



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

March 13, 2025
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 1485 W 400 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre and R1-15, single family residential one unit per 15,000 sqft. Parcel number H-3-2-4-1416.
2. A Land Use Code Amendment to Title 10 Chapter 15 regarding Planned Commercial standards.

OLD BUSINESS

NEW BUSINESS

1. ZC25-06: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1485 W 400 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre and R1-15, single family residential one unit per 15,000 sqft. Parcel number H-3-2-4-1416. Tonya Beutler, Applicant.
2. AFP25-02: Discussion and consideration of a possible approval of an amended final plat for Hurricane Views Plat B Lots 3 and 4, located at 2107 W 320 S. Andrew Kay, Applicant.
3. PP25-07: Discussion and consideration of a possible approval of a preliminary plat for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3320 W. Brad Brown, Applicant. Reeve & Associates, Agent.
4. HIL25-01: Discussion and consideration of a recommendation to the City Council on an exception to the sensitive lands ordinance for a retaining wall located at 760 S 1480 W. Kendra Eliot, Applicant. Terry Spinks, Agent.
5. FSP25-09: Discussion and consideration of a possible approval of a final site plan for LakeView Townhomes Phase 1, a 38 unit townhome development located at 4640 W Dixie Springs Dr. The Hollows LLC, Applicant. Logan Blake - DSG Engineering, Agent.
6. LUCA25-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 15 regarding Planned Commercial standards.

Planning Commission Business:

1. Discussion on allowed uses in agricultural zones
2. Discussion on the Planned Development Overlay ordinance.

Approval of Minutes:

1. July 25, 2024

Adjournment



Application

Application Accepted Date: 02/19/2025	
Type of Improvement:	Zone Change Application
Description:	
Tenant / Project Name:	Beutler property
Bldg. Address: 1485 west 400 south	
City: Hurricane City	State: UT Zip: 84737
Subdivision:	Phase:
Block: Lot #: Parcel ID #: H-3-2-4-1416	
Zone: RA-1	
Property Owner: Tonya Beutler	
Permit Contact: Tonya Beutler	P:(435) 632-1750
Email: alsmyls1@gmail.com	
CONTACT INFORMATION	
Engineer of Record: North Rock	
Email: northrocktechnology@gmail.com	
General Contractor: Tonya Beutler	
License #:	P: (435) 632-1750
Address: 1485 west 400 south	
City: Hurricane	State: UT Zip: 84737
Email: Alsmyls1@gmail.com	
APPLICATION DETAILS	
# of Units: 0	custom text:

Valuation		\$	0.00
PERMIT FEES			
Planning Fee	\$	500.00	
Planning Fee	\$	500.00	
Sub Total:	\$	500.00	
Permit Total:	\$	500.00	
Amount Paid:	\$	500.00	
Remaining Due:	\$	0.00	

APPROVALS		DATE	INFO

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

APPLICATION NUMBER:	PLANZC25-06
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: Tonya W Beutler	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By:	Date:
Application Issued By:	Date:
Receipt #: 223585542-02/19/25	

NARRATIVE

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

DOCUMENT NUMBER: 20160013306 (CORRECTED IN SURVEY)

BEGINNING SOUTH $89^{\circ}43'30''$ EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH $89^{\circ}43'30''$ EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH $00^{\circ}02'22''$ WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH $00^{\circ}02'22''$ EAST (CORRECTED NORTH $89^{\circ}43'30''$ WEST) 148.88 FEET; THENCE NORTH $00^{\circ}13'08''$ EAST 294.00 FEET TO THE POINT OF BEGINNING.



STAFF COMMENTS

Agenda Date:	03/13/2025 - Planning Commission
Application Number:	ZC25-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Tonya Beutler
Agent:	
Request:	Zone Change from RA-1 to R1-15 and RA-0.5.
Location:	1485 W 400 S
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Approve
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Single Family Residential R1-15 and Residential Agricultural RA-0.5 on 1 acre located along 400 S. There is an existing home on the property, which is intended to be rezoned to R1-15, while the back half of the lot is proposed to be rezoned to RA-0.5 and split off if the rezone request is approved.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-0.5	Single Family Homes, some agriculture
South	RA-1	Single Family Homes, some agriculture
West	RA-1	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 Single Family, which recommends that,
“These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.”

The applicant is proposing two zoning designations for this property. The first one R1-15 does match the General Plan for the area while the second, RA-0.5 does not but is a lesser intensity zone than would otherwise be allowed in this area. Thus, this proposal is considered generally consistent with the General Plan.

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. There is R1-15 zoning and R1-10 zoning in the vicinity of this request; therefore, 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 densities supported by the General Plan, and most of the immediately adjacent property is developed in a relatively similar manner as proposed for the subject property.

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

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve one additional home.

Other Considerations

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** No concerns.
2. **Power:** If power is being requested to the back lot we will need to know the size. Primary power would need to be brought from 400 s to the back parcel. A primary design from the power dept will be needed. Need proper distances from other utilities.
3. **Sewer:** No comment.
4. **Streets:** Okay with a lot split.
5. **Water:** Okay. Will need a fire hydrant.
6. **Engineering:** Engineering asserts that changing all the parent parcel (H-3-2-4-1416) from RA-1 to RA-0.5 is consistent with Hurricane City's General Plan, is harmonious with the character of the existing development in the vicinity of the property, it will not increase the potential adverse

effects to adjacent property than what is currently allowed by the existing zone, and public facilities should be adequate with typical work performed by the applicant.

7. **Fire:** Turnaround required. Possible hydrant to be installed.
8. **Cable:** [No comments received.]
9. **Phone:** [No comments received.]
10. **Fiber:** [No comments received.]
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.

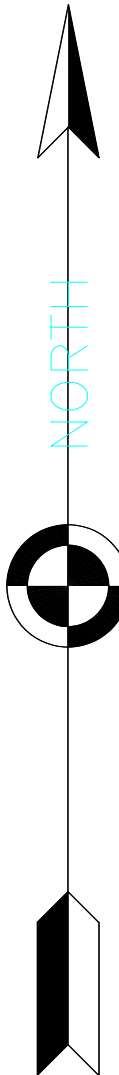
Findings:

Staff makes the following findings:

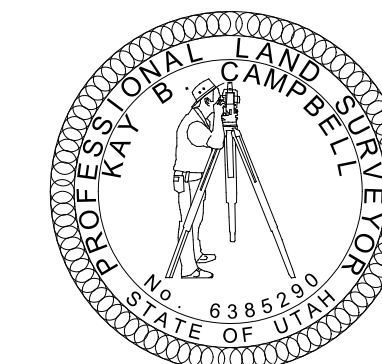
1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes consistent with the proposed development.
3. The proposed amendment will not adversely impact the area, since it conforms with the parameters and 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 recommends approval subject to staff and JUC comments.

LOCATED IN THE NE 1/4, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S. L. B. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



I KAY B. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6385290, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT.



FOR REVIEW

Kay. B Campbell
PLS. # 6385290

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH NORTH 00°13'08" EAST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.

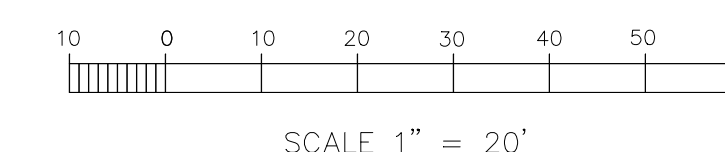
THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE PROPOSED ZONE CHANGE FOR THE TWO PARCELS THAT THE LOT SPLIT WILL CREATE. THE BASIS OF BEARING IS **SOUTH 89°43'30" EAST** BETWEEN THE **NORTH QUARTER AND NORTHEAST** CORNERS OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST SALT LAKE BASE AND MERIDIAN.

 R1-15: RESIDENTIAL 1 UNIT
PER 15000 SQ FT

 RA-0.5: RESIDENTIAL AGRICULTURAL
2 UNITS PER ACRE

 - BOUNDARY
 - CENTER LINE
 - ADJACENT PARCELS
 - SECTION LINE
 - BLOCK LINE & LOT LINE

 - FOUND SECTION CORNER MONUMENT
 - FOUND REBAR AND CAP AS NOTED
 - SET R/C KBC PLS 6385290

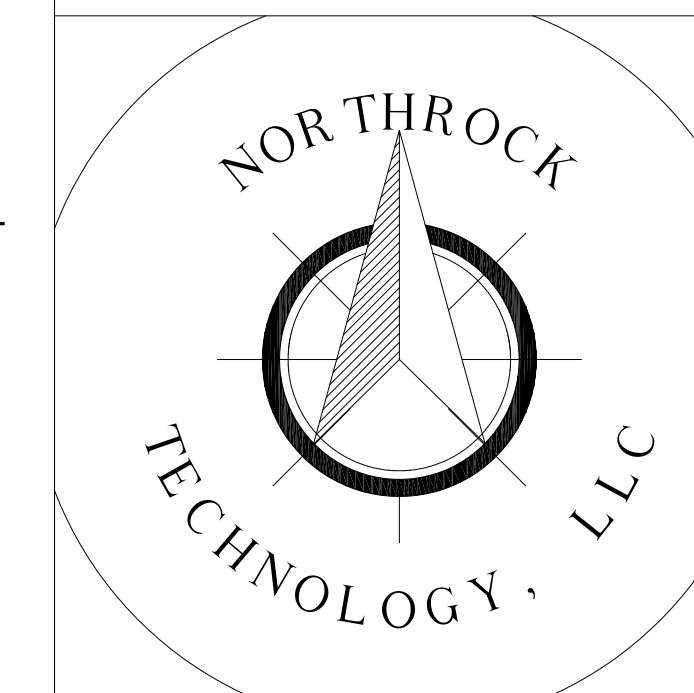


PAGE 4 OF 4

CLIENT: TONYA BUETLER

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

PREPARED BY: KBC & NMF



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

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH 89°43'30" WEST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.



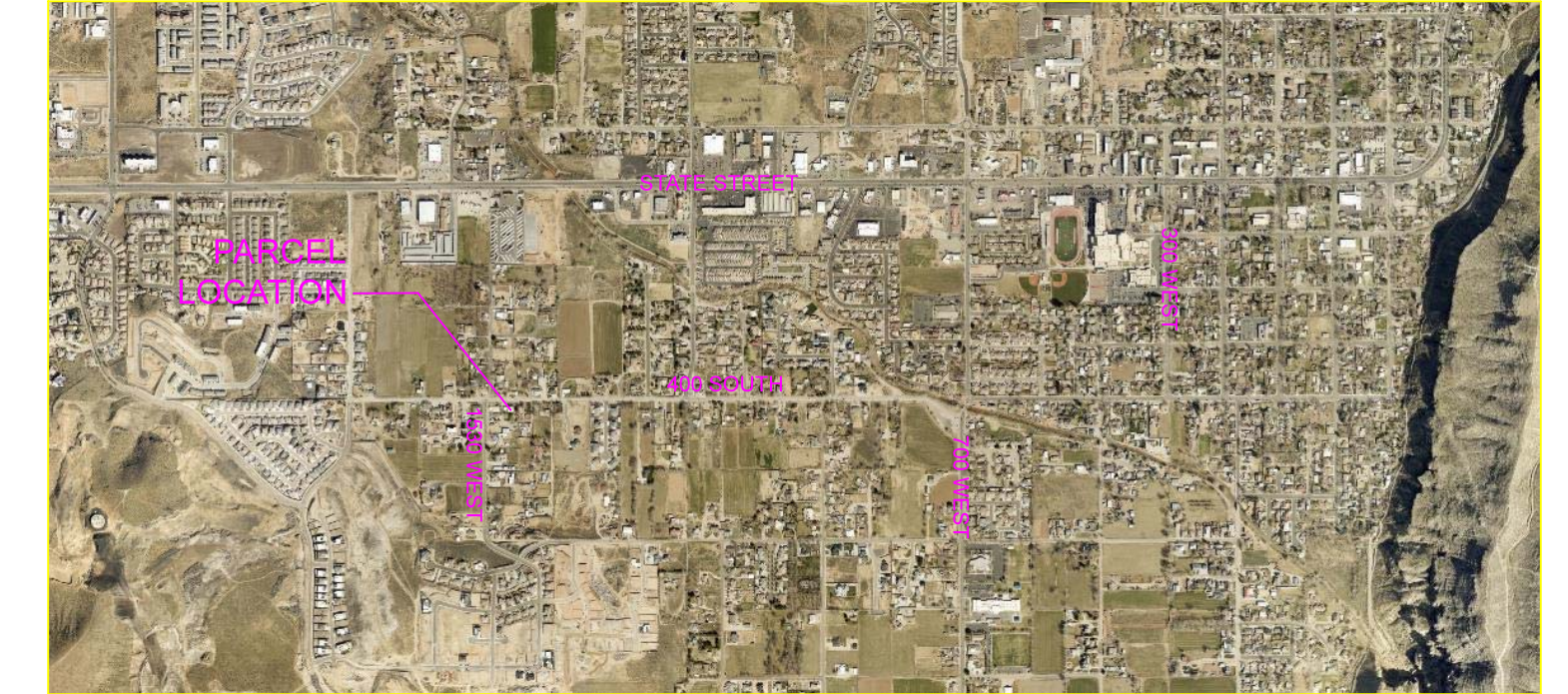
ZONE CHANGE FOR TONYA BUETLER

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

ZONING TYPE MAP (PARCEL LOCATION)



HURRICANE VICINITY MAP

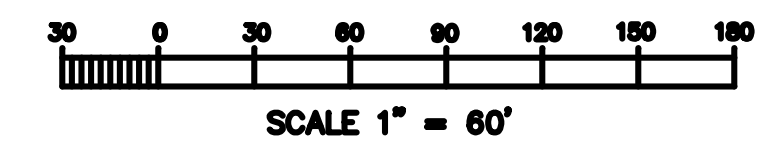


VICINITY MAP IS NOT TO SCALE

ZONE CHANGE BOUNDARY DESCRIPTION

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH 89°43'30" WEST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 FEET TO THE POINT OF BEGINNING.



PAGE 1 OF 3

CLIENT: TONYA BUETLER

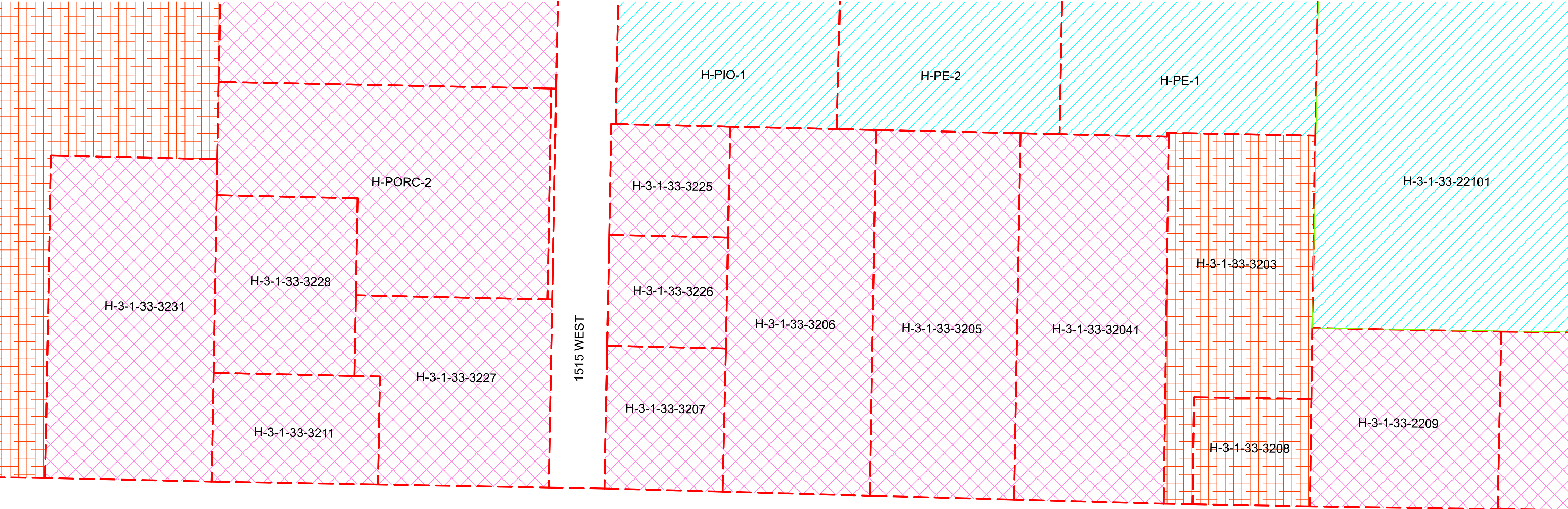
**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741



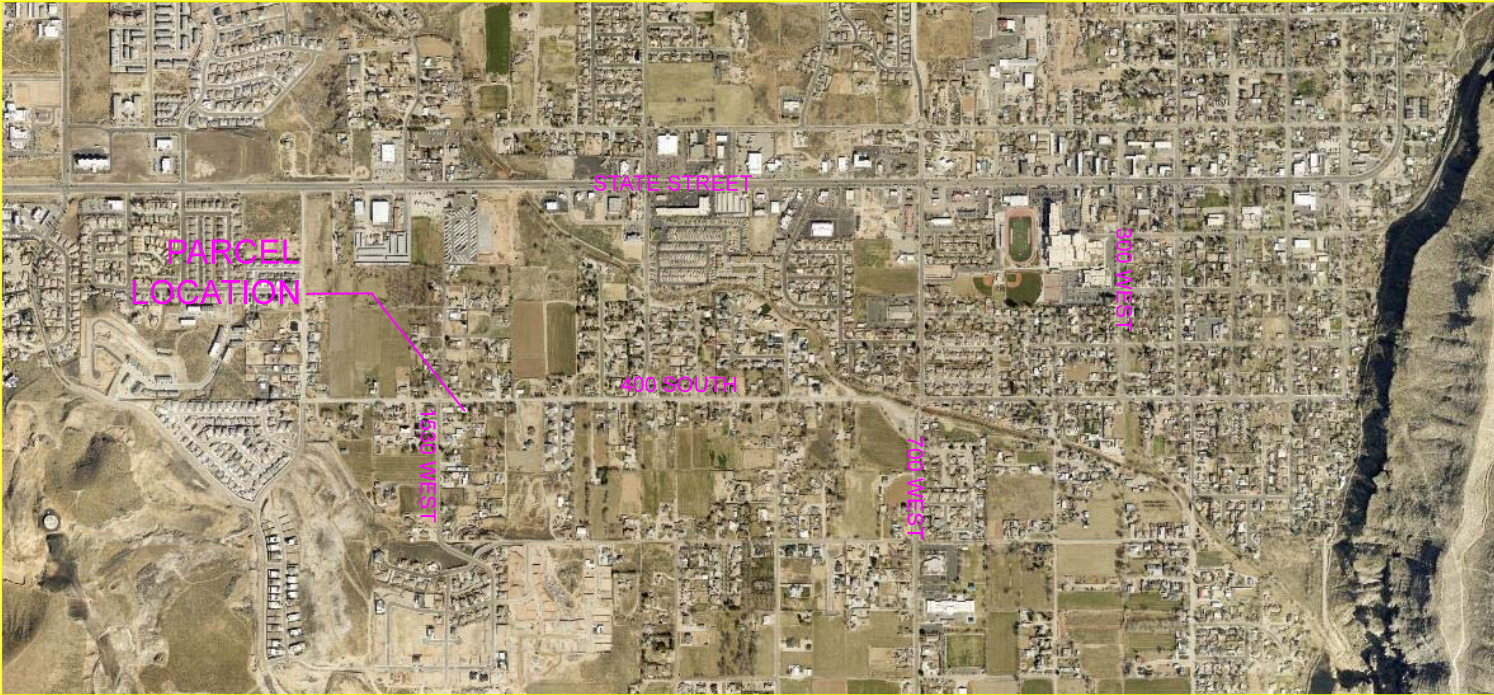
ZONE CHANGE FOR TONYA BUETLER

Located in NE 1/4 Section 4, 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

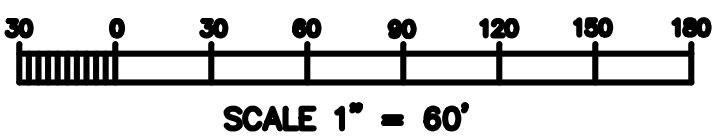
ZONE CHANGE BOUNDARY DESCRIPTION

DOCUMENT NUMBER: 20160013306

BEGINNING SOUTH 89°43'30" EAST ALONG THE LOT LINE 148.33 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 11 HURRICANE FIELD SURVEY AND RUNNING THENCE SOUTH 89°43'30" EAST 147.97 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°02'22" WEST ALONG FENCE LINE 294.00 FEET; THENCE NORTH 89°43'30" WEST 148.88 FEET; THENCE NORTH 00°13'08" EAST 294.00 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
- R1-15: RESIDENTIAL
1 UNIT PER 15000 SQ FT
- R1-10: RESIDENTIAL
1 UNIT PER 10000 SQ FT



**Application**

Application Accepted Date: 02/14/2025		Valuation		\$	0.00					
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES								
Description: The common area between H-HVUE-B-3 and H-HVUE-B-4		Planning Fee		\$	150.00					
Tenant / Project Name: Hurricane Views		Planning Fee		\$	150.00					
		Sub Total:		\$	150.00					
Bldg. Address: 2107 W 320 S		Permit Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	150.00					
Subdivision: Hurricane Views Phase: B		Remaining Due:		\$	0.00					
Block: Lot #: 3 - 4 Parcel ID #: H-HVUE-B-4, H-HVUE-B-3, H-HVUE-B-										
Property Owner: Hurricane Views										
Permit Contact: Andrew M Kay COMM (949) 838-7550										
Email: andrew@investorfirstfund.com										
CONTACT INFORMATION										
Engineer of Record: Gavin West										
Email: gavin@atlasengineering.net P: (801) 655-0566										
General Contractor: Andrew Kay										
License #: P: (949) 838-7550										
Address: 2545 N 400 E										
City: Provo State: UT Zip: 84604										
Email: admin@hurricaneviewsHOA.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANAFP25-02										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be 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: Andrew M. Kay										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:				Date:						
Application Issued By:				Date:						
Receipt #: 7.00741226-02/14/25, 223170130-02/14/25										

Hurricane Views Homeowners' Association, Inc.

Feb 11, 2025

City of Hurricane Planning Commission
147 N 870 W
Hurricane, UT 84737

Dear Sirs,

Per the attached plat, it is proposed that the common-area between H-HVUE-B-3 and H-HVUE-B-4 will be dedicated to lots the respective owners to allow better access to the back yard of lot 4 and full utility of the adjacent yard space.

All owners and HOA are in agreement. There are no changes to any of the CCRs and no change to dedication of streets, roads, rights-of-way, or other parcels intended for the use and benefit of the general public.

The surveyor is ready to sign and stamp the mylar once city approves the change.

Best Regards



Andrew M. Kay
Hurricane Views HOA Board Member & Board President

	UTAH COUNTY MONUMENT
	FOUND MONUMENT
	SET 5/8" REBAR AND CAP
	SET CURB PLUG
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	SETBACK
	EASEMENT
	CENTERLINE
	PROPOSED LOT NUMBERS

The map shows two parcels, 3 and 4, within Section 33, Township 41 South, Range 13 East. Parcel 3 is 11,157 SF (0.26 ac.) and Parcel 4 is 7,426 SF (0.17 ac.). The map includes boundary measurements, street names (320 SOUTH, HURRICANE CITY PUBLIC STREET), and a point of beginning (POB). The map also shows the southwest corner of the section and the tie line to the north.

Key measurements and labels include:

- Parcel 3: 11,157 SF, 0.26 ac.
- Parcel 4: 7,426 SF, 0.17 ac.
- Boundary measurements: S50°23'26"E 6.51', N39°36'34"E 90.00', N29°46'1"E 39.00', S83°39'51"E 24.77', S22°32'54"W 130.78', N86°00'16"W 25.83', N80°23'26"W 166.67', N23°52'27"E 83.06', N13°14' 13.14', S53°53' 53.53', N248.74' (TIE).
- Street names: 320 SOUTH, HURRICANE CITY PUBLIC STREET.
- Point of Beginning (POB).
- Southwest Corner of Section 33, Township 41 South, Range 13 East, SLB&M.
- Map labels: H-HVUE-B-5, H-HVUE-B-2, HURRICANE VIEWS PLAT "A".

ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84606

1. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

2. THE PARENT PARCEL NUMBERS ARE H-HVUE-B-3, H-HVUE-B-4, AND A PORTION OF H-HVUE-B-COMMON, AS SHOWN ON THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDER'S OFFICE.

THE ABOVE SUBDIVISION HAS BEEN REVIEWED
AND IS APPROVED IN ACCORDANCE WITH
INFORMATION ON FILE IN THE OFFICE, THIS _____
DAY OF _____, 20__.

APPROVED AS TO FORM THIS _____
DAY OF _____ A.D. 20__.

WE THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE
REVIEWED THE ABOVE FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH
ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. _____
THIS _____ DAY OF _____, 20____.

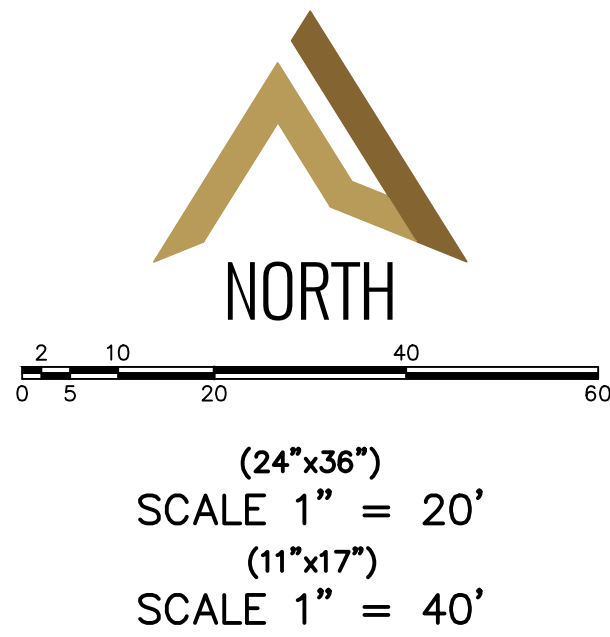
I, WASHINGTON COUNTY TREASURER, CERTIFY THIS
THE _____ DAY OF _____ A.D. 20____, THAT
ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE
AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN
PAID IN FULL.



A PORTION OF LAND DESIGNATED AS LOT 3, LOT 4, AND COMMON AREA IN THAT CERTAIN HURRICANE VIEWS PLAT "B" SUBDIVISION PLAT RECORDED AS ENTRY NUMBER 20230018707 OF OFFICIAL RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, BEING LOCATED IN HURRICANE CITY, WASHINGTON COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID HURRICANE VIEWS PLAT "B" SUBDIVISION, SAID POINT BEING N89°43'30"W 2194.34 FEET AND NORTH 248.74 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION PLAT THE FOLLOWING TWO COURSES: (1) N86°00'16"W 25.83 FEET (2) N50°23'26"W 166.67 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE ALONG SAID LOT 4 THE FOLLOWING COURSE: N39°36'34"E 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTH RIGHT OF WAY LINE OF 320 SOUTH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: (1) S50°23'26"E 6.51 FEET (2) SOUTHEASTERLY 129.21 FEET ALONG THE ARC OF A 222.50-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°16'25", THE CENTER BEARS N39°36'34"E (3) S83°39'51"E 24.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LOT LINE OF SAID LOT 3 S22°32'54"W 130.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 18,582 SQUARE FEET OR 0.43 ACRES.



SURVEYOR'S SEAL

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS, SINGLE-FAMILY LOTS, BUILDING UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

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

SURVEYOR	DATE
----------	------

THE UNDERSIGNED, CLARK COLLEGE, MANAGER OF HURRICANE VIEWS 2 LLC, A UTAH LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT IS MY INTENTION TO SUBDIVIDE THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO A P.U.D. (PLANNED UNIT DEVELOPMENT) & TYPICAL SINGLE FAMILY SUBDIVISION, KNOWN AS HURRICANE VIEWS PLAT "B", HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS, SINGLE-FAMILY LOTS, BUILDING UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS, AND DO HEREBY CONVEY AND DEDICATE TO HURRICANE CITY, ITS SUCCESSORS & ASSIGNS, THE STREETS & PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON FOR PERPETUAL USE OF THE GENERAL PUBLIC AND ALSO DEDICATE TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION IN SAID HURRICANE VIEWS PLAT B, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEDICATIONS OF SAID COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF SAID HURRICANE VIEWS PLAT B COVERING THE ABOVE DESCRIBED TRACT OF LAND AND WHICH WERE PREVIOUSLY RECORDED WITH HURRICANE VIEWS PLAT A AND SHOULD BE REFERENCED AS A PART OF THIS PLAT. I HEREBY OFFER, DEDICATE AND CONVEY TO THE HURRICANE CITY, ITS SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, ROADS, OR LANES)", "LIMITED COMMON AREAS", OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH REQUIRES THAT NO SURFACE CONSTRUCTION OR IMPROVEMENTS BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. PURSUANT TO THE UTAH CODE 10-9A-604(1)(d), THE OWNER HERBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO HURRICANE VIEWS 2 LLC, A UTAH LIMITED LIABILITY COMPANY.

IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER AND/OR THE ENTITY REQUIRING OR REQUESTING THE SAME, IN WITNESS WHEREOF,

I HAVE SET MY HAND THIS THE _____ DAY OF _____, _____

OWNER—HURRICANE VIEWS 2 LLC, A UTAH LIMITED LIABILITY COMPANY
MANAGER—CLARK COLLEDGE

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY
APPEARED BEFORE ME CLARK COLLEGE WHOSE IDENTITY IS PERSONALLY
KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND
WHO BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF
HURRICANE VIEWS 2 LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT
SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY
AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS,
AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE
SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

AMENDING LOTS 3, 4, AND COMMON AREA OF
HURRICANE VIEWS PLAT "B"
HURRICANE, WASHINGTON COUNTY, UTAH

CONTAINING 2 SINGLE FAMILY LOTS AND 0.43 ACRES.
LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE
13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH

COUNTY RECORDER'S ACCEPTANCE

ASH CREEK SPECIAL SERVICE DISTRICT

DATE _____ HURRICANE CITY ENGINEER _____

HURRICANE CITY ATTORNEY

HURRICANE CITY RECORDER

HURRICANE CITY MAYOR

WASHINGTON COUNTY TREASURER

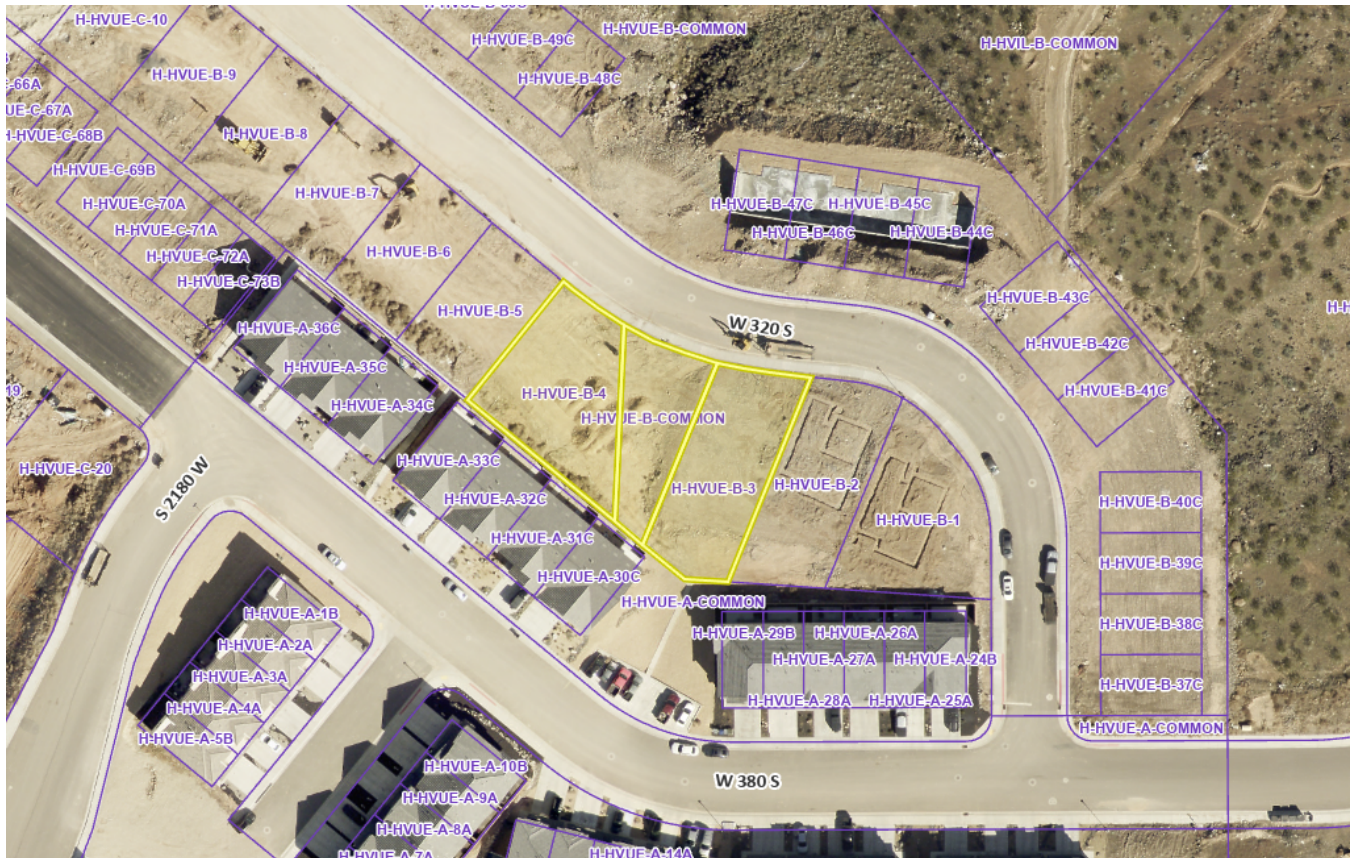
COUNTY RECORDER



STAFF COMMENTS

Agenda Date:	03/13/2025
Application Number:	AFP25-02
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Andrew Kay
Agent:	n/a
Request:	Approval of an Amended Final Plat.
Location:	2107 W 320 S
Zoning:	RM-2(PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Hurricane Views Plat B to remove an open space parcel between Lots 3 and 4 and give most of the space to Lot 4. This property is zoned RM-2 (PDO), multifamily residential 10 units per acre with a Planned Development Overlay as part of the Hurricane Views development.



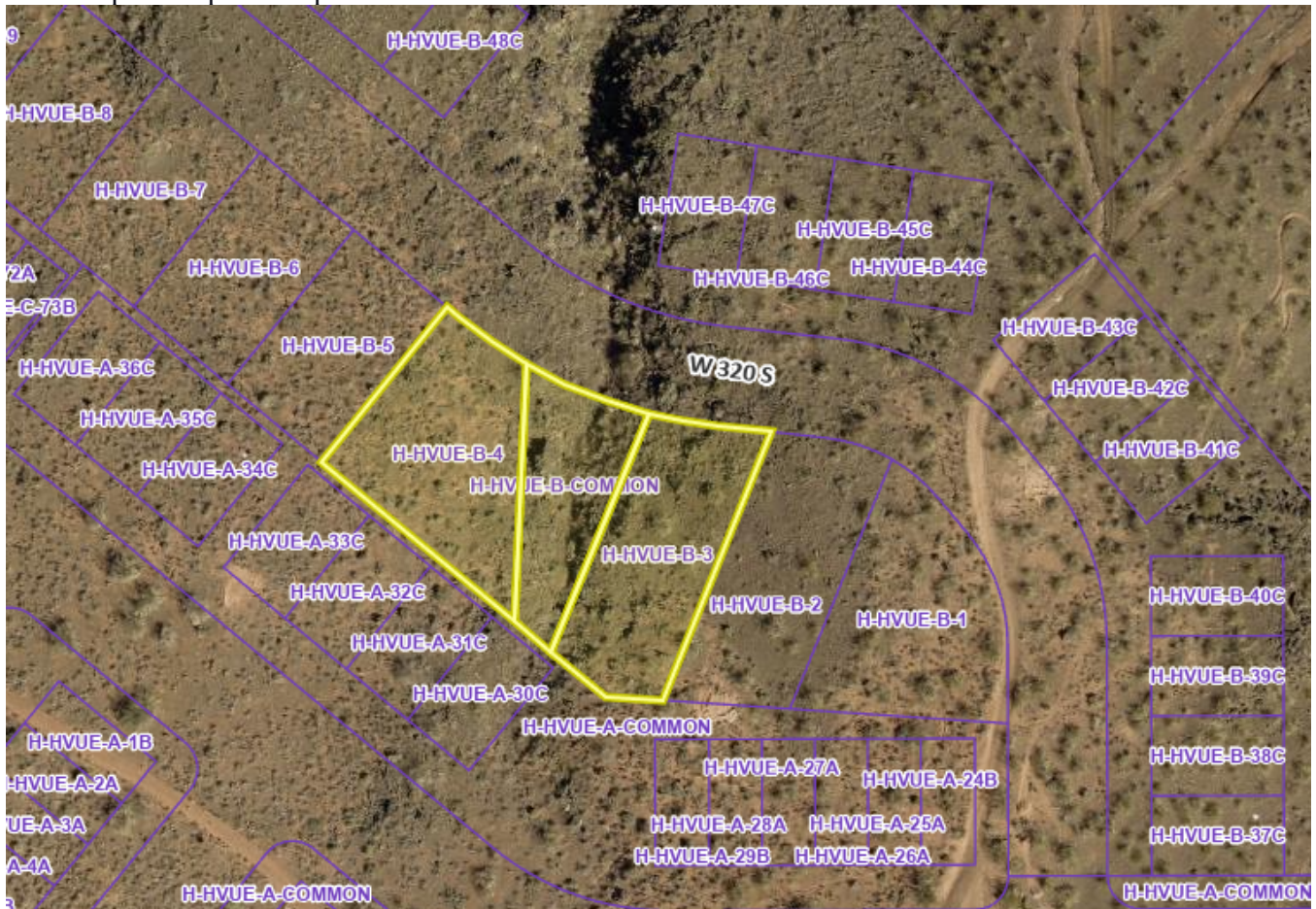
JUC Comments

1. **Public Works:** No comment.
2. **Engineering:** Engineering supports the intent (if I guessed correctly, see the redlined amendment narrative on the attached). Like other amendments I'd like to see this again after the Planning Commission approves it and before the Mylar is printed.
3. **Streets:** Ok with amendment.
4. **Water:** Okay.
5. **Cable:** TDS has facilities in the area to move at homeowners expense.
6. **Fire:** Ok.
7. **Sewer:** No comment.
8. **Fiber:** No comment.
9. **Power:** Hurricane Power has no concerns with the adjustment of lot line. There is a secondary box that is existing that will need to be protected in place. Both lots are sized for a 200amp service max.

Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
2. An amendment note is needed to describe the changes from the original plat.

3. The Final Plat needs a full review by the City Engineering Department for surveying details.
4. In review of the approval documents for this subdivision it appears there was originally a small ridgeline on the common space property which is why it was originally left undisturbed, however as the subdivision was developed it appears to have been mostly eliminated, although there is still a grade separation between Lots 3 and 4. Staff has no concerns with converting this common space to private space.



The subject property pre-development



The subject property currently

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

	UTAH COUNTY MONUMENT
	FOUND MONUMENT
	SET 5/8" REBAR AND CAP
	SET CURB PLUG
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	SETBACK
	EASEMENT
	CENTERLINE
1	PROPOSED LOT NUMBERS

Parcel 3:
 11,157 SF
 0.26 ac.

Parcel 4:
 7,426 SF
 0.17 ac.

Boundaries and Bearings:
 - Top boundary: S50°23'26"E 6.51'
 - Right boundary: S83°39'51"E 24.77'
 - Bottom boundary: N86°00'16"W 25.83'
 - Left boundary: N39°36'34"E 80.00'
 - Internal boundary: N50°23'26"W 166.67'
 - Internal boundary: N02°52'27"E 53.06'
 - Internal boundary: N03°46'34"E 30.00'
 - Internal boundary: S22°32'54"W 130.78'
 - Internal boundary: N15°14' 113.14'

Other Features:
 - 320 SOUTH HURRICANE CITY PUBLIC STREET
 - H-HVUE-B-5
 - H-HVUE-B-2
 - HURRICANE VIEWS PLAT "A"
 - SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 EAST, SLB&M
 - NORTH 248.74' (TIE)
 - POB (Point of Beginning)

ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84606

1. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

2. THE PARENT PARCEL NUMBERS ARE H-HVUE-B-3, H-HVUE-B-4, AND A PORTION OF H-HVUE-B-COMMON, AS SHOWN ON THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDER'S OFFICE.

THE HEREON DESCRIBED SUBDIVISION HAS BEEN REVIEWED AND
IT IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN
THIS OFFICE THIS _____ DAY OF _____, 20__.

THE ABOVE SUBDIVISION HAS BEEN REVIEWED
AND IS APPROVED IN ACCORDANCE WITH
INFORMATION ON FILE IN THE OFFICE, THIS _____
DAY OF _____, 20__.

APPROVED AS TO FORM THIS _____
DAY OF _____ A.D. 20__.

WE THE MAYOR AND CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. _____ THIS ____ DAY OF _____, 20__.

I, WASHINGTON COUNTY TREASURER, CERTIFY THIS
THE _____ DAY OF _____ A.D. 20____, THAT
ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE
AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN
PAID IN FULL.

750 N.

600 N.

520 N.

350 N.

270 N.

235 N.

250 N.

240 N.

230 N.

200 N.

190 N.

2670 W.

2680 W.

2600 W.

2250 W.

2170 W.

200 W.

2000 W.

1970 W.

1930 W.

1760 W.

1700 W.

1690 W.

250 N.

100 N.

State St.

100 S.

150 S.

Valley View Dr.

Rington Pkwy.

400 S.

750 N.

600 N.

520 N.

350 N.

270 N.

235 N.

250 N.

240 N.

230 N.

200 N.

190 N.

2670 W.

2680 W.

2600 W.

2250 W.

2170 W.

200 W.

2000 W.

1970 W.

1930 W.

1760 W.

1700 W.

1690 W.

250 N.

100 N.

State St.

100 S.

150 S.

Valley View Dr.

Rington Pkwy.

400 S.

SITE LOCATION

NORTH

SCALE 1" = 40'

COUNTY RECORDER'S ACCEPTANCE

COUNTY RECORDER



Application

Application Accepted Date: 02/14/2025		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: 132 townhome residential site with amenities		Planning Fee		\$	150.00
Tenant / Project Name: SkyRim Townhomes		Planning Fee		\$	150.00
Bldg. Address: 290 North 3220 W. Hurricane Ut		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: SkyRim Townhomes Phase:		Amount Paid:		\$	150.00
Block: Lot #: Parcel ID #: H-3-31-3009		Remaining Due:		\$	0.00
Property Owner: Brad Brown					
Permit Contact: Emilee P:(801) 621-3100					
Email: emilee@reeve.co					
CONTACT INFORMATION					
General Contractor: Reeve & Associates					
License #: P: (801) 621-3100					
Address: 5160 S. 1500 W.					
City: Riverdale State: Utah Zip: 84405					
Email: chris@reeve.co					
APPLICATION DETAILS					
APPROVALS					
DATE					
INFO					
Setbacks					
Front:					
Rear:					
Left:					
Right:					
Min.					
Actual:					
APPLICATION NUMBER: PLANPP25-07					
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: Brad Brown					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Application Issued By: Date:					
Receipt #: 223160153-02/14/25					

Feb. 13, 2025

SkyRim Townhouse Development

Project Narrative:

This is the townhome portion of the SkyRim development. It will consist of 132 for-sale townhomes. It will be a mix of 2-story, front-loaded and 3-story, rear-loaded townhomes, all of which will be for sale. This will be part of an overall community that will also include single family homes and apartments that will all benefit from being close to adjacent commercial development. There will be on-site amenities including but not limited to a trail that will be integrated with the surrounding area, a pickleball court, and a park.



Brad Brown Managing Partner

2444 Washington Blvd. STE 204 Ogden, UT 84401

[O: 801.590.0980](tel:801.590.0980) [M: 801.309.0399](tel:801.309.0399)

StewardLand.com

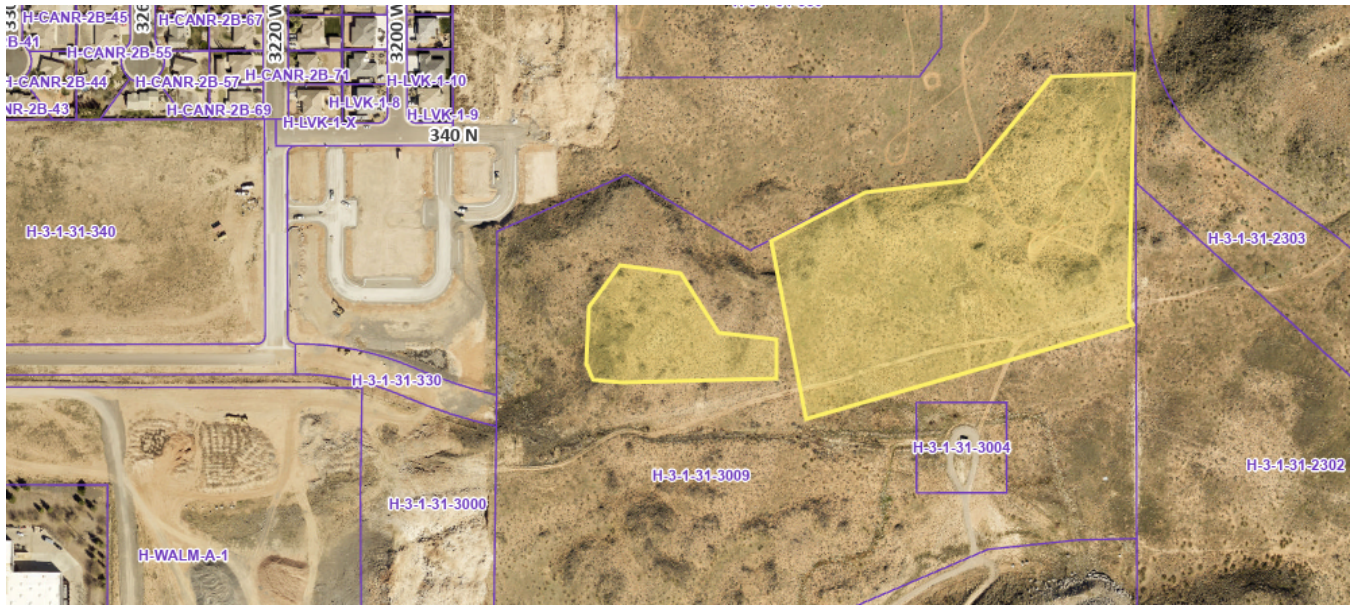


STAFF COMMENTS

Agenda Date:	03/13/2025 - Planning Commission
Application Number:	PP25-07
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Brad Brown
Agent:	Reeve & Associates
Request:	Preliminary Plat Approval.
Location:	290 N 3220 W.
Zoning:	Planned Commercial
General Plan Map:	Single Family Residential/Mixed Use
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion:

This application is a request for preliminary plat approval for 132 townhome units and associated open space located east of Walmart along the planned extension of 290 N. This is part of the mixed-use SkyRim development that received zoning and preliminary site plan approval in 2022. A preliminary plat was approved in April 2023 for these properties; however, that plat did not show these townhomes being subdivided. The applicant has applied for a preliminary plat to subdivide and sell the 132 townhomes. The site is zoned Single Family Residential/Mixed Use.



Map is approximate.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No second access for eastern part of project. Need water loop for eastern portion of project.
2. **Fire:** Approved. Additional turnarounds needed.
3. **Sewer:** No comment.
4. **Water:** This must have water line looping. Plans must show well protection and well protection zones. City standards 3.6.4, 3.6.8.11, 3.6.8.2 no more than 30 lots, 2 fire hydrants, and 600 feet length on a single line.
5. **Power:** Power will not be designed until all connections for P1 are established. Power will not be given until overhead power line from 2800 west is installed with all easements (this may require a contract between Hurricane and SkyRim). Hurricane Power will need a power service application with all the correct information on service size.
6. **Streets:** Is 295 N roadway public or private? There are conflicting plans. Detailed signage plan would be appreciated as there are many purposed public streets with multiple continuous driveway approaches throughout the development. Are the other streets purposed in this development labeled correct with what is labeled public and private.
7. **Gas:** Call out common area and private road as dedicated public PUE for gas install.
8. **TDS:** Approved.
9. **Infowest:** No issues.

10. **Engineering:** Engineering recommends denying or tabling the preliminary plat for the noncomplying items highlighted by the comments contained herein (HCC 10-39-6(C)(11)). Obtain grid numbers for the proposed streets from the GIS Department and use this document to propose unique names (HCS 3.2.3.10). Ensure GIS gets an acceptable layout. It appears this is a preliminary plat for Out Lots 1, 2, 3, and portions of Out Lots 4 & 5. Does the applicant want to redefine the preliminary plat that was already approved for the entire Sky Rim development? (HCC 10-39-7(B)(2)). Prior plans have committed 295 N to private (namely Sky Rim Phase 2 construction plans). Depict boundaries for all the private, common, and public areas (HCC 10-39-7(c)(3)). It appears grading for Sky Valley Drive (3000 W, the master planned road) will impact the development. Coordination with the neighbors and Hurricane City staff is necessary (HCC 10-2-3(C)(2) & 10-39-7(C)(10)). The proposed trail should connect to the master planned trail on Sky Valley Drive (HCC 10-33-5(h)). Turnarounds required. Applicant should review IFC appendix d table d103.4 and HCS 3.2.4.5. Perhaps the neighboring property owner would be willing to grant a fire access turnaround easement. Verify that off-site power, water, and secondary fire access aren't required of this subdivision. The power circuit from the west will need to be supplemented at a certain unit count (HCC 8-4-5), the water loop in 290 North, street 'F', street 'A', street 'G', street 'H' and street 'I' might not be sufficient (HCS 3.6.4), the fire accesses must be spaced apart greater than half the area's diagonal (IFC appendix d d103.3). The proposed land swap should be detailed and requested with this plat. The City Attorney advised that, if the applicant wants to request a land swap of portions of the well parcel owned by the City, the land swap could be accomplished with a boundary line agreement to be approved by the City Council prior to preliminary plat approval. "The preliminary subdivision plans shall show street cross sections and street grades." -HCC 10-39-7(C)(5). It appears street "I" intends to be partially constructed. street "I" will require 32' minimum asphalt to make the proposed units accessible (HCS 3.2.4.17).
11. **Washington County 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 Plat

1. This application is for what was originally approved as "medium density area" and what the development agreement allows for as townhomes or single family homes. The proposed plat matched the original zoning and preliminary site plan approvals.
2. **Parking:** It appears each unit should have a driveway and possibly garage space to meet standards of the Off-street Parking Ordinance. Further clarification as to how the parking code will be met is required.
3. **Open Space and Amenities:** Open Space and amenity calculations were not provided on this plat. The preliminary site plan for the overall development showed sufficient amenities and open space for the whole development.

4. There is a trail system planned to the north of the property. Staff would recommend that the trail connect to the master planned trail on 3000 W (HCC 10-33-5(H)).
5. All block lengths appear to meet city standards.
6. A will-serve letter from the culinary and sanitary water providers has been submitted.
7. 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 take area.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. These units are already counted as part of the SkyRim Development Agreement and thus approval of this plat will not add to the city's total.
9. **Adequate Public Facilities:** As stated in the JUC comments above there is a lack of adequate public facilities for this project, namely lack of an adequate looped water system and lack of power capacity. HCC 10-37-4 states:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

- a. The necessary public facilities will most likely need to come from off-site sources (2800 W or 3000 W) and necessary easements or plans have not been submitted to the City. Without easements or other plans to get adequate public facilities to the area, staff cannot make a finding that adequate public facilities can be timely provided and this application must be denied.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends that the Planning Commission deny the proposed preliminary plat due to lack of adequate public facilities and failure to comply with other provisions of City Code and Standards as detailed by the Joint Utility Commission.

LANGUAGE FOR WILL SERVE LETTERS WHEN INFRASTRUCTURE IS IN THE AREA

[Date] March 8, 2023

To Whom It May Concern:

Steward Land Holdings and/or Assigns (the "Developer") has requested a culinary water will serve letter for the subdivision known as Skyrim, located at approximately 3000 W State Street (Parcel/lot # H-3-1-31-3009) in Hurricane, Utah (the "Project").

Infrastructure

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

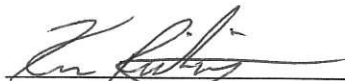
Water Supply

As of the date of this letter, the City has adequate water to supply water to 536 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



Sky Rim Development

Water ERC & Daily Demand Calculations

3/9/2023 KHH

Residence Type	Count	ERC	GPD
Single Family Lot ¹	15	15	12000
Town Homes ¹	132	132	105600
Apartments ¹	372	372	297600
7 Building Commercial (sf) ²	76,419	5.4	4347
Clubhouse w/Pool ³	3	11.8	9470

Indoor Water Total	429017 gpd
Total ERC	536.3 ERC

1) Residential water indoor daily demands are calculated at 800 gpd/connection per Utah R309-510 Table 1. Single family lots, town homes, and apartments are each considered as 1 ERC. (1 ERC=800 gpd)

2) Commercial water indoor daily demands are calculated according to Utah R309-510 Table 2 for retail (store) use, with an assumed 1 employee per 1,000 s.f. of commercial space and 1 public bathroom per commercial building. Flows are 11 gpd per employee and 500 gpd per public restroom.

3) Clubhouse and pool water daily demands are calculated according to Utah R309-510 Table 2 for swimming pool use with the formula: *Peak Day Demand* = $20 \times (\text{water area}/30) + \text{deck area}$, *Water area* = 2640, *deck area* = 7710



January 24, 2023

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

Subject: Olsen Land - Parcel/Lot: # H-3-1-31-3009 - Address: 3000 W State Street

Stephen,

Ash Creek SSD is providing a conditional will serve to Parcel H-3-1-31-3009. Sewer is not readily available to this piece of property. Based on preliminary information provided to Ash Creek SSD, it appears a 10" sewer main will be needed to service the proposed development with an off-site sewer connection requiring easements through adjacent properties. Ash Creek SSD has provided the developer with possible off-site sewer connection points.

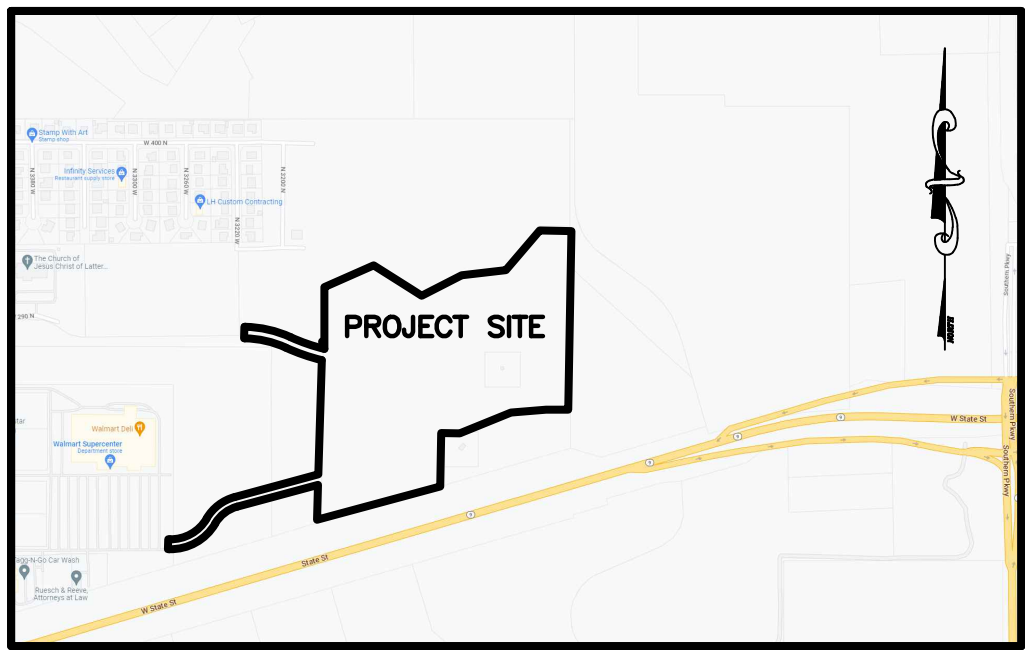
The developers understand and agree that they will need to obtain easements through adjacent properties to connect to the existing sewer, get plan approval for the sewer system within the development as well as plan approval for the off-site sewer main line and connection.

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

Sincerely,

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

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



VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

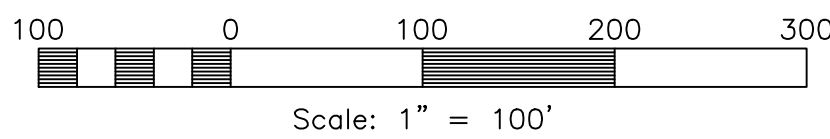
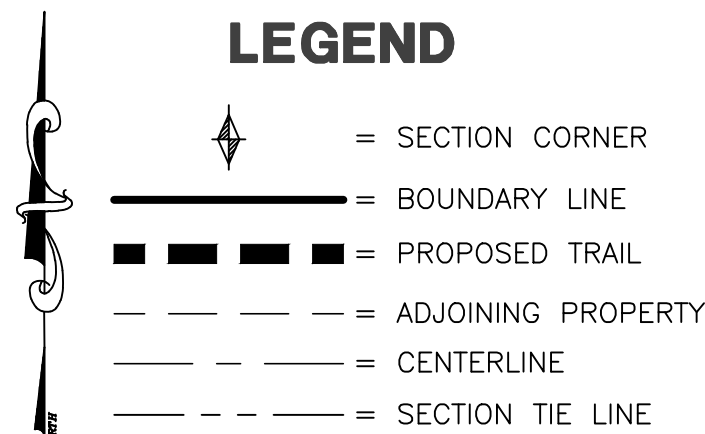
BEGINNING AT A POINT BEING NORTH 88°52'58" WEST 1494.81 FEET AND NORTH 01°07'02" EAST 238.24 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.85 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE NORTH 01°42'49" EAST 209.00 FEET; THENCE SOUTH 74°50'08" WEST 500.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 170.98 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF SOUTH 52°34'18" WEST, AND A CHORD LENGTH OF 166.71 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 329.83 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF SOUTH 60°47'17" WEST, AND A CHORD LENGTH OF 314.49 FEET; THENCE NORTH 88°43'54" WEST 10.70 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 1 HURRICANE WAL-MART SUBDIVISION (DOCUMENT #20070034350 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE THE FOLLOWING COURSE ALONG SAID BOUNDARY NORTH 01°16'06" EAST 60.00 FEET; THENCE SOUTH 88°43'54" EAST 10.70 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 265.99 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF NORTH 60°47'17" EAST, AND A CHORD LENGTH OF 253.62 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 217.61 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF NORTH 52°34'18" EAST, AND A CHORD LENGTH OF 212.17 FEET; THENCE NORTH 74°50'08" EAST 518.85 FEET; THENCE NORTH 01°42'49" EAST 683.10 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 219.83 FEET, A DELTA ANGLE OF 10°11'55", A CHORD BEARING OF NORTH 71°06'05" WEST, AND A CHORD LENGTH OF 219.54 FEET; THENCE NORTH 66°00'07" WEST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 615.00 FEET, AN ARC LENGTH OF 245.77 FEET, A DELTA ANGLE OF 22°53'50", A CHORD BEARING OF NORTH 77°27'02" WEST, AND A CHORD LENGTH OF 244.14 FEET; THENCE NORTH 88°53'57" WEST 3.25 FEET TO THE SOUTHEAST CORNER OF 290 NORTH & 3220 WEST STREETS ROAD DEDICATION (DOCUMENT #20210076410 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE THE FOLLOWING COURSE ALONG THE EAST BOUNDARY OF SAID ROAD DEDICATION NORTH 01°06'03" EAST 70.00 FEET; THENCE SOUTH 88°53'57" EAST 3.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 685.00 FEET, AN ARC LENGTH OF 273.75 FEET, A DELTA ANGLE OF 22°53'50", A CHORD BEARING OF SOUTH 77°27'02" EAST, AND A CHORD LENGTH OF 271.93 FEET; THENCE SOUTH 66°00'07" EAST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 192.14 FEET; THENCE NORTH 01°42'49" EAST 373.49 FEET; THENCE NORTH 70°43'56" EAST, AND A CHORD LENGTH OF 192.14 FEET; THENCE NORTH 09°27'38", A CHORD BEARING OF SOUTH 70°43'56" EAST, AND A CHORD LENGTH OF 192.14 FEET; THENCE NORTH 01°42'49" EAST 373.49 FEET; THENCE NORTH 67°32'27" EAST 327.32 FEET; THENCE SOUTH 57°30'11" EAST 335.71 FEET; THENCE NORTH 63°09'32" EAST, THENCE NORTH 83°12'08" EAST 265.91 FEET; THENCE NORTH 40°40'01" EAST 312.94 FEET; THENCE SOUTH 88°58'18" EAST 189.64 FEET TO THE CENTER SECTION LINE OF SAID SECTION 31; THENCE THE FOLLOWING COURSE ALONG SAID SECTION LINE SOUTH 01°01'42" WEST 1070.46 FEET TO THE NORTHEAST CORNER OF A CERTAIN HURRICANE CITY PARCEL (DOCUMENT #20060059486 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH BOUNDARY OF SAID PARCEL: (1) SOUTH 89°46'38" WEST 131.69 FEET; (2) SOUTH 85°13'16" WEST 211.19 FEET; AND (3) SOUTH 68°02'47" WEST 332.30 FEET TO THE NORTHEAST CORNER OF A CERTAIN HURRICANE CITY PARCEL (PARCEL 1 OF DOCUMENT #00537189 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE THE FOLLOWING COURSE ALONG THE NORTH BOUNDARY OF SAID PARCEL NORTH 88°52'58" WEST 111.09 FEET; THENCE THE FOLLOWING COURSE ALONG THE WEST BOUNDARY AND THE EXTENSION OF SAID BOUNDARY OF SAID PARCEL SOUTH 01°07'02" WEST 320.61 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SR-9; THENCE THE FOLLOWING COURSE ALONG SAID RIGHT-OF-WAY SOUTH 74°50'08" WEST 765.51 FEET TO THE POINT OF BEGINNING.

TOTAL AREA CONTAINING 41.315 ACRES.

NOTE

PROJECT IS IN FEMA ZONE X PER FEMA FLOOD PANEL 49053C084G, EFFECTIVE 4/2/2009

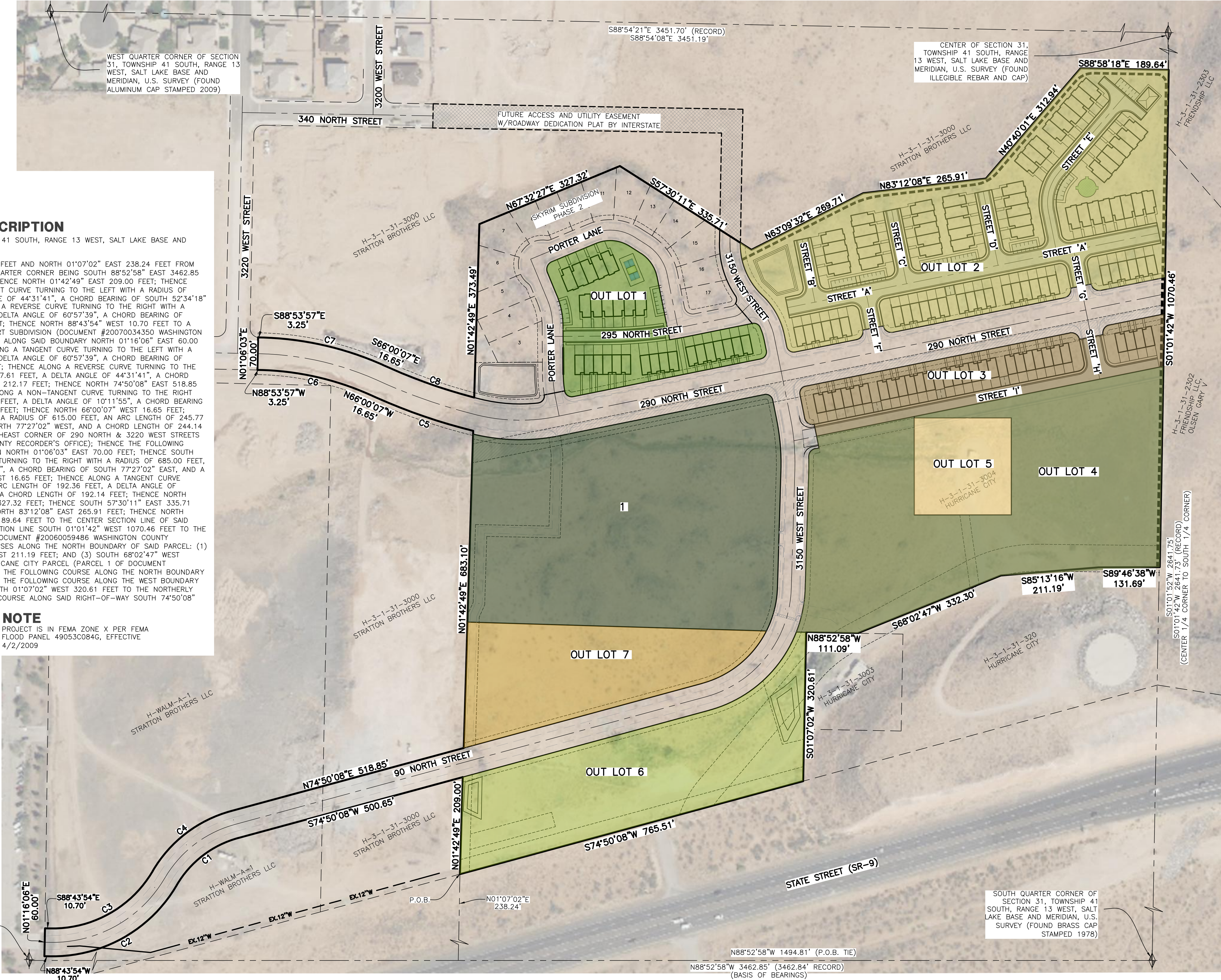
LEGEND



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	220.00	170.98	166.71	S52°34'18" W	44°31'41"
C2	310.00	329.83	314.49	S60°47'17" W	60°57'39"
C3	250.00	265.99	253.62	N60°47'17" E	60°57'39"
C4	280.00	217.61	212.17	N52°34'18" E	44°31'41"
C5	1235.00	219.83	219.54	N71°06'05" W	10°11'55"
C6	615.00	245.77	244.14	N77°27'02" W	22°53'50"
C7	685.00	273.75	271.93	S77°27'02" E	22°53'50"
C8	1165.00	192.36	192.14	S70°43'56" E	09°27'38"

SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND PIN WITH X)



SkyRim - Townhomes

Hurricane City, Washington County, Utah

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2668 WWW.REEVE.CO

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

SkyRim - Townhomes

PART OF THE SW 1/4 OF SECTION 31, T.41S, R.13W., S.L.B.&M., U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Designer:	S. Simrayh
Date:	02-03-25
Name:	SKYRIM TOWNHOMES
Number:	7152-36

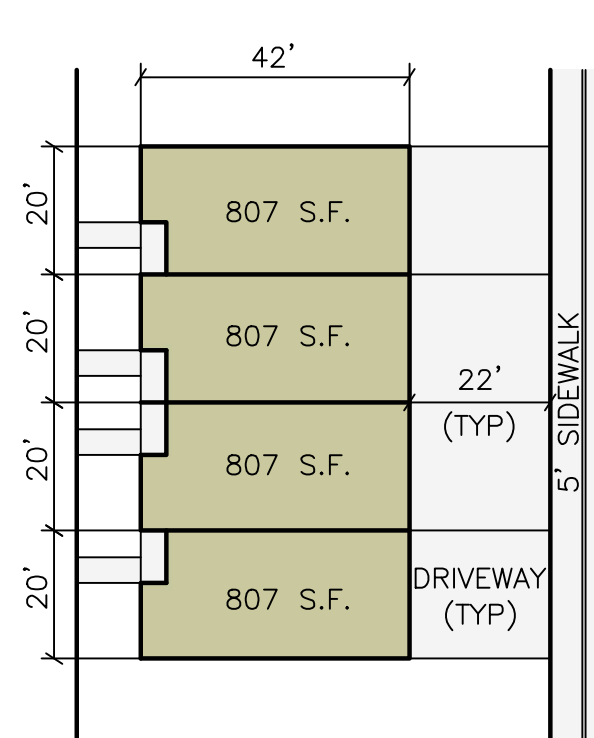
Sheet	3
1	Sheets

LEGEND

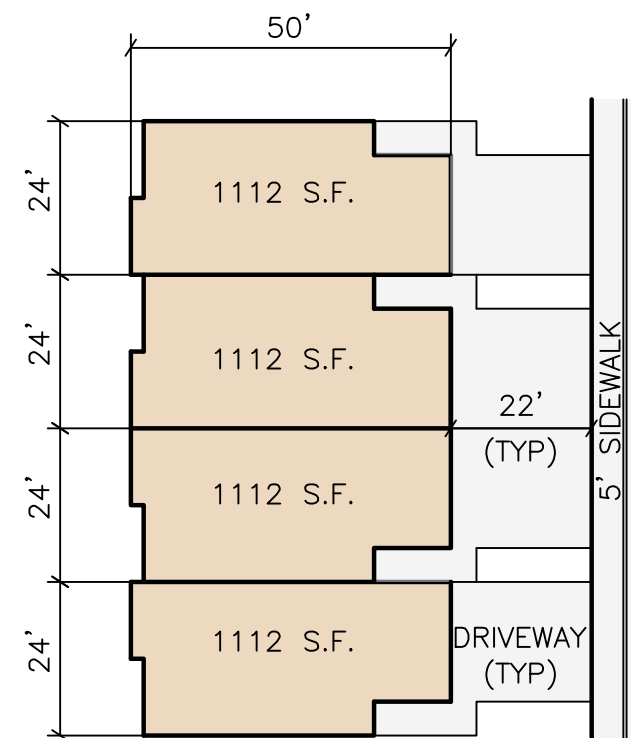
- = BOUNDARY LINE
- = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY
- - - = CENTERLINE
- - - = EASEMENTS
- - - = PROPOSED TRAIL
- = PROPOSED PAVEMENT
- = PROPOSED CONCRETE

LINE TABLE

#	BEARING	DISTANCE
L1	N11°23'15"W	131.50'
L2	N11°23'15"W	131.50'
L3	N11°23'15"W	152.00'



UNIT DETAIL
(REAR LOADING)
NO SCALE



UNIT DETAIL
(FRONT LOADING)
NO SCALE



SkyRim - Townhomes

Hurricane City, Washington County, Utah

Reeve & Associates, Inc.
TRA
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2668 WWW.REEVE.CO
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

SkyRim - Townhomes
PART OF THE SW 1/4 OF SECTION 31, T.41S., R.13W., S.11B.&M., U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat

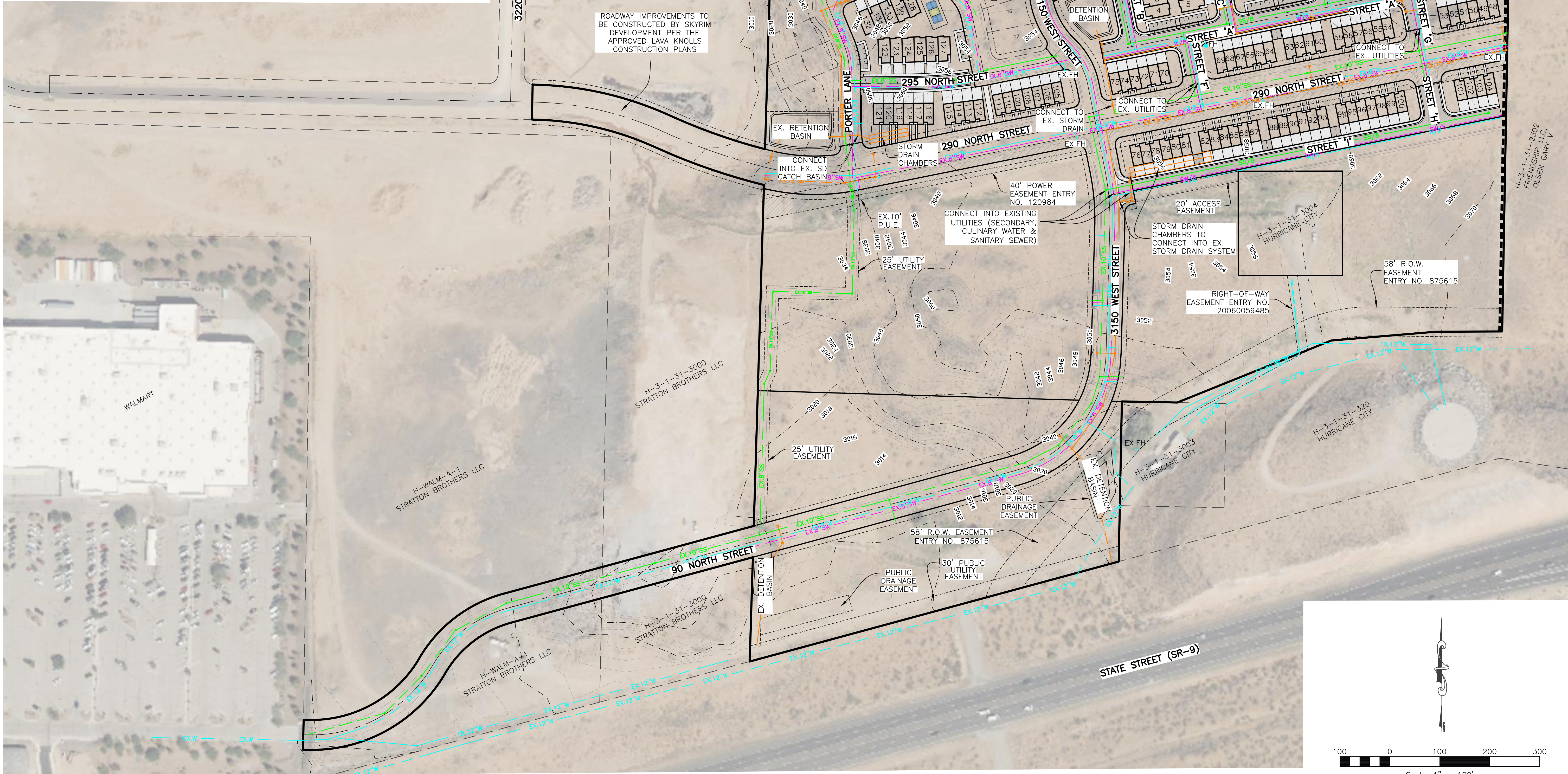
Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 6-21-22
Name: SKYRIM TOWNHOMES
Number: 7152-36

Sheet **3**
2 Sheets

LEGEND

- = BOUNDARY LINE
- = RIGHT OF WAY LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EASEMENTS
- = PROPOSED SANITARY SEWER LINE
- = EX.SS = EXISTING SANITARY SEWER LINE
- = PROPOSED SECONDARY WATER LINE
- = EX.SW = EXISTING SECONDARY WATER LINE
- = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- = EX.W = EXISTING CULINARY WATER LINE
- = PROPOSED STORM DRAIN (SIZE VARIES)
- = EX.SD = EXISTING STORM DRAIN
- = PROPOSED TRAIL
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = EXISTING STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- = P.U.E. = PUBLIC UTILITY EASEMENT
- = EX.FH = EXISTING FIRE HYDRANT
- = FH = EXISTING FIRE HYDRANT
- = PROPOSED PAVEMENT
- = PROPOSED CONCRETE

NOTE: PROJECT DOES NOT HAVE ANY SLOPES OVER 30%



SkyRim - Townhomes

Hurricane City, Washington County, Utah

Reeve & Associates, Inc.
IRA

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL (801) 821-3100 FAX (801) 821-2668 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

SkyRim - Townhomes
PART OF THE SW 1/4 OF SECTION 31, T.41S, R.13W, S.L.B.&M., U.S. SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Preliminary Plat

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Designer:	S. Simrayh
Date:	02-03-25
Name:	SKYRIM TOWNHOMES
Number:	7152-36

Sheet	3
3	Sheets

**Application**

Application Accepted Date: 02/20/2025		Valuation		\$	0.00					
Type of Improvement: Sensitive Lands Application		PERMIT FEES								
Description:		Sub Total:		\$	0.00					
Tenant / Project Name: 50 - Scenic Pointe		Permit Total:		\$	0.00					
Bldg. Address: 760 S 1480 W		Amount Paid:		\$	0.00					
City: Hurricane City State: UT Zip: 84737		Remaining Due:		\$	0.00					
Subdivision: Scenic Pointe Phase: 2										
Block: Lot #: 50 Parcel ID #: H-SCPE-2-50										
Property Owner: Kendra Elliot										
Permit Contact: Terry Spinks										
Email: terry.tccustomhome@gmail.com										
CONTACT INFORMATION										
Engineer of Record: Rosenberg										
Email: Cole.tccustomhome@gmail.com P: (435) 817-5280										
General Contractor: cole spinks										
License #: 11962656-5501 P: (435) 817-5280										
Address: 3625 W 2540 S										
City: 84737 State: UT Zip: 84737										
Email: Cole.tccustomhome@gmail.com										
APPLICATION DETAILS										
DRAFT										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANHIL25-01										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be 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: Cole Spinks										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:			Date:							
Application Issued By:			Date:							
Receipt #:										



STAFF COMMENTS

Agenda Date:	03/13/2025 - Planning Commission
Application Number:	HIL25-01
Type of Application:	Sensitive Lands Exception
Action Type:	Administrative
Applicant:	Kendra Eliot
Agent:	Terry Spinks
Request:	Approval of an exception to the sensitive lands ordinance.
Location:	760 S 1480 W
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The City's Sensitive Lands Ordinance limits the height of retaining walls or stacked rock walls to no more than 16 feet within a 50 foot horizontal distance. The applicant is requesting an exception to this requirement, which is available from the City Council after a recommendation from the Planning Commission if certain conditions are met. The subject property, Lot 50 of Scenic Pointe Phase 2, was originally designed as a walk-out-basement lot; however, the owner wanted a flat pad and constructed a two-tiered rockery-faced wall with a combined height of 15 feet to create a level lot. Taking into account the existing 5-foot walls on the adjacent lots, the combined wall height is 20 feet, which exceeds the 16-foot maximum required by the Sensitive Lands Ordinance by four feet. Retaining walls within subdivisions are generally reviewed and approved with the subdivision construction drawings and are built as "subdivision improvements." Retaining walls built outside of the subdivision process require building permits; the applicant's walls were constructed without building permits.

Code Review and Analysis:

The Scenic Pointe project is subject to the Sensitive Lands Ordinance. Since the walls were not constructed pursuant to the development standards cited in the Sensitive Lands Ordinance, the applicant is requesting an exception from Hurricane City Code ("HCC") 10-24-8(C)(1), which states as follows:

The maximum height of a retaining or stacked rock wall shall not exceed 16 feet. Retaining or stacked rock walls separated by less than 50 feet of horizontal distance shall be considered as a single wall, and their combined height shall not exceed 16 feet. The 50-foot spacing standard applies to walls or slopes on the same lot and when the wall or slope is within 50 feet of a wall or slope on an adjacent lot.

HCC 10-24-3(G)(1) provides an avenue for an exception if certain conditions are met, as follows:

Exceptions to the provisions of this chapter may be granted by the City Council upon recommendation from the Planning Commission when:

- 1. An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands.*

Therefore, for an exception to be warranted, the City Council will need to determine, after a recommendation from the Planning Commission, that each of the four following conditions have been established:

1. The non-compliant retaining wall is based on sound and generally accepted engineering and land development principles;
2. The non-compliant retaining wall will result in equal or better protection than development under the normal standards;
3. The non-compliant retaining wall is consistent with the purposes of the Sensitive Lands ordinance; and
4. The non-compliant retaining wall is consistent with the general plan policies affecting sensitive lands.

In support of the requested exception, the applicant has provided a statement from Rosenberg Civil Engineers, along with a report from AGECE Applied GeoTech, asserting that the two-tiered rockery-faced reinforced fill slope was designed and inspected by AGECE, who has prepared a compliance letter certifying that the slope was built meeting the compaction requirements and design recommendations contained in the project's geotechnical reports, and that the lot is graded to direct stormwater drainage away from the rockery walls to drain into the Scenic Pointe Phase 2 storm drain improvements. The engineering documents have been reviewed and accepted by the Building Official and are included in the Commission's packet. Therefore, based on the Rosenberg and AGECE certifications, staff has determined that exception conditions 1. and 2. have been satisfied.

The third and fourth exception conditions require that the non-compliant retaining wall must be consistent with the purposes of the Sensitive Lands Ordinance and the General Plan. HCC 10-24-1 states that the purpose of the Sensitive Lands Ordinance is:

To further the peace, health, safety and welfare of the inhabitants of the City, development within hillside areas must be accomplished in a manner that minimizes potential flooding and erosion; provides protection from other hazards; and encourages preservation of natural scenic beauty. The objectives to be achieved include the following:

- A. Preserve unique geologic features, ridgelines and hillsides; and maintain open space.*

- B. Minimize the amount of grading and earthwork including street excavation and site grading.*
- C. Design and construct roads to minimize scars from cuts and fills and avoid permanent scarring of hillsides.*
- D. Stabilize steep hillsides, retain moisture, prevent erosion, and preserve the beauty of unique landscape.*
- E. Encourage street right-of-way, lot layout and structure designs that minimize grading, excavation, and land disturbance generally.*
- F. Encourage density transfers and cluster type development to minimize disturbance of steep or sensitive terrain and important archaeological sites.*
- G. Maintain scenic qualities by minimizing the visual impact of manmade structures on the natural environment while allowing reasonable land use.*
- H. Protect property rights through application of the "takings review" procedure set forth in section 10-7-21 of this title.*

The retaining walls have been constructed on an existing graded residential lot within the Scenic Pointe subdivision. The construction of the walls did not damage or remove any unique geologic features, ridgelines, hillsides, archeological sites, or otherwise sensitive terrains, and have not impacted the natural scenic qualities of the City. The General Plan designation for the development is Single Family Residential, and the walls are considered typical of single-family developments and thus comply with the General Plan. And, based on the engineering certifications submitted by the applicant, the walls have not created any adverse stability or drainage conditions; therefore, staff has determined that exception conditions 3 and 4 have been satisfied.



**Staff Findings:**

1. Engineering certifications from Rosenberg Engineers and AGECE Applied GeoTech has been submitted indicating that the retaining walls are constructed based on sound and generally accepted engineering and land development principles. The engineering documentation regarding the construction of the walls has been reviewed and accepted by the Building Official and Engineering Department.
2. The walls in question will not have a major visible impact on the City and will perform adequately to stabilize the hillside.
3. The construction of the retaining walls is consistent with the purposes of the Sensitive Lands Ordinance by stabilizing a steep hillside and is not considered to damage or remove any unique geologic features or impair any scenic qualities.
4. The General Plan designation for this development is “Single Family” which allows for regular development of property within the confines of the Sensitive Lands Ordinance. The walls are considered typical of single-family development.
5. Staff finds that the walls were constructed without building permits and in a manner that was not consistent with the development standards of the Sensitive Lands Ordinance; however, based on the analysis in the preceding section of this report, staff finds that the requested exception conforms to the standards and conditions required by section 10-24-3(G)(1) for granting exceptions to the ordinance.

