HURRICANE CITY
UTAH

Mayor
Nanette Billings

City Manager
Kaden DeMille

Planning Commission

Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith

Hurricane Planning Commission Meeting
Agenda

February 13, 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 located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205.
2. A Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4.
3. A Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H.

NEW BUSINESS

1. ZC25-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205. Interstate Homes, Applicant. Amanda Pectol, Agent.
2. ZC25-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4. Don Behunin, Applicant.
3. ZC25-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H. Matt Lowe, Applicant. Clint Hancock, Agent.
4. Discussion and possible approval of a parking modification for the former Eagles Club located at 495 E 800 N. Matt Lowe, Applicant. Clint Hancock, Agent.
5. PP25-03: Discussion and consideration of a possible approval of 2060 S Estates, a three lot single family residential subdivision located at 2060 S 950 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.
6. PSP25-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles and Jessica Elkington, Applicant. Riley Young, Agent.
7. PP25-05: Discussion and consideration of a possible approval of a preliminary plat for Hideaway Ridge Phase 2, a three lot single family residential subdivision located at 1080 S 50 W. Todd Trane, Applicant. Karl Rasmussen, Agent.
8. PP24-30: Discussion and consideration of a possible approval of a preliminary plat for The Orchards, a 41 lot single family residential subdivision located at 3600 W 1640 S. Dennis Miller, Applicant. Karl Rasmussen, Agent.
9. PP24-01: Discussion and possible approval of an extension of a preliminary plat approval for Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.
10. FSP25-04: Discussion and consideration of a possible approval of a final site plan for FireRock Townhomes, a 30 unit townhome development located at 184 N 2170 W. Randy Simonsen, Applicant. Gerold Pratt, Agent.
11. CUP25-02: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2501 W Grandview Dr. Brian and Heather Swearington, Applicant. Terry Spinks, Agent.
12. CUP25-03: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 296 S 1760 W. David Christensen, Applicant.
13. FSP25-05: Discussion and consideration of a possible approval of a final site plan for Southern Utah Sheds, a retail establishment, located at 980 W State St. Rachael Rasmussen, Applicant.

Adjournment

Hurricane City Application

Application Accepted Date: 01/20/2025

Type of Improvement: Zone Change Application

Description: We would like to build a duplex.

Bldg. Address: 126 S. 850 W.

City: Hurricane City State: UT Zip: 84737

Subdivision: Pecan Meadows Phase: 4

Block: Lot #: Parcel ID #: H-PMSD-4-A, H-3-1-34-3228, H-3-34-3205

Zone: RM-2

Property Owner: Stratton Dev, LLC

Permit Contact: Amanda Pectol P:(435) 635-2944

Email: team@myinterstatehome.com

CONTACT INFORMATION

Engineer of Record: Rosenberg Associates

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

General Contractor: Interstate Homes, LLC

License #: P: (435) 635-2944

Address: 52 S. 850 W. 202A

City: Hurricane State: UT Zip: 84737

Email: team@myinterstatehome.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: PLANZC25-02

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: Amanda Pectol

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

At Interstate Homes, we are aware of the housing-crisis facing our country, state, and local communities and the dire need for housing. We have made it a goal to do our part in solving this problem in our community.

We feel a natural first step in accomplishing this goal is to find property close to schools and jobs so we can develop and build affordable housing. That's what makes this property ideal.

We are hopeful, with your blessing of a zone change, we can build 2 housing units on this property. Our organization owns and manages the 8 apartments next to this property that we plan to incorporate with these 2 new units.

We appreciate your consideration and look forward to working with you to solve this dire housing challenge.

Kind regards,

The Interstate Homes Team

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2024 - Planning Commission**
Application Number:	ZC25-02
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Interstate Homes
Agent:	Amanda Pectol
Request:	Approval of a Zone Change from RM-2 to RM-3.
Location:	126 S 850 W
Zoning:	RM-2
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking a zone change from Multiple Family RM-2 to Multiple Family RM-3 on the existing Pecan Meadows development in order to add an additional two units. There are currently eight units on the site which are currently owned and rented by the applicant. If approved, this would allow a maximum of eleven units on the site.

	Zoning	Adjacent Land Use
North	HC	Pecan Plaza commercial office building
East	R1-6	Single family homes
South	RM-2	Multifamily development
West	RM-3	Multifamily development (under construction)

To change the zoning on any parcel of land within Hurricane City, the following questions need to be addressed:

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.

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 Single Family, which recommends:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The proposed zone change to multiple-family conflicts with the General Plan Map's single-family designation for the site. Notwithstanding, it is important to note that the property is already currently zoned multiple-family, and the zoning designations of almost all immediately adjacent properties are also zoned multiple-family and therefore also do not conform with the General Plan designation for the area. The incongruity between the general plan and zoning for this area was likely a past oversight in the mapping processes by the City. But since the adjacent developments are multiple-family developments, the redesignation of the 0.75-acre parcel from Multiple Family RM-2 to Multiple Family RM-3 would not have any perceptible impact on the area being that the project site is already zoned for multi-family development.

In addition, the General Plan recommends the City approve "*Medium and high density residential developments … near support facilities such as collector and arterial roads, schools, shopping, and employment centers*…", which would apply to this development.

Finally, the Moderate Income Housing Plan encourages the development of moderate income housing units along major corridors, such as SR-9, in walkable areas close to schools and businesses, which this area would qualify as.

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

Response: There are already multifamily developments surrounding this development and two additional units would be in character with the surrounding developments.

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

Response: Adding two new units to an already multifamily property is unlikely to cause an adverse effect on any adjacent property.

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

Response: Facilities and services are adequate for this development. JUC had no concerns about availability.

JUC Comments:
Public Works: No comment.

Power: There is currently a 200 amp meter on the property that runs the lights and sprinklers, this will have to move to the building. Power will come from the transformer that sits on 850 west just north of the proposed duplex. Power transformer is large enough to accommodate 2 additional 125amp services.
Water: Okay.
Streets: Is there enough room to add buildings and is parking sufficient?
Sewer: Ash Creek has no issue with the zone change. It should be noted that there is only 1 existing lateral stubbed to the property. Additional laterals may need to be installed depending on the nature of the project.
Engineering: Does this proposed zone change enclose both parcels H-3-1-34-3228 (Stratton Development LLC) & H-3-1-34-3205 (Stratton Brothers LLC)? Split ownership and the smaller remainder lot (H-3-1-34-3205) should be tidied up. The applicant could potentially secure or construct adequate facilities for themselves. Existing public utilities are in 850 W street and the site's location near the high school and Coral Canyon Family Entertainment Center make it desirable for higher density. The applicant would benefit from reviewing HCC 10-34-8(B) which states, "except for parking for a single- family or two-family dwelling and townhouses, access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street." The existing parking lot and existing on-site utilities must likely be reconfigured to accommodate additional units.
Fire: Approved.
Fiber: No comment.
Gas: Okay with gas.

Site Plan Design:
No site plan has been submitted and none is required with the zone change application. The two existing fourplexes onsite were built in the 1990s and the records are not readily available on their approvals, although the townhome subdivision south of here Pecan Meadows Phase 4 does have readily available records. A preliminary and final site plan approval will be required for the new multifamily units.

Parking: Judging by the size of the existing parking lot and available room, staff estimates that there is enough area for four more parking stalls.

Open Space and Amenities: The most likely location for the additional duplex is where an existing grass field and basketball court are located. This area was platted as part of Pecan Meadows Phase 4, and the City did not require those amenities to be installed with that development. There are other open space amenities in this subdivision. The existing development, even with the proposed expansion, is too small to require additional amenities, although staff would recommend the existing amenities be salvaged or maintained to the extent possible.

Findings:
Staff makes the following findings:

1. While the application does not meet the General Plan Map, it does meet many of the goals and recommendations of the General Plan and Moderate Income Housing Plan.
2. Due to the existing multifamily development in the area, this zone change is harmonious with the overall surrounding development.
3. Due to the limited number of units and nature of the existing development in the area, the proposed amendment will not have an adverse impact on the area.
4. Services are adequate to serve the property.

Recommendation: The Planning Commission should review this zone change application based on the standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

Pecan APT Zone

ZoningGroupOnline

Zoning

Classification

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility

RM-2

globalid	695d37dd-2a81-4d5e-b1e3-6bd4a546992c
OBJECTID	31679
Zoning Classification	RM-2
Planning Commission Date	
City Council Date	4/3/2008, 6:00 PM
Former Zone Code	
Acres	5.043626
Notes	
Last Update Date	
Last Editor	
Parcle ID	
st_area(shape)	219701.232465
st_length(shape)	2597.194372

Title

Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

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: 01/24/2025

Type of Improvement: Zone Change Application

Description:

Bldg. Address: 380 west 500 south

City: Hurricane City State: UT Zip: 84737

Subdivision: TK Ranch Estates Phase: 1

Block: Lot #: 4 Parcel ID #: H-TKRE-1-4

Zone: R1 10

Property Owner: Don Behunin

Permit Contact: Don Behunin P:(435) 669-9643

Email: dcbehunin85@gmail.com

CONTACT INFORMATION

General Contractor: Don Behunin

License #: P: (435) 669-9643

Address: 380 west 500 south

City: Hurricane State: Utah Zip: 84737

Email: dcbehunin85@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANZC25-03

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: Don Behunin

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Narrative for Zoning Change Request from R1-10 to R1-8

Project Overview:

The purpose of this request is to seek a zoning change from R1-10 to R1-8 for a residential lot located at 380 West 500 South in Hurricane. This proposed change will allow us to utilize the existing land in a way that benefits both our family and our community. Specifically, the zoning adjustment would enable the construction of a multi-generational living space designed to accommodate aging parents while providing us with a sustainable housing solution as we grow older, too. This change reflects a thoughtful and responsible approach to adapting our living space to meet the evolving needs of our family while remaining in harmony with the surrounding neighborhood.

Family Context:

As our family evolves, we are increasingly focused on providing care and comfort for our aging parents. In this case, we wish to create a living space that allows our parents to remain close to us while maintaining independence. The proposed change in zoning would allow us to build a single-level dwelling or an accessory dwelling unit (ADU) on the property and connected to the existing structure, designed specifically with accessibility and ease of living in mind. This would include features such as wide doorways, no-step entrances, and other modifications that ensure our parents can comfortably age in place.

Additionally, this zoning change would allow us to future-proof our own living situation. As we age, it's important for us to have a place where we can continue to live independently but also access the care and support of our family. The new layout would allow for this flexibility, offering a long-term solution to our housing needs.

Proposed Development:

The lot in question is currently zoned R1-10, which limits the possibilities for developing a multi-generational living arrangement. Changing the zoning to R1-8 would allow us to build a more compact living space while still preserving adequate green space and ensuring the development fits within the character of the neighborhood.

We propose a development that is both respectful of the existing community and forward-thinking in terms of its functionality. The proposed single-level dwelling or ADU would be designed to blend seamlessly with the existing home and structures in the neighborhood, using materials and architectural styles that are in keeping with the area's aesthetic.

Moreover, the proposed change would enhance the property's accessibility, allowing for ease of movement and ensuring that everyone, regardless of age or physical ability, can safely navigate the space. This is particularly important for our aging parents, who would

benefit from living on a single level with direct access to necessary amenities, such as the kitchen, bathroom, and living areas. Otherwise, our current split-level home would not allow for this accessibility.

Community Benefits:

The proposed zoning change and development plan would not only benefit our family but also have positive impacts on the wider community. Multi-generational housing is a growing trend and providing spaces where families can care for aging loved ones is essential for promoting stronger, more connected communities. This type of housing arrangement reduces the need for assisted living facilities, providing an alternative that is both more affordable and more intimate.

Additionally, the development would be designed to complement the surrounding homes, preserving the neighborhood's overall look and feel. The smaller, more efficient design allowed by the R1-8 zoning would contribute to maintaining the residential character of the area while offering innovative solutions for modern living.

Conclusion:

In summary, this zoning change request seeks to create a more adaptable living environment that addresses the needs of aging parents and ensures that we, as a family, have the option to age in place. By utilizing the existing land in a thoughtful and responsible way, we aim to enhance the functionality of our property while respecting the surrounding community. We believe this change will provide long-term benefits to our family and the neighborhood, fostering a supportive environment for residents of all ages. We respectfully request your consideration and approval of this zoning adjustment to R1-8.

Thank you for your time and attention to this matter.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	ZC25-03
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Don Behunin
Agent:	
Request:	Zone Change from R1-10 to R1-8.
Location:	380 W 500 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant requests a zone change from Single Family R1-10 to Single Family R1-8 on 0.23 acres located on 500 S just south of Gould's Wash, Lot 4 of TK Ranch Estates. The applicant has stated that their purpose is to have reduced rear yard setbacks that the R1-8 zoning allows. The applicant wishes to build an addition on the rear side of their house. The rear setback in R1-10 is 20 feet, and 10 feet in R1-8.

	Zoning	Adjacent Land Use
North	PF, R1-10	Gould's Wash, single family houses
East	R1-10	Single family houses
South	R1-10	Single family houses
West	R1-10	Single family houses, some agriculture

Zone changes on any parcel of land within Hurricane City 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 Single Family which is defined as:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The property currently meets the General Plan Map and with the proposed change will still meet the General Plan.

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

Response: While the vast majority of the surrounding development is R1-10, the difference between R1-10 and R1-8 is minimal. The property is too small to accommodate a lot split if rezoned to R1-8. The zone change would essentially only affect the rear setback requirement.

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

Response: While typically a reduced rear yard setback could affect adjacent property, it is unlikely in this case since this property abuts Gould's Wash on the rear, and thus a reduced rear yard setback would have no effects, adverse or otherwise, on adjacent properties.

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

Response: See JUC comments below. Public facilities and services are adequate to serve the property.

Other Considerations
JUC Comments:
The following comments will need to be addressed

1. **Public Works:** No comment.
2. **Power:** No concerns.
3. **Sewer:** No comment.
4. **Streets:** No comment.
5. **Water:** Okay.
6. **Engineering**: The proposed zone change is consistent with the General Plan; however, it could be argued that there are potential issues with the remaining three (3) zone change approval standards: the proposed amendment is disharmonious with the overall character of the existing development in the property's vicinity, the zone change can have a negative effect on floodway and trail plans for Goulds Wash, and said plans for said facilities and services intended for the property are inadequate. If approved this will be the only lot that's R1-8 in an R1-10 zone. The Hurricane City Active Transportation Plan has published Hurricane City's intention to install a 12' wide Shared Use trail along/within Goulds Wash (which is a regulated floodway). Although the Final Plat for TK Ranch has designated an 8' wide space for a public sidewalk north of the subject property it appears the slope of the existing channel already occupies that space. Accommodating the floodway and planned trail within the existing public areas may not be possible without the city acquiring additional property. The Planning Commission and subsequently the City Council should assess these claims.
7. **Fire:** Approved.
8. **Cable:** No comment.
9. **Phone:** No comment.

10. **Fiber:** No conflict.
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. **Setback Comparison:**
    a. HCC 10-13-4

	R1-10	**R1-8**
Front	25’	25’
Rear	20’	10’
Side	10’	10’
Street Side	20’	20’

    b. The only difference in the two zonings is the rear setback.
2. While this could be considered a “spot zoning”, beyond general planning principles, there is nothing preventing the City from approving a rezone for individual parcels, especially for cases like this where the difference in standards is minimal and unlikely to affect any adjacent properties. The analysis above would also apply for any of the other homes on the north side of 500 S, or possibly even the entire subdivision. The City Council could extend this zone change to the entire row of houses, after proper noticing requirements are met.
3. The TK Ranch Estates plat, as recorded with the Washington County Recorder, states the setbacks, including a 20’ rear yard setback, this will need to be amended by the applicant in order to continue on to building permit.

Findings:

Staff makes the following findings:

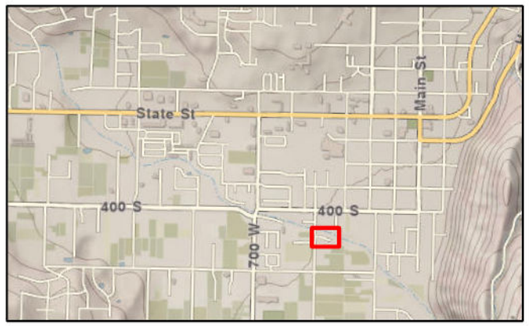
1. The application meets the standards within the General Plan and General Plan Map.
2. Due to the existing home on the lot being expected to minimally expand with a house addition, the proposal is considered consistent with existing development.
3. The proposed amendment will not adversely impact the area, and is within the parameters of the General Plan.
4. Services are adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this zone change application based on the standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff generally recommends approval of the application, but the Planning Commission and City Council should consider the following options:

- **Approve the zone change as presented:** The possible impacts of this zone change are minimal and, based on the findings above, staff believes the zone change can be approved as is.

- **Approve the zone change for a larger area:** In order to maintain consistency in zoning and not have any spot zones the Planning Commission and City Council could approve the zone change for a larger area (a decision would have to be made on how large of an area). Ideally, under this scenario the City would also receive consent from all the property owners involved. This option would require that the zone change be tabled and re-noticed.

- **Denial:** The Planning Commission and City Council can reasonably make the determination that R1-8 zoning is not consistent with the existing R1-10 zoning in the area and make a motion to deny the zone change. Staff does not recommend this option.



Legend

Parcel: H-TKRE-1-4

Zoning

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/ Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility

Existing Zone: R1-10

380 W 500 S
Hurricane, UT

N W E S

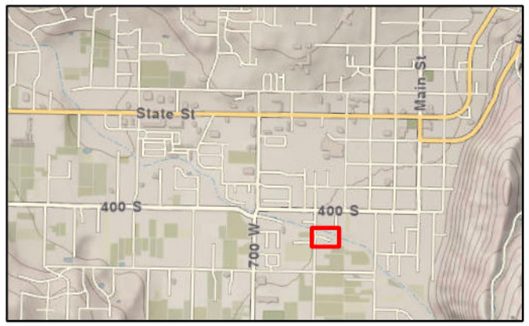
EXHIBIT 1A

Drawn By: JB

Sheet No. 1 of 1

Checked by:

Date: 1/16/2025



Legend

Parcel: H-TKRE-1-4

Zoning

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial
- NC: Neighborhood Commercial
- BMP: Business/ Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility

Proposed Zoning: R1-8

380 W 500 S
Hurricane, UT

N W E S

Sheet No. 1 of 1

EXHIBIT 1A

Drawn By: JB

Checked by:

Date: 1/16/2025

Hurricane City Application

Application Accepted Date:	01/28/2025
Type of Improvement:	Zone Change Application
Description:	We are looking for a re-zone to convert the buildi
Tenant / Project Name:	Eagles Lounge
Bldg. Address:	495 E 800 N Hurricane Utah
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-316-A-1-H
Zone:	Light Industrial
Property Owner:	Matt Lowe
Permit Contact:	Clint Hancock
P:(801) 668-5612	
Email:	clint@lowecompanies.com

CONTACT INFORMATION

General Contractor:	Matt Lowe
License #:	
P: (801) 648-8229	
Address:	5500 S Holliday Blvd
City:	Holliday
State:	Utah
Zip:	84117
Email:	matt@lowecompanies.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: PLANZC25-04

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: Clint Hancock

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

We are seeking to rezone our property from light industrial to highway commercial to breathe new life into this space and better serve our community. Our vision is to transform the building into a welcoming restaurant that caters to the needs of local families and travelers alike.

The community has expressed a strong desire for more dining options that foster connections and create a vibrant, family-friendly atmosphere. This rezoning will allow us to bring that vision to life by modernizing the existing building, ensuring it meets current standards for accessibility, safety, and aesthetics. We aim to create a warm, inviting space where families can gather, enjoy great food, and make lasting memories.

This restaurant will not only enhance the quality of life for our residents but also serve as a vital addition to the local economy. By leveraging the property's proximity to major roadways, we can attract both locals and visitors, providing a convenient stop for travelers and a much-needed dining option for the community.

Rezoning to highway commercial aligns with the evolving needs of our area, which is seeing increased residential growth and demand for family-oriented services. This project also supports our long-term goal of revitalizing this corridor into a thriving hub of activity, making it a source of pride for our community.

We are committed to being responsible stewards of this property, working closely with local officials to ensure that the development complies with all regulations and enhances the character of the surrounding area. With this zoning change, we can unlock the full potential of this property, creating a space that not only serves but also strengthens our community.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	ZC25-04
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Matt Lowe
Agent:	Clint Hancock
Request:	A Zone Change Request from M-1, Light Industrial to HC, Highway Commercial.
Location:	495 E 800 N
Zoning:	M-1
General Plan Map:	General Commercial
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking a zone change for the former Eagle's Lounge location from M-1, light industrial to HC, highway commercial. The applicant has stated that they would like to open a restaurant at the former private club location. The existing building on site, built in the late 1970s, is proposed to remain in place.

	Zoning	Adjacent Land Use
North	R1-10, HC	Undeveloped property, proposed rehabilitation center
East	HC	Ballard Wrecking Yard
South	HC	Commercial property
West	M-1	Industrial property

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 General Commercial, which recommends:

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

The General Plan calls for, "*Encouraging more restaurants, bars, and retail options"* and *"The City strives to create an environment that will attract new business and employment to Hurricane"*

Encouraging commercial development near existing commercial and industrial developments helps mitigate potential effects on residential uses and typically ensures that the commercial development is successful. The General Plan encourages the promotion of businesses that bring more jobs and tax revenue to the city.

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

Response: Yes. Most of the surrounding property has some form of commercial use, or is zoned for future commercial use.

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

Response: Any new development on the property will likely have some impact on the surrounding properties. Some of the impacts will be positive by bringing more customers to the area, but it may also be a more impactful use than the former use of the property since a restaurant could increase more trips to the property, but such impact is not expected to adversely affect the community.

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

Response: Yes, there are currently services to the property.

JUC Comments

The following comments will need to be addressed

1. **Public Works:** No comment.
2. **Power:** No concerns.
3. **Water:** Okay.
4. **Streets:** Okay with zone change.
5. **Sewer:** Ash Creek has no comment on the zone change, but the owner needs to be aware that a grease interceptor and sample manhole will need to be installed on the property.
6. **Engineering:** The proposed zone change is consistent with the General Plan, it's consistent with the character of the existing development, and its effect on adjacent property shouldn't be perceptible. However, an argument could be formed that access is inadequate. The Planning Commission, and subsequently the City Council, should indicate their assessment of adequate facilities for the change. Strict observance of Hurricane City Standard 3.2.4.2(H) indicates that access to this property should be located approximately two properties to the west (from H-316-A-1-A). Interpreting 800 N as a Commercial Access, Typical Throat Length Standards (section 9.3.7 of the Hurricane Transportation Plan) specifies that access to the property should be at least 50' from SR-9.
7. **Fire:** Approved.
8. **Gas:** Okay.
9. **Cable:** No concerns.
10. **Fiber:** No conflict.

Other Considerations:

1. The existing site does not have room for sufficient parking per our code. The applicant has prepared a parking study to modify their parking requirements which will be considered by the Planning Commission in another action item.
2. Planning staff generally believes that due to the nature of the existing improvements and the relatively minor change of use, from private club to restaurant, that extensive changes to the access of the site are not warranted (see JUC comment #6 above).
3. A final site plan approval will be required for any change of use, the site's landscaping will need to be brought up to current city standards.

Findings:
Staff makes the following findings:

1. The proposed amendment is compatible with the current General Plan's map and goals.
2. Due to the existing commercial and industrial development in the area, the proposed amendment is generally in harmony with the overall character of the existing development around it.
3. The proposed amendment will not have a significantly different impact from current zoning.
4. Services are currently available to serve the site.

Recommendation: The Planning Commission should review this zone change application based on the standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments and findings.

Airport Influence Area

AirportControlZones

zone

- APPROACH SURFACE EL 3000'
- CONICAL SURFACE EL 3897'
- HORZONTAL SURFACE EL 3497'
- PRIMARY SURFACE
- TRANSITIONAL SURFACE

ZoningGroupOnline

Future Road Network

- Major Arterial (106' ROW)
- Minor Arterial (90' ROW)
- Major Collector (70' ROW)
- Minor Collector (60' ROW)

Zoning Overlays

Overlay Type

- Agricultural Protection Overlay
- Extraction Industries Overlay
- Planned Development Overlay
- Critical Infrastructure Materials Overlay

Zoning

Classification

- A-10: Agricultural - 1 Unit Per 10 Acres
- A-5: Agricultural - 1 Unit Per 5 Acres
- RR: Recreational Resort Zone
- OS: Open Space
- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
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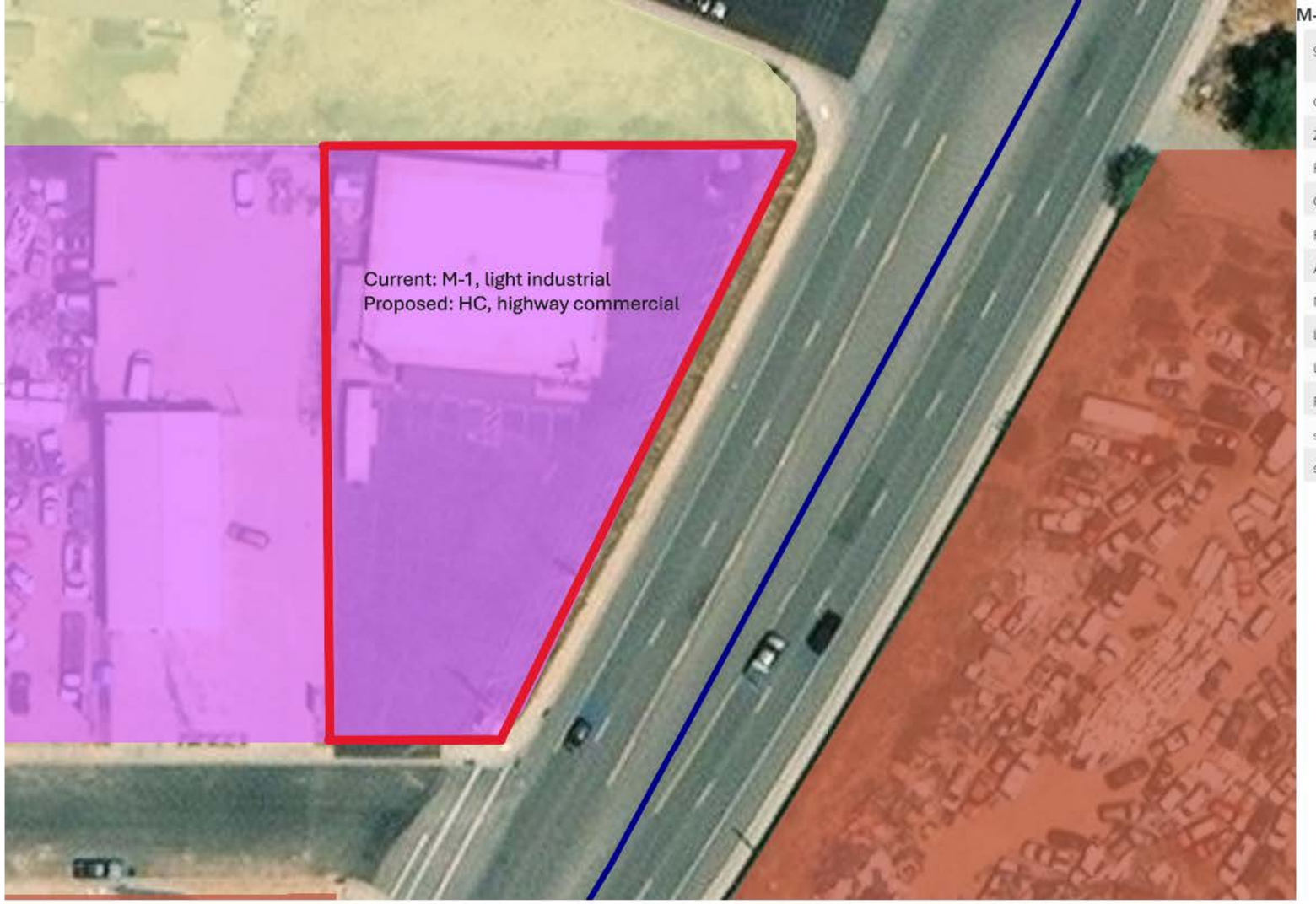
- NC: Neighborhood Commercial
- BMP: Business/Manufacturing Park
- M-1: Light Industrial
- M-2: Heavy Industrial
- Public Facility



M-1

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OBJECTID	30954
Zoning Classification	M-1
Planning Commission Date	
City Council Date	4/7/2008, 6:00 PM
Former Zone Code	
Acres	3.887006
Notes	
Last Update Date	
Last Editor	
Parcle ID	
st_area(shape)	170305.866581
st_length(shape)	2059.438758

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	N/A
Type of Application:	Parking Modification
Action Type:	Administrative
Applicant:	Matt Lowe
Agent:	Clint Hancock
Request:	Approval of a modification to standard parking requirements.
Location:	495 E 800 N
Zoning:	M-1[1]
General Plan Map:	General Commercial
Recommendation:	Approve
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting approval of a modification to the parking requirements for the building previously used as the Eagles Lounge. They are proposing a restaurant/entertainment use for the existing 5,360 sq ft building. The proposed restaurant use will not be able to provide the number of parking spaces required by the off-street parking ordinance; therefore, a modified parking plan will need to be approved by the Planning Commission to allow fewer spaces.

Parking Requirements
Per Hurricane City Code (HCC) 10-34-2, "*When any building or structure is erected, enlarged or increased in capacity, or any use is established or changed, parking shall be provided in accordance with the requirements of this chapter.*" Accordingly, the applicant has submitted a parking plan. For the proposed restaurant, 53 spaces are required by the Hurricane City Code, but the existing parking area contains only 29, with four of those spaces not meeting current city standards for turnaround area. The applicant intends to reconfigure the parking lot to provide 30 parking stalls and they have submitted a parking study to justify fewer spaces than required by code.

The standards to approve a parking modification are below:
F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

[1] Pending Zone Change to Highway Commercial.

1. The study shall provide:
a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
c. The source of data used to develop the study's recommendations; and
d. The name and qualifications of the persons who prepared the study.
2. The Planning Commission shall determine the required number of parking spaces after:
a. Considering the recommendations of the parking study and any recommendations from City staff; and
b. Making the findings required under subsection D or E of this section.

The Planning Commission may also approve a modification to the parking requirements under HCC 10-34 for the following reasons:

10-34-9: PARKING MODIFICATIONS:
A. Modification Permitted: The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Existing Commercial Buildings: The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development. (underline added for emphasis)

Overly strict parking requirements, especially for commercial uses, can harm economic development and limit the number of sites available for commercial use. Strict parking requirements on restaurants, like what exists in our code, can disincentivize restaurant development or limit restaurants to drive-throughs due to the lack of property space for parking.

Findings:
1. The applicant has provided evidence, based on data from other municipalities and similar uses, that the parking to be provided on site will be sufficient for the proposed use.
2. The applicant is increasing the existing number of parking on site.
3. The modification may foster economic development by revitalizing a currently unused commercial property.

Staff Recommendation: The Planning Commission should review the applicant's submittal based on standards within the Hurricane City Code. Staff recommends approval of the modified parking requirements.

January 29, 2025

Subject: Eagles Club Parking Study
Parcel # H-316-A-1-H

Background and Introduction:

The Eagles Club is located within the City of Hurricane on the corner of 800 North & State Street. The physical address of the property is 495 E 800 N. The property is 0.35 Acres in size and is currently zoned M-1. The property consists of a 5,360 square foot building and a parking lot with 29 striped parking spaces, although 4 of the existing parking spaces do not meet the parking standards of Hurricane City. The Existing Facility operated for many years as a private club and meeting hall. The building currently contains offices, stage, and an open entertainment/seating area along with a bar and kitchen.

City Code Chapter 34, Section 10-34-10. - Tables and figures, reads as follows:
"Private Club" = 1 space per 100 square feet of gross floor area.

Per this Calculation the Eagles Club should have 54 parking spaces to meet city code. With only 25 existing spaces, the Eagles Club operated with approximately 46% of the actual required parking spaces.

A zone change application has been submitted for the property to change from the existing M-1 zoning to HC (Highway Commercial), with the intent of revitalizing the area and bringing a new commercial use to the existing building and parking lot.

The proposed new commercial use would house a hybrid restaurant/entertainment facility, consisting of offices, kitchen and dining areas along with an entertainment area. The parking lot will be re-striped to meet current city standards for parking lots and ADA accessibility. Increasing the useable parking from 25 spaces to 30 spaces, please see Exhibit "B".

Hurricane City Code does not include guidance for this type of hybrid restaurant. The only pertinent language in the code we identified is described below:

City Code Chapter 34, Section 10-34-10. - Tables and figures, reads as follows:

Restaurant	= 1 space per 100 square feet of gross floor area.
Office	= 1 space per 250 square feet of gross floor area.
Other Uses	= 1 space per 300 square feet of gross floor area.

Analysis:

The proposed new areas were tabulated as follows:

Kitchen	= 1,966
Office	= 469
Dining	= 1,600
Stage	= 625
Entertainment (billiards, etc.)	= 700

Total Square Footage = 5,360

Proposed parking space requirements were then calculated:

Kitchen	= 1,966 sqft. @ 1/250 * = 7.86
Office	= 469 sqft. @ 1/250 = 1.87
Dining	= 1,600 sqft. @ 1/100 = 16.00
Stage	= 625 sqft. @ 1/300 = 2.08
Entertainment	= 700 sqft. @ 1/300 = 2.33

Total spaces required = 30.14

Total Proposed Spaces Provided = 30

* In recent history, neighboring municipalities have updated their code regarding restaurant parking requirements to include a separation of the Kitchen and Dining areas. They have found that calculating the number of spaces required using a single gross floor square footage creates more parking spaces than required. The design of restaurants has change as well, with more and more new designs including more kitchen area and less actual seating area. The calculation shown for the kitchen area in the above summary is based off of the current St. George city standard of one space per 250 sqft.

With the Calculations shown above, and the proposed re-striping of the parking area, it is Premier Design and Engineering's opinion that the parking provided is appropriate for the intended Proposed use.

Attached Exhibit "A" shows the existing parking lot configuration. (25 useable spaces)

Attached Exhibit "B" shows the proposed new striping and parking lot configuration to meet current city standards for parking lots. (30 spaces)

Should you have any questions or comments, please feel free to contact me at (775) 385-7647 or Eric McFadden at (435) 313-2267.

Sincerely,

Marc Fonger

Marc R. Fonger, PE
Premier Design and Engineering

EXHIBIT "A"

EXISTING CONDITION

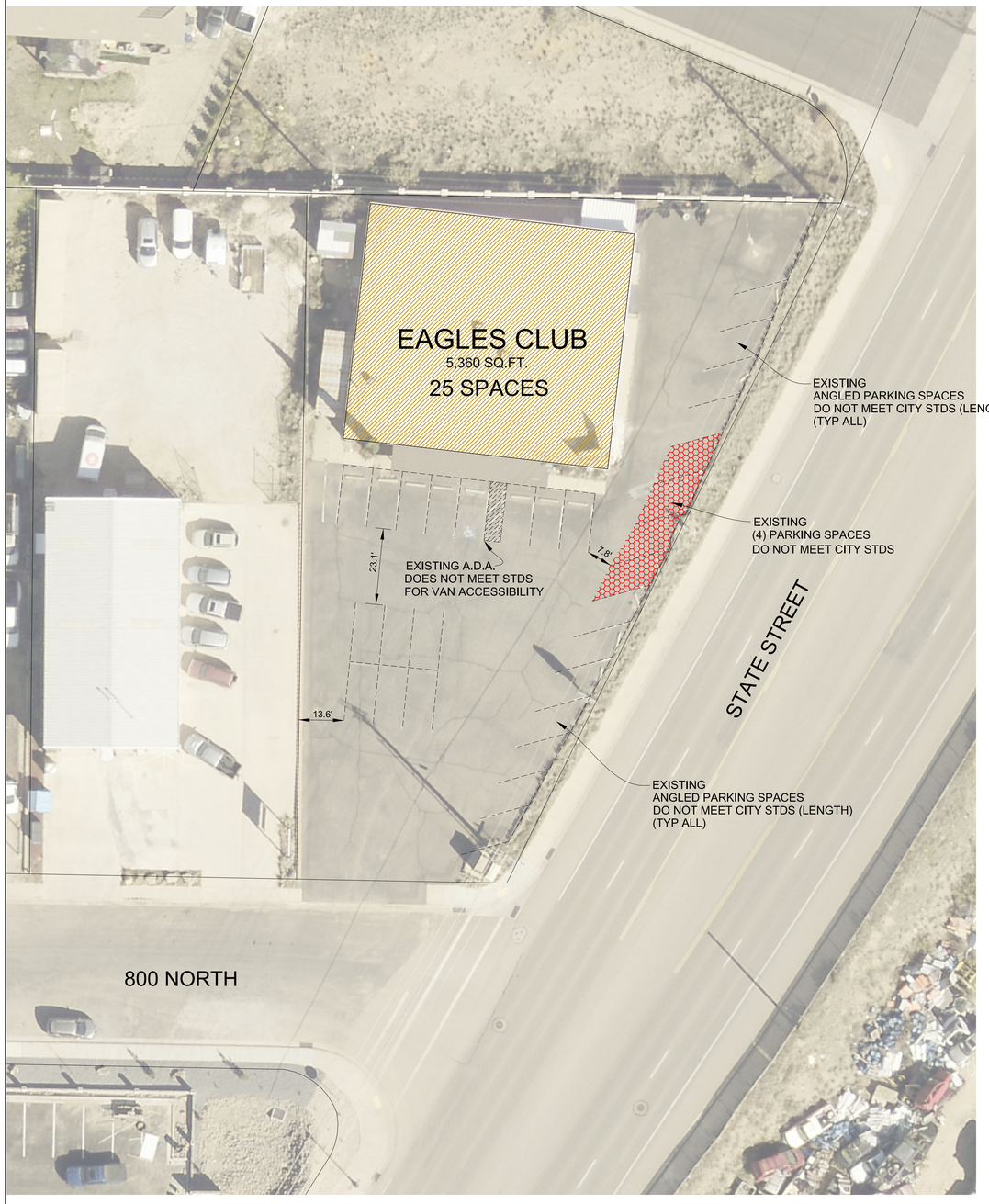


EXHIBIT "B"

PROPOSED STRIPING

DATE: 1/29/2025
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: ML

SCALE: 1" = 20'

PARKING STUDY EXHIBITS "A" & "B"
EAGLES CLUB
800 NORTH & STATE STREET
HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.
75 EAST 100 NORTH
IVINS, UTAH 84738
(775) 385-7647 ~ PREMIER.DESIGN.MARC@GMAIL.COM
(435) 313-2267 ~ PREMIER.DESIGN_ERIC@YAHOO.COM

PREMIER design

PROFESSIONAL ENGINEER STATE OF UTAH
1/29/2025
License No. 323806
Marc R. Folger

SHEET
PSE

Hurricane City Application

Application Accepted Date: 01/08/2025

Type of Improvement: Subdivision (Preliminary Plat)

Description: 2060 South Estates consisting of 3 lots.

Tenant / Project Name: 2060 South Estates

Bldg. Address: 2060 South 950 West

City: Hurricane City State: UT Zip: 84737

Subdivision: 2060 South Estates Phase: 1

Block: Lot #: 1-3 Parcel ID #: H-3-2-10-3401

Zone: RA-0.5

Property Owner: Scott Stratton

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: Scott Stratton

License #: P: (435) 467-4966

Address: 365 W Center

City: La Verkin State: UT Zip: 84745

Email: scottstratton4966@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: PLANPP25-03

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: Karl Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Narrative

2060 South Estates will be a 3 lot subdivision that ties into Hurricane Field Estates. Lots will be RA-0.5 – ½ acre.

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date January 7, 2025

To Whom It May Concern:

Scott Stratton (the "Developer") has requested a culinary water will serve letter for the subdivision known as **2060 South Estates**, located at approximately **2060 South 870 West** 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 **3** 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) 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

January 3, 2025

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

Subject: 2060 South Estates

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:	**02/13/2025 - Planning Commission**
Application Number:	PP25-03
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Scott Stratton
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat.
Location:	2060 S 950 W
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking preliminary plat approval for a 3 lot subdivision located due west of the Hurricane City Airport and south of the Hurricane Fields Estates subdivision. Most of the necessary improvements are being or planned to be installed with the Hurricane Fields Estates subdivision. The site is zoned Residential Agricultural RA-0.5.

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Fire:** Approved.
3. **Sewer:** Sewer will need to be extended west for this development. The plans show sewer east of the last manhole so I'm assuming this project is the one extending the sewer.
4. **Water:** Okay.
5. **Power:** 1) Stratton Construction will need to again consult the power dept on paying for a portion of the power capacity project in this area. 2) This project will run through the Hurricane Power board in order to determine the way to proceed forward. This project will be on the Feb 5th, 2025 power board agenda. 3) Designs for this project will be invoiced to the developer. 4) Each lot will be designated as a 400 amp service where the lot is larger that 1/3 acre. 5) Phase 5 design may have to change a bit in order to supply power across 2060 south. this would include stubbing conduit for future use.
6. **Streets:** No comment.

7. **Cable:** Blue stake for facilities.
8. **Engineering:** Engineering recommends coordinating the items herein before continuing with the Planning Commission. 2060 South and future 1100 West are classified as heavy use roadways (major collector and minor arterial, respectively) on Hurricane City's Master Plan. As such Hurricane City standards limit access from said roads. The applicant should submit a proposed road network for the space bound by the master planned roads and existing 1100 W/2060 S to evaluate before limiting options with this three (3) lot subdivision. Although the applicant is the majority owner, other entities also own properties in the above described area (see HCC 10-39-7(B)(3), HCC 10-39-7(C)(10), HCC 10-39-11(A)(1), HCS 3.2.2, & HCS 3.2.4.3). Also, HCS 3.2.4.2(j) & HCS 3.9.1.1 identifies specific requirements and recommended restrictions for residential accesses from a major collector. The curb return and ADA pedestrian ramp must be installed with the 2060 South road improvements for this plat. Said ramp should align with the ramp to the north (HCS 2.2 (bullet 1)). Public utility easement should be provided if existing underground power isn't relocated. It appears an existing Hurricane Canal Company main also crosses the subject property.
9. **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."

Staff Comments: Preliminary Plat

1. Zoning is RA-0.5. All lots meet RA-0.5 zoning standards.
2. The applicant has noted that the property is located in a desert tortoise take area.

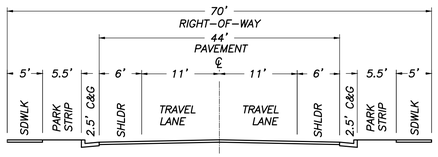
3. All block lengths meet city standards.
4. The applicant has provided the City a preliminary street layout for the remainder of the applicant's property in the vicinity per HCC 10-39-7(B)(3). This layout is considered preliminary and will need to be amended to meet Engineering comments (see JUC comment #8 above)
5. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
6. This property is located in an area of town where power capacity is a concern. The Power Department has agreed to add these three lots into the power capacity project for the neighboring Hurricane Fields Estates subdivision.
7. **Water use**: The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 20,000 units being located within Hurricane City. This would add an additional three lots to Hurricane City's totals.

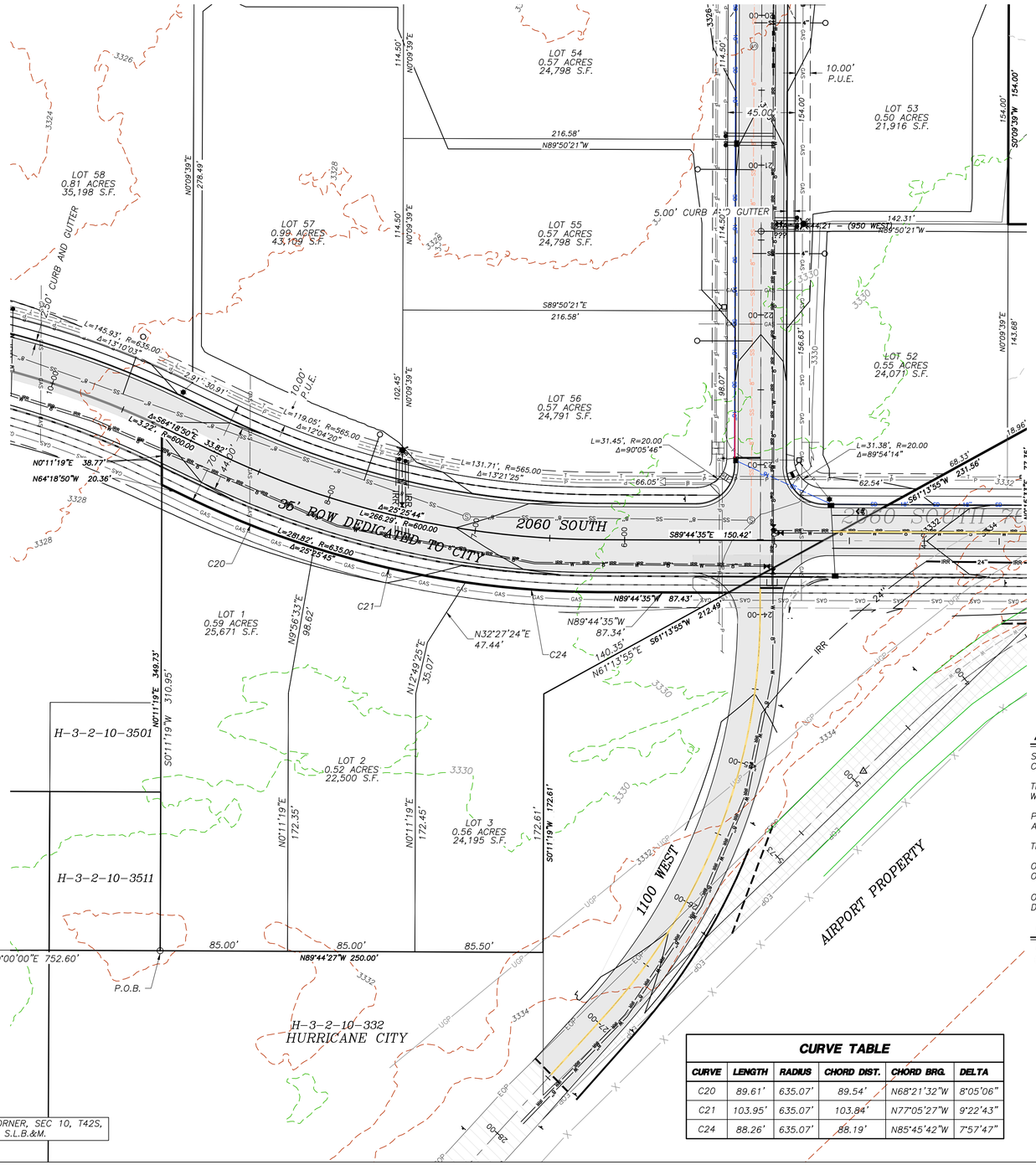
Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends this item be tabled until the applicant can address staff and JUC comments.

PRELIMINARY PLAT FOR:
2060 SOUTH ESTATES

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

TYPICAL SECTION





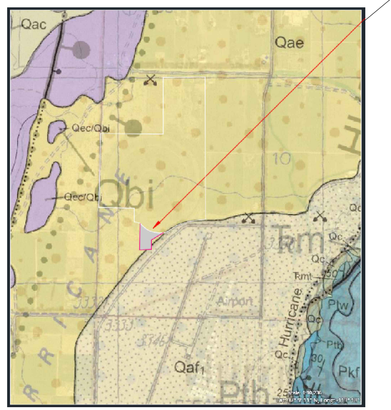
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C20	89.61'	635.07'	89.54'	N68°21'32"W	8°05'06"
C21	103.95'	635.07'	103.84'	N77°05'27"W	9°22'43"
C24	88.26'	635.07'	88.19'	N85°45'42"W	7°57'47"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x——x EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- FOUND CENTERLINE MONUMENT AS DESCRIBED
- SET CENTERLINE MONUMENT PER HURRICANE CITY STANDARDS
- FOUND PROVALUE ENG. REBAR CAP MONUMENT OR AS DESCRIBED
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- (00.00) RECORD BEARING OR DISTANCE

N
W E
S
40 0 40
SCALE IN FEET



GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSIT AREA SHOWN WITH A Qae ON THE MAP. THIS AREA HAS LOCALLY GYPSIFEROUS CLAY SEDIMENT WITH WELL-SORTED EOLIAN SAND. THE SOIL TEXTURE IS A SANDY LOAM AND GENERATES PERCOLATION RESULTS FROM 12 MINUTES PER INCH TO 30 MINUTES PER INCH. THE SOIL STRUCTURE IS MASSIVE. THE CLAY IS COLLAPSIBLE AND CAN EXTEND TO DEPTHS BEYOND 50 FEET. THE USDA HAS THIS LAND DESIGNATED AS ST. GEORGE SILTY CLAY LOAM.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE N00°16'42"E ALONG THE SECTION LINE,1209.30 FEET; THENCE N89°59'59"E 752.60 FEET TO THE POINT OF BEGINNING.

