



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings 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 27, 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 at 952 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-NTW-2

OLD BUSINESS

1. ZC24-07 PSP24-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment and Preliminary Site Plan request from NC, Neighborhood Commercial to R1-8 (PDO), Single Family Residential R1-8 with a Planned Development Overlay, located at 2230-2254 W 600 N. Parcel H-3-1-29-2213, H-3-1-29-2214. 317 Sycamore LLC, Applicant. Beau Ogzewalla, Agent.

NEW BUSINESS

1. ZC25-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 952 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-NTW-2. Christine Stratton, Applicant. Nicholette Parker, Agent.
2. PP25-06: Discussion and consideration of a possible approval of a preliminary plat for Desert Dunes at Desert Sands, a 100 unit patio home subdivision located at 4750 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering - Logan Blake, Agent.
3. FSP25-06: Discussion and consideration of a possible approval of a final site plan for Washington County Fairgrounds Emergency Operations Center and Parks Building, a civic building located at 5710 W Shooting Sports Park Road. Washington County, Applicant. Ryan Neilson, Agent.

Planning Commission Business:

Approval of Minutes:

Adjournment



Application

Application Accepted Date: 07/18/2024		Valuation		\$	0.00					
Type of Improvement: Zone Change Application		PERMIT FEES								
Description: Back 9 At Sky Mountain Zone Change to R1-8		Planning Fee		\$	500.00					
Tenant / Project Name: Back 9 At Sky Mountain		Planning Fee		\$	500.00					
Bldg. Address: 2230â€2254 W 600 N St Hurricane, UT 84737		Sub Total:		\$	500.00					
City: Hurricane United States State: UT Zip: 84737		Permit Total:		\$	500.00					
Subdivision: Phase:		Amount Paid:		\$	500.00					
Block: Lot #: Parcel ID #: H-3-1-29-2213-RD2, H-		Remaining Due:		\$	0.00					
Zone: Neighborhood Commercial 3-1-29-2214-RD2										
Property Owner: 317 Sycamore LLC; B&P Properties LLC										
Permit Contact: Brixton Call P:(385) 220-4994										
Email: brixton@317cap.com										
CONTACT INFORMATION										
Engineer of Record: Thomas Hunt										
Email: thomas@huntday.co P: (801) 664-4724										
General Contractor: 317 Sycamore LLC										
License #: P: (385) 220-4994										
Address: 1222 W Legacy Crossing Blvd, Ste 6										
City: Centerville State: UT Zip: 84014										
Email: brixton@317cap.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANZC24-07										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Brixton Call										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										



Application

Application Accepted Date: 07/18/2024

Type of Improvement:

Site Plan (Preliminary)

Description:

Tenant / Project Name:

Back 9 At Sky Mountain

Bldg. Address:

2230â€”2254 W 600 N St Hurricane, UT 84737

City: Hurricane United States State: UT Zip: 84737

Subdivision:Phase:

Block:Lot #:Parcel ID #: H-3-1-29-2213-RD2, H-

Property Owner: 317 Sycamore LLC; B&P Properties LLC

Permit Contact: Brixton Call P:(385) 220-4994

Email: brixton@317cap.com

Contact Information

Engineer of Record: Thomas Hunt

Email: thomas@huntday.co P: (801) 664-4724

General Contractor: 317 Sycamore LLC

License #: P: (385) 220-4994

Address: 1222 W Legacy Crossing Blvd, Ste 6

City: Centerville State: UT Zip: 84014

Email: brixton@317cap.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

SetbacksFront:Rear:Left:Right:

Min.

Actual:

APPLICATION NUMBER:PLANPSP24-21

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: Brixton Call

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:Date:

Application Issued By:Date:

Receipt #:

Zone Change Application Narrative

Project Name: Back Nine

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Single-Family Residential 8 (R1-8)

Date: 7/17/2024

Introduction

317 Sycamore LLC, the applicant, is submitting this application for a zone change for the property located at 2230–2254 W 600 N, Hurricane, currently zoned as Neighborhood Commercial (NC). We propose a change to Single-Family Residential 8 (R1-8) to support the development of Back Nine, a residential community. This change aligns with the surrounding land uses and provides the community with additional residential housing.

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Back Nine project and promotes a cohesive community environment.

Justification for Zone Change

- 1. Compatibility with Surrounding Land Use:** The proposed R1-8 zoning is consistent with the residential nature of the surrounding area. The golf course adjacent to the property creates a natural buffer and enhances the appeal of a residential community. The transition from commercial to residential zoning will create a harmonious blend with the existing neighborhood.
- 2. Preservation of Commercial Potential Along 600 N:** The Planned Development Overlay (PDO) will ensure that the commercial potential of the property along 600 N is preserved. This approach allows for a balanced development strategy, satisfying the city council's objective of maintaining commercial use along the main road while transitioning the rest of the property to residential use. This dual approach will enhance the overall utility and value of the property.
- 3. Traffic and Infrastructure:** The proposed zone change to R1-8 will have a manageable impact on local traffic and infrastructure. The development plan includes appropriate access points, road improvements, and utility connections to support the new residential community without

overburdening existing systems. Additionally, the intended infrastructure will be required for the development of the property to the east, which needs to use our road as secondary access for fire safety and other purposes. This collaboration enhances overall community safety and connectivity.

4. Supports sustainable growth: The proposed zone change aligns with Hurricane's long-term planning goals of promoting balanced and sustainable growth. By converting part of the property to residential use while retaining commercial possibilities along 600 N, the development supports a mixed-use community, fostering economic and social vitality.

Conclusion

The proposed zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8) for our property is a strategic move that benefits the community by providing additional housing, preserving commercial opportunities, and ensuring compatibility with the surrounding land uses. We respectfully request the city council's approval of this application to proceed with the development of Back Nine.

DATE: May 30th, 2024
TO: Hurricane City – Planning & Zoning
SUBJECT: Zone Change and Preliminary Site Plan Application

317 Capital Group, LLC
1222 West Legacy Crossing Blvd.
Suite 6
Centerville, UT 84014
PH: (801) 335-8205
E: Beau@317cap.com
E: brixton@317cap.com

Dear Zoning Department,

We are applying for a zone change for the properties listed below.

Tax Parcel # H-3-1-29-2213-RD2

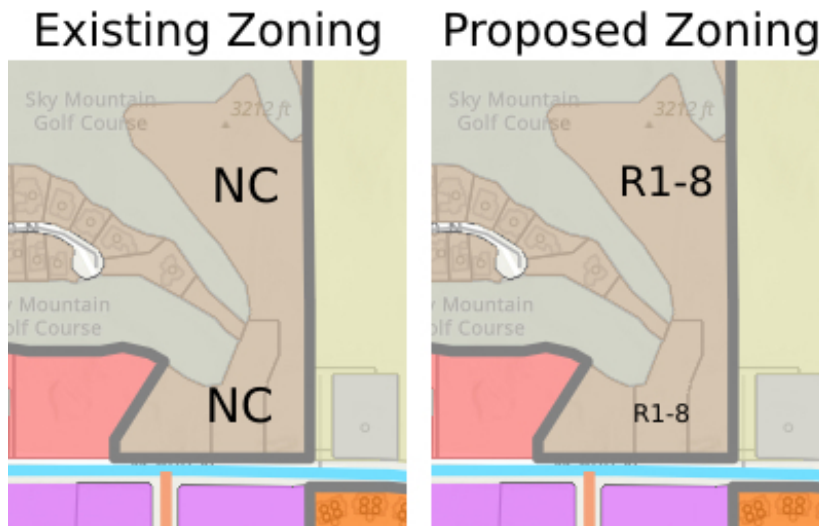
Tax Parcel # H-3-1-29-2214-RD2

Zone Change Application

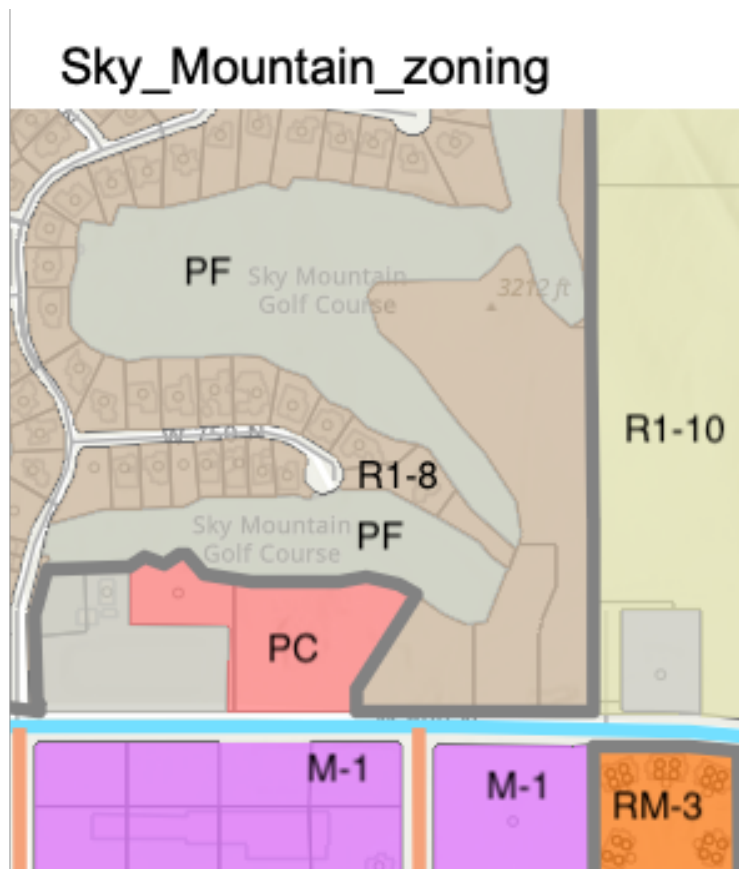
- a) Name and address of every person or company the applicant represents:
- 317 Sycamore LLC – 1222 W Legacy Crossing Blvd Ste. 6 Centerville, UT 84014
 - B&P Properties, LLC – 513 Greystone Drive Farmington, UT 84025



- b) Property map showing the existing and proposed zoning classifications.



- c) All abutting properties showing present zoning classifications



d) Accurate legal Description of the property to be rezoned

○ Parcel 1

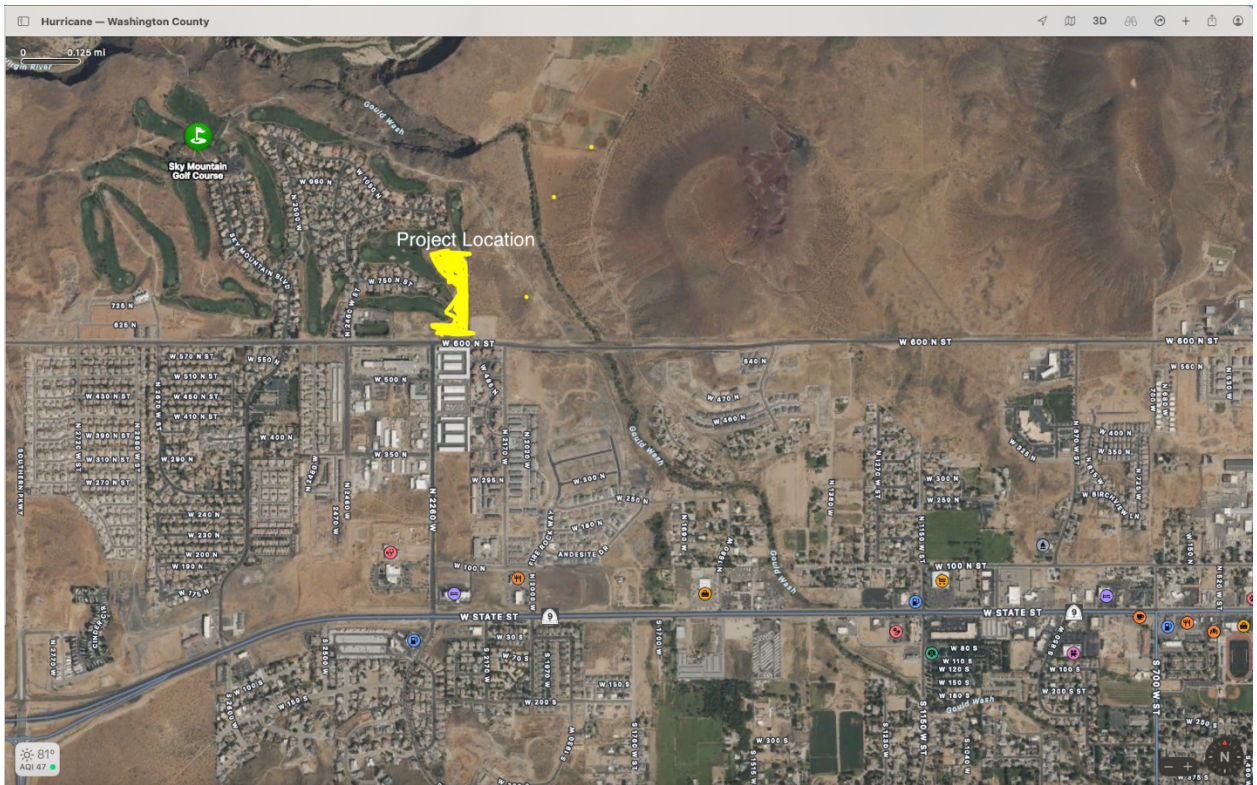
- Beginning at a point South 89°40'47" East, 2501.87 feet and North 0°00'00" East, 40.00 feet from the South Quarter Corner of Section 29, Township 41 South, Range 13 West, Salt Lake Base and Meridian, said point being a point on the North right-of-way line of 600 North Street, a public 80.00 foot wide roadway; thence North 00°19'13" East, 186.64 feet to the beginning of a 100.00 foot radius curve concave to the East; thence Northeasterly to the right, along the arc of said curve 38.92 feet through a central angle of 22°17'51"; thence North 22°37'04" East, 80.02 feet to the beginning of a 100.00 foot radius curve concave to the West; thence Northeasterly, to the left, along the arc of said curve 39.48 feet, through a central angle of 22°37'04"; thence North 00°00'00" East, 78.00 feet; thence North 90°00'00" West, 96.45 feet to a point on the Sky Mountain Golf Course, the following Twenty (20) courses follow the SKY MOUNTAIN GOLF COURSE BOUNDARY: thence North 17°32'08" East, 24.59 feet; thence North 07°49'17" West, 82.25 feet; thence North 33°05'41" West, 153.61 feet; thence North 43°06'09" West, 83.39 feet; thence North 38°59'36" West, 67.43 feet; thence North 35°04'15" West, 120.51 feet; thence North 45°30'57" West, 56.85 feet; thence North 48°33'31" West, 71.87 feet; thence North 16°20'04" West, 94.31 feet; thence North 36°16'05" East, 36.84 feet; thence North 87°59'45" East, 257.61 feet; thence North 53°35'22" East, 51.17 feet; thence North 38°32'44" East, 44.52 feet; thence North 54°14'37" East, 37.22 feet; thence South 46°05'18" East, 31.52 feet; thence South 12°40'51" East, 63.84 feet; thence South 24°26'02" East, 65.29 feet; thence South 46°07'24" East, 92.95 feet; thence North 57°37'95" East, 50.19 feet; thence South 89°56'21" East, 11.36 feet; thence South 00°03'21" West, 983.70 feet to a point on the North right of way line of 600 North Street; thence along said right of way line North 89°40'47" West, 135.20 feet to the point of beginning.



- Parcel 2
 - Beginning at a point South 89°40'47" East, 2501.87 feet and North 00°00'00" East, 40.00 feet from the South Quarter Corner of Section 29, Township 41 South, Range 13 West, Salt Lake Base and Meridian, said point being a point on the North right-of-way line of 600 North Street, a public 80.00 foot wide roadway, and the Southwest corner of that certain property conveyed in Book 1621, at Page 1118 (H-3-1-29-2213-RD2), Official Records, and running thence North 0°19'13" East, 186.64 feet to the beginning of a 100.00 foot radius curve concave to the East; thence Northeasterly to the right, along the arc of said curve 38.92 feet through a central angle of 22°17'51"; thence North 22°37'04" East, 80.02 feet to the beginning of a 100.00 foot radius curve concave to the West; thence Northeasterly, to the left, along the arc of said curve 39.48 feet, through a central angle of 22°37'04"; thence North 00°00'00" East, 78.00 feet; thence North 90°00'00" West, 96.45 feet to a point on the Sky Mountain Golf Course, and that certain property conveyed in Warranty Deed recorded as Doc ID 20080049339 (H-3-1-29-2141-RD2), Official Records, thence the following four (4) courses along the SKY MOUNTAIN GOLF COURSE BOUNDARY: South 17°22'26" West 18.88 feet; thence South 26°13'42" West 52.30 feet; thence South 22°37'04" West 143.11 feet; thence South 83°32'52" West 30.50 feet, to the Northeast corner of that certain property conveyed in Warranty Deed recorded in Book 1537, at Page 2606 (H-3-1-29-2212-RD1), Official Records; thence along the East line of said parcel South 00°00'00" East 213.50 feet, to the North line of said 600 North Street; thence along the North line of said 600 North Street, South 89°40'47" East 163.35 feet to the point of beginning.
- e) Stamped envelopes with the names and addresses of all property owners within 350 feet of the boundaries of the property proposed for rezoning
 - Envelopes being mailed
- f) Warranty Deed or preliminary title report or other document showing evidence that the applicant has control of the property
 - Attached
- g) PDO zone change applications must also have a separate preliminary site plan submitted
 - Preliminary Site Plan Application below.

Preliminary Site Plan Application

1. A vicinity map showing the general location of the project.



2. A site plan showing
3. Preliminary utility plan
4. Tables showing # acres in the proposed development and land use summary
5. Phased development plan if applicable
 - a. Not Applicable
6. Warranty deed or preliminary title report
 - a. See Attached
7. Signed and notarized Acknowledgment water supply
 - a. See Attached

Preliminary Site Plan Application Narrative

Project Name: Back 9 at Sky Mountain

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Current Zoning: Neighborhood Commercial (NC)

Proposed Zoning: Single-Family Residential 8 (R1-8)

Date: 7/17/2024

Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary site plan application for the development of Back 9 At Sky Mountain, a residential community. The site plan details the proposed layout, infrastructure, and amenities for the property located at 2230–2254 W 600 N, Hurricane. This application is contingent upon the approval of a pending zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8).

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Back 9 project and promotes a cohesive community environment.

Justification for Zone Change

1. Compatibility with Surrounding Land Use: The proposed R1-8 zoning is consistent with the residential nature of the surrounding area. The golf course adjacent to the property creates a natural buffer and enhances the appeal of a residential community. The transition from commercial to residential zoning will create a harmonious blend with the existing neighborhood.

2. Preservation of Commercial Potential Along 600 N: The Planned Development Overlay (PDO) will ensure that the commercial potential of the property along 600 N is preserved. This approach allows for a balanced development strategy, satisfying the city council's objective of maintaining commercial use along the main road while transitioning the rest of the property to residential use. This dual approach will enhance the overall utility and value of the property.

3. Traffic and Infrastructure: The proposed zone change to R1-8 will have a manageable impact on local traffic and infrastructure. The development plan includes appropriate access points, road improvements, and utility connections to support the new residential community without overburdening existing systems. Additionally, the intended infrastructure will be required for the development of the property to the east, which needs to use our road as secondary access for fire safety and other purposes. This collaboration enhances overall community safety and connectivity.

4. Supports sustainable growth: The proposed zone change aligns with Hurricane's long-term planning goals of promoting balanced and sustainable growth. By converting part of the property to residential use while retaining commercial possibilities along 600 N, the development supports a mixed-use community, fostering economic and social vitality.

Conclusion

The proposed zone change from Neighborhood Commercial (NC) to Single-Family Residential 8 (R1-8) for our property is a strategic move that benefits the community by providing additional housing, preserving commercial opportunities, and ensuring compatibility with the surrounding land uses. We respectfully request the city council's approval of this application to proceed with the development of the Back 9 At Sky Mountain.



STAFF COMMENTS

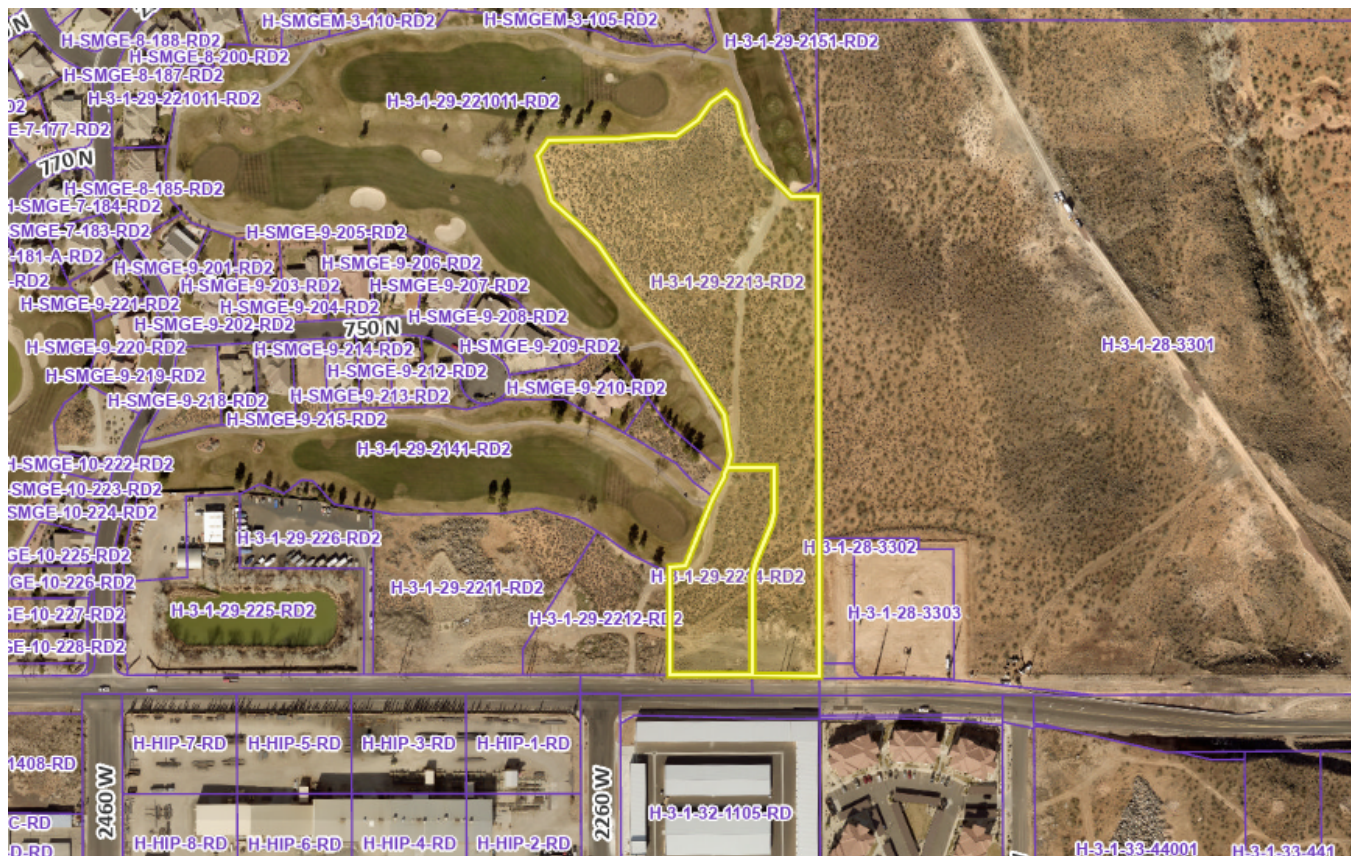
Agenda Date:	02/27/2025 - Planning Commission
Application Number:	ZC24-07 PSP24-21
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	317 Sycamore LLC
Agent:	Brixton Call
Request:	Approval of a Zone Change approval from NC/PDO to R1-8/PDO.
Location:	2230 W 600 N
Zoning:	Neighborhood Commercial NC with a Planned Development Overlay (NC/PDO)
General Plan Map:	Planned Community
Recommendation:	Table
Report Prepared by:	Fred Resch III/Gary Cupp

Update for February 27, 2025:

This item was heard by the Planning Commission on August 8, 2024, and tabled to allow the applicant time to acquire access agreements and provide for a water loop. The property requires access from both the property to the east and west for proper access and water looping. The applicant has provided a draft purchase contract for the property to the west and a proposed cooperation agreement with the property owner to the east. The applicant has indicated that the finalized documents are forthcoming, which is why this item has been placed back on the agenda. Staff believes the draft documents are acceptable, although at the time of this writing, the signed and executed agreements have not been provided. Staff recommends tabling this item if those agreements are not provided to the City prior to the 2/27/25 meeting.

This property was previously rezoned from Neighborhood Commercial (NC) with a Planned Development Overlay (PDO) to R1-8/PDO in 2019 to allow for the development of an assisted living facility, which was approved subject to a development agreement that stated that the zoning would revert to Neighborhood Commercial if a final site plan was not approved within two years. That project did not move forward and the property's zoning has reverted back. The current applicant is requesting approval of a preliminary site plan and zone change from the existing NC/PDO to R1-8/PDO and proposes to develop the site with 35 townhomes, open space, and a commercial pad along 600 N.

	Zoning	Adjacent Land Use
North	R1-8 PDO, PF	Sky Mountain Golf Course
East	R1-10	Undeveloped Property
South	M-1, RM-3	Storage units, apartments
West	R1-8 PDO, PC	Sky Mountain Golf Course, undeveloped property



Zone Change Factors:

02/27/2025

ZC24-07
PSP24-21

Pursuant to Hurricane City Code (HCC) section 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property;*
and
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Planned Community which recommends: *Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.*

This property is adjacent to, and currently considered part of, the Sky Mountain PDO. This development plan includes townhomes, which are generally permitted in the Planned Community general plan designation of the site, and also proposes supporting commercial space to benefit the community. This development proposes a large open space buffer area between the existing golf course and the existing single family residential homes in the adjacent Sky Mountain development.

The General Plan also states that, *“Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options.”* Additionally, the Moderate Income Housing Plan states that the City should *“Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments”* This property would be integrated in with existing commercial and residential developments, thus, making the site suitable for the proposal.

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

Response: This development will be relatively isolated from the existing development in the vicinity due to the large open space buffer. The approved adjacent development to the west, which this development will eventually tie into, also consists of a similar mixed use development type that consists of townhomes and commercial uses. Thus, this proposal is considered harmonious with the overall character of existing development in the vicinity.

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

Response: Due to the large open space buffer that will prevent any potential conflicts with the golf course, and because this development will not tie into the existing Sky Mountain residential development, it will not have an adverse effect on the adjacent property. This townhome development is also much less dense than other nearby townhome developments, and is at an equivalent overall density to the other developments in the vicinity. Additional commercial development along 600 N will be a benefit to the community. Most traffic impacts will be along 600 N which is designed to handle larger traffic loads.

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

Response: See JUC Comments below. Development of this property will require participation of the neighbors to the east and the west and the applicant has informed staff that they are working with their neighbors for those connections. There were no concerns on the overall adequacy of public facilities and services to serve the property.

Other Considerations:

Sky Mountain Master Plan:

The Sky Mountain PDO, last amended in 2003 and attached to this packet, designated this area as “neighborhood commercial business park” and designated the entire area along 600 N as a commercial corridor. The development agreement also states, “*High density residential attached and/or detached will be generally concentrated along 600 North, although some interior high density may ultimately be desired.*” This development agreement also speaks of design flexibility and that “*this development agreement shall not be considered a hard and fast rule*” and should be able to be changed as market conditions demand. Indeed, over the past two decades there have been a number of deviations from this plan.

Due to the fact that the development agreement is not recorded against the property, and is also only considered a “guiding document,” staff believes that this development proposal can be approved through the requested zone change as a separate project unassociated with the existing Sky Mountain development.

Preliminary Site Plan Review

JUC Comments:

Public Works: Would need to acquire and develop the road to the east labeled Future Public Right of Way for second access. Need to provide a water loop. Interior road does not meet current Hurricane City specifications, private roads need to meet current standards.

Power: Construction plans need to show the transmission line easement on 600N. Power dept also has minimum setback requirements along a transmission line/ this is a NEC mandated code. Block walls shall not come within 10' of the existing power lines. An application for services shall be filled out before construction plans for redlines are allowed to move forward. Application can be found on the Planning and Zoning page of Hurricane City website or requested directly from Hurricane Power. Power has questions about the roadway improvements and also PUE. No medians in the roadway. Power Dept requests that the future ROW be established and dedicated before construction begins, also all roadway improvement be finished at final acceptance. Power dept will require power lines to be established inside the PUE along the said (future roadway).

Water: Will need ductile iron pipe installed in private roads. This may also need a water model.

Streets: No comment.

Sewer: An easement is required for the line extending to existing sewer, along with a 14' all weather road centered over the sewer line.

Engineering: The depicted plan is dependent on neighboring property owners. The applicant must present agreement(s) specifying the arrangement(s) they've made with their neighbors when the preliminary plat application is submitted (HCC 10-39-7(c)(10)). Water looping (HCS 3.6.4 & 3.6.8.2), the sewer connection (crosses Toquerville Enterprises property [see also ACSSD standard 1.2.5(A)]), and access challenges (future public right of way on the plan's east side is not a master planned road and it's owned by Toquerville Enterprises, see also HCS 3.2.4.2(k)) cannot be resolved without neighbors' participation/consent. Where much of the required infrastructure relies on neighboring property owners', engineering would recommend requiring said agreement(s) before granting the zone change. Existing conditions must be accurately modeled to be properly considered (HCC 10-7-10(d)(2)) this plan fails to depict the existing Hurricane City Power substation site (parcel H-3-1-28-3303) and the existing curb, gutter, sidewalk and accesses associated with it. Intersection spacing along the future public right of way can't be checked (see HCS 3.2.4.3 and the Transportation Master Plan section 9.3.2). Private streets must be public and meet Hurricane City standards.

Fire: No comment.

Phone/Cable: No comment.

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

Staff Comments:

1. **Density:** The proposed density is 4.45 units per acre which meets R1-8/PDO standards. The site plan says 5.22 units per acre however they are allowed to count the commercial area acreage

towards their residential density, as the City has approved in many other developments, so the actual density is 4.4 units per acre, which conforms to the underlying R1-8 density requirements.

- a. A PDO allows for a wide variety of housing options, including townhomes and duplexes. The City has allowed the commercial areas to count toward the total acres as long as the commercial use adds to the development.

10-23-5

C. Commercial Uses: Any commercial use shown on table 10-15-1 in subsection 10-15-3A of this title may be permitted within a planned unit development provided such use is:

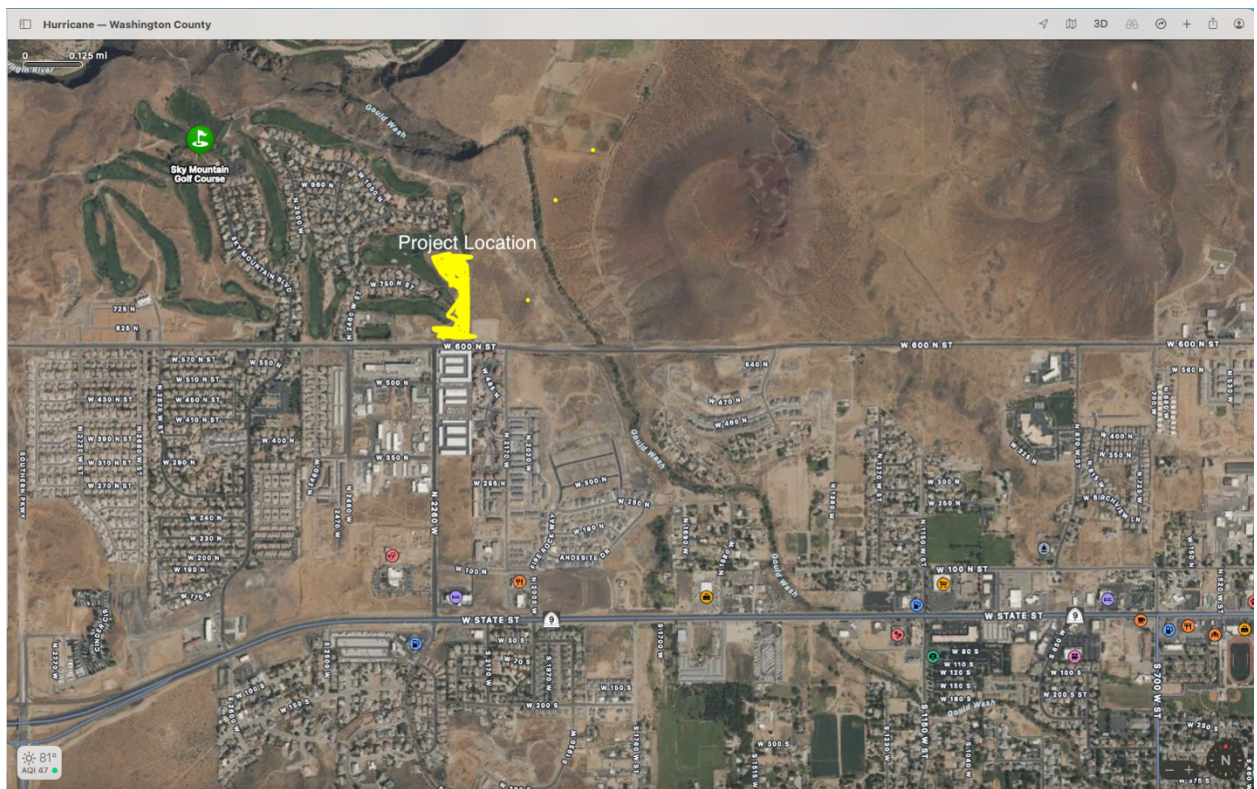
- 1. Specifically authorized as part of a site plan approved pursuant to the provisions of this chapter; and*
 - 2. Designed as an integral element of the planned development, including building and landscaping design which is consistent with design elements of the development. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)*
2. **Parking:** Per HCC 10-34-10 two parking spaces are required per unit. Each unit will have garages and driveways to meet this code. The commercial space will need to provide its own site plan to determine parking requirements.
 3. **Open Space and Amenities:** This development significantly exceeds the required open space amount of 20% as laid out in HCC 10-33-5(E). A 35 unit development would require one amenity, which the trail system along the golf course provides. Staff would recommend the trail be extended to the east property line so that it can be used to connect to the Future Three Rivers Trail system.
 4. HCC 10-23-9(l)(1) specifies, "all streets shall be public streets and shall be established according to public street standards adopted by the city." The City Council can approve a modified cross section, but that should be requested by the applicant.
 5. Staff would recommend that, if approved, a new preliminary site plan addressing staff and JUC comments be provided.

Findings:

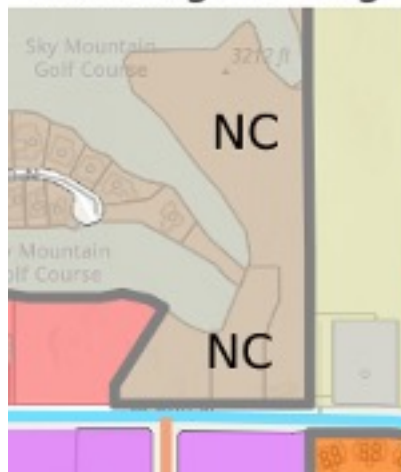
Staff makes the following findings:

1. The application meets the standards of the General Plan and the General Plan Map.
2. The uses are considered harmonious with most of the surrounding, existing and proposed, development.
3. The proposed amendment will not have a significant impact on the area.
4. Services and facilities are adequate to serve the property.

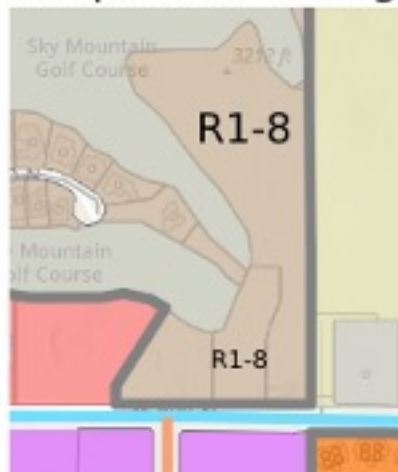
Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff recommends tabling unless finalized contracts and cooperation agreements have been received, in which case staff would support the Planning Commission making a recommendation to the City Council to approve the zone change subject to staff and JUC comments and provision of an updated site addressing staff comments.



Existing Zoning



Proposed Zoning





HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
BACK 9 TOWNHOMES
2256 W 600 N
HURRICANE, UT
LOCATED IN THE SE QUARTER OF SECTION 29,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SL BASE AND MERIDIAN

REV.	DESCRIPTION	DATE	BY

SEAL

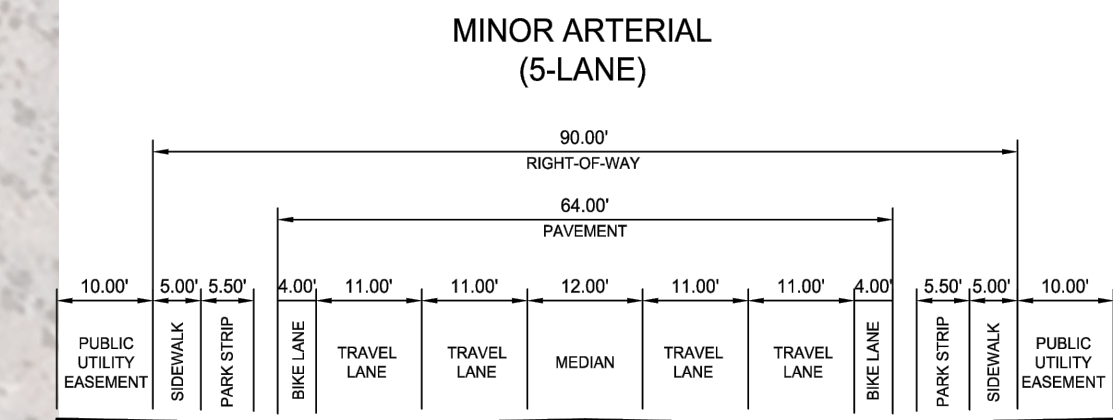
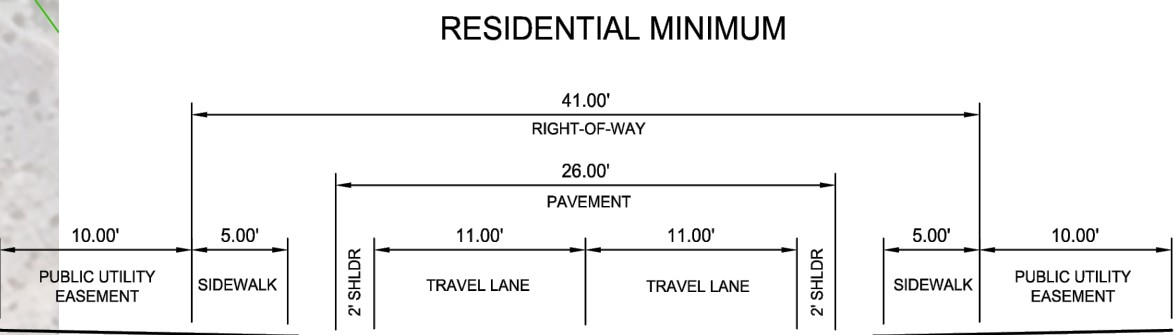
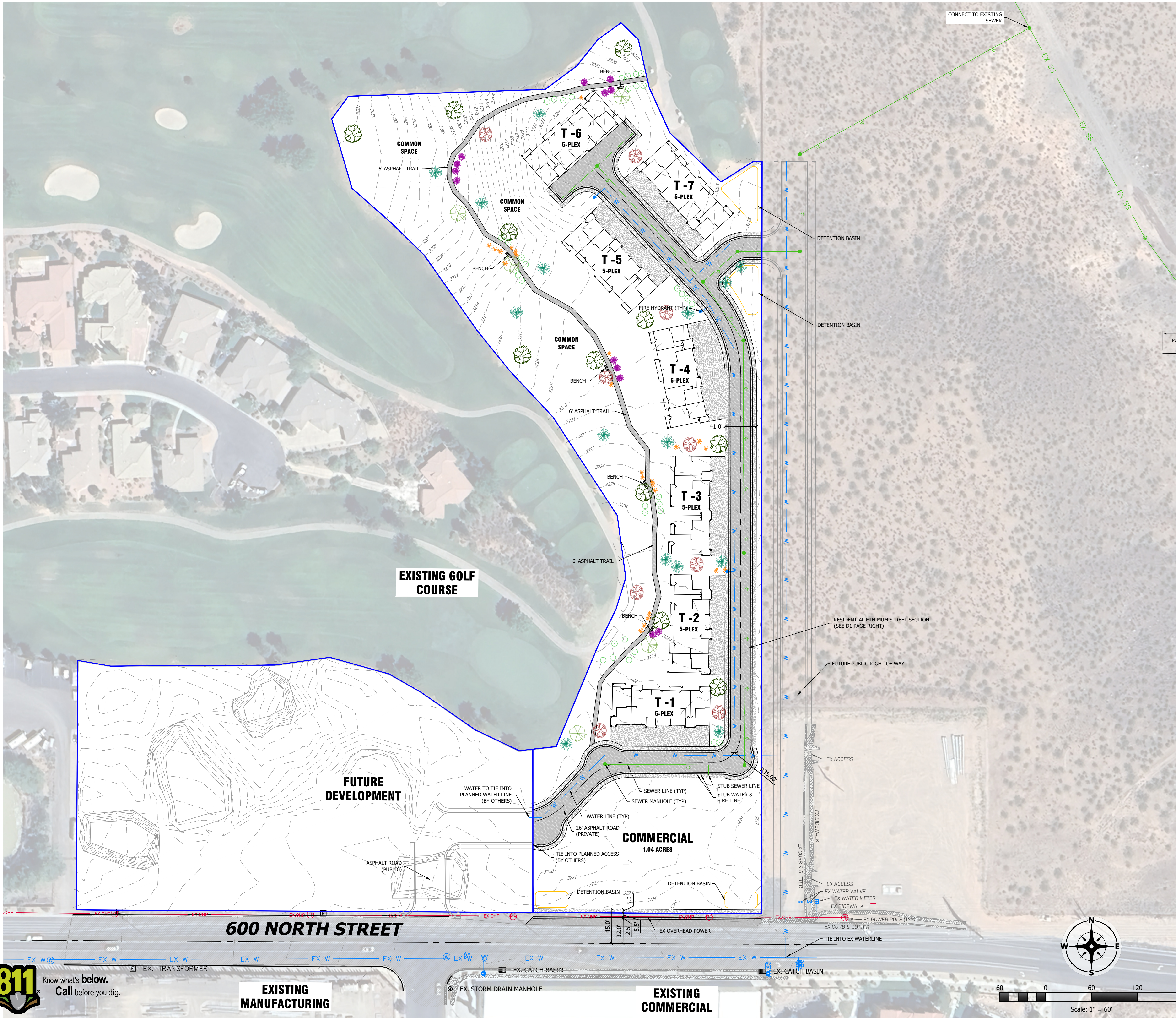
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 08 / 07 / 2024
Proj. No. 101 - 05
SHEET TITLE

**PROPOSED
SITE PLAN**

SHEET NO.

C1.00



D1 Road Sections
Scale: NTS

General Notes

- TOWNHOMES TO BE PLATTED INDIVIDUALLY, THE REMAINDER OF THE PARCEL WILL BE PLATTED AS COMMON SPACE.

Site Data

LOCATION: HURRICANE, WASHINGTON COUNTY, UTAH
CURRENT ZONING: HC PDD
PROPOSED ZONING: RL-8 PDD
PROPERTY SIZE: 341,386 SF / 7.837 AC
TOWNHOMES: 35 UNITS
RESIDENTIAL: 6.71 ACRES = 5.22 UNITS/ACRE
COMMERCIAL: 1.04 ACRES
OPEN SPACE: 3.88 ACRES
ROAD/HARD SURFACE: 2.17 ACRES



Know what's below.
Call before you dig.

**EXISTING
MANUFACTURING**

**EXISTING
COMMERCIAL**



Application

Application Accepted Date: 02/13/2025		Valuation		\$	0.00
Type of Improvement: Zone Change Application		PERMIT FEES			
Description:		Planning Fee		\$	500.00
Tenant / Project Name: Christine Stratton Living Trust		Planning Fee		\$	500.00
Bldg. Address: 952 S 920 W		Sub Total:		\$	500.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00
Subdivision: 920 W. Subdivision Phase: 1		Amount Paid:		\$	500.00
Block: Lot #: 2 Parcel ID #: H-NTW-2		Remaining Due:		\$	0.00
Zone: RA-1					
Property Owner: Christine Stratton					
Permit Contact: Nicholotte Parker P:(435) 619-9741					
Email: northrocktechnology@gmail.com					
CONTACT INFORMATION					
Email: northrocktechnology@gmail.com		P: (435) 619-9741			
General Contractor: Christine Stratton					
License #: 63885290		P: (435) 619-6609			
City: State: Zip:					
Email: jstratton@yahoo.com					
APPLICATION DETAILS		APPROVALS		DATE	INFO
DRAFT		Setbacks		Front:	Rear:
		Min.			
		Actual:			
		APPLICATION NUMBER: PLANZC25-05			
		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 complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.			
		Applicant Name: Nicholotte Parker			
		Signature of Applicant/Authorized Agent or Owner: Date:			
		Application Approved By:		Date:	
		Application Issued By:		Date:	
		Receipt #: 8.186578-02/13/25			

NARRATIVE

THE PURPOSE OF THIS ZONE CHANGE IS TO ADJUST THE ZONING TO ACCOMMODATE AN UPCOMING PROPOSAL FOR A LOT SPLIT AND PARTIAL AMENDED PLAT FOR THE BELOW DESCRIBED TRACT OF LAND. A PRELIMINARY FIELD SURVEY HAS BEEN PERFORMED, AND TWO BOUNDARY CORNERS HAVE BEEN ACCEPTED AND THE REMAINING CORNERS TO BE SET AND FILING OF SAID SURVEY IS PENDING ON ACCEPTANCE OF THE CITY OF HURRICANE.

ALL OF LOT 2 OF THE 920 WEST SUBDIVISION AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}11'35''$ EAST ALONG THE SECTION LINE A DISTANCE OF 58.74 FEET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 5, HURRICANE FIELD SURVEY, THENCE SOUTH $89^{\circ}43'43''$ EAST ALONG THE NORTH LINE OF SAID LOT 13 & 14 A DISTANCE OF 988.01 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH $00^{\circ}15'37''$ WEST 263.08 FEET TO THE NORTHWEST CORNER OF LOT 2 OF 920 WEST SUBDIVISION 2ND AMENDED AND THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}51'22''$ EAST 316.89 FEET; THENCE SOUTH $00^{\circ}14'58''$ WEST 255.83 FEET; THENCE NORTH $89^{\circ}51'09''$ WEST 316.94 FEET; THENCE NORTH $00^{\circ}15'37''$ EAST 255.81 FEET TO THE POINT OF BEGINNING.



STAFF COMMENTS

Agenda Date:	02/27/2025 - Planning Commission
Application Number:	ZC25-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Christine Stratton
Agent:	Nichollette Parker
Request:	Zone Change from RA-1 to RA-0.5
Location:	952 S 920 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 1.86 acres located on the west side of 920 W and north of 900 S. The applicant has stated that their purpose is to facilitate a lot split to build an additional home, although the RA-0.5 zoning could allow up to three homes on this property.

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



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

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

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection [10-7-5A](#) of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Analysis:

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Rural Residential, which is defined as,
“A transition from agricultural to traditional neighborhoods or commercial uses.
Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1.”

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

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

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

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

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

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

Response: No JUC comments were available at the time of this writing. Previous zone change requests for the same zoning in the vicinity of this property produced no substantial concerns. Planning staff do not anticipate any issues with service and utility adequacy for this application.

Other Considerations

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** Dedication of property on 920 W. Improvements on 920 W.
2. **Power:** Must submit a power service application. Primary power will be installed across the 920 w roadway at customer expense. All upgrades deemed necessary will be at customer expense.
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**
8. **Cable:**
9. **Phone:**
10. **Fiber:**

11. Gas: Okay

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

Staff Comments:

1. 920 W is a master planned minor collector and additional improvements along that roadway may be required as part of a future subdivision application.
2. Since this is located in a platted subdivision, an amended final plat application will be required in order to split this lot.

Findings:

Staff makes the following findings:

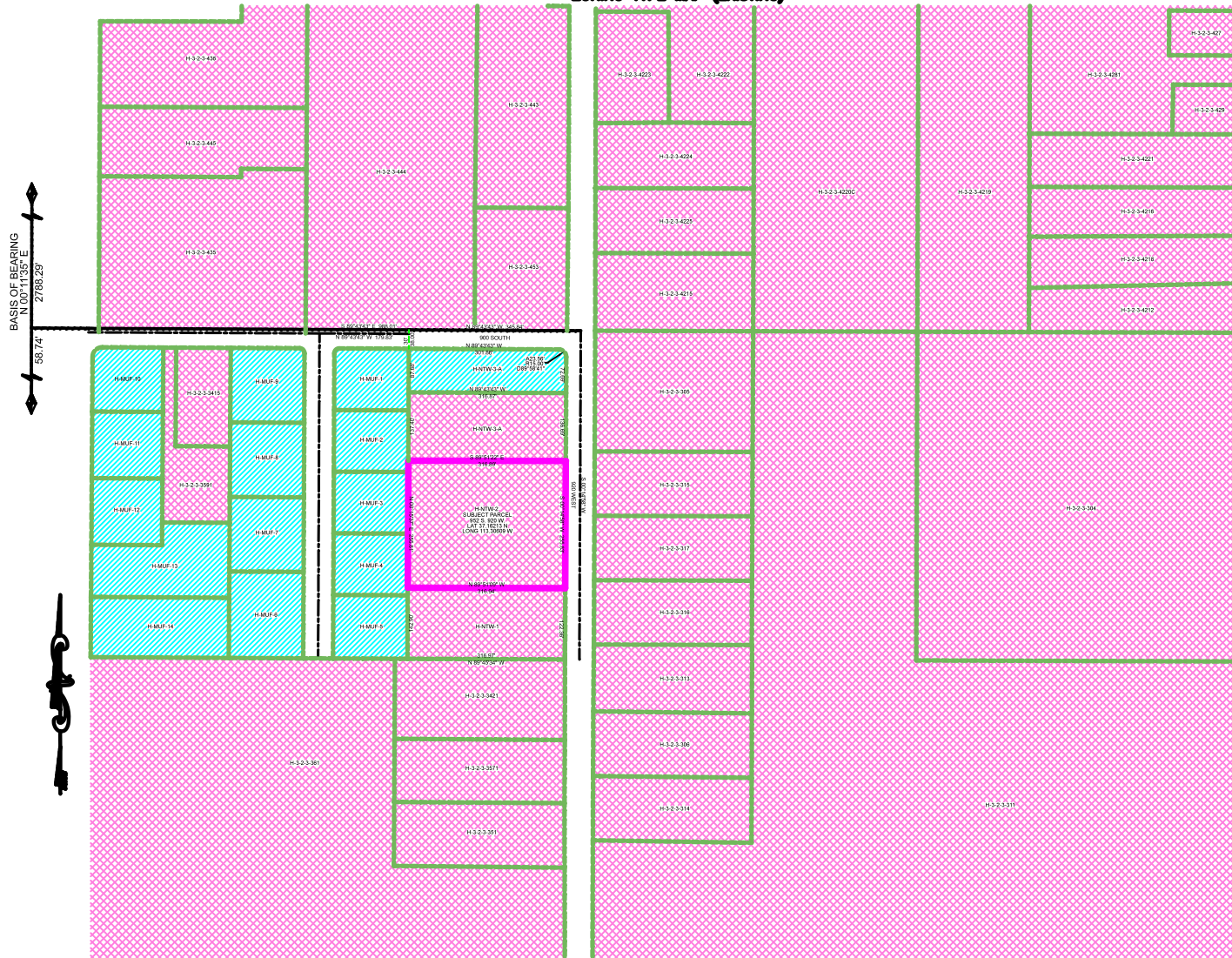
1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area, since it is within the parameters and recommendations of the General Plan.
4. Services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

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

ZONE CHANGE CHRISTINE STRATTON 952 S. 920 W.

Located in SW 1/4 Section 3, Township 42 South, Range 13 West, S. L. B. & M.
Hurricane, Utah

ZONING TYPE MAP (EXISTING)



HURRICANE VICINITY MAP



VICINITY MAP IS NOT TO SCALE

ZONE CHANGE BOUNDARY DESCRIPTION

ALL OF LOT 2 OF THE 920 WEST SUBDIVISION AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°11'35" EAST ALONG THE SECTION LINE A DISTANCE OF 58.74 FEET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH 89°43'43" EAST ALONG THE NORTH LINE OF SAID LOT 13 & 14 A DISTANCE OF 988.01 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH 00°15'37" WEST 263.08 FEET TO THE NORTHWEST CORNER OF LOT 2 OF 920 WEST SUBDIVISION 2ND AMENDED AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'22" EAST 316.89 FEET; THENCE SOUTH 00°14'58" WEST 255.83 FEET; THENCE NORTH 89°51'09" WEST 316.94 FEET; THENCE NORTH 00°15'37" EAST 255.81 FEET TO THE POINT OF BEGINNING.

ZONING TYPE LEGEND (EXISTING)

	RA-1: RESIDENTIAL AGRICULTURAL 1 UNIT PER ACRE
	RA-0.5: RESIDENTIAL AGRICULTURAL 2 UNITS PER ACRE

PAGE 2 OF 3

CLIENT: CHRISTINE STRATTON

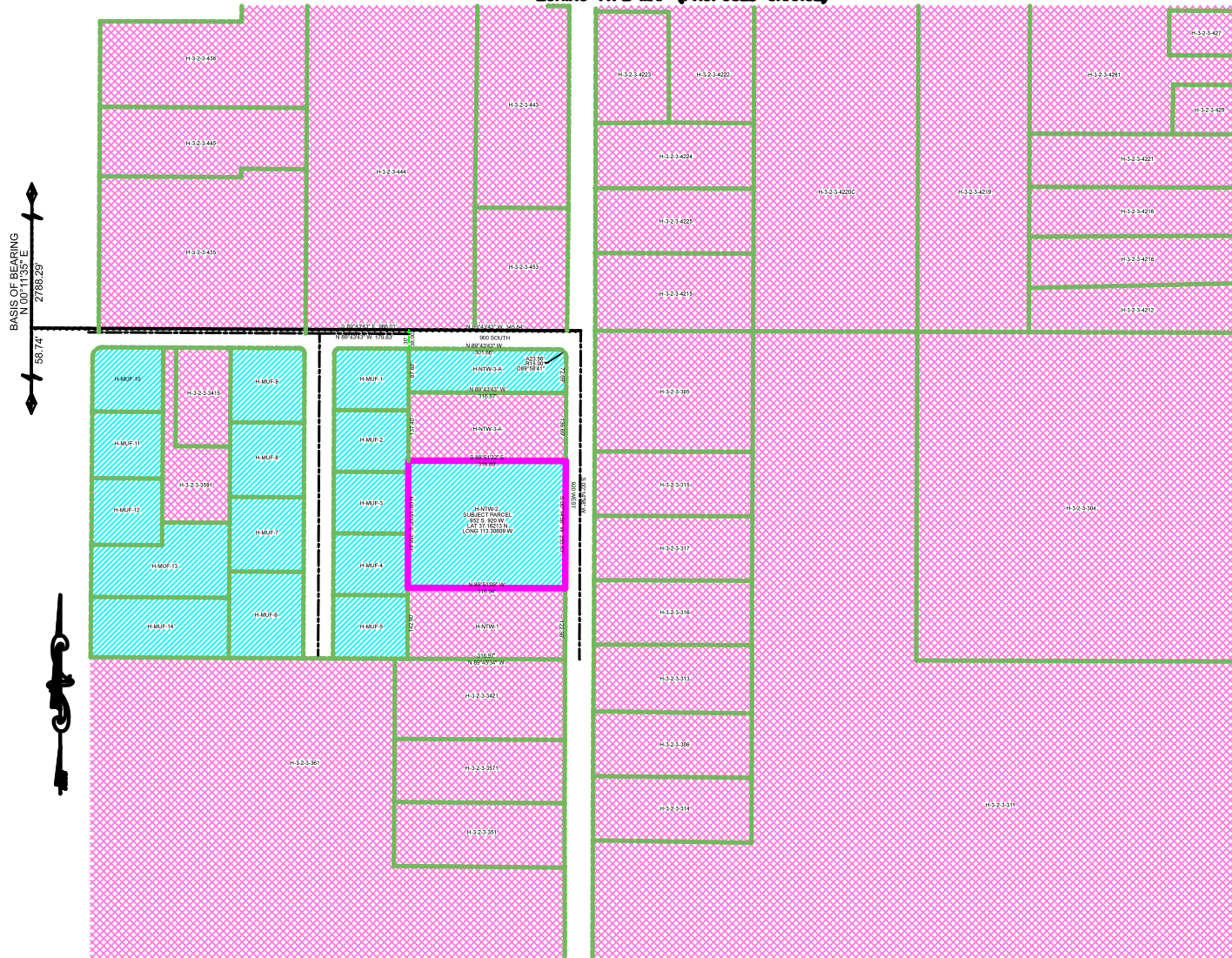
**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741



ZONE CHANGE CHRISTINE STRATTON 952 S. 920 W.

Located in SW 1/4 Section 3, Township 42 South, Range 13 West, S. L. B. & M.
Hurricane, Utah

ZONING TYPE MAP (PROPOSED CHANGE)



HURRICANE VICINITY MAP



VICINITY MAP IS NOT TO SCALE

ZONE CHANGE BOUNDARY DESCRIPTION

ALL OF LOT 2 OF THE 920 WEST SUBDIVISION AMENDED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°11'35" EAST ALONG THE SECTION LINE A DISTANCE OF 58.74 FEET, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH 89°43'43" EAST ALONG THE NORTH LINE OF SAID LOT 13 & 14 A DISTANCE OF 988.01 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 5, HURRICANE FIELD SURVEY; THENCE SOUTH 00°15'37" WEST 263.08 FEET TO THE NORTHWEST CORNER OF LOT 2 OF 920 WEST SUBDIVISION 2ND AMENDED AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'22" EAST 316.89 FEET; THENCE SOUTH 00°14'58" WEST 255.83 FEET; THENCE NORTH 89°51'09" WEST 316.94 FEET; THENCE NORTH 00°15'37" EAST 255.81 FEET TO THE POINT OF BEGINNING.

ZONING TYPE LEGEND (EXISTING)

- RA-1: RESIDENTIAL AGRICULTURAL
1 UNIT PER ACRE
- RA-2: RESIDENTIAL AGRICULTURAL
2 UNITS PER ACRE

PAGE 3 OF 3

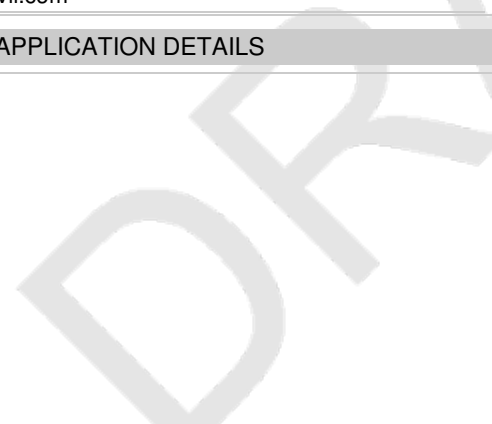
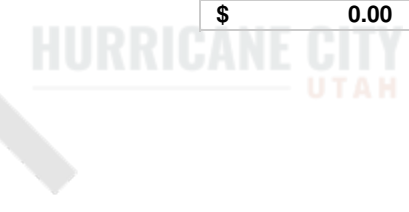
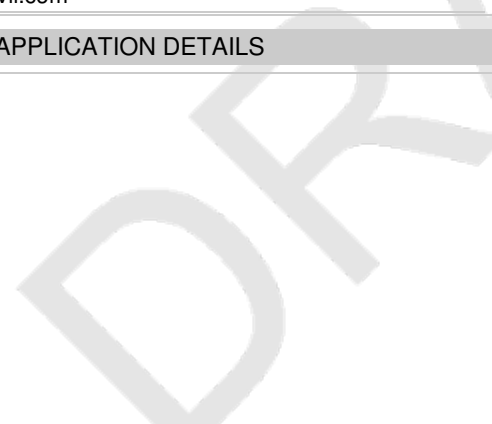
CLIENT: CHRISTINE STRATTON

**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741





Application

Application Accepted Date: 01/28/2025		Valuation		\$	0.00					
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES								
Description: 100 Unit patio home subdivision		Planning Fee		\$	150.00					
Tenant / Project Name: Desert Dunes at Desert Sands		Planning Fee		\$	150.00					
Bldg. Address: 4750 West Dixie Springs Dr		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Desert Sands Phase: 1-3		Amount Paid:		\$	150.00					
Block: Lot #: Parcel ID #: H-4136-D-SLL		Remaining Due:		\$	0.00					
Zone: R1-8 (PDO)										
Property Owner: The Hollows, LLC.										
Permit Contact: Logan Blake P:(435) 628-2121										
Email: logan@dsgcivil.com										
CONTACT INFORMATION										
Engineer of Record: Logan Blake										
Email: logan@dsgcivil.com P: (435) 628-2121										
General Contractor: DSG Engineering, Inc.										
License #: 797785 P: (435) 628-2121										
Address: 113 East 200 North Suite 2										
City: St. George State: UT Zip: 84770										
Email: logan@dsgcivil.com										
APPLICATION DETAILS										
										
APPROVALS										
DATE										
INFO										
Setbacks										
Front: Rear: Left: Right:										
Min.										
Actual:										
APPLICATION NUMBER: PLANPP25-06										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Logan Blake										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

Preliminary Plat

Desert Dunes

Narrative Description

(Written text required by City Code Section 10-7-10)

JANUARY 2025

Submitted by:

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

Contact: Logan Blake
E: logan@dsgcivil.com
O: (435) 628-2121

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located north of Dixie Springs Dr and west of Sand Hollow Rd. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is R1-8 with a PDO overlay. This application proposes to develop multifamily housing on 16.05 acres shown as area "K" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose a 100-unit single family subdivision on the site. The units will be two stories detached townhomes with 3 to 4 bedrooms and front loading two car garages. Parking will be provided within the garage or on the 20ft deep driveways in front of the units.

B. Height and Elevations

The proposed buildings are townhomes 1,766 sq.ft. of foot print area. Building heights to the top of the parapet of the flat roof range are 23 feet.

C. Density

We propose 100 units on 16.05 acres for a project density of 6.23 dwelling units per acre (du/a). The Desert Sands PDO was approved for 1770 units on 460.1 acres for a density 3.85 du/a. Currently 452 units on 117.5 acres have been approved with preliminary plats in the Desert Sands project. This project will increase the numbers to 552 units on 133.55 acres for a current density of 4.13 du/a.

D. Schools, Churches and Open Spaces

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

E. Phasing Plan

We plan on constructing the project in 3 phases with the amenity area being set aside in phase 1.

F. Topography

The project site itself slopes from North to south at a grade of 5-12%

G. Landscape Plan

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

H. Area Reserved for Landscaping

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

I. Utilities

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

J. Refuse Storage Areas

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

K. Lighting Plan

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

L. Turning Space

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

M. Signs

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



January 10, 2025

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

Subject: Desert Dunes at Desert Sands

Gary,

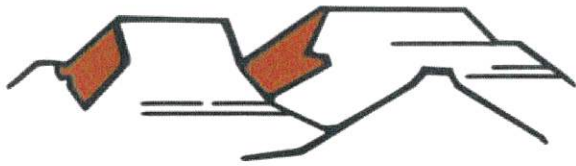
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

March 16, 2021

To Whom It May Concern:

The Hollows LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as Desert Dunes at Desert Sands Phases 1 -3, located at approximately 4750 W Dixie Springs Dr 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 100 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

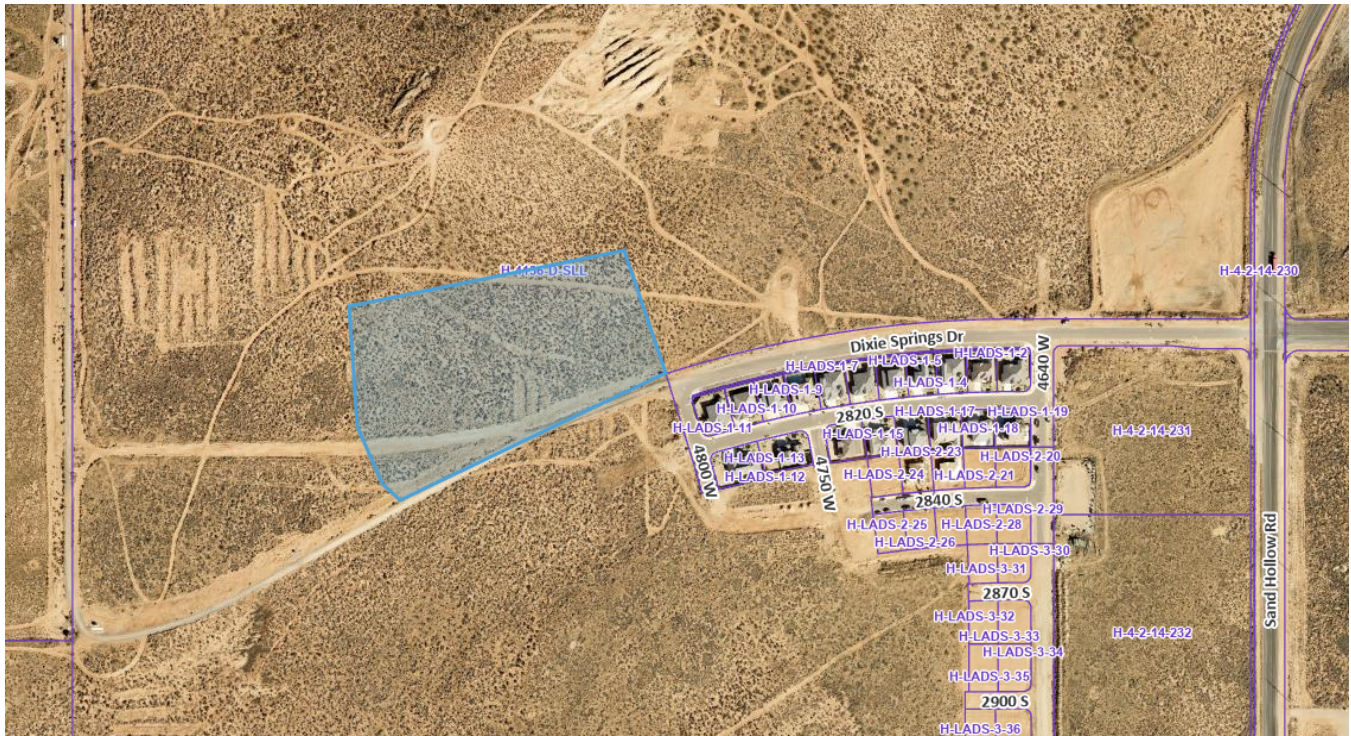


STAFF COMMENTS

Agenda Date:	02/27/2025 - Planning Commission
Application Number:	PP25-06
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	DSG Engineering - Logan Blake
Request:	Preliminary Plat Approval
Location:	4750 W Dixie Springs Dr.
Zoning:	R1-8 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

This application is a request for preliminary plat approval for 100 patio home units and associated open space located north of Dixie Drive near the Sandpoint at Desert Sands development. Patio homes are single-family homes where the property owner owns only the building pad and all surrounding property is common space. This property is “Area K” of the Desert Sands PDO and is zoned Single Family Residential R1-8 (PDO).



Map is approximate.

JUC Comments

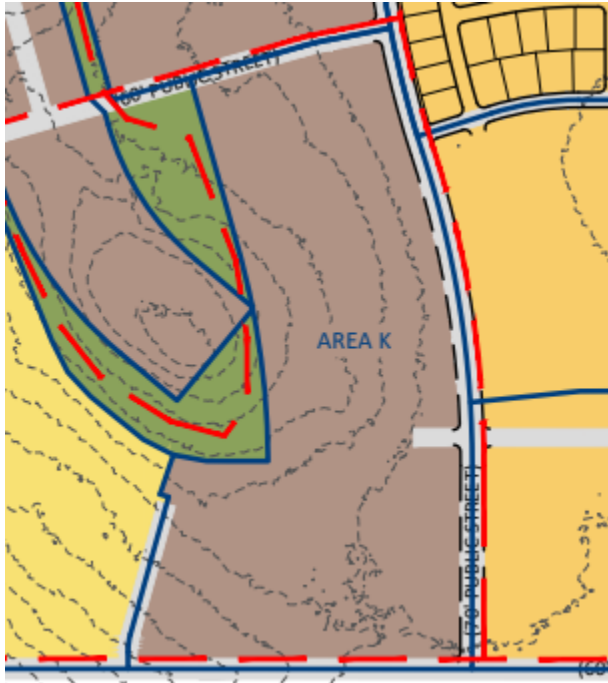
The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Power:** Dixie Power area. Looks good from my perspective.
3. **Sewer:** No comment.
4. **Street:** No comment.
5. **Water:** [No comments received.]
6. **Engineering:** Engineering supports a preliminary plat approval if expectations for the non-compliant slope between the units and planned open space are set, if access to the amenity area is considered, and the proposed water main relocation is vetted by the water department. Hurricane City Code (HCC) 10-24-8(B)(1)(a) specifies that "cut and fill slopes shall not exceed 16 feet in vertical height"; however, these plans depict a slope that's approximately twenty-two feet.
7. **Fire:** Must have fully improved second access.
8. **Fiber:** No conflicts.
9. **Cable:** TDS has facilities and will require blue stake.
10. **Phone:** [No comments received.]
11. **Gas:** Okay.
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any

guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Site Plan

1. This application is for “Area K” of the ongoing Desert Sands development. The original master plan approved 1770 units over 460 acres with Area K consisting of 189 units over 31.6 acres. The applicant is proposing 100 units over 16.05 acres.
 - a. The proposed preliminary plat appears to be for approximately half the area of Area K and with about half the allocated units being proposed.

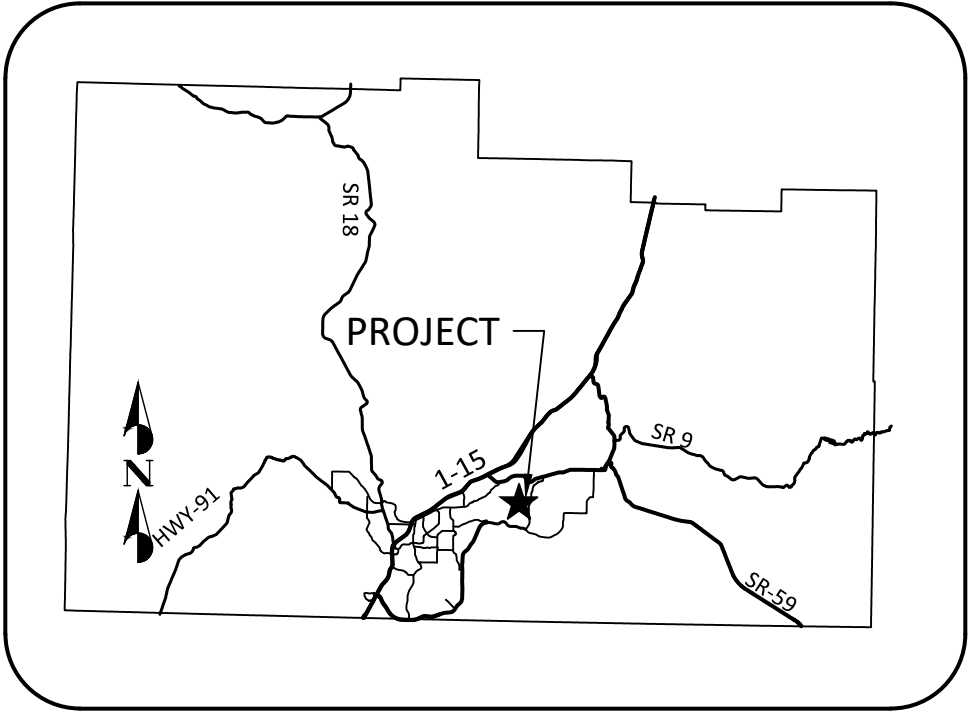


Desert Sands Master Plan with the Desert Dunes area highlighted.

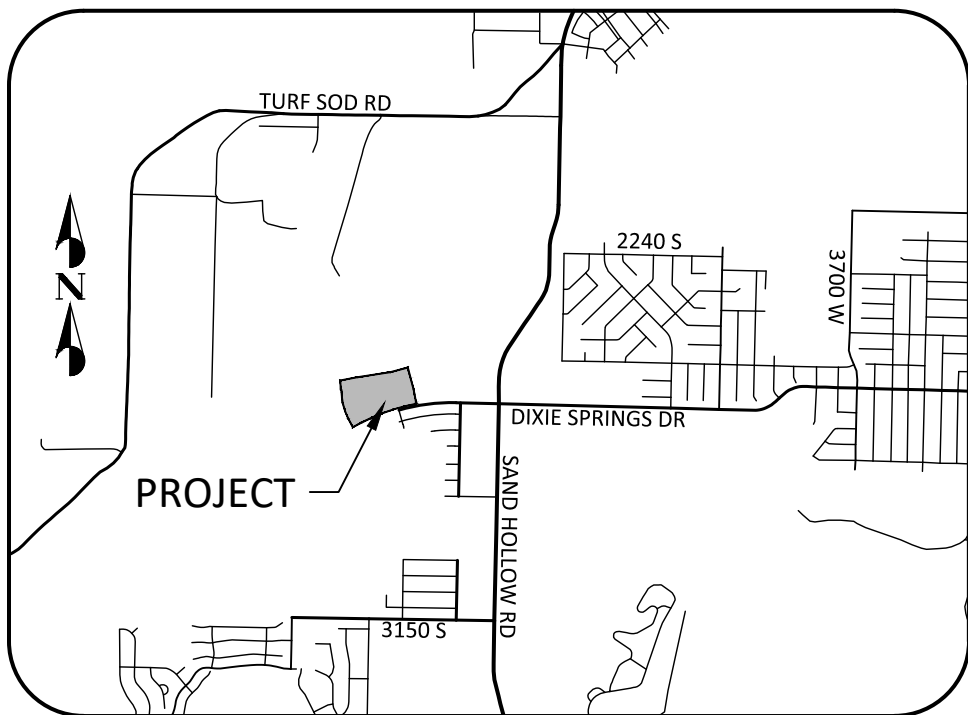
2. Per their PDO approval, this development will only be permitted for long-term residential uses.
3. The master site plan for Desert Sands shows a trail along the north end of this development. This should be provided for in the plans.
4. **Parking:** The site plan indicates that each unit will have garage and driveway space to meet the required parking spaces under city code.
5. **Open Space and Amenities:** Since this is a single-family-residential subdivision, no amenities or open space is required per HCC 10-33-5. However, this development has provided a pool, a poolhouse, and shade structure.
6. There is open space and a trail system planned to the north of the property. Staff would recommend that an additional trail connection be added to the open space to allow for greater access.
7. Engineering staff have cited issues concerning slope heights and the relocation of a water main. All of these issues can be addressed at the final plat stage, as indicated by the Engineer’s stated support for approval of this preliminary plat application.