Staff Recommendation: Staff does not support or seek to encourage any development not in compliance with City codes and standards. Notwithstanding, based on the findings and analysis contained in this report, staff supports a recommendation of approval for the requested exception to the City Council.

February 11, 2025

Hurricane City Planning Department
147 North 870 West
Hurricane, Utah 84737

C/O TC Custom Home and Design, LLC
Terry Spinks
3625 West 2540 South
Hurricane, Utah 84737

**Subject: Sensitive Lands Alternative Solution
Scenic Point, Phase 2, Lot 50
Hurricane, Utah
Job # 14501-25-001**



Dear Planning and Zoning Administrator,

This letter has been prepared to formally seek an exception to Hurricane City's Sensitive Lands Ordinance (Chapter 24), as provided specifically in Section 10-24-3, as it pertains to Scenic Point, Phase 2, Lot 50 (originally platted as Lot 70).

Scenic Point subdivision was designed in 2006 with the subdivision plans being fully approved in January 2007. The subdivision construction plans were for the entire subdivision with graded roads and lots left with original topographic grades (no pads). 1480 West Road was constructed with an approximate 8.75% road grade. Lot pad grades were left to the builder to determine finished floor elevations based on the particular home design. Using the approved grading plan, home pad elevations have been estimated to be 3375.00 for Lot 50, 3354.00 for Lot 55, and 3352.00 for Lot 56 (see attached excerpt from the grading plan). This is an estimated 21-23-foot vertical difference between adjoining lots. At the time this was acceptable, and the construction plans were approved. The approved subdivision plans predate the Sensitive Land Ordinance which was codified in 2008.

Recently, stacked rock retaining walls have been constructed to improve Lot 50 for a slab-on-grade home. The recent construction consists of a two-tiered stacked rock wall with the upper tier being 7.0-feet tall and the lower tier being 8.0-foot tall, a total of 15-feet. The existing homes on Lots 55 and 56 have approximately 5-foot tall retaining walls in their backyards. The builder has been made aware that the newly constructed retaining walls exceed the permissible total height of 16-feet within a range of 50-feet as indicated in the Sensitive Land Ordinance.

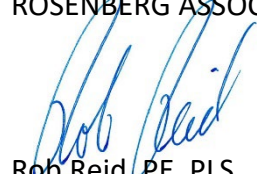
Hurricane City code, Section 10-24-3-G, allows City Council to grant exceptions to the Sensitive Lands Ordinance based on generally accepted engineering principles and the existing lot size before the effective date of adoption of the ordinance. The following demonstrates evidence in

support of the exception:

1. The subdivision lots were platted before the Sensitive Lands ordinance.
2. To mitigate the approved lot elevation difference, a two-tiered rockery faced reinforced fill slope was designed by AGECE. A copy of AGECE's design is attached.
3. AGECE inspected the retaining walls during construction and prepared a compliance letter stating that the rockery faced reinforced fill slope was built meeting compaction requirements. A copy of AGECE's letter is attached.
4. The lot is graded to direct stormwater drainage away from the rockery walls to drain into storm drains installed with Scenic Point Phase 2 improvements.

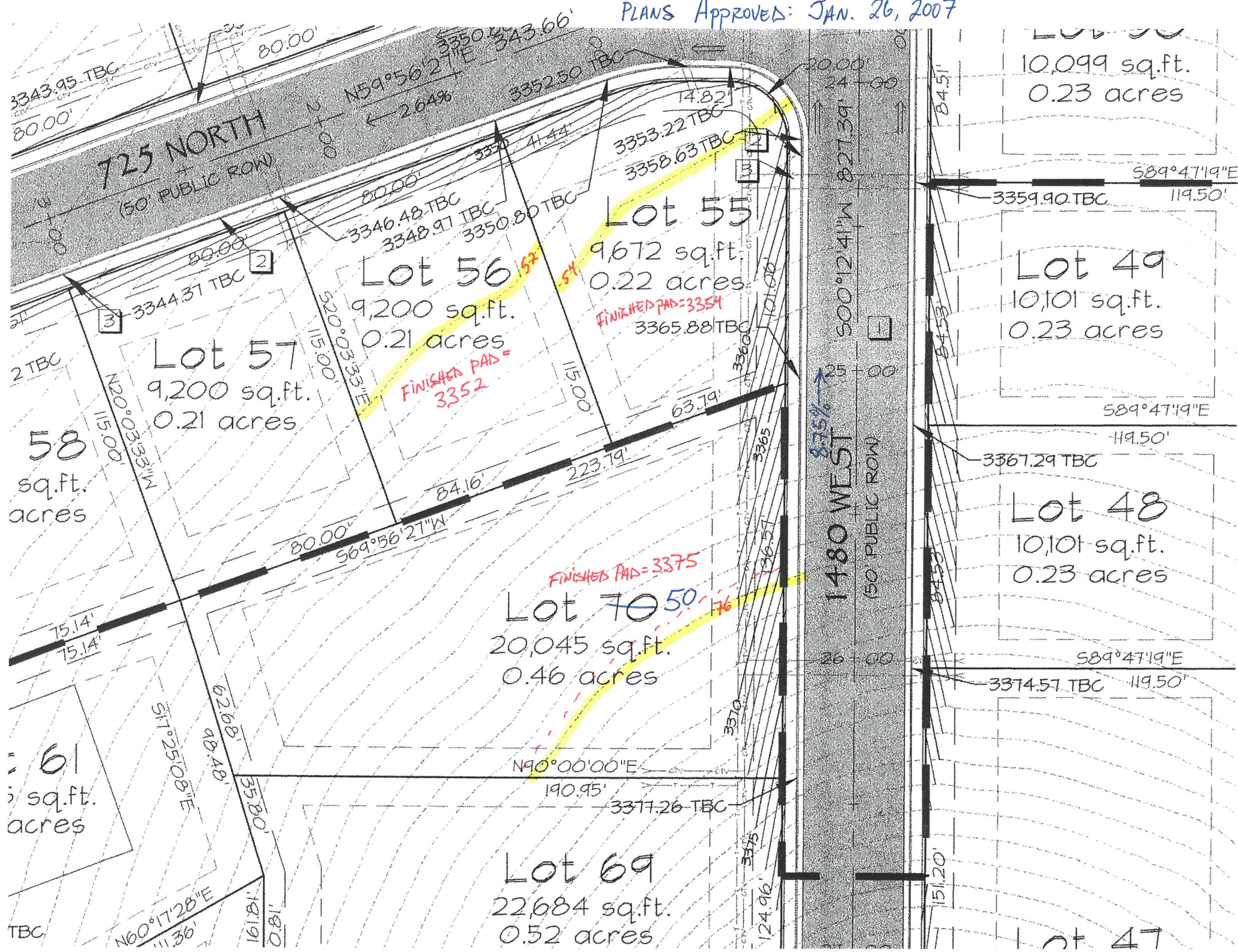
We appreciate your consideration to grant an exception to the Sensitive Lands Ordinance for the subject walls. Should you have any questions regarding this request, please contact us at your convenience at (435) 673-8586.

ROSENBERG ASSOCIATES

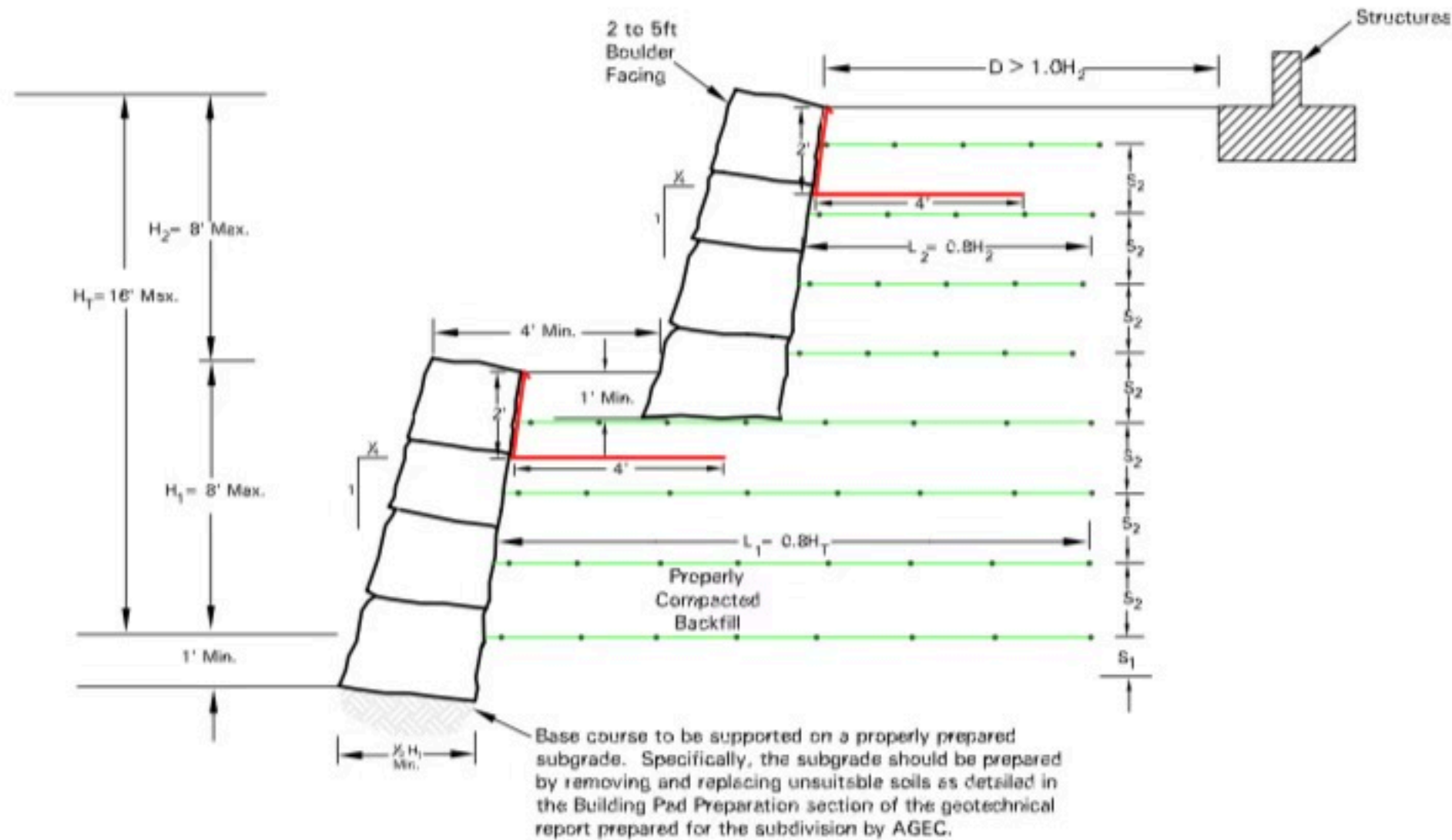


Rob Reid, PE, PLS
Principal

PLANS APPROVED: JAN. 26, 2007



BLACK RIDGE
HURRICANE, UTAH



Key:

- Mirafi 140N Filter Fabric
- Geosynthetic Reinforcement

Note: See Figure 9 for Notes

By: G. Wayne Rogers, P.E.



December 12, 2024

TC Custom Home & Design, LLC
3625 West 2540 South
Hurricane, Utah 84737

Attention: Terry Spinks
Email: terry.tccustomhome@gmail.com

Subject: Rockery Wall Compaction Testing Summary
Scenic Pointe, Phase 2, Lot 50
Hurricane, Utah
AGEC Project Number 2241633

- References:
1. "Geotechnical Investigation" report provided by Rosenberg Associates, Project Number 4531-04 dated October 27, 2004.
 2. "Rockery Faced Reinforced Fill Slope" design provided by AGECE, Project Number 2222132 dated August 16, 2023.
 3. Compaction testing and observations conducted by AGECE during construction.

Applied Geotechnical Engineering Consultants, Inc. (AGECE) was requested to provide our professional opinion on whether the level of compaction of the rockery wall backfill measured by in-place density tests meets the compaction recommendation provided in the report referenced above.

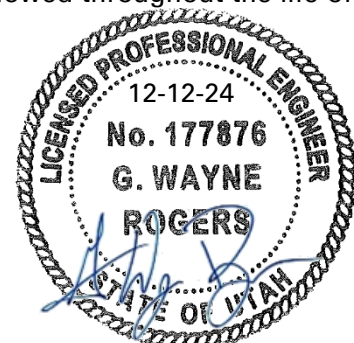
Based on our observations and compaction test results (Reference No. 3), it is our professional opinion that the work tested by AGECE was measured to meet the compaction criteria contained within Reference Nos. 1 and 2.

The recommendations provided in the referenced report should be followed throughout the life of the structure.

Please call if further consultation or observations are required.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.





December 12, 2024

TC Custom Home & Design, LLC
3625 West 2540 South
Hurricane, Utah 84737

Attention: Terry Spinks
Email: terry.tccustomhome@gmail.com

Subject: Rockery Wall Compaction Testing Summary
Scenic Pointe, Phase 2, Lot 50
Hurricane, Utah
AGEC Project Number 2241633

- References:
1. "Geotechnical Investigation" report provided by Rosenberg Associates, Project Number 4531-04 dated October 27, 2004.
 2. "Rockery Faced Reinforced Fill Slope" design provided by AGEC, Project Number 2222132 dated August 16, 2023.
 3. Compaction testing and observations conducted by AGEC during construction.

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to provide our professional opinion on whether the level of compaction of the rockery wall backfill measured by in-place density tests meets the compaction recommendation provided in the report referenced above.

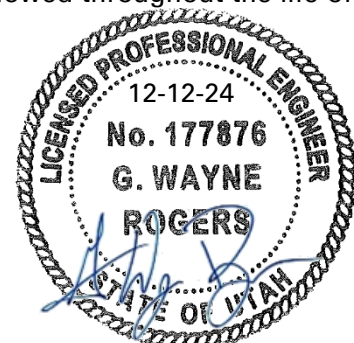
Based on our observations and compaction test results (Reference No. 3), it is our professional opinion that the work tested by AGEC was measured to meet the compaction criteria contained within Reference Nos. 1 and 2.

The recommendations provided in the referenced report should be followed throughout the life of the structure.

Please call if further consultation or observations are required.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.



PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 25, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 3:00 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Moderate

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

PW

Date:

8/4/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/25/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Moderate

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 26, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 9:00 AM

FINISH TIME: 10:00 AM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 90 to 95

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.00	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/12/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/26/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 29, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 8:30 AM

FINISH TIME: 10:00 AM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

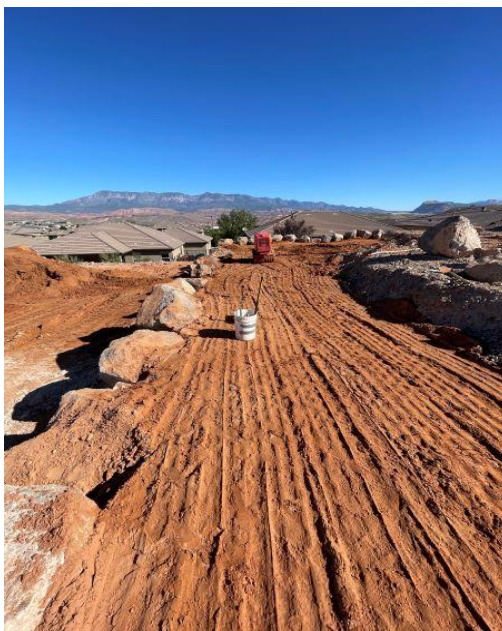
TEMPERATURE RANGE (°F): 80 to 85

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/12/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/29/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: July 31, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 7:30 AM FINISH TIME: 9:00 AM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 70 to 75

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/13/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 7/31/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'		
Slope Batter :	4 to 1		
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N		
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 2, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 8:00 AM FINISH TIME: 9:30 AM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 80 to 85

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/14/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/2/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 5, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 3:00 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 100 to 105

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/15/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/5/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 6, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 1:30 PM

FINISH TIME: 2:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.00	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported materials from Observation Estates, Lot 5 was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/15/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.

FILL AND OBSERVATION TESTING REPORT



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/6/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two Tier Wall on the West End of Lot 50

Category	Observation	Approved? (yes or no)	Corrective Action Required
Embedment:	1' Embedment	Yes	
Boulder Type:	Basalt	Yes	
Ave. Base Boulder Size:	2' to 5'	Yes	
Ave. Top Boulder Size:	2' to 5'	Yes	
Slope Batter :	4 to 1	Yes	
Geogrid Type:	5XT	Yes	
Geogrid Spacing:	2' Vertical	Yes	
Geogrid Length:	10'	Yes	
Filter Fabric:	Mirafi 140N	Yes	
Drain:	N/A		

SKETCH OF EXISTING SLOPE CROSS -SECTION

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 9, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 12:30 PM

FINISH TIME: 1:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 90 to 95

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up	1.00	Grout Samples		
Soils		Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.00			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested for a sample pick-up for a proctor. One proctor was picked-up and delivered to the AGECE lab for further testing. Stuart with SO Dirt works was on site and notified of proctor pick-up.

Jerimia Parker

RECEIVED BY

COMPANY

CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

PW

Date:

8/19/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.

Applied Geotechnical Engineering Consultants, Inc.

Project Number 2241633
Project Name Scenic Pointe, Phase 2, Lot 50
Client TC Custom Home & Design, LLC

FIELD TECH SETUP SHEET

Delivered to Lab Date 8/9/2024
Tested By: _____
Delivered to Lab Time N/A
Sampled By: Jerimia Parker
Date Needed ASAP

Sample Location		Number of Proctors		Bucket ID Number	Modified Proctor	Soil Class	Standard Proctor (Clay)		
		1						Material Type	Special Notes
A-080924	IMPORT material from Red Butte, On-site Stockpile			846				silty sand with gravel (SM)	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 16, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 5:00 PM

FINISH TIME: 6:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 100 to 105

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported crusher fines from Hurricane Ready Mix was used. All tests taken met required specifications. Stuart with SO Dirtworks was notified of all test results via phone call.



RECEIVED BY	/	COMPANY	Jerimia Parker	2179303
			CONSTRUCTION OBSERVER	CERTIFICATION #

Reviewed By:

TS

Date:

8/27/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/16/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two tier wall on the west / northwest end of lot 50.

Category	Observation	NOTES:
Embedment:	1' Embedment	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	2' to 5'	
Average Top Block/BoulderSize:	2' to 5'	
Slope Batter :	4 to 1	
Geogrid Type:	5XT	
Geogrid Spacing:	2' Vertical	
Geogrid Length:	10'	
Filter Fabric:	Mirafi 140N	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 19, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 14

SITE VISITS:

START TIME: 1:30 PM FINISH TIME: 3:00 PM

START TIME: FINISH TIME:

START TIME: FINISH TIME:

START TIME: FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 95 to 100

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		NON-COMPLIANCE ITEM(S) FOLLOW UP:
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		ORIGINAL DATE(s):
Cancelled Visit		Shotcrete Panel		
Total Hours	1.50			

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests on rockery wall. Native material was used. Tests taken met project requirements. Stuart with SO Dirtworks was notified of tests results.



RECEIVED BY

COMPANY

Hediel Perez
CONSTRUCTION
OBSERVER

CERTIFICATION #

Reviewed By:

TS

Date:

8/28/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.: 22936

DENSITY STANDARD COUNT: 1448

MOISTURE STANDARD COUNT: 651

Page: 1 of 1

Remarks: BFG = Below Finish Grade, FSG = Finish Subgrade
ABC = Aggregate Base Course, PZ = Pipe Zone, SMH = Sewer
PH = Pot Hole, FFG = Finish Footing Grade

TS

REVIEWED BY

This report presents opinions formed as a result of our observation of fill placement. We have relied on the contractor to continue applying the recommended compactive effort and moisture to the fill during times our observer is not observing operations. Tests are made of the fill only as believed necessary to calibrate our observer's judgment. Test data are not the sole basis for opinions on whether the fill meets specifications.

The services referred to herein were performed in accordance with the standard of care practiced locally for the referenced method(s) and relate only to the condition(s) observed or sample(s) tested at the time and place stated herein. AGEC makes no other warranty or representation, including source of materials submitted by others.



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/19/2024

Technician/Engineer: Hediél Perez

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date: 8/19/2024

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Category	Observation	NOTES:
Embedment:	1'	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	4'X3'	
Average Top Block/BoulderSize:	N/A	
Slope Batter :	1':4'	
Geogrid Type:	3XT	
Geogrid Spacing:	2'	
Geogrid Length:	4'	
Filter Fabric:	N/A	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50

ADDRESS: Hurricane, Utah

CONTRACTOR: TC Custom Home & Design, LLC

PROJECT NUMBER: 2241633

DATE: August 20, 2024

PERMIT NUMBER:

P.O. NUMBER:

MILEAGE (ROUND TRIP): 20

SITE VISITS:

START TIME: 4:00 PM

FINISH TIME: 5:30 PM

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

START TIME:

FINISH TIME:

WEATHER: Clear

TEMPERATURE RANGE (°F): 105 to 110

WINDS: Calm

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt		Asphalt Cores		None
Concrete		Concrete Cylinders		
Reinforced Concrete		Concrete Cores		None
Sample Pick-up		Grout Samples		
Soils	1.50	Masonry Prisms		None
Structural Masonry		Mortar Samples		
Structural Steel		Soil Series		None
Cancelled Visit		Shotcrete Panel		
				None
Total Hours	1.50			ORIGINAL DATE(s):

OBSERVATIONS:

AGEC was on site as requested to perform in place density tests for a rockery wall backfill. Imported crusher fines from Hurricane Ready Mix was used. All tests taken met required specifications. Stuart with SO Dirtworks was on site and notified of all test results.



RECEIVED BY	/	COMPANY	Jerimia Parker	2179303
			CONSTRUCTION OBSERVER	CERTIFICATION #

Reviewed By:

TS

Date:

8/28/2024

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECEC. If you have any questions or require clarification, please contact AGECEC at the phone number provided below.



NUCLEAR GAUGE SERIAL NO.: 25783

DENSITY STANDARD COUNT: 1322

MOISTURE STANDARD COUNT: 633

Page: 1 of 1

Remarks: BFG = Below Finish Grade

Jerimia Parker
FIELD OBSERVER

TS
REVIEWED BY

Proctor ID	ASTM Test Method	Soil Description
A	D-1557	220921E - Hurricane Ready Mix Crusher Fines

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493
1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044



BOULDER FACED SLOPE INSPECTION SHEET

Project No: 2241633

Date: 8/20/2024

Technician/Engineer: Jerimia Parker

Client: TC Custom Home & Design, LLC

Project Name: Scenic Pointe, Phase 2, Lot 50

Location: Hurricane, Utah

Weather: Clear Calm

Boulder-faced Slope Report No:

Date:

General Observations (ie, no. of tiers, height, condition, facing bedrock cut or facing embankment fill?, etc.):

Two tier wall on the west / northwest end of lot 50.

Category	Observation	NOTES:
Embedment:	1' Embedment	
Facing Type (Block or Boulder):	Basalt	
Average Base Block/Boulder Size:	2' to 5'	
Average Top Block/BoulderSize:	2' to 5'	
Slope Batter :	4 to 1	
Geogrid Type:	5XT	
Geogrid Spacing:	2' Vertical	
Geogrid Length:	10'	
Filter Fabric:	Mirafi 140N	
Drain:	N/A	

PROJECT: Scenic Pointe, Phase 2, Lot 50 PROJECT NUMBER: 2241633
 ADDRESS: Hurricane DATE: August 28, 2024
 CONTRACTOR: TC Custom Home & Design, LLC PERMIT NUMBER: _____
 P.O. NUMBER: _____

SITE VISITS:
 START TIME: 12:00 PM FINISH TIME: 1:30 PM
 START TIME: _____ FINISH TIME: _____
 START TIME: _____ FINISH TIME: _____
 START TIME: _____ FINISH TIME: _____
 WEATHER: Clear
 TEMPERATURE RANGE (°F): 85 to 90
 WINDS: _____

TYPE OF SERVICE:	HRS	MATERIAL SAMPLED:	QTY	NON-COMPLIANCE ITEM(S) THIS REPORT:
Asphalt	_____	Asphalt Cores	_____	NON-COMPLIANCE ITEM(S) FOLLOW UP:
Concrete	_____	Concrete Cylinders	_____	
Reinforced Concrete	_____	Concrete Cores	_____	
Sample Pick-up	_____	Grout Samples	_____	
Soils	1.50	Masonry Prisms	_____	
Structural Masonry	_____	Mortar Samples	_____	
Structural Steel	_____	Soil Series	_____	
Cancelled Visit	_____	Shotcrete Panel	_____	
_____	_____	_____	_____	
_____	_____	_____	_____	
Total Hours	1.50	_____	_____	ORIGINAL DATE(s): _____

OBSERVATIONS:

AGEC was on site as requested to perform in-place density tests on rockery wall backfill. Import from Hurricane Ready Mix Crusher Fines material was used. Tests taken met project specifications. Stuart with SO Dirtworks was notified of test results. Paperwork was left on site.



RECEIVED BY _____ / COMPANY _____ Devin Robles
 CONSTRUCTION OBSERVER CERTIFICATION # _____

Reviewed By: _____

Date: _____

This field memo contains information related to the referenced project. The information contained herein should be considered preliminary until reviewed by the project manager. All test results or other data contained herein are subject to review prior to inclusion in our project report(s). The information provided does not constitute an engineering evaluation or opinion regarding the suitability of the subject work or materials. This field memo and the reported data herein shall not be reproduced, except in full, without the prior written approval of AGECE. If you have any questions or require clarification, please contact AGECE at the phone number provided below.



Hurricane City Application

Application Accepted Date: 02/24/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description: 38 Unit multi-family development		Planning Fee		\$	250.00					
Tenant / Project Name: Lake View Town Homes Phase 1		Sub Total:		\$	250.00					
Bldg. Address: 4640 West Dixie Springs Dr		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00					
Subdivision: Lakeview Townhomes Phase: 1		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-4136-D-SLL										
Zone: R1-8 (PDO)										
Property Owner: The Hollows, LLC.										
Permit Contact: Logan Blake P:(435) 628-2121										
Email: logan@dsgcivil.com										
CONTACT INFORMATION										
Engineer of Record: Logan Blake										
Email: logan@dsgcivil.com P: (435) 628-2121										
General Contractor: DSG Engineering, Inc.										
License #: 797785 P: (435) 628-2121										
Address: 113 East 200 North Suite 2										
City: St. George State: UT Zip: 84770										
Email: logan@dsgcivil.com										
APPLICATION DETAILS										
DRAFT										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP25-09										
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 #: 224087728-02/24/25										

Final Site Plan
Lakeview Townhomes Phase 1
Narrative Description
(Written text required by City Code Section 10-7-10)
February 2025

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

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

Property Location and Purpose of Final Site Plan Review

The subject property is part of the overall Desert Sands development, and one of the 4 phases of the proposed Lakeview Townhomes subdivision. The project 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 the current zoning is R1-10 with a PDO overlay. This application proposes to develop multifamily housing on 17.15 acres (Phase 1 – 4.10 acres) shown as area "J" on the Desert Sands PDO Land use Plan.

A. Use of Land

We propose with this 1st phase a 38-unit multi-family subdivision on the site. The units will be two stories attached 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 duplex and 4 plex townhomes 1,082 sq.ft. to 1,584 sq. ft. of footprint area. Building heights to the top of the pitched roof range from 27 feet for the smaller unit to a max of 32 feet for the largest unit.

C. Density

We propose with this 1st phase, 38 units on 4.10 acres, for a phase density of 9.27 dwelling units per acre. The Lakeview Townhome project for all 4 phases will be 186 units on 17.15 acres for a project density of 10.85 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 414 units on 119.15 acres have been approved with preliminary plats in the Desert Sands project. This project will increase the numbers to 511 units on 136.3 acres for a current density of 3.75 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 4 phases with the amenity area being set aside in phase 1. The final site plan for Phase 2 to 4 will be brought back at a later date.

F. Topography

The project site itself is slopes from North to south at a grade of 4-5%

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 west 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 plan has been 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. We propose 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 west. A sign permit application will be submitted at a later date.



STAFF COMMENTS

Agenda Date:	02/13/2025 - Planning Commission
Application Number:	FSP25-09
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake - DSG Engineering
Request:	Final Site Plan Approval.
Location:	4640 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:

The applicant is seeking approval of a final site plan for the Lake View Townhomes Phase 1, a 38 unit townhome development located along Dixie Springs Drive. This project received preliminary site plan approval in July 2024, and preliminary plat approval in September 2024. The site is zoned Single Family Residential R1-8(PDO) as part of the Desert Sands development.

6. Building elevations have been provided. All units will be under 35' tall.

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

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	1030.00'	57.56'	3°12'06"	28.79'
C102	20.00'	31.05'	88°56'24"	19.63'
C103	15.00'	23.76'	90°44'45"	15.20'
C104	1123.00'	68.91'	3°30'57"	34.47'
C105	1168.00'	72.63'	3°33'47"	36.33'
C106	15.00'	23.38'	89°18'05"	14.82'
C107	272.50'	51.34'	10°47'40"	25.75'
C108	20.00'	31.42'	90°00'00"	20.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C109	20.00'	31.42'	90°00'00"	20.00'
C110	227.50'	42.86'	10°47'40"	21.49'
C111	20.00'	31.42'	90°00'00"	20.00'
C112	20.00'	31.09'	89°03'44"	19.68'
C113	3035.00'	526.13'	9°55'57"	263.73'
C114	25.00'	39.30'	90°04'33"	25.03'
C115	25.00'	33.12'	75°55'01"	19.50'
C116	25.00'	39.27'	90°00'00"	25.00'

OWNER/DEVELOPER

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

CONTACT

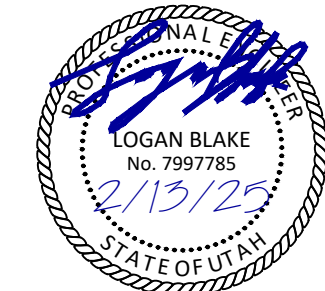
LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgecivil.com

PROPERTY / RIGHT-OF-WAY SYMBOLS

	COMMON AREA
	LIMITED COMMON AREA
	PRIVATE OWNERSHIP OR PUBLIC RIGHT-OF-WAY AS LABELED

PROJECT DATA:

SITE DATA	
ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA:	96,782 SQ. FT. (21%)
LANDSCAPE AREA PROPOSED:	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA:	58,963 SQ. FT. (33%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES



PROJECT NAME	DATE	APP'D	NO.
LAKEVIEW TOWNHOMES AT DESERT SANDS			
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH			
HORIZONTAL CONTROL PLAN			

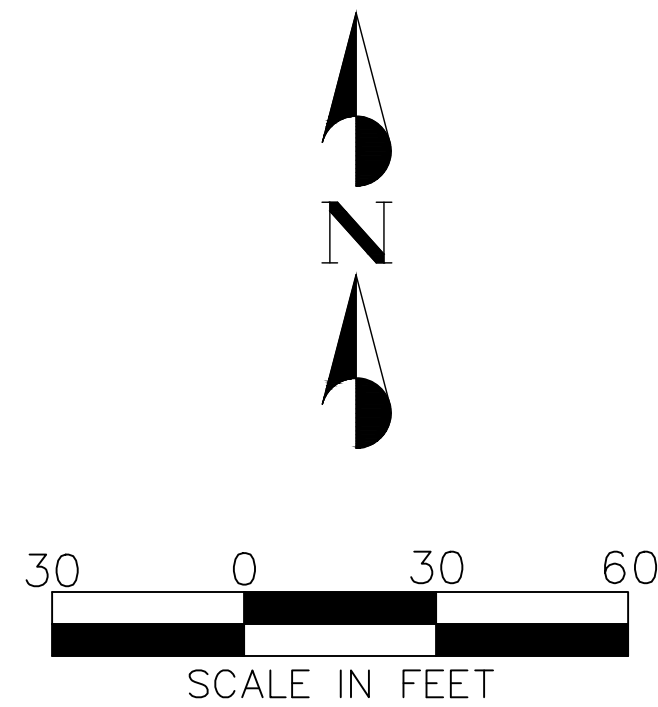
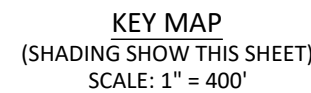
LAKEVIEW TOWNHOMES
AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

HC-1
3 OF 41 TOTAL



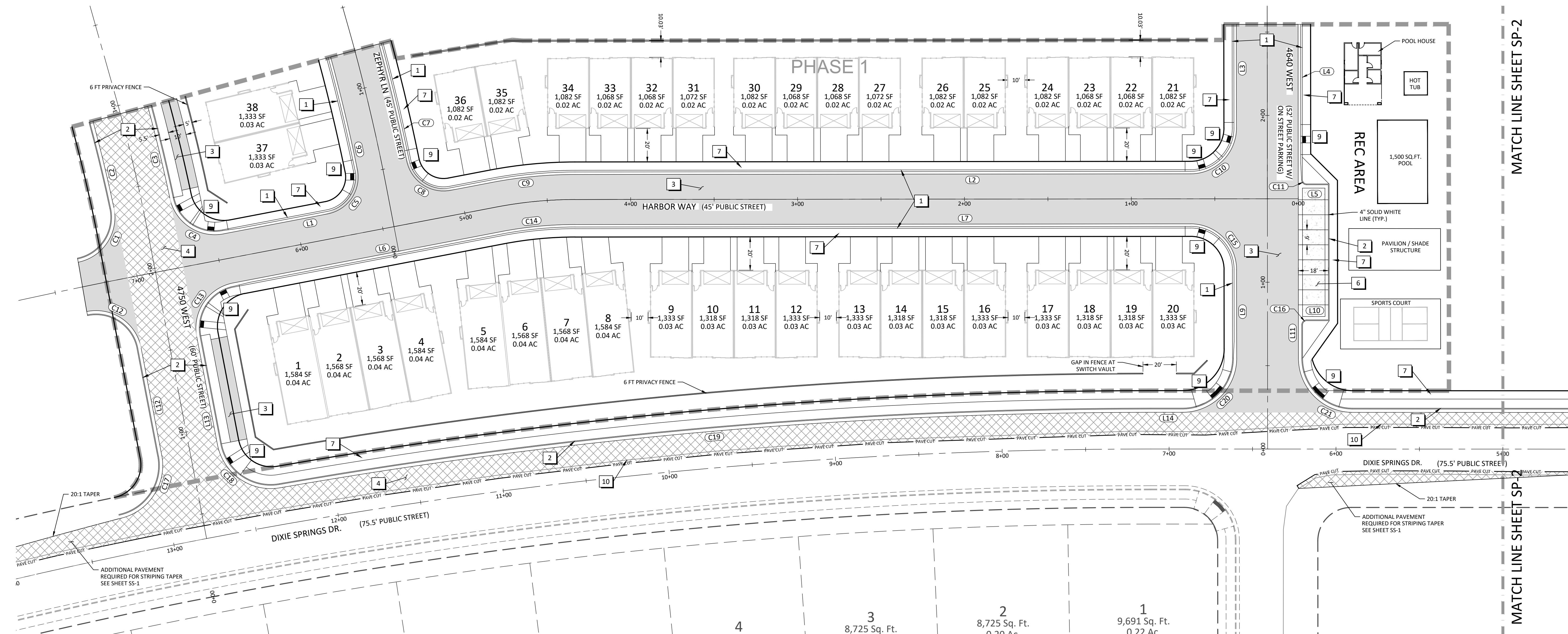
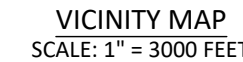
THE HOLLOW, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

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

	STREET CENTERLINE ROAD RIGHT OF WAY LINE PROPOSED PROPERTY LINE EXISTING PROPERTY LINE PROPOSED CURB & GUTTER
	PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	TBC CURVE/LINE TAG

ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU / ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA	96,782 SQ. FT.
LANDSCAPE AREA PROPOSED	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA	58,963 SQ. FT. (33%)

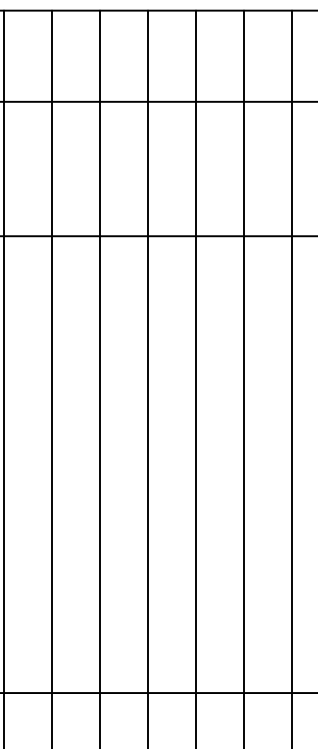
GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES



TBC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	200.00'	116.35'	33°19'59"	59.88'
C23	100.00'	36.58'	20°57'28"	18.50'
C24	115.00'	71.67'	35°42'34"	37.04'
C25	1037.50'	380.40'	21°00'27"	192.36'

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- | | | | |
|---|---|----|---|
| 1 | MODIFIED CURB AND GUTTER (TYPE RU30) PER CITY OF HURRICANE STANDARD DRAWING CC 102. | 6 | 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE. |
| 2 | STANDARD CURB AND GUTTER (TYPE HB30-7) PER CITY OF HURRICANE STANDARD DRAWING CC 101. | 7 | 5' WIDE CONCRETE SIDEWALK PER CITY OF HURRICANE STANDARD DRAWING CC 105. |
| 3 | 2.5" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. | 8 | CONSTRUCT NEW 8' WIDE CROSS GUTTER PER CITY OF HURRICANE STANDARD DRAWING CG 100. |
| 4 | 3" ASPHALTIC CONCRETE OVER 6" TYPE II AGGREGATE BASE. | 9 | CONSTRUCT HANDICAP RAMP PER STANDARD DETAIL PED 100, PED 107, & PED 108. |
| 5 | 3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE. | 10 | SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT. |



LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SITE PLAN

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

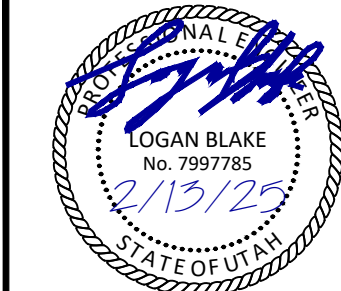
1113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



1 = 30

SP-1

OF 41 TOTAL



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

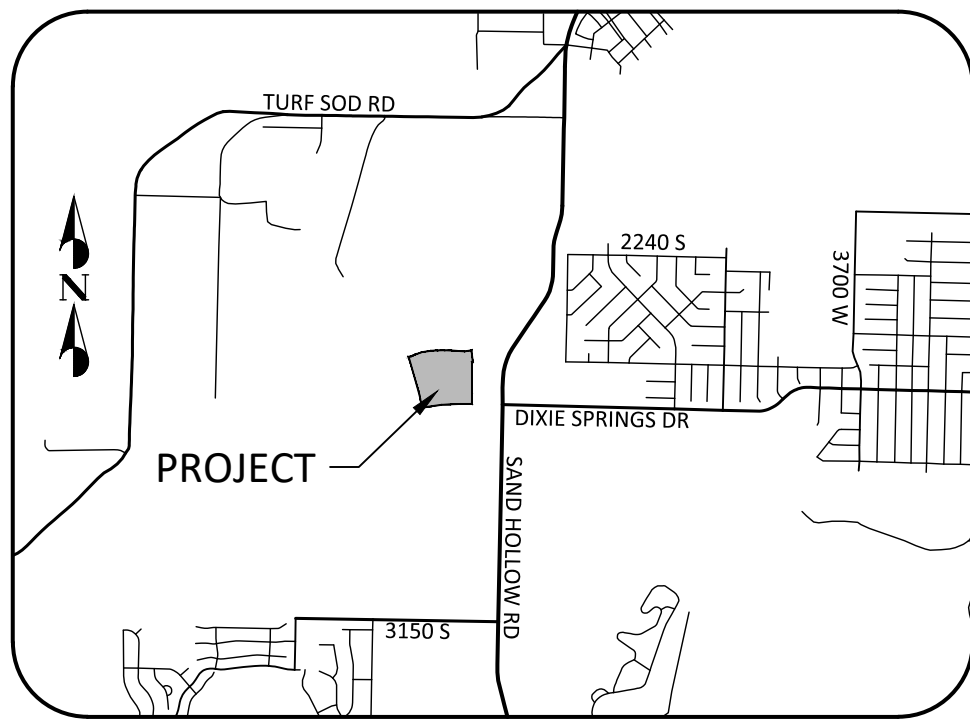
SHEET NAME:
SITE PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

SP-2



PROJECT DATA:

SITE DATA

ZONING: R1-8 (PDO)
SITE AREA: 178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS: 38
DENSITY: 9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA: 48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA: 96,782 SQ. FT.
LANDSCAPE AREA PROPOSED: 36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA: 58,963 SQ. FT. (33%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS: 76 SPACES
TANDEM DRIVEWAY PARKING: 76 SPACES
TOTAL PARKING SPACES PROVIDED: 152 SPACES

LEGEND:

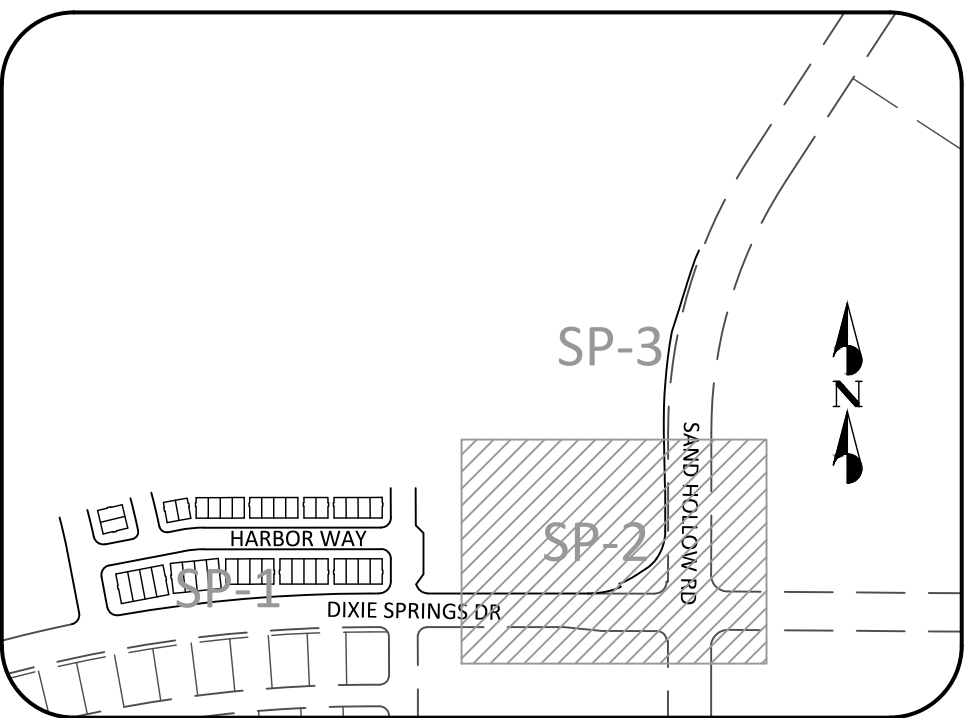
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- TBC CURVE/LINE TAG

OWNER/DEVELOPER

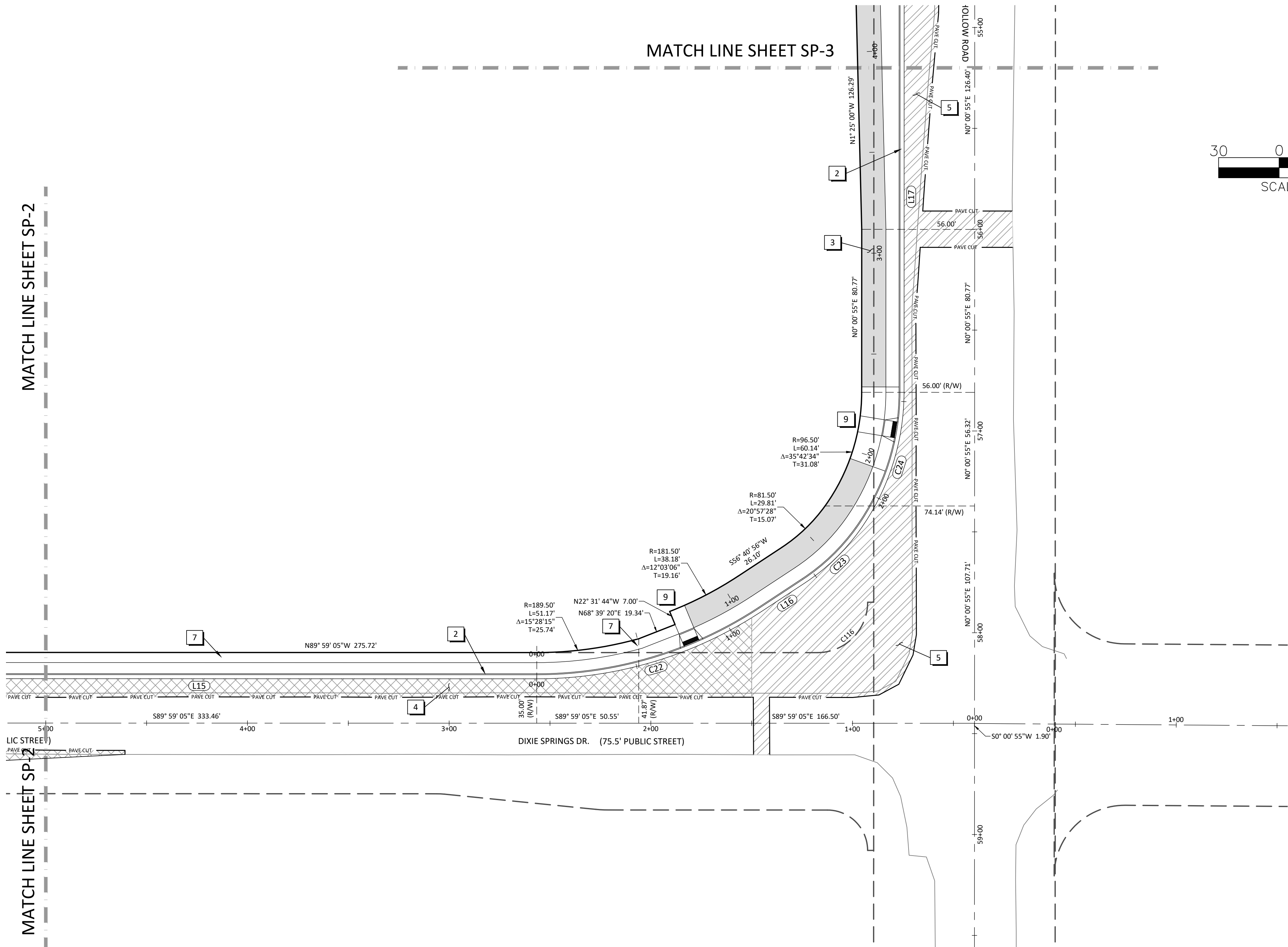
THE HOLLOWES, LLC.
113 EAST 200 NORTH SUITE #2
ST. GEORGE, UTAH 84770

CONTACT

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



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 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.
- 3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE.
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5' WIDE 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 PED 100, PED 107, & PED 108.
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.

LINE	BEARING	LENGTH
L1	N79°08'42"E	63.59'
L2	S89°56'22"W	368.88'
L3	S0°03'38"E	62.06'
L4	N0°03'38"W	93.19'
L5	N89°56'22"E	13.50'
L6	N79°08'42"E	163.74'
L7	S89°56'22"W	368.88'
L9	S0°03'38"E	52.99'

LINE	BEARING	LENGTH
L10	N89°56'22"E	13.50'
L11	N0°03'38"W	20.00'
L12	N10°51'18"W	65.58'
L13	N10°51'18"W	65.90'
L14	N89°59'05"W	18.93'
L15	S89°59'05"E	333.46'
L16	S56°40'56"W	26.10'
L17	N0°00'55"E	207.17'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.42'	90°20'50"	25.15'
C2	980.50'	53.32'	3°06'56"	26.66'
C3	1019.50'	56.87'	3°11'46"	28.44'
C4	25.00'	38.80'	88°56'04"	24.54'
C5	20.00'	31.68'	90°44'45"	20.26'
C6	1128.00'	69.22'	3°30'57"	34.62'
C7	1163.00'	72.32'	3°33'47"	36.17'
C8	20.00'	31.17'	89°18'05"	19.76'
C9	267.50'	50.40'	10°47'40"	25.27'
C10	25.00'	39.27'	90°00'00"	25.00'
C11	2.50'	3.93'	90°00'00"	2.50'
C12	25.00'	39.63'	90°49'02"	25.36'
C13	25.00'	39.27'	90°00'00"	25.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	200.00'	116.35'	33°19'59"	59.88'
C23	100.00'	36.58'	20°57'28"	18.50'
C24	115.00'	71.67'	35°42'34"	37.04'
C25	1037.50'	380.40'	21°00'27"	192.36'

TBC LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°08'42"E	63.59'
L2	S89°56'22"W	368.88'
L3	S0°03'38"E	62.06'
L4	N0°03'38"W	93.19'
L5	N89°56'22"E	13.50'
L6	N79°08'42"E	163.74'
L7	S89°56'22"W	368.88'
L9	S0°03'38"E	52.99'

TBC LINE TABLE		
LINE	BEARING	LENGTH
L10	N89°56'22"E	13.50'
L11	N0°03'38"W	20.00'
L12	N10°51'18"W	65.58'
L13	N10°51'18"W	65.90'
L14	N89°59'05"W	18.93'
L15	S89°59'05"E	333.46'
L16	S56°40'56"W	26.10'
L17	N0°00'55"E	207.17'

TBC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.42'	90°20'50"	25.15'
C2	980.50'	53.32'	3°06'56"	26.66'
C3	1019.50'	56.87'	3°11'46"	28.44'
C4	25.00'	38.80'	88°56'04"	24.54'
C5	20.00'	31.68'	90°44'45"	20.26'
C6	1128.00'	69.22'	3°30'57"	34.62'
C7	1163.00'	72.32'	3°33'47"	36.17'
C8	20.00'	31.17'	89°18'05"	19.76'
C9	267.50'	50.40'	10°47'40"	25.27'
C10	25.00'	39.27'	90°00'00"	25.00'
C11	2.50'	3.93'	90°00'00"	2.50'
C12	25.00'	39.63'	90°49'02"	25.36'
C13	25.00'	39.27'	90°00'00"	25.00'

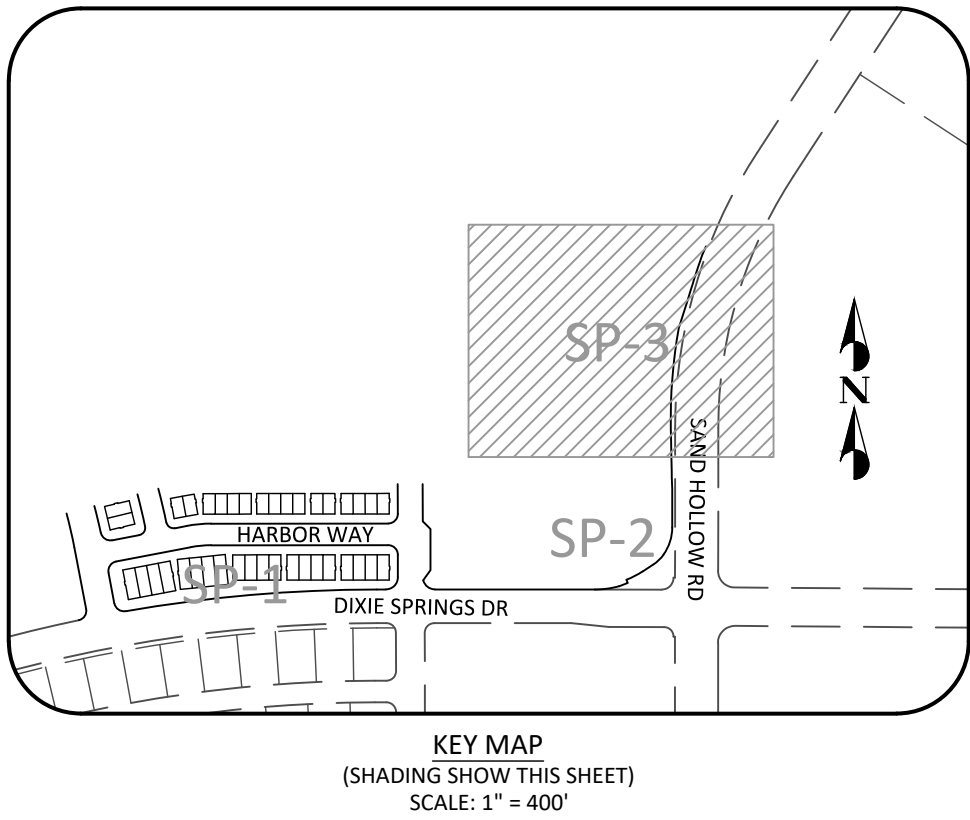
TBC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	200.00'	116.35'	33°19'59"	59.88'
C23	100.00'	36.58'	20°57'28"	18.50'
C24	115.00'	71.67'	35°42'34"	37.04'
C25	1037.50'	380.40'	21°00'27"	192.36'

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 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.
- 3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE.

- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5' WIDE 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 PED 100, PED 107, & PED 108.
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.



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@dsgecivil.com

PROJECT DATA:

SITE DATA

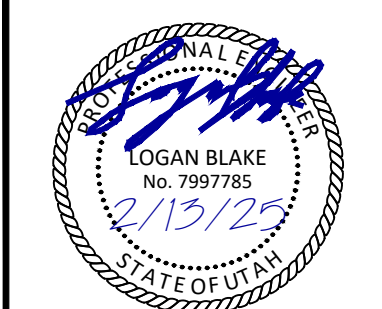
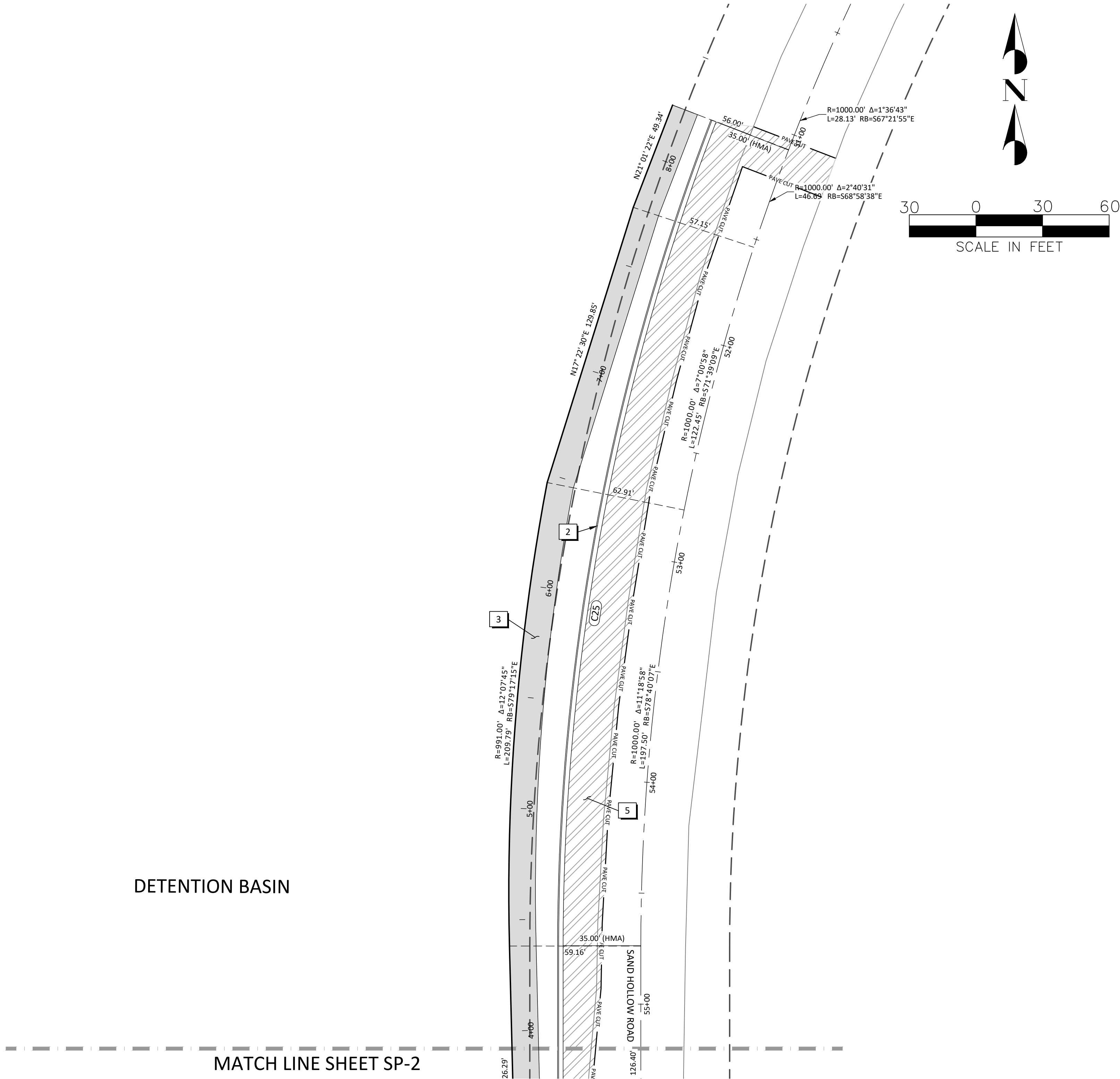
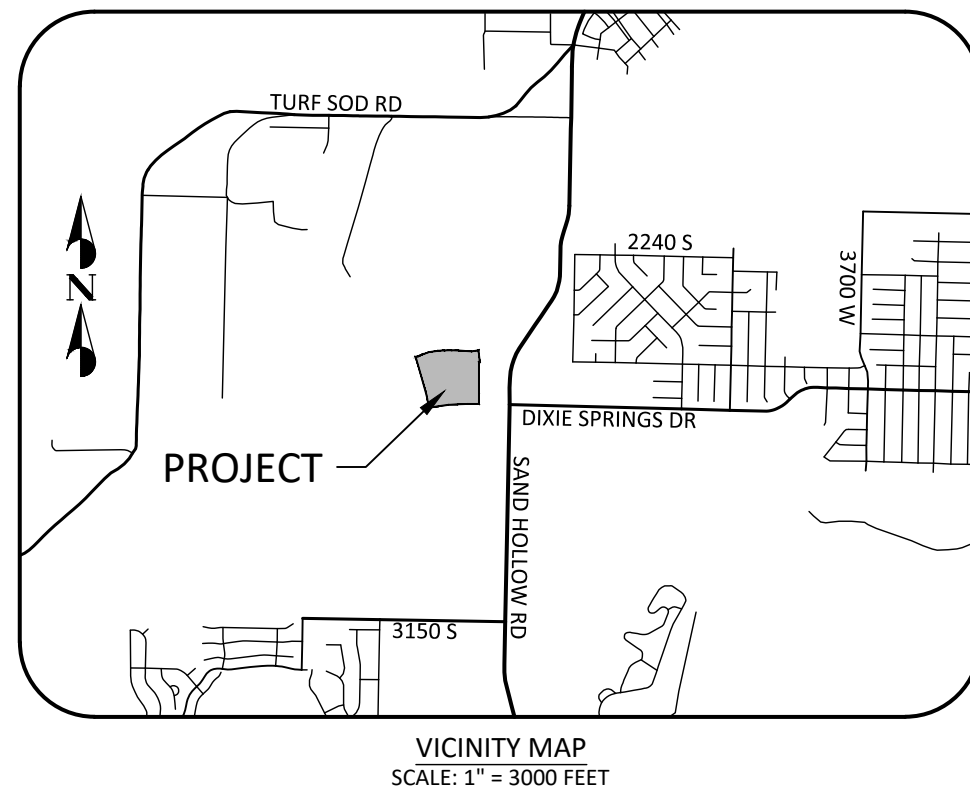
ZONING: R1-8 (PDO)
SITE AREA: 178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS: 38
DENSITY: 9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA: 48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA: 96,782 SQ. FT.
LANDSCAPE AREA PROPOSED: 36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA: 58,963 SQ. FT. (33%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS: 76 SPACES
TANDEM DRIVEWAY PARKING: 76 SPACES
TOTAL PARKING SPACES PROVIDED: 152 SPACES

LEGEND:

---	STREET CENTERLINE
---	ROAD RIGHT OF WAY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
---	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
---	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
---	TBC CURVE/LINE TAG



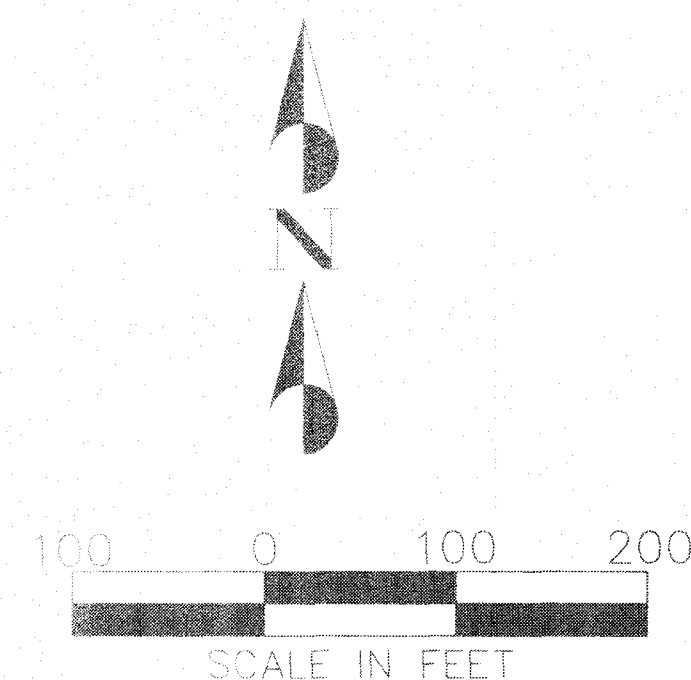
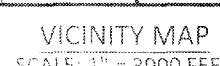
NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:	LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME:	SITE PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	



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

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

NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.



SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
GN-1	2	GENERAL NOTES
HC-1	3	HORIZONTAL CONTROL
SP-1,2,3	4,5,6	SITE PLAN
GD-1,2,3	7,8,9	GRADING & DRAINAGE PLAN
UT-1,2,3	10,11,12	UTILITY PLAN - WATER, SEWER, & POWER
UT-4,5,6	13,14,15	UTILITY PLAN - GAS, CABLE, & TELEPHONE
PP-1,2,3,4,5,6,7	16-22	PLAN & PROFILE
EC-1	23	EROSION CONTROL PLAN
SS-1	24	SIGNING & STRIPING PLAN
DT-1,2	25,26	DETAILS & SECTIONS
SD-1,2,3,4,5	27-31	PLANTING DETAILS
LS-1,2,3,4	32-35	LANDSCAPE PLANTING PLAN
LPD-1	36	LANDSCAPE PLANTING DETAILS
IRP-1,2,3,4	37-40	LANDSCAPE IRRIGATION PLAN
IRD-1	41	LANDSCAPE IRRIGATION DETAILS

HURRICANE WATER DEPARTMENT	2-19-25
HURRICANE STREET DEPARTMENT	2-19-25
HURRICANE PARKS DEPARTMENT	2/19/25
HURRICANE PLANNING DEPARTMENT	2/19/25
HURRICANE ENGINEERING DEPARTMENT	2/19/25
HURRICANE PUBLIC WORKS DEPARTMENT	2/20/25
HURRICANE GIS DEPARTMENT	2/19/25
HURRICANE VALLEY FIRE DISTRICT	2-19-25
ASH CREEK SPECIAL SERVICE DISTRICT	2-19-25
WASHINGTOWN WATER CONSERVANCY DISTRICT	2-19-25
DOMINION ENERGY	2/19/25
TDS COMMUNICATIONS	2-18-25
CENTURYLINK	2/19/25
INFOWEST	2/18/25
DIXIE POWER	2-19-25

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

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.

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 WEST DIXIE SPRINGS DR, HURRICANE, UTAH

COVER SHEET

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



DATE :	FEBRUARY 202
PM :	U
DRAWN BY :	U
DESIGNED BY :	U
CHECKED BY :	F
PROJECT NO. :	22-00
SCALE :	1" = 10'
SHEET NUMBER :	

CS-1

1 OF 41 TOTAL

	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE
	EASEMENT LINE
	SETBACK LINE
	BOUNDARY LINE
	PHASE BOUNDARY

[illegible]

PROPOSED SEWER LINE (SIZE AS NOTED)	EXISTING SEWER LINE (SIZE AS NOTED)	PROPOSED WATER LINE (SIZE AS NOTED)	EXISTING WATER LINE (SIZE AS NOTED)	PROPOSED IRRIGATION LINE (SIZE AS NOTED)	EXISTING IRRIGATION LINE (SIZE AS NOTED)	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)	EXISTING STORM DRAIN LINE (SIZE AS NOTED)
PROPOSED PRIMARY POWER LINE (AS NOTED)	EXISTING PRIMARY POWER LINE (AS NOTED)	PROPOSED SECONDARY POWER LINE (AS NOTED)	EXISTING SECONDARY POWER LINE	PROPOSED OVERHEAD POWER LINE	EXISTING OVERHEAD POWER LINE	PROPOSED GAS LINE	EXISTING GAS LINE
PROPOSED TELEPHONE LINE	EXISTING TELEPHONE LINE	PROPOSED CABLE TV LINE	EXISTING CABLE TV LINE				

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CD	CUL-DE-SAC STATION
KDS	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

	TBC CURVE/LINE TAG CENTER LINE CURVE/LINE TAG PROPERTY LINE CURVE/LINE TAG
	SECTION MONUMENT FOUND
	SECTION MONUMENT NOT FOUND
	PROPOSED CLASS I MONUMENT (RING & LID)
	EXISTING CLASS I MONUMENT (RING & LID)
	CLASS II MONUMENT (REBAR & ALUMINUM CAP)
	HORIZONTAL/VERTICAL P.I.
	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
	PROPOSED 4" ASPHALT OVER 8" TYPE 2 BASE
	6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
	COMMON AREA
	LIMITED COMMON AREA
	PROPOSED RECREATION AREA

2976.22
FG

2976.22
FG

TBC: 3840.52
STA: 1+38.39

TBC: 3840.52
STA: 1+38.39

(Hatched circle symbol)

(Manhole symbol)

(Storm drain manhole symbol)

(Flared end section symbol)

(Curb inlet catch basin symbol)

(Drain manhole symbol)

(Storm drain area drain symbol)

(Proposed sign symbol)

REVISION WORK

	PROPOSED SEWER LATERAL
	EXISTING SEWER LATERAL
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED WATER METER (3/4" UNO)
	EXISTING WATER METER
	EXISTING IRRIGATION METER
	EXISTING IRRIGATION METER
	UTILITY STUB
	PROPOSED STREET LIGHT WITH JUNCTION BOX
	PROPOSED TRANSFORMER (SIZE AS NOTED)
	PROPOSED SECONDARY POWER PED.
	EXISTING SECONDARY POWER PED.
	EXISTING STREET LIGHT
	4-WAY VAULT
	PAD MOUNT SWITCH GEAR
	PROPOSED POWER POLE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	PROPOSED TELEPHONE PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	PROPOSED CABLE TELEVISION PEDESTAL
	EXISTING CABLE TELEVISION PEDESTAL

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 POWER'S 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.

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NELIS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DEVELOPER.
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 UTILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

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.
4. 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.

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 EQUIVALENTS 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.

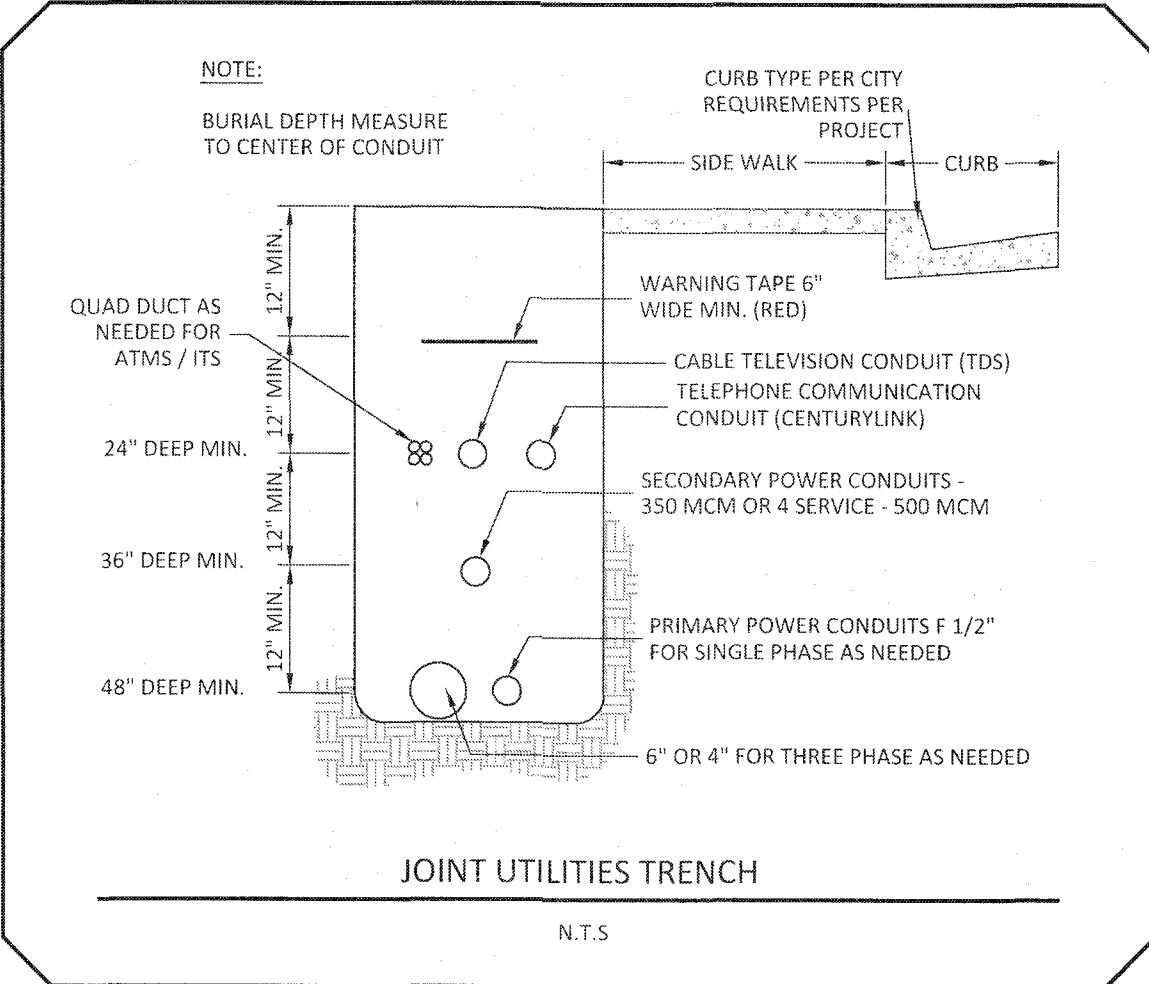
1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

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 ADOPTED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FLOW PER 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-LOG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REMAINING LENGTH OF RESTRAINT. ALL 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 SUB 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 PURPOSE. THE WIRE SHALL BE BROUGHT UP AT BEACH WATER VALVE BOX AND HYDRANT.

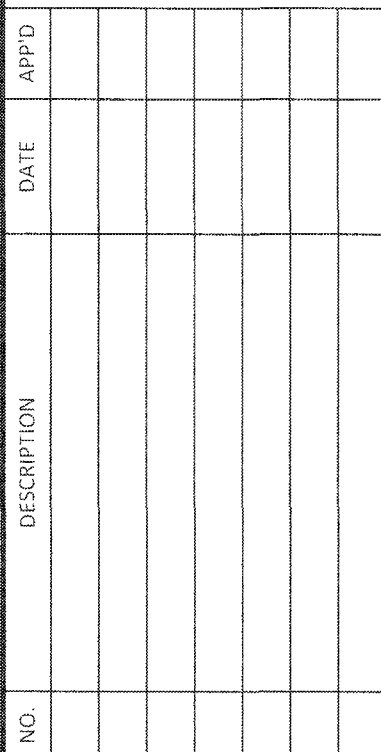
1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET 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; MANDEL 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.

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.

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 DRIFT 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.

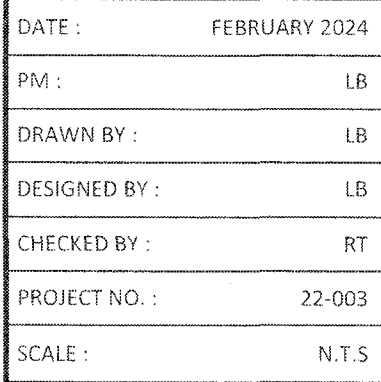


3. ALL EXISTING UTILITY CONNECTIONS AND CROSSINGS SHALL BE FIELD VERIFIED AND LOCATED DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING THE WORK ON THIS SUBDIVISION. EXISTING UTILITIES SHOWN ARE FOR GENERAL LOCATION REFERENCE ONLY. CONTRACTOR SHALL COORDINATE 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.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS. PRE CONSTRUCTION MEETINGS ARE SCHEDULED BY THE PUBLIC WORKS DIRECTOR MIKE VERCIMAK.
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.



SHEET NAME : **GENERAL NOTES & SYMBOLS**

1113 East 200 North Suite #2
St George UT 84770

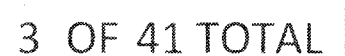


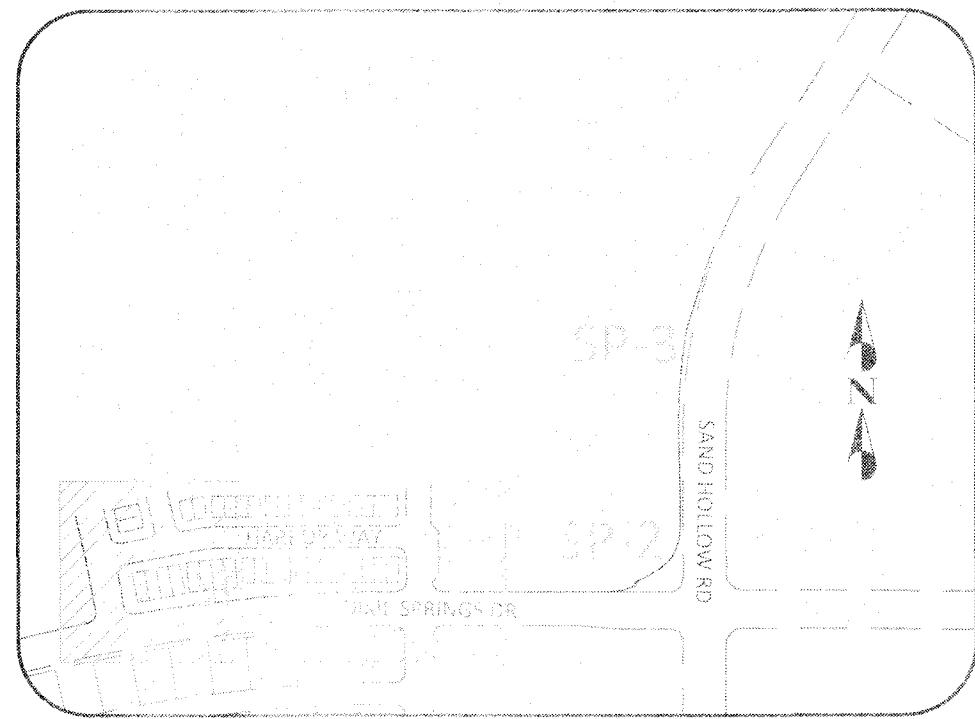
2 OF 41 TOTAL

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C109	20.00'	31.42'	90°00'00"	20.00'
C110	227.50'	42.86'	10°47'40"	21.49'
C111	20.00'	31.42'	90°00'00"	20.00'
C112	20.00'	31.09'	89°03'44"	19.68'
C113	3035.00'	526.13'	9°55'57"	263.73'
C114	25.00'	39.30'	90°04'33"	25.03'
C115	25.00'	33.12'	75°55'03"	19.50'
C116	25.00'	39.27'	90°00'00"	25.00'

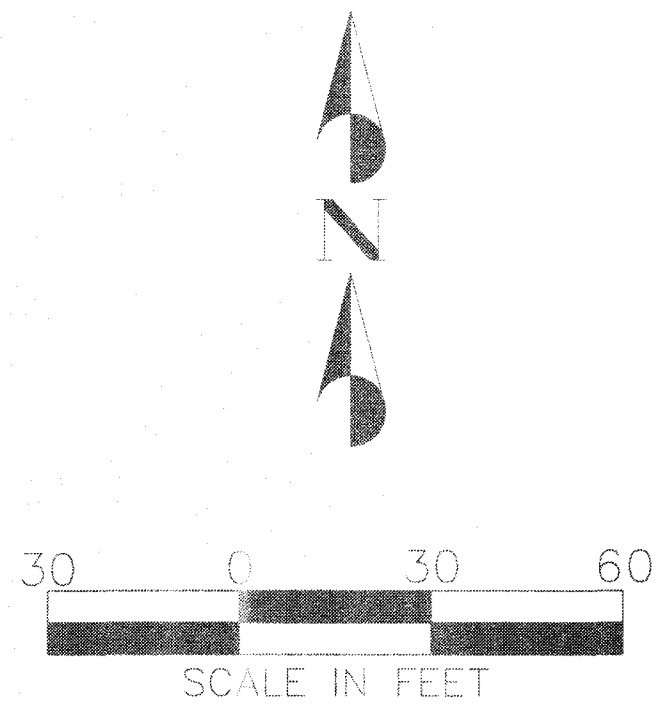
PROJECT DATA:

TOTAL PARKING SPACES PROVIDED: 152 SPACES





KEY MAP
(HARRIS) SHOW THIS SHEET
SCALE: 1" = 400'



OWNER/DEVELOPER

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

CONTACT

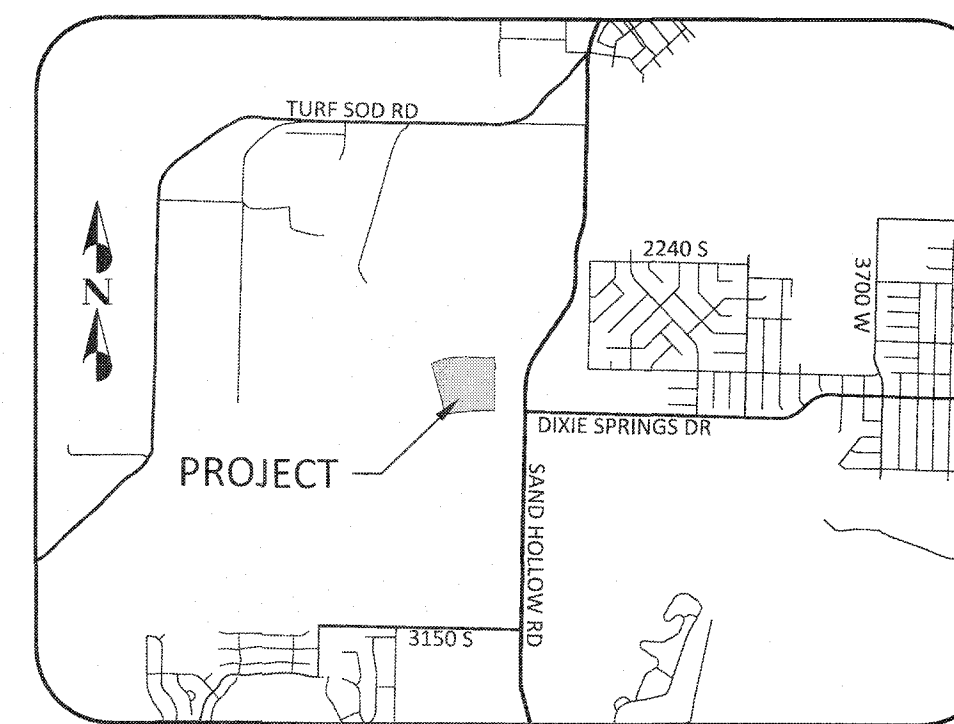
LOGAN BLAKE, PE
(435) 628-2121 X 103
logan@dsgcivil.com

LEGEND:

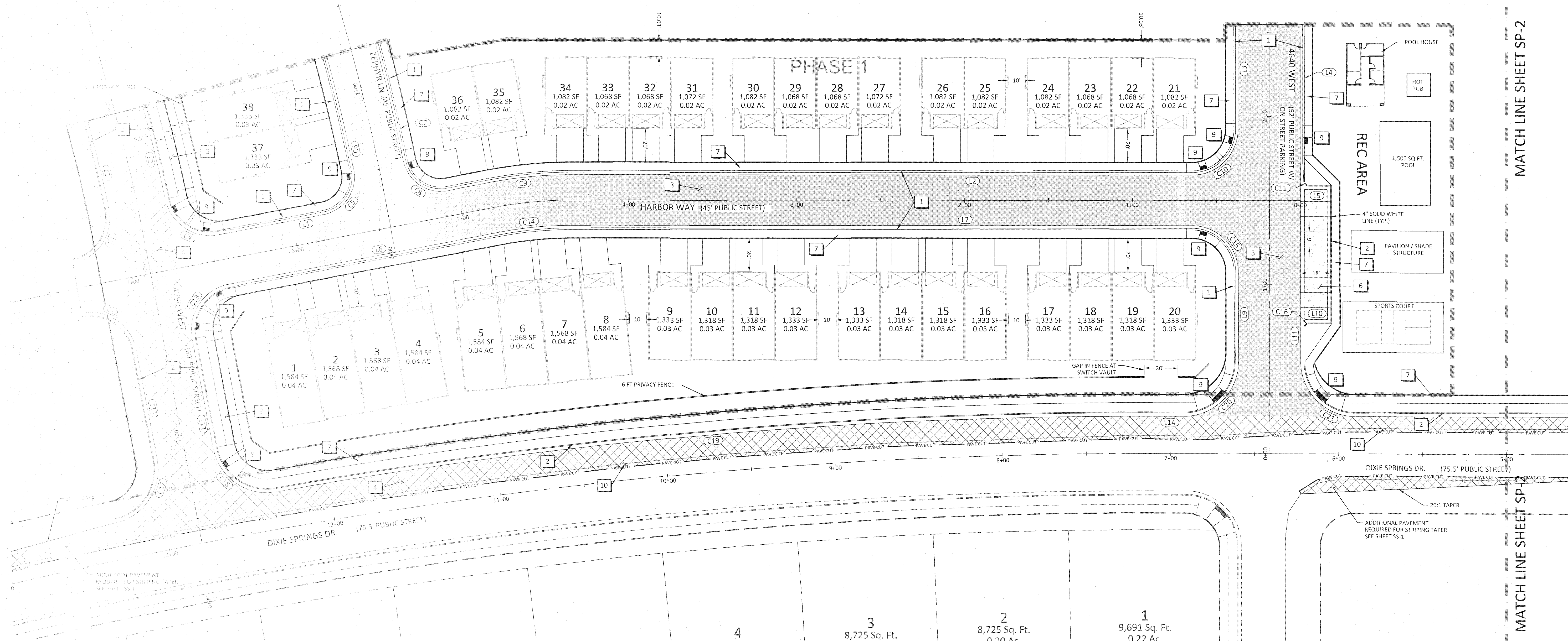
---	STREET CENTERLINE
---	ROAD RIGHT OF WAY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
---	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
---	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
---	TBC CURVE/LINE TAG

PROJECT DATA:

SITE DATA	
ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA:	96,782 SQ. FT.
LANDSCAPE AREA PROPOSED:	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA:	58,963 SQ. FT. (33%)
PARKING DATA	
GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES



VICINITY MAP
SCALE: 1" = 3000 FEET



LINE	BEARING	LENGTH
L1	N79°08'42"E	63.59'
L2	S89°56'22"W	368.88'
L3	S0°03'38"E	62.06'
L4	N0°03'38"W	93.19'
L5	N89°56'22"E	13.50'
L6	N79°08'42"E	163.74'
L7	S89°56'22"W	368.88'
L9	S0°03'38"E	52.99'

LINE	BEARING	LENGTH
L10	N89°56'22"E	13.50'
L11	N0°03'38"W	20.00'
L12	N10°51'13"W	65.58'
L13	N10°51'13"W	65.90'
L14	N89°59'05"W	18.93'
L15	S89°59'05"E	333.46'
L16	S56°40'55"W	26.10'
L17	N0°00'55"E	207.17'

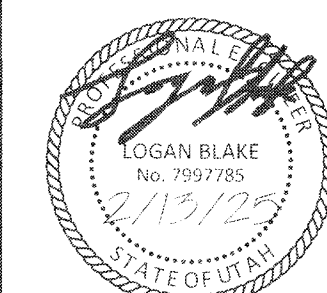
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.42'	90°20'50"	25.15'
C2	980.50'	53.32'	3°06'56"	26.66'
C3	1019.50'	56.87'	3°11'46"	28.44'
C4	25.00'	38.80'	88°56'04"	24.54'
C5	20.00'	31.68'	90°44'45"	20.26'
C6	1128.00'	69.22'	3°30'57"	34.62'
C7	1163.00'	72.32'	3°33'47"	36.17'
C8	20.00'	31.17'	89°18'05"	19.76'
C9	267.50'	50.40'	10°47'40"	25.27'
C10	25.00'	39.27'	90°00'00"	25.00'
C11	2.50'	3.93'	90°00'00"	2.50'
C12	25.00'	39.63'	90°49'02"	25.36'
C13	25.00'	39.27'	90°00'00"	25.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	200.00'	116.35'	33°19'59"	59.88'
C23	100.00'	36.58'	20°57'28"	18.50'
C24	115.00'	71.67'	35°42'34"	37.04'
C25	1037.50'	380.40'	21°00'27"	192.36'

SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 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.
- 3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE.
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5' WIDE 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 PED 100, PED 107, & PED 108.
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.