THENCE N00°11'19"E 349.73 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 3.22 FEET, HAVING A RADIUS OF 600.00 FEET AND A RADIAL BEARING OF S25°22'43"W, THROUGH A CENTRAL ANGLE OF 00°18'27" (LONG CHORD BEARS: S64°28'03"E 3.22 FEET); THENCE S64°18'50"E 33.82 FEET; THENCE EASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 266.29 FEET, THROUGH A CENTRAL ANGLE OF 25°25'44", (LONG CHORD BEARS: S77°01'43"E 264.11 FEET); THENCE S89°44'35"E 150.42 FEET; THENCE S61°13'55"W 212.49 FEET; THENCE S00°11'19"W 172.61 FEET; THENCE N89°44'27"W 255.50 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 87,124 SQUARE FEET OR 2.000 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	HIGH2-WELL SORTED SANDS, SILTY SANDS, AND GRAVELS, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL/ESM-LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	PARTIAL GSB-GYPSUM-BEARING SOILS, CONCEALED
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BEDROCK IS >10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
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 UPDATED GEOTECHNICAL REPORT.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE HURRICANE CANAL FACILITIES IN 1100 WEST, 850 WEST, 2060 SOUTH & 870 WEST.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

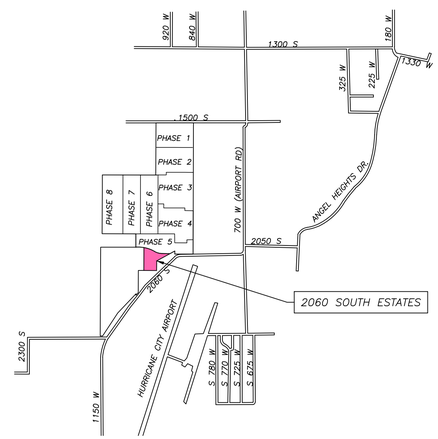
OFFICIAL TERMS AND CONDITIONS OF 30' DEED ON WESTERN EDGE OF PROPERTY WILL BE DETERMINED BY THE CITY OF HURRICANE AND THE PROPERTY OWNERS.

DESERT TORTOISE TAKE AREA

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

OWNERS:

CONTACT: SCOTT STRATTON: (435) 467-4966



VICINITY MAP

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301 Kari Rasmussen

PRELIMINARY PLAT FOR:
2060 SOUTH ESTATES
HURRICANE CITY, WASHINGTON COUNTY, UTAH
SECTION 10, T42S, R13W, S.L.B.&M.

DATE: 1/3/2025
SCALE: 1"=40'

JOB NO.
335-028

SHEET NO:
1 OF 1

335-004

HCS 3.2.2, "AN EMPHASIS ON PROPER STREET HIERARCHY SHOULD BE ADHERED TO , NAMELY, LOCAL STREETS SHOULD ACCESS RESIDENTIAL COLLECTORS; RESIDENTIAL COLLECTORS SHOULD ACCESS MAJOR COLLECTORS; MAJOR COLLECTORS SHOULD ACCESS MINOR ARTERIALS; ETC.

...

A REDUCTION IN THE USE OF CUL-DE-SACS SHOULD BE EMPHASIZED IN ORDER TO PROVIDE GREATER TRAFFIC CIRCULATION AND LESS VOLUME ON COLLECTOR ROADS. CIRCULATION IS OF THE UTMOST IMPORTANCE; LONG BLOCKS AND EXCESSIVE DEAD END STREETS SHOULD BE AVOIDED."

HCS 3.2.4.2(J) "[NO] BACKING MANEUVERS ONTO MAJOR COLLECTOR OR HIGHER ORDER STREETS" & HCS 3.9.1.1 "[DIRECT ACCESS TO RESIDENTIAL LOT(S)] SHALL NOT BE ALLOWED WITHIN ONE HUNDRED FIFTY FEET OF THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET FOR MAJOR COLLECTORS"

INTERSECTIONS ARE DEFINITELY NOT ALLOWED IN THESE SPACES (SEE HCS 3.2.4.3 & TRANSPORTATION MASTER PLAN PG. 105)

Hurricane City Application

Application Accepted Date:	01/08/2025
Type of Improvement:	Site Plan (Preliminary)
Description:	This is a new ground up single story dental office
Tenant / Project Name:	Hurricane Dental
Bldg. Address:	779 West 100 North
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	none
Phase:	
Block:	
Lot #:	
Parcel ID #:	H-3-1-34-3118
Property Owner:	Charles & Jessica Elkington
Permit Contact:	Riley Young
P:	(801) 367-4685
Email:	ryoung@designwithmint.com

CONTACT INFORMATION

Engineer of Record:	Park Sorenson
Email:	psorenson@focus-es.com
P:	(801) 352-0075
General Contractor:	Riley Young
License #:	
P:	(801) 367-4685
City:	
State:	
Zip:	
Email:	ryoung@designwithmint.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: PLANPSP25-04

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: Riley Young

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 8.185204-01/08/25

DRAFT

DECEMBER 30, 2024

NARRATIVE

This final site plan application is for a new ground up building that will be a single occupant dental office. This will be a single story around 2,600 sqft.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	PSP25-04
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Charles and Jessica Elkington
Agent:	Riley Young
Request:	Approval of a Preliminary Site Plan.
Location:	779 W 100 N
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 Hurricane Dental, a medical office planned to be located north of the Wingate parking lot along 100 N. The current business is located along 700 W in the Police Station building, which the City plans to sell as part of the Civic Center Master Plan. The site is zoned Highway Commercial (HC).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Power:** 1) development will have to up size the existing power to accommodate their loads. 2) Hurricane Power will design the power and will invoice for the design. 3) Hurricane Power will complete the upgrade and will invoice for the work and materials.
3. **Water:** Okay.
4. **Street:** Driveway approach needs to be poured to city specifications.
5. **Sewer:** [No comments received.]
6. **Engineering:** Engineering recommends approving the proposed preliminary site plan. Potential methods to unify these development plans with the neighbors' should be provided by the applicant. A preliminary method for detaining stormwater isn't depicted (see HCS 3.4.1 prior to preparing construction plans. the 'report' can be made part of the construction plans). A geotechnical engineer should certify that the proposed setback from the existing retaining walls

is acceptable. The property line should align with the back of the sidewalk. Replace the unused driveway apron with standard curb, gutter, and sidewalk (HCC 10-35-4(A)(3)). The proposed access location may not be allowed (HCS 3.2.4.3). Calvary Chapel has a proposed access on the north side of the road approximately sixty feet to the west. Coordination with the neighbors to the east or west and their anticipated plans can be invaluable (see HCS 3.2.4.2(k) & HCC 10-35-4(B)(8)). What can be done to facilitate a meeting?

7. **Fire:** Approved.
8. **Phone:** No comment.
9. **Cable:** Blue stake for TDS facilities.
10. **Gas**: Okay.
11. **Fiber:** No comment.
12. **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. Use: The proposed use of a medical office is permitted in the Highway Commercial zone.

2. Parking Requirement: Pursuant to Hurricane City Code (HCC) 10-34-10.

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

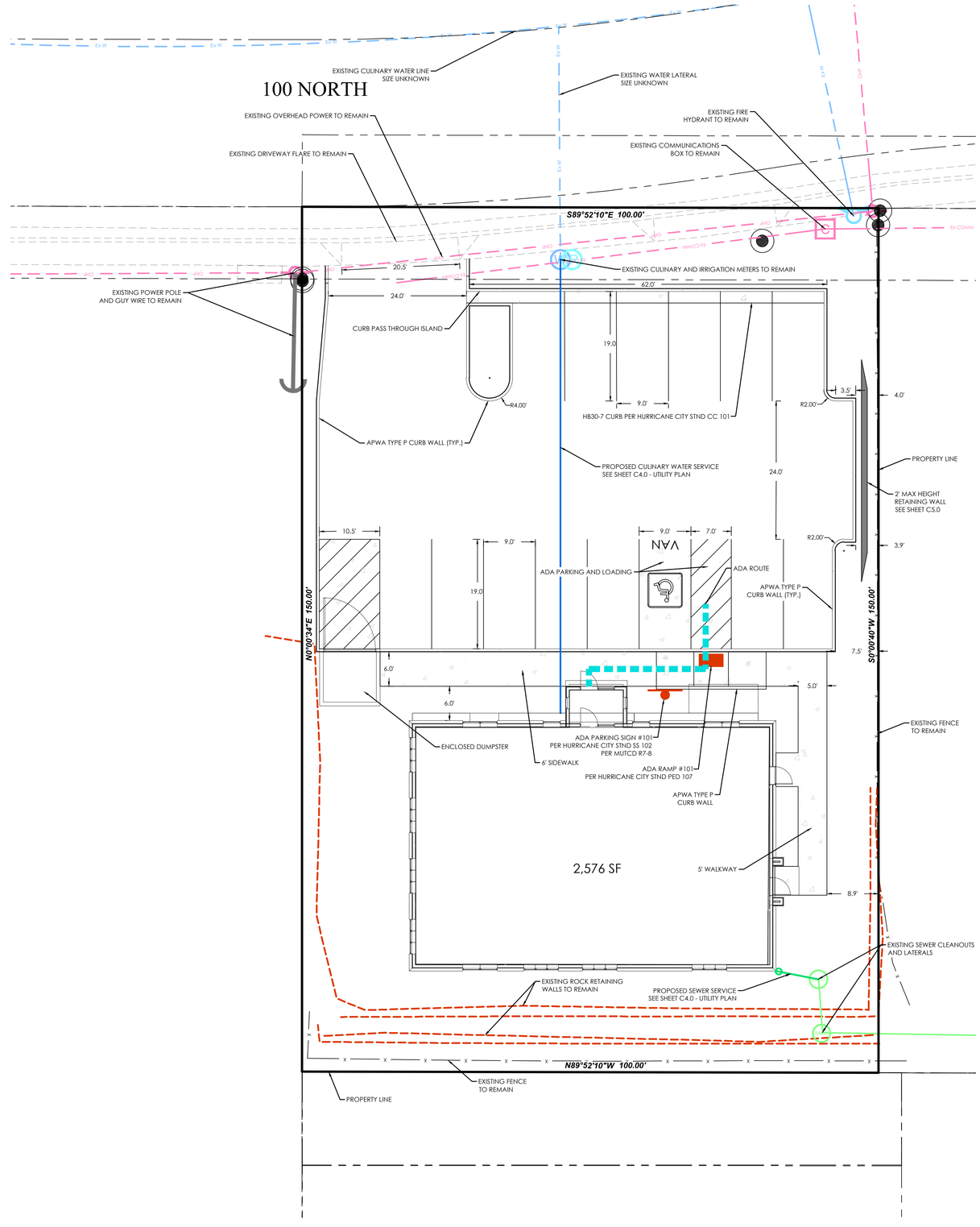
The plan proposes a 2,576 sq ft building; 10 parking stalls is required. 15 parking stalls are shown, which exceeds the requirement.

3. Landscape: A full landscaping plan will need to be submitted with the final site plan. The applicant will need to ensure that a proper landscaping buffer along 100 N is observed pursuant to HCC 10-32-6.

4. Access management along 100 N will need to be coordinated with Engineering and the Streets Department. Cross access with the neighbors may be required.

5. No Vested Rights: ***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.*** (see Hurricane City Code 10-7-10 (D)(2)(b)).

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



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

SITE TABULATIONS:

TOTAL AREA:	15,000 SQ FT / 0.34 ACRES
BUILDING AREA:	2,576 SQ FT / 0.06 ACRES
HARDSCAPE AREA:	6,518 SQ FT / 0.15 ACRES
LANDSCAPE AREA:	3,882 SQ FT / 0.09 ACRES
UNDISTURBED AREA:	2,024 SQ FT / 0.04 ACRES
PARKING:	
PARKING PROVIDED:	14 STALLS
ADA STALLS:	1 STALL

N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
11/22/24
STATE OF UTAH

ELKINGTON DENTAL
HURRICANE, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=10'	Drawn:	RRH
Date:	11/22/24	Job #:	24-0399
Sheet:	C3.0		

Z:_2024\24-0399 Elkington Dental Office\vdesign 24-0399\dwg\sheets\C3.0 - SITE PLAN.dwg

Hurricane City Application

Application Accepted Date: 01/15/2025

Type of Improvement: Subdivision (Preliminary Plat)

Description: 3 lot subdivision for phase 2 of Hideaway Ridge

Tenant / Project Name: Hideaway Ridge Phase 2

Bldg. Address: 1080 S 50 W

City: Hurricane City State: UT Zip: 84737

Subdivision: n/a Phase:

Block: Lot #: Parcel ID #: H-L-1-B

Zone: R1-15

Property Owner: Todd Trane

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: Todd Trane

License #: P: (801) 369-4768

Address: 295 N State Street

City: Lindon State: UT Zip: 84042

Email: todd@millhavendevelopment.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: PLANPP25-05

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
UTAH

Water Department
Ken Richins, Superintendent

March 16, 2021

To Whom It May Concern:

Timothy J Eden (the "Developer") has requested a culinary water will serve letter for the subdivision known as Hideaway Ridge, located at approximately 1080 S 50 W in Hurricane, Utah (the "Project").

Infrastructure

The City currently does not have infrastructure in place to supply culinary water in the general area of the Project. To supply water to the Project, 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 3 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

January 10, 2025

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

Subject: Hideaway Ridge Phase 2

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

Hideaway Ridge Phase 2 in located on Parcel H-L-1-B, it will have 3 total lots.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

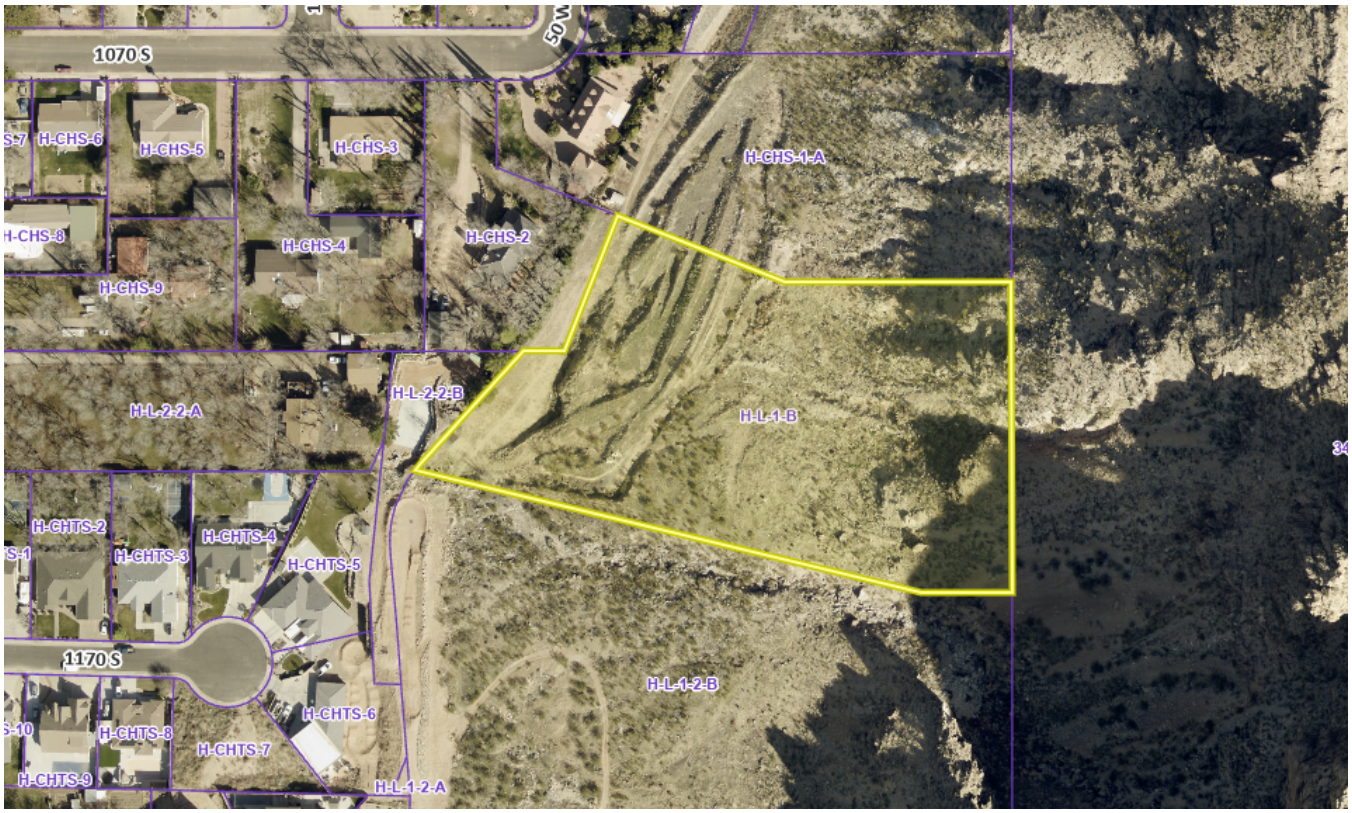
Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	PP25-05
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Todd Trane
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat.
Location:	1080 S 50 W
Zoning:	R1-15 PDO
General Plan Map:	Natural Open Space
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
This is a preliminary plat application for phase 2 of Hideaway Ridge with 3 new single family lots. A preliminary plat for this development was previously approved in 2022, but that approval has since expired. The property is located immediately adjacent to the Hurricane Cliffs; therefore, the requirements of the Sensitive Lands and geologic hazards ordinances apply to the project. The site is zoned Single Family Residential R1-15 with a Planned Development Overlay (PDO).

JUC Comments
The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Power:** Power is planned out for the area.
3. **Sewer:** Will be there with the other phases
4. **Streets**: No comment.
5. **Water:** Okay.
6. **Engineering**: Due to the site's history with previous approvals, engineering recommends approving the preliminary plat if desired design criteria (e.g. xx' max cuts) are included in the motion. The proposed drainage easement should be a public drainage easement. Its eastern boundary should be 10' minimum from the existing storm drain and a turning radius should be accounted for so the area is truly accessible for maintenance.
7. **Fire:** Approved.
8. **Cable:** No comment.

9. **Phone:** No comment.
10. **Gas:** Okay.
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 Plat

1. Zoning is R1-15 . All proposed lots comply with zoning and are identical to the previous preliminary plat approved for the property.
2. The historic Hurricane Canal is a canal located along the western boundary of the site; a 20’ drainage easement is proposed. The city has plans for a trail along the old canal path that would end north of this property.
3. The property is not in a desert tortoise take area as cited on the plat.
4. Will-serve letters from the culinary and sanitary water providers have been provided.
5. The proposed cul-de-sac, including what was approved with Hideaway Ridge Phase 1, is longer than would otherwise be permitted by city standards. However, during the original review and approval of this subdivision it was decided, due to topography and existing development, that the longer cul-de-sac is acceptable. Staff maintains this assessment.

6. **Sensitive Lands:** A sensitive lands application was approved with the previous application for this property. The sensitive lands approval still is valid and the associated conditions apply to this plat application.
7. **Geologic Hazards:** The site is shown on the *Rock-Fall-Hazard Map For The St. George-Hurricane Metropolitan Area*, prepared by the Utah Geological Survey, as being in a high rockfall-hazard area; therefore, the requirements of the City's geologic hazard ordinance will apply to the project at the time of final plat review.
8. **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. This project would add an additional three lots to Hurricane City's totals.

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

PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2

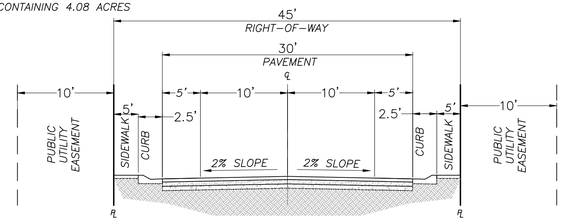
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

SUBDIVISION DESCRIPTION: HIDEAWAY RIDGE PHASE 2 (H-L-1-B)

HURRICANE LOCAL SUR (H) Lot: 1 S: 2 T: 42S R: 13W BEG S89°50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2 , TH S89°50' E ALG L/L LOT 2 & LOT 1 HLS 366.47 FT TO NE COR LOT 1; TH S0°15'14 W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21 W 579.84 FT TO PT ON ARC 125 FT RAD CUR RAD LN BEARS S50°41'40 E; TH NELY RGT ALG ARC SD CUR 7.52 FT THRU CTL ANG 03°26'42; TH N42°45'02 E 173.16 FT; TH N89°44'46 E 46.40 FT; TH N21°47'14 E 354.62 FT TO POB.

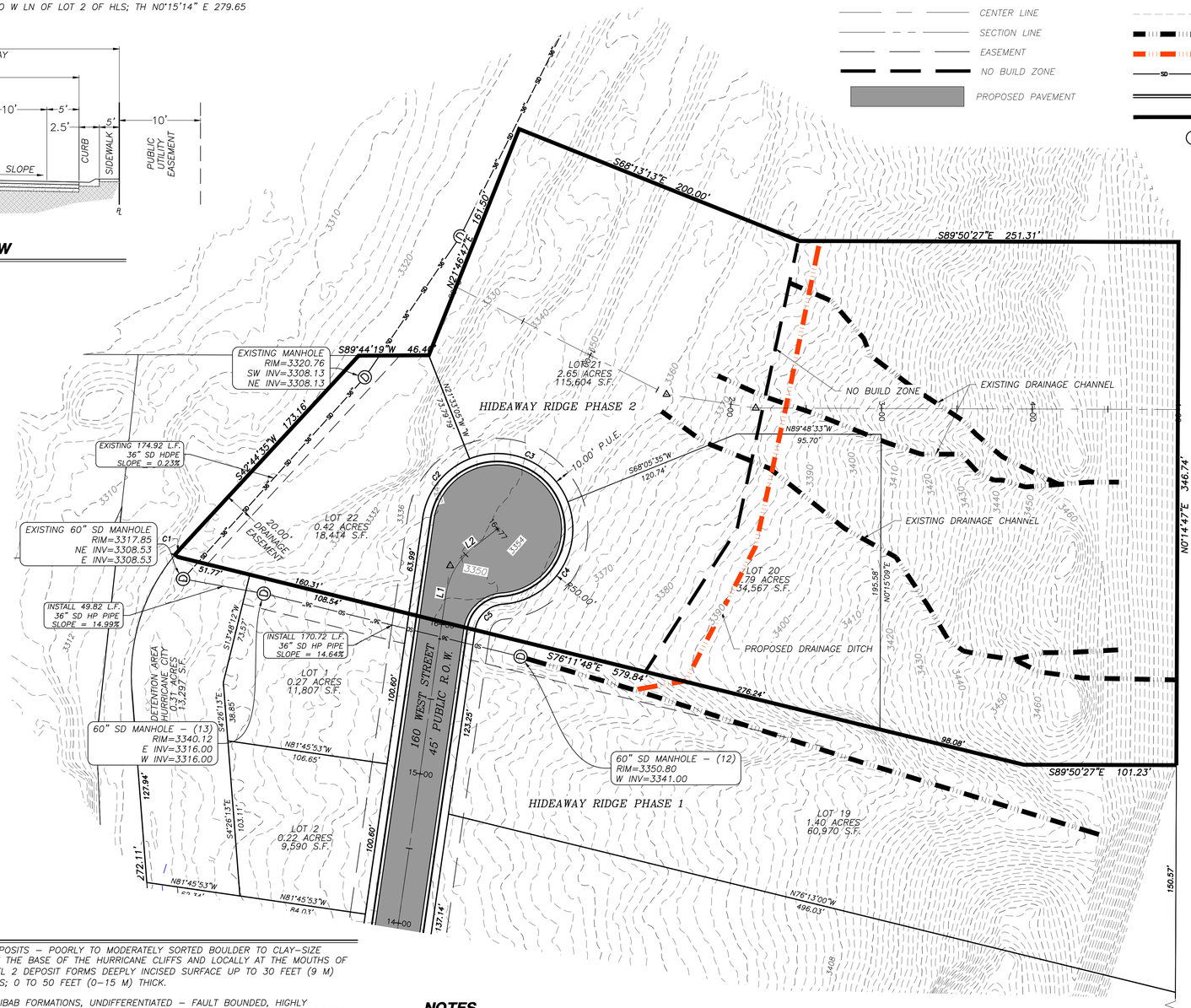
LESS;POR LYING WITHIN CHERRY HILLS SUB AMD DESC AS FOL: BEG S0°15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 HLS; TH S89°50' E 12.50 FT TO BEG OF 20.00 FT NON-TNGT RAD CUR RGT, WITH BEARING TO ITS CTR BEING S89°44'46" E; TH NELY 31.39 FT ALG ARC OF SD, THRU CTL ANG OF 89°54'46"; TH S89°50' E 610.07 FT TO PT OF TNGY W/73.00 FT RAD CUR LFT; TH NELY 67.44 FT ALG ARC OF SD CUR THRU CTL ANG OF 52°56'00"; TH S89°50' E 485.27 FT TO E BDRY OF HLS PT BEING NE COR LOT 1; TH S0°15'14" W 253.23 FT ALG L/L; TH N89°50'00" W 251.31 FT; TH N68°12'46" W 200.00 FT; TH S21°47'14" W 161.50 FT; TH N89°44'46" W 689.39 FT TO W LN OF LOT 2 OF HLS; TH N0°15'14" E 279.65 FT ALG SD LN TO POB.

CONTAINING 4.08 ACRES



45' R-O-W

N.T.S



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT
- NO BUILD ZONE
- PROPOSED PAVEMENT
- SECTION CORNER
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')
- EXISTING DRAINAGE CHANNEL
- PROPOSED DRAINAGE DITCH
- PROPOSED SD (SIZE SHOWN)
- CURB/GUTTER & SIDEWALK
- PHASE LINE
- EXISTING STORM DRAIN MANHOLE

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SCALE IN FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	7.52'	125.00'	7.51'	S41°01'14"W	3°26'42"
C2	52.55'	50.00'	50.16'	N38°20'31"E	60°12'48"
C3	78.95'	50.00'	71.00'	N66°19'08"W	90°27'55"
C4	93.33'	50.00'	80.36'	N32°23'16"E	106°56'52"
C5	27.10'	20.00'	25.07'	N47°02'55"E	77°37'35"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	37.62'	S8°14'07"W
L2	39.65'	S52°09'04"W

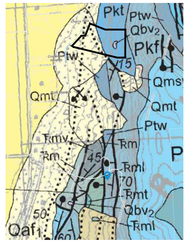
LAND USE SUMMARY

TOTAL LOTS: 3
AVERAGE LOT SIZE: 41,672.40 SQ FT (0.95 AC)
UNITS PER ACRE: 0.95

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, HOLOCENE APPROX/BUR
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	MC - MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3°)
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	BK/PK (OUTSIDE OF DEVELOPMENT)
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSB-STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT) GRC - BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED (OUTSIDE OF DEVELOPMENT)
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRS/BRH-SOFT/HARD: AREAS WITH LESS RESISTANT BEDROCK, AND AREAS WITH HARD BEDROCK VISIBLE AT GROUND SURFACE (OUTSIDE OF DEVELOPMENT)
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW2-POORLY DRAINED OR SLOW DRAINING GENERALLY FINE-GRAINED SOILS

GEOLOGICAL REPORT



QAF1: ALLUVIAL-FAN DEPOSITS - POORLY TO MODERATELY SORTED BOULDER TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; LEVEL 2 DEPOSIT FORMS DEEPLY INCISED SURFACE UP TO 30 FEET (9 M) ABOVE ACTIVE DRAINAGES; 0 TO 50 FEET (0-15 M) THICK.

PKT: TOROWEAP AND KAIBAB FORMATIONS, UNDIFFERENTIATED - FAULT BOUNDED, HIGHLY FRACTURED AND BRECCIATED BLOCKS OF TOROWEAP AND KAIBAB STRATA ALONG THE HURRICANE FAULT ZONE. KAIBAB FORMATION

QBV2: VOLCANO MOUNTAIN FLOWS AND ASSOCIATED DEPOSITS - DARK-GRAY TO GRAYISH-BLACK, VERY FINE-GRAINED, ALKALI OLIVINE BASALT WITH SPARSE OLIVINE PHENOCRYSTS; SUBSCRIPT DENOTES RELATIVE ELEVATION AND AGE, WITH 3 LOWER AND OLDER AND 2 HIGHER AND YOUNGER; SOURCE WAS VOLCANO MOUNTAIN (SECTION 5, T. 42 S., R.13 W.), THE YOUNGEST FLOW OF WHICH YIELDED AN 40AR/39AR AGE OF 258 ± 24 KA (SANCHEZ, 1995); QBV3 IS ABOUT 40 FEET (12 M) THICK, EXCEPT WHERE IT THINS AT ITS SOUTHERN MARGIN; QBV2 IS 30 TO 45 FEET (9-14 M) THICK. QEC/QBV2 DENOTES PARTIAL COVER OF EOLIAN SAND AND PEDOGENIC CARBONATE UP TO ABOUT 3 FEET (1M) THICK. QAGV DENOTES MODERATELY SORTED, MODERATELY TO WELL CEMENTED, PEBBLE TO COBBLE GRAVEL OF THE ANCESTRAL VIRGIN RIVER THAT CONTAINS ROUNDED QUARTZITE, LIMESTONE, AND BASALT CLASTS AND WHICH BOTH OVERLIES AND UNDERLIES THE QBV3 FLOW; 0 TO 20 FEET (0-6 M) THICK.

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER AND ASH CREEK SPECIAL SERVICE DISTRICT. THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

THE HISTORIC HURRICANE CANAL RUNS ALONG THE WEST SIDE OF THIS PROPOSED SUBDIVISION.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

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

EDEN TIMOTH J & KRIS B
1863 JAMES AVE
STATE COLLEGE, PA 16801

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8567

PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022
SCALE: 1"=40'

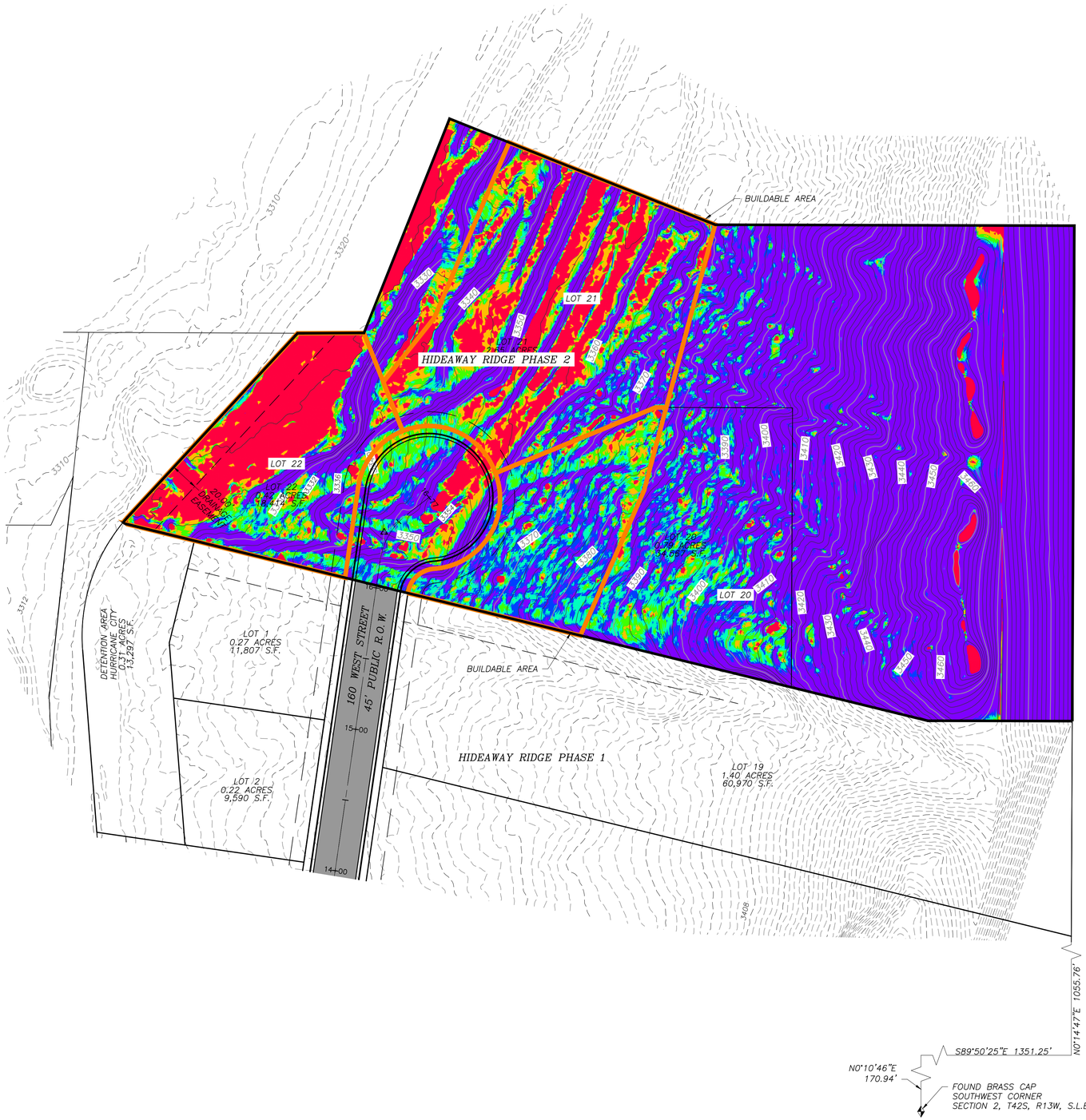
JOB NO.
432-002

SHEET NO:
1 OF 3

PRELIMINARY PLAT

SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



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SCALE IN FEET

LEGEND

- PROPERTY LINE
- PHASE LINE
- BUILDABLE AREA

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	21301.52	
2	10.00%	15.00%	8724.86	
3	15.00%	20.00%	10986.24	
4	20.00%	25.00%	14358.68	
5	25.00%	30.00%	15410.78	
6	30.00%	99999901.00%	106985.78	

LOT CALCULATIONS

NUMBER	MIN SLOPE	MAX SLOPE	MAX LOT SIZE	AREA	% OF TOTAL	TOTAL POSSIBLE UNITS
1	0	10	15000	21301.52	11.98	1.14
2	10.01	15	15000	8724.86	4.91	0.58
3	15.01	20	22500	10986.24	6.18	0.49
4	20.01	25	30000	14358.68	8.08	0.48
5	25.01	30	37500	15410.78	8.67	0.41
6	30.01	99999	43500	106985.78	60.18	2.46
			TOTAL AREA SF	177,768		5.56
			TOTAL AREA AC	4.080988522		

AVERAGE LOT SLOPE

LOT #	AVERAGE SLOPE	LOT SIZE	AVERAGE BUILDABLE SLOPE	BUILDABLE AREA
LOT 20	32.21%	34567 S.F.	27.89%	13,563 S.F.
LOT 21	48.79%	115,604 S.F.	30.00%	32,157 S.F.
LOT 22	24.63%	18,414 S.F.		

OWNER

EDEN TIMOTH J & KRIS B
1863 JAMES AVE
STATE COLLEGE, PA 16801

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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) 668-8601

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
3/18/22

SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T.42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022
SCALE: 1"=40'

JOB NO.
432-002

SHEET NO:
2 OF 3

SLOPE MAP

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

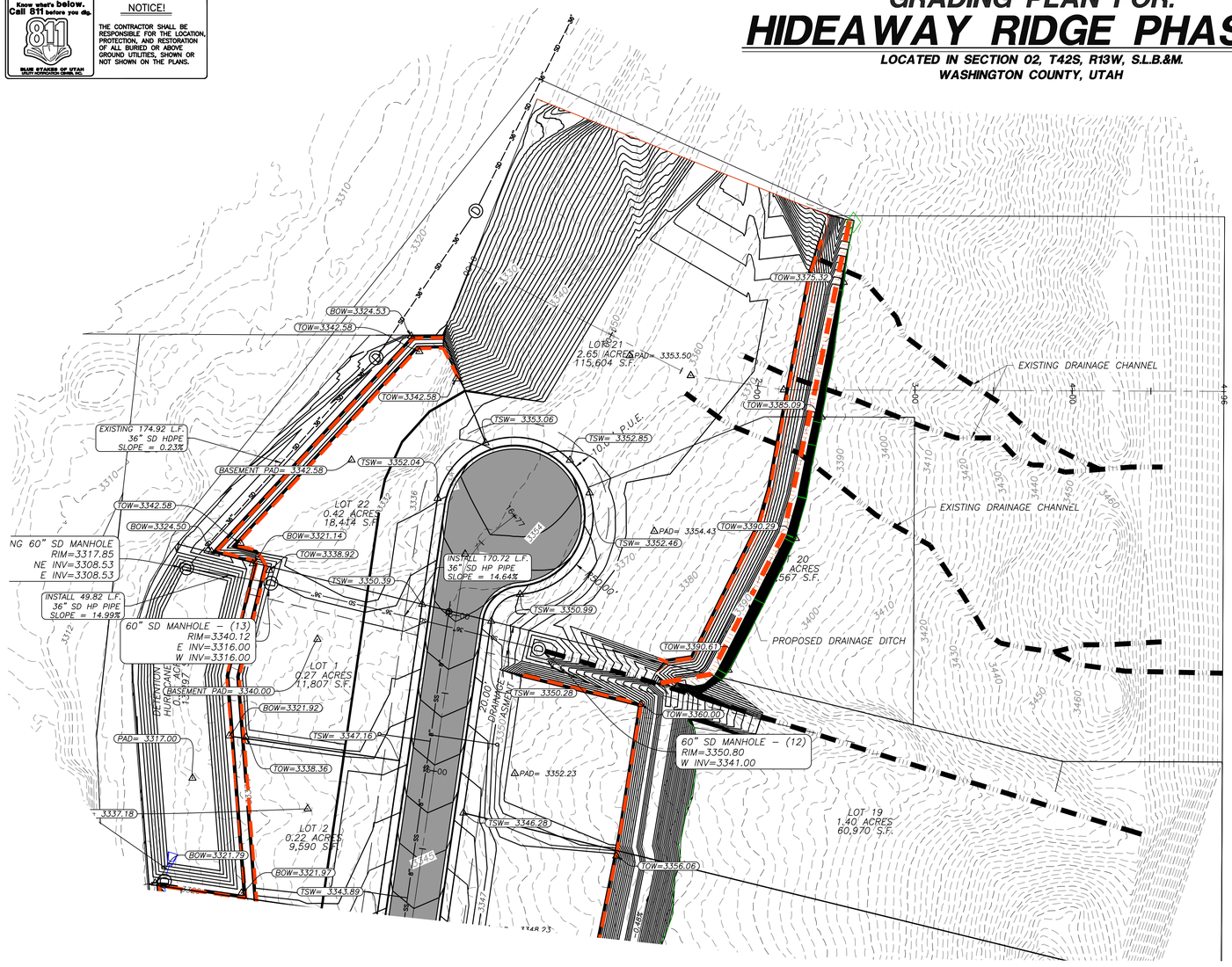
811 BLUE STAKES OF UTAH UTAH LOCATION CENTER, INC.

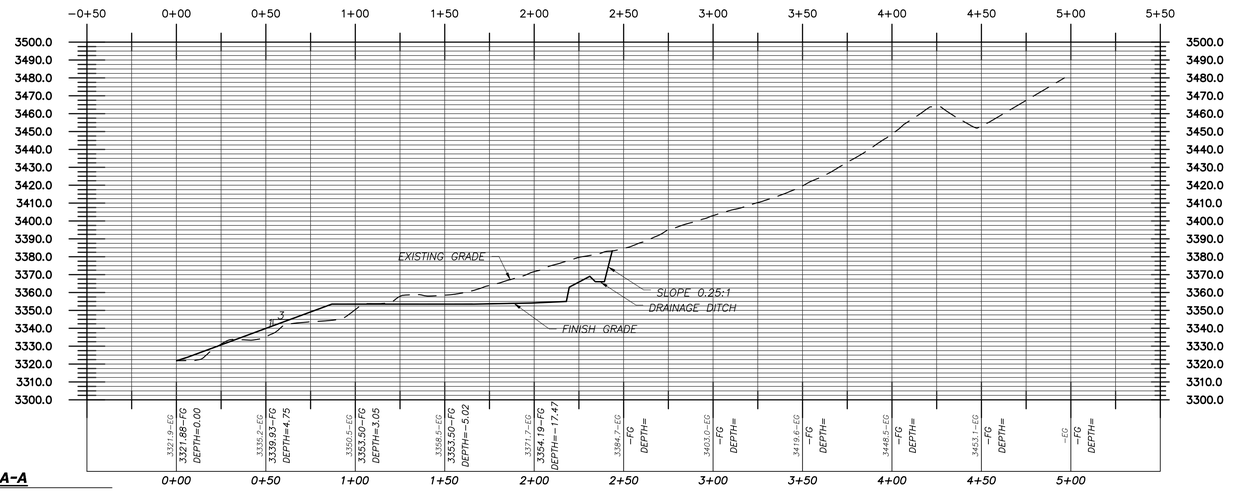
NOTICE!

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

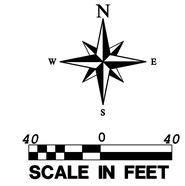
GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH





SECTION A-A

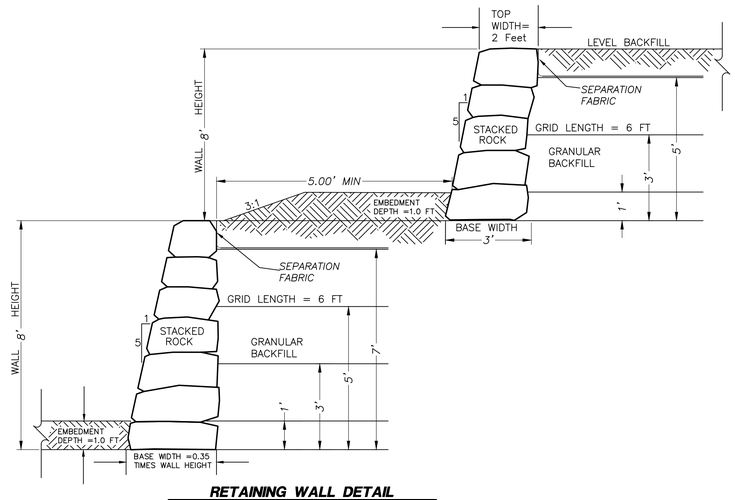


40 0 40

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED WALL
- SD — SD — PROPOSED STORM DRAIN LINE
- PROPOSED PAVEMENT
- TOW=3302.22 — TOP OF RETAINING WALL
- BOW=3302.22 — BOTTOM OF RETAINING WALL
- TSW=3302.22 — TOP ELEVATION OF SIDEWALK
- 3255 — CONTOUR ELEVATION LABEL
- EXISTING DRAINAGE CHANNEL
- PROPOSED DRAINAGE DITCH
- SD — SD — SD — PROPOSED SD (SIZE SHOWN)
- CURB/GUTTER & SIDEWALK
- (D) — EXISTING STORM DRAIN MANHOLE



RETAINING WALL DETAIL
NOT TO SCALE

1. MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
2. GEOGRID TO BE HUESKER 35/20–20 OR EQUIVALENT.
3. GEOGRIDS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
4. BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
5. THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
6. FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
7. CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
8. ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
9. ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
10. SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
11. ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
12. BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
13. SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
3/8/22

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022
SCALE: 1"=40'

JOB NO.
413-002

SHEET NO.
3 OF 3

GRADING PLAN

Hurricane City Application

Application Accepted Date: 11/19/2024

Type of Improvement: Subdivision (Preliminary Plat)

Description: 32 lot subdivision

Tenant / Project Name: The Orchards

Bldg. Address: East of Peach Spring Estates, Ties to 1640 S &
1320 S

City: Hurricane City State: UT Zip: 84737

Subdivision: The Orchards Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1102-GS3

Zone: R1-10

Property Owner: Dennis Miller

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

Email: karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record: Karl Rasmussen

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

General Contractor: Dennis Miller

License #: P: (435) 668-2525

Address: 107 S 1479 E Unit 202 A

City: St. George State: UT Zip: 84790

Email: dennis@dennismillerhomes.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

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

APPROVALS	DATE	INFO

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

APPLICATION NUMBER: PLANPP24-30

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

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

The Orchards: Parcels, H-3-2-6-33-GS3 & H-4-2-12-1102-GS3, is currently owned by Western Mortgage & Realty Co. It is to be purchased and developed by Dennis Miller. It is proposed to develop a 32-lot subdivision.

November 19, 2024

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

Subject: The Orchards

Gary,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date November 19, 2024

To Whom It May Concern:

Dennis Miller (the "Developer") has requested a culinary water will serve letter for the subdivision known as **The Orchards** located at approximately **3630 W 1640 S & 1820 S** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **32** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	PP24-30
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Dennis Miller
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	3600 W 1640 S
Zoning:	R1-10
General Plan Map:	Planned Community
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion:
This preliminary plat was previously approved, subject to staff and JUC comments, in December of 2024. As part of the applicant's redesign of the subdivision in order to address the outstanding staff and JUC comments they added nine lots to the subdivision. Expansion of a preliminary plat by adding additional lots requires approval of a new preliminary plat application. The site is zoned Single Family Residential R1-10.

JUC Comments
New JUC comments were solicited for the new layout. The following items will need to be addressed:

1. **Public Works:** No access until Peach Springs records Phase 2.
2. **Power:** [Dixie Power area. No comments received.]
3. **Sewer:** No comment.
4. **Streets:** Currently no access to the property. Roads within Peach Spring Estates under construction.
5. **Water**: Will require a water line loop between 1640 S and 1820 S.
6. **Engineer:** The proposed subdivision is landlocked until the Peach Spring Estates subdivision is recorded. Engineering supports approving the preliminary plat if the deadline to secure a legal public access and utility stubs is worked into the conditions for approval (HCC 10-7-23(H)(7)).
7. **Fire:** Approved.
8. **Cable/Phone:** [No comments received.]
   Fiber: No comment.

9. **Gas:** Okay with Gas.
10. **Water Conservancy District**: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Location is approximate.

Staff Comments: Preliminary Plat

1. Zoning is R1-10. Phase 1 consists of 41 lots. All lots meet R1-10 lot size standards. The subdivision will presumably be developed in one phase.
2. The plat has been amended to show an additional access to the east, as previously requested by Engineering, and show a potential connection to Gateway Drive.
3. The plat shows the future roadways and utilities in the area, but currently, some of these services do not exist.

4. The City has received will-serve letters 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. Peach Springs Estates, the subdivision to the west, is under construction and will provide most of the utilities 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)

   The plat shows a connection to Gateway Drive, which is currently a dedicated city road; however, that section of the roadway is not improved and the plat will only connect at a corner of the dedicated roadway. The plat still seems to be reliant upon the Peach Springs Estates development to provide the needed utilities and build the 1820 S connection to Gateway Drive.

7. **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 41 units are already accounted for within Hurricane City's tracking data.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code. Staff recommends denial of the preliminary plat application until dedicated public access and provision of utilities are completed by the project proponent or the PID.