8. All block lengths appear to meet city standards.
9. A will-serve letter from the culinary and sanitary water providers has been submitted.
10. The preliminary does not note whether the property is within a desert tortoise take area, as required on preliminary plats. Staff has confirmed that this site is not within a tortoise preserve area.
11. **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. Approval of this preliminary plat will add 100 units to Hurricane City's total.

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



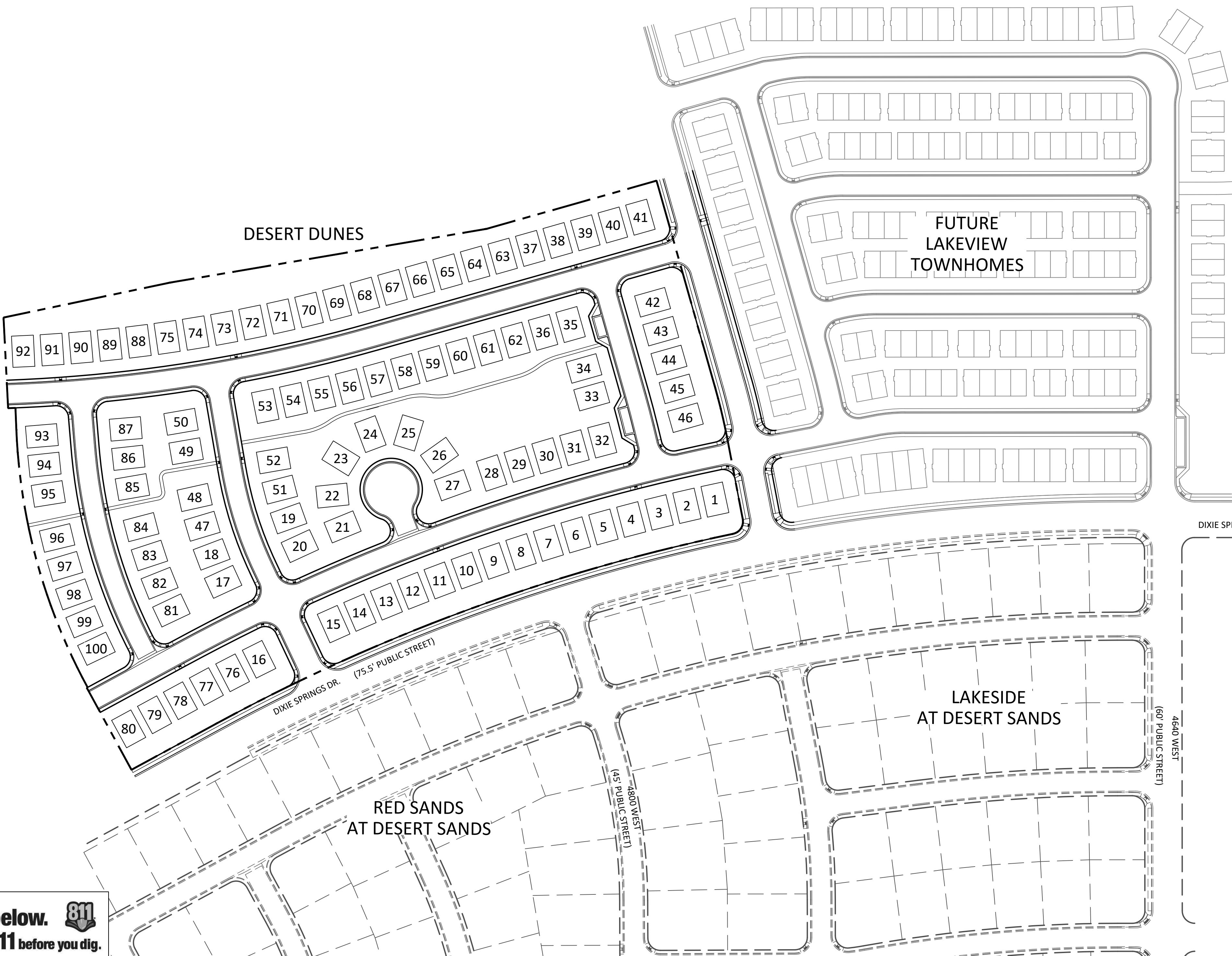
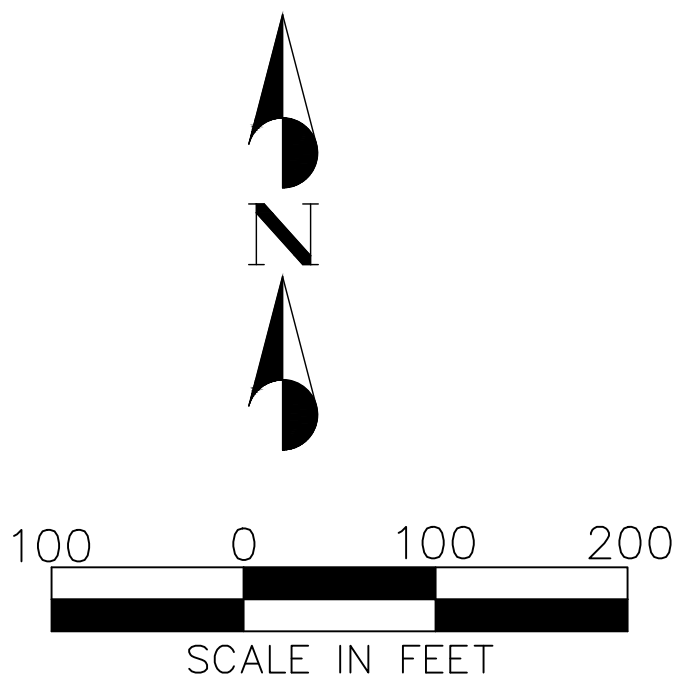
VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
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SP-2	4	SITE PLAN
GD-1	5	GRADING & DRAINAGE PLAN
UT-1	6	UTILITY PLAN
SEC-1,2,3	7,8,9	SECTION - PLAN & PROFILE
DT-1	10	DETAILS & SECTIONS



OWNER/DEVELOPER

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

CONTACT

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

PRELIMINARY PLAT
FOR
DESERT DUNES
AT DESERT SANDS

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



NO.	DESCRIPTION	DATE	APP'D.

DESERT DUNES
AT DESERT SANDS
4750 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

COVER SHEET

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

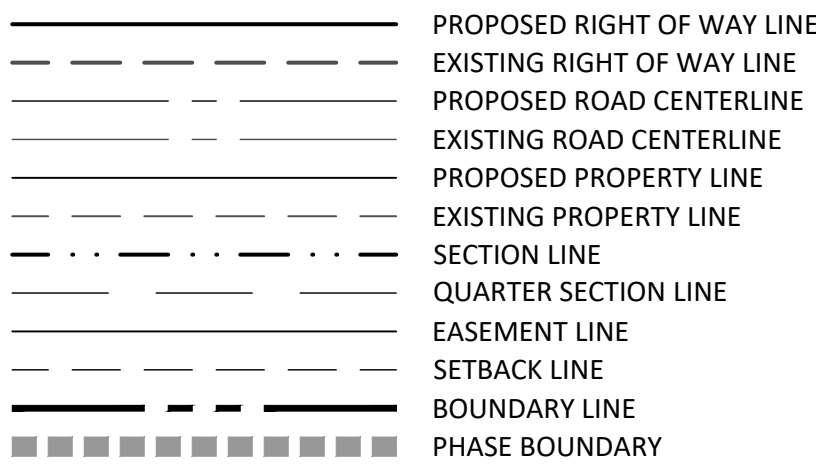


DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 100'
SHEET NUMBER :	

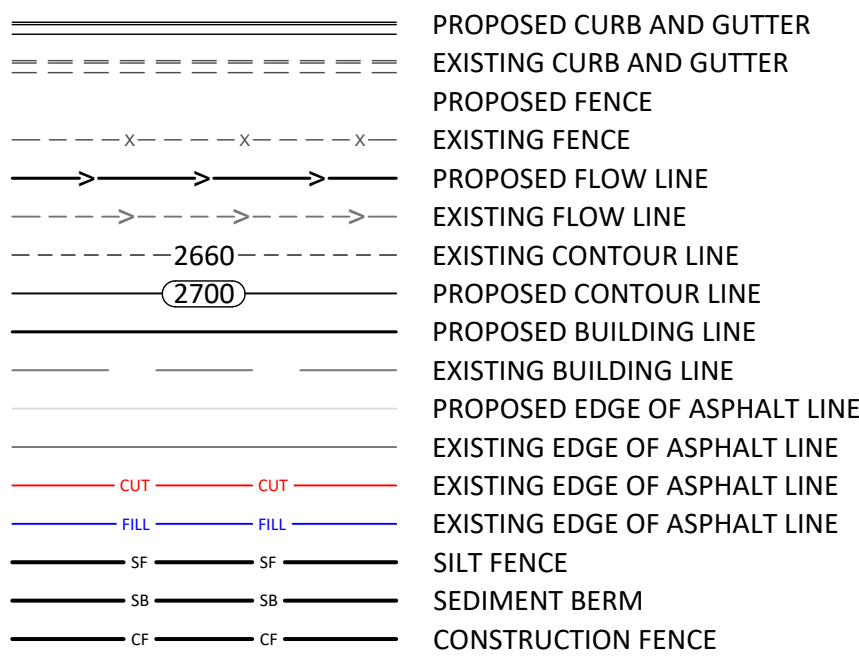
CS-1

1 OF 35 TOTAL

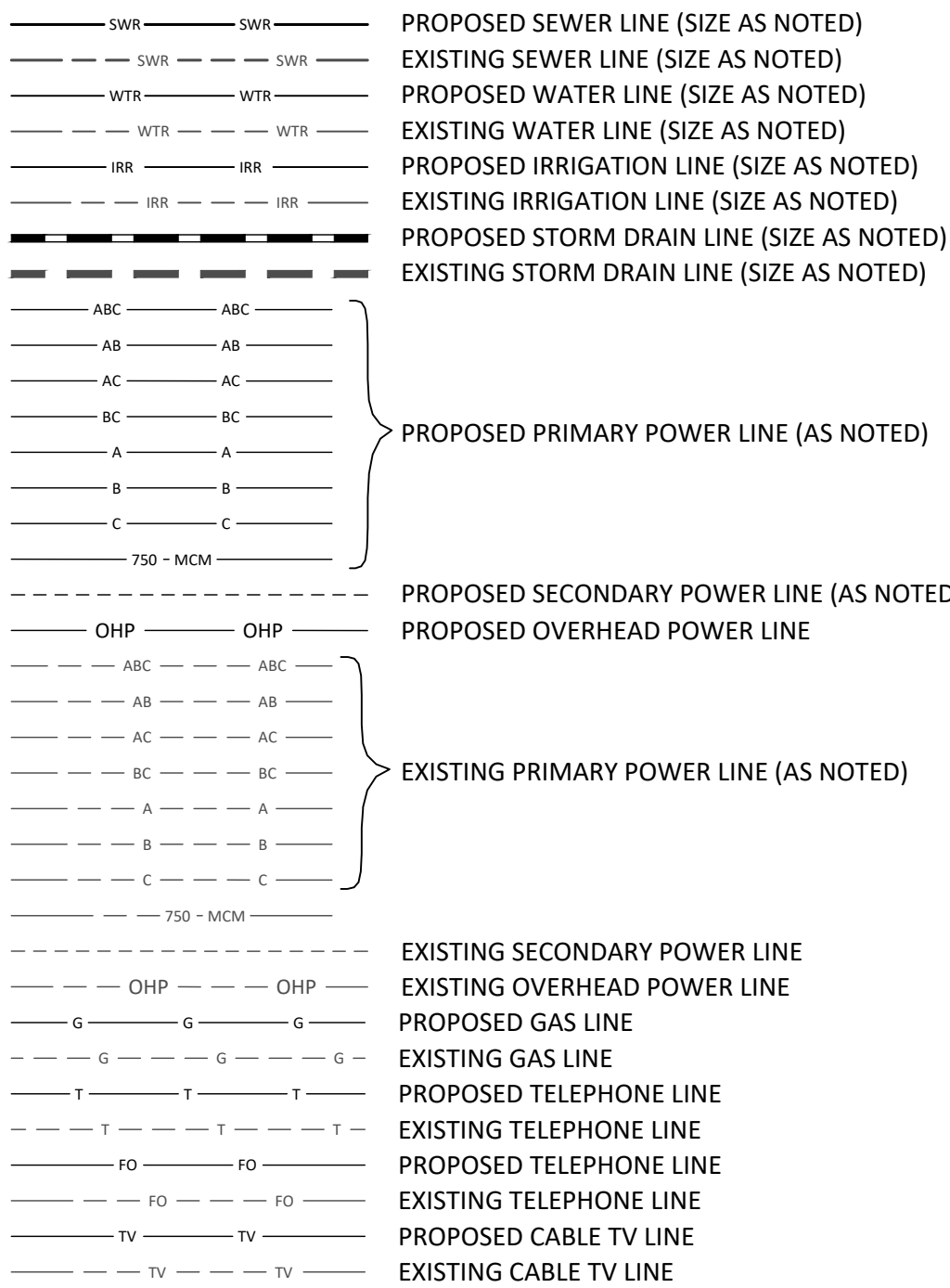
PROPERTY / RIGHT OF WAY LINE STYLES



SURFACE FEATURE LINE STYLES



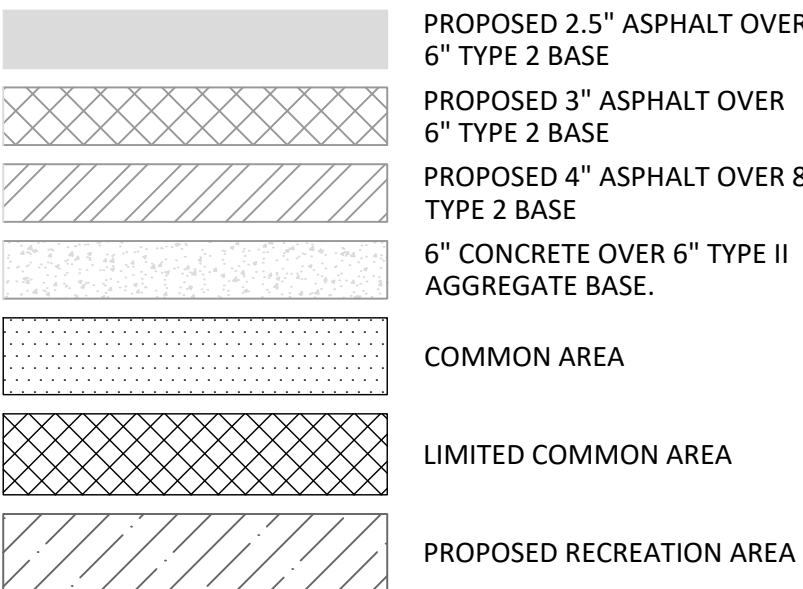
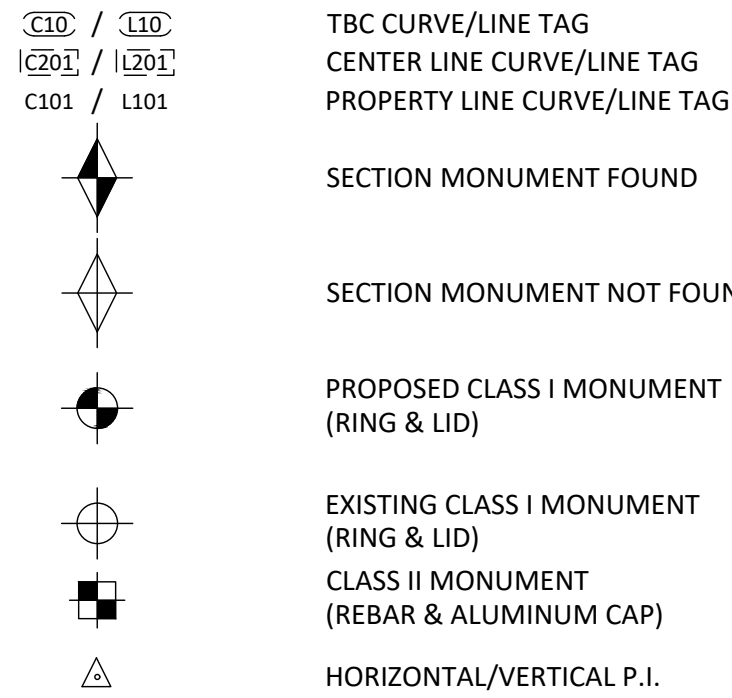
UTILITY LINE STYLES



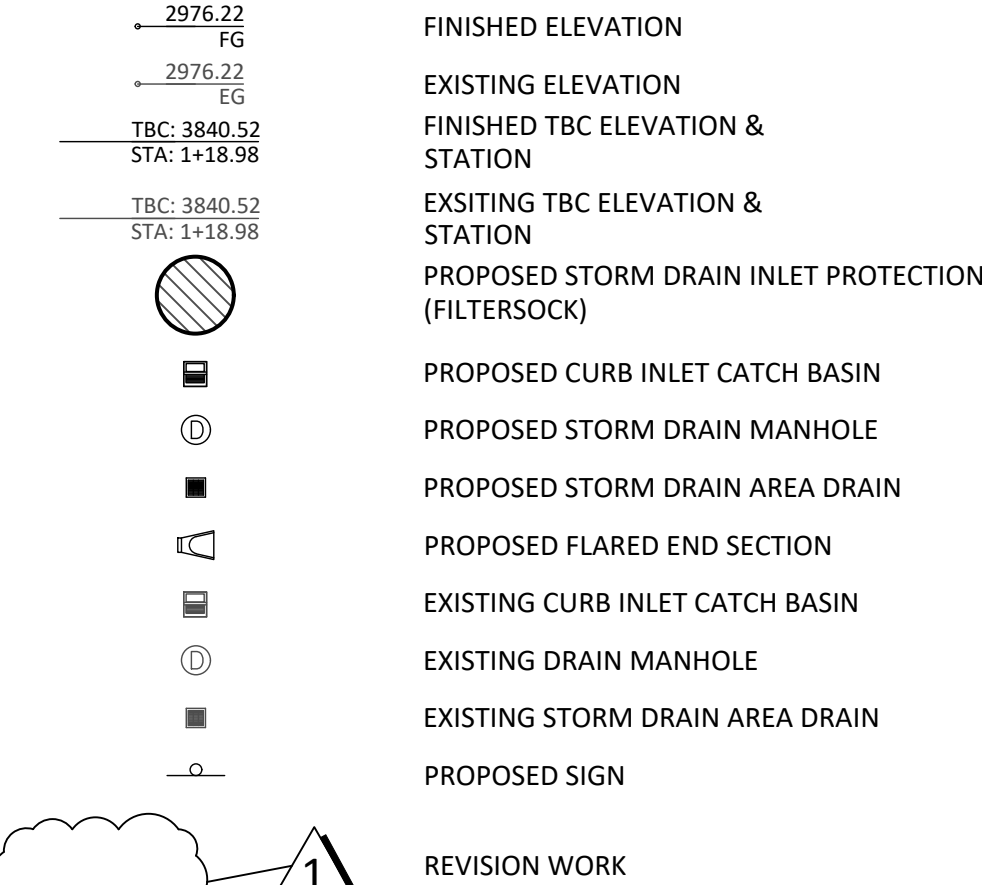
ABBREVIATIONS

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

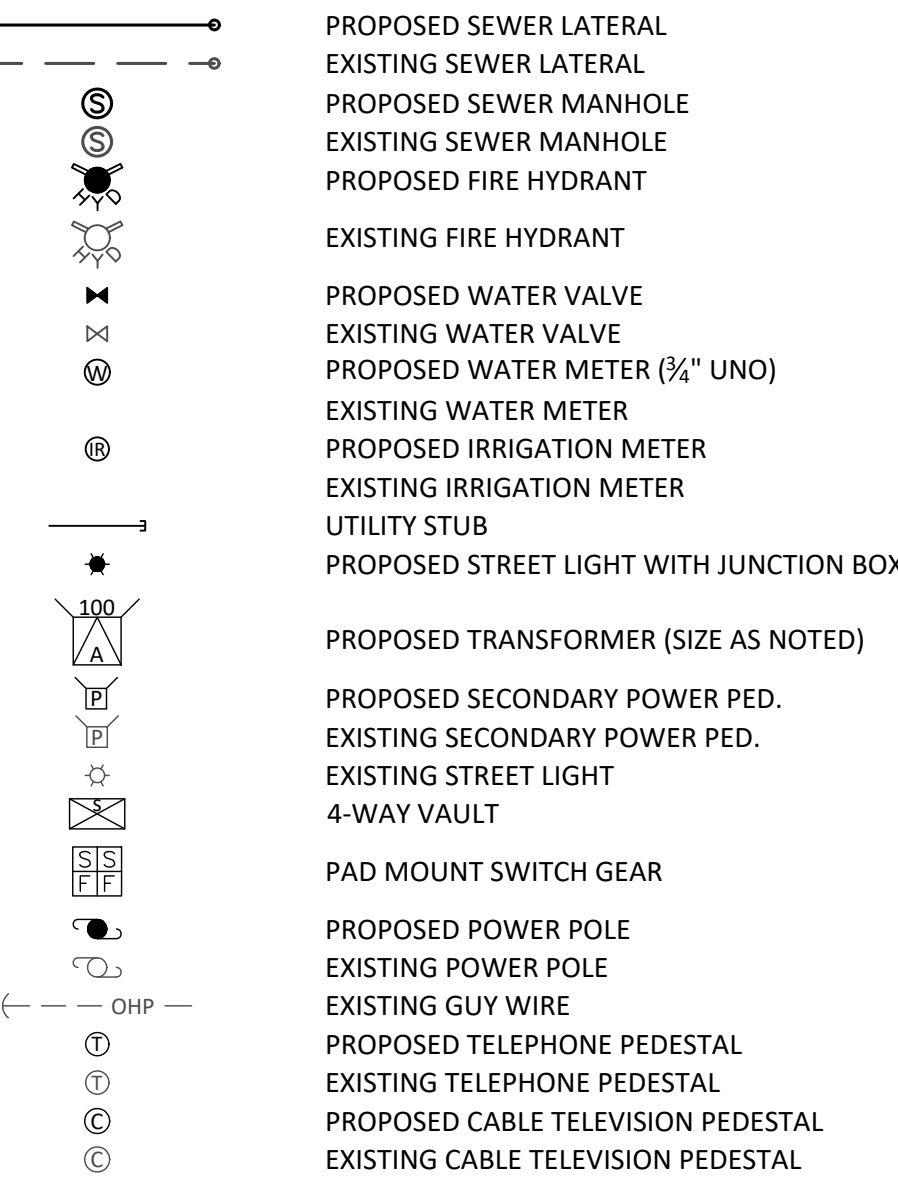
PROPERTY / RIGHT OF WAY SYMBOLS



SURFACE FEATURE SYMBOLS



UTILITY SYMBOLS



DIXIE POWER NOTES:

1. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
2. ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
4. ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6 TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
5. FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWERS ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
6. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
7. ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
8. OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15FT IN FRONT AND 5FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
9. PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINES AND METERING STANDARDS.

CENTURY LINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

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

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST THREE (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.
5. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
6. 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.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

HURRICANE CITY WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO WAGCEEDING 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 EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) 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. FOURTEEN (14) GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT BEACH WATER VALVE BOX AND HYDRANT.

ASH CREEK SSD GENERAL SEWER NOTES:

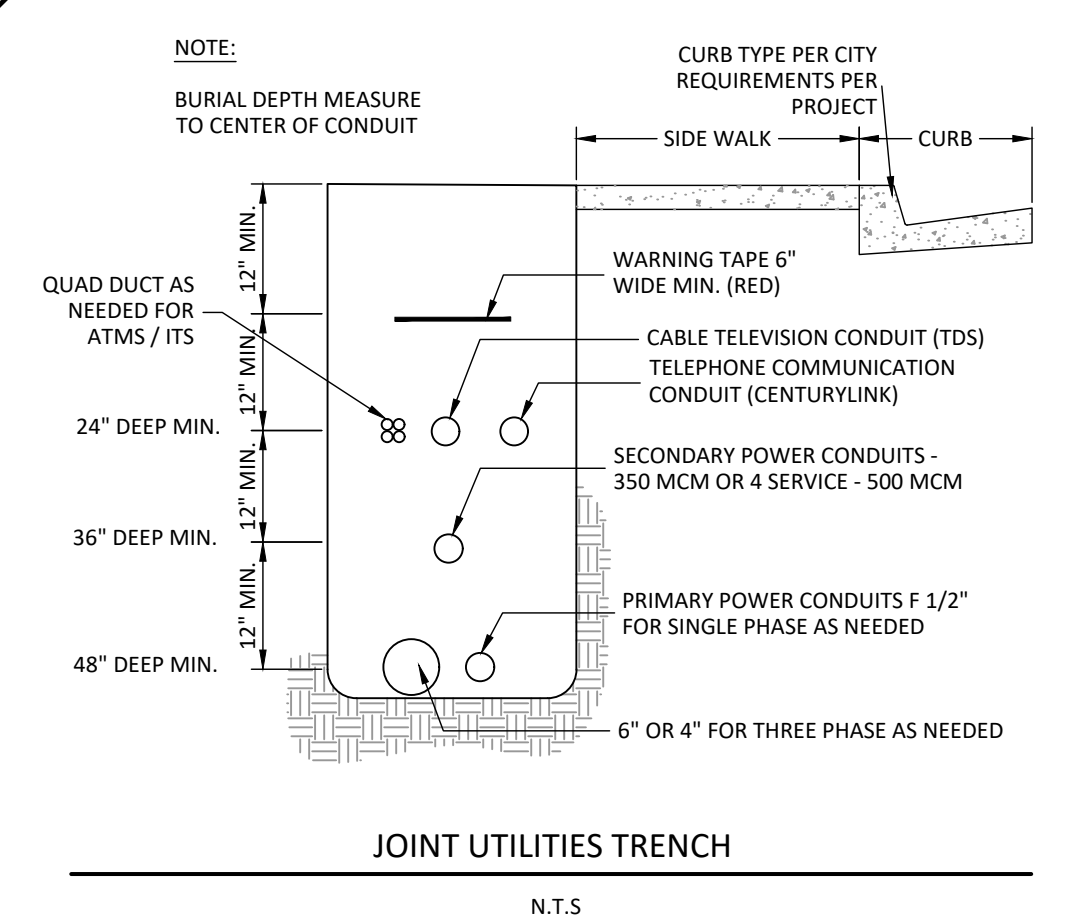
1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS AND 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.

INFOWEST, CATV/FIBER OPTIC NOTES:

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

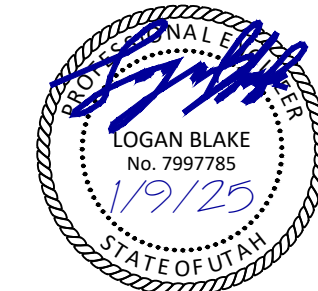
DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. **ASHLEY GLANZMAN AT (435) 218-4063**
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. 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 AT (435) 210-0729**, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *******IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO 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.



GENERAL NOTES RED SANDS

1. ALL EXISTING UTILITY CONNECTIONS AND CROSSINGS SHALL BE FIELD VERIFIED AND LOCATED DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING THE WORK ON THIS SUBDIVISION. EXISTING UTILITIES SHOWN ARE FOR GENERAL LOCATION REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH HURRICANE CITY AND BLUESTAKE AND/OR POTHOLE TO DETERMINE EXACT LOCATIONS AND CROSSINGS.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE CITY OF HURRICANE STANDARD DRAWINGS AND SPECIFICATIONS AND THE ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED AND/OR DETAILED IN PLANS.
3. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
4. PROJECT SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATIONS AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
5. PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
7. FOLLOW APPENDIX "J" STANDARDS FOUND IN THE IBC.
8. ALL WORK AND MATERIALS MUST MEET CITY OF HURRICANE STANDARDS.
9. KEEP ALL OBJECTS GREATER THAN 36" IN HEIGHT OUT OF SIGHT DISTANCE TRIANGLES THAT MAY OBSTRUCT A DRIVER'S VIEW.
10. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
11. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.



NO.	DESCRIPTION	DATE	APP'D

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

GENERAL NOTES & SYMBOLS

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

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



DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	N.T.S
SHEET NUMBER :	

GN-1

PROJECT DATA:

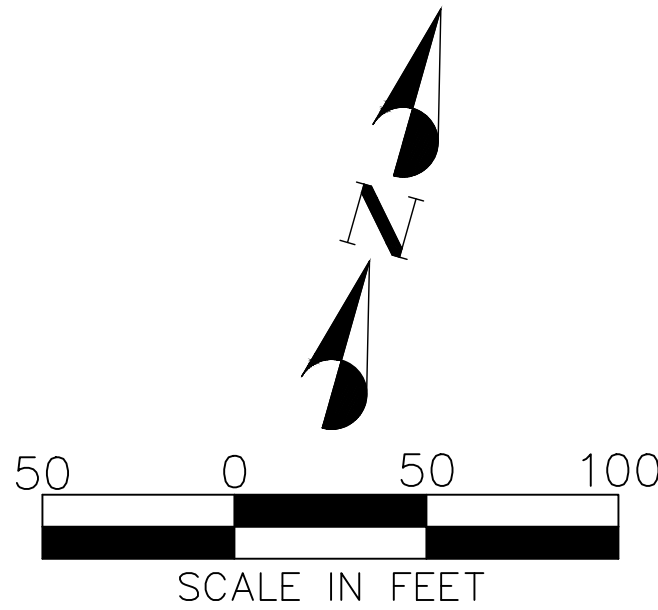
SITE DATA

ZONING: R1-8 (PDO-OVERLAY)
SITE AREA: 699,282 SQ. FT. (16.05 ACRES)
DWELLING UNITS: 100
DENSITY: 6.23 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA: 169,140 SQ. FT. (24%)
TOTAL BUILDING FLOOR AREA: 257,000 SQ. FT.
LANDSCAPE AREA PROPOSED: 218,000 SQ. FT. (31%)
STREETS / RIGHT-OF-WAY AREA: 162,807 SQ. FT. (23%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS: 200 SPACES
TANDEM DRIVEWAY PARKING: 200 SPACES
TOTAL PARKING SPACES PROVIDED: 400 SPACES

* CURVE TABLES ARE
ON SHEET HC-1A



NORTH QUARTER CORNER
SEC. 14, T42S, R14W, SL&M
FOUND 1973 BLM BRASS CAP

N78° 08' 47" E 274.21'
N80° 21' 56" E 514.32'
N74° 11' 41" E 284.60'
N0° 00' 07" W 2630.04' (TIE TO P.O.B.)

EAST 914.16' (P.O.B. TIE)

N0° 00' 07" W 2635.39' (TIE TO P.O.B.)
[BASIS OF BEARING]
(MEASURED FROM MON. TO MON.)

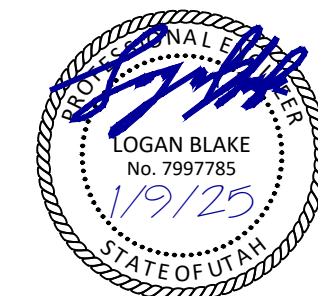
SOUTH QUARTER CORNER
SEC. 14, T42S, R14W, SL&M
FOUND 1978 BLM BRASS CAP

OWNER/DEVELOPER

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

CONTACT

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



NO.	DESCRIPTION	DATE	APP'D.

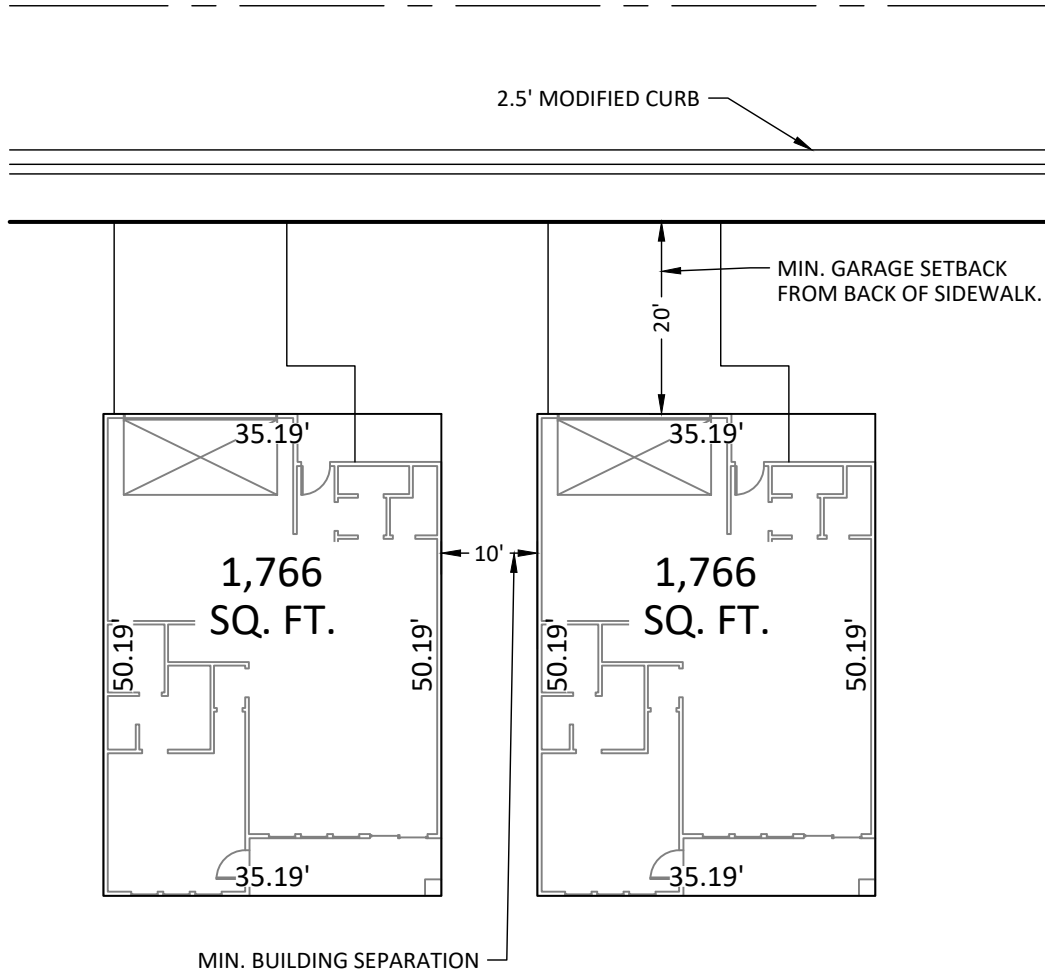
DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
HORIZONTAL CONTROL PLAN

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 50'
SHEET NUMBER:	

HC-1



TYPICAL LAYOUT

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	3035.00'	128.44'	2°25'29"	64.23'
C102	20.00'	31.11'	89°08'14"	19.70'
C103	20.00'	31.11'	89°08'14"	19.70'
C104	3035.00'	667.29'	12°35'50"	335.00'
C105	20.00'	31.09'	89°03'44"	19.68'
C106	3140.00'	133.87'	2°26'34"	66.95'
C107	20.00'	31.71'	90°50'41"	20.30'
C108	20.00'	31.71'	90°50'41"	20.30'
C109	3140.00'	692.43'	12°38'05"	347.63'
C110	20.00'	31.74'	90°55'06"	20.32'
C111	20.00'	30.96'	88°42'05"	19.55'
C112	20.00'	31.92'	91°26'13"	20.51'
C113	3185.00'	140.51'	2°31'40"	70.27'
C114	20.00'	31.15'	89°14'25"	19.74'
C115	20.00'	31.15'	89°14'25"	19.74'
C116	3185.00'	148.95'	2°40'46"	74.49'
C117	20.00'	49.02'	140°26'41"	55.62'
C118	50.00'	246.49'	282°27'25"	40.16'
C119	20.00'	49.02'	140°26'41"	55.62'
C120	3185.00'	323.60'	5°49'17"	161.94'
C121	20.00'	31.15'	89°14'25"	19.74'
C122	20.00'	31.15'	89°14'25"	19.74'
C123	3185.00'	64.10'	1°09'11"	32.05'
C124	20.00'	31.50'	90°15'02"	20.09'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C125	862.50'	338.07'	22°27'29"	171.23'
C126	817.50'	318.46'	22°19'10"	161.27'
C127	632.50'	170.62'	15°27'22"	85.83'
C128	587.50'	158.49'	15°27'22"	79.73'
C129	1362.00'	42.62'	1°47'35"	21.31'
C130	1422.50'	53.13'	2°08'25"	26.57'
C131	970.00'	64.37'	3°48'09"	32.20'
C132	20.00'	31.08'	89°02'32"	19.67'
C133	20.00'	31.08'	89°02'32"	19.67'
C134	20.00'	31.08'	89°02'32"	19.67'
C135	20.00'	31.08'	89°02'32"	19.67'
C136	2522.50'	222.37'	5°03'03"	111.26'
C137	20.00'	31.42'	90°00'00"	20.00'
C138	20.00'	31.42'	90°00'00"	20.00'
C139	20.00'	31.42'	90°00'00"	20.00'
C140	2477.50'	593.11'	13°43'00"	297.98'
C141	20.00'	31.42'	90°00'00"	20.00'

CL CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	840.00'	19.04'	1°17'55"	9.52'
C2	840.00'	21.07'	1°26'13"	10.53'
C3	3162.50'	139.52'	2°31'40"	69.77'
C4	3162.50'	134.83'	2°26'34"	67.42'
C5	3162.50'	41.94'	0°45'35"	20.97'
C6	3162.50'	46.63'	0°50'41"	23.31'
C7	3162.50'	41.94'	0°45'35"	20.97'
C8	3162.50'	46.63'	0°50'41"	23.31'
C9	3162.50'	43.26'	0°47'01"	21.63'
C10	3162.50'	43.26'	0°47'01"	21.63'
C11	3162.50'	41.94'	0°45'35"	20.97'
C12	3162.50'	41.94'	0°45'35"	20.97'
C13	3162.50'	104.42'	1°53'31"	52.22'
C14	3162.50'	63.64'	1°09'11"	31.82'
C15	3162.50'	19.53'	0°21'14"	9.76'
C16	3162.50'	20.68'	0°22'29"	10.34'
C17	1400.00'	52.29'	2°08'25"	26.15'
C18	2500.00'	75.50'	1°43'49"	37.75'
C19	2500.00'	117.29'	2°41'17"	58.66'
C20	2500.00'	41.79'	0°57'28"	20.90'
C21	2500.00'	41.79'	0°57'28"	20.90'
C22	2500.00'	135.14'	3°05'50"	67.59'
C23	2500.00'	41.79'	0°57'28"	20.90'
C24	2500.00'	41.79'	0°57'28"	20.90'

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
HORIZONTAL CONTROL

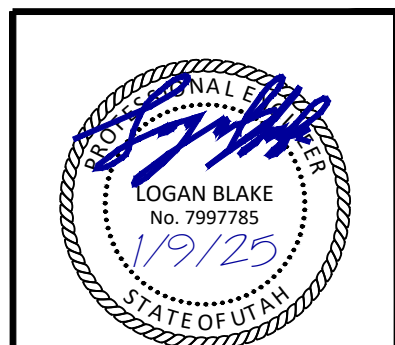
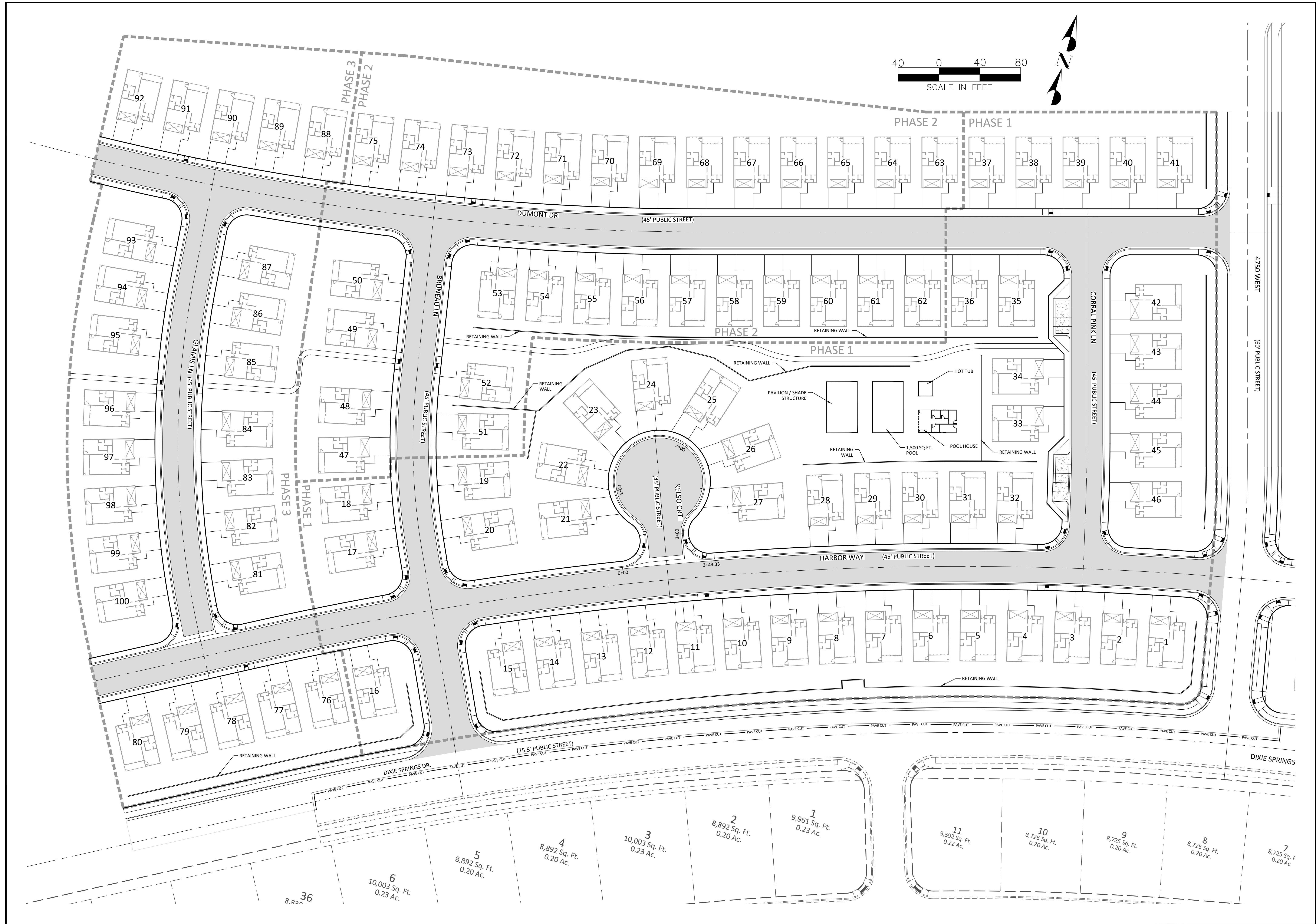
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JANUARY 2025
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PROJECT NO. :	24-011
SCALE :	N.T.S

SHEET NUMBER :

HC-1A



APP'D	
DATE	
DESCRIPTION	
NO.	

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SITE PLAN

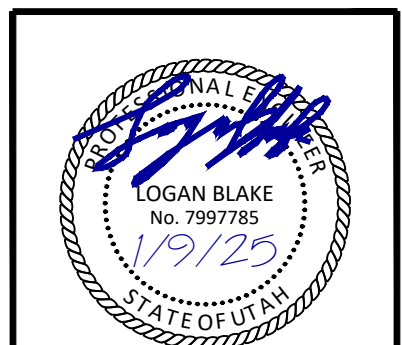
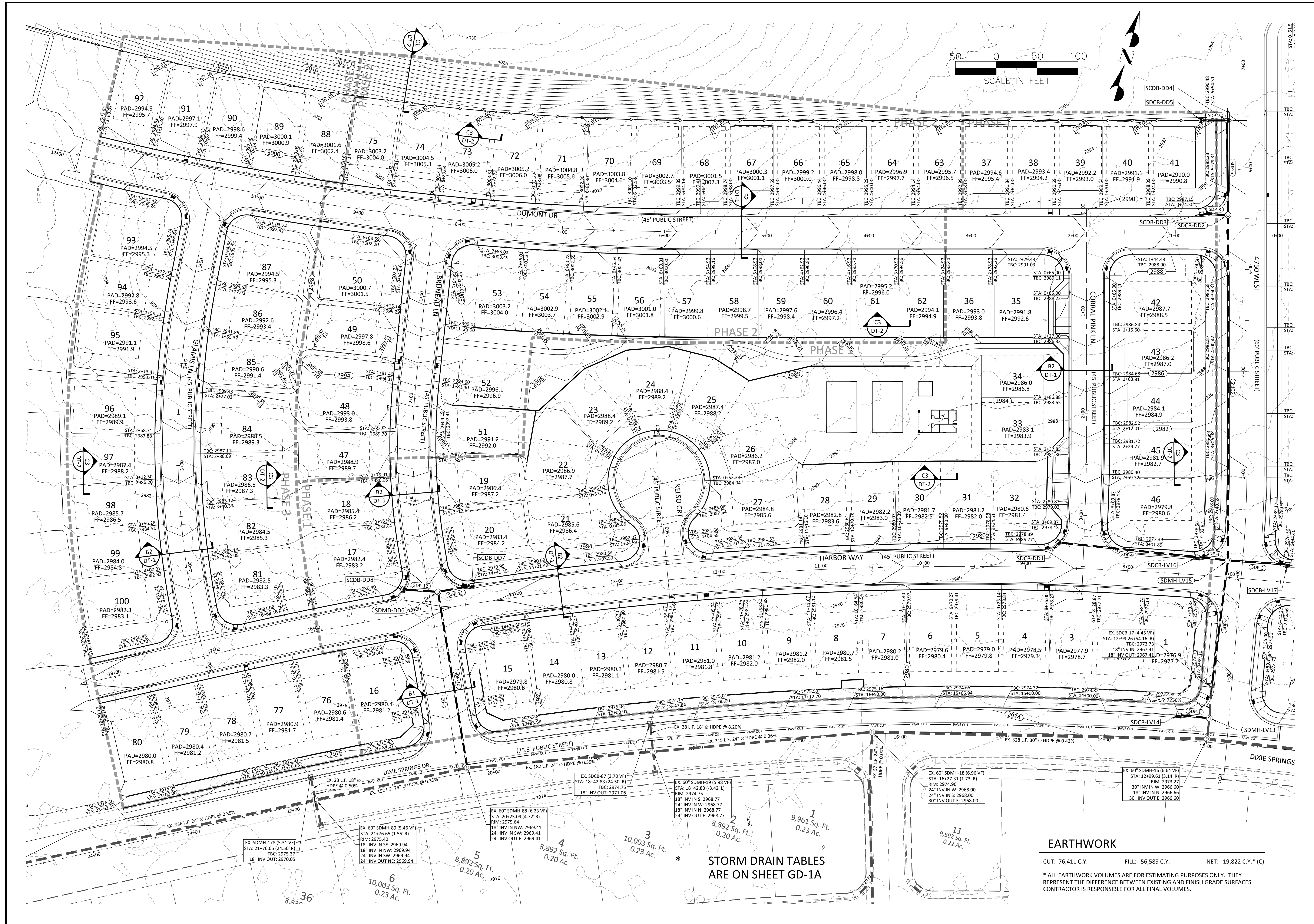
DSC ENGINEERING, INC.
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Office (435) 628-2121



DATE:	JANUARY 2025
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CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 40'
SHEET NUMBER:	

SP-1

5 OF 35 TOTAL



NO.	DESCRIPTION	DATE	APP'D.

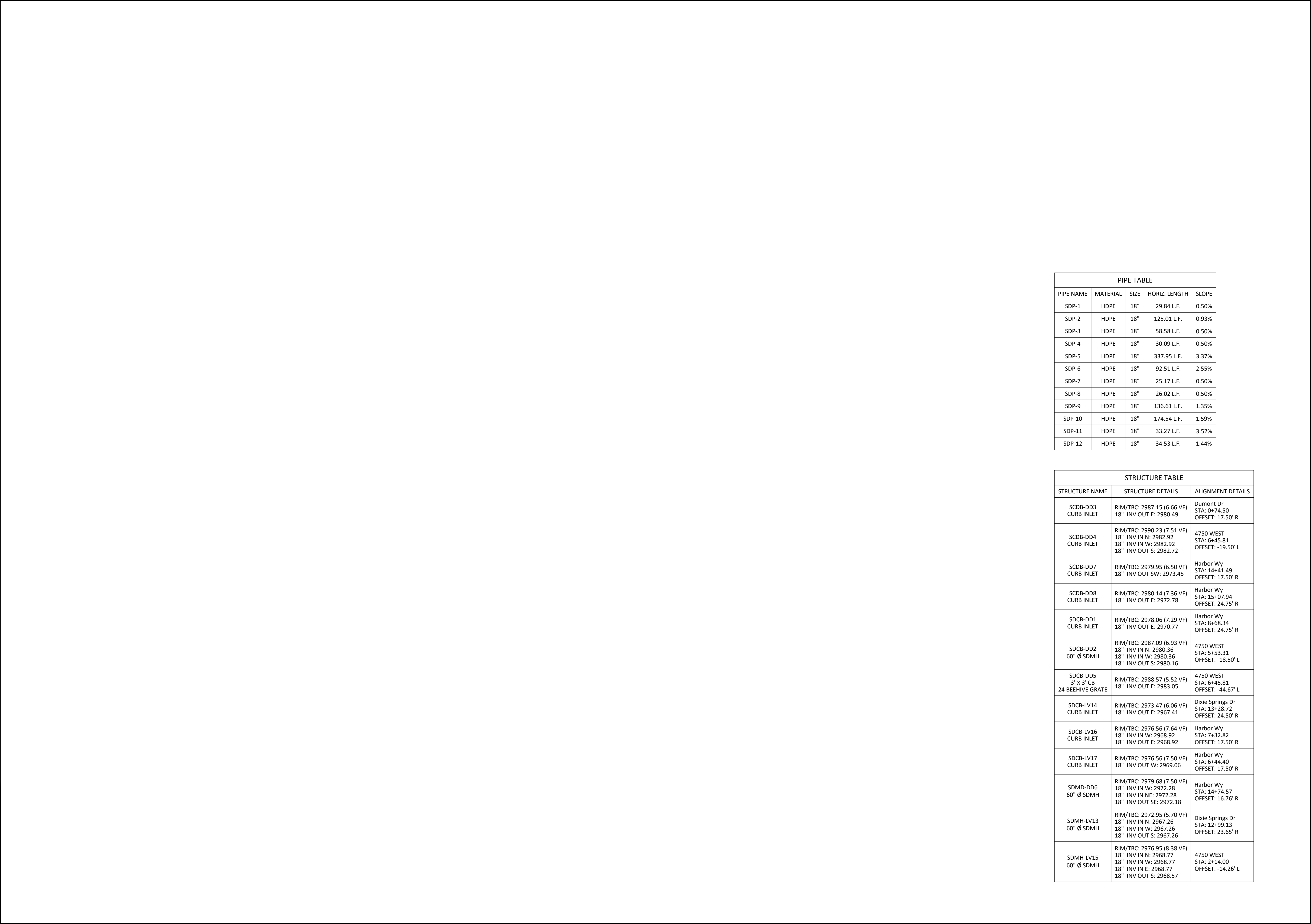
**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

GRADING & DRAINAGE PLAN

DSG ENGINEERING, INC.
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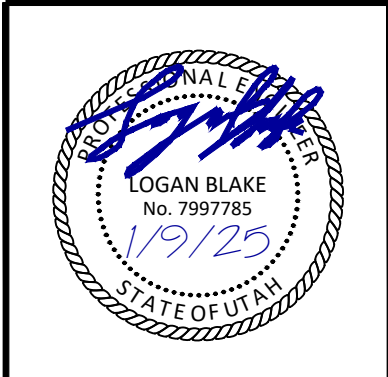


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PIPE TABLE				
PIPE NAME	MATERIAL	SIZE	HORIZ. LENGTH	SLOPE
SDP-1	HDPE	18"	29.84 L.F.	0.50%
SDP-2	HDPE	18"	125.01 L.F.	0.93%
SDP-3	HDPE	18"	58.58 L.F.	0.50%
SDP-4	HDPE	18"	30.09 L.F.	0.50%
SDP-5	HDPE	18"	337.95 L.F.	3.37%
SDP-6	HDPE	18"	92.51 L.F.	2.55%
SDP-7	HDPE	18"	25.17 L.F.	0.50%
SDP-8	HDPE	18"	26.02 L.F.	0.50%
SDP-9	HDPE	18"	136.61 L.F.	1.35%
SDP-10	HDPE	18"	174.54 L.F.	1.59%
SDP-11	HDPE	18"	33.27 L.F.	3.52%
SDP-12	HDPE	18"	34.53 L.F.	1.44%

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DETAILS	ALIGNMENT DETAILS
SCDB-DD3 CURB INLET	RIM/TBC: 2987.15 (6.66 VF) 18" INV OUT E: 2980.49	Dumont Dr STA: 0+74.50 OFFSET: 17.50' R
SCDB-DD4 CURB INLET	RIM/TBC: 2990.23 (7.51 VF) 18" INV IN N: 2982.92 18" INV IN W: 2982.92 18" INV OUT S: 2982.72	4750 WEST STA: 6+45.81 OFFSET: -19.50' L
SCDB-DD7 CURB INLET	RIM/TBC: 2979.95 (6.50 VF) 18" INV OUT SW: 2973.45	Harbor Wy STA: 14+41.49 OFFSET: 17.50' R
SCDB-DD8 CURB INLET	RIM/TBC: 2980.14 (7.36 VF) 18" INV OUT E: 2972.78	Harbor Wy STA: 15+07.94 OFFSET: 24.75' R
SDCB-DD1 CURB INLET	RIM/TBC: 2978.06 (7.29 VF) 18" INV OUT E: 2970.77	Harbor Wy STA: 8+68.34 OFFSET: 24.75' R
SDCB-DD2 60" Ø SDMH	RIM/TBC: 2987.09 (6.93 VF) 18" INV IN N: 2980.36 18" INV IN W: 2980.36 18" INV OUT S: 2980.16	4750 WEST STA: 5+53.31 OFFSET: -18.50' L
SDCB-DD5 3' X 3' CB 24 BEEHIVE GRATE	RIM/TBC: 2988.57 (5.52 VF) 18" INV OUT E: 2983.05	4750 WEST STA: 6+45.81 OFFSET: -44.67' L
SDCB-LV14 CURB INLET	RIM/TBC: 2973.47 (6.06 VF) 18" INV OUT E: 2967.41	Dixie Springs Dr STA: 13+28.72 OFFSET: 24.50' R
SDCB-LV16 CURB INLET	RIM/TBC: 2976.56 (7.64 VF) 18" INV IN W: 2968.92 18" INV OUT E: 2968.92	Harbor Wy STA: 7+32.82 OFFSET: 17.50' R
SDCB-LV17 CURB INLET	RIM/TBC: 2976.56 (7.50 VF) 18" INV OUT W: 2969.06	Harbor Wy STA: 6+44.40 OFFSET: 17.50' R
SDMD-DD6 60" Ø SDMH	RIM/TBC: 2979.68 (7.50 VF) 18" INV IN W: 2972.28 18" INV IN NE: 2972.28 18" INV OUT SE: 2972.18	Harbor Wy STA: 14+74.57 OFFSET: 16.76' R
SDMH-LV13 60" Ø SDMH	RIM/TBC: 2972.95 (5.70 VF) 18" INV IN N: 2967.26 18" INV IN W: 2967.26 18" INV OUT S: 2967.26	Dixie Springs Dr STA: 12+99.13 OFFSET: 23.65' R
SDMH-LV15 60" Ø SDMH	RIM/TBC: 2976.95 (8.38 VF) 18" INV IN N: 2968.77 18" INV IN W: 2968.77 18" INV IN E: 2968.77 18" INV OUT S: 2968.57	4750 WEST STA: 2+14.00 OFFSET: -14.26' L



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH

SHEET NAME:

GRADING & DRAINAGE PLAN

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

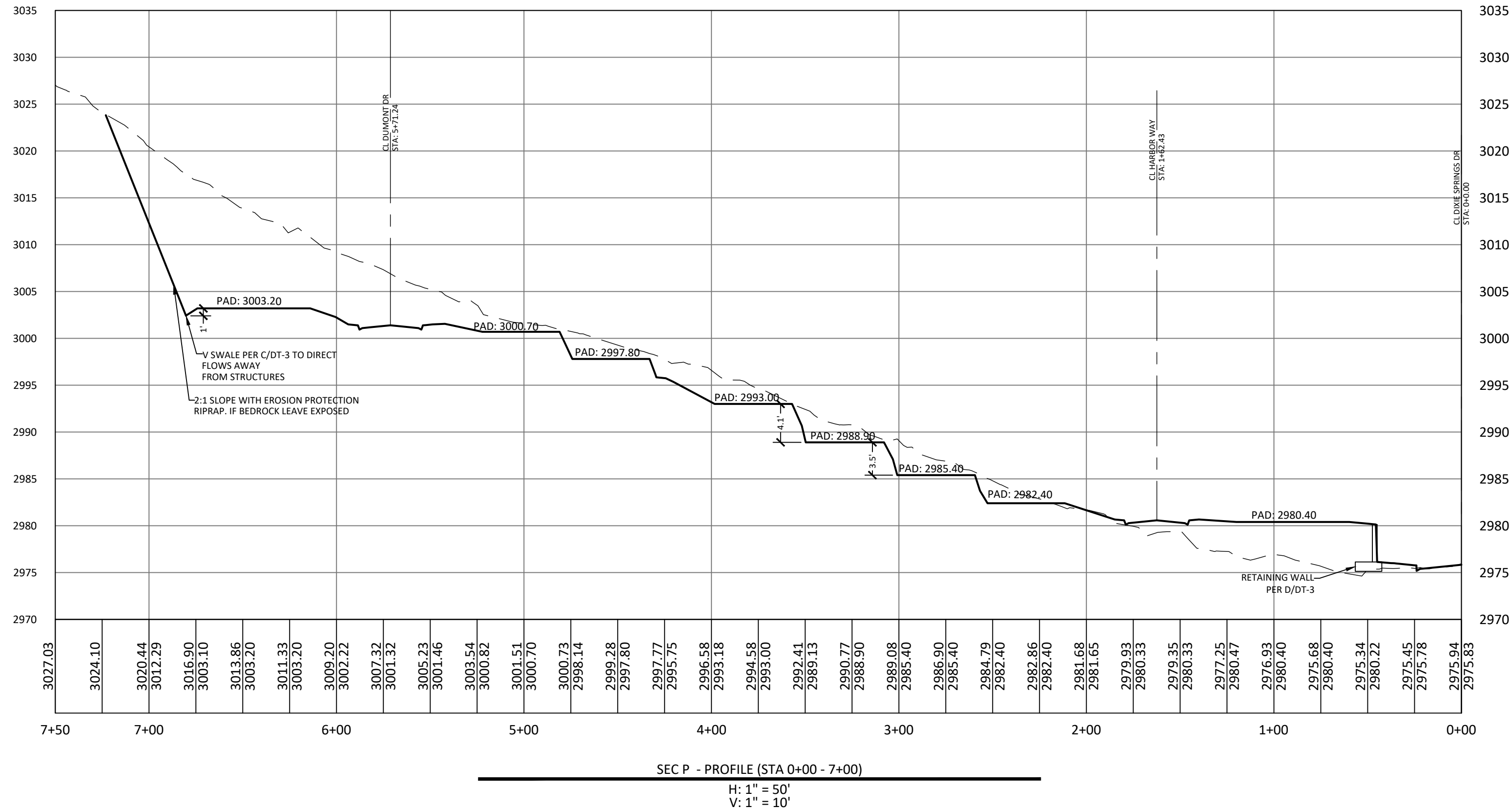
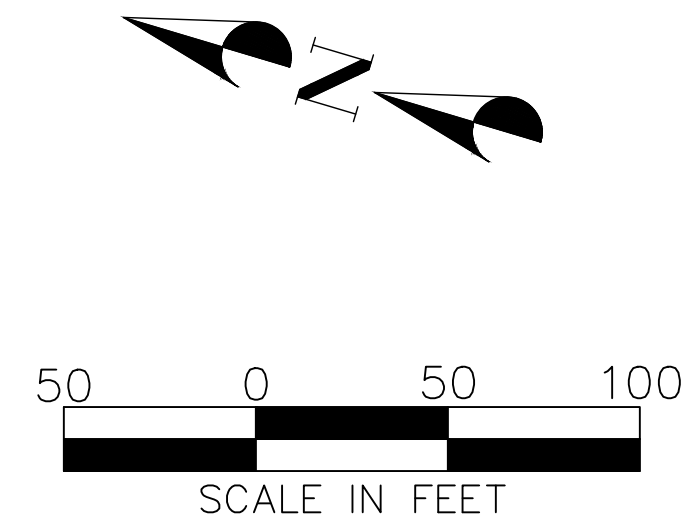
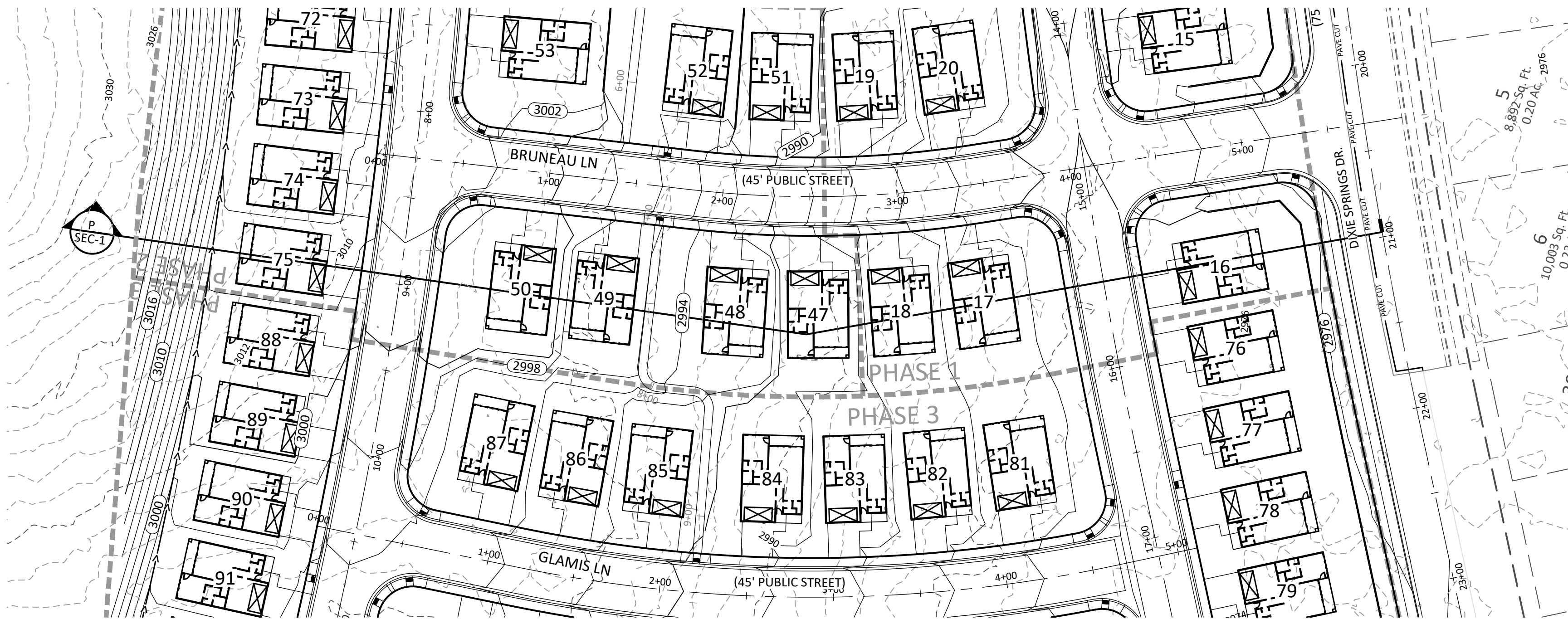
113 East 200 North Suite #2
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Office (435) 628-2121

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PROJECT NO. :	24-011
SCALE :	N.T.S

SHEET NUMBER :

GD-1A

7 OF 35 TOTAL



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: **DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME: **SEC P - PLAN & PROFILE**

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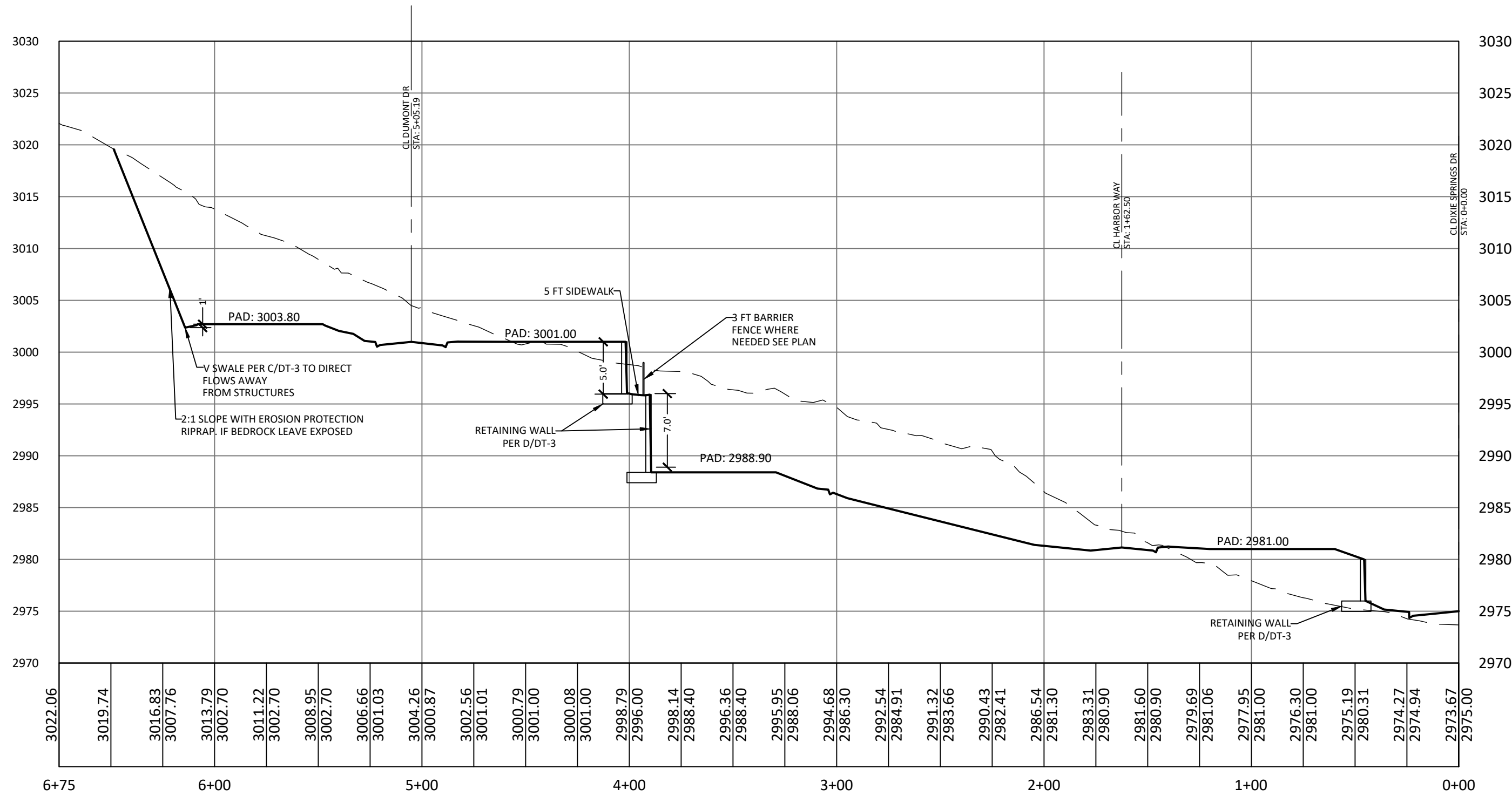


DATE :	JANUARY 2025
PM :	LB
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PROJECT NO. :	24-011
SCALE :	1" = 50'
SHEET NUMBER :	

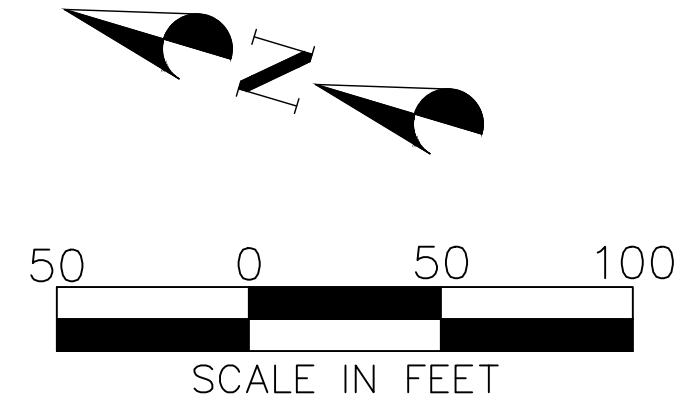
SEC-1
8 OF 35 TOTAL



SEC - Q - PLAN (STA 0+00 - 6+75)
SCALE: 1" = 50'



SEC Q - PROFILE (STA 0+00 - 6+75)
H: 1" = 50'
V: 1" = 10'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: **DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME: **SEC Q - PLAN & PROFILE**

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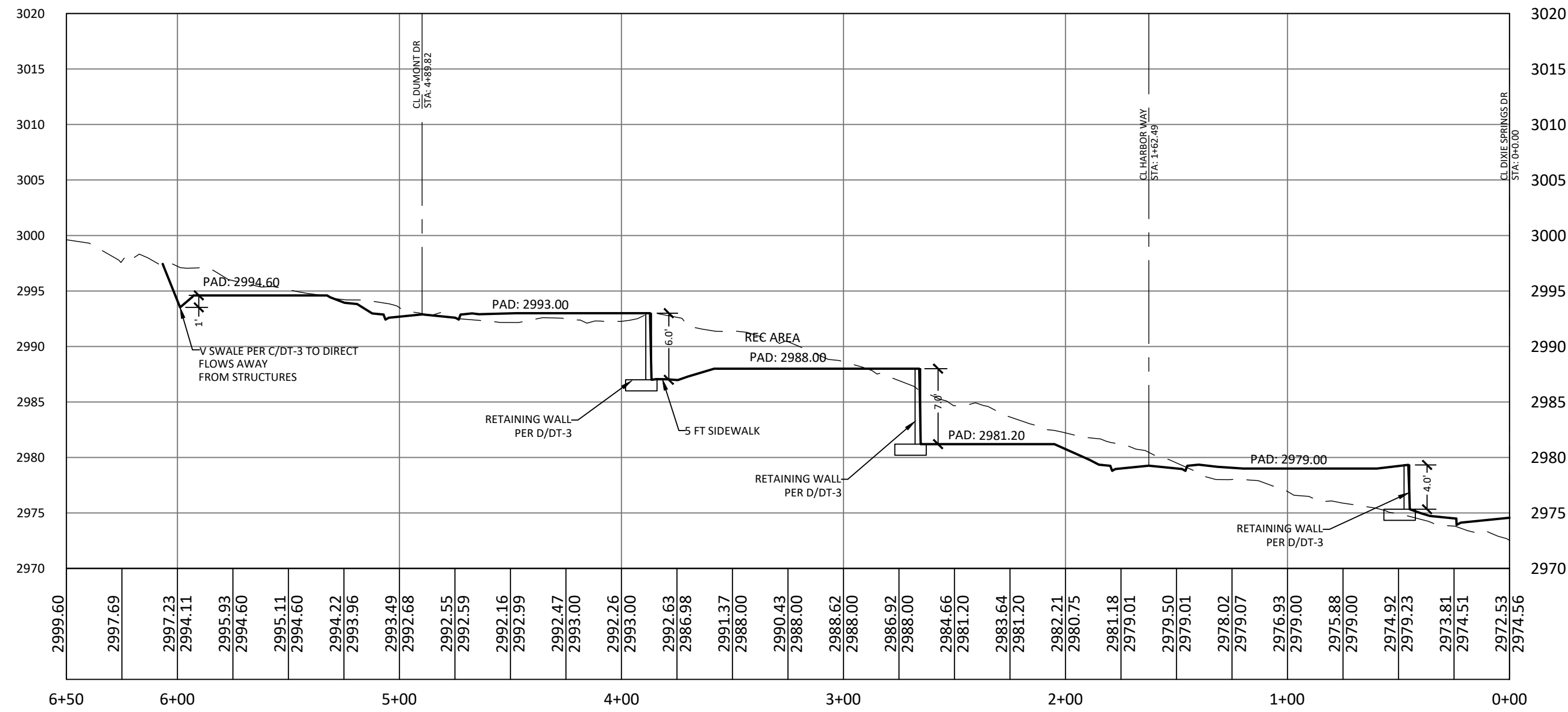


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PROJECT NO. :	24-011
SCALE :	1" = 50'

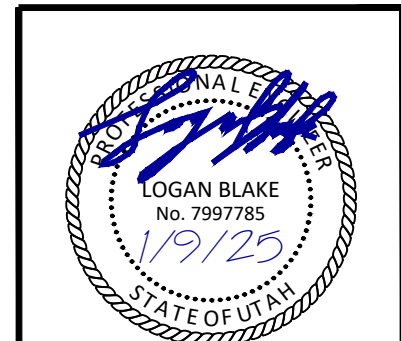
SHEET NUMBER : **SEC-2**
9 OF 35 TOTAL



SEC - R - PLAN (STA 0+00 - 6+50)
SCALE: 1" = 50'



SEC R - PROFILE (STA 0+00 - 6+50)
H: 1" = 50'
V: 1" = 10'



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

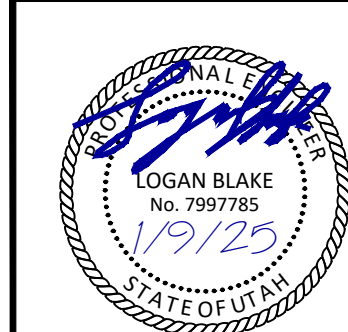
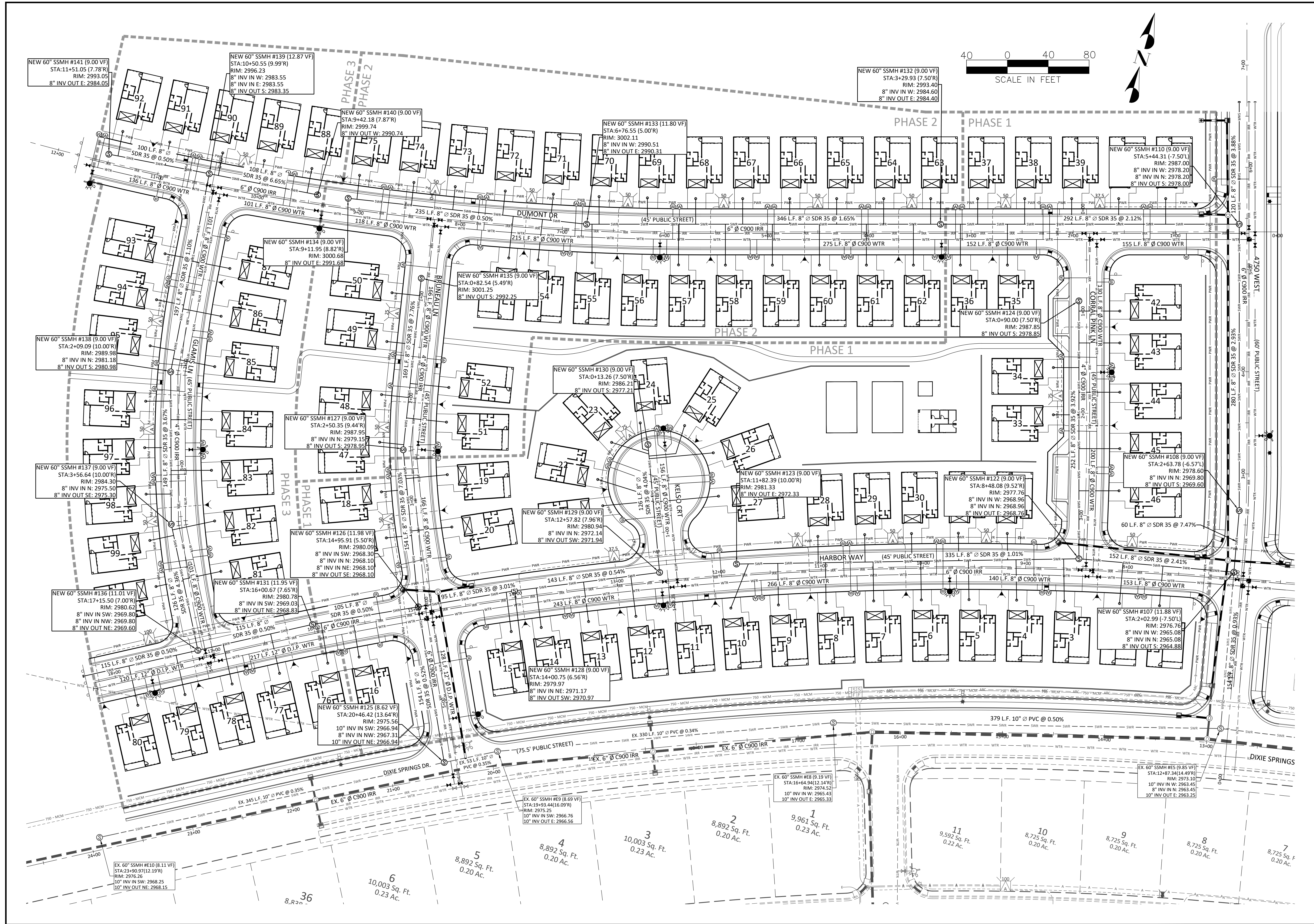
SHEET NAME:
SEC R - PLAN & PROFILE

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APP'D	DATE	DESCRIPTION	NO.

