH 55°37'33" WEST 11.96 FEET; THENCE NORTH 38°12'32" WEST 136.46 FEET; THENCE NORTH 58°23'17" EAST 65.12 FEET TO A 1997 3" BLM ALUMINUM CAP STAMPED AP-5; THENCE NORTH 42°41'11" EAST 290.96 FEET TO A 1997 3" BLM ALUMINUM CAP STAMPED AP-4; THENCE NORTH 29°09'47" EAST 120.24 FEET TO A 1997 3" BLM ALUMINUM CAP STAMPED AP-3; THENCE NORTH 13°49'34" EAST 178.00 FEET TO A ¾" REBAR; THENCE NORTH 22°08'56" WEST 70.77 FEET TO A 1997 3" BLM ALUMINUM CAP STAMPED AP-1; THENCE NORTH 85°55'22" WEST 6.37 FEET ALONG SAID CENTER SECTION LINE; THENCE NORTH 08°30'39" WEST 86.71 FEET; THENCE NORTH 00°07'27" EAST 331.42 FEET; THENCE NORTH 46°26'05" EAST 110.94 FEET; THENCE NORTH 54°29'47" EAST 153.91 FEET; THENCE NORTH 85°27'04" EAST 360.85 FEET; THENCE SOUTH 69°29'44" EAST 409.88 FEET; THENCE NORTH 82°18'06" EAST 129.77 FEET TO THE SECTION LINE; THENCE SOUTH 00°06'39" WEST 505.48 FEET ALONG SAID SECTION LINE TO THE QUARTER CORNER COMMON TO SECTIONS 29 & 30, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 88°53'46" EAST 553.63 FEET ALONG THE CENTER SECTION LINE; THENCE SOUTH 38°06'51" WEST 177.85 FEET; THENCE SOUTH 44°43'57" WEST 120.46 FEET; THENCE SOUTH 06°40'01" WEST 173.55 FEET; THENCE SOUTH 13°17'45" WEST 90.74 FEET; THENCE SOUTH 00°21'54" EAST 65.58 FEET; THENCE SOUTH 13°56'32" EAST 67.25 FEET; THENCE SOUTH 76°03'28" WEST 259.22 FEET; THENCE WEST 45.32 FEET ALONG AN ARC OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 13°45'00" WEST, LONG CHORD BEARS SOUTH 83°33'54" WEST 45.20 FEET WITH A CENTRAL ANGLE OF 14°37'48"); THENCE NORTH 89°07'14" WEST 48.69 FEET TO THE SECTION LINE; THENCE SOUTH 00°52'46" WEST 624.35 FEET ALONG THE SECTION LINE TO THE SOUTH 1/16TH CORNER AS DEFINED BY A 1978 BRASS CAP; THENCE SOUTH 00°52'56" WEST 1,279.48 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 3,318,961 SQUARE FEET OR 76.19 ACRES.



PROJECT MAP
N.T.S.

GENERAL NOTES

1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2) ALL WORK AND MATERIALS SHALL COMPLY WITH HURRICANE CITY STANDARD SPECIFICATIONS.
3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

NOVEMBER 2024

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER
GREG SANT
PERRY HOMES UTAH, INC.
2250 NORTH CORAL CANYON BOULEVARD, SUITE 215
WASHINGTON, UTAH 84780
(435) 251-9090

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

BUSH & GUDGELL, INC.
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Phone (435) 673-2337 / Fax (435) 673-3161
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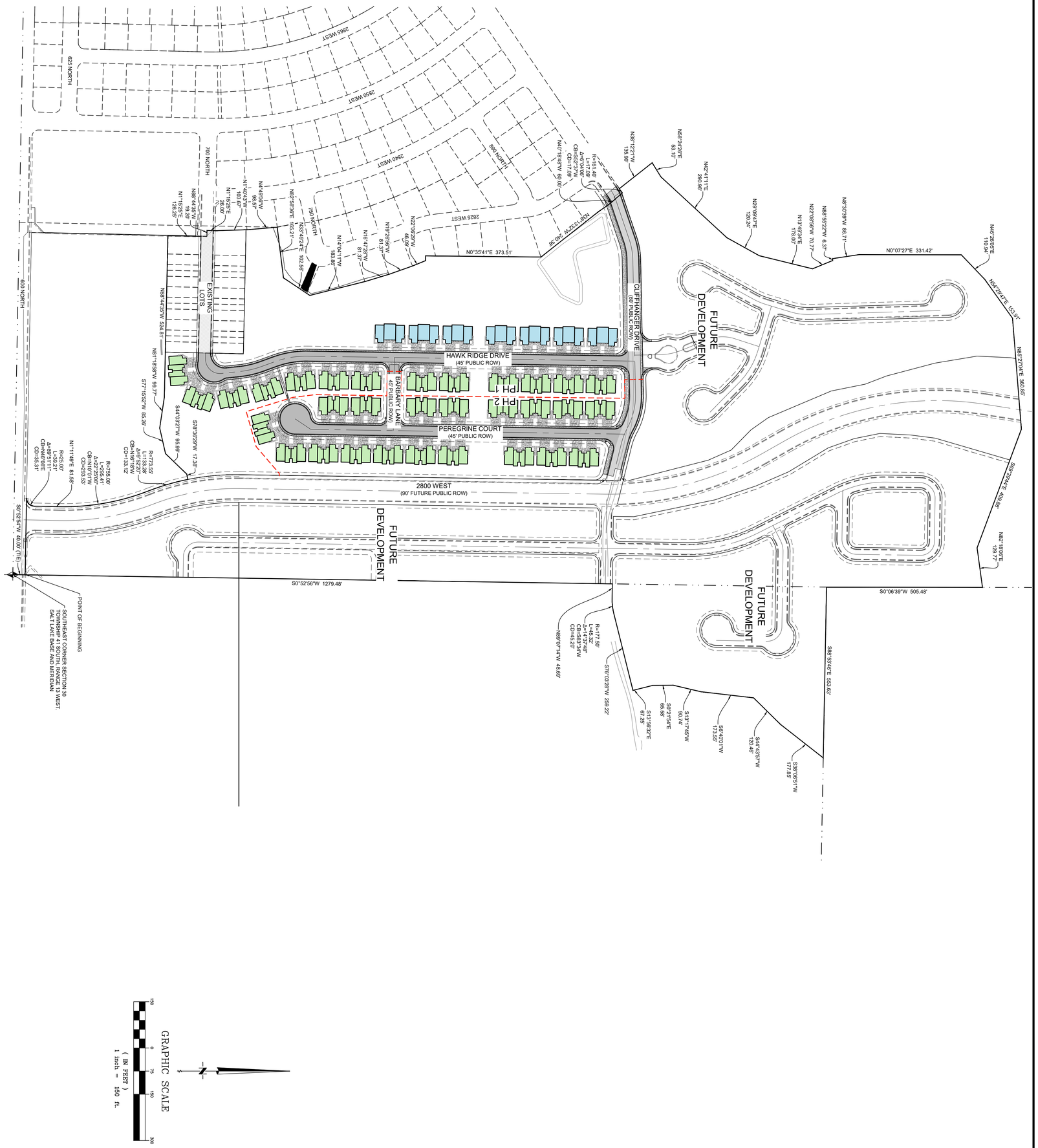
No.	Date	By	Revision

DATE: NOV 2024
DRAWN: MG
APPROVED: WFM
SCALE: NTS
JOB NO. 241049

COVER SHEET
HAWK RIDGE PHASE 1 & 2
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 5 SHEETS
FILE: 241049

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OVERALL SITE PLAN

HAWK RIDGE PHASE 1 & 2
LOCATED IN HURRICANE, UTAH

DATE: NOV 2024
DRAWN: MG
APPROVED: WFM
SCALE: 1" = 150'
JOB NO.: 241049

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No	Date	By	Revision

SHEET 2 OF 5 SHEETS
FILE: 241049



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:

1. EXISTING EDGE OF ASPHALT
2. PROPOSED HIGHBACK CURB & GUTTER
3. PROPOSED MODIFIED CURB & GUTTER
4. MODIFIED TO HIGHBACK CURB TRANSITION
5. EXISTING CURB & GUTTER
6. 5' CONCRETE SIDEWALK
7. 12' CONCRETE TRAIL
8. ADA RAMP
9. PROPOSED ASPHALT
10. EXISTING PARCEL LINES

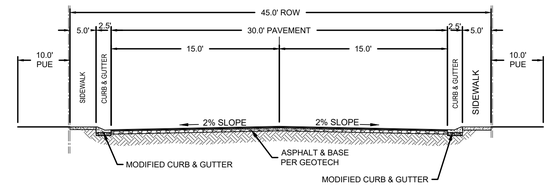
LEGEND

- EXISTING FENCE
- SAWCUT
- UTILITY AND DRAINAGE EASEMENT
- ROAD CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

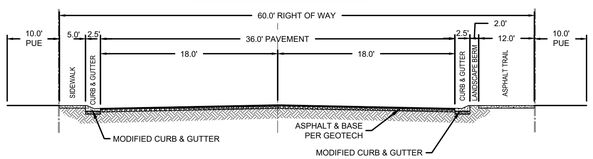
PROJECT INFORMATION

GENERAL PLAN	SINGLE FAMILY
ZONING	R-1-8
UNITS/LOTS	147
TOTAL ACRES	23.68 AC
IMPERVIOUS AREA	14.96 ACRES
PERVIOUS AREA	10.98 ACRES

45' PUBLIC RIGHT OF WAY



60' PUBLIC RIGHT OF WAY



GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

No.	Date	By	Revision

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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: NOV 2024
DRAWN: MG
APPROVED: WFM
SCALE: 1" = 80'
JOB NO. 241049

SITE PLAN

HAWK RIDGE PHASE 1 & 2
LOCATED IN HURRICANE, UTAH

SHEET 3 OF 5 SHEETS
FILE: 241049

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GRADING QUANTITIES:

APPROXIMATELY **138,260** CU.YD. OF CUT **63,200** CU.YD. OF FILL AND **75,060** CU.YD. OF **EXPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- RETAINING WALL
- FFE: 00.00 — FFE = FINISHED FLOOR ELEVATION
- -2.0% — SLOPE
- 2650 — CONTOUR ELEVATION IN FEET

No	Date	By	Revision

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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: NOV 2024 | DRAWN: MG | APPROVED: WFM | SCALE: 1" = 80' | JOB NO. 241049

GRADING & DRAINAGE PLAN

HAWK RIDGE PHASE 1 & 2
LOCATED IN HURRICANE, UTAH

SHEET 4 OF 5 SHEETS

FILE: 241049

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FUTURE DEVELOPMENT

STUB FOR FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

CLIFFHANGER DRIVE
(60' PUBLIC ROW)

TIE INTO EX SEWER

TIE INTO EX SEWER

TIE INTO EX WATER

175
12,745 S.F.
0.29 ACRES

174
11,512 S.F.
0.26 ACRES

PH 1

PH 2

2800 WEST
(90' FUTURE PUBLIC ROW)

FUTURE DEVELOPMENT

BARBARY LANE
(45' PUBLIC ROW)

HAWK RIDGE DRIVE
(45' PUBLIC ROW)

PEREGRINE COURT
(45' PUBLIC ROW)

R55.50'

PH 1

PH 2

CONFIRM LOCATION OF AND TIE INTO EXISTING UTILITIES

EXISTING LOTS

700 NORTH

R60.00'

WATER CONNECTION TO 600 NORTH THROUGH H-3-1-30-2203. SEE EXHIBIT A, THIS SHEET.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

- PROPOSED STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN

700 NORTH

PROPOSED 25.00' UTILITY EASEMENT

H-3-1-30-22334

CONSTRUCT WATER LINE 12.5' EAST OF PROPERTY LINE WITHIN 25' UTILITY EASEMENT.

H-3-1-30-2203

FUTURE 2800 WEST

TIE IN TO EXISTING WATER LINE IN 600 NORTH WITH TEE AND VALVE CLUSTER. RESTRAIN WATER LINES PER CITY STANDARDS.

600 NORTH

EXHIBIT A - OFFSITE WATER LINE
SCALE: 1" = 100'

No	Date	By	Revision

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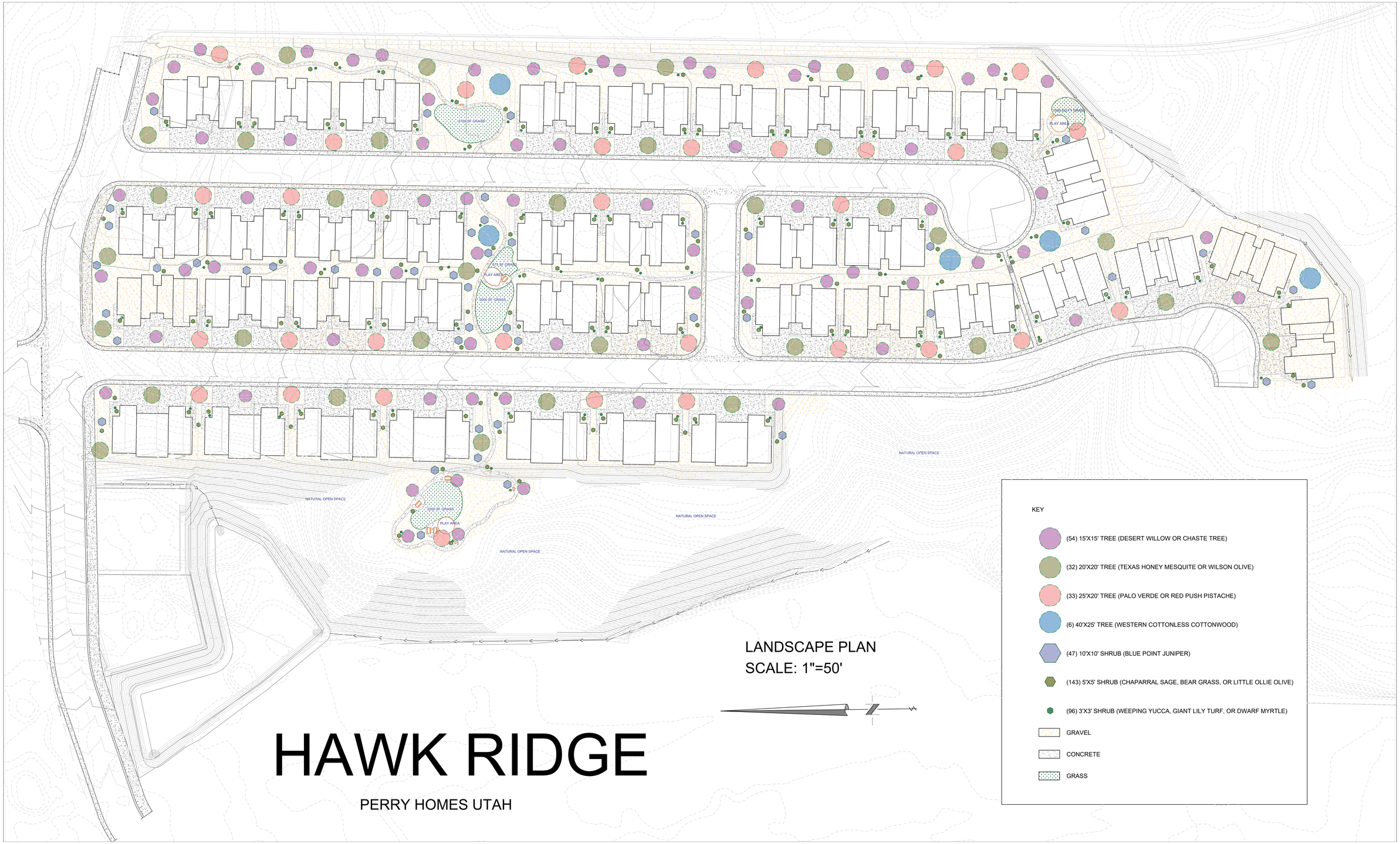
DATE: NOV 2024
DRAWN: MG
APPROVED: WFM
SCALE: 1" = 80'
JOB NO. 241049

UTILITIES PLAN

HAWK RIDGE PHASE 1 & 2
LOCATED IN HURRICANE, UTAH

SHEET 5 OF 5 SHEETS
FILE: 241049

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HAWK RIDGE

PERRY HOMES UTAH

LANDSCAPE PLAN
SCALE: 1"=50'

Hurricane City Application

Application Accepted Date: 12/03/2024

Type of Improvement: Site Plan (Final)

Description: Review and approve the final site plan for Liberty

Tenant / Project Name: Liberty Village Phase 2

Bldg. Address: North of the northwest corner of W 3000 S and S 2100 W

City: Hurricane City State: UT Zip: 84737

Subdivision: Liberty Village Phase: 2

Block: Lot #: Parcel ID #: H-3373-NP-BL

Zone: R1-10 PDO

Property Owner: United We Pledge

Permit Contact: David Hughes P:(480) 355-0616

Email: david.hughes@epsgroupinc.com

CONTACT INFORMATION

Engineer of Record: Joe Petrucci, PE

Email: joe.petrucci@epsgroupinc.com P: (480) 503-2250

General Contractor: EPS Group, Inc.

License #: P: (480) 355-0616

Address: 1130 N. Alma School Road, Suite 120

City: Mesa State: AZ Zip: 85201

Email: david.hughes@epsgroupinc.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP24-61

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

Applicant Name: Liberty Village

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 7.737754-12/03/24

DRAFT

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

December 2, 2024

Project Narrative
Balance Pointe

North of NWC of 2100 W & 3000 S

Property Owner	**Civil Engineer**	**Planning & Landscape Architecture Consultant**
United We Pledge	EPS Group, Inc.	EPS Group, Inc.
1568 S River Rd, Ste 200	1130 N Alma School Road, Ste 120	1130 N Alma School Road, Ste 120
Saint George, UT 84790	Mesa, AZ 85201	Mesa, AZ 85201
Tel: 602.257.1764	Tel: 480.503.2250	Tel: 480.503.2250
Contact: Dennis Leavitt	Contact: Joe Petrucci, PE	Contact: Tom Snyder, RLA

Introduction

EPS Group, Inc., on behalf of United We Pledge, submits this Final Site Plan application request in order to facilitate the development of Liberty Village Phase 2, the next phase of the interactive educational park within the Balance of Nature development. The approximately 0.74-gross-acre site is generally located north of the northwest corner of 2100 W and 3000 S within the City of Hurricane, Utah and is identified as a portion of the parcel number: H-3373-NP-BL.

Current Zoning & General Plan Designation

The site, which is currently undeveloped vacant land, was recently rezoned in 2021 to R1-10 PDO. The site is also appropriately designated as a 'Mixed Use' land use area of the City of Hurricane General Plan and is compatible with the proposed development.

Proposed Development

The proposed Phase 2 development is an extension of the existing Liberty Village Phase 1. Phase 2 will be an expansion of the pedestrian plaza to the east of the Colonial Tree Garden within Phase 1. Phase 2 will include a Print Shop building, an Event Barn, and a historical replica building of the Green Dragon Tavern.

Project Data	
A.P.N.	H-3373-NP-BL (Portion of)
Gross Area	0.74 Acres (32,276 SF)
Current Land Use	Vacant/Undeveloped
General Plan Land Use Designation	Mixed-Use
Existing Zoning District	R1-10 PDO
Gross Building Area	3,976 SF
Building Coverage	12.3%
Parking Provided (Existing in PH1)	106 Spaces

Conclusion

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City to implement this exciting new development.

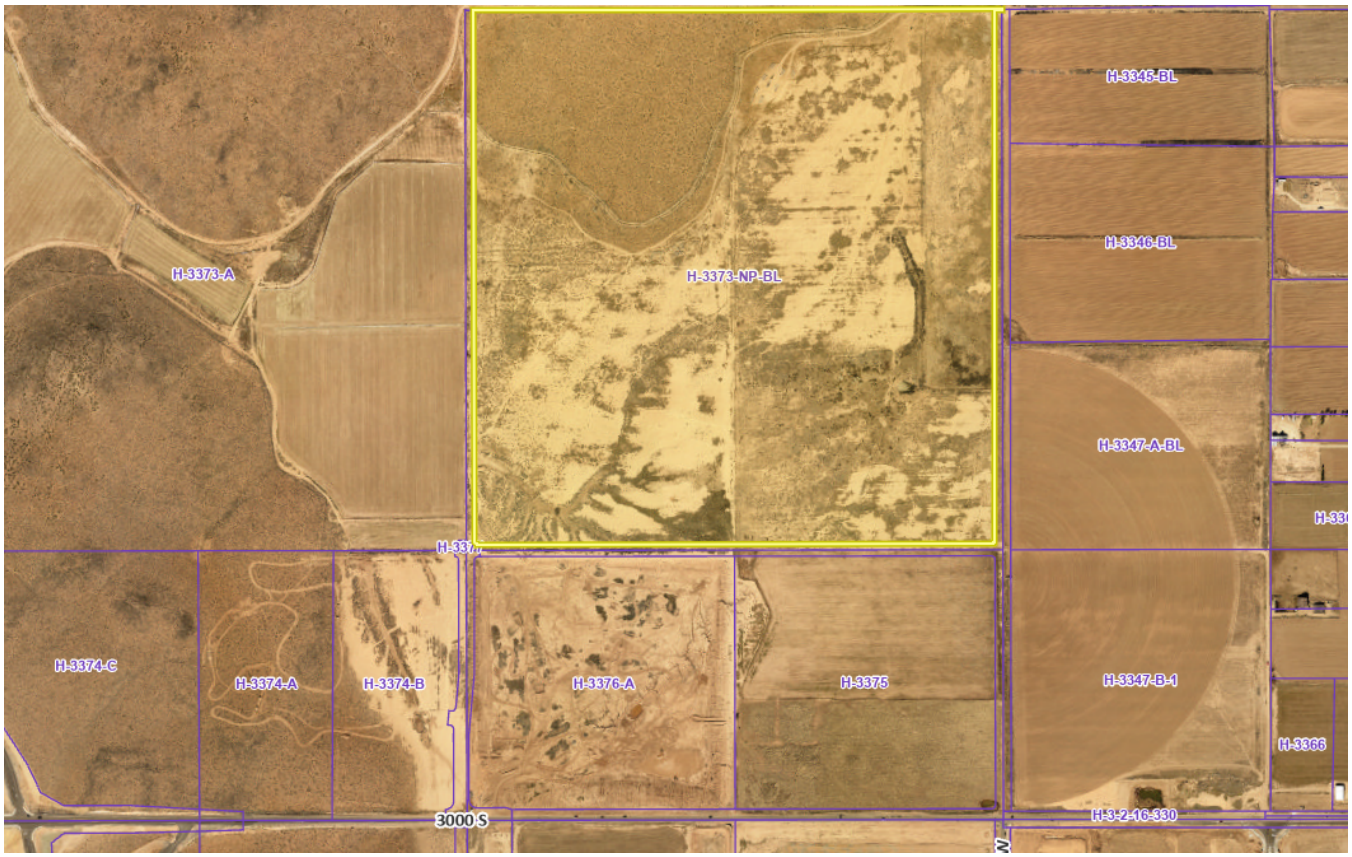
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	FSP24-61
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	United We Pledge
Agent:	David Hughes
Request:	Final Site Plan Approval
Location:	North of the northwest corner of W 3000 S and S 2100 W
Zoning:	Single Family Residential R1-10 PDO
General Plan Map:	Mixed Use
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has submitted a final site plan for phase 2 of the Liberty Village, an interactive educational park contained within the Balance of Nature (BoN Gardens) development. Phase 2 will consist of an event barn, a colonial print shop and a replica of the Green Dragon Tavern. This project received preliminary site plan approval in July 2024. This property is zoned Single Family Residential R1-10 (PDO) as part of the BoN Gardens development.

JUC Comments:
1. Construction drawings were signed off in December 2024.

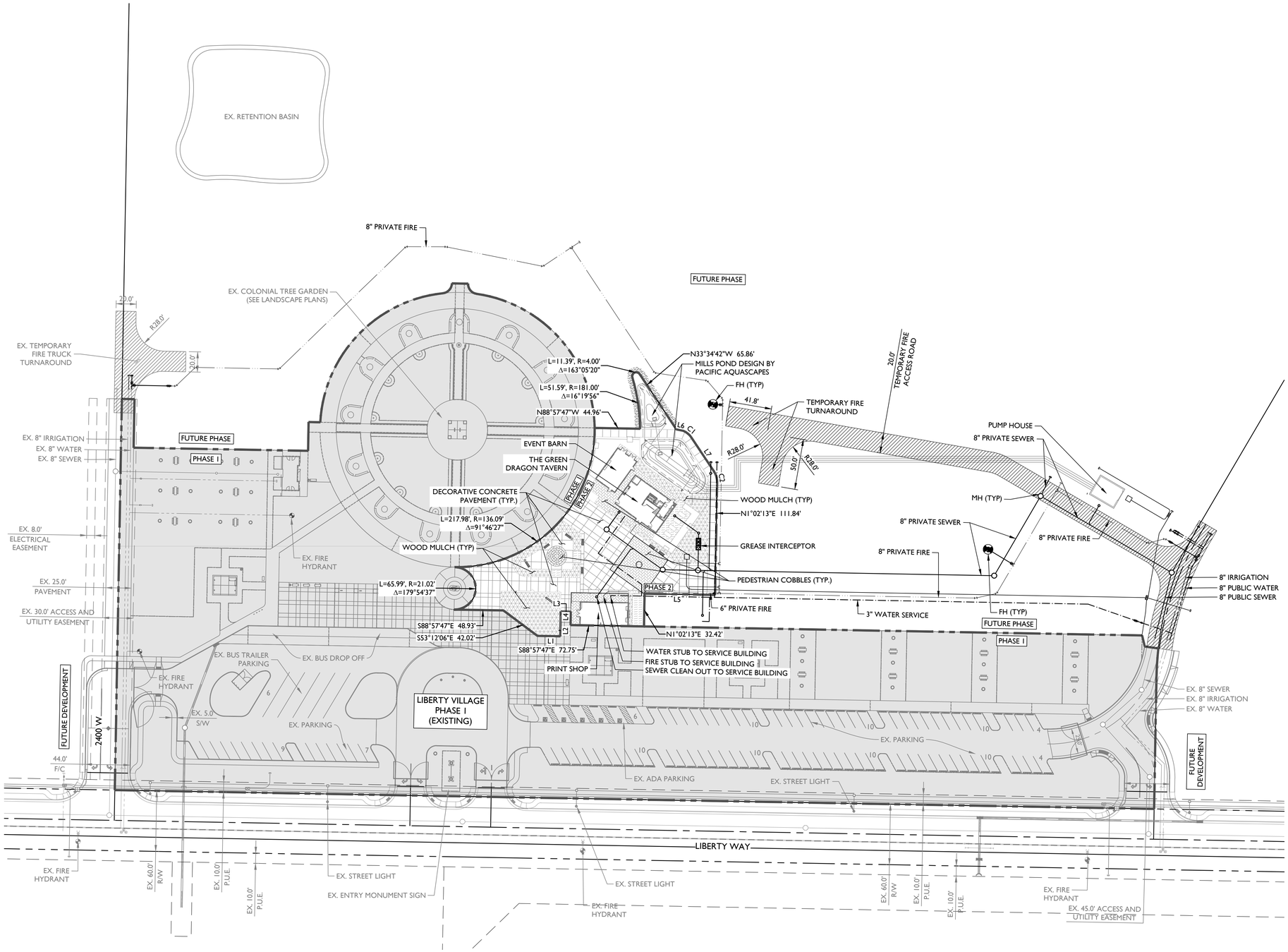


Staff Comments

1. The proposed use is a permitted use in the R1-10 zone and was approved as part of the Balance of Nature PDO.
2. **Parking:** Parking for the entire Liberty Village development will be constructed in Phase 1.
3. **Landscaping:** The applicant has provided a landscaping plan that does not strictly meet Hurricane City landscaping code. There are several nonfunctional grass turf areas around the event barn and the Green Dragon Tavern. However, Hurricane City Code (HCC) 10-32-2 (the landscaping chapter) states: *"The standards within this chapter shall be required for single and multi-family residential, commercial, institutional, and industrial development; construction activity; and landscape installation that uses potable, secondary, or reuse water provided by the Washington County Water Conservancy District or Hurricane City."* Balance of Nature has drilled a well on site and has provided a note on the plans that reads: *"Final irrigation water source to be an irrigation water tank that's provided water from a well on-site."* Thus, the landscape ordinance does not apply to this development.
    a. The applicant has expressed to staff, that while they support water conservation measures, traditional desert landscaping does not match the colonial era theme of the development.
    b. As this phase has no street frontage, there is no required landscaping in this phase.
4. **Outdoor Lighting:** An outdoor lighting plan has been provided. All proposed outdoor lighting meets city code.

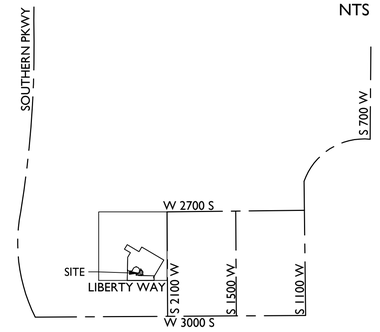
5. **Building Elevations:** Building elevations have been provided for the buildings to be built in this phase. The Green Dragon Tavern will be 32’ tall and the print shop will be 19’ tall. Pursuant to HCC 10-37-11 chimneys do not count towards height restrictions.
6. **Public facilities:** Access and utilities to the site are currently being constructed by Balance of Nature, these facilities will need to be brought to the site before construction on this phase can begin.

Recommendation:
The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan for phase 2 of Liberty Village subject to staff and JUC comments.



PROJECT LOCATION

NTS



PROJECT TEAM

OWNER:
UNITED WE PLEDGE
1568 S. River Rd,
St. George, Utah 84790
CONTACT: Dennis Leavitt

PLANNER & LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. Alma School Rd., Suite 120
Mesa, AZ 85201
TEL: (480) 503-2250
CONTACT: Josh Hannon / Tom Snyder
josh.hannon@epsgroupinc.com
tom.snyder@epsgroupinc.com

ARCHITECT:
ORCUTT | WINSLOW
2929 N Central Ave., 11th Floor
Phoenix, AZ 85012
TEL: (602) 257-1764
CONTACT: Neil Terry, AIA, NCARB
terry.n@owp.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. Alma School Rd., Suite 120
Mesa, AZ 85201
TEL: (480) 503-2250
CONTACT: Joe Petrucci, PE
joe.petrucci@epsgroupinc.com

PROJECT DATA

A.P.N.	H-3373-NP-BL (PORTION OF)
EXISTING LAND USE	VACANT/ UNDEVELOPED
PROPOSED LAND USE	MIXED-USE
GENERAL PLAN DESIGNATION	MIXED USE
ZONING	R1-10 PDO
GROSS AREA	0.74 AC (32,276 SF)
GROSS BUILDING AREA	3,976 SF
BUILDING COVERAGE	12.3%

PARKING PROVIDED (EXISTING IN PHASE 1)

STANDARD	95 SPACES
ADA	5 SPACES
BUS TRAILER	6 SPACES
TOTAL	106 SPACES

LANDSCAPE DATA

PHASE 2 SUMMARY

HARDSCAPE	14,652 SF
LANDSCAPE	7,931 SF
TOTAL	22,583 SF

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.62'	S88°57'47"E
L2	24.56'	N01°02'13"E
L3	10.00'	S88°57'47"E
L4	13.28'	S01°02'13"W
L5	69.86'	S88°57'47"E
L6	7.08'	N78°28'06"W
L7	40.57'	N33°34'42"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	10.54'	18.00'	10.39'	033°33'26"
C2	10.87'	18.00'	10.71'	034°36'55"

50 0 50 100
scale feet

NORTH

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project:
Liberty Village Phase 2
Hurricane, UT

Final Site Plan

Revisions:
NOVEMBER 15, 2024 - 1ST FINAL SITE PLAN SUB.

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County (602)263-1100

Designer: JH
Drawn by: JAJ

PROFESSIONAL ENGINEER
No. 72243-2202
JOSEPH W. PETRUCCI III
STATE OF ARIZONA

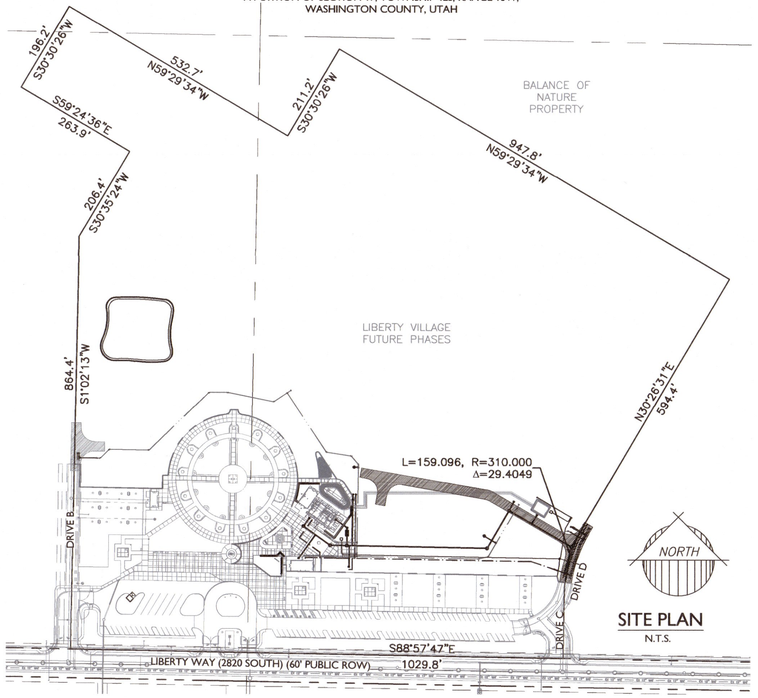
Job No.
21-0167
SP01

Sheet No.
1
of 1

21-0167 - Liberty Village - Phase 2
Final Site Plan_PH2.dwg
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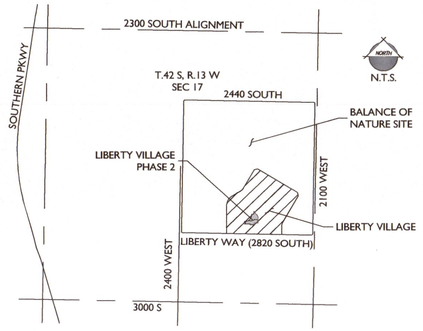
IMPROVEMENT PLANS
FOR
LIBERTY VILLAGE PHASE 2
HURRICANE, UT

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



SITE PLAN
N.T.S.

VICINITY MAP



CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOE PETRUCCI, P.E.
EMAIL: joe.petrucci@epsgroupinc.com

OWNER/DEVELOPER:
LIBERTY VILLAGE
1568 S. RIVER ROAD, SUITE 200
ST. GEORGE, UTAH 84790
CONTACT: DENNIS LEAVITT
EMAIL:dleavitt@unitedwepledge.org

BENCHMARK
REBAR AND CAP FOUND AT THE SOUTHWEST CORNER OF NORTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
ELEVATION = 3285.75

BASIS OF BEARINGS
THE SECTION LINE OF THE SOUTH ¼ CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF SALT LAKE BASE & MERIDIAN.
THE BEARING OF WHICH IS N1°04'40"E

SHEET INDEX

DESCRIPTION		SHEET NO
COVER & GENERAL NOTES SHEET	CS01	1
INDEX SHEET & SITE PLAN	ID01 - ID02	2 - 3
WATER PLANS	WL01 - WL04	4 - 7
SEWER PLANS	SS01 - SS02	8 - 9
POWER PLANS	EP01	10
GRADING & PAVING COMBO PLANS	GD01	11
GRADING SECTION	GS01	12
DETAILS	DT01 - DT04	13 - 16

FLOOD ZONE INFORMATION
THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 49053C0840G, DATED APRIL 2, 2009.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ENGINEERS GENERAL CONSTRUCTION NOTES
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THEM WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE PLANS PREPARED FOR THIS PROJECT PRESENT A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND DETERMINE, FROM HIS OWN INSPECTION, THE CONDITIONS UNDER WHICH IT IS TO BE PERFORMED. THE CONTRACTOR, BY MAKING HIS BID, REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, THE TYPE OF WORK TO BE PERFORMED, EVALUATED THE DIFFICULTY OF PERFORMING THE REQUIRED TASKS, AND THE LABOR, EQUIPMENT AND MATERIAL THAT ARE REQUIRED TO PROVIDE A COMPLETE PROJECT.
3. THE CONTRACTOR SHALL VERIFY WITH THE DESIGN ENGINEER THAT HE HAS THE MOST CURRENT SET OF CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST KEEP THE APPROVED SET OF PLANS ON-SITE FROM START OF CONSTRUCTION TO PROJECT COMPLETION. ANY CONSTRUCTION OR INSTALLATION BASED ON OUT-OF-DATE PLANS SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
4. QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID FOR THIS WORK.
5. UNLESS NOTED OTHERWISE, THIS PROJECT WAS DESIGNED IN AN EFFORT TO BALANCE THE EARTHWORK AS MUCH AS POSSIBLE. ANY EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH IMPORTING AND PLACING MATERIAL OR STOCKPILING, HAULING AND DISPOSING OF EXCESS MATERIAL IN ACCORDANCE WITH THEIR CALCULATIONS AND DETERMINATION.
6. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDER-GROUND UTILITIES SHOWN ON THESE PLANS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE PRIOR TO CONSTRUCTION AND VERIFY THE PRESENCE OF UTILITIES AND SHALL PROTECT ANY OVERHEAD OR UNDERGROUND UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES IF NECESSARY TO VERIFY UNDERGROUND UTILITIES. WHERE EXISTING UNDERGROUND UTILITIES ARE EXPOSED, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY FOR INSPECTION PRIOR TO BACKFILLING.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO DIGGING BEYOND THE POINT OF CONNECTION.
9. CONSTRUCTION OF THE SEWER LINE SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT OF CONNECTION AND SHALL PROGRESS UPSTREAM FROM THAT POINT.
10. ALL HANDICAP ACCESS RAMPS, PARKING STALLS, AND DELINEATED WALKWAYS SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CURRENT FEDERAL AND/OR LOCAL A.D.A. STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTING AND/OR STRIPING TO CONFIRM CURRENT REQUIREMENTS.
11. ALL SLOPES HIGHER THAN ONE (1) FOOT AND STEEPER THAN 20:1, UNLESS LINED WITH TURF, SHALL BE COMPACTED AND TESTED PER LOCAL SPECIFICATIONS. RE-COMPACTION IS RECOMMENDED PER LOCAL SPECIFICATIONS AFTER INSTALLATION OF IRRIGATION LINES, AND STABILIZATION OF DECOMPOSED GRANITE IS ALSO RECOMMENDED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. NO PONDING DEEPER THAN 0.05' IS PERMITTED WITHIN 10' OF ANY BUILDING.
13. THE CLIENT AND CONTRACTOR ASSUME ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUMES HAVE BEEN CERTIFIED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE OWNER'S ENGINEER-OF-RECORD PRIOR TO BACKFILLING ANY WET OR DRY UTILITY MAIN OR SERVICE LINES TO ENSURE ALL INSPECTIONS AND TESTING HAS BEEN COMPLETED. NO UTILITY LINES SHALL BE BACKFILLED UNTIL AS-BUILT HORIZONTAL AND VERTICAL LOCATIONS HAVE BEEN OBTAINED. ANY ADDITIONAL COST REQUIRED SHALL BE PAID BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE CONCLUSION OF INSTALLATION AND TESTING. DRYWELL REGISTRATION NUMBERS SHALL BE PROVIDED TO THE OWNER AND ENGINEER OF RECORD.

CONTACT INFORMATION & APPROVAL BLOCK

DEPARTMENT	NAME	CONTACT	HURRICANE CITY APPROVAL	DATE
STREETS	WESTON WALKER	435-668-6509		12-4-24
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT. 119		12-4-24
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT. 110		12/4/24
WATER DEPARTMENT	KORY WRIGHT	435-669-0399		12/4/24
CENTURYLINK	GABRIELLA ARREGUIN	801-592-9628		12/4/24
TDS TELECOM	SHELLIE TURNER	435-429-9044		12.4.24
DOMINION ENERGY	JAKE BOZARTH	435-231-9971		12-4-24
PLANNING & ZONING DEPARTMENT	GARY CUPP/ FRED RESCH	435-635-2811 EXT. 118 / 110		12-4-24
POWER DEPARTMENT	BRIAN ANDERSON	435-635-5536 OR 435-668-5614		12-4-24
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562		12-4-24
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059		12/4/24
HURRICANE CITY ENGINEER DEPARTMENT	~~Jeremy~~ P. ~~ARTHUR~~ LABARON	435-635-2811 EXT. ~~113~~ 123		12/4/24
WASHINGTON C.W.C.D	TREVOR BROWN	435-218-9848		12/4/24
GIS	BEN HOLMES	435-523-4994		12/4/24
INFOWEST	DALLIN PEAD	435-359-7778		12/4/24

DEC 04 2024

ESTIMATED QUANTITIES
QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. ENGINEER MAKES NO GUARANTEE OF ACCURACY.

WATER NOTES

2C	8" PROPOSED DIP WATER LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	195 LF
2D	8" PROPOSED DIP IRRIGATION LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	129 LF
3	WATER VALVE; CITY OF HURRICANE STD DWG WD 316	4 EA
4A	2-INCH WATER METER; CITY OF HURRICANE STD DWG WD 303-1, WD 303-2, AND WD 303-3	1 EA
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	4 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	5 EA
8	REMOVE CAP & BLOW-OFF ASSEMBLY AND CONNECT TO WATERLINE; HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION SECTION 4.4.2.9.A	4 EA
10E	3" BACKFLOW PREVENTOR AND VALUT PER CITY OF HURRICANE STD DWG WD 315-1 AND WD 315-3	1 EA
11A	SEE PLUMBING PLANS FOR CONTINUATION	0 NPI
11E	3" COPPER TYPE K WATER SERVICE LINE PER HCS 4.4.1.4.K	806 LF

PAVING NOTES

10	GRAVEL FIRE ACCESS ROAD WITH COMPACTED SUB GRADE	1569 SY

SEWER NOTES

1A	6" PVC SEWER LINE	69 LF
1B	8" PVC SEWER LINE	779 LF
2A	60" SEWER MANHOLE & COVER PER ASH CREEK SSD STD SEWER MANHOLE DWG	6 EA
3A	4" SEWER SERVICE; ASH CREEK SSD SEWER SERVICE CONNECTION DETAIL	256 LF
4	SEWER CLEANOUT PER ASH CREEK SSD SEWER CLEANOUT W/LID DETAIL DWG	7 EA
5	SEWER PLUG;	3 EA
6	REMOVE PLUG & CONNECT TO EXISTING SEWER; CONTRACTOR TO VERIFY LOCATION & NOTIFY ENGINEER OF ANY DISCREPANCY	1 EA
9	GREASE INTERCEPTOR; SEE ASH CREEK SSD GREASE AND SAND INTERCEPTOR DETAIL	1 EA

POWER NOTES

4	INSTALL 2.5" PVC WITH 1/0 15KV	46 LF
9	INSTALL 4" PVC FOR FUTURE	87 LF
24	INSTALL 4" PVC WITH 4/0 15KV 3-PHASE	128 LF
30	INSTALL 3 PHASE VAULT	2 EA
31A	INSTALL NEW 150KVA TRANSFORMER 12.47KV-208Y/120, 3-PHASE	1 EA
31C	INSTALL NEW 112.5KVA TRANSFORMER 12.47KV-480Y/277 V, 3-PHASE	1 EA
34	INSTALL 4" PVC WITH #1/0 AL 15KV 3-PHASE	531 LF

PRIVATE FIRE NOTES

2C	8" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	1427 LF
2D	6" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	261 LF
3	WATER VALVE; CITY OF HURRICANE STD DWG WD 316	1 EA
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	19 EA
6	FIRE HYDRANT ASSEMBLY; CITY OF HURRICANE STD DWG WD 302	2 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	2 EA
10A	8" BACKFLOW PREVENTOR PER CITY OF HURRICANE STD DWG WD 315-1 , WD 315-2, AND WD 315-3. NO VAULT ALLOWED FOR FIRE PROTECTION LINE	2 EA
11A	SEE PLUMBING PLANS FOR CONTINUATION	0 NPI

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

Liberty Village Phase 2
Hurricane, Utah

Project:

Revisions:

Blue Stakes of Utah 811 — Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER — No. 13203543-2202 — JOSEPH W. PETRUCCI JR. — STATE OF UTAH

Job No.
21-0167

CS01

Sheet No.
1
of 16

Cover Sheet

21-0167 - Liberty Village Phase 2

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21-0167 - Liberty Village Phase 2

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LIBERTY VILLAGE PHASE 2 SITE SUMMARY TABLE	
TOTAL GROSS ACREAGE	± 0.72 AC
STREET ROW AREA	-
GREEN DRAGON TAVERN FOOTPRINT AREA	2,861 SQ.FT.
GREEN DRAGON TAVERN TOTAL FLOOR AREA	2,861 SQ.FT.
PRINT SHOP FOOTPRINT AREA	1,115 SQ.FT.
PRINT SHOP TOTAL FLOOR AREA	1,115 SQ.FT.
LANDSCAPING AREA	8,048 SQ.FT.
HARDSCAPE AREA	15,648 SQ.FT.
POND AREA	3,625 SQ.FT

LIMITS OF GRADING; TYP.

FUTURE LIBERTY VILLAGE ONSITE IMPROVEMENTS

WL01

WL02

WL03/SS01

WL04/SS02

L=14.465, R=10.000 Δ=82.8787

N88°57'47"W 16.0'

L=14.468, R=9.992 Δ=82.9632

PHASE LINE

L=192.406, R=136.006 Δ=81.0855

L=191.824, R=136.000 Δ=80.8141

L=11.364, R=4.002 Δ=162.6979

L=51.586, R=185.408 Δ=15.9415

L=17.400, R=18.000 Δ=55.3846

L=217.865, R=136.006 Δ=91.7808

L=8.005, R=11.229 Δ=40.8472

L=65.973, R=21.000 Δ=180.0000

L=159.096, R=310.000 Δ=29.4049

LIBERTY VILLAGE PROPERTY BOUNDARY; TYP.

TEMPORARY FIRE TRUCK TURN AROUND

TEMPORARY FIRE ACCESS LANE & TURN AROUND

FIRE HYDRANT; TYP.

LIBERTY VILLAGE PHASE I NOT A PART

GREEN DRAGON TAVERN

PRINT SHOP

PUMP HOUSE

PRIVATE DRIVEWAY TO BARN

BATHROOM; SEE ARCH PLANS FOR DRAWINGS

EX FIRE HYDRANT

PARK BENCH, TYP; SEE LANDSCAPE PLANS FOR DETAILS

TRASH RECEPTACLE, TYP; SEE LANDSCAPE PLANS FOR DETAILS

FUTURE BALANCE OF NATURE ONSITE IMPROVEMENTS

8.0' ELECT ESMT

25.0' PAVEMENT

30.0' ACCESS AND UTILITY EASEMENT

40.0' PRIVATE DRIVE

45.0' ACCESS AND UTILITY EASEMENT

LIBERTY WAY (2820 SOUTH) (60' ROW - PUBLIC STREET)

OFFSITE HYDRANT

MH-18 MH-19 MH-20 MH-21 MH-23 MH-24 MH-25 MH-26 MH-27 MH-42 MH-43 MH-44 MH-45

CO-01 CO-02 CO-04 CO-05 CO-06 CO-07

PLUG-10 PLUG-13 PLUG-16

N1°02'13"E 864.4'

N1°02'13"E 387.5'

N1°02'13"E 48.1'

S1°02'13"W 28.5'

N88°57'59"W 172.9'

N88°57'49"W 12.5'

N88°57'47"W 11.5'

N89°09'07"W 10.0'

N88°55'28"W 48.9'

N53°12'06"W 42.0'

S88°57'47"E 22.6'

S1°02'13"W 24.6'

N1°02'13"E 13.3'

S88°57'47"E 72.7'

S88°57'47"E 69.9'

S88°57'47"E 493.6'

N1°02'13"E 32.4'

N1°02'13"E 111.8'

S88°57'47"E 946.1'

N1°02'13"E 30.0'

N88°57'47"W 292.9'

S88°57'47"E 1019.4'

S88°57'47"E 656.9'

S88°57'47"E 656.1'

N1°02'13"E 30.0'

N1°02'13"E 89.2'

N1°02'13"E 130.4'

S1°02'13"W 594.4'

S30°26'31"W

N1°02'13"E 1321.10'

N1°04'46"E 1321.37'

NOT FOUND SOUTHWEST CORNER OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

FOUND BRASS CAP UNDER RING & LID SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

NOT FOUND SOUTHEAST CORNER OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

NOT FOUND SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

scale: 1" = 40' (40 0 40 80 feet)

DEC 03 2024

EPS GROUP
1130 N Alma School Road
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www.epsgroupinc.com

Project: Liberty Village Phase 2
Hurricane, Utah

Index Sheet & Site Plan

Revisions:

Blue Stakes of UTAH 811 Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER No. 13233643-2202 JOSEPH W. PETRUCCI III STATE OF UTAH

Job No. 21-0167
ID01
Sheet No. 2 of 16

21-0167 - Liberty Village Phase 2

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	47.00'	S01°02'13"W	L15	23.72'	S40°34'06"E
L2	370.45'	S01°02'13"W	L16	192.77'	S01°02'13"W
L3	13.72'	N01°02'13"E	L17	254.29'	S88°57'47"E
L4	73.13'	N01°02'13"E	L18	21.15'	N77°32'13"E
L5	53.33'	S88°57'47"E	L19	118.28'	N30°15'24"E
L6	26.55'	N46°02'13"E	L20	8.55'	N30°15'24"E
L7	83.17'	S88°57'47"E	L21	104.14'	S59°44'36"E
L8	174.40'	N46°02'13"E	L22	17.68'	N75°15'24"E
L9	39.93'	S89°49'42"E	L23	28.32'	S59°44'36"E
L10	97.70'	S78°34'42"E	L24	34.39'	N40°09'11"W
L11	33.84'	N56°25'18"E	L25	13.27'	N01°02'13"E
L12	10.00'	S56°25'18"W	L26	47.00'	S01°02'13"W
L13	149.03'	S33°34'42"E	L27	15.33'	S30°26'31"W
L14	52.62'	S81°33'15"E	L28	150.00'	S88°57'47"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C2	17.45'	300.00'	17.45'	003°19'57"
C3	99.58'	300.00'	99.12'	019°01'06"
C4	80.92'	110.00'	79.11'	042°08'55"
C5	35.95'	50.00'	35.18'	041°11'24"

ALIGNMENT 1

ALIGNMENT 2

ALIGNMENT 3

ALIGNMENT 4

FUTURE LIBERTY VILLAGE ONSITE IMPROVEMENTS

FUTURE BALANCE OF NATURE ONSITE IMPROVEMENTS

LIBERTY VILLAGE PHASE I NOT A PART

STA 13+37.46 (ALIGNMENT 1) N:10017143.22 E:1106089.36

STA 15+04.31 (DRIVE B) N:10017079.31 E:1105809.55

STA 13+77.39 (ALIGNMENT 1) N:10017143.10 E:1106129.29

STA 14+75.10 (ALIGNMENT 1) N:10017123.76 E:1106225.06

STA 15+18.94 (ALIGNMENT 1) N:10017148.01 E:1106261.59

STA 15+08.94(ALIGNMENT 1)= STA 14+18.14(ALIGNMENT 2) N:10017142.48 E:1106253.25

STA 10+79.89 (ALIGNMENT 1) N:10017023.66 E:1105880.67

STA 11+63.06 (ALIGNMENT 1) N:10017022.15 E:1105963.82

STA 10+53.33 (ALIGNMENT 1) N:10017005.23 E:1105861.55

STA 14+31.18(DRIVE B)= STA 10+00.00(ALIGNMENT 1)* N:10017006.19 E:1105808.23

STA 12+69.12 (ALIGNMENT 2) N:10017018.32 E:1106335.68

STA 12+16.49 (ALIGNMENT 2) N:10017010.59 E:1106387.73

STA 11+92.77 (ALIGNMENT 2) N:10016992.57 E:1106403.16

STA 14+02.27 (ALIGNMENT 3) N:10016909.34 E:1106738.47

STA 13+93.72(ALIGNMENT 3)= STA 10+00.00(ALIGNMENT 4) N:10016901.96 E:1106734.17

STA 12+13.28 (DRIVE D) N:10016868.22 E:1106881.85

STA 11+04.14 (ALIGNMENT 4) N:10016849.48 E:1106824.12

STA 11+97.95 (DRIVE D) N:10016855.00 E:1106874.08

STA 11+21.82 (ALIGNMENT 4) N:10016853.98 E:1106841.22

STA 11+50.15(ALIGNMENT 4)= STA 11+80.50(DRIVE D) N:10016839.71 E:1106865.68

STA 10+00.00(ALIGNMENT 2)= STA 10+00.00(ALIGNMENT 3) N:10016799.83 E:1106399.67

STA 12+54.29 (ALIGNMENT 3) N:10016795.23 E:1106653.92

STA 12+75.44 (ALIGNMENT 3) N:10016799.79 E:1106674.57

STA 8+50.00 (ALIGNMENT 3) N:10016802.54 E:1106249.69

STA 10+80.92 (DRIVE D) N:10016745.22 E:1106835.71

STA 10+96.22 (DRIVE C) N:10016649.86 E:1106819.34

STA 10+00.00(DRIVE D)= STA 11+30.61(DRIVE C) N:10016676.15 E:1106797.16

STA 10+60.27 (DRIVE C) N:10016616.71 E:1106831.11

STA 10+47.00 (DRIVE C) N:10016603.44 E:1106830.87

STA 10+30.00 (DRIVE B) N:10016605.08 E:1105800.97

STA 10+00.00 (DRIVE B) N:10016575.09 E:1105800.42

STA 10+00.00 (DRIVE C) N:10016556.45 E:1106830.02

NOT FOUND SOUTHWEST CORNER OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

NOT FOUND SOUTHEAST CORNER OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

FOUND BRASS CAP UNDER RING & LID SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

NOT FOUND SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF SALT LAKE BASE & MERIDIAN

S88°57'47"E 946.1'

292.9' N88°57'47"W

80.0' N88°57'47"W

LIBERTY WAY (2820 SOUTH) (60' ROW - PUBLIC STREET)

S88°57'47"E 656.9'

S88°57'47"E 656.1'

N1°02'13"E 1321.10'

N1°04'40"E 1321.37'

40 0 40 80
scale:1" = 40' feet

1130 N Alma School Road
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Project: Liberty Village Phase 2
Hurricane, Utah

Utility Alignment Plan

Revisions:

Blue Stakes of UTAH 811 Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER No. 13323643-2202 2009 W. PETRUCCI RD STATE OF UTAH

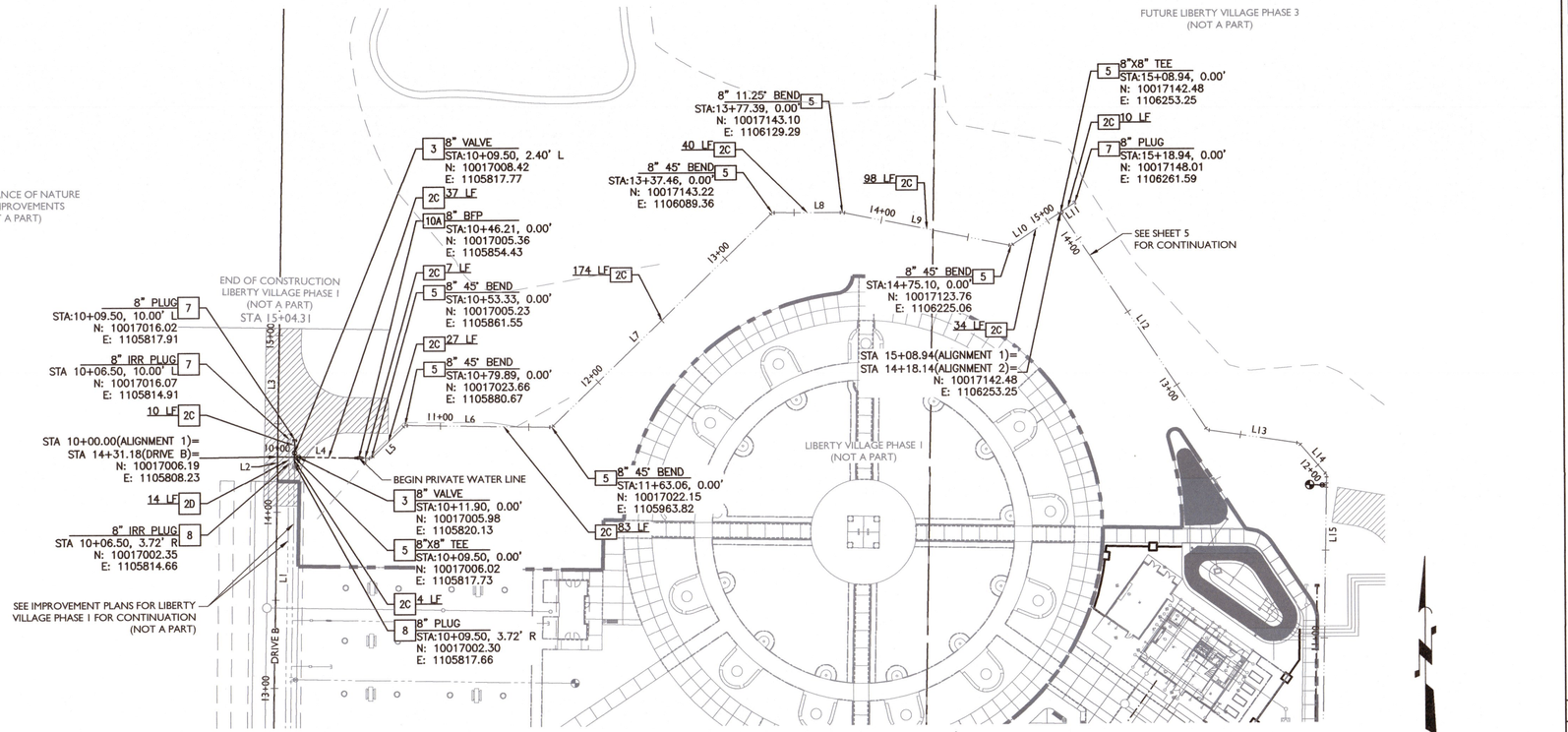
Job No. 21-0167
ID02
Sheet No. 3 of 16

DEC 04 2024

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21-0167 - Liberty Village Phase 2

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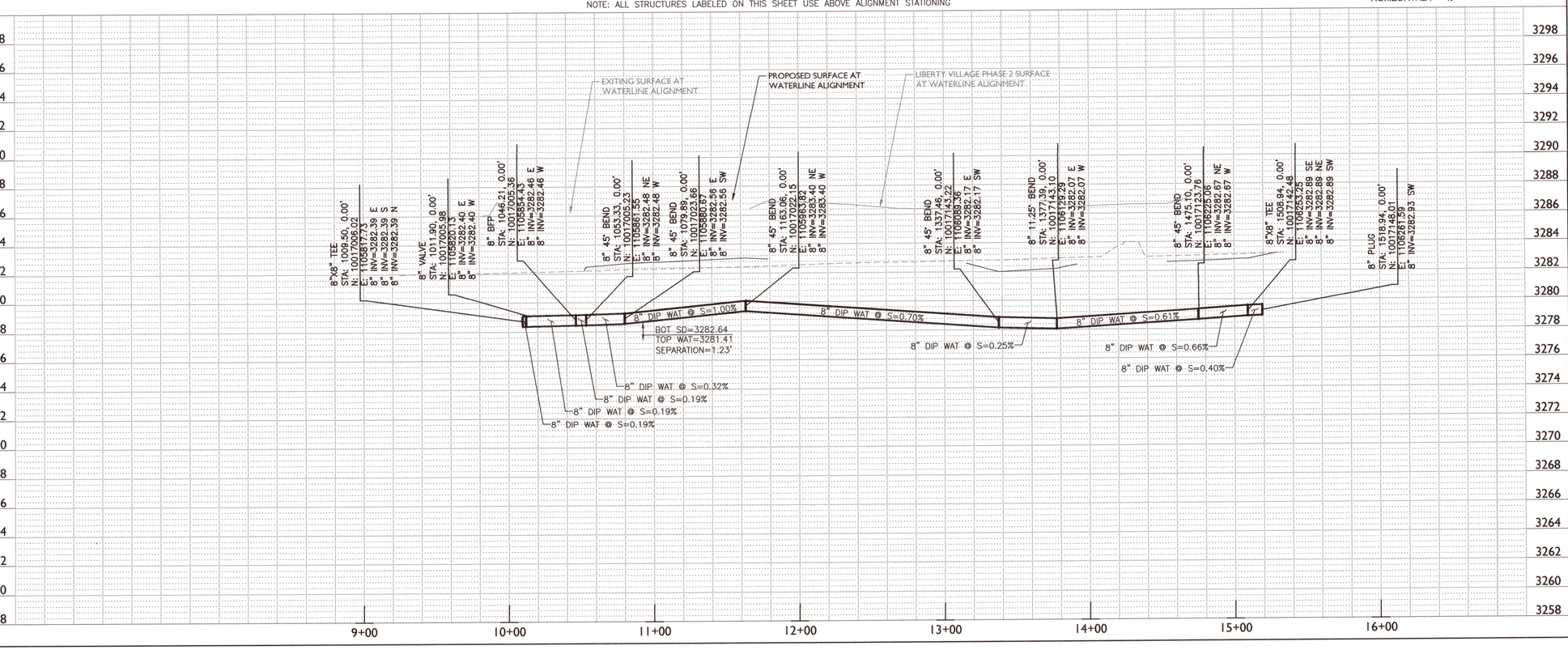


LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	370.45'	S01°02'13"W	L9	97.70'	S78°34'42"E
L2	13.72'	N01°02'13"E	L10	33.84'	N56°25'18"E
L3	73.13'	N01°02'13"E	L11	10.00'	S56°25'18"W
L4	53.33'	S88°57'47"E	L12	149.03'	S33°34'42"E
L5	26.55'	N46°02'13"E	L13	52.62'	S81°33'15"E
L6	83.17'	S88°57'47"E	L14	23.72'	S40°34'06"E
L7	174.40'	N46°02'13"E	L15	192.77'	S01°02'13"W
L8	39.93'	S89°49'42"E			

Alignment 1

NOTE: ALL STRUCTURES LABELED ON THIS SHEET USE ABOVE ALIGNMENT STATIONING

SCALE HORIZONTAL: 1" = 40' VERTICAL: 1"=4 (40 0 40 80 FEET)



CONSTRUCTION NOTES

WATER NOTES

2C	8" PROPOSED DIP WATER LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	51 LF
2D	8" PROPOSED DIP IRRIGATION LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	14 LF
3	WATER VALVE; CITY OF HURRICANE STD DWG WD 316	2 EA
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	1 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	2 EA
8	REMOVE CAP & BLOW-OFF ASSEMBLY AND CONNECT TO WATERLINE; HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION SECTION 4.4.2.9.A	2 EA

PRIVATE FIRE NOTES

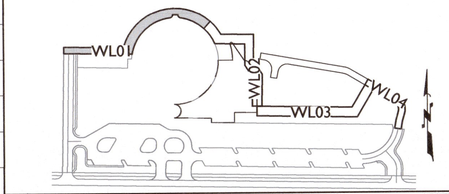
2C	8" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	473 LF
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	7 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	1 EA
10A	8" BACKFLOW PREVENTOR PER CITY OF HURRICANE STD DWG WD 315-1 , WD 315-2, AND WD 315-3. NO VAULT ALLOWED FOR FIRE PROTECTION LINE	1 EA

NOTE: WATER LINES ARE PRIVATELY OWNED AND MAINTAINED BETWEEN BACKFLOW PREVENTORS FOR FIRE PROTECTION AND AFTER WATER METERS FOR DOMESTIC SERVICE

LEGEND

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

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Water Plan & Profile

PROFESSIONAL ENGINEER No. 13243-2202 JOSEPH W. PETRUCCI III 11-22-24 WATER DIVISION

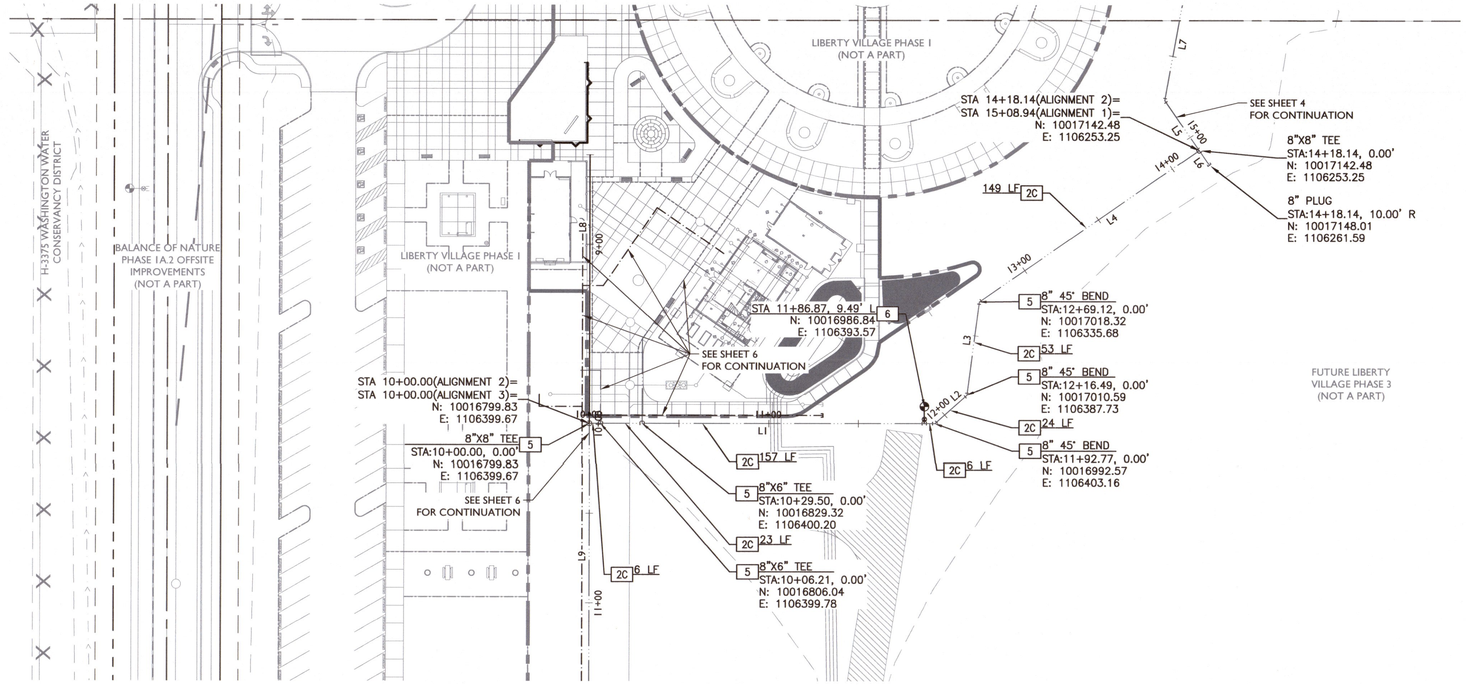
Revisions:

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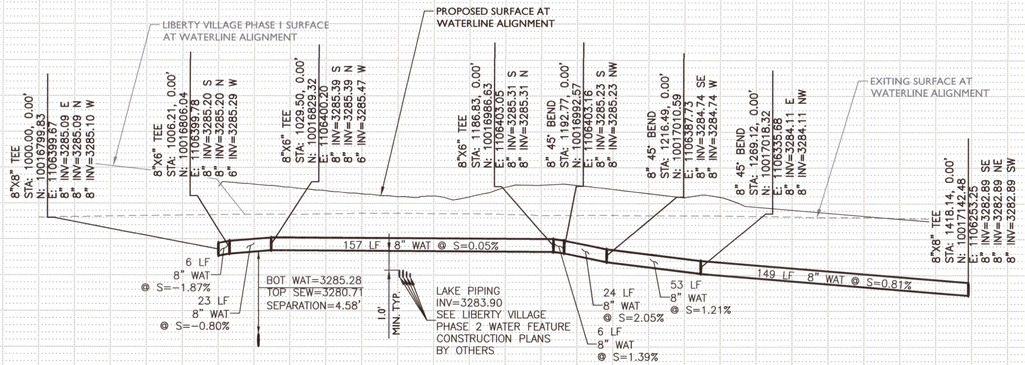
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Drawn by: EPS
Job No. 21-0167
Dwg No. WL01
Sheet No. 4 of 16

DEC 04 2024



Alignment 2

NOTE: ALL STRUCTURES LABELED ON THIS SHEET USE ABOVE ALIGNMENT STATIONING



CONSTRUCTION NOTES

PRIVATE FIRE NOTES

2C	8" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	418 LF
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	6 EA
6	FIRE HYDRANT ASSEMBLY; CITY OF HURRICANE STD DWG WD 302	1 EA

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	192.77'	S01°02'13"W	L6	10.00'	S56°25'18"W
L2	23.72'	S40°34'06"E	L7	97.70'	S78°34'42"E
L3	52.62'	S81°33'15"E	L8	150.00'	S88°57'47"E
L4	149.03'	S33°34'42"E	L9	254.29'	S88°57'47"E
L5	33.84'	N56°25'18"E			

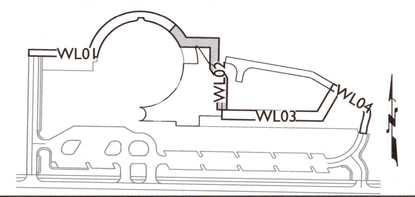
NOTE: WATER LINES ARE PRIVATELY OWNED AND MAINTAINED BETWEEN BACKFLOW PREVENTORS FOR FIRE PROTECTION AND AFTER WATER METERS FOR DOMESTIC SERVICE

LEGEND

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

SCALE: 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Water Plan & Profile

PROFESSIONAL ENGINEER 11-22-24 No. 13294443-2202 JOSEPH W. ITRUCCI III STATE OF UTAH

Revisions:

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1130 N Alma School Road
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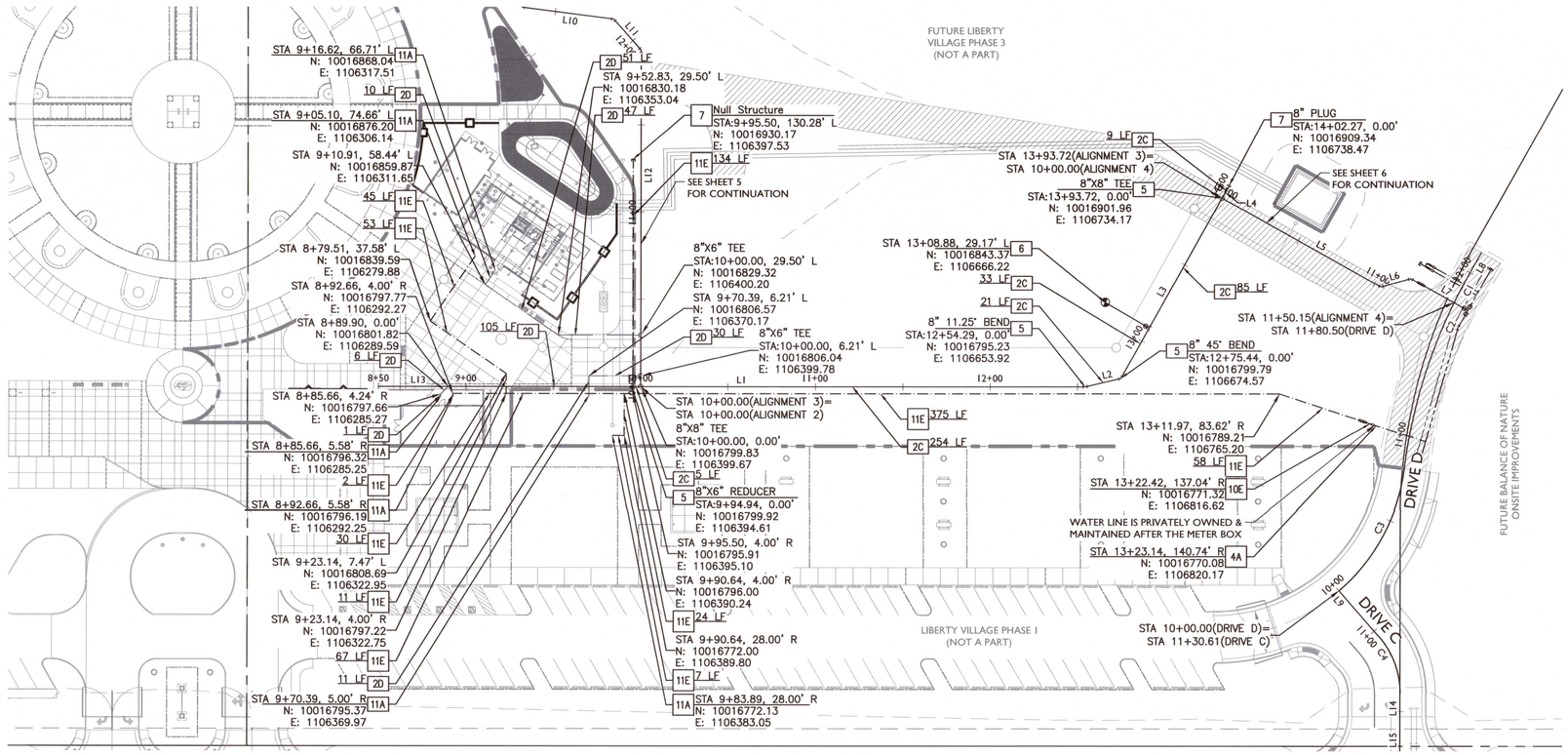
Blue Stakes of UTAH 811 Dial 8-1-1 or 1-800-662-4111

Designer:	Job No.	Sheet No.
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Drawn by: EPS	Dwg No. WL02	of 16

DEC 04 2024

21-0167 - Liberty Village Phase 2

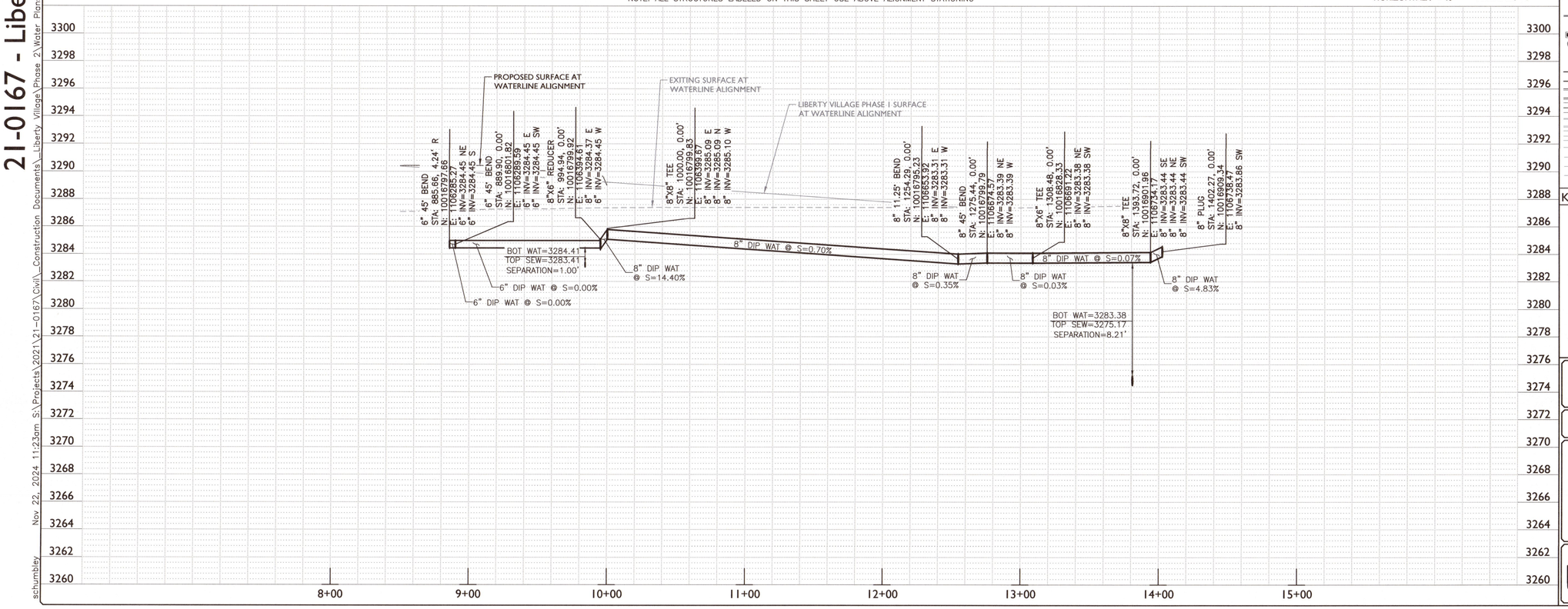
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Alignment 3

NOTE: ALL STRUCTURES LABELED ON THIS SHEET USE ABOVE ALIGNMENT STATIONING

SCALE HORIZONTAL: 1" = 40' VERTICAL: 1"=4



CONSTRUCTION NOTES

WATER NOTES

4A	2–INCH WATER METER; CITY OF HURRICANE STD DWG WD 303–1, WD 303–2, AND WD 303–3	1 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	1 EA
10E	3" BACKFLOW PREVENTOR AND VALUT PER CITY OF HURRICANE STD DWG WD 315–1 AND WD 315–3	1 EA
11A	SEE PLUMBING PLANS FOR CONTINUATION	NPI
11E	3" COPPER TYPE K WATER SERVICE LINE PER HCS 4.4.1.4.K	806 LF

PRIVATE FIRE NOTES

2C	8" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	407 LF
2D	6" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	261 LF
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	4 EA
6	FIRE HYDRANT ASSEMBLY; CITY OF HURRICANE STD DWG WD 302	1 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	1 EA
11A	SEE PLUMBING PLANS FOR CONTINUATION	NPI

LINE TABLE		
LINE	LENGTH	BEARING
L1	254.29'	S88°57'47"E
L2	21.15'	N77°32'13"E
L3	118.28'	N30°15'24"E
L4	8.55'	N30°15'24"E
L5	104.14'	S59°44'36"E
L6	17.68'	N75°15'24"E
L7	28.32'	S59°44'36"E
L8	15.33'	S30°26'31"W
L9	34.39'	N40°09'11"W
L10	52.62'	S81°33'15"E
L11	23.72'	S40°34'06"E
L12	192.77'	S01°02'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	150.00'	S88°57'47"E
L14	13.27'	N01°02'13"E
L15	47.00'	S01°02'13"W

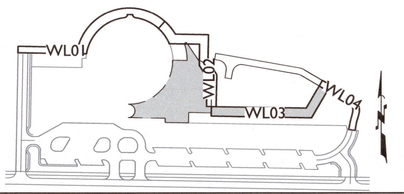
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	17.45'	300.00'	17.45'	003°19'57"
C2	99.58'	300.00'	99.12'	019°01'06"
C3	80.92'	110.00'	79.11'	042°08'55"
C4	35.95'	50.00'	35.18'	041°11'24"

NOTE: WATER LINES ARE PRIVATELY OWNED AND MAINTAINED BETWEEN BACKFLOW PREVENTORS FOR FIRE PROTECTION AND AFTER WATER METERS FOR DOMESTIC SERVICE

LEGEND

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

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Water Plan & Profile

PROFESSIONAL ENGINEER 11-22-24 No. 5254443-2202 JOSEPH W. PETRUCCI III STATE OF UTAH

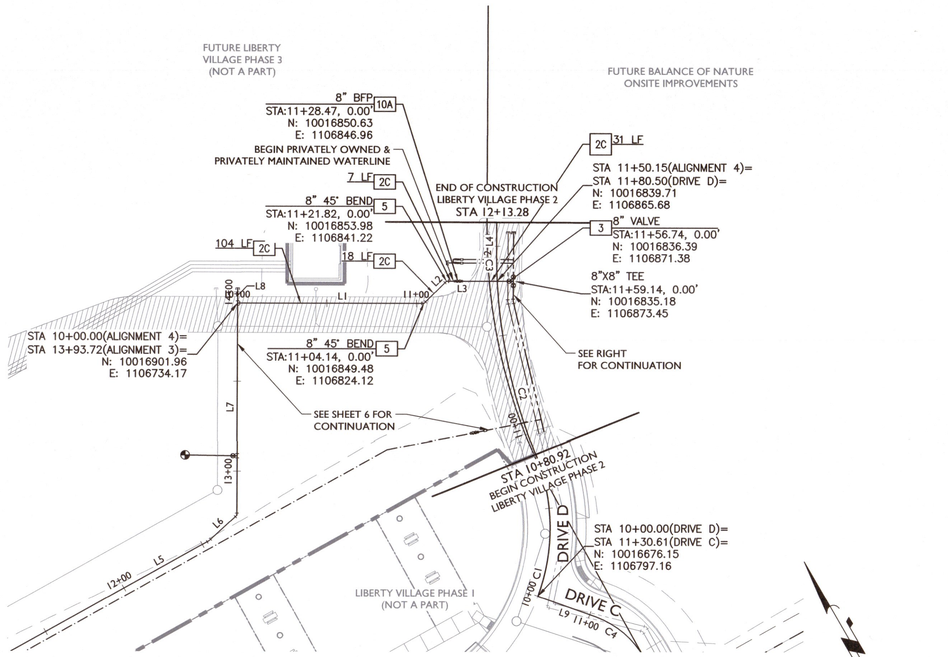
Revisions:

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T:480.503.2250|F:480.503.2258
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Designer: EPS	Job No. 21-0167	Sheet No. 6
Drawn by: EPS	Dwg No. WL03	of 16

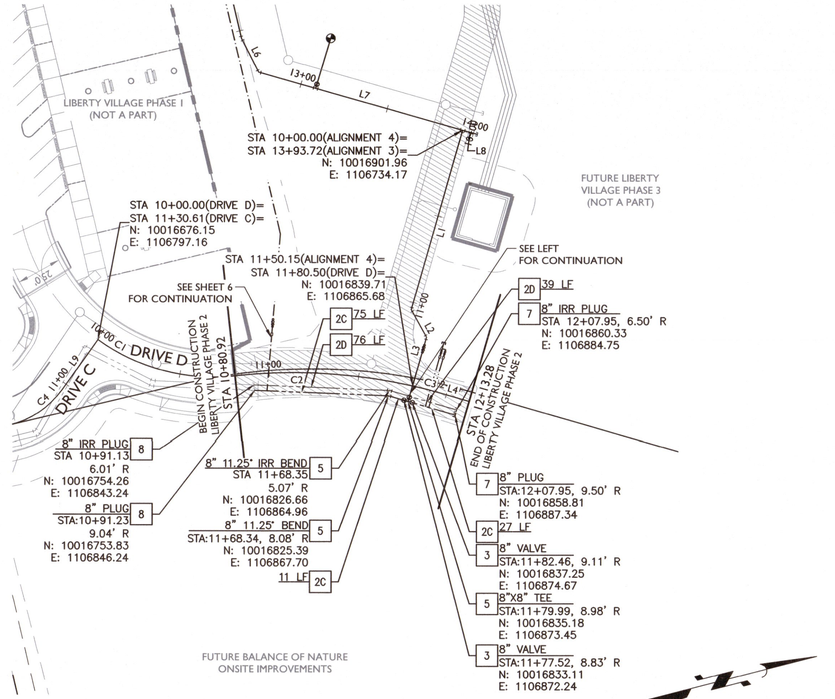
DEC 04 2024



Alignment 4

NOTE: ALL STRUCTURES LABELED ON THIS SHEET LEFT USE ABOVE ALIGNMENT STATIONING

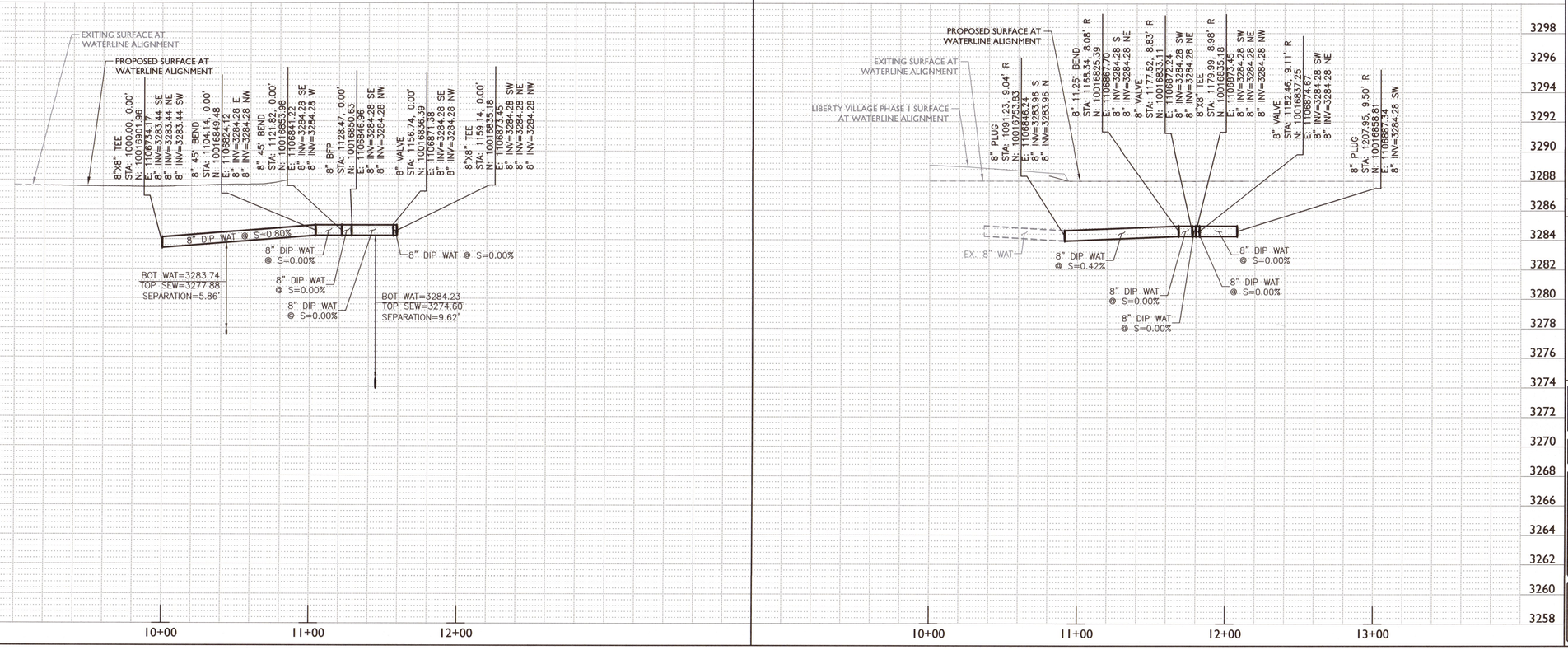
SCALE 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4



DRIVE D

NOTE: ALL STRUCTURES LABELED ON THIS SHEET RIGHT USE ABOVE ALIGNMENT STATIONING

SCALE 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4



CONSTRUCTION NOTES

WATER NOTES

2C	8" PROPOSED DIP WATER LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	144 LF
2D	8" PROPOSED DIP IRRIGATION LINE; CITY OF HURRICANE STD DWG WD 301 IRRIGATION AND CULINARY TRENCH	115 LF
3	WATER VALVE; CITY OF HURRICANE STD DWG WD 316	2 EA
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	3 EA
7	WATER PLUG; CITY OF HURRICANE STD DWG WD 311	2 EA
8	REMOVE CAP & BLOW-OFF ASSEMBLY AND CONNECT TO WATERLINE; HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION SECTION 4.4.2.9.A	2 EA

PRIVATE FIRE NOTES

2C	8" PROPOSED DIP PRIVATE FIRE LINE; CITY OF HURRICANE STD DWG WD 300	129 LF
3	WATER VALVE; CITY OF HURRICANE STD DWG WD 316	1 EA
5	WATER FITTING. SIZE AND TYPE PER PLANS. CITY OF HURRICANE STD DWG WD 306, 307, 309, & 310	2 EA
10A	8" BACKFLOW PREVENTOR PER CITY OF HURRICANE STD DWG WD 315-1 , WD 315-2, AND WD 315-3. NO VAULT ALLOWED FOR FIRE PROTECTION LINE	1 EA

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.14'	S59°44'36"E
L2	17.68'	N75°15'24"E
L3	28.32'	S59°44'36"E
L4	15.33'	S30°26'31"W
L5	254.29'	S88°57'47"E
L6	21.15'	N77°32'13"E
L7	118.28'	N30°15'24"E
L8	8.55'	N30°15'24"E
L9	34.39'	N40°09'11"W

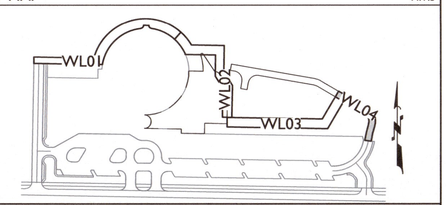
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	80.92'	110.00'	79.11'	042°08'55"
C2	99.58'	300.00'	99.12'	019°01'06"
C3	117.03'	300.00'	116.29'	022°21'03"
C4	35.95'	50.00'	35.18'	041°11'24"

NOTE: WATER LINES ARE PRIVATELY OWNED AND MAINTAINED BETWEEN BACKFLOW PREVENTORS FOR FIRE PROTECTION AND AFTER WATER METERS FOR DOMESTIC SERVICE

LEGEND

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

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Water Plan & Profile

PROFESSIONAL ENGINEER 11-22-24 No. 10294443-2202 JOSEPH W. PETRUCCI III STATE OF UTAH

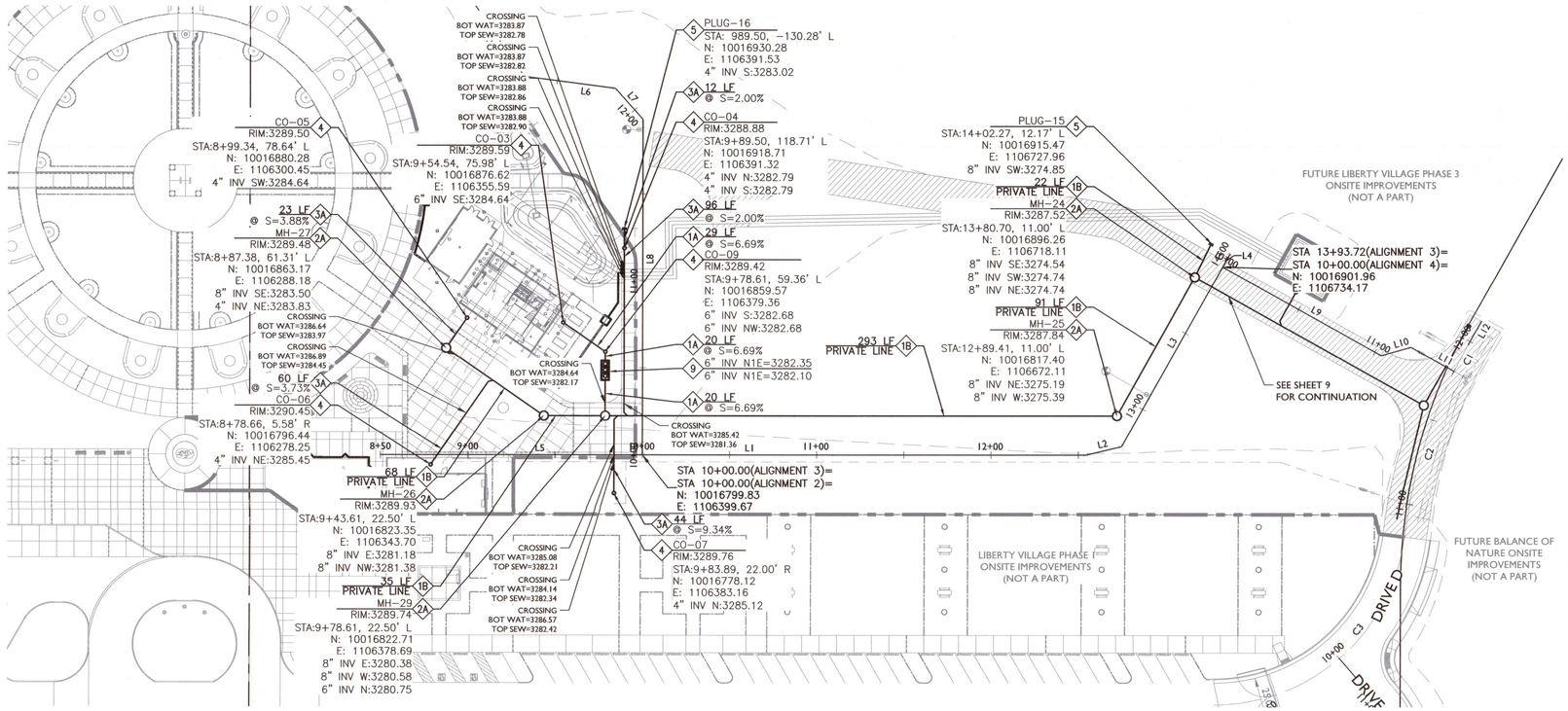
Revisions:

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Mesa, AZ 85201
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Dial 8-1-1 or 1-800-662-4111 Blue Stakes of UTAH 811

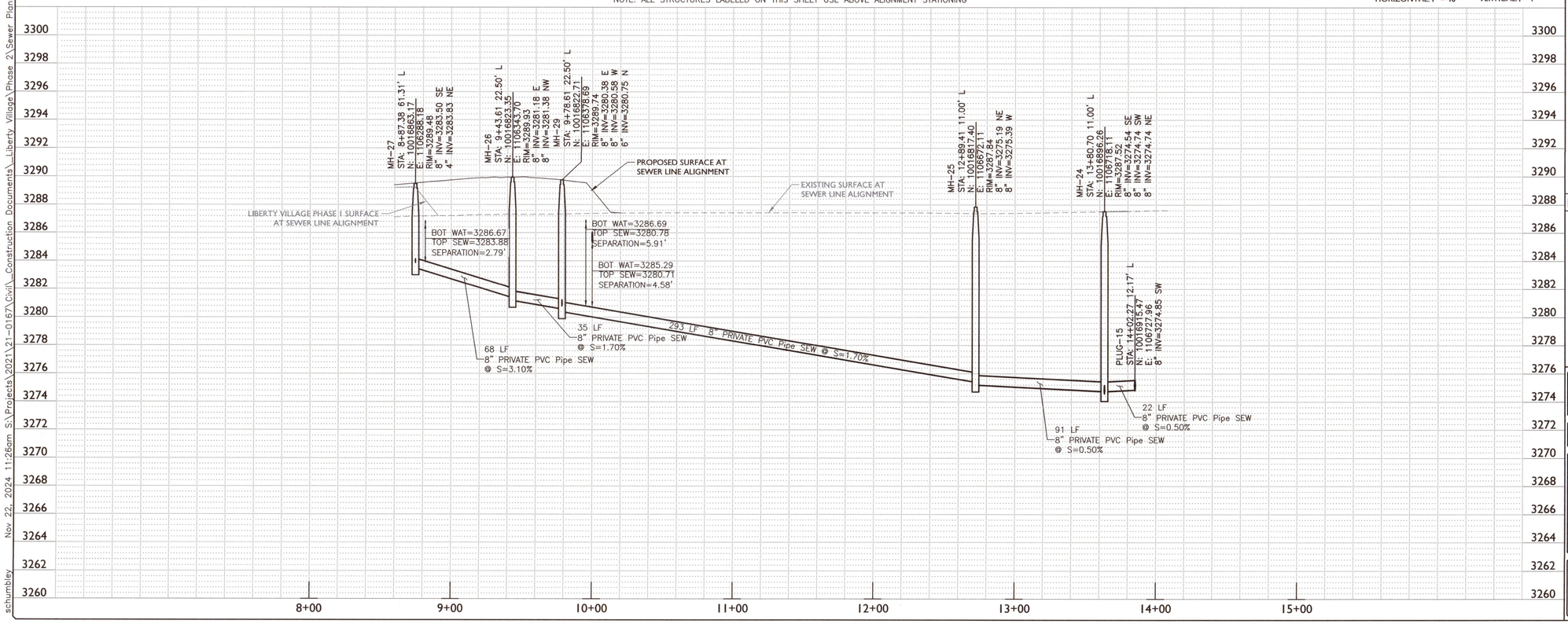
Designer:	Job No. 21-0167	Sheet No. 7
EPS		of 16
Drawn by: EPS	Dwg No. WL04	

DEC 04 2024



Alignment 3

NOTE: ALL STRUCTURES LABELED ON THIS SHEET USE ABOVE ALIGNMENT STATIONING



CONSTRUCTION NOTES

SEWER NOTES

1A	6" PVC SEWER LINE	69 LF
1B	8" PVC SEWER LINE	509 LF
2A	60" SEWER MANHOLE & COVER PER ASH CREEK SSD STD SEWER MANHOLE DWG	5 EA
3A	4" SEWER SERVICE; ASH CREEK SSD SEWER SERVICE CONNECTION DETAIL	235 LF
4	SEWER CLEANOUT PER ASH CREEK SSD SEWER CLEANOUT W/LID DETAIL DWG	6 EA
5	SEWER PLUG;	2 EA
9	GREASE INTERCEPTOR; SEE ASH CREEK SSD GREASE AND SAND INTERCEPTOR DETAIL	1 EA

LINE TABLE		
LINE	LENGTH	BEARING
L1	254.29'	S88°57'47"E
L2	21.15'	N77°32'13"E
L3	118.28'	N30°15'24"E
L4	8.55'	N30°15'24"E
L5	150.00'	S88°57'47"E
L6	52.62'	S81°33'15"E
L7	23.72'	S40°34'06"E
L8	192.77'	S01°02'13"W
L9	104.14'	S59°44'36"E
L10	17.68'	N75°15'24"E
L11	28.32'	S59°44'36"E
L12	15.33'	S30°26'31"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	17.45'	300.00'	17.45'	003°19'57"
C2	99.58'	300.00'	99.12'	019°01'06"
C3	80.92'	110.00'	79.11'	042°08'55"

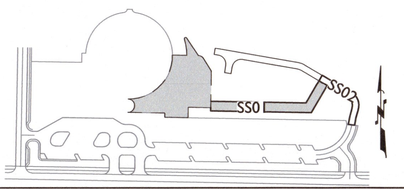
NOTE: ALL SEWER SERVICE LINES IN LIBERTY VILLAGE PHASE 2 ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED. SEWER MAINS ARE PRIVATE OR PUBLIC PER PLANS.

LEGEND

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

SCALE: 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Sewer Plan & Profile

PROFESSIONAL ENGINEER 11-22-24 No. 15254443-2202 JOSEPH W. PETRUCCI III STATE OF UTAH

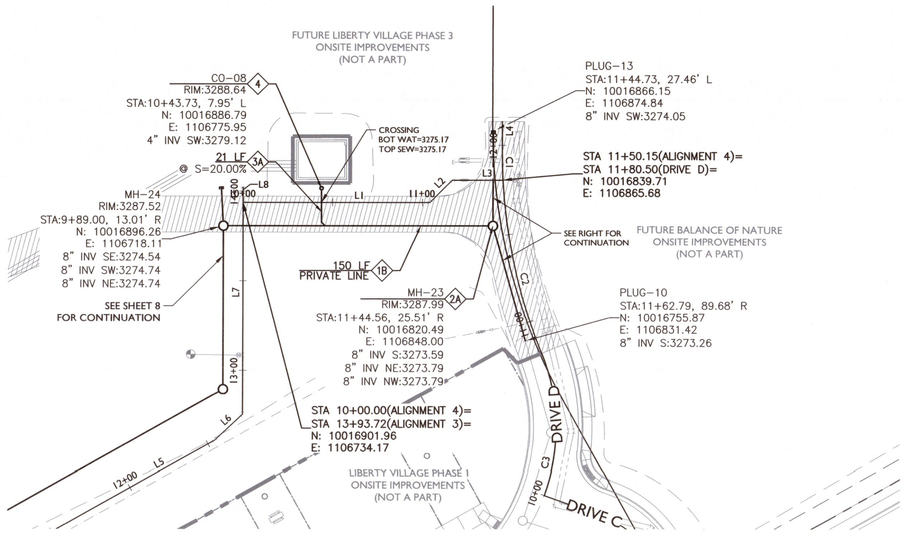
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Dial 8-1-1 or 1-800-662-4111 Blue Stakes of UTAH811

Designer: EPS	Job No. 21-0167	Sheet No.	8 of 16
Drawn by: EPS	Dwg No. SS01		

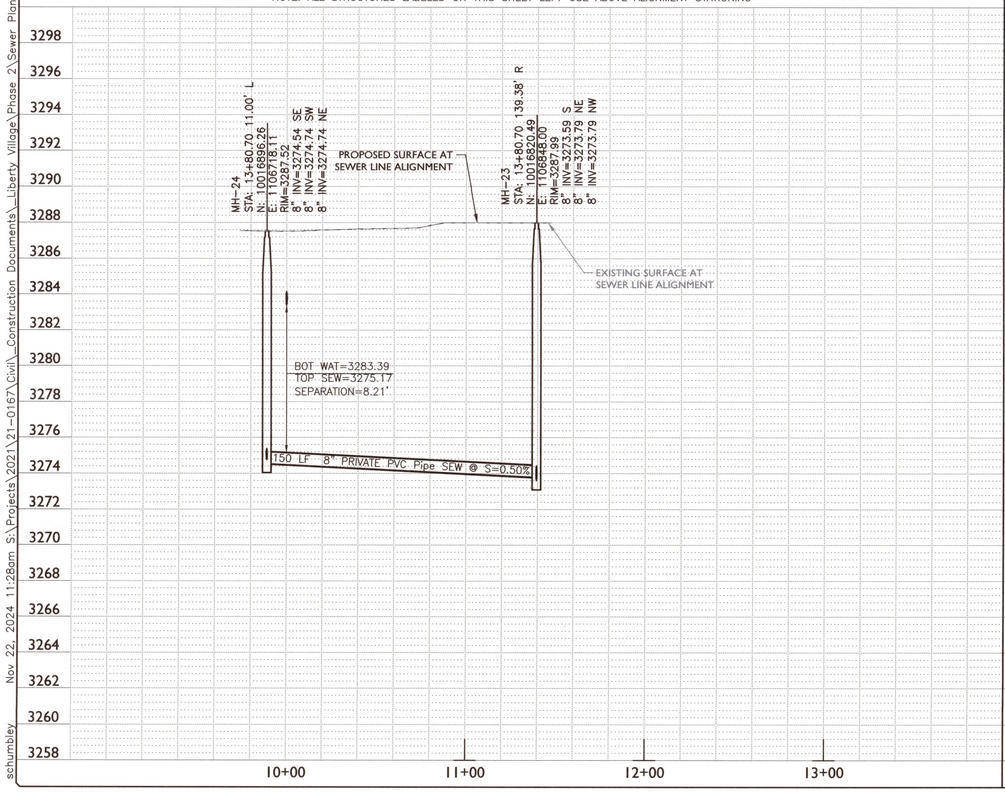
DEC 04 2024

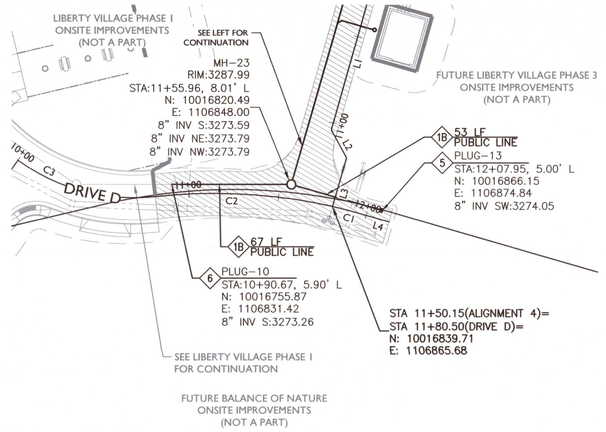


Alignment 4

NOTE: ALL STRUCTURES LABELED ON THIS SHEET LEFT USE ABOVE ALIGNMENT STATIONING

SCALE 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4

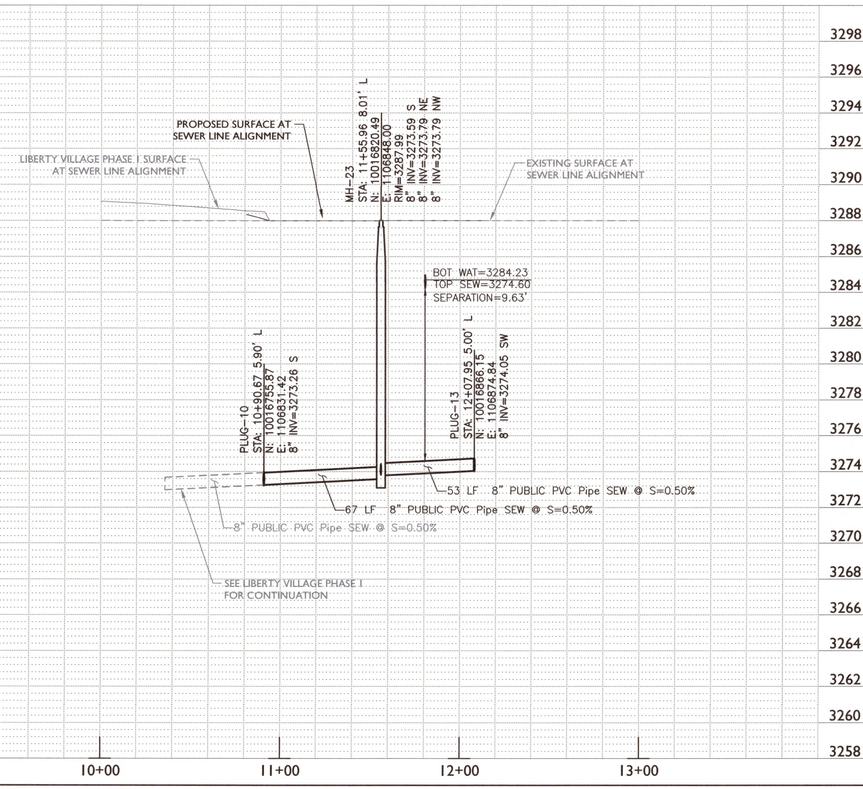




DRIVE D

NOTE: ALL STRUCTURES LABELED ON THIS SHEET RIGHT USE ABOVE ALIGNMENT STATIONING

SCALE 40 0 40 80 FEET
HORIZONTAL: 1" = 40' VERTICAL: 1"=4



CONSTRUCTION NOTES

SEWER NOTES

1B	8" PVC SEWER LINE	270 LF
2A	60" SEWER MANHOLE & COVER PER ASH CREEK SSD STD SEWER MANHOLE DWG	1 EA
3A	4" SEWER SERVICE; ASH CREEK SSD SEWER SERVICE CONNECTION DETAIL	21 LF
4	SEWER CLEANOUT PER ASH CREEK SSD SEWER CLEANOUT W/LID DETAIL DWG	1 EA
5	SEWER PLUG;	1 EA
6	REMOVE PLUG & CONNECT TO EXISTING SEWER; CONTRACTOR TO VERIFY LOCATION & NOTIFY ENGINEER OF ANY DISCREPANCY	1 EA

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.14'	S59°44'36"E
L2	17.68'	N75°15'24"E
L3	28.32'	S59°44'36"E
L4	15.33'	S30°26'31"W
L5	254.29'	S88°57'47"E
L6	21.15'	N77°32'13"E
L7	118.28'	N30°15'24"E
L8	8.55'	N30°15'24"E

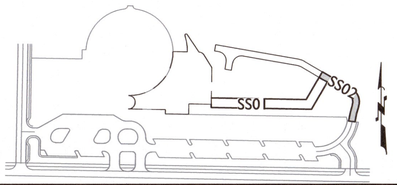
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	17.45'	300.00'	17.45'	003°19'57"
C2	99.58'	300.00'	99.12'	019°01'06"
C3	80.92'	110.00'	79.11'	042°08'55"

NOTE: ALL SEWER SERVICE LINES IN LIBERTY VILLAGE PHASE 2 ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED. SEWER MAINS ARE PRIVATE OR PUBLIC PER PLANS.

LEGEND

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

KEY MAP N.T.S



Liberty Village Phase 2
Hurricane, Utah

Sewer Plan & Profile

PROFESSIONAL ENGINEER
11-22-24
No. 5234443-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

Revisions:

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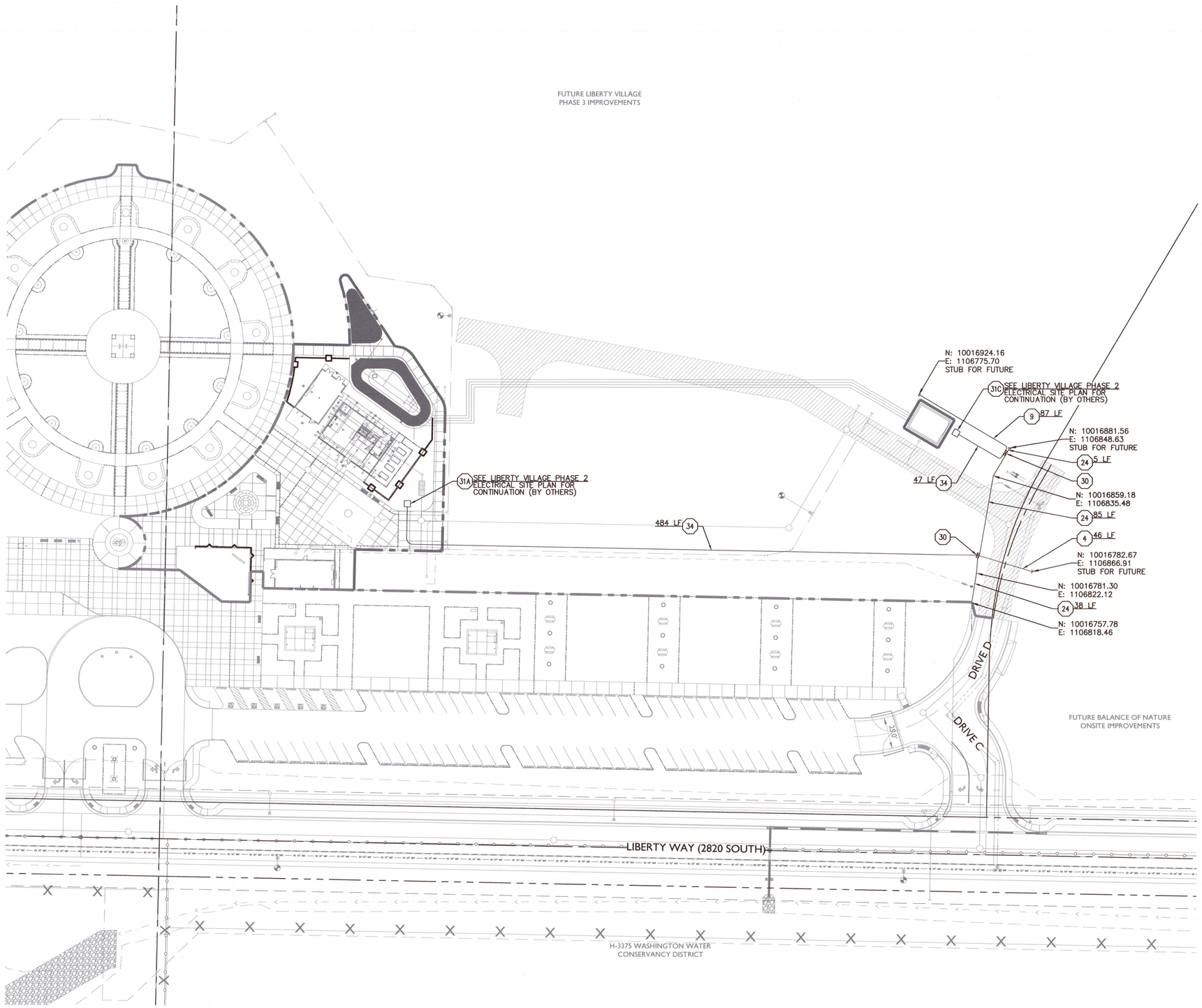
Blue Stakes of UTAH 811 — Dial 8-1-1 or 1-800-662-4111

Designer: EPS	Job No. 21-0167	Sheet No. 9 of 16
Drawn by: EPS	Dwg No. SS02	

DEC 04 2024

21-0167 - Liberty Village Phase 2

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CONSTRUCTION NOTES

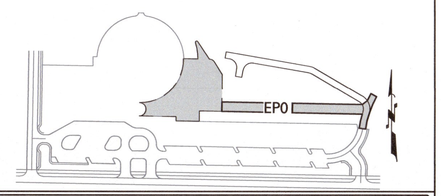
POWER NOTES

4	INSTALL 2.5" PVC WITH 1/0 15KV	46 LF
9	INSTALL 4" PVC FOR FUTURE	87 LF
24	INSTALL 4" PVC WITH 4/0 15KV 3-PHASE	128 LF
30	INSTALL 3 PHASE VAULT	2 EA
31A	INSTALL NEW 150KVA TRANSFORMER 12.47KV-208Y/120, 3-PHASE	1 EA
31C	INSTALL NEW 112.5KVA TRANSFORMER 12.47KV-480Y/277 V, 3-PHASE	1 EA
34	INSTALL 4" PVC WITH #1/0 AL 15KV 3-PHASE	531 LF

LEGEND

- XX LOT NUMBER
- PROPOSED CENTERLINE
- PROPOSED SURVEY MONUMENT
- PROPOSED MULTI USE EASEMENT
- PHASE LINE
- PROPOSED SIDEWALK RAMP
- PROPOSED DRIVEWAY
- PROPOSED STORM DRAIN LINE
- PROPOSED SCUPPER
- PROPOSED CATCH BASIN
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- EXISTING WATER VALVE
- EXISTING JUNCTION BOX
- EXISTING GUY WIRE
- EXISTING STREET LIGHT
- EXISTING FENCE

KEY MAP N.T.S



Liberty Village Phase 2

Hurricane, Utah

Power Plan

PROFESSIONAL ENGINEER 11-22-24 No. 13284643-2202 JOSEPH W. PETRUCCI III STATE OF UTAH

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Designer: EPS	Job No. 21-0167	Sheet No. 10 of 16
Drawn by: EPS	Dwg No. EP01	

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21-0167 - Liberty Village Phase 2

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BASIN 1
VR=15,762 CF
VP=17,376 CF
BOT=3284
TOP=3285

PHASE 1 LIMITS OF GRADING

PHASE 2 LIMITS OF GRADING; TYP

LIBERTY VILLAGE PHASE 1 IMPROVEMENTS (NOT A PART)

FUTURE LIBERTY VILLAGE PHASE 3 IMPROVEMENTS (NOT A PART)

LIBERTY VILLAGE PHASE 1 IMPROVEMENTS (NOT A PART)

FF=89.64

FF=89.64

FF=90.45

FF=89.70

10 1569 SY

DRIVE D

DRIVE C

scale: 1" = 40' (40 0 40 80 feet)

CONSTRUCTION NOTES

PAVING NOTES

(10) GRAVEL FIRE ACCESS ROAD WITH COMPACTED SUB GRADE — 1569 SY

LINE TABLE		
LINE	LENGTH	BEARING
L1	169.26'	N59°44'36"W
L2	175.29'	N80°04'00"W
L3	22.00'	S09°56'00"W
L4	20.00'	N80°04'00"W
L5	22.00'	N09°56'00"E
L6	13.81'	N80°04'00"W
L7	20.00'	N09°56'00"E
L8	265.10'	S80°04'00"E
L9	166.26'	S59°44'36"E
L10	13.84'	N30°26'31"E
L11	20.00'	S59°33'29"E
L12	15.33'	S30°26'31"W
L13	25.00'	N81°54'32"W

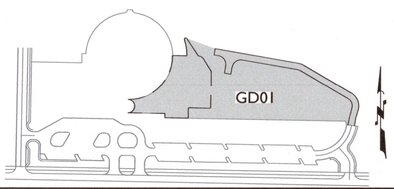
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	52.98'	312.50'	52.92'	009°42'48"
C2	37.90'	28.00'	35.07'	077°32'52"
C3	9.93'	28.00'	9.88'	020°19'24"
C4	43.98'	28.00'	39.60'	090°00'00"
C5	43.98'	28.00'	39.60'	090°00'00"
C6	17.03'	48.00'	16.94'	020°19'24"
C7	43.89'	28.00'	39.53'	089°48'53"
C8	112.15'	287.50'	111.44'	022°21'03"

LEGEND

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

KEY MAP

N.T.S



Liberty Village Phase 2

Hurricane, Utah

Grading Plan

PROFESSIONAL ENGINEER — 22 — JOSEPH W. PETRUCCI — STATE OF UTAH

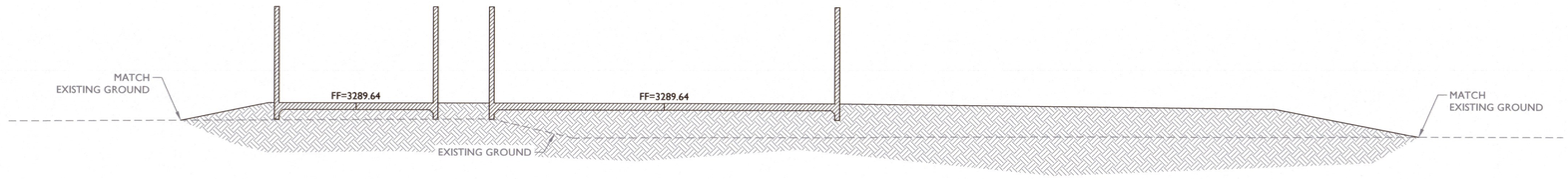
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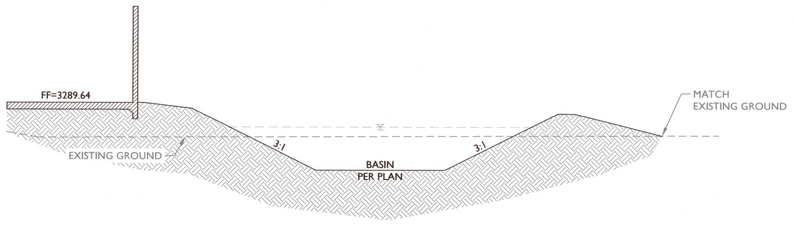
Dial 8-1-1 or 1-800-662-4111 — Blue Stakes of UTAH 811

Designer:	Job No.	Sheet No.
EPS	21-0167	11 of 16
Drawn by: EPS	Dwg No. GD01	

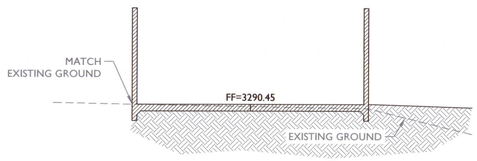
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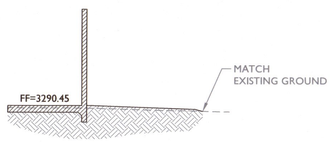
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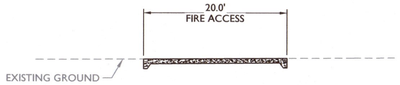
SECTION 2
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SECTION 3
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SECTION 4
N.T.S.