EXISTING CONDITIONS FOR:
THE ORCHARDS

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

N
W E
S
60 0 60
SCALE IN FEET

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 1983.30 FEET; THENCE N88°27'35"W 702.38 FEET TO THE POINT OF BEGINNING; THENCE S01°10'21"W 1062.07 FEET; THENCE N88°49'39"W 129.19 FEET; THENCE S00°55'50"W 23.44 FEET; THENCE N89°04'10"W 1089.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATEWAY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) N01°13'07"E 92.88 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.72 FEET, THROUGH A CENTRAL ANGLE OF 90°16'16", (LONG CHORD BEARS: N46°21'15"E 27.64 FEET); THENCE S88°29'57"E 577.25 FEET; THENCE N01°08'50"E 322.73 FEET; THENCE N01°09'36"E 662.33 FEET; THENCE S88°27'35"E 622.38 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 739,446 SQUARE FEET OR 16.975 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB & GUTTER
- SECTION LINE
- CENTER LINE
- EDGE OF PAVEMENT
- MAJOR CONTOUR 5'
- MINOR CONTOUR 1'
- PUBLIC UTILITY EASEMENT
- EXISTING WTAER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING CURB INLET BOX
- EXISTING SEWER MANHOLE

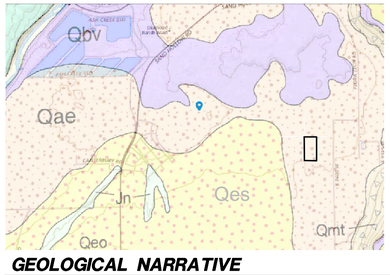
PRELIMINARY STORM DRAINAGE PLAN

STORMWATER DRAINAGE WILL CONNECT TO THE EXISTING STORM DRAIN INFRASTRUCTURE ALONG 1820 SOUTH AND 1640 SOUTH. PIPE SIZING AND SPECIFICATIONS WILL BE DETERMINED IN THE CONSTRUCTION DRAWING PHASE. PLEASE REFER TO THE GATEWAY AT SAND HOLLOW DRAINAGE REPORT FOR FURTHER DETAILS.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WITH WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



GEOLOGICAL NARRATIVE

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):–

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

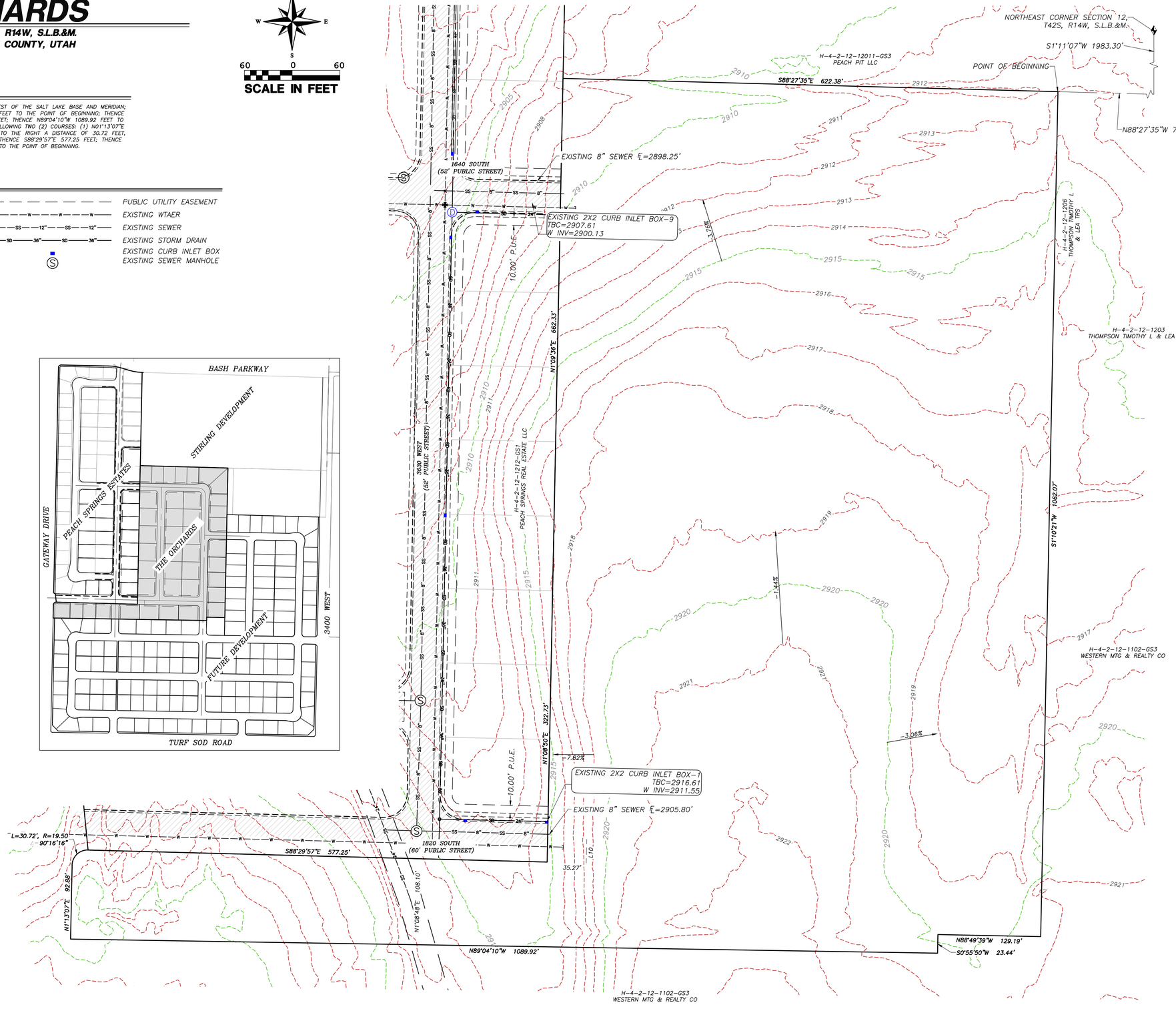
DESERT TORTOISE TAKE AREA

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

OWNER(S):

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

CONTACT NAME
THE ORCHARDS
436–668–2525
dennis@dennismillerhomes.com



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

EXISTING CONDITIONS FOR:
THE ORCHARDS
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/23/2025
SCALE	1"=60'
JOB NO.	281-024
SHEET NO:	1 OF 2

570-002 MILLER PRE PLAT.DWG

PRELIMINARY PLAT FOR:
THE ORCHARDS

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

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°11'07"W ALONG THE SECTION LINE 1983.30 FEET; THENCE N88°27'35"W 702.38 FEET TO THE POINT OF BEGINNING; THENCE S01°10'21"W 1062.07 FEET; THENCE N88°49'39"W 129.19 FEET; THENCE S00°55'50"W 23.44 FEET; THENCE N89°04'10"W 1089.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATEWAY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) N01°13'07"E 92.88 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.72 FEET, THROUGH A CENTRAL ANGLE OF 90°16'16", (LONG CHORD BEARS: N46°21'15"E 27.64 FEET); THENCE S88°29'57"E 577.25 FEET; THENCE N01°08'50"E 322.73 FEET; THENCE N01°09'36"E 682.33 FEET; THENCE S88°27'35"E 622.38 FEET TO THE POINT OF BEGINNING.

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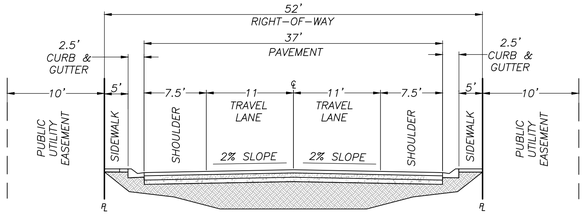
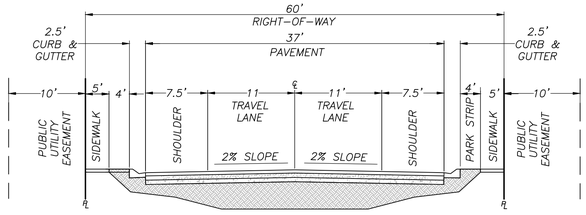
EASEMENT NOTE:

THE SUBDIVISION WILL PROVIDE NON-DISCRIMINATORY ACCESS FOR THE PLACEMENT OF COMMUNICATIONS AND UTILITY INFRASTRUCTURE. EASEMENTS WILL BE IDENTIFIED ON THE FINAL PLAT AND COORDINATED WITH RELEVANT SERVICE PROVIDERS TO ENSURE EQUITABLE ACCESS FOR ALL UTILITY AND COMMUNICATION PROVIDERS.



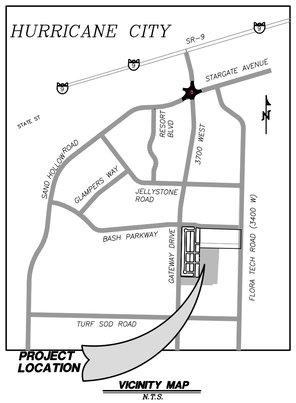
52' R-O-W

N.T.S



60' R-O-W

N.T.S



VICINITY MAP
N.T.S.

OWNER(S):

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

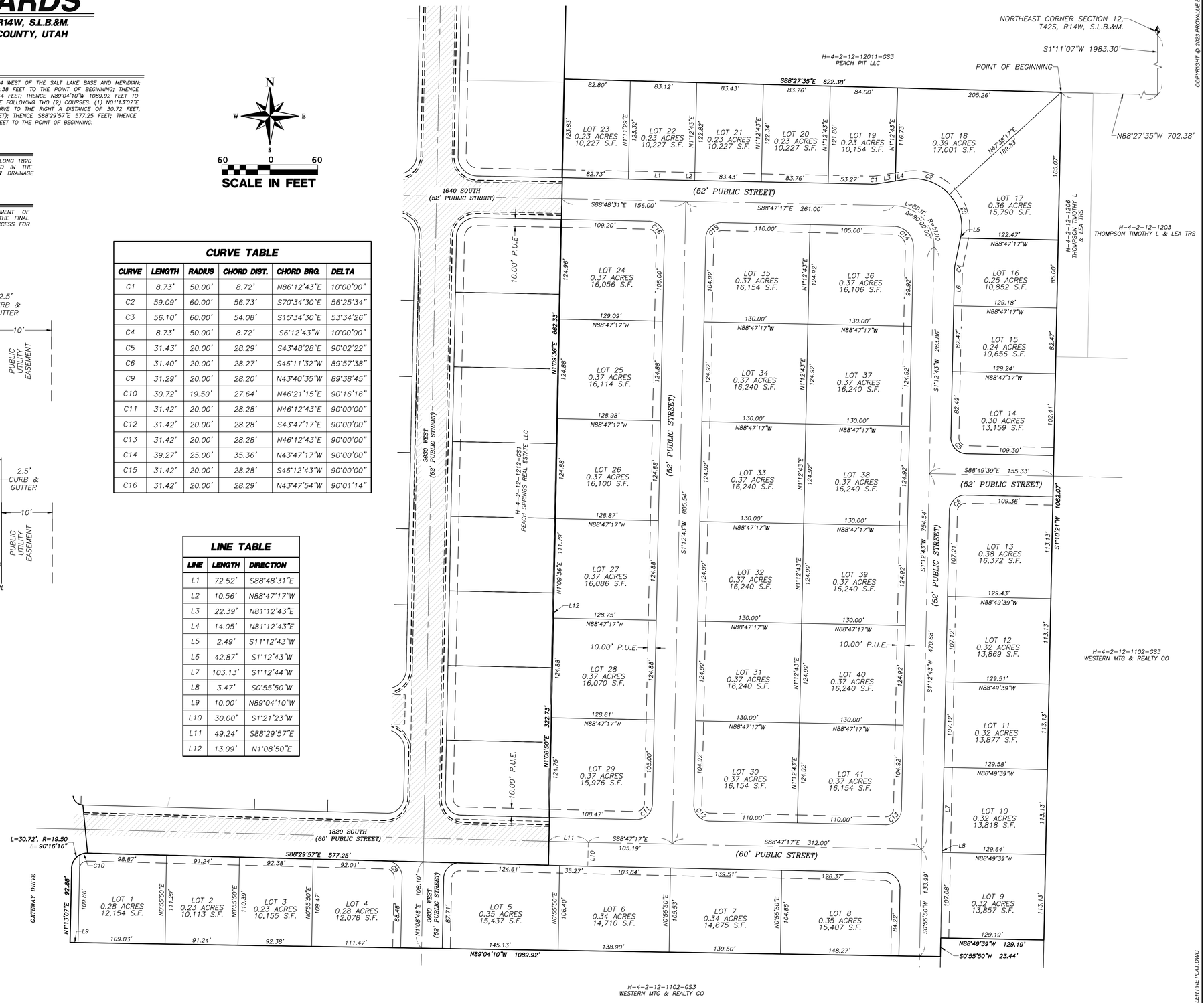
CONTACT NAME
THE ORCHARDS
436-668-2525
dennis@dennismillerhomes.com

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	8.73'	50.00'	8.72'	N86°12'43"E	10°00'00"
C2	59.09'	60.00'	56.73'	S70°34'30"E	56°25'34"
C3	56.10'	60.00'	54.08'	S15°34'30"E	53°34'26"
C4	8.73'	50.00'	8.72'	S6°12'43"W	10°00'00"
C5	31.43'	20.00'	28.29'	S43°48'28"E	90°02'22"
C6	31.40'	20.00'	28.27'	S46°11'32"W	89°57'38"
C9	31.29'	20.00'	28.20'	N43°40'35"W	89°38'45"
C10	30.72'	19.50'	27.64'	N46°21'15"E	90°16'16"
C11	31.42'	20.00'	28.28'	N46°12'43"E	90°00'00"
C12	31.42'	20.00'	28.28'	S43°47'17"E	90°00'00"
C13	31.42'	20.00'	28.28'	N46°12'43"E	90°00'00"
C14	39.27'	25.00'	35.36'	N43°47'17"W	90°00'00"
C15	31.42'	20.00'	28.28'	S46°12'43"W	90°00'00"
C16	31.42'	20.00'	28.29'	N43°47'54"W	90°01'14"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	72.52'	S88°48'31"E
L2	10.56'	N88°47'17"W
L3	22.39'	N81°12'43"E
L4	14.05'	N81°12'43"E
L5	2.49'	S11°12'43"W
L6	42.87'	S1°12'43"W
L7	103.13'	S1°12'44"W
L8	3.47'	S0°55'50"W
L9	10.00'	N89°04'10"W
L10	30.00'	S1°21'23"W
L11	49.24'	S88°29'57"E
L12	13.09'	N1°08'50"E



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

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

DATE	1/23/2025
SCALE	1"=60'
JOB NO.	281-024

SHEET NO:
2 OF 2

570-002 MILLER PRE PLAT.DWG

Hurricane City Application

Application Accepted Date:	12/21/2023
Type of Improvement:	Subdivision (Preliminary Plat)
Description:	
Tenant / Project Name:	Trails at Sand Hollow
Bldg. Address:	4000 West Sand Hollow Road
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Trails at Sand Hollow
Phase:	
Block:	
Lot #:	
Parcel #:	H-4-2-1-324-GS1 AND H-4-2-1-322-GS1
Zone:	RM-3
Property Owner:	Simply Land 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) 680-0816
General Contractor:	Brad Mabey
License #:	TBD
P:	(801) 910-9910
Address:	2135 W 6800 S
City:	BENJAMIN
State:	UT
Zip:	84660
Email:	karl@pv-eng.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:	**$**	**0.00**
Remaining Due:	**$**	**150.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	01/09/24	Brienna Spencer

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

APPLICATION NUMBER: PENDPP24-01

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: Jeffrey G Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 01/09/2024

Application Issued By: Date:

Receipt #: 8.175163-12/21/23

DRAFT

Hurricane City Application

Application Accepted Date:	12/21/2023
Type of Improvement:	Site Plan (Preliminary)
Description:	
Tenant / Project Name:	Trails at Sand Hollow
Bldg. Address:	4001 West Sand Hollow Road
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Trails at Sand Hollow
Phase:	
Block:	
Lot #:	
Parcel #:	H-4-2-1-324-GS1 AND H-4-2-1-322-GS1
Property Owner:	SIMPLY LAND 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) 680-0816
General Contractor:	Brad Mabey
License #:	TBD
P:	(801) 910-9910
Address:	2135 W 6800 S
City:	BENJAMIN
State:	UT
Zip:	84660
Email:	brad.mabey@academymortgage.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:	**$**	**0.00**
Remaining Due:	**$**	**200.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	01/09/24	Brienna Spencer

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

APPLICATION NUMBER: PENDPSP24-01

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: Jeffrey G Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 01/09/2024

Application Issued By: Date:

Receipt #: 8.175163-12/21/23

DRAFT

December 19, 2023

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

Subject: Trails at Sand Hollow

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: December 19, 2023

To Whom It May Concern:

Simply Land LLC – Brad Mabey (the "Developer") has requested a culinary water will serve letter for the subdivision known as Trails at Sand Hollow, located at approximately 400 S Sand Hollow Road 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 **645** 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

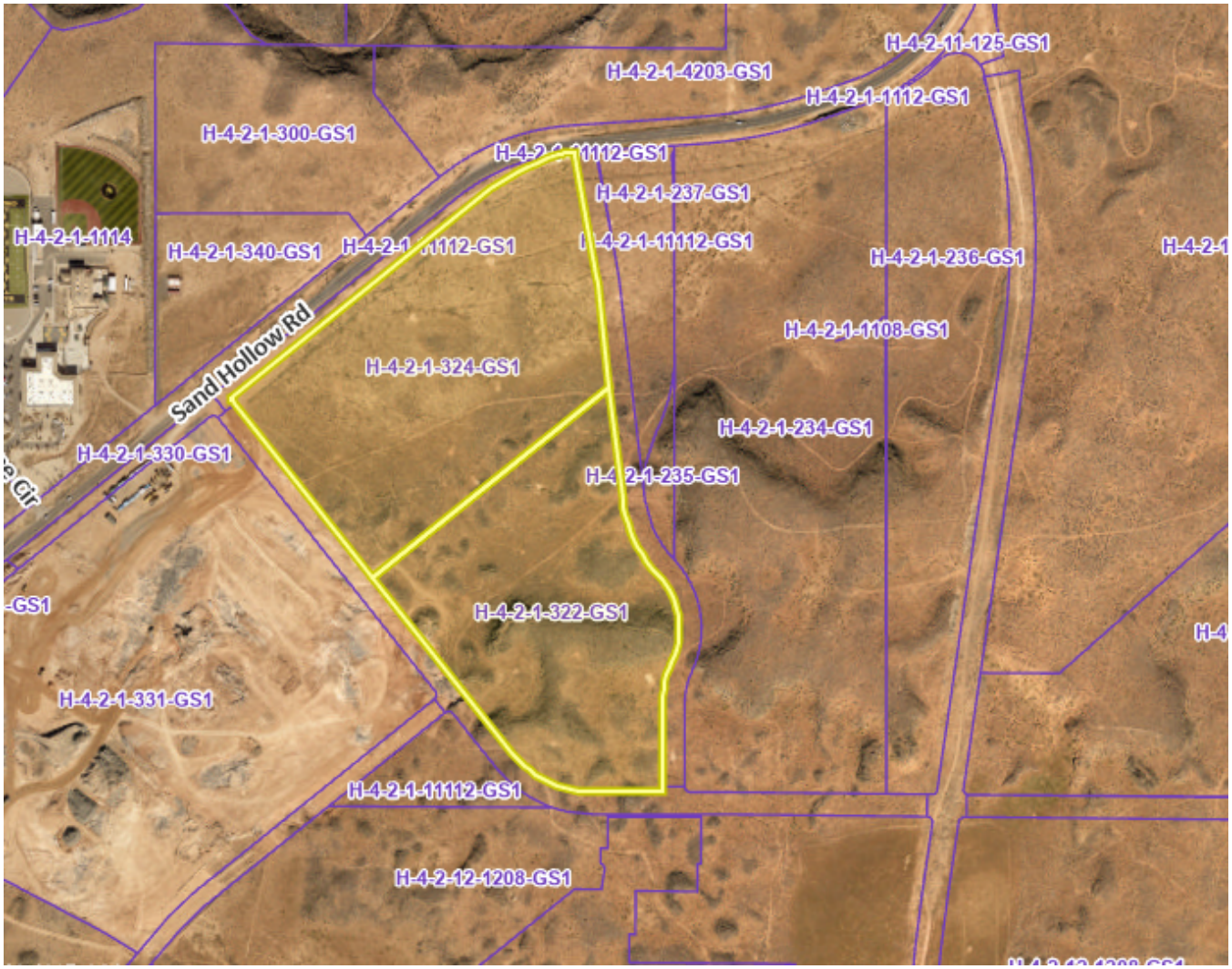
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	PP24-01
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Simply Land LLC-Brad Mabey
Agent:	Karl Rasmussen
Request:	Approval of an extension of a Preliminary Plat Approval.
Location:	4000 W Sand Hollow Road
Zoning:	RM-3
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. The preliminary plat was approved by the City Council on February 1st, 2024.

The preliminary plat is for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. The site is zoned Multiple Family Residential RM-3.



Location is approximate.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code. Staff recommends that the extension of the preliminary plat be approved subject to staff and JUC comments and conditions in the original approval.

From: Adam Allen <Adam@alcsg.com>
Sent: Wednesday, March 16, 2022 7:16 PM
To: Stephen Nelson; Jared Madsen; Jon Sorensen
Cc: Fred Resch
Subject: RE: Sensitive Lands

Thank you for the update. We appreciate it

Thank You,

Adam Allen
President
American Land Consulting
(435)-680-6711 Cell

Sent from my smartphone

-------- Original message --------
From: Stephen Nelson <stephen@cityofhurricane.com>
Date: 3/16/22 5:06 PM (GMT-07:00)
To: Adam Allen <Adam@alcsg.com>, Jared Madsen <jaredmadsen@alphaengineering.com>, Jon Sorensen <jons@desertsagehomesutah.com>
Cc: Fred Resch <fred@cityofhurricane.com>
Subject: Sensitive Lands

Adam and Jared,

I was glad we were able to meet last week to walk to the property and talk about if an application would require sensitive lands application for the Quail Hollow area. There are some hillsides with steep slopes but mostly limited to a few rock outcrops and washes different from the surrounding area. After review, I have found that the area in question is not sensitive lands, and protecting it does not help fulfill the purpose of the code listed within 10-24-1. Therefore, a sensitive lands application will not be required for the development of this property. However, any grading on the property will still need to meet the grading standards of the City for roadways, remaining hillsides, and retaining walls; and a complete geotechnical and drainage plan needs to be submitted with construction drawings. Staff would also recommend that the property's natural slope be incorporated into the design as much as possible.

The following section of code and criteria are all quoted from 10-24 Sensitive Lands and are used to help determine if a sensitive lands application would be required.

Sec. 10-24-2. Sensitive lands defined.

For the purposes of this chapter, the following lands are "sensitive lands" and shall be subject to the requirements of this chapter:

Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see section 10-24-9, appendix diagram A of this chapter).

Also, it states:

Sec. 10-24-5. Hillsides and ridge areas.

A. Applicability. The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:

1. Slopes over ten percent which are:

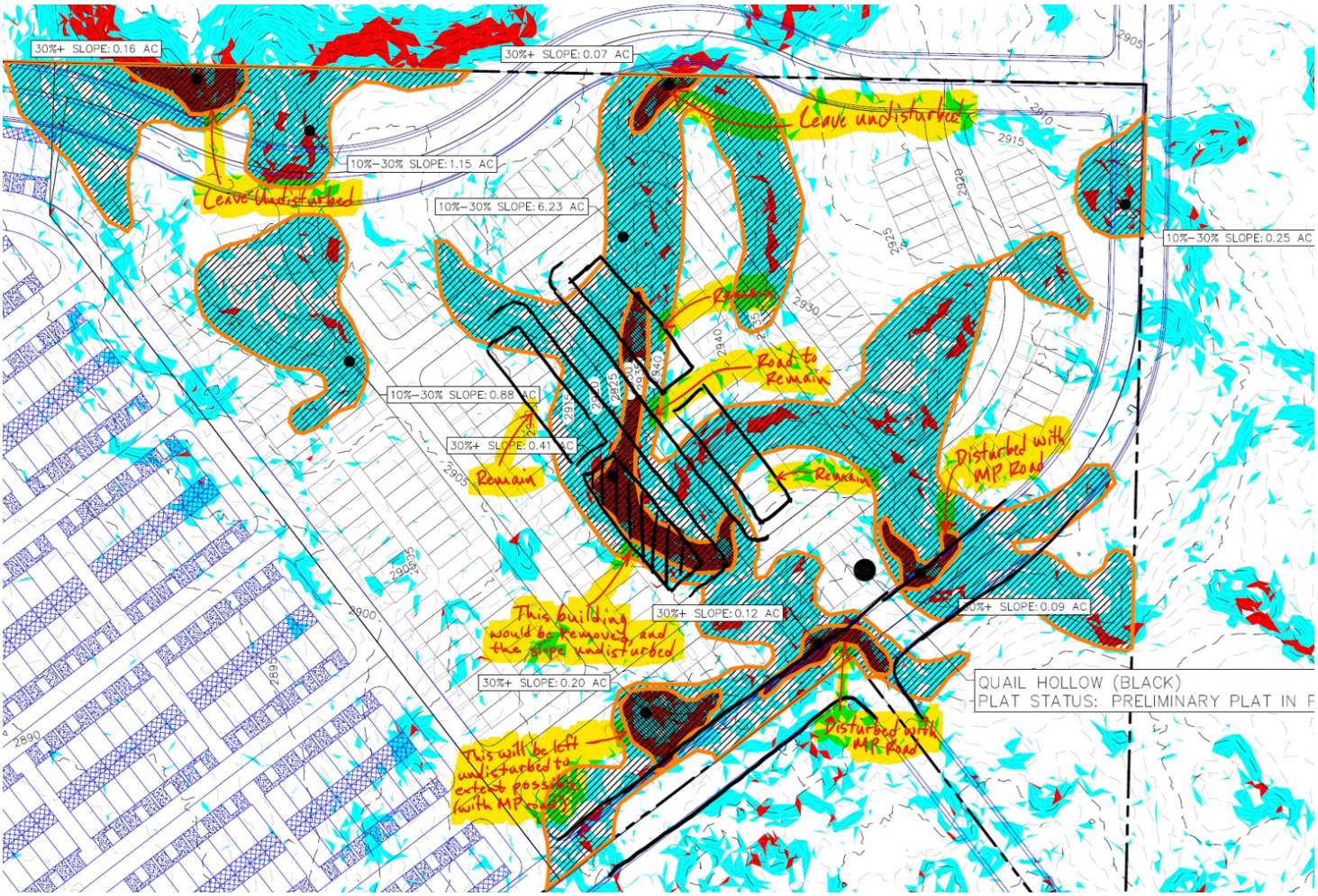
a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two-foot contour interval accuracy; or

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than 150 feet apart, when the slope, measured along any 100-foot segment of the profile line is ten percent or greater (see section 10-24-9, appendix diagram A, of this chapter).

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent or greater exceeds two acres, or if the site is less than one acre and the entire site is ten percent or greater.

2. Lands located within 100 vertical feet of a ridgeline measured perpendicular from the ridgeline; and

3. Lands located within 100 feet of an edge of a bluff.

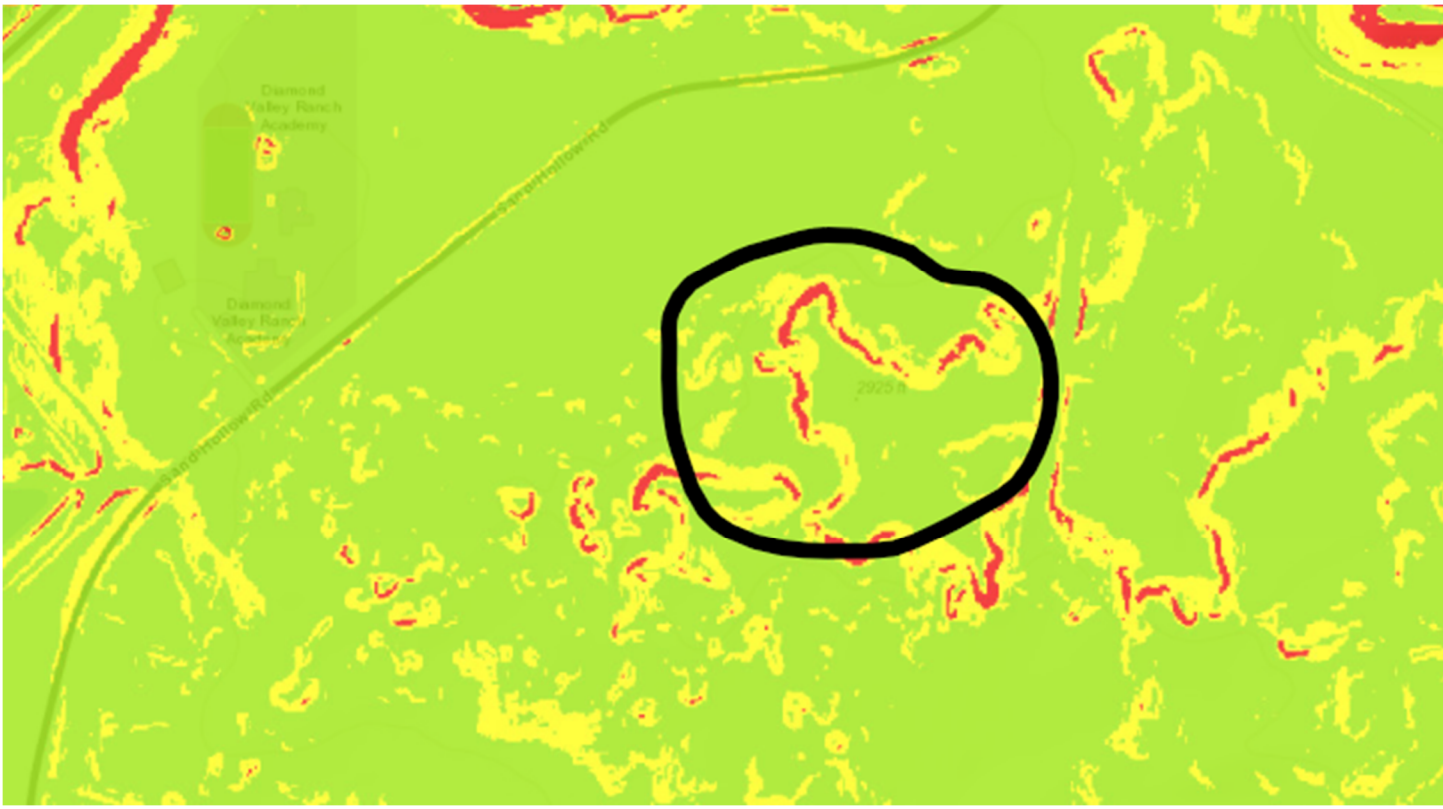

30%+ SLOPE: 0.16 AC
30%+ SLOPE: 0.07 AC
10%–30% SLOPE: 1.15 AC
10%–30% SLOPE: 6.23 AC
10%–30% SLOPE: 0.25 AC
10%–30% SLOPE: 0.88 AC
30%+ SLOPE: 0.41 AC
30%+ SLOPE: 0.12 AC
30%+ SLOPE: 0.09 AC
30%+ SLOPE: 0.20 AC
Leave undisturbed
Leave undisturbed
Remain
Road to Remain
Remain
Remain
Disturbed with MP Road
Disturbed with MP Road
This building would be removed and the slope undisturbed
This will be left undisturbed to extent possible with MP road
QUAIL HOLLOW (BLACK)
PLAT STATUS: PRELIMINARY PLAT IN F

On the maps provided, it is clear that it meets these criteria.

Within Section C.1.d under the Development Plan Submittal for lot development, it states:

> *The average grade shall be determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than 150 feet apart, nor greater than 75 feet from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the Zoning Administrator.*

This latter section of code allows for the zoning administrator not to waive the requirement of the sensitive lands application but allows exceptions from some of the requirements. The mapping of the surrounding area seems to be a small rock outcropping and will not impact the conditions of 10-24-1, as seen in the map below.



Finally, the code allows the Zoning Administrator to determine if the application will affect sensitive lands within the City take all the above into consideration.

Sec. 10-24-3. Determination of applicability.

B. *Support information.* An applicant may provide information to support a determination that the project is not located on sensitive lands. Further on site investigation from licensed professionals may be necessary to conclude whether or not a project is located on sensitive lands.

C. *Zoning Administrator determination.* If additional information is provided by an applicant, the Zoning Administrator shall review the information and make a final determination whether or not the project is subject to this chapter. The Zoning Administrator may also review the project on site and may determine the project is not located on sensitive lands and therefore not subject to this chapter. The decision of the Zoning Administrator may be appealed to the Planning Commission.

Please let me know if you have any questions.

Stephen Nelson, AICP
Hurricane City
Planning Director
(435) 635-2811

PLANNING & ZONING
HURRICANE CITY
UTAH

From: Jeremy Pickering
Sent: Tuesday, January 23, 2024 5:44 PM
To: Fred Resch; Gary Cupp
Cc: Arthur Lebaron; 'Brad Mabey'; dillon@pv-eng.com; karl@pv-eng.com
Subject: RE: TRAILS AT SAND HOLLOW PRELIMINARY PLAT

Fred,

The subdivision's boundary description, proposed utility plan, pedestrian circulation plan, parking lot throat lengths for the apartments, and internal intersection alignments/spacing will need more attention by the design team between now and the construction plans (The current legal description is incomplete, HCS 3.6.8, 4.4.1.4.C, & ACSSD Standards 3.4, HCC 10-33-5(H), Transportation Master Plan 9.3.7, and HCS 3.2.4.3, respectively); however, it's believed that the proposed preliminary plat establishes a suitable framework that the construction plans can be refined from.

Where most of the units share driveways that are behind the structures, Engineering would like to clarify for the Planning Commission's consideration that the 60' Cross Section shown on the plat isn't designed to accommodate parallel parking on both sides of the street. Typically, the proposed section isn't meant to have any on-street parking; however, it can accommodate some parallel parking when said parking is consolidated to one side of the street.

Jeremy Pickering
Assistant City Engineer
City of Hurricane
435 635 2811, ext. 123

HURRICANE CITY
UTAH

From: karl@pv-eng.com <karl@pv-eng.com>
Sent: Monday, January 22, 2024 1:08 PM
To: Fred Resch <fred@cityofhurricane.com>; Gary Cupp <gary@cityofhurricane.com>
Cc: Jeremy Pickering <jeremy@cityofhurricane.com>; Arthur Lebaron <arthur@cityofhurricane.com>; 'Brad Mabey' <brad.mabey@academymortgage.com>; dillon@pv-eng.com
Subject: RE: TRAILS AT SAND HOLLOW PRELIMINARY PLAT

Fred,

Here's a new PDF that answers your 3 questions below and takes care of my conversation with Jeremy on things Friday.

- **We have a total calculation of parking stalls are shown on the Title Sheet. There will be 4 stalls (2 indoors/2 outdoors) for**

townhomes. Each apartment unit will have 2 stalls. Each Condo unit will have 2 stalls.

- **We have a total calculation of landscaped open space shown on the Title Sheet. There is 20.8% open landscaped area.**
- **The gross area was only taken to the centerline of Jellystone and Resort Roads as shown in the attached exhibit.**

Sincerely,

Karl Rasmussen, P.E. S.E. M.E.
Provalue Engineering, Inc.

From: Fred Resch <fred@cityofhurricane.com>
Sent: Friday, January 19, 2024 10:10 AM
To: karl@pv-eng.com; Gary Cupp <gary@cityofhurricane.com>
Cc: Jeremy Pickering <jeremy@cityofhurricane.com>; Arthur Lebaron <arthur@cityofhurricane.com>; 'Brad Mabey' <brad.mabey@academymortgage.com>
Subject: Re: TRAILS AT SAND HOLLOW PRELIMINARY PLAT

Karl,
Thanks for sending this over so promptly and I look forward to seeing what you and the Engineering staff come up with. I have a few other outstanding concerns that we'd like to see addressed:

- Parking analysis is still not shown. Especially with the two story condo units shown in Block 1 and Block 2 how will parking be addressed for those units (i.e. podium or underground garages)
- Need to see a calculation that at least 20% of the site is landscaped open space
- With regards to the unit calculations can you provide some clarification on the discrepancy between the area and unit count shown on the most recently approved zone change map (see attached) and this plat. I'm not concerned if you're going lower density than the original approval, so this might be more for my own curiousity than anything else, however the zone map shows the center line of Jellystone Road and Resort Drive being the zone boundary and the plat seems to indicate you're including the entire ROW of Jellystone Road and Resort Drive in your calculations. HCC 10-11-4 indicates that centerlines should be considered zone boundaries where possible.

Don't feel the need to send over a new site plan/plat until you've met with Engineering and addressed their concerns. Let me know if you have any questions

Fred

From: karl@pv-eng.com <karl@pv-eng.com>
Sent: Thursday, January 18, 2024 2:21 PM
To: Gary Cupp <gary@cityofhurricane.com>; Fred Resch <fred@cityofhurricane.com>
Cc: Jeremy Pickering <jeremy@cityofhurricane.com>; Arthur Lebaron <arthur@cityofhurricane.com>; 'Brad Mabey' <brad.mabey@academymortgage.com>
Subject: TRAILS AT SAND HOLLOW PRELIMINARY PLAT

Gary, Fred,

We've made some more sheets and fixed the # of amenities and unit calculations on this preliminary plat.

Please look this over and let me know anything else we need to add or address before your planning and zoning packets go out next week. Thanks.

Sincerely,

Karl Rasmussen, P.E. S.E. M.E.

Provalue Engineering, Inc.

SITE PLAN FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

SITE DATA		
AREA	43	ACRES
TOTAL AREA	1,870,703	SQ.FT.
TOTAL LOTS/UNITS	645	
UNITS PER ACRE	15	

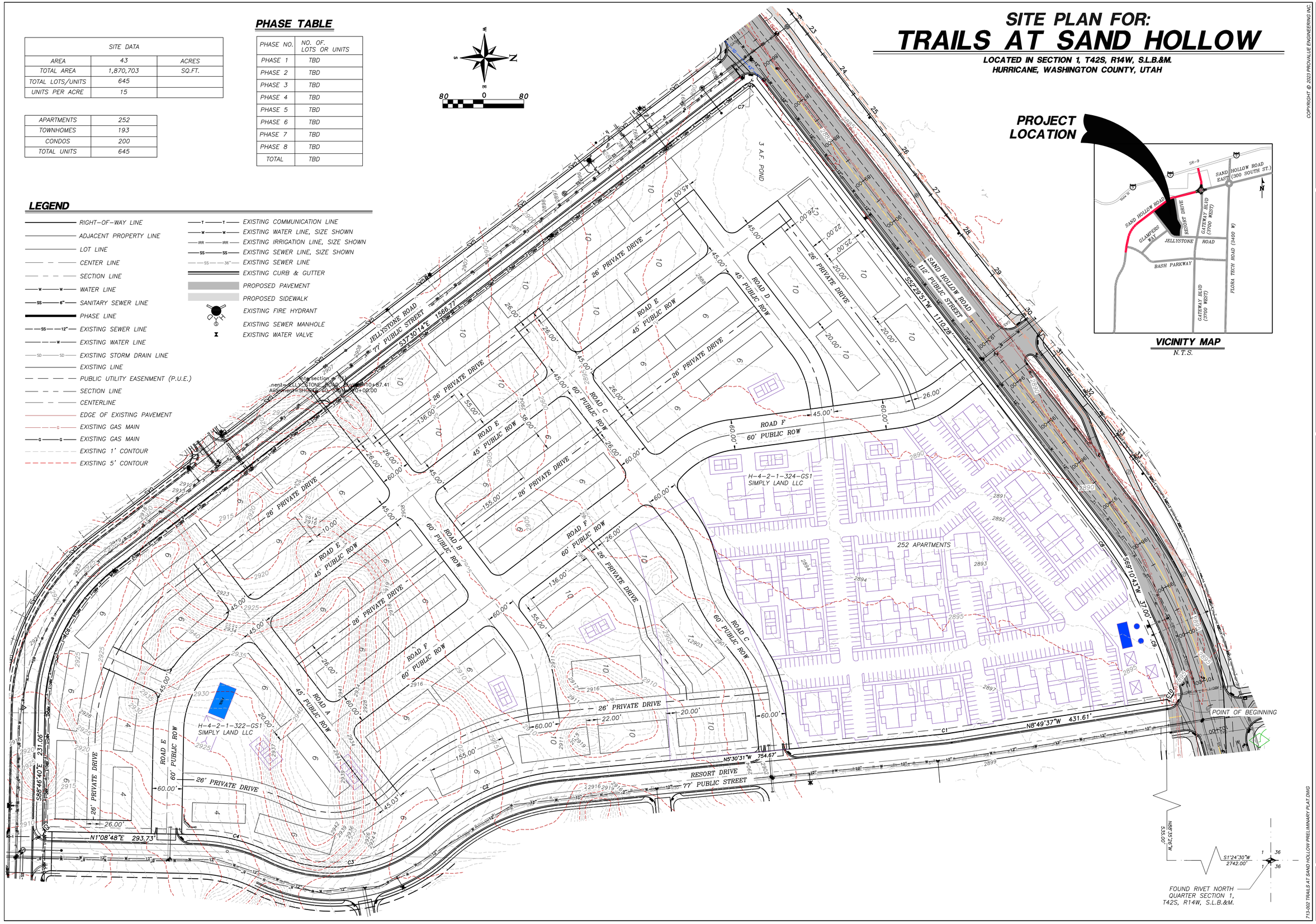
APARTMENTS	252
TOWNHOMES	193
CONDOS	200
TOTAL UNITS	645

PHASE TABLE

PHASE NO.	NO. OF. LOTS OR UNITS
PHASE 1	TBD
PHASE 2	TBD
PHASE 3	TBD
PHASE 4	TBD
PHASE 5	TBD
PHASE 6	TBD
PHASE 7	TBD
PHASE 8	TBD
TOTAL	TBD

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- CENTERLINE
- EDGE OF EXISTING PAVEMENT
- EXISTING GAS MAIN
- EXISTING GAS MAIN
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING COMMUNICATION LINE
- EXISTING WATER LINE, SIZE SHOWN
- EXISTING IRRIGATION LINE, SIZE SHOWN
- EXISTING SEWER LINE, SIZE SHOWN
- EXISTING SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE



PROJECT LOCATION

VICINITY MAP
N.T.S.

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REVISIONS			
NO	DESCRIPTION	DATE	BY

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

SITE PLAN FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/21/2023
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	**1 OF 1**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

UTILITY PLAN FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

SITE DATA		
AREA	43	ACRES
TOTAL AREA	1,870,703	SQ.FT.
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TOWNHOMES	193
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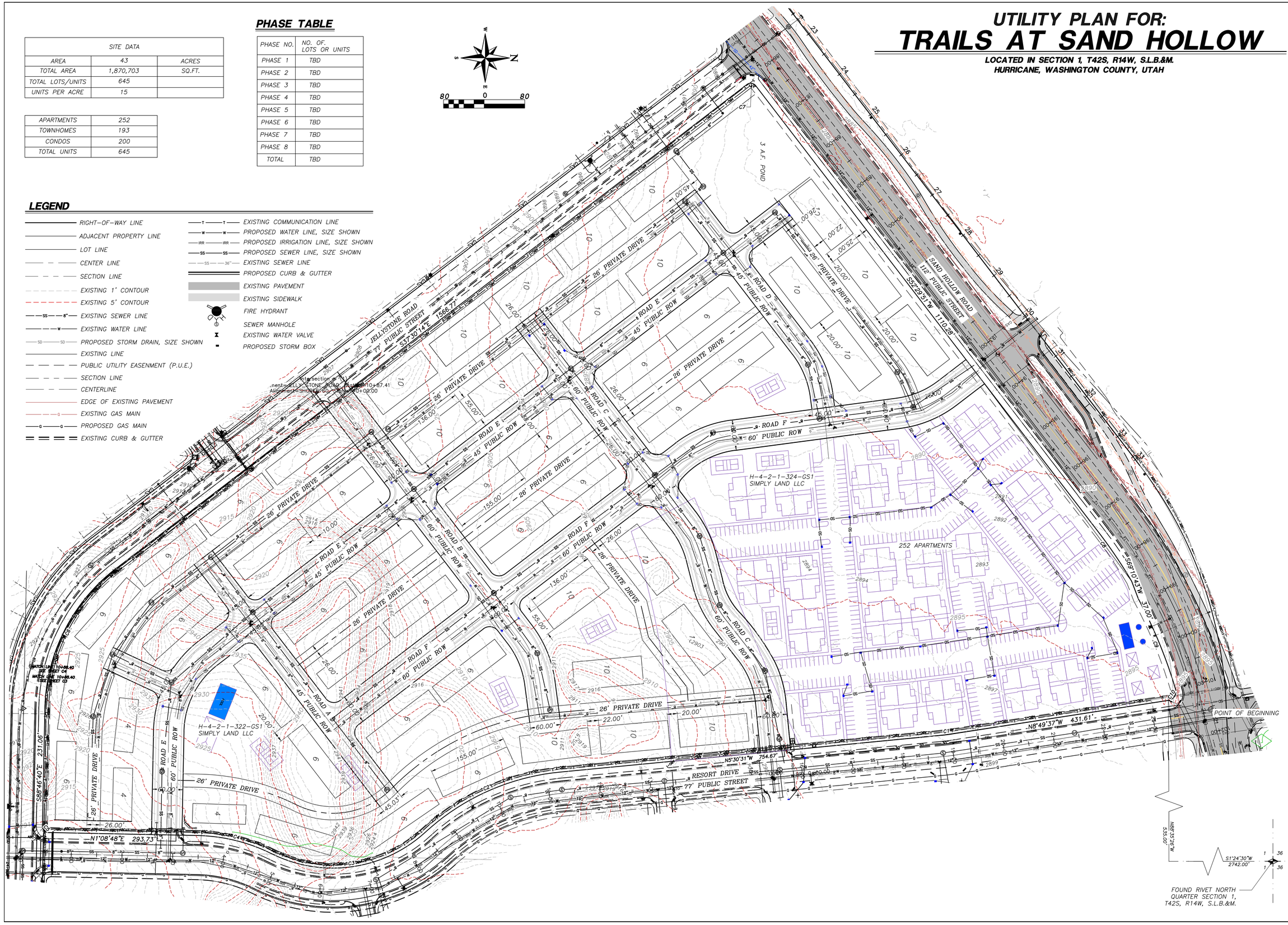
PHASE NO.	NO. OF. LOTS OR UNITS
PHASE 1	TBD
PHASE 2	TBD
PHASE 3	TBD
PHASE 4	TBD
PHASE 5	TBD
PHASE 6	TBD
PHASE 7	TBD
PHASE 8	TBD
TOTAL	TBD

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN, SIZE SHOWN
- EXISTING LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- SECTION LINE
- CENTERLINE
- EDGE OF EXISTING PAVEMENT
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING CURB & GUTTER
- EXISTING COMMUNICATION LINE
- PROPOSED WATER LINE, SIZE SHOWN
- PROPOSED IRRIGATION LINE, SIZE SHOWN
- PROPOSED SEWER LINE, SIZE SHOWN
- EXISTING SEWER LINE
- PROPOSED CURB & GUTTER
- EXISTING PAVEMENT
- EXISTING SIDEWALK
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING WATER VALVE
- PROPOSED STORM BOX



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REVISIONS			
NO	DESCRIPTION	DATE	BY

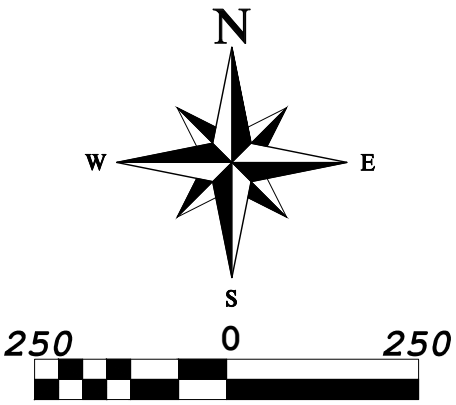
PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

UTILITY PLAN FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/21/2023
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	**1 OF 1**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

EXHIBIT FOR:
TRAILS AT SAND HOLLOW



SAND HOLLOW ROAD
112' PUBLIC STREET

RESORT DRIVE
77' PUBLIC STREET

JELLYSTONE ROAD
77' PUBLIC STREET

NET AREA
PERIMITER LINE LENGTH:
5915.78 FT.
TOTAL AREA:
1870703 SQ. FT.
OR 42.945 ACRES

GROSS AREA
PERIMETER LINE LENGTH:
6153.47 FT.
TOTAL AREA:
2,060,500 SQ. FT.
OR 47.303 ACRES

LEGEND

NET AREA LINE

GROSS AREA LINE

ADJACENT PROPERTY LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DESERT TORTOISE TAKE AREA

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

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

THERE ARE NO IRRIGATION FACILITIES.

