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

January 9, 2025
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 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to allow for a residential treatment facility located at 5147 W and 5159 W 2200 S.~~ ***This application has been withdrawn***
2. A Zone Change Amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.

OLD BUSINESS

1. 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.

2. 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.

NEW BUSINESS

1. ZC25-01 Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.
2. PP24-35: Discussion and consideration of a possible approval of a preliminary plat for Copper Meadows, a 121 lot single family residential subdivision, located at the southeast corner of Jellystone Road and Gateway Blvd. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
3. CUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 3665 W 2540 S. Greg Higgs, Applicant. Cole Spinks, Agent.
4. PP25-01: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 4, a 23 lot single family subdivision located at 400 N Firerock Way. Sky Mountain Holdings LLC, Applicant. Pratt Engineering, Agent.
5. PSP25-01: Discussion and consideration of a possible approval of a preliminary site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. CivilScience-Brandee Walker, Agent.
6. FSP25-01: Discussion and consideration of a possible approval of a final site plan for Gateway to Zion (Neil Detox),a rehabilitation center, located at 860 N State St. Brandon Neil, Applicant. CivilScience-Brandee Walker, Agent.
7. PP25-02: Discussion and consideration of a possible approval of a preliminary plat for The Orchards at Elim Valley, a 63 lot single family subdivision located east of 3400 W between Jellystone Road and Bash Parkway. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.
8. FSP25-02: Discussion and consideration of a possible approval of a final site plan for Applebees, a restaurant located at 980 W State St. Danwick LLC (Wick Gubler), Applicant. Gerold Pratt, Agent.
9. FSP25-03: Discussion and consideration of a possible approval of a final site plan for Black Ridge Ph 1A, a 20 townhome development located at 500 S 1760 W. Austin Overman, Applicant. Rob Reid, Agent.
10. Training on the Open and Public Meetings Act

Adjournment

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

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

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Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**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 #:

DRAFT

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.

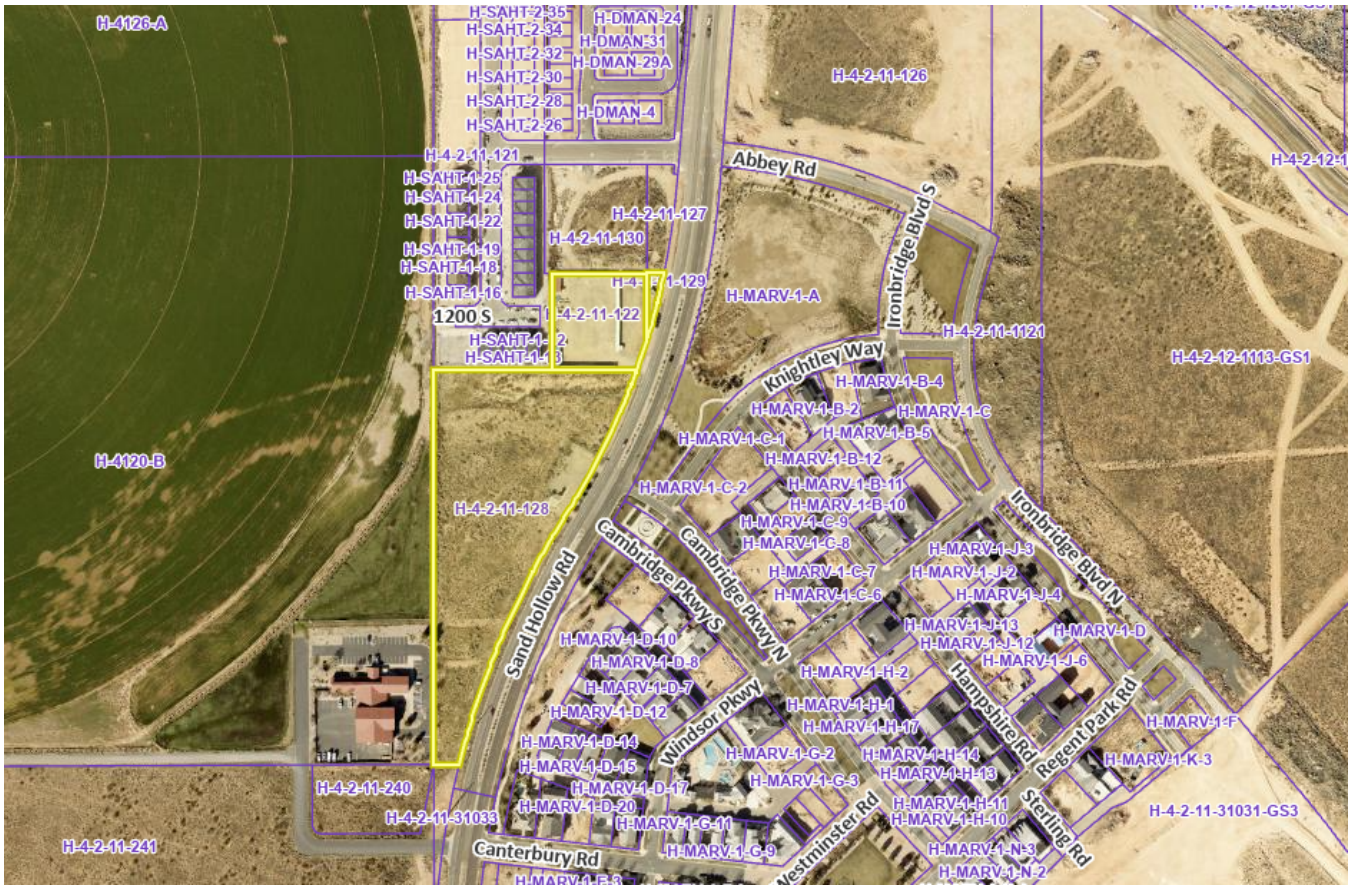
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - 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:	Denial
Report Prepared by:	Fred Resch III

Updated Discussion for 1/9/2025: This application was tabled on 12/12/2024 at the request of the applicant so that the applicant can respond to staff and JUC comments. No updates have been received at the time of this writing. Staff's recommendation of denial stands.

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*

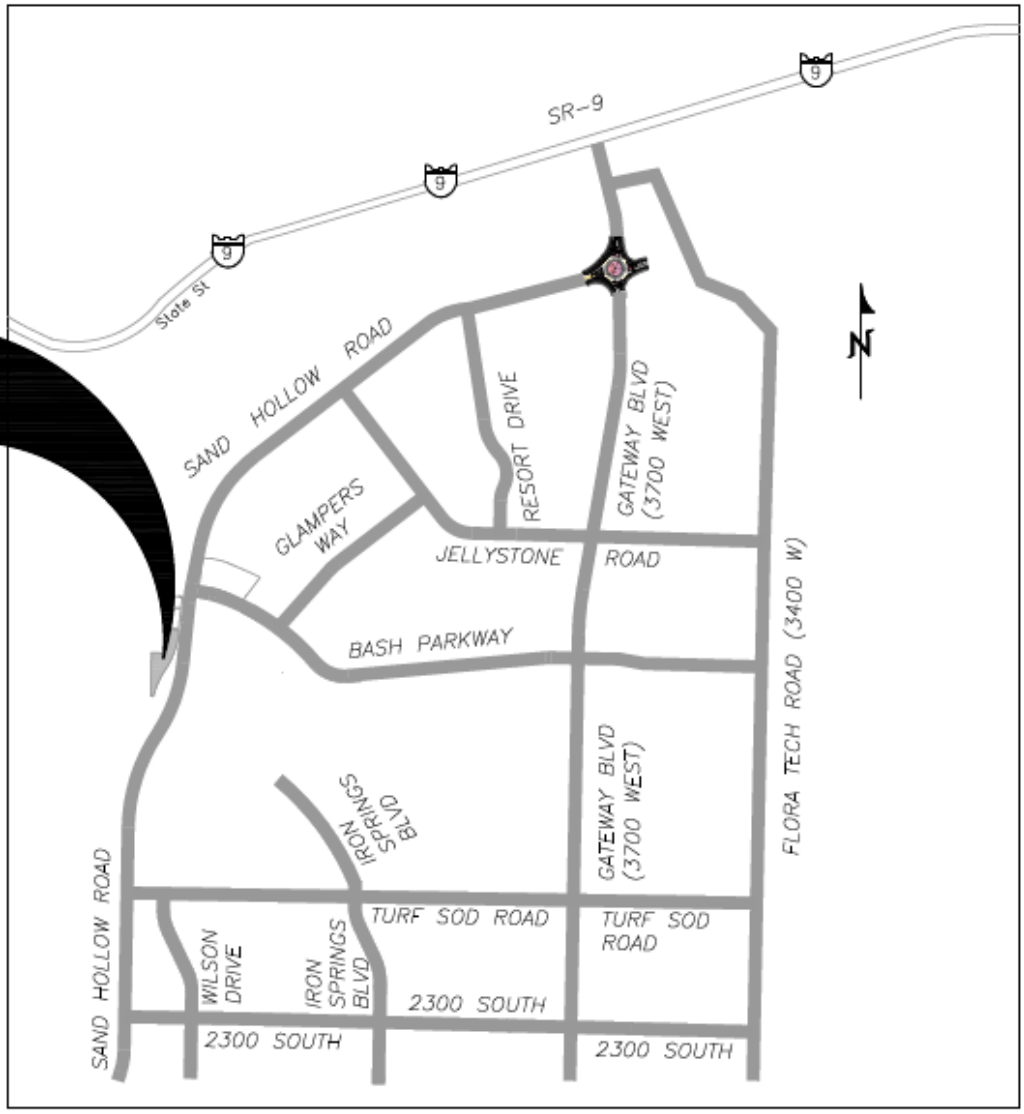
q. *d. Within parking rows.*

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.

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

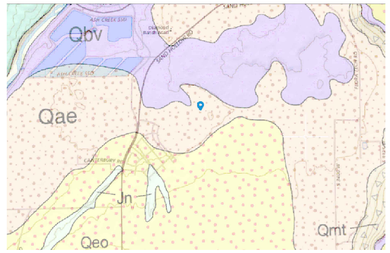
LINE	LENGTH	DIRECTION
L17	50.52'	S1°05'34"W
L18	5.00'	N88°54'26"W
L19	45.27'	S1°05'34"W
L20	5.00'	N88°54'26"W
L21	40.00'	S1°05'34"W
L22	5.00'	S88°54'26"E
L23	45.52'	S1°05'34"W
L24	5.00'	N88°54'26"W
L25	40.00'	S1°05'34"W
L26	10.00'	S88°54'26"E
L27	50.53'	S1°05'34"W
L28	30.00'	N88°54'26"W
L29	90.00'	S1°05'34"W
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):–

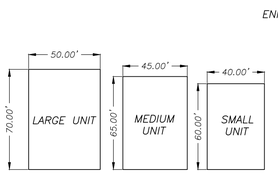
MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QEO: EOLIAN SAND DEPOSTIS (HOLOCENE TO UPPER PLEISTOCENE)

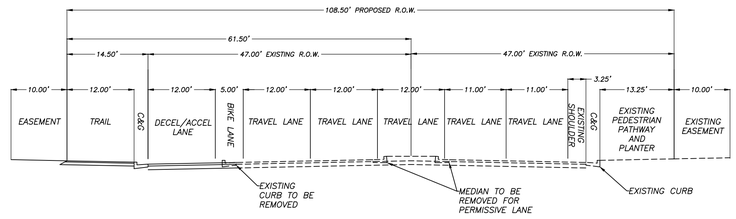
WELL SORTED, FINE TO MEDIUM–GRAINED, WLL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTIALLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALCHIE); TYPCIALLY LESS THAN 20 FEET (6m) 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:

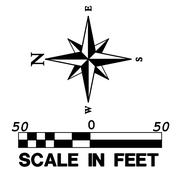
BASH HOLDINGS LLC
LARSON THOMAS GUY, ET AL

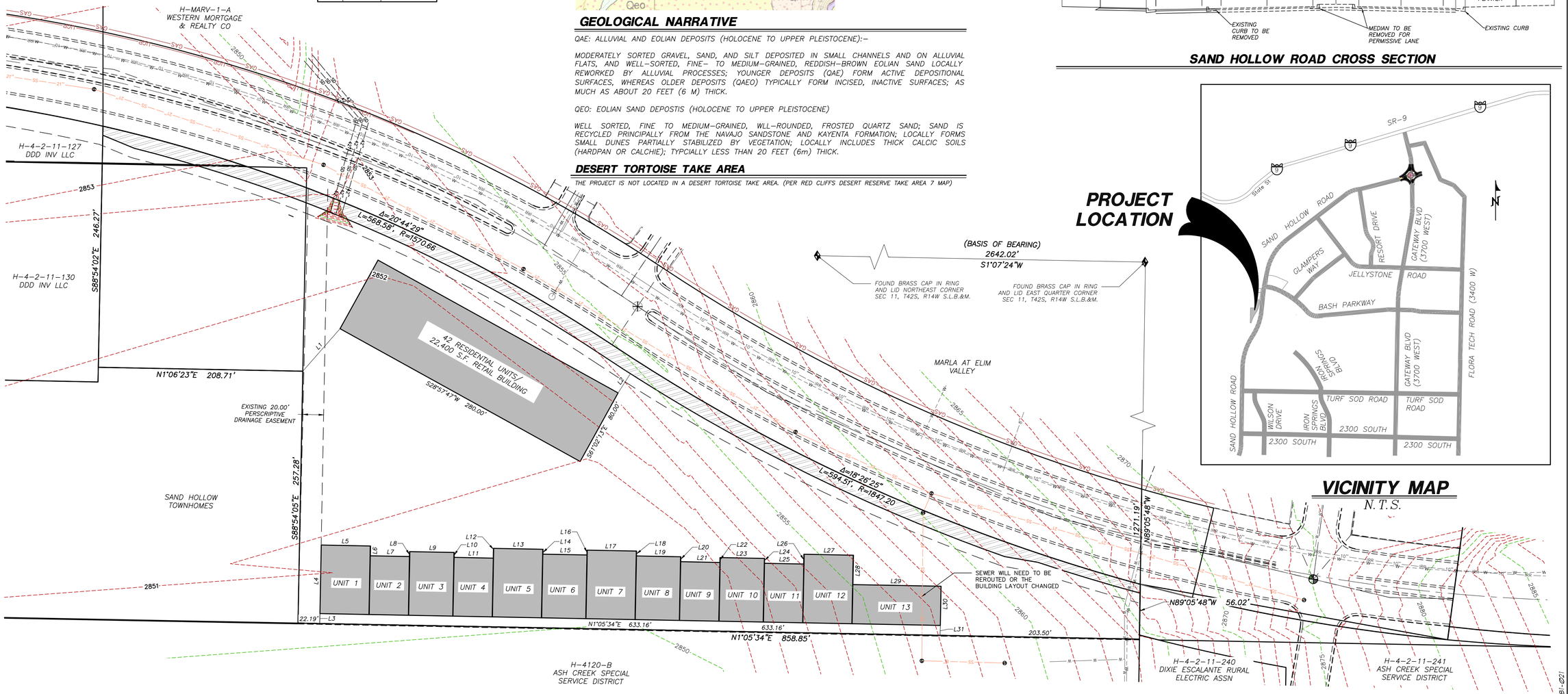
CONTACT REPRESENTATIVE:

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.

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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) 668-8301

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
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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

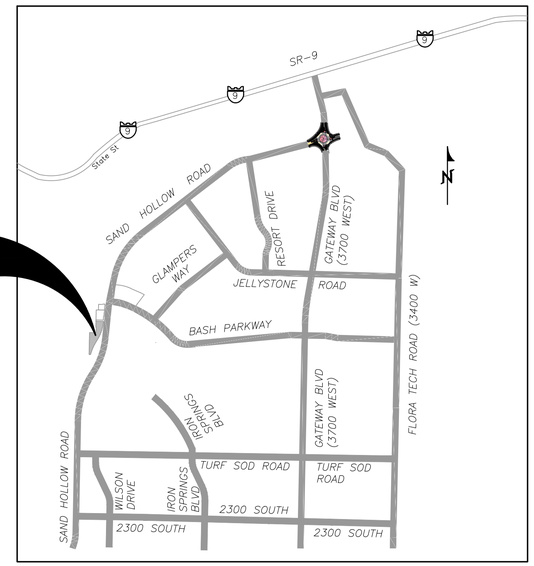
SEWER WILL NEED TO BE REROUTED OR THE BUILDING LAYOUT CHANGED

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.

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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) 668-8601

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

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:	**01/09/2025 - 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:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

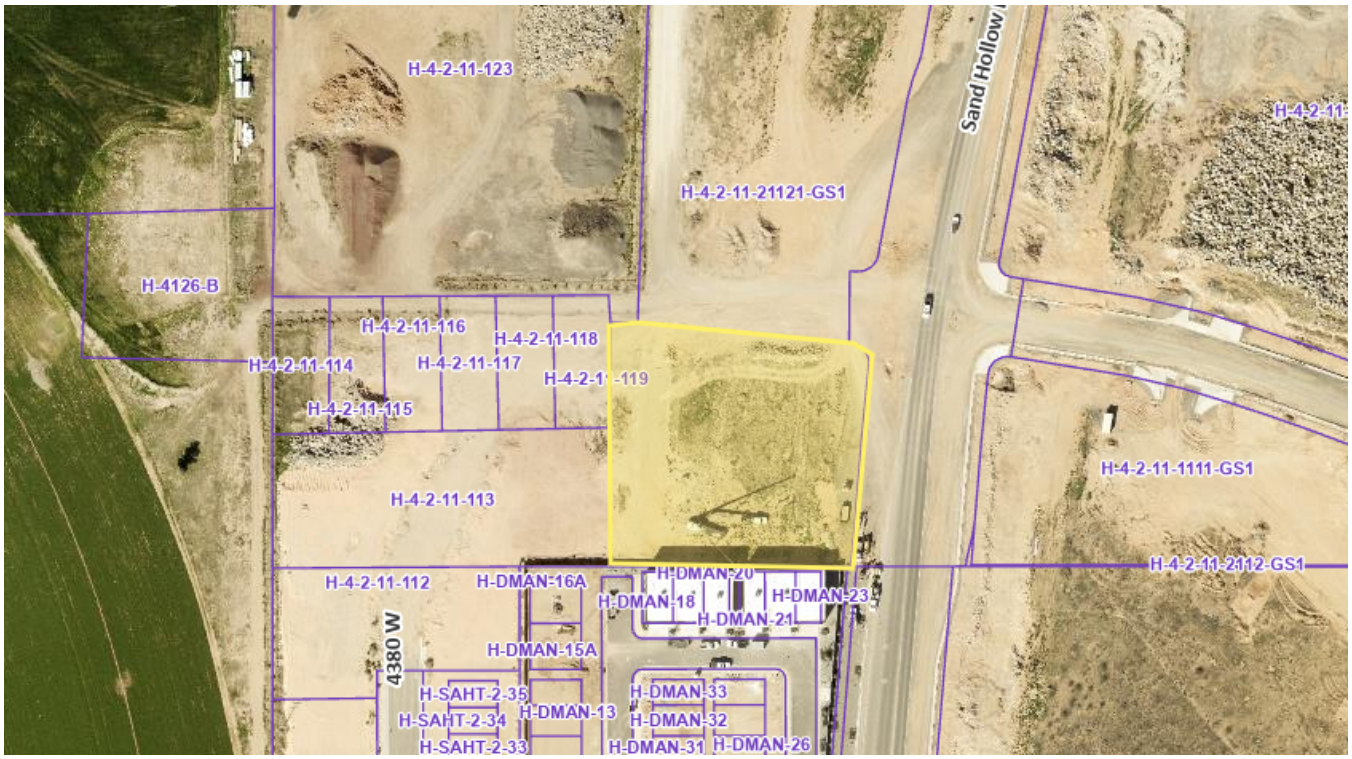
Updated Discussion for 1/9/2025:
This application was continued at the 12/12/2024 meeting due to insufficient information on the original application. The applicant has filed a preliminary site plan for Luisa's Corner, a commercial development consisting of warehouse space, showroom and office space for a furniture business. 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). The previous deficiencies have been addressed and staff recommends approval.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. No comments received.
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

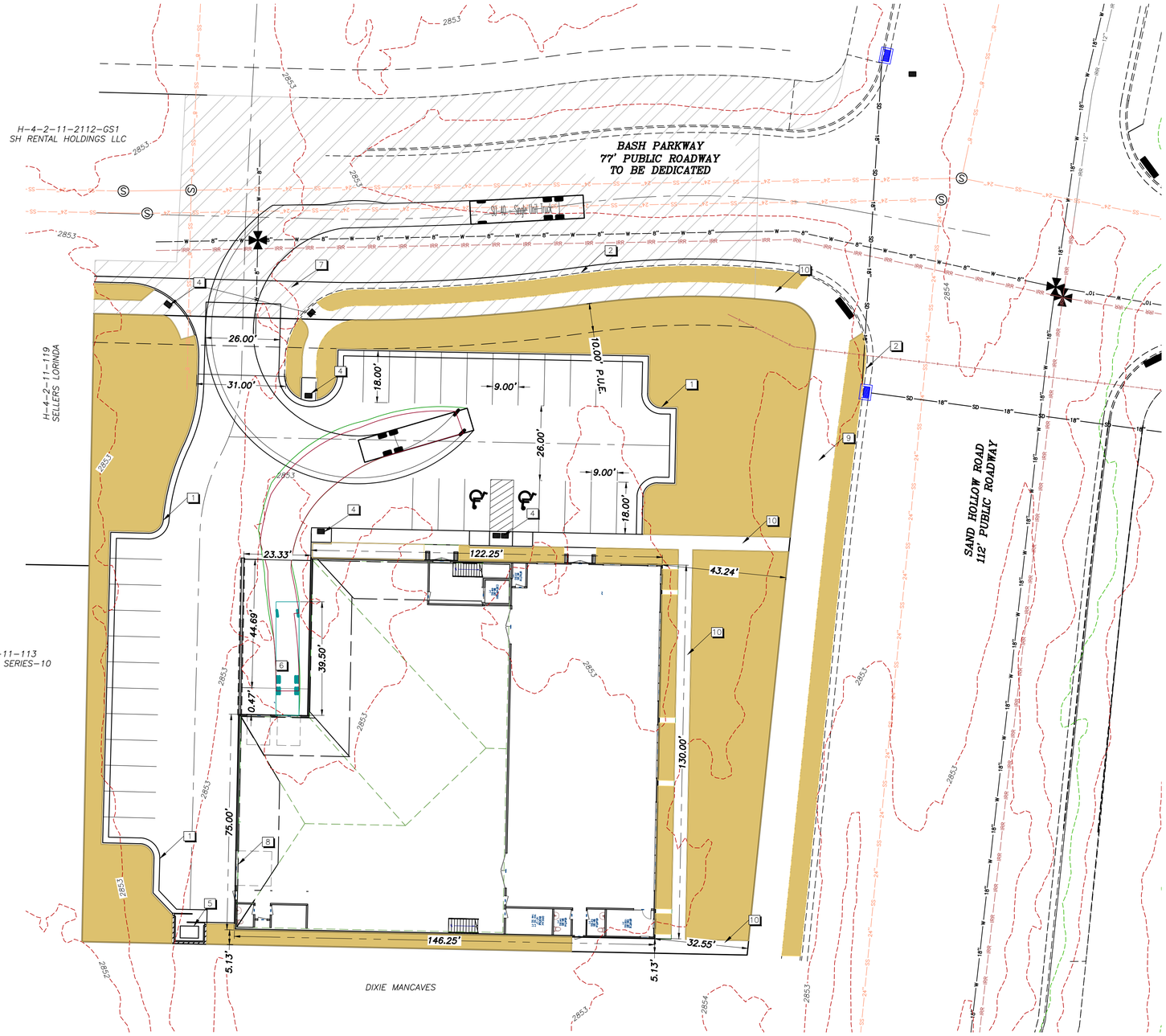
Staff Comments: Preliminary Site Plan

1. The proposed uses of office space and showroom are permitted uses in the General Commercial zone. Warehouses are not permitted in General Commercial but are permitted in conjunction with the primary uses of office space and showroom
2. Parking: A parking requirement of "unknown" as shown on their site plan is unacceptable, however based on a rough breakdown of the proposed building staff believes the parking provided is acceptable at this stage. More detail needs to be provided for the final site plan
3. Landscaping: A full landscaping plan will need to be provided with the final site plan. Sufficient landscaping space is shown along Bash Parkway and Sand Hollow Road. The landscaping plan will need to show sufficient planting per HCC 10-32-6.
4. *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: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

PRELIMINARY SITE PLAN FOR:
LUISA'S CORNER

LOCATED IN SECTION 11, T42S, R14W, 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

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SCALE IN FEET

SITE DATA:

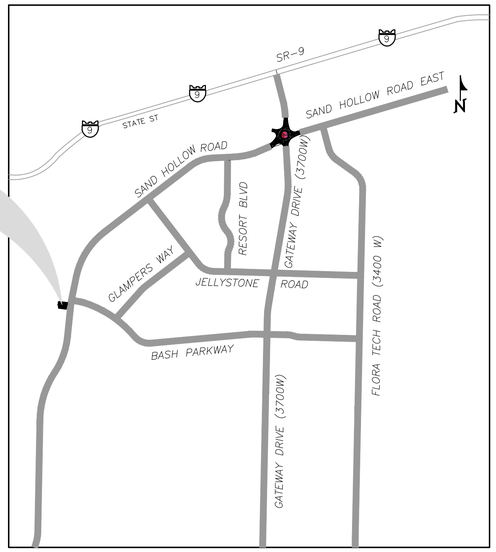
1. SITE IS ZONED PLANNED COMMERCIAL
2. THIS FACILITY WILL BE USED AS A SHOW ROOM & OFFICE SPACE
3. STORM WATER WILL BE CONVEYED VIA CURB AND GUTTER TO THE EXISTING STORM DRAIN ON SAND HOLLOW ROAD. A MORE FORMAL STORM DRAIN PLAN WILL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

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	32 (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	12/12/2024
SCALE	1"=20'
JOB NO.	281-025
SHEET NO:	1

281-025 LUISAS CORNER.DWG

Hurricane City Application

Application Accepted Date: 12/26/2024

Type of Improvement: Zone Change Application

Description: Change from RA-1 to RA-0.5

Tenant / Project Name: Jason Malone Zone Change

Bldg. Address: 808 S 920 W

City: Hurricane City State: UT Zip: 84737

Subdivision: N/A Phase:

Block: Lot #: Parcel ID #: H-3-2-3-443

Zone: R1-10

Property Owner: Jason Malone

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmusen

Email: karl@pv-eng.com P: (435) 668-8307

General Contractor: Jason Malone

License #: P: (702) 374-3772

Address: 808 S 930 W

City: Hurricane State: UT Zip: 84737

Email: jason@stoutelectric.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: PLANZC25-01

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

Applicant Name: KARL RASMUSSEN

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Current Zoning for Parcel H-3-2-3-443 is RA-1, 1 acre lots. It is proposed that the zoning be changed to RA-0.5, to make two ½ acre lots.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	ZC25-01
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Jason Malone
Agent:	Karl Rasmussen
Request:	Zone Change from RA-1 to RA-0.5
Location:	808 S 920 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:
The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 1.05 acres located on the west side of 920 W and north of 900 S. The applicant has stated that their purpose is to facilitate a lot split to build two homes.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes and some agriculture
East	RA-1, RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-1, RA-0.5	Single Family Homes, some agriculture



Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-7-5A 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.

Analysis:

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 Rural Residential , which is defined as,

"A transition from agricultural to traditional neighborhoods or commercial uses.
Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1."

This is in the area where the General Plan was recently revised to change the designation to Rural Residential. The proposed zoning meets the General Plan for the area.

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

Response: The proposed zone change will allow for single family homes to be built on larger lots. This zoning is largely harmonious with the surrounding zoning and development.

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

Response: The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as this one.

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

Response: Due to the holidays complete JUC comments are not available at this time. Planning staff does not anticipate any issues with this application.

Other Considerations
JUC Comments:
Due to the holidays these comments may be updated before the meeting on January 9th. The following comments will need to be addressed

1. **Public Works:** Will need to dedicate the required portion of 920 West. Will need to pay for improvements on 920 West.
2. **Power:** [No comments received.]
3. **Sewer:** [No comments received.]
4. **Streets:** [No comments received.]
5. **Water:** [No comments received.]
6. **Engineering**: [No comments received.]

7. **Fire:** Okay.
8. **Cable:** No comments.
9. **Phone:** No comments.
10. **Fiber:** No issues. Approved.
11. **WCWCD:** 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:

1. 920 W is a master planned minor collector and additional improvements along that roadway may be required as part of a subdivision application.

Findings:

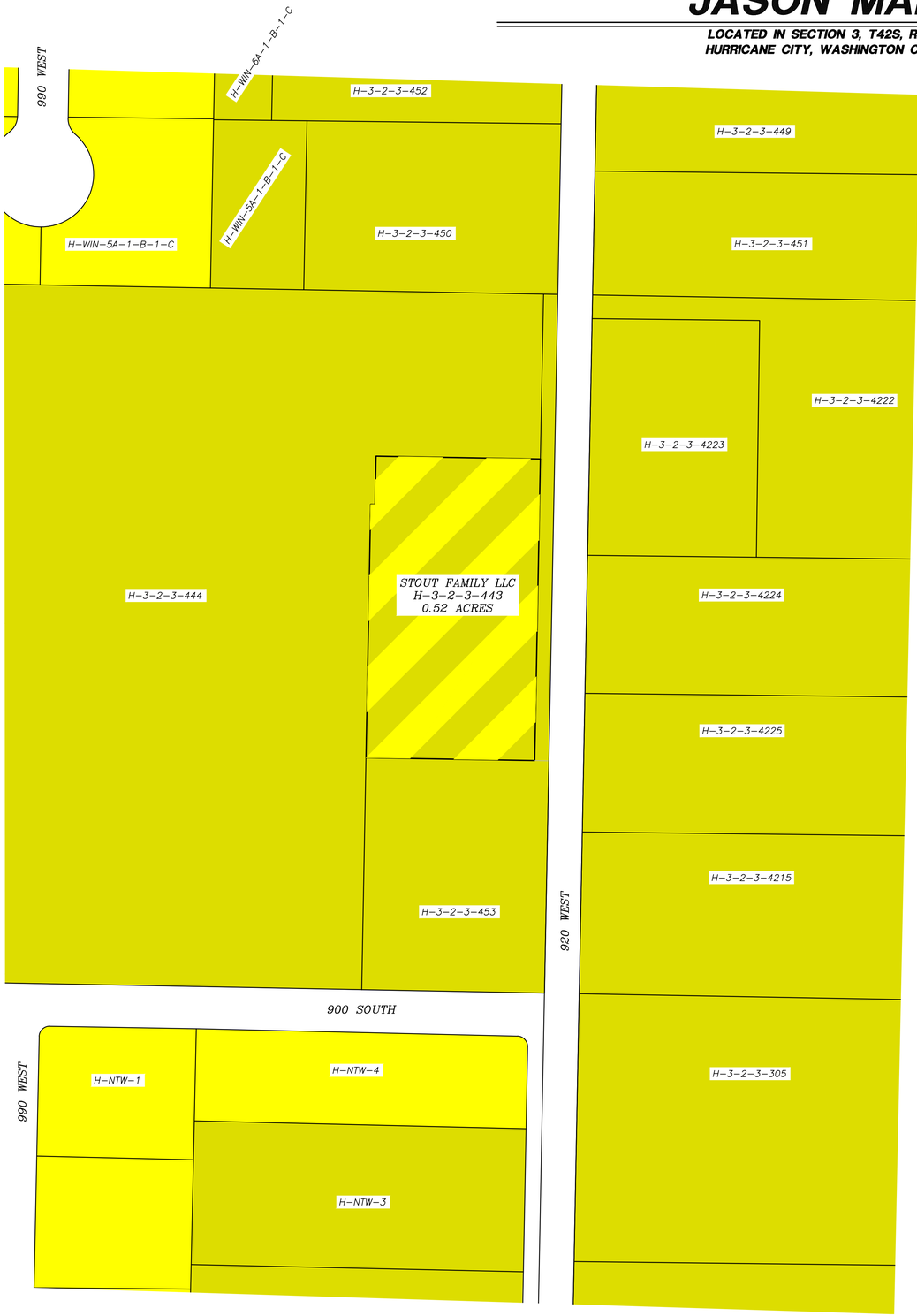
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area, and is within the parameters of the General Plan.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission consider this item based on the standards within the Hurricane City Code and the comments made at the public hearing. Staff is generally supportive of the application for the reasons stated above; however, at the time of this writing, JUC comments have not been received. Staff will provide a recommendation once the JUC comments are received and reviewed.

ZONE CHANGE FOR:
JASON MALONE

LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

PARCEL #: H-3-2-3-443 FROM DOCUMENT #: 20230029785

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 5, OF THE HURRICANE FIELD SURVEY; THENCE NORTH 01°05'08" EAST, ALONG THE EAST LINE OF SAID LOT 17 OF SAID BLOCK 5, A DISTANCE OF 220.37 FEET; THENCE NORTH 89°00'56" WEST. A DISTANCE OF 13.50 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°00'56" WEST, A DISTANCE OF 160.14 FEET; THENCE NORTH 01°02'32" EAST, A DISTANCE OF 240.38 FEET; THENCE SOUTH 89°01'25" EAST, A DISTANCE OF 4.23 FEET; THENCE NORTH 01°04'29" EAST, A DISTANCE OF 45.89 FEET; THENCE SOUTH 89°01'25" EAST, A DISTANCE OF 156.09 FEET; THENCE SOUTH 01°05'08" WEST, A DISTANCE OF 286.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,680 SQUARE FEET OR 1.05 ACRES, MORE OR LESS.

GENERAL NOTES

1. A 10.00 FOOT WIDE UTILITY EASEMENT EXISTS ALONG ALL RIGHT-OF-WAY LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE RA-0.5: RESIDENTIAL AGRICULTURAL – 2 UNITS PER ACRE
- ZONE RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
- ZONE CHANGE FROM RA-1 TO RA-0.5

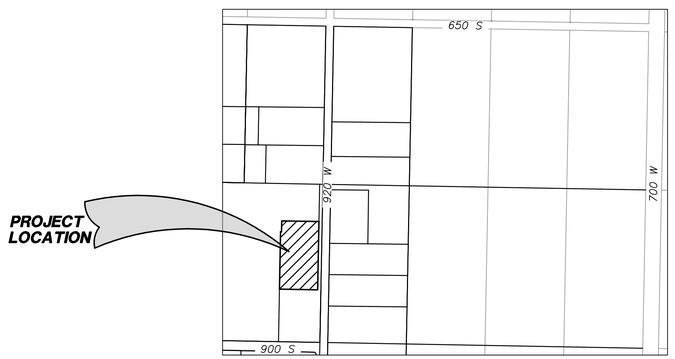
PARCEL INFORMATION

H-NTW-3	1.00 HOWARD RYAN R & SHELBIE
H-3-2-3-305	1.77 WAITE SHELDON LYNN & SHARON ANN
H-NTW-4	0.63 HOWARD RYAN R
H-MUF-1	0.43 WRIGHT RAYMOND
H-3-2-3-4215	0.92 WOOD VAN D & JOAN TRS
H-3-2-3-453	0.88 CLARK ROBERT W TR
H-3-2-3-4225	0.92 WISHAM RONNIE CAROL & JOELLA WOOD TRS
H-3-2-3-4224	0.96 STOUT KATHRYN K TRUSTEES
H-3-2-3-443	0.52 STOUT FAMILY LLC
H-3-2-3-4223	0.85 WOOD LAYTON HOLDINGS LLC
H-3-2-3-4222	0.99 WOOD LAYTON HOLDINGS LLC
H-3-2-3-444	5.95 CLARK ROBERT W TR
H-3-2-3-451	0.86 BARTHLOME SHANE
H-3-2-3-450	0.90 CHRISTIANSON DAVID J
H-WIN-5A-1-B-1-C	0.83 CHRISTIANSON DAVID J & JULIE J
H-3-2-3-449	1.06 REDDISH SEAN R
H-3-2-3-452	0.95 WILSON LUKE
H-WIN-6A-1-B-1-C	0.71 BORCHARDT DANIEL & STARRI

OWNER(S):

STOUT FAMILY LLC

831 S 920 W
HURRICANE, UT 84737



VICINITY MAP
N.T.S

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

ZONE CHANGE FOR:
JASON MALONE
LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/16/2024
SCALE	1"=60'
JOB NO.	777-001
SHEET NO:	1 OF 1

777-001 ZONE CHANGE.DWG

Hurricane City Application

Application Accepted Date: 11/21/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: 121 Lot Subdivision

Tenant / Project Name: Preliminary Plat - 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	$	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: PLANPP24-35

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

November 21, 2024

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Copper Meadows

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

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date November 21, 2024

To Whom It May Concern:

Western Mortgage & Realty Company (the "Developer") has requested a culinary water will serve letter for the subdivision known as Copper Meadows, located at approximately 3400 W Bash Parkway 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 221 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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	PP24-35
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co - Tim Tippett
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	Southeast corner of Jellystone Road and Gateway Blvd.
Zoning:	R1-8 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

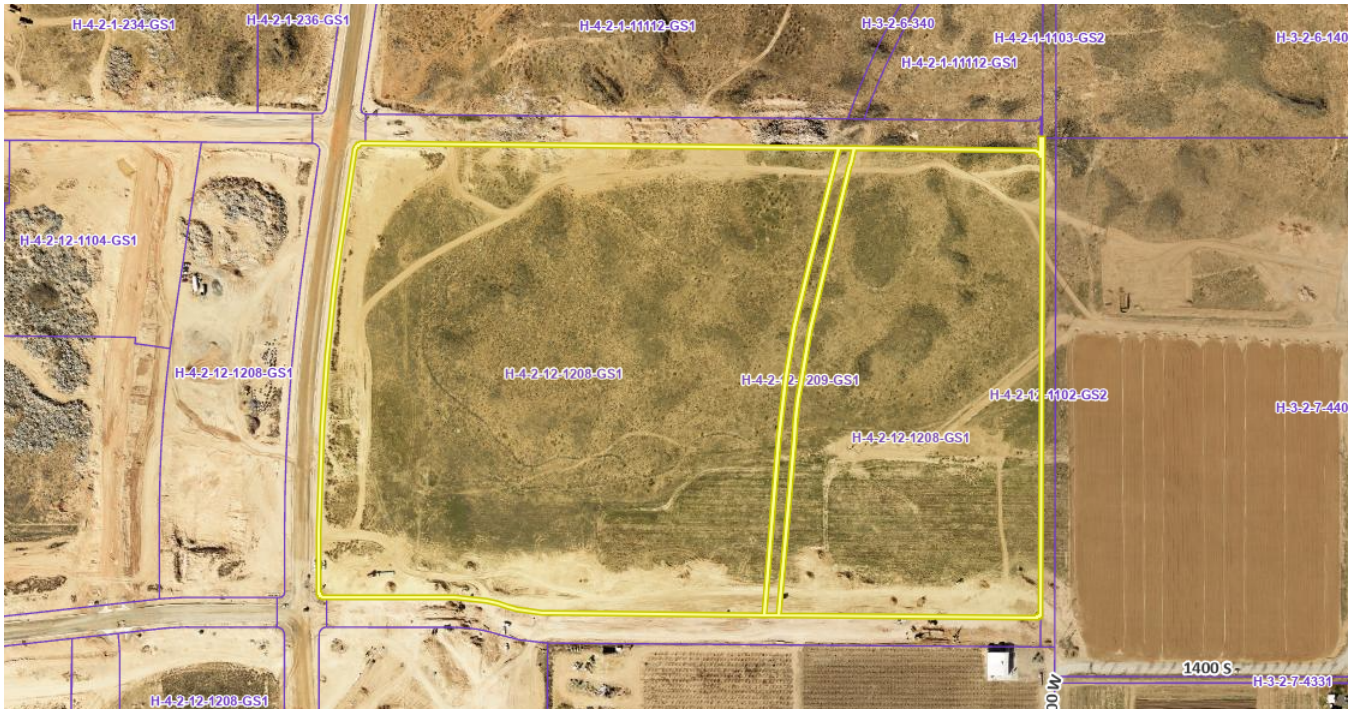
Discussion:
The applicant is seeking preliminary plat approval for Copper Meadows, a 121 lot subdivision within the Gateway to Sand Hollow PID east of Gateway Blvd and south of Jellystone Road. This property was recently rezoned to add a PDO to the existing Single Family Residential R1-8 zoning class.

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. 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 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.



Location is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-8 (PDO). The development consists of 121 lots. All lots meet R1-8 (PDO) standards and the preliminary site plan approval.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.

3. The applicant has informed staff that a number of areas within the development will be developed as “pocket parks” additional information should be required on how those will be developed and what amenities will be provided.
4. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
5. The applicant has noted that the property isn’t located in a desert tortoise take area.
6. 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 121 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.

EXISTING CONDITIONS FOR:
COPPER MEADOWS SUBDIVISION

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 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.



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

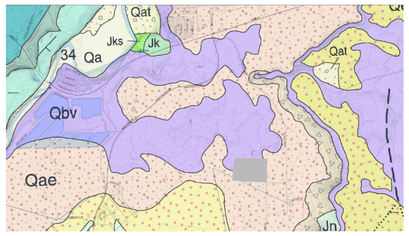
OWNER(S):

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):–

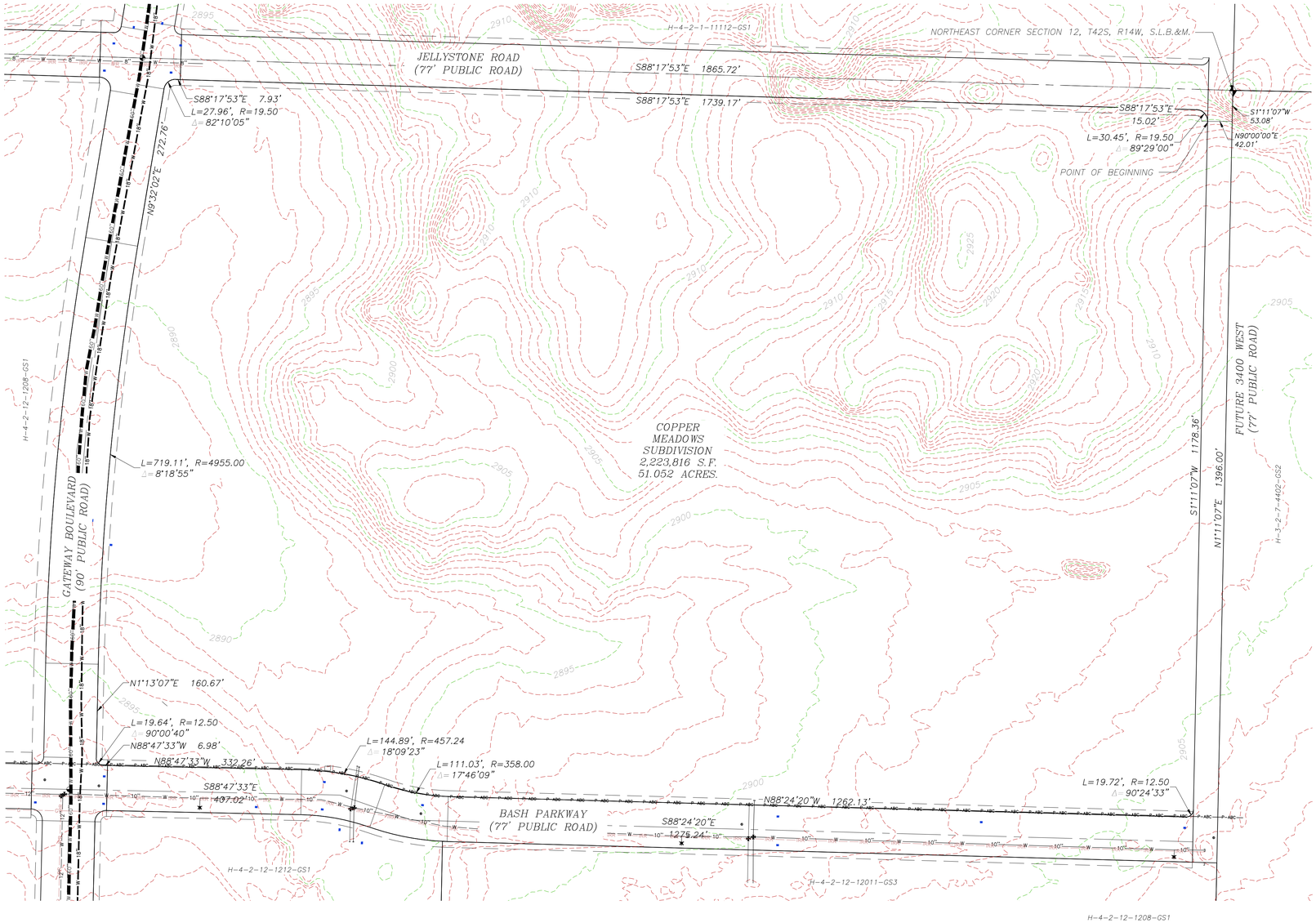
MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM 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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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

EXISTING CONDITIONS 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"=100'
JOB NO.	336-012
SHEET NO:	1

336-012 DESERT BLOOM BASE MAP.DWG

PRELIMINARY PLAT FOR:
COPPER MEADOWS SUBDIVISION

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

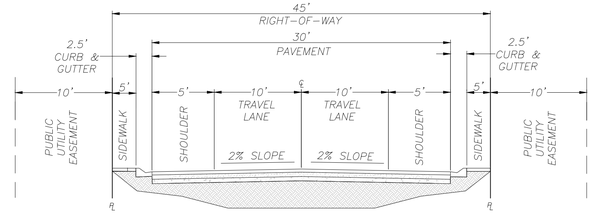


N
W E
S

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 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.

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.

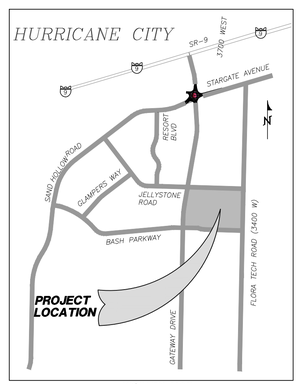
SITE DATA

PHASE #	# OF LOTS
PHASE 1	37 LOTS
PHASE 2	16 LOTS
PHASE 3	18 LOTS
PHASE 4	17 LOTS
PHASE 5	16 LOTS
PHASE 6	19 LOTS
PHASE 7	26 LOTS
PHASE 8	18 LOTS
PHASE 9	18 LOTS
PHASE 10	18 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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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

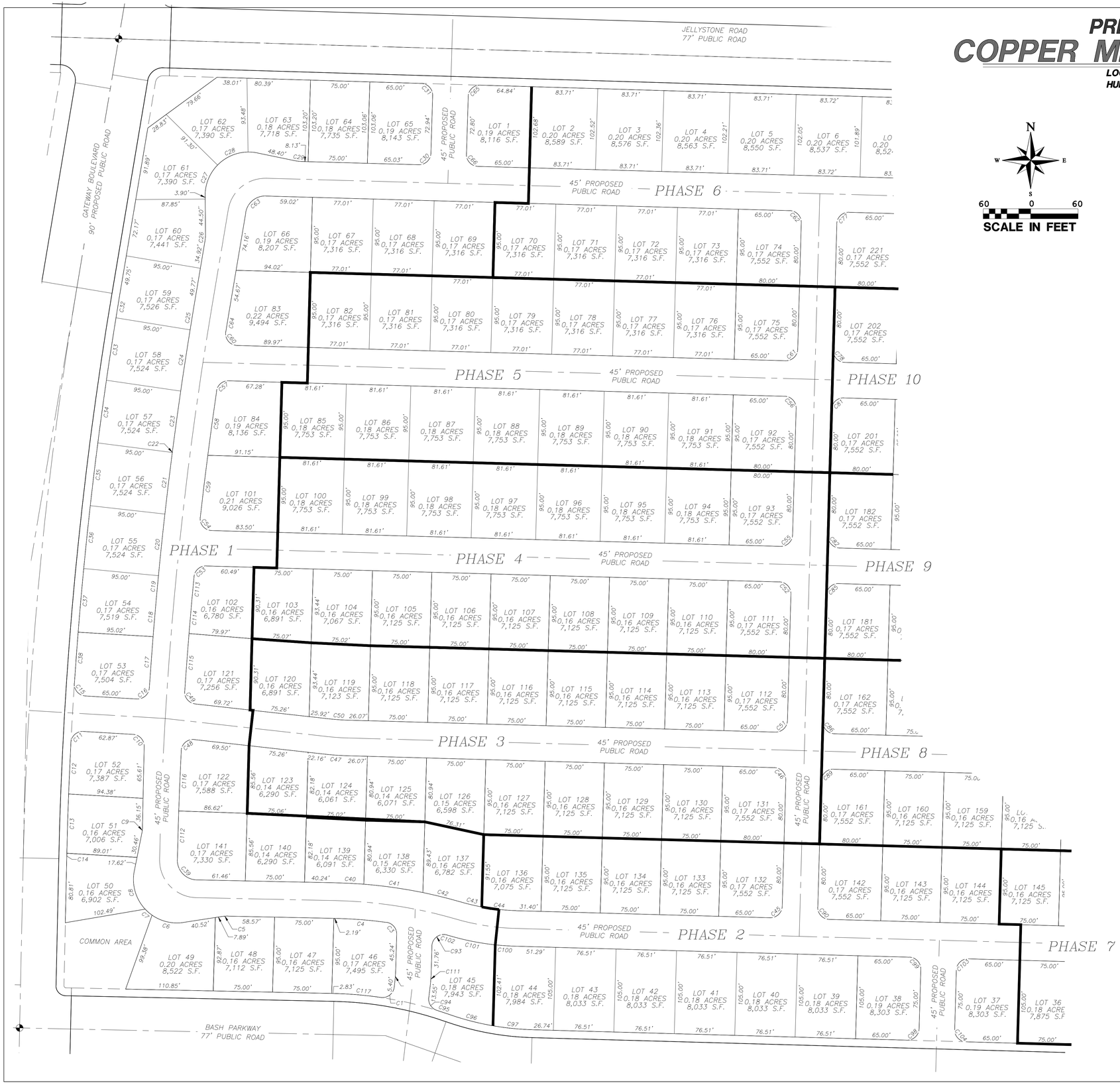
PRELIMINARY PLAT FOR:
COPPER MEADOWS SUBDIVISION
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-20-2024
SCALE	1"=100'
JOB NO.	336-012
SHEET NO:	2

336-012 DESERT BLOOM BASE MAP.DWG

PRELIMINARY PLAT FOR:
COPPER MEADOWS SUBDIVISION

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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Hurricane City, Utah 84737
Phone: 435-668-8307

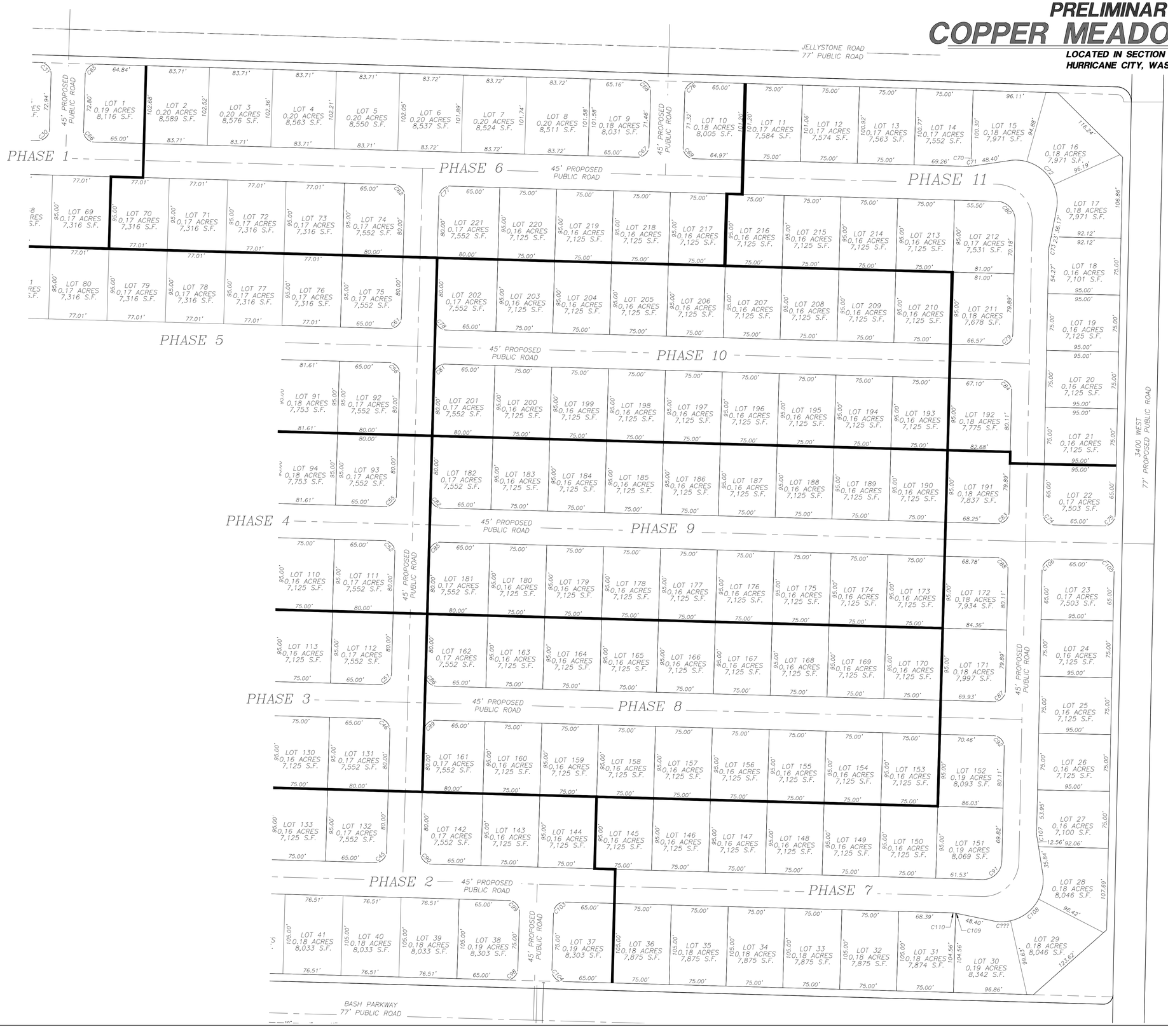
PRELIMINARY PLAT FOR:
COPPER MEADOWS SUBDIVISION
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

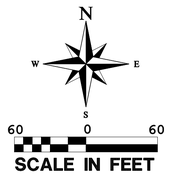
DATE	11-20-2024
SCALE	1"=60'
JOB NO.	336-012
SHEET NO:	3

336-012 DESERT BLOOM BASE MAP.DWG

PRELIMINARY PLAT FOR:
COPPER MEADOWS SUBDIVISION

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	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:
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
SHEET NO:	4

336-012 DESERT BLOOM BASE MAP 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

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:

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
SHEET NO:	5

336-012 DESERT BLOOM BASE MAP.DWG

Hurricane City Application

Application Accepted Date:	12/04/2024
Type of Improvement:	Conditional Use Permit
Description:	
Tenant / Project Name:	257 - Higgs Residence
Bldg. Address:	3665 W 2540 S
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Dixie Springs
Phase:	c
Block:	
Lot #:	257
Parcel ID #:	H-DSP-C-257
Property Owner:	Greg Higgs
Permit Contact:	Terry Spinks
Email:	terry.tccustomhome@gmail.com

CONTACT INFORMATION

General Contractor:	Cole Spinks
License #:	
P:	(435) 817-5280
City:	
State:	
Zip:	
Email:	Cole.tccustomhome@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: PLANCUP25-01

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: Cole Spinks TC Custom Home & Design LLC

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

STATEMENT OF INTENT

This statement of intent is for Greg Higgs, Lot 257 Dixie Springs / 3665 W 2540 S.

The reason for the conditional use permit is, to build a large RV garage to store my Motor home, trailers and cars. Something like a man cave. It will include a Lounge area to watch TV, bathrooms and a pool dressing room later.

Greg Higgs.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	CUP25-01
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Greg Higgs
Agent:	Cole Spinks
Request:	Approval of a conditional use permit for a building of greater height and size.
Location:	3665 W 2540 S
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing an approximately 6000 sq. ft. and approximately 24' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height and size. The property owner has applied and received approval for an amended final plat in September 2024, which has not been recorded yet. The site is zoned Single Family Residential R1-10.

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

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):

e. Standards for greater heights than permitted by this Code.
(1) The height may not be greater than two stories or one and one-half 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) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
(4) In no event shall a building exceed 55 feet in height.

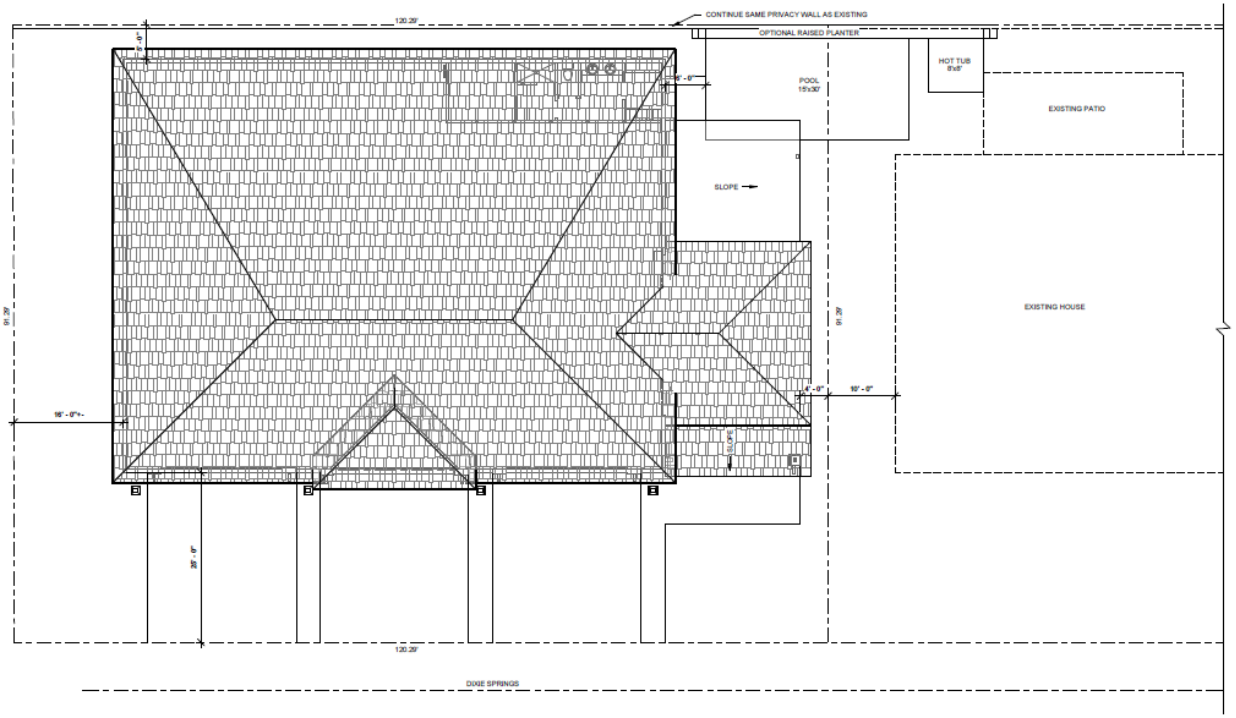
f. Standards for greater size than permitted by this Code.
(1)The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2)At least 50 percent of the lot on which the building is located must remain free of buildings.
(3)The building must be for a use permitted in the zone in which it is located.



Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is for a permitted use in this zoning.
4. When the amended final plat is recorded, the building is set back a minimum of 5' from the side and rear property lines.
5. When both buildings are complete and the amended final plat is recorded approximately 50% of the lot will be free of building.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments and the recordation of the amended final plat.



SITE PLAN

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

SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 (IRC), AND ALL CITY OR COUNTY REGULATIONS. CONTACT PUBLIC WORKS OFFICE BEFORE BEGINNING WORK.

2. BUILDER/OWNER SHALL SECURE ALL PERMIT PRIOR TO DOING ANY WORK ON SITE AND IN THE PUBLIC RIGHT OF WAY, TRAFFIC PLANS, BONDING, AND ANY INSURANCE WILL BE REQUIRED.

3. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

4. CURB AND GUTTER SHALL BE APWA STANDARD DRWING NO. 205 TYPE "A" OR APPROVED EQUIL.

5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN THE IRC.

6. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHINA 24 HOUR PERIOD OF A REQUEST. FINAL REPORTS AS SPECIFIED IN THE IRC SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEM DAYS AFTER COMPLETION OF GRADING.

7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

8. TYPICAL DETAILS SHALL APPLY IN GENERAL CONTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.

9. ANY OMISSION OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

10. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE.USE 3/4" MAXIMUM SIZE ROAD BASE FOR FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8".

11. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS TRENCH DRAIN AT FOUNDATION ON SITE.

12. CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATION SHOWN.

13. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

14. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING MUD/DIRT ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.

15. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

16. STRAW WATTLES (OR EQ.) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONTRUCTION.

17. BERMS OR SWELLS MAY BE REQ'D ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

RV GARAGE
LOT 257 / COMBINED W/ LOT 256
DIXIE SPRINGS PLAT C @ 2450 S.
WASHINGTON COUNTY

GREG M. LARSEN DESIGN GROUP INC.
380 N. 200 W. – SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

02

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10/18/2024 10:42:02 AM



HURRICANE RV GARAGE LOT 257

SCALE:

DRAWING INDEX

ARCHITECTURAL

00	COVER SHEET
02	SITE PLAN
03	RV GARAGE ELEVATIONS
04	RV GARAGE PLAN
06	RV GARAGE ELECTRICAL PLAN
07	TYPICAL DETAILS
08	GENERAL NOTES
09	SECTIONS

STRUCTURAL

05	RV GARAGE ROOF PLANS
S1	CONCRETE SECTIONS & DETAILS
S2	WOOD SECTIONS & DETAILS
S3	GENERAL NOTES & SPEC'S

LICENSED PROFESSIONAL ENGINEER
No 171553
STEVEN J CARLSON
STATE OF UTAH
10/17/24

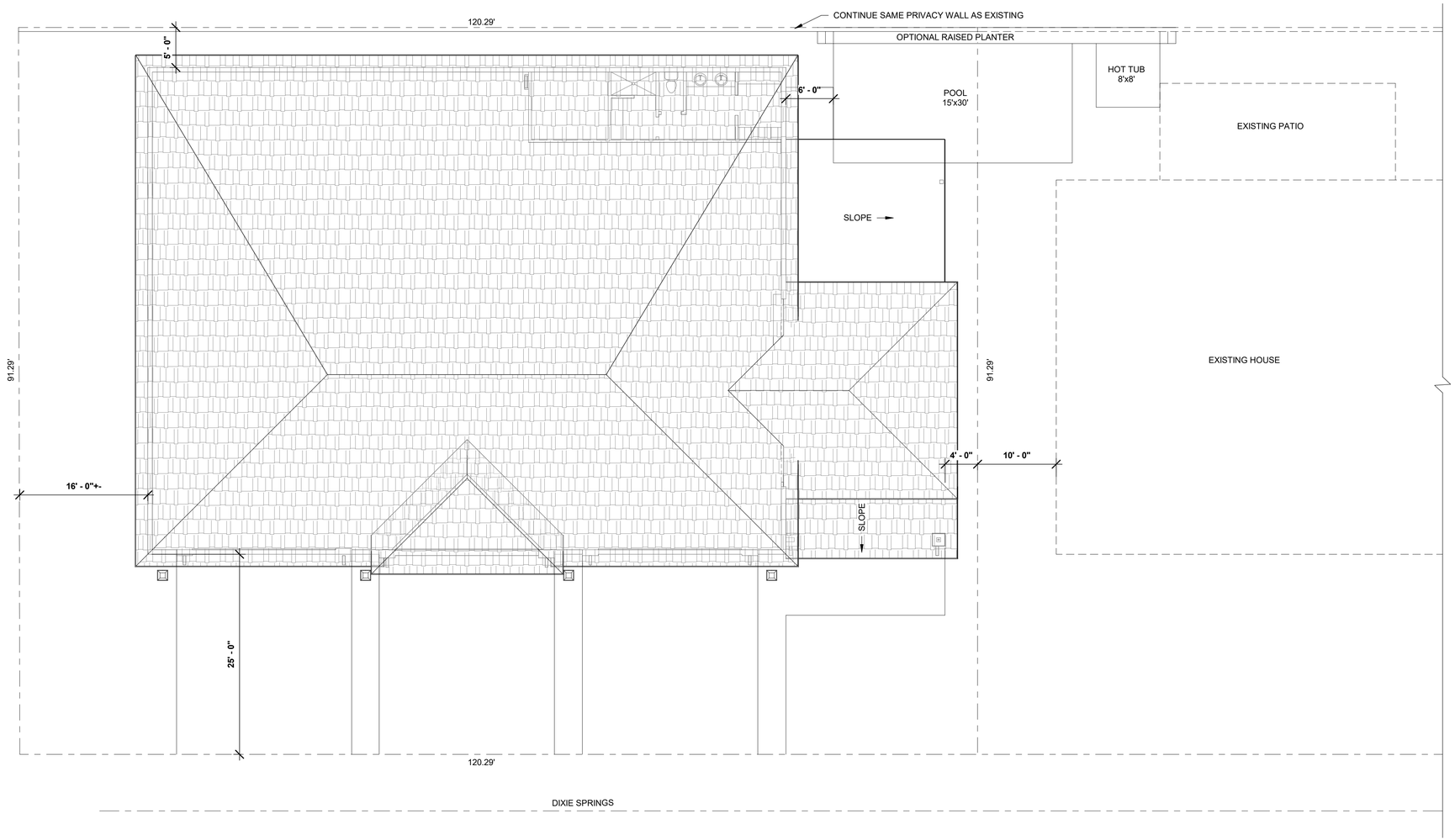
RV GARAGE
LOT 257 / COMBINED W/ LOT 258
DIXIE SPRINGS PLAT C @ 2450 S.
WASHINGTON COUNTY

GREG M. LARSEN DESIGN GROUP INC.
380 N. 200 W. – SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

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SITE PLAN NOTES:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 (IRC), AND ALL CITY OR COUNTY REGULATIONS. CONTACT PUBLIC WORKS OFFICE BEFORE BEGINNING WORK.

2. BUILDER/OWNER SHALL SECURE ALL PERMIT PRIOR TO DOING ANY WORK ON SITE AND IN THE PUBLIC RIGHT OF WAY, TRAFFIC PLANS, BONDING, AND ANY INSURANCE WILL BE REQUIRED.

3. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

4. CURB AND GUTTER SHALL BE APWA STANDARD DRWING NO. 205 TYPE "A" OR APPROVED EQUIL.

5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACOORDANCE WITH PROVISIONS IN THE IRC.

6. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHINA 24 HOUR PERIOD OF A REQUEST. FINAL REPORTS AS SPECIFIED IN THE IRC SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEM DAYS AFTER COMPLETION OF GRADING.

7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

8. TYPICAL DETAILS SHALL APPLY IN GENERAL CONTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.

9. ANY OMISSION OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

10. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE.USE 3/4" MAXIMUM SIZE ROAD BASE FOR FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8".

11. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS TRENCH DRAIN AT FOUNDATION ON SITE.

12. CONTRACTOR SHALL VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATION SHOWN.

13. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

14. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING MUD/DIRT ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.

15. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

16. STRAW WATTLES (OR EQ.) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONTRUCTION.

17. BERMS OR SWELLS MAY BE REQ'D ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

RV GARAGE
LOT 257 / COMBINED W/ LOT 258
DIXIE SPRINGS PLAT C @ 2450 S.
WASHINGTON COUNTY

SITE PLAN

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

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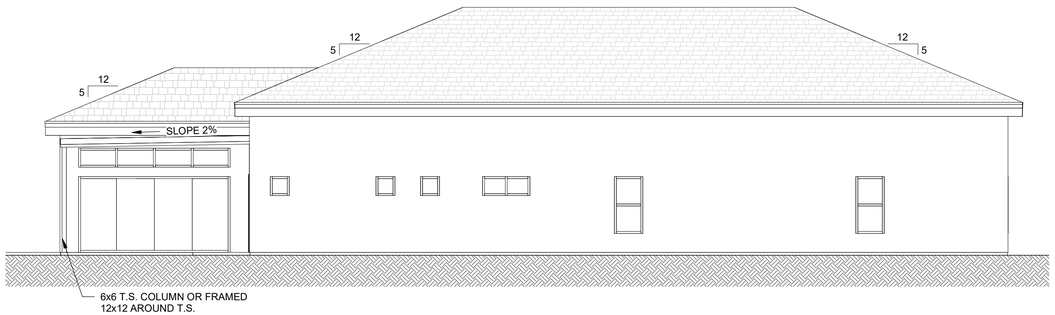
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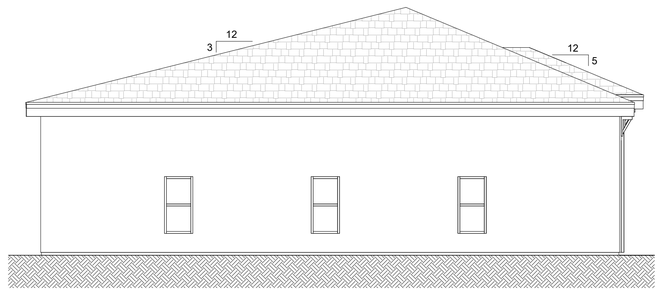
RIGHT ELEVATION

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



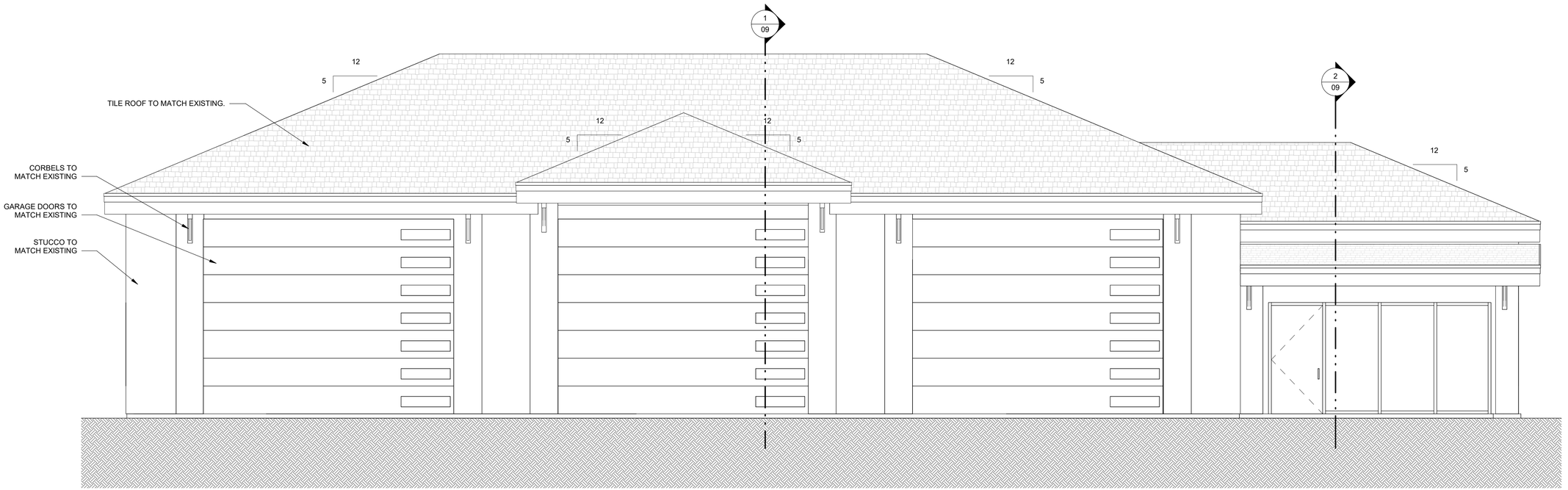
REAR ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

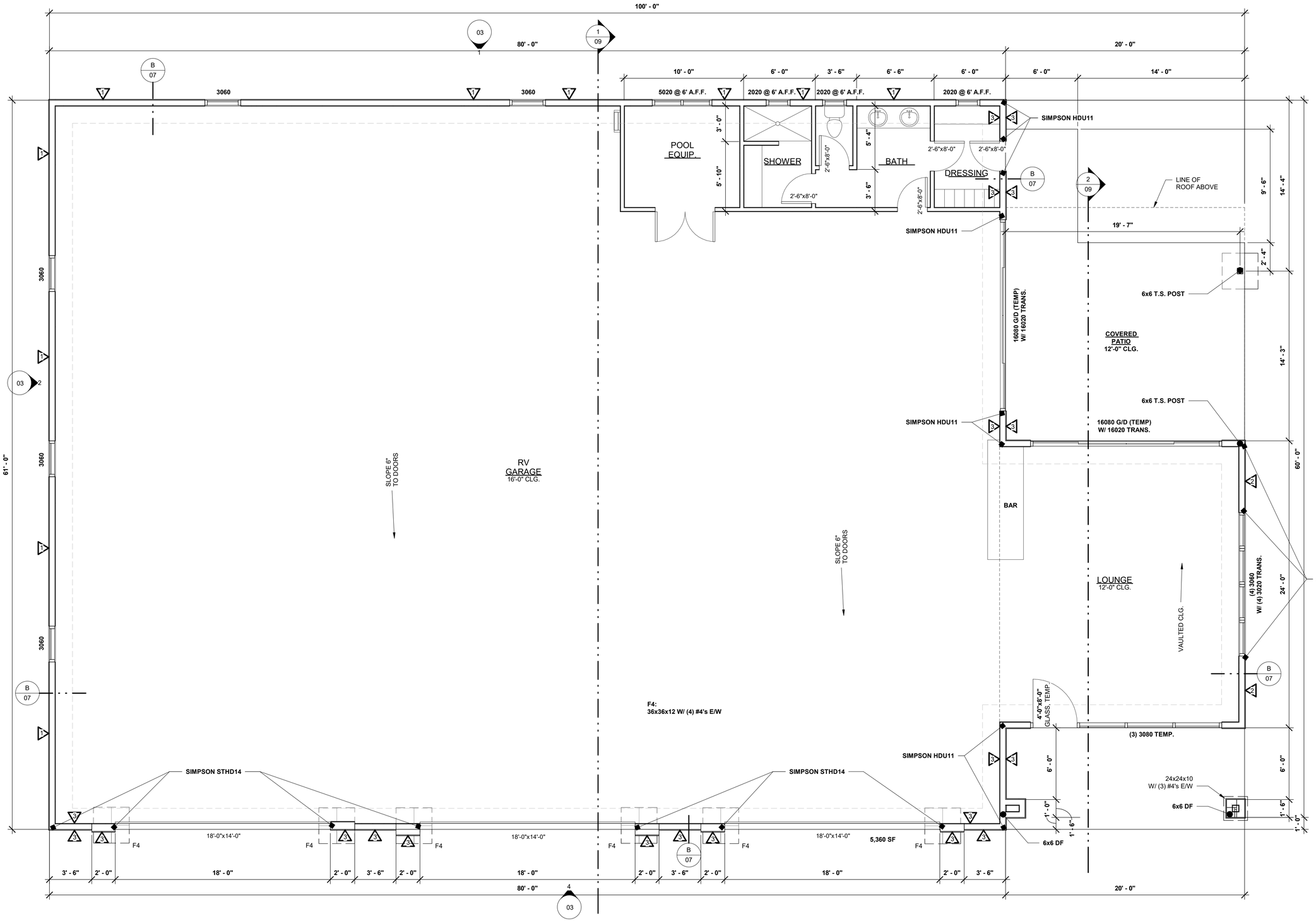
SCALE: 1/4" = 1'-0"

RV GARAGE
LOT 257 / COMBINED W/ LOT 258
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PLUMBING NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH AL LCURRENT NATIONAL AND LOCAL BUILDING CODES AND SHALL COMPLY WITH 2012 R.I.C.
2. PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. OUTSIDE COMBUSTION AIR, EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER. SEISMIC STRAPS TO BE ANCHERED IN THE UPPER 1/3 OF THE TANK AS PER CODE.
4. FREEZELESS, BACK FLOW PREVENTION HOSE BIBS REQUIRED.
5. LOW-FLUSH TOILETS REQUIRED. MAXIMUM 1.6 GALLONS PER FLUSH.
6. MAXIMUM FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
7. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR-INTAKE OPENINGS.
8. FLAG POLING OF PLUMBING VENTS IS PROHIBIITED EXCEPT WHERE ROOF IS OCCUPIED.
9. PLUMBING CONTRACTOR SHALL PROVIDE 1" COPPER SUPPLY LINE FROM WATER METER TO MECHANICAL ROOM. WATER LIE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
10. PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL FIXTURES. INTERIOR WASTE AND VENT LINES TO BE A.B.S.
12. INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
13. PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
14. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THRU GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
15. OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. NO SLIP JOINT PLUMBING OCNNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
16. INDIVIDUALLY INSULATE ALL PLUMBING SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES AND GARAGES).
17. PROVIDE A PRESSURE REGULATOR AND SHUT-FF VALVE.
18. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE (MIN.) 20. 12"x12" ACCESS REQUIRED FOR ALL WHIRLPOOL TYPE TUBS.