APPROVED	DATE	DESCRIPTION	NO.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: SITE PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

SP-1

TBC LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°00'27"E	63.59'
L2	S89°56'22"W	363.88'
L3	S6°11'46"E	62.06'
L4	N0°03'38"W	93.19'
L5	N89°53'05"W	13.90'
L6	N79°00'27"E	163.74'
L7	S89°56'22"W	363.88'
L8	S6°11'46"E	62.06'

TBC LINE TABLE		
LINE	BEARING	LENGTH
L10	N89°56'22"E	13.50'
L11	N0°03'38"W	20.00'
L12	N10°51'18"W	65.58'
L13	N10°51'18"W	65.90'
L14	N89°53'05"W	18.93'
L15	S89°53'05"E	333.46'
L16	S56°40'56"W	26.10'
L17	N0°00'55"E	207.17'

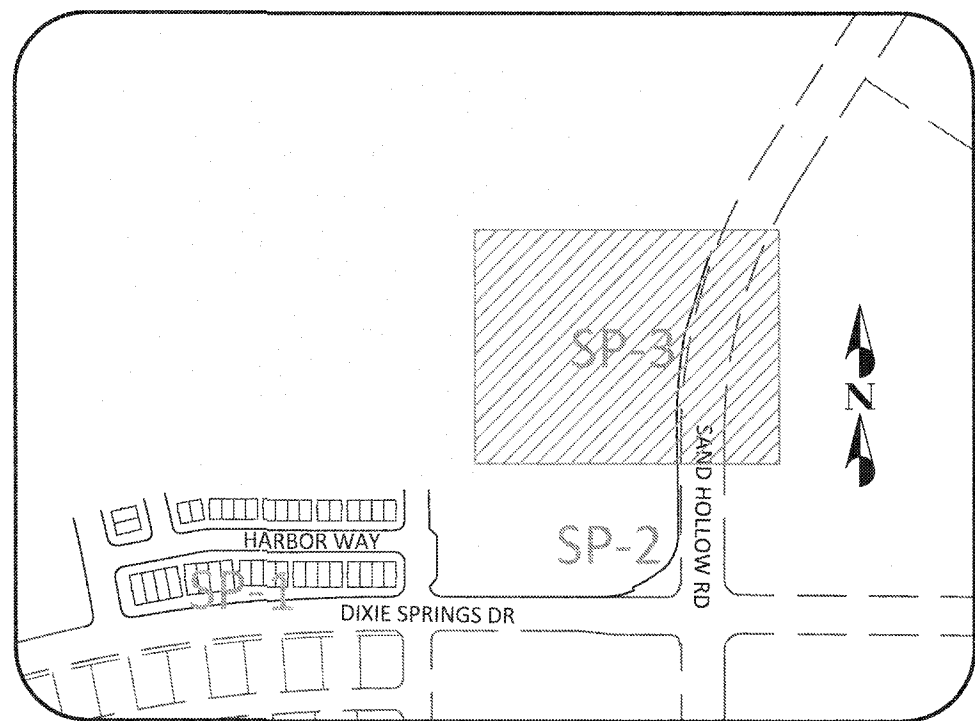
TBC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.42'	90°20'50"	25.15'
C2	980.50'	53.32'	3°06'56"	26.66'
C3	1019.50'	56.87'	3°11'46"	28.44'
C4	25.00'	38.80'	88°56'04"	24.54'
C5	20.00'	31.68'	90°44'45"	20.26'
C6	1128.00'	69.22'	3°30'57"	34.62'
C7	1163.00'	72.32'	3°33'47"	36.17'
C8	20.00'	31.17'	89°18'05"	19.76'
C9	267.50'	50.40'	10°47'40"	25.27'
C10	25.00'	39.27'	90°00'00"	25.00'
C11	2.50'	3.93'	90°00'00"	2.50'
C12	25.00'	39.63'	90°49'02"	25.36'
C13	25.00'	39.27'	90°00'00"	25.00'

TBC CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C14	232.50'	43.80'	10°47'40"	21.97'
C15	25.00'	39.27'	90°00'00"	25.00'
C16	2.50'	3.93'	90°00'00"	2.50'
C17	30.00'	46.64'	89°04'17"	29.52'
C18	30.00'	46.64'	89°04'17"	29.52'
C19	3024.50'	524.80'	9°56'30"	263.06'
C20	30.00'	47.16'	90°04'33"	30.04'
C21	30.00'	47.08'	89°55'27"	29.96'
C22	200.00'	116.35'	33°19'59"	59.88'
C23	100.00'	36.58'	20°57'28"	18.50'
C24	115.00'	71.67'	35°42'34"	37.04'
C25	1037.50'	380.40'	21°00'27"	192.36'

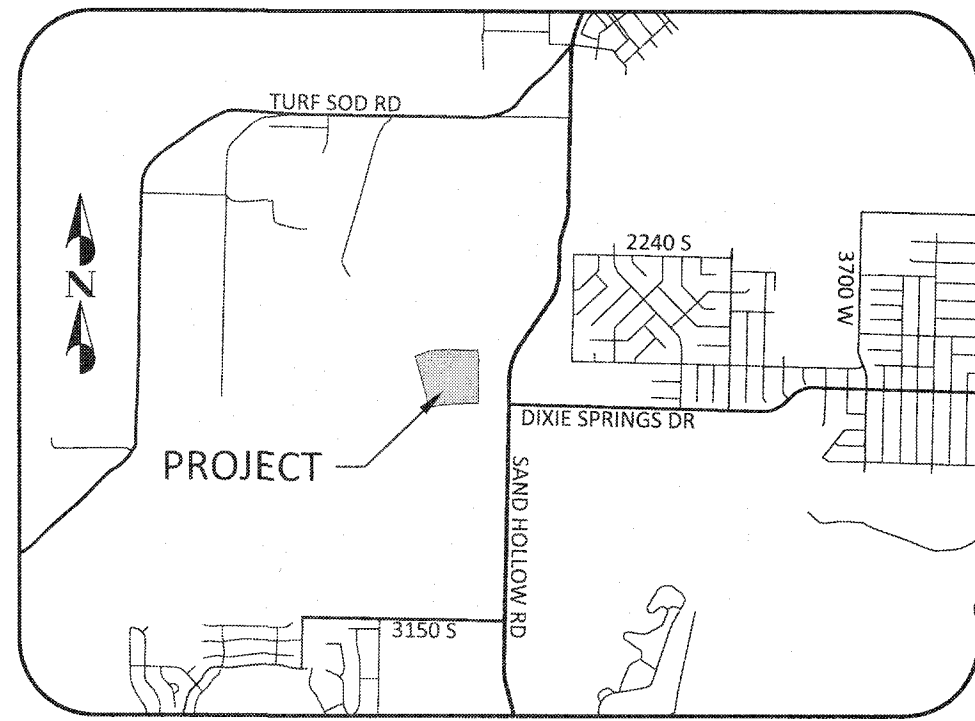
SCOPE OF WORK

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 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.
- 3.5" ASPHALTIC CONCRETE OVER 7" TYPE II AGGREGATE BASE.
- 6" CONCRETE OVER 6" TYPE II AGGREGATE BASE.
- 5' WIDE 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 PED 100, PED 107, & PED 108.
- SAWCUT 2 FOOT OF EXISTING PAVEMENT AND MATCH EXISTING PAVEMENT.



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



VICINITY MAP
SCALE: 1" = 3000 FEET

PROJECT DATA:

SITE DATA

ZONING:	R1-8 (PDO)
SITE AREA:	178,782 SQ. FT. (4.10 ACRES)
DWELLING UNITS:	38
DENSITY:	9.27 DU/ ACRE
AGGREGATE BUILDING FOOT PRINT AREA:	48,391 SQ. FT. (27%)
TOTAL BUILDING FLOOR AREA	96,782 SQ. FT. (21%)
LANDSCAPE AREA PROPOSED	36,882 SQ. FT. (21%)
STREETS / RIGHT-OF-WAY AREA	58,963 SQ. FT. (33%)

PARKING DATA

GARAGE PARKING SPACES IN UNITS:	76 SPACES
TANDEM DRIVEWAY PARKING:	76 SPACES
TOTAL PARKING SPACES PROVIDED:	152 SPACES

LEGEND:

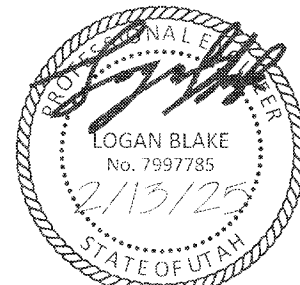
---	STREET CENTERLINE
---	ROAD RIGHT OF WAY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED 3.5" ASPHALT OVER 7" TYPE 2 BASE
---	PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
---	PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
(C107)	TBC CURVE/LINE TAG

OWNER/DEVELOPER

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

CONTACT

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



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME:

SITE PLAN

DSG ENGINEERING, INC.

LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770

Office (435) 628-2121



DATE :	FEBRUARY 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 30'

SHEET NUMBER :

SP-3

6 OF 41 TOTAL

GRADING NOTES

- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
- ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
- CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
- ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
- ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.

CONSTRUCTION NOTES

- CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108.

OWNER/DEVELOPER

THE HOLLOWES, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS

BENCHMARK

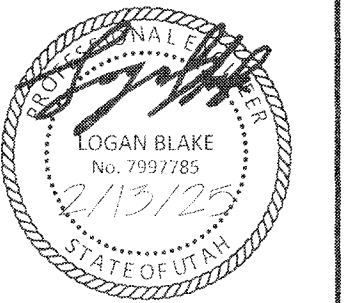
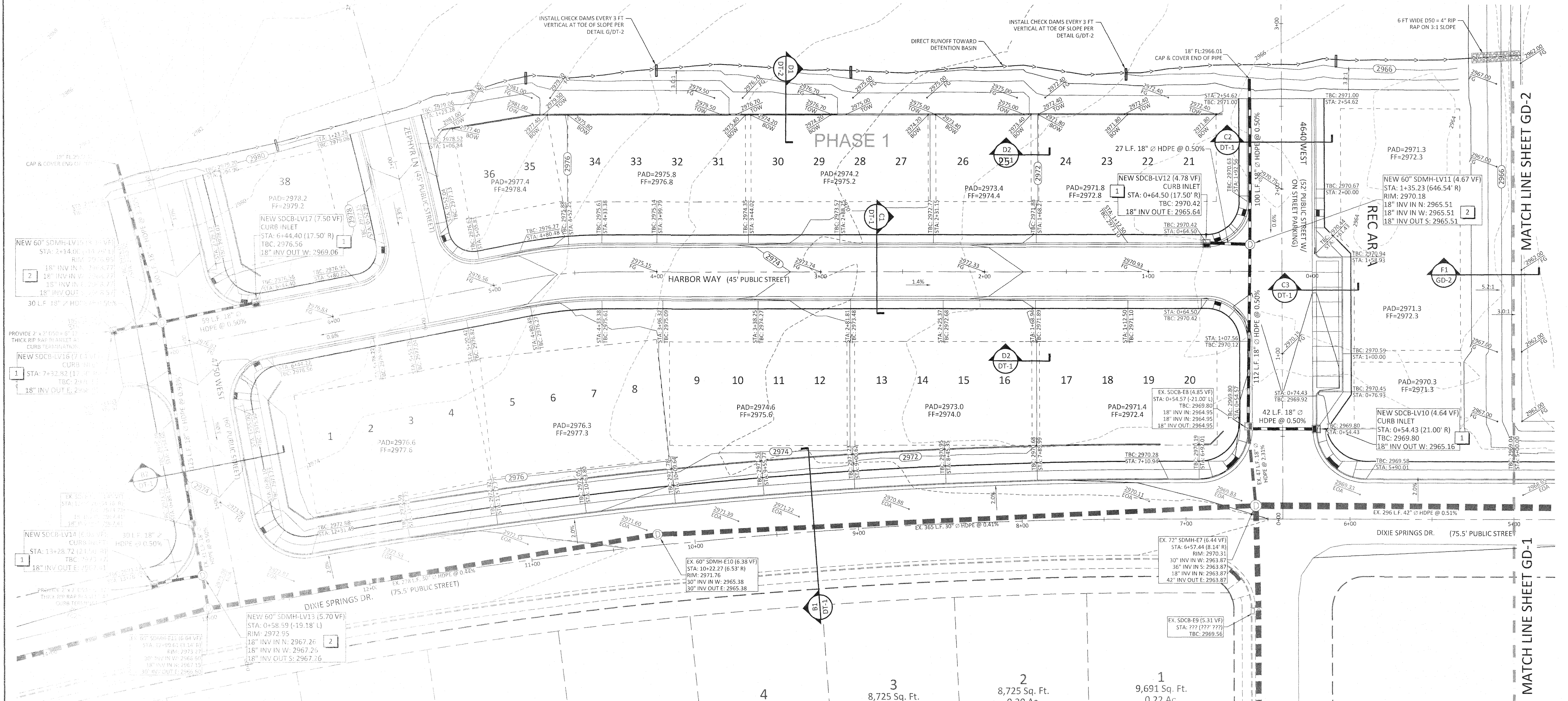
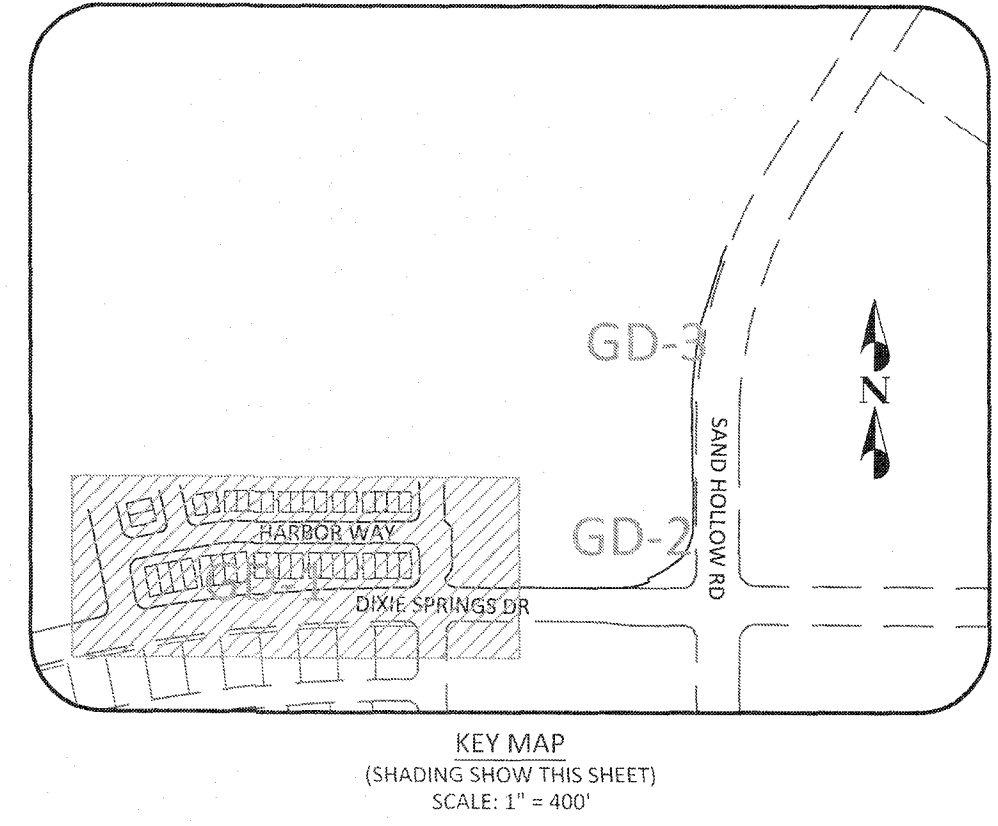
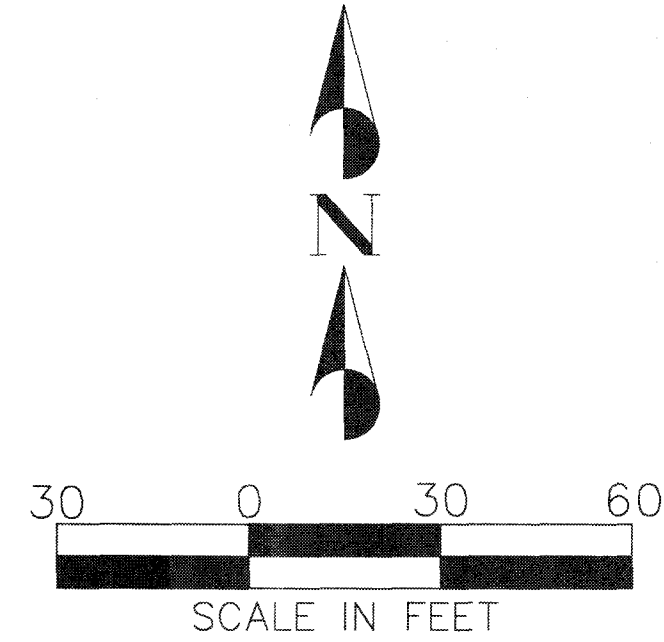
NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

EARTHWORK (PHASE 1)

CUT: 722 C.Y. FILL: 26,748 C.Y. NET: 26,026 C.Y.* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.



PROJECT NAME:	LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
PROJECT NO.:	
DATE:	
DESCRIPTION:	
NO.:	

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

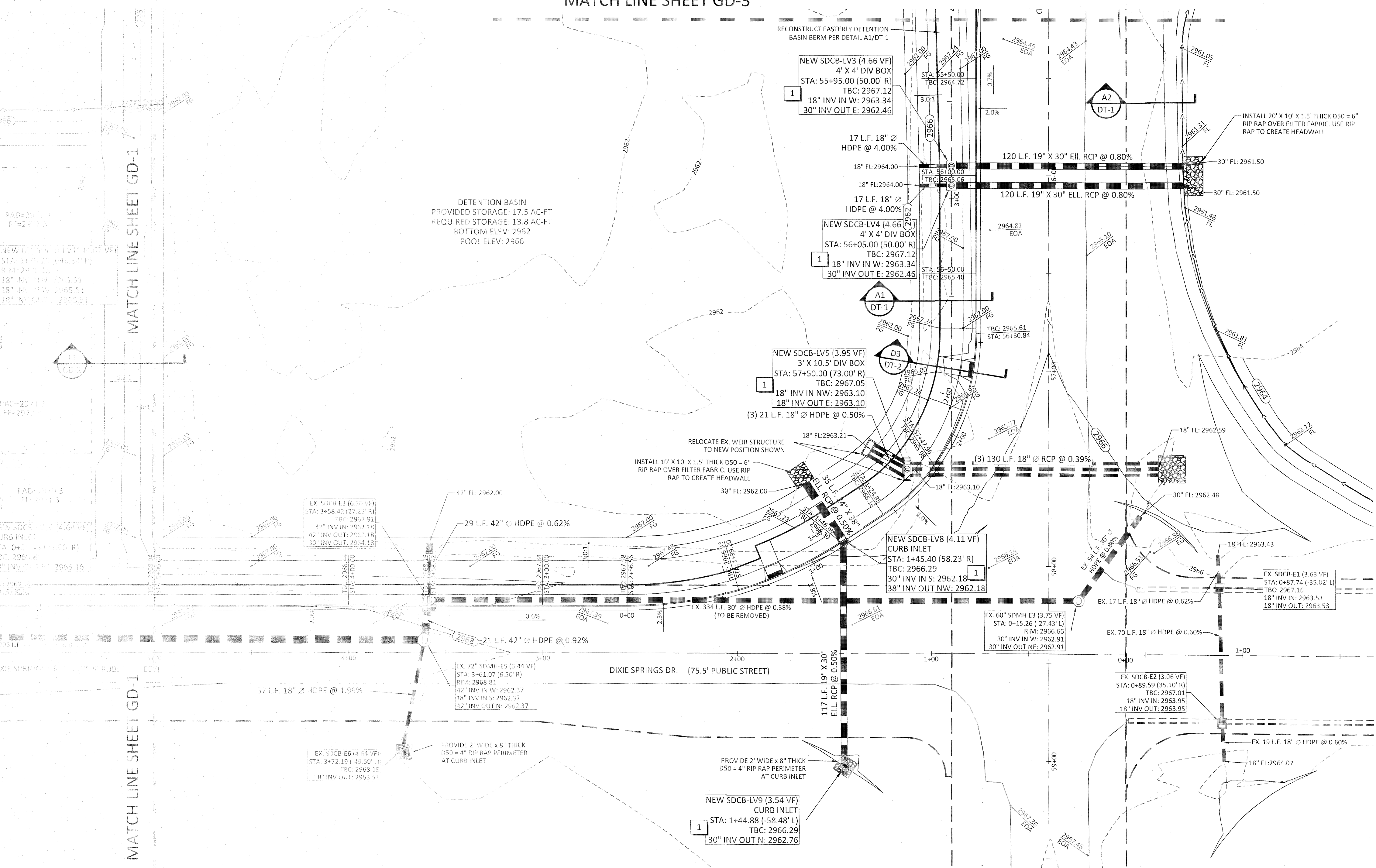
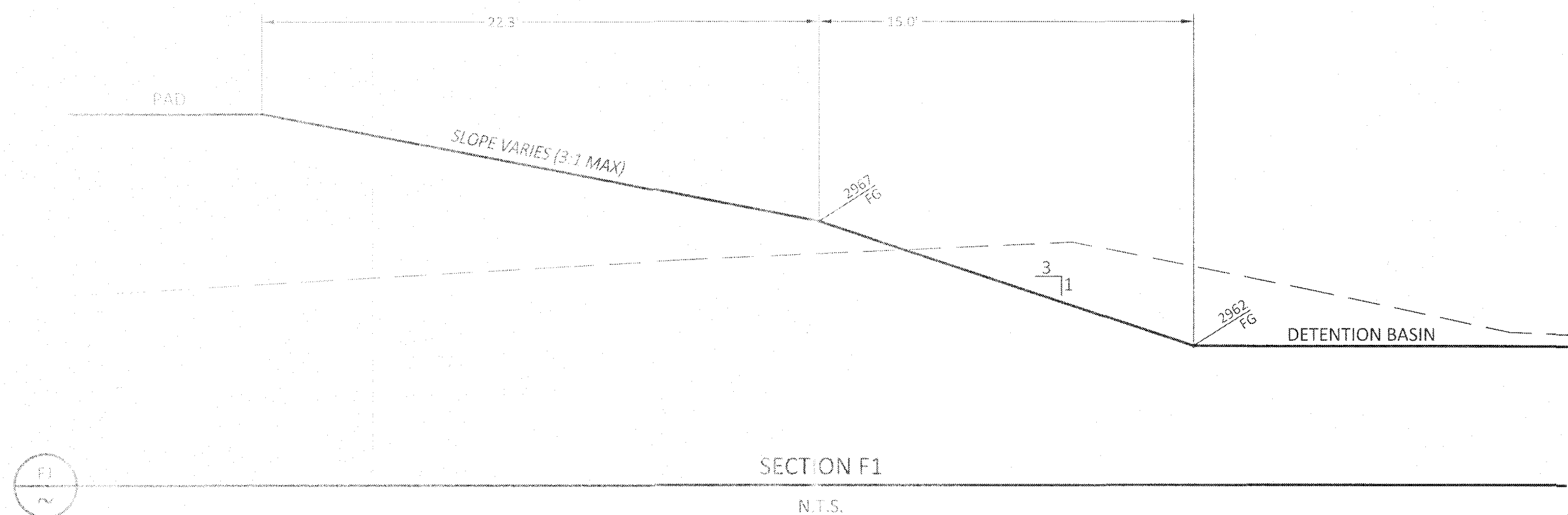
SHEET NAME:
GRADING PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

GD-1
7 OF 41 TOTAL



OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com

BENCHMARK

NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

EARTHWORK (PHASE 1)

CUT: 722 C.Y. FILL: 26,748 C.Y. NET: 26,026 C.Y.* (F)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

ABBREVIATIONS

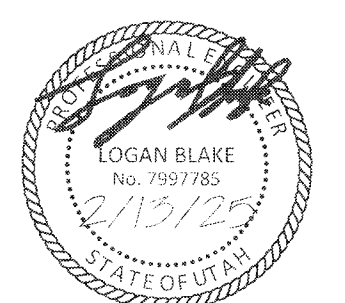
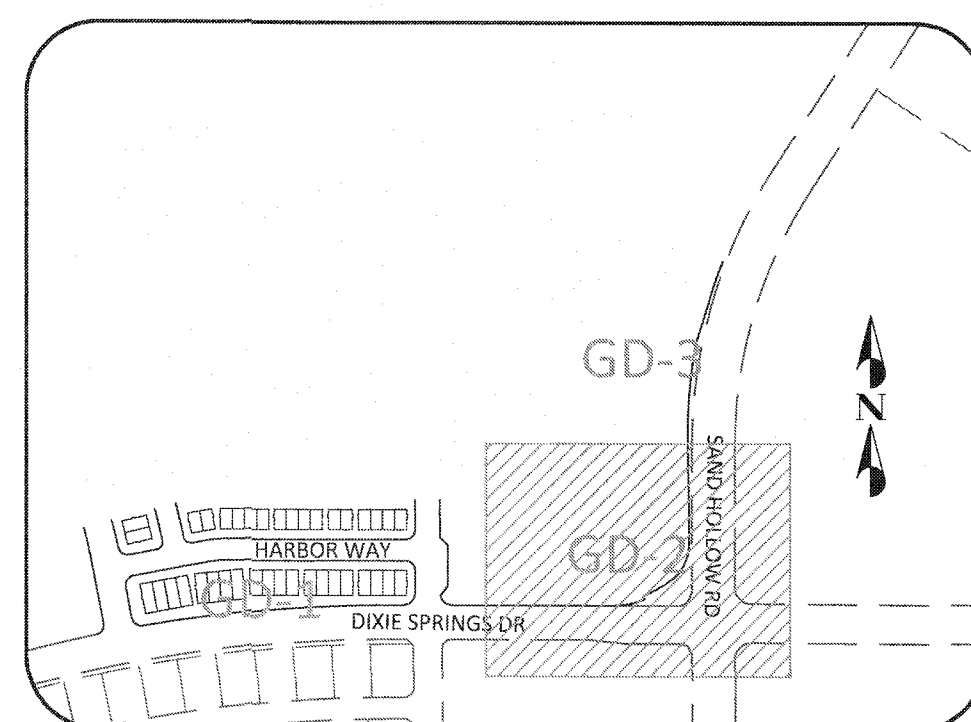
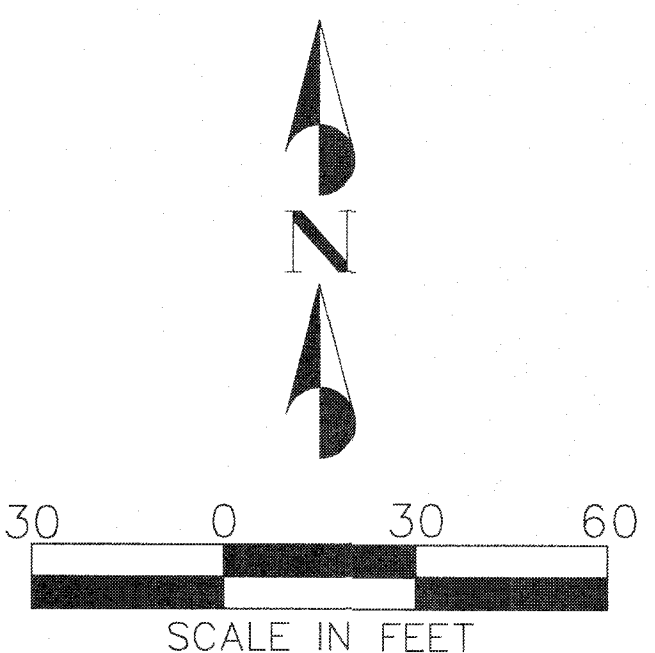
BVC	BEGIN VERTICAL CURVE
CR	CURB RETURN
CDS	CUL-DE-SAC STATION
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
HP	HIGH POINT
KS	KNUCKLE STATION
LP	LOW POINT
SD	STORM DRAIN
SG	SUBGRADE
TBC	TOP BACK OF CURB
VF	VERTICAL FEET
RAD	RADIUS

CONSTRUCTION NOTES

1. CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
2. CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108.

GRADING NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. 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.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME: GRADING PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

GD-2

OWNER/DEVELOPER

THE KNOX DOWNS, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT L. ROGESS
(435) 673-0436
brett.rogess@gmail.com

BENCHMARK

NORTHEAST CORNER SECTION 14, TOWNSHIP 42
SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
1978 BLM BRASS CAP.

2949.27 (FEET)

EARTHWORK (PHASE 1)

CUT: 722 C.Y. FILL: 26,748 C.Y. NET: 26,026 C.Y.* (F)

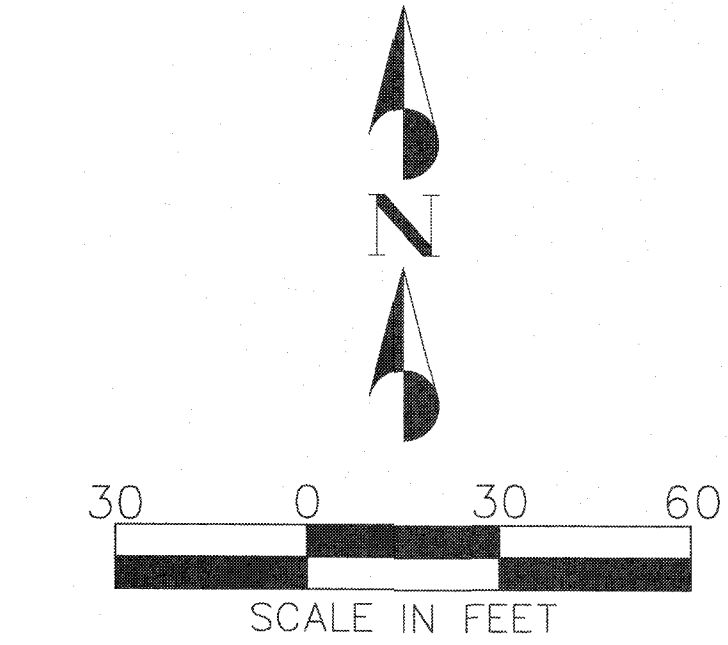
* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY
REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES.
CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

ABBREVIATIONS

BVC BEGIN VERTICAL CURVE
CR CURB RETURN
CDS CUL-DE-SAC STATION
EG EXISTING GROUND
EOA EDGE OF ASPHALT
EVC END VERTICAL CURVE
EX EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FL FLOW LINE
HP HIGH POINT
KS KNUCKLE STATION
LP LOW POINT
SD STORM DRAIN
SG SUBGRADE
TBC TOP BACK OF CURB
VF VERTICAL FEET
RAD RADIUS

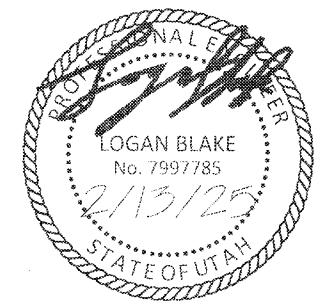
CONSTRUCTION NOTES

- 1 CONSTRUCT NEW CATCH BASIN PER CITY OF HURRICANE STD. DWG. SD 100.
- 2 CONSTRUCT NEW MANHOLE PER CITY OF HURRICANE STD. DWG. SD 108.



GRADING NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. 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.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 2,900.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: GRADING PLAN

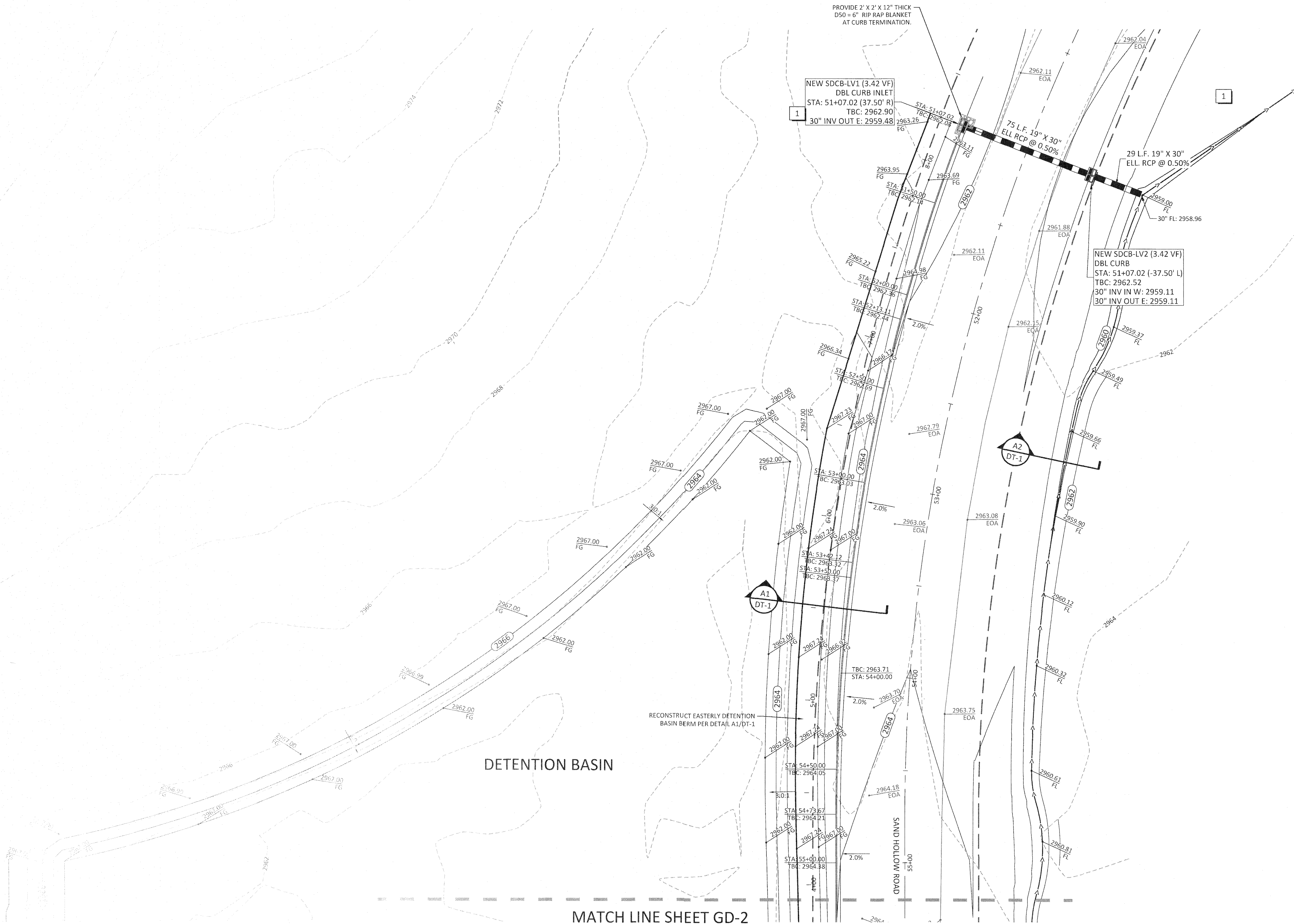
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

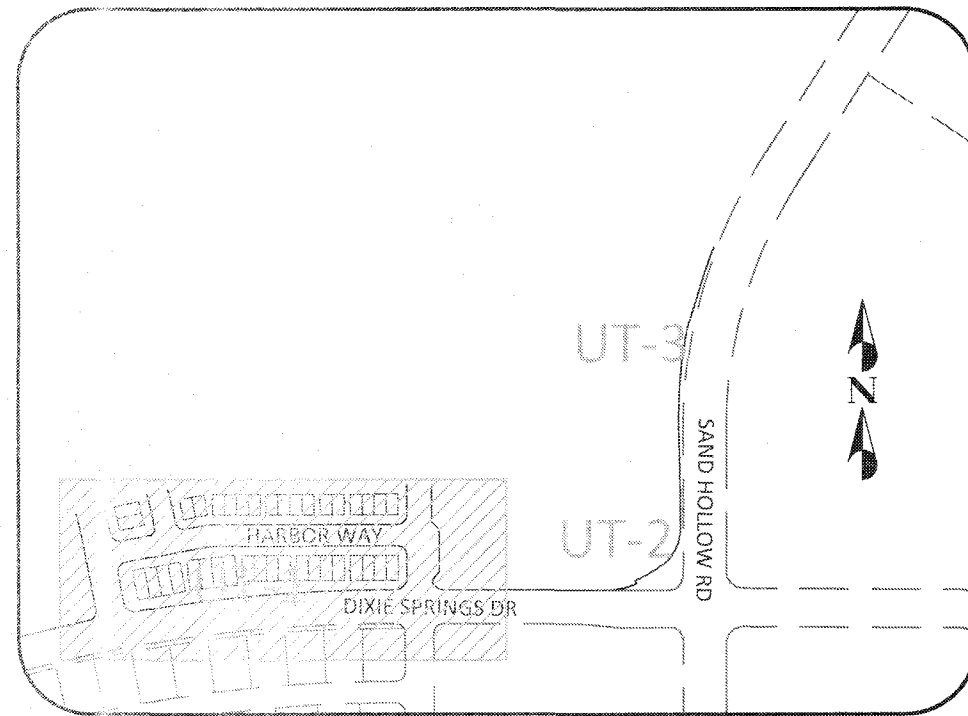


DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

GD-3

9 OF 41 TOTAL





KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'

CONTACT

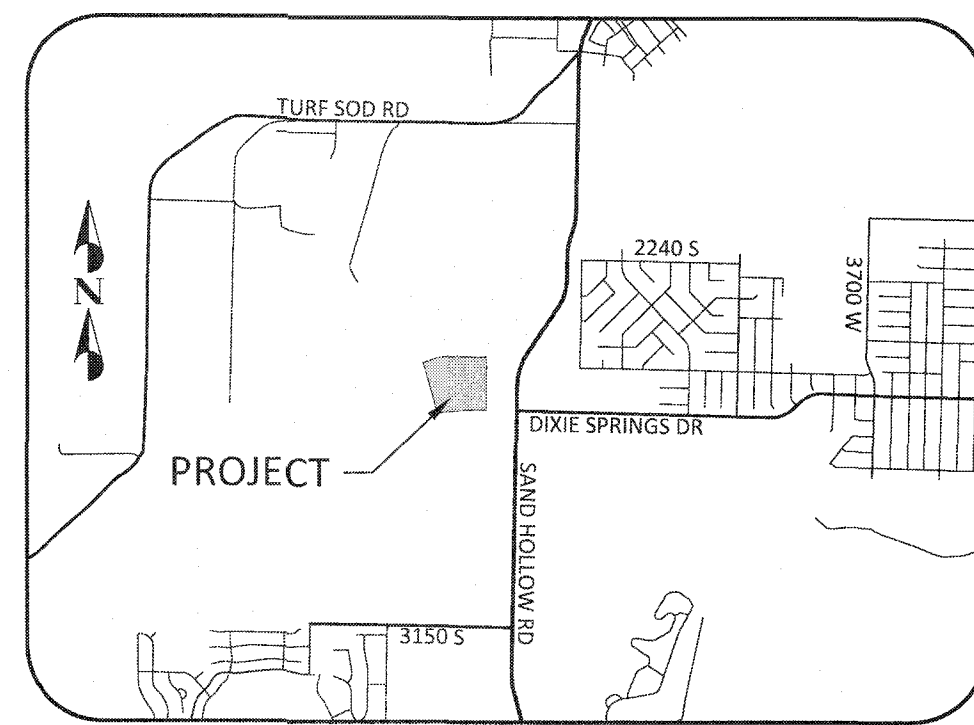
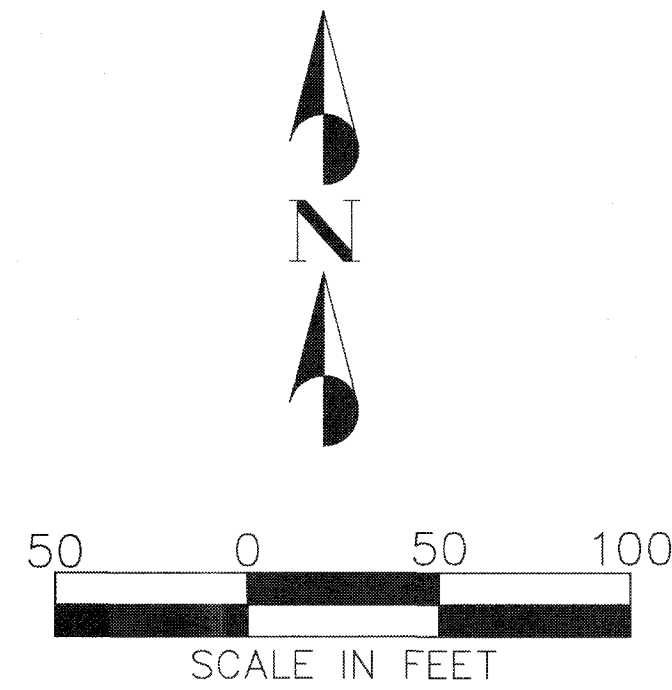
BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com

OWNER/DEVELOPER

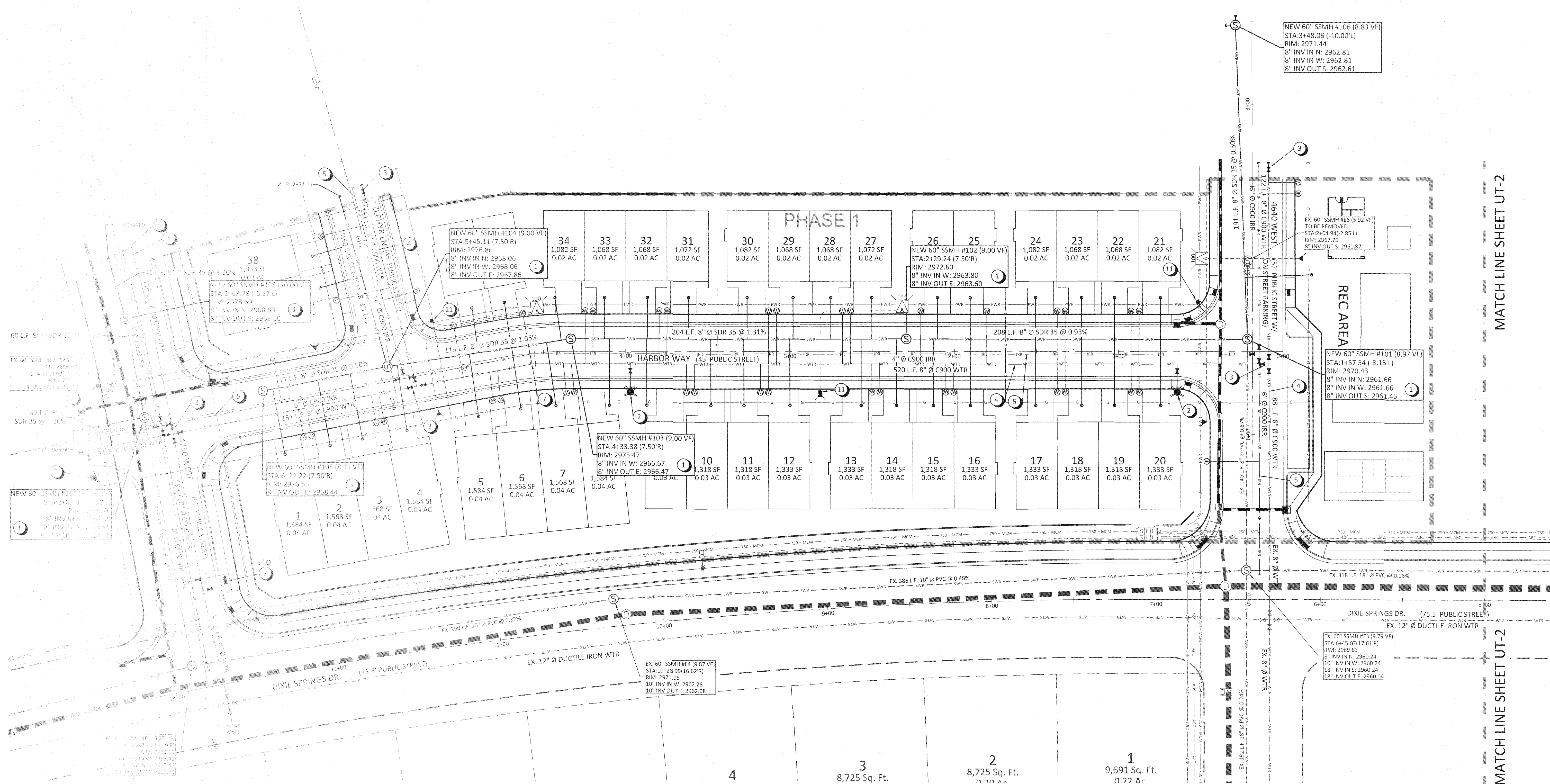
THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84750

UTILITY NOTES

1. INSTALL NEW 60" Ø MANHOLE
2. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE (WD 302/SD-3)
3. NEW GATE VALVE (MATCH LINE SIZE TYP.) (WD 316/SD-2)
4. INSTALL CULINARY WATER LINE (SIZE AS NOTED)
5. INSTALL IRRIGATION WATER LINE - PURPLE (SIZE AS NOTED)
6. INSTALL RP VALVE ASSEMBLY (SHEET SD-3) (SIZE AS NOTED)
7. 11.25" BEND (MATCH LINE SIZE)
8. 22.5" BEND (MATCH LINE SIZE)
9. 45" BEND (MATCH LINE SIZE)
10. 90" BEND (MATCH LINE SIZE)
11. DECORATIVE STREET LIGHT ON 14' POLE WITH JUNCTION BOX



VICINITY MAP
SCALE: 1" = 3000 FEET



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

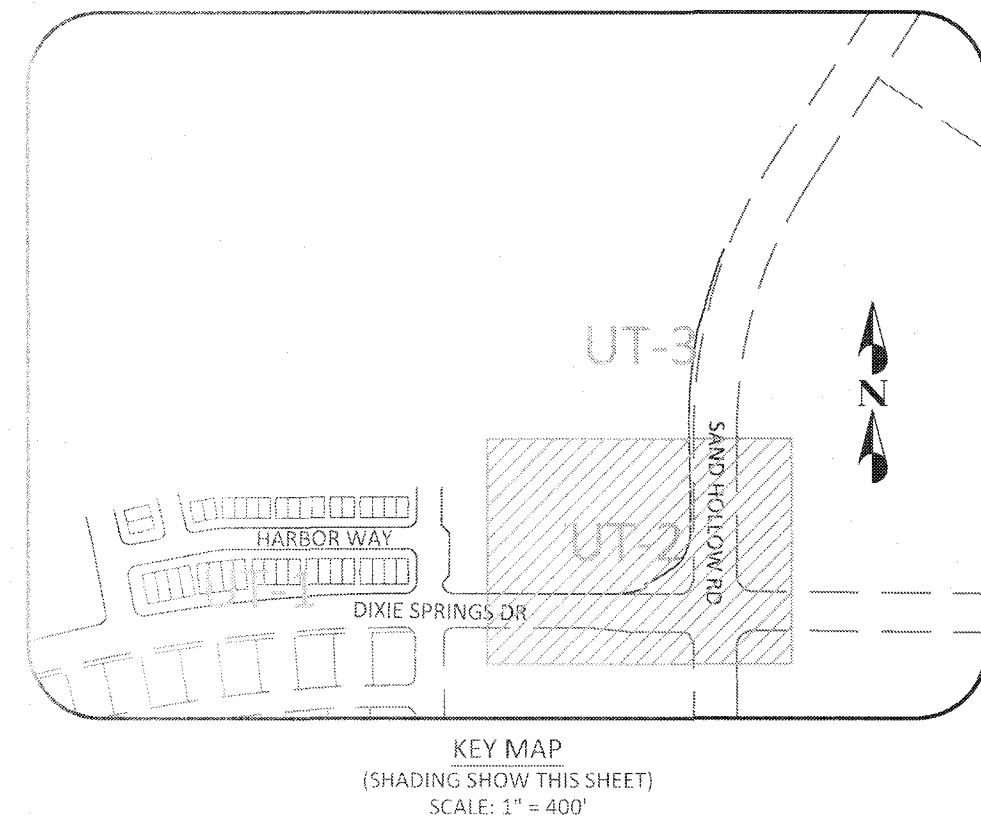
SHEET NAME:
WATER, SEWER, & POWER PLAN

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



DATE: FEBRUARY 2024
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: RT
PROJECT NO.: 22-003
SCALE: 1" = 30'
SHEET NUMBER:

UT-1
10 OF 41 TOTAL



OWNER/DEVELOPER

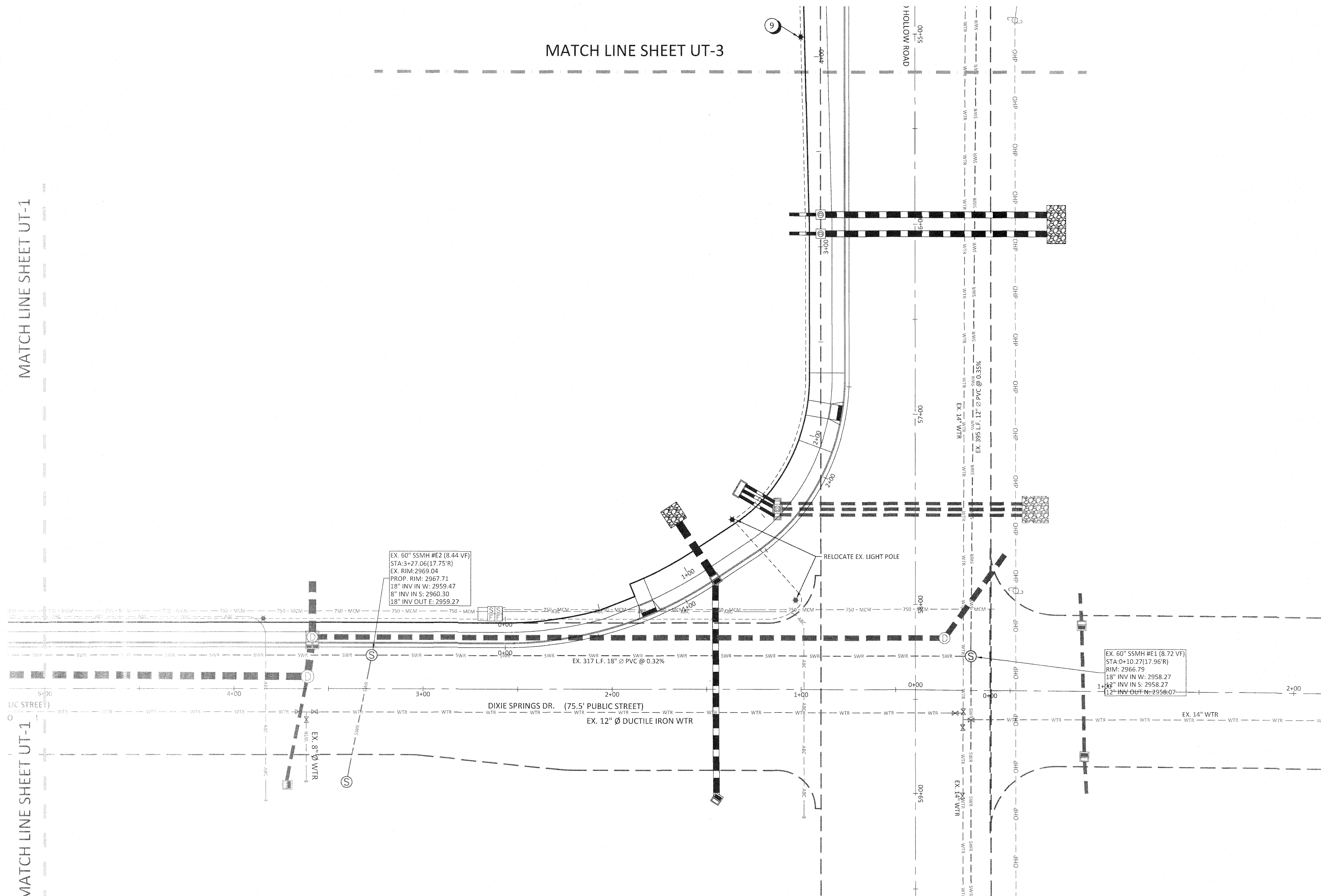
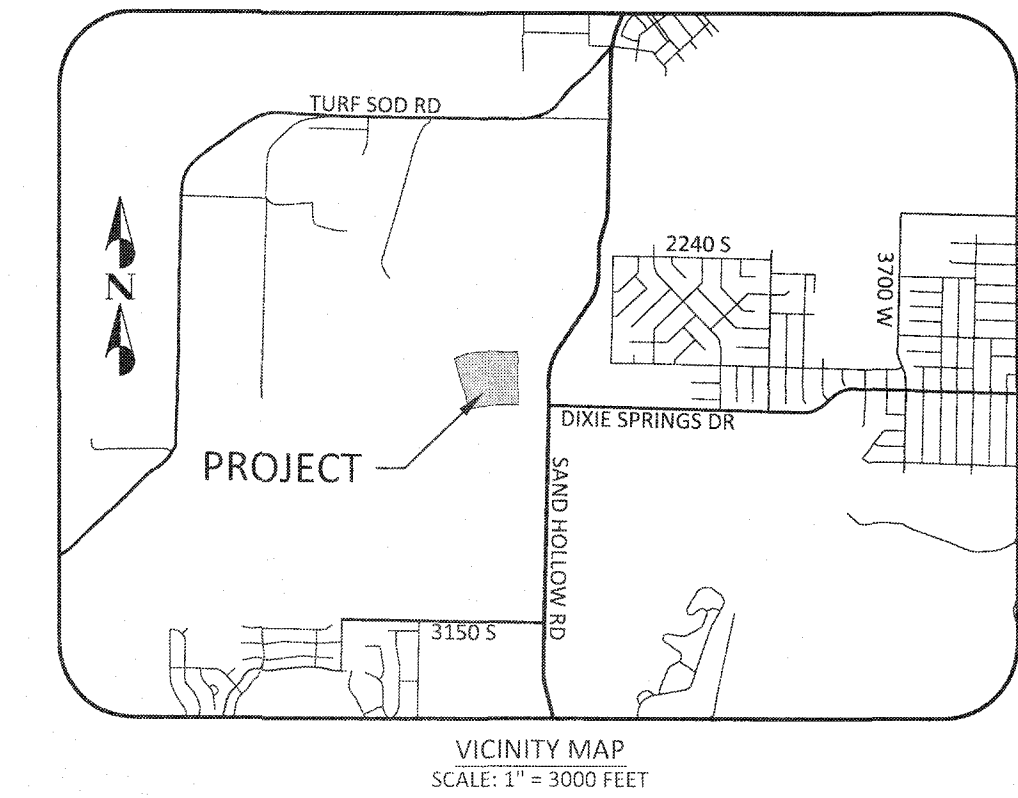
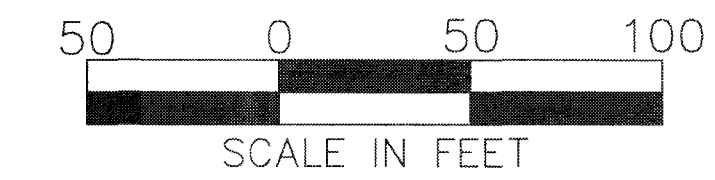
THE HOLLOW, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com

UTILITY NOTES

- | | | | |
|---|--|---|---|
| 1 | INSTALL NEW 60"Ø MANHOLE | 5 | 22.5" BEND (MATCH LINE SIZE) |
| 2 | NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE (WD 103/DT-4) | 6 | 45° BEND (MATCH LINE SIZE) |
| 3 | NEW GATE VALVE (MATCH LINE SIZE TYP.) (WD 100/DT-4) | 7 | 90° BEND (MATCH LINE SIZE) |
| 4 | 11.25° BEND (MATCH LINE SIZE) | 8 | DECORATIVE STREET LIGHT ON 14' POLE WITH JUNCTION BOX |
| | | 9 | COBRA HEAD STREET LIGHT ON 25' POLE WITH JUNCTION BOX |

[illegible]

**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

WATER, SEWER, & POWER PLAN

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

St. George, UT 84770
Office (435) 628-2121

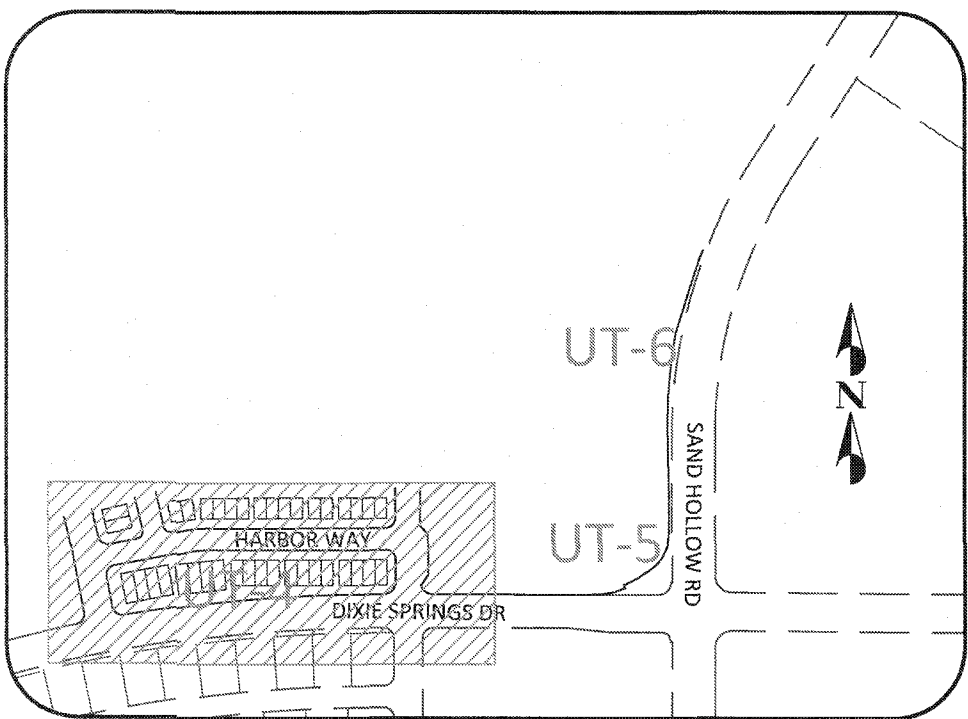


DATE :	FEBRUARY 2024
1 :	LB
AWN BY :	TM
SIGNED BY :	LB
CHECKED BY :	LB
PROJECT NO. :	22-003
SCALE :	1" = 30'

EET NUMBER :

UT-2

1 OF 41 TOTAL



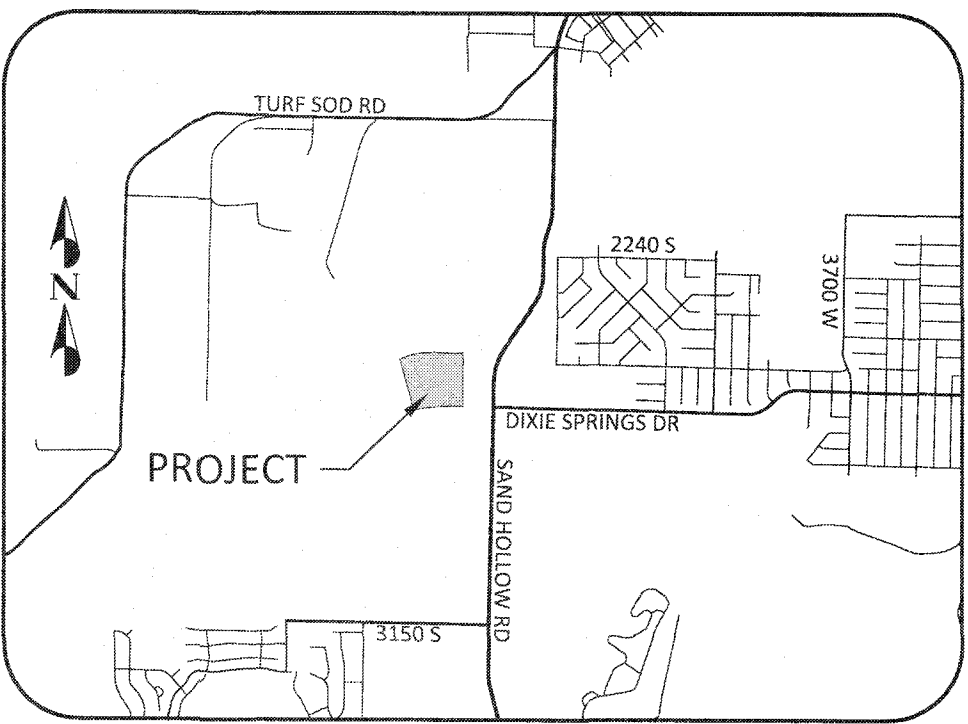
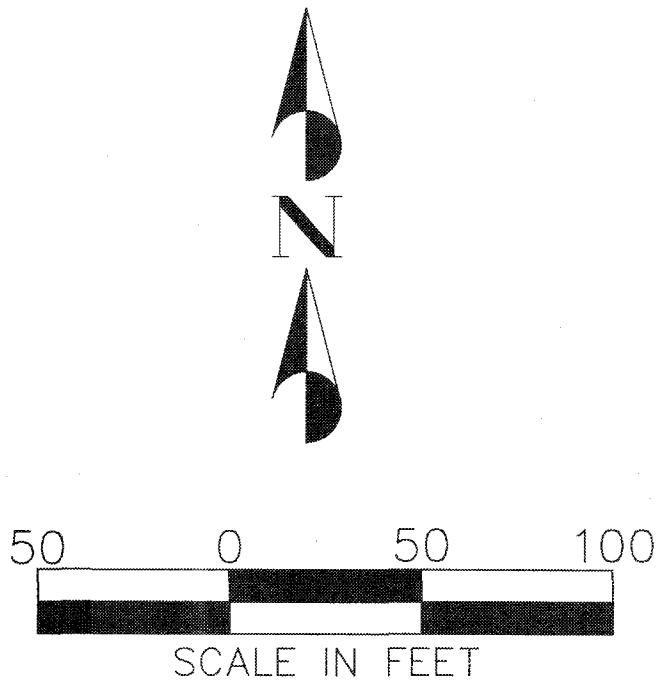
KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'

OWNER/DEVELOPER

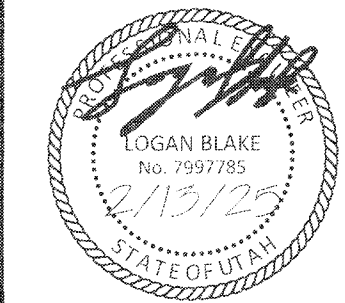
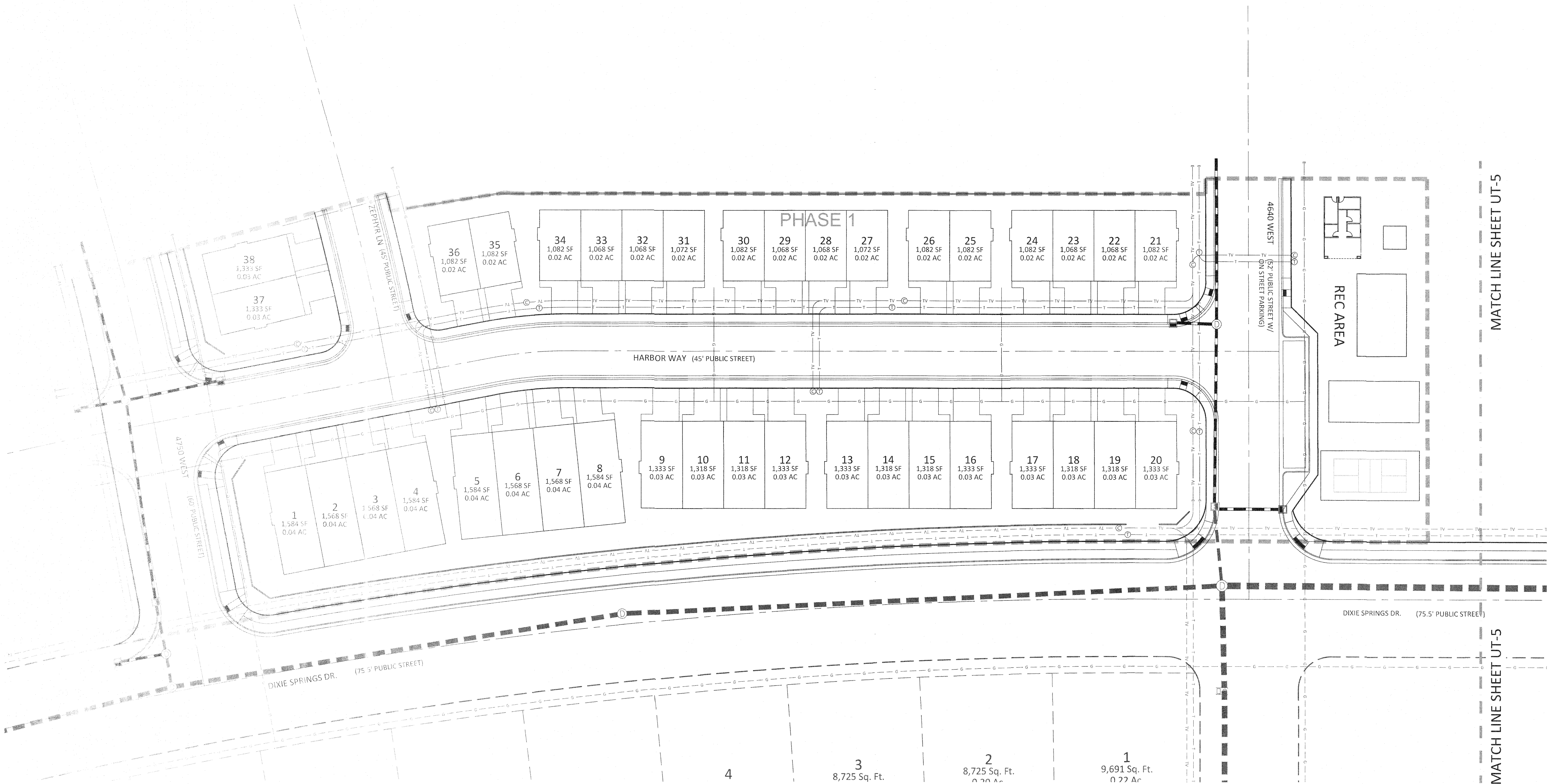
THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



VICINITY MAP
SCALE: 1" = 3000 FEET



NO.	DESCRIPTION	DATE	APPD.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME:
GAS, CABLE, & TELEPHONE PLAN

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

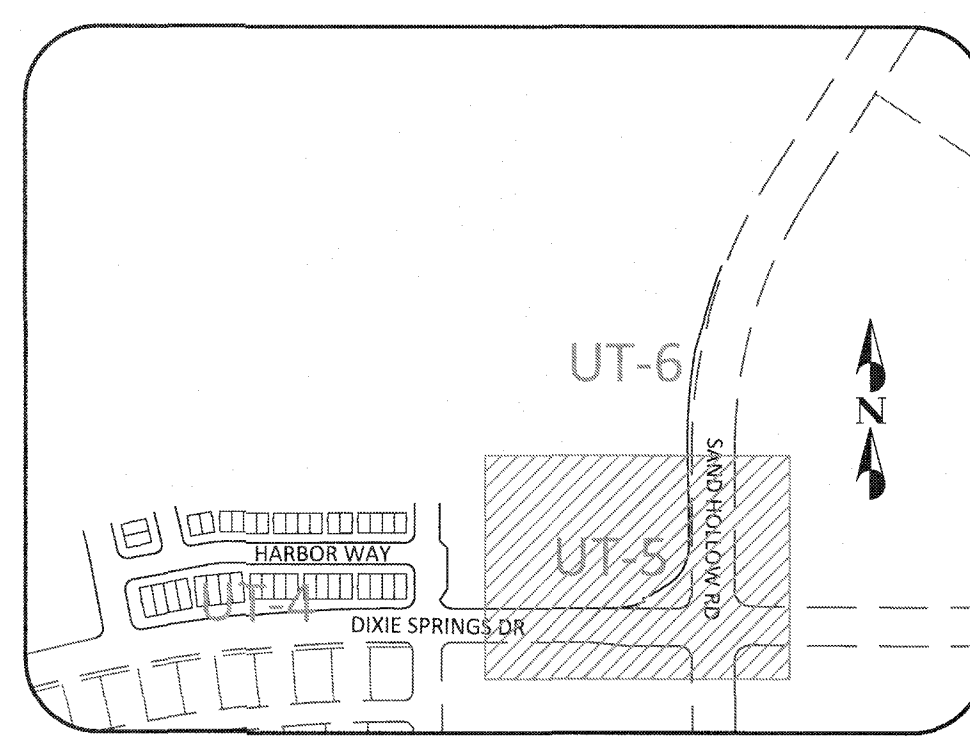
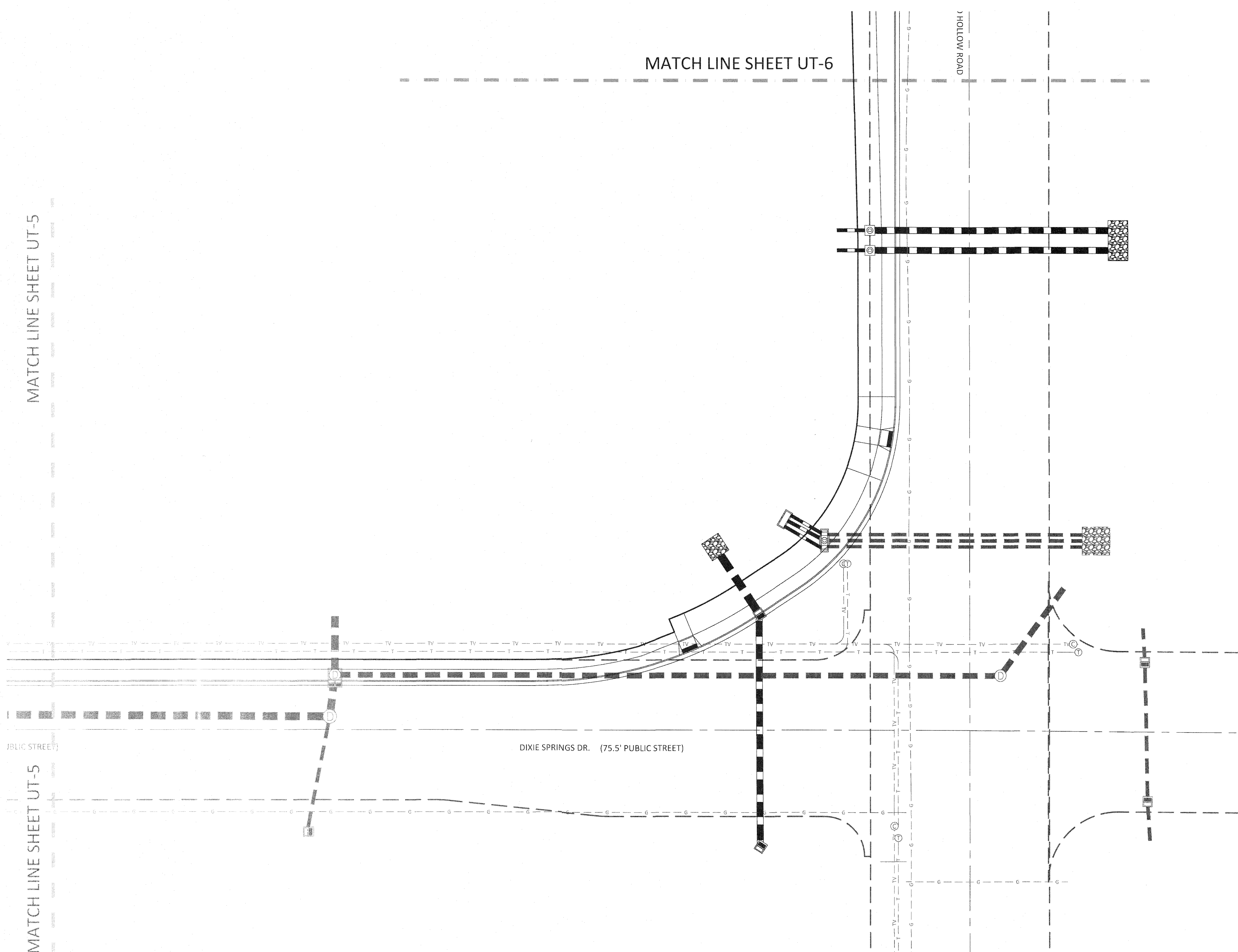


DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

UT-4
13 OF 41 TOTAL

MATCH LINE SHEET UT-5

MATCH LINE SHEET UT-6



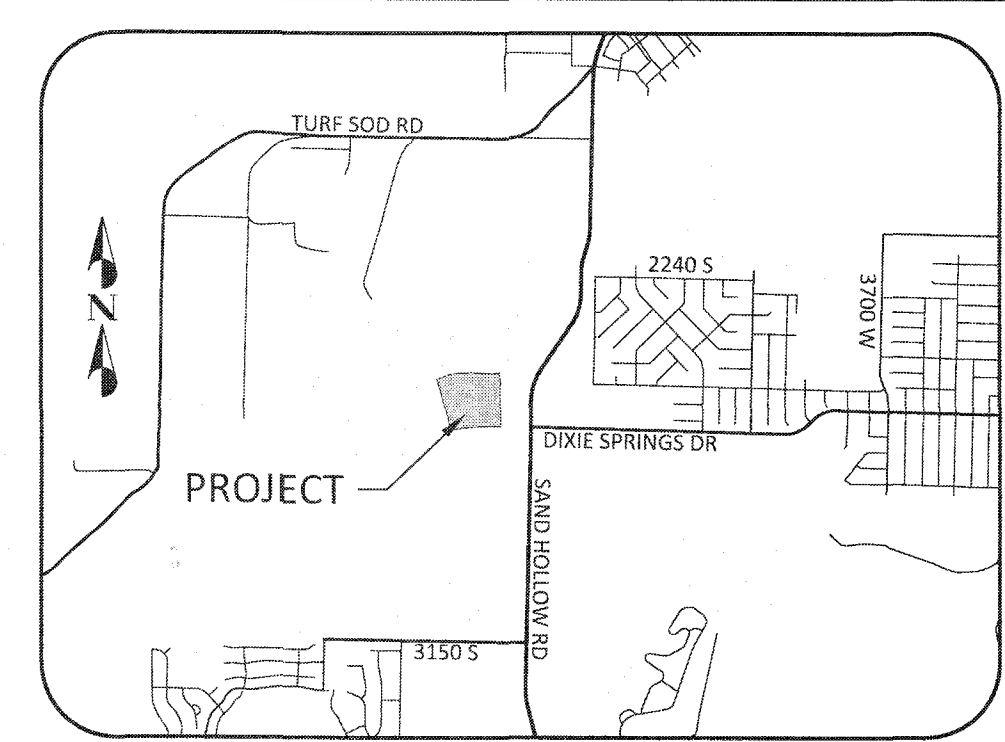
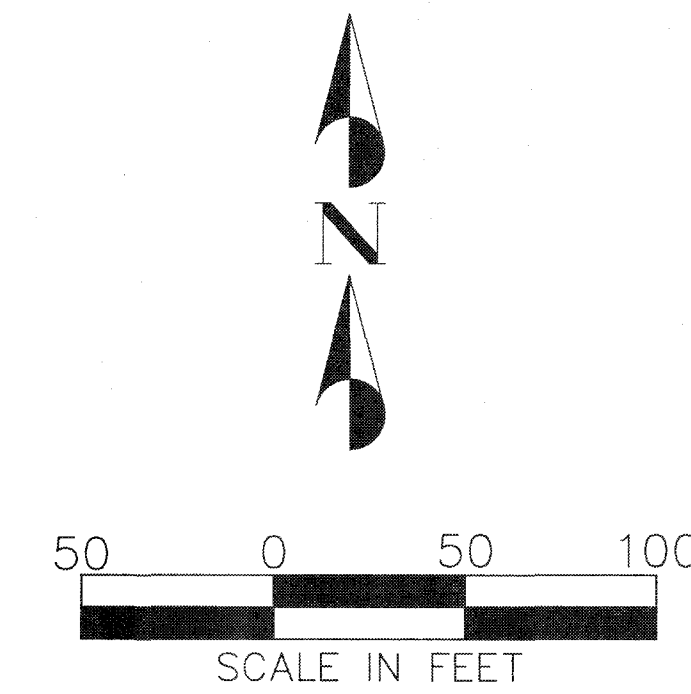
KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'

OWNER/DEVELOPER

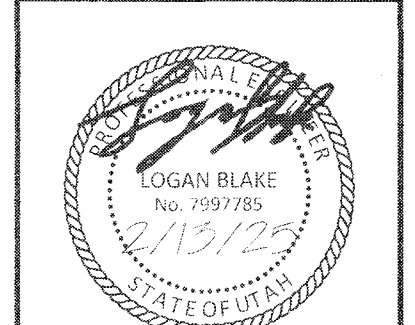
THE HOLLOWS, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



VICINITY MAP
SCALE: 1" = 3000 FEET



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

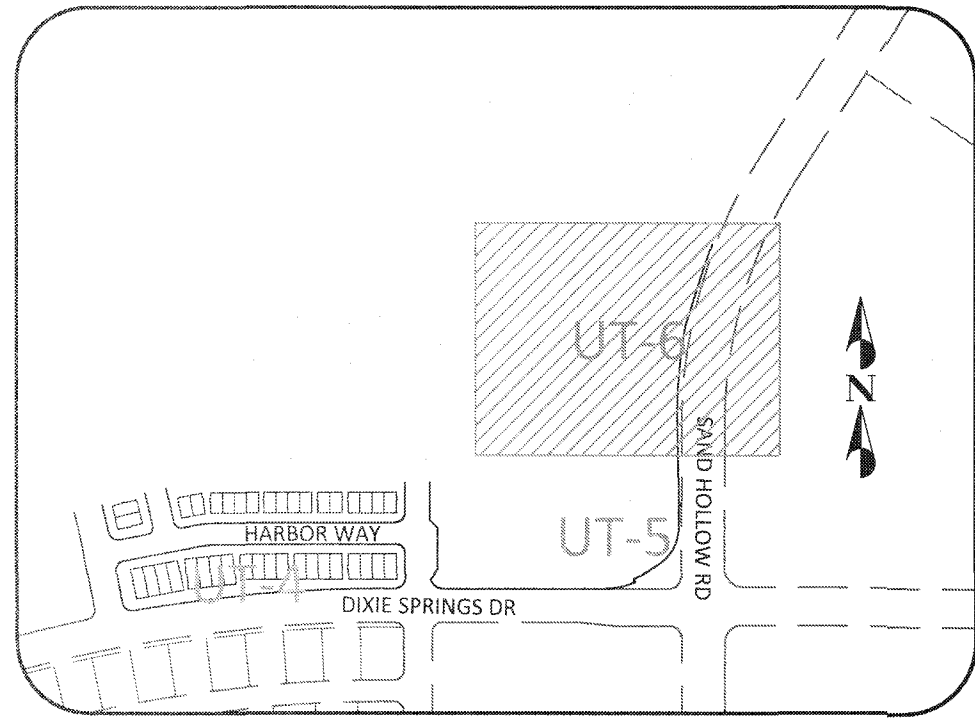
SHEET NAME
GAS, CABLE, & TELEPHONE PLAN

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'