SECTION 5
N.T.S.





21-0167 - Liberty Village Phase 2

schumbley Nov 22, 2024 11:31am S:\Projects\2021\21-0167\Civil_Construction Documents_Liberty Village\Phase 2\Grading Plans\21-0167 - GS01.dwg

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

Project:
Liberty Village Phase 2
Hurricane, Utah

Grading Sections

Revisions:

Blue Stakes of UTAH 811
Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

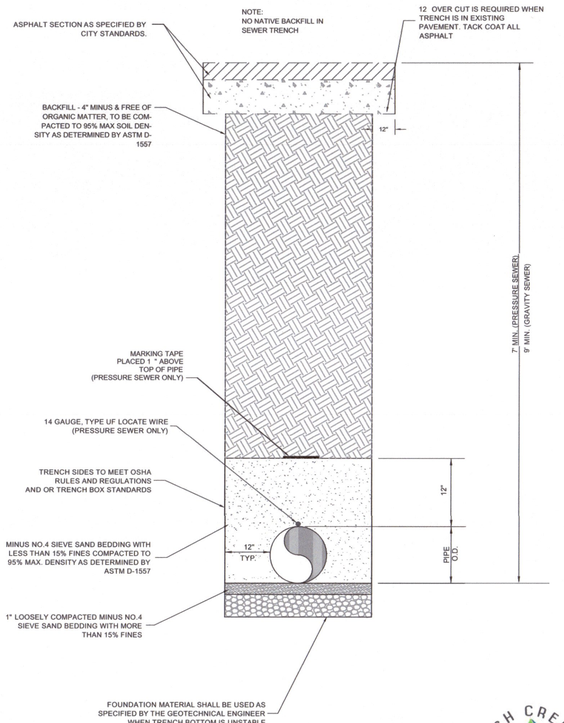
PROFESSIONAL ENGINEER
No. 7324543-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

Job No.
21-0167

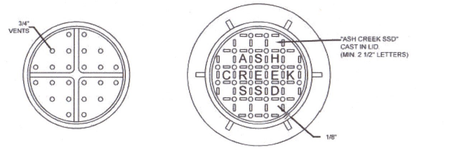
GS01

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12
of 16

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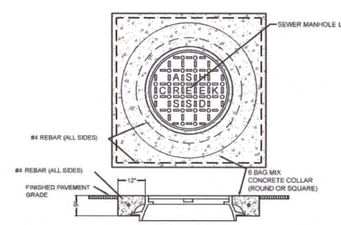
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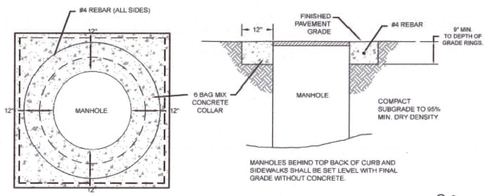
BOTTOM VIEW OF COVER PLAN OF COVER & FRAME

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

RING & LID DETAIL
N.T.S.



FRAME & LID DETAIL
N.T.S.



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

MANHOLE~ADJUSTMENT TO GRADE
N.T.S.

HURRICANE CITY WATER NOTES:

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

HURRICANE VALLEY FIRE DISTRICT NOTES:

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

TDS COMMUNICATIONS NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT (435-288-1415) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDING FOR PREWIRE OPTIONS FOR 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.

POWER NOTES FOR BoN GARDENS OFF-SITE:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS0
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY ANY PROPERTIES THAT MAY BE AFFECTED.
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. DEVELOPER WILL BE BILLED A TERMINATION FEE $102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
11. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC.
12. DEVELOPER WILL BE BILLED $4074.00 FOR A 750 THREE PHASE PRIMARY RISER FEE.
13. ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROAD WAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
14. DEVELOPER WILL BE BILLED $1083.00 FOR SWITCH MAKE-UP FEE FOR EACH SWITCH THAT HAS BEEN INSTALLED.
15. DEVELOPER WILL BE BILLED $1690.00 FUSE BAY FEE. FOR EACH FUSE BAY USED.
16. ALL THREE PHASE 750 MCM 15KV RUNS MUST NOT EXCEED 1000 FEET BETWEEN SWITCHES.
17. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED BY SERVICE MAIN BREAKER SIZE.
18. THIS PLAN WILL ONLY PROVIDE A POWER CONNECTION TO BoN GARDENS. THE CAPACITY TO SERVE THIS DEVELOPMENT WILL NEED TO COME FROM THREE FALLS SUBSTATION. THIS DEVELOPMENT WILL NEED TWO 3-PHASE 400-AMP DISTRIBUTION CIRCUITS THAT COME FROM THREE FALLS SUBSTATION. CONTACT HURRICANE POWER ABOUT OPTIONS TO GET THE TWO OFF-SITE CIRCUITS TO THE PROPERTY.

NATURAL GAS & DOMINION ENERGY:

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

CITY STREETS NOTES:

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

ASH CREEK SEWER DISTRICT NOTES:

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

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

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

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

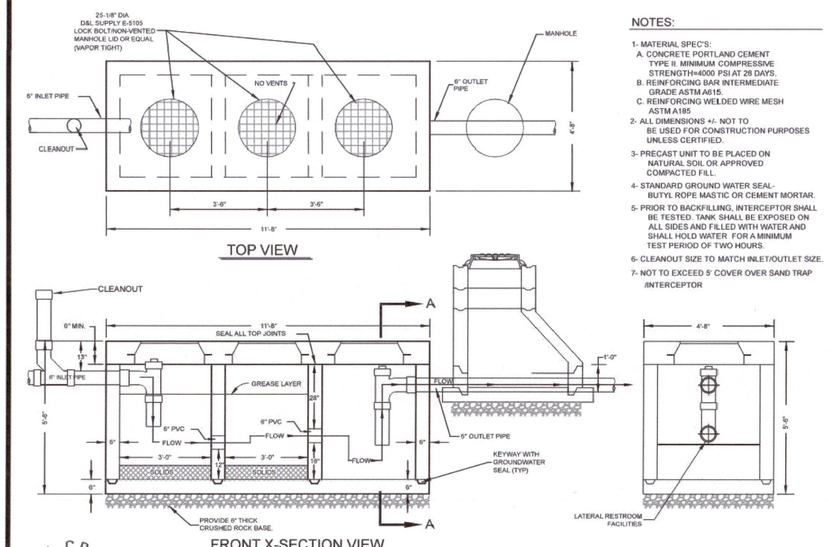
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY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

INFOWEST, CATV/FIBER OPTIC NOTES:

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

HURRICANE CITY PARKS DEPARTMENT:

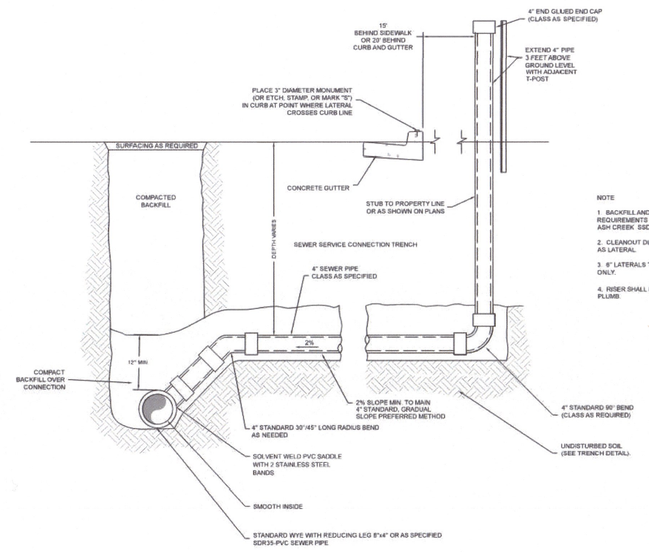
1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS ANO/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.



NOTES:

1- MATERIAL SPEC'S:
A. CONCRETE PORTLAND CEMENT TYPE II. MINIMUM COMPRESSIVE STRENGTH=4000 PSI AT 28 DAYS.
B. REINFORCING BAR INTERMEDIATE GRADE ASTM A615.
C. REINFORCING WELDED WIRE MESH ASTM A185
2- ALL DIMENSIONS +/- NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS CERTIFIED.
3- PRECAST UNIT TO BE PLACED ON NATURAL SOIL OR APPROVED COMPACTED FILL.
4- STANDARD GROUND WATER SEAL- BUTYL ROPE MASTIC OR CEMENT MORTAR.
5- PRIOR TO BACKFILLING, INTERCEPTOR SHALL BE TESTED. TANK SHALL BE EXPOSED ON ALL SIDES AND FILLED WITH WATER AND SHALL HOLD WATER FOR A MINIMUM TEST PERIOD OF TWO HOURS.
6- CLEANOUT SIZE TO MATCH INLET/OUTLET SIZE.
7- NOT TO EXCEED 5' COVER OVER SAND TRAP /INTERCEPTOR

GREASE AND SAND INTERCEPTOR DETAIL
N.T.S.



NOTE
1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL
3. 6" LATERALS TO CONNECT AT MANHOLE ONLY.
4. RISER SHALL BE INSTALLED VERTICALLY PLUMB.

SEWER SERVICE CONNECTION DETAIL
N.T.S.

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

Liberty Village Phase 2
Hurricane, Utah

Details Sheet

Project:

Revisions:

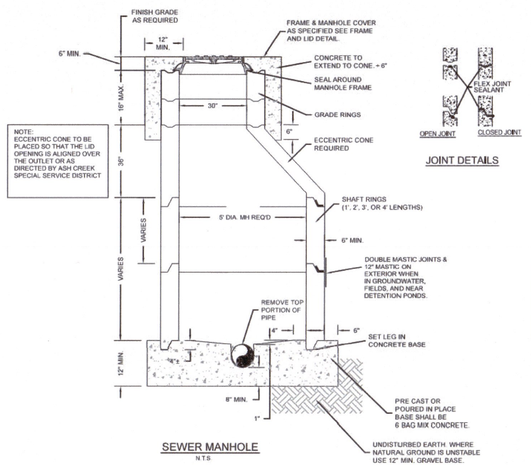
Blue Stakes of Utah 811 — Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

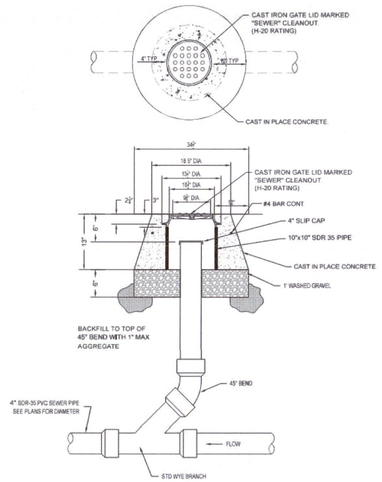
PROFESSIONAL ENGINEER — 22 — No. 11523643-2202 JOSEPH W. PETRUCCI JR. — STATE OF UTAH

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

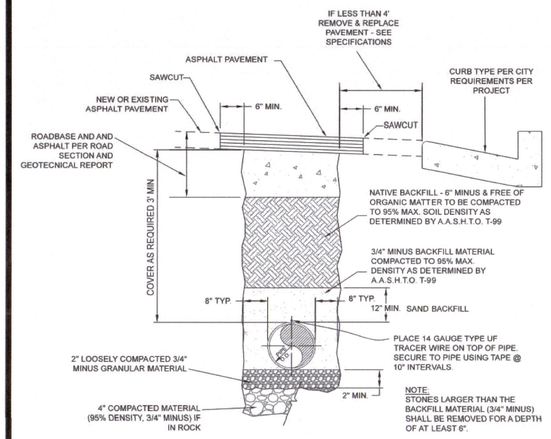
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SEWER MANHOLE
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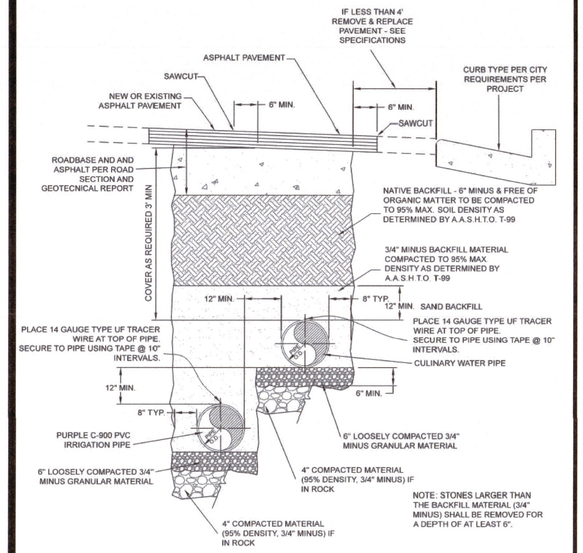


SEWER CLEANOUT W/LID DETAIL
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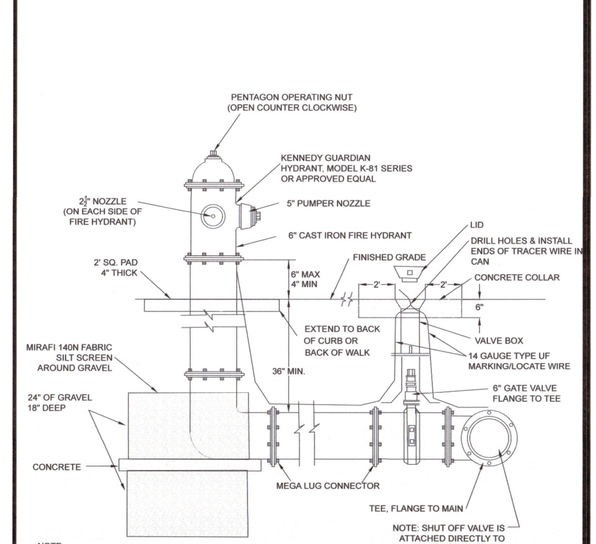
CULINARY WATER TRENCH
N.T.S.

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



JOINT IRRIGATION AND CULINARY WATER TRENCH
N.T.S.

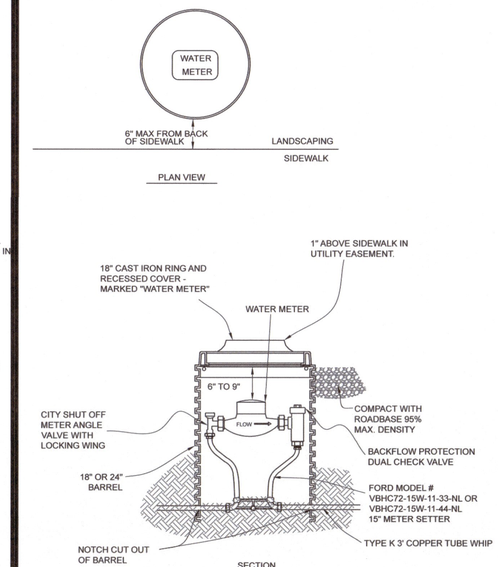
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	**JOINT IRRIGATION AND CULINARY WATER TRENCH**	STANDARD DWG. NO. WD 301 — 1 OF 1; APPROVED: DATE: 8/5/2020 BY: H.C.E.



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

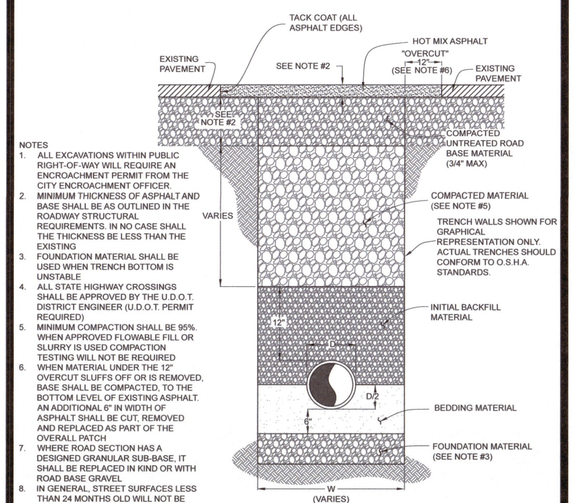
STANDARD FIRE HYDRANT
N.T.S.

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



WATER METER BOX
N.T.S.

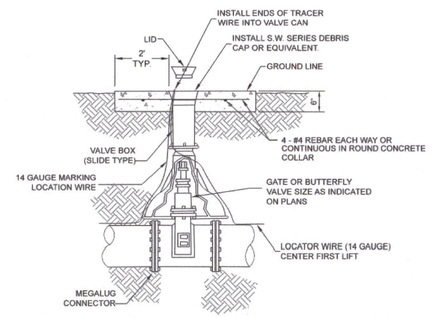
CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**WATER METER BOX DETAILS**	STANDARD DWG. NO. WD 303-2 — 2 OF 4; APPROVED: DATE: 8/05/20 BY: H.C.E.



NOTES
1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE,ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR
N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	TRENCH BACKFILL AND REPAIR DETAIL	STANDARD DWG. NO. TD 100 — 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



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

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

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
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EPS GROUP

Liberty Village Phase 2
Hurricane, Utah

Project:

Revisions:

Blue Stakes of UTAH 811 — Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER — No. 13243543-2202 — JOSEPH W. PETRUCCI III — STATE OF UTAH

Job No.
21-0167

DT02

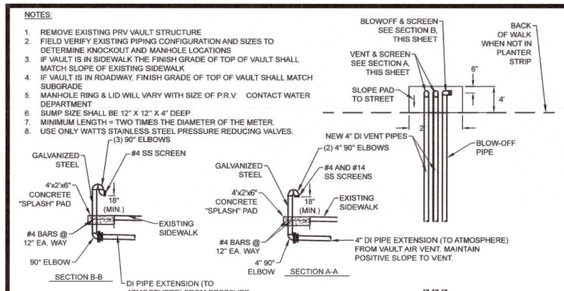
Sheet No.
14
of 16

Details Sheet

DEC 04 2024

NOTES:

1. REMOVE EXISTING PRV VAULT STRUCTURE
2. FIELD VERIFY EXISTING PIPING CONFIGURATION AND SIZES TO DETERMINE KNOCKOUT AND MANHOLE LOCATIONS
3. IF VAULT IS IN SIDEWALK THE FINISH GRADE OF TOP OF VAULT SHALL MATCH SLOPE OF EXISTING SIDEWALK
4. IF VAULT IS IN ROADWAY, FINISH GRADE OF TOP OF VAULT SHALL MATCH SUBGRADE
5. MANHOLE RING & LID WILL VARY WITH SIZE OF P.R.V. CONTACT WATER DEPARTMENT
6. SUMP SIZE SHALL BE 12" X 12" X 4" DEEP
7. MINIMUM LENGTH = TWO TIMES THE DIAMETER OF THE METER.
8. USE ONLY WATTS STAINLESS STEEL PRESSURE REDUCING VALVES.



STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

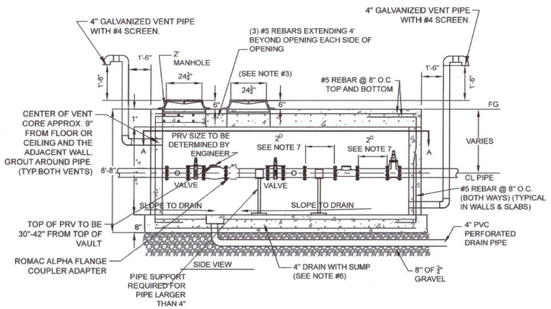
STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION

STANDARD DWG. NO.	
WD 315-1	1 OF 3
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.

* SEE SHEET 1 OF 3 FOR PLAN VIEW & VENT DETAILS *

NOTES:

1. REMOVE EXISTING PRV VAULT STRUCTURE
2. FIELD VERIFY EXISTING PIPING CONFIGURATION AND SIZES TO DETERMINE KNOCKOUT AND MANHOLE LOCATIONS
3. IF VAULT IS IN SIDEWALK THE FINISH GRADE OF TOP OF VAULT SHALL MATCH SLOPE OF EXISTING SIDEWALK
4. IF VAULT IS IN ROADWAY, FINISH GRADE OF TOP OF VAULT SHALL MATCH SUBGRADE
5. MANHOLE RING & LID WILL VARY WITH SIZE OF P.R.V. CONTACT WATER DEPARTMENT
6. SUMP SIZE SHALL BE 12" X 12" X 4" DEEP
7. MINIMUM LENGTH = TWO TIMES THE DIAMETER OF THE METER.
8. USE ONLY WATTS STAINLESS STEEL PRESSURE REDUCING VALVES.



STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION

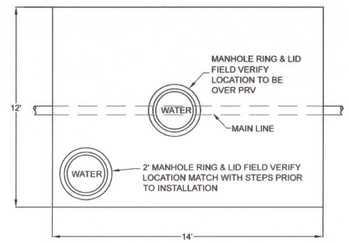
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD PRESSURE REDUCING VALVE AND VAULT FOR NEW CONSTRUCTION

STANDARD DWG. NO.	
WD 315-2	2 OF 3
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.



TOP VIEW LID

NOTE:

SIZE OF MANHOLE RING & LID WILL VARY WITH SIZE OF PRV (CONTACT WATER DEPARTMENT)

STANDARD PRESSURE REDUCING VALVE VAULT LID FOR NEW CONSTRUCTION

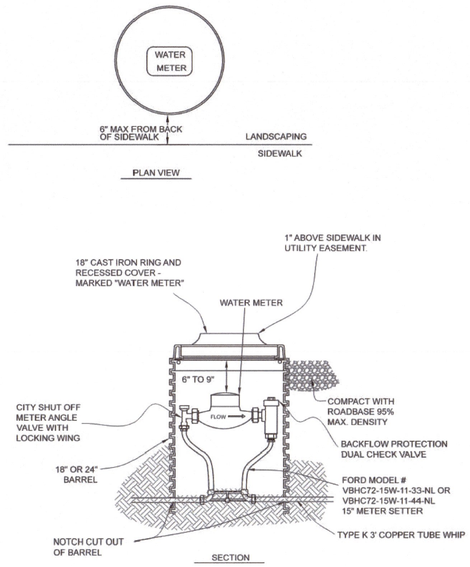
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD PRESSURE REDUCING VALVE VAULT LID

STANDARD DWG. NO.	
WD 315-3	3 OF 3
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.



WATER METER BOX

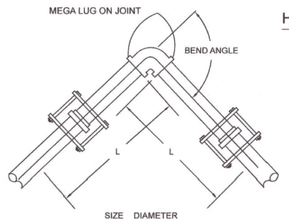
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

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

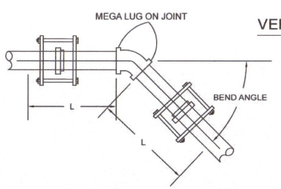


HORIZONTAL BEND

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

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

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

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

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

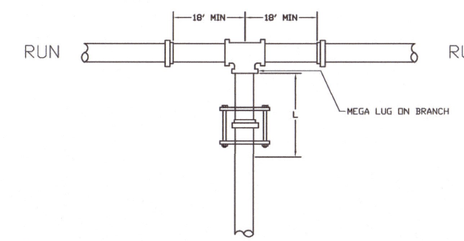
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

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

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



BRANCH

BRANCH SIZE DIAMETER \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	2	*	*	*	*	*
12					19	12	4	*	*	*
14						28	22	15	8	*
16							37	31	26	13
18								46	41	30
20									55	45
24										72

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

RESTRAINED LENGTHS, "L" (IN FEET)

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

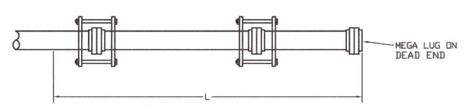
WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD TEE DUCTILE IRON RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
309	1 OF 1
APPROVED:	
DATE: MAY 2009	BY:

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE IN INCHES									
4	6	8	10	12	14	16	18	20
23	33	45	52	62	71	80	89	98

RESTRAINED LENGTHS, 'L' (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN WASHINGTON COUNTY.

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

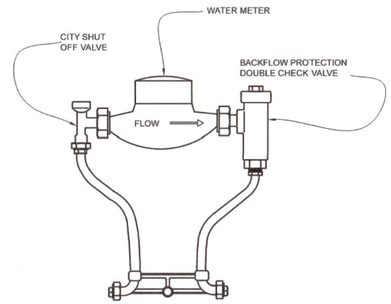
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE DESIGN ENGINEER AND APPROVED BY THE COUNTY REPRESENTATIVE.

WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DEAD END FOR DUCTILE IRON RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO.	
311	1 OF 1
APPROVED:	
DATE: MAY 2009	BY:



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

WATER METER SETTER

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

STANDARD DWG. NO.	
WD 303-1	1 OF 4
APPROVED:	
DATE: 8/5/2020	BY: H.C.E.

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

EPS GROUP

Liberty Village Phase 2
Hurricane, Utah

Details Sheet

Project:

Revisions:

Dial 8-1-1 or 1-800-662-4111
Blue Stakes of UTAH811

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
No. 13234543-2202
JOSEPH W. PETRUCCI III
STATE OF UTAH

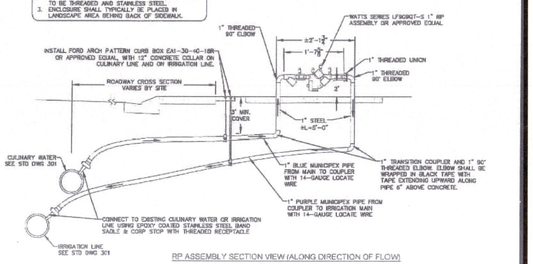
Job No.
21-0167
DT03

Sheet No.
15
of 16

DEC 04 2024

21-0167 - Liberty Village Phase 2

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1 INCH RP VALVE ASSEMBLY

N.T.S.

CITY OF HURRICANE

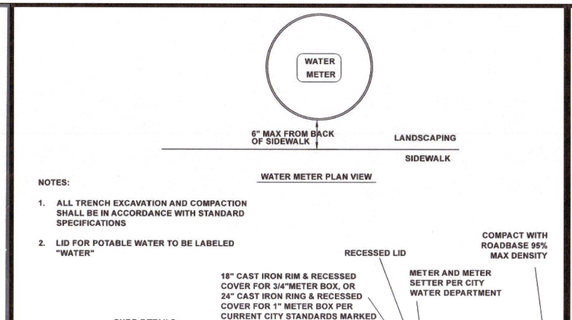
1 INCH RP VALVE ASSEMBLY

REVISIONS		
DATE	DESCRIPTION	BY
6/2/22	CONNECT TO IRR	CWL

STANDARD DWG. NO. ??? 1 OF 1

APPROVED:

DATE: ??? BY: T.J.D.



3/4" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

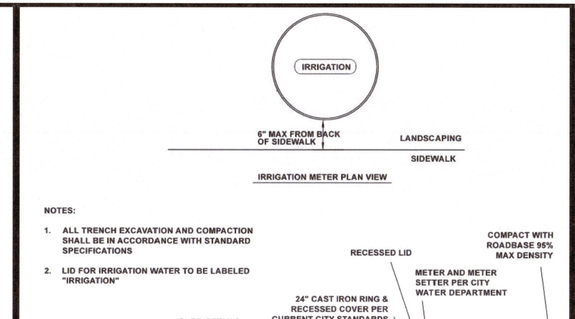
3/4" AND 1"WATER SERVICE AND METER

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 303-3 3 OF 4

APPROVED:

DATE: 8/5/2020 BY: H.C.E



1" IRRIGATION SERVICE AND METER

N.T.S.

CITY OF HURRICANE

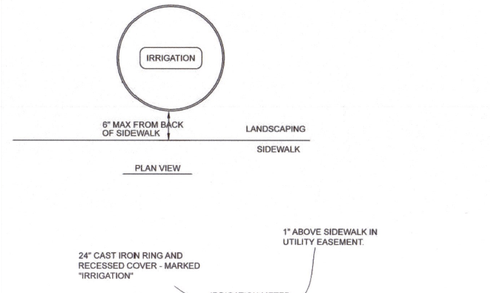
1" IRRIGATION SERVICE CONNECTION AND METER

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 305-1 1 OF 2

APPROVED:

DATE: 8/5/2020 BY: H.C.E



IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE

IRRIGATION METER BOX DETAILS

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 305-2 2 OF 2

APPROVED:

DATE: 8/25/20 BY: H.C.E

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Mesa, AZ 85201
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www.epsgroupinc.com

Liberty Village Phase 2
Hurricane, Utah

Details Sheet

Project:

Revisions:

Blue Stake of Utah 811 — Dial 8-1-1 or 1-800-662-4111

Designer: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER — Reg. 12234543-2202 — JOSEPH W. PETRUCCI III — STATE OF UTAH

Job No. 21-0167

DT04

Sheet No. 16 of 16

21-0167 - Liberty Village Phase 2

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DEC 04 2024

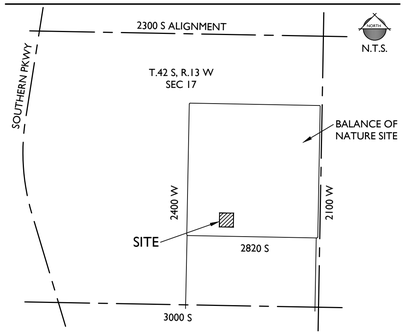
LIBERTY VILLAGE - PHASE 2

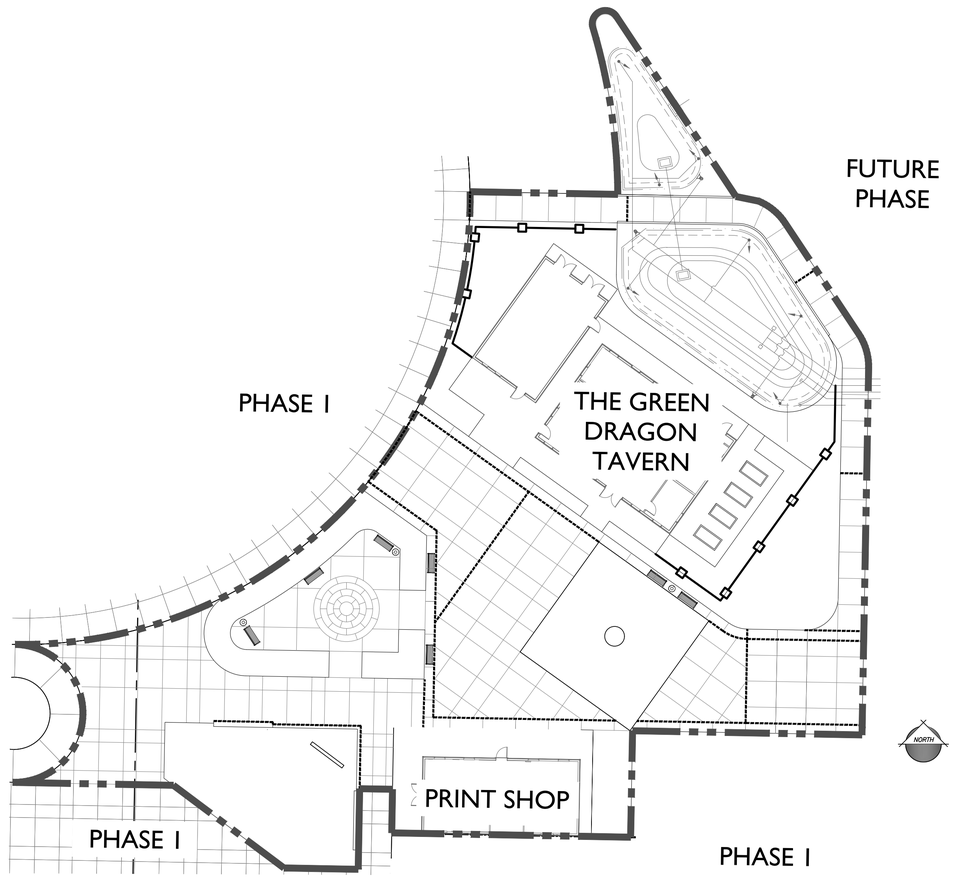
A PORTION OF SECTION 17, TOWNSHIP 425. RANGE 13W.
WASHINGTON COUNTY, UTAH

100% LANDSCAPE CONSTRUCTION DOCUMENTS

SUBMITTED: DECEMBER 2, 2024

VICINITY MAP





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L-4.01	Planting Details	11
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EX 1.0	Master Plan Exhibit	30

PROJECT TEAM

OWNER:
LIBERTY VILLAGE
1568 S River Road
St. George, UT 84790
Contact: Stephanie Brager
sbrager@libertyvillage.org

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ORCUTT | WINSLOW
2929 N Central Ave., 11th Floor
Phoenix, AZ 85012
(602) 257-1764
Contact: Neil Terry, AIA, NCARB
terry.n@owp.com

LANDSCAPE ARCHITECT:
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Mesa, AZ 85201
(480) 503-2250
Contact: Tom Snyder, RLA, ASLA
tom.snyder@epsgroupinc.com

PLANNER:
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Mesa, AZ 85201
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Contact: Josh Hannon
josh.hannon@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Joe Petruci, PE
joe.petrucci@epsgroupinc.com

IRRIGATION DESIGNER:
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323 W. Drake Road, Suite 204
Fort Collins, CO 80526
(970) 282-1800
Contact: Brent Jeffrey
brent@hinesinc.com

POND DESIGNER:
PACIFIC AQUASCAPE INTERNATIONAL
17520 Newhope Street, Suite 120
Fountain Valley, CA 92708
(714) 514-8821
Contact: Cory Severson, PE
cseverson@paqintl.com

EPS GROUP
1130 N. Alma School, Suite 120
M e s a , A Z 8 5 2 1 0
T:480.503.2250 I F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
LIBERTY VILLAGE - PHASE 2
Hurricane, UT

COVER SHEET

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Blue Stake, Inc. Utah
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7897196-5501
Professional Landscape Architect
DATE SIGNED:12.02.2024

Job No.
21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
L-CS
1 of 30

21-0167
Dec 02, 2024 2:47pm S:\Projects\2021\21-0167\Landscape\Drawings\Liberty Village\Construction Documents\Phase 2\21-0167 - L-CS - Cover Sheet.dwg
kgresham

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. SLEEVES HAVE BEEN PROVIDED AT KEY LOCATIONS UNDER ROADWAY AND DRIVE APRONS FROM PREVIOUS WORK. MOST SLEEVES CAN BE FOUND BY LOCATING REBAR OR AN "S" STAMPED INTO CONCRETE CURB AT EACH LOCATION. SEE IRRIGATION PLANS FOR MORE INFORMATION.
2. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK. VERIFY EXISTING ELEVATIONS.
3. CONTRACTOR TO OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG 800-662-4111). CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR THE EXISTING GAS MAIN, WATER LINES AND ELECTRICAL LINES.
5. ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE. HORIZONTAL LAYOUT AND DIMENSIONING ARE FROM FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. DRAWING SYMBOLS: A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS ARE USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION ON ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
8. EXISTING AND PROPOSED GRADES ARE BASED ON FIELD OBSERVATIONS. VERIFY ALL GRADE ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION.
9. ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
10. WORK PERFORMED WITHOUT LANDSCAPE ARCHITECT'S APPROVAL AND/OR IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
11. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
13. CONDITIONS BEYOND THE PROPERTY LINE AND CONTRACT LIMITS ARE SHOWN FOR REFERENCE ONLY AND ARE NOT PART OF THIS LANDSCAPE CONSTRUCTION DOCUMENTATION SET.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
15. SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN BUILDING, SITEWORK, AND CIRCULATION SYSTEMS.
16. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FLOW AWAY FROM ALL BUILDINGS TOWARD DRAIN INLETS, RETENTION BASINS, PLANTING/LAWN AREAS OR THE STREET.
17. THE DRAWINGS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE JOB SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
18. DIMENSIONS MARKED 'VERIFY' ARE TO BE FIELD MEASURED. ANY DISCREPANCY FROM THE NOTED DIMENSION IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FURTHER WORK.

MAINTENANCE NOTE:

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

LANDSCAPE PLANTING NOTES:

1. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY CONSTRUCTION TAKING PLACE.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN PLANT AND IRRIGATION QUANTITIES SHALL TAKE PRECEDENCE.
5. STAKE ALL TREE LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
6. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANTS SHALL BE BOXED, BALLED AND WRAPPED OR CONTAINER GROWN. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE ENTIRELY REMOVED AT TIME OF PLANTING.
8. ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERIES THAT CARRY SPECIFIED PLANTS. THERE SHALL NOT BE ANY SUBSTITUTIONS OF PLANT MATERIAL FROM OTHER NON SPECIFIED PLANTS OR NURSERIES. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
9. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL TO COORDINATE ACCEPTANCE AND APPROVAL.
10. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
11. ALL PLANT SPECIES SHALL CONFORM TO THE LANDSCAPE CONSTRUCTION DOCUMENTS. THERE WILL BE NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT SHOWN FOR REFERENCE ONLY.
13. SIGHT DISTANCE EASEMENTS SHALL BE KEPT CLEAR OF LANDSCAPING OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2' - 0". TREES WITHIN THESE EASEMENTS SHALL HAVE A CANOPY TRIMMED AND MAINTAINED TO A HEIGHT OF 7' - 0" UPON INSTALLATION.
14. ALL TREES TO BE SELECTED BY OWNER REPRESENTATIVES AT NURSERY. PHOTO SUBMITTAL REQUIRED FOR ALL OTHER PLANT MATERIALS.

SITE ABBREVIATIONS:

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

IRRIGATION NOTES:

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

MATERIALS LEGEND

SYMBOL	ITEM	SIZE	QTY
	"Calico" Stabilized Decomposed Granite or approved equal	1/4" Minus 4" Compacted Depth	1,081 SF
	Decorative Concrete Paving Type A Davis Color (Eastern Tan) with sandblast finish		7,898 SF
	Standard Concrete Paving Natural Grey with medium broom finish		1,872 SF
	Decorative Concrete Paving Type B Davis Color (Eastern Tan) with exposed aggregate finish	5" Thick	2,031 SF
	"Dark Brown" Wood Mulch or approved equal		5,698 SF
	Pedestrian Cobbles "Tuscany Pavers" by Tremron, Running Bond Pattern, Color: Granite, or approved equal	10 cm Thick	4,183 SF
	Raw Steel Edging or approved equal		231 LF
	Expansion Joint		547 LF
	Split Rail Fence		187 LF

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

1.1	STABILIZED DECOMPOSED GRANITE	L-2.01/1
1.2	STANDARD CONCRETE PAVING	L-2.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-2.01/2
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-2.01/2
1.5	PEDESTRIAN COBBLES	L-2.01/3
1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

2.0 MISCELLANEOUS ELEMENTS

2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
2.4	SPLIT RAIL FENCE	L-2.02/1
2.5	RAISED GARDEN BED	L-2.03/1,2,3,4,5
2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

3.0 PLANTING AND LANDSCAPE

3.1	TREE PLANTING	L-4.01/1,2
3.2	SHRUB PLANTING	L-4.01/3
3.3	GROUNDCOVER PLANTING	L-4.01/4
3.4	TURF PLANTING	L-4.01/5

4.0 SITE LIGHTING

4.1	WELL LIGHT	L-6.01/1
4.2	BOLLARD PATHWAY LIGHT	L-6.01/2
4.3	PEDESTRIAN LIGHT	L-6.01/3
4.4	UPLIGHT	L-6.01/4

GENERAL NOTES:
1. REFER SITE FURNISHINGS SCHEDULE ON SHEET L-0.01.
2. EXPANSION JOINTS TO BE LOCATED BETWEEN CONCRETE PAVING MATERIAL CHANGES AND ADJACENT TO SITE STRUCTURES AND BUILDINGS.
3. NO LANDSCAPE IMPROVEMENTS WILL BE SHOWN AT THE PUMP HOUSE IN PHASE 2. PHASE 3 IMPROVEMENT PLANS WILL INCLUDE LANDSCAPE SURROUNDING THE PUMP HOUSE.
4. SEE PACIFIC AQUASCAPE INTERNATIONAL PLANS FOR POND DESIGNS AND SPECIFICATIONS.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	24" Box	2
	Rhus typhina	Staghorn Sumac	24" Box	2
	Ulmus americana 'Colonial Spirit'	Colonial Elm	5.5" Caliper	1
	Ulmus parvifolia 'Drake'	Drake Evergreen Elm	24" Box	4
SHRUBS/ACCENTS		**COMMON NAME**	**SIZE**	**QTY**
	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	5 Gal	13
	Buxus microphylla japonica 'Gregem'	Baby Gem Boxwood	5 Gal	68
	Hemerocallis 'Orange King'	Orange King Daylily	5 Gal	5
MISC. PLANTINGS				**QTY**
	Seasonal Flower Plantings by Owner			1,877 SF
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Provided by Red Desert Sod or Approved Equal		Sod	1,541 SF

SITE FURNISHINGS / MATERIALS - PHASE 2

ID	NAME (SERIES)	SIZE (H x W x L)	COLOR	QTY
LB	Vineyard Bench (Patio Furniture)	32" x 44" x 48"	Polywood: Mahogany	7
TR	Avondale Receptacle (Sitescapes)	Height: 36" Diameter: 28"	Metal Frame: Bronze Wood Grain Recycled Plastic: Brazilian Walnut	3

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

EPS GROUP
1130 N. Alma School, Suite 120
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LIBERTY VILLAGE - PHASE 2
Project: Hurricane, UT

GENERAL NOTES & LEGENDS

Revisions:
12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7497196-5301
Professional Landscape Architect

DATE SIGNED:12.02.2024
Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-0.01
2 of 30

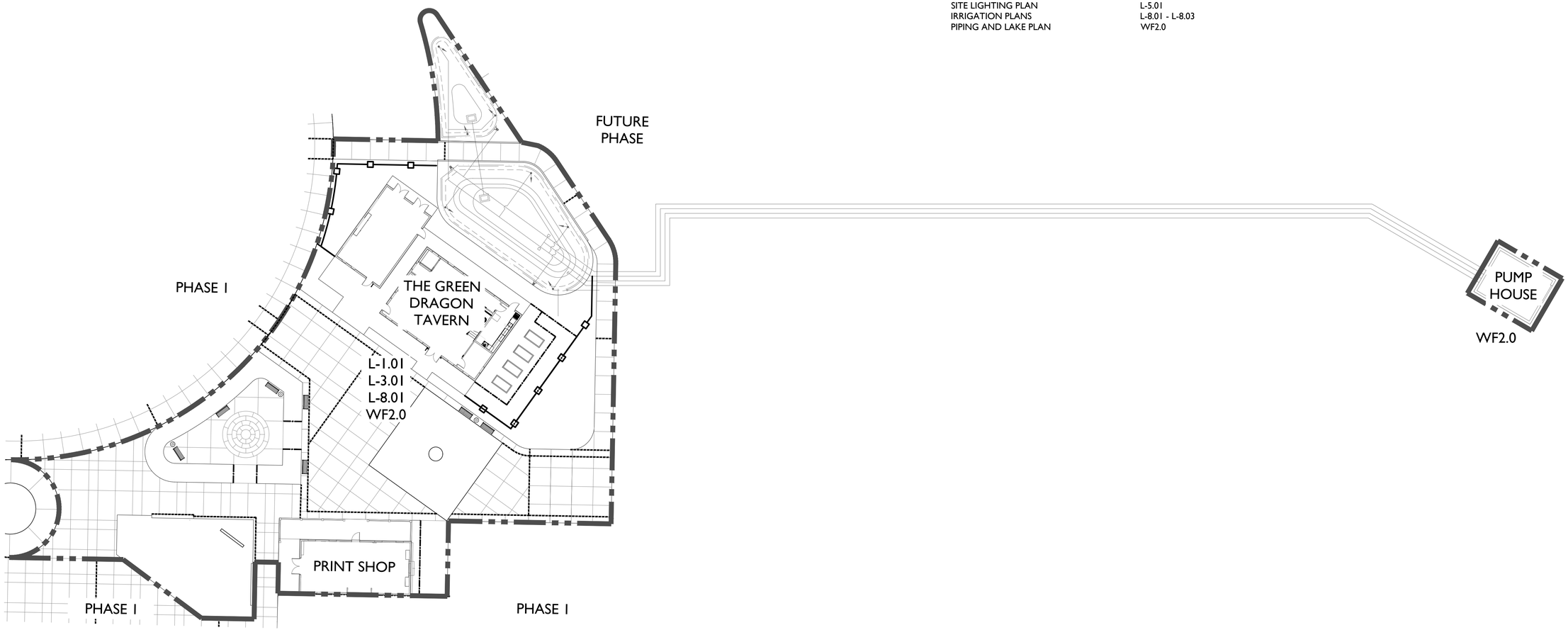
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SHEET LAYOUT KEY LEGEND

SHEET TITLE	SHEET NUMBERS
MATERIAL & WALL PLAN	L-1.01
PLANTING PLAN	L-3.01
SITE LIGHTING PLAN	L-5.01
IRRIGATION PLANS	L-8.01 - L-8.03
PIPING AND LAKE PLAN	WF2.0



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Project:
LIBERTY VILLAGE - PHASE 2
Hurricane, UT

SHEET LAYOUT KEY

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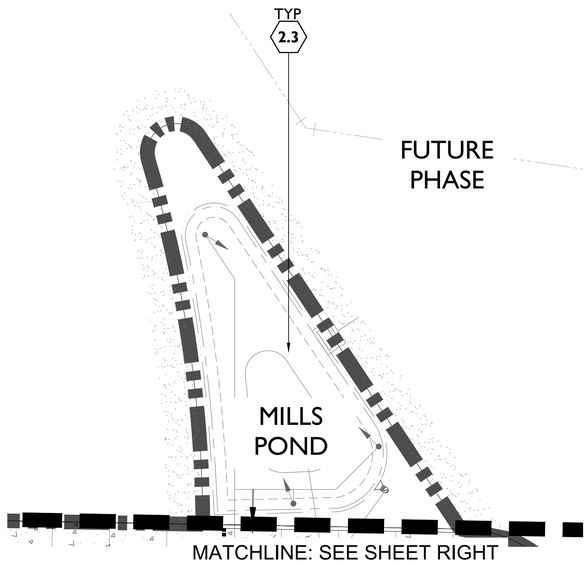
State of Utah
THOMAS E. SNYDER
No. 9297196-5501
Licensed Landscape Architect

DATE SIGNED:12.02.2024

Job No.
21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
L-0.02
3 of 30



MATERIALS LEGEND

SYMBOL	ITEM	SIZE	QTY
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	Standard Concrete Paving Natural Grey with medium broom finish		1,872 SF
	Decorative Concrete Paving Type B Davis Color (Eastern Tan) with exposed aggregate finish	5" Thick	2,031 SF
	"Dark Brown" Wood Mulch or approved equal		5,698 SF
	Pedestrian Cobbles "Tuscany Pavers" by Tremron, Running Bond Pattern, Color: Granite, or approved equal	10 cm Thick	4,183 SF
	Raw Steel Edging or approved equal		231 LF
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SITE DETAIL KEYNOTES

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1.0 PAVEMENTS

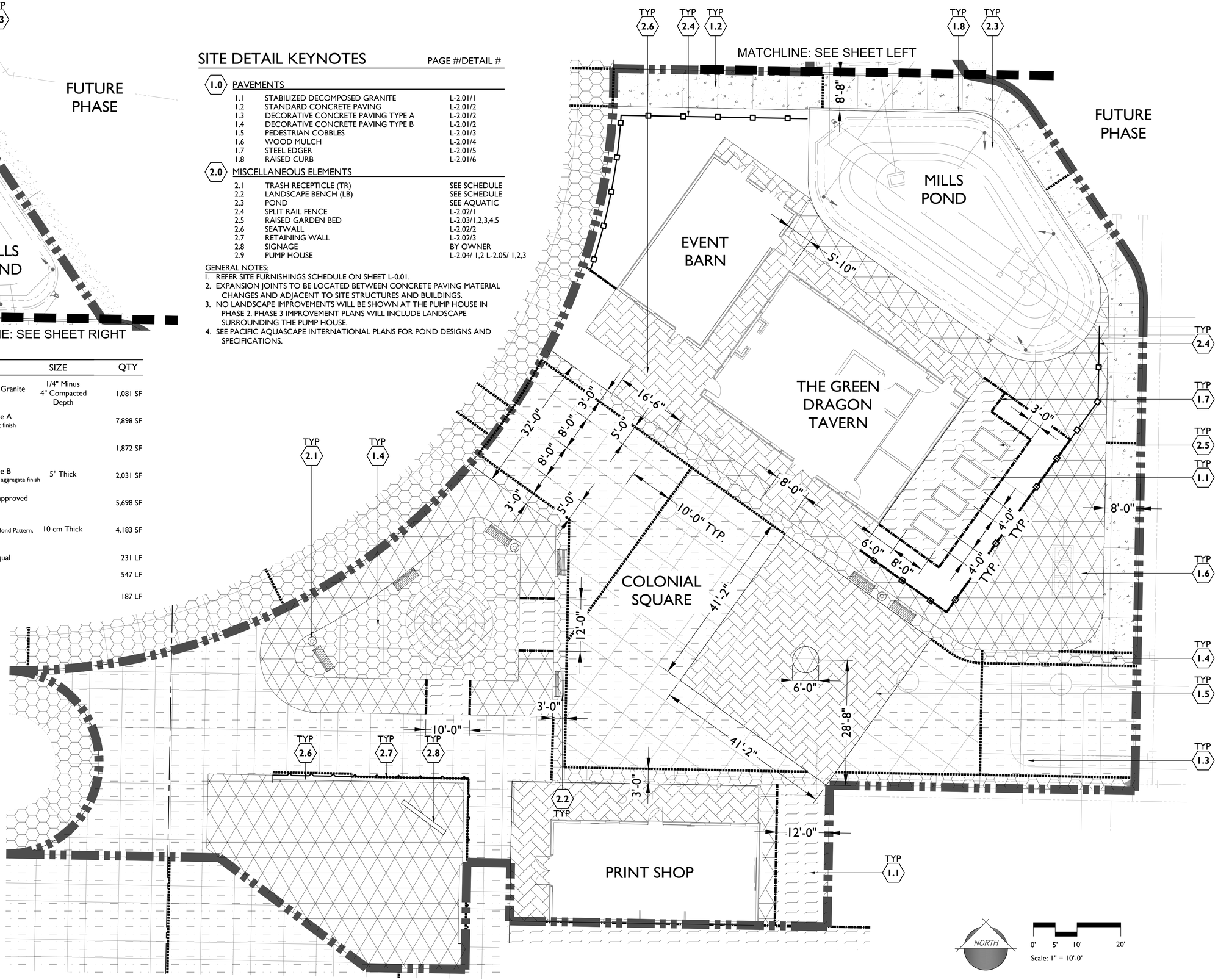
1.1	STABILIZED DECOMPOSED GRANITE	L-2.01/1
1.2	STANDARD CONCRETE PAVING	L-2.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-2.01/2
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-2.01/2
1.5	PEDESTRIAN COBBLES	L-2.01/3
1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

2.0 MISCELLANEOUS ELEMENTS

2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
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2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

GENERAL NOTES:

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

LIBERTY VILLAGE - PHASE 2

Hurricane, UT

Project:

MATERIAL & WALL PLAN

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Blue Stake, Inc. UTAH811
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

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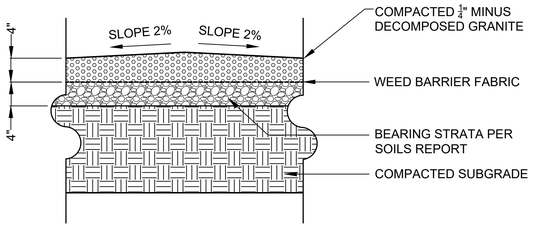
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L-1.01

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GENERAL NOTES:

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

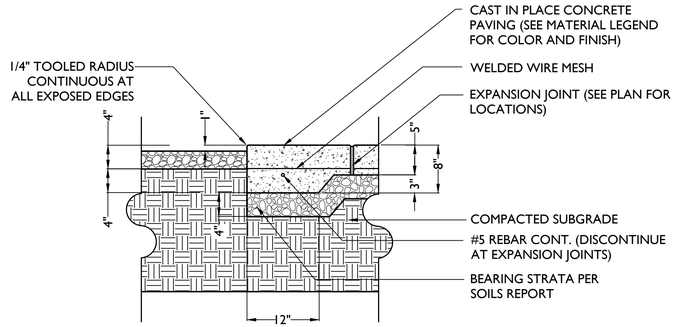


PEDESTRIAN APPLICATION

1 STABILIZED DECOMPOSED GRANITE

1.1

Scale: 1" = 1'-0"



2 PEDESTRIAN CONCRETE PAVING

1.2 1.3 1.4

Scale: 1" = 1'-0"

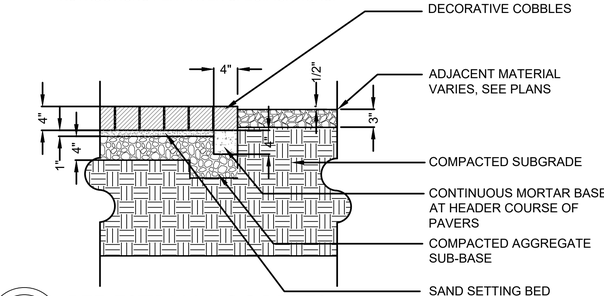
SITE DETAIL KEYNOTES

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1.0	**PAVEMENTS**	
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1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6
2.0	**MISCELLANEOUS ELEMENTS**	
2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
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2.4	SPLIT RAIL FENCE	L-2.02/1
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2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

GENERAL NOTES:

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



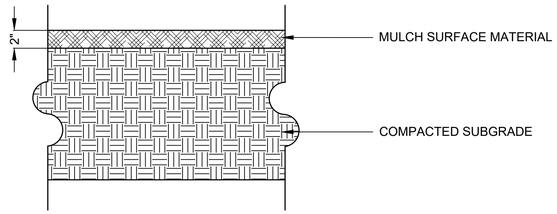
3 PEDESTRIAN COBBLES

1.5

Scale: 1" = 1'-0"

GENERAL NOTES:

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



4 WOOD MULCH

1.5

Scale: 1" = 1'-0"

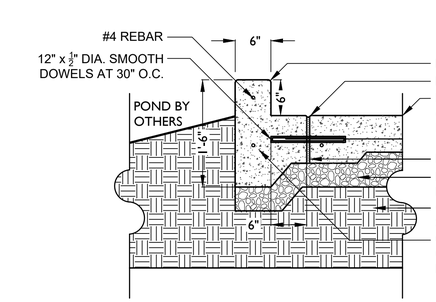
NOTE:

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

5 STEEL EDGER

1.7

Scale: 1" = 1'-0"



6 RAISED CURB

1.8

Scale: 1" = 1'-0"



SPECIFICATIONS:

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

7 LANDSCAPE BENCH (LB)

2.2

Scale: Not to Scale



Avondale
Wood Slat Receptacles

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

Materials
2"x 4" Recycled Plastic or Wood Slats
Interior Support Ring - 7Ga. Steel
Mounting Plates - 1/4" x 1/ 1/2" Stainless Steel
Lid - 24" o.d. Spun Steel Lid
Liner - High Density Polyethlene

NOTE:
SURFACE MOUNT

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

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

Avondale lid options



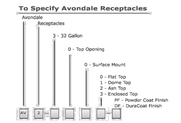
siteScapes
888.331.9464 402.421.9479 fax
P.O. Box 22326 Lincoln, NE 68542
www.sitescapesonline.com
info@sitescapesonline.com

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

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

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

To Specify Avondale Receptacles



30% POST CONSUMER CONTENT

8 TRASH RECEPTICLE (TR)

2.1

Scale: Not to Scale

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Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

MATERIAL & WALL DETAILS

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Blue Stakes of UTAH
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 9197196-5501
Licensed Landscape Architect

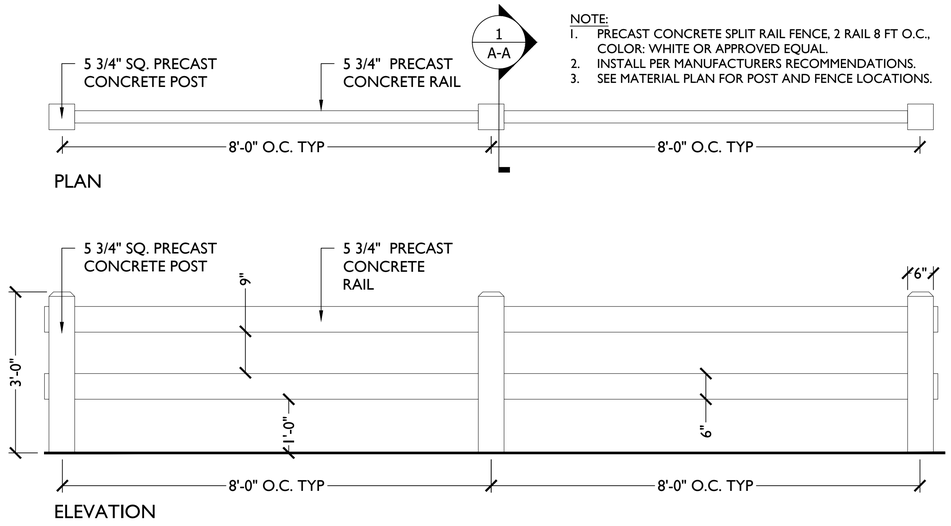
DATE SIGNED:12.02.2024

Job No.
21-0167

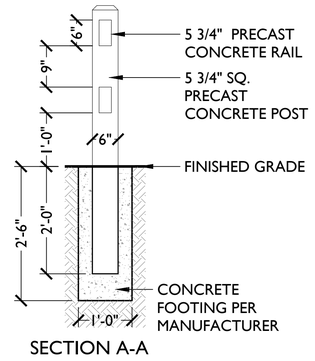
CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.01
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NOTE:
1. PRECAST CONCRETE SPLIT RAIL FENCE, 2 RAIL 8 FT O.C., COLOR: WHITE OR APPROVED EQUAL.
2. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
3. SEE MATERIAL PLAN FOR POST AND FENCE LOCATIONS.



SECTION A-A

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

1.1	STABILIZED DECOMPOSED GRANITE	L-2.01/1
1.2	STANDARD CONCRETE PAVING	L-2.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-2.01/2
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-2.01/2
1.5	PEDESTRIAN COBBLES	L-2.01/3
1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

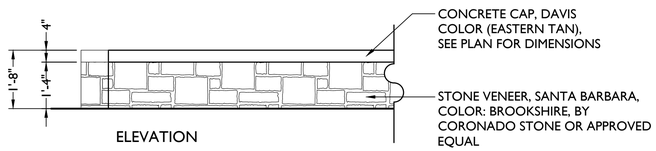
2.0 MISCELLANEOUS ELEMENTS

2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
2.4	SPLIT RAIL FENCE	L-2.02/1
2.5	RAISED GARDEN BED	L-2.03/1,2,3,4,5
2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

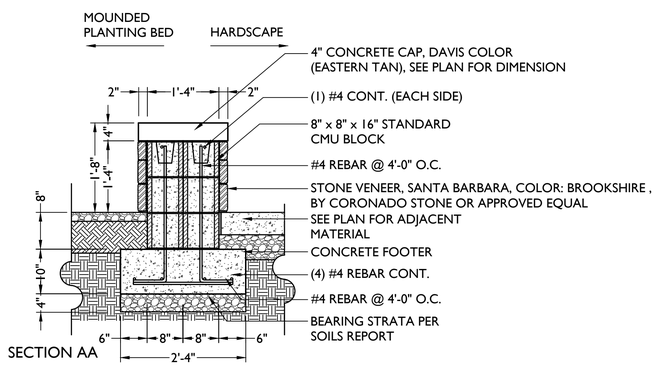
1 SPLIT RAIL FENCE

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

2.4



GENERAL NOTES:
1. SOLID GROUT ALL CELLS THAT CONTAIN REINFORCING.
2. 8' x 8" x16" CMU BLOCK TO BE ADDED TO ENCLOSE BOTH END OF SEATWALL WITH STONE VENEER APPLICATION.
3. ALL EXPOSED CMU BLOCK SHALL RECEIVE STONE VENEER APPLICATION.
4. ALL CMU BLOCK BELOW GRADE SHALL RECEIVE ASPHALTIC EMULSION.



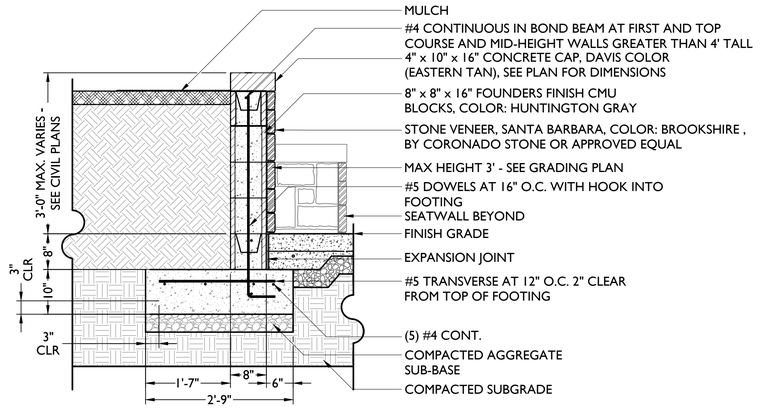
SECTION AA

2 SEATWALL

Scale: 1" = 1'-0"

2.6

GENERAL NOTES:
1. SOLID GROUT ALL CELLS THAT CONTAIN REINFORCING.
2. 8' x 8" x16" CMU BLOCK TO BE ADDED TO ENCLOSE BOTH END OF SEATWALL WITH STONE VENEER APPLICATION.
3. ALL EXPOSED CMU BLOCK SHALL RECEIVE STONE VENEER APPLICATION.
4. ALL CMU BLOCK BELOW GRADE SHALL RECEIVE ASPHALTIC EMULSION.
5. HORIZONTAL REBAR TO SEATWALL THROUGH BOND BEAM.



3 RETAINING WALL

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

2.7

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PROJECT: LIBERTY VILLAGE - PHASE 2
Hurricane, UT

MATERIAL & WALL DETAILS

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation. Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah — THOMAS E. SNYDER — No. 9719196-5301 — Licensed Landscape Architect

DATE SIGNED:12.02.2024

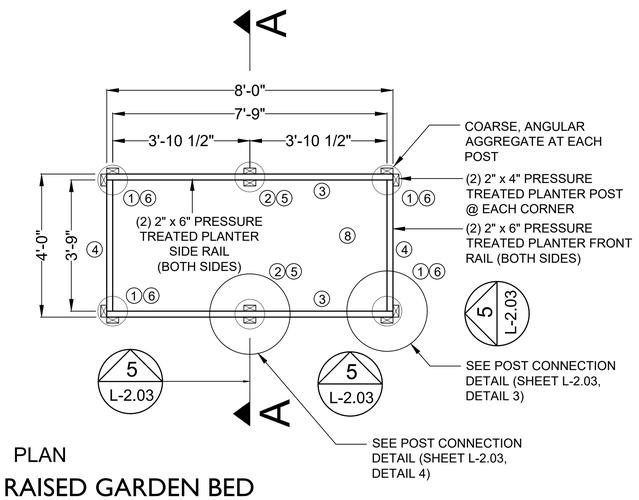
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MATERIAL LIST AND NOTES:

1.	2" x 4" x 29" PRESSURE TREATED POSTS (TYPE A)	- 8 EACH
2.	2" x 4" x 29" PRESSURE TREATED POSTS (TYPE B)	- 4 EACH
3.	2" x 6" x 96" PRESSURE TREATED SIDE RAIL	- 4 EACH
4.	2" x 6" x 45" PRESSURE TREATED FRONT RAIL	- 4 EACH
5.	3/8" x 6" GALVANIZED HEX BOLTS, WASHERS AND NUTS	- 8 EACH
6.	4" GALVANIZED WOOD SCREWS	- 32 EACH
7.	COARSE, ANGULAR AGGREGATE AT EACH POST	- 8 CUBIC FEET
8.	RAISED PLANTER SOIL MIX TO BE INSTALLED WITHIN PLANTER AFTER COMPLETION (SEE SPECIFICATIONS)	- 32 CUBIC FEET

1 RAISED GARDEN BED
PLAN
Scale: 1/2" = 1'-0"

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

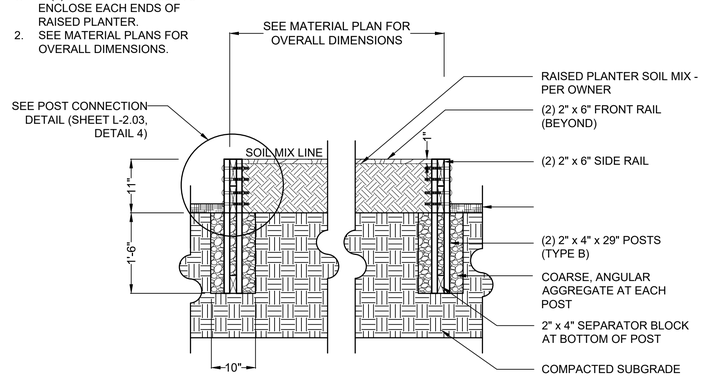
1.1	STABILIZED DECOMPOSED GRANITE	L-2.01/1
1.2	STANDARD CONCRETE PAVING	L-2.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-2.01/2
1.4	DECORATIVE CONCRETE PAVING TYPE B	L-2.01/2
1.5	PEDESTRIAN COBBLES	L-2.01/3
1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

2.0 MISCELLANEOUS ELEMENTS

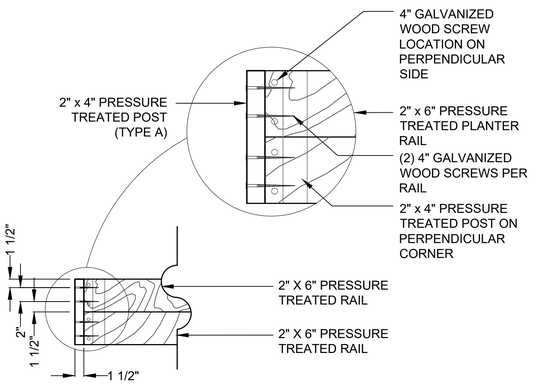
2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
2.4	SPLIT RAIL FENCE	L-2.02/1
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2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

GENERAL NOTES:

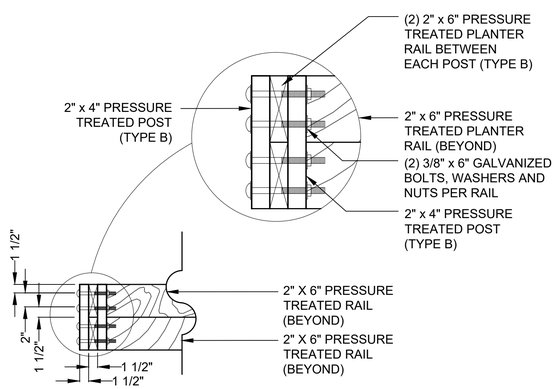
1. 1. (2) 2" x 6" FRONT RAILS TO ENCLOSE EACH ENDS OF RAISED PLANTER.
2. SEE MATERIAL PLANS FOR OVERALL DIMENSIONS.



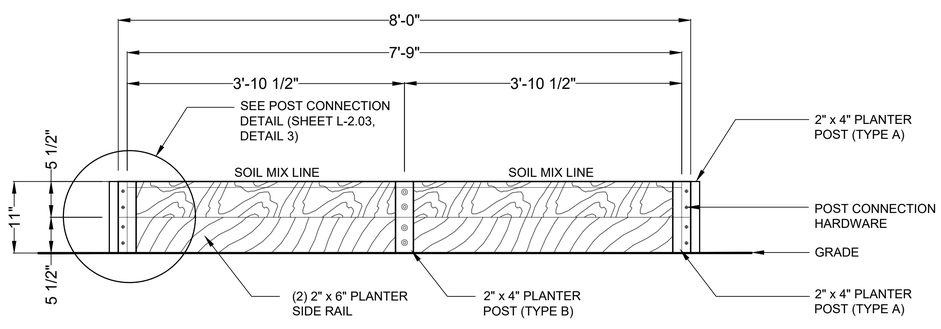
2 RAISED GARDEN BED
Scale: 3/4" = 1'-0"



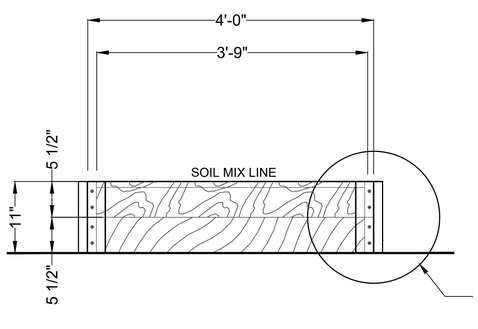
3 RAISED GARDEN BED POST CONNECTION TYPE A
Scale: 1" = 1'-0"



4 RAISED GARDEN BED POST CONNECTION TYPE B
Scale: 1" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION

5 RAISED GARDEN BED
Scale: 1" = 1'-0"

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LIBERTY VILLAGE - PHASE 2
Hurricane, UT
Project:

MATERIAL & WALL DETAILS

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7196-2501
Licensed Landscape Architect

DATE SIGNED:12.02.2024

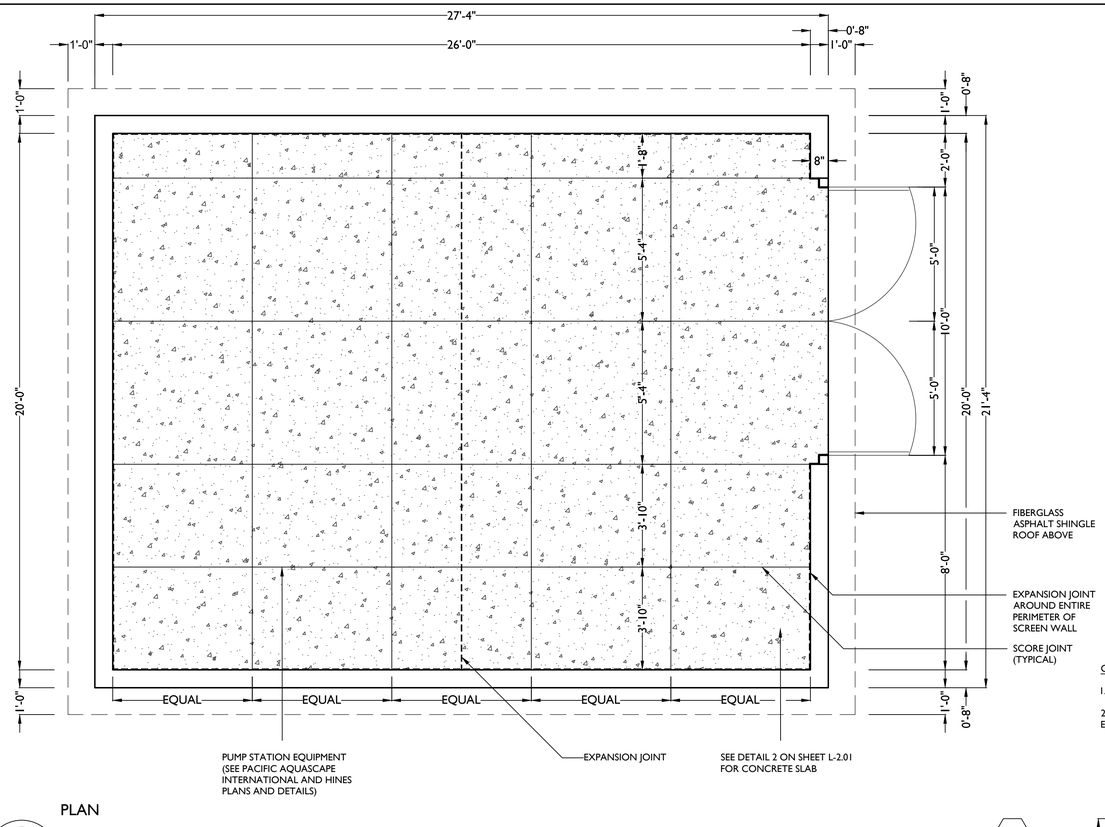
Job No.
21-0167

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PLAN

1 PUMP HOUSE PLAN

Scale: 3/8" = 1'-0"

2.5

STRUCTURAL NOTE:
PUMP HOUSE DETAILS HAVE BEEN DRAWN BY EPS GROUP, INC. UNDER THE GUIDANCE OF A QUALIFIED ENGINEER AND REVIEWED FOR STRUCTURAL CORRECTNESS OF FOOTING DESIGNS ONLY BY THE FOLLOWING STRUCTURAL ENGINEER:

CARUSO TURLEY SCOTT, INC.
STRUCTURAL ENGINEERS
TROY TURLEY, SE, PE, LEED AP
1215 W RIO SALADO PARKWAY, UNIT #200
TEMPE, AZ 85281
(480) 774-1746

24-0626

PROFESSIONAL STRUCTURAL ENGINEER — No. 13014868-2203 — TROY TURLEY — STATE OF UTAH

11-27-24

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

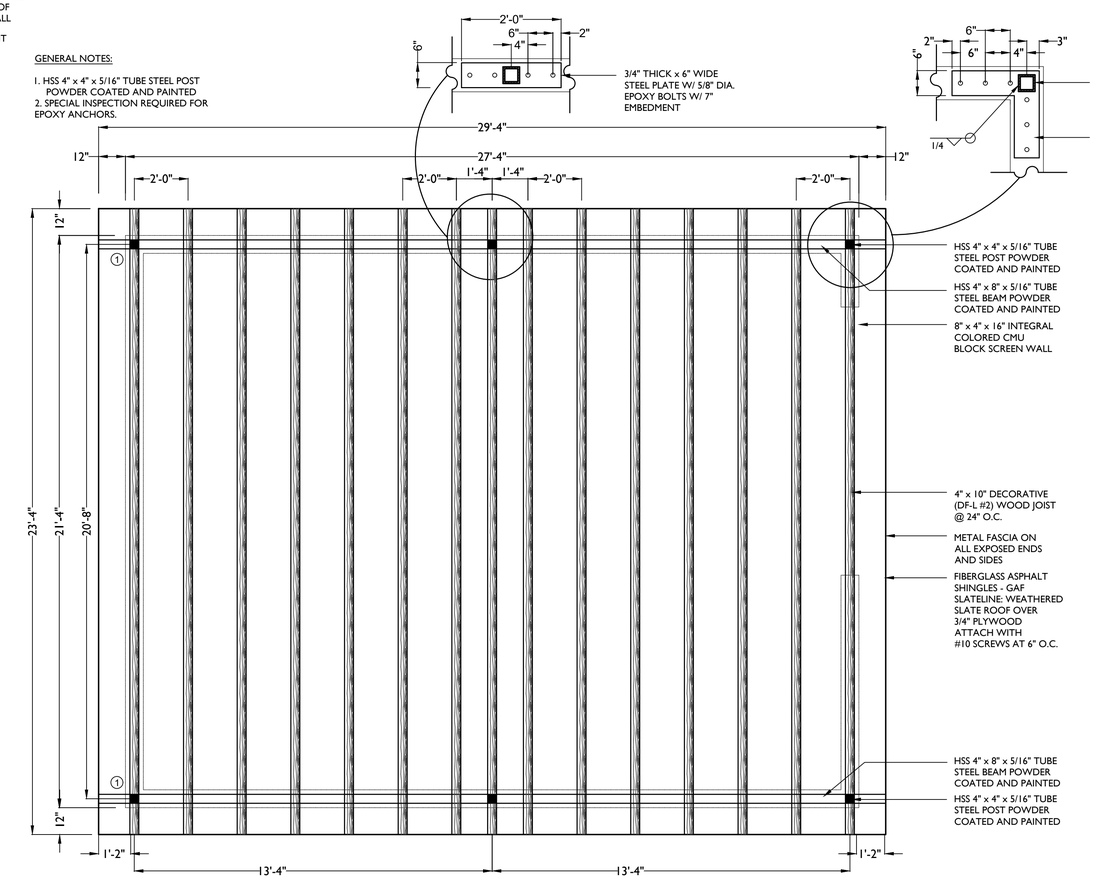
1.1	STABILIZED DECOMPOSED GRANITE	L-2.01/1
1.2	STANDARD CONCRETE PAVING	L-2.01/2
1.3	DECORATIVE CONCRETE PAVING TYPE A	L-2.01/2
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1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

2.0 MISCELLANEOUS ELEMENTS

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2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
2.4	SPLIT RAIL FENCE	L-2.02/1
2.5	RAISED GARDEN BED	L-2.03/1,2,3,4,5
2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

GENERAL NOTES:

1. HSS 4" x 4" x 5/16" TUBE STEEL POST POWDER COATED AND PAINTED
2. SPECIAL INSPECTION REQUIRED FOR EPOXY ANCHORS.



ROOF PLAN

2 PUMP HOUSE ROOF

Scale: 3/8" = 1'-0"

2.5

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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

MATERIAL & WALL DETAILS

Revisions:

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Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah — THOMAS E. SNYDER — No. 7196-2501 — Professional Landscape Architect

DATE SIGNED:12.02.2024

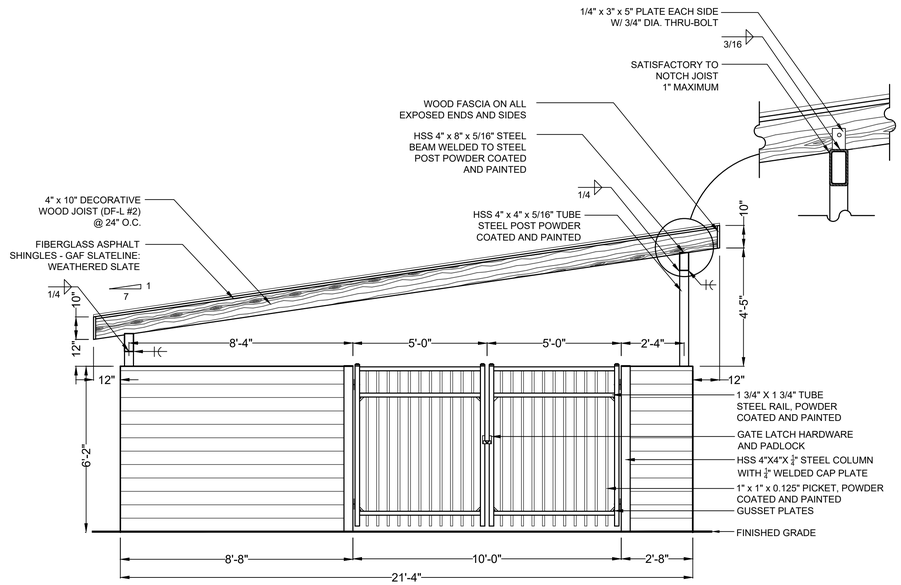
Job No. 21-0167

CONSTRUCTION DOCUMENTATION

Sheet No. L-2.04

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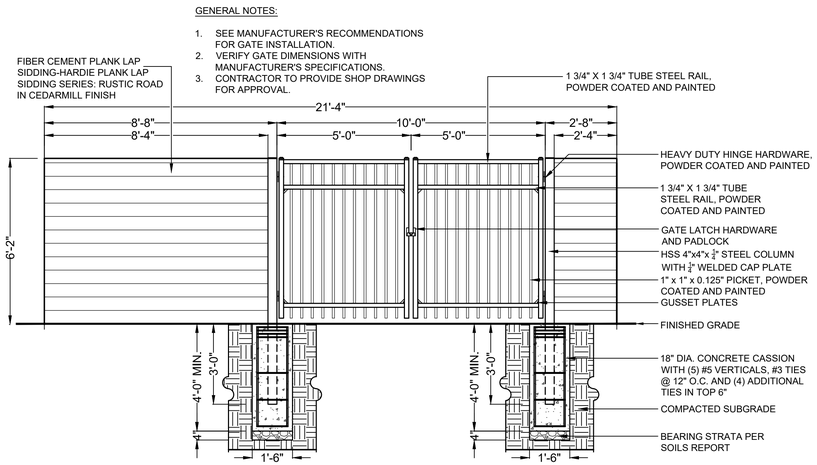


FRONT ELEVATION

1 PUMP HOUSE ELEVATION

Scale: 3/8" = 1'-0"

2.9



2 PUMP HOUSE GATE

Scale: 3/8" = 1'-0"

2.5

STRUCTURAL NOTE:
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24-0626

PROFESSIONAL STRUCTURAL ENGINEER
No. 13014868-2203
TROY TURLEY
STATE OF UTAH

11-27-24

SITE DETAIL KEYNOTES

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1.0 PAVEMENTS

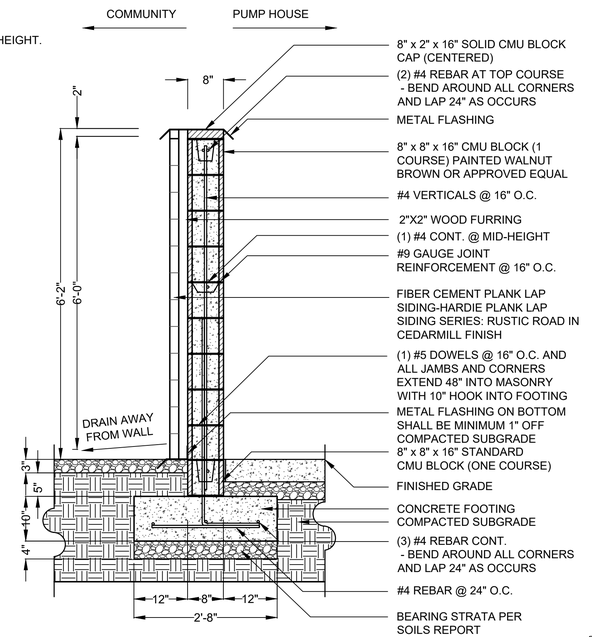
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1.2	STANDARD CONCRETE PAVING	L-2.01/2
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1.6	WOOD MULCH	L-2.01/4
1.7	STEEL EDGER	L-2.01/5
1.8	RAISED CURB	L-2.01/6

2.0 MISCELLANEOUS ELEMENTS

2.1	TRASH RECEPTICLE (TR)	SEE SCHEDULE
2.2	LANDSCAPE BENCH (LB)	SEE SCHEDULE
2.3	POND	SEE AQUATIC
2.4	SPLIT RAIL FENCE	L-2.02/1
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2.6	SEATWALL	L-2.02/2
2.7	RETAINING WALL	L-2.02/3
2.8	SIGNAGE	BY OWNER
2.9	PUMP HOUSE	L-2.04/ 1,2 L-2.05/ 1,2,3

GENERAL NOTES:

1. SOLID GROUT WALL FULL HEIGHT.



3 PUMP HOUSE WALL

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

2.5

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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

MATERIAL & WALL DETAILS

Project:

Revisions:

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Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7497196-5301
Registered Landscape Architect

DATE SIGNED:12.02.2024

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21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.05

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PLANT LEGEND

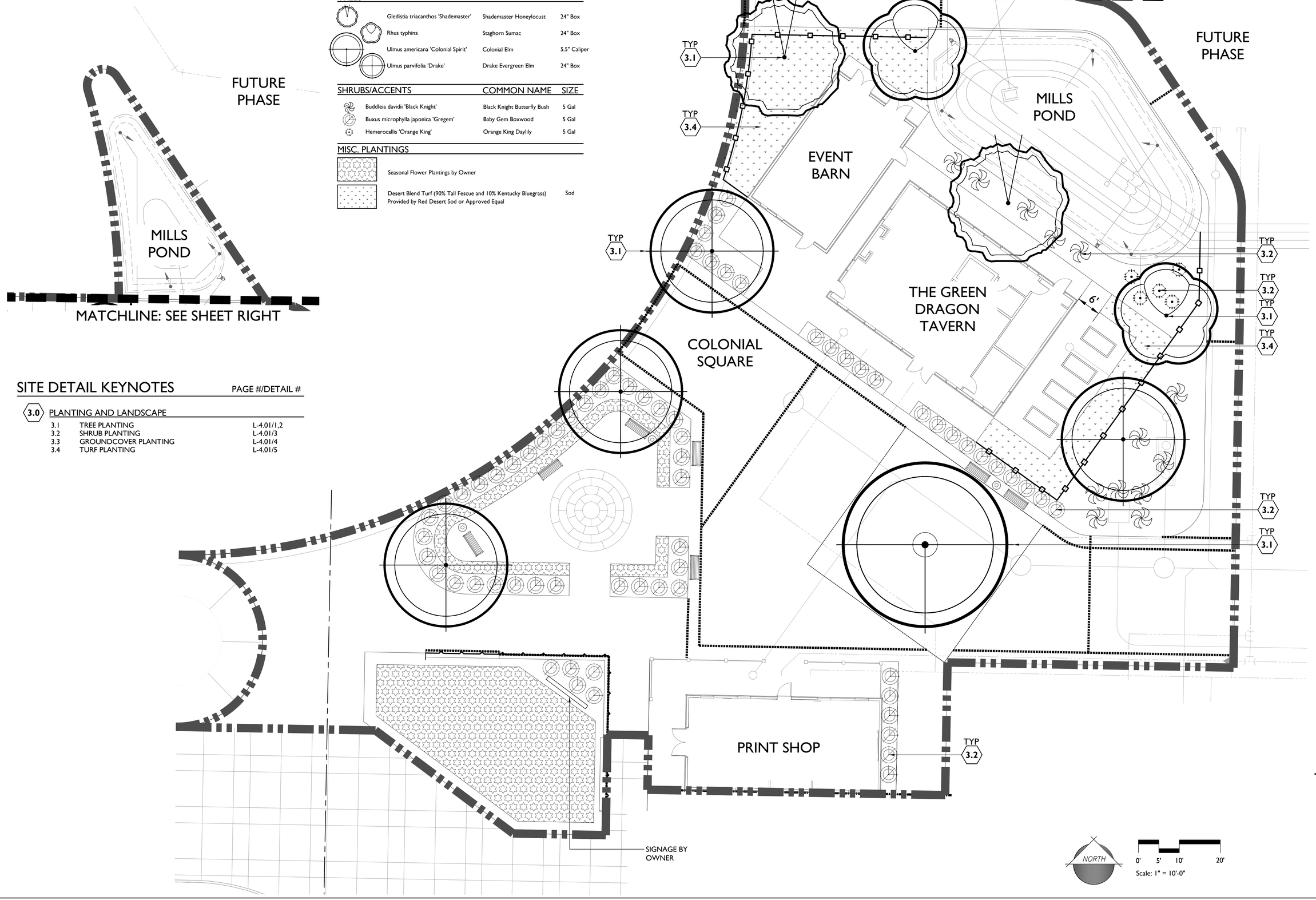
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Gledistia triacanthos 'Shademaster'	Shademaster Honeylocust	24" Box
	Rhus typhina	Staghorn Sumac	24" Box
	Ulmus americana 'Colonial Spirit'	Colonial Elm	5.5" Caliper
	Ulmus parvifolia 'Drake'	Drake Evergreen Elm	24" Box
SHRUBS/ACCENTS		**COMMON NAME**	**SIZE**
	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	5 Gal
	Buxus microphylla japonica 'Gregem'	Baby Gem Boxwood	5 Gal
	Hemerocallis 'Orange King'	Orange King Daylily	5 Gal
MISC. PLANTINGS			
	Seasonal Flower Plantings by Owner		
	Desert Blend Turf (90% Tall Fescue and 10% Kentucky Bluegrass) Provided by Red Desert Sod or Approved Equal		Sod

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

3.0 PLANTING AND LANDSCAPE

3.1	TREE PLANTING	L-4.01/1,2
3.2	SHRUB PLANTING	L-4.01/3
3.3	GROUNDCOVER PLANTING	L-4.01/4
3.4	TURF PLANTING	L-4.01/5



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Mesa, AZ 85210
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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

Project:

PLANTING PLAN

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

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Designer: AS
Drawn by: KG, TT

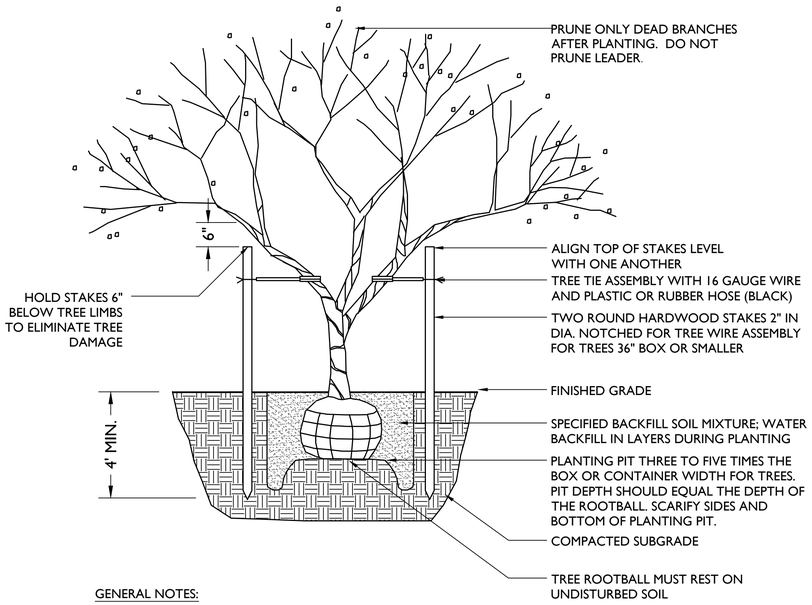
State of Utah
THOMAS E. SNYDER
No. 10197196-5301
Licensed Landscape Architect

DATE SIGNED:12.02.2024

Job No.
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CONSTRUCTION DOCUMENTATION

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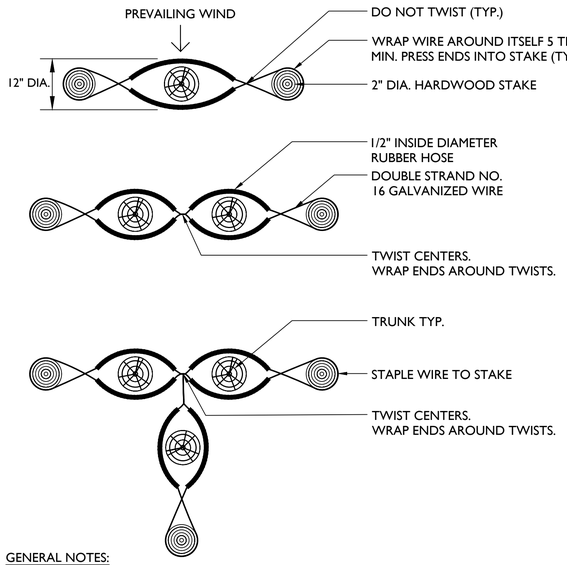
GENERAL NOTES:

1. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE AFTER SETTLEMENT. DO NOT COVER CROWN WITH SOIL.
2. FOR TREES ADJACENT TO SIDEWALK, LOWER MOST BRANCH HEIGHT SHALL BE 7'-0" MIN FROM SIDEWALK GRADE .
3. HANDLE BY ROOTBALL ONLY, DO NOT HANDLE TREE TOP.
4. REMOVE STAKING ASSEMBLY AND TREE STAKES AFTER FIRST FULL YEAR GROWING SEASON.
5. ONLY SINGLE TRUNK TREES WILL BE PLANTED ALONG STREET FRONTAGES.
6. A ROOT BARRIER SHALL BE PROVIDED FOR ALL TREES ADJACENT TO THE PUE.

1 TREE PLANTING

3.1

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



GENERAL NOTES:

1. MULTI-TRUNK TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
2. ONLY STAKE TREES GROWN WITH NURSERY STAKES.
3. ENDS OF WIRE AROUND STAKE TO BE PRESSED INTO STAKE.
4. ENDS OF WIRE AT CENTER TWISTS TO BE FOLDED AROUND TWISTS.
5. MAINTAIN ENOUGH SLACK AROUND TREE TRUNK TO ALLOW GENTLE MOVEMENT.

2 TREE STAKING

3.1

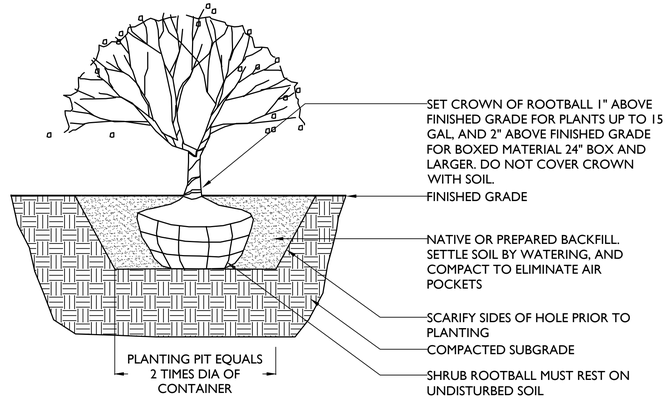
Scale: 3/4" = 1'-0"

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

3.0 PLANTING AND LANDSCAPE

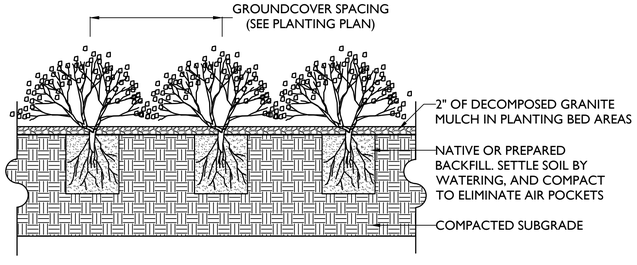
3.1	TREE PLANTING	L-4.01/1,2
3.2	SHRUB PLANTING	L-4.01/3
3.3	GROUNDCOVER PLANTING	L-4.01/4
3.4	TURF PLANTING	L-4.01/5



3 SHRUB PLANTING

3.2

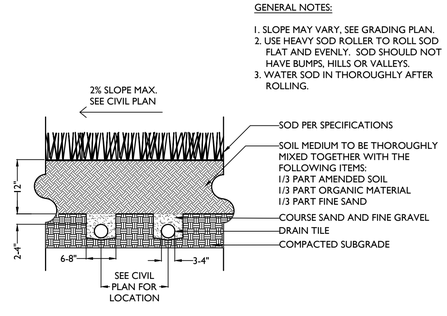
Scale: 3/4" = 1'-0"



4 GROUNDCOVER PLANTING

3.3

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



5 TURF PLANTING

3.4

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

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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

PLANTING DETAILS

Project:

Revisions:

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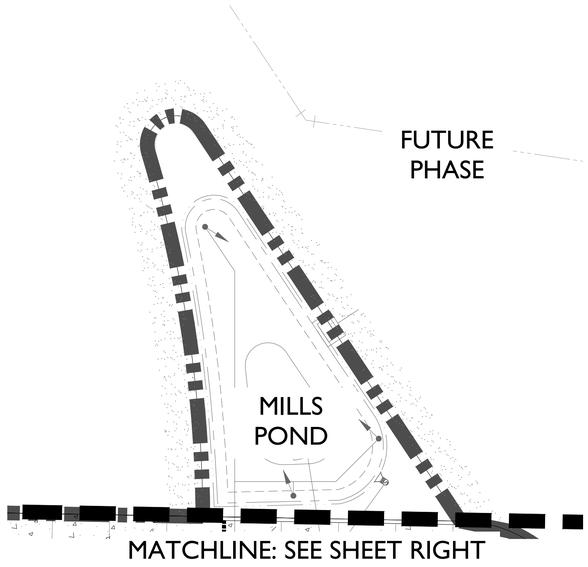
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kgresham



SITE DETAIL KEYNOTES

		PAGE #/DETAIL #
4.0	SITE LIGHTING	
4.1	WELL LIGHT	L-6.01/1
4.2	BOLLARD PATHWAY LIGHT	L-6.01/2
4.3	PEDESTRIAN LIGHT	L-6.01/3
4.4	UPLIGHT	L-6.01/4

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
W	Focus	Well Light	SL20	4
B	NLS	Pathway Bollard	CAB	3
P	LSI	Pedestrian Light	LXM4	7
U	RAB	Uplight	LFLED8YA / SLSFSLED8A	2

GENERAL NOTES:

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

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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

Project:

SITE LIGHTING PLAN

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WELL LIGHT
FOCUS - SL-20-MD-120V or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: HIGH IMPACT CLEAR TEMPERED CONVEX GLASS
LAMP: 15W LED, 120 V, 900LM
FINISH: BRONZE
NOTE: REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

1 TREE WELL LIGHT (W)
Scale: N.T.S.



BOLLARD LIGHT
NLS - CAB-36-T5-16-175-27K7-UNV-AB-BRZ or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: 16 LED, TYPE 5, 2700K
FINISH: BRONZE
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER, REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

2 BOLLARD PATHWAY LIGHT (B)
Scale: N.T.S.



PEDESTRIAN LIGHT
LSI -LXM4-PT-5W-LED-5L-30-UNV-BRZ or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: LED, 3000K
FINISH: BRONZE
PROTECTION CLASS: IP 66
POST: POST TOP - REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER

3 PEDESTRIAN LIGHT (P)
Scale: N.T.S.



UPLIGHT
RAB - LFLED8YA/LSLFLED8A - or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: MICROPRISMATIC DIFFUSER
LAMP: LFLED, 3000K
FINISH: BRONZE
REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER

4 UPLIGHT (U)
Scale: N.T.S.

SITE DETAIL KEYNOTES
PAGE #/DETAIL #

4.0 SITE LIGHTING

4.1	WELL LIGHT	L-6.01/1
4.2	BOLLARD PATHWAY LIGHT	L-6.01/2
4.3	PEDESTRIAN LIGHT	L-6.01/3
4.4	UPLIGHT	L-6.01/4

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
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P	LSI	Pedestrian Light	LXM4	7
U	RAB	Uplight	LFLED8YA / SLSFSLED8A	2

GENERAL NOTES:

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INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 85 PSI (PER HYDRANT PRESSURE TEST), AT A DESIGN FLOW OF 100 GPM FOR PHASE 1&2 (A DESIGN FLOW OF 225 GPM FOR FULL BUILD OUT OF ALL PHASES), AT THE 4-INCH IRRIGATION POINT-OF-CONNECTION (POC) SEE CIVIL PLANS FOR TAP AND METER LOCATION. TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. ALL PIPING, VALVES, VALVE BOXES, SPRINKLERS, BUBBBLERS, DRIP COMPONENTS AND ALL WATER EMISSION DEVICES SHALL BE MARKED PURPLE TO INDICATE USE OF NON-POTABLE WATER.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. FINAL IRRIGATION WATER SOURCE TO BE FROM AN ON-SITE WELL AND WATER TANK SYSTEM TO BE DESIGNED IN A FUTURE PHASE.
2. WALL MOUNT THE IRRIGATION CONTROLLER WITHIN THE PUMP HOUSE BUILDING. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
4. CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 2. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
5. CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 3. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
6. CONNECTION TO 4-inch PHASE 1 MAINLINE. SEE PHASE 1 IRRIGATION PLANS.
7. FOR PUMP HOUSE LAYOUT SEE "WATER FEATURE DETAILS SHEET" SHEET# WF4.0.
8. BOOSTER PUMP BYPASS VALVE. TO BE CLOSED WHEN BOOSTER PUMP IS INSTALLED.

WATER SOURCE NOTE

THE IRRIGATION SYSTEM WILL BE SUPPLIED FROM A POTABLE WATER TAP INITIALLY AND WILL BE CHANGED, IN A FUTURE PHASE OF WORK, TO AN ON-SITE WELL AND WATER TANK SYSTEM THAT WILL SERVE ALL ON-SITE IRRIGATION. PROVISION HAS BEEN MADE IN THESE PLANS FOR THE FUTURE INSTALLATION OF A BOOSTER PUMP. FINAL PUMP SIZING AND NECESSITY WILL BE DETERMINED BASED ON THE FINAL WELL SYSTEM DESIGN.

THE WATER PRESSURE INDICATED AT THE PROPOSED CONNECTION LOCATION WAS ESTIMATED BASED ON THE POTABLE WATER SOURCE PRESSURE TEST CONDUCTED BY OTHERS ON 8/15/24 AT FIRE HYDRANT LOCATED AT 2100 W, 3000S. WITH THE FOLLOWING RESULTS:
Static Pressure: 130 psi @ 1592 gpm
Residual Pressure: 95 psi @ 1592 gpm.

IRRIGATION LEGEND

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

A1 / 14 / 1" / Turf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- IRRIGATION CONTROLLER UNIT WITH **WR2-RFC WIRELESS RAIN/FREEZE SENSOR**
  ESP-LXIVM 2-WIRE WALL MOUNT CONTROLLER
- IRRIGATION MAINLINE CAP ASSEMBLY
- c — IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE
- TREE BUBBLER ASSEMBLY: **TWO (2) RAIN BIRD 1402 BUBBLERS**
  PRESSURE: **30 PSI**
  FLOW (GPM): **0.50 PER BUBBLER; 1.00 PER ASSEMBLY**
- GROUNDING AND SURGE ARRESTOR ASSEMBLY: **RAIN BIRD ESPLXIVMSD**

- POP-UP SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-PRS W/ SQ NOZZLE NOZZLE**
  PRESSURE: **30 PSI** RADIUS: **8 FEET**
  FLOW (GPM): **4Q-0.29 8Q-0.79**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-P45 W/RVAN14 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **8 FEET TO 14 FEET**
  FLOW (GPM): **Q-0.32 H-0.63 F-1.27**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-P45 W/RVAN18 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **13 FEET TO 18 FEET**
  FLOW (GPM): **Q-0.50 H-1.02 F-1.85**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-P45 W/RVAN24 SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **17 FEET TO 24 FEET**
  FLOW (GPM): **Q-0.92 H-1.84 F-3.67**
- POP-UP ROTATING SPRAY SPRINKLER: **RAIN BIRD 1806-SAM-P45 W/RVAN STRIP SERIES NOZZLE**
  PRESSURE: **45 PSI** RADIUS: **ADJUSTABLE RECTANGULAR SPRAY**
  FLOW (GPM): **SST-5'x30' 0.48 LCS/RCS 5'x15' 0.24**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD RD1806-S-P30 W/U-SERIES 8 NOZZLE**
  PRESSURE: **30 PSI** RADIUS: **8 FEET**
  FLOW (GPM): **Q-0.26 H-0.52 F-1.05**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD RD1806-S-P30 W/U-SERIES 10 NOZZLE**
  PRESSURE: **30 PSI** RADIUS: **10 FEET**
  FLOW (GPM): **Q-0.41 H-0.82 F-1.64**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD RD1806-S-P30 W/U-SERIES 12 NOZZLE**
  PRESSURE: **30 PSI** RADIUS: **12 FEET**
  FLOW (GPM): **Q-0.65 H-1.30 F-2.60**
- POP-UP SPRAY SPRINKLER: **RAIN BIRD RD1806-S-P30 W/U-SERIES 15 NOZZLE**
  PRESSURE: **30 PSI** RADIUS: **15 FEET**
  FLOW (GPM): **Q-0.92 H-1.85 F-3.70**
- BOOSTER PUMP ASSEMBLY: **IN FUTURE PHASE. INSTALL 4" PIPE SECTION W/FLANGED CONNECTIONS IN BOOSTER PUMP LOCATION. TO BE REMOVED WHEN PUMP IS INSTALLED.**

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
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Telephone: 970.282.1800
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IRRIGATION NOTES & LEGEND

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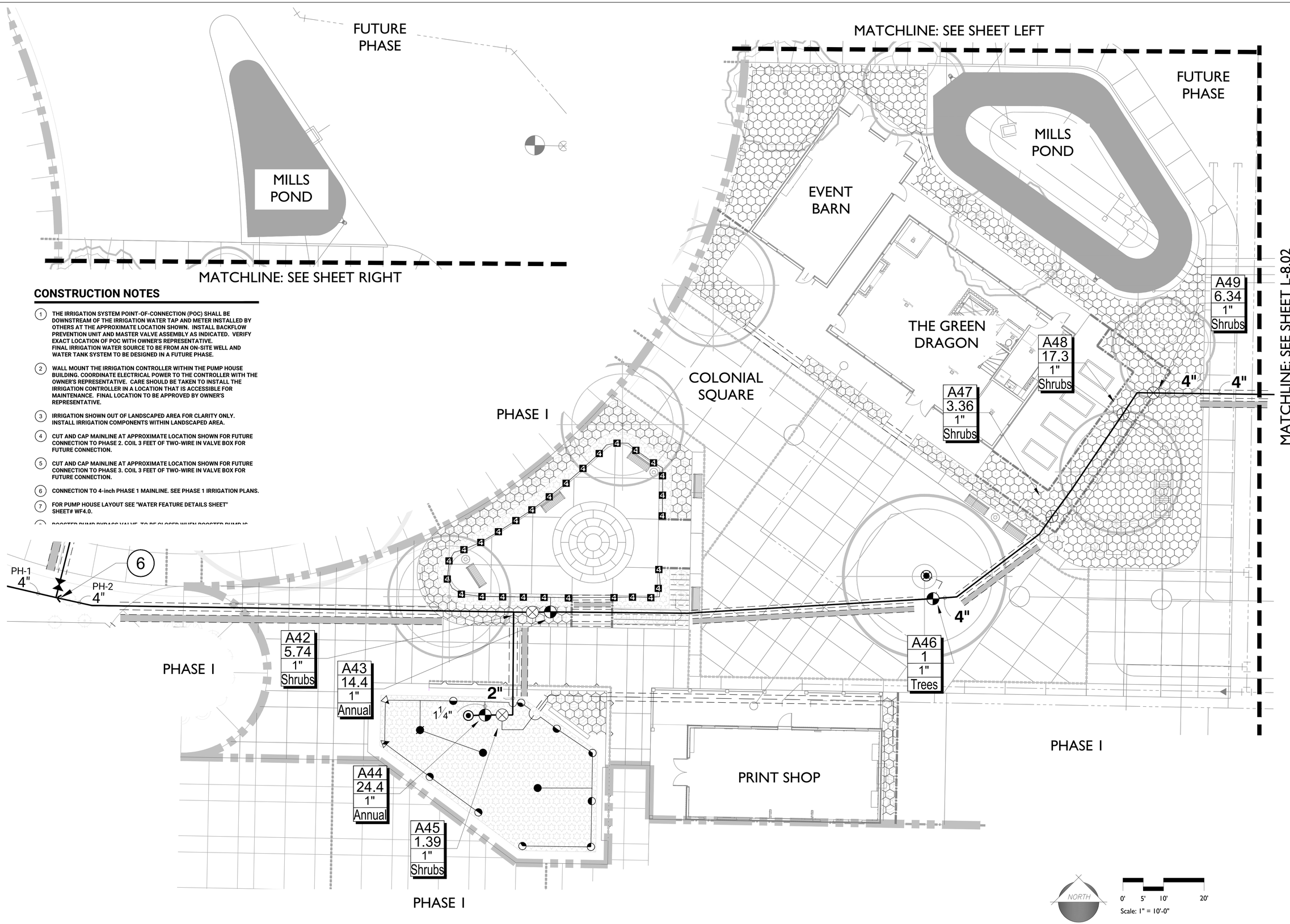
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CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. FINAL IRRIGATION WATER SOURCE TO BE FROM AN ON-SITE WELL AND WATER TANK SYSTEM TO BE DESIGNED IN A FUTURE PHASE.
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5. CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 3. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
6. CONNECTION TO 4-inch PHASE 1 MAINLINE. SEE PHASE 1 IRRIGATION PLANS.
7. FOR PUMP HOUSE LAYOUT SEE "WATER FEATURE DETAILS SHEET" SHEET# WF4.0.