THE GARAGE SHALL BE SEPARTED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATHED HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8", TYPE-X, GYPSUM BOARD OR EQUIVALENT.

DWELLING ACCESS DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM WALL BOARD COMPUING WITH I.R.C. R702.4.2. ALL SHOWER COMPARTMENTS SHALL HAVE A MINUMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASING A 30" CIRCLE.

EXTERIOR: WALLS SHALL BE 2x6 STUDS AS SHOWN
INTERIOR: WALLS SHALL BE 2x4 STUDS U.N.O.

JETTED TUBS:
- REQUIRED ACCESS PANEL
- SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT
- BOND FAUCETS
- ALL GROUND WIRES TO BE GREEN

SHOWER PANS TO BE INSTALLED SLOPED AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE. TEST VERIFICATION BEFORE FINAL INSPECTION WILL BE SCHEDULED. CAN BE DONE WITH ATTIC INSULATION INSPECTION.

LICENSED PROFESSIONAL ENGINEER
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RV GARAGE
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WASHINGTON COUNTY

GARAGE FLOOR / ELEC. PLAN

SCALE: 1/4" = 1'-0"

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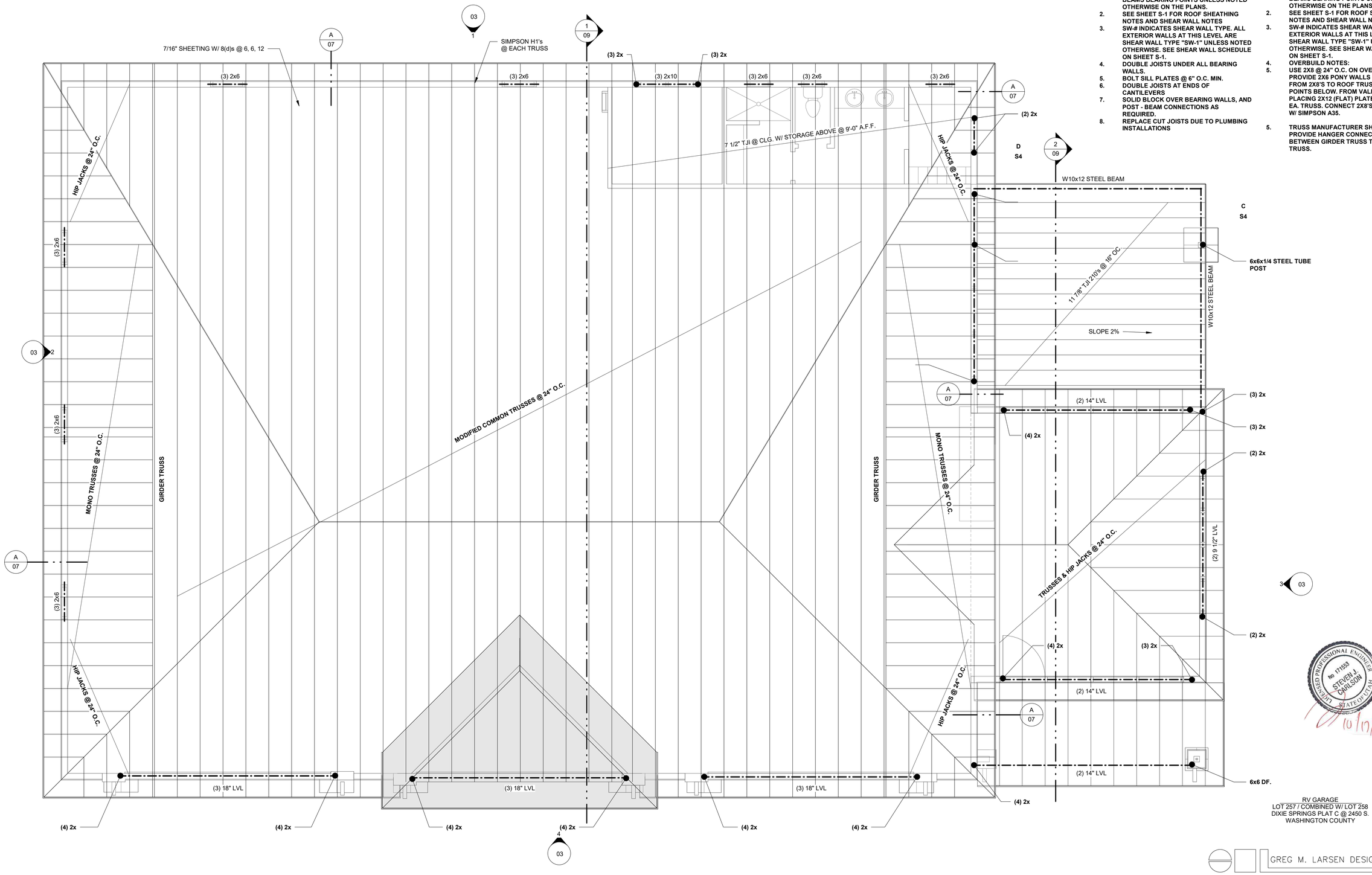
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FLOOR FRAMING NOTES:

1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. DOUBLE JOISTS UNDER ALL BEARING WALLS.
5. BOLT SILL PLATES @ 6" O.C. MIN.
6. DOUBLE JOISTS AT ENDS OF CANTILEVERS
7. SOLID BLOCK OVER BEARING WALLS, AND POST - BEAM CONNECTIONS AS REQUIRED.
8. REPLACE CUT JOISTS DUE TO PLUMBING INSTALLATIONS

ROOF FRAMING NOTES:

1. PLACE 2X6 STUDS (MIN.) UNDER ALL BEAMS BEARING POINTS UNLESS NOTED OTHERWISE ON THE PLANS.
2. SEE SHEET S-1 FOR ROOF SHEATHING NOTES AND SHEAR WALL NOTES
3. SW-# INDICATES SHEAR WALL TYPE. ALL EXTERIOR WALLS AT THIS LEVEL ARE SHEAR WALL TYPE "SW-1" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE ON SHEET S-1.
4. OVERBUILD NOTES:
5. USE 2X8 @ 24" O.C. ON OVERBUILD AREAS. PROVIDE 2X6 PONY WALLS @ 6'-0")MAX) FROM 2X8'S TO ROOF TRUSSES PANEL POINTS BELOW. FROM VALLEYS BY PLACING 2X12 (FLAT) PLATE W/(3) 16d TO EA. TRUSS. CONNECT 2X8'S TO 2X12 PLATE W/ SIMPSON A35.
5. TRUSS MANUFACTURER SHALL PROVIDE HANGER CONNECTIONS BETWEEN GIRDER TRUSS TO GIRDER TRUSS.



LICENSED PROFESSIONAL ENGINEER No 171553 STEVEN J. CARLSON STATE OF UTAH

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RV GARAGE
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WASHINGTON COUNTY

GARAGE ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

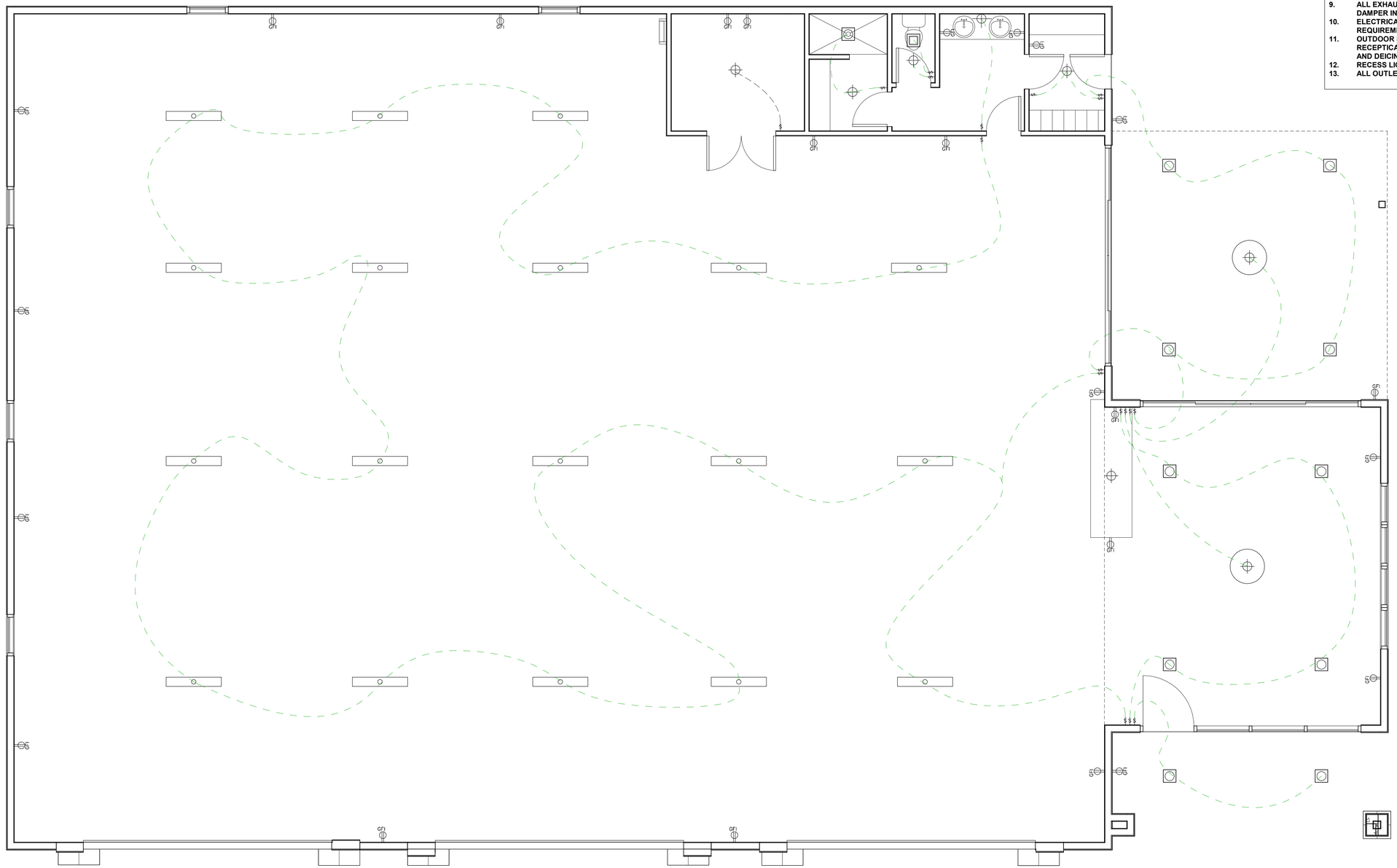
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ELEC TRIC AL NOTES:

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUIDLING CODES.
2. ELECTRICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
3. CONCRETE ENCASED ELECTRODE GROUND OR U-FER GROUNDS SHALL BE PROVIDED AT FOUNDATION.
4. SHOW ELECTRICAL SERVICE SIZE AND LOCATION ON THE ELECTRICAL PANEL.
5. OUTLETS IN GARAGE SHALL BE MORE THAN 18" ABOVE GARAGE FLOOR AND GFI TYPE.
6. ALL BEDROOM OUTLETS TO BE ARC FAULT PROTECTED.
7. TEMPER-RESISTANT RECEPTACLES, IN AREAS REQUIRED 125-VOLT. 15&20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT.
8. A/C START-UP REPORT REQUIRED ON ALL CONDENSERS INSTALLED ON THE PROJECT.
9. ALL EXHAUST FANS MUST TERMINATE TO THE OUTSIDE AND HAVE A BACKDRAFT DAMPER INSTALLED.
10. ELECTRICAL OUTLETS MUST MUST MEET CURRENT ADDOPTED ELECTRICAL CODE REQUIREMENTS FOR BRANCH CIRCUITS.
11. OUTDOOR RECEPTICLES: ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTICALES INSTALLED OUTDOORS SHALL BE GFCI PROTECTED FOR PERSONAL AND DEICING EQUIPMENT.
12. RECESS LIGHTINGMUST MEET THE REQUIREMENTS OF ENERGY CODE AIR LEAKAGE.
13. ALL OUTLETS IN UNFINISHED BASEMENTS ARE TO BE GFI



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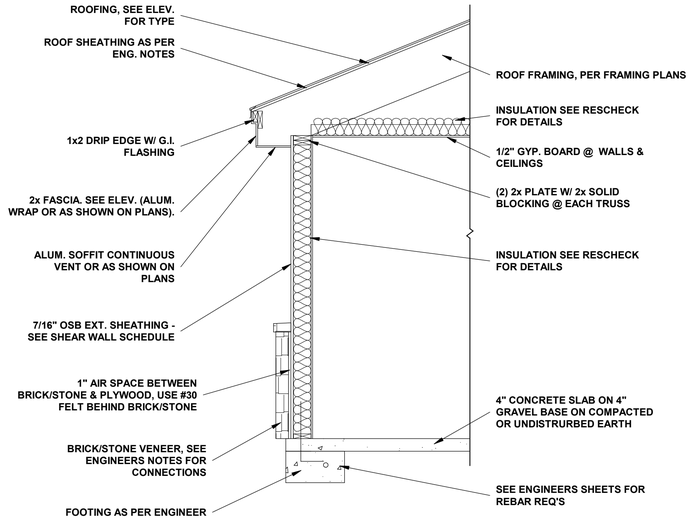
GARAGE ELEC TRICAL PLAN

SCALE: 1/4" = 1'-0"

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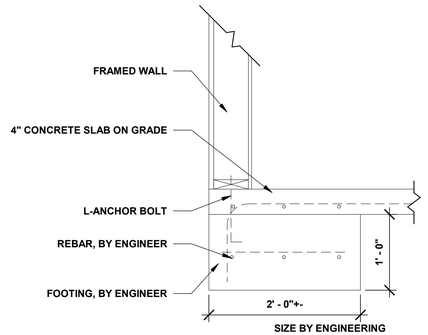


NOTE: (1) ONE LAYER OF #15 ASPHALT FELT (AS PER ASTM D 226) OR OTHER APPROVED WATER RESISTANT BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS PER IRC R703.2.

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURE FRAMING COMPONENTS AS PER IRC R703.8

TYPICAL WALL DETAIL (A)

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



STD. FTG. DETAIL (B)

SCALE: 1" = 1'-0"

RES-CHECK COMPLIANCE REQ.		
DESCRIPTION	**INSULATION R-VALUE**	**DOOR/WINDOW U-VALUE**
EXTERIOR STUD WALLS 2x4 2x6	**R-13 BATT R-15 BLN R-19 BATT R-23 BLN**	
BLOWN IN INSULATION OVER LIVING AREA	**R-38 BATT R-42 BLN**	
INSULATION IN FLOOR BETWEEN BASEMENT & MAIN OR BLANKET ON WALL	**R-19 R-11**	
EXTERIOR DOORS/WINDOWS		**0.33**
EXTERIOR GLASS DOORS		**0.17**
FURNACE EFFICIENCY		**90%**

OPTIONAL RES-CHECK COMPLIANCE REQ.

CELING = R50
WALLS = R19
FLOORS = R30
ALL WINDOWS TO BE LOW-E

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IN ALL CASES, PERIMTER FOOTINGS SHALL BE CONTINUOUS AND EXTEND BELOW THE 30" FROST LINE DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO THE FINISHED GRADE (R403.1.2 & R403.1.4)

FOUNDATIONS SUPPORTING WOOD WALLS SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE OR 4" ABOVE GRADE WITH MASORY VENEER. (R404.1.6)

ALL FOUNDATION PLATES OR SILLS SHALL BE OF TREATED WOOD OR FOUNDATION REDWOOD-R323.1. NO MORE THAN (2) 2x4 OR (3) 2x6 PLATES ARE PERMITTED.

WHERE GROUND SLOPES MORE THAN 1' IN 10', FOOTINGS SHALL BE STEPPED SO BOTH THE TOP AND BOTTOM OF FOUNDATION ARE LEVEL. (R403.1.5)

PROVIDE FULL BEARING FOR ALL POSTS, COLUMNS AND SUPPORT FOR HEADERS AND BEAMS IN EXTERIOR WALLS. PROVIDE DOUBLE RIM JOIST AT EXTERIOR WALLS OR PROVIDE SOLID BLOCKING BETWEEN SOLE PLATE AND SILL PLATE AT ALL BEARING POINTS.

FOOTINGS SHALL BE ON UNDISTURBED NATUAL SOILS WITHOUT ORGANIC OR DELETERIOUS MATERIALS. FILL UNDER FOOTINGS SHALL BE ENGINEERED AND COMPACTED IN NO MORE THAN 12" LIFTS AND COMPACTION TESTS INDICATING 95% MINIMUM DENSITY WILL BE REQUIRED PRIOR TO FOOTING INSPECTION APPROVAL (R403.1.2 & MURRAY CITY POLICY)

SLOPED OR STEPPED FOOTINGS SHALL BE CONTINUOUS. THE UPPER PORTION OF A STEPPED FOOTING MUST INCLUDE A VERTICAL DROP WITH CONTINUOUS REINFORCEMENT (R403.1.2 & R403.1.3)

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

INTERIOR NOTES:

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS GREEN BOARS IS NO LONGER ALLOWED

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONER EQUIP. SHALL ALSO BE LISTED.

WINDOW NOTES:

WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

WINDOWS WITH SILL HT. LESS THAN 24" ABOVE F.F. AND AN EXTERIOR SILL HT. OF MORE THAN 6' ABOVE GRADE MUST BE FIXED AND SAFTY GLAZING OR A GUARD RAIL 36" HIGH AS PER CODE (SEE STAIR RAILING REQ'S)

ALL EXTERIOR DOORS SHALL HAVE A 36" MIN. DEEP LANDING, NOT MORE THAN 8" BELOW THE FLOOR LEVEL ON INWARD SWINGING DOORS AND 1" ON OUTWARD SWINGING DOORS.

A MIN. OF ONE WINDOW WELL IN EACH BASEMENT BEDROOM MUST MEET EGRESS. HAVING A WINDOW WELL WITH AN AREA OF 9 SQ. FT. AND A HOR. PROJECTION OF 36", PROVIDE A LADDER IF WINDOW WELL IS OVER 44" DEEP.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS AS PER CODE

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM HABITABLE SPACES ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.

NOTE:

CORROSION RESISTANT FLASHING OR WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO, INTERSECTIONS OF ROOFS CHIMNEYS, PORCHES, DECKS, BALCONIES ETC. AS PER CODE AND INSTALLED AS PER MFG.

PROVIDE FOR BRICK OR STONE VENEER INSTALLATION AT THE FOUNDATION CORROSION RESISTANT FLASHING EXTENDING UP A MIN. OR (3) COURSES W/3/16" WEEP HOLES EVERY 33" O.C. EXTENDING PAST FOUNDATION 1/2". THIS IS ALSO REQ'D WHERE STUCCO WEEP SCREEDS DO NOT EXTEND PAST FOUNDATION.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

CORROSION RESISTANT FLASHING BETWEEN STUCCO AND BRICK, STONE OR SIM. MAT'L REQ'D WHERE CONT. WEATHER BARRIER AND WEEP HOLES CAN NOT BE DETERMINED

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

DWELLING ACCES DOORS THAT CONNECT DIRECTLY TO THE GARAGE OR CARPORT SHALL BE 1-3/8" SOLID, 20 MINUTE RATED FIRE DOOR WITH AN APPROVED SELF-CLOSING DEVICE INSTALLED.

STAIR TREADS SHALL HAVE A MAXIMUM RISE OF 8" AND A MIINIMUM RISE OF 4". THE MINIMUM RUN SHALL BE 9". LENGTH OF TREAD IS MEASURED FROM NOSE TO NOSE. THE LARGEST TREAD RUN OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". FOR TREADS LESS THAN 10", NOSINGS ARE REQUIRED NOT LESS THAN 3/4" NOR MORE THAN 11/4" WITH EDGE RADIUS NOT GREATER THAN 9/16".

TOP OF HANDRAILS TO BE 34-38" ABOVE THE NOSING OF THE TREADS (TYP).

36" HIGH GUARDS SHALL BE PROVIDED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS AT LEAST 34" HIGH. GUARDS WILL HAVE AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND THE BOTTOM RAIL MAY BE CONSTRUCTED SUCH THAT A 6" SPHERE CANNOT PASS THROUGH.

EXTERIOR NOTES:

PROVIDE INSULATION BAFFLES IN THE ATTIC AT THE EXTERIOR PERIMETER.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREA.

CAULK AND FLASH WINDOW AND DOORS AS PER MFG. INST.

INTERIOR NOTES:

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS GREEN BOARS IS NO LONGER ALLOWED

PROVIDE A CERTIFICATE POSTED IN OR BY THE ELECTRICAL PANEL OR FURNACE ROOM LISTING THE "R" VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS, SLAB, CRAWL SPACE AND DUCTS OUTSIDE CONDITIONED SPACES. WINDOW "U" FACTORS AND HEAT GAIN MUST ALSO BE LISTED. THE TYPE AND EFFICIENCY OF FURNACE, BOILER, WATER HEATER AND AIR CONDITIONER EQUIP. SHALL ALSO BE LISTED.

WINDOW NOTES:

WINDOW WITH AN INTERIOR SILL HEIGHT OF LESS THAN 24" ABLVE F.F AND AN EXTERIOR SILL HEIGHT OF GREATER THAN 6' ABOVE FINISH GRADE MUST BE FIXED WINDOWS AND LABELED SAFTY GLASS. OR MUST HAVE A 36" HIGH GUARD RAILING AS PER STAIR SPECIFICATIONS AND AS PER CODE.

EVERY STAIRWAY AND RAMP SHALL HAVE A LANDING WITH AT LEAST 36" MEASURED IN THE DIRECTION OF TRAVEL.

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST (1) HANDRAIL. HANDRAILS SHALL BE PLACED 34"-38" ABOVE THE NOSE OF THE TREADS VERTICALLY TO THE TOP OF THE RAIL. THEY SALL BE CONTINUOUS THE ENTIRE LENGTH OF THE STAIRS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2-5/8" IN CROSS-SECTIONAL DIMENSIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

A MIN. OF ONE WINDOW IN EACH BEDROOM MUST MEET EGRESS. HAVING EGRESS HARDWARE TO ALL PROPPER EGRESS WIDTH.

SHOWER PAN LINERS MUST EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQ'D BEHIND ALL LINERS

NOTE:

WEATHER BARRIER PROTECTION REQUIRED AT ALL WINDOWS, DOORS, UNDER SIDING, STONE, STUCCO ETC. AS PER CODE AND INSTALLED AS PER MFG.

AN INSPECTION OF THE EXTERIOR WEATHER BARRIER AND FLASHING IS REQUIRED BEFORE EXTERIOR FINISH CAN BE APPLIED AS PER CODE

ICE SHIELD AT ALL EAVES AS PER CODE

EXTERIOR WALLS SHALL COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

NON-FREEZE BACK FLOW PREVENTION SHALL BE INSTALLED

PROVIDE A PERIMETER FOUNDATION DRAIN

AN ATTIC ACCESS OF 22" X 30" SHALL BE PROVIDED AT ROOF/CEILING AREAS AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY, OR OTHER REDILY ACCESSIBLE LOCATION. THERE SHALL BE 30" OF HEADROOM OVER THE OPENING. IF THERE IS LESS THAN 30" MAXIMUM HEIGHT IN THE ATTIC, NO ACCESS IS REQUIRED.

ROOF VENTILATION NOTE:

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST RAIN AND SNOW. OPENINGS SHALL BE COVERED WITH A 1/8" TO 1/4" MESH. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE TO BE VENTILATED OR 1/300 IF 50% TO 80% IS LOCATED IN THE UPPER 3' OF ATTIC AND THE REMAINDER IS PROVIDED BY SOFFIT VENTS. WHERE SOFFIT VENTS ARE USED, AN INSULATION DAM MUST BE PROVIDED BETWEEN EVERY TRUSS AND/OR RAFTER. ATTIC VENTILATION MAY ALSO BE 1/300 WHEN A VAPOR BARRIER IS USED AT THE WARM SIDE OF THE CEILING. (R806)

ACCESSIBILITY NOTES

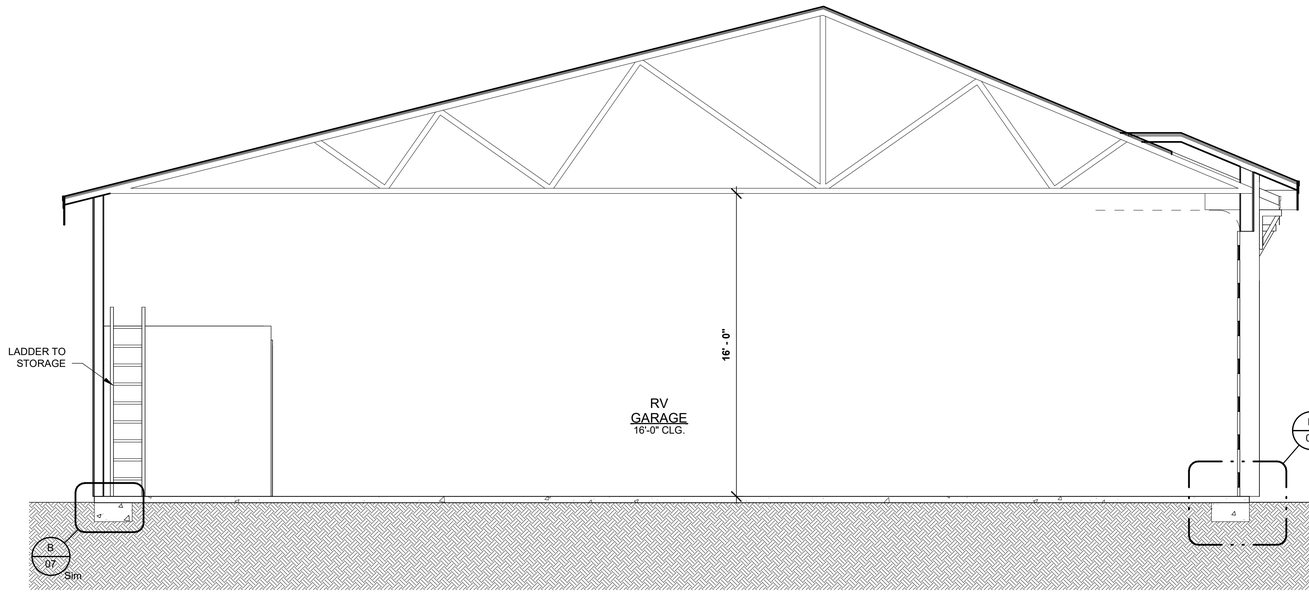
1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL VE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED SURFACE
3. SURFACES WIT A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
4. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
5. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
7. FLOOR ON LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVEL GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURVE RAMPS, SECTION 3307 CBC.
8. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
10. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
11. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR.
12. DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
13. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
14. THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17 TO 19 INCHES ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40 INCHES OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. CPC 1502
15. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NOT SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. CPC 1504(B)
16. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE. CPC 1504)C)

RV GARAGE
LOT 257 / COMBINED W/ LOT 258
DIXIE SPRINGS PLAT C @ 2450 S.
WASHINGTON COUNTY

GREG M. LARSEN DESIGN GROUP INC.
380 N. 200 W. – SUITE 107
BOUNTIFUL, UTAH 84010
(801) 292-6263

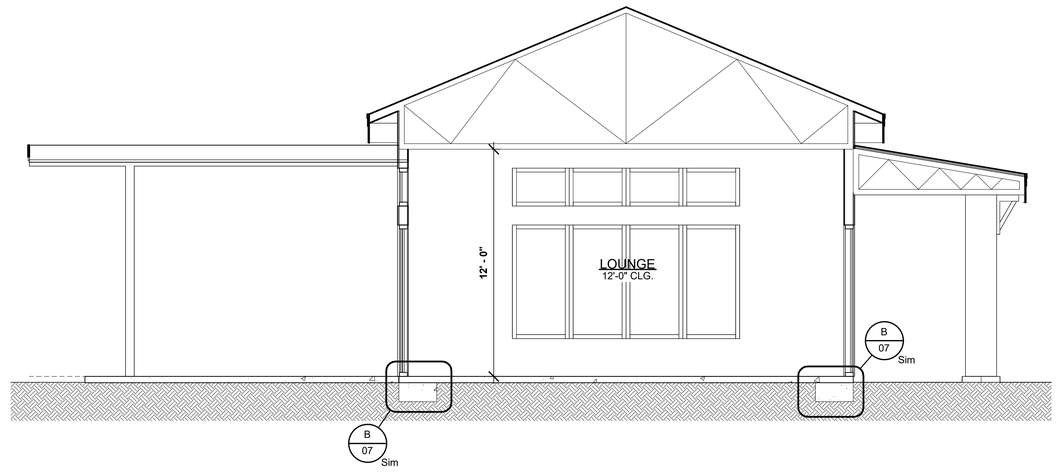
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SEC TION 1

SCALE: 1/4" = 1'-0"



SEC TION 2

SCALE: 1/4" = 1'-0"

RV GARAGE
LOT 257 / COMBINED W/ LOT 258
DIXIE SPRINGS PLAT C @ 2450 S.
WASHINGTON COUNTY

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GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
   - THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED).
   - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFER, GROOVES, INSERTS, ETC.
   - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN).
   - FLOOR AND ROOF FINISHES.
   - STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
   - DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
   - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
9. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND / OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
12. DESIGN LIVE LOADS: (UNLESS LOCAL CODE DESIGNATES OTHERWISE)
    ROOF (slopes equal to or greater than 4:12) ----- 20 PSF
    ROOF (slopes less than 4:12) ---------- 20 PSF
    FLOOR ---------- 40 PSF
13. WIND LOAD = 115 MPH (3 SEC. GUST) EXPOSURE: C
14. SEISMIC: SECTION 1615, CAT. D

FOUNDATIONS & EXCAVATIONS

1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 1,500 PSF (ASSUMED)
2. CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
3. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
4. FOOTING BACK FILL AND UTILITY TRENCH BACK FILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
5. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PREPARATION OF SOILS BENEATH BUILDING FOOTINGS AND FLOOR SLABS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATINS.
2. REINFORCED CONCRET DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-08.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)
SLABS ON GRADE	2,500
FOOTINGS	2,500

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE "V" WHERE IN CONTACT WITH SOIL AND TYPE "II" ELSEWHERE.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS.
8. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH 3" CLEAR
   FORMED CONCRETE WITH EARTH BACKFILL 2" CLEAR
9. ALL REINFORCMENT BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. 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 AS SHOWN. NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
11. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
12. MODULES OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00040 INCHES/INCH.

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE: CLASS "C" IN CONCRETE, 52 BAR DIAMETERS IN C.M.U. (UNLESS NOTED OTHERWISE).
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

STRUCTURAL STEEL

1. ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
2. ALL STRUCTURAL STEEL SHALL BE ASTM A992 (Fy = 50,000 PSI).
3. ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B.
4. ALL ANCHOR BOLTS SHALL BE A307 (UNLESS NOTED OTHERWISE).
5. ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE ASTM A325 (UNLESS NOTED OTHERWISE).
6. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OR NOTES.
7. ALL WELDING SHALL BE DONE USING E70 SERIES (LOW HYDROGEN RODS) AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STANDARDS.

LUMBER

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH (NORTH) NO. 2 GRADE FOR 4x, NO. 1 GRADE FOR 6x, AND STUD GRADE FOR 2x (UNLESS NOTED OTHERWISE).
2. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
3. 3 X 3 SLOTED WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND PLACED AT INTERVALS NOTED.
5. DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THRU SILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
6. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
   - FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM.
   - FOR FLOOR JOIST MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
7. NAILING SCHEDULE PER 2009 EDITION OF THE INTERNATIONAL BUILDING CODE, (UNLESS NOTED OTHERWISE).

GLUE LAMINATED MEMBERS

GLUE-LAMINATED BEAMS SHALL BE 24F-V8 AND HAVE THE FOLLOWING MINIMUM PROPERTIES:
Fb = 2400 PSI, Fv = 165 PSI, Fc (PERPENDICULAR) = 450 PSI, E = 1,800,000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND WCCA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. MOISTURE CONTENT SHALL BE LIMITED RO 12% OR LESS.

WOOD TRUSSES

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER (UNLESS NOTED OTHERWISE). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.C.B.O. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

PLYWOOD

ALL PLYWOOD SHALL BE C-D EXTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF PLYWOOD WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, USING A MINIMUM OF 5 PLY PLYWOOD. STAGGER JOINTS. ALL NAILING TO BE DONE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE SPAN / INDEX RATIO AND SHALL BE NAILED AS SHOWN ON THE PLANS.

AT ALL LOCATIONS ON DRAWINGS WHERE PLYWOOD IS INDICATED, CONTRACTOR MAY SUBSTITUTE ORIENTED STRAND BOARD AS AN ALTERNATE. ORIENTED STRAND BOARD SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION STRUCTURAL USE PANELS QUALITY ASSURANCE POLICY AND ALL SHEETS SHALL BE MARKED WITH THE APA VALIDATION MARK. ALL THICKNESSES AND NAILING OF ORIENTED STRAND BOARD SHALL BE AS SHOWN ON DRAWINGS FOR PLYWOOD. THE SPAN INDEX SHALL BE AS SHOWN FOR PLYWOOD.

ROOF DIAPHRAGM:

USE 7/16" (24/16) APA RATED OSB SHEETING, NAILED W/ 8d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C. (W/ H-CLIPS)

FLOOR DIAPHRAGM:

USE 3/4" APA RATED OSB T & G SHEETING, NAILED AND GLUED W/ 10d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 10d NAILS @ 12" O.C.

BEARING WALL SCHEDULE:

HEIGHT	MINIMUM STUD FRAMING
0' TO 10'	2 x 4's @ 16" O.C. (Block @ Mid Point)
10' TO 12'	2 x 4's @ 12" O.C. (Block @ Mid-Point)
12' TO 14'	2 x 6's @ 16" O.C. (Block @ 1/3 Points)
14' TO 16'	2 x 6's @ 12" O.C. (Block @ 1/3 Points)
16' TO 18'	2 x 8's @ 12" O.C. (Block @ 1/4 Points)

WALLS TALLER THAN 18' AND/ OR WALLS WITH LARGE OPENINGS TO BE SPCIFIED BY ENGINEER.

OVERFRAMING SCHEDULE:

SPAN	FRAMING MEMBERS
0' TO 8'	2 x 6's @ 24" O.C.
8' TO 10'	2 x 8's @ 24" O.C.
10' TO 12'	2 x 10's @ 24" O.C.
12' TO 14'	2 x 12's @ 24" O.C.

FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2 x 6 RAFTER, USE A 2 x 8 FOR RIDGE & HIP BEAMS)

FRAMING NOTES:

1. ALL WOOD BEAMS, JOISTS AND COLUMNS SHALL BE NUMBER 2 GRADE LUMBER OR BETTER. ALL GLUE LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM BENDING STRESS OF 2,400 PSI.
2. PROVIDE SOLID BLOCKING AT FULL DEPTH OF JOISTS AT ENDS AND AT EACH SUPPORT OF JOISTS. PROVIDE SOLID BLOCKING AT BEARING ENDS OF TRUSSES.
3. LAMINATED BUILT-UP BEAMS OF 2 x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 12" O.C. TOP AND BOTTOM. USE (2) 20d COMMON NAILS AT ALL SUPPORTS.
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING.
5. TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS OF 33lbs. LIVE AND 17lbs. DEAD PER SQ. FT..
6. PROVIDE FIRE BLOCKING IN ANY STUD CAVITY GREATER THAN 8'-0".
7. PROVIDE SIMPSON H1's AT 24" O.C. ON BEARING ENDS OF TRUSSES.
8. PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
9. PROVIDE CROSS BRIDGING IN SPANS GREATER THAN 8'-0".
10. PROVIDE GABLE AND END TRUSSES AS REQUIRED.
11. FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES AND CEILING RAFTERS AS PER PLAN.
12. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON A MINIMUM OF (2) CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
13. ALL HEADERS TO BE (2) 2 x 8's MIN. (U.N.O.)

EQUIVALENT FASTENERS SCHEDULE:

COMMON NAIL SPACING		EQUIVALENT SPACING OF APPROVED FASTENERS				
		STAPLES			NAILS/ T-NAILS	
	GAUGE	16	15	14	113	131
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1/2"
8d @	3"	2"	2 1/2"	3"	2 1/2"	3"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	3"	1 1/2"	2"	2"	2"	2 1/2"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADING.

SHEARWALL SCHEDULE

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
1	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
2	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
3	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
4	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
5	15/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
6	15/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

1. PLYWOOD SHALL BE STRUCTURAL II, CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
2. ANCHOR BOLTS SHALL BE ASTM A307, 5/8"~ x 10" LONG, WITH A MINIMUM EMBEDMENT OF 7" INTO CONCRETE FOUNDATION. (BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DWG.)
3. MAXIMUM STUD SPACING 16" ON CENTER.
4. PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
5. PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
6. 1 1/2" 16 GAGE (w/ 7/16" CROWN (MIN)) STAPLES INSTALLED w/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR 1, @ 3" O.C. FOR 2, & @ 2" O.C. FOR 3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS 4, 5, & 6.
7. DOUBLE STUDS TO BE NAILED TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED ONE FACE
8. PROVIDE PLATE WASHERS AT SHEAR WALLS PER AWC SDPWS SECTION 4.3.6.4.3.

HOLDOWN SCHEDULE:

	MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS	H1	STHD8/8RJ	(24) 16d SINKERS	
	H2	STHD10/10RJ	(28) 16d SINKERS	
	H3	STHD14/14RJ	(38) 16d SINKERS	
	H4	HTT5	(26) 16d COMMON	5/8"~ THREADED ROD EPOXY INSTALLED IN A 3/4"~ x 12" DEEP HOLE
	H5	HDU11	(30) SDS 1/4" x 2 1/2" WOOD SCREW	1"~ THREADED ROD EPOXY INSTALLED IN A 1 1/8"~ x 18" DEEP HOLE
	H6	HDU14	(36) SDS 1/4" x 2 1/2" WOOD SCREW	1"~ THREADED ROD EPOXY INSTALLED IN A 1 1/8"~ x 24" DEEP HOLE
UPPER TO LOWER WALL TIE ANCHORS	H7	MST48	(34) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H8	MST72	(48) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H9	HDU8	(20) SDS 1/4 x 2 1/2" WOODSCREWS	7/8"~ THREADED ROD BETWEEN FLOORS INSTALL ON 4x (MIN) POST @ BOTH FLOORS

1. ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x OR A 4 x MEMBER.
2. 'RJ' AFTER MODEL INDICATES STHD's FOR RIM JOIST APPLICATIONS. USE RJ MODELS @ ALL RIM JOIST APPLICATIONS
3. USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE "HOLDOWN". HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
4. FOUNDATION CONCRETE STRENGTH SHALL BE 2,500 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL REBAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
5. 16d SINKERS MAY BE REPLACED w/ 10d COMMON NAILS w/ NO REDUCTIONS (16d SINKERS = 0.148"~ x 3 1/4" LONG, 10d COMMON = 0.148"~ x 3"). 'GUN NAILS' MAY NOT BE USED UNLESS SPECIFICALLY NOTED.
6. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2009 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.
7. ALL HOLDOWNS ON THIS SCHEDULE MAY NOT BE USED ON THIS PLAN.

Engineering West, L.L.C.
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380 NORTH 200 WEST, SUITE 110
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PHONE: (801) 298-9378 (WEST) I FAX: (801) 296-6253

STRUCTURAL NOTES

PROJECT
ADDRESS
PLANS BY: GREG LARSEN DESIGN

REVISIONS:

date:	rev. # :
10-5-2018	0

CHK'D BY: date:

DRAWN BY: SM date: 10-2018

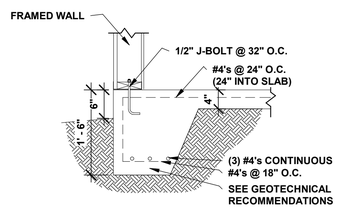
LICENSED PROFESSIONAL ENGINEER No. 171559 STEVEN J. CARLSON STATE OF UTAH

10/17/24

SHEET NO. S1

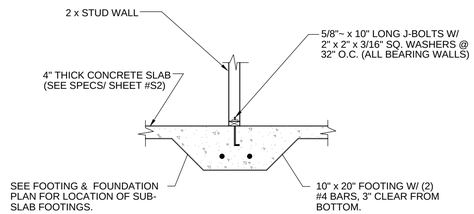
FOOTING & FOUNDATION NOTES:

1. F- -S INDICATES STEP IN FOOTING. SEE DETAIL F10. ACTUAL LOCATIONS TO BE DETERMINED BY CONTRACTOR. DETAIL F10 MAY BE USED WHERE SHALLOWER FOOTING IS DOWELED & KEYED TO LOWER FOUNDATION WHERE APPLICABLE.
2. FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
3. SEE TYPICAL DETAILS AND GENERAL NOTES.
4. FOOTINGS TO BE A MINIMUM OF 12" BELOW NATURAL GRADE FOR GRUBBING PURPOSES.



F3 / S2 SECTION THRU FOOTING

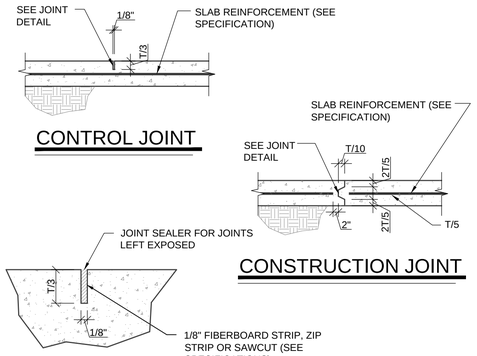
SCALE: NONE



F4 / S2 SECTION THRU SUB-SLAB FOOTING

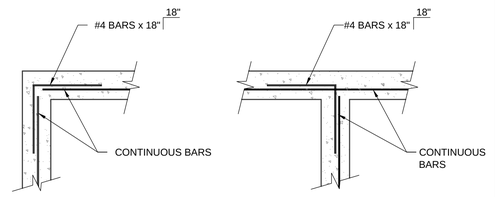
SCALE: NONE

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PHONE: (801) 298-9378 (WEST) I FAX: (801) 296-6253



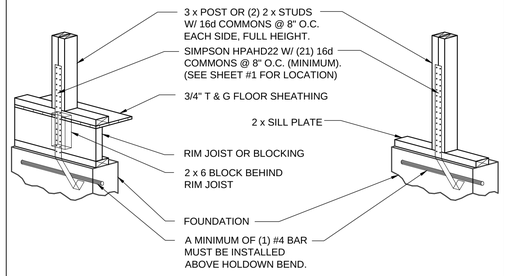
F6 / S2 CONCRETE JOINT DETAILS

SCALE: NONE



F7 / S2 CORNER & INTERSECTION DETAILS

SCALE: NONE



F8 / S2 HOLDOWN DETAILS (H1) (HPAHD22)

SCALE: NONE

CONCRETE SECTIONS & DETAILS

PROJECT
ADDRESS
PLANS BY: GREG LARSEN DESIGN

REVISIONS: date:	rev. # :
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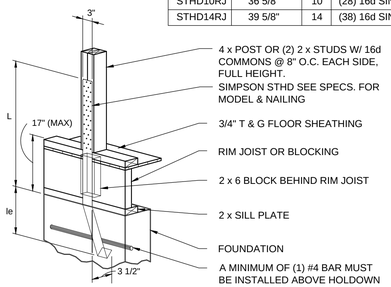
LICENSED PROFESSIONAL ENGINEER
No. 171559
STEVEN J. CARLSON
STATE OF UTAH

10/17/24

SHEET NO. S2

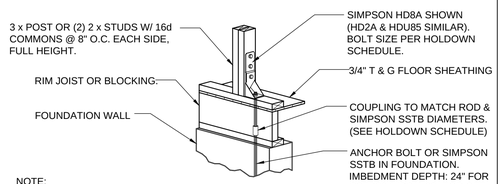
MODEL SPECS.

MODEL #	LENGTH (L)	(le)	NAILS
STHD8RJ	35 1/8"	8	(24) 16d SINKER
STHD10RJ	36 5/8"	10	(28) 16d SINKER
STHD14RJ	39 5/8"	14	(38) 16d SINKER



F9 / S2 HOLDOWN DETAILS (H2) (H3) (H4) (STHD)

SCALE: NONE

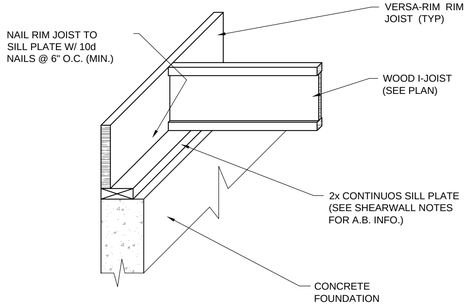


NOTE:
ANCHOR BOLTS / SIMPSON SSTB's ARE TO BE INSTALLED BEFORE INSPECTION!

F11 / S2 HOLDOWN DETAIL (HDU5 & HDU11 SIM)

SCALE: NONE

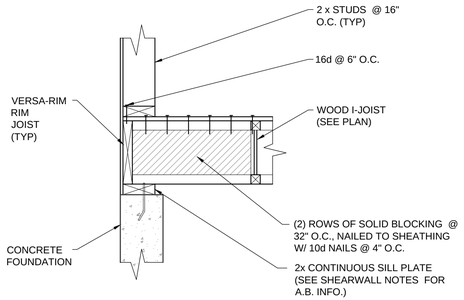
NOTE: SEE SHEATHING NOTES FOR SHEARWALL INFO. (SHTG. NOT SHOWN)



F1 / S3 WOOD I-JOIST FRAMING

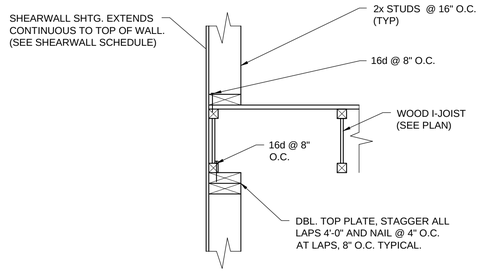
SCALE: NONE

NOTE: SHEARWALL SHTG. EXTENDS CONTINUOUS TO TOP OF WALL. (SEE SHEARWALL SCHEDULE)



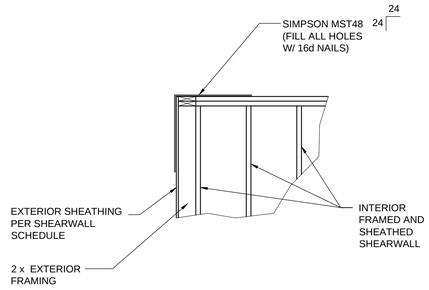
F2 / S3 WOOD I-JOIST FRAMING

SCALE: NONE



F3 / S3 WOOD I-JOIST FRAMING

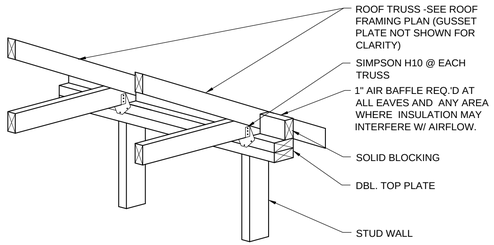
SCALE: NONE



F4 / S3 EXTERIOR TO INTERIOR SHEARWALL DETAIL

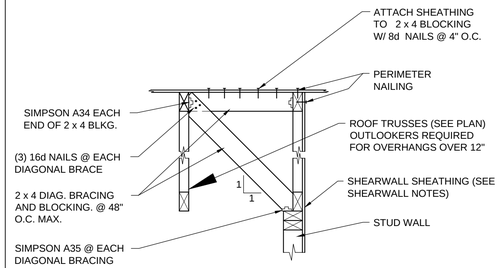
SCALE: NONE

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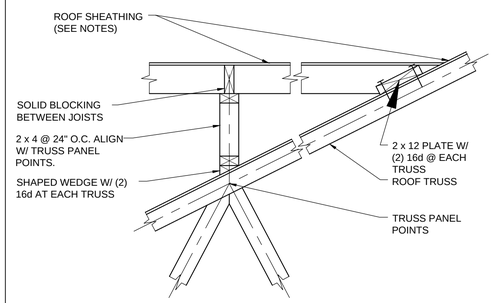
F5 / S3 TRUSS BLOCKING DETAIL

SCALE: NONE



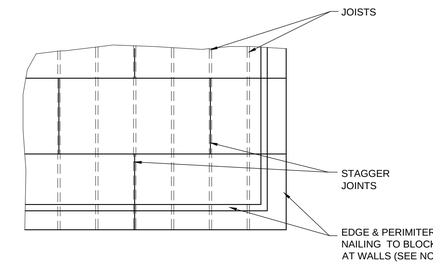
F6 / S3 GABLE WALL DETAIL

SCALE: NONE



F7 / S3 OVERBUILD DETAIL

SCALE: NONE



F8 / S3 HORIZONTAL SHEATHING LAYOUT

SCALE: NONE

ROOF / FLOOR DETAILS

PROJECT
ADDRESS
PLANS BY: GREG LARSEN DESIGN

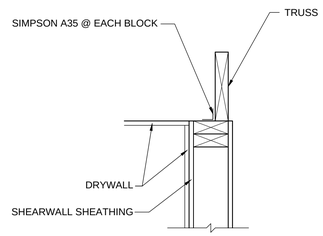
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LICENSED PROFESSIONAL ENGINEER No 171553 STEVEN J CARLSON STATE OF UTAH

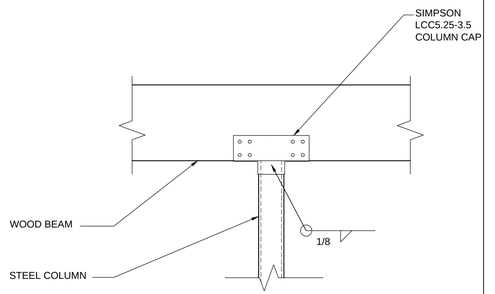
10/17/24

SHEET NO. S3



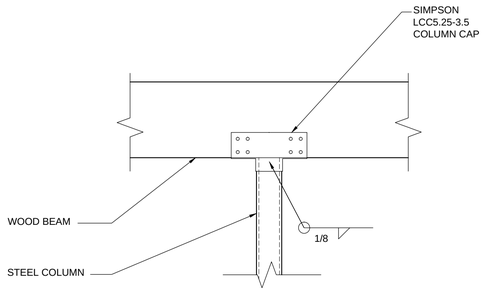
F10 / S3 WALL TO TRUSS DETAIL

SCALE: NONE



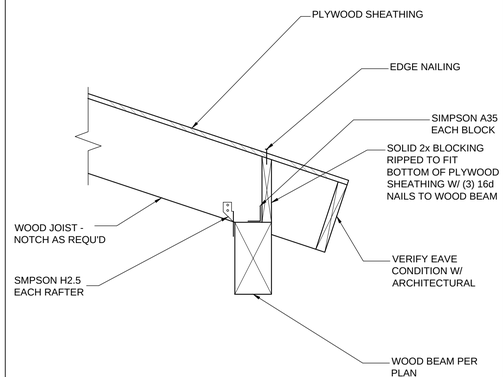
F12 / S3 WOOD BEAM AT STEEL COLUMN

SCALE: NONE



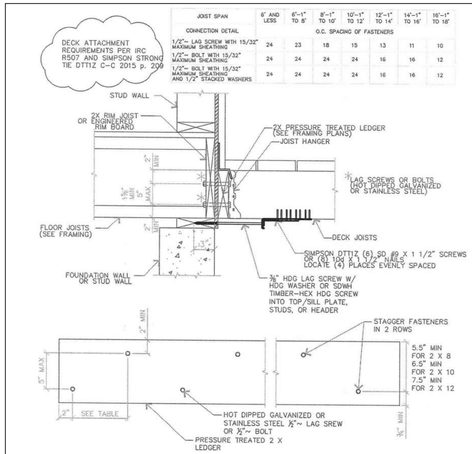
F1 / S4 WOOD BEAM AT STEEL COLUMN

SCALE: NONE



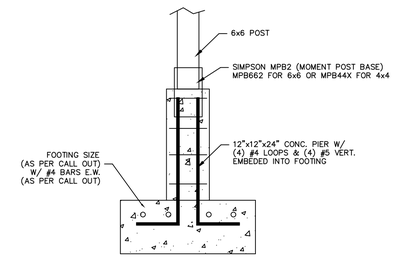
F2 / S4 WOOD RAFTER AT WOOD BEAM

SCALE: NONE



F3 / S4 DECK ATTACHMENT DETAIL

SCALE: NONE



F4 / S4 PIER DETAIL

SCALE: NONE

F6 / S4 DETAIL

SCALE: NONE

F7 / S4 DETAIL

SCALE: NONE

F8 / S4 DETAIL

SCALE: NONE

F9 / S4 DETAIL

SCALE: NONE

F10 / S4 DETAIL

SCALE: NONE

F11 / S4 DETAIL

SCALE: NONE

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ROOF/FLOOR DETAILS

PROJECT
ADDRESS
PLANS BY: GREG LARSEN DESIGN

REVISIONS: date:	rev, # :
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LICENSED PROFESSIONAL ENGINEER
No 171553
STEVEN J CARLSON
STATE OF UTAH

10/17/24

SHEET NO. S4

Hurricane City Application

Application Accepted Date:	12/05/2024
Type of Improvement:	Subdivision (Preliminary Plat)
Description:	
Tenant / Project Name:	Firerock Phase 4
Bldg. Address:	400 North Firerock Way
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Firerock Ph 4
Phase:	4
Block:	
Lot #:	
Parcel ID #:	H-3-1-33-447-A
Property Owner:	Sky Mountain Holdings LLC
Permit Contact:	Gerold E Pratt
P:	(435) 229-0518
Email:	gerold@pratteng.com

CONTACT INFORMATION

Engineer of Record:	Pratt Engineering P.C.
Email:	Gerold@Prattengineering.com
P:	(435) 635-2329
General Contractor:	Randy Simonsen
License #:	
P:	(435) 632-6626
Address:	3535 Sugar Leo Road
City:	St. George, UT
State:	UT
Zip:	84770
Email:	randytsimonsen@gmail.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: PLANPP25-01

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: Gerold Pratt

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.183964-12/05/24

DRAFT

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

December 5, 2024

Planning Dept
Hurricane City

RE: NARRATIVE FOR FIREROCK SUBDIVISON

Ladies/Gentlemen:

Firerock Subdivision is a planned single family subdivision generally located between 2170 West Street (East of Zion Village Resort) and Goulds Wash. Its last phase will extend to 600 North Street. Three Phases of the subdivision are currently constructed with homes.

We recently discovered that the original approval for Firerock Subdivision included only the first two phases.

Phase 4 has been designed and submitted to the JUC for approval. This is where the lack of approval by the Planning Commission beyond the first two phases was discovered.

We have discussed an additional access to the West with the City Staff. There are plans to construct a roadway, or at least an emergency access to 2170 West Street in the next phases. We believe one more street can be developed in this subdivision before that access is required.

The developer wishes to continue with the development as originally submitted.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date December 3, 2024

To Whom It May Concern:

Randy Simonsen (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Firerock**, located at approximately **400 North Firerock Way** 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 **57** 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

December 5, 2024

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Will Serve - Firerock Phase 4

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

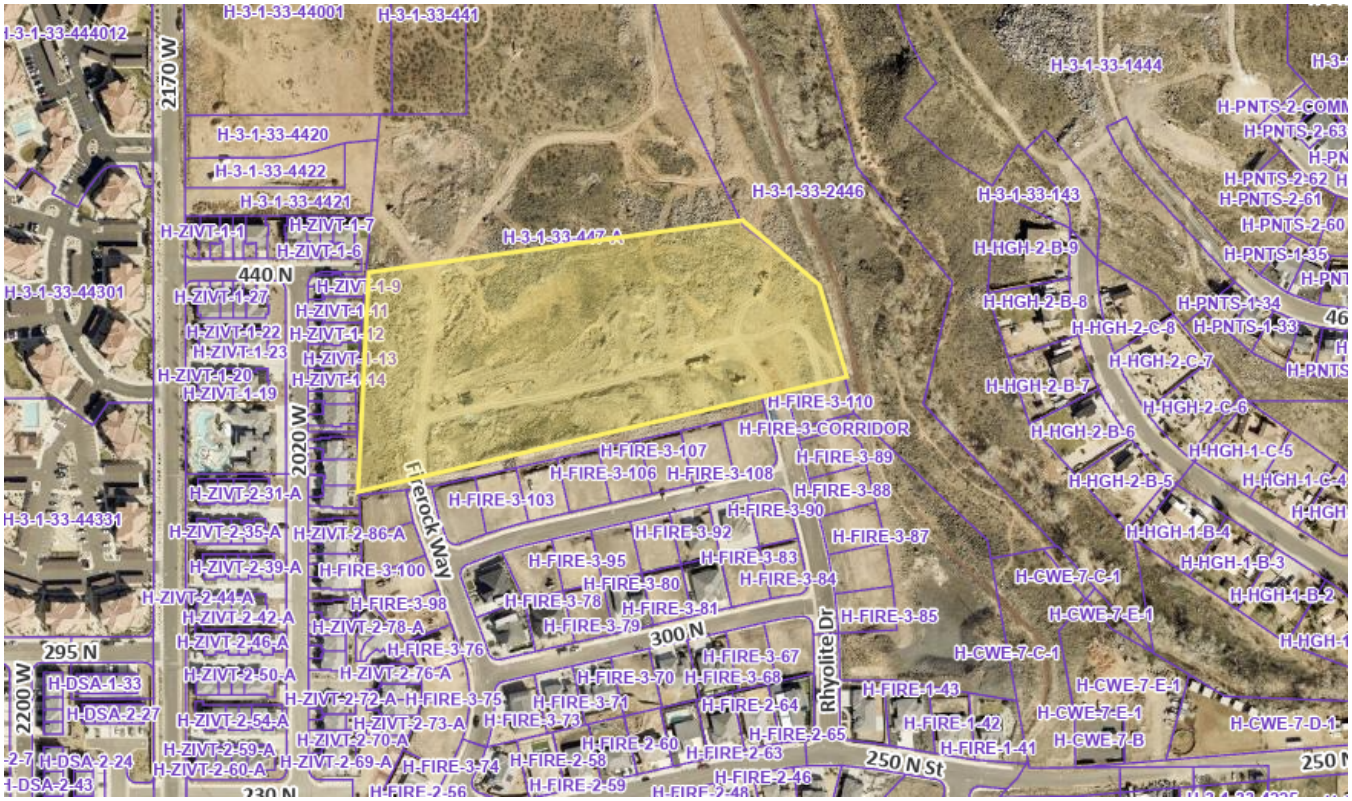
Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	PP25-01
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Sky Mountain Holdings LLC
Agent:	Pratt Engineering
Request:	Approval of a Preliminary Plat.
Location:	400 N Firerock Way
Zoning:	R1-8
General Plan Map:	Single Family
Recommendation:	Approval subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking preliminary plat approval for a 23 lot phase 4 of the FireRock subdivision. FireRock received preliminary plat approval in 2018 for only the first two phases of the subdivision; this was not caught in the review process for phase 3. The site is zoned Single Family Residential R1-8.

JUC Comments
The following items will need to be addressed, construction drawings have already been submitted:

1. **Public Works:** No comments.
2. **Fire:** Approved.
3. **Sewer:** No comments.
4. **Water:** Okay.
5. **Power:** No concerns.
6. **Streets:** No comments.
7. **Gas:** Gas is okay with this.
8. **Infowest:** No comments.
9. **Centurylink:** Okay.
10. **Engineering:** No comments at this stage. Will work with Pratt Engineering on the grading and utility design.
11. **Washington County 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."

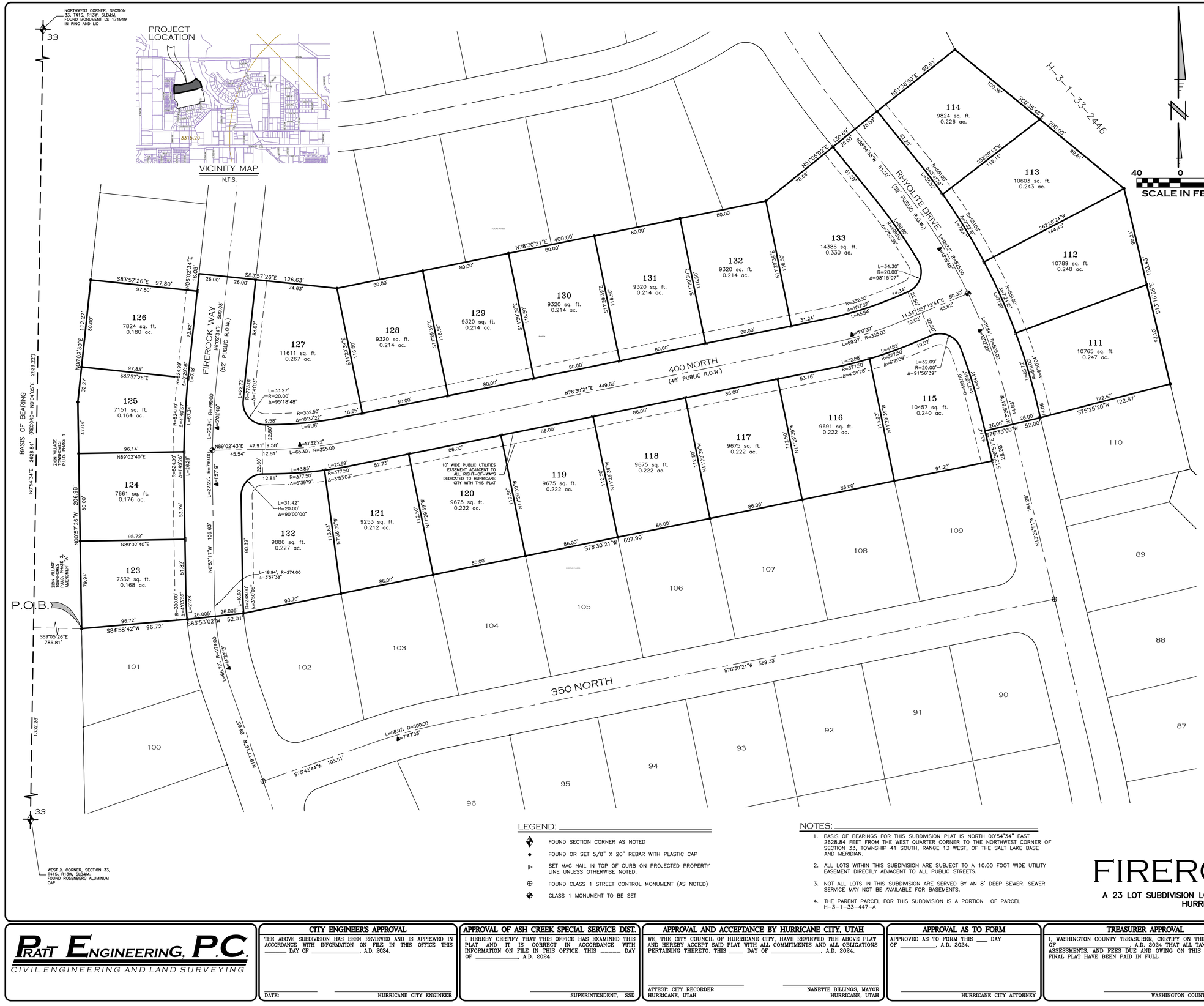


Map is approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-8. All lots meet R1-8 zoning standards.
2. The applicant has not noted that the property is located in a desert tortoise take area.
3. All block lengths meet city standards.
4. The original approved staff report from 2018 states, as JUC Comment #5: *"Development past [Phase 3] will require connection of a road to 2170 West in coordination with other property owners."* The applicant has stated in their narrative that they do not wish to build the connection to 2170 W at this time. HCC 10-39-11 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."* It would be good for overall neighborhood connectivity to require the connection to 2170 W at this time, however, the subdivision does otherwise meet access and water looping requirements.
5. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
6. **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. Due to the confusion over the status of this subdivision's approvals, this subdivision is already counted in Hurricane City's totals.

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.



SURVEYOR'S CERTIFICATE:

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, LOTS, PUBLIC RIGHT-OF-WAYS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

"FIREROCK - PHASE 4"

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

GEROLD E. PRATT, P.L.S.
CERTIFICATE NO. 176247

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF FIREROCK PHASE 3 SUBDIVISION OF WASHINGTON COUNTY, UTAH OFFICIAL RECORDS, SAID POINT LIES NORTH 00°54'34" EAST 1,332.26 FEET ALONG THE WEST SECTION LINE AND SOUTH 89°05'26" EAST 786.81 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF ZION VILLAGE TOWNHOMES P.U.D. PHASE 2 AMENDMENT "A" OF SAID OFFICIAL RECORDS, AND RUNNING THENCE ALONG SAID EASTERLY BOUNDARY AND CONTINUING ALONG THE PROJECTION THEREOF IN THE FOLLOWING TWO (2) COURSES: NORTH 00°57'26" WEST 206.98 FEET; THENCE NORTH 06°02'30" EAST 112.27 FEET; THENCE LEAVING THE EASTERLY BOUNDARY OF ZION VILLAGE TOWNHOMES P.U.D. PHASE 1 OF SAID OFFICIAL RECORDS SOUTH 83°57'26" EAST 97.80 FEET; THENCE NORTH 06°02'34" EAST 16.05 FEET; THENCE SOUTH 83°57'26" EAST 126.63 FEET; THENCE NORTH 78°30'21" E 400.00 FEET; THENCE NORTH 51°05'02" EAST 130.69 FEET; THENCE NORTH 51°36'50" EAST 90.61 FEET; THENCE SOUTH 50°35'46" EAST 200.00 FEET; THENCE SOUTH 13°16'55" EAST 183.43 FEET TO THE NORTHEAST CORNER OF FIREROCK PHASE 3 SUBDIVISION OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY BORDER OF SAID SUBDIVISION IN THE FOLLOWING SIX (6) COURSES: SOUTH 75°25'20" WEST 122.57 FEET; THENCE SOUTH 76°33'09" WEST 52.00 FEET; THENCE SOUTH 13°26'51" EAST 28.28 FEET; THENCE SOUTH 78°30'21" WEST 697.90 FEET; THENCE SOUTH 83°53'02" WEST 52.01 FEET; THENCE SOUTH 84°58'42" WEST 96.72 FEET TO SAID NORTHWEST CORNER OF FIREROCK PHASE 3 SUBDIVISION AND THE POINT OF BEGINNING. CONTAINS 284,701 SQUARE FEET OR 6.536 ACRES.

MORTGAGEE'S CONSENT TO RECORD:

STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, THE MORTGAGEE OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY GIVE CONSENT TO THE RECORDING OF SAID PLAT AND FOR THE LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DOES HEREBY JOIN IN ALL DEDICATIONS.

STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION

by: _____
(SIGNATURE)

NAME: _____, TITLE: _____
(PRINT) (PRINT)

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, BRANDON CONDIE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SENIOR VICE PRESIDENT OF STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION AND THAT HE EXECUTED THE FOREGOING MORGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND TO ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREON.

NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH _____

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS, LOTS, PUBLIC RIGHT-OF-WAY AND EASEMENTS TO BE HEREAFTER KNOWN AS:

"FIREROCK - PHASE 4"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS, LOTS, PUBLIC RIGHT-OF-WAY, AND EASEMENTS AS NOTED OR SHOWN, TO THE CITY OF HURRICANE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS_____DAY OF_____A.D. 2024.

RANDY T. SIMONSON, MANAGER/MEMBER
SKY MOUNTAIN HOLDINGS, LLC

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS_____ DAY OF_____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, RANDY T. SIMONSON, WHO BEING BY ME DULY SWORN DID SAY THAT IS THE MANAGING MEMBER OF SKY MOUNTAIN HOLDINGS, LLC AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF SKY MOUNTAIN HOLDINGS, LLC AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH _____

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND OR SET 5/8" X 20" REBAR WITH PLASTIC CAP
- SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOUND CLASS 1 STREET CONTROL MONUMENT (AS NOTED)
- CLASS 1 MONUMENT TO BE SET

NOTES:

1. BASIS OF BEARINGS FOR THIS SUBDIVISION PLAT IS NORTH 00°54'34" EAST 2628.84 FEET FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC STREETS.
3. NOT ALL LOTS IN THIS SUBDIVISION ARE SERVED BY AN 8" DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
4. THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF PARCEL H-3-1-33-447-A

FIREROCK - PHASE 4

A 23 LOT SUBDIVISION LOCATED IN NW¼ OF SECTION 33, T 41 S, R 13 W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING

CITY ENGINEER'S APPROVAL	APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	APPROVAL AS TO FORM	TREASURER APPROVAL	ACCEPTANCE OF COUNTY RECORDER
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2024.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS _____ DAY OF _____, A.D. 2024.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO. THIS ____ DAY OF _____, A.D. 2024.	APPROVED AS TO FORM THIS ___ DAY OF _____, A.D. 2024.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
DATE: HURRICANE CITY ENGINEER	SUPERINTENDENT, SSD	ATTEST: CITY RECORDER HURRICANE, UTAH / NANETTE BILLINGS, MAYOR HURRICANE, UTAH	HURRICANE CITY ATTORNEY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

FILE NAME: 2006-0777 FR4 FP
DATE: SEPT 12, 2024
SHEET 1 OF 1

Hurricane City Application

Application Accepted Date: 12/10/2024

Type of Improvement: Site Plan (Preliminary)

Description: Commercial Building

Tenant / Project Name: Southwest Vision

Bldg. Address: 2600 West & State Street

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-3-1-32-315

Zone: HC

Property Owner: DGR Holdings LLC

Permit Contact: Brandee Walker P:(435) 668-4023

Email: bwalker@civilscience.com

CONTACT INFORMATION

Engineer of Record: Civil Science

Email: bwalker@civilscience.com P: (435) 986-0100

General Contractor: DGR Holdings LLC

License #: P: (253) 227-7895

City: State: Zip:

Email: Kim Townes

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: PLANPSP25-01

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: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Narrative – Preliminary Site Plan

SouthWest Vision

The commercial development is proposing a building square footage of 3,763. SouthWest Vision's space is 2,249 square feet with an additional 1,514 square feet of future tenant lease area. The site is located on approximately 0.15 acres at 83 South 2600 West adjacent to the Hurricane Commercial Center being parcel H-3-1-32-313. The existing zoning is highway commercial.

A preliminary civil site plan and architectural renderings have been provided with this application. The site has existing utility stubs which will be utilized and access provided through Hurricane Commercial Center.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	PSP25-01
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	DGR Holdings LLC
Agent:	Brandee Walker
Request:	Approval of a Preliminary Site Plan
Location:	83 S 2600 W
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary site plan for Southwest Vision, a medical office located at the southeast corner of 2600 W and State St. This building will be located immediately adjacent to the Gubler Physical Therapy building. The site is zoned Highway Commercial (HC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** This is a project that will need to have construction drawings done. Hurricane Power will need to take power out to neighbors in order to get a connection point to the project. Southwest Vision will need to contact a prequalified contractor to dig in new power lines and to buy and set the transformer. Hurricane Power will need to design the power layout on construction plans. There will be a design fee that will be sent before we can sign construction plans.
3. **Water:** Okay.
4. **Street:** No comments.
5. **Sewer:** No comments.
6. **Engineering:** A letter was submitted to Planning that was written to the property owner. Engineering believes the setback shown against 2600 W is in compliance with what was stated in the letter as an acceptable setback. No other comments.
7. **Fire:** Approved.

8. **Phone:** Okay.
9. **Gas**: Okay.
10. **Fiber:** No comments.
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 uses are permitted in the Highway Commercial zone.
2. HCC 10-15-4 states that the street side yard setback in the Highway Commercial zone is 20 feet. As part of the widening of the intersection of 2600 W the City and UDOT acquired property and agreed to lower the side yard setback to allow for development of the property. The site plan shows a 9.53’ side setback which meets the intent of the agreement between the city and the property owner. This agreement is attached to this packet.
3. Parking Requirement: Per HCC 10-34-10.

Office, general	*1 space per 250 square feet of gross floor area*	*8 spaces minimum*

They are proposing 3,763 sq ft building which would require 15 parking stalls. They are proposing adding 15 new parking stalls into the existing parking lot to the south. These parking stalls are technically considered "off-site" and the applicant will need to provide the documentation required in HCC 10-34-5(B).

4. Landscape: A full landscaping plan will need to be submitted with the final site plan. The applicant will need to apply for a deviation from landscaping requirements (HCC 10-32-5) for the required 10' landscape buffer required by HCC 10-32-6(B) staff would not support any reduction in the required plantings, just the space.

5. Building renderings have been submitted, staff has no concerns with the renderings presented
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 of the preliminary site plan subject to JUC and staff comments.

City of Hurricane

Mayor
John W. Bramall

City Manager
Kaden DeMille

City Engineer

Arthur LeBaron
PE, PLS

September 29, 2020

Kendrick Rogers
First R&R Holding LC

Re: 2600 West Signal

Dear Kendrick,

I am writing to follow up on previous discussions that we have had regarding impacts to your property due to the proposed installation of a signal and associated widening at 2600 West. It is my understanding that the main concern with this proposal is the ability for you to be able to construct a building with a foot print of 3,400 square feet. After discussing the issue with Planning and Zoning and reviewing the development standards in the code for buildings in a highway commercial zone, we have come to following conclusions:

1. The front and side setback standard in a highway commercial zone is 20 feet. The frontage along 2600 West would be considered the side yard. The proposed acquisition for widening on 2600 West would impact the required setback area. However, in Hurricane City Code 10-37-12 it states that "*If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area…*" The City has reasonably interpreted "minimum lot area" to also apply to building setbacks.
2. From my analysis the proposed widening would make the setback to the proposed building layout 7 to 8 feet from the proposed back of sidewalk on 2600 West. This letter serves as documentation that the City would allow this to meet the intent of the code.

I have attached a legal description and map exhibit of the proposed parcel that Hurricane City needs to acquire from you in order to proceed with UDOT on the signal construction. Please review this information and let me know how you would like to proceed. I would like to get this wrapped up this week if possible so we can begin work on the widening and signal.