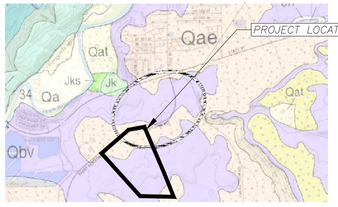
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PROPERTY IS ZONED AS:
RM-3

THE PARENT PARCELS FOR THIS SUBDIVISION ARE:
H-4-2-1-324-GS1 AND H-4-2-1-322-GS1.

OWNER:

SIMPLY LAND LLC
2135 W 6800 S
BENJAMIN, UT 84660
(801) 910-9910



LAND USE SUMMARY

SITE DATA		
GROSS AREA	2,060,500	SQ. FT.
JELLYSTONE RD. & RESORT DR. AREA	189,797	SQ. FT.
NET AREA	1,870,703	SQ. FT.
TOTAL LOTS/UNITS	673	
UNITS PER ACRE	15	

APARTMENTS	252
TOWNHOMES	211
CONDOS	210
TOTAL UNITS	673

JELLYSTONE ROAD & RESORT DRIVE AREA DEDICATED TO HURRICANE CITY WITH:
DOC#: 20230036797 & DOC#: 20230036798

AMENITIES:
* 8 PICKLEBALL COURTS
* 2 SWIMMING POOLS
* 1 CLUB HOUSE
* 3 PAVILIONS WITH TABLES

TOTAL OF 14 AMENITIES

BASIS OF BEARINGS

BASIS OF BEARINGS IS S1°17'04"W 450.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

TRAILS AT SAND HOLLOW DESCRIPTION:

THENCE N08°49'37"W 431.61 FEET; THENCE NORTHERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.73 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06", (LONG CHORD BEARS: N07°10'04"W 20.73 FEET); THENCE N05°30'31"W 754.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 457.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 295.41 FEET, THROUGH A CENTRAL ANGLE OF 37°02'13", (LONG CHORD BEARS: N24°01'38"W 290.30 FEET); THENCE NORTHERLY ALONG THE ARC OF A 270.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 325.40 FEET, THROUGH A CENTRAL ANGLE OF 69°03'04", (LONG CHORD BEARS: N08°01'12"W 306.06 FEET); THENCE NORTHERLY ALONG THE ARC OF A 342.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.37 FEET, THROUGH A CENTRAL ANGLE OF 25°21'32", (LONG CHORD BEARS: N13°49'34"E 150.14 FEET); THENCE N01°08'48"E 293.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.65 FEET, THROUGH A CENTRAL ANGLE OF 90°04'33", (LONG CHORD BEARS: N46°11'04"E 17.69 FEET); THENCE S88°46'40"E 231.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 320.37 FEET, THROUGH A CENTRAL ANGLE OF 51°16'26", (LONG CHORD BEARS: S63°08'27"E 309.79 FEET); THENCE S37°30'14"E 1566.77 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.64 FEET, THROUGH A CENTRAL ANGLE OF 90°00'05", (LONG CHORD BEARS: S07°29'49"W 17.68 FEET); THENCE S52°29'51"W 1110.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 115.67 FEET, HAVING A RADIUS OF 944.00 FEET AND A RADIAL BEARING OF S30°28'54"E, THROUGH A CENTRAL ANGLE OF 07°01'15" (LONG CHORD BEARS: S56°00'28"W 115.60 FEET); THENCE S69°10'43"W 37.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 938.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 192.60 FEET, THROUGH A CENTRAL ANGLE OF 11°45'30", (LONG CHORD BEARS: S67°37'29"W 192.26 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.83 FEET, THROUGH A CENTRAL ANGLE OF 97°40'09", (LONG CHORD BEARS: N57°39'42"W 26.35 FEET);

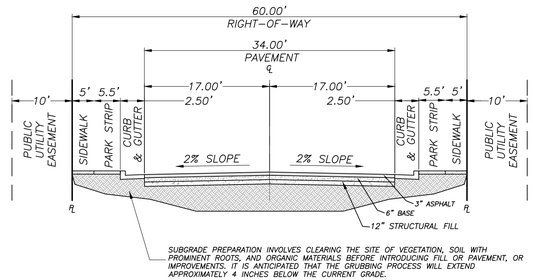
TO THE POINT OF BEGINNING. AREA CONTAINS 1870703 SQUARE FEET OR 43 ACRES.

GEOLOGICAL NARRATIVE

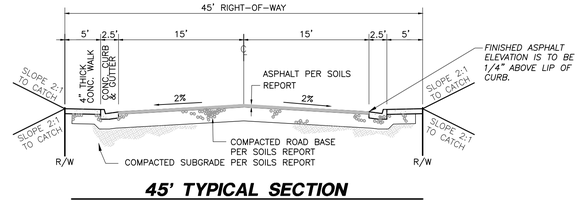
THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) 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 0.289 ± 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. THIS AREA ALSO HAS 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.

GEOLOGICAL HAZARDS

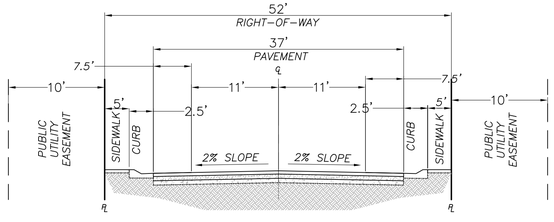
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE



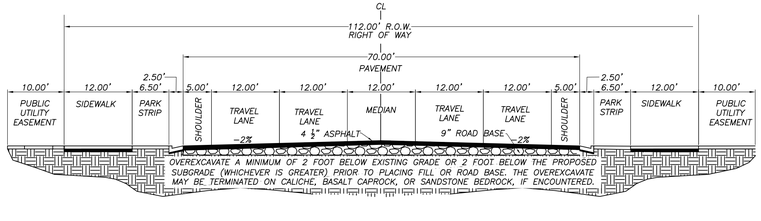
60 TYPICAL SECTION
N.T.S



45' TYPICAL SECTION
N.T.S

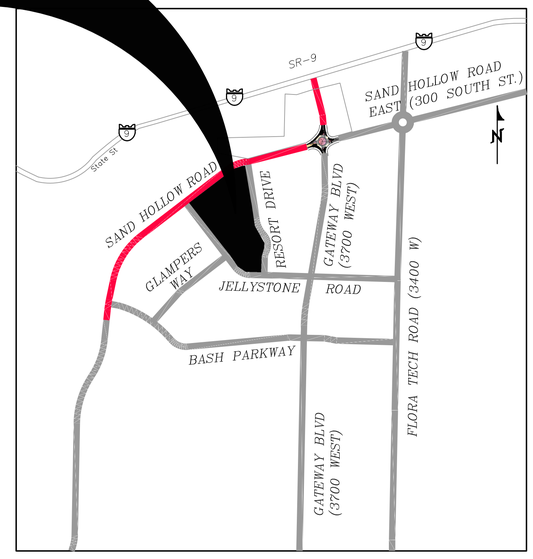


52' R-O-W
N.T.S



112' R-O-W
N.T.S

PROJECT LOCATION



VICINITY MAP
N. T. S.

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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	N.T.S.
JOB NO.	713-002

SHEET NO.
1 OF 15

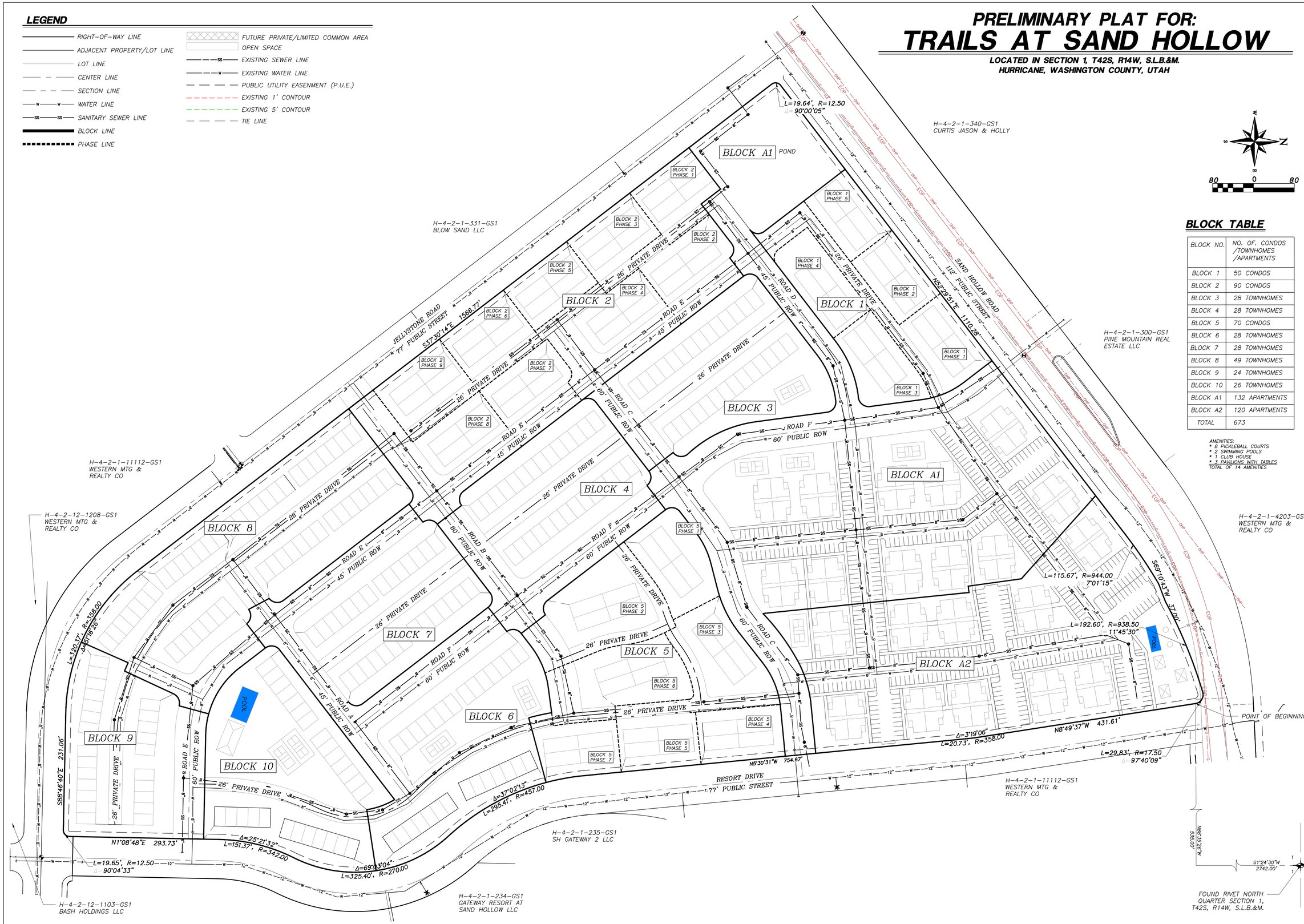
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



BLOCK TABLE

BLOCK NO.	NO. OF. CONDOS /TOWNHOMES /APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

AMENITIES:
* 8 PICKLEBALL COURTS
* 2 SWIMMING POOLS
* 1 CLUB HOUSE
* 3 PAVILIONS WITH TABLES

TOTAL OF 14 AMENITIES

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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	

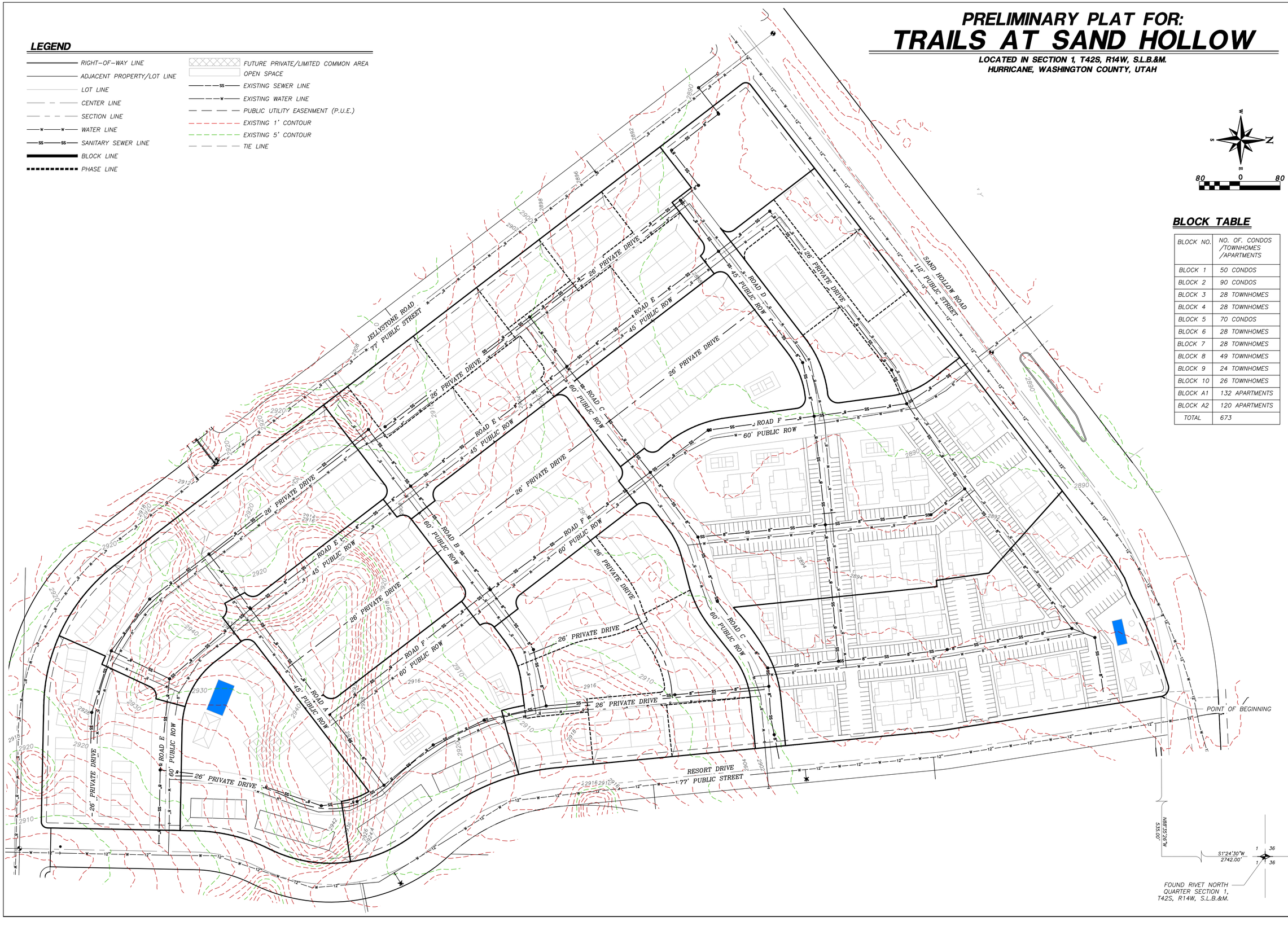
2 OF 15

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



BLOCK TABLE

BLOCK NO.	NO. OF. CONDOS /TOWNHOMES /APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
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BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	**2 OF 15**

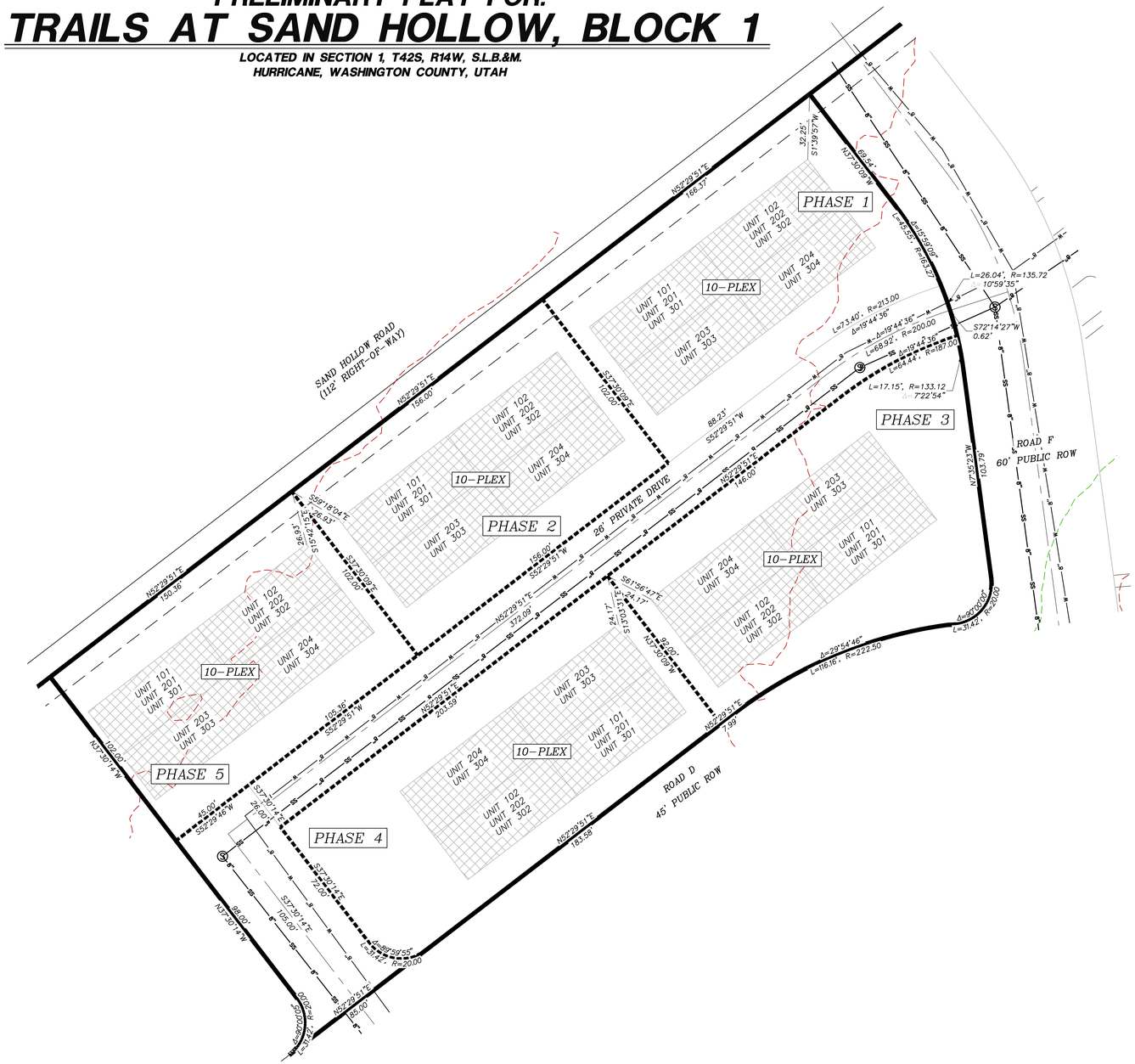
715-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

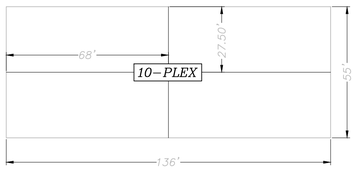
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- BUILDING LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



3 STORY 10-PLEX TYP.



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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**3 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

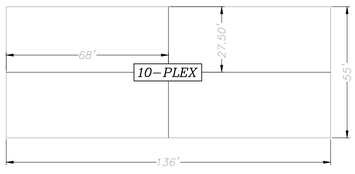
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

3 STORY 10-PLEX TYP.



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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

4 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

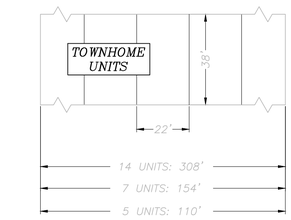
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 3

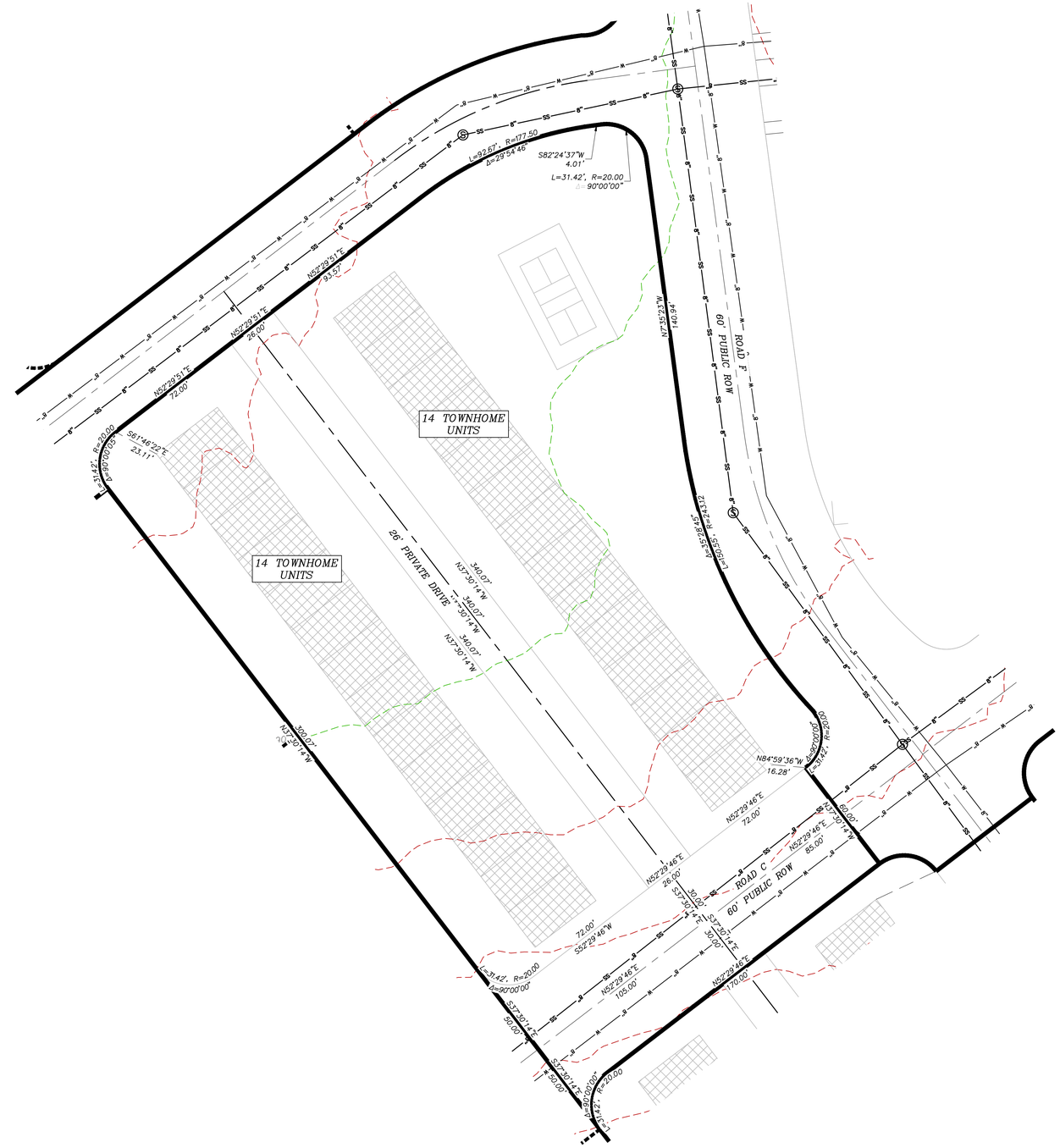
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

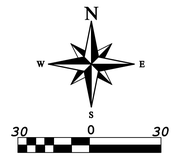
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.







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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 3

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**5 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

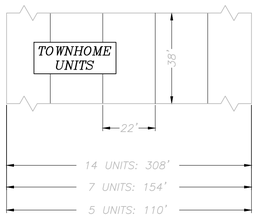
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4

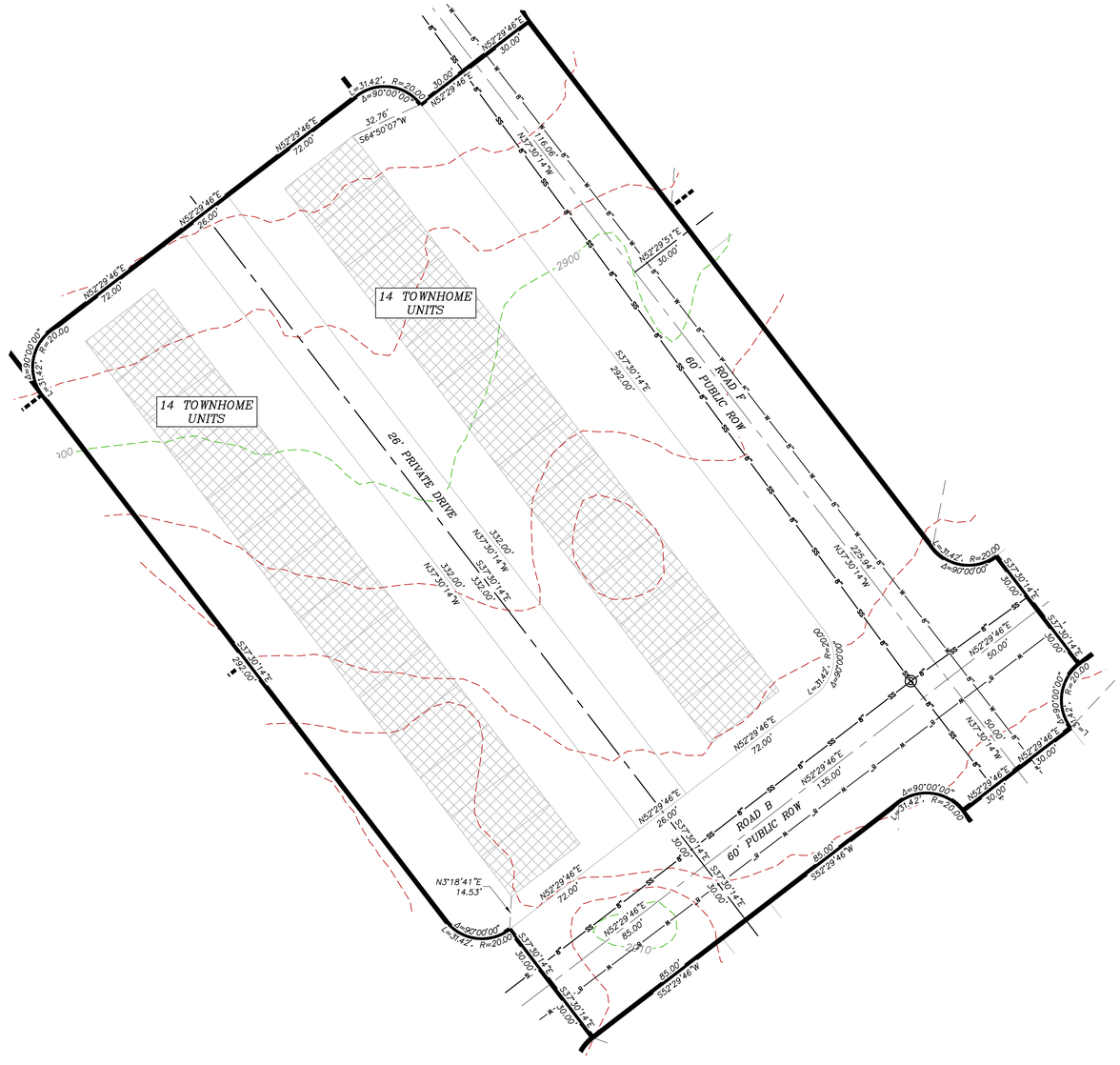
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

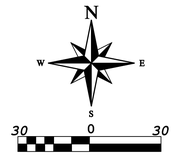
LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.







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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**6 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

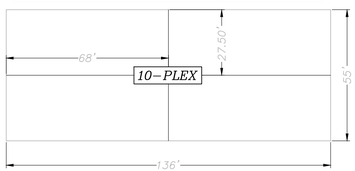
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5

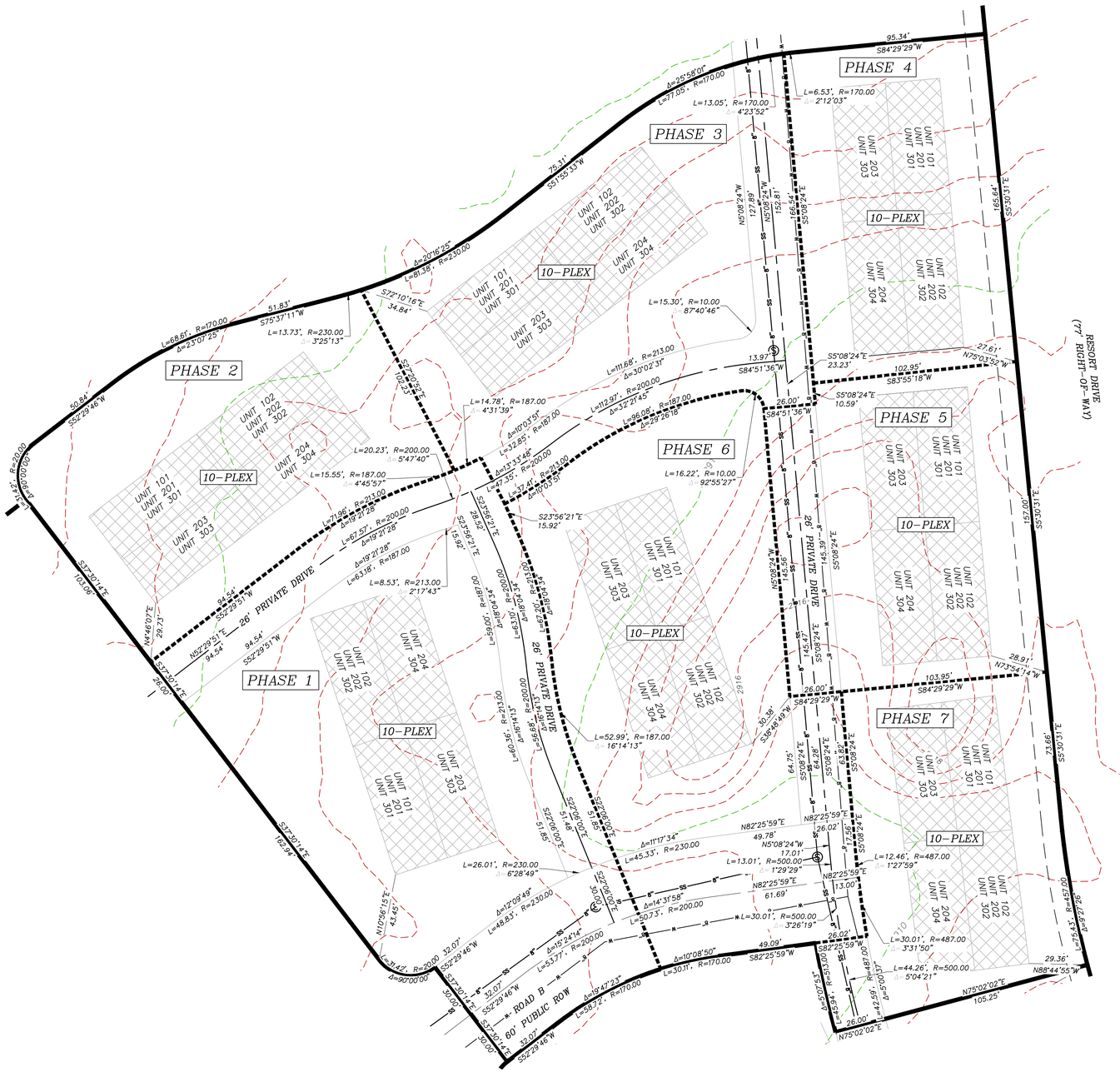
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT–OF–WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

3 STORY 10-PLEX TYP.




PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
10–PLEX
26' PRIVATE DRIVE
60' PUBLIC ROW
ROAD B
RESORT DRIVE (77' RIGHT–OF–WAY)
95.34'
S84°29'29"W
75.31'
S5°50'33"W
L=68.61', R=170.00
Δ=23°07'29"
51.83'
S75°37'11"W
L=13.73', R=230.00
3°25'13"
50.84'
S52°29'46"W
L=17.05', R=170.00
Δ=25°58'01"
L=13.05', R=170.00
4°23'52"
L=6.53', R=170.00
2°12'03"
Δ=20°16'25"
L=81.18', R=230.00
S72°10'16"E
34.84'
S52°29'46"W
102.53'
L=20.23', R=200.00
5°47'40"
L=15.55', R=187.00
4°45'57"
L=71.96', R=213.00
19°21'28"
L=62.57', R=200.00
19°21'28"
L=63.18', R=187.00
L=8.53', R=213.00
2°17'43"
S37°30'14"E
103.04'
S37°30'14"E
162.74'
N4°46'07"E
29.73'
S37°30'14"E
26.00'
94.54'
S52°29'51"W
94.54'
N52°29'51"E
94.54'
S52°29'51"W
L=14.78', R=187.00
4°31'39"
L=112.97', R=200.00
32°21'45"
L=96.08', R=187.00
29°26'18"
L=32.85', R=187.00
10°03'59"
L=47.35', R=200.00
13°33'46"
L=47.44', R=200.00
13°35'31"
S23°56'21"E
18.52'
S23°56'21"E
15.92'
S23°56'21"E
15.92'
L=63.18', R=187.00
19°21'28"
L=111.68', R=213.00
30°02'31"
13.97'
S84°51'36"W
26.00'
S84°51'36"W
L=16.22', R=10.00
92°55'27"
L=15.30', R=10.00
87°40'46"
S5°08'24"E
23.23'
102.95'
S83°55'18"W
S5°08'24"E
10.59'
S5°08'24"E
145.36'
26' PRIVATE DRIVE
N5°08'24"W
145.36'
S5°08'24"E
145.47'
26.00'
S84°29'29"W
103.95'
S84°29'29"W
30.36'
S38°48'49"W
64.75'
S5°08'24"E
64.28'
S5°08'24"E
63.82'
S5°08'24"E
N82°25'59"E
26.02'
N82°25'59"E
49.78'
N5°08'24"W
17.01'
L=13.01', R=500.00
1°29'29"
N82°25'59"E
61.69'
L=50.73', R=200.00
14°31'58"
L=30.01', R=500.00
3°26'19"
S82°25'59"W
49.09'
S82°25'59"W
26.02'
S82°25'59"W
13.00'
L=30.01', R=487.00
3°31'50"
L=44.26', R=500.00
5°04'21"
L=12.46', R=487.00
1°27'59"
L=45.33', R=230.00
11°17'34"
L=26.01', R=230.00
6°28'49"
L=48.83', R=230.00
12°08'49"
L=5.77', R=200.00
15°24'14"
L=31.41', R=20.00
90°00'00"
L=58.72', R=170.00
19°47'23"
L=30.11', R=170.00
10°08'50"
S10°56'15"E
43.46'
S37°30'14"E
30.00'
S37°30'14"E
30.00'
S37°30'14"E
30.00'
S52°29'46"W
32.07'
S52°29'46"W
32.07'
S52°29'46"W
32.07'
S22°08'00"E
51.85'
S22°08'00"E
51.85'
S22°08'00"E
51.85'
S22°08'00"E
30.00'
S22°08'00"E
30.00'
N75°02'02"E
105.25'
N88°44'55"W
29.36'
N73°54'14"W
28.91'
S5°07'53"E
151.00'
S5°07'53"E
73.66'
S5°07'53"E
165.94'
S5°07'53"E
L=754.53', R=457.00
94°27'26"
L=43.34', R=513.00
4°50'47"
L=42.69', R=487.00
5°01'36"
26.00'
N75°02'02"E
N5°08'24"W
145.36'
N5°08'24"W
145.36'
N5°08'24"W
168.24'
N5°08'24"W
168.24'
N5°08'24"W
168.24

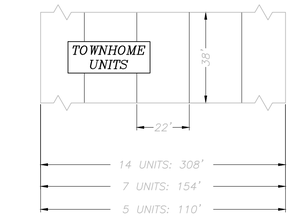
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6

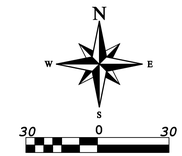
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.





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NO	DESCRIPTION	DATE	BY
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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**8 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

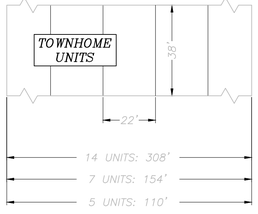
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

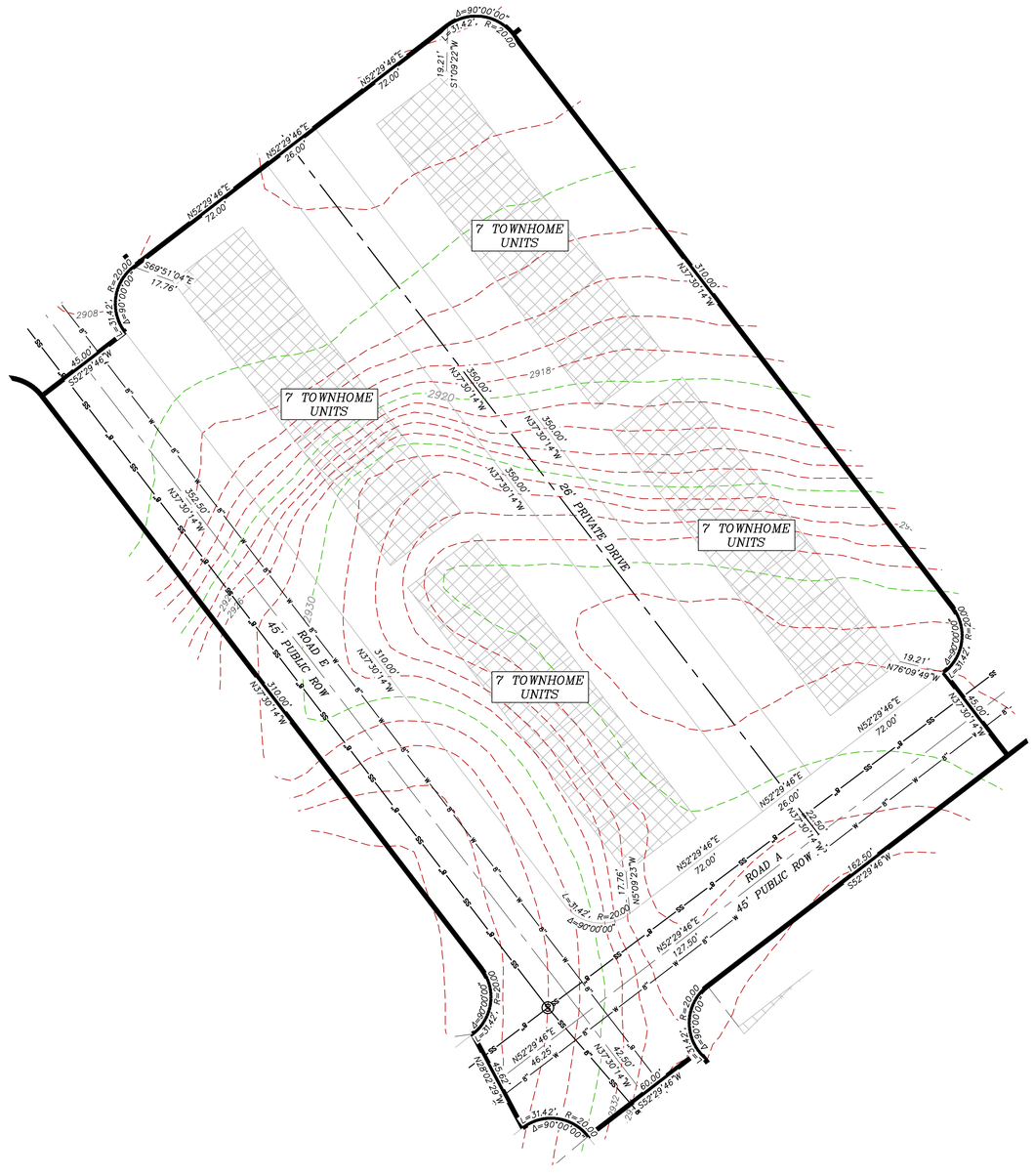
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.





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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

9 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
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- EXISTING 5' CONTOUR
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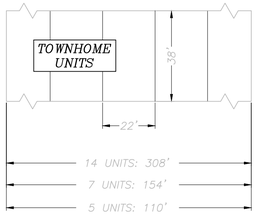
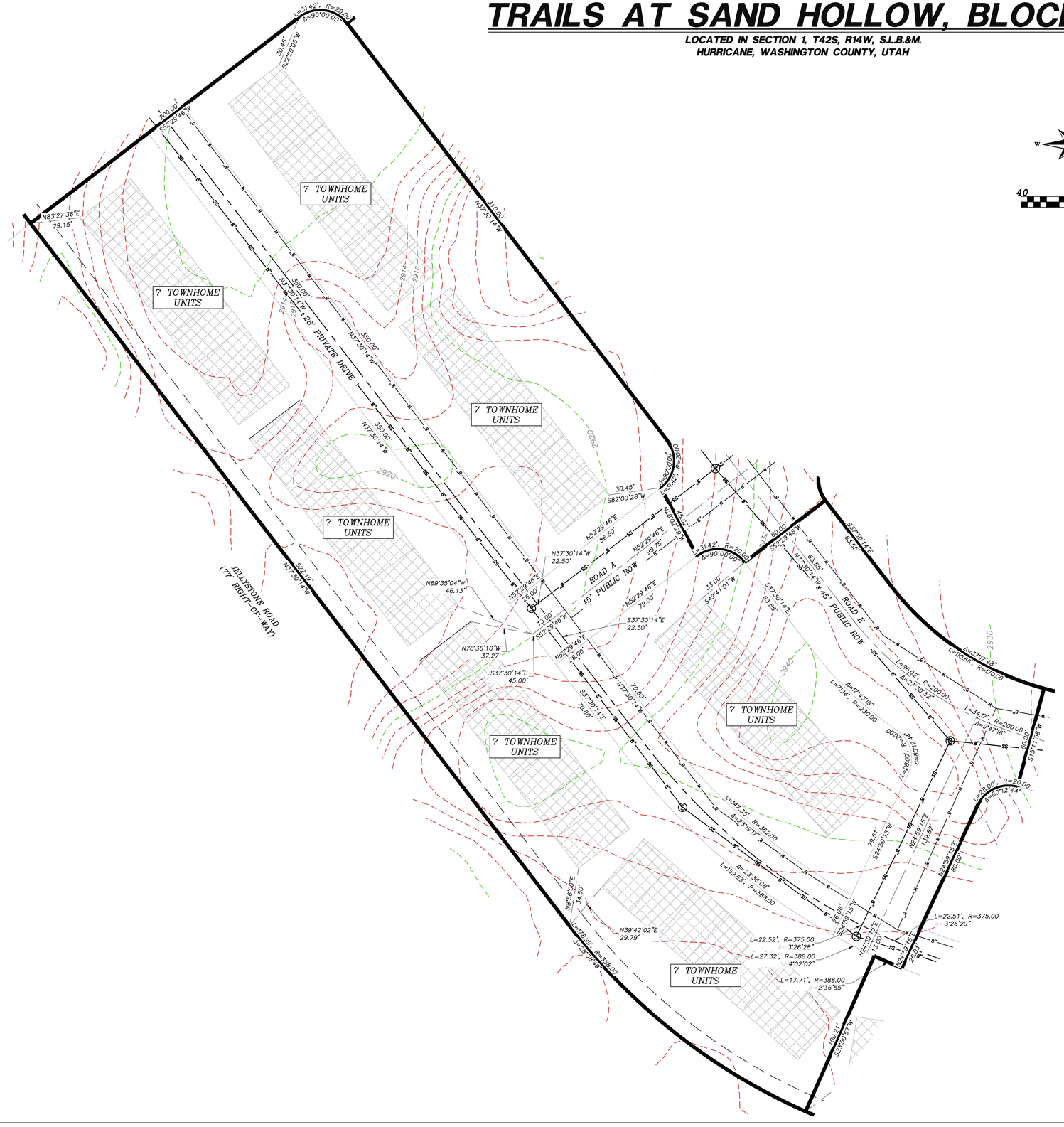
TOWNHOME UNITS TYP.





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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

10 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
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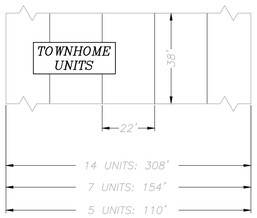
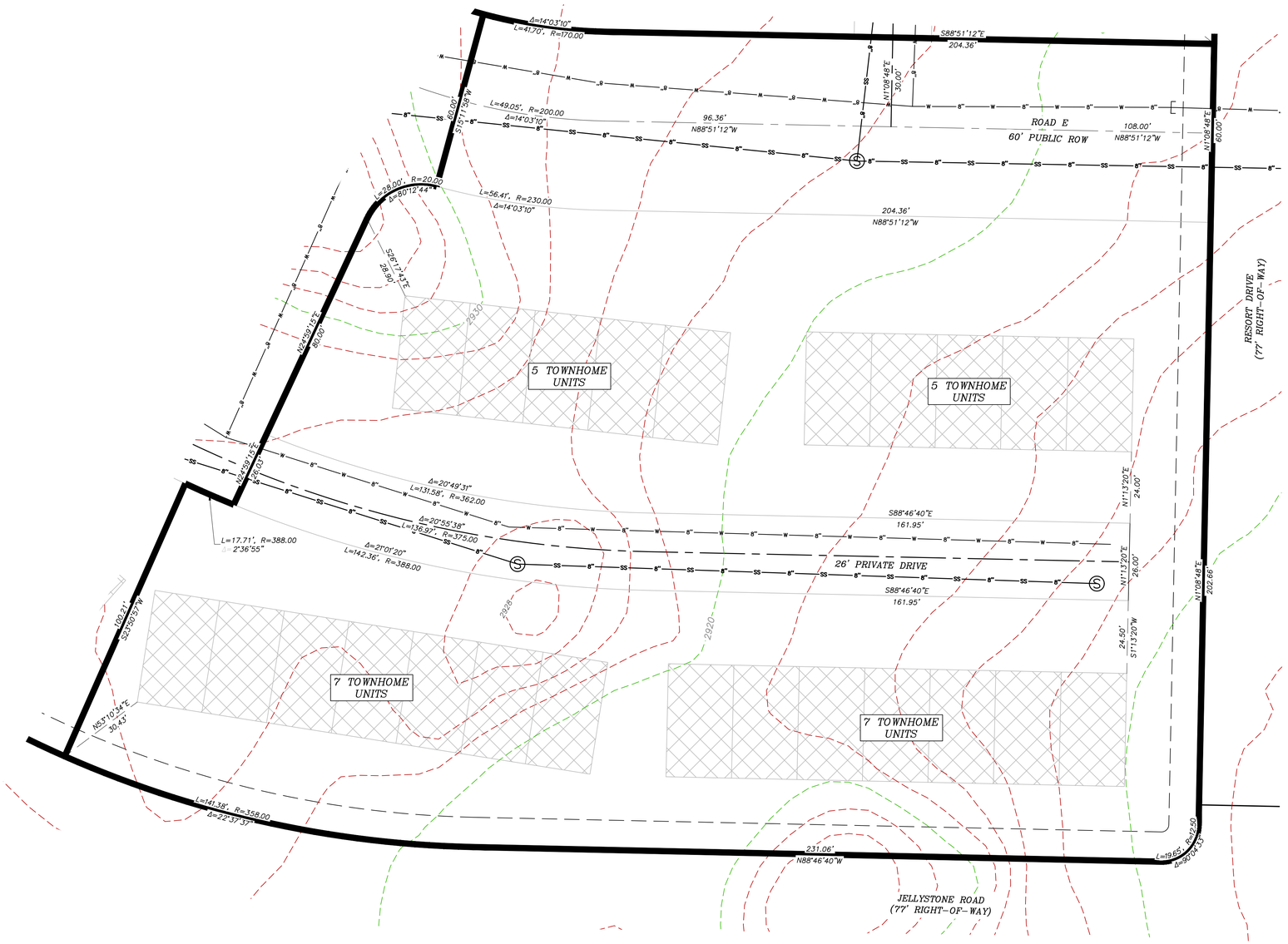
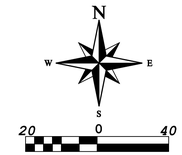
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

TOWNHOME UNITS TYP.