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Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

IRRIGATION PLAN

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you dig, excavate or demolition.
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7196251-5501
Professional Landscape Architect

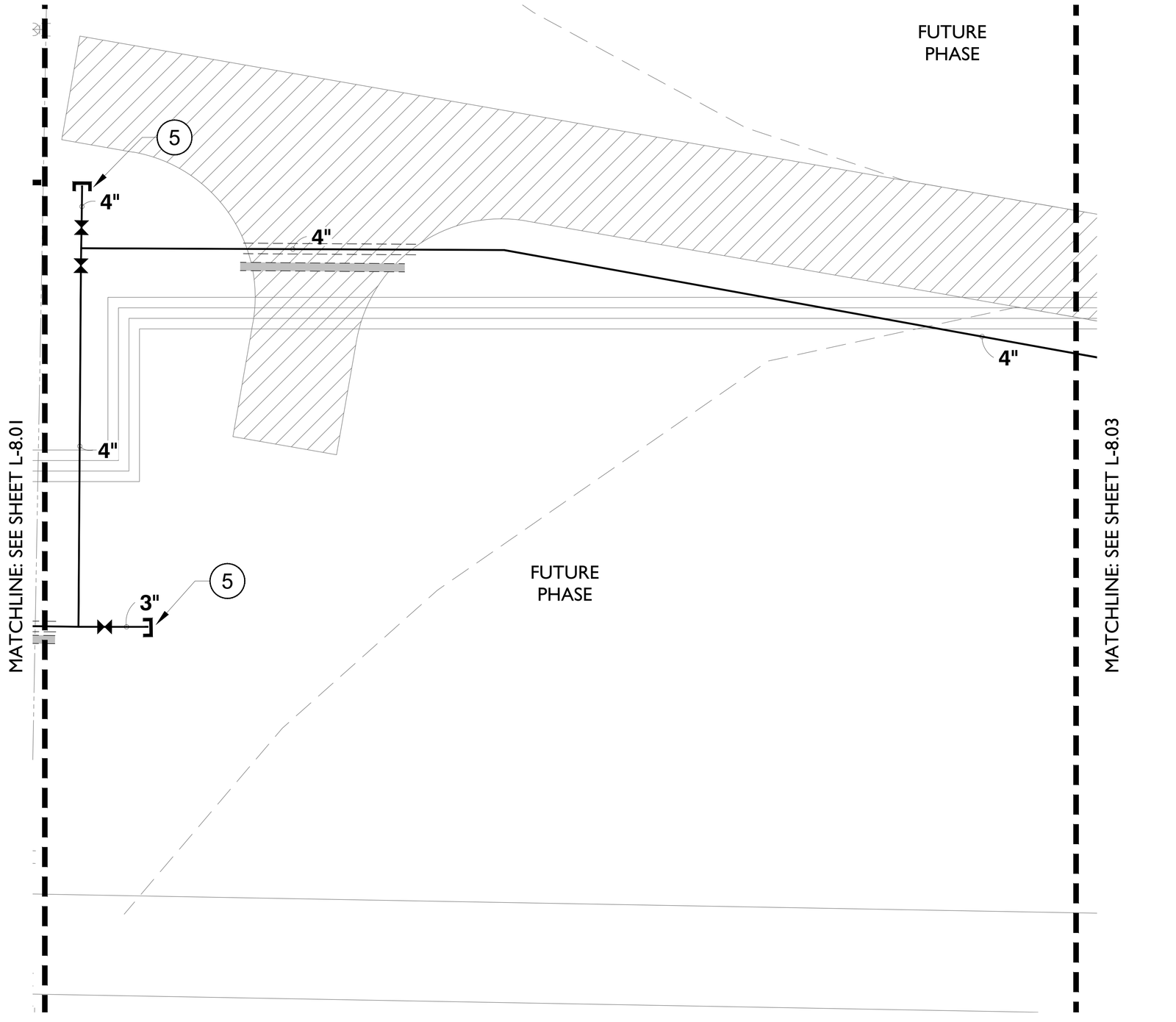
Job No.
21-0167
CONSTRUCTION DOCUMENTATION

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CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY OTHERS AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. FINAL IRRIGATION WATER SOURCE TO BE FROM AN ON-SITE WELL AND WATER TANK SYSTEM TO BE DESIGNED IN A FUTURE PHASE.
2. WALL MOUNT THE IRRIGATION CONTROLLER WITHIN THE PUMP HOUSE BUILDING. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.
4. CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 2. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
5. CUT AND CAP MAINLINE AT APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION TO PHASE 3. COIL 3 FEET OF TWO-WIRE IN VALVE BOX FOR FUTURE CONNECTION.
6. CONNECTION TO 4-inch PHASE 1 MAINLINE. SEE PHASE 1 IRRIGATION PLANS.
7. FOR PUMP HOUSE LAYOUT SEE "WATER FEATURE DETAILS SHEET" SHEET# WF4.0.
8. BOOSTER PUMP BYPASS VALVE. TO BE CLOSED WHEN BOOSTER PUMP IS INSTALLED.



NORTH

0' 5' 10' 20'

Scale: 1" = 10'-0"

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Project:
LIBERTY VILLAGE - PHASE 2
Hurricane, UT

IRRIGATION PLAN

Revisions:

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Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 8197196-5301
Professional Landscape Architect

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MATCHLINE: SEE SHEET L-8.02

FUTURE PHASE

FUTURE PHASE

CONTROLLER

120 VAC POWER REQUIRED

IRRIGATION POC

SIZE: 4-INCH
PRESSURE: 85 PSI (Estimated per water source note)
REQUIRED PEAK FLOW: 225 GPM

4"
6"
4"
4"
4"
4"

PHASE I

CONSTRUCTION NOTES

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LIBERTY VILLAGE - PHASE 2
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Project:

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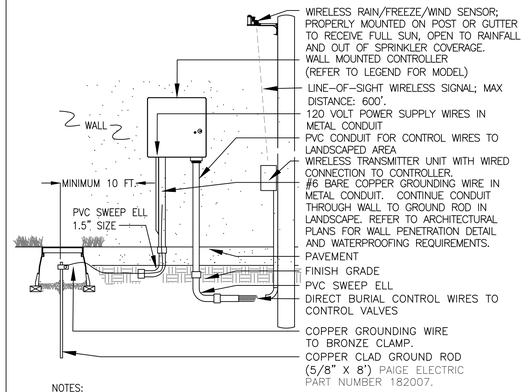
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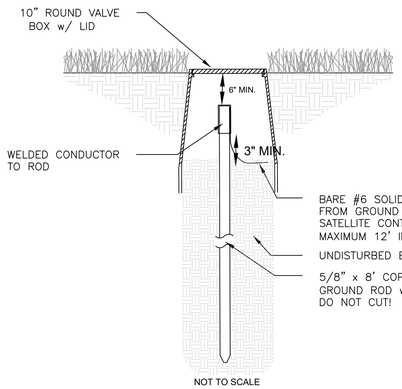
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NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING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

1 WALL MOUNT INDOOR CONTROLLER ASSEMBLY



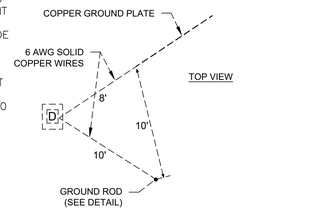
NOT TO SCALE

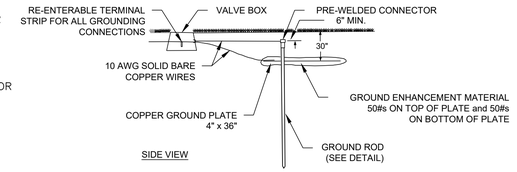
EARTH GROUNDING

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

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

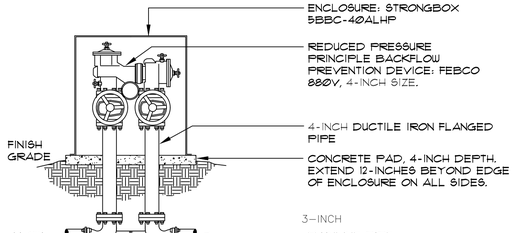
CONTRACTOR TO PROVIDE WRITTEN VERIFICATION FROM THE PRODUCT DISTRIBUTOR THAT THE GROUND WAS "MEGGED" AND THE OHMs ARE WITHIN THE ACCEPTABLE LIMITS.





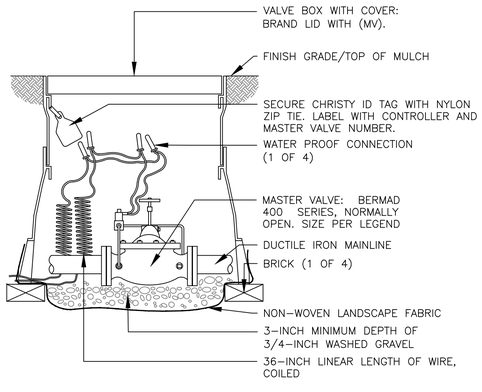
NOTE: GROUNDING PLATE AND ALL OTHER RELATED MATERIALS BY PAIGE ELECTRIC CO. OR APPROVED EQUAL.

2 TYPICAL GROUNDING SCHEMATIC INSTALLATION



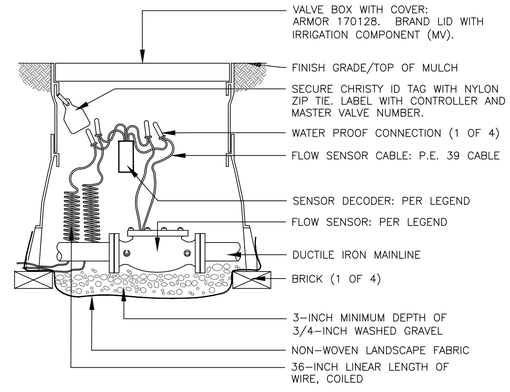
NOTES:
1. FITTINGS TO BE SIZED IDENTICAL WITH NOMINAL BACKFLOW PREVENTION DEVICE.
2. PROVIDE MINIMUM OF 2% CROSS SLOPE FOR CONCRETE PAD.
3. INSTALL PER LOCAL CODES

3 BACKFLOW PREVENTION UNIT ASSEMBLY



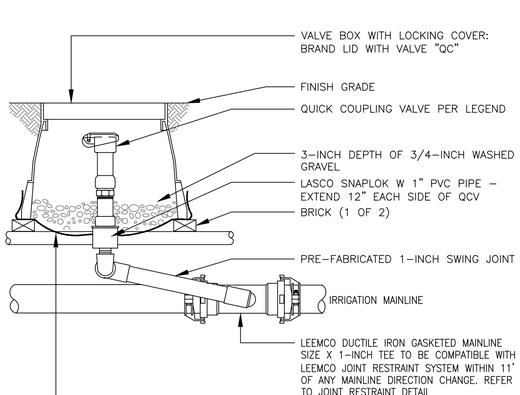
NOTE:
1. INSTALL MASTER VALVE IN EXISTING MASTER VALVE VAULT, VERIFY LOCATION WITH PARKS DEPT.
2. ROUTE TWO-WIRE FROM CONTROLLER TO MASTER VALVE AND FLOW SENSOR

4 MASTER VALVE ASSEMBLY

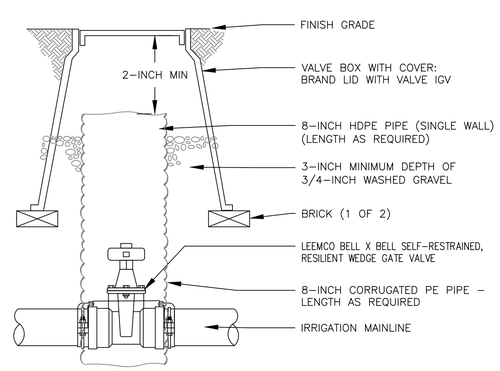


NOTE:
1. SEE PLAN FOR EXACT INSTALLATION LOCATION
2. ROUTE TWO-WIRE FROM CONTROLLER TO MASTER VALVE AND FLOW SENSOR

5 FLOW SENSOR ASSEMBLY

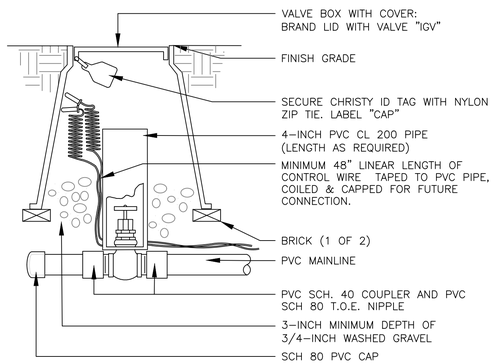


6 QUICK COUPLING VALVE ASSEMBLY 3-INCH MAINLINE AND LARGER



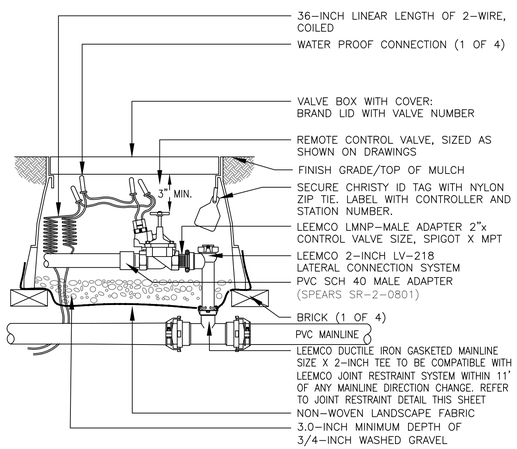
NOTES: 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

7 ISOLATION GATE VALVE ASSEMBLY 4-INCH MAINLINE AND LARGER

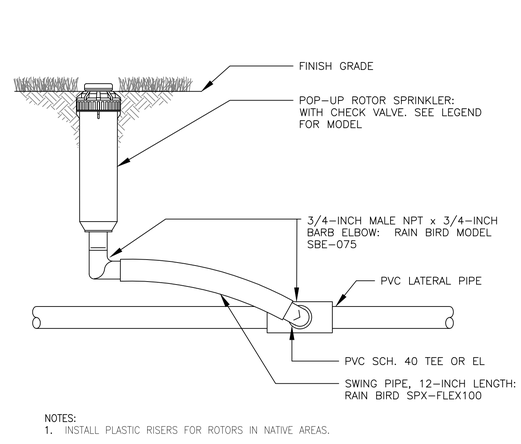


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
2. INSTALL SCH 80 PVC CAP A MINIMUM OF 4-INCHES DOWNSTREAM OF ISOLATION GATE VALVE FOR FUTURE INSTALLATION OF SCH 80 PVC COUPLER.

8 MAINLINE & CONTROL WIRE STUB-OUT (FUTURE CONNECTION)



9 REMOTE CONTROL TURF VALVE ASSEMBLY 3-INCH MAINLINE AND LARGER



NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

10 6-INCH GEAR DRIVEN ROTOR ASSEMBLY

Hines Inc
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FORT COLLINS, COLORADO 80526
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EPS GROUP

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

IRRIGATION DETAILS

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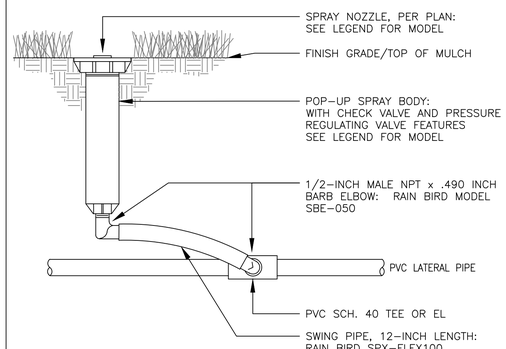
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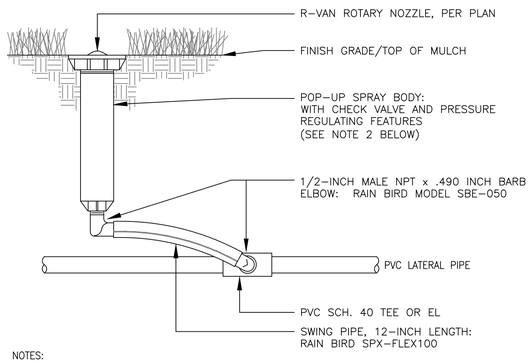
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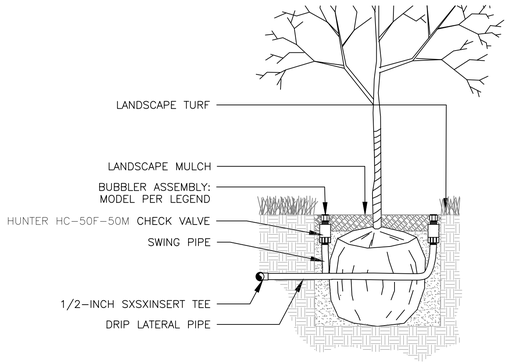


11 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY



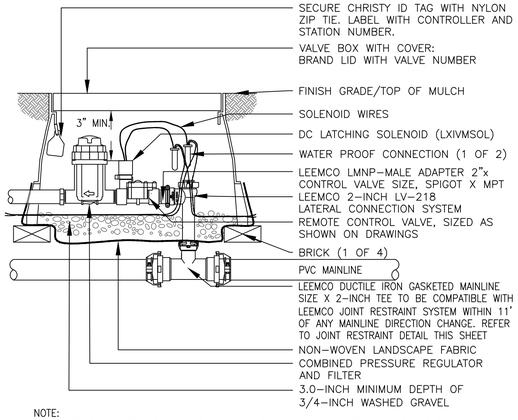
NOTES:
1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.
2. TO ACHIEVE MINIMUM RADIUS WITH ANY RAIN BIRD ROTARY NOZZLE, USE 45 PSI PRESSURE REGULATING SPRAY BODY.

12 6-INCH POP UP R-VAN ROTARY NOZZLE



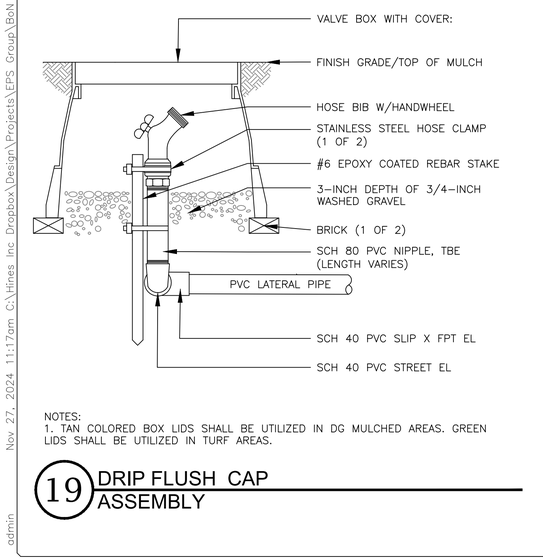
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

13 BUBBLER ASSEMBLY FOR TREES TURF



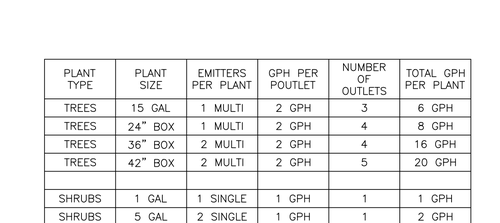
NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

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



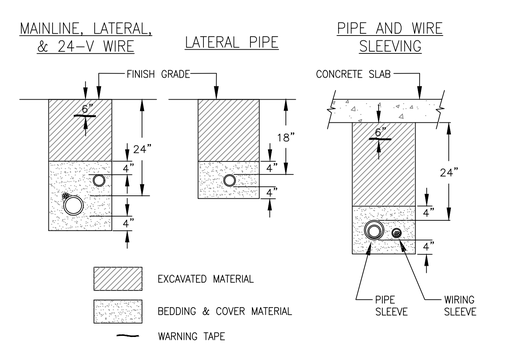
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.

15 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



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

16 QF DRIPLINE HEADER ASSEMBLY



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

17 SINGLE OUTLET DRIP EMITTER ASSEMBLY FOR SHRUBS

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

18 MULTI-OUTLET DRIP EMITTER ASSEMBLY FOR TREES

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

19 DRIP FLUSH CAP ASSEMBLY

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

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

20 EMITTER SCHEDULE

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

21 TYPICAL TRENCHING DETAIL

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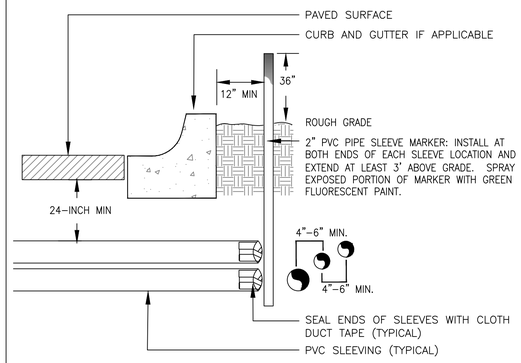
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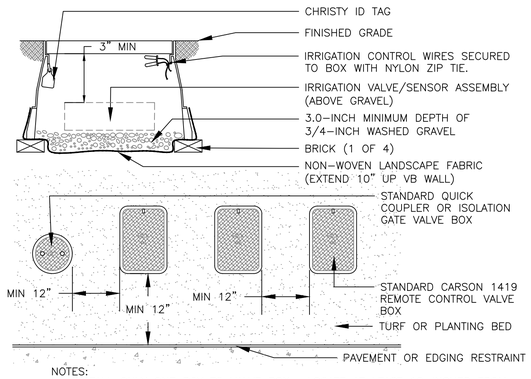
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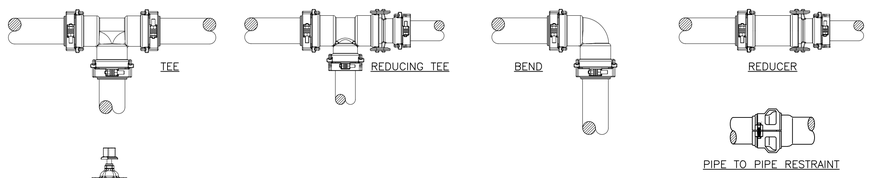
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

22 TYPICAL SLEEVING DETAIL



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

23 TYPICAL VALVE BOX INSTALLATION



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

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

24 MECHANICAL JOINT RESTRAINT DETAIL



THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

PIPE SIZE	BENDS			TEE OR DEAD END
	22-1/2°	45°	90°	
3"	0.3	0.6	1.1	0.8
4"	0.5	1.1	1.9	1.4
6"	1.1	2.2	4.0	2.8
8"	1.8	3.6	6.5	4.7
12"	4	7.8	14.5	10.2
16"	6.9	14	25.7	18.1

*BASED ON 2,000 PSF BEARING CAPACITY

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

25 TYPICAL THRUST BLOCK DETAIL & SPEC

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

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

IRRIGATION DETAILS

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you dig, trench or excavation.
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 9197196-5301
Licensed Landscape Architect

Job No.
21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
L-9.03
20 of 30

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

21-0167
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PUMP STATION SPECIFICATIONS:
NAME: BALANCE OF NATURE BOOSTER PUMP
PRELIMINARY - DESIGN TBD BASED ON FUTURE NON-POTABLE
SYSTEM PRESSURE INFORMATION
PUMP STATION TO BE MANUFACTURED BY WATERTRONICS, PRECISION PUMPING, OR APPROVED EQUAL.
BASIS OF DESIGN: WATERTRONICS WATERMAX 5000 SERIES
CONTACT ERIC PIFER @ 262-224-3263 FOR PRICING
STATION MODEL: TBD
STATION TOTAL PERFORMANCE: X GPM @ Y PSI BOOST
DYNAMIC INLET PRESSURE: TBD PSI
TAP SIZE: X
DISCHARGE REGULATE PRESSURE: TBD PSI
PUMP NO.1 xHP (3600 RPM)
PUMP STATION INTAKE CONNECTION SIZE: 4"
PUMP STATION DISCHARGE CONNECTION SIZE: 4"
UL LISTED UNDER: UL-QCZJ PACKAGED PUMP STATION

POWER REQUIREMENTS
460V-3PH-60HZ-TBD FLA
STATION COMPONENTS:

1. PUMP AND MOTOR
2. INLET PRESSURE / VACUUM GAUGE
3. PRESSURE TRANSDUCER w/ GAUGE
4. DISCHARGE ISOLATION VALVE
5. ALUMINUM DEAD-FRONT HIGH VOLTAGE DISCONNECT PANEL (UNPAINTED)
6. MARINE GRADE ALUMINUM ENCLOSURE (UNPAINTED)
7. MARINE GRADE ALUMINUM BASE (UNPAINTED)
8. VARIABLE FREQUENCY DRIVE
9. PUMP STATION ENCLOSURE FAN
10. CHECK VALVE
11. MAIN DISCONNECT SWITCH
12. BY-PASS VALVE
13. 1" BLOW OUT PORT
14. FLOW SENSOR
15. PUMP VOLUTE TEMP SENSOR
16. INTAKE ISOLATION VALVE
17. SCH. 40 EPOXY COATED STEEL PIPE
18. GROOVE CONNECTION FOR 360deg SWIVEL

DESCRIPTION OF OPERATION

PUMP STATION WILL START ON A (PRESSURE DROP SENSED IN IRRIGATION MAINLINE, 24V SIGNAL, OR FLOW). PUMP WILL REGULATE A CONSTANT DISCHARGE PRESSURE AT VARIABLE FLOW RATE. PUMP WILL RETIRE BASED UPON A SUSTAIN REGULATE PRESSURE OVER TIME, AND AN ADJUSTABLE MIN. WATER DEMAND (FLOW).

PUMP STATION WILL TOTALIZE ALL WATER PUMPED, AND HAVE (2) FLOW TOTALIZERS, (1) LIFETIME COUNTER, AND (1) USER RE-SETTABLE COUNTER. PUMP SYSTEM WILL ALSO DISPLAY FLOW AND PSI IN REAL TIME.

PUMP STATION SHALL HAVE THE FOLLOWING ALARMS

LOW PRESSURE ALARM
HIGH PRESSURE ALARM
HIGH VOLTAGE ALARM
LOW VOLTAGE ALARM
HIGH PUMP VOLUTE TEMP
MOTOR OVERLOAD SHUT DOWN
PHASE LOSS (3-PHZ SYSTEMS ONLY)
VFD FAULT SHUT DOWN

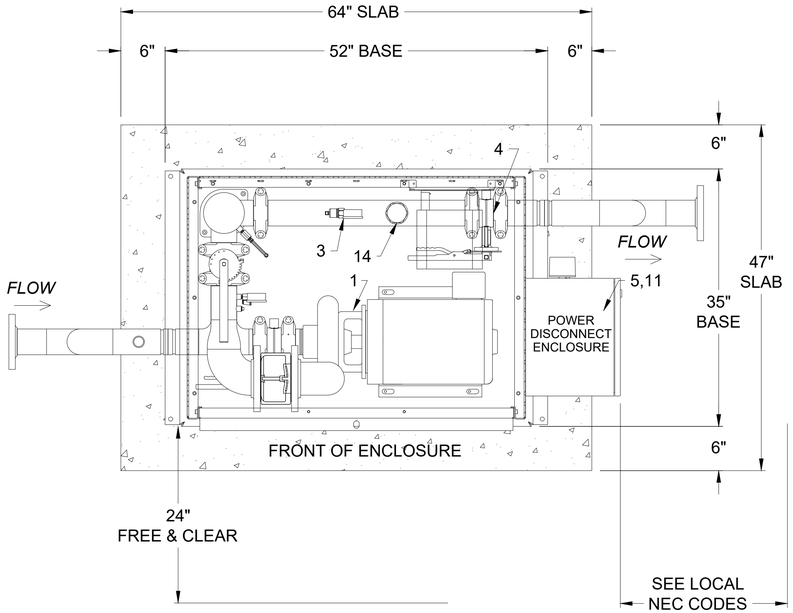
PUMP STATION GENERAL NOTES

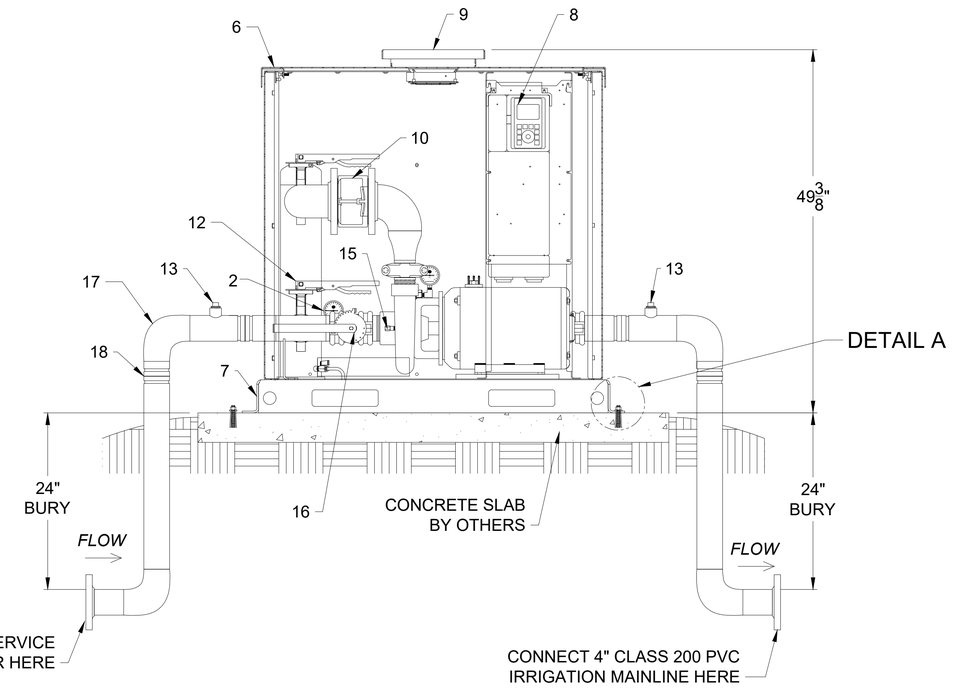
1. PUMP INTAKE SHALL CONNECT TO COPPER SERVICE LINE DOWNSTREAM OF BACKFLOW PREVENTER AND WATER METER. PUMP DISCHARGE SHALL BE CONNECTED TO CLASS 200 PVC MAINLINE, REFERENCE IRRIGATION PLAN FOR MAINLINE SIZE. INSTALL MASTER VALVE IMMEDIATELY AFTER PUMP DISCHARGE AT APPROXIMATELY 24-INCH DEPTH.
2. VERIFY EXACT LOCATION FOR CONCRETE SLAB WITH OWNER'S REPRESENTATIVE AND IRRIGATION CONTRACTOR PRIOR TO CONSTRUCTION.
3. VERIFY EXISTING POWER ONSITE PRIOR TO ORDERING BOOSTER PUMP. BOOSTER PUMP POWER RATING MUST MATCH EXISTING POWER ONSITE.
4. MAINTAIN NEC CLEARANCES AROUND BOOSTER PUMP FOR MAINTENANCE ACCESS PER LOCAL CODE.
5. PUMP STATION MUST BE DRAINED & WINTERIZED IN COLD WEATHER CLIMATES

26 BOOSTER PUMP DETAILS
SCALE NTS



DETAIL "A"
CONCRETE ANCHOR
TYPICAL (4) LOCATIONS





FOR REFERENCE ONLY. BOOSTER PUMP TO BE SIZED AND INSTALLED IN FUTURE PHASE

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
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LIBERTY VILLAGE - PHASE 2
Hurricane, UT

IRRIGATION DETAILS

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Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (1-662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7497196-5501
Professional Landscape Architect

Job No.
21-0167
CONSTRUCTION DOCUMENTATION

Sheet No.
L-9.04
21 of 30

21-0167
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admin

PART 1 - GENERAL

1.01 SUMMARY:

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

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

1. 02 REFERENCES:

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

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

1.03 QUALITY ASSURANCE:

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

B. Special Requirements:

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

D. Irrigation Control System Procedures:

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

1.04 SUBMITTALS:

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

B. Construction Record Drawings:

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

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

1. Provide controller chart, automatic controller.

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

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

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

1.05 DELIVERY, STORAGE and HANDLING:

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

1.06 JOBSITE CONDITIONS:

A. Protection of Property:

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

B. Existing trees:

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

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

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

1.07 WARRANTY / GUARANTEE:

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

1.08 MAINTENANCE:

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

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

1.09 EXTRA STOCK:

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

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General piping:

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

1. Pressure Supply Lines (downstream of Pump Station) - Sch. 40 PVC, Solvent Weld Belled End for 2-1/2" or smaller, and rubber-ring joint for 3" and larger with ductile iron fittings and taps.
2. Non-pressure lines - Sch. PVC, Solvent Weld Belled End.
3. Drip Piping - ¾" Sch. 40, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

B. Plastic Pipe and Fittings:

1. Identification Markings:
   a. All pipe to be identified with following indelible markings:
      1) Manufacturer's Name.
   b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring for PVC.
2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

C. Low Pressure / Volume Systems:

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

D. Copper Pipe and Fittings:

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

G. Valve Boxes:

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

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

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

H. Electrical Control Wiring:
1. Low Voltage:
   a. Electrical Control Wire - Hunter two-wire.
   b. If multiple controllers are utilized, a different two wire for each controller.
2. High Voltage: Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

I. Sprinkler Heads: As shown on drawings. Use Purple caps or nozzles for Reclaimed Water use.
K. Electric Control Valves: As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.
L. Pipe Bedding Material: Construction grade sand approved by Consultant.
M. Automatic Controller: As shown on drawings. Provide two (2) remote control units (compatible as specified by Owner) as part of the work.
N. Manual Drain Valve: As shown on drawings.
O. Air-Relief Valve: As shown on drawings.
P. Master Control Valve: As shown on drawings.
Q. Pump Station: As shown on drawings.

PART 3 - EXECUTION

3.01 INSPECTION:

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

3.02 PREPARATION:

A. Staking Shall Occur as Follows:
1. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones for approval.
B. Sleeving: Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.
C. Trenching: Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per MAG and industry standards.

2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Two-wire - Side and bottom of pressure supply line.
   d. Drip Piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 of greater).

3.03 INSTALLATION:

A. Other Equipment: Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.
B. PVC Piping:
1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

C. Drip Piping:
1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch. 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by Consultant prior to installation.

D. Control Wiring:
1. Low Voltage Wiring (Two Wire):
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located to one side of pipe, on top of initial pipe bedding, or in separate trench.
   b. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   c. Make splices and electric control valve connections using DBY connectors or similar dry splice method.
   d. Install two wire splices not occurring at control valve in a separate splice valve box.

2. High Voltage Wiring for Automatic Controller:
   a. Provide 120-volt power connection to automatic controller.

E. Automatic Controller:
1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized steel with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

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

G. Drip Emitters: Install drip emitters as detailed.

H. Valve Boxes:
1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than ¼ inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-our Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

I. Pump Station: Install as detailed on Drawings.

J. Electric Control Valves:

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

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

L. Control Wiring:

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

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

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

   a. Mechanical tamping.
   b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

N. Piping Under Paving:

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

3.04 FIELD QUALITY CONTROL:

A. Flushing: After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

B. Testing: Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss: Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks: Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

C. Walk-Through for Substantial Completion:

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

D. Walk-Through for Final Completion:

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

3.05 ADJUSTING:

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

3.06 CLEANING:

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

END OF SECTION 32 84 00

Hines Inc
SITE WATER ENGINEERING SERVICES
323 W. DRAKE RD, SUITE 204
FORT COLLINS, COLORADO 80526
Telephone: 970.282.1800
Web: www.hinesinc.com

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

LIBERTY VILLAGE - PHASE 2
Hurricane, UT
Project:

IRRIGATION SPECS

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

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Designer: AS
Drawn by: KG, TT

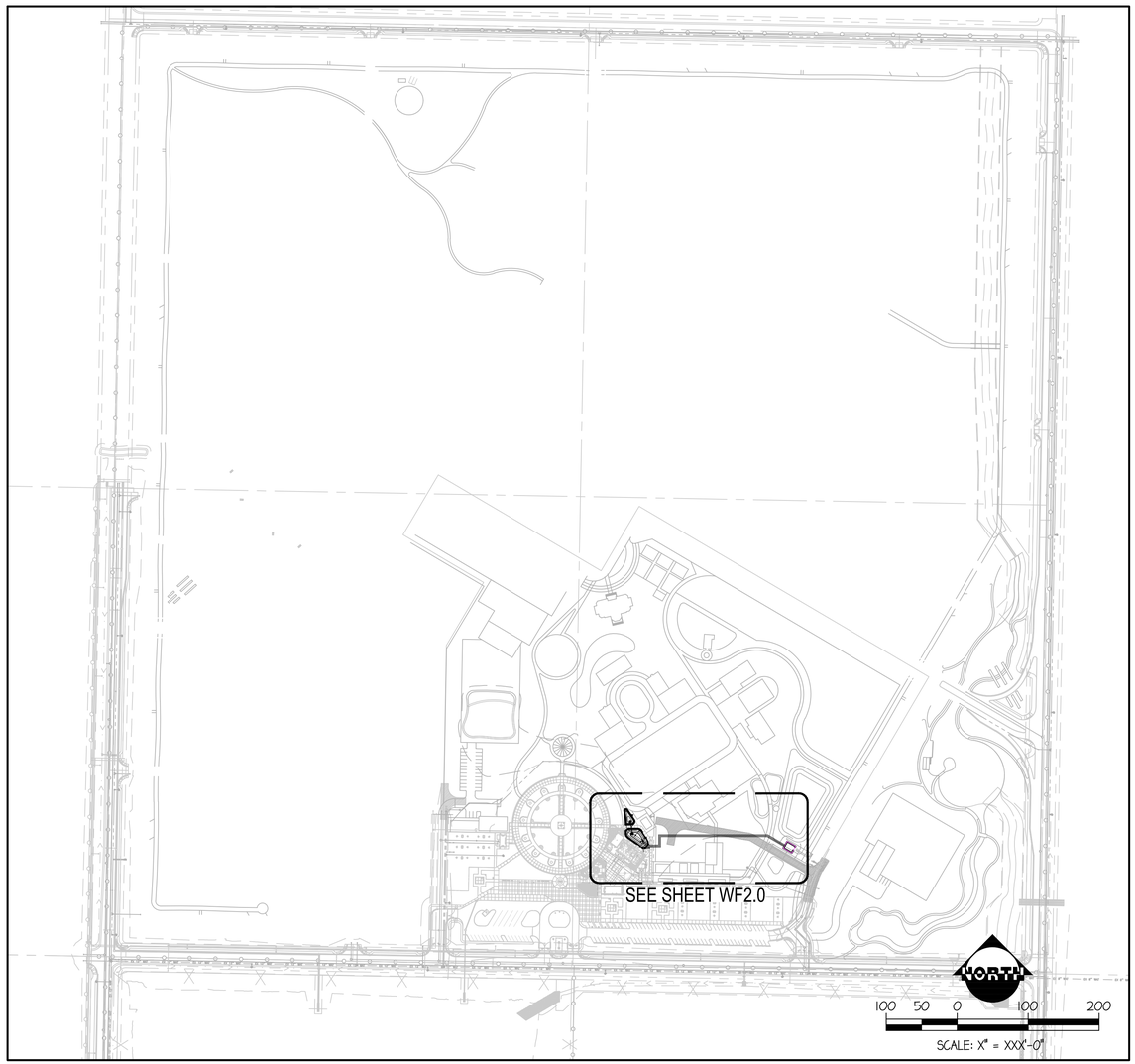
State of Utah
THOMAS E. SNYDER
No. 9197196-5301
Licensed Landscape Architect

Job No.
21-0167
CONSTRUCTION DOCUMENTATION
Sheet No.
L-10.01
22 of 30

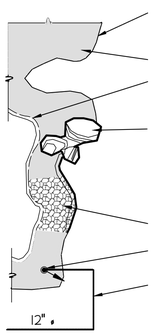
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admin Nov 27, 2024 11:17am C:\Hines Inc Dropbox\Design\Projects\EPS Group\BoN Liberty Village Ph1-2\CAD\IR-Liberty Village CD-PH2.dwg

LIBERTY VILLAGE PHASE 2

WATER FEATURE CONSTRUCTION PLANS



LEGEND:

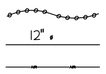


- INDICATES SHORELINE W/ CONC. VENEER
- SHADED AREA INDICATES LIMIT OF CONCRETE
- INDICATES SHORELINE W/ EXPOSED LINER
- INDICATES BOULDERS WITH GRADUATED SIZES

2" ø	=	10%
3" ø	=	20%
4" ø	=	40%
5" ø	=	20%
6" ø	=	10%

- INDICATES RIVER COBBLE SHELL
- INDICATES DISCHARGE RISER
- INDICATES RECIRCULATION PIPE & SIZE- SEE GENERAL NOTES #2 & #3

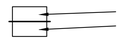
12" ø



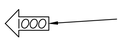
- INDICATES 1/2" ø WEIGHTED AERATION TUBING

12" ø

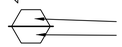
- INDICATES RECIRCULATION INTAKE PIPE AND SIZE
- INDICATES AIR LINE TUBE



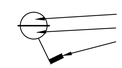
- INDICATES TOTAL EFFECTIVE WEIR LENGTH
- INDICATES TOP OF WEIR ELEVATION



- INDICATES RECIRCULATION FLOW IN GALLONS PER MINUTE ±25%



- INDICATES WATER SURFACE ELEVATION
- INDICATES FINISH BOTTOM ELEVATION



- INDICATES DETAIL LETTER DESIGNATION
- INDICATES SHEET LOCATION
- FOOT INDICATES SECTION DIRECTION

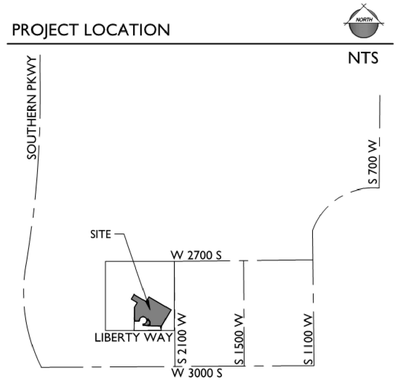


- INDICATES AERATION POD

NOTE: NOT ALL SYMBOLS OR DETAILS MAY BE USED.

PROJECT LOCATION

NTS



ABBREVIATIONS:

AR	AIR RELEASE	MFR	MANUFACTURER
AIR/VAC	AIR RELEASE AND VACUUM RELIEF	MAX	MAXIMUM
APP EQ	APPROVED EQUAL	MG	MILLION GALLON
BL	BALL VALVE	MIN	MINIMUM
BLDG	BUILDING	OC	ON CENTER
BV	BUTTERFLY VALVE	PH	PHASE
CV	CHECK VALVE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONT	CONTINOUS	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIP	DUCTILE IRON PIPE	PS	PUMP STATION
EW	EACH WAY	RB	REDUCER BUSHING
EOP	EDGE OF PAVEMENT	REINF	REINFORCED
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
ENG'G	ENGINEERING	R/W	RIGHT OF WAY
EQ	EQUALIZER	SCH	SCHEDULE
FF	FINISH FLOOR	SPECS	SPECIFICATIONS
FG	FINISH GRADE	SF	SQUARE FEET
FLG	FLANGE	THK	THICK
GAL	GALLONS	TOF	TOP OF FOOTING
GA	GAUGE	TOP	TOP OF PAVEMENT
GPM	GALLONS PER MINUTE	TOS	TOP OF SLAB
GV	GATE VALVE	TOW	TOP OF WALL
HP	HORSE POWER	TDH	TOTAL DYMANIC HEAD
HZ	HERTZ	TYP	TYPICAL
IE	INVERT ELEVATION	V	VOLTS
IRR	IRRIGATION	WS	WATER SURFACE

GENERAL NOTES:

1. THESE PLANS ARE INTENDED FOR WATER FEATURE CONSTRUCTION USE ONLY. SEE DRAWINGS BY RESPECTIVE DESIGNERS FOR OTHER ASPECTS OF CONSTRUCTION.
2. ALL RECIRCULATION PIPE SHALL BE INSTALLED SO THE FLOW IS SLIGHTLY OFF LEVEL OR UPHILL TO PREVENT AIR TRAPS AND SHALL HAVE A 3'-0" (MIN) COVER OUTSIDE WATER FEATURE LIMITS AND A 1'-0" (MIN) COVER WITHIN UNLESS OTHERWISE NOTED.
3. ALL PVC PIPE SHALL BE PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:

30" ø AND LARGER	80 PSI PVC PIPE OR AS SPECIFIED ON PLAN
18" ø - 27" ø	80 PSI PVC IRRIGATION PIPE (P.I.P.)
10" ø - 15" ø	100 PSI PVC IRRIGATION PIPE (P.I.P.)
8" ø	RING-TITE (RT) CLASS 160
6" ø AND SMALLER	SCHEDULE 40 IPS

4. THE MEMBRANE LINER SHALL BE 30 MIL RPE-SEE LINER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. WATER LEVELS SHOWN INDICATE AVERAGE SURFACE ELEVATIONS DURING OPERATION. ELEVATIONS MAY DIFFER DURING SHUTDOWN CONDITIONS.
6. ALL MANUFACTURER PRODUCT CALLOUTS SHOWN IN THESE PLANS SHALL BE CONSIDERED "OR APPROVED EQUAL" UNLESS OTHERWISE NOTED.
7. THE LAKE CONTRACTOR SHALL VERIFY THE AVAILABLE ELECTRICAL POWER PRIOR TO PURCHASING EQUIPMENT.
8. REFER TO SPECIFICATIONS FOR COLOR, TYPE OF BOULDERS TO BE USED, AND INSTALLATION REQUIREMENTS. THE LAKE CONTRACTOR SHALL FURNISH AND INSTALL BOULDERS SUBJECT TO APPROVAL OF THE OWNER. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO SETTING ANY BOULDERS.
9. PAINT ALL EXPOSED PVC PIPE WITHIN THE LAKE AREA AND VISIBLE FROM THE SHORELINE WITH BLACK OR DARK BLUE PAINT SUITABLE FOR PLASTIC SURFACES.
10. TOP OF CONCRETE SHORELINE & CONTROL WEIR ELEVATIONS SHALL BE INSTALLED + .05' OF ELEVATION AS SHOWN ON PLANS.
11. CONCRETE FOR LAKE CONSTRUCTION UNLESS OTHERWISE SPECIFIED ON PLANS SHALL BE 6 SAC MINIMUM PEA GRAVEL PUMP MIX AND SHALL BE ABLE TO BE PUMPED AT A 3" SLUMP W/ A TRAILER MOUNTED GROUT PUMP WITH A 2" HOSE.
12. WATER FEATURE/LAKE PIPING TO BE TESTED AT 2 TIMES WORKING OPERATING PUMP PRESSURE.

SHEET INDEX:

SHEET	DESCRIPTION
WF1.0	PROJECT INFORMATION AND SITE PLAN
WF2.0	LAKE AND PIPING PLAN VIEW
WF2.1	ENLARGED LAKE AND PIPING PLAN
WF3.0	WATER FEATURE DETAILS
WF3.1	WATER FEATURE DETAILS
WF3.2	WATER FEATURE DETAILS
WF4.0	PUMP STATION LAYOUT

DEVELOPER

UNITED WE PLEDGE
1568 S RIVER RD.
ST GEORGE, UT, 84790
CONTACT: DENNIS LEAVITT

CIVIL ENGINEER

EPS GROUP INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, AZ, 85201
PHONE: (480) 503-2250
CONTACT: JOE PETRUCCI

LANDSCAPE ARCHITECT

EPS GROUP INC.
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MESA, AZ, 85201
PHONE: (480) 503-2250
CONTACT: TOM SNYDER

LAKE ENGINEER

PACIFIC AQUASCAPE INTERNATIONAL INC.
17520 NEWHOPE STREET, SUITE 120
FOUNTAIN VALLEY, CA, 92708
PHONE: (714) 481-7260
FAX: (714) 481-7259
CONTACT: CORY SEVERSON

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Pacific Aquascape International, Inc.
17520 NEWHOPE STREET, STE. 120
FOUNTAIN VALLEY, CA 92708
PHONE: (714) 481-7260 FAX: (714) 481-7259

LIBERTY VILLAGE - PHASE 2

Hurricane, UT

PROJECT INFORMATION

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
BLUE STAKES OF UTAH
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AK
Drawn by: AK

LICENSED PROFESSIONAL ENGINEER
MARK E. KREERS
321370
10-4-2024
CIVIL
STATE OF UTAH

Job No.
21-0167

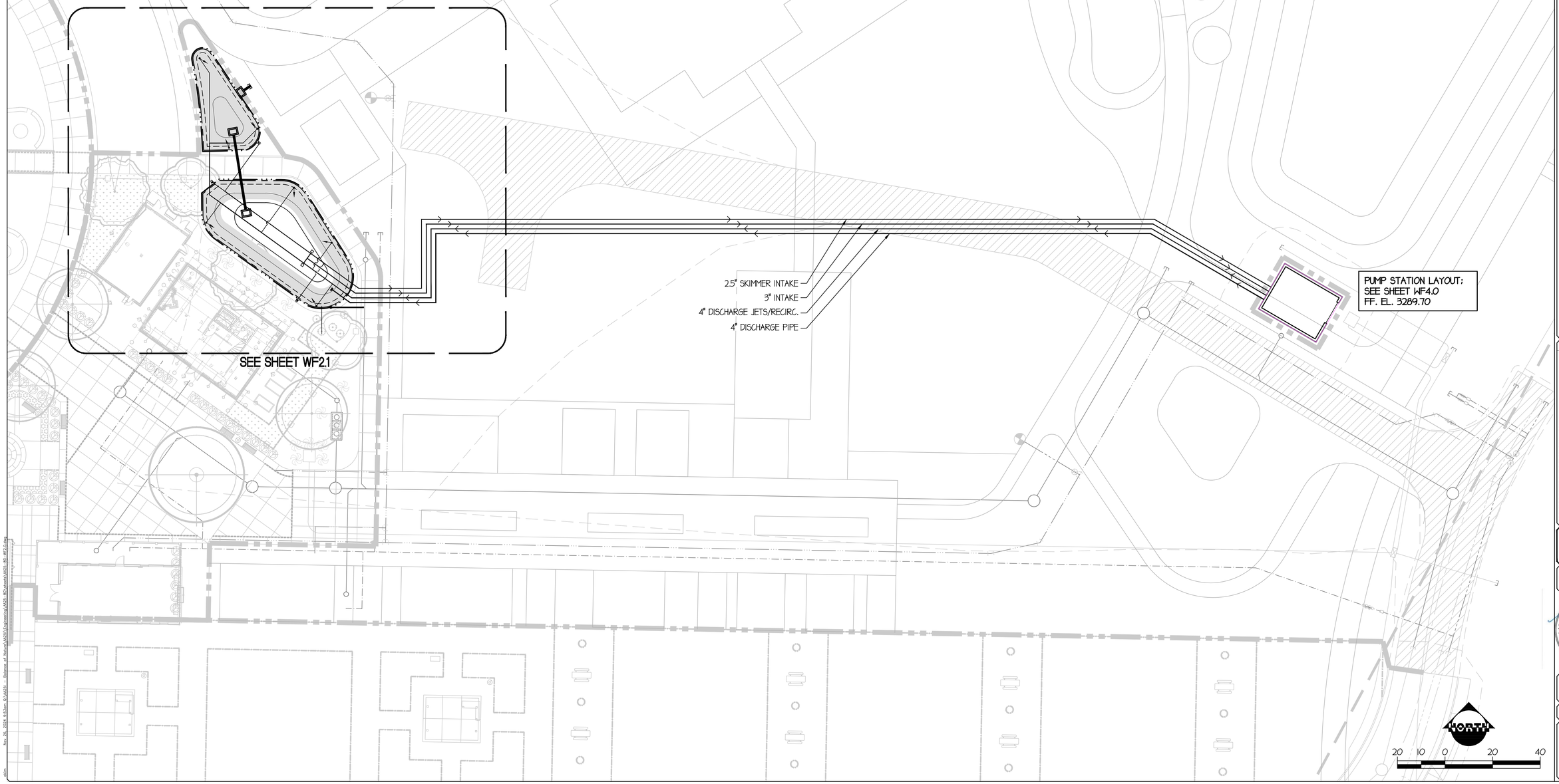
CONSTRUCTION DOCUMENTATION

Sheet No.
WF1.0
23 of 30

LAKE DATA:

LAKE NAME	PHASE 2 LAKES
VOLUME	60,000 GALLONS
SURFACE AREA	3000 SF
LENGTH OF SHORELINE	300 FT
TOP OF SHORELINE ELEVATION	88.94
LAKE BOTTOM ELEVATION	85.00
NORMAL WATER SURFACE ELEVATION	88.44
FILTER TURNOVER RATE	7.14 HOURS @ 140GPM

PHASE 2 LAKE
3 SKIMMERS @ 20 GPM (60 GPM TOTAL)
7 DISCHARGE JETS @ 20 GPM (140 GPM TOTAL)
1 INTAKE PIPE AND INTAKE BOX (80 GPM TOTAL)
1 OVERFLOW BOX AND EQUALIZER PIPE



21-0167

Nov 26, 2024 - 9:50pm - PLMOO - Riverside at Willard/MOO/Engineering/MOO_REVISIONS/MOO_REVISIONS_WF2.0.dwg

Pacific Aquascape
INTERNATIONAL INC.
POND & WATERFALL CONSTRUCTION
17550 KENYON STREET STE. 150
IRVINE, CA 92614 LIC. 1006
PHONE (714) 481-7260 FAX (714) 481-7264

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

Project:

LAKE AND PIPING PLAN VIEW LAYOUT

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Designer: AK
Drawn by: AK

LICENSED PROFESSIONAL ENGINEER
MARK E. KREBS
321370
10-4-2024
CIVIL
STATE OF UTAH

Job No.
21-0167
CONSTRUCTION DOCUMENTATION

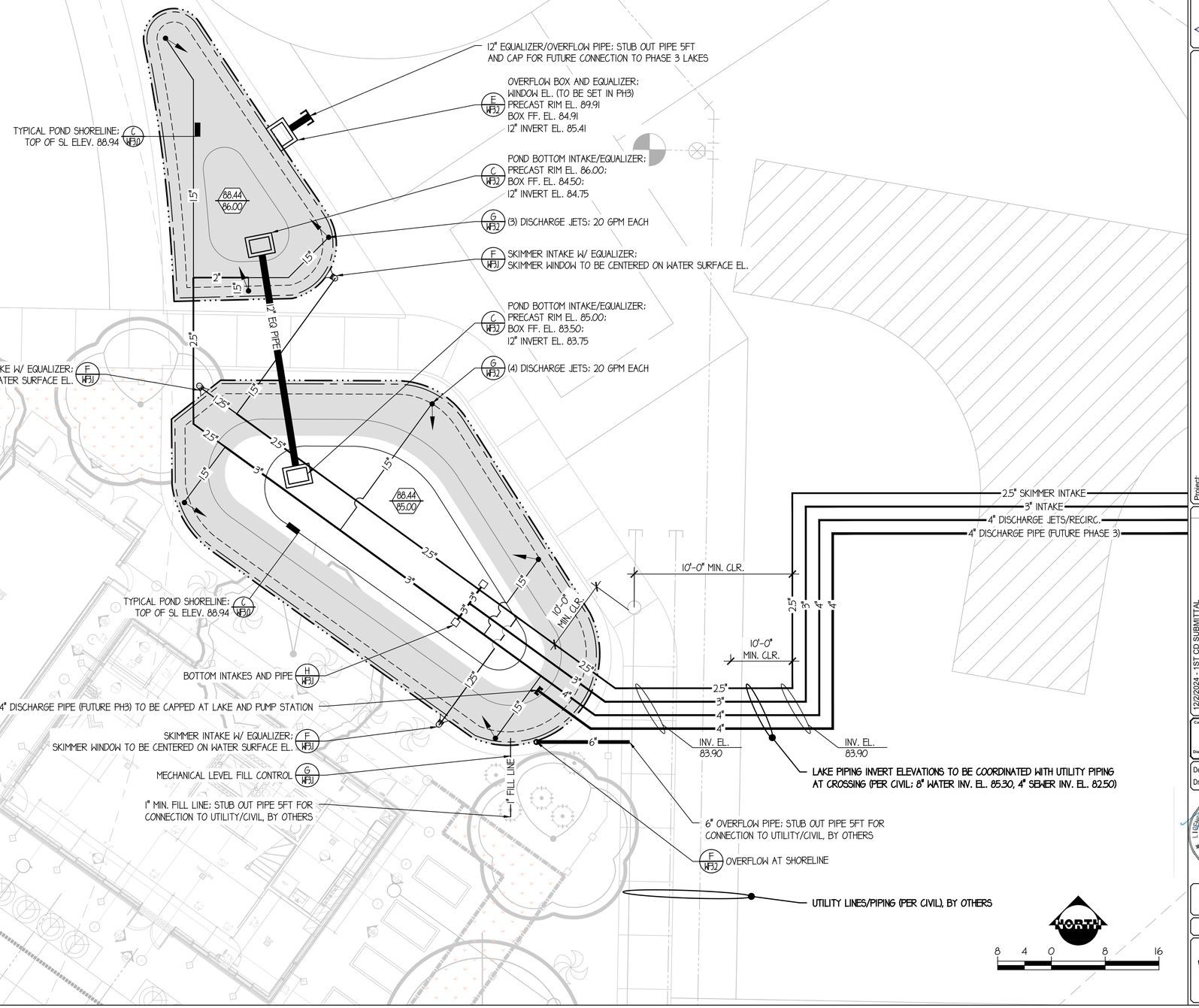
Sheet No.
WF2.0
24 of 30

21-0167

LAKE DATA:

LAKE NAME	PHASE 2 LAKES
VOLUME	60,000 GALLONS
SURFACE AREA	3000 SF
LENGTH OF SHORELINE	300 FT
TOP OF SHORELINE ELEVATION	88.94
LAKE BOTTOM ELEVATION	85.00
NORMAL WATER SURFACE ELEVATION	88.44
FILTER TURNOVER RATE	7.14 HOURS @ 140GPM

PHASE 2 LAKE
3 SKIMMERS @ 20 GPM (60 GPM TOTAL)
7 DISCHARGE JETS @ 20 GPM (140 GPM TOTAL)
1 INTAKE PIPE AND INTAKE BOX (80 GPM TOTAL)
1 OVERFLOW BOX AND EQUALIZER PIPE



Pacific Approach
INTERNATIONAL INC.
LANDSCAPE ARCHITECTS
CIVIL ENGINEERS
LAND PLANNERS
1950 W. ROSECRANS AVENUE, SUITE 350
MANHATTAN BEACH, CA 90266
PHONE: (424) 268-2100
FAX: (714) 481-7360

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

ENLARGED LAKE PLAN VIEW

Project:

Revisions:

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Drawn by: AK

LICENSED PROFESSIONAL ENGINEER
MARK E. KRAUS
321370
10-4-2024
CIVIL
STATE OF UTAH

Job No.
21-0167

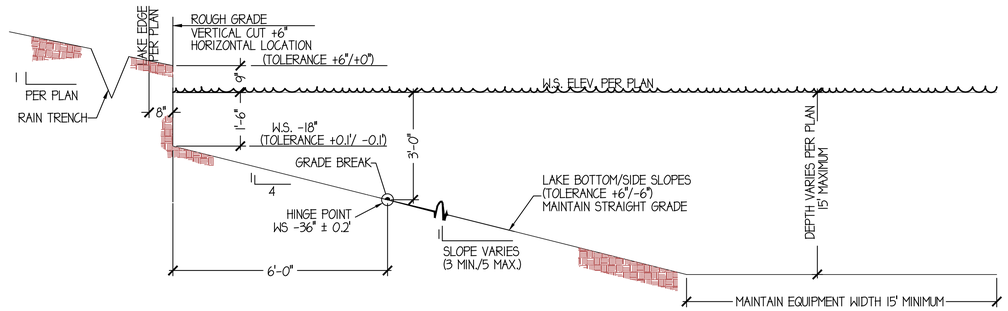
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Sheet No.
WF2.1
25 of 30

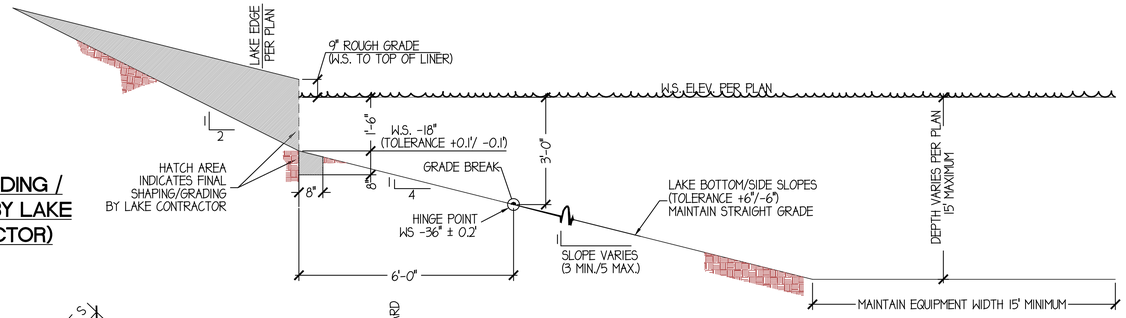
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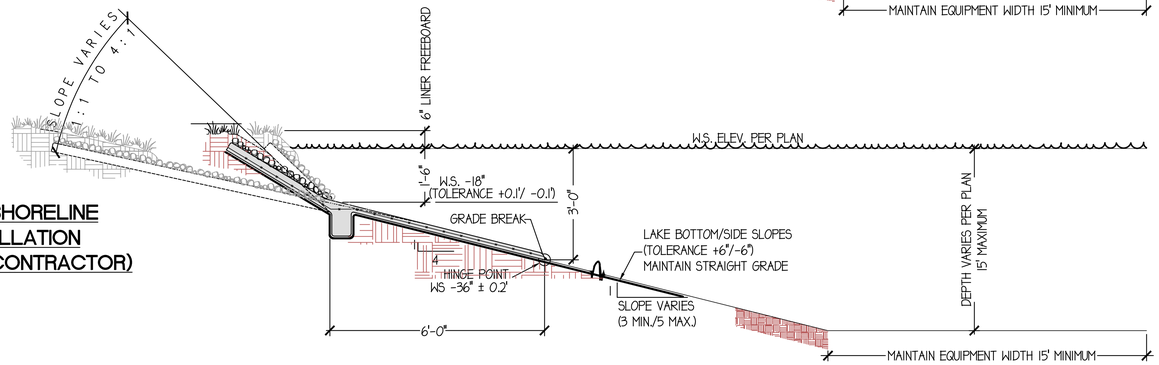
LAKE ROUGH GRADE (BY ROUGH GRADING CONTRACTOR)



LAKE GRADING / SHAPING (BY LAKE CONTRACTOR)

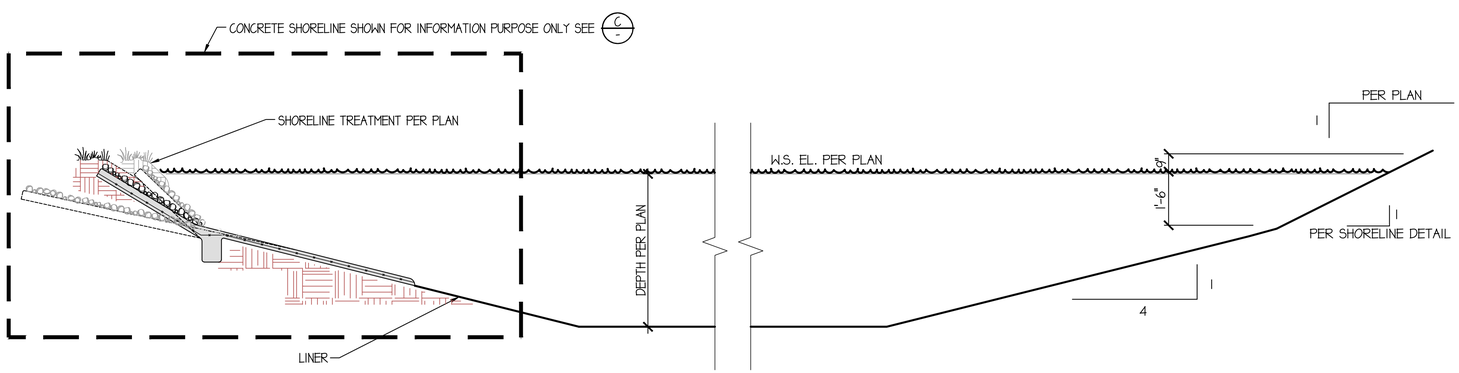


FINAL SHORELINE INSTALLATION (BYLAKE CONTRACTOR)



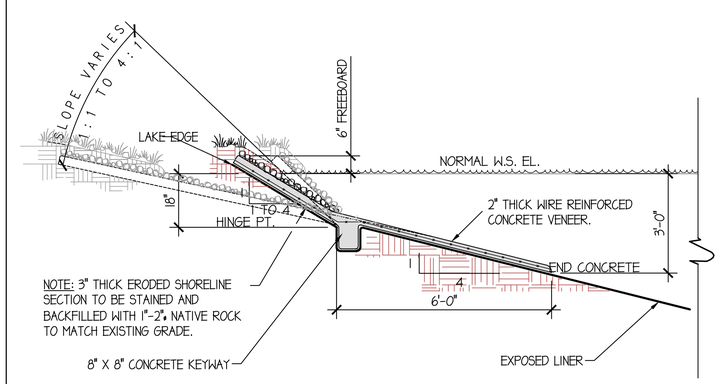
LAKE SHORELINE GRADING + INSTALLATION PROCEDURE

1/2"=1'-0" | E



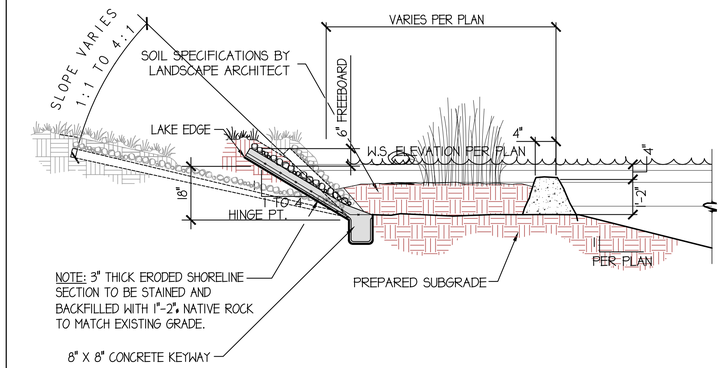
TYPICAL LAKE ROUGH GRADE SECTION

1/2"=1'-0" | H



NATURAL SHORELINE

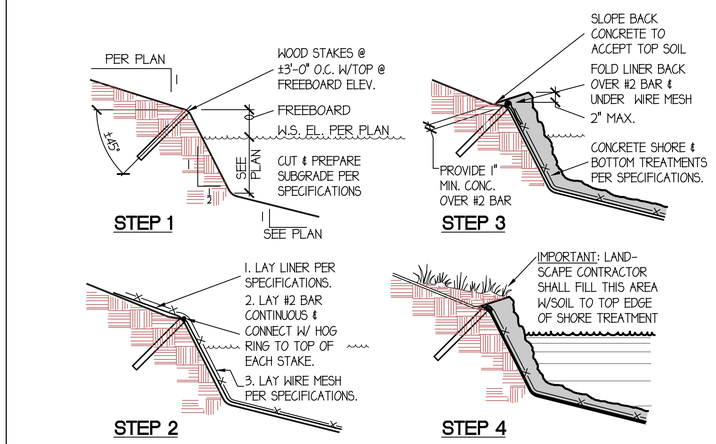
1/2" = 1'-0" | C



REV. 07/05/02

PLANTER SHELF SHORELINE

1/2" = 1'-0" | F



REV. 07/08/02

SHORELINE CONSTRUCTION

1"=1'-0" | J

Pacific Landscape Engineering
INTERNATIONAL INC.
CONSULTANTS
LTE 150
7350 WENGER STREET
SANDY, UTAH 84070
PHONE: (801) 495-7340
FAX: (801) 495-7339

Project:
LIBERTY VILLAGE - PHASE 2
Hurricane, UT
WATER FEATURE DETAILS

Revisions:

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Drawn by: AK

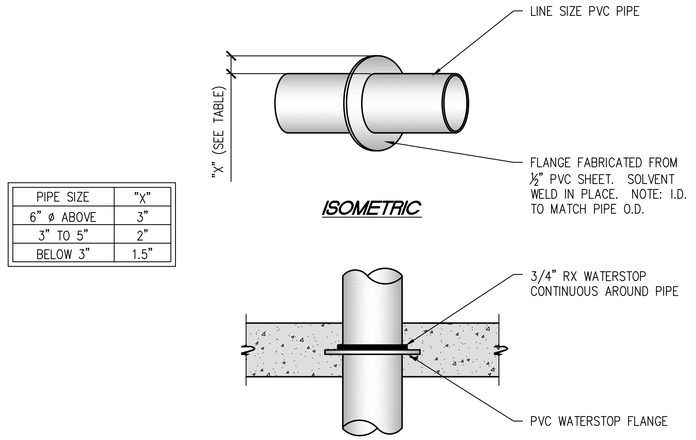
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF UTAH
MARK F. KNOBEL
321370
10-4-2024
CIVIL
STATE OF UTAH

Job No.
21-0167
CONSTRUCTION DOCUMENTATION

Sheet No.
WF3.0
26 of 30

Nov 26, 2024, 8:54am - S:\AVD\ - Basics of Nature\AVD\Engineering\AVD_BOI\Users\AVD_BOI.dwg

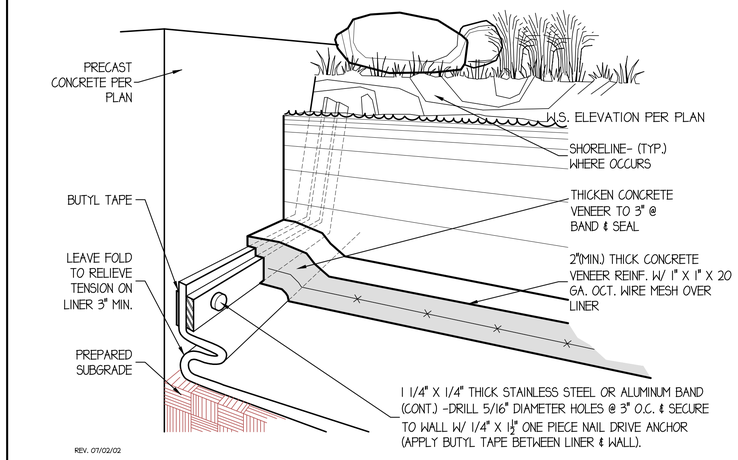
21-0167



PIPE SIZE	"X"
6" ø ABOVE	3"
3" TO 5"	2"
BELOW 3"	1.5"

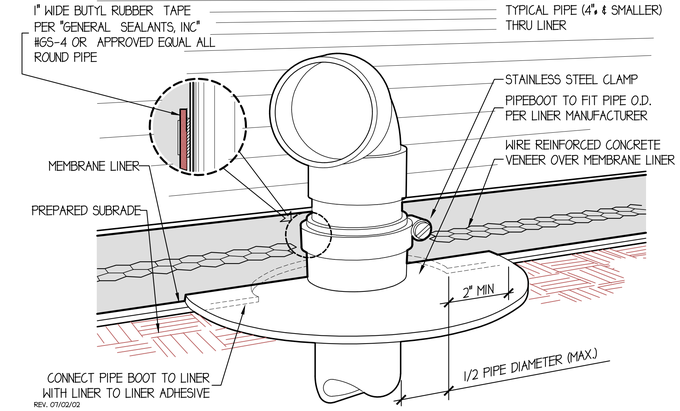
PVC WATERSTOP

NTS | A



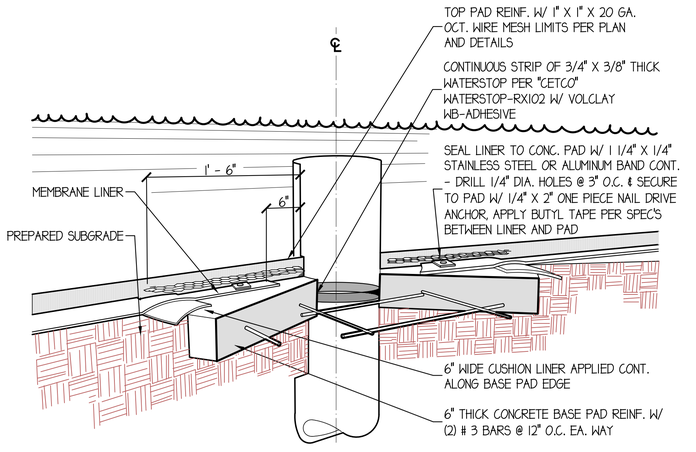
PIN + STRAP

PERSPECTIVE | B



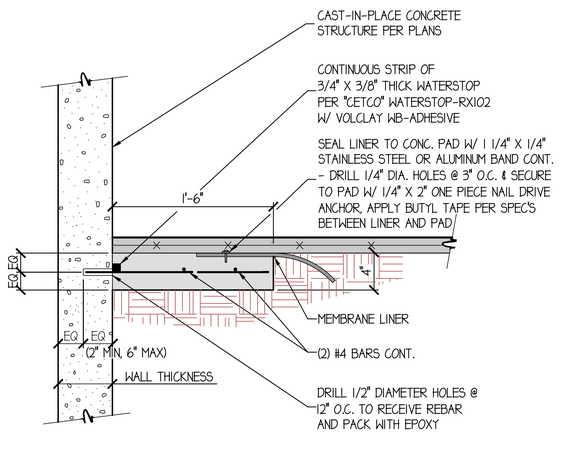
PIPE BOOT

PERSPECTIVE | C



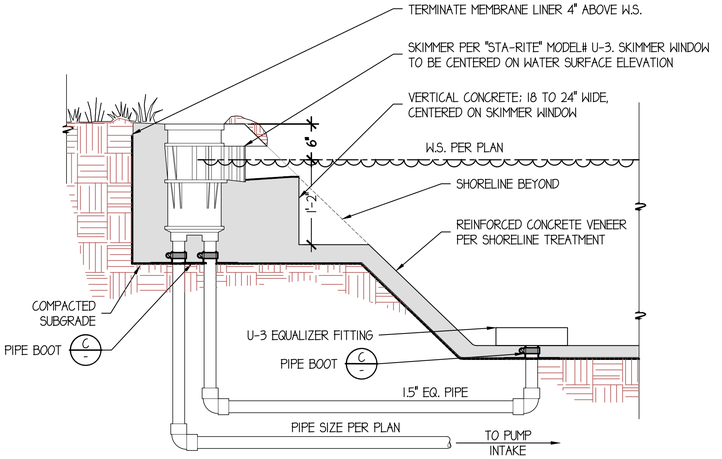
PIPE STRUCTURE SEAL

PERSPECTIVE | D



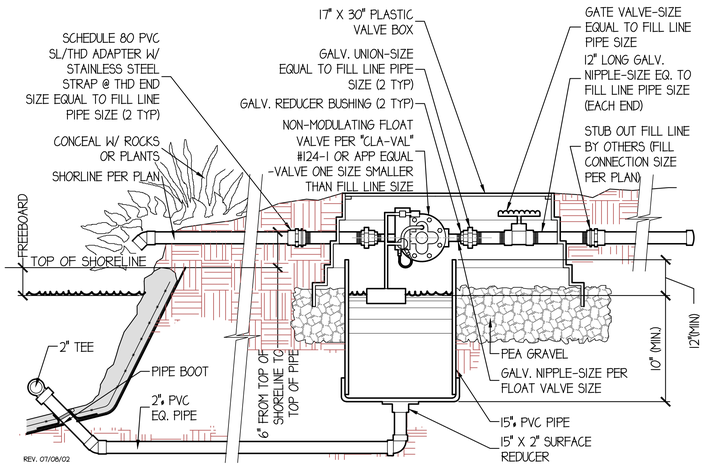
CONCRETE STRUCTURE SEAL

NTS | E



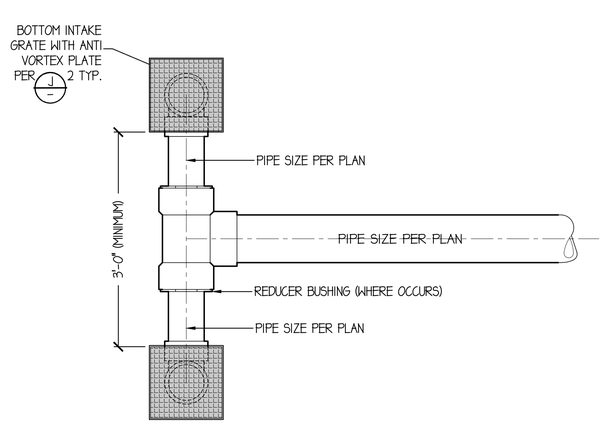
SKIMMER AT SHORELINE

1" = 1'-0" | F



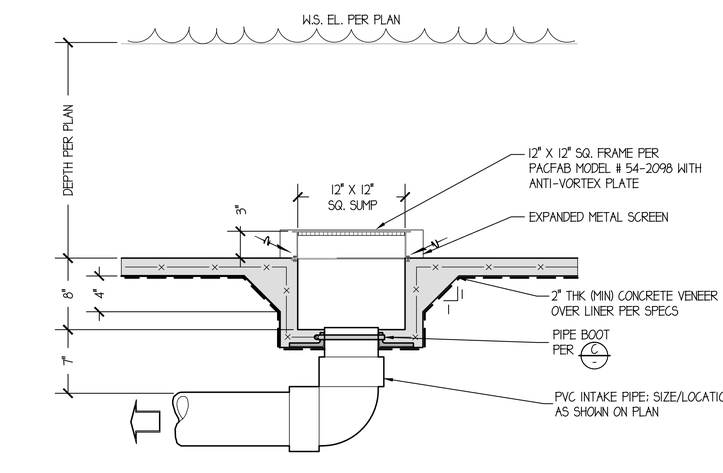
MECHANICAL LEVEL FILL CONTROL

1"=1'-0" | G



BOTTOM INTAKE WITH ANTI-VORTEX PLATE

1"=1'-0" | H



BOTTOM INTAKE GRATE W/ ANTI-VORTEX PLATE

1 1/2" = 1'-0" | J

Pacific Aquascape International, Inc.
CONTRACTORS LICENSE #6355809-5501
1750 S. KENOFIA STREET, STE. 120
SALT LAKE CITY, UTAH 84104
PHONE: (714) 481-7340 FAX: (714) 481-7394

LIBERTY VILLAGE - PHASE 2

Hurricane, UT

Project:

WATER FEATURE DETAILS

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation. Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AK
Drawn by: AK

LICENSED PROFESSIONAL ENGINEER MARK E. KISSEL 321370 10-4-2024 CIVIL STATE OF UTAH

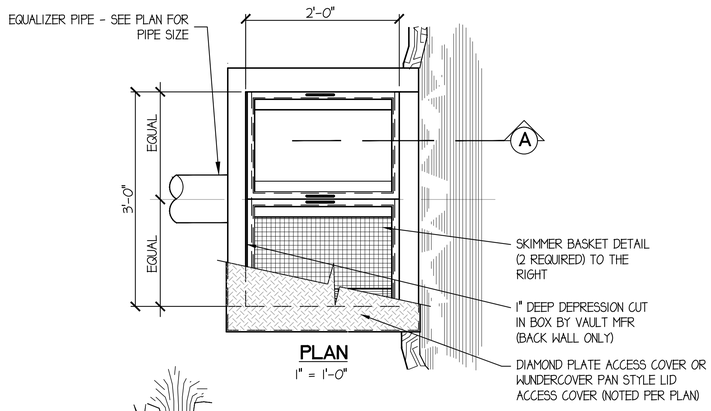
Job No. **21-0167**

CONSTRUCTION DOCUMENTATION

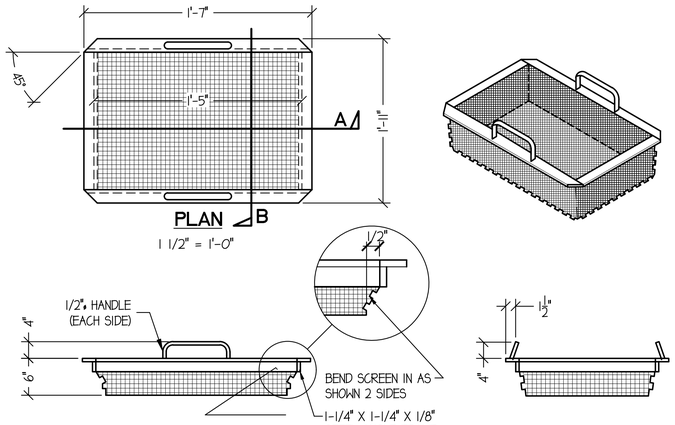
Sheet No. **WF3.1**

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Dec 04, 2024 4:54pm G:\AQS\...\Source of Nature\AQS\Engineering\AQS2-3D Drawings\AQS2-3D-WF3.1.dwg



PLAN
1" = 1'-0"



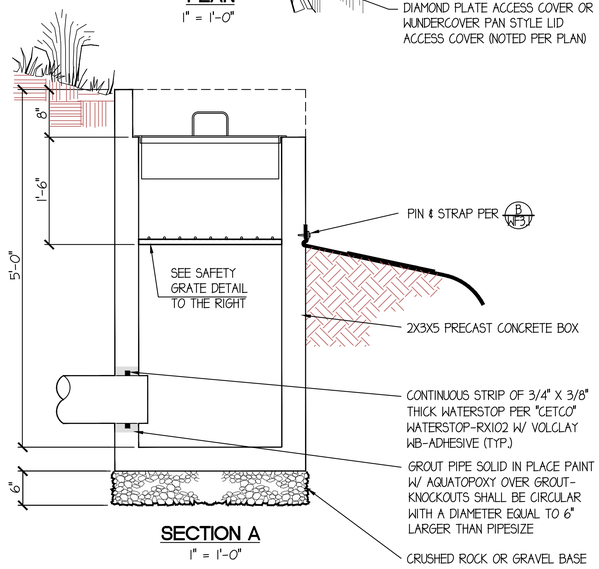
PLAN
1 1/2" = 1'-0"

SECTION A
1 1/2" = 1'-0"

SECTION B
1 1/2" = 1'-0"

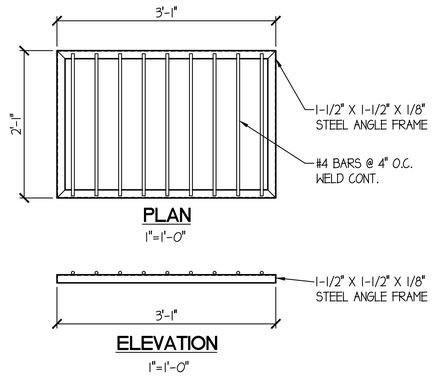
SKIMMER BASKET

NOTE: HOT-DIP GALVANIZE OR EPOXY COAT ENTIRE ASSEMBLY



SECTION A
1" = 1'-0"

PRECAST CONCRETE BOX

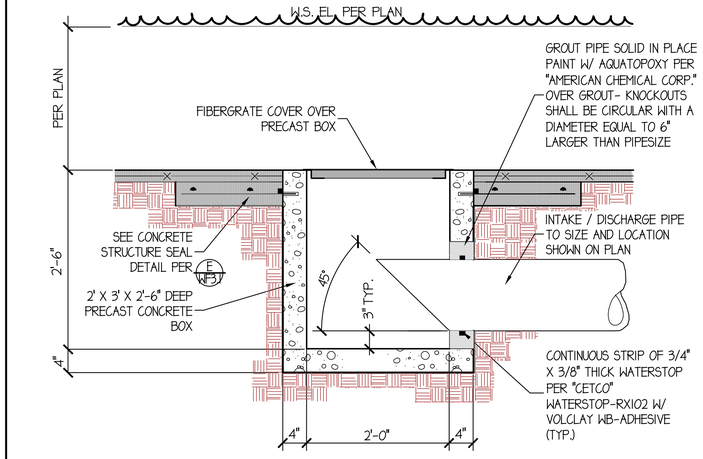


PLAN
1"=1'-0"

ELEVATION
1"=1'-0"

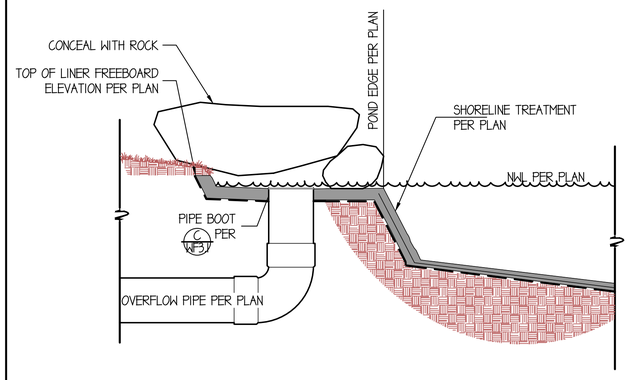
SAFETY GRATE

NOTE: HOT-DIP GALVANIZE OR EPOXY COAT ENTIRE ASSEMBLY



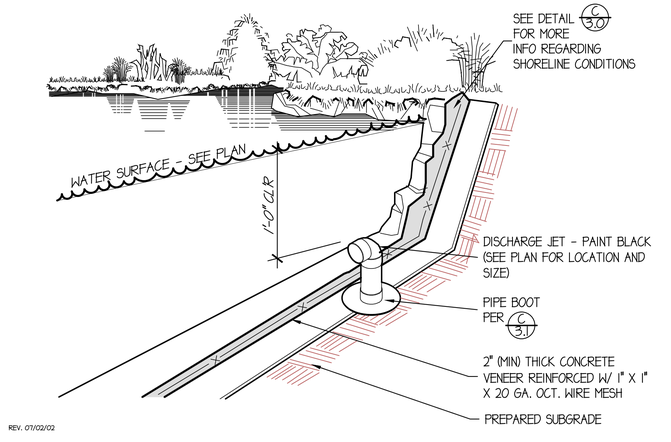
BOTTOM INTAKE/EQUALIZER BOX

1"=1'-0" | C



OVERFLOW BOX - SECTION AND DETAILS

AS SHOWN | E



DISCHARGE JET

PERSPECTIVE | G

OVERFLOW PIPE

1/2" = 1'-0" | F

H | J

Pacific Aquascape
INTERNATIONAL INC.
CONSULTING ENGINEERS
LAND PLANNERS
LANDSCAPE ARCHITECTS
1750 S. KENOFIE STREET STE. 120
SALT LAKE CITY, UTAH 84104
PHONE: (714) 481-7360 FAX: (714) 481-7394

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

WATER FEATURE DETAILS

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

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Designer: AK
Drawn by: AK

LICENSED PROFESSIONAL ENGINEER
MARK E. KNABE
321370
10-4-2024
CIVIL
STATE OF UTAH

Job No.
21-0167

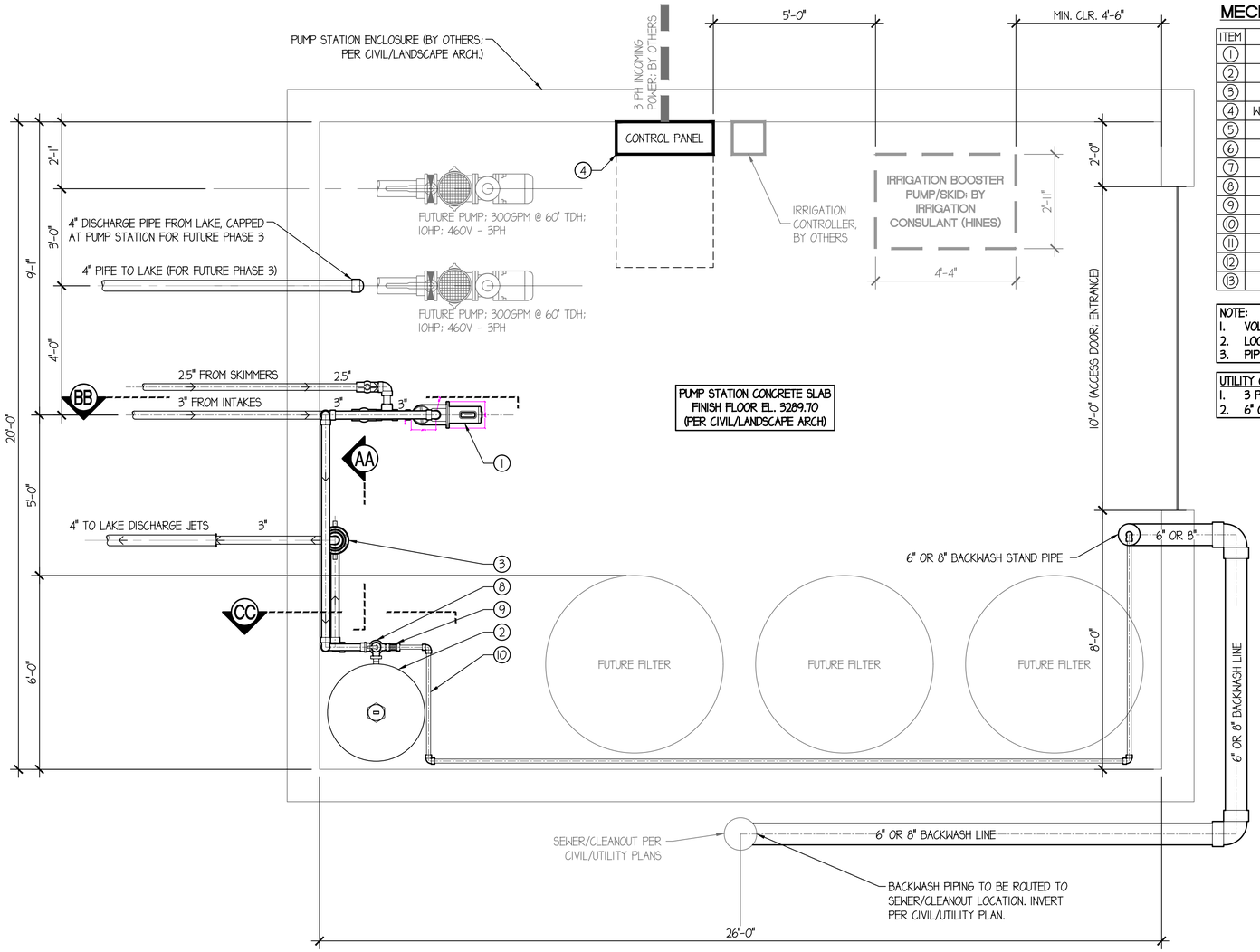
CONSTRUCTION DOCUMENTATION

Sheet No.
WF3.2
28 of 30

21-0167

Nov 26, 2024 8:54am G:\AQUA\...\Balance of Items\AQUA\Engineering\AQUA-BOI\sheets\AQUA-BOI-WF3.2.dwg

21-0167



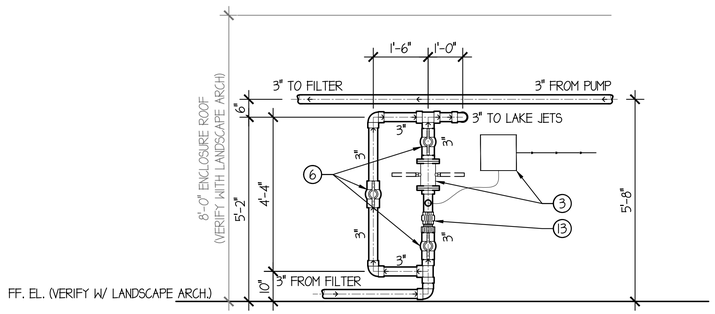
MECHANICAL EQUIPMENT LIST

ITEM	DESCRIPTION	QNTY.	MANUFACT.	MAKE/MODEL	NOTES
1	FILTER PUMP	1	PENTAIR	INTELLIFLO I2	140GPM @ 54' TDH; 230V/1PH 60HZ; 15A; PART #011060; WEF 6.9; THP 3.95
2	SAND FILTER	1	TRITON	TR140C	SAND FILTER PER "PENTAIR TRITON" #TR-140C
3	UV UNIT	1	AQUA UV	VIPER 400	PN:AS90416; 400W, STAINLESS STEEL, 3" INLET/OUTLET, W/ FLOW SWITCH, 120V/60HZ
4	WATER FEATURE CONTROL PANEL	1	RSD	-	NEMA 3R OUTDOOR RATED CONTROL PANEL
5	CHECK VALVE	-	-	-	SIZE AND QUANTITY AS NEEDED
6	BALL VALVE	-	-	-	SIZE AND QUANTITY AS NEEDED
7	BUTTERFLY VALVE	-	-	-	SIZE AND QUANTITY AS NEEDED: WITH HANDWHEEL
8	3 WAY VALVE	1	JANDY	-	-
9	SIGHT GLASS	-	-	-	-
10	FILTER BACKWASH LINE	1	-	-	1.5" BACKWASH LINE ROUTED TO SEWER/FLOOR DRAIN
11	FLOWMETER	1	BLUE/WHITE	F300	FLOWMETER
12	HOUSEKEEPING PAD	-	-	-	4" THICK CONCRETE HOUSEKEEPING PAD: SIZE AND QUANTITY AS NEEDED
13	UNION FITTING	-	-	-	SIZE AND QUANTITY AS NEEDED

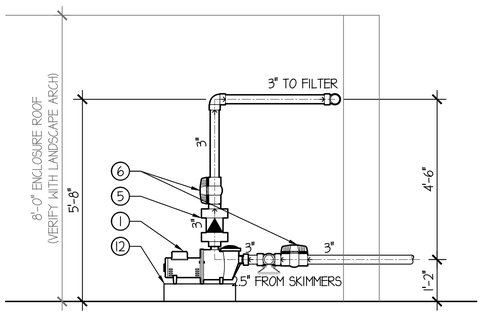
NOTE:
1. VOLTAGE AND PHASE TO BE VERIFIED BY CONTRACTOR BEFORE PURCHASING ANY EQUIPMENT.
2. LOCATION OF ALL WATER FEATURE EQUIPMENT SHALL BE STAKED IN FIELD FOR OWNER'S REPRESENTATIVE TO REVIEW AND APPROVE PRIOR TO INSTALLATION.
3. PIPING LAYOUT IS DIAGRAMMATIC AND TO BE FIELD VERIFIED BY CONTRACTOR.

UTILITY CONNECTIONS
1. 3 PHASE POWER (±30HP ESTIMATE)
2. 6" OR 8" SEWER CONNECTION FOR FILTER BACKWASH: 450GPM FLOW RATE

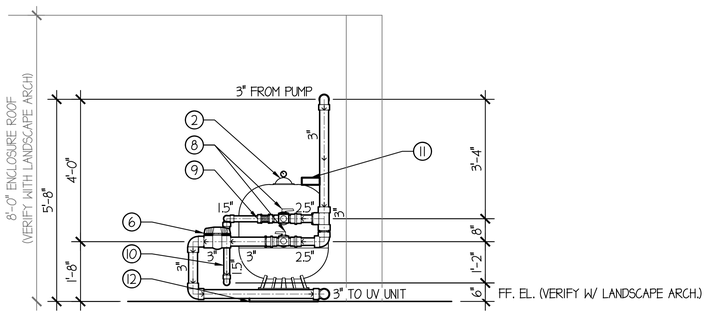
PUMP STATION LAYOUT - PLAN VIEW
SCALE: 1/2" = 1'-0"



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



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



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

Pacific Aquascape INTERNATIONAL INC. CONTRACTORS
17520 NEWHOPE STREET SUITE 115 FOUNTAIN VALLEY, CA 92708
PHONE (714) 481-7360 FAX (714) 481-7399

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

WATER FEATURE DETAILS

Project:

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation. Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AK
Drawn by: AK

LICENSED PROFESSIONAL ENGINEER MARK E. KNIGHT 321370 10-4-2024 CIVIL STATE OF UTAH

Job No.
21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
WF4.0
29 of 30

Nov 26, 2024, 9:43am, G:\AAAS - Projects of Nature\AAAS Projects\AAAS - 21\Drawings\AAAS - 21 - WF4.0.dwg

FOR REFERENCE ONLY - SEE EACH PHASE-SPECIFIC PLAN SET FOR UP TO DATE DRAWINGS

LAKE DATA:

LAKE NAME	FUTURE PHASE LAKE
VOLUME	320,000 GALLONS
SURFACE AREA	12000 SF (0.27 ACRES)
LENGTH OF SHORELINE	630 FT
TOP OF SHORELINE ELEVATION	87.50
LAKE BOTTOM ELEVATION	82.00
NORMAL WATER SURFACE ELEVATION	87.00
FILTER TURNOVER RATE	10 HOURS @ 800GPM

FUTURE PHASE LAKE
5 SKIMMERS @ 25 GPM (125 GPM TOTAL)
10 DISCHARGE JETS @ 30 GPM (300 GPM TOTAL)
1 OVERFLOW PIPE PENETRATION
1 EQUALIZER PIPE AND BOTTOM INTAKE BOX

SKIMMER LOCATION
DISCHARGE LOCATION
EQUALIZER LOCATION
OVERFLOW DISCHARGE
SKIMMER INTAKE LINE
EQUALIZER LINE
DISCHARGE/RECIRCULATION LINE

LAKE DATA:

LAKE NAME	FUTURE PHASE LAKE
VOLUME	100,000 GALLONS
SURFACE AREA	5000 SF
LENGTH OF SHORELINE	440 FT
TOP OF SHORELINE ELEVATION	87.50
LAKE BOTTOM ELEVATION	82.00
NORMAL WATER SURFACE ELEVATION	87.00
FILTER TURNOVER RATE	10 HOURS @ 800GPM

FUTURE PHASE LAKE
4 SKIMMERS @ 30 GPM (120 GPM TOTAL)
7 DISCHARGE JETS @ 43 GPM EA (300GPM TOTAL)
1 INTAKE PIPE AND INTAKE BOX
2 EQUALIZER PIPE AND BOTTOM INTAKE BOX

EQUALIZER LOCATION
DISCHARGE LOCATION
INTAKE LOCATION
SKIMMER LOCATION
OVERFLOW LOCATION STUBBED OUT FOR CONNECTION TO UTILITY/CIVIL
FILL LINE LOCATION; STUBBED OUT FOR POINT OF CONNECTION TO UTILITY/CIVIL

LAKE DATA:

LAKE NAME	PHASE 2 LAKES
VOLUME	60,000 GALLONS
SURFACE AREA	3000 SF
LENGTH OF SHORELINE	300 FT
TOP OF SHORELINE ELEVATION	88.94
LAKE BOTTOM ELEVATION	85.00
NORMAL WATER SURFACE ELEVATION	88.44
FILTER TURNOVER RATE	5 HOURS @ 200GPM

PHASE 2 LAKE
3 SKIMMERS @ 30 GPM (90 GPM TOTAL)
7 DISCHARGE JETS @ 28.5 GPM (200 GPM TOTAL)
1 INTAKE PIPE AND INTAKE BOX
1 OVERFLOW BOX AND EQUALIZER PIPE

OVERFLOW BOX LOCATION
DISCHARGE LOCATION
INTAKE LOCATION
SKIMMER LOCATION
SKIMMER INTAKE LINE
EQUALIZER LINE
DISCHARGE/RECIRCULATION LINE
OVERFLOW LOCATION STUBBED OUT FOR CONNECTION TO UTILITY/CIVIL
FILL LINE LOCATION; STUBBED OUT FOR POINT OF CONNECTION TO UTILITY/CIVIL

PUMP STATION LOCATION;
SEE SHEET EX1.1 FOR COORDINATION LAYOUT

NORTH
40 20 0 40 80

NO	BY	DATE	REVISIONS	DATE	APP.

DESIGN COORDINATION NOT FOR CONSTRUCTION

PREPARED BY
CORY SEVERSON
PROJECT ENGINEER
R.C.E. NO. ---

DRAWN AK
DESIGNED AK
CHECKED CMS
SCALE
DATE 2024.08.13

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TITLE
MASTER PLAN EXHIBIT
PLAN VIEW LAYOUT

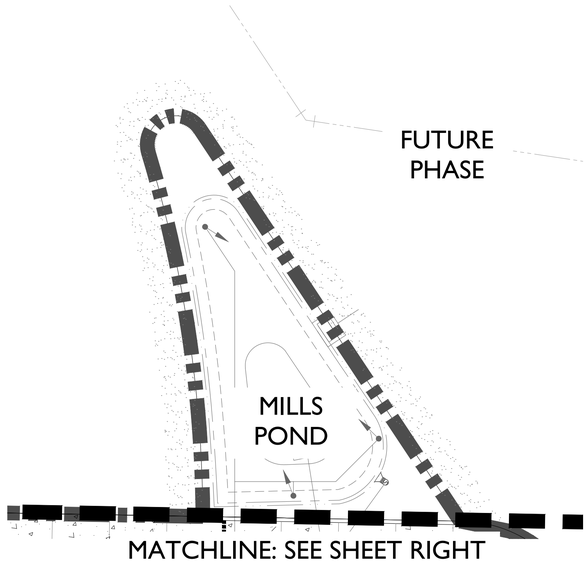
JOB
BALANCE OF NATURE
LIBERTY PARK PHASE 2
HURRICANE UT

Pacific Aquascape
INTERNATIONAL, INC.
CONTRACTORS & CONSULTANTS & ENGINEERS
17520 NEWHOPE STREET, STE. 120
FOUNTAIN VALLEY, CA. 92708
PHONE (714) 481-7260 FAX (714) 481-7299

SHEET
EX1.0
OF 03 SHEETS

JOB NO. AA25-1

Xrefs: 21-0167 - LS Base - Phase 2.dwg; Green Dragon Tavern Level 1.dwg; LV Print Shop.dwg; AA25-EX-TBLK.dwg; lake.dwg; 21-0167 - LS Base - Phase 3 Preliminary.dwg; 21-0167 - Base - Liberty Village PhD.dwg
Dimscale = 0'-1"; LTscale = 1; PSltscale = 1; Acad Ver. = 23.0s (LMS Tech); Version = 1
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SITE DETAIL KEYNOTES

		PAGE #/DETAIL #
4.0	SITE LIGHTING	
4.1	WELL LIGHT	L-6.01/1
4.2	BOLLARD PATHWAY LIGHT	L-6.01/2
4.3	PEDESTRIAN LIGHT	L-6.01/3
4.4	UPLIGHT	L-6.01/4

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
W	Focus	Well Light	SL20	4
B	NLS	Pathway Bollard	CAB	3
P	LSI	Pedestrian Light	LXM4	7
U	RAB	Uplight	LFLED8YA / SLSFSLED8A	2

GENERAL NOTES:

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

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

LIBERTY VILLAGE - PHASE 2
Hurricane, UT

Project:

SITE LIGHTING PLAN

Revisions:

12/2/2024 - 1ST CD SUBMITTAL

Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (662-4111)

Designer: AS
Drawn by: KG, TT

State of Utah
THOMAS E. SNYDER
No. 7497196-5501
Professional Landscape Architect

DATE SIGNED:12.02.2024

Job No.
21-0167

CONSTRUCTION DOCUMENTATION

Sheet No.
L-5.01

12 of 30

21-0167

kgresham Dec. 02, 2024 2:51pm S:\Projects\2021\21-0167\Landscape\Drawings\Liberty Village\Construction Documents\Phase 2\21-0167 – L-5.01 – Site Lighting Plans.dwg



WELL LIGHT
FOCUS - SL-20-MD-120V or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: HIGH IMPACT CLEAR TEMPERED CONVEX GLASS
LAMP: 15W LED, 120 V, 900LM
FINISH: BRONZE
NOTE: REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

1 TREE WELL LIGHT (W)
Scale: N.T.S.



BOLLARD LIGHT
NLS - CAB-36-T5-16-175-27K7-UNV-AB-BRZ or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: 16 LED, TYPE 5, 2700K
FINISH: BRONZE
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER, REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS

2 BOLLARD PATHWAY LIGHT (B)
Scale: N.T.S.



PEDESTRIAN LIGHT
LSI -LXM4-PT-5W-LED-5L-30-UNV-BRZ or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LAMP: LED, 3000K
FINISH: BRONZE
PROTECTION CLASS: IP 66
POST: POST TOP - REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER

3 PEDESTRIAN LIGHT (P)
Scale: N.T.S.



UPLIGHT
RAB - LFLED8YA/LSLFLED8A - or approved equal

SPECIFICATIONS:

MATERIAL: ALUMINUM
LENS: MICROPRISMATIC DIFFUSER
LAMP: LFLED, 3000K
FINISH: BRONZE
REFER TO SITE ELECTRICAL SHEETS FOR FINAL SPECIFICATIONS
NOTE: FOUNDATION MUST BE SUPPLIED BY THE OWNER

4 UPLIGHT (U)
Scale: N.T.S.

SITE DETAIL KEYNOTES
PAGE #/DETAIL #

4.0 SITE LIGHTING

4.1	WELL LIGHT	L-6.01/1
4.2	BOLLARD PATHWAY LIGHT	L-6.01/2
4.3	PEDESTRIAN LIGHT	L-6.01/3
4.4	UPLIGHT	L-6.01/4

LIGHTING LEGEND

SYMBOL	MANF.	ITEM	MODEL NO.	QTY.
W	Focus	Well Light	SL20	4
B	NLS	Pathway Bollard	CAB	3
P	LSI	Pedestrian Light	LXM4	7
U	RAB	Uplight	LFLED8YA / SLSFSLED8A	2

GENERAL NOTES:

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

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Mesa, AZ 85210
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LIBERTY VILLAGE - PHASE 2
Hurricane, UT
Project:

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State of Utah
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No. 7497196-5301
Professional Landscape Architect

DATE SIGNED:12.02.2024

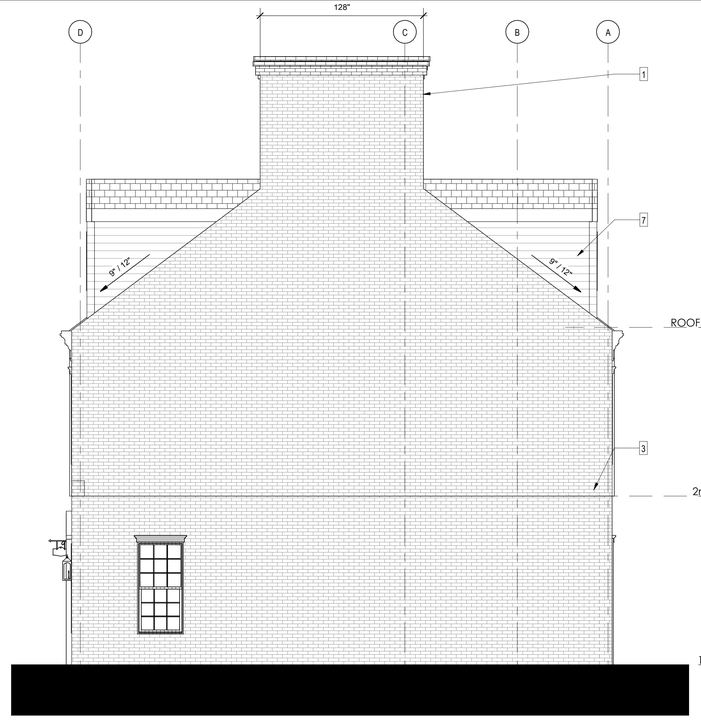
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CONSTRUCTION DOCUMENTATION

Sheet No.
L-6.01

13 of 30

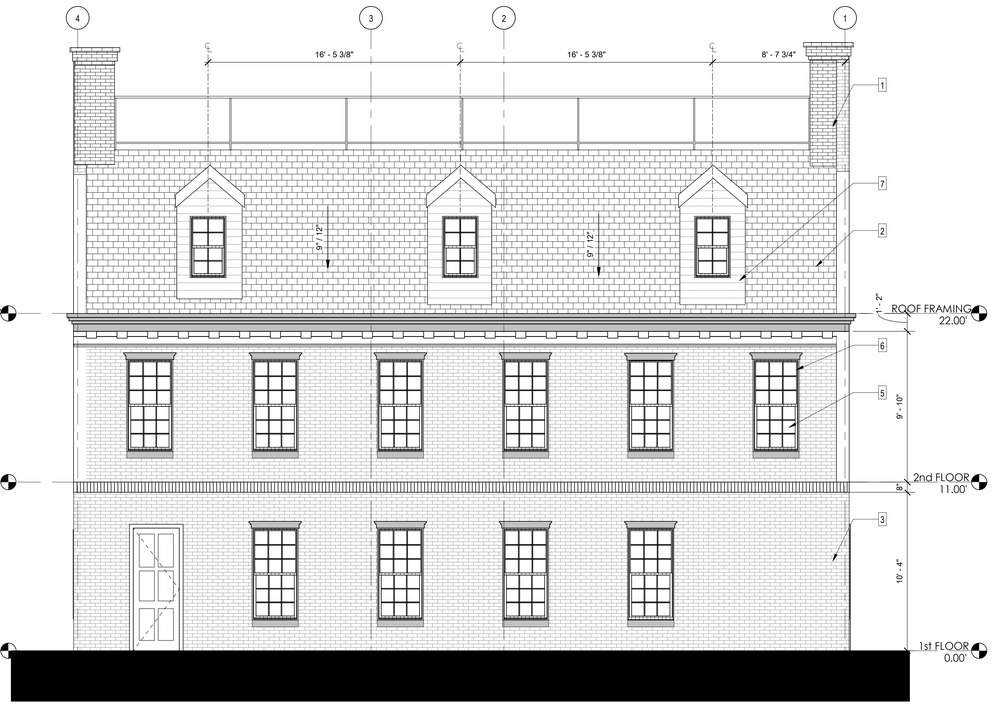
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kgresham



4 EAST ELEVATION

0 8' 16' 24'

Scale is 1/4" = 1'-0" when printed full size.



2 NORTH ELEVATION

0 8' 16' 24'

Scale is 1/4" = 1'-0" when printed full size.





3 WEST ELEVATION

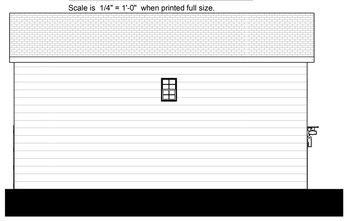
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Scale is 1/4" = 1'-0" when printed full size.

1 SOUTH ELEVATION

0 8' 16' 24'

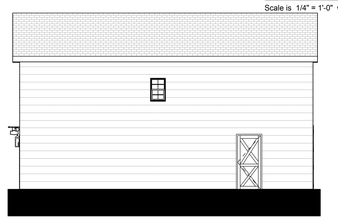
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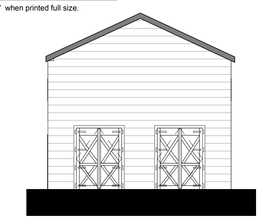
S4 STABLE WEST
1/8" = 1'-0" REF 7 / A-P



S3 STABLE SOUTH
1/8" = 1'-0" REF 6 / A-P



S2 STABLE EAST
1/8" = 1'-0" REF 6 / A-P



S1 STABLE NORTH
1/8" = 1'-0" REF 6 / A-P

STABLE ELEVATIONS - FOR REFERENCE ONLY

GENERAL SHEET NOTES

A. All exposed stem walls shall be of masonry type indicated for walls above floor line.

B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from the building.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See Plans and Schedule for door and window types and sizes.

KEYNOTES

1. DECORATIVE BRICK CHIMNEY - BRICK VENEER
   AUTHENTIC BRICK - OLD WILLIAMSBURG
2. FIBERGLASS ASPHALT SHINGLES - GAF SLATELINE: WEATHERED SLATE
3. BRICK VENEER - AUTHENTIC BRICK - OLD WILLIAMSBURG
4. DECORATIVE CORNICE ABOVE WINDOW
5. SINGLE HUNG WINDOW - ALUMINUM CLAD WOOD WINDOW
6. CORNICE AT ROOF
7. ROOF DORMER, LAP SIDING WALLS, ASPHALT SHINGLE ROOF
8. EXTERIOR SCONCE

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STATE OF ARIZONA
09.20.2024
MICHAEL G. KOLEJKA
11562121-0301
LICENSED ARCHITECT

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PRINT SHOP & GREEN DRAGON TAVERN

LIBERTY VILLAGE PHASE 2

CLIENT CONTACT
Stephanie Brager

571-232-8185 T sbrager@libertyvillage.org

OWP PROJECT NO. | DATE OF ISSUE
2023_125 | 09.20.2024

REVISIONS

DELTA	DESCRIPTION	DATE

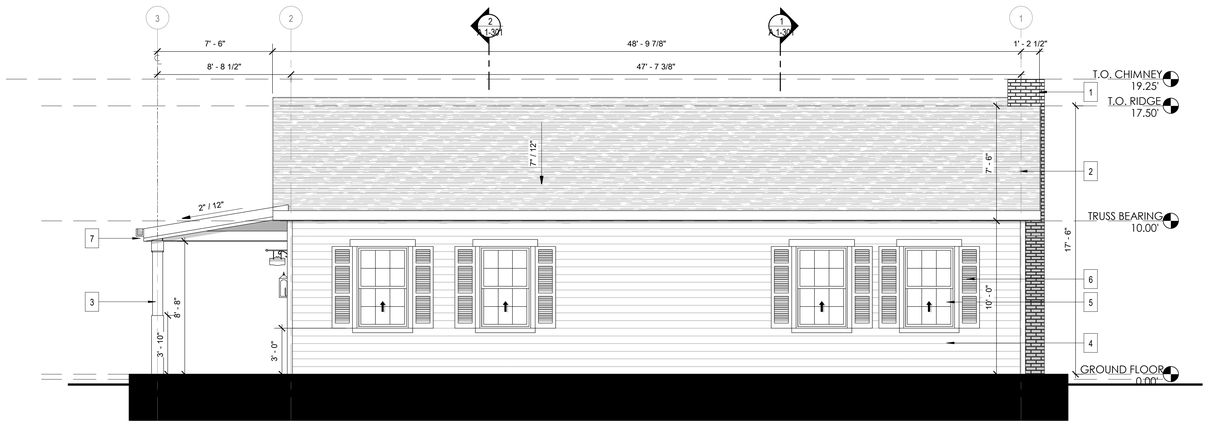
PROJECT TEAM | DRAWN BY
Orcutt Winslow | Author

PROJECT PHASE
CONSTRUCTION DOCUMENTS

SHEET CONTENTS
BUILDING ELEVATIONS

SHEET NO.
A.2-201

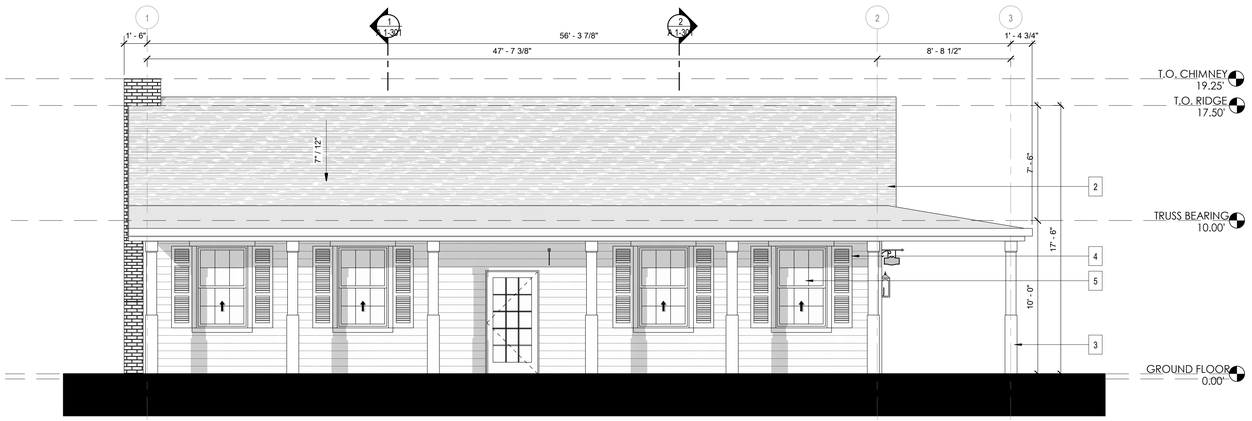
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2 SOUTH ELEVATION

0 8' 16' 24'

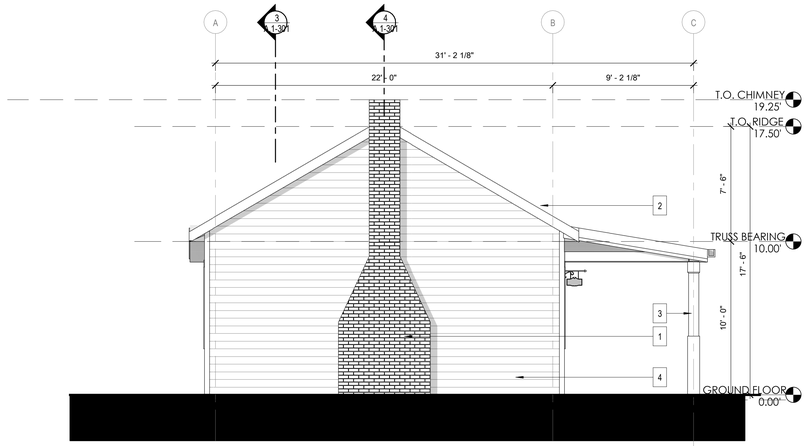
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3 NORTH ELEVATION

0 8' 16' 24'

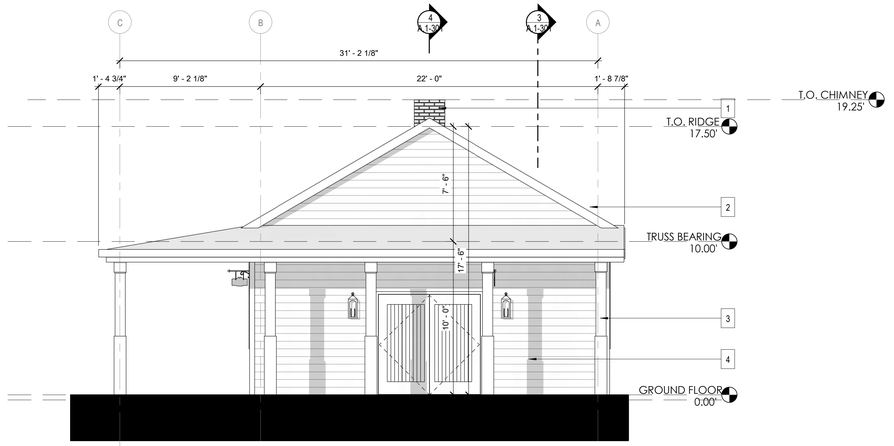
Scale is 1/4" = 1'-0" when printed full size.