Very Sincerely,

Arthur O. LeBaron, PE, PLS
City Engineer

STATE STREET (SR-9) RIGHT OF WAY

HURRICANE COMMERCIAL CENTER

EXISTING FIRE HYDRANT

EXISTING SHARED ACCESS/PARKING

NEW STALLS

REMOVE EXISTING LANDSCAPE

EX 5 STALLS

EXISTING PARKING - LANDSCAPE (TO REMAIN)

EX 5 STALLS

REMOVE EXISTING LANDSCAPE

EXISTING SHARED ACCESS/PARKING

EX 4 STALLS

NEW CURB

REMOVE EXISTING ASPHALT DRIVE - LANDSCAPE

3.50' SIDE SETBACK

PROPERTY LINE

EX WATER CONNECTION

PROPOSED POWER METER LOCATION

2.68' REAR SETBACK

25.00'

COMMERCIAL BUILDING
3,763 SQFT

20.00' FRONT SETBACK

10.36'

9.53' SIDE SETBACK (CITY AGREEMENT)

EX SEWER CONNECTION

25.69'

16.24'

18.00'

EX RETAINING WALL (TO REMAIN)

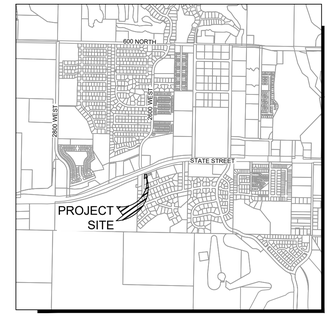
PROPERTY LINE/RIGHT OF WAY

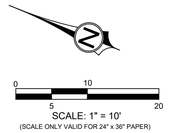
STATE STREET (SR-9)

2600 WEST STREET

EXISTING SHARED ACCESS/PARKING

3225 3226 3227 3228 3229 3230





SCALE: 1" = 10'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- SEWER LATERAL
- EXISTING SEWER LINE
- 8" SEWER LINE
- EXISTING OVERHEAD POWER
- ASPHALT HATCH
- CONCRETE HATCH
- LANDSCAPE HATCH

PROJECT INFORMATION

PARCEL #	H-3-1-32-313 (83 SOUTH 2600 WEST)
ZONE	HC
AREA	0.15 ACRES
BUILDING AREA	3,763 SQ FT
BUILDING USE	VISION OFFICE / RETAIL
LANDSCAPE AREA	2,563 SQ FT

PARKING CALCULATIONS

1 STALL PER 250 SQ FT OF FLOOR AREA

BUILDING AREA 3,763 SQ FT / 250 = 15 STALLS REQUIRED
15 STALLS PROVIDED

*EXISTING PARKING COUNT REMAINS THE SAME

SOUTHWEST VISION

PRELIMINARY SITE PLAN

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

CivilScience

SOUTHWEST VISION
PRELIMINARY SITE PLAN
LOCATED IN HURRICANE, UTAH

PROJ. #:	IF24257
DRAWN BY:	BLW
DATED:	12/03/2024
SCALE:	1" = 10'
SHEET	1
OF	1

C:\CIVILSCIENCE\PROJECTS\IF24257\DWG\SITE PLAN\IF24257 SITE PLAN.DWG, 12/3/2024 2:09:51 PM, BRENDAN LITTLE, 1:1



TYPICAL EXTERIOR FINISHES:

ITEM: COPING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE LEDGESTONE, CHARDONNAY



ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

ITEM: COPING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG



ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE LEDGESTONE, CHARDONNAY

MARK	ISSUE - DESCRIPTION	ISS. DATE

REVISIONS		
	DESCRIPTION	REV. DATE
A		

LICENSED ARCHITECT
BRANDON E. HALL
9006486-0201
STATE OF UTAH

12/8/2024

BH Architecture
(435) 701-7000
WWW.BHA.DESIGN

PROJECT #:
BH24010

RENDERINGS

SOUTHWEST VISION
83 S 2600 W, HURRICANE, UT 84737

© 2024

SHEET ISSUE DATE:
12/8/2024

AA10

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GRAPHIC SCALE

H-3-1-32-313





Legend

Subdivision Phases

Subdivisions

- 251 W HILTON DR PLAZA
- 3 LITTLE BIRDS
- 3202 EAST CRIMSON RIDGE DR
- 350 N INDUSTRIAL COMMERCIAI
- 3D COMMERCIAL CENTER
- 476 EAST RIVERSIDE CENTER
- 700 SOUTH COMMERCIAL
- 900 SOUTH COMMERCIAL
- 920 WEST SUBDIVISION
- ADAMSON
- ADOBE HILLS
- AFTERTHOUGHT
- AL TRUMAN
- ALBERTSONS CENTER
- ALBORADA
- ALMOND HEIGHTS PARK
- ALPHA 1 TH
- ALPINE
- ANASAZI HILLS AT ENTRADA
- ANASAZI PLATEAU
- ANASAZI RIDGE AT ENTRADA
- ANCESTOR EST
- ANCESTOR SQUARE
- ANCESTOR SQUARE CONDO

Notes

188.1 0 94.04 188.1 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: 12/13/2024

Type of Improvement: Site Plan (Final)

Description: Commercial Building

Tenant / Project Name: Gateway to Zion (Neil Detox)

Bldg. Address: 860 North State Street

City: Hurricane City State: UT Zip: 84737

Subdivision: Gateway to Zion Phase:

Block: Lot #: Parcel ID #: H-3-1-26-241-A & H-3-1-26-211

Zone: HC

Property Owner: Brandon Neil

Permit Contact: Brandee Walker P:(435) 668-4023

Email: bwalker@civilscience.com

CONTACT INFORMATION

Engineer of Record: Civil Science

Email: bwalker@civilscience.com P: (435) 668-4023

General Contractor: Brandon Neil

License #: P:

City: State: Zip:

Email: rvpneils@gmail.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: PLANFSP25-01

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: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Gateway to Zion (Neil Detox)

Final Site Plan

The applicant wishes to construct an approximately 10,445 square foot commercial building at the intersection of 860 North and State Street. The majority of the building is intended to serve as a rehabilitation for alcohol and substance detox center. There will be an additional tenant site available for lease being approximately 3,410 square feet. The applicant is the landowner and will be managing the rehabilitation center. The rehabilitation portion will provide a care center for patients staying an average of 3-4 days. The center provides 12 beds.

Building renderings have been provided to the city.

PROJECT INFORMATION
CURRENT ZONING: HC

ADDRESS: 465 E 860 N

PARCEL: # H-3-1-26-241-A & H-3-1-26-211

SITE AREA: 1.17 ACRES

BUILDING USE: REHABILITATION/TREATMENT FACILITY

BUILDING AREA:
ALLOWABLE AREA: 28,000 SQ. FT.
TOTAL AREA:10,445 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 60'-0"
ACTUAL HEIGHT: 20'-6"

PARKING:
REHABILITATION/TREATMENT (0.5/BED)
12 BEDS TOTAL
2 EMPLOYEE SPACES
REQUIRED: 8 SPACES

OFFICE, GENERAL (1/250 SQ FT)
3,410 SQ FT OFFICE
REQUIRED: 13 SPACES
TOTAL REQUIRED: 21

TOTAL PROVIDED:43

FIRE
· CONSTRUCTION TYPE: V-B
· OCCUPANCY GROUP: B, S-1, R-4S
· SPRINKLED: YES

PLANNING & ZONING
HURRICANE CITY
UTAH

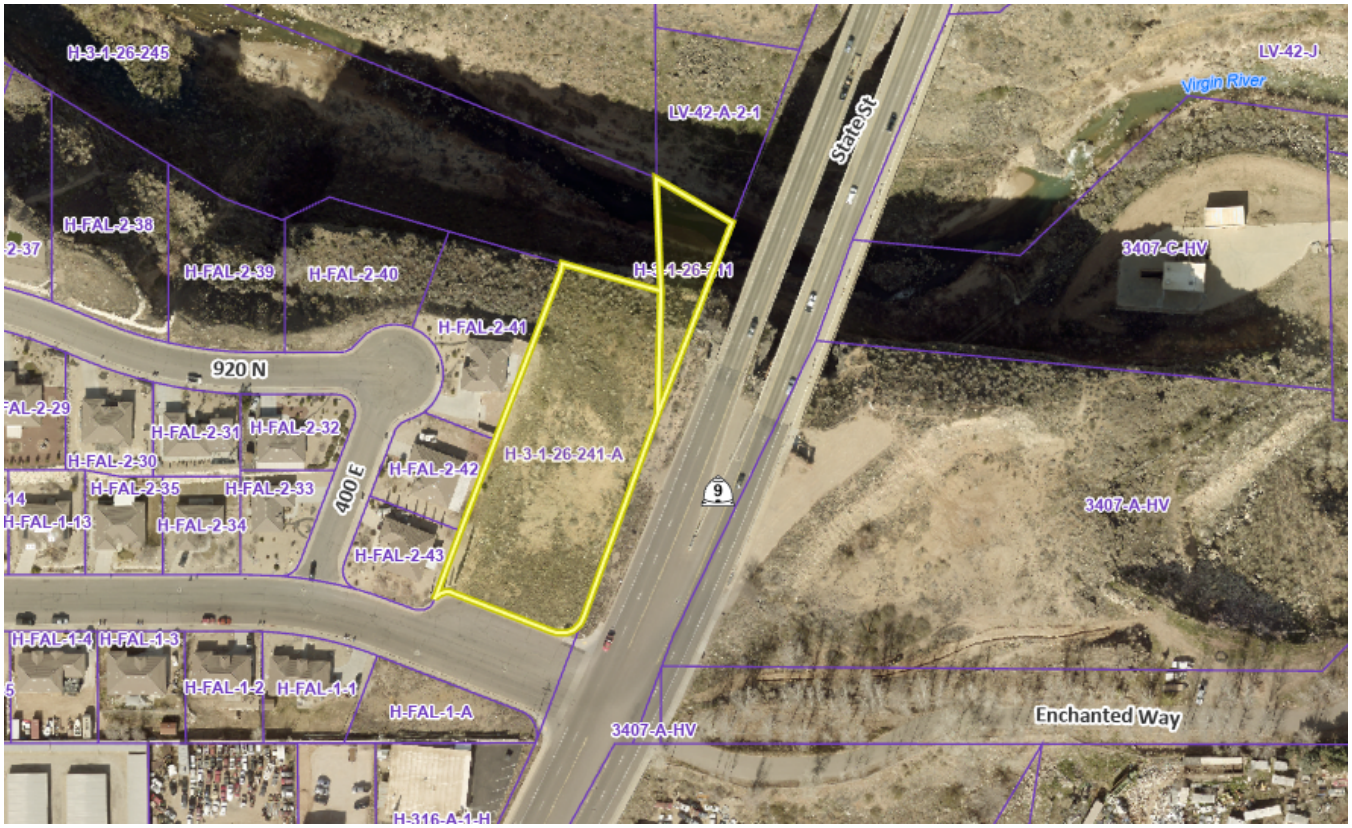
STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	FSP25-01
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Brandon Neil
Agent:	Brandee Walker
Request:	Approval of a Final Site Plan.
Location:	860 N State St
Zoning:	HC
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for Gateway to Zion (Neil Detox), a rehabilitation facility, planned to be located along State St. immediately south of the Hurricane-La Verkin bridge. A 10,589 sq. ft. building is planned to be constructed with an adjacent parking lot. This site is zoned HC, Highway Commercial.

JUC Comments

The construction drawings were signed off in December 2024.



Staff Comments: Final Site Plan

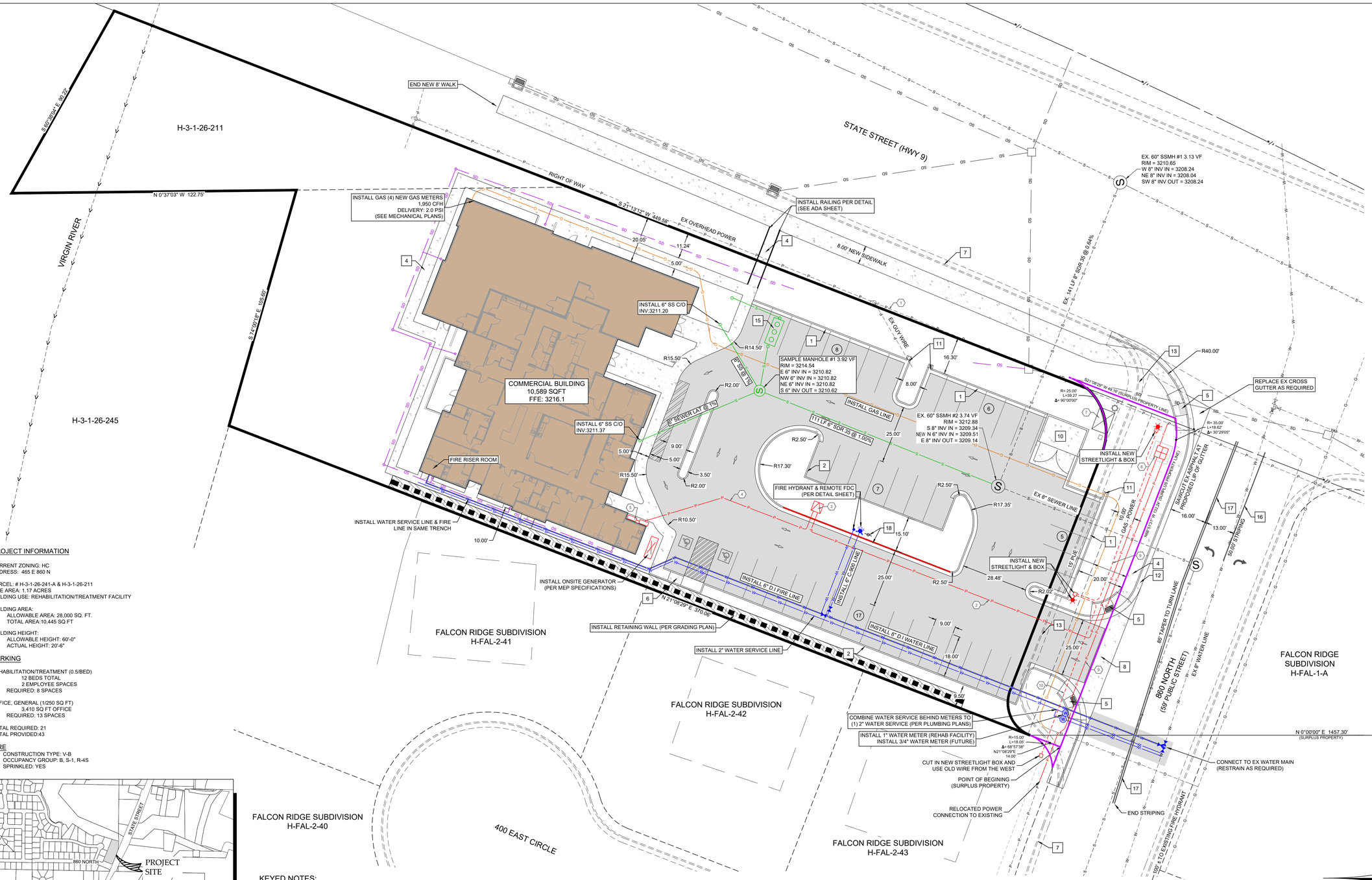
1. The proposed use of a rehabilitation/treatment facility is permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10

Rehabilitation/treatment facility	*0.5 space per bed*	
Office, general	*1 space per 250 square feet of gross floor area*	*8 spaces minimum*

43 parking stalls are proposed. Under the ordinance cited above only 21 parking stalls are required.

3. Landscape: A landscaping plan has been provided that meets HCC 10-32 with sufficient landscaping in the parking area and along the street frontages.
4. Elevations: The proposed building elevations are under the height restriction of 35’ in this zoning. The applicant has provided building renderings of how the building could look.
5. Lighting: The applicant has provided a note stating that, when decided, all outdoor lighting will meet HCC 10-33-7.

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



PROJECT INFORMATION

CURRENT ZONING: HC
ADDRESS: 465 E 860 N

PARCEL: # H-3-1-26-241-A & H-3-1-26-211
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BUILDING USE: REHABILITATION/TREATMENT FACILITY

BUILDING AREA:
ALLOWABLE AREA: 28,000 SQ. FT.
TOTAL AREA:10,445 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 60'-0"
ACTUAL HEIGHT: 20'-6"

PARKING

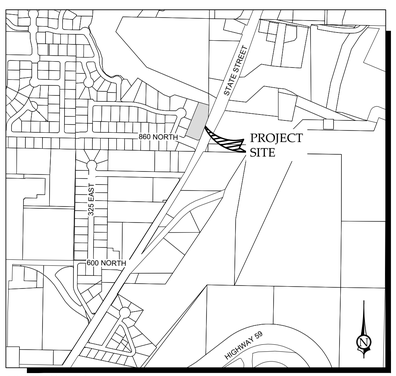
REHABILITATION/TREATMENT (0.5/BED)
12 BEDS TOTAL
2 EMPLOYEE SPACES
REQUIRED: 8 SPACES

OFFICE, GENERAL (1/250 SQ FT)
3,410 SQ FT OFFICE
REQUIRED: 13 SPACES

TOTAL REQUIRED: 21
TOTAL PROVIDED:43

FIRE

- CONSTRUCTION TYPE: V-B
- OCCUPANCY GROUP: B, S-1, R-4S
- SPRINKLED: YES



VICINITY MAP

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 AND PER CITY STANDARDS & SPECIFICATIONS:

1. 24" HIGHBACK CONCRETE CURB & GUTTER (UTILIZE SPILL CURB AS NEEDED, SEE DETAIL SHEET)
2. TYPE A CURB (PER DETAIL SHEET)
3. INSTALL THICKENED EDGE WALK (PER DETAIL SHEET)
4. INSTALL 5' WIDE SIDEWALK (PER CITY STD.)
5. CORNER PEDESTRIAN RAMP (PER CITY STD.)
6. ADA SIDEWALK RAMP (PER DETAIL SHEET)
7. EXISTING 30" HIGH BACK CURB TO REMAIN
8. 8' CROSS GUTTER (PER CITY STD.)
9. 2' CONCRETE GUTTER (SEE DETAIL SHEET)
10. DUMPSTER (PER DETAIL SHEET)
11. INSTALL CURB CUT (PER DETAIL SHEET)
12. INSTALL 30" HIGHBACK CURB & GUTTER
13. REMOVE EX CURB AND GUTTER
14. REMOVE STANDARD 45° BEND AT CONNECTIONS AND 12" DROP TO MAIN (INSTALL WYE FLAT)
15. INSTALL GREASE INTERCEPTOR (PER DETAIL SHEET)
16. INSTALL SINGLE WHITE LINE STRIPING
17. INSTALL DOUBLE YELLOW LINE STRIPING
18. INSTALL "FIRE LANE NO PARKING" SIGN PER IFC ADDENDIX D 103.6 & PAINT CURB RED AS SHOWN

POWER 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 AND PER HURRICANE POWER STANDARDS & SPECIFICATIONS:

1. EXISTING OVERHEAD POWER LINE
2. INSTALL $\frac{3}{0}$ 15KV WIRE IN 2 $\frac{3}{4}$" PVC
3. INSTALL NEW 100KVA SINGLE PHASE $\frac{240}{120}$ V TRANSFORMER
4. INSTALL (3) 500 MCM ALUM TRIPLEX IN 3 OR 4" PVC
5. 800 A TOTAL -INSTALL 5 SOCKET METER PACK 4 X 200A & 1 X 400A W/ MAIN SERVICE DISCONNECT
6. RELOCATED POWER WITHIN NEW P.U.E
7. EXISTING POWER EQUIPMENT TO BE RELOCATED
8. INSTALL 2" PVC WITH #2 ALUMINUM TRIPLEX
9. REMOVE OLD POWER LINE AND INSTALL NEW TO THE NEAREST VAULT AT THE CORNER OF 400 E
10. FIND OLD 2" STREETLIGHT CONDUIT AND WIRE AND PULL IN NEW #2 ALUMINUM TRIPLEX

LEGEND

- PROPERTY LINE
- SURPLUS PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL (PER GRADING PLAN)
- (#) PARKING STALLS
- SIGN PER PLAN
- INSTALL ARROW PAVEMENT MARKING
- ASPHALT SECTION (3" ASPHALT OVER 8" BASE)
- LANDSCAPE (17,370 SQ. FT PROVIDED)
- FIRE HYDRANT
- WATER GATE VALVE
- INSTALL WATER METER
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE (SIZE PER PLAN)
- DUCTILE IRON WATER LINE (SIZE PER PLAN)
- FIRE DEPARTMENT CONNECTION (FDC)
- EX. SEWER MANHOLE
- SDR SEWER LINE
- EXISTING SEWER LINE
- EX POWER / UTILITY POLE
- 4-WAY ELECTRICAL VAULT
- NEW POWER AS NOTED
- NEW POWER TRANSFORMER
- STREET LIGHT
- EXISTING GAS
- PROPOSED GAS

0 20
10 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's below. Call before you dig.

DEC 04 2024

PATH: L:\UTAH\PROJECTS\ACTIVE_2023\FI23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(1/20/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

SITE & UTILITY PLAN

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

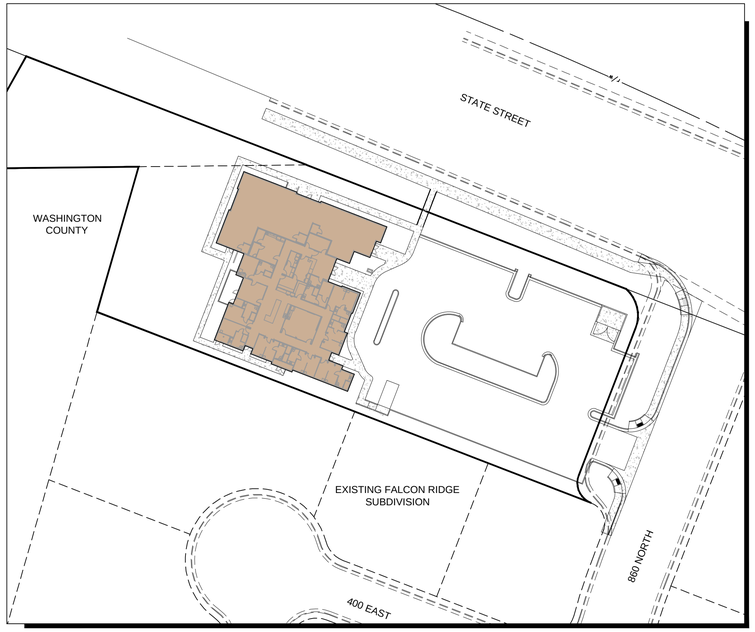
SHEET
C4

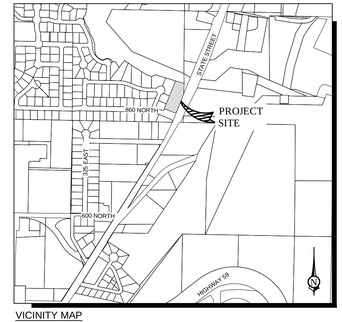
GATEWAY TO ZION
(HURRICANE REHABILITATION CENTER)
CONSTRUCTION DRAWINGS
LOCATED IN HURRICANE, UTAH

SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST

PARCEL NUMBER: H-3-1-26-241-A

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	STANDARD NOTES
C3	EROSION & DUST CONTROL PLAN
C4	SITE & UTILITY PLAN
C5	GRADING & DRAINAGE PLAN
C6	ADA PLAN
C7	STANDARD DETAILS 1
C8	STANDARD DETAILS 2
C9	STANDARD DETAILS 3
C10	STANDARD DETAILS 4
C11	STANDARD DETAILS 5
L1	LANDSCAPE PLAN





VICINITY MAP

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 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.
8) CONTRACTOR TO COMPLY WITH GEOTECHNICAL REPORT DATED JUNE, 29 PROVIDED BY LANDMARK TESTING & ENGINEERING, DATED OCT 19, 2023

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.

APPROVALS		UTILITIES	
Miller Vencioto	12-4-24		12/4/24
PUBLIC WORKS	DATE	PHONE	
Jimmy Richins	12/4/24	XO	12/4/24
CITY ENGINEERING	DATE	GAS	
	12/4/24	Shelia Turner	12.4.24
PLANNING & ZONING	DATE	CABLE	
Darren Barney	12/4/24		12/4/24
PARKS & RECREATION	DATE	FIBER	
WT WR	12-4-24	John Parker	12-4-24
STREETS DEPARTMENT	DATE	HURRICANE VALLEY FIRE DISTRICT	
	12/4/24	Trevor Brown	12/4/24
WATER DEPARTMENT	DATE	WASHINGTON COUNTY WATER CONS DISTRICT	
Benjamin Hilton	12/4/24	Amber Mitchell	12/4/24
GIS	DATE	ASH CREEK SPECIAL SERVICE DISTRICT	
	12-4-24		
POWER	DATE		

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

OWNER CONTACT
BRANDON NEIL
RVPNEILS@GMAIL.COM

ARCHITECT
P.C ARCHITECTS INC.
SHAWN PATTEN
SHAWN@SRPARCH.COM
435 668 2228

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

CONSTRUCTION DRAWINGS

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Ex. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C1

DEC 04 2024

PATH: I:\UTAH\PROJECTS\ACTIVE_2023\EX23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG

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 PURPOSESTHE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT

ENBRIDGE GAS UTAH NOTES:

1. DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N -- ST GEORGE).
4. ALL OF THE 15' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 15' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ONIN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL (435) 210-0299, AT LEAST TWO WEEKS PRIOR TO BILED READY, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 15' 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 ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

HURRICANE CITY POWER NOTES:

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE INSTALLED TO HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HC POWER BEFORE WORK BEGINS. CONTACT HC POWER FOR AN APPOINTMENT. 435-635-5536
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE STREET UNLESS OTHERWISE APPROVED. ALWAYS WITHIN THE EXISTING PUE IF AVAILABLE
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER.
10. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE
11. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
12. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEEDS IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANEL IS 2"-3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 MCM ALUMINUM ONLY
16. HURRICANE POWER HAS CHANGED OUR STREETLIGHT SPEC TO LED, SEE HC POWER FOR NEW SPECS. ALL STREETLIGHTS WILL BE BLACK HEAD AND BLACK POLE.
17. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT FOR 5' ON ALL SIDES, ANY SLOPES OR CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
18. ANY INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER GEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE
19. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS, OR METALLIC STICKER TO THE APPROPRIATE UNITE
20. HURRICANE POWER WILL WORK IN CONJUNCTION WITH A PREQUALIFIED HIGH VOLTAGE CONTRACTOR TO DE-ENERGIZE POWER LINES AND MAKE SAFE THE POWER EQUIPMENT TO MOVE
21. POWER LINES TO THE WEST WILL NEED TO BE RE-PULLED AS THEY WILL BE SHORT TO REACH THE NEW EQUIPMENT.
22. ALL NEW CONDUITS AND SWITCH WILL NEED TO BE IN PLACE BEFORE MAKING THE CONNECTION WITH THE OLD POWER EQUIPMENT.

CENTURY LINK NOTES:

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 SERIVCE.
3. CONTACT CENTURYLINK ENGINEER AT 385-244-7763 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.

TDS BROADBAND NOTES:

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

ASH CREEK SPECIAL SERVICE DISTRICT NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
6. NOTE FOR THE LOT OWNER: SEWER DEPTHS ARE NOT DEEP ENOUGH TO DRAIN BASEMENTS TO THE SEWER MAIN WITHOUT A PUMP AND THE SEWER LATERAL END SHOULD BE FIELD VERIFIED FOR DEPTH TO DRAIN A SLAB ON GRADE HOME. LOTS MAY NEED TO BE BUILT UP.
7. SEWER CROSSING: PER NOTE (SLEEVE SEWER MAINS & LATERALS WHERE 18" CLEARANCE ARE NOT MET OR WHEN SEWER IS ABOVE WATER, 20' LONG CENTERED AT WATER LINE.)
8. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY ASH CREEK SSD 435-635-2348.
9. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

INFOWEST, CATV/FIBER OPTIC NOTES:

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

IRRIGATION NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, THEY ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURE'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
3. USE #14 GAUGE UNDERGROUND DIRECT BURIAL WIRE WITH SPEARS' DRI-SPLICE WIRE CONNECTORS OR SIMILAR, FOR ALL VALVE CONNECTIONS. ALL SPLICES MUST BE PLACED IN VALVE BOXES.
4. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 3" BEYOND CONCRETE STRUCTURES, ALL HARDSCAPE 4'-0" OR WIDER TO BE SLEEVED.
5. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
6. LOCATE ALL IRRIGATION EQUIPMENT AND VALVE BOXES IN LANDSCAPE PLANTER AREAS ONLY (SOME LINES AND EQUIPMENT ARE SCHEMATIC) IRRIGATION EQUIPMENT AND VALVE BOXES SHALL NOT BE INSTALLED ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE. DO NOT LOCATE THESE ITEMS IN TURF OR CONCRETE AREAS.
7. TWO 2.O GPH EMITTERS SHALL BE INSTALLED PER PLANT AND 1 TREE RINGS (AS PER DETAIL) PER EACH TREE. PERENNIALS FLOWERS AND OTHER HERBACEOUS PLANTS SHALL RECEIVE ONE 2.O GPH EMITTER PER PLANT. ALL CACTUS AND JOSHUA TREES SHALL BE PLANTED IN THEIR ORIGINAL SOLAR ORIENTATION AND HAVE NO IRRIGATION. SEE DETAILS FOR ADDITIONAL INFORMATION.
8. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. ON SLOPED AREAS, EMITTERS SHALL BE PLACED ON UPHILL SIDE OF PLANTS.
9. ALL MAIN LINE AND LATERAL LINE PIPE SHALL BE PVC SCHEDULE 40. ALL PIPE FITTINGS SHALL BE SCHEDULE 40, EXCEPT WHERE SPECIFIED AS SCHEDULE 80 IN DETAILS. INSTALL ALL PRESSURE LINES AT A MINIMUM DEPTH OF 24". INSTALL LATERAL LINES AT A MINIMUM DEPTH OF 18". INSTALL TORO 1" BLUE STRIPE HOSE AND RAIN BIRD DT-025 OR EQUIVALENT ABOVE TOPSOIL AND COVER WITH ROCK MULCH. INSTALL PIPE STAKES/STAPLES @ 8' O.C.
10. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THEIR OWN EXPENSE.
11. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE AND APWA DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED AND CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
12. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING: A) ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS. B) LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
13. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. NOTIFY OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS TO THE WATER METER. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONNECTIONS DOWN STREAM OF THE WATER METER.
16. REFER TO APWA AND PLAN IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-MAINLINE PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED ON THE PLANS OR NOT PIPING IS SHOWN ON PLANS.
18. IRRIGATION CONTRACTOR SHALL PROVIDE 100% DRIP IRRIGATION SYSTEM COVERAGE TO ALL LANDSCAPE AND PLANTER AREAS. THE ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF INDIVIDUAL TREE, SHRUB, AND GROUNDCOVER EMITTER LAYOUT.
19. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

GENERAL LANDSCAPING AND IRRIGATIONCONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. REFER TO ENGINEERING PLANS FOR CONSTRUCTION, GRADING, AND UTILITY DEVELOPMENTS CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
4. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
5. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
6. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
8. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
9. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF THEIR WORK.
10. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
13. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
14. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
15. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
16. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN, OR OTHER NECESSARY SAFEGUARDS.
17. CIVIL SCIENCE INC. INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
18. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND THE OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. CIVIL SCIENCE INC. SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
19. IF REQUIRED AS PART OF THE AGREED SCOPE OF WORKS, CIVIL SCIENCE INC. AGREES TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR AS PART OF A CONSTRUCTION ADMINISTRATION CONTRACT FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. CIVIL SCIENCE INC. ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
20. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS, OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

LANDSCAPE NOTES:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. TREE LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
8. SOURCE ROCK MULCH PRODUCTS FROM LOCAL SUPPLIERS. CONTACT SUPPLIER FOR PRICES AND AVAILABILITY. ALL SUBSTITUTIONS APPROVED BY LANDSCAPE ARCHITECT.
9. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
10. LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
11. GRADE NOTED ON LANDSCAPE PLAN SHALL BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO CONCRETE HEADER/ MOW CURB INSTALLATION.
12. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

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PROFESSIONAL ENGINEER
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No. 10255283
11/20/2024
STATE OF UTAH

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	REVISION			

STANDARD NOTES

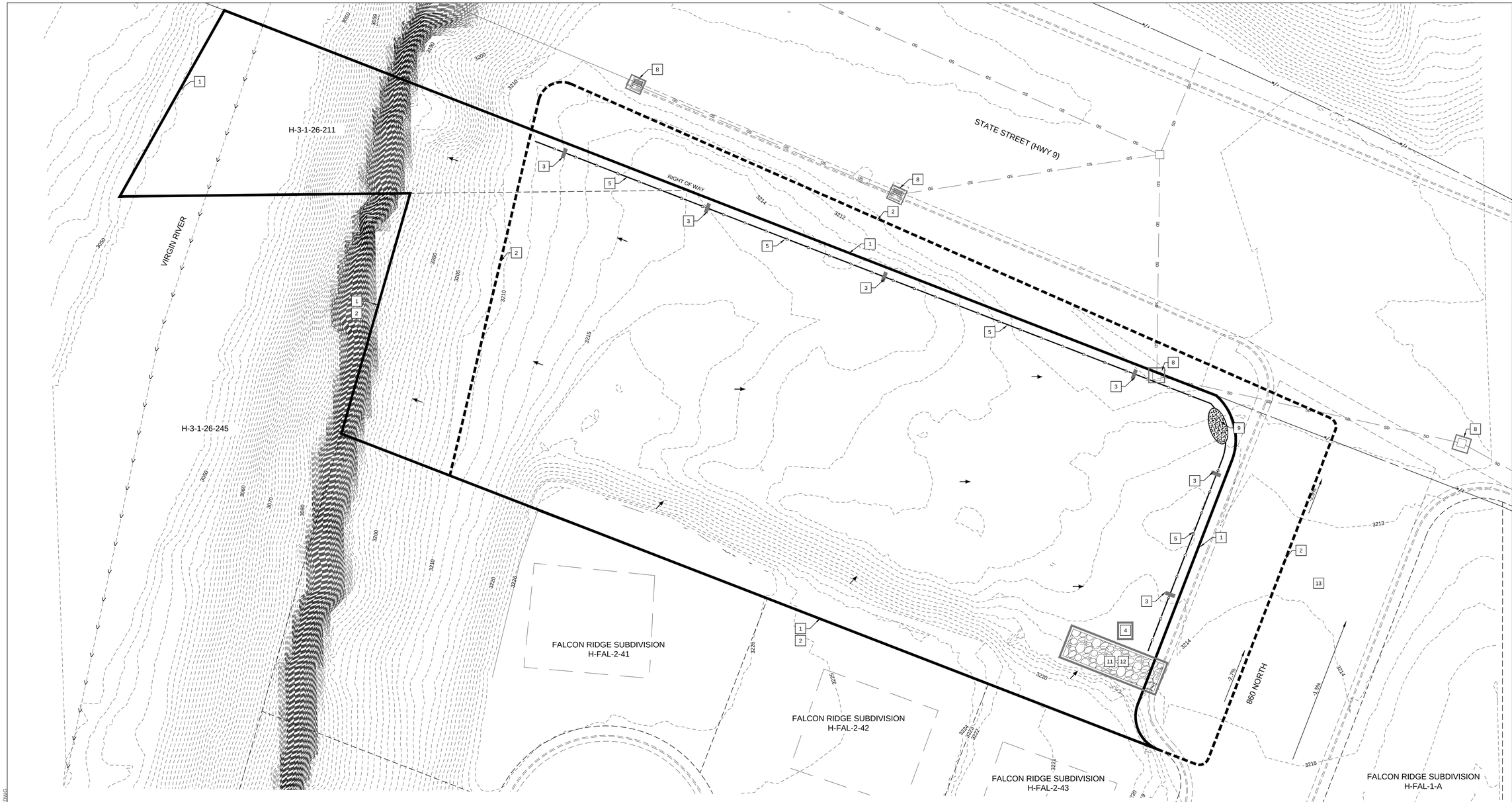
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

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LEGEND

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

CONSTRUCTION KEYNOTES

1. PROPERTY BOUNDARY
2. LIMITS OF CONSTRUCTION
3. CHECK DAM (SEE DETAIL SHEET)
4. CONCRETE WASHOUT (SEE DETAIL SHEET)
5. EARTH DIKES AND DRAINAGE SWALES (SEE DETAIL SHEET)
6. SILT FENCE (APWA #122)
7. RIP-RAP
8. STORM DRAIN INLET PROTECTION (APWA #124)
9. SEDIMENT BASIN
10. SEDIMENT TRAP
11. ENTRANCE / OUTLET TIRE WASH
12. TEMPORARY CONSTRUCTION ENTRANCE (PER DETAIL SHEET)
13. STREET SWEEPING AND VACUUMING

CONSTRUCTION NOTES:

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

0 20 10 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

EROSION & DUST CONTROL

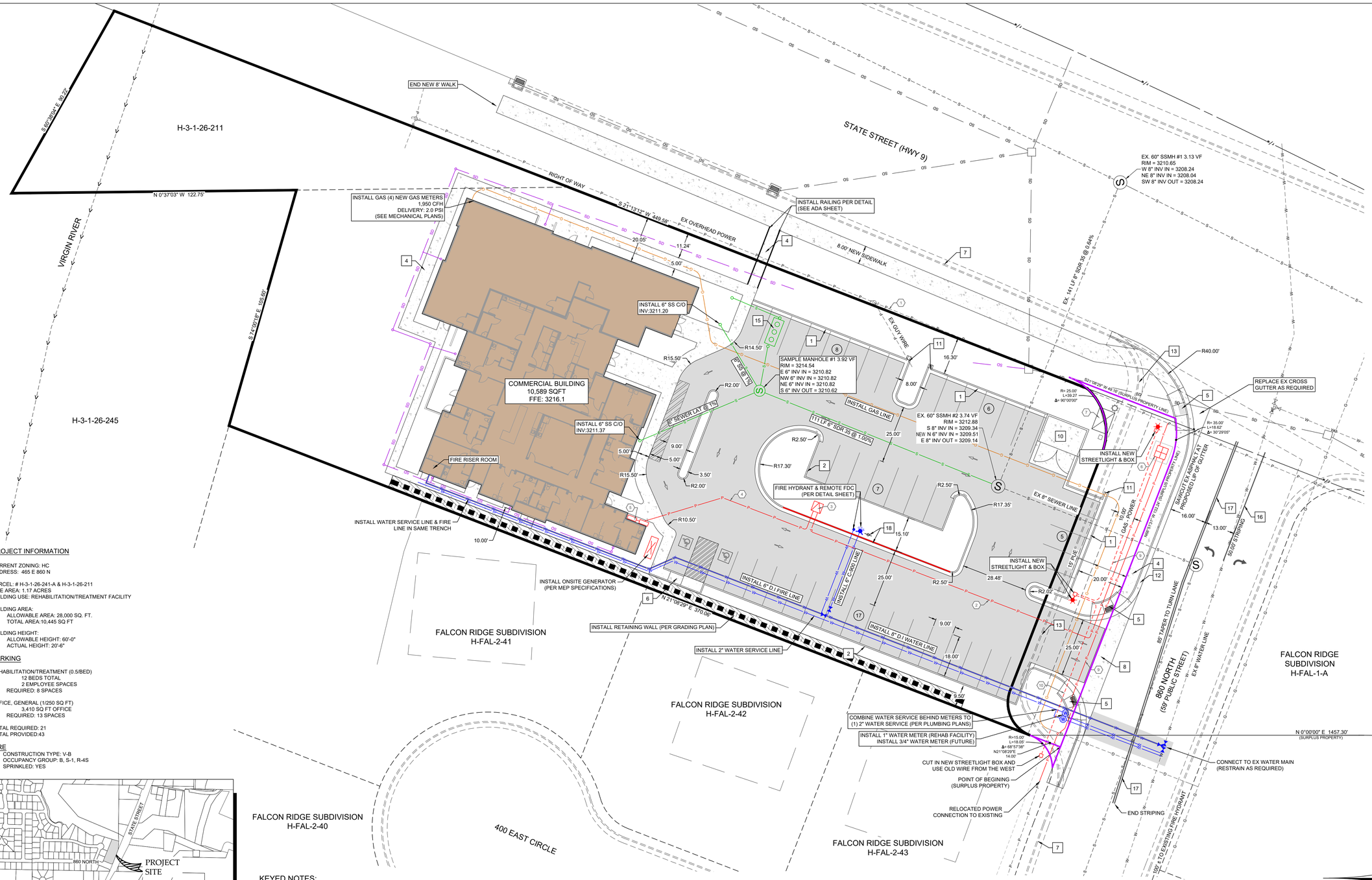
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SHEET
C3

DEC 04 2024

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PROJECT INFORMATION

CURRENT ZONING: HC
ADDRESS: 465 E 860 N

PARCEL: # H-3-1-26-241-A & H-3-1-26-211
SITE AREA: 1.17 ACRES
BUILDING USE: REHABILITATION/TREATMENT FACILITY

BUILDING AREA:
ALLOWABLE AREA: 28,000 SQ. FT.
TOTAL AREA:10,445 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 60'-0"
ACTUAL HEIGHT: 20'-6"

PARKING

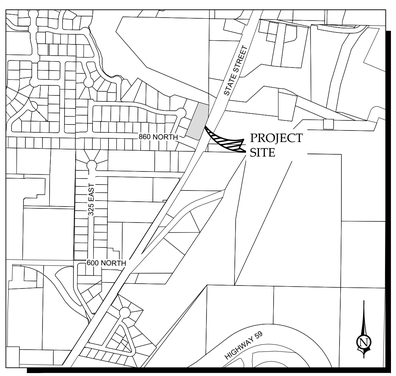
REHABILITATION/TREATMENT (0.5/BED)
12 BEDS TOTAL
2 EMPLOYEE SPACES
REQUIRED: 8 SPACES

OFFICE, GENERAL (1/250 SQ FT)
3,410 SQ FT OFFICE
REQUIRED: 13 SPACES

TOTAL REQUIRED: 21
TOTAL PROVIDED:43

FIRE

- CONSTRUCTION TYPE: V-B
- OCCUPANCY GROUP: B, S-1, R-4S
- SPRINKLED: YES



VICINITY MAP

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 AND PER CITY STANDARDS & SPECIFICATIONS:

1. 24" HIGHBACK CONCRETE CURB & GUTTER (UTILIZE SPILL CURB AS NEEDED, SEE DETAIL SHEET)
2. TYPE A CURB (PER DETAIL SHEET)
3. INSTALL THICKENED EDGE WALK (PER DETAIL SHEET)
4. INSTALL 5' WIDE SIDEWALK (PER CITY STD.)
5. CORNER PEDESTRIAN RAMP (PER CITY STD.)
6. ADA SIDEWALK RAMP (PER DETAIL SHEET)
7. EXISTING 30" HIGH BACK CURB TO REMAIN
8. 8' CROSS GUTTER (PER CITY STD.)
9. 2' CONCRETE GUTTER (SEE DETAIL SHEET)
10. DUMPSTER (PER DETAIL SHEET)
11. INSTALL CURB CUT (PER DETAIL SHEET)
12. INSTALL 30" HIGHBACK CURB & GUTTER
13. REMOVE EX CURB AND GUTTER
14. REMOVE STANDARD 45° BEND AT CONNECTIONS AND 12" DROP TO MAIN (INSTALL WYE FLAT)
15. INSTALL GREASE INTERCEPTOR (PER DETAIL SHEET)
16. INSTALL SINGLE WHITE LINE STRIPING
17. INSTALL DOUBLE YELLOW LINE STRIPING
18. INSTALL "FIRE LANE NO PARKING" SIGN PER IFC ADDENDIX D 103.6 & PAINT CURB RED AS SHOWN

POWER 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 AND PER HURRICANE POWER STANDARDS & SPECIFICATIONS:

1. EXISTING OVERHEAD POWER LINE
2. INSTALL $\frac{3}{0}$ 15KV WIRE IN 2 $\frac{3}{4}$" PVC
3. INSTALL NEW 100KVA SINGLE PHASE $\frac{240}{120}$ V TRANSFORMER
4. INSTALL (3) 500 MCM ALUM TRIPLEX IN 3 OR 4" PVC
5. 800 A TOTAL -INSTALL 5 SOCKET METER PACK 4 X 200A & 1 X 400A W/ MAIN SERVICE DISCONNECT
6. RELOCATED POWER WITHIN NEW P.U.E
7. EXISTING POWER EQUIPMENT TO BE RELOCATED
8. INSTALL 2" PVC WITH #2 ALUMINUM TRIPLEX
9. REMOVE OLD POWER LINE AND INSTALL NEW TO THE NEAREST VAULT AT THE CORNER OF 400 E
10. FIND OLD 2" STREETLIGHT CONDUIT AND WIRE AND PULL IN NEW #2 ALUMINUM TRIPLEX

LEGEND

- PROPERTY LINE
- SURPLUS PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL (PER GRADING PLAN)
- (#) PARKING STALLS
- SIGN PER PLAN
- INSTALL ARROW PAVEMENT MARKING
- ASPHALT SECTION (3" ASPHALT OVER 8" BASE)
- LANDSCAPE (17,370 SQ. FT PROVIDED)
- FIRE HYDRANT
- WATER GATE VALVE
- INSTALL WATER METER
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE (SIZE PER PLAN)
- DUCTILE IRON WATER LINE (SIZE PER PLAN)
- FIRE DEPARTMENT CONNECTION (FDC)
- EX. SEWER MANHOLE
- SDR SEWER LINE
- EXISTING SEWER LINE
- EX POWER / UTILITY POLE
- 4-WAY ELECTRICAL VAULT
- NEW POWER AS NOTED
- NEW POWER TRANSFORMER
- STREET LIGHT
- EXISTING GAS
- PROPOSED GAS

0 20
10 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's below. Call before you dig.

DEC 04 2024

PATH: L:\UTAH\PROJECTS\ACTIVE_2023\FI23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG

CivilScience
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1453 S. DIXIE DRIVE, SUITE 150
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PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
(1/20/2023)
STATE OF UTAH

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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

SITE & UTILITY PLAN

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C4

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

H-3-1-26-211

H-3-1-26-245

VIRGIN RIVER

STATE STREET (HWY 9)

RIGHT OF WAY

INSTALL SD CLEAN OUT INV:3211.77

TOC: 3215.98

2:1 MAX CATCH SLOPE (TYP)

6" HDPE 155 L.F. @ 0.50%

INSTALL 3" ROOF DRAIN (PER MECHANICAL)

INSTALL RAILING PER ADA SHEET

INSTALL SD CLEAN OUT INV:3212.04

8" HDPE 17 L.F. @ 0.60%

INSTALL SD CLEAN OUT INV:3212.14

6" HDPE 81 L.F. @ 0.60%

INSTALL SD CLEAN OUT INV:3212.47

FFE=3216.1

COMMERCIAL BUILDING
10,589 SQFT

FFE=3218.1

FFE=3214.1

INSTALL 3" ROOF DRAIN (PER MECHANICAL)

INSTALL 3" ROOF DRAIN (PER MECHANICAL)

INSTALL 3" ROOF DRAIN (PER MECHANICAL)

6" HDPE 105 L.F. @ 0.60%

BOW: 3216.10
TOW: 3216.00

BOW: 3216.10
TOW: 3226.00

INSTALL SD CLEAN OUT INV:3213.10

BOW: 3216.66
TOW: 3224.69

BOW: 3218.54
TOW: 3224.01

BOW: 3218.54
TOW: 3220.22

EX PAD=3226.0

FALCON RIDGE SUBDIVISION
H-FAL-2-41

EX PAD=3225.2

FALCON RIDGE SUBDIVISION
H-FAL-2-42

EX PAD=3221.2

FALCON RIDGE SUBDIVISION
H-FAL-2-43

FALCON RIDGE SUBDIVISION
H-FAL-2-40

FALCON RIDGE SUBDIVISION
H-FAL-1-A

400 EAST CIRCLE

860 NORTH

EX TBC: 3210.46

EX TBC: 3210.27

EX TBC: 3210.00

TOC: 3212.85

TOC: 3212.82

EX TBC: 3210.00

EX TBC: 3210.52

EX 6" HDPE 94 L.F. @ 1.95%

END 8" PIPE INV:3210.8

EX POWER POLE ELEV:3211.55

TOC: 3214.80

TBC: 3214.90

TOC: 3215.97

TOS: 3215.46

TOS: 3215.52

TOS: 3215.59

TOS: 3215.38

TOS/TOA: 3215.00

TOS/TOA: 3215.24

TOS/TOA: 3215.34

TOS/TOA: 3215.52

TOS: 3215.65

TOS: 3215.77

TOS: 3216.08

TOS: 3216.20

TOS: 3216.26

TBC: 3216.54

TBC: 3216.54

TBC: 3216.54

TBC: 3215.43

TBC: 3215.27

TBC: 3215.55

TBC: 3215.39

TBC: 3215.67

TBC: 3215.51

TOA: 3215.72

TOA: 3215.72

TOA: 3215.72

HP TBC: 3215.70

TBC: 3214.72

TBC: 3214.63

TBC: 3215.25

TBC: 3215.30

TBC: 3215.95

TBC: 3216.07

TBC: 3215.91

TBC: 3216.54

TBC: 3215.67
EX TOA: 3215.49

TBC: 3216.33
EX TOA: 3215.95

TBC: 3213.45

TBC: 3211.52

EX TBC: 3211.22

EX TOA: 3211.98

LP TBC: 3212.00
INSTALL CURB CUT

LP TBC: 3212.00
INSTALL CURB CUT

EX GUY WIRE: 3211.45
(PROTECT IN PLACE)

TBC: 3212.31
TBC: 3212.39

TBC: 3212.27

TBC: 3212.34

TBC: 3213.03

TBC: 3214.72
(SPILL CURB)

TBC: 3214.75
(SPILL CURB)

TBC: 3214.88

TBC: 3215.09

TBC: 3214.90

TBC: 3214.53
(SPILL CURB)

TBC: 3214.43
(SPILL CURB)

TBC: 3214.83

TBC: 3214.53

TBC: 3214.03

TBC: 3214.03

TBC: 3213.63

LP TBC: 3213.52
INSTALL CURB CUT

TBC: 3213.57
EX TOA: 3213.19

TBC: 3212.82
EX TOA: 3212.44

TBC: 3214.24

TBC: 3214.26
EX TOA: 3213.88

TBC: 3214.29
EX TOA: 3214.00

TBC: 3214.96

TBC: 3215.18

TBC: 3214.96

EX HDPE 132 L.F. @ 2.45%

EX SDCB #1
GRATE = 3210.40
W 24" INV OUT = 3202.89
NE 30" INV OUT = 3202.89
N 30" INV OUT = 3202.89
SE 30" INV OUT = 3202.89

EX SDCB #2
EX GRATE = 3209.80
E 24" INV IN = 3204.71
N 6" INV IN = 3207.30 NEW
S 24" INV OUT = 3204.71

EX SDCB #3
GRATE = 3211.67
N 24" INV IN = 3207.94
SW 24" INV OUT = 3207.92

6"X6" SQUARE TUBE
24 L.F. @ 9.11%

INSTALL DETENTION BASIN
(PER DETAIL A)

TOP:	3212.00
HIGHWATER:	3211.00
BOTTOM:	3209.5
SIDE SLOPE:	3:1
STORAGE:	672 FT^3

INSTALL RETENTION BASIN
(PER DETAIL B)

TOP:	3213.50
HIGHWATER:	3212.50
BOTTOM:	3211.75
SIDE SLOPE:	3:1
STORAGE:	419 FT^3

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPERTY BOUNDRY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN LINE
- RETAINING WALL (PER DETAIL SHEET C11)
- DRAINAGE FLOW DIRECTION
- FINISH PAD ELEVATION (PAD= 00.00)
- SPOT ELEVATION (LOCATION ELEVATION)
- TOP OF WALL BOTTOM OF WALL (TOW ELEVATION, BOW ELEVATION)
- NEW ASPHALT
- PARKING: 3" ASPHALT OVER 8" BASE

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

GRADING NOTES

APPROXIMATELY 1,572 CU.YD. OF CUT 3206.17 CU.YD. OF FILL AND 1,628 CU.YD. OF IMPORT 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.

IN NO CASE, SHALL RETAINING WALLS BE BUILT IN THE 10' PUE THAT IS ADJACENT TO ANY ROAD.

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.

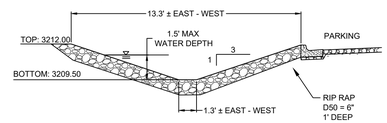
THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HURRICANE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

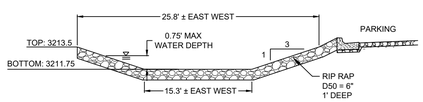
GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS AND A PAD CERTIFICATION IS REQUIRED FOR ALL FILL ON EACH PAD.

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

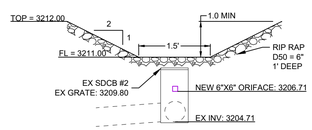
A DETENTION BASIN
N.T.S.



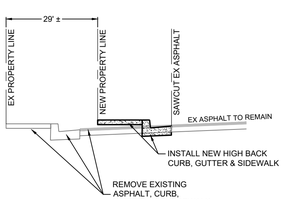
B RETENTION BASIN
N.T.S.



C OVERFLOW WEIR
N.T.S. Q (WEIR) = 9.6 CFS



D 860 NORTH SECTION
N.T.S.



CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
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435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
11/20/2024
STATE OF UTAH

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NO.	DESCRIPTION	BY	APP'D	DATE
	REVISION			

GRADING & DRAINAGE PLAN

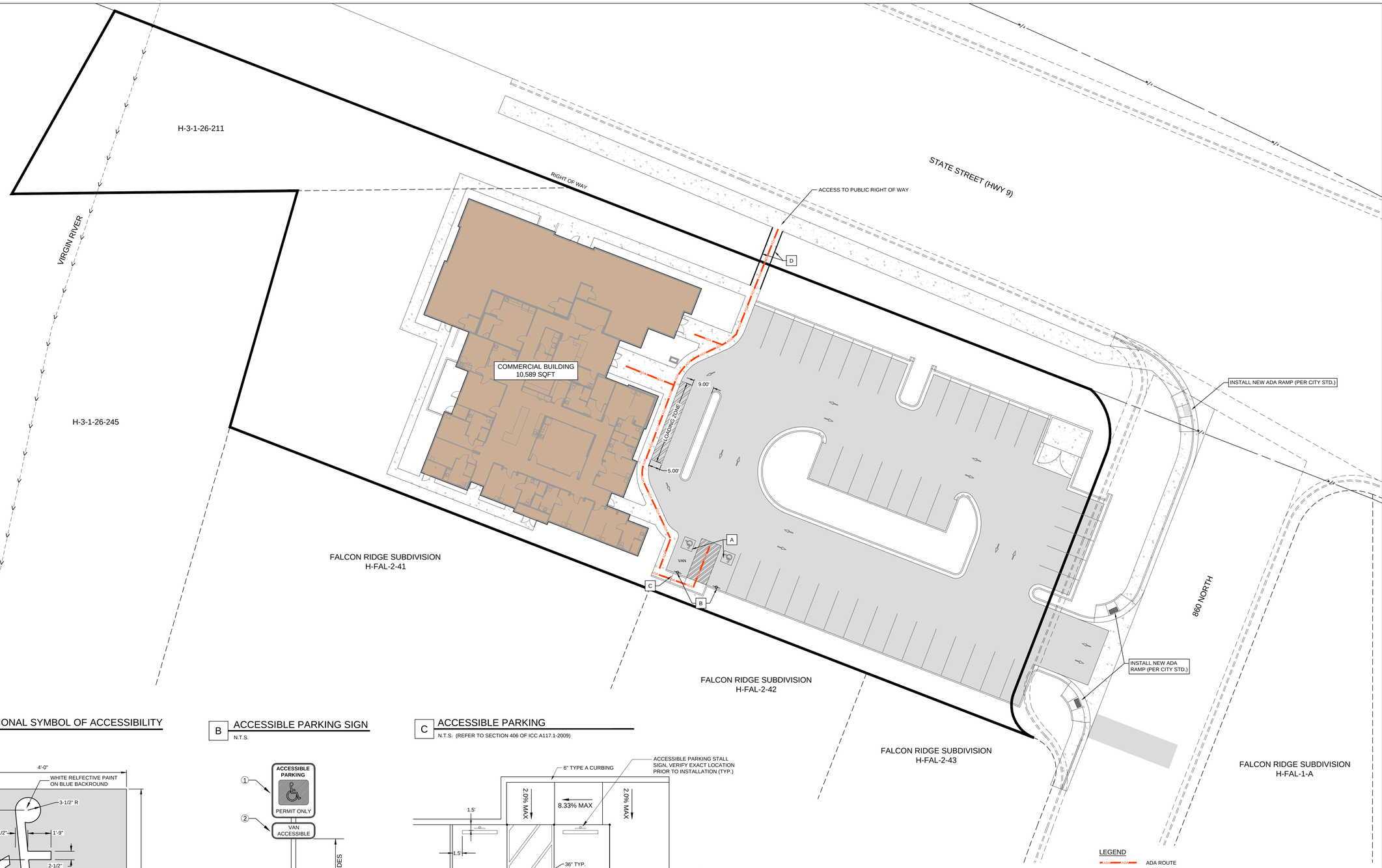
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C5

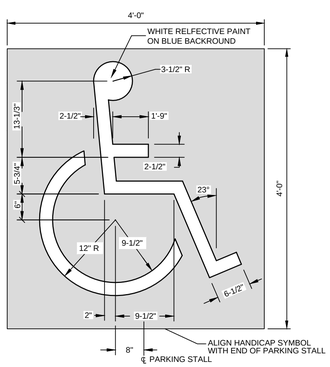
PATH: L:\UTAH\PROJECTS\ACTIVE 2023\FX23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG

DEC 04 2024



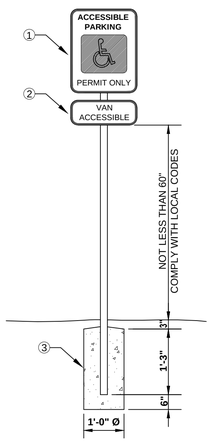
A INTERNATIONAL SYMBOL OF ACCESSIBILITY

N.T.S.



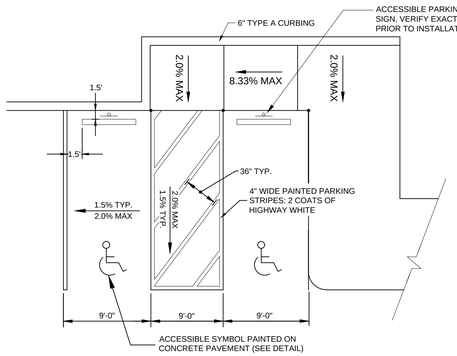
B ACCESSIBLE PARKING SIGN

N.T.S.



C ACCESSIBLE PARKING

N.T.S. (REFER TO SECTION 406 OF ICC A117.1-2009)

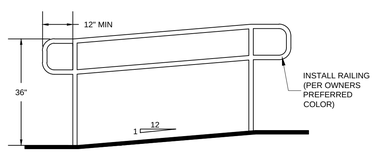


NOTES:

1. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.
2. ADDITIONAL SIGN REQUIRED AT VAN ACCESSIBLE SPACES ONLY.
3. VERIFY WITH LOCAL CODES & PRACTICES

D ADA RAILING

N.T.S. (REFER TO ICC)



LEGEND

- ADA ROUTE
- ADA PAINTED SYMBOL
- A INTERNATIONAL SYMBOL OF ACCESSIBILITY (PER DETAIL THIS SHEET)
- B HANDICAP ACCESSIBLE PARKING SIGN (PER DETAIL THIS SHEET)
- C HANDICAP ACCESSIBLE PARKING STALL (PER DETAIL THIS SHEET)
- D ADA RAILING (PER DETAIL THIS SHEET)

NOTE
SEE SHEET C2 FOR STANDARD ADA NOTES

0 20
10 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

ADA PLAN

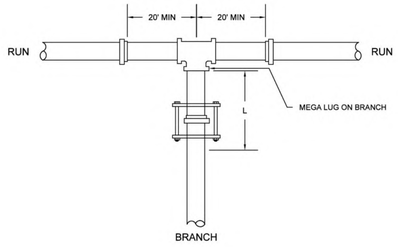
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Ex. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A

SHEET
C6

DEC 04 2024

PATH: I:\UTAH\PROJECTS\ACTIVE 2022\EX23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

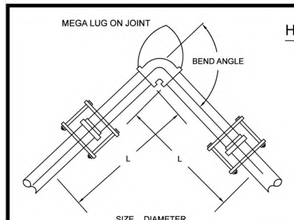
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 18' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.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

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

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

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

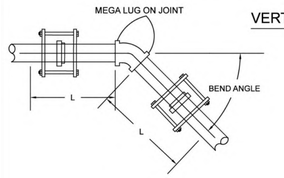


HORIZONTAL BEND

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

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

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

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

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

RESTRAINED LENGTHS, "L" (IN FEET)

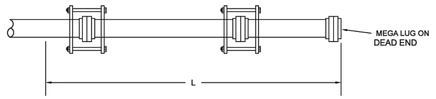
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

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

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

STANDARD DEAD END FOR DUCTILE IRON



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

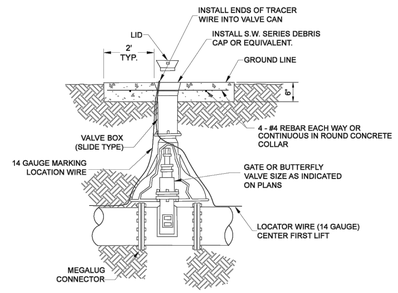
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

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

STANDARD DWG. NO. WD 311 | 1 OF 1
APPROVED:
DATE: OCT. 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

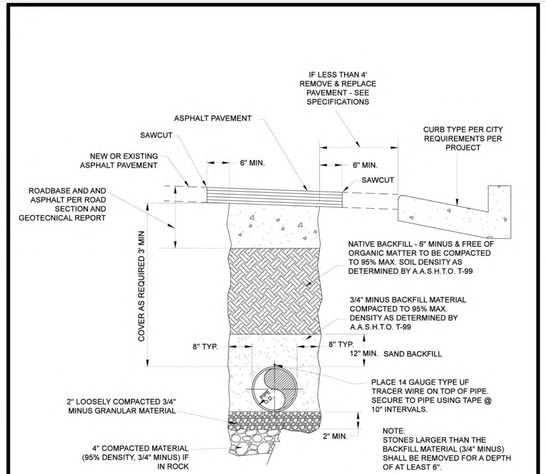
REVISIONS DATE	DESCRIPTION	BY

MAIN LINE VALVE

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

NOTE:
1. ALL IMPROVEMENTS TO BE INSTALLED PER HURRICANE CITY STANDARDS.

2. ALL WORK MUST BE DONE BY HURRICANE APPROVED CONTRACTOR.



CULINARY WATER TRENCH

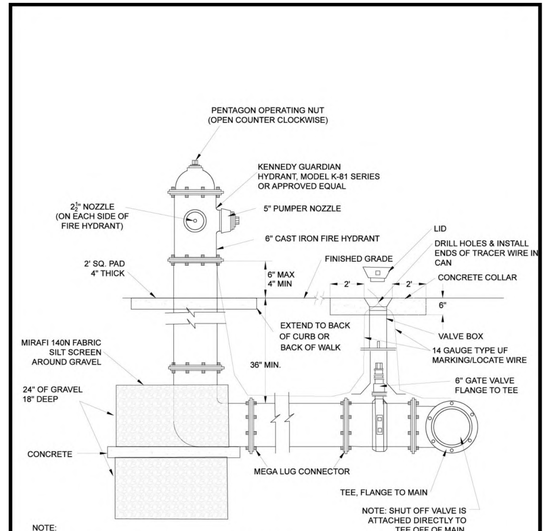
N.T.S.

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.



STANDARD FIRE HYDRANT

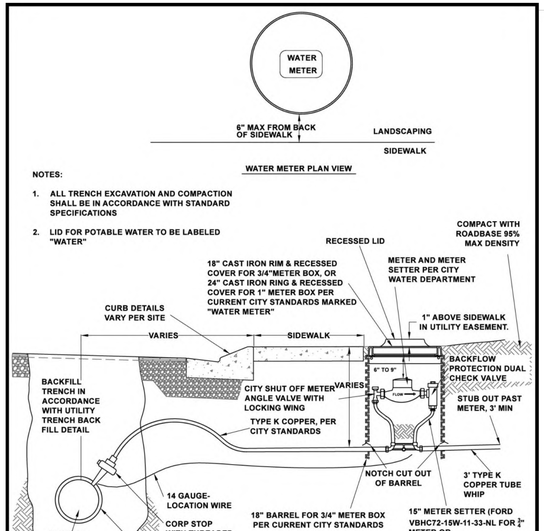
N.T.S.

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.



¾" AND 1" WATER SERVICE AND METER

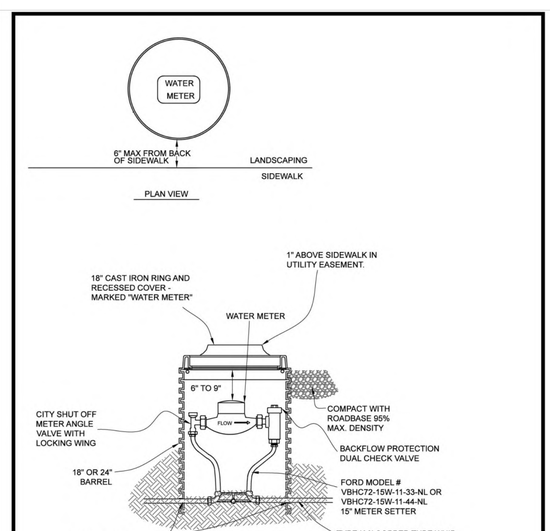
N.T.S.

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

¾" AND 1"WATER SERVICE AND METER

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



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: 8/06/20 | BY: H.C.E.

**SEE SHEET C8 FOR A CONTINUATION OF WATER DETAILS

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
11/20/2024
STATE OF UTAH

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NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

STANDARD DETAILS 1

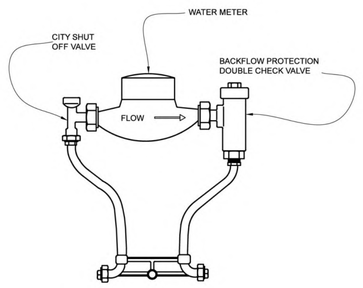
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C7

DEC 04 2024

PATH: I:\UTAH\PROJECTS\ACTIVE 2023\E23302.00 - NEIL DIETOX CENTER\0200 - CAD\DESIGN\23302 MP.DWG



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.

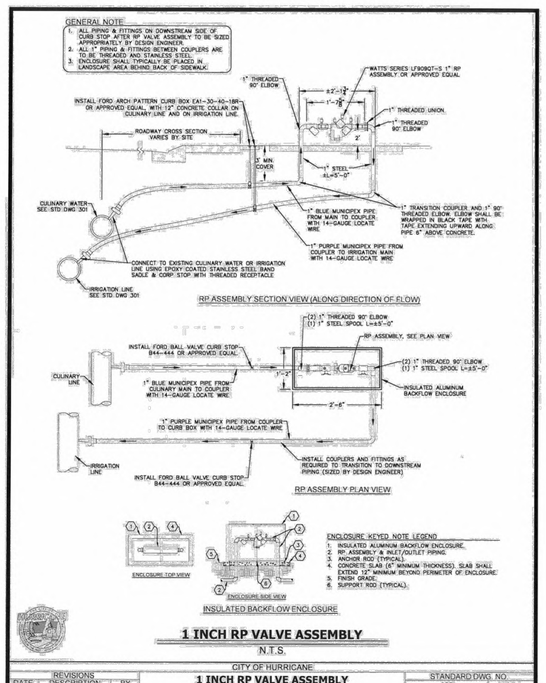
CITY OF HURRICANE

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.

GENERAL NOTE
1. ALL PIPING & FITTINGS ON DOWNSTREAM SIDE OF CURB STOP AFTER RP VALVE ASSEMBLY TO BE SIZED APPROPRIATELY BY DESIGN ENGINEER.
2. ALL 1" PIPING & FITTINGS BETWEEN COUPLERS ARE TO BE THREADED AND STAINLESS STEEL.
3. ENCLOSURE SHALL TYPICALLY BE PLACED IN LANDSCAPE AREA BEHIND BACK OF SIDEWALK.



INSULATED BACKFLOW ENCLOSURE

1 INCH RP VALVE ASSEMBLY

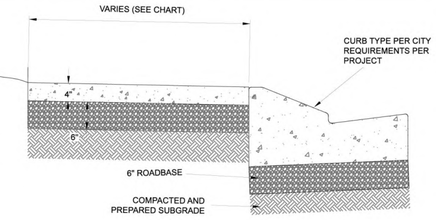
N.T.S.

CITY OF HURRICANE:

REVISIONS		
DATE	DESCRIPTION	BY
8/2/22	CONNECT TO IRR.	DWL

1 INCH RP VALVE ASSEMBLY

STANDARD DWG. NO. ??? | 1 OF 1
APPROVED:
DATE: ??? | BY: T.J.D.



- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG, TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

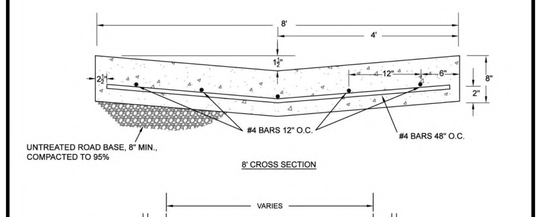
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SIDEWALK DETAILS

STANDARD DWG. NO. CC 105 | 1 OF 1
APPROVED:
DATE: APRIL 2020 | BY: H.C.E.



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

STANDARD 8' CROSS GUTTER

N.T.S.

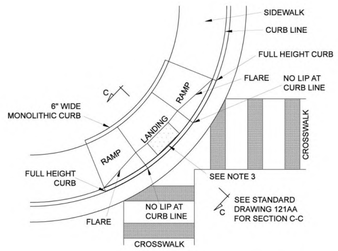
CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD 8' CROSS GUTTER

STANDARD DWG. NO. CG 100 | 1 OF 1
APPROVED:
DATE: APRIL 2020 | BY: H.C.E.

NOTE:
1. ALL IMPROVEMENTS TO BE INSTALLED PER HURRICANE CITY STANDARDS.
2. ALL WORK MUST BE DONE BY HURRICANE APPROVED CONTRACTOR.



CORNER PEDESTRIAN RAMP

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

STANDARD CORNER PEDESTRIAN RAMP

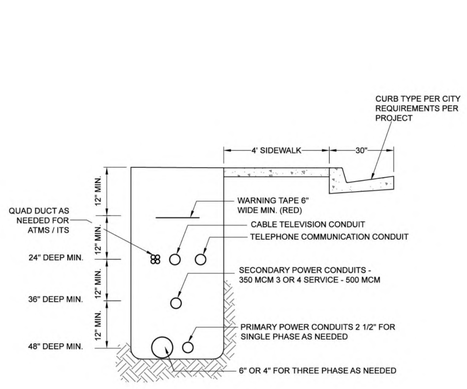
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CORNER PEDESTRIAN RAMP

STANDARD DWG. NO. PED 100 | 1 OF 9
APPROVED:
DATE: APRIL 2020 | BY: H.C.E.



NOTE:

BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

JOINT UTILITIES TRENCH

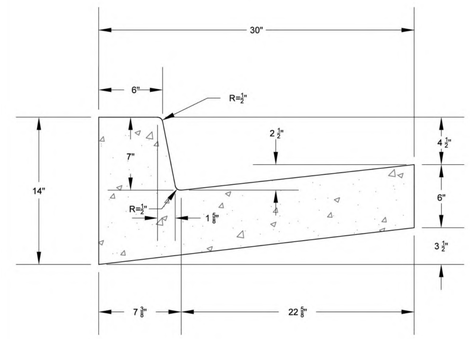
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

JOINT UTILITIES TRENCH DETAIL

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



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

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

CITY OF HURRICANE ENGINEERING

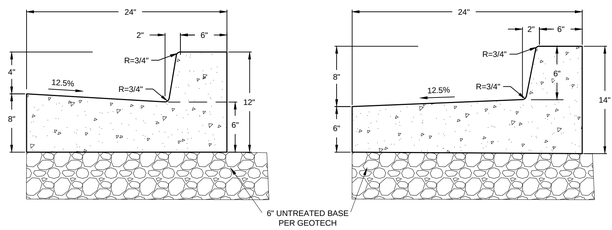
REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

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

24" CURB & GUTTER

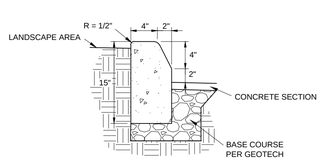
N.T.S. UTILIZE SPILL CURB WHERE NEEDED



* DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT ENGINEER'S PERMISSION

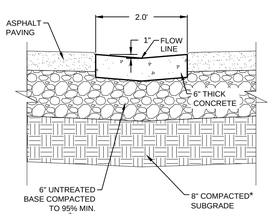
6" TYPE A CURBING

N.T.S.



2' CONCRETE GUTTER

N.T.S.



* REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
11/20/2024
STATE OF UTAH

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NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

STANDARD DETAILS 2

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

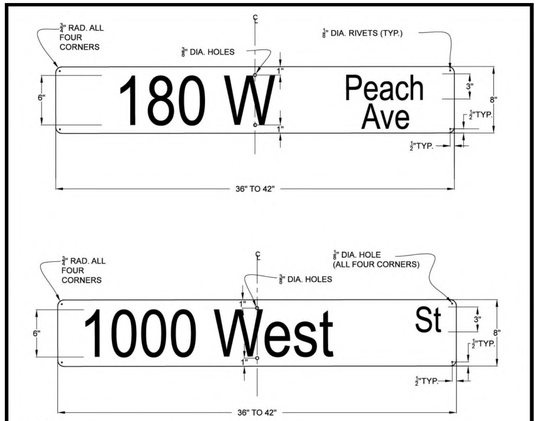
PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET

C8

DEC 0 4 2024

PATH: I:\UTAH\PROJECTS\ACTIVE 2023\[FX23302.00] - NEIL DIETOX CENTER\2200 - CAD\DWG\X23302 MP.DWG



NOTES:

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

STANDARD STREET SIGN

N.T.S.

CITY OF HURRICANE ENGINEERING

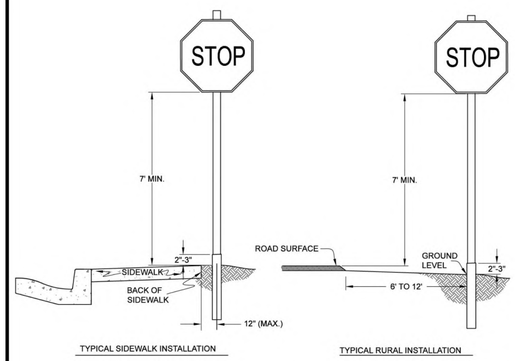
REVISIONS DATE	DESCRIPTION	BY

STANDARD STREET SIGN

STANDARD DWG. NO. SS100 1 OF 1

APPROVED:

DATE: APRIL 2020 BY: H.C.E.



TYPICAL SIDEWALK INSTALLATION

TYPICAL RURAL INSTALLATION

NOTES:

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

SIGN, POST AND INSTALLATION

N.T.S.

CITY OF HURRICANE ENGINEERING

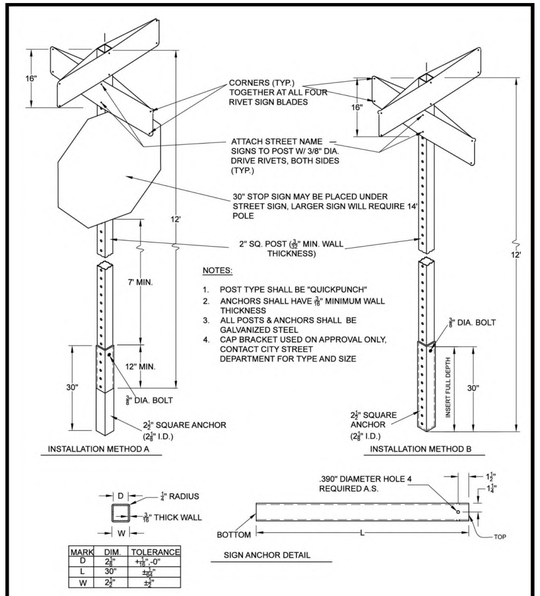
REVISIONS DATE	DESCRIPTION	BY

SIGN, POST AND INSTALLATION DETAILS

STANDARD DWG. NO. SS 102 1 OF 1

APPROVED:

DATE: APRIL 2020 BY: H.C.E.