**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

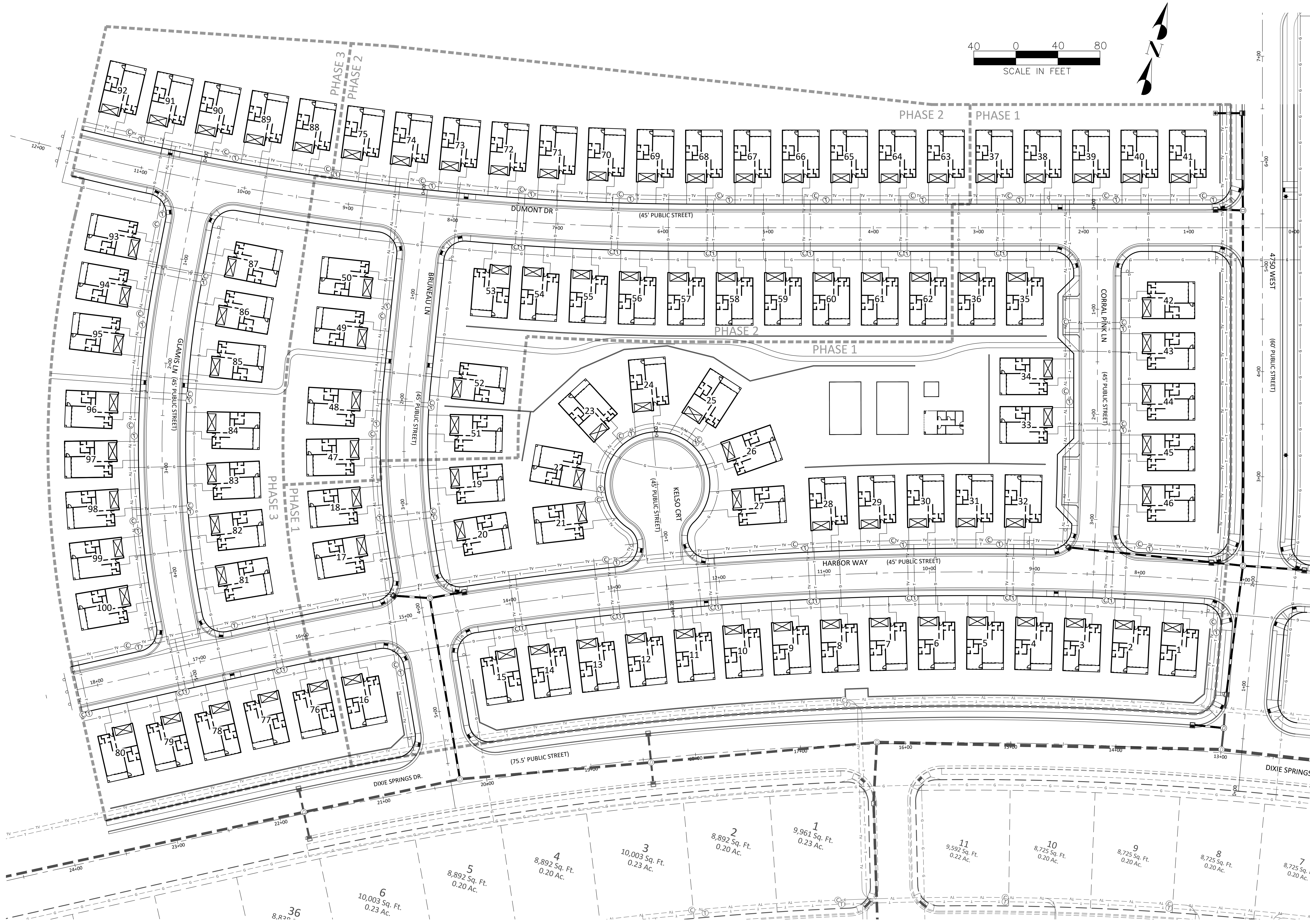
PROJECT NAME:
SEWER, WATER, & POWER PLAN

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

113 East 200 North Suite #2
St. George, UT 84770
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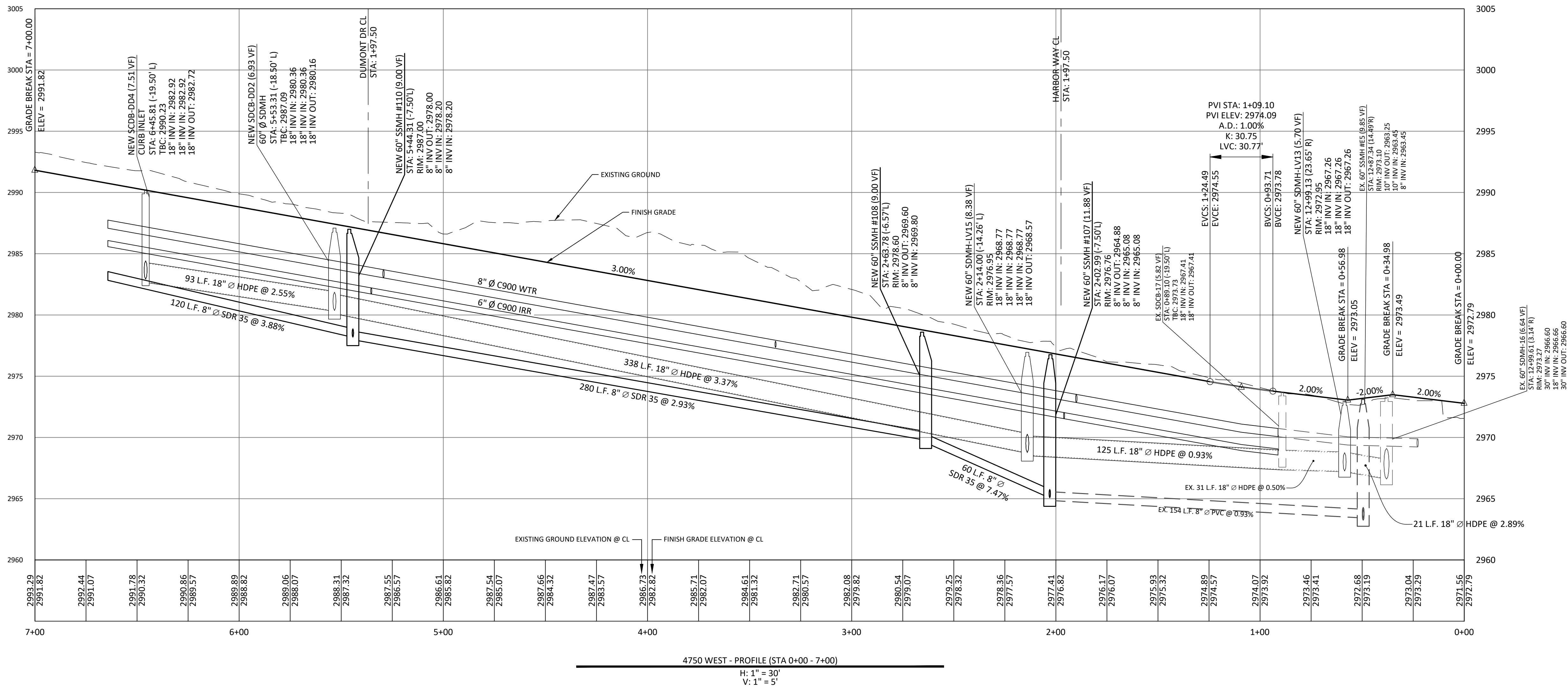
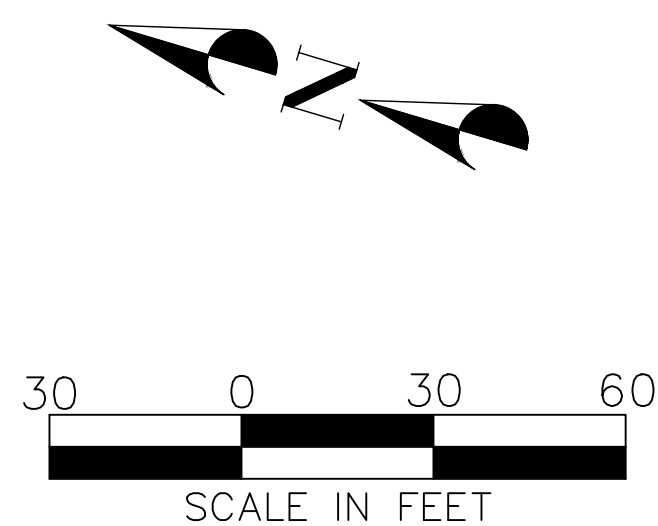
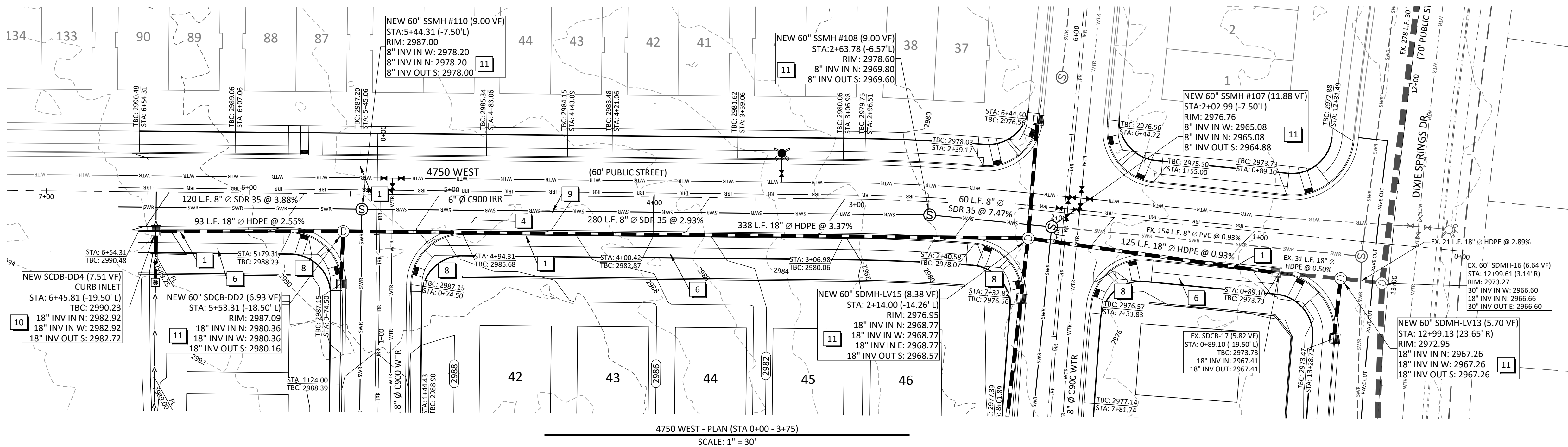
PROJECT NAME:
**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME:
TELEPHONE, CABLE, & GAS PLAN

DSC ENGINEERING, INC.
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CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 3 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



NO.	DESCRIPTION	DATE	APP'D.

**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

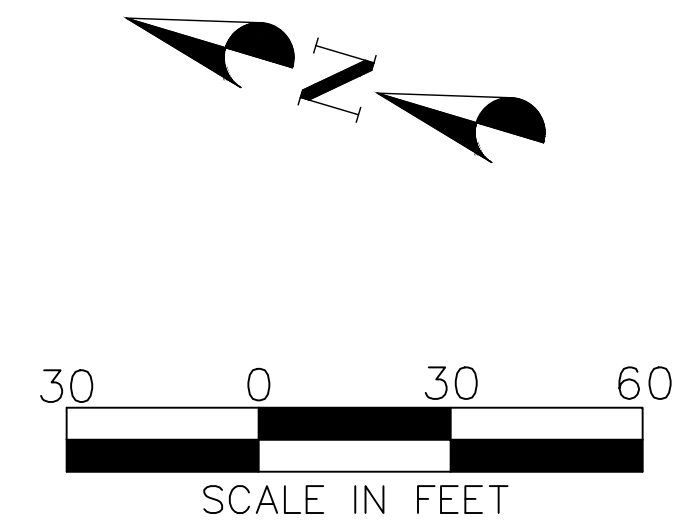
PLAN & PROFILE (4750 WEST)

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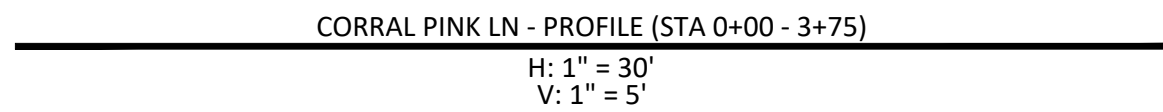
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PP-1

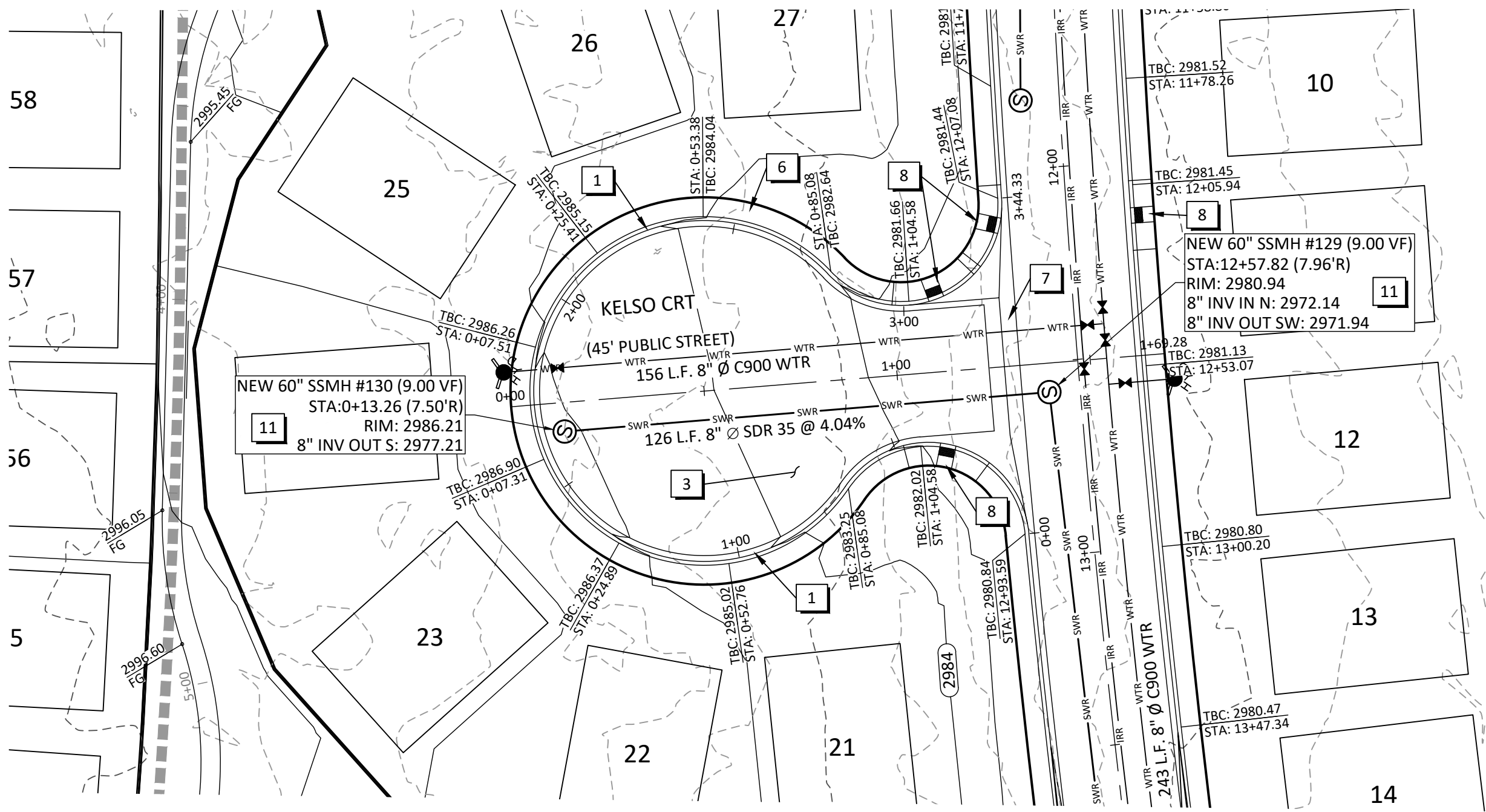


CORRAL PINK LN - PLAN (STA 0+00 - 3+75)

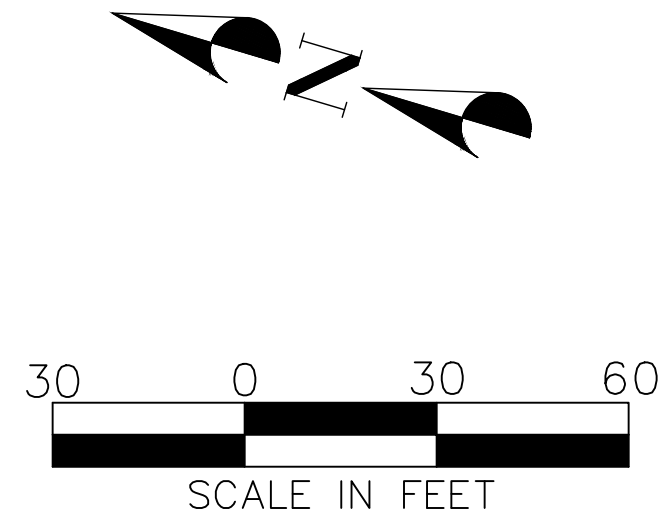
SCALE: 1" = 30'



1. MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
2. STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
3. 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
4. 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
5. NOT USED
6. 5' wide x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
7. CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
8. CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
9. SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
10. CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
11. CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.

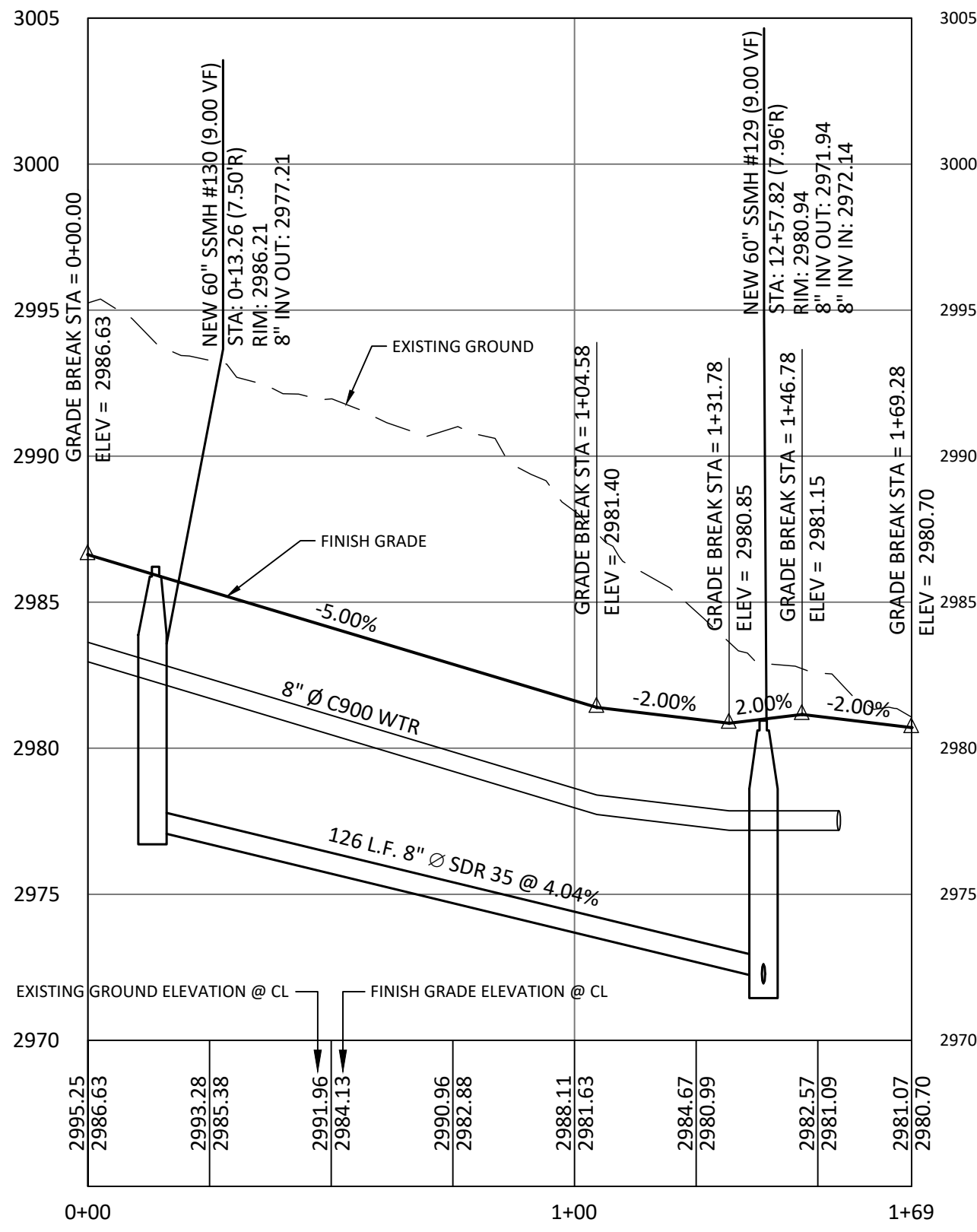


KELSO CRT - PLAN (STA 0+00 - 1+69.28)
SCALE: 1" = 30'

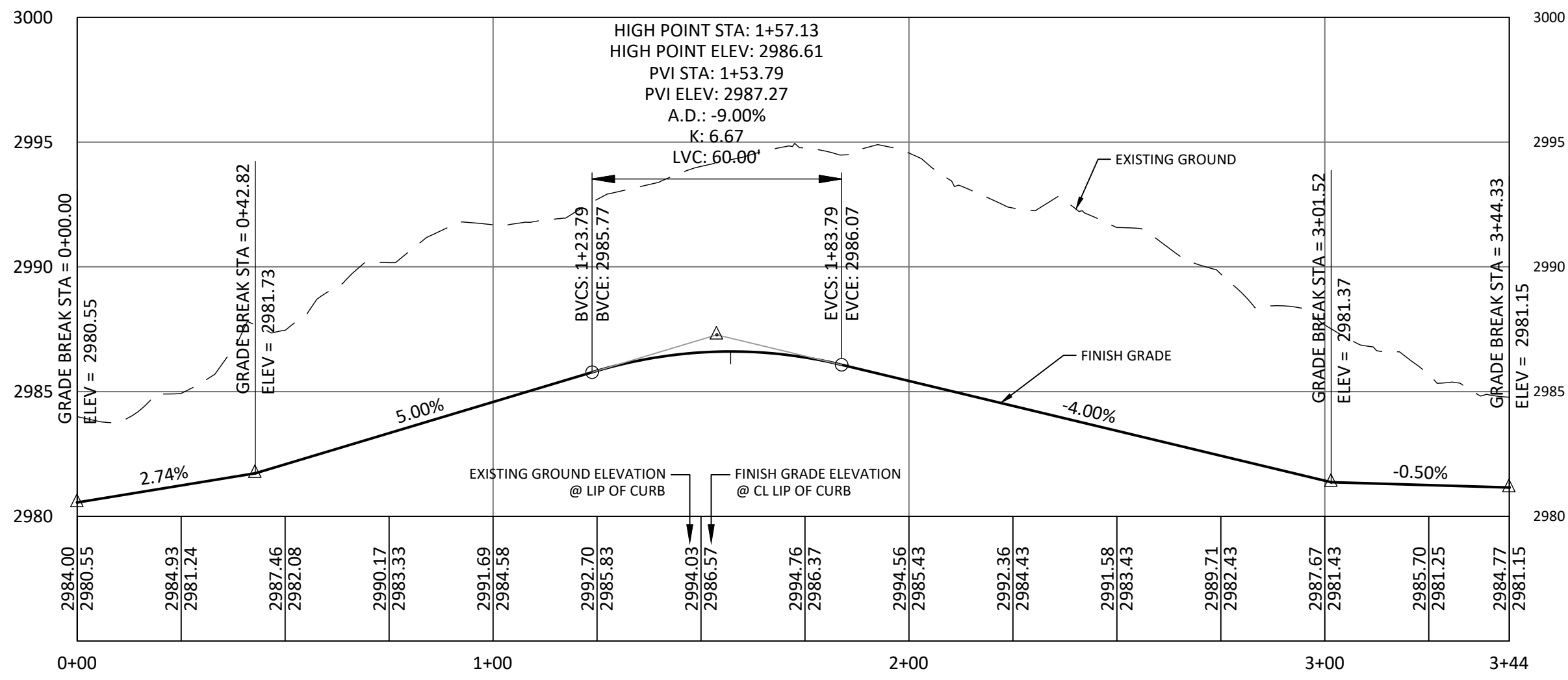


CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 3 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8" WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



KELSO CRT - PROFILE (STA 0+00 - 1+69)
H: 1" = 30'
V: 1" = 5'



KELSO CRT LIP OF CURB - PROFILE (STA 0+00 - 3+44)
H: 1" = 30'
V: 1" = 5'



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME:
PLAN & PROFILE (KELSO CRT)

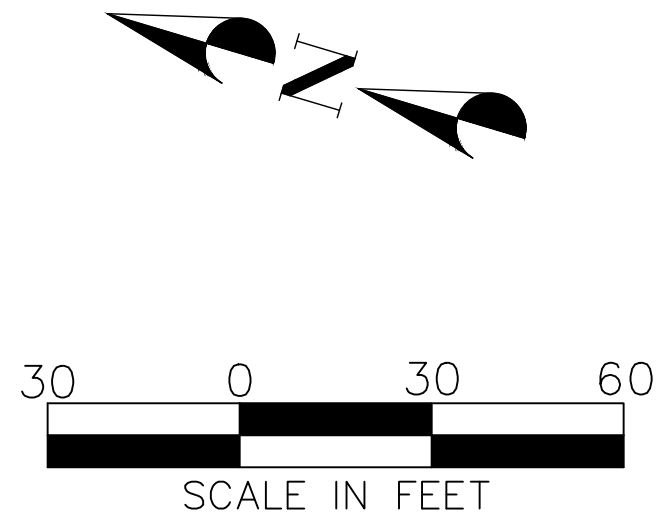
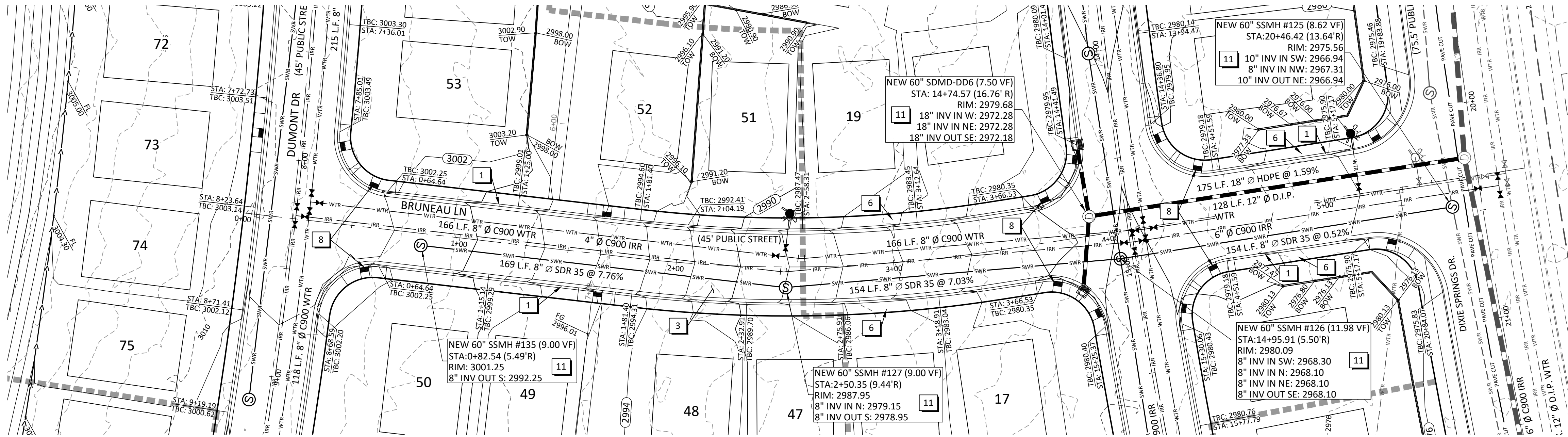
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



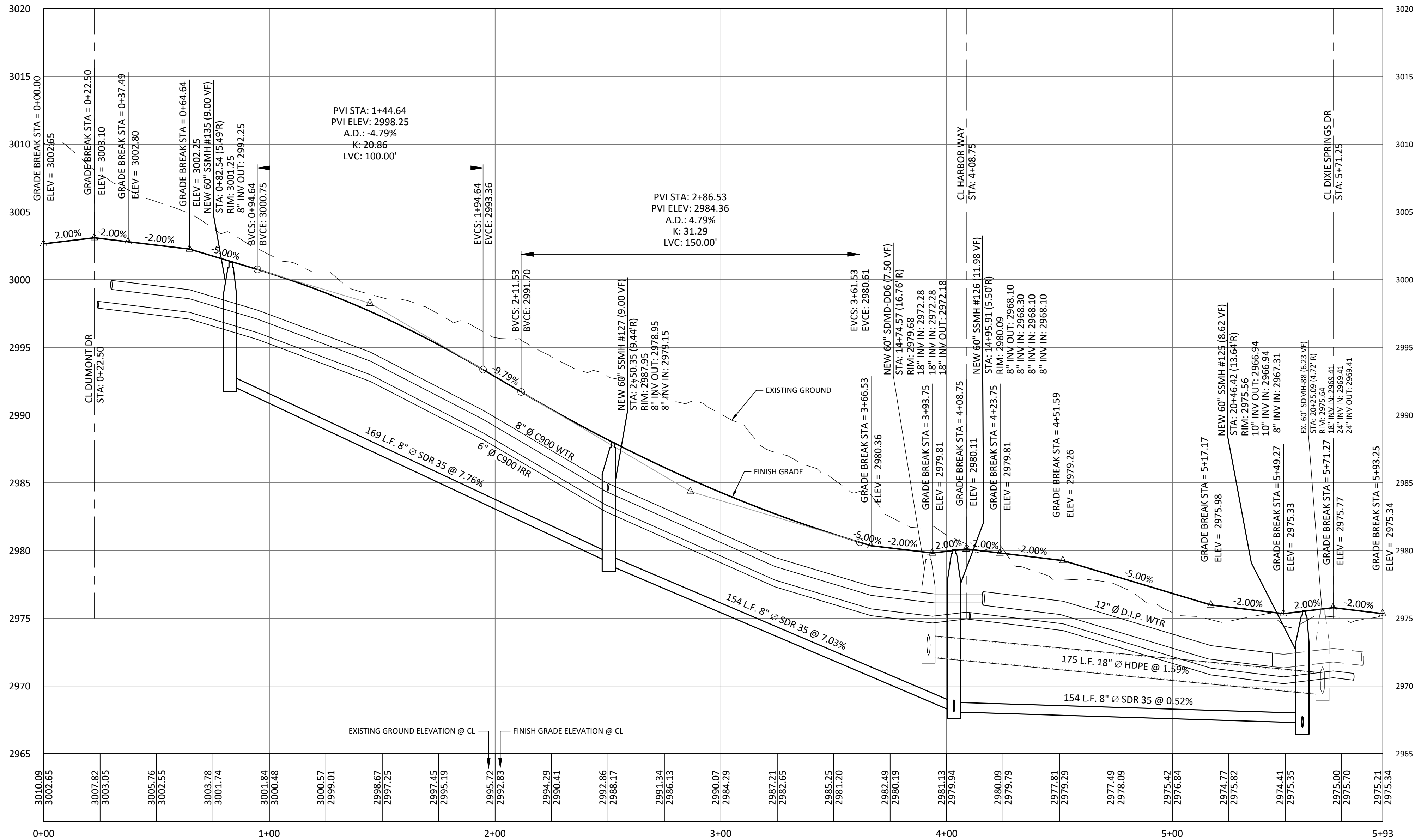
DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	24-011
SCALE:	1" = 30'

SHEET NUMBER:

PP-3



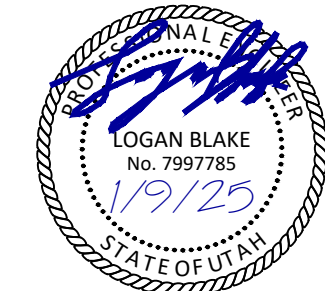
BRUNEAU LN - PLAN (STA 0+00 - 5+93)
SCALE: 1" = 30'



BRUNEAU LN - PROFILE (STA 0+00 - 5+93)
H: 1" = 30'
V: 1" = 5'

CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 3 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

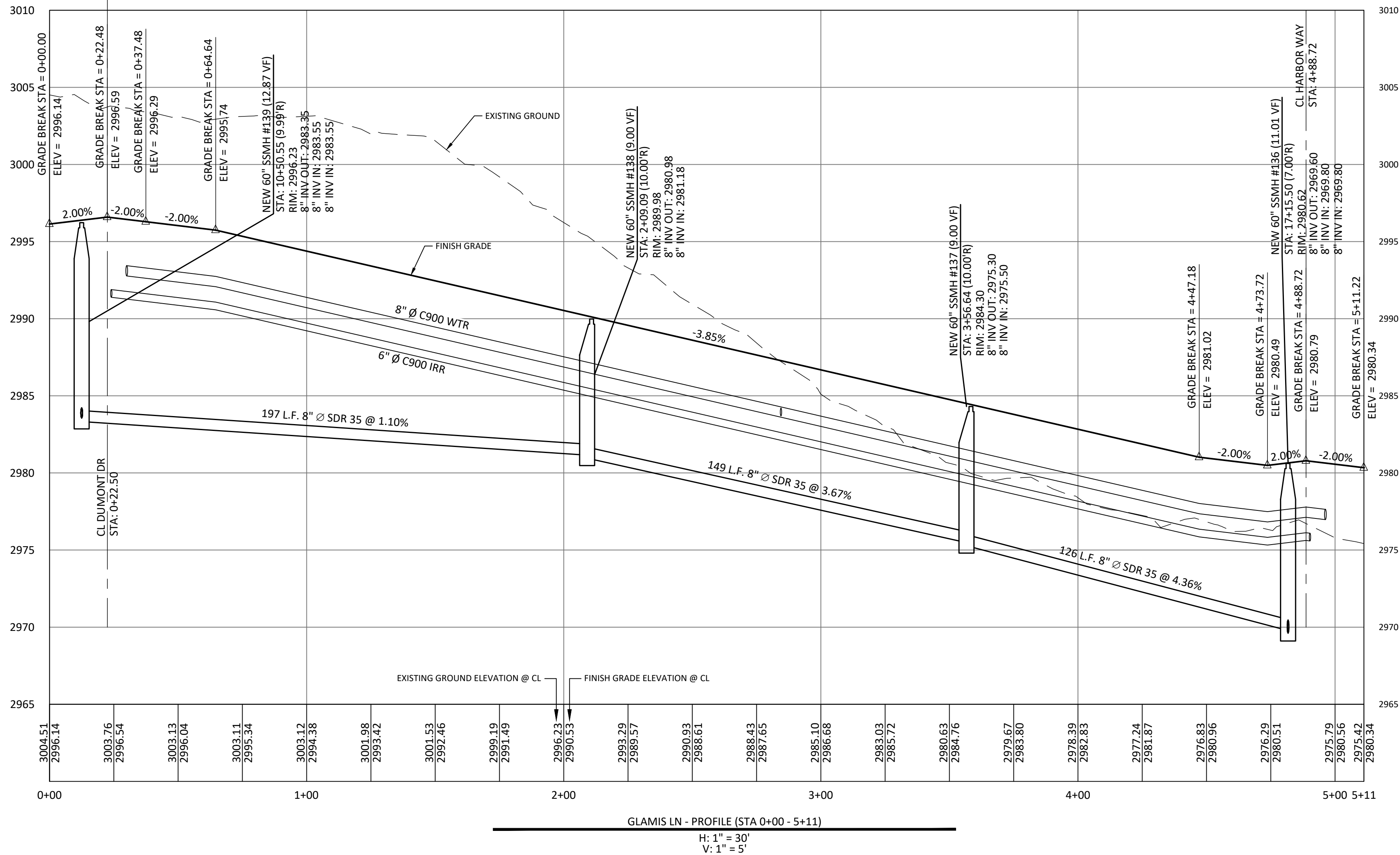
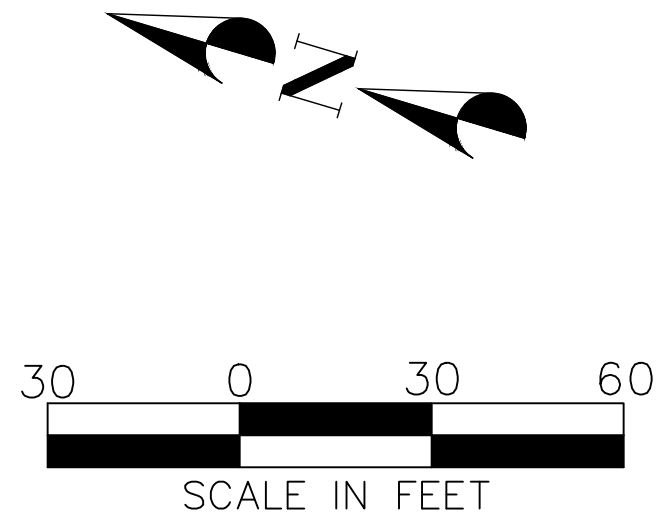
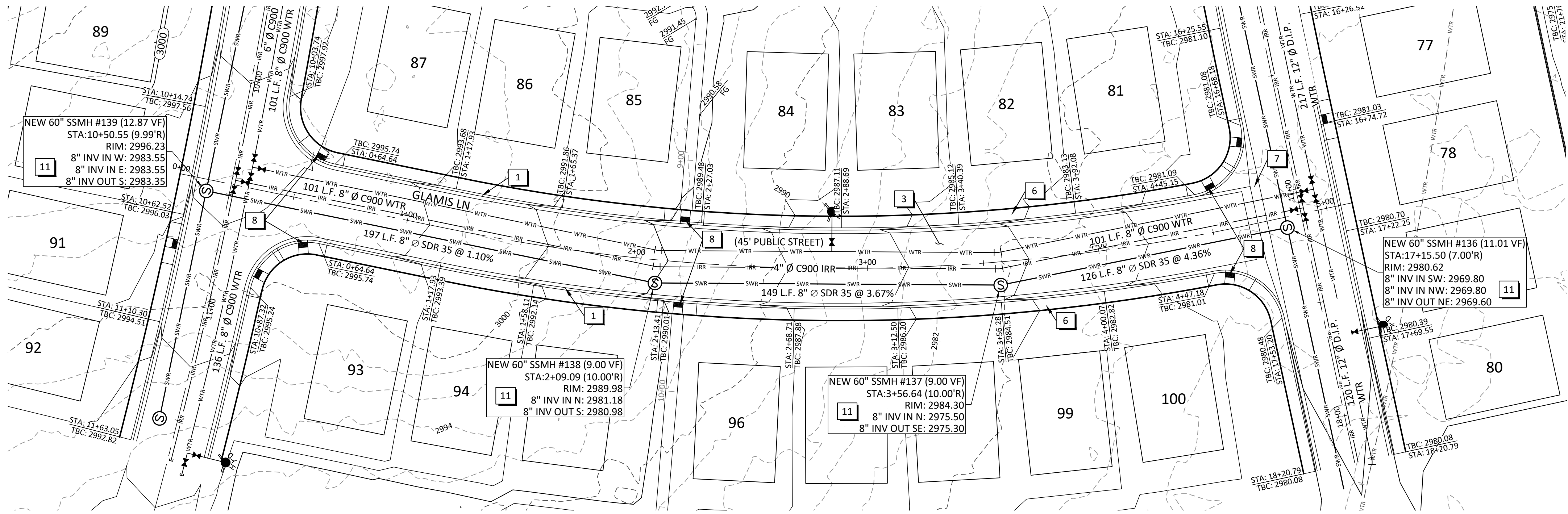
SHEET NAME:
PLAN & PROFILE (BRUNEAU LN)

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	24-011
SCALE:	1" = 30'
SHEET NUMBER:	

PP-4



CONSTRUCTION NOTES

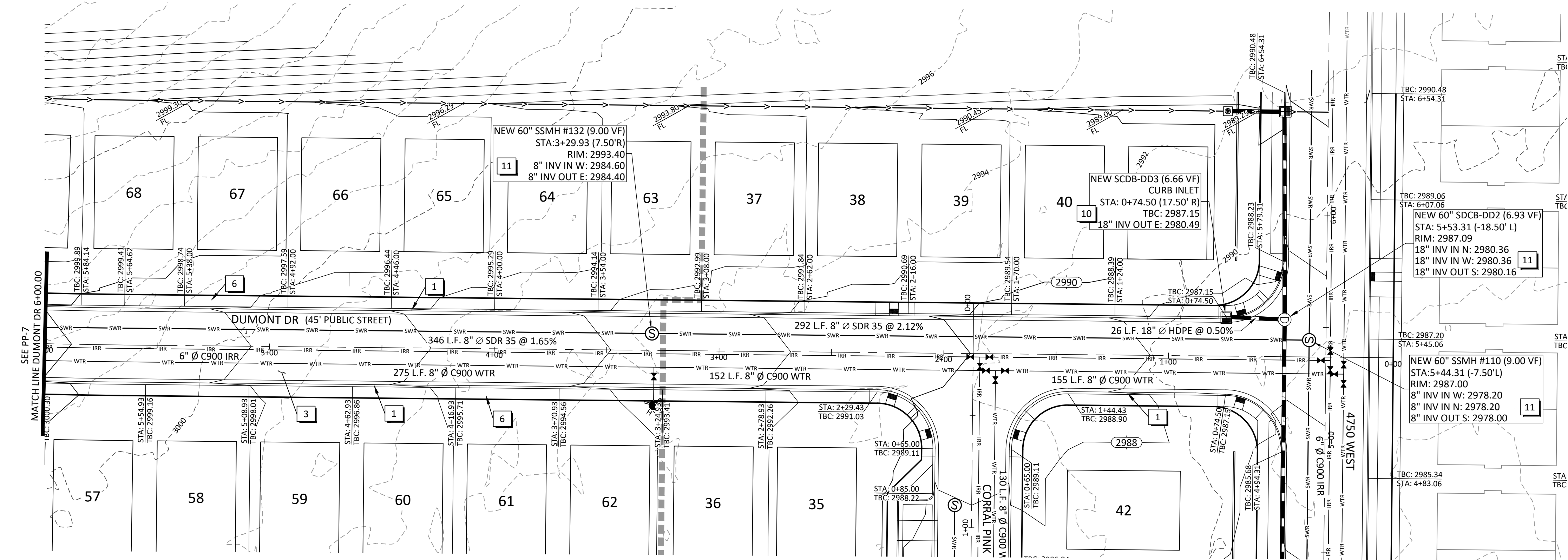
- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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- 5 NOT USED
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- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
PLAN & PROFILE (GLAMIS LN)

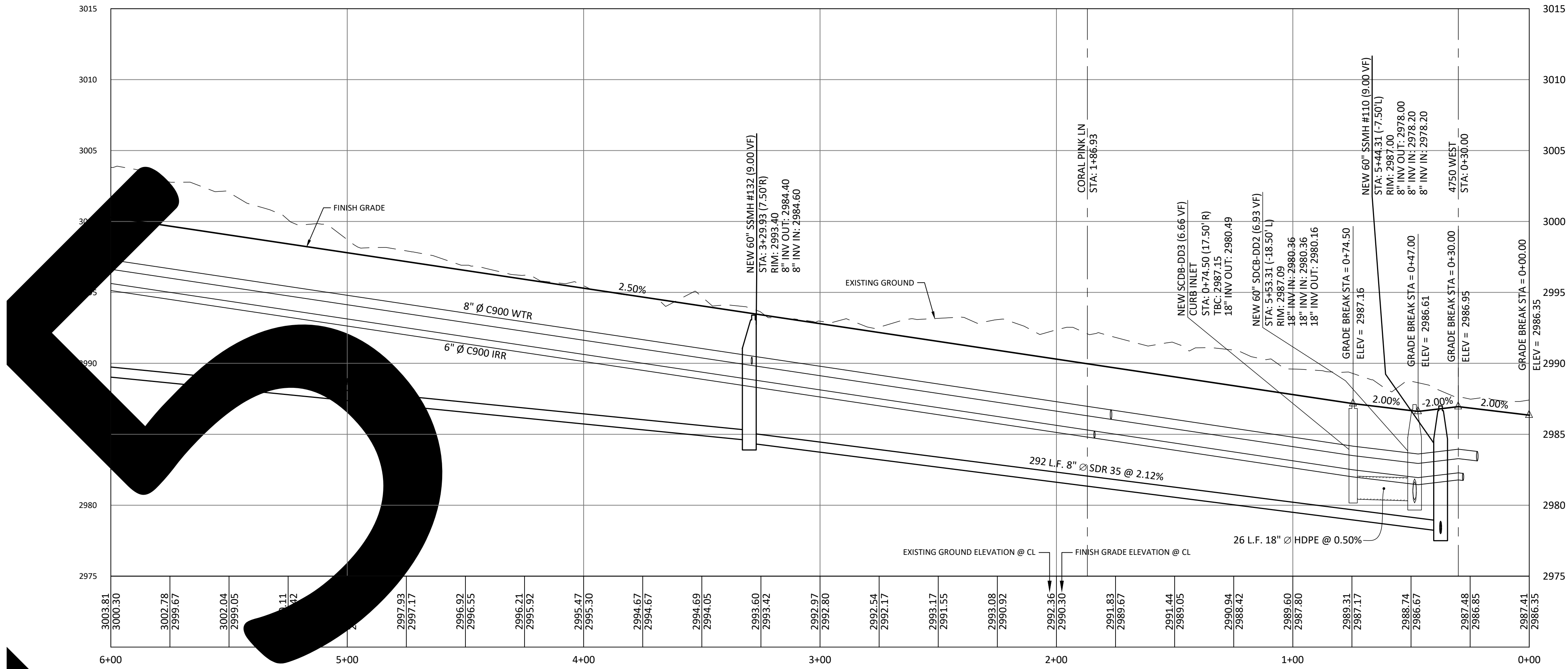
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



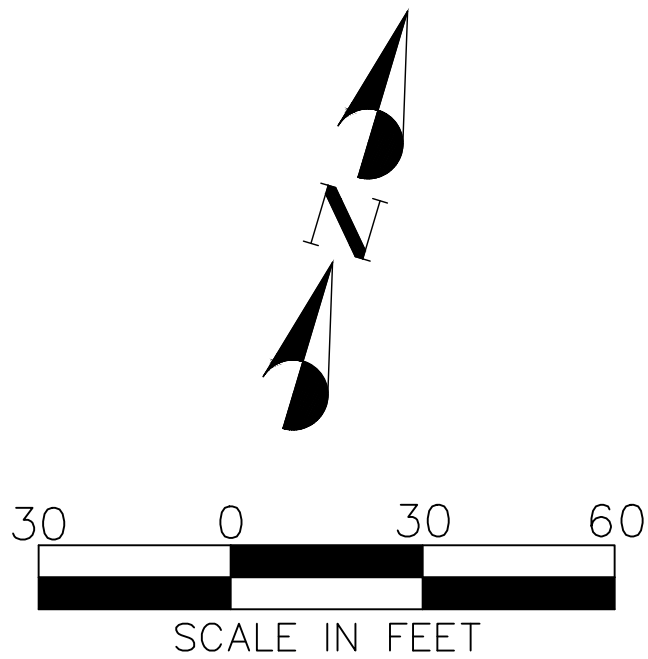
DATE : JANUARY 2025
PM : LB
DRAWN BY : LB
DESIGNED BY : LB
CHECKED BY : LB
PROJECT NO. : 24-011
SCALE : 1" = 30'
SHEET NUMBER :



DUMONT DR - PLAN (STA 0+00 - 6+00)
SCALE: 1" = 30'



DUMONT DR - PROFILE (STA 0+00 - 6+00)
H: 1" = 30'
V: 1" = 5'



CONSTRUCTION NOTES

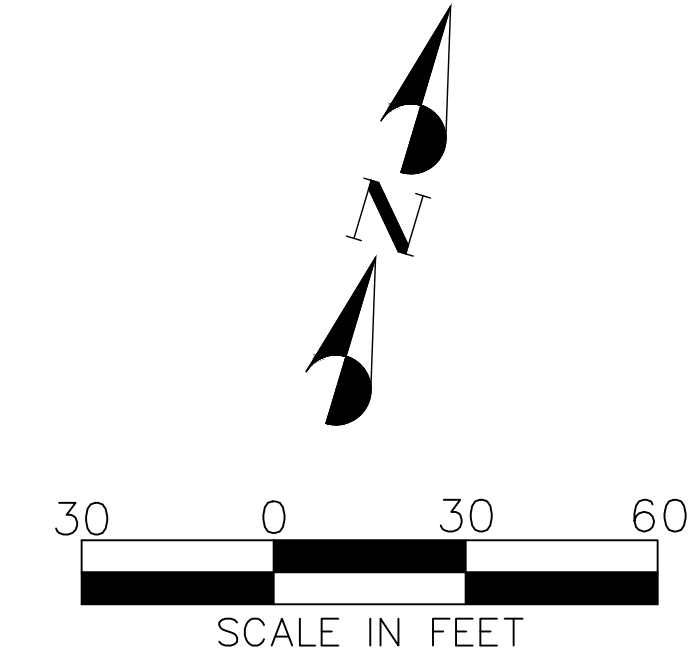
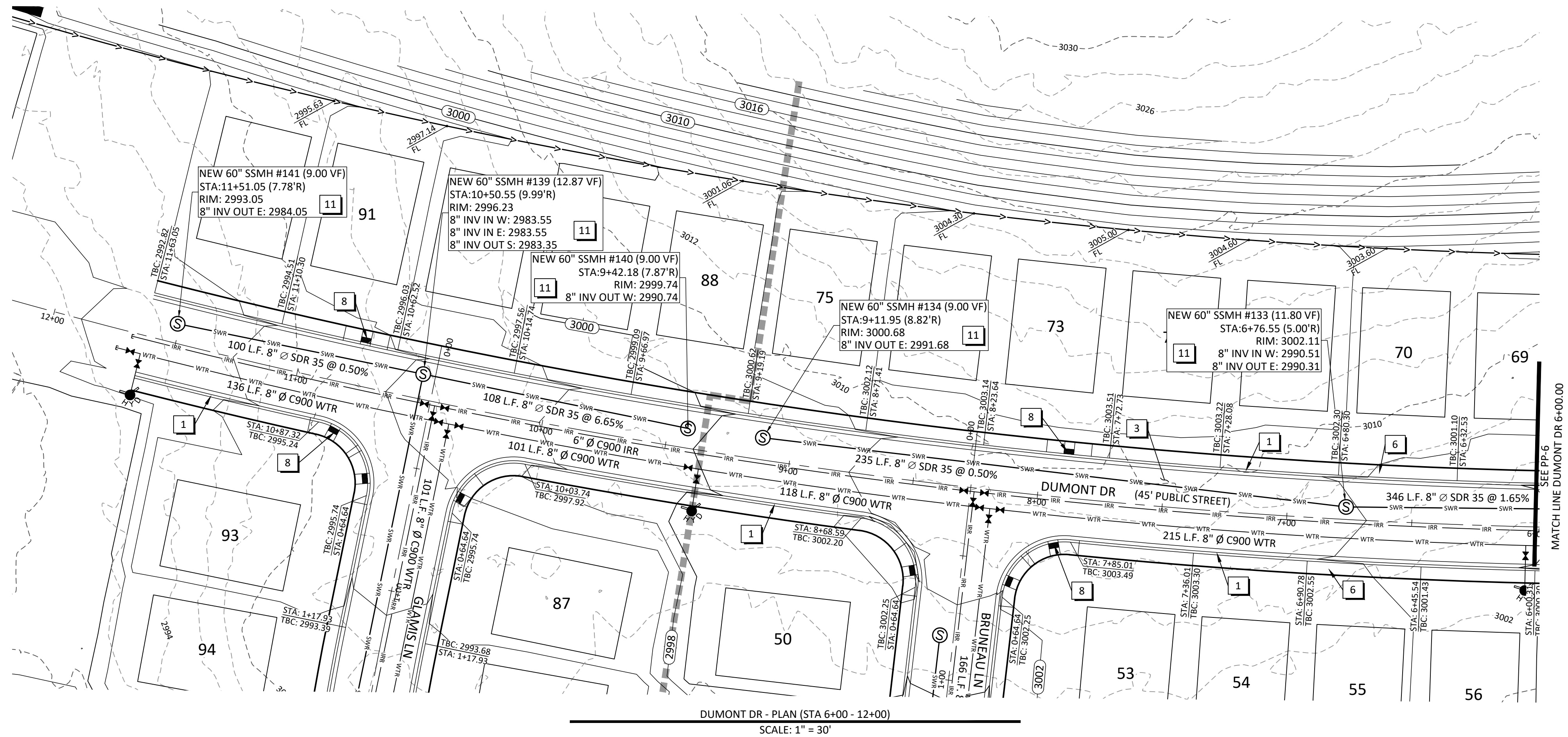
- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
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- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
PLAN & PROFILE (DUMONT DR)

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

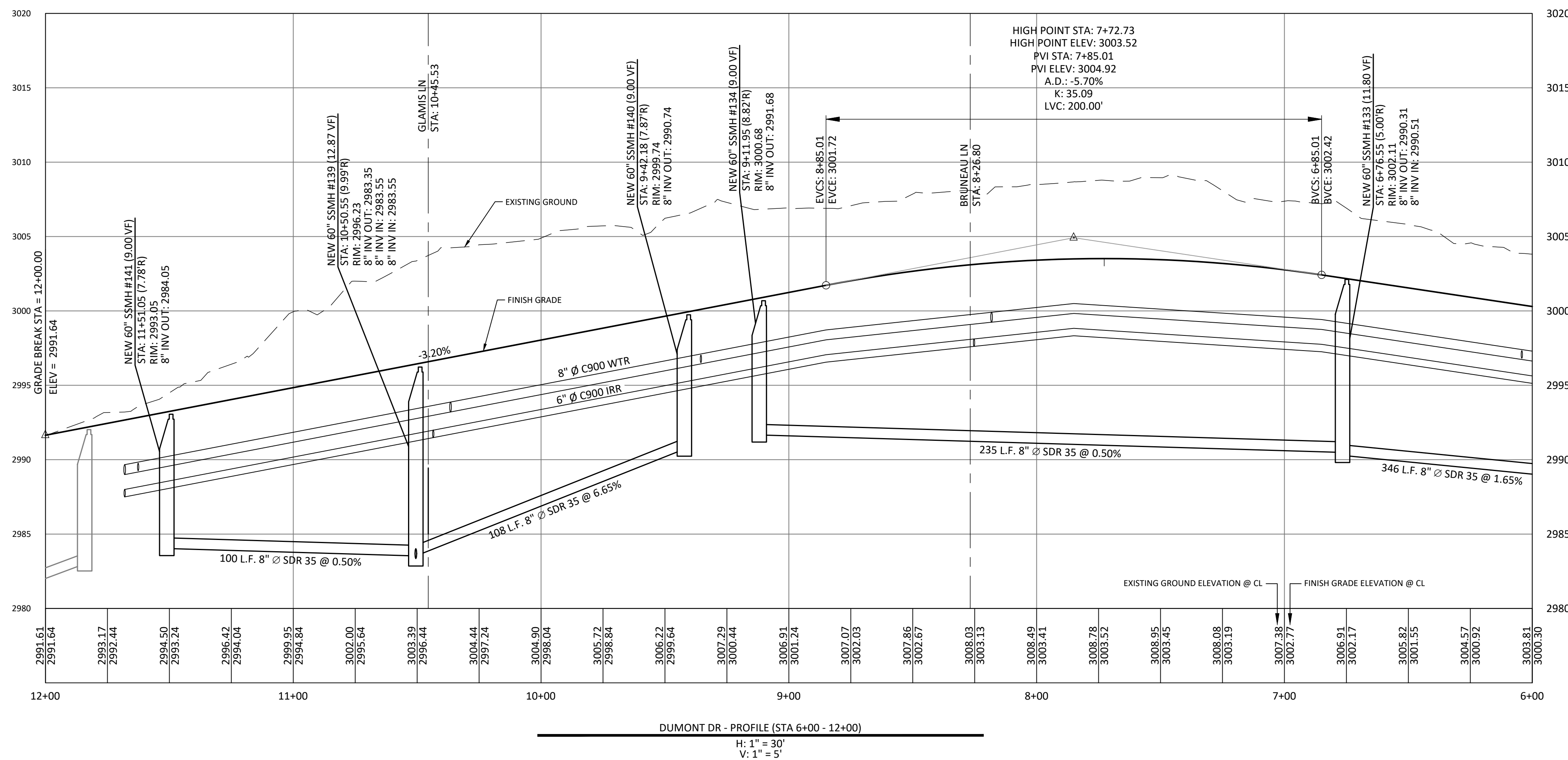


DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'
SHEET NUMBER :	



CONSTRUCTION NOTES

- | | |
|----|---|
| 1 | MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102. |
| 2 | STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101. |
| 3 | 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. |
| 4 | 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. |
| 5 | NOT USED |
| 6 | 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105. |
| 7 | CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100. |
| 8 | CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL. |
| 9 | SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT. |
| 10 | CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100. |
| 11 | CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS. |



NO.	DESCRIPTION	DATE	APRD

NAME: _____

**DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

ME: _____

PLAN & PROFILE (DUMONT DR)

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

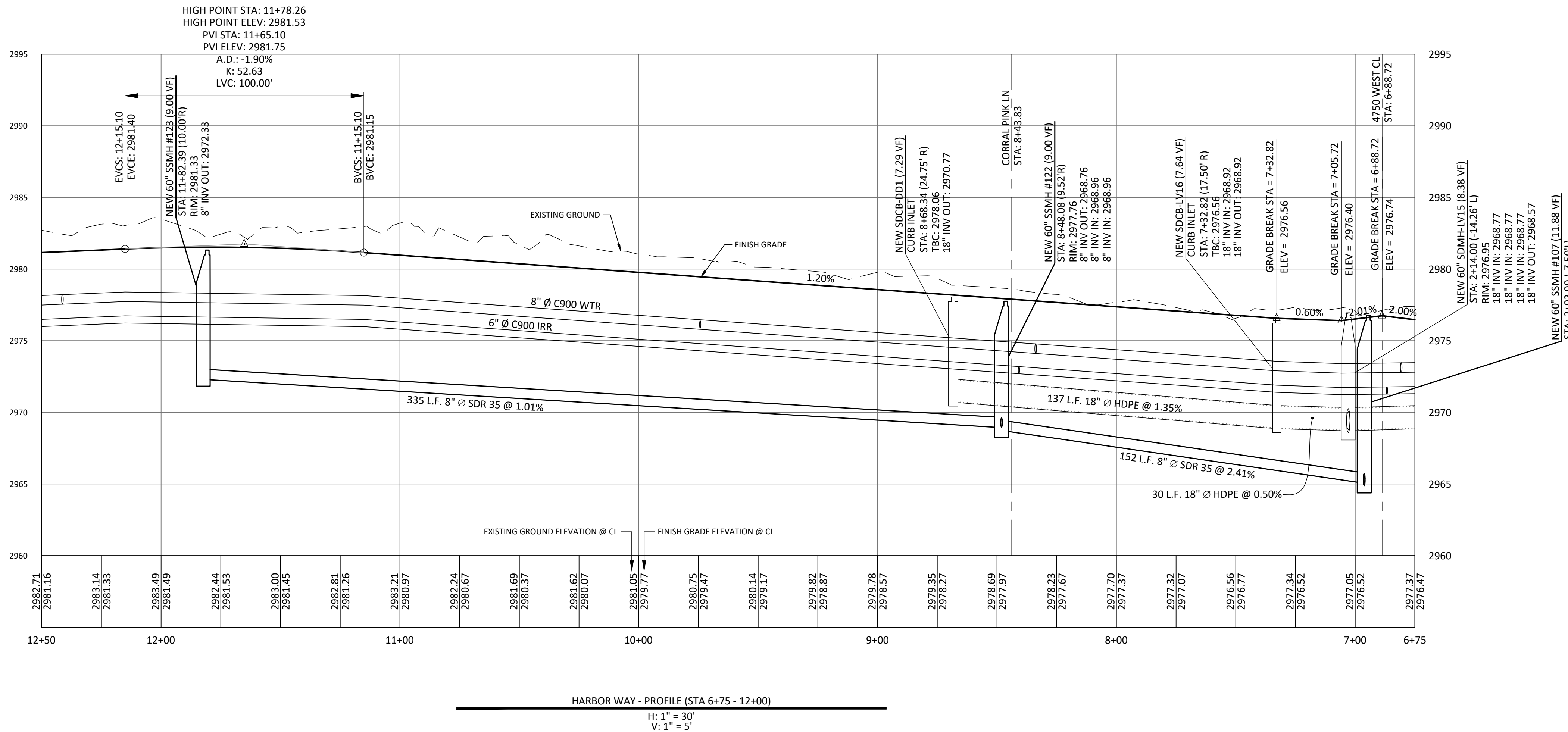
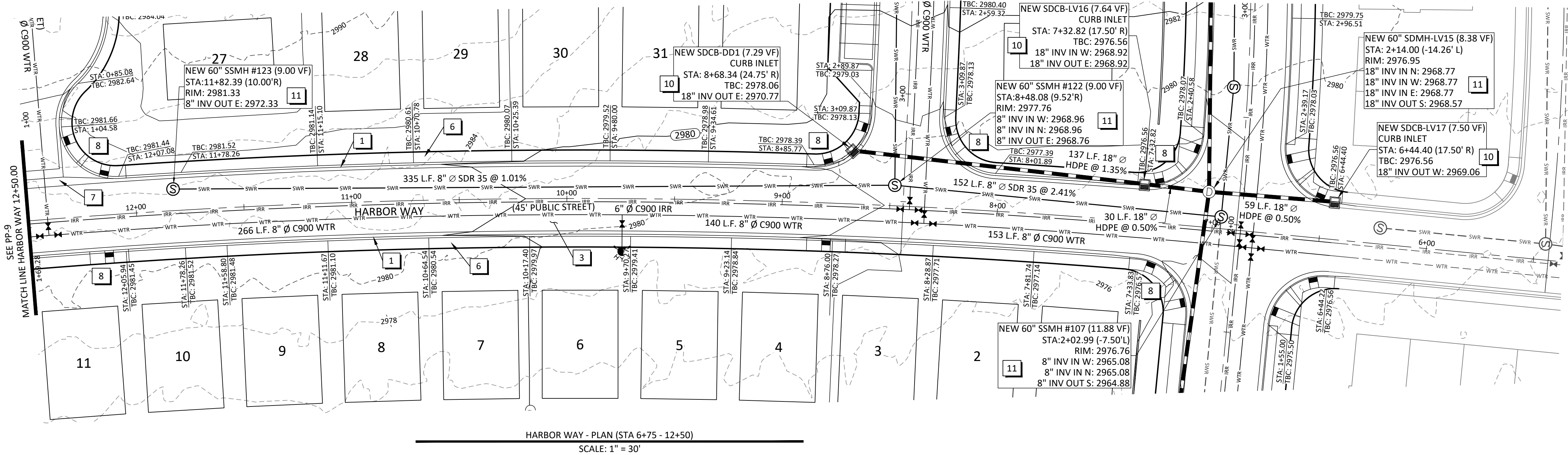
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'
SHEET NUMBER :	

PP-7

19 OF 35 TOTAL



CONSTRUCTION NOTES

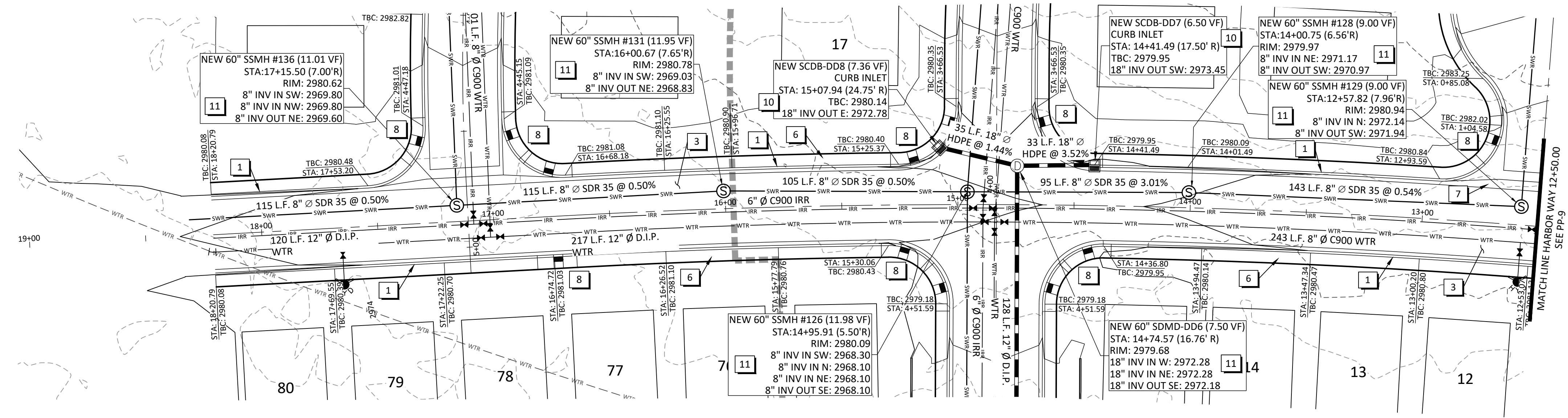
- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
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- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
PLAN & PROFILE (HARBOR WAY)

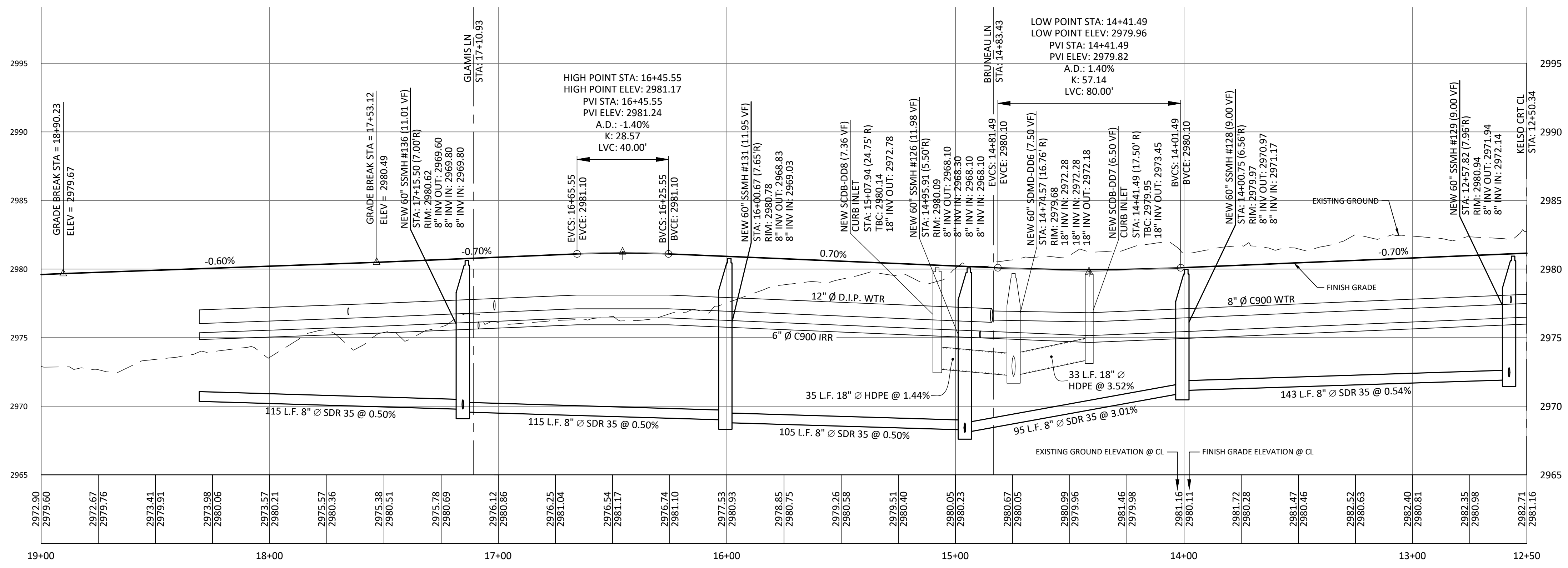
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



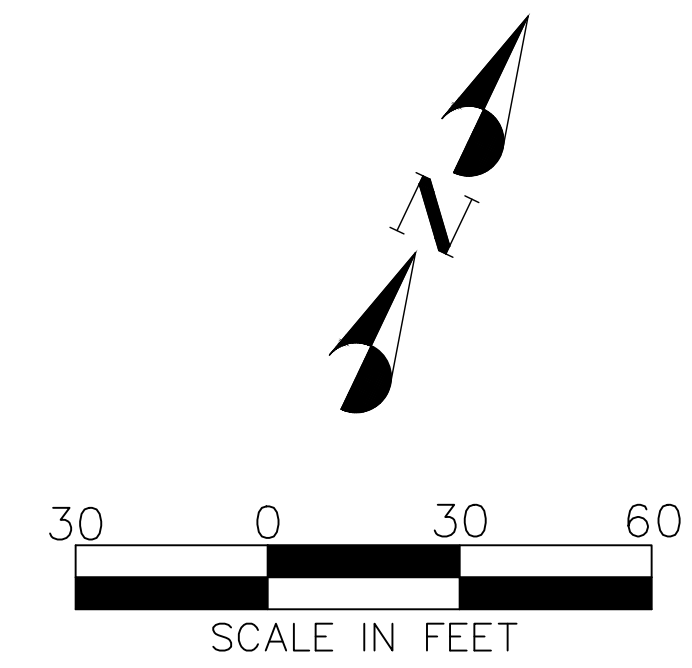
DATE: JANUARY 2025
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: LB
PROJECT NO.: 24-011
SCALE: 1" = 30'
SHEET NUMBER:



HARBOR WAY - PLAN (STA 6+00 - 12+00)
SCALE: 1" = 30'



HARBOR WAY - PROFILE (STA 12+50 - 19+00)
H: 1" = 30'
V: 1" = 5'



CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 3 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



NO.	DESCRIPTION	DATE	APP'D

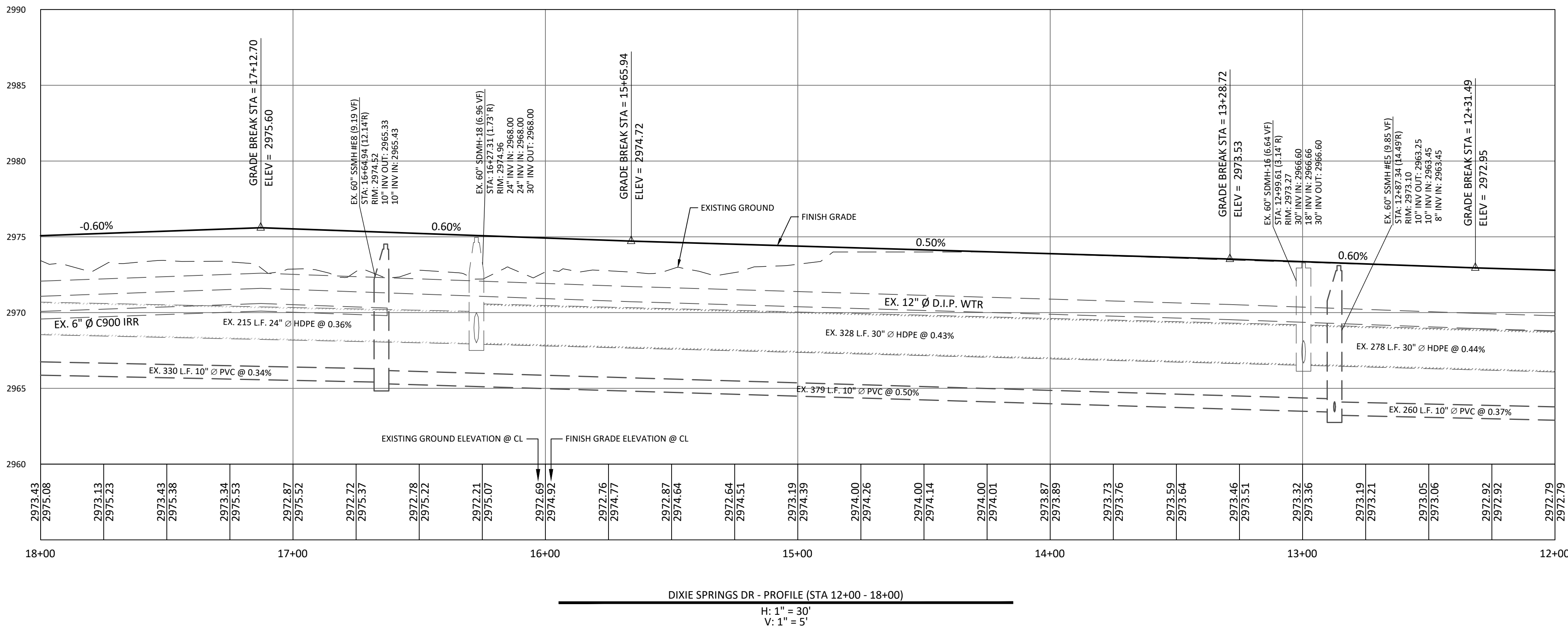
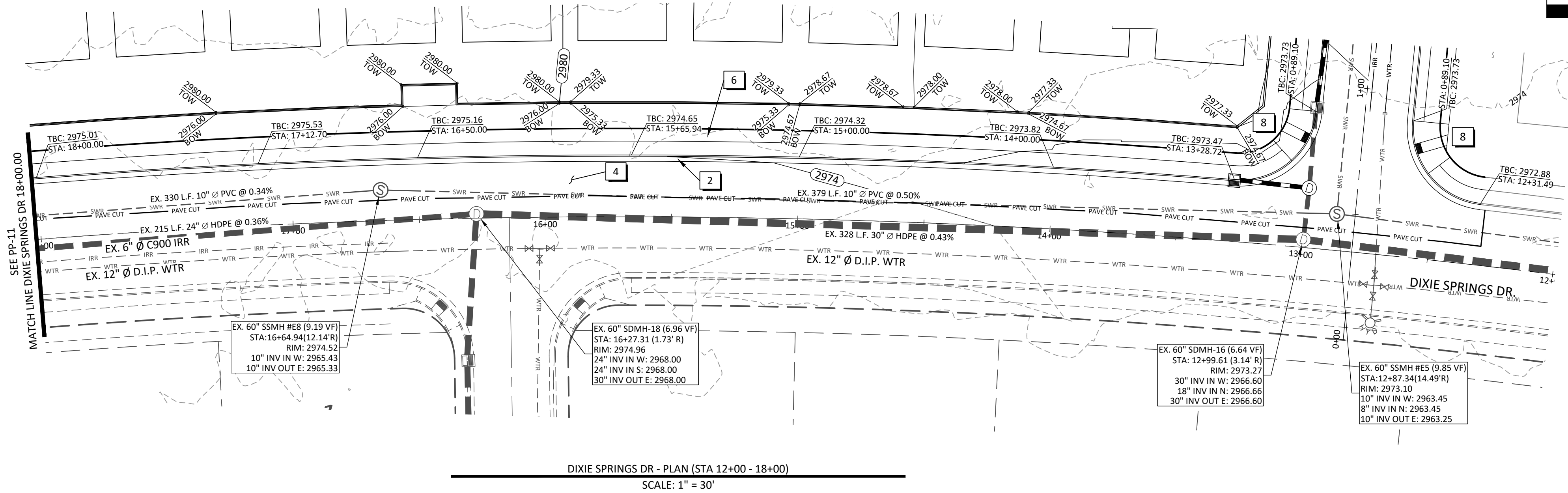
PROJECT NAME: **DESERT DUNES AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME: **PLAN & PROFILE (HARBOR WAY)**

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



DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'
SHEET NUMBER :	



CONSTRUCTION NOTES

- MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
- 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- NOT USED
- 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.