4 EAST ELEVATION

0 8' 16' 24'

Scale is 1/4" = 1'-0" when printed full size.



1 WEST ELEVATION

0 8' 16' 24'

Scale is 1/4" = 1'-0" when printed full size.

GENERAL SHEET NOTES

A. ALL EXPOSED STEM WALLS SHALL BE OF MASONRY TYPE INDICATED FOR WALLS ABOVE FLOOR LINE.

B. SIDEWALKS AT BUILDING AND STRUCTURES SHALL MATCH FINISH FLOOR FLUSH AT DOORWAYS AND SLOPE AWAY FROM THE BUILDING.

C. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED TO RECEIVE FACTORY FINISH.

D. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED.

E. SEE PLANS AND SCHEDULE FOR DOOR AND WINDOW TYPES AND SIZES.

KEYNOTES

1. DECORATIVE BRICK CHIMNEY - BRICK VENEER
   AUTHENTIC BRICK - OLD WILLIAMSBURG
2. FIBERGLASS ASPHALT SHINGLES - GAF SLATELINE: WEATHERED SLATE
3. PRESSURE TREATED COLMN WRAPPED WITH FIBER CEMENT PANELS
4. FIBER CEMENT PLANK LAP SIDING - HARDIE PLANK LAP SIDING SERIES
5. SINGLE HUNG WINDOW - ALUMINUM CLAD WOOD WINDOW
6. WINDOW SHUTTERS PAINT TBD
7. PRE-FINISHED METAL GUTTER

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LIBERTY VILLAGE PHASE 2

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OWP PROJECT NO DATE OF ISSUE
2022_107 09.20.2024

REVISIONS

DELTA	DESCRIPTION	DATE

PROJECT TEAM
Orcutt Winslow

DRAWN BY
Author

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CONSTRUCTION DOCUMENTS

SHEET CONTENTS
BUILDING ELEVATIONS

SHEET NO.
A.1-201

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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	LUCA24-09
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 11 and 25 regarding the establishment of an Airport Overlay Zone.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

In 2023, the Utah State Legislature passed HB 206, establishing airport use amendments. These amendments establish land use requirements for land located within an airport influence area, which is defined as land within 5,000 feet of an airport runway. The purpose of the airport overlay zone is to prevent the creation or establishment of an airport hazard and to eliminate, remove, alter, or mitigate existing airport hazards to promote the health, safety, and general welfare of the public. The Mandate requires municipalities to adopt an Airport Overlay Zone by December 31, 2024. Accordingly, staff has updated Chapter 25 of Title 10 with the mandated requirements in order to comply with HB 206. Chapter 25 is currently entitled "Runway Protection Zone," and has been renamed "Airport Overlay Zone." Also proposed is an update to the airport zoning map to depict the 5,000-foot airport influence area. The Airport Board heard this item on November 19, 2024, and recommended approval.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance revisions to Chapters 11 and 25 of Title 10, and any public comments received, and make a recommendation of approval to the City Council.

CHAPTER 11. ZONES ESTABLISHED

Sec. 10-11-1. Establishment of zones.

In order to accomplish the purposes of the City general plan and this title, the following zones, along with their accompanying abbreviations, are hereby established as follows:

A.	*Agricultural zones:*	
	Agricultural 40	A-40
	Agricultural 20	A-20
	Agricultural 10	A-10
	Agricultural 5	A-5
	Agricultural 1	A-1
B.	*Residential agriculture zones:*	
	Residential-agricultural 1	RA-1
	Residential-agricultural .5	RA-.5
C.	*Residential zones:*	
	Single-family residential 15	R1-15
	Single-family residential 10	R1-10
	Single-family residential 8	R1-8
	Single-family residential 6	R1-6
	Multiple-family residential 1	RM-1
	Multiple-family residential 2	RM-2
	Mobile home/RV park	MH/RV
D.	*Commercial zones:*	
	Neighborhood commercial	NC
	General commercial	GC
	Highway commercial	HC
	Planned commercial	PC
	Pedestrian-oriented commercial	POC
E.	*Business and industrial zones:*	
	Business/manufacturing park	BMP
	Professional office	PO
	Light industrial	M-1
	Heavy industrial	M-2
F.	*Open space and public facility zones:*	
	Open space	OS
	Public facilities	PF
G.	*Special purpose and overlay zones:*	
	Agriculture protection overlay	APO
	Historic district overlay	HDO
	Planned development overlay	PDO
	Sensitive lands overlay	SLO
	~~Runway protection~~ Airport overlay zone	~~RPZ~~ AOZ

	Recreation resort	RR
	Extraction industries overlay	

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2020-03, 2-6-2020)

Sec. 10-11-2. Zone purposes.

In addition to the general purposes of this title as set forth in section 10-1-3 of this title, the various zones each serve more specific purposes as set forth below:

A. *Agricultural zones.* Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

B. *Residential agriculture zones.* Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.

1. The purpose of the RA-1 and RA-.5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the City's semirural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

C. *Residential zones.* Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.

1. The purpose of the R1-15, R1-10, R1-8 and R1-6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

2. The purpose of the RM-1 and RM-2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

3. The purpose of the MH/RV zone is to provide locations where neighborhoods consisting of manufactured/mobile homes and recreational vehicle parks and subdivisions may be created, maintained, and preserved. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

D. *Commercial zones.* Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the City.

1. The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is

intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development.

2. The purpose of the GC zone is to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.

3. The purpose of the HC zone is to provide commercial areas with visibility and access from Interstate 15 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the City. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

5. The purpose of the POC zone is to provide walkable commercial areas which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.

E. *Business and industrial zones.* Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.

1. The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.

2. The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the City. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.

3. The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.

4. The purpose of the M-2 zone is to provide areas where uses involving industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the City, especially when undertaken on a large scale.

F. *Open space and public facility zones.* Open space and public facility zones allow public or quasi-public uses.

1. The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature

and/or the unavailability of adequate public facilities, such as conservation areas and national park land.

2. The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities.

G. *Special purpose and overlay zones.* Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

1. The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.

2. The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the City.

3. The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.

4. The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.

5. The ~~RPZ~~ AOZ zone provides regulations to protect, preserve, and promote the development of the City airport area.~~promote and protect the City airport.~~

6. The recreation resort zone is established to designate certain areas within the City where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

7. The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2004-15, 6-17-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2009-15A, 11-5-2009; Ord. 2013-02, 3-21-2013; Ord. No. 2022-12, 5-5-2022)

Sec. 10-11-3. Official zoning map.

A. *Zones.* The location and boundaries of the zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Hurricane City Official Zoning Map, as provided in this section.

1. The zones established by this chapter are intended to further the goals and policies of the City general plan. Accordingly, not every zone established by this chapter need be included on the official zoning map unless and until the City Council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the general plan.
2. Each lot within the City shall be subject to the requirements of the zone, or zones, in which the lot is located as shown on the official zoning map.
3. The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.

B. *Amendments.* Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in section 10-7-7 of this title.

C. *Map updates.* The Zoning Administrator shall update the official zoning map as soon as possible after amendments are adopted by the City Council. Upon entering any such amendment on the map, the Zoning Administrator shall note on the map the date of the revision.

D. *Filing of ordinance and map.* The ordinance codified herein and official zoning map shall be filed in the custody of the City Recorder/Clerk and may be examined by the public subject to any reasonable regulations established by the City Council.

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

Sec. 10-11-4. Rules for locating zone boundaries.

A. *Applicability.* Where uncertainty exists as to the boundary of any zone shown on the official zoning map, the provisions of this section shall apply to determine the location of such boundary.

B. *Centerlines and property lines.* When a zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the official zoning map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

C. *Waterways, park and public land.* When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway, public park or other public land, or any section line, then the center of the stream, canal or waterway, or the railroad right-of-way, or the boundary line of the public land or section line shall be deemed to be the boundary of the zone.

D. *Lot, block, and tract lines.* Zone boundaries indicated as approximately following platted lot lines, or block or parcel tract boundaries shall be interpreted as following such lines.

E. *Street vacations.* When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two zones, each zone shall extend to the centerline of the vacated right-of-way.

F. *Uncertainties.* When a physical or cultural feature existing on the ground is at variance with one shown on the official zoning map, or in case any other uncertainty exists with respect to a zone boundary, the Zoning

Administrator shall determine the boundary location, subject to appeal to the Appeals Board as provided in this title.

G. *Zoning Administrator to make determination.* The Zoning Administrator shall have the authority to make all zone boundary clarifications and determinations subject to the rules above and appeal to the Appeals Board as provided in this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018)

Sec. 10-11-5. Clarification of zoning.

A. *Ambiguous zone.* Any property which is not clearly zoned on the City's official zoning map shall be deemed to be in the most restrictive adjacent zone.

B. *Ambiguous use.*

1. If ambiguity arises concerning the classification of a particular use within the meaning and intent of this title, the Zoning Administrator shall determine the proper use or development standard. The Zoning Administrator may refer the matter to the Planning Commission for a final determination, if the Zoning Administrator deems the use unusual enough to require special consideration. The Planning Commission's determination shall be final and is subject to appeal to the Appeals Board as provided in this title.

(Ord. 2012-8, 10-18-2012; Ord. 2018-12, 10-18-2018)

Sec. 10-11-6. ~~Newly a~~Annexed territories.

Territory which is annexed shall be deemed to be zoned A-20 immediately upon annexation or as otherwise expressly provided in an annexation agreement. This zoning shall be considered a holding zone and no zone change will be considered until a plan for development is presented.

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

Commented [GC1]: Suggest deleting “newly” to avoid interpretation questions about whether it applies to older annexed land.

CHAPTER 25. ~~RUNWAY PROTECTION~~AIRPORT OVERLAY ZONE

Sec. 10-25-1. Purpose; ~~established~~Declaration.

A. The City Council finds that:

1. an Airport Hazard endangers the lives and property of users of the Airport and of occupants of land in its vicinity;

2. an obstruction of the type that reduces the size of the area available for the landing, taking-off, and maneuvering of aircraft tends to destroy or impair the utility of the airport and the public investment in the Airport;

3. the creation or establishment of an Airport Hazard is a public nuisance and an injury to the community served by the Airport;

4. it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of Airport Hazards be prevented;

5. this should be accomplished, to the extent legally possible, by exercise of the police power, without compensation;

6. both the prevention of the creation or establishment of Airport Hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or property interests in land; and

7. the establishment of an airport overlay zone best prevents the creation or establishment of an Airport Hazard, and promotes the public health, safety, and general welfare.

~~A. To protect, preserve and promote the development of the City airport area.~~

B. ~~A runway protection~~An Airport Overlay ~~zone~~ Zone is established which shall be a special purpose zone or secondary zoning district of the zoning classification in this title.

Sec. 10-25-2. Definitions.

For purposes of this chapter, the following terms shall have the following meanings set forth below:

Airport means the Hurricane Municipal Airport and any other publicly used area of land or water that is used, or intended to be used, for the landing and take-off of aircraft and utilized or to be utilized in the interest of the public for these purposes. Airport includes a vertiport if the vertiport is open for public use.

Airport approach, transitional, horizontal, and conical zones. These zones apply to the area under the approach, transitional, horizontal, and conical surfaces and are defined in this chapter.

Airport elevation means the elevation in feet above mean sea level of the highest point of the landing areas of the airport.

Airport hazard means any structure, tree, object of natural growth, or use of land that potentially obstructs or otherwise impacts the safe and efficient utilization of the navigable airspace required for the flight of aircraft in landing or take-off at an Airport. ~~means any structure or natural growth or use of land which obstructs or restricts the airspace required for the safe flight of aircraft in landing, taking off or maneuvering at or in the vicinity of the airport, or is otherwise hazardous to such landing, taking off, or maneuvering of aircraft.~~

Airport influence area means land located: (a) within 5,000 feet of an airport runway; or (b) within 500 feet of a vertiport that is open for public use.

Airport overlay zone means a secondary zoning district designed to protect the public health, safety, and welfare near an Airport that is within 5,000 feet of an Airport runway; or (b) within 500 feet of a vertiport that is open for public use. An Airport Overlay Zone:

(a) applies land use regulation in addition to the primary zoning district land use regulation of property used as an Airport and property within an Airport Influence Area;

(b) may extend beyond the Airport Influence Area;

(c) ensures airport utility as a public asset;

(d) protects property owner land values near an airport through compatible land use regulations as recommended by the Federal Aviation Administration; and

~~(a)~~(e) protects aircraft occupant safety through protection of navigable airspace.

Airport primary surface means a surface longitudinally centered on a runway. When the runway has a specifically prepared hard surface, the primary surface extends 200 feet beyond each end of that runway. The width of the primary surface of a runway will be that width prescribed in part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point in the primary surface is the same as the elevation of the nearest point on the runway centerline.

Airport runway means a defined area on an airport prepared for landing and takeoff of aircraft along its length. For the purpose of this land use ordinance, the runway length shall be 3,400 feet.

Airport utility runway means a runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on an FAA approved airport layout plan, a military service's approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

Structure means any object constructed or installed by man, including buildings, towers, smokestacks, and overhead transmission lines.

Tree means any object of natural growth.

Sec. 10-25-3. Airport Zoning Regulations.

A. Any person building or development land within an Airport Influence Area or Airport Overlay Zone shall conform to the requirements of this Chapter; Title 72, Chapter 10, Part 4 of the Utah Code, as amended; Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act of the Utah Code, as amended; and Title 14, Part 77 of the Code of Federal Regulations, as amended.

B. Flight of aircraft over the lands and waters of the state is lawful, unless: (i) at such a low altitude as to interfere with the existing use to which the owner has put the land, water, or the airspace over the land or water; or (ii) so conducted as to be imminently dangerous to persons or property lawfully on the land or water beneath.

Sec. 10-25-~~3~~4. Height limiting zones.

In order to carry out the provisions of this chapter, there are hereby created and established certain height limiting zones, which include all the land lying within the utility and nonprecision instrument approach zones, transitional zones, horizontal zones, and conical zones. Such zones are shown on the municipal airport zoning map (hereafter referred to as "the map"), a copy of which is attached to the ordinance codified herein ~~as exhibit A~~ and incorporated herein by this reference as if fully set forth. The various height limiting zones are hereby established and defined as follows:

A. *Approach zone.* An approach zone, as shown on the map, is hereby established, commencing at each end of the runway at a width of 200 feet, 100 feet on each side of the centerline of the runway, and extending in length and width at a ratio of 20 feet in length for every one foot in width, until said zone reaches a total length of 5,000 feet in each direction and achieves a maximum width of 1,250 feet, 625 feet on each side of the centerline of said zone, as measured at the end of said 5,000-foot distance.

B. *Transitional zone.* Transitional zones, as shown on the map, are hereby established adjacent to each utility and runway and visual approach zone. Transitional zones symmetrically located on either side of runways have variable widths as shown on the map. Transitional zones extend outward from a line on either side of the centerline of the runway, for the length of such runway plus 200 feet on the end, and are parallel to and level with such runway centerlines. The transitional zone along such runway slopes upward and outward seven feet horizontally for each one foot vertically to the point where they intersect the surface of the horizontal zone. Further, transitional zones are established adjacent to visual approach zones for the entire length of the approach zone. These transitional zones have variable widths, as shown on the map. Such transitions flare symmetrically with either side of the runway approach zone from the base of such zone and slope upward and outward at the rate of seven feet horizontally for each one foot vertically to the points where they intersect the surfaces of the horizontal and conical zones.

C. *Horizontal zone.* A horizontal zone, as shown on the map, is hereby established as the area within arcs of radius from points at the end of the runway at the centerline extension and having a radius of 5,000 feet at 150 feet above the airport elevation. The horizontal zone does not include the utility transition zone.

D. *Conical zone.* A conical zone, as shown on the map, is hereby established as the area that commences at the periphery of the horizontal zone and extends outward for a distance of 4,000 feet. The conical zone does not include the utility transition zone. The conical zone shall rise 20 feet in height for each one foot in horizontal distance beginning at the periphery of the horizontal zone, extending to a height of 350 feet above the airport elevation.

Sec. 10-25-45. Height limitations.

Except as otherwise provided herein, no Ssstructure shall be constructed, erected or altered, and no Tttree shall be planted or allowed to grow or in any way maintained in any height limiting zone created by this chapter to a height in excess of the height limit for each of the zones as established herein, as follows:

A. *Approach zone.* Slopes 20 feet outward for each foot upward beginning at the end of the zone and at the same elevation as the Ppprimary Sssurface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

B. *Transitional zone.* Slopes seven feet outward for each one foot upward beginning at the sides of and at the same elevation as the Ppprimary Sssurface and the approach surface, and extending to a height of 150 feet above the Aaairport elevation. In addition to the foregoing, there are established height limits sloping seven feet outward for each one foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface.

C. *Horizontal zone.* One hundred fifty feet above the Aaairport elevation.

D. *Conical zone.* Twenty feet in height for each one foot of horizontal distance beginning at the periphery of the horizontal zone, extending to a height of 350 feet above the aAairport elevation.

E. *Excepted height limitation.* Nothing in this chapter shall be construed as prohibiting the growth, construction, or maintenance of any Tttree or Ssstructure to a height consistent with the terms of this chapter.

F. *Most restrictive limitation prevails.* Where a zone is covered by more than one height limitation, the more restrictive limitations shall prevail.

Sec. 10-25-~~5~~6. Nonconforming uses.

A. *Regulations not retroactive.* The regulations prescribed by this chapter shall not be construed so as to require the removal, lowering, or other changes or alterations of any S~~s~~tructure or T~~t~~ree not conforming to the regulations as of the effective date of this chapter, or otherwise interfere with the continuation of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any S~~s~~tructure, the construction or alteration of which was begun and diligently prosecuted prior to the effective date of this chapter.

B. *Marking and lighting.* Notwithstanding the provisions of subsection A of this section, the City shall have the right to install, place and maintain lights or markers on noncomplying S~~s~~tructures or nonconforming T~~t~~rees, as deemed necessary by the Airport Manager, in order to warn the operators of aircraft of the presence of such noncomplying S~~s~~tructures or nonconforming T~~t~~rees.

Sec. 10-25-~~6~~7. Variance.

A. *Permit in excess of allowed height.* Any person desiring to: 1) erect any new building or S~~s~~tructure to a height in excess of that allowed by this chapter; 2) increase the height of any existing building or S~~s~~tructure to a height in excess of that allowed by this chapter; 3) permit the growth of any T~~t~~ree to a height in excess of that allowed by this chapter; or 4) otherwise use property not in accordance with the regulations prescribed by this chapter, may apply to the Appeals Board for a variance in accordance with section 10-7-12 et seq. of this title; provided, however that no such variance shall be approved without the written recommendation of the Airport Advisory Board.

B. *Hazard marking and lighting.* Any variance approved by the Appeals Board may, if such action is deemed reasonable and advisable to effectuate the purpose of this chapter, require as a condition of approval that the owner of the building, S~~s~~tructure or T~~t~~ree in question, at his own expense, install, operate, and maintain thereon such markers and lights as may be necessary to indicate to fliers the presence of any A~~a~~irport H~~h~~azard.

Sec. 10-25-~~7~~8. Notice.

A. ~~A.~~ Applicants seeking to build on or develop land in an Airport Influence Area shall be provided with the following notice, in writing:

NOTICE OF AIRPORT AREA

Notice is hereby provided to all persons building on or developing land on this property that the property is located in the vicinity of the Hurricane Municipal Airport, or other public airport, in which normal aviation uses and activities, including aircraft overflights and associated noise.

B. The notice required by this section may be provided in the application materials associated with building permits, site plans, plats, or other developments.

C. The notice required by this section shall be placed on all final plats recorded with the Washington County Recorder's Office when any portion of the property subject to the plat is within an Airport Influence Area.

~~For each new subdivision within Hurricane City limits that is located in whole or in part within 2,640 feet of the boundary of the Hurricane Municipal Airport or any other approved public or private airport, the owner of the development shall provide notice on any plat filed with the county recorder with the following notice:~~

~~Notice of Airport Area~~

~~This property is located in the vicinity of the Hurricane Municipal Airport or other public or private airport, in which normal aviation uses and activities exist.~~

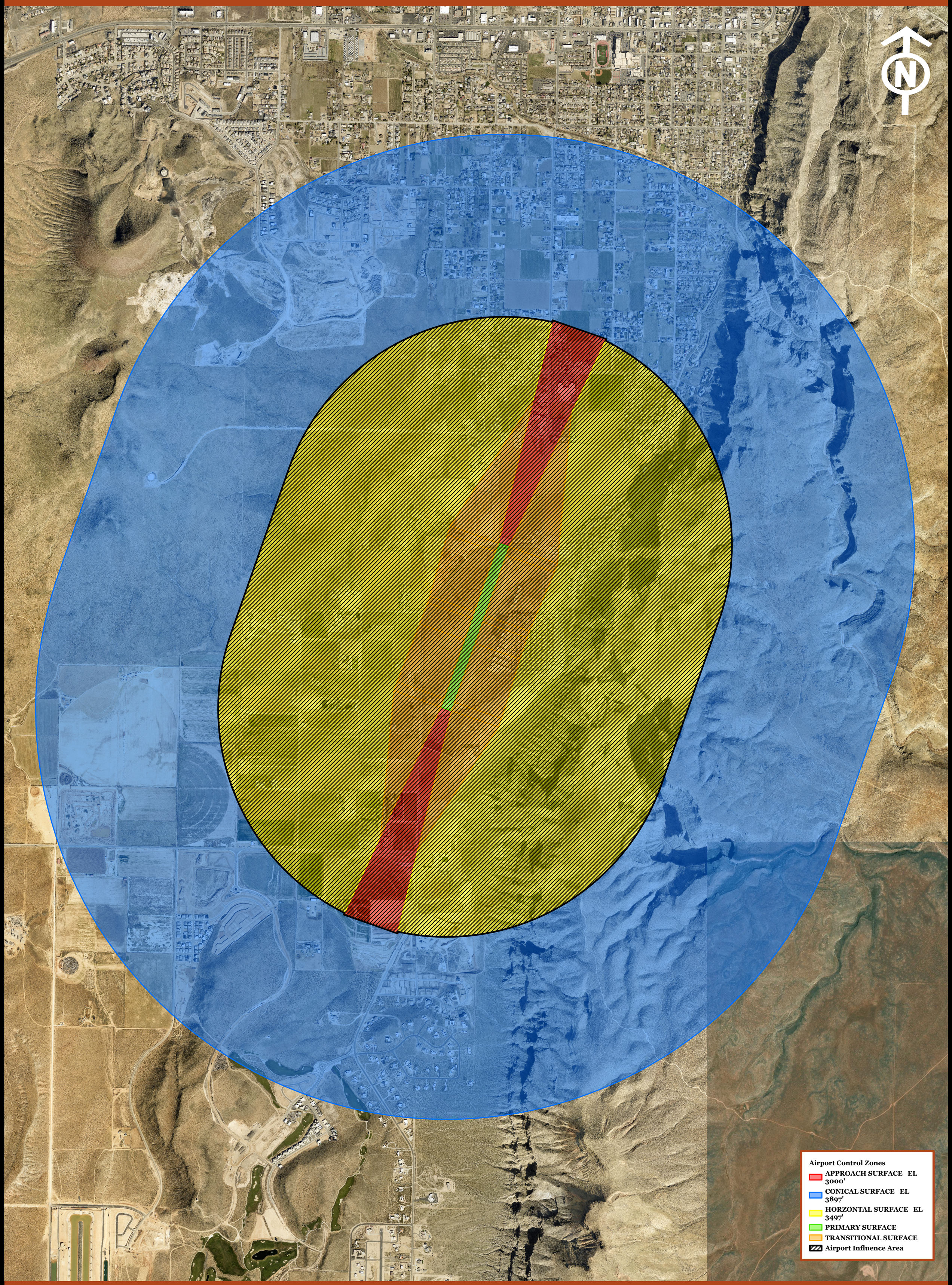
Sec. 10-25-~~8~~9. Exception to chapter.

Due to unusual topography and proximity to hillsides, the provisions of this chapter shall not apply to certain territory located on the east side of the A~~a~~irport at or near the base of Hurricane Hill, as shown on the map.

Sec. 10-25-10. Governing Law in event of conflict.

In the event of conflict between any airport land use regulations adopted under this part and any other regulations applicable to the same area, whether the conflict be with respect to the height of Structures or Trees, the use of land, or any other matter, the Airport Overlay Zone requirement shall govern and prevail.

Hurricane Municipal Airport Zoning Map



HURRICANE CITY
UTAH

0 0.25 0.5 1 1.5 2 Miles

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

Projection/Datum: WGS 1984 Web Mercator Auxiliary Sphere

Publication Date: July 2024

Hurricane City Application

Application Accepted Date: 11/20/2024

Type of Improvement: Zone Change Application

Description: Zone Change to R1-8 PDO Overlay

Tenant / Project Name: Zone Change - Copper Meadows

Bldg. Address: Southeast Corner of Gateway Blvd & Jellystone Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Desert Bloom Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1208-GS1, H-4-2-12-1209-GS1

Zone: R1-6

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANZC24-13

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: 125 lots to be built in subdivision.

Tenant / Project Name: Copper Meadows

Bldg. Address: Southeast Corner of Gateway Blvd & Jellystone Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Copper Meadows Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1208-GS1, H-4-2-12-1209-GS1

Zone: R1-6

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-38

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

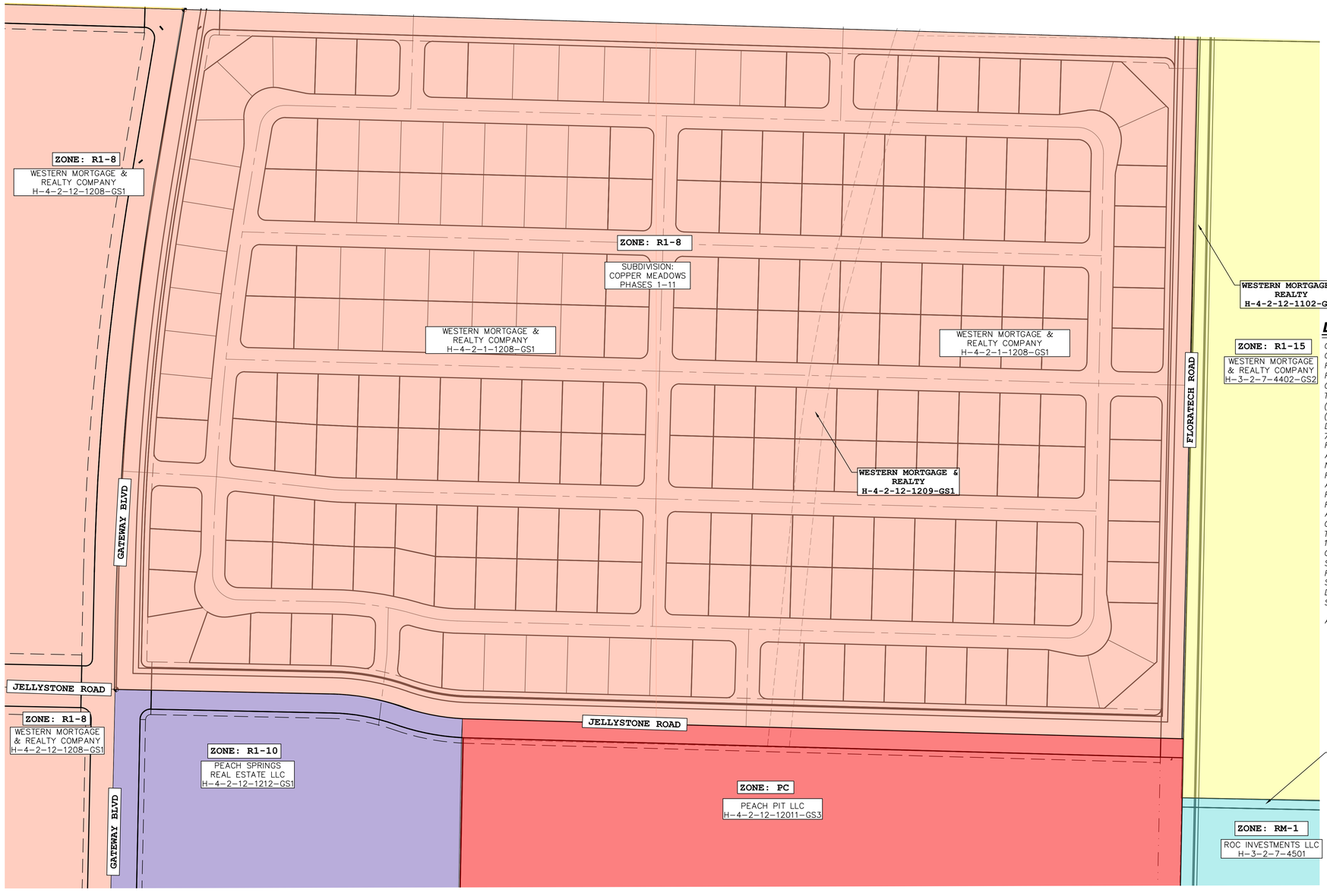
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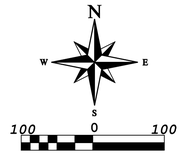
DRAFT

Copper Meadows Phases 1-9: Parcels, H-4-2-12-1208-GS1, H-4-2-12-1209-GS1, are currently owned and will be developed by Western Mortgage & Realty Company. There will be 121 lots in phase 1-11.

EXISTING ZONE MAP FOR:
WESTERN MORGTGAGE

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





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- OLD ZONE LINE

ZONE LEGEND:

- RM-1: RESIDENTIAL 6 UNITS PER ACRE
- R1-8: RESIDENTIAL 6 UNITS PER ACRE
- R1-10: RESIDENTIAL AVERAGE 10,000 SQ.FT.
- R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ FT
- PC: PLANNED COMERCIAL

LEGAL DESCRIPTION FOR COPPER MEADOWS PHASES 1-11:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 53.08 FEET; THENCE WEST 42.01 FEET TO THE POINT OF BEGINNING; THENCE S01°11'07"W 1178.359 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASH PARKWAY THE FOLLOWING FIVE (5) COURSES; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.724 FEET, THROUGH A CENTRAL ANGLE OF 90°24'33", (LONG CHORD BEARS: S46°23'23"W 17.741 FEET); (2) THENCE N88°24'20"W 1262.129 FEET; (3) THENCE WESTERLY ALONG THE ARC OF A 358.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 111.028 FEET, THROUGH A CENTRAL ANGLE OF 17°46'09", (LONG CHORD BEARS: 79°31'15"W 110.583 FEET); (4) THENCE WESTERLY ALONG THE ARC OF A 457.241 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 144.894 FEET, THROUGH A CENTRAL ANGLE OF 18°09'23", (LONG CHORD BEARS: N79°42'52"W 144.289 FEET); (5) THENCE N88°47'33"W 332.260 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD THE FOLLOWING SIX (6) COURSES; (1) THENCE N88°47'33"W 6.979 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.637 FEET, THROUGH A CENTRAL ANGLE OF 90°00'40", (LONG CHORD BEARS: N43°47'13"W 17.679 FEET); (2) THENCE N01°13'07"E 160.674 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF A 4955.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 719.114 FEET, THROUGH A CENTRAL ANGLE OF 08°18'55", (LONG CHORD BEARS: N05°22'35"E 718.483 FEET); (4) THENCE N09°32'02"E 272.764 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 27.965 FEET, THROUGH A CENTRAL ANGLE OF 82°10'05", (LONG CHORD BEARS: N50°37'04"E 25.629 FEET); (6) THENCE S88°17'53"E 7.927 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JELLYSTONE ROAD THE FOLLOWING TWO (2) COURSES; (1) THENCE S88°17'53"E 1739.166 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.455 FEET, THROUGH A CENTRAL ANGLE OF 89°29'00", (LONG CHORD BEARS: S43°33'23"E 27.453 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,223,816 SQUARE FEET OR 51.052 ACRES.

OWNER:

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT REPRESENTATIVE:

TIM TIPPETT
(509)-521-9354
TTIPPETT@WESTERNMORT.COM

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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





EXISTING ZONE MAP FOR:
WESTERN MORTGAGE
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 1

336-012 PDO ZONE CHANGE FOR WESTERN MGT.DWG

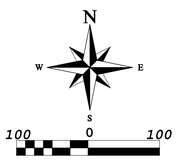
EXISTING CONDITIONS FOR:
COPPER MEADOWS

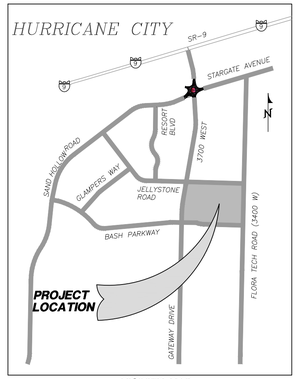
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION

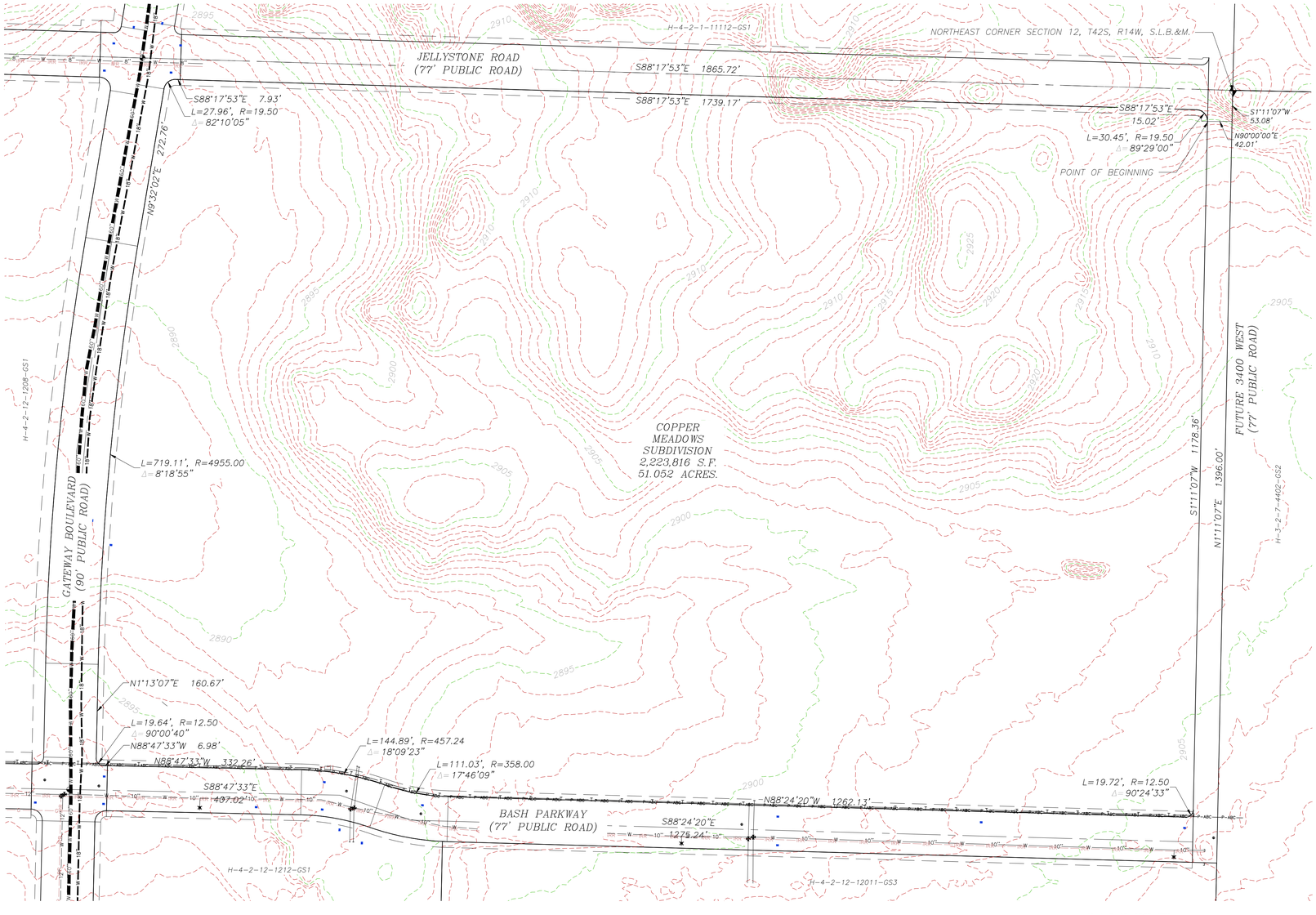
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AREA CONTAINS 2,223,816 SQUARE FEET OR 51.052 ACRES.





VICINITY MAP
N.T.S.



LEGEND

PROPERTY LINE	PUBLIC UTILITY EASEMENT
ADJACENT PROPERTY LINE	EXISTING WATER (SIZE SHOWN)
EXISTING CURB & GUTTER	EXISTING SEWER (SIZE SHOWN)
SECTION LINE	EXISTING POWER
CENTER LINE	EXISTING STORM DRAIN (SIZE SHOWN)
EDGE OF PAVEMENT	EXISTING CURB INLET BOX
MAJOR CONTOUR 5'	EXISTING SEWER MANHOLE
MINOR CONTOUR 1'	FOUND SECTION CORNER MONUMENT

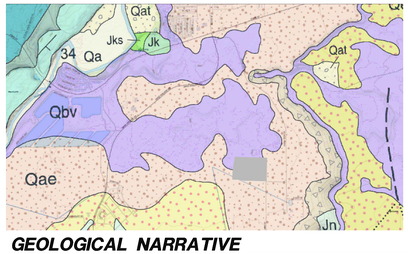
OWNER(S):

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	L – LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP CUT ON SLOPES GREATER THAN 30 PERCENT (16.7°)
ROCKFALL HAZARD	H – HIGH ROCK–FALL–HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3% CSB–STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER BRB–HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	SGW3–MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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



GEOLOGICAL NARRATIVE

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K–AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE–LEVEL FLOW; MIDDLE–LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11–14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE–LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

WELL SORTED, FINE– TO MEDIUM–GRAINED, WELL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

DESERT TORTOISE TAKE AREA

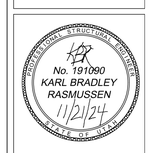
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

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Hurricane City, Utah 84737
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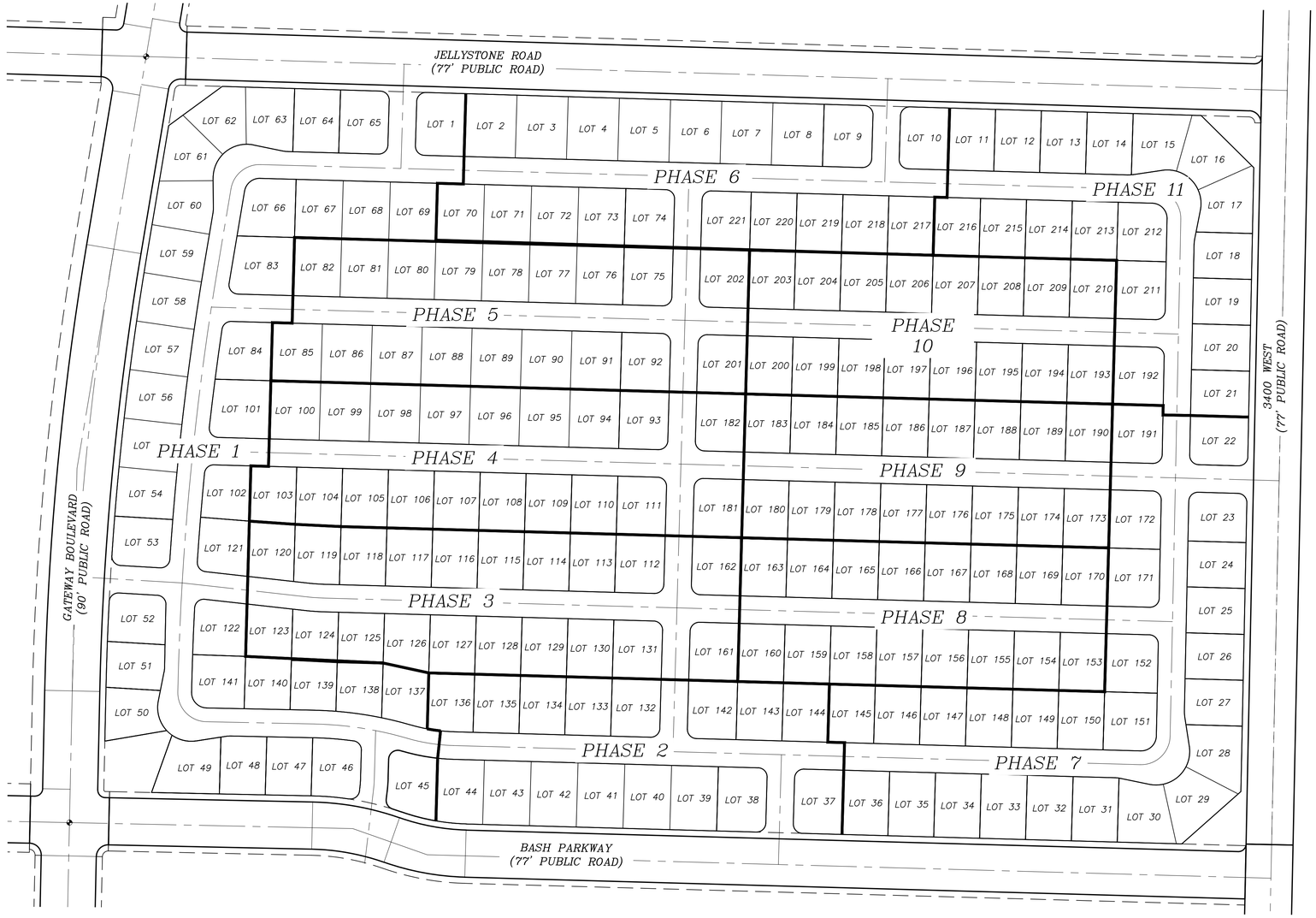
EXISTING CONDITIONS FOR:
COPPER MEADOWS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-20-2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 6

336-012 DESERT BLOOM SITE PLAN.DWG

SITE PLAN FOR:
COPPER MEADOWS

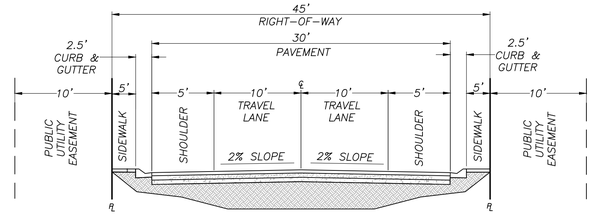
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



N
W E
S
100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB & GUTTER
- PHASE LINE
- CENTER LINE
- TIE LINE



45' R-O-W

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 53.08 FEET; THENCE WEST 42.01 FEET TO THE POINT OF BEGINNING; THENCE S01°11'07"W 1178.359 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASH PARKWAY THE FOLLOWING FIVE (5) COURSES; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.724 FEET, THROUGH A CENTRAL ANGLE OF 90°24'33", (LONG CHORD BEARS: S46°23'23"W 17.741 FEET); (2) THENCE N88°24'20"W 1262.129 FEET; (3) THENCE WESTERLY ALONG THE ARC OF A 358.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 111.028 FEET, THROUGH A CENTRAL ANGLE OF 17°46'09", (LONG CHORD BEARS: 79°31'15"W 110.583 FEET); (4) THENCE WESTERLY ALONG THE ARC OF A 457.241 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 144.894 FEET, THROUGH A CENTRAL ANGLE OF 18°09'23", (LONG CHORD BEARS: N79°42'52"W 144.289 FEET); (5) THENCE N88°47'33"W 332.260 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD THE FOLLOWING SIX (6) COURSES; (1) THENCE N88°47'33"W 6.979 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.637 FEET, THROUGH A CENTRAL ANGLE OF 90°00'40", (LONG CHORD BEARS: N43°47'13"W 17.679 FEET); (2) THENCE N01°13'07"E 160.674 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF A 4955.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 719.114 FEET, THROUGH A CENTRAL ANGLE OF 08°18'55", (LONG CHORD BEARS: N05°22'35"E 718.483 FEET); (4) THENCE N09°32'02"E 272.764 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 27.965 FEET, THROUGH A CENTRAL ANGLE OF 62°10'05", (LONG CHORD BEARS: N50°37'04"E 25.629 FEET); (6) THENCE S88°17'53"E 7.927 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JELLYSTONE ROAD THE FOLLOWING TWO (2) COURSES; (1) THENCE S88°17'53"E 1739.166 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.455 FEET, THROUGH A CENTRAL ANGLE OF 69°29'00", (LONG CHORD BEARS: S43°33'23"E 27.453 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,223,816 SQUARE FEET OR 51.052 ACRES.

EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.

ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY LINE OF ALL INTERNAL ROADWAYS.

PRELIMINARY STORM DRAINAGE PLAN

STORM WATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG GATEWAY BOULEVARD. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.

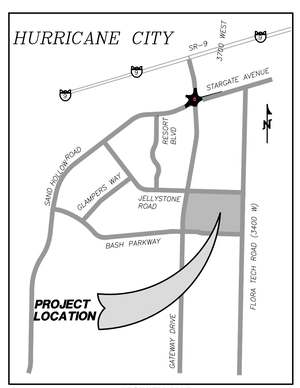
SITE DATA

PHASE #	# OF LOTS
PHASE 1	37 LOTS
PHASE 2	16 LOTS
PHASE 3	20 LOTS
PHASE 4	19 LOTS
PHASE 5	18 LOTS
PHASE 6	19 LOTS
PHASE 7	26 LOTS
PHASE 8	16 LOTS
PHASE 9	16 LOTS
PHASE 10	16 LOTS
PHASE 11	18 LOTS
TOTAL	221 LOTS

AVERAGE LOT SIZE = 7,421 S.F.

OWNERSHIP / DEVELOPER

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301



VICINITY MAP
N.T.S.

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REVISIONS

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Hurricane City, Utah 84737
Phone: 435-668-8307

UTAH LICENSED LAND SURVEYOR
No. 191090
KARL BRADLEY RASMUSSEN
11/21/24
STATE OF UTAH

SITE PLAN FOR:
COPPER MEADOWS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

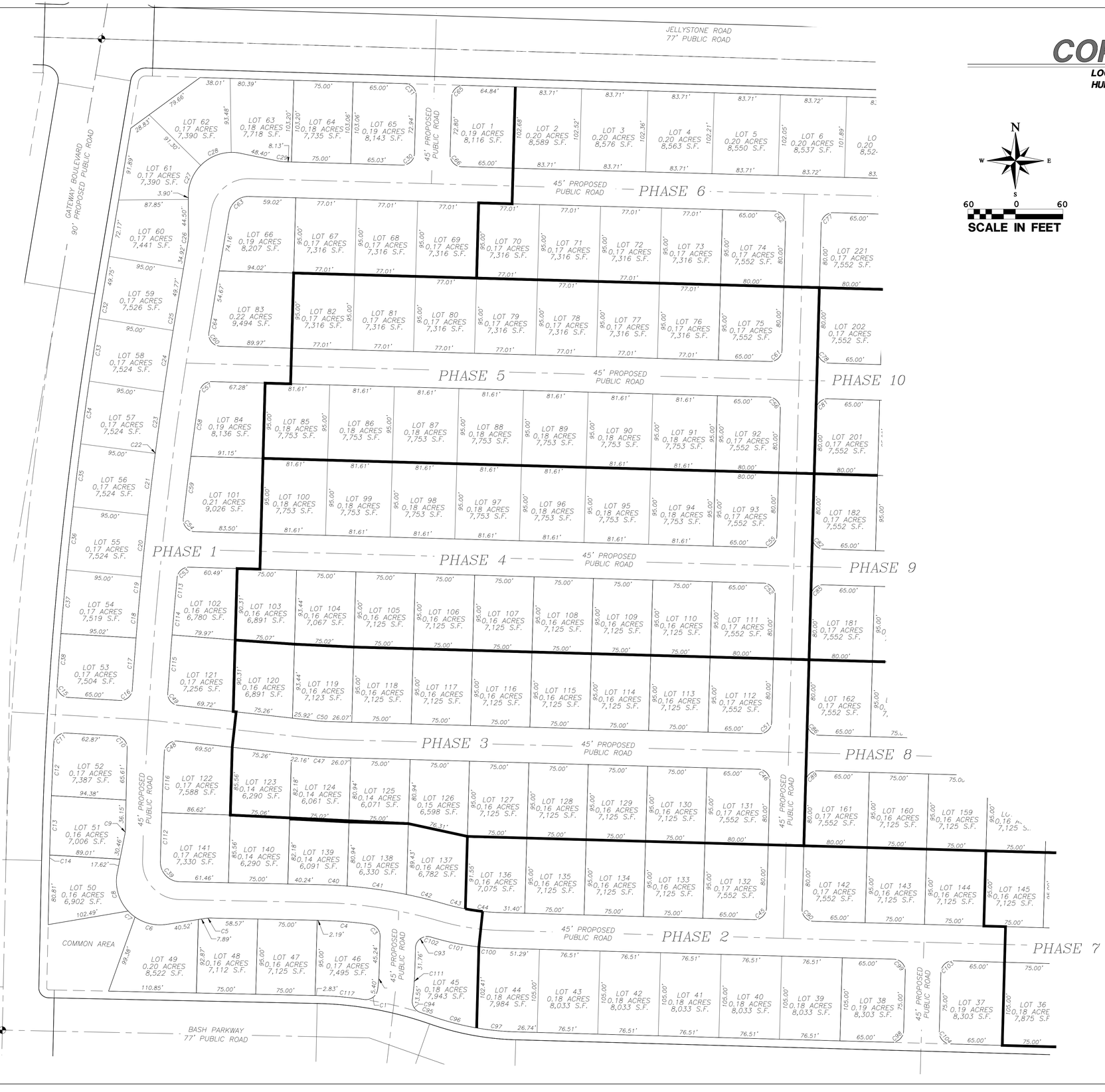
DATE	11-20-2024
SCALE	1"=100'
JOB NO.	336-012

SHEET NO:
2 OF 6

336-012 DESERT BLOOM SITE PLAN.DWG

SITE PLAN FOR:
COPPER MEADOWS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB & GUTTER
- PHASE LINE
- CENTER LINE
- TIE LINE

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No. 191090
KARL BRADLEY RASMUSSEN
11/21/24

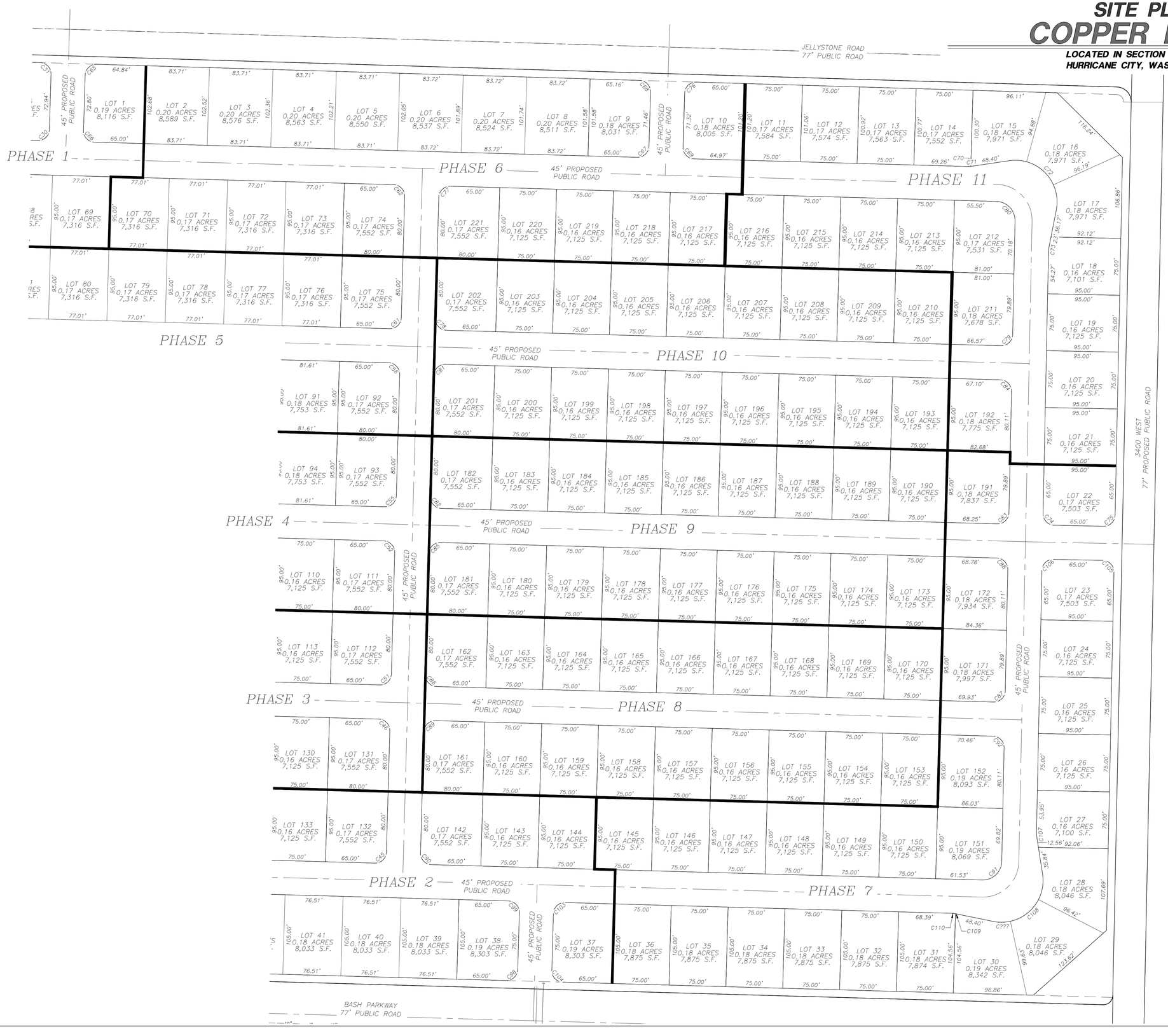
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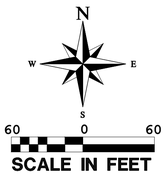
DATE	11-20-2024
SCALE	1"=60'
JOB NO.	336-012
SHEET NO:	3 OF 6

336-012 DESERT BLOOM SITE PLAN.DWG

SITE PLAN FOR:
COPPER MEADOWS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH





LEGEND

- PROPERTY LINE
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11/21/24
STATE OF UTAH

SITE PLAN FOR:
COPPER MEADOWS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-20-2024
SCALE	1"=60'
JOB NO.	336-012

SHEET NO:
3 OF 6

336-012 DESERT BLOOM SITE PLAN.DWG

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	24.01'	15.00'	21.53'	N52°37'51"E	91°42'35"
C2	16.05'	177.50'	16.05'	N4°11'07"E	5°10'54"
C3	21.94'	15.00'	20.04'	N40°18'36"W	83°48'33"
C4	64.55'	562.24'	64.51'	N85°30'13"W	6°34'40"
C5	8.73'	50.00'	8.72'	S86°12'27"W	10°00'00"
C6	41.98'	55.00'	40.97'	N76°55'36"W	43°43'54"
C7	11.55'	55.00'	11.53'	N49°02'36"W	12°02'06"
C8	52.07'	55.00'	50.15'	N15°54'13"W	54°14'41"
C9	8.73'	50.00'	8.72'	N6°13'07"E	10°00'00"
C10	23.00'	15.00'	20.81'	N42°42'26"W	87°51'06"
C11	23.68'	15.00'	21.30'	S48°08'40"W	90°26'42"
C12	64.89'	4945.00'	64.89'	S2°32'46"W	0°45'07"
C13	75.03'	4945.00'	75.03'	S1°44'08"W	0°52'10"
C14	7.09'	4945.00'	7.09'	S1°15'35"W	0°04'56"
C15	23.67'	15.00'	21.29'	S41°25'11"E	90°25'36"
C16	23.45'	15.00'	21.13'	N48°35'00"E	89°34'02"
C17	65.12'	4850.00'	65.12'	N4°11'04"E	0°46'09"
C18	48.99'	4850.00'	48.99'	N4°51'30"E	0°34'43"
C19	28.40'	4850.00'	28.40'	N5°18'56"E	0°20'08"
C20	78.43'	4850.00'	78.43'	N5°56'47"E	0°55'35"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	78.43'	4850.00'	78.43'	N6°52'23"E	0°55'35"
C22	78.43'	4850.00'	78.43'	N7°47'58"E	0°55'35"
C23	78.43'	4850.00'	78.43'	N7°47'58"E	0°55'35"
C24	78.43'	4850.00'	78.43'	N8°43'34"E	0°55'35"
C25	29.17'	4850.00'	29.17'	N9°21'42"E	0°20'40"
C26	8.73'	50.00'	8.72'	N4°32'02"E	10°00'00"
C27	43.18'	55.00'	42.08'	N22°01'27"E	44°58'50"
C28	42.91'	55.00'	41.83'	N66°51'54"E	44°42'03"
C29	8.73'	50.00'	8.72'	S83°24'20"E	10°00'00"
C30	23.53'	15.00'	21.19'	N46°38'53"E	89°53'33"
C31	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C32	29.76'	4945.00'	29.76'	S9°21'41"W	0°20'41"
C33	79.97'	4945.00'	79.96'	S8°43'33"W	0°55'35"
C34	79.97'	4945.00'	79.96'	S7°47'57"W	0°55'35"
C35	79.97'	4945.00'	79.96'	S6°52'22"W	0°55'35"
C36	79.97'	4945.00'	79.96'	S5°56'46"W	0°55'35"
C37	80.90'	4945.00'	80.90'	S5°00'51"W	0°56'14"
C38	64.90'	4945.00'	64.89'	S4°10'11"W	0°45'07"
C39	39.28'	25.00'	35.36'	S43°46'55"E	90°01'16"
C40	34.77'	607.24'	34.77'	S87°09'07"E	3°16'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C41	75.53'	607.24'	75.48'	S81°56'54"E	7°07'35"
C42	49.42'	607.24'	49.40'	S76°03'14"E	4°39'45"
C43	27.34'	277.50'	27.32'	S76°32'41"E	5°38'39"
C44	43.78'	277.50'	43.73'	S83°53'10"E	9°02'20"
C45	23.56'	15.00'	21.21'	N46°35'40"E	90°00'00"
C46	23.56'	15.00'	21.21'	N43°24'20"W	90°00'00"
C47	26.87'	322.50'	26.86'	N86°01'07"W	4°46'26"
C48	24.47'	15.00'	21.85'	S49°37'36"W	93°29'00"
C49	22.89'	15.00'	20.73'	S39°55'27"E	87°24'56"
C50	23.12'	277.50'	23.11'	S86°01'07"E	4°46'26"
C51	23.56'	15.00'	21.21'	N46°35'40"E	90°00'00"
C52	23.56'	15.00'	21.21'	N43°24'20"W	90°00'00"
C53	22.53'	15.00'	20.47'	S48°33'24"W	86°04'31"
C54	24.82'	15.00'	22.09'	S40°59'36"E	94°49'28"
C55	23.56'	15.00'	21.21'	N46°35'40"E	90°00'00"
C56	23.56'	15.00'	21.21'	N43°24'20"W	90°00'00"
C57	21.80'	15.00'	19.93'	S49°58'07"W	83°15'07"
C58	82.25'	4805.00'	82.25'	S7°51'08"W	0°58'51"
C59	79.08'	4805.00'	79.08'	S6°53'25"W	0°56'35"
C60	25.57'	15.00'	22.58'	S39°34'46"E	97°39'08"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	23.56'	15.00'	21.21'	N46°35'40"E	90°00'00"
C62	23.56'	15.00'	21.21'	N43°24'20"W	90°00'00"
C63	35.81'	25.00'	32.82'	S50°33'51"W	82°03'38"
C64	24.08'	4805.00'	24.08'	S9°23'25"W	0°17'14"
C65	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C66	23.59'	15.00'	21.23'	S43°21'07"E	90°06'27"
C67	23.53'	15.00'	21.19'	N46°38'53"E	89°53'33"
C68	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C69	23.59'	15.00'	21.23'	S43°21'07"E	90°06'27"
C70	5.76'	50.00'	5.75'	N88°17'47"E	6°35'46"
C71	2.97'	50.00'	2.97'	N83°17'47"E	3°24'14"
C72	48.16'	55.00'	46.63'	S49°22'10"E	50°09'59"
C73	8.73'	50.00'	8.72'	S6°11'07"W	10°00'00"
C74	23.56'	15.00'	21.21'	S43°48'53"E	90°00'00"
C75	23.56'	15.00'	21.21'	N46°11'07"E	90°00'00"
C76	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C77	23.56'	15.00'	21.21'	S46°35'40"W	90°00'00"
C78	23.56'	15.00'	21.21'	S43°24'20"E	90°00'00"
C79	23.67'	15.00'	21.29'	N46°23'23"E	90°24'33"
C80	39.09'	25.00'	35.23'	N43°36'37"W	89°35'27"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C81	23.56'	15.00'	21.21'	S46°35'40"W	90°00'00"
C82	23.56'	15.00'	21.21'	S43°24'20"E	90°00'00"
C83	23.67'	15.00'	21.29'	N46°23'23"E	90°24'33"
C84	23.45'	15.00'	21.14'	N43°36'37"W	89°35'27"
C85	23.56'	15.00'	21.21'	S46°35'40"W	90°00'00"
C86	23.56'	15.00'	21.21'	S43°24'20"E	90°00'00"
C87	23.67'	15.00'	21.29'	N46°23'23"E	90°24'33"
C88	23.45'	15.00'	21.14'	N43°36'37"W	89°35'27"
C89	23.56'	15.00'	21.21'	S46°35'40"W	90°00'00"
C90	23.56'	15.00'	21.21'	S43°24'20"E	90°00'00"
C91	39.45'	25.00'	35.48'	N46°23'23"E	90°24'33"
C92	23.45'	15.00'	21.14'	N43°36'37"W	89°35'27"
C93	27.27'	15.00'	23.67'	S53°40'56"W	104°10'32"
C94	20.75'	15.00'	19.14'	S32°51'35"E	79°16'18"
C95	15.55'	467.24'	15.55'	S71°35'23"E	1°54'25"
C96	57.97'	348.00'	57.90'	S75°24'30"E	9°32'40"
C97	49.96'	348.00'	49.91'	S84°17'35"E	8°13'30"
C98	23.56'	15.00'	21.21'	N46°35'40"E	90°00'00"
C99	23.56'	15.00'	21.21'	N43°24'20"W	90°00'00"
C100	25.27'	322.50'	25.26'	N86°09'40"W	4°29'20"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C101	57.38'	322.50'	57.30'	N78°49'11"W	10°11'39"
C102	4.98'	562.24'	4.98'	N73°58'35"W	0°30'27"
C103	23.56'	15.00'	21.21'	S46°35'40"W	90°00'00"
C104	23.56'	15.00'	21.21'	S43°24'20"E	90°00'00"
C105	23.56'	15.00'	21.21'	N43°48'53"W	90°00'00"
C106	23.56'	15.00'	21.21'	S46°11'07"W	90°00'00"
C107	8.73'	50.00'	8.72'	S3°48'53"E	10°00'00"
C108	48.28'	55.00'	46.75'	S52°23'04"W	50°17'45"
C109	2.10'	50.00'	2.10'	N79°36'28"W	2°24'16"
C110	6.63'	50.00'	6.62'	N84°36'28"W	7°35'44"
C111	20.12'	222.50'	20.12'	S4°11'07"W	5°10'54"
C112	61.72'	4805.00'	61.72'	S1°36'32"W	0°44'09"
C113	31.14'	4805.00'	31.14'	S5°20'00"W	0°22'17"
C114	41.05'	4805.00'	41.05'	S4°54'11"W	0°29'22"
C115	73.34'	4805.00'	73.34'	S4°13'15"W	0°52'28"
C116	76.17'	4805.00'	76.17'	S2°25'51"W	0°54'30"
C117	59.35'	467.24'	59.31'	S85°09'12"E	7°16'42"

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NO	DESCRIPTION	DATE	BY

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

PROFESSIONAL STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
11/21/24
STATE OF UTAH

SITE PLAN FOR:

COPPER MEADOWS SUBDIVISION

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-20-2024
SCALE	1"=60'
JOB NO.	336-012

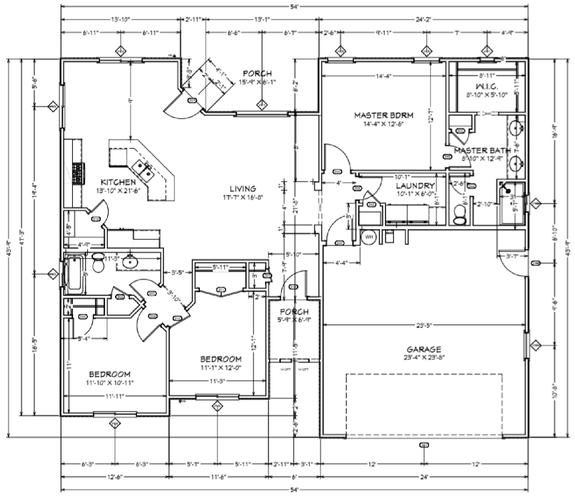
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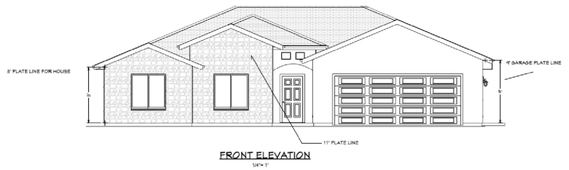
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336-012 DESERT BLOOM SITE PLAN.DWG

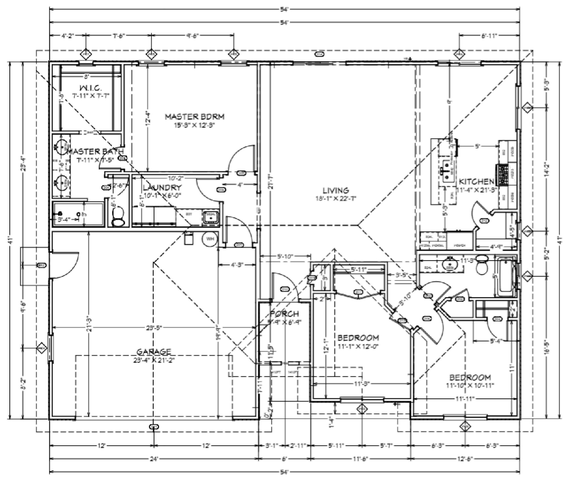
THEME MAP FOR:
COPPER MEADOWS

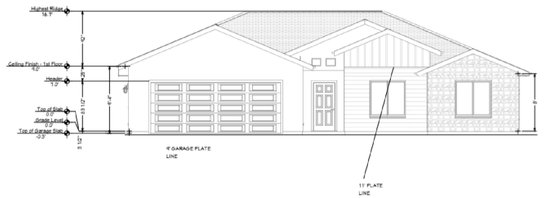
LOCATED IN SECTION 13, T42S, R14W S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



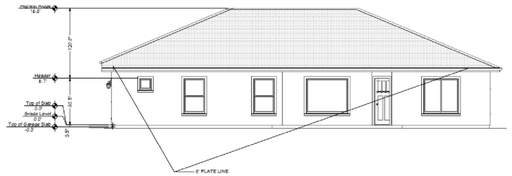


FRONT ELEVATION
1/4"= 1'



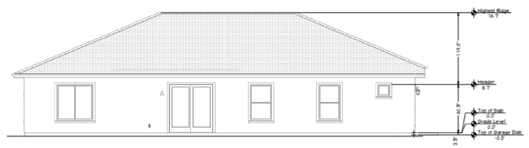


FRONT ELEVATION
1/4"= 1'



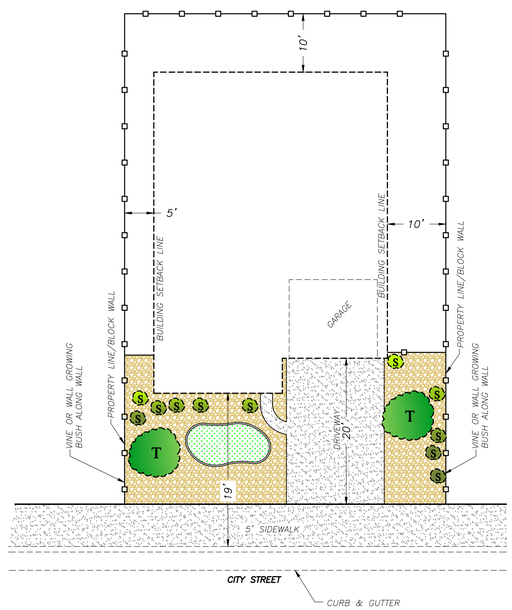
REAR ELEVATION
1/4"= 1'

PV DESIGN 2020-1

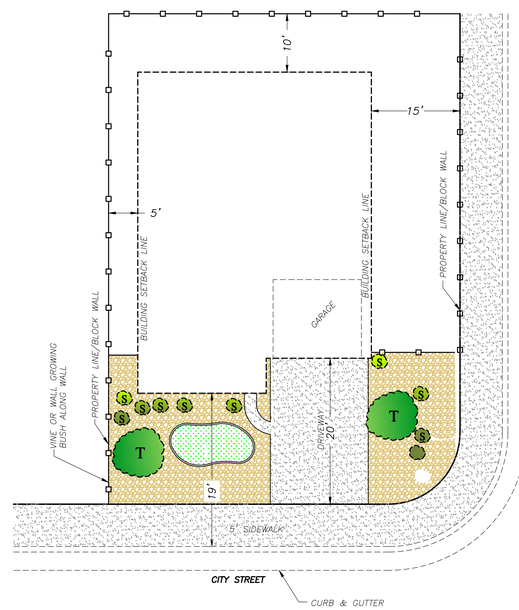


REAR ELEVATION
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PV DESIGN 2020-2



TYPICAL LOT LANDSCAPE & SETBACKS



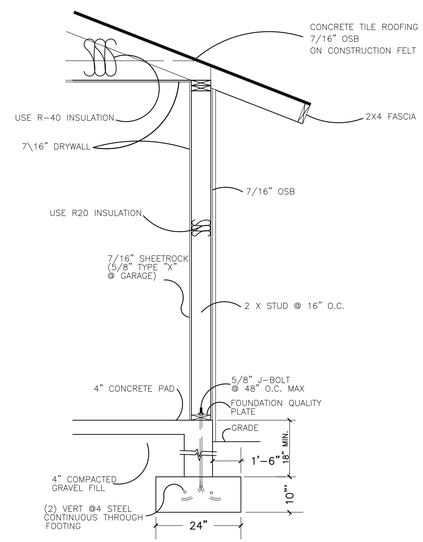
TYPICAL CORNER LOT LANDSCAPE & SETBACKS

THEME:

COPPER MEADOWS PROPOSES TO HAVE A COMFORTABLE SCENIC SUBDIVISION OF AFFORDABLE HOUSING WITH FULL LANDSCAPING FEATURES, EXTERIOR APPEAL, AND ENERGY EFFICIENT BUILDINGS TO MEET TODAY'S REQUIREMENTS FOR A FRIENDLY, ENJOYABLE NEIGHBORHOOD. HOUSES WILL RANGE FROM 1500 SQUARE FEET TO 2750 SQUARE FEET WITH PARKING FOR TWO CARS INSIDE AN ATTACHED GARAGE. LANDSCAPING WILL SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

TREE LIST

Morning Could or Pink Dawn Chitalpa
Purple RobeLocust
Purple Catalpa
Imperial Shademaster or Sunburst Honey Locust
GoldenRaintree
Fruitless Mulberry
Blood Good Sycamore
Aristocrat or Chanticleer flowering Pear
Green Vase Zelkova
Southern Live Oak
Holly Oak
Or Any Tree listed on WCWCD Southern Utah Guide to Trees



(TYP) BUILDING CROSS SECTION

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Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
11/21/24
STATE OF UTAH

THEME MAP FOR:
COPPER MEADOWS
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

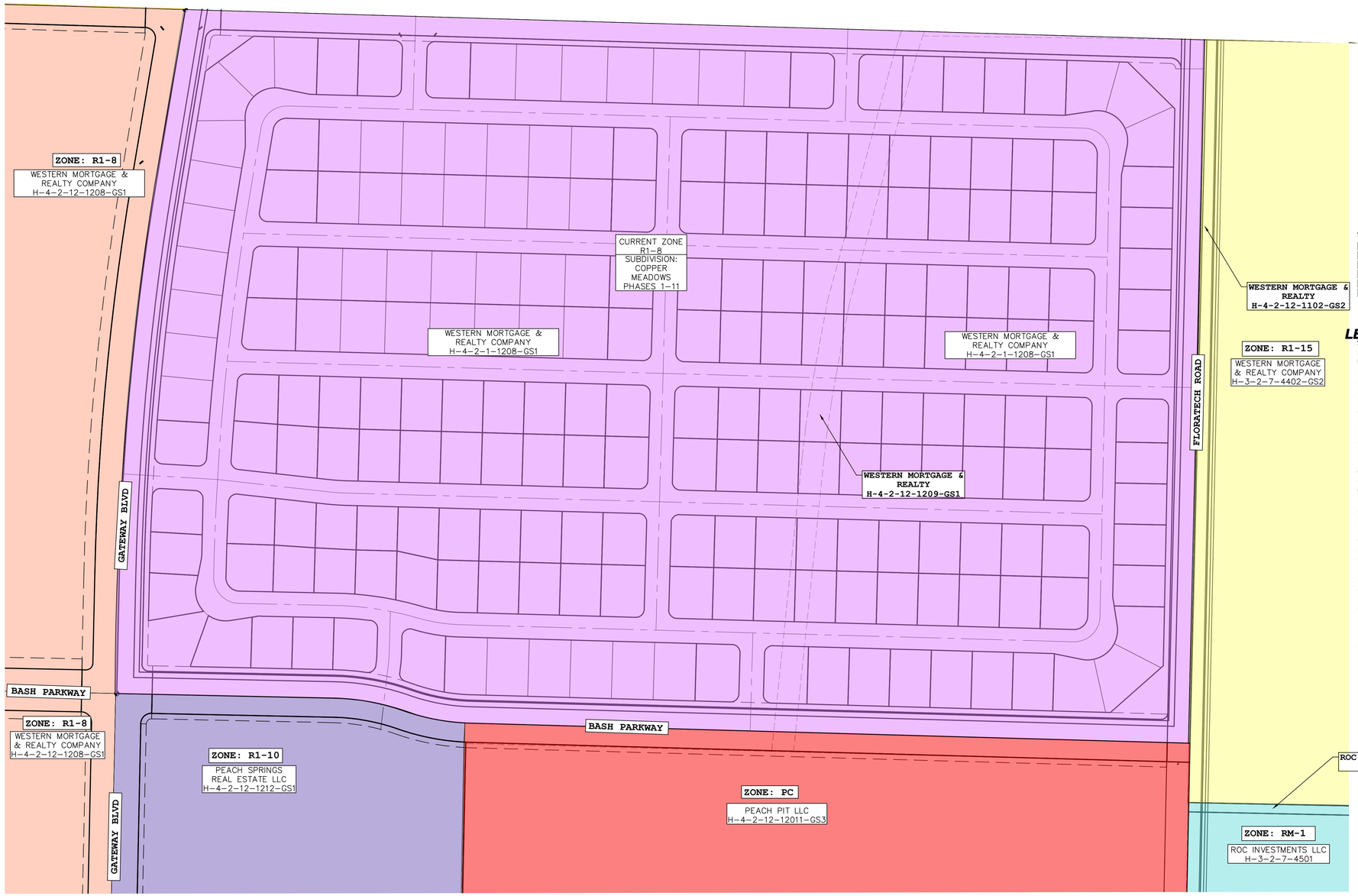
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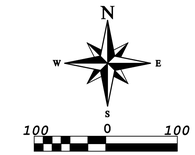
SHEET NO:
6 OF 6

336-012 DESERT BLOOM SITE PLAN.DWG

PDO ZONE CHANGE MAP FOR:
WESTERN MORGTGAGE

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





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- OLD ZONE LINE

ZONE LEGEND:

- PDO-PLANNED DEVELOPMENT OVERLAY
- RM-1: RESIDENTIAL 6 UNITS PER ACRE
- R1-8: RESIDENTIAL 6 UNITS PER ACRE
- R1-10: RESIDENTIAL AVERAGE 10,000 SQ.FT.
- R1-15: RESIDENTIAL – 1 UNIT PER 15,000 SQ FT
- PC: PLANNED COMERCIAL

LEGAL DESCRIPTION FOR COPPER MEADOWS PHASES 1-11:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 53.08 FEET; THENCE WEST 42.01 FEET TO THE POINT OF BEGINNING; THENCE S01°11'07"W 1178.359 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BASH PARKWAY THE FOLLOWING FIVE (5) COURSES; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.724 FEET, THROUGH A CENTRAL ANGLE OF 90°24'33", (LONG CHORD BEARS: S46°23'23"W 17.741 FEET); (2) THENCE N88°24'20"W 1262.129 FEET; (3) THENCE WESTERLY ALONG THE ARC OF A 358.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 111.028 FEET, THROUGH A CENTRAL ANGLE OF 17°46'09", (LONG CHORD BEARS: 79°31'15"W 110.583 FEET); (4) THENCE WESTERLY ALONG THE ARC OF A 457.241 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 144.894 FEET, THROUGH A CENTRAL ANGLE OF 18°09'23", (LONG CHORD BEARS: N79°42'52"W 144.289 FEET); (5) THENCE N88°47'33"W 332.260 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD THE FOLLOWING SIX (6) COURSES; (1) THENCE N88°47'33"W 6.979 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.637 FEET, THROUGH A CENTRAL ANGLE OF 90°00'40", (LONG CHORD BEARS: N43°47'13"W 17.679 FEET); (2) THENCE N01°13'07"E 160.674 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF A 4955.000 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 719.114 FEET, THROUGH A CENTRAL ANGLE OF 08°18'55", (LONG CHORD BEARS: N05°22'35"E 718.483 FEET); (4) THENCE N09°32'02"E 272.764 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 27.965 FEET, THROUGH A CENTRAL ANGLE OF 82°10'05", (LONG CHORD BEARS: N50°37'04"E 25.629 FEET); (6) THENCE S88°17'53"E 7.927 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JELLYSTONE ROAD THE FOLLOWING TWO (2) COURSES; (1) THENCE S88°17'53"E 1739.166 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.500 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.455 FEET, THROUGH A CENTRAL ANGLE OF 89°29'00", (LONG CHORD BEARS: S43°33'23"E 27.453 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,223,816 SQUARE FEET OR 51.052 ACRES.

OWNER:

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT REPRESENTATIVE:

TIM TIPPETT
(509)-521-9354
TTIPPETT@WESTERNMORT.COM

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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



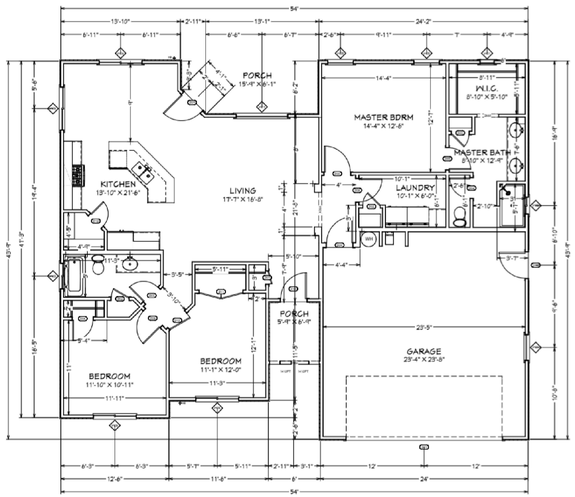


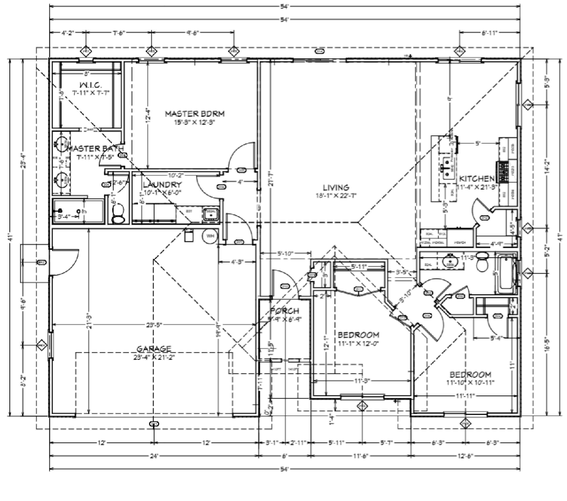
PDO ZONE CHANGE MAP FOR:
WESTERN MORTGAGE

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

DATE	11/19/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 2

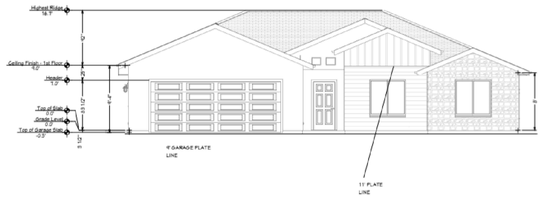
336-012 COPPER MEADOWS PDO ZONE CHANGE FOR WESTERN MORT.DWG



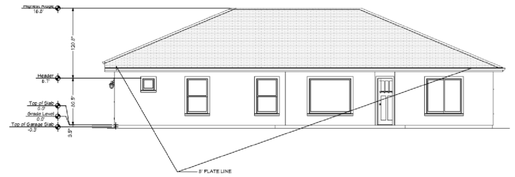




FRONT ELEVATION
1/4" = 1'

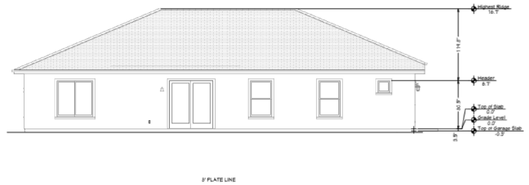


FRONT ELEVATION
1/4" = 1'



REAR ELEVATION
1/4" = 1'

PV DESIGN 2020-1

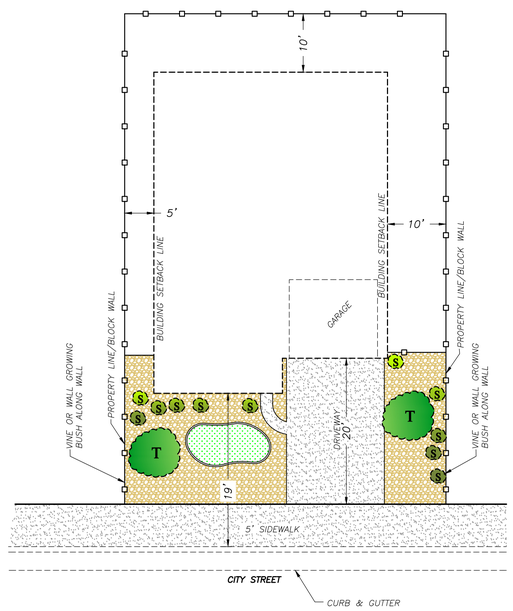


REAR ELEVATION
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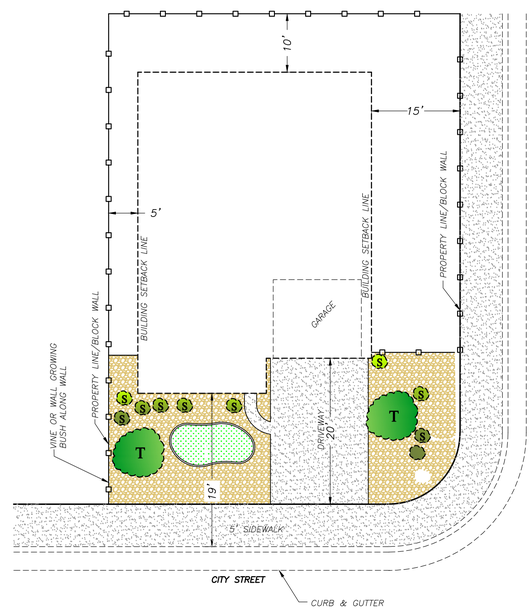
PV DESIGN 2020-2

THEME MAP FOR:
COPPER MEADOWS

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



TYPICAL LOT LANDSCAPE & SETBACKS



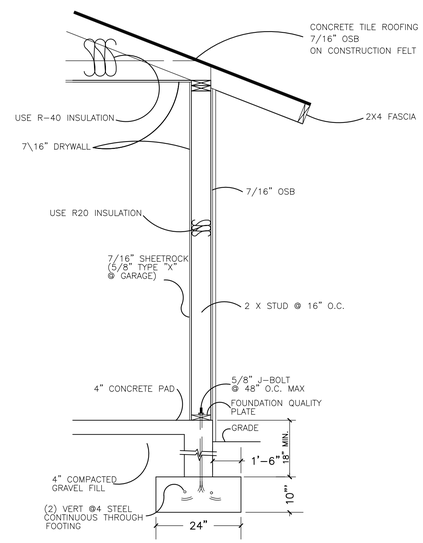
TYPICAL CORNER LOT LANDSCAPE & SETBACKS

THEME:

COPPER MEADOWS PROPOSES TO HAVE A COMFORTABLE SCENIC SUBDIVISION OF AFFORDABLE HOUSING WITH FULL LANDSCAPING FEATURES, EXTERIOR APPEAL, AND ENERGY EFFICIENT BUILDINGS TO MEET TODAY'S REQUIREMENTS FOR A FRIENDLY, ENJOYABLE NEIGHBORHOOD. HOUSES WILL RANGE FROM 1500 SQUARE FEET TO 2750 SQUARE FEET WITH PARKING FOR TWO CARS INSIDE AN ATTACHED GARAGE. LANDSCAPING WILL SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

TREE LIST

Morning Could or Pink Dawn Chitalpa
Purple RobeLocust
Purple Catalpa
Imperial Shademaster or Sunburst Honey Locust
GoldenRaintree
Fruitless Mulberry
Blood Good Sycamore
Aristocrat or Chanticleer flowering Pear
Green Vase Zelkova
Southern Live Oak
Holly OaK
Or Any Tree listed on WCWCD Southern Utah Guide to Trees



(TYP) BUILDING CROSS SECTION

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





THEME MAP FOR:
WESTERN MORTGAGE - COPPER MEADOWS

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

DATE	11/19/2024
SCALE	N.T.S
JOB NO.	336-012

SHEET NO:
2 OF 2

336-012 COPPER MEADOWS PDO ZONE CHANGE FOR WESTERN MGT.DWG

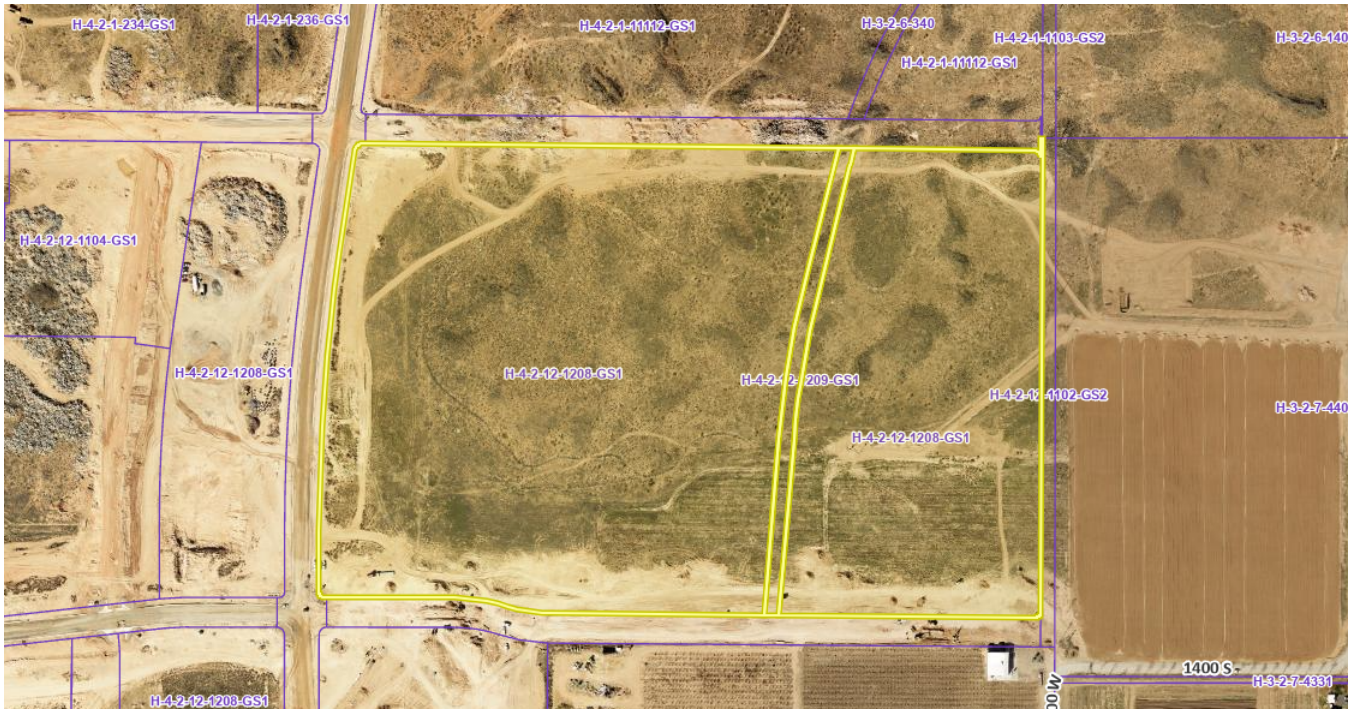
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	ZC24-13 PSP24-38
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Western Mortgage and Realty Co - Tim Tippett
Agent:	Karl Rasmussen
Request:	Approval of a Zone Change from R1-8 to R1-8 (PDO).
Location:	Southeast corner of Jellystone Road and Gateway Blvd
Zoning:	Single Family Residential R1-8
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a zone change to add a Planned Development Overlay (PDO) to the existing R1-8 zoning on their property. This property was formerly part of the Desert Bloom development that was approved at the preliminary plat level in 2022 but that approval has expired. The applicant has told staff their intention with the zone change application is to take advantage of the more generous setbacks the Planned Development Overlay allows.

	Zoning	Adjacent Land Use
North	R1-6	Undeveloped property (Copper Vista)
East	R1-15	Undeveloped property
South	R1-10, PC	Future Single Family Homes, agriculture use
West	R1-8 (PDO)	Undeveloped property (Gateway Park and Legacy at Sand Hollow)



Zone Change Factors:

Pursuant to Hurricane City Code (HCC) section 10-7-7:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*

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

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

Response: The General Plan Map shows this area as Planned Community which recommends: *Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.*

While typically a PDO is used to further the goals of the General Plan in areas of the map that are designated as Planned Community this request does not conflict with any General Plan provision. While there is no currently existing development, this proposal matches the character of the planned surrounding development.

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

Response: There will be an R1-8 (PDO) consisting of single family homes with reduced setbacks across Gateway Blvd from this development. Most of the surrounding development is planned to be single family homes

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

Response: The addition of a PDO to an already existing R1-8 zoning will not adversely affect any adjacent property.

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

Response: See JUC comments below. The Gateway to Sand Hollow Public Infrastructure District has already constructed most of the major utilities to the site.

Other Considerations:

As per Hurricane City Code a preliminary site plan is required with every PDO application:

10-23-7: *Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section 10-7-7 of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:*

1. *A natural resource inventory as required by chapter 31 of this title, and*
2. *A preliminary site plan as provided in subsection 10-7-10D2 of this title.*

Preliminary Site Plan Review

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Does not abut an existing city street. Public access is required. Access will be provided when Peach Estates records phase 2.
2. **Power:** Dixie Power area.
3. **Sewer:** No comments.
4. **Streets:** No comments.
5. **Water**: Okay.
6. **Engineer:** The traffic impact study for the Gateway at Sand Hollow Public Infrastructure District from December 2022 shows that the intersections of Jellystone Road & Bash Parkway with Gateway Boulevard should be roundabouts (see figure 18 (pg. 36) of said study). Engineering suggests offering impact fee vouchers to the neighboring developments to have said intersections reconfigured.
   Although traffic modeling data seems sparse for 3400 W, engineering has discussed making the primary intersections with 3400 West roundabouts also. 3400 West is the easternmost north-south connection of this valley and it runs directly to a commercial hub near wal-mart. Roundabouts are preferred over traffic signals because they require less management and specialized maintenance, crashes are less severe, and traffic queuing is reduced. The redlined footprints are nearly twice the size of the roundabout at 700 w and 100 n and it appears none of the proposed lots are impacted. Engineering requests explicit direction for the applicant and city staff in whichever recommendation the planning commission and subsequently the city council provides.
7. **Fire:** 1. Hydrant spacing must meet 2121 IFC standards 2. During the phasing process all dead end roads over 150' must have a temporary turnaround.
8. **Cable/Phone:** [No comments received.]
9. **Fiber:** No comments.]
10. **Gas:** [No comments received.]
11. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The difference in setbacks from R1-8 to R1-8(PDO) is as follows:
   a.

	R1-8	**R1-8(PDO)**
Front	25’	19’ back of curb for

		dwelling. 20’ back of sidewalk for garages
Rear	10’	10’
Side	10’	5’ minimum 15’ aggregate
Street Side	20’	15’

b. The site plan provided shows how the proposed houses would sit on the lots.

2. While this request is primarily to reduce the setbacks, the site plan does take advantage of the flexibility the PDO grants with regards to lot sizes, however only slightly. Standard R1-8 zoning requires a minimum lot size of 6,400 sq ft and an average lot size of 8,000 sq ft. The provided site plan does show all lots being larger than 6,400 sq ft but the average lot size is 7,421 sq ft. The Planned Development Overlay would allow for the smaller average lot size.
3. The addition of the roundabouts called for in Engineering’s comments (JUC comment #6) is unlikely to have a major effect on the overall layout of the subdivision. The Planning Commission or City Council may require those be added in before approval.

Findings:
Staff makes the following findings:

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

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and consider public comments received in public hearing. Staff recommends that the Planning Commission make a recommendation to the City Council to approve the zone change subject to staff and JUC comments.

Hurricane City Application

Application Accepted Date: 11/20/2024

Type of Improvement: Zone Change Application

Description: Zone Change to R1-6 PDO Overlay

Tenant / Project Name: Zone Change - Copper Vista

Bldg. Address: Northeast Corner of Gateway Blvd & Jellystone Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Copper Vista Phase:

Block: Lot #: Parcel ID #: H-4-2-1-1112-GS1, H-3-2-6-340, H-4-2-1-11112-GS1

Zone: R1-6

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANZC24-14

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: 338 lot Subdivsion

Tenant / Project Name: Copper Vista

Bldg. Address: Northeast Corner of Gateway Blvd & Jellystone Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Copper Vista Phase:

Block: Lot #: Parcel ID #: H-4-2-1-1112-GS1, H-3-2-6-340, H-4-2-1-11112-GS1

Zone: R1-6

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-35

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

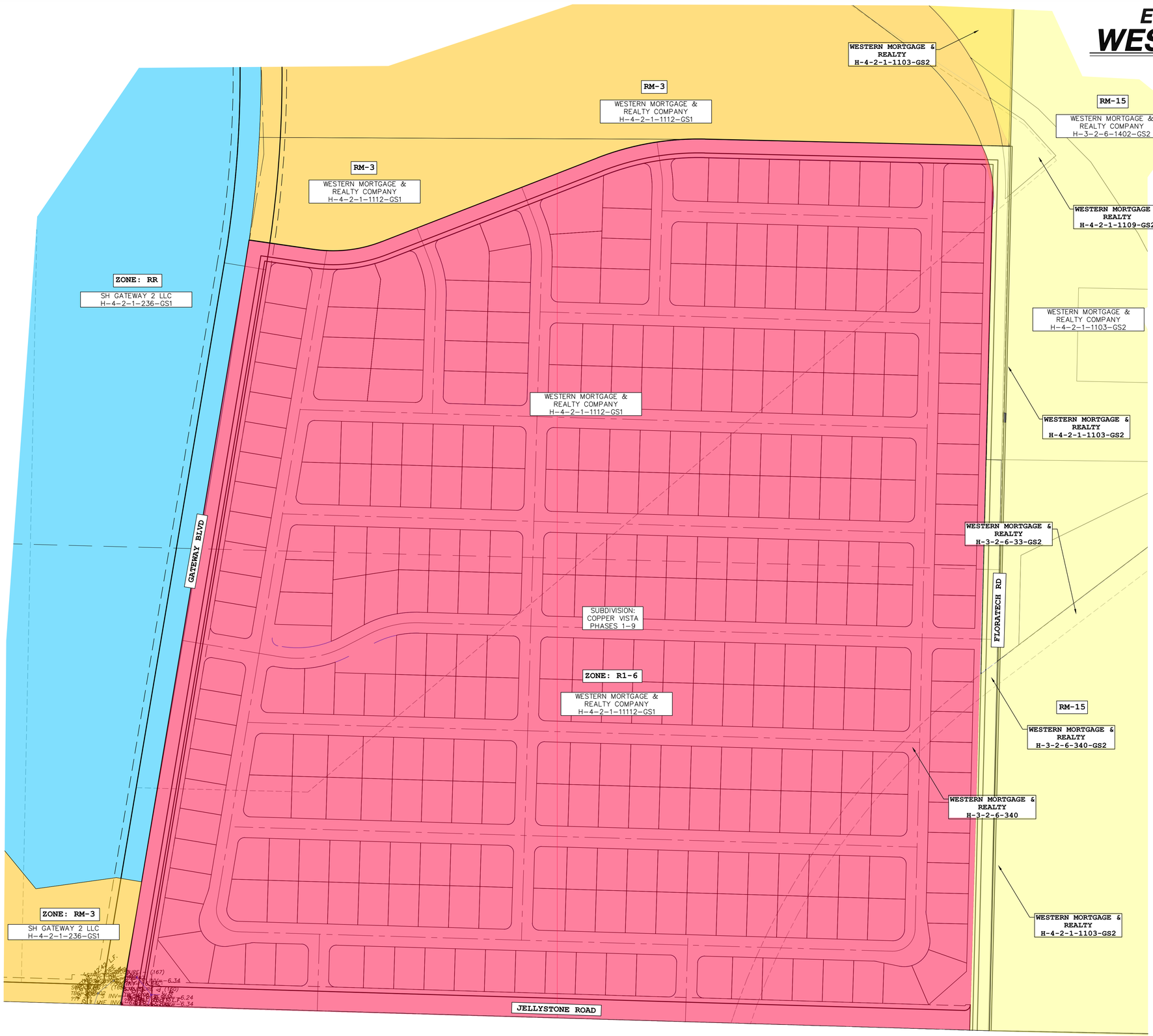
Receipt #:

DRAFT

Copper Vista Phases 1-9: Parcels, H-4-2-1-1112-GS1, H-3-2-6-340, H-4-2-1-11112-GS1, are currently owned and will be developed by Western Mortgage & Realty Company. There will be 338 lots in phase 1-9.

EXISTING ZONE MAP FOR:
WESTERN MORGTGAGE

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



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- OLD ZONE LINE

ZONE LEGEND:

- R1-15: RESIDENTIAL – 1 UNIT PER 15,000 SQ.FT.
- RM-3: MULTI-FAMILY – 15 UNITS PER ACRE
- R1-6: RESIDENTIAL AVERAGE LOT SIZE 6,000 SQ.FT.
- RR-RECREATIONAL RESORT

LEGAL DESCRIPTION FOR COPPER VISTA PHASES 1-9:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 1, N01°22'30"E 54.81 FEET; THENCE N88°37'30"W 42.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BOUNDARY OF JELLYSTONE ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.71 FEET, THROUGH A CENTRAL ANGLE OF 90°19'37", (LONG CHORD BEARS: S46°32'18"W 17.73 FEET); (2) N88°17'53"W 1745.37 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.34 FEET, THROUGH A CENTRAL ANGLE OF 97°49'55", (LONG CHORD BEARS: N39°22'56"W 18.84 FEET); (2) N09°32'02"E 1545.68 FEET; (3) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'17"E 96.59 FEET; THENCE EASTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.50 FEET, THROUGH A CENTRAL ANGLE OF 29°27'06", (LONG CHORD BEARS: N83°30'10"E 144.89 FEET); THENCE N68°46'37"E 497.47 FEET; THENCE EASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 236.36 FEET, THROUGH A CENTRAL ANGLE OF 22°34'16", (LONG CHORD BEARS: N80°03'45"E 234.84 FEET); THENCE S88°39'07"E 614.27 FEET; THENCE S01°22'30"W 1845.31 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 2,913,969 SQUARE FEET OR 66.896 ACRES.

OWNER:

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT REPRESENTATIVE:

TIM TIPPETT
(509)-521-9354
TTIPPETT@WESTERNMORT.COM

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

STATE OF UTAH — REGISTERED LAND SURVEYOR
NO. 191095
KARL BRADLEY RASMUSSEN
11/19/24

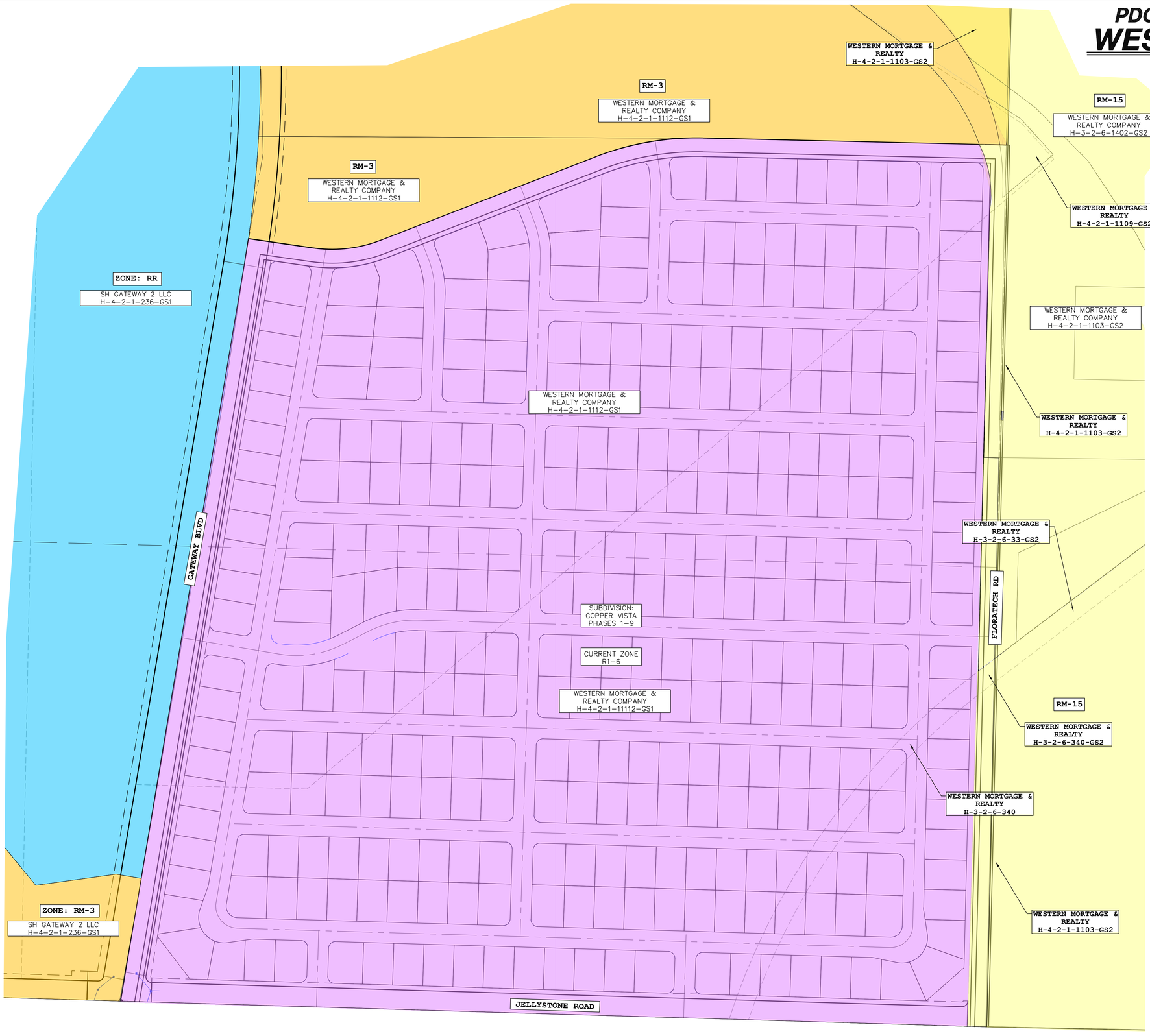
EXISTING ZONE MAP FOR:
WESTERN MORTGAGE
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 1

336-012 PDO ZONE CHANGE FOR WESTERN MGT.DWG

PDO ZONE CHANGE MAP FOR:
WESTERN MORGTGAGE

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



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- OLD ZONE LINE

ZONE LEGEND:

- R1-15: RESIDENTIAL – 1 UNIT PER 15,000 SQ FT
- RM-3: MULTI-FAMILY – 15 UNITS PER ACRE
- PDO-PLANNED DEVELOPMENT OVERLAY
- RR-RECREATIONAL RESORT

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AREA CONTAINS 2,913,969 SQUARE FEET OR 66.896 ACRES.

OWNER:

WESTERN MORTGAGE & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT REPRESENTATIVE:

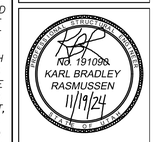
TIM TIPPETT
(509)-521-9354
TTIPPETT@WESTERNMORT.COM

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





PDO ZONE CHANGE MAP FOR:
WESTERN MORTGAGE
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 4

336-012 PDO ZONE CHANGE FOR WESTERN MGT.DWG

Plan 1660 ELEVATIONS

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



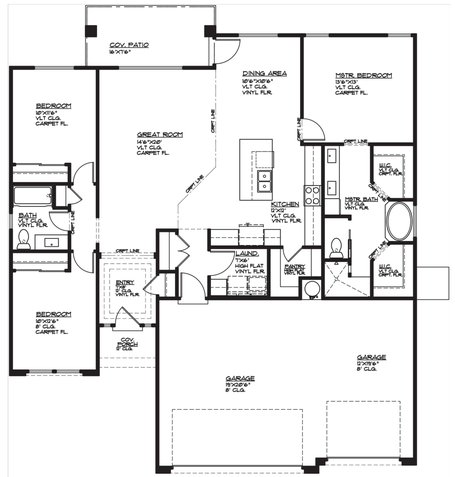
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Plan 1660 FLOOR PLAN

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

1,660 Sqft • 3 Beds • 2 Baths • 3 Garages • 50' ► x 55' ▲



MAIN FLOOR PLAN
MAIN FLOOR 1660 SQ. FT.
GARAGE AREA 673 SQ. FT.
COV. PORCH 39 SQ. FT.
COV. PATIO 121 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 1528 ELEVATIONS

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



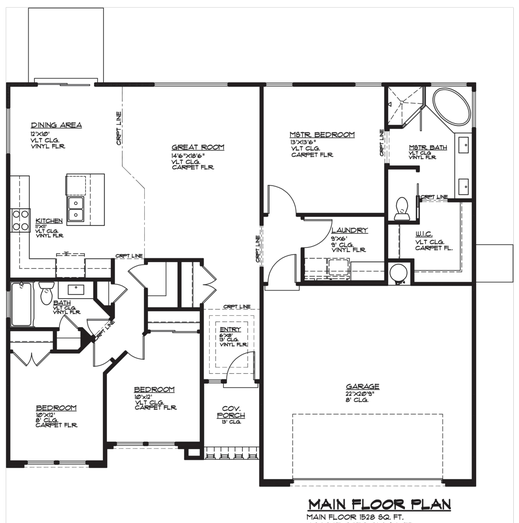
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Plan 1528 FLOOR PLAN

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

1,528 Sqft • 3 Beds • 2 Baths • 2 Garages • 50' ► x 43' ▲

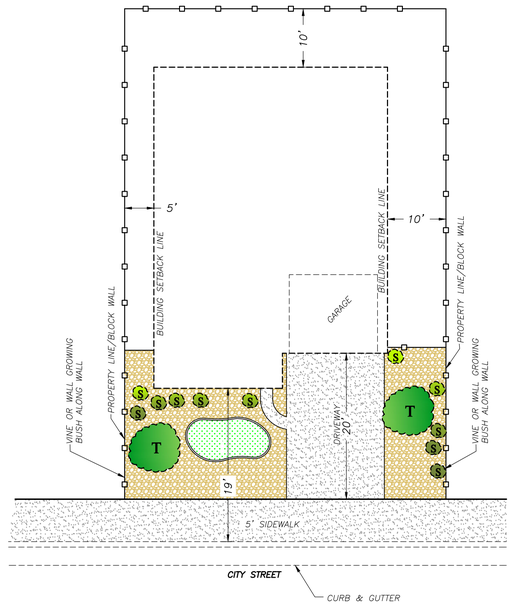


MAIN FLOOR PLAN
MAIN FLOOR 1528 SQ. FT.
GARAGE AREA 494 SQ. FT.
COV. PORCH 49 SQ. FT.

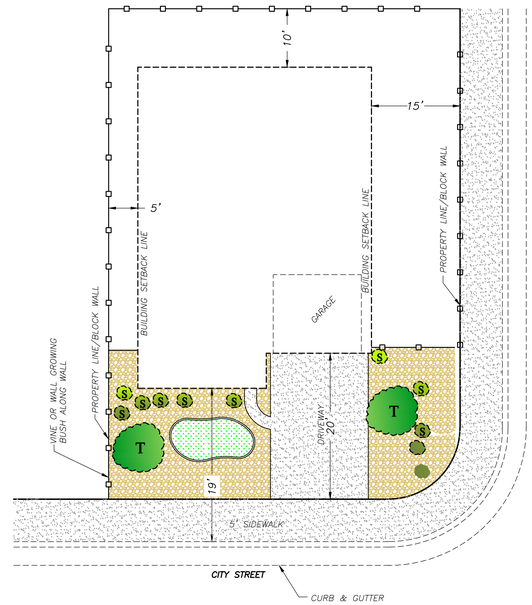
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Floor plan may vary according to elevation chosen.