SHEET NUMBER:
UT-5
14 OF 41 TOTAL



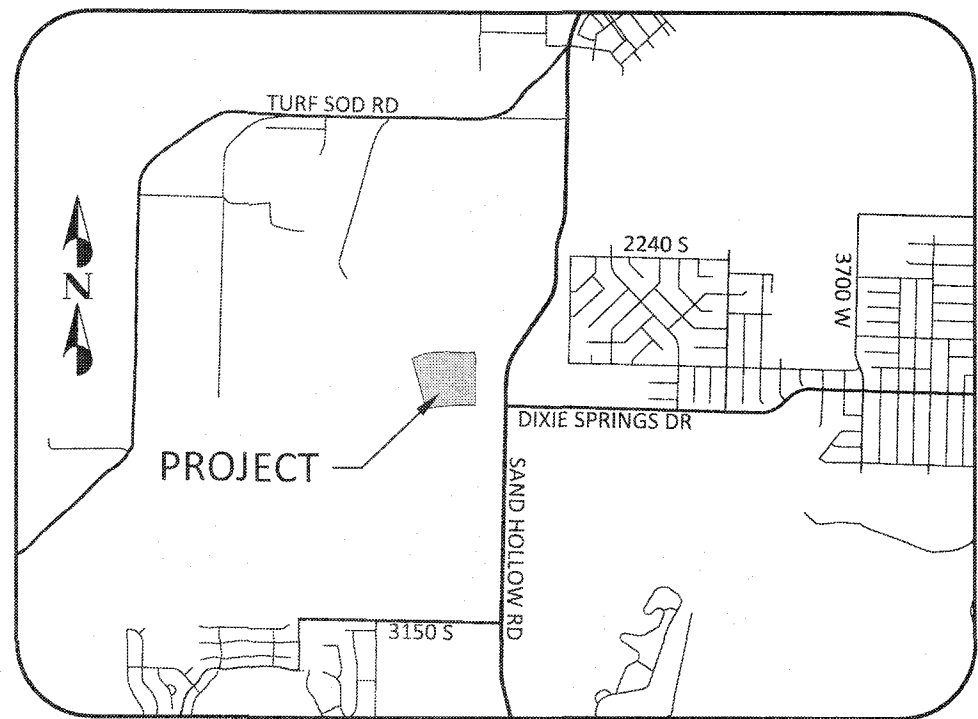
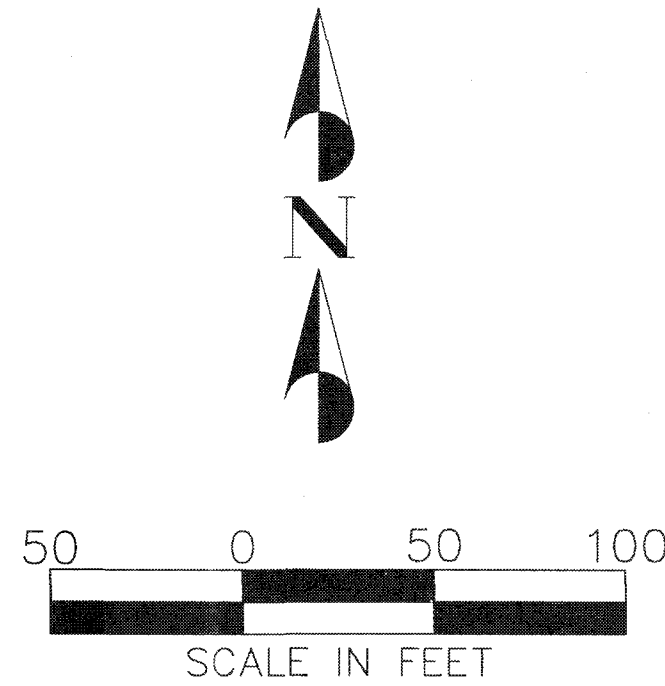
KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'

OWNER/DEVELOPER

THE HOLLOWES, LLC.
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com



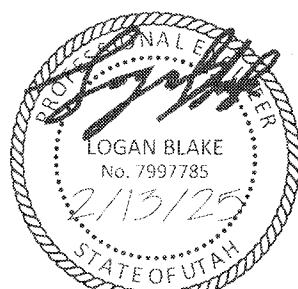
VICINITY MAP
SCALE: 1" = 3000 FEET

CONTRACTOR TO FIELD VERIFY DEPTH OF GAS
UTILITIES MAY NEED TO BE LOWERED TO
ACCOMMODATE STORM DRAIN

DETENTION BASIN

SAND HOLLOW ROAD

MATCH LINE SHEET UT-5



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME: GAS, CABLE, & TELEPHONE PLAN

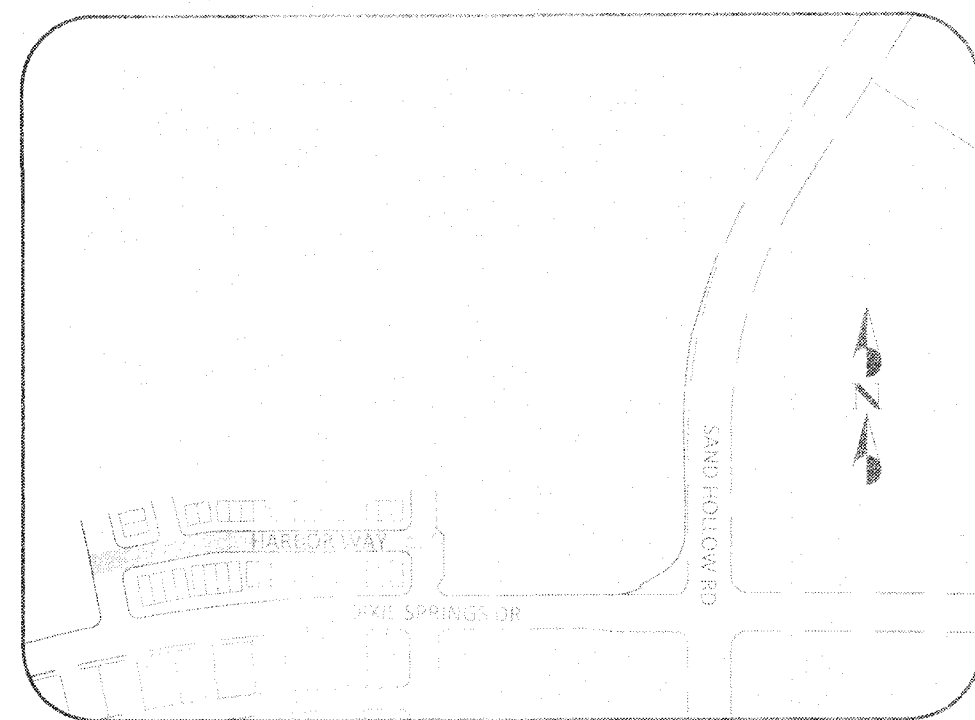
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

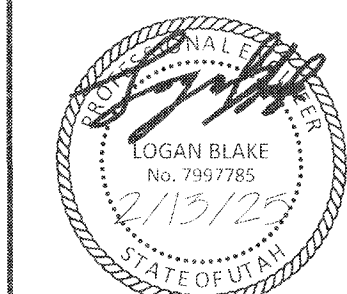
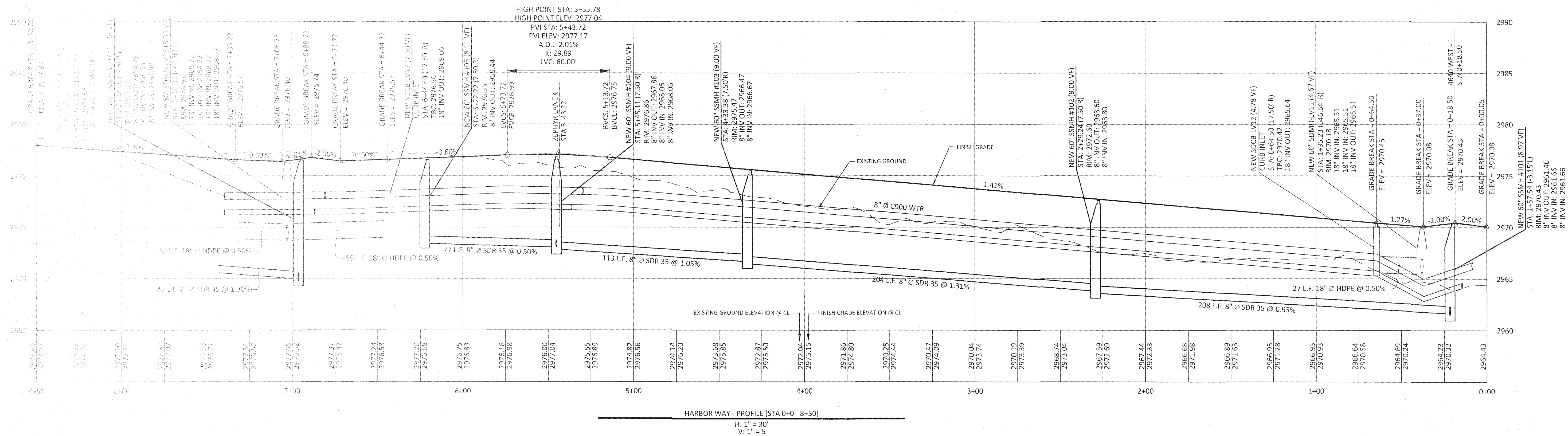
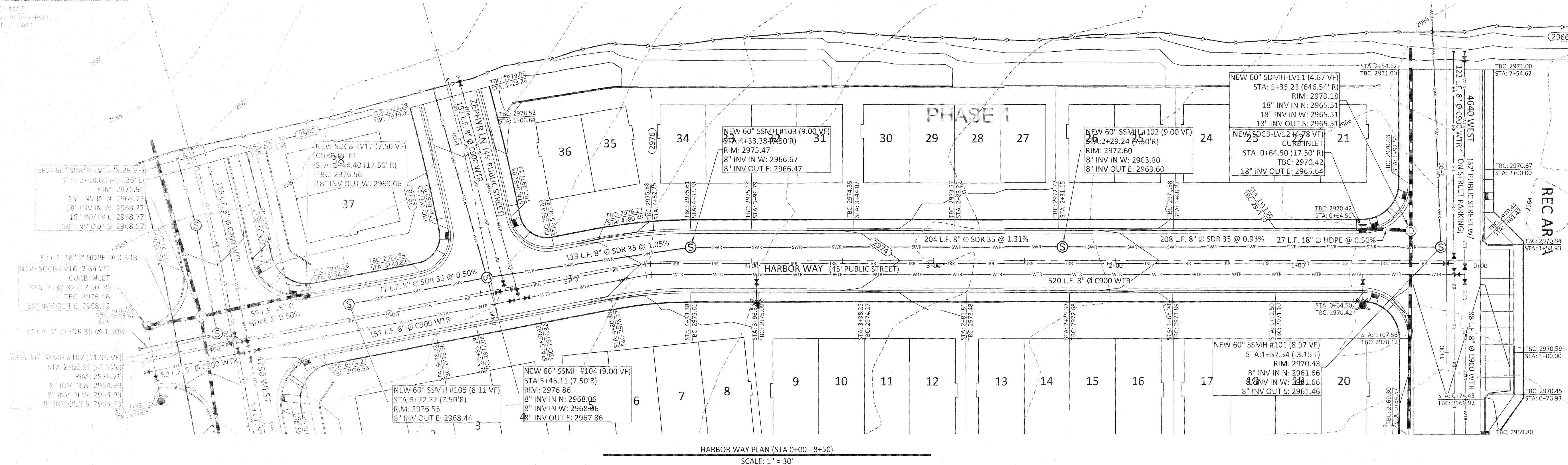
UT-6

15 OF 41 TOTAL



30 0 30 60
SCALE IN FEET

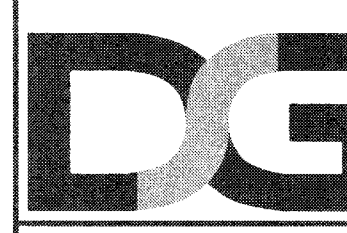
KEY MAP
SHADOW SHOW THIS SHEET
SCALE: 1" = 400'



NO.	DESCRIPTION	DATE	APP'D

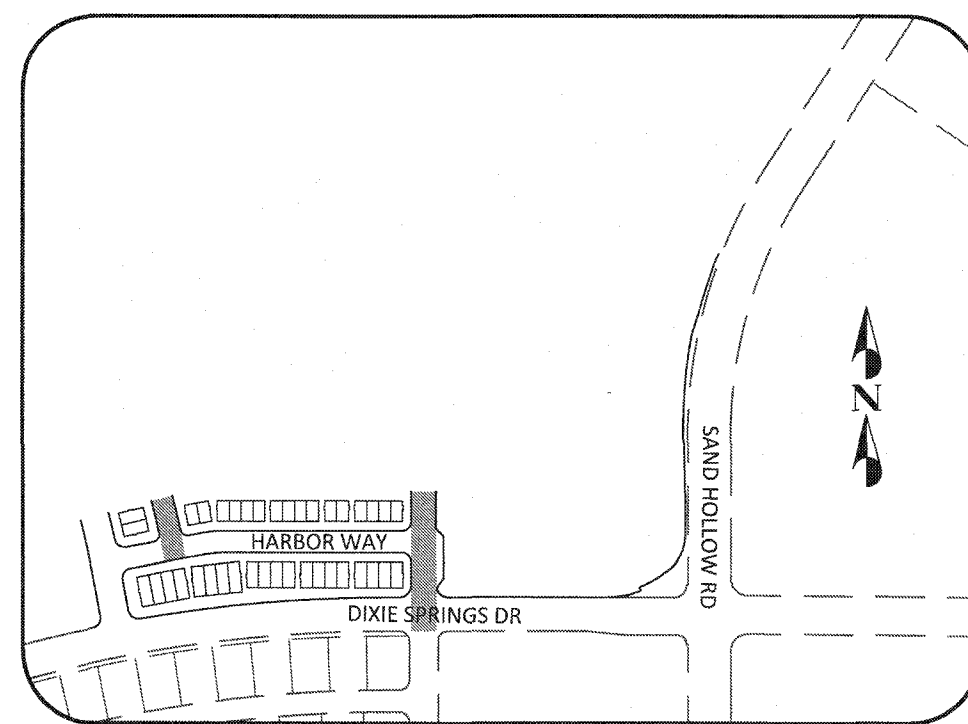
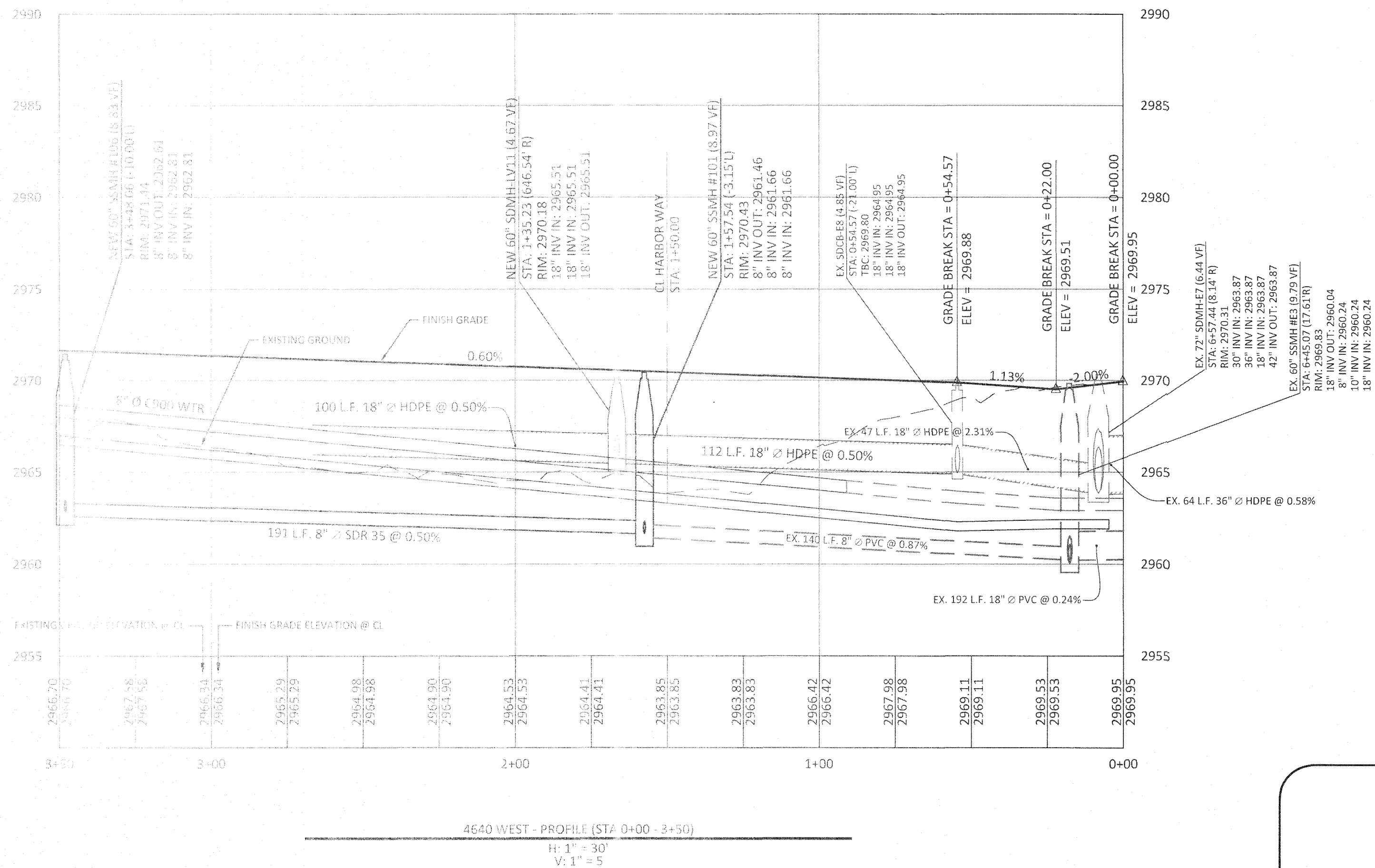
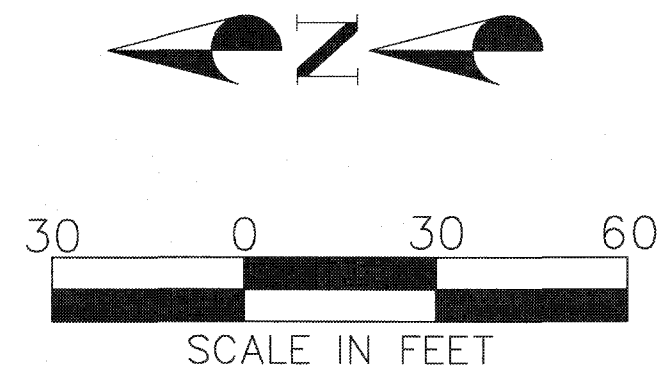
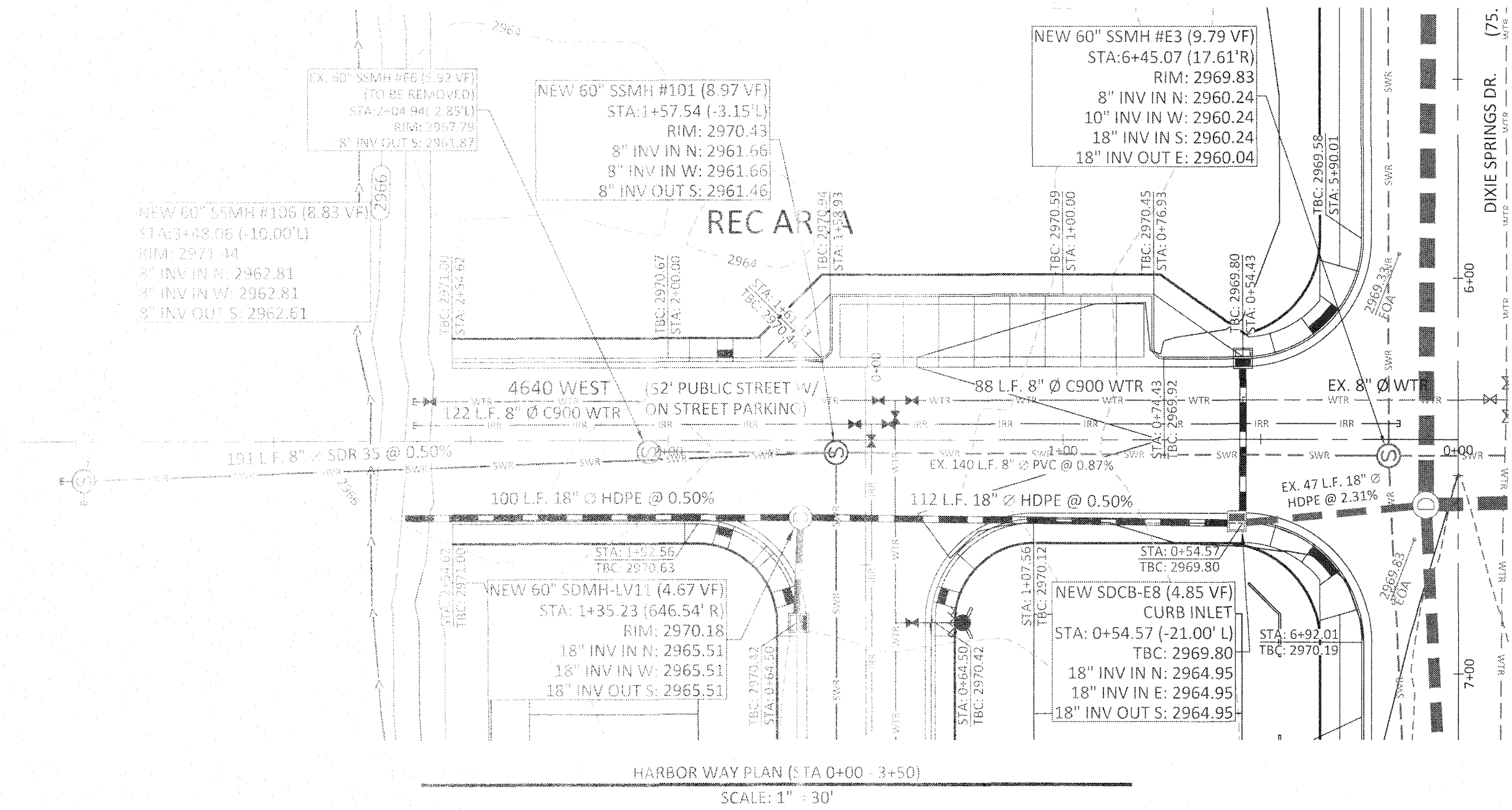
PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
PLAN & PROFILE (HARBOR WAY)

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

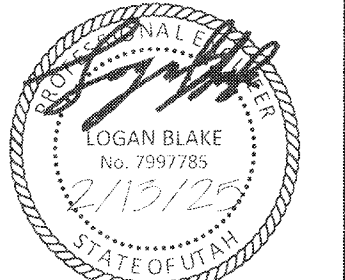
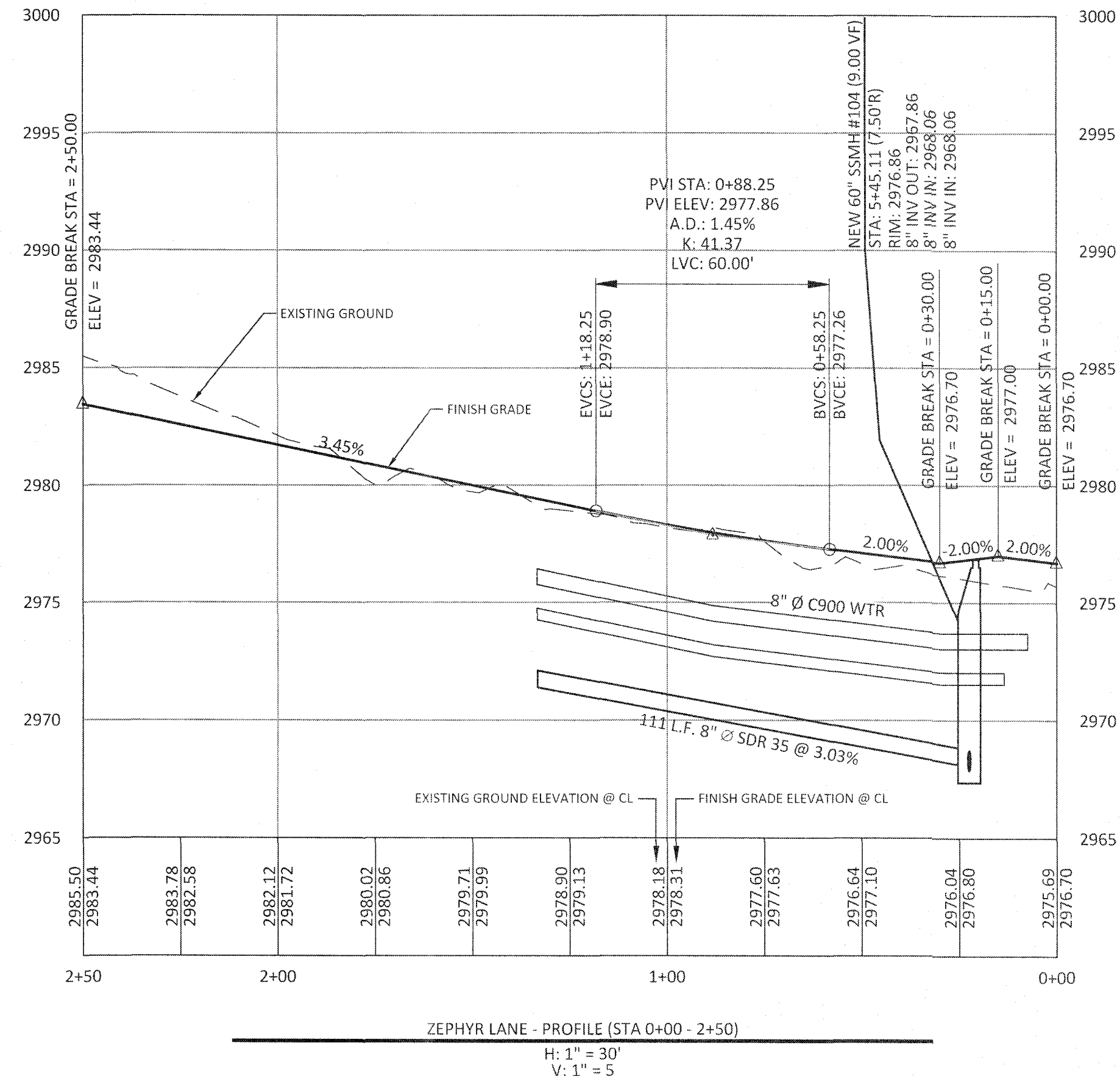
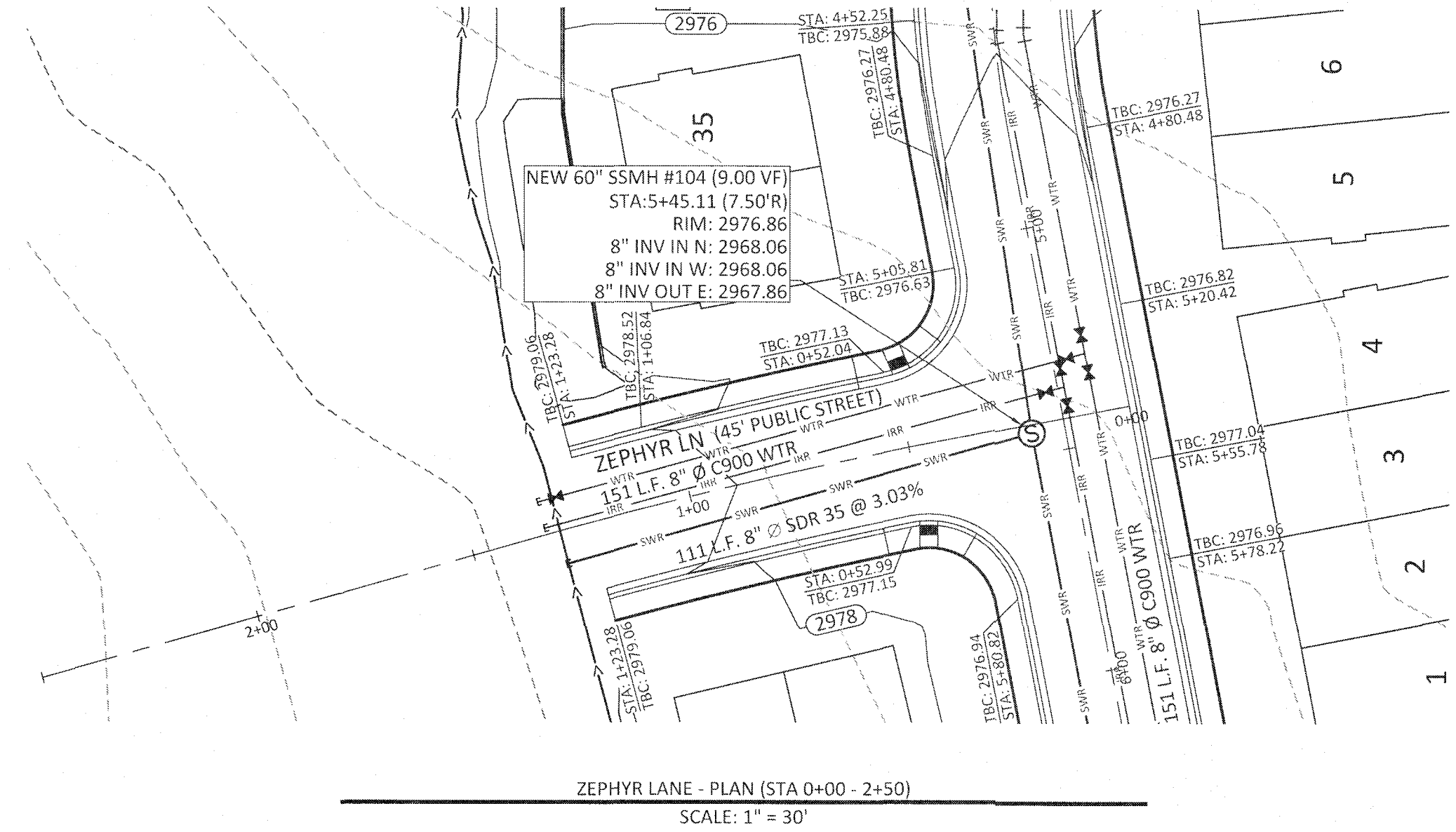


DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	PP-1

16 OF 41 TOTAL



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

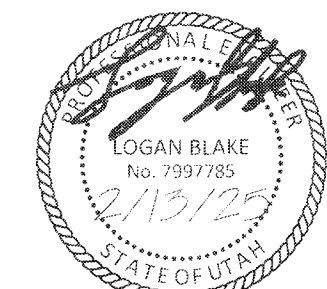
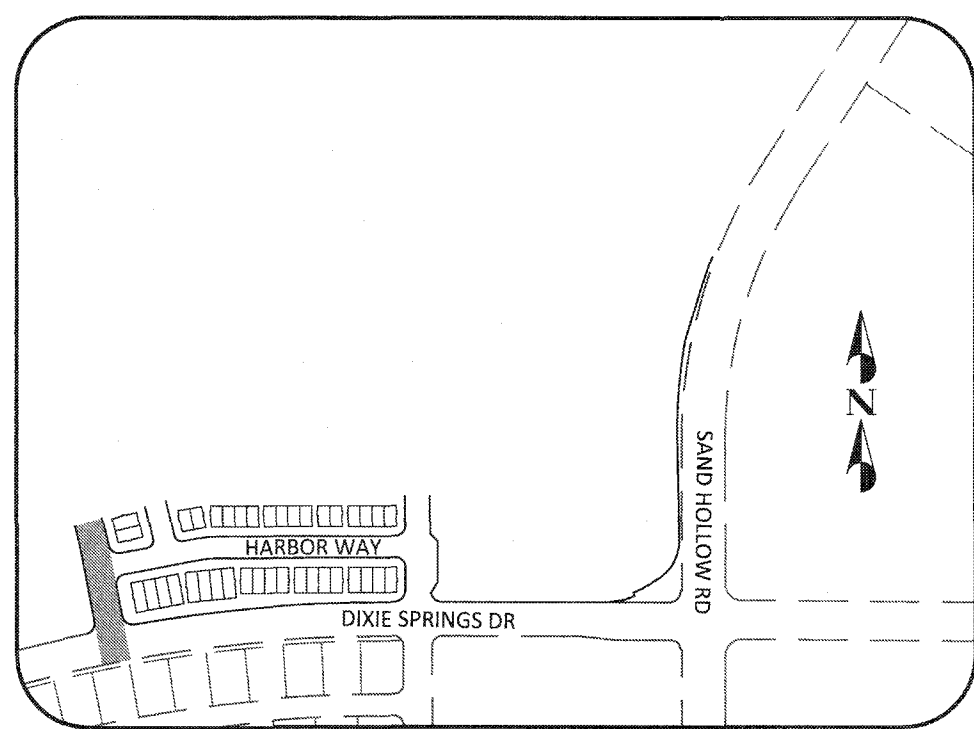
SHEET NAME:
PLAN & PROFILE (4640 W & ZEPHYR LN)

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 625-2121



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

PP-2

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: PLAN & PROFILEB (4750 W)

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

113 East 200 North Suite #2
St. George, UT 84770

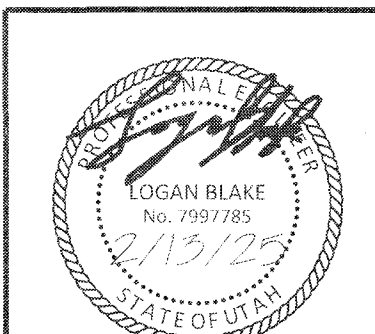
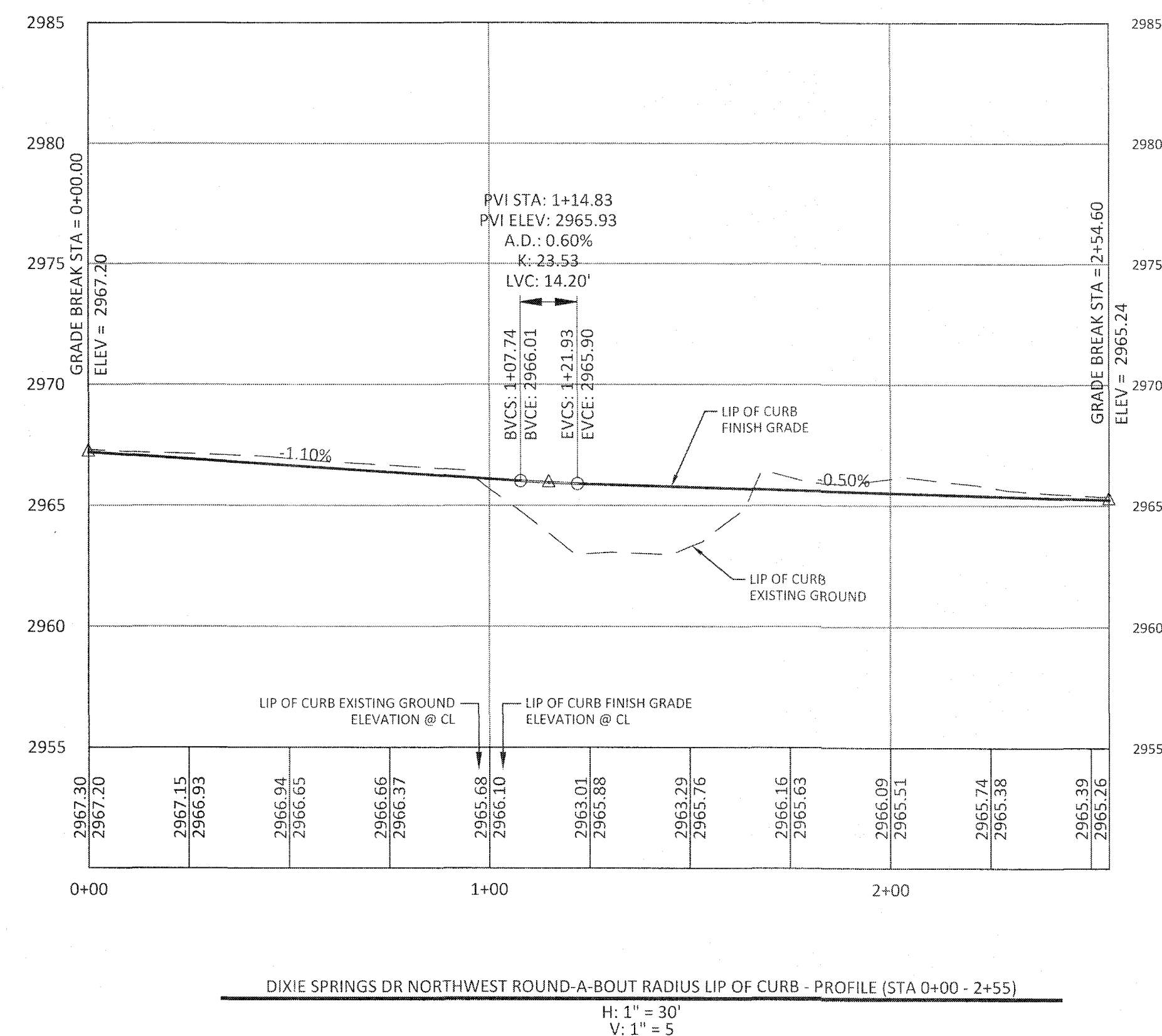
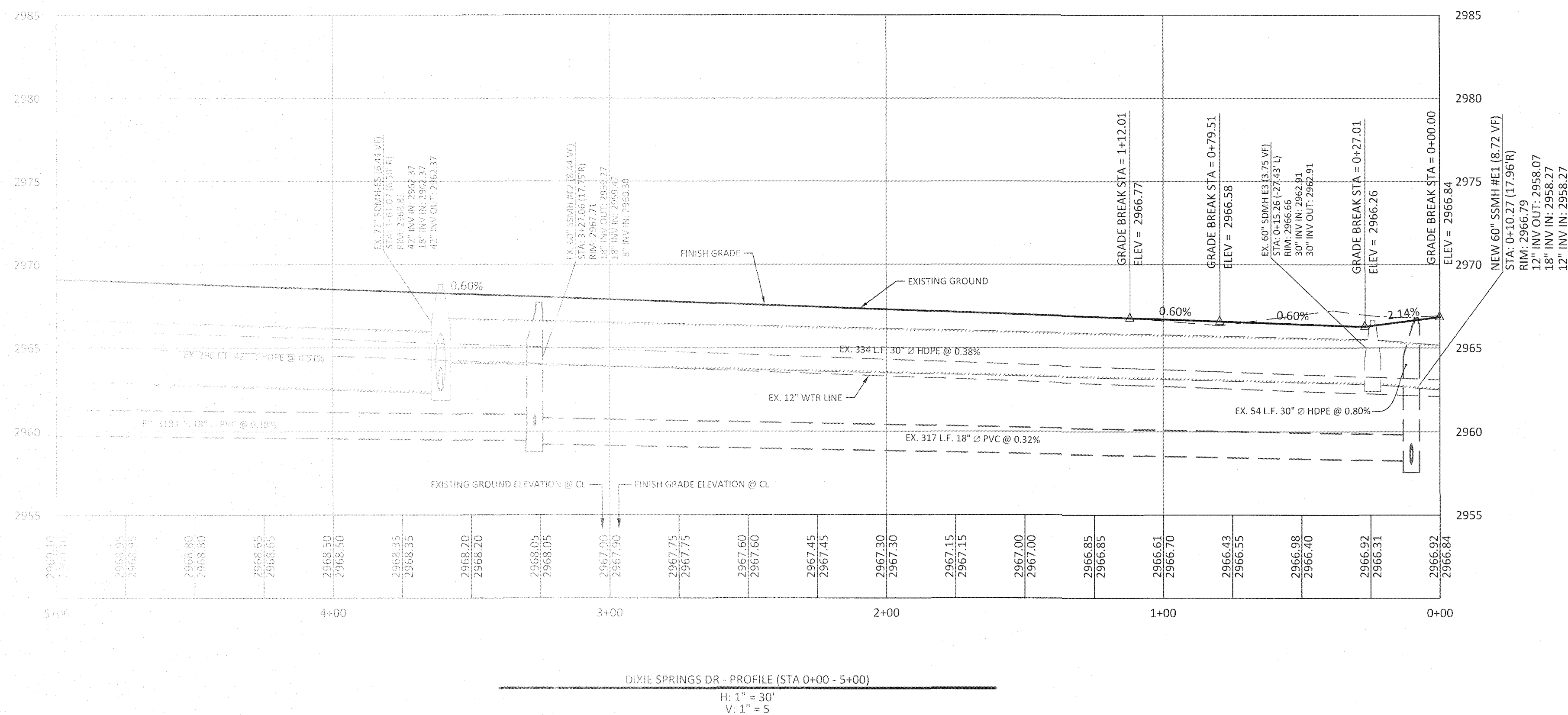
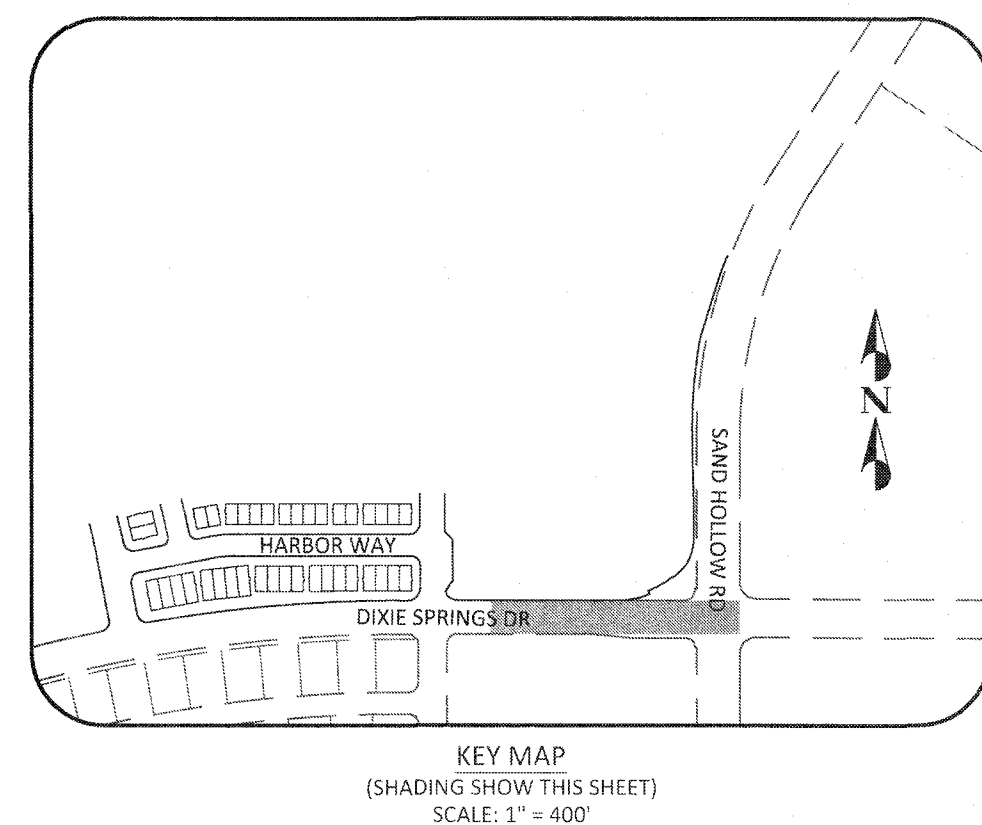
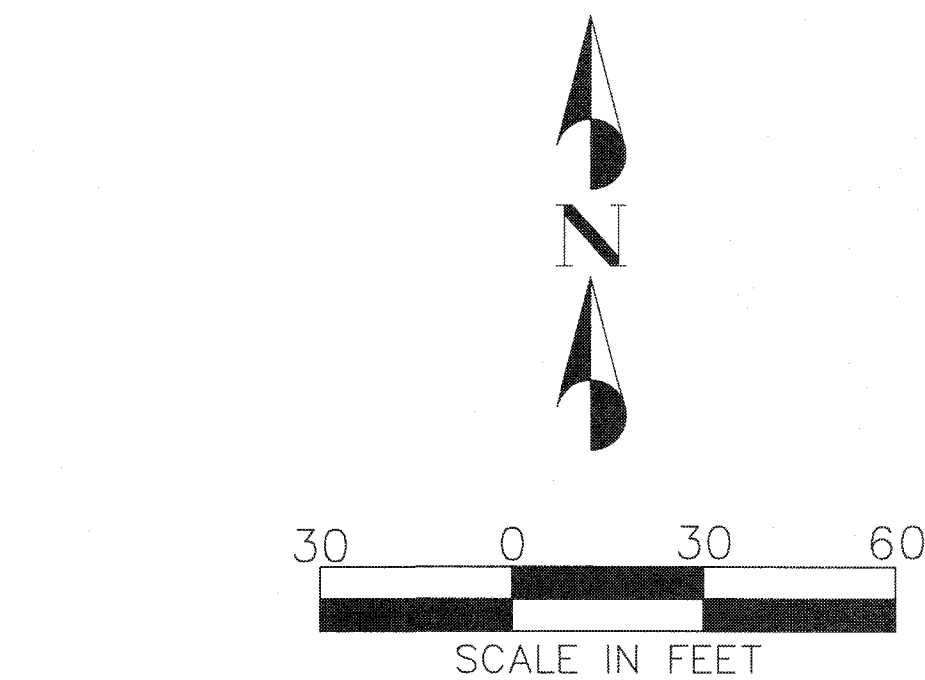
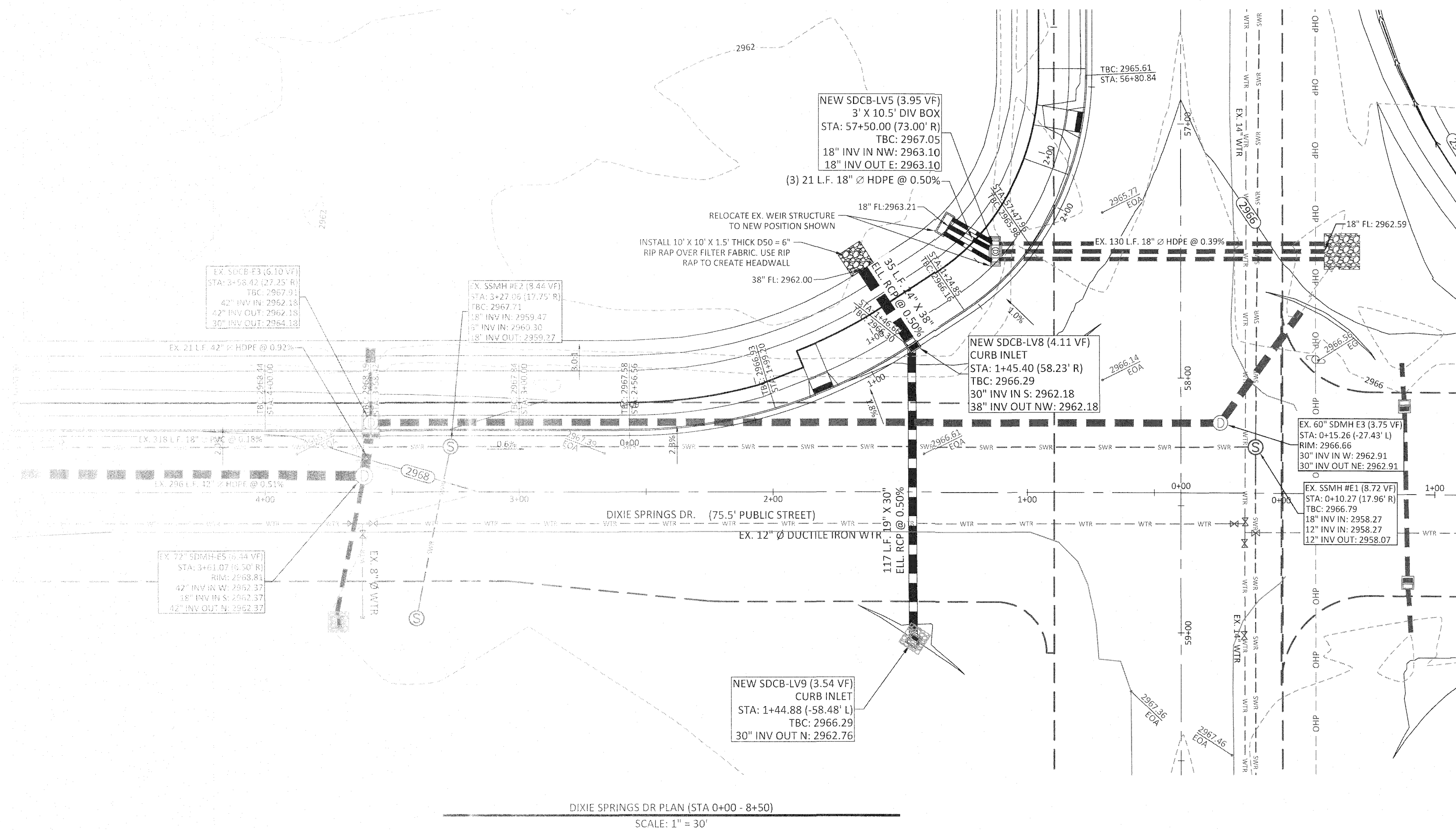
Office (435) 628-2121



DATE :	FEBRUARY 2024
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 30'

PP-3

18 OF 41 TOTAL



PROJECT NAME	APPRO
LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH	
DATE	DESCRIPTION
NO.	

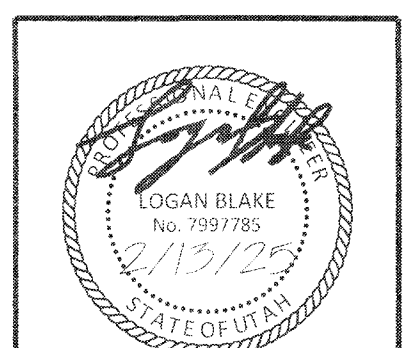
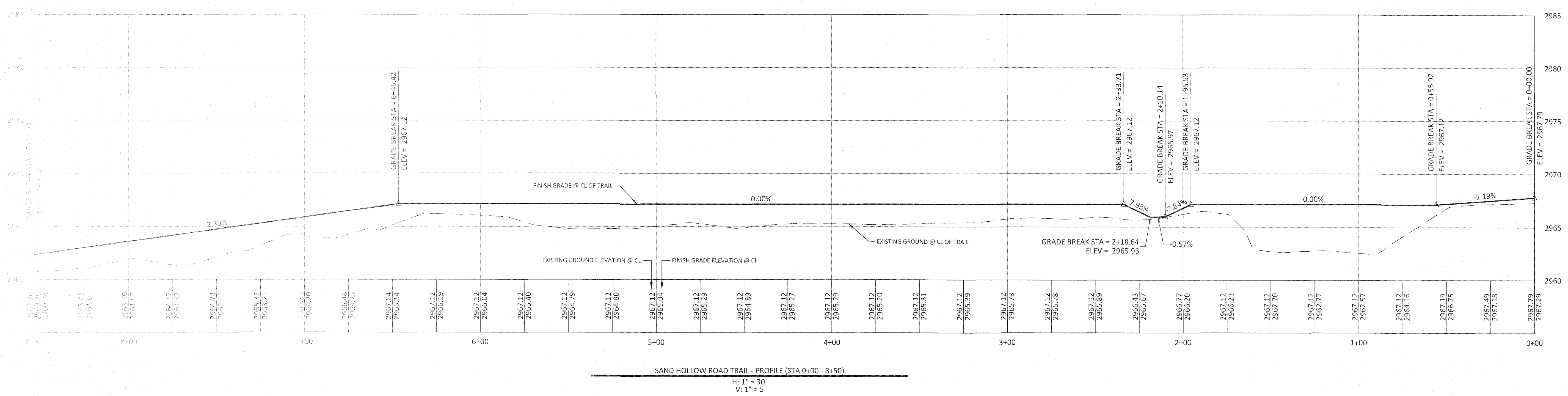
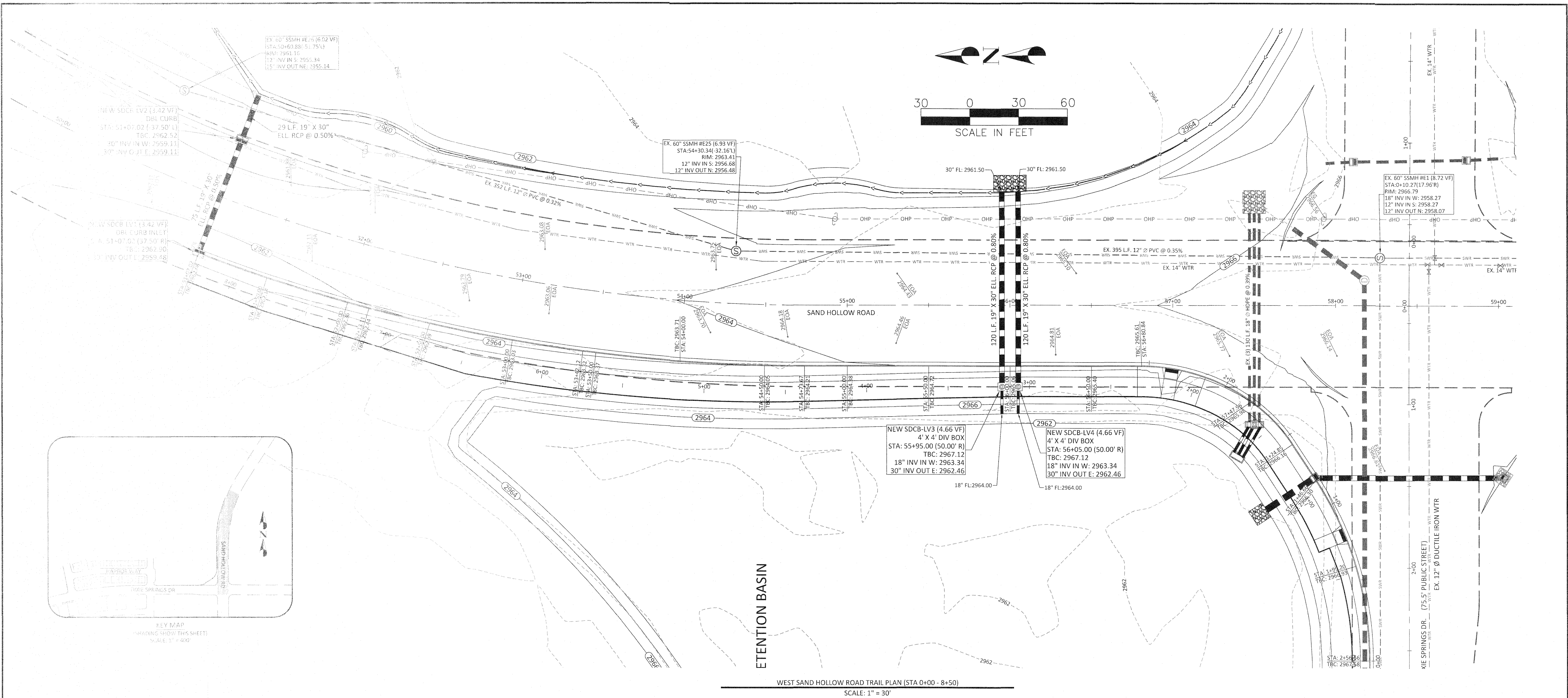
PROJECT NAME
LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME
PLAN & PROFILE (DIXIE SPRINGS DR)

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

PP-5
20 OF 41 TOTAL



NO.	DESCRIPTION	DATE	APPRO.

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: PLAN & PROFILE (SAND HOLLOW RD)

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 638 2121



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

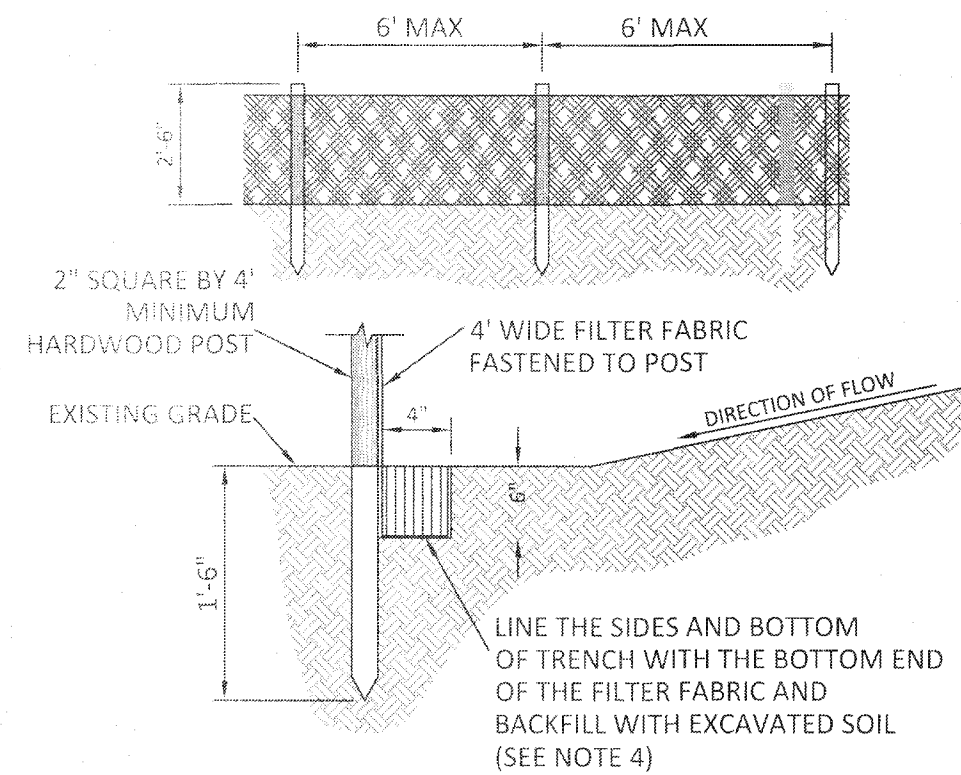
PP-7
22 OF 41 TOTAL

LEGEND

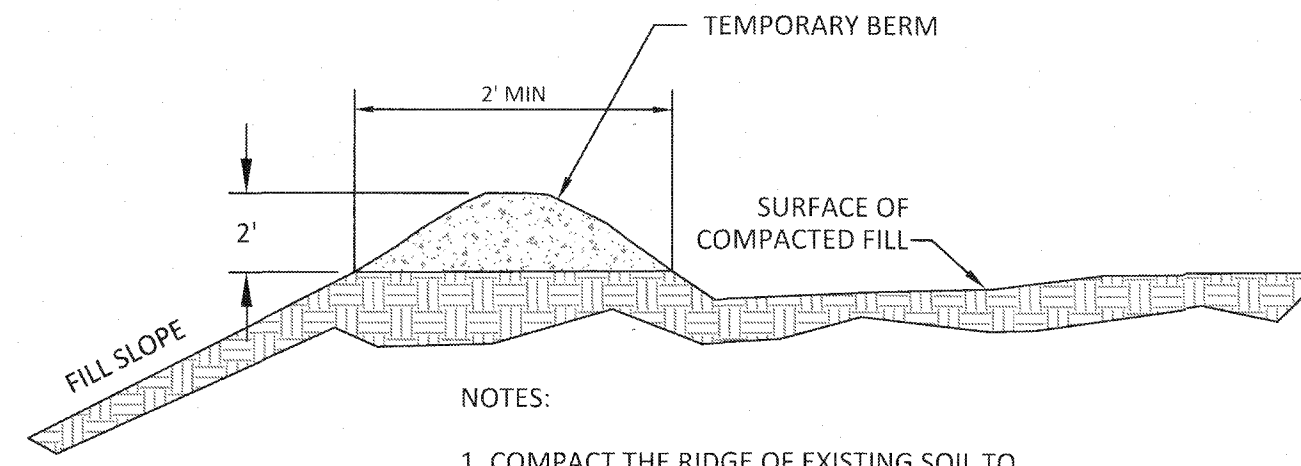
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
- SEDIMENT BERM LINE
- PROPOSED STORM DRAIN INLET PROTECTION (FILTER SOCK)
- PROPOSED STORM DRAIN INLET PROTECTION (STRAW BALE BARRIER)

CONSTRUCTION NOTES

1. PROVIDE STORM DRAIN INLET PROTECTION (FILTER SOCK) PER DETAIL "E1" SHEET DT-2
2. INSTALL SILT FENCE OR SEDIMENT BERM PER DETAIL "A1" OR "A2" THIS SHEET
3. INSTALL CHECK DAMS EVERY 3 FT VERTICAL AT TOE OF SLOPE PER DETAIL G/DT-2

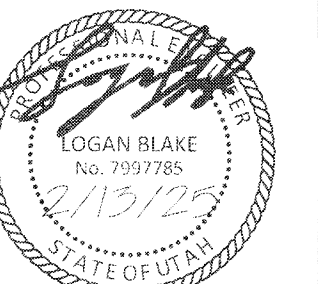
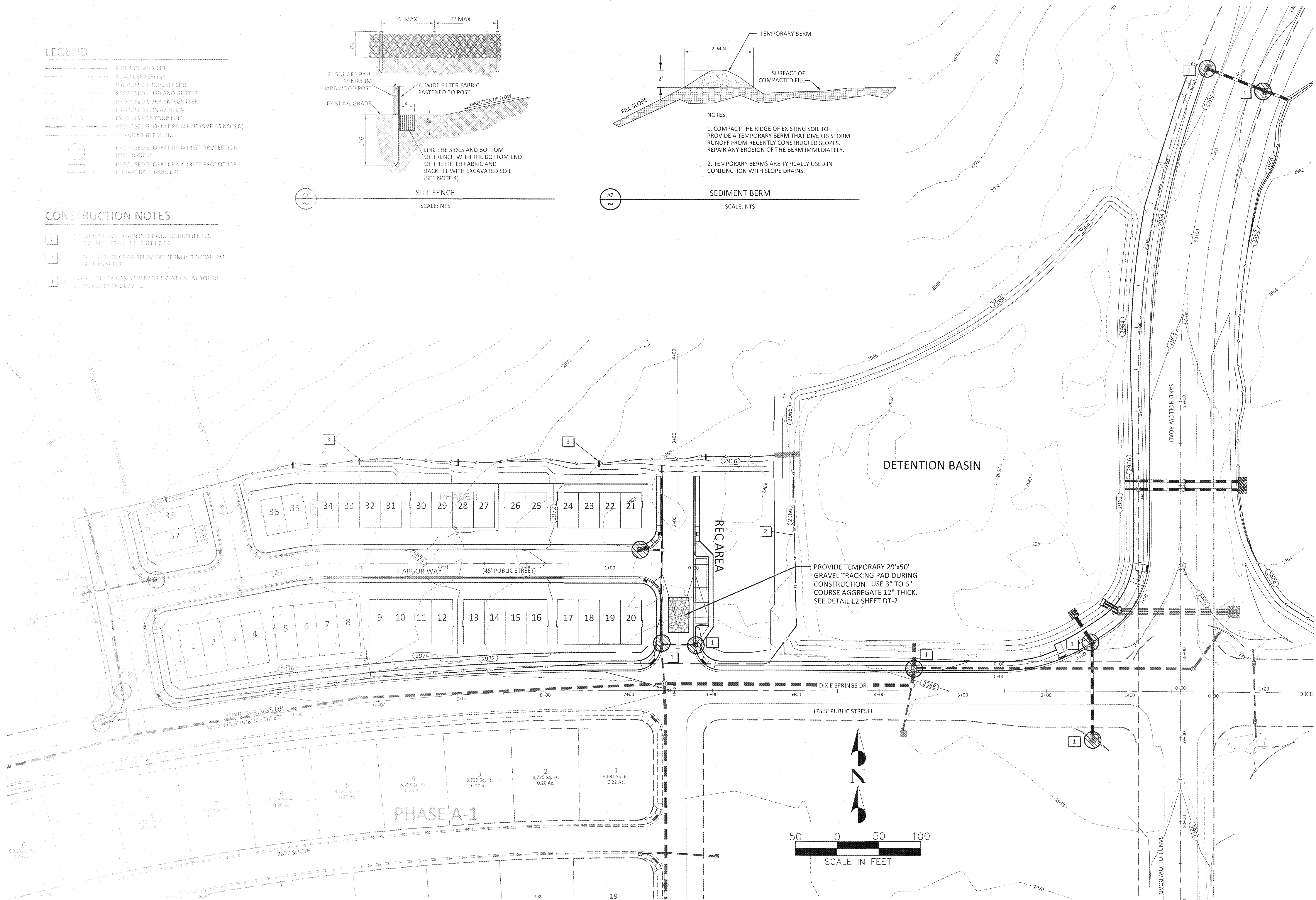


A1
SILT FENCE
SCALE: NTS



A2
SEDIMENT BERM
SCALE: NTS

- NOTES:
1. COMPACT THE RIDGE OF EXISTING SOIL TO PROVIDE A TEMPORARY BERM THAT DIVERTS STORM RUNOFF FROM RECENTLY CONSTRUCTED SLOPES. REPAIR ANY EROSION OF THE BERM IMMEDIATELY.
 2. TEMPORARY BERMS ARE TYPICALLY USED IN CONJUNCTION WITH SLOPE DRAINS.



NO.	DESCRIPTION	DATE	APPD.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

SHEET NAME:
EROSION CONTROL PLAN

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

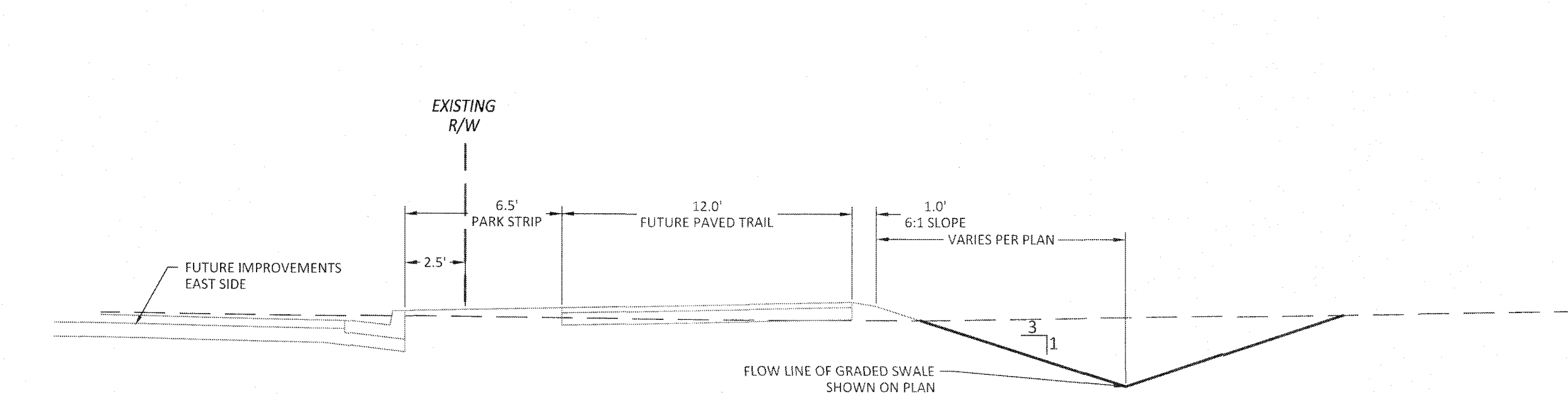
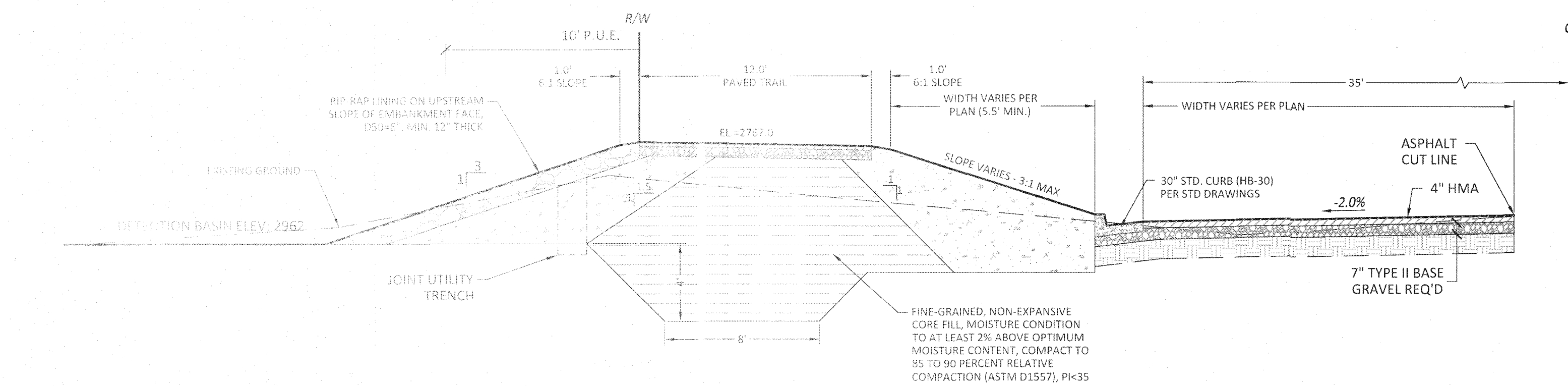


DATE: FEBRUARY 2024
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: RT
PROJECT NO.: 22-003
SCALE: 1" = 50'

SHEET NUMBER:

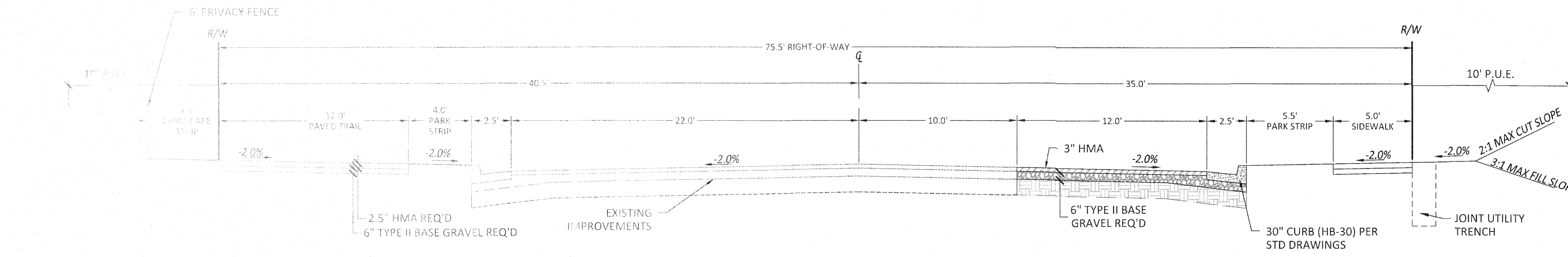
EC-1

23 OF 41 TOTAL

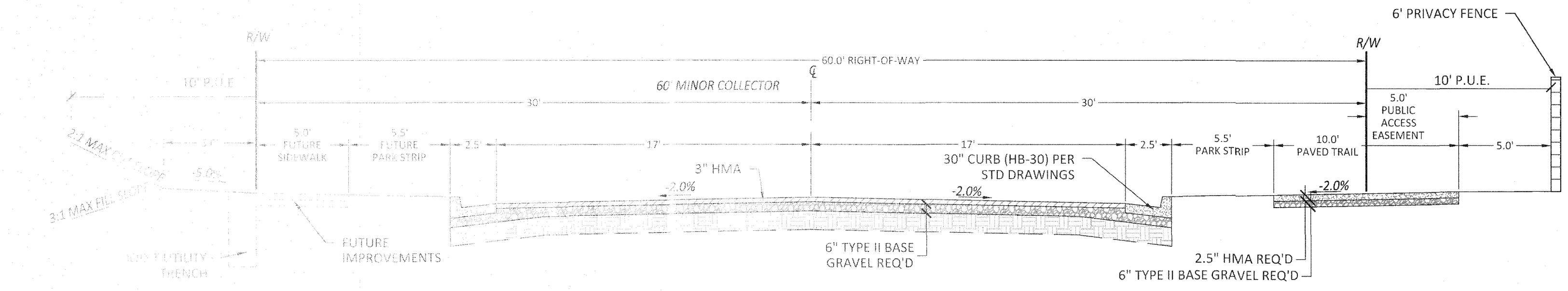


A1 SAND HOLLOW ROAD WEST SIDE
N.T.S.

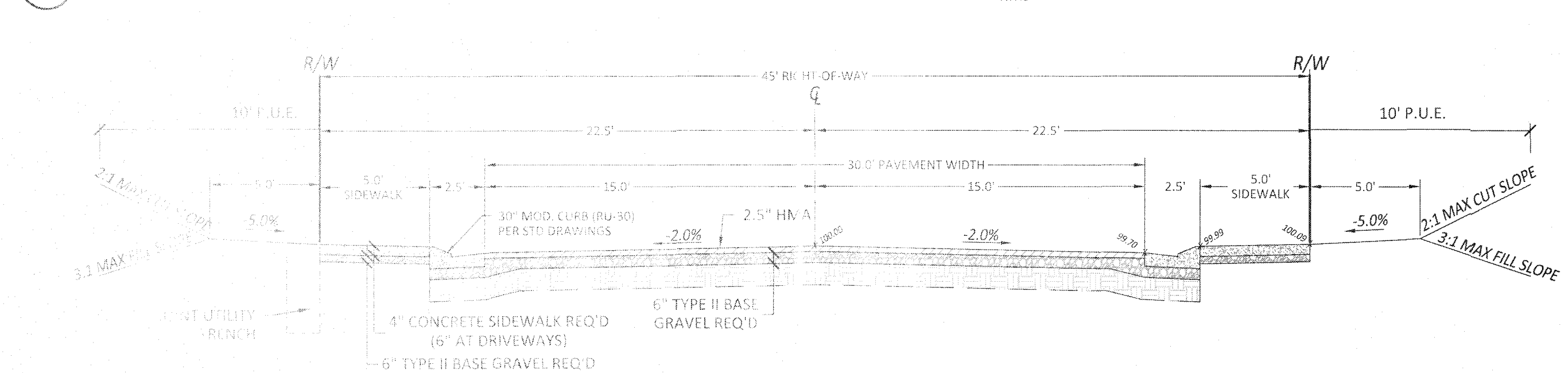
A2 SAND HOLLOW ROAD EAST SIDE
N.T.S.



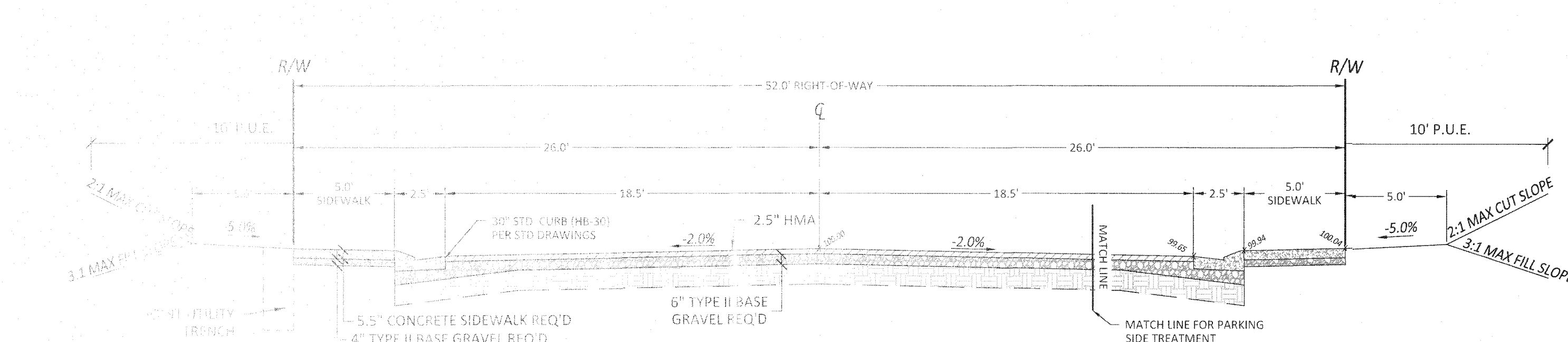
B1 DIXIE SPRINGS DR - TYPICAL SECTION (75.5' PUBLIC STREET)
N.T.S.



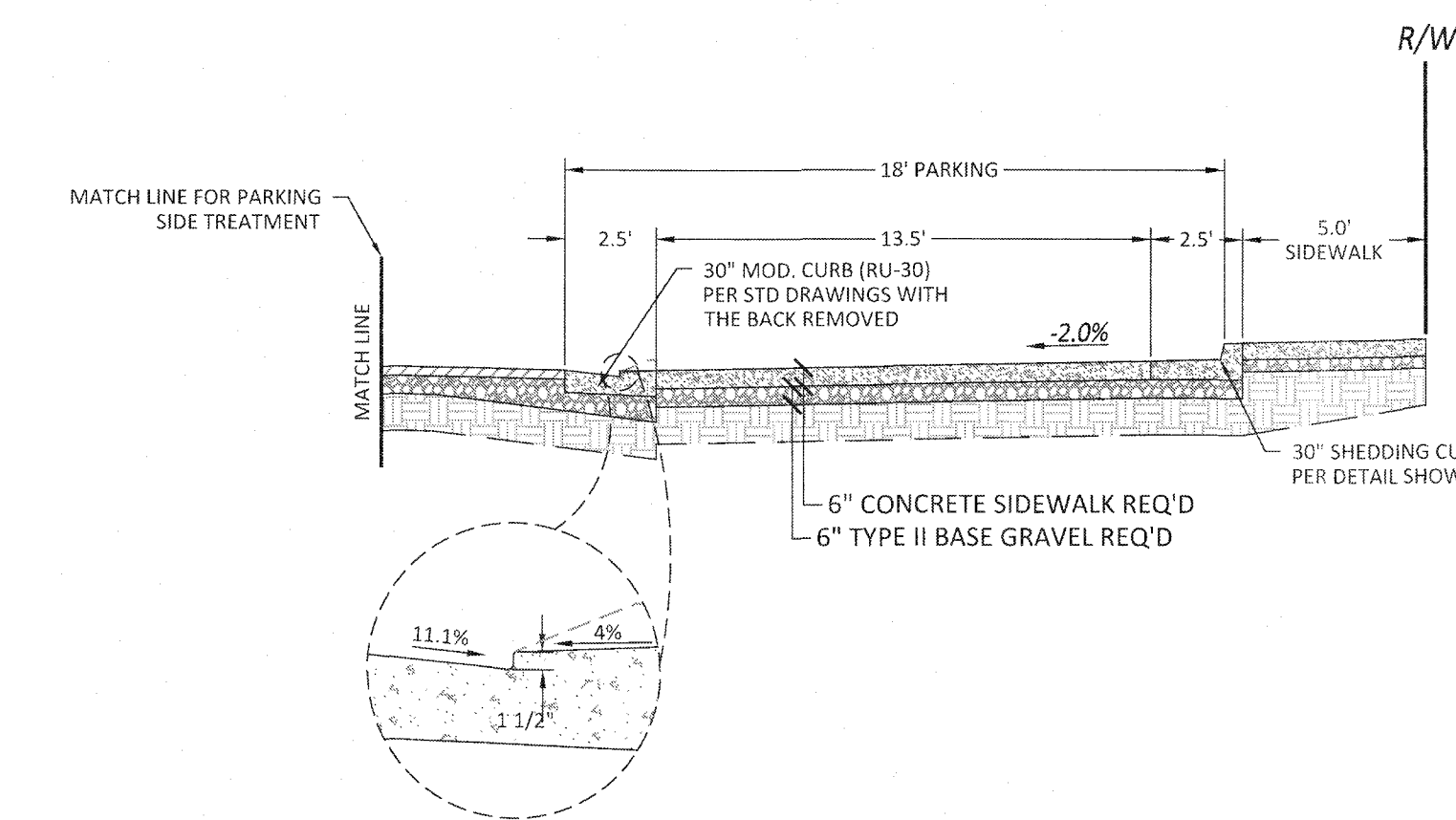
B2 4750 WEST ALTERNATIVE RESIDENTIAL STANDARD - TYPICAL SECTION (60' PUBLIC STREET)
N.T.S.



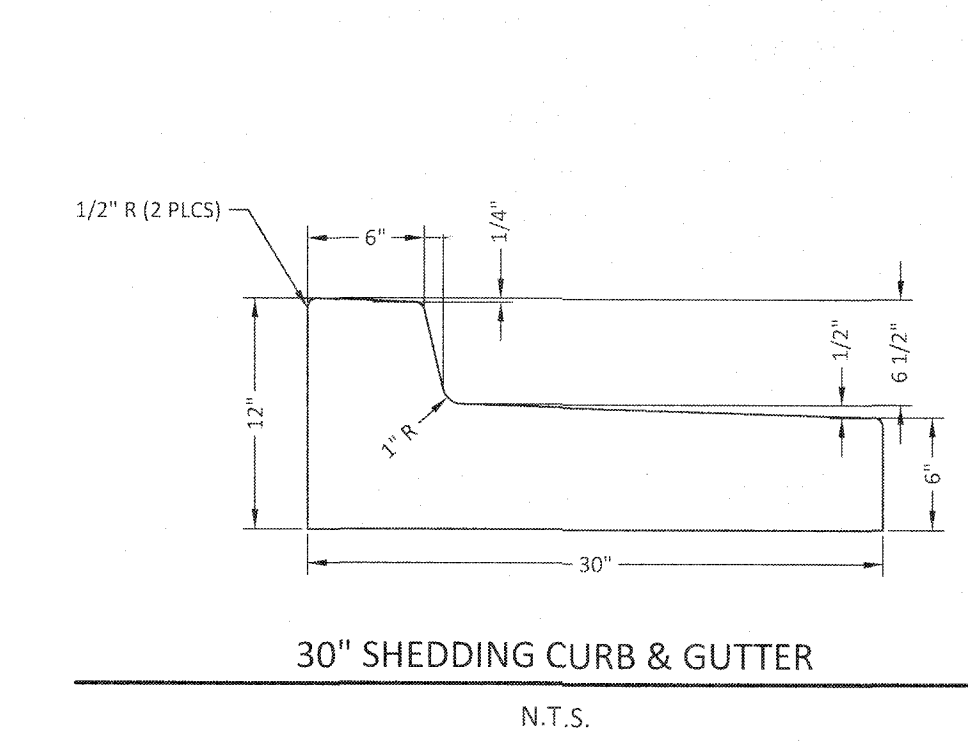
C1 RESIDENTIAL LOCAL TYPICAL SECTION (45' PUBLIC STREET)
N.T.S.



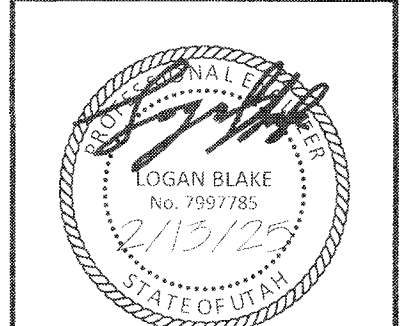
C2 RESIDENTIAL STANDARD TYPICAL SECTION (52' PUBLIC STREET)
N.T.S.



C3 PARKING SIDE TREATMENT
N.T.S.



30" SHEDDING CURB & GUTTER
N.T.S.



NO.	DESCRIPTION	DATE	APPD.