DESERT DUNES AT DESERT SANDS LOCATED IN HURRICANE, UTAH PLAN & PROFILE (DIXIE SPRINGS DR)

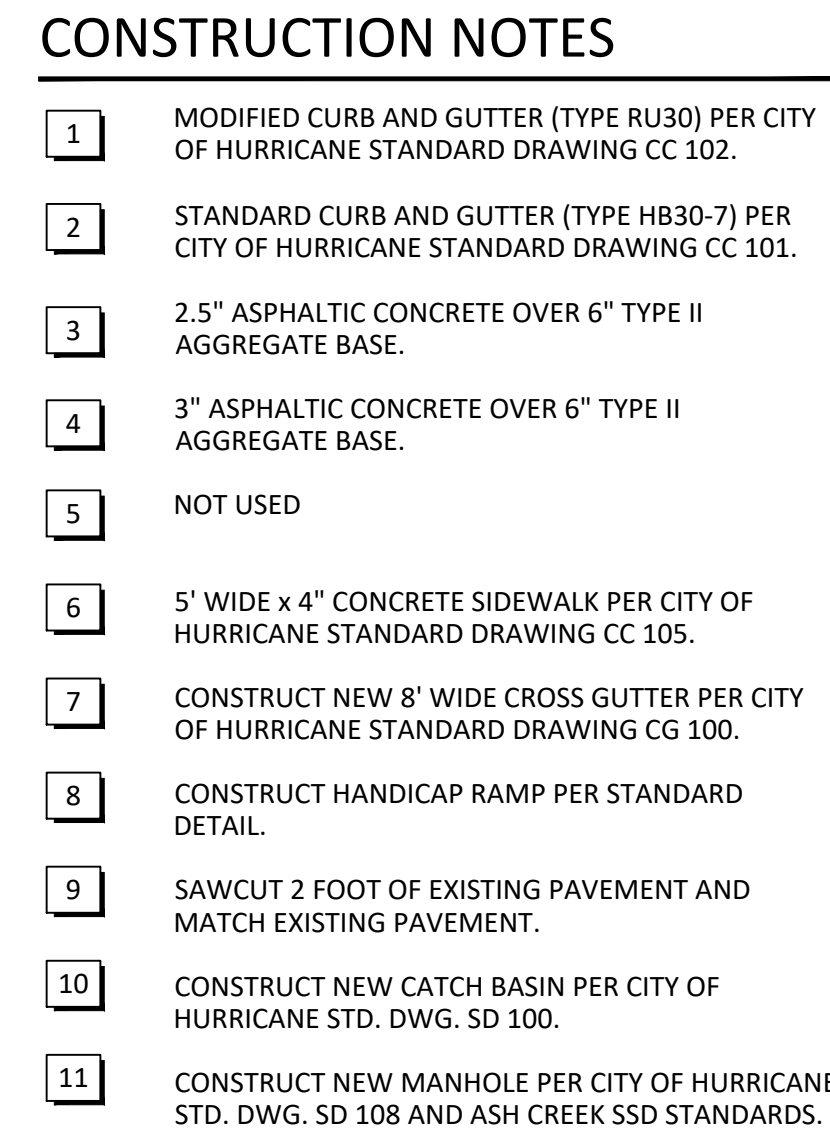
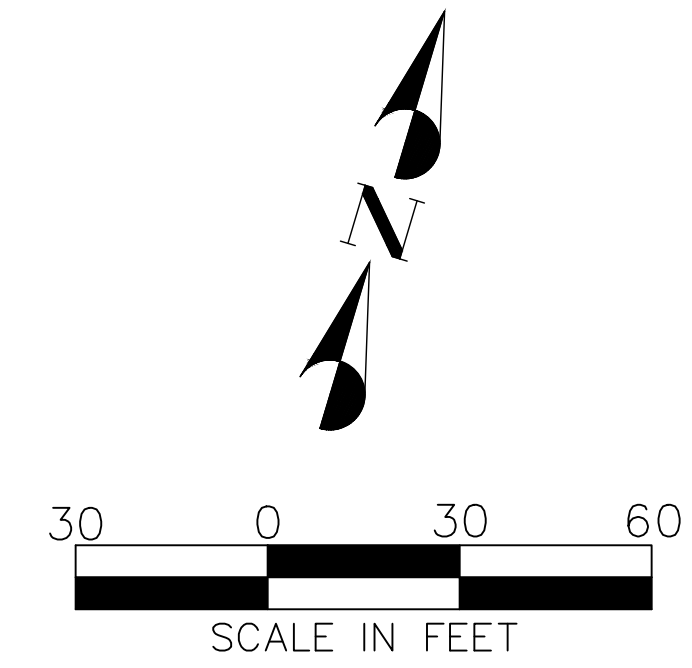
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

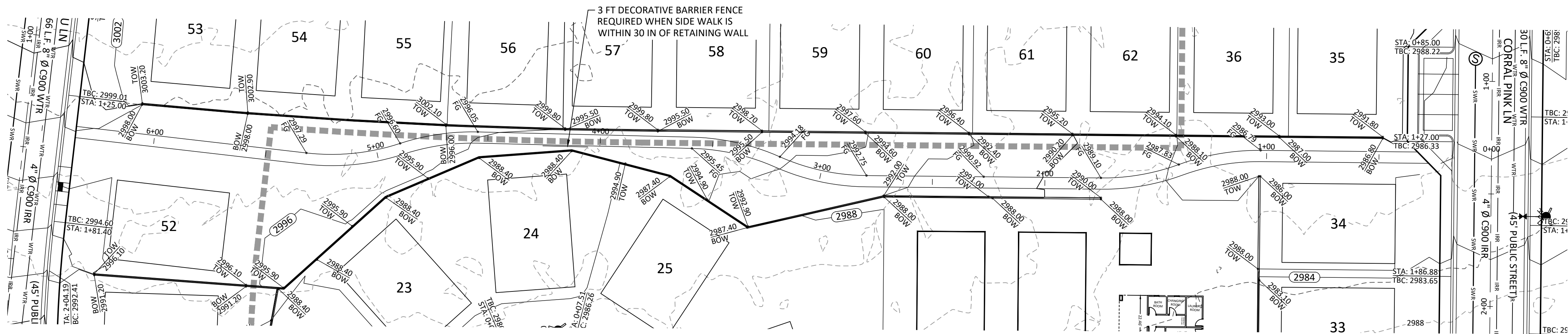


DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'
SHEET NUMBER :	

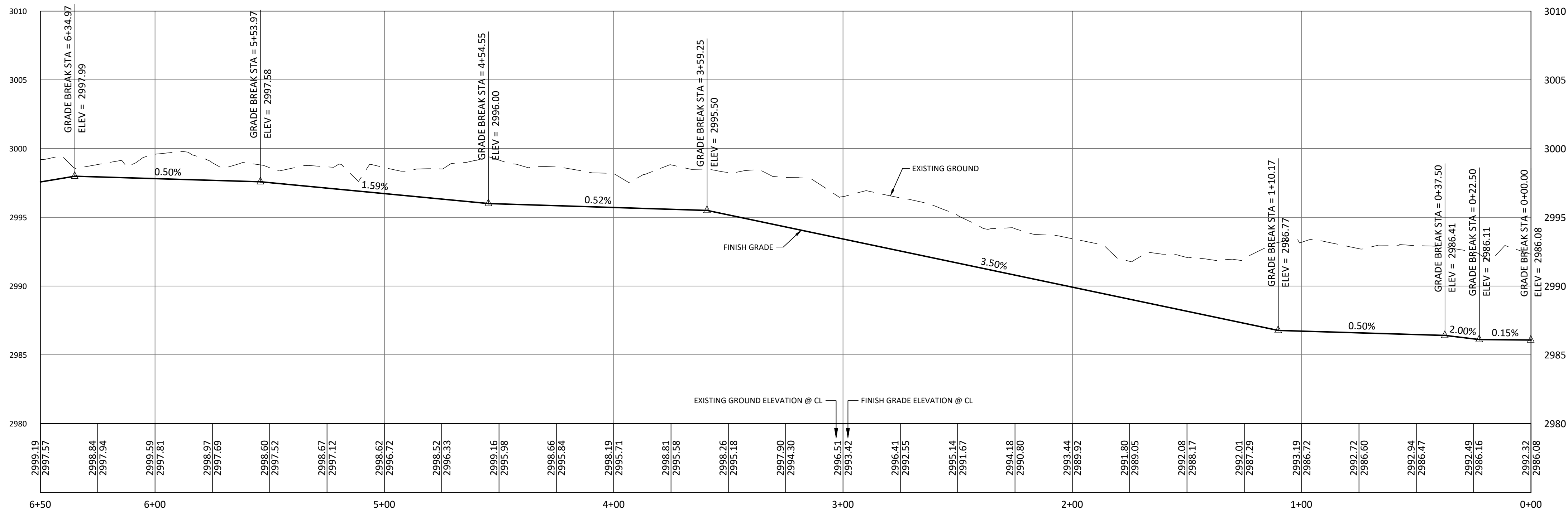
PP-10

22 OF 35 TOTAL

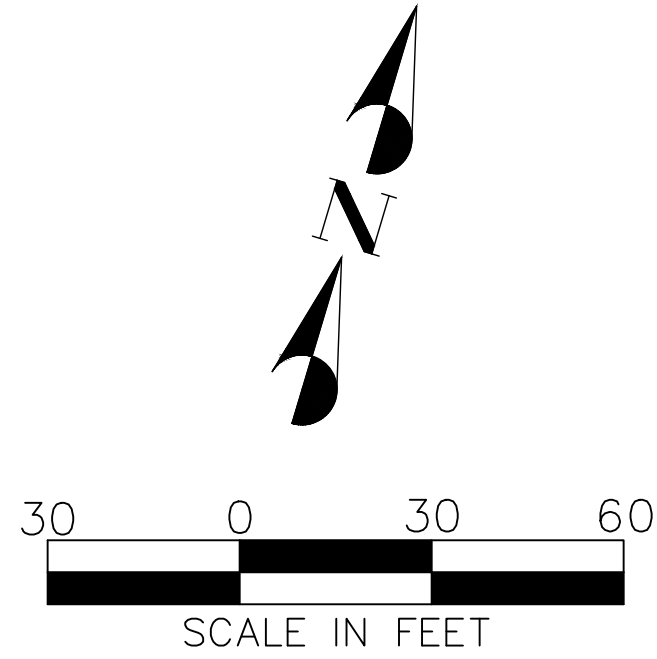




DUMONT DR - PLAN (STA 0+00 - 6+00)
SCALE: 1" = 30'



DUMONT DR - PROFILE (STA 0+00 - 6+00)
H: 1" = 30'
V: 1" = 5'



CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
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- 6 5' WIDE x 4" CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105.
- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



NO.	DESCRIPTION	DATE	APP'D.

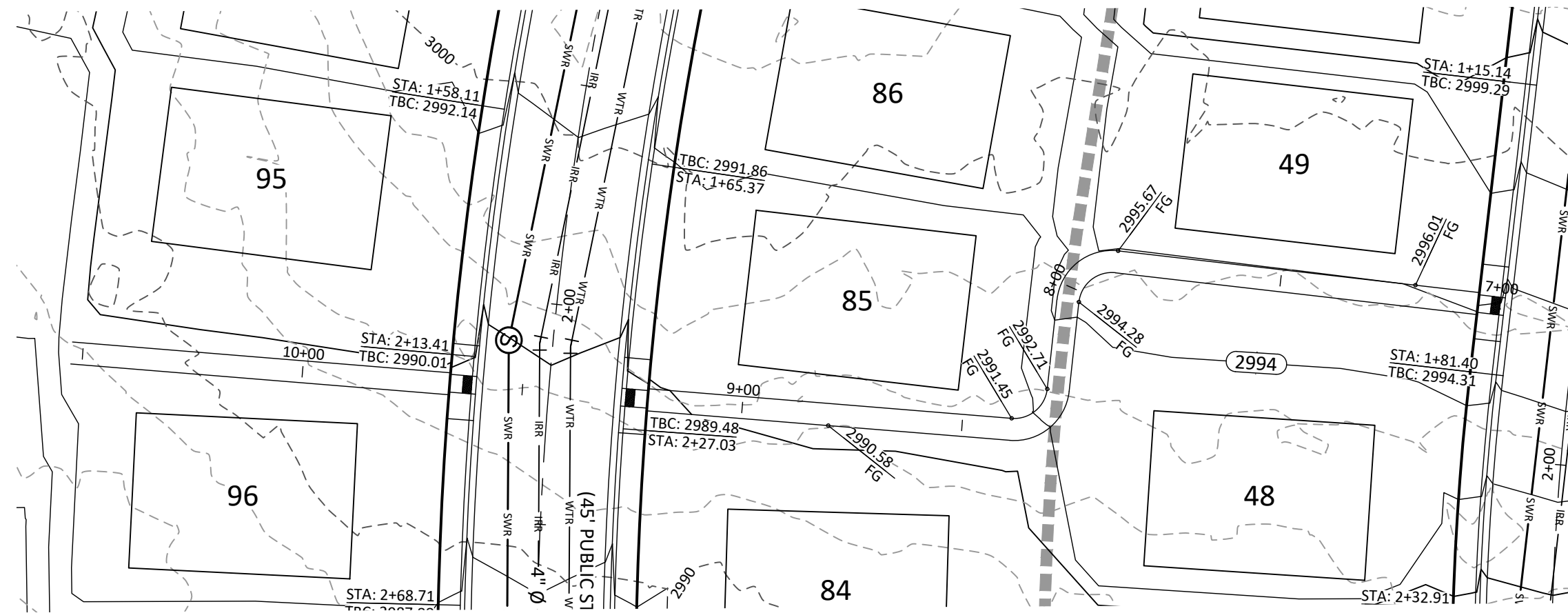
PROJECT NAME: **DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME: **PLAN & PROFILE (DUMONT DR)**

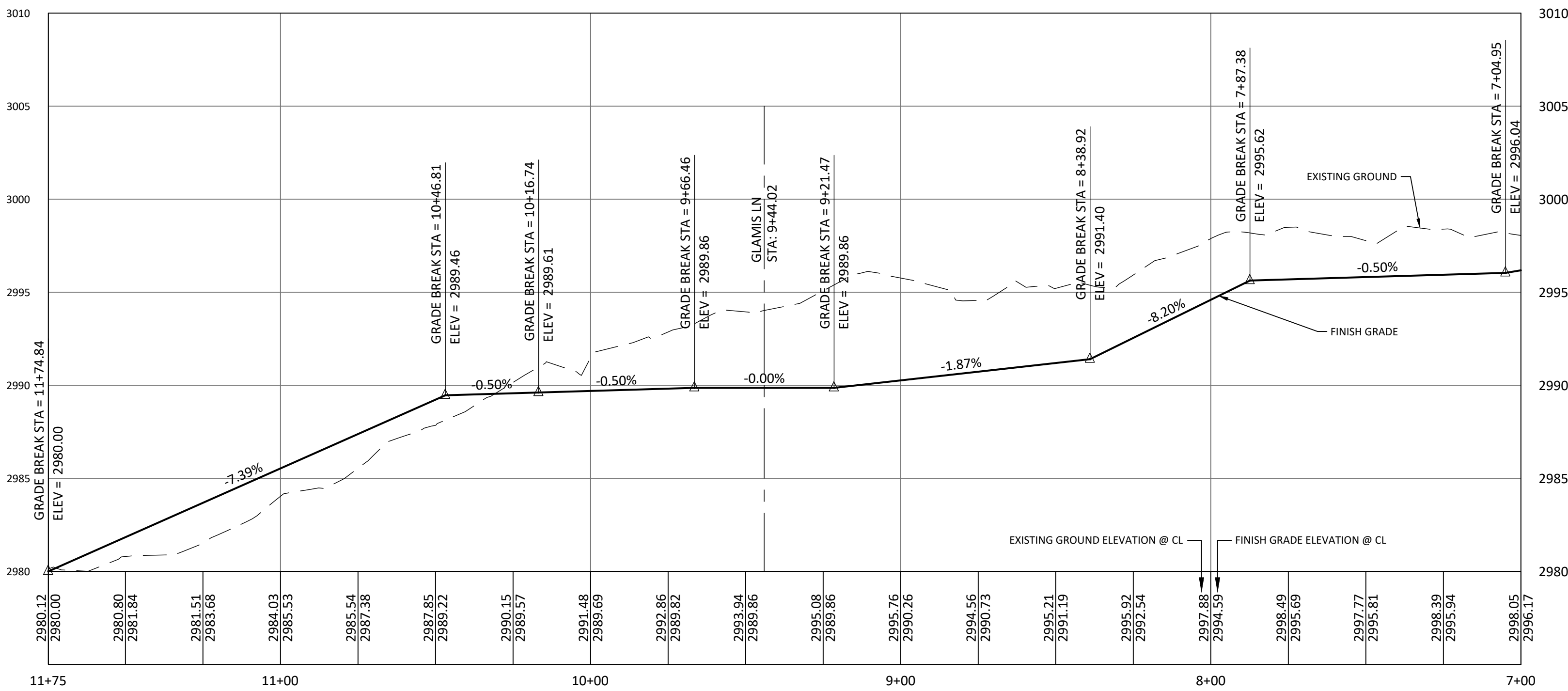
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



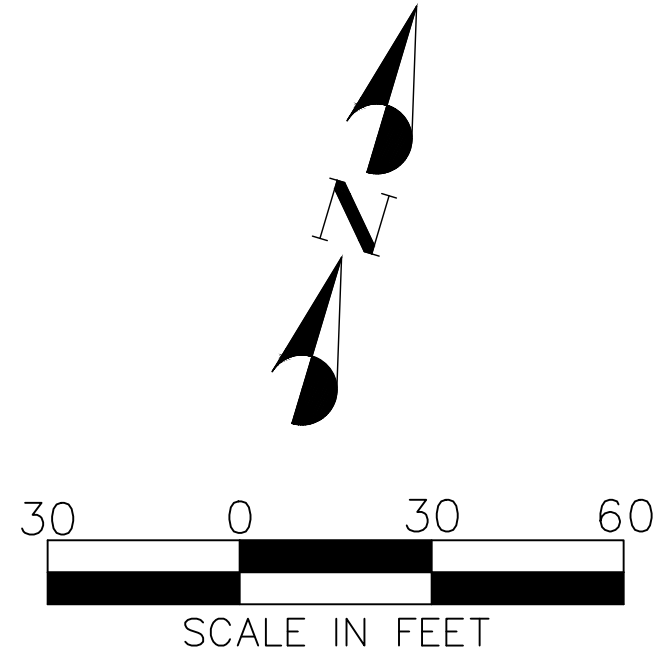
DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'
SHEET NUMBER :	



MIDDLE PATH - PLAN (STA 7+00 - 11+75)
SCALE: 1" = 30'

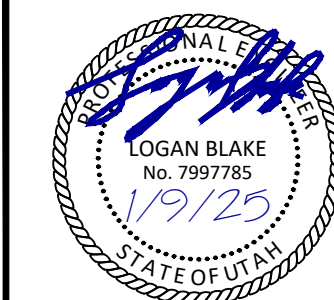


MIDDLE PATH - PROFILE (STA 7+00 - 11+75)
H: 1" = 30'
V: 1" = 5'



CONSTRUCTION NOTES

- 1 MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102.
- 2 STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101.
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- 4 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5 NOT USED
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- 7 CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100.
- 8 CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL.
- 9 SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.
- 10 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 11 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108 AND ASH CREEK SSD STANDARDS.



NO.	DESCRIPTION	DATE	APP'D.

DESERT DUNES
AT DESERT SANDS
LOCATED IN HURRICANE, UTAH
PLAN & PROFILE (MIDDLE PATH)

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

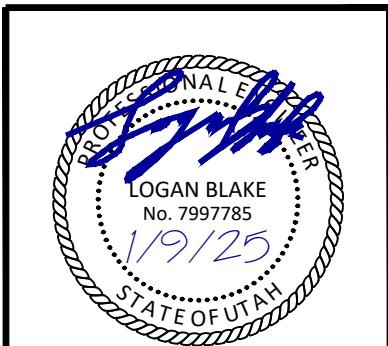
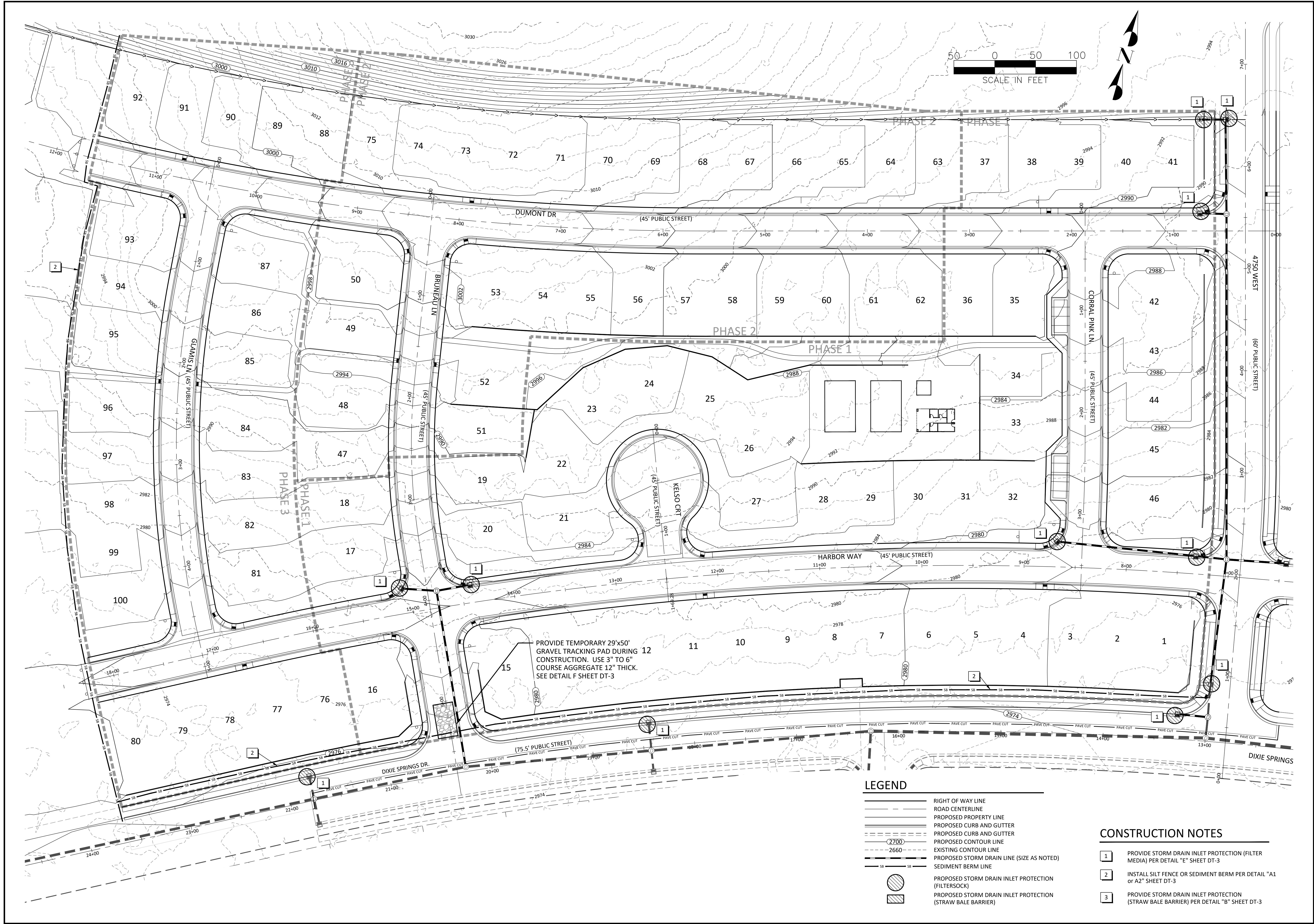


DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	24-011
SCALE :	1" = 30'

SHEET NUMBER :

PP-13

25 OF 35 TOTAL



NO.	DESCRIPTION	DATE	APP'D.

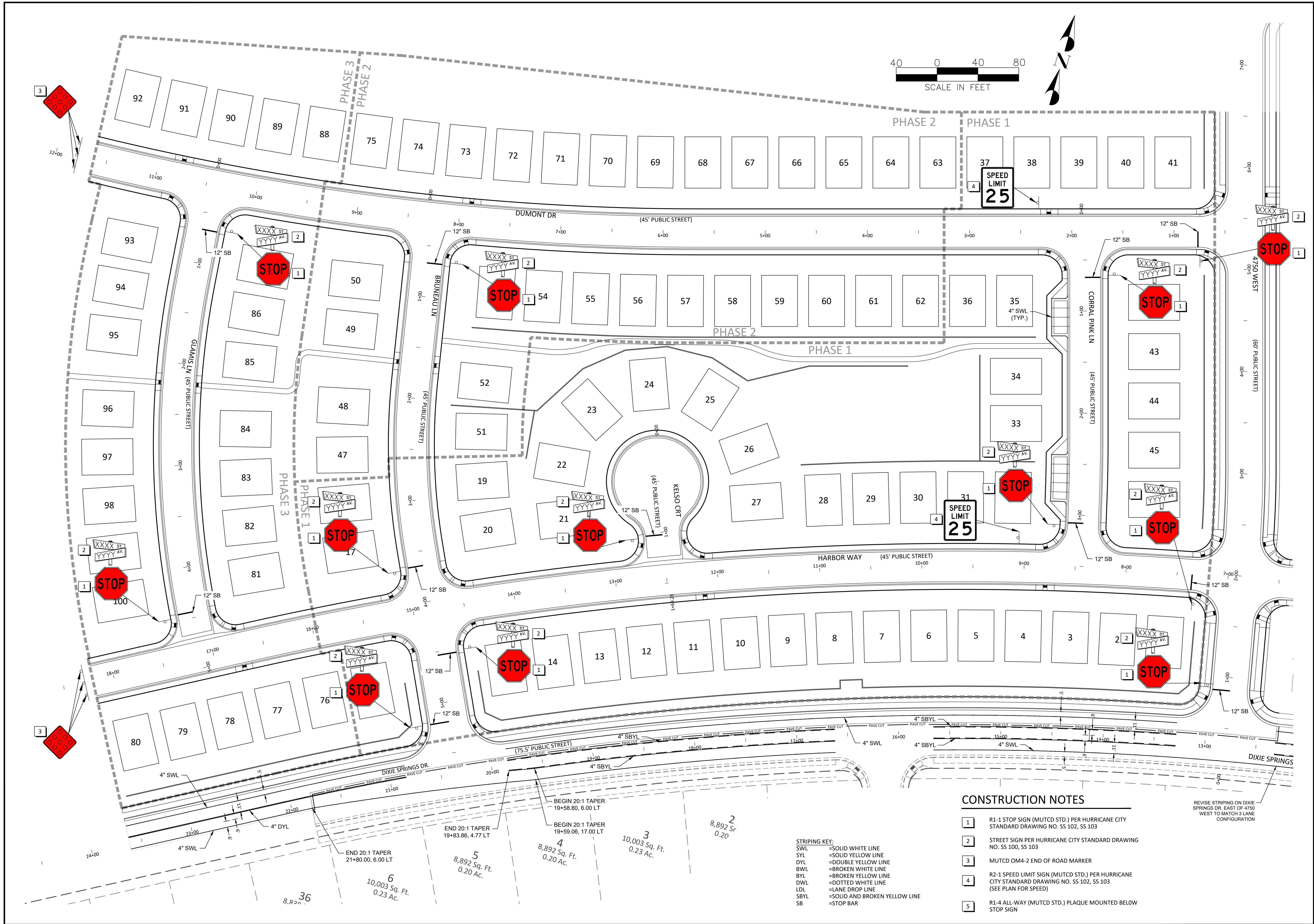
PROJECT NAME: **DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

SHEET NAME: **GRADING & DRAINAGE PLAN**

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 40'
SHEET NUMBER:	



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME:
**DESERT DUNES
AT DESERT SANDS**
4750 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

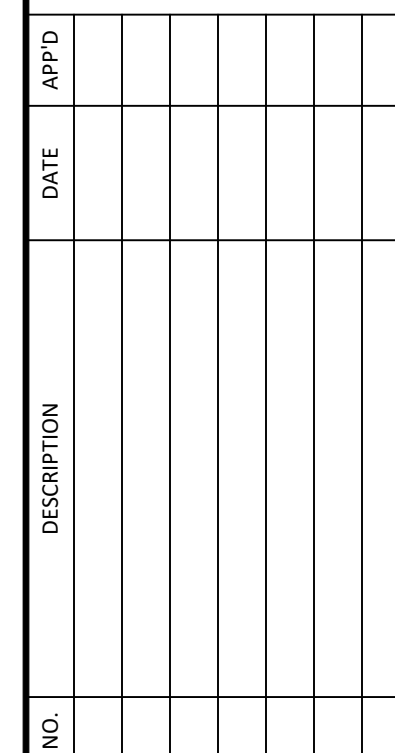
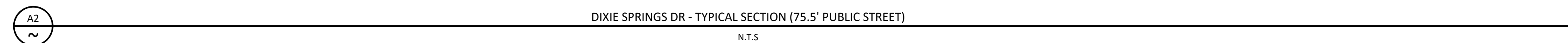
SHEET NAME:
SIGNAGE & STRIPING PLAN

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	TM
DESIGNED BY:	LB
CHECKED BY:	LB
PROJECT NO.:	22-003
SCALE:	1" = 40'
SHEET NUMBER:	

SS-1
27 OF 35 TOTAL



DE: **DESERT DUNES
AT DESERT SANDS**
LOCATED IN HURRICANE, UTAH

DETAILS & SECTIONS

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

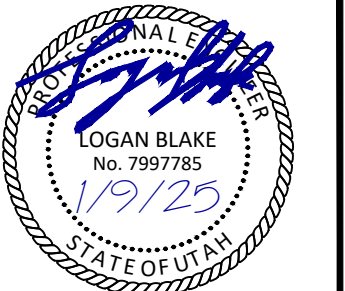
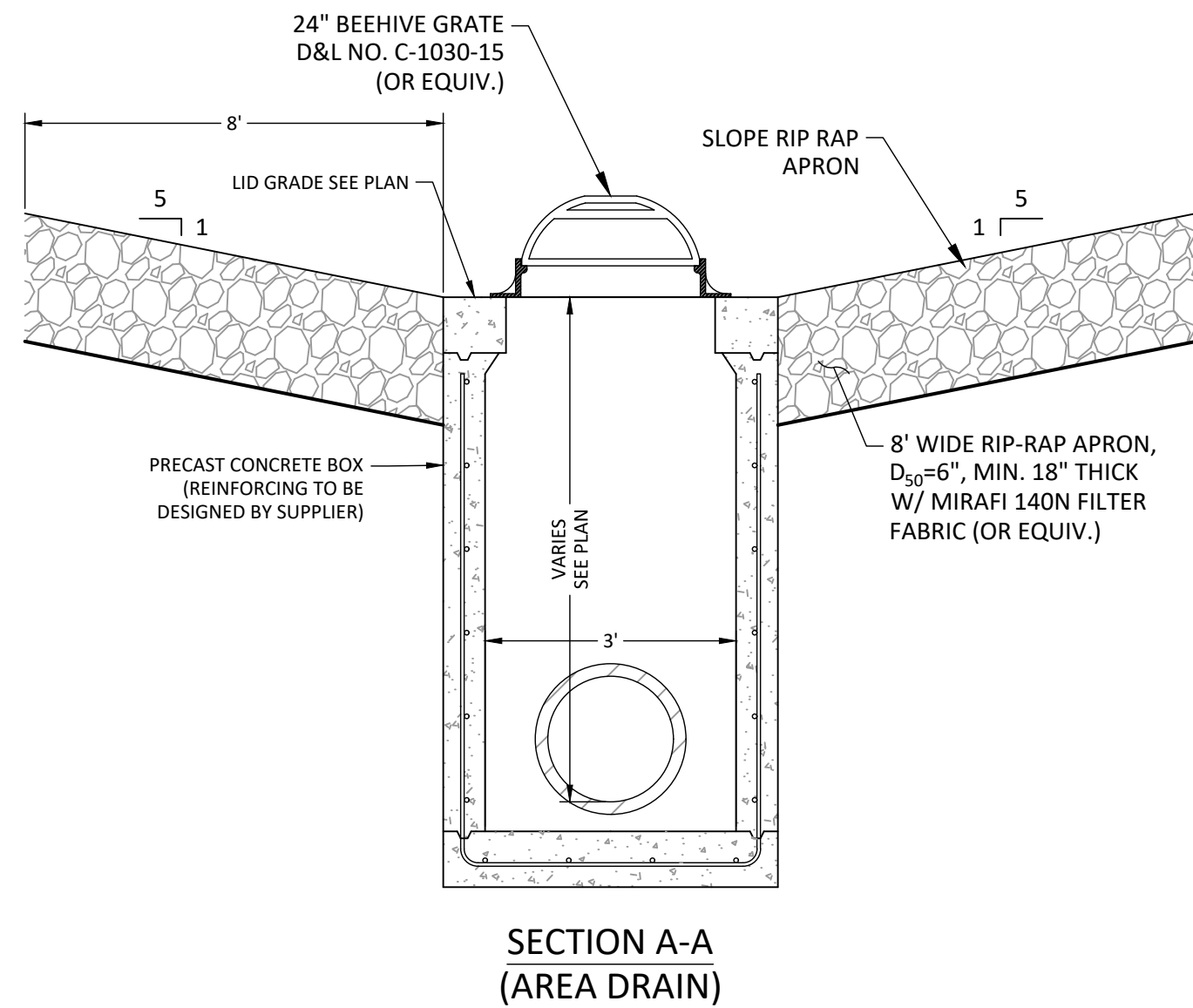
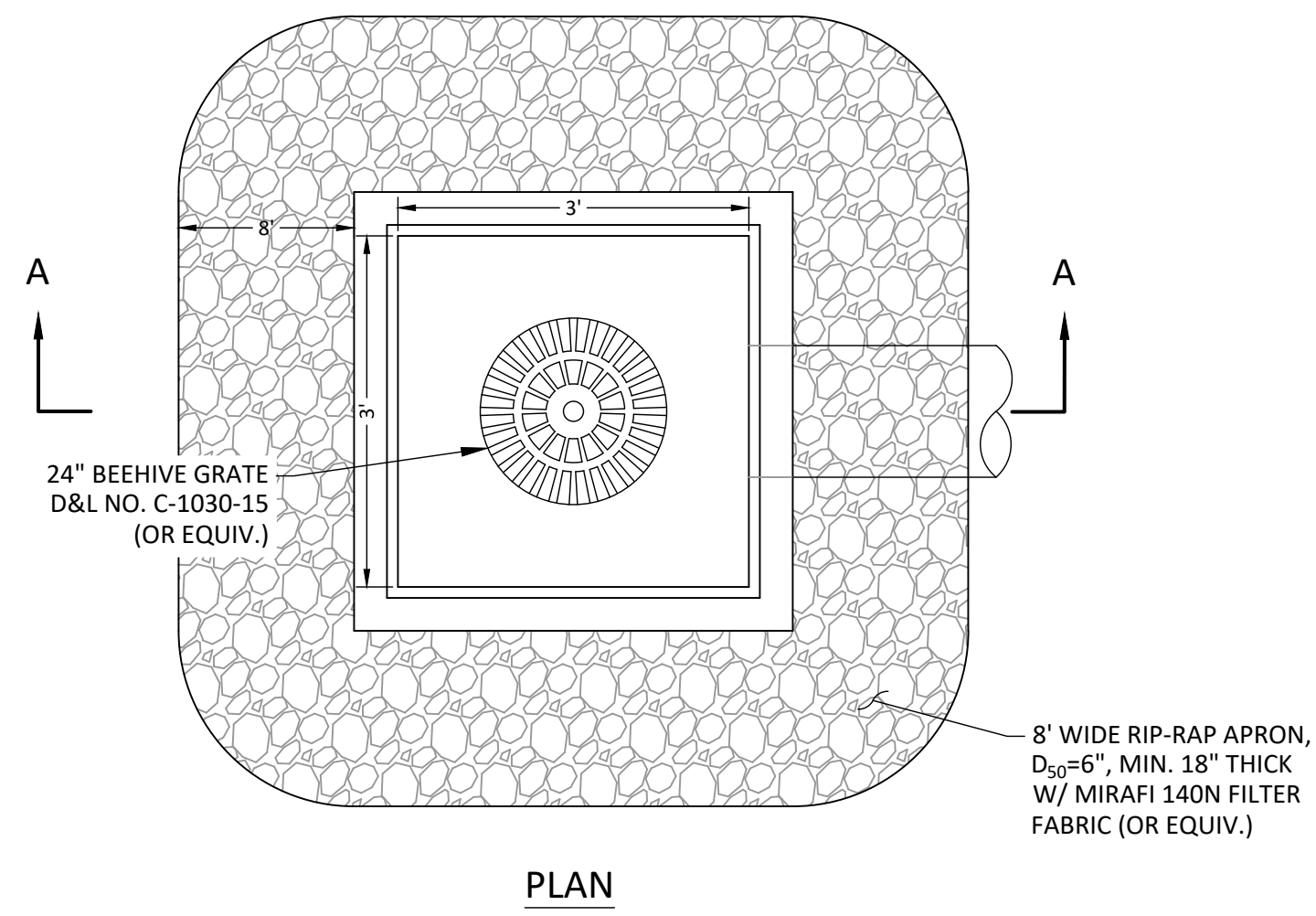
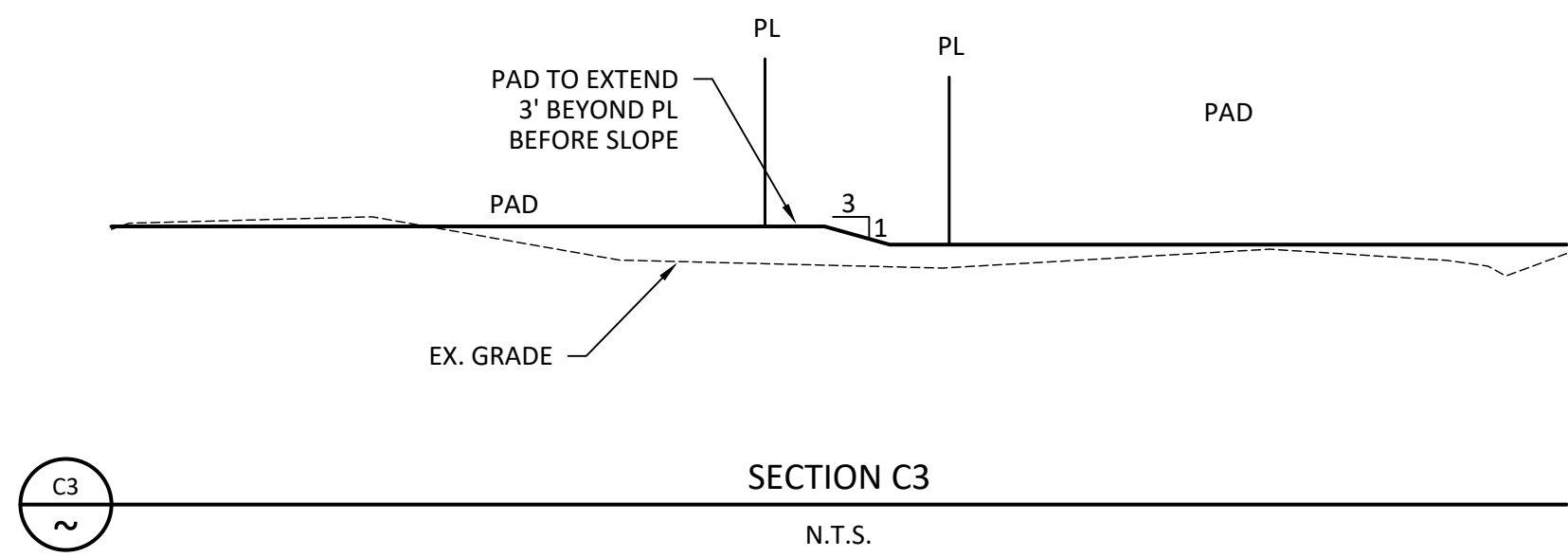
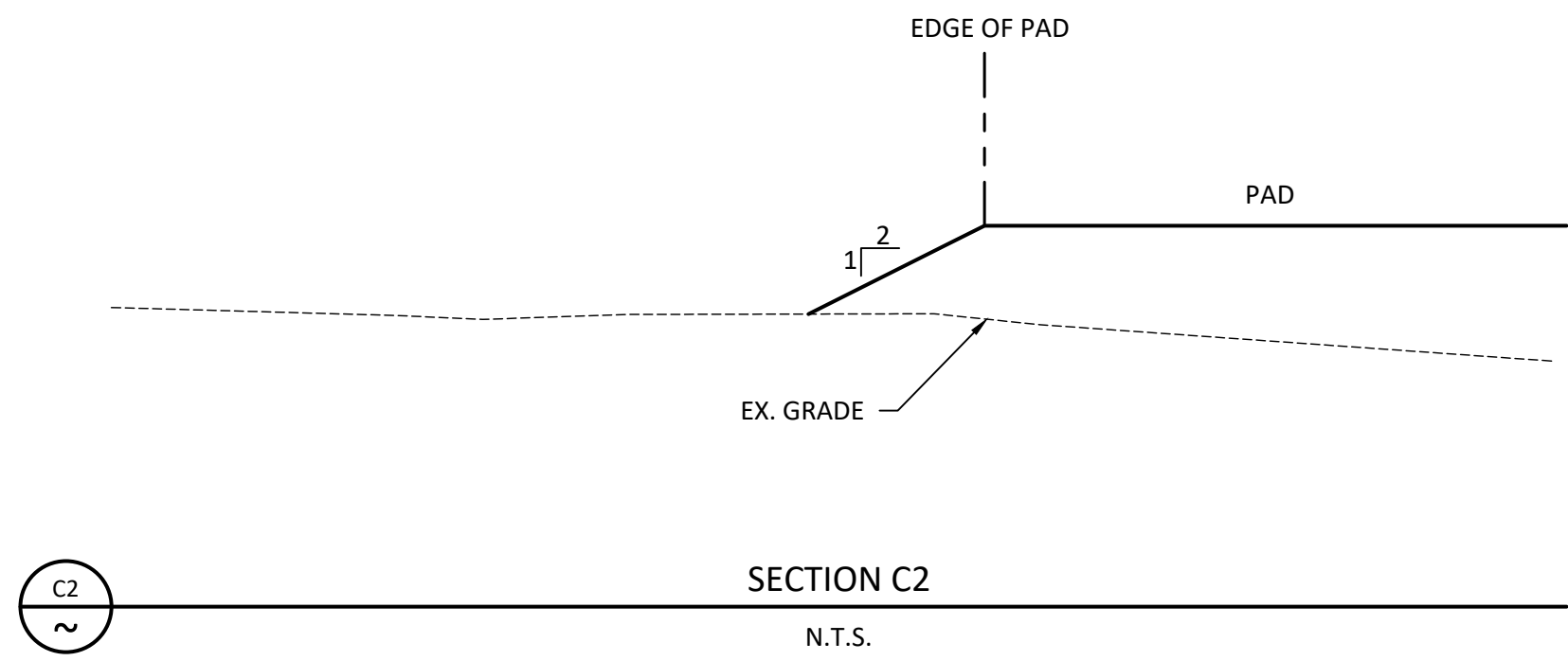
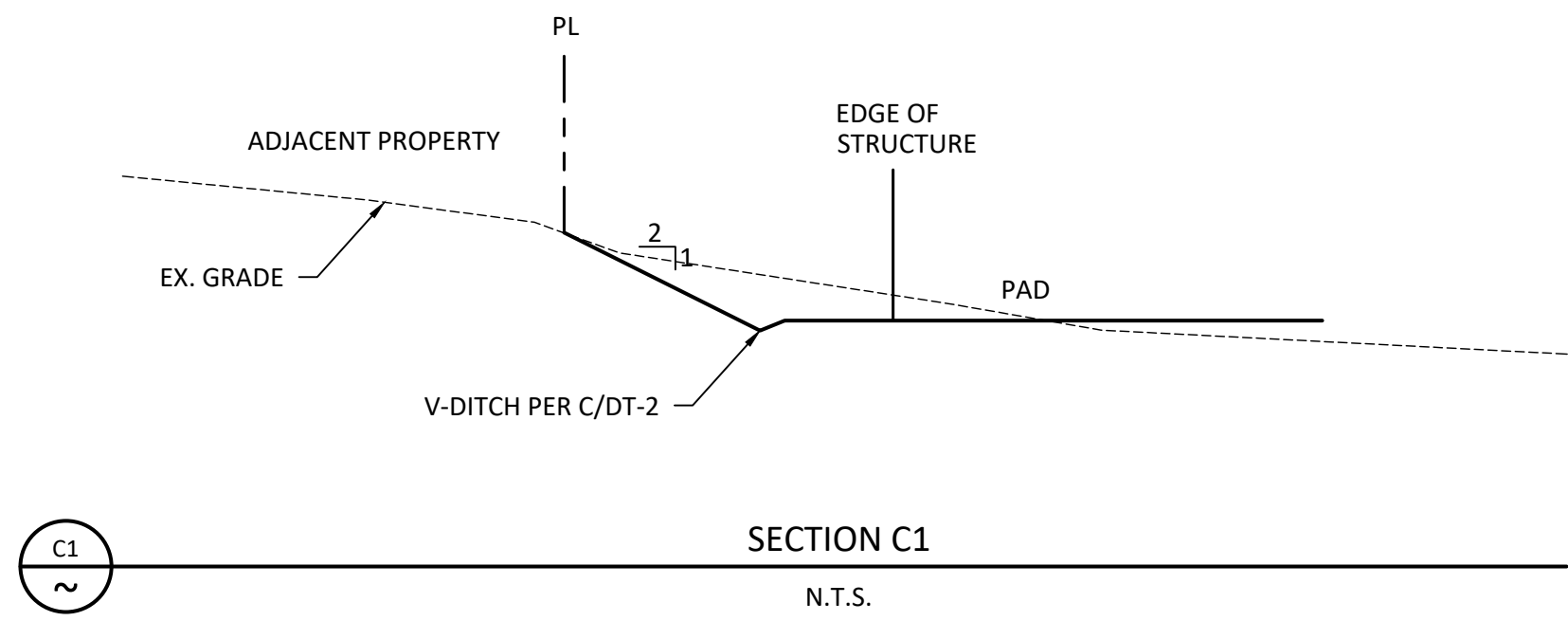
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE :	JANUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	N.T.S

SHEET NUMBER :

DT-1



APP'D	DATE	DESCRIPTION	NO.

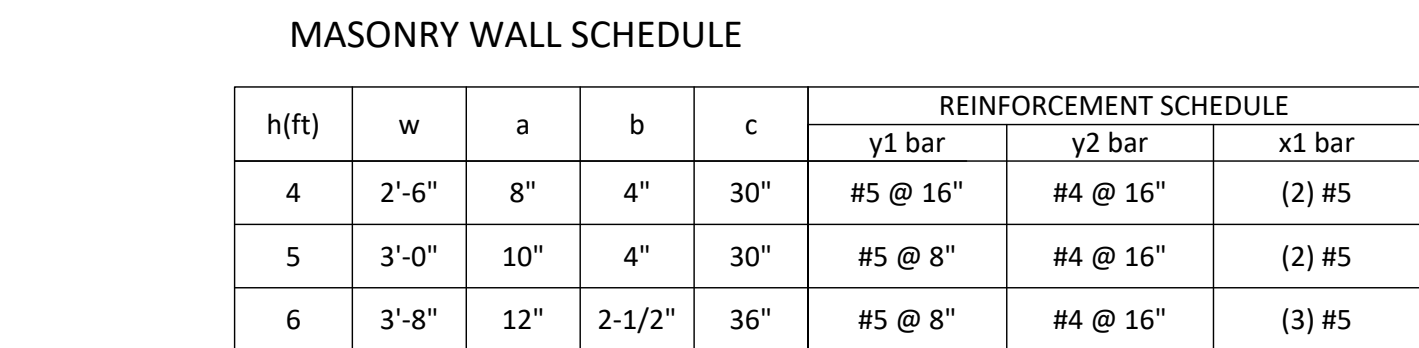
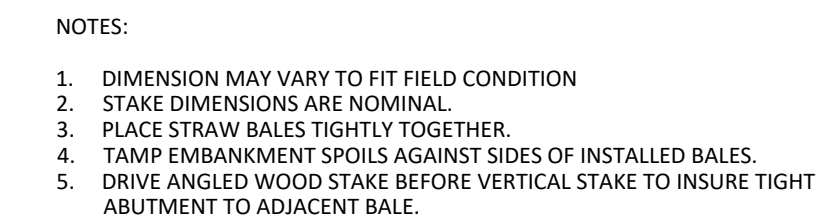
DESERT DUNES AT DESERT SANDS LOCATED IN HURRICANE, UTAH	DETAILS & SECTIONS
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DSG ENGINEERING, INC. LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS 113 East 200 North Suite #2 St. George, UT 84770 Office (435) 628-2121

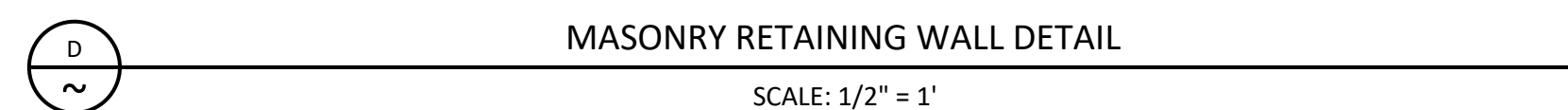


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DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	N.T.S.

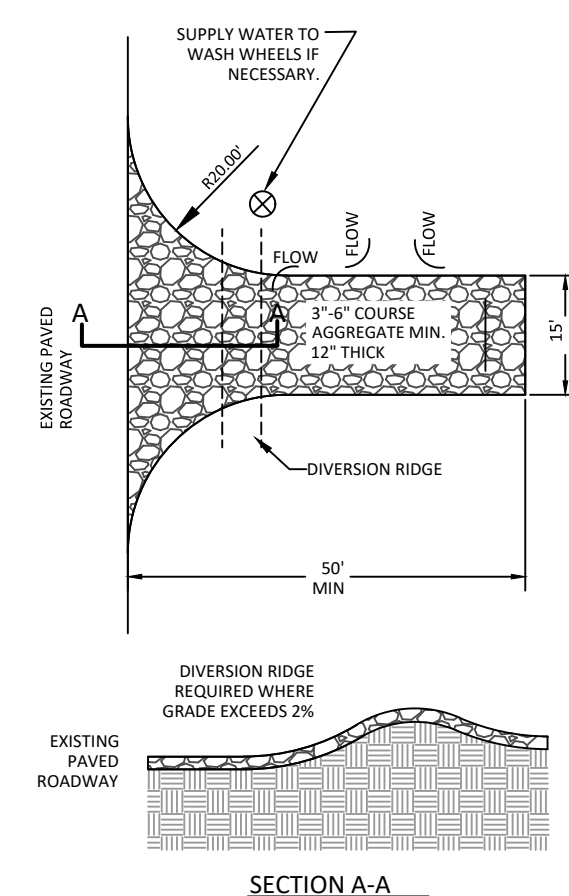
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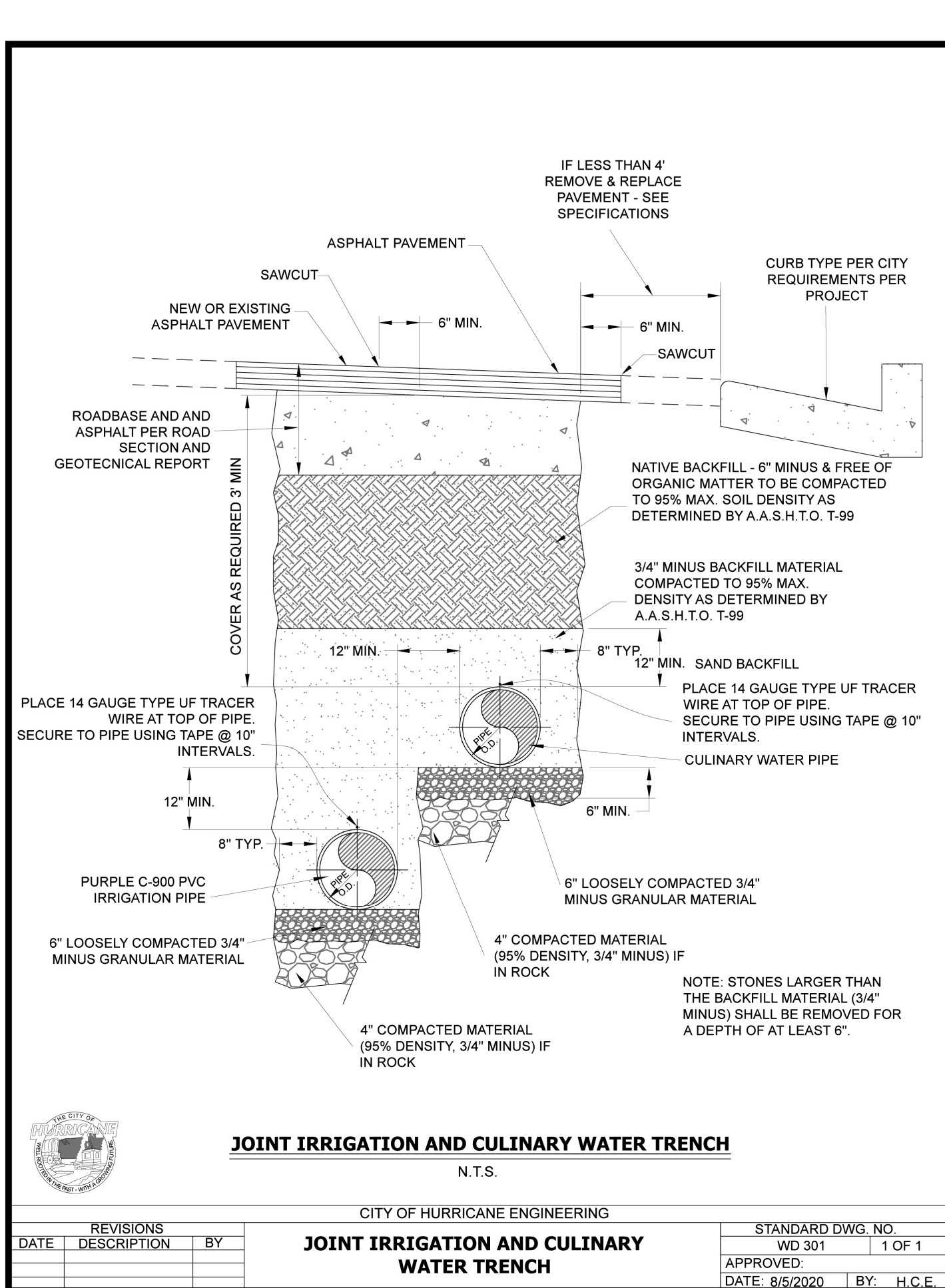
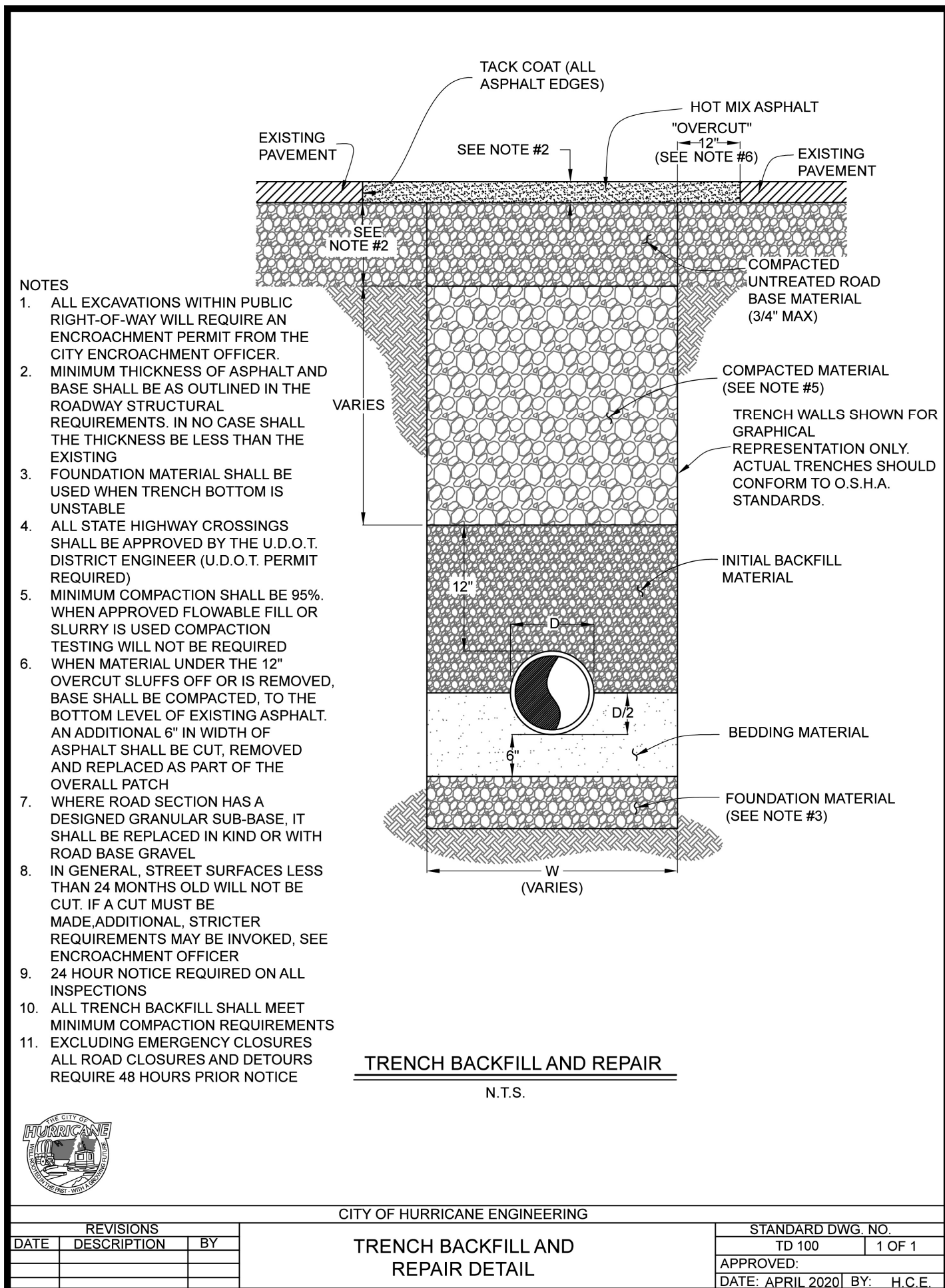
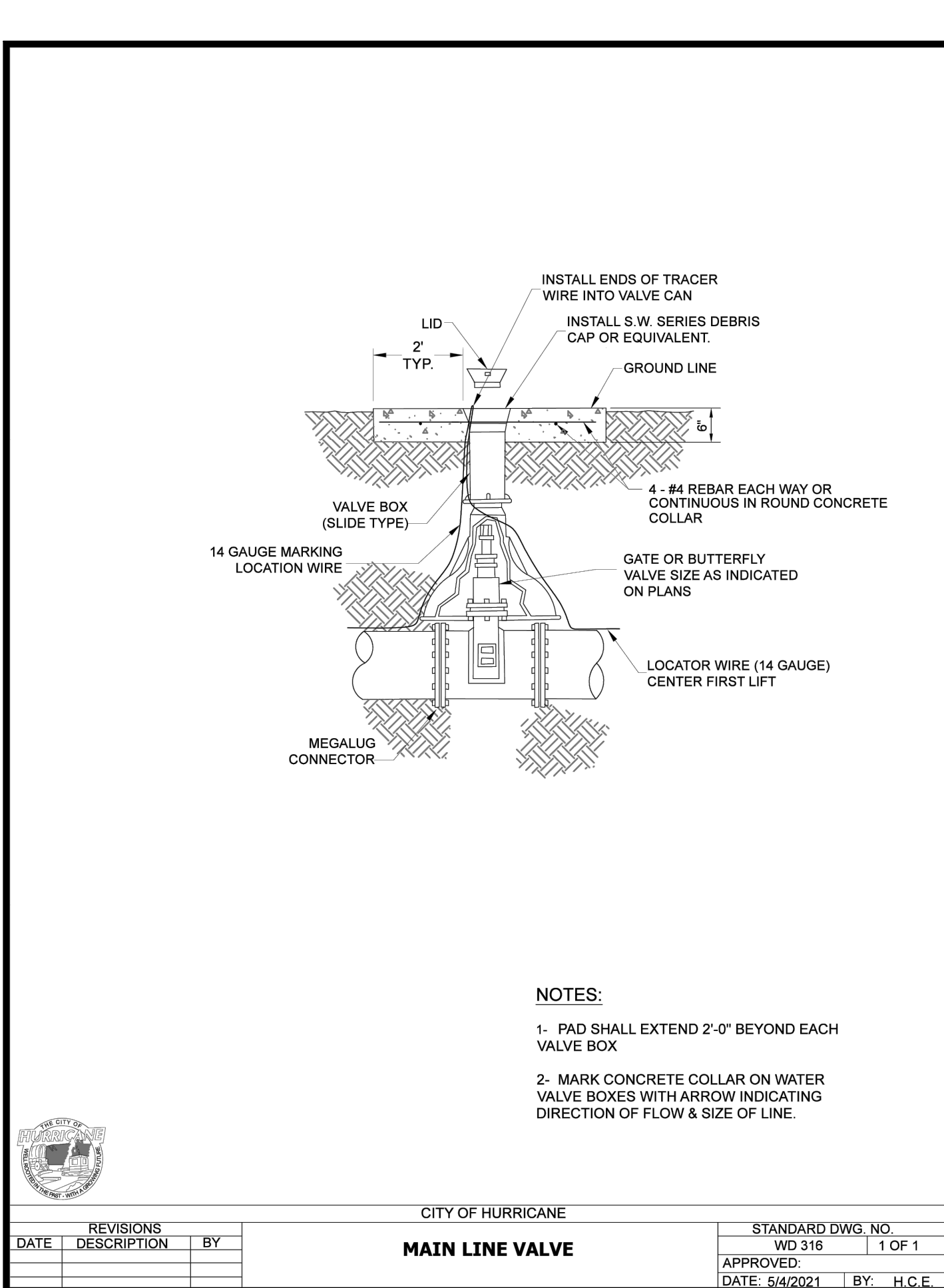
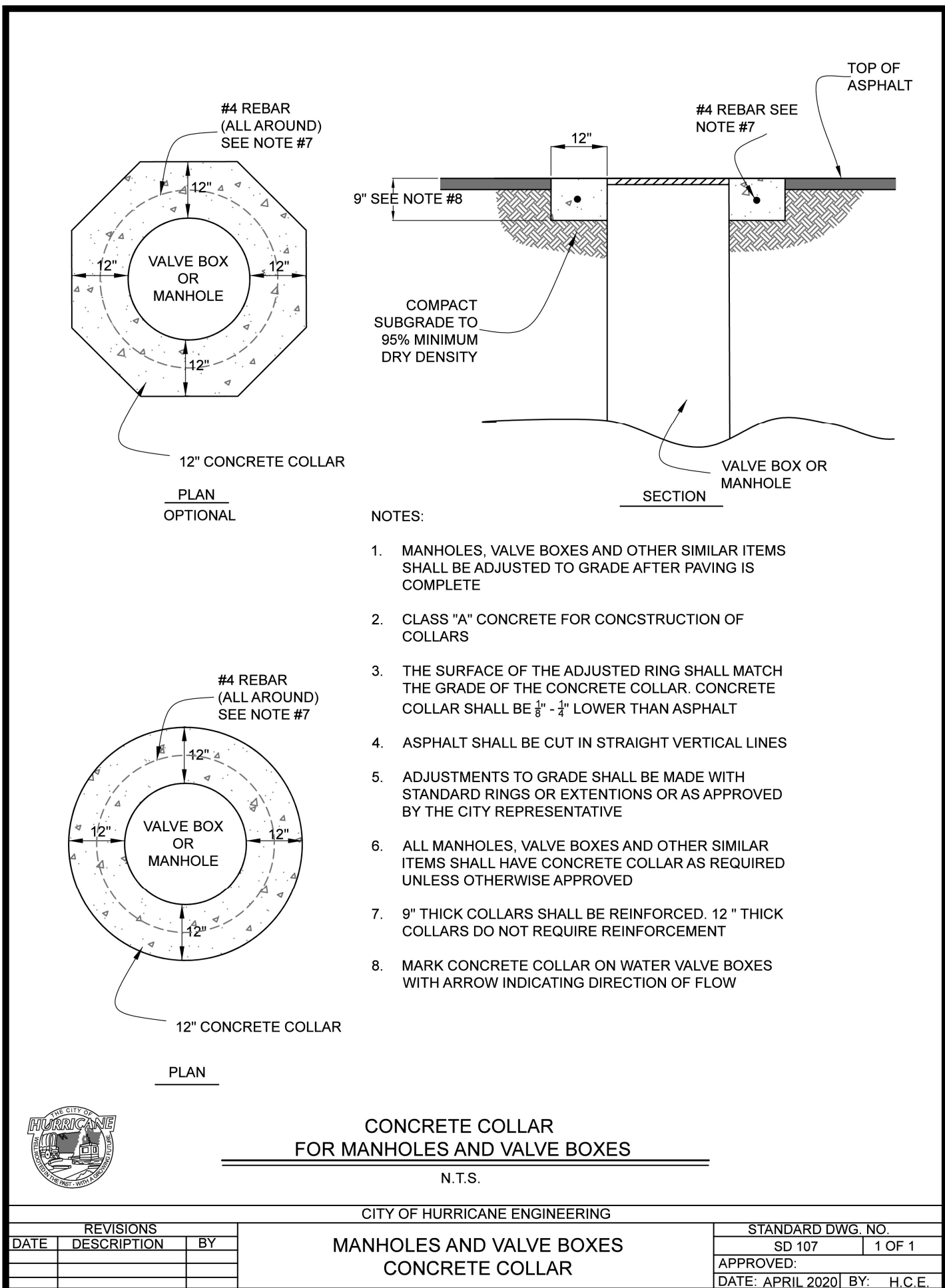
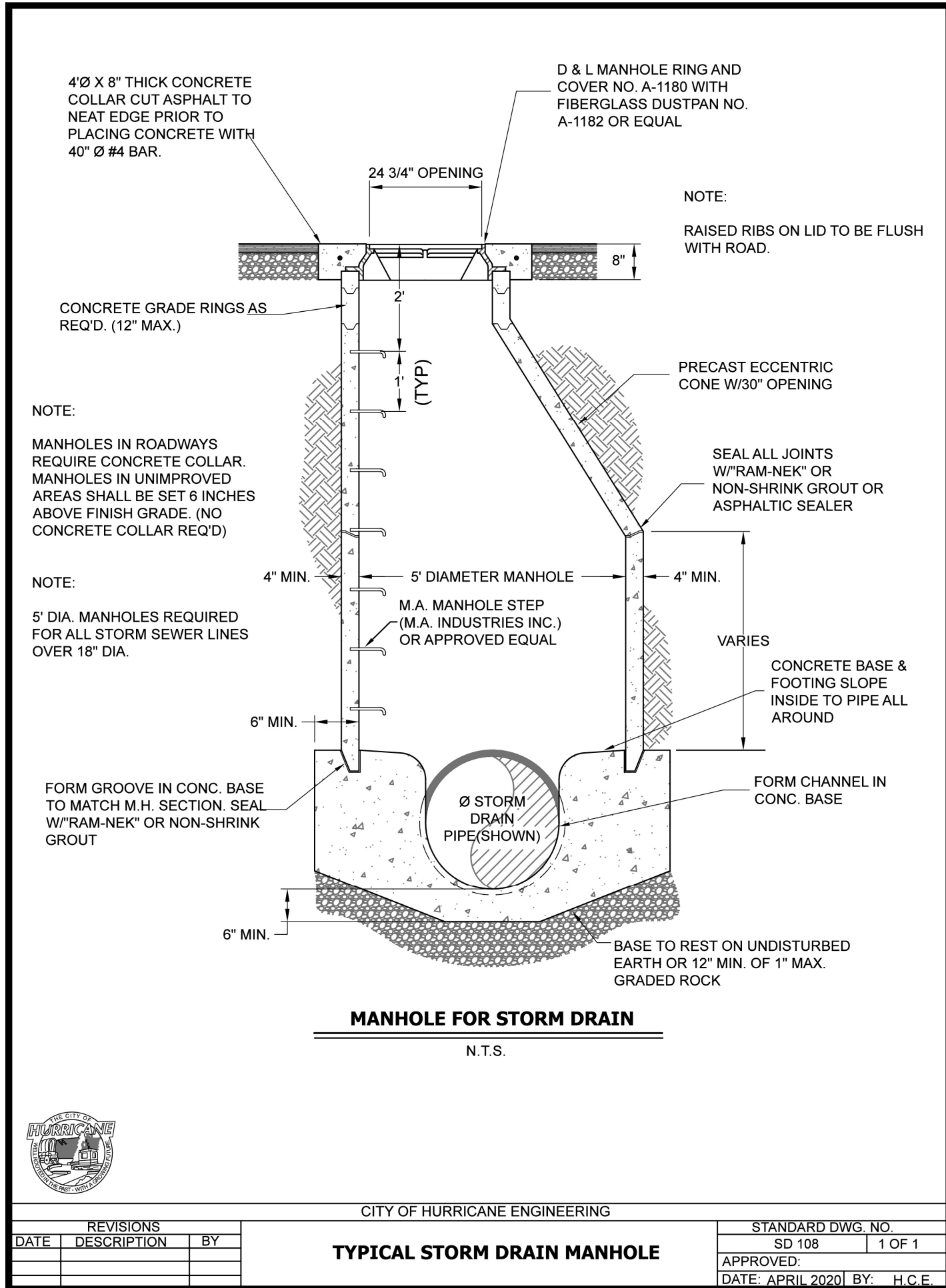
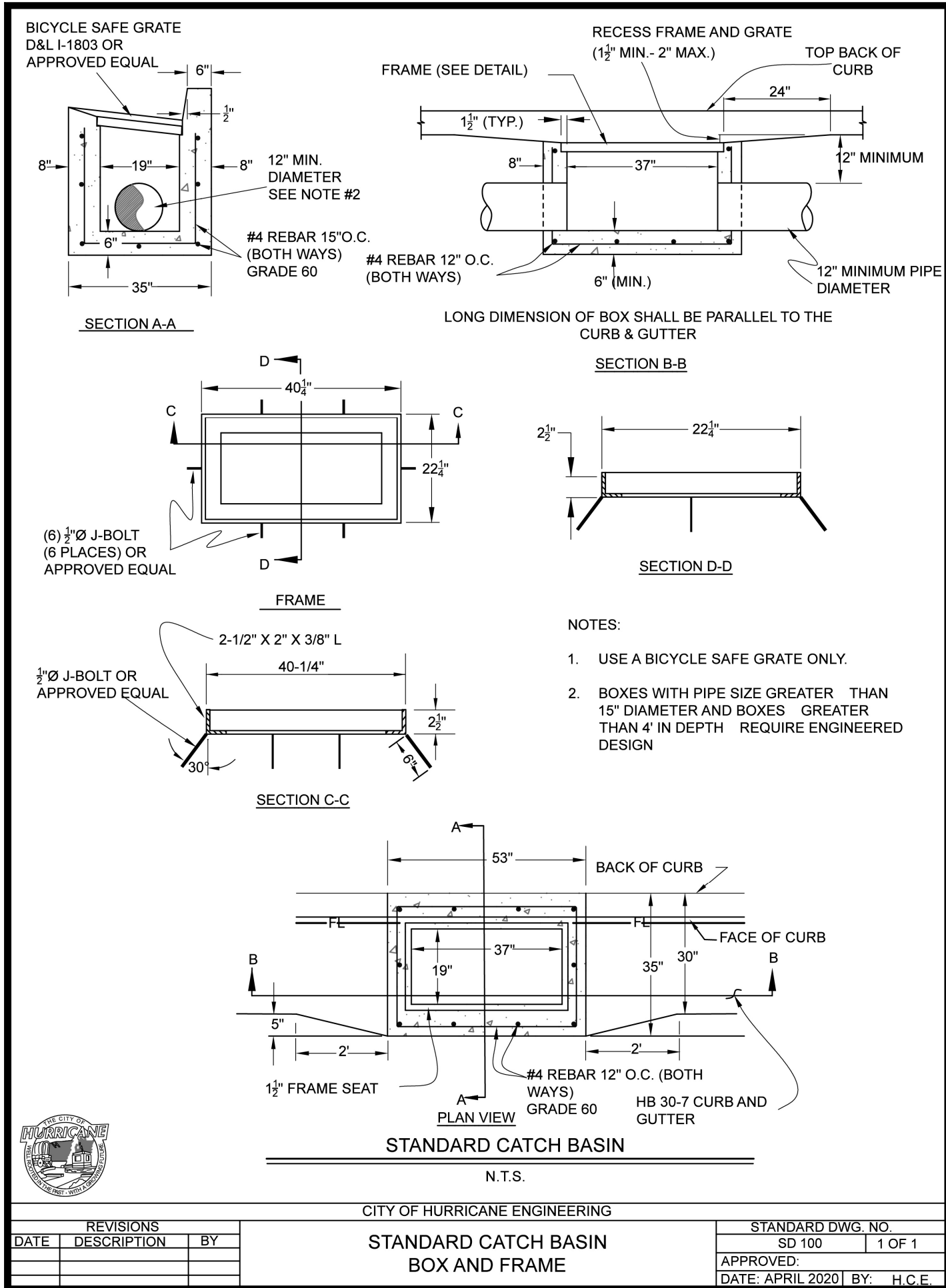
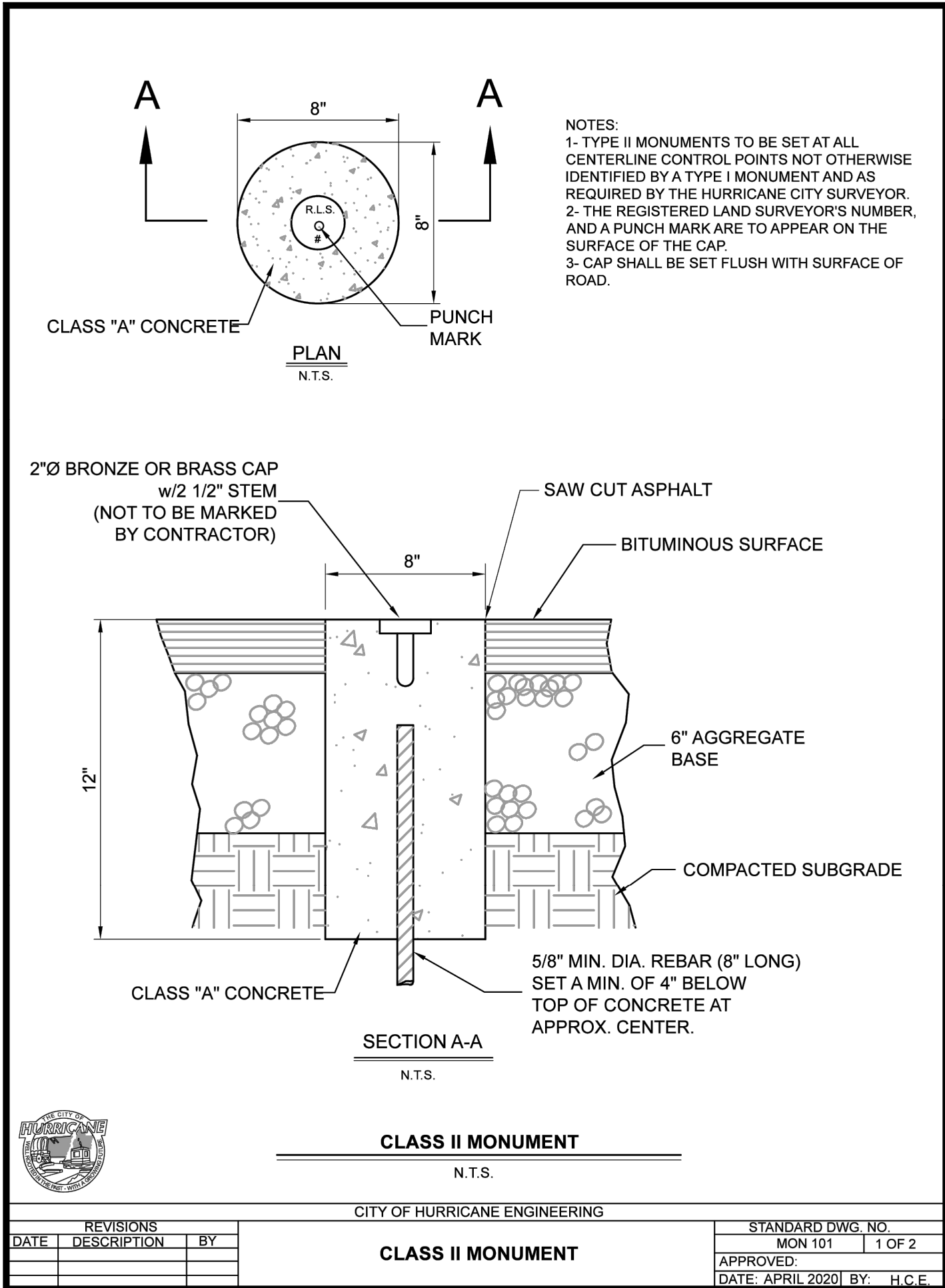
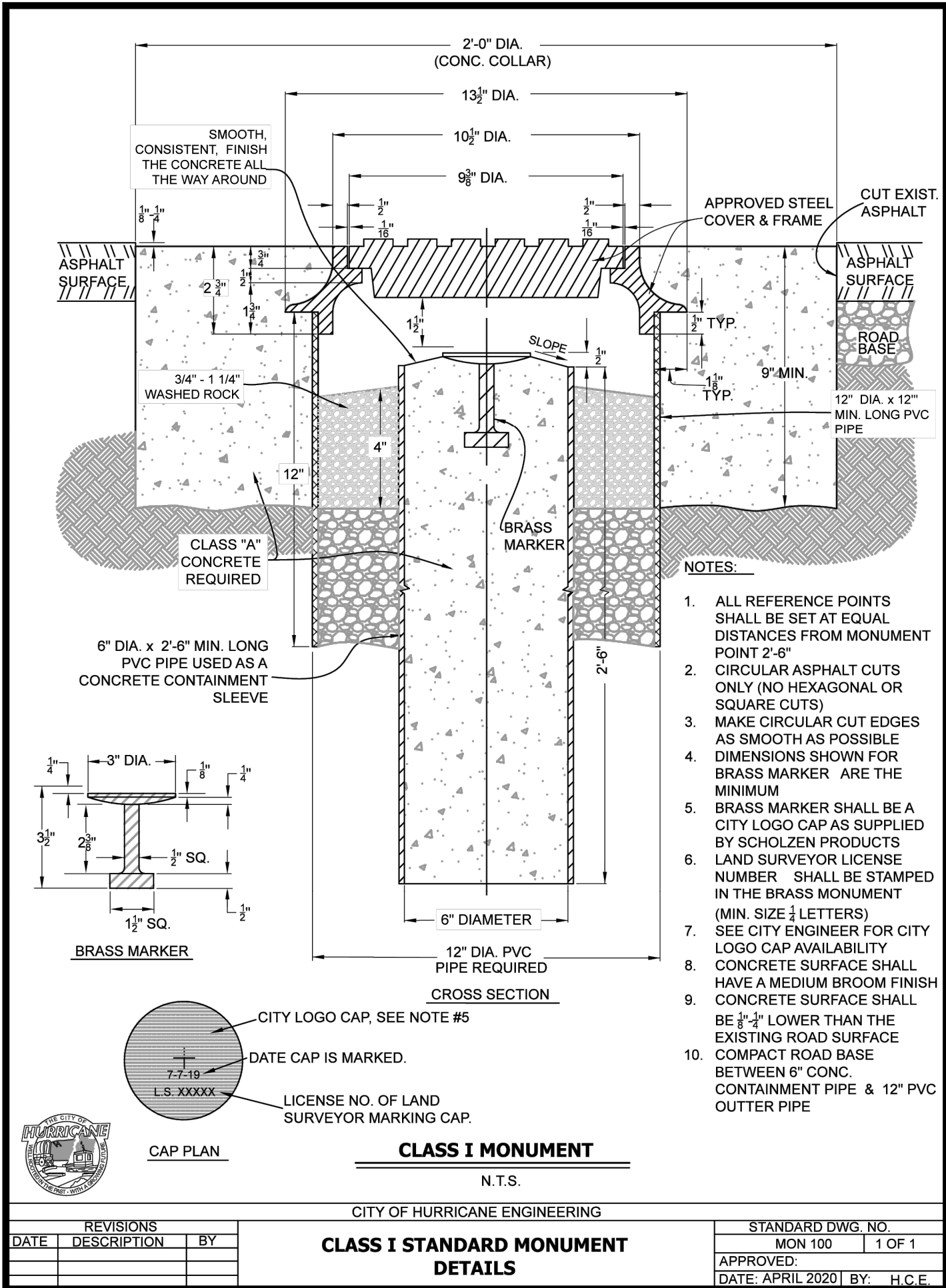
h(ft)	w	a	b	c	REINFORCEMENT SCHEDULE		
					y1 bar	y2 bar	x1 bar
4	2'-6"	8"	4"	30"	#5 @ 16"	#4 @ 16"	(2) #5
5	3'-0"	10"	4"	30"	#5 @ 8"	#4 @ 16"	(2) #5
6	3'-8"	12"	2-1/2"	36"	#5 @ 8"	#4 @ 16"	(3) #5



- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT
- SCALE: NTS



31 OF 35 TOTAL



DESERT DUNES AT DESERT SANDS

4750 WEST DIXIE SPRINGS DR., HURRICANE, UTAH

STANDARD DETAILS

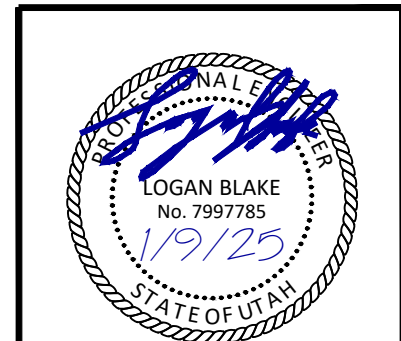
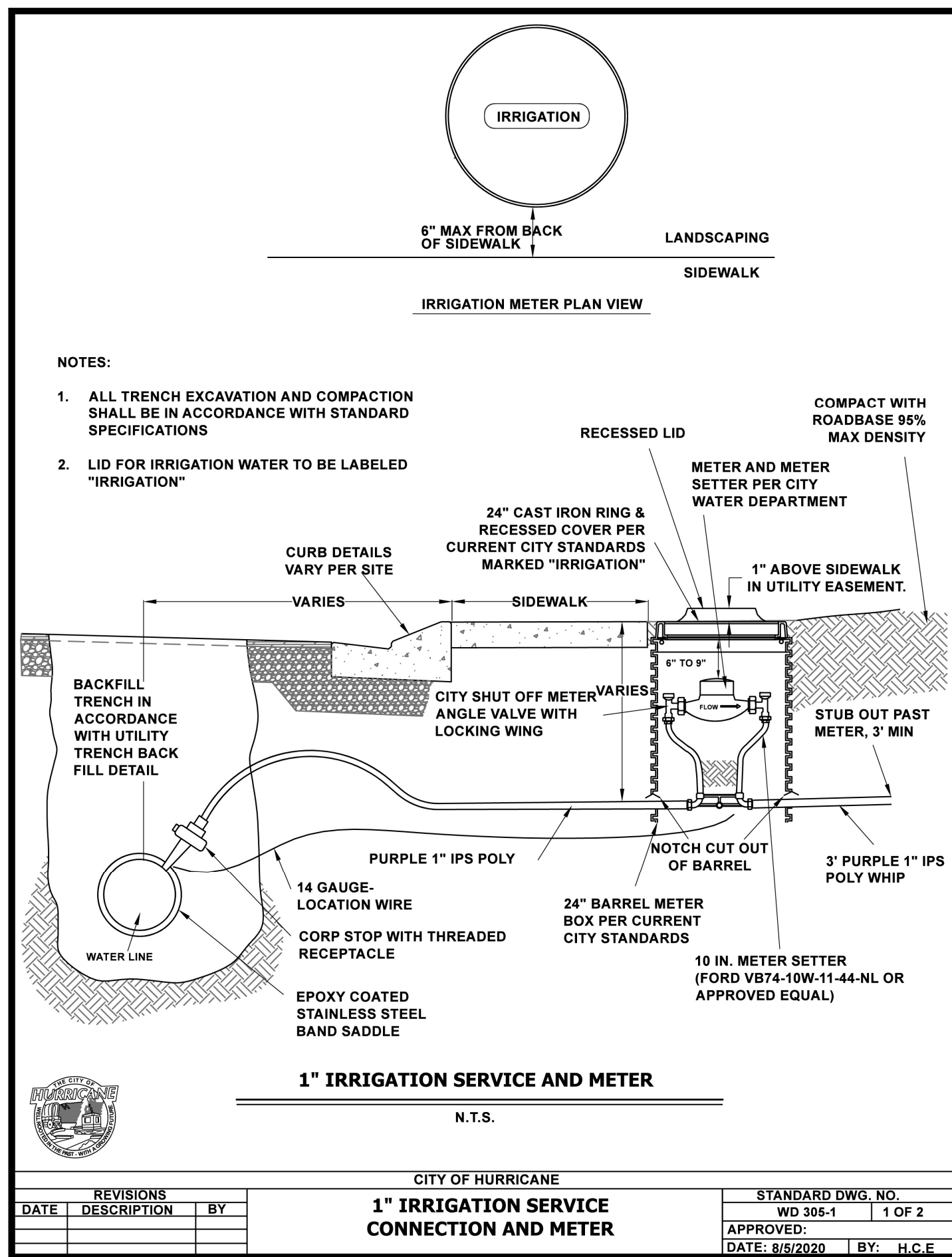
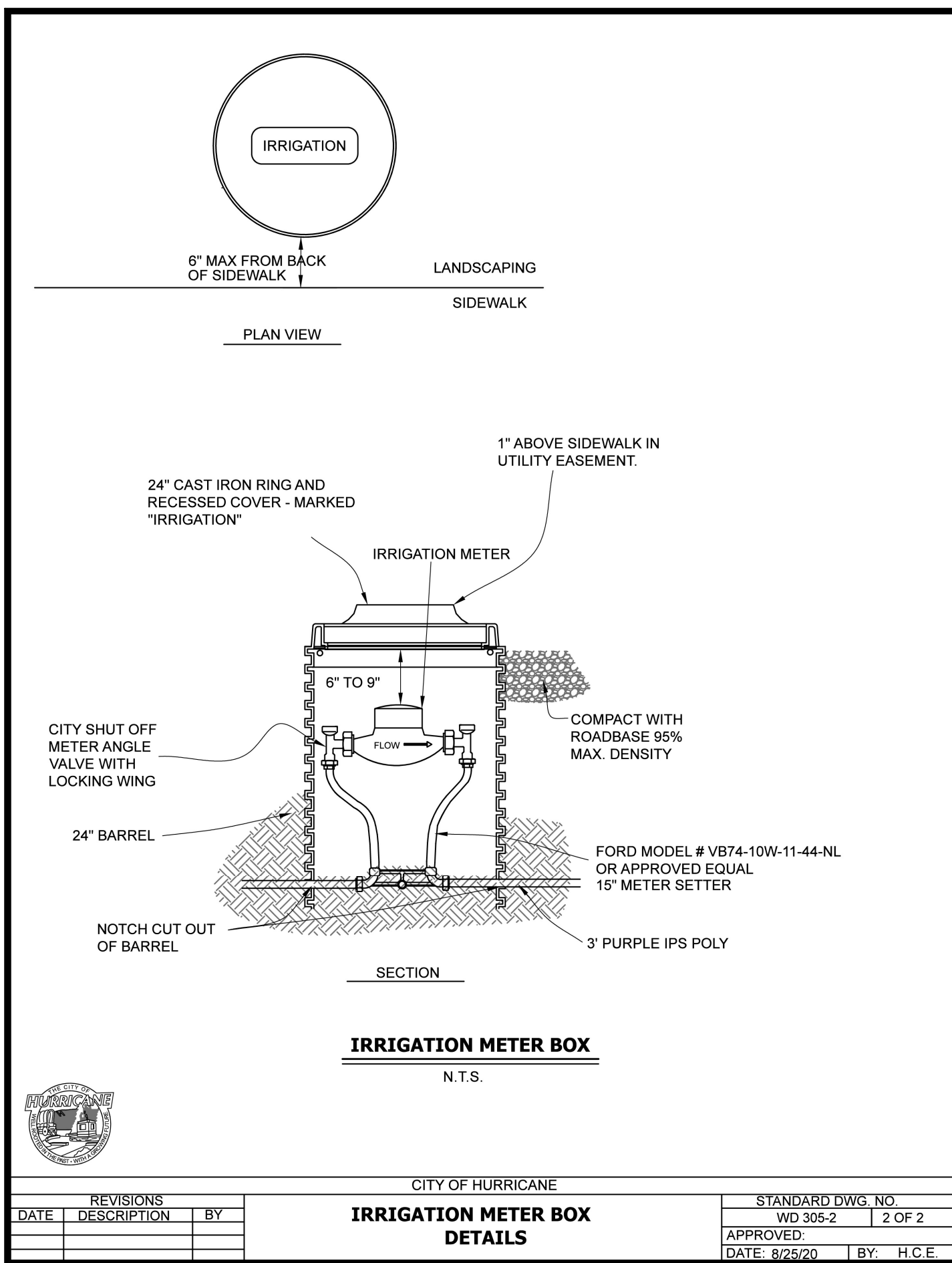
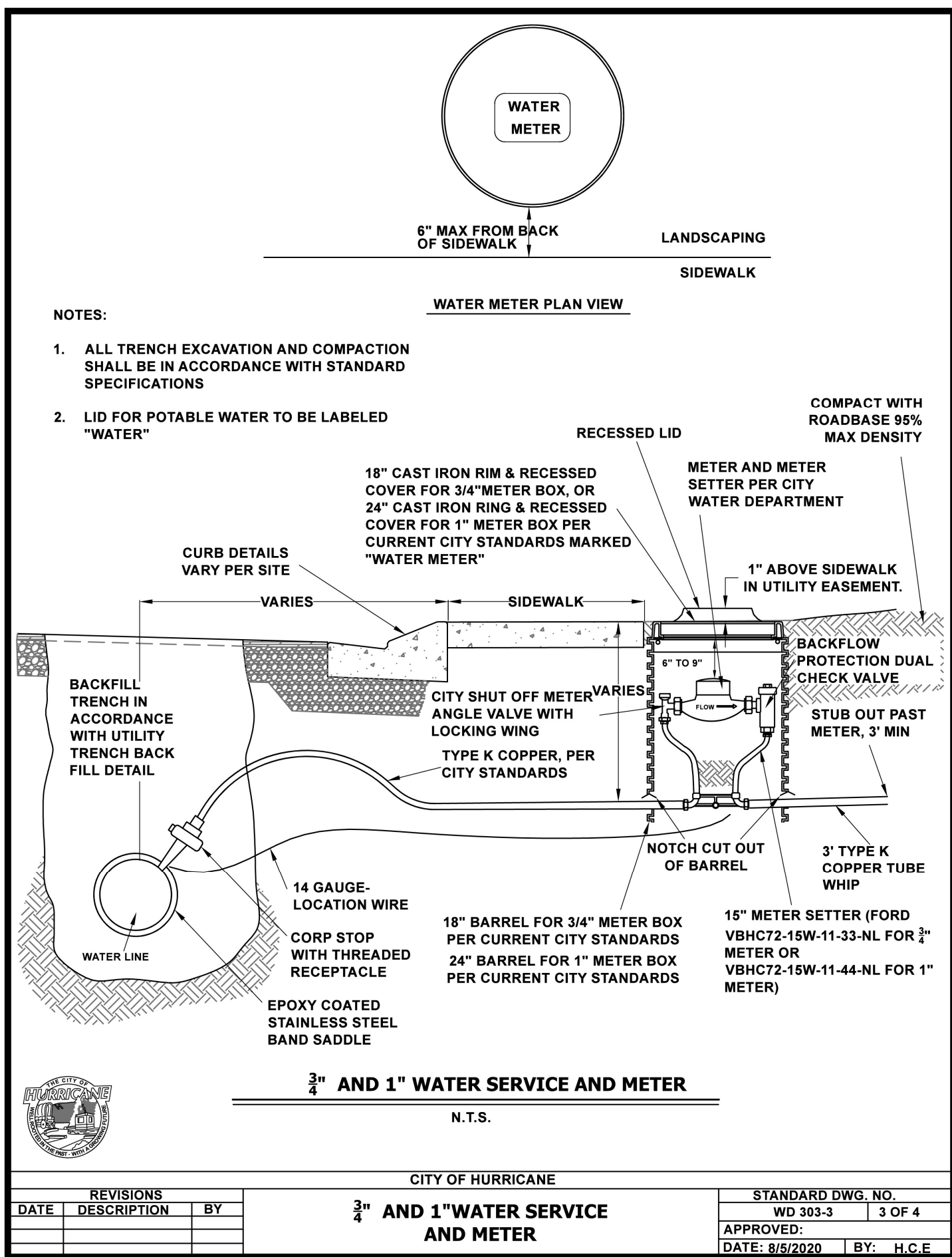
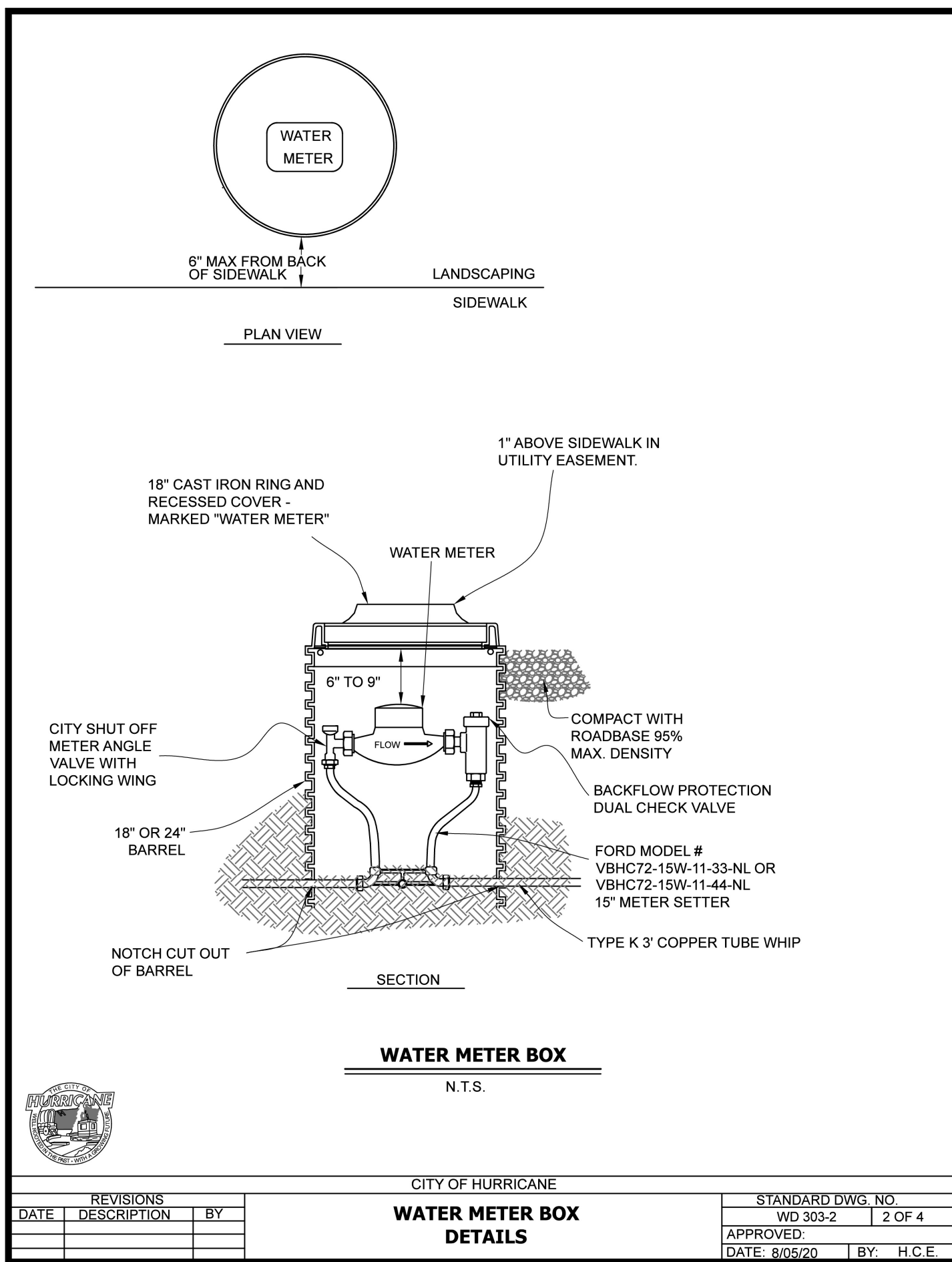
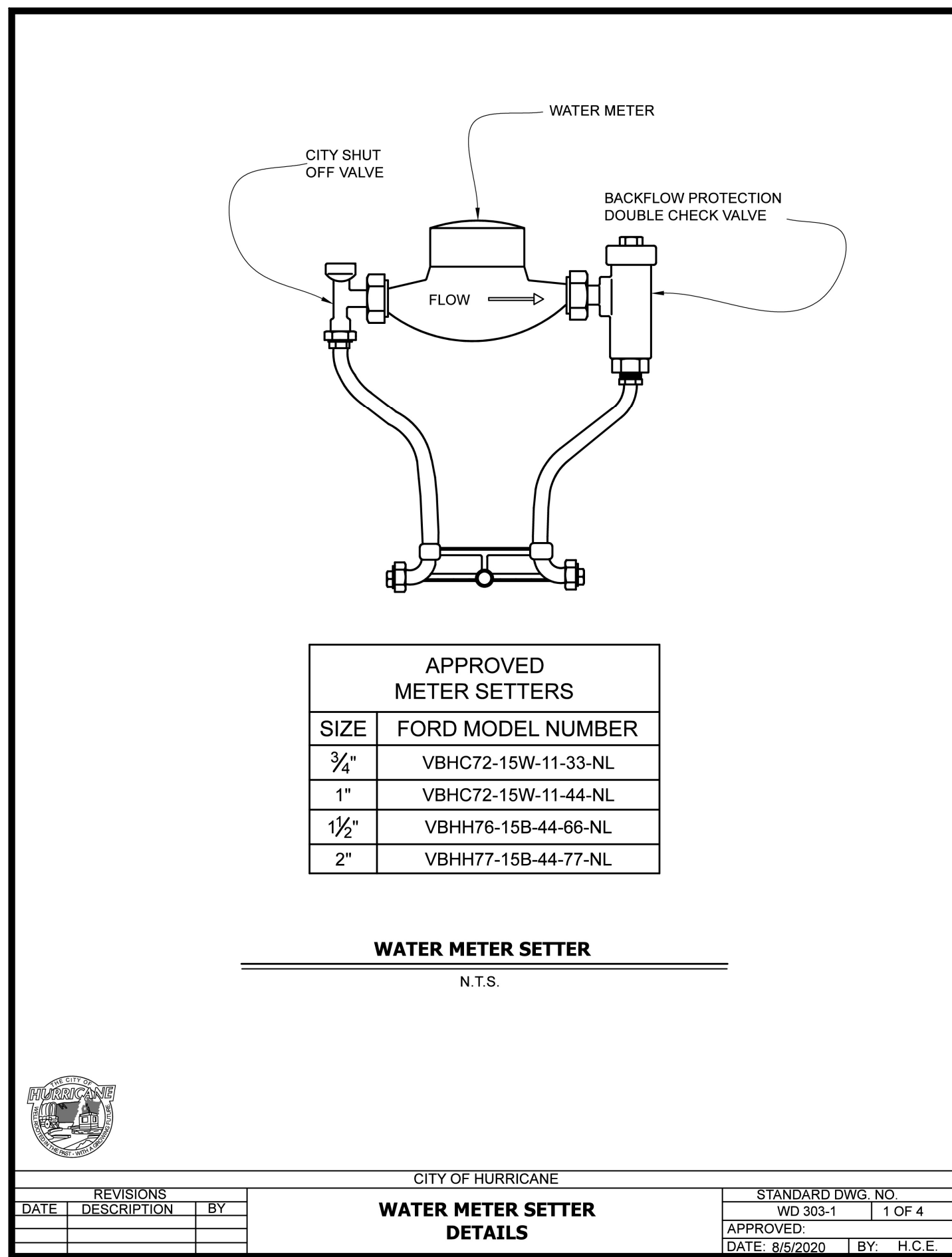
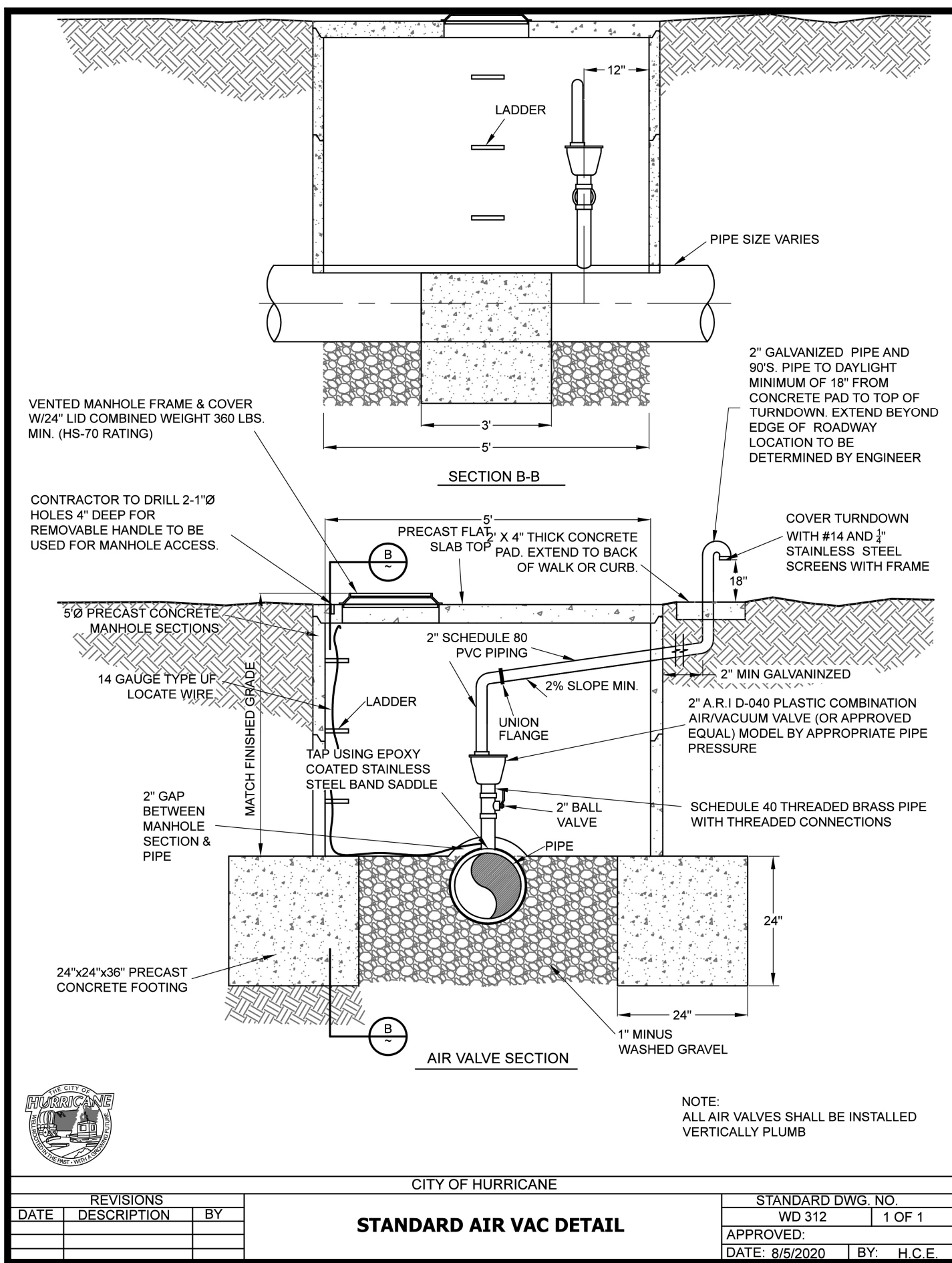
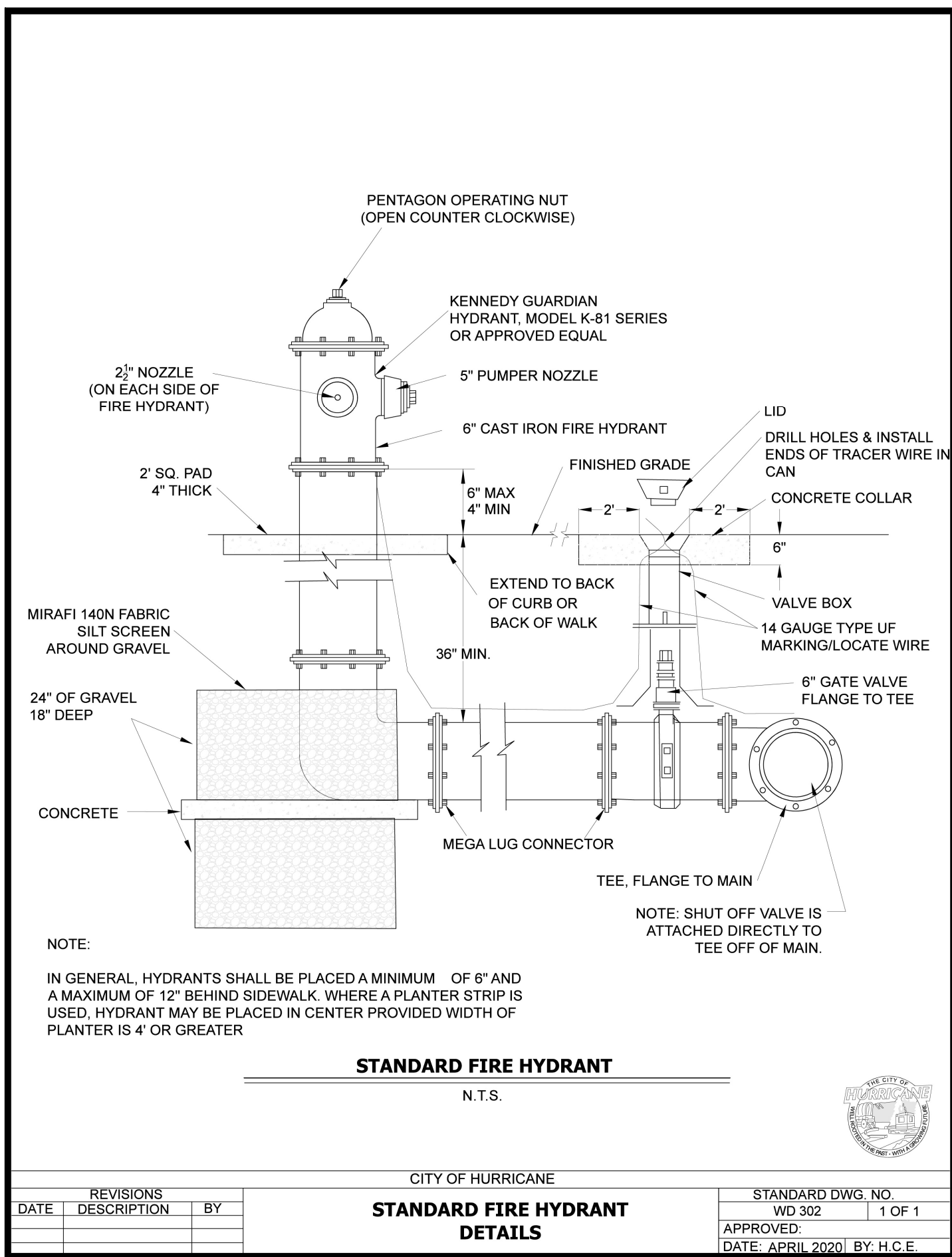
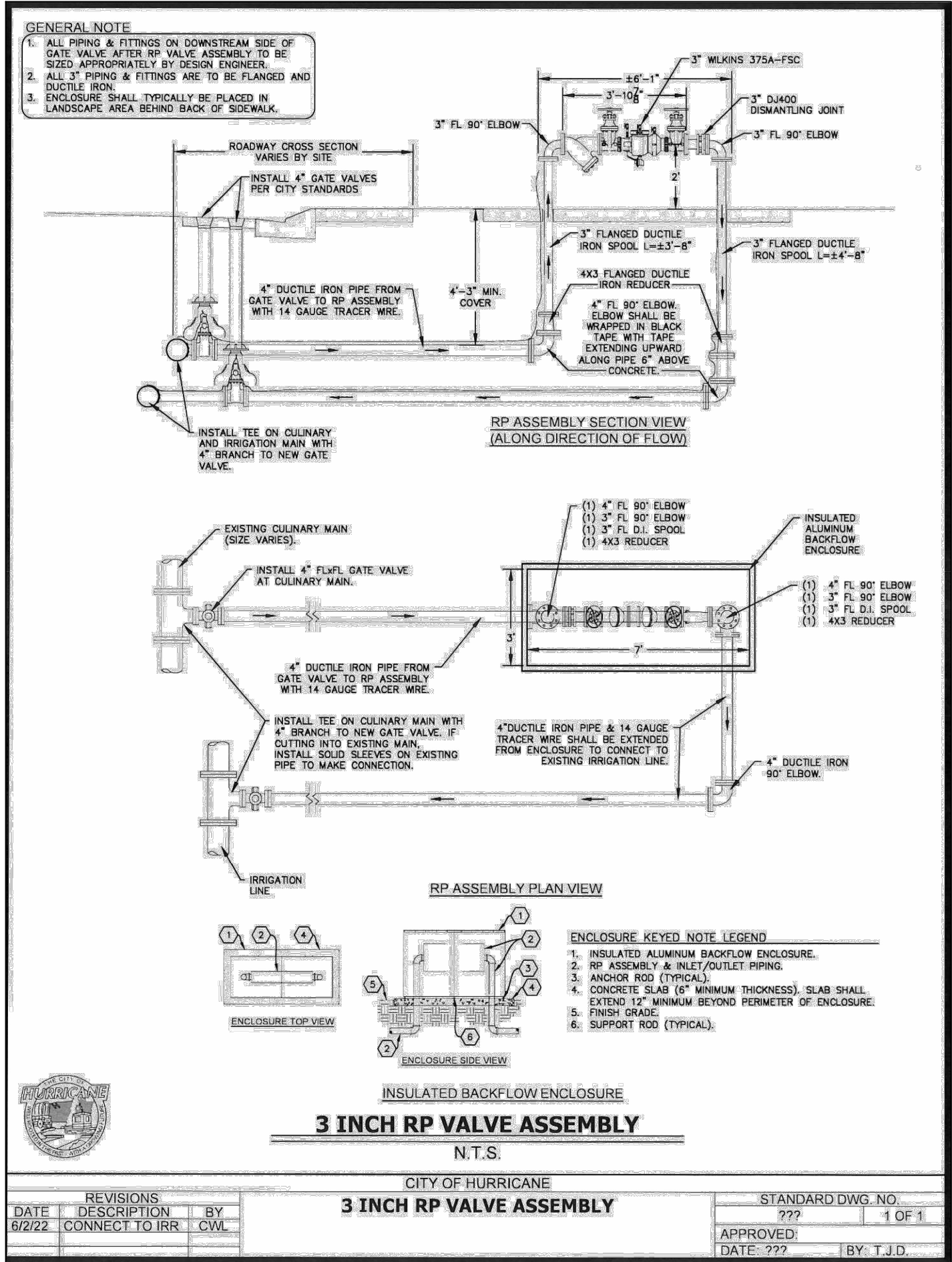
DSG ENGINEERING, INC.

LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 626-2121

SD-2

32 OF 35 TOTAL



NO.	DESCRIPTION	DATE	APP'D.

**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4750 WEST DIXIE SPRINGS DR HURRICANE, UTAH

PROJECT NAME: LAKEVIEW TOWNHOMES
SHEET NAME: STANDARD DETAILS

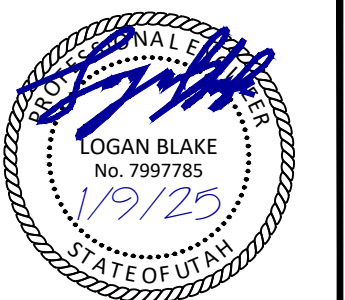
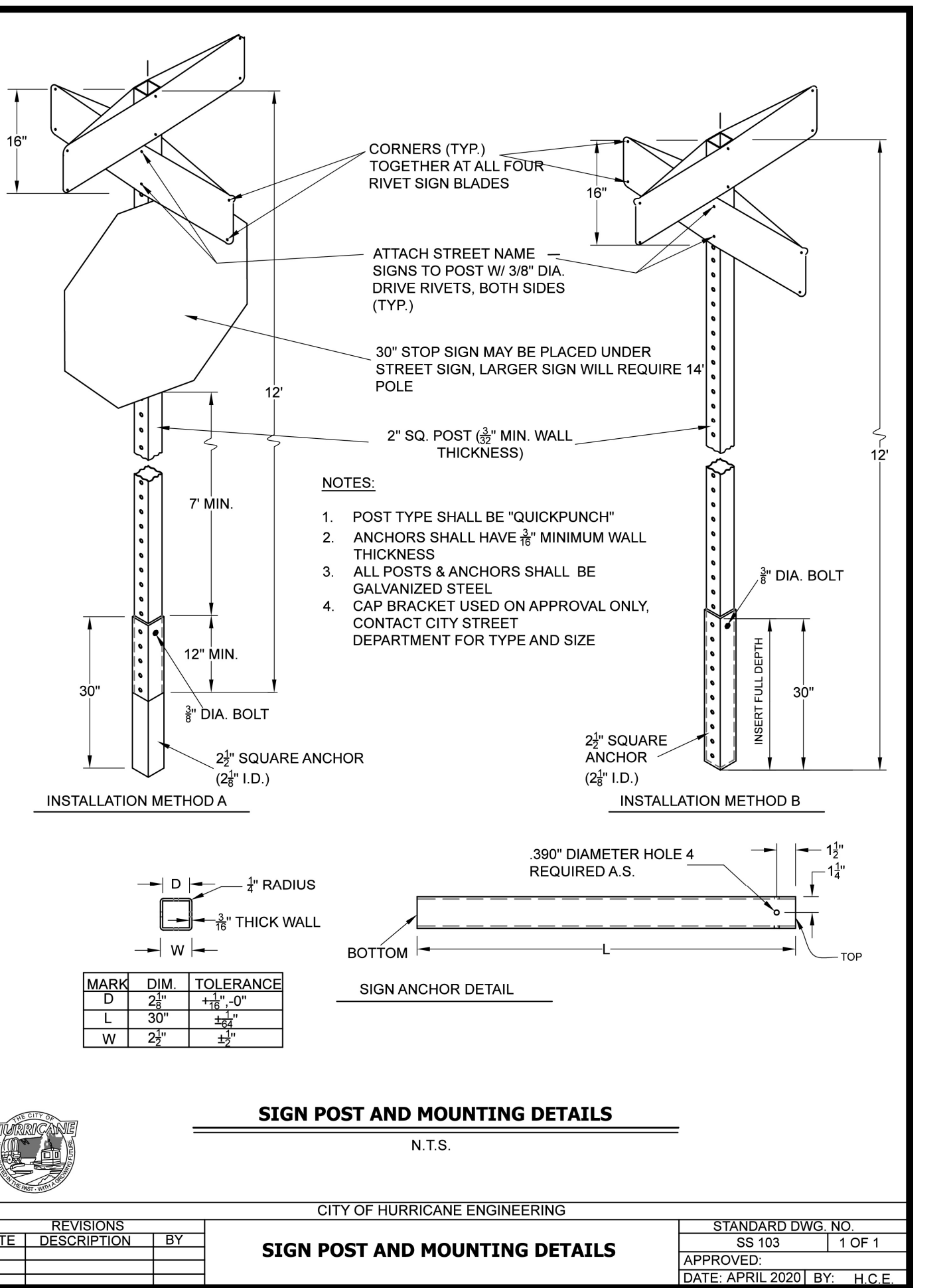
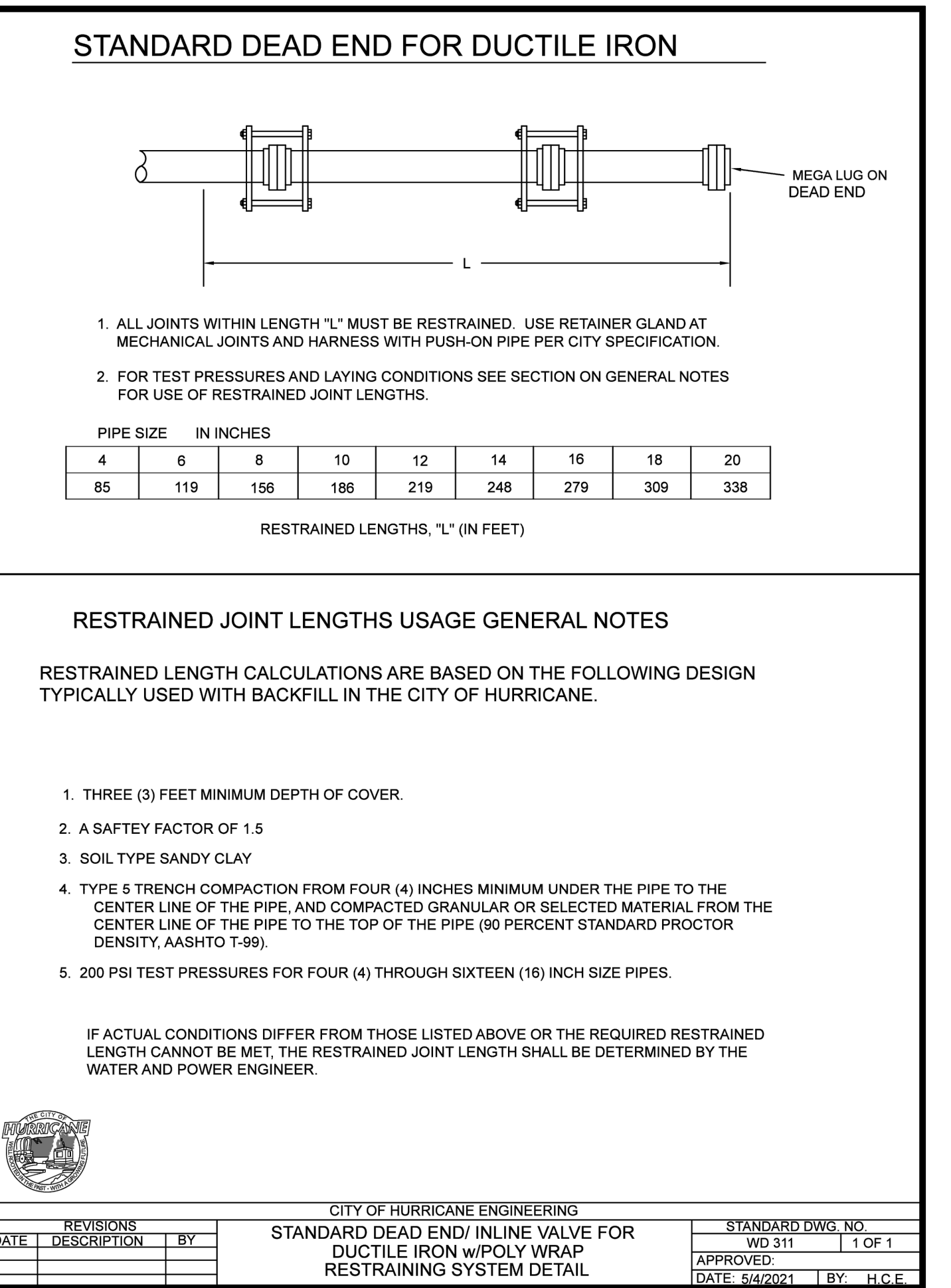
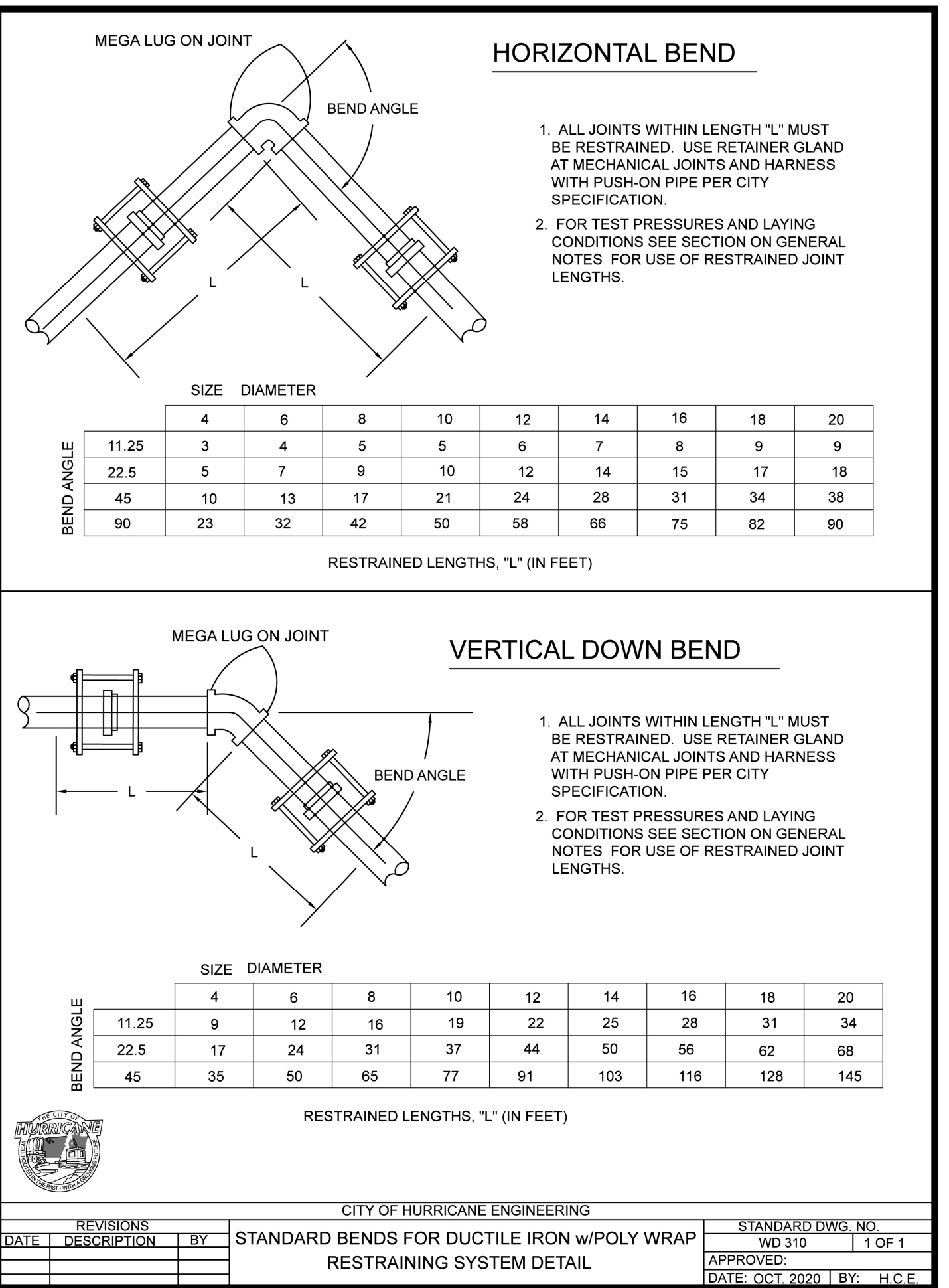
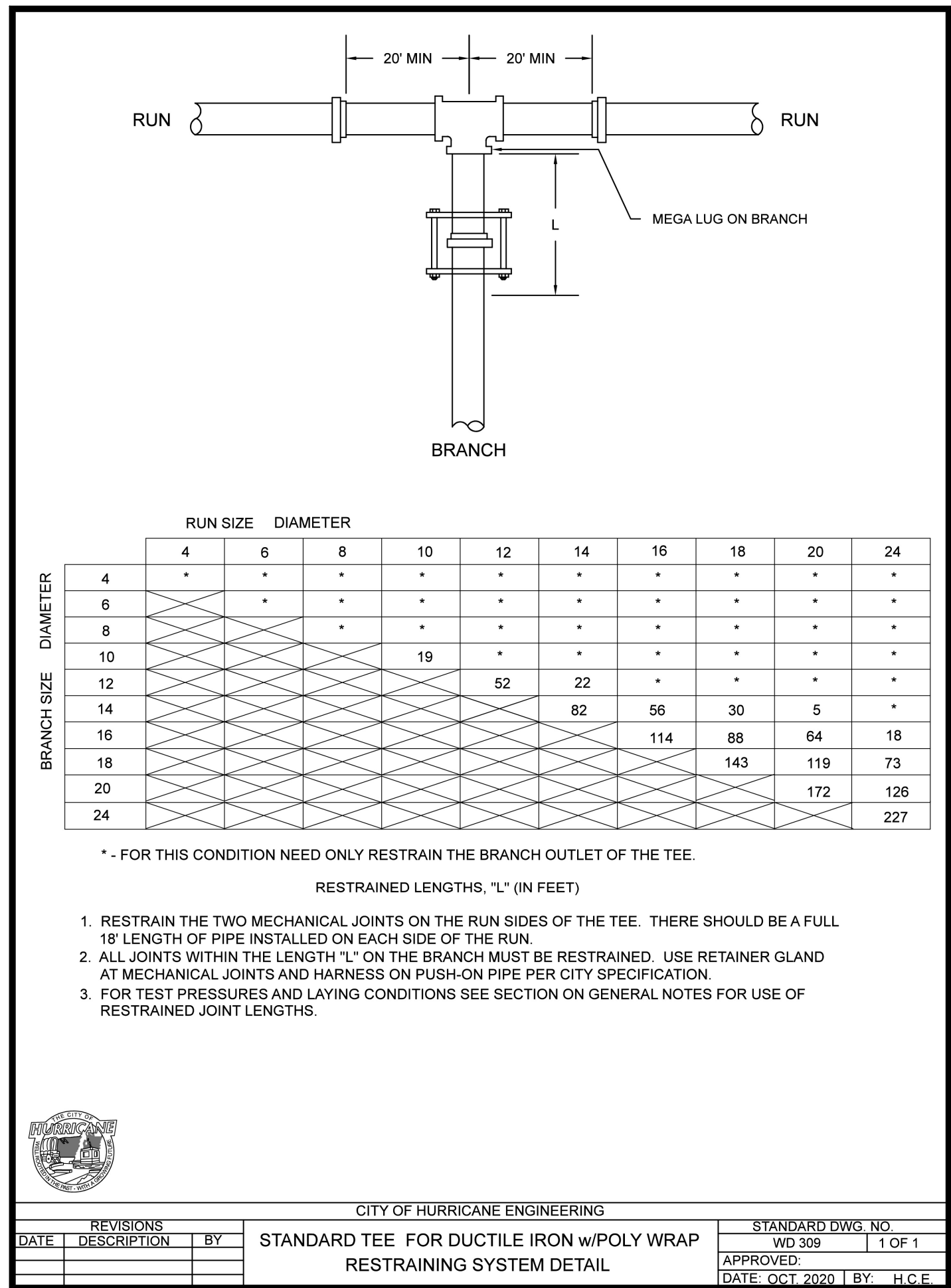
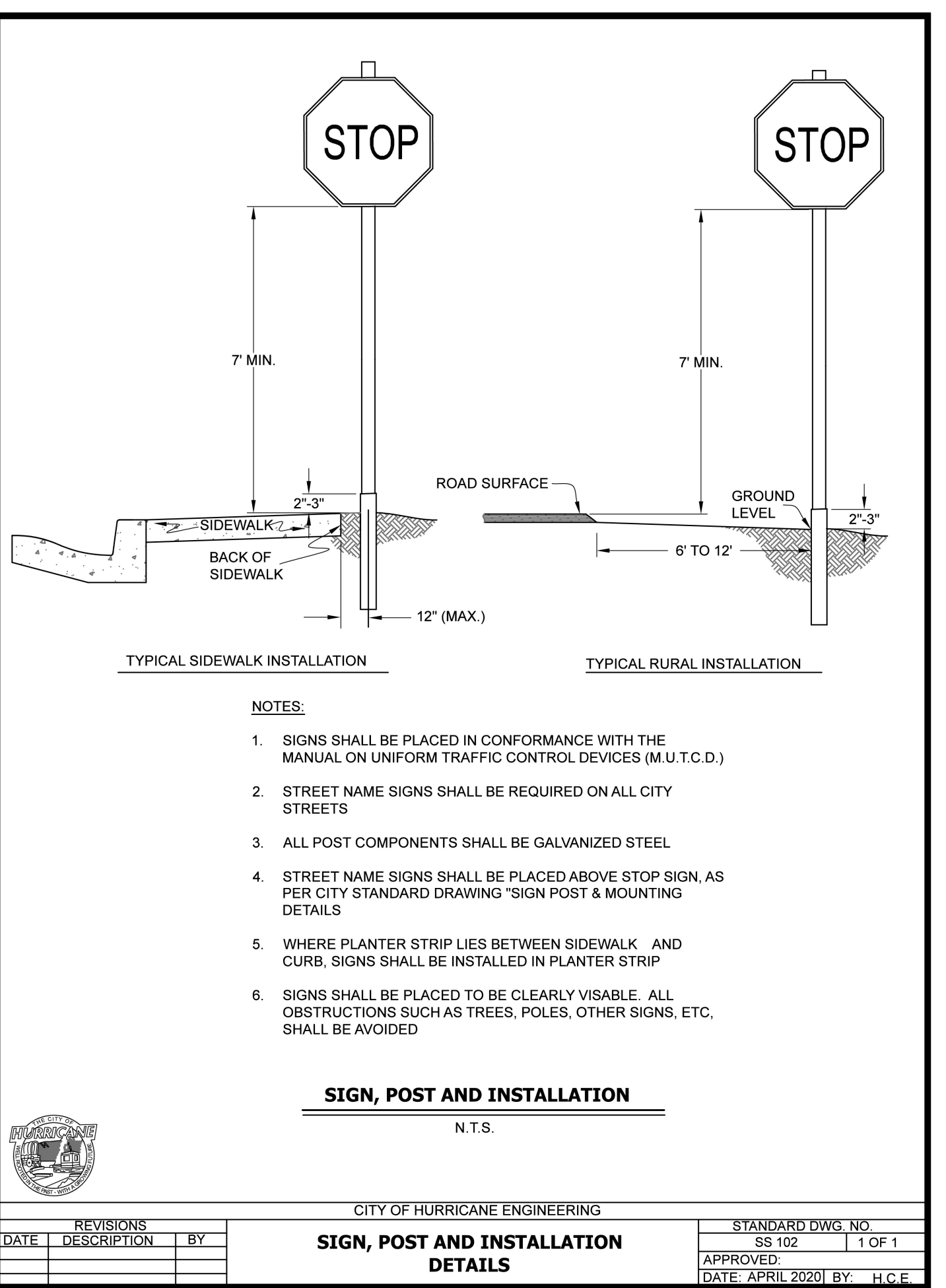
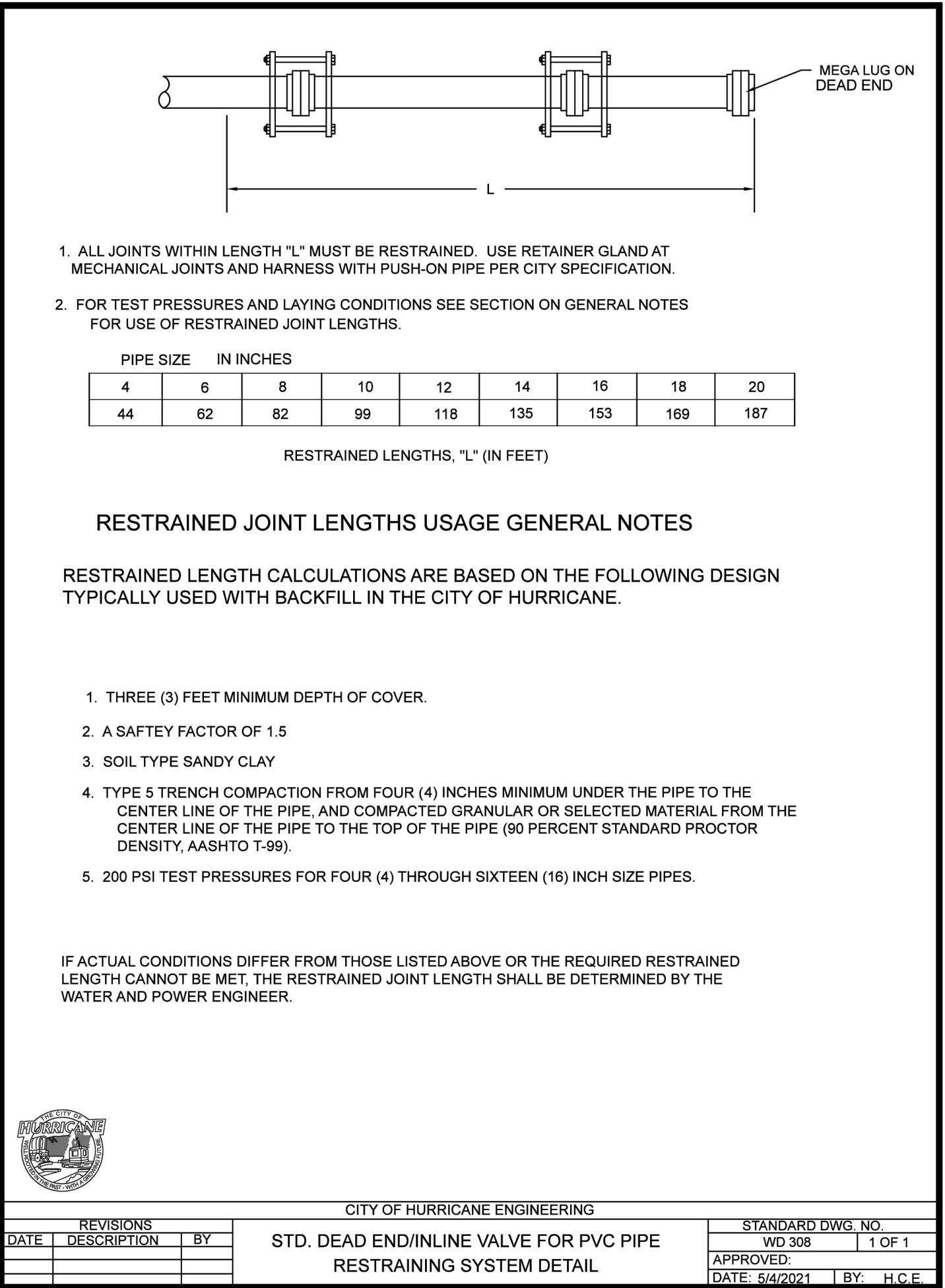
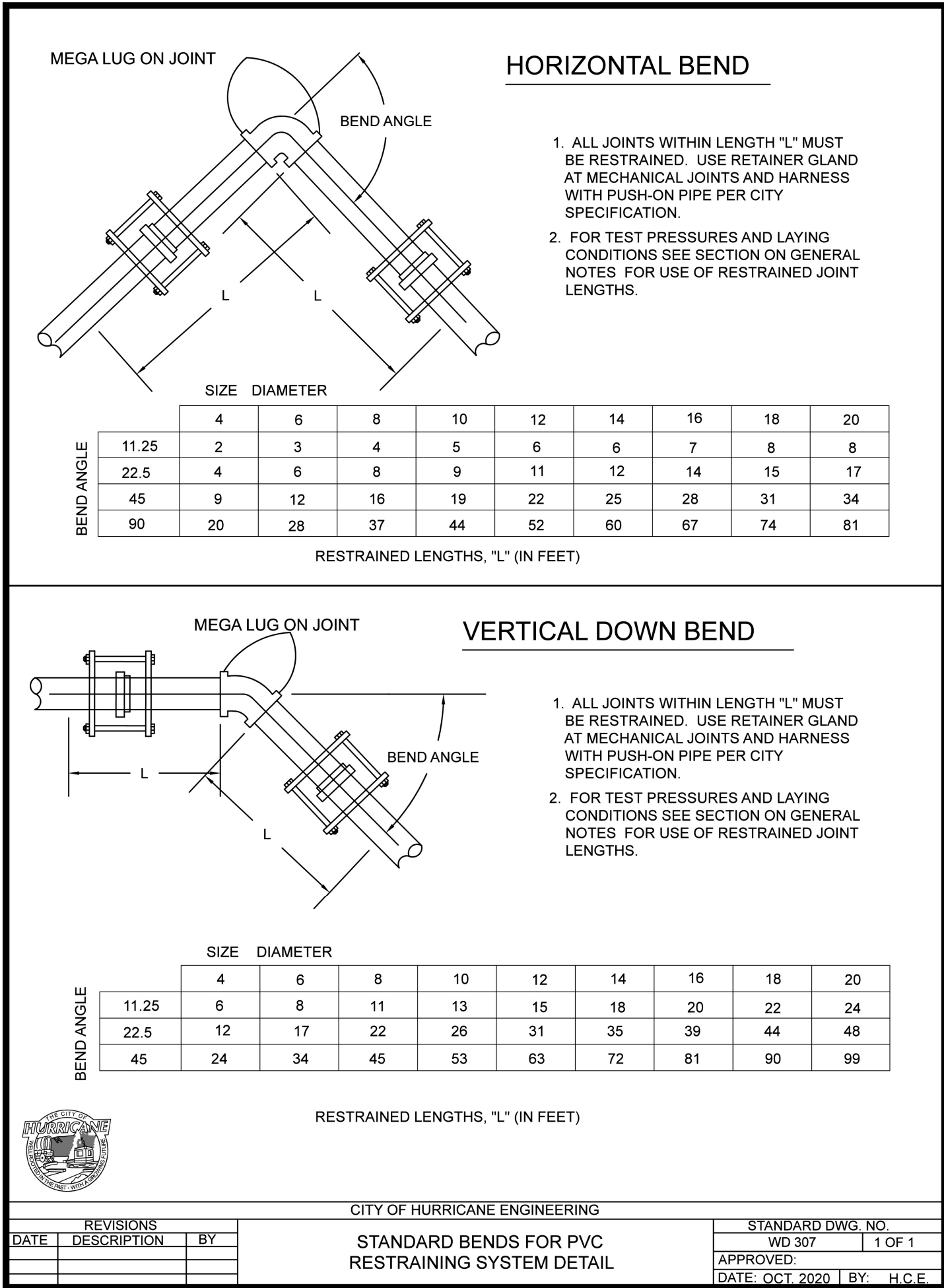
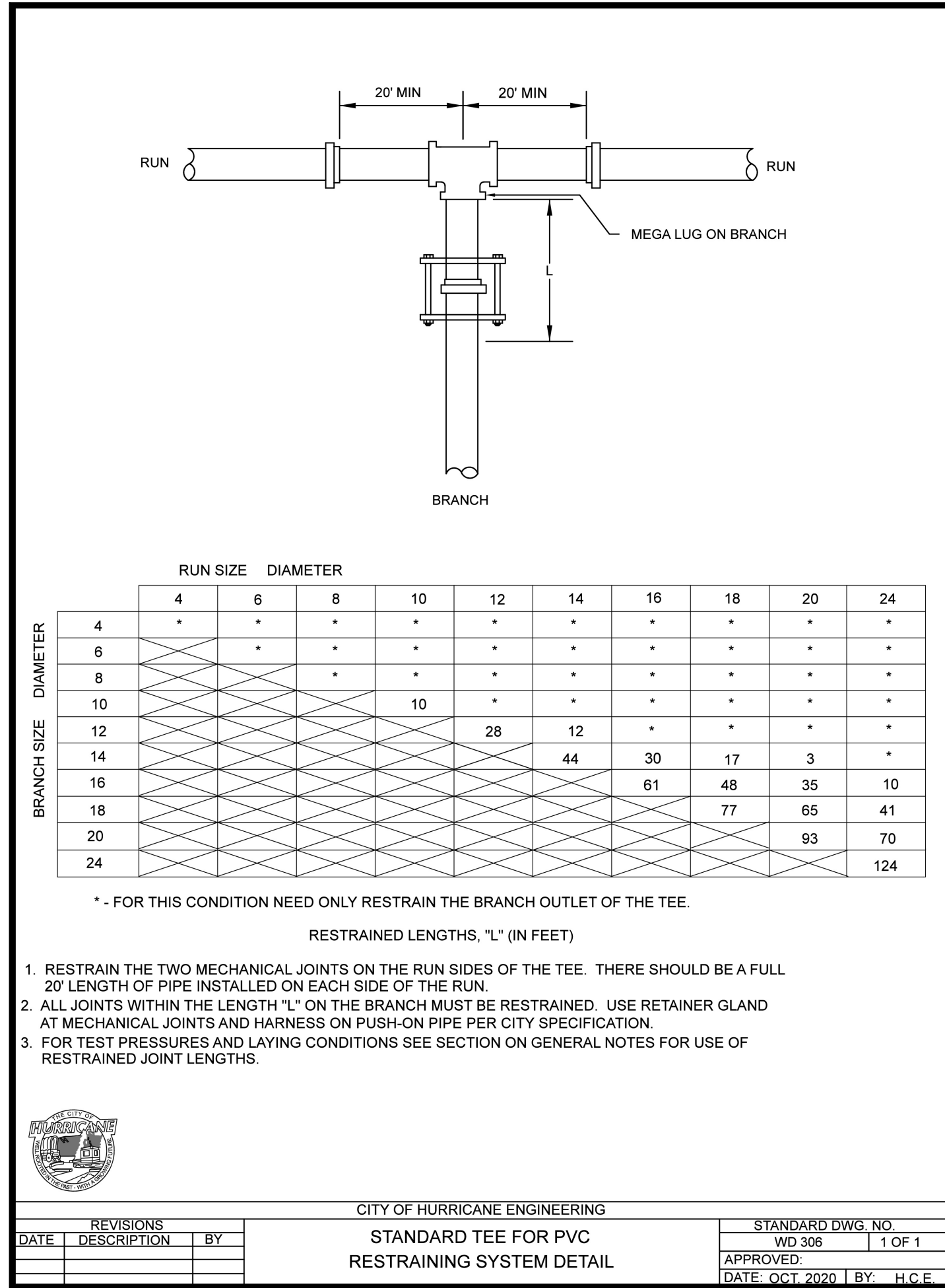
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	24-011
SCALE:	N.T.S.