THEME MAP FOR: WESTERN MORGTGAGE

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



TYPICAL LOT LANDSCAPE & SETBACKS



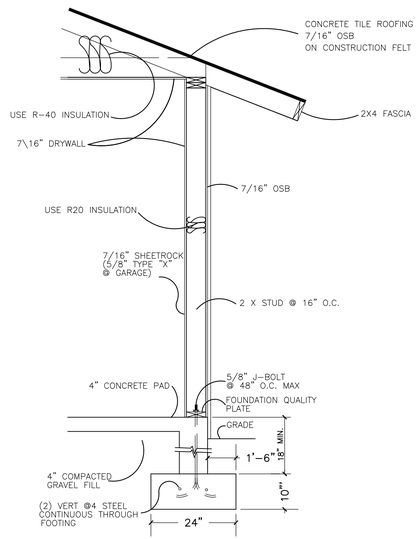
TYPICAL CORNER LOT LANDSCAPE & SETBACKS

THEME:

COPPER VISTA PROPOSES TO HAVE A COMFORTABLE SCENIC SUBDIVISION OF AFFORDABLE HOUSING WITH FULL LANDSCAPING FEATURES, EXTERIOR APPEAL, AND ENERGY EFFICIENT BUILDINGS TO MEET TODAY'S REQUIREMENTS FOR A FRIENDLY, ENJOYABLE NEIGHBORHOOD. HOUSES WILL RANGE FROM 1500 SQUARE FEET TO 2750 SQUARE FEET WITH PARKING FOR TWO CARS INSIDE AN ATTACHED GARAGE. LANDSCAPING WILL SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

TREE LIST

Morning Could or Pink Dawn Chitalpa
Purple RobeLocust
Purple Catalpa
Imperial Shademaster or Sunburst Honey Locust
GoldenRaintree
Fruitless Mulberry
Blood Good Sycamore
Aristocrat or Chanticleer flowering Pear
Green Vase Zelkova
Southern Live Oak
Holly OaK
Or Any Tree listed on WCWCD Southern Utah Guide to Trees



(TYP) BUILDING CROSS SECTION

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

NO. 191098
KARL BRADLEY RASMUSSEN
11/19/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

THEME MAP FOR:
WESTERN MORTGAGE

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

DATE	11/19/2024
SCALE	N.T.S
JOB NO.	336-012
SHEET NO:	2 OF 4

336-012 PDO ZONE CHANGE FOR WESTERN MGT DWG

THEME MAP FOR:
WESTERN MORGTGAGE

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

Plan 1770 ELEVATIONS

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

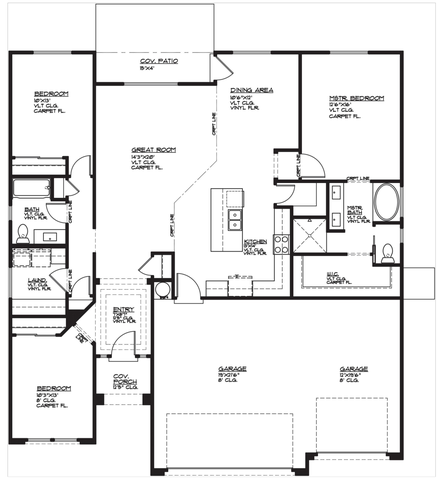


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Plan 1770 FLOOR PLAN

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

1,770 Sqft • 3 Beds • 2 Baths • 3 Garages • 50' ► x 54' ▲



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Floor plan may vary according to elevation chosen.

Plan 2134 ELEVATIONS

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

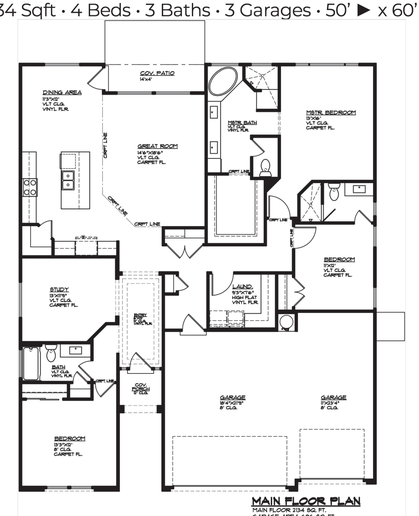


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Plan 2134 FLOOR PLAN

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

2,134 Sqft • 4 Beds • 3 Baths • 3 Garages • 50' ► x 60' ▲



MAIN FLOOR PLAN
MAIN FLOOR 2134 SQ. FT.
GARAGE AREA 696 SQ. FT.
COV. PORCH 34 SQ. FT.
COV. PATIO 56 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 1872 ELEVATIONS

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

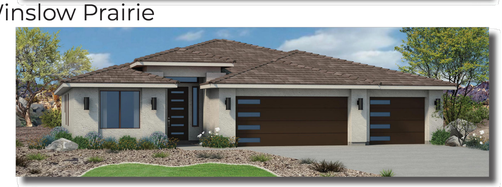
Magnolia



Monterey



Winslow Prairie

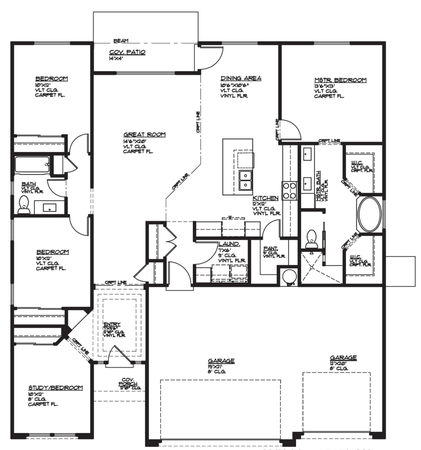


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Plan 1872 FLOOR PLAN

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

1,872 Sqft • 4 Beds • 2 Baths • 3 Garages • 50' ► x 54' ▲



MAIN FLOOR PLAN
MAIN FLOOR 1872 SQ. FT.
GARAGE AREA 673 SQ. FT.
COV. PORCH 38 SQ. FT.
COV. PATIO 56 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 2025 ELEVATIONS

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

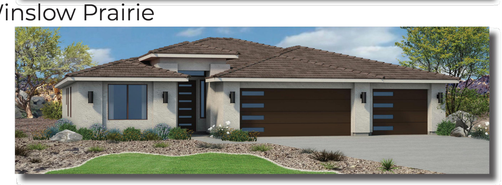
Magnolia



Monterey



Winslow Prairie

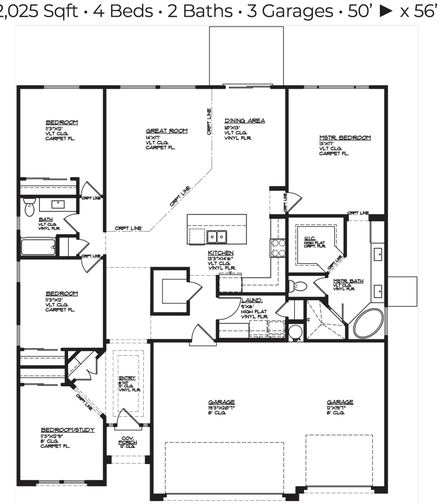


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Plan 2025 FLOOR PLAN

WHITE CANYON
5949 S. White Trails
Dr. St. George, UT

2,025 Sqft • 4 Beds • 2 Baths • 3 Garages • 50' ► x 56' ▲



MAIN FLOOR PLAN
MAIN FLOOR 2025 SQ. FT.
GARAGE AREA 678 SQ. FT.
COV. PORCH 38 SQ. FT.

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Floor plan may vary according to elevation chosen.

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NO	DESCRIPTION	DATE	BY
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Phone: 435-668-8307

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191098
KARL BRADLEY RASMUSSEN
11/19/24

THEME MAP FOR:
WESTERN MORTGAGE

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

336-012 PDO ZONE CHANGE FOR WESTERN MOT.DWG

DATE	11/19/2024
SCALE	N.T.S
JOB NO.	336-012
SHEET NO:	3 OF 4

THEME MAP FOR:
WESTERN MORGTGAGE

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

Plan 2984 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

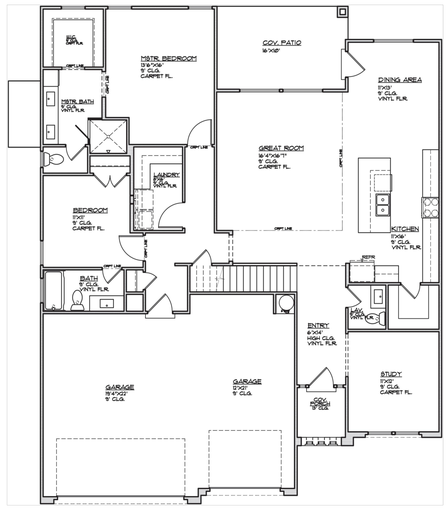


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Plan 2984 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,984 Sqft • 6 Beds • 3.5 Baths • 3 Garages • 50' ► x 60' ▲

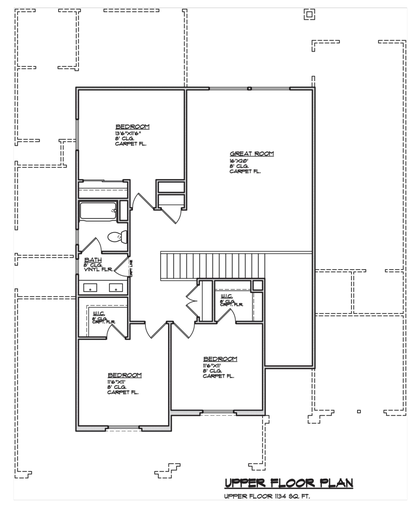


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Floor plan may vary according to elevation chosen.

Plan 2984 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,984 Sqft • 6 Beds • 3.5 Baths • 3 Garages • 50' ► x 60' ▲



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Floor plan may vary according to elevation chosen.

Plan 2592 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



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Plan 2524 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

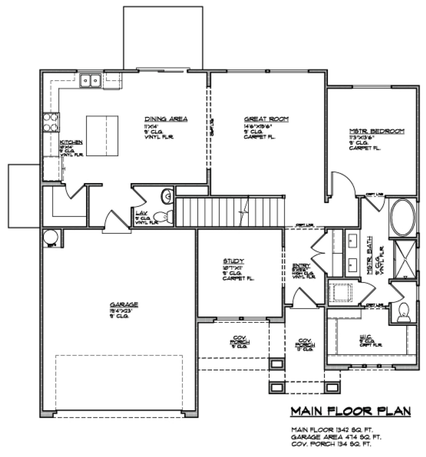


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Plan 2524 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,524 Sqft • 5 Beds • 3.5 Baths • 2 Garages • 48' ► x 44' ▲

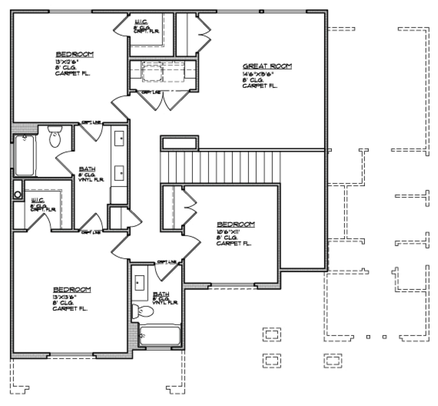


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Floor plan may vary according to elevation chosen.

FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,524 Sqft • 5 Beds • 3.5 Baths • 2 Garages • 48' ► x 44' ▲

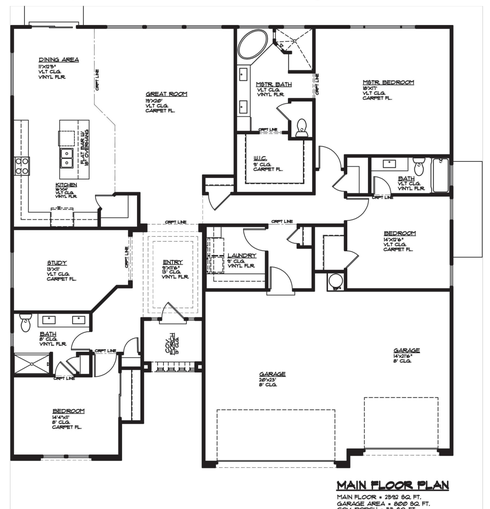


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Floor plan may vary according to elevation chosen.

Plan 2592 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2592 Sqft • 4 Beds • 3 Baths • 3 Garages • 60' ► x 60' ▲



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Floor plan may vary according to elevation chosen.

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NO	DESCRIPTION	DATE	BY
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Phone: 435-668-8307

NO. 191098
KARL BRADLEY RASMUSSEN
11/19/24

THEME MAP FOR:
WESTERN MORTGAGE
LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	N.T.S
JOB NO.	336-012

SHEET NO:
4 OF 4

336-012 PDO ZONE CHANGE FOR WESTERN MGT.DWG

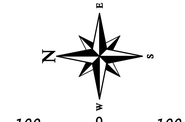
PRELIMINARY SITE PLAN FOR:
COPPER VISTA PHASE 1-9

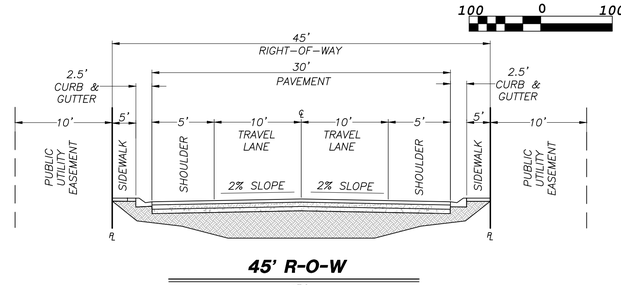
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



OWNERSHIP / DEVELOPER

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301





45' R-O-W
N.T.S

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 1, N01°22'30"E 54.81 FEET; THENCE N88°37'30"W 42.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BOUNDARY OF JELLYSTONE ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.71 FEET, THROUGH A CENTRAL ANGLE OF 90°19'37", (LONG CHORD BEARS: S46°32'18"W 17.73 FEET); (2) N88°17'53"W 1745.37 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.34 FEET, THROUGH A CENTRAL ANGLE OF 97°49'55", (LONG CHORD BEARS: N39°22'56"W 18.84 FEET); (2) N09°32'02"E 1545.68 FEET; (3) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'17"E 96.59 FEET; THENCE EASTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.50 FEET, THROUGH A CENTRAL ANGLE OF 29°27'06", (LONG CHORD BEARS: N83°30'10"E 144.89 FEET); THENCE N68°46'37"E 497.47 FEET; THENCE EASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 236.36 FEET, THROUGH A CENTRAL ANGLE OF 22°34'16", (LONG CHORD BEARS: N80°03'45"E 234.84 FEET); THENCE S88°39'07"E 614.27 FEET; THENCE S01°22'30"W 1845.31 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 2,913,969 SQUARE FEET OR 66.896 ACRES. AVERAGE LOT SIZE= 6,183 S.F.

EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.

ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY LINE OF ALL INTERNAL ROADWAYS.

PRELIMINARY STORM DRAINAGE PLAN

STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG JELLYSTONE ROAD. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.

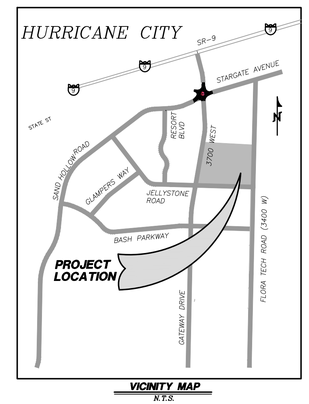
SITE DATA

PHASE #	# OF LOTS
PHASE 1	40 LOTS
PHASE 2	45 LOTS
PHASE 3	50 LOTS
PHASE 4	25 LOTS
PHASE 5	24 LOTS
PHASE 6	30 LOTS
PHASE 7	42 LOTS
PHASE 8	38 LOTS
PHASE 9	44 LOTS
TOTAL	338 LOTS

AVERAGE LOT SIZE= 6,183 S.F.

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB & GUTTER
- PHASE LINE
- CENTER LINE
- TIE LINE



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY

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

No. 191090
KARL BRADLEY RASMUSSEN
11/21/24

PRELIMINARY SITE PLAN FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	2 OF 7

336-012 COPPER VISTA PREL. SITE PLAN.DWG


GATEWAY BOULEVARD
(90' PUBLIC ROAD)
(45' PUBLIC STREET)
3400 WEST
(77' PUBLIC ROAD)
JELLYSTONE ROAD
(77' PUBLIC ROAD)
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
OPEN 5633 SF
OPEN 7166 SF
OPEN 14280 SF
OPEN 7398 SF
OPEN 16383 SF
S88°17'53"E 840.81'
S88°17'53"E 842.10'
S88°17'53"E 843.38'
S88°17'53"E 439.82'
S88°17'53"E 602.01'
S88°17'53"E 632.95'
S88°17'53"E 433.92'
S88°17'53"E 357.08'
N88°17'53"W 908.65'
N88°17'53"W 836.72'
N88°17'53"W 640.00'
N88°17'53"W 26.08'
S88°17'53"E 380.00'
S88°17'53"E 239.78'
S88°17'53"E 725.17'
S88°17'53"E 726.46'
S88°17'53"E 727.74'
S88°17'53"E 175.50'
S88°17'53"E 20.00'
S88°17'53"E 45.00'
S88°37'30"E 100.00'
S88°37'30"E 164.47'
S88°37'30"E 145.00'
S88°37'30"E 145.00'
S88°37'30"E 145.00'
S1°22'30"W 498.14'
S1°22'30"W 185.00'
S1°22'30"W 195.00'
S1°22'30"W 20.13'
N1°22'30"E 225.00'
N1°22'30"E 177.23'
N1°42'07"W 225.00'
S1°42'07"W 225.00'
S1°42'07"W 172.64'
S1°42'07"W 90.00'
S1°42'07"W 164.50'
N1°42'07"W 164.50'
S9°32'02"W 303.69'
S9°32'02"W 227.12'
S9°32'02"W 150.55'
N9°32'02"E 956.96'
N81°10'47"E 142.39'
S80°27'58"E 145.00'
S9°32'02"W 17.64'
S88°17'53"E 103.31'
S80°27'58"E 167.50'
N3°48'39"W 45.00'
S80°27'58"E 46.14'
N62°51'27"E 61.36'
S88°17'53"E 45.00'
N81°18'48"E 93.61'
N10°04'20"E 84.39'
S81°42'07"W 37.70'
S70°32'25"E 87.02'
S2°37'43"E 91.42'
N78°17'53"W 33.42'
S1°42'07"W 90.00'
S1°42'07"W 172.64'
N1°42'07"W 270.00'
S1°42'07"W 225.00'
N1°42'07"W 225.00'
S1°42'07"W 225.00'
N1°42'07"W 225.00'
S1°42'07"W 225.00'
N1°42'07"W 225

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C70	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C71	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"
C72	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C73	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C74	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C75	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C76	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C77	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C78	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C79	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C80	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C81	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C82	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C83	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C84	11.03'	20.50'	10.90'	N14°02'37"W	30°50'14"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C85	21.18'	20.50'	20.25'	S59°03'25"E	59°11'23"
C86	11.01'	20.50'	10.88'	S16°46'00"W	30°46'59"
C87	21.18'	20.50'	20.25'	N61°45'11"E	59°11'23"
C88	18.85'	12.00'	16.97'	N43°37'28"W	89°59'56"
C89	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C90	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"
C91	6.88'	20.50'	6.84'	S19°08'33"W	19°13'03"
C92	20.64'	20.50'	19.78'	N57°35'18"E	57°40'27"
C93	86.84'	325.00'	86.58'	S81°49'34"W	15°18'36"
C94	11.51'	20.50'	11.36'	N6°32'54"W	32°09'52"
C95	21.16'	20.50'	20.23'	S52°12'03"E	59°08'27"
C96	18.44'	2555.00'	18.44'	S9°19'38"W	0°24'49"
C97	97.03'	315.00'	96.64'	N77°36'05"E	17°38'55"
C98	30.60'	325.00'	30.59'	S71°28'26"W	5°23'38"
C99	11.02'	20.50'	10.89'	N36°37'41"W	30°48'37"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C100	21.18'	20.50'	20.25'	S81°37'41"E	59°11'23"
C101	71.02'	177.50'	70.55'	N9°45'38"W	22°55'29"
C102	52.45'	222.50'	52.33'	S14°28'13"E	13°30'20"
C103	36.58'	222.50'	36.54'	S3°00'28"E	9°25'09"
C104	11.02'	20.50'	10.89'	S5°49'04"E	30°48'37"
C105	21.18'	20.50'	20.25'	N39°10'56"E	59°11'23"
C106	21.18'	20.50'	20.25'	S81°37'41"E	59°11'23"
C107	11.02'	20.50'	10.89'	N36°37'41"W	30°48'37"
C108	39.49'	177.50'	39.41'	N14°50'57"W	12°44'51"
C109	31.53'	177.50'	31.49'	N3°23'13"W	10°10'39"
C110	21.18'	20.50'	20.25'	S39°10'56"W	59°11'23"
C111	11.02'	20.50'	10.89'	S5°49'04"E	30°48'37"
C112	35.11'	222.50'	35.07'	S16°42'09"E	9°02'27"
C113	53.92'	222.50'	53.78'	S5°14'25"E	13°53'02"
C114	81.49'	570.00'	81.42'	S72°52'22"W	8°11'29"

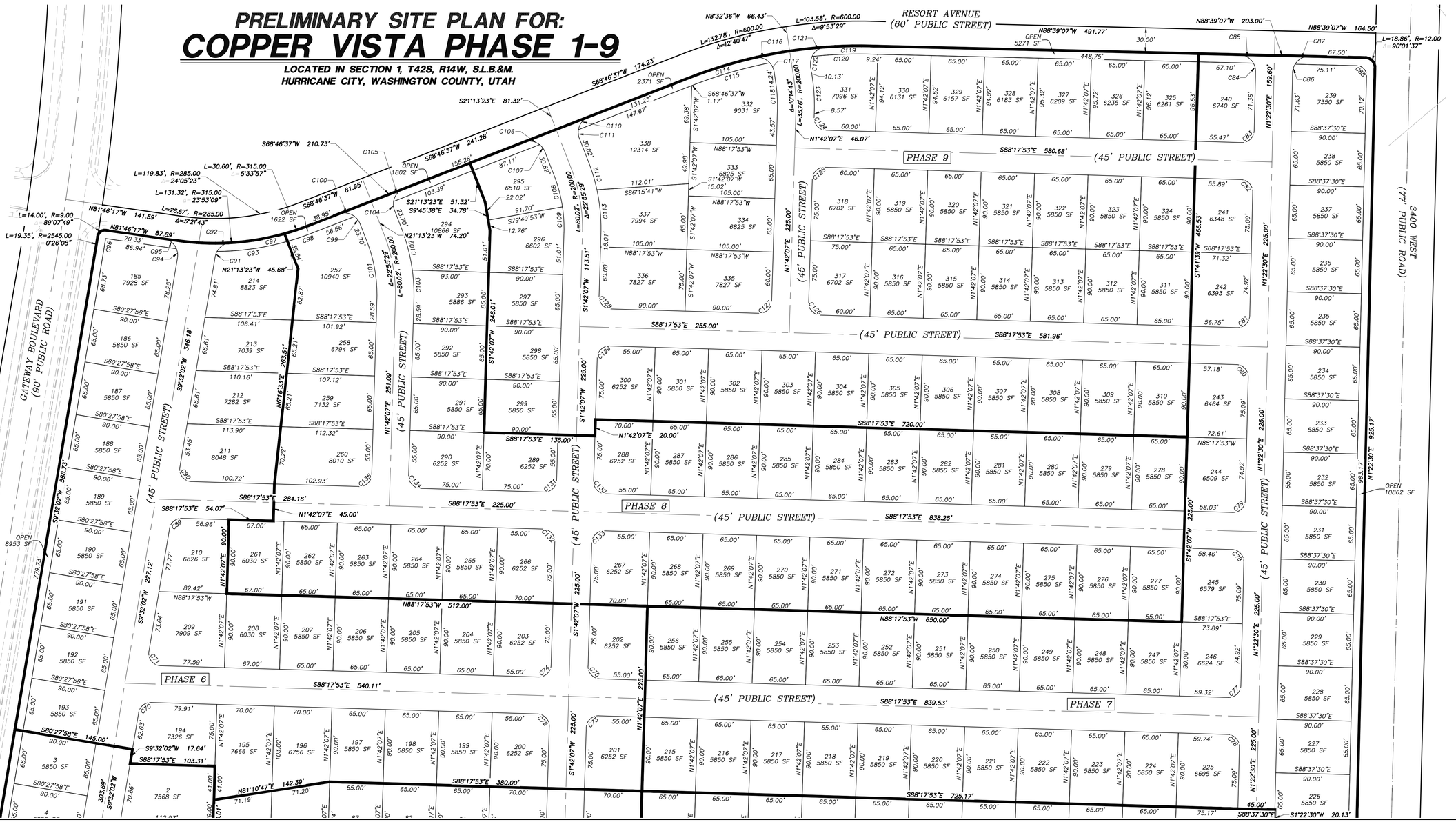
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C115	97.84'	560.00'	97.71'	S73°46'55"W	10°00'36"
C116	21.50'	20.50'	20.53'	N72°58'47"W	60°06'12"
C117	12.30'	20.50'	12.12'	N25°44'06"W	34°23'09"
C118	31.74'	177.50'	31.70'	N3°25'15"W	10°14'43"
C119	53.75'	570.00'	53.73'	N88°38'47"E	5°24'12"
C120	70.59'	560.00'	70.54'	S87°44'14"W	7°13'19"
C121	21.50'	20.50'	20.53'	N55°53'35"E	60°06'12"
C122	16.42'	23.52'	16.09'	S4°19'17"W	39°59'40"
C123	39.79'	222.50'	39.73'	S3°25'15"E	10°14'43"
C124	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C125	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C126	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C127	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C128	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C129	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"

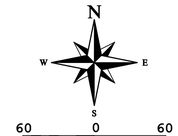
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C131	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C132	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C133	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C134	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C135	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"

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PRELIMINARY SITE PLAN FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

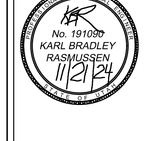




NO	DESCRIPTION	DATE	BY
	REVISIONS		

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





PRELIMINARY SITE PLAN FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=60'
JOB NO.	336-012
SHEET NO:	**4 OF 7**

336-012 COPPER VISTA PREL SITE PLAN.DWG

Plan 1660 ELEVATIONS

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



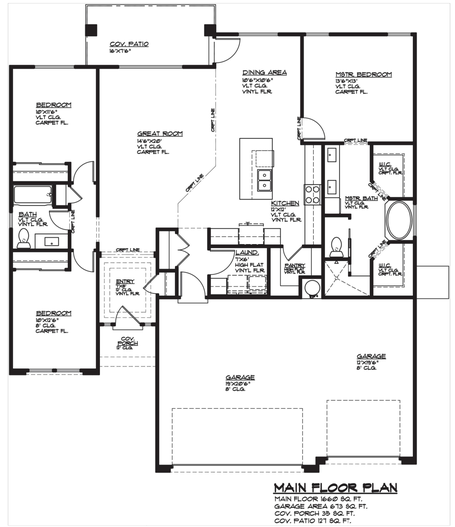
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Plan 1660 FLOOR PLAN

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

1,660 Sqft • 3 Beds • 2 Baths • 3 Garages • 50' ► x 55' ▲



MAIN FLOOR PLAN
MAIN FLOOR 1660 SQ. FT.
GARAGE AREA 673 SQ. FT.
COV. PORCH 35 SQ. FT.
COV. PATIO 121 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 1528 ELEVATIONS

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



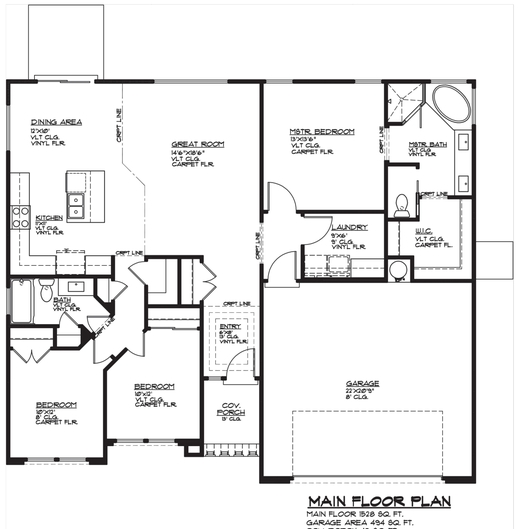
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Plan 1528 FLOOR PLAN

WHITE CANYON

5949 S. White Trails
Dr. St. George, UT

1,528 Sqft • 3 Beds • 2 Baths • 2 Garages • 50' ► x 43' ▲

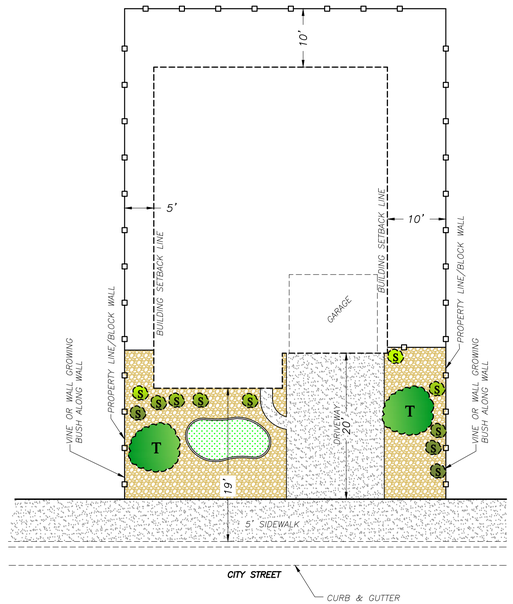


MAIN FLOOR PLAN
MAIN FLOOR 1528 SQ. FT.
GARAGE AREA 494 SQ. FT.
COV. PORCH 49 SQ. FT.

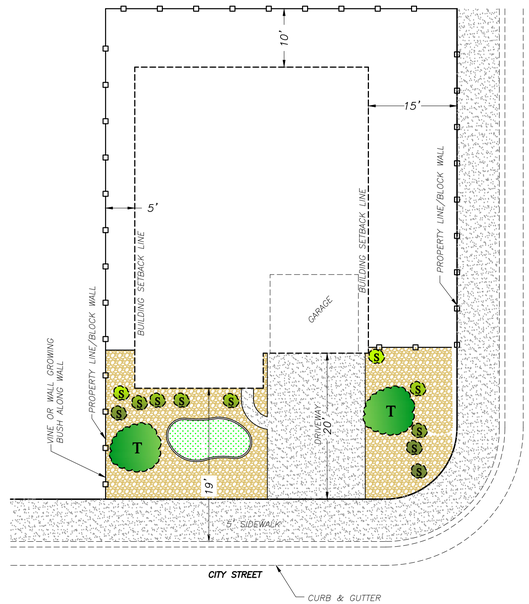
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Floor plan may vary according to elevation chosen.

THEME MAP FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



TYPICAL LOT LANDSCAPE & SETBACKS



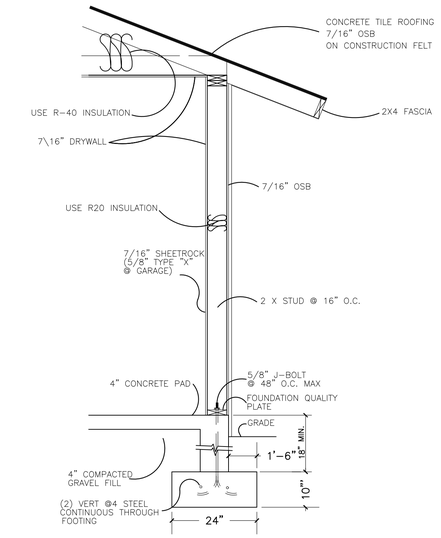
TYPICAL CORNER LOT LANDSCAPE & SETBACKS

THEME:

COPPER VISTA PROPOSES TO HAVE A COMFORTABLE SCENIC SUBDIVISION OF AFFORDABLE HOUSING WITH FULL LANDSCAPING FEATURES, EXTERIOR APPEAL, AND ENERGY EFFICIENT BUILDINGS TO MEET TODAY'S REQUIREMENTS FOR A FRIENDLY, ENJOYABLE NEIGHBORHOOD. HOUSES WILL RANGE FROM 1500 SQUARE FEET TO 2750 SQUARE FEET WITH PARKING FOR TWO CARS INSIDE AN ATTACHED GARAGE. LANDSCAPING WILL SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

TREE LIST

Morning Could or Pink Dawn Chitalpa
Purple RobeLocust
Purple Catalpa
Imperial Shademaster or Sunburst Honey Locust
GoldenRaintree
Fruitless Mulberry
Blood Good Sycamore
Aristocrat or Chanticleer flowering Pear
Green Vase Zelkova
Southern Live Oak
Holly OaK
Or Any Tree listed on WCWCD Southern Utah Guide to Trees



(TYP) BUILDING CROSS SECTION

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Phone: 435-668-8307

THEME MAP FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	N.T.S.
JOB NO.	336-012

SHEET NO:
5 OF 7

336-012 COPPER VISTA PREL. SITE PLAN.DWG

THEME MAP FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Plan 1770 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

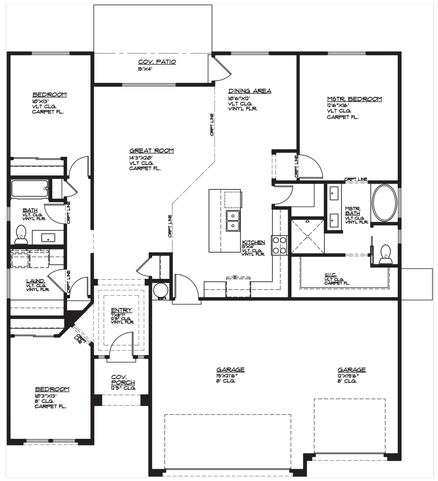


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Plan 1770 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

1,770 Sqft • 3 Beds • 2 Baths • 3 Garages • 50' ▶ x 54' ▲



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Floor plan may vary according to elevation chosen.

Plan 2134 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

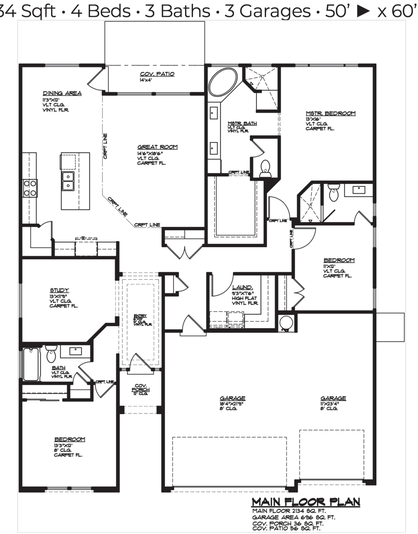


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Plan 2134 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,134 Sqft • 4 Beds • 3 Baths • 3 Garages • 50' ▶ x 60' ▲



MAIN FLOOR PLAN
MAIN FLOOR 2134 SQ. FT.
GARAGE AREA 696 SQ. FT.
COV. PORCH 36 SQ. FT.
COV. PATIO 96 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 1872 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

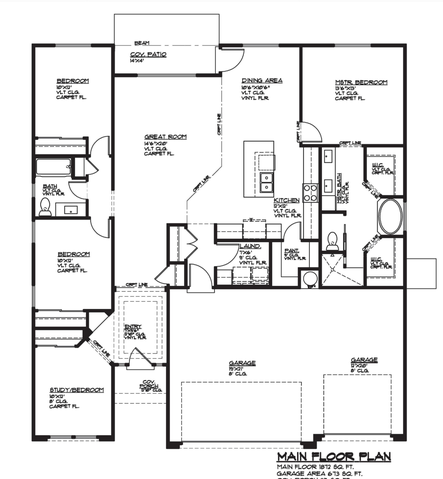


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Plan 1872 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

1,872 Sqft • 4 Beds • 2 Baths • 3 Garages • 50' ▶ x 54' ▲



MAIN FLOOR PLAN
MAIN FLOOR 1872 SQ. FT.
GARAGE AREA 673 SQ. FT.
COV. PORCH 39 SQ. FT.
COV. PATIO 96 SQ. FT.

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Floor plan may vary according to elevation chosen.

Plan 2025 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

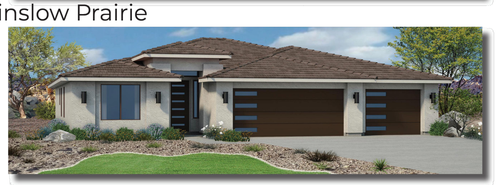
Magnolia



Monterey



Winslow Prairie

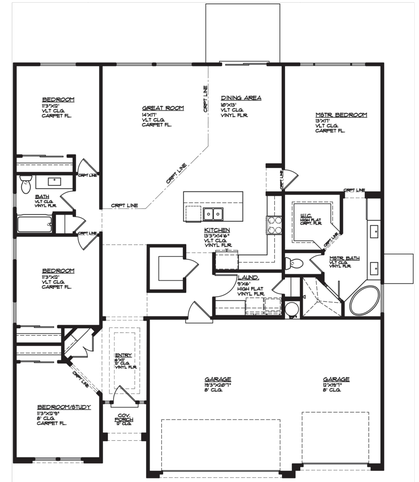


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Plan 2025 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,025 Sqft • 4 Beds • 2 Baths • 3 Garages • 50' ▶ x 56' ▲



MAIN FLOOR PLAN
MAIN FLOOR 2025 SQ. FT.
GARAGE AREA 678 SQ. FT.
COV. PORCH 36 SQ. FT.

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Floor plan may vary according to elevation chosen.

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NO	DESCRIPTION	DATE	BY

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

THEME MAP FOR:
COPPER VISTA

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	N.T.S.
JOB NO.	336-012

SHEET NO:
6 OF 7

336-012 COPPER VISTA PREL. SITE PLAN.DWG

THEME MAP FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Plan 2984 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

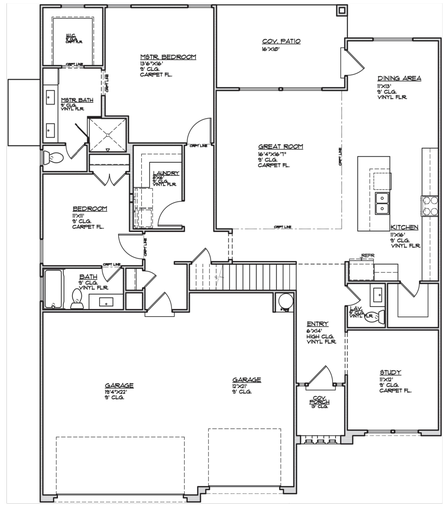


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Plan 2984 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,984 Sqft • 6 Beds • 3.5 Baths • 3 Garages • 50' ► x 60' ▲

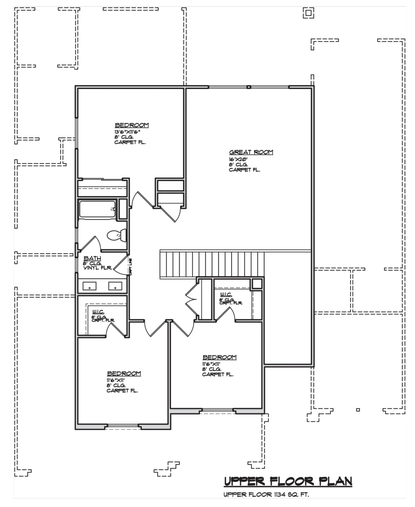


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Floor plan may vary according to elevation chosen.

Plan 2984 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,984 Sqft • 6 Beds • 3.5 Baths • 3 Garages • 50' ► x 60' ▲



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Floor plan may vary according to elevation chosen.

Plan 2592 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie



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Plan 2524 ELEVATIONS

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

Magnolia



Monterey



Winslow Prairie

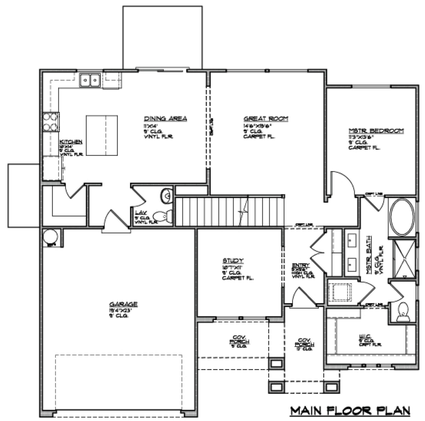


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Plan 2524 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,524 Sqft • 5 Beds • 3.5 Baths • 2 Garages • 48' ► x 44' ▲

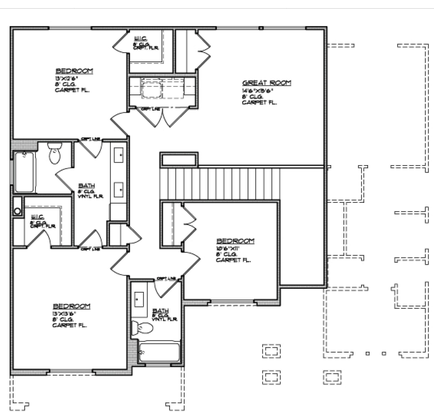


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Floor plan may vary according to elevation chosen.

Plan 2524 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2,524 Sqft • 5 Beds • 3.5 Baths • 2 Garages • 48' ► x 44' ▲

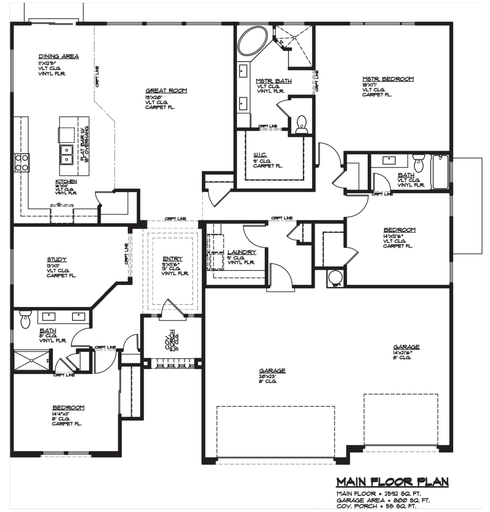


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Floor plan may vary according to elevation chosen.

Plan 2592 FLOOR PLAN

WHITE CANYON — 5949 S. White Trails Dr. St. George, UT

2592 Sqft • 4 Beds • 3 Baths • 3 Garages • 60' ► x 60' ▲



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Floor plan may vary according to elevation chosen.

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

THEME MAP FOR:
COPPER VISTA

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	N.T.S.
JOB NO.	336-012

SHEET NO:
7 OF 7

336-012 COPPER VISTA PREL. SITE PLAN.DWG

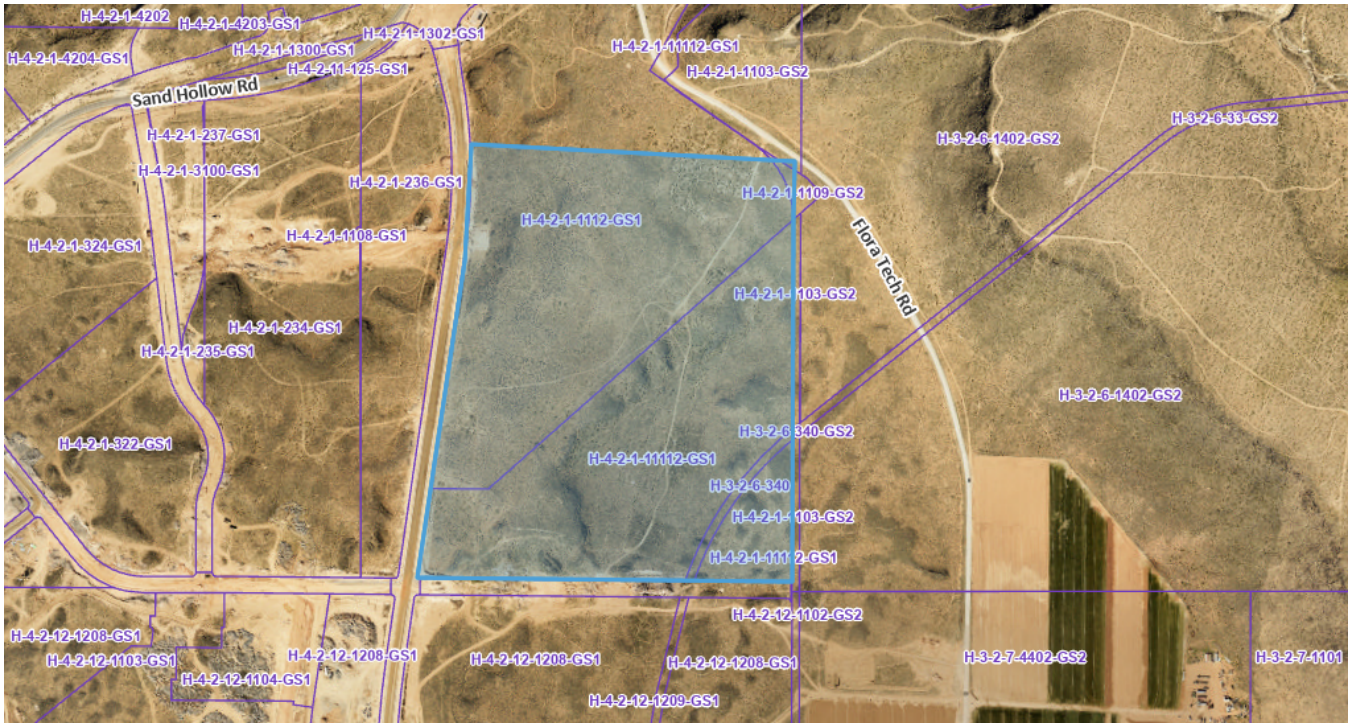
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	ZC24-14 PSP24-35
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Western Mortgage and Realty Co - Tim Tippett
Agent:	Karl Rasmussen
Request:	Approval of a Zone Change from R1-6 to R1-6 (PDO)
Location:	Northeast corner of Jellystone Road and Gateway Blvd
Zoning:	Single Family Residential R1-6
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a zone change to add a Planned Development Overlay (PDO) to the existing Single Family Residential R1-6 zoning on their property. This property was formerly part of the Desert Bloom development that was approved at the preliminary plat level in 2022 but that approval has expired. The applicant has told staff their intention with the zone change application is to take advantage of the more generous setbacks the Planned Development Overlay allows.

	Zoning	Adjacent Land Use
North	RM-3	Undeveloped property (Elim Valley Apartments)
East	R1-15	Undeveloped property
South	R1-8	Undeveloped property (Copper Meadows)
West	RM-3, RR	Undeveloped property (Gateway at Sand Hollow Resort)



Zone Change Factors:

Pursuant to Hurricane City Code (HCC) section 10-7-7:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*

3. The extent to which the proposed amendment may adversely affect adjacent property; and

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

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

Response: The General Plan Map shows this area as Planned Community which recommends: *Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.*

While typically a PDO is used to further the goals of the General Plan in areas of the map that are designated as Planned Community this request does not further the goals of the General Plan nor does it directly conflict with any General Plan provision. While there is no currently existing development, this proposal matches the character of the planned surrounding development.

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

Response: There will be an R1-8 (PDO) consisting of single family homes with reduced setbacks across Jellystone Road from this development. Most of the surrounding development is planned to be more dense multifamily or resort developments.

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

Response: The addition of a PDO solely to change setback standards to an already existing R1-6 zoning will not adversely affect any adjacent property.

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

Response: See JUC comments below. The Gateway to Sand Hollow Public Infrastructure District has already constructed most of the major utilities to the site.

Other Considerations:

As per Hurricane City Code a preliminary site plan is required with every PDO application:

10-23-7: *Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section 10-7-7 of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:*

1. *A natural resource inventory as required by chapter 31 of this title, and*
2. *A preliminary site plan as provided in subsection 10-7-10D2 of this title.*

Preliminary Site Plan Review

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Where does drainage go? No other comments.
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:**. No comments.
4. **Streets:** No comments.
5. **Water**: Okay.
6. **Engineer:** The traffic impact study for the Gateway at Sand Hollow Public Infrastructure District from December 2022 shows that the intersections of the northernmost road & Jellystone Road with Gateway Boulevard should be roundabouts (see figure 18 (pg. 36) of said study). Engineering suggests offering impact fee vouchers to the neighboring developments to have said intersections reconfigured. A signal at the northernmost road and gateway boulevard is discouraged by the traffic engineer due to it's proximity to the large intersection at Sand Hollow Road and Gateway Boulevard. Roundabouts are preferred over traffic signals because they require less management and specialized maintenance, crashes are less severe, and traffic queuing is reduced. The footprints would be nearly twice the size of the roundabout at 700 W and 100 N and it appears only two proposed lots are impacted. Double frontage lots without a master planned road must be avoided (per HCC 10-37-12(E)).
7. **Fire:** [No comments received.]
8. **Cable/Phone:** [No comments received.]
9. **Fiber:** No comments.
10. **Gas:** [No comments received.]
11. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. The difference in setbacks from R1-6 to R1-6(PDO) is as follows:
   a.

	R1-6	**R1-6(PDO)**
Front	25’	19’ back of curb for

		dwelling. 20’ back of sidewalk for garages
Rear	10’	10’
Side	8’	5’ minimum 15’ aggregate
Street Side	20’	15’

b. The site plan provided shows the purpose is to allow for larger homes on smaller lots

2. Several open spaces are shown on the plan, more detail should be provided on how those areas should be developed. HCC 10-39-7(C)(9)*:All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.*

Findings:
Staff makes the following findings:

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

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and consider public comments received at the public hearing. Staff recommends that the Planning Commission make a recommendation to the City Council to approve the zone change subject to staff and JUC comments.

Hurricane City Application

Application Accepted Date: 11/26/2024

Type of Improvement: Zone Change Application

Description: See Narrative

Tenant / Project Name: Commercial Property Location Change

Bldg. Address: 2800 W 100 N and 2600 W 100 N

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #:

Zone: MH/RV

Property Owner: Multiple Owners

Permit Contact: Joby Venuti P:(435) 632-5629

Email: joby@netutah.com

CONTACT INFORMATION

Engineer of Record: Rosenberg & Associates

Email: brandona@racivil.com

General Contractor: Western Commercial Real Estate, PLLC

License #: P: (435) 632-5629

City: State: Zip:

Email: joby@netutah.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANZC24-18

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

Applicant Name: Joseph Venuti

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Simultaneous Zone Change – To Preserve Commercial Acreage

A few months ago, the property near the Hotels on 2600W (see attached maps) was brought to the planning commission for consideration of a zone change. At that time the proposal was to change the zone from Highway Commercial to Planned Commercial with the area bordering the residential neighborhood as apartments, and the area along the SR-9 remaining as commercial use.

The plan was approved by the Planning Commission, but did not receive City Council approval. The main reason for the City Council denial was the loss of commercial acreage.

Since that time the applicant has had multiple meetings with the Mayor, Staff, and City Council to discuss the potential zone change of an additional property (parcel B on map) located at 2800W 100N. This would slightly increase the total commercial acreage within the city limits while allowing the affordable housing to be built in the location previously proposed.

In this zone change:

- 4.79 acres of Highway Commercial will be changed to RM-3
- 5.18 Acres of MH/RV will be changed to General Commercial

Note: as RM-3 the maximum density of the 4.79 acre parcel is 72 units vs. the 85 unit density in the Planned Commercial proposal.

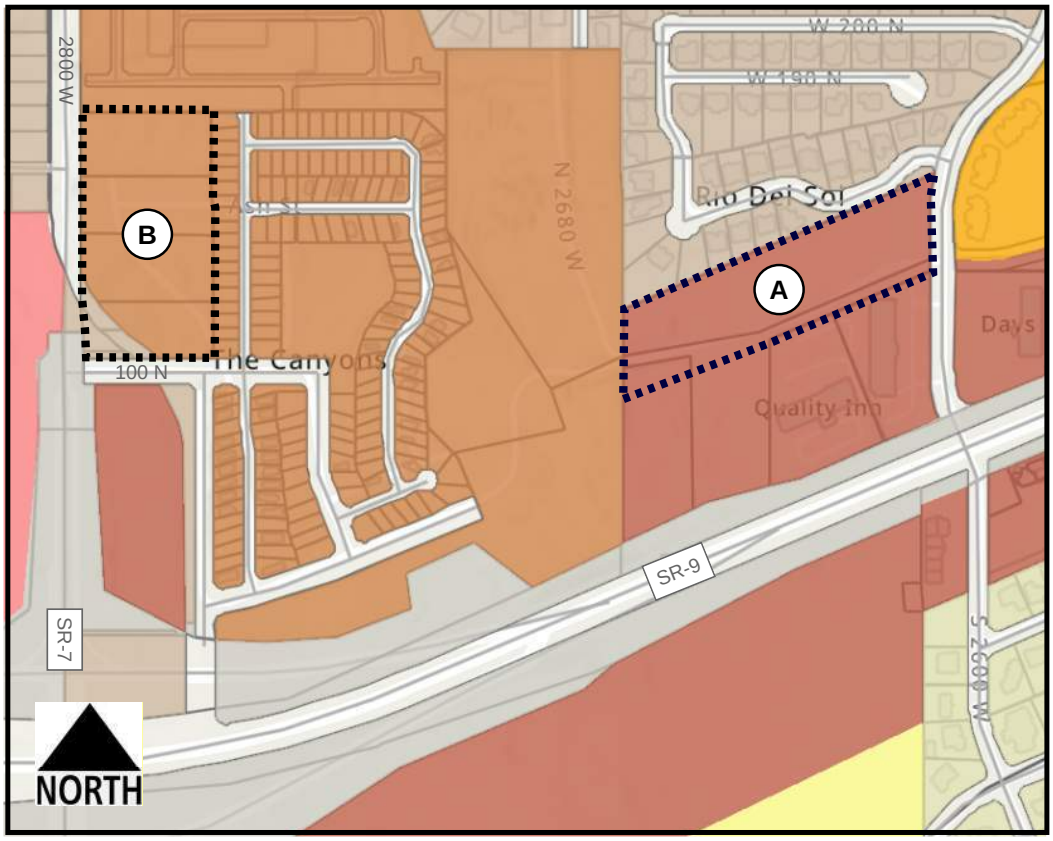
Existing Zoning Map

City of Hurricane
GIS Department
147 N 870 W, Hurricane, UT 84737

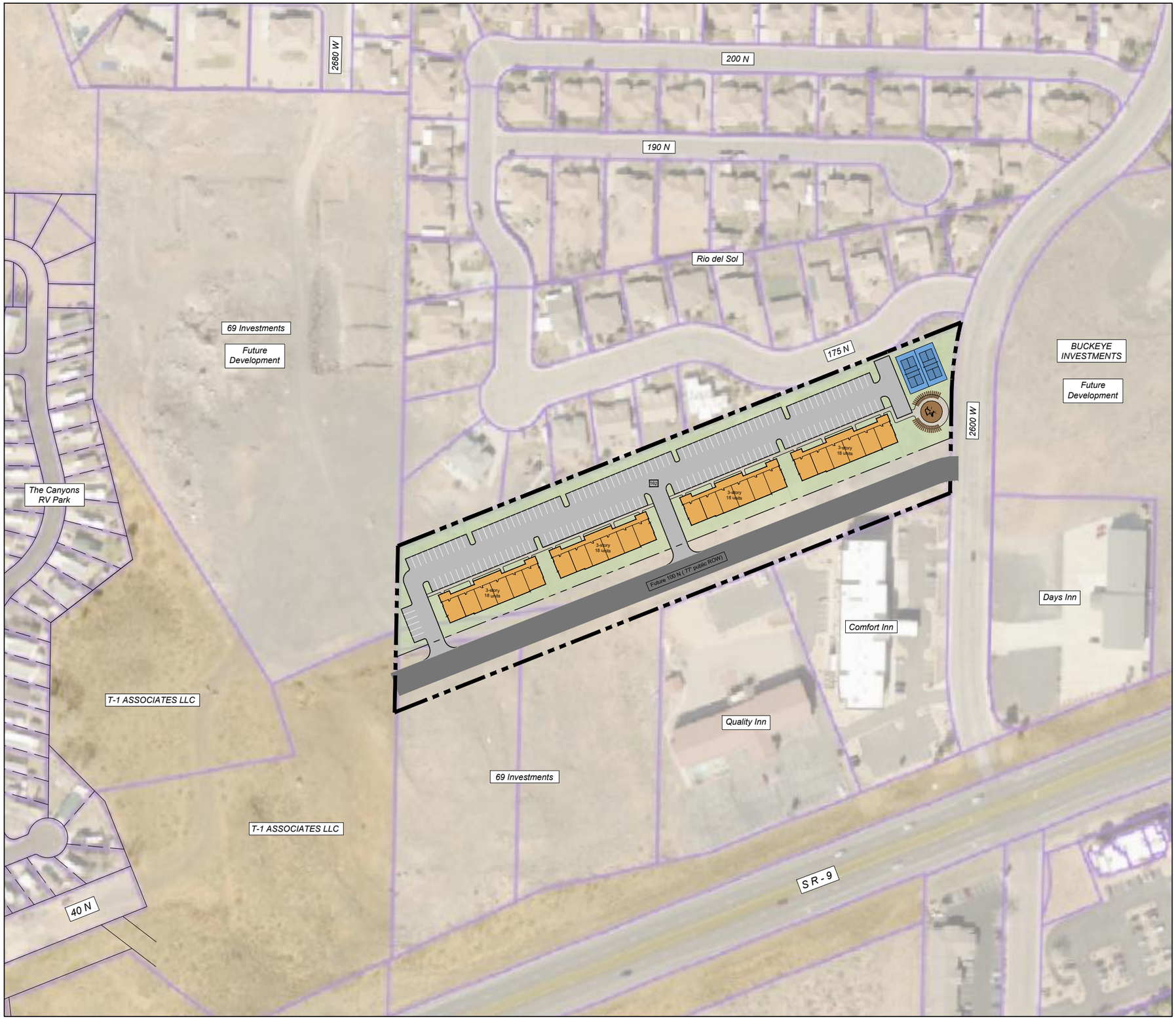
Subject Parcels

A **4.79 ac; change from HC to RM-3**

B **5.16 ac; change from MH/RV/R1-8 to GC**







NOTES:

PROJECT WILL TIE INTO EXISTING CITY UTILITIES LOCATED IN 2600 W STREET AND THE 100 N EXTENSION TO THE WEST AS DICTATED BY FUTURE PROJECTS

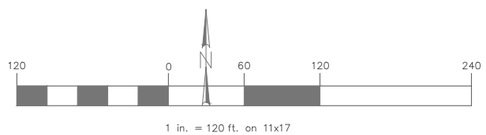
EACH PARCEL WILL HAVE PRIVATE ROADWAYS PER CITY STANDARDS

A TRAFFIC IMPACT STUDY WILL BE PROVIDED UPON FINAL SITE CONCEPT PLAN REVIEW

OPEN SPACE WILL MEET MIN. CITY STANDARDS FOR PLANNED COMM. ZONE

HURRICANE 100 N / 2600 W PARCEL TO R-3

4.79 ac
72 MF units
OS: 1.20 ac
15 du/ac
162 prkg



PROPOSED ZONE CHANGE LAND USE PLAN

Hurricane, UT

APPLICANT: 69 INVESTMENTS LLC

AGENT: SUPERIOR DEVELOPMENT INC
CONTACT: SKYLAR STEWART 435-668-3728

APN'S: H-3-1-32-312, H-3-1-32-314, H-3-1-312-41011

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	ZC24-18
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Western Commercial Real Estate
Agent:	Joby Venuti
Request:	A Zone Change from Highway Commercial to RM-3 and MH/RV (PDO) and R1-8 to General Commercial
Location:	2600 W 100 N and 2800 W 100 N
Zoning:	HC and MH/RV and R1-8
General Plan Map:	General Commercial and Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion: The applicant is seeking a zone change approval on two properties to "swap" the residential and commercial zoning between two properties to better provide for the area. The first property is located off the SR-7/SR-9 interchange north of 100 N and is currently zoned MH/RV (PDO) as part of the Canyons RV development with a portion of the property as Single Family Residential R1-8. This property is proposed to be changed to General Commercial to allow for commercial development off that interchange. The second property is located off 2600 W, located north of the Comfort Inn. This property is currently zoned Highway Commercial and is proposed to be rezoned to Multiple Family RM-3. A site plan for the RM-3 request was submitted with this application, but as there is not a preliminary site plan request, this layout will not be binding. A request to rezone to Planned Commercial was denied by the City Council on this property earlier this year. The City Council heard this proposal as a discussion item on October 17th, 2024.

Adjacent Land Uses
PARCEL A (see below)

	Zoning	Adjacent Land Use
North	R1-8	Single family homes (Rio Del Sol subdivision)
East	RM-3	Planned multifamily development (Sky Ridge apartments)
South	PF, HC	Hotels and SR-9
West	HC, MH/RV (PDO)	Undeveloped property and Canyons RV

PARCEL B (see below)

	Zoning	Adjacent Land Use
North	MH/RV (PDO)	Undeveloped property (proposed Canyon Villas development)
East	MH/RV (PDO)	RV park (Canyons RV), undeveloped property
South	HC	Undeveloped property
West	PC, R1-8(PDO)	Undeveloped property (proposed Paraiso and Silverado development)



Zone Change Factors:

When reviewing a zone change the Planning Commission must consider the following, as per Hurricane City Code (HCC) 10-7-7:

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*

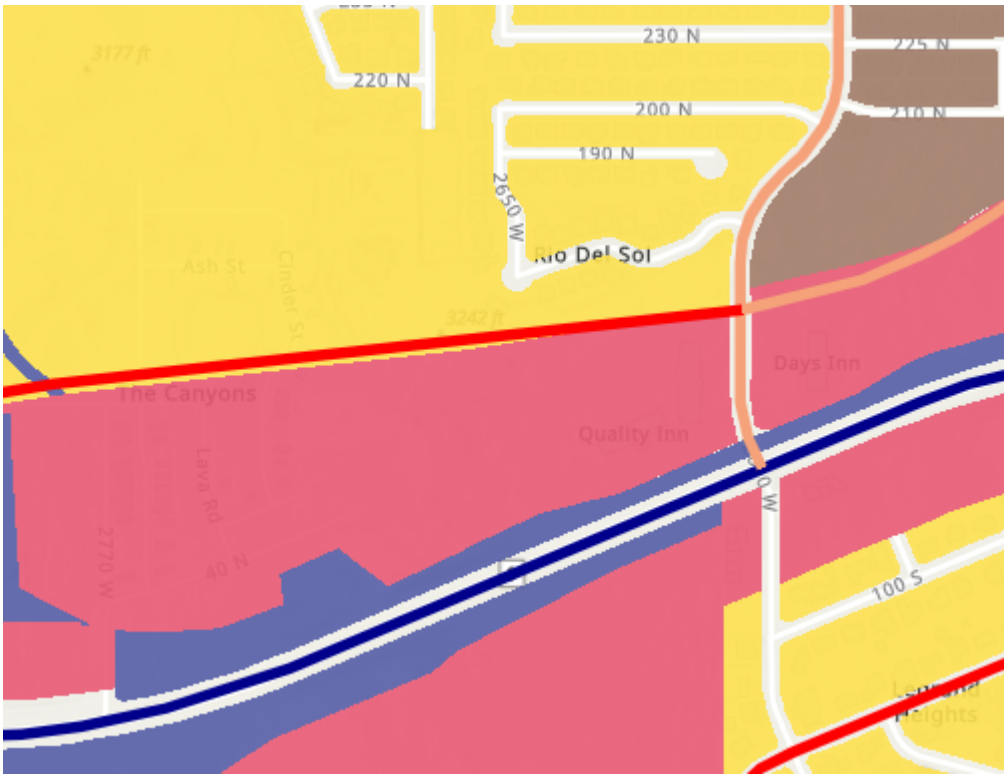
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

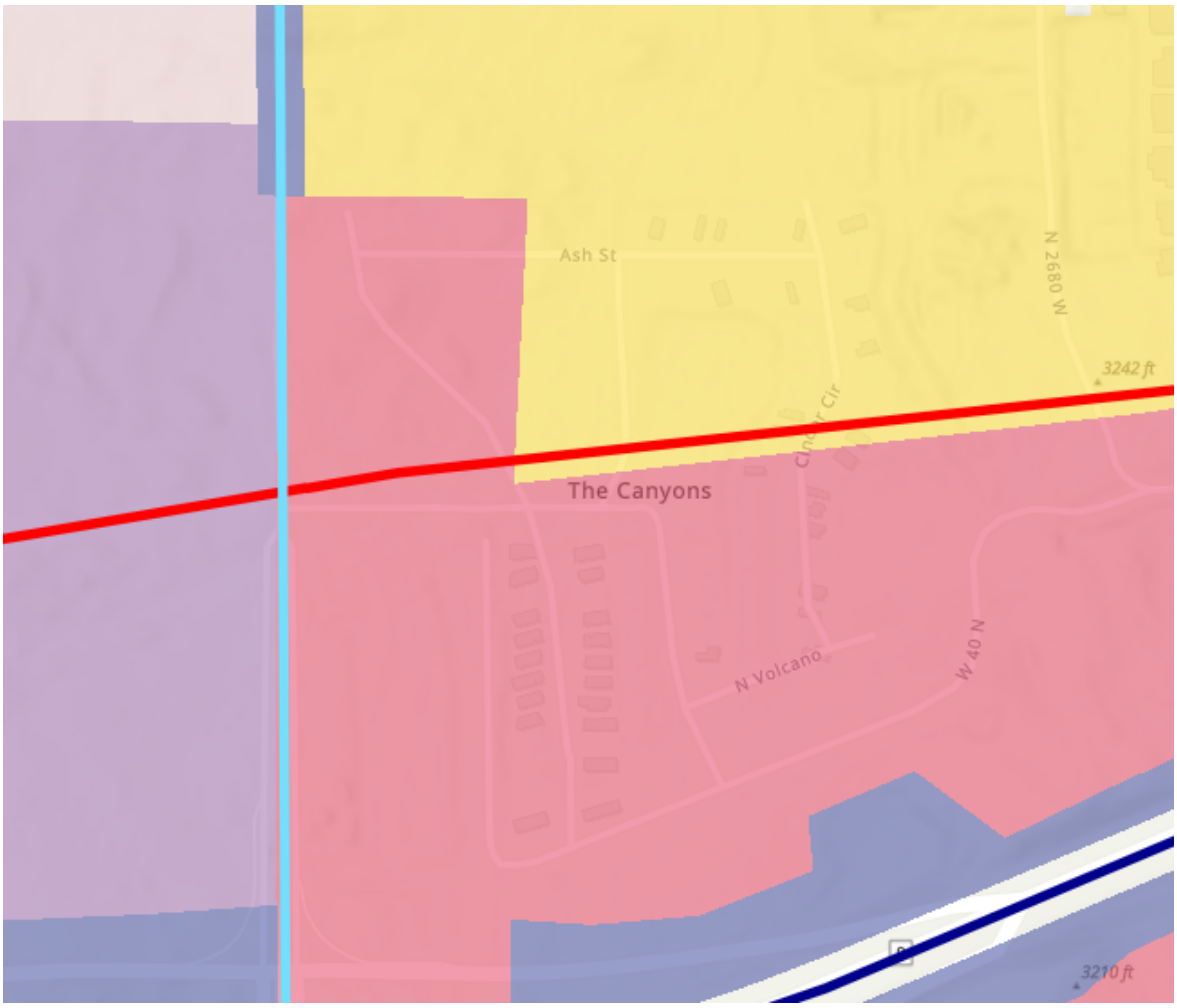
1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: This property is designated as General Commercial and Single Family on the General Plan map, which recommends:

GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

SINGLE FAMILY: These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.





The zone change on Parcel B does comply with the General Plan designation for the property. The General Plan supports the development of new commercial areas and local employment centers (page 54).

The zone change on Parcel A does not strictly comply with the General Plan map, however, the General Plan also states that, "*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options."* Additionally, the Moderate Income Housing Plan states that the City should "*Look at areas where "Missing Middle Housing" and mixed-use zones can be implemented within existing and future residential and commercial developments"* This property is integrated in existing commercial and residential developments, and is located near several collector and arterial roadways thus, making the site suitable for the proposal.

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

Response: Parcel A has planned multifamily to the east and the proposed site plan shows a parking buffer with the existing single family development to the north. Parcel B is harmonious with the planned development to the south and west.

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

Response: All of the traffic impacts will be on 100 N, 2800 W and 2600 W which are designed to handle a larger traffic load. Increased commercial activity in a more advantageous location and roadway connectivity may be beneficial to the larger community in this area.

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

Response: Public facilities and services are generally adequate for this development. See JUC comments below

JUC Comments
JUC comments are due December 11th. This report will be updated at that time. The following items will need to be addressed:

1. **Public Works:** No comments
2. **Sewer:**
3. **Water:**
4. **Fire:**
5. **Engineering:**
6. **Streets:**
7. **Power:**
8. **Phone/Cable/Fiber:**
9. **Gas:**
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:
Staff makes the following findings:

1. The proposed zone change broadly meets the standards of the General Plan Map and goals depending on site layout.
2. The proposed zone change may be considered generally harmonious with the surrounding development.
3. The proposed amendment may have an impact on the area, however it may or may not be more impactful than the current zoning.
4. Services are adequate, or planned to become adequate, for the area.
5. The proposed zone swap will promote the City's goals of additional commercial space along major corridors and provide needed housing opportunities in a growing area of the City.

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and consider public comments received at the public hearing. Staff recommends that the Planning Commission make a recommendation to the City Council to approve the zone change subject to staff and JUC comments.

Hurricane City Application

Application Accepted Date: 05/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: This is for the lot behind Lonny Boys BBQ.

Tenant / Project Name: Southern Utah Sheds

Bldg. Address: 980-981 W State St

City: Hurricane City State: UT Zip: 84737

Subdivision: n/a Phase: n/a

Block: Lot #: n/a Parcel #: H-3-1-34-3447

Zone: n/a

Property Owner: Rachael Rasmussen

Permit Contact: Rachael Rasmussen P:(435) 212-1163

Email: rachlynnray@gmail.com

CONTACT INFORMATION

General Contractor: Rachael Rasmussen

License #: n/a P: (435) 212-1163

Address: 840 N 100 W

City: Hurricane State: UT Zip: 84737

Email: rachlynnray@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-13

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

Applicant Name: Rachael Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane City Planning Commission

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

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

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-13
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Rachael Rasmussen
Agent:	
Request:	Preliminary Site Plan Approval
Location:	980 W State St.
Zoning:	Highway Commercial (HC)
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

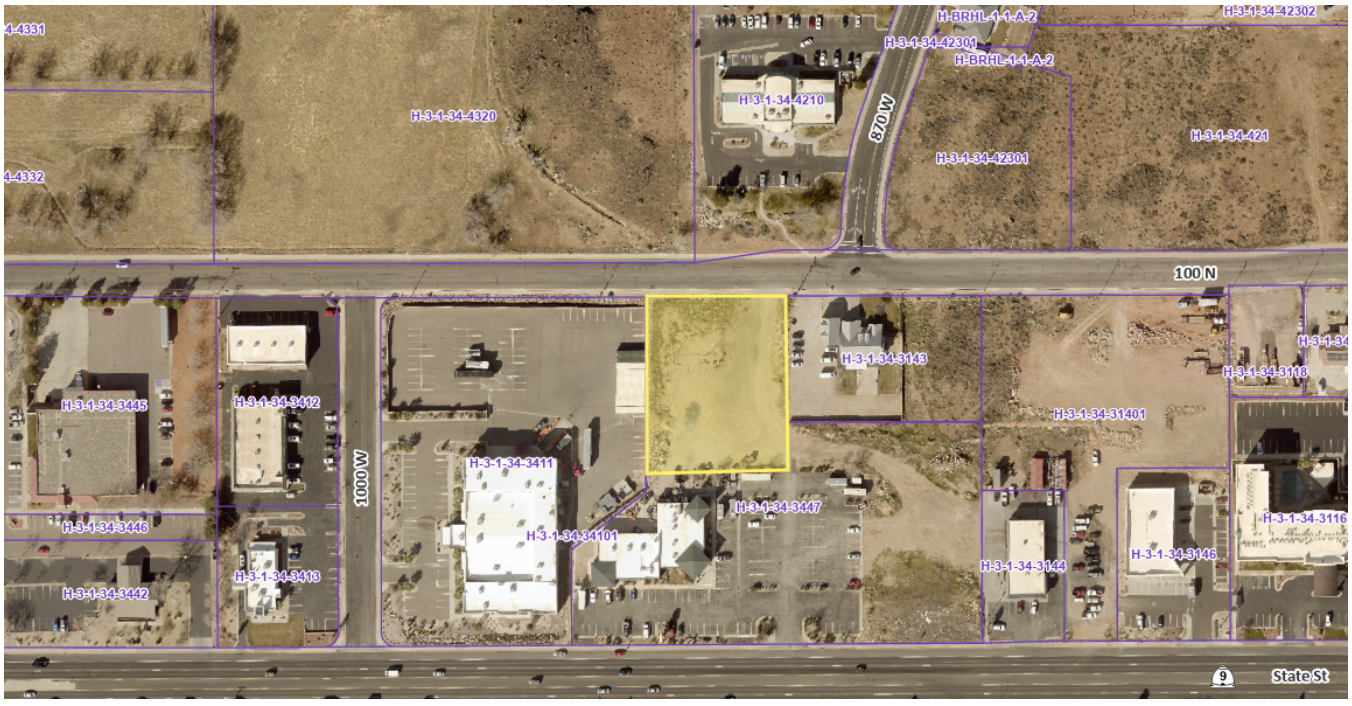
Discussion:
The applicant has filed a preliminary site plan for Southern Utah sheds, a retail development located north of the Lonny Boys restaurant. Their plan is to display and sell sheds while using one as an office space. The site is zoned Highway Commercial (HC).

JUC Comments
The following items will need to be addressed:

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

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

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



Staff Comments: Preliminary Site Plan

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

Retail, general	*1 space per 250 square feet of gross floor area*	

At least one parking spot will be required onsite and that will need to be shown on the final site plan.

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

Sec. 10-32-5. Required landscaping.

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

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

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

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

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

a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs will be provided.

4. Access: location and and width of access from 100 N will need to be approved by the Streets and Engineering Department before final site plan submittal.
5. Existing Utility Information: In JUC comment No. 6 above, the engineering department identified that existing utilities were incorrectly shown, or absent in some cases, on the preliminary site plan. This information will have to be shown correctly on the final site plan and construction drawings prior to final project approval.
6. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b):** ***A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review,***

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

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

EXHIBIT A

100 NORTH STREET

CURB & GUTTER

RIM=3149.62'
IE=3142.62'

NORTHEAST CORNER OF LOT 16,
BLOCK 13, HURRICANE FIELD SURVEY

BASIS OF BEARING S 89°52'10" E 5279.85' (5279.82')

RIM=3153.04'
IE=3145.94'

CURB & GUTTER

TG=3155.48'
IE(N)=3143.43'

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

1357.27'

SIDEWALK

S 0°01'08" E 12.50'

TR EB

Proposed Approach, approx. 10' inside East PL.

S 89°52'10" E 103.32'

CB
TR TR

TRANSFORMER

S 89°52'10" E 87.62'

CB
EB

FOUND REBAR & CAP
STAMPED "LS 4490"
AT PROPERTY CORNER

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

0 15' 30'

Utilities

SHEDS & OFFICE

SHARED DRIVE/ACCESS SECONDARY (UNPAVED)

2.1'

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

Lessee: Old Hickory Sheds (Southern Utah Shed, LLC)
Approx Leased area: 35,000 SF (.80 AC)

Customer Parking

SHEDS

N 0°07'50" E 254.59'

S 0°01'22" E 168.00'
(S 0°01'25" E)

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

SITE

APPROXIMATE LOCATION

S 89°52'10" E 260.00'

BRICK WALL

BRICK WALL

0.4'

SHEDS

ROCK WALL

EXPOSED WATER FLANGE

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

100 NORTH STREET
1000 WEST STREET
STATE STREET
STATES STREET
80 SOUTH STREET
100 SOUTH STREET

VICINITY MAP
SCALE: N.T.S.

RIM=3150.65'
IE=3144.25'

CURB

CURB

EDGE OF
ASPHALT

SURVEYED PARCEL CONTAINS
183,319 SQUARE FEET OR
4.208 ACRES

21.9'

SIDEWALK

CURB

CURB

ASPHALT

APPROXIMATE LOCATION

PILE

N 53°26'32" E 135.75'

CURB & GUTTER

12.1'

WATERWAY

WATERWAY

SIDEWALK

SIDEWALK

BUILDING

ROCK WALL

34.9'

N 0°07'50" E 127.88'
(128.82')

CURB

CURB

CURB

CURB

SIDEWALK

TG=3148.82'
IE(N)=3147.02'

S 0°01'25" E 293.01'
(294.65')

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

ASPHALT

ASPHALT

ASPHALT

WATERWAY

CURB & GUTTER

75.9'

CURB & GUTTER

CURB & GUTTER

CURB & GUTTER

ROCK WALL

SIGN

S 89°52'05" W 561.16'
(S 89°56'25" W 561.05')

CB

DRIVEWAY

SIDEWALK

SIDEWALK

TG=3152.88'
IE(S)=3152.48'

FL=3151.78'

CURB & GUTTER

STATE STREET

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ASH CREEK SSD	DARWIN HALL	435-635-2348	SHOWN
LUMEN/CENTURYLINK	LARRY BUHLER	385-479-7357	SHOWN
HURRICAN CITY	ARTHUR LEBARON	435-632-2462	SHOWN

DESCRIPT

BEGINNING AT A POINT SOUTH 0°01'08" EAST, ALONG THE LO
CORNER OF LOT 16, BLOCK 13, HURRICANE FIELD SURVEY, A
87.62 FEET; THENCE SOUTH 0°01'25" EAST 168.00 FEET; THE
SOUTH 0°01'25" EAST 294.65 FEET TO A POINT ON THE NORT
SOUTH 89°56'25" WEST, ALONG SAID RIGHT OF WAY, 561.05 F
THENCE NORTH 53°26'32" EAST 135.75 FEET; THENCE NORTH
89°52'10" EAST 103.32 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CE

I, DAVID B. DRAPER, DEPOSE AND SAY THAT I AM A PROFESS
RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTH
PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISIO
DEPICTED HEREON.

DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NAR

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

GENERAL N

1. CORNER MONUMENTS.....

2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN
STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD I
LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES
ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE EN
DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VI
BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES.
DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITT
THE ADJOINING LANDOWNERS.

4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE
BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPR
INSPECTION.

5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEA
PARENTHESIS, INDICATING A RECORD COURSE OR DISTANC
TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLA
PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD IN
DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLL

- RECORD OF SURVEY PREPARED BY ROSENBERG ASSOCIA
WASHINGTON COUNTY SURVEYORS OFFICE, FILE NUMBER

- RECORD OF SURVEY PREPARED BY R & B SURVEYING REC
COUNTY SURVEYORS OFFICE, FILE NUMBER 6037-13

- RECORD OF SURVEY PREPARED BY ANDERSON WAHLEN &
THE WASHINGTON COUNTY SURVEYORS OFFICE, FILE NUM

LEGEN

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- SECTION LINE
- EASEMENT LINE
- x — FENCE
- p — POWER LINE
- tv — CABLE TV LINE
- t — TELEPHONE LINE
- w — WATER LINE
- s — SANITARY SEWER LINE
- sd — STORM DRAIN LINE
- g — NATURAL GAS LINE

...ocuments (x86)\Civil 3D Projects\Hurricane Old Hickory Sheds - 2021.dwg, 11/2/2021 10:30:00 AM, Adam Draper

Hurricane City Application

Application Accepted Date:	11/14/2024
Type of Improvement:	Site Plan (Preliminary)
Description:	
Tenant / Project Name:	Silverwood Industrial Subdivision
Bldg. Address:	850 North Old Highway 91
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-BAJR-2
Property Owner:	JJS Hurricane Properties LLC
Permit Contact:	Rhett Beazer
P:	(435) 628-6500
Email:	rhettbeazer@alphaengineering.com

CONTACT INFORMATION

General Contractor:	Jeff Andrus
License #:	
P:	(435) 467-2984
City:	
State:	
Zip:	
Email:	jeff@andrushomes.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-30

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

Applicant Name: Rhett Beazer

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.183662-11/14/24

DRAFT

ALPHA ENGINEERING

43 South 100 East, Suite 100
St George, Utah 84770

T 435.628.6500
F 435.628.6553

alphaengineering.com

November 12, 2024

Hurricane City
147 North 870 West
Hurricane, Utah 84737

Re: Silverwood Industrial Subdivision – Narrative

To Whom It May Concern,

The proposed Silverwood Industrial Subdivision is located on Washington County Parcel #H-BAJR-2 in Hurricane, Utah along Old Highway 91. The parcel consists of approximately 10.0 acres and is zoned Light Industrial (M-1). The proposed subdivision includes the subdivision of 20 lots with industrial storage units of 4,000 and 5,000 square feet built on each lot. It is anticipated that the project will be completed in one phase.

Sincerely,

Rhett Beazer, P.E.
Alpha Engineering Company

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-30
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Jeff Andrus
Agent:	Rhett Beazer
Request:	Preliminary Site Plan Approval
Location:	850 N Old Highway 91
Zoning:	Light Industrial (M-1)
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary site plan for Silverwood Industrial Subdivision. This is located on Lot 2 of the BAJR subdivision, which was originally designed with larger lots, which will be split into 20 industrial lots which will have warehouses built on them. The site is zoned Light Industrial (M-1).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Power:** 1. Hurricane Power will need a power application for the project. 2. The project will need to come before the power board for approvals. 3. Reason for the power board is capacity requirements. 4. Have a representative at the meeting to answer questions the power board members might have. 5. Must follow all Hurricane Power specs.
3. **Water: [**No comments received.]
4. **Street:** Entrances may need reworked/coordination.
5. **Sewer:** No comment.
6. **Engineering:** Engineer recommends allowing the applicant to update the preliminary site plan then redistribute the updated plan to the JUC. Some information on this site plan is difficult to discern. Neighbor's participation should be clarified. Is there an existing agreement already in place? It appears the proposed layout is frustrated if the neighbor won't participate in a public right of way dedication (HCC 10-39-7(c)(10)). Drivable surfaces between the buildings will be

difficult to achieve when the building areas are padded. Locating and showing a sewer pump station and the gravity sewer main should be included in the preliminary utility plan (HCC 10-7-10(d)(2)(a)(5)). Area for said pump and the access to it is of particular interest. Existing power poles may need to be moved as rarely can grading be adjusted at an existing power pole without resetting the pole.

7. **Fire:** [No comments received.]
8. **Phone:** TDS has facilities in the area. Please blue stake.
9. **Cable:** Centurylink is good with this.
10. **Fiber:** No comments.
11. **Gas**: Add stubs to lots from the proposed main.
12. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The proposed use of warehouses is a permitted use in the M-1 zoning. There is no minimum lot size in M-1 zoning and all proposed lots meet M-1 development standards.
2. Parking Requirement: Per Hurricane City Code (HCC) 10-34-10,

Wholesale and warehousing	*1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater*	

Each lot is proposed to have five parking spaces with most having three exterior parking spaces and two interior parking spaces.

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

Sec. 10-32-5. Required landscaping.

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

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

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

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

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

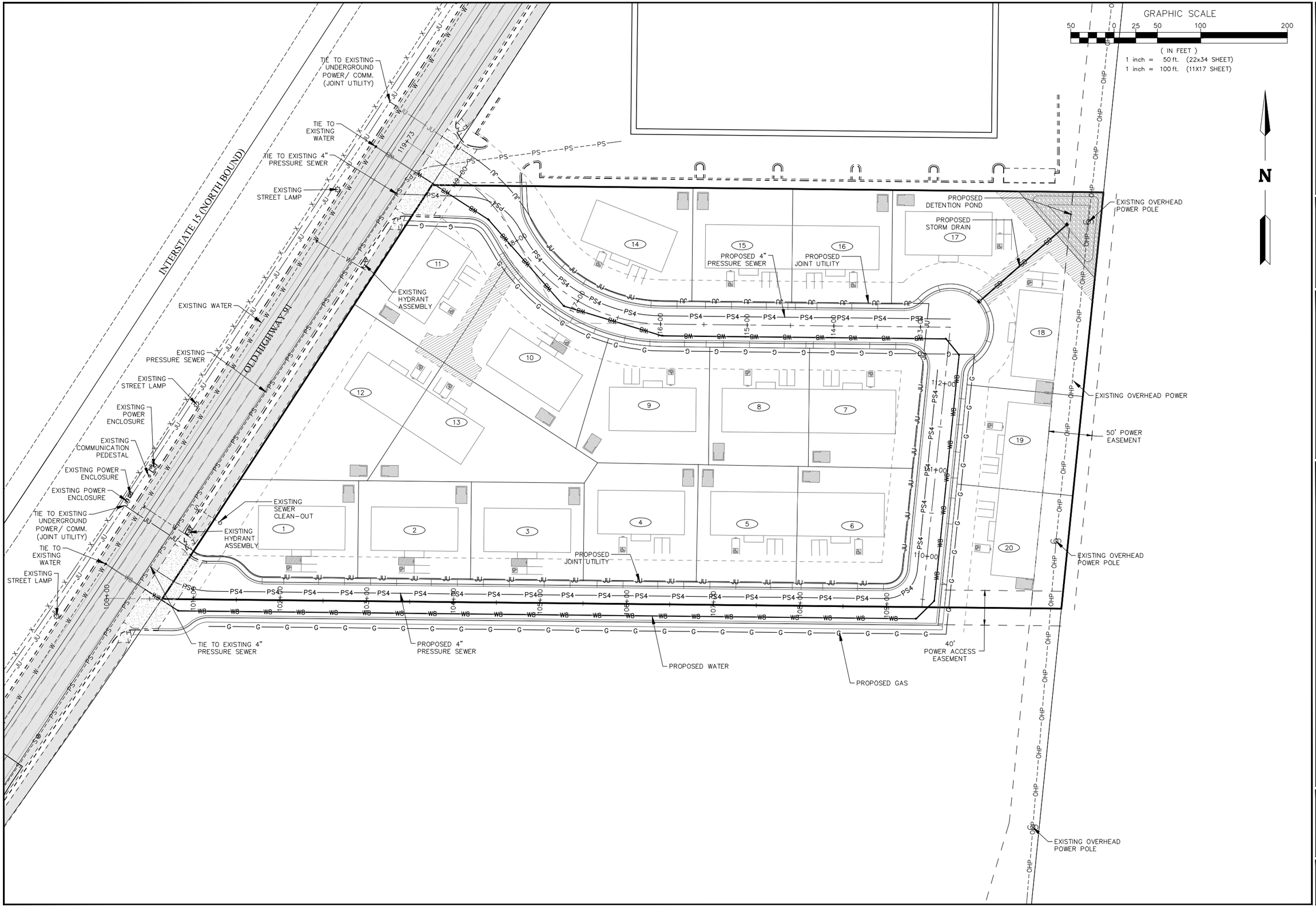
a. A full landscape plan will be required with the final site plan.

4. An application to amend the final plat for the BAJR subdivision will need to be applied for prior to construction.

5. The Power Department has concerns that there may be power capacity issues with this development due to it's location at the north end of the City's power grid. These will have to be

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

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



NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

DEVELOPMENT PLAN

SILVERWOOD INDUSTRIAL SUBDIVISION
HURRICANE, UTAH

PROJECT #	1102-08
NAME	JMD
DATE	NOVEMBER 12, 2024
SCALE	AS NOTED
SHEET	1 of 1
FILE	1102-08 Preliminary Plat.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft. (22x34 SHEET)

1 inch = 100 ft. (11X17 SHEET)

N

INTERSTATE 15 (NORTH BOUND)

OLD HIGHWAY 91

EXISTING BUILDING

LOOP-A (52' PUBLIC ROW)

2:1 CATCH SLOPE

PROPOSED DETENTION POND

EXISTING OVERHEAD POWER POLE

EXISTING OVERHEAD POWER

20' ACCESS EASEMENT

25' ACCESS EASEMENT

50' POWER EASEMENT

40' POWER ACCESS EASEMENT

L=22.31' R=24.50'

L=19.61' R=171.98'

L=19.27' R=45.00'

L=17.07' R=19.99'

L=84.59' R=50.00'

L=33.22' R=20.00'

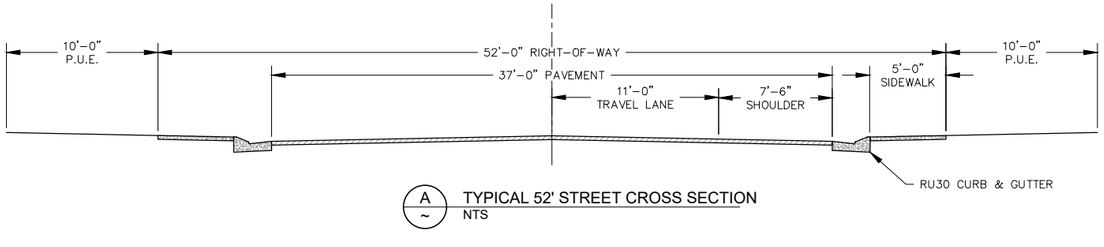
L=17.16' R=20.00'

L=29.61' R=20.00'

L=19.41' R=24.50'

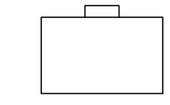
L=27.73' R=35.00'

L=17.18' R=23.69'

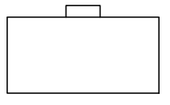


A TYPICAL 52' STREET CROSS SECTION

NTS



4,000 SQ.FT.



5,000 SQ.FT.

SITE DATA

- PARCEL NUMBER: H-BAJR-2
- CURRENT ZONING: M-1
- GENERAL PLAN: INDUSTRIAL SUBDIVISION
- LOT COVERAGE
  PARCEL AREA: 10.0 acres
- PRELIMINARY LOTS = (20)
- REQ'D PARKING LOT LANDSCAPE AREA
  -10' WIDE LANDSCAPING STRIP
  -STRIP MUST ACCENT DRIVE ACCESS ROUTES
  -(1) TREE, (3) SHRUBS EVERY 35'
  (AS PER CITY LANDSCAPING CODE 10-32-6)
- BUILDING AREA:
  (18) 5,000 SQ.FT. UNIT(S)
  (2) 4,000 SQ.FT. UNIT(S)
  (TOTAL BUILDING AREA = 98,000SQ.FT)
- REQUIRED PARKING SPACES:
  -5,000 SQ.FT. UNITS REQUIRE (5) SPACES TOTAL
  (2) SPACES INTERIOR, (1) ADA ACCESSIBLE PER UNIT
  -4,000 SQFT. UNITS REQUIRE (4) SPACES TOTAL
  (2) SPACES INTERIOR, (1) ADA ACCESSIBLE PER UNIT
- PARKING DIMENSIONS
  -TYPICAL PARKING STALLS: 9' WIDE x 18' LONG
  -ADA PARKING STALLS: 9' WIDE x 18' LONG
  -ADA ACCESS AISLE: 9' WIDE
- BUILDING HEIGHT: 21'-4".
- CONSTRUCTION TYPE: IIB

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

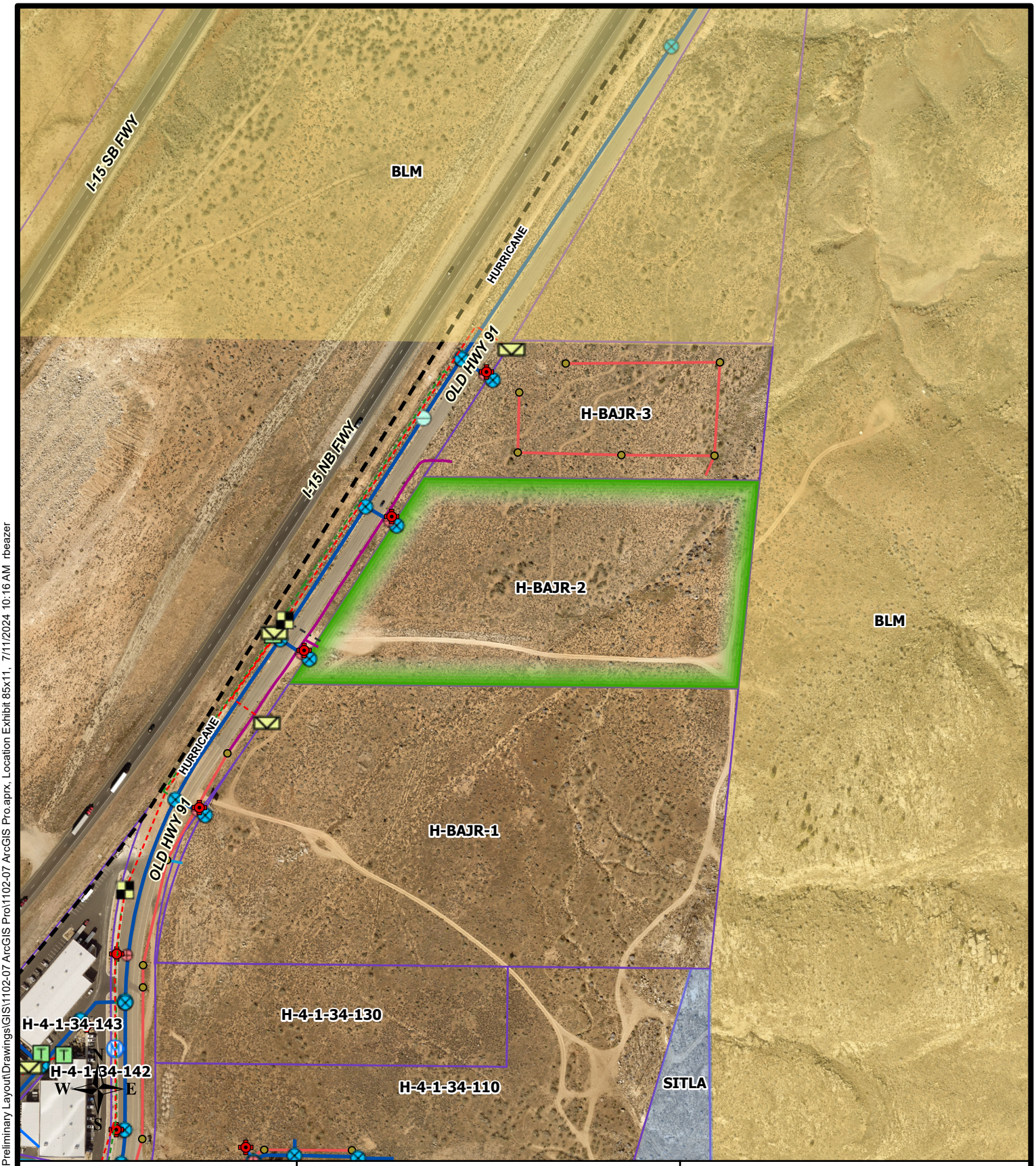
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY PLAT - SITE PLAN

PROJECT: SILVERWOOD INDUSTRIAL SUBDIVISION
HURRICANE, UTAH

PROJECT #	1102-08
NAME	JMD
DATE	NOVEMBER 12, 2024
SCALE	AS NOTED
SHEET	1 of 1
FILE	1102-08 Preliminary Plat.dwg

P:\1102-08 Silverwood Industrial Subdivision\Drawings\Exhibit Drawings\1102-08 Preliminary Plat.dwg, SITE, 11/12/2024 7:31:52 AM, rbeazer



0 75 150 300 450

Feet

Legend

- Project Boundary
- Existing Hydrant
- Existing Culinary Line
- Manholes

Pressurized Lines

- 4"

Sewer Main

- 8"
- 6"

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Project Location

Hurricane, Utah

Spatial Reference:	UT83-SF
Drawn By:	RKB
Scale:	1" = 300 feet
Date:	July 2024

P:\1102-07 Jeff Andrus H-BAJR-2 Preliminary Layout\Drawings\GIS\1102-07 ArcGIS Pro\1102-07 ArcGIS Pro.aprx, Location Exhibit 85x11, 7/11/2024 10:16 AM rbeazer

Hurricane City Application

Application Accepted Date: 11/14/2024

Type of Improvement: Site Plan (Preliminary)

Description: 100 units patio home project

Tenant / Project Name: Desert Dunes at Desert Sands

Bldg. Address: 4750 West Dixie Springs Dr

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-4136-D-SLL

Zone: R1-8 (PDO)

Property Owner: The Hollows, LLC.

Permit Contact: Logan Blake P:(435) 628-2121

Email: logan@dsgcivil.com

CONTACT INFORMATION

Engineer of Record: Logan Blake

Email: logan@dsgcivil.com P: (435) 628-2121

General Contractor: DSG Engineering, Inc.

License #: 797785 P: (435) 628-2121

Address: 113 East 200 North Suite 2

City: St. George State: UT Zip: 84770

Email: logan@dsgcivil.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-32

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

Applicant Name: Logan Blake

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Preliminary Site Plan

Desert Dunes

Narrative Description
(Written text required by City Code Section 10-7-10)
JUNE 2024

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

Contact: Logan Blake
E: logan@dsgcivil.com
O: (435) 628-2121

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located north of Dixie Springs Dr and west of Sand Hollow Rd. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is R1-8 with a PDO overlay. This application proposes to develop multifamily housing on 16.05 acres shown as area "K" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose a 100-unit single family subdivision on the site. The units will be two stories detached townhomes with 3 to 4 bedrooms and front loading two car garages. Parking will be provided within the garage or on the 20ft deep driveways in front of the units.

B. Height and Elevations

The proposed buildings are townhomes 1,766 sq.ft. of foot print area. Building heights to the top of the parapet of the flat roof range are 23 feet.

C. Density

We propose 100 units on 16.05 acres for a project density of 6.23 dwelling units per acre (du/a). The Desert Sands PDO was approved for 1770 units on 460.1 acres for a density 3.85 du/a. Currently 452 units on 117.5 acres have been approved with preliminary plats in the Desert Sands project. This project will increase the numbers to 552 units on 133.55 acres for a current density of 4.13 du/a.

D. Schools, Churches and Open Spaces

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

E. Phasing Plan

We plan on constructing the project in 3 phases with the amenity area being set aside in phase 1.

F. Topography

The project site itself slopes from North to south at a grade of 5-12%

G. Landscape Plan

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

H. Area Reserved for Landscaping

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

I. Utilities

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

J. Refuse Storage Areas

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

K. Lighting Plan

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

L. Turning Space

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

M. Signs

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

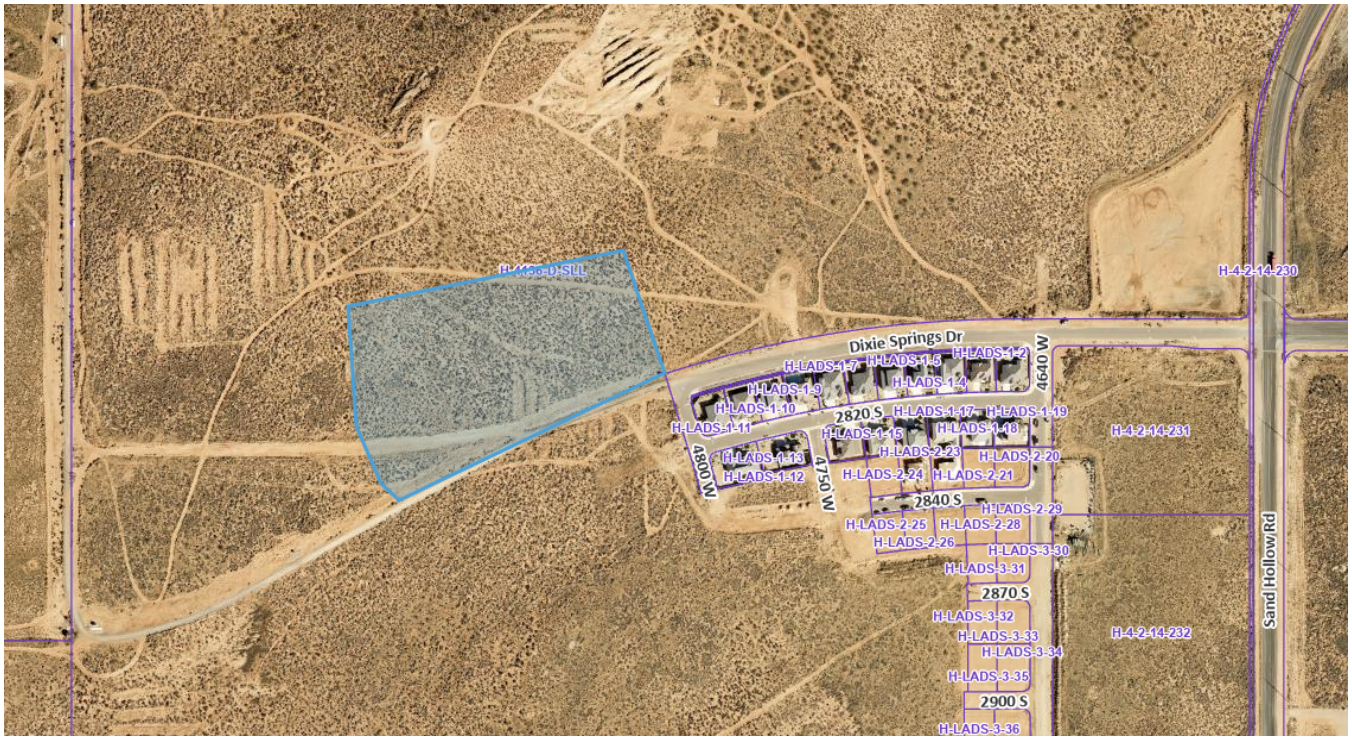
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-32
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	DSG Engineering - Logan Blake
Request:	Approval of a Preliminary Site Plan
Location:	4750 W Dixie Springs Dr
Zoning:	Single Family Residential R1-8 PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

This application is for preliminary site plan approval for 100 patio home units and associated open space located north of Dixie Drive near the Sandpoint at Desert Sands development. Patio homes are single-family homes where the property owner owns only the building pad and all surrounding property is common space. This property is “Area K” of the Desert Sands PDO and is zoned Single Family Residential R1-8 PDO.



Map is approximate

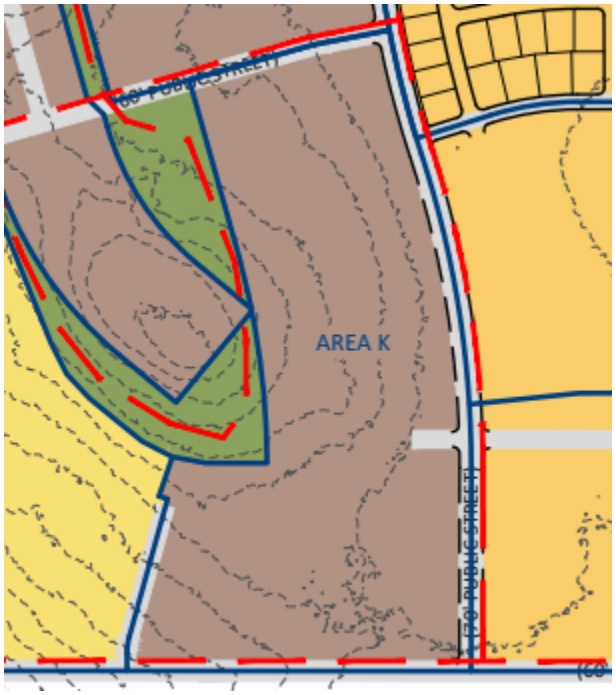
JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. Reviewed 11/20/2024.
3. **Sewer:** No comments.
4. **Street:** No comments.
5. **Water:** This needs a water model. If owner has done a water model, please send it to Kory at kwright@hurricane.utah.gov. Phase so that waterlines will be looped.
6. **Engineering:** Engineering recommends approving the preliminary site plan subject to these redlines. Signing (e.g. Utah MUTCD W11.15) or roadway geometry and signing (e.g. widened gutter pans) should draw drivers' attention to the mid-block pedestrian crossings. Slopes steeper than 2(H):1(V) must be retained (HCC 10-24-8(B)(1)(c)). Retaining walls greater than 4' tall must have an engineered design (HCC 10-24-8(C)(5)). The applicant should coordinate the Dixie Springs Drive water main relocation with the Water Department prior to submitting construction plans. Preliminarily, the water department has indicated the 12" loop (from Sand Hollow Road to Pecan Valley) can be permanently routed through the proposed and future subdivisions (i.e. the main in Dixie Springs Drive can be 8"). The typical cross section for Dixie Springs Drive should transition to the adopted standard (77 ROW, pg. 23 of the active transportation plan) where it's most reasonable. It appears this comment won't have an impact on this project because we're on Dixie Springs Drive north side. It appears a retaining/privacy wall combo along Dixie Springs Drive will be desired. "retaining walls shall not be built in public utility easements (HCC 10-37-9(B)). Coordinate specific grading and easement requirements with dixie power.
7. **Fire:** [No comments received.]

8. **Fiber:** [No comments received.]
9. **Cable:** TDS has facilities and will require blue stake.
10. **Phone:** [No comments received.]
11. **Gas:** Any gas going in?
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. This application is for "Area K" of the Desert Sands development. The original master plan approved 1770 units over 460 acres with Area K consisting of 189 units over 31.6 acres. The applicant is proposing 100 units over 16.05 acres.
    a. The proposed preliminary plat appears to be for approximately half the area of Area K and with about half the allocated units being proposed.

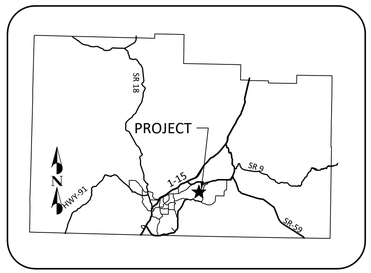


Desert Sands Master Plan with the Desert Dunes area highlighted

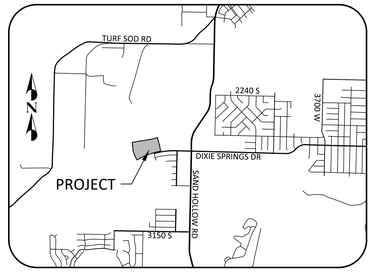
2. Per their PDO approval this development will only be permitted to be used for long-term residential uses.
3. The master site plan for Desert Sands shows a trail along the north end of this development. This should be provided for in these plans.
4. **Parking:** The site plan indicates that each unit will have garage and driveway space to meet the required parking spaces under city code.