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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 9

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=20'
JOB NO.	378-002
SHEET NO:	

11 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
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- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE

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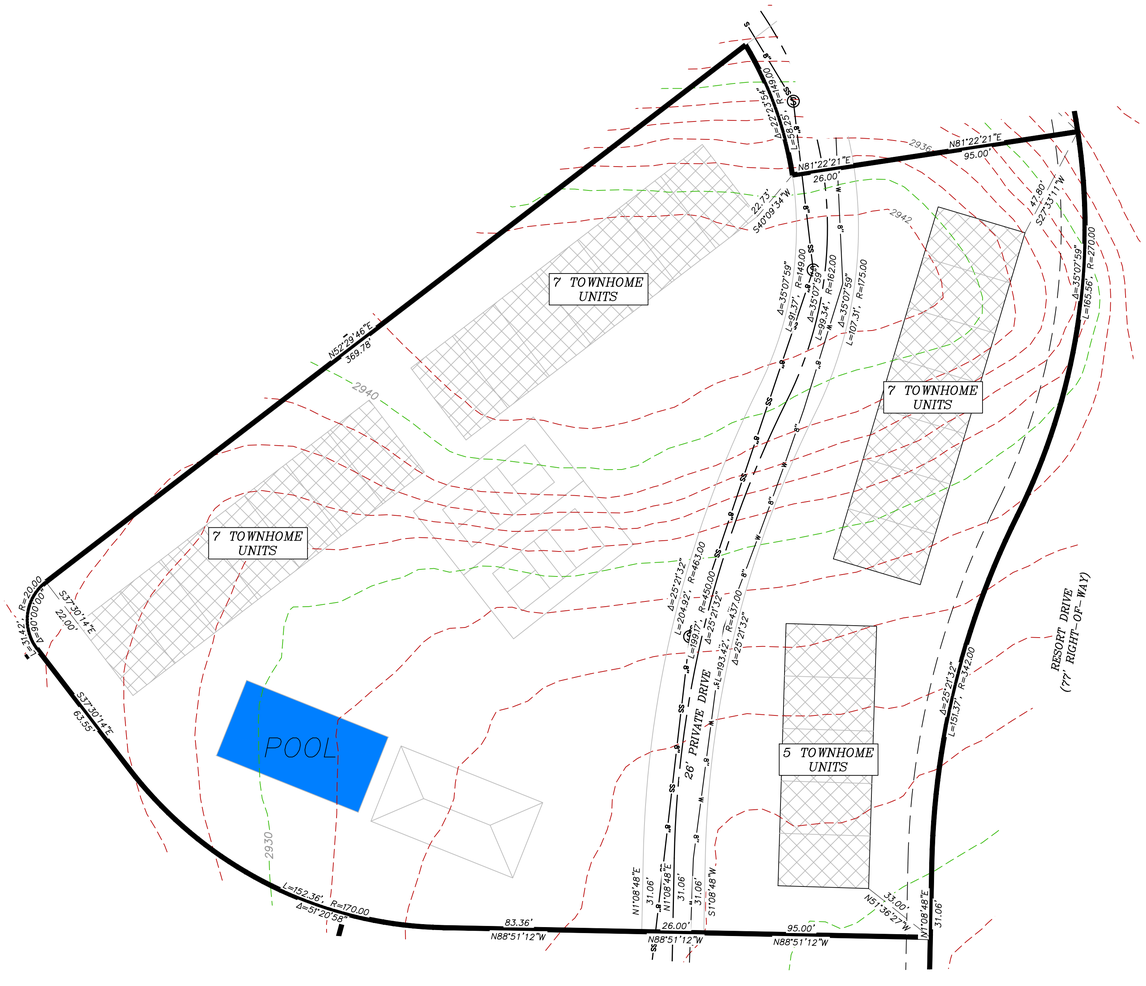
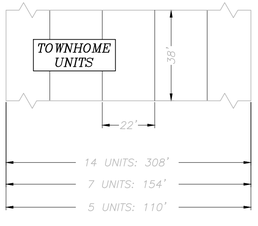


TOWNHOME UNITS TYP.



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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

12 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- CURB/SIDEWALK LINE

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ROAD D
45' PUBLIC ROW

ROAD F
60' PUBLIC ROW

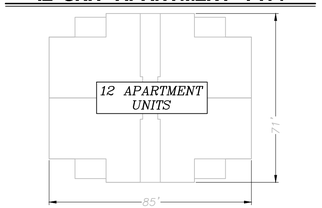
ROAD C
60' PUBLIC ROW

MATCH LINE B SEE NEXT SHEET

MATCH LINE A SEE NEXT SHEET

12 APARTMENT UNITS

12 UNIT APARTMENT TYP.



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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

13 OF 15

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
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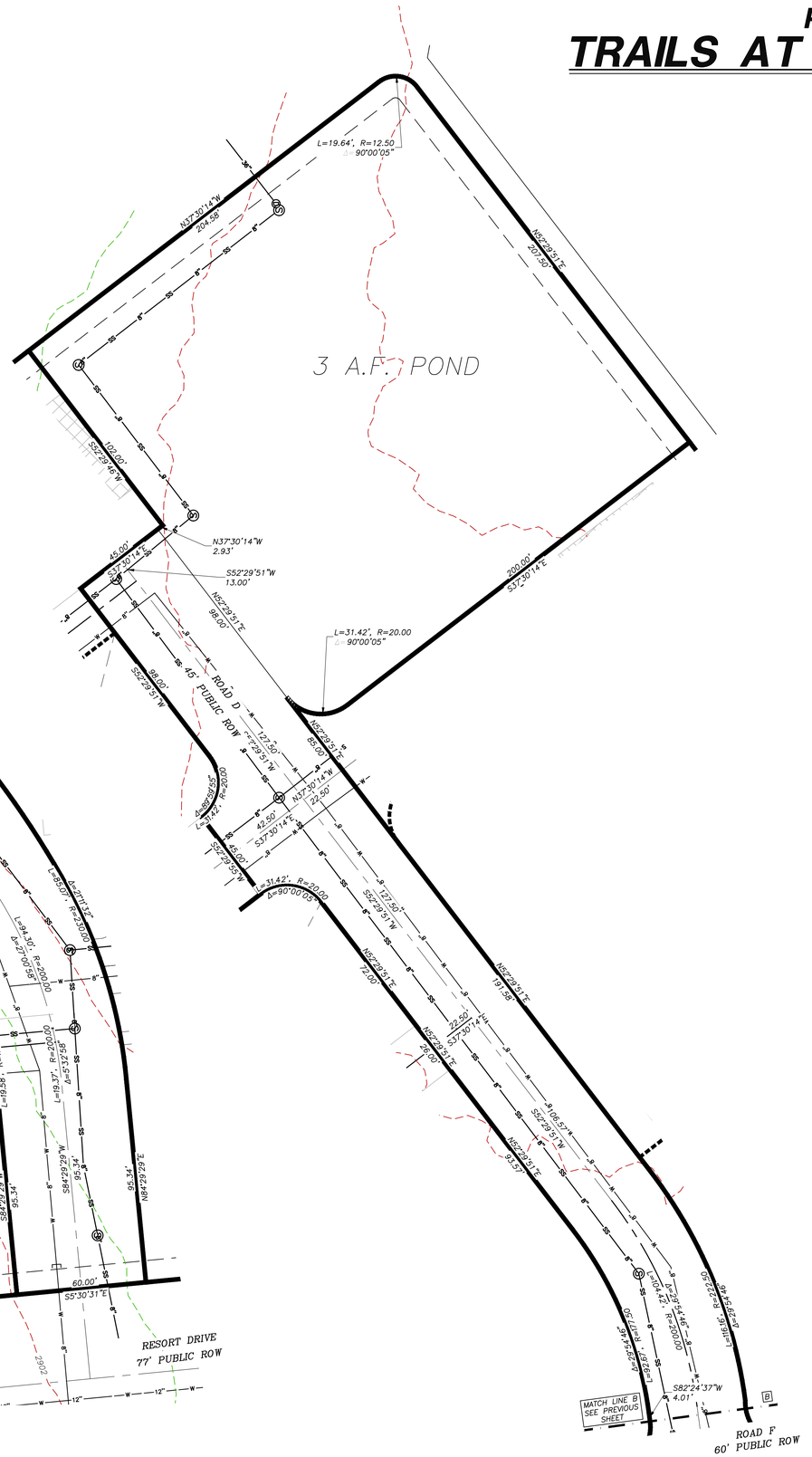

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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**14 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

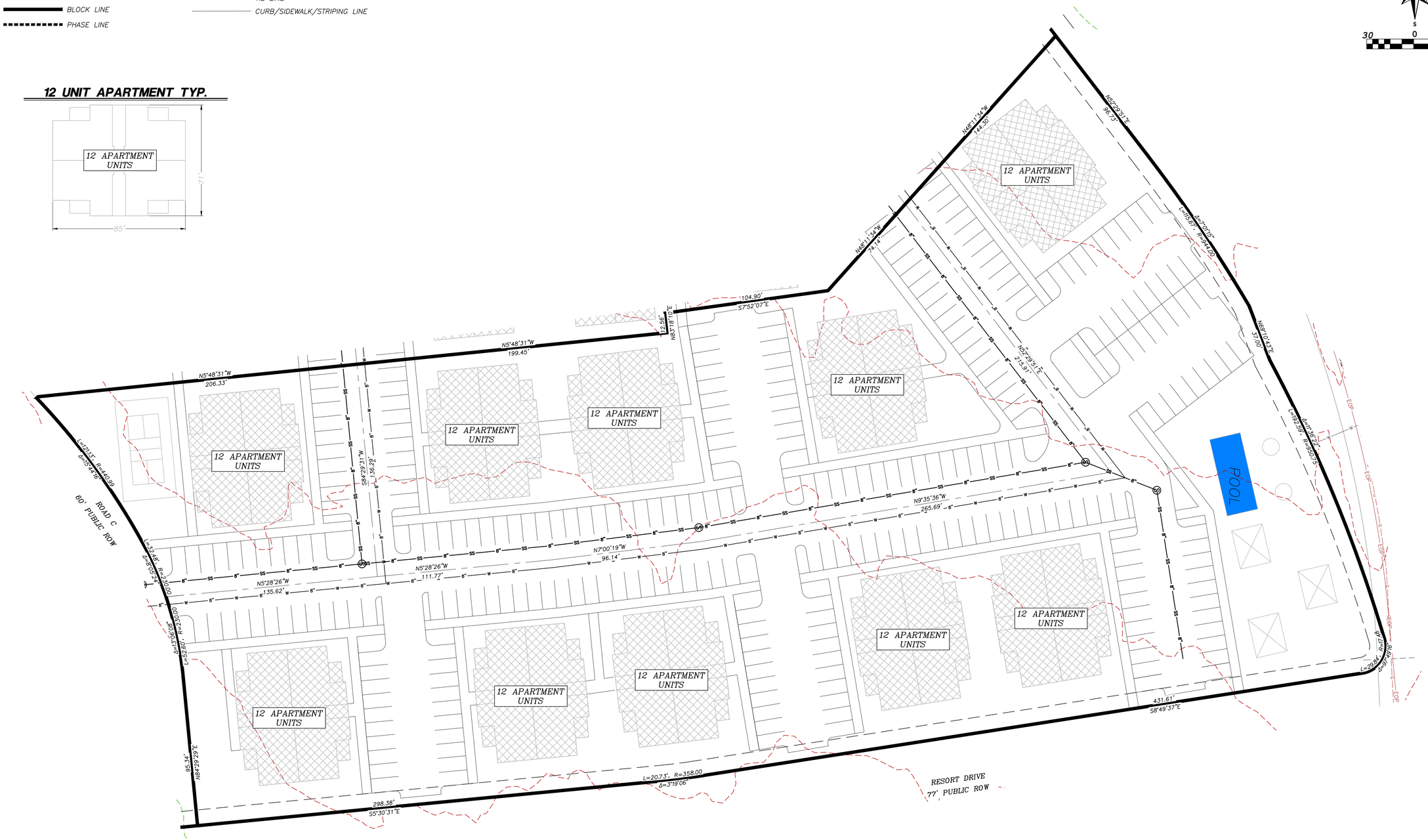
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASENMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- CURB/SIDEWALK/STRIPING LINE

12 UNIT APARTMENT TYP.



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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	**15 OF 15**

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

Hurricane City Application

Application Accepted Date: 01/24/2025

Type of Improvement: Site Plan (Final)

Description: 30 unit town home project on 2.0 acres

Tenant / Project Name: Firerock Townhomes

Bldg. Address: 184 North 2170 West

City: Hurricane City State: UT Zip: 84737

Subdivision: N/A Phase: N/A

Block: Lot #: N/A Parcel ID #: H-3-1-33-435

Zone: RM-3

Property Owner: Randy Simonsen

Permit Contact: Gerold E Pratt P:(435) 229-0518

Email: gerold@pratteng.com

CONTACT INFORMATION

Engineer of Record: Pratt Engineering, P.C.

Email: gerold@pratteng.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	$	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: PLANFSP25-04

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 #: 7.739912-01/24/25

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

January 21, 2025

Hurricane City

SUBJECT: FIREROCK TOWNHOMES FINAL SITE PLAN SUBMITTAL

Ladies/Gentlemen:

This project was granted Preliminary Site Plan in July of last year. Construction drawings have been submitted to JUC and are signed. The owner wishes to begin construction.

A warranty deed was previously submitted with the previous submittal. Please refer to that document in your files.

An Acknowledgement of Water Supply was previously submitted as well. Please refer to that document in your files as well.

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

Respectfully submitted,

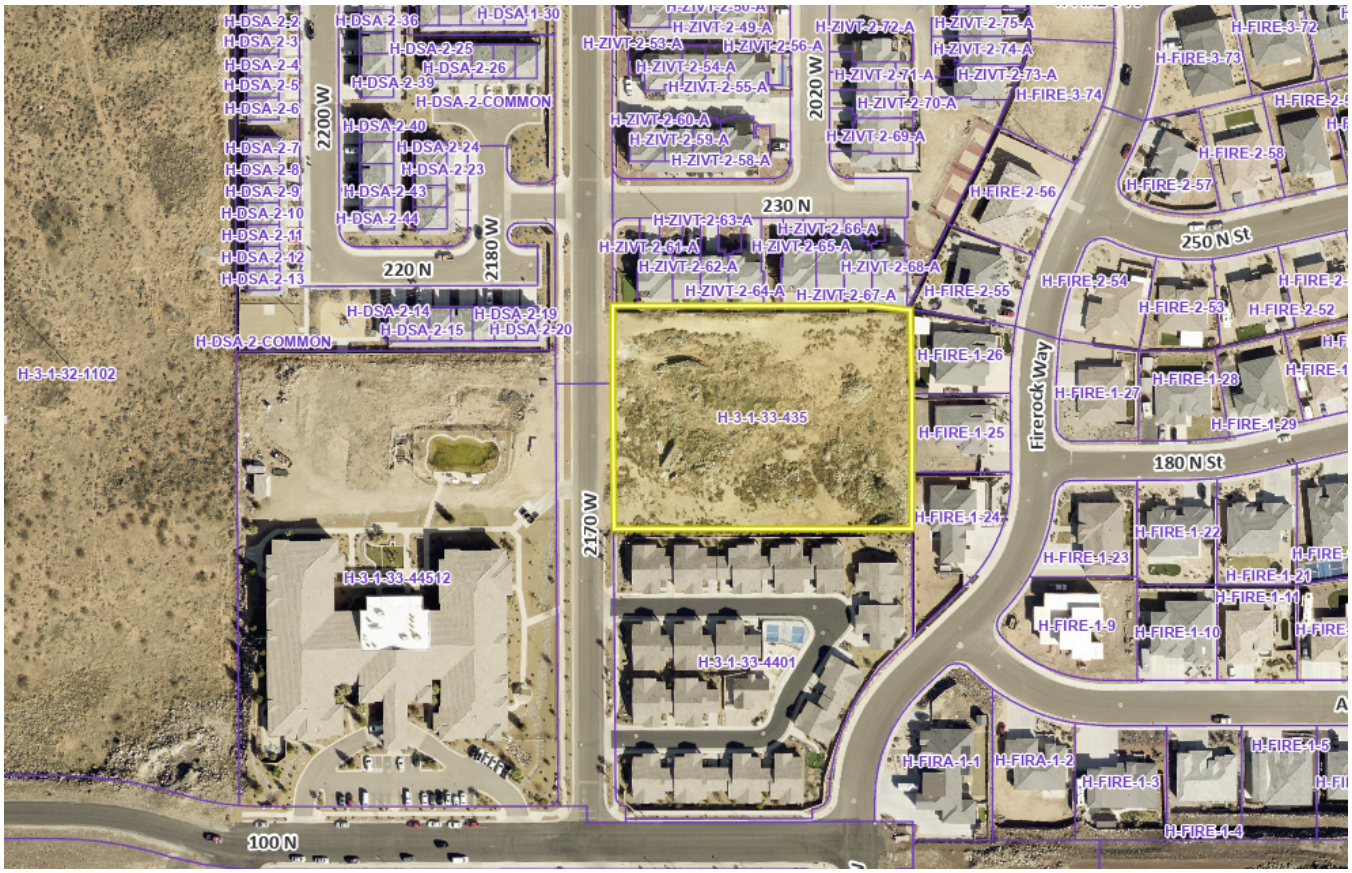
Gerold E. Pratt, P.E.
Principal

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	FSP25-04
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Randy Simonsen
Agent:	Gerold Pratt
Request:	Final Site Plan Approval
Location:	520 W 100 N
Zoning:	RM-3
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is seeking approval of a final site plan for the FireRock Townhomes, a 30 unit townhome development located along 2170 W. This project is north of the Villas at the Haven, south of Zion Village, and east of the Firerock subdivision. This project is not intended to be subdivided and will complete the roadway improvements along 2170 W. The site is zoned Multiple Family Residential RM-3.



JUC Comments

1. Construction drawings were approved in November 2024.

Staff Comments: Preliminary Site Plan

1. Zoning is RM-3, multifamily 15 units per acre. 30 townhome units are proposed over two acres, which meets the required code standards.
2. **Open Space and Amenities:** Per Hurricane City Code (HCC) 10-33-5: 20% of the area must be open space and one amenity is required. The applicant is providing a basketball court and pavilion to meet this code
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 a two car garage along with three overflow parking spaces which meets this code.
4. Adjoining properties and uses should be shown on the site plan.
5. The only outdoor lighting shown is the required streetlights along 2170 W. These will have to meet Hurricane City standards. All other lighting must meet HCC 10-33-7.
6. A landscaping plan has been provided that meets Hurricane City Code, including one tree and two shrubs per unit and sufficient landscaping along 2170 W.
7. Building elevations have been provided. All units will be under 35' tall.

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.

FIREROCK TOWNHOMES

CITY OF HURRICANE,
COUNTY OF WASHINGTON,
STATE OF UTAH

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.

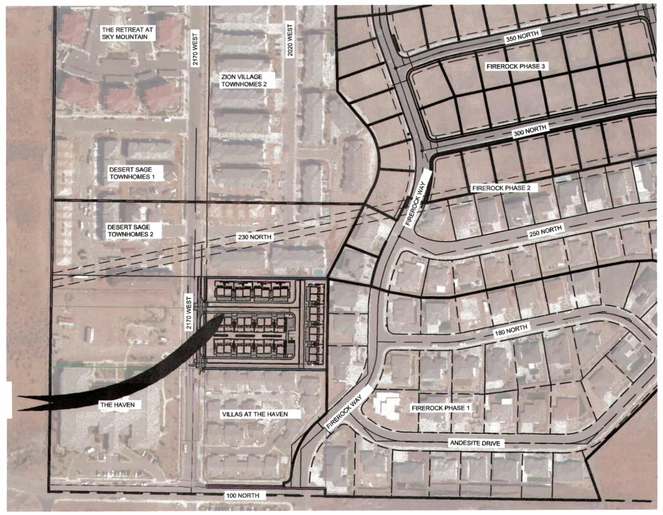
FIRE DEPARTMENT NOTES:

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

SHEET INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	SITE & DIMENSION PLAN
C3	GRADING & DRAINAGE PLAN
C4	WATER AND POWER PLAN
C5	GAS AND SEWER PLAN
C6	LANDSCAPING & EXTERIOR LIGHTING PLAN
C7	PLAN & PROFILE 2170 WEST
C8	PLAN & PROFILE PRIVATE DRIVES
C9	SEWER DETAILS
C10	WATER DETAILS
C11	DETAILS
C12	POWER DETAILS
C13	STORM DRAIN DETAILS

PROJECT LOCATION



VICINITY MAP
N.T.S.

HURRICANE CITY APPROVAL

Sheelia Turner	10-22-24
TDS TELECOM	DATE
	10-23-24
DOMINION ENERGY COMPANY	DATE
N/A	
CENTURY LINK	DATE
Amber Millette	11/4/24
ASH CREEK S.S.D.	DATE
	11-6-24
HURRICANE CITY WATER	DATE
	10-23-24
HURRICANE CITY STREETS DEPT.	DATE
	10-23-24
HURRICANE CITY PLANNING DEPARTMENT	DATE
Damen Barney	10/23/24
HURRICANE CITY PARKS	DATE
	10-23-24
HURRICANE CITY POWER	DATE
	11-4-24
HURRICANE CITY FIRE DEPARTMENT	DATE
	10-23-24
HURRICANE CITY ENGINEERING	DATE
	10-23-24
WATER CONSERVANCY DISTRICT	DATE
	11-6-24
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
	11/6/24
HURRICANE CITY GIS DEPT.	DATE
RC	Oct 23, 24
INFOWEST	DATE

NO.	DATE	APPROVED BY	REMARKS
REVISIONS			

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 632-2329

COVER
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

OWNER/DEVELOPER
RANDY SIMONSEN
3535 SUGAR LEO ROAD,
ST GEORGE, UTAH 84790
435-632-6626
EMAIL RANDYTSIMONSEN@GMAIL.COM

CALL BEFORE YOU DIG!

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

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

JOB/CLIENT NO.: 2002-0683
FILE NAME: 10/17/2024
DATE:
SCALE: 1"=20'
SHEET C1 OF 13

NOV 06 2024

SITE & DIMENSION PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

CALL BEFORE YOU DIG!

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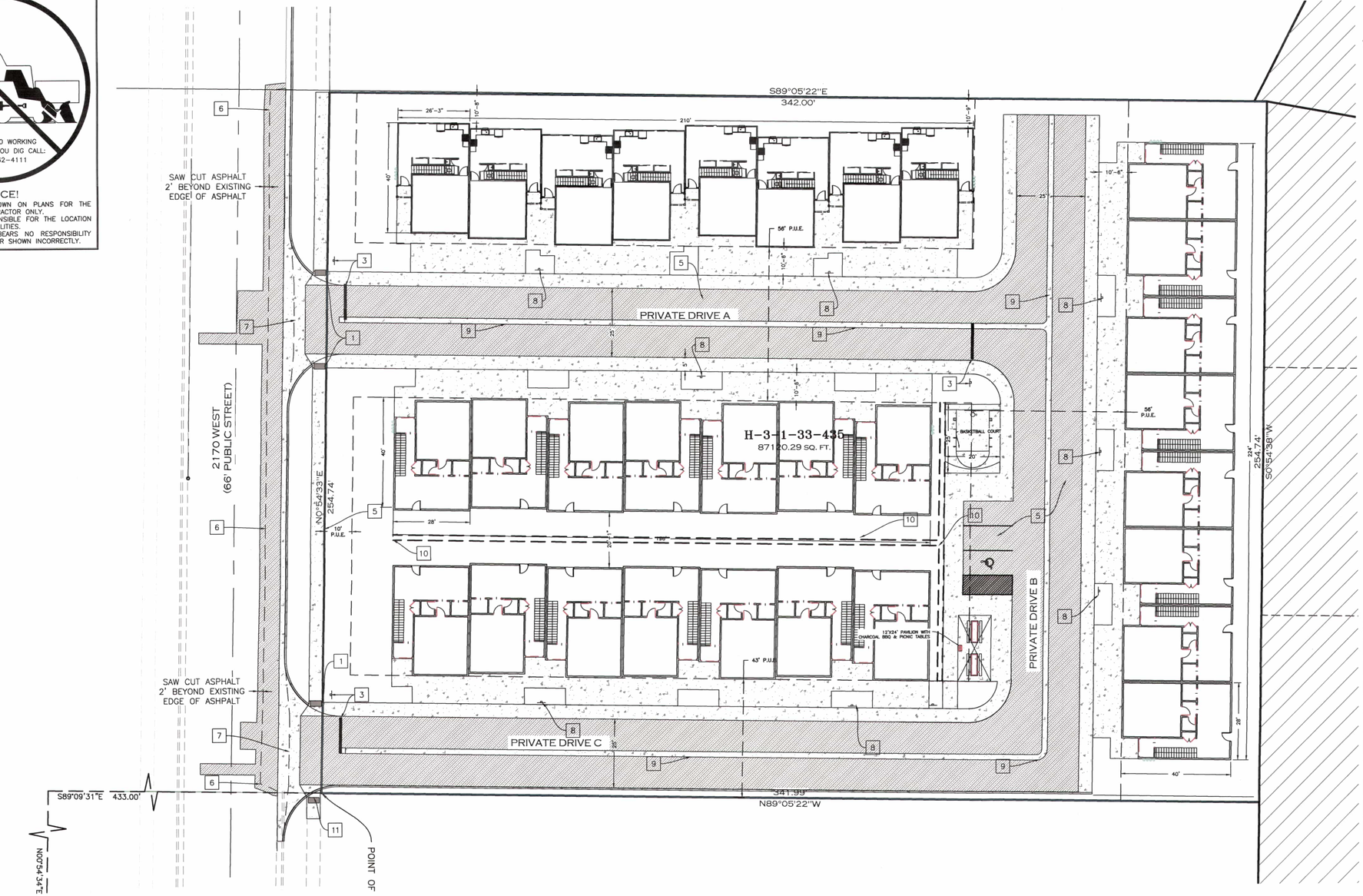

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SCALE IN FEET

CONSTRUCTION NOTES

1. STANDARD CORNER PEDESTRIAN RAMP (STD DWG PED 100, SHEET C11)
2. INSTALL 5' SIDEWALK
3. INSTALL STOP SIGN AND STOP LINE
4. EXISTING 5' SIDEWALK
5. ASPHALT 2 ½" OVER 6" ROAD BASE
6. EXISTING EDGE OF ASPHALT
7. 8' CROSS GUTTER
8. NO PARKING SIGN
9. 2' WATERWAY
10. RETAINING WALL
11. ONE PERPENDICULAR PEDESTRIAN RAMP (STD DWG PED 104, SHEET C11)

NO.	DATE	APPROVED BY	REMARKS
			REVISIONS

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SITE & DIMENSION PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

JOB/CLIENT NO.: 2002-0683
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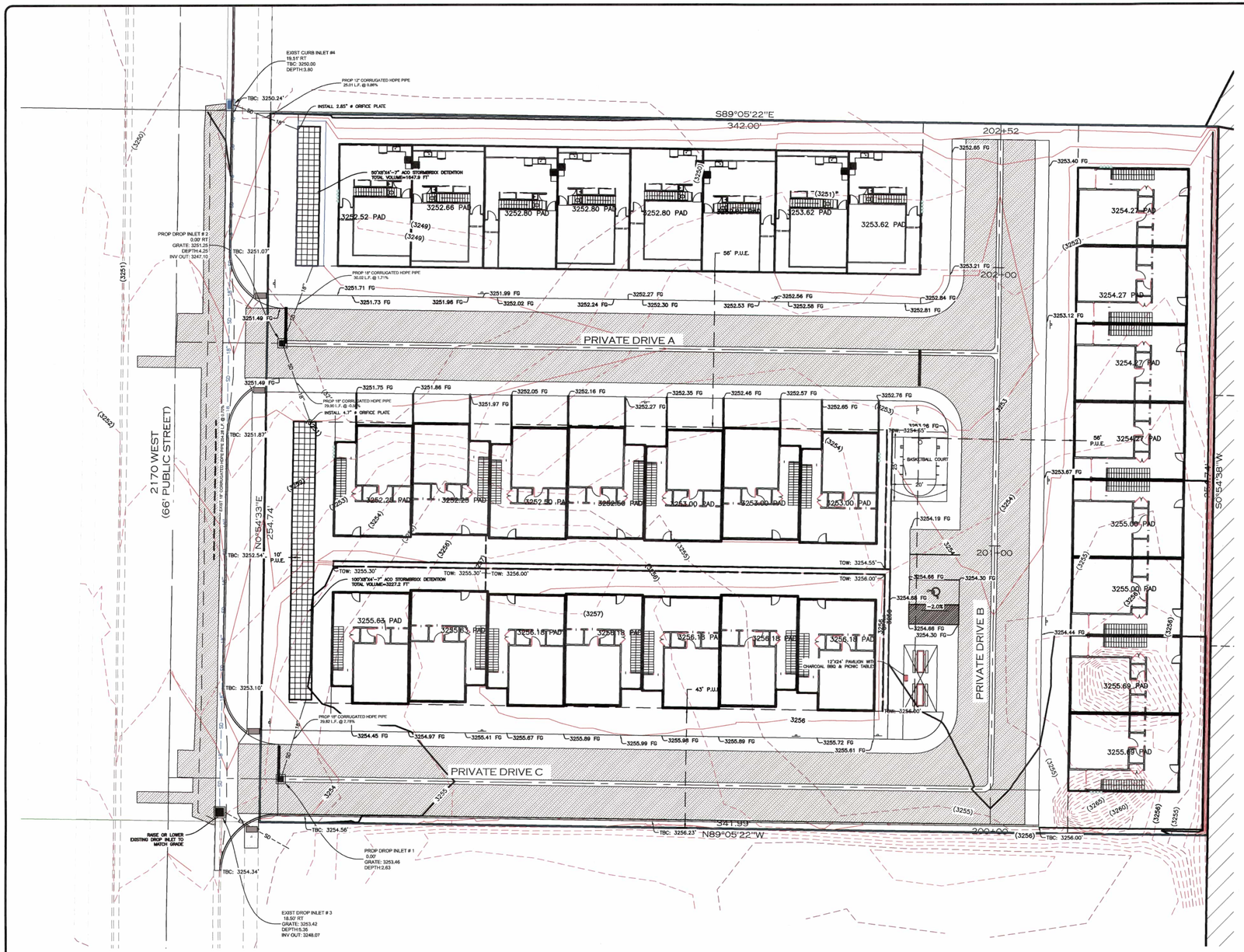
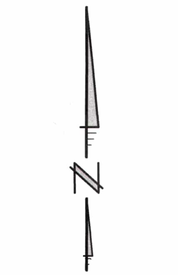
SHEET C2 OF 13

NOV 06 2024

GRADING & DRAINAGE PLAN

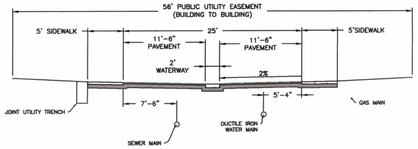
RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

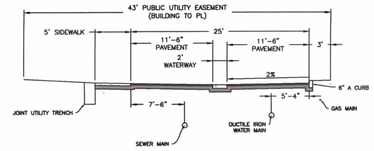




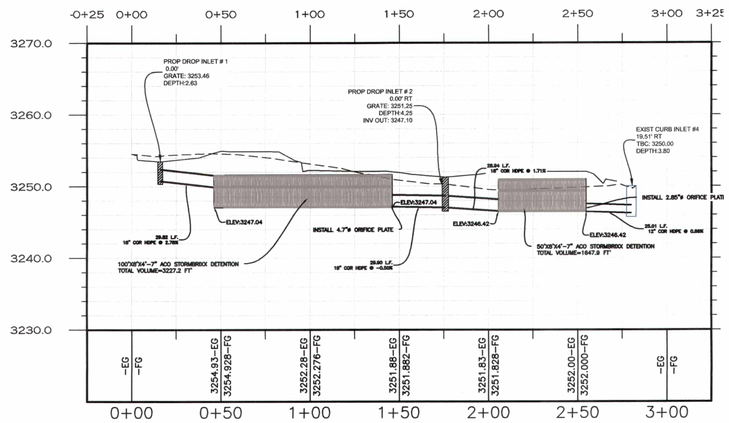
LEGEND

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





PROFILE VIEW: STORM DRAIN
SCALE: 5
DATUM: 3230.00



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GRADING & DRAINAGE PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

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SHEET C3 OF 13

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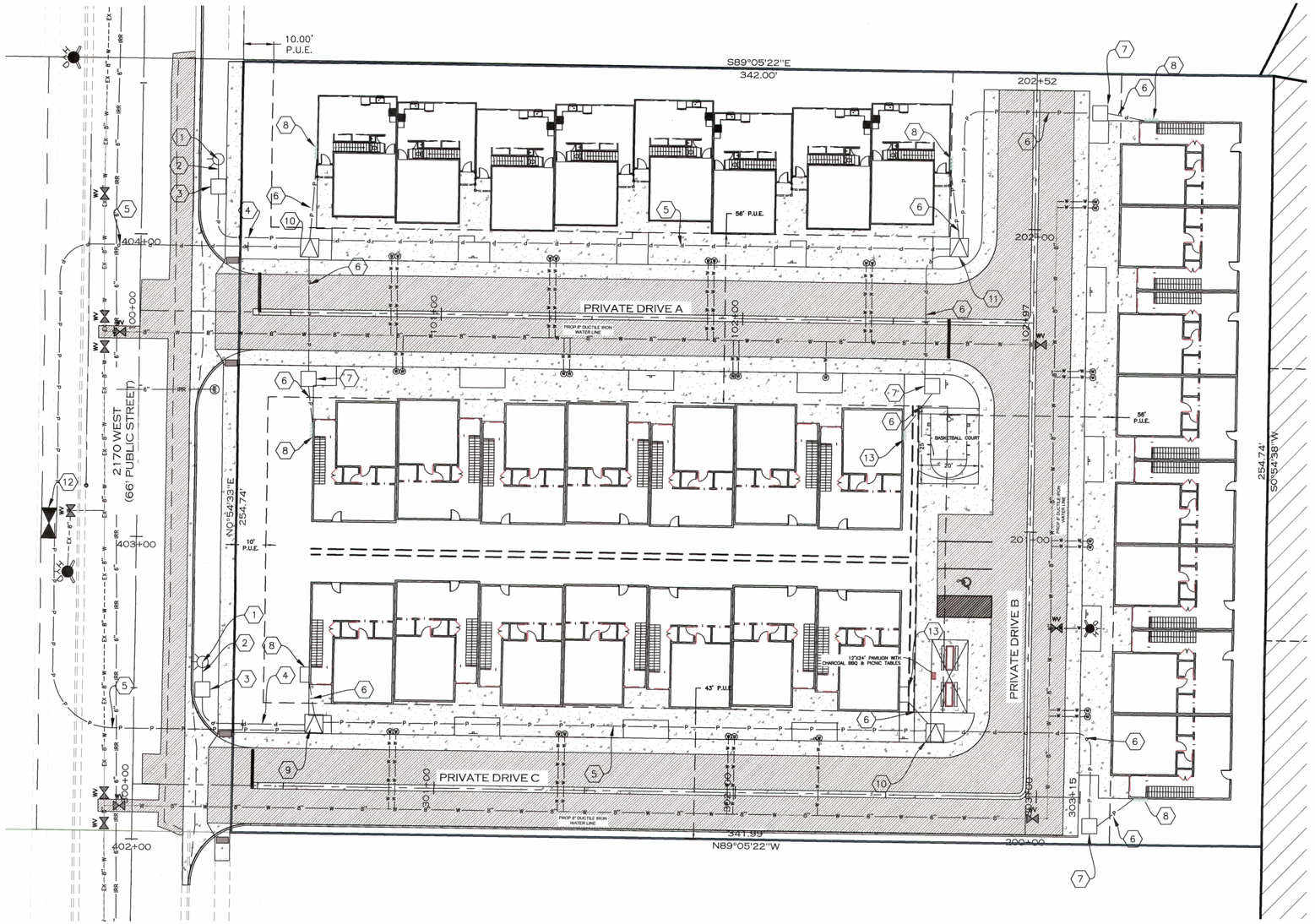

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WATER & POWER PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

POWER KEY

1. INSTALL DECORATIVE STREETLIGHT
2. INSTALL #10 COPPER IN 1" PVC
3. INSTALL STREETLIGHT BOX
4. INSTALL #2 TRIPLEX ALUM IN 2" PVC
5. INSTALL 1/0 KV 1ϕ IN 2 ½" PVC
6. INSTALL 500 MCM ALUM TRIPLEX IN 3" PVC
7. INSTALL SECONDARY BOX
8. INSTALL 4 PACK METER SOCKET 200 AMP MAX
9. INSTALL 375 KVA TRANSFORMER 120/240 1ϕ
10. INSTALL 75 KVA TRANSFORMER 120/240 1ϕ
11. INSTALL 100 KVA TRANSFORMER 120/240 1ϕ
12. HURRICANE POWER WILL INSTALL 3ϕ VAULT AT DEVELOPERS EXPENSE
13. INSTALL 3 PACK METER SOCKET 200 AMP MAX

LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER LINE
- DUCTILE IRON WATER LINE
- ⅝" X ¾" WATER METER
- FIRE HYDRANT
- POWER
- WATER VALVES
- GAS LINE
- BACKFLOW PREVENTER
- SEWER CLEANOUT
- IRRIGATION METER

POWER NOTES FOR FIREROCK TOWNHOMES

1. Developer responsible for all costs, unless otherwise stated on print.
2. Only a pre-approved contractor to work on and install any part of the electrical system.
3. Lines are for schematic purposes only. All equipment and placement of, to be to Hurricane Power Specs.
4. Pre-approved contractor to go over prints with Hurricane Power before beginning work. Contact Hurricane Power for an appointment. 435-635-5536.
5. Easements to be signed over to Hurricane City. It is the developer's responsibility to make sure easements are obtained from any properties that may be affected.
6. No retaining walls to run into utility easements.
7. All conduits to be foamed. Any empty stub outs to have a temporary plug installed.
8. Any changes to the signed set of plans must be approved by Hurricane Power.
9. The entire JUC trench must be backfilled with 1" minus from the bottom to the top of the trench. Also around electrical boxes and equipment
10. Impact fees to be collected by building dept. Impact fees to be charged per meter/individual breaker size. Contact Hurricane Power regarding questions on this
11. Meters shall not be located in fenced in areas. Meters shall be kept accessible at all times.
12. Developer will be billed a termination fee $102.00 dollars per primary elbow terminations.
13. Cement basements, three phase transformer pods and streetlight bases to be pre-cast only. To be supplied by approved vendors only.
14. Size of acceptable conduits from the transformer to meter panels is 3"or 4" PVC You may need multiple runs of conduit from the transformer to the panel. Quantity needed to be determined by electrician. Size of acceptable wire is 350 or 500 aluminum
15. Developer will be billed a riser fee. Hurricane power will also cut in a new 3 phase vault along 2170 west and will invoice the developer prior to the work being completed
16. Hurricane power has changed our streetlights spec. to LED's see Hurricane Power for new spec. This project will be decorative streetlights
17. 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
18. Setback on front lot should be 10' public utility Easements

TDS TELECOM NOTES

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

CENTURY LINK NOTES

LUMEN INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-5553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT LUMEN ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

INFOWEST, CATV/FIBER OPTIC NOTES

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

HURRICANE CITY PARKS DEPT. NOTES

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

HURRICANE CITY WATER DEPARTMENT NOTES

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

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) 635-2229

WATER & POWER PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

JOB/CLIENT NO.: 2002-0683
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SHEET C4 OF 13

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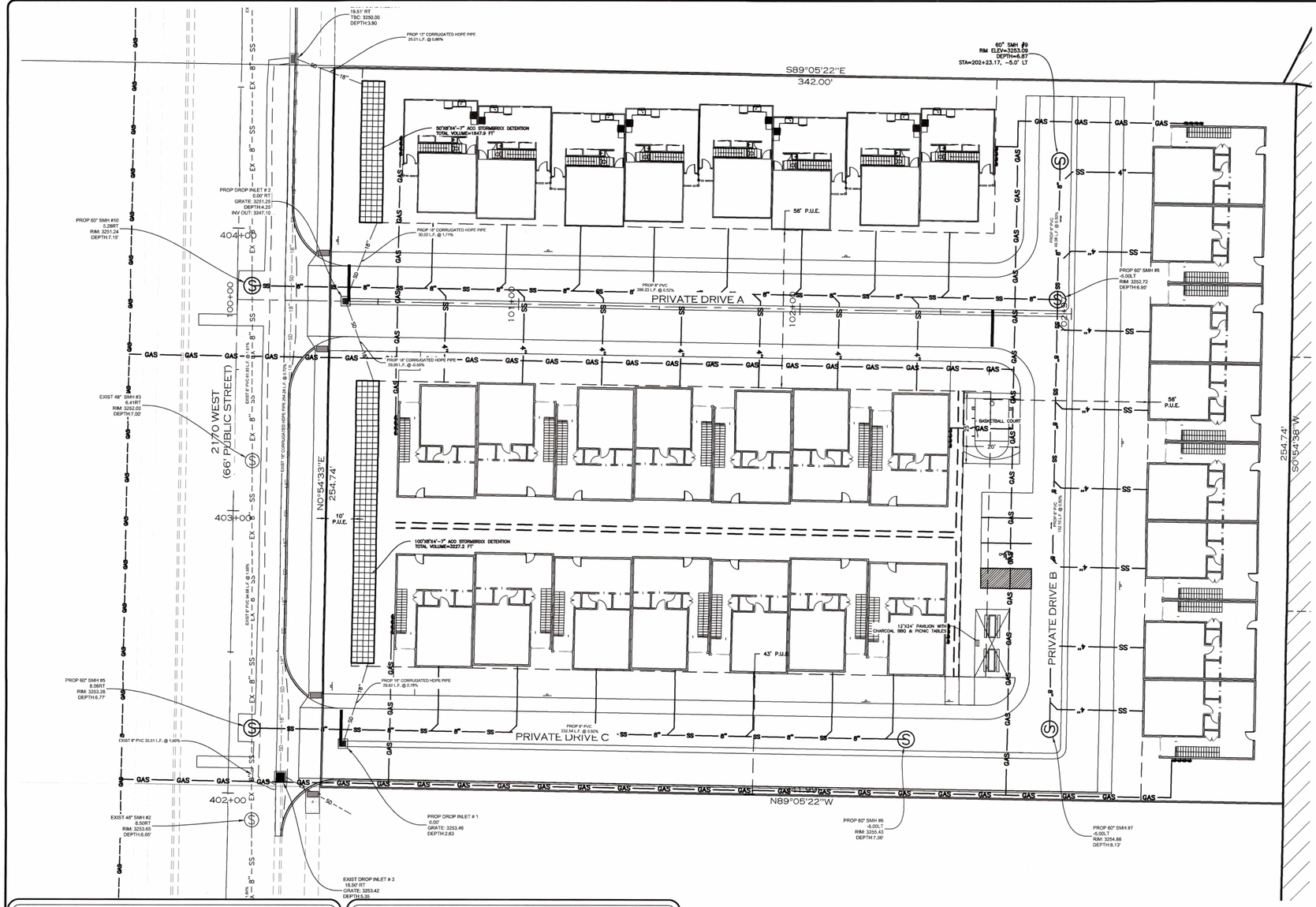
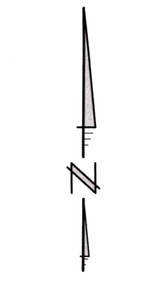
GAS & SEWER PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH





LEGEND

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

ASH CREEK SSD NOTES

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

DOMINION ENERGY NOTES:

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

NO.	DATE	APPROVED BY	REMARKS
			REVISIONS

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CIVIL ENGINEERING AND LAND SURVEYING
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GAS & SEWER PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

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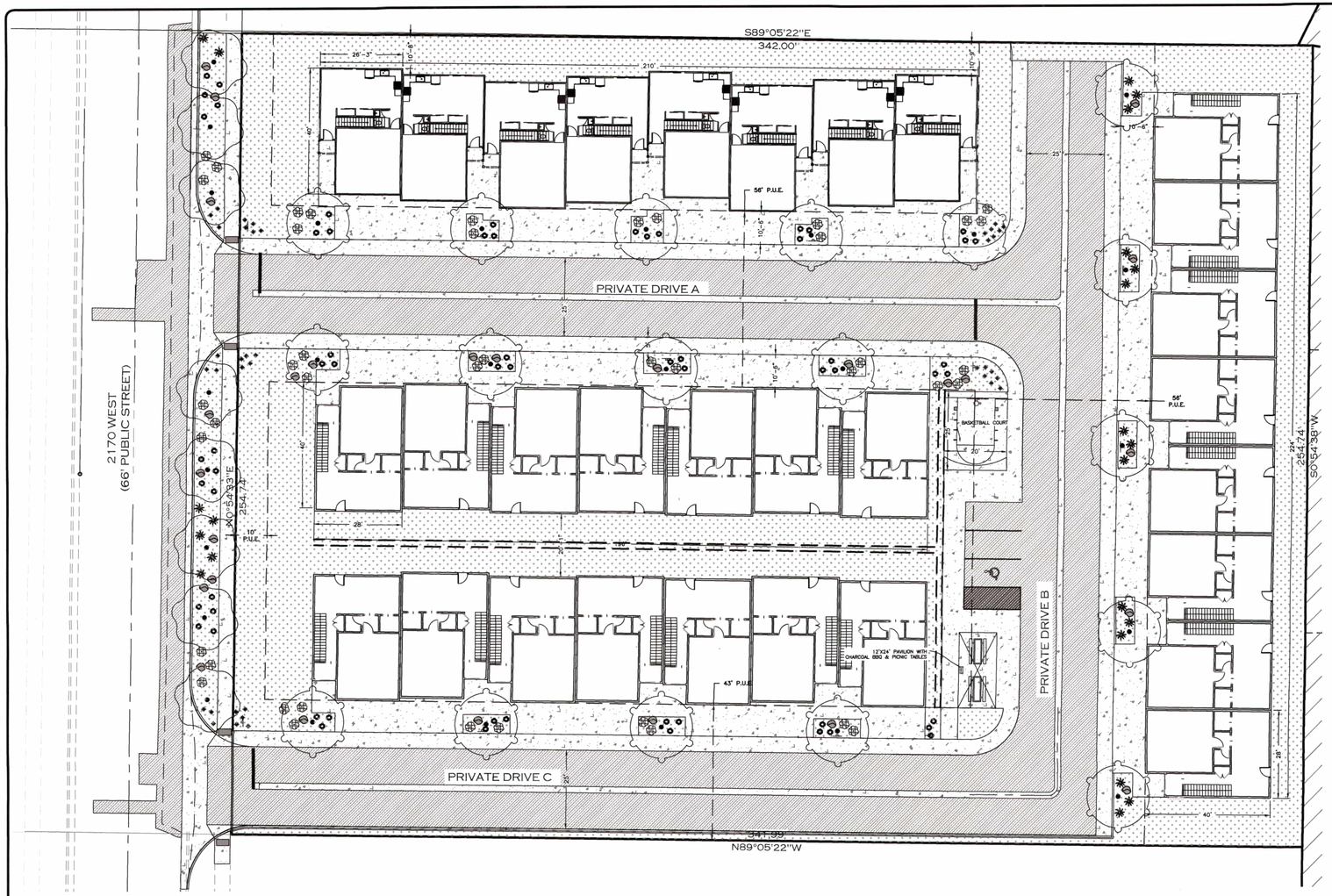
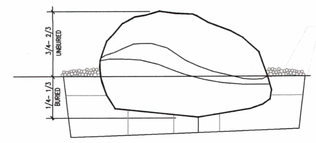
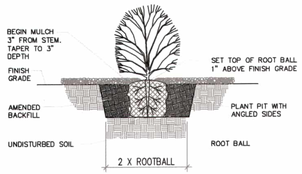