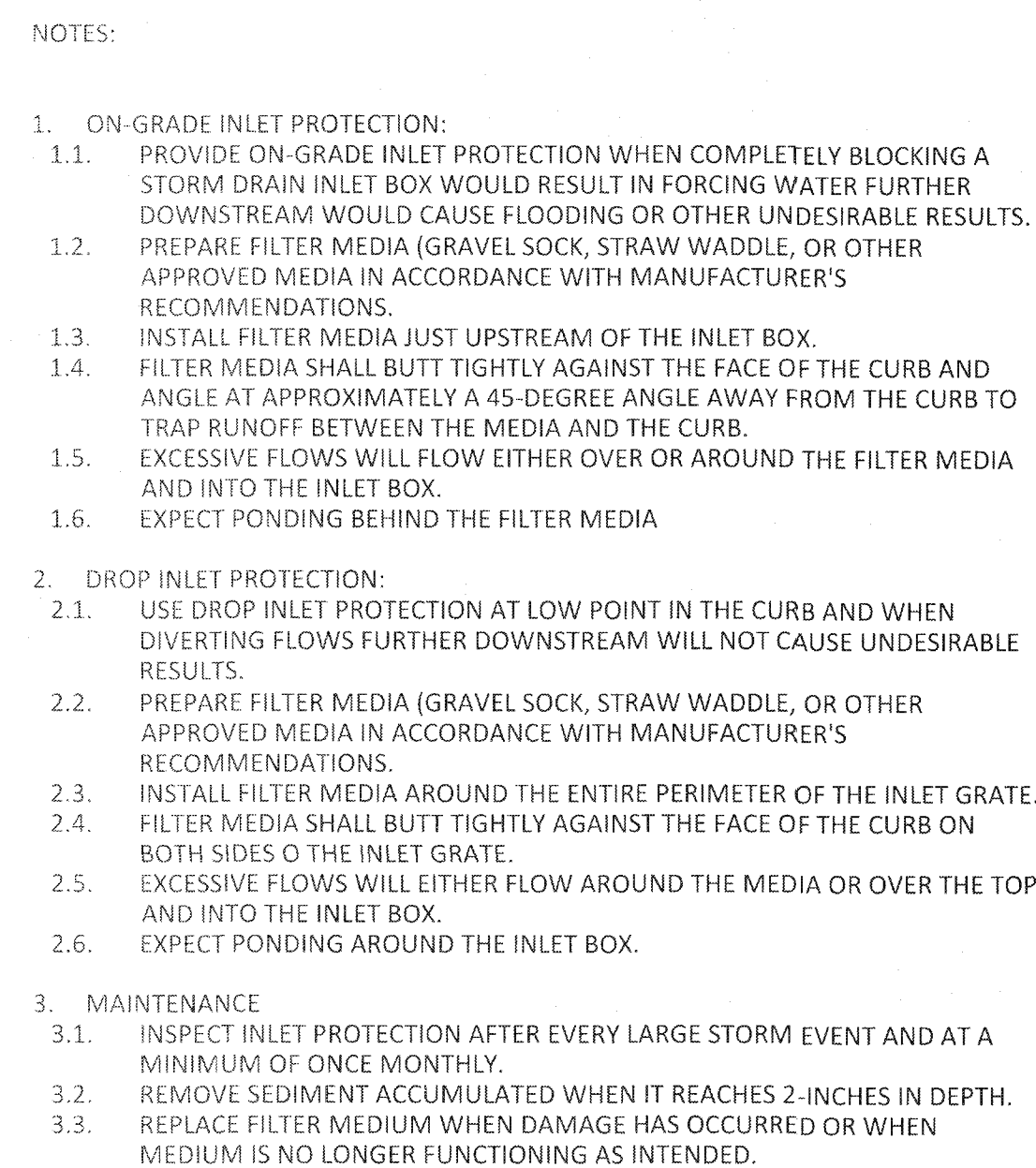
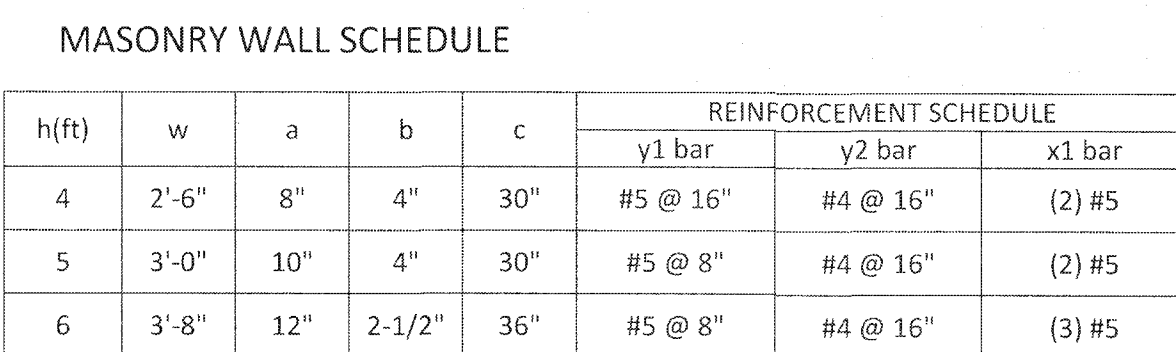
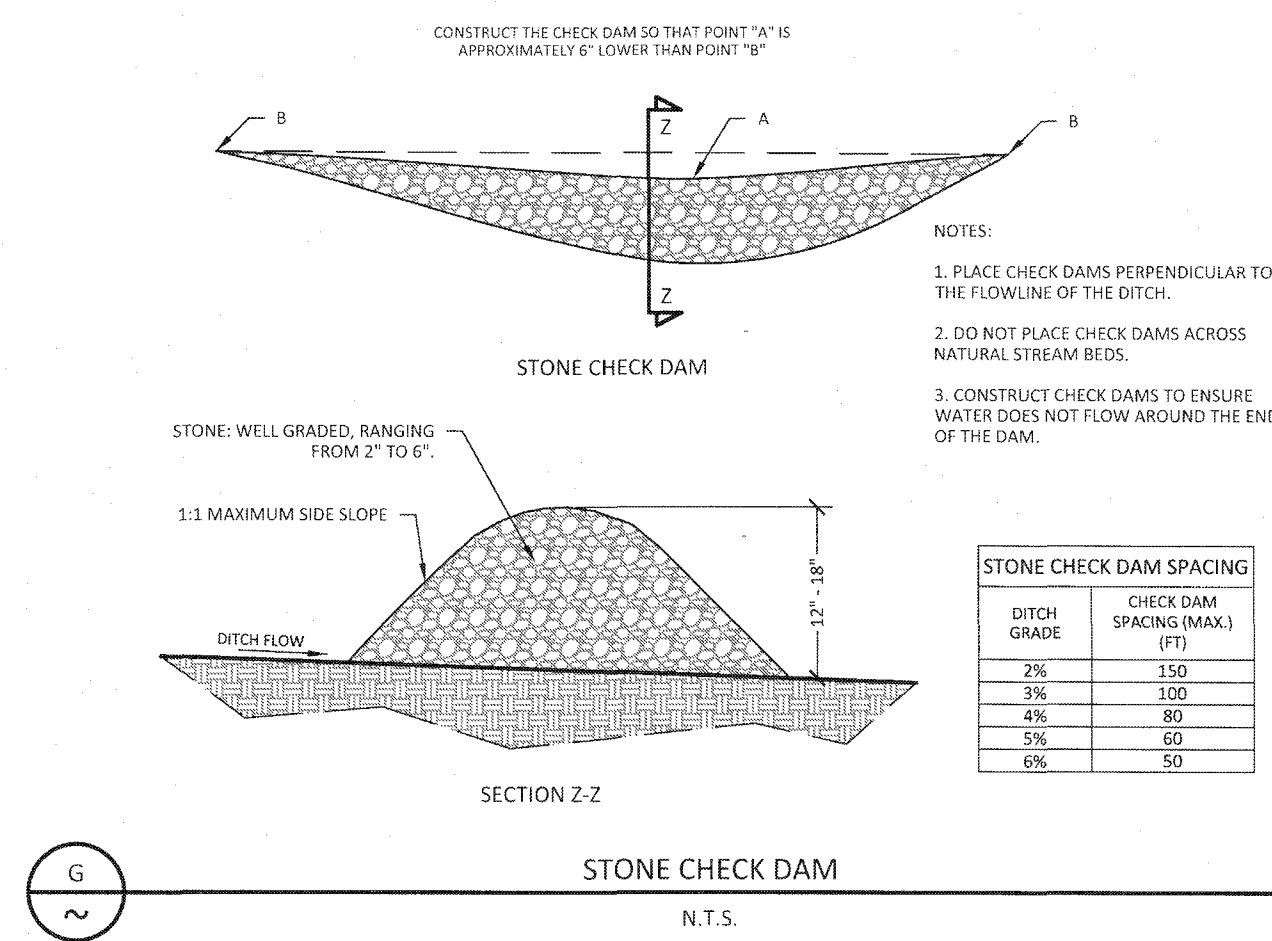
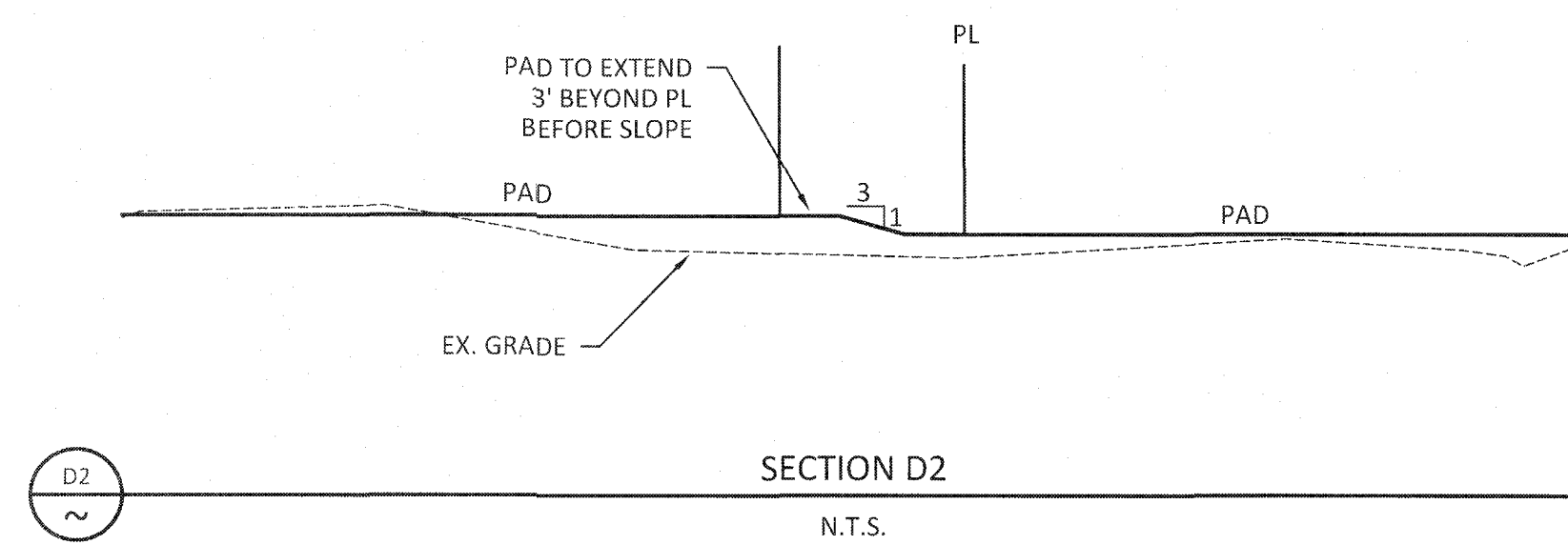
PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIESPRINGS DR, HURRICANE, UTAH
SHEET NAME: DETAILS & SECTIONS

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



DATE:	FEBRUARY 2024
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	N.T.S.
SHEET NUMBER:	

DT-1
25 OF 41 TOTAL



TRACKING PAD NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OUT PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

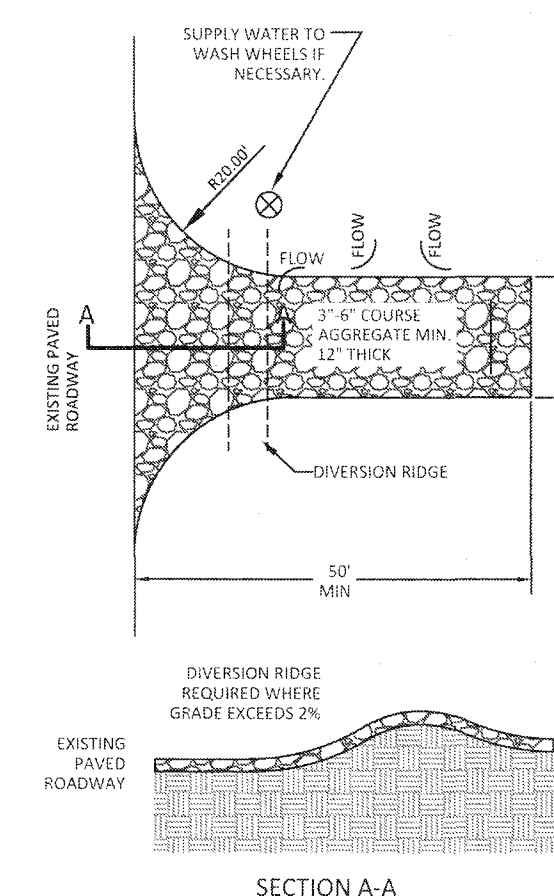
CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2 TO 6 INCH STONE. PLACE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET WIDE. THE LENGTH OF THE PAD SHALL BE REQUIRED, BUT NOT LESS THAN 50.

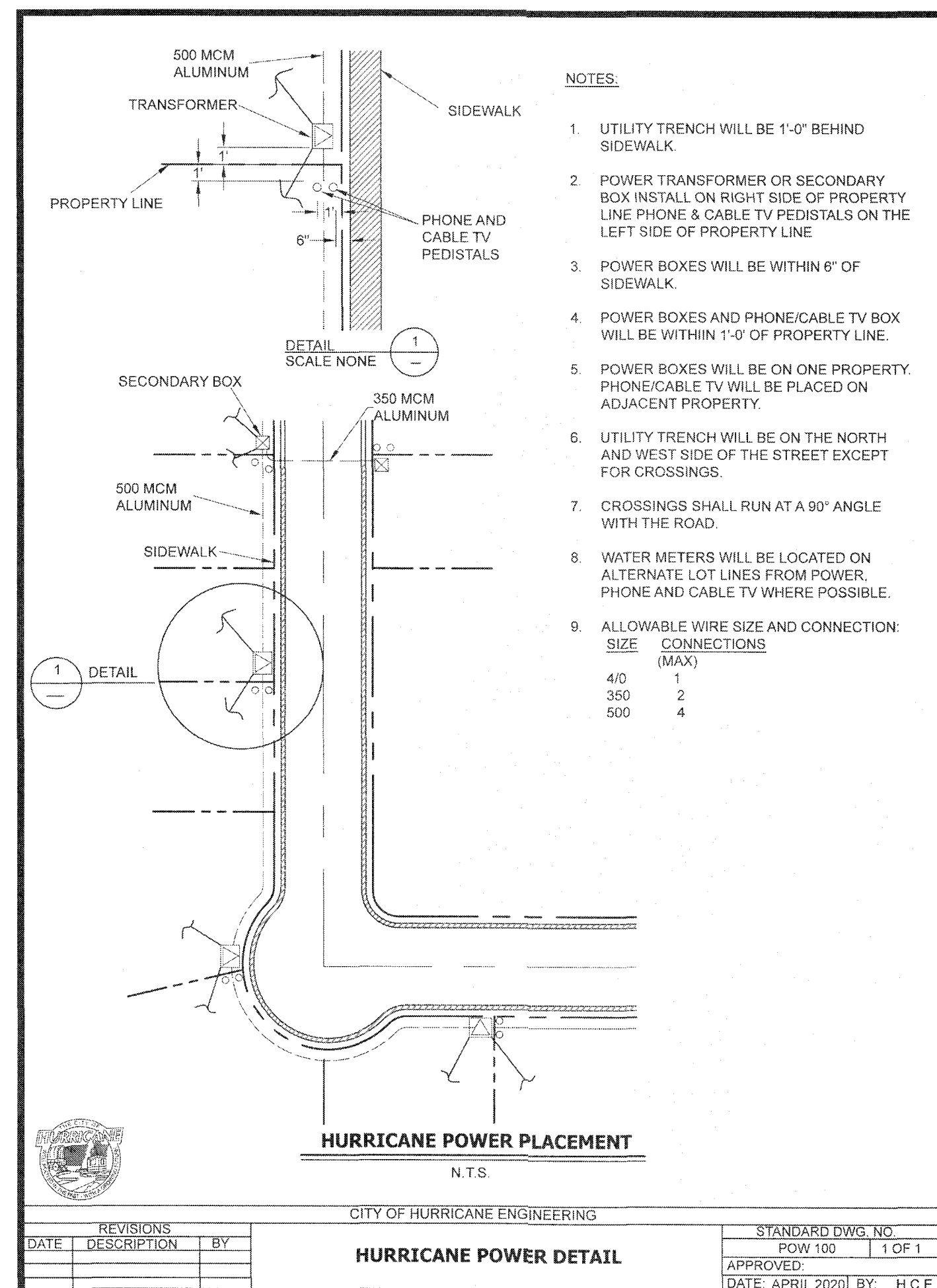
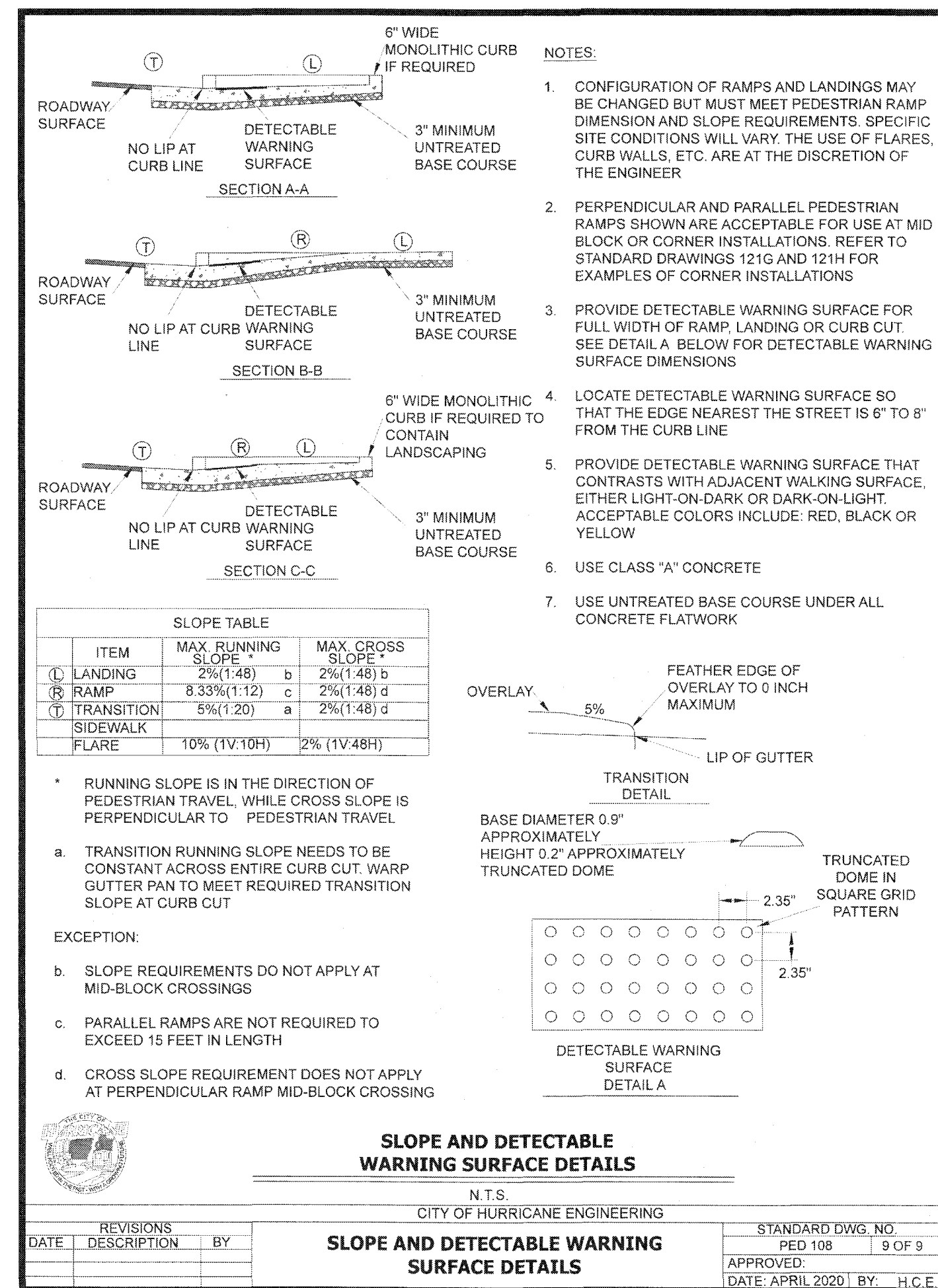
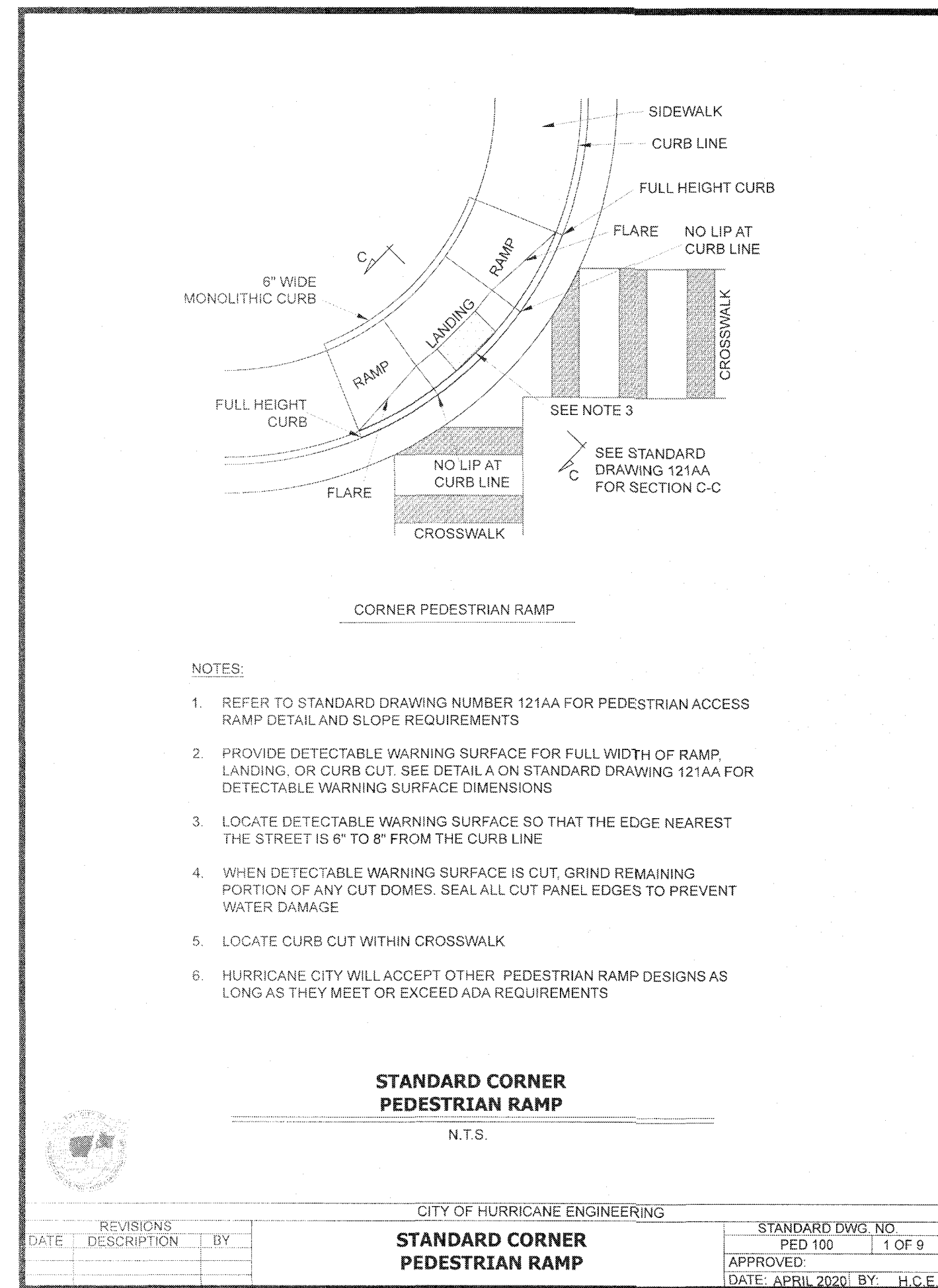
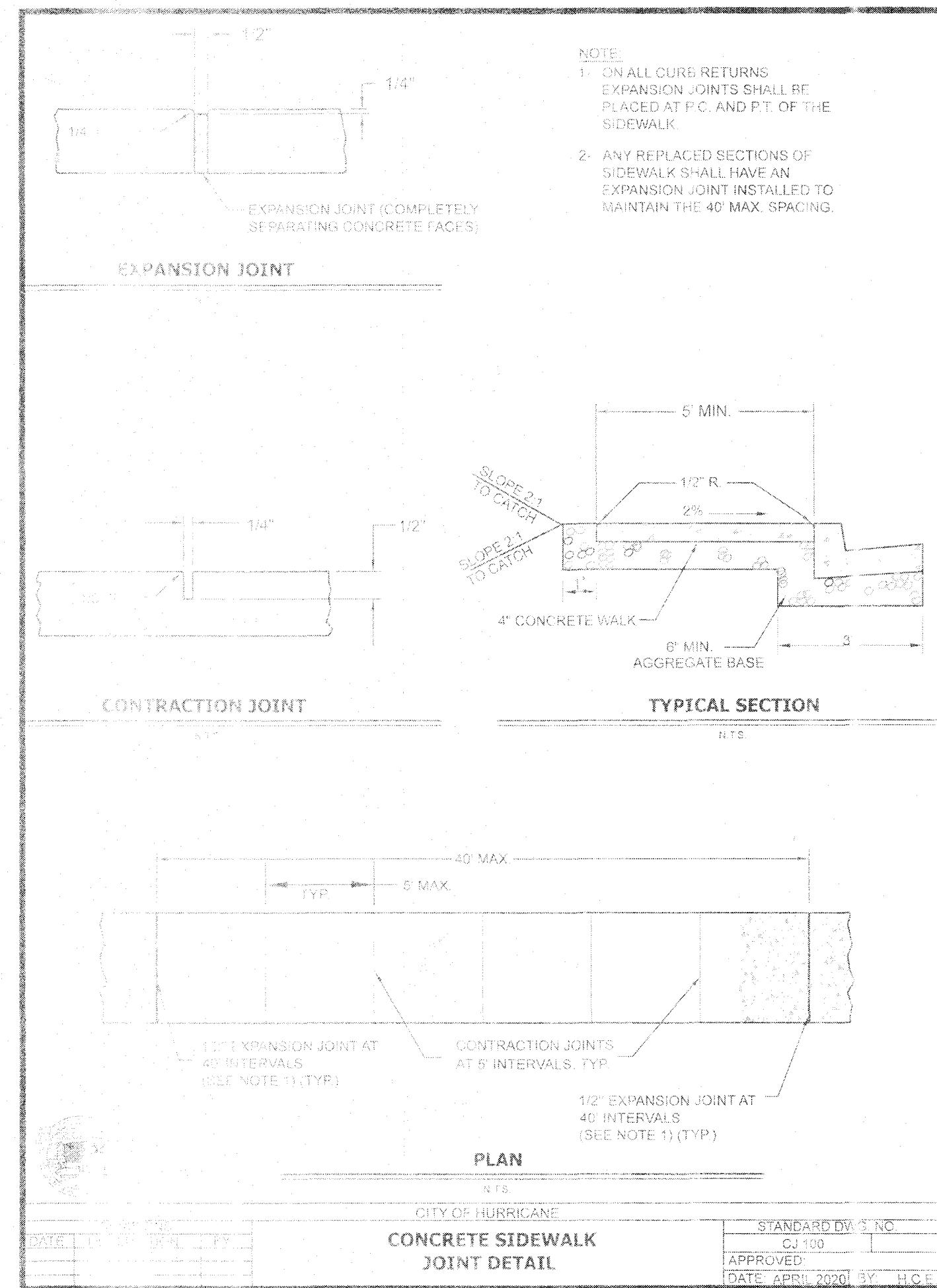
LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OUT PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT (LOOSE SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED OUT PUBLIC RIGHTS-OF-WAY). WHEN NECESSARY, PROVIDE DRAINAGE TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

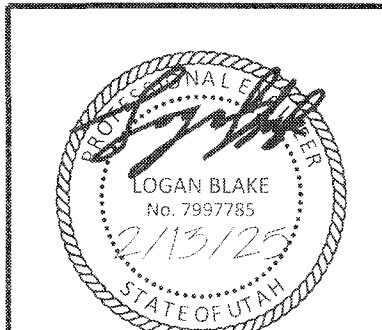
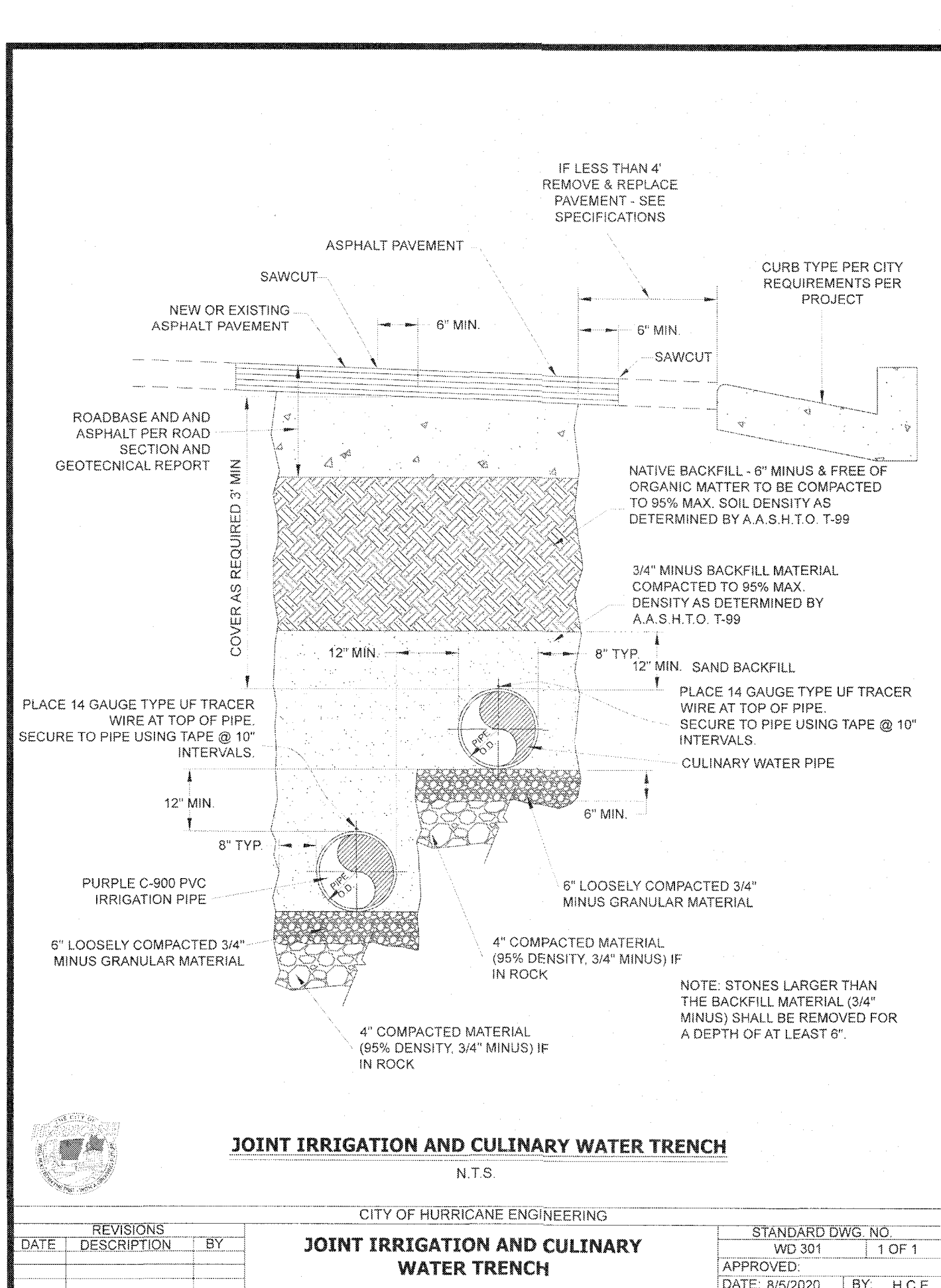
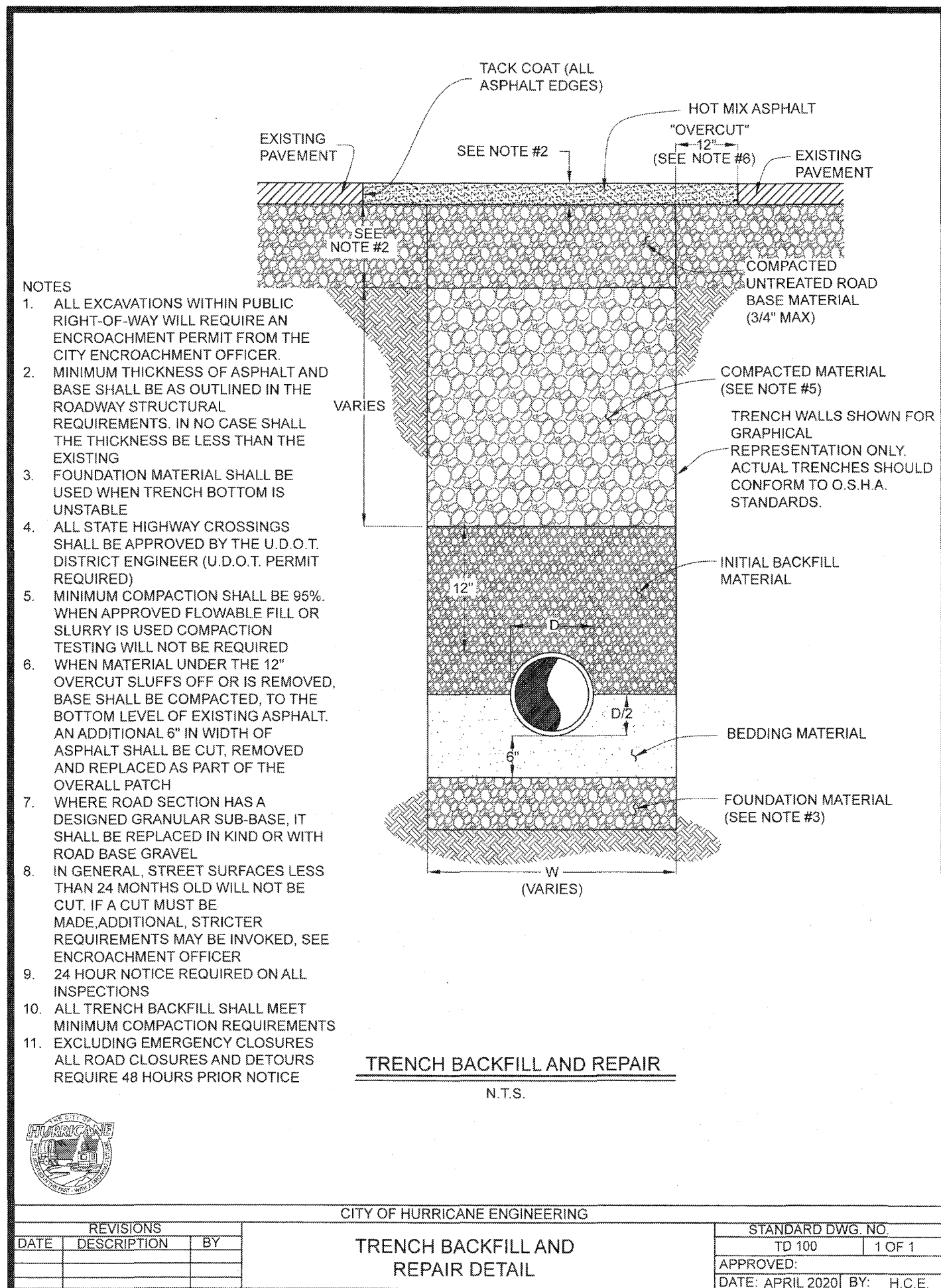
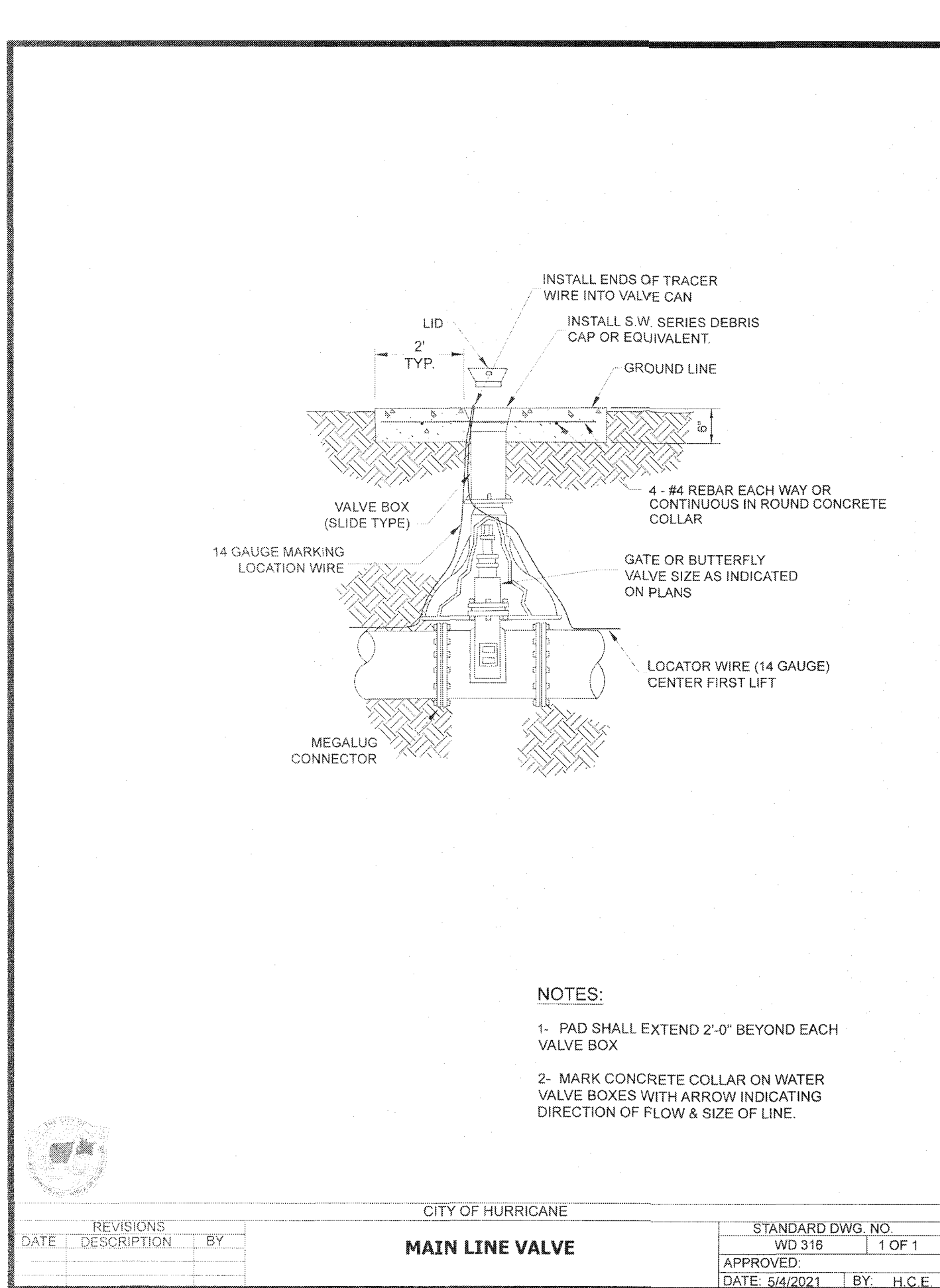
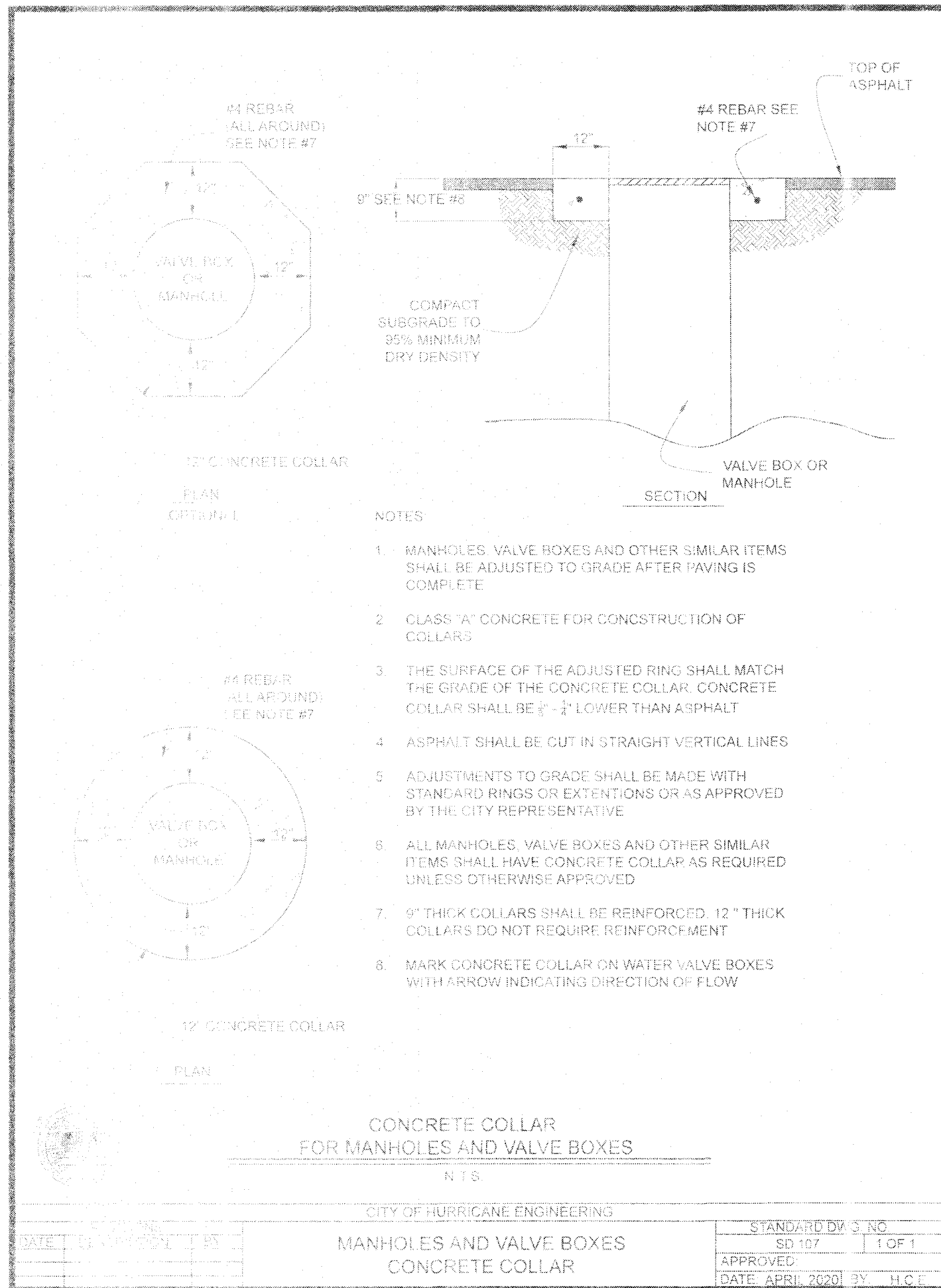
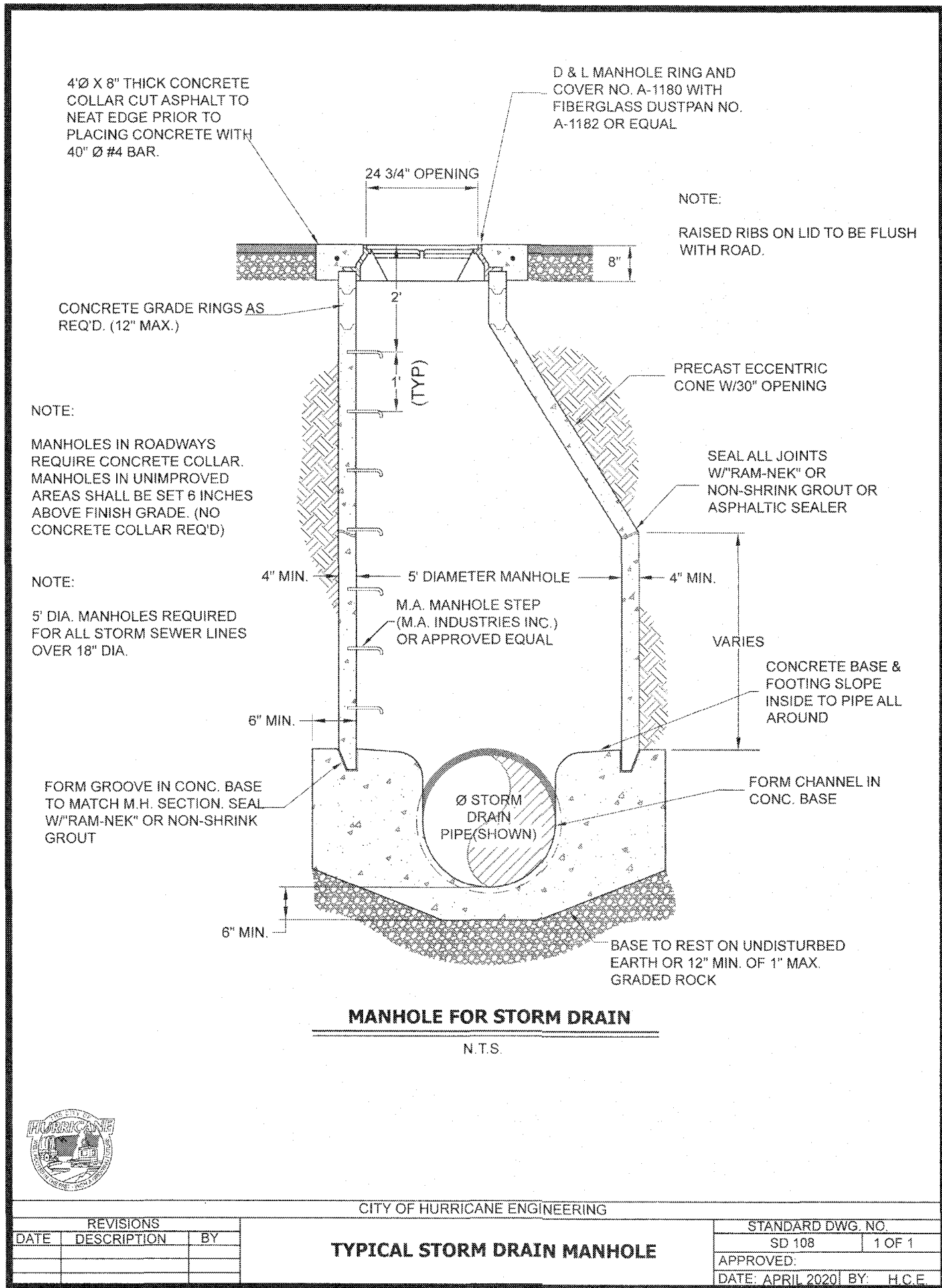
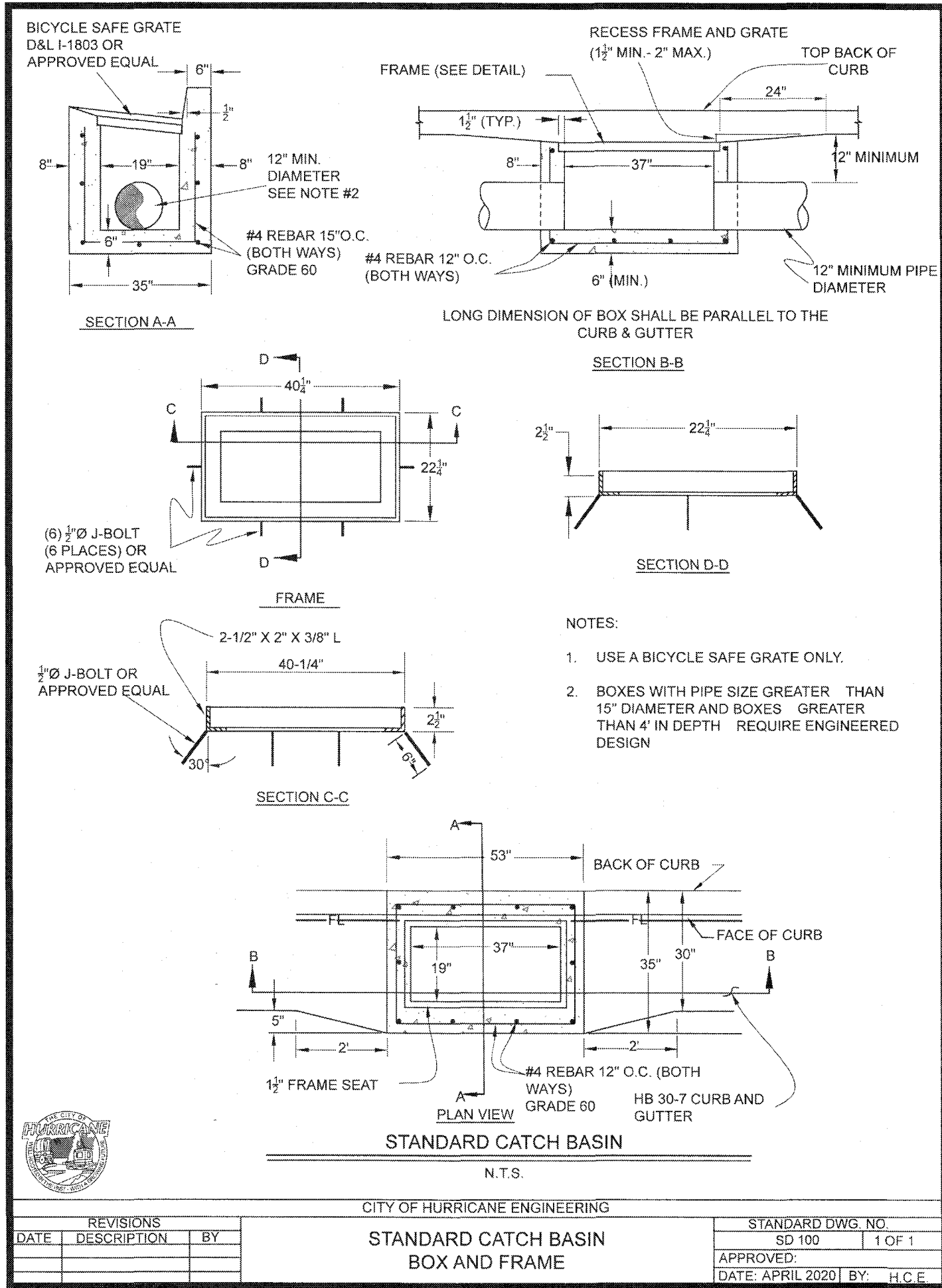
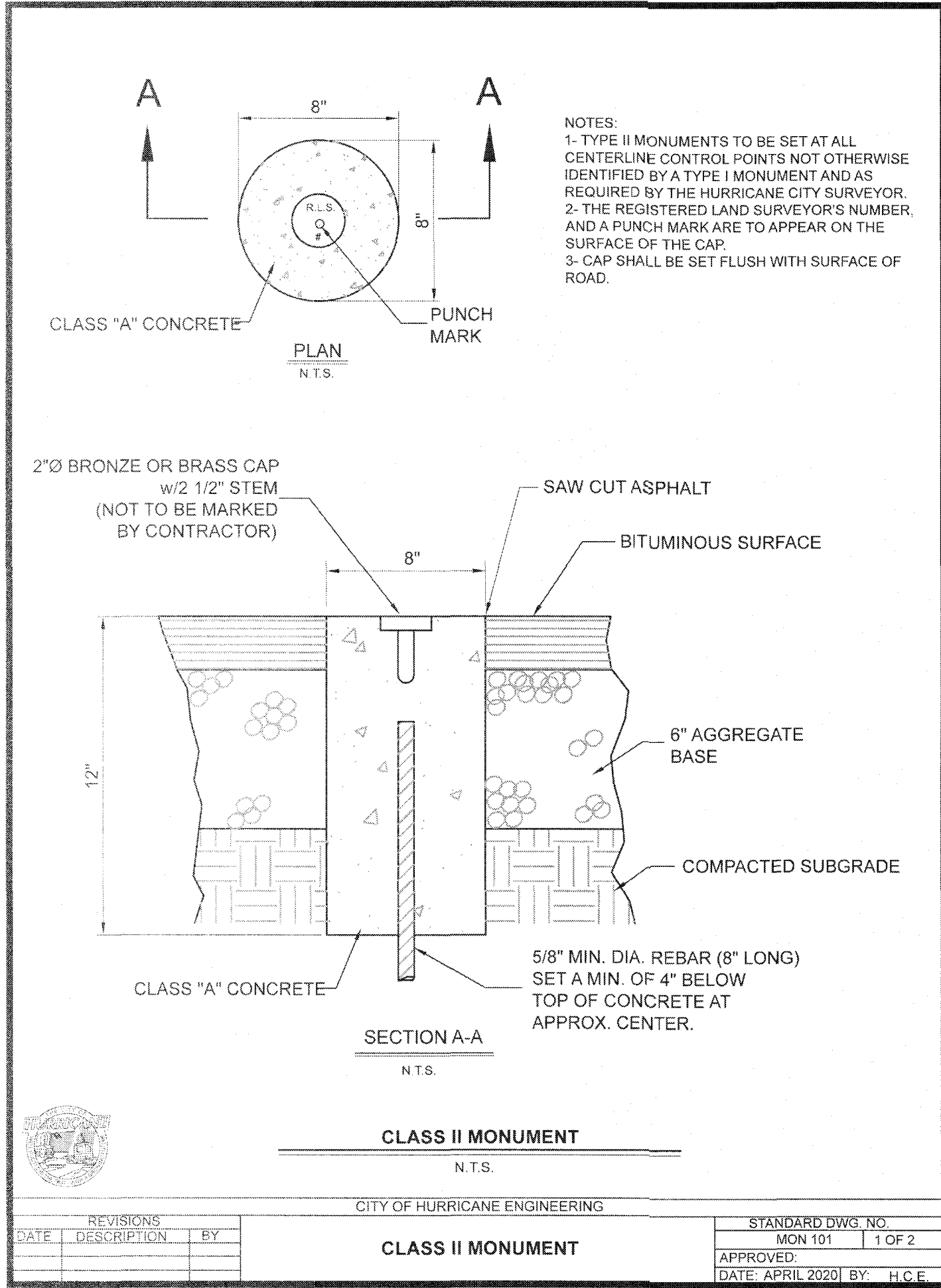
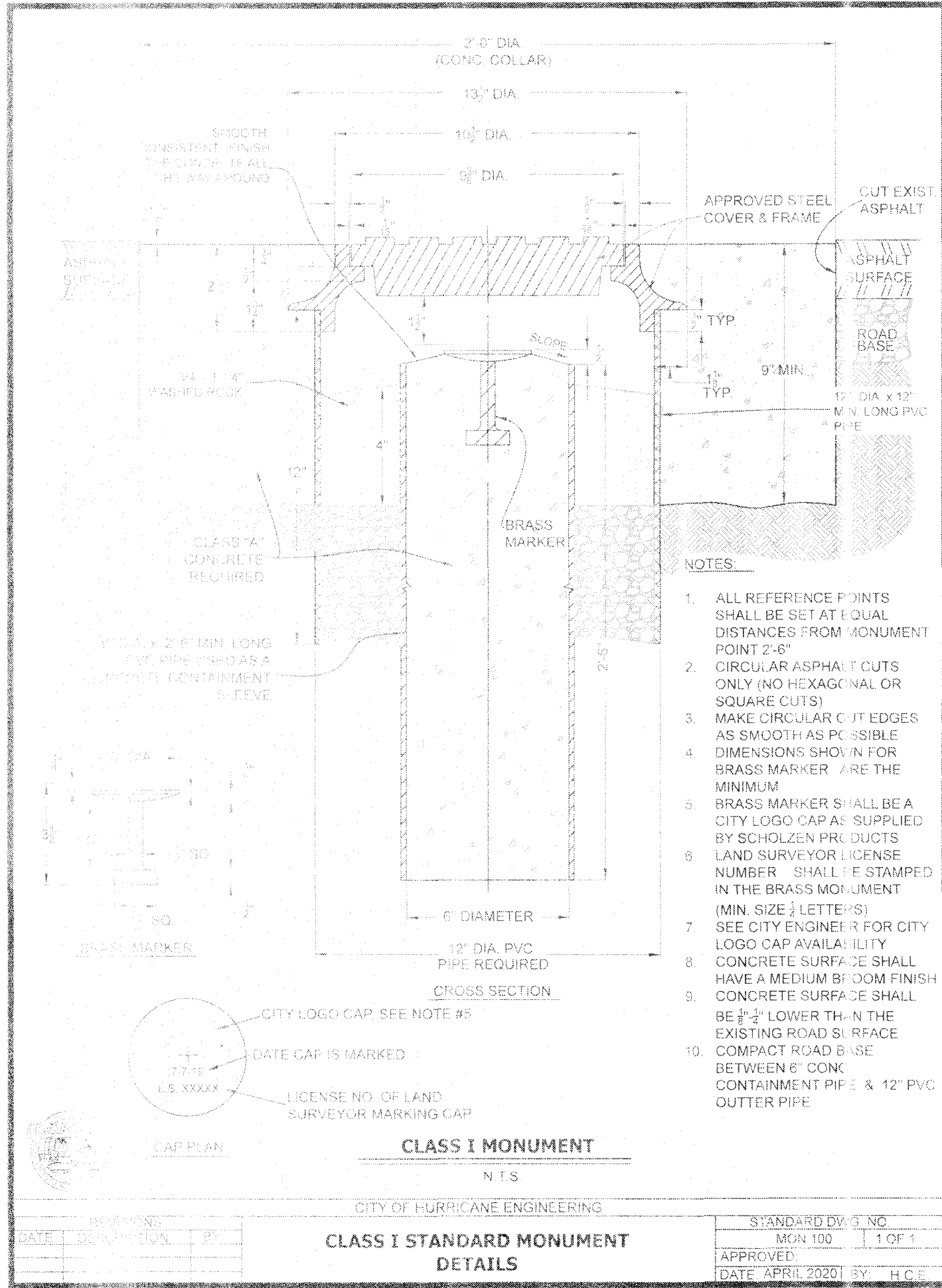
MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REPLACE GRAVEL MATERIAL WHEN SURFACE VIEWS ARE VISIBLE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND REMOVE ANY SEDIMENT AS NECESSARY. WHEN NECESSARY, PROVIDE DRAINAGE TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



SCALE: NTS





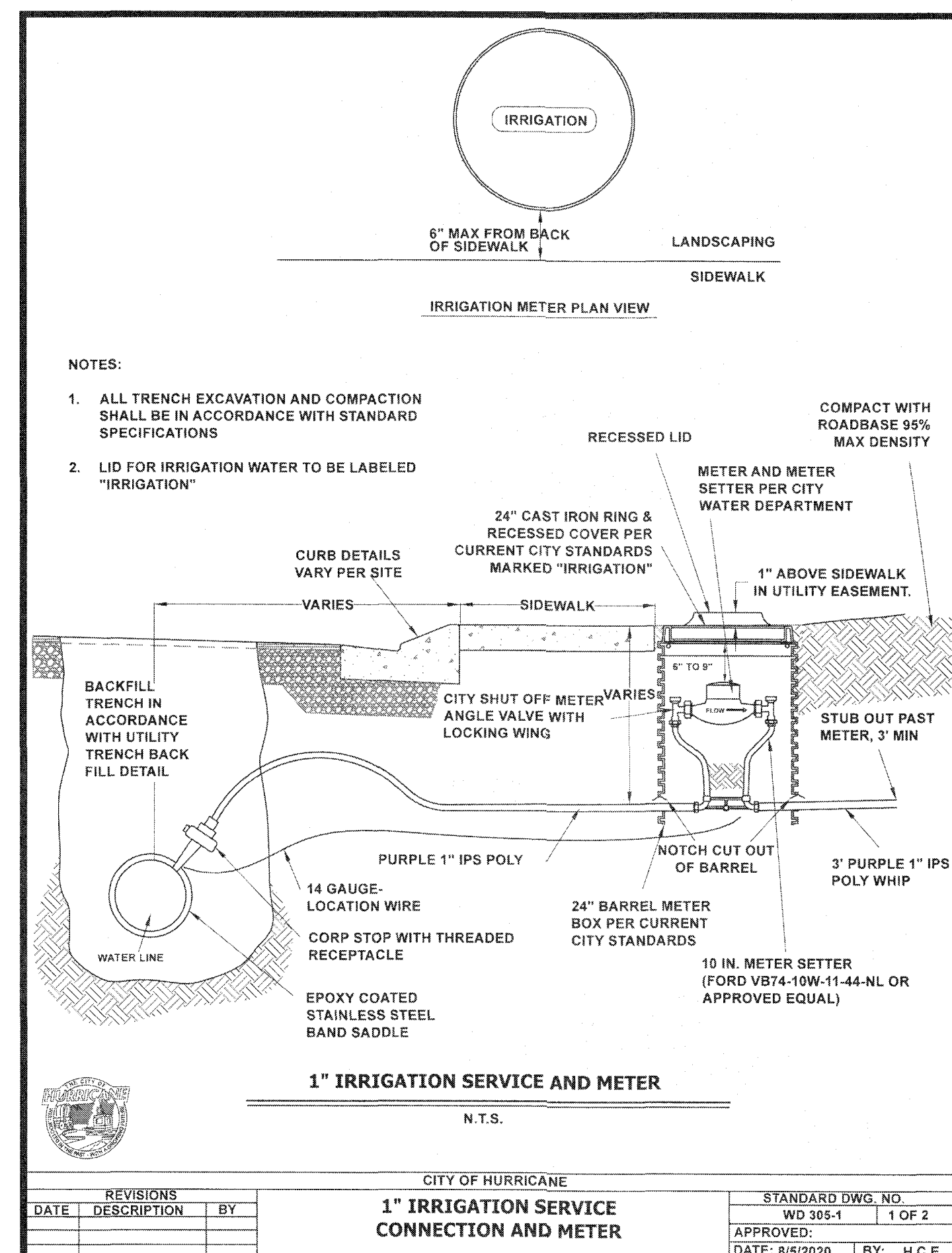
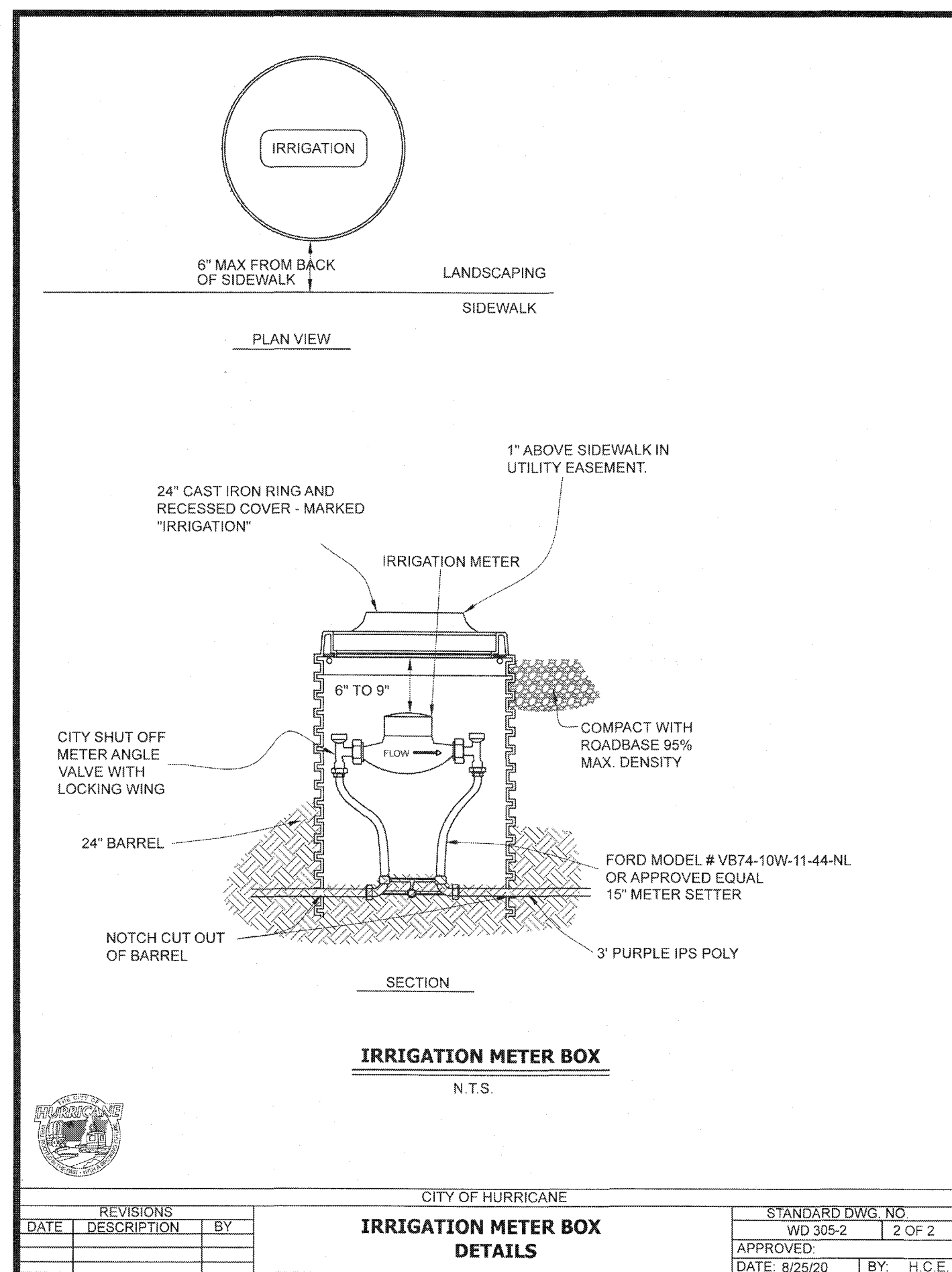
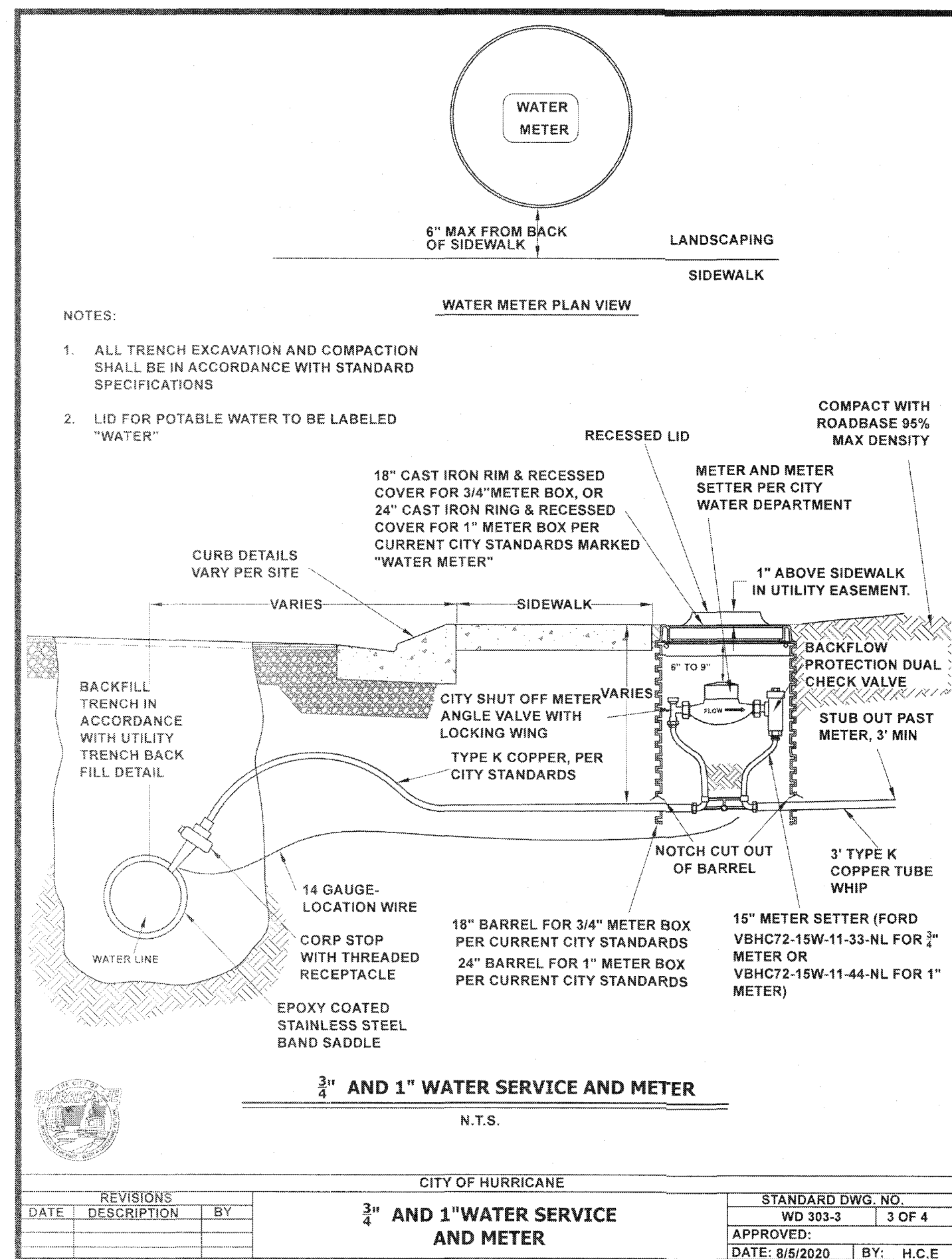
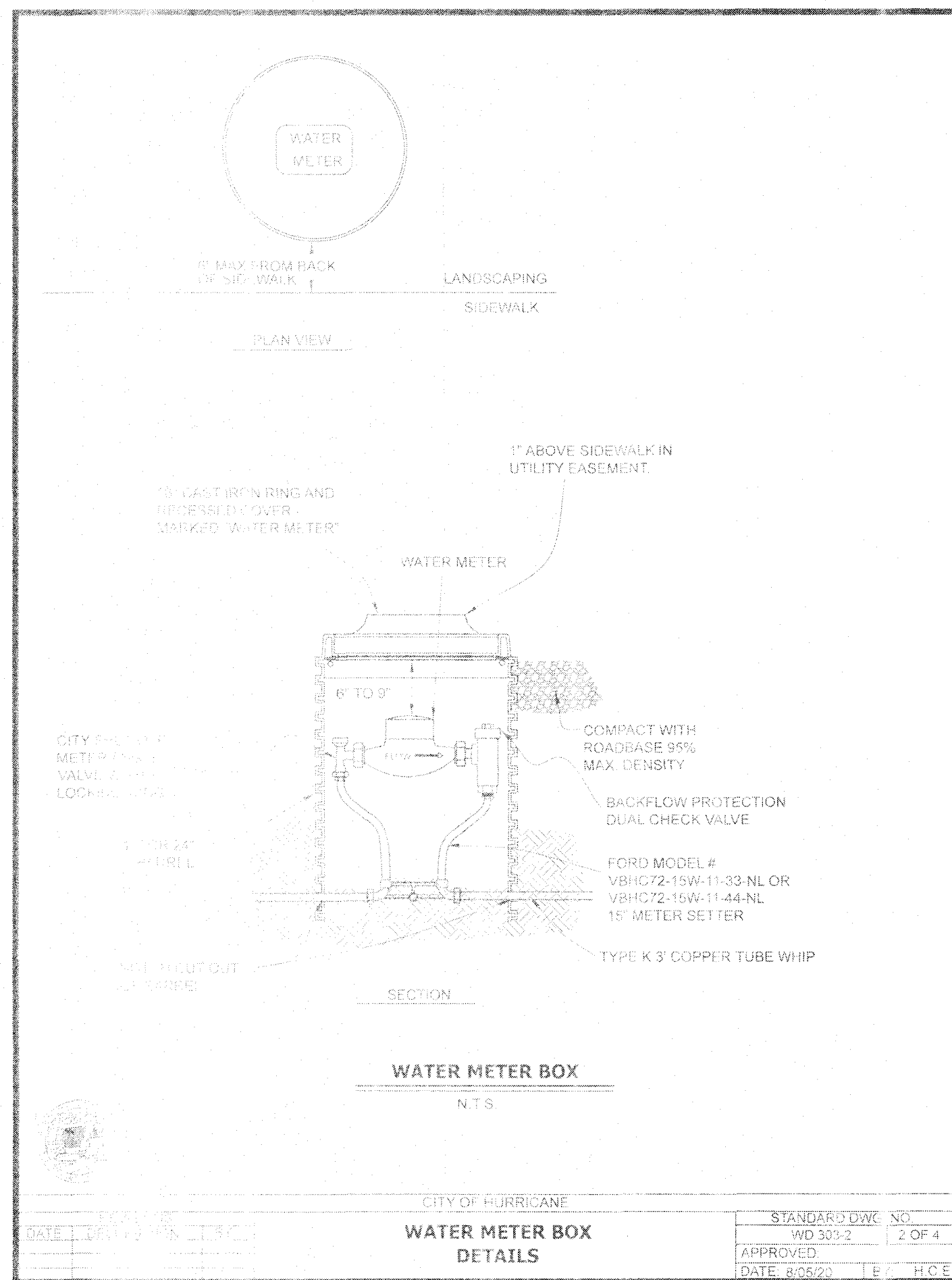
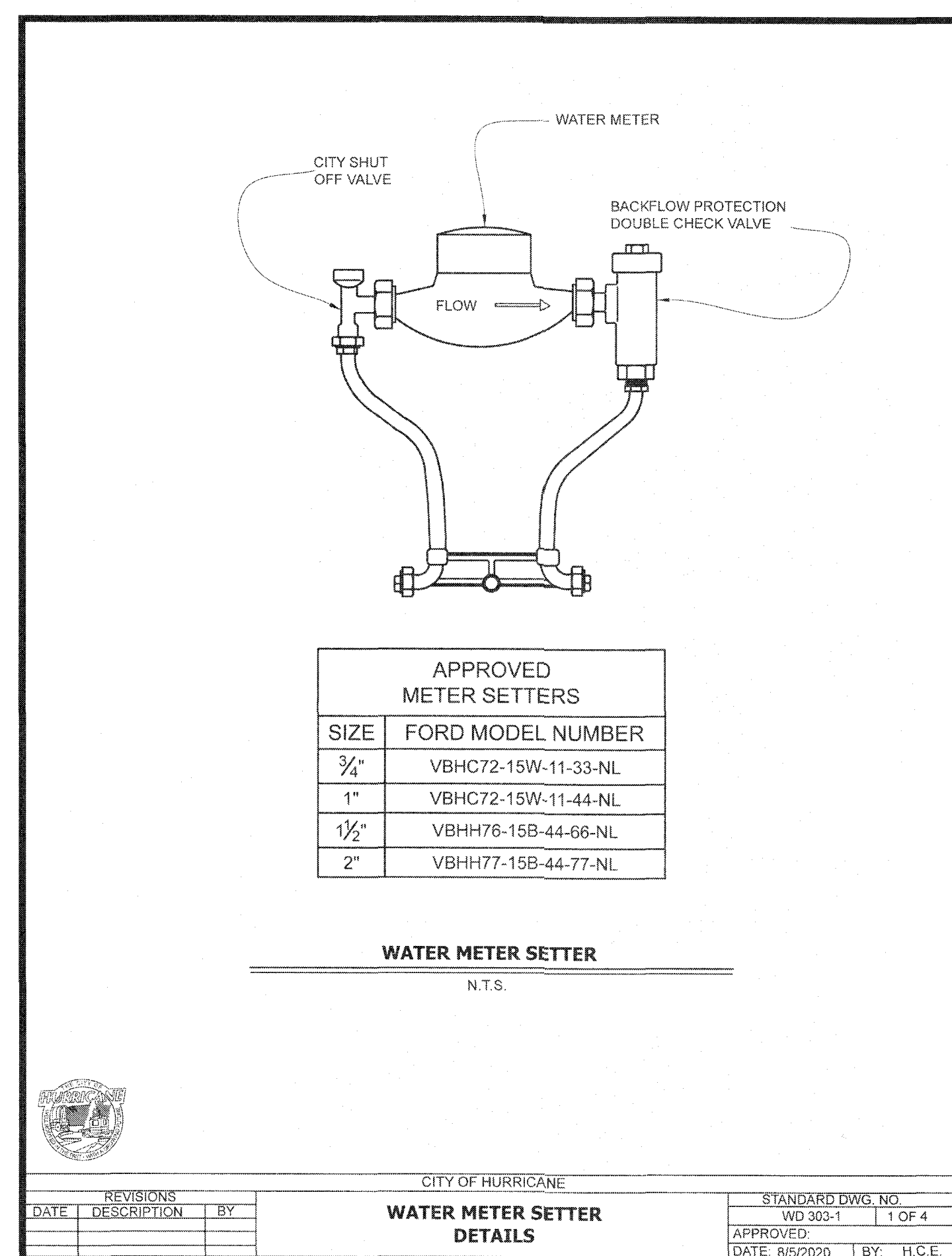
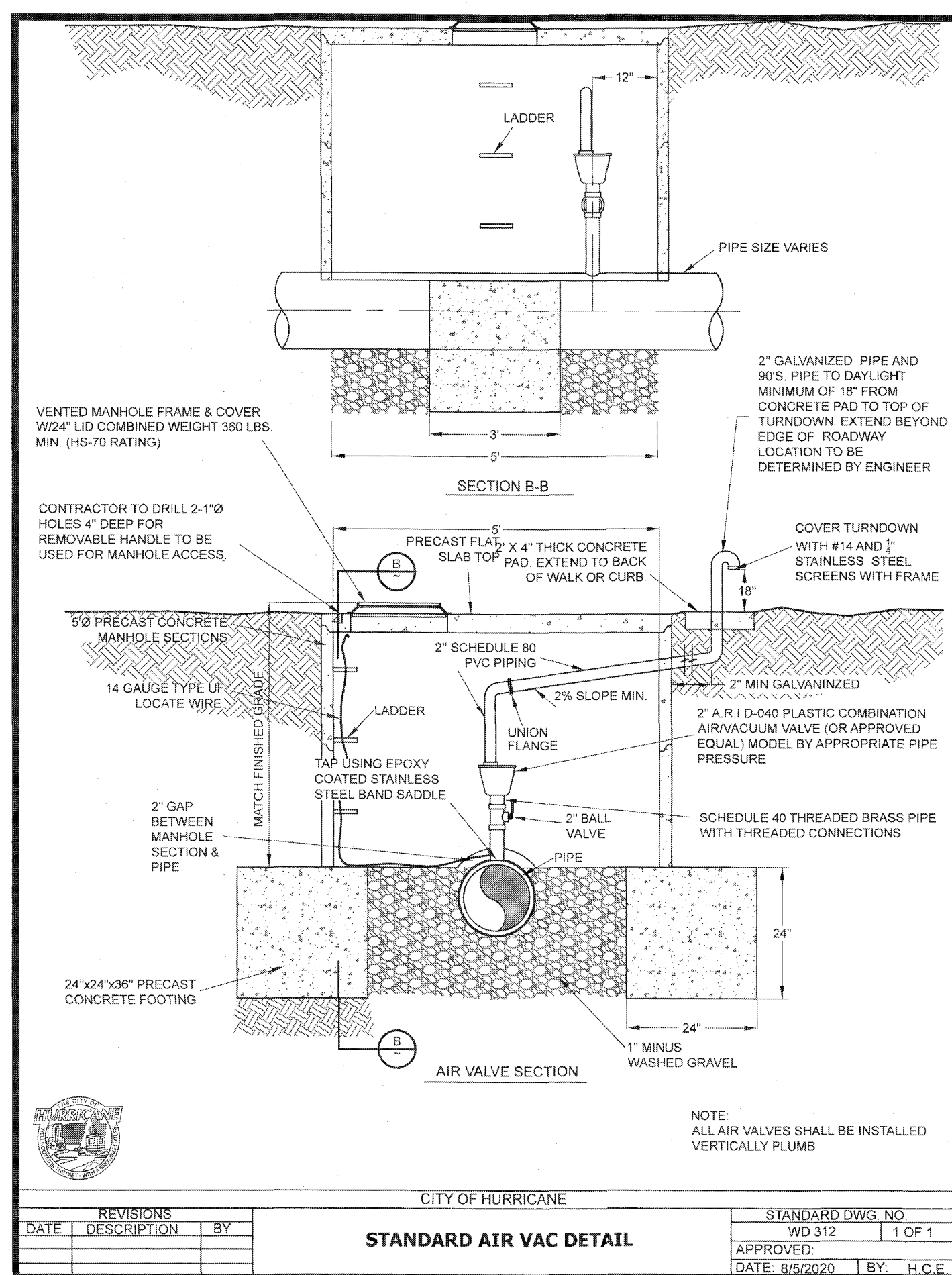
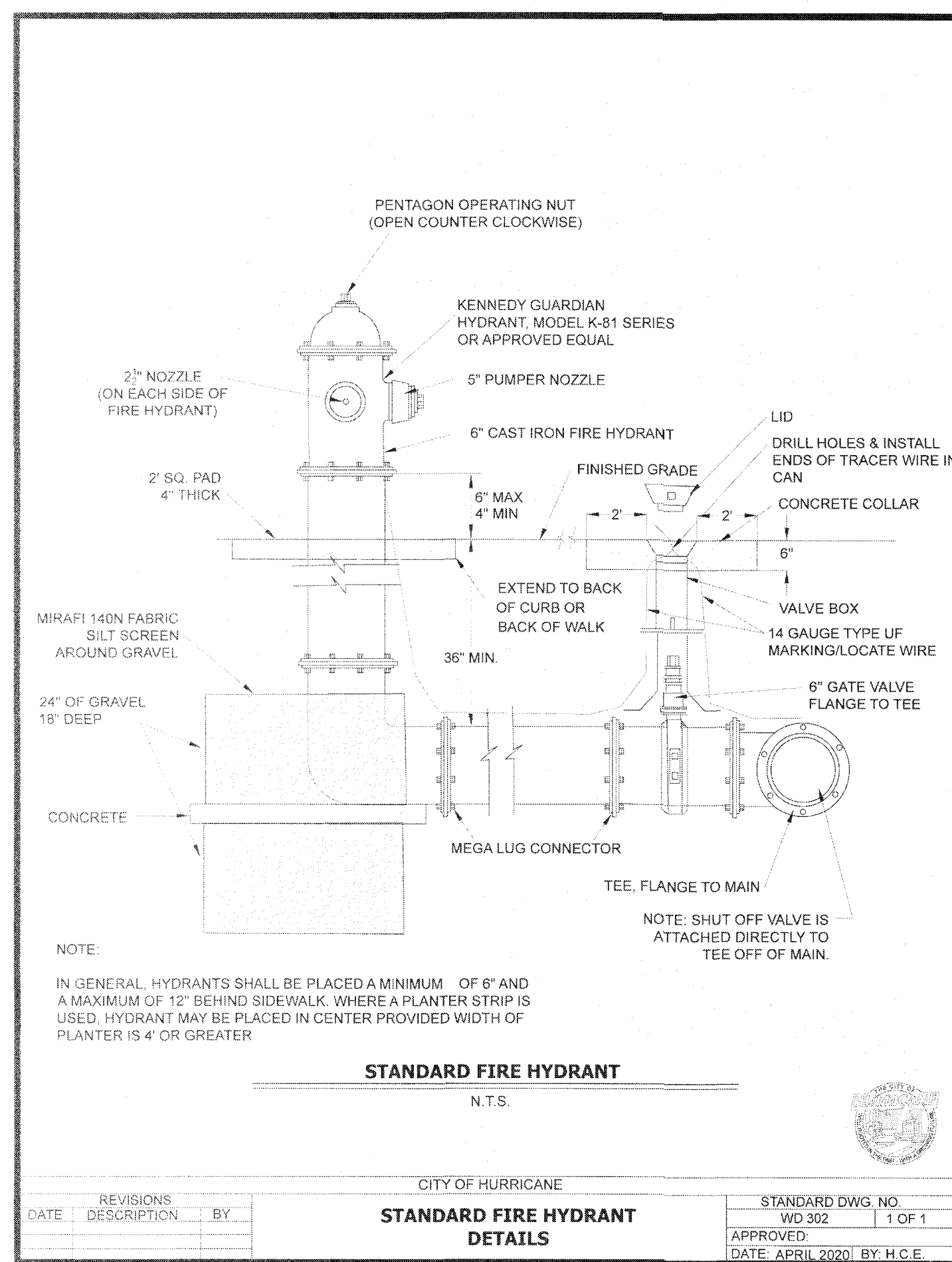
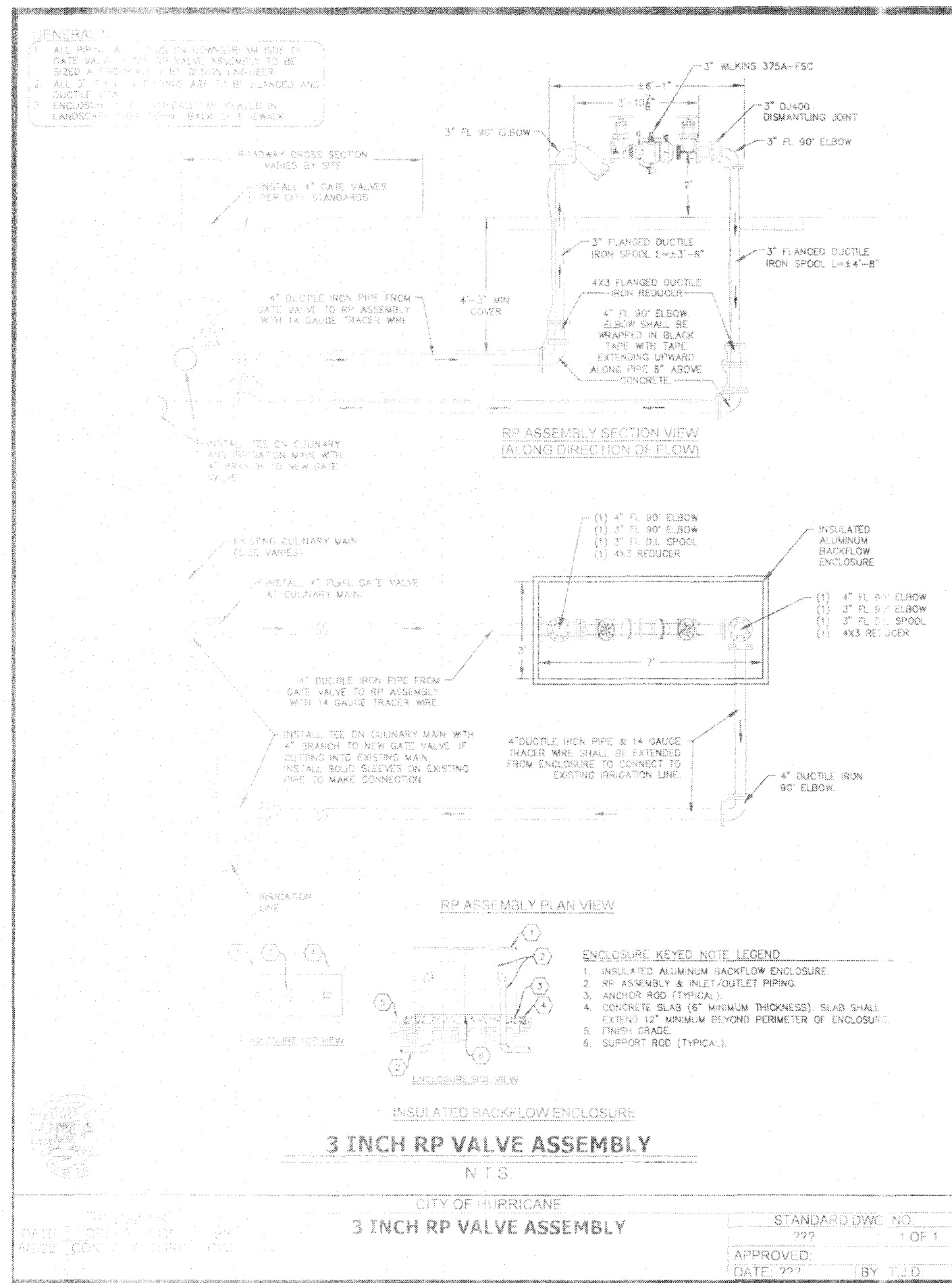
DATE	DESCRIPTION	NO.

LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 WEST DIXIE SPRINGS DR HURRICANE, UTAH

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



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	N.T.S.
SHEET NUMBER:	



LOGAN BLAKE
No. 799783
2/13/25
STATE OF UTAH

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

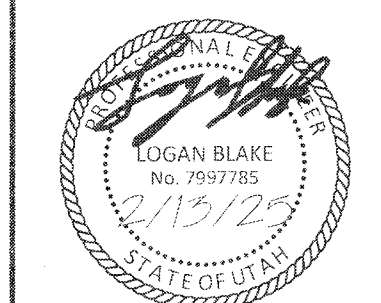
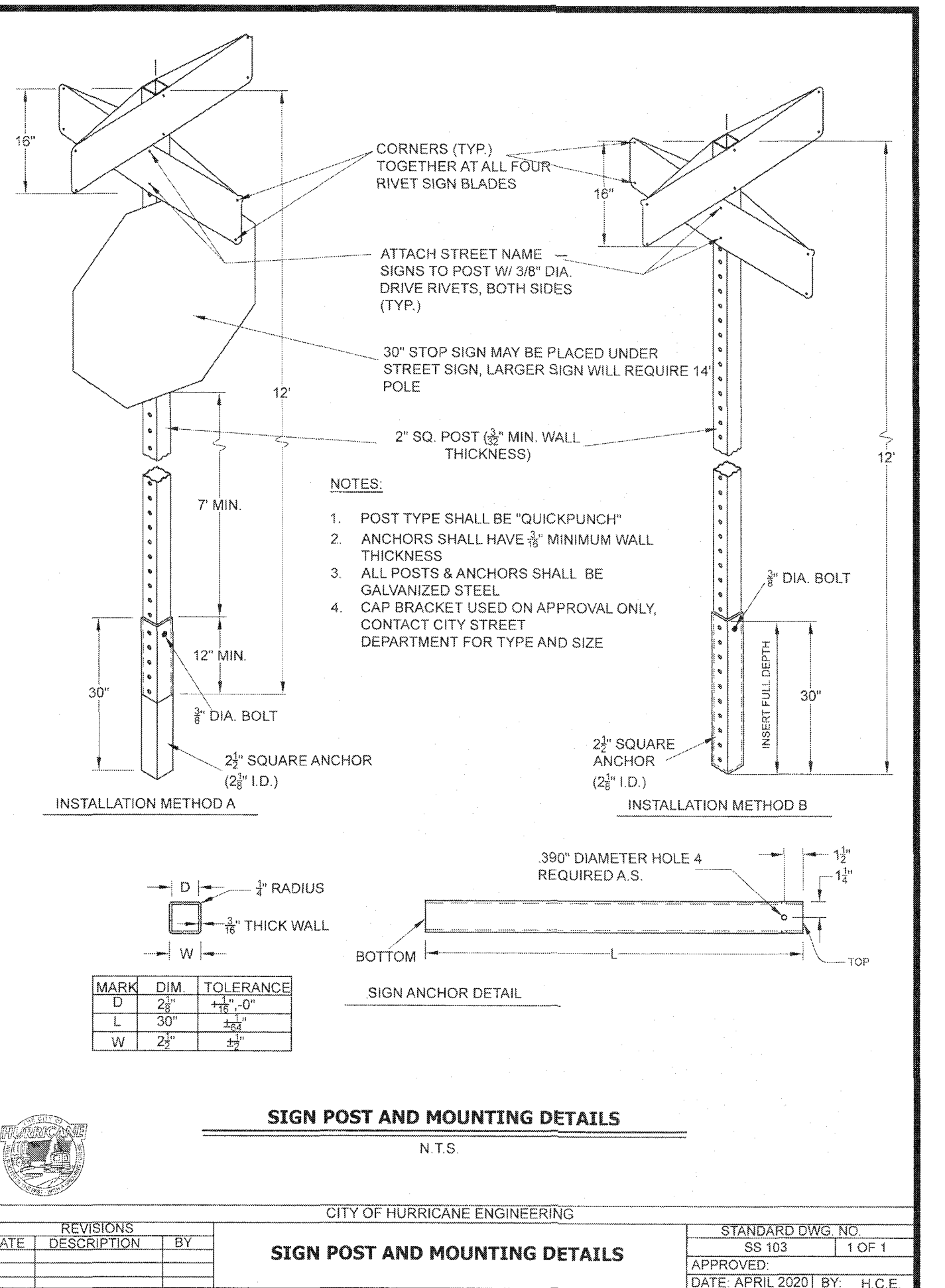
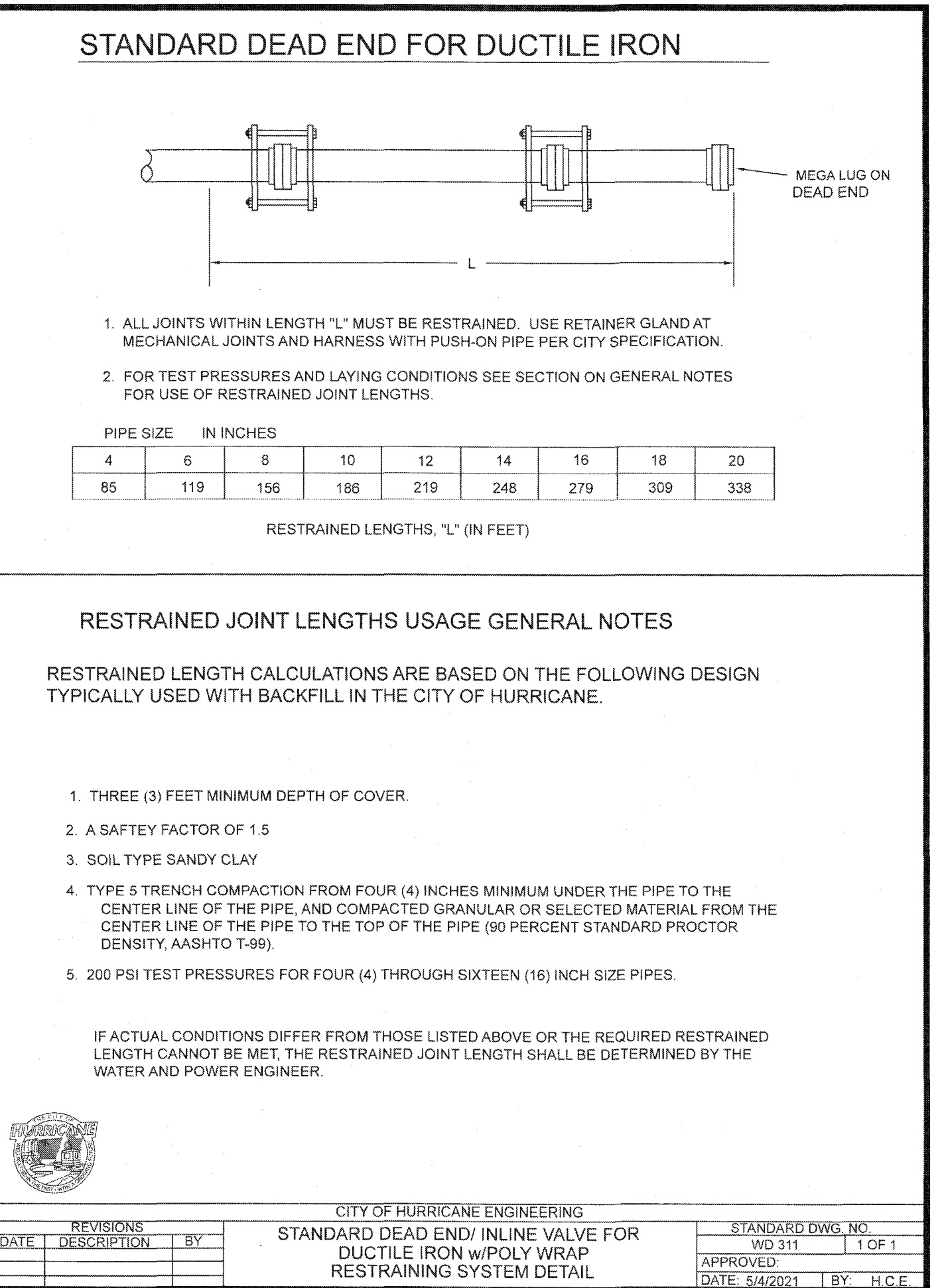
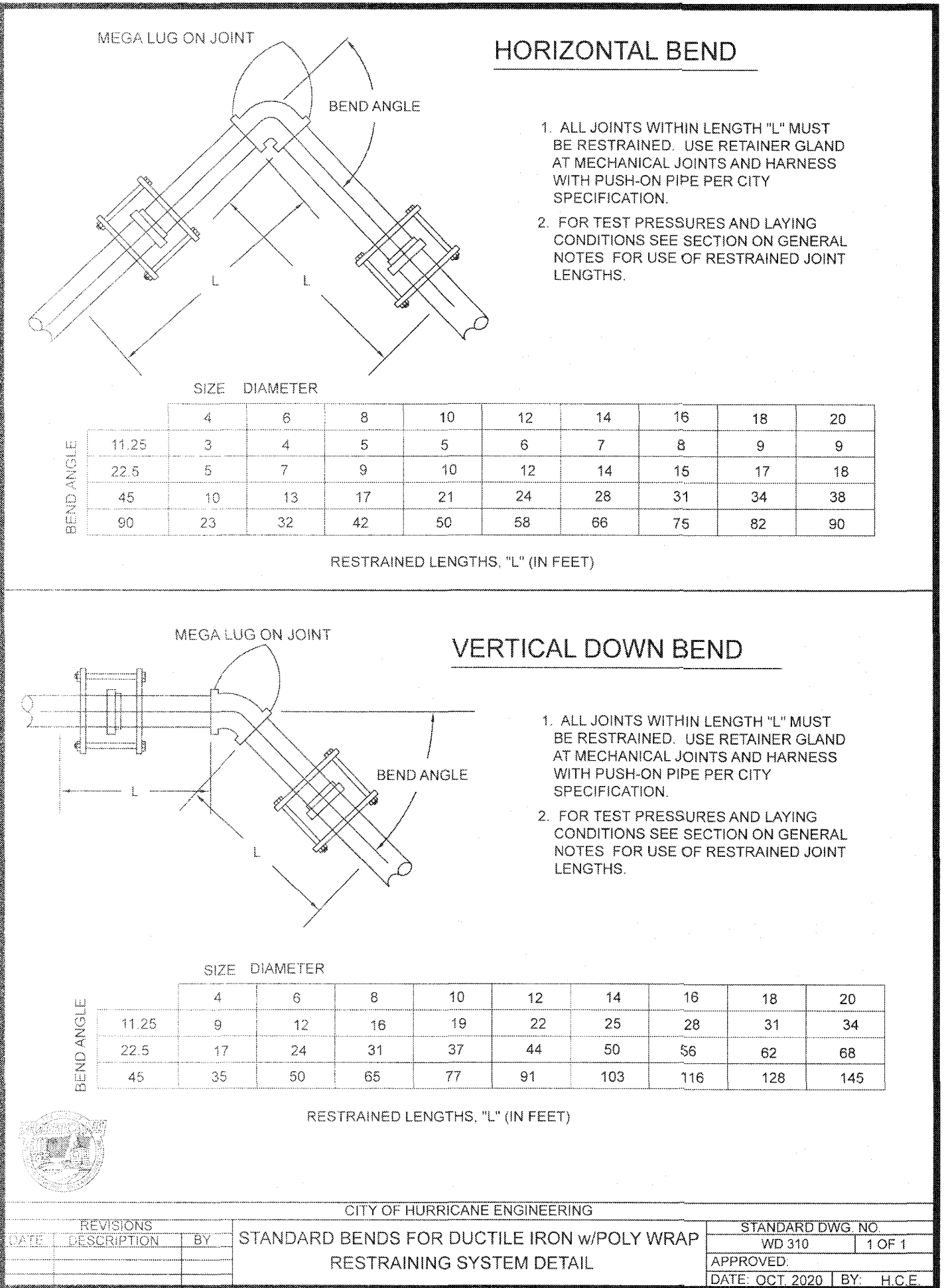
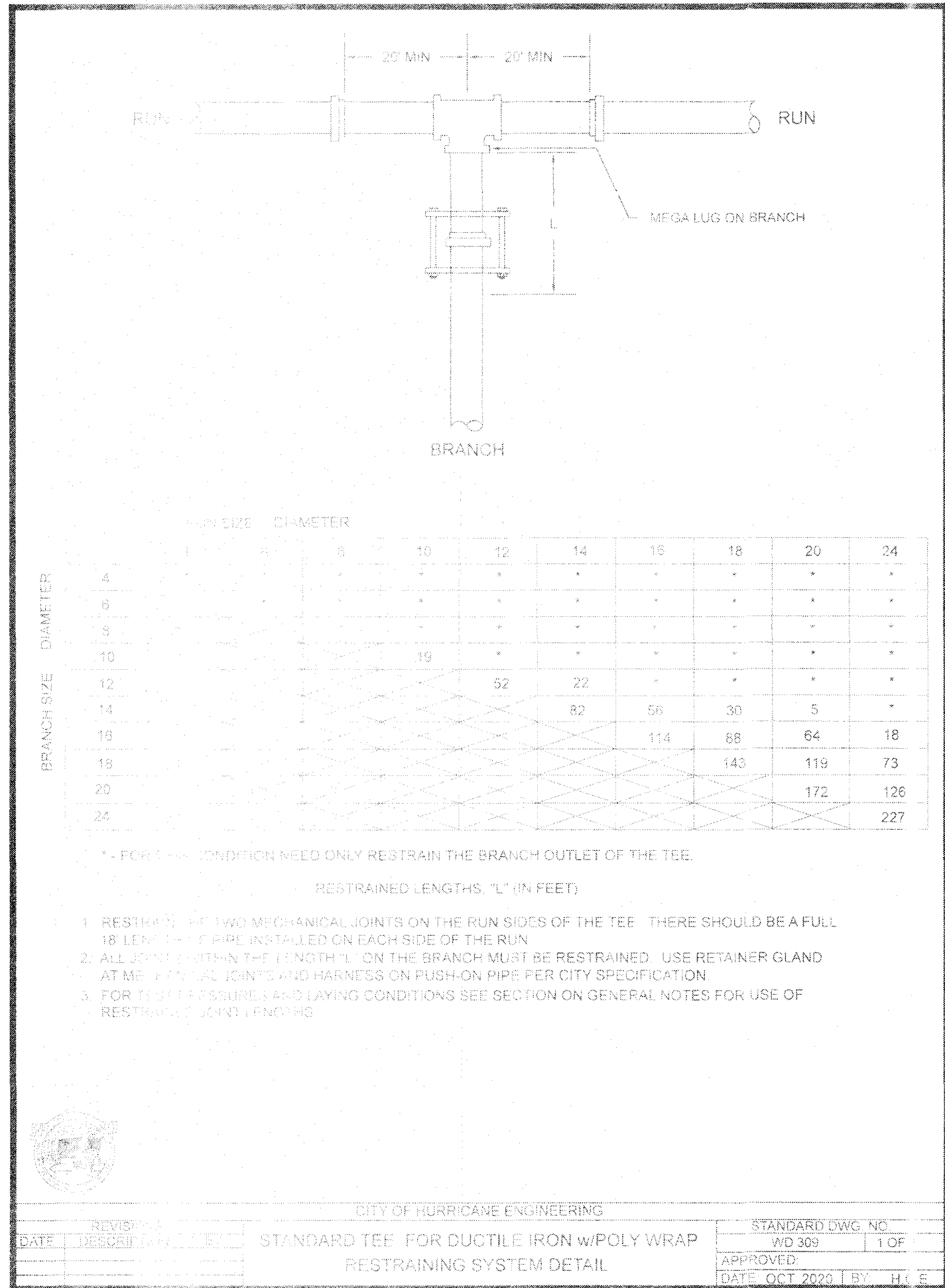
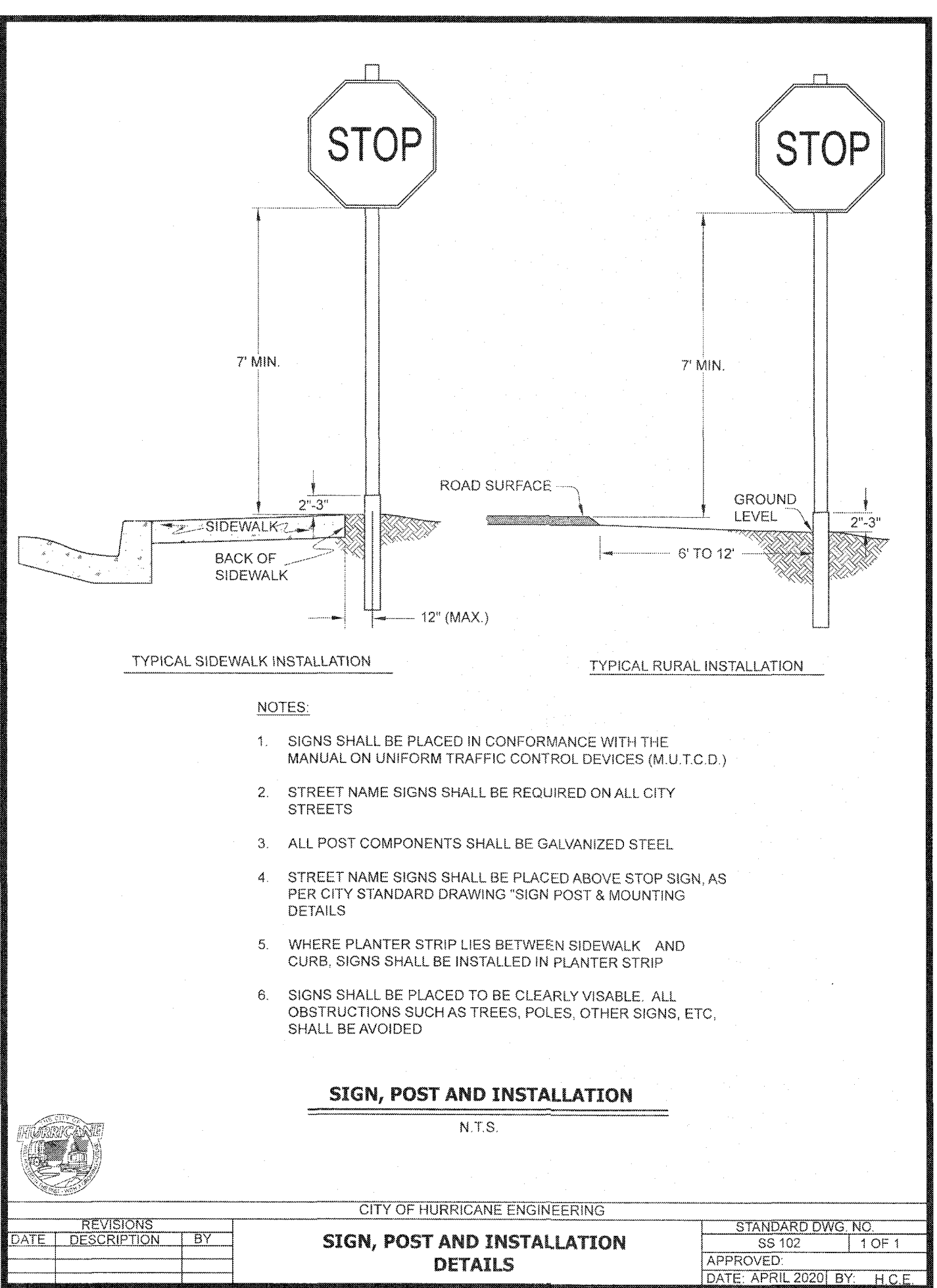
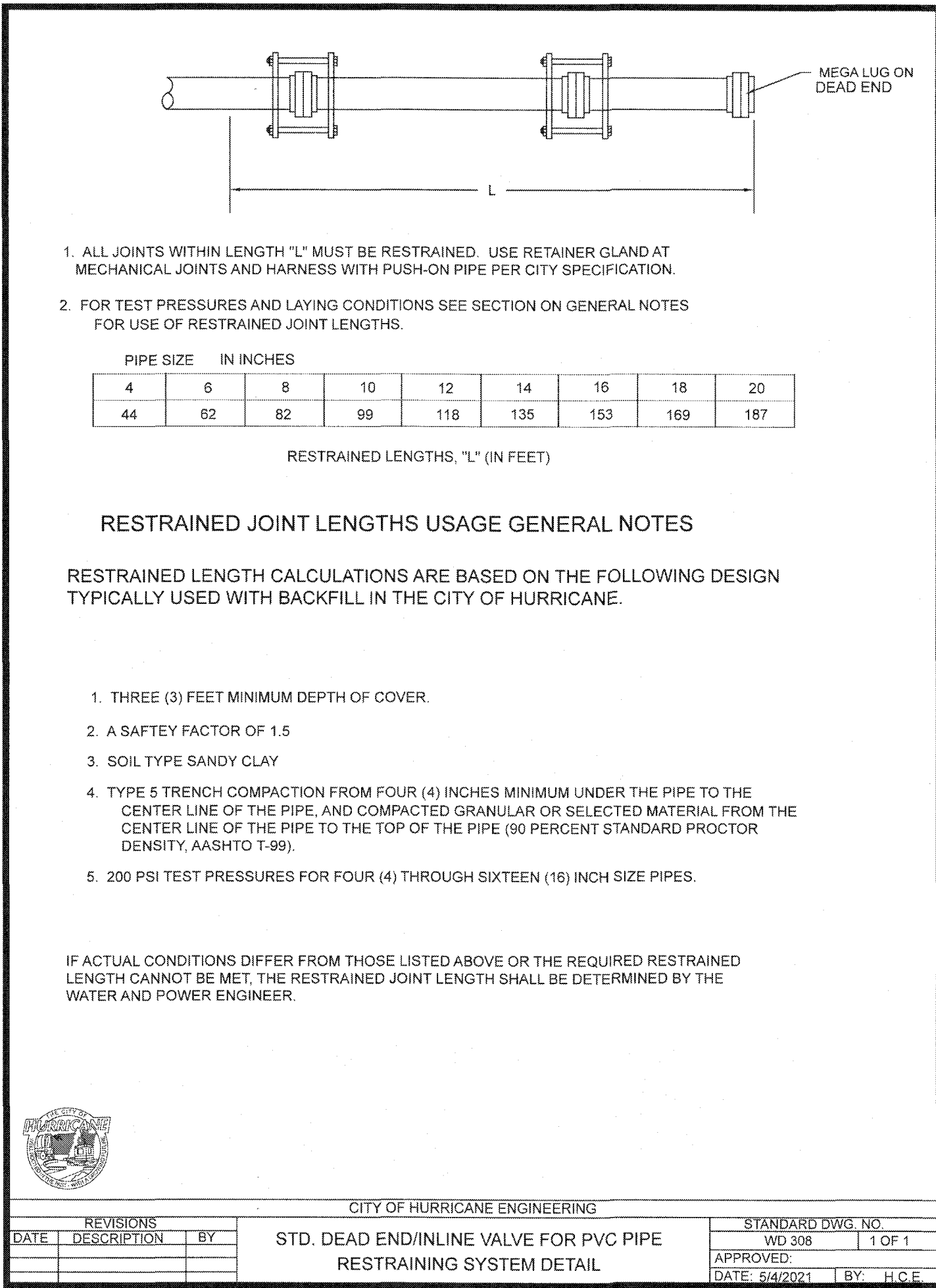
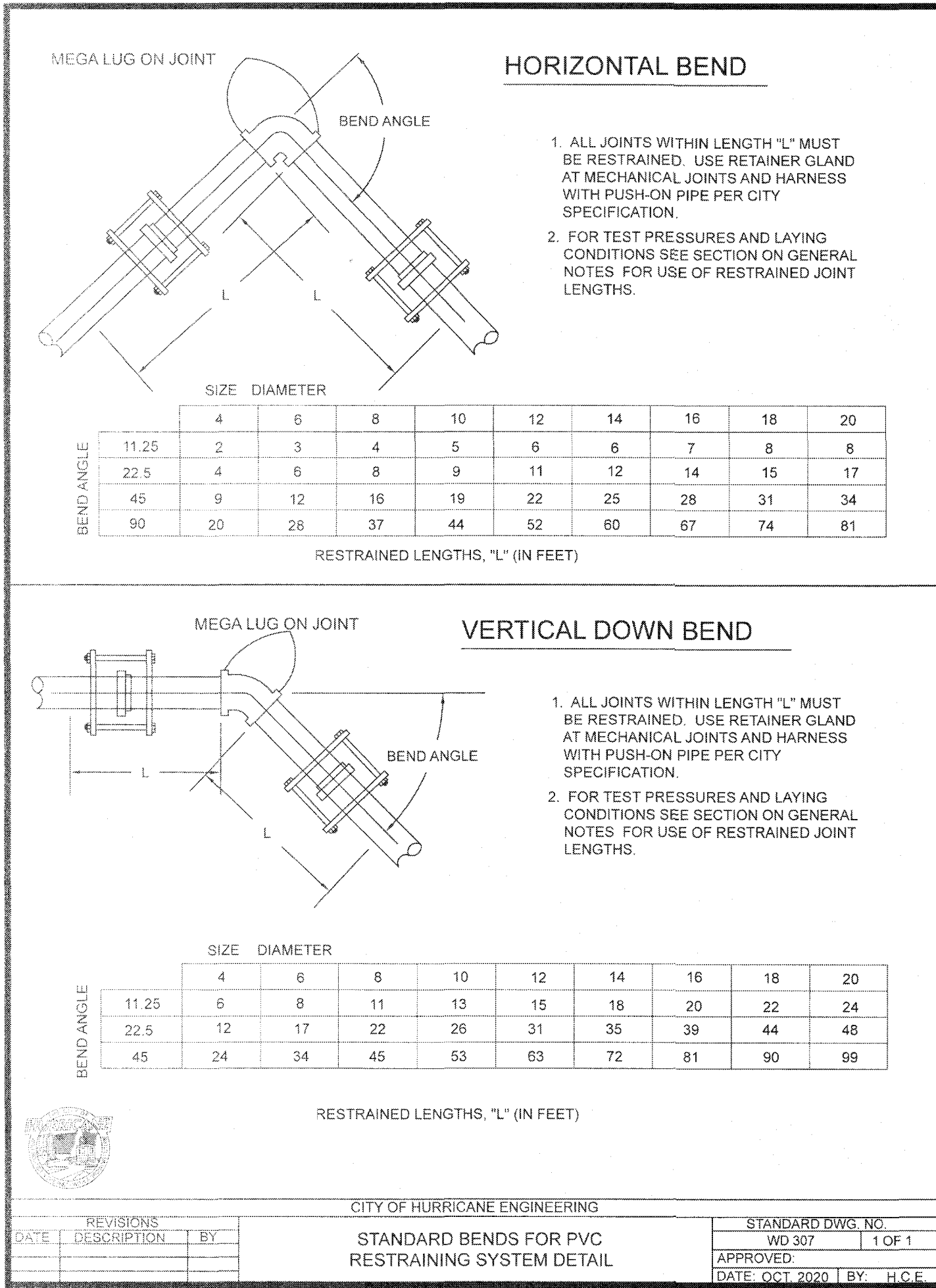
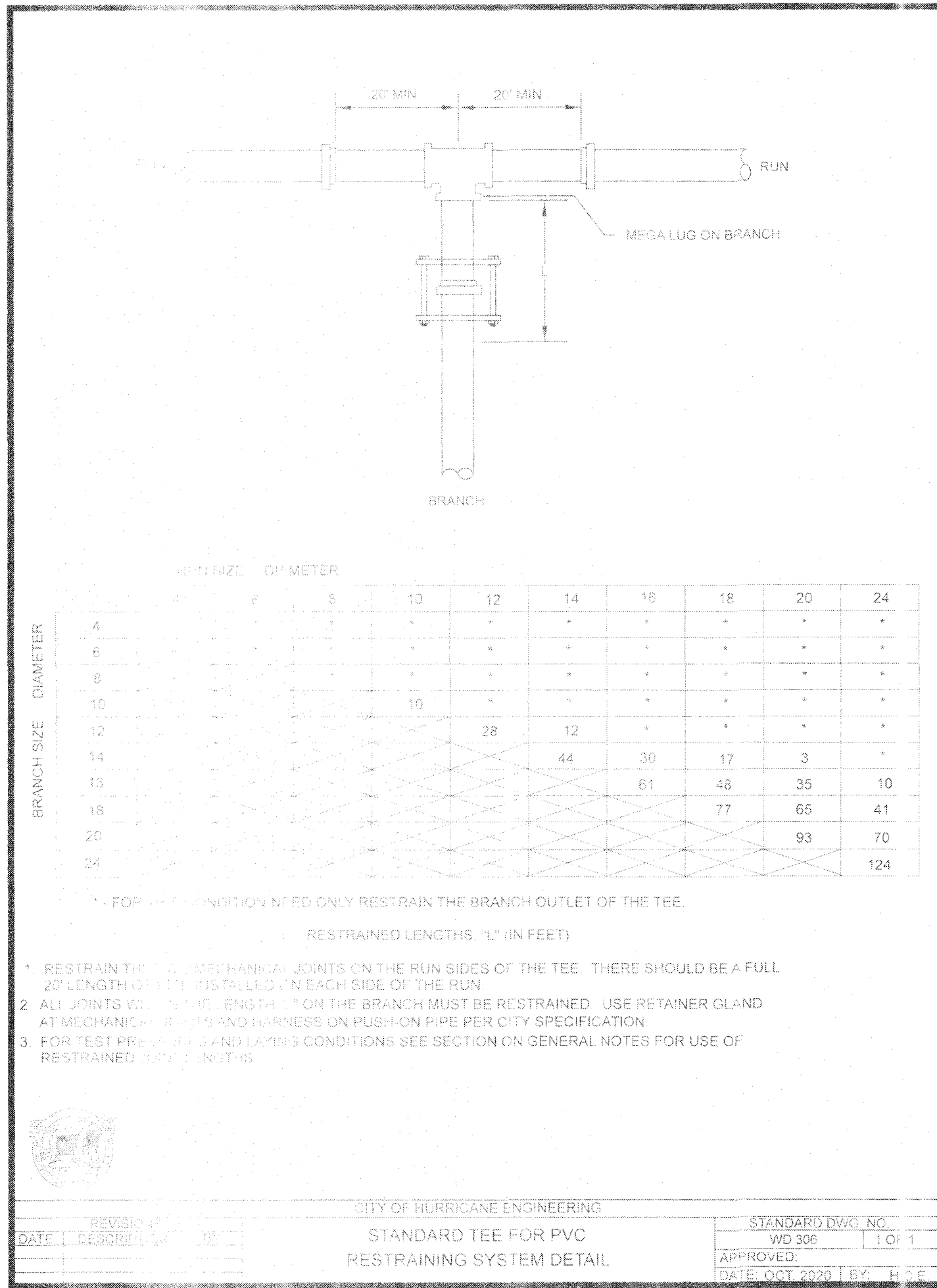
SHEET NAME:
STANDARD DETAILS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 638-2121

DATE: FEBRUARY 2025
PM: LB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: RT
PROJECT NO.: 22-003
SCALE: N.T.S.
SHEET NUMBER:

SD-3

29 OF 41 TOTAL



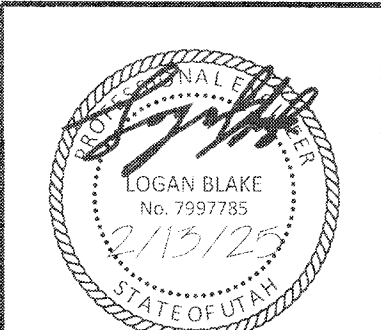
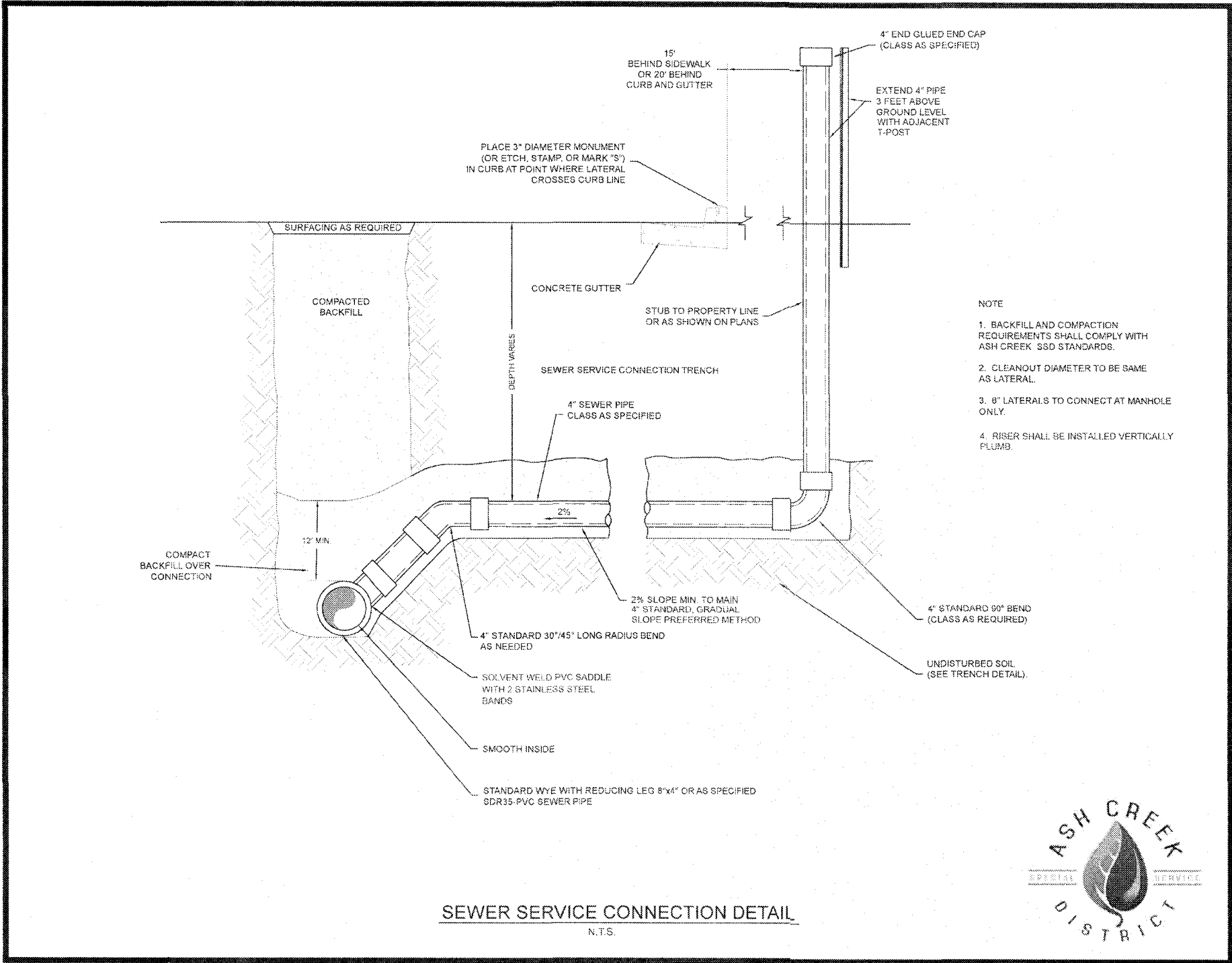
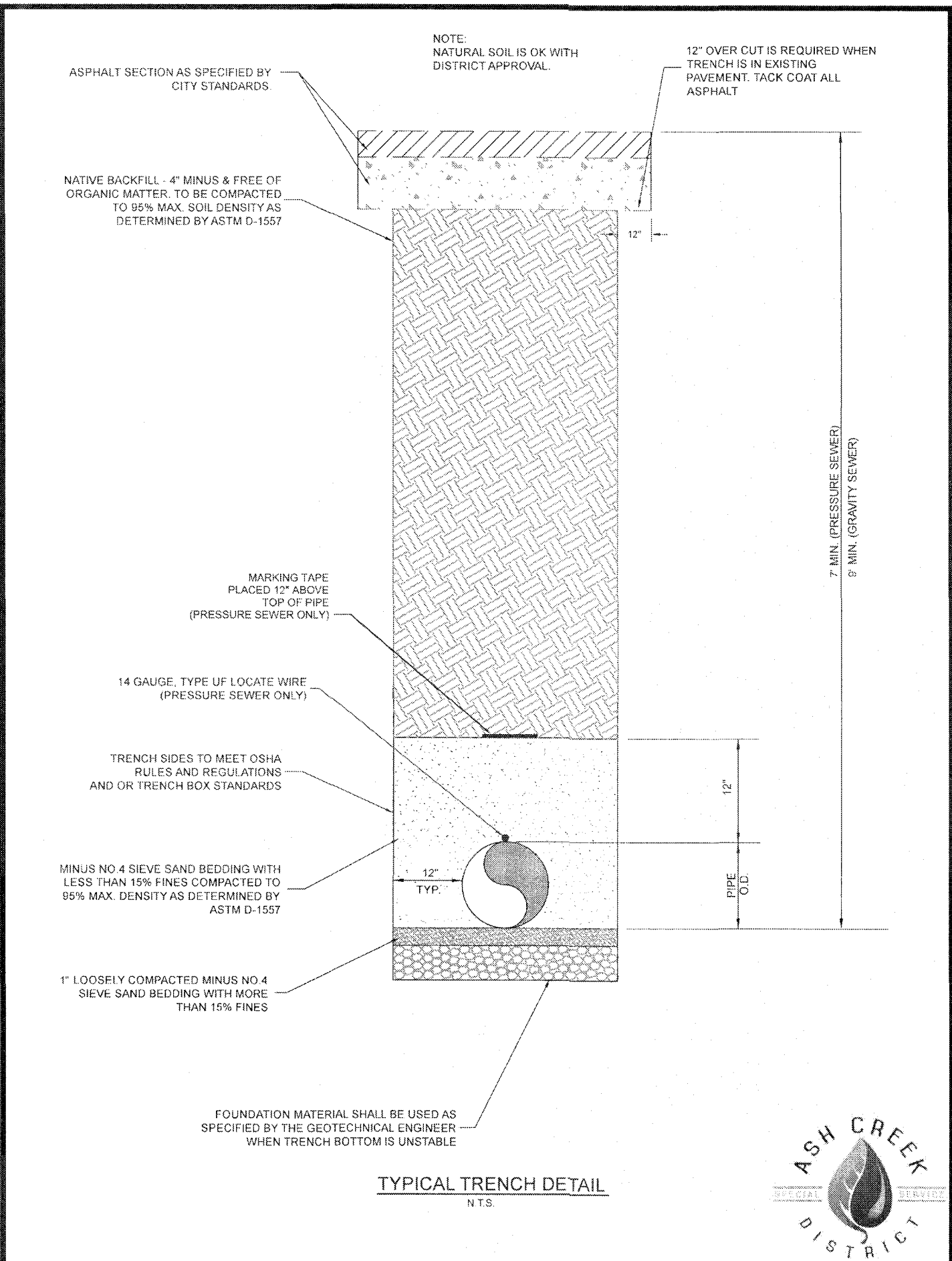
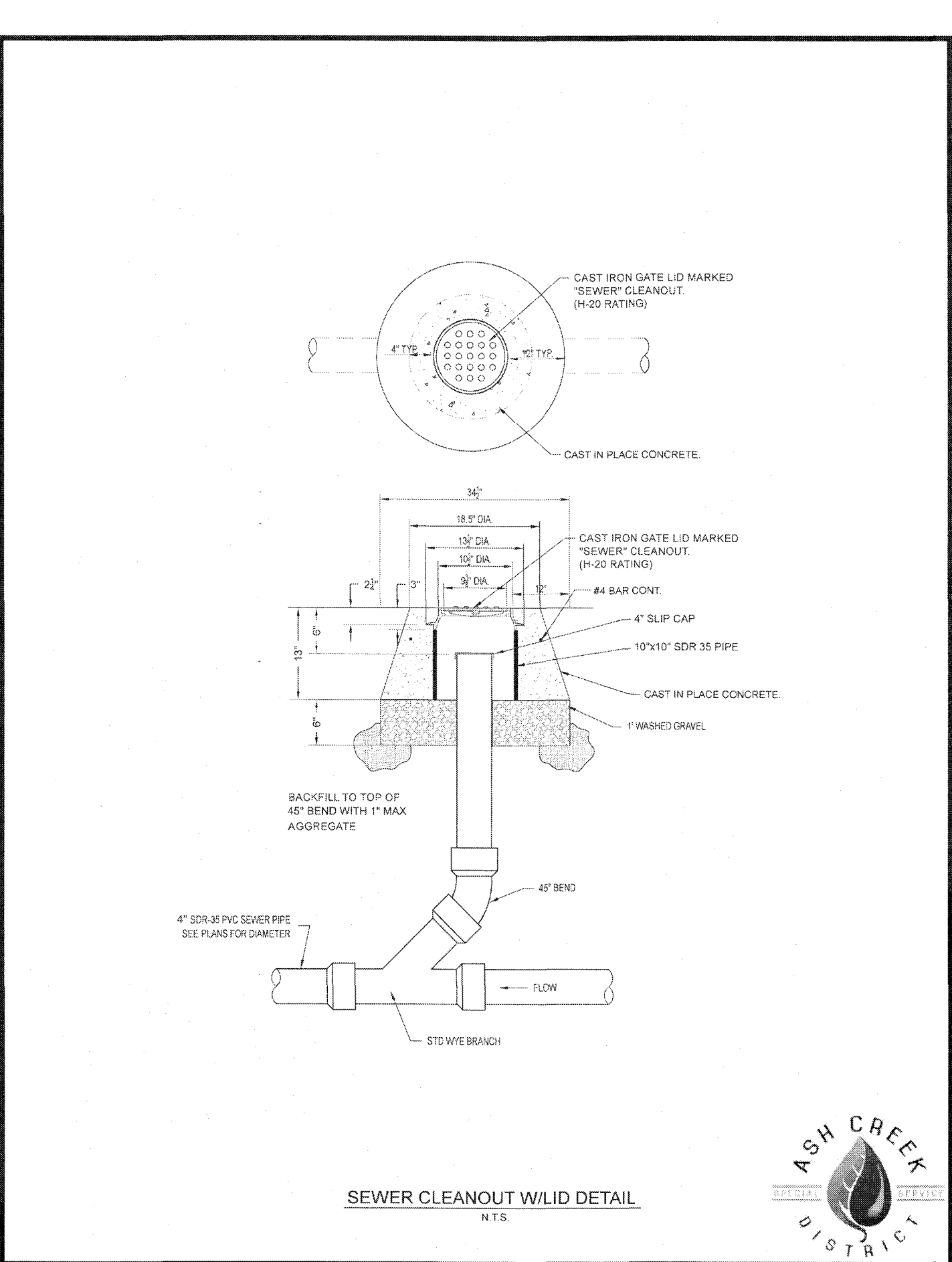
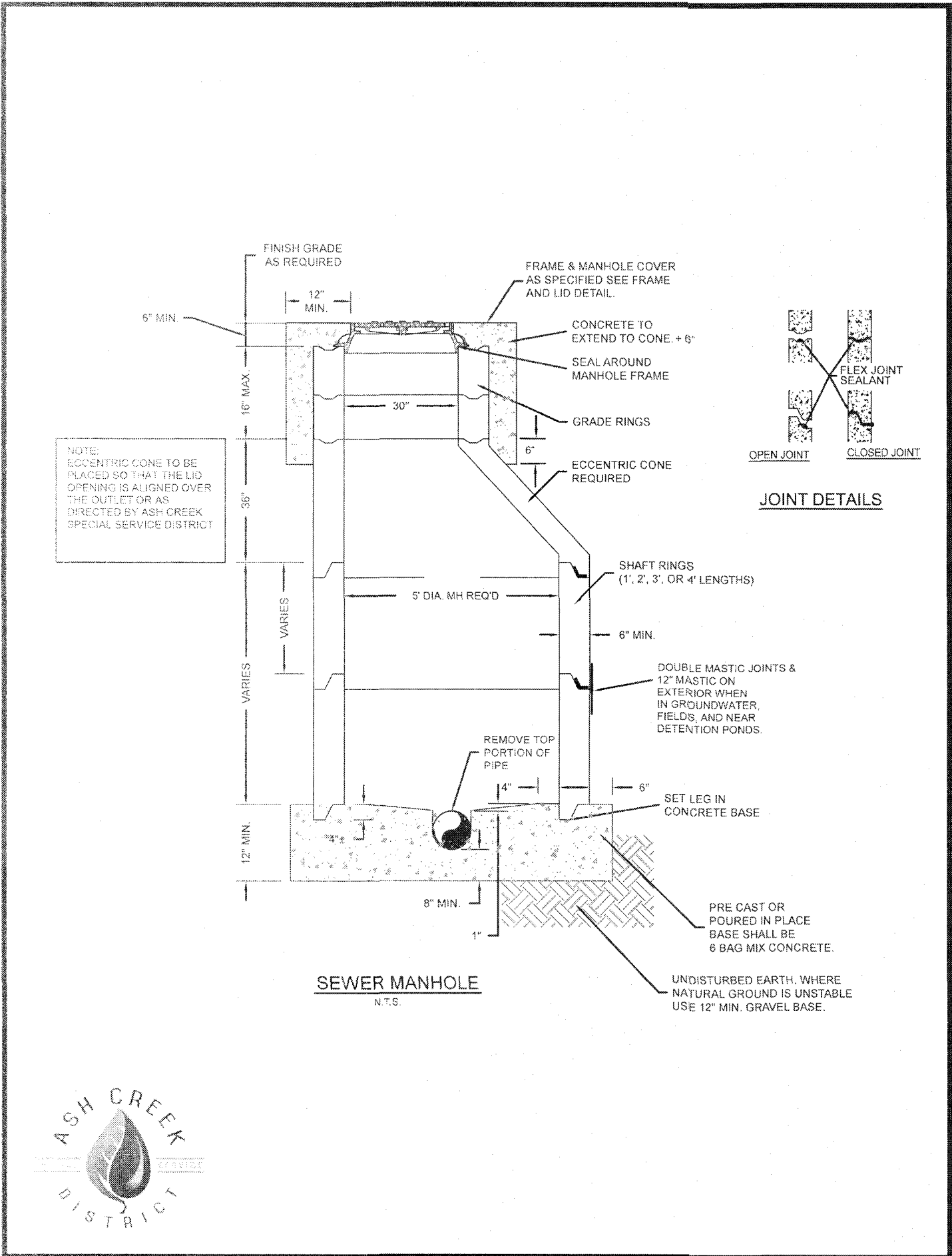
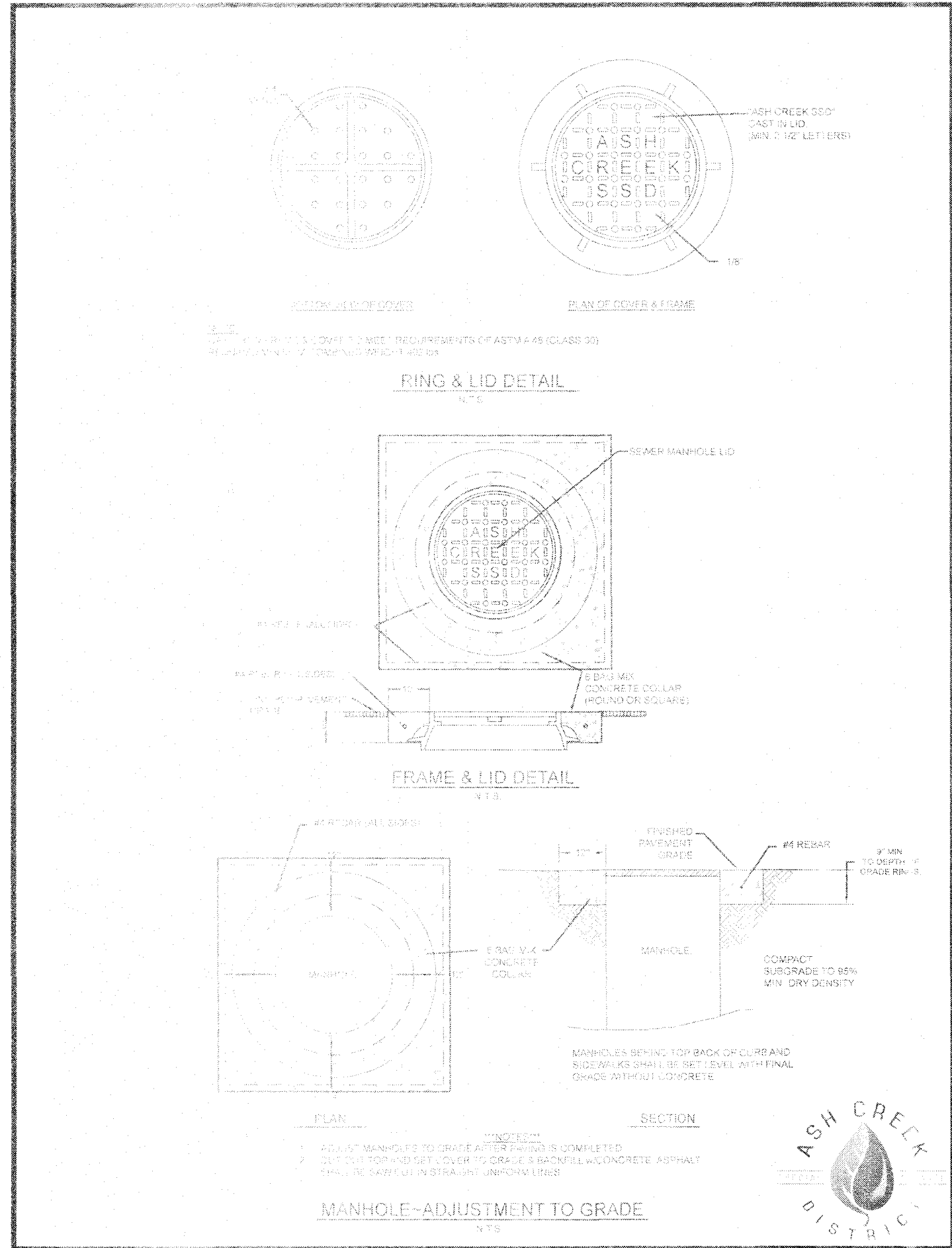
PROJECT NAME	LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
PROJECT ADDRESS	4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME	STANDARD DETAILS

LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W 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) 628-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	N.T.S.
SHEET NUMBER:	



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

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: FEBRUARY 2025

PM: LB

DRAWN BY: LB

DESIGNED BY: LB

CHECKED BY: RT

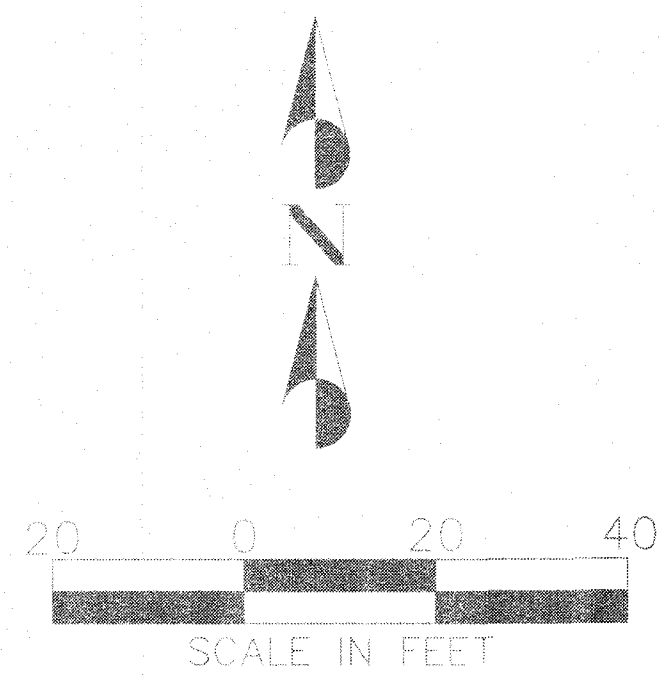
PROJECT NO.: 22-003

SCALE: N.T.S.

SHEET NUMBER:

SD-5

31 OF 41 TOTAL



TREE SCHEDULE

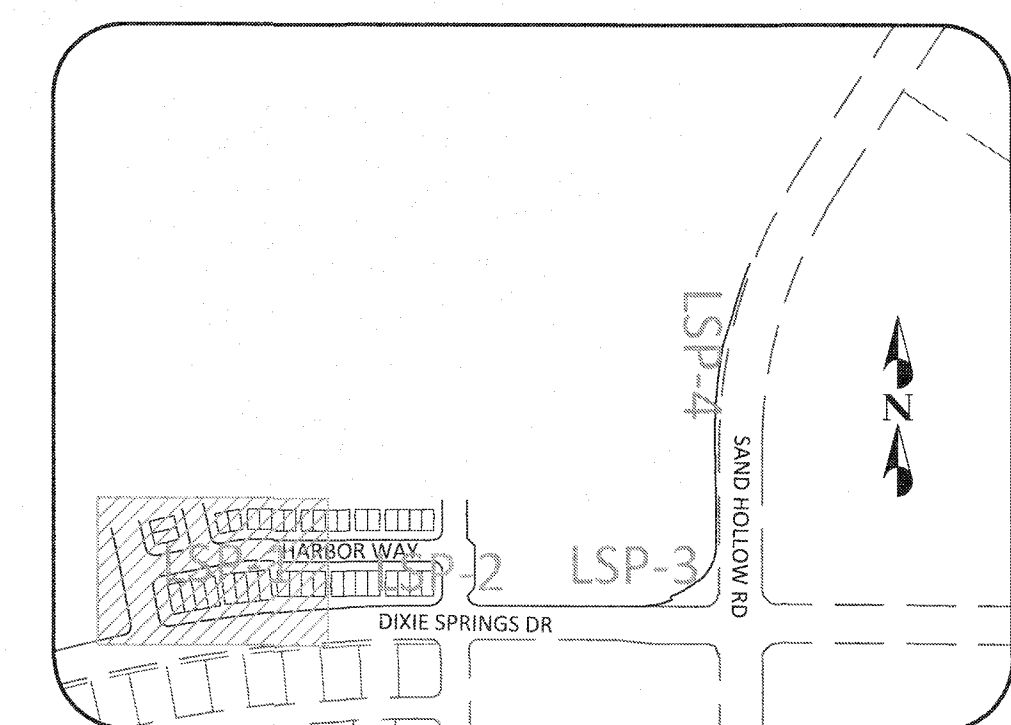
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glandulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

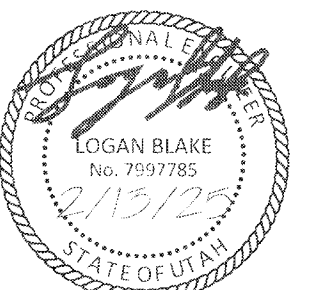
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyllirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



APP'D	DATE	DESCRIPTION	NO.

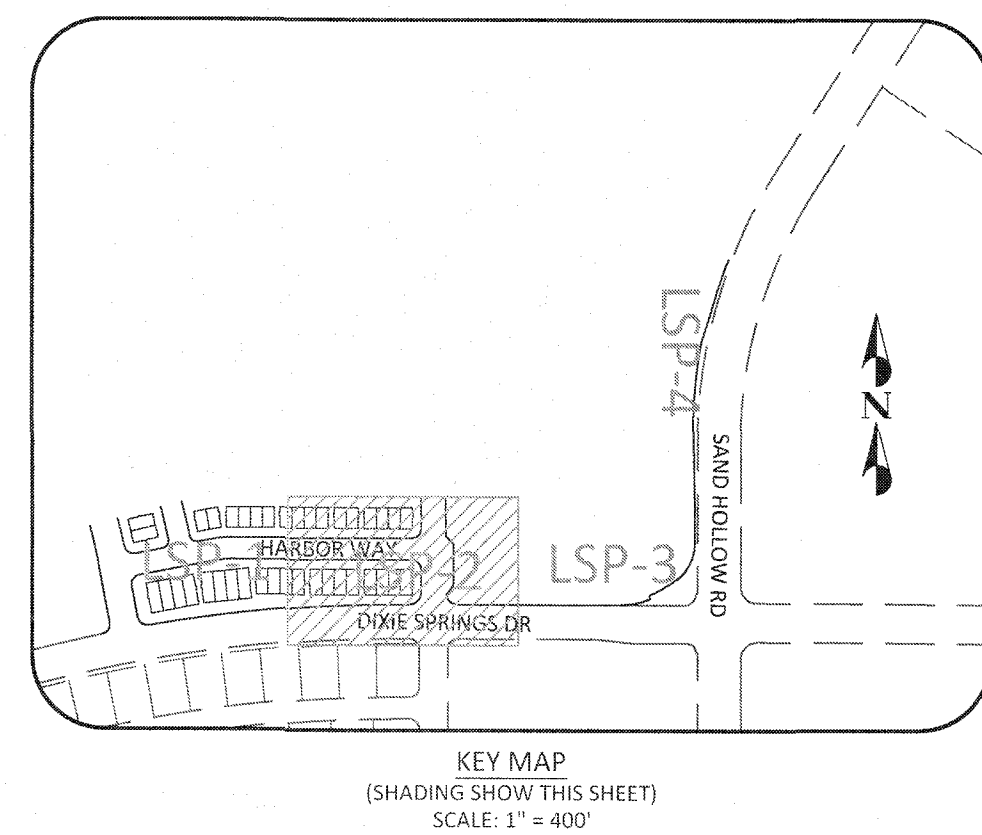
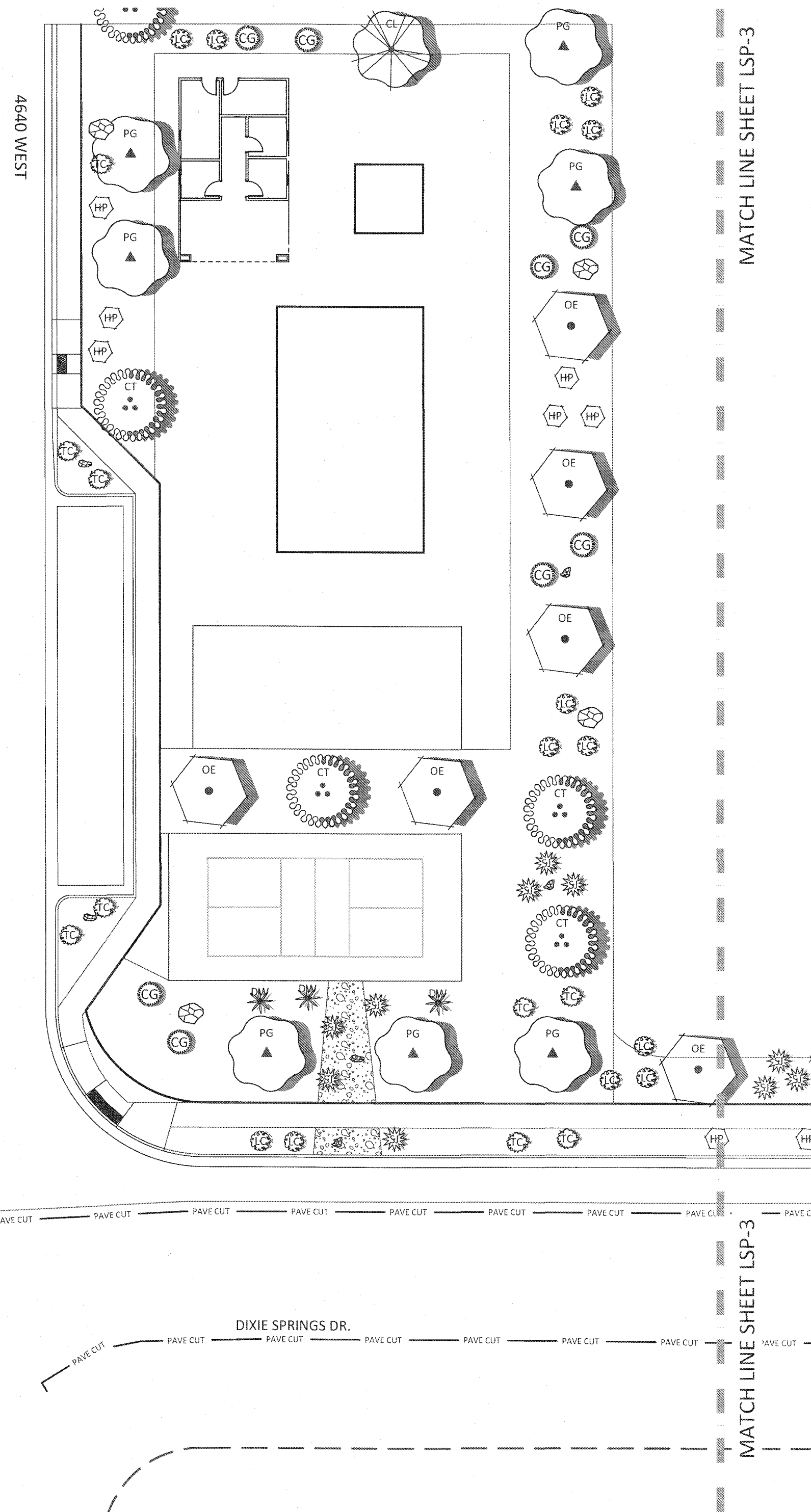
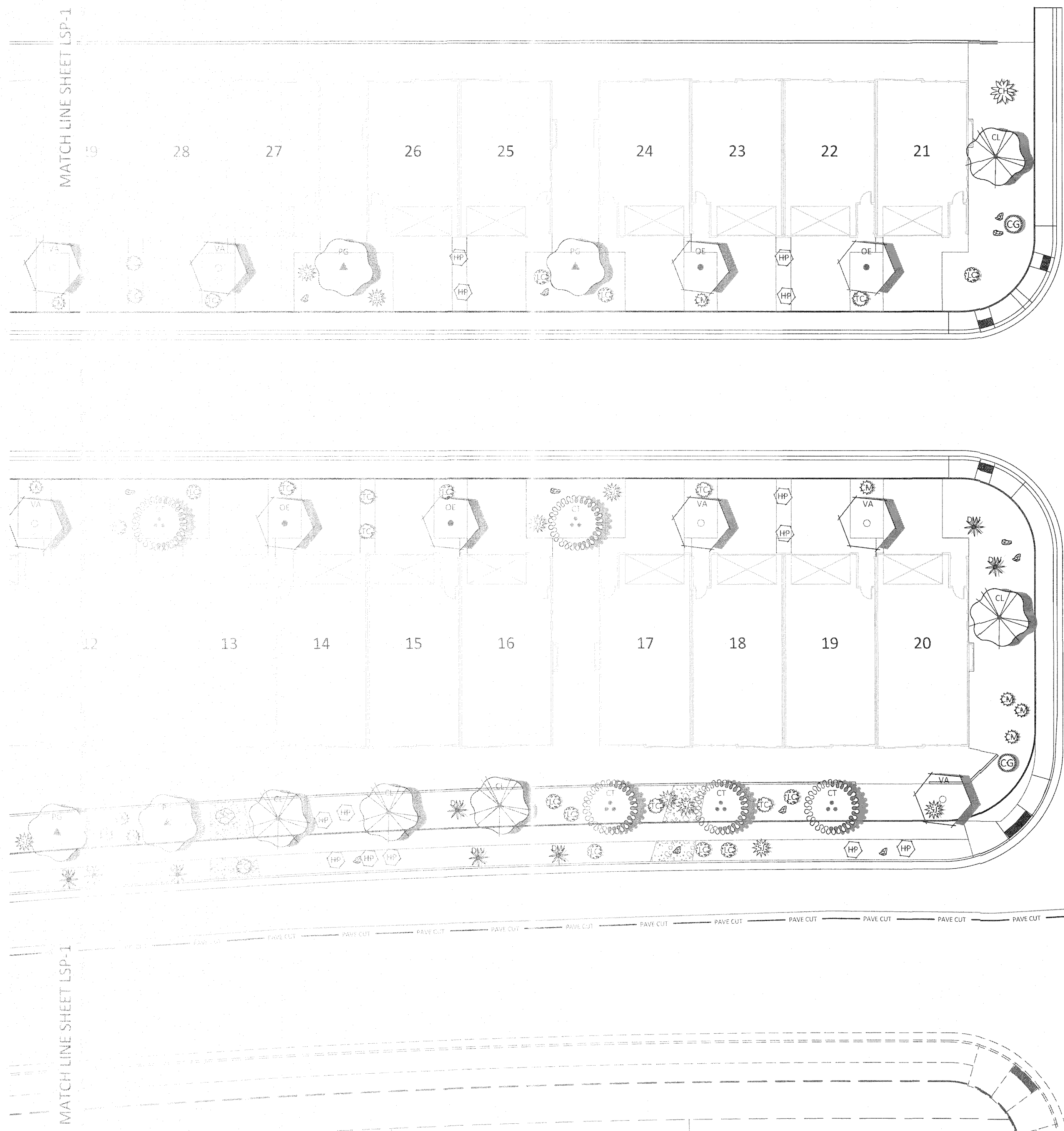
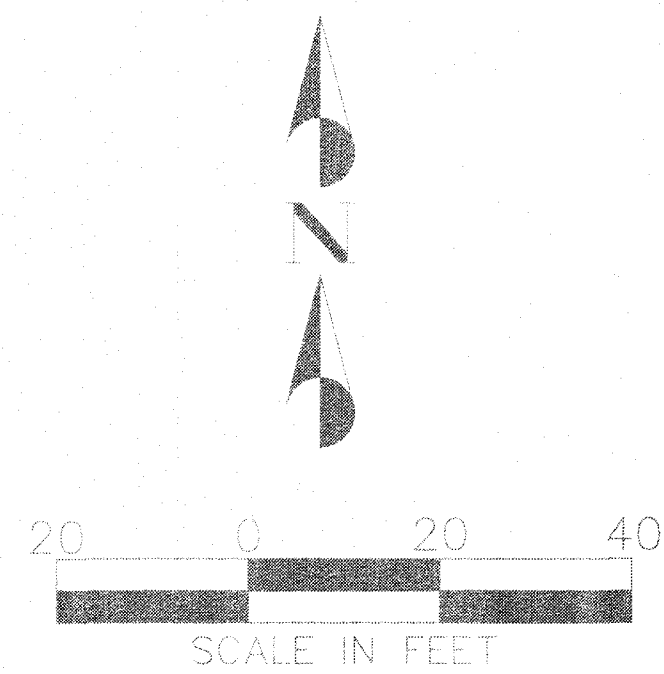
PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: LANDSCAPE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 638-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'
SHEET NUMBER:	

LSP-1



TREE SCHEDULE

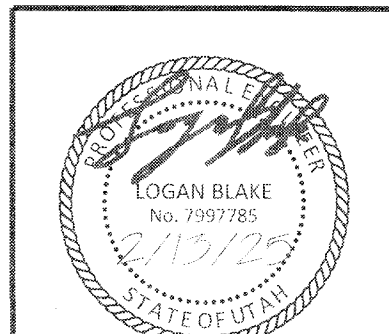
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glandulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliroium wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: LANDSCAPE PLAN

DSG ENGINEERING, INC.

LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

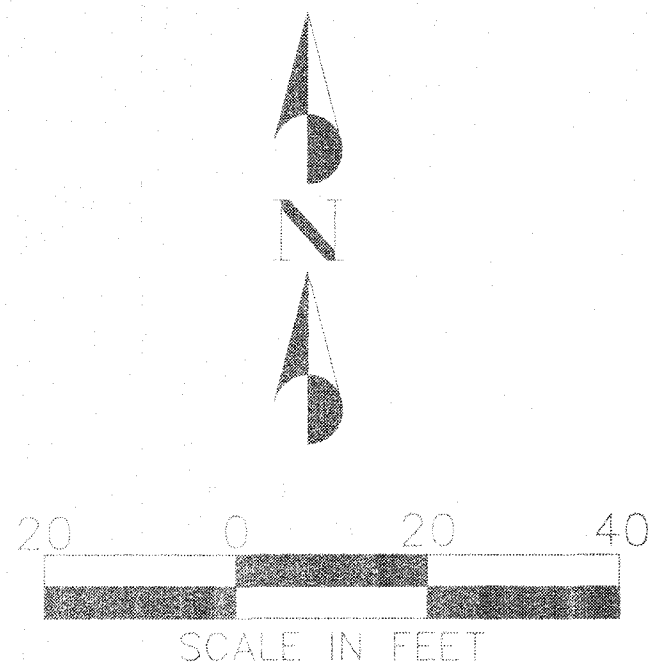
113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'
SHEET NUMBER:	

LSP-2

33 OF 41 TOTAL



TREE SCHEDULE

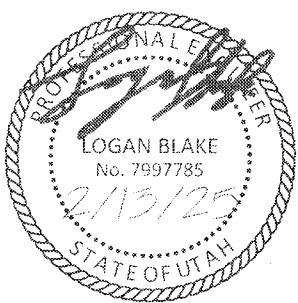
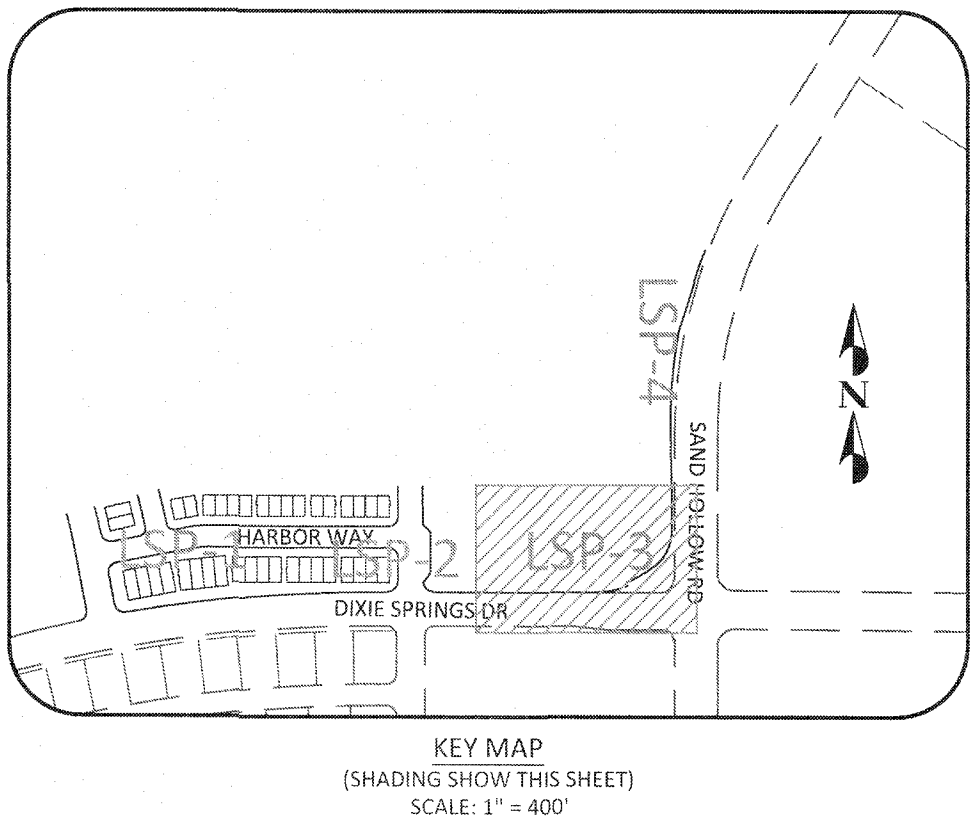
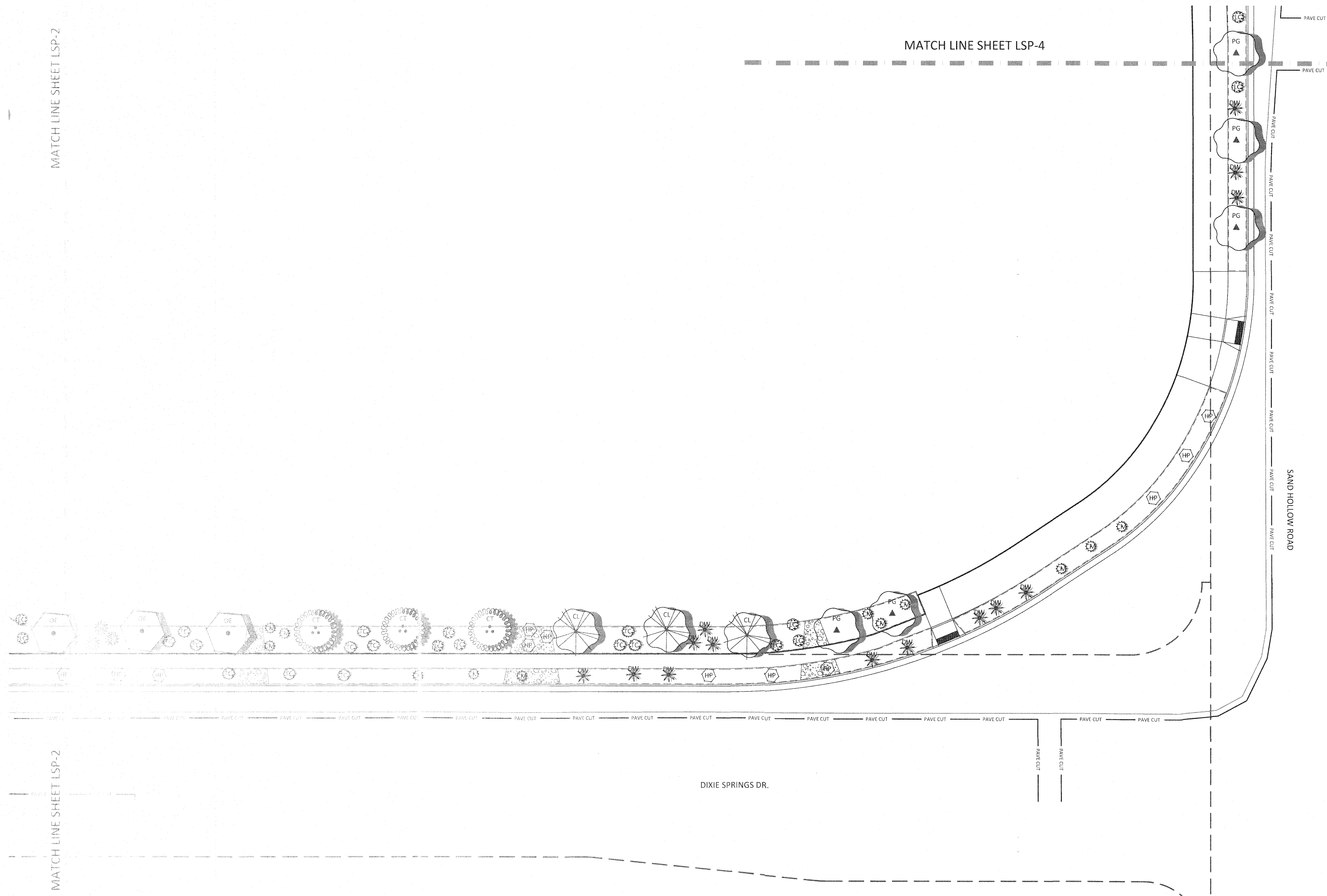
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glandulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: LANDSCAPE PLAN

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

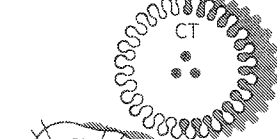
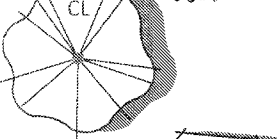


DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'

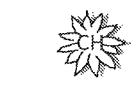
SHEET NUMBER:

LSP-3

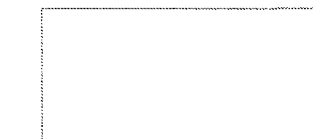
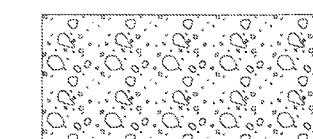
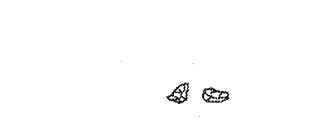
TREE SCHEDULE

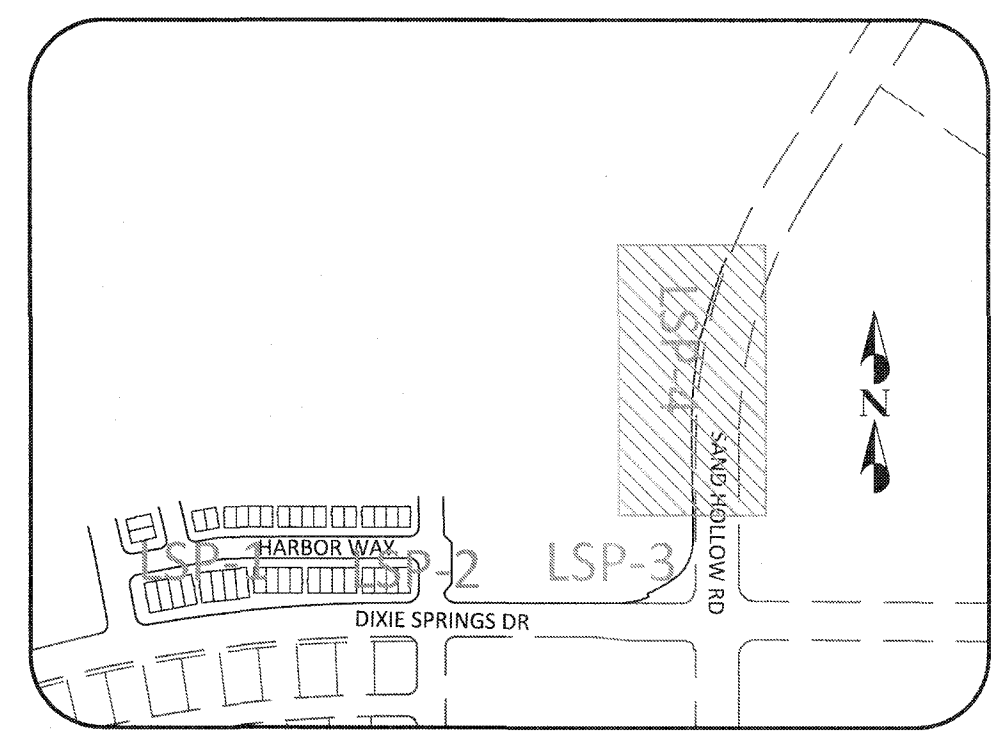
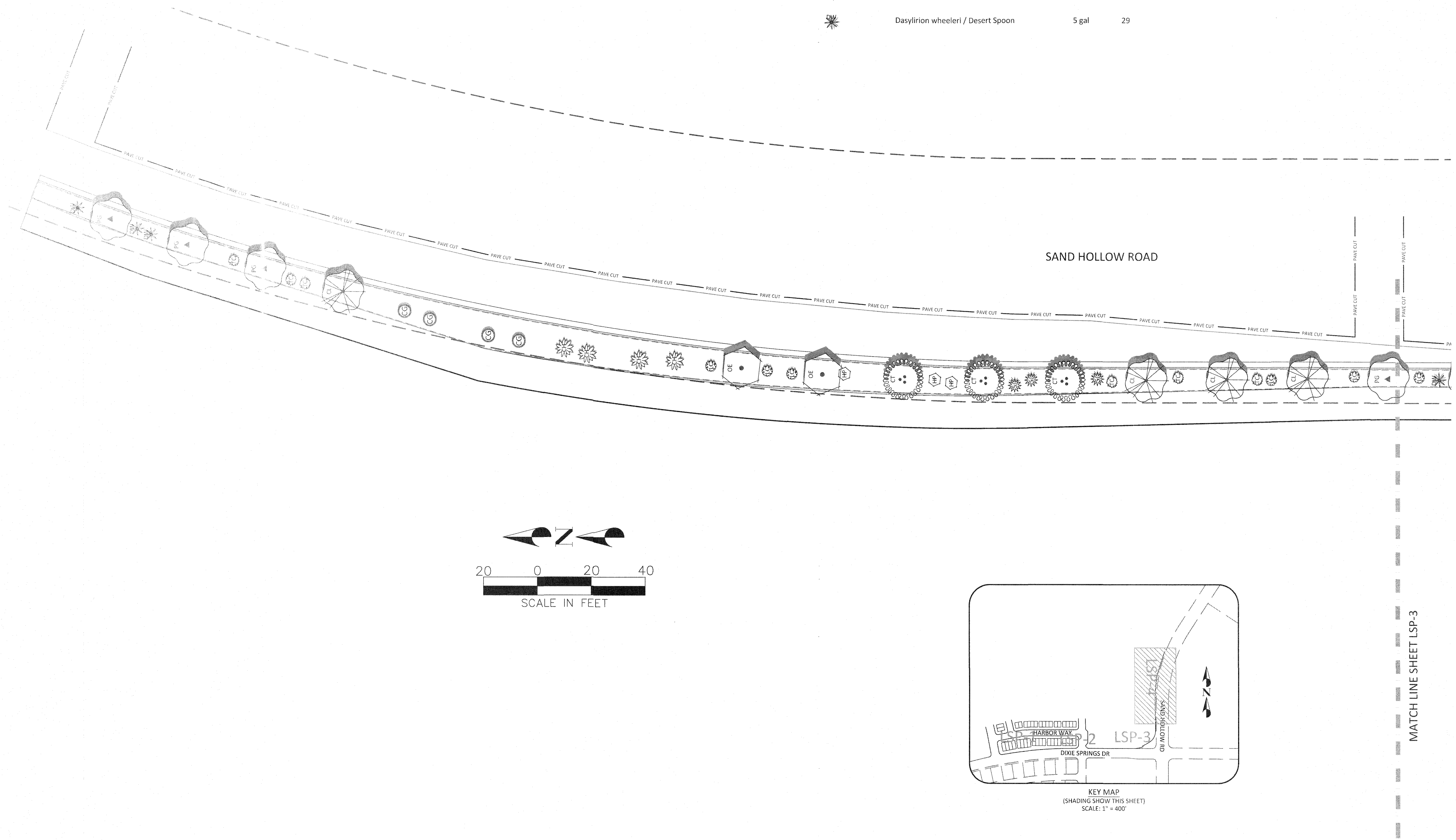
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glandulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

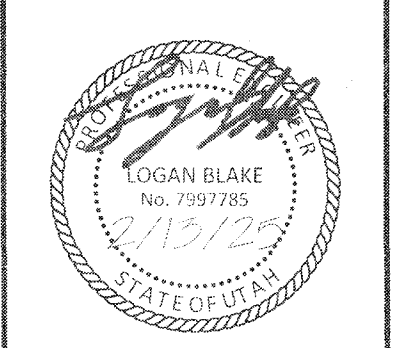
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



APPROVED	
DATE	
DESCRIPTION	
NO.	