NOTES:

1. POST TYPE SHALL BE "QUICKPUNCH"
2. ANCHORS SHALL HAVE ⅛" MINIMUM WALL THICKNESS
3. ALL POSTS & ANCHORS SHALL BE GALVANIZED STEEL
4. CAP BRACKET USED ON APPROVAL ONLY, CONTACT CITY STREET DEPARTMENT FOR TYPE AND SIZE

MARK	DIM	TOLERANCE
D	2"	+⅛", -0"
L	30"	±2"
W	2"	±2"

SIGN POST AND MOUNTING DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

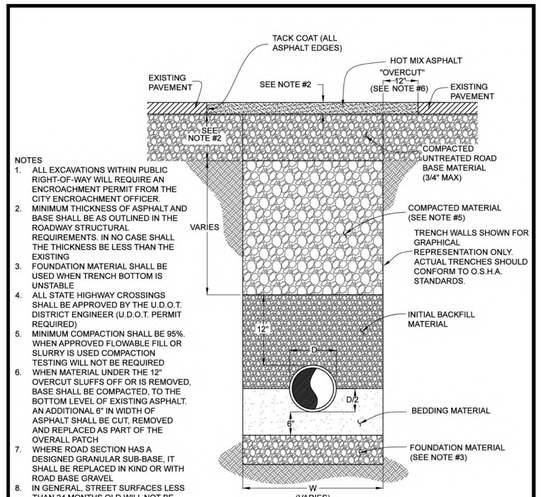
REVISIONS DATE	DESCRIPTION	BY

SIGN POST AND MOUNTING DETAILS

STANDARD DWG. NO. SS 103 1 OF 1

APPROVED:

DATE: APRIL 2020 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

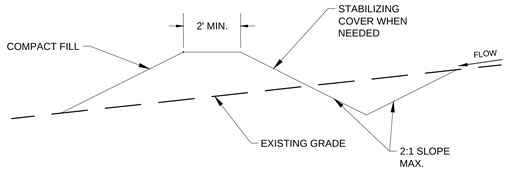
TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TD 100 1 OF 1

APPROVED:

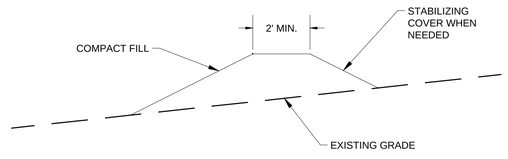
DATE: APRIL 2020 BY: H.C.E.

EARTH DIKES AND DRAINAGE SWALES



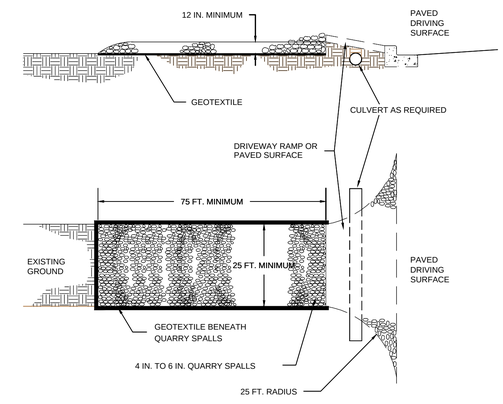
TYPICAL DRAINAGE SWALE

NOTES:
1. STABILIZE INLETS, OUTLETS, AND SLOPES.
2. PROPERLY COMPACT THE SUBGRADE



TYPICAL EARTH DIKE

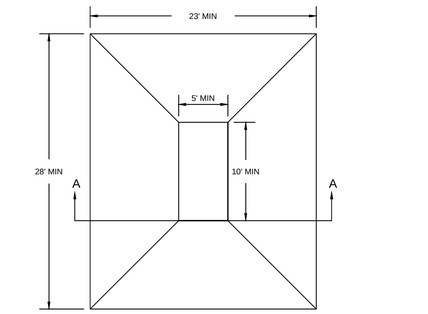
TEMP. CONSTRUCTION ENTRANCE



NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

CONCRETE WASHOUT



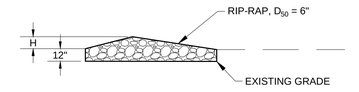


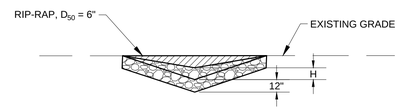
SECTION A

NOTES:

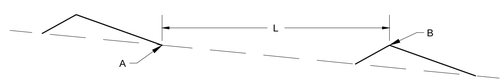
1. INSTALL ADJACENT AND DOWNGRADIENT OF TEMPORARY CONSTRUCTION EXIT OR SINGLE FAMILY DRIVEWAY AND AS CLOSE TO PAVED DRIVING SURFACE AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA. REDUCED TO 6 FT. X 3 FT

CHECK DAM





ROCK CHECK DAM



L = THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

CHECK DAM SPACING

CivilScience
Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
11/20/2024
STATE OF UTAH

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NO.	DESCRIPTION	BY	APRL	DATE
	REVISION			

STANDARD DETAILS 3

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

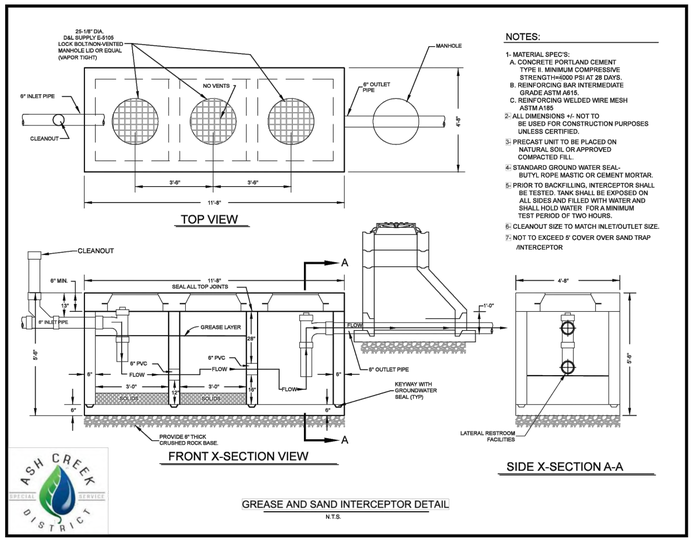
PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET HOR SCALE:	N/A
VER SCALE:	N/A

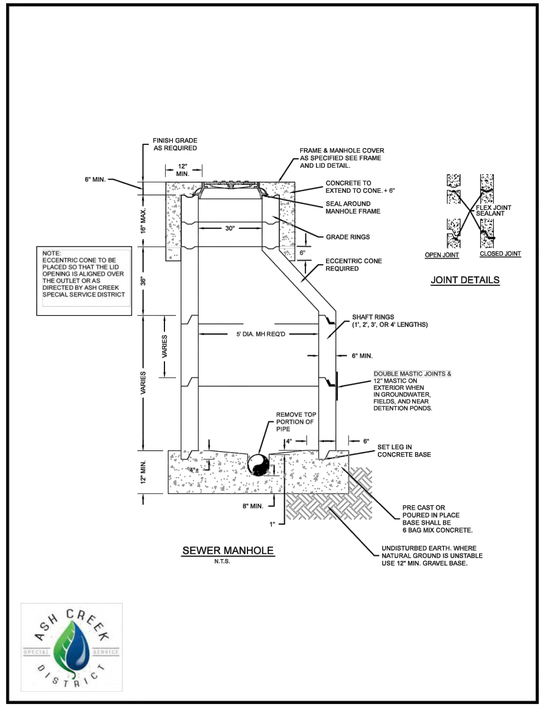
SHEET

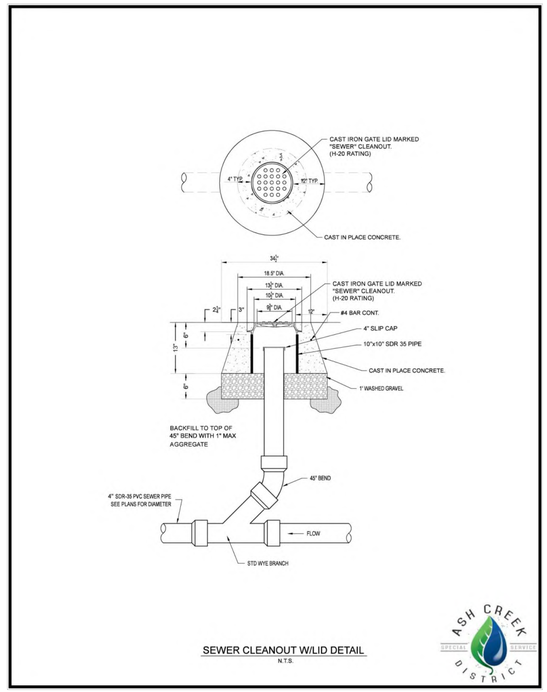
C9

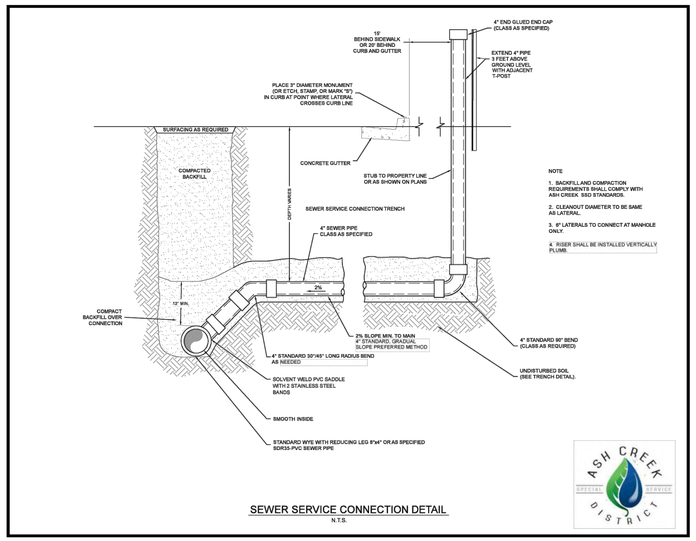
PATH: I:\UTAH\PROJECTS\ACTIVE 2023\[23302.00] - NEIL DIETOX CENTER\2700 - CAD\DESIGN\23302 MP.DWG

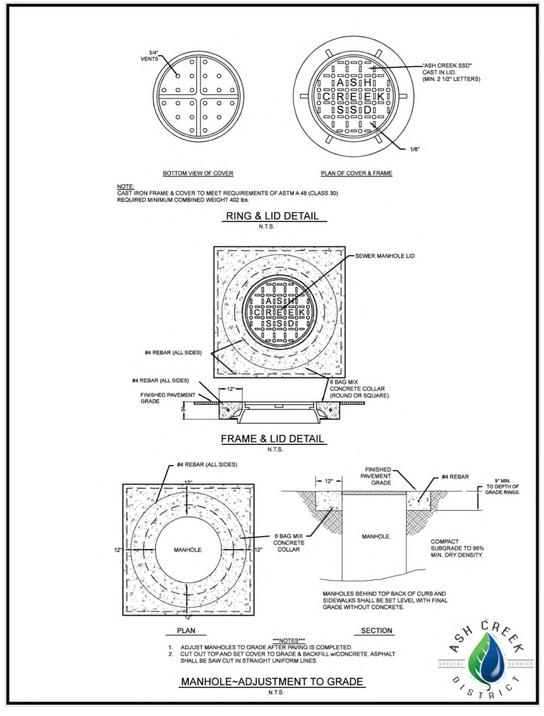
DEC 04 2024

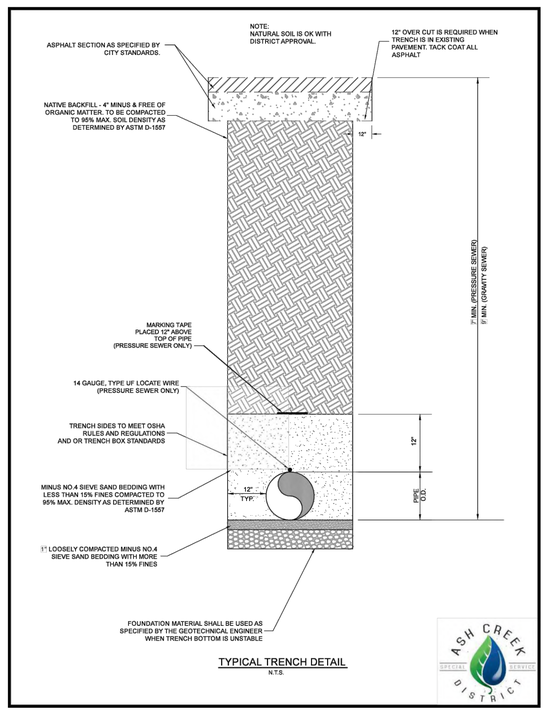












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	REVISION			

STANDARD DETAILS 4

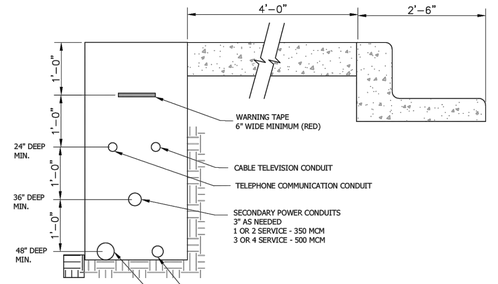
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C10

DEC 04 2024

PATH: I:\UTAH\PROJECTS\ACTIVE 2023\[23302.00] - NEIL DETOX CENTER\2100 - CAD\DETAILS\23302 MP.DWG



NOTES

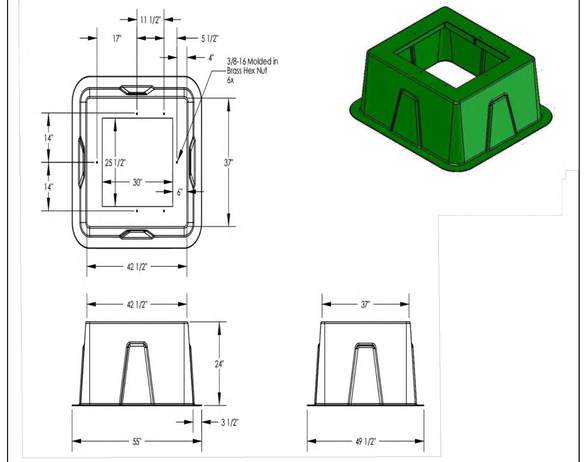
1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE.
   GAS TRENCH ON EAST AND SOUTH SIDE.
2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.

HURRICANE CITY UTAH

JOINT UTILITY TRENCH

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-18

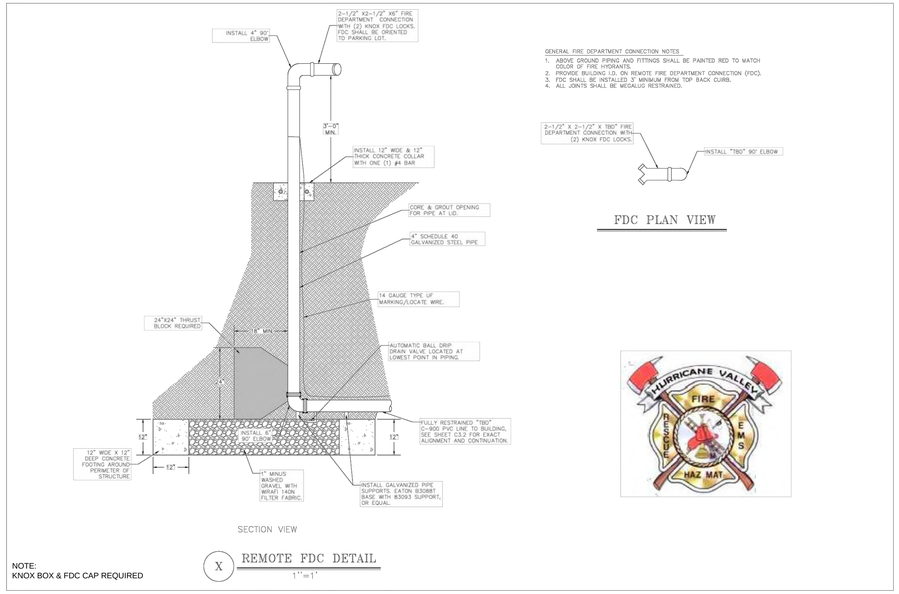


HURRICANE CITY UTAH

1 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-11

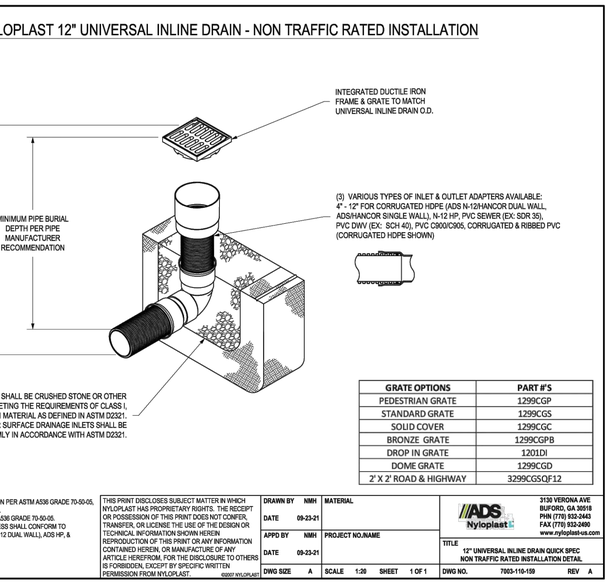


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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			



GRATE OPTIONS	PART #'S
PEDESTRIAN GRATE	1299CGP
STANDARD GRATE	1299CGS
SOLID COVER	1299CGC
BRONZE GRATE	1299CGPB
DROP IN GRATE	1201DI
DOME GRATE	1299CGD
2' X 2' ROAD & HIGHWAY	3299CGSQF12

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 DUAL WALL), ADS HP, & PVC SEWER.

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DRAWN BY	NMH	MATERIAL	
DATE	09-23-21		
APPD BY	NMH	PROJECT NO./NAME	
DATE	09-23-21		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12" UNIVERSAL INLINE DRAIN QUICK SPEC
NON TRAFFIC RATED INSTALLATION DETAIL

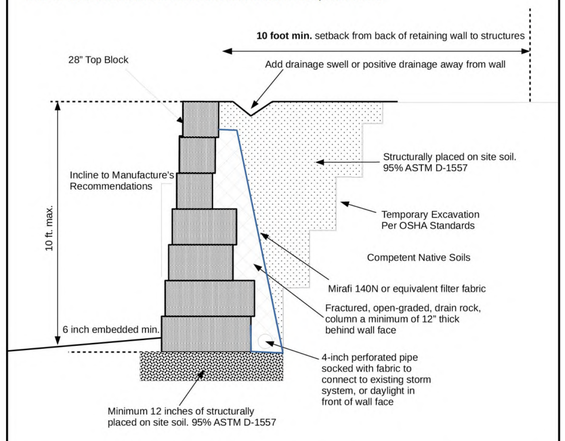
DWG NO. 7003-110-159 REV A

Height (ft)	Total Blocks	Block Sizes*		
		Block #60	Block #41	Block #28
10	7	2	2	3
8.5	6	1	2	3
7	5	1	2	2
5.5	4	0	2	2
4	3	1	1	2

PROFESSIONAL ENGINEER
9/25/24
No. 13760330
CHAD S. HARDMAN
STATE OF UTAH

*Larger blocks stacked first.
I.E. for a 7 foot high wall, the bottom course should be #60,
the second and third should be #41 and the upper two courses should be #28

Wall should be constructed in accordance with manufacture specifications.



LANDMARK TESTING & ENGINEERING

Redi-Rock Gravity Wall Design
Landmark Project No 230544

Figure 1

STANDARD DETAILS 5

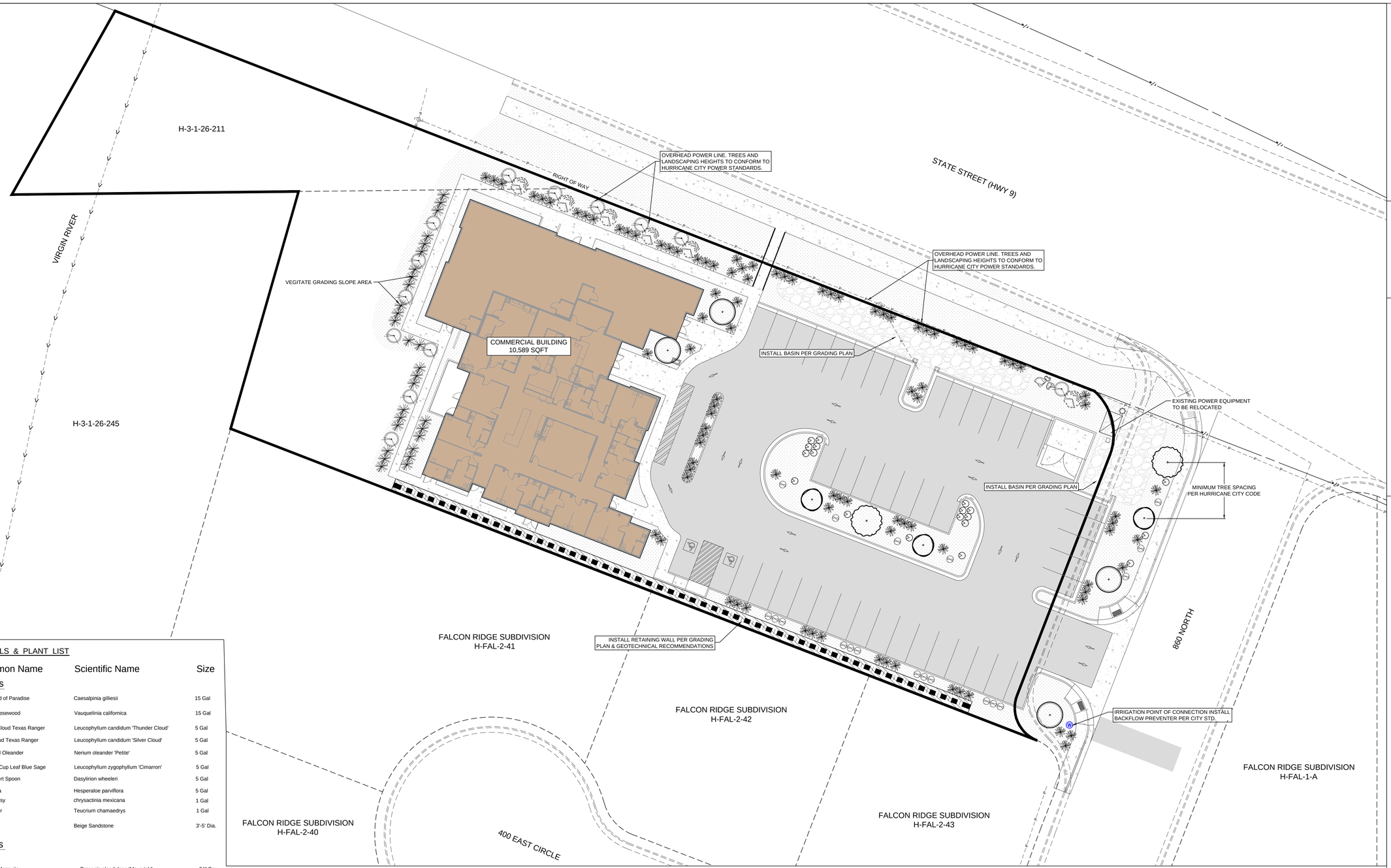
GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Fx. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
C11

DEC 0 4 2024

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LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size
Shrubs			
	Yellow Bird of Paradise	Caesalpinia gilliesii	15 Gal
	Arizona Rosewood	Vauquelinia californica	15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	5 Gal
	Gray Desert Spoon	Dasylirion wheeleri	5 Gal
	Red Yucca	Hesperaloe parviflora	5 Gal
	Desert Daisy	chrysactinia mexicana	1 Gal
	Germander	Teucrium chamaedrys	1 Gal
	Boulders	Beige Sandstone	3'-5' Dia.
Trees			
	Maverick Mesquite	Prosopis glandulosa 'Maverick"	24" Box
	Desert Willow	Chilopsis linearis 'Burgandy Lace'	24" Box
	Southern Live Oak	Quercus virginiana	24" Box

BUILDING AREA

CONCRETE AREA

ROCK MULCH
1" LIGHT BROWN

ROCK LINED STORM WATER BASIN
(SEE GRADING & DRAINAGE PLAN)

PARKING LOT LANDSCAPE = 2,849.4 SF PROVIDED (13.4%)
AREA DEFINED AS PARKING LOT (21,206.4 SF)

0 20 10 40

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

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ST. GEORGE, UT 84770
435.986.0100

PROFESSIONAL ENGINEER
KELVIN C. SMITH
No. 10255283
11/20/2024
STATE OF UTAH

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	REVISION			

LANDSCAPE PLAN

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Ex. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
L1

DEC 04 2024

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EAST ELEVATION



NORTH ELEVATION

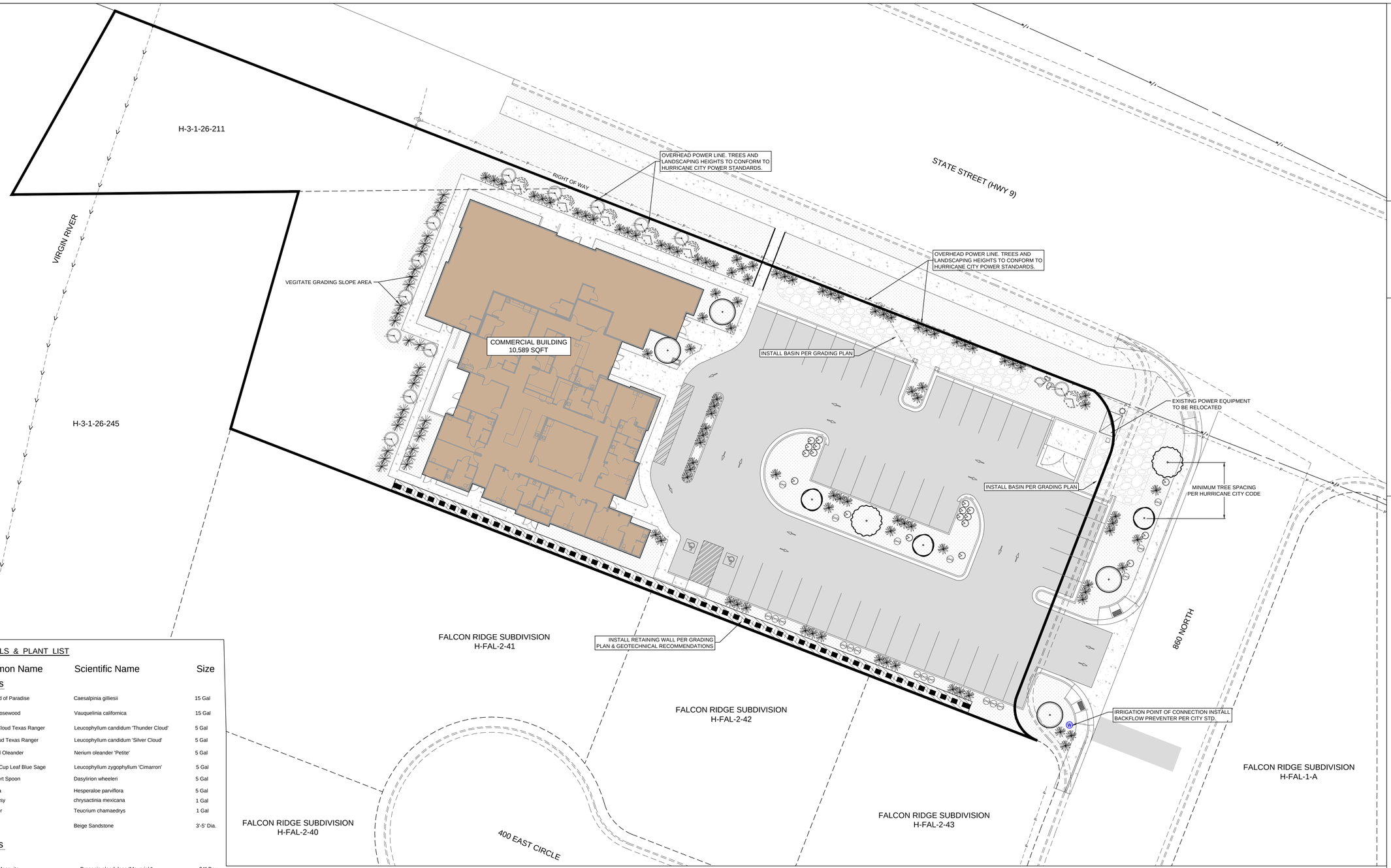


SOUTH ELEVATION



WEST ELEVATION

HURRICANE REHABILITATION CENTER



LANDSCAPE MATERIALS & PLANT LIST

Symbol	Common Name	Scientific Name	Size
Shrubs			
	Yellow Bird of Paradise	Caesalpinia gilliesii	15 Gal
	Arizona Rosewood	Vauquelinia californica	15 Gal
	Thunder Cloud Texas Ranger	Leucophyllum candidum 'Thunder Cloud'	5 Gal
	Silver Cloud Texas Ranger	Leucophyllum candidum 'Silver Cloud'	5 Gal
	Dwarf Red Oleander	Nerium oleander 'Petite'	5 Gal
	Cimarron Cup Leaf Blue Sage	Leucophyllum zygophyllum 'Cimarron'	5 Gal
	Gray Desert Spoon	Dasylirion wheeleri	5 Gal
	Red Yucca	Hesperaloe parviflora	5 Gal
	Desert Daisy	chrysactinia mexicana	1 Gal
	Germander	Teucrium chamaedrys	1 Gal
	Boulders	Beige Sandstone	3'-5' Dia.
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CONCRETE AREA

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1" LIGHT BROWN

ROCK LINED STORM WATER BASIN
(SEE GRADING & DRAINAGE PLAN)

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AREA DEFINED AS PARKING LOT (21,206.4 SF)

0 20 10 40

SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

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PROFESSIONAL ENGINEER
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11/20/2024
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	REVISION			

LANDSCAPE PLAN

GATEWAY TO ZION
LOCATED IN HURRICANE, UTAH

PROJ. #:	Ex. 23302
DATE:	11/20/2024
DESIGN BY:	ZNI
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET
L1

DEC 04 2024

PATH: I:\UTAH\PROJECTS\ACTIVE 2023\EX23302.00 - NEIL DETOX CENTER\700 - CAD\DESIGN\23302 MP.DWG

Lighting Plan

Lighting will be provided on the building with exterior downward projecting light fixtures. There is a street light located at the intersection of 860 North and State Street. A new street light is being installed at the driveway access as shown on the approved civil Sheet C4.

Hurricane City Application

Application Accepted Date: 12/18/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: Subdivision of .75 acre lots

Tenant / Project Name: The Orchards at Elim Valley .75 Acre Lots

Bldg. Address: East of 3400 West, between Jellystone Rd. and Bush Parkway

City: Hurricane City State: UT Zip: 84737

Subdivision: The Orchards at Elim Valley Phase:

Block: Lot #: Parcel ID #: H-3-2-7-4402-GS2

Zone: R1-15

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: PLANPP25-02

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 at Elim Valley: Parcels, H-3-2-7-4501, are currently owned and will be developed by Western Mortgage & Realty Company. There will be 63 lots in phase 1-2. There will be a city park with a parking lot and drainage.

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date December 18, 2024

To Whom It May Concern:

Tim Tippett (the "Developer") has requested a culinary water will serve letter for the subdivision known as **The Orchards at Elim Valley**, located at approximately **Northeast of Bash Parkway and 3400 W** 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 **63** 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

December 17, 2024

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: The Orchards At Elim Valley

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:	**01/09/2025 - Planning Commission**
Application Number:	PP25-02
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	East of 3400 W between Jellystone Road and Bash Parkway
Zoning:	R1-15
General Plan Map:	Planned Community
Recommendation:	Denial
Report Prepared by:	Fred Resch III

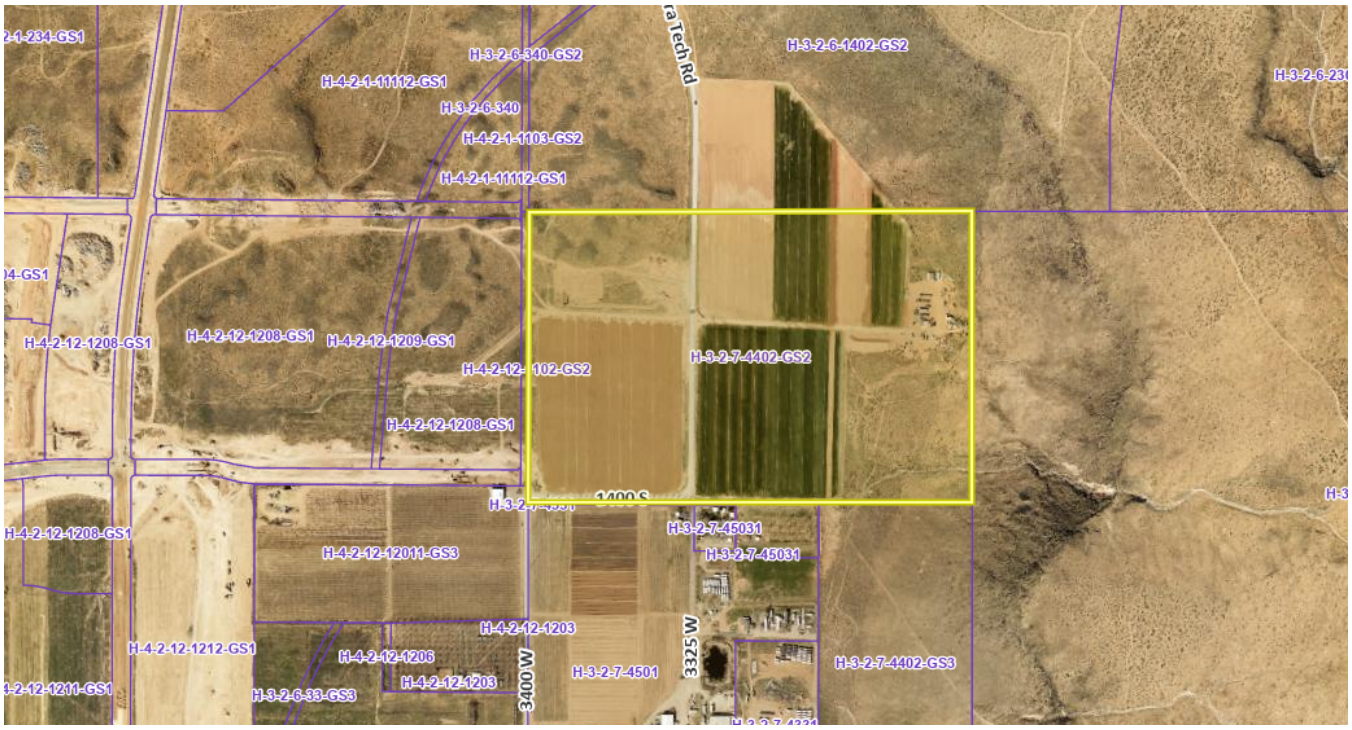
Discussion:
The applicant is seeking preliminary plat approval for The Orchards at Elim Valley, a 63 lot subdivision within the Gateway to Sand Hollow PID east of the proposed Copper Meadows subdivision. This property is at the furthest east end of Bash Parkway. This property is zoned Single Family Residential R1-15.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Public Works recommends denial due to lack of access from a dedicated roadway and no utility infrastructure.
2. **Power:** Dixie power has capacity to feed this new development..
3. **Sewer:** [No comments received.]
4. **Streets:** Only portion of roadway that exists that touches property is in southwest corner. 3400 W not completed for access to property. JellyStone Road not completed at this time for second access. What is the plan for JellyStone Rd from here?
5. **Water**: Water loop must be provided. Main in Bash Parkway and Jellystone will be the nearest.
6. **Engineer:** Engineering wants to understand more of the planned overall road network (HCC 10-39-7(B)(3)) for the properties in Western Mortgage's control. It appears shifting roadways a lot's depth to the south would address most of the concerns raised in this review. Additionally, the orientation of the city blocks should begin to align with the existing ridge rather than the cardinal directions as it approaches the ridge (see HCS 3.2.2(bullet 7) & HCC 10-24-8(D)(3)). The ability

to develop and access the area east of the subdivision and below the ridge, owned by Lowe Land BL LLC, must be considered with this subdivision (HCS 2.1(bullet 2)). It appears said area would be unable to secure reasonable access from anywhere except this subdivision. If the area is developable, there should be a roadway stubbed from the subdivision or shared with the subdivision. If the area is undevelopable, could arrangements be made with the property owner to combine said area with the proposed park? My office needs documented justification to vary from the standard 800' maximum block lengths mentioned in HCS 3.2.4.2(F) for neighborhood roadways. Especially when an existing driveway for the property to the south would be disrupted by this proposal. Construction plans for Flora Tech Road (3400 W) have yet to be approved for construction (HCC 10-37-4). Including the segment of Flora Tech Road between Jellystone Road and Bash Parkway as part of this project shows that the developer will provide adequate public facilities for themselves. This portion of Jellystone road is not a master planned road. HCC 10-37-12(E) indicates there shouldn't be double frontage lots east of 3400 W. Designing and approving without a known/depicted rock fall hazard boundary is discouraged. A second water source must be identified and constructed for this development to have a proper water loop.

7. **Fire:** [No comments received.]
8. **Cable/Phone:** [No comments received.]
9. **Fiber:** No issues.
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 R1-15. Almost all lots are more than double the minimum lot size in this zoning, which staff finds unusual.
    a. Staff can foresee some potential issues down the line since under the current zoning every single one of these property owners can legally request a lot split.
2. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.
3. Due to there being a subdivision with preliminary plat approval called “The Orchards” in the immediate vicinity of this proposed subdivision staff would recommend that the name of this subdivision be changed to avoid confusion.
4. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
5. The applicant has noted that the property isn’t located in a desert tortoise take area.
6. The plat shows a city park and detention area on site. Additional details on how the park will be constructed and maintained needs to be worked out between the city and the applicant as this is not one of the designated PID parks.
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. 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 roadway stub to the site but there is not legal access for water looping or secondary emergency access. The applicant must be required to provide a timeline for when the provision of adequate facilities will be accomplished.

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 63 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 this item be denied due to lack of public facilities. The Commission could also table the item until the applicant can provide sufficient information that utilities can be timely provided to the site as well as address issues raised in the Engineering review.

TITLE SHEET FOR:
THE ORCHARDS AT ELIM VALLEY

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
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	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 BRH–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.

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

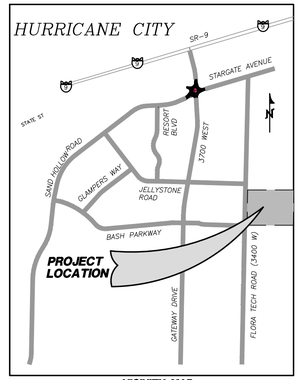
STORM WATER WILL BE COLLECTED IN A DETENTION BASIN LOCATED AT THE SOUTHWEST OF THE PROPERTY.

EXISTING WATER AND SEWER NOTE:

EXISTING 10" DUCTILE–IRON WATER PIPE AND 12" SEWER PVC W/ SEWER MANHOLE ARE LOCATED AT THE INTERSECTION OF BASH PARKWAY AND 3400 WEST.

SITE DATA

PHASE #	# OF LOTS	AVG. LOT S.F.
PHASE 1	32 LOTS	32,785 S.F.
PHASE 2	31 LOTS	33,883 S.F.
TOTAL LOTS	63 LOTS	33,325 S.F.



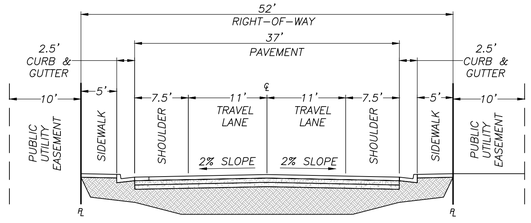
VICINITY MAP
N.T.S.

DESERT TORTOISE TAKE AREA

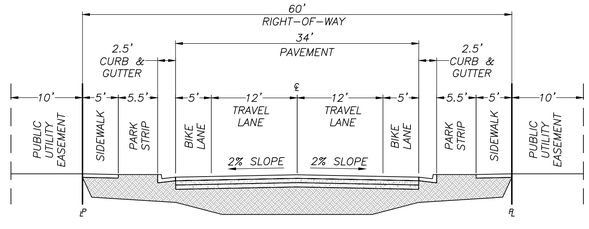
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

OWNER(S):

WESTERN MTG & REALTY CO
6610 W COURT ST
PASCO, WA 99301



52' R–O–W
1"=10'



60' R–O–W
1"=10'

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN;
THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 7, THENCE S88°54'43"E 35.00 FEET;
THENCE S88°54'43"E 2101.04 FEET;
THENCE S01°04'17"W 1399.63 FEET;
THENCE N88°48'53"W 2103.82 FEET;
THENCE N01°11'07"E 1396.06 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,938,869 SQUARE FEET OR 67.467 ACRES.

GEOLOGICAL NARRATIVE

Qbv: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

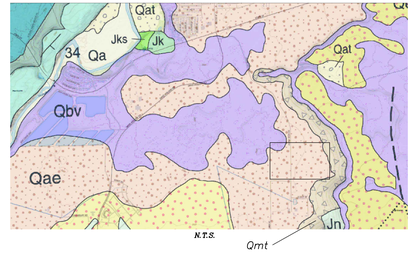
MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE–LEVEL FLOWS YIELDED 40AR/39AR AGES OF 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.

Qmt: TALUS DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

POORLY SORTED, ANGULAR BOULDERS AND FINER–GRAINED INTERSTITIAL SEDIMENT DEPOSITED PRINCIPALLY BY ROCK FALL ON AND AT THE BASE OF STEEP SLOPES; TYPICALLY GRADES DOWNSLOPE INTO COLLUVIAL DEPOSITS AND MAY INCLUDE COLLUVIAL DEPOSITS WHERE IMPRACTICAL TO DIFFERENTIATE THE TWO; ALSO INCLUDES ALLUVIAL DEPOSITS IN THE BOTTOM OF WASHES, AND, IN THE SMITH MESA QUADRANGLE, LOCALLY INCLUDES SMALL LANDSLIDE DEPOSITS ALONG THE OUTCROP BELT OF THE PETRIFIED FOREST MEMBER OF THE CHINLE FORMATION; GENERALLY LESS THAN 30 FEET (9 M) THICK.



N.T.S.

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

NOTICE!

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

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NO	DESCRIPTION	DATE	BY

REVISIONS

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

RBR
No. 191090
KARL BRADLEY RASMUSSEN
12/16/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

TITLE SHEET FOR:
THE ORCHARDS AT ELIM VALLEY
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	N.T.S.
JOB NO.	336-016
SHEET NO:	1 OF 3

336-016 ELIM VALLEY PRE PLAT.DWG

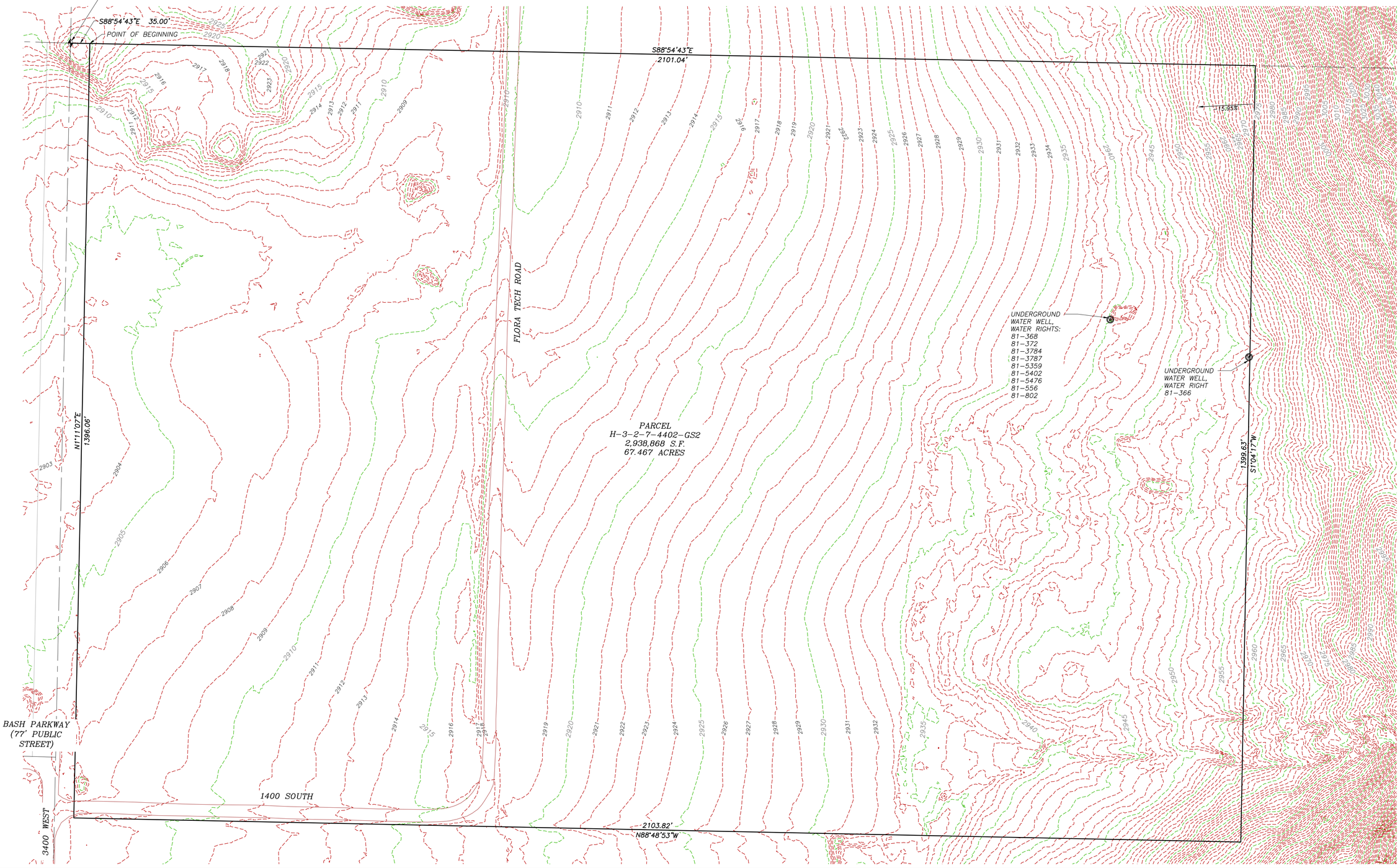
EXISTING CONDITIONS FOR:
THE ORCHARDS AT ELIM VALLEY

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

N
W E
S
80 0 80
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT



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REVISIONS

NO	DESCRIPTION	DATE	BY

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

KBR
NO. 191090
KARL BRADLEY RASMUSSEN
12/16/24

EXISTING CONDITIONS FOR:
THE ORCHARDS AT ELIM VALLEY
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	1"=80'
JOB NO.	336-016
SHEET NO:	**2 OF 3**

336-016 ELIM VALLEY PRE PLAT.DWG

PRELIMINARY PLAT FOR:
THE ORCHARDS AT ELIM VALLEY

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

N
W E
S
80 0 80
SCALE IN FEET

LEGEND

- PHASE LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 10' TYP. PUBLIC UTILITY EASEMENT
- CURB & SIDEWALK LINE



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
12/16/24
REGISTERED LAND SURVEYOR

PRELIMINARY PLAT FOR:
THE ORCHARDS AT ELIM VALLEY
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	12/17/2024
SCALE	1"=80'
JOB NO.	336-016
SHEET NO:	**3 OF 3**

336-016 ELIM VALLEY PRE PLAT DWG

Hurricane City Application

Application Accepted Date: 12/18/2024

Type of Improvement: Site Plan (Final)

Description: Restaurant

Tenant / Project Name: Applebee Restaurant

Bldg. Address: 980 W State Street

City: Hurricane City State: UT Zip: 84737

Subdivision: NA Phase:

Block: Lot #: Parcel ID #: H-3-1-34-3447

Zone: Highway Commercial

Property Owner: Danwick LLC (Wick Gubler)

Permit Contact: Wick Gubler P:(435) 830-4848

Email: sei4848@gmail.com

CONTACT INFORMATION

Engineer of Record: Gerold Pratt

Email: gerold@pratteng.com P: (435) 635-2329

General Contractor: Wick Gubler

License #: P: (438) 830-4848

City: State: Zip:

Email: sei4848@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**200.00**
Remaining Due:	**$**	**50.00**

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANFSP25-02

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

Applicant Name: Wick Gubler

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Straight Edge, Inc. (Wick Gubler) will be developing and building an Applebees restaurant.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	FSP25-02
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Danwick LLC (Wick Gubler)
Agent:	Gerold Pratt
Request:	Approval of a Final Site Plan.
Location:	980 W State St
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a final site plan for an Applebees location planned on State St between Lonny Boys and Hurricane Tire Pros. This site is zoned HC, Highway Commercial.

JUC Comments

The construction drawings were signed off in December 2024.



Staff Comments: Final Site Plan

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

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

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

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

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. The proposed landscaping plan meets Hurricane City Code requirements

4. Elevations: The proposed building elevations are under the height restriction of 35' in this zoning. The applicant has provided building renderings of how the building could look.
5. Lighting: The applicant has provided a lighting plan that will meet HCC 10-33-7.

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

GENERAL NOTES:

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

HURRICANE CITY ENGINEERING NOTES:

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

SHEET INDEX

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

OWNER/DEVELOPER

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

HURRICANE APPLEBEES

CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH



VICINITY MAP
N.T.S.

HURRICANE CITY APPROVAL

Shelley Tew	12-4-24
TDS TELECOM	DATE
[illegible]	12/4/24
DOMINION ENERGY COMPANY	DATE
[illegible]	12/4/24
CENTURY LINK	DATE
Amber Willette	12/4/24
ASH CREEK S.S.D.	DATE
[illegible]	12/4/24
HURRICANE CITY WATER	DATE
[illegible]	12-4-24
HURRICANE CITY STREETS DEPT.	DATE
[illegible]	12/4/24
HURRICANE CITY PLANNING DEPARTMENT	DATE
Darren Barney	12/4/24
HURRICANE CITY PARKS	DATE
[illegible]	12-4-24
HURRICANE CITY POWER	DATE
John Parker	12-4-24
HURRICANE CITY FIRE DEPARTMENT	DATE
[illegible]	12/3/24
HURRICANE CITY ENGINEERING	DATE
[illegible]	12-4-24
WATER CONSERVANCY DISTRICT	DATE
[illegible]	12-4-24
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
Benjamin Hoehner	12/4/24
HURRICANE CITY GIS DEPT.	DATE
[illegible]	12/4/24
INFOWEST	DATE

N

CALL BEFORE YOU DIG!



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

NOTICE!

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REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

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

FILE NAME: —
DATE: 12/3/2024
CHECKED:
SCALE: SHOWN
SHEET 1 OF 12

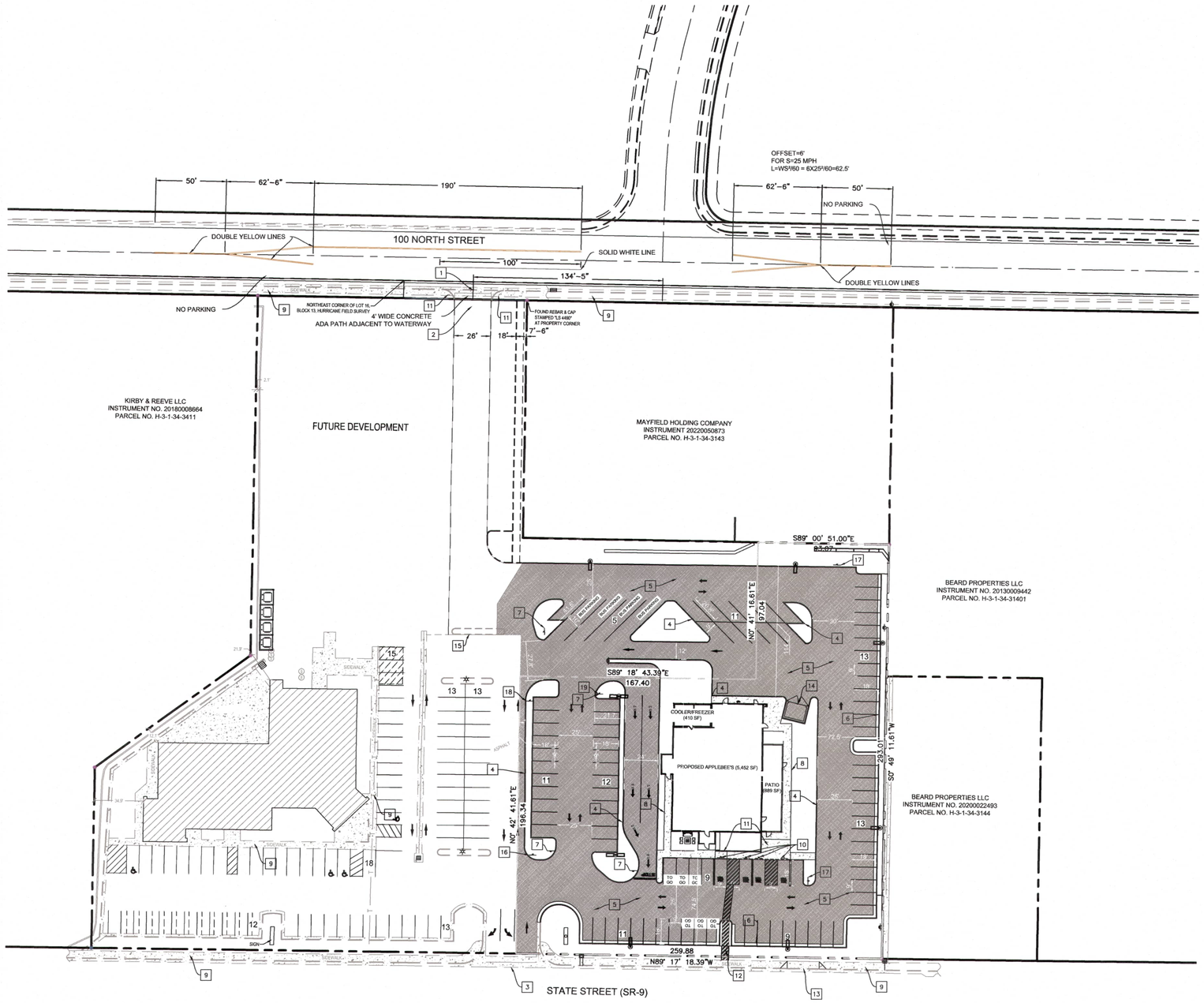
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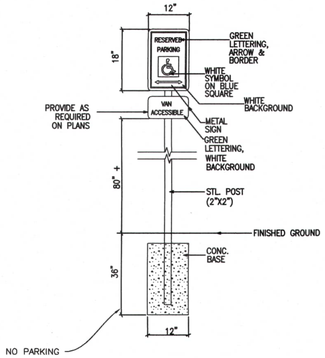
SITE PLAN

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

PARKING REQUIREMENTS

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



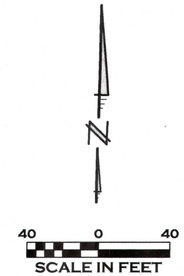


ACCESSIBLE SIGN DETAIL

N.T.S.

CONSTRUCTION NOTES

1	INSTALL 8' WATERWAY
2	NEW ENTRANCE
3	EXISTING ENTRANCE
4	INSTALL 6"-"A" CURB
5	ASPHALT 3" OVER 6" ROADBASE
6	INSTALL STANDARD CURB
7	INSTALL STOP SIGN
8	INSTALL SIDEWALK SIZE PER PLAN
9	EXISTING SIDEWALK
10	INSTALL VAN ACCESSIBLE SIGN
11	INSTALL ADA RAMP
12	ADA ROUTE
13	REMOVE EXISTING CURB CUT AND REPLACE WITH CURB GUTTER AND SIDEWALK
14	DUMPSTER ENCLOSURE
15	REMOVE EXISTING LANDSCAPE ISLAND
16	APPLEBEE'S PARKING APPLEBEE'S DRIVE THRU CURBSIDE TO GO BUS/RV PARKING
17	BUS/RV PARKING
18	APPLEBEE'S DRIVE THRU
19	APPLEBEE'S DRIVE THRU EXIT



REVISIONS

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CIVIL ENGINEERING AND LAND SURVEYING
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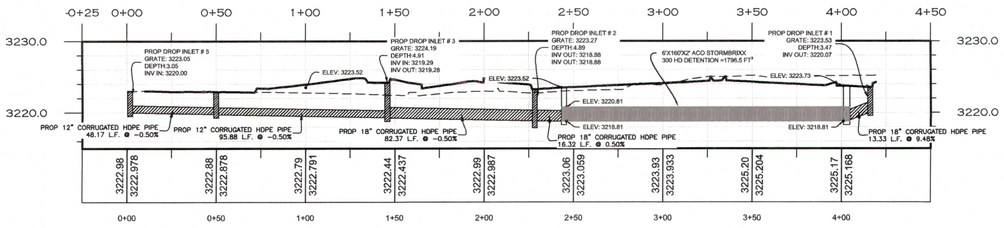
SITE PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, SLB&M

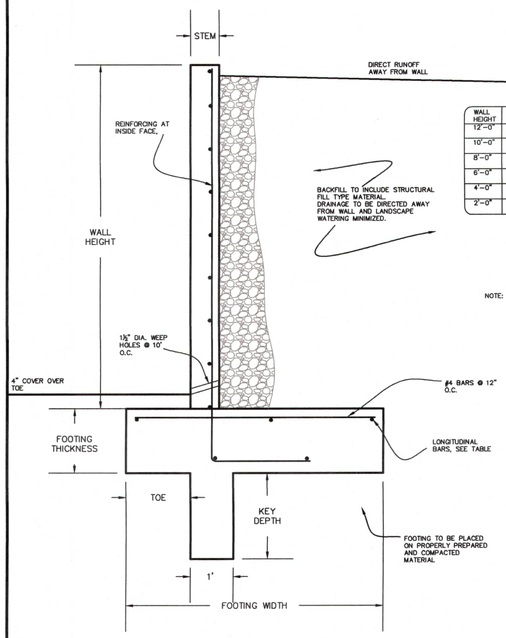
FILE NAME: –
DATE: 12/3/2024
CHECKED:
SCALE: 1"=40'

SHEET 2 OF 12

DEC 04 2024

PROFILE VIEW: STORM DRAIN
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=40'





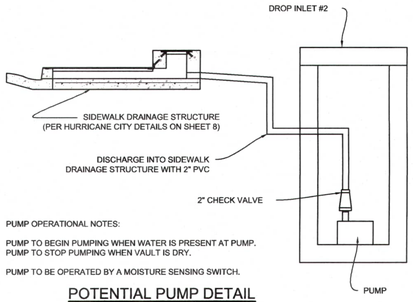
WALL HEIGHT	STEM	FOOTING WIDTH	FOOTING THICKNESS	KEY DEPTH	TOE	STEM REINFORCING	FOOTING BARS LONGITUDINAL
12'-0"	10"	7'-4"	18"	27"	18"	#6 BARS @ 8" O.C. *	(10) #5 BARS
10'-0"	10"	5'-9"	18"	18"	18"	#6 BARS @ 12" O.C.**	(8) #5 BARS
8'-0"	8"	4'-7"	14"	14"	18"	#5 BARS @ 12" O.C.	(5) #5 BARS
6'-0"	8"	3'-8"	12"	6"	6"	#4 BARS @ 18" O.C.	(5) #4 BARS
4'-0"	8"	2'-8"	12"	NONE	6"	#4 BARS @ 18" O.C.	(4) #4 BARS
2'-0"	8"	1'-4"	12"	NONE	3"	#4 BARS @ 18" O.C.	(2) #4 BARS

RETAINING WALL SCHEDULE

NOTE: * END #6 BARS 4' UP FROM FOOTING, USE #5 BARS @ 12" O.C. FROM FOOTING TO TOP OF WALL
** END #6 BARS 3' UP FROM FOOTING, USE #5 BARS @ 18" O.C. FROM FOOTING TO TOP OF WALL
ALL VERTICAL WALL STEEL MAY BE REDUCED TO #4 BARS @ 18" O.C. FOR THE TOP 6' OF WALL WITH 30" LAP

RETAINING WALL DETAIL

SCALE: N.T.S.



PUMP OPERATIONAL NOTES:

PUMP TO BEGIN PUMPING WHEN WATER IS PRESENT AT PUMP.
PUMP TO STOP PUMPING WHEN VAULT IS DRY.

PUMP TO BE OPERATED BY A MOISTURE SENSING SWITCH.

POTENTIAL PUMP DETAIL

CONSTRUCTION NOTES:

WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY. THE IBC 2021 AND ALL APPLICABLE LOCAL CODES

CONCRETE TO INCLUDE TYPE V CEMENT OBTAINING A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

REBAR TO MEET ASTM SPECIFICATION A-615 FOR DEFORMED BARS GRADE 60

CONSTRUCTION ON ADJACENT PROPERTY MUST INCLUDE APPROVAL OF THE PROPERTY OWNER

DESIGN BASED ON 2500 PSF ALLOWABLE SOIL PRESSURE WITH FREE DRAINING BACKFILL.

REFER TO THE GEO-TECH REPORT FOR ADDITIONAL REQUIREMENTS

DRAINAGE NOTES

DRAINAGE SUMMARY:

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

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

DETENTION REQUIRED TO MITIGATE INCREASES, VOLUME REQ'D = 1628 FT³
RETENTION PROVIDED = 1796.5 FT³
PUMP TO BE PROVIDED IN DROP INLET #2 IF SOIL DOESNT ALLOW FOR INFILTRATION (PER DETAIL ON THIS SHEET)
PUMP SYSTEM WILL DISCHARGE INTO CURB ON STATE STREET.

PUMP REQUIREMENTS:

1 PHASE PROPOSED DISCHARGE=40GPM=.0089 CFS: MAX ALLOWABLE DISCHARGE=.35 CFS
FLOW = 40 GPM(DRAIN DETENTION VOLUME WITHIN 6 HOURS)
HEAD REQUIREMENT 10' HEAD
DISCHARGE PIPE = 2" DIA PVC
½ HP MOTOR EXPECTED

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LEGEND

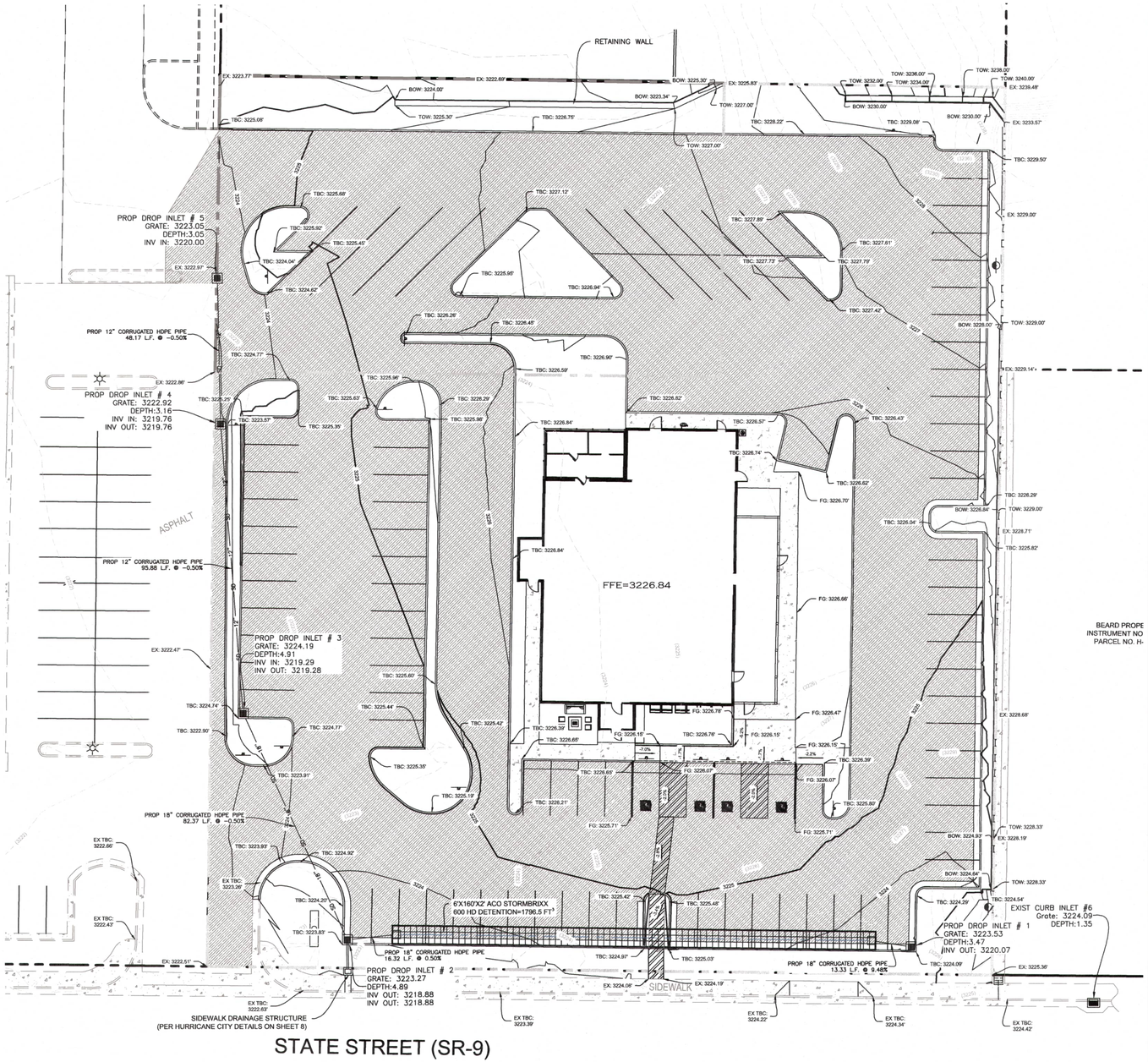
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- (5270) EXISTING CONTOUR LABELS
- 5270 PROPOSED CONTOUR LABELS

N

20 0 20
SCALE IN FEET

GRADING PLAN

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



REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

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

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

FILE NAME: —
DATE: 12/3/2024
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SCALE: 1"=20'
SHEET 3 OF 12

DEC 04 2024

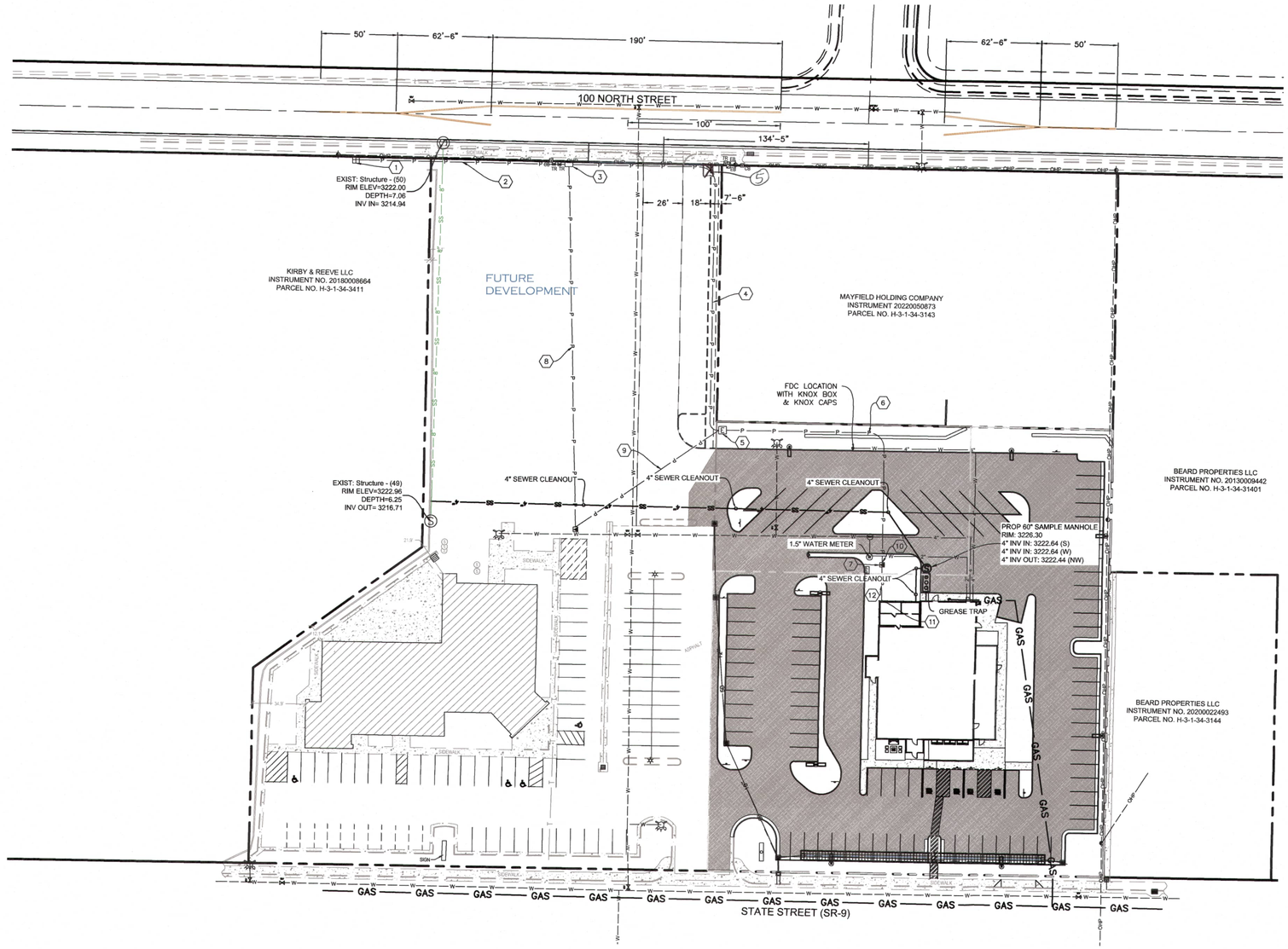
LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- NEW SEWER LINE
- W 8" DUCTILE IRON WATER LINE
- 1.5" WATER METER
- HYD FIRE HYDRANT
- POWER
- WV EXIST. WATER VALVES (FIELD VERIFY)
- GAS GAS LINE
- NEW BACKFLOW PREVENTER
- NEW SEWER CLEANOUT

UTILITY PLAN

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

40 0 40
SCALE IN FEET



POWER KEY

1. EXISTING PMH-11
2. REMOVE OLD WIRE AND USE OLD CONDUIT FOR FEED INSTALL 3Ø 15 KV 3 PHASE
3. EXISTING VAULT TO BE REMOVED AND CONDUIT SPLICED THROUGH
4. INSTALL 3Ø 3 PHASE 15 KV IN 4" PVC
5. INSTALL NEW 3 PHASE VAULT 4 POINT JUNCTION
6. INSTALL NEW 3Ø 3 PHASE 15 KV IN 4" PVC
7. INSTALL NEW 300 KVA TRANSFORMER 120/208 VOLT 3 PHASE
8. EXISTING POWER TO LONNIE BOYS TO BE REMOVED
9. REROUTE POWER 4" PVC WITH 3Ø 15KV 3 PHASE TO NEW VAULT
10. HURRICANE POWER WILL INSTALL ALL METER EQUIPMENT ON TRANSFORMER AND WILL INVOICE DEVELOPER. DO NOT INSTALL EX CABINET OR METER BASE.
11. INSTALL 800 AMP DISCONNECT
12. INSTALL (2) 500 MCM ALUMINUM IN 4" PVC

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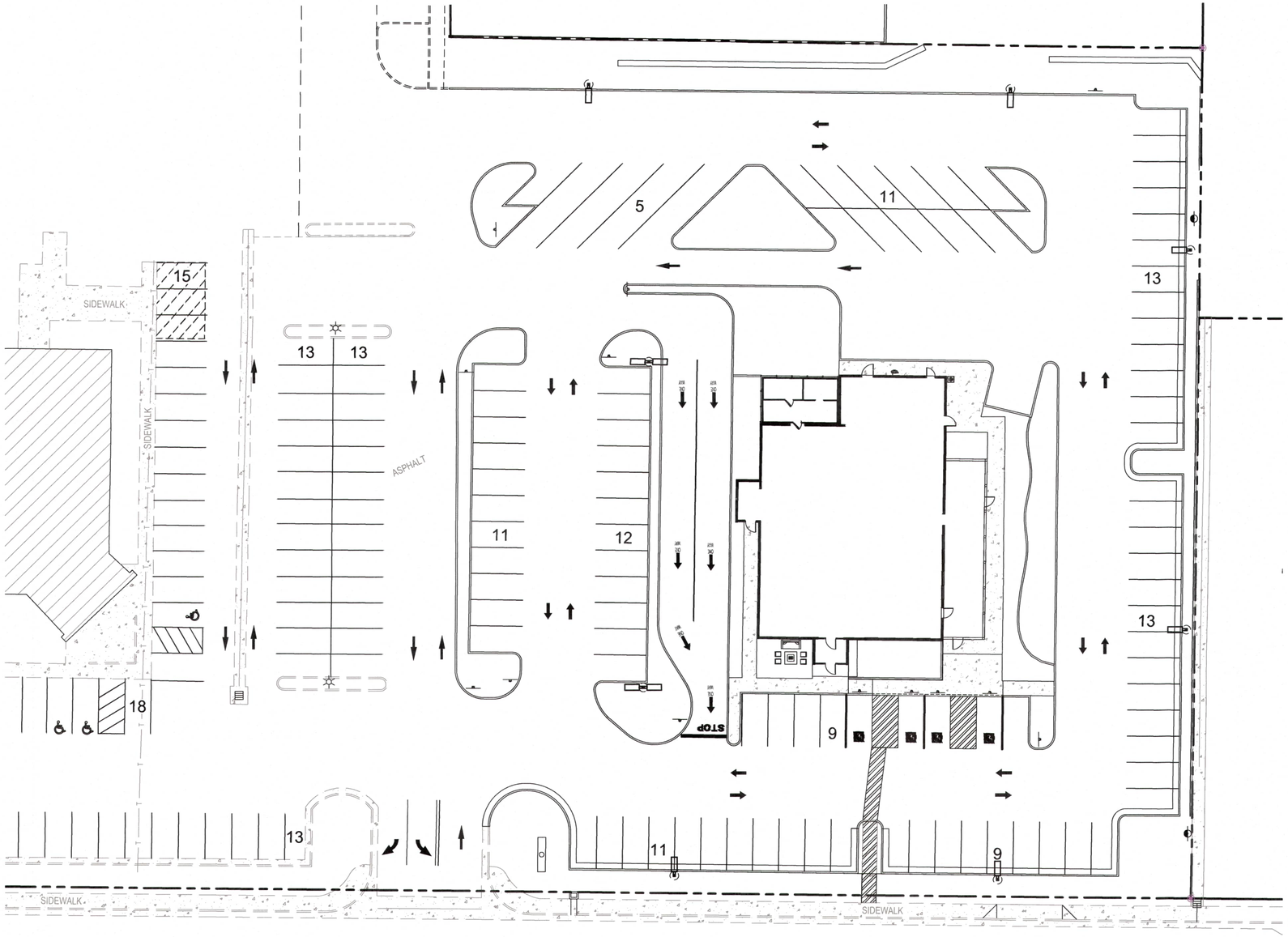
UTILITY PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L.B&M

FILE NAME:	–
DATE:	12/3/2024
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SCALE:	1"=40'
SHEET	4 OF 12

DEC 04 2024

LIGHTING PLAN

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



STATE STREET (SR-9)

N

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SCALE IN FEET

RAB ALED3T150Y 150 WATT LED TYPE III AREA LIGHT FIXTURE, BRONZE, 120-277V, 3000K, 70 CRI, 15,966 LUMENS, BRONZE W/ 8 INCH POLE MOUNTING ARM, 100,000 HOUR MOUNT ON 20' X 4" POLE WITH 5'X2' PRECAST CONCRETE BASE. ADD 120V POWER OUTLET TO EACH POLE.