LANDSCAPE PLAN

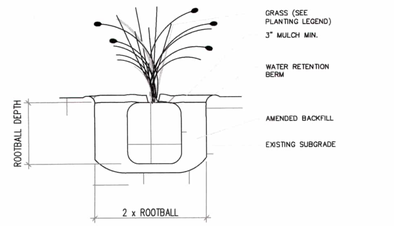
RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



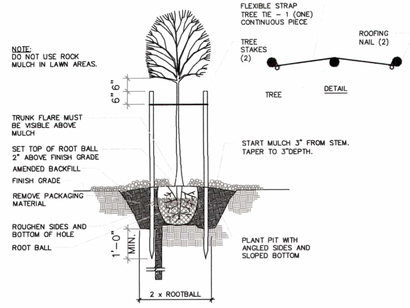
A BOULDER PLACEMENT DETAIL
NOT TO SCALE



B SHRUB PLANTING DETAIL
NOT TO SCALE



C ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



D TREE PLANTING AND STAKING
NOT TO SCALE

20 0 20
SCALE IN FEET

PLANTING LEGEND

	EASTERN REDBUD CERCIS CANADENSUS	24" BOX
	'RED PUSH' PISTACHE PISTACIA X 'RED PUSH'	24" BOX
	'PINKIE' INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'	5 GAL.
	STELLA De ORO DAYLILY	1 GAL.
	'REGAL MIST' PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL.
	RED YUCCA RED HESPERALOE	5 GAL.
	BOULDER	2'-4' DIAMETER

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.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

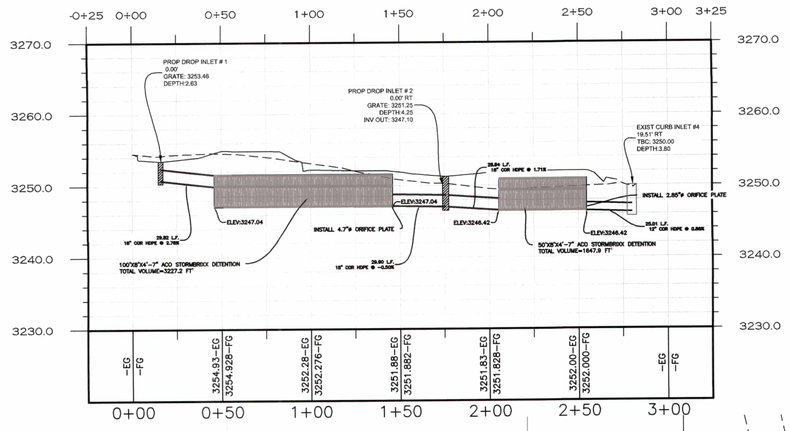
RATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 632-2329

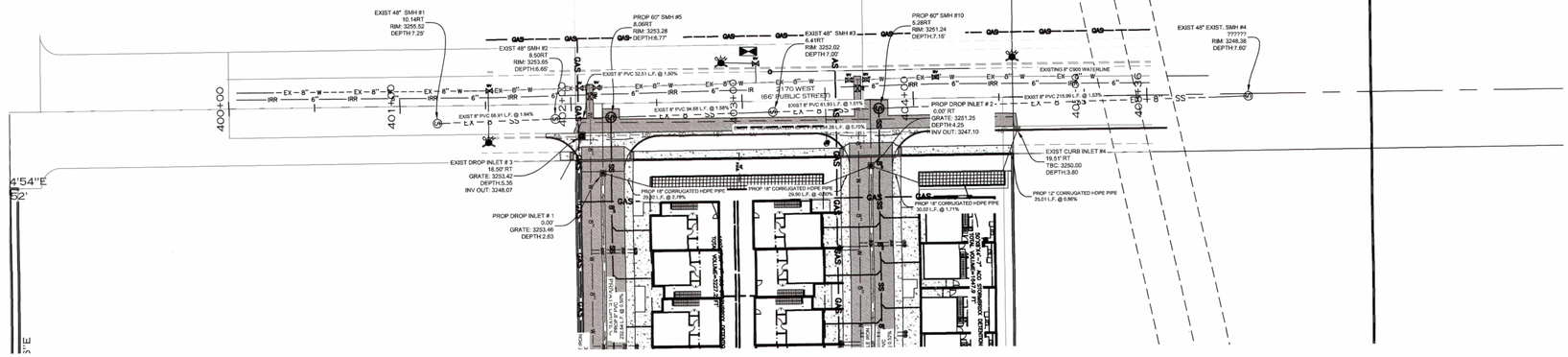
LANDSCAPING PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

JOB/CLIENT NO.: 2002-0683
FILE NAME: 10/17/2024
DATE:
SCALE: 1"=20'
SHEET C6 OF 13

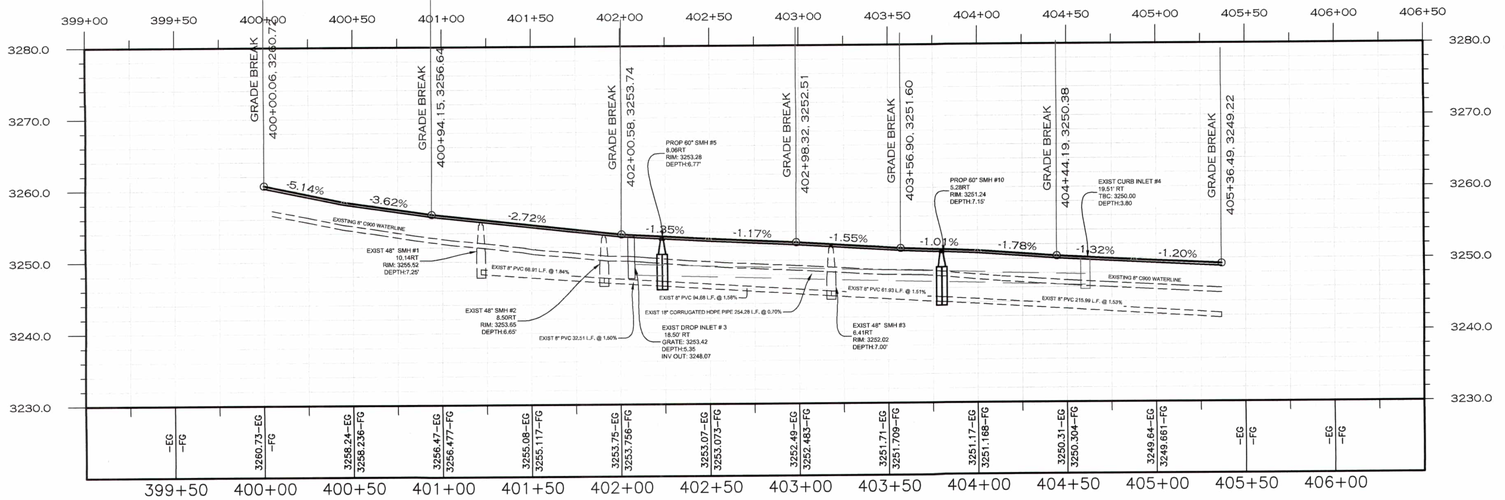
NOV 0 6 2024

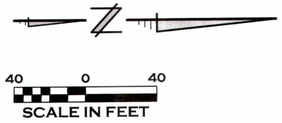
PROFILE VIEW: STORM DRAIN
SCALE: 5
DATUM: 3230.00





PROFILE VIEW: 2170 W
SCALE: 5
DATUM: 3230.00





REVISIONS

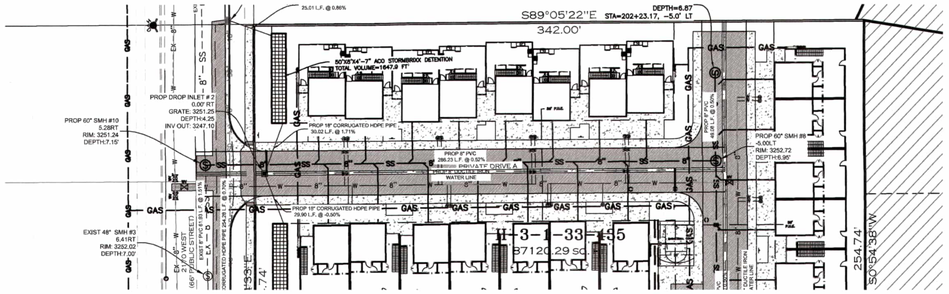
NO.	DATE	APPROVED BY	REMARKS

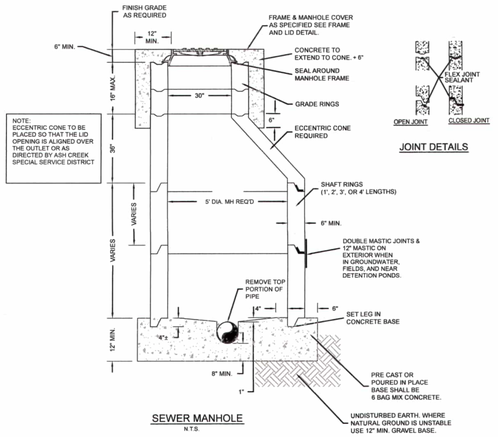
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

PLAN & PROFILE 2170 WEST
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

JOB/CLIENT NO.: 2002-0683
FILE NAME: 10/17/2024
DATE:
SCALE: 1"=40'
SHEET C7 OF 13

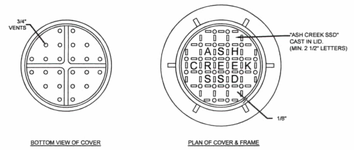
NOV 0 6 2024


S89°05'22"E
342.00'
DEPTH=6.87
STA=202+23.17, -5.0' LT
50'X50'X4'-7" ACO STORMBRIXX DETENTION
TOTAL VOLUME=1647.0 FT³
PROP DROP INLET # 2
0.00' RT
GRATE: 3251.25
DEPTH=4.25
INV OUT: 3247.10
PROP 60" SMH #10
5.28RT
RIM: 3251.24
DEPTH=7.15'
PROP 18" CORRUGATED HDPE PIPE
30.63 L.F. @ 1.71%
PROP 8" PVC
286.23 L.F. @ 0.50%
PRIVATE DRIVE A
PROP 8" DUCTILE IRON
WATER LINE
PROP 18" CORRUGATED HDPE PIPE
39.90 L.F. @ -0.50%
PROP 60" SMH #8
-5.00LT
RIM: 3252.72
DEPTH=6.95'
EXIST 48" SMH #3
6.41RT
RIM: 3252.02'
DEPTH=7.00'
EX 6"-W
EX 8"-SS
(66' PUBLIC STREET)
EX 8"-W
EX 8"-SS
EX 8"-W
EX 8"-SS
EX 8"-W
EX 8"-SS



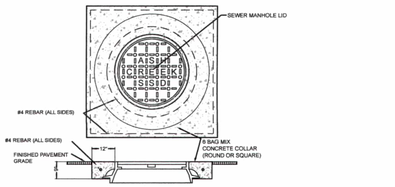
SEWER MANHOLE
N.T.S.

JOINT DETAILS

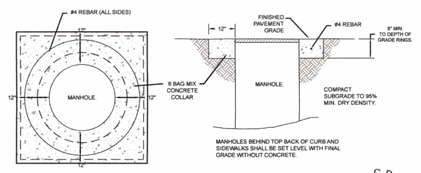


NOTE:
CAST IRON FRAME & COVER TO MEET REQUIREMENTS OF ASTM A 48 (CLASS 30)
REQUIRED MINIMUM COMBINED WEIGHT 402 lbs.

RING & LID DETAIL
N.T.S.

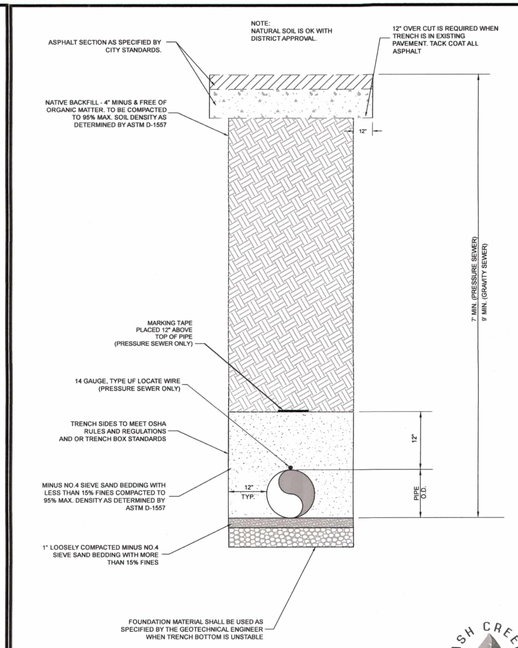


FRAME & LID DETAIL
N.T.S.

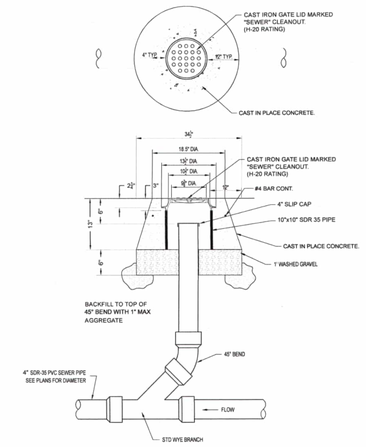


NOTES
1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

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.

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.

REVISIONS

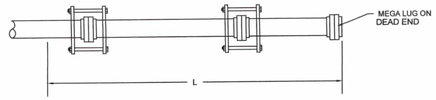
NO.	DATE	APPROVED BY	REMARKS

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

SEWER DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 10/17/2024
CHECKED:
SCALE: AS NOTED
SHEET C9 OF 13

NOV 06 2024



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

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

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

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

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

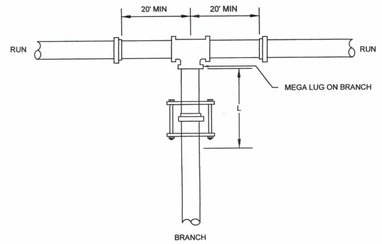
IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

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

STANDARD DWG. NO. WD 308 | 1 OF 1
APPROVED:
DATE: OCT. 2020 | BY: H.C.E.



BRANCH SIZE DIAMETER \ RUN 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)

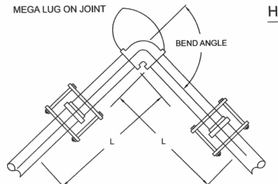
1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 306 | 1 OF 1
APPROVED:
DATE: OCT. 2020 | BY: H.C.E.

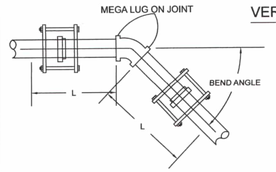


HORIZONTAL BEND

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.

BEND ANGLE \ SIZE DIAMETER	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.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
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

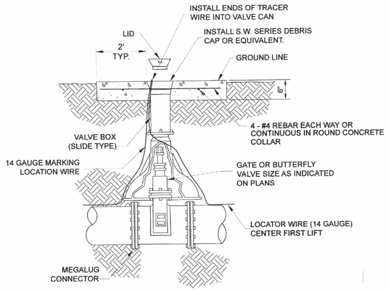
RESTRAINED LENGTHS, "L" (IN FEET)

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 307 | 1 OF 1
APPROVED:
DATE: OCT. 2020 | BY: H.C.E.



NOTES:

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

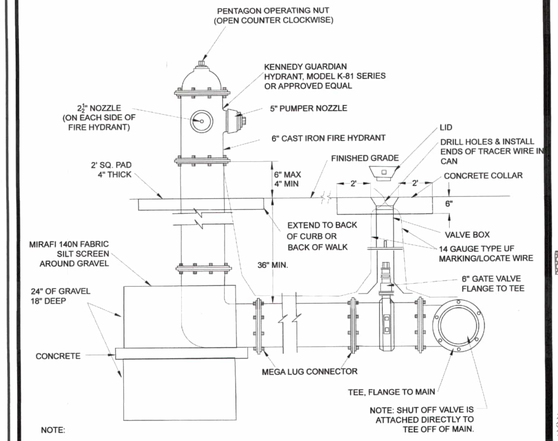
2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

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:

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

STANDARD FIRE HYDRANT

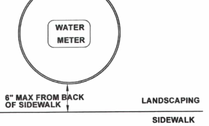
N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

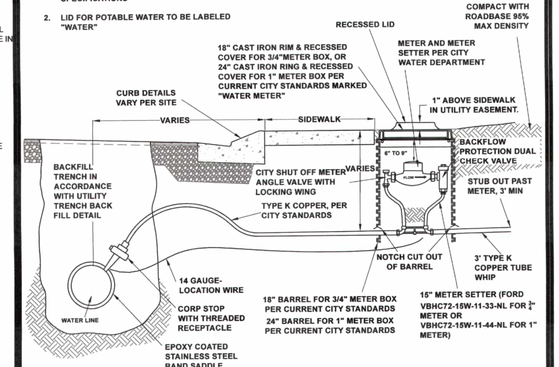
STANDARD DWG. NO. WD 302 | 1 OF 1
APPROVED:
DATE: APRIL 2020 | BY: H.C.E.



WATER METER PLAN VIEW

NOTES:

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



¾" AND 1" WATER SERVICE AND METER

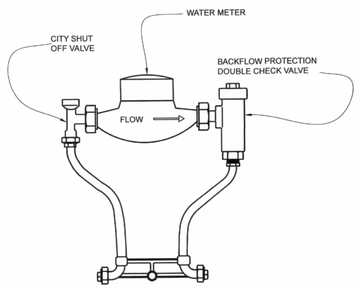
N.T.S.

CITY OF HURRICANE

REVISIONS		
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.



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

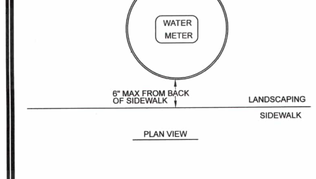
N.T.S.

CITY OF HURRICANE

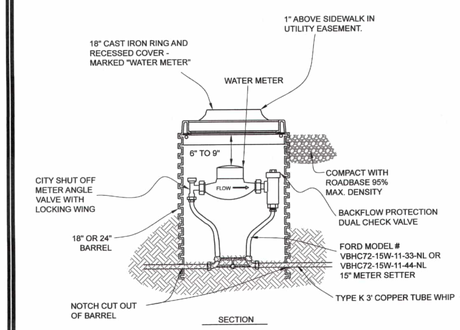
REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

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



PLAN VIEW



SECTION

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

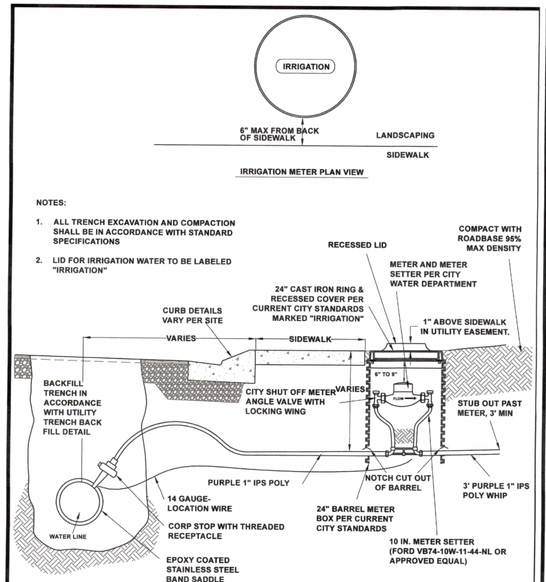
NO.	DATE	APPROVED BY	REMARKS
1			

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

WATER DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 10/23/2024
CHECKED:
SCALE: AS NOTED
SHEET C10A
OF 13

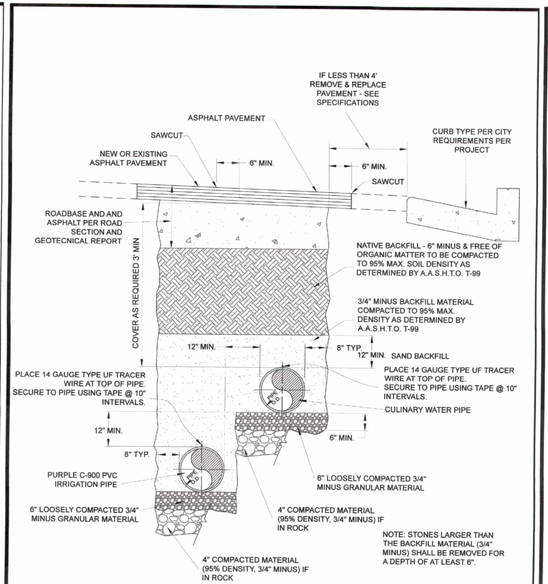
NOV 0 6 2024



1" IRRIGATION SERVICE AND METER

N.T.S.

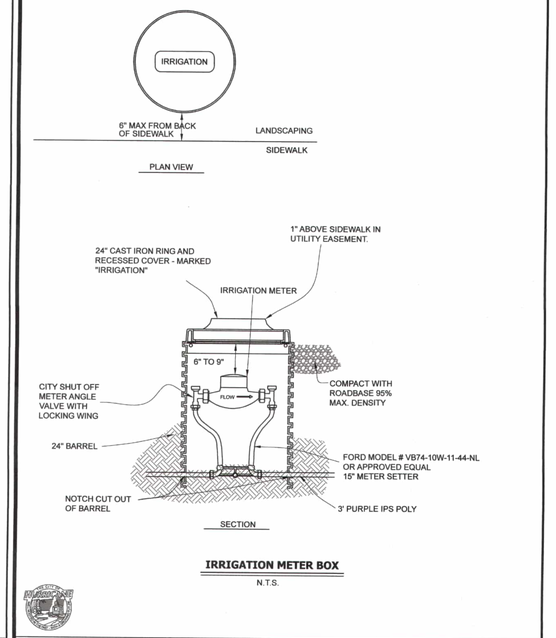
CITY OF HURRICANE				
REVISIONS			**1" IRRIGATION SERVICE CONNECTION AND METER**	STANDARD DWG. NO. WD 305-1 1 OF 2
DATE	DESCRIPTION	BY		APPROVED:
				DATE: 8/5/2020 BY: H.C.E.



JOINT IRRIGATION AND CULINARY WATER TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING				
REVISIONS			**JOINT IRRIGATION AND CULINARY WATER TRENCH**	STANDARD DWG. NO. WD 301 1 OF 1
DATE	DESCRIPTION	BY		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. WD 305-2 2 OF 2
DATE	DESCRIPTION	BY		APPROVED:
				DATE: 8/25/20 BY: H.C.E.

REVISIONS

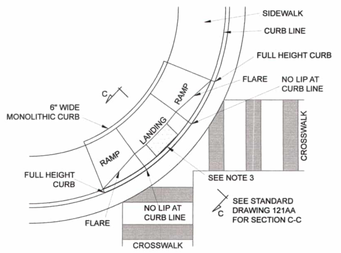
NO.	DATE	APPROVED BY	REMARKS
1			

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

WATER DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 10/23/2024
CHECKED:
SCALE: AS NOTED

SHEET C10B OF 13



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

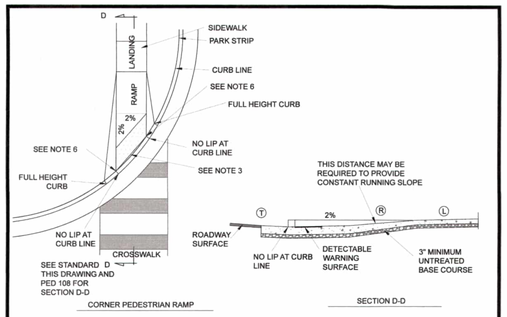
STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

CITY OF HURRICANE ENGINEERING

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

STANDARD CORNER PEDESTRIAN RAMP



CORNER PEDESTRIAN RAMP

SECTION D-D

NOTES:

1. REFER TO STANDARD DRAWING NUMBER PED 108 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 PED 108 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

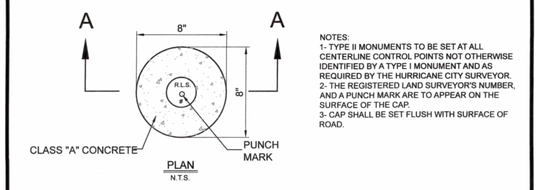
CORNER PEDESTRIAN RAMP IV

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			PED 104	5 OF 9
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

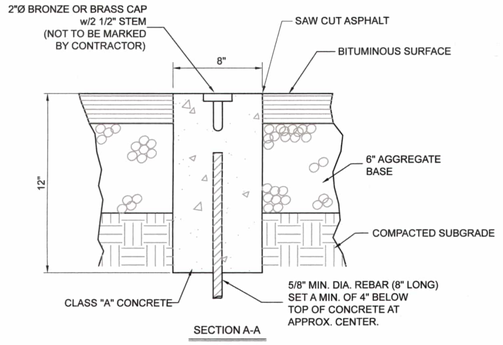
CORNER PEDESTRIAN RAMP WITH ONE RAMP PERPENDICULAR



PLAN

N.T.S.

NOTES:
1- TYPE II MONUMENTS TO BE SET AT ALL CENTERLINE CONTROL POINTS NOT OTHERWISE IDENTIFIED BY A TYPE I MONUMENT AND AS REQUIRED BY THE HURRICANE CITY SURVEYOR.
2- THE REGISTERED LAND SURVEYOR'S NUMBER, AND A PUNCH MARK ARE TO APPEAR ON THE SURFACE OF THE CAP.
3- CAP SHALL BE SET FLUSH WITH SURFACE OF ROAD.



SECTION A-A

N.T.S.

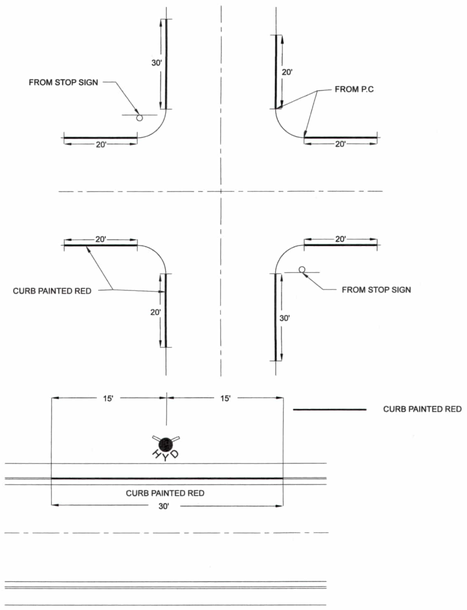
CLASS II MONUMENT

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			MON 101	1 OF 2
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

CLASS II MONUMENT



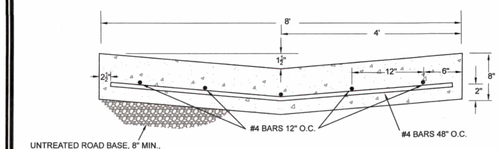
CURB PAINTING DETAIL

N.T.S.

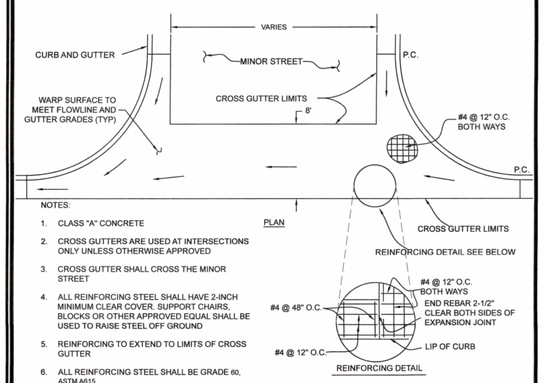
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			SS 104	1 OF 1
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

CURB PAINTING DETAIL



8' CROSS SECTION



NOTES:

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

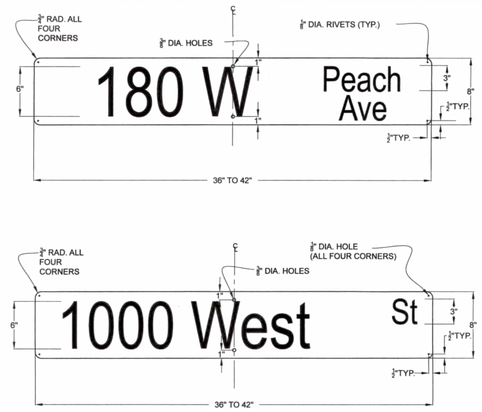
STANDARD 8' CROSS GUTTER

N.T.S.

CITY OF HURRICANE ENGINEERING

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

STANDARD 8' CROSS GUTTER



NOTES:

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

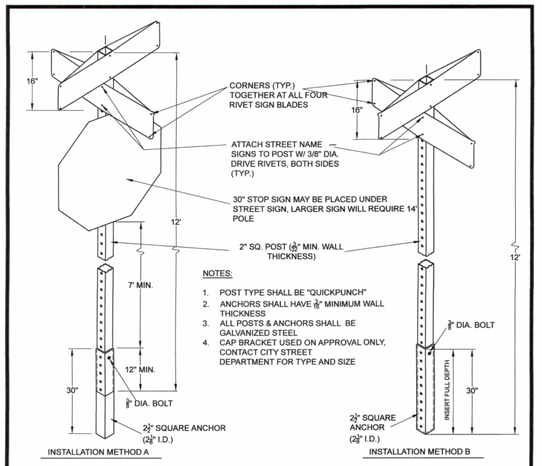
STANDARD STREET SIGN

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			SS100	1 OF 1
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

STANDARD STREET SIGN



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	2½"	+⅛" -0"
L	30"	±¼"
W	2½"	±¼"

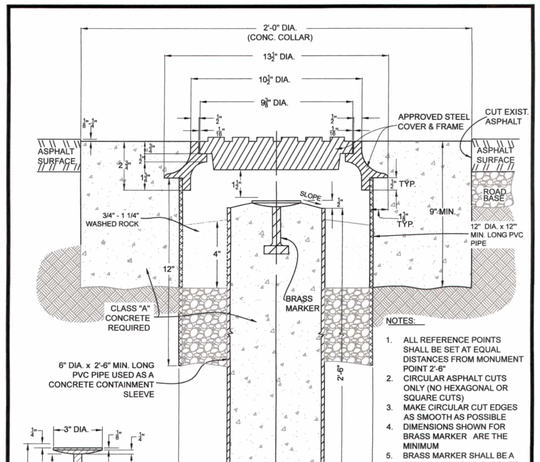
SIGN POST AND MOUNTING DETAILS

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			SS 103	1 OF 1
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

SIGN POST AND MOUNTING DETAILS



NOTES:

1. ALL REFERENCE POINTS SHALL BE SET AT EQUAL DISTANCES FROM MONUMENT POINT 2'-6"
2. CIRCULAR ASPHALT CUTS ONLY (NO HEXAGONAL OR SQUARE CUTS)
3. MAKE CIRCULAR CUT EDGES AS SMOOTH AS POSSIBLE
4. DIMENSIONS SHOWN FOR BRASS MARKER ARE THE MINIMUM
5. BRASS MARKER SHALL BE A CITY LOGO CAP AS SUPPLIED BY SCHOLZEN PRODUCTS
6. LAND SURVEYOR LICENSE NUMBER SHALL BE STAMPED IN THE BRASS MONUMENT (MIN. SIZE ¼ LETTERS)
7. SEE CITY ENGINEER FOR CITY LOGO CAP AVAILABILITY
8. CONCRETE SURFACE SHALL HAVE A MEDIUM BROOM FINISH
9. CONCRETE SURFACE SHALL BE ¾"-1" LOWER THAN THE EXISTING ROAD SURFACE
10. COMPACT ROAD BASE BETWEEN 6" CONC. CONTAINMENT PIPE & 12" PVC OUTTER PIPE

CLASS I MONUMENT

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	STANDARD DWG. NO.	
			MON 1000	1 OF 1
			APPROVED:	
			DATE: APRIL 2020	BY: H.C.E.

CLASS I STANDARD MONUMENT DETAILS

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1			

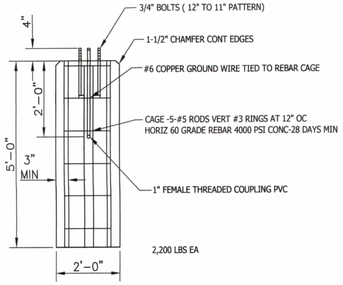
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 10/17/2024
CHECKED:
SCALE: AS NOTED

SHEET C11 OF 13

NOV 0 6 2024



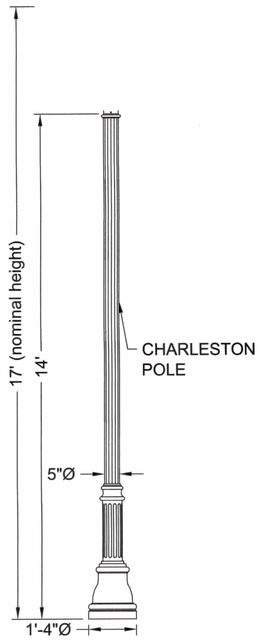
HURRICANE CITY - 5' BASES

HURRICANE CITY UTAH

STREET LIGHT BASE 5'

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-5



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: 7,452 lumens in type III, 7,572 lumens, in type 5, FAWS dial at 10*.

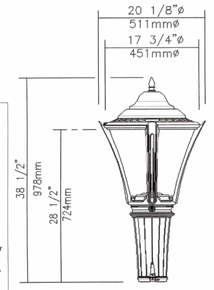
Wattage: Max 95 watts.

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

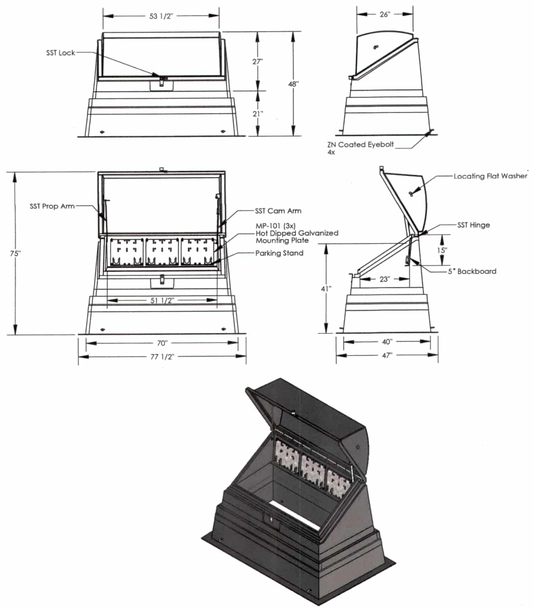
Note: Typical value accuracy ± 5%

HURRICANE CITY UTAH

POST TOP STREET LIGHT

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-9

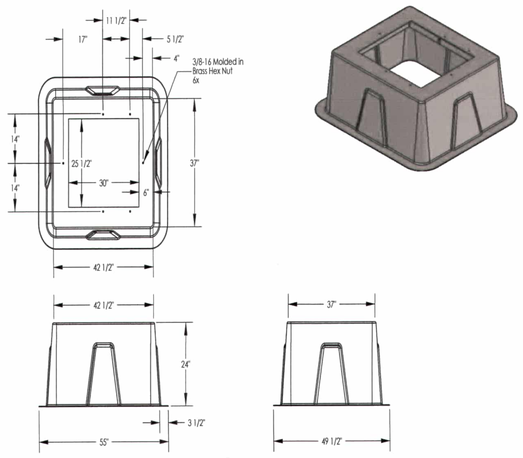


HURRICANE CITY UTAH

3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-15

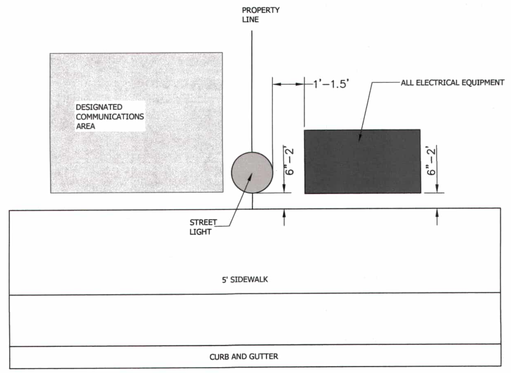


HURRICANE CITY UTAH

1 PHASE TRANSFORMER PAD

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-11



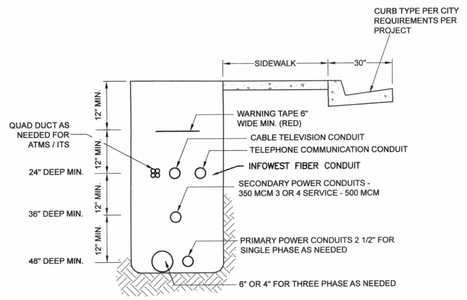
EQUIPMENT PLACEMENT FOR POWER AND COMMUNICATIONS

HURRICANE CITY UTAH

EQUIPMENT PLACEMENT

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS

STANDARD DRAWING NO. DR-21



NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

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.

NO.	DATE	APPROVED BY	REMARKS
1			

REVISIONS

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

POWER DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683

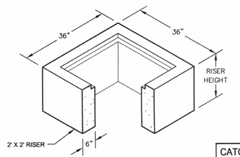
DATE: 10/17/2024

CHECKED:

SCALE: AS NOTED

SHEET C12 OF 13

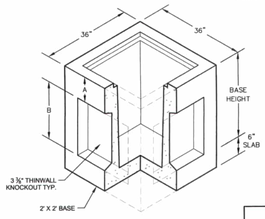
NOV 06 2024



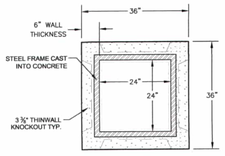
RISER ISOMETRIC VIEW

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

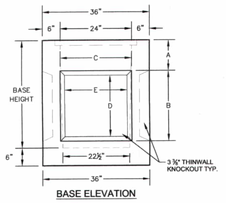
* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST



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 7/8"	23 ½"	24"	20 ½"	21"	2,400 lb
4'	10 7/8"	35 ⅜"	23 ⅞"	32 ⅝"	21"	3,100 lb

GENEVA PIPE

SHEET: 2' x 2' CATCH BASIN

SCALE: N.T.S. DRAWN: RMP

DATE: 1-24-2013 TITAN #: –

PROJECT: STANDARD DRAWING

LOCATION: SALT LAKE - OREM - ST.GEORGE Sheet 1

ACO StormBrixx®

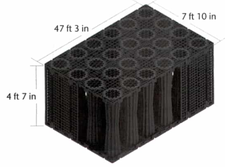
Online Project Configuration

Project Details
Description : FIREROCK TOWNHOMES NORTH DETENTION
Date : 03-29-2023
City : HURRICANE
State : UTAH
Zip Code : 84737
Country : USA

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

Tank Configuration

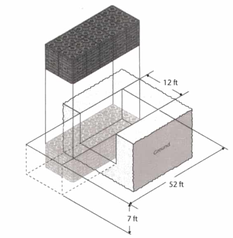
Tank Function	Detention/Retention
Product	Standard Duty (SD)
Number of Layers	1.5
Total Net Volume (ft³)	1,647.9 ft³
Total Gross Volume (ft³)	1,698.9 ft³
Length of Tank (ft/in)	47 ft 3 in
Width of Tank (ft/in)	7 ft 10 in
Depth of Tank (ft/in)	4 ft 7 in



Cavity & Excavation Details

Length of Cavity (ft/in)	51 ft 3 in
Width of Cavity (ft/in)	11 ft 10 in
Depth of Cavity (ft/in)	6 ft 1 in
Volume of Material to be Excavated (ft³)	3,691.5 ft³
*Membrane Quantity (ft²)	1,434.6 ft²
Cover Dimension (ft/in)	1 ft 0 in
**Backfill Material (ft³)	1,992.6 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

ACO StormBrixx®

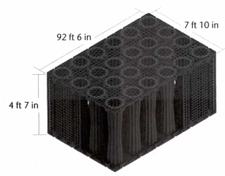
Online Project Configuration

Project Details
Description : FIREROCK TOWNHOMES SOUTH DETENTION
Date : 03-28-2023
City : HURRICANE
State : UTAH
Zip Code : 84737
Country : USA

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

Tank Configuration

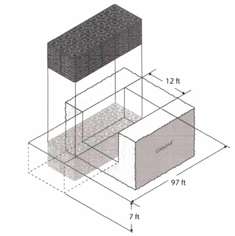
Tank Function	Detention/Retention
Product	Standard Duty (SD)
Number of Layers	1.5
Total Net Volume (ft³)	3,227.2 ft³
Total Gross Volume (ft³)	3,327.0 ft³
Length of Tank (ft/in)	92 ft 6 in
Width of Tank (ft/in)	7 ft 10 in
Depth of Tank (ft/in)	4 ft 7 in



Cavity & Excavation Details

Length of Cavity (ft/in)	96 ft 6 in
Width of Cavity (ft/in)	11 ft 10 in
Depth of Cavity (ft/in)	6 ft 1 in
Volume of Material to be Excavated (ft³)	6,953.2 ft³
*Membrane Quantity (ft²)	2,730.1 ft²
Cover Dimension (ft/in)	1 ft 0 in
**Backfill Material (ft³)	3,626.2 ft³

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



* Diagram shows cavity size rounded to nearest foot

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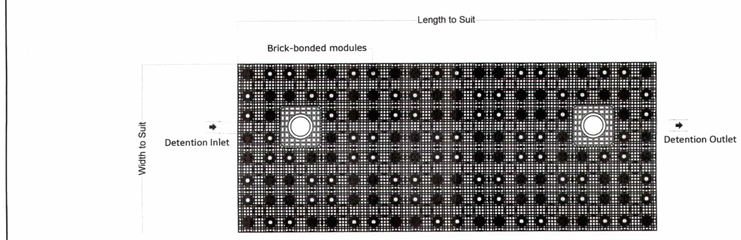
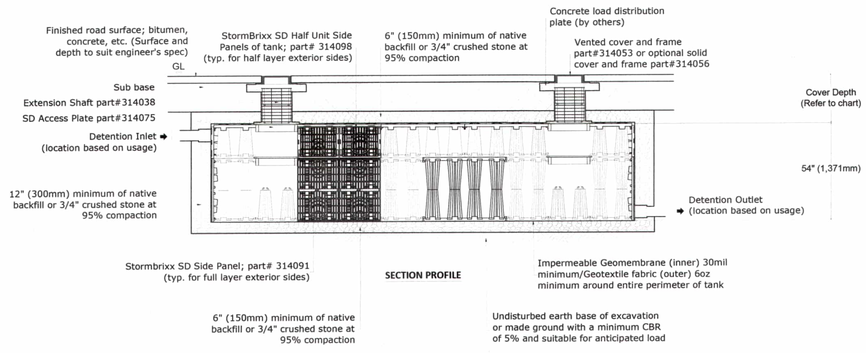


PLAN



SECTION PROFILE

Installation depths of ACO StormBrixx SD

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

Notes

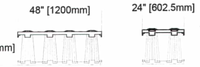
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

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

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

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

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



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

D-SD-1.5L-DVT

DATE: 08/16/2019

ISSUE: D

DETENTION - STORMBRIXX SD 1.5 LAYERS WITH ACCESS PLATES

INSTALLATION DRAWING - ACO STORMBRIXX SD

ACO, Inc.

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

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

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1			

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

STORM DRAIN DETAILS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UTAH WASHINGTON COUNTY
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 10/17/2024
CHECKED:
SCALE: AS NOTED
SHEET C13 OF 13

NOV 06 2024

SITE & DIMENSION PLAN

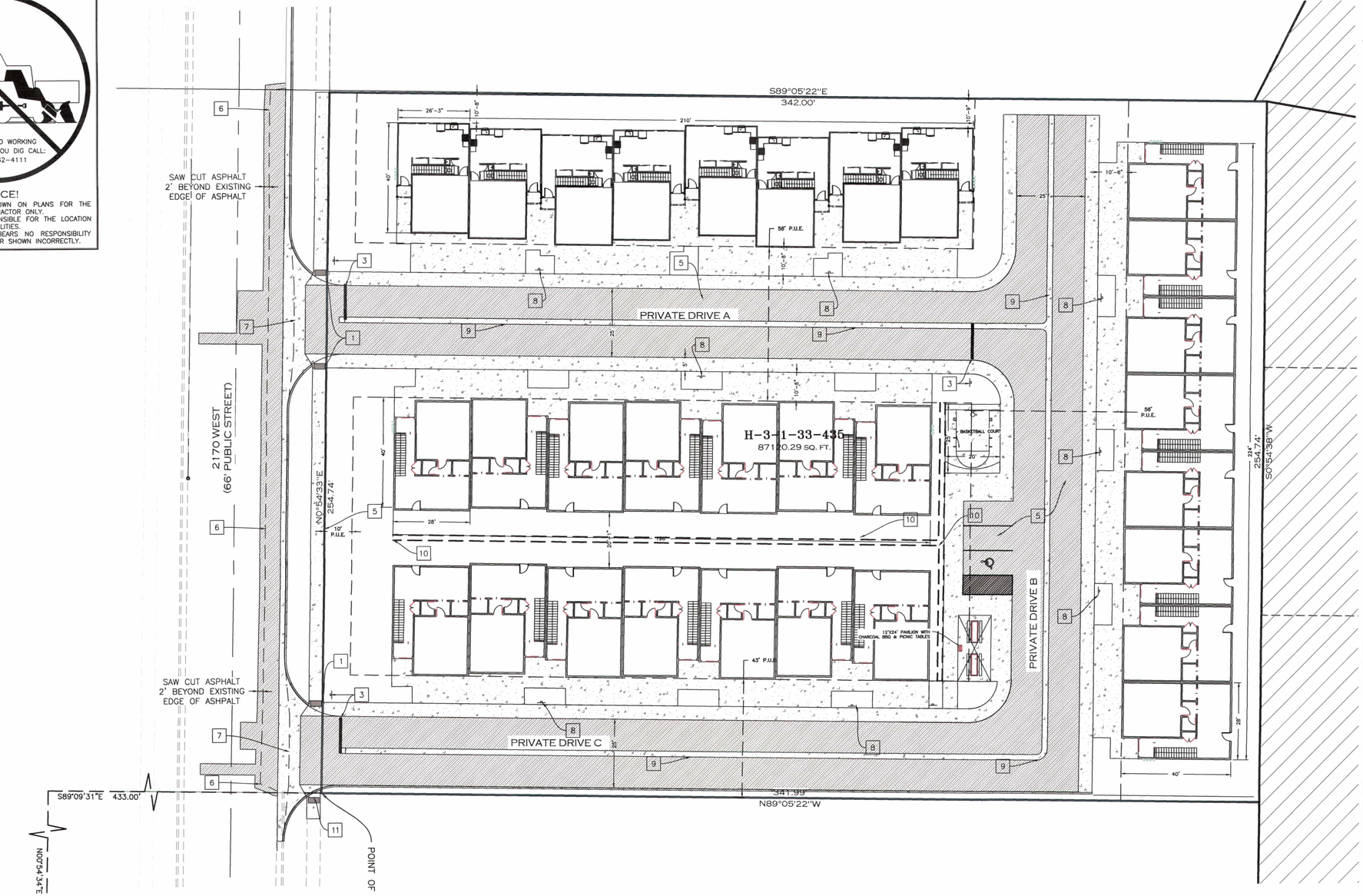
RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

CALL BEFORE YOU DIG!

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

NOTICE!