5. **Open Space and Amenities:** As this is a single family subdivision no amenities or open space is required per HCC 10-33-5. However, this development has provided a pool, a poolhouse, and shade structure.
6. There is open space and a trail system planned to the north of the property. Staff would recommend that an additional trail connection be added to the open space to allow for greater access.
7. All streets within this development will need a number assigned to them alongside their names.
8. All block lengths appear to meet city standards.
9. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.
10. A preliminary plat application is required if the applicant intends to subdivide.
11. Advisory: HCC 10-7-10(D)(2)(b) *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

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



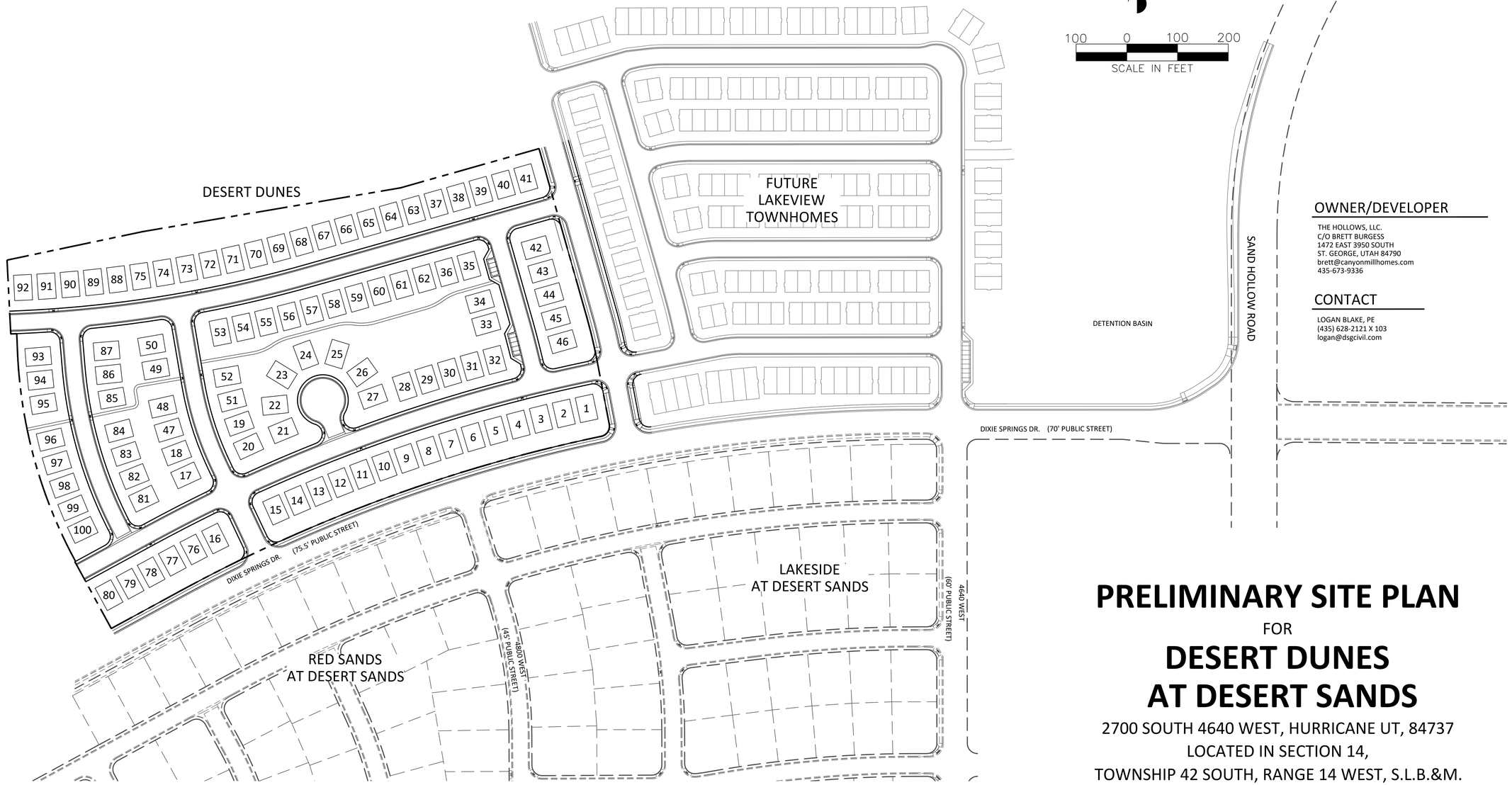
VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES & SYMBOLS
HC-1	3	HORIZONTAL CONTROL
SP-2	4	SITE PLAN
GD-1	5	GRADING & DRAINAGE PLAN
UT-1	6	UTILITY PLAN
SEC-1,2,3	7,8,9	SECTION - PLAN & PROFILE
DT-1	10	DETAILS & SECTIONS



OWNER/DEVELOPER

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

CONTACT

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

PRELIMINARY SITE PLAN

FOR

DESERT DUNES AT DESERT SANDS

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

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT DUNES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : COVER SHEET

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

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 100'

SHEET NUMBER :

CS-1

PROPERTY / RIGHT OF WAY LINE STYLES

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

SURFACE FEATURE LINE STYLES

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

UTILITY LINE STYLES

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

ABBREVIATIONS

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

PROPERTY / RIGHT OF WAY SYMBOLS

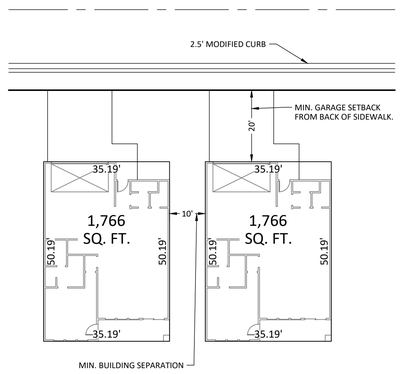
- TBC CURVE/LINE TAG
- CENTER LINE CURVE/LINE TAG
- PROPERTY LINE CURVE/LINE TAG
- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- PROPOSED CLASS I MONUMENT (RING & LID)
- EXISTING CLASS I MONUMENT (RING & LID)
- CLASS II MONUMENT (REBAR & ALUMINUM CAP)
- HORIZONTAL/VERTICAL P.I.
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- COMMON AREA
- LIMITED COMMON AREA
- PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

- 2976.22 FG — FINISHED ELEVATION
- 2976.22 EG — EXISTING ELEVATION
- TBC: 3840.52 STA: 1+18.98 — FINISHED TBC ELEVATION & STATION
- TBC: 3840.52 STA: 1+18.98 — EXSIITNG TBC ELEVATION & STATION
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN AREA DRAIN
- PROPOSED FLARED END SECTION
- EXISTING CURB INLET CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING STORM DRAIN AREA DRAIN
- PROPOSED SIGN
- REVISION WORK

UTILITY SYMBOLS

- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER METER (¾" UNO)
- EXISTING WATER METER
- PROPOSED IRRIGATION METER
- EXISTING IRRIGATION METER
- UTILITY STUB
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- PROPOSED SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- PROPOSED POWER POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CABLE TELEVISION PEDESTAL
- EXISTING CABLE TELEVISION PEDESTAL



TYPICAL LAYOUT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	3035.00'	128.44'	2°25'29"	64.23'
C102	20.00'	31.11'	89°08'14"	19.70'
C103	20.00'	31.11'	89°08'14"	19.70'
C104	3035.00'	667.29'	12°35'50"	335.00'
C105	20.00'	31.09'	89°03'44"	19.68'
C106	3140.00'	133.87'	2°26'34"	66.95'
C107	20.00'	31.71'	90°50'41"	20.30'
C108	20.00'	31.71'	90°50'41"	20.30'
C109	3140.00'	692.43'	12°38'05"	347.63'
C110	20.00'	31.74'	90°55'06"	20.32'
C111	20.00'	30.96'	88°42'05"	19.55'
C112	20.00'	31.92'	91°26'13"	20.51'
C113	3185.00'	140.51'	2°31'40"	70.27'
C114	20.00'	31.15'	89°14'25"	19.74'
C115	20.00'	31.15'	89°14'25"	19.74'
C116	3185.00'	148.95'	2°40'46"	74.49'
C117	20.00'	49.02'	140°26'41"	55.62'
C118	50.00'	246.49'	282°27'25"	40.16'
C119	20.00'	49.02'	140°26'41"	55.62'
C120	3185.00'	323.60'	5°49'17"	161.94'
C121	20.00'	31.15'	89°14'25"	19.74'
C122	20.00'	31.15'	89°14'25"	19.74'
C123	3185.00'	64.10'	1°09'11"	32.05'
C124	20.00'	31.50'	90°15'02"	20.09'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C125	862.50'	338.07'	22°27'29"	171.23'
C126	817.50'	318.46'	22°19'10"	161.27'
C127	632.50'	170.62'	15°27'22"	85.83'
C128	587.50'	158.49'	15°27'22"	79.73'
C129	1362.00'	42.62'	1°47'35"	21.31'
C130	1422.50'	53.13'	2°08'25"	26.57'
C131	970.00'	64.37'	3°48'09"	32.20'
C132	20.00'	31.08'	89°02'32"	19.67'
C133	20.00'	31.08'	89°02'32"	19.67'
C134	20.00'	31.08'	89°02'32"	19.67'
C135	20.00'	31.08'	89°02'32"	19.67'
C136	2522.50'	222.37'	5°03'03"	111.26'
C137	20.00'	31.42'	90°00'00"	20.00'
C138	20.00'	31.42'	90°00'00"	20.00'
C139	20.00'	31.42'	90°00'00"	20.00'
C140	2477.50'	593.11'	13°43'00"	297.98'
C141	20.00'	31.42'	90°00'00"	20.00'

CL CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	840.00'	19.04'	1°17'55"	9.52'
C2	840.00'	21.07'	1°26'13"	10.53'
C3	3162.50'	139.52'	2°31'40"	69.77'
C4	3162.50'	134.83'	2°26'34"	67.42'
C5	3162.50'	41.94'	0°45'35"	20.97'
C6	3162.50'	46.63'	0°50'41"	23.31'
C7	3162.50'	41.94'	0°45'35"	20.97'
C8	3162.50'	46.63'	0°50'41"	23.31'
C9	3162.50'	43.26'	0°47'01"	21.63'
C10	3162.50'	43.26'	0°47'01"	21.63'
C11	3162.50'	41.94'	0°45'35"	20.97'
C12	3162.50'	41.94'	0°45'35"	20.97'
C13	3162.50'	104.42'	1°53'31"	52.22'
C14	3162.50'	63.64'	1°09'11"	31.82'
C15	3162.50'	19.53'	0°21'14"	9.76'
C16	3162.50'	20.68'	0°22'29"	10.34'
C17	1400.00'	52.29'	2°08'25"	26.15'
C18	2500.00'	75.50'	1°43'49"	37.75'
C19	2500.00'	117.29'	2°41'17"	58.66'
C20	2500.00'	41.79'	0°57'28"	20.90'
C21	2500.00'	41.79'	0°57'28"	20.90'
C22	2500.00'	135.14'	3°05'50"	67.59'
C23	2500.00'	41.79'	0°57'28"	20.90'
C24	2500.00'	41.79'	0°57'28"	20.90'

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES AT DESERT SANDS

LOCATED IN HURRICANE, UTAH

SHEET NAME :

GENERAL NOTES & SYMBOLS

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

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	N.T.S

SHEET NUMBER :

GN-1

PROJECT DATA:

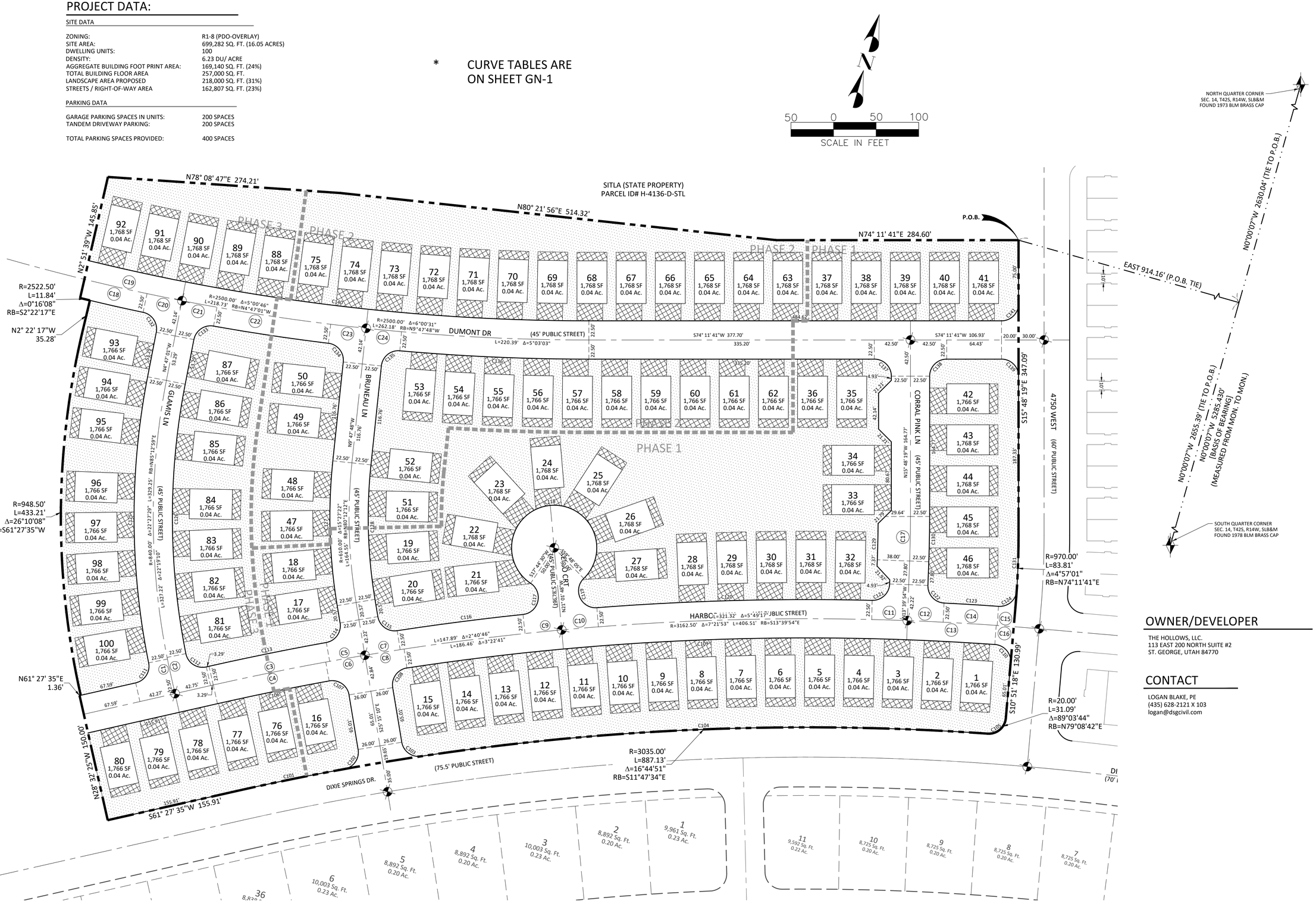
SITE DATA

ZONING:	R1-8 (PDO-OVERLAY)
SITE AREA:	699,282 SQ. FT. (16.05 ACRES)
DWELLING UNITS:	100
DENSITY:	6.23 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	169,140 SQ. FT. (24%)
TOTAL BUILDING FLOOR AREA	257,000 SQ. FT.
LANDSCAPE AREA PROPOSED	218,000 SQ. FT. (31%)
STREETS / RIGHT-OF-WAY AREA	162,807 SQ. FT. (23%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS:	200 SPACES
TANDEM DRIVEWAY PARKING:	200 SPACES
TOTAL PARKING SPACES PROVIDED:	400 SPACES

* CURVE TABLES ARE ON SHEET GN-1



OWNER/DEVELOPER

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

CONTACT

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

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT DUNES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

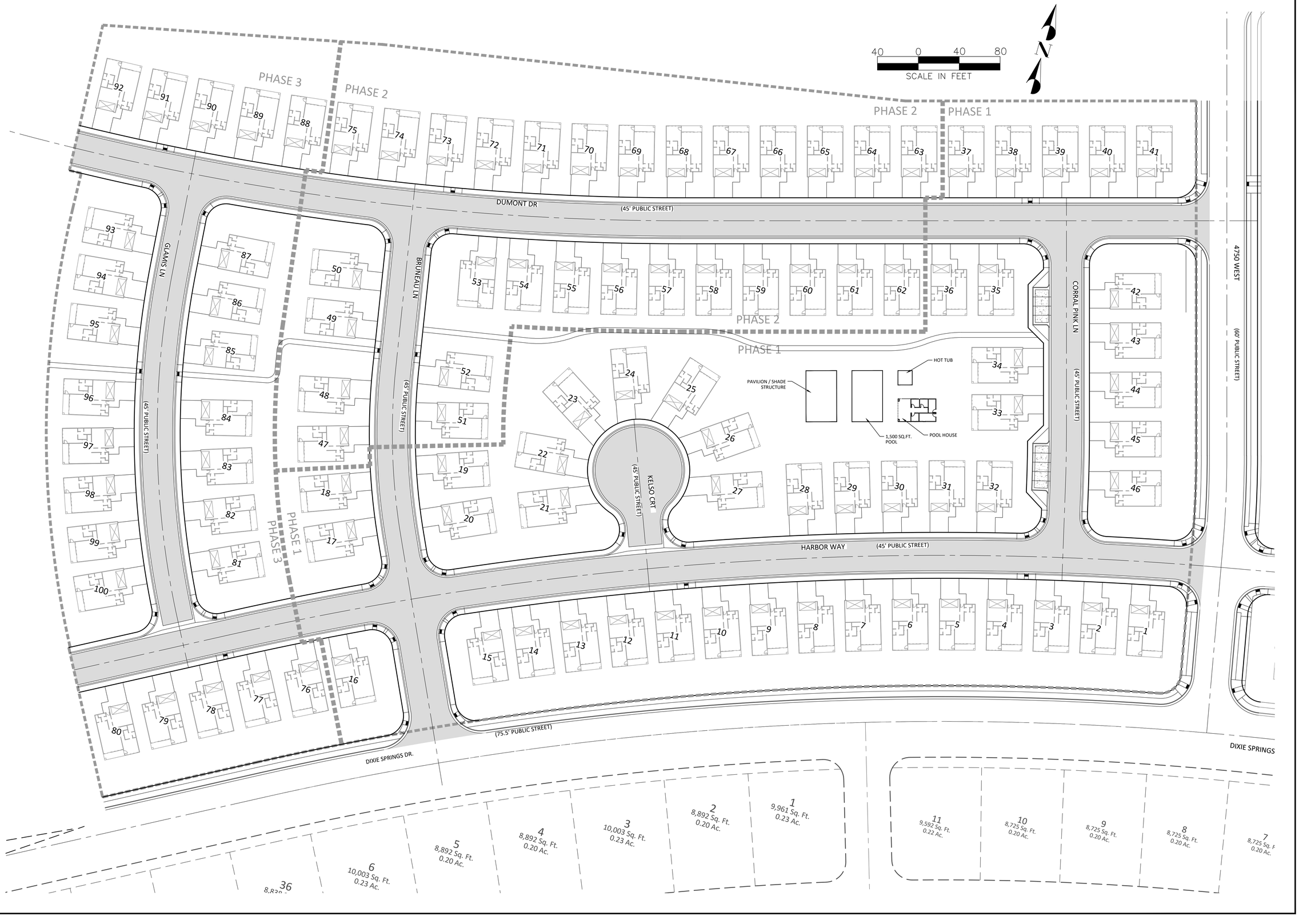
SHEET NAME : HORIZONTAL CONTROL PLAN

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

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

SHEET NUMBER :

HC-1



LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

LAKEVIEW TOWNHOMES AT DESERT SANDS

LOCATED IN HURRICANE, UTAH

SHEET NAME :

SITE PLAN

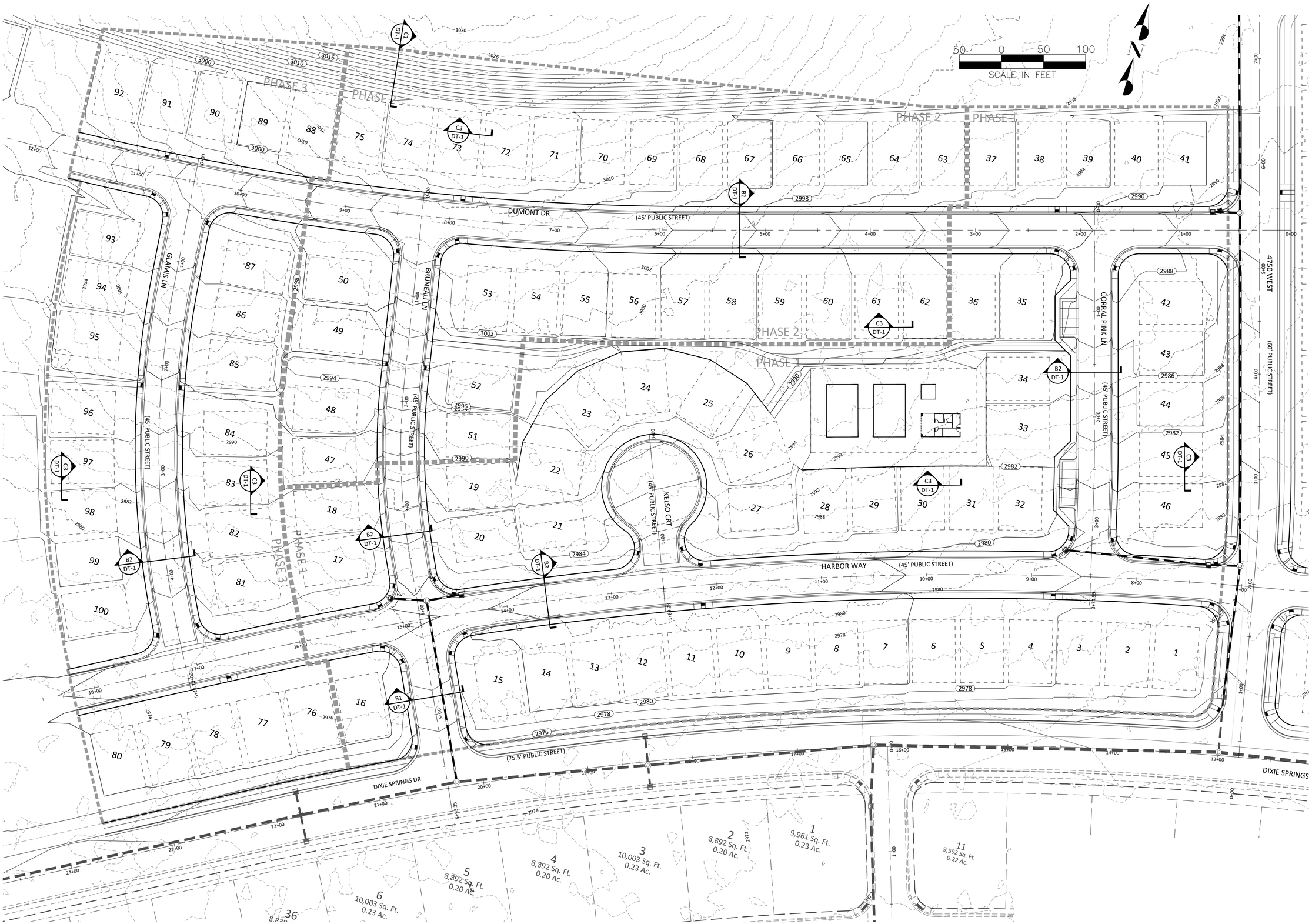
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

SHEET NUMBER :

SP-1

4 OF 10 TOTAL



LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : LAKEVIEW TOWNHOMES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : GRADING PLAN

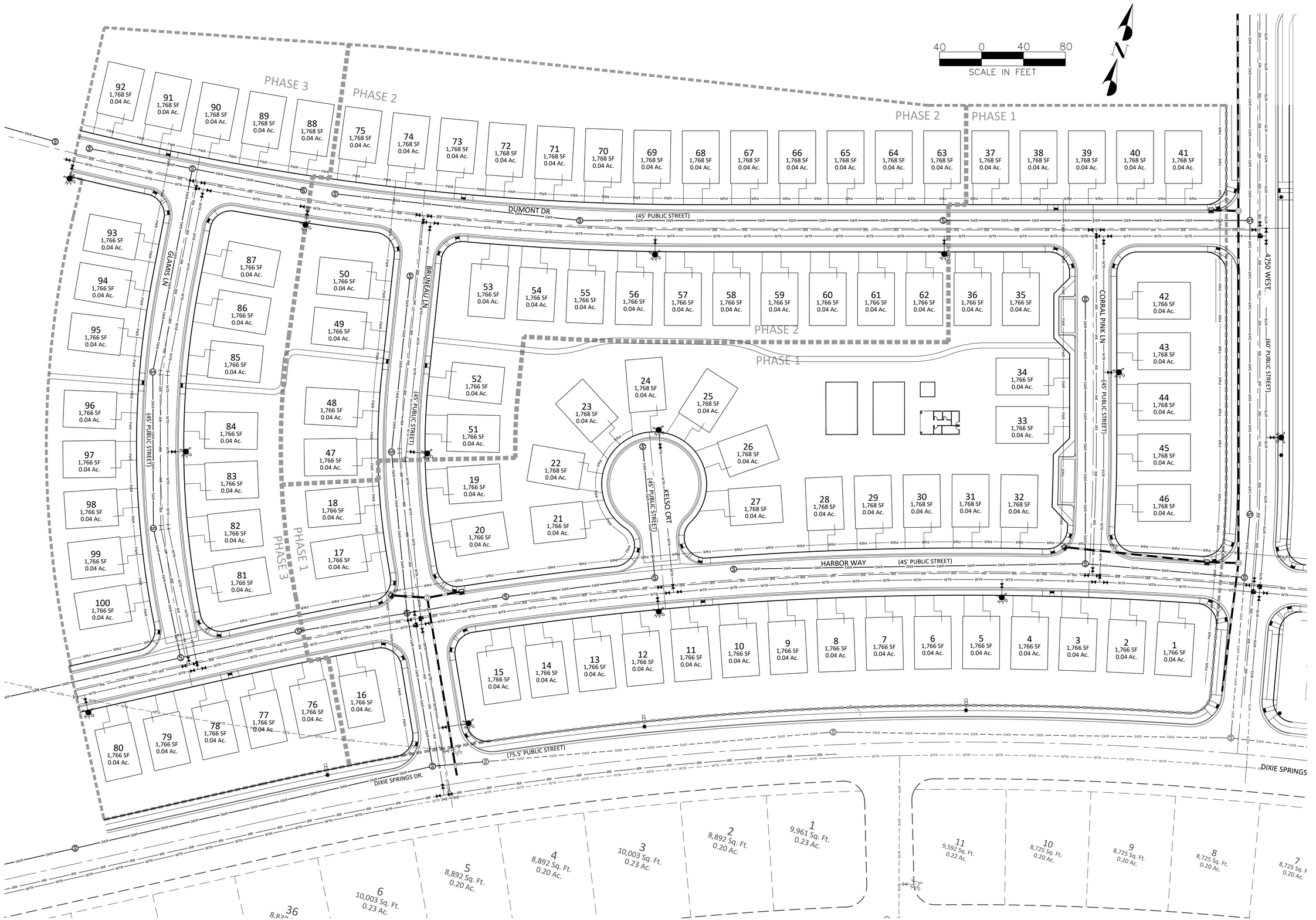
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

SHEET NUMBER :

GD-1

5 OF 10 TOTAL



LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

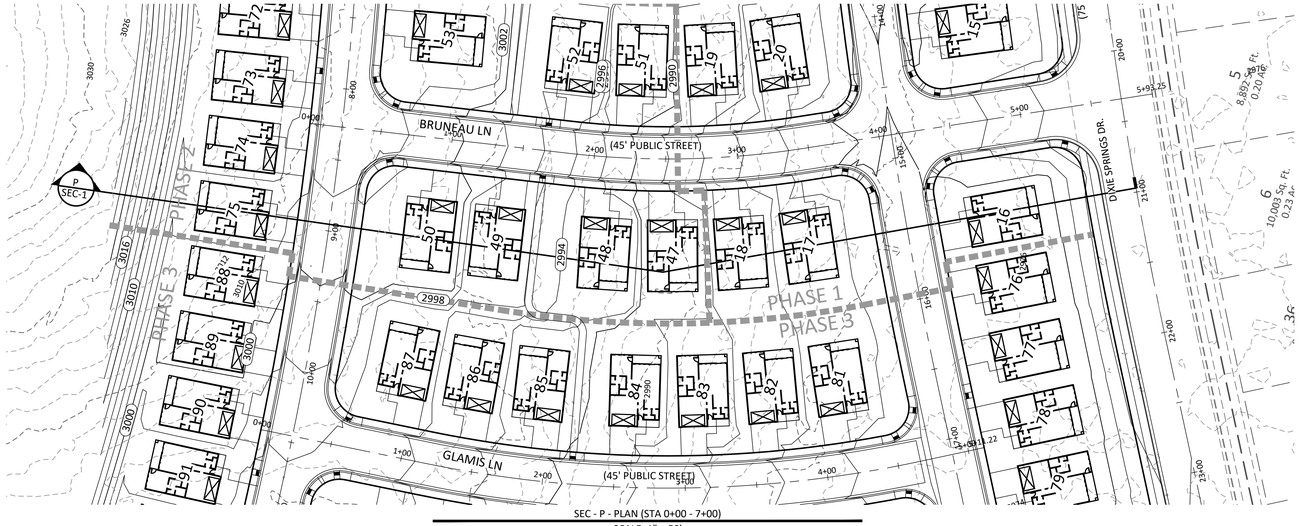
PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
UTILITY PLAN

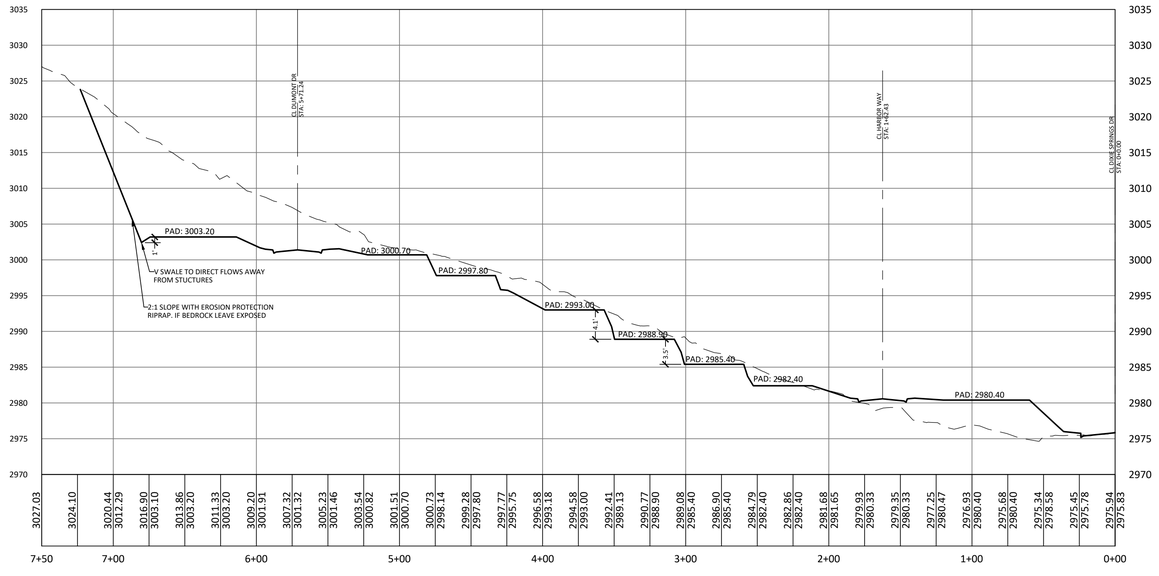
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

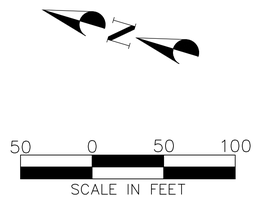
SHEET NUMBER :
UT-1
6 OF 10 TOTAL



SEC - P - PLAN (STA 0+00 - 7+00)
SCALE: 1" = 50'



SEC P - PROFILE (STA 0+00 - 7+00)
H: 1" = 50'
V: 1" = 10'



LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : SEC P - PLAN & PROFILE

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

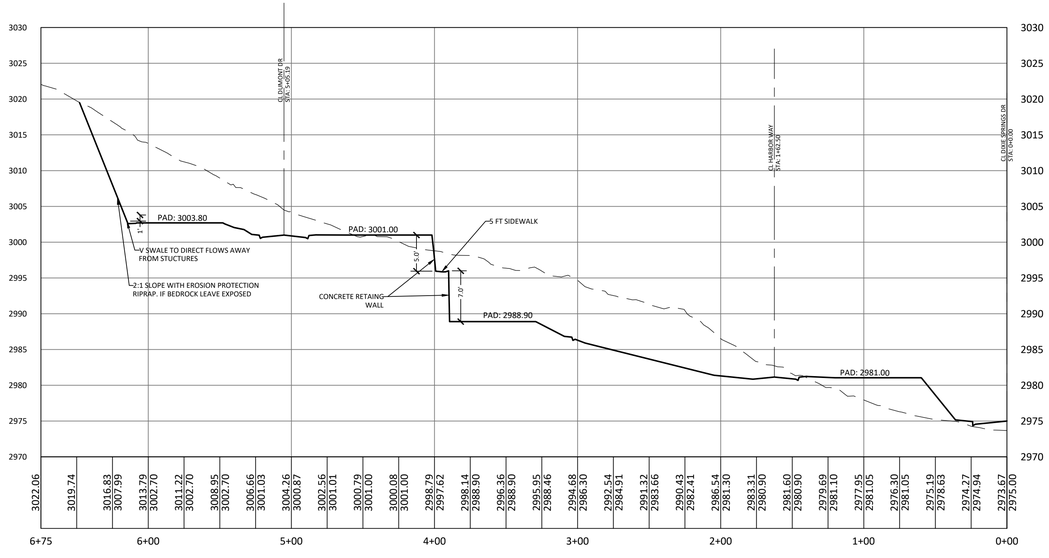
DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :

SEC-1



SEC - Q - PLAN (STA 0+00 - 6+75)
SCALE: 1" = 50'



SEC Q - PROFILE (STA 0+00 - 6+75)
H: 1" = 50'
V: 1" = 10'

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
SEC Q - PLAN & PROFILE

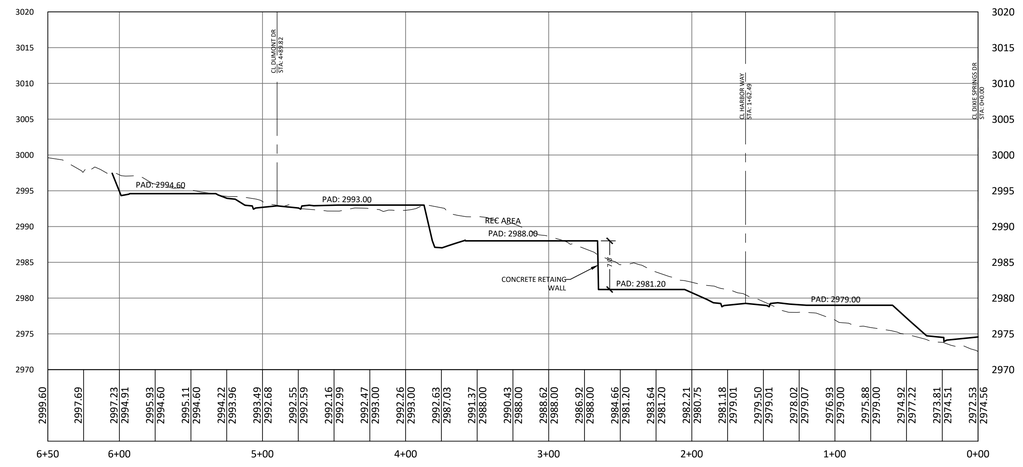
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :
SEC-2



SEC - R - PLAN (STA 0+00 - 6+50)
SCALE: 1" = 50'



SEC R - PROFILE (STA 0+00 - 6+50)
H: 1" = 50'
V: 1" = 10'

LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
SEC R - PLAN & PROFILE

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

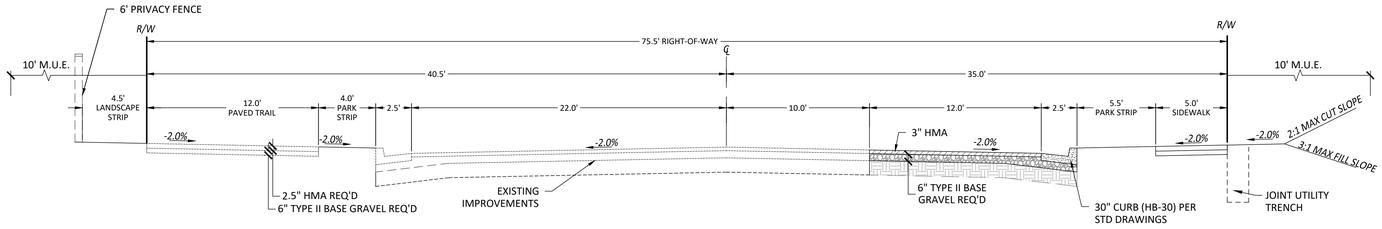
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PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :
SEC-3

A1 ~

NOT USED

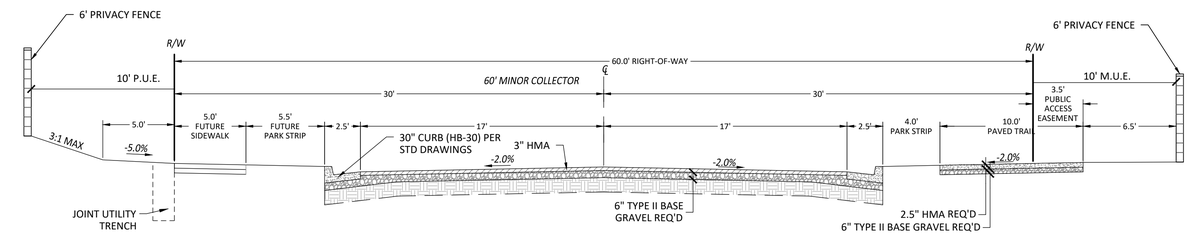
N.T.S



A2 ~

DIXIE SPRINGS DR - TYPICAL SECTION (75.5' PUBLIC STREET)

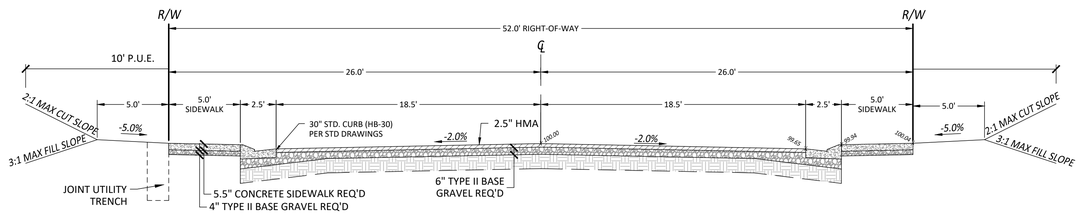
N.T.S



A3 ~

4750 WEST MINOR COLLECTOR - TYPICAL SECTION (60' PUBLIC STREET)

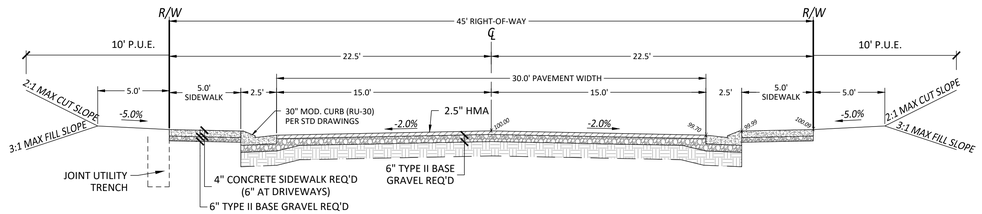
N.T.S



B1 ~

RESIDENTIAL STANDARD TYPICAL SECTION (52' PUBLIC STREET)

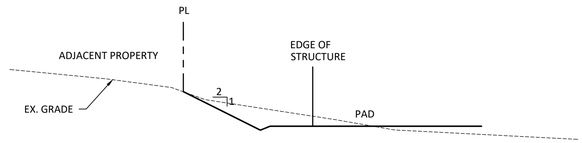
N.T.S



B2 ~

RESIDENTIAL LOCAL TYPICAL SECTION (45' PUBLIC STREET)

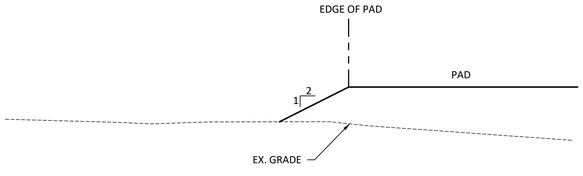
N.T.S



C1 ~

SECTION C1

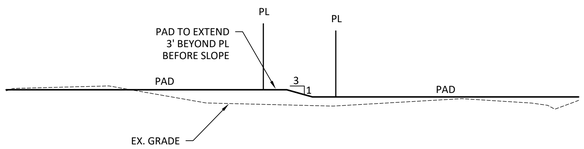
N.T.S.



C2 ~

SECTION C2

N.T.S.



C3 ~

SECTION C3

N.T.S.

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :

DETAILS & SECTIONS

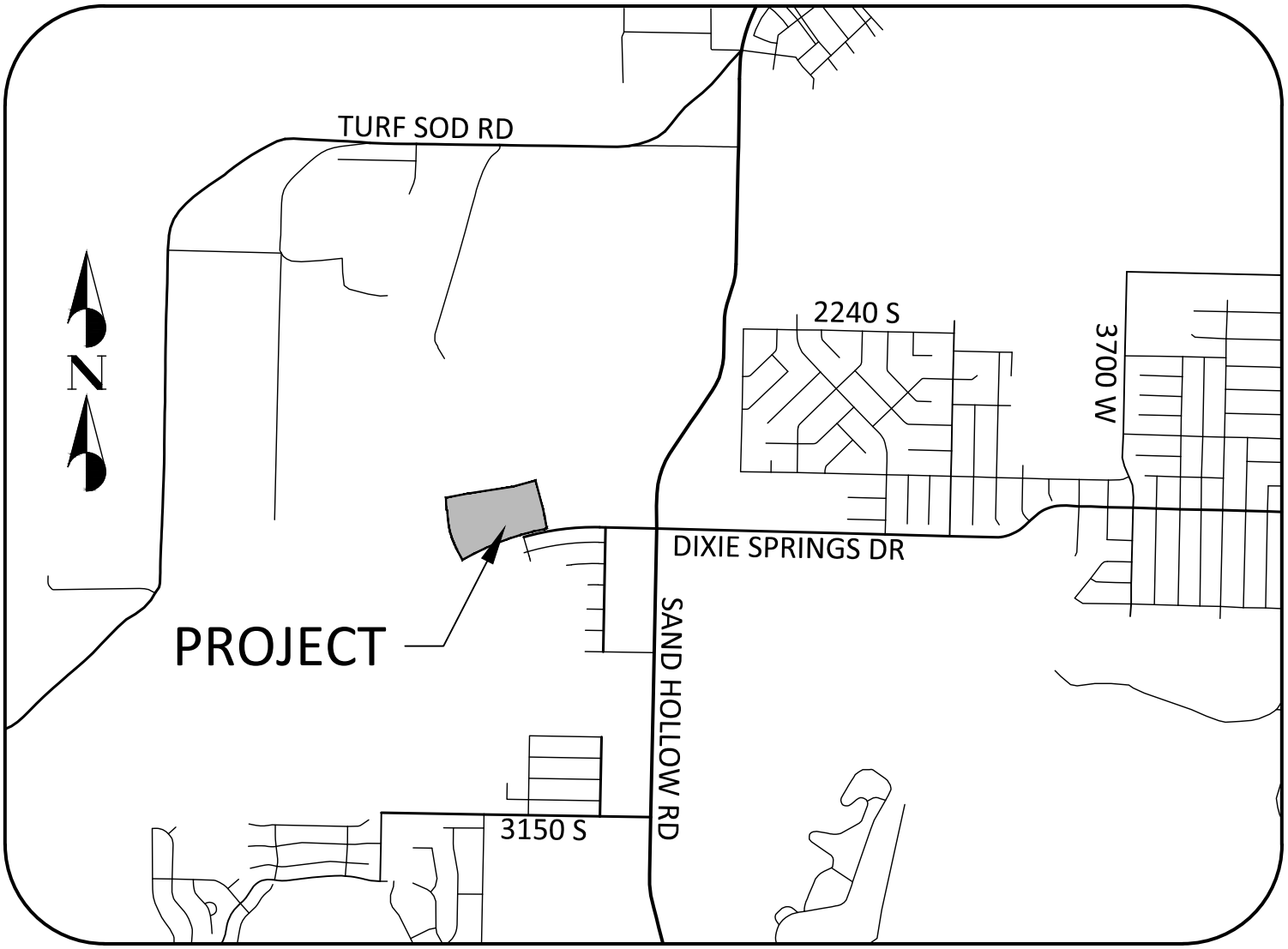
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

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

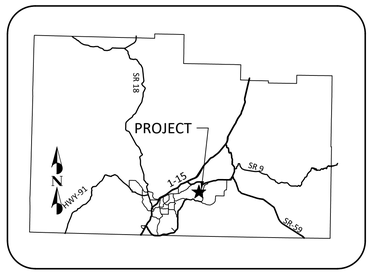
SHEET NUMBER :

DT-1

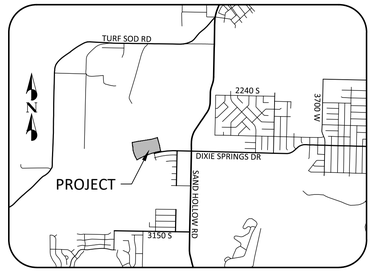
10 OF 10 TOTAL



VICINITY MAP



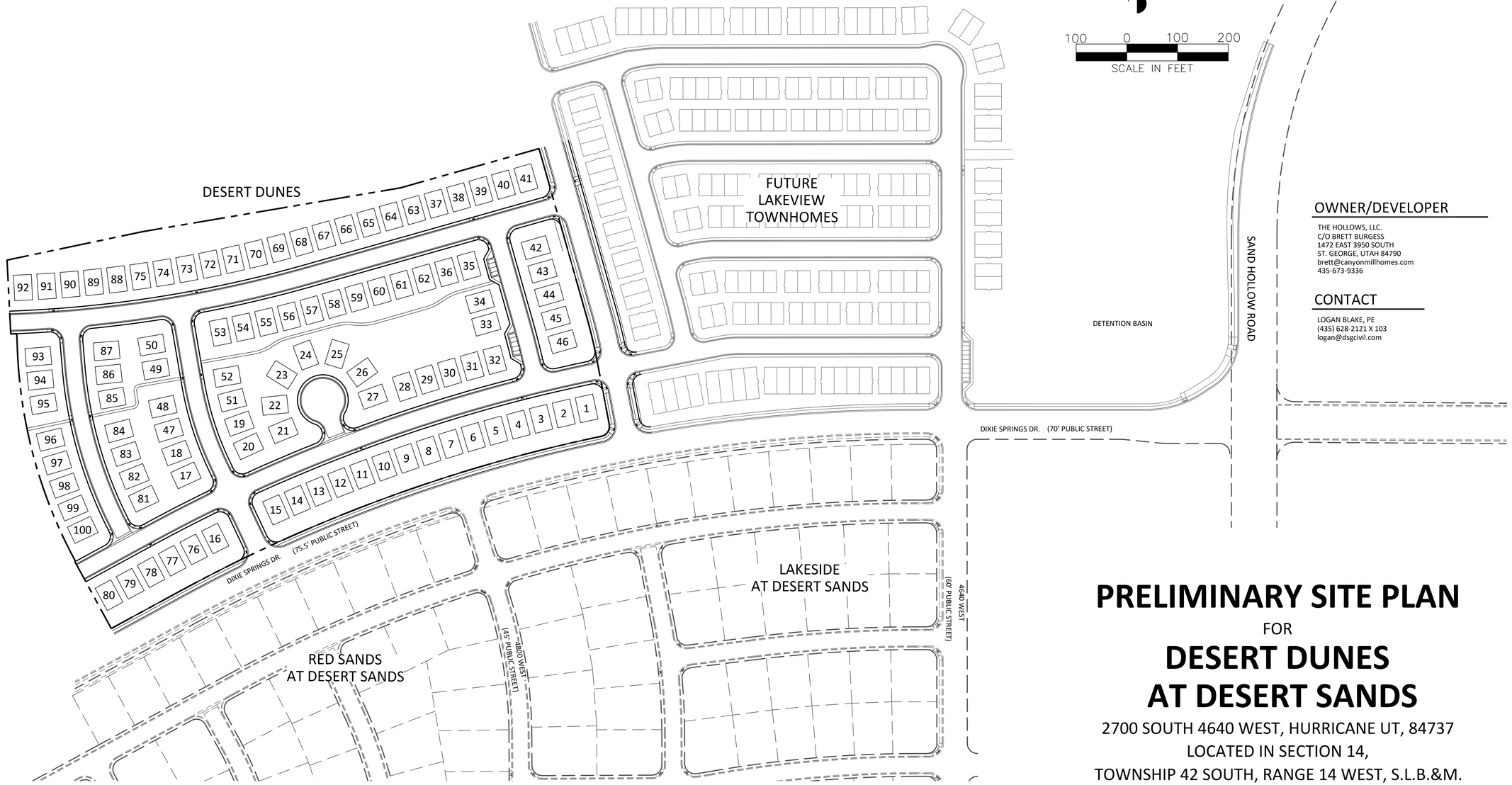
VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES & SYMBOLS
HC-1	3	HORIZONTAL CONTROL
SP-2	4	SITE PLAN
GD-1	5	GRADING & DRAINAGE PLAN
UT-1	6	UTILITY PLAN
SEC-1,2,3	7,8,9	SECTION - PLAN & PROFILE
DT-1	10	DETAILS & SECTIONS



OWNER/DEVELOPER

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

CONTACT

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

PRELIMINARY SITE PLAN

FOR

DESERT DUNES AT DESERT SANDS

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

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT DUNES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : COVER SHEET

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

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 100'

SHEET NUMBER :

CS-1

PROPERTY / RIGHT OF WAY LINE STYLES

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

SURFACE FEATURE LINE STYLES

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

UTILITY LINE STYLES

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

ABBREVIATIONS

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

PROPERTY / RIGHT OF WAY SYMBOLS

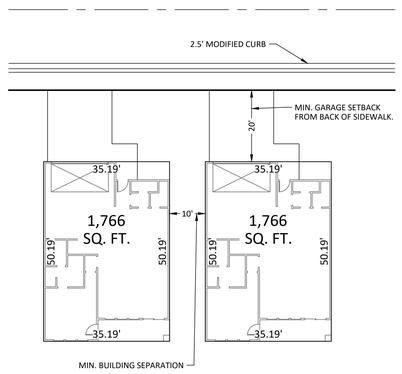
- TBC CURVE/LINE TAG
- CENTER LINE CURVE/LINE TAG
- PROPERTY LINE CURVE/LINE TAG
- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- PROPOSED CLASS I MONUMENT (RING & LID)
- EXISTING CLASS I MONUMENT (RING & LID)
- CLASS II MONUMENT (REBAR & ALUMINUM CAP)
- HORIZONTAL/VERTICAL P.I.
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- COMMON AREA
- LIMITED COMMON AREA
- PROPOSED RECREATION AREA

SURFACE FEATURE SYMBOLS

- 2976.22 FG — FINISHED ELEVATION
- 2976.22 EG — EXISTING ELEVATION
- TBC: 3840.52 STA: 1+18.98 — FINISHED TBC ELEVATION & STATION
- TBC: 3840.52 STA: 1+18.98 — EXSIITNG TBC ELEVATION & STATION
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK)
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN AREA DRAIN
- PROPOSED FLARED END SECTION
- EXISTING CURB INLET CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING STORM DRAIN AREA DRAIN
- PROPOSED SIGN
- REVISION WORK

UTILITY SYMBOLS

- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER METER (¾" UNO)
- EXISTING WATER METER
- PROPOSED IRRIGATION METER
- EXISTING IRRIGATION METER
- UTILITY STUB
- PROPOSED STREET LIGHT WITH JUNCTION BOX
- PROPOSED TRANSFORMER (SIZE AS NOTED)
- PROPOSED SECONDARY POWER PED.
- EXISTING SECONDARY POWER PED.
- EXISTING STREET LIGHT
- 4-WAY VAULT
- PAD MOUNT SWITCH GEAR
- PROPOSED POWER POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED TELEPHONE PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- PROPOSED CABLE TELEVISION PEDESTAL
- EXISTING CABLE TELEVISION PEDESTAL



TYPICAL LAYOUT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	3035.00'	128.44'	2°25'29"	64.23'
C102	20.00'	31.11'	89°08'14"	19.70'
C103	20.00'	31.11'	89°08'14"	19.70'
C104	3035.00'	667.29'	12°35'50"	335.00'
C105	20.00'	31.09'	89°03'44"	19.68'
C106	3140.00'	133.87'	2°26'34"	66.95'
C107	20.00'	31.71'	90°50'41"	20.30'
C108	20.00'	31.71'	90°50'41"	20.30'
C109	3140.00'	692.43'	12°38'05"	347.63'
C110	20.00'	31.74'	90°55'06"	20.32'
C111	20.00'	30.96'	88°42'05"	19.55'
C112	20.00'	31.92'	91°26'13"	20.51'
C113	3185.00'	140.51'	2°31'40"	70.27'
C114	20.00'	31.15'	89°14'25"	19.74'
C115	20.00'	31.15'	89°14'25"	19.74'
C116	3185.00'	148.95'	2°40'46"	74.49'
C117	20.00'	49.02'	140°26'41"	55.62'
C118	50.00'	246.49'	282°27'25"	40.16'
C119	20.00'	49.02'	140°26'41"	55.62'
C120	3185.00'	323.60'	5°49'17"	161.94'
C121	20.00'	31.15'	89°14'25"	19.74'
C122	20.00'	31.15'	89°14'25"	19.74'
C123	3185.00'	64.10'	1°09'11"	32.05'
C124	20.00'	31.50'	90°15'02"	20.09'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C125	862.50'	338.07'	22°27'29"	171.23'
C126	817.50'	318.46'	22°19'10"	161.27'
C127	632.50'	170.62'	15°27'22"	85.83'
C128	587.50'	158.49'	15°27'22"	79.73'
C129	1362.00'	42.62'	1°47'35"	21.31'
C130	1422.50'	53.13'	2°08'25"	26.57'
C131	970.00'	64.37'	3°48'09"	32.20'
C132	20.00'	31.08'	89°02'32"	19.67'
C133	20.00'	31.08'	89°02'32"	19.67'
C134	20.00'	31.08'	89°02'32"	19.67'
C135	20.00'	31.08'	89°02'32"	19.67'
C136	2522.50'	222.37'	5°03'03"	111.26'
C137	20.00'	31.42'	90°00'00"	20.00'
C138	20.00'	31.42'	90°00'00"	20.00'
C139	20.00'	31.42'	90°00'00"	20.00'
C140	2477.50'	593.11'	13°43'00"	297.98'
C141	20.00'	31.42'	90°00'00"	20.00'

CL CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	840.00'	19.04'	1°17'55"	9.52'
C2	840.00'	21.07'	1°26'13"	10.53'
C3	3162.50'	139.52'	2°31'40"	69.77'
C4	3162.50'	134.83'	2°26'34"	67.42'
C5	3162.50'	41.94'	0°45'35"	20.97'
C6	3162.50'	46.63'	0°50'41"	23.31'
C7	3162.50'	41.94'	0°45'35"	20.97'
C8	3162.50'	46.63'	0°50'41"	23.31'
C9	3162.50'	43.26'	0°47'01"	21.63'
C10	3162.50'	43.26'	0°47'01"	21.63'
C11	3162.50'	41.94'	0°45'35"	20.97'
C12	3162.50'	41.94'	0°45'35"	20.97'
C13	3162.50'	104.42'	1°53'31"	52.22'
C14	3162.50'	63.64'	1°09'11"	31.82'
C15	3162.50'	19.53'	0°21'14"	9.76'
C16	3162.50'	20.68'	0°22'29"	10.34'
C17	1400.00'	52.29'	2°08'25"	26.15'
C18	2500.00'	75.50'	1°43'49"	37.75'
C19	2500.00'	117.29'	2°41'17"	58.66'
C20	2500.00'	41.79'	0°57'28"	20.90'
C21	2500.00'	41.79'	0°57'28"	20.90'
C22	2500.00'	135.14'	3°05'50"	67.59'
C23	2500.00'	41.79'	0°57'28"	20.90'
C24	2500.00'	41.79'	0°57'28"	20.90'

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES AT DESERT SANDS

LOCATED IN HURRICANE, UTAH

SHEET NAME :

GENERAL NOTES & SYMBOLS

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

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	N.T.S

SHEET NUMBER :

GN-1

PROJECT DATA:

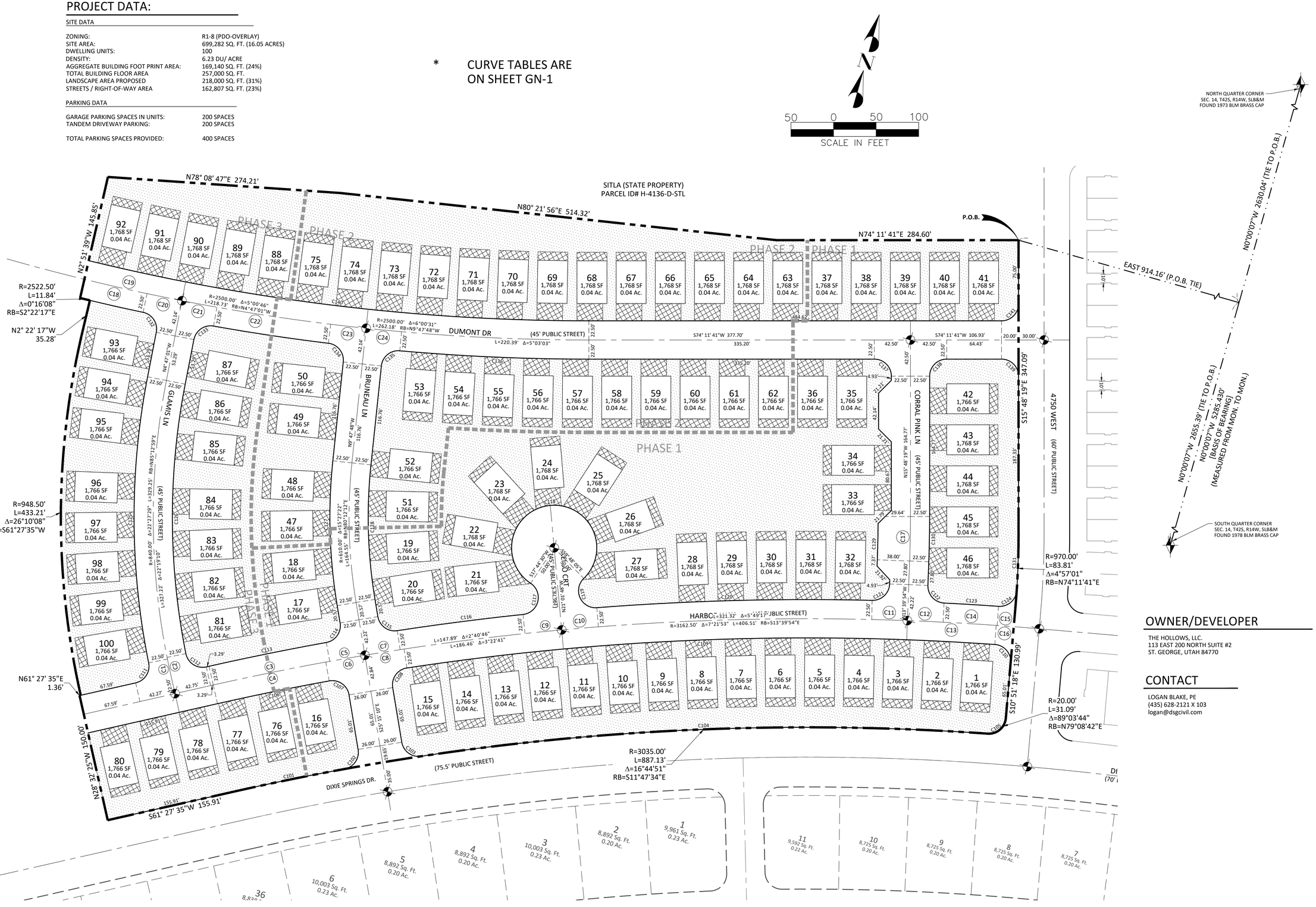
SITE DATA

ZONING:	R1-8 (PDO-OVERLAY)
SITE AREA:	699,282 SQ. FT. (16.05 ACRES)
DWELLING UNITS:	100
DENSITY:	6.23 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	169,140 SQ. FT. (24%)
TOTAL BUILDING FLOOR AREA	257,000 SQ. FT.
LANDSCAPE AREA PROPOSED	218,000 SQ. FT. (31%)
STREETS / RIGHT-OF-WAY AREA	162,807 SQ. FT. (23%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS:	200 SPACES
TANDEM DRIVEWAY PARKING:	200 SPACES
TOTAL PARKING SPACES PROVIDED:	400 SPACES

* CURVE TABLES ARE ON SHEET GN-1



OWNER/DEVELOPER

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

CONTACT

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

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : DESERT DUNES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

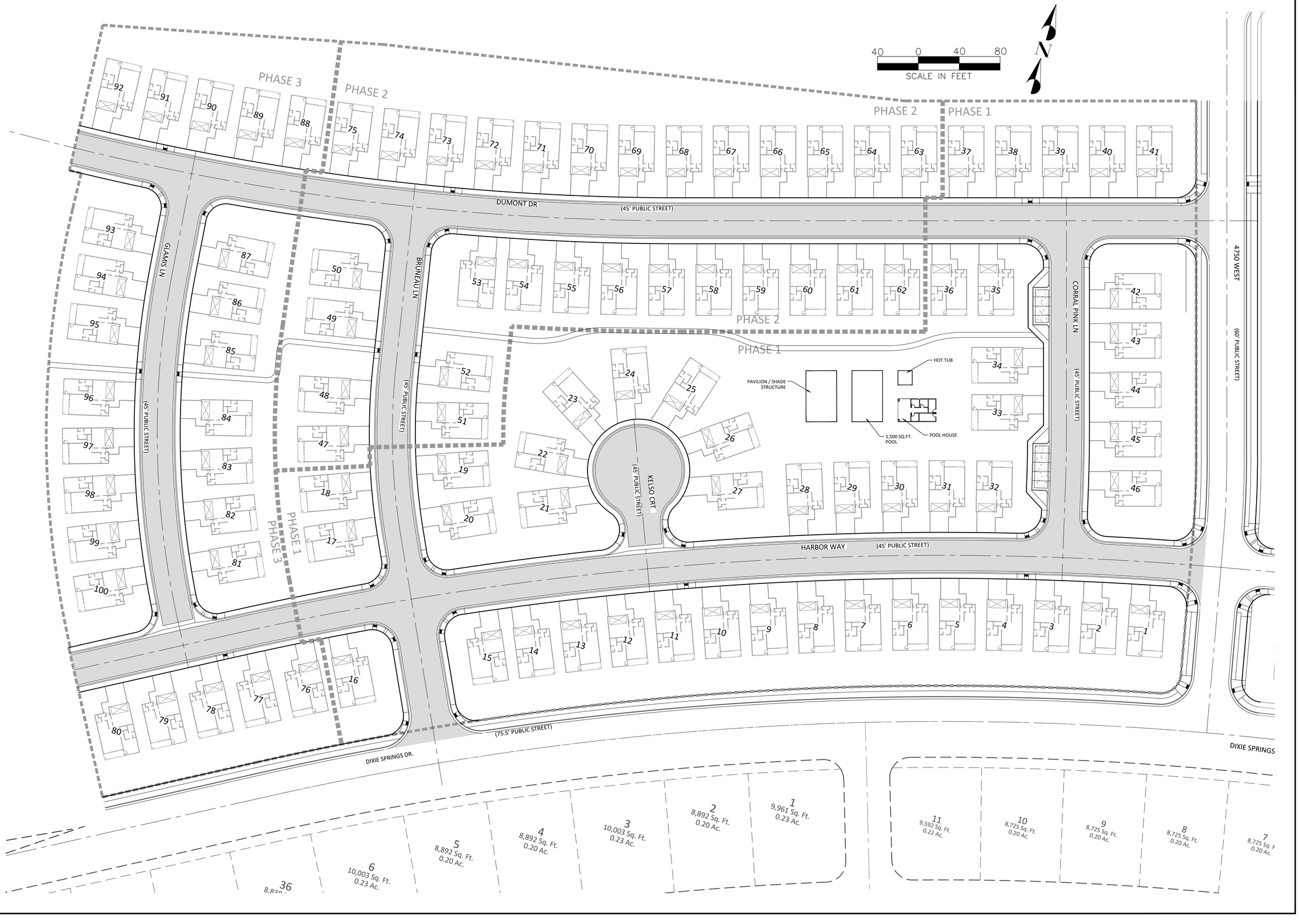
SHEET NAME : HORIZONTAL CONTROL PLAN

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

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

SHEET NUMBER :

HC-1



LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

LAKEVIEW TOWNHOMES AT DESERT SANDS

LOCATED IN HURRICANE, UTAH

SHEET NAME :

SITE PLAN

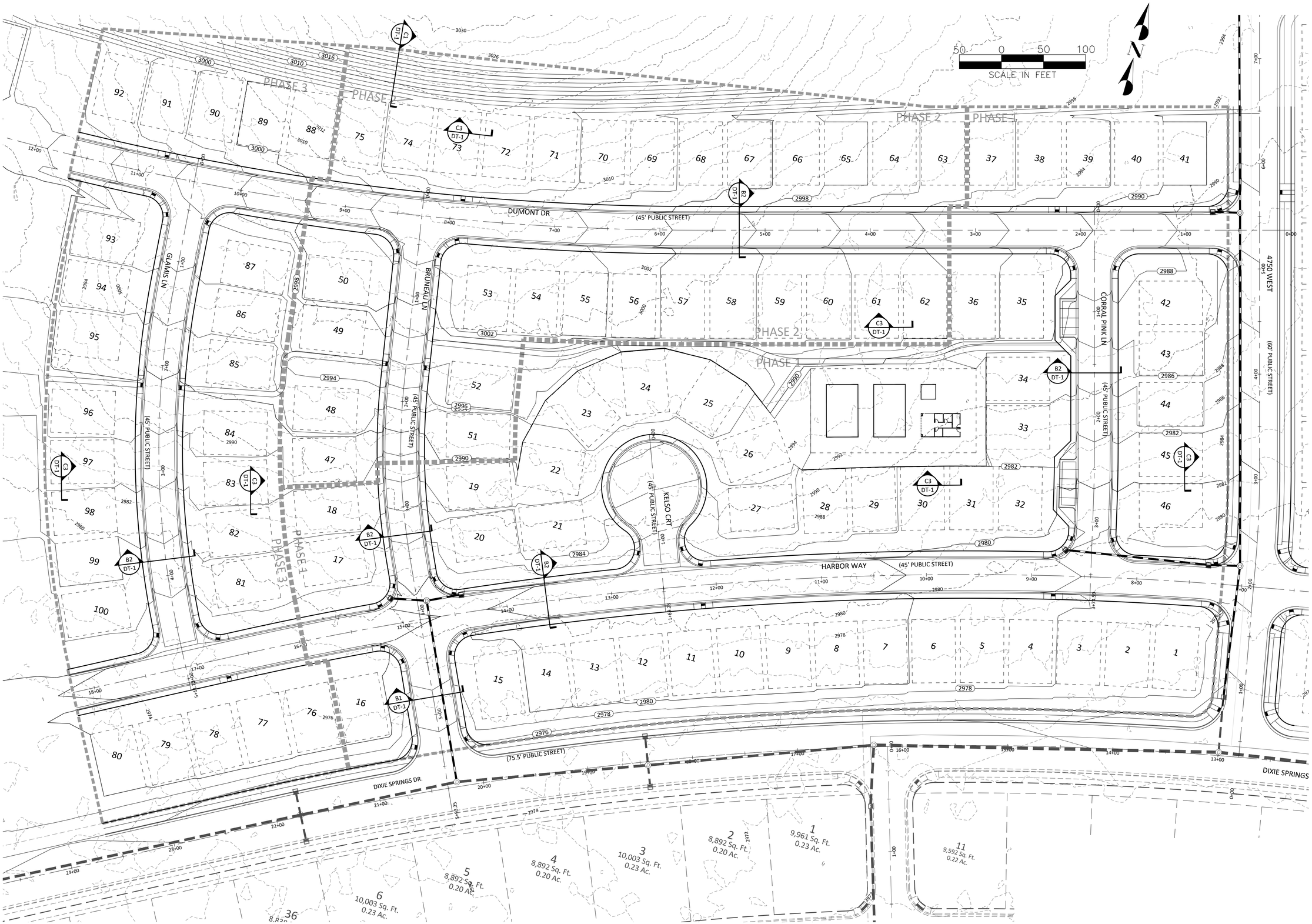
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	TM
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

SHEET NUMBER :

SP-1

4 OF 10 TOTAL



LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME : LAKEVIEW TOWNHOMES AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : GRADING PLAN

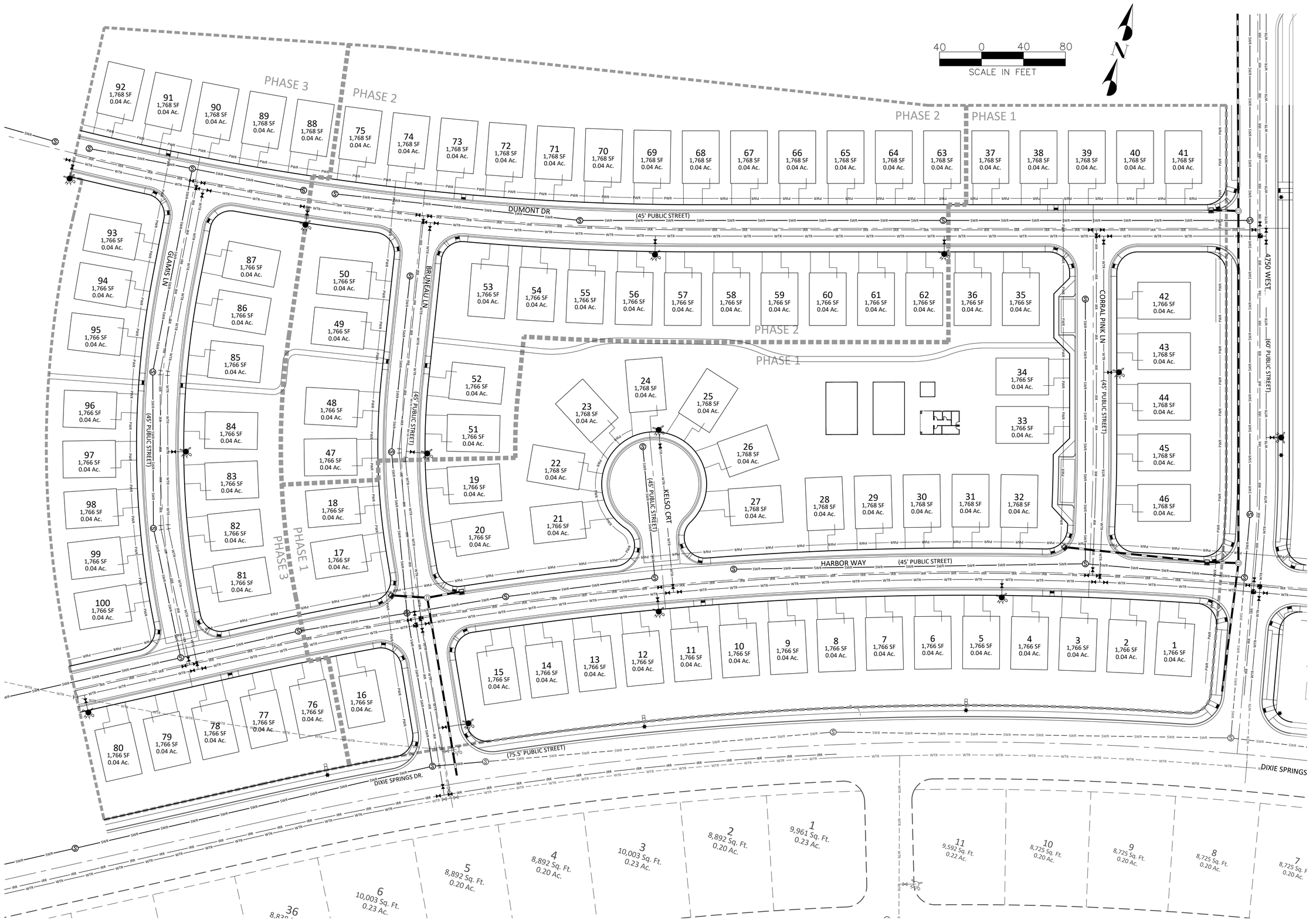
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

SHEET NUMBER :

GD-1

5 OF 10 TOTAL



LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

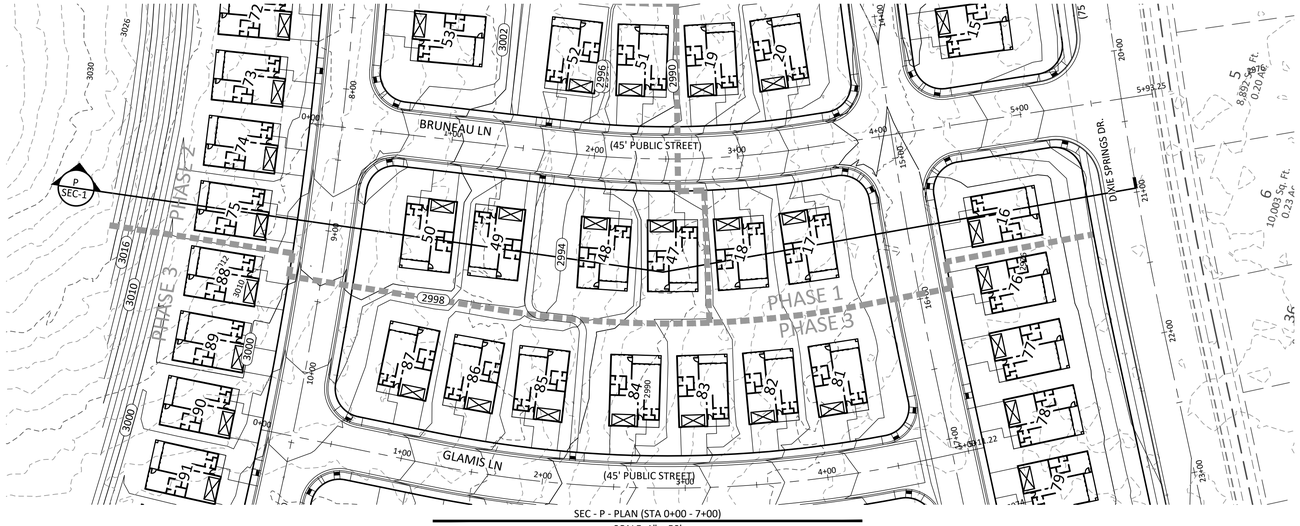
PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
UTILITY PLAN

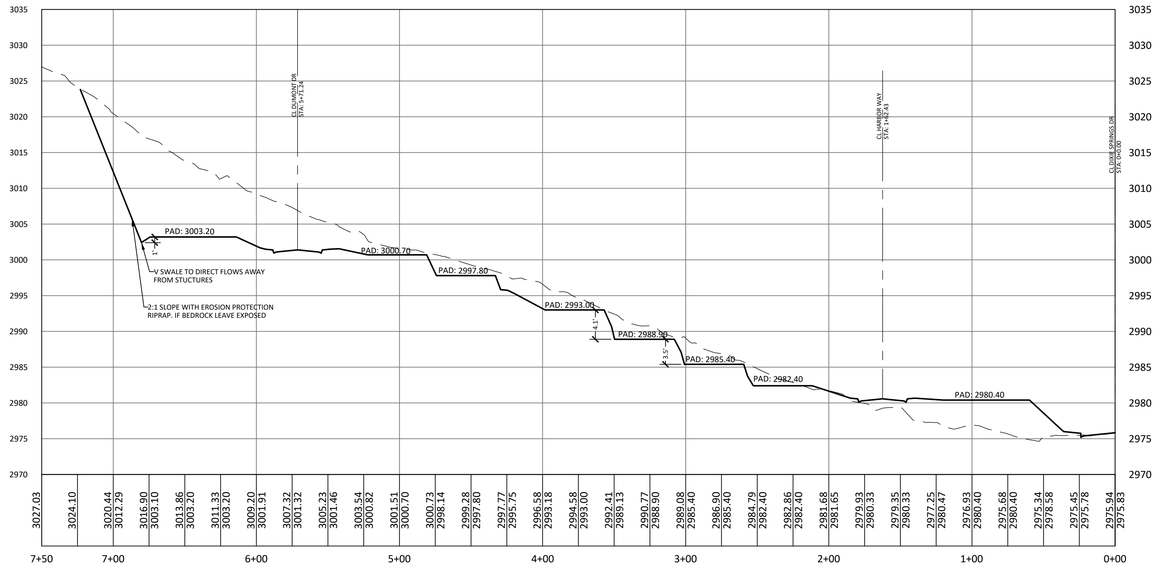
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 40'

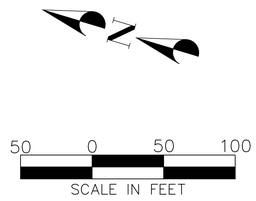
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UT-1
6 OF 10 TOTAL



SEC - P - PLAN (STA 0+00 - 7+00)
SCALE: 1" = 50'



SEC P - PROFILE (STA 0+00 - 7+00)
H: 1" = 50'
V: 1" = 10'



LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME : SEC P - PLAN & PROFILE

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

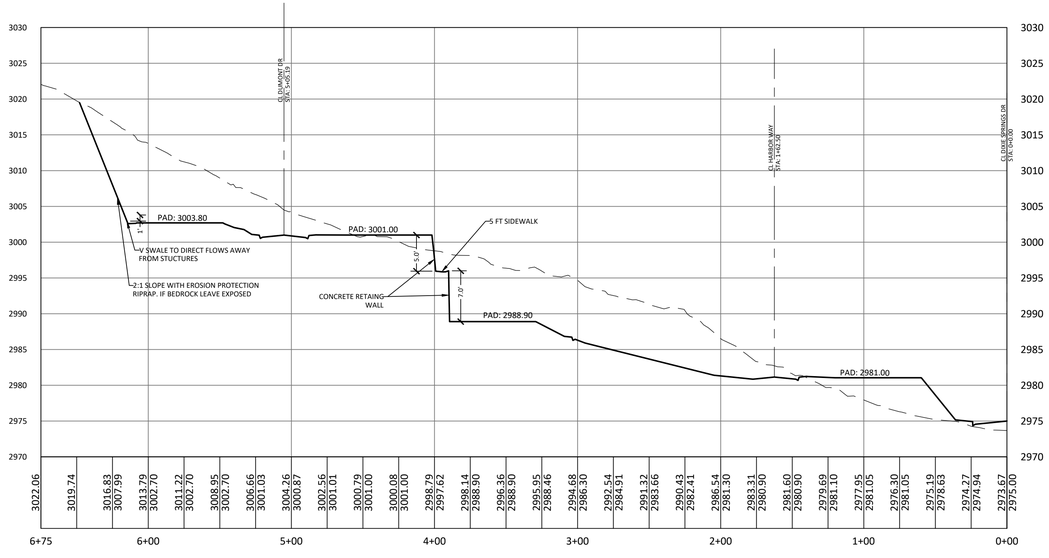
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PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :

SEC-1



SEC - Q - PLAN (STA 0+00 - 6+75)
SCALE: 1" = 50'



SEC Q - PROFILE (STA 0+00 - 6+75)
H: 1" = 50'
V: 1" = 10'

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
SEC Q - PLAN & PROFILE

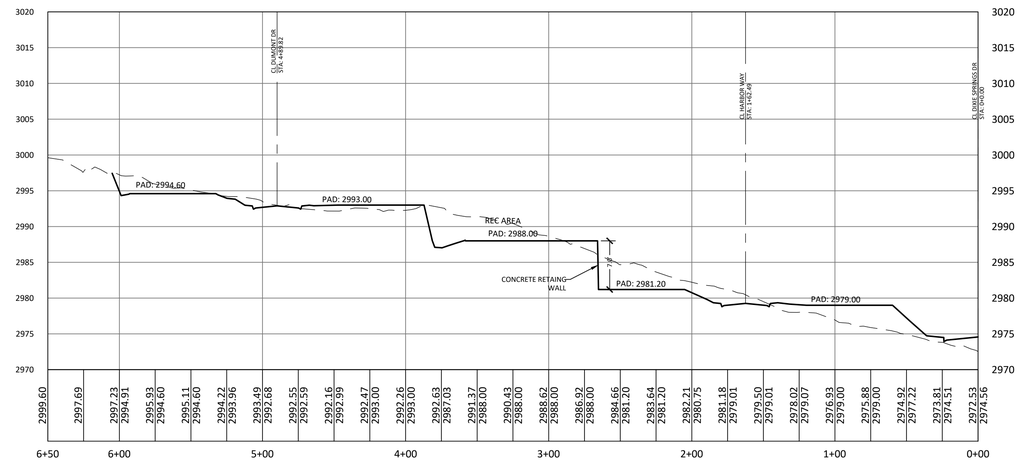
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :
SEC-2



SEC - R - PLAN (STA 0+00 - 6+50)
SCALE: 1" = 50'



SEC R - PROFILE (STA 0+00 - 6+50)
H: 1" = 50'
V: 1" = 10'

LOGAN BLAKE
No. 7997785
11/11/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :
SEC R - PLAN & PROFILE

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

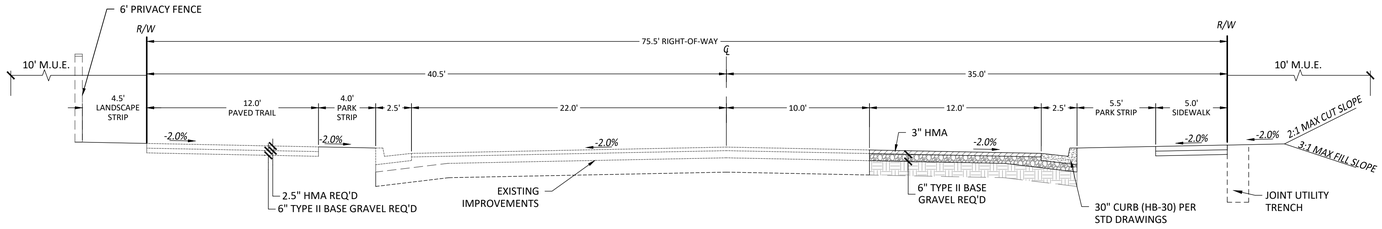
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DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 50'

SHEET NUMBER :
SEC-3

A1 ~

NOT USED

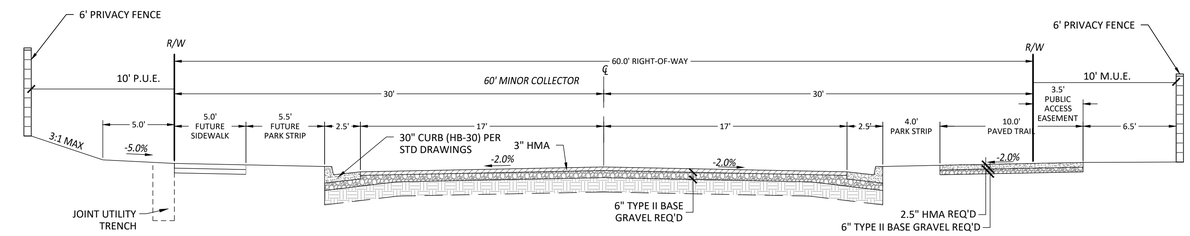
N.T.S



A2 ~

DIXIE SPRINGS DR - TYPICAL SECTION (75.5' PUBLIC STREET)

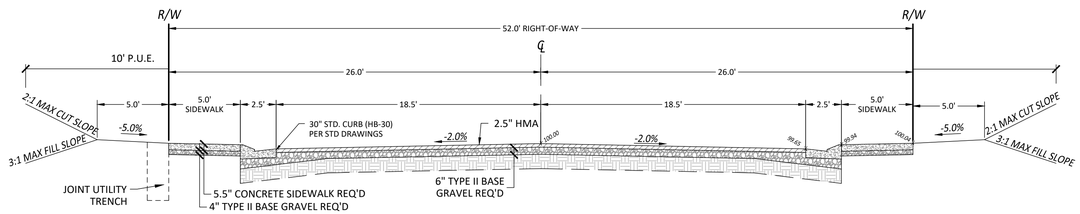
N.T.S



A3 ~

4750 WEST MINOR COLLECTOR - TYPICAL SECTION (60' PUBLIC STREET)

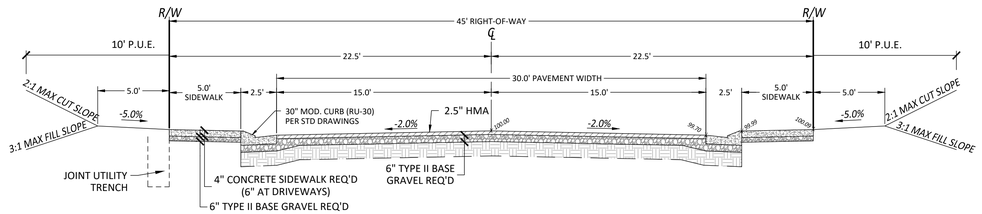
N.T.S



B1 ~

RESIDENTIAL STANDARD TYPICAL SECTION (52' PUBLIC STREET)

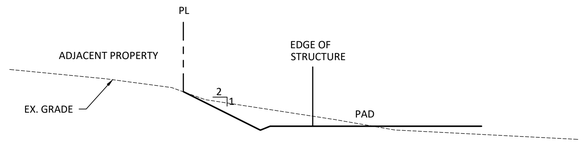
N.T.S



B2 ~

RESIDENTIAL LOCAL TYPICAL SECTION (45' PUBLIC STREET)

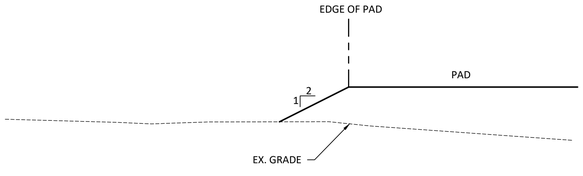
N.T.S



C1 ~

SECTION C1

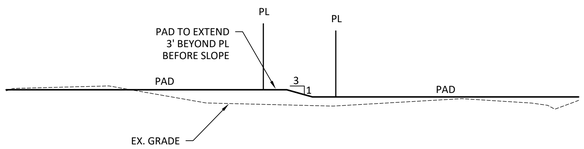
N.T.S.



C2 ~

SECTION C2

N.T.S.



C3 ~

SECTION C3

N.T.S.

LOGAN BLAKE
No. 7997785
11/11/24
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME :

DETAILS & SECTIONS

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

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

SHEET NUMBER :

DT-1

10 OF 10 TOTAL

Hurricane City Application

Application Accepted Date:	11/15/2024
Type of Improvement:	Site Plan (Preliminary)
Description:	
Tenant / Project Name:	The Rock Place - 600 N New Location
Bldg. Address:	3272 W 600 N
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-3-1-31-431
Property Owner:	Interstate Rock Products, Inc.
Permit Contact:	Chase Stratton
P:	(435) 773-3666
Email:	chase.stratton@interstaterock.com

CONTACT INFORMATION

General Contractor:	Interstate Rock Products, Inc.
License #:	
P:	
City:	
State:	
Zip:	
Email:	

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-33

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

Applicant Name: Chase Stratton

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

The Rock Place - Narrative for Preliminary Site Plan Application

Nature of Project:

The project consists of a single tenant commercial pad fronting 600 N next to Delat Building Center. The Rock Place will be occupying the pad as the sole tenant. The project includes all of the underground utilities, earthwork, site work, and road improvements on 600 N.

Reason for Request:

We are requesting this Preliminary Site Plan so we finish construction drawings and submit for Final Site Plan approval.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-33
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Interstate Rock Products
Agent:	Chase Stratton
Request:	Preliminary Site Plan Approval
Location:	3272 W 600 N
Zoning:	Light Industrial (M-1)
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

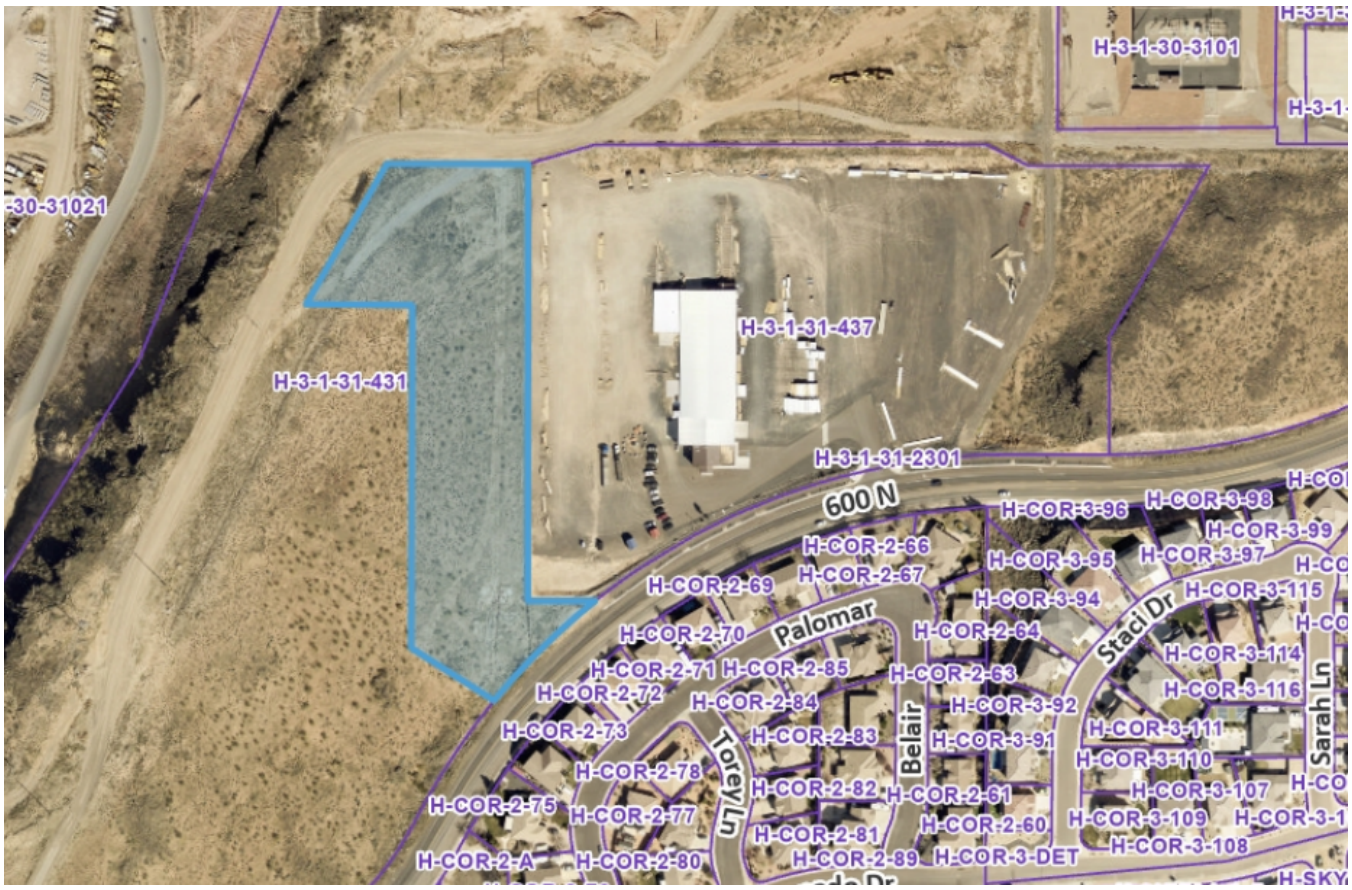
Discussion:
The applicant has filed a preliminary site plan for a new location for the Rock Place, a commercial establishment currently located along State St next to Del Taco. Due to the development of Starbucks and the Coral Cliffs Entertainment Center this business is being moved to another property on 600 N directly west of Delta Building Center. This property is zoned Light Industrial (M-1).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** 1. Required to take the conduit across the property. 2. Add at least 1 streetlight as will be designed. 3. Make known to Hurricane Power the size of service needed 4. Follow all Hurricane Power underground specs 5. Does not need to go before powerboard 6. Hurricane Power would like an application for record purposes only.
3. **Water:** Okay.
4. **Street:** Need coordination with striping plan and improvements on 600 N.
5. **Sewer:** No comments.
6. **Engineering:** Engineering would appreciate a discussion with the parent parcel owner before committing to a recommendation. The proposed access should be considered against Hurricane City standards and future plans for the parent parcel. 600 N is a master planned minor arterial with a 12' trail on its north side. It appears the proposed site has the potential to frustrate ideal

access spacing. Hurricane City Standard (HCS) 3.2.2(bullet 2) “street hierarchy should be adhered to” HCS 3.2.4.2(G & K) “new access location created by development shall be unified wherever possible to create the fewest number access points onto arterials or major collectors.” “the access shall be of proper width to accommodate the calculated traffic volumes and expected vehicle types when the area is fully developed” HCS 3.2.4.3 “street intersections shall be spaced far enough apart so that the existing and projected traffic stopped to make left turns at one intersection does not interfere with traffic movements at the adjacent intersection and to not hinder the capacity or safety of the roadway. … the minimum spacing requirement on arterials shall be as determined by the city engineer. … generally the minimum distance will be 650 feet for arterials” Table 11 of the transportation master plan suggests that 500’ minimum spacing or 220’ minimum offset is potentially acceptable. HCS 3.2.4.15 “in addition to the above guidelines [5,000 vpd are projected to use the street, 35 mph or greater speed limit, & 50 turns in a one-hour period], deceleration lanes [left turn lane] may be required in connection with the results of a traffic impact study or by the city engineer.” The site engineer must evaluate the site's role in the storm drain master plan during construction plan review (HCS 3.4.1(paragraph 4)). A master planned alignment is shown in 600 N and across the parent parcel.

7. **Fire:** [No comments received.]
8. **Phone:** Centurylink is good with this.
9. **Cable:** TDS has facilities in the area. Please blue stake.
10. **Fiber:** No comments.
11. **Gas**: Okay with gas.
12. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

1. The proposed use is considered "construction sales and service" and is a permitted use in the M-1 zone.
    a. Construction sales and service is defined under HCC 10-3-4 as "*an establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures … .Typical uses include lumber yards, home improvement centers, lawn and garden supply stores…"* Staff finds that the proposed use fits under this definition and is more appropriate in an industrial zone rather than it's current location in a commercial zone along State St.
2. Parking Requirements: Per HCC 10-34-10,

Construction sales and service	*1 space per 250 square feet of gross floor area*	*Storage area for vehicles for sale or under repair shall be provided*

The site plan does not show any permanent office space on site however there are six parking spaces depicted.

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

Sec. 10-32-5. Required landscaping.

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

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

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

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

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

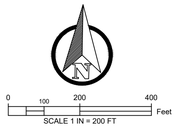
a. A full landscape plan will be required with the final site plan. The applicant will need to ensure enough trees and shrubs will be provided along 600 N.

4. Access: location and and width of access from 600 N will need to be approved by the Streets and Engineering Department before final site plan submittal.

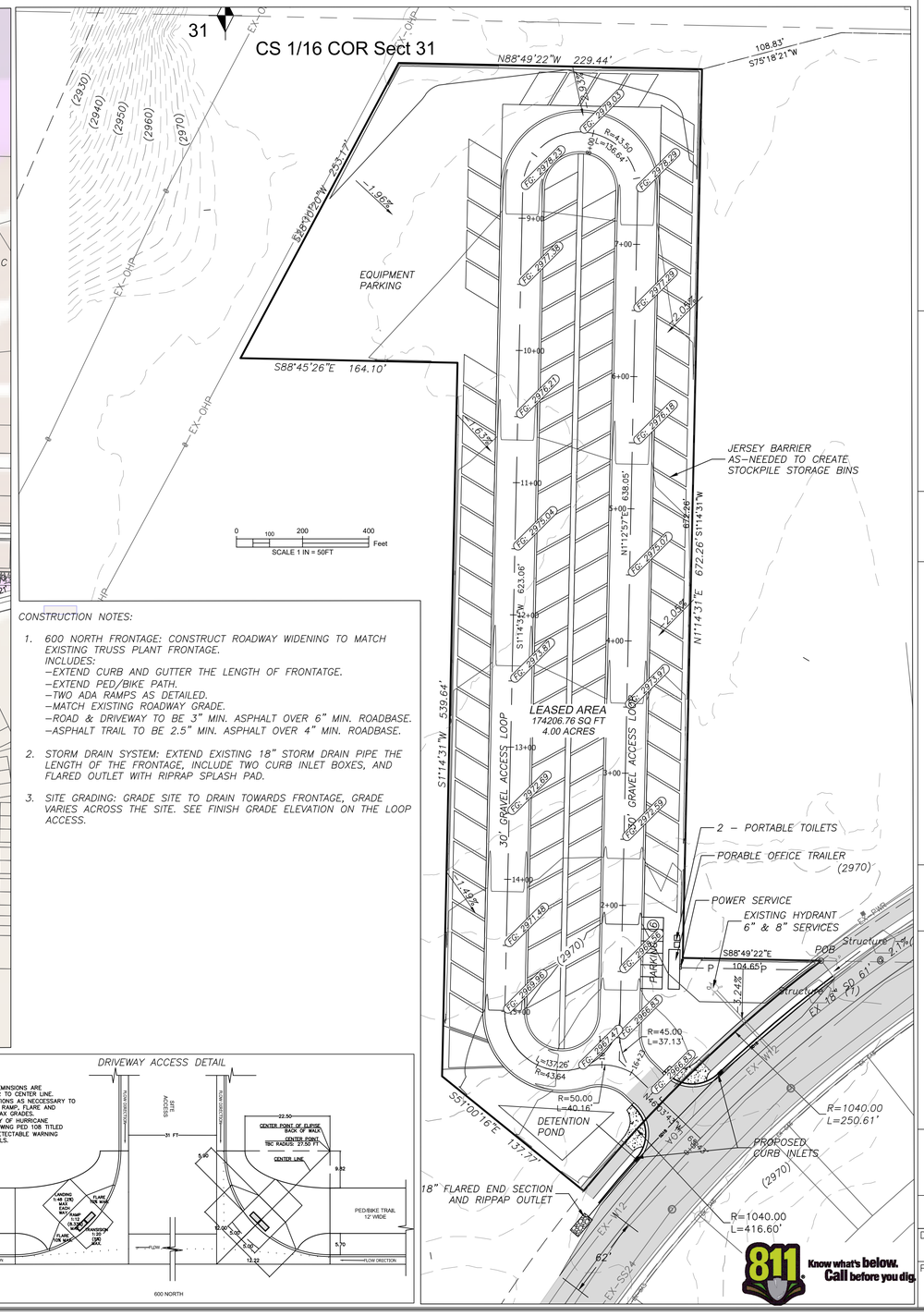
5. **It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b):** ***A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval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

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

VACINITY MAP



DEFINITION	PROPOSED	EXISTING
SITE LINE TYPES		
LOT LINES	———	———
PUE	PUE	PUE
EASEMENTS	— — —	— — —
SECTION LINES	— — —	— — —
CENTERLINE	— — —	— — —
SETBACKS	— — —	
HURRICANE CITY ZONIG		
M1: LIGHT INDUSTRIAL		
M2: HEAVY INDUSTRIAL		
NC: RESIDENTIAL COMMERCIAL		
PF: PUBLIC FACILITY		
R1-6: RESIDENTIAL		
R1-8: RESIDENTIAL		
R1-10: RESIDENTIAL		



CONSTRUCTION NOTES:

1. *600 NORTH FRONTAGE: CONSTRUCT ROADWAY WIDENING TO MATCH EXISTING TRUSS PLANT FRONTAGE.*
   INCLUDES:
   –EXTEND CURB AND GUTTER THE LENGTH OF FRONTATGE.
   –EXTEND PED/BIKE PATH.
   –TWO ADA RAMPS AS DETAILED.
   –MATCH EXISTING ROADWAY GRADE.
   –ROAD & DRIVEWAY TO BE 3" MIN. ASPHALT OVER 6" MIN. ROADBASE.
   –ASPHALT TRAIL TO BE 2.5" MIN. ASPHALT OVER 4" MIN. ROADBASE.
2. *STORM DRAIN SYSTEM: EXTEND EXISTING 18" STORM DRAIN PIPE THE LENGTH OF THE FRONTAGE, INCLUDE TWO CURB INLET BOXES, AND FLARED OUTLET WITH RIPRAP SPLASH PAD.*
3. *SITE GRADING: GRADE SITE TO DRAIN TOWARDS FRONTAGE, GRADE VARIES ACROSS THE SITE. SEE FINISH GRADE ELEVATION ON THE LOOP ACCESS.*

OWNER: INTERSTATE ROCK PRODUCTS
42 SOUTH 850 WEST
HURRICANE, UT 84737
CONTACT: CHASE STRATTON, 435-635-2628

LEASED TO: THE ROCK PLACE (A COMMERCIAL RETAILER OF LANDSCAPE MATERIALS)

LEASE BOUNDARY

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 31,TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN; thence S 1 Deg 1 Min 15 Sec W a distance of 699.51 feet to an along the centerline; thence N 88 Deg 58 Min 45 Sec W a distance of 2167.98 feet to a to a point on Parcel H-3-1-31-437 and upon a curve of radius 1040.00 ft on the Right-of-Way of 600 North, which is the point of BEGINNING; thence N 88 Deg 49 Min 22 Sec W a distance of 104.65 feet to an along the southerly boundary of said parcel; thence N 1 Deg 14 Min 31 Sec E a distance of 672.26 feet to a continuing along the westerly boundary of said parcel; thence N 88 Deg 49 Min 22 Sec W a distance of 229.44 feet; thence S 28 Deg 10 Min 20 Sec W a distance of 253.17 feet; thence S 88 Deg 45 Min 26 Sec E a distance of 164.10 feet; thence S 1 Deg 14 Min 31 Sec W a distance of 539.64 feet to a point on said right-of-way; thence S 51 Deg 0 Min 16 Sec E a distance of 137.77 feet; thence following the curvature thereof an arc (said arc having a chord bearing of N 45 Deg 53 Min 57 Sec E, a clockwise direction, a chord distance of 250.01 feet and a radius of 1040.00 feet) to the point and place of BEGINNING, containing 3.999 acres, more or less; BASIS OF BEARING, MONUMENT AND PROPERTY CALLS ARE BASED UPON THE REVISED RECORD OF SURVEY DOC RS008301_17.

DRIVEWAY ACCESS DETAIL

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER
14 NOVEMBER 2024
No. 260230
TRACE L. ALLEN
STATE OF UTAH

DESIGNED BY KS
DRAWN BY SZ
CHECKED BY TA

INTERSTATE ROCK
PROPOSED COMMERCIAL SITE PLAN
THE ROCK PLACE
HURRICANE CITY, UT

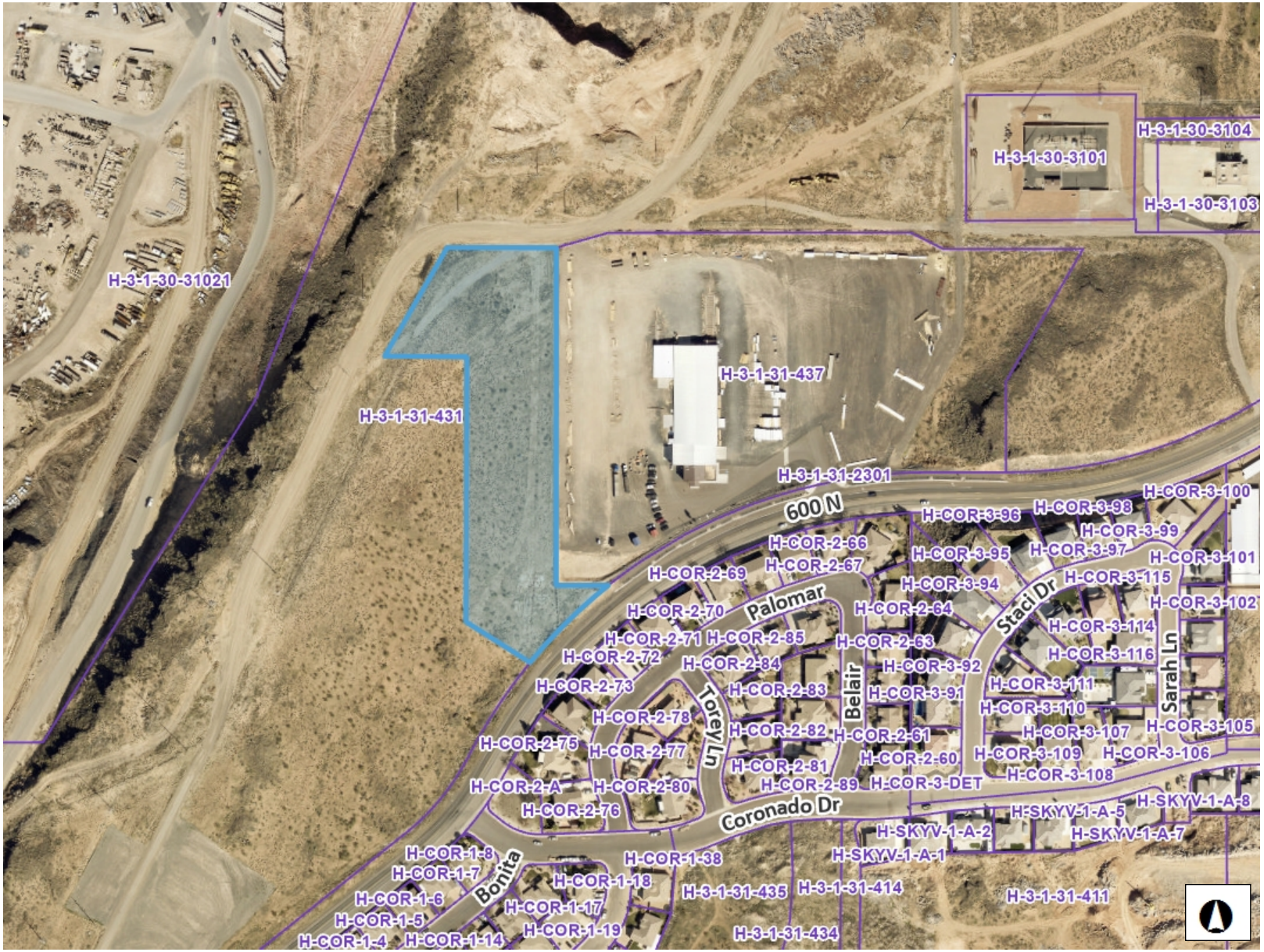
REV.	DATE	DESCRIPTION	BY

DATE 14 NOV 2024
PROJ. # 01.024.107
PAGE # 1

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

FILE: Z:\1 - Engineering\1 - Clients\Interstate Rock Products\01.024.107 The Rock Place\2 - Engineering\1 - Design\1 - Base\Proposed Base.dwg TIME: 14 November 2024

The Rock Place - Vicinity Map





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Hurricane City Application

Application Accepted Date: 11/19/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: 32 lot subdivision

Tenant / Project Name: The Orchards

Bldg. Address: East of Peach Spring Estates, Ties to 1640 S & 1320 S

City: Hurricane City State: UT Zip: 84737

Subdivision: The Orchards Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1102-GS3

Zone: R1-10

Property Owner: Dennis Miller

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Dennis Miller

License #: P: (435) 668-2525

Address: 107 S 1479 E Unit 202 A

City: St. George State: UT Zip: 84790

Email: dennis@dennismillerhomes.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**150.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-30

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

The Orchards: Parcels, H-3-2-6-33-GS3 & H-4-2-12-1102-GS3, is currently owned by Western Mortgage & Realty Co. It is to be purchased and developed by Dennis Miller. It is proposed to develop a 32-lot subdivision.

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date November 19, 2024

To Whom It May Concern:

Dennis Miller (the "Developer") has requested a culinary water will serve letter for the subdivision known as **The Orchards** located at approximately **3630 W 1640 S & 1820 S** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **32** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

November 19, 2024

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: The Orchards

Gary,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

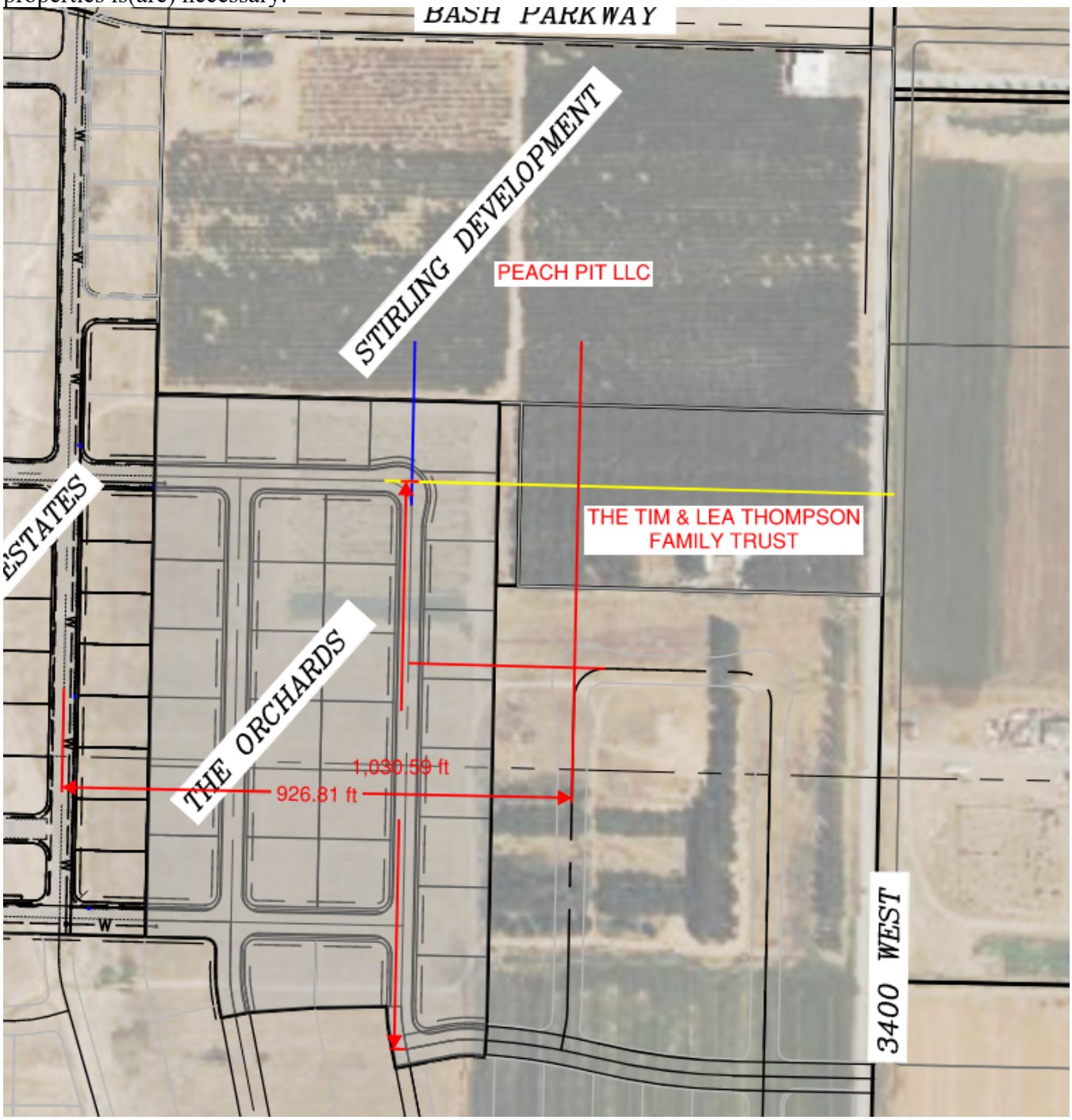
Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PP24-30
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Dennis Miller
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	3600 W 1640 S
Zoning:	Single Family Residential R1-10
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking preliminary plat approval for The Orchards, a 32 lot subdivision within the Gateway to Sand Hollow PID east of Peach Springs Estates and south of Peach Pit. This property is zoned Single Family Residential R1-10.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Does not abut an existing city street. Public access is required. Access will be provided when Peach Estates records phase 2
2. **Power:** Dixie Power area.
3. **Sewer:**.No comments
4. **Streets:** Currently No Access to Property Until Peach Springs Roadways are Complete
5. **Water**: Water line will need to be looped
6. **Engineer:** Engineering recommends: approving the preliminary plat conditioned on securing legal public access to the subdivision and including roadway stub(s) to the north properties as dictated by the Planning Commission. Or tabling the preliminary plat until the preliminary plat is updated to include stubs as proposed by the applicant (preferably the applicant and the neighbors would coordinate ideal stub locations that conform to the cited city standards). It appears the proposed subdivision is landlocked until the Peach Springs Estates subdivision is recorded. The deadline to secure a legal public access should be worked in the conditions for approval (HCC 10-7-23(H)(7)). The Planning Commission must indicate if roadway stub(s) to the northern

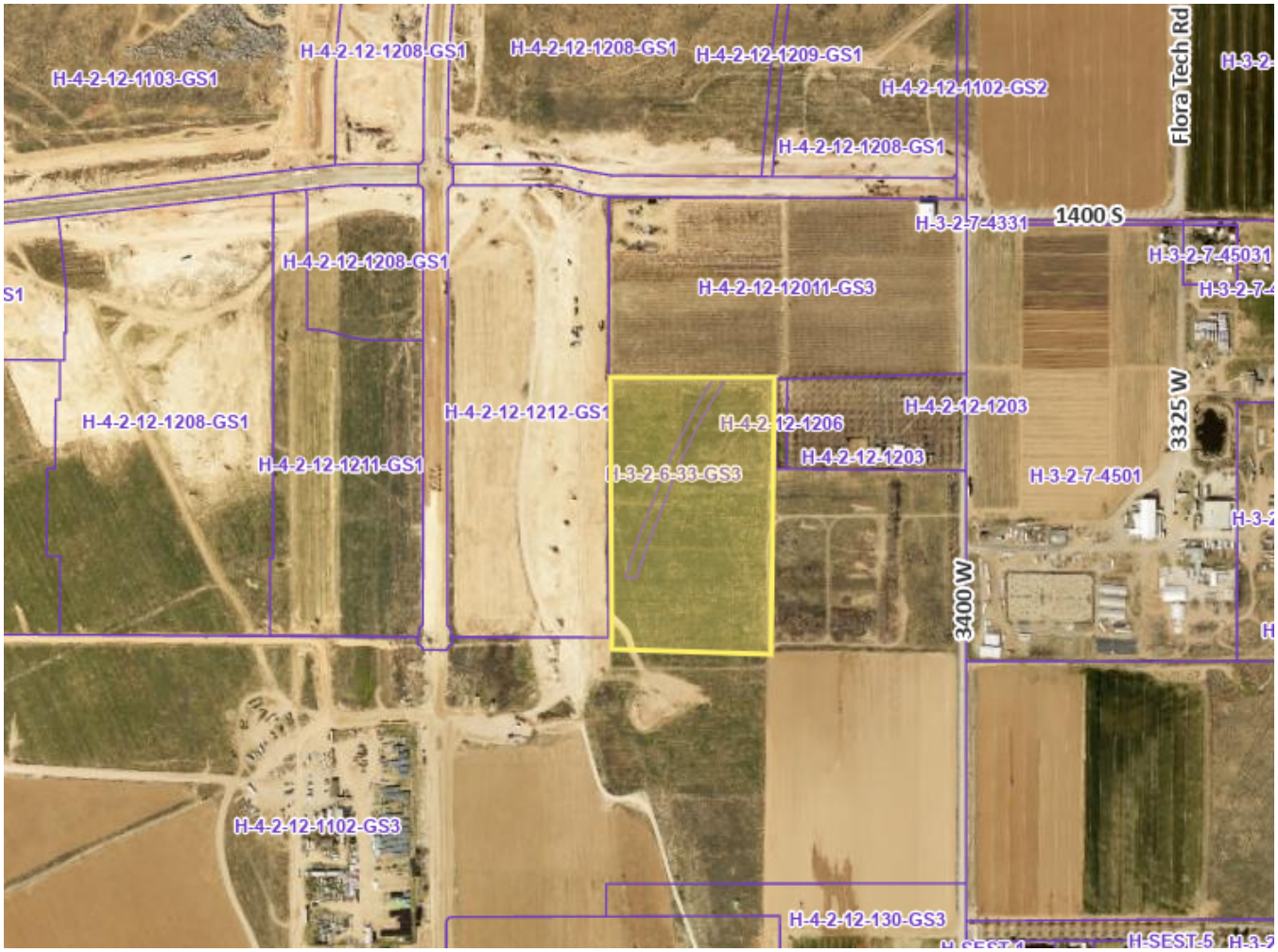
properties is(are) necessary.



Although a block greater than 800' long would be shared with the Stirling Development, Engineering would suggest requiring the stubs depicted in red. The yellow and blue stubs would result in even larger block lengths and other proposals would require fairly significant changes to the proposed subdivision. Potential developments of the Peach Pit LLC property and Tim & Lea Thompson Family Trust property must be considered in this discussion. HCC 10-39-11(A)(1) states, *"the arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary*

by the planning commission for public requirements. new streets within subdivisions shall not preclude future access to adjoining properties." Hurricane City Standard 3.2.4.2(e) states, "the "l" intersection (knuckle) will only be permitted when the street length, in either direction from the angle point, is three hundred feet (300'), or less." Hurricane City Standard 3.2.4.2(f) states, "block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the city engineer." Most of the proposed streets can be reduced to 45' wide (HCS 3.2.2)

7. **Fire:** 1. Hydrant spacing per 2120 IFC 2. Dead end roads over 150' require an approved turnaround.
8. **Cable/Phone:** No comments received
9. **Fiber:** No comment.
10. **Gas:** No comments received.
11. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Location is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-10. Phase 1 consists of 32 lots. All lots meet R1-10 standards. The subdivision will presumably be developed in one phase.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
4. The applicant has noted that the property isn't located in a desert tortoise take area.
5. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site and there are existing unpaved roadways to the site. Hurricane City Code states the following:

   10-37-4: ADEQUATE PUBLIC FACILITIES:
   Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such

development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

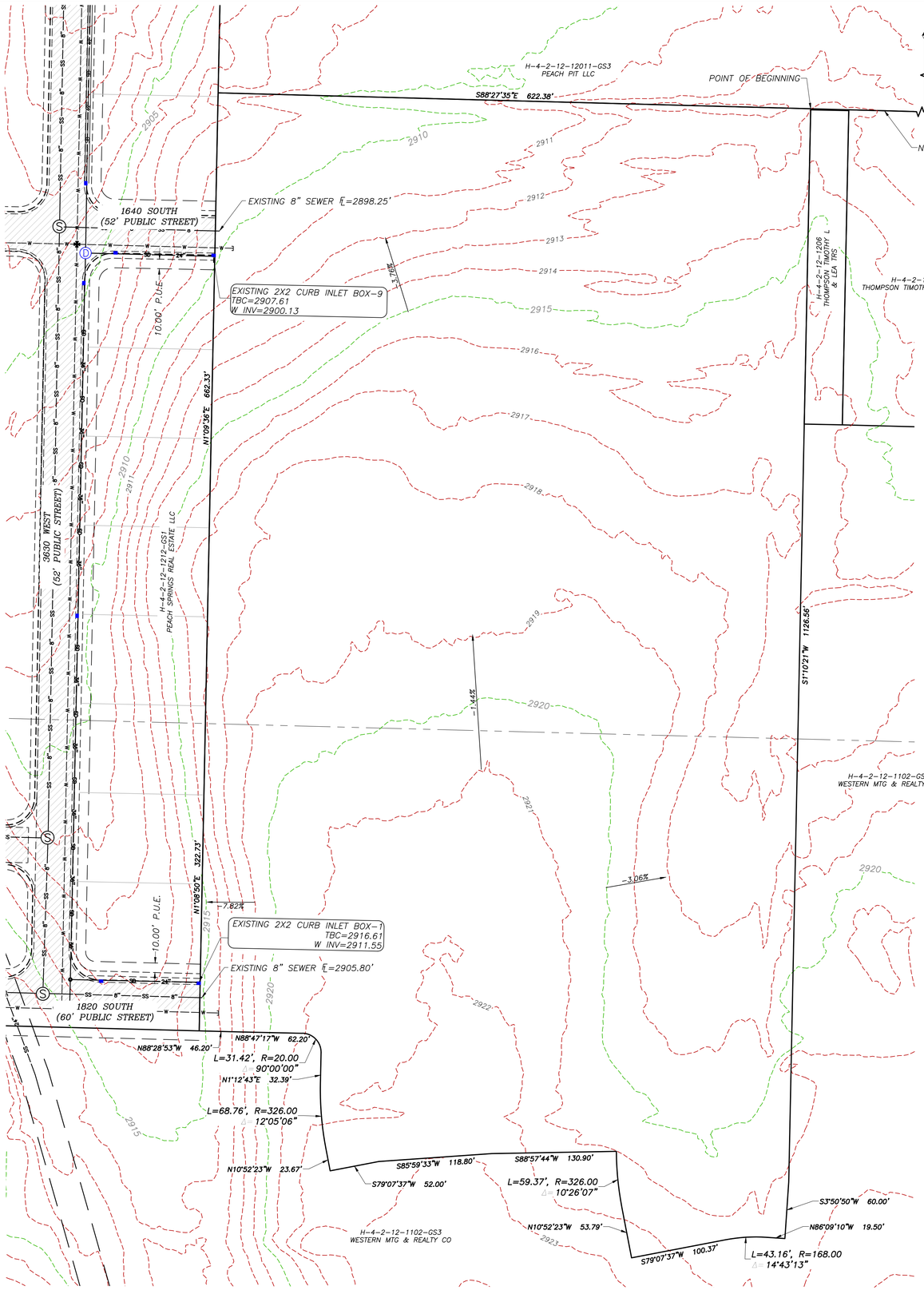
a. There is currently a gravel access and some utilities stubbed to the site but these are not complete nor dedicated to the City at this time. A timeline or other agreement for when utilities and legal access will be available to this site has not been made available to staff.