ALED3T150Y/WS2

RAB



Color: Bronze

Weight: 32.0 lbs

Project: Type:

Prepared By: Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	3000K (Warm)
208V	0.80A	Color Accuracy	70 CRI
240V	0.69A	L70 Lifespan	100,000 Hours
277V	0.60A	Lumens	15,966 lm
Input Watts	153.6W	Efficacy	103.9 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 400W Metal Halide

Construction

IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior thermal management with external "Air-Flow" fins

Lens:
Tempered glass lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High-temperature silicone gaskets

EPA:
1 Fixture: 0.75
2 Fixtures at 90°: 1.2
2 Fixtures at 180°: 2.4
3 Fixtures at 90°: 2.4
4 Fixtures at 90°: 1.8

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com

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CALL BEFORE YOU DIG!



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

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REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

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

FILE NAME: –
DATE: 12/3/2024
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SCALE: 1"=20'

SHEET 5 OF 12

DEC 04 2024

TDS TELECOM NOTES

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

INFOWEST, CATV/FIBER OPTIC NOTES

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

HURRICANE CITY PARKS DEPT. NOTES

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

CENTURY LINK TELEPHONE NOTES

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

HURRICANE CITY WATER DEPARTMENT NOTES

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

ASH CREEK SSD NOTES

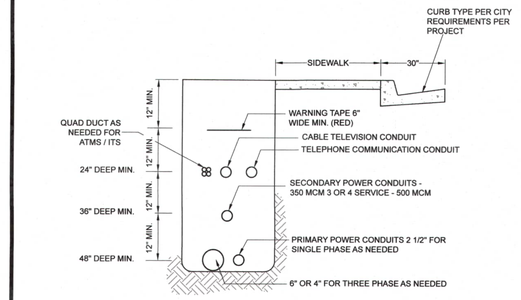
1. Sewer is to meet the current Ash Creek Special Service District (District) Construction Standard.
2. Prior to completion of the project provide a copy of the geotechnical report and the compaction test results to the District.
3. Prior to completion of the project prove a PDF and a 2'x3' plan sheet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

DOMINION ENERGY NOTES:

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

APPLEBEE'S POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
2. FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE HURRICANE POWER SPECS.
3. PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. DEVELOPERS BEAR RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO, AROUND ELECTRICAL BOXES AND EQUIPMENT.
8. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
9. POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ETC. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE.
10. DEVELOPERS WILL BE INVOICED A TERMINATION FEE PER PRIMARY ELBOW.
11. DEPENDING ON THE TRANSFORMER'S LOCATION, TRANSFORMERS MAY NEED BOLLARDS.
12. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
13. HURRICANE CITY POWER WILL NEED TO KNOW THE MAIN PANEL SERVICE SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
14. THE SIZE OF ACCEPTABLE CONDUIT FROM THE TRANSFORMER TO METER PANELS IS 2", 3" AND 4" PVC. SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500MCM ALUMINUM.
15. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC. ALL STREETLIGHTS WILL BE BLACK POLE WITH BLACK HEAD.
16. A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5' ON SIDES AND BACK OF EQUIPMENT. ANY SLOPES OF CHANGES OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
17. AN INVOICE WILL BE SENT AT TIME OF PUNCH-LIST FOR ALL ELBOW TERMINATIONS, RISER FEES, VAULT AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOB IF APPLICABLE.
18. ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS OR METALLIC, STICKERS TO THE APPROPRIATE UNIT.
19. THE PRIMARY LINE TO LONNIE BOY'S RESTAURANT WILL BE REROUTED INTO THE NEW VAULT 4-POINT LOCATION. BEFORE THE LINE IS REMOVED THE NEW LINE WILL BE INSTALLED AND READY TO ENERGIZE. HURRICANE POWER WILL HELP IN PERFORMING ANY OF TIRE WORK INVOLVING THE OUTAGE. HURRICANE WILL INVOICE FOR ANY TIME ON THE JOB.



NOTE:

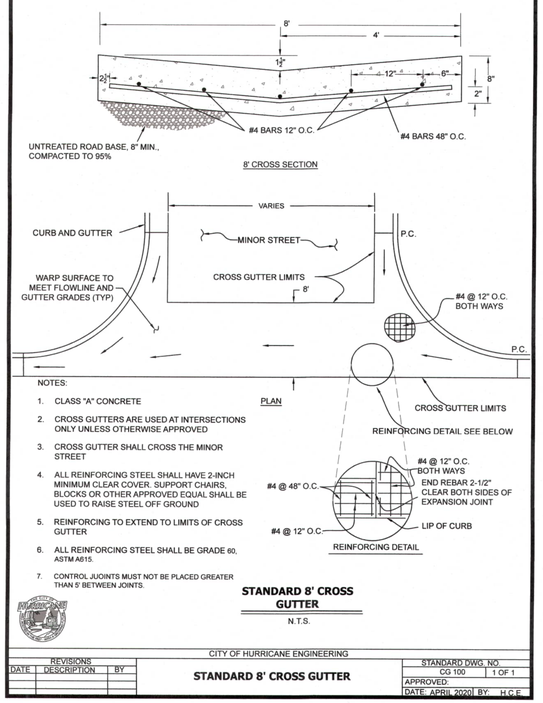
*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

JOINT UTILITIES TRENCH DETAIL

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



8' CROSS SECTION

NOTES:

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

STANDARD 8' CROSS GUTTER

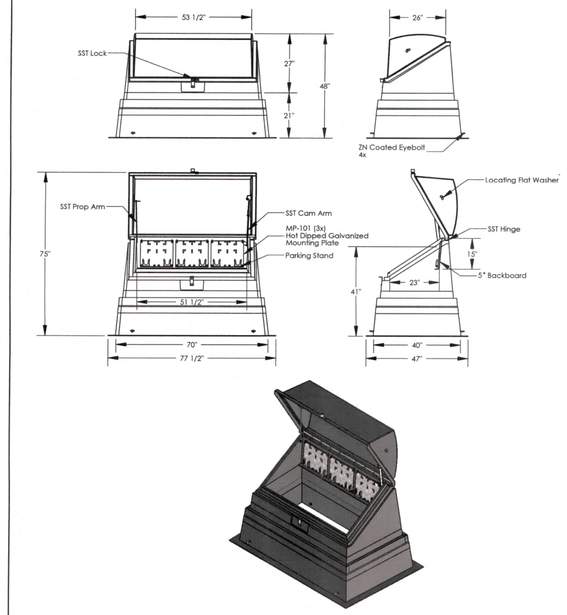
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD 8' CROSS GUTTER

STANDARD DWG. NO. CG 100 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

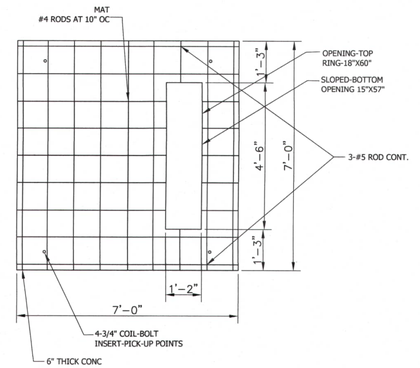


HURRICANE CITY UTAH

3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-15



3-PH TRANSFORMER PAD POWER

HURRICANE CITY UTAH

3 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-10

REVISIONS			
NO.	DATE	APPROVED BY	REMARKS
1			

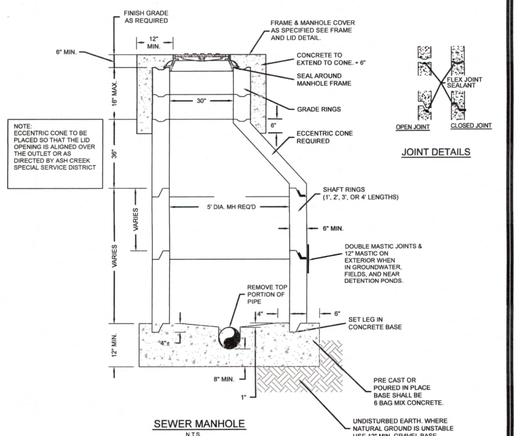
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5785 TEL: (435) 635-2329

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

FILE NAME: —
DATE: 12/3/2024
CHECKED:
SCALE: AS NOTED

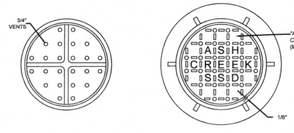
SHEET 6 OF 12

DEC 04 2024



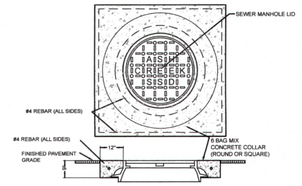
SEWER MANHOLE
N.T.S.

JOINT DETAILS

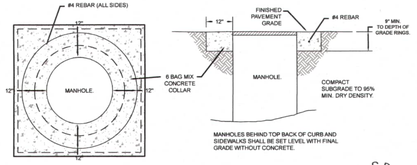


NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30)
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs

RING & LID DETAIL
N.T.S.



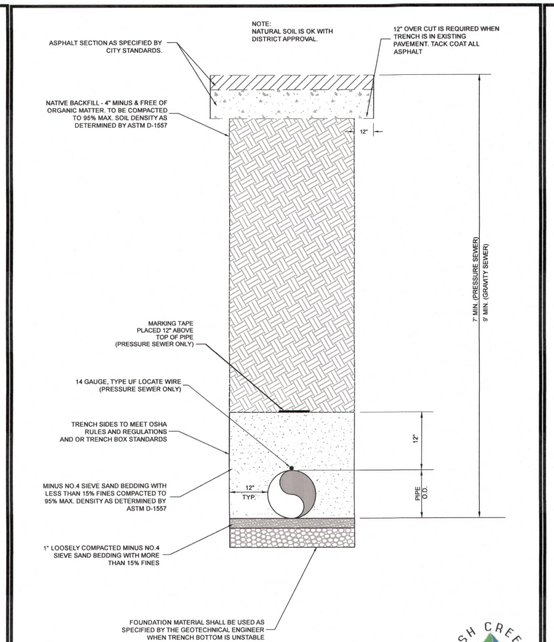
FRAME & LID DETAIL
N.T.S.



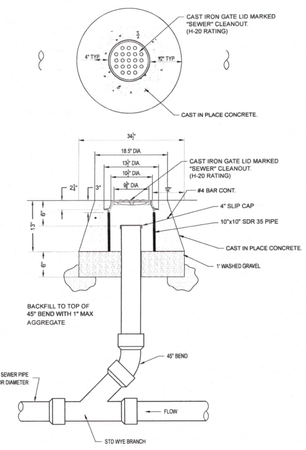
PLAN SECTION

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

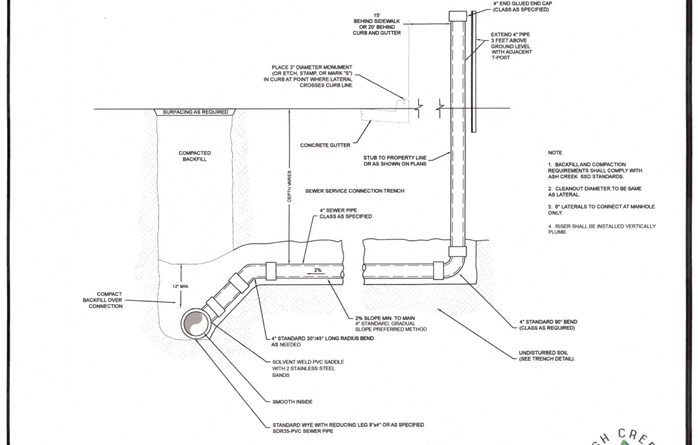
MANHOLE~ADJUSTMENT TO GRADE
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.

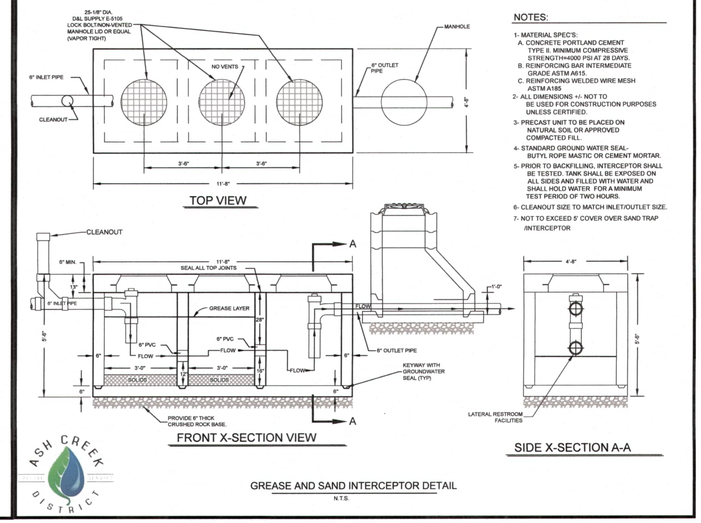


SEWER CLEANOUT W/LID DETAIL
N.T.S.



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

SEWER SERVICE CONNECTION DETAIL
N.T.S.



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.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

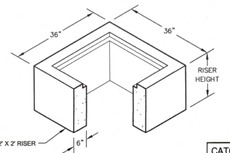
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CIVIL ENGINEERING AND LAND SURVEYING
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FAX: (435) 635-5765 TEL: (435) 632-2329

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

FILE NAME: —
DATE: 12/3/2024
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SHEET 7 OF 12

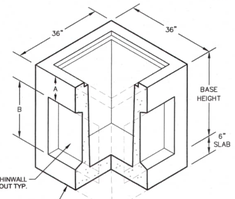
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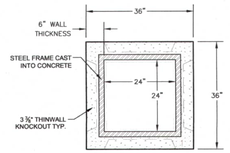
RISER ISOMETRIC VIEW

CATCH BASIN SPECIFICATIONS			
RISER HEIGHT AND WEIGHT			
6"	12"	18"	24"
450 lb	900 lb	1,350 lb	1,500 lb

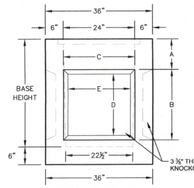
* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST



BASE ISOMETRIC VIEW



TOP VIEW



BASE ELEVATION

NOTES:
1. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
2. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

CATCH BASIN SPECIFICATIONS						
BASE HEIGHT	A	B	C	D	E	WEIGHT
3'	10 ¼"	23 ½"	24"	20 ½"	21"	2,400 lb
4'	10 ⅜"	35 ⅜"	23 ¾"	32 ⅝"	21"	3,100 lb

GENEVA PIPE

PROJECT: STANDARD DRAWING

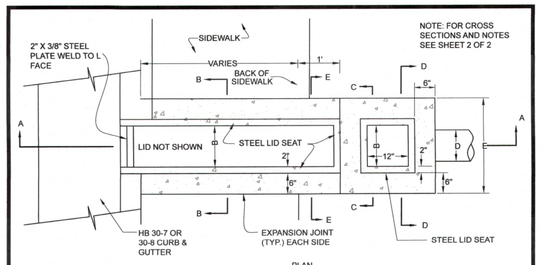
LOCATION: SALT LAKE - OREM - ST.GEORGE

SHEET: 2' x 2' CATCH BASIN

SCALE: N.T.S. DRAWN: RMP

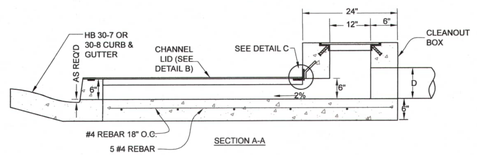
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Sheet 1

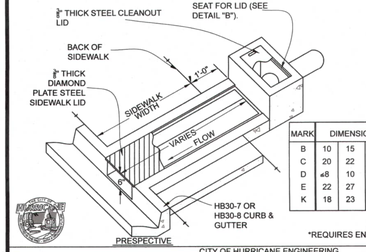


NOTE: FOR CROSS SECTIONS AND NOTES SEE SHEET 2 OF 2

PLAN



SECTION A-A



PRESPECTIVE

MARK	DIMENSION (INCHES)				COMMENTS
B	10	15	20	30*	INSIDE WIDTH
C	20	22	24	27	CLEANOUT BOX HEIGHT
D	≤8	10	12	15	INLET PIPE
E	22	27	32	42	BOX WIDTH
K	18	23	28	38	STEEL END SUPPORT

DIMENSION TABLE
*REQUIRES ENGINEERED DESIGN FOR LID & BOX.

CITY OF HURRICANE ENGINEERING

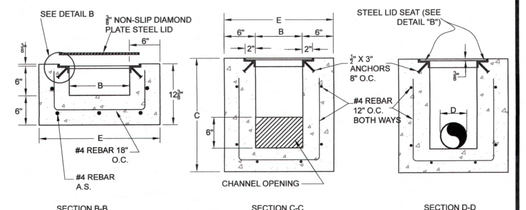
REVISIONS		
DATE	DESCRIPTION	BY

SIDEWALK DRAINAGE STRUCTURE

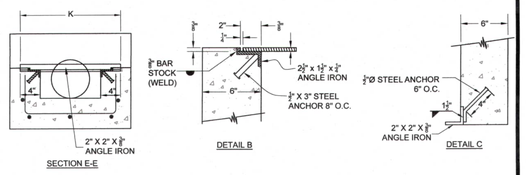
STANDARD DWG. NO. SD 105 1 OF 2

APPROVED:
DATE: APRIL 2020 BY: H.C.E.

NOTE:
STEEL LID TO BE FLUSH WITH CONCRETE SIDEWALK



SECTION B-B SECTION C-C SECTION D-D



SECTION E-E DETAIL B DETAIL C

MARK	DIMENSION (INCHES)				COMMENTS
B	10	15	20	30*	INSIDE WIDTH
C	20	22	24	27	CLEANOUT BOX HEIGHT
D	≤8	10	12	15	INLET PIPE
E	22	27	32	42	BOX WIDTH
K	18	23	28	38	STEEL END SUPPORT

DIMENSION TABLE
*REQUIRES ENGINEERED DESIGN FOR LID & BOX.

NOTES:
1. ALL REBAR SHALL HAVE 2" MINIMUM CLEAR
2. STEEL LID SHALL BE FLUSH WITH CONCRETE
3. BOX DIMENSIONS BASED UPON INLET PIPE SIZE "D"
4. ALL STEEL SHALL BE GRADE 60
5. LID FOR CLEANOUT BOX SHALL HAVE 1-4 INCH X 1" SLOT FOR LIFTING LID, MAY BE SMOOTH OR DIAMOND PLATE STEEL.
6. SIDEWALK LID SHALL BE DIAMOND PLATE STEEL
7. STANDARD REBAR SHALL NOT BE USED FOR STEEL ANCHORS
8. ALL EXTERIOR EDGES OF CLEANOUT BOX TO HAVE ¾" TO 1" CHAMFER (NOT SHOWN IN DETAILS FOR CLARITY)
9. STEEL LIDS AND SEAT TO BE PAINTED GRAY IN ACCORDANCE WITH CITY STANDARDS

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

SIDEWALK DRAINAGE STRUCTURE

STANDARD DWG. NO. SD 106 2 OF 2

APPROVED:
DATE: APRIL 2020 BY: H.C.E.

FILL CHART

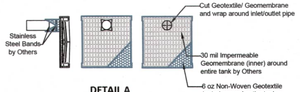
Material Location	Description	Material Classification			Compaction/Density Requirement (NOTE 3)
FINAL FILL Fill starting from the top of the embedment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans	See Project Geotechnical Report and Site Design Engineer's Plans			Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. Continue until 24 inches of total fill thickness has been placed above the tank. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended. After 24 inches of fill is placed, place fill in accordance with the engineer of record's relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density - whichever is greater.
EMBEDMENT FILL Fill immediately Surrounding the sides and top of tank (NOTE 4) **BEDDING FILL** Fill immediately below the tank (NOTE 4)	Sand-Gravel Mixtures or Open-Graded Crushed Aggregate Blends	AASHTO M145 A-1, A-2-4, A-3	or	AASHTO M43 3, 357, 4, 467, 5, 56, 57	Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

NOTE 1: This layer can include pavement subbase
NOTE 2: If open-graded aggregates are used for embedment fill, fines migration from the final to embedment fill layer may be reduced by installing a layer of 6 oz non-woven geotextile fabric at the final and embedment fill interface.
NOTE 3: See Construction Equipment Table for more information for construction equipment limitations.
NOTE 4: Import or native soils may be used if the soils meet the material classification listed. Fill material should be selected based on classification, groundwater conditions, and tank invert elevation.

CONSTRUCTION EQUIPMENT CHART

Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (in)
Plate Compactor	1,500	6
Roller - Static Mode	12,000	18
Low Ground Pressure Tracked Vehicles (NOTE 2)	20,000	14
Roller - Vibratory Mode	12,000	24
Dump Trucks and Pans	NOTE 3	

NOTE 1: Vehicles shall make straight runs only across tank footprint.
NOTE 2: Maximum track pressure 7 psi for tracked vehicles.
NOTE 3: Dump trucks and pans shall not traverse or park over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.



DETAIL A
PIPE WRAP
NTS

COVER CHART

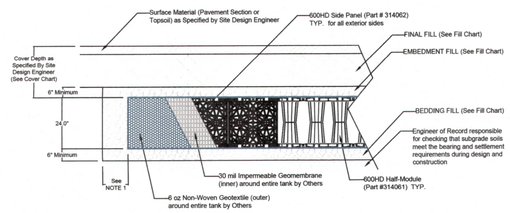
Live Loading Condition	Cover Thickness (inches)	
	Minimum	Maximum
Non-Trafficked Areas (i.e. Landscaping)	12	∞
Passenger Vehicles Parking Lot (i.e. Gross Vehicle Weight <10,000 lbs)	18	∞
Passenger Vehicle Parking Lot with one weekly AASHTO HS-20 vehicle	20	∞
Frequent AASHTO HS-20 Traffic	22	∞
Passenger Vehicle Parking Lot with one weekly AASHTO HS-25 vehicle	24	∞
Frequent AASHTO HS-25 Traffic	26	∞

NOTE 1: Minimum Cover Thickness in non-trafficked areas is based on landscape surface with a 40 degree load distribution. In trafficked areas, Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution.
NOTE 2: Calculations assume backfill with a minimum 32-degree angle of internal friction and a maximum density of 120 lbs per cubic foot, and a seasonal groundwater elevation at least 2 feet below the invert of the tank.

SIDE PANEL PIPE DIAMETER CHART

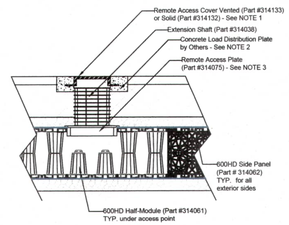
Inlet/Outlet Pipe Diameter	
Minimum	Maximum
4 inches	15 inches

NOTE 1: Cut inlet / outlet pipe hole prior to side panel installation.
NOTE 3: Contact ACO for guidance for inlet / outlet pipes larger than 15-inch diameter



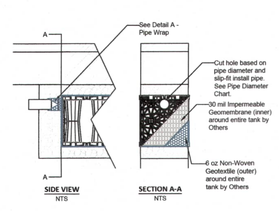
1 LAYER 600HD
DETENTION CROSS SECTION
NTS

NOTE 1: The minimum width of sidewall backfill is 12" or large enough to accommodate selected compaction equipment, whichever is greater.



1 LAYER 600HD
ACCESS POINT CROSS SECTION
NTS

NOTE 1: Ventilation may be crucial to reducing the pressure build up within the system. If solid access covers are used, alternative methods of ventilation are recommended.
NOTE 2: Concrete Load Plate not required for unpaved applications. Consult Engineer of Record for requirements
NOTE 3: The Remote Access Plate is approximately the size of half of a half-module. The half-module at the top of the tank must be cut in half to accommodate the Remote Access Plate



NTS NTS

1 LAYER 600HD
PIPE INSTALLATION
NTS

DRAWN BY	CHECKED BY
A Frye	J Jonke
DATE	REV.
10/01/2024	0

STORMBRIXX STANDARD DETAILS
600HD SYSTEM - 1 LAYER - DETENTION

ACO, INC.

WEST SALES OFFICE
825 W BEECHCRAFT ST.
CASA GRANDE, AZ 85122
Tel. (888) 490-9552
Fax (520) 421-9899

EAST SALES OFFICE
9470 PINECONE DRIVE
MENTOR, OH 44060
Tel. (800) 543-4764
Fax (440) 639-7235

SOUTHEAST SALES OFFICE
481 MUNN RD. SUITE #225
FORT MILL, SC 29715
Tel. (440)-639-7230
Fax (803)-802-1063

www.acoswm.com

ACO StormBrixx®

ACO

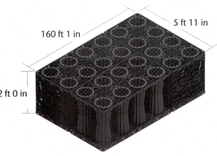
Online Project Configuration

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

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

Tank Configuration

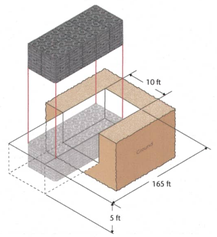
Tank Function	Detention/Retention
Product	Heavy Duty (600HD)
Number of Layers	1
Total Net Volume (ft³)	1,796.5 ft³
Total Gross Volume (ft³)	1,891.1 ft³
Length of Tank (ft/in)	160 ft 1 in
Width of Tank (ft/in)	5 ft 11 in
Depth of Tank (ft/in)	2 ft 0 in



Cavity & Excavation Details

Length of Cavity (ft/in)	164 ft 1 in
Width of Cavity (ft/in)	9 ft 11 in
Depth of Cavity (ft/in)	4 ft 6 in
Volume of Material to be Excavated (ft³)	7,264.1 ft³
*Membrane Quantity (ft²)	2,938.5 ft²
Cover Dimension (ft/in)	2 ft 0 in
**Backfill Material (ft³)	5,373.0 ft³

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



* Diagram shows cavity size rounded to nearest foot

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

REVISIONS			
NO.	DATE	APPROVED BY	REMARKS
1			

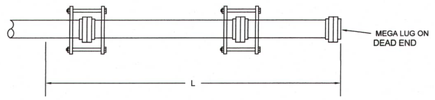
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

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

FILE NAME: —
DATE: 12/3/2024
CHECKED:
SCALE: AS NOTED
SHEET 8 OF 12

DEC 04 2024

STANDARD DEAD END FOR DUCTILE IRON



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

PIPE SIZE IN INCHES

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

RESTRAINED LENGTHS, "L" (IN FEET)

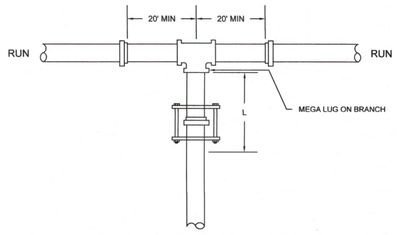
RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

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

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



RUN SIZE DIAMETER / BRANCH SIZE DIAMETER

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

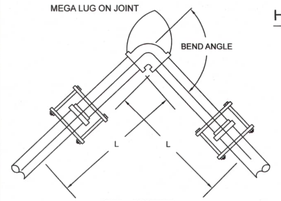
* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

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

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

HORIZONTAL BEND



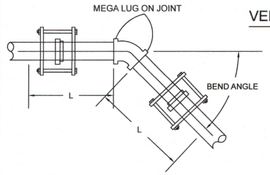
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

SIZE DIAMETER / BEND ANGLE

	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



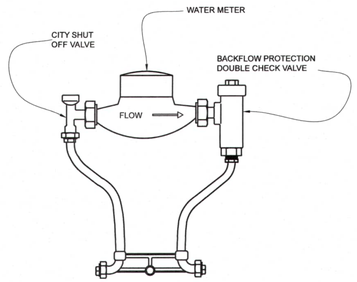
1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

SIZE DIAMETER / BEND ANGLE

	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.	

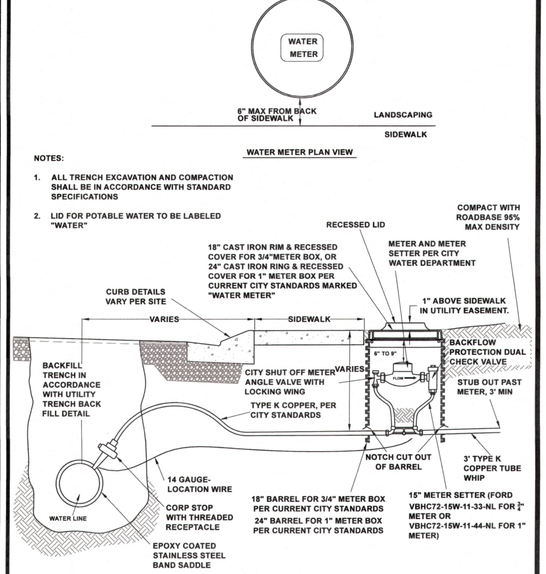


APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

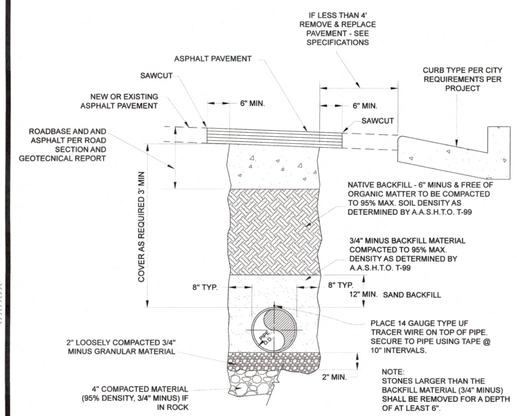
CITY OF HURRICANE				
REVISIONS: DATE / DESCRIPTION / BY	WATER METER SETTER DETAILS	STANDARD DWG. NO. WD 303-1	1 OF 4	
		APPROVED: DATE: 8/5/2020	BY: H.C.E.	



¾" AND 1" WATER SERVICE AND METER

N.T.S.

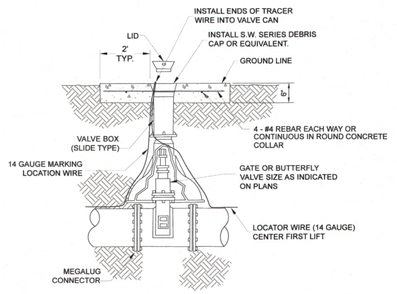
CITY OF HURRICANE				
REVISIONS: DATE / DESCRIPTION / BY	¾" AND 1"WATER SERVICE AND METER	STANDARD DWG. NO. WD 303-3	3 OF 4	
		APPROVED: DATE: 8/5/2020	BY: H.C.E.	



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.	

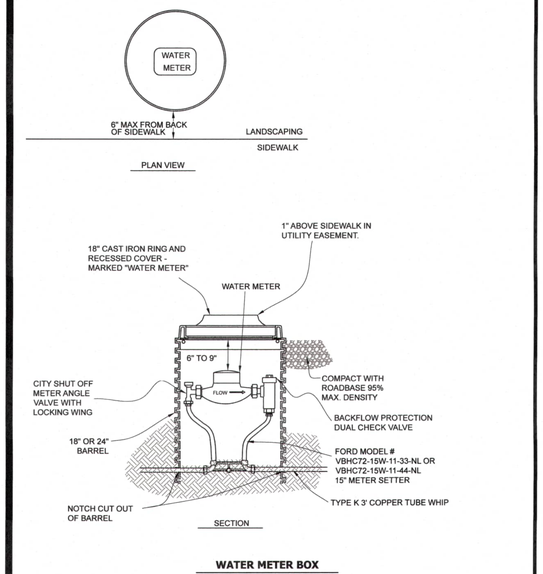


NOTES:

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.	



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.	

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1			

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

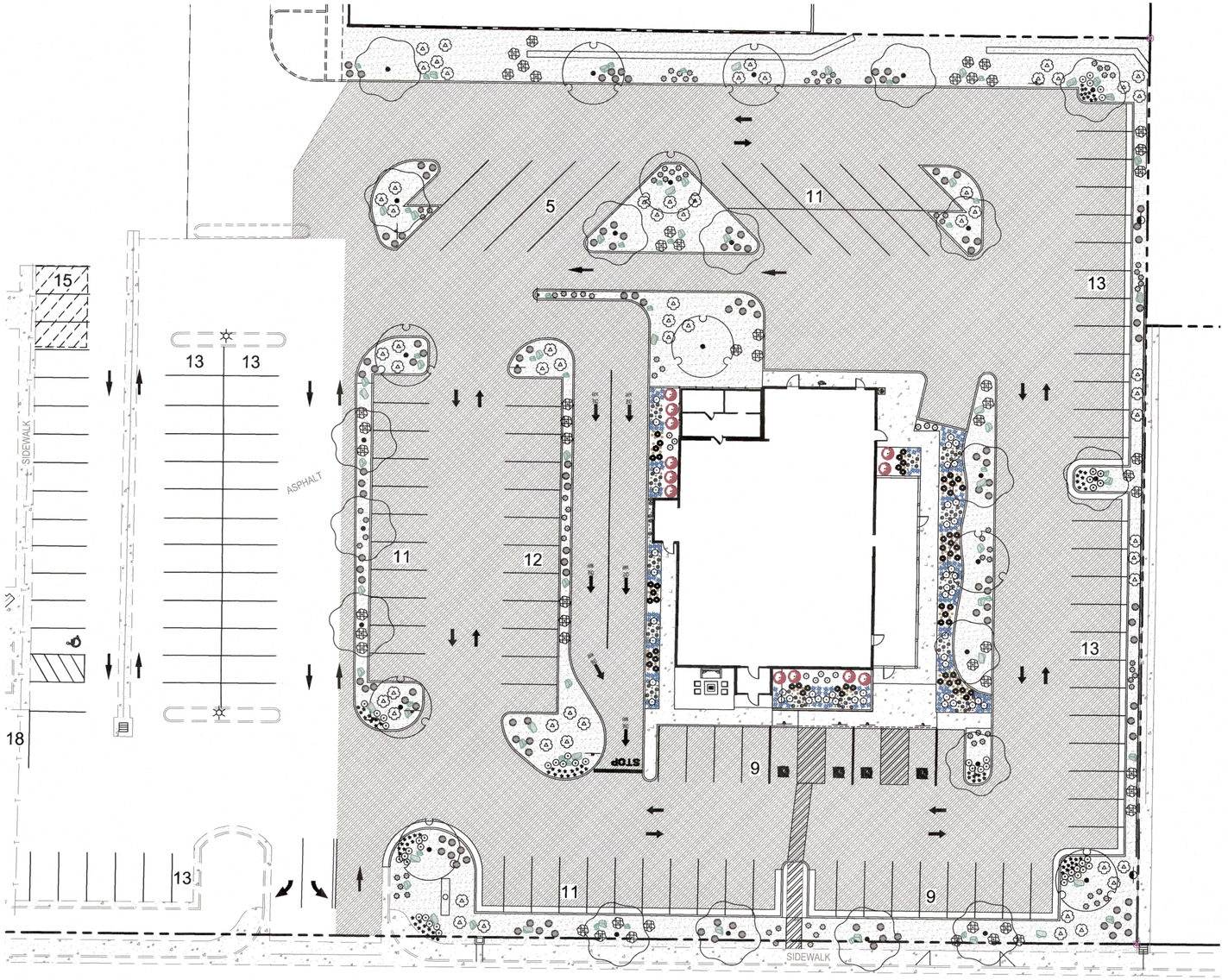
WATER DETAILS
HURRICANE APPLEBEES
FOR
WICK GUBLER
HURRICANE, UTAH WASHINGTON COUNTY
980 WEST STATE STREET

FILE NAME: —
DATE: 12/3/2024
CHECKED:
SCALE: AS NOTED
SHEET 9 OF 12

DEC 04 2024

LANDSCAPE PLAN

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



STATE STREET (SR-9)

PLANTING LEGEND

	24" BOX	PISTACIA 'RED PUSH' RED PUSH PISTACHE	QTY. 20
	24" BOX	CERCIS CANADENSIS EASTERN REDBUD	QTY. 9
	5 GAL.	RHAPHIOLEPIS INDICA 'PINKIE' PINKIE INDIAN HAWTHORN	QTY. 55
	5 GAL.	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	QTY. 87
	5 GAL.	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUE MIST	QTY. 58
	5 GAL.	MUHLENBERGIA CAPILLARIS PINK MUHLY	QTY. 128
	1 GAL.	SALVIA NEMOROSA MAY NIGHT SALVIA	QTY. 64
	1 GAL.	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DWARF DAYLILY	QTY. 81
	5" GAL	EREMOPHILA CARNOSA WINTER BLAZE EMU	QTY. 12
	5 GAL.	STIPA TENUISSIMA MEXICAN FEATHER GRASS	QTY. 60
	5 GAL.	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	QTY. 11
	4" POT	ASTER X FRIKARTII MONCH MONCH FRIKART'S ASTER	QTY. 46
	1 GAL.	HYMENOXIS ACAULIS PERKY SUE	QTY. 164
	1 GAL.	ECHINACEA X 'CHEYENNE SPIRIT' CHEYENNE SPIRIT CONEFLOWER	QTY. 84
	1 GAL.	GAZANIA HIBRID DAYBREAK' DAYBREAK SERIES GAZANIA	QTY. 64
	4" POT	ACHILLEA TOMENTOSA 'KING EDWARD' KING EDWARD YARROW	QTY. 93
	2'-4'	LANDSCAPE BOULDERS	QTY. 82
	3" DEPTH	1" MINUS DECORATIVE GRAVEL OVER DEWITT PRO-5 WEED FABRIC (color per owner)	
		4"X6" EXTRUDED CONCRETE CURB	

INSTALL 12" DEPTH OF IMPORTED TOPSOIL IN ALL FLOWER BEDS.

QUANTITIES ARE FOR INFORMATION PURPOSES ONLY.
CONTRACTOR TO VERIFY ALL QUANTITIES.

N

20 0 20
SCALE IN FEET

PARKS DEPARTMENT NOTES

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

LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES . TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
6. INSTALL 12" DEPTH OF IMPORTED TOPSOIL IN ALL FLOWER BEDS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 100 WEST, SUITE 3 -HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

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

FILE NAME: –
DATE: 12/3/2024
CHECKED:
SCALE: 1"=20'

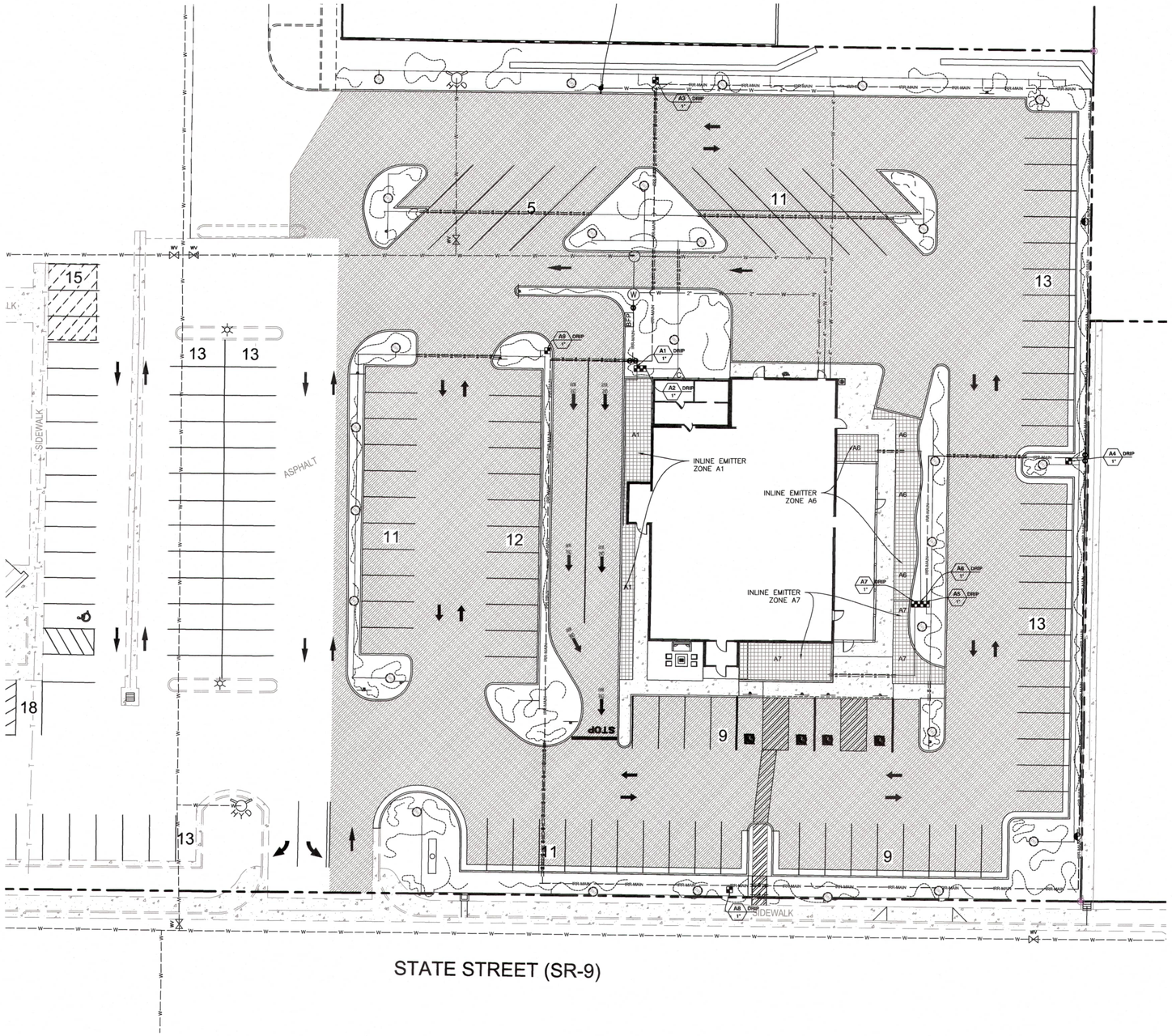
SHEET 10 OF 12

DEC 04 2024

IRRIGATION PLAN

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

20 0 20
SCALE IN FEET



IRRIGATION LEGEND

- 1" RPR-MAIN — 1" PVC SCHEDULE 40 IRRIGATION MAINLINE
- ½" SOLID DRIP TUBING
- HUNTER OR NETAFIM INLINE DRIPLINE PRESSURE COMPENSATING 0.9 GPH, 12" SPACING TREE RING
- HUNTER OR NETAFIM INLINE DRIPLINE PRESSURE COMPENSATING 0.9 GPH, 12" SPACING INSTALL PER MFG SPECIFICATIONS
- 1" SCHEDULE 40 PVC LATERAL
- 4" PVC SLEEVE (EXTEND 12" BEYOND CONCRETE)
- W — WATER METER
- BFP — 1" REDUCED PRESSURE BACK FLOW PREVENTER BY WILKINS MODEL 975 XL RP OR APPROVED EQUAL. ENCLOSE IN A "HOT ROCK" ENCLOSURE BY "HOT BOX" OF ADEQUATE SIZE. PH. (800) 736-0238
- HUNTER CONTROLLER PRO-HC OUTDOOR 12-STATIONS
- HUNTER PCZ-101-40 DRIP ZONE VALVE
- LINE SIZE PVC SPEARS BALL VALVE

NOTES:
1. IRRIGATION PLAN IS DIAGRAMMATIC. MAKE MINOR ADJUSTMENTS TO AVOID TREES, SHRUBS, SIDEWALKS, AND UTILITY LINES.
2. USE EXTREME CAUTION WHEN TRENCHING. VERIFY UTILITY LOCATIONS AND CLEARLY AND LEGIBLY MARK UTILITIES BEFORE COMMENCING WORK.
3. WIRING SHALL BE MIN. 14 GAUGE SOLID COPPER
4. LATERAL PIPING SHALL BE SCHEDULE 40 PVC
5. USE 711 GRAY GLUE AND PRIMER ON ALL GLUE JOINTS.
6. EVERY VALVE TO HAVE 2 FEET OF EXTRA CONTROL WIRE ENTIRE (ENTIRE BUNDLE) LOOPED AND SECURED IN THE VALVE BOX.
7. ALL VALVE BOXES TO BE IN PLANTERS, AND TAN IN COLOR.
8. LANDSCAPE CONTRACTOR TO MEET WITH OWNER TO REVIEW PROJECT SPECIFICS BEFORE BEGINNING WORK ACTIVITIES.
9. SEE DETAILS FOR ADDITIONAL INFORMATION.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
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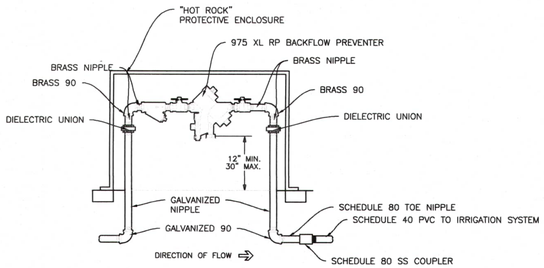
IRRIGATION PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, S.L.B&M

FILE NAME: –
DATE: 12/3/2024
CHECKED:
SCALE: 1"=20'
SHEET 11 OF 12

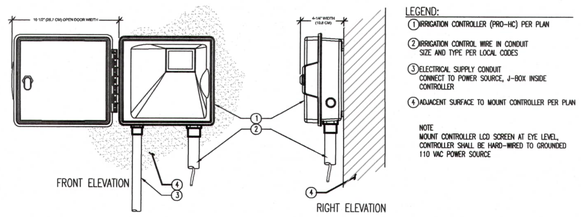
DEC 04 2024

LANDSCAPE DETAILS

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



A BACKFLOW PREVENTER DETAIL
NO SCALE

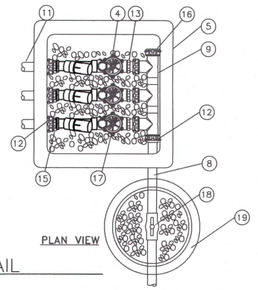


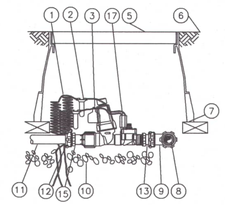
LEGEND:
1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

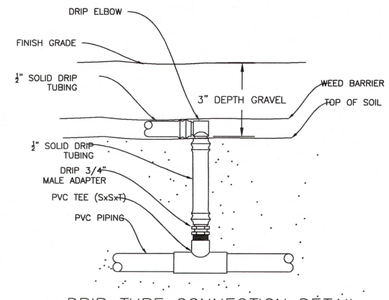
B IRRIGATION CONTOLLER DETAIL
NO SCALE

1. 24-INCH LINEAR LENGTH OF WIRE COILED
2. WATERPROOF WIRE CONNECTOR
3. VALVE ID TAG
4. HUNTER PGV-100G
5. CARSON JUMBO VALVE BOX TAN COLOR
6. FINISH GRADE/TOP OF MULCH
7. BRICK (1 OF 4)
8. PVC MAINLINE PIPE
9. 1-INCH TRIPLE MANIFOLD: ACTION-18003
10. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. 1-INCH PVC LATERAL PIPE
12. F. BUTTRESS X 1-INCH SLIP ADAPTER ACTION-18012
13. F. BUTTRESS X M NPT: ACTION-18010
14. M. BUTTRESS X M NPT: ACTION-18011
15. M. BUTTRESS X M NPT: ACTION-18001-750
16. 1" MANIFOLD END CAP ACTION-18002
17. HUNTER PCZ-101-40
18. 1" PVC BALL VALVE
19. CARSON 6" ROUND VALVE BOX TAN COLOR

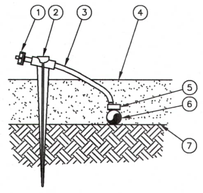




C VALVE BOX DETAIL
NO SCALE



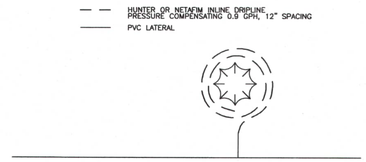
D DRIP TUBE CONNECTION DETAIL
NOT TO SCALE



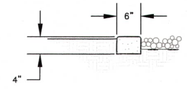
NOTES:
1 GAL PLANTS 2 -1/2 GPH EMITTERS
5 GAL PLANTS 2 -1 GPH EMITTERS
15 GAL PLANTS 4 -2 GPH EMITTERS
24" BOX 4 -2 GPH EMITTERS

E DRIP EMITTER DETAIL
NOT TO SCALE

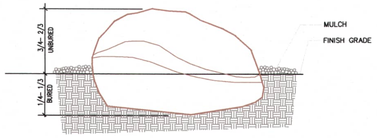
1. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER
2. UNIVERSAL ¼" TUBING STAKE
3. ¼" DISTRIBUTION TUBING: (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. ¼" SELF-PIERCING BARB CONNECTOR:
6. ½" POLYETHYLENE TUBING:
7. FINISH GRADE



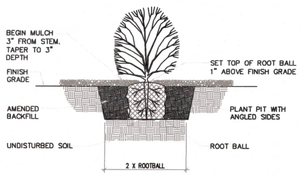
F TREE RING DETAIL
NO SCALE



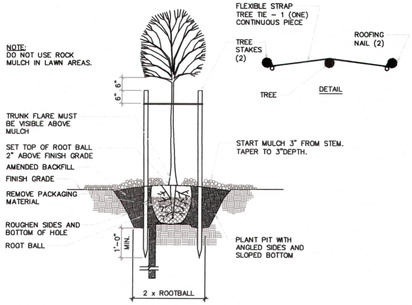
G EXTRUDED LANDSCAPE CURB
NOT TO SCALE



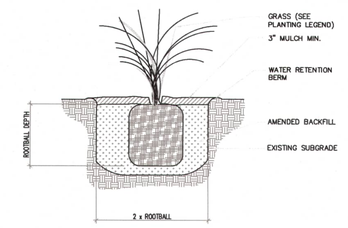
H BOULDER PLACEMENT DETAIL
NOT TO SCALE



I SHRUB PLANTING DETAIL
NOT TO SCALE



J TREE PLANTING AND STAKING
NOT TO SCALE



K ORNAMENTAL GRASSES PLANTING
NOT TO SCALE

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1100 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

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

FILE NAME: –
DATE: 12/3/2024
CHECKED:
SCALE: 1"=40'

SHEET 12 OF 12

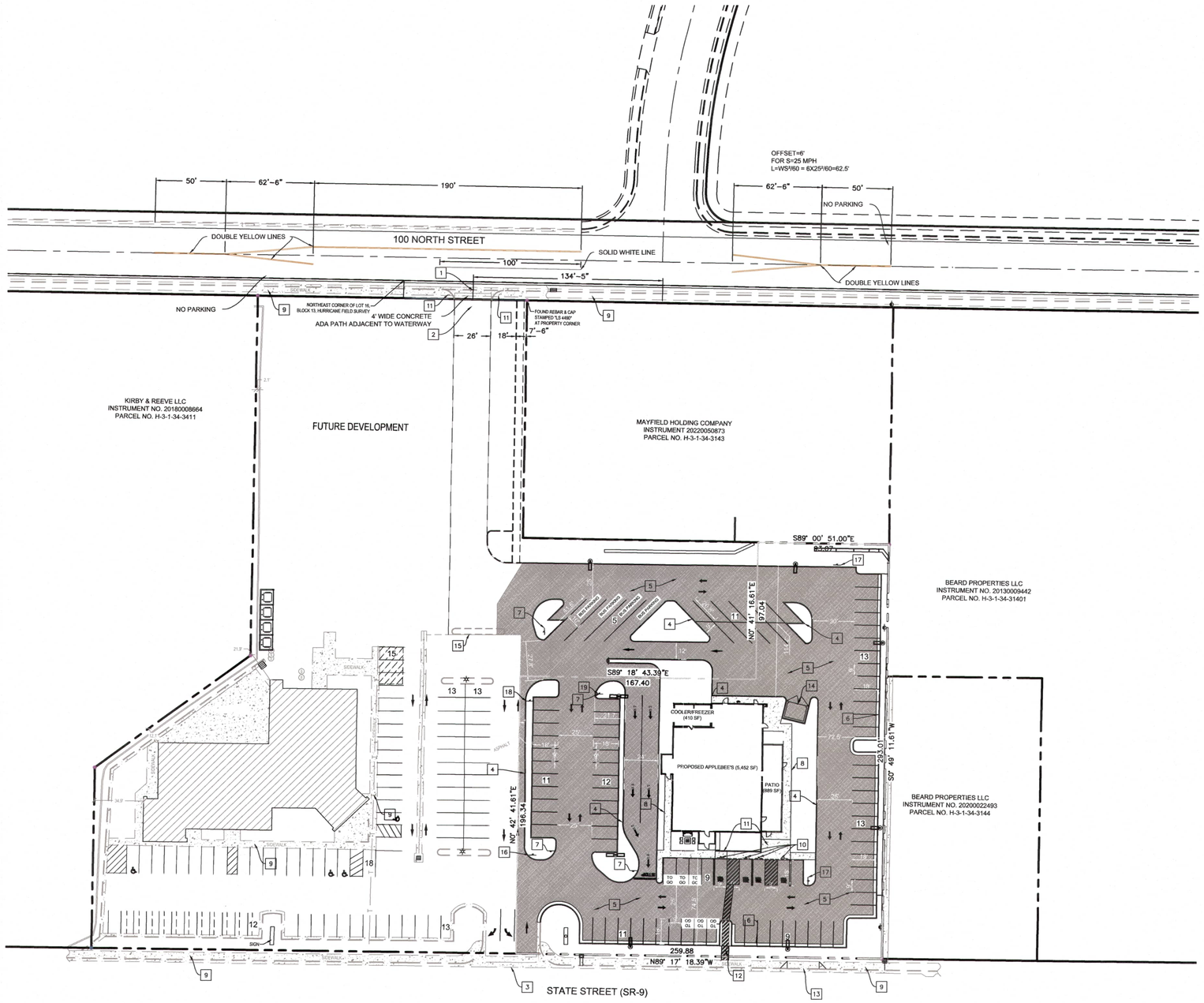
DEC 04 2024

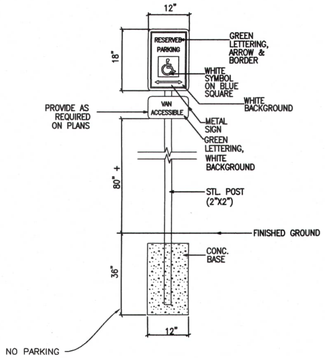
SITE PLAN

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

PARKING REQUIREMENTS

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



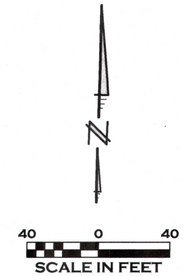


ACCESSIBLE SIGN DETAIL

N.T.S.

CONSTRUCTION NOTES

1	INSTALL 8' WATERWAY
2	NEW ENTRANCE
3	EXISTING ENTRANCE
4	INSTALL 6"-"A" CURB
5	ASPHALT 3" OVER 6" ROADBASE
6	INSTALL STANDARD CURB
7	INSTALL STOP SIGN
8	INSTALL SIDEWALK SIZE PER PLAN
9	EXISTING SIDEWALK
10	INSTALL VAN ACCESSIBLE SIGN
11	INSTALL ADA RAMP
12	ADA ROUTE
13	REMOVE EXISTING CURB CUT AND REPLACE WITH CURB GUTTER AND SIDEWALK
14	DUMPSTER ENCLOSURE
15	REMOVE EXISTING LANDSCAPE ISLAND
16	APPLEBEE'S PARKING APPLEBEE'S DRIVE THRU CURBSIDE TO GO BUS/RV PARKING
17	BUS/RV PARKING
18	APPLEBEE'S DRIVE THRU
19	APPLEBEE'S DRIVE THRU EXIT



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
TEL: (435) 635-2329
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SITE PLAN
HURRICANE APPLEBEES
FOR
WICK GUBLER
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 34, T 41 S, R 14 W, SLB&M

FILE NAME: –
DATE: 12/3/2024
CHECKED:
SCALE: 1"=40'

SHEET 2 OF 12

DEC 04 2024

EXTERIOR MATERIAL SCHEDULE

EXTERIOR VENEER	
EIFS-1	
PRODUCT	EXTERIOR FINISH SYSTEM
MFR	DRYVIT
MODEL	SANDBLAST TEXTURE
COLOR NAME	AS SCHEDULED
LOCATION	EXTERIOR
BR-1	
MATERIAL	THIN BRICK
MFR	ENDICOTT TILE
MODEL	578DE (IRONSIDE)
COLOR	BURGUNDY SAND (NO BLACK)
LOCATION	EXTERIOR AND VESTIBULE

EXTERIOR VENEER	
ES-1	
MATERIAL	HARDIE PLANK LAP SIDING
MFR	JAMES HARDIE
MODEL	BEADED SMOOTH
COLOR	PRIMED FOR PAINT COLLETION - "PT-1"
LOCATION	EXTERIOR CLADDING

GROUT "GT"	
GT-3	
MATERIAL	MORTAR
MFR	FLAMIGO
COLOR NAME	C-55 (GREY); COORDINATE W/ ADJACENT MATERIAL
LOCATION	EXTERIOR
GT-4	
MATERIAL	CAULK
MFR	PECORA
COLOR NAME	515 ALUMINUM STONE / 345 TRU WHITE; COORDINATE W/ ADJACENT MATERIAL
LOCATION	EXTERIOR

PAINT "P"	
PT-1	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6866 HEARTHROB (RAL 3031)
LOCATION	EXTERIOR, COMMUNITY AREA, LOCAL HERITAGE AREA AND RESTROOM
PT-2	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6134 NETSUKE (RAL 1015)
LOCATION	EXTERIOR AND WELCOME AREA
PT-3	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6199 RARE GRAY (RAL 7004)
LOCATION	EXTERIOR BOH
PT-5	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6993 BLACK OF NIGHT (RAL 7016)
LOCATION	EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM

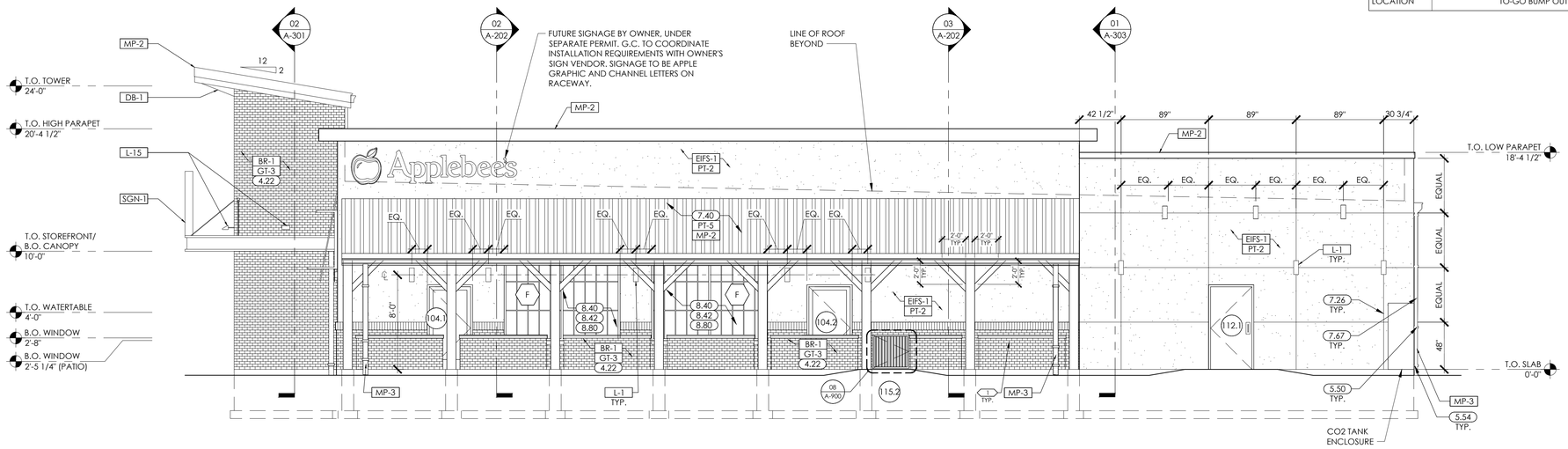
PAINT "P"	
PT-8	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 7048 URBAN BRONZE
LOCATION	---
PT-10	
MFR	BENJAMIN MOORE
COLOR NAME	SOC-59 MILKSHAKE
LOCATION	DINING AND LOCAL HERITAGE AREAS

CANOPY "CP"	
CP-1	
MATERIAL	PREFABRICATED CANOPY
MFR	AWNEX
PRODUCT	COLORADO FRONT GUTTER
LOCATION	EXTERIOR

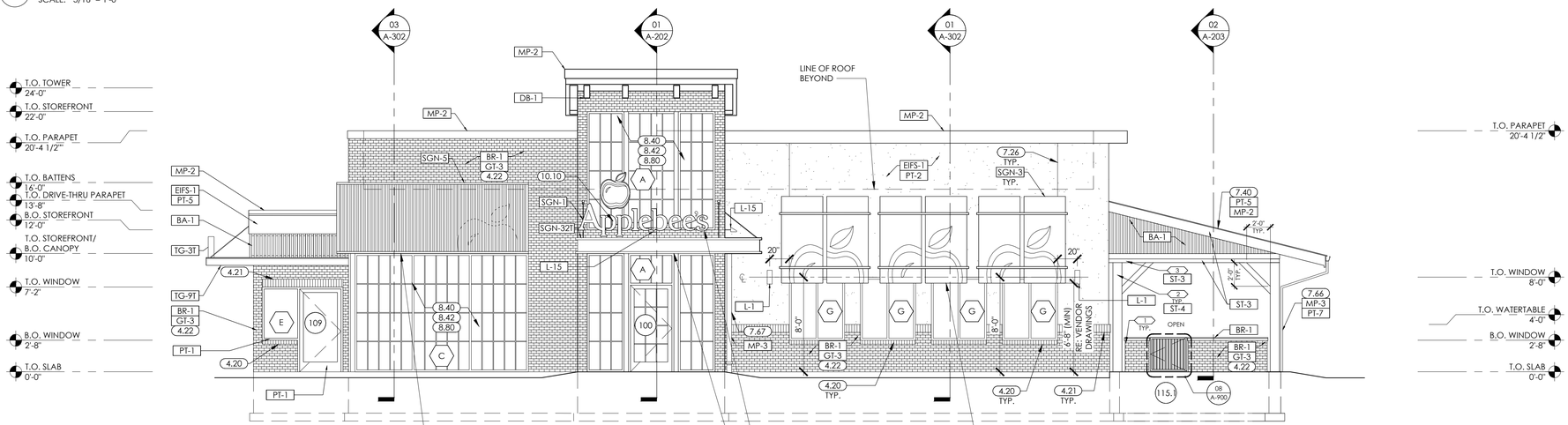
TRIM BOARD "TB"	
TB-1	
MATERIAL	HARDIE TRIM
MFR	JAMES HARDIE
PRODUCT	4/4 SMOOTH
COLOR	RICH ESPRESSO
LOCATION	EXTERIOR

DECORATIVE BEAM "DB"	
DB-1	
MATERIAL	OLD BARN FAUX BEAMS
MFR	AZ FAUX
COLOR	PIONEER - FINISH
LOCATION	EXTERIOR

METAL PANEL "MP"	
MP-2	
MATERIAL	COPING
MFR	KYNAR 500
COLOR NAME	BRONZE
SIZE	24 GAUGE STEEL
LOCATION	CORNICE
MP-3	
MATERIAL	METAL
MFR	------
COLOR NAME	FACTORY FINISH TO MATCH DURON 6432M
SIZE	24 GAUGE STEEL
LOCATION	GUTTERS & DOWNSPOUTS
MP-4	
MATERIAL	COMPOSITE WOOD PLANK
MFR	IDENTITY WOOD PRODUCTS
COLOR NAME	CEDAR
NOTE	SIGNATURE SERIES PANEL W/ 1/16" JOINT REVEAL
LOCATION	UNDERSIDE OF CANOPY
BA-1	
MATERIAL	2X2 BATTENS
COLOR NAME	TABLE WALNUT WOOD GRAIN
NOTE	LONGBOARD ARCHITECTURAL PRODUCTS
LOCATION	TO-GO BUMP OUT



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTES
000

1. G.C. BUILT GARDEN WALL; REF. TO SHEET A-900
2. P.T. 10X10 COLUMN w/ KNEE BRACES; SEE STRUCTURAL
3. P.T. 10X10 BEAM; SEE STRUCTURAL

KEY NOTES
1.00 (NOT ALL KEY NOTES ARE USED)

3.01 CONCRETE FOOTING & FOUNDATION - RE: STRUCT.
3.02 5-1/2" (U.N.O.) H CONCRETE CURB
3.03 CONCRETE STOOP & 4" DRAIN-FILL
3.05 CONCRETE FORMED MOP-SINK
3.11 CONCRETE SLAB ON VB & DRAINAGE-FILL RE: STRUCT.
3.12 CONCRETE TOPPING @ FREEZER
3.13 1/2" W STRIP-TOP EJ-FILLER & SEALANT TYP.
4.01 CMU WALL W/ JT-REINFORCEMENT @ 24" O.C. (WIDTH)
4.02 3/8" TYP. MASONRY CONTROL JOINT W/ SEAL
4.05 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & WEEPS @ 24" O.C. MAX.
4.06 TYPE N OR S MORTAR, BY OTHERS
4.20 THIN BRICK FINISH SYSTEM ROWLOCK COURSE
4.21 THIN BRICK FINISH SYSTEM SOLDIER COURSE
4.22 THIN BRICK FINISH SYSTEM VENEER
4.24 LONGBOARD ARCH. PRODUCTS 2" LINK & LOCK BATTENS W/ WOOD GRAIN FINISH (RANDOM MIX 60% LIGHT NATIONAL WALNUT & 40% DARK BAMBOO)
5.01 STEEL COLUMN - RE: STRUCT
5.02 STEEL BEAM - RE: STRUCT
5.05 STEEL ANGLE - RE: STRUCT
5.06 SILL SUPPORT CLIP
5.40 METAL FRAMING (DEPTH)
5.50 DOWNSPOUT BOOT WITH GUARD
5.51 PAINTED GALVANIZED-METAL PIPE BOLLARD
5.52 METAL ROOF-ACCESS LADDER
5.54 GALVANIZED METAL DOWNSPOUT GUARD
6.01 2X WOOD FRAMING @ 16" O.C. MIN - RE: STRUCT
6.02 2X ROOF RAFTERS @ 24" O.C. MIN - RE: STRUCT
6.03 PRESSURE TREATED WOOD BLOCKING
6.04 WOOD-TRUSSES - RE: STRUCT
6.05 PLYWOOD WALL-SHEATHING - RE: STRUCT
6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
6.07 PLYWOOD ROOF SHEATHING - RE: STRUCT
6.08 CDX PLYWOOD SHEATHING - RE: STRUCT
6.11 2X WOOD BLOCKING
6.13 TREATED WOOD SHIMS (1/4" CLR U.N.O.)
6.14 PAINTED 3/4" PLYWOOD UTILITY-PANEL (SIZE)
6.15 REDWOOD BLOCKING @ FSE COOLER/FREEZER UNITS
6.16 PAINTED 3/4" PLYWOOD BLOCKING @ BEVERAGE EQUIPMENT
6.22 1/8" WOOD LAMINATE (PL-1) ON 1/2" GYP. BD. NO EXPOSED EDGES
6.23 1 X HARDWOOD TRIM W/ STAIN FINISH; SEE FINISH SCHEDULE
6.24 1 X HARDWOOD STOOL W/ STAIN FINISH - ROUND OFF ALL EDGES & VISIBLE CORNERS
6.25 TYP. HARDWOOD BASE W/ STAIN FINISH
6.27 FAUX DECORATIVE WOOD BEAMS
6.30 2X METAL WRAPPED FASCIA TRIM BOARDS
6.40 SITE-FAB CASEWORK PARTITION
6.42 LOW PARTITION WALL PROVIDED AND INSTALLED BY G.C.
6.61 3/4" BUILT UP CORIAN, COLOR "KALAHARI" WITH EASED EDGE
7.01 DAMP PROOFING @ SLAB EDGE TO FOOTING BELOW
7.19 (R-38) FIBERGLASS BATT INSULATION
7.20 2 X 24" RIGID PERIMETER INSULATION
7.21 (R-20) FIBERGLASS BATT INSULATION
7.22 1" RIGID INSULATION BD.
7.23 2 LAYERS 2" RIGID FREEZER-SLAB INSULATION
7.24 BATT OR FOAM-INSULATION FILL
7.25 EXTERIOR-FINISH SYSTEM 1 (TOUGH)
7.26 EFS REVEAL-JOINT
7.27 AIR-MOISTURE BARRIER (AMB) ON SHEATHING
7.28 RIGID INSULATION BOARD WITH KERFED BOTTOM
7.40 STAND-STEAM ROOF (SSR) ON ROSIN PAPER ON SHEATHING
7.50 ROOFING-SYSTEM W/ TREATED BLOCKING @ EDGES (WHITE MEMBRANE ONLY)
7.51 ROOF MEMBRANE FULLY ADHERED TO STRUCTURAL SHEATHING (WHITE MEMBRANE ONLY)
7.52 FULLY-ADHERED ROOF MEMBRANE - EXTEND UP BACK AND OVER TO FRONT OF PARAPET WALL (WHITE MEMBRANE ONLY)
7.53 SCUPPER THRU PARAPET
7.54 14" X 4" EMERGENCY SCUPPER 2" ABOVE PRIMARY
7.55 ROOF-INSULATION W/ 1/4" PER 1'-0" SLOPE, R-VALUE OF 30, THICKNESS AS REQUIRED TO MEET CODE
7.60 SHEET-METAL COPING AND CONTINUOUS CLEAT
7.61 SHEET-METAL FLASHING W/ SEAL & WEEPS @ 24" O.C. MAX - FORM 2" END-DAM @ ALL SILLS
7.62 SHEET METAL FLASHING OVER SELF-ADHERING FLASHING MEMBRANE
7.63 SHEET METAL COUNTERFLASH
7.64 SHEET METAL CONDUCTOR HD
7.66 CONTINUOUS SHEET METAL GUTTER AND DOWNSPOUT
7.67 4" X 5" METAL DOWNSPOUT TO BOOT @ GRADE
7.69 CONDENSATE ROOF-PENETRATION
7.70 30" X 36" ROOF-HATCH POST & RAILING
7.90 3/8" CONTINUOUS SEAL W/ BACKER
7.91 3/8" CONTINUOUS SEAL W/ BACKER & WEEPS @ 24" O.C.
8.40 ALUMINUM STOREFRONT FRAMING-SYSTEM W/ METAL REINFORCEMENT & GLAZING - SEAL ALL AROUND, TYP.
8.41 ALUMINUM BREAK-METAL STOREFRONT TRIM
8.42 STOREFRONT 3/4" X 3/4" BAR MUNTIN/ SASH DIVIDER
8.70 EXTERIOR THRESHOLD @ DOOR
8.80 1" INSULATED LOW-E GLASS, TYP.
8.91 SHEET METAL ROOF VENT @ 8 FT O.C., TYP.
9.10 DRYWALL CORNER OR J-BEAD
9.11 5/8" TYPE-X GYP. BD. W/ CONTROL JOINTS AT 30' MAX. TYP.
9.12 5/8" TYPE-X GLASS-MAT TILE BACKER-BOARD
9.13 DOUBLE L-BEAD DRYWALL CONTROL-JOINT TYP.
9.15 EXTEND DRYWALL TO ROOF FOR DRAFTSTOP
9.17 5/8" TYPE-X FIBER MAT GYP. BD. EXTERIOR SHEATHING
9.20 .0312" (20 GA) INT. METAL STUDS @ 16" O.C. (SIZE)
9.21 7/8" X .018" (25 GA) HAT CHAN @ 16" O.C. TYP.
9.22 1-1/2" X .053" (16 GA) CRC'S @ 48" O.C. TYP.
9.30 TILE-BASE - RE: FINISH SCHEDULE
9.32 WOOD BASE - RE: FINISH SCHEDULE
10.10 ILLUMINATED BUILDING SIGNAGE - SHOWN FOR FUTURE, UNDER SEPARATE PERMITS
10.11 INTERIOR RECESSED LIGHT-BOX
10.12 PSV ENTRY-DOOR SIGNAGE
10.13 PSV BUILDING ADDRESS NUMBERS
10.14 PSV SPRINKLER VALVE ACCESS SIGNAGE
10.15 PSV SERVICE-DOOR SIGNAGE
10.25 STAINLESS STEEL CORNER GUARD FROM 6" - 60" A.F.F. TYP.
10.26 STAINLESS STEEL WALL PANELING
10.40 4A-60BC FE MIN - VERIFY LOCATION WITH AHJ
10.41 FE CABINET W/ 4A-60BC FE
10.80 PAINTED EXTERIOR GRILLE - RE: MECH
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APPLEBEE'S
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ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT NO:	DGB.38353
DATE:	08/29/24
SCALE:	AS NOTED
DRAWN BY:	A.SYSOEVA
CHECKED BY:	J.HAUSER

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

G:\Restaurants\Dine Brands Global, Inc\The Rose Group\Hurricane, UT (980 West State Street) DBG.38353\Design Files\Architecture\02_A-200_Applebees (Hurricane UT)_DBG_Exterior Elevations.dwg
Monday, November 4, 2024 4:12:03 PM Jennifer Hauser

EXTERIOR MATERIAL SCHEDULE

EXTERIOR VENEER	
EIFS-1	
PRODUCT	EXTERIOR FINISH SYSTEM
MFR	DRYVIT
MODEL	SANDBLAST TEXTURE
COLOR NAME	AS SCHEDULED
LOCATION	EXTERIOR
BR-1	
MATERIAL	THIN BRICK
MFR	ENDICOTT TILE
MODEL	578DE (IRONSIDE)
COLOR	BURGUNDY SAND (NO BLACK)
LOCATION	EXTERIOR AND VESTIBULE

EXTERIOR VENEER	
ES-1	
MATERIAL	HARDIE PLANK LAP SIDING
MFR	JAMES HARDIE
MODEL	BEADED SMOOTH
COLOR	PRIMED FOR PAINT COLLETION - "PT-1"
LOCATION	EXTERIOR CLADDING

GROUT "GT"	
GT-3	
MATERIAL	MORTAR
MFR	FLAMIGO
COLOR NAME	C-55 (GREY); COORDINATE W/ ADJACENT MATERIAL
LOCATION	EXTERIOR
GT-4	
MATERIAL	CAULK
MFR	PECORA
COLOR NAME	515 ALUMINUM STONE / 345 TRU WHITE; COORDINATE W/ ADJACENT MATERIAL
LOCATION	EXTERIOR

PAINT "P"	
PT-1	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6866 HEARTHROB (RAL 3031)
LOCATION	EXTERIOR, COMMUNITY AREA, LOCAL HERITAGE AREA AND RESTROOM
PT-2	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6134 NETSUKE (RAL 1015)
LOCATION	EXTERIOR AND WELCOME AREA
PT-3	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6199 RARE GRAY (RAL 7004)
LOCATION	EXTERIOR BOH
PT-5	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 6993 BLACK OF NIGHT (RAL 7016)
LOCATION	EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM

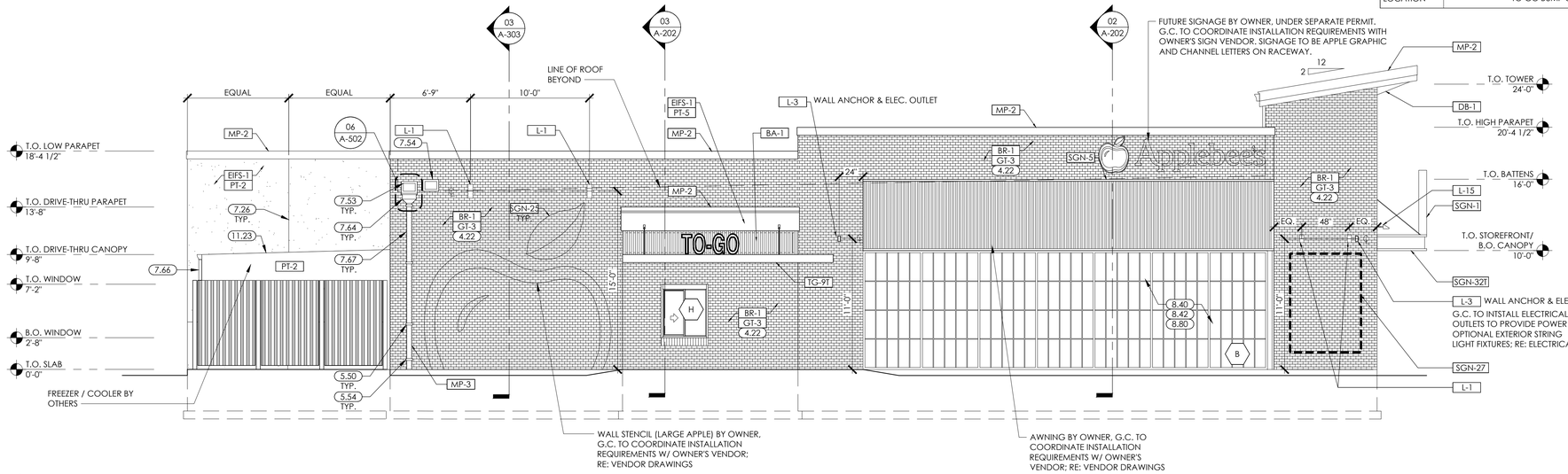
PAINT "P"	
PT-8	
MFR	SHERWIN WILLIAMS
COLOR NAME	SW 7048 URBAN BRONZE
LOCATION	---
PT-10	
MFR	BENJAMIN MOORE
COLOR NAME	SOC-59 MILKSHAKE
LOCATION	DINING AND LOCAL HERITAGE AREAS