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME:
LANDSCAPE PLAN

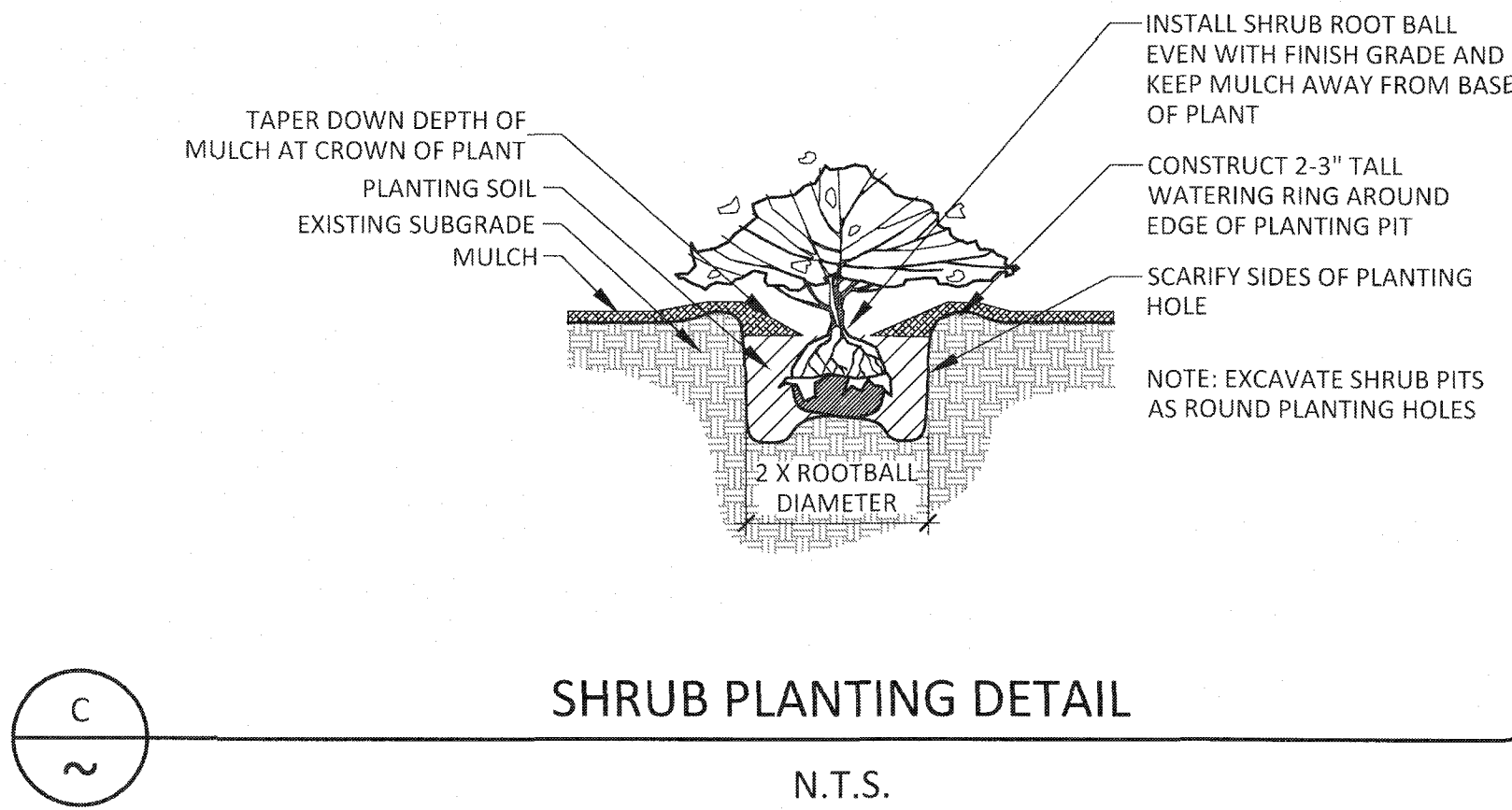
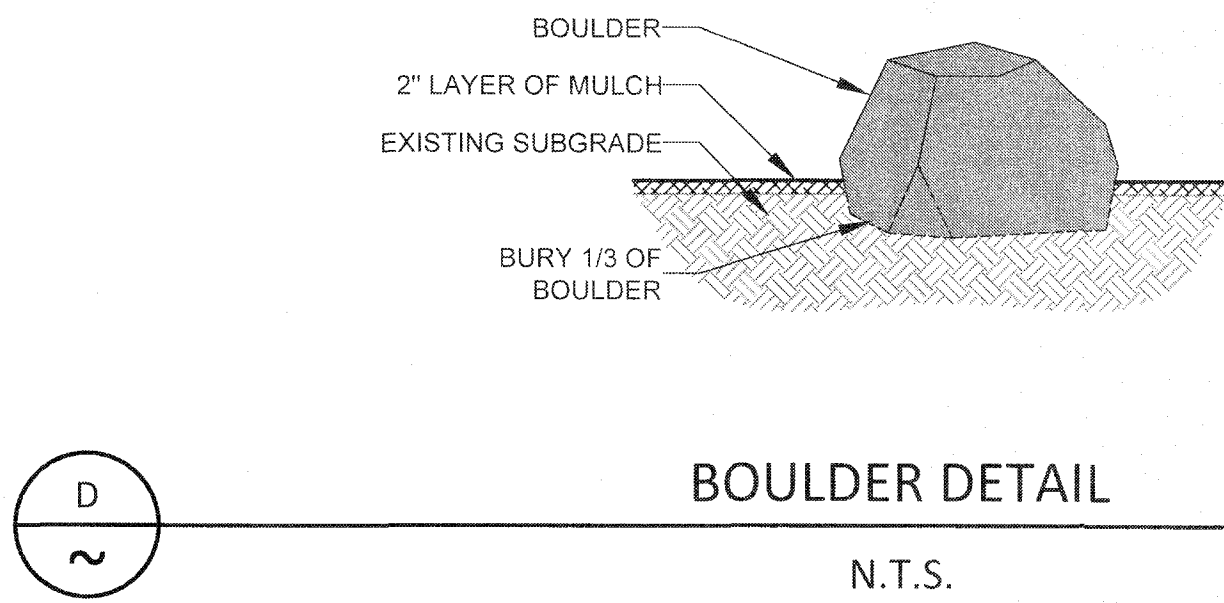
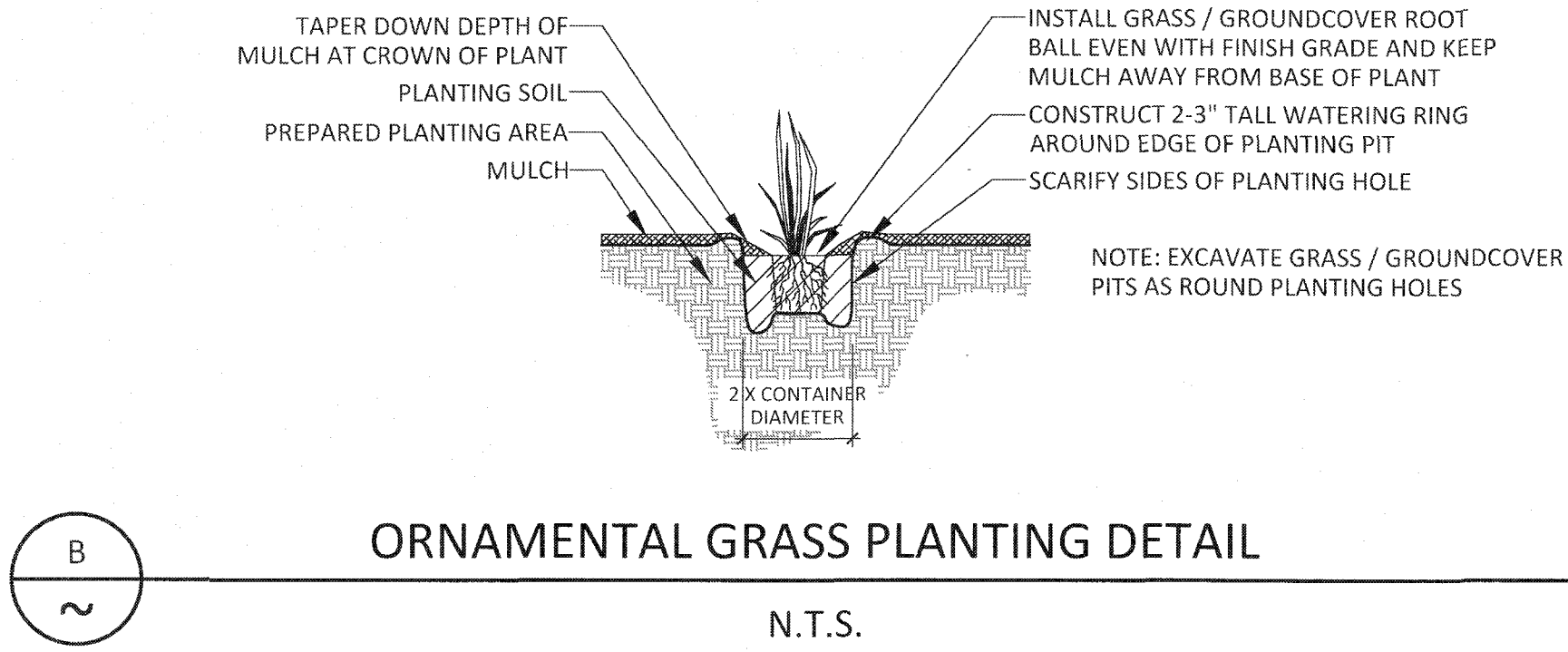
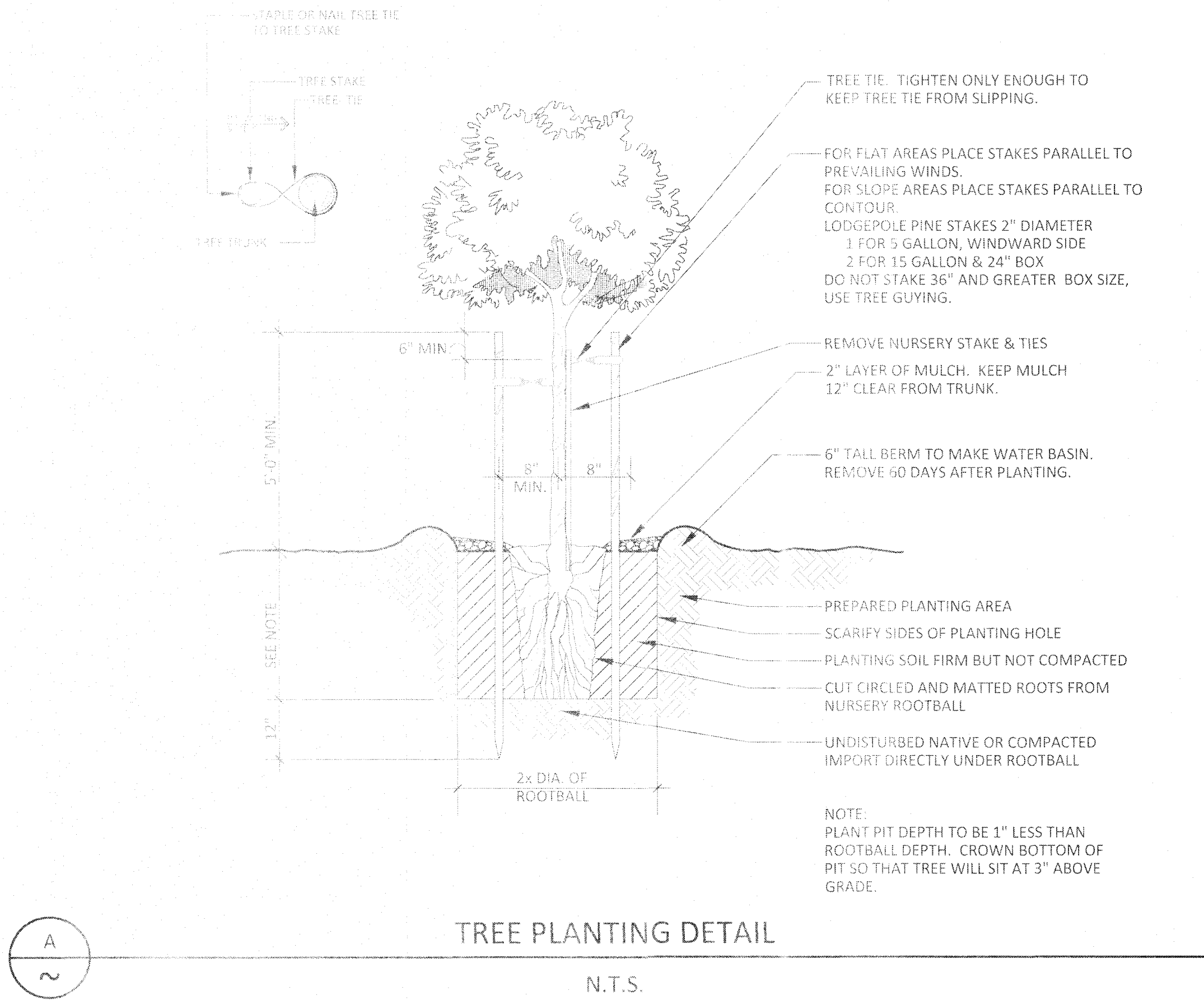
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'

SHEET NUMBER:
LSP-4

35 OF 41 TOTAL

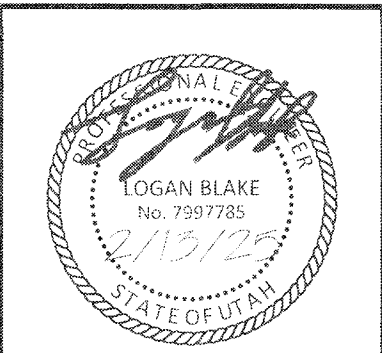


LANDSCAPING AND PLANTING NOTES

1. THESE GENERAL NOTES ARE PROVIDED FOR CONVENIENCE ONLY.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
4. 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).
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER. (i.e. DO NOT SET ROOT FLAIR OF PLANT BELOW TOP OF FINISHED GRADE)
7. 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.
8. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
9. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
10. ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK OR LOCATION APPROVED BY PROJECT MANAGER.
11. THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
12. 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.
13. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. PLANTING AREAS- THE TOP 24" OF PLANTING SOIL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL. REFER TO SPECIFICATIONS.
15. FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK.

NOTES

1. KEEP ALL LANDSCAPING/OBJECTS OVER 2 FEET TALL OUT OF SIGHT DISTANCE TRIANGLES.
2. LANDSCAPING IS FOR CONCEPTUAL PURPOSES ONLY. OWNER IS RESPONSIBLE FOR ALL FINAL LANDSCAPING.
3. ALL LANDSCAPE SHRUB PLANTING AREAS SHALL RECEIVE 4" AMENDED TOPSOIL
4. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR IRRIGATION COMPONENTS NOT SHOWN ON PLAN & DETAILS.
5. LANDSCAPE BOULDERS ADJACENT TO ROADWAY SHALL BE NO TALLER THAN 18". ALL SUCH BOULDERS SHALL BE INSTALLED NO CLOSER THAN 18" FROM STREET CURB.
6. ALL 5 GALLON PLANTS SHALL BE INSTALLED NO CLOSER THAN 24" FROM THE ROADWAY CURB. ALL SHRUBS TO BE INSTALLED NO CLOSER THAN 18" FROM CURB.
7. ALL PLANTS SHALL RECEIVE AMENDED TOPSOIL BACKFILL IN A PLANTING HOLE TWICE THE SIZE OF THE ROOT BALL.



APD	DATE	DESCRIPTION	NO.

PROJECT NAME
**LAKEVIEW TOWNHOMES
PH1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME
LANDSCAPE PLANTING 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 :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	N.T.S.

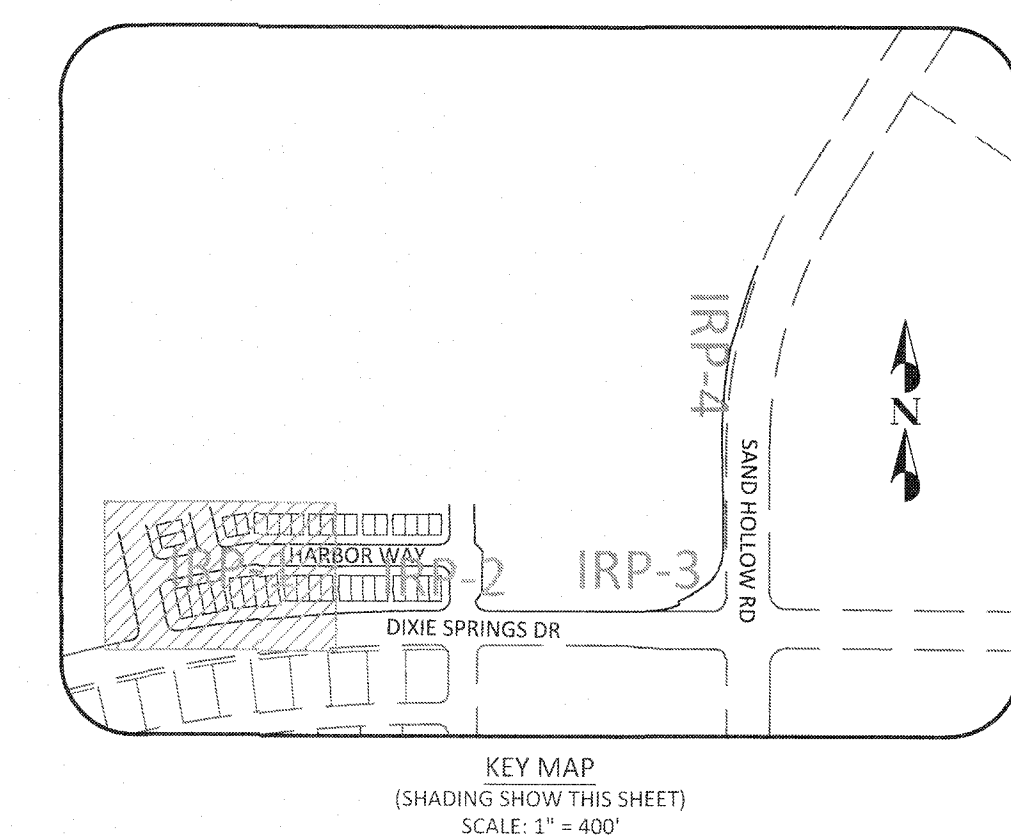
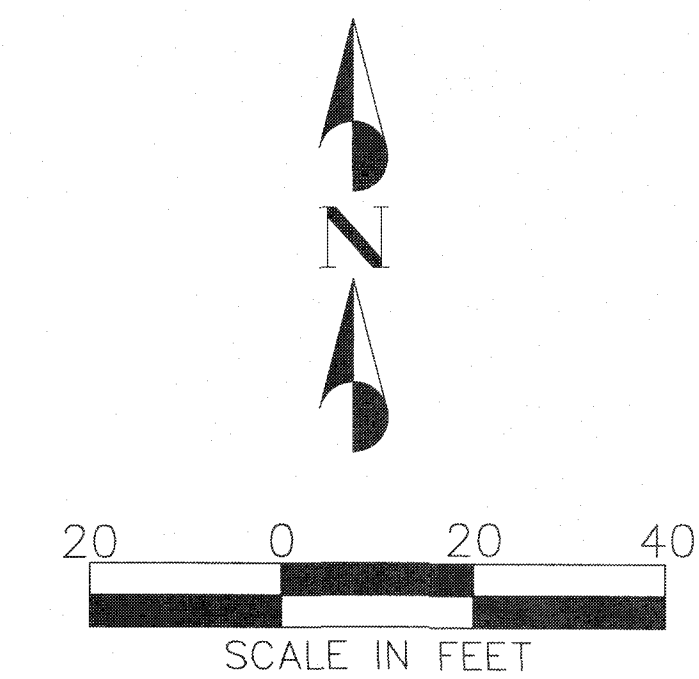
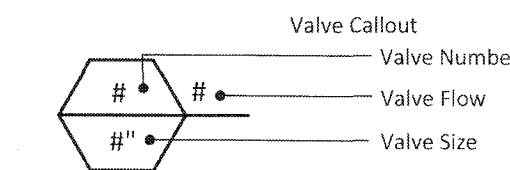
SHEET NUMBER :

LPD-1

<u>SYMBOL</u>	<u>MANUFACTURE/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self Piercing Barb Inlet. Flow rate: 2gph/srd	40 773 s.f.	K/RD-1
	Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 5 gal plant to receive (2) 2.0 GPH emitter. Each 24" box tree to receive (5) 2.0 GPH emitters.		
	Rain Bird XCZLF-100-PRF (Drip Control Zone kit) 1" LFV 100 Low Flow Valve with 3" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	9	G/RD-1

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
-----	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
=====	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	8/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
----- 250' ----- 100' -----	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	8/IRD-1
-----	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	0/IRD-1

[illegible]

LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: IRRIGATION 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 :	FEBRUARY 2025
TIME :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

IRP-1

IRRIGATION SCHEDULE

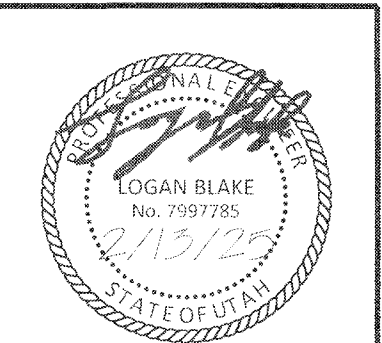
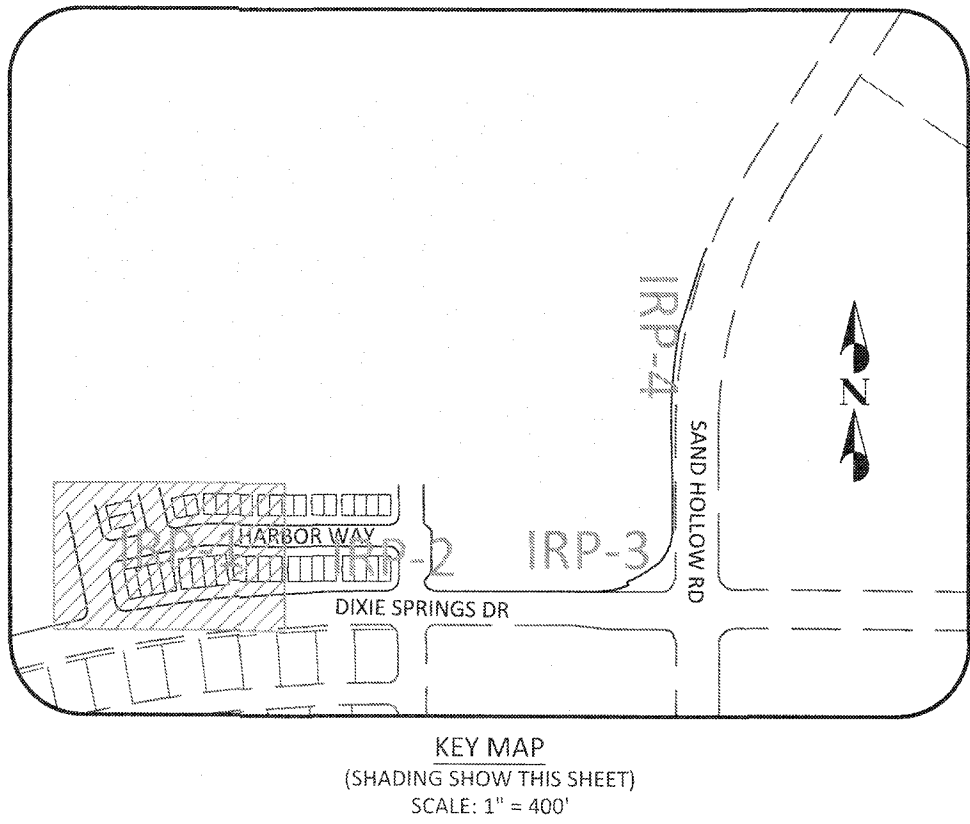
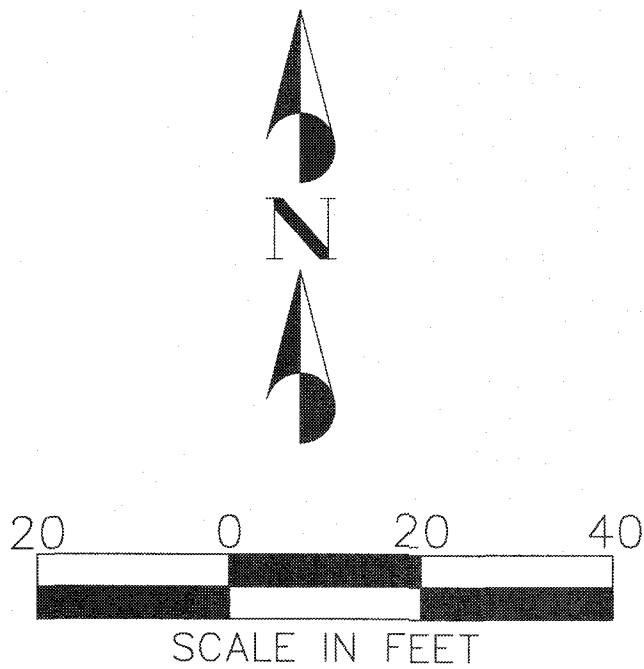
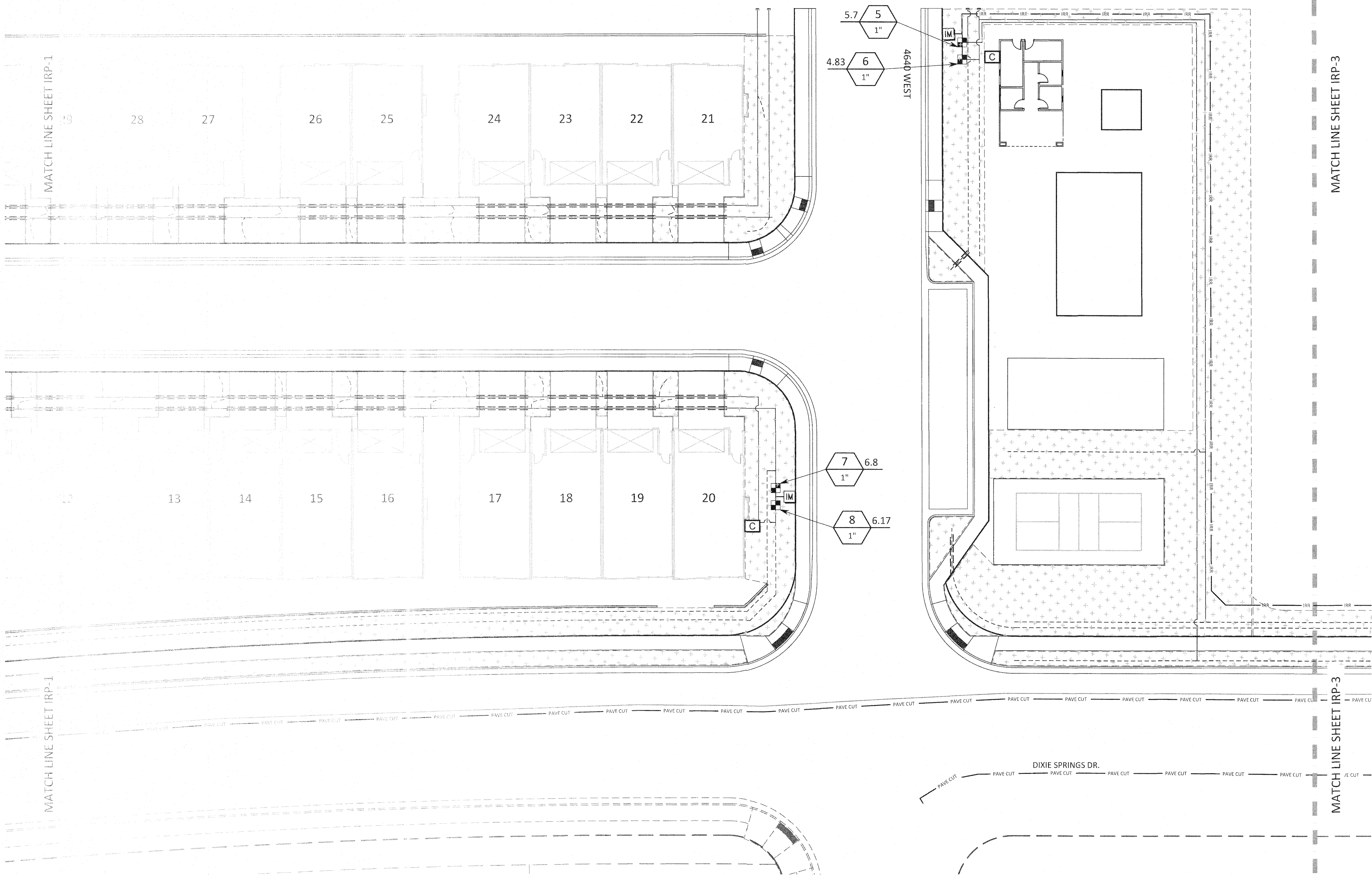
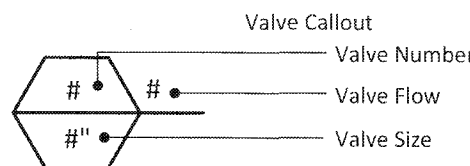
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph/ered Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 5 gal plant to receive (2) 2.0 GPH emitter. Each 24" box tree to receive (5) 2.0 GPH emitters.	40,773 s.f.	K/IRD-1
	Rain Bird XC2LF 100-PRF (Drip Control Zone Kit) 2" x 1/2" x 100' Low Flow Valve with 1" PR RBY Filter, Pressure Regulation: 40psi. Install inline Ball valve upstream.	9	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer, with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1



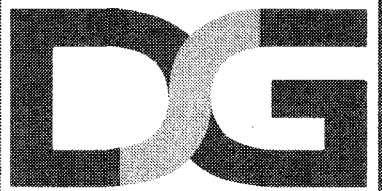
NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: IRRIGATION 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 :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	

IRP-2

IRRIGATION SCHEDULE

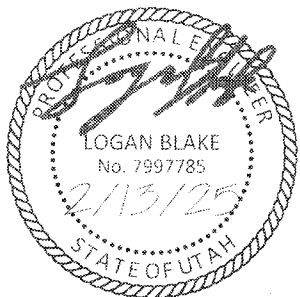
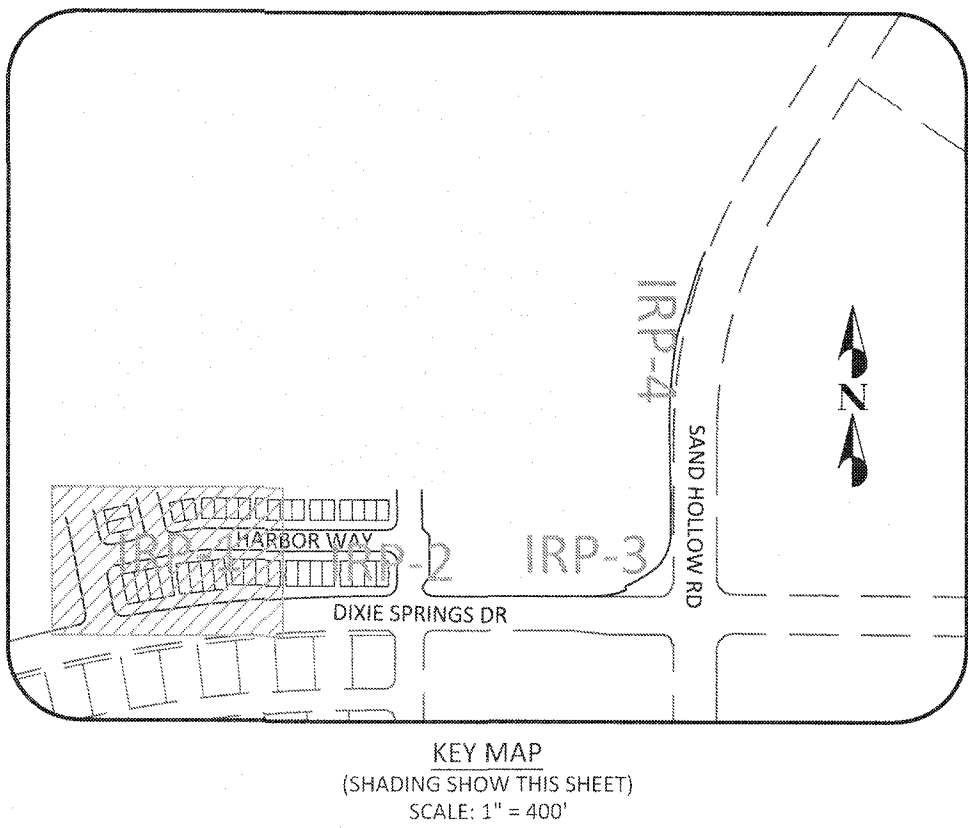
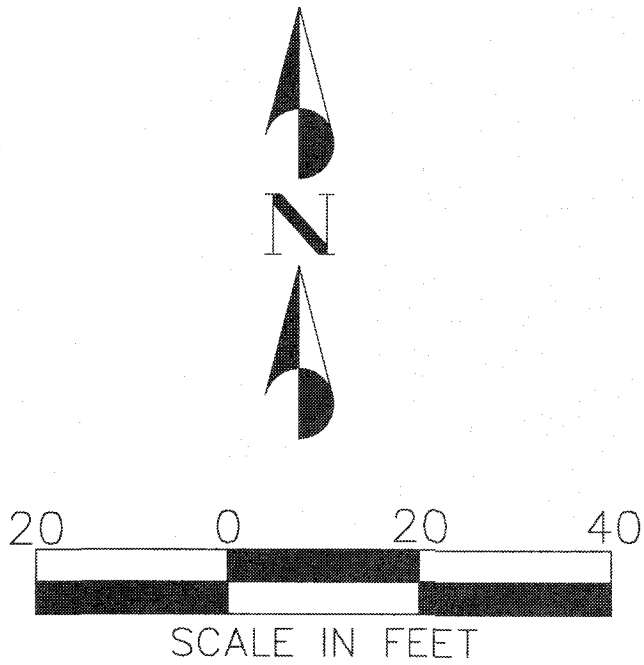
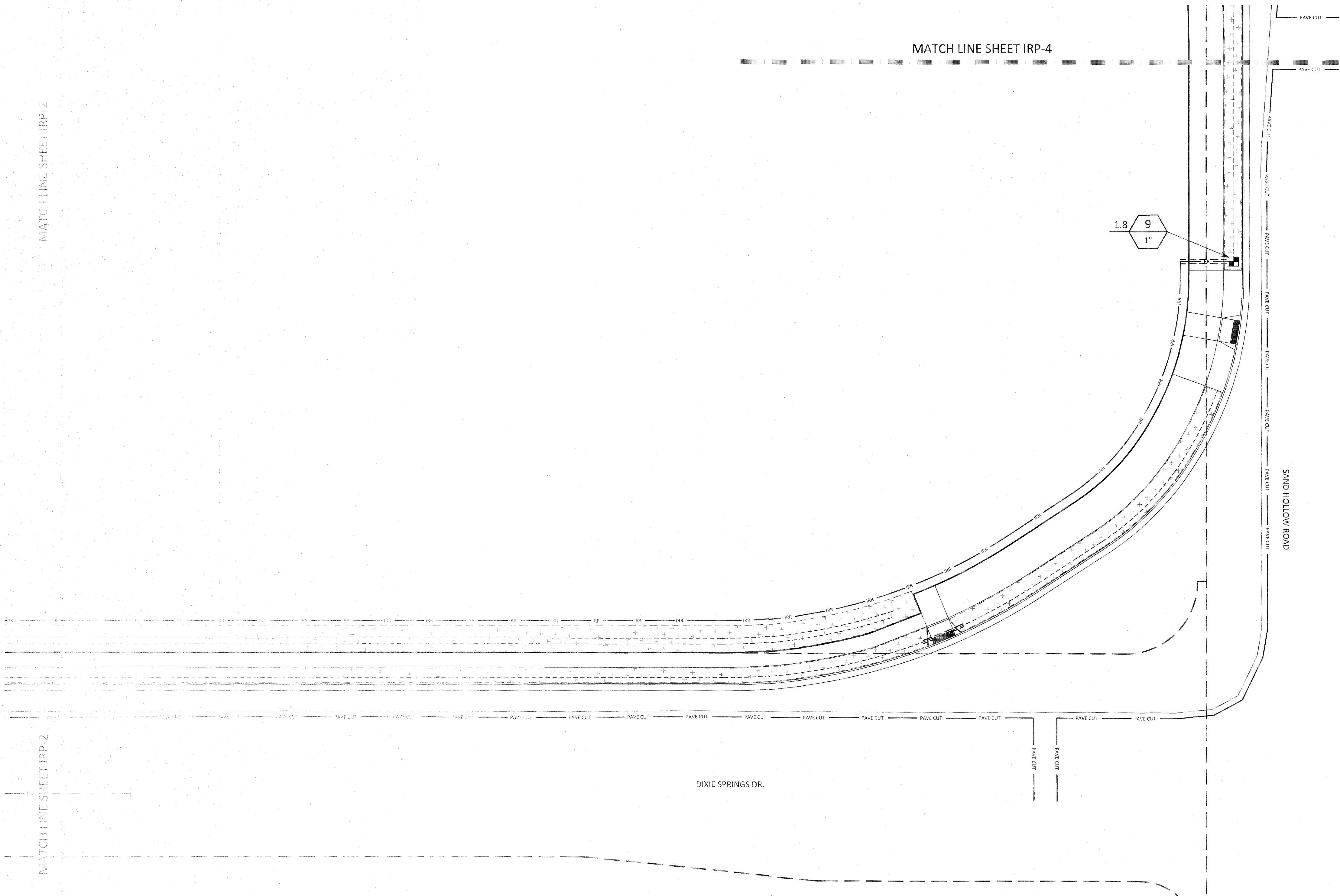
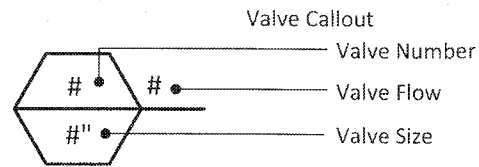
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird RC Single Outlet, Pressure Compensating Drip Emitters with Self-Priming Barb Inlet. Flow rate: 2gph/err Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 3 gal plant to receive (2) 2.0 GPH emitter. Each 25' box tree to receive (5) 2.0 GPH emitters.	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" 14V-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install In-line Ball valve upsream.	9	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer, with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of irrigation line.	1,412 l.f.	D/IRD-1



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: IRRIGATION PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North, Suite 2
Sandy, UT 84770
Office (435) 626-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'

SHEET NUMBER:

IRP-3

39 OF 41 TOTAL

IRRIGATION SCHEDULE

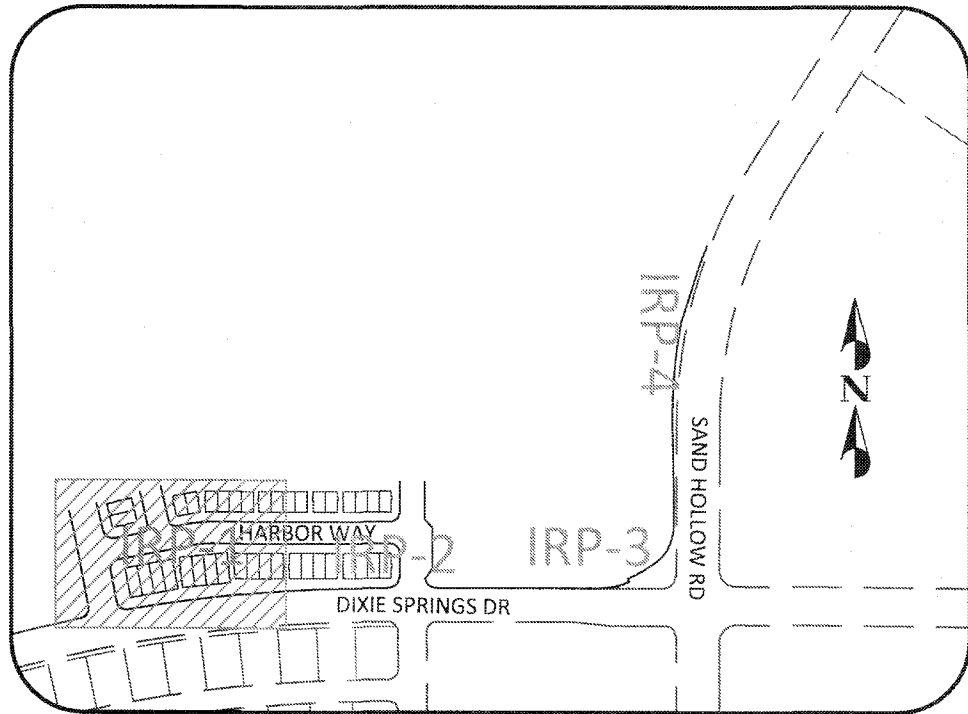
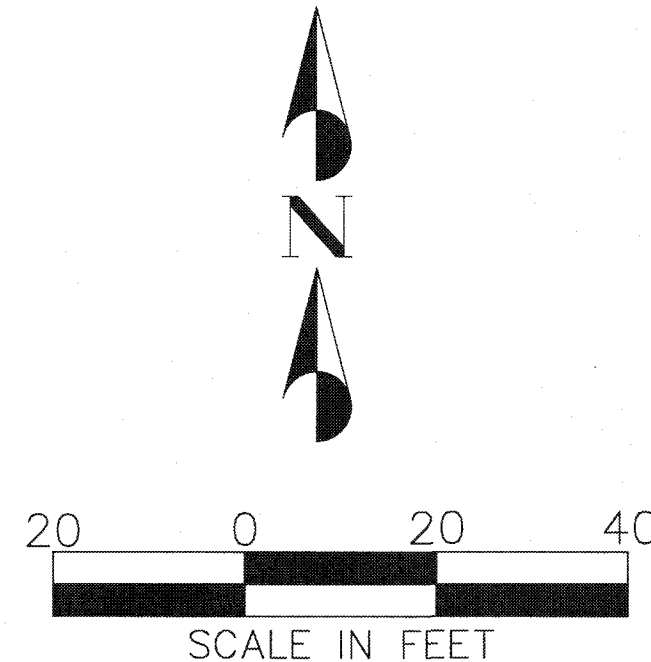
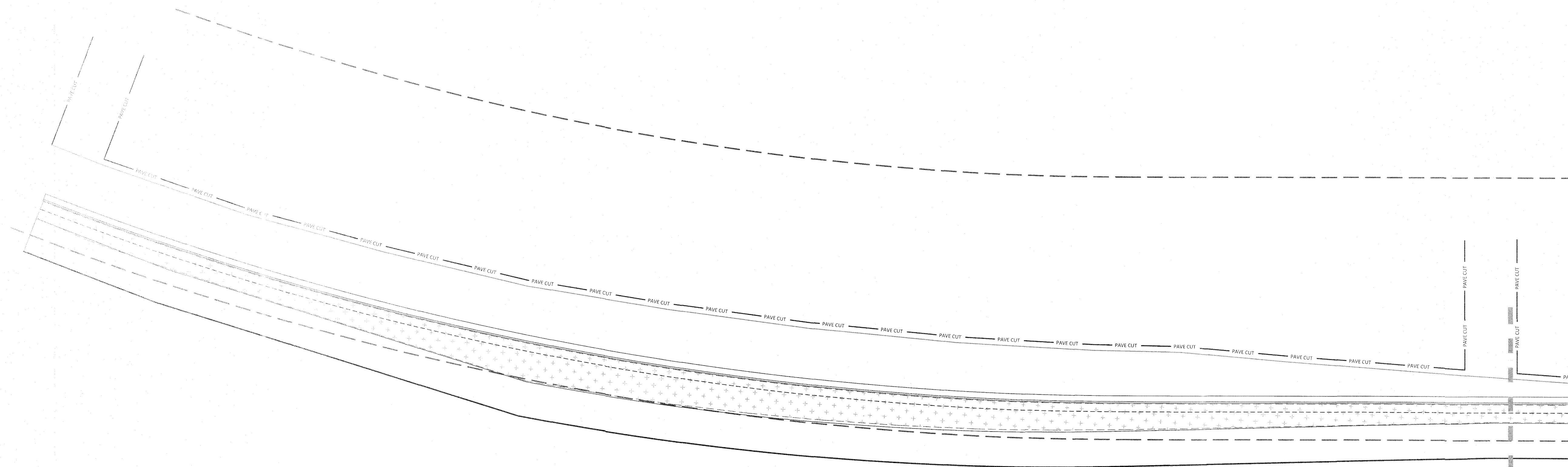
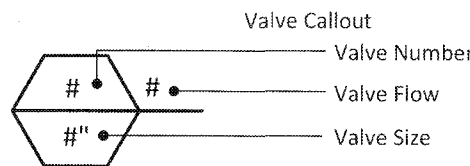
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters. Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
	Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 5 gal plant to receive (2) 2.0 GPH emitter. Each 24" box tree to receive (5) 2.0 GPH emitters.		
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" EPV 100 Low Flow Valve with 1" PR RBY Filter. Pressure Regulation: 40psi. Install inline Ball valve upstream.	9	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer, with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

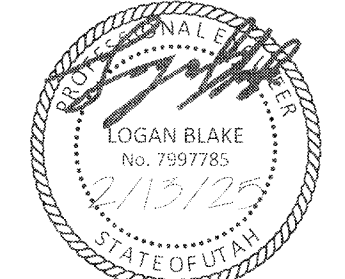
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'

MATCH LINE SHEET IRP-3



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME:
IRRIGATION PLAN

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

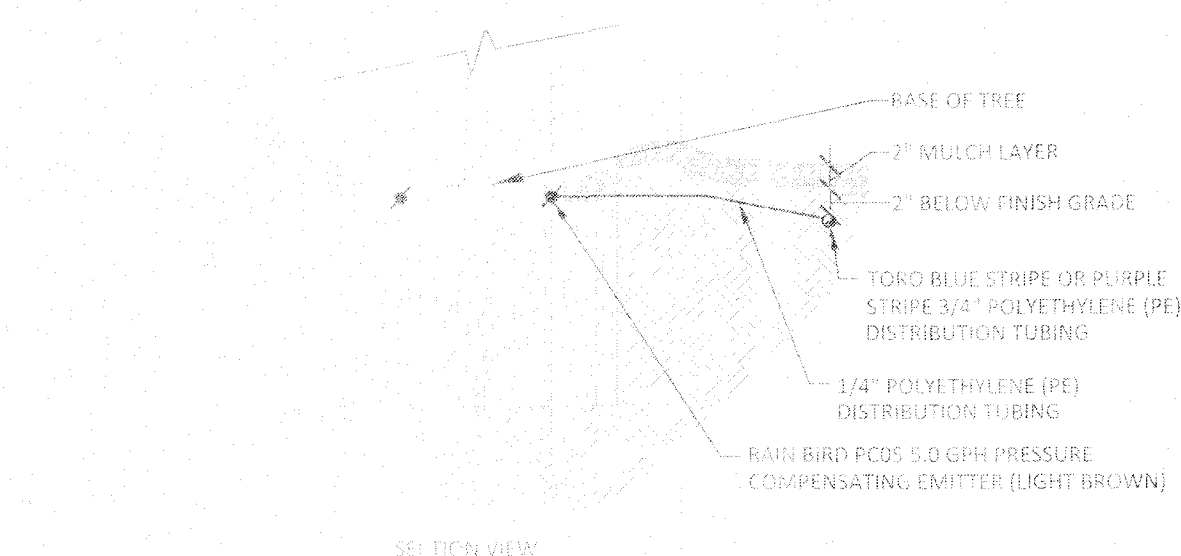
113 East 200 North Suite 2
St. George, UT 84770
Office (435) 625-2121



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 20'

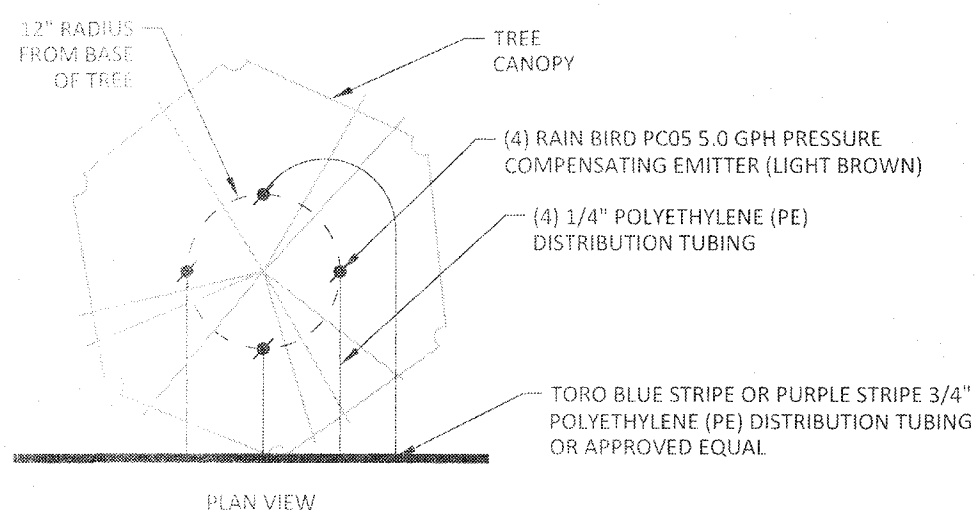
SHEET NUMBER:

IRP-4



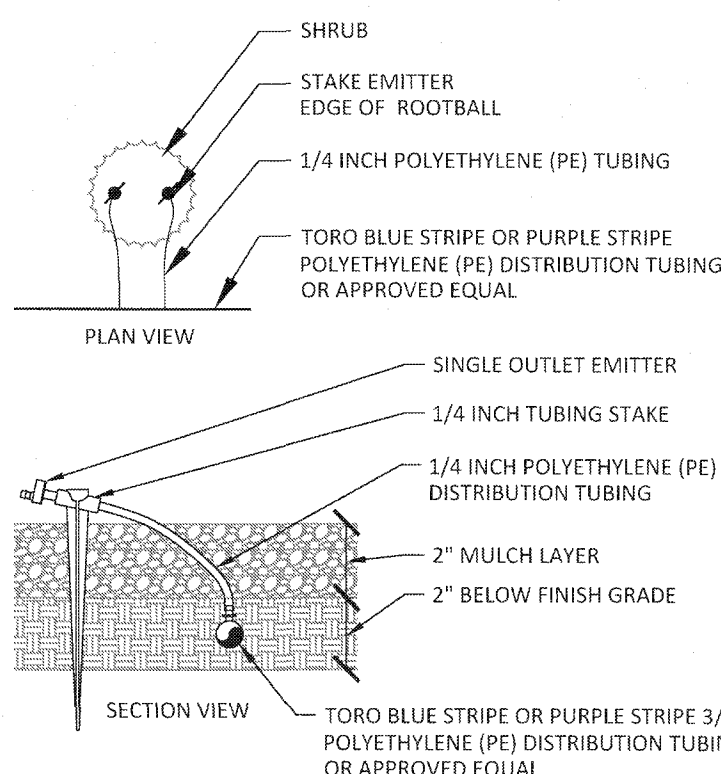
TREE EMITTER LAYOUT

N.T.S.



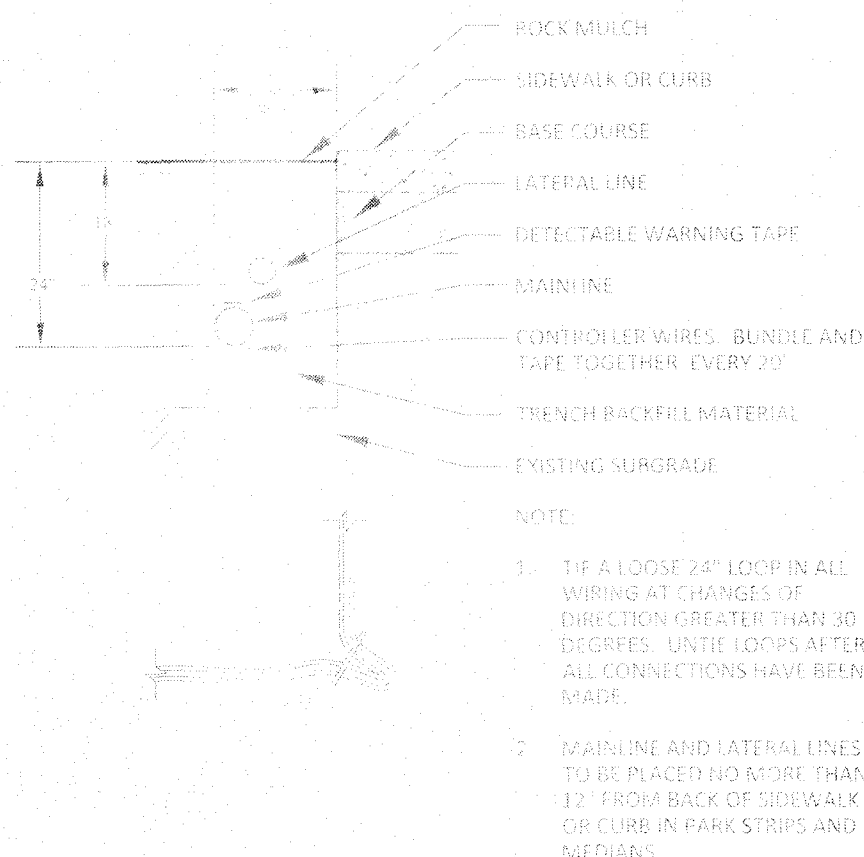
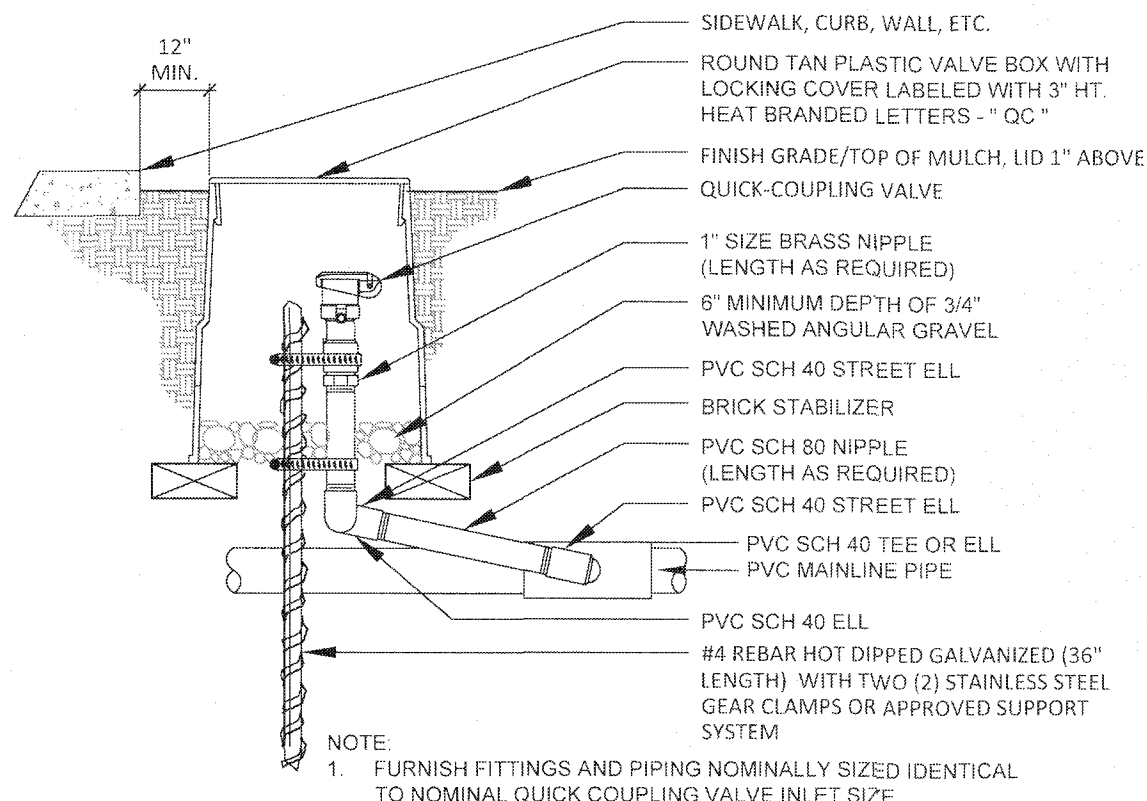
SHRUB EMITTER LAYOUT

N.T.S.



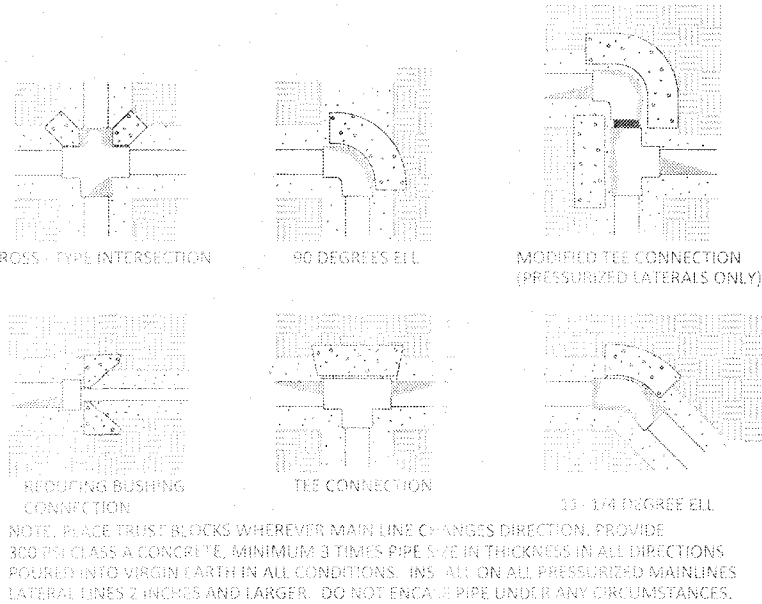
QUICK COUPLER

N.T.S.



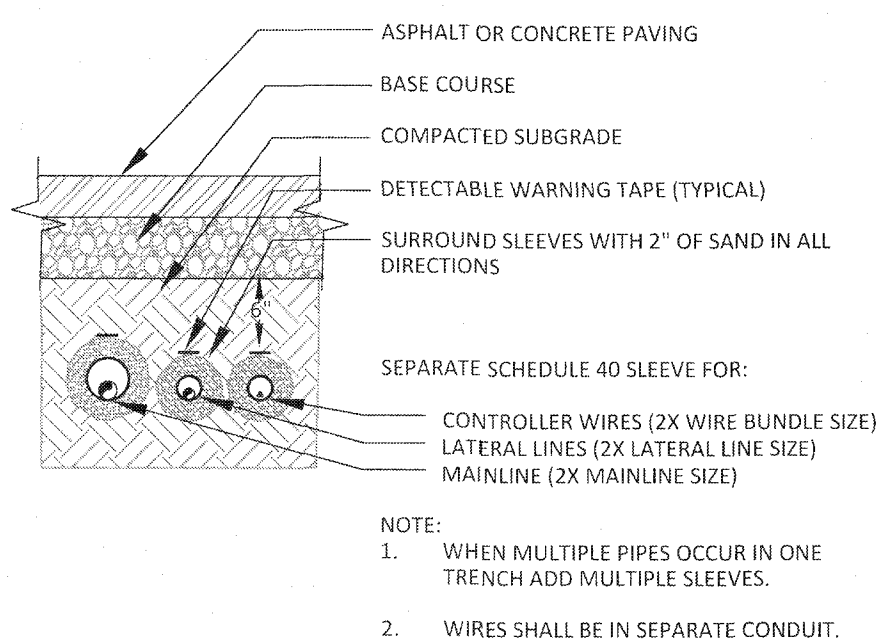
IRRIGATION TRENCH DETAIL

N.T.S.



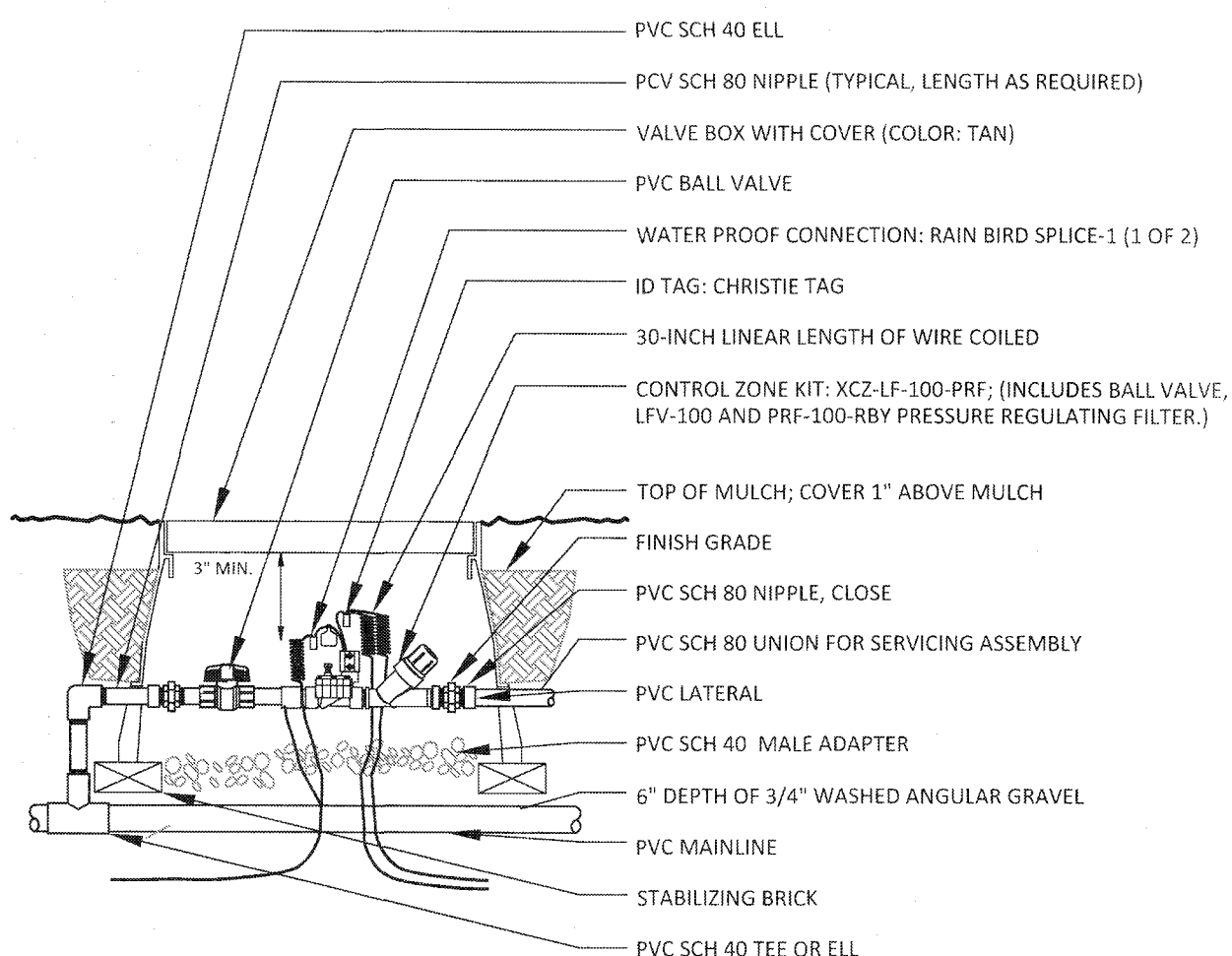
SLEEVE SECTION

N.T.S.



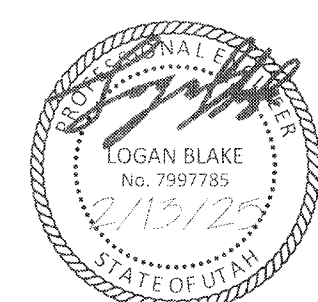
RAINBIRD CONTROL ZONE KIT

N.T.S.



IRRIGATION NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE PLACED IN PLANTERS AND TURF AREAS, RATHER THAN UNDER PAVEMENT, WHERE POSSIBLE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD SPECIFIED HEADS. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE LANDSCAPE ARCHITECT IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
- ALL MAINLINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2464 FITTINGS. ALL LATERAL LINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE OR POLY ETHYLENE 3/4 INCH TORO T-EHD2057 OR 1 INCH TORO T-EHD2667-066 DISTRIBUTION TUBING. FITTINGS ON ALL PVC LATERAL LINES SHALL BE SCHEDULE 40 ASTM 2466 FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS AND DETAILS.
- LIVE SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. BACKFILL THE TRENCH AROUND LIVE SERVICE MAINLINES ACCORDING TO CITY OF HURRICANE STANDARDS. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
- ALL MAINLINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAINLINE DRAINAGE SUMPS SHALL OCCUR ON SITE.
- ALL DRIP IRRIGATION CIRCUITS SHALL INCLUDE A DRAIN VALVE AT THE TERMINATION OF THE CIRCUIT.
- ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOW STRIP, SIDEWALK OR CURB.
- ALL VALVES ARE TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL VALVE WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES BURIED 24" DEEP. PROVIDE AND INSTALL A DIFFERENT COLOR WIRE FOR EACH VALVE. RUN ONE EXTRA WIRE FROM THE CONTROLLER TO EACH GROUP OF VALVES FOR FUTURE USE. PROVIDE THE EXTRA WIRE AS A COILED 48" LOOP IN A PULL BOX. MARK THE WIRE COIL WITH A CHRISTY TAG NOTING ITS CORRESPONDING STATION NUMBER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL THE NEW IRRIGATION CONTROLLER IN THE LOCATION INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTIONS FROM AN ELECTRICAL METER TO ALL SYSTEMS.
- PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS. ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS FROM EXISTING TO NEW CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, METER MANIFOLD EQUIPMENT, CONTROLLERS, SLEEVES AND OTHER ITEMS. THE DIMENSIONS TO PERMANENT FEATURES SUCH AS STRUCTURES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR IRRIGATION COMPONENTS NOT SHOWN ON PLAN & DETAILS.



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: LANDSCAPE IRRIGATION DETAILS

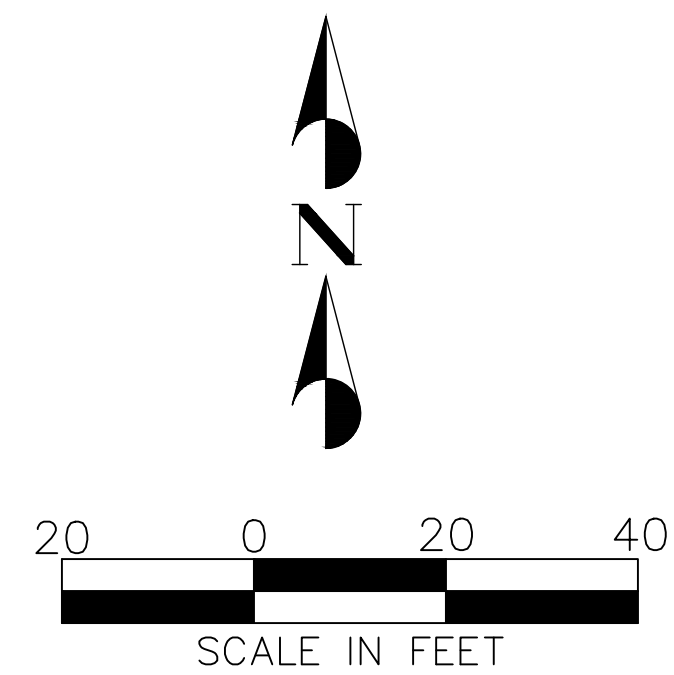
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

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



DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RD
PROJECT NO.:	22-003
SCALE:	N.T.S.
SHEET NUMBER:	

IRD-1



TREE SCHEDULE

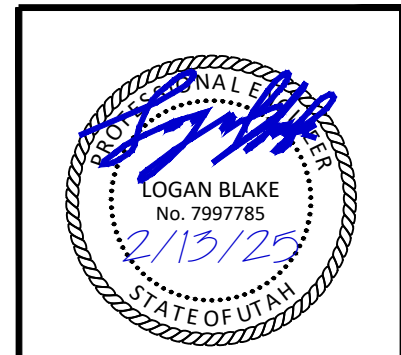
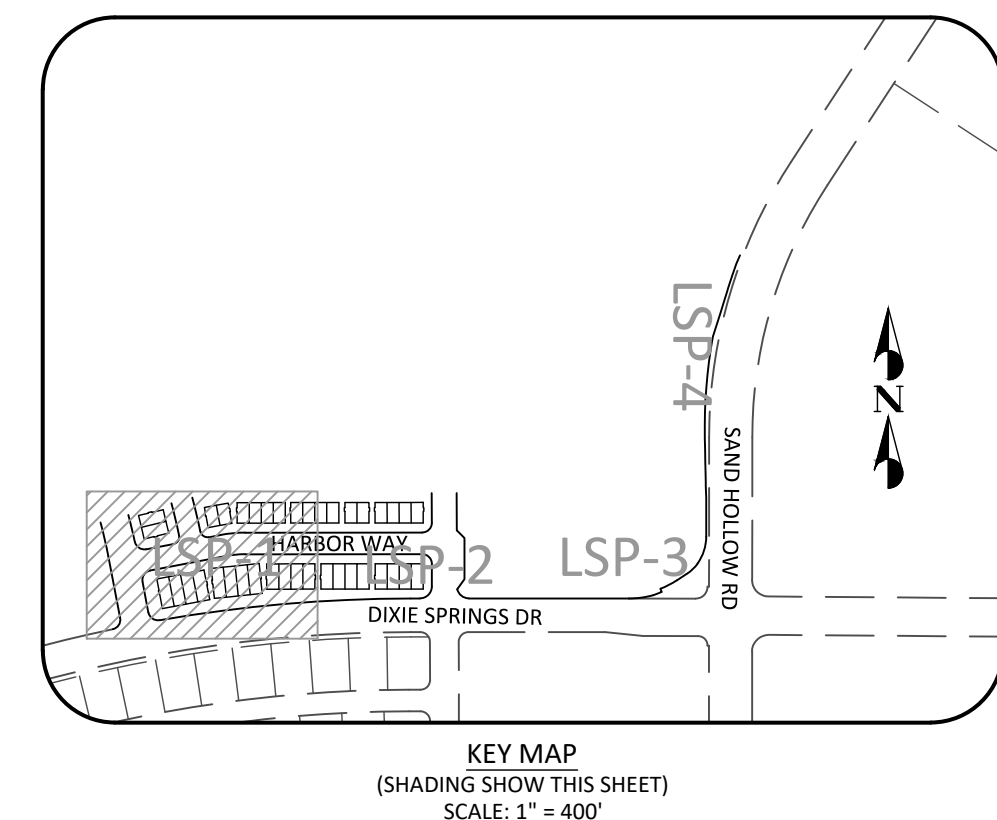
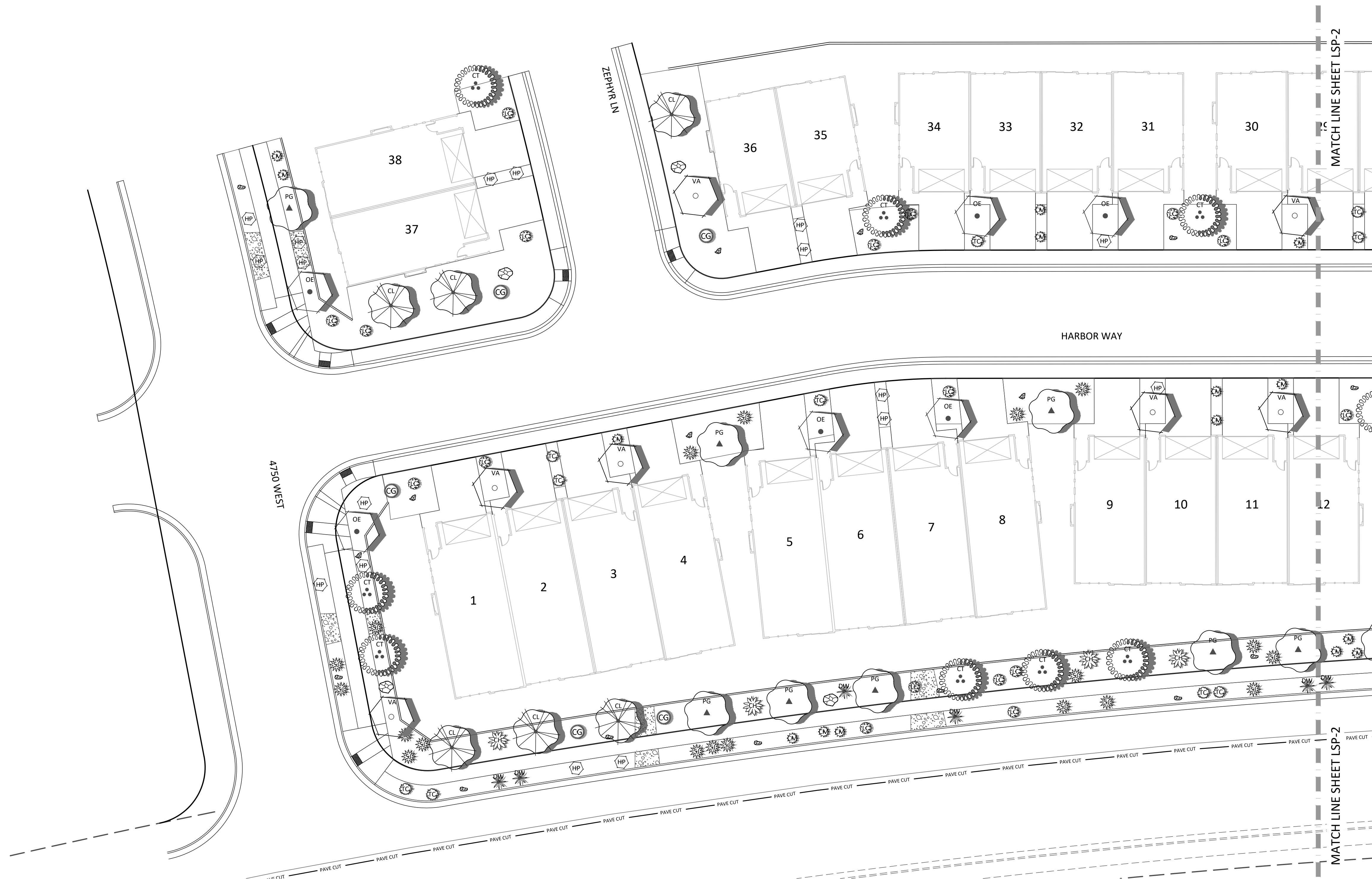
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyllirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



APP'D	DATE	DESCRIPTION	NO.