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



20 0 20
SCALE IN FEET

CONSTRUCTION NOTES

1. STANDARD CORNER PEDESTRIAN RAMP (STD DWG PED 100, SHEET C11)
2. INSTALL 5' SIDEWALK
3. INSTALL STOP SIGN AND STOP LINE
4. EXISTING 5' SIDEWALK
5. ASPHALT 2 ½" OVER 6" ROAD BASE
6. EXISTING EDGE OF ASPHALT
7. 8' CROSS GUTTER
8. NO PARKING SIGN
9. 2' WATERWAY
10. RETAINING WALL
11. ONE PERPENDICULAR PEDESTRIAN RAMP (STD DWG PED 104, SHEET C11)

NO.	DATE	APPROVED BY	REMARKS
			REVISIONS

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

SITE & DIMENSION PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

JOB/CLIENT NO.: 2002-0683
FILE NAME:
DATE: 10/17/2024
SCALE: 1"=20'

SHEET C2 OF 13

NOV 06 2024

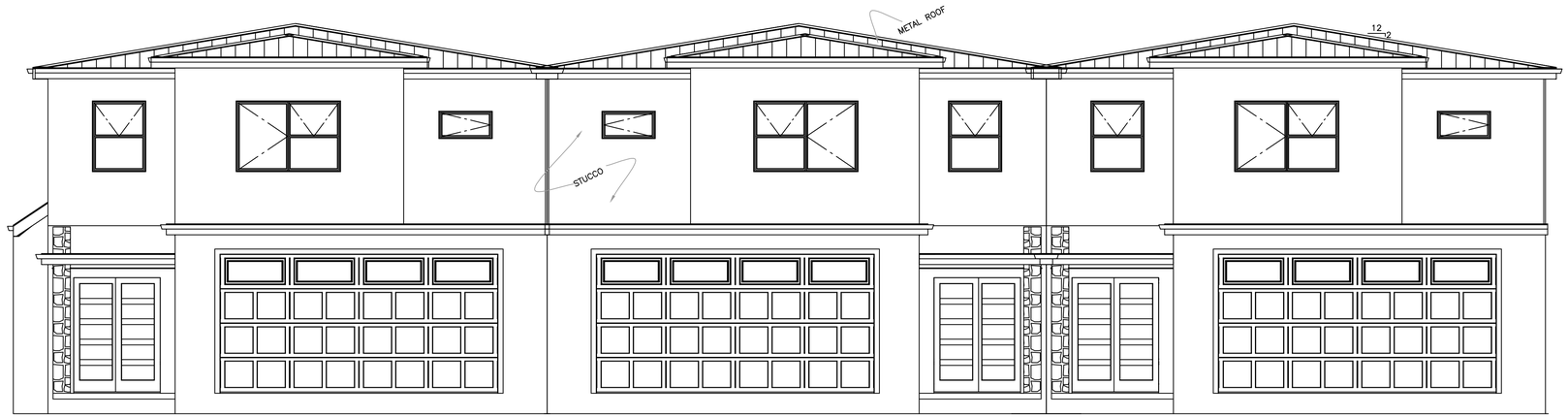
ELEVATIONS

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

RANDY SIMONSEN
FIREROCK TOWNHOMES
HURRICANE, UT
HURRICANE, WASHINGTON, UT

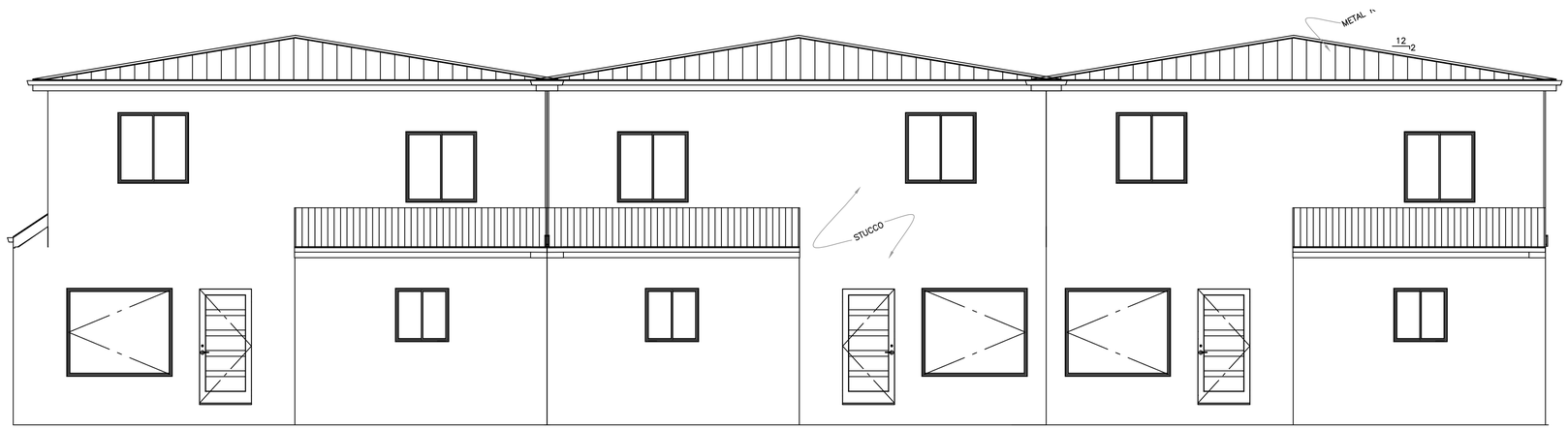
ROOF – GREY METAL
STUCCO – BEIGE/FLINT
TRIM – BLACK OR WHITE
SIDING – WOOD TONE
EXTERIOR DOORS – BLACK VINYL OR METAL
GARAGE DOOR – BACK METAL
EXTERIOR WINDOWS – BLACK OR WHITE

PROPOSED COLORING



FRONT ELEVATION

ADDTL UNITS, PER SITE PLAN



REAR ELEVATION

ADDTL UNITS, PER SITE PLAN

ELEVATIONS

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

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

ELEVATIONS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UT
HURRICANE, WASHINGTON, UT

FILE NAME:
DATE: JAN 2025
CHECKED:
SCALE: 1/4" = 1'-0"

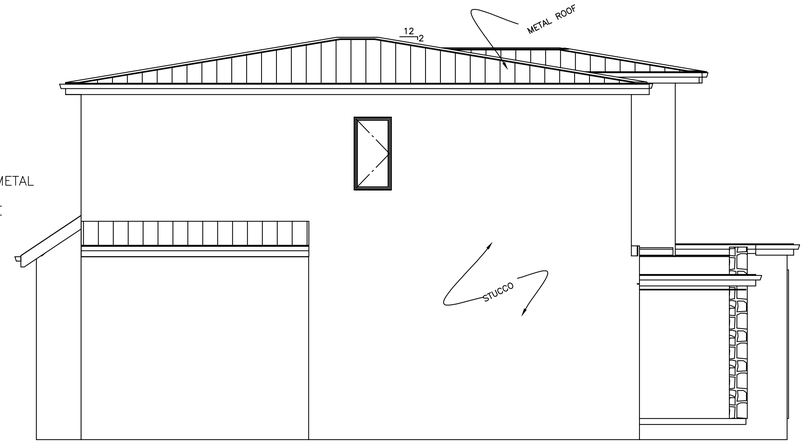
SHEET
5
OF 9

ELEVATIONS

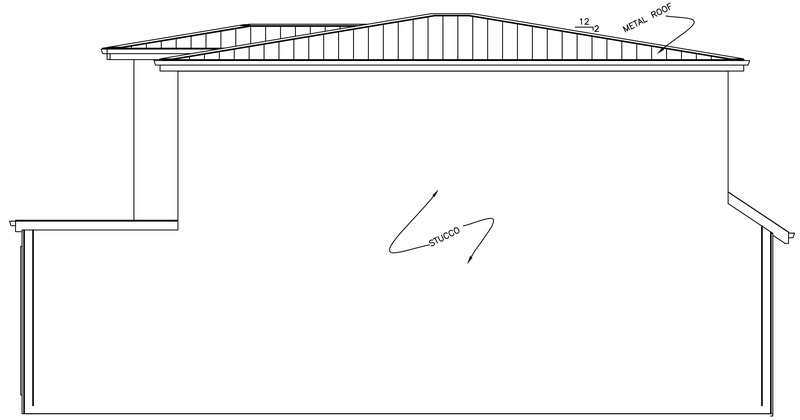
SCALE: 1/4" = 1'-0"

RANDY SIMONSEN
FIREROCK TOWNHOMES
HURRICANE, UT
HURRICANE, WASHINGTON, UT

ROOF – GREY METAL
STUCCO – BEIGE/FLINT
TRIM – BLACK OR WHITE
SIDING – WOOD TONE
EXTERIOR DOORS – BLACK VINYL OR METAL
GARAGE DOOR – BACK METAL
EXTERIOR WINDOWS – BLACK OR WHITE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS

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

REVISIONS

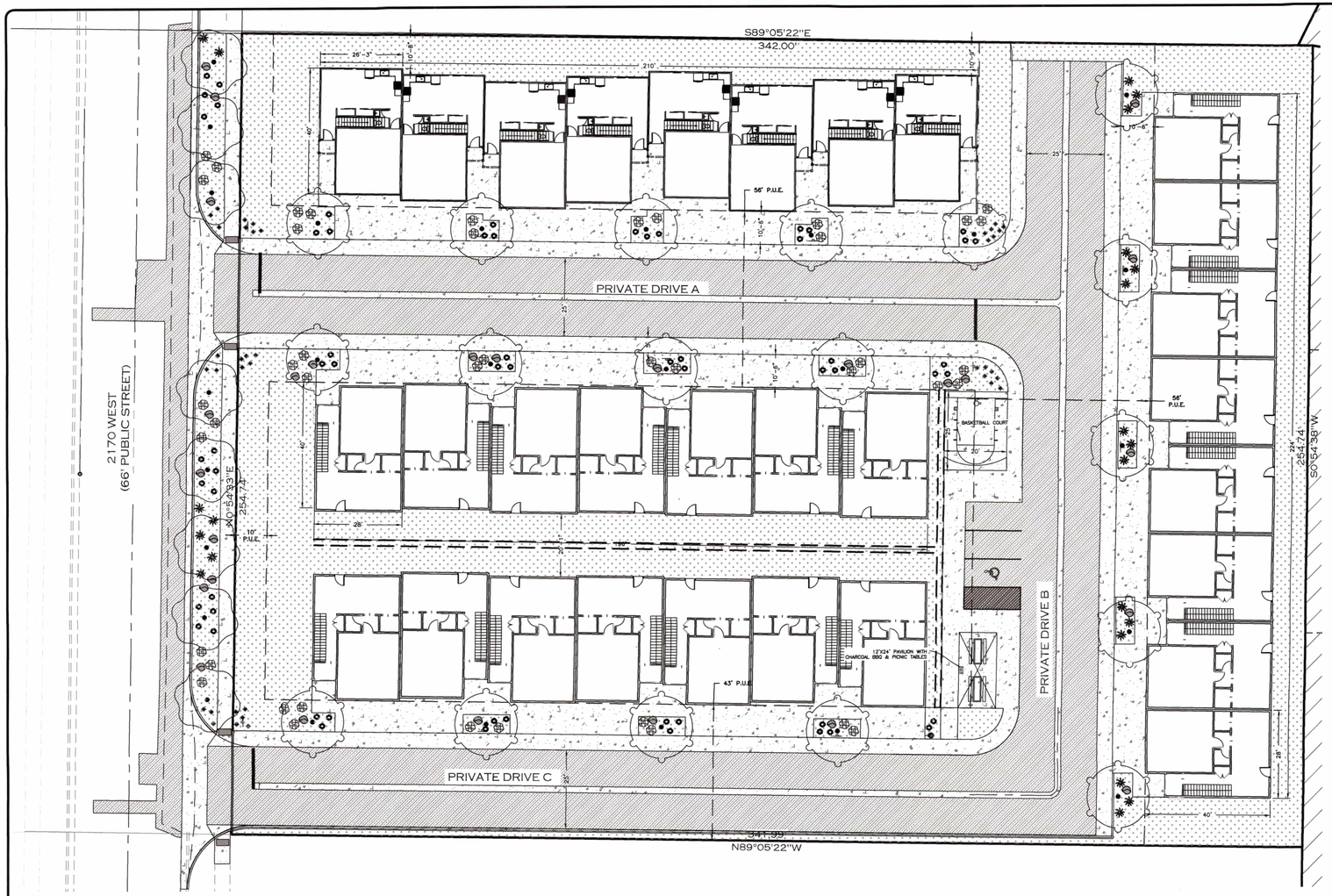
NO.	DATE	APPROVED BY	REMARKS

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

ELEVATIONS
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
HURRICANE, UT
HURRICANE, WASHINGTON, UT

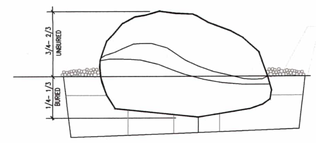
FILE NAME:
DATE: JAN 2025
CHECKED:
SCALE: 1/4" = 1'-0"

SHEET
6
OF 9

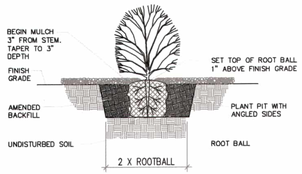


LANDSCAPE PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



A BOULDER PLACEMENT DETAIL
NOT TO SCALE



B SHRUB PLANTING DETAIL
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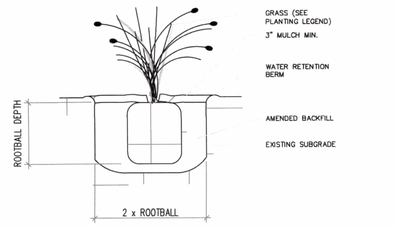
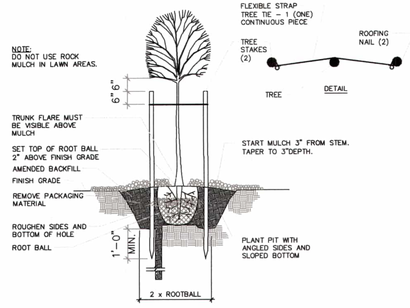


C ORNAMENTAL GRASSES PLANTING
NOT TO SCALE



D TREE PLANTING AND STAKING
NOT TO SCALE

20 0 20
SCALE IN FEET

PLANTING LEGEND

	EASTERN REDBUD CERCIS CANADENSUS	24" BOX
	'RED PUSH' PISTACHE PISTACIA X 'RED PUSH'	24" BOX
	'PINKIE' INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'PINKIE'	5 GAL.
	STELLA De ORO DAYLILY	1 GAL.
	'REGAL MIST' PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL.
	RED YUCCA RED HESPERALOE	5 GAL.
	BOULDER	2'-4' DIAMETER

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.

REVISIONS

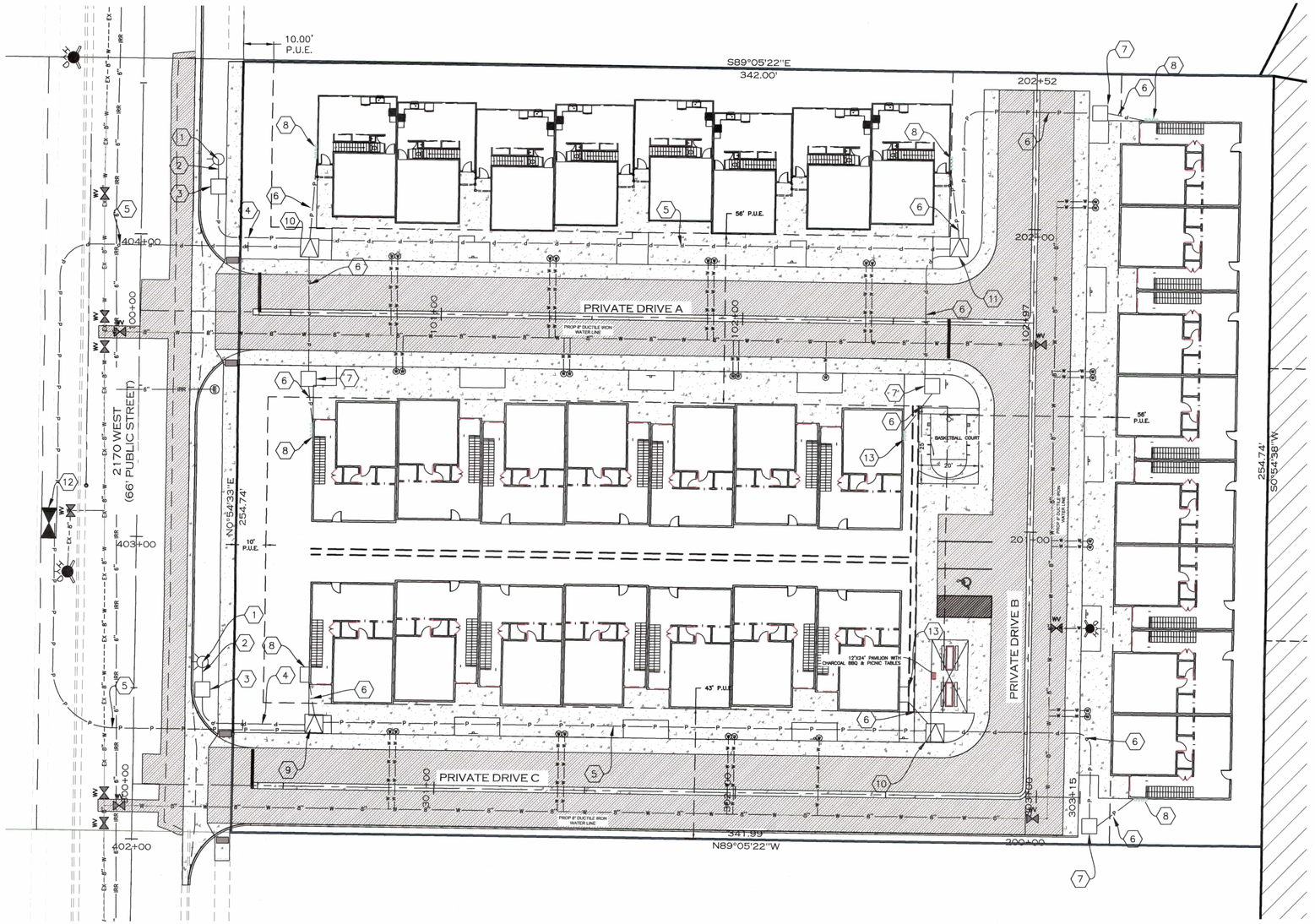
NO.	DATE	APPROVED BY	REMARKS

RATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 632-2329

LANDSCAPING PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, S.L.B&M

JOB/CLIENT NO.: 2002-0683
FILE NAME: 10/17/2024
DATE:
SCALE: 1"=20'
SHEET C6 OF 13

NOV 0 6 2024



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SCALE IN FEET

WATER & POWER PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

POWER KEY

1. INSTALL DECORATIVE STREETLIGHT
2. INSTALL #10 COPPER IN 1" PVC
3. INSTALL STREETLIGHT BOX
4. INSTALL #2 TRIPLEX ALUM IN 2" PVC
5. INSTALL 1/0 KV 1ϕ IN 2 ½" PVC
6. INSTALL 500 MCM ALUM TRIPLEX IN 3" PVC
7. INSTALL SECONDARY BOX
8. INSTALL 4 PACK METER SOCKET 200 AMP MAX
9. INSTALL 375 KVA TRANSFORMER 120/240 1ϕ
10. INSTALL 75 KVA TRANSFORMER 120/240 1ϕ
11. INSTALL 100 KVA TRANSFORMER 120/240 1ϕ
12. HURRICANE POWER WILL INSTALL 3ϕ VAULT AT DEVELOPERS EXPENSE
13. INSTALL 3 PACK METER SOCKET 200 AMP MAX

LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER LINE
- DUCTILE IRON WATER LINE
- ⅝" X ¾" WATER METER
- FIRE HYDRANT
- POWER
- WATER VALVES
- GAS LINE
- BACKFLOW PREVENTER
- SEWER CLEANOUT
- IRRIGATION METER

POWER NOTES FOR FIREROCK TOWNHOMES

1. Developer responsible for all costs, unless otherwise stated on print.
2. Only a pre-approved contractor to work on and install any part of the electrical system.
3. Lines are for schematic purposes only. All equipment and placement of, to be to Hurricane Power Specs.
4. Pre-approved contractor to go over prints with Hurricane Power before beginning work. Contact Hurricane Power for an appointment. 435-635-5536.
5. Easements to be signed over to Hurricane City. It is the developer's responsibility to make sure easements are obtained from any properties that may be affected.
6. No retaining walls to run into utility easements.
7. All conduits to be foamed. Any empty stub outs to have a temporary plug installed.
8. Any changes to the signed set of plans must be approved by Hurricane Power.
9. The entire JUC trench must be backfilled with 1" minus from the bottom to the top of the trench. Also around electrical boxes and equipment
10. Impact fees to be collected by building dept. Impact fees to be charged per meter/individual breaker size. Contact Hurricane Power regarding questions on this
11. Meters shall not be located in fenced in areas. Meters shall be kept accessible at all times.
12. Developer will be billed a termination fee $102.00 dollars per primary elbow terminations.
13. Cement basements, three phase transformer pods and streetlight bases to be pre-cast only. To be supplied by approved vendors only.
14. Size of acceptable conduits from the transformer to meter panels is 3"or 4" PVC You may need multiple runs of conduit from the transformer to the panel. Quantity needed to be determined by electrician. Size of acceptable wire is 350 or 500 aluminum
15. Developer will be billed a riser fee. Hurricane power will also cut in a new 3 phase vault along 2170 west and will invoice the developer prior to the work being completed
16. Hurricane power has changed our streetlights spec. to LED's see Hurricane Power for new spec. This project will be decorative streetlights
17. 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
18. Setback on front lot should be 10' public utility Easements

TDS TELECOM NOTES

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

CENTURY LINK NOTES

LUMEN INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-5553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT LUMEN ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

INFOWEST, CATV/FIBER OPTIC NOTES

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

HURRICANE CITY PARKS DEPT. NOTES

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

HURRICANE CITY WATER DEPARTMENT NOTES

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

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) 635-2229

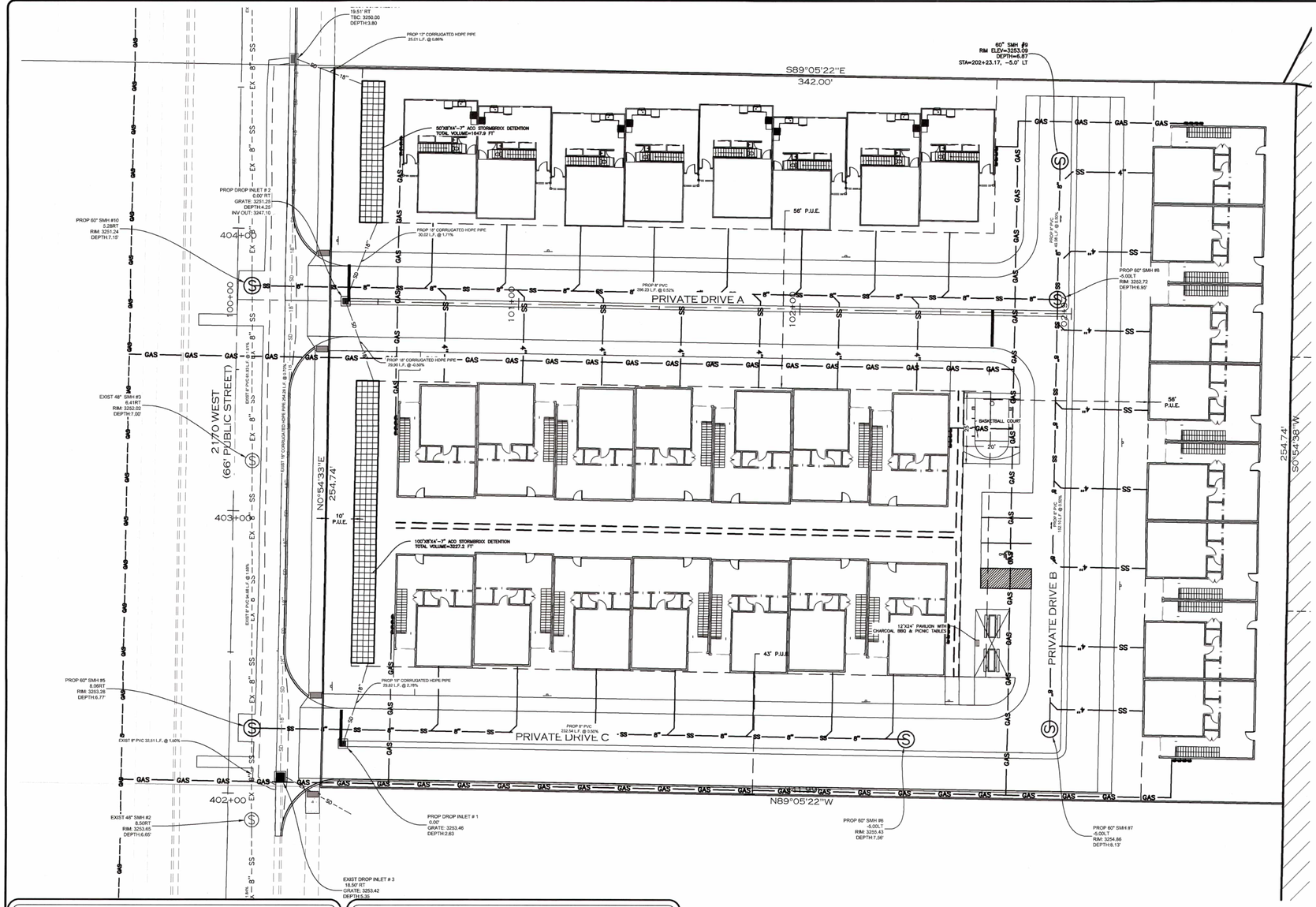
WATER & POWER PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

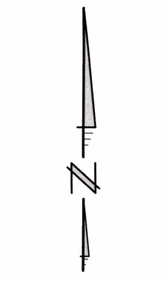
JOB/CLIENT NO.: 2002-0683
FILE NAME:
DATE: 10/23/2024
SCALE: 1"=20'
SHEET C4 OF 13

NOV 0 6 2024

GAS & SEWER PLAN

RANDY SIMONSEN
FIREROCK TOWNHOMES
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH





LEGEND

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

ASH CREEK SSD NOTES

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

DOMINION ENERGY NOTES:

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

NO.	DATE	APPROVED BY	REMARKS
			REVISIONS

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

GAS & SEWER PLAN
FIREROCK TOWNHOMES
FOR
RANDY SIMONSEN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 33, T 41 S, R 13 W, SLB&M

JOB/CLIENT NO.: 2002-0683
FILE NAME:
DATE: 10/17/2024
SCALE: 1"=20'

SHEET C5 OF 13

NOV 0 6 2024

Hurricane City Application

Application Accepted Date: 01/26/2025

Type of Improvement: Conditional Use Permit

Description:

Tenant / Project Name: Swearington Garage

Bldg. Address: 2501 W Grandview Dr

City: Hurricane City State: UT Zip: 84737

Subdivision: Colonial Heights Phase: 1

Block: Lot #: 6 Parcel ID #: H-COL-6

Zone: R1-10

Property Owner: Brian & Heather Swearington

Permit Contact: Terry Spinks

Email: terry.tccustomhome@gmail.com

CONTACT INFORMATION

Engineer of Record: Pratt Engineering, P.C.

Email: prattengineeringar@gmail.com P: (435) 635-2329

General Contractor: TC Custom Home & Design

License #: 11962656-5501 P: (435) 632-3966

Address: 3625 W 2540 S

City: Hurricane State: UT Zip: 84737

Email: terry.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: PLANCUP25-02

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: Terry Spinks

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	CUP25-02
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Brian and Heather Swearington
Agent:	Terry Spinks
Request:	Approval of a conditional use permit for a building of greater height and size.
Location:	2501 W Grandview
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Deny if metal building is proposed.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing an approximately 1,800 sq. ft. and approximately 18-foot-tall RV garage. Hurricane City Code (HCC) 10-13-4 allows the maximum area and height of an accessory building to be 1,200 sq. ft. and 16 feet tall respectively. The code allows a property owner to apply for a conditional use permit to build a building of greater height and size. 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 plans proposed appear to show a metal building. This is not considered "architecturally compatible" with adjacent buildings and the building would not meet the standards of HCC 10-7-9(E)(2)(h) which limits a metal building to 1,200 square feet in size. However, the plans may not adequately depict the full exterior of the building.
3. The building is for a permitted use in this zoning.
4. 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 72% of the lot will be free of building.

Recommendation: The Planning Commission should review the application based on the standards within the Hurricane City Code. If the building is proposed as a metal building, then the application must be denied because it exceeds the 1,200-square-foot size limit for metal buildings in the R1-10 zone. If more information is submitted and the building is planned to be sided in a way that is architecturally compatible with the adjacent building then the application can be approved.

STATEMENT OF INTENT

This statement of intent is for Brian & Heather Swearington, Lot 6, 2501 W Grandview Dr., Hurricane, UT 84737

The reason for the conditional use permit is, to build a large RV garage to store my Motor home, trailers and cars. It will include a bathroom.

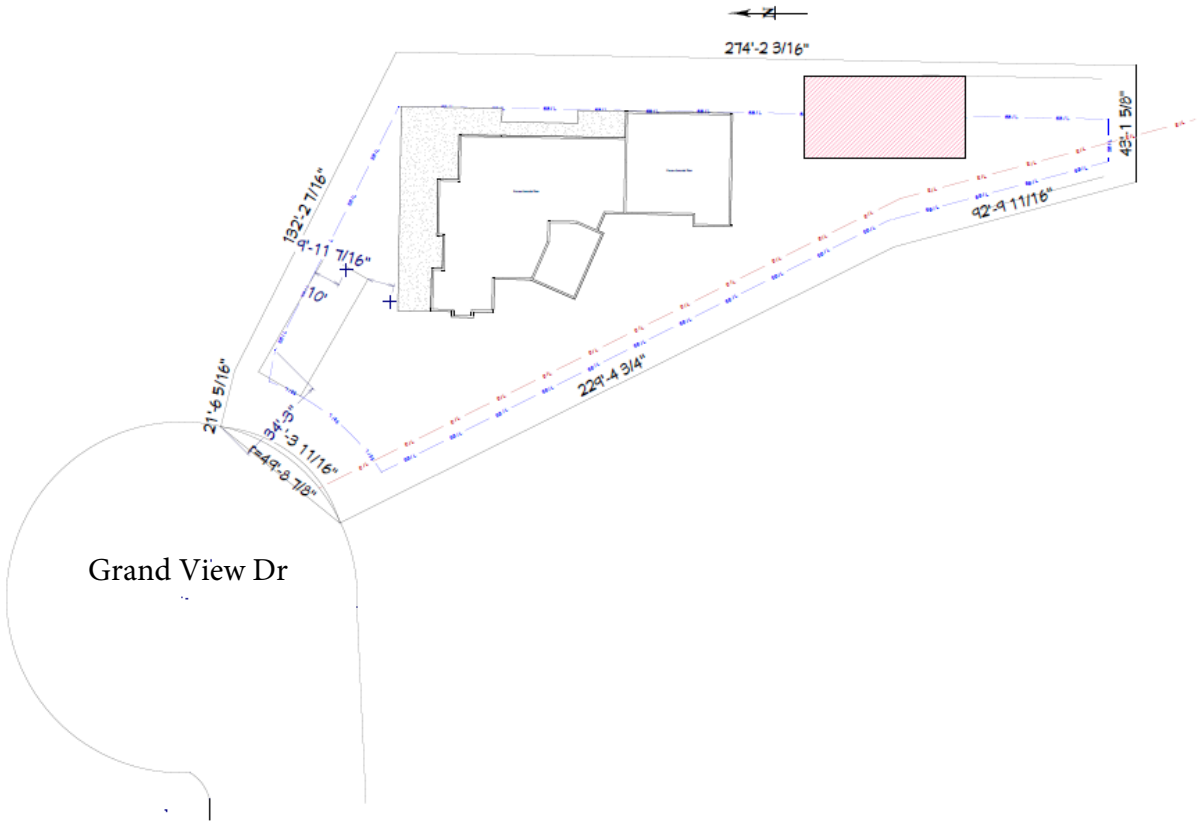
Brian Swearington

Plot Plan For

Brian & Heather Swearingen

Colonial Heights Lot #6

Hurricane, Utah 84737



Plot Plan
Scale: 1" = 20 ft

MIRACLE TRUSS
BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct

Please Sign, Date, & Return

Signed: Brian Swearingen

Dated: 01/24/2025

MIRACLE TRUSS
BUILDINGS

BRIAN SWEARINGEN
2501 W. GRANDVIEW DRIVE
HURRICANE, UTAH 84737

GENERAL CONDITIONS

1. This structure has been designed and detailed for the conditions stipulated in the contract and as shown on the drawings and to be in accordance with the minimum of the latest adopted edition of the Building Code listed in Design Criteria and all of the local building ordinances, American Institute of Steel Construction (AISC), American Iron and Steel Institute (AISI), American Welding Society (AWS), Canadian Welding Bureau (CWB), Metal Building Manufacturer's Association (MBMA), Steel Joist Institute (SJI), and Metal Stud Manufacturer's Association (MSMA), with the most stringent condition governing. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads must be done under the advice and direction of a registered civil or structural engineer. Miracle Truss (MT) will not assume responsibility for any loads not indicated on these drawings.

2. The contractor shall verify all dimensions on these plans before commencing work and the engineer shall be notified of any discrepancies

3. The contractor shall provide all measures necessary to protect the structure, workmen, and all other persons during construction. MT is not responsible for job safety. The contractor is responsible for all erection of steel and associated work in compliance with MT drawings. All bracing as shown on the drawings for this building is required and shall be installed by the erector as a permanent part of the structure. The contractor is responsible for determining, furnishing, and installing all temporary supports, guys, braces, falsework, cribbing or other temporary supports to secure the steel framing or partly assembled steel framing against loads comparable in intensity to those for which the structure was designed from wind, seismic, snow, or erection operations.

4. In the event certain features of the construction are not fully shown on the drawings or called for in the notes or specifications, then their construction shall be of the similar character as for similar conditions that are shown or called for and shall be reviewed by the engineer and owner.

5. Shop and field inspection and associated fees are the responsibility of the owner.

6. Products shipped to the contractor shall be inspected by the contractor immediately upon arrival and any claims for shortages or defective materials must be mailed to MT in writing within five (5) days after receipt of delivery. MT will not be liable for any defect unless claim is made by contractor within one (1) year after the data of original delivery by MT to contractor. MT will be given reasonable opportunity to inspect defective materials upon receipt of claim by contractor. If a defect is of such nature that it can be repaired by a field operation at the job site without the necessity of returning the material to MT then upon written authorization by MT the contractor may repair or cause the material to be repaired and MT will reimburse the builder for the cost in accordance with the written authorization.

Approval notes.
Unless marked up drawings are returned and received by MT prior to fabrication, these drawings will be deemed approved and considered conforming to order.
The approval of MT drawings and calculations indicate that MT correctly interpreted and applied the requirements of the contract drawings and specifications.
In case of discrepancies between MT approved structural plans and plans for other trades the MT plans shall govern.
Any changes from the purchase order by the builder will be billed to the builder/contractor for material, engineering, and handling fees. Such changes may cause the project to be moved out of fabrication and/or shipping schedule.

BUILDER/CONTRACTOR RESPONSIBILITIES

1. It is the responsibility of the contractor to secure all the required approvals and permits from the appropriate agencies as required and to ensure that all project plans and specifications comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that MT or its design engineer is acting as the engineer of record or design professional for the project. Design considerations of any materials in the structure which are not furnished by MT are the responsibility of the contractor and not by MT's engineer unless specifically indicated.

STRUCTURAL STEEL

Structural steel shall conform to the criteria listed below and shall be fabricated and erected in accordance with the AISC Specifications and the Code of Standard Practice as amended to date. Pipe columns shall conform to ASTM A53, structural tubes to ASTM A-500 (grade B).

JOIST GIRDERS and TRUSS FRAMES

Chords	ASTM-A992, A529 or A572 (Fy = 50 ksi) or CSA G40.21-44W (Fy = 44 ksi)
Webs	
angle	ASTM-A572 OR A529 (Fy = 50 ksi) Except angle 1"x1" ASTM A36 (Fy=36ksi)
solid round	ASTM-A36 (Fy = 36 ksi)
Columns	
steel angles	ASTM-A992, A529 or A572 (Fy = 50 ksi)
wide flange	ASTM-A992 (Fy = 50 ksi)
Channels	ASTM-A36 (Fy = 36 ksi)

WOOD SECONDARY MEMBERS

Purlins	Douglas Fir Larch #2 or Equivalent (Unless Otherwise Noted on Roof Plan Drawings)
Girts	Spruce Pine Fir #2 or Equivalent (Unless Otherwise Noted on Elevations)
Window/Door Framing	Spruce Pine Fir #2 or Equivalent (Unless Otherwise Noted on Elevations)

BOLTS REQUIREMENTS

Structural joints with high strength bolts designed as slip-critical or direct tension connections where indicated on the drawings , shall be assembled and the fasteners tightened in accordance with the 'Turn-Of-Nut' method or another method as specified in RCSC Specification covers the turn-of-nut method in Section 8.2.1.

PRIMARY STRUCTURAL PAINT

All steel except bolts and galvanized steel or where encased in concrete or to receive sprayed-on fire-proofing, shall be painted at the shop with one coat of a primer capable of protecting it from ordinary weather conditions during storage and erection unless otherwise noted.

WELDING REQUIREMENTS

All shall be done by experienced welders, and shall conform to AISC and AWS D1.1 and/or CSA W59. All welds not specified shall be continuous fillet welds. Size of weld shall be based on AISC Standards for thicker part joined.

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct

Please Sign, Date, & Return

Signed: *Brian Swearingen*

Dated: 01/24/2025

These truss drawings and calculations are for the exclusive use of Miracle Truss. Unauthorized use for the purpose of truss fabrication by anyone other than Miracle Truss is prohibited and violators will be prosecuted to the full extent of the law.

DESIGN CRITERIA

This information is to certify that this structure is designed for the loads indicated below and as required by the 2021 INTERNATIONAL BUILDING CODE

Roof Live Load =	20	psf
Dead Load =	5	psf
Snow Load =	20	psf
Ground Snow, Pg =	21	psf
Flat Roof Snow, Pf = 0.7*Ce*Ct*Is*Pg =	20	psf
Roof Slope Factor, Cs =	1.0	
Slope Roof Snow, Ps = Cs*Pf =	20	psf
Importance Factor, Is =	1.0	
Exposure Factor, Ce =	1.0	
Thermal Factor, Ct =	1.1	

WIND LOADS

Design Ultimate Wind Speed =	115	MPH
Risk Category =	II	
Wind Exposure =	C	
Internal Pressure Coefficient =	0.18	

EARTHQUAKE LOADS

Risk Category =	II
Seismic Importance Factor, Ie =	1.0
Ss =	0.619
S1 =	0.203
Assumed Site Class =	D
SDs =	0.539
SD1 =	TBD
Seismic Design Category =	TBD

BRIAN SWEARINGEN
HURRICANE, UTAH

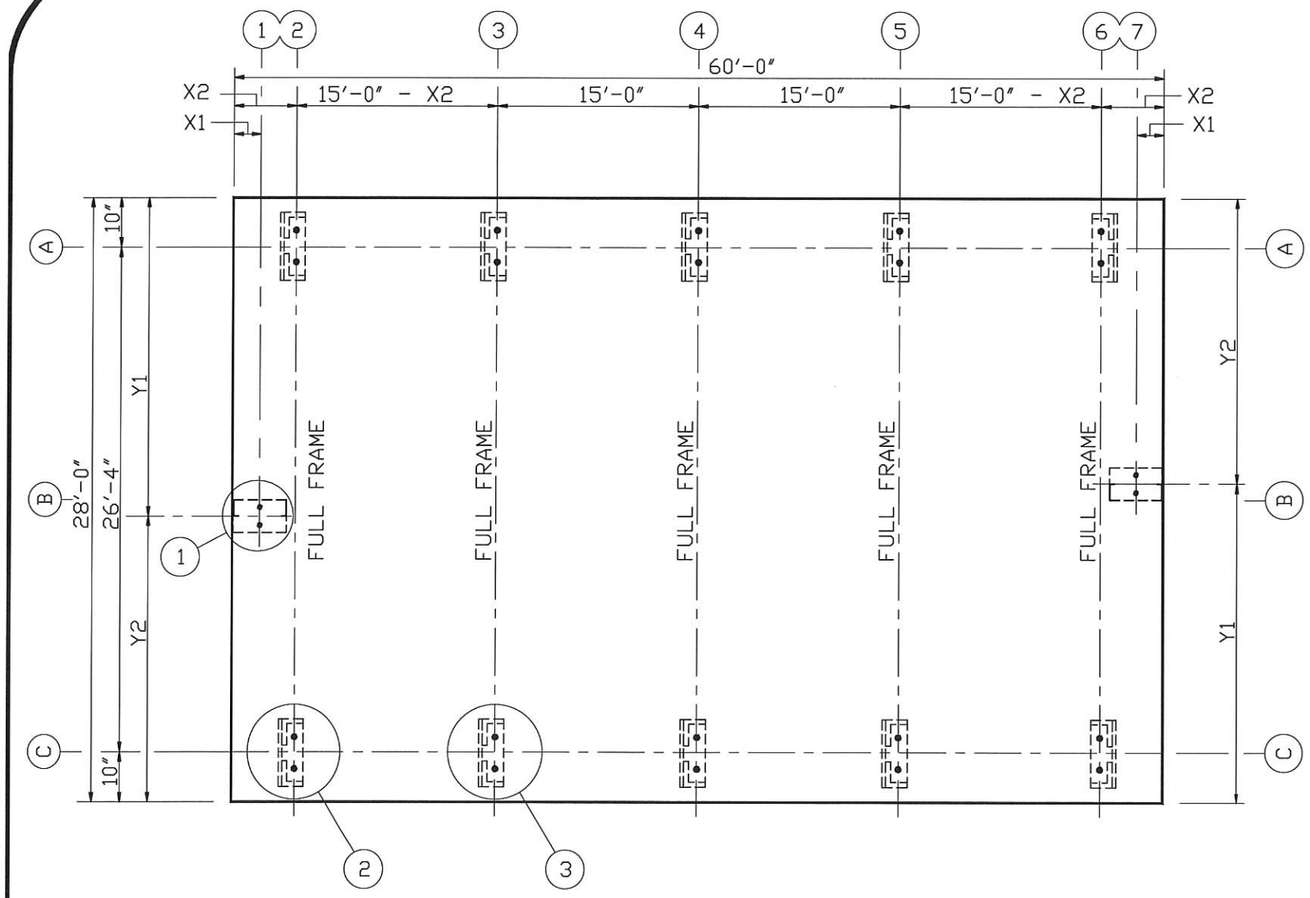
ENGINEERING DRAWING

MIRACLE TRUSS BUILDINGS

SCALE: NTS	APPROVED BY:	DRAWN BY: ----
DATE: 1/24/25		REVISED: ----

MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-NS.DWG	MT-5935



COLUMN REACTIONS (KIPS)						
COLUMN LINE		DEAD LOAD	SNOW/LIVE LOAD	WIND/SEISMIC LOAD	BASE PLATE SIZE	ANCHOR BOLT QTY. & SIZE
"??"	VER.	0.0	0.0	± 0.0	wXthicknessXlength	2 - 5/8" DIA
	HOR.	0.0	0.0	± 0.0		
"??"	VER.	0.0	0.0	± 0.0	WidthxthicknessxLength	2 - 5/8" DIA
	HOR.	0.0	0.0	± 0.0		

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct

Please Sign, Date, & Return

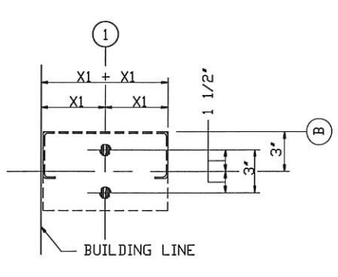
Signed: *Brian Swearingen*

Dated: 01/24/2025

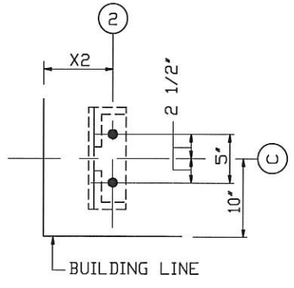
NOTE:
WINDBRACE RODS TO BE LOCATED IN BAYS BETWEEN COLUMN LINES TBD . (ROOF & WALLS)

GENERAL NOTES:

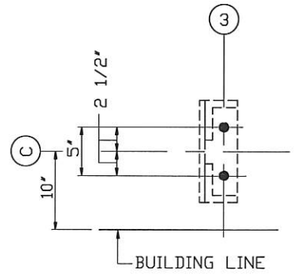
1) THIS IS AN ANCHOR BOLT LAYOUT ONLY.
2) THE OWNER IS RESPONSIBLE FOR THE FOUNDATION TO COMPLY WITH LOCAL BUILDING CODES.
3) FOUNDATION DESIGN SHALL BE BASED ON THE COLUMN REACTIONS INDICATED AND THE SOIL BEARING CAPACITY.
4) FOUNDATION AND EMBEDDED ITEMS (BY OTHERS) MUST BE LEVEL, SQUARE, AND ACCURATE TO ASSURE PROPER STEEL FRAME ASSEMBLY.
5) ANCHOR BOLTS (BY OTHERS) TO BE ***?/?" DIA.*** GRADE F1554 GR 36 UNLESS OTHERWISE NOTED AND SHALL HAVE PROPER EMBEDMENT AND COVER.
6) FOR DESIGN DATA SEE NOTE SHEET
7) ON ALL SINGLE ANGLE FRAMES, THE "OPEN" FACE OF ALL FRAMES, SHOULD BE FACING IN THE SAME DIRECTION. THE LAST FRAME WILL BE IN THE OPPOSITE DIRECTION.
8) UNLESS OTHERWISE SPECIFICALLY NOTED, THE DIMENSIONS SHOWN HEREIN ARE FOR THE BUILDING FRAMES WITHOUT ANY INSULATION MATERIAL APPLIED TO THE OUTSIDE OF THE STRUCTURE. IF YOU ARE TO INSTALL ANY MATERIAL TO THE OUTSIDE, PLEASE MAKE SURE YOU ADD THE APPROPRIATE THICKNESS TO THE SLAB DIMENSIONS.