SHEET NUMBER:



APPROVED	DATE	DESCRIPTION	NO.

DESERT DUNES
AT DESERT SANDS
4750 WEST DIXIE SPRINGS DR, HURRICANE, UTAH

PROJECT NAME:
DESERT DUNES
AT DESERT SANDS
4750 WEST DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME:
STANDARD DETAILS

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

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



DATE:	JANUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	24-011
SCALE:	N.T.S.
SHEET NUMBER:	



Hurricane City Application

Application Accepted Date: 02/11/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description:		Planning Fee		\$	0.00					
Tenant / Project Name: WASHINGTON COUNTY		Sub Total:		\$	0.00					
Bldg. Address: 5710 W Shooting Sports Park Rd, Hurricane, Utah		Permit Total:		\$	0.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00					
Subdivision: Washington County Legacy Park Phase:		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-4-2-3-1202										
Zone: Commercial										
Property Owner: Washington County										
Permit Contact: Ryan Neilson P:(435) 628-2377										
Email: rn@mrwdesign.com										
CONTACT INFORMATION										
Engineer of Record: John Craven @ MRWDesign										
Email: JHC@mrwdesign.com P: (435) 628-2377										
General Contractor: MRW Design Associates - Ryan Neilson										
License #: P: (435) 628-2377										
Address: 73 East 100 South										
City: St. George State: UT Zip: 84770										
Email: rn@mrwdesign.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP25-06										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Ryan Neilson MRW Design										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #:										

The Building will be providing Site storage for WashCo Parks and Emergency response teams



STAFF COMMENTS

Agenda Date:	02/27/2025 - Planning Commission
Application Number:	FSP25-06
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Washington County
Agent:	Ryan Neilson
Request:	Approval of a final site plan.
Location:	5710 W Shooting Sports Park Road
Zoning:	Public Facility
General Plan Map:	Public
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

Washington County has applied to build a new parks building and emergency operations center on property owned by the county across from the Washington County Fairgrounds. This property is located directly north of Quail Creek Industrial Park Phase 4. The preliminary site plan was approved in March 2023. The property is zoned Public Facility (PF).

JUC Review:

The JUC reviewed and approved the construction drawings for this project in February 2025.



Final Site Plan - Staff Comments

1. **Uses allowed:** Staff finds that the proposed uses are permitted in the Public Facility Zone since they are considered as being substantially similar to “Park” and “Protective Services” as described in Hurricane City Code (HCC) Chapter 10-17.
2. **Parking Requirements:**

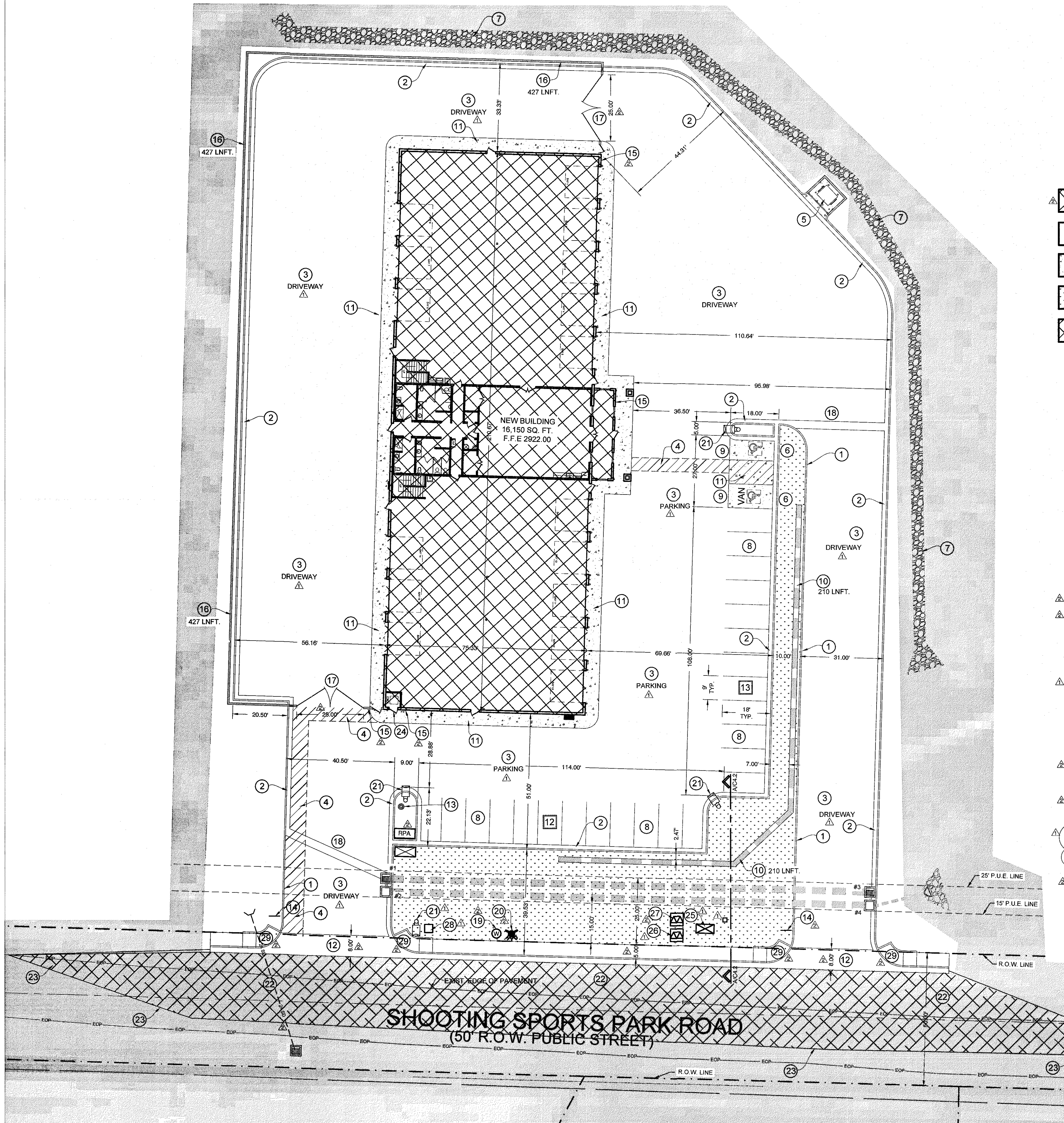
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Warehouse, self-service storage	1 space per employee on highest employment shift	

Per the applicant’s calculations, 22 parking stalls are required and 25 are provided.

3. **Landscaping:** A landscaping plan has been provided that meets the standards of HCC Chapter 10-32 in terms of the amount of landscaped area and the number of plantings.

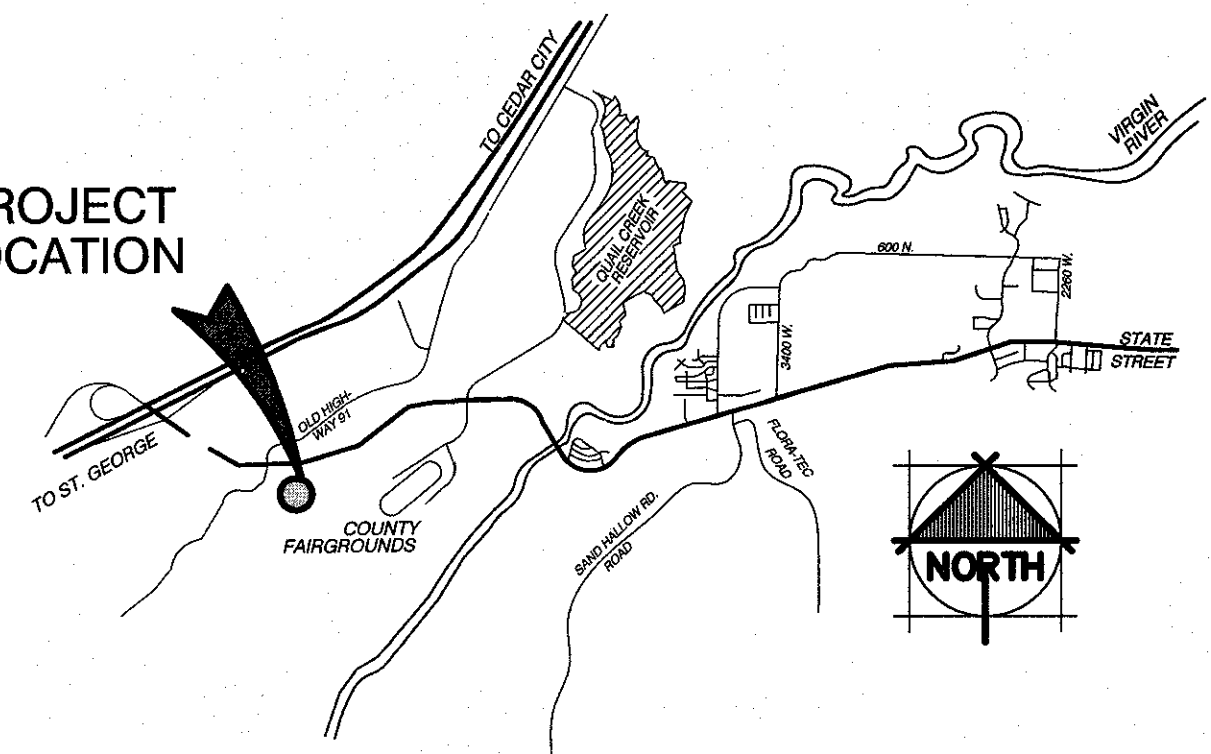
4. **Building Elevations:** Building elevations have been provided. The building will be 23', which meets the height requirement of the PF zoning. The building will look generally similar to other county facilities in the area.
5. **Outdoor Lighting:** An outdoor lighting plan has been provided. The applicant will need to ensure that the installed lighting does not exceed 4000K (HCC 10-33-7).

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



Call
before you
Dig
1-800-662-4111
BLUE STAIN: LOCATION CENTER ONLY

PROJECT
LOCATION



VICINITY MAP

N.T.S.

PROPERTY INFO

PROPERTY ADDRESS = H-4-2-3-1202
APPROX. 5700 W REGIONAL PARK RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:
WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

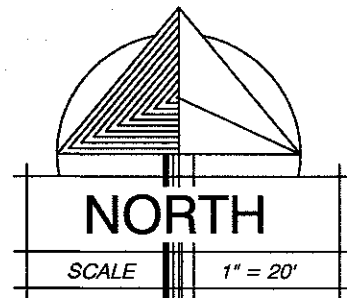
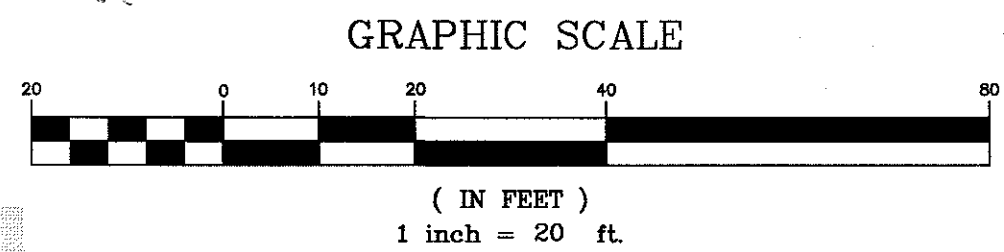
SITE PLAN NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.
THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.
UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX 'J' OF THE INTERNATIONAL BUILDING CODE.
OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE, CONTACT INFORMATION AND GRADING PERMIT NUMBER.
A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

LEGEND

- = BUILDING AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)
= ASPHALT AREA
= CONCRETE AREA
= LANDSCAPE AREA
= NEW ROAD ASPHALT
= PARKING SPACE QUANTITY

- INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C4.1)
- INSTALL 24" PARKING LOT CURB (PER DETAIL "B" ON SHEET C4.1)
- INSTALL NEW ASPHALT, SEE SECTION (PER DETAIL "C" ON SHEET C4.1)
- PAINTED ACCESSIBLE ROUTE
- INSTALL DUMPSTER ENCLOSURE (PER DETAIL "E" ON SHEET C4.1)
- INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "G" ON SHEET C4.1)
- INSTALL ROCK LINED DRAINAGE CHANNEL, SEE GRADING PLAN
- 4" WIDE PAINTED WHITE PARKING STRIPES AS SHOWN
- INSTALL PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- INSTALL CONCRETE BLOCK RETAINING WALL, SEE DETAIL ON SHEET C4.1
- INSTALL 6" THICK CONCRETE OVER 4" COMPACTED ROAD BASE AS SHOWN, REINFORCE WITH #3 @ 10" O.C. BOTH WAYS, SEE DETAIL "F" ON SHEET C4.1
- 8" CROSS GUTTER, SEE DETAIL "H" ON SHEET C4.1
- REMOTE FIRE DEPARTMENT CONNECTION LOCATION, PROVIDE KNOX CAPS, SEE DETAIL ON SHEET C4.2
- INSTALL STOP & STREET SIGN AS PER HURRICANE CITY STANDARDS
- PROVIDE KNOX KEY BOX AND KEY MOUNTED TO BUILDING OR WALL
- 6" TALL 8x8x16 C.M.U. BLOCK WALL
- 25' METAL GATE, SEE DETAIL B/C4.2
- 3" WIDE, CONCRETE VALLEY GUTTER, SEE DETAIL "D" ON SHEET C4.1
- 1" WATER METER & SETTER
- FIRE HYDRANT
- NEW 15' SQUARE POLE W/PHILLIPS HEAD (ROAD FOCUS) BLACK ON BLACK SEE DETAIL "J" ON SHEET C4.1
- NEW ROAD ASPHALT TO MATCH EXISTING, CONTRACTOR TO VERIFY THICKNESS SEE ROAD SECTION ON SHEET C4.2
- SAW CUT EXISTING ASPHALT, ASPHALT IN AREA TO BE REMOVED AND REPLACED PREP FOR NEW CURB/GUTTER AND ENTRANCES
- PROVIDE SIGNAGE DENOTING "RISER ROOM" 2" LETTERING ON CONTRASTING BACKGROUND. (WHITE LETTERS WITH RED BACKGROUND)
- EX. 3 PHASE VAULT
- NEW 25 KVA 120/240 1/0 TRANSFORMER
- NEW 150 KVA 120/208 3PH TRANSFORMER W/ CT METER HURRICANE CITY POWER WILL INSTALL ALL METERING EQUIPMENT AND CHARGE DEVELOPER
- NEW STREET LIGHT BOX
- FOR ADA RAMP DETAILS SEE SHEET C4.2 DETAILS PED 100 & 108



PROJECT INFORMATION

ZONING - M1	MASTER PLAN - MANUFACTURING
NEW BUILDING HEIGHT: 23'-2"	OCCUPANCY TYPE: A-3,S-1
CONSTRUCTION TYPE: V-B	BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER
TOTAL SITE AREA: 2.18 ACRES; 95,028 sq. ft.	MAIN FLOOR BUILDING AREA (FOOTPRINT) 16,150 SQ. FT. 17% OF SITE
PARKING/IMPERVIOUS AREA 67,115 SQ. FT. 71% OF SITE	LANDSCAPE/COMMON AREA 7,372 SQ. FT. 8% OF SITE
PARKING DATA	OFFICE/CONF/TRAINING AREA 1,955 SQFT. @ (1 PER 250 SQFT.) = 8 SPACES
WAREHOUSE AREA 13,260 SQFT. @ (1 PER 1,000 SQFT.) = 14 SPACES	

SITE PLAN
SCALE: 1" = 20'

1-27-25	JUC REV #2
REVISIONS	
1-1-23-24	ADDENDUM #1
REVISIONS	

1-24-25
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:
STATE OF UTAH
COUNTY FAIRGROUNDS
12/15



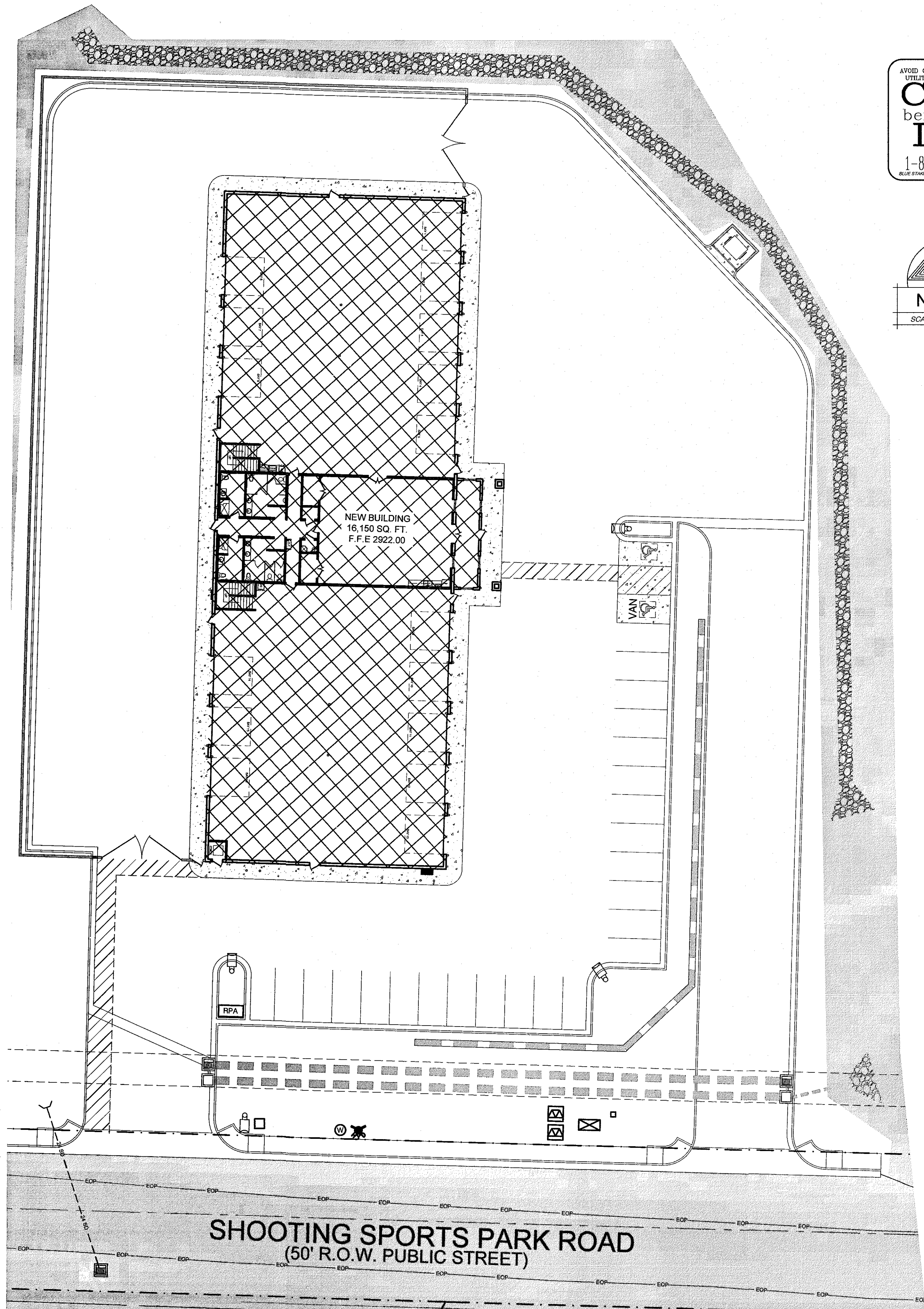
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE, UTAH 84770
(435) 628-2377
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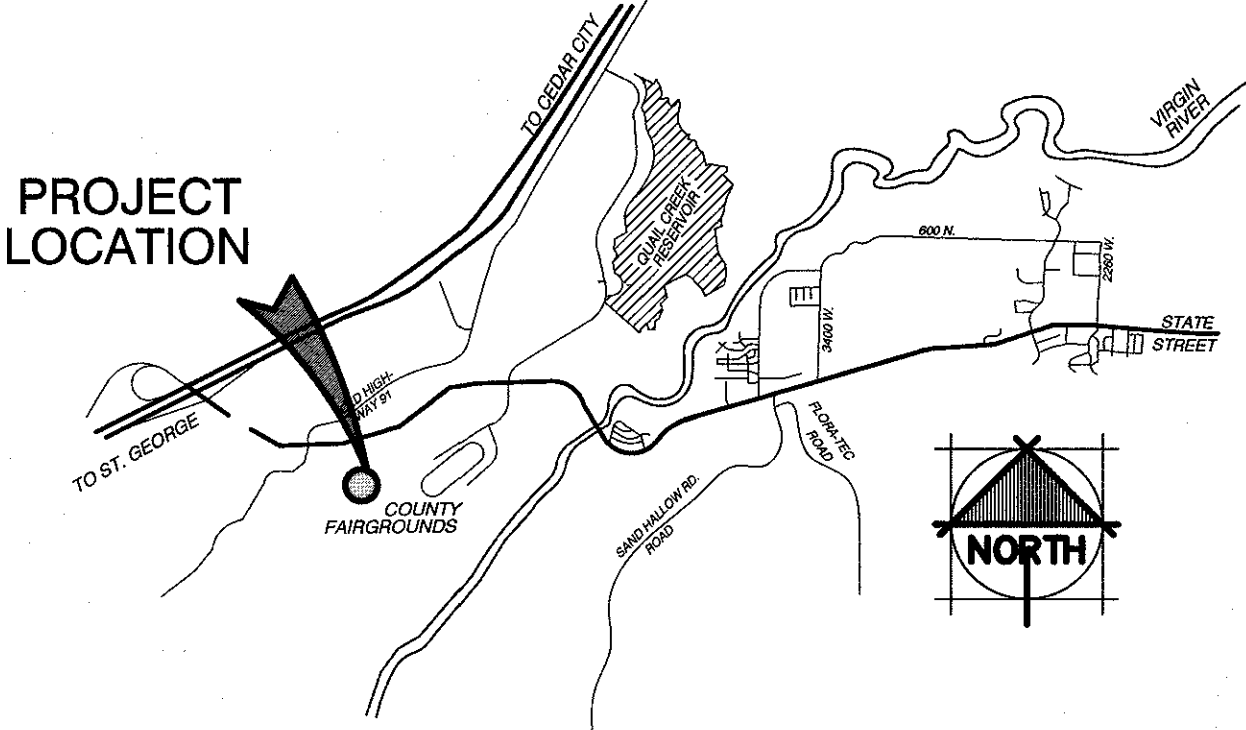
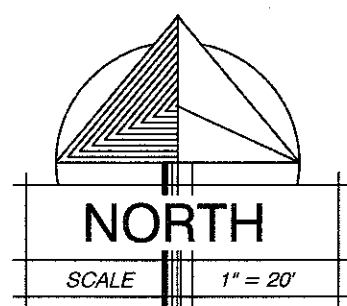
SITE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C2.1
OF SHEETS

WASHINGTON COUNTY EOC/PARKS BUILDING



Call before you Dig
1-800-662-4111
BLUE STATES LOCATION CENTER (BLC)



VICINITY MAP

N.T.S.

OWNER / DEVELOPER:
WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

PROPERTY INFO

H-4-2-3-1202
PROPERTY ADDRESS = 5710 W Shooting Sports Park Rd, Δ
Hurricane, Utah 84737

Damon Barnea 2/5/25
PARKS DEPARTMENT
HURRICANE CITY

John Foster 2-5-25
HURRICANE VALLEY
FIRE DISTRICT

W.E. W.E. 2-5-25
STREETS DEPARTMENT
HURRICANE CITY

M.R.P. 2-5-25
HURRICANE POWER

Arthur LeBaron
ARTHUR LEBARON
HURRICANE CITY Engineering

AB 2/5/25
DOMINION ENERGY

J.R.
PLANNING DEPARTMENT
HURRICANE CITY

Shelley June 2-5-25
TDS

J.M. 2-5-25
WATER DEPARTMENT
HURRICANE CITY

Gum 2/5/25
CENTURY LINK

Alan 2/5/25
GIS DEPARTMENT
HURRICANE CITY

Amber Millette 2/5/25
ASH CREEK S.S.D.

INFOWEST 2/5/25
Δ INFOWEST

Tamara Brown 2-5-25
Δ WCWCD

Mike Vercimak
MIKE VERCIMAK
HURRICANE CITY PUBLIC WORKS

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.1	SITE PLAN
C2.2	UTILITY PLAN
C2.3	OVERALL UTILITY PLAN
C2.4	GRADING PLAN
C2.5	LANDSCAPING & IRRIGATION PLAN
C2.6	LANDSCAPING & IRRIGATION DETAILS
C3.1	EROSION CONTROL PLAN, SWPPP
C4.1	SITE DETAILS
C4.2	SITE & SEWER DETAILS
C4.3	WATER DETAILS
C5.1	PHOTOMETRIC PLAN

CONSTRUCTION NOTES

- UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE UNIFORM PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE," - THE LATEST EDITIONS AS ADMINISTERED BY THE CITY OF HURRICANE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE," 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY OTHERS AND ON FILE AT THE CITY OF HURRICANE.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- FOR PUBLIC STREETS - TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED AT LOCATIONS SHOWN IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION." STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT, AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING, AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL WORK AND MATERIALS MUST MEET CITY OF HURRICANE STANDARDS.
- ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

PROJECT DUST CONTROL NOTES

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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

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

INFORMATIONAL SIGN

WASHINGTON COUNTY
1.7 ACRE SITE
FOR INFORMATION REGARDING THIS SITE
PLEASE CONTACT:
(CONTACT)
(ADDRESS)
(CITY, STATE, ZIP CODE)
(PHONE NUMBER)
(EMAIL ADDRESS)

PROJECT INFORMATION SIGN SPECS.

- MINIMUM SIZE OF THE SIGN SHOULD BE 4'X4' AND MADE OF PLYWOOD OR EQUIVALENT MATERIAL.
- THE BACKGROUND AREA SHOULD BE WHITE WITH THE INFORMATIONAL LETTERING BLACK.
- THE FOLLOWING ITEMS MUST BE INCLUDED ON THE SIGN WITH THE MINIMUM SIZE LETTERING STANDARDS:

PROJECT NAME AND PHASE	MIN. 4" LETTERING
GENERAL INFORMATION	MIN. 2" LETTERING
CONTACT PHONE #	MIN. 2" LETTERING
PERMIT #	MIN. 2" LETTERING
- CONTACT NAMES FOR THE PROJECT CONSTRUCTION CAN BE INCLUDED WITH THE ABOVE INFORMATION.
- COMPANY OR DEVELOPMENT LOGO'S ON SIGN ARE APPROVED.
- THE SIGN MUST BE LOCATED AT THE MOST VISIBLE LOCATION TO THE GENERAL PUBLIC SUCH AS THE PROPERTY CORNER AREA, MID-BLOCK AREA, OR JOB SITE TRAILER LOCATION.
- THE SIGN MUST BE MOUNTED ON POSTS OR A JOB SITE TRAILER, NO LESS THAN 4' ABOVE GROUND HEIGHT.

REVISIONS	JUC REV #2
REVISIONS	ADDENDUM #1
REVISIONS	

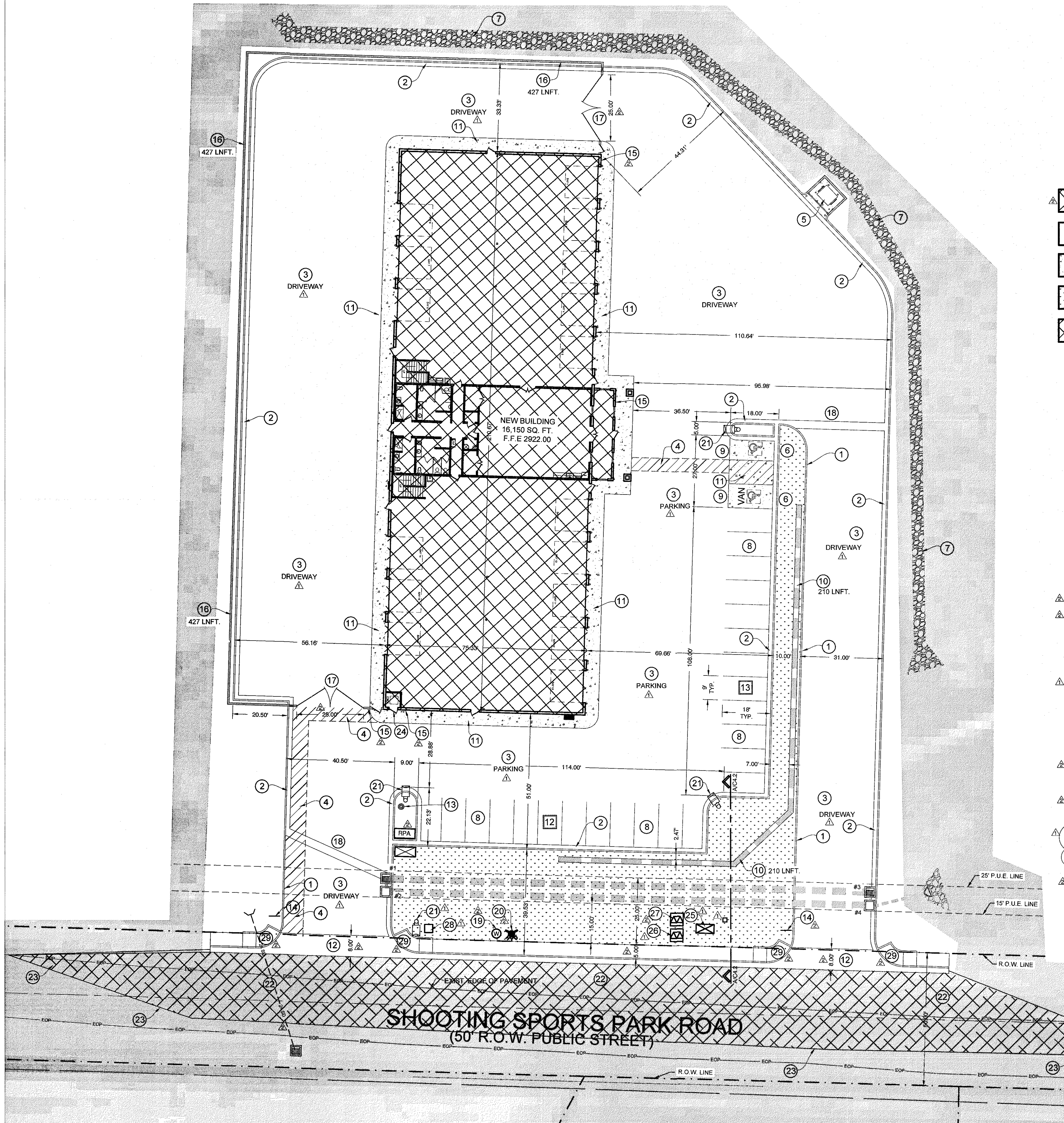
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STATE OF UTAH
PROFESSIONAL ENGINEER
JOHN H. CRAVEN
#53375

MRW
DESIGN
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CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
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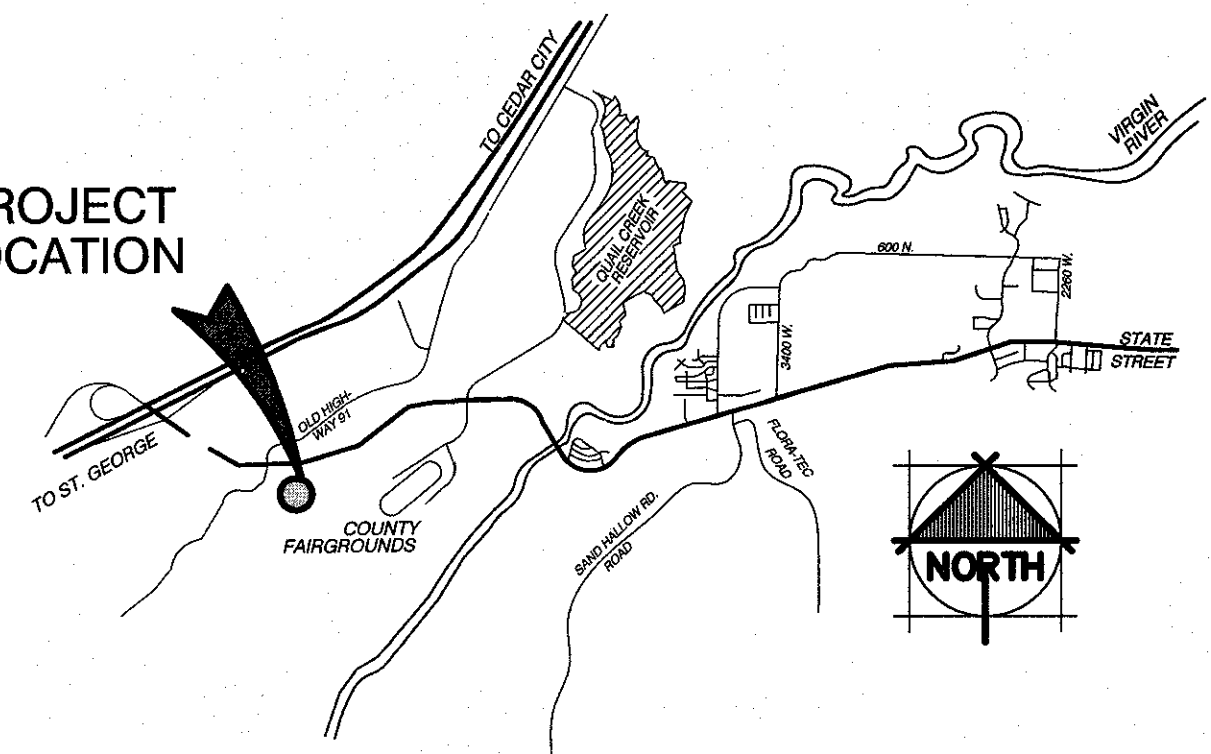
CIVIL COVER SHEET
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C1.0
OF SHEETS



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
1-800-662-4111
BLUE STAKE LOCATION CENTER ONLY

PROJECT LOCATION



VICINITY MAP

N.T.S.

PROPERTY INFO

PROPERTY ADDRESS = H-4-2-3-1202
APPROX. 5700 W REGIONAL PARK RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

SITE PLAN NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.
THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.
UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX 'J' OF THE INTERNATIONAL BUILDING CODE.
OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE, CONTACT INFORMATION AND GRADING PERMIT NUMBER.
A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

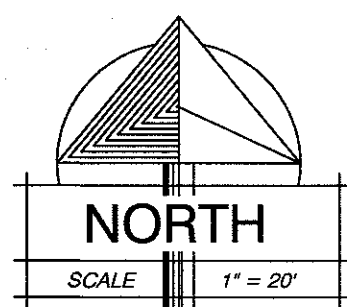
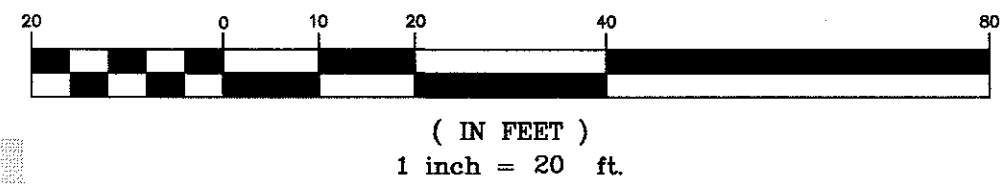
LEGEND

- [Hatched Box] = BUILDING AREA (SEE ARCHITECTURAL PLANS FOR DETAILS)
- [Solid Box] = ASPHALT AREA
- [Dotted Box] = CONCRETE AREA
- [Stippled Box] = LANDSCAPE AREA
- [Cross-hatched Box] = NEW ROAD ASPHALT

[Number in Box] = PARKING SPACE QUANTITY

- 1. INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C4.1)
- 2. INSTALL 24" PARKING LOT CURB (PER DETAIL "B" ON SHEET C4.1)
- 3. INSTALL NEW ASPHALT, SEE SECTION (PER DETAIL "C" ON SHEET C4.1)
- 4. PAINTED ACCESSIBLE ROUTE
- 5. INSTALL DUMPSTER ENCLOSURE (PER DETAIL "E" ON SHEET C4.1)
- 6. INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "G" ON SHEET C4.1)
- 7. INSTALL ROCK LINED DRAINAGE CHANNEL, SEE GRADING PLAN
- 8. 4" WIDE PAINTED WHITE PARKING STRIPES AS SHOWN
- 9. INSTALL PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- 10. INSTALL CONCRETE BLOCK RETAINING WALL, SEE DETAIL ON SHEET C4.1
- 11. INSTALL 6" THICK CONCRETE OVER 4" COMPACTED ROAD BASE AS SHOWN, REINFORCE WITH #3 @ 10" O.C. BOTH WAYS, SEE DETAIL "F" ON SHEET C4.1
- 12. 8" CROSS GUTTER, SEE DETAIL "H" ON SHEET C4.1
- 13. REMOTE FIRE DEPARTMENT CONNECTION LOCATION, PROVIDE KNOX CAPS, SEE DETAIL ON SHEET C4.2
- 14. INSTALL STOP & STREET SIGN AS PER HURRICANE CITY STANDARDS
- 15. PROVIDE KNOX KEY BOX AND KEY MOUNTED TO BUILDING OR WALL
- 16. 6" TALL 8x8x16 C.M.U. BLOCK WALL
- 17. 25' METAL GATE, SEE DETAIL B/C4.2
- 18. 3" WIDE, CONCRETE VALLEY GUTTER, SEE DETAIL "D" ON SHEET C4.1
- 19. 1" WATER METER & SETTER
- 20. FIRE HYDRANT
- 21. NEW 15' SQUARE POLE W/PHILLIPS HEAD (ROAD FOCUS) BLACK ON BLACK SEE DETAIL "J" ON SHEET C4.1
- 22. NEW ROAD ASPHALT TO MATCH EXISTING, CONTRACTOR TO VERIFY THICKNESS SEE ROAD SECTION ON SHEET C4.2
- 23. SAW CUT EXISTING ASPHALT, ASPHALT IN AREA TO BE REMOVED AND REPLACED PREP FOR NEW CURB/GUTTER AND ENTRANCES
- 24. PROVIDE SIGNAGE DENOTING "RISER ROOM" 2" LETTERING ON CONTRASTING BACKGROUND. (WHITE LETTERS WITH RED BACKGROUND)
- 25. EX. 3 PHASE VAULT
- 26. NEW 25 KVA 120/240 1/0 TRANSFORMER
- 27. NEW 150 KVA 120/208 3PH TRANSFORMER W/ CT METER HURRICANE CITY POWER WILL INSTALL ALL METERING EQUIPMENT AND CHARGE DEVELOPER
- 28. NEW STREET LIGHT BOX
- 29. FOR ADA RAMP DETAILS SEE SHEET C4.2 DETAILS PED 100 & 108

GRAPHIC SCALE



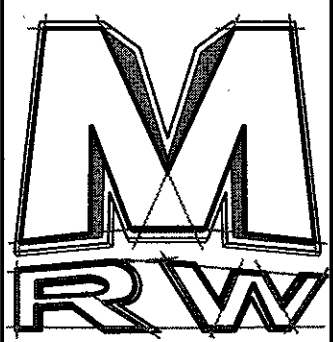
PROJECT INFORMATION

ZONING - M1	MASTER PLAN - MANUFACTURING
NEW BUILDING HEIGHT: 23'-2"	OCCUPANCY TYPE: A-3, S-1
CONSTRUCTION TYPE: V-B	BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER
TOTAL SITE AREA: 2.18 ACRES; 95,028 sq. ft.	MAIN FLOOR BUILDING AREA (FOOTPRINT) 16,150 SQ. FT. 17% OF SITE
PARKING/IMPERVIOUS AREA 67,115 SQ. FT. 71% OF SITE	LANDSCAPE/COMMON AREA 7,372 SQ. FT. 8% OF SITE
PARKING DATA	
OFFICE/CONF/TRAINING AREA 1,955 SQFT. @ (1 PER 250 SQFT.) = 8 SPACES	
WAREHOUSE AREA 13,260 SQFT. @ (1 PER 1,000 SQFT.) = 14 SPACES	

SITE PLAN
SCALE: 1" = 20'

1-27-25	JUC REV #2
REVISIONS	
1-1-23-24	ADDENDUM #1
REVISIONS	

1-24-25
DATE:
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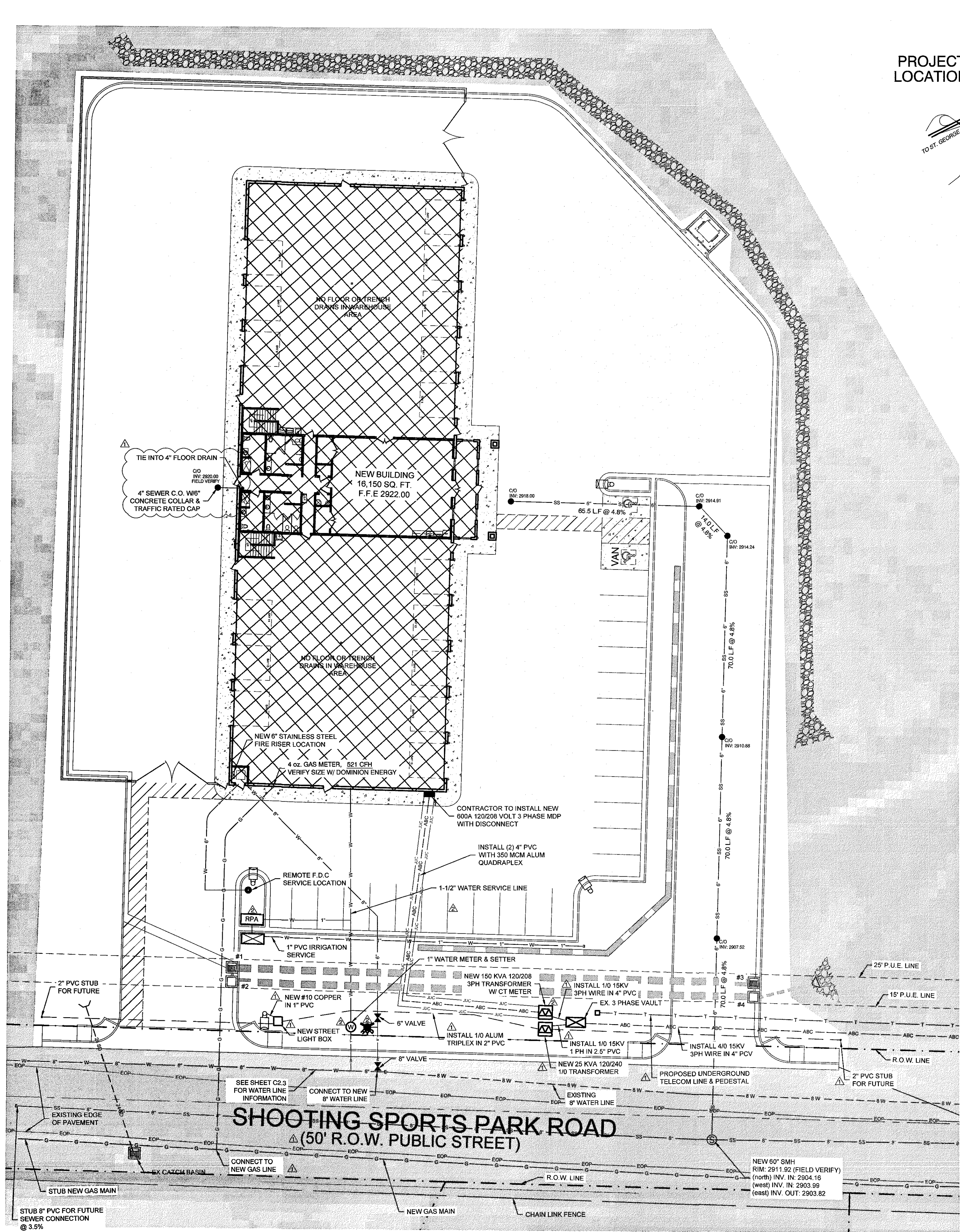


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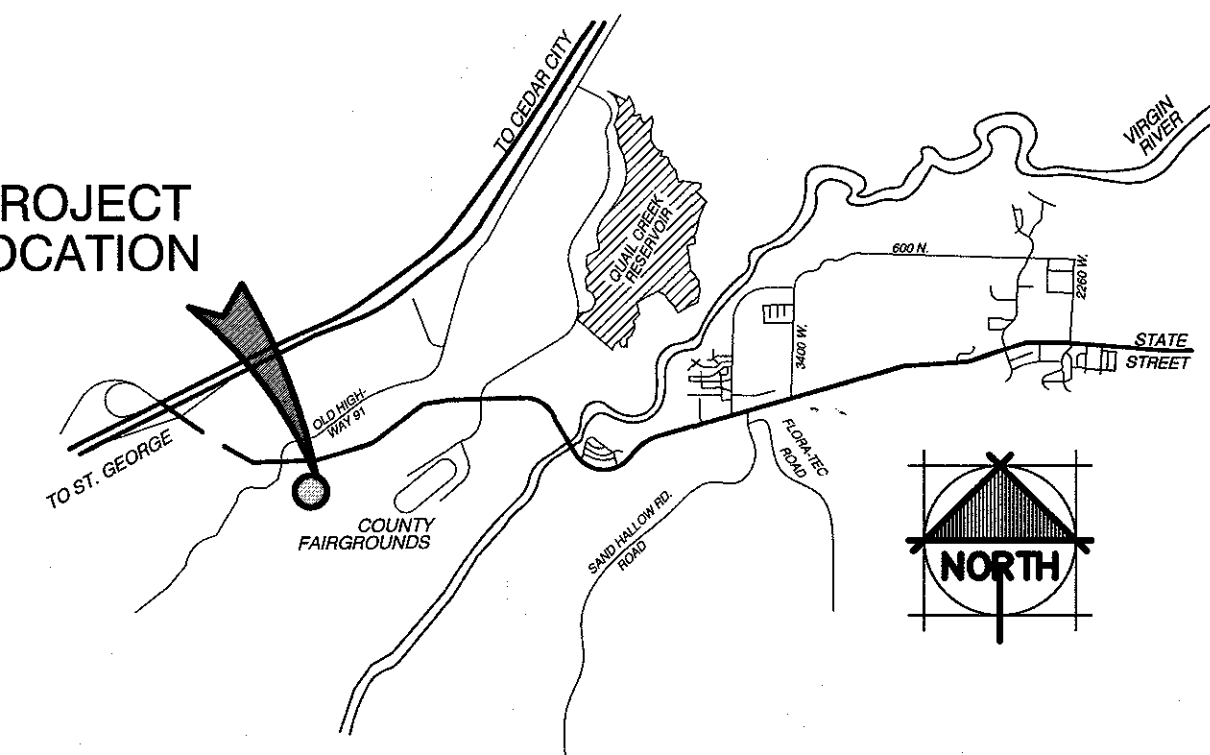
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SITE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C2.1
OF SHEETS



PROJECT LOCATION



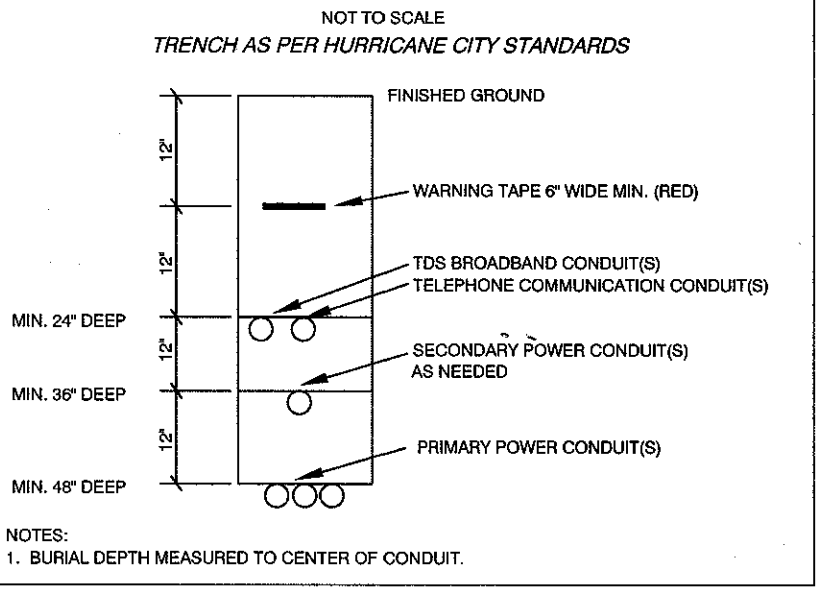
VICINITY MAP

N.T.S.

LEGEND

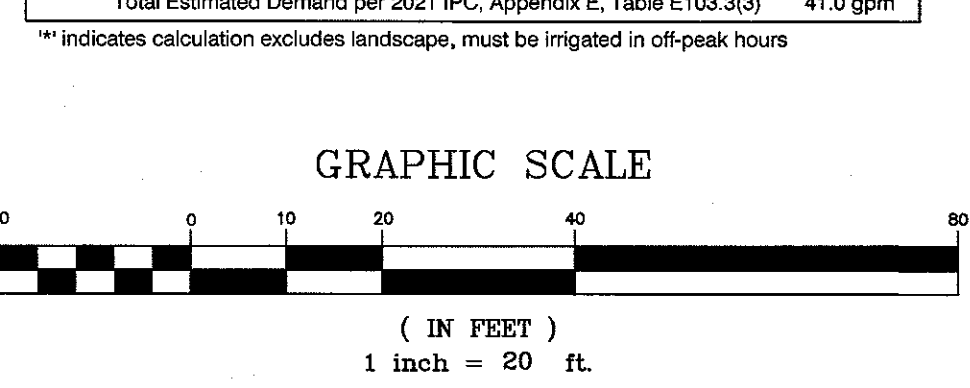
- 8" W --- EXISTING 8" WATERLINE C-900
- W --- 6" --- PROPOSED C-900 PVC WATERLINE (SIZE SHOWN)
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SWR --- EXISTING SANITARY SEWER (SIZE SHOWN)
- SS --- 6" --- PROPOSED PVC SANITARY SEWER (SIZE SHOWN)
- PROPOSED SEWER CLEANOUT
- ABC --- EXISTING PRIMARY POWER (PHASE NOTED)
- ABC --- PROPOSED PRIMARY POWER (PHASE NOTED)
- PROPOSED TRANSFORMER
- E --- PROPOSED SECONDARY POWER (AS NOTED)
- PROPOSED POWER SERVICE
- G --- NEW DOMINION GAS LINE
- T --- EXISTING TELEPHONE/COMMUNICATION LINES
- TV --- EXISTING CABLE LINES
- RPA --- REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER

JOINT UTILITY TRENCH DETAIL

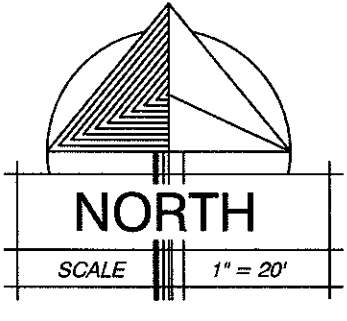


Water for Building usage Calculations

Fixture	Load Value (wsfu)	Qty	Sub-Total (wsfu)
1. L-1-2 - Lavatory	2.0	6	12
2. MS-1 - Mop Sink	3	1	3
3. WC-1 - Water Closet, Flush Tank, Public	5.0	7	35.0
4. SS-1 - Conference Room Sink	1.4	1	1.4
5. U-1 - Urinal (Flush tank)	3.0	2	6.0
6. QWS-1 - Clothes washer (public)	3	1	3
7. SH-1 - Roll-in shower (accessible)	4.0	2	8.0
8. S-1 - Stand up utility sink	3.0	2	6.0
9. HB-1 - Hose Bib (Wall Hydrant)	2.5	4	10
Total Estimated Daily Use (wsfu)			84.4
Total Estimated Demand per 2021 IPC, Appendix E, Table E103.3(3)			41.0 gpm



Call before you Dig
1-800-662-4111
BLUE STONES LOCATION CENTER (UTAH)



DOMINION ENERGY GAS NOTES:

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CONTACT JAKE BOZARTH (435) 231-9971.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT THE DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N. ST. GEORGE).
- 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 A PUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION **
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
- CONTACT JAC HALL, (435) 210-0728, AT LEAST 2 WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- **** IMPORTANT NOTICE ****
- GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED.
- STREETS ARE TO BE WITHIN 6\"/>

CENTURYLINK NOTES:

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4\"/>
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4X8 PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED, 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6\"/>
- OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30\"/>
- CONTACT CENTURYLINK ENGINEER AT 385-244-7783 OR DARRIN ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS BROADBAND NOTES:

- 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.
- 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 SCHEDULE WORK.
- 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.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- 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.

CITY OF HURRICANE WATER NOTES:

- ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE CITY.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HURRICANE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, THE INTERNATIONAL PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
- CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER IPC 608.18.4.
- ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
- 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 RESTRAINT PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6\"/>
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
- ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
- INTERUPTION 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 48 HOURS BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM.
- INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTION OF SERVICE.
- 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.
- 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 ENGINEERS 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.

WASTE WATER NOTES:

- ALL SEWER SYSTEMS NEED TO BE INSPECTED BY ASH CREEK SPECIAL SERVICES DISTRICT. CALL 24 HOURS BEFORE BURYING SEWER FOR INSPECTION. PLEASE CALL 855-2548.
- ALL SEWER MAINS TO BE INSTALLED IN A PUBLIC STREET.
- PRIVATE SEWER LINES TO BE MAINTAINED BY OWNER AS PER PRIVATE SEWER AGREEMENT WITH ASH CREEK SPECIAL SERVICES DISTRICT.
- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL ASH CREEK SPECIAL SERVICE DISTRICT.
- NO SEWERS UNDER 9\"/>
- BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.
- ALL SEWER MANHOLES SHALL HAVE ASH CREEK SPECIAL SERVICE DISTRICT LOGO LIDS FOR FINAL INSPECTION.

WASTE WATER GENERAL NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND 2X3\"/>
- SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANHOLE 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.
- DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

CITY OF HURRICANE POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PLAN.
- FOR SCHEMATIC PURPOSES ONLY. EQUIPMENT/PLACEMENT TO BE TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PLANS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT: 435-272-3559 OR EMAIL JUC@HURRICANEPOWER.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
- NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1\"/>
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
- POWER EQUIPMENT INCLUDING TRANSFORMERS, METERS, VAULTS, ECT. SHALL NOT BE LOCATED INSIDE FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE INVOICED A TERMINATION FEE OF \$102 PER PRIMARY ELBOW.
- DEPENDING ON THE TRANSFORMERS LOCATION TRANSFORMERS MAY NEED BOLLARDS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRECAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
- HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SERVICE SIZE AND VOLTAGE NEEDED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- THE SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANEL IS 2\"/>
- A DIRT PAD, LEVEL WITH THE SIDEWALK WILL BE MAINTAINED AROUND ALL ELECTRICAL EQUIPMENT 5\"/>
- ANY SLOPES OF CHANGE OF GRADE WILL BE RETAINED WITH CONCRETE, BLOCK, OR STACKED ROCK TO MAINTAIN LEVEL.
- AN INVOICE WILL BE SENT AT TIME OF PUNCH LIST FOR ALL ELBOW, TRANSFORMER, RISE FEES, VALVE AND SWITCH CONNECTION FEES, AND ANY EXTRA TIME SPENT ON JOBS IF APPLICABLE.
- ALL METER BASES WITH MULTIPLE SOCKETS MUST BE LABELED WITH PLACARDS OR METALLIC STICKERS TO THE APPROPRIATE UNIT.
- A LOCKABLE RED HANDLED DISCONNECT WILL BE INSTALLED BEFORE THE METER PANEL ON ALL COMMERCIAL BUILDINGS.

INFORMEST NOTES:

- DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
- ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
- INFORMEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@HURRICANEPOWER.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
- FOR COMMERCIAL PROJECTS WITH AN MDP/COMM ROOM, DEVELOPER WILL INSTALL A 2\"/>
- ANY QUESTIONS REGARDING SERVICE SHALL BE DIRECTED TOWARDS GAB TREMBLAY 435-272-2659 OR JUC@HURRICANEPOWER.COM
- RELOCATION OF NEW OR EXISTING INFORMEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

HURRICANE JUC FIRE NOTES:

- CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE PRIOR TO SIGN OFF FOR BUILDING PERMIT.
- FIRE HYDRANT MUST PRODUCE A MIN. OF 1000 GPM (2021 IFC APPENDIX B)
- HYDRANT SPACING PER 2021 IFC APPENDIX C
- BURNING OF CONSTRUCTION MATERIAL IS PROHIBITED
- HYDRANTS MUST BE CHARGED AND WORKING BEFORE COMBUSTIBLE MATERIAL CAN BE DELIVERED
- KNOX BOX REQUIRED ON ALL COMMERCIAL BUILDINGS
- FDC MUST BE REMOTE, OUT OF THE COLLAPSE ZONE OF THE BUILDING AND WITHIN 50' OF A FIRE HYDRANT
- UNDERGROUND FLUSH MUST BE WITNESSED BY HFS&D

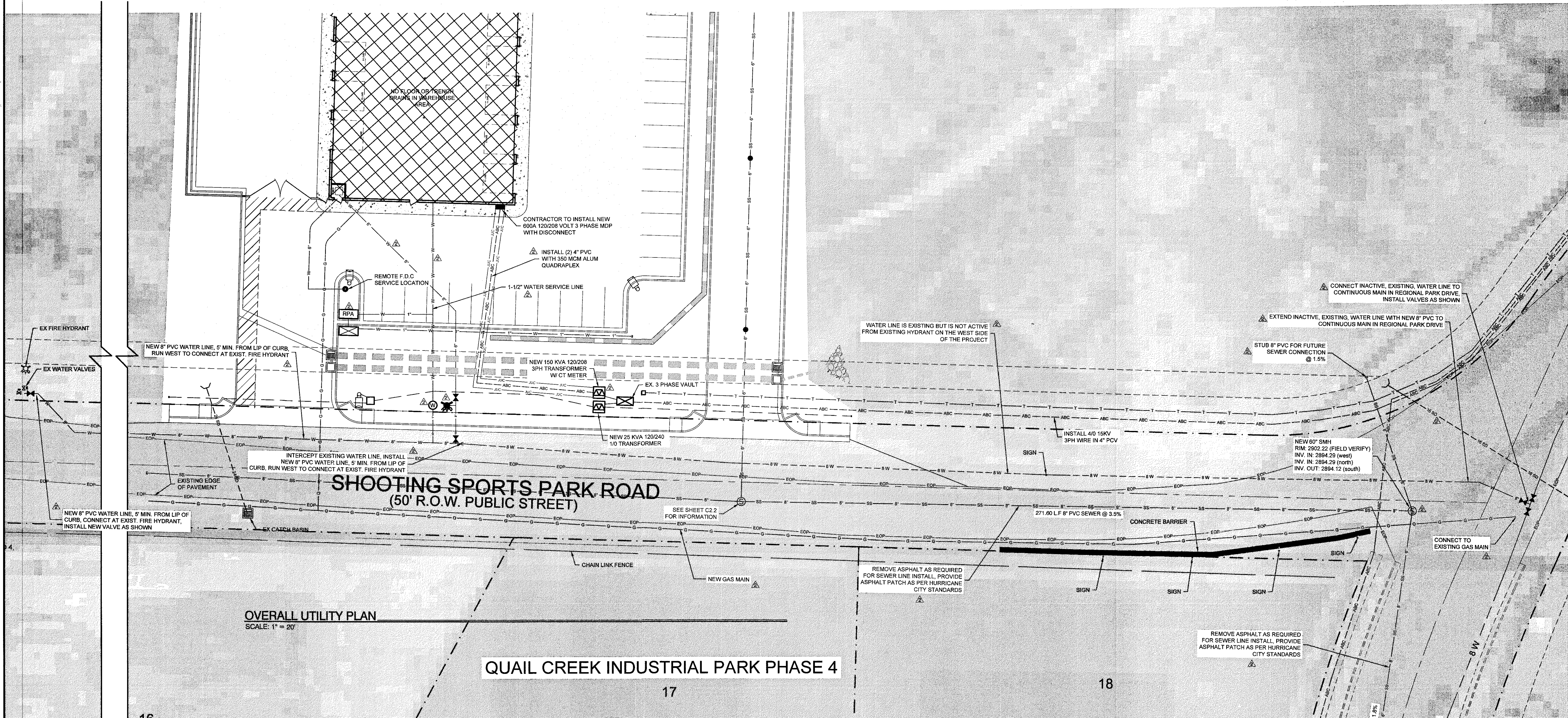
1-27-25	JUC REV #2
REVISIONS	
11-23-24	ADDENDUM #1
REVISIONS	

7-18-22
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:
STATE OF UTAH
JULY 18 2022
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ASSOCIATES INC.
ARCHITECTURE &
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UTILITY PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

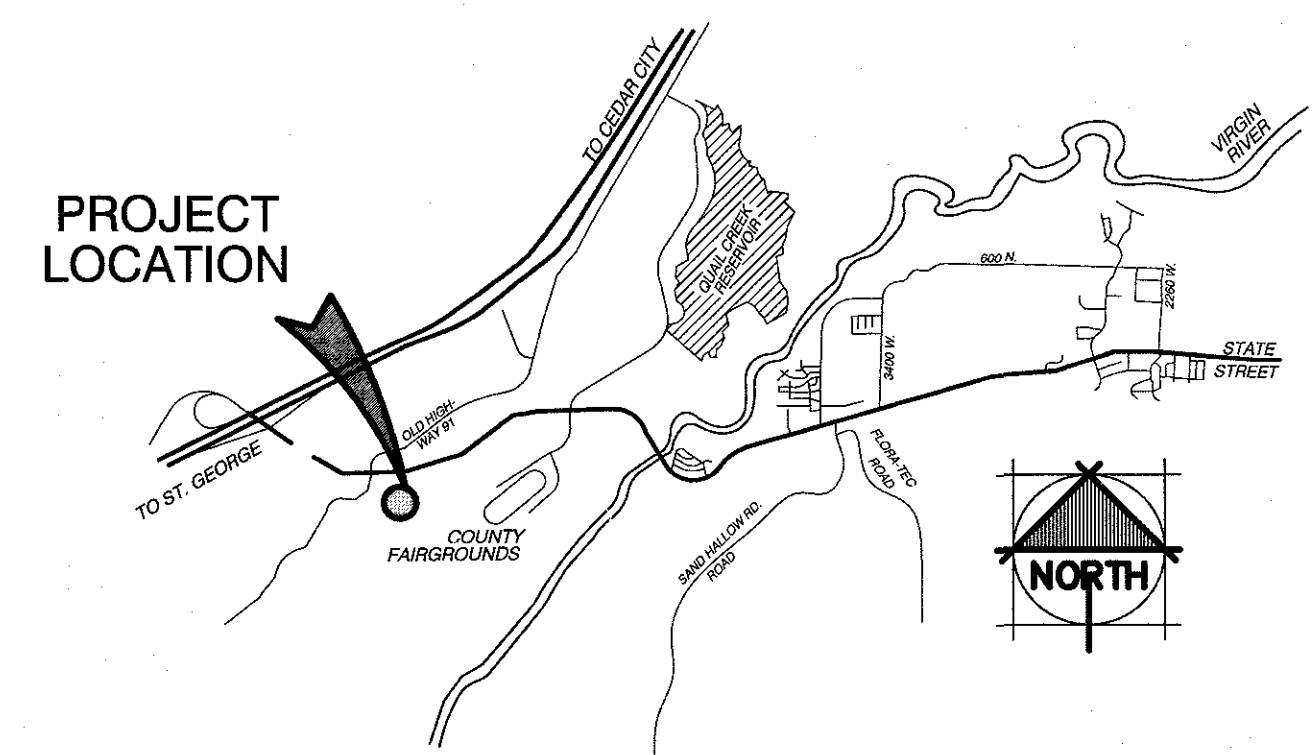
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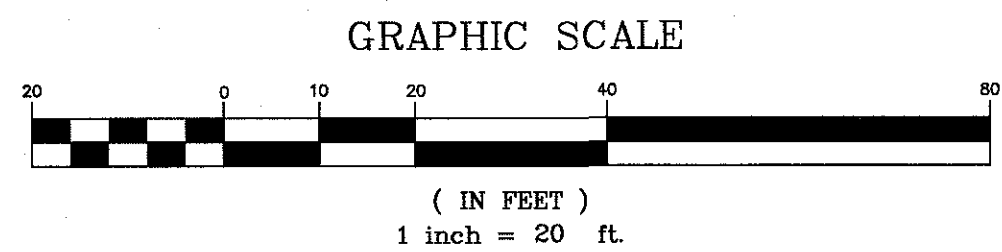
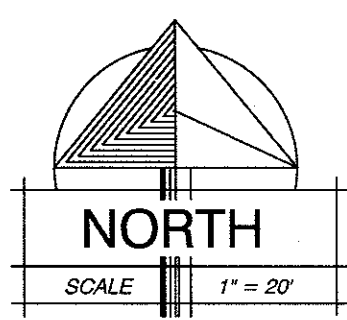
OVERALL UTILITY PLAN
SCALE: 1" = 20'

QUAIL CREEK INDUSTRIAL PARK PHASE 4

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



VICINITY MAP



LEGEND

- ⊙ SEWER MANHOLE (SIZE NOTED)
- SS — 8" — SEWER LINE 8" MAIN
- SS — 6" — SEWER LATERAL 6"
- SS — 6" — SEWER CLEANOUT 6"
- W — 8" — 8" DUCTILE IRON WATERLINE
- W — 2" — 2" POLY WATERLINE (PRIVATE)
- W — 3/4" — 3/4" POLY SERVICE LATERAL (PRIVATE)
- ⊠ NEW WATER METER SETTER (SIZE NOTED)
- ⊠ NEW WATER VALVE (SIZE NOTED)
- ⊠ EXISTING FIRE HYDRANT
- ⊠ PROPOSED FIRE HYDRANT
- — — — — PROPERTY LINE
- — — — — SECONDARY POWER
- — — — — JOINT UTILITY TRENCH (COMMUNICATIONS)
- ⊠ LED STREET LIGHT, SEE POWER NOTES

1-27-25	JUC REV #2
11-23-24	ADDENDUM #1

5-17-23
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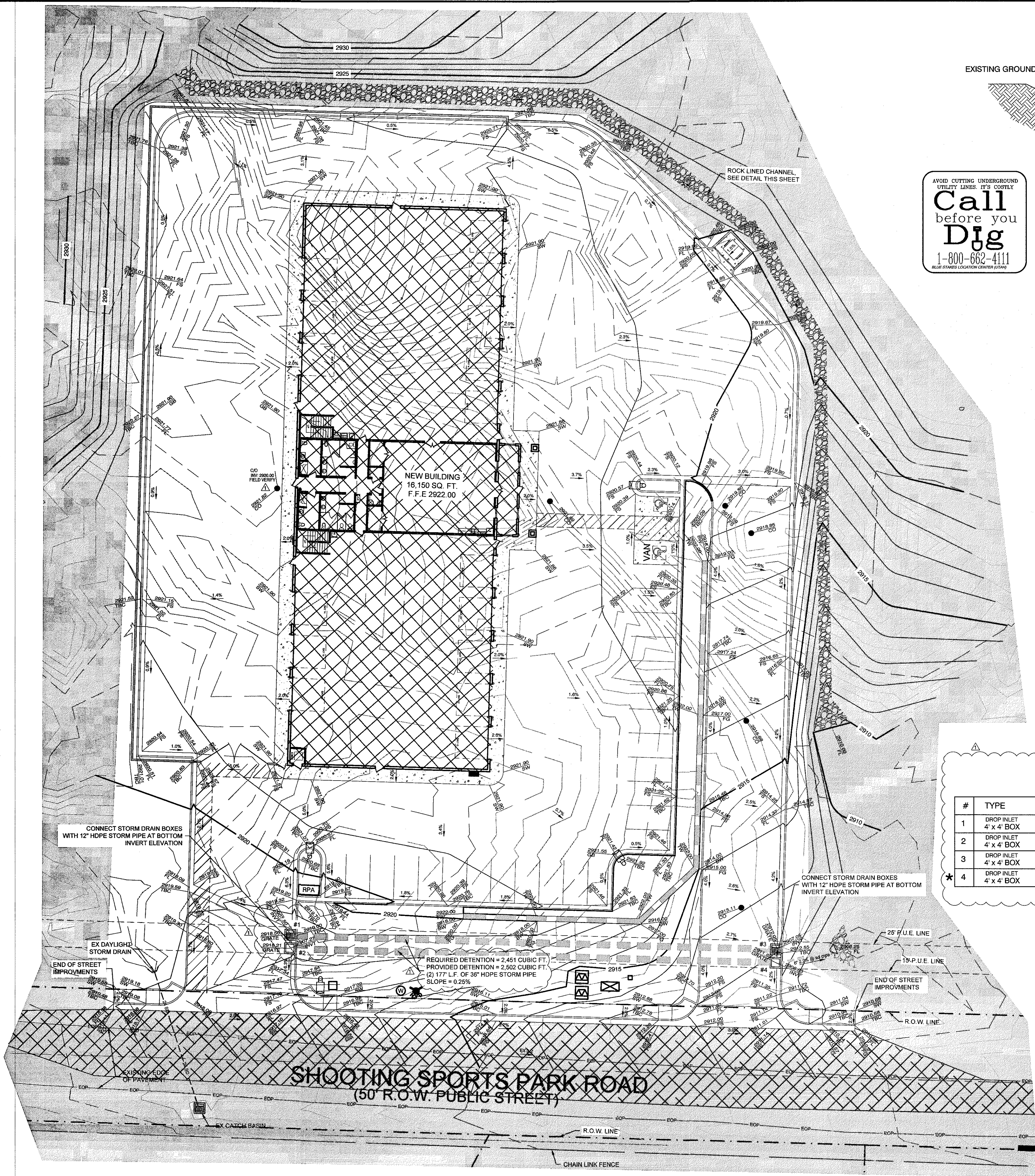
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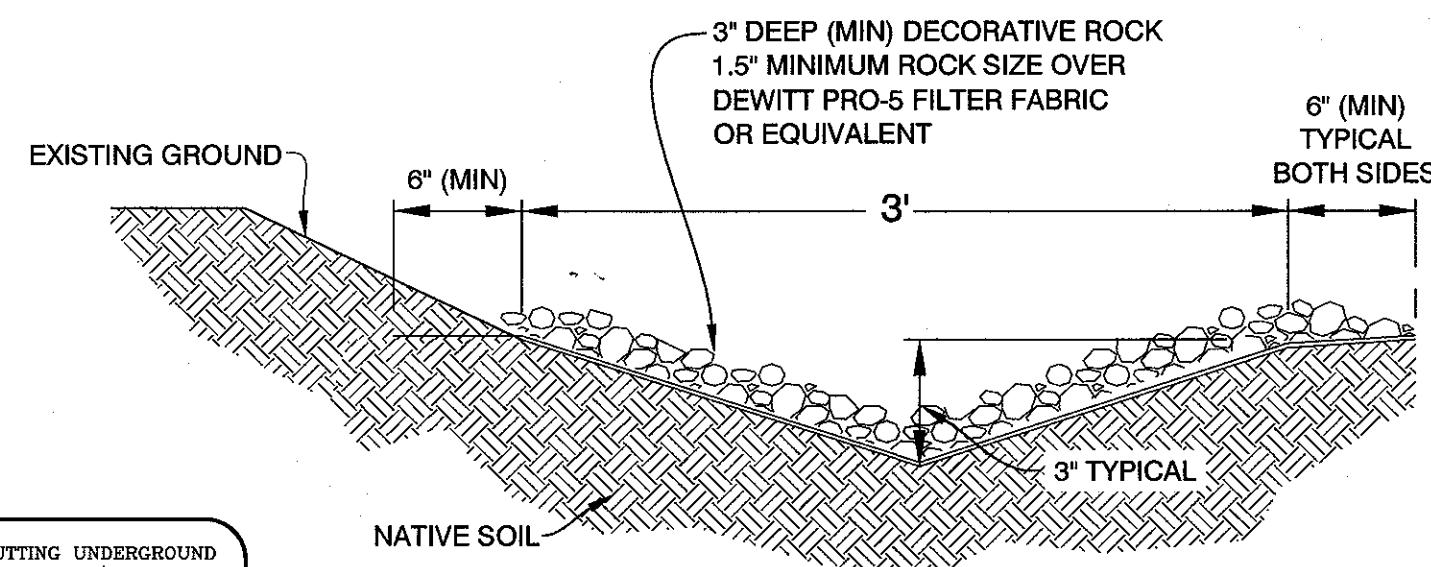
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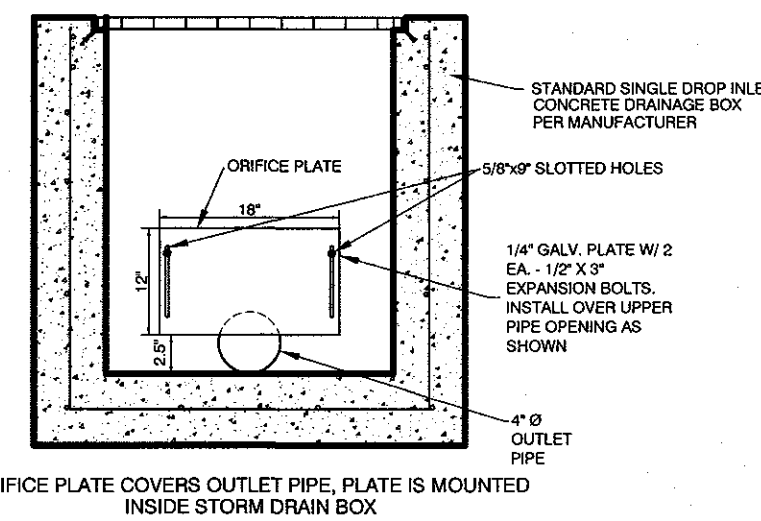


GRADING PLAN
SCALE: 1" = 20'

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STIMULUS LOCATION ORIENTED MAP



ROCK LINED CHANNEL



STORM DRAIN BOX ORIFICE DETAIL

- *NOTES:**
- 1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)
 - 2.) ALL ACCESSIBLE PARKING STALLS, ACCESS AISLE & EGRESS ROUTE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)
 - 3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.
 - 4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV	INV IN	INV IN ADDITIONAL	INV OUT ADDITIONAL	INV OUT
1	DROP INLET 4' x 4' BOX	2919.00	2918.50	2907.50	N/A	N/A	4' (SOUTH) 2907.50	36' (EAST) 2907.50
2	DROP INLET 4' x 4' BOX	2918.69	2918.21	2907.27	4' (NORTH) 2907.27	N/A	N/A	36' (EAST) 2907.50
3	DROP INLET 4' x 4' BOX	2912.55	2912.05	2907.05	36' (WEST) 2907.05	N/A	N/A	4' (SOUTH) 2907.05
4	DROP INLET 4' x 4' BOX	2912.33	2911.83	2906.83	36' (WEST) 2906.83	4' (NORTH) 2906.83	N/A	6' (EAST) 2906.83

* SEE DETENTION OUTLET STRUCTURE DETAIL ON THIS SHEET

LEGEND

- 81.30 TBC = TOP BACK OF CURBING ELEV.
- 81.30 FG = TOP OF ASPHALT (FINISHED GRADE)
- 2781 = DIRECTION OF FLOW
- 2781 = EXISTING 1' CONTOUR
- 2780 = EXISTING 5' CONTOUR
- 2781 = PROPOSED 1' CONTOUR
- 2780 = PROPOSED 5' CONTOUR
- ADA = ACCESSIBLE ROUTE TO BE A MINIMUM OF 5' WIDE AND HAVE A 2% MAX CROSS SLOPE AND 5% MAX RUNNING SLOPE
- TW=60.5 BW=53.5 = NEW CONCRETE BLOCK WALL, SEE SHEET C4.1 FOR DETAIL (REFER TO GEOTECH ENGINEER DESIGN)
- 81.30 TBC = TOP & BOTTOM OF WALL ELEVATIONS

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

EARTHWORK QUANTITIES

6,333 (C) CU. YD. CUT
4,507 (F) CU. YD. FILL
1,826 (C) CU. YD. NET CUT

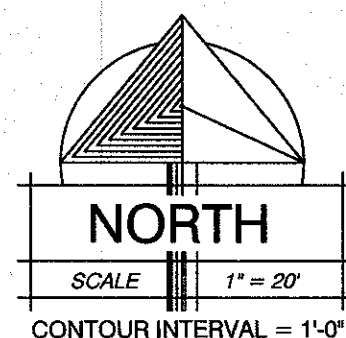
CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

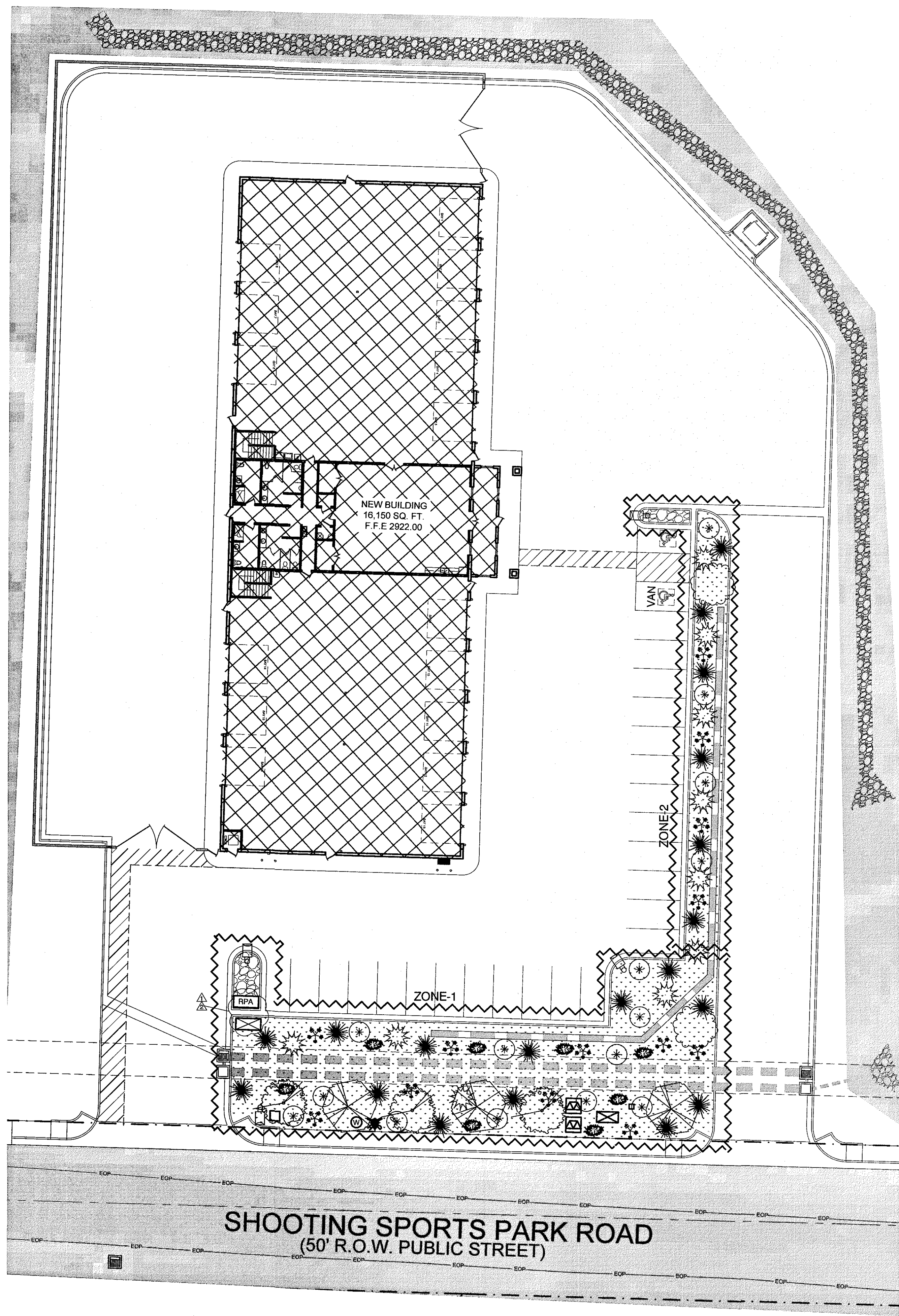
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PROFESSOR JOHN H. CRAVEN
STATE OF UTAH
17945

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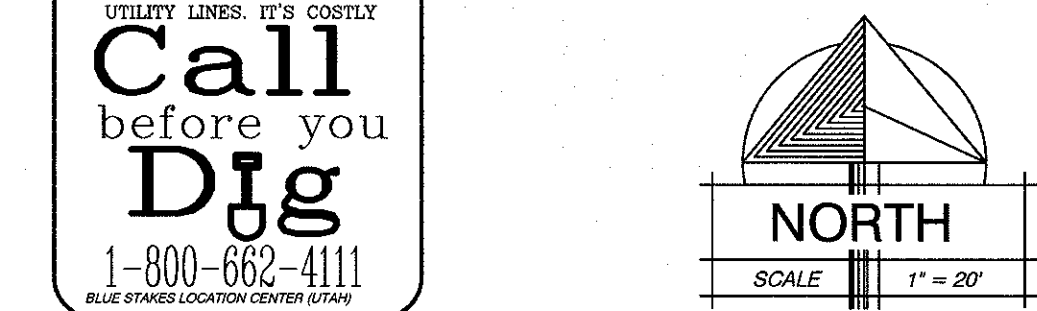
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GRADING PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737



LANDSCAPE & IRRIGATION PLAN
SCALE: 1" = 20'

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BLUE STAKES LOCATION CENTER (UTAH)



GRAPHIC SCALE

(IN FEET)
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LANDSCAPE MATERIALS LEGEND

		JUMBO RETAINING WALL BLOCK 2.5x 2.5x 5' CONCRETE RETAINING WALL BLOCK
		LANDSCAPE ROCKS 1 1/2" Star Nursery Midnight Maddness, or equal, 3 inches thick OVER FELT WEED BARRIER
		LANDSCAPE ROCKS - STEEP SLOPE / DRAINAGE CHANNEL COVER 4"-6" Desert Varnish, or equal, complete cover OVER FELT WEED BARRIER
TREES		
	CERCIS OCCIDENTALIS	WESTERN REDBUDD 24" box per plan 1 1/2" caliper min.
	COTINUS COGGYGRIA	ROYAL PURPLE SMOKE TREE 24" box per plan 1 1/2" caliper min.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK 24" box per plan 1 1/2" caliper min.
SHRUBS		
	SALVIA DORRII	DESERT SAGE 5 gal. per plan
	MUHLENBERGIA REVERCHONII	UNDAUNTED MUHLY 5 gal. per plan
	CONVOLVULUS QNEORUM	BUSH MORNING GLORY 5 gal. per plan
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE 5 gal. per plan
	VERNEMA PERUVIANA 'RED DEVIL'	PERUVIAN VERBENA 5 gal. per plan
	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD 5 gal. per plan

LANDSCAPE IRRIGATION LEGEND

- WATER METER - COORDINATE WITH CIVIL UTILITY PLAN
- RPA REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
- IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
- EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
- 3" SLEEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER SURFACE IMPROVEMENTS AS REQUIRED
- ZONE-1 DRIP SYSTEM ZONE BOUNDARY

CLEAR SIGHT DISTANCE CORRIDORS:

KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDOR AT THE INTERSECTION OF THE DRIVEWAY AT RIVERSIDE DRIVE, SOUTH OF THE SIGHT DISTANCE LINE AS SHOWN ON THIS PLAN

LANDSCAPE COVERAGE NOTE:

BASED ON TYPICAL ANTICIPATED GROWTH OF VEGETATION, THIS DESIGN SHALL PROVIDE 50% COVERAGE OF TOTAL LANDSCAPED AREA WITH VEGETATION.

PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR SMALLER PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE QUANTITIES.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER INSTALLATION.
- THE TOP 24" OF BACKFILL MATERIAL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB.

WATER PERFORMANCE AUDIT:

A WATER PERFORMANCE AUDIT SHALL BE CONDUCTED BY A CERTIFIED WATER AUDITOR WITHIN 30 DAYS FOLLOWING THE INSTALLATION OF THE IRRIGATION SYSTEM. A MINIMUM OF 10% OF THE IRRIGATION ZONES SHALL BE AUDITED AT THE DISCRETION OF THE AUDITOR.

TREES AND SHRUBS - USE DRIP SYSTEM, DRIP EMITTER, RAINBIRD TUBE SYSTEM, TREE RING DRIP SYSTEM, OR SIMILAR.

DRIP SYSTEM TO BE DESIGN BY LANDSCAPE CONTRACTOR ONSITE TO VERIFY ADEQUATE FLOW TO EACH PLANT. FLOWS WILL BE ADJUSTED TO THE REQUIREMENTS OF EACH SPECIES.

IRRIGATION NOTES:

- LANDSCAPE/IRRIGATION INSTALLER SHALL HAVE ALL REQUIRED STATE AND LOCAL LICENSES, INSURANCE, AND BONDING REQUIREMENTS.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN "HYDRO ZONES". SPRAY HEADS AND DRIP EMITTERS SHALL NOT BE CONNECTED TO THE SAME IRRIGATION VALVE.
- RIGHT OF WAY AREAS SHALL BE MAINTAINED WITH PROPERTY.
- LANDSCAPE/IRRIGATION INSTALLER SHALL INSTALL ALL PLANTS AND IRRIGATION EQUIPMENT TO SUPPLIER AND MANUFACTURER RECOMMENDATIONS.
- INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINES AND LATERALS SEPARATELY WHEN POSSIBLE.

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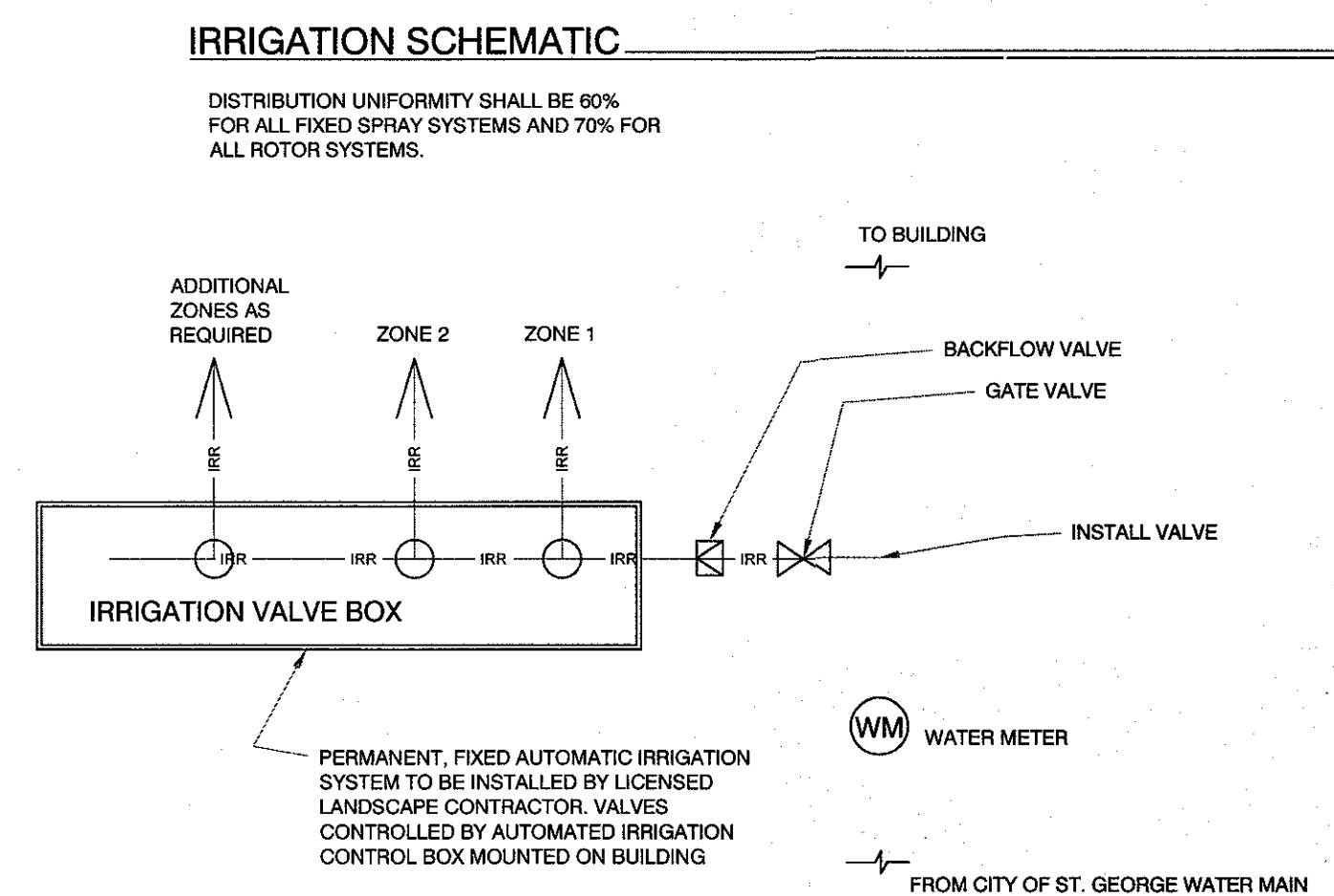
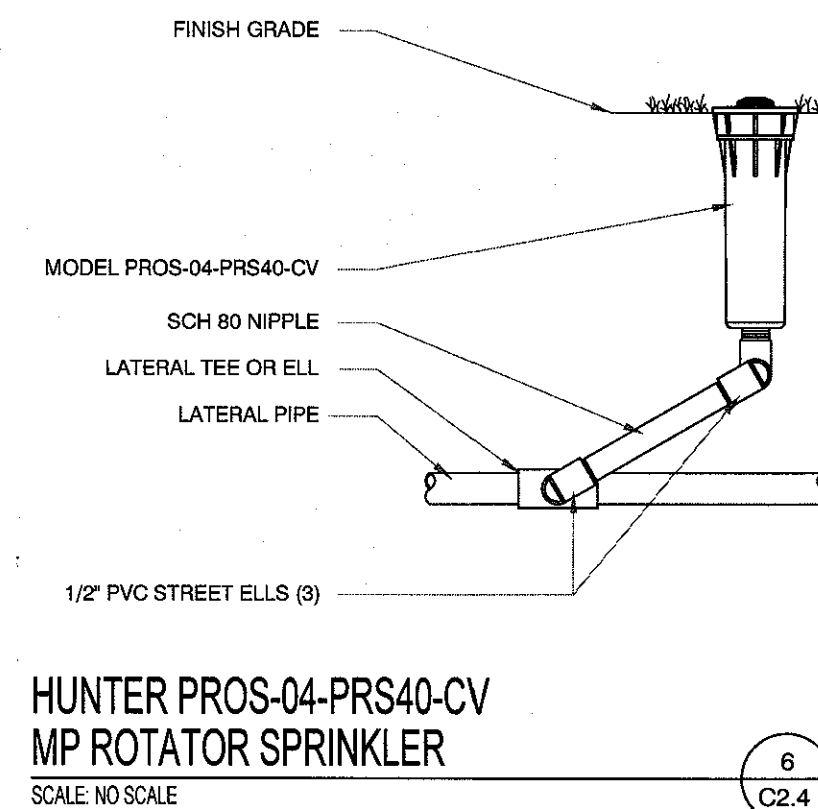
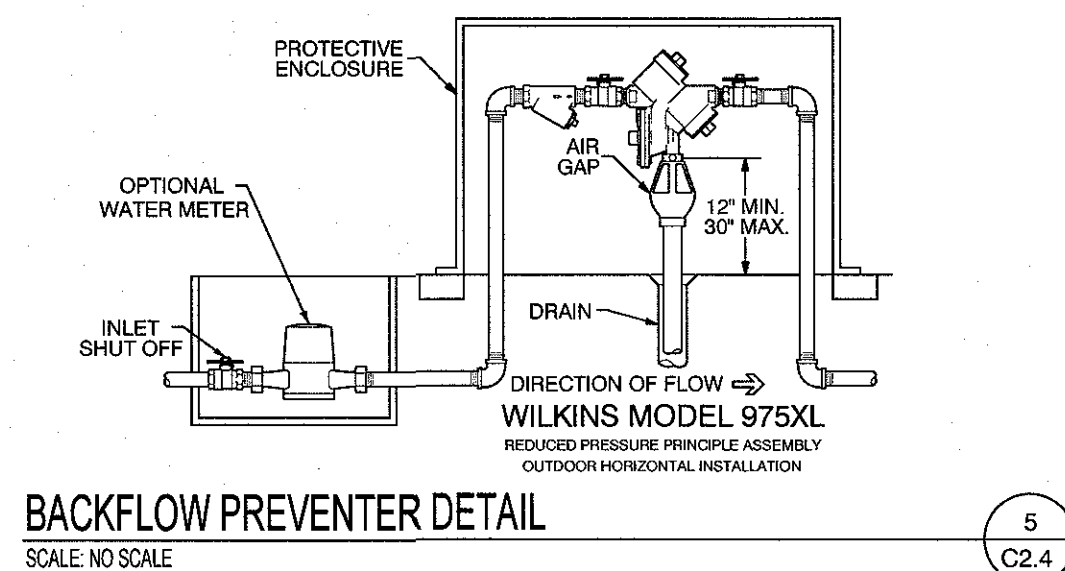
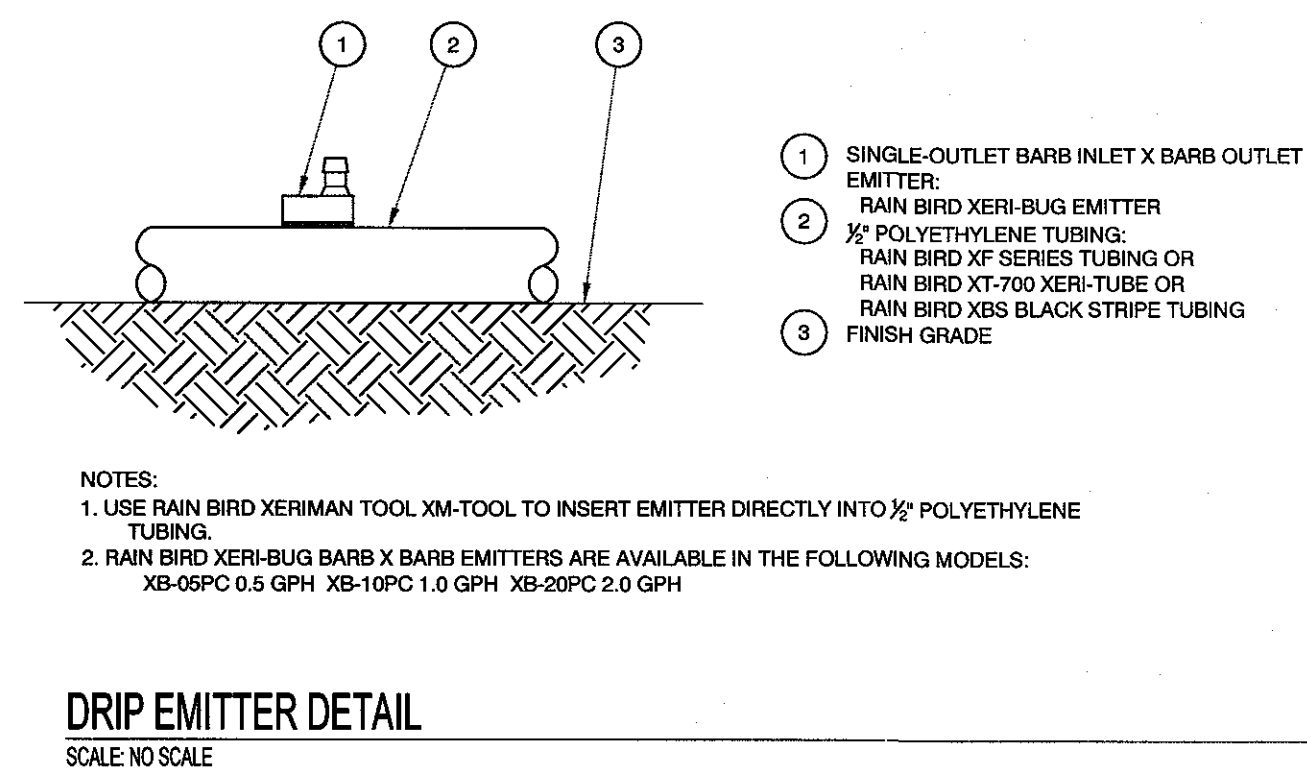
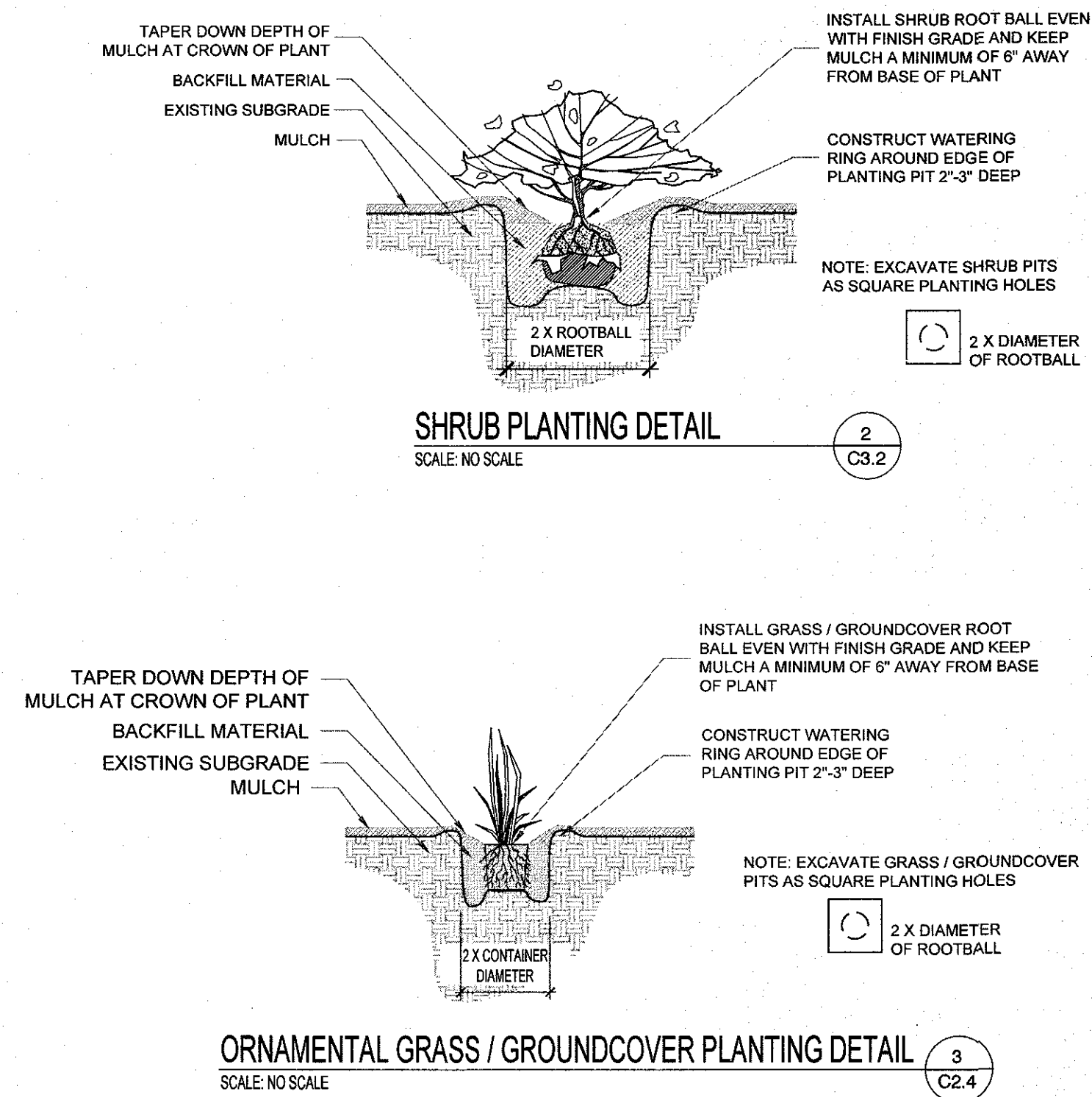
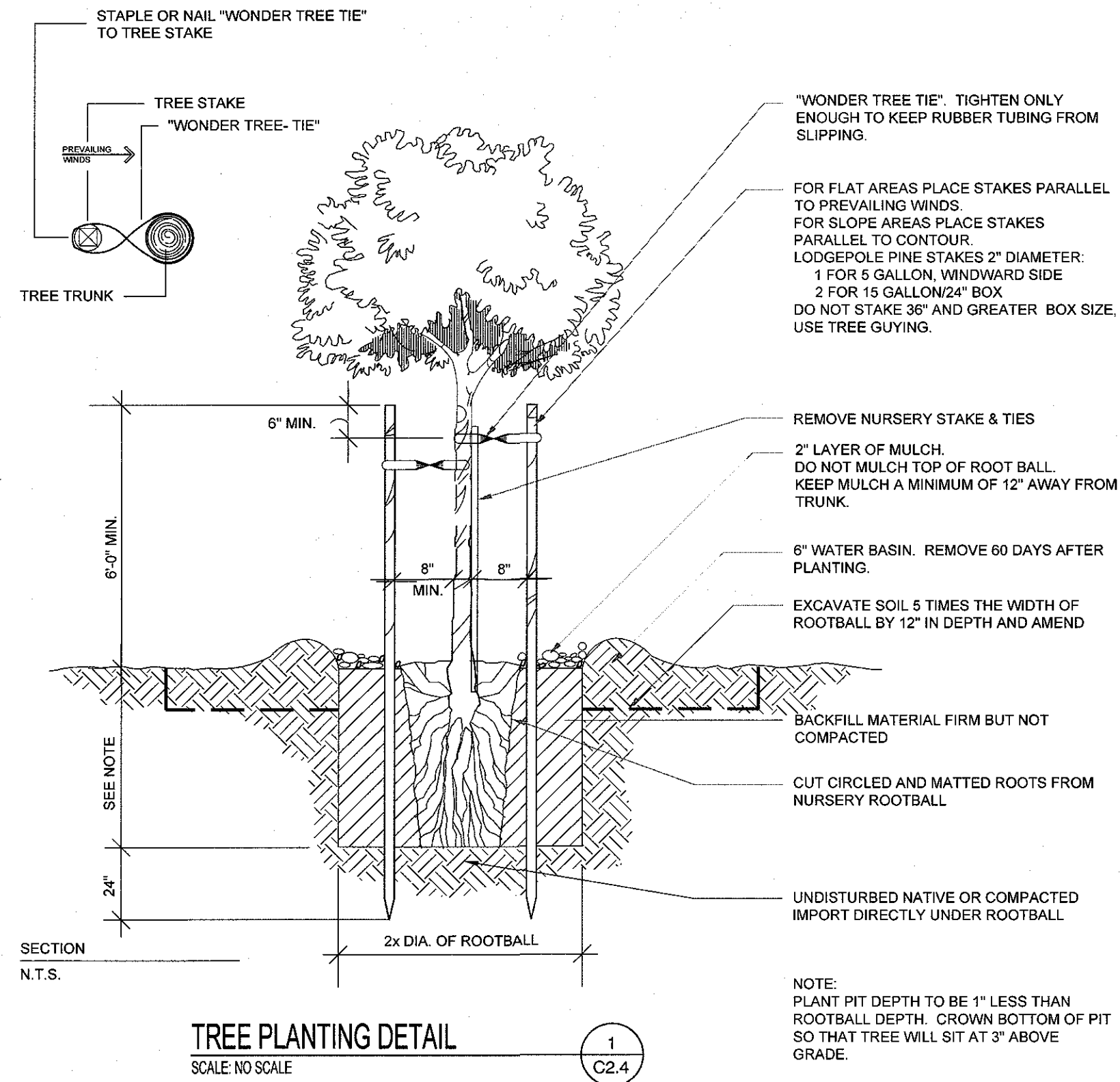
DESIGN
ASSOCIATES INC.
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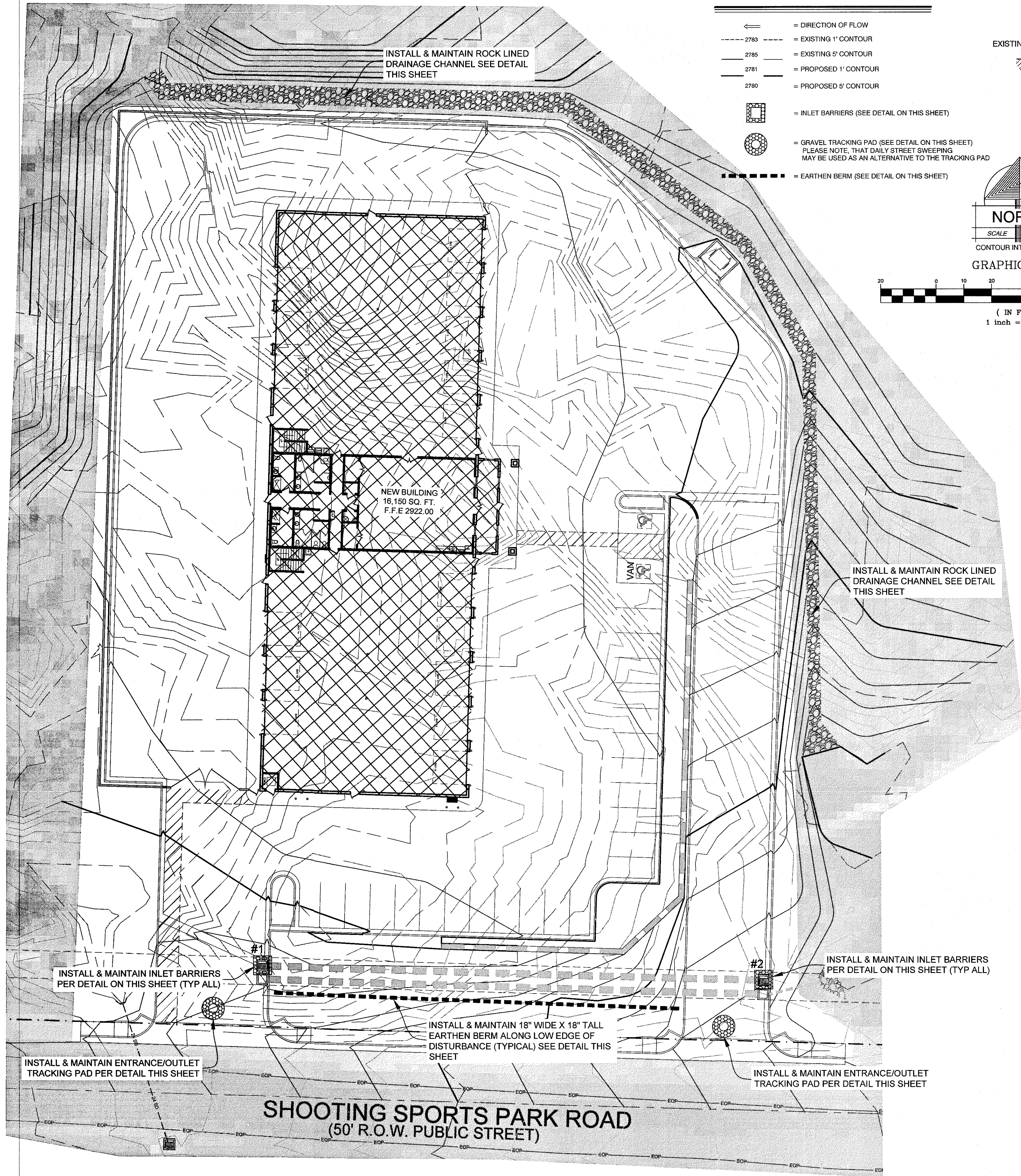
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LANDSCAPE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C2.5
OF SHEETS

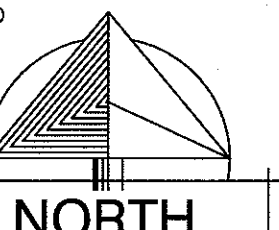
1-27-25	JUC REV #2
REVISIONS	
1-23-24	ADDENDUM #1
REVISIONS	





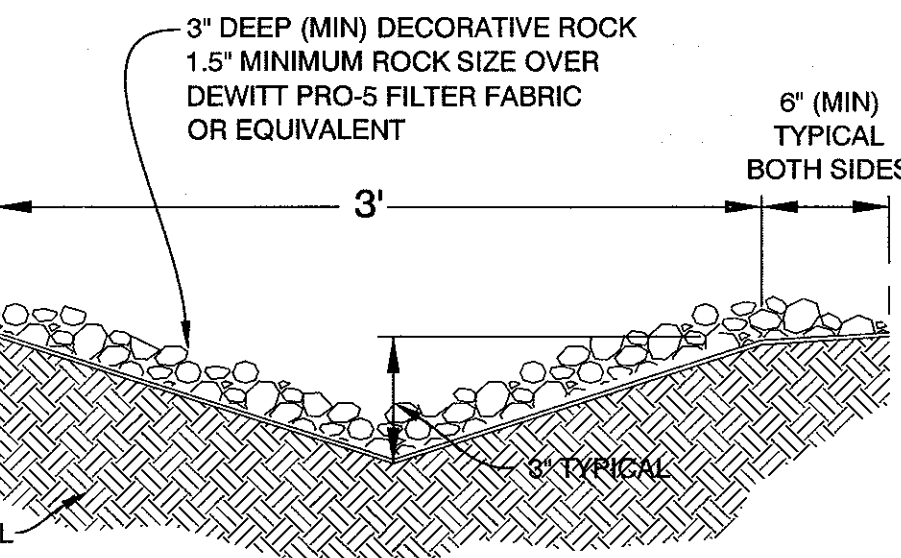
LEGEND

- = DIRECTION OF FLOW
- - - 2783 = EXISTING 1' CONTOUR
- - - 2785 = EXISTING 5' CONTOUR
- - - 2781 = PROPOSED 1' CONTOUR
- - - 2780 = PROPOSED 5' CONTOUR
- = INLET BARRIERS (SEE DETAIL ON THIS SHEET)
- = GRAVEL TRACKING PAD (SEE DETAIL ON THIS SHEET) PLEASE NOTE, THAT DAILY STREET SWEEPING MAY BE USED AS AN ALTERNATIVE TO THE TRACKING PAD
- = EARTHEN BERM (SEE DETAIL ON THIS SHEET)



NORTH
SCALE 1" = 20'
CONTOUR INTERVAL = 1'-0"
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



ROCK LINED CHANNEL

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

BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

MAINTENANCE

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED.
B) TRACKING STRAW PERPENDICULAR TO SLOPES.
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET.

EROSION CONTROL NOTES

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES ALSO. INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH GOVERNING AGENCIES.

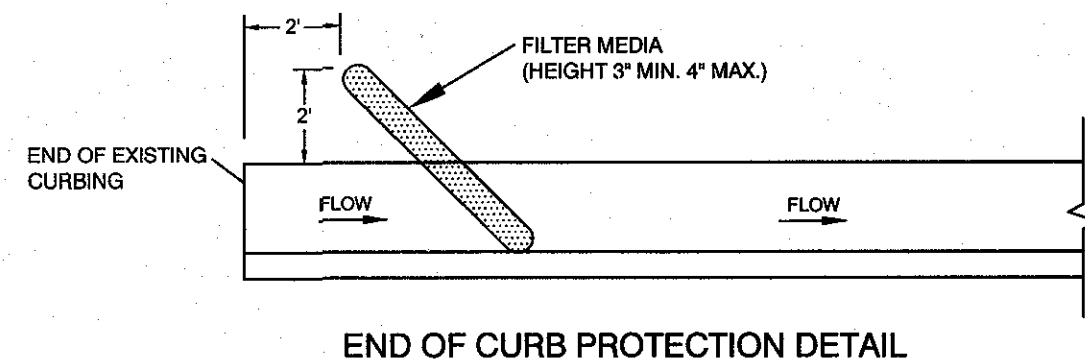
DUST CONTROL NOTES

EARTH MOVING ACTIVITIES:

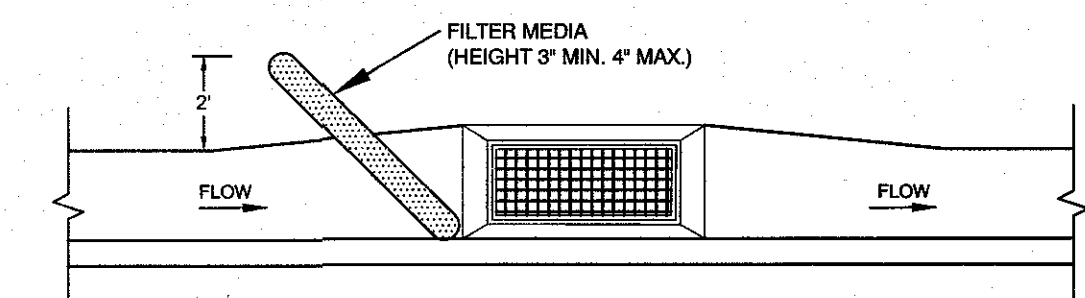
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND / OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.
- APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.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

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

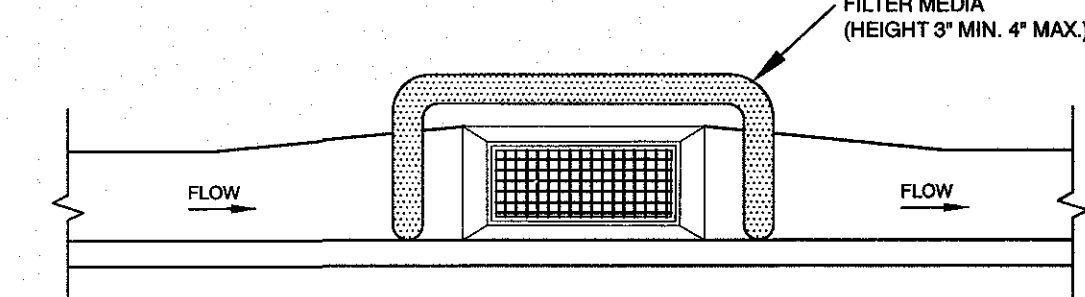
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- INSTALL FENCE BARRIER AND / OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



END OF CURB PROTECTION DETAIL



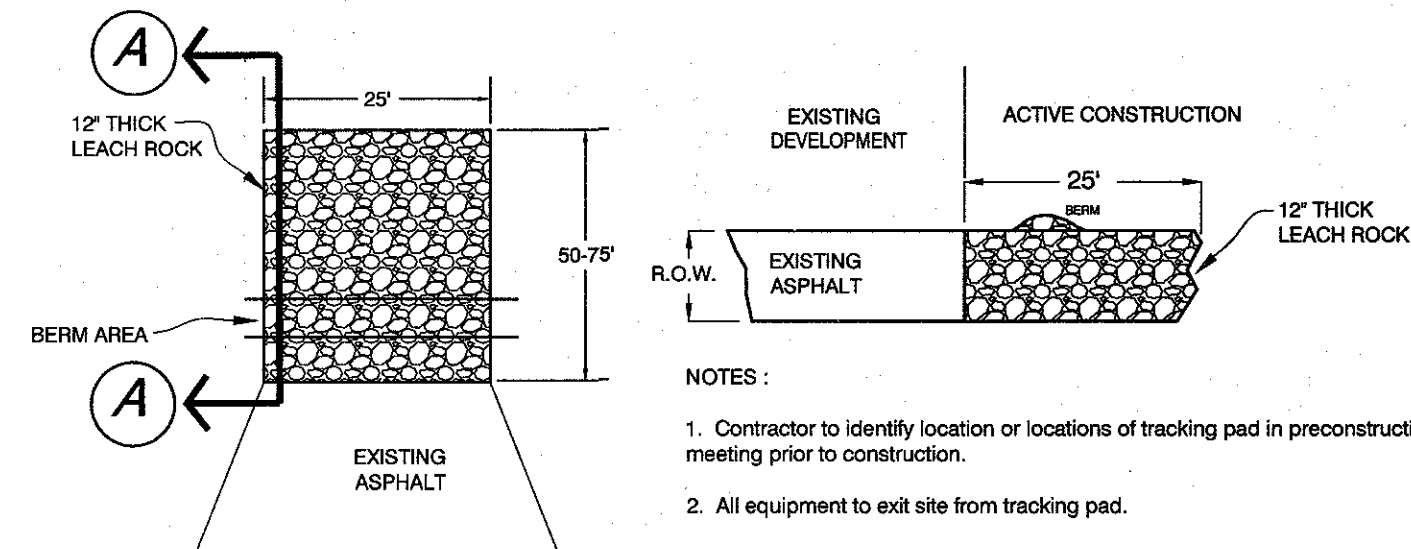
ON GRADE INLET PROTECTION DETAIL



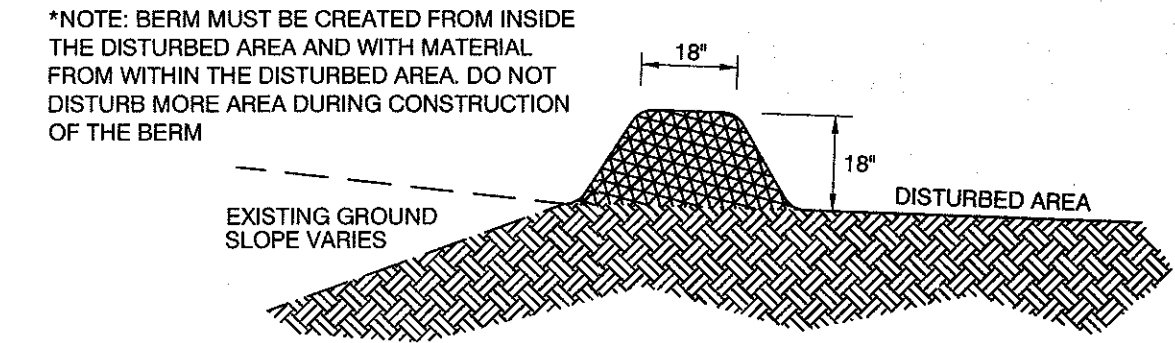
DROP INLET PROTECTION DETAIL

- PLACE INLET BARRIERS AS SHOWN AROUND THE INLET OPENING.
- IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE INLET BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.
- MAINTAIN A PROPERLY FUNCTIONING INLET BARRIERS THROUGHOUT CONSTRUCTION, OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

INLET BARRIERS



GRAVEL TRACKING PAD



EARTHEN BERM

LOCATED AT TOP OF SLOPE ON LOW SIDE OF PROJECT

EROSION CONTROL NARRATIVE

- INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET. AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.
- INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.
- APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.
- WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.

EROSION CONTROL PLAN, SWPPP
SCALE: 1" = 20'

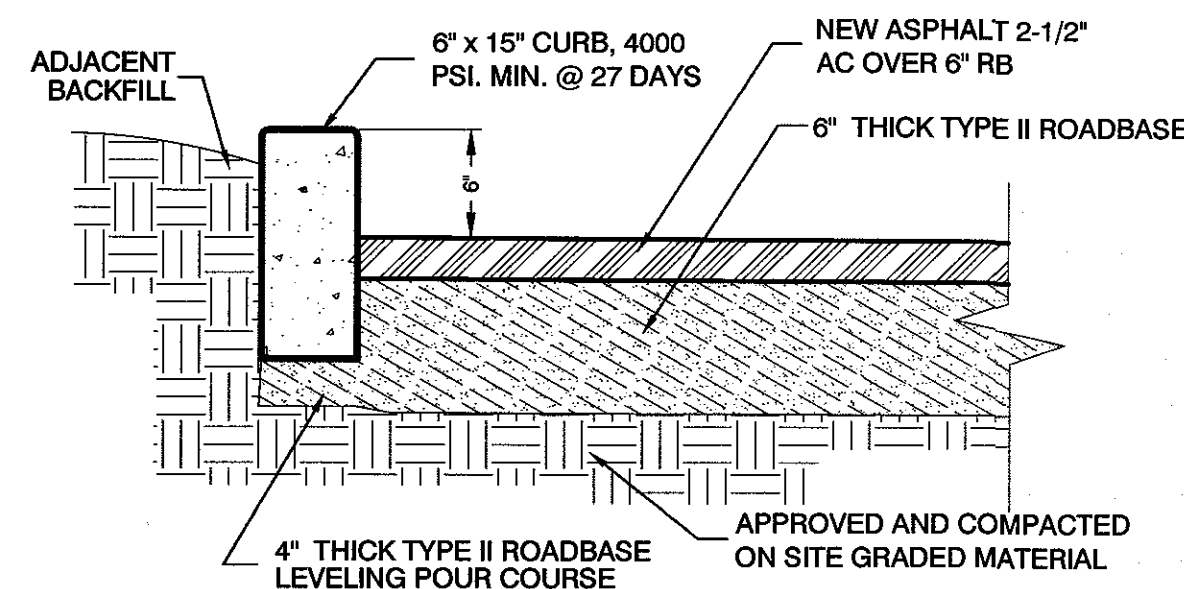
5-17-23
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:
JOHN H. CRAVEN
STATE OF UTAH
159145

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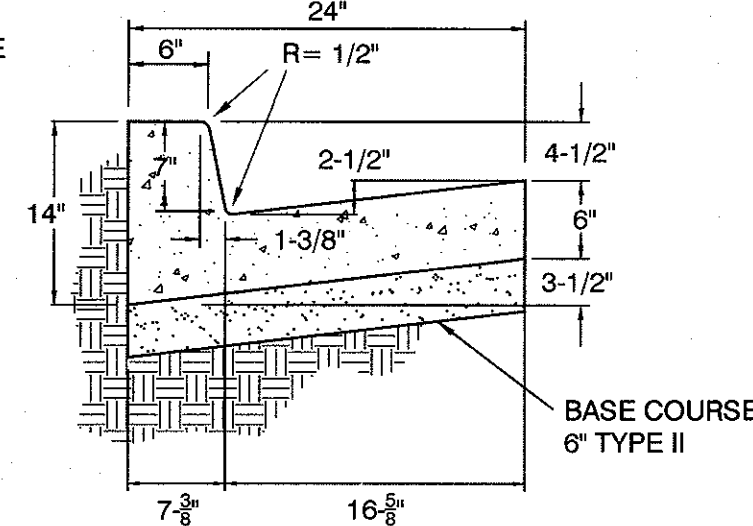
EROSION CONTROL PLAN, SWPPP
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C3.1
OF SHEETS



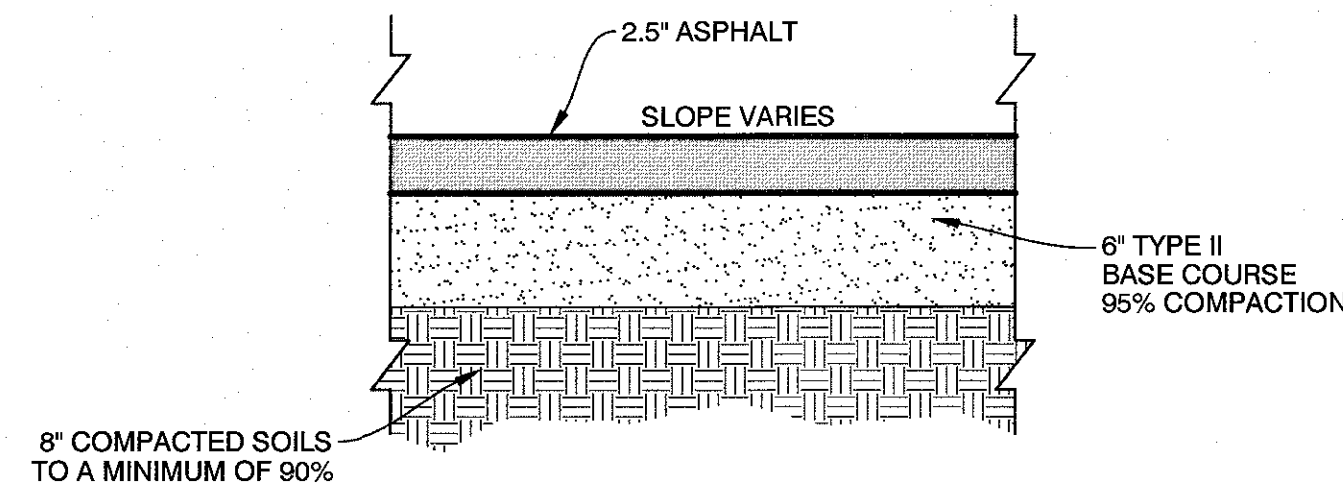
6" PARKING LOT CURB

DETAIL "A"

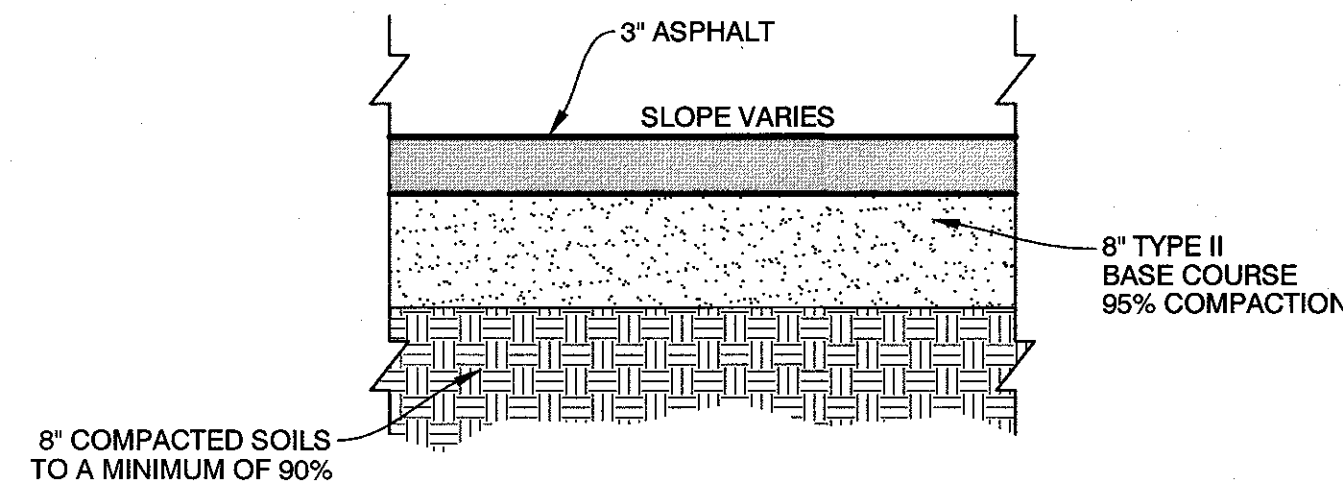


24" PARKING LOT CURB

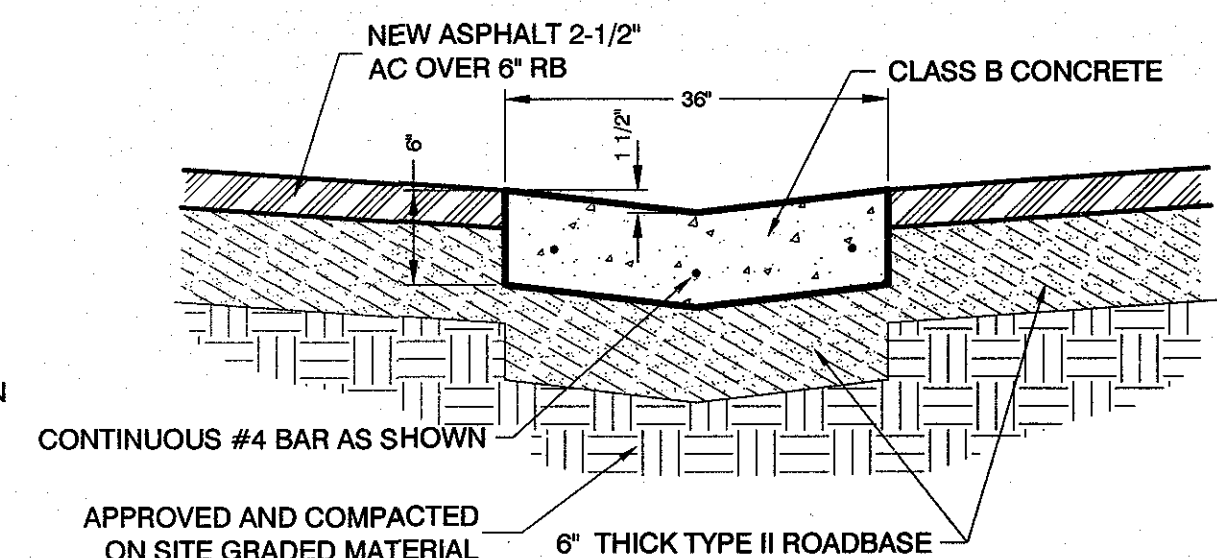
DETAIL "B"



PARKING AREAS SECTION

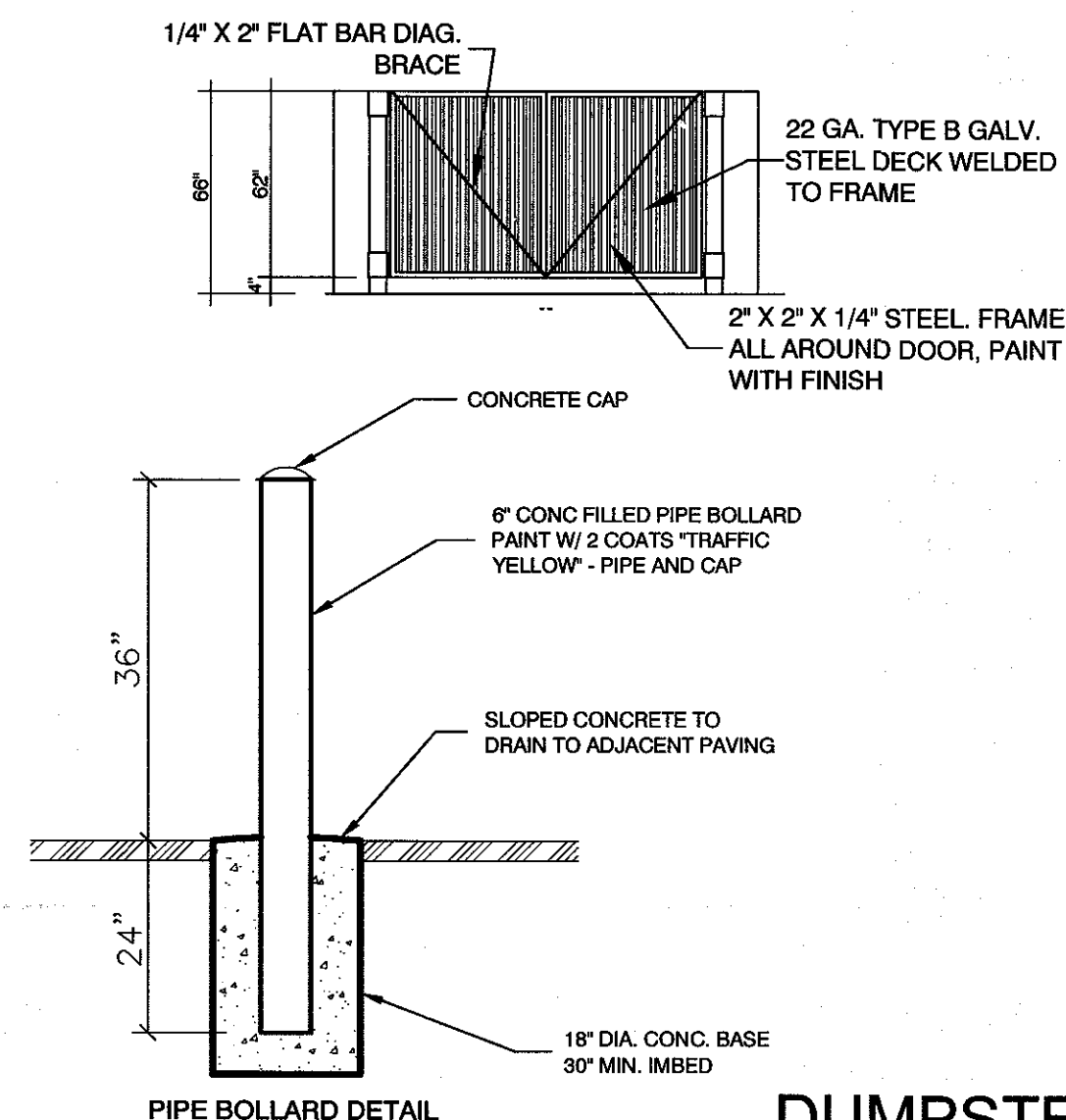


DRIVEWAY AREAS SECTION

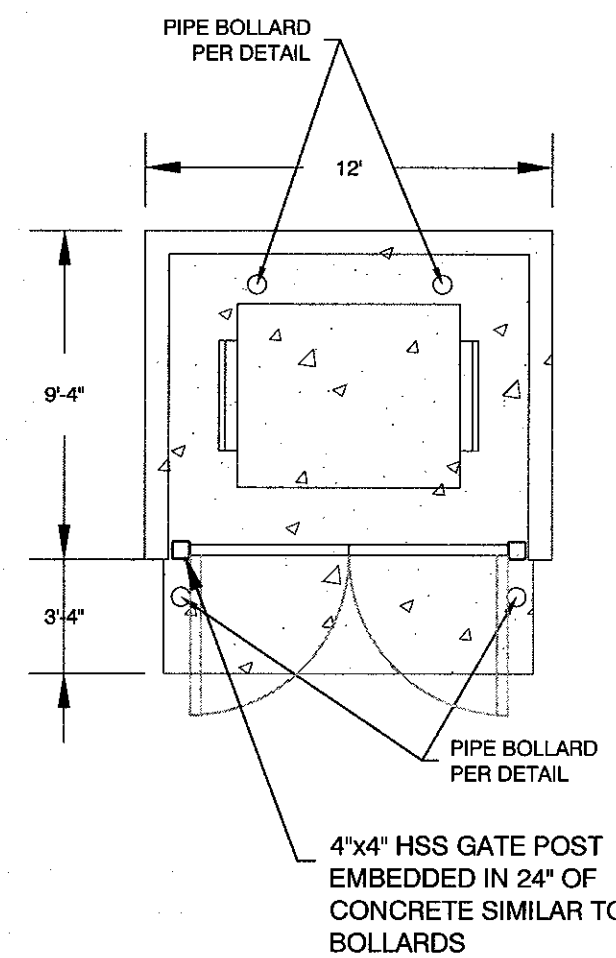


3' CONCRETE VALLEY GUTTER

DETAIL "D"

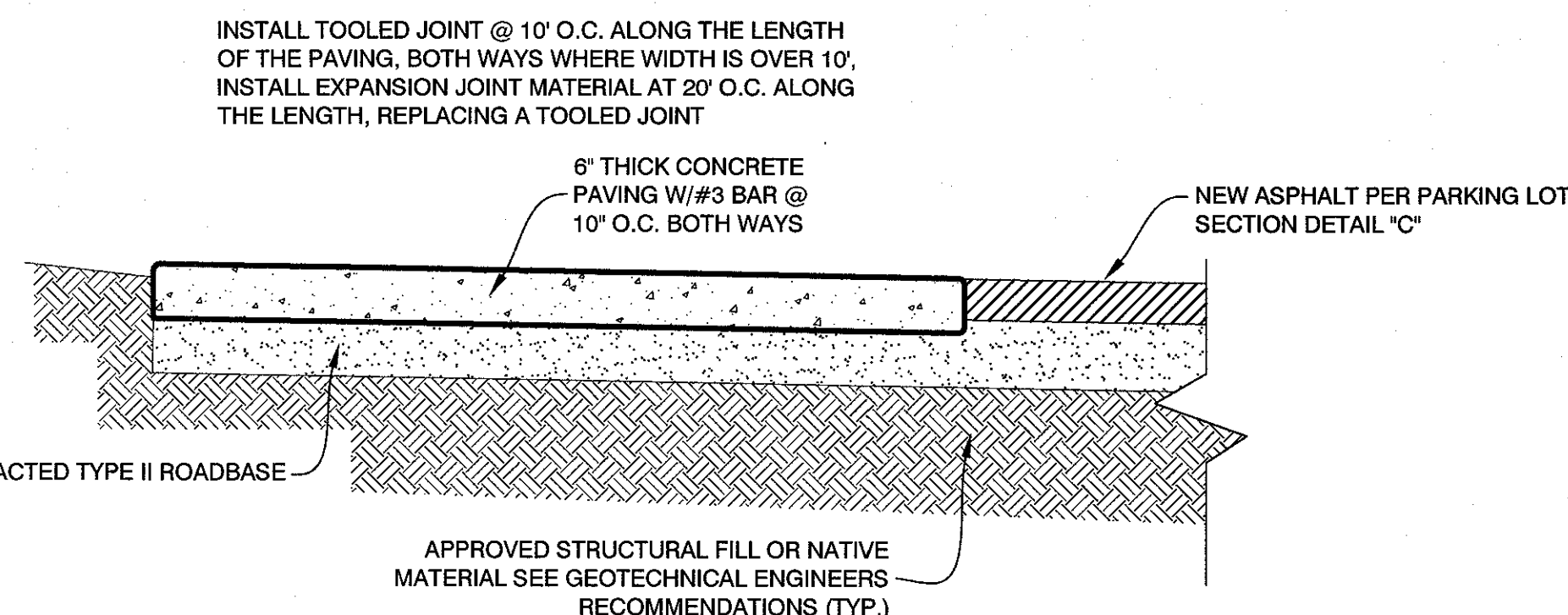


PIPE BOLLARD DETAIL



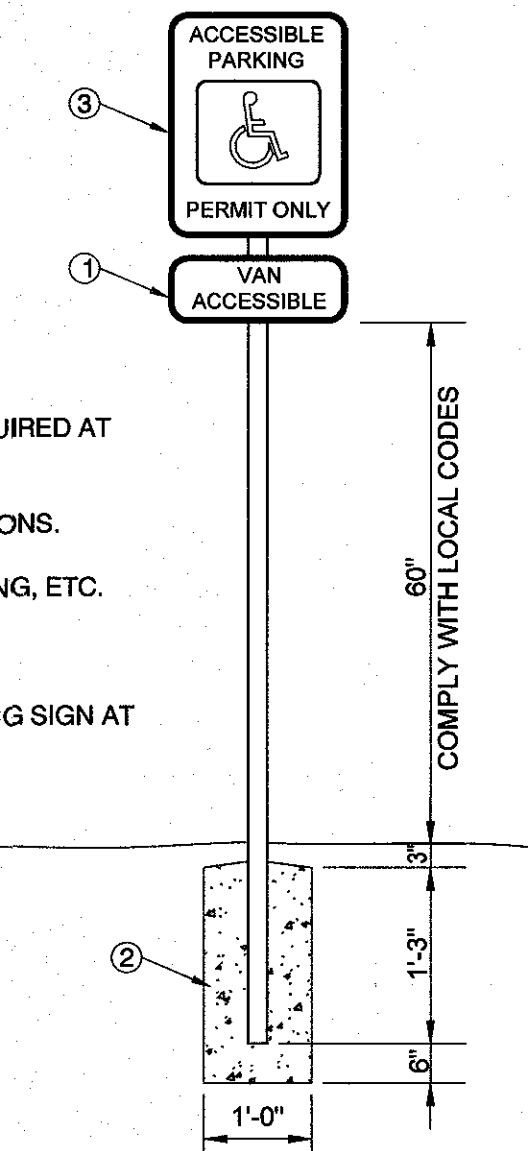
DUMPSTER ENCLOSURE

DETAIL "E"



CONCRETE ON GRADE

DETAIL "F"

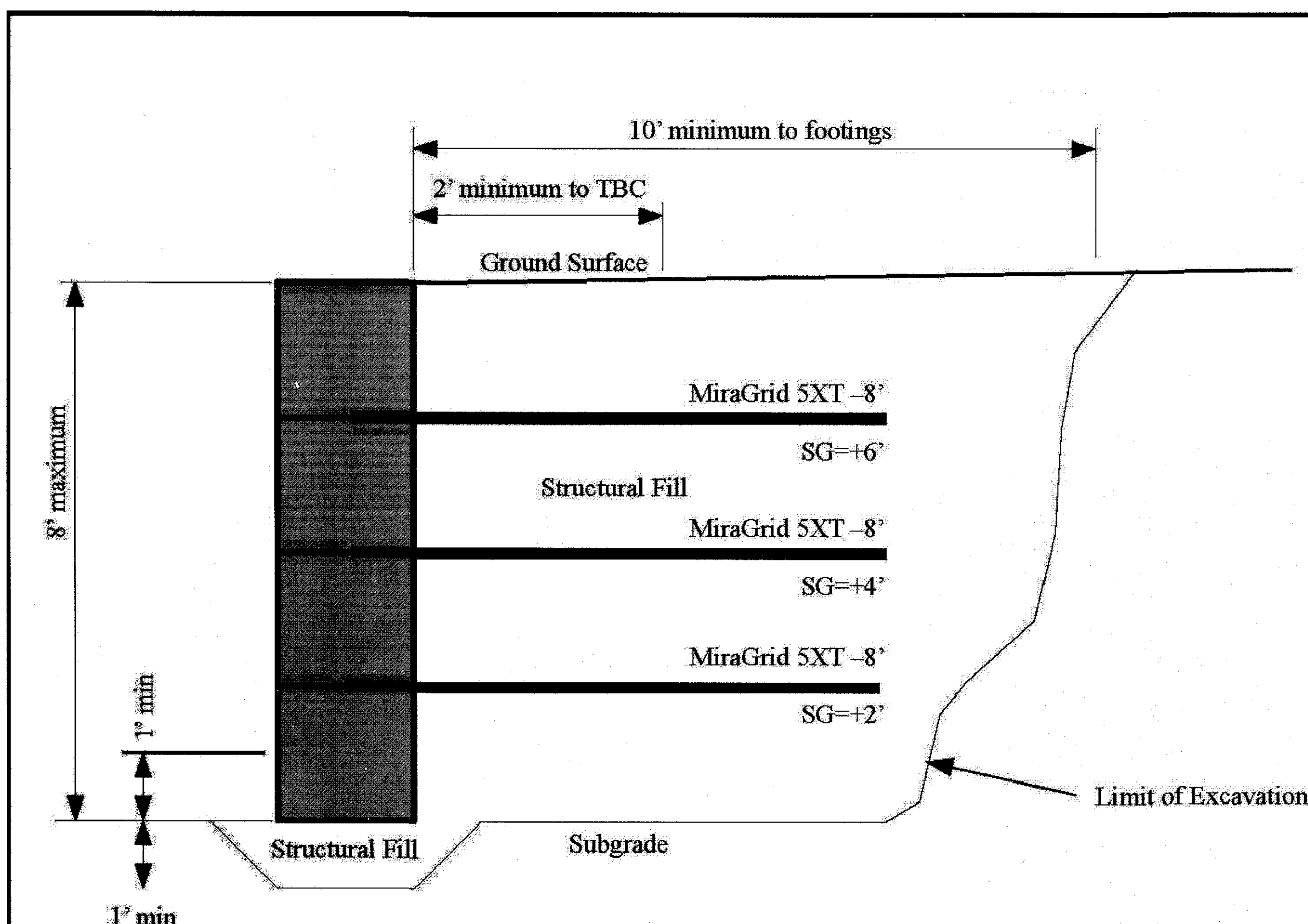


ACCESSIBLE PARKING SIGN

DETAIL "G"

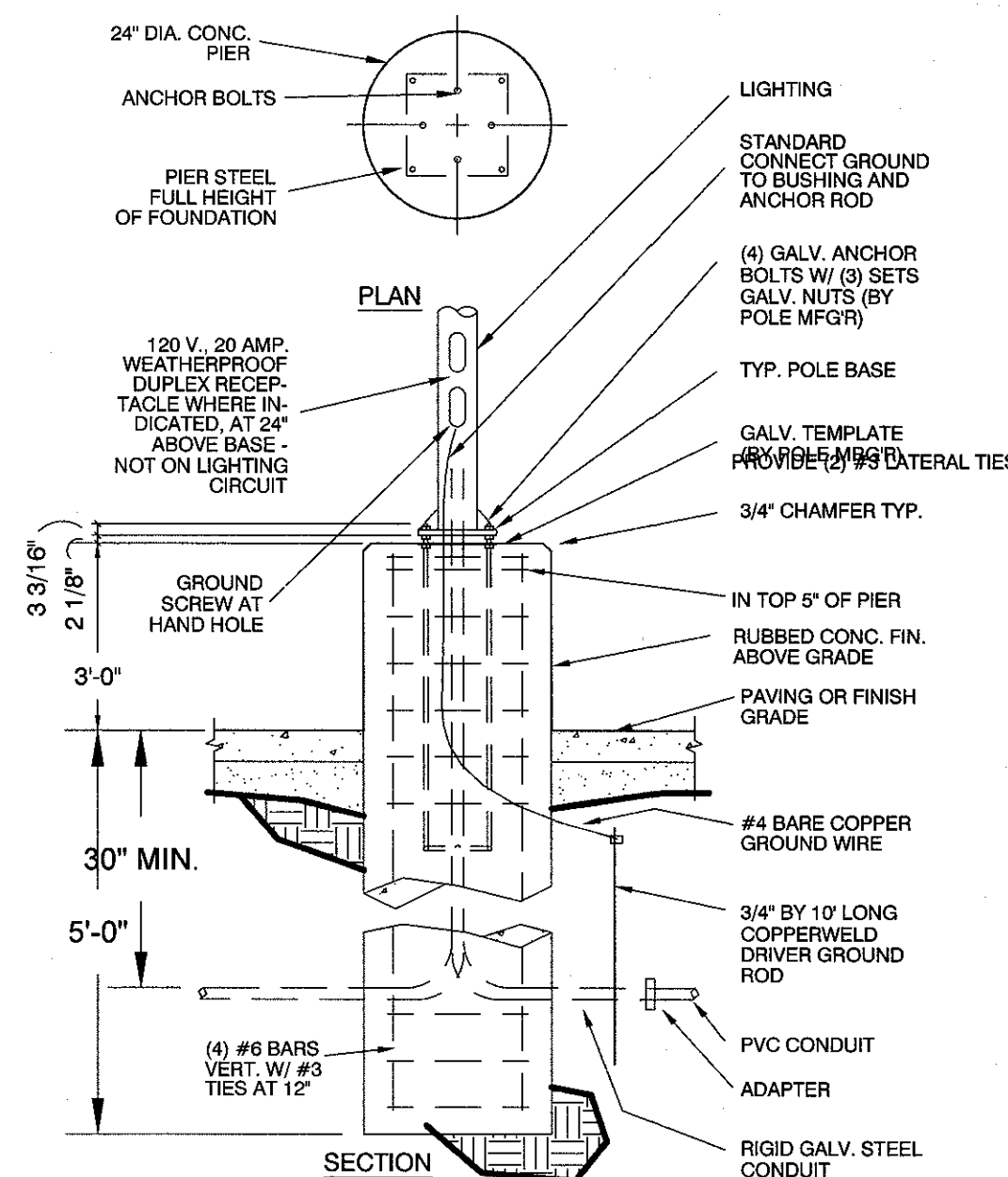
- NOTES:**
1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
 2. VERIFY WITH LOCAL CONDITIONS.
 3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.
 4. INSTALL ACCESSIBLE PARKING SIGN AT EACH ADA PARKING STALL.