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: LANDSCAPE PLAN

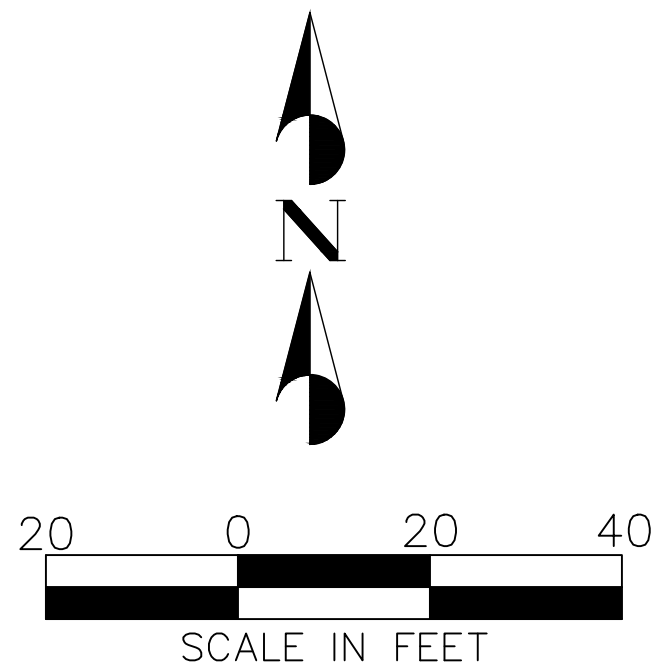
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 628-2121



DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

LSP-1



TREE SCHEDULE

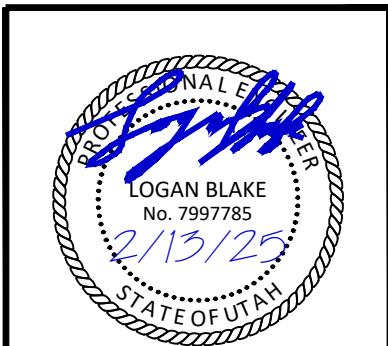
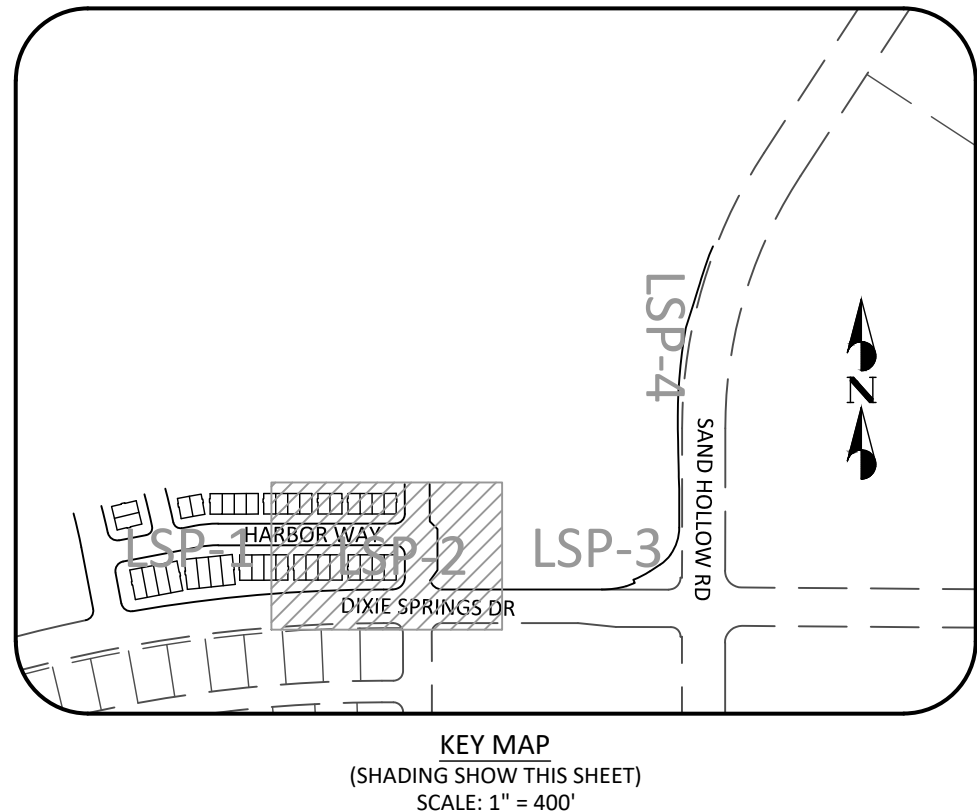
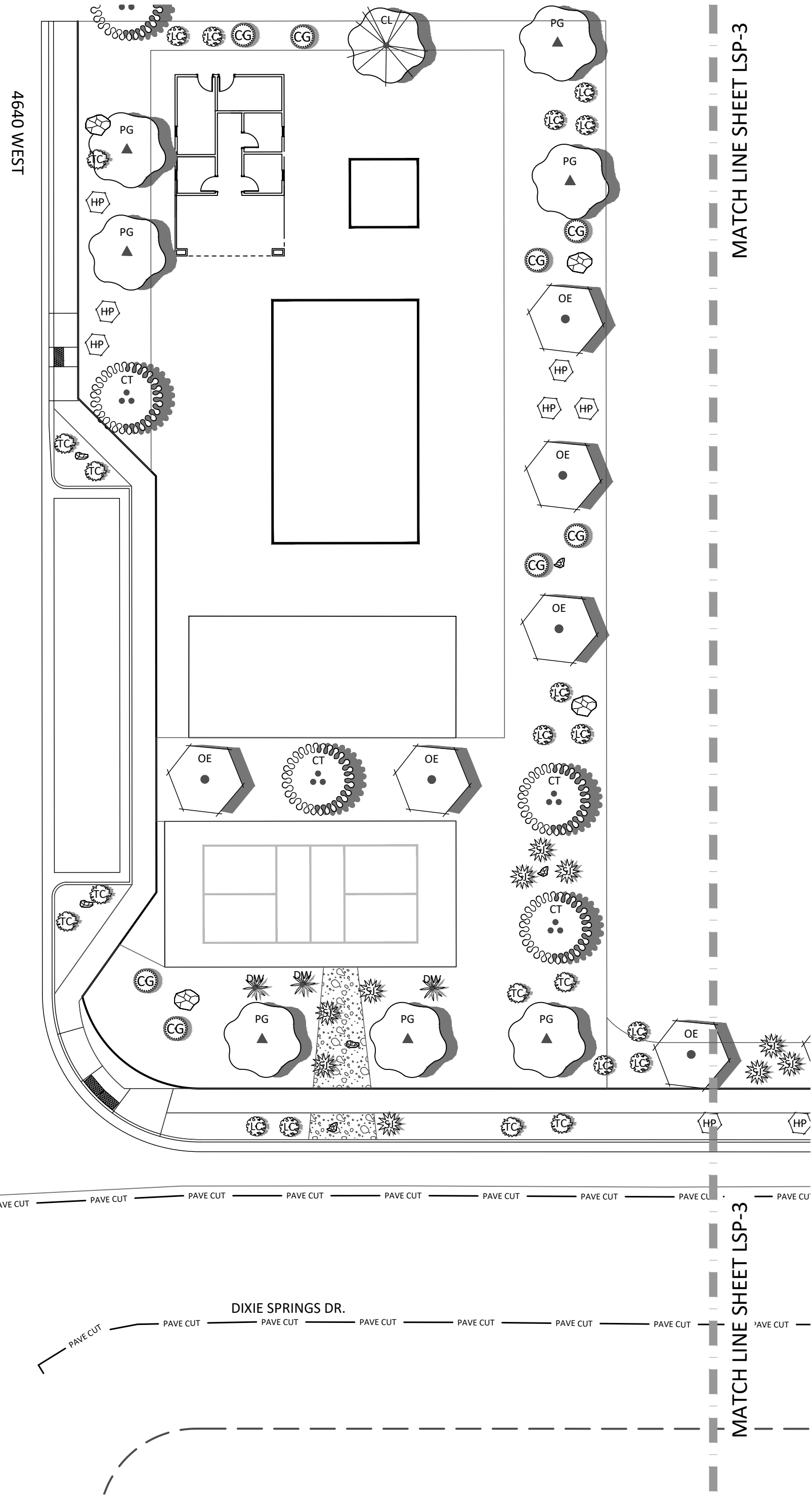
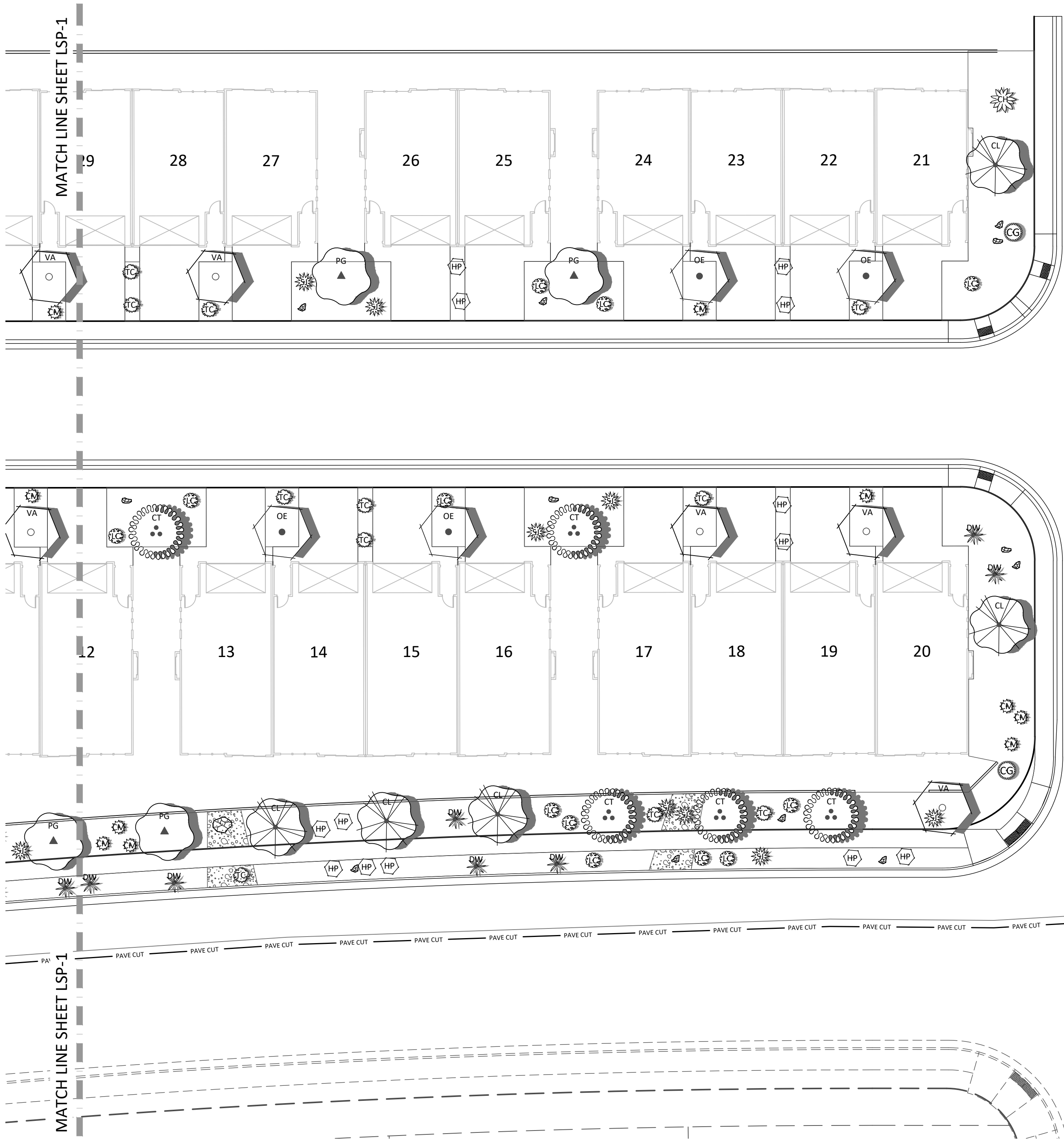
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyllirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APP'D.

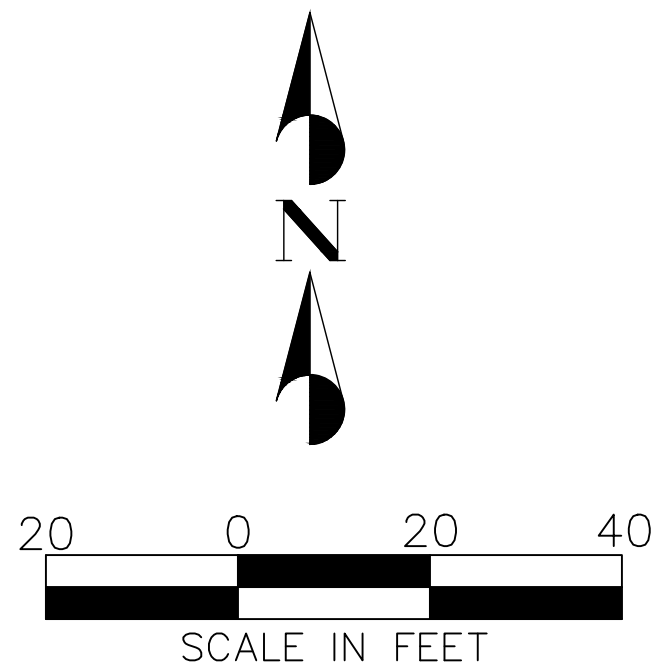
PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: LANDSCAPE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 628-2121



DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	

LSP-2
33 OF 41 TOTAL



TREE SCHEDULE

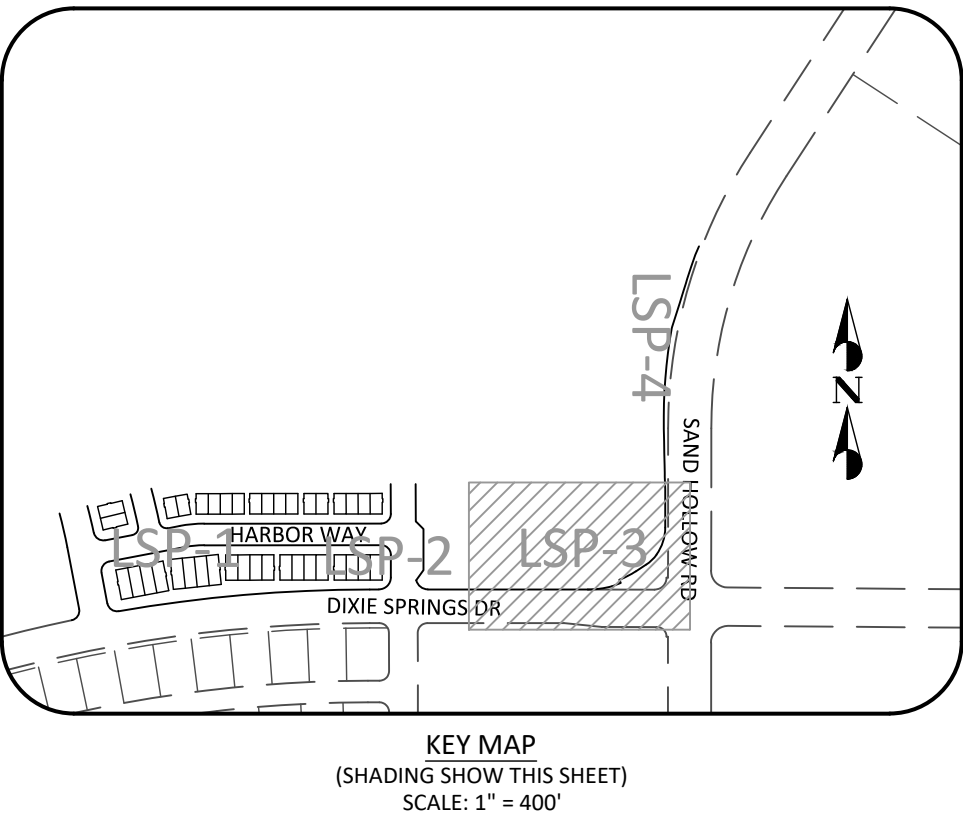
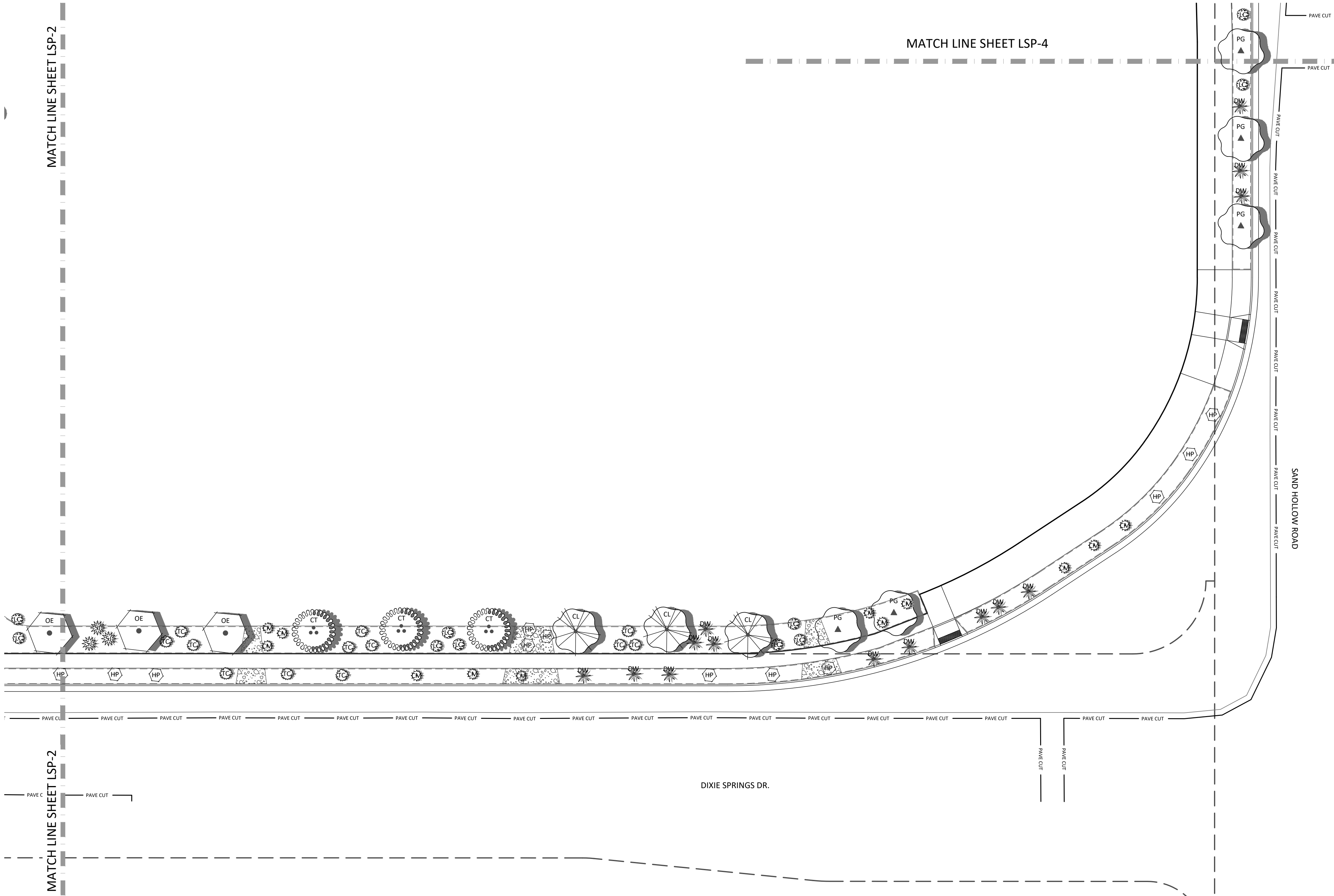
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glanulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyllirion wheeleri / Desert Spoon	5 gal	29

MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME:
**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS**
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME:
LANDSCAPE 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 :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

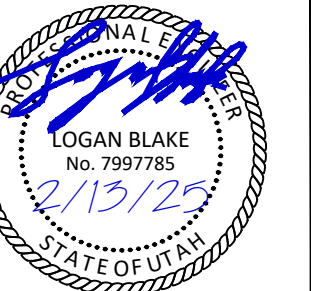
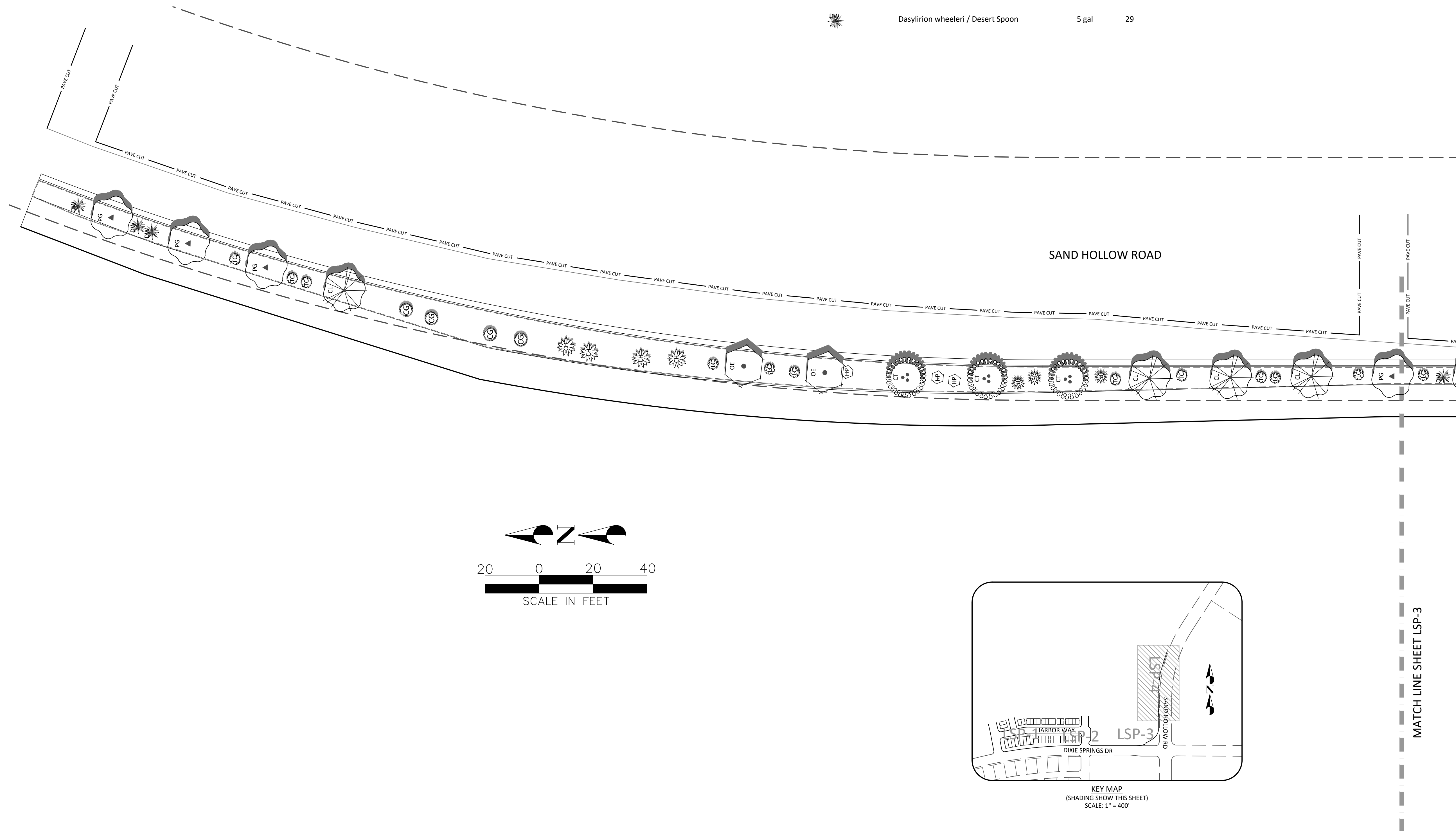
LSP-3

34 OF 41 TOTAL

<u>TREES</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
	Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	24" Box	45
	Chilopsis linearis / Desert Willow	24" Box	29
	Vitex agnus-castus / Chaste tree	24" Box	35
	Prosopis glauulosa / Texas Honey Mesquite	24" Box	40
	Olea europaea 'Wilson Std' / Wilson Olive Tree	24" Box	43

<u>SHRUBS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Larrea tridentata / Creosote	5 gal	16
	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	19
	Teucrium chamaedrys 'Prostratum' / Germander	2 gal	74
	Chrysactinia mexicana / Desert Daisy	2 gal	81
	Leucophyllum candidum 'Silver Cloud' / Silver Cloud Texas Sage	5 gal	90
	Spartium junceum / Spanish Broom	5 gal	86
<u>ACCENTS</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	Hesperaloe parviflora / Red Yucca	5 gal	93
	Dasyliiron wheeleri / Desert Spoon	5 gal	29

<u>SYMBOL</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>QTY</u>
	Rock Mulch 3/4" - Rebel Red (throughout except River Rock accent)	41,288 sf
	Rock Mulch 3" - River Rock (as accent)	1,772 sf
	Red Sandstone Boulder - Large 2'-3'. Install partially buried in ground.	33
	Basalt Lava Boulder - Large 4'-5'. Install partially buried in ground.	9

[illegible]

LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME : LANDSCAPE PLAN

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

1113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121



DATE :	FEBRUARY 2025
SCALE :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

SP-4

35 OF 41 TOTAL

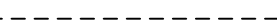
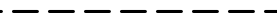
IRRIGATION SCHEDULE

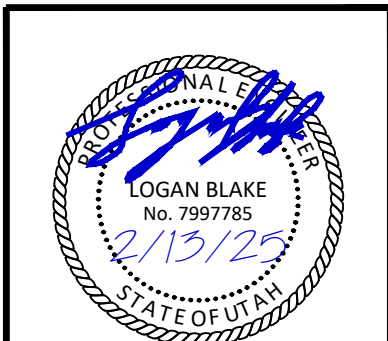
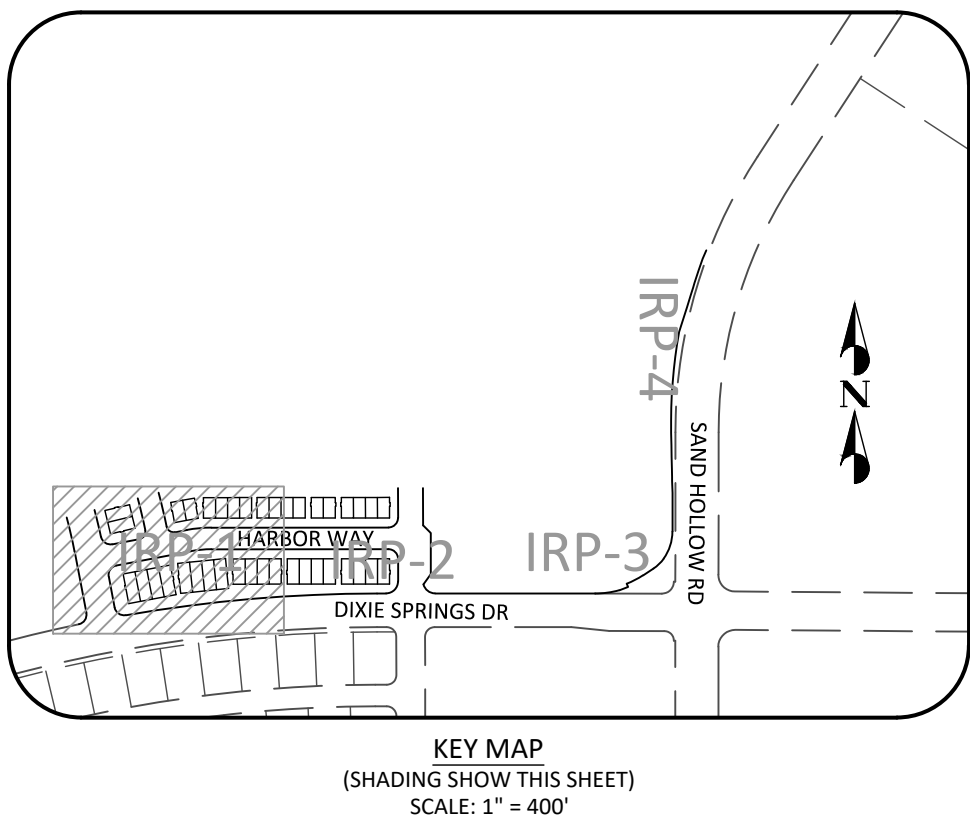
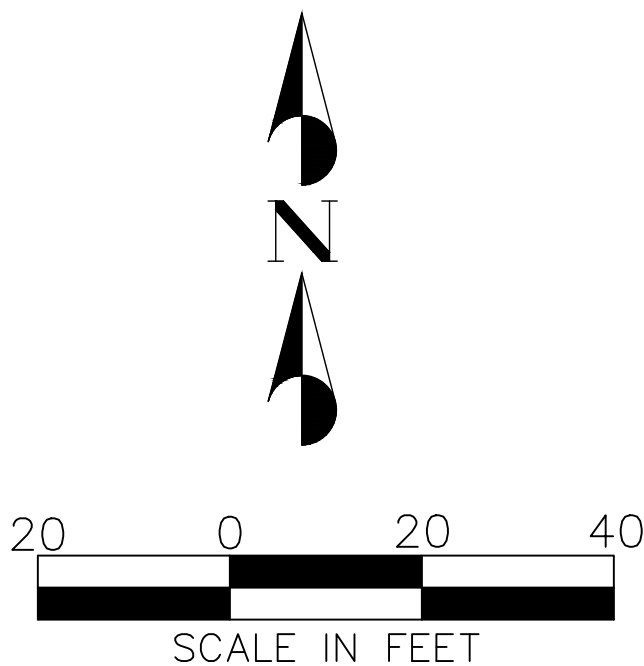
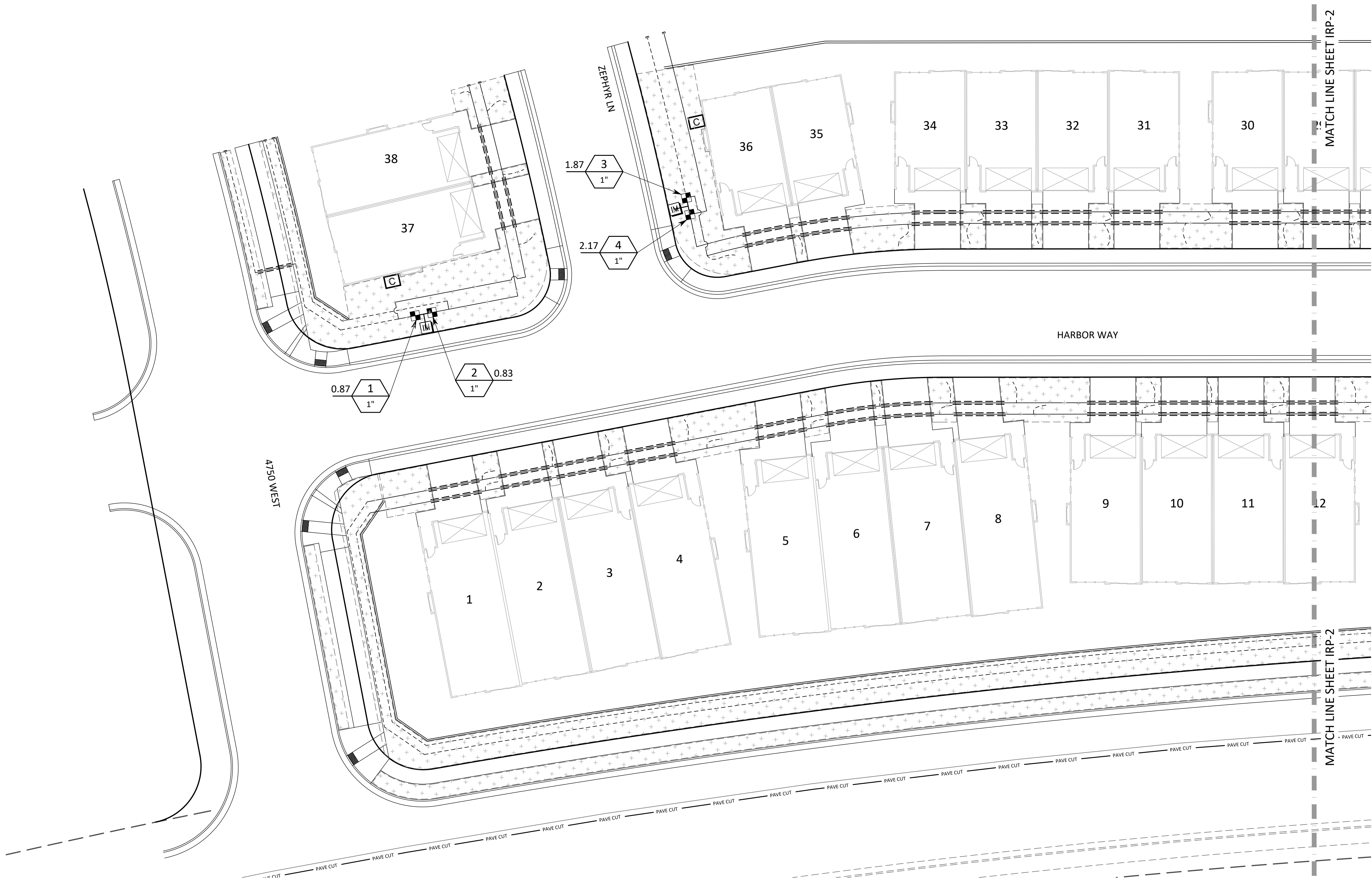
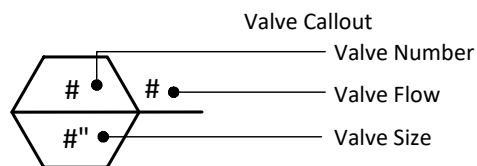
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	9	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: IRRIGATION PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite 2
Cedar Rapids, IA 52401
Office (435) 628-2121



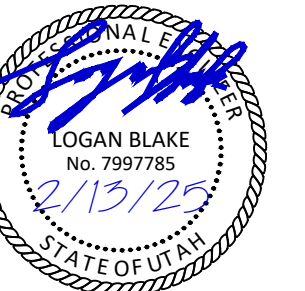
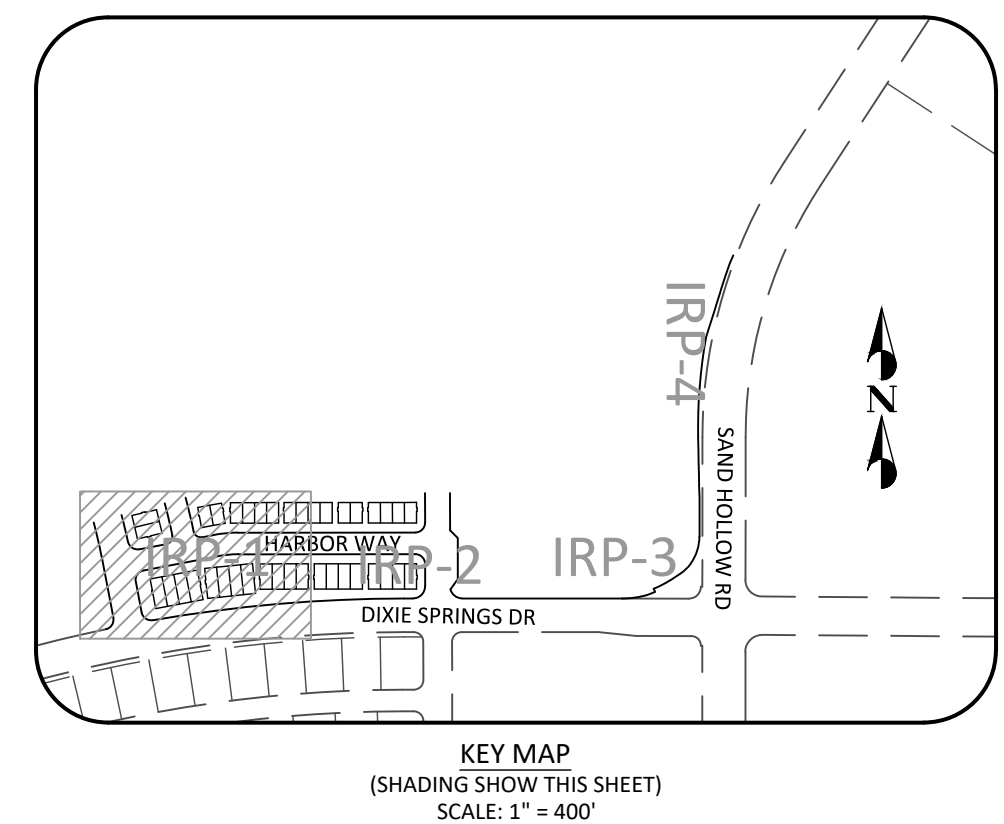
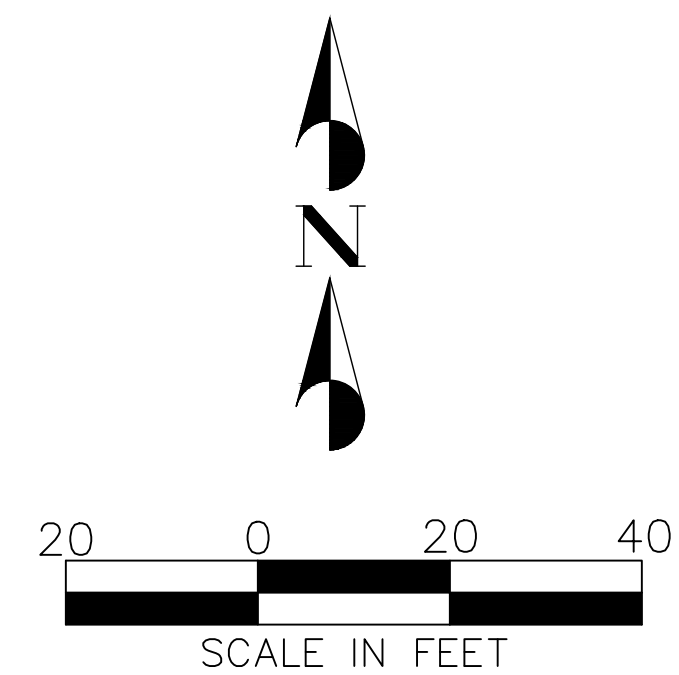
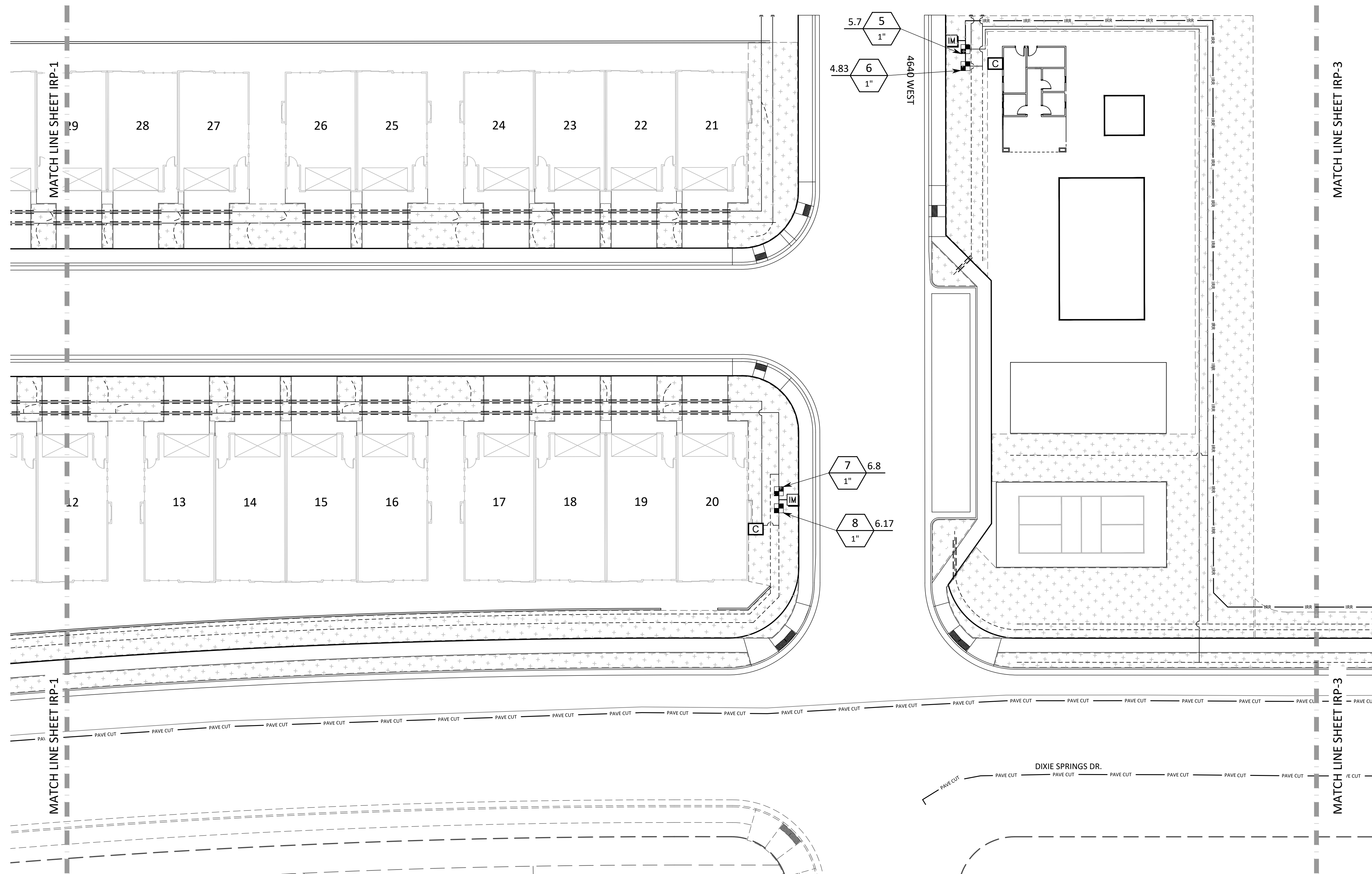
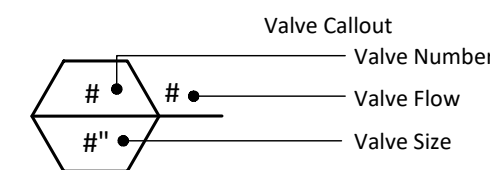
DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	

IRP-1
37 OF 41 TOTAL

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 5 gal plant to receive (2) 2.0 GPH emitter. Each 24" box tree to receive (5) 2.0 GPH emitters.	40,773 s.f.	K/IRD-1
	Rain Bird XC2LF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	9	G/IRD-1

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
-----	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
_____	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
_____ IRR _____ IRR _____	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
=====	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1

[illegible]

**LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH**

IRRIGATION PLAN

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

1113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121



DATE :	FEBRUARY 2025
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'
SHEET NUMBER :	

IRP-2

38 OF 41 TOTAL

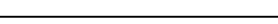
IRRIGATION SCHEDULE

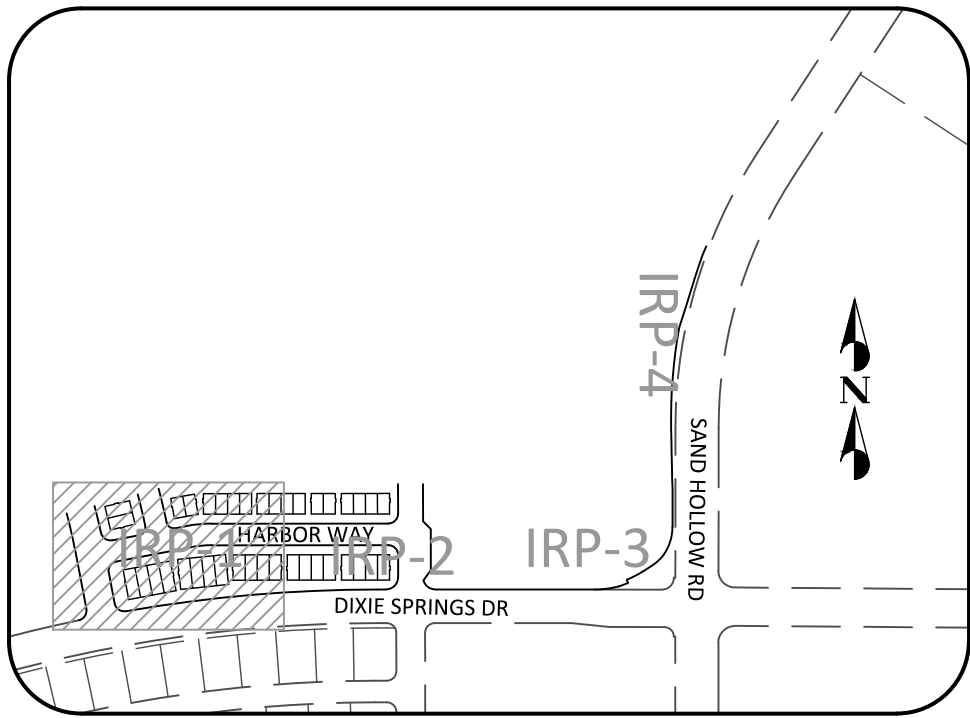
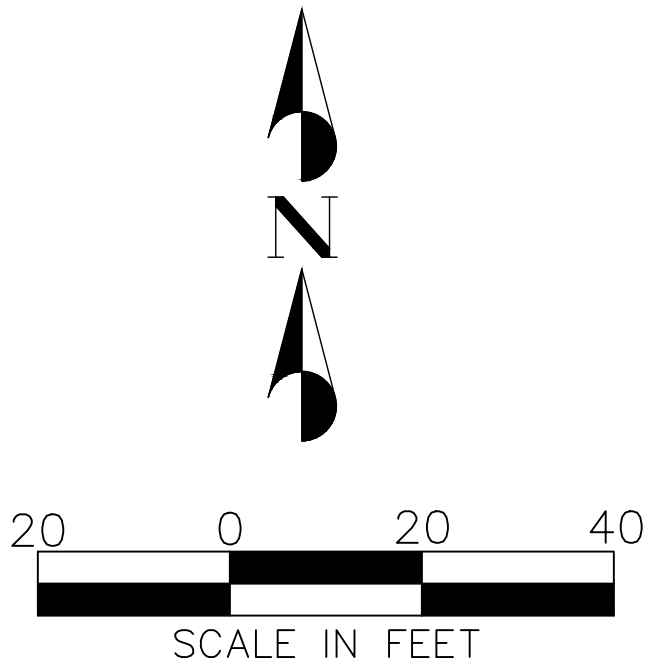
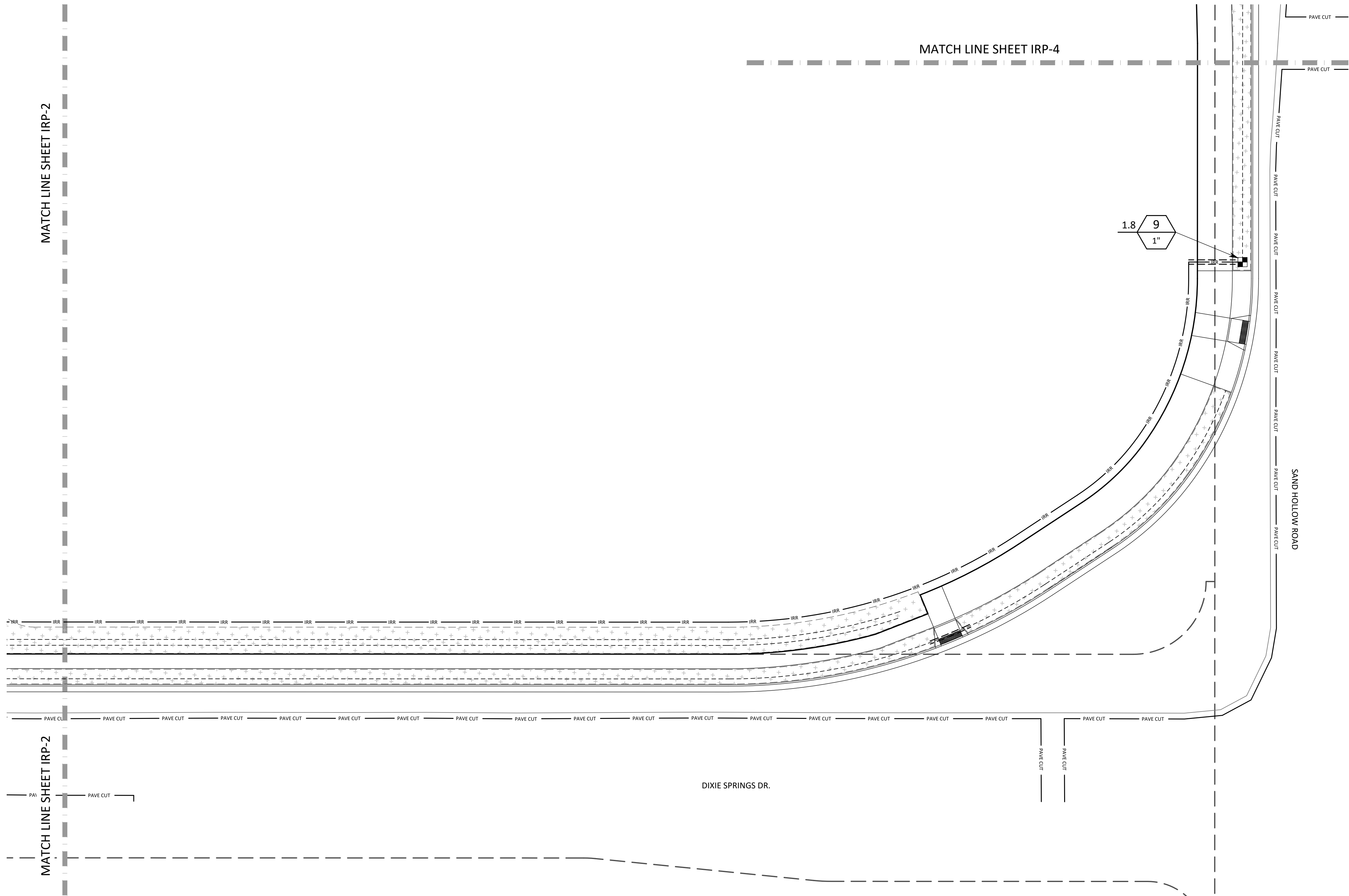
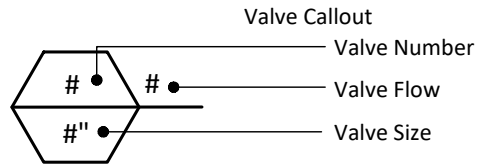
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	9	G/IRD-1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RPZ Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1



KEY MAP
(SHADING SHOW THIS SHEET)
SCALE: 1" = 400'



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: IRRIGATION PLAN

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

113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 638-2121



DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

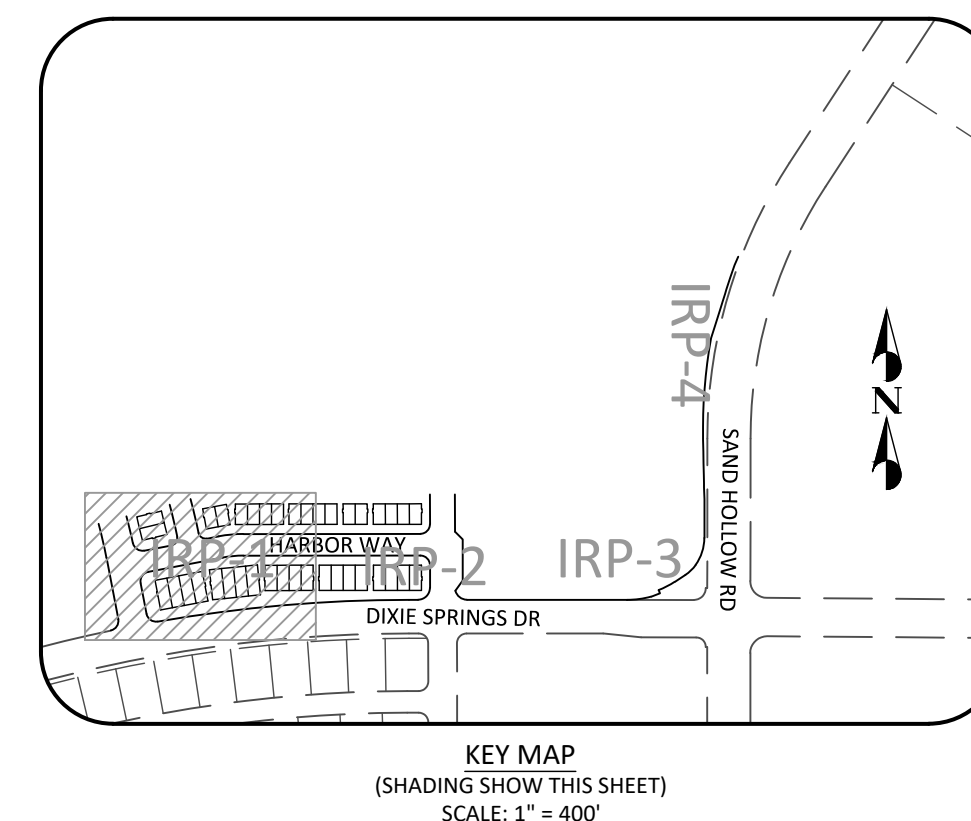
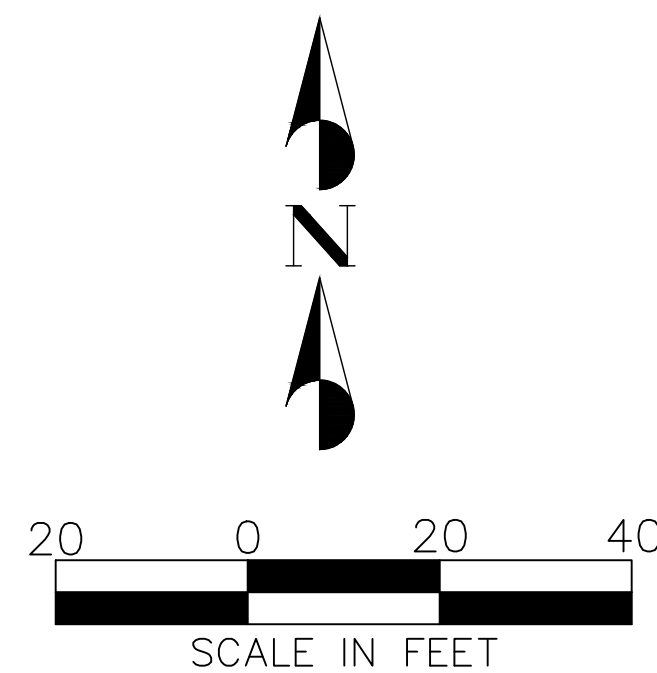
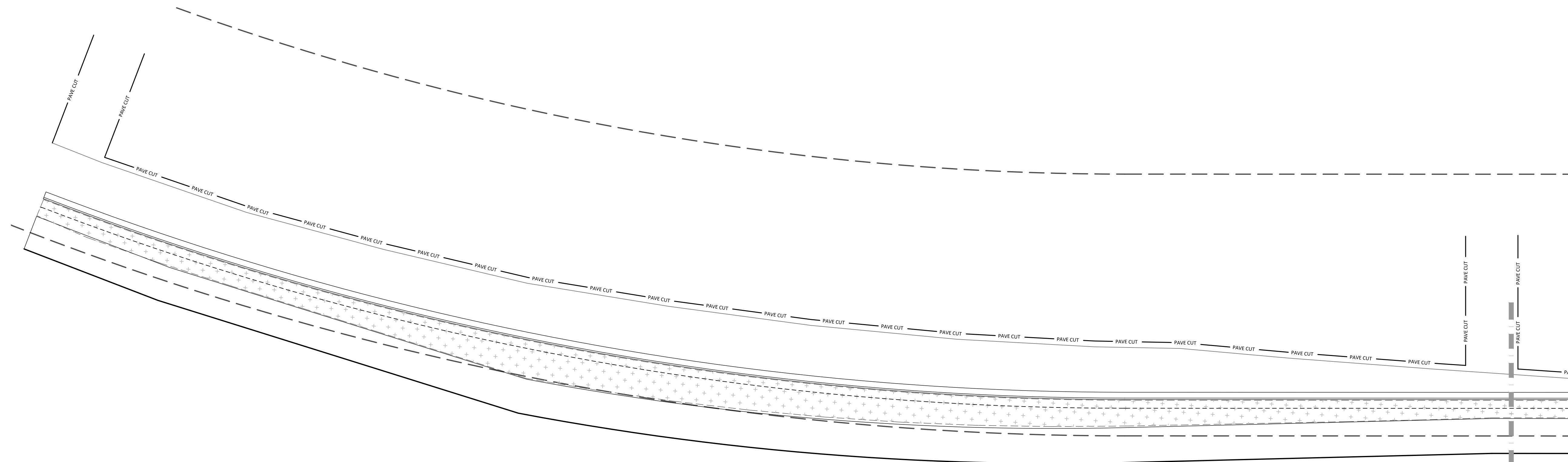
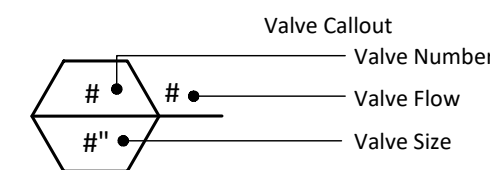
SHEET NUMBER :

IRP-3

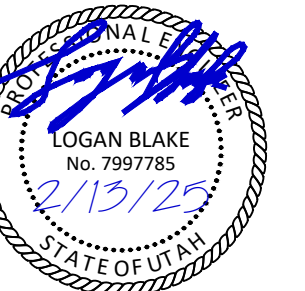
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Area to Receive Drip Emitters Rain Bird PC Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 2gph=red Emitter Notes: Each 2 gal plant to receive (1) 2.0 GPH emitter. Each 5 gal plant to receive (2) 2.0 GPH emitter. Each 24" box tree to receive (5) 2.0 GPH emitters.	40,773 s.f.	K/IRD-1
	Rain Bird XCZLF-100-PRF (Drip Control Zone Kit) 1" LFV-100 Low Flow Valve with 1" PR RBY Filter. Pressure Regulation: 40psi. Install Inline Ball valve upstream.	9	G/IRD-1

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Rain Bird 3RC (Quick Coupler) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	0	F/IRD-1
	Matco-Norca 770N PVC White Ball Valve for Sch 40 & Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. Economy Pattern.	0	E/IRD-1
	Rain Bird ESP9V2 2 Station Battery Operated Outdoor controller. Placed in valve box.	4	
	Wilkins WR-375-1 (1" Wilkins RP2 Assembly) Reduced Pressure Backflow Preventer. with Hot Rock Enclosure	0	H/IRD-1
	Irrigation Meter 3/4" Irrigation Meter Installed per Hurricane City Standards	4	

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
-----	Drip Irrigation line: 3/4" Toro Blue Stripe Lateral Hose	4,353 l.f.	
_____	Irrigation Non-Pressure Lateral: 1" PVC Schedule 40	3,334 l.f.	B/IRD-1
	NOTE: Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.		
_____ IRR _____ IRR _____	Irrigation Pressure Mainline: 1.5" PVC Schedule 40	850 l.f.	B/IRD-1
=====	Irrigation Sleeve: As shown Minimum size two times the diameter of Irrigation line.	1,412 l.f.	D/IRD-1



MATCH LINE SHEET IRP-3

[illegible]

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME: IRRIGATION PLAN

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

1113 East 200 North Suite 2
St. George, UT 84770
Office (435) 628-2121

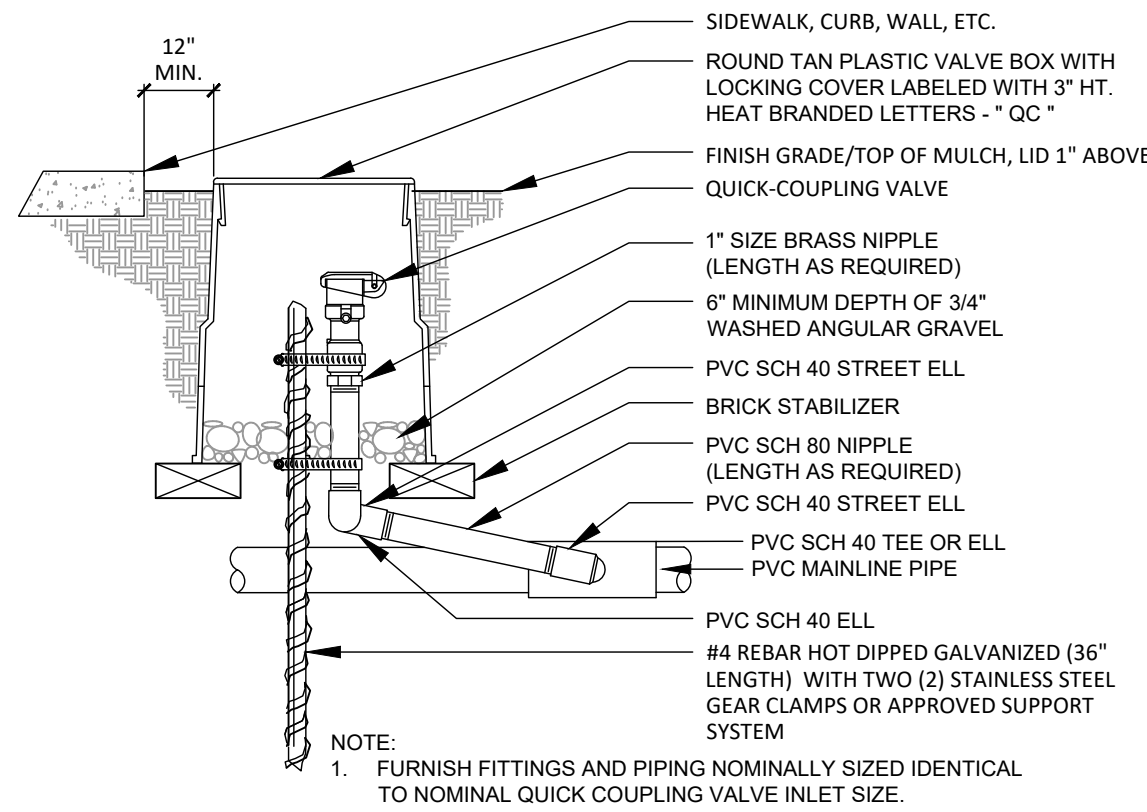
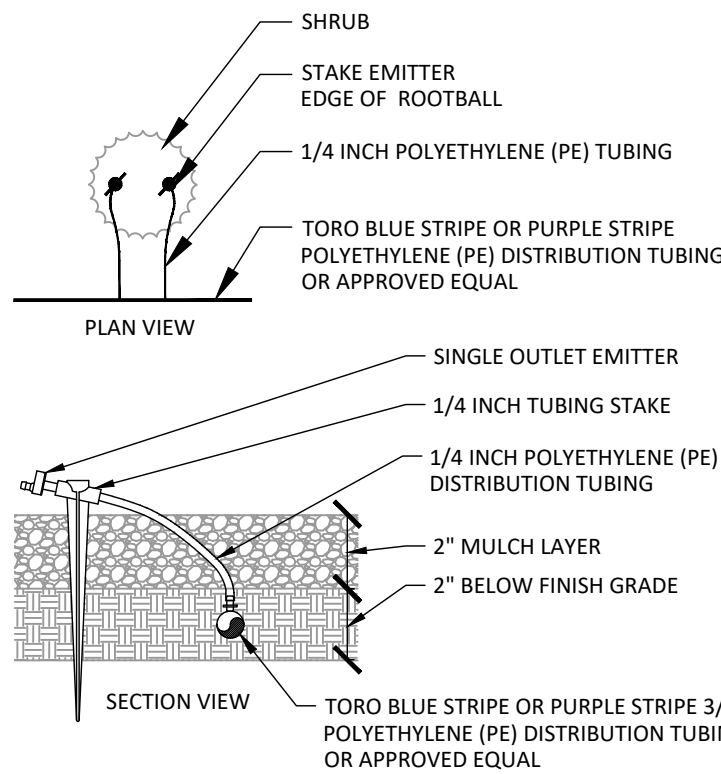
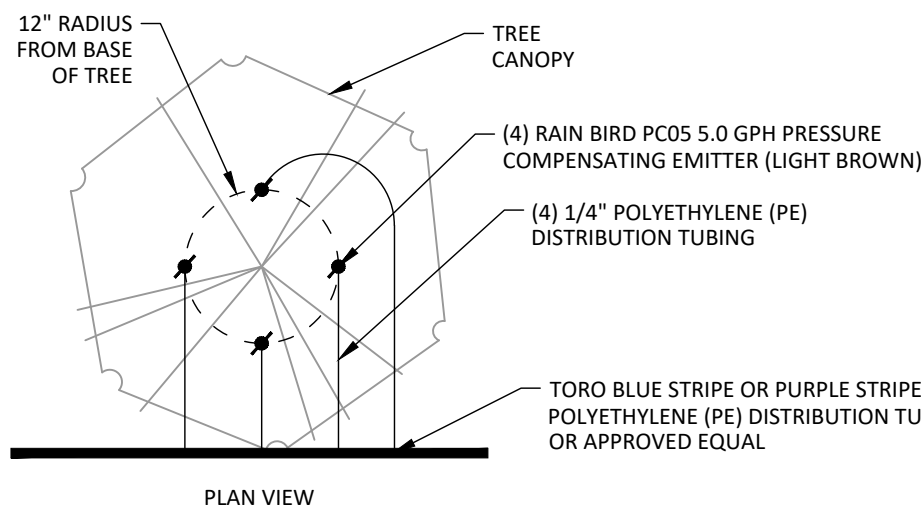
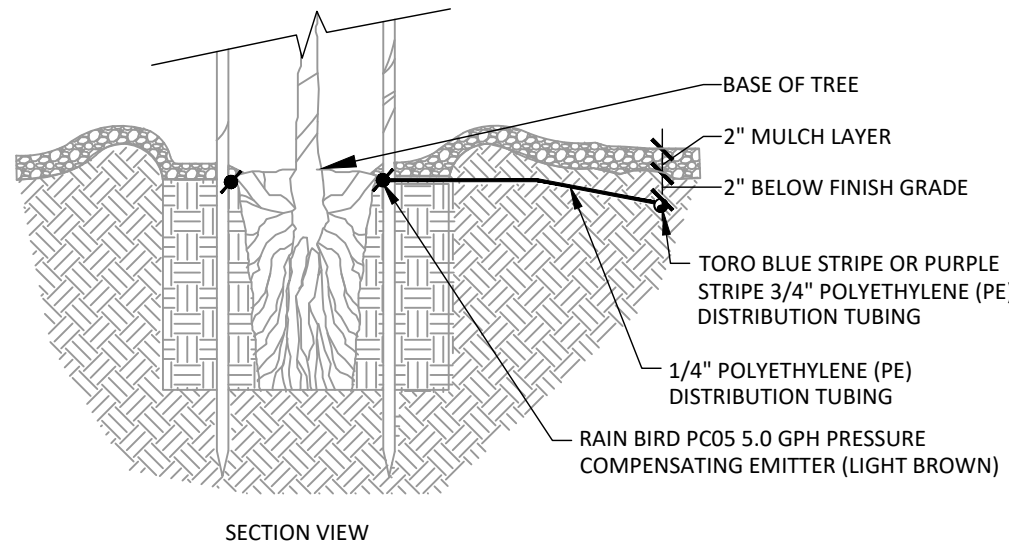


DATE :	FEBRUARY 2025
BY :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RT
PROJECT NO. :	22-003
SCALE :	1" = 20'

SHEET NUMBER :

IRP-4

40 OF 41 TOTAL



A1
~

TREE EMITTER LAYOUT

N.T.S.

A2
~

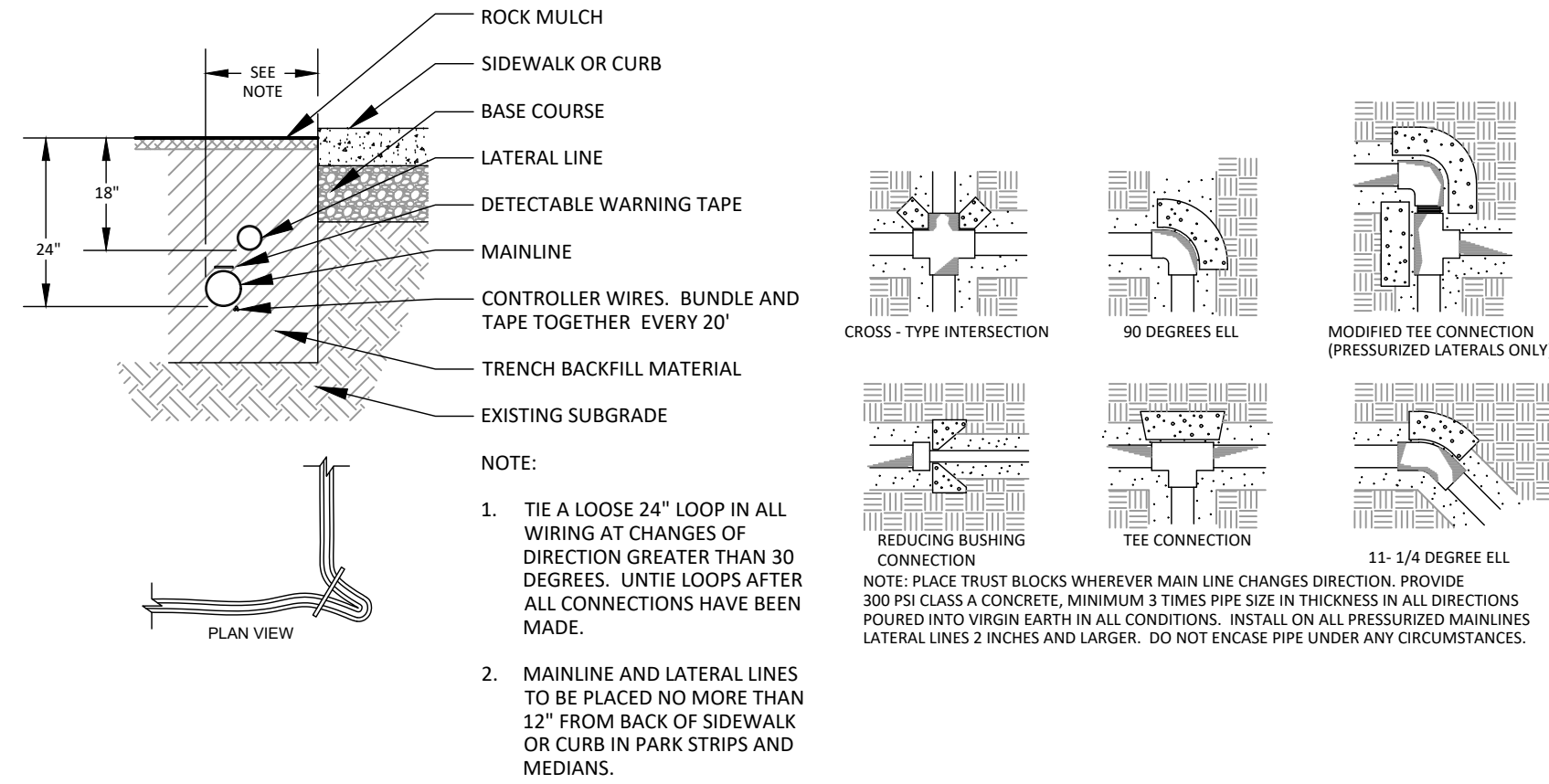
SHRUB EMITTER LAYOUT

N.T.S.

B
~

QUICK COUPLER

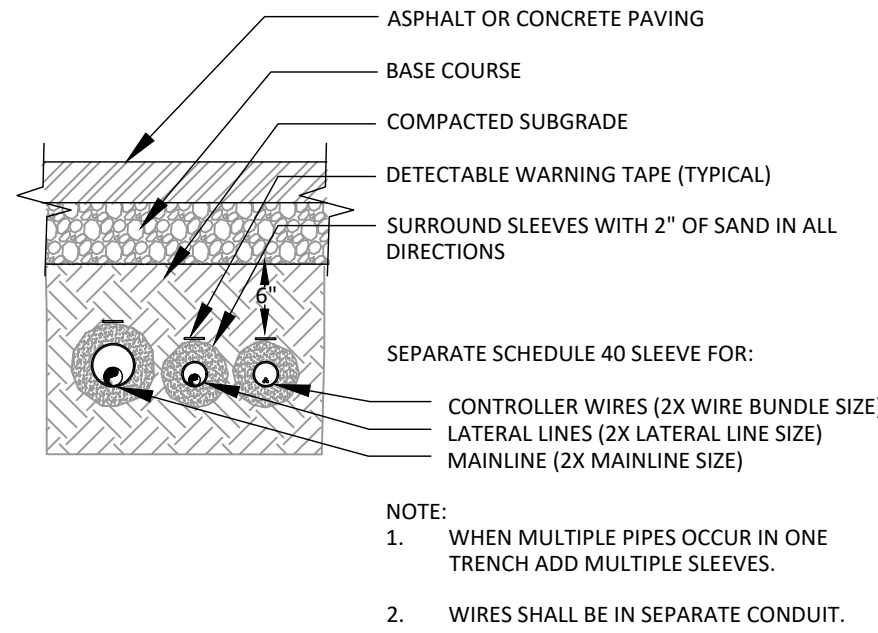
N.T.S.



C1
~

IRRIGATION TRENCH DETAIL

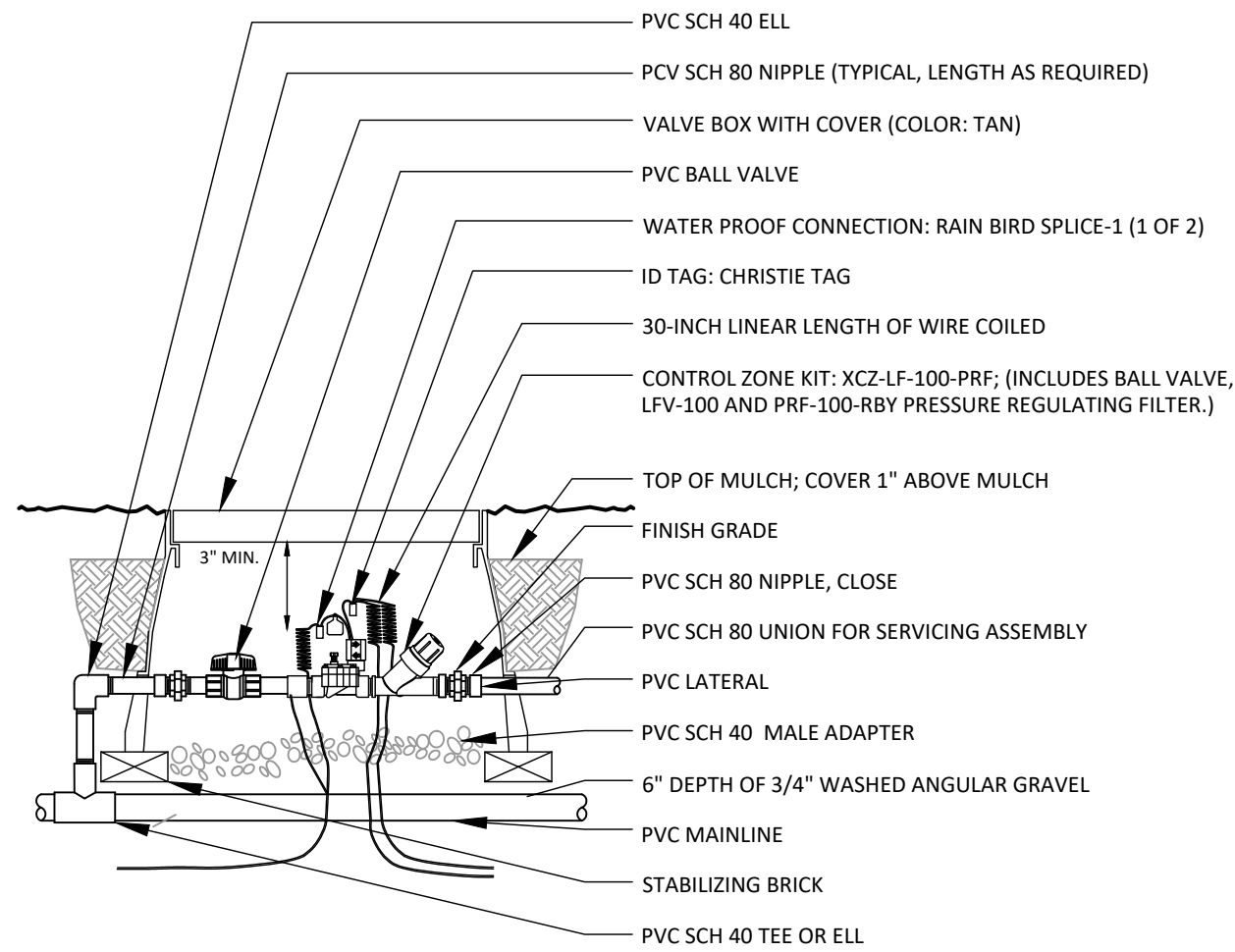
N.T.S.



C2
~

SLEEVE SECTION

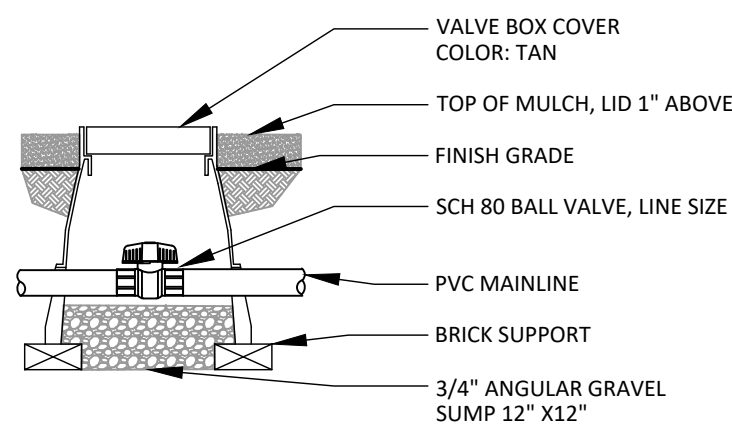
N.T.S.



G
~

RAINBIRD CONTROL ZONE KIT

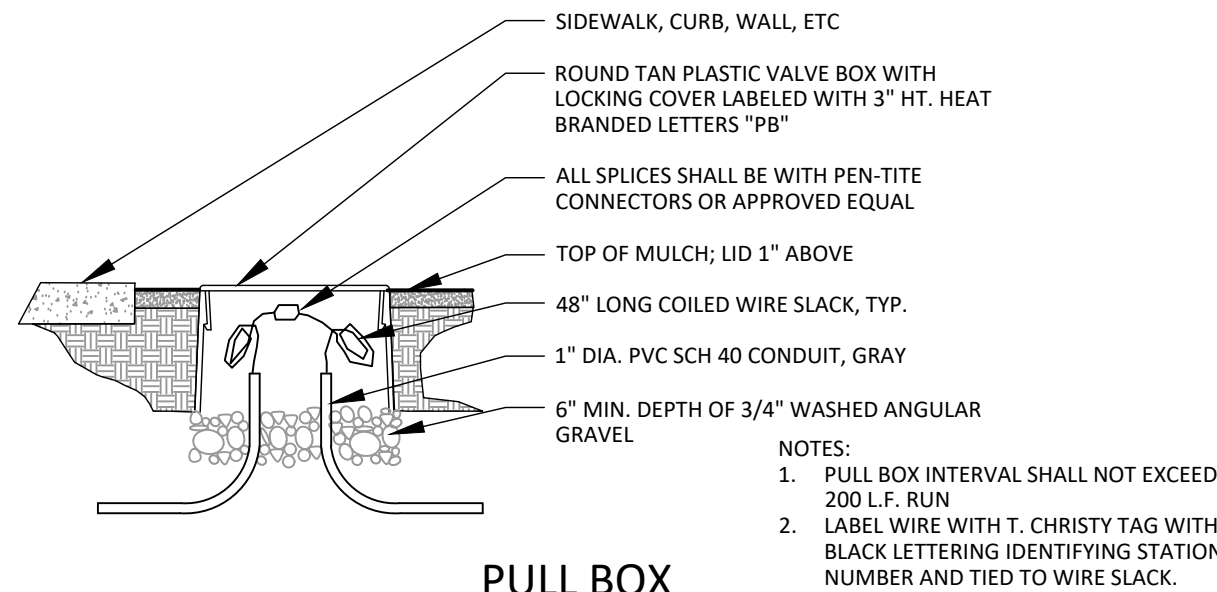
N.T.S.



E1
~

BALL VALVE

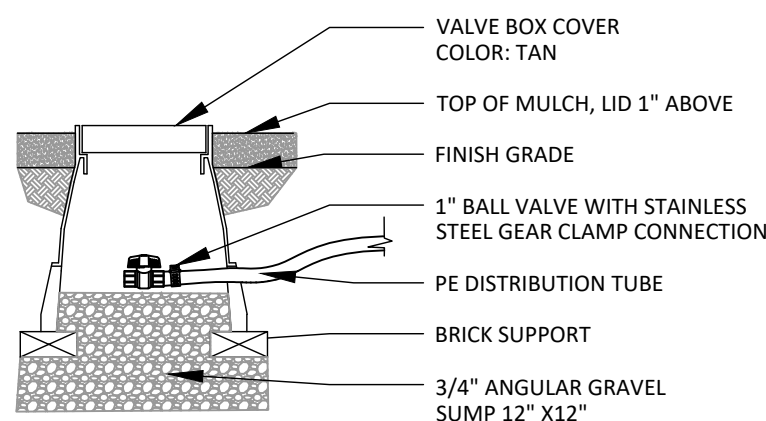
N.T.S.



E2
~

PULL BOX

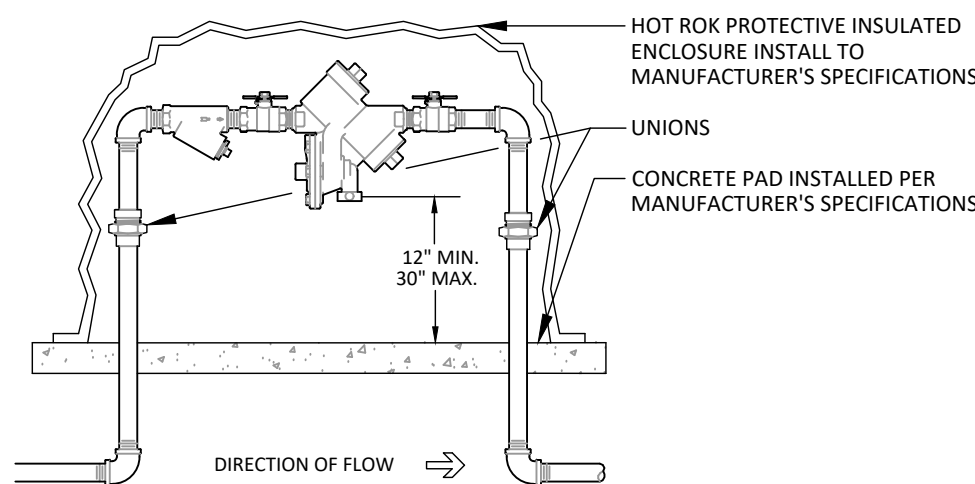
N.T.S.



E3
~

MANUAL DRAIN VALVE

N.T.S.



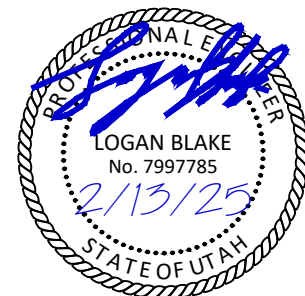
F
~

BACK FLOW DEVISE

N.T.S.

IRRIGATION NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE PLACED IN PLANTERS AND TURF AREAS, RATHER THAN UNDER PAVEMENT, WHERE POSSIBLE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD SPECIFIED HEADS. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE LANDSCAPE ARCHITECT IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
- ALL MAINLINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2464 FITTINGS. ALL LATERAL LINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE OR POLY ETHYLENE 3/4 INCH TORO T-EHD2057 OR 1 INCH TORO T-EHD2667-066 DISTRIBUTION TUBING. FITTINGS ON ALL PVC LATERAL LINES SHALL BE SCHEDULE 40 ASTM 2466 FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS AND DETAILS.
- LIVE SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. BACKFILL THE TRENCH AROUND LIVE SERVICE MAINLINES ACCORDING TO CITY OF HURRICANE STANDARDS. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
- ALL MAINLINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAINLINE DRAINAGE SUMPS SHALL OCCUR ON SITE.
- ALL DRIP IRRIGATION CIRCUITS SHALL INCLUDE A DRAIN VALVE AT THE TERMINATION OF THE CIRCUIT.
- ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOW STRIP, SIDEWALK OR CURB.
- ALL VALVES ARE TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL VALVE WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES BURIED 24" DEEP. PROVIDE AND INSTALL A DIFFERENT COLOR WIRE FOR EACH VALVE. RUN ONE EXTRA WIRE FROM THE CONTROLLER TO EACH GROUP OF VALVES FOR FUTURE USE. PROVIDE THE EXTRA WIRE AS A COILED 48" LOOP IN A PULL BOX. MARK THE WIRE COIL WITH A CHRISTY TAG NOTING ITS CORRESPONDING STATION NUMBER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL THE NEW IRRIGATION CONTROLLER IN THE LOCATION INDICATED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTIONS FROM AN ELECTRICAL METER TO ALL SYSTEMS.
- PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS. ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS FROM EXISTING TO NEW CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, METER MANIFOLD EQUIPMENT, CONTROLLERS, SLEEVES AND OTHER ITEMS. THE DIMENSIONS TO PERMANENT FEATURES SUCH AS STRUCTURES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR IRRIGATION COMPONENTS NOT SHOWN ON PLAN & DETAILS.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: LAKEVIEW TOWNHOMES PH 1 AT DESERT SANDS 4640 W DIXIE SPRINGS DR, HURRICANE, UTAH
SHEET NAME: LANDSCAPE IRRIGATION DETAILS

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

113 East 200 North Suite 2
Georgetown, UT 84030
Office (435) 628-2121



DATE :	FEBRUARY 2025
PM :	LB
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	RD
PROJECT NO. :	22-003
SCALE :	N.T.S.
SHEET NUMBER :	

IRD-1

CONTACT

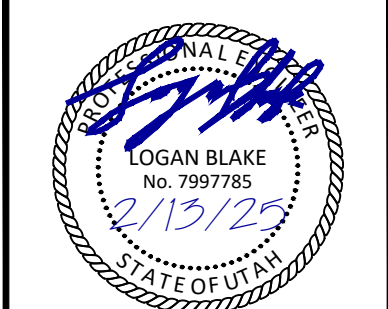