1 ANCHORS @ ENDPOST



2 ANCHORS AT CORNERS



3 ANCHORS AT SIDEWALLS

BRIAN SWEARINGEN
HURRICANE, UTAH

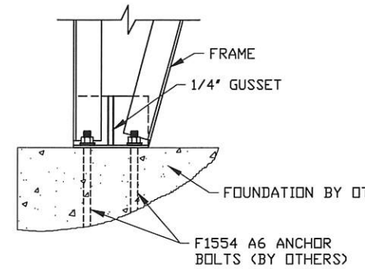
ANCHOR BOLT LAYOUT

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: ----

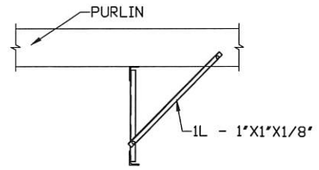
MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

MIRACLE TRUSS BUILDINGS

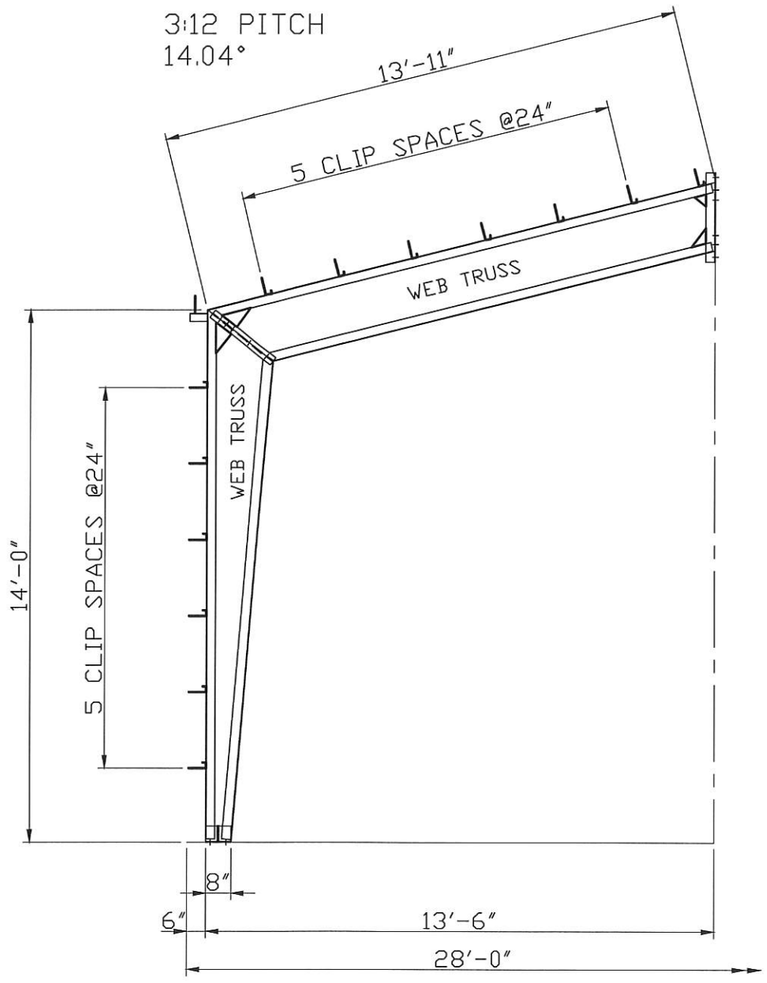
CAD DRAWING NUMBER	PROJECT NUMBER
5935-AB.DWG	MT-5935



GUSSETED BASE DETAIL



BRACING DETAIL
ONE ALTERNATED AT PTS MARKED *



MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct

Please Sign, Date, & Return

Signed: *Brian Swearingen*

Dated: 01/24/2025

BRIAN SWEARINGEN
HURRICANE, UTAH

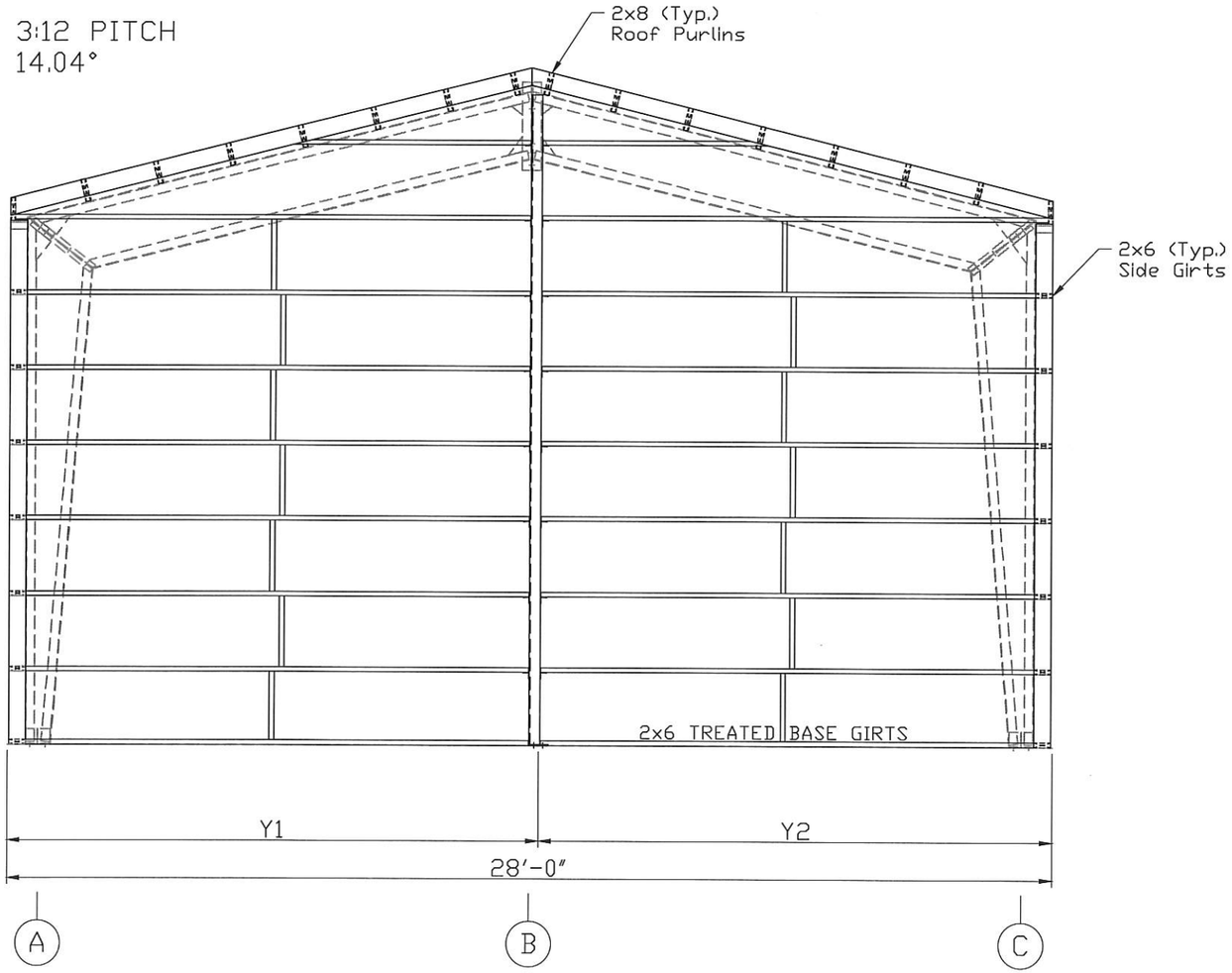
ENGINEERING DRAWING

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: ----

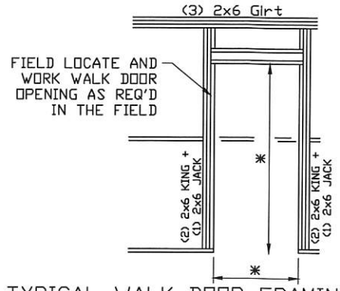
MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-FD.DWG	MT-5935

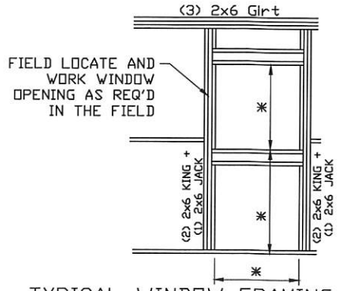
MIRACLE TRUSS BUILDINGS



ENDWALL ELEVATION
(ALONG COLUMN LINE "1")



TYPICAL WALK DOOR FRAMING
*=SEE MANUFACTURES INSTRUCTIONS FOR ROUGH OUT DIMENSIONS (MAXIMUM 4'x8') IF LARGER PLEASE NOTIFY ENGINEER)



TYPICAL WINDOW FRAMING
*=SEE MANUFACTURES INSTRUCTIONS FOR ROUGH OUT DIMENSIONS (MAXIMUM 4'x4') IF LARGER PLEASE NOTIFY ENGINEER)

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct
Please Sign, Date, & Return
Signed: *Brian Swearingen*
Dated: 01/24/2025

BRIAN SWEARINGEN
HURRICANE, UTAH

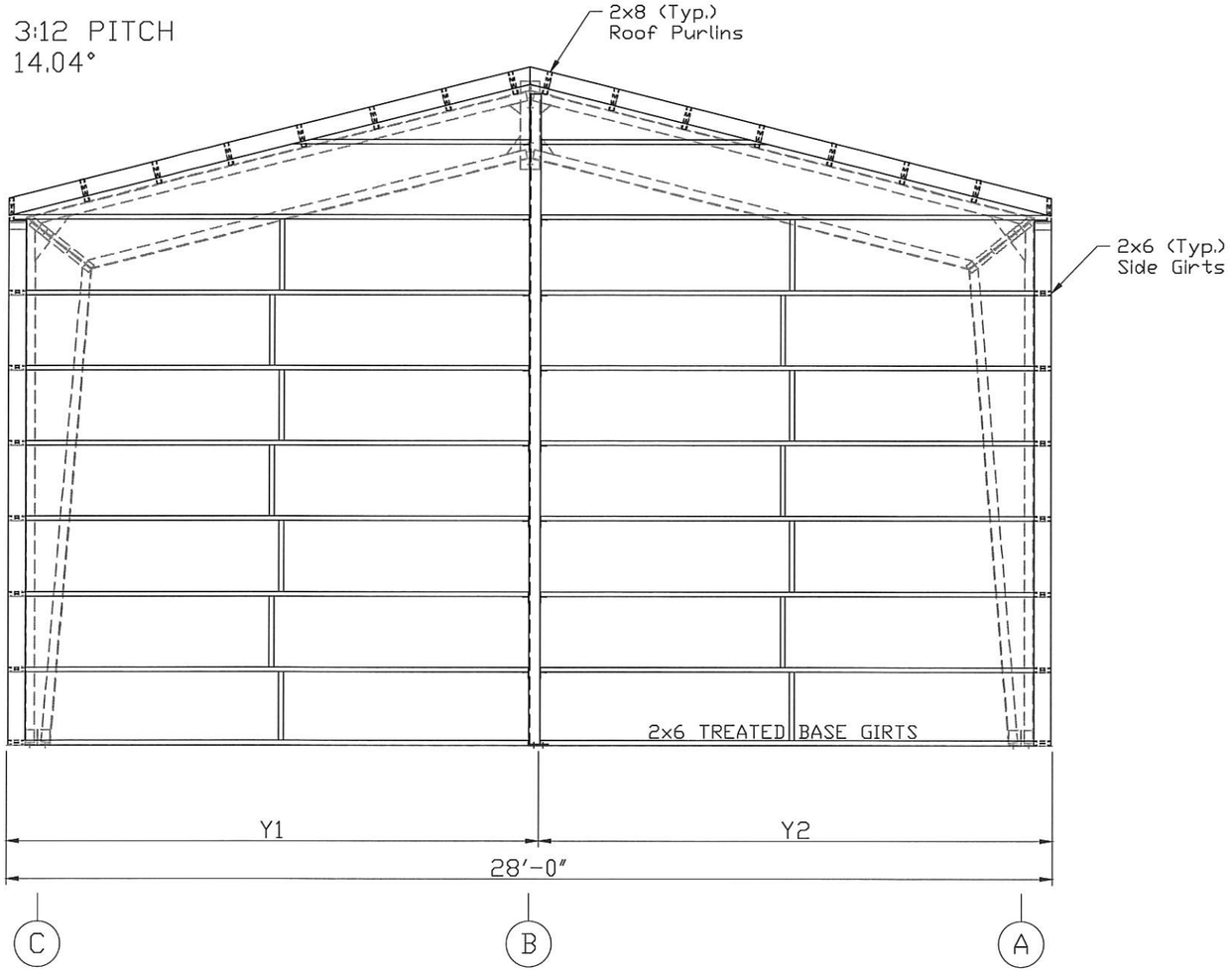
ENGINEERING DRAWING

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: ----

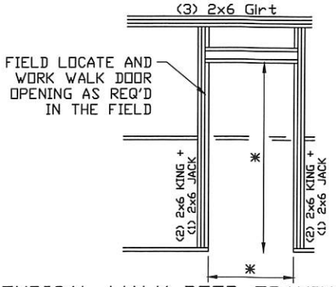
MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-EW1.DWG	MT-5935

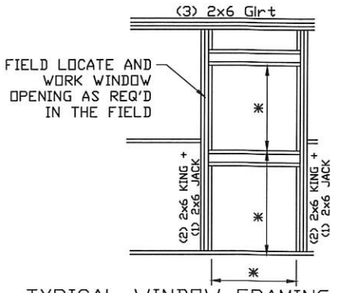
MIRACLE TRUSS BUILDINGS



ENDWALL ELEVATION
(ALONG COLUMN LINE "7")



TYPICAL WALK DOOR FRAMING
*=SEE MANUFACTURES INSTRUCTIONS FOR ROUGH OUT DIMENSIONS
(MAXIMUM 4'x8') IF LARGER PLEASE NOTIFY ENGINEER)



TYPICAL WINDOW FRAMING
*=SEE MANUFACTURES INSTRUCTIONS FOR ROUGH OUT DIMENSIONS
(MAXIMUM 4'x4') IF LARGER PLEASE NOTIFY ENGINEER)

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct
Please Sign, Date, & Return
Signed: *Brian Swearingen*
Dated: 01/24/2025

BRIAN SWEARINGEN
HURRICANE, UTAH

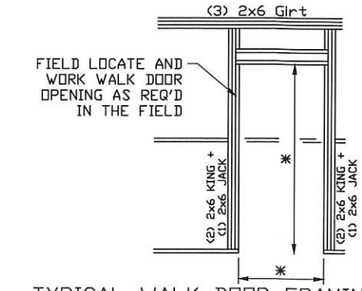
ENGINEERING DRAWING

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: -----

MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-EW7.DWG	MT-5935

MIRACLE TRUSS BUILDINGS



TYPICAL WALK DOOR FRAMING

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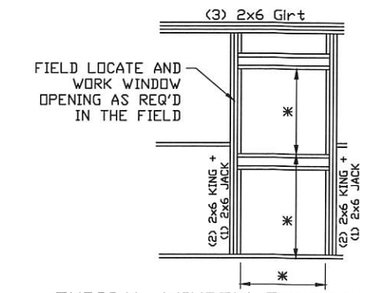

TYPICAL WINDOW FRAMING

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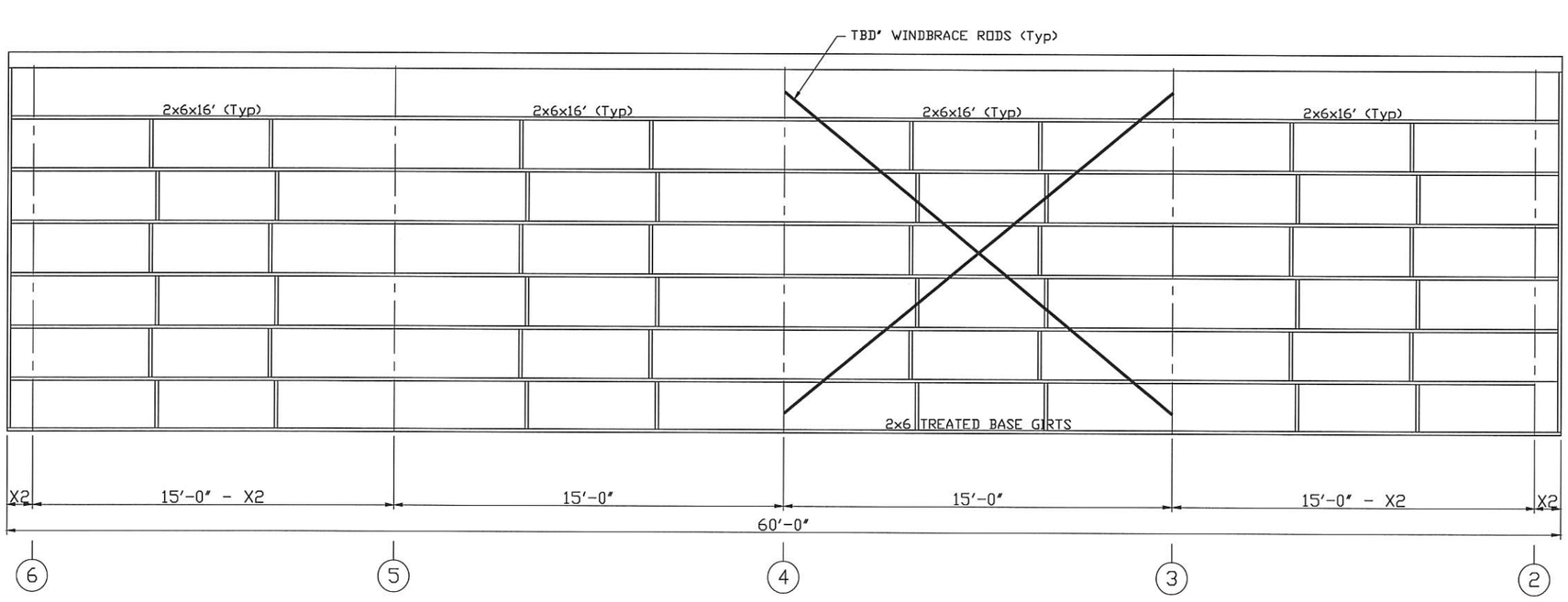


SIDEWALL ELEVATION
(ALONG GRID LINE "A")

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval
Not for Construction

If all looks correct
Please Sign, Date, & Return
Signed: *Brian Swearingen*
Dated: 01/24/2025

BRIAN SWEARINGEN
HURRICANE, UTAH

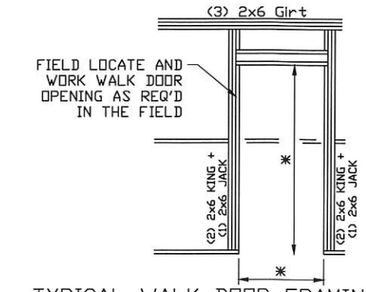
ENGINEERING DRAWING

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: ----

MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-SWA.DWG	MT-5935

MIRACLE TRUSS BUILDINGS



TYPICAL WALK DOOR FRAMING

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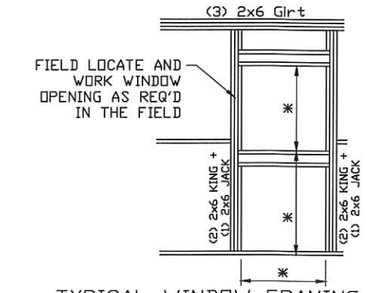

TYPICAL WINDOW FRAMING

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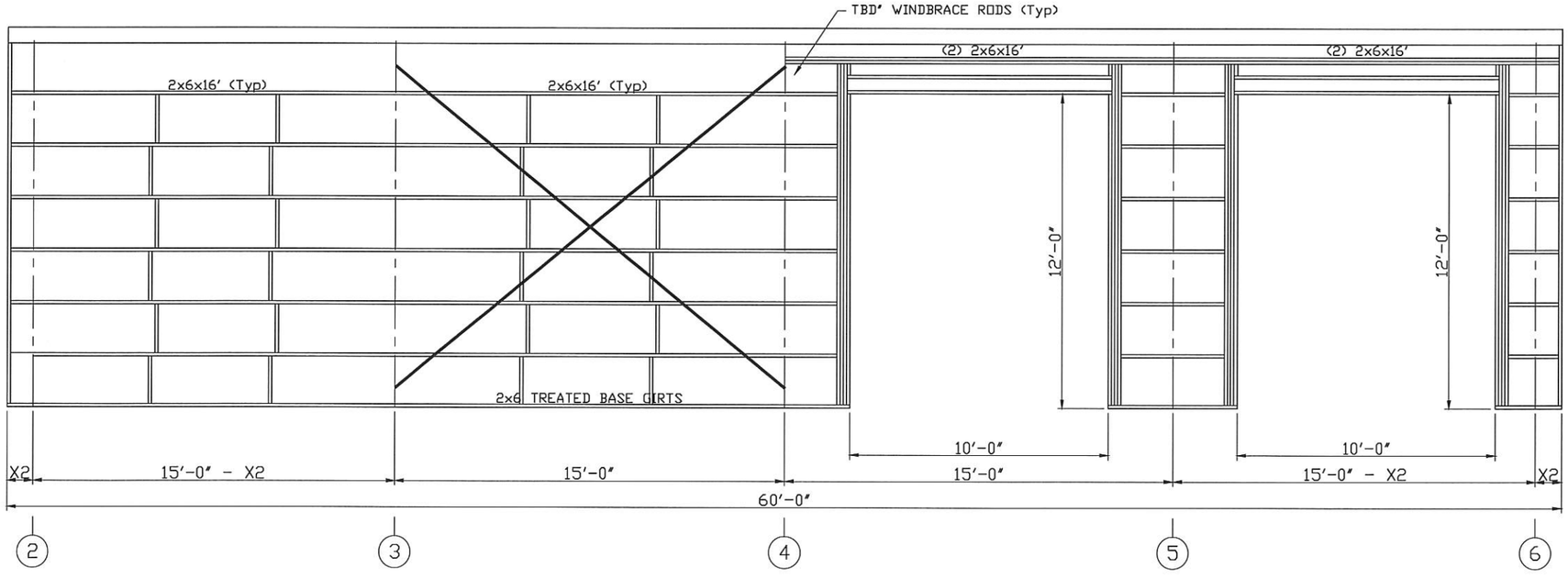


SIDEWALL ELEVATION
(ALONG GRID LINE "C")

MIRACLE TRUSS BUILDINGS

For Your Pre-Approval

Not for Construction

If all looks correct

Please Sign, Date, & Return

Signed: *Brian Swearingen*

Dated: 01/24/2025

BRIAN SWEARINGEN
HURRICANE, UTAH

ENGINEERING DRAWING

SCALE: NTS	APPROVED BY:	DRAWN BY: GET
DATE: 1/24/25		REVISED: ----

MT (3:12 PITCH)
28'X14'X60' @20+5 DL @15' BAYS

CAD DRAWING NUMBER	PROJECT NUMBER
5935-SWC.DWG	MT-5935

MIRACLE TRUSS BUILDINGS

SignWell

Completed Document Audit Report

Completed with SignWell.com

Title: MT-5935; Pre-Approval Drawings; 1.24.25; B. Swearingen

Document ID: cb52b7f6-beb6-461e-a507-e195582aa0e6

Time Zone: (GMT-06:00) Central Time - Chicago

Files

MT-5935; Pre-Approval Drawings; 1.24.25; B. Sweari.pdf - 8 pages	Jan 24, 2025 13:56:14 CST

Activity

Sponge Thevenot IP: 66.76.162.58	created the document (sponge@miracletruss.com)	Jan 24, 2025 13:56:26 CST
Sponge Thevenot IP: 66.76.162.58	sent the document to woodysfj40@gmail.com	Jan 24, 2025 13:58:08 CST
Brian Swearingen IP: 67.2.245.213	first viewed document (woodysfj40@gmail.com)	Jan 24, 2025 16:40:03 CST
Brian Swearingen IP: 67.2.245.213	signed the document (woodysfj40@gmail.com)	Jan 24, 2025 16:44:20 CST

Hurricane City Application

Application Accepted Date: 01/24/2025

Type of Improvement: Conditional Use Permit

Description: Storage Shed / RV Cover

Tenant / Project Name: RV cover/Storage

Bldg. Address: 296 S 1760 W, Hurricane, UT 84737

City: Hurricane City State: UT Zip: 84737

Subdivision: n/a Phase:

Block: Lot #: Parcel ID #: H-3-1-33-33161

Property Owner: David K. Christensen

Permit Contact: David K. Christensen P:(801) 647-0044

Email: davec@skyviewmail.com

CONTACT INFORMATION

Engineer of Record: A and A Engineering

Email: davec@skyviewmail.com P: (801) 647-0044

General Contractor: David K. Christensen

License #: P: (801) 647-0044

Address: 296 S 1760 W, Hurricane, UT 84737

City: HURRICANE State: UT Zip: 84737

Email: davec@skyviewmail.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: PLANCUP25-03

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: David Christensen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Christensen

Statement of building use

Date: 01/23/25

The building is designed for RV storage, Modern RVs are about 43" in length and I intend to store 2.

Since I have 2.5 acres here, I want to ensure the building would add to the value of our property. When and if we sell, this building could be used for a number of applications including a shop, or even agriculture storage. Building will be Red and white to match our existing buildings.

The building needs to be longer than 40' because as I stated my RV is 43' long and the open end will face South, which means more sun exposure. The extra length means less exposure.

The building will be set on dirt and anchored with earth anchors, which means it could be considered temporary or moveable if necessary.

David Christensen

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	CUP25-03
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	David Christensen
Agent:	
Request:	Approval of a conditional use permit for a metal building.
Location:	296 S 1760 W
Zoning:	R1-10
General Plan Map:	N/A
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a metal building on their property. City code requires approval of a conditional use permit to construct a metal building in a residential zone. The property 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 (section h applies):

h. Standards for metal buildings:
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

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

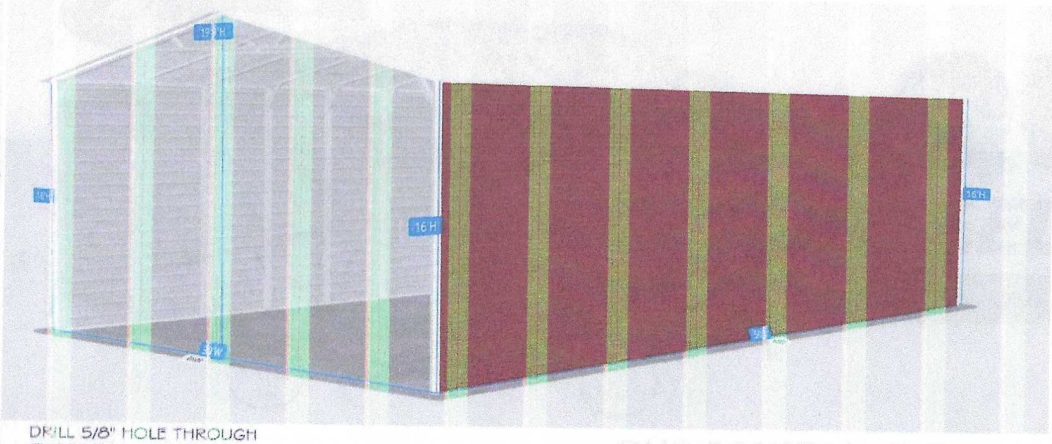
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco. (Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)

Findings:

1. The proposed building is 19 feet high; the maximum height allowed by code is 16 feet. Staff informed the applicant of this requirement prior to submitting the application.
2. The proposed building is 1,500 sq ft , which exceeds the 1,200 sq. ft. maximum size requirement. Staff informed the applicant of this requirement prior to submitting the application.
3. The colors presented are compatible with surrounding structures and should be nonreflective.
4. Setbacks from the property lines are met.

Recommendation: Based on the above findings, the conditional use permit must be denied because it does not comply with the maximum size and height requirements for metal buildings in residential zones.

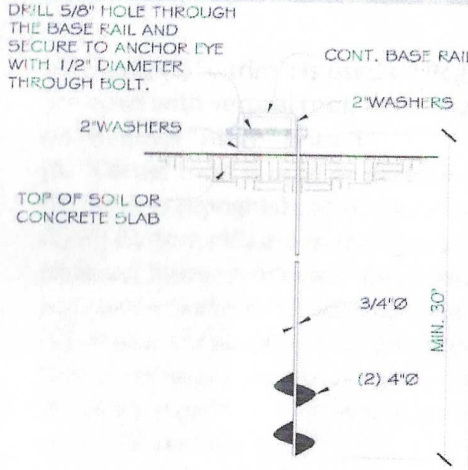
SALES: Megan - 1295 E Red Hills Parkway St George Utah 84770 - 435-708-1926



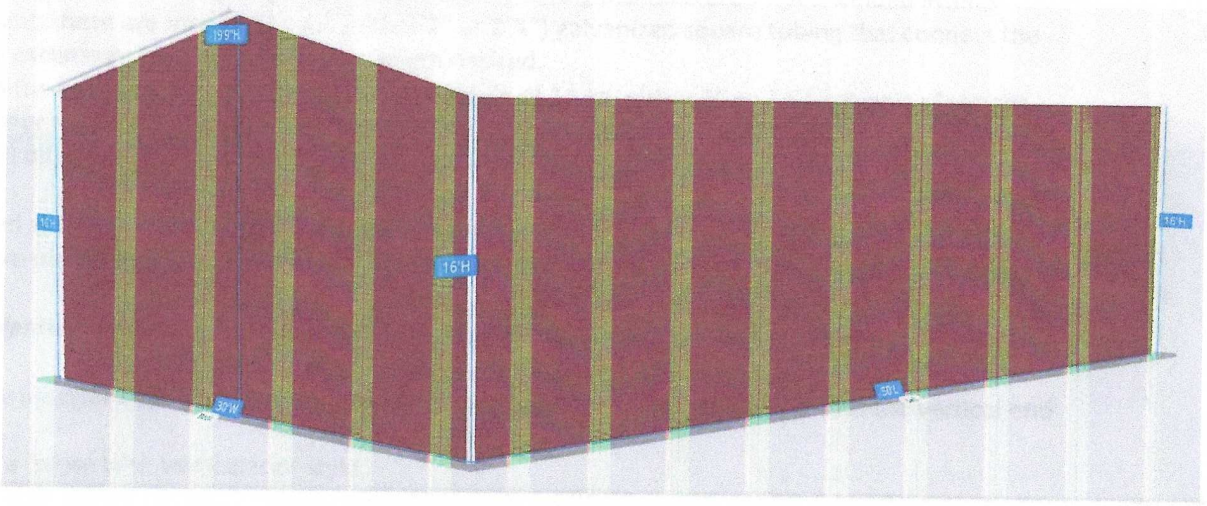
Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

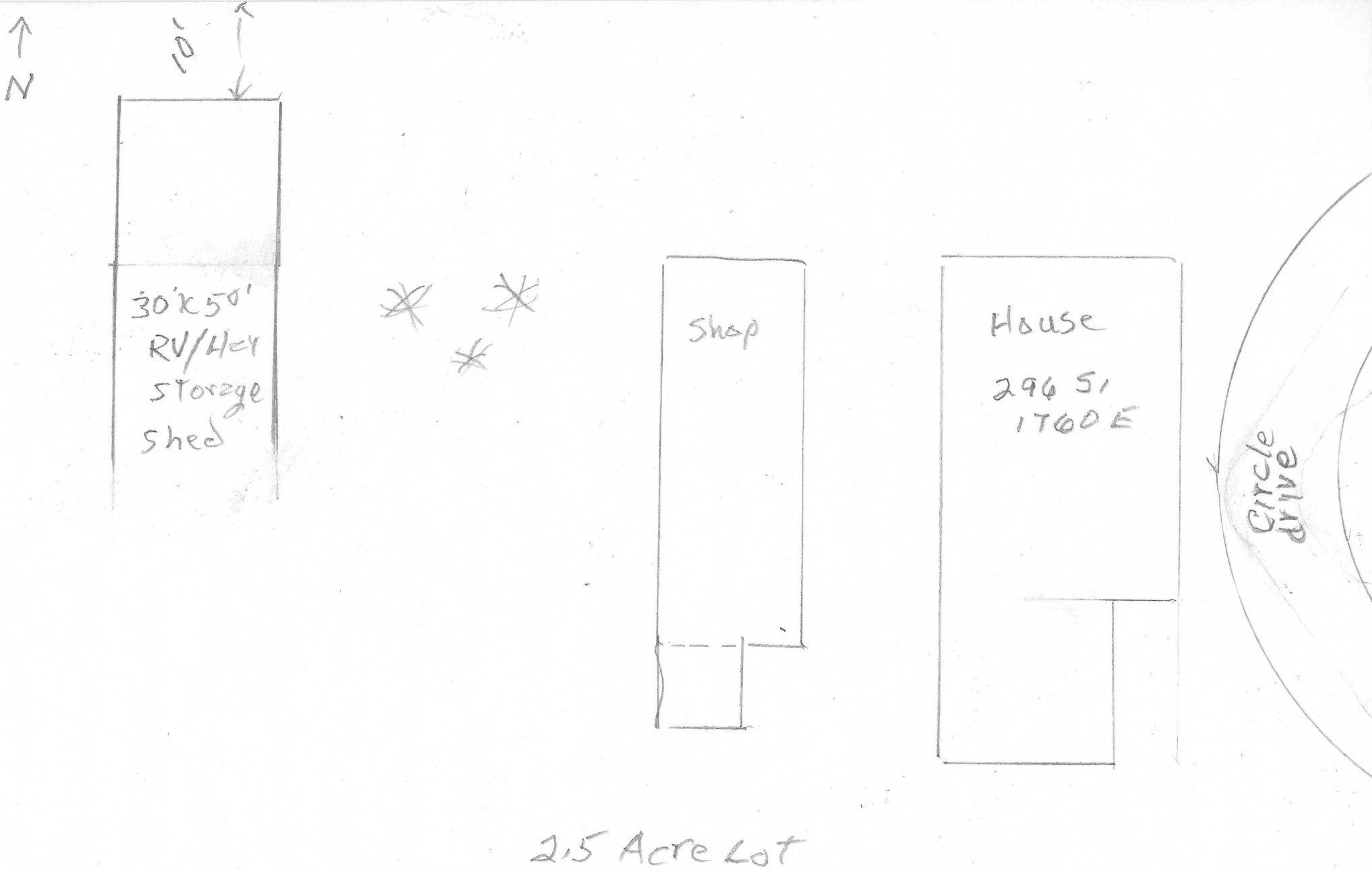
Fastener Type: #12x1" Self-Drill Screws

ESR-2196 W/ Neoprene Steel Washer



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




N
10'
30'x50'
RV/Hay
storage
shed
Shop
House
2964 SF
1 TOD E
Circle drive

2.5 Acre Lot

Hurricane City Application

Application Accepted Date: 02/05/2025

Type of Improvement: Site Plan (Final)

Description: This is for the lot behind Lonny Boys BBQ.

Tenant / Project Name: Southern Utah Sheds

Bldg. Address: 980-981 W State St

City: Hurricane City State: UT Zip: 84737

Subdivision: n/a Phase: n/a

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

Zone: n/a

Property Owner: Rachael Rasmussen

Permit Contact: Rachael Rasmussen P:(435) 212-1163

Email: rachlynnray@gmail.com

CONTACT INFORMATION

General Contractor: Rachael Rasmussen

License #: n/a P: (435) 212-1163

Address: 840 N 100 W

City: Hurricane State: UT Zip: 84737

Email: rachlynnray@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	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: PLANFSP25-05

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

Applicant Name: Rachael Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

Southern Utah Sheds -

I will be using the property to sell portable buildings. I used to sell these buildings at The Car Barn from 2017-2020 and have been in the shed business for 8 years now. I have been in the sales position as well as the Territory Manager.

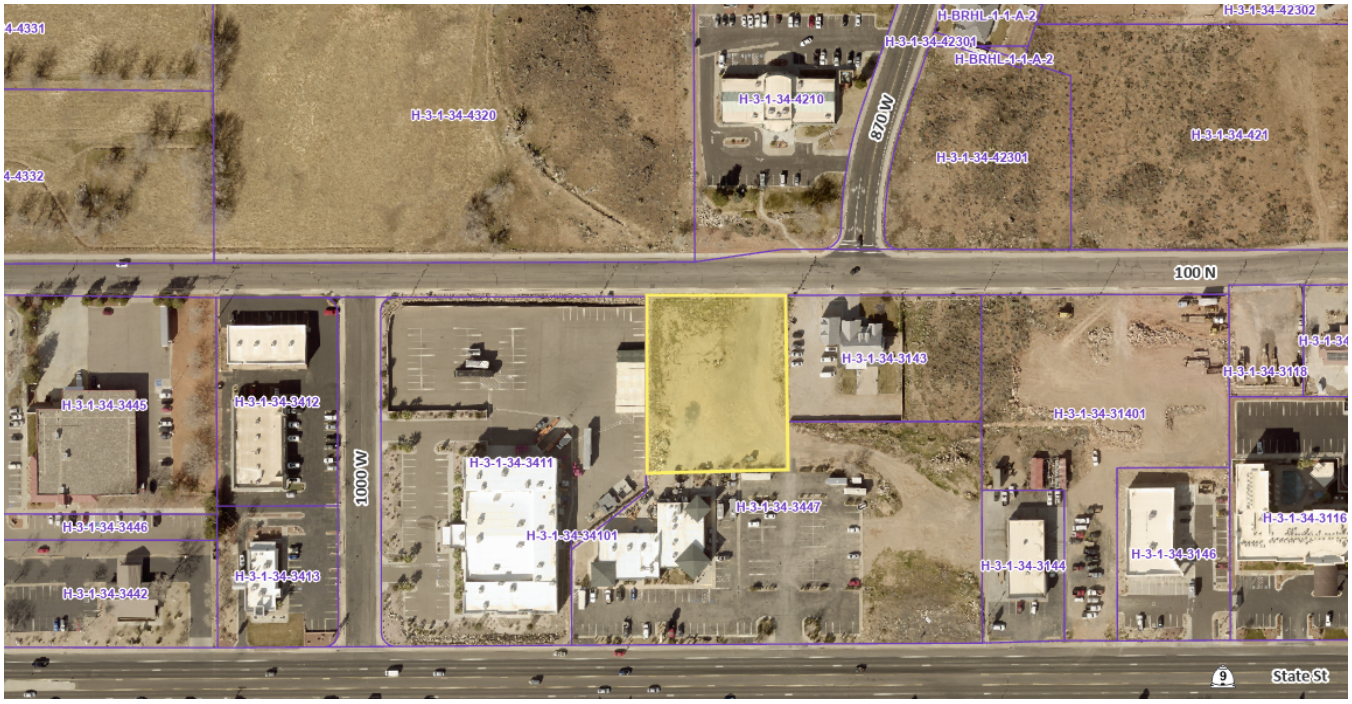
These portable buildings are built in Cedar City and are transported by the drivers to customers. I will have inventory at this lot that can be purchased, and customers are also custom build buildings on a 3D shed builder portal that we offer.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/13/2025 - Planning Commission**
Application Number:	FSP25-05
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Rachael Rasmussen
Agent:	
Request:	Final Site Plan Application
Location:	980 W State St
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Table
Report Prepared by:	Fred Resch III

Discussion:
The applicant has filed a preliminary site plan for Southern Utah sheds, a retail development located north of the Lonny Boy's restaurant. The business will display and sell sheds while using one of the models as an office space. The site is zoned Highway Commercial (HC).



JUC Comments

1. Due to the limited scope of the project, no construction drawings were required. Most of the JUC comments were addressed with the Applebee's project next door.

Staff Comments: Preliminary Site Plan

1. The proposed use is considered "general retail" and is permitted in the Highway Commercial zone.
2. **Parking Requirements:** Per HCC 10-34-10,

Retail, general	*1 space per 250 square feet of gross floor area*	

One parking space is required and the site plan shows sufficient area for the one required parking stall.

3. **Landscape:** Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way along with one tree and two shrubs for every 35' of frontage (HCC 10-32-6). A landscaping plan has been provided that does not meet this code. The applicant has informed staff that due to the "temporary" nature of the development they would like to request a deviation from landscaping requirements. The applicable code is below:
    a. *A. Deviations authorized. Recognizing that site conditions and development constraints may vary greatly among sites, the Planning Commission may approve*

landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:

b. *1. Clearly identified on the proposed landscape plan; and*

c. *2. Accompanied by a written description of the proposed deviation showing how the intent of this chapter will be met by the proposed plan.*

d. *B. Findings required. The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:*

e. *1. Is consistent with the intent of this chapter;*

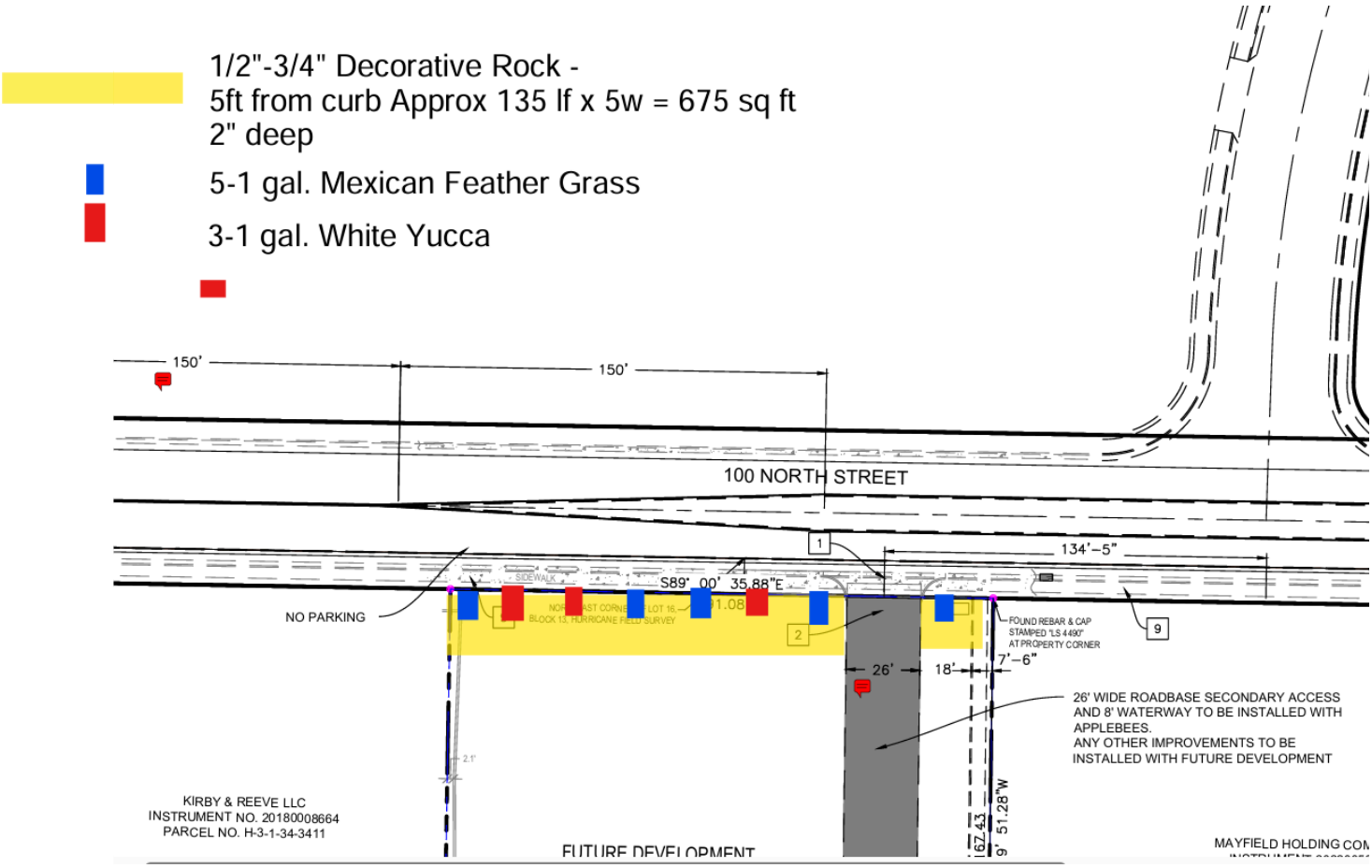
f. *2. Is justified by site constraints;*

g. *3. Is of comparable quality to what would otherwise be required without a deviation; and*

h. *4. Will conform to the water efficiency standards set out in this chapter.*

The applicant has not provided the code-required written description of the proposed deviation. The applicant has not provided sufficient justification that there are "site constraints" on the property; however, the Planning Commission has approved similar deviations to the landscaping requirements in the past.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends this application be tabled to allow for the landscaping plan to be updated or justification for a deviation to the landscaping requirement be provided by the applicant.

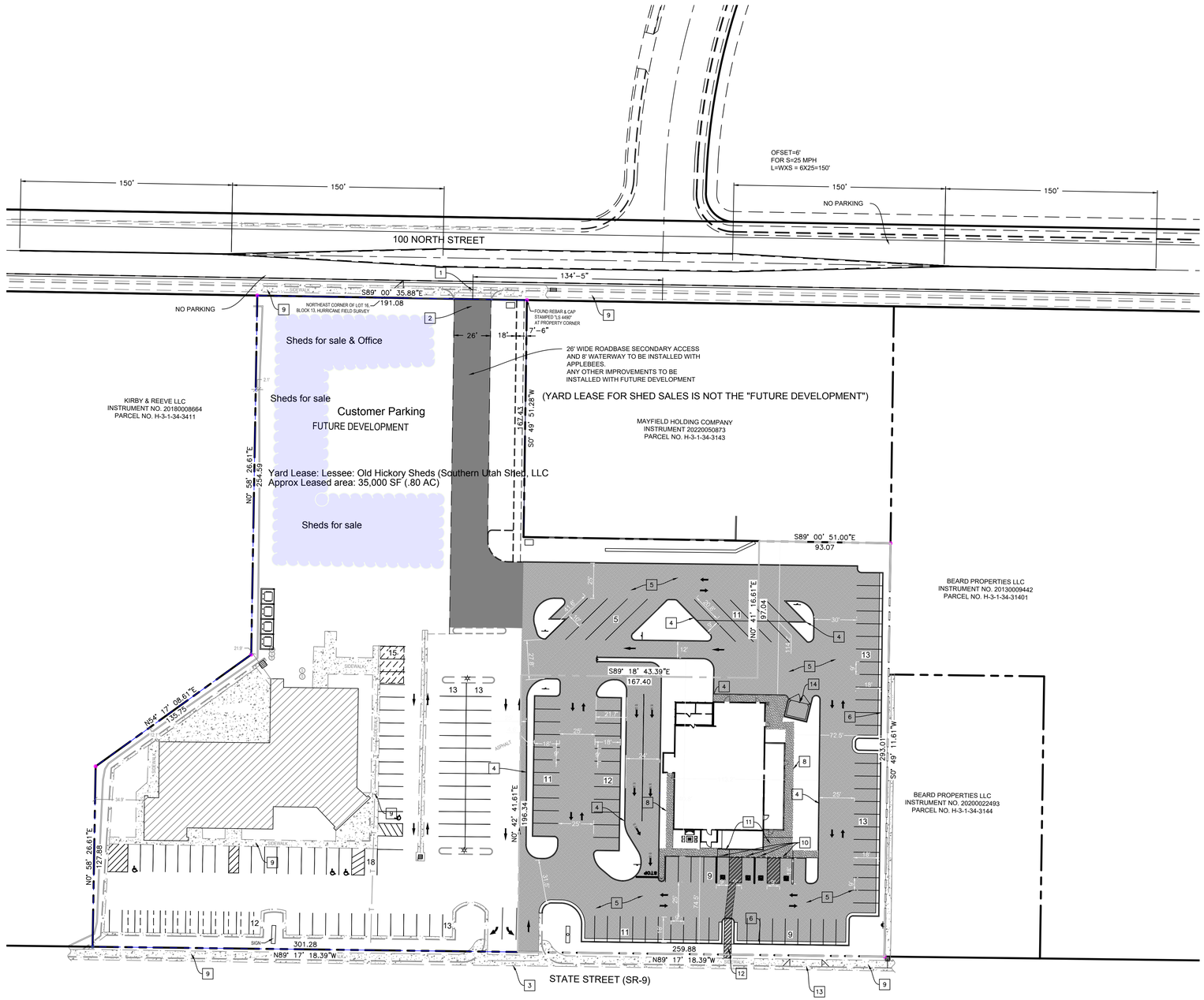

1/2"-3/4" Decorative Rock -
5ft from curb Approx 135 lf x 5w = 675 sq ft
2" deep
5-1 gal. Mexican Feather Grass
3-1 gal. White Yucca
150'
150'
100 NORTH STREET
134'-5"
S89° 00' 35.88"E
NO PARKING
FOUND REBAR & CAP STAMPED "LS 4490" AT PROPERTY CORNER
7'-6"
26'
18'
26' WIDE ROADBASE SECONDARY ACCESS AND 8' WATERWAY TO BE INSTALLED WITH APPLEBEES.
ANY OTHER IMPROVEMENTS TO BE INSTALLED WITH FUTURE DEVELOPMENT
KIRBY & REEVE LLC
INSTRUMENT NO. 20180008664
PARCEL NO. H-3-1-34-3411
FUTURE DEVELOPMENT
167.43
S 51.28"W
MAYFIELD HOLDING CO

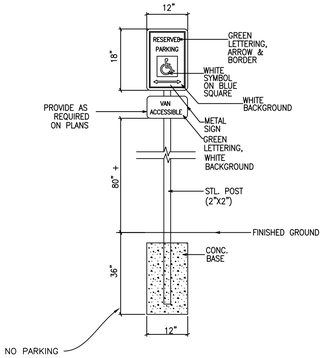
SITE PLAN

~~WICK GUBLER~~
HURRICANE A~~PPLEBEES~~
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

PARKING REQUIREMENTS

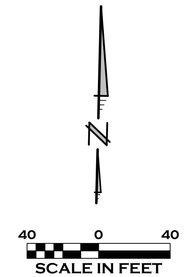
DESCRIPTION	AREA SQ.FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT 1 SPACE/ 100 SQFT	6751	68	68 (4 ADA)	91 (4 ADA / 4 BUS)





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

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

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

FILE NAME: –
DATE: 10/24/2024
CHECKED:
SCALE: 1"=40'

SHEET 2 OF 10