8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 64 units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff would recommend approval of the preliminary plat application subject to staff and JUC comments and on condition of dedicated public access and provision of utilities by the project proponent to the site.

EXISTING CONDITIONS FOR:
THE ORCHARDS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 1983.30 FEET; THENCE N88°27'35"W 702.38 FEET TO THE POINT OF BEGINNING; THENCE S01°10'21"W 1126.56 FEET; THENCE S03°50'50"W 60.00 FEET; THENCE N86°09'10"W 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF A 168.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 43.16 FEET, THROUGH A CENTRAL ANGLE OF 14°43'13", (LONG CHORD BEARS: S86°29'14"W 43.04 FEET); THENCE S79°07'37"W 100.37 FEET; THENCE N10°52'23"W 53.79 FEET; THENCE NORTHERLY ALONG THE ARC OF A 326.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 59.37 FEET, THROUGH A CENTRAL ANGLE OF 10°26'07", (LONG CHORD BEARS: N05°39'19"W 59.29 FEET); THENCE S88°57'44"W 130.90 FEET; THENCE S85°59'33"W 118.80 FEET; THENCE S79°07'37"W 52.00 FEET; THENCE N10°52'23"W 23.67 FEET; THENCE NORTHERLY ALONG THE ARC OF A 326.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 68.76 FEET, THROUGH A CENTRAL ANGLE OF 12°05'06", (LONG CHORD BEARS: N04°49'50"W 68.63 FEET); THENCE N01°12'43"E 32.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", (LONG CHORD BEARS: N43°47'17"W 28.28 FEET); THENCE N88°47'17"W 62.20 FEET; THENCE N88°28'53"W 46.20 FEET; THENCE N01°08'50"E 322.73 FEET; THENCE N01°09'36"E 662.33 FEET; THENCE S88°27'35"E 622.38 FEET; TO THE POINT OF BEGINNING. AREA CONTAINS 689176 SQUARE FEET OR 15.821 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB & GUTTER
- SECTION LINE
- CENTER LINE
- EOP — EDGE OF PAVEMENT
- MAJOR CONTOUR 5'
- MINOR CONTOUR 1'
- PUBLIC UTILITY EASEMENT
- EXISTING WTAER (W)
- EXISTING SEWER (SS 12")
- EXISTING STORM DRAIN (SD 36")
- EXISTING CURB INLET BOX
- EXISTING SEWER MANHOLE (S)

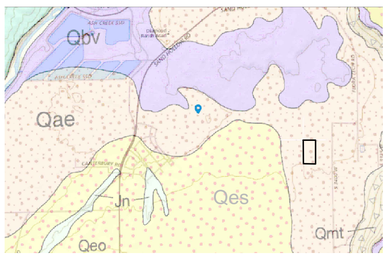
PRELIMINARY STORM DRAINAGE PLAN

STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG 1820 SOUTH AND 1640 SOUTH. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.

GEOLOGICAL HAZARDS

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

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



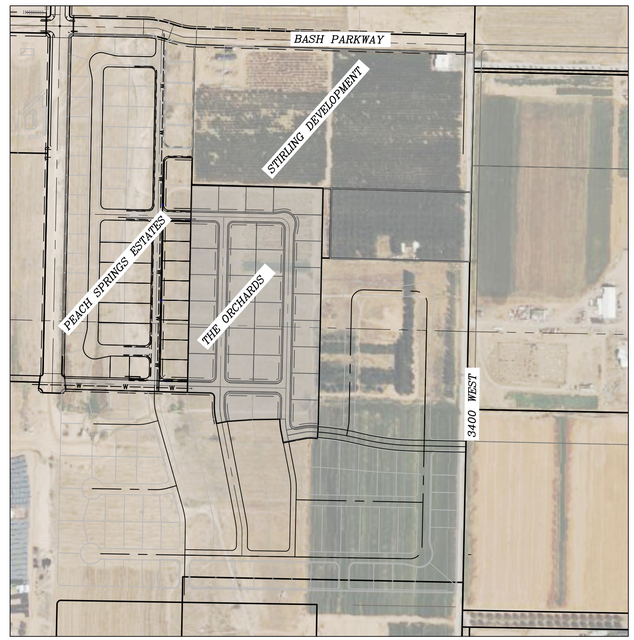
GEOLOGICAL NARRATIVE

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

DESERT TORTOISE TAKE AREA

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



OWNER(S):

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT NAME
THE ORCHARDS
436–668–2525
dennis@dennismillerhomes.com

N
W E
S
60 0 60
SCALE IN FEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

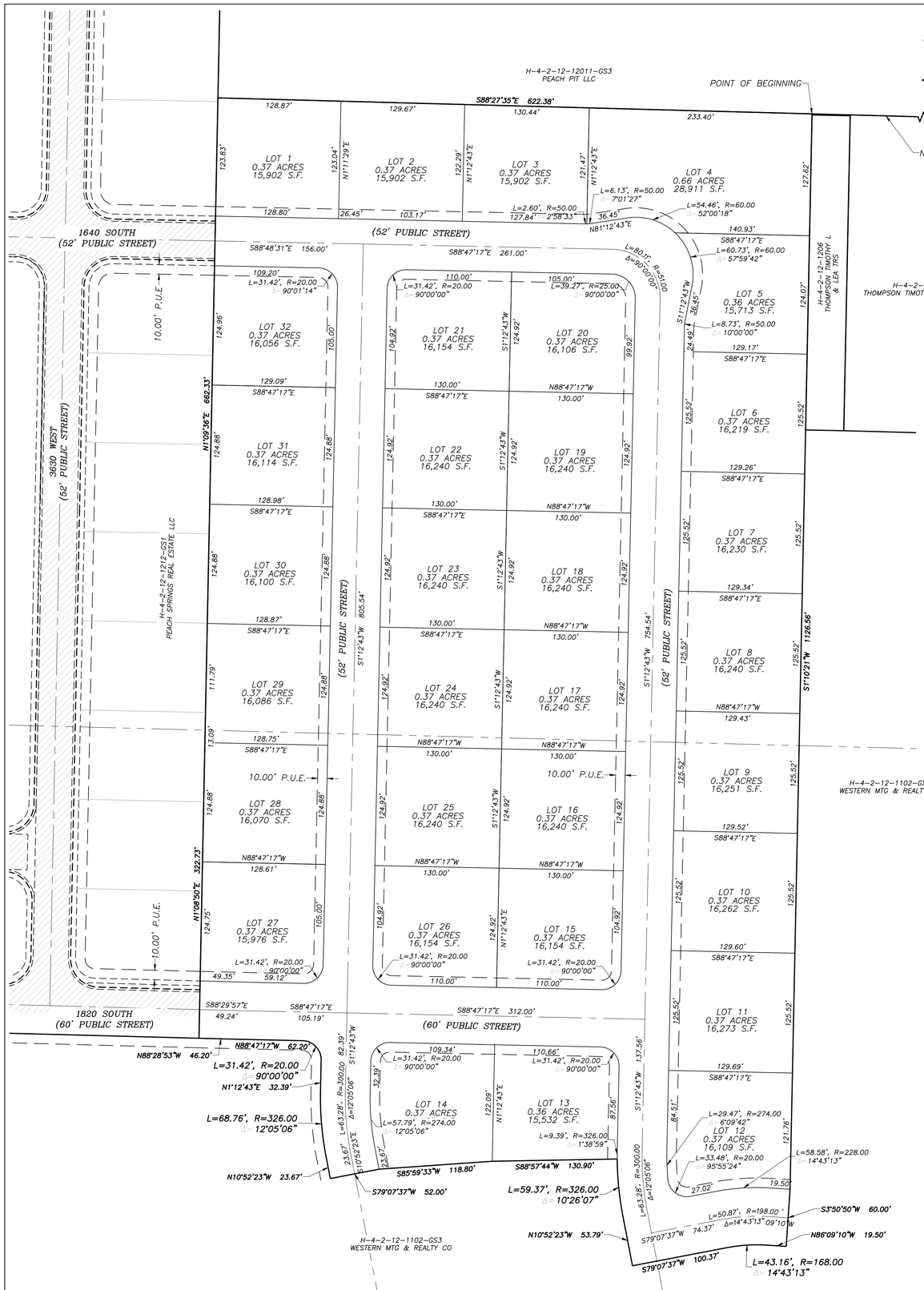
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THE ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	1"=60'
JOB NO.	281-024
SHEET NO:	1

570-002 MILLER PRE PLAT DWG

PRELIMINARY PLAT FOR:
THE ORCHARDS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

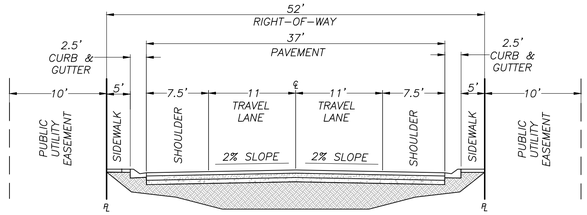
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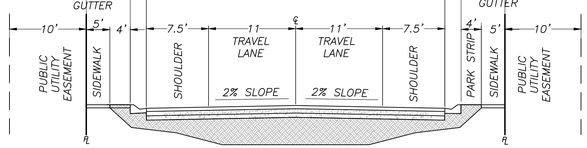
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EASEMENT NOTE:

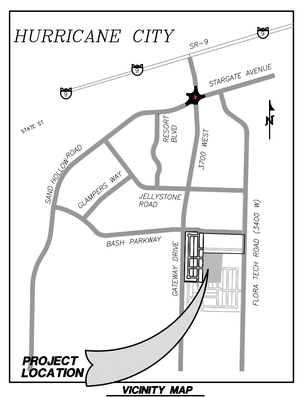
THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.



52' R-O-W
N.T.S



60' R-O-W
N.T.S



VICINITY MAP
N.T.S.

OWNER(S):

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301

CONTACT NAME
THE ORCHARDS
436-668-2525
dennis@dennismillerhomes.com

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY PLAT FOR:
THE ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/19/2024
SCALE	1"=60'
JOB NO.	281-024
SHEET NO:	2

570-002 MILLER PRE PLAT.DWG

Hurricane City Application

Application Accepted Date: 11/19/2024

Type of Improvement: Site Plan (Preliminary)

Description: mancaves, townhomes, single family homes, receptio

Tenant / Project Name: Preliminary Site Plan - Stirling Orchards

Bldg. Address: 1468 S 3400 W

City: Hurricane City State: UT Zip: PC

Subdivision: Stirling Orchards Phase: 1

Block: Lot #: Parcel ID #: H-4-2-12-12011-GS3

Zone: PC

Property Owner: Stirling Development & Enhanced Homes

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Brent Moser

License #: 191090-2203 P: (801) 793-0346

Address: 273 North 2470 West

City: Hurricane State: UT Zip: 84737

Email: enhancedhomesofutah@gmail.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-34

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Stirling Orchards Narrative

DEVELOPMENT ZONE= PLANNED COMMERCIAL TOTAL DEVELOPMENT AREA: 20.126 ACRES TOTAL LUXURY MANCAVES: 25 (TOTAL GARAGE AND DRIVEWAY PARKING=100, TOTAL ADDITIONAL PARKING=91) TOTAL TOWN HOMES: 63 UNITS TOTAL ESSENTIAL SERVICE TOWN HOMES: 25 UNITS TOTAL RESIDENTIAL LOTS: 1 LOT (13,631 S.F. OR 0.320 AC) A RECEPTION CENTER AND CREAMERY WILL BE LOCATED AT THE SOUTH EAST CORNER. TOTAL PROPERTY AREA= 133,232 S.F. PR 3.059 AC. TOTAL AREA OF RECEPTION CENTER= 5,500 S.F. TOTAL AREA OF CREAMERY/RETAIL SHOP= 5,000 S.F. TOTAL PARKING=160

WHEN RECORDED RETURN TO:
Hurricane City
147 N. 870 West
Hurricane, UT 84737

Parcel ID# ____H-4-2-12-12011-GS3

Legal Description: See Exhibit A

DEVELOPMENT AGREEMENT
FOR
PEACH PIT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 20th day of December, 2024 (the "Effective Date"), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and PEACH PIT LLC, a Utah limited liability company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 20.17 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On December 20, 2024, the City Council approved a zone change to Planned Commercial with the conditions laid out within this agreement.

C. Developer has proposed a Preliminary Site Plan EXHIBIT B,

D. Developer is willing to design and construct the Project in a manner that is in harmony with and intended to promote the long range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City Council accepted Developer's proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting for the zoning be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Washington County Recorder.

F. The City Council further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

G. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

H. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

I. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

J. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

K. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of Planned Commercial, (ii) all other features as generally shown on the Preliminary Site Plan, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT B as permitted by the aforementioned zoning designations for the Property. Except as otherwise approved in writing by City, Developer shall not develop the property in a manner that deviates materially from Preliminary Site Plan attached hereto as Exhibit B.

3. Governing Standards. The Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the "Approval Documents") establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City's Zoning Administrator, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

a. The Developer shall design and construct approved utility infrastructure. Hurricane City Joint Utility Committee shall sign-off on any proposed utility plans; including water lines, water tank(s), sewer lines, power facilities, or other services as required. The Developer shall be responsible for securing all rights-of-way or easements needed to provide utility services.

b. The total dwelling units for the development shall not exceed 10 units per gross acres.

c. Applicant shall supply a full sensitive lands application to be reviewed and approved by the City according to Hurricane City Code. If needed, the preliminary site plan shall be modified to comply with sensitive land regulations.

d. The applicant must reserve a total of 7.2 for commercial space. Commercial use shall comply with permitted and conditional use within the Commercial Use Zone.

e. The Developer shall not apply, propose, or develop any Recreation Vehicle Parks or Mobile Home Park as part of the project.

f. The Developer shall design access points that comply with the International Fire Code.

g. All outdoor lighting shall be full cut-off fixtures and comply with Hurricane City code and dark sky standards.

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances, including, but not limited to setback requirements, building height requirements, lot coverage requirements and all off-street parking requirements.

6. Vested Rights and Reserved Legislative Powers.

a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509.

i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit

or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;

2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,

4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.

5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.

b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on

the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

7. Default. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies against the defaulting party:

1. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney's fees.

2. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or development activity pertaining to the defaulting party as described in this Agreement until such default has been cured.

3. The right to draw upon any security posted or provided in connection with the Property or Project by the defaulting party.

The rights and remedies set forth herein shall be cumulative.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:

PEACH PIT LLC
P.O. BOX 460600
LEEDS, UT 84746
Phone: (435) 229-9989

To the City:

City of Hurricane
Attention: Fay Reber, City Attorney
68 S. 700 W.
Hurricane, UT 84737

9. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the

Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Washington County Recorder within five (5) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

10. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

11. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

12. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

13. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

15. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

CITY OF HURRICANE

ATTEST:

By: _____ By: _____

City Recorder Mayor

DEVELOPER:

By: _____
Name: DAVID OR DANIELLE STIRLING
Title: MANAGING MEMBERS

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the ____ day of _____, 2020, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of_____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

_____
Notary Public
Residing at:

EXHIBIT A

Legal Description Parcel:

Parcel Number H-4-2-12-12011

Tax District 03 - Hurricane City

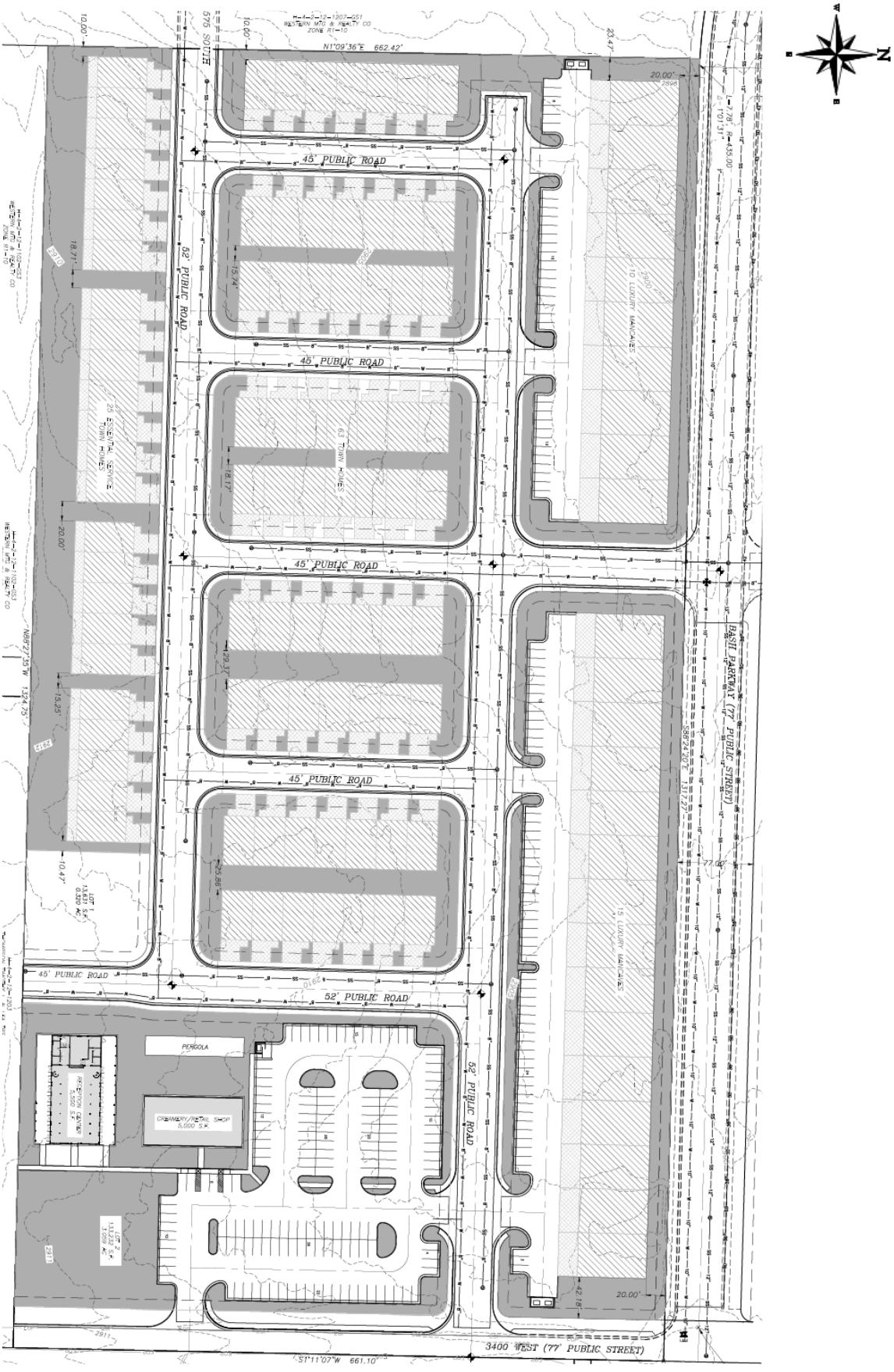
Acres 20.00

Situs 0, 0

Legal S: 12 T: 42S R: 14W N1/2 SE1/4 NE1/4 SEC 12 T42S R14W.. ALSO DESCRIBED AS THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN.

EXHIBIT B

SITE PLAN:



PROJECT INFORMATION		
DESCRIPTION	COUNT	AREA
COMMERCIAL	9	155,000 SQ. FT. / 3.56 ACRES
SINGLE-FAMILY	11	100,000 SQ. FT. / 2.30 ACRES
MULTI-FAMILY (3-4 UNITS PER BLDG.)	60	420,000 SQ. FT. / 9.64 ACRES
PUBLIC SPACE - PARK		43,500 SQ. FT. / 1.00 ACRES

20 ACRES



REFLECT ARCHITECTURE
435.656.1448
reflectarchitecture@gmail.com

PRELIMINARY SITE PLANNING
FOR DAVE AND DANIELLE STIRLING
PARCEL: H-4-2-12-12011
HURRICANE, UTAH 84737

PRELIMINARY SITE PLANNING

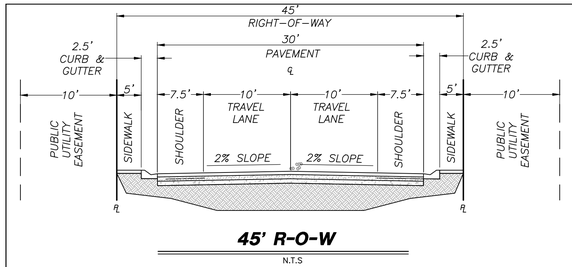
REVISION DATES:
8/22/2020

JOB NO: 20043
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CHECKED:
SCALE: 1" = 30'-0"

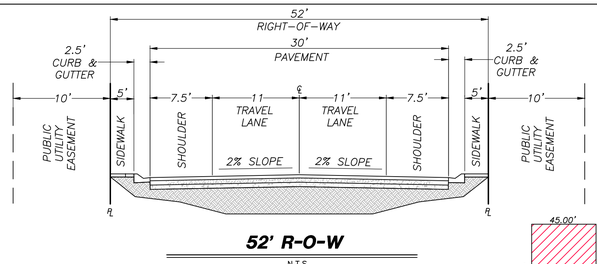
AS100

PRELIMINARY SITE PLAN FOR:
STIRLING ORCHARDS

LOCATED IN THE NORTHEAST CORNER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



45' R-O-W
N.T.S



52' R-O-W
N.T.S

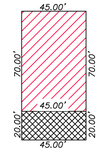
SITE DATA

DEVELOPMENT ZONE= PLANNED COMMERCIAL
TOTAL DEVELOPMENT AREA: 20.126 ACRES
TOTAL LUXURY MANCAVES: 25 (TOTAL GARAGE AND DRIVEWAY PARKING=100, TOTAL ADDITIONAL PARKING=91)
TOTAL TOWN HOMES: 63 UNITS
TOTAL ESSENTIAL SERVICE TOWN HOMES: 25 UNITS
TOTAL RESIDENTIAL LOTS: 1 LOT (13,631 S.F. OR 0.320 AC)

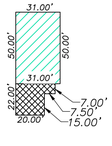
A RECEPTION CENTER AND CREAMERY WILL BE LOCATED AT THE SOUTH EAST CORNER.
TOTAL PROPERTY AREA= 133,232 S.F. PR 3.059 AC.
TOTAL AREA OF RECEPTION CENTER= 5,500 S.F.
TOTAL AREA OF CREAMERY/RETAIL SHOP= 5,000 S.F.
TOTAL PARKING=160

PRELIMINARY STORM DRAINAGE PLAN

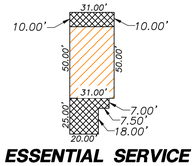
STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG BASH PARKWAY AND 1575 SOUTH. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.



LUXURY MANCAVES



TOWN HOMES

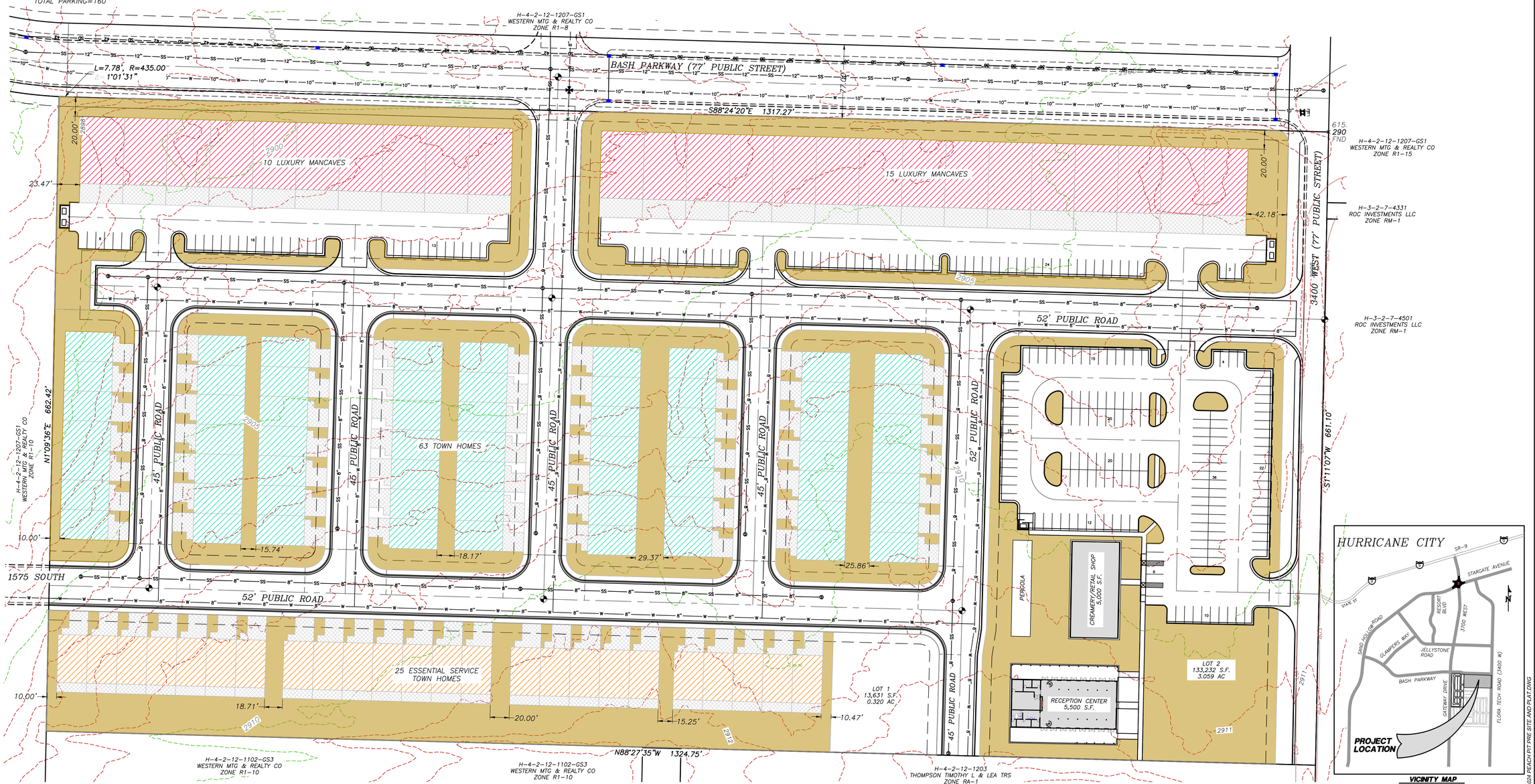


ESSENTIAL SERVICE TOWN HOMES

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED CURB & GUTTER
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED WATER
- EXISTING WTAER
- EXISTING SEWER
- PROPOSED SEWER
- LANDSCAPE AREA

N
W E
S
50 0 50
SCALE IN FEET



VICINITY MAP
N.T.S.

281-024 PEACH PIT PRE SITE AND PLAT.DWG

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY SITE PLAN FOR:
STIRLING ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/18/2024
SCALE	1"=50'
JOB NO.	281-024
SHEET NO:	1

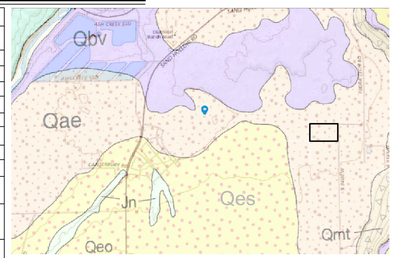
EXISTING CONDITIONS FOR:
STIRLING ORCHARDS

LOCATED IN THE NORTHEAST CORNER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

GEOLOGICAL HAZARDS

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

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



GEOLOGICAL NARRATIVE

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

DESERT TORTOISE TAKE AREA

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

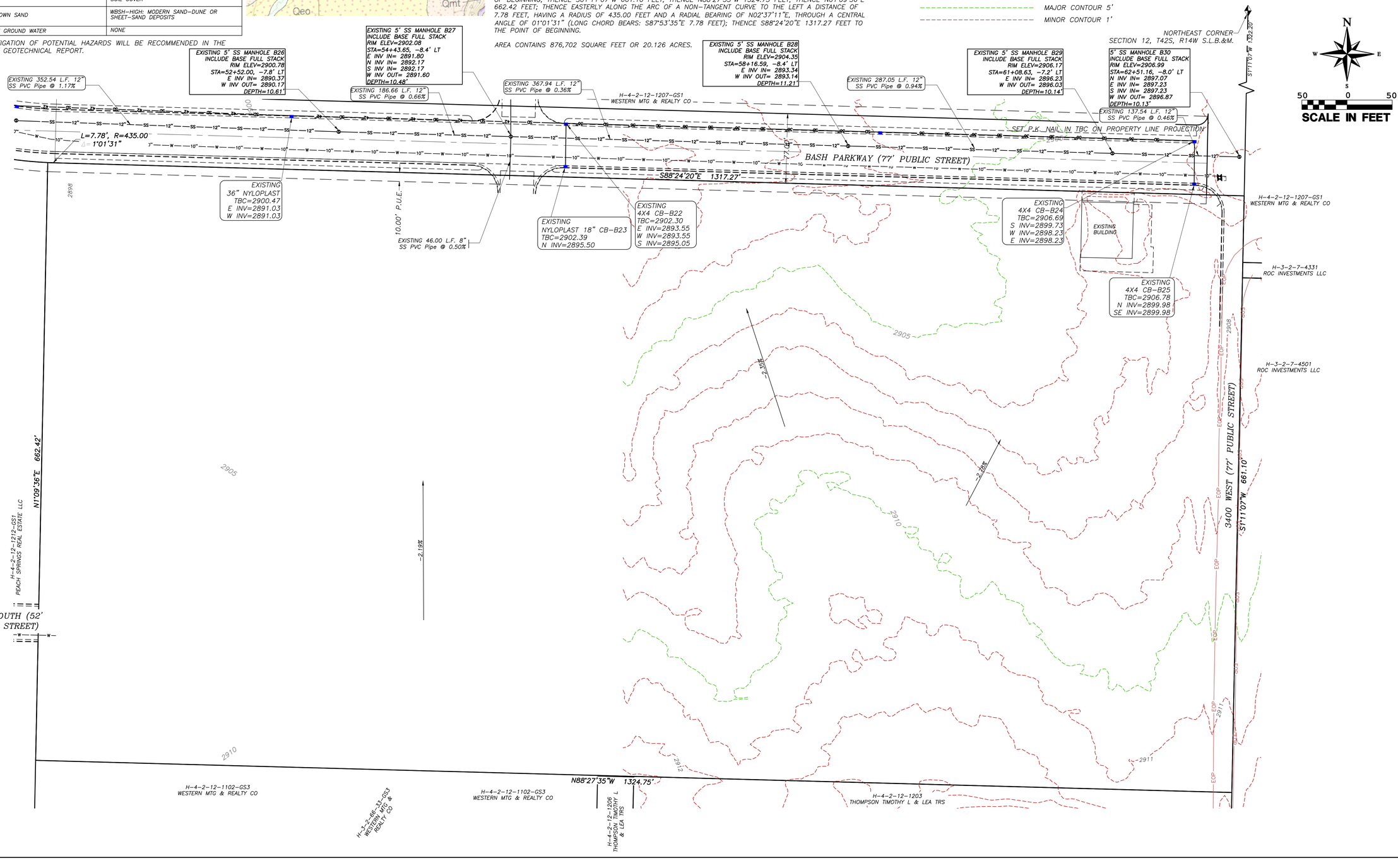
LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 1322.20 FEET TO THE POINT OF BEGINNING; THENCE S01°11'07"W 661.10 FEET; THENCE N88°27'35"W 1324.75 FEET; THENCE N01°09'36"E 662.42 FEET; THENCE EASTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT A DISTANCE OF 7.78 FEET, HAVING A RADIUS OF 435.00 FEET AND A RADIAL BEARING OF N02°37'11"E, THROUGH A CENTRAL ANGLE OF 01°01'31" (LONG CHORD BEARS: S87°53'35"E 7.78 FEET); THENCE S88°24'20"E 1317.27 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 876,702 SQUARE FEET OR 20.126 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB & GUTTER
- SECTION LINE
- CENTER LINE
- EOP — EDGE OF PAVEMENT
- MAJOR CONTOUR 5'
- MINOR CONTOUR 1'
- PUBLIC UTILITY EASEMENT
- EXISTING WTAER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING CURB INLET BOX
- EXISTING SEWER MANHOLE



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

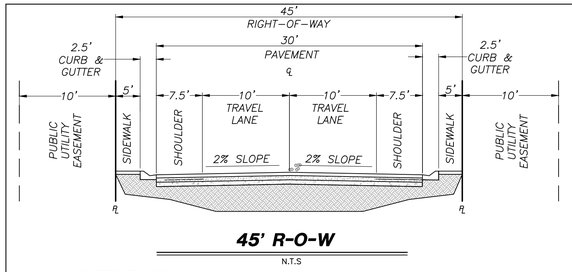
EXISTING CONDITIONS FOR:
STIRLING ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/18/2024
SCALE	1"=50'
JOB NO.	281-024
SHEET NO:	1

281-024 PEACH PIT PRE SITE AND PLAT.DWG

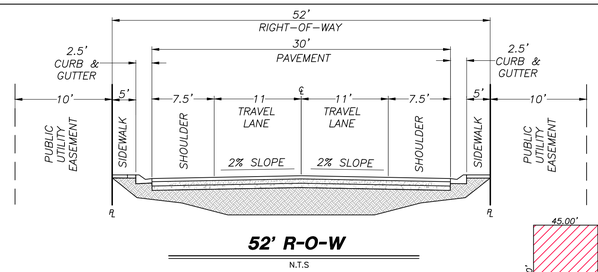
PRELIMINARY PLAT FOR:
STIRLING ORCHARDS

LOCATED IN THE NORTHEAST CORNER OF SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



45' R-O-W

N.T.S



52' R-O-W

N.T.S

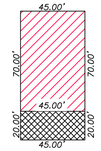
SITE DATA

DEVELOPMENT ZONE= PLANNED COMMERCIAL
TOTAL DEVELOPMENT AREA: 20.126 ACRES
TOTAL LUXURY MANCAVES: 25 (TOTAL GARAGE AND DRIVEWAY PARKING=100, TOTAL ADDITIONAL PARKING=91)
TOTAL TOWN HOMES: 63 UNITS
TOTAL ESSENTIAL SERVICE TOWN HOMES: 25 UNITS
TOTAL RESIDENTIAL LOTS: 1 LOT (13,631 S.F. OR 0.320 AC)

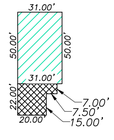
A RECEPTION CENTER AND CREAMERY WILL BE LOCATED AT THE SOUTH EAST CORNER.
TOTAL PROPERTY AREA= 133,232 S.F. PR 3.059 AC.
TOTAL AREA OF RECEPTION CENTER= 5,500 S.F.
TOTAL AREA OF CREAMERY/RETAIL SHOP= 5,000 S.F.
TOTAL PARKING=160

PRELIMINARY STORM DRAINAGE PLAN

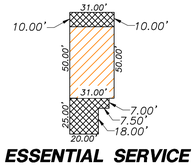
STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG BASH PARKWAY AND 1575 SOUTH. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.



LUXURY MANCAVES



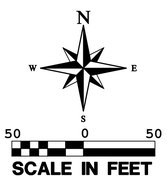
TOWN HOMES



ESSENTIAL SERVICE TOWN HOMES

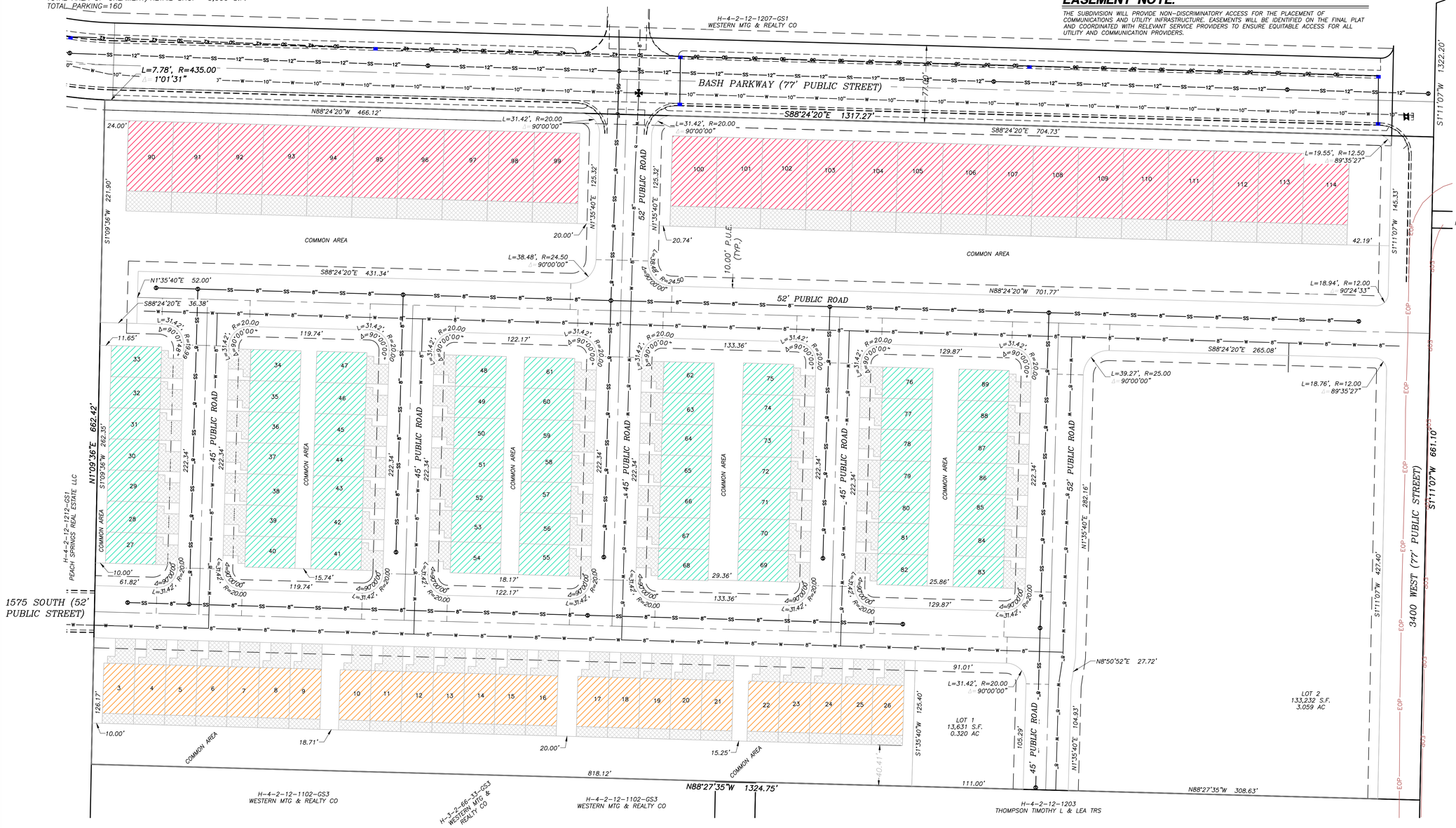
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED WATER
- EXISTING WTAER
- EXISTING SEWER
- PROPOSED SEWER



EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.



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NO	DESCRIPTION	DATE	BY
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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
STIRLING ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/18/2024
SCALE	1"=50'
JOB NO.	281-024
SHEET NO:	2

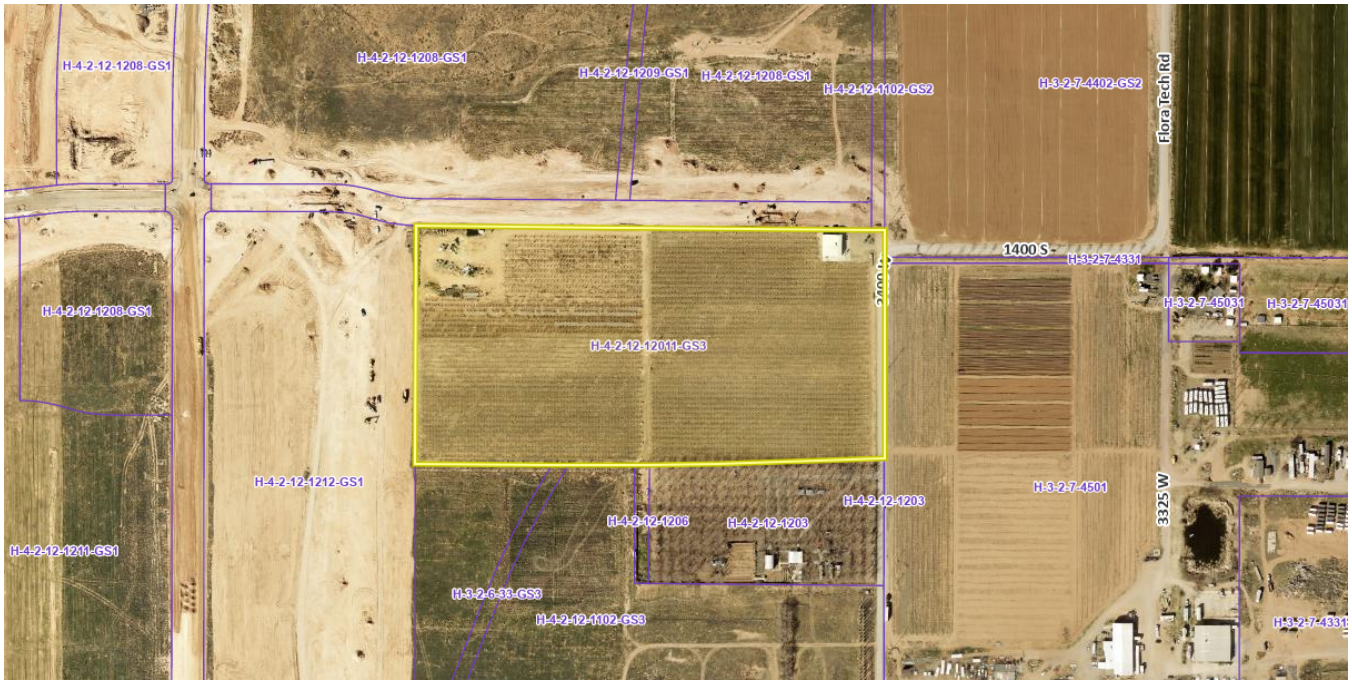
281-024 PEACH PIT PRE SITE AND PLAT.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-34; PP24-31
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Stirling Development and Enhanced Homes
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	1468 S 3400 W
Zoning:	Planned Commercial (PC)
General Plan Map:	Planned Community
Recommendation:	Continue this item.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary plat and site plan for Stirling Orchards, a mixed use development located at the corner of Bash Parkway and Flora Tech Road. This development consists of 25 "mancaves" i.e. luxury storage units, 88 townhomes with 25 of those designated as, "essential service" and a reception center and creamery in the southeast corner. This development received a zone change in 2020 to Planned Commercial under the name, "Peach Pit" with a development agreement attached. The development agreement ties the original preliminary site plan, which differs significantly from what is now proposed, to the zoning approval. Thus, an amendment to the development agreement will need to be approved by the City Council as part of the preliminary site plan application.



JUC Comments
The following items will need to be addressed:

1. **Public Works:** Will need to dedicate property for 3400 West 2nd access may be required..
2. **Power:** Dixie Power area.
3. **Sewer:** No comments.
4. **Street:** No comments.
5. **Water:** Okay for water, the water line will need to be looped.
6. **Engineering:**
7. **Fire:** 1. Any town homes that are used for transient lodging will require fire suppression per NFPA 13R and alarm system per NFPS 72. 2. FDC will be required. 3. Hydrants spaced according to 2021 IFC.
8. **Cable:** [No comments received.]
9. **Phone:** [No comments received.]
10. **Gas**: [No comments received.]
11. **Water Conservancy:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees."

Staff Comments: Preliminary Site Plan

1. The zoning for this property is Planned Commercial. Per the development agreement with the City they are allowed a maximum of 200 residential units. Only 88 residential units are shown on the plan.
    a. Planned Commercial zoning requires that 20% of the development be commercial and 20% of the development be residential. This development is approximately 46%. commercial and 54% residential. The development agreement requires that 7.2 acres of the development be commercial which is shown.
2. Staff is assuming the "Luxury mancaves" use is substantially similar to a storage unit use, similar to how the City has treated the Dixie Mancaves development. This means this area counts towards their commercial area and no residential use is contemplated with those units.
3. The site plan shows 25 "essential service" townhomes, these are presumably townhomes designated for essential workers such as nurses or firefighters. This is not a requirement of their zoning or development agreement, however these should be required to meet the standards of HCC 10-15-8(E)(2).
4. **Parking:** Per HCC 10-34 the following parking spaces are required for the proposed uses:

Dwelling, multiple-family:		**Required parking spaces**
2 or more bedroom units	*2 spaces per dwelling unit*	176
Warehouse, self-service storage	*1 space per employee on highest employment shift*	0
Reception center	*1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats*	Approximately 45
Retail, general	*1 space per 250 square feet of gross floor area*	20

Per their site plan they are providing sufficient parking for all the proposed uses on site. Staff would recommend eliminating parking stalls in the "luxury mancaves" area as unused parking stalls near storage units will end up being used for storage if not monitored regularly.

5. **Amenities and Open Space:** Per HCC 10-33-5: "*In multiple-family residential zones and multi-family areas of planned developments, open landscaped space shall be at least 20 percent of the total land space of the development."* There is no note on the plan indicating that this standard is met.
    a. No amenities for the residential areas are depicted on the site plan. Per HCC 10-33-5 three amenities are required. The types of these amenities should vary and should be scattered throughout the total development.

6. **Connectivity:** As stated in JUC Comment #6 access spacing on 3400 W, a master planned major collector, needs to be addressed. The northern connection point should be abandoned and the southern one extended through to 1575 S. Staff appreciate the connectivity to the south.
7. A landscaping plan will need to be provided with the final site plan. The applicant will need to provide enough trees and shrubs for the street frontage and individual units.

Staff Comments: Development Agreement

1. The applicant has sent staff a proposed amendment to the development agreement with the updated site plan. The following need to be adjusted on the proposed development agreement
    a. Specificity on residential density and amount of commercial space
    b. Address standards for "essential service townhomes" and "luxury mancaves"
2. As this was a development agreement approved with a zone change a review of how the amended site plan meets the standards for a zone change is necessary (see the following):

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

Response: The General Plan Map shows the area as a future Planned Community, which matches the applicants request with high density housing and commercial use along multiple major corridors. The addition of "essential service townhomes" can meet the goals of the Moderate Income Housing Plan to encourage private development of affordable units.

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

Response: There is very little existing development to this property. Most of the surrounding property is zoned single family with the exception of the property to the east which is zoned Multiple Family RM-1. The style of development is harmonious with the planned development in the broader Sand Hollow area.

3. Will the proposed amendment affect the adjacent property?

Response: The increased density and commercial uses will have an increased impact on the surrounding neighborhood for traffic and usage, however the change to the development agreement will not have a large effect on that. There is planned to be growth in the area with many utilities being brought to the area.

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

Response: The Gateway to Sand Hollow PID has brought most of the needed utilities to the area. This development will require improvements on 3400 W (Flora Tech Road).

Findings:
Staff makes the following findings:

1. The proposed zone change broadly meets the standards of the General Plan Map and goals.
2. The proposed zone change may be considered generally harmonious with the surrounding development.
3. The proposed amendment may have an impact on the area, however, the impact is not deemed to be more impactful than the current zoning.
4. Services are adequate, or planned to become adequate, for the area.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff is generally supportive of the changes to the development agreement; however, changes to the preliminary site plan must be made before approval.

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: 338 Lot Subdivision

Tenant / Project Name: Preliminary Plat Copper Vista

Bldg. Address: Northeast Corner of Gateway Blvd & Jellystone Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Copper Vista Phase:

Block: Lot #: Parcel ID #: H-4-2-1-1112-GS1, H-3-2-6-340, H-4-2-1-11112-GS1

Zone: R1-6

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	500.00
Planning Fee	$	500.00
Sub Total:	**$**	**500.00**
Permit Total:	**$**	**500.00**
Amount Paid:	**$**	**500.00**
Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-33

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

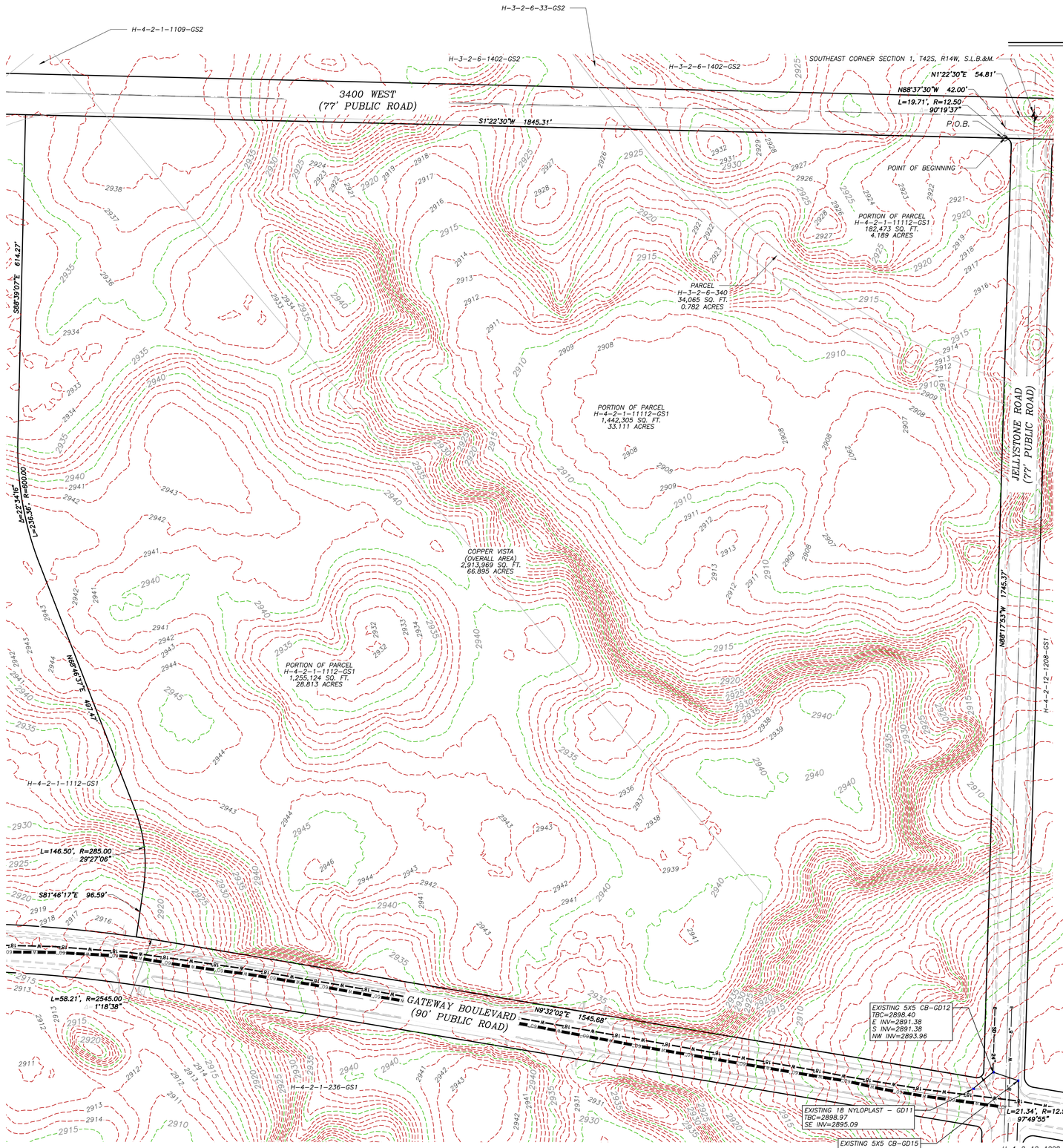
Receipt #:

DRAFT

Copper Vista Phases 1-9: Parcels, H-4-2-1-1112-GS1, H-3-2-6-340, H-4-2-1-11112-GS1, are currently owned and will be developed by Western Mortgage & Realty Company. There will be 338 lots in phase 1-9.

EXISTING CONDITIONS FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

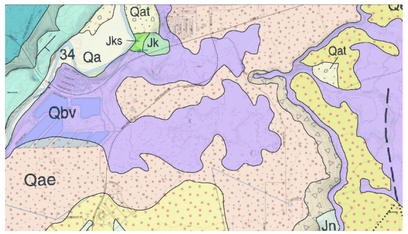
PROPERTY LINE	PUBLIC UTILITY EASEMENT
ADJACENT PROPERTY LINE	EXISTING 8" WATER
EXISTING CURB & GUTTER	EXISTING 18" WATER
SECTION LINE	EXISTING 60" WATER
CENTER LINE	EXISTING STORM DRAIN
2915 MAJOR CONTOUR 5'	EXISTING CURB INLET BOX
MINOR CONTOUR 1'	

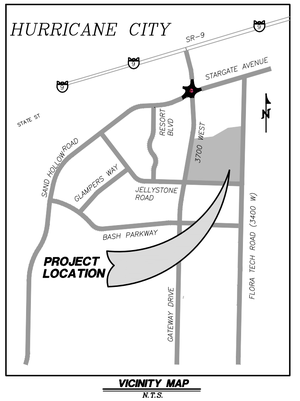
100 0 100

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	L – LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP CUT ON SLOPES GREATER THAN 30 PERCENT (16.7°)
ROCKFALL HAZARD	H – HIGH ROCK–FALL–HAZARD AREAS
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3% CSB–STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER BRB–HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	SGW3–MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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





VICINITY MAP
N.T.S.

DESERT TORTOISE TAKE AREA

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

OWNER(S):

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301

GEOLOGICAL NARRATIVE

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K–AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE–LEVEL FLOW; MIDDLE–LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11–14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE–LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

WELL SORTED, FINE– TO MEDIUM–GRAINED, WELL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 1, N01°22'30"E 54.81 FEET; THENCE N88°37'30"W 42.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BOUNDARY OF JELLYSTONE ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.71 FEET, THROUGH A CENTRAL ANGLE OF 90°19'37", (LONG CHORD BEARS: S46°32'18"W 17.73 FEET); (2) N88°17'53"W 1745.37 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.34 FEET, THROUGH A CENTRAL ANGLE OF 97°49'55", (LONG CHORD BEARS: N39°22'56"W 18.84 FEET); (2) N09°32'02"E 1545.68 FEET; (3) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'17"E 96.59 FEET; THENCE EASTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.50 FEET, THROUGH A CENTRAL ANGLE OF 29°27'06", (LONG CHORD BEARS: N83°30'10"E 144.89 FEET); THENCE N68°46'37"E 497.47 FEET; THENCE EASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 236.36 FEET, THROUGH A CENTRAL ANGLE OF 22°34'16", (LONG CHORD BEARS: N80°03'45"E 234.84 FEET); THENCE S88°39'07"E 614.27 FEET; THENCE S01°22'30"W 1845.31 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 2,913,969 SQUARE FEET OR 66.896 ACRES.

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Phone: 435-668-8307

No. 191090
KARL BRADLEY RASMUSSEN
11/21/24
STATE OF UTAH

EXISTING CONDITIONS FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	1 OF 4

336-012 COPPER VISTA BASE MAP.DWG

PRELIMINARY PLAT FOR:
COPPER VISTA PHASE 1-9

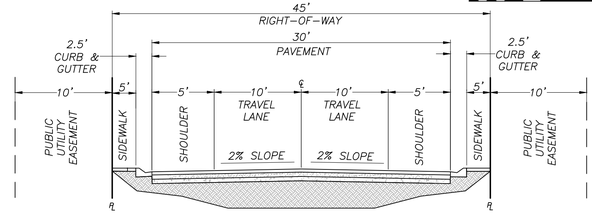
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



OWNERSHIP / DEVELOPER

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301





45' R-O-W
N.T.S

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 1, N01°22'30"E 54.81 FEET; THENCE N88°37'30"W 42.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BOUNDARY OF JELLYSTONE ROAD; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.71 FEET, THROUGH A CENTRAL ANGLE OF 90°19'37", (LONG CHORD BEARS: S46°32'18"W 17.73 FEET); (2) N88°17'53"W 1745.37 FEET TO THE EASTERLY BOUNDARY OF GATEWAY BOULEVARD; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.34 FEET, THROUGH A CENTRAL ANGLE OF 97°49'55", (LONG CHORD BEARS: N39°22'56"W 18.84 FEET); (2) N09°32'02"E 1545.68 FEET; (3) NORTHERLY ALONG THE ARC OF A 2545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.21 FEET, THROUGH A CENTRAL ANGLE OF 01°18'38", (LONG CHORD BEARS: N08°52'43"E 58.21 FEET); THENCE S81°46'17"E 96.59 FEET; THENCE EASTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 146.50 FEET, THROUGH A CENTRAL ANGLE OF 29°27'06", (LONG CHORD BEARS: N83°30'10"E 144.89 FEET); THENCE N68°46'37"E 497.47 FEET; THENCE EASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 236.36 FEET, THROUGH A CENTRAL ANGLE OF 22°34'16", (LONG CHORD BEARS: N80°03'45"E 234.84 FEET); THENCE S88°39'07"E 614.27 FEET; THENCE S01°22'30"W 1845.31 FEET TO THE POINT OF BEGINNING;

AREA CONTAINS 2,913,969 SQUARE FEET OR 66.896 ACRES. AVERAGE LOT SIZE= 6,183 S.F.

EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.

ALL LOTS TO HAVE 10' PUBLIC UTILITY EASEMENTS ALONG THE RIGHT-OF-WAY LINE OF ALL INTERNAL ROADWAYS.

PRELIMINARY STORM DRAINAGE PLAN

STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG JELLYSTONE ROAD. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.

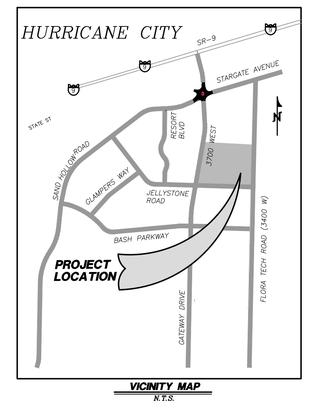
SITE DATA

PHASE #	# OF LOTS
PHASE 1	40 LOTS
PHASE 2	45 LOTS
PHASE 3	50 LOTS
PHASE 4	25 LOTS
PHASE 5	24 LOTS
PHASE 6	30 LOTS
PHASE 7	42 LOTS
PHASE 8	38 LOTS
PHASE 9	44 LOTS
TOTAL	338 LOTS

AVERAGE LOT SIZE= 6,183 S.F.

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB & GUTTER
- PHASE LINE
- CENTER LINE
- TIE LINE



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY

REVISIONS

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

No. 191090
KARL BRADLEY RASMUSSEN
11/21/24

PRELIMINARY PLAT FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	2 OF 4

336-012 COPPER VISTA BASE MAP.DWG



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	14.14'	9.00'	12.73'	N35°27'58"W	90°00'00"
C2	14.14'	9.00'	12.73'	S54°32'02"W	90°00'00"
C3	23.56'	15.00'	21.21'	N35°27'58"W	90°00'00"
C4	23.56'	15.00'	21.21'	N54°32'02"E	90°00'00"
C5	23.56'	15.00'	21.21'	S35°27'58"E	90°00'00"
C6	23.56'	15.00'	21.21'	S54°32'02"W	90°00'00"
C7	56.48'	242.50'	56.35'	N87°08'19"W	13°20'41"
C8	67.04'	242.50'	66.83'	S78°16'09"W	15°50'24"
C9	31.71'	242.50'	31.69'	N66°36'12"E	7°29'30"
C10	51.23'	197.50'	51.08'	N70°17'17"E	14°51'40"
C11	48.20'	197.50'	48.08'	S84°42'37"W	13°59'00"
C12	18.92'	197.50'	18.91'	N65°36'07"E	5°29'20"
C13	74.04'	242.50'	73.76'	N71°36'17"E	17°29'40"
C14	48.04'	242.50'	47.96'	N86°01'37"E	11°21'00"
C15	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C17	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C18	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C19	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C20	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C21	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C22	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C23	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C24	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C25	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"
C26	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C27	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C28	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C29	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C30	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	42.69'	25.00'	37.69'	S39°22'56"E	97°49'55"
C32	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C33	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C34	8.73'	50.00'	8.72'	N14°32'02"E	10°00'00"
C35	41.35'	55.00'	40.38'	N2°00'12"W	43°04'28"
C36	42.46'	55.00'	41.41'	N45°39'24"W	44°13'56"
C37	29.30'	55.00'	28.96'	N83°02'08"W	30°31'31"
C38	8.73'	50.00'	8.72'	S86°42'07"W	10°00'00"
C39	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C40	2.01'	12.00'	2.01'	N6°29'56"E	9°35'39"
C41	16.84'	12.00'	15.49'	N51°29'56"E	80°24'21"
C42	16.84'	12.00'	15.49'	S48°05'43"E	80°24'21"
C43	2.01'	12.00'	2.01'	S3°05'43"E	9°35'39"
C44	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C46	2.01'	12.00'	2.01'	N6°29'56"E	9°35'39"
C47	16.84'	12.00'	15.49'	N51°29'56"E	80°24'21"
C48	16.84'	12.00'	15.49'	S48°05'43"E	80°24'21"
C49	2.01'	12.00'	2.01'	S3°05'43"E	9°35'39"
C50	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C51	8.73'	50.00'	8.72'	N83°17'53"W	10°00'00"
C52	27.53'	55.00'	27.25'	S87°21'37"W	28°41'00"
C53	51.41'	55.00'	49.56'	S46°14'21"W	53°33'31"
C54	26.96'	55.00'	26.69'	S5°25'03"W	28°05'05"
C55	8.73'	50.00'	8.72'	S3°37'30"E	10°00'00"
C56	39.41'	25.00'	35.46'	N46°32'18"E	90°19'37"
C57	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C58	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C59	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C60	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C62	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C63	23.56'	15.00'	21.21'	S43°37'30"E	90°00'00"
C64	23.56'	15.00'	21.21'	S46°22'30"W	90°00'00"
C65	2.01'	12.00'	2.01'	N83°49'41"W	9°35'39"
C66	16.84'	12.00'	15.49'	N38°49'41"W	80°24'21"
C67	16.84'	12.00'	15.49'	S41°34'41"W	80°24'21"
C68	2.01'	12.00'	2.01'	N86°34'41"E	9°35'39"
C69	107.50'	197.50'	106.18'	N83°56'24"E	31°11'16"

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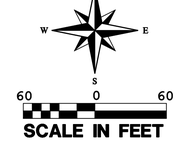
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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





PRELIMINARY SITE PLAN FOR:
COPPER VISTA
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



PRELIMINARY SITE PLAN FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=60'
JOB NO.	336-012
SHEET NO:	3 OF 4

336-012 COPPER VISTA BASE MAP.DWG

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C70	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C71	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"
C72	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C73	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C74	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C75	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C76	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C77	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C78	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C79	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C80	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C81	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C82	23.48'	15.00'	21.15'	N43°27'42"W	89°40'23"
C83	23.65'	15.00'	21.27'	N46°32'18"E	90°19'37"
C84	11.03'	20.50'	10.90'	N14°02'37"W	30°50'14"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C85	21.18'	20.50'	20.25'	S59°03'25"E	59°11'23"
C86	11.01'	20.50'	10.88'	S16°46'00"W	30°46'59"
C87	21.18'	20.50'	20.25'	N61°45'11"E	59°11'23"
C88	18.85'	12.00'	16.97'	N43°37'28"W	89°59'56"
C89	21.51'	15.00'	19.71'	S50°37'04"W	82°10'05"
C90	25.61'	15.00'	22.61'	S39°22'56"E	97°49'55"
C91	6.88'	20.50'	6.84'	S19°08'33"W	19°13'03"
C92	20.64'	20.50'	19.78'	N57°35'18"E	57°40'27"
C93	86.84'	325.00'	86.58'	S81°49'34"W	15°18'36"
C94	11.51'	20.50'	11.36'	N6°32'54"W	32°09'52"
C95	21.16'	20.50'	20.23'	S52°12'03"E	59°08'27"
C96	18.44'	2555.00'	18.44'	S9°19'38"W	0°24'49"
C97	97.03'	315.00'	96.64'	N77°36'05"E	17°38'55"
C98	30.60'	325.00'	30.59'	S71°28'26"W	5°23'38"
C99	11.02'	20.50'	10.89'	N36°37'41"W	30°48'37"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C100	21.18'	20.50'	20.25'	S81°37'41"E	59°11'23"
C101	71.02'	177.50'	70.55'	N9°45'38"W	22°55'29"
C102	52.45'	222.50'	52.33'	S14°28'13"E	13°30'20"
C103	36.58'	222.50'	36.54'	S3°00'28"E	9°25'09"
C104	11.02'	20.50'	10.89'	S5°49'04"E	30°48'37"
C105	21.18'	20.50'	20.25'	N39°10'56"E	59°11'23"
C106	21.18'	20.50'	20.25'	S81°37'41"E	59°11'23"
C107	11.02'	20.50'	10.89'	N36°37'41"W	30°48'37"
C108	39.49'	177.50'	39.41'	N14°50'57"W	12°44'51"
C109	31.53'	177.50'	31.49'	N3°23'13"W	10°10'39"
C110	21.18'	20.50'	20.25'	S39°10'56"W	59°11'23"
C111	11.02'	20.50'	10.89'	S5°49'04"E	30°48'37"
C112	35.11'	222.50'	35.07'	S16°42'09"E	9°02'27"
C113	53.92'	222.50'	53.78'	S5°14'25"E	13°53'02"
C114	81.49'	570.00'	81.42'	S72°52'22"W	8°11'29"

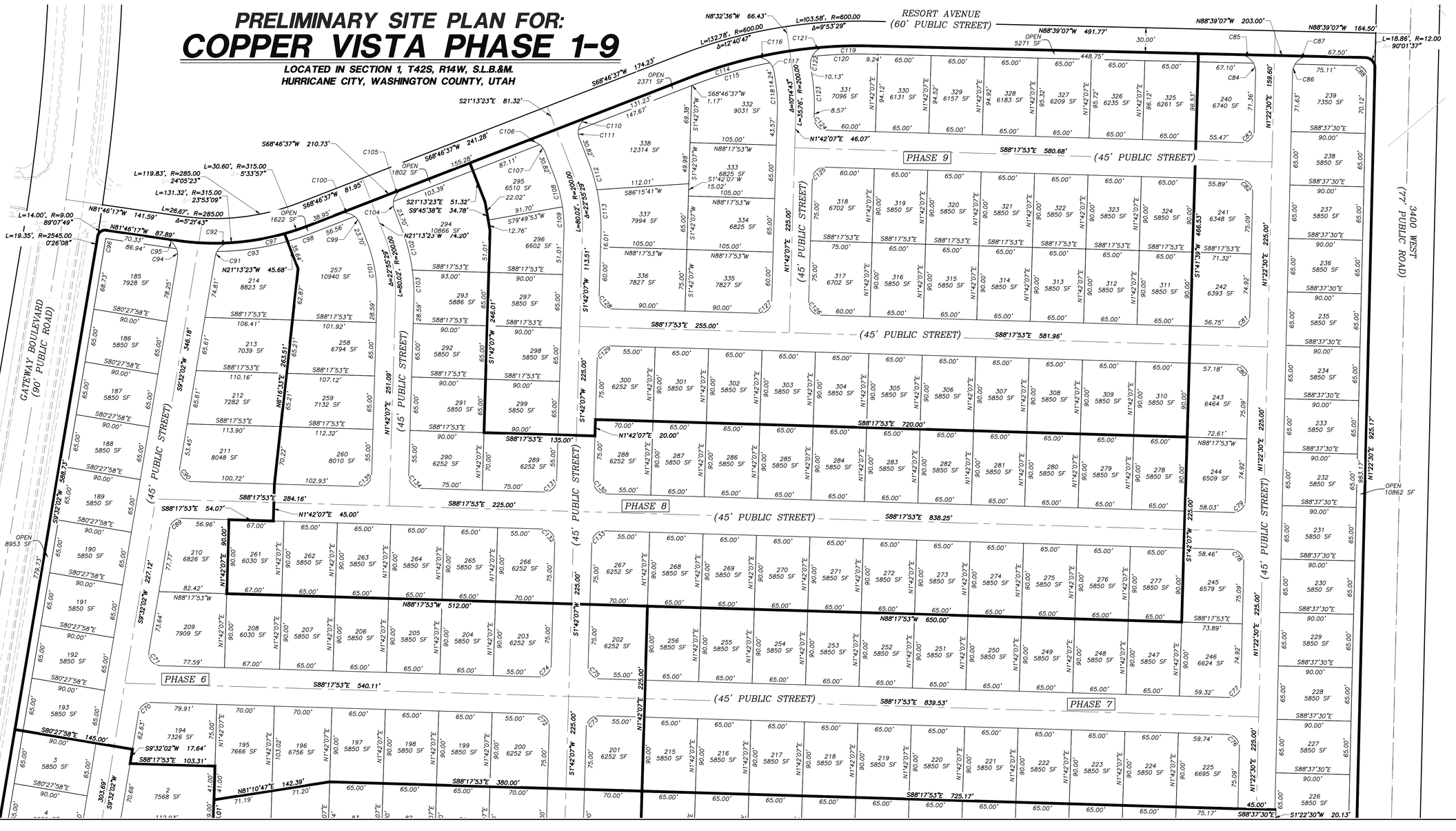
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C115	97.84'	560.00'	97.71'	S73°46'55"W	10°00'36"
C116	21.50'	20.50'	20.53'	N72°58'47"W	60°06'12"
C117	12.30'	20.50'	12.12'	N25°44'06"W	34°23'09"
C118	31.74'	177.50'	31.70'	N3°25'15"W	10°14'43"
C119	53.75'	570.00'	53.73'	N88°38'47"E	5°24'12"
C120	70.59'	560.00'	70.54'	S87°44'14"W	7°13'19"
C121	21.50'	20.50'	20.53'	N55°53'35"E	60°06'12"
C122	16.42'	23.52'	16.09'	S4°19'17"W	39°59'40"
C123	39.79'	222.50'	39.73'	S3°25'15"E	10°14'43"
C124	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C125	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C126	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C127	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C128	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C129	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C131	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"
C132	23.56'	15.00'	21.21'	N43°17'53"W	90°00'00"
C133	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C134	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C135	23.56'	15.00'	21.21'	N46°42'07"E	90°00'00"

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PRELIMINARY SITE PLAN FOR:
COPPER VISTA PHASE 1-9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH


RESORT AVENUE (60' PUBLIC STREET)
3400 WEST (77' PUBLIC ROAD)
GATEWAY BOULEVARD (90' PUBLIC ROAD)
(45' PUBLIC STREET)
PHASE 6
PHASE 7
PHASE 8
PHASE 9
OPEN 1622 SF
OPEN 1802 SF
OPEN 2371 SF
OPEN 5271 SF
OPEN 8953 SF
OPEN 10862 SF
N8°32'36"W 66.43'
L=103.58', R=600.00' Δ=9°53'29"
L=132.78', R=600.00' Δ=12°40'47"
N88°39'07"W 491.77'
N88°39'07"W 203.00'
N88°39'07"W 164.50'
L=18.86', R=12.00' Δ=90°01'37"
S68°46'37"W 174.23'
S21°13'23"E 81.32'
S68°46'37"W 210.73'
S68°46'37"W 241.28'
S68°46'37"W 155.28'
S68°46'37"W 81.95'
L=30.60', R=315.00' Δ=5°33'57"
L=119.83', R=285.00' Δ=24°05'23"
L=131.32', R=315.00' Δ=23°53'09"
L=26.67', R=285.00' Δ=5°21'43"
L=14.00', R=9.00' Δ=89°07'49"
L=19.35', R=2545.00' Δ=0°26'08"
N81°46'17"W 141.59'
N81°46'17"W 87.89'
S21°13'23"E 51.32'
S9°45'38"E 34.78'
N21°13'23"W 74.20'
N21°13'23"W 45.68'
L=80.02', R=200.00' Δ=22°55'29"
L=80.02', R=200.00' Δ=22°55'29"
S9°32'02"W 346.18'
S9°32'02"W 263.51'
S9°32'02"W 580.73'
S9°32'02"W 227.12'
S9°32'02"W 17.64'
S9°32'02"W 303.69'
N1°42'07"E 251.09'
S1°42'07"W 113.51'
S1°42'07"W 225.00'
N1°42'07"E 225.00'
S1°41'39"W 466.53'
N1°22'30"E 225.00'
N1°22'30"E 159.60'
N1°22'30"E 925.17'
S1°22'30"W 20.13'
S88°17'53"E 580.68'
S88°17'53"E 581.96'
S88°17'53"E 720.00'
S88°17'53"E 838.25'
S88°17'53"E 839.53'
S88°17'53"E 255.00'
S88°17'53"E 284.16'
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S88°17'53"E 54.07'
S88°17'53"E 540.11'
S88°17'53"E 380.00'
S88°17'53"E 725.17'
S88°37'30"E 45.00'
N1°42'07"E 46.07'
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N88°17'53"W 512.00'
N88°17'53"W 650.00'
N81°10'47"E 142.39'
S80°27'58"E 145.00'
N21°13'23"W 45.68'
S68°46'37"W 38.95'
S68°46'37"W 23.70'
S68°46'37"W 56.56'
S68°46'37"W 23.70'
S68°46'37"W 30.82'
S68°46'37"W 131.23'
S68°46'37"W 147.67'
S68°46'37"W 1.17'
S1°42'07"W 69.38'
S1°42'07"W 49.98'
S1°42'07"W 43.57'
S1°42'07"W 15.02'
S86°15'41"W 112.01'
S79°49'53"W 91.70'
S79°49'53"W 12.76'
S88°17'53"E 93.00'
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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PP24-33
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co - Tim Tippett
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	Northeast corner of Jellystone Road and Gateway Blvd.
Zoning:	Single Family Residential R1-6[1]
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking preliminary plat approval for Copper Vista, a 338 lot subdivision within the Gateway to Sand Hollow PID east of Gateway Blvd and north of Jellystone Road. This property is zoned Single Family Residential R1-6.

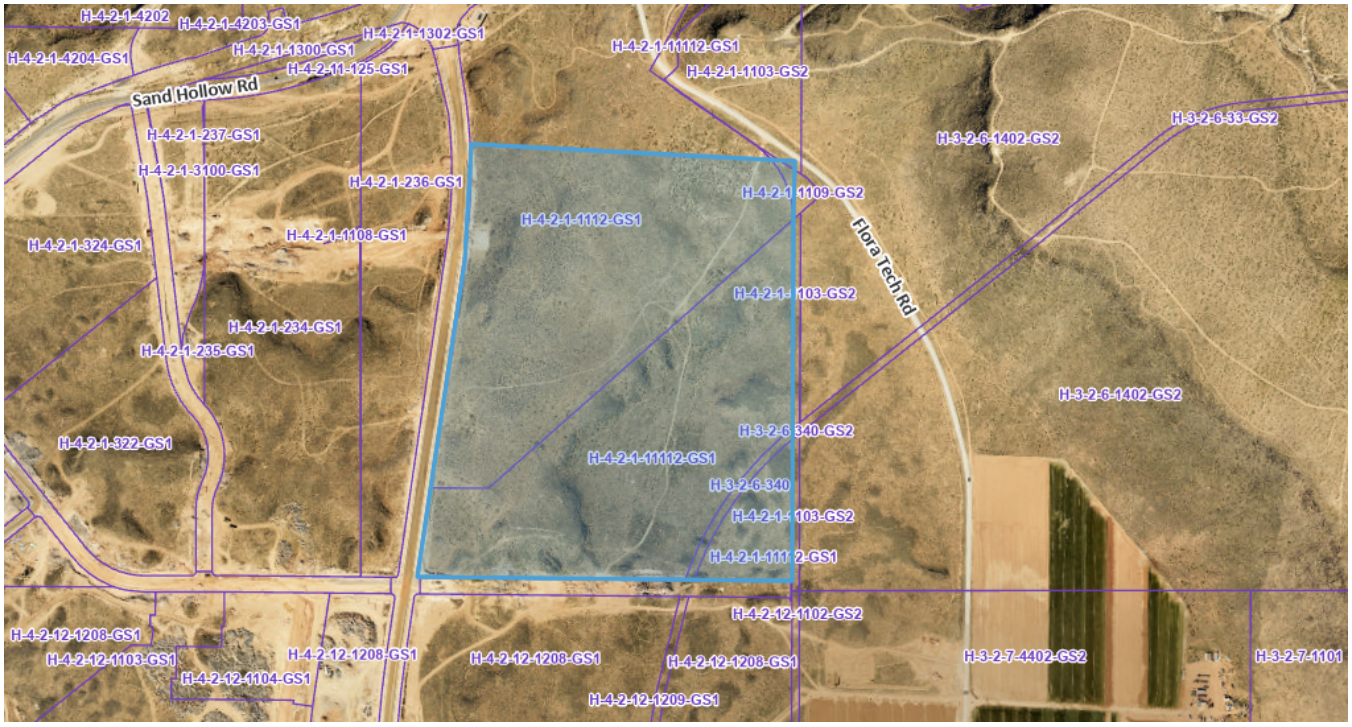
JUC Comments
The following items will need to be addressed:

1. **Public Works:** Where does drainage go? No other comments.
2. **Power:** Dixie Power area.
3. **Sewer:**. No comments.
4. **Streets:** No comments.
5. **Water**: Okay.
6. **Engineer:** The traffic impact study for the Gateway at Sand Hollow Public Infrastructure District from December 2022 shows that the intersections of the northernmost road & Jellystone Road with Gateway Boulevard should be roundabouts (see figure 18 (pg. 36) of said study). Engineering suggests offering impact fee vouchers to the neighboring developments to have said intersections reconfigured. A signal at the northernmost road and gateway boulevard is discouraged by the traffic engineer due to it's proximity to the large intersection at Sand Hollow Road and Gateway Boulevard. Roundabouts are preferred over traffic signals because they

[1] A zone change to add a PDO to the R1-6 zone will be considered by the City Council on December 19th, 2024.

require less management and specialized maintenance, crashes are less severe, and traffic queuing is reduced. The footprints would be nearly twice the size of the roundabout at 700 W and 100 N and it appears only two proposed lots are impacted. Double frontage lots without a master planned road must be avoided (per HCC 10-37-12(E)).

7. **Fire:** [No comments received.]
8. **Cable/Phone:** [No comments received.]
9. **Fiber:** No comments.
10. **Gas:** [No comments received.]
11. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Location is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-6. The development consists of 338 lots. All lots meet R1-6 standards. The subdivision will be developed in nine phases.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. The northernmost road is called “Resort Avenue.” “Resort Drive” is the name of another planned street within the Gateway to Sand Hollow development. A different name must be picked.

4. HCC 10-37-12 states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street.* The northernmost street is not a master planned street and thus Lots 240, 325-331, 40, and 73 are nonconforming and must be adjusted.
5. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
6. The applicant has noted that the property isn't located in a desert tortoise take area.
7. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site and there are existing unpaved roadways to the site with Gateway Blvd being developed along the west end of the site. Hurricane City Code states the following:

   10-37-4: ADEQUATE PUBLIC FACILITIES:
   Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 338 units are already accounted for within Hurricane City's tracking data.

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

Hurricane City Application

Application Accepted Date: 11/20/2024

Type of Improvement: Site Plan (Preliminary)

Description: Retail, residential condos above the retail, and m

Tenant / Project Name: BASH Mancaves

Bldg. Address: Adjacent/West of Marla at Elim Valley

City: Hurricane City State: UT Zip: 84737

Subdivision: BASH Mancaves Phase: NA

Block: Lot #: NA Parcel ID #: H-4-2-11-128, H-4-2-11-122, H-4-2-11-129

Zone: PC

Property Owner: BASH HOLDINGS LLC; LARSON THOMAS GUY

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Brent Moser

License #: 191090-2203 P: (801) 793-0346

Address: 6610 W COURT ST

City: Pasco State: WA Zip: 99301

Email: enhancedhomesofutah@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-36

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: Retail, residential condos above the retail, and m

Tenant / Project Name: BASH Mancaves

Bldg. Address: Adjacent/West of Marla at Elim Valley

City: Hurricane City State: UT Zip: 84737

Subdivision: BASH Mancaves Phase: NA

Block: Lot #: NA Parcel ID #: H-4-2-11-128, H-4-2-11-122, H-4-2-11-129

Zone: PC

Property Owner: BASH HOLDINGS LLC; LARSON THOMAS GUY

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Remaining Due:	**$**	**0.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-34

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

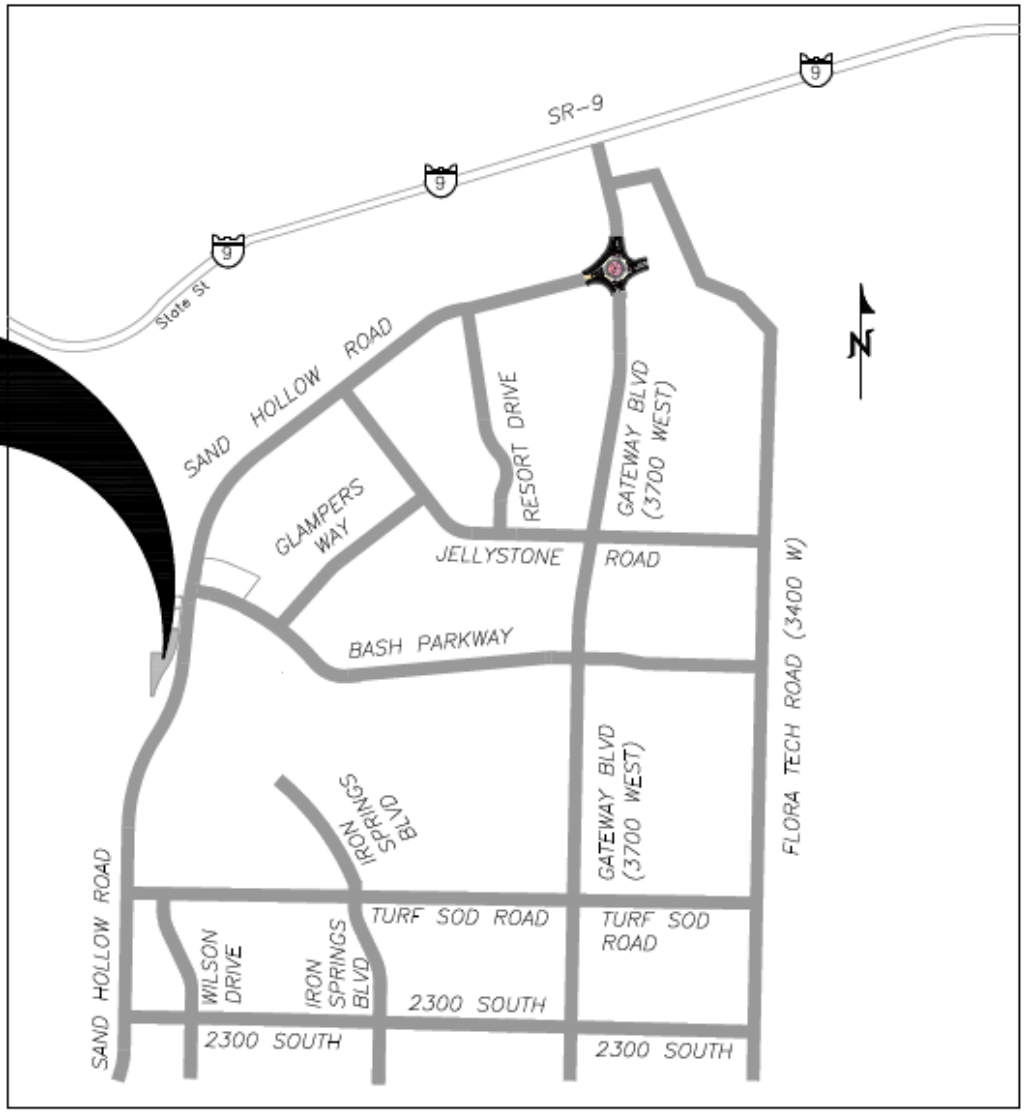
Receipt #:

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Narrative BASH Mancaves

BASH Holdings LLC and Thomas Guy Larsen plan to develop 13 mancaves along with another multi-purpose building with 22,400 s.f. of retail/office space on the first floor and three floors of 42 units of work force apartment housing.

PROJECT LOCATION



VICINITY MAP

N. T. S.

PRELIMINARY PLAT PLAN FOR:
BASH MANCAVES

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LAND USE SUMMARY

CURRENT ZONING – PLANNED COMMERCIAL
TOTAL DEVELOPMENT AREA = 247,810 SQ.FT. (5.689 AC)
TOTAL BUILDING FOOTPRINT AREA = 64,150 SF
TOTAL RESIDENTIAL UNITS = 42 (84 PARKING STALLS REQ'D)
TOTAL MANCAVE UNITS = 13 (EACH UNIT PROVIDES 4 PARKING STALLS)
- 5 LARGE UNITS (6 BEDROOMS) = 30 STALLS REQ'D
- 4 MEDIUM UNITS (5 BEDROOMS) = 20 STALLS REQ'D
- 4 SMALL UNITS (4 BEDROOMS) = 16 STALLS REQ'D

TOTAL OFFICE/RETAIL SPACE = 22400 S.F. = 90 REQ'D PARKING STALLS
TOTAL REQUIRED PARKING STALLS = 240
TOTAL PLANNED PARKING = 52 STALLS WITH MANCAVES AND 191 STALLS IN THE PARKING LOT
= 243 TOTAL STALLS

TOTAL LANDSCAPE AREA = 55,679 S.F.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	SHW3–MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

PRELIMINARY STORM DRAINAGE PLAN

STORM WATER WILL BE COLLECTED AND CONVEYED VIA CURB AND GUTTER, CATCH BASINS AND PIPES TO A SUBTERRANEAN DETENTION BASIN. FROM THERE THE STORM WATER WILL BE RELEASED AT A CONTROLLED PRE–DEVELOPMENT RATE INTO THE NATURAL DRAINAGE AT THE NORTH SIDE OF THE PROPERTY. THE EXACT SYSTEM DESIGN AND PARAMETERS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	57.70'	S48°48'02"E
L2	23.33'	S57°22'32"E
L3	10.15'	N88°54'26"W
L4	70.00'	S88°54'26"E
L5	50.26'	S1°05'34"W
L6	10.00'	N88°54'26"W
L7	40.00'	S1°05'34"W
L8	5.00'	S88°54'26"E
L9	45.53'	S1°05'34"W
L10	5.00'	N88°54'26"W
L11	40.00'	S1°05'34"W
L12	10.00'	S88°54'26"E
L13	50.53'	S1°05'34"W
L14	5.00'	N88°54'26"W
L15	45.00'	S1°05'34"W
L16	5.00'	S88°54'26"E

LINE TABLE

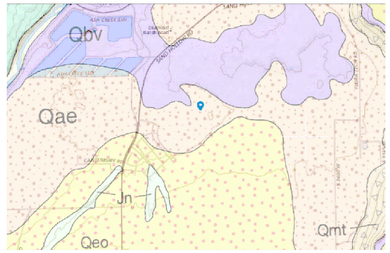
LINE	LENGTH	DIRECTION
L17	50.52'	S1°05'34"W
L18	5.00'	N88°54'26"W
L19	45.27'	S1°05'34"W
L20	5.00'	N88°54'26"W
L21	40.00'	S1°05'34"W
L22	5.00'	S88°54'26"E
L23	45.52'	S1°05'34"W
L24	5.00'	N88°54'26"W
L25	40.00'	S1°05'34"W
L26	10.00'	S88°54'26"E
L27	50.53'	S1°05'34"W
L28	30.00'	N88°54'26"W
L29	90.00'	S1°05'34"W
L30	40.00'	N88°54'26"W
L31	10.15'	N88°54'23"W

LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THE THENCE N89°05'48"W ALONG THE QUARTER SECTION LINE 1271.19 FEET TO THE POINT OF BEGINNING; THENCE

THENCE N89°05'48"W 56.02 FEET; THENCE N01°05'34"E 858.85 FEET; THENCE S88°54'05"E 257.28 FEET; THENCE N01°06'23"E 208.71 FEET; THENCE S88°54'02"E 246.27 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY OF SAND HOLLOW ROAD; THENCE ALONG SAID RIGHT–OF–WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT A DISTANCE OF 568.58 FEET, HAVING A RADIUS OF 1570.66 FEET AND A RADIAL BEARING OF N77°06'53"W, THROUGH A CENTRAL ANGLE OF 20°44'29" (LONG CHORD BEARS: S23°15'21"W 565.49 FEET); (2) SOUTHWESTERLY ALONG THE ARC OF A 1847.20 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 594.51 FEET, THROUGH A CENTRAL ANGLE OF 18°26'25", (LONG CHORD BEARS: S24°24'19"W 591.94 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 248,582 SQUARE FEET OR 5.707 ACRES.



GEOLOGICAL NARRATIVE

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

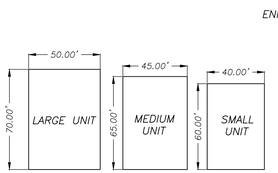
MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QEO: EOLIAN SAND DEPOSTIS (HOLOCENE TO UPPER PLEISTOCENE)

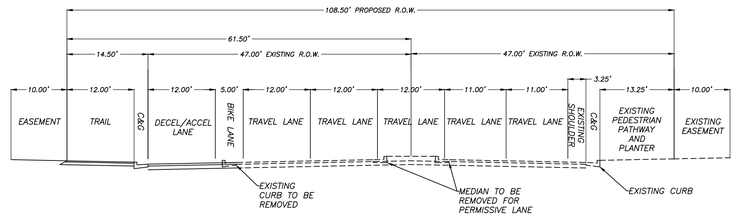
WELL SORTED, FINE TO MEDIUM–GRAINED, WLL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTIALLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALCHIE); TYPCIALLY LESS THAN 20 FEET (6m) THICK.

DESERT TORTOISE TAKE AREA

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



TYPICAL UNIT DIMENSIONS



SAND HOLLOW ROAD CROSS SECTION

OWNERS:

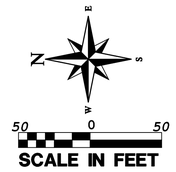
BASH HOLDINGS LLC
LARSON THOMAS GUY, ET AL

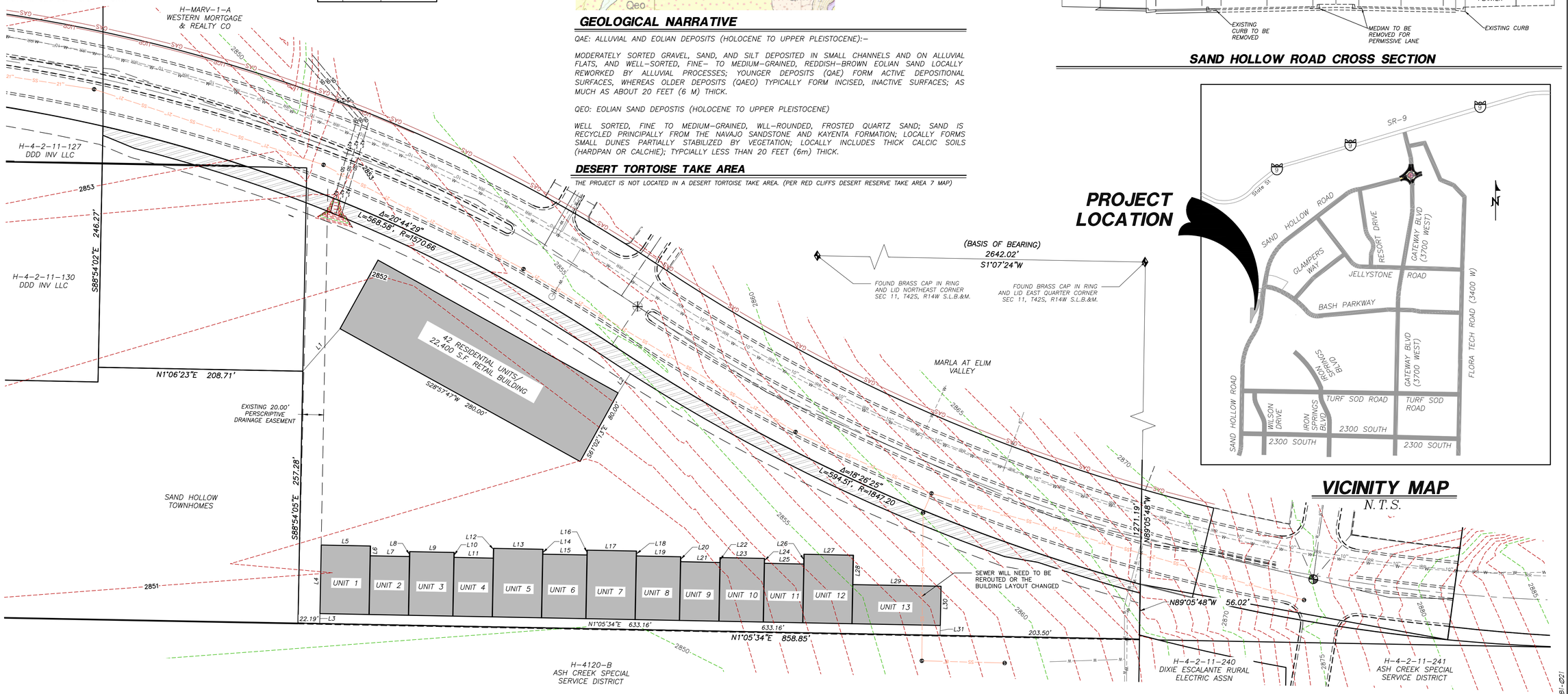
CONTACT REPRESENTATIVE:

BRENT MOSER
(801)–793–0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PUBLIC UTILITY EASEMENT
- SS — EXISTING SEWER LINE (SIZE SHOWN)
- W — 8" — EXISTING WATER MAIN (SIZE SHOWN)
- IRR — EXISTING IRRIGATION MAIN
- GAS — EXISTING GAS MAIN
- SD — 42" — SD — 42" — EXISTING STORM PIPE
- AREA OF ROADWAY TO BE DEDICATED
- S — EXISTING SEWER MANHOLE
- SECTION CORNER AS DESCRIBED





PROJECT LOCATION

VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT PLAN FOR:
BASH MANCAVES
LOCATED IN THE NE QUARTER OF SECTION 11, T.42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 11/19/2024
SCALE: 1"=50'

JOB NO.
281-021

SHEET NO:
1

281-021

PRELIMINARY SITE PLAN FOR:
BASH MANCAVES

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LAND USE SUMMARY

CURRENT ZONING – PLANNED COMMERCIAL
TOTAL DEVELOPMENT AREA = 247,810 SQ.FT. (5.689 AC)
TOTAL BUILDING FOOTPRINT AREA = 64,150 SF
TOTAL RESIDENTIAL UNITS = 42 (84 PARKING STALLS REQ'D)
TOTAL MANCAVE UNITS = 14 (EACH UNIT PROVIDES 4 PARKING STALLS)
– 5 LARGE UNITS (6 BEDROOMS) = 30 STALLS REQ'D
– 5 MEDIUM UNITS (5 BEDROOMS) = 25 STALLS REQ'D
– 4 SMALL UNITS (4 BEDROOMS) = 16 STALLS REQ'D
TOTAL OFFICE/RETAIL SPACE = 22400 S.F. = 90 REQ'D PARKING STALLS
TOTAL REQUIRED PARKING STALLS = 245
TOTAL PLANNED PARKING = 56 STALLS WITH MANCAVES AND 191 STALLS IN THE PARKING LOT = 247 TOTAL STALLS

TOTAL LANDSCAPE AREA = 55,679 S.F.

NOTES:

1. STORM WATER WILL BE COLLECTED AND CONVEYED VIA CURB AND GUTTER, CATCH BASINS AND PIPES TO A SUBTERRANEAN DETENTION BASIN, FROM THERE THE STORM WATER WILL BE RELEASED AT A CONTROLLED PRE-DEVELOPMENT RATE INTO THE NATURAL DRAINAGE AT THE NORTH SIDE OF THE PROPERTY. THE EXACT SYSTEM DESIGN AND PARAMETERS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE.

OWNERS:

BASH HOLDINGS LLC
LARSON THOMAS GUY, ET AI

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

KEYNOTES:

1. NEW CURB & GUTTER, TYPE HB30-7 DETAIL NO. CC101
2. EXISITING CURB & GUTTER
3. NEW "A" CURB PER DETAIL NO. CC100
4. ADA RAMP
5. POTENTIAL DUMPSTER LOCATION
6. 12' TRAIL
7. 6' SIDEWALK

N
E
S
W
50 0 50
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PUBLIC UTILITY EASEMENT
- EXISTING SEWER LINE (SIZE SHOWN)
- EXISTING WATER MAIN (SIZE SHOWN)
- EXISTING IRRIGATION MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- AREA OF ROADWAY TO BE DEDICATED
- LANDSCAPE AREA
- ADA RAMP
- EXISTING SEWER MANHOLE

H-MARV-1-A
WESTERN MORTGAGE & REALTY CO

H-4-2-11-127
DDD INV LLC

H-4-2-11-130
DDD INV LLC

43 RESIDENTIAL UNITS/
22,400 S.F. RETAIL BUILDING

14 MANCAVES

SAND HOLLOW TOWNHOMES

MARLA AT ELIM VALLEY

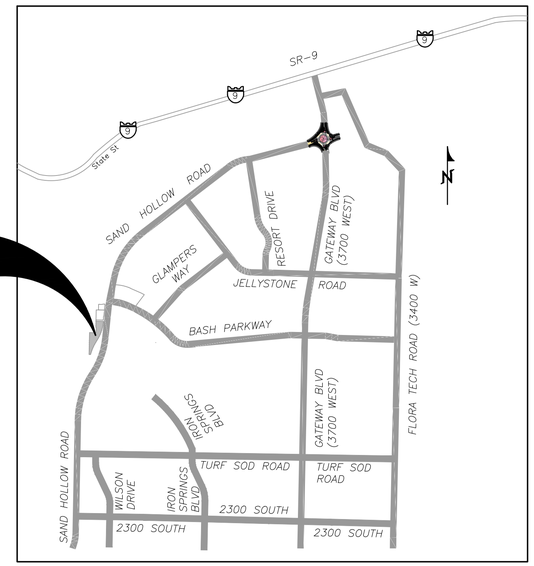
SEWER WILL NEED TO BE REROUTED OR THE BUILDING LAYOUT CHANGED

H-4120-B
ASH CREEK SPECIAL SERVICE DISTRICT

H-4-2-11-240
DIXIE ESCALANTE RURAL ELECTRIC ASSN

H-4-2-11-241
ASH CREEK SPECIAL SERVICE DISTRICT

PROJECT LOCATION



VICINITY MAP
N.T.S.

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PRELIMINARY SITE PLAN FOR:
BASH MANCAVES
LOCATED IN THE NE QUARTER OF SECTION 11, T.42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 11/15/2024
SCALE: 1"=50'

JOB NO.
281-021

SHEET NO:
1 OF 1

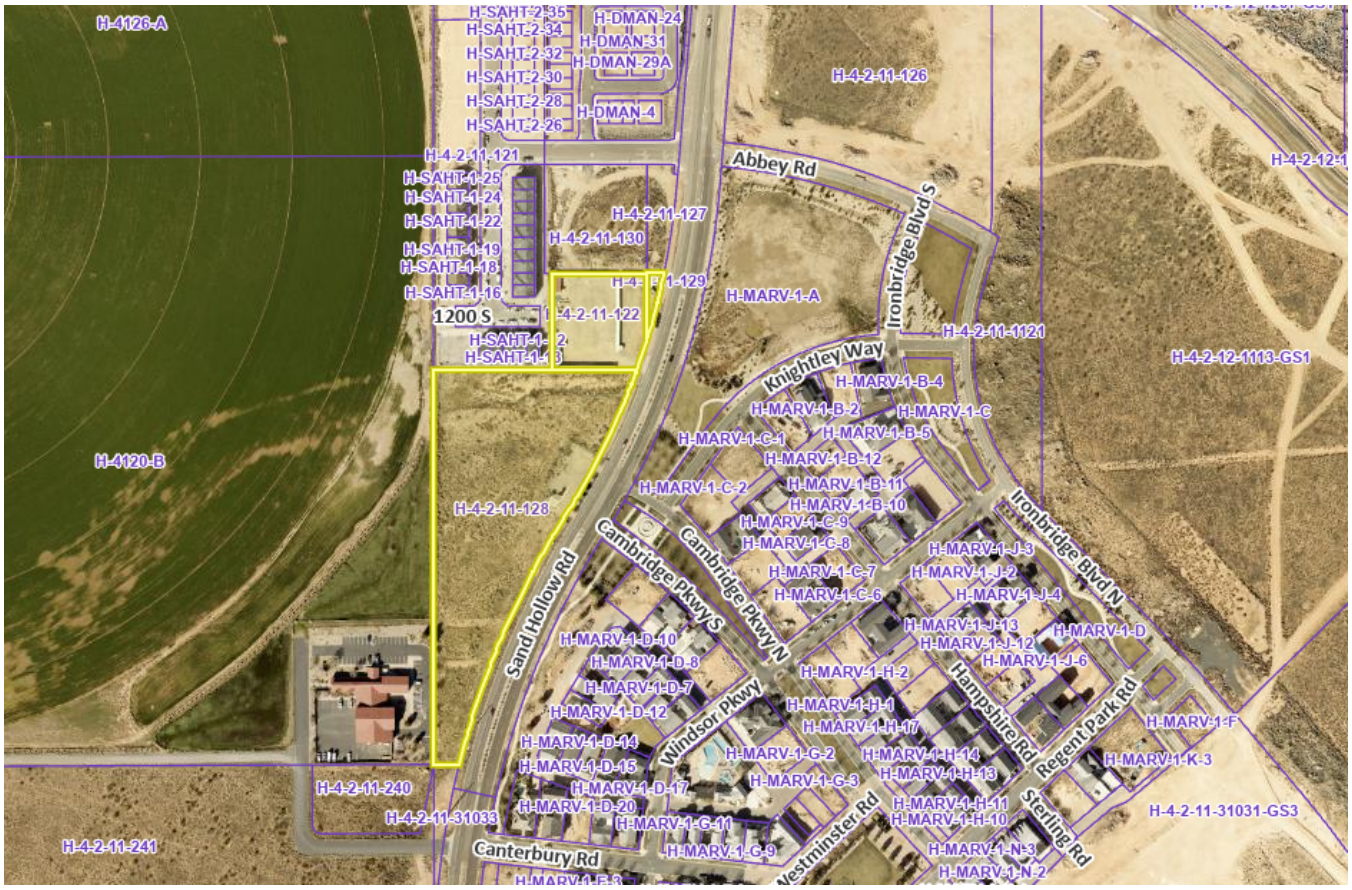
281-021

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-36 PP24-34
Type of Application:	Preliminary Site Plan and Preliminary Plat
Action Type:	Administrative
Applicant:	BASH Holdings
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan and Plat Approval
Location:	West of Marla at Elim Valley
Zoning:	Planned Commercial (PC)
General Plan Map:	Planned Community
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary plat and site plan for BASH Mancaves, a mixed-use development located across Sand Hollow Road from Marla at Elim Valley. This development was originally approved with a zone change to Planned Commercial in 2023, as part of the Sand Hollow Road Commercial development under the name of "Adventus Phase 2." This development consists of 42 residential units, 14 "mancaves," and 22,400 square feet of office/retail space.



JUC Comments
The following items will need to be addressed:

1. **Public Works:** 1) Looks like only access is right in- right out. Where will traffic turn around? 2) Drainage?
2. **Power:** Dixie Power area. [No comments received.]
3. **Sewer:** Sewer line can not be rerouted or the line will not drain due to topography. The building layout will need to change. There is an existing easement over the sewer line that will need to be maintained.
4. **Street:** Current storm drain system is 70-80 percent full of sand. Marla Drainage Outfall. Will need to coordinate drainage with Ash Creek. Currently an open ditch.
5. **Water:** Okay. Needs a waterline loop with ductile iron pipe.
6. **Engineering:** Engineering recommends denying the preliminary site plan until: 1.) A realistic public storm drain outfall for the entire Gateway at Sand Hollow PID area is depicted (HCC 10-7-10(D)(2) & HCS 3.4.1(paragraph 10); 2.) Accesses are made to meet standard spacing requirements (HCS 3.2.4.3 & Tables 11 & 12 of the Transportation Master Plan, pgs. 104 & 105); and 3.) Preliminary plans are finalized by the applicant (see sewer will need to be rerouted or the building layout changed note). Hurricane City Standard 3.2.4.2(G) states, "new access locations created by development shall be unified whenever possible to create the fewest number

of access points onto arterials or major collectors. Cross use agreements shall be required where necessary." The planning commission should determine if cross access easements to Abbey Road (across mad moose rentals) and Ash Creek Special Service District's parking lot should be made necessary. Sand Hollow Road's intersections with Turf Sod Road and Bash Parkway are the nearest planned traffic signals. Are the existing medians meant to stay?

7. **Fire:** Approved.
8. **Cable:** [No comments received.]
9. **Phone:** No comments.
10. **Gas**: [No comments received.]
11. **Water Conservancy:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees."

Staff Comments: Preliminary Site Plan

1. The zoning for this property is Planned Commercial. Planned Commercial is a mixed-use zoning that requires a mixture of residential and commercial use. HCC 10-15-8(D)(1)(b) states: *The preliminary site plan shall show general areas and proposed percentages of use.* Where it appears that a portion of the development will be a vertical mixed use product (i.e. commercial on the first floor, residential on upper floors) not enough information is given to ascertain whether the required percentages of use are met.
2. **Parking:** The site plan indicates that 240 parking stalls are required and 243 are provided. Although there is not a clear parking standard for the proposed use, staff does not have any concerns with the parking calculations provided by the applicant.
3. **Landscaping:** A landscape plan will be required with the final site plan. They will have to ensure they are providing enough parking lot landscaping for a parking lot this size. HCC 10-32-6 and HCC 10-15-8 states:

    a. *G. Landscaping. Landscaping within a planned commercial development shall comply with the following standards:*

    b. *Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.*

    c. *The applicant shall comply with City standards for landscaping.*

    d. *In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.*

e. *Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this chapter, other landscape requirements within the City landscaping and screening standards shall apply.*

f. *D. Parking lot landscaping.*

g. *1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*

h. *a. Multiple-family residential. A minimum of ten percent of total parking lot area.*

i. *b. Office and commercial. A minimum of seven percent of total parking lot area.*

j. *c. Industrial and warehouse. A minimum of five percent of total parking lot area.*

k. *2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*

l. *3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*

m. *4. Landscape islands should be located in the following priority:*

n. *a. To define major drives and accessways;*

o. *b. To delineate ends of parking rows;*

p. *c. At aisle intersections; and*

q. *d. Within parking rows.*

4. All park strips will need to be landscaped and have the proper improvements.
5. As proposed this site will have two accesses on Sand Hollow Road, both of which will be right-in right-out due to an existing median in Sand Hollow Road. As Engineering points out (JUC comment #6) connectivity through to the property to the north should be required by the Planning Commission.
6. We have received a will serve letter from Hurricane City Water and Ash Creek Special Service District.
7. A note indicating whether or not the property is in a tortoise take area has not been provided.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends the Planning Commission deny this application with the following findings:

1. The site plan is vague and cannot be interpreted as to whether the applicable zoning standards are met.
2. The storm drainage plan is deficient.
3. The site plan needs to be adjusted to move a building away from a sewer line.
4. The site plan needs to include connectivity to the north.
5. Access spacing needs to be addressed and additional connectivity to Abbey Road needs to be shown.

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: Warehouse, showroom, office space.

Tenant / Project Name: Luisa's Corner

Bldg. Address: Southwest Corner of Sand Hollow Road and Tallystone Road

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase: NA

Block: Lot #: NA Parcel ID #: H-4-2-11-21121-GS1

Zone: GC

Property Owner: SH Rental Holdings LLC

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Brent Moser

License #: P: (801) 793-0346

Address: 6610 W COURT ST

City: Pasco State: WA Zip: 99301

Email: enhancedhomesofutah@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-37

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Luisa's Car Was: Parcel, H-4-2-11-21121-GS1 (south section), is currently owned by SH Rental Holdings LLC. There will Warehouse, showroom, office space.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-37
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	SH Rental Holdings LLC
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	Southwest corner of Sand Hollow Road and Bash Parkway
Zoning:	General Commercial (GC)
General Plan Map:	Neighborhood Commercial
Recommendation:	Deny
Report Prepared by:	Fred Resch III

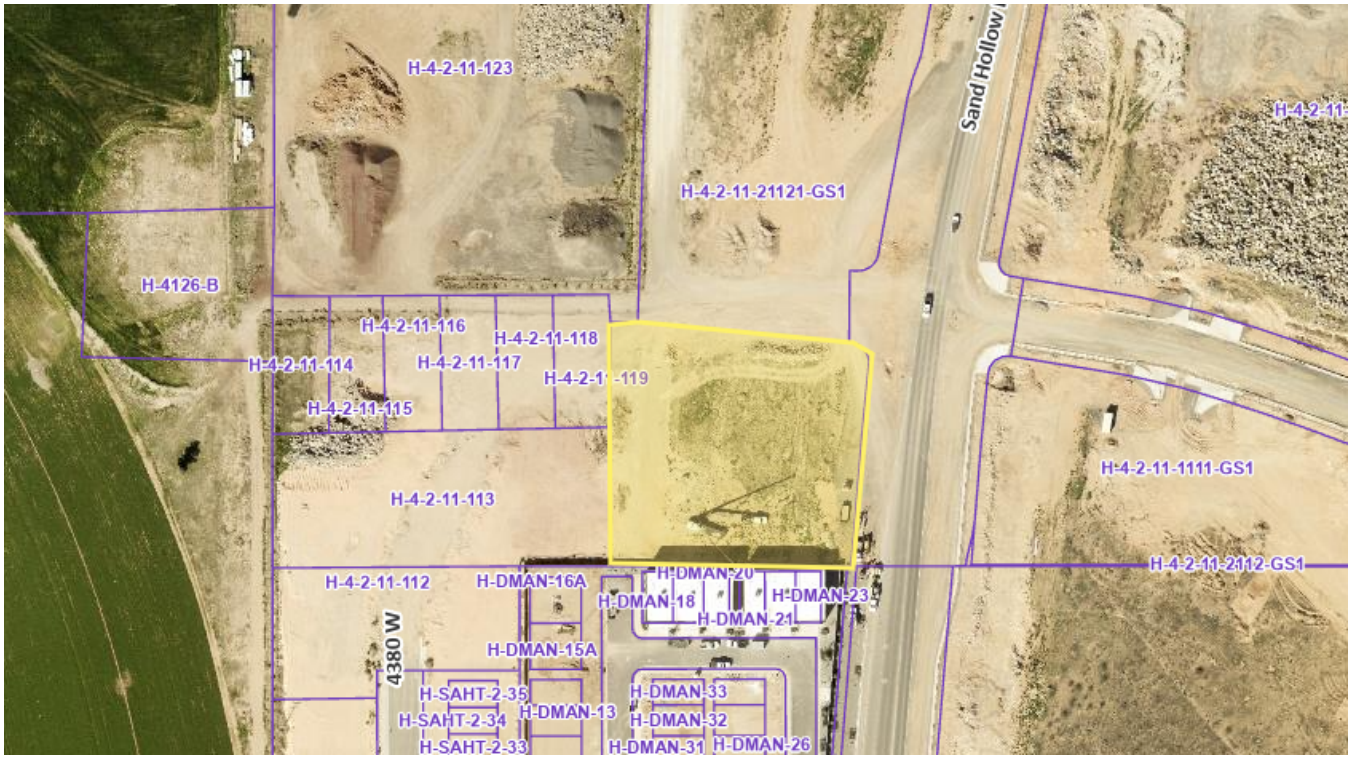
Discussion:
The applicant has filed a preliminary site plan for Luisa's Corner, a commercial development consisting of warehouse space, showroom and office space. This property is located along Sand Hollow Road north of Dixie Mancaves at the intersection of Bash Parkway and Sand Hollow Road. The Site is zoned General Commercial (GC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Applicant agrees to reroute power line to property lines and to invest in making sure neighboring buildings maintain power.
3. **Water:** Okay.
4. **Street:** Storm drain needs to be taken care of at construction drawings
5. **Sewer:** No comments.
6. **Engineering:** Engineering is hesitant to give a positive recommendation without seeing the expected truck path(s); nevertheless, the Planning Commission's discussion with the applicant may render the expressed concerns moot. If approval is granted it should be conditioned on Bash Parkway being dedicated to public use. A turning template should illustrate how a typical truck is expected to reach the loading dock (HCC 10-7-10(D)(2)(a)(4)). Backing on bash parkway must

not be allowed (HCS 3.2.4.2(J)). HCC 10-33-5(B) states, "service and loading bays shall be oriented away from neighboring residential areas and major public streets." How and when will Bash Parkway be dedicated? Dedication must be completed before a building permit can be issued (HCC 10-7-13(E)(2)). The existing utilities must be located and accurately depicted. The Bash Car Wash preliminary site plan seemed to show existing utilities under curb & gutter.

7. **Fire:** 1. No fire hydrant shown. Must be installed per 2021 IFC. 2. Possible fire suppression for the building. 3. FDC and hydrant located for suppression. Based on the size of the building, Fire suppression may be required. Check with Hurricane City Building Official.
8. **Phone:** No comment.
9. **Gas**: No comment.
10. **Fiber:** No comment.
11. **Water Conservancy:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available.The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees."