CANOPY "CP"	
CP-1	
MATERIAL	PREFABRICATED CANOPY
MFR	AWNEX
PRODUCT	COLORADO FRONT GUTTER
LOCATION	EXTERIOR

TRIM BOARD "TB"	
TB-1	
MATERIAL	HARDIE TRIM
MFR	JAMES HARDIE
PRODUCT	4/4 SMOOTH
COLOR	RICH ESPRESSO
LOCATION	EXTERIOR

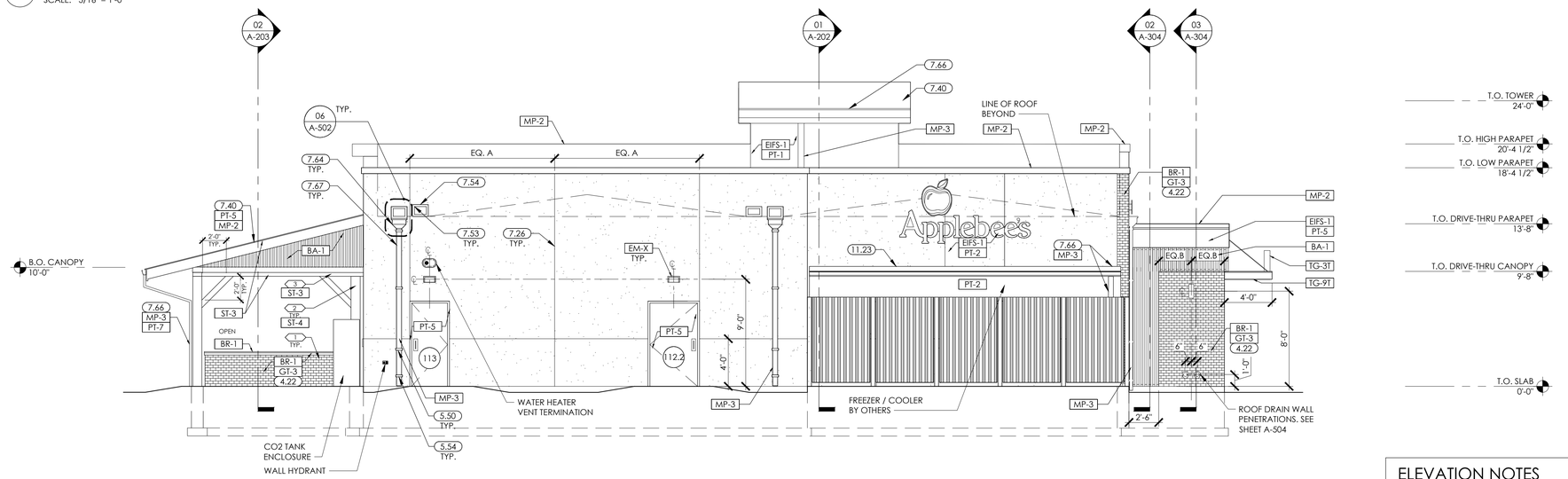
DECORATIVE BEAM "DB"	
DB-1	
MATERIAL	OLD BARN FAUX BEAMS
MFR	AZ FAUX
COLOR	PIONEER - FINISH
LOCATION	EXTERIOR

METAL PANEL "MP"	
MP-2	
MATERIAL	COPING
MFR	KYNAR 500
COLOR NAME	BRONZE
SIZE	24 GAUGE STEEL
LOCATION	CORNICE
MP-3	
MATERIAL	METAL
MFR	------
COLOR NAME	FACTORY FINISH TO MATCH DURON 6432M
SIZE	24 GAUGE STEEL
LOCATION	GUTTERS & DOWNSPOUTS
MP-4	
MATERIAL	COMPOSITE WOOD PLANK
MFR	IDENTITY WOOD PRODUCTS
COLOR NAME	CEDAR
NOTE	SIGNATURE SERIES PANEL W/ 1/16" JOINT REVEAL
LOCATION	UNDERSIDE OF CANOPY
BA-1	
MATERIAL	2X2 BATTENS
COLOR NAME	TABLE WALNUT WOOD GRAIN
NOTE	LONGBOARD ARCHITECTURAL PRODUCTS
LOCATION	TO-GO BUMP OUT



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION NOTES

000

1. G.C. BUILT GARDEN WALL; REF. TO SHEET A-900
2. P.T. 10X10 COLUMN w/ KNEE BRACES; SEE STRUCTURAL
3. P.T. 10X10 BEAM; SEE STRUCTURAL

KEY NOTES

1.00

(NOT ALL KEY NOTES ARE USED)

3.01 CONCRETE FOOTING & FOUNDATION - RE: STRUCT.
3.02 5-1/2" (U.N.O.) H CONCRETE CURB
3.03 CONCRETE STOOP & 4" DRAIN-FILL
3.05 CONCRETE FORMED MOP-SINK
3.11 CONCRETE SLAB ON VB & DRAINAGE-FILL RE: STRUCT.
3.12 CONCRETE TOPPING @ FREEZER
3.13 1/2" W STRIP-TOP EJ-FILLER & SEALANT TYP.
4.01 CMU WALL W/ JT-REINFORCEMENT @ 24" O.C. (WIDTH)
4.02 3/8" TYP. MASONRY CONTROL JOINT W/ SEAL
4.05 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & WEEPS @ 24" O.C. MAX.
4.06 TYPE N OR S MORTAR, BY OTHERS
4.20 THIN BRICK FINISH SYSTEM ROWLOCK COURSE
4.21 THIN BRICK FINISH SYSTEM SOLDIER COURSE
4.22 THIN BRICK FINISH SYSTEM VENEER
4.24 LONGBOARD ARCH. PRODUCTS 2" LINK & LOCK BATTENS W/ WOOD GRAIN FINISH (RANDOM MIX 60% LIGHT NATIONAL WALNUT & 40% DARK BAMBOO)
5.01 STEEL COLUMN - RE: STRUCT
5.02 STEEL BEAM - RE: STRUCT
5.05 STEEL ANGLE - RE: STRUCT
5.06 SILL SUPPORT CLIP
5.40 METAL FRAMING (DEPTH)
5.50 DOWNSPOUT BOOT WITH GUARD
5.51 PAINTED GALVANIZED-METAL PIPE BOLLARD
5.52 METAL ROOF-ACCESS LADDER
5.54 GALVANIZED METAL DOWNSPOUT GUARD
6.01 2X WOOD FRAMING @ 16" O.C. MIN - RE: STRUCT
6.02 2X ROOF RAFTERS @ 24" O.C. MIN - RE: STRUCT
6.03 PRESSURE TREATED WOOD BLOCKING
6.04 WOOD-TRUSSES - RE: STRUCT
6.05 PLYWOOD WALL-SHEATHING - RE: STRUCT
6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
6.07 PLYWOOD ROOF SHEATHING - RE: STRUCT
6.08 CDX PLYWOOD SHEATHING - RE: STRUCT
6.11 2X WOOD BLOCKING
6.13 TREATED WOOD SHIMS (1/4" CLR U.N.O.)
6.14 PAINTED 3/4" PLYWOOD UTILITY-PANEL (SIZE)
6.15 REDWOOD BLOCKING @ FSE COOLER/FREEZER UNITS
6.16 PAINTED 3/4" PLYWOOD BLOCKING @ BEVERAGE EQUIPMENT
6.22 1/8" WOOD LAMINATE (PL-1) ON 1/2" GYP. BD. NO EXPOSED EDGES
6.23 1 X HARDWOOD TRIM W/ STAIN FINISH; SEE FINISH SCHEDULE
6.24 1 X HARDWOOD STOOL W/ STAIN FINISH - ROUND OFF ALL EDGES & VISIBLE CORNERS
6.25 TYP. HARDWOOD BASE W/ STAIN FINISH
6.27 FAUX DECORATIVE WOOD BEAMS
6.30 2X METAL WRAPPED FASCIA TRIM BOARDS
6.40 SITE-FAB CASEWORK PARTITION
6.42 LOW PARTITION WALL PROVIDED AND INSTALLED BY G.C.
6.61 3/4" BUILT UP CORIAN, COLOR "KALAHARI" WITH EASED EDGE
7.01 DAMP PROOFING @ SLAB EDGE TO FOOTING BELOW
7.19 (R-38) FIBERGLASS BATT INSULATION
7.20 2 X 24" RIGID PERIMETER INSULATION
7.21 (R-20) FIBERGLASS BATT INSULATION
7.22 1" RIGID INSULATION BD.
7.23 2 LAYERS 2" RIGID FREEZER-SLAB INSULATION
7.24 BATT OR FOAM-INSULATION FILL
7.25 EXTERIOR-FINISH SYSTEM 1 (TOUGH)
7.26 EIFS REVEAL-JOINT
7.27 AIR-MOISTURE BARRIER (AMB) ON SHEATHING
7.28 RIGID INSULATION BOARD WITH KERFED BOTTOM
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PROJECT INFORMATION	
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SCALE:	AS NOTED
DRAWN BY:	A.SYSOEVA
CHECKED BY:	J.HAUSER

SHEET TITLE

EXTERIOR ELEVATIONS

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Q:\Restaurants\Dine Brands Global, Inc\The Rose Group\Hurricane, UT (FBR) West State Street\DRG\38353\Design Files\Architecture\02_A-200_Applebees (Hurricane UT)_DRG_Exterior Elevations.dwg
Monday, November 4, 2024 4:12:03 PM
Jennifer Hauser

MATERIAL SCHEDULE

- THIN BRICK BURGUNDY SAND (NO BLACK)\\
  ENDICOTT
- E.I.F.S. - SHERWIN WILLIAMS SW 6199 RARE GRAY (RAL 7004)
  DRYVIT
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  DRYVIT
- METAL COPING - BRONZE
  KYNAR 500



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
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A-201

Hurricane City Application

Application Accepted Date:	12/26/2024
Type of Improvement:	Site Plan (Final)
Description:	Twenty multifamily units as part of a larger plann
Tenant / Project Name:	Blackridge Phase 1A
Bldg. Address:	500 South 1760 West, Hurricane, Utah
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Blackridge
Phase:	1A
Block:	
Lot #:	1-20
Parcel ID #:	H-3-2-4-44021
Zone:	PD Overlay, R1-10 Residential
Property Owner:	WPP HURRICANE LAND LLC
Permit Contact:	Rob Reid
P:	(435) 673-8586
Email:	robr@racivil.com

CONTACT INFORMATION

Engineer of Record:	Rosenberg Associates
Email:	robr@racivil.com
P:	(435) 673-8586
General Contractor:	Austin Overman
License #:	
P:	(385) 501-5244
Address:	299 S Main, Suite 2400
City:	Salt Lake City
State:	Utah
Zip:	84111
Email:	austin.overman@wasatchcb.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: PLANFSP25-03

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: Rob Reid

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Blackridge Development

This Final Site Plan Application is for Phase 1A of Blackridge Development with 20 townhomes. Blackridge Phase 1 is 104-unit subdivision, with 84 single family units and 20 townhomes. This is part of the Blackridge Master Planned Community, formerly known as Colina Tinta.

The proposed project is located along the southwest side of 1760 West Street at Subway Street in Hurricane, Utah. The project site is situated in Washington County Parcels No. H-3-2-4-44021, H-3-2-4-146, and H-3-2-4-147 in Section 03, Township 42 South, Range 13 West, of the Salt Lake Base and Meridian. The project site is generally located between The Ridge at Zion Vista Subdivision to the west, the Scenic Pointe Subdivision to the east, and 1760 West Street to the north.

The General Plan has this area as Planned Community with the Sullivan's Knoll area as Natural Open Space. A zone change replaced the previously approved site plan for the Collina Tinta PDO that was originally approved in 2006 and has gone through several other modifications over the past 18 years. The primary change was to eliminate the Colina Tinta golf course. The number of units and overall density remained the same.

The Blackridge Development is a master planned community with a mix of different types of housing units. Part of the original master planned community, Zion Vista and the Ridge at Zion Vista, are either built out or in the process of being built. This development will also cover up the unsightly scarring that was done to the side of Sullivan's Knoll and Black Ridge in the late 2000s.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**01/09/2025 - Planning Commission**
Application Number:	FSP25-03
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Austin Overman
Agent:	Rob Reid
Request:	Final Site Plan Application
Location:	500 S 1760 W
Zoning:	R1-10 PDO
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III/Gary Cupp

Discussion:
The applicant is seeking approval of a final site plan for the first phase of the Black Ridge development, formerly Collina Tinta. This phase consists of 20 townhomes and associated open space and amenities. This phase is located east and below the Ridge at Zion Vista. This property is zoned R1-10 with a Planned Development Overlay as part of the Black Ridge development.



Location is approximate

JUC Comments

1. Construction drawings were approved in January 2024.

Staff Comments: Final Site Plan

1. Zoning is R1-10 (PDO) as part of the Black Ridge development. The layout and number of units meets the preliminary site plan and plat approval.
2. The site plan provides open space, landscape areas, and pickleball courts. The Black Ridge master plan calls out this area for a "neighborhood park". The Planning Commission should make the determination if the amenities presented meets the intent of the master plan.
3. **Parking:** Per HCC 10-34-10:

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

   a. Each unit will have at least a two car driveway which is sufficient to meet this code.

4. A lighting plan has been provided, the plan should specify how the plan will meet HCC 10-33-7.
5. A landscaping plan has been provided that does meet Hurricane City Code including one tree and two shrubs per unit along with sufficient landscaping in the provided open space.
6. Building elevations have been provided. All units will be two story units under 35’ tall.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. If the Planning Commission finds the amenities and open space plan sufficient to meet the terms of the master plan, staff recommends approval subject to staff and JUC comments.

BLACK RIDGE PHASE 1A

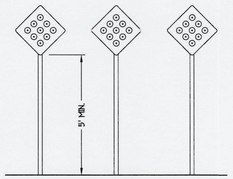
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT (FUTURE PHASE)
- FUTURE BLACKRIDGE PHASES
- PUBLIC UTILITY EASEMENT
- RIP-RAP
- LANDSCAPING (SEE LANDSCAPING PLAN)
- PROPOSED SETBACK LINES
- SWALE AND FLOW DIRECTION
- BLACK RIDGE PHASE 1A EXTENTS
- BLACK RIDGE FUTURE PHASES
- ROCK RETAINING WALL

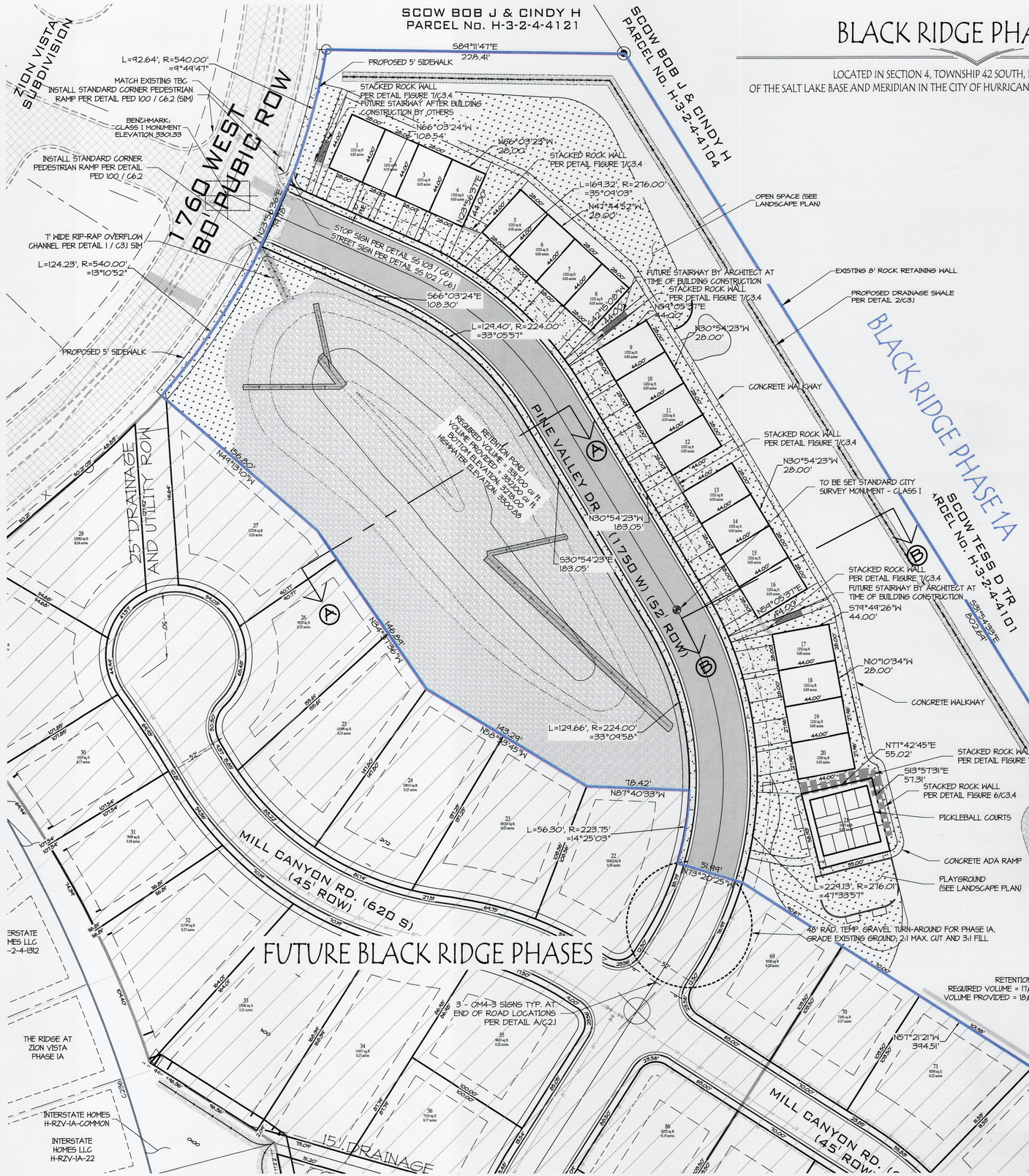


NOTE: OM4-3 END OF ROAD SIGNS TO BE PLACED AT LOCATIONS AS SHOWN. 2" GALVANIZED POST AS PER CITY OF HURRICANE DRAWING STANDARDS

A C2.1 END OF ROAD SIGNS
SCALE: N.T.S.



0 40' 80'
SCALE: 1"=40'



CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT

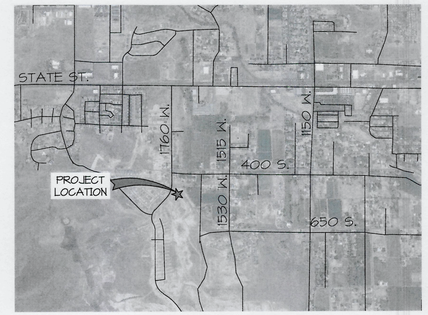
WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
500 SOUTH 1760 WEST
HURRICANE, UTAH

GEOTECHNICAL

APPLIED GEOTECHNICAL ENGINEERS CONSULTANTS, INC.
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850



PROJECT LOCATION

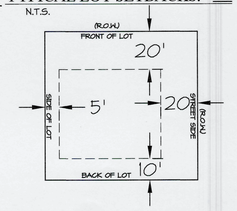
THE PROJECT IS LOCATED AT:
500 SOUTH 1760 WEST
HURRICANE, UTAH

SITE PLAN INFO

	PHASE IA	PHASE IA AREA (ACRES)	FUTURE PHASES (ACRES)
TOTAL AREA	-	6.64	23.85
TOTAL ROW AREA	-	0.80	2.01
TOTAL BUILDING FOOTPRINT	-	0.45	-
TOTAL RESIDENTIAL UNITS	-	20	106
TOTAL COMMON AREA	-	1.01	-
DWELLING UNITS	20.00	-	-
DWELLINGS PER ACRE	3.01	-	-
OFFSITE PARKING PER UNIT	2	-	-
CURRENT ZONE	PD OVERLAY	-	-

TYPICAL LOT SETBACKS:

N.T.S.



DATE: 10/28/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435)
673-8397 www.racivil.com

PHASE 1A SITE PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 180181
ROBERT A. REID

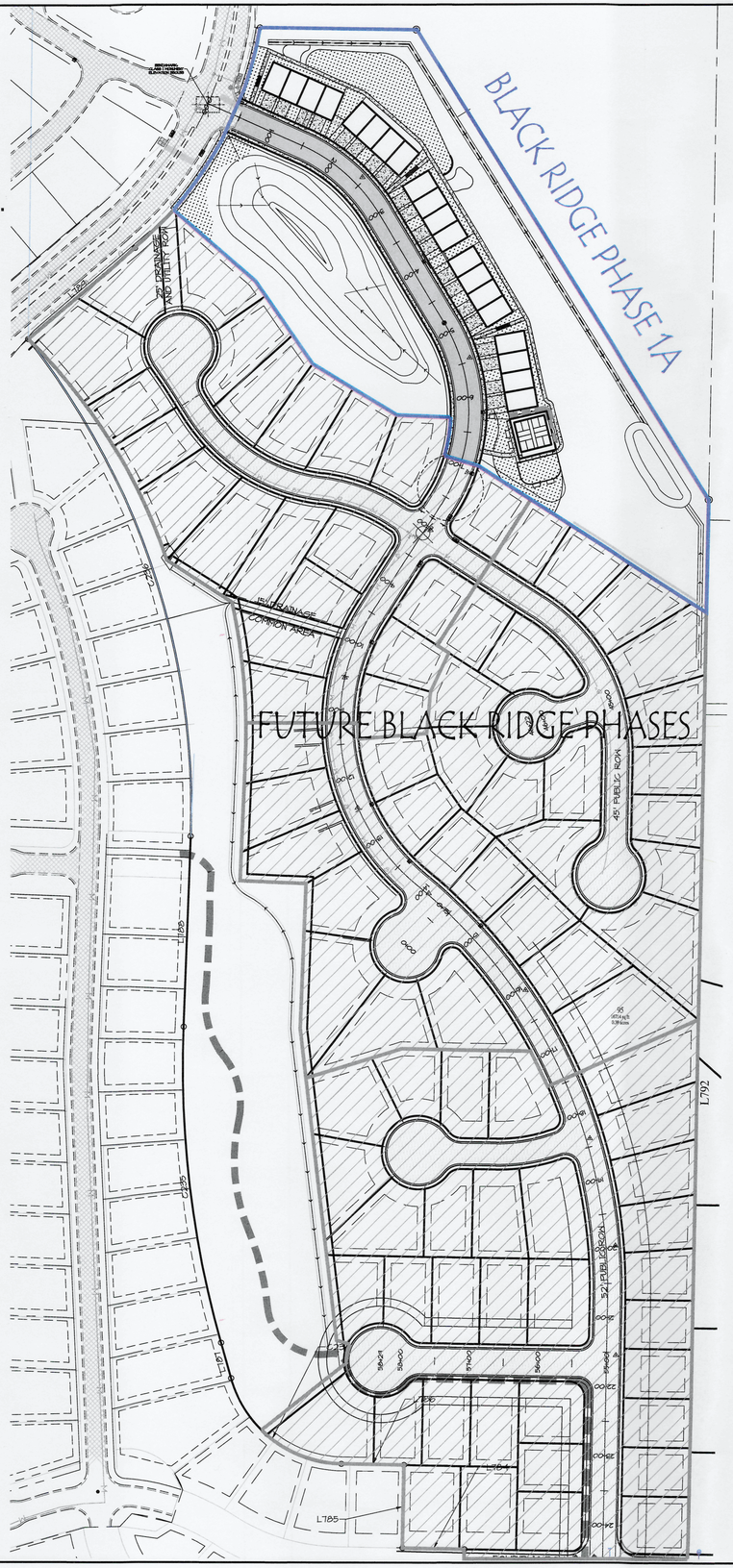
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Know what's **below.**
Call before you dig.

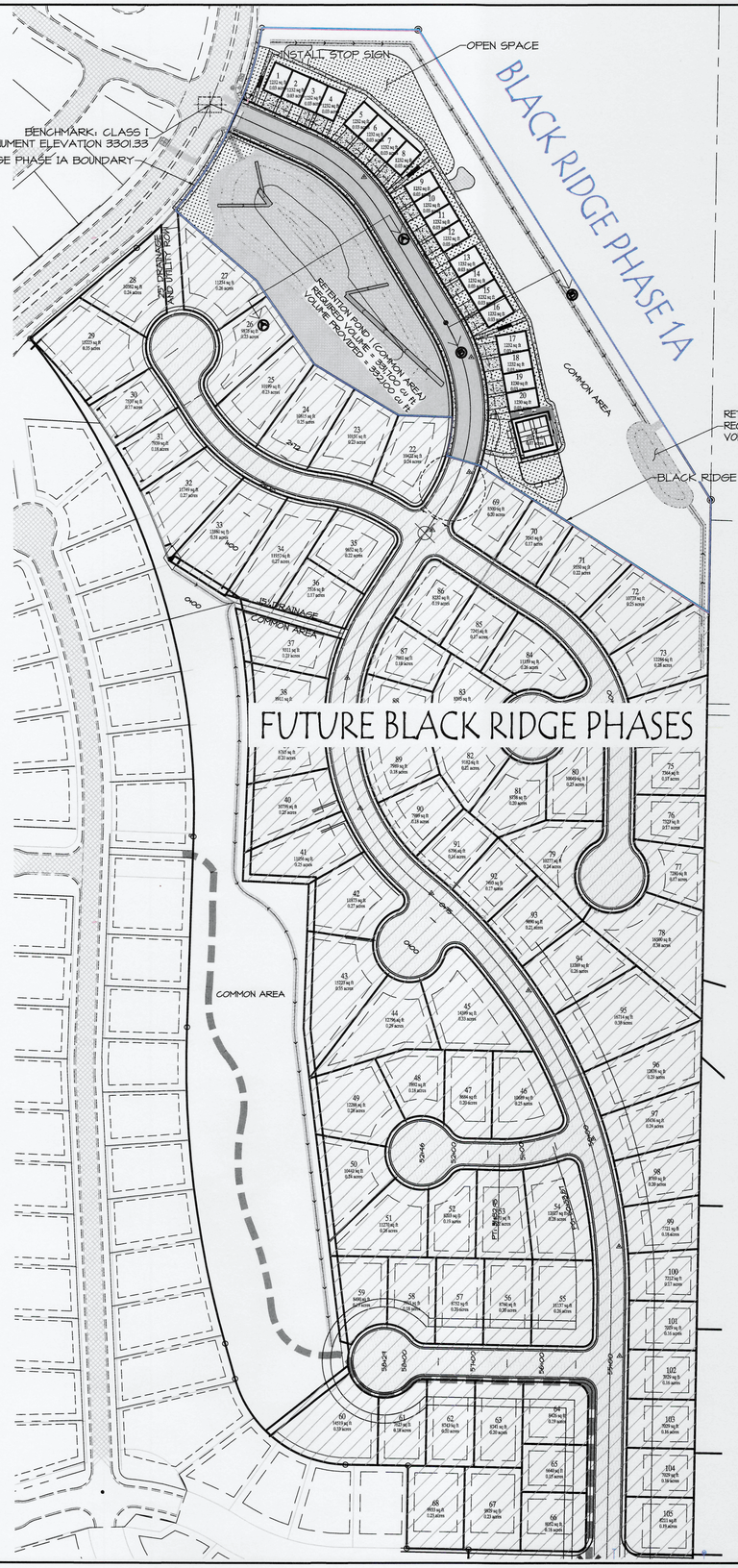
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BLACK RIDGE PHASE 1A
FUTURE BLACK RIDGE PHASES
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45' PUBLIC ROW
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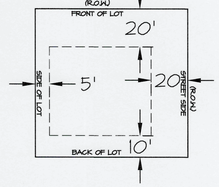
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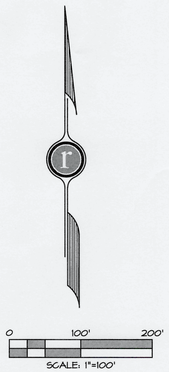
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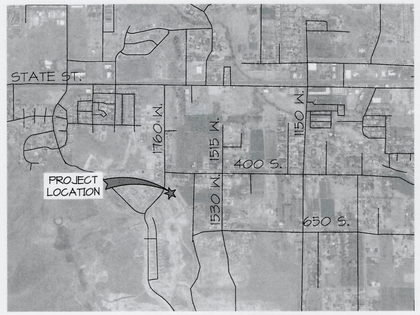
TYPICAL LOT SETBACKS:
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BLACK RIDGE PHASE 1A

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.



PROJECT LOCATION

THE PROJECT IS LOCATED AT:
500 SOUTH 1160 WEST
HURRICANE, UTAH

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT

WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
500 SOUTH 1160 WEST
HURRICANE, UTAH

GEOTECHNICAL

APPLIED GEOTECHNICAL
ENGINEERS CONSULTANTS, INC.
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850

OVERALL SITE INFORMATION:

CURRENT ZONE: PD OVERLAY
TOTAL AREA: 34.61 AC RESIDENTIAL UNITS: 84 SINGLE FAMILY, 20 MULTIFAMILY
TOTAL OPEN SPACE AREA: 8.8 AC = 25.43% TOTAL PUBLIC STREET AREA: 5.98 AC = 17.28% TOTAL LOTS (104) AREA: 19.38 AC = 57.30%
AVERAGE RESIDENTIAL LOT SIZE: 63,613/24 = 2,651 SQ.FT. DENSITY: UNITS/ACRES = 20/6.64 = 3.01 UNITS PER ACRE

DRAINAGE NOTES

ALL LOT ROOF DRAINS AND SURFACE DRAINAGE TO BE DIRECTED TO THE FRONT OF LOTS AND PROPOSED STREET IMPROVEMENTS. ALL ONSITE SURFACE DRAINAGE WILL BE DIRECTED TO THE MASTER PLANNED DRAINAGE BASINS SHOWN ON THE PLANS.

LEGEND

- =PROPOSED ASPHALT PAVEMENT
- =EXISTING ASPHALT
- =PROPOSED CONCRETE
- =PROPOSED ASPHALT PAVEMENT (FUTURE PHASE)
- =FUTURE BLACKRIDGE PHASES
- =PUBLIC UTILITY EASEEMENT
- RIP-RAP
- =PROPOSED SETBACK LINES
- =SWALE AND FLOW DIRECTION
- =BLACK RIDGE PHASE 1A EXTENTS

SITE PLAN INFO

	PHASE 1A	PHASE 1A AREA (ACRES)	FUTURE PHASES (ACRES)
TOTAL AREA	-	6.64	23.85
TOTAL ROW AREA	-	0.80	2.01
TOTAL BUILDING FOOTPRINT	-	0.45	-
TOTAL RESIDENTIAL UNITS	-	20	106
TOTAL COMMON AREA	-	1.01	-
DWELLING UNITS	20.00	-	-
DWELLINGS PER ACRE	3.01	-	-
OFFSITE PARKING PER UNIT	2	-	-
CURRENT ZONE	PD OVERLAY	-	-

DATE:	10/26/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction
DATE	
REVISIONS	

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435)
673-8397 www.racivil.com

OVERALL SITE PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 189108
ROBERT A. REID

SHEET
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BLACK RIDGE PHASE 1A

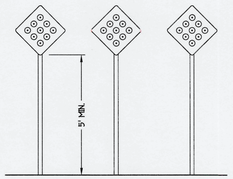
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.

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LEGEND

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT (FUTURE PHASE)
- FUTURE BLACKRIDGE PHASES
- PUBLIC UTILITY EASEMENT
- RIP-RAP
- LANDSCAPING (SEE LANDSCAPING PLAN)
- PROPOSED SETBACK LINES
- SWALE AND FLOW DIRECTION
- BLACK RIDGE PHASE 1A EXTENTS
- BLACK RIDGE FUTURE PHASES
- ROCK RETAINING WALL

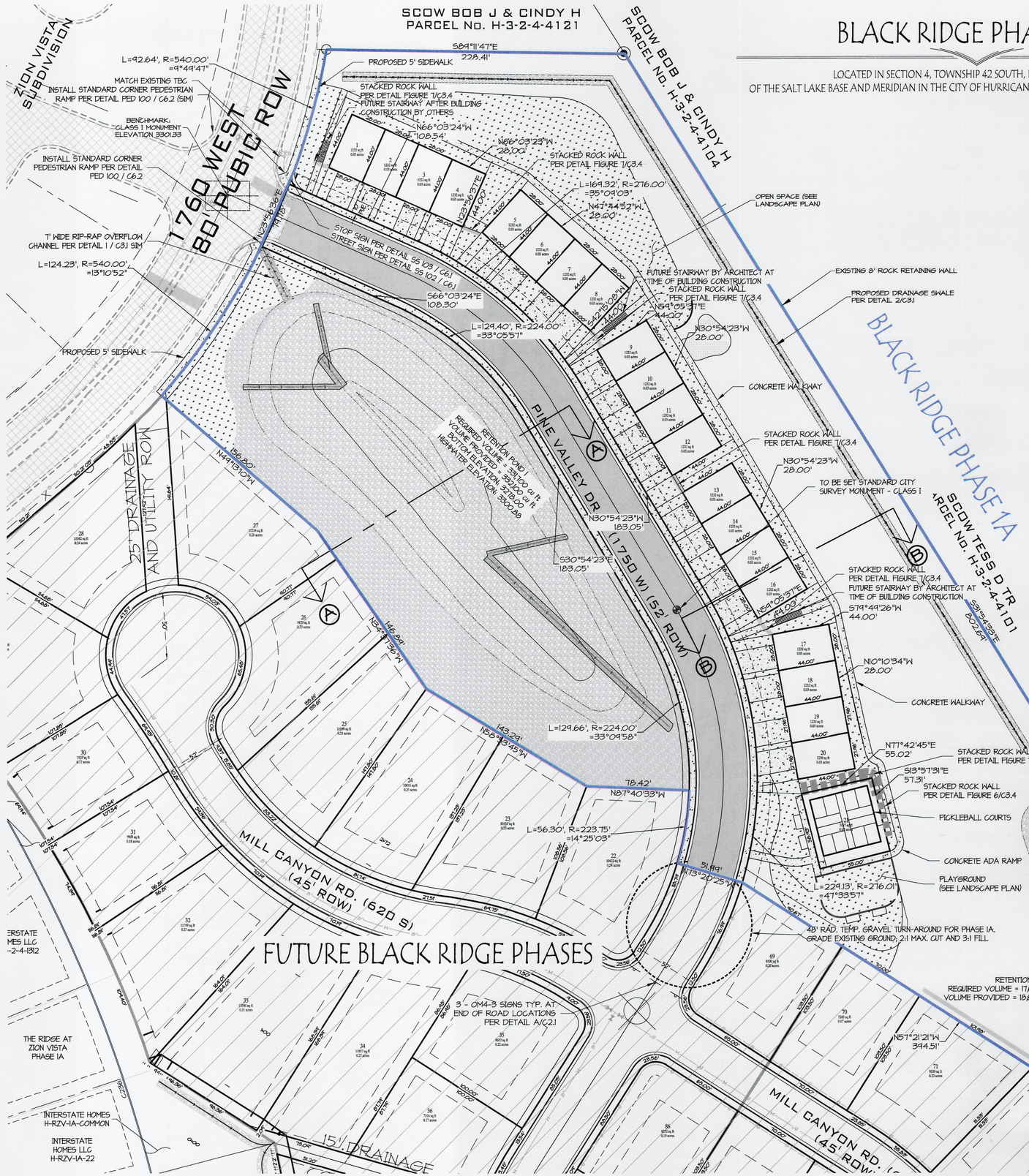


NOTE: OM4-3 END OF ROAD SIGNS TO BE PLACED AT LOCATIONS AS SHOWN. 2" GALVANIZED POST AS PER CITY OF HURRICANE DRAWING STANDARDS

A C2.1 END OF ROAD SIGNS
SCALE: N.T.S.



0 40' 80'
SCALE: 1"=40'



CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT

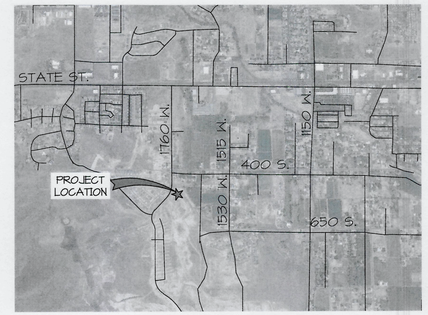
WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
500 SOUTH 1760 WEST
HURRICANE, UTAH

GEOTECHNICAL

APPLIED GEOTECHNICAL ENGINEERS CONSULTANTS, INC.
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850



PROJECT LOCATION

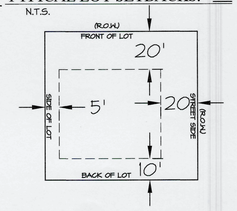
THE PROJECT IS LOCATED AT:
500 SOUTH 1760 WEST
HURRICANE, UTAH

SITE PLAN INFO

	PHASE IA	PHASE IA AREA (ACRES)	FUTURE PHASES (ACRES)
TOTAL AREA	-	6.64	23.85
TOTAL ROW AREA	-	0.80	2.01
TOTAL BUILDING FOOTPRINT	-	0.45	-
TOTAL RESIDENTIAL UNITS	-	20	106
TOTAL COMMON AREA	-	1.01	-
DWELLING UNITS	20.00	-	-
DWELLINGS PER ACRE	3.01	-	-
OFFSITE PARKING PER UNIT	2	-	-
CURRENT ZONE	PD OVERLAY	-	-

TYPICAL LOT SETBACKS:

N.T.S.



DATE: 10/28/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435)
673-8397 www.racivil.com

PHASE 1A SITE PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 180181
ROBERT A. REID

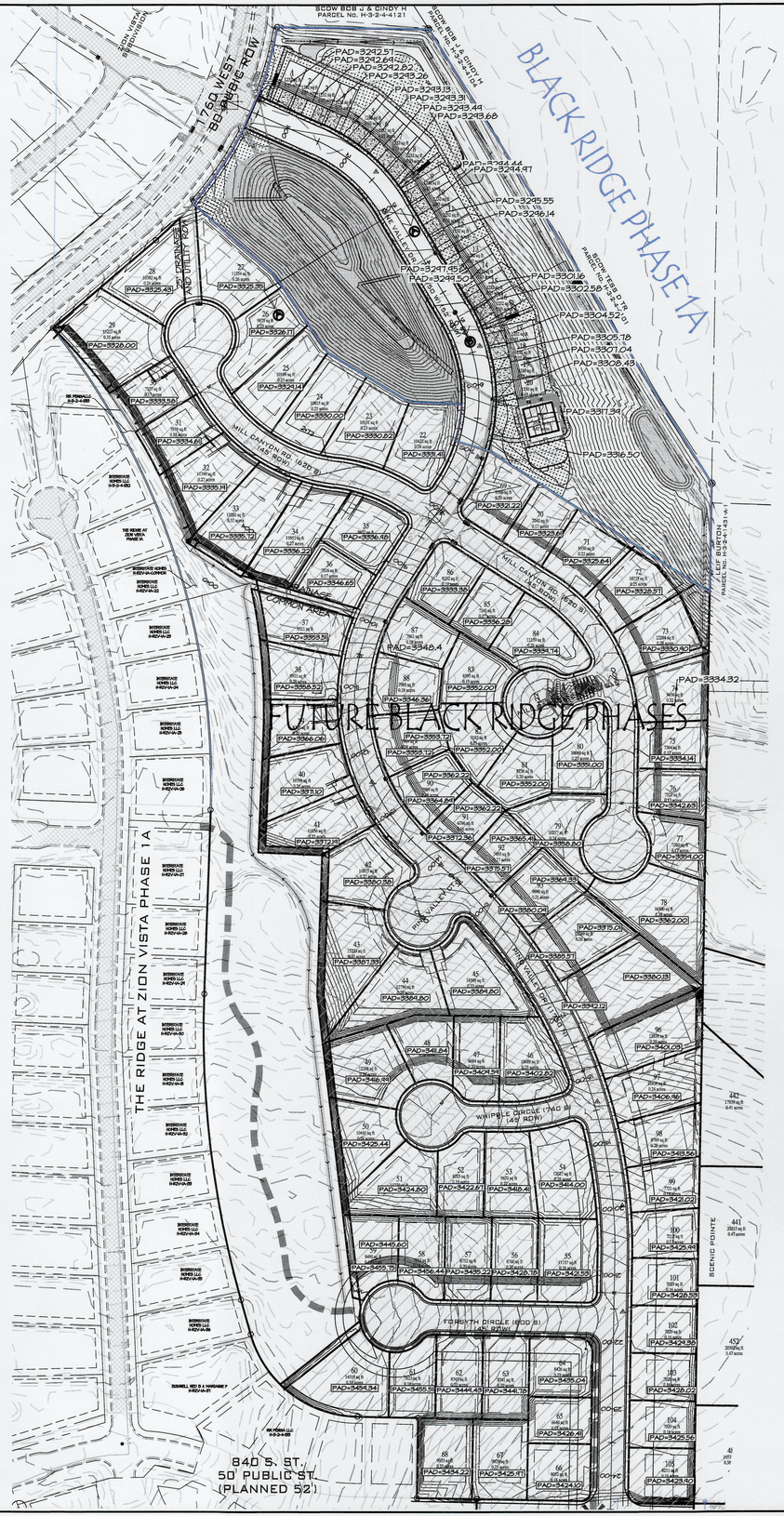
SHEET
C2.1

JAN 29 2024

811

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NOTICE:
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LEGEND

- BLACK RIDGE PHASE 1A EXTENTS
- 2' CONTOUR - EX
- 10' CONTOUR - EX
- 2' CONTOUR - PRO
- 10' CONTOUR - PRO
- TOP BACK CURB - EX
- LIP OF GUTTER - EX
- TOP BACK CURB - PRO
- LIP OF GUTTER - PRO
- FLOWLINE/DRAINAGE SWALE - EX
- FLOWLINE/DRAINAGE SWALE - PRO
- PROPERTY LINE - EX
- PROPERTY LINE - PRO
- STORM DRAIN MANHOLE - EX
- STORM DRAIN MANHOLE - PRO
- STORM DRAIN CURB INLET - EX
- STORM DRAIN CURB INLET - PRO
- ASPHALT PAVEMENT - EX
- ASPHALT PAVEMENT - PRO
- CONCRETE PAD - EX
- CONCRETE PAD - PRO
- -2.00% SURFACE FLOW DIRECTION - PRO

NOTE:
THE CITY WILL ONLY APPROVE GRADING FOR PHASE 1A WITH THIS PLAN SET. THIS MASS GRADING PLAN IS SHOWN FOR INFORMATION ONLY.

DEVELOPER SHALL COORDINATE WITH THE PROJECT ENGINEER, CITY ENGINEER AND CONTRACTOR TO PROVIDE INTERIM DRAINAGE CONTROL FOR EACH PHASE PRIOR TO ACCEPTANCE.

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT

WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
500 SOUTH 1760 WEST
HURRICANE, UTAH

GEOTECHNICAL

APPLIED GEOTECHNICAL
ENGINEERS CONSULTANTS, INC. (AGEC)
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850

EARTHWORK VOLUMES (OVERALL):

142,900	(C) CU. YD. CUT
158,000	(F) CU. YD. FILL
15,100	(C) CU. YD. NET

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

NOTE:
NO WALLS BUILT INSIDE OF
PUBLIC UTILITY EASEMENTS, TYP.

GRADING PLAN NOTES:

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE STANDARDS FOR DESIGN AND CONSTRUCTION, SPECIFICALLY APPENDIX J OF THE "INTERNATIONAL BUILDING CODE" LATEST EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEO-TECHNICAL STUDY PREPARED BY AGEC, PROJECT #2222132, DATED JUNE 5, 2023, 795 E. FACTORY DRIVE, ST. GEORGE, UT 84790.
2. 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.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL 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).
4. ALL EXCAVATIONS, 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.

DATE:	10/26/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS DATE

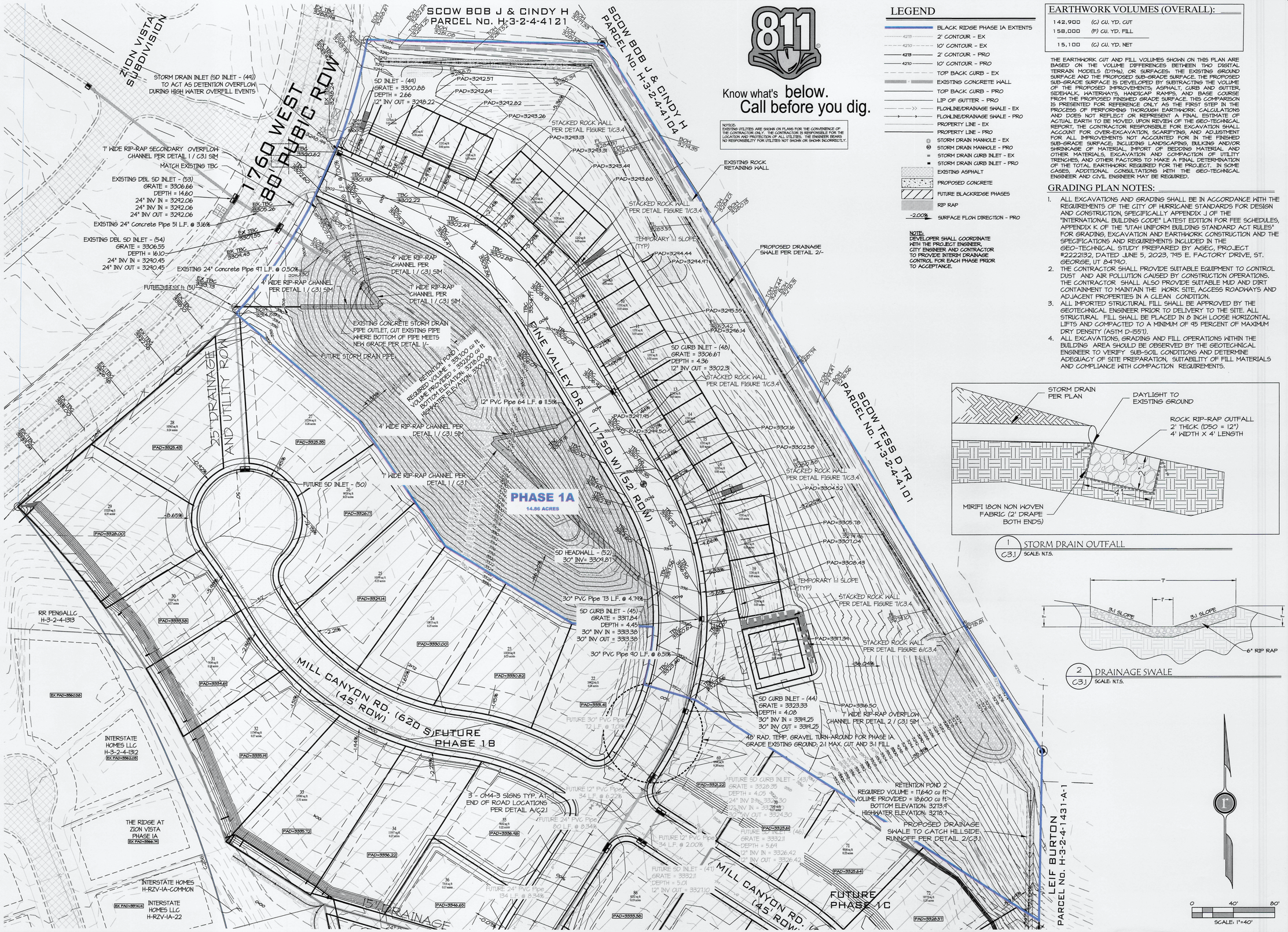
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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

FUTURE OVERALL MASS GRADING PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — No. 18910 — ROBERT A. REID — REGISTERED PROFESSIONAL ENGINEER

SHEET
C3.0

JAN 29 2024



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LEGEND

- BLACK RIDGE PHASE 1A EXTENTS
- 2' CONTOUR - EX
- 10' CONTOUR - EX
- 2' CONTOUR - PRO
- 10' CONTOUR - PRO
- TOP BACK CURB - EX
- EXISTING CONCRETE WALL
- TOP BACK CURB - PRO
- LIP OF GUTTER - PRO
- FLOWLINE/DRAINAGE SWALE - EX
- FLOWLINE/DRAINAGE SWALE - PRO
- PROPERTY LINE - EX
- PROPERTY LINE - PRO
- STORM DRAIN MANHOLE - EX
- STORM DRAIN MANHOLE - PRO
- STORM DRAIN CURB INLET - EX
- STORM DRAIN CURB INLET - PRO
- EXISTING ASPHALT
- PROPOSED CONCRETE
- FUTURE BLACKRIDGE PHASES
- RIP RAP
- -2.00% SURFACE FLOW DIRECTION - PRO

NOTE: DEVELOPER SHALL COORDINATE WITH THE PROJECT ENGINEER, CITY ENGINEER AND CONTRACTOR TO PROVIDE INTERIM DRAINAGE CONTROL FOR EACH PHASE PRIOR TO ACCEPTANCE.

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2. 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.
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1 / C3.1 STORM DRAIN OUTFALL
SCALE: N.T.S.

2 / C3.1 DRAINAGE SWALE
SCALE: N.T.S.

0 40' 80'
SCALE: 1"=40'

JAN 29 2024

DATE:	10/28/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

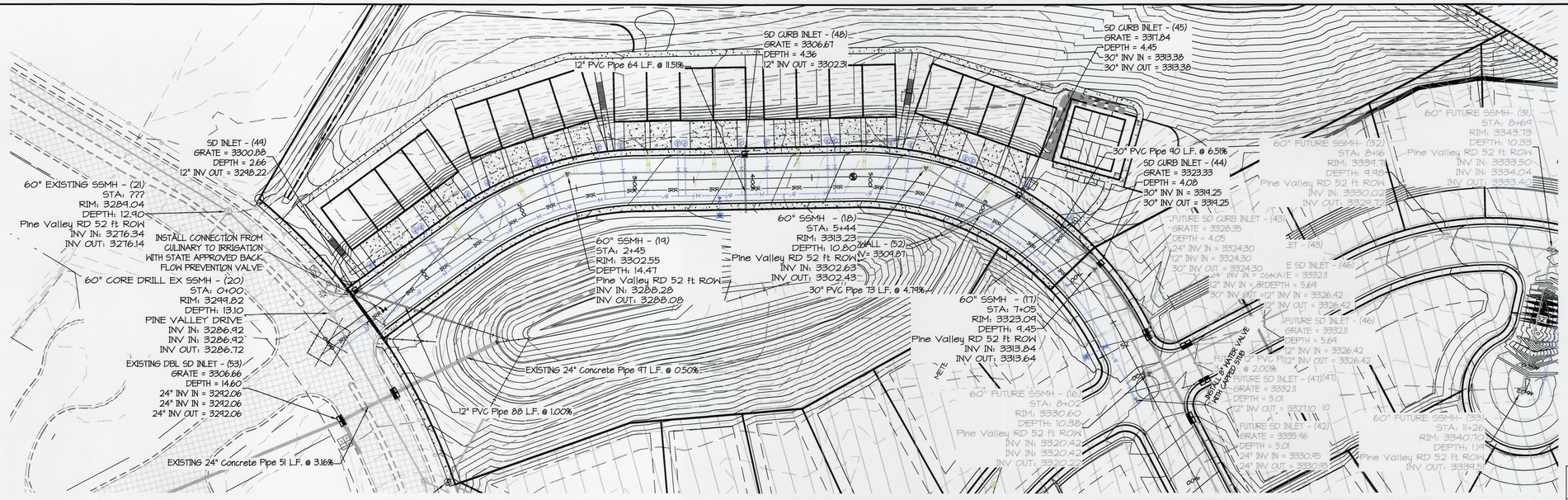
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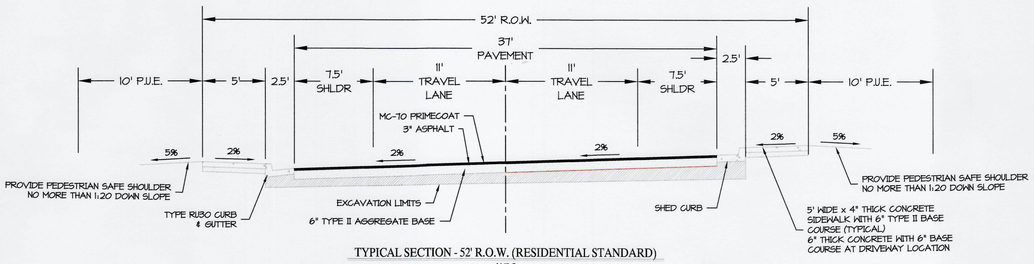
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

PHASE 1A GRADING & DRAINAGE PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

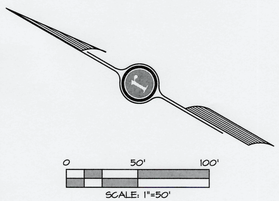
STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 181101 — ROBERT A. REID

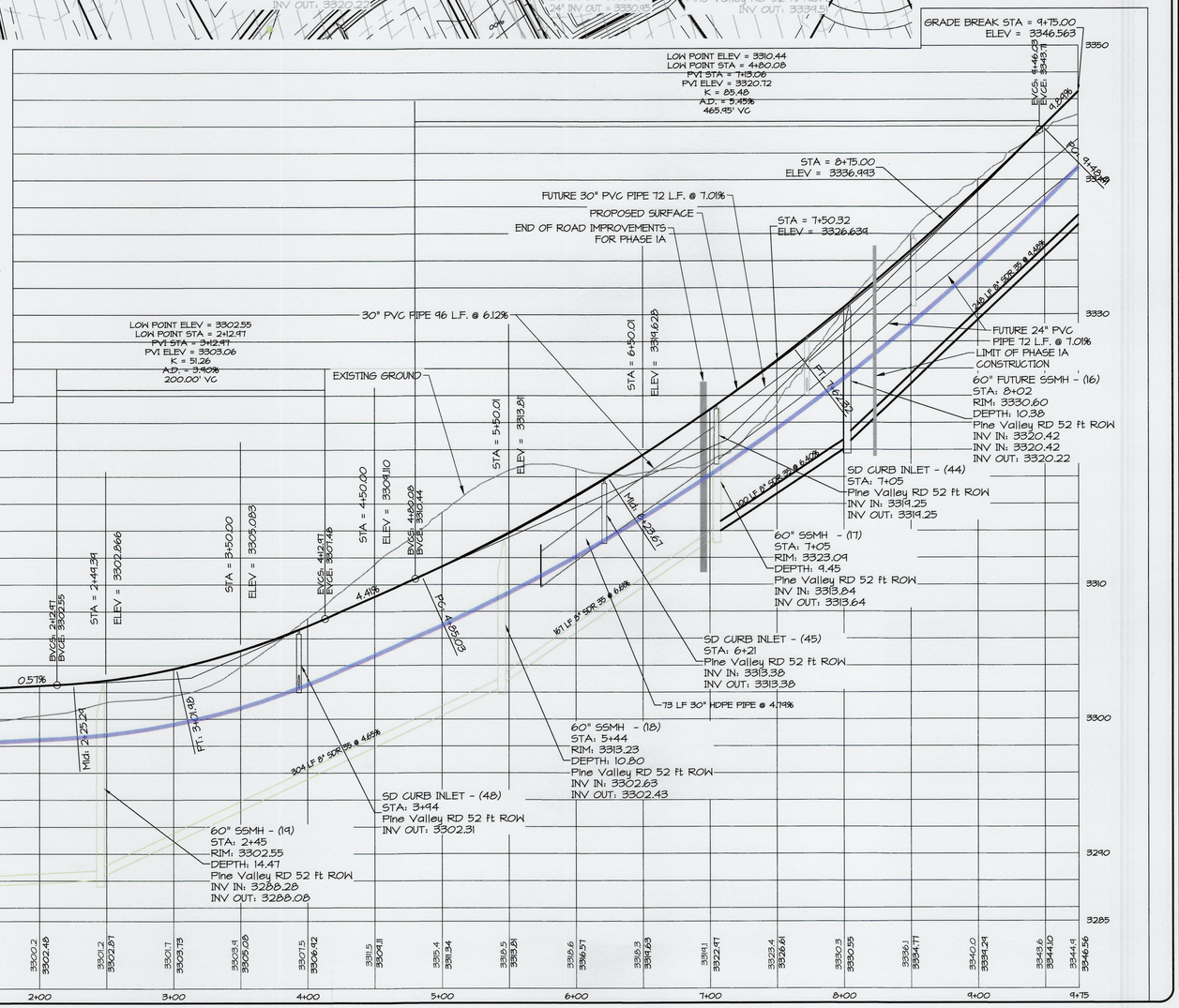
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C3.1





TYPICAL SECTION - 52' R.O.W. (RESIDENTIAL STANDARD)
N.T.S.





DATE:	10/28/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS DATE

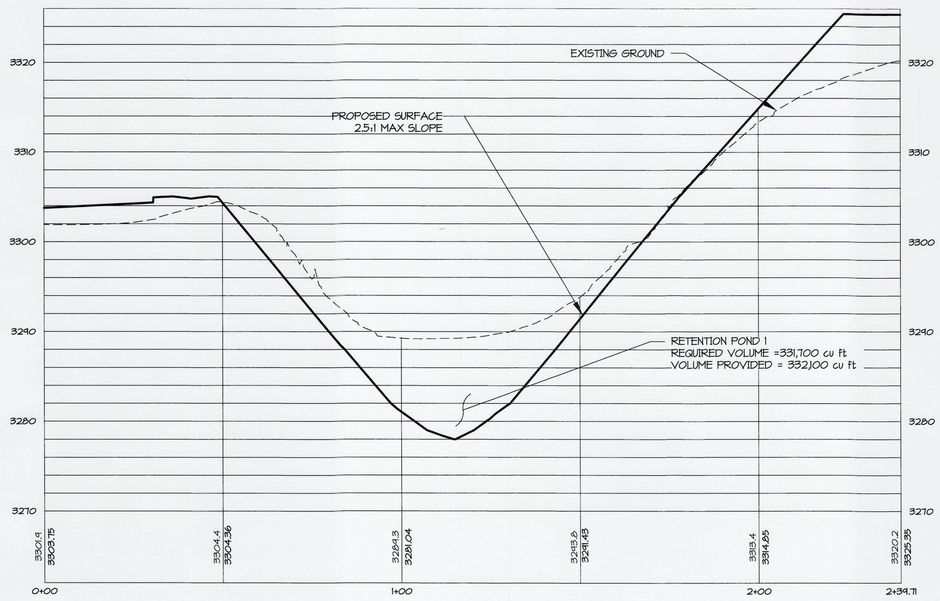
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PINE VALLEY DRIVE PLAN AND PROFILE
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
NO. 10910
ROBERT A. REID
12/28/23

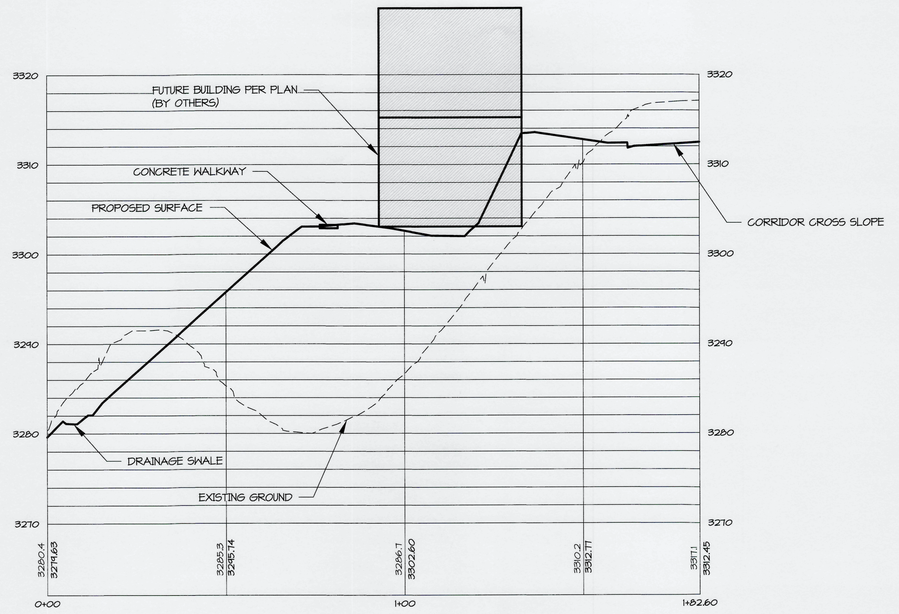
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C3.2

JAN 29 2024



CROSS SECTION A-A





CROSS SECTION B-B

DATE: 10/28/23
JOB NO.: 12835-21
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CHECKED BY: RAR
DWG: Construction

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DATE

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CIVIL ENGINEERS • LAND SURVEYORS

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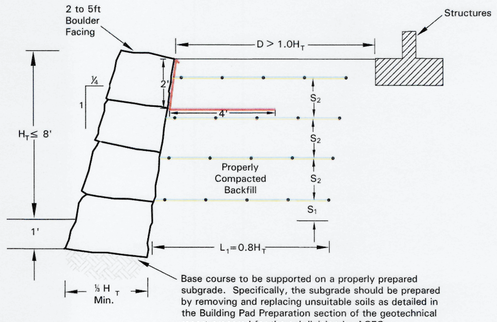
GRADING CROSS SECTIONS
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
No. 181101
ROBERT A. REID
LICENSED PROFESSIONAL ENGINEER
10/28/23

SHEET
C3.3

JAN 2 9 2024

BLACK RIDGE
HURRICANE, UTAH



Key:

Mirafi 140N Filter Fabric

Geosynthetic Reinforcment

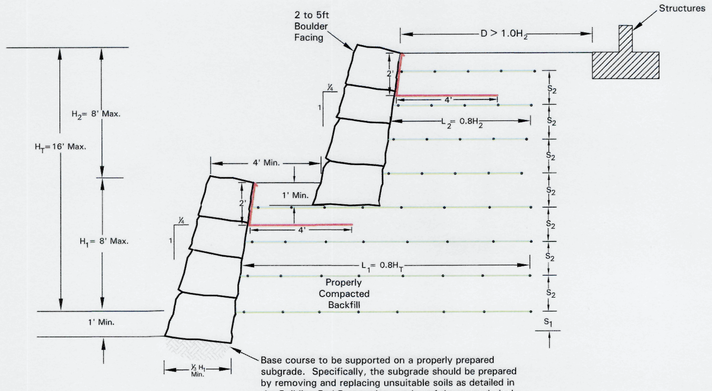
Note: See Figure 9 for Notes

LICENSED PROFESSIONAL ENGINEER 06/05/23 No. 177876 G. WAYNE ROGERS STATE OF UTAH

By: G. Wayne Rogers, P.E.

2222132	AGEC	SINGLE TIERED ROCKERY FACED REINFORCED FILL SLOPE	Figure 6

BLACK RIDGE
HURRICANE, UTAH



Key:

Mirafi 140N Filter Fabric

Geosynthetic Reinforcment

Note: See Figure 9 for Notes

LICENSED PROFESSIONAL ENGINEER 6/5/23 No. 177876 G. WAYNE ROGERS STATE OF UTAH

By: G. Wayne Rogers, P.E.

2222132	AGEC	TWO TIERED ROCKERY FACED REINFORCED FILL SLOPE	Figure 7

BLACK RIDGE
HURRICANE, UTAH

Boulder Placement/Construction:

1. Boulders should be angular, rectangular basalt rock. Boulders should have a flat stacking surface and decrease in size as they are stacked.
2. Base rock size = ½-⅓H ; Minimum rock size 24 inches and/or 200 pounds.
3. Boulders should consist of durable material resistant to weathering. Typically 2 to 5 feet in size. Minimum **embedment** = 1 foot unless deeper embedment is shown on drawing.
4. Minimum **batter** ¼:1 (Horizontal to Vertical).
5. Minimum setback for a structure should be (D) as per detail.
6. The slope/boulder subgrade should be properly prepared/compacted as directed by the geotechnical engineer prior to placing of fill or boulders.
7. Landscaping should be limited adjacent rock slope. Wetting of the backfill may result in settling or reduced stability. Block walls or fences may settle if placed in the backfill zone.

Fill:

1. Backfill may consist of on-site processed, (crushed) material.
2. Each lift of backfill should be properly compacted. Hand compaction should be used within 3 feet of boulder facing. 4 inch lifts should be used for hand compaction equipment. Lift thickness may be increased to 8 inches for rubber tire or roller compaction.
3. Rockfill - Consists of broken up bedrock and should be processed such that the maximum particle size is 6".

Construction Observation:

1. Pre-construction meeting with Engineer, Owner and Contractor.
2. Observation of construction should be completed so that the quality of construction can be verified and documented and modifications can be made if conditions require.
3. Backfill placed behind boulders and in reinforced areas should be tested frequently to verify compaction is at least 95% of the maximum dry density as determined by ASTM D-1557. We recommend a testing frequency of approximately every 1 foot of fill placed staggered approximately every 50 lineal feet. If the fill is not properly compacted, the stability of the slope will be reduced.
4. A representative of AGEC should observe/verify placement of the geogrid and filter fabric.

Geosynthetics:

1. The filter fabric may consist of Mirafi 140N, non-woven filter fabric or equivalent.
2. **Geosynthetic reinforcement** should be placed continuously in the primary strength direction. It may not be spliced in the primary strength direction.
3. The geogrid should be stretched by hand until taut and free of wrinkles. Individual lengths of the geosynthetic reinforcement should be overlapped at least 1 foot.
4. Where rockery wall forms an outside corner, geogrid should be placed in both directions with a minimum of 4" of backfill between the overlapping layers of geogrid.
5. The following table should be referred to for geosynthetic grid length: (See Figure 1)

Geosynthetic Reinforcement Schedule ¼:1 (H:V) Slope

Boulder Faced Fill Slope Height (ft)	Geosynthetic Reinforcement Required	Approved * Geosynthetic Reinforcement	Geosynthetic Vertical Spacing (ft)		Grid Lengths (ft)	
			S_1	S_2	L_1	L_2
$H_T \leq 4$	No	NA	NA	NA	NA	NA
$4 < H_T \leq 16$	Yes	Miragrid 5XT	1	2	$0.8H_T$	$0.8H_2$

* Approved Equivalents - Tensar UX1500HS = Miragrid 5XT = WG 6

LICENSED PROFESSIONAL ENGINEER 6/5/23 No. 177876 G. WAYNE ROGERS STATE OF UTAH

By: G. Wayne Rogers, P.E.

2222132	AGEC	Notes to Rockery Faced Slopes	Figure 9

DATE: 10/28/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

RETAINING WALL DETAILS
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH LICENSED PROFESSIONAL ENGINEER No. 181010 ROBERT A. REID 12/31/24

SHEET
C3.4

JAN 29 2024

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CIVIL ENGINEER
ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT
WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

WATER
HURRICANE CITY WATER
646 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-4442

SEWER
ASH CREEK SPECIAL SERVICES DISTRICT
1350 S. SAND HOLLOW RD.
HURRICANE, UTAH 84737
(435) 635-2348

ENERGY SERVICES
HURRICANE CITY POWER
526 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-5536

POWER KEY NOTES
1. EXISTING SWITCH TO MAKE TIE
2. INSTALL NEW 3 PHASE VAULT
3. FIND 4" STUB AND INSTALL 4" PVC WITH 4/0 15kv 3 PHASE IN 4" PVC
4. INSTALL NEW 75kva TRANSFORMER 120/240 1 PHASE
5. INSTALL 500mcm ALUM. TRIPLEX IN 3" PVC
6. INSTALL 4 SOCKET METER PACK (200 amps PER METER)
7. INSTALL PERMANENT METER PEDISTAL UP TO 400 amps 1 PHASE FED BY 350mcm ALUM TRIPLEX IN 3" PVC
8. INSTALL NEW 50kva TRANSFORMER 120/240 1 PHASE
9. INSTALL 1/0 15kv ALUM. WIRE IN 2-1/2" PVC
10. INSTALL DECORATIVE LED POST-TOP FED BY #10 COPPER IN 1" PVC
11. INSTALL 4" PVC STUB

POWER NOTES
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1A MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE
12. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC, CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS 152A, 3A,OR 4@ PVC., SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM
17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUY'S IF THEY CONFLICT WITH SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
18. DEVELOPER WILL BE BILLED A RISER FEES. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS
19. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC
20. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
21. DEVELOPER WILL BE BILLED TO CONNECT INTO EXISTING SWITCH.



SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT WATER TO WASTEWATER:
VERTICAL	- 18 IN

LEGEND
- EXISTING OR FUTURE WATER VALVE
- PROPOSED WATER VALVE
- WATER METER
- PROPOSED WATER LATERAL
- EXISTING OR FUTURE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED IRRIGATION METER
- PROPOSED IRRIGATION VALVE (SEE 2 INCH RP VALVE ASSEMBLY DETAIL SHEET C6.4)
- PROPOSED 6" IRRIGATION LINE
- 4" SANITARY SEWER LATERAL
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING OR FUTURE SEWER PIPE PER PLAN
- PROPOSED SEWER PIPE PER PLAN

GENERAL NOTES:
1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "ASH CREEK SPECIAL SERVICE DISTRICT", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF HURRICANE STANDARDS. ALL UTILITIES TO HAVE A MINIMUM 10' SEPARATION FROM SEWER MAINS.
2. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET C7.0 FOR CONSTRUCTION & UTILITY DETAILS.

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 "HURRICANTE CITY STANDARD SPECIFICATIONS FOR DISIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATESET 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 BACKFLOW 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 THE 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 SERVICE 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.

ASH CREEK SEWER NOTES:
1. SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

DATE:	10/28/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS DATE:

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

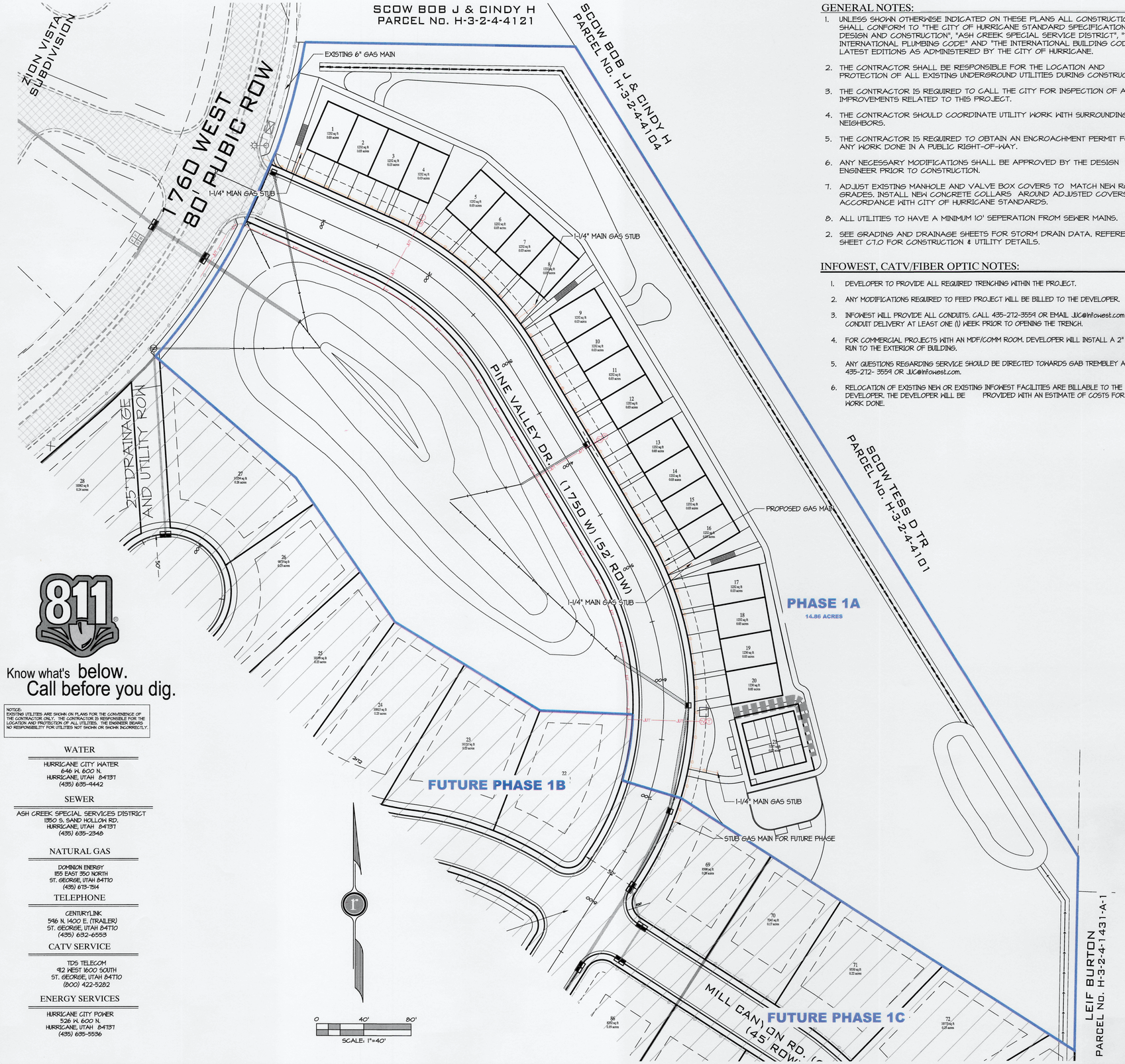
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

UTILITY (POWER WATER SEWER)
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — No. 189810 — ROBERT A. REID — 12/29/23 — LICENSED PROFESSIONAL ENGINEER

SHEET
C4.0

JAN 29 2024



811

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

WATER
HURRICANE CITY WATER
648 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-4442

SEWER
ASH CREEK SPECIAL SERVICES DISTRICT
1350 S. SAND HOLLOW RD.
HURRICANE, UTAH 84737
(435) 635-2348

NATURAL GAS
DOMINION ENERGY
955 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

TELEPHONE
CENTURYLINK
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 632-6553

CATV SERVICE
TDS TELECOM
912 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(800) 422-5282

ENERGY SERVICES
HURRICANE CITY POWER
526 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-5536

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "ASH CREEK SPECIAL SERVICE DISTRICT", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
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4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF HURRICANE STANDARDS.
8. ALL UTILITIES TO HAVE A MINIMUM 10' SEPERATION FROM SEWER MAINS.
2. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET GT.0 FOR CONSTRUCTION & UTILITY DETAILS.

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 (1) 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 BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLEY AT 435-272- 3559 OR JUC@infowest.com.
6. RELOCATION OF EXISTING NEW OR EXISTING INFOWEST FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CIVIL ENGINEER
ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT
WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT WATER TO WASTEWATER:
VERTICAL	- 18 IN

LEGEND

- NATURAL GAS LINE
- NATURAL GAS METER
- JOINT UTILITY TRENCH
- PHONE PEDESTAL
- CABLE TV PEDESTAL
- STORM DRAIN PIPE
- STORM DRAIN CURB INLET
- STORM DRAIN DOUBLE CURB INLET

JUC TRENCH NOTES:

1. THE J.U.C. TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE OF STREETS. GAS TRENCH ON THE EAST OR SOUTH SIDE OF STREETS
2. BURIAL DEPTH MEASURE TO THE CENTER OF CONDUIT
3. LOCATIONS OF PUBLIC UTILITIES (GAS, POWER, PHONE, CABLE) ARE SHOWN NOT TO SCALE. TYPICAL STANDARD SEPERATIONS ARE REQUIRED. LATITUDE MAY BE USED WITHIN THE REQUIREMENTS OF THE INDIVIDUAL UTILITY.