COMPLY WITH LOCAL CODES



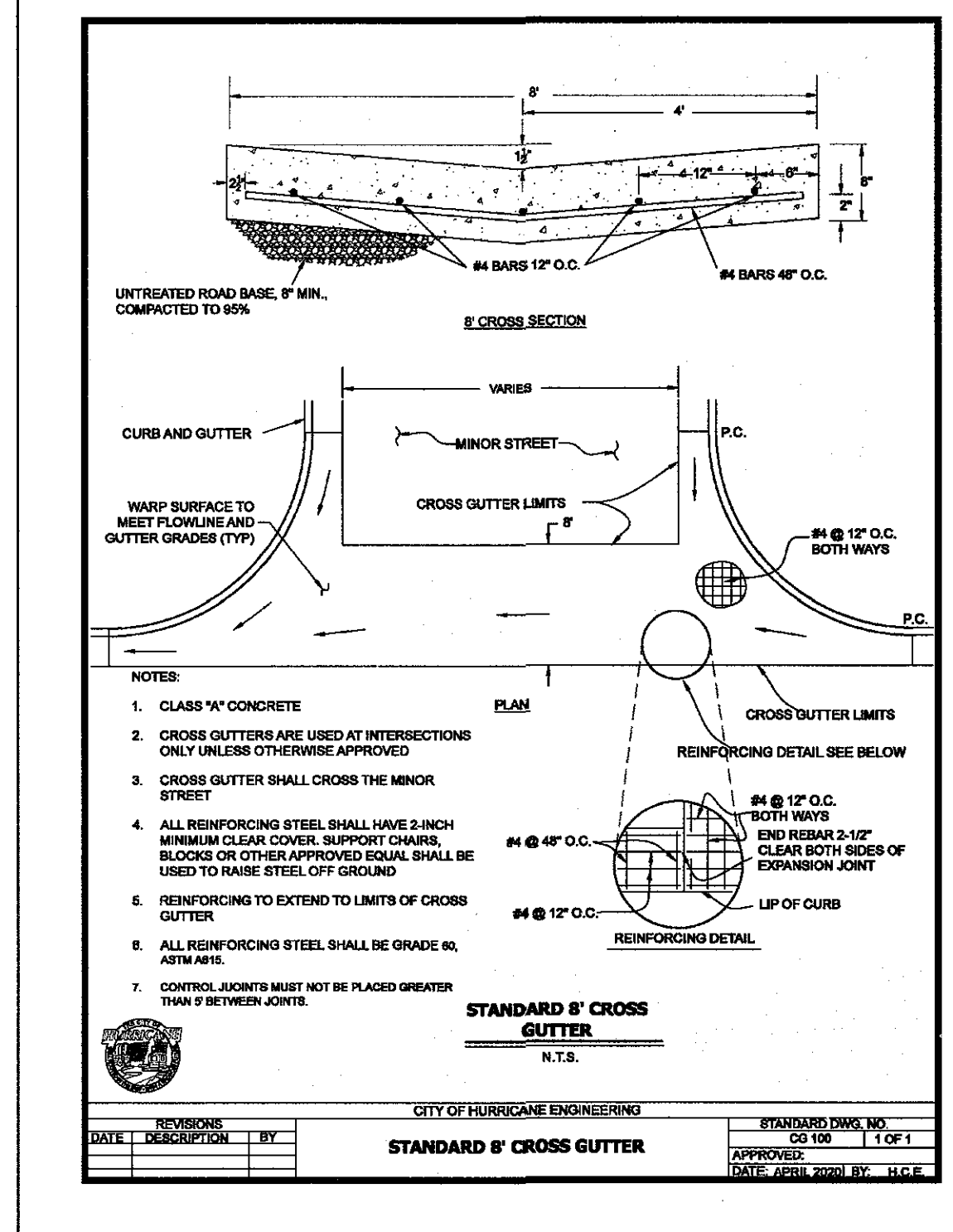
Vertiblock Wall Detail - Washington County EOC Building
Landmark Project No 240710

Figure 2



LIGHTPOST DETAIL

DETAIL "J"



STANDARD 8' CROSS GUTTER

DETAIL "H"

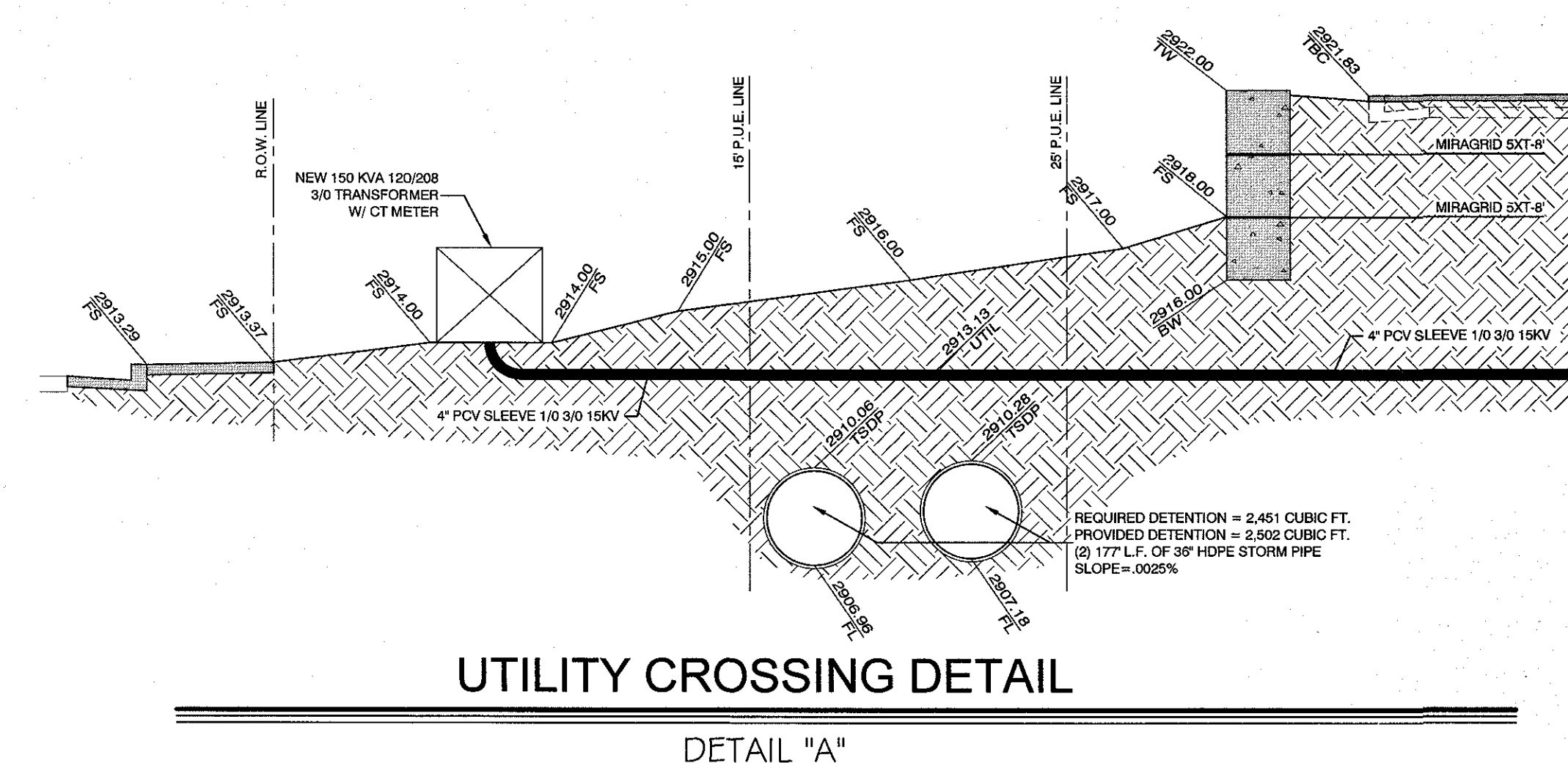
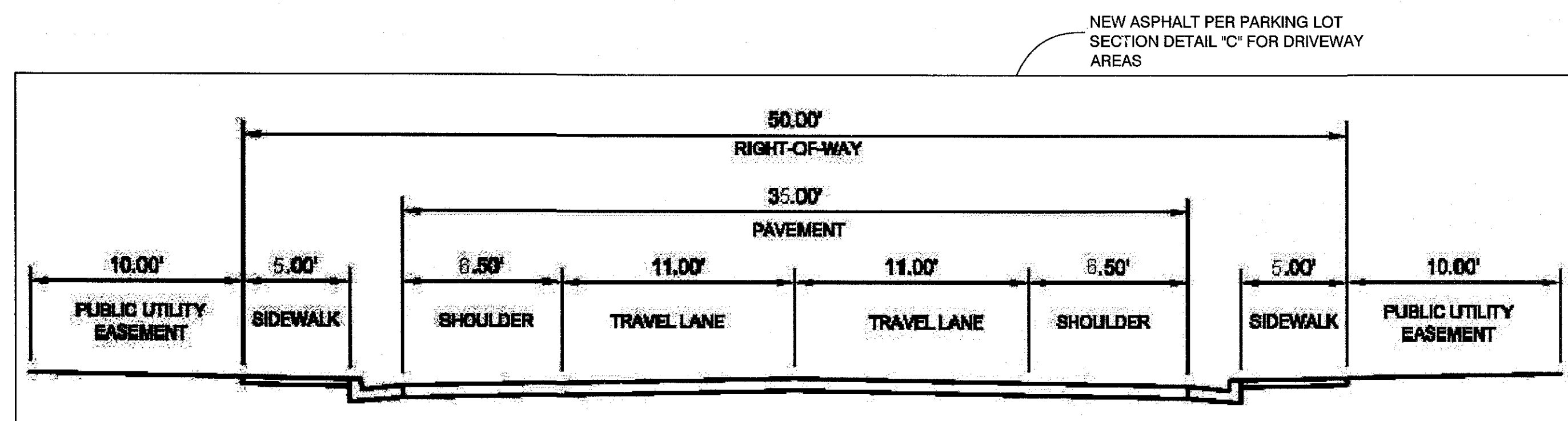
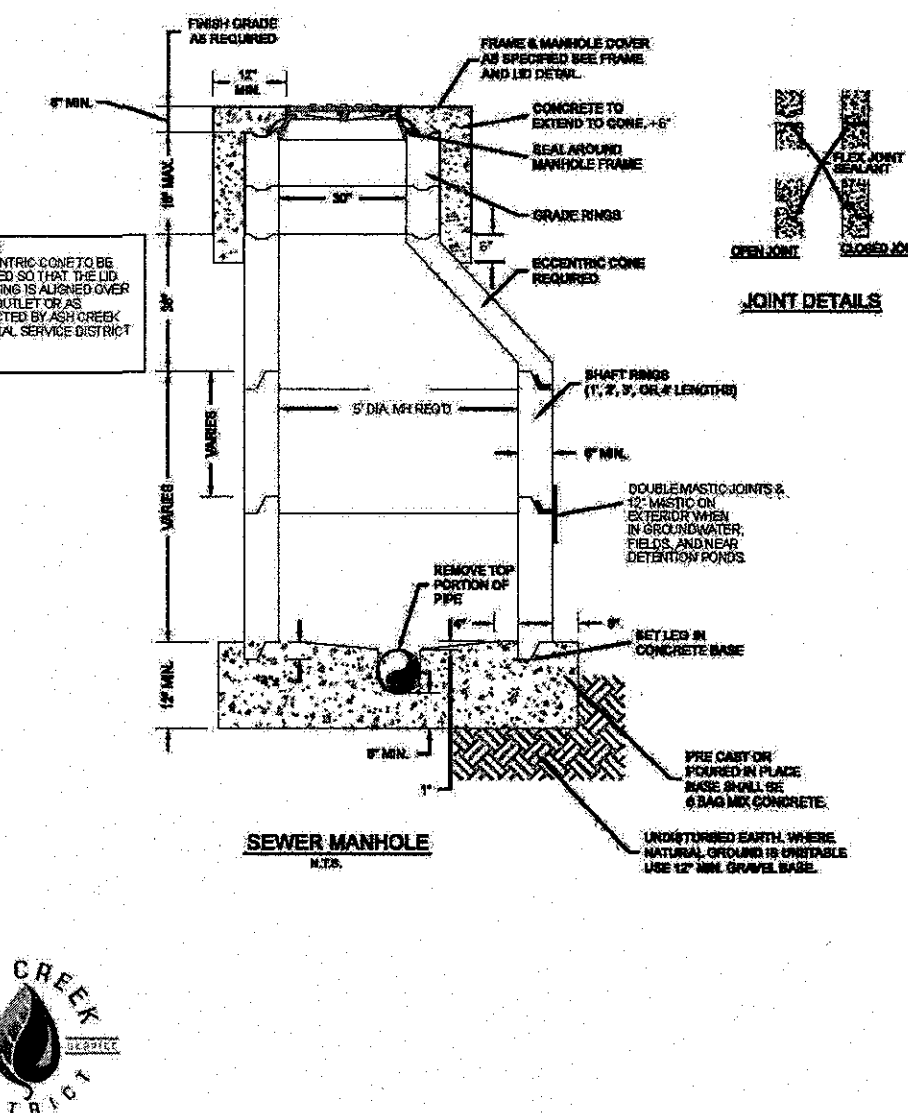
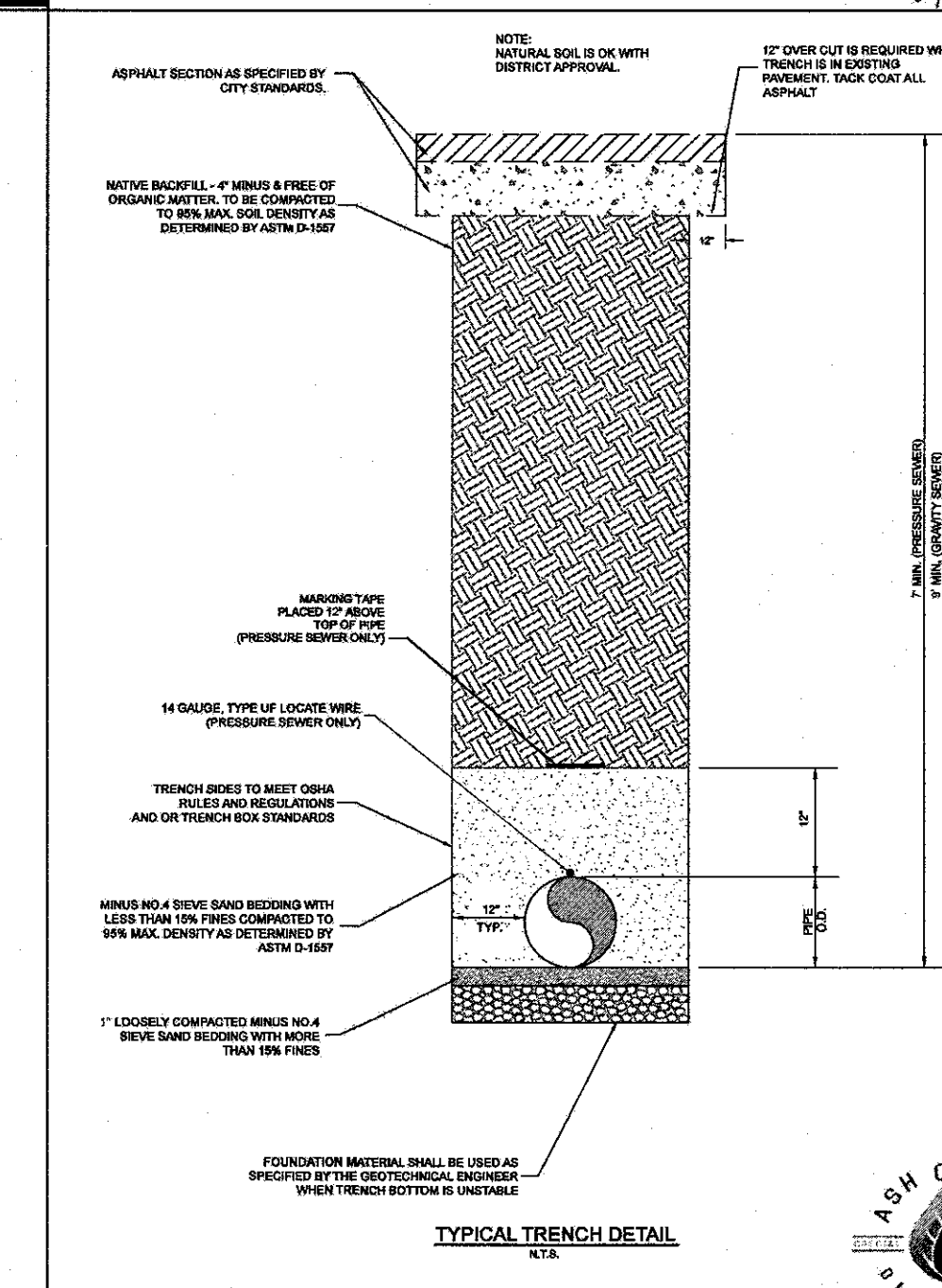
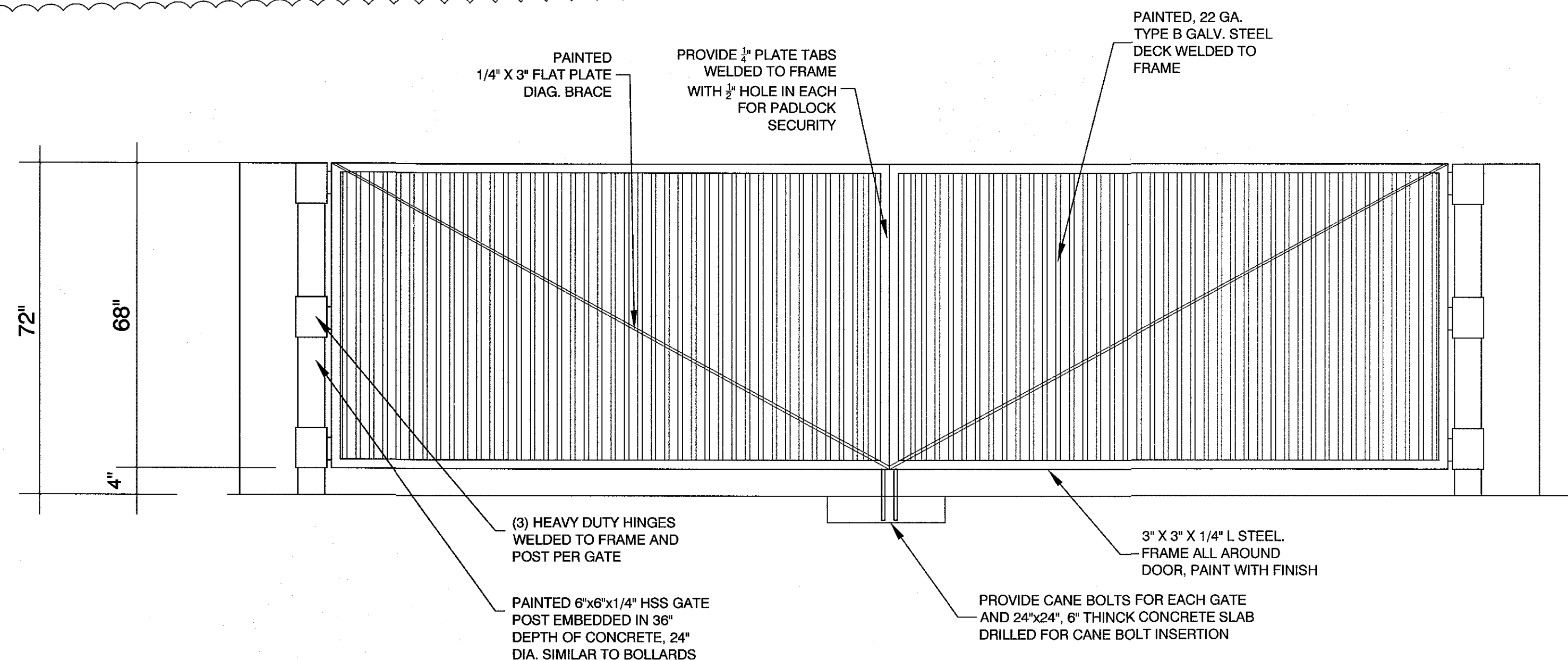
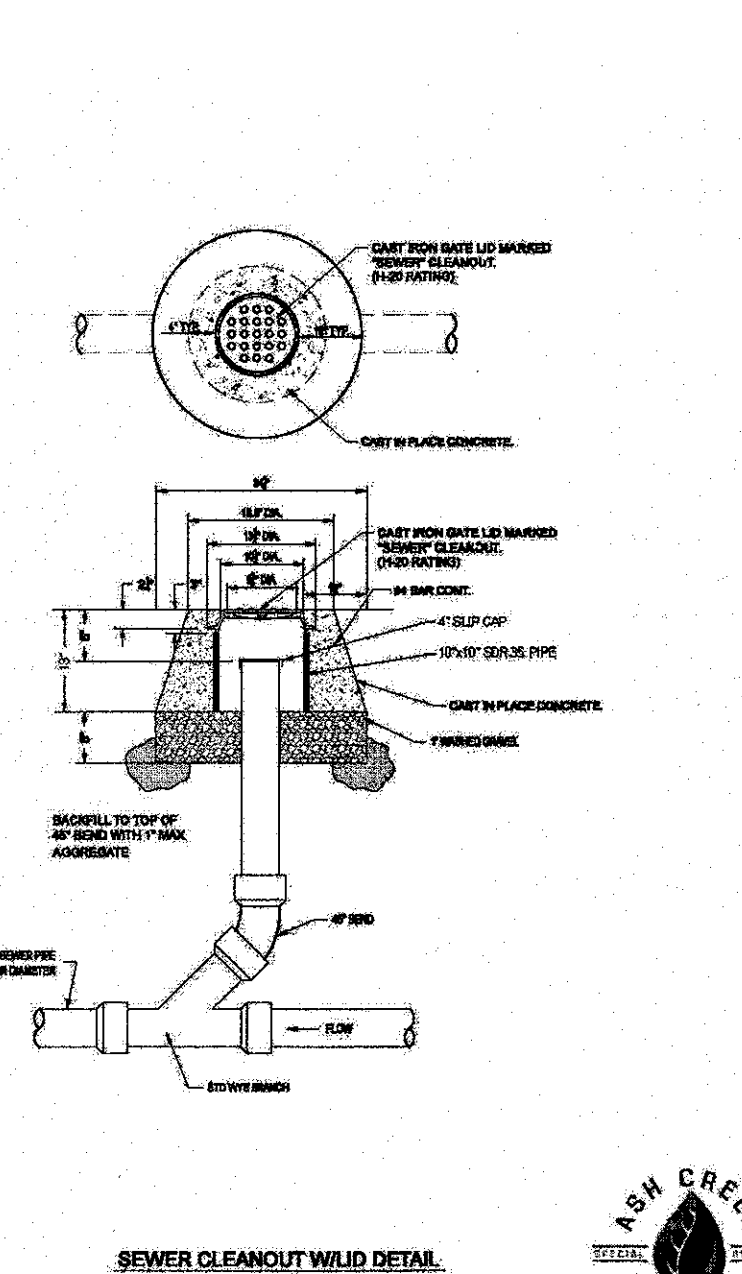
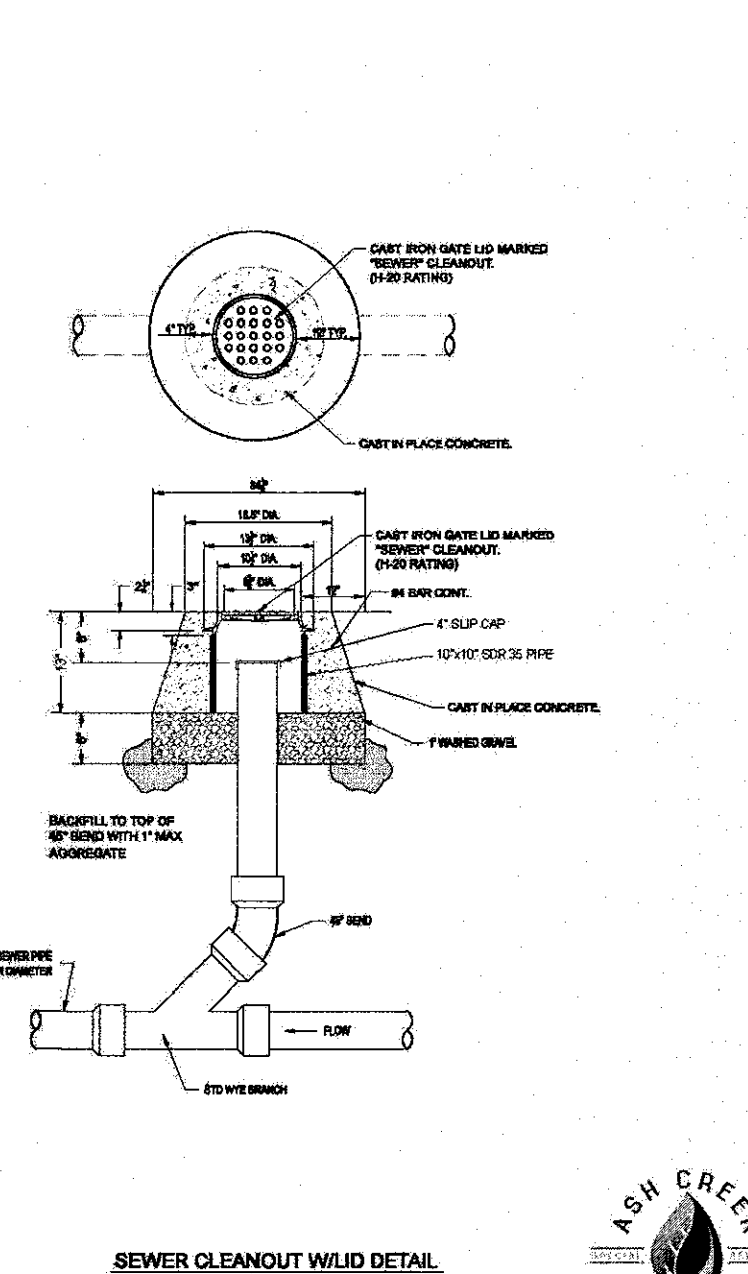
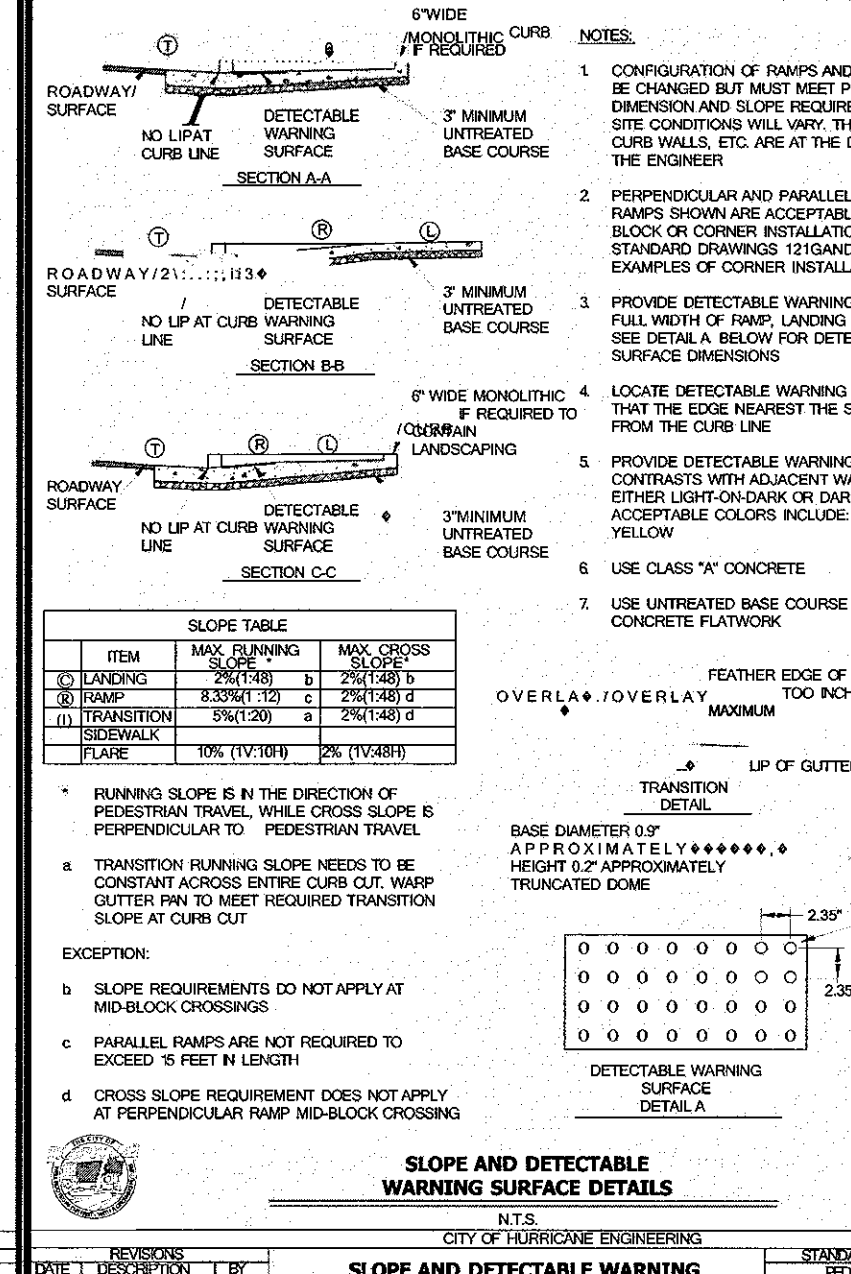
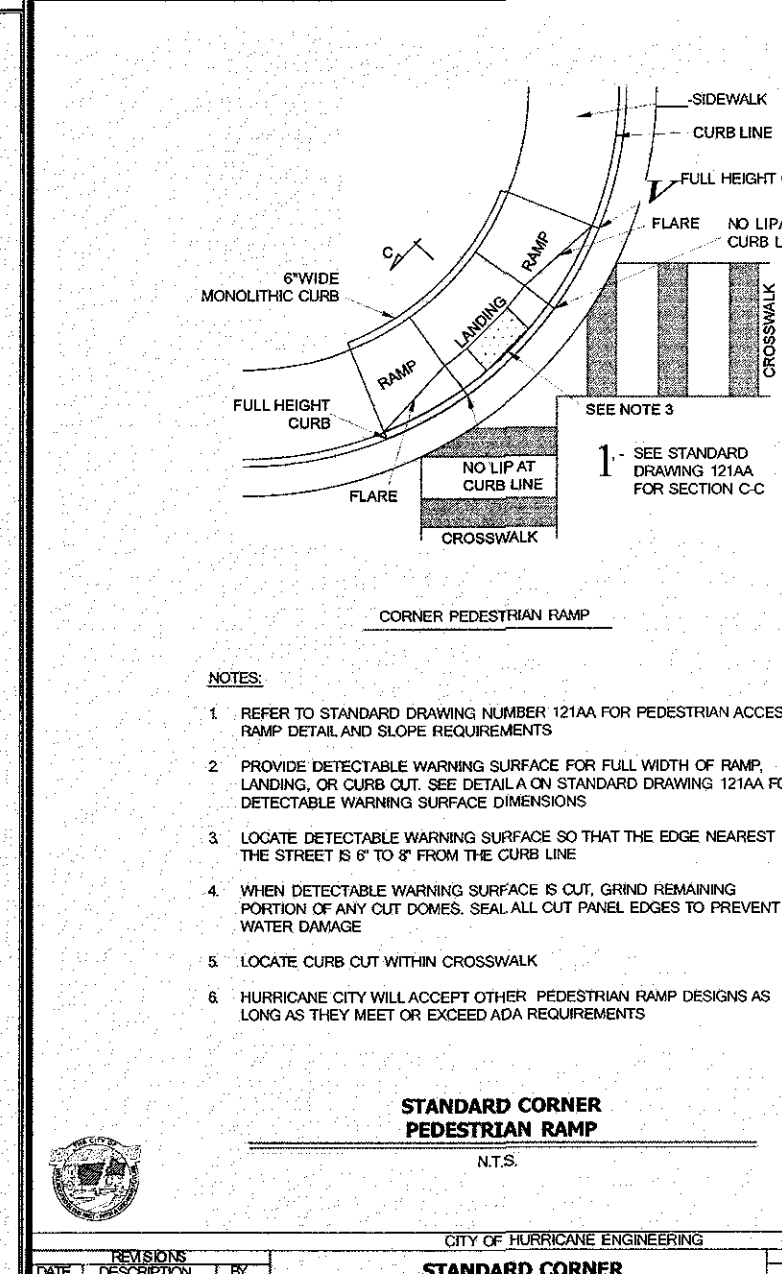
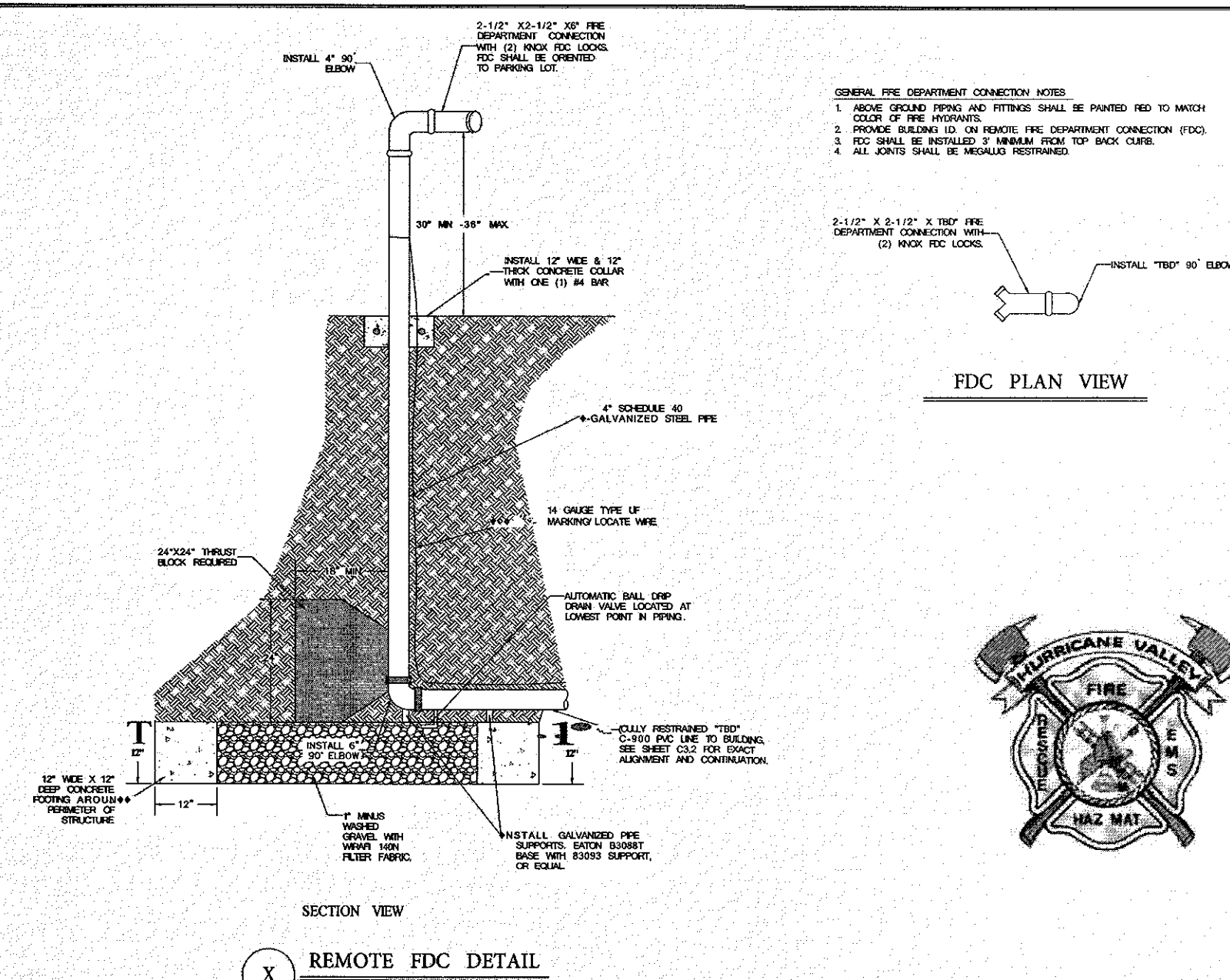
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2	11-29-24	ADDENDUM #1	

1-24-25
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:
STATE OF UTAH
PROFESSIONAL SEAL
12945

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SITE DETAILS
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737



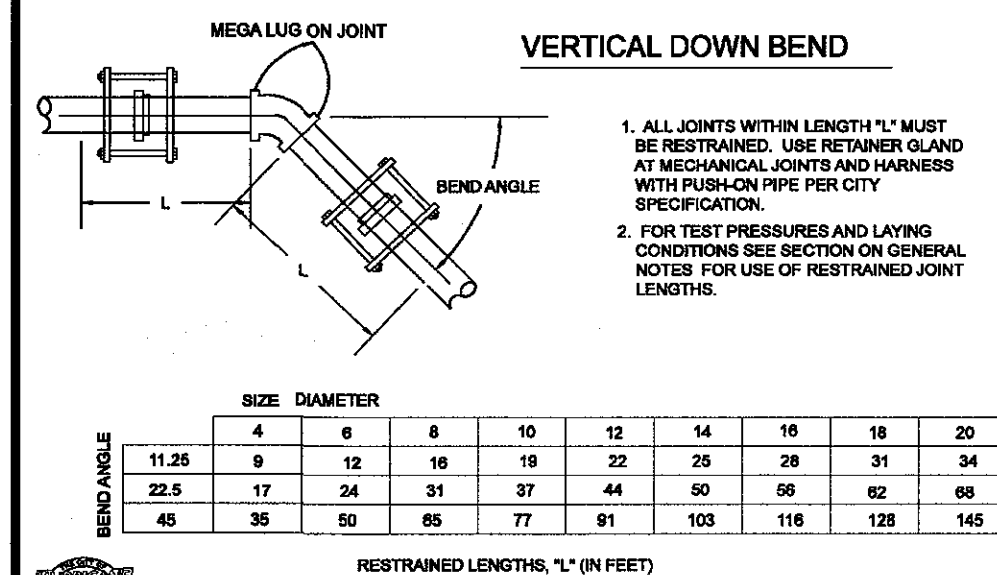
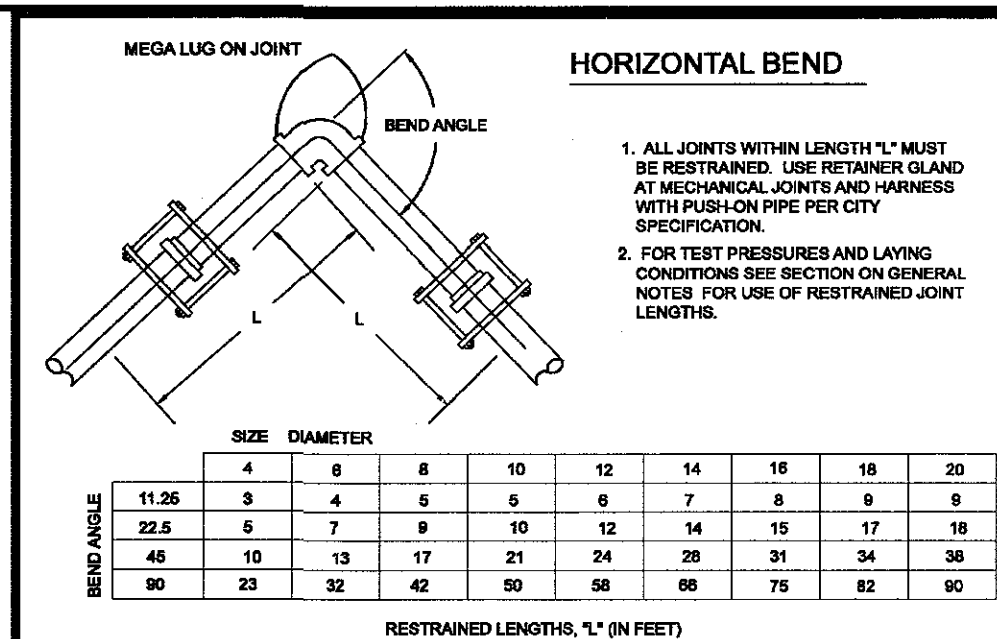
7 15020 8" x 3"	© COPYRIGHT 2021, MRW DESIGN ASSOCIATES INC.	1-24-25 DATE:
		21050 JOB NUMBER:
		1" = 20' SCALE:
		R.N. DRAWN:
		J.J.M. CHECKED:
		
		
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SITE - SEWER DETAILS
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
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C4.2
OF SHEETS

1	1-27-25	JUV REV #2
REVISIONS		
1	11-23-24	ADDENDUM #1
REVISIONS		



REVISIONS

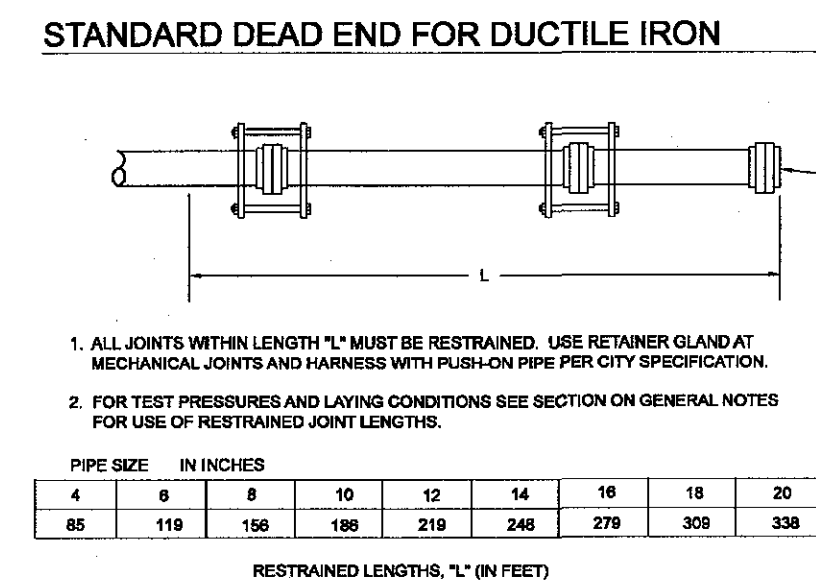
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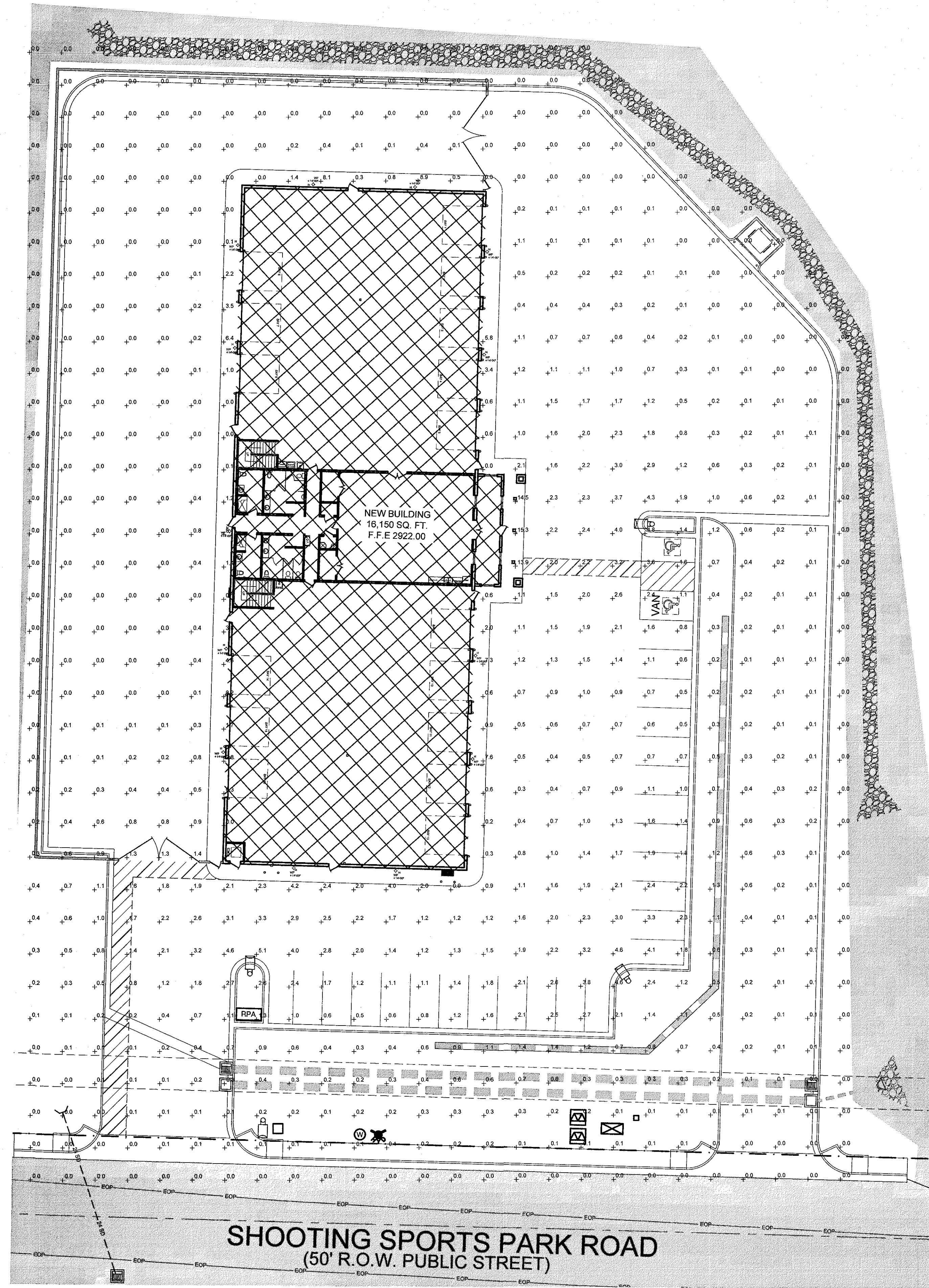
CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO. **WD 310** 1 OF 1

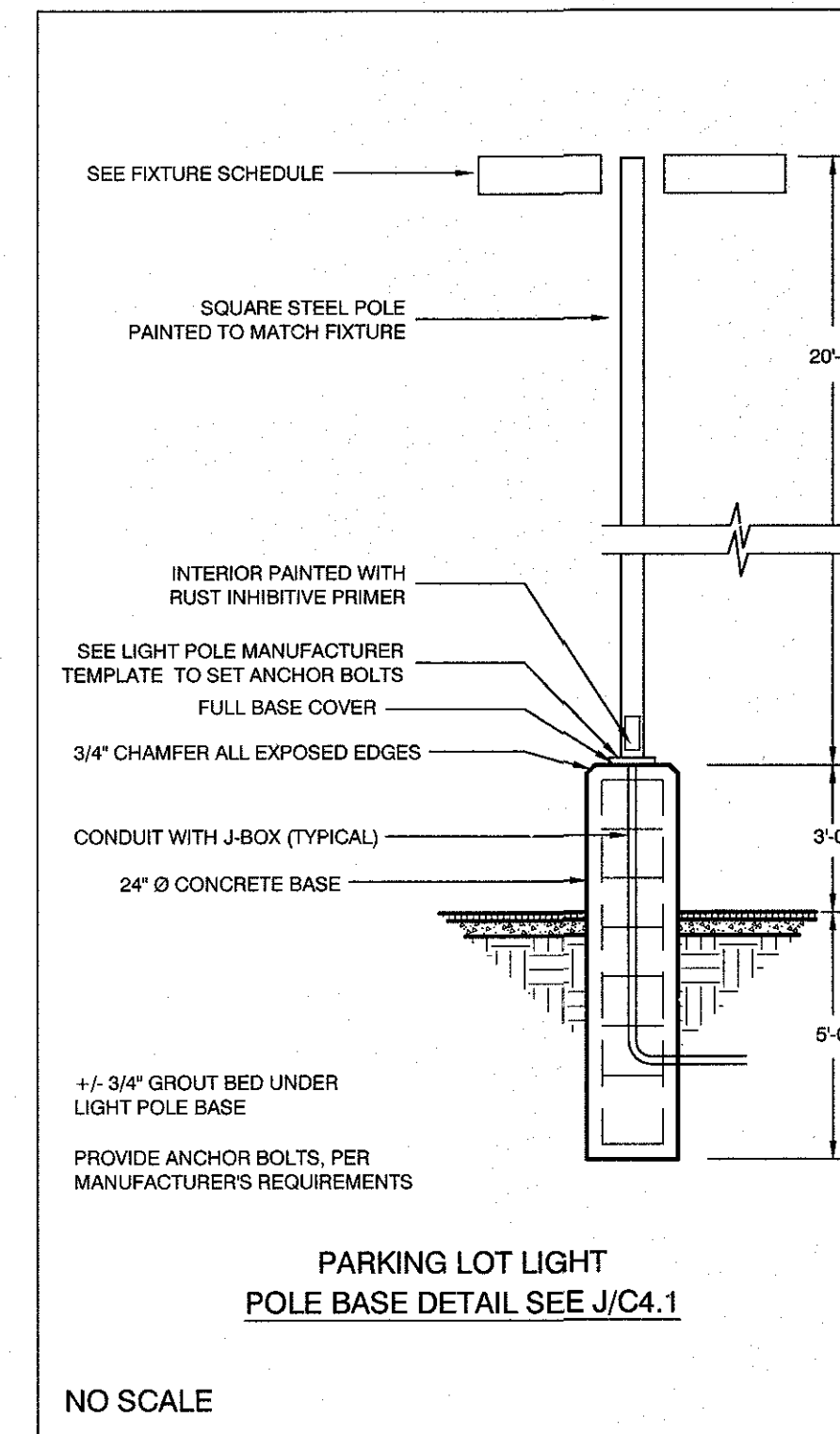
APPROVED: **DATE: 01/20/2011 BY: H.C.E.**

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

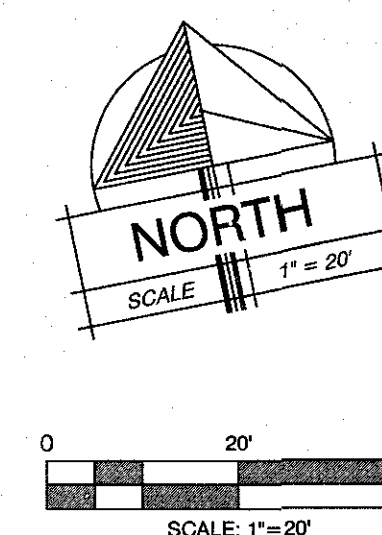




PHOTOMETRIC PLAN
SCALE: 1" = 20'



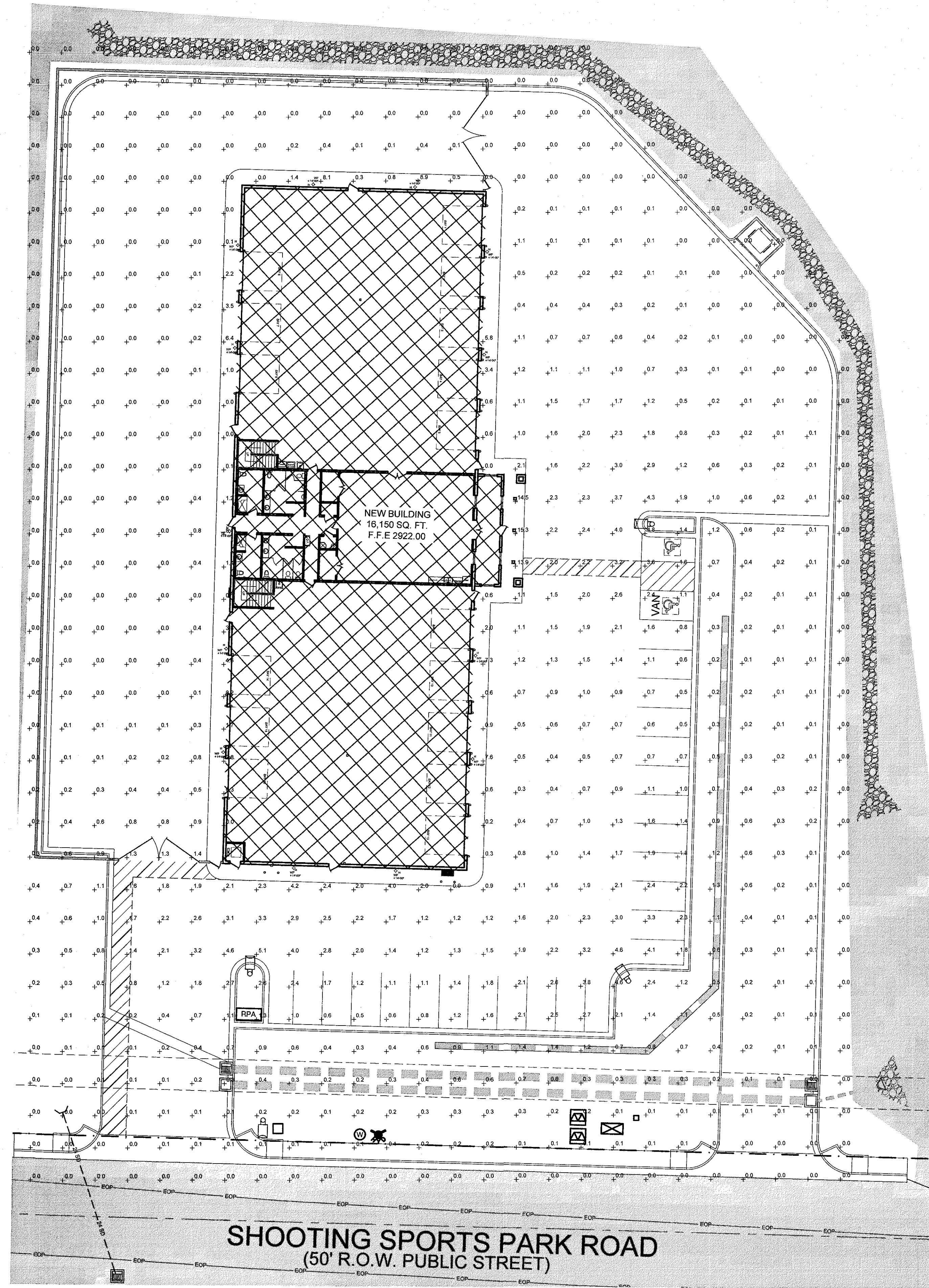
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SYMBOL	WATTAGE	DESCRIPTION
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	16.7	WALL SCONCE LED, EXTERIOR RATED RP LIGHTING: WCE40-17W-830
	17.5	RECESSED 6\"/>



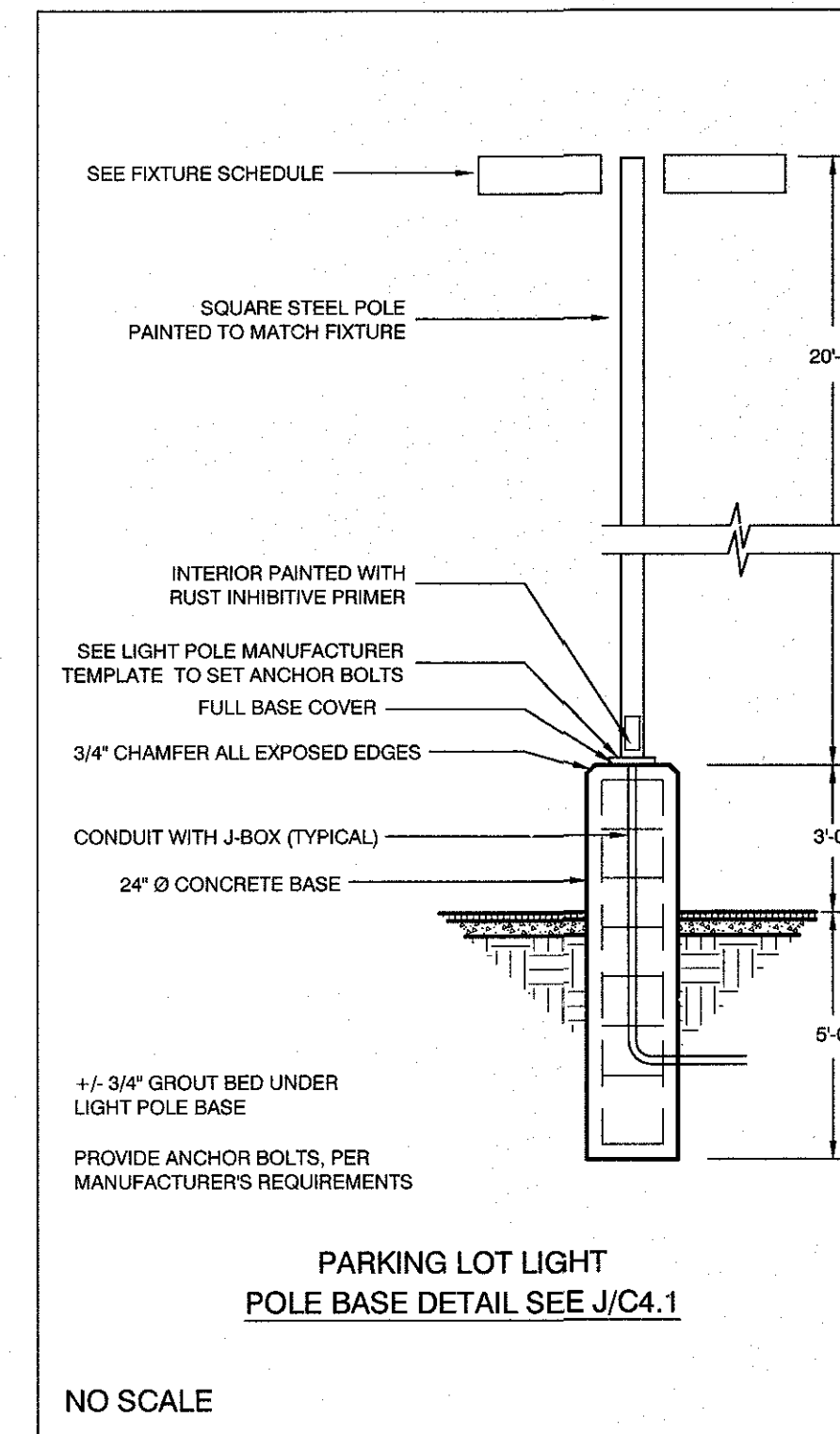
5-17-23
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1" = 20'
SCALE:
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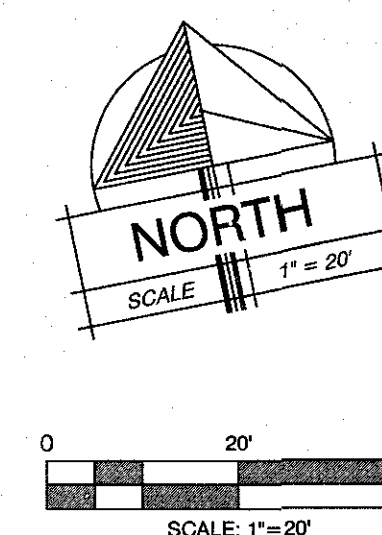
PHOTOMETRIC PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737
C5.1
OF SHEETS
FEB 05 2025



PHOTOMETRIC PLAN
SCALE: 1" = 20'



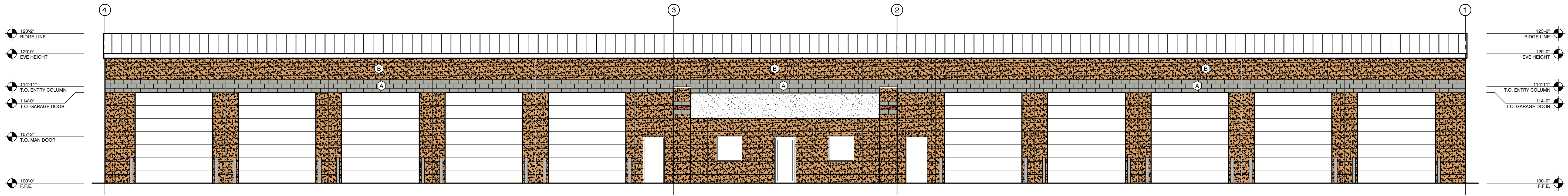
FIXTURE SCHEDULE		
SYMBOL	WATTAGE	DESCRIPTION
	133	POLE MOUNT LIGHT, LED LITHONIA, RESX1 LED P4 40K R8
	16.7	WALL SCONCE LED, EXTERIOR RATED RP LIGHTING: WCE40-17W-830
	17.5	RECESSED 6\"/>



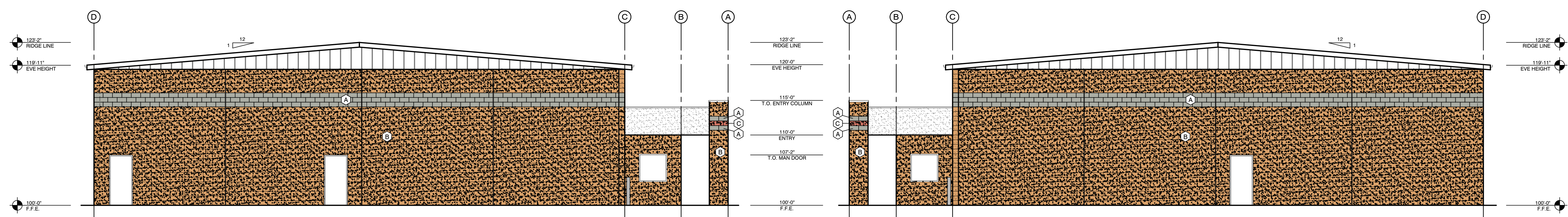
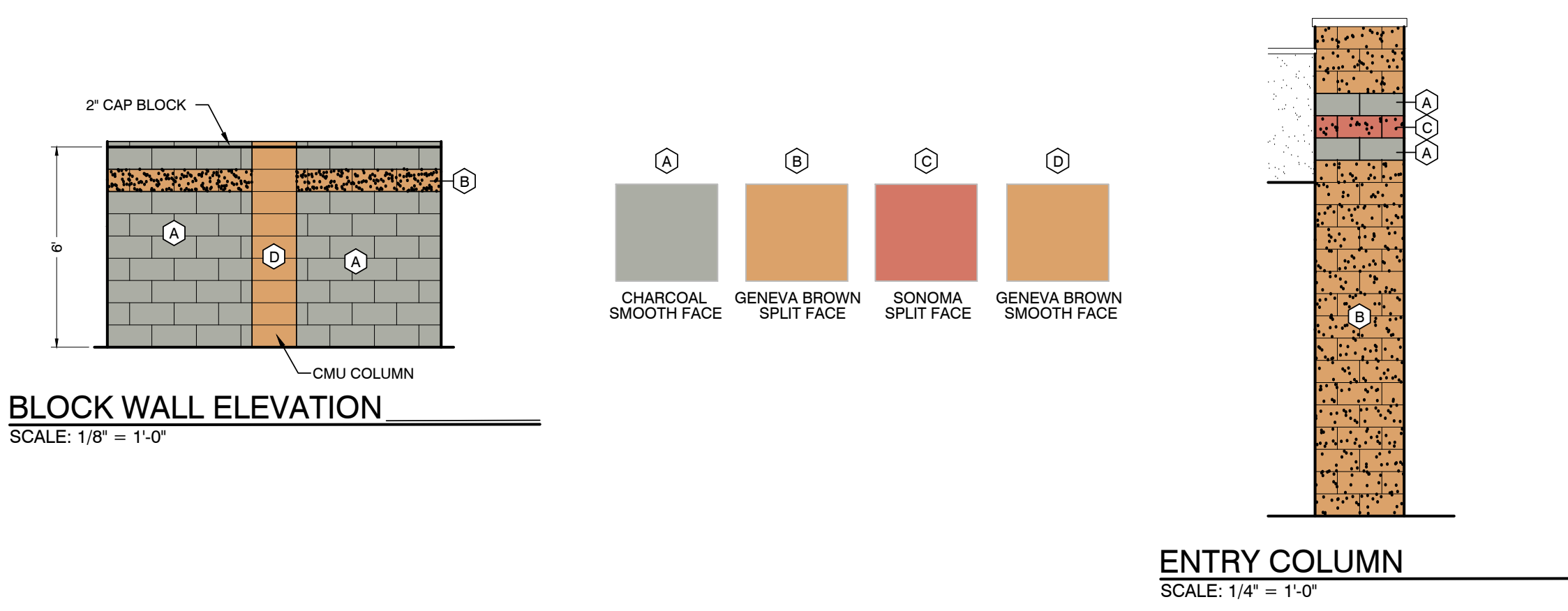
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DATE:
21050
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1" = 20'
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R.N.
DRAWN:
J.J.M.
CHECKED:

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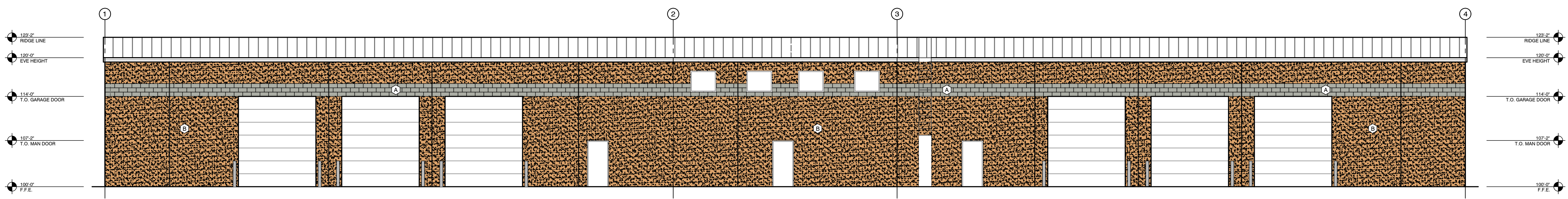


FRONT ELEVATION (east)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (south)
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION (north)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (west)
SCALE: 1/8" = 1'-0"

1/31/25
DATE:

21050
JOB NUMBER:

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

R.N.
DRAWN:

J.J.M.
CHECKED:

M

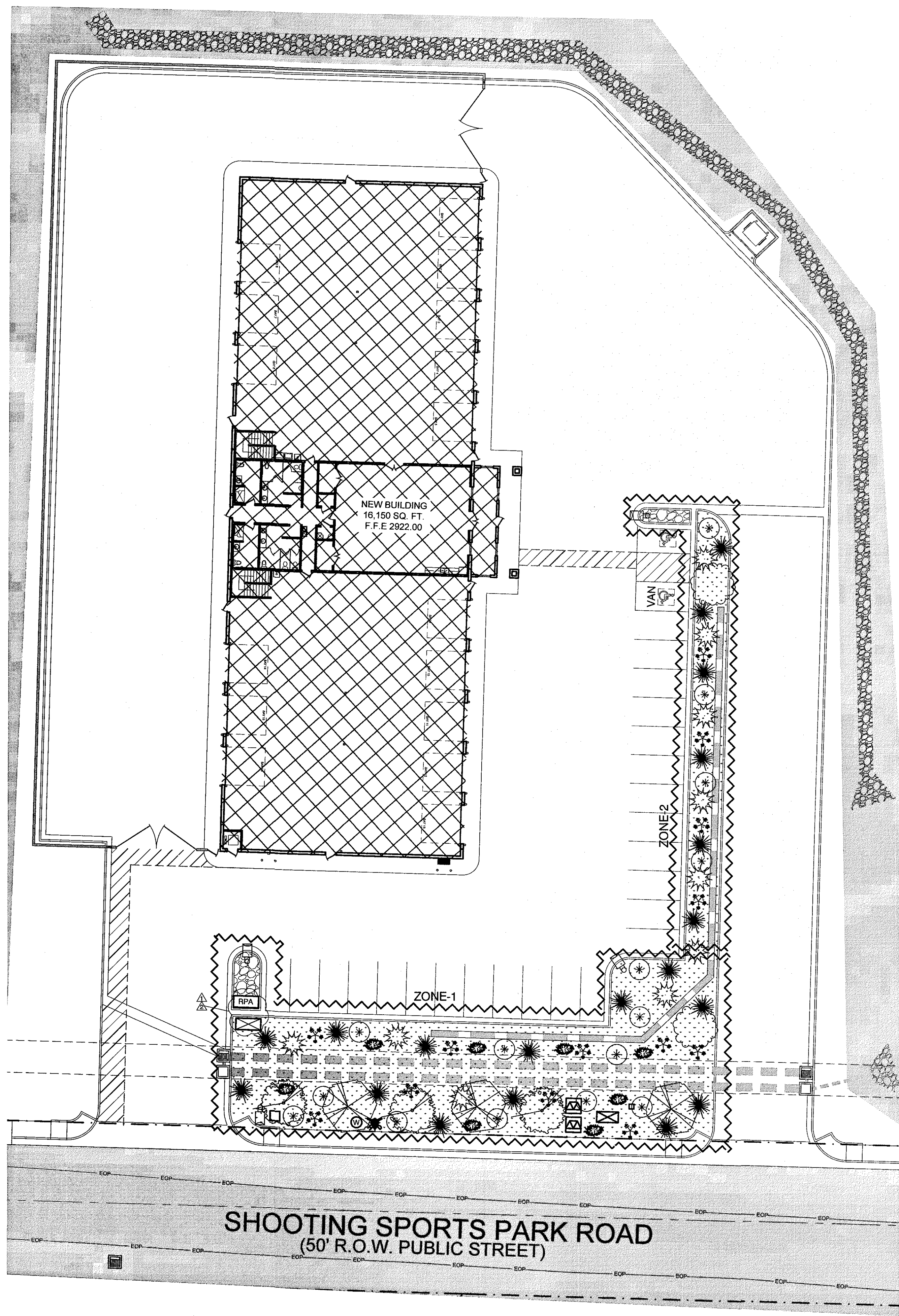
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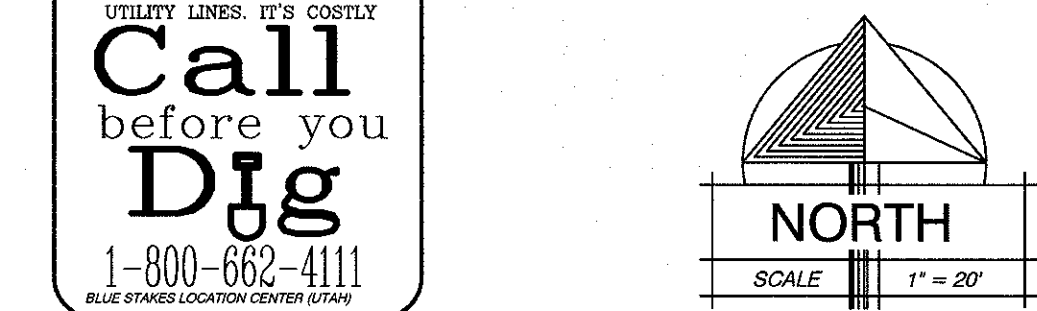
COLORED ELEVATIONS
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
WASHINGTON COUNTY
HURRICANE, UTAH

CE1.0
OF SHEETS



LANDSCAPE & IRRIGATION PLAN
SCALE: 1" = 20'

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



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LANDSCAPE MATERIALS LEGEND

		JUMBO RETAINING WALL BLOCK 2.5x 2.5x 5' CONCRETE RETAINING WALL BLOCK
		LANDSCAPE ROCKS 1"-2" Star Nursery Midnight Maddness, or equal, 3 inches thick OVER FELT WEED BARRIER
		LANDSCAPE ROCKS - STEEP SLOPE / DRAINAGE CHANNEL COVER 4"-6" Desert Varnish, or equal, complete cover OVER FELT WEED BARRIER
TREES		
	CERCIS OCCIDENTALIS	WESTERN REDBUDD 24" box per plan 1 1/2" caliper min.
	COTINUS COGGYGRIA	ROYAL PURPLE SMOKE TREE 24" box per plan 1 1/2" caliper min.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK 24" box per plan 1 1/2" caliper min.
SHRUBS		
	SALVIA DORRII	DESERT SAGE 5 gal. per plan
	MUHLENBERGIA REVERCHONII	UNDAUNTED MUHLY 5 gal. per plan
	CONVOLVULUS QNEORUM	BUSH MORNING GLORY 5 gal. per plan
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE 5 gal. per plan
	VERNEMA PERUVIANA 'RED DEVIL'	PERUVIAN VERBENA 5 gal. per plan
	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD 5 gal. per plan

LANDSCAPE IRRIGATION LEGEND

- WATER METER - COORDINATE WITH CIVIL UTILITY PLAN
- REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
- IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
- EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
- 3' SLEEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER SURFACE IMPROVEMENTS AS REQUIRED
- ZONE-1
DRIIP SYSTEM ZONE BOUNDARY

CLEAR SIGHT DISTANCE CORRIDORS:

KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDOR AT THE INTERSECTION OF THE DRIVEWAY AT RIVERSIDE DRIVE, SOUTH OF THE SIGHT DISTANCE LINE AS SHOWN ON THIS PLAN

LANDSCAPE COVERAGE NOTE:

BASED ON TYPICAL ANTICIPATED GROWTH OF VEGETATION, THIS DESIGN SHALL PROVIDE 50% COVERAGE OF TOTAL LANDSCAPED AREA WITH VEGETATION.

PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR SMALLER PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE QUANTITIES.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER INSTALLATION.
- THE TOP 24" OF BACKFILL MATERIAL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL.
- FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB.

WATER PERFORMANCE AUDIT:

A WATER PERFORMANCE AUDIT SHALL BE CONDUCTED BY A CERTIFIED WATER AUDITOR WITHIN 30 DAYS FOLLOWING THE INSTALLATION OF THE IRRIGATION SYSTEM. A MINIMUM OF 10% OF THE IRRIGATION ZONES SHALL BE AUDITED AT THE DISCRETION OF THE AUDITOR.

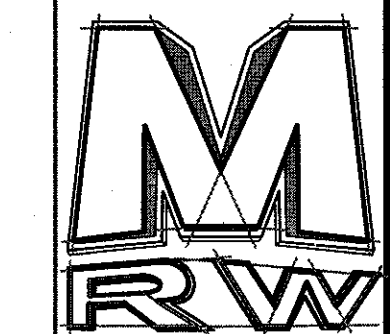
TREES AND SHRUBS - USE DRIP SYSTEM, DRIP EMITTER, RAINBIRD TUBE SYSTEM, TREE RING DRIP SYSTEM, OR SIMILAR.

DRIP SYSTEM TO BE DESIGN BY LANDSCAPE CONTRACTOR ONSITE TO VERIFY ADEQUATE FLOW TO EACH PLANT. FLOWS WILL BE ADJUSTED TO THE REQUIREMENTS OF EACH SPECIES.

IRRIGATION NOTES:

- LANDSCAPE/IRRIGATION INSTALLER SHALL HAVE ALL REQUIRED STATE AND LOCAL LICENSES, INSURANCE, AND BONDING REQUIREMENTS.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPEED TOGETHER IN "HYDRO ZONES". SPRAY HEADS AND DRIP EMITTERS SHALL NOT BE CONNECTED TO THE SAME IRRIGATION VALVE.
- RIGHT OF WAY AREAS SHALL BE MAINTAINED WITH PROPERTY.
- LANDSCAPE/IRRIGATION INSTALLER SHALL INSTALL ALL PLANTS AND IRRIGATION EQUIPMENT TO SUPPLIER AND MANUFACTURER RECOMMENDATIONS.
- INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINES AND LATERALS SEPARATELY WHEN POSSIBLE.

5-17-23
DATE:
21050
JOB NUMBER:
1" = 20'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:



DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

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LANDSCAPE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
5710 W Shooting Sports Park Rd, Hurricane, UT 84737

C2.5
OF SHEETS

1-27-25	JUC REV #2
REVISIONS	
1-23-24	ADDENDUM #1
REVISIONS	