Boundaries are approximate

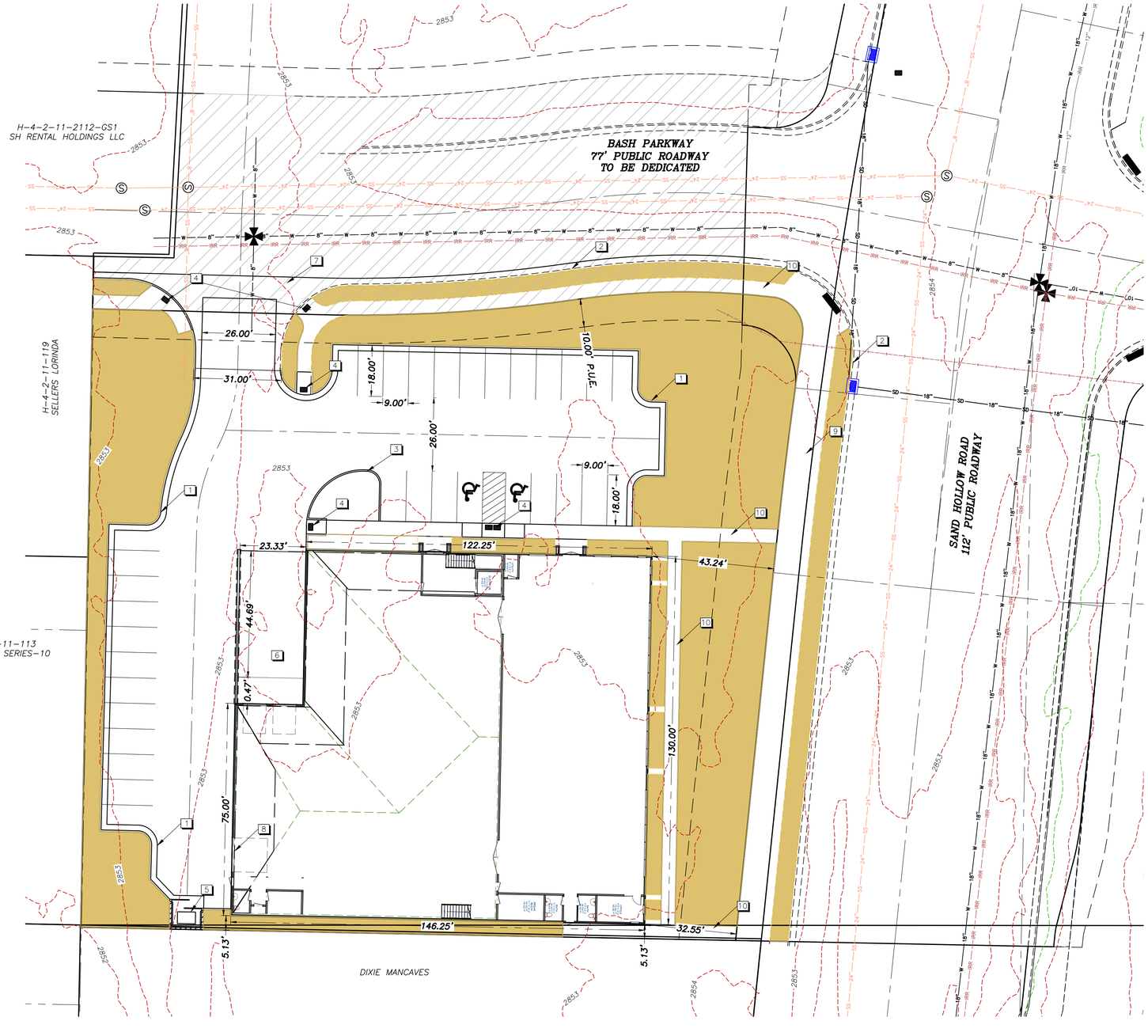
Staff Comments: Preliminary Site Plan

1. The proposed uses of office space and showroom are permitted uses in the General Commercial zone. Warehouses are not permitted in General Commercial.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. The proposed use is not permitted by the property's zoning; therefore, staff recommends this item be denied.

PRELIMINARY SITE PLAN FOR:
LUISA'S CORNER

LOCATED IN SECTION **, TS, R**W, S.L.B.&M.**
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- SECTION LINE
- CENTER LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PUBLIC UTILITY EASEMENT
- EXISTING SEWER LINE (SIZE SHOWN)
- EXISTING WATER MAIN (SIZE SHOWN)
- EXISTING IRRIGATION MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- AREA OF ROADWAY TO BE DEDICATED
- LANDSCAPE AREA
- ADA RAMP
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE CLUSTER
- EXISTING STORM DRAIN BOX

N
W E
S
20 0 20
SCALE IN FEET

SITE DATA:

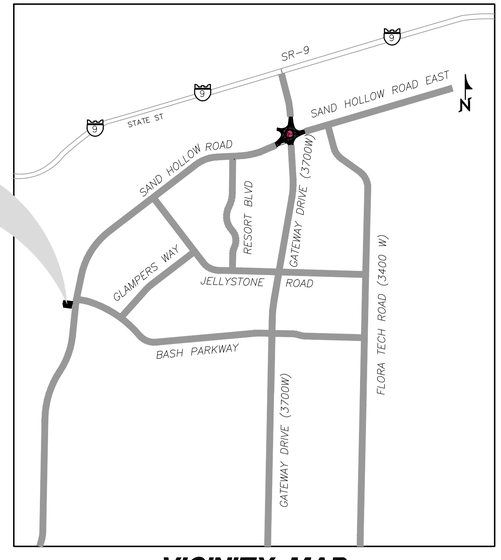
1. SITE IS ZONED PLANNED COMMERCIAL
2. THIS FACILITY WILL BE USED AS A WAREHOUSE/OFFICE SPACE
3. STORM WATER WILL BE CONVEYED VIA CURB AND GUTTER TO THE EXISTING STORM DRAIN ON SAND HOLLOW ROAD. A MORE FORMAL STORM DRAIN PLAN WILL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

TOTAL GROSS ACREAGE:	1.228 AC 53,473 SQ.FT
SQ. FT. OF R-O-W	16,468 SQ. FT.
SQ. FT. OF BUILDING FOOTPRINT:	17,693 SQ.FT.
NUMBER OF REQUIRED PARKING SPACES:	UNKNOWN (1/EMPLOYEE ON HIGHEST SHIFT)
NUMBER OF PLANNED PARKING STALLS	33 (2 ADA)

KEYNOTES:

1. NEW CURB & GUTTER, TYPE HB30-7 DETAIL NO. CC101
2. EXISITING CURB & GUTTER
3. NEW "A" CURB PER DETAIL NO. CC100
4. ADA RAMP
5. DUMPSTER
6. LOADING DOCK
7. 8-FOOT WATER WAY
8. GARAGE DOOR
9. PID 12' TRAIL
10. 5' SIDEWALK

PROJECT LOCATION



VICINITY MAP
N.T.S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY SITE PLAN FOR:
LUISA'S CORNER
SW CORNER OF SAND HOLLOW RD AND BASH PKWY
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-14-2024
SCALE	1"=20'
JOB NO.	281-025
SHEET NO:	1

281-025 LUISAS CORNER.DWG

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: Car Wash

Tenant / Project Name: Preliminary Site Plan - BASH Carwash

Bldg. Address: Northwest Corner of intersections Bash Parkway and Sand Hollow Rd

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-4-2-11-21121-GS1

Zone: GC

Property Owner: Brent Moser

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Brent Moser

License #: P: (801) 793-0346

Address: 273 North 2470 West

City: Hurricane State: UT Zip: 84737

Email: enhancedhomesofutah@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-39

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Bash Car Wash: Parcel, H-4-2-11-21121-GS1 (south section), is currently owned by SH Rental Holdings LLC. There will be Warehouse, showroom, office space.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-37
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Brent Moser
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	Northwest corner of Sand Hollow Road and Bash Parkway
Zoning:	General Commercial (GC)
General Plan Map:	Neighborhood Commercial
Recommendation:	Table this item unless modifications are made.
Report Prepared by:	Fred Resch III

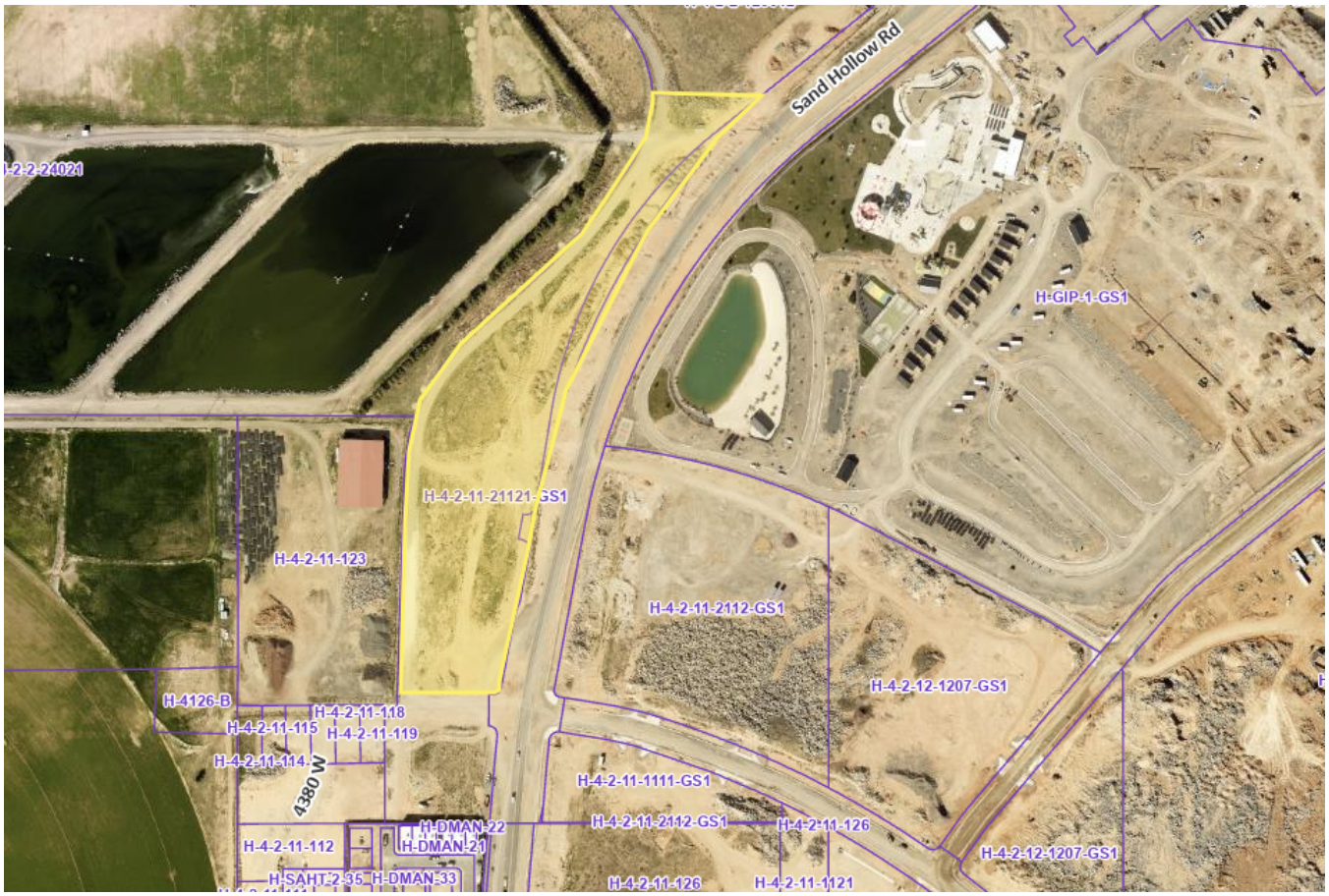
Discussion:
The applicant has filed a preliminary site plan for a proposed Bash Carwash, a commercial development consisting of a carwash and other commercial development. This property previously received site plan approval as a new Bash facility. This property is located along Sand Hollow Road north of the intersection of Bash Parkway and Sand Hollow Road. The site is zoned General Commercial (GC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Applicant agrees to reroute power line to property lines and to invest in making sure neighboring buildings maintain power.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** Ash Creek needs to maintain access to Lagoon Pond Gate - current configuration is not conducive for vehicle types accessing this area i.e. large construction vehicles, farm equipment, trucks pulling trailers loaded with hay etc.
6. **Engineering:** Engineering recommends denying the preliminary site plan until: 1.) A complete and accurate legal description of the proposed site is provided 2.) The scope of the preliminary site plan is made clear (how many buildings are being proposed? my department assumes that future buildings will need future site plans). 3.) The drawing display order is fixed. disposal of

the additional existing public right of way has yet to be approved. The May 2nd, 2024 City Council Minutes indicate Resolution 2023-41 was continued until Sand Hollow Road is complete. The legal description is incomplete and incorrect. Existing utilities may justify allowing a skewed intersection at Sand Hollow Road and Bash Parkway (see HCS 3.2.4.2(b)) . Please discuss further with public works and engineering.

7. **Fire:** Approved.
8. **Phone:** [No comment received.]
9. **Gas**: [No comment received.]
10. **Fiber:** No comment.
11. **Water Conservancy:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available.The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees."



Boundaries are approximate

Staff Comments: Preliminary Site Plan

1. The car wash is a permitted use in General Commercial; there is a "future building" on the site plan that has an unknown use. This needs to be clarified by the applicant what the use of this building is supposed to be.
2. Parking Requirements: HCC 10-34-10 requires for a car wash,

Car wash	1 space per employee	Plus stacking spaces per subsection 10-34-6D2 of this chapter

For stacking spaces HCC 10-34-6(D)(2) states:

Carwash:		
	a. Automatic wash accessory use	4 per bay
	b. Automatic wash primary use	4 per bay
	c. Self-wash	3 per bay

The site plan shows 131 stalls for the entire site which should be sufficient. Depending on the intended layout of the carwash more stacking space may be needed on the north side of the building. An exhibit showing that sufficient stacking space is provided should be depicted on the final site plan.

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

Sec. 10-32-5. Required landscaping.

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

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

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

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

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

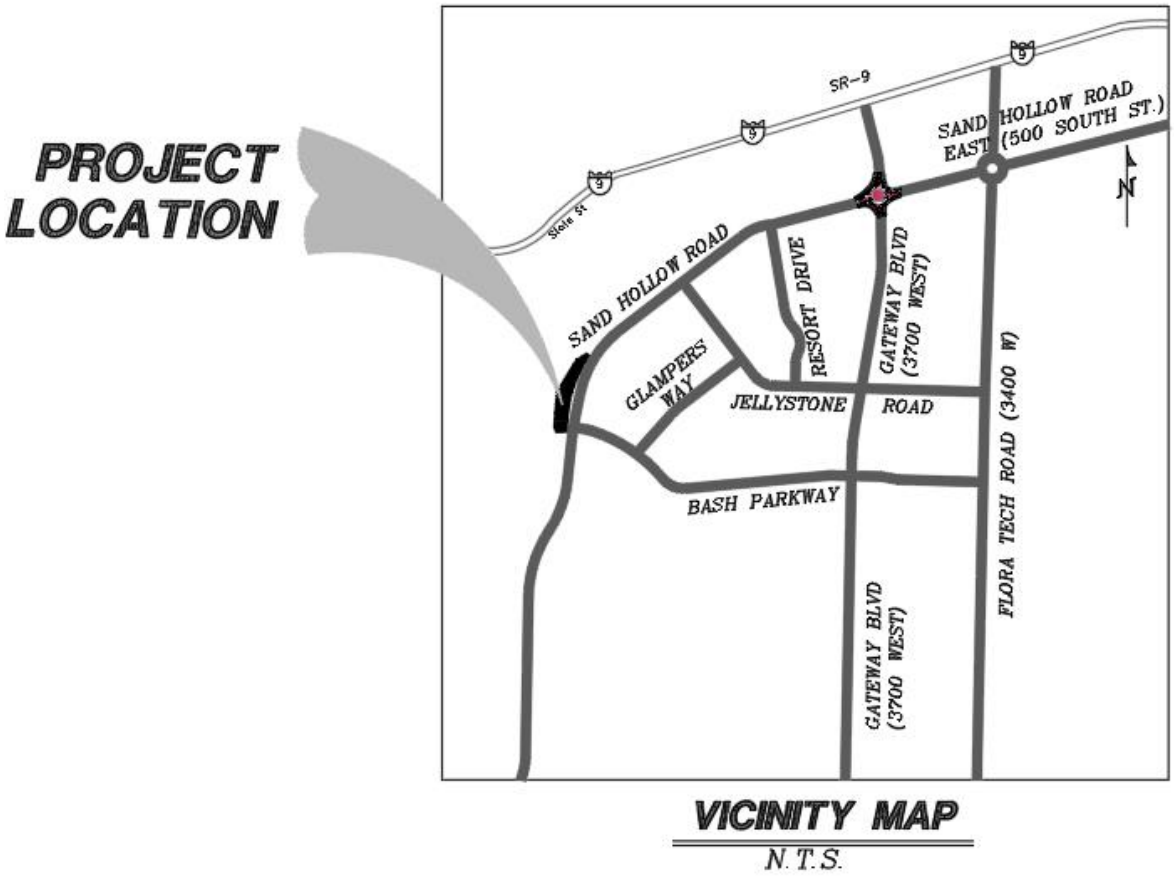
4. No direct access to this site will be permitted from Sand Hollow Road. Bash Parkway will need to be dedicated and constructed to this site before construction on the site can begin.
5. HCC 10-32-12(A)(3) states: *All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.*
6. The lot is flat; thus, staff does not have concerns about slopes on the property.

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

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff does not believe this preliminary site plan is acceptable as presented and recommends two options for moving forward:

1. It appears the applicant's primary objective with this application is the car wash and surrounding improvements. Staff believes this area is broadly acceptable and would recommend approval of just that section of the development subject to staff and JUC comments. The applicant would have to provide a new site plan only showing that area and improvements.
2. If the applicant does want to move forward on the total development, then staff would recommend tabling this item until all staff and JUC comments are addressed by the applicant.

BASH CAR WASH LOCATION



VICINITY MAP

N.T.S.

PRELIMINARY SITE PLAN FOR:
BASH CAR WASH

LOCATED AT 840 S SAND HOLLOW ROAD
LOCATED IN SECTION 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

60 0 60
SCALE IN FEET

4380 W IS SHOWN ON APPROVED CONSTRUCTION PLANS FOR SAND HOLLOW TOWNHOMES PREPARED BY BUSH & GUDGELL. ITS APPROXIMATE LOCATION HAS BEEN SHOWN.

NOTE :- THERE IS AN EXISTING FENCE ON THE WEST SIDE NEAR THE NORTH SIDE OF BASH PARKWAY ROAD HENCE ONLY INSTALL CURB TO PROPERTY LINE. ADA RAMP WILL BE INSTALLED WHEN THE PROPERTY TO THE WEST IS DEVELOPED AND FENCE IS REMOVED.

NOTE: THE DRIVE THROAT WILL BE DESIGNED AND BUILT WHEN THE RESTAURANT IS DESIGNED

FOUND ALUMINIUM CAP SECTION 11, T42S, R14W S.L.B.&M.

S 4380 W
H-4-2-11-117
H-4-2-11-118
H-4-2-11-119
H-4-2-11-112
H-4-2-11-113
H-4-2-11-131 DIXIE MAN CAVES LLC
H-4-2-11-123 ASH CREEK SPECIAL SERVICE DISTRICT
H-4-2-2-24021 ASH CREEK SPECIAL SERVICE DISTRICT
H-4-2-2-120012 SAND RED ROCK LLC
H-GIP-1-GS1
H-4-2-11-1111-GS1
H-4-2-11-2112-GS1

45.00'
30' STREET ACCESS/EXIT
S1°05'49"W 238.23'
N88°51'45"W 26.64'
S3°04'14"W 551.57'
EXISTING PROPERTY LINE
L=111.37', R=402.51 Δ=15°51'11"
POINT OF BEGINNING
2657.22' S88°51'50"E
L=213.94', R=402.51 Δ=30°27'11"
S49°38'39"W 250.77'
S88°51'17"E 240.45'
N5°51'42"E 129.85'
AREA DEDICATED TO CITY
20.00' EASEMENT
10.00' EASEMENT
5.50'
5.00'
2.50'
77.00' ROW
1100 SOUTH RD
FUTURE DEVELOPEMENT
26.00'
25.21'
14.00'
60.62'
126.09'
51.11'
68.50'
CARWASH
FUTURE BUILDING
130.00'
42.96'
120.00'
6.00' SWLK
4.00' SWLK
GATE
9.00'
18.00'
8.40'
DINING AREA & RESTROOMS
30.00'
2 LANES FOR CAR STACKING
L=162.22', R=2047.00 4°32'26"
SAND HOLLOW ROAD
EXISTING ROW
DETENTION BASIN D20
BASH PARKWAY
N10°24'08"E 629.46'
60.00' POWER EASEMENT
CITY TO DEED ROW TO SH RENTAL HOLDINGS IN SAND HOLLOW ROAD DEDICATION
146.42' S43°53'20"W
L=745.72', R=1015.00 Δ=42°05'43"
152.80' S36°47'49"W
L=162.12', R=250.00 37°09'15"
30' SEWER EASEMENT
FUTURE ACCESS TO ASH CREEK AND EMERGENCY ACCESS TO BASH FACILITY
AREA DEEDED TO THE SH RENTAL HOLDINGS LLC BY THE BIG SPRINGS PROPERTIES
FUTURE 77' ROW PUBLIC ROAD
2.50' CURB & GUTTER
5.50' PLANT STRIP
5.00' SIDEWALK
AREA DEEDED TO CITY AND WILL BE WORKED WITH THE OWNERS OF SAND RED ROCK LLC
N88°51'17"W 242.28'
2.50' CURB & GUTTER
5.50' PLANT STRIP
12.00' TRAIL
AREA DEEDED TO CITY BY SH RENTAL HOLDINGS LLC
AREA DEEDED TO BIG SPRINGS PROPERTIES, LLC BY THE SH RENTAL HOLDINGS LLC
AREA DEEDED TO BIG SPRINGS PROPERTIES, LLC BY THE CITY
AREA STAYS WITH THE CITY
2651.36' S88°46'40"E
PROPOSED CENTERLINE
EXISTING CENTERLINE
DETENTION BASIN D13

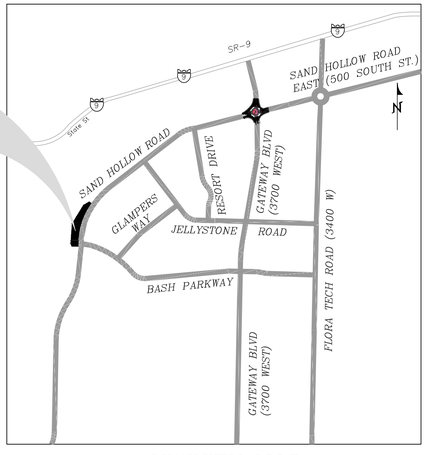
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED FENCE
- EXISTING FENCE
- SECTION LINE
- PROPOSED CURB AND GUTTER
- SANDHOLLOW ROAD CURB AND GUTTER
- PROPOSED 10' P.U.E.
- EXISTING 30' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- STORM DRAIN LINE
- EXISTING TRAIL
- GRAVEL AREA
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- LANDSCAPE
- STREET STOP SIGN
- SECTION CORNER AS DESCRIBED
- TRAFFIC FLOW DIRECTION
- PROPOSED PHONE
- IRRIGATION LINE
- PROPOSED GAS
- PROPOSED POWER
- PROPOSED WATER
- EXISTING OHP LINE
- EXISTING 18" WATER LINE
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- ADA RAMPS
- AREA DEEDED TO SH RENTAL HOLDINGS LLC BY CITY
- AREA DEEDED TO BIG SPRING PROPERTIES LLC BY CITY
- AREA DEEDED TO CITY

SITE PLAN NOTES:

1. CONSTRUCT ALL FEATURES PER STANDAROAD DETAILS UNLESS OTHERWISE NOTED.

PROJECT LOCATION



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

COMMENCING AT NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE THE SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNEING. THENCE SOUTHWESTERLY ALONG THE ARC OF A 402.51 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 213.94 FEET, THROUGH A CENTRAL ANGLE OF 30°27'11", (LONG CHORD BEARS: S34°25'03"W 211.43 FEET); THENCE S49°38'39"W 250.77 FEET; THENCE S43°53'20"W 146.42 FEET; THENCE S36°47'49"W 152.80 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 162.12 FEET, HAVING A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S89°38'36"W, THROUGH A CENTRAL ANGLE OF 37°09'15" (LONG CHORD BEARS: S18°13'13"W 159.29 FEET); THENCE N88°51'17"W 242.28 FEET; THENCE N52°29'51"E 135.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1015.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 745.72 FEET, THROUGH A CENTRAL ANGLE OF 42°05'43", (LONG CHORD BEARS: N31°27'00"E 729.06 FEET); THENCE N10°24'08"E 629.46 FEET; THENCE NORTHERLY ALONG THE ARC OF A 2047.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 162.22 FEET, THROUGH A CENTRAL ANGLE OF 04°32'26", (LONG CHORD BEARS: N08°07'55"E 162.18 FEET); THENCE N05°51'42"E 129.85 FEET; THENCE S88°51'17"E 240.45 FEET;THENCE S01°05'49"W 238.23 FEET; THENCE N88°51'45"W 26.64 FEET; THENCE S03°04'14"W 551.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 402.51 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 111.37 FEET, THROUGH A CENTRAL ANGLE OF 15°51'11", (LONG CHORD BEARS: S11°15'52"W 111.01 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 368438 SQUARE FEET OR 8.458 ACRES.

SITE DATA:

TOTAL GROSS ACREAGE:	292,723.20 SQ.FT.
TOTAL CAR WASH FLOOR AREA:	11,230.72 SQ.FT.
NUMBER OF PARKING SPACES:	131
NUMBER OF ADA PARKING STALLS	4
TOTAL ASPHALT AREA	123,274.83 SQ.FT.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387

PROVALUE ENGINEERING

UTAH LICENSED STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
11/19/24

PRELIMINARY SITE PLAN FOR:
BASH CAR WASH
LOCATED AT 840 S SAND HOLLOW ROAD
LOCATED IN SECTIONS 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 11/19/2024
SCALE: 1"=60'
JOB NO. 281-027
SHEET NO: 1 OF 1

PRELIMINARY SITE PLAN

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: Site plan for Mad Moose.

Tenant / Project Name: MAD MOOSE

Bldg. Address: 4345 West Abbey Road

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-4-2-11-130

Property Owner: Spencer Finch

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Spencer Finch

License #: P: (435) 773-5234

Address: 5193 W Industrial Drive

City: Hurricane State: UT Zip: 84737

Email: spencer@madmooserentals.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-40

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Narrative

Construct a 9000 SF building to take care of operation of rentals, tours and repairs of Mad Moose, UTV, ATV and boats.

Vicinity Map



PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-40
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Spencer Finch
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	4345 W Abbey Road
Zoning:	General Commercial (GC)
General Plan Map:	Neighborhood Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

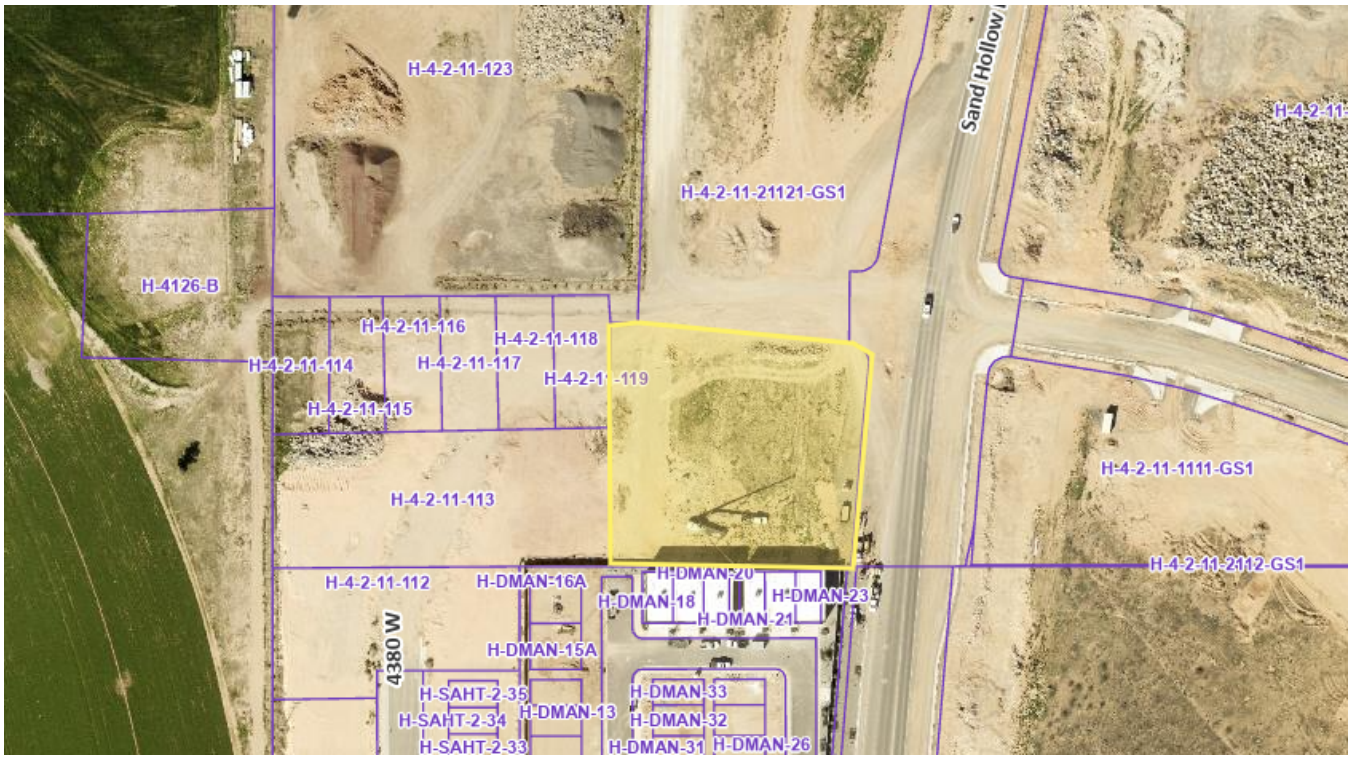
Discussion:
The applicant has filed a preliminary site plan for a new Mad Moose Rentals location. This business is currently operating (without city approvals) near Sand Hollow Resort and is moving to a location along Sand Hollow Road, south of Dixie Mancaves. This will consist of a 9,000 sq ft office building with the rest of the site being a staging area and parking. This property is zoned General Commercial (GC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Applicant agrees to reroute power line to property lines and to invest in making sure neighboring buildings maintain power.
3. **Water:** Okay.
4. **Street:** What is the plan for drainage on the site?
5. **Sewer:** Will there be restroom facilities? Any lateral will need to be stubbed to Sand Hollow Road.
6. **Engineering:** Engineering recommends approving the Preliminary Site Plan subject to requiring a cross access easement for the properties to the south (currently proposed as Bash Mancaves). A discussion on how the cross access should look would be beneficial to the applicant and engineering staff. HCS 3.2.4.2(K) states, "commercial developments are generally required to

provide at least two improved accesses to the development... adjacent developments may be required to combine or share driveway access to public roadways." The planning commission should specify if a cross access easement benefiting the properties to the south (bash mancaves) must be required. It appears the proposed features and a cross use drive aisle can coexist. The existing curb & gutter must be removed & reconstructed, the asphalt trail must be 12' wide, and the landscape strip in the public right of way must be 6.50' wide to match the standard sand hollow road cross section (112' public right of way). It appears that a 9' wide roadway dedication is needed from the subject property for sand hollow road to meet its master planned width.

7. **Fire:** Approved.
8. **Phone:** [No comment received.]
9. **Gas**: [No comment received].
10. **Fiber:** No comment.
11. **Water Conservancy:** "Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available.The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees."



Boundaries are approximate

Staff Comments: Preliminary Site Plan

1. The proposed use of vehicle and equipment rental is a permitted use in the General Commercial zone.
2. Parking Requirements:

Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum

The site would require 36 parking stalls in the office and five parking stalls for the number of vehicles depicted on display in their site plan for a total of 41 required parking stalls. They are depicting 55 standard parking stalls on their site plan which meets this code.

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

Sec. 10-32-5. Required landscaping.

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

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

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

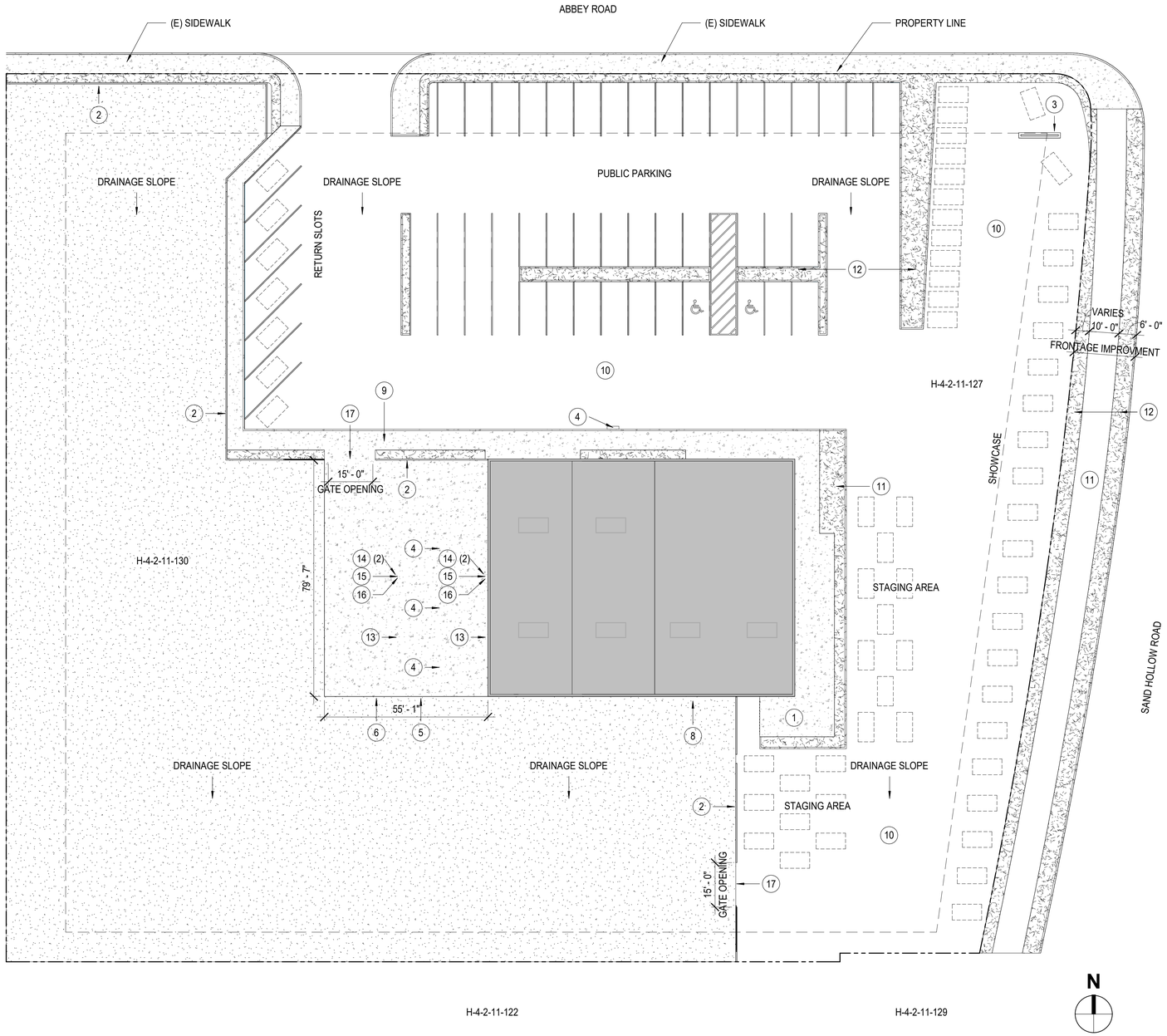
2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

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

4. While this site is able to operate independently, the Planning Commission should require connectivity with the proposed development to the south to provide greater connectivity and alleviate traffic at the Abbey Road and Sand Hollow Road intersection.
5. The lot is flat; thus, staff does not have concerns about slopes on the property.

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

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. If the applicant can address staff's concerns with the use, staff would recommend approval subject to staff and JUC comments including the provision of cross access with the property to the south.



1 A0.01 SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN SHEET NOTES

1. FOR GENERAL NOTES APPLICABLE TO ALL DRAWINGS REFER TO THE "PROJECT GENERAL NOTES".

SITE PLAN KEYNOTES

NOTE: NOT ALL KEY NOTES ARE USED ON EVERY SHEET

1. STEEL FRAME TRELLIS WITH CEDAR 2X6 WOOD
2. 6'-0" TALL CMU FENCE
3. ILLUMINATED MARQUEE SIGN: 10" CMU BLOCK W/ 6' WIDE FOOTING CLADDED WITH METAL PANEL 12'-0" TALL
4. ADDITIONAL SITE DRAIN
5. SHADE TENT BY OWNER
6. SHED BY OWNER
7. WATER DETENTION BASIN
8. 2% SLOPE AWAY FROM BUILDING
9. CONCRETE
10. ASPHALT
11. ASPHALT TRAIL
12. PLANTING WITH DRIP SYSTEM
13. PRESURE HOSE
14. HOSE BIB
15. COMPRESSED AIR
16. ELECTRICAL OUTLET
17. SLIDING ELECTRIC GATE

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- MAIN ENTRY
- (E) CONCRETE
- (N) CONCRETE
- SHRUBS
- SHRUBS
- ASPHALT
- ROAD BASE GRAVEL

MAD MOOSE
OLD ROAD
HURRICAN, UT 84737

FORMED ARCHITECTURE
UTAH || 801-433-7010
SAN FRANCISCO || 415-295-6623

BHB STRUCTURAL
2150 S. Main Street
Salt Lake City, Utah
84115
801.355.5656
bhb@bhbengineers.com

ISSUED FOR: DATE:
SD PRICING SET 12/02/2024

NOT FOR CONSTRUCTION

STAMP

SITE PLAN

A0.01

PROJECT NO. 2405

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Site Plan (Preliminary)

Description: Sports Field, Pickleball Courts, Community Use Pav

Tenant / Project Name: Gateway Park

Bldg. Address: Southwest corner of Jellystone Rd and gateway BLVD

City: Hurricane City State: UT Zip: 84737

Subdivision: Gateway Park Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1208-GS1

Zone: R1-8

Property Owner: Tim Tippett

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPSP24-41

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Gateway Par: Parcel H-4-2-12-1208-GS1, is currently owned by Western Mortgage & Realty Co. It is 122.28 acres of land to be used for sports fields, pickleball courts, community use pavilion, parking stalls, trails and landscape area.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	PSP24-41
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co.
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan Approval
Location:	Southwest corner of Jellystone Road and Gateway Blvd.
Zoning:	Single Family Residential R1-8
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report prepared by:	Fred Resch III

Discussion:
The applicant is proposing a park along Gateway Blvd between Jellystone Road and Bash Parkway. As part of their approvals the Gateway to Sand Hollow Public Infrastructure District is required to construct two city parks within their development, this being the first one. It is proposed that the park have amenities such as sports fields, pickleball courts, pavilions, trails and open space. The site is zoned Single Family Residential R1-8.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area.
3. **Water:** Okay.
4. **Streets:** No comments.
5. **Sewer:** No comments.
6. **Engineering:** The existing conditions should be better represented for city staff and the planning commission to appropriately envision the site with the applicant (hcc 10-7-10(d)(2)). it seems a significant storm drain outlet from the north isn't shown, it appears the existing grade surface model is outdated, and it's unclear what infrastructure on bash parkway, gateway boulevard, and jellystone road is already there (i.e. access locations). Engineering recommends tabling the preliminary site plan for gateway park until the applicant is able to meet with the parks

department and streets department to consider each of the comments together. HCS 3.4.1(paragraph 14) states, [drainage] improvements designed to protect a development shall be considered permanent and shall be designed and constructed accordingly. Such improvements shall be easily maintained by the maintaining agency. Fencing or another obstruction should be implemented between the play structure and Gateway Boulevard and the parking lot. Similarly, between the sports field and Gateway Boulevard for pedestrian access management (HCC 10-33-5(H)(2)). Vehicle turnaround should be included in the south parking lot's design (HCC 10-33-4(A)) vehicle connectivity between parking lots is debatable (see HCC 10-34-8(F))

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



Staff Comments: Preliminary Site Plan

1. The proposed use of a park is permitted in the R1-8 zone.
2. Parking Requirement: Per HCC 10-34-10,

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

The site plan shows 122 parking stalls for the site. The applicant will need to provide a parking study showing that this is an adequate amount of parking for the proposed uses of the site. Planning staff does not believe an internal connection between the two proposed parking lots is necessary and requiring one could cause unnecessary conflict between vehicles and pedestrians within the park.

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

Sec. 10-32-6. Required landscaping.

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

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

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

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

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

C. Parking strip landscaping. All parking strips shall be landscaped.

D. Parking lot landscaping.

1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:

a. Multiple-family residential. A minimum of ten percent of total parking lot area.

b. Office and commercial. A minimum of seven percent of total parking lot area.

c. Industrial and warehouse. A minimum of five percent of total parking lot area.

2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

4. Landscape islands should be located in the following priority:

a. To define major drives and accessways;

b. To delineate ends of parking rows;

c. At aisle intersections; and

d. Within parking rows.

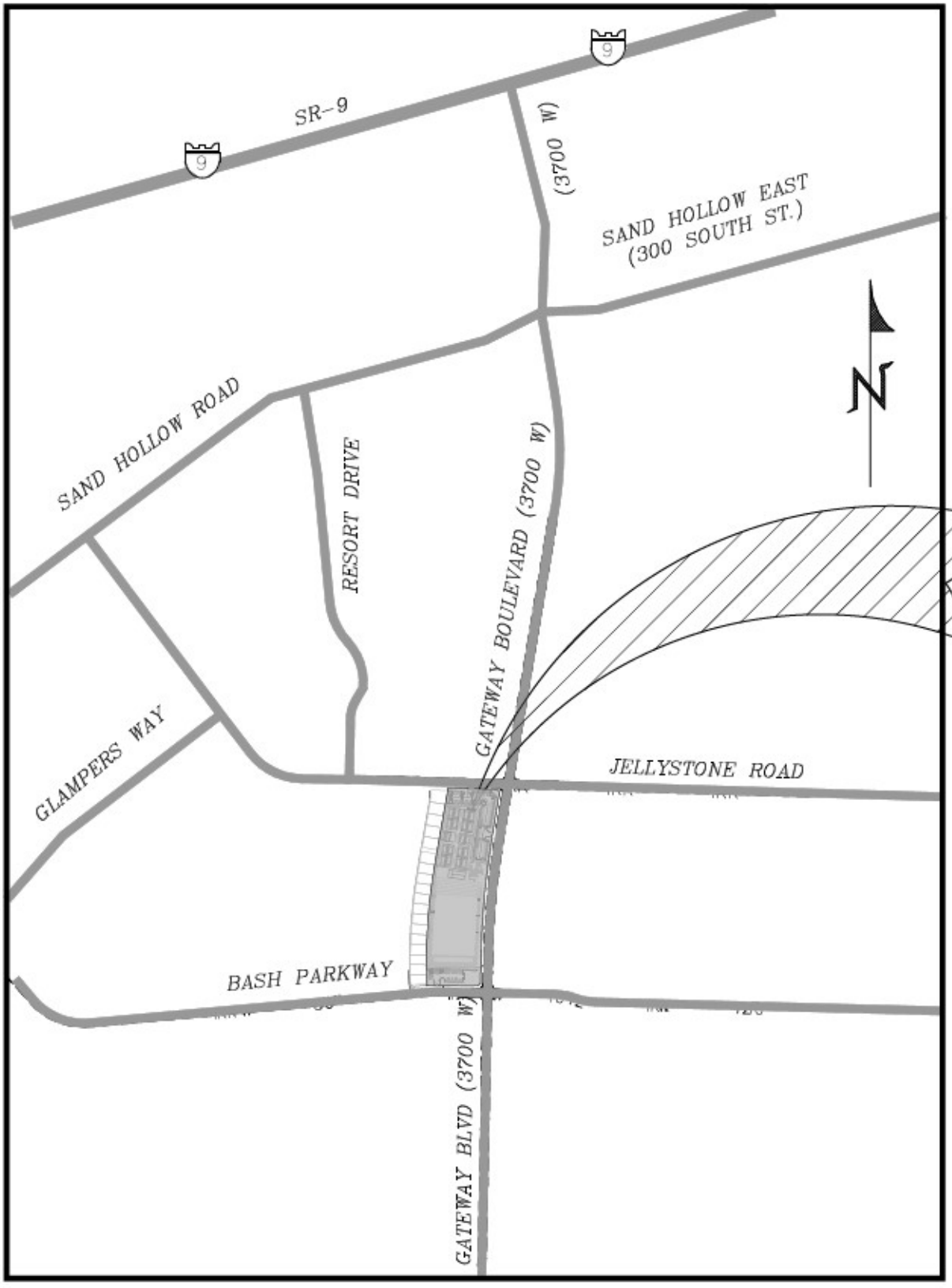
a. A full landscaping plan will be required with the final site plan.

4. The sports fields on the south end are within a planned drainage facility for the area. Placing sports fields within large drainage facilities is an efficient way to keep sports fields watered without using other sources.

5. The Parks, Trails, and Recreation Master Plan recommends that parks are designed with collaboration between different community groups to further the goal of the master plan. While that collaboration hasn't happened at this stage the planning staff finds that this site plan is acceptable as a broad starting off point. Staff recommends additional collaboration between staff and the applicant takes place before finalizing the plans.

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

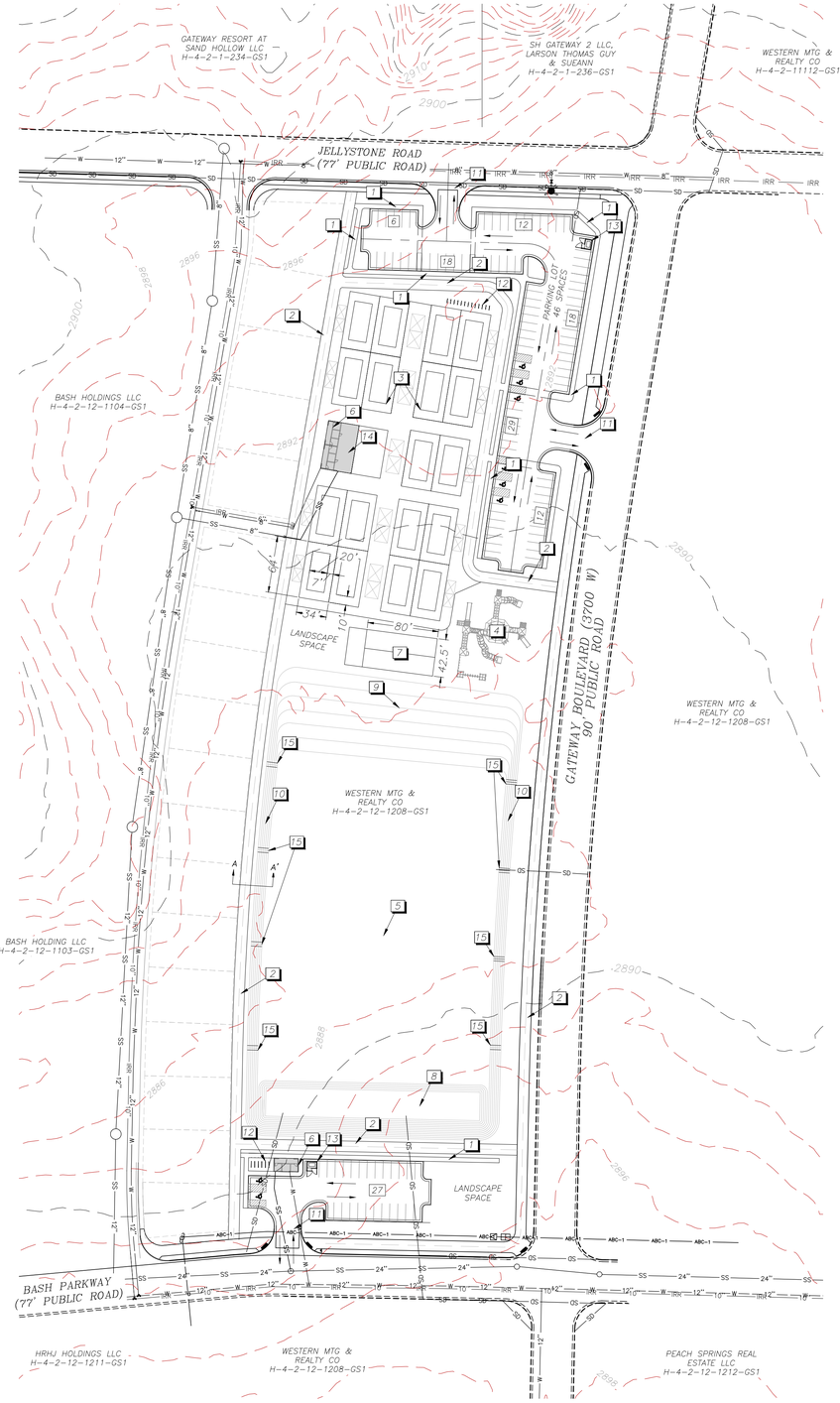
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends approval subject to staff and JUC comments.



VICINITY MAP

PRELIMINARY SITE PLAN FOR:
GATEWAY PARK

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



PRELIMINARY SITE PLAN NOTES

1. 5 FT WIDE CONCRETE WALKWAY
2. 12 FT WIDE TRAIL
3. 18x PICKLEBALL COURTS
4. KIDS PLAYGROUND SET
5. 7 FT DEEP RETENTION POND (SPORTS FIELD)
6. RESTROOM UNITS & DRINKING FOUNTAINS
7. PAVILION FOR GROUP ACTIVITY W/ STORAGE BUILDING
8. 11 FT DEEP RETENTION POND
9. ELEVATION CONTOURS
10. THREE ROWS OF TERRACE SLOPE FOR SEATING
11. MAIN ENTRANCES
12. BIKE RACKS
13. TRASH CANISTERS
14. SPACE FOR CONCESSIONS
15. FLIGHT OF STEPS

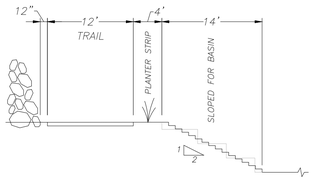
SITE DATA

1. SIZE OF PROPOSED DEVELOPMENT: 122.28 ACRES
2. LAND USE SUMMARY:
   - 2.1. SPORTS FIELD: 131,545 SQ.FT. (TEAM SPORTS)
   - 2.2. PICKLEBALL COURTS: 18
   - 2.3. COMMUNITY USE PAVILION: 2,800 SQ.FT. (GATHERINGS)
   - 2.4. PARKING STALLS: 122 (8 ADA STALLS)
   - 2.5. TRAILS: 3,269 FT (39,228 SQ.FT.)
   - 2.6. LANDSCAPE AREA: 35,217 SQ.FT.

LEGEND

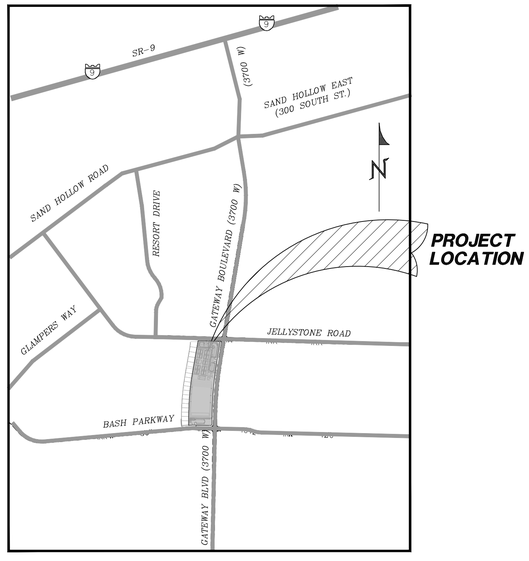
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PUBLIC UTILITY EASEMENT
- IRRIGATION LINE
- STORM DRAIN LINE
- SEWER LINE (SIZE INDICATED)
- WATER LINE (SIZE INDICATED)
- POWER LINE
- SHADED STRUCTURES W/ BENCH
- INGRESS AND EGRESS DIRECTIONS
- FIRE HYDRANT
- ADA RAMP
- WATER VALVE
- POWER POLE
- TRANSFORMER UNIT
- ADA PARKING STALL

N
W E
S
80 0 80
SCALE IN FEET



SECTION A-A'

SCALE: 1" = 1'-0"



VICINITY MAP

SCALE: 1" = 1000'

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY SITE PLAN FOR:
GATEWAY PARK
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11/20/2024
SCALE	1"=80'
JOB NO.	336-009
SHEET NO:	1 OF 1

336-009 GATEWAY PARK.DWG

Hurricane City Application

Application Accepted Date: 11/25/2024

Type of Improvement: Conditional Use Permit

Description:

Tenant / Project Name: DH 5

Bldg. Address: 3960 W 2470 S; Hurricane, UT

City: Hurricane City State: UT Zip: 84737

Subdivision: Dixie Heights Phase: 1

Block: Lot #: 5 Parcel ID #: 120,406

Property Owner: Brent Moser

Permit Contact: Trent Johnson P:(562) 458-0504

Email: trent.enhanced@gmail.com

CONTACT INFORMATION

General Contractor: Enhanced Home Builders

License #: 191090-2203 P: (435) 705-9112

Address: 6610 W COURT ST

City: Pasco State: WA Zip: 99301

Email: Enhancedhomesofutah@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANCUP24-24

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

Applicant Name: Trent Johnson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Conditional Use Permit Statement for DH5

We are building a garage with an apartment above it.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**12/12/2024 - Planning Commission**
Application Number:	CUP24-26
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	Trent Johnson
Request:	Approval of a conditional use permit for a building of greater height and size than allowed by code.
Location:	3960 W 2470 S
Zoning:	Single Family Residential R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 1,400-square-foot and 24-foot-tall garage and casita. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 square feet and 16 feet tall respectively. The site is zoned Single Family Residential R1-10 with a Planned Development Overlay.

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

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section: (Subsection e. applies)…

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

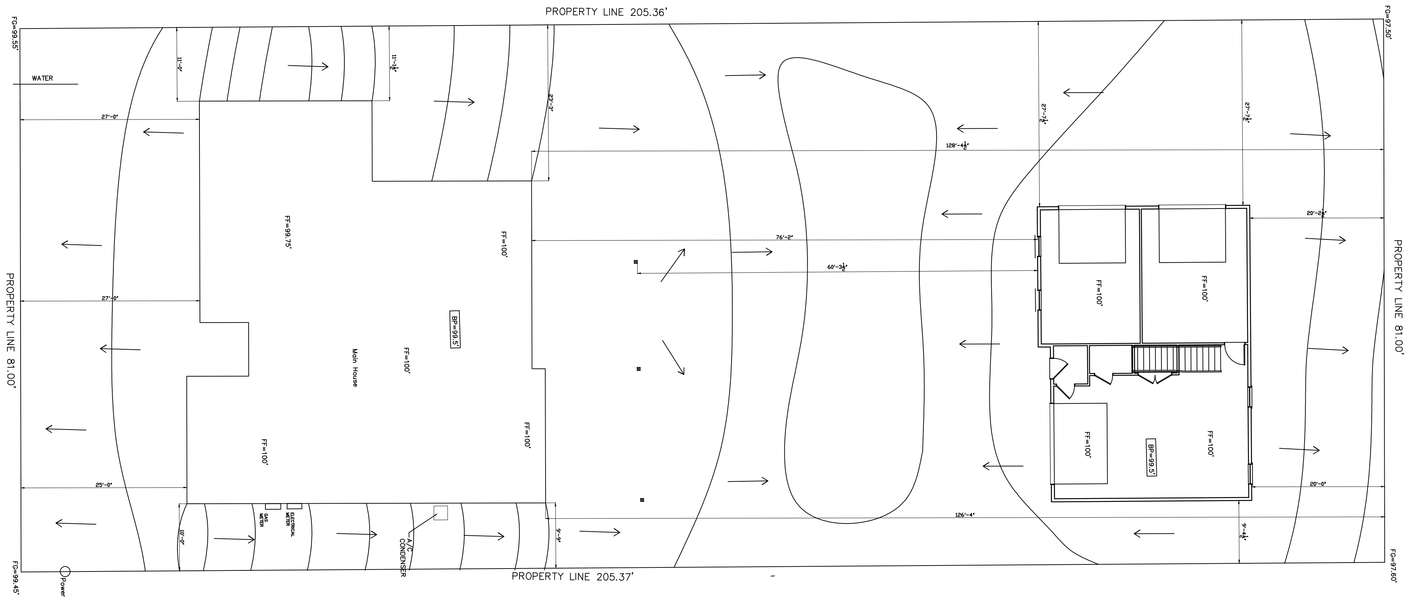
(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)

Findings:

1. The proposed building is not greater than two stories.
2. The proposed building will be architecturally compatible with the main home.
3. The building is set back a minimum of 5 ft from the side property lines and 5 ft off the back.
4. When complete, only approximately 25% of the lot will be encumbered by buildings.
5. The proposed use is a permitted use in the R1-10 zoning district.

Recommendation: Staff recommends approval of the conditional use permit subject to staff findings.

2470 South



Enhanced Homes
378 East 1770 South, Orem Utah 84058
801-793-0346

SITE PLAN

Dixie Heights,
Lot 5
Hurricane Ut.

Enhanced HOmes

801-793-0346

PROJECT
Lot 5
SCALE ON 24"X36" PAPER
3/32" = 1'
SCALE ON 11"x17" PAPER
3/64" = 1'
SHEET NUMBER
1

Dixie Heights Lot 5

Hurricane, UT.



TABLE OF CONTENTS		
Label	Title	Comments
A-1.0	Cover Page	
SP-1	Site Plan	
A-2.0	Outbuilding Elevations	
A-3.0	Main Side Elevations	
A-4.0	Outbuilding Floor Plan	
SGN OB	Structural General Notes	Out Building
S-1.0 OB	Foundation Plan	Out Building
S-2.0 OB	2nd Floor Framing	Out Building
S-3.0 OB	Roof Framing Plan	Out Building
SD-1 OB	Structural Details	Out Building
SD-2 OB	Structural Details	Out Building

Revision Table

Number	Date	Revised By	Description

2-Story Residence

Dixie Heights Subdivision Lot 5

Hurricane, UT.

DESIGNED BY
MATT DOTSON

HURRICANE, UTAH

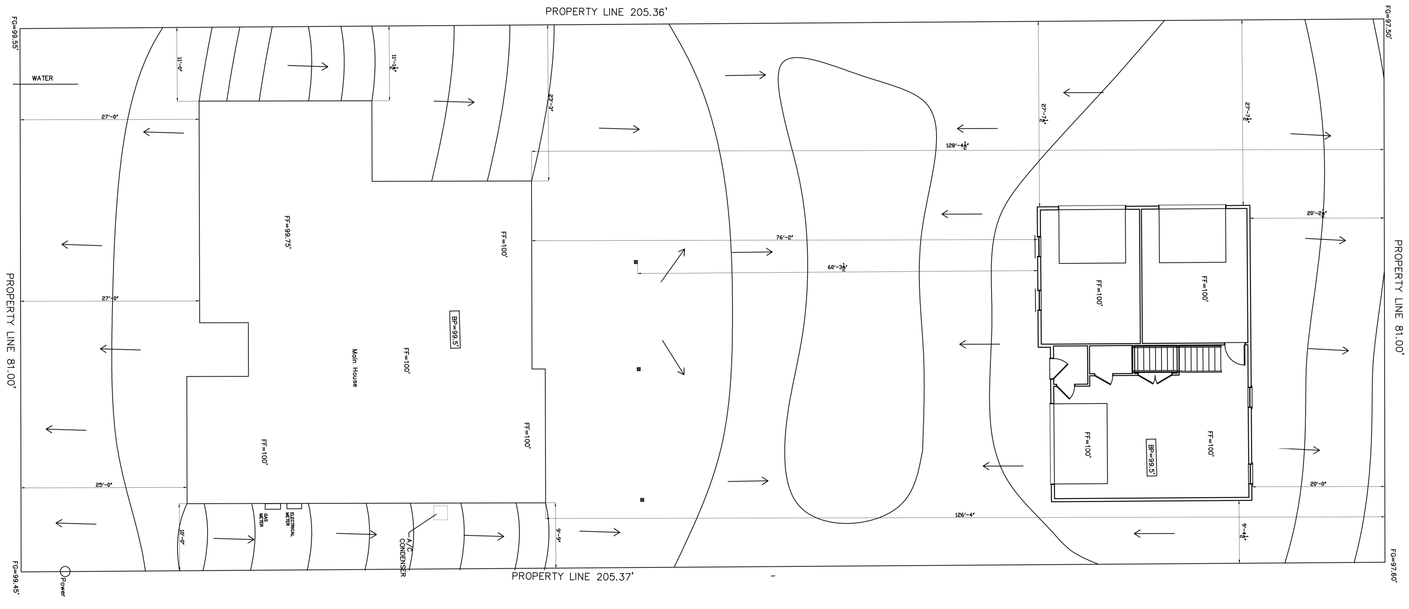
Cover Page

DATE: January 20, 2022

A-1.0

SCALE: 1/4th" = 1'-0"

2470 South



PROJECT	Lot 5
SCALE ON 24"X36" PAPER	3/32" = 1'
SCALE ON 11"x17" PAPER	3/64" = 1'
SHEET NUMBER	1

Enhanced Homes
378 East 1770 South, Orem Utah 84058
801-793-0346

SITE PLAN

Dixie Heights,
Lot 5
Hurricane Ut.

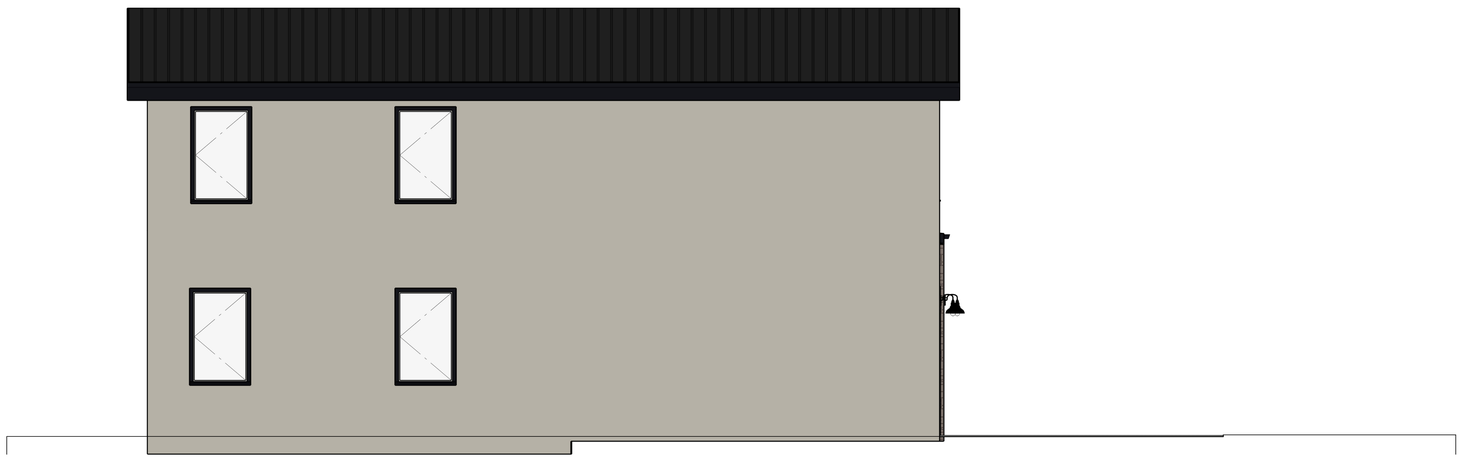
Enhanced HOmes

801-793-0346



FRONT ELEVATION

1/4"= 1'



REAR ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence

Dixie Heights Subdivision Lot 5

Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Outbuilding Elevations

DATE: January 20, 2022

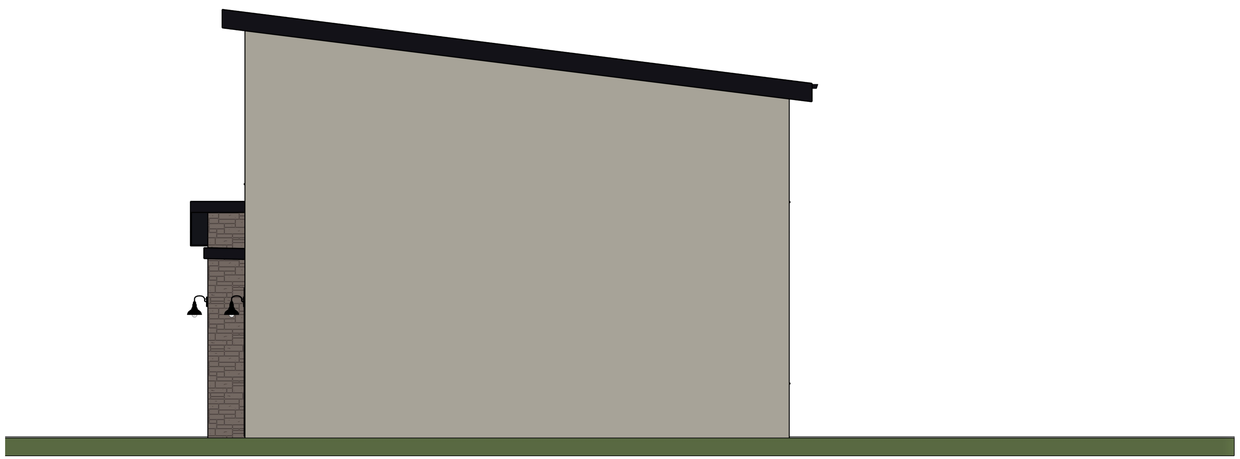
A-2.0

SCALE: 1/4th" = 1'-0"



LEFT ELEVATION

1/4"= 1'



RIGHT ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence

Dixie Heights Subdivision Lot 5

Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Main Side Elevations

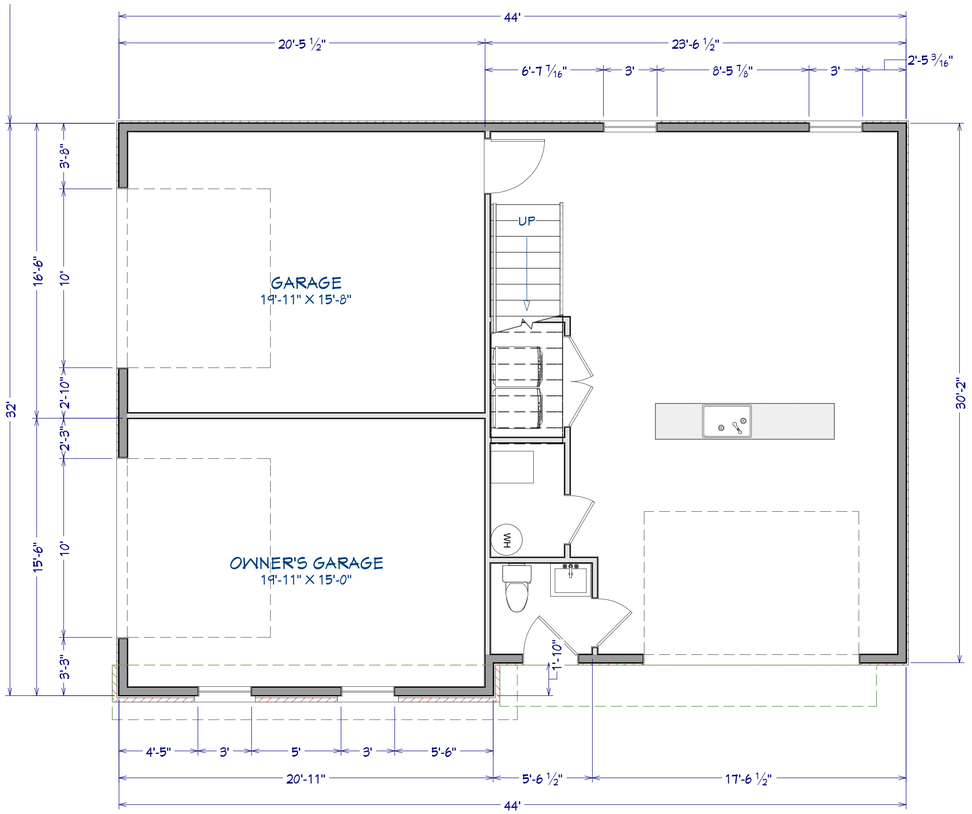
DATE: January 20, 2022

A-3.0

SCALE: 1/4th" = 1'-0"

MAIN FLOOR

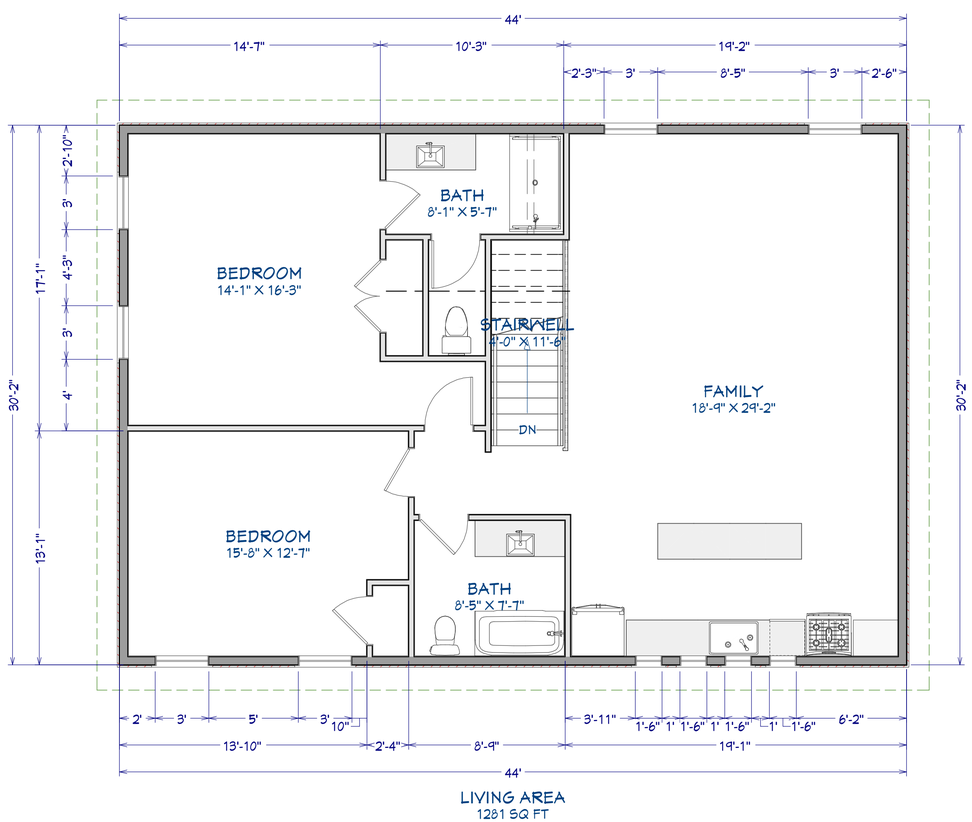
1/4"= 1'



LIVING AREA
710 SQ FT

2nd FLOOR

1/4"= 1'



LIVING AREA
1281 SQ FT

Revision Table		
Number	Date	Revised By Description

2-Story Residence
Dixie Heights Subdivision
Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Outbuilding Floor Plan

DATE: January 20, 2022

A-4.0

SCALE: 1/4in" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 International Building Code INCLUDING ALL LOCAL ORDINANCES AND REQUIREMENTS. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE PROPER DESIGN AND INSTALLATION OF ALL REQUIRED SHORING, BRACING, AND FORMWORK. THE METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL SHORING AND BRACING SHALL BE PER THE MOST RECENT OSHA STANDARDS. ALL SHORING, BRACING, AND FORMWORK SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

3. BRADLEY C. MOSER IS THE ENGINEER OF RECORD. ALL DIMENSIONS, ELEVATIONS, AND EXISTING IMPROVEMENTS SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO BRADLEY C. MOSER AT 916-792-8527.

4. NOT USED

5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO CONSTRUCTION DETAILS ARE NOTED, DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. IN NO EVENT SHALL LOADS EXCEED THE DESIGN LOADINGS FOR THE SUPPORTING MEMBERS.

9. NO CHANGES IN THE PLANS SHALL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE ARCHITECT, CIVIL/STRUCTURAL ENGINEER, SOILS/GEOLOGICAL ENGINEER, COUNTY/CITY INSPECTOR AND BUILDING OFFICIAL.

10. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

11. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS ALL RUBBISH AND DEBRIS AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER CONTRACT. ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

12. THE CONTRACTOR SHALL OBTAIN OR OTHERWISE FURNISH PERMITS, LICENSES, FEES, MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THIS PROJECT.

13. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN FULL AND UNLIMITED WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE IN THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AN AMOUNT SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

14. EXCAVATIONS SHALL BE PER THE REQUIREMENTS OF THE STATE CONSTRUCTION SAFETY ORDERS AS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS AND SIMILAR DOCUMENTS, CORRESPONDENCE FOR THE OWNER'S RECORDS.

16. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS THE INTENDED MINIMUM QUALITY OF MATERIAL THAT WILL BE DEMANDED. SHOULD THE CONTRACTOR WISH TO SUGGEST ANY SUBSTITUTE CONSIDERED EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, IT SHALL BE STATED WHAT THE ITEM SUGGESTED IS AND THE DIFFERENCE IN COST, IF ANY.

GRADING NOTES

1. THE AREA TO RECEIVE COMPACTED FILLS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREAS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO PLACING CONTROLLED, COMPACTED FILL.

2. THE EXPOSED GRADE SHALL BE BENCHED, APPROPRIATELY GRADED, SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.

3. THE EXCAVATED ON-SITE MATERIALS ARE CONSIDERED UNSATISFACTORY FOR REUSE IN THE ENGINEERED FILL. REMOVE ANY TRASH, ORGANIC, OR DELETERIOUS MATERIALS. REMOVE BOULDERS LARGER THAN 6 INCHES.

4. SOIL SHALL BE SPREAD EVENLY IN LAYERS NOT TO EXCEED 4 INCHES WHILE LOOSE.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON 2021 IBC 1500 PSI CODE MINIMUMS.

2. UNLESS OTHERWISE INDICATED, FOUNDATION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CBC AND REQUIREMENTS OF THE CITY INSPECTOR.

3. FOUNDATION AND CAISSONS EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE. A FINAL GEOLOGIC INSPECTION REPORT OF THE CAISSON EXCAVATION SHALL BE PROVIDED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION. THE REPORT SHALL INCLUDE, BUT NOT LIMITED TO,VERIFICATION OF TOTAL EXCAVATION DEPTH, PILE EMBEDMENT DEPTH, APPROVED EMBEDMENT MATERIAL.

4. UNEXPECTED SOIL CONDITIONS: FOUNDATION DESIGN IS BASED UPON Herricane COUNTY BUILDING CODE, WORST CASE CONDITION (CLAY). ANY SUBSURFACE CONDITIONS NOT IN ACCORDANCE WITH THIS CONDITION SHALL BE REPORTED TO THE SOILS ENGINEER IMMEDIATELY FOR RESOLUTION PRIOR TO CONTINUING ANY WORK.

5. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER OR OTHER DEBRIS. COMPACT IN ACCORDANCE WITH ABOVE REFERENCED REPORT. EARTH SHALL BE COMPACTED UNDER ALL SLABS AND AROUND ALL FOOTINGS.

6. FORM FOOTINGS AS NECESSARY. BOTTOM OF FOOTING SHALL BE STEPPED IF NECESSARY TO PROVIDE LEVEL BEARING. FOUNDATION EXCAVATIONS SHALL BE CLEANED OF ANY LOOSENED SOILS AND STANDING WATER BEFORE PLACING STEEL OR CONCRETE.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36, 36 KSI YIELD STRESS, AND SHALL BE ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

4. STRUCTURAL STEEL SHALL HAVE A SHOP-APPLIED COAT OF RED-OXIDE PRIMER AND TWO COATS OF PAINT SPECIFICALLY INTENDED FOR PREVENTING CORROSION. COLOR TO BE BLACK OR DARK BROWN.

5. AFTER ERECTION, ALL FIELD CONNECTIONS AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED-UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

6. FIELD WELDING SHALL BE DONE BY A DULY Building Depart. CERTIFIED WELDER USING LOW-HYDROGEN RODS. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED. ALL WELDING ELECTRODES SHALL CONFORM TO:

STRUCTURAL STEEL: E70-T6
REINFORCING STEEL: E90 SERIES

7. BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS NOTED OTHERWISE. HIGH STRENGTH A325 BOLTS SHALL HAVE SPECIAL INSPECTION.

8. SHOP WELDS MUST BE FABRICATED IN A Building Depart. LICENSED FABRICATOR'S SHOP.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY SYSTEM SHALL HAVE COMPRESSIVE STRENGTH F`c = 1500 PSI. CONCRETE BLOCK, GRADE N-1 UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

2. MORTAR, TYPE S, SHALL CONFORM TO ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

3. GROUT, CONFORMING TO ASTM C476 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A FLUID CONSISTENCY. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.

4. PROVIDE TEST AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN ½" AND BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN ¼".

6. IF WORK IS STOPPED ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 1- ½" BELOW THE TOP OF THE BLOCK.

7. SPECIAL INSPECTION IN ACCORDANCE WITH 2021 IBC CHAPTER 17 BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS NOT REQUIRED UNLESS OTHERWISE NOTED.

8. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBAR REQUIREMENTS. LAP ALL BARS 48 BAR DIAMETERS (HORIZONTAL AND VERTICAL).

9. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.

10. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLE AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEAVOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. VIBRATE AND RE-VIBRATE EACH LIFT.

CONCRETE NOTES

1. ALL PHASES OF WORK PERTAINING TO THE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED ON THE DRAWINGS.

2. ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SPECIFIC MINIMUMS ARE AS FOLLOWS:

	CONCRETE STRENGTHS F'c
SLABS ON GRADE:	2,500 PSI
FOOTINGS:	2,500 PSI
CONCRETE GRADE BEAMS:	3,000 PSI
CONCRETE COLUMNS:	3,000 PSI
CONCRETE ELEVATED SLABS:	3,000 PSI
CONCRETE BEAMS:	3,000 PSI
CAISSONS:	3,000 PSI

3. CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR SHALL BE REQUIRED FOR POURING CONCRETE EXCEEDING 2,500 PSI.

4. ALL STRUCTURAL CONCRETE SHALL BE MADE FROM AGGREGATES BASED ON WEIGHT CLASSIFICATION AS SHOWN BELOW: NORMAL WEIGHT: ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%

5. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY AND REVIEWED BY THE ENGINEER.

6. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). ANY WATER REDUCING AGENTS ADDED SHALL BE USED TO REDUCE WATER/CEMENT RATIO.

7. CLEAR COVERAGE OVER REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE AGAINST EARTH:	3" CLEAR
SLAB ON GRADE CONSTRUCTION:	CENTERED IN SLAB
FORMED CONCRETE:	2" CLEAR

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED, EXCEPT WHERE SHOWN. NOTIFY BEC IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. DRY PACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS FINE AGGREGATE CONFORMING TO ASTM C33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED BY HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRY PACK SHALL BE PACKED WITH THE DRY PACK MATERIAL, BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOIDS ARE COMPLETELY FILLED.

10. NON SHRINK GROUT SHALL BE A READY TO USE METALLIC AGGREGATE PROJECT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHALL HAVE THE FOLLOWING ATTRIBUTES:

-CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANYTIME.

-THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5,000 PSI AT SEVEN DAYS, AND 7,500 PSI AT 28 DAYS.

-GROUT SHALL BE EMBECO 636 PRODUCED BY MASTER BUILDERS (AVAILABLE FROM COMPTON SALES OFFICE: 310-886-1000), OR OTHER LISTED MAKES APPROVED BY THE BUILDING OFFICIAL.

11. FOR SLABS ON GRADE, LOCATE THE UNINDICATED CONSTRUCTION JOINTS IN A MANNER TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 600 SQUARE FEET, WITH ONE DIMENSION BEING NOT GREATER THAN 1.2 TIMES THE OTHER. PLACE PERPENDICULAR TO THE MAIN FRAME REINFORCEMENT, AND CONTINUE REINFORCEMENT ACROSS JOINT. PROVIDE ISOLATION JOINTS IN SLABS ON GRADE AND VERTICAL SURFACES.

12. USE SIMPSON PDPWL 2" SHOT PINS (OR EQUAL) @ 6" O.C. IN BEARING AND NON-BEARING WALLS

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, EXCEPT REINFORCING TO BE WELDED, WHICH SHALL CONFORM TO ASTM A706.

2. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED" IN THE DRAWINGS. IF REINFORCING BARS ARE NOT SHOWN OR NOTED, PROVIDE SAME REINFORCEMENT AS FOR SIMILAR CONDITIONS ELSEWHERE IN THE WORK, OR AS DIRECTED BY THE ARCHITECT/ENGINEER.

3. REINFORCEMENT BARS #5 AND LARGER SHALL NOT BE SPLICED EXCEPT AS DETAILED AND LOCATED ON DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING IN CONCRETE 1'-6" MINIMUM. WALL HORIZONTAL REINFORCEMENT SPLICES SHALL BE STAGGERED, VERTICAL REINFORCEMENT SHALL BE SPLICED ONLY AT HORIZONTAL SUPPORTS, SUCH AS ROOF OR FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET IN PLACE BEFORE CONCRETE IS POURED.

5. REINFORCEMENT BARS SHALL BE ACCURATELY PLACED AND FIRMLY SUPPORTED USING TIES AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE FIRM AND ACCURATE PLACING IS NECESSARY AS SPECIFIED IN THE ACI STANDARDS. DOWELS SHOULD BE PROVIDED TO MATCH ALL REINFORCEMENT AT CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

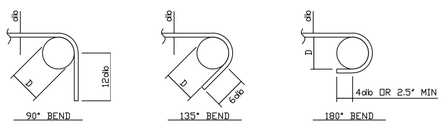
6. NO REINFORCEMENT WELDING SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS, OR APPROVED BY THE ENGINEER (TACK WELDING INCLUDED).

7. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS AND DENOTE CLEAR COVERAGE UNLESS OTHERWISE NOTED.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:

CONCRETE CAST AGAINST GROUND:	3"
FORMED CONCRETE BUT EXPOSED TO EARTH OR WEATHER:	2"

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCE, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.



TIMBER FRAMING NOTES

1. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANCHOR BOLTS SHALL BE PLACED 4'-0" O.C. MAXIMUM AND 12" FROM EACH END OF A PLATE UNLESS NOTED OTHERWISE.

2. PROVIDE DIAGONAL BRACING AT CORNERS AND EVERY 25 LINEAR FEET OF WALL, UNLESS SHEAR WALL IS INSTALLED.

3. UNLESS NOTED OTHERWISE ON FRAMING PLANS, ALL PLYWOOD ROOF SHEATHING SHALL BE 7/16" STANDARD CDX WITH EXTERIOR GLUE, PANEL IDENTIFICATION OF 24/0, NAILED WITH 10D COMMON GALVANIZED NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD NAIL. PLYWOOD FLOORING SHALL BE 3/4" CDX T&G PLYWOOD SHEATHING, GROUP 1, PANEL IDENTIFICATION OF 36/16, WITH EXTERIOR GLUE NAILED WITH 10D COMMONS AT 4" O.C. AT EDGES AND 12" O.C. FIELD NAIL. ALL WOOD SHALL CONFORM TO PS 1-95.

4. FOR SHEAR WALLS ONLY, PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO OR PTL AND SHALL CONFORM TO PS 1-95.

5. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSIONS AND FACE GRADING PERPENDICULAR TO THE RAFTERS OR JOINTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS.

6. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE FINISH IS LAID.

7. ALL HORIZONTAL MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER FOR 2X, 4X AND LARGER MEMBERS. ALL VERTICAL FRAMING SHALL BE DOUGLAS FIR NO. 2.

8. SAWN LUMBER SHALL NOT EXCEED19%%% MOISTURE CONTENT.

9. JOISTS OR RAFTERS SHALL NOT BE NOTCHED OR DAPPED IN ANY MANNER UNLESS DETAILED.

10. FLOOR JOISTS GREATER THAN 4" IN DEPTH AND RAFTERS GREATER THAN 8" IN DEPTH SHALL HAVE WOOD SOLID BLOCKING AT ALL BEARINGS, AND SHALL HAVE A 2X FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING AT SPANS EQUAL OR GREATER THAN 8'-0" FOR FLOOR JOISTS AND 10'-0" FOR RAFTERS.

11. ALL HANGERS AND STANDARD FRAMING HARDWARE UNLESS NOTED OTHERWISE SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY AND ARE IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG.

12. TOP PLATES SHALL LAP LOWER PLATE AT CORNERS. BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 5-16D NAILS ON EACH SIDE.

13. ALL WALLS CONTAINING PIPES 3" IN DIAMETER OR LARGER SHALL BE 2X6 STUDS AT 16" O.C.

14. PROVIDE DOUBLE JOISTS AT ALL NON-BEARING PARTITIONS PARALLEL TO THE JOIST. DOUBLED OR TRIPLED HORIZONTAL MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D COMMON NAILS AT 16" O/C STAGGERED.

15. HOLES THROUGH SILLS, PLATES AND STUDS IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE OR STUD WIDTH.

16. FRAMING AND NAILING NOT DETAILED ON THE PLANS ARE TO CONFORM TO THE MINIMUM STANDARDS PER TABLE 2304.9.1 OF THE 2021 IBC.

17. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN NOMINAL BOLT SIZE.

18. BOLTS SHALL HAVE A DRIVE FIT WITH HEADS AND NUTS BEARING ON PLATE. WASHERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (THIS SCHEDULE ALSO APPLIES TO LAG SCREW HEADS):

19. PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT PER 2021 IBC CHAPTER 23.

20. CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED. HOLDOWN CONNECTOR BOLT SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTION OF THE HOLDOWN TO THE POST. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

21. LAG SCREWS SHALL BE INSTALLED IN PRE DRILLED HOLES. THE HOLES ARE TO BE OF THE SAME DIAMETER AS THE SHANK FOR THE SHANK PORTION AND 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LAG SCREWS ARE TO BE INSERTED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW

BOLT DIAMETER	WASHER
½" DIA	3" SQUARE X ¼"
⅝" DIA	3" SQUARE X ¼"
¾" DIA	3" SQUARE X 5/16"
⅞" DIA	3 ½" SQUARE X 5/16"
1" DIA	4" SQUARE X ⅜"

MICROLLAMS/PARALLAMS/TIMBERSTRANDS

1. MICROLLAMS/PARALLAMS/TIMBERSTRANDS SHALL BE FABRICATED BY THE TRUS-JOIST OR AN APPROVED EQUAL IN STRUCTURAL DESIGN AND LOAD VALUES, CONFORM TO NER - 481 AND SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES:

DESIGN STRESSES (100% LOAD DURATION)

	CATEGORY	E PSI	F(b) PSI	Fc ⊥ PSI	Fc II PSI	Fv PSI
1	TIMBER STRAND LSL	1.5X10⁶	2250 (1)	650	1950	285
2	MICROLLAM LVL	1.9X10⁶	2600 (2)	750	2310	285
3	PARALLAM PSL	2.0X10⁶	2900 (3)	650	2900	290

(1). FOR 12" DEPTH, FOR OTHERS, MULTIPLY BY (12/D) 0.111.
(2). FC SHALL NOT BE INCREASED FOR DURATION OF LOAD.
(3). DEPTH GREATER THAN 12" MULTIPLYF(B) BY (12/D) 0.136.
(4). DEPTH GREATER THAN 12" MULTIPLY F(B) BY (12/D) 0.092.

2. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER. 916-792-8527

GLUE LAMINATED BEAMS

1. GLUE LAMINATED BEAMS SHALL BE WEST COAST DOUGLAS FIR-LARCH, WITH 1-½" OUTER AND CORE LAMINATIONS AND SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED TIMBER", A.I.T.C. #117 AND ALL APPROVED SUPPLEMENTS THEREOF.

2. MOISTURE CONTENT OF THE LUMBER AT THE TIME OF GLUING SHALL BE NOT MORE THAN 16X WITH A MAXIMUM VARIATION OF 5X IN ANY BEAM.

3. BEAMS SHALL CONFORM TO A.I.T.C. INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE.

4. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION DURING SHIPPING.

5. A "CERTIFICATE OF INSPECTION", BY AN APPROVED INSPECTION AGENCY SHALL BE SUBMITTED TO THE CITY BUILDING AND SAFETY DEPARTMENT PRIOR TO ERECTION.

6. FOR SIMPLY SUPPORTED BEAMS.....USE COMBINATION 24F-V4
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b),BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

7. FOR CANTILEVER BEAMS.....USE COMBINATION 24F-V8
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b), BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

8. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER ENGINEERING CORP. @ 310-544-6010

9. GLUE LAM TIMBER MUST BE FABRICATED IN A Building Depart. LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2021 NDS SUPP. TABLE 5-A.

10. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETEROFR SMOOTH SHANK PORTION.

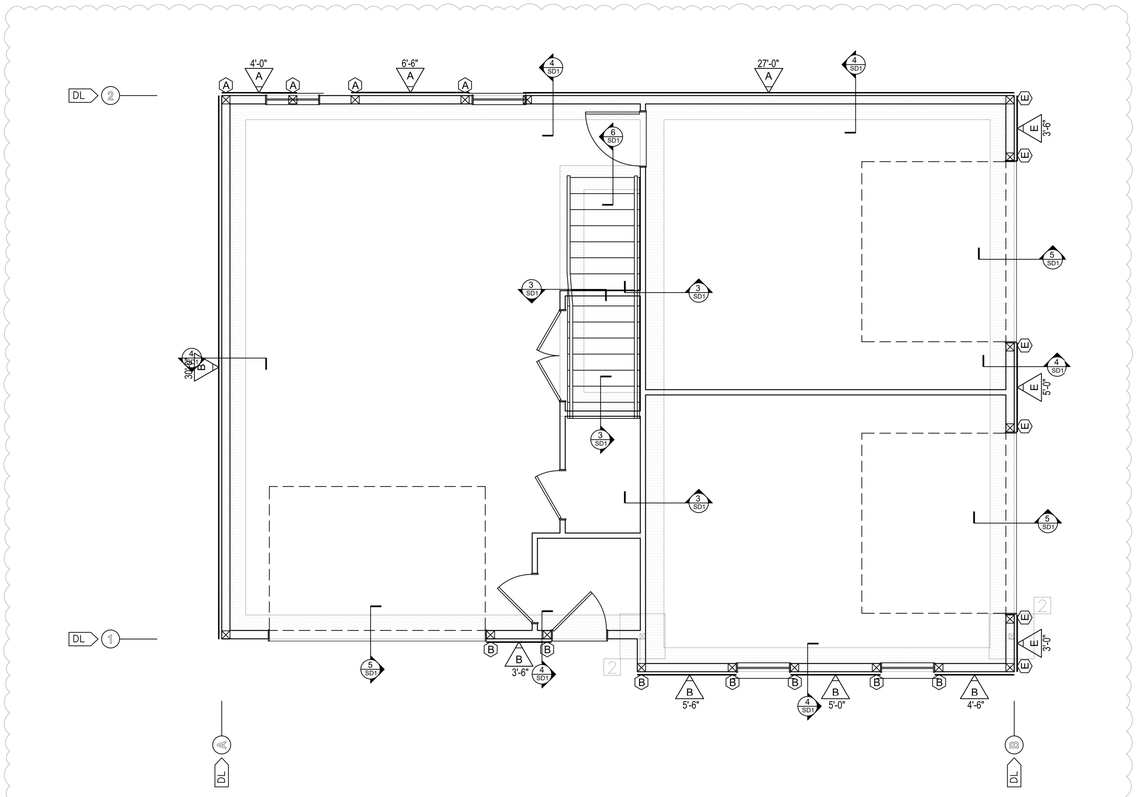
TABLE 2304.9.1-NAILING SCHEDULE

	CONNECTION	FASTENING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2.	BRIDGING TO JOIST, TOENAIL, EACH END	2-8D
3.	1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D
4.	WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8D
5.	2" SUBFLOOR TO JOIST, GIRDER, BLIND AND FACE NAIL	2-16D
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACE WALL PANELS	16D@16"O.C. 3-16D PER 16'
7.	TOP PLATE TO STUD, END NAIL	2-16D
8.	STUD TO SOLE PLATE	4-8D TOENAIL, OR 2-16D END NAIL
9.	DOUBLE STUD , FACE NAIL	16D@24" O.C.
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL	16D@16" O.C.
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12.	RIM JOIST TO TOP PLATE, TOENAIL	8D@6" O.C.
13.	TOP PLATES, LAP & INTERSECTION, FACE NAIL	2-16D
14.	CONTINUOUS HEADER TO STUD, TWO PIECES 16D@16" O.C. ALONG EACH EDGE	
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8D
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
17.	CEILING JOISTS LAP OVER PARTITIONS, FACE NAIL	3-16D
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
19.	RAFTER TO PLATE, TOENAIL	3-8D
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21.	1" X6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8D
22.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D
23.	BUILT-UP CORNER STUDS, COMMON	16D@24" O.C.
24.	BUILT-UP GIRDER AND BEAMS 20D@32"@TOP & BOTTOM & STAGGERED 2-20D@ ENDS AND @ EACH SPLICE	
25.	2" PLANKS,COMMON	16D@ EACH BEARING
26.	COLLAR TIE TO RAFTER	3-10D
27.	JACK RAFTER TO HIP	3-10D
28.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D
29.	JOIST TO BAND JOIST	3-16D
30.	LEDGER STRIP 3-16D COMMON (3 1/2"X0.162") 4-3"X0.113" NAILS, FACE NAILS 4-3"X14 GAGE STAPLES	3-16D
31.	WOOD STRUCTURAL PANEL AND PARTICLE BOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS, 2 1/2"X0.113"NAIL, 1 1/4" 16 GAGE 19/32"-3/4",2 1/2"X0.113"NAIL, 2"16 GAGE 7/8"-1" 1-1/8"-1-1/4" SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	6D (1) 8D (1) OR 6D (2) 8D (1) 10D (1) OR 8D (2) 6D (1) 8D (1) 10D (1) OR 8D (2)
32.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6D (3) 8D (3)
33.	FIBERBOARD SHEATHING: 1/2" 25/32"	NO. 11GAGE ROOFING NAIL (3) 6D COMMON NAIL (2"X0.113") NO. 16GAGE STAPLE NO. 11GAGE ROOFING NAIL (3) 8D COMMON NAIL (2 1/2" X 0.131") NO. 16 GAGE STAPLE
34.	INTERIOR PANELING: 1/4" 3/8"	4D (3) 6D (3)

FOOTNOTES: FOR SI

FOOTING SCHEDULE

1	24" SQ X 10" DEEP FOOTING NO REBAR REQUIRED
2	30" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.
3	36" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.



Foundation Plan Scale: 1/4" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE (HDU-LARR#25720, STRAPS-LARR#25713)

HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	7/8" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Foundation sills shall be naturally durable or preservative-treated wood. Field-cut ends, notches and drilled holes of preservative-treated wood shall be field-treated per AWPA M4.
2. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
3. Prior to requesting a Building Department foundation inspection, the soils engineer/ geotechnical consultant shall inspect and and approve the foundation excavations.
4. Hold down hardware must be secured in place prior to foundation inspection.
5. Hold down connector bolts into wood draming require 0.229"x3"x3" plate washers on the post opposite the hold-down.
6. Hold downs shall be tightened to finger-tight plus one-half wrench turn just prior to covering the wall framing.

PLAN NOTES

1. All sections above to be placed over fill compacted to 90% relative compaction in accordance with astm d 1557 method of compaction.
2. All slab bars to be centered in slab, unless noted otherwise.
3. Soil type D with an allowable bearing load of 1500 psf was used in the design of this project.
4. Roof sheathing to be 5/8" CDX plywood. Diaphragm nailing shall be 8d common nails @ 6" edge and 12" field unless noted otherwise.

PLAN LEGEND

	CONTINUOUS FOOTING
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.

SHEAR PANEL SCHEDULE

2021 IBC CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"□ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP, A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED	1/2" A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#
A	1/2"min. OSB	8d-6"	210	48"	24"	6"	NO	NO	YES	36"
B	1/2"min. OSB	8d-4"	320	48"	16"	4"	NO	NO	YES	32"
C	1/2"min. OSB	8d-3"	410	42"	12"	3"	NO	YES	YES	27"
D	1/2"min. OSB	8d-2"	545	32"	9"	2"	NO	YES	YES	20"
E	1/2"min. OSB	10d-3"	650	24"	8"	2½"	NO	YES	YES	16"
F	1/2"min. OSB	8d-3"	820	20"	8"	2½"	YES	YES	YES	13"
G	1/2"min. OSB	8d-2"	1090	16"	8"	2½"	YES	YES	YES	10"
H	1/2"min. OSB	10d-2"	1300	12"	8"	2½"	YES	YES	YES	7"

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x 1/4"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum 1/2"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 5/8". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all 5/8"dia anchors. 5/8" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of 5/8" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and 1/2 wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 5, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY
1	10/8/2024	P.C. Revisions	BCM

Foundation Plan

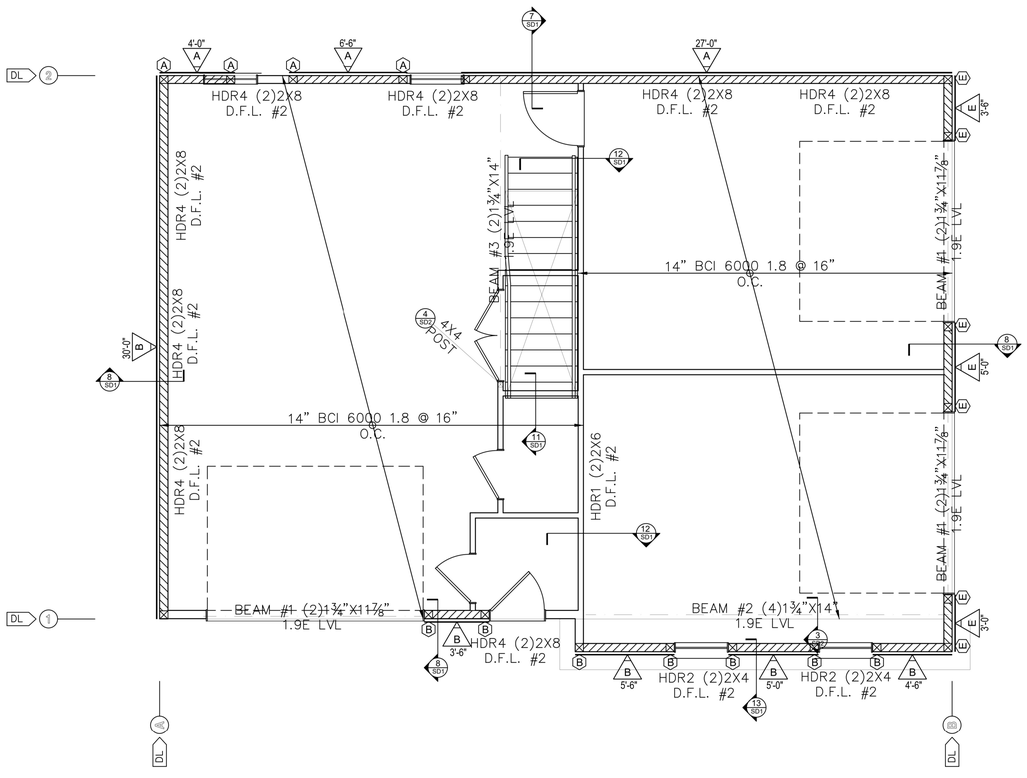
DATE January 9.2024

S-1.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x $\frac{1}{4}$"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum $\frac{1}{2}$"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 $\frac{5}{8}$". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all $\frac{5}{8}$"dia anchors. $\frac{5}{8}$" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of $\frac{5}{8}$" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



2nd Floor Framing Plan Scale: $\frac{1}{4}$" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.

2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2021 IBC CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"◊ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	CLIP SPACING SIMP. A35 V=450#	COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED	1/2" A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#
A	1/2"min. OSB	8d-6"	210	48"	24"	6"	NO	NO	YES	36"
B	1/2"min. OSB	8d-4"	320	48"	16"	4"	NO	NO	YES	32"
C	1/2"min. OSB	8d-3"	410	42"	12"	3"	NO	YES	YES	27"
D	1/2"min. OSB	8d-2"	545	32"	9"	2"	NO	YES	YES	20"
E	1/2"min. OSB	10d-3"	650	24"	8"	2½"	NO	YES	YES	16"
F	1/2"min. OSB	8d-3"	820	20"	8"	2½"	YES	YES	YES	13"
G	1/2"min. OSB	8d-2"	1090	16"	8"	2½"	YES	YES	YES	10"
H	1/2"min. OSB	10d-2"	1300	12"	8"	2½"	YES	YES	YES	7"

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and $\frac{1}{2}$ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled $\frac{1}{32}$" to $\frac{1}{16}$" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 5, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY
1	10/8/2024	P.C. Revisions	BCM

2nd Floor Framing Plan

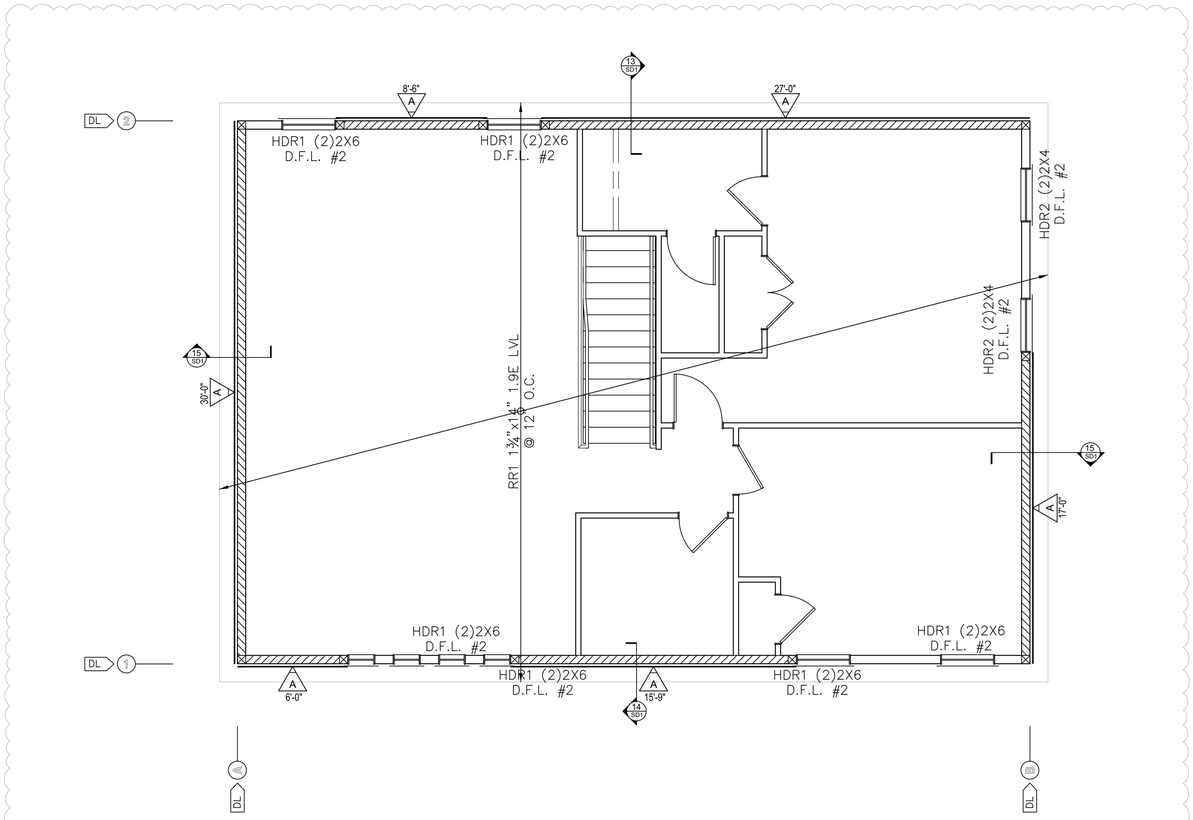
DATE January 9,2024

S-2.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x $\frac{1}{4}$"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum $\frac{1}{2}$"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 $\frac{5}{8}$". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all $\frac{5}{8}$"dia anchors. $\frac{5}{8}$" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of $\frac{5}{8}$" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



Roof Framing Plan Scale: $\frac{1}{4}$" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
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I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

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SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"∅ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED	1/2" A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#
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B	1/2"min. OSB	8d-4"	320	48"	16"	4"	NO	NO	YES	32"
C	1/2"min. OSB	8d-3"	410	42"	12"	3"	NO	YES	YES	27"
D	1/2"min. OSB	8d-2"	545	32"	9"	2"	NO	YES	YES	20"
E	1/2"min. OSB	10d-3"	650	24"	8"	2½"	NO	YES	YES	16"
F	1/2"min. OSB	8d-3"	820	20"	8"	2½"	YES	YES	YES	13"
G	1/2"min. OSB	8d-2"	1090	16"	8"	2½"	YES	YES	YES	10"
H	1/2"min. OSB	10d-2"	1300	12"	8"	2½"	YES	YES	YES	7"

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and $\frac{1}{2}$ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled $\frac{1}{32}$" to $\frac{1}{16}$" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
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STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

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Lot 5, Out Building
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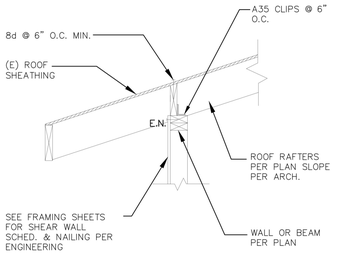
REV	DATE	DESCRIPTION	BY
1	10/8/2024	P.C. Revisions	BCM

Roof Framing Plan

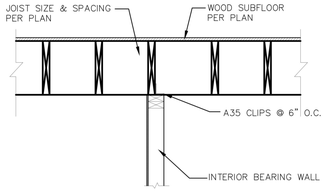
DATE January 9,2024

S-3.0

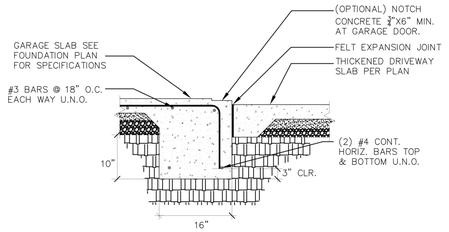
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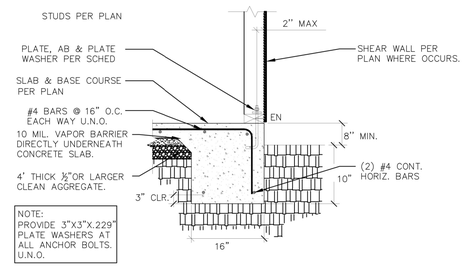
Shear Transfer 13
Not To Scale



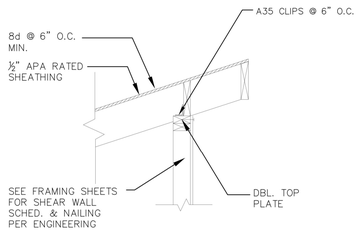
Shear Transfer 9
Not To Scale



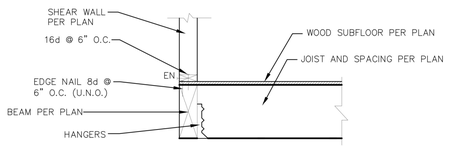
Garage Footing 5
Not To Scale



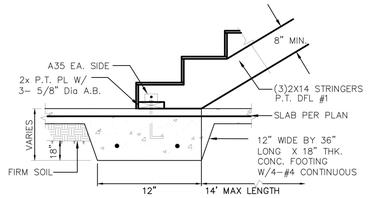
Exterior Footing 1
Not To Scale



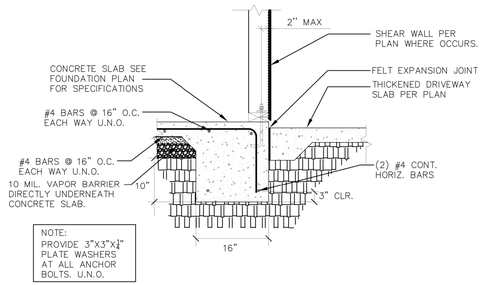
Shear Transfer 14
Not To Scale



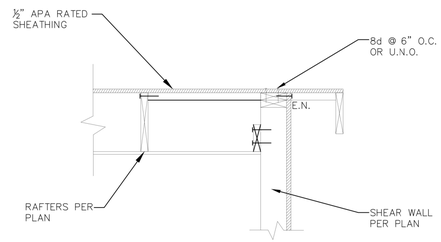
Framing 10
Not To Scale



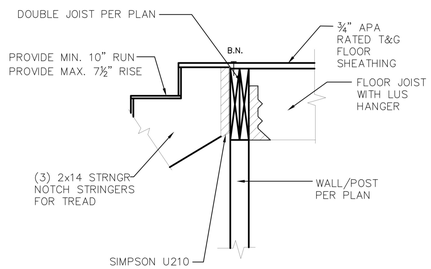
Stair Footing 6
Not To Scale



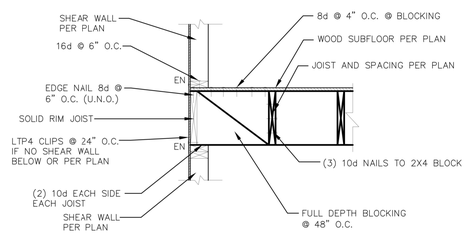
Exterior Footing 2
Not To Scale



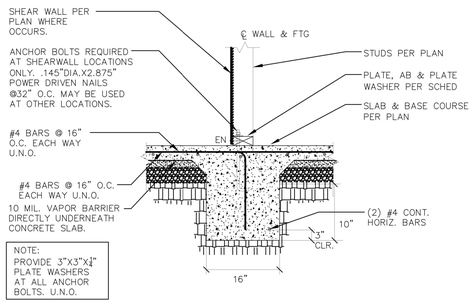
Shear Transfer 15
Not To Scale



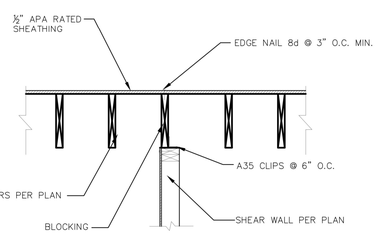
Shear Transfer 11
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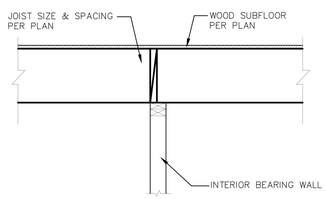
Shear Transfer 7
Not To Scale



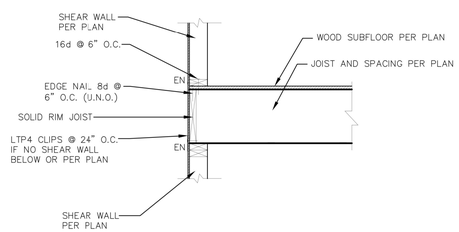
Interior Footing 3
Not To Scale



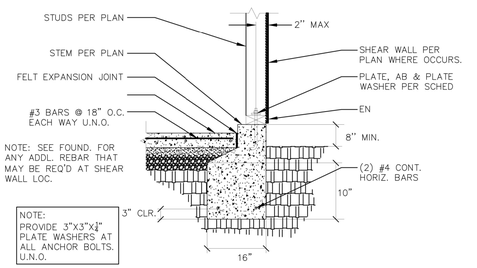
Shear Transfer 16
Not To Scale



Shear Transfer 12
Not To Scale



Shear Transfer 8
Not To Scale



Garage Footing 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 5, Out Building
Hurricane, Ut.

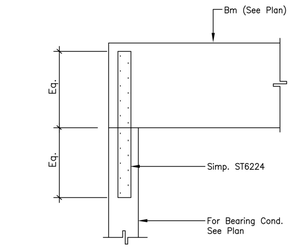
REV	DATE	DESCRIPTION	BY
1	10/8/2024	P.C. Revisions	BCM

Structural Details

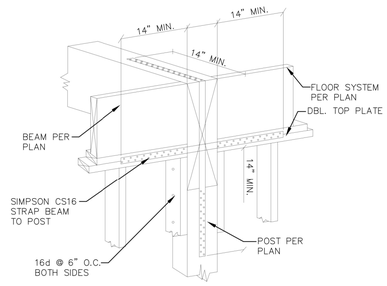
DATE January 9,2024

SD-1

Scale N/A



Beam to Post 1
Not To Scale



Beam to Post 2
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

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378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 5, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY
1	10/8/2024	P.C. Revisions	BCM

Structural Details

DATE January 9.2024

SD-2

Scale N/A

Planning Commission 2025 Meeting Schedule

Regularly scheduled meetings are held on the 2nd and 4th Thursday of each month (as shown below) at **6:00 PM** in the City Council Chambers, 147 North 870 West.

Special meetings such as General Plan Amendments and Joint City Council/Planning Commission work sessions are scheduled throughout the year.

January 9, 2025
January 23, 2025
February 6, 2025
February 20, 2025
March 13, 2025
March 27, 2025
April 10, 2025
April 24, 2025
May 8, 2025
May 22, 2025
June 12, 2025
June 26, 2025
July 10, 2025
August 14, 2025
August 28, 2025
September 11, 2025
September 25, 2025
October 9, 2025
October 23, 2025
November 13, 2025
December 11, 2025

Commented [1]: Spring APA Conference

Commented [2]: Only one meeting in July due to Pioneer Day

NOTE TO AGENDA ITEM APPLICANTS: Application deadlines vary depending on the application. The required deadlines are listed on the individual application or you may contact the Planning Department. These deadlines are necessary to allow staff sufficient time to review and process each application. Failure to submit **ALL** required application materials by the meeting deadline will delay the consideration of the application.