INTERNET/FIBER OPTIC NOTES (CENTURYLINK):

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 435-884-7920 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

CATV NOTES (TDS TLECOM):

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8432 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT 435-703-8432.
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.

GAS NOTES (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 UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A FUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL, (435)210-0729, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE**GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3310, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

DATE:	10/26/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

UTILITY (CATV, GAS, PHONE)
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 189101
ROBERT A. REID
10/26/23

SHEET
C4.1

JAN 29 2024

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

NOTICE:
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0 100' 200'
SCALE: 1"=100'

NOTES:

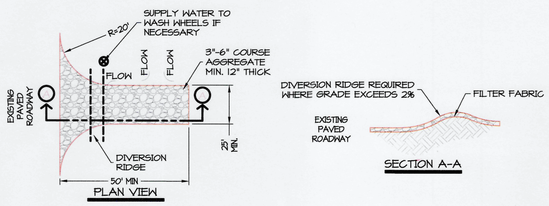
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.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

CONSTRUCTION SPECIFICATIONS:

1. THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50 FEET.
2. LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

MAINTENANCE:

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



G – TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
BMP C105
SCALE: N.T.S.

DUST CONTROL:

DUST CONTROL MEASURES SHALL BE OBSERVED AT ALL TIMES AND MUST CONFORM TO IVINS CITY STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING (ON-SITE WATER TANK WILL BE PROVIDED BY THE DEVELOPER):

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 OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
4. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

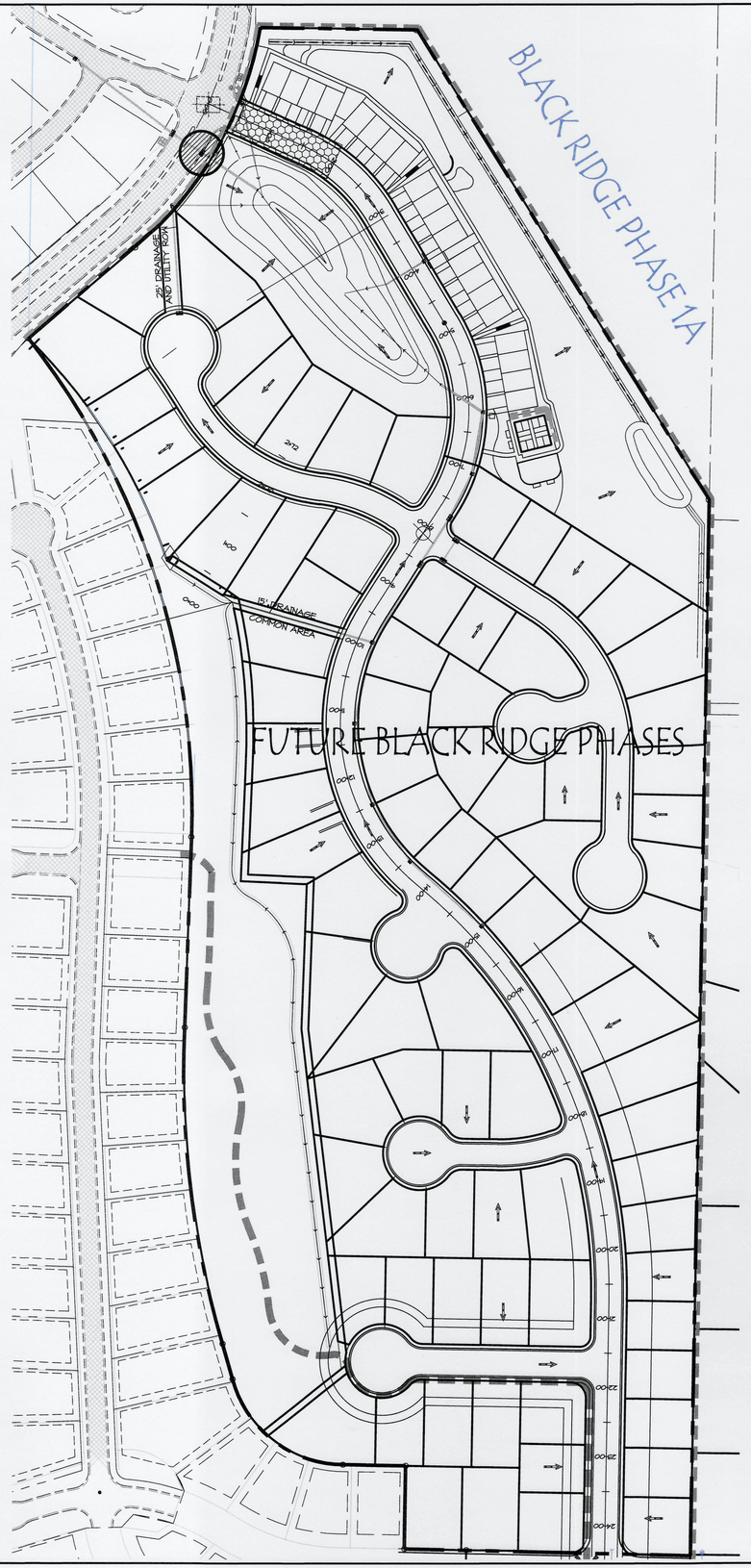
1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST, AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCING-BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

STORM WATER POLLUTION PREVENTION:

1. EARTHEN BERM TO BE INSTALLED AT EDGE OF CONSTRUCTION LIMITS NORTH OF THE PROPOSED BUILDING.

SEDIMENT EROSION CONTROL:

1. PROVIDE SEDIMENT BASINS AT THE BOTTOM OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED AFTER EVERY STORM EVENT. THE BASINS MAY BE REMOVED AFTER SOIL STABILIZATION AND VEGETATION IS ESTABLISHED ON ERODABLE SLOPES
2. PROVIDE SEDIMENT CONTROL AROUND EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM
3. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSPECTED AND MAINTAINED REGULARLY AND AFTER EVERY STORM EVENT.
4. ANY ALTERNATIVE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY THE ENGINEER AND IVINS CITY.
5. THE CONTRACTOR SHOULD FOLLOW A WORK SCHEDULE THAT COORDINATES THE TIMING OF LAND-DISTURBING ACTIVITIES.
6. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
7. PRACTICE STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
8. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL BMP'S.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR IVINS CITY.
10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS.
11. CONTRACTOR SHALL USE EXISTING PAVEMENT OR VEHICLE TRACKING CONTROL AT ALL ENTRANCES AND EXITS.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED AS TO NOT ENTER THE STORM WATER SYSTEM.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
14. THE LIMITS OF DISTURBANCE SHALL BE STAKED BEFORE CONSTRUCTION BEGINS
15. COMPLY WITH ALL REQUIREMENTS FROM IVINS CITY AND THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
16. A COPY OF THIS STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON SITE DURING ALL CONSTRUCTION ACTIVITY.

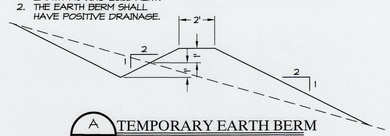


LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE PER DTL D/- OR EARTH BERM PER DETAIL A/-
- PROPOSED-STORM DRAIN
- PROPERTY LINE - EX
- PROPERTY LINE - PRO
- FLOWLINE/DRAINAGE SWALE - PRO
- PROPOSED-STORM DRAIN CATCH BASIN
- SURFACE FLOW DIRECTION - PRO
- INSTALL VEHICLE TRACKING CONTROL - SEE DETAIL C
- CONSTRUCT CURB INLET PROTECTION - SEE DETAIL B

NOTE:
DEVELOPER SHALL COORDINATE WITH THE PROJECT ENGINEER, CITY ENGINEER AND CONTRACTOR TO PROVIDE INTERIM DRAINAGE CONTROL FOR EACH PHASE PRIOR TO ACCEPTANCE.

NOTES:
1. THE EARTH BERM SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. THE EARTH BERM SHALL HAVE POSITIVE DRAINAGE.



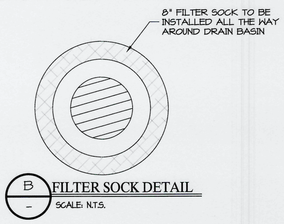
A – TEMPORARY EARTH BERM
SCALE: N.T.S.

EROSION CONTROL NOTES

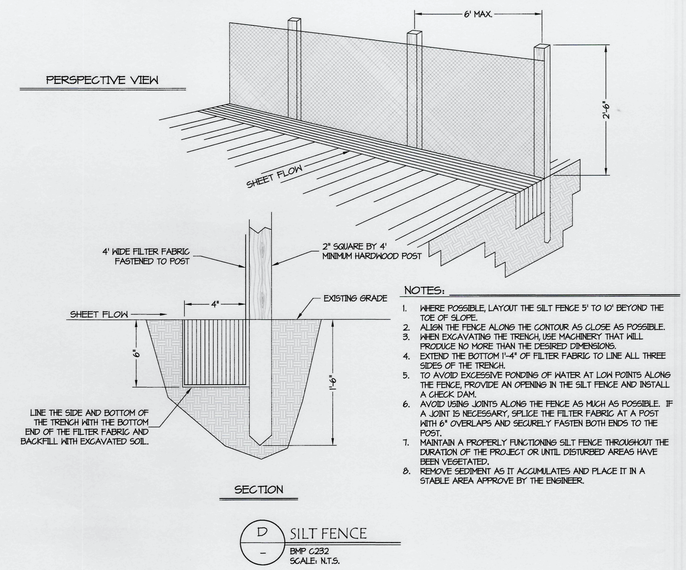
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
2. THE PROPERTY OWNER IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. ALL BMPS SHALL BE MAINTAINED TO EFFECTIVELY PREVENT THE IMPACTS OF THIS PROJECTS CONSTRUCTION AND USE ON STORM WATER QUALITY.
3. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED BY OWNER:
   a. PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTIONS SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
   b. LITTER, DEBRIS, AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
   c. PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

NOTES:

1. EXCAVATE A TRENCH AROUND THE PERIMETER OF THE DROP-INLET THAT IS 6" DEEP AND 4" WIDE.
2. DRIVE POST AT EACH CORNER OF THE INLET STRUCTURE. IF THE DISTANCE BETWEEN CORNER POST EXCEEDS 4', PLACE ANOTHER POST(S) BETWEEN THEM.
3. CONNECT THE TOPS OF ALL THE POSTS WITH A WOODEN SUPPORT FRAME MADE OF 2" BY 4" BOARDS. USE NAILS OR SCREWS FOR FASTENING.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE SILT FENCE IS NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



B – FILTER SOCK DETAIL
SCALE: N.T.S.



NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 1'-4" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONG THE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALL A CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH 6" OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVE BY THE ENGINEER.

D – SILT FENCE
BMP C232
SCALE: N.T.S.

DATE: 10/28/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction

REVISIONS DATE

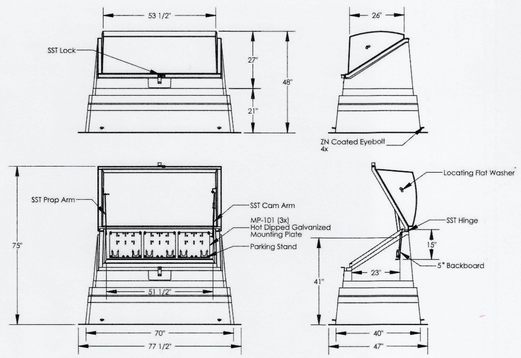
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

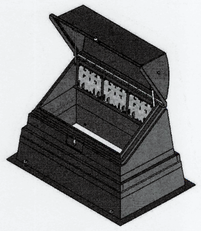
EROSION CONTROL PLAN
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH LICENSED PROFESSIONAL ENGINEER
No. 189101
ROBERT A. REID
10/28/23

SHEET
C5.0

JAN 29 2024



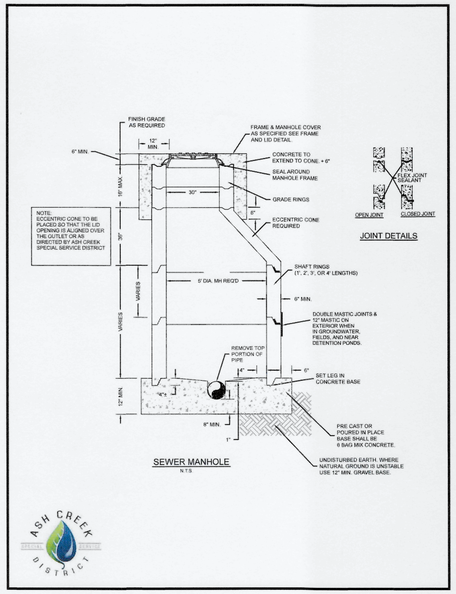


3 PHASE SECTIONALIZING CABINET

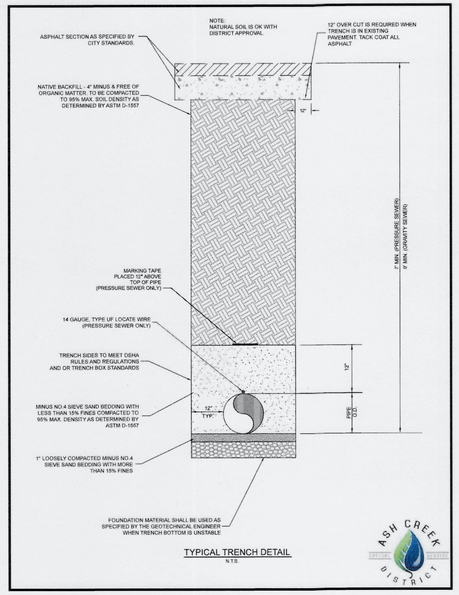
HURRICANE CITY UTAH

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

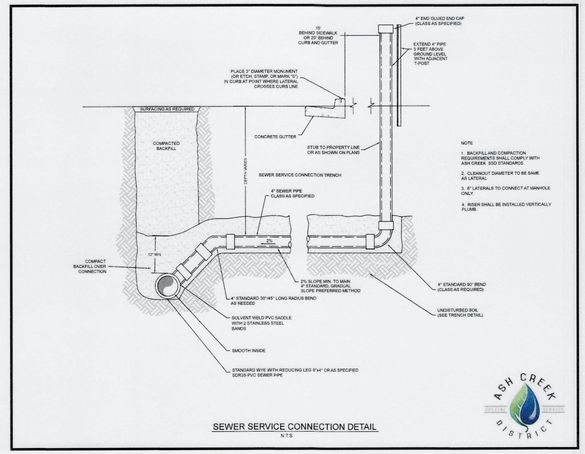
STANDARD DRAWING NO.
DR-15



SEWER MANHOLE
N.T.S



TYPICAL TRENCH DETAIL
N.T.S

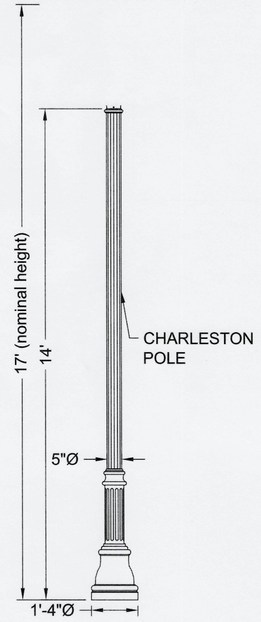


SEWER SERVICE CONNECTION DETAIL
N.T.S

DATE:	11/15/22
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS — DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com



Specifications

POST DESCRIPTION The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 5" Ø fluted. The post shall be Holophanes' catalog number CH14F5/16-CA/BZ.

MATERIALS The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

DIMENSIONS The post shall be 14'- 0" in height with a 16" diameter x 44" tall base. The shaft diameter shall be 5". At the top of the post, an integral 3" O.D. tenon with a transitional donut shall be provided for luminaire mounting.

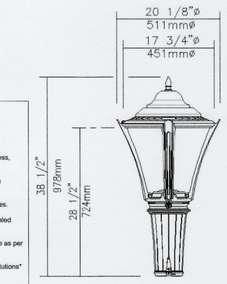
INSTALLATION The post shall be provided with four, hot dip galvanized L-type anchor bolts to be installed on a 10" to 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

HURRICANE CITY UTAH

DECORATIVE STREET LIGHT POLE

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

STANDARD DRAWING NO.
DR-8



Finial: Decorative cast 356 aluminum, mechanically assembled.

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

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

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

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

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

Optical System: (LE5, LE3), IES type V, or III. Edge lit optical system, no substitutions* . Optical system is rated IP66. 0% uplight and U0 per IESNA TM 15.

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

Surge Protector: Surge protector 10kV/10kA.

Lumens: 7,482 lumens in type III, 7,572 lumens, in type 5, FAWS dial at 10".

Wattage: Max 95 watts.

FAWS: Field Adjustable Wattage Switch. No substitutions*

Warranty: 10 year limited warranty. No substitutions*

Photocell Receptacle: 7 pin.

Finish: Powder coat black

Same table for type 5 and type 3 optics.

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System Wattage
1	0.30	0.29
2	0.50	0.50
3	0.60	0.59
4	0.68	0.67
5	0.77	0.76
6	0.84	0.82
7	0.90	0.89
8	0.94	0.93
9	0.99	0.98
10	1.00	1.00

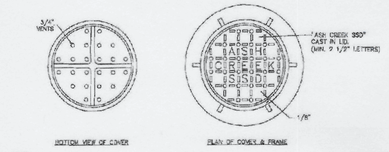
Note: Typical value accuracy ± 5%

HURRICANE CITY UTAH

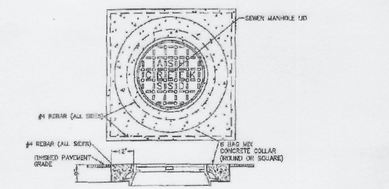
POST TOP STREET LIGHT

CITY OF HURRICANE POWER DEPARTMENT
STANDARD DRAWINGS

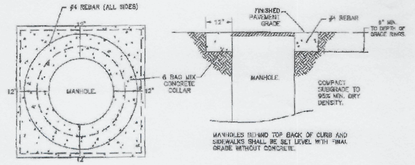
STANDARD DRAWING NO.
DR-9



RING & LID DETAIL
N.T.S.

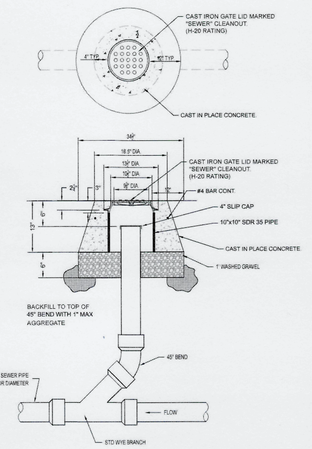


FRAME & LID DETAIL
N.T.S.



NOTICE
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.



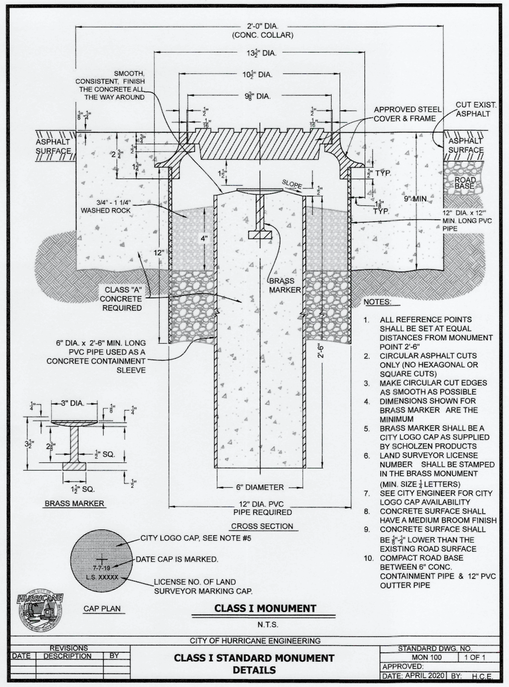
SEWER CLEANOUT W/LID DETAIL
N.T.S.

DETAILS - HURRICANE CITY
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — No. 10810 — ROBERT A. REID — 1/29/22 — LICENSED PROFESSIONAL ENGINEER

SHEET
C6.0

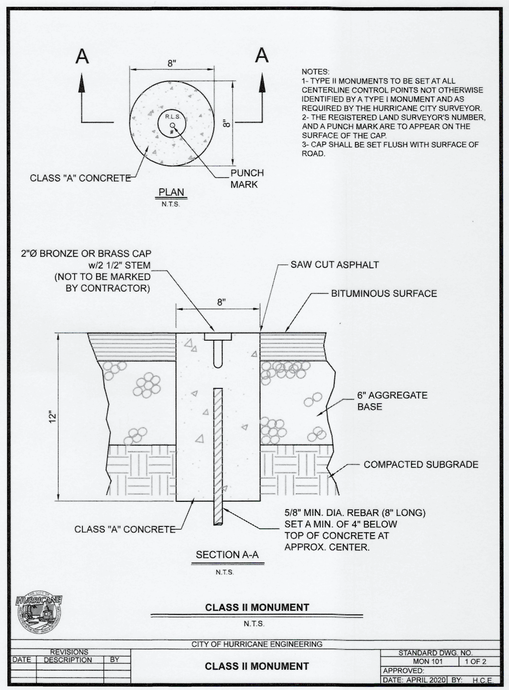
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CLASS I MONUMENT

N.T.S.

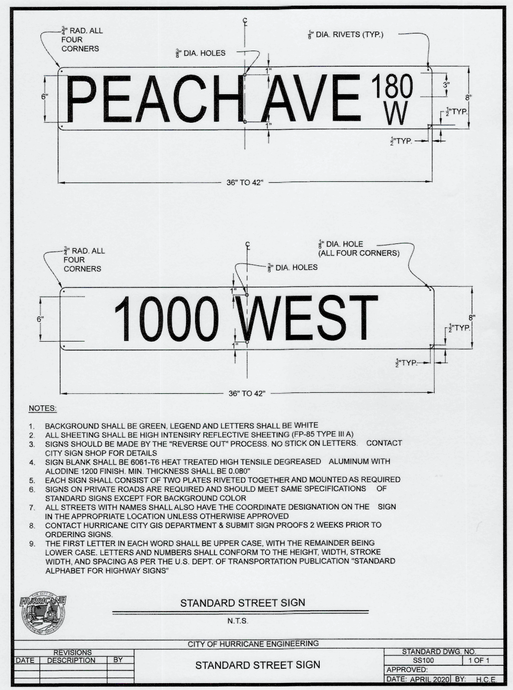
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	**CLASS I STANDARD MONUMENT DETAILS**	STANDARD DWG. NO.: MON 100 — 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



CLASS II MONUMENT

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	**CLASS II MONUMENT**	STANDARD DWG. NO.: MON 101 — 1 OF 2; APPROVED: DATE: APRIL 2020 BY: H.C.E.



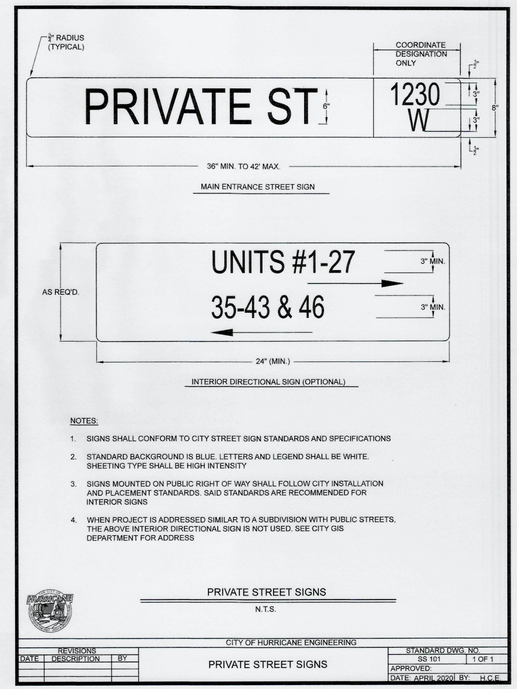
NOTES:

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

STANDARD STREET SIGN

N.T.S.

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



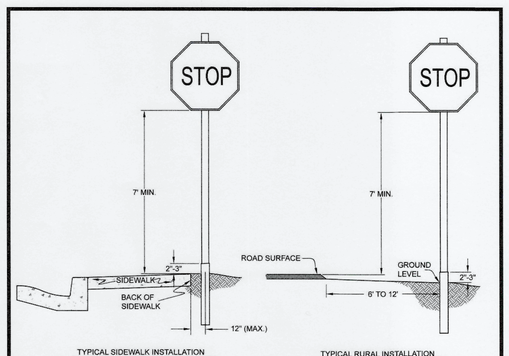
NOTES:

1. SIGNS SHALL CONFORM TO CITY STREET SIGN STANDARDS AND SPECIFICATIONS
2. STANDARD BACKGROUND IS BLUE, LETTERS AND LEGEND SHALL BE WHITE. SHEETING TYPE SHALL BE HIGH INTENSITY
3. SIGNS MOUNTED ON PUBLIC RIGHT OF WAY SHALL FOLLOW CITY INSTALLATION AND PLACEMENT STANDARDS. SAID STANDARDS ARE RECOMMENDED FOR INTERIOR SIGNS
4. WHEN PROJECT IS ADDRESSED SIMILAR TO A SUBDIVISION WITH PUBLIC STREETS, THE ABOVE INTERIOR DIRECTIONAL SIGN IS NOT USED. SEE CITY GIS DEPARTMENT FOR ADDRESS

PRIVATE STREET SIGNS

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	PRIVATE STREET SIGNS	STANDARD DWG. NO.: SS 101 — 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



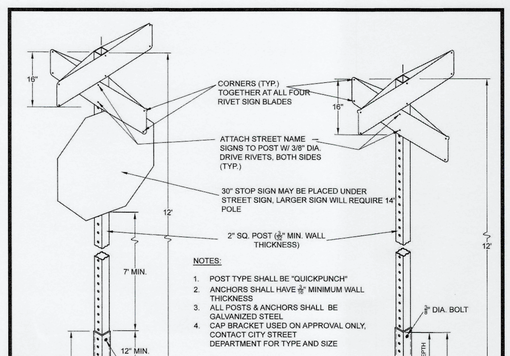
NOTES:

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

SIGN, POST AND INSTALLATION

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	**SIGN, POST AND INSTALLATION DETAILS**	STANDARD DWG. NO.: SS 102 — 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.

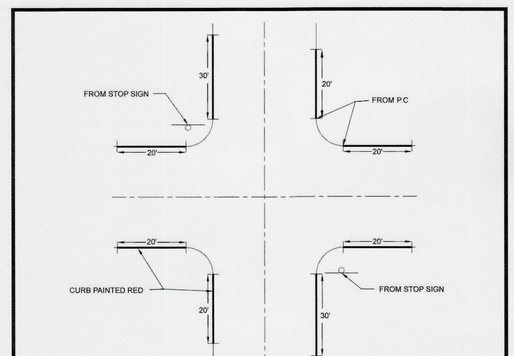


MARK	DIM.	TOLERANCE
D	2½"	+0" -0"
L	30"	±½"
W	2½"	±"

SIGN POST AND MOUNTING DETAILS

N.T.S.

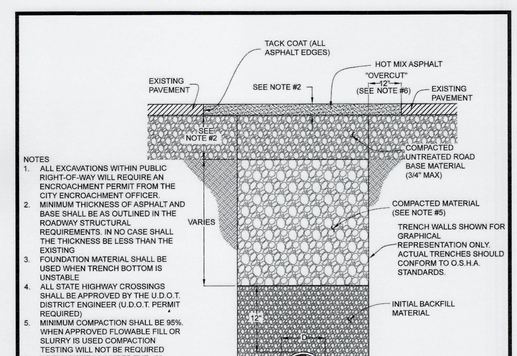
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	**SIGN POST AND MOUNTING DETAILS**	STANDARD DWG. NO.: SS 103 — 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



CURB PAINTING DETAIL

N.T.S.

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	CURB PAINTING DETAIL	STANDARD DWG. NO.: SS 104 — 1 OF 1; APPROVED: DATE: APRIL 2020 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.

DATE: 7/19/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction
DATE
REVISIONS

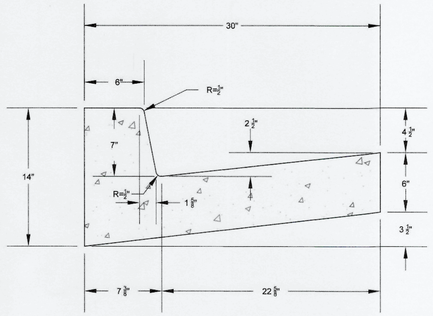
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

DETAILS - HURRICANE CITY
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 181013 — ROBERT A. REID — 7/19/23

SHEET
C6.1

JAN 2 9 2024



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

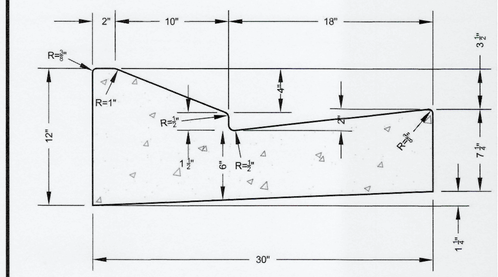
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.6.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD CURB & GUTTER DETAILS

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



MODIFIED CURB & GUTTER TYPE RU30

N.T.S.

NOTES:

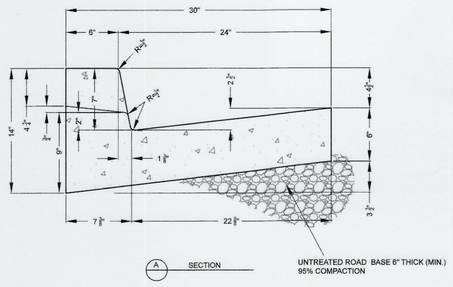
1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

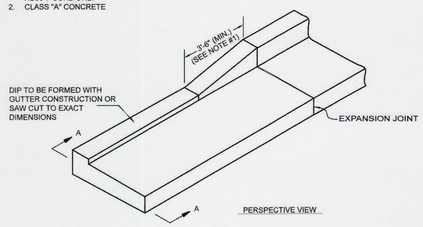
MODIFIED CURB & GUTTER DETAILS

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



NOTES:

1. DISTANCE SHOWN IS FOR HB30-7 CURB ONLY
2. CLASS "A" CONCRETE



DRIVEWAY CURB TYPE HB30-7

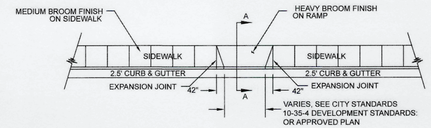
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

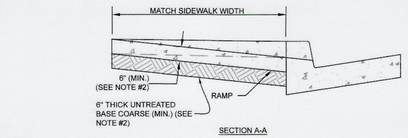
CITY OF HURRICANE ENGINEERING

DRIVEWAY CURB TYPE HB30-7 DETAILS

STANDARD DWG. NO.	
CC 103	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



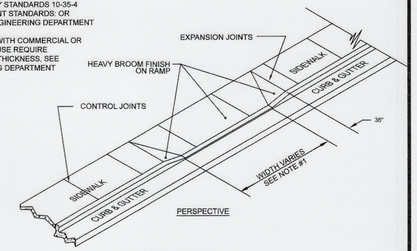
PLAN



SECTION A-A

NOTES:

1. WIDTH OF DRIVEWAYS VARIES WITH USE-SEE CITY STANDARDS 10-35-4 DEVELOPMENT STANDARDS: OR CONTACT ENGINEERING DEPARTMENT
2. DRIVEWAYS WITH COMMERCIAL OR INDUSTRIAL USE REQUIRE ADDITIONAL THICKNESS, SEE ENGINEERING DEPARTMENT



PERSPECTIVE

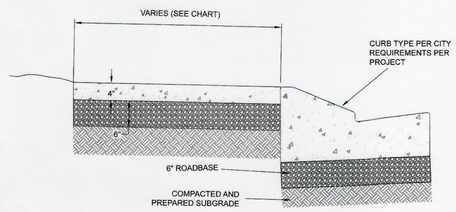
DRIVEWAY APRON

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

DRIVEWAY APRON DETAILS

STANDARD DWG. NO.	
CC 104	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG, TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

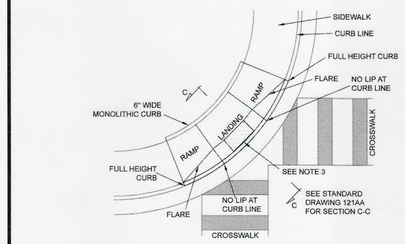
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

SIDEWALK DETAILS

STANDARD DWG. NO.	
CC 105	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



CORNER PEDESTRIAN RAMP

NOTES:

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

STANDARD CORNER PEDESTRIAN RAMP

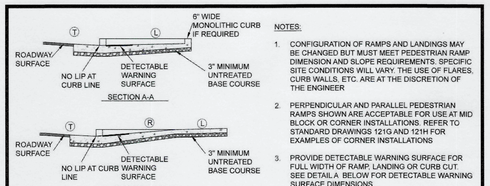
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD CORNER PEDESTRIAN RAMP

STANDARD DWG. NO.	
PED 100	1 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



SLOPE TABLE				
	ITEM	MAX. RUNNING SLOPE *		MAX. CROSS SLOPE *
(L)	LANDING	2%(1:48)	b	2%(1:48) b
(R)	RAMP	8.33%(1:12)	c	2%(1:48) d
(T)	TRANSITION	5%(1:20)	a	2%(1:48) d
	SIDEWALK			
	FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

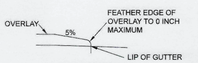
b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

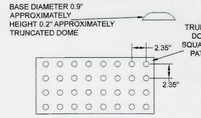
d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK



TRANSITION DETAIL



DETAIL A

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

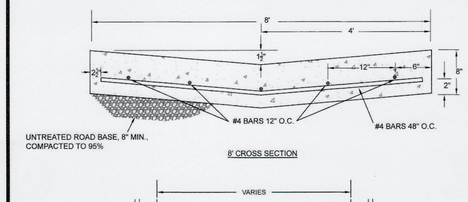
N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

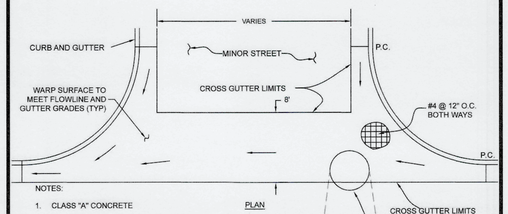
CITY OF HURRICANE ENGINEERING

SLOPE AND DETECTABLE WARNING SURFACE DETAILS

STANDARD DWG. NO.	
PED 108	9 OF 9
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



8' CROSS SECTION



PLAN

NOTES:

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

STANDARD 8' CROSS GUTTER

N.T.S.

REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD 8' CROSS GUTTER

STANDARD DWG. NO.	
CG 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

DATE: 7/9/23
JOB NO.: 12035-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction

REVISIONS | DATE

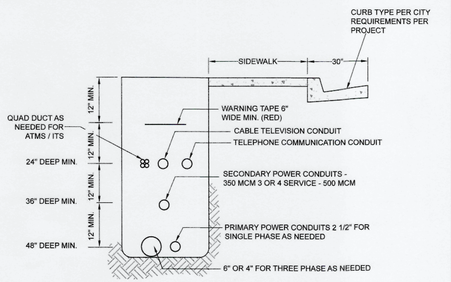
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

DETAILS - HURRICANE CITY
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH
No. 10910
ROBERT A. REID
JAN 29
LICENSED PROFESSIONAL ENGINEER

SHEET
C6.2

JAN 29 2024



NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

JOINT UTILITIES TRENCH DETAIL

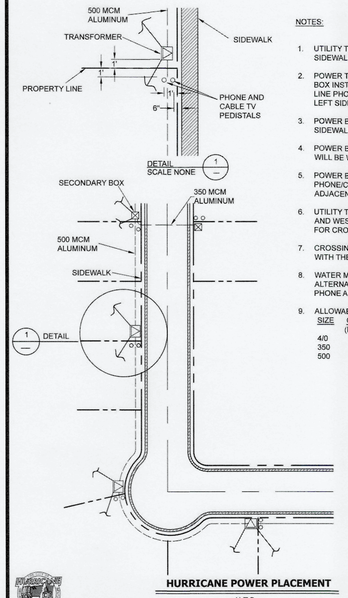
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. TD 101 | 1 OF 1

APPROVED:

DATE: APRIL 2020 | BY: H.C.E.



NOTES:

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

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

HURRICANE POWER PLACEMENT

N.T.S.

HURRICANE POWER DETAIL

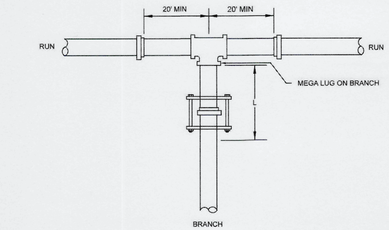
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. POW 100 | 1 OF 1

APPROVED:

DATE: APRIL 2020 | BY: H.C.E.



RUN SIZE DIAMETER

BRANCH SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

* - 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 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

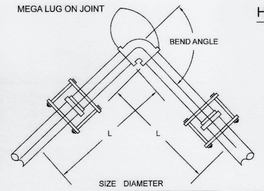
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 306 | 1 OF 1

APPROVED:

DATE: OCT. 2020 | BY: H.C.E.



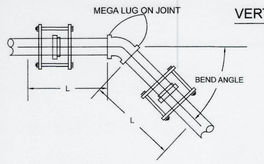
HORIZONTAL BEND

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

SIZE DIAMETER

BEND ANGLE	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

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.

SIZE DIAMETER

BEND ANGLE	4	6	8	10	12	14	16	18	20	22	24
11.25	6	8	11	13	15	18	20	22	24		
22.5	12	17	22	26	31	35	39	44	48		
45	24	34	45	53	63	72	81	90	99		

RESTRAINED LENGTHS, "L" (IN FEET)

STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL

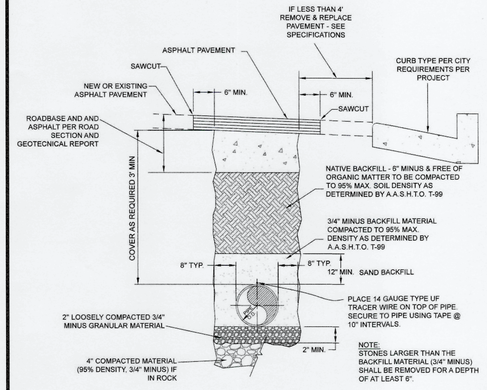
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 307 | 1 OF 1

APPROVED:

DATE: OCT. 2020 | BY: H.C.E.



CULINARY WATER TRENCH

N.T.S.

CULINARY WATER TRENCH DETAIL

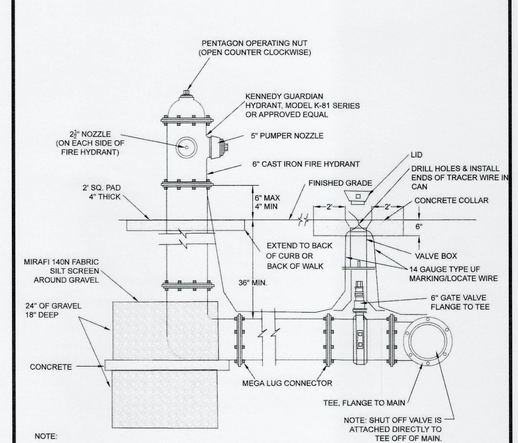
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 300 | 1 OF 1

APPROVED:

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



NOTE:

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

STANDARD FIRE HYDRANT

N.T.S.

STANDARD FIRE HYDRANT DETAILS

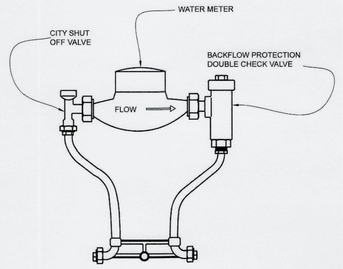
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 302 | 1 OF 1

APPROVED:

DATE: APRIL 2020 | BY: H.C.E.



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

WATER METER SETTER

N.T.S.

WATER METER SETTER DETAILS

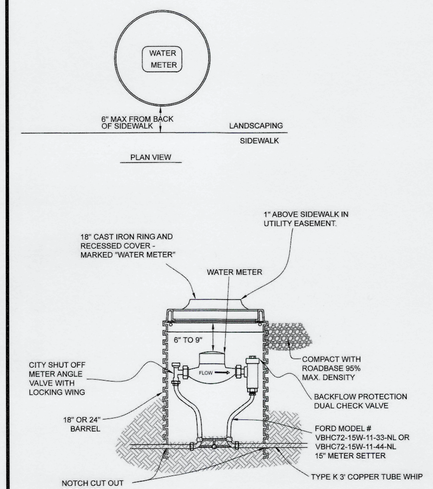
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 303-1 | 1 OF 4

APPROVED:

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



WATER METER BOX

N.T.S.

WATER METER BOX DETAILS

CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD DWG. NO. WD 303-2 | 2 OF 4

APPROVED:

DATE: 5/05/20 | BY: H.C.E.

DATE: 7/19/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction

REVISIONS DATE

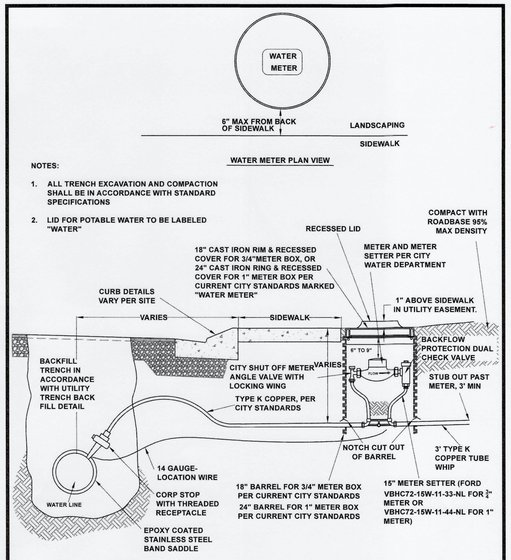
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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

DETAILS - HURRICANE CITY
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — No. 181102 — ROBERT A. REID — 7/19/23 — LICENSED PROFESSIONAL ENGINEER

SHEET
C6.3

JAN 29 2024

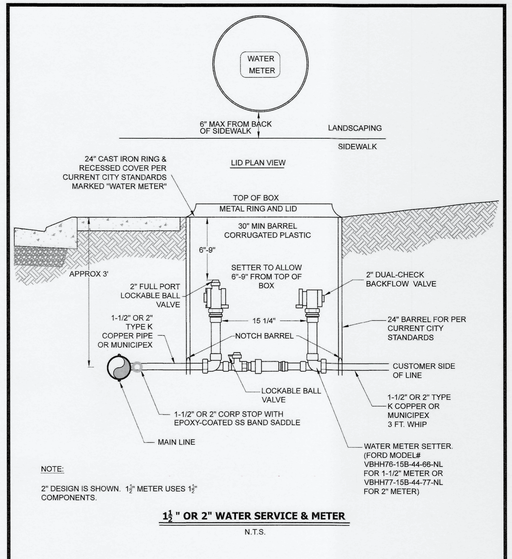


¾" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

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



NOTE:

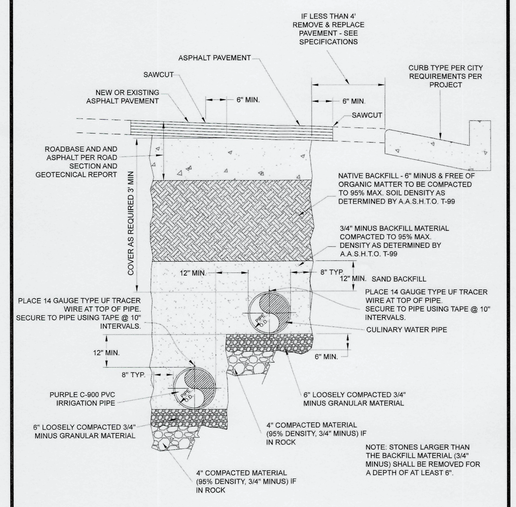
2" DESIGN IS SHOWN. 1½" METER USES 1½" COMPONENTS.

1½ " OR 2" WATER SERVICE & METER

N.T.S.

CITY OF HURRICANE

REVISIONS			1½ " OR 2" WATER SERVICE & METER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 303-4	4 OF 4
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

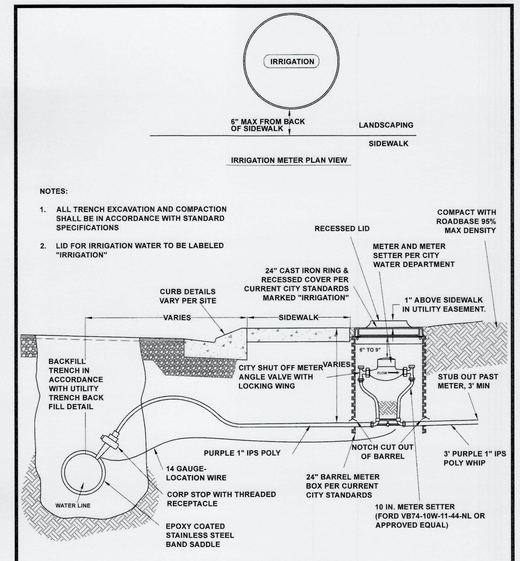


JOINT IRRIGATION AND CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

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

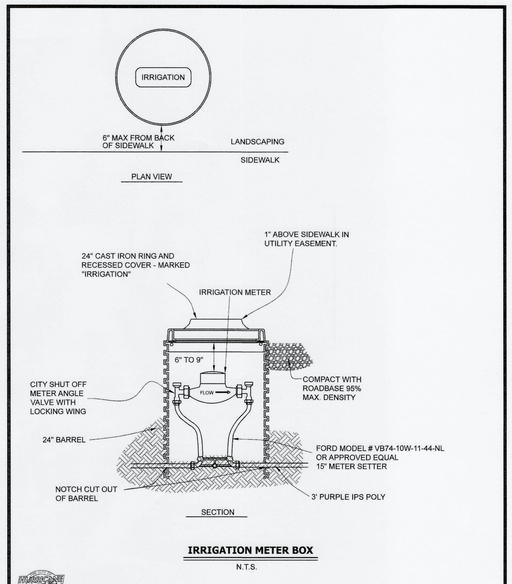


1" IRRIGATION SERVICE AND METER

N.T.S.

CITY OF HURRICANE

REVISIONS			1" IRRIGATION SERVICE CONNECTION AND METER	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 305-1	1 OF 2
				APPROVED:	
				DATE: 8/5/2020	BY: H.C.E.

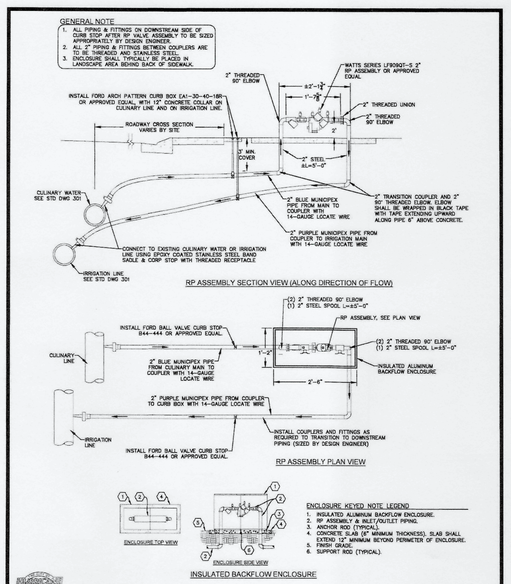


IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE

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

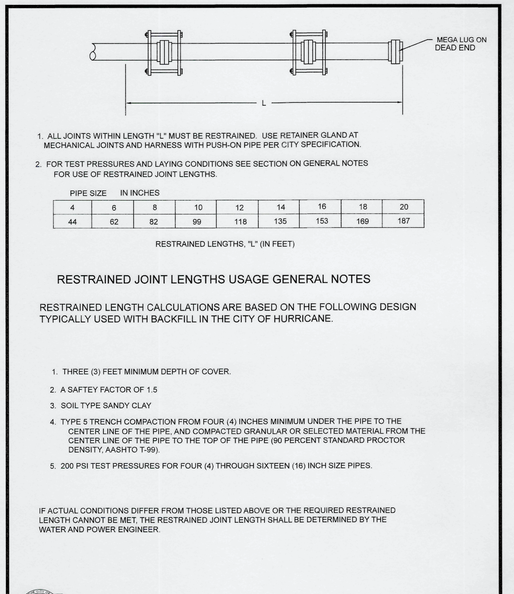


2 INCH RP VALVE ASSEMBLY

N.T.S.

CITY OF HURRICANE

REVISIONS			2 INCH RP VALVE ASSEMBLY	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		???	1 OF 1
6/2/22	CONNECT TO IRR	CWL		APPROVED:	
				DATE: ???	BY: T.J.D.



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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

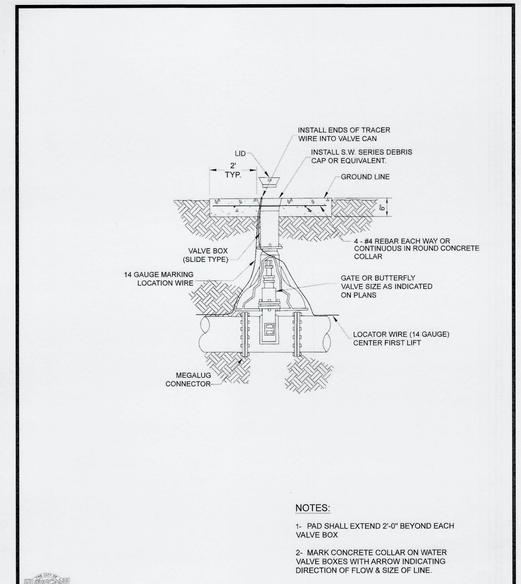
RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

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

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

CITY OF HURRICANE ENGINEERING

REVISIONS			STD. DEAD END/INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		WD 308	1 OF 1
				APPROVED:	
				DATE: 5/4/2021	BY: H.C.E.



NOTES:

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

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

CITY OF HURRICANE

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

DATE: 7/19/23
JOB NO.: 12835-21
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Construction

REVISIONS DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

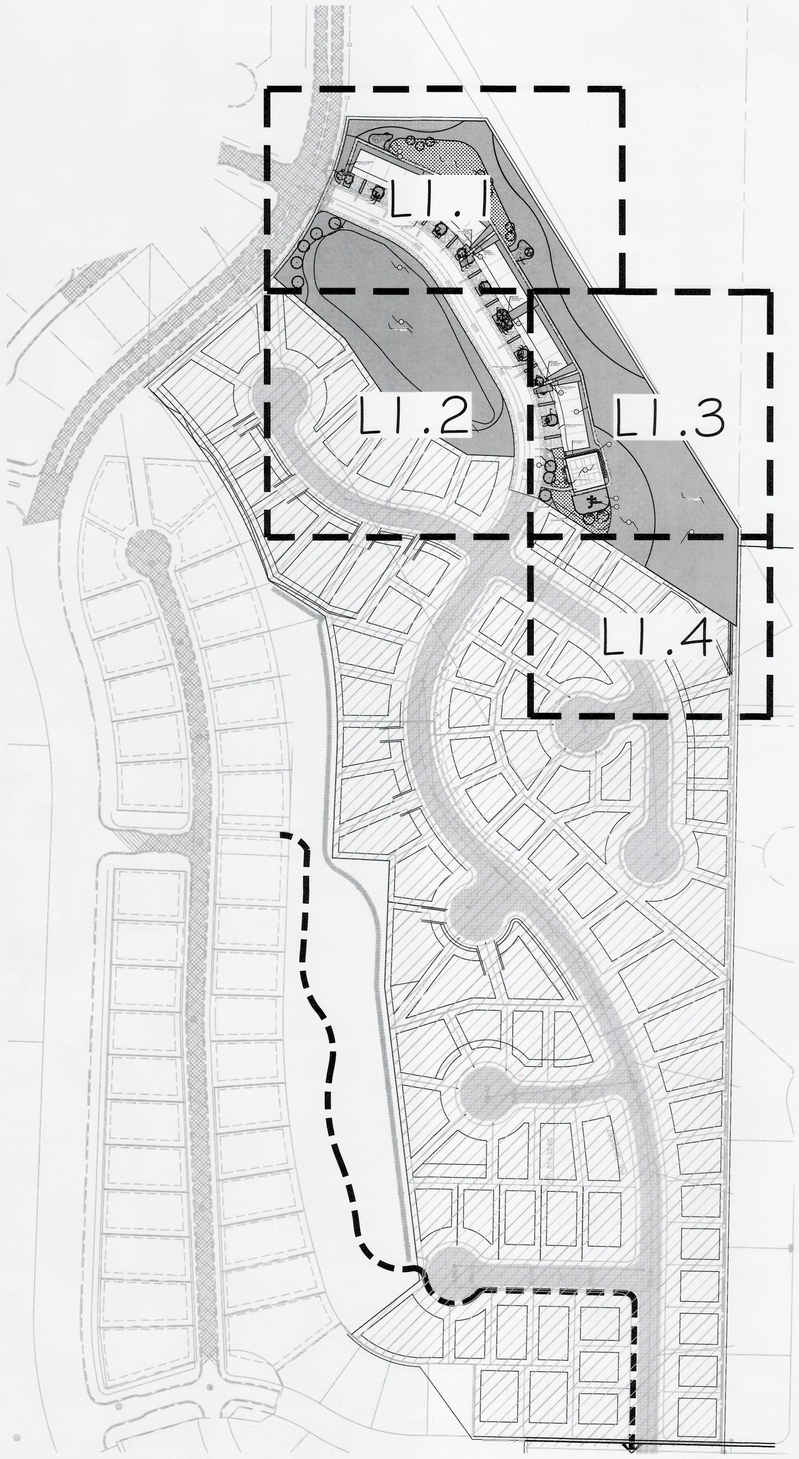
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Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

DETAILS - HURRICANE CITY
FOR
BLACK RIDGE
WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH LICENSED PROFESSIONAL ENGINEER
No. 189103
ROBERT A. REID
7/19/23

SHEET
C6.4

JAN 29 2024



N

S

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.	15
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.	14
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.	4
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.	5
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.	24
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	9
CACTI	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.	6
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.	3
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.	6
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.	12

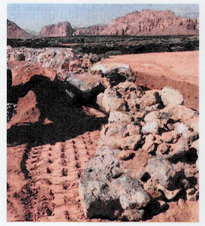
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,542 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

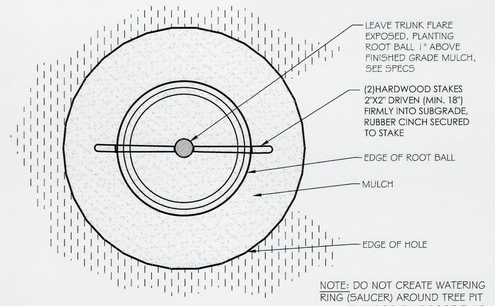
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF ROCK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

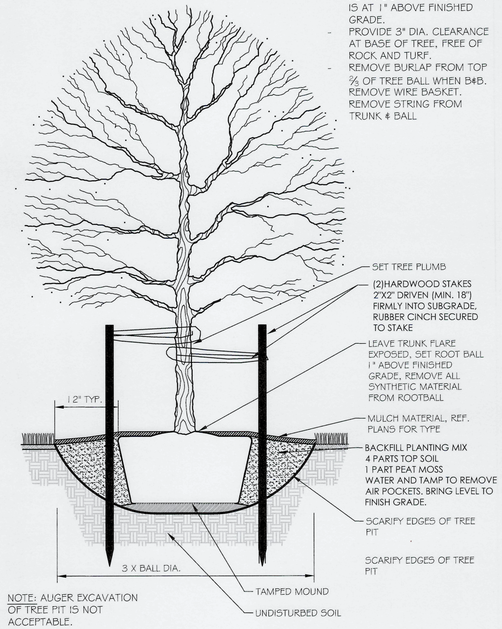




IMAGES OF ROCK FOUND ON SITE, TO BE USED FOR LANDSCAPE ROCK MULCH & BOULDER RETAINING.

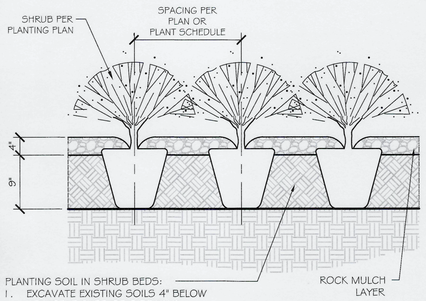


NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT
- PLANT SO THAT ROOT FLAIR IS AT 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.
- REMOVE BURLAP FROM TOP ⅓ OF TREE BALL WHEN B&B. REMOVE WIRE BASKET, REMOVE STRING FROM TRUNK & BALL



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ STAKES
3/4" = 1'-0"



2 TYP. SHRUB PLANTING W/ROCK MULCH
1" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

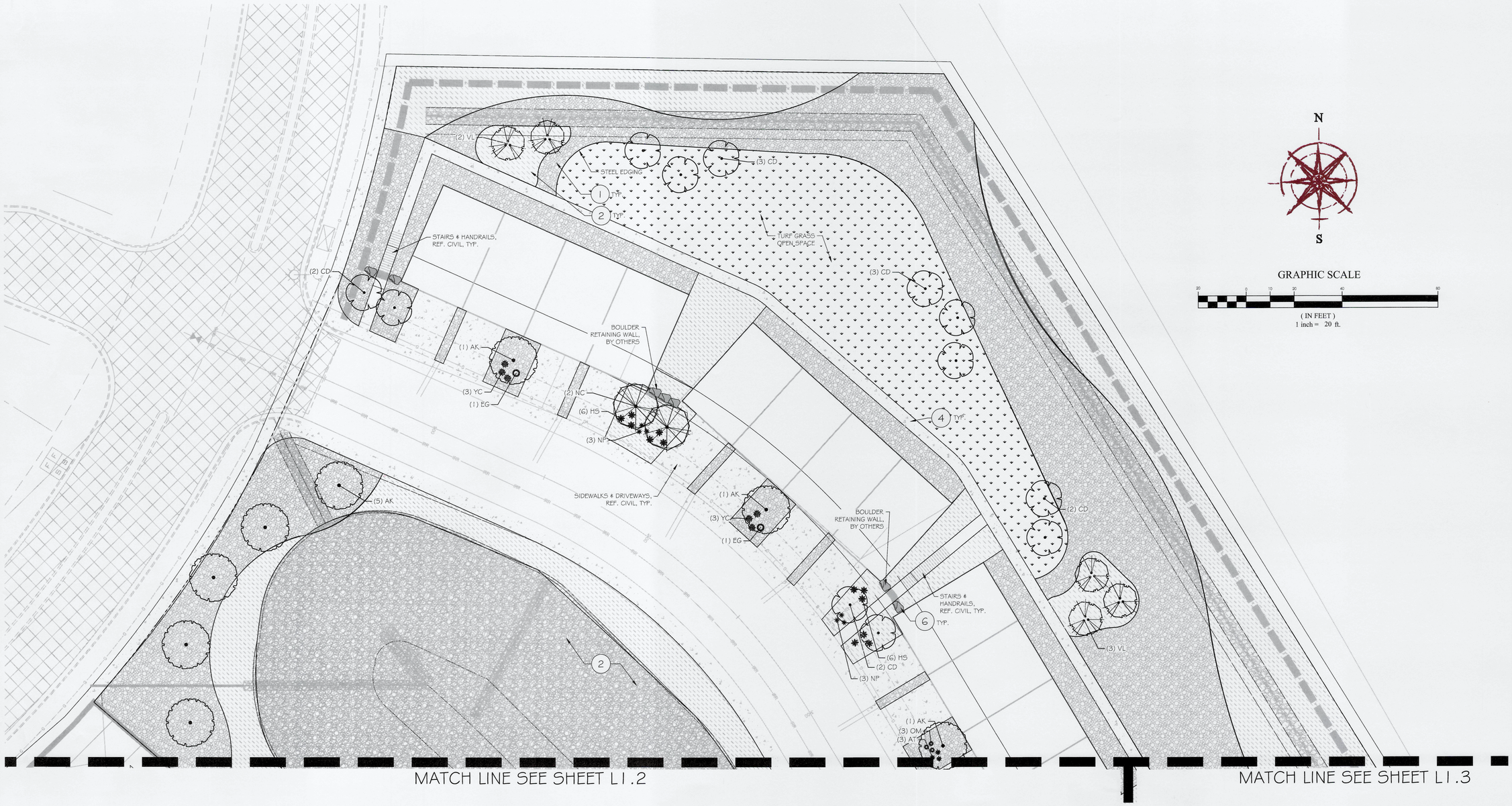
#	DATE	DESCRIPTION
1	#####	#####
2	#####	#####
3	#####	#####
4	#####	#####
5	#####	#####
6	#####	#####

OVERALL LANDSCAPE PLAN

Scale: 1"=120'	Drawn: BW
Date: 03/22/2023	Job #: 22-0419
Sheet: L1.0	

Z:\2022\22-0419 Block Ridge Phase 1\Design\22-0419.dwg\Sheets\L1.0 - L1.XX LANDSCAPE PLAN_city.dwg

JAN 29 2024



GRAPHIC SCALE

20 5 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.	15
CD	Chilopsis linearis 'M5WNLopur' TM	Desert Diva Desert Willow	2" Cal.	14
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.	4
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.	24
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	9

CACTI	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.	6
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.	3
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.	6

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.	12

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,542 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE:	DESCRIPTION
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6	####	####

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.1		

K:_2022\22-0419 Black Ridge Phase 1\design 22-0419\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN_city.dwg

JAN 29 2024



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
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YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
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ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	PP2	Poa pratensis	Kentucky Bluegrass

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5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 103994
ALAN K. WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.2		

Z:_2022\22-0419 Black Ridge Phase 1\design 22-0419\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN_city.dwg

JAN 29 2024



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
HS	Hesperaloe parviflora 'Surpnse Bouquet'	Red Yucca	5 gal.
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
CACTI	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K. WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.3		

JAN 29 2024

ZA_2022-22-0419 Black Ridge Phase 1\Design 22-0419.dwg\Sheets\L1.0 - L1.XX LANDSCAPE PLAN_City.dwg

MATCH LINE SEE SHEET L1.3

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
CACTI	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

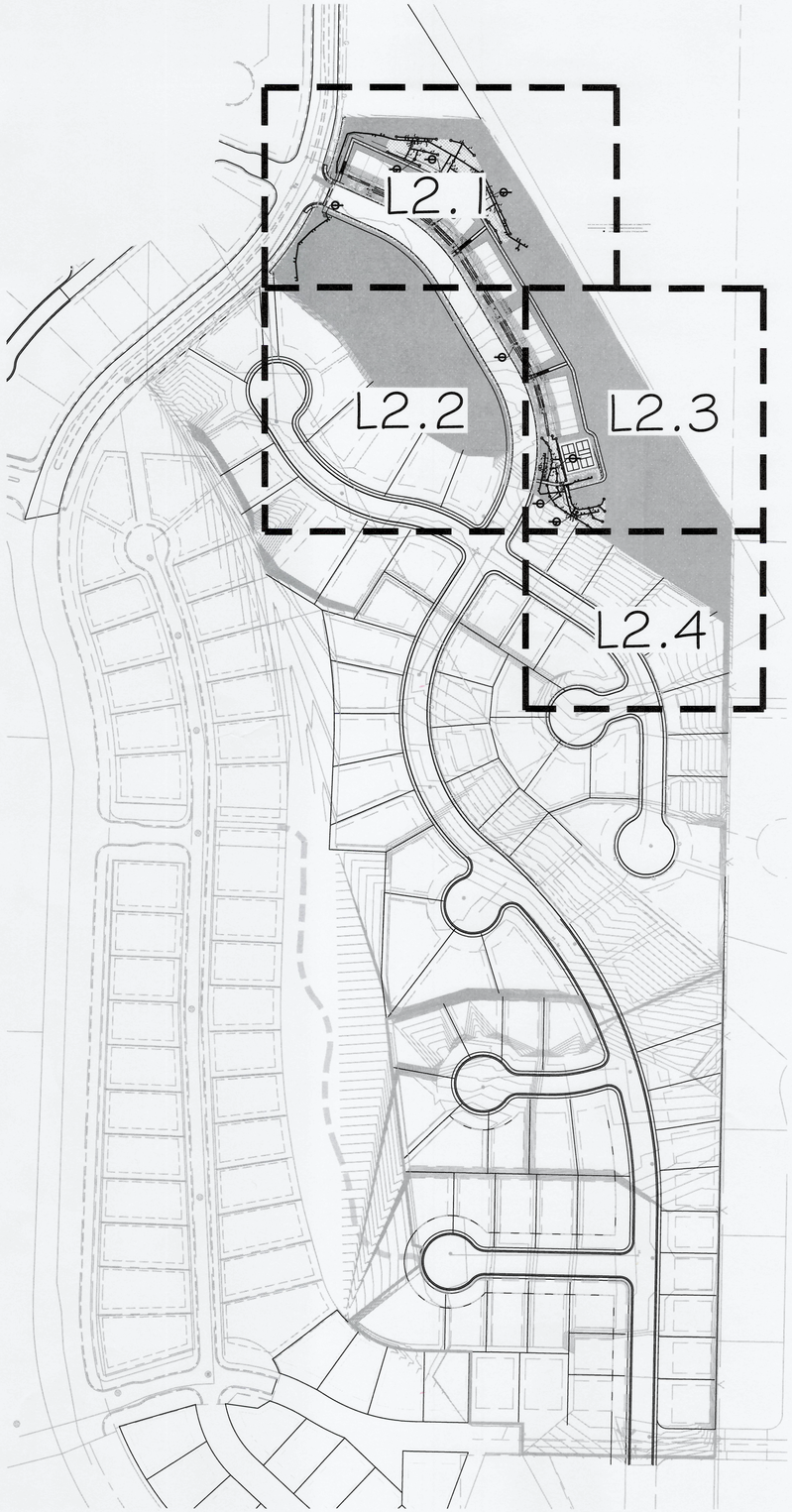
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.4		

Z:_2022\22-0419 Block Ridge Phase 1\design 22-0419\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN_city.dwg

JAN 29 2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18 ADJ 18FT	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24 ADJ 24FT	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Dnp Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electnc Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1

	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
#" Valve Number
Valve Flow
#" Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

N

S

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120ft.

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
7. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
8. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
9. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER. 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
10. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
11. IRRIGATION EQUIPMENT AND QUANTITIES TO BE VERIFIED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES SHOWN ON PLANS.

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
OVERALL IRRIGATION PLAN

REVISION BLOCK

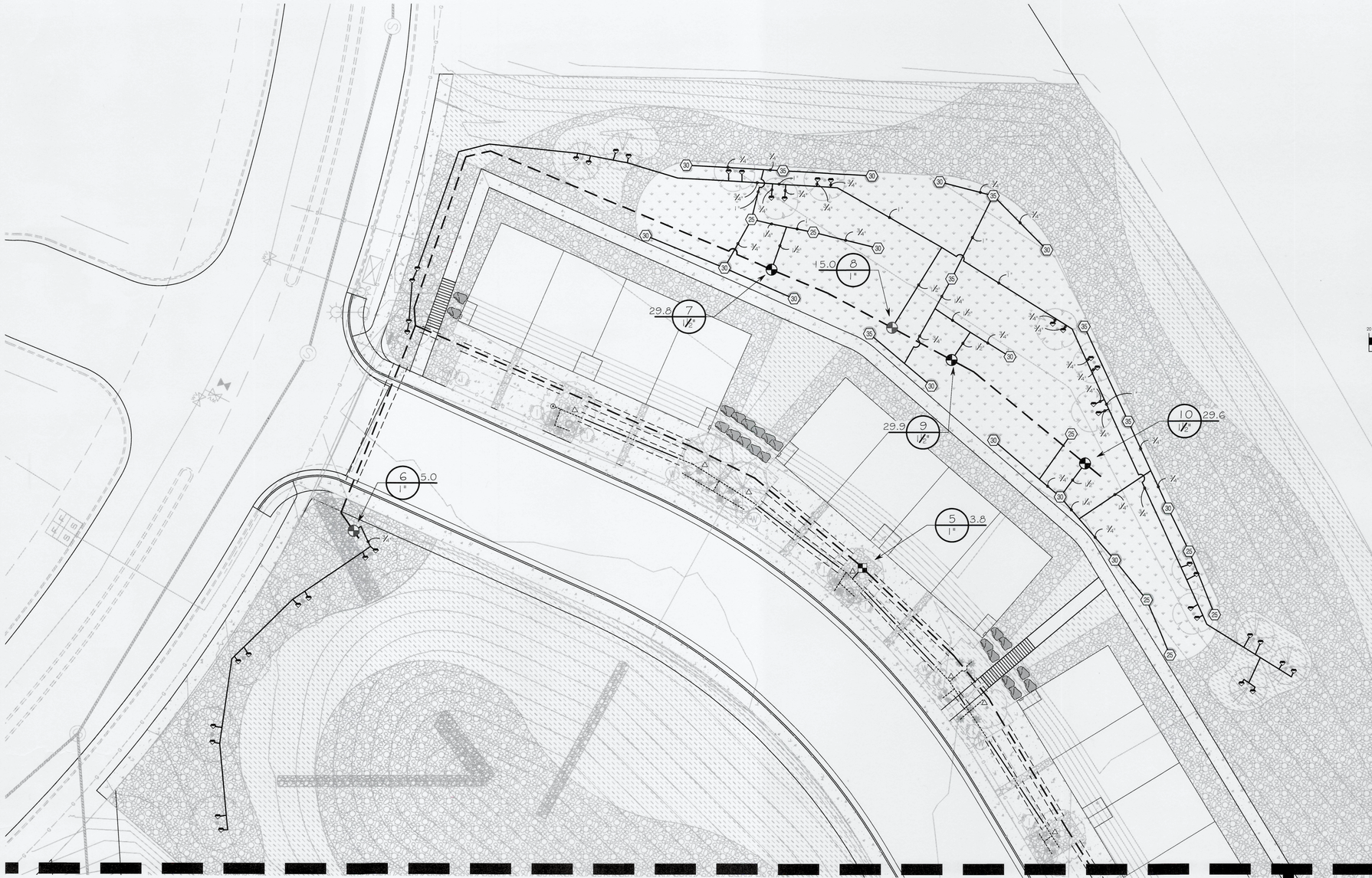
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OVERALL IRRIGATION PLAN

Scale:	1"=120'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
Sheet:	L2.0		

Z:_2022\22-0419 Black Ridge Phase 1\design 22-0419\dwg\sheets\L2.0-2.XX IRRIGATION PLAN.dwg

JAN 29 2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1

C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

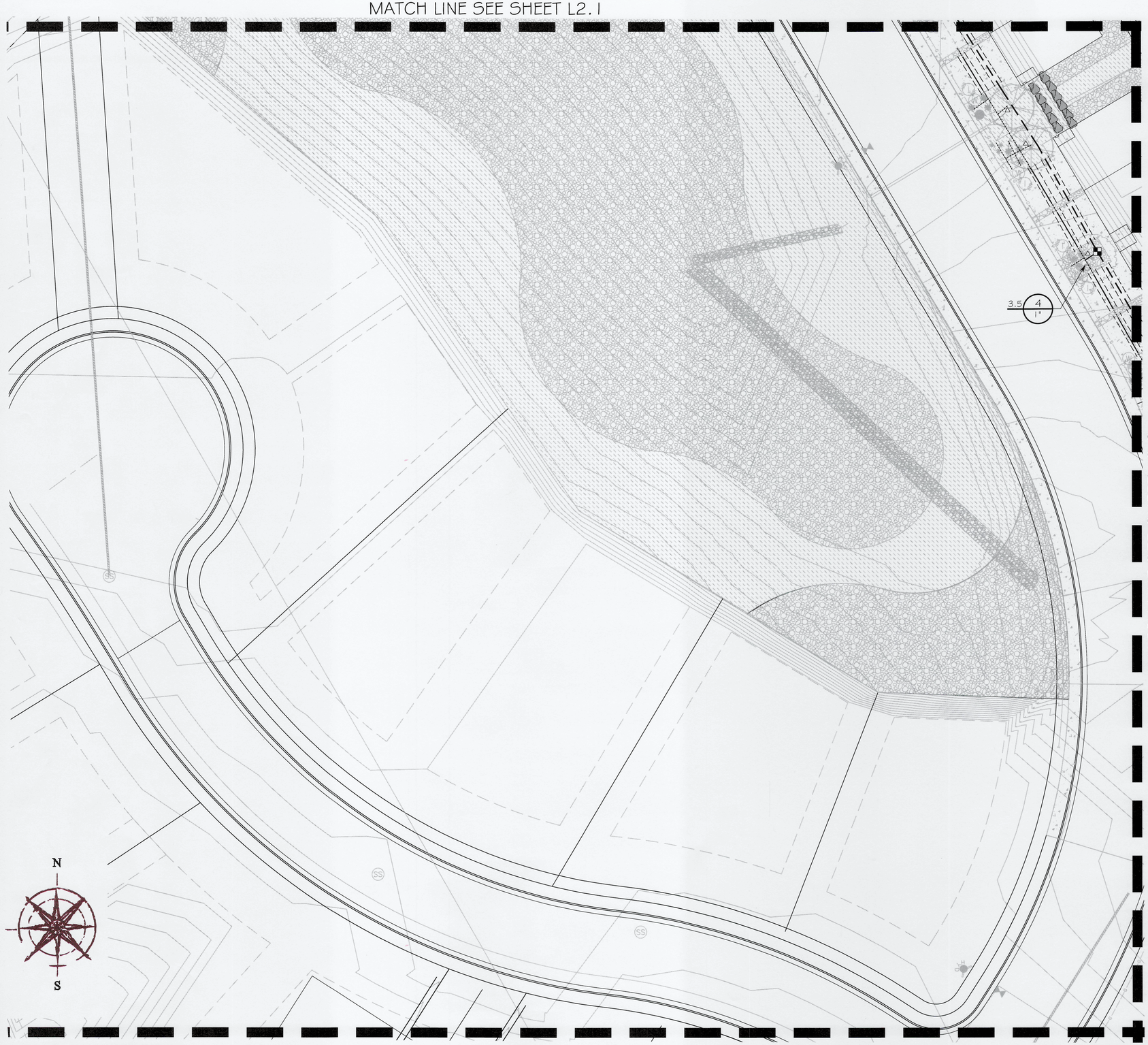
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2	####	
3	####	
4	####	
5	####	
6	####	

IRRIGATION PLAN

Scale:	1"=20'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
Sheet:	L2.1		

Z:_2022\22-0419 Block Ridge Phase 1\design\22-0419\Dwg\sheets\L2.0-2.XX IRRIGATION PLAN.dwg

MATCH LINE SEE SHEET L2.1



MATCH LINE SEE SHEET L2.3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18FF	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24FF	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kt. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL 54W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1

	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XB5 TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

IRRIGATION PLAN

Scale:	1"=20'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
Sheet:	L2.2		

JAN 2 9 2024

2_2022\22-0419 Black Ridge Phase 1\design 22-0419\dwg\sheets\L22-2.2X IRRIGATION PLAN.dwg

MATCH LINE SEE SHEET L2.1

MATCH LINE SEE SHEET L2.2



MATCH LINE SEE SHEET L2.4

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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Dnp Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPM=blue, 1.0 GPM=black, and 2.0 GPM=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spnng, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S#W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electnc Master Valve, Globe.	1
BF	Zum 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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FOR REVIEW ONLY

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	####	
2	####	
3	####	
4	####	
5	####	
6	####	

IRRIGATION PLAN

Scale:	1"=20'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
Sheet:	L2.3		

Z:_2022\22-0419 Black Ridge Phase 1\Design 22-0419\Civil\Sheets\L2.0-2.XX IRRIGATION PLAN.dwg

JAN 29 2024

MATCH LINE SEE SHEET L2.3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1

———	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
———	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
— — — —	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
— — — —	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
= = = = = = = =	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

- RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER
- 1" POLY PIPE CONNECTING DRIPLINE SECTIONS
- 3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK

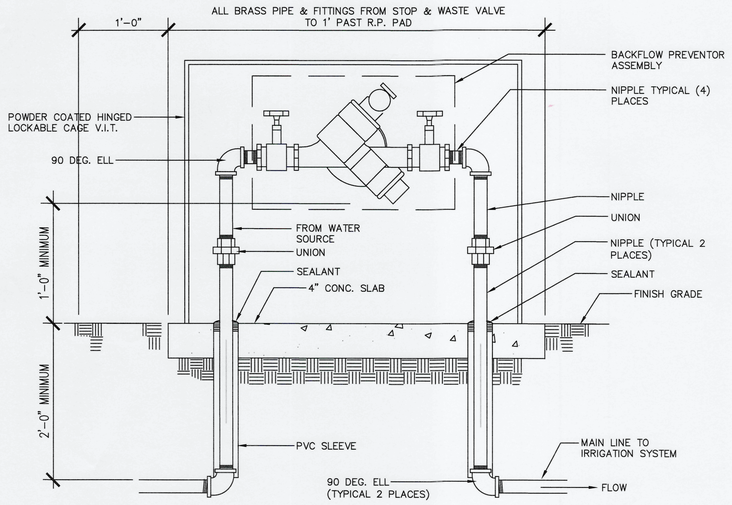
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IRRIGATION PLAN

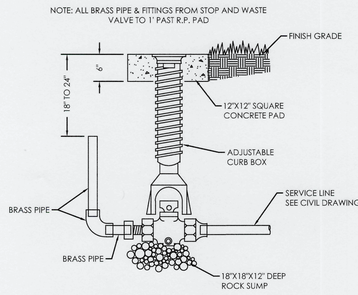
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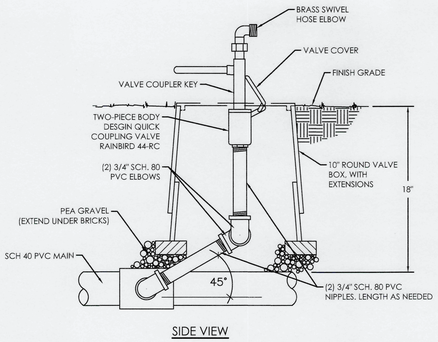
JAN 29 2024



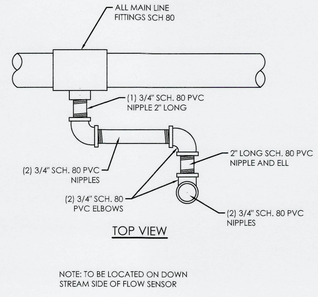
A REDUCED PRESSURE BACK FLOW PRESSURE
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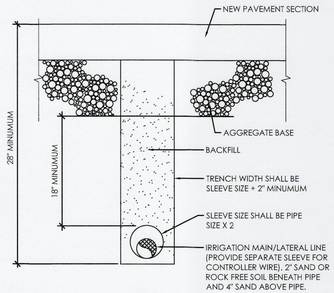


B STOP & WASTE VALVE DETAIL
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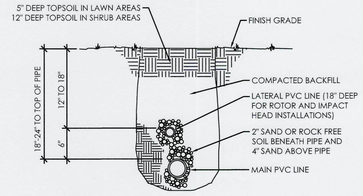


C QUICK COUPLING VALVE
NOT TO SCALE

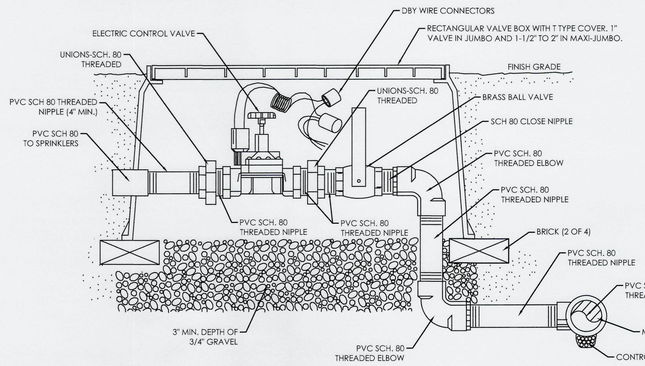




D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
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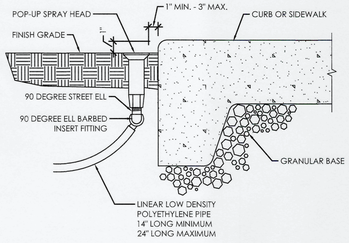


E TRENCH SECTION
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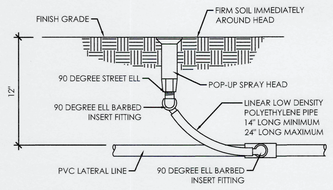


F ELECTRONIC CONTROL VALVE
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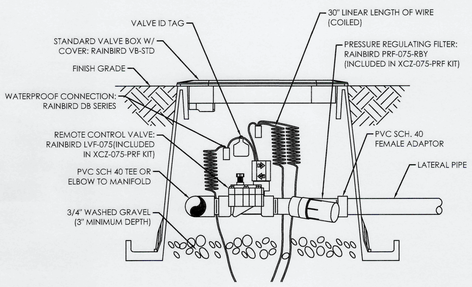
G MANUAL DRAIN VALVE
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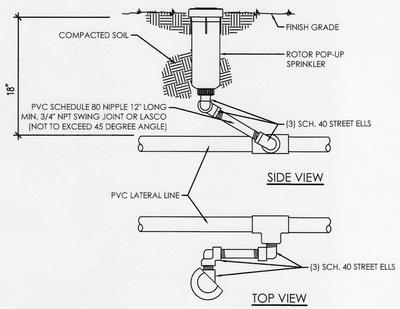
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



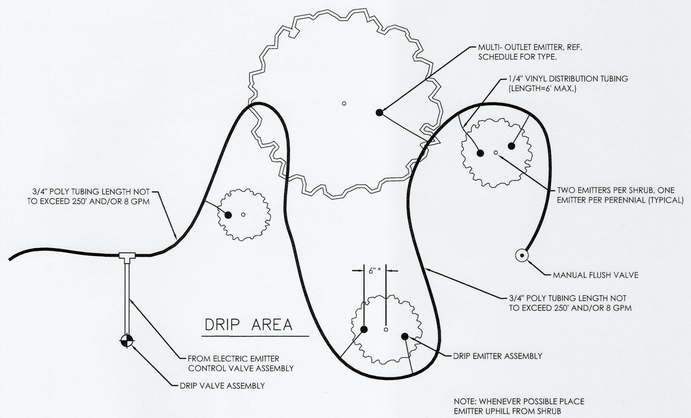
I SPRAY HEAD ASSEMBLY
NOT TO SCALE



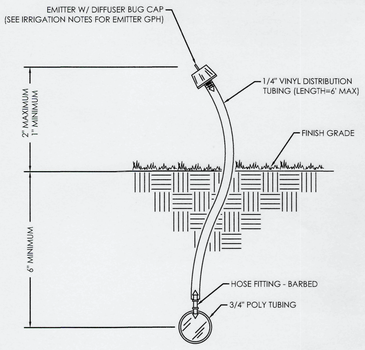
J CONTROL ZONE KIT
NOT TO SCALE



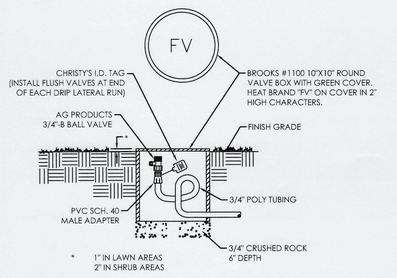
K ROTOR POP-UP HEAD
NOT TO SCALE



L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6	####	####

IRRIGATION DETAILS

Scale: | Drawn: BW
Date: 12/13/2022 | Job #: 22-0419
Sheet: L2.5

Z:_2022\22-0419 Black Ridge Phase 1\design 22-0419\dwg\sheets\L2.0-2.XX IRRIGATION PLAN.dwg

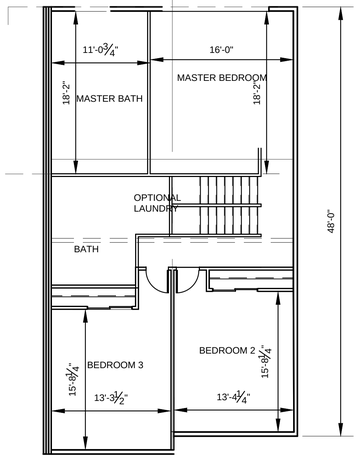
JAN 2 9 2024



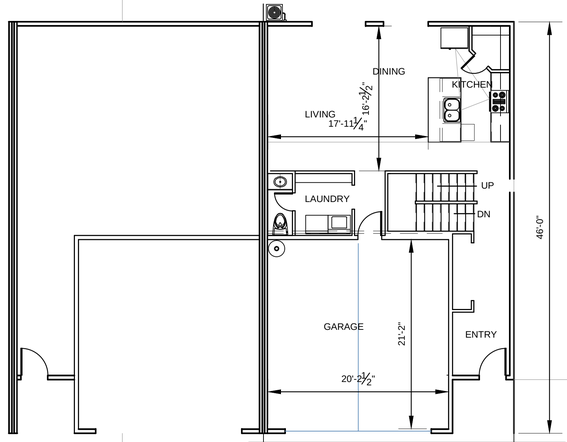
6 FRONT ELEVATION B
SCALE: 1/8" = 1'



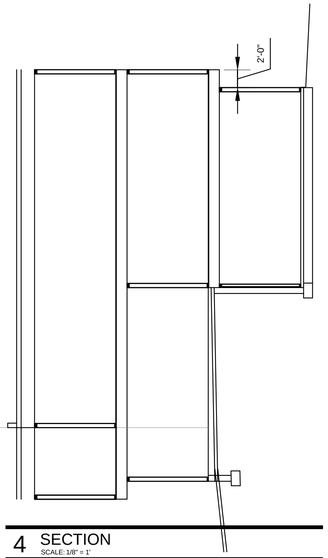
5 FRONT ELEVATION A
SCALE: 1/8" = 1'



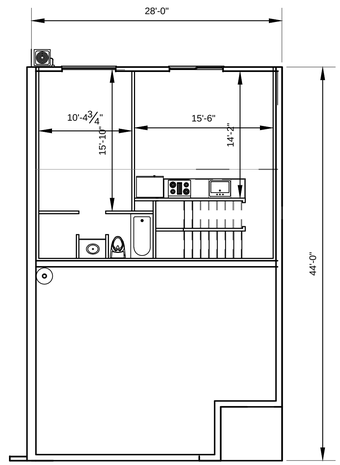
3 2nd FLOOR PLAN
SCALE: 1/8" = 1'



2 1st FLOOR PLAN
SCALE: 1/8" = 1'



4 SECTION
SCALE: 1/8" = 1'



1 BASEMENT PLAN
SCALE: 1/8" = 1'

INTEGRATED PROJECT PLANNING, LLC
5 North Main Street, Suite 307
CEDAR CITY, UTAH 84720
702.241.1121
lance@ippdesign.com

BLACK RIDGE TOWNHOMES
1750 N PINE VALLEY DRIVE
HURRICAN, UTAH 84737

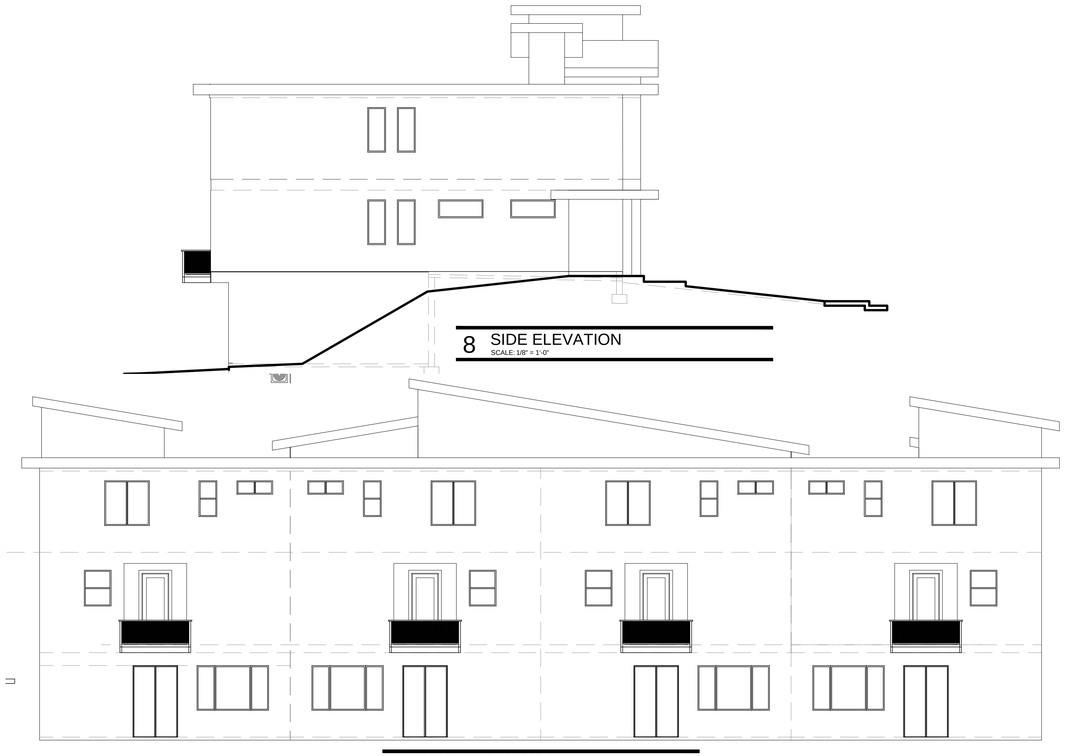
ISSUANCES

DATE AND DESCRIPTION	DRAWN	CHECKED
12.23.2024 - SCHEMATIC PLAN	LD	

SEAL

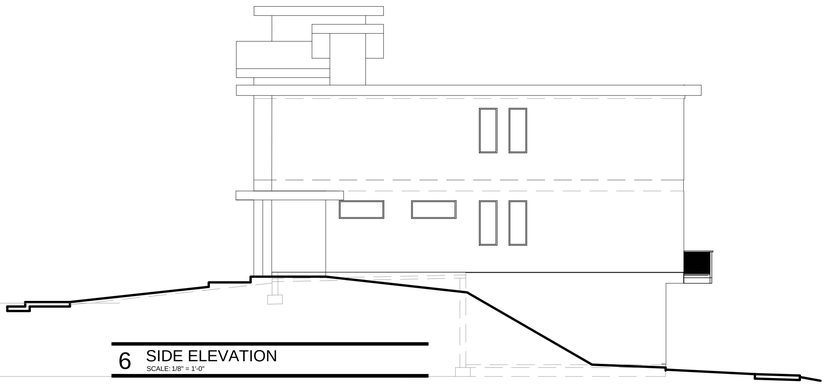
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A101
FLOOR PLANS SCHEMATIC

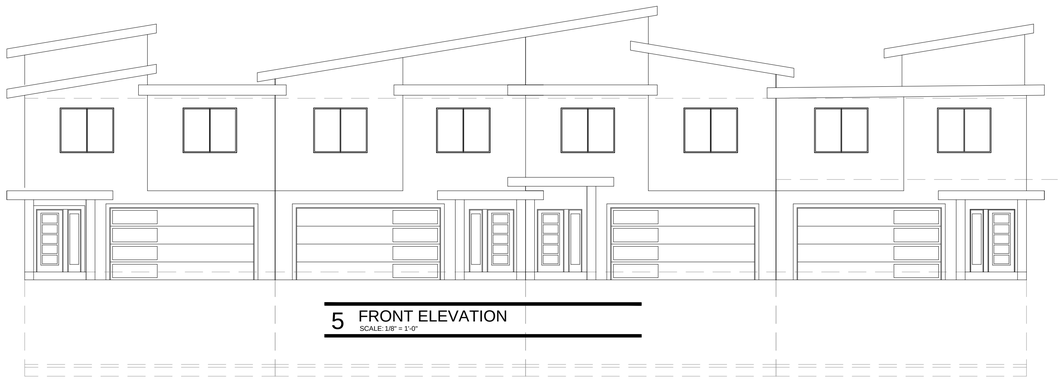


8 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

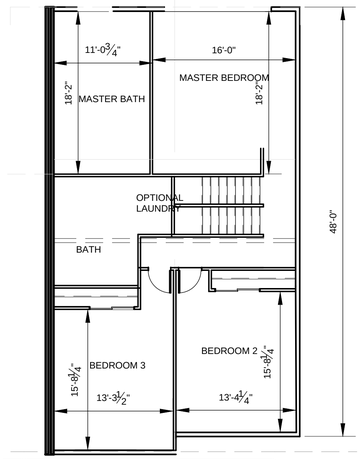
7 REAR ELEVATION
SCALE: 1/8" = 1'-0"



6 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

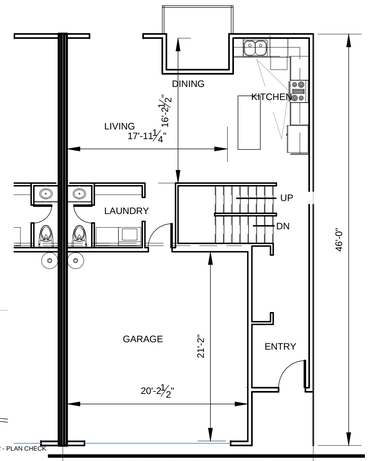


5 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

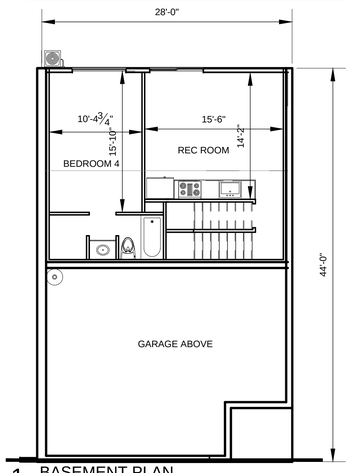


3 2nd FLOOR PLAN
SCALE: 1/8" = 1'

4 SECTION
SCALE: 1/8" = 1'



2 1st FLOOR PLAN
SCALE: 1/8" = 1'



1 BASEMENT PLAN
SCALE: 1/8" = 1'

AREA CALCULATIONS

BASEMENT - 582 SF / UNIT
1st FLOOR - 775 SF / UNIT
2nd FLOOR - 1,242 SF / UNIT
TOTAL LIVING AREA - 1,240 SF / UNIT
GARAGE - 451 SF / UNIT

BUILDING1 - 5 - UNITS A - E
20 UNITS @ 2,599 SF = 12,995 SF

INTEGRATED PROJECT PLANNING, LLC
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CEDAR CITY, UTAH 84720
702.241.1121
lance@ippdesign.com

BLACK RIDGE TOWNHOMES
1750 N PINE VALLEY DRIVE
HURRICAN, UTAH 84737

BLACK RIDGE - PHASE 1-A

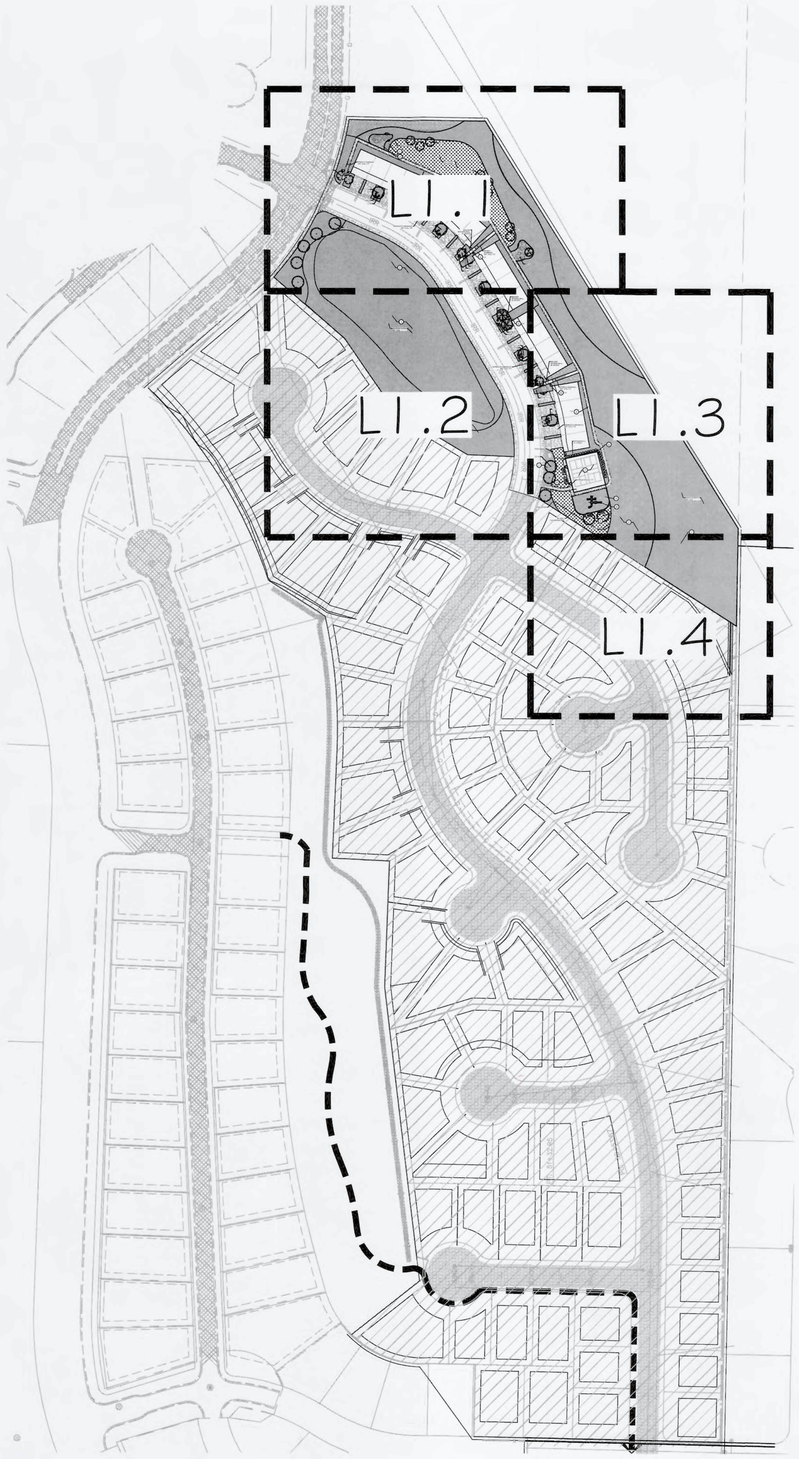
ISSUANCES

DATE AND DESCRIPTION	DRAWN	CHECKED
12.23.2024 - SCHEMATIC PLAN	LD	

SEAL

DRAWING DATA

A101
FLOOR PLANS SCHEMATIC



N

S

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.	15
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.	14
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.	4
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.	24
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	9

CACTI	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.	6
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.	3
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.	6

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.	12

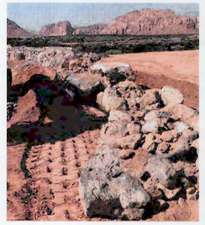
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,542 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

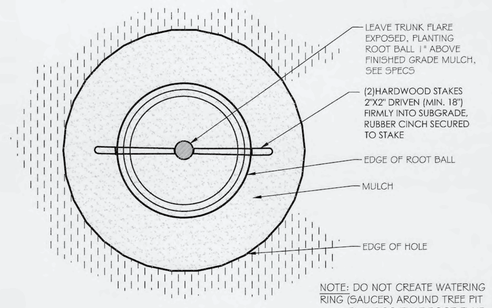
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF ROCK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

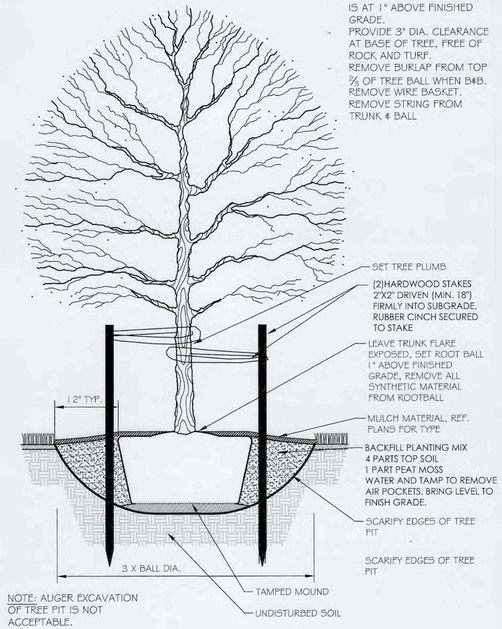




IMAGES OF ROCK FOUND ON SITE, TO BE USED FOR LANDSCAPE ROCK MULCH & BOULDER RETAINING.

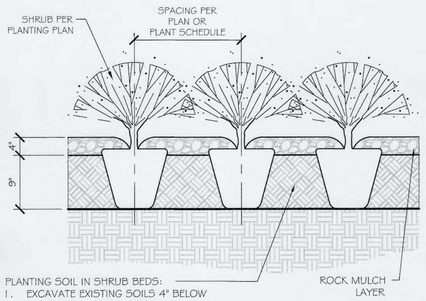


NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT
- PLANT SO THAT ROOT FLAIR IS AT 1" ABOVE FINISHED GRADE.
- PROVIDE 3' DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.
- REMOVE BURLAP FROM TOP ⅔ OF TREE BALL WHEN B&B. REMOVE WIRE BASKET. REMOVE STRING FROM TRUNK & BALL



NOTE: AUGER EXCAVATION OF TREE PIT IS NOT ACCEPTABLE.

1 CANOPY TREE W/ STAKES
3/4" = 1'-0"



2 TYP. SHRUB PLANTING W/ROCK MULCH
1" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
05/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
OVERALL LANDSCAPE PLAN

REVISION BLOCK

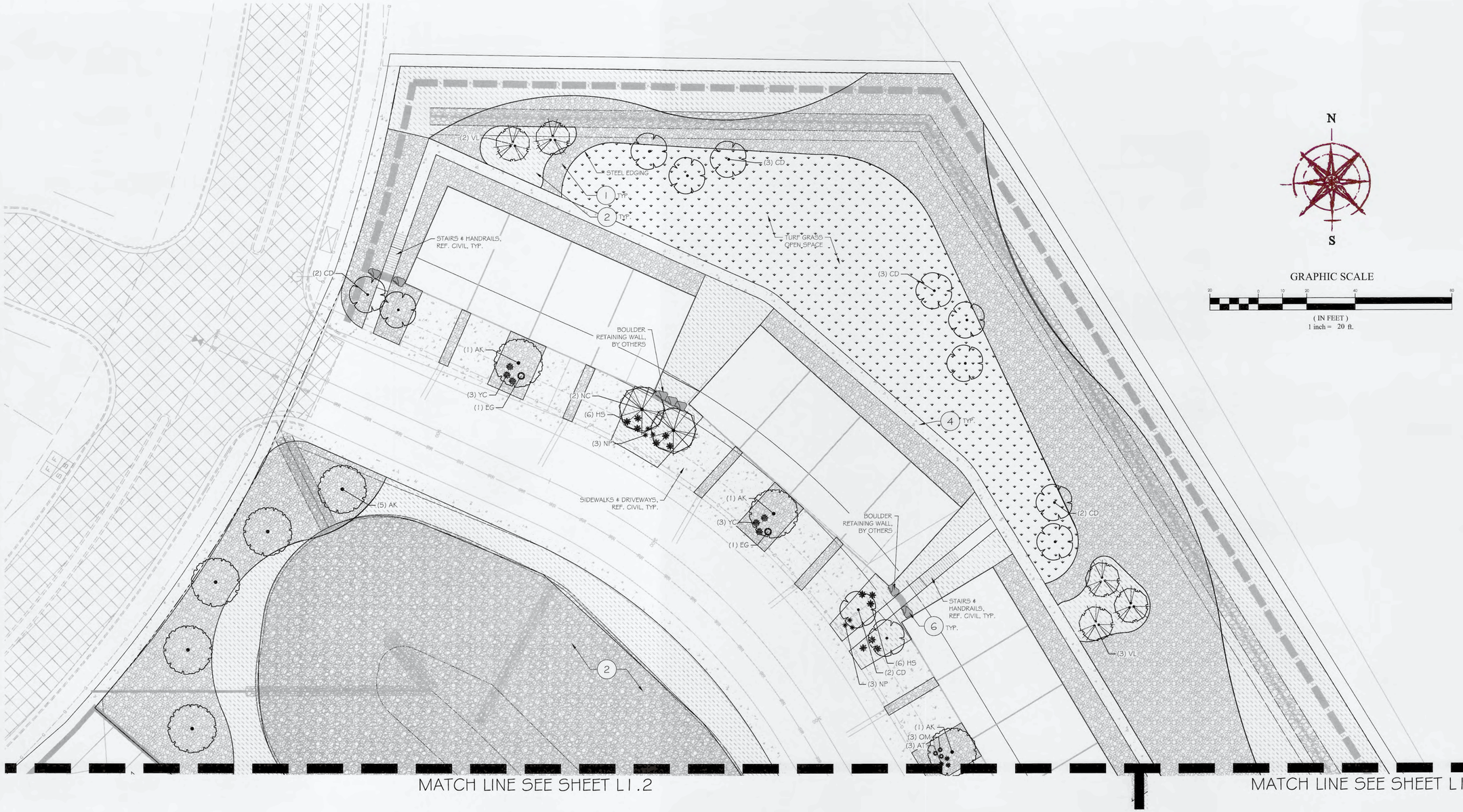
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OVERALL LANDSCAPE PLAN

Scale: 1"=120'	Drawn: BW
Date: 03/22/2023	Job #: 22-0419
Sheet: L1.0	

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JAN 29 2024



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GRAPHIC SCALE

20 5 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.	15
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.	14
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.	4
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.	24
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	9

CACTI	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.	6
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.	3
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.	6

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.	12

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,542 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

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LICENSED LANDSCAPE ARCHITECT
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03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A

HURRICANE, UTAH

LANDSCAPE PLAN

REVISION BLOCK

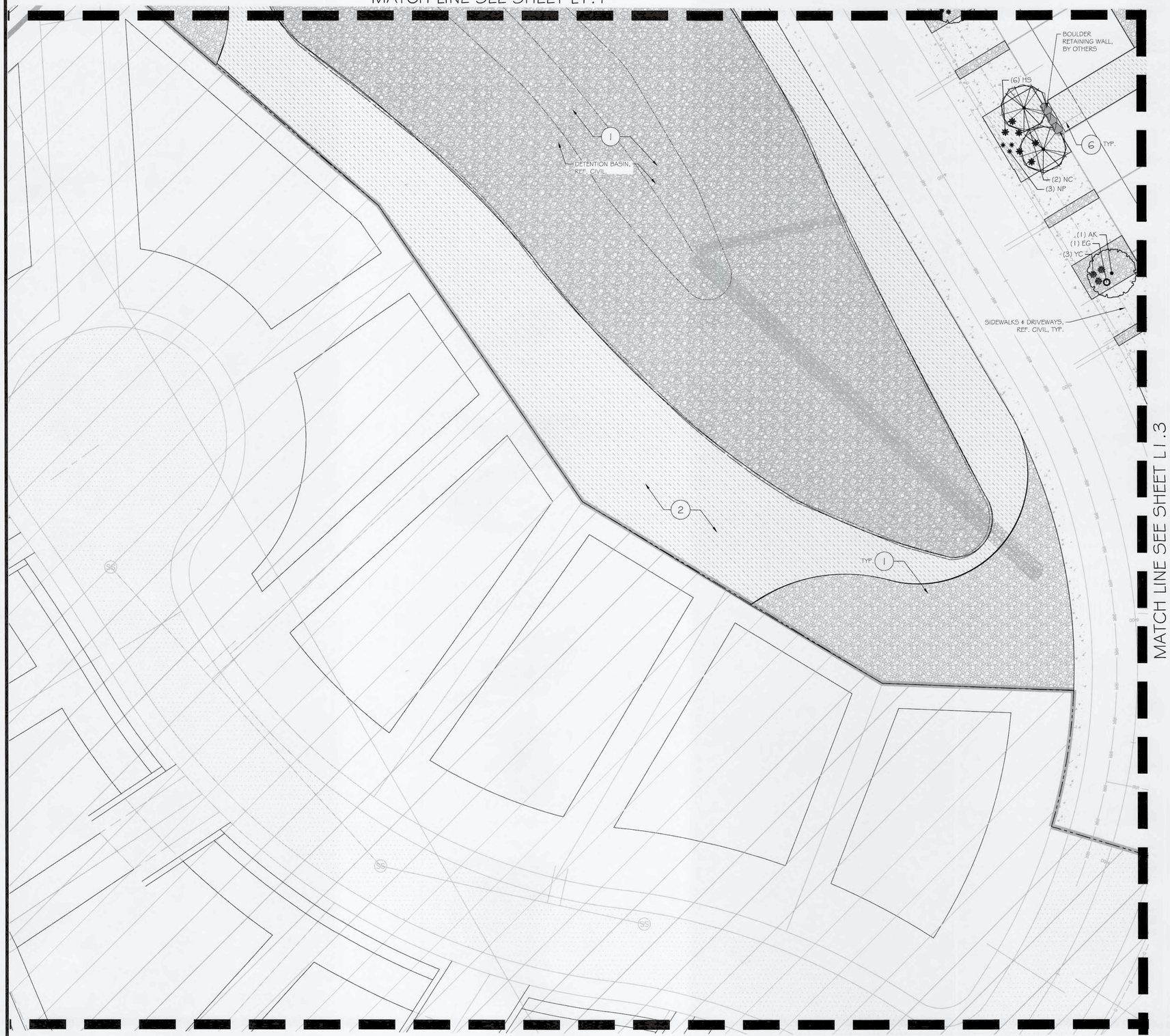
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LANDSCAPE PLAN

Scale: 1"=20'	Drawn: BW
Date: 03/22/2023	Job #: 22-0419
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JAN 29 2024

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PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS			
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
CACTI			
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.
ORNAMENTAL GRASSES			
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
3	PLAYGROUND WOOD CHIPS, TBD.	1,927 sf
4	STANDARD CONCRETE PAVING, 4" DEPTH, 4,000 PSI, MEDIUM BROOM FINISH	4,876 sf
5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K. WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.2		

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JAN 29 2024



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
HS	Hesperaloe parviflora 'Surpnse Bouquet'	Red Yucca	5 gal.
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
CACTI	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AT	Agave parryi truncata	Artichoke Parry's Agave	5 gal.
EG	Echinocactus grusonii	Golden Barrel Cactus	5 gal.
OM	Opuntia macrocentra	Purple Pricklypear	5 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED VOLCANIC ROCK, COLOR: GREY, SIZE 4"-6", SOURCED FROM PROJECT SITE, SEE REFERENCE IMAGE ON SHEET L1.0.	133,363 sf
2	CRUSHED ROCK, COLOR: TAN, SIZE 4"-6", TO BE APPROVED BY OWNER.	59,662 sf
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5	METAL BENCH, SIZE: 6`, COLOR: BLACK, MANUFACTURER TBD	
6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 103984
ALAN K. WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

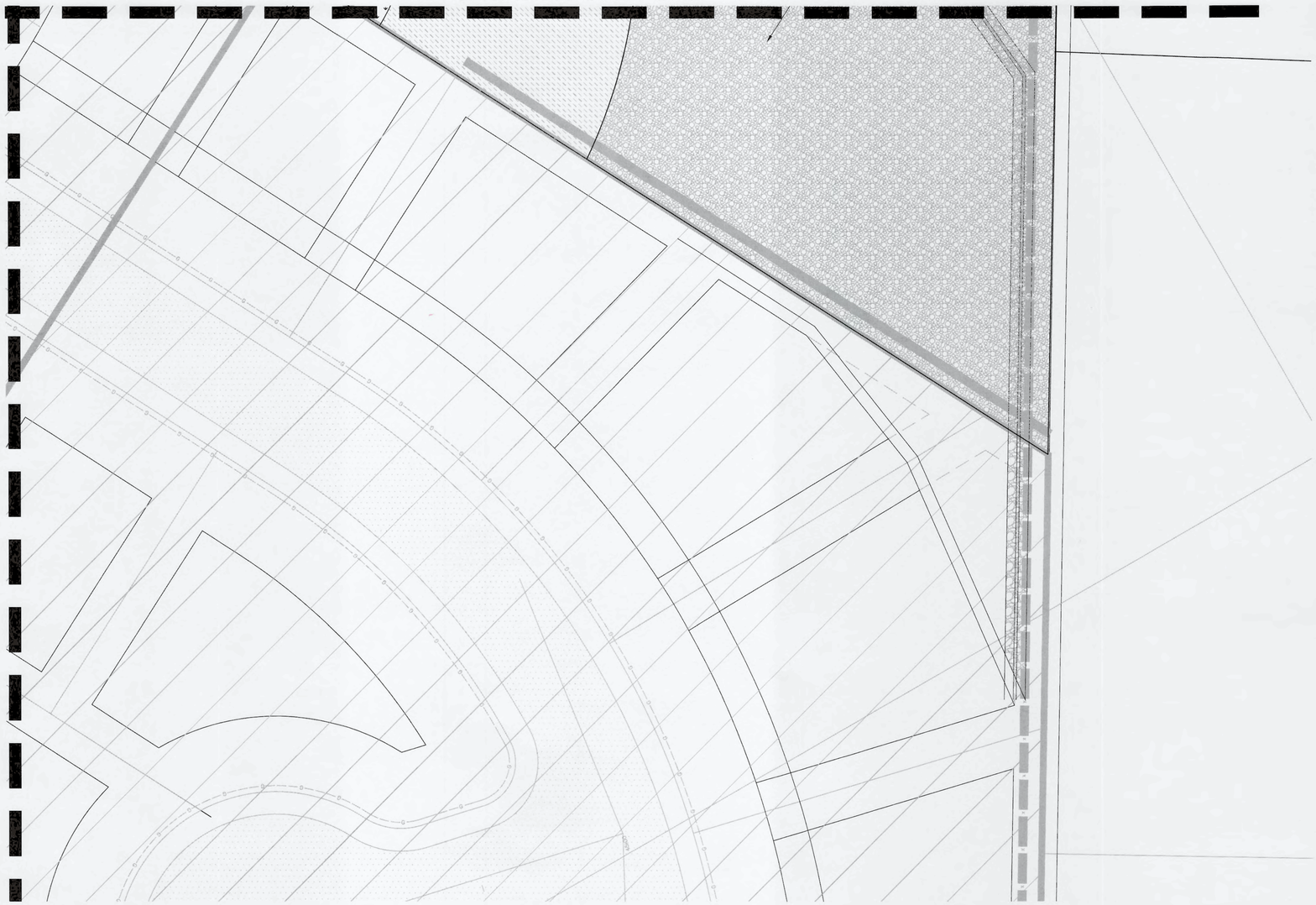
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
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JAN 29 2024

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
AK	Acer negundo 'Kelly's Gold'	Kelly's Gold Box Elder	2" Cal.
CD	Chilopsis linearis 'MSWNLopur' TM	Desert Diva Desert Willow	2" Cal.
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.
VL	Vitex agnus-castus latifolia	Chaste Tree	2" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
HS	Hesperaloe parviflora 'Surprise Bouquet'	Red Yucca	5 gal.
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.
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OM	Opuntia macrocentra	Purple Pricklypear	5 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
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REFERENCE NOTES SCHEDULE

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6	BOULDERS, VOLCANIC ROCK, SIZE 3`-4`, SOURCED FROM PROJECT SITE.	
7	PICKLEBALL COURT	
8	PLAYGROUND, TYPE AND SIZE TBD	

N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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ALAN K. WEAVER
03/22/2023
STATE OF UTAH

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK

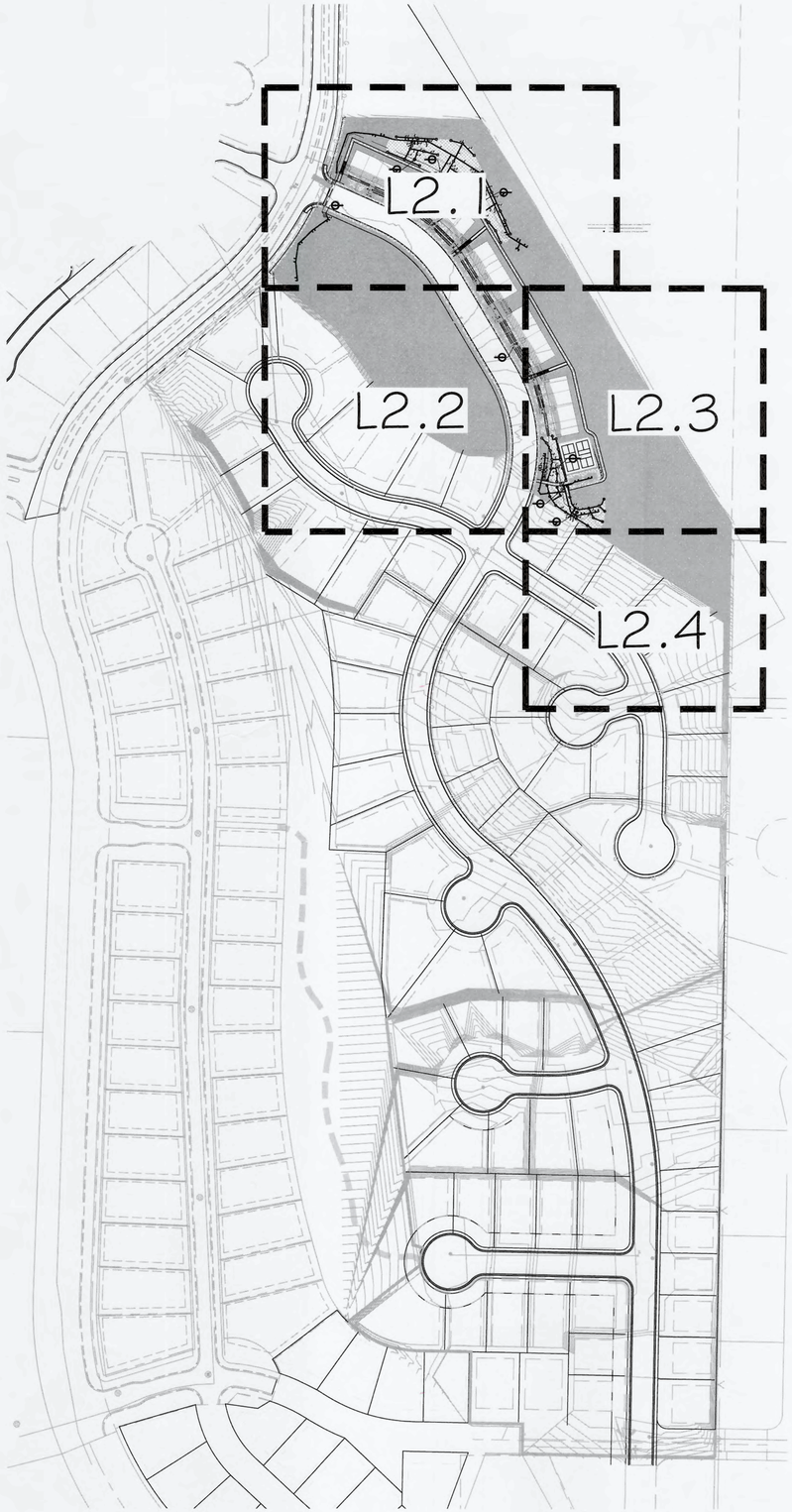
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	BW
Date:	03/22/2023	Job #:	22-0419
Sheet:	L1.4		

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IRRIGATION SCHEDULE

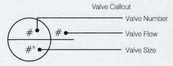
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18 ADJ 18FT	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24 ADJ 24FT	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Dnp Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1

	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.



RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX



GRAPHIC SCALE



(IN FEET)
1 inch = 120ft.

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
7. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
8. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
9. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
10. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
11. IRRIGATION EQUIPMENT AND QUANTITIES TO BE VERIFIED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES SHOWN ON PLANS.

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
OVERALL IRRIGATION PLAN

REVISION BLOCK

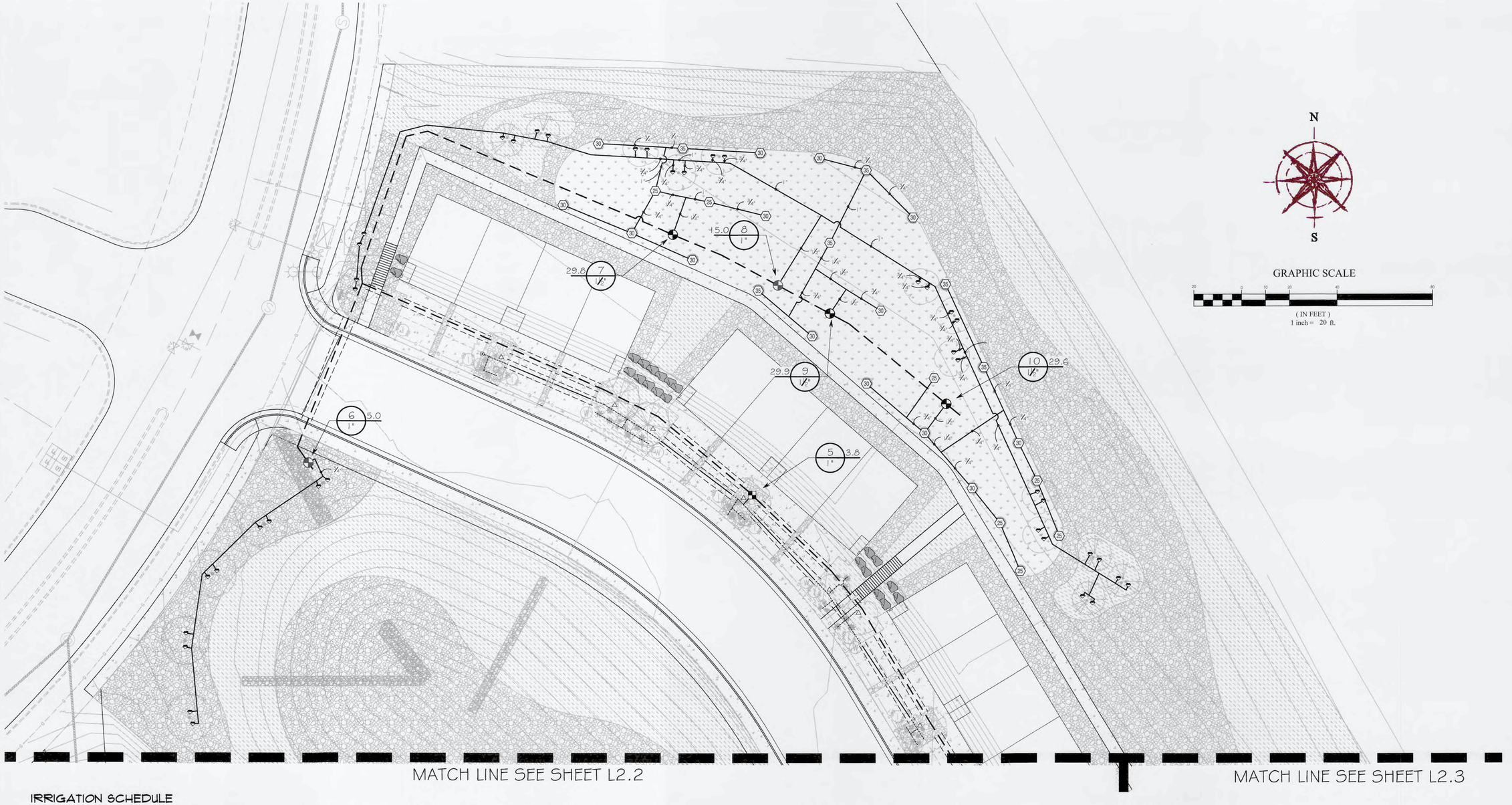
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OVERALL IRRIGATION PLAN

Scale:	1"=120'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
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Z:_2022\22-0419 Block Ridge Phase 1\design 22-0419\dwg\sheets\L2.0-2.XX IRRIGATION PLAN.dwg

JAN 29 2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18T	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24T	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1

C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

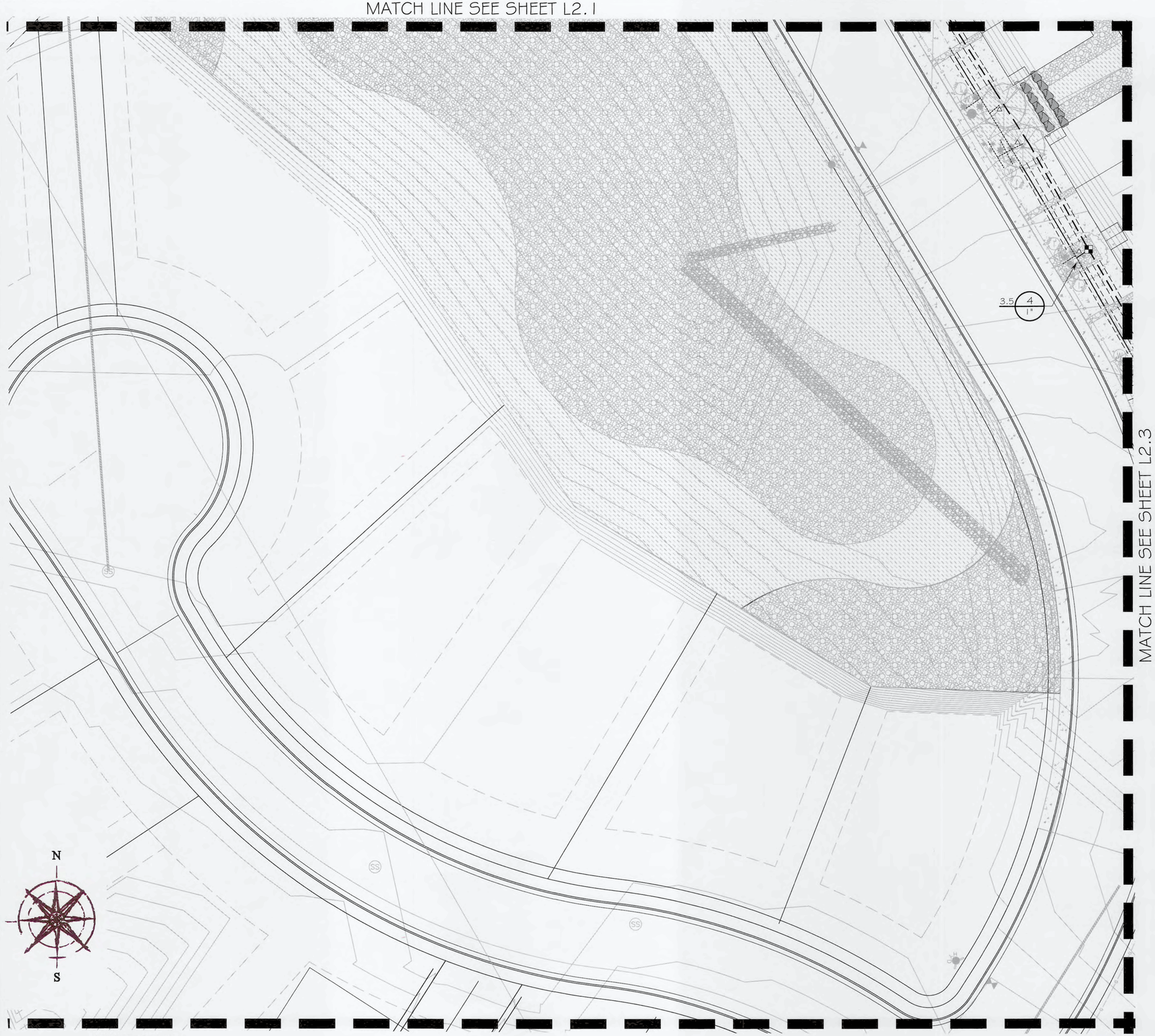
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IRRIGATION PLAN

Scale:	1"=20'	Drawn:	BW
Date:	12/13/2022	Job #:	22-0419
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JAN 29 2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18FF	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees, Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24FF	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees, Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kt. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zum 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1

	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XB5 TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK

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IRRIGATION PLAN

Scale: 1"=20' | Drawn: BW
Date: 12/13/2022 | Job #: 22-0419
Sheet: L2.2

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MATCH LINE SEE SHEET L2.1

MATCH LINE SEE SHEET L2.2



MATCH LINE SEE SHEET L2.4

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18T	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24T	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Drip Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S4W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electric Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	771.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK

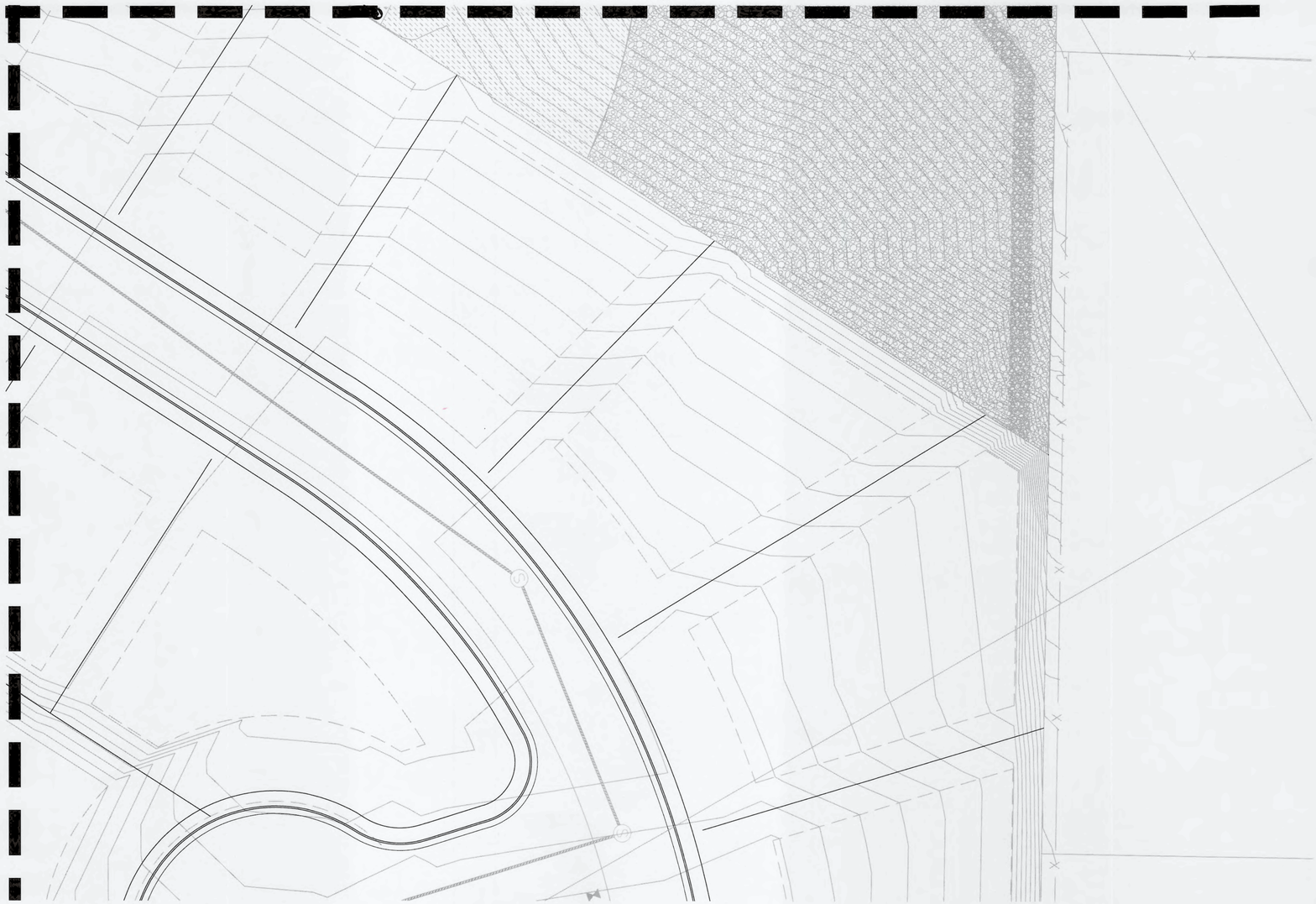
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IRRIGATION PLAN

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Date:	12/13/2022	Job #:	22-0419
Sheet:	L2.3		

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JAN 29 2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 18ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	13
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	19
1401 1402 1404 1408	Rain Bird 1806-PRS-1400 Flood Flood Bubbler 6in. popup with pressure regulating device.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25	Rain Bird 5004-PC-R-MPR 25 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	7
30	Rain Bird 5004-PC-R-MPR 30 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	14
35	Rain Bird 5004-PC-R-MPR 35 Turf Rotor, 4in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. Pressure Regulating.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZF-100-PRF 1" Medium Flow Dnp Control Kit. 1in. DV Valve with 1in. Pressure Regulating Filter at , and MDCF Fitting. 3 GPM-15 GPM.	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	13

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA (Zone Valve) 1-1/2" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird PGA (Zone Valve) 1" 1in., 1-1/2in., 2in. Electnc Remote Control Valve, Globe.	4
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL S#W VALVE MODEL H-10288	1
MV	Rain Bird PGA (Master Valve) 1" 1"Electnc Master Valve, Globe.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
C	Rain Bird ESPLXME2-LXMM 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Stainless Steel Pedestal Enclosure. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet. Metal Pedestal Model LXMMPED.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter. Install Sensor to the eave of the buildings roof.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40	77.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,842 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	278.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	83.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	55.3 l.f.
	Irrigation Mainline: PVC Schedule 40	133.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	1,070 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	741.0 l.f.

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

N

S

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION PLAN

REVISION BLOCK

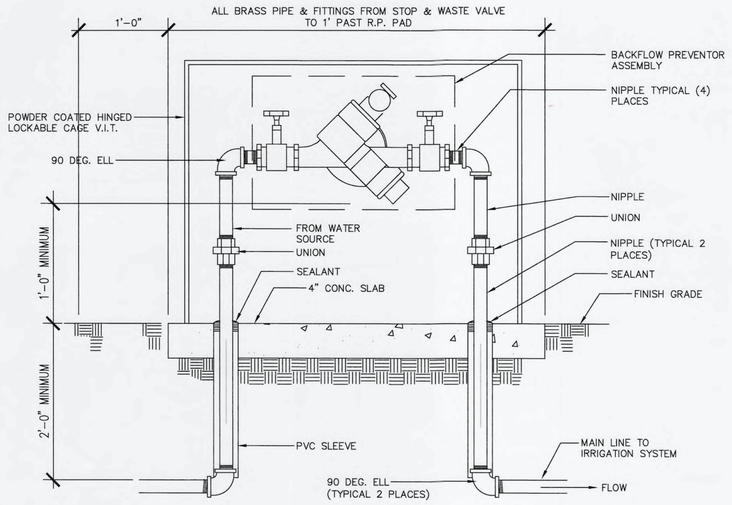
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IRRIGATION PLAN

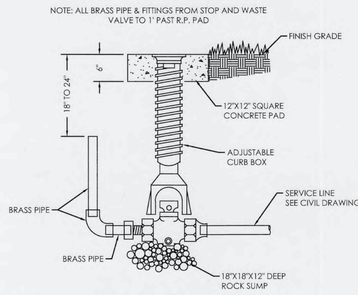
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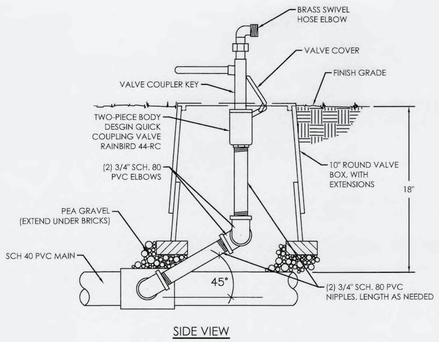
JAN 29 2024



A REDUCED PRESSURE BACK FLOW PRESSURE
NOT TO SCALE

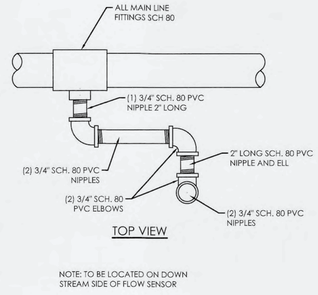


B STOP & WASTE VALVE DETAIL
NOT TO SCALE



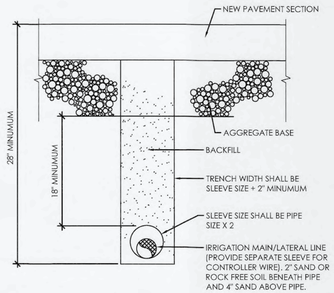
SIDE VIEW

C QUICK COUPLING VALVE
NOT TO SCALE

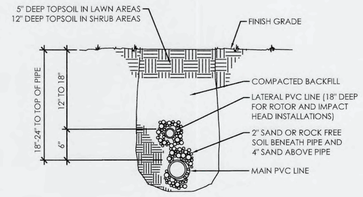


TOP VIEW

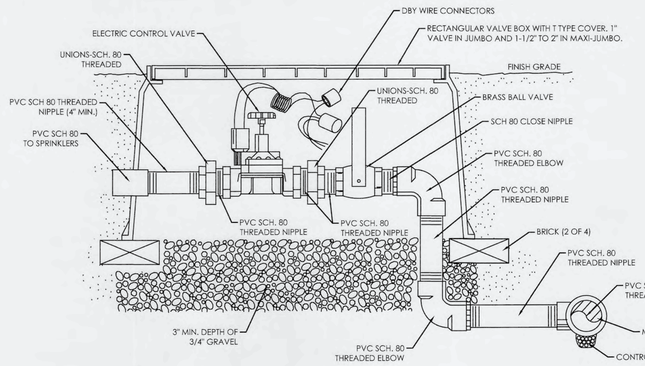
NOTE: TO BE LOCATED ON DOWN STREAM SIDE OF FLOW SENSOR



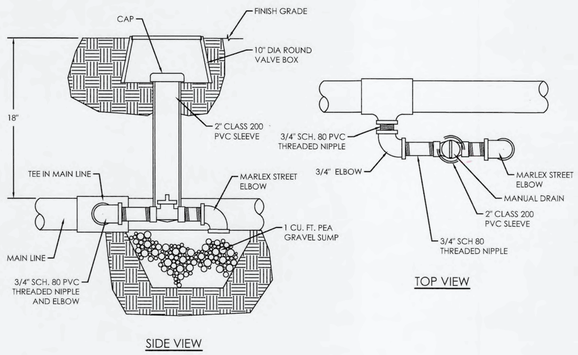
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



E TRENCH SECTION
NOT TO SCALE



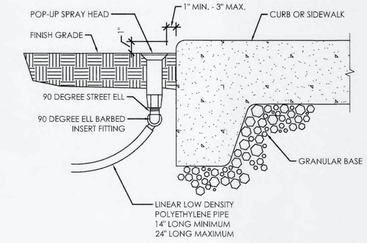
F ELECTRONIC CONTROL VALVE
NOT TO SCALE



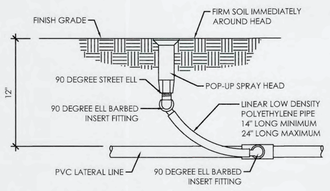
SIDE VIEW

TOP VIEW

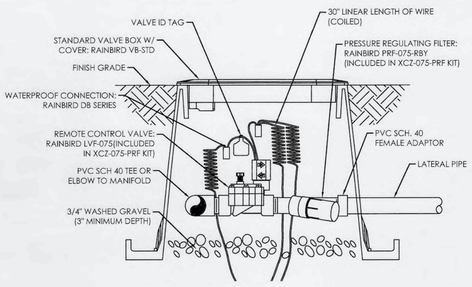
G MANUAL DRAIN VALVE
NOT TO SCALE



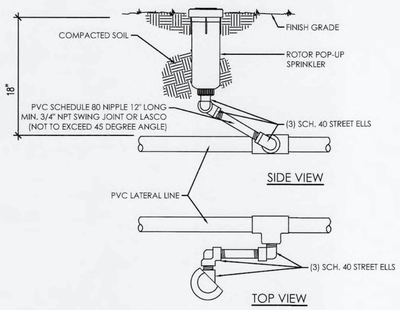
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



I SPRAY HEAD ASSEMBLY
NOT TO SCALE



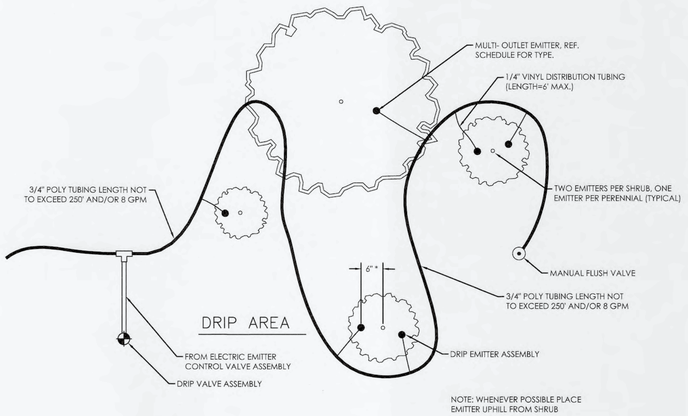
J CONTROL ZONE KIT
NOT TO SCALE



SIDE VIEW

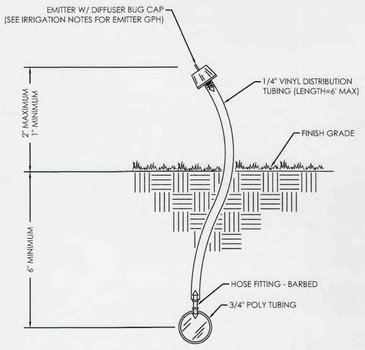
TOP VIEW

K ROTOR POP-UP HEAD
NOT TO SCALE

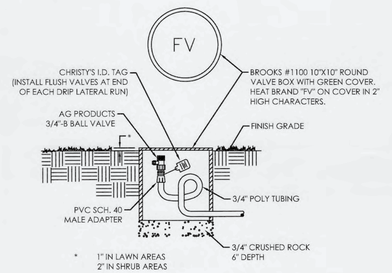


NOTE: WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB

L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

BLACK RIDGE PHASE 1A
HURRICANE, UTAH
IRRIGATION DETAILS

REVISION BLOCK

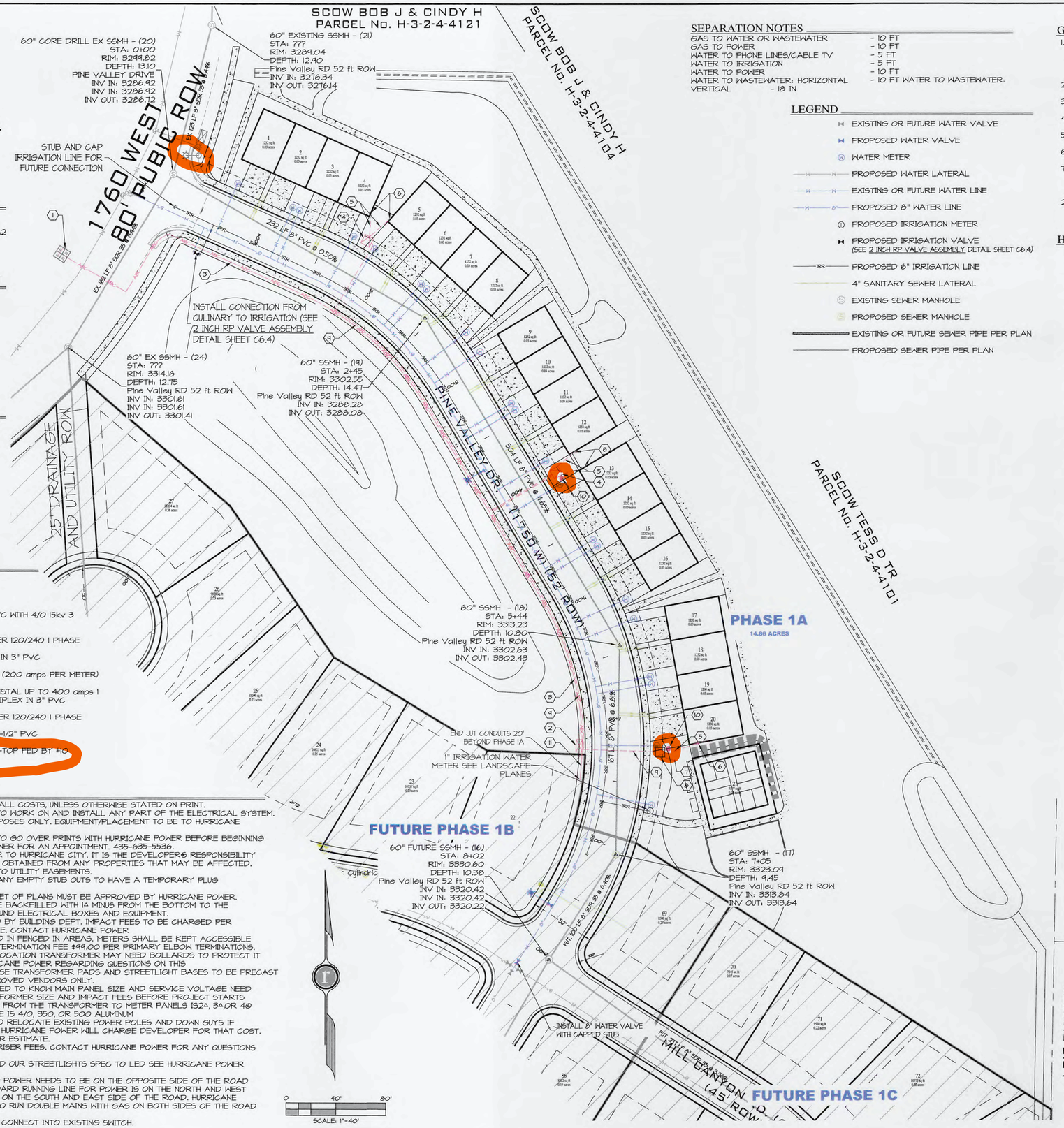
#	DATE	DESCRIPTION
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6	####	####

IRRIGATION DETAILS

Scale: | Drawn: BW
Date: 12/13/2022 | Job #: 22-0419
Sheet: L2.5

Z:_2022\22-0419 Black Ridge Phase 1\design 22-04\Dwg\sheets\L2.0-2.XX IRRIGATION PLAN.dwg

JAN 2 9 2024



811

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

CIVIL ENGINEER

ROBERT A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586
CONTACT: DAVE HOWARD

OWNER/DEVELOPER/CONTACT

WASATCH COMMERCIAL DEVELOPERS
299 S MAIN ST.
SUIT 2400 SLC, UT 84111
CONTACT: AUSTIN OVERMAN
(385) 501-5244

WATER

HURRICANE CITY WATER
646 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-4442

SEWER

ASH CREEK SPECIAL SERVICES DISTRICT
1350 S. SAND HOLLOW RD.
HURRICANE, UTAH 84737
(435) 635-2348

ENERGY SERVICES

HURRICANE CITY POWER
526 W. 600 N.
HURRICANE, UTAH 84737
(435) 635-5536

POWER KEY NOTES

1. EXISTING SWITCH TO MAKE TIE
2. INSTALL NEW 3 PHASE VAULT
3. FIND 4" STUB AND INSTALL 4" PVC WITH 4/0 15kv 3 PHASE IN 4" PVC
4. INSTALL NEW 75kva TRANSFORMER 120/240 1 PHASE
5. INSTALL 500mcm ALUM. TRIPLEX IN 3" PVC
6. INSTALL 4 SOCKET METER PACK (200 amps PER METER)
7. INSTALL PERMANENT METER PEDISTAL UP TO 400 amps 1 PHASE FED BY 350mcm ALUM TRIPLEX IN 3" PVC
8. INSTALL NEW 50kva TRANSFORMER 120/240 1 PHASE
9. INSTALL 1/0 15kv ALUM. WIRE IN 2-1/2" PVC
10. INSTALL DECORATIVE LED POST-TOP FED BY #10 COPPER IN 1" PVC
11. INSTALL 4" PVC STUB

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1A MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER
11. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE
12. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 PER PRIMARY ELBOW TERMINATIONS.
13. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC, CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS
14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
15. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS
16. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS 152A, 3A,OR 4@ PVC., SIZE OF ACCEPTABLE WIRE IS 4/0, 350, OR 500 ALUMINUM
17. HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUY'S IF THEY CONFLICT WITH SIDEWALK. HURRICANE POWER WILL CHARGE DEVELOPER FOR THAT COST. CONTACT HURRICANE POWER FOR ESTIMATE.
18. DEVELOPER WILL BE BILLED A RISER FEES. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS
19. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC TO LED SEE HURRICANE POWER FOR NEW SPEC
20. THE RUNNING LINE FOR GAS AND POWER NEEDS TO BE ON THE OPPOSITE SIDE OF THE ROAD FROM ONE ANOTHER. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH AND EAST SIDE OF THE ROAD. HURRICANE POWER WILL NOT EXCEPT GAS TO RUN DOUBLE MAINS WITH GAS ON BOTH SIDES OF THE ROAD ANYMORE.
21. DEVELOPER WILL BE BILLED TO CONNECT INTO EXISTING SWITCH.

SEPARATION NOTES

GAS TO WATER OR WASTEWATER	- 10 FT
GAS TO POWER	- 10 FT
WATER TO PHONE LINES/CABLE TV	- 5 FT
WATER TO IRRIGATION	- 5 FT
WATER TO POWER	- 10 FT
WATER TO WASTEWATER: HORIZONTAL	- 10 FT WATER TO WASTEWATER:
VERTICAL	- 18 IN

LEGEND

- EXISTING OR FUTURE WATER VALVE
- PROPOSED WATER VALVE
- WATER METER
- PROPOSED WATER LATERAL
- EXISTING OR FUTURE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED IRRIGATION METER
- PROPOSED IRRIGATION VALVE (SEE 2 INCH RP VALVE ASSEMBLY DETAIL SHEET C6.4)
- PROPOSED 6" IRRIGATION LINE
- 4" SANITARY SEWER LATERAL
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING OR FUTURE SEWER PIPE PER PLAN
- PROPOSED SEWER PIPE PER PLAN

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE INDICATED ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "ASH CREEK SPECIAL SERVICE DISTRICT", "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
4. THE CONTRACTOR SHOULD COORDINATE UTILITY WORK WITH SURROUNDING NEIGHBORS.
5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
6. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
7. ADJUST EXISTING MANHOLE AND VALVE BOX COVERS TO MATCH NEW ROAD GRADES. INSTALL NEW CONCRETE COLLARS AROUND ADJUSTED COVERS IN ACCORDANCE WITH CITY OF HURRICANE STANDARDS. ALL UTILITIES TO HAVE A MINIMUM 10' SEPARATION FROM SEWER MAINS.
2. SEE GRADING AND DRAINAGE SHEETS FOR STORM DRAIN DATA. REFERENCE SHEET C7.0 FOR CONSTRUCTION & UTILITY DETAILS.

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 "HURRICANTE CITY STANDARD SPECIFICATIONS FOR DISIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATESET 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 BACKFLOW 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 THE 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 SERVICE 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.

ASH CREEK SEWER NOTES:

1. SEWER IS TO MEET CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'x3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER. ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION, IF PROVIDED BY THE DISTRICT, CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

DATE:	10/28/23
JOB NO.:	12835-21
DESIGNED BY:	DSH
CHECKED BY:	RAR
DWG:	Construction

REVISIONS
DATE:

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 www.racivil.com

UTILITY (POWER WATER SEWER)

FOR

BLACK RIDGE

WASATCH COMMERCIAL DEVELOPERS
HURRICANE, UTAH 84737

STATE OF UTAH — No. 189101 — ROBERT A. REID — REGISTERED PROFESSIONAL ENGINEER

SHEET
C4.0

JAN 29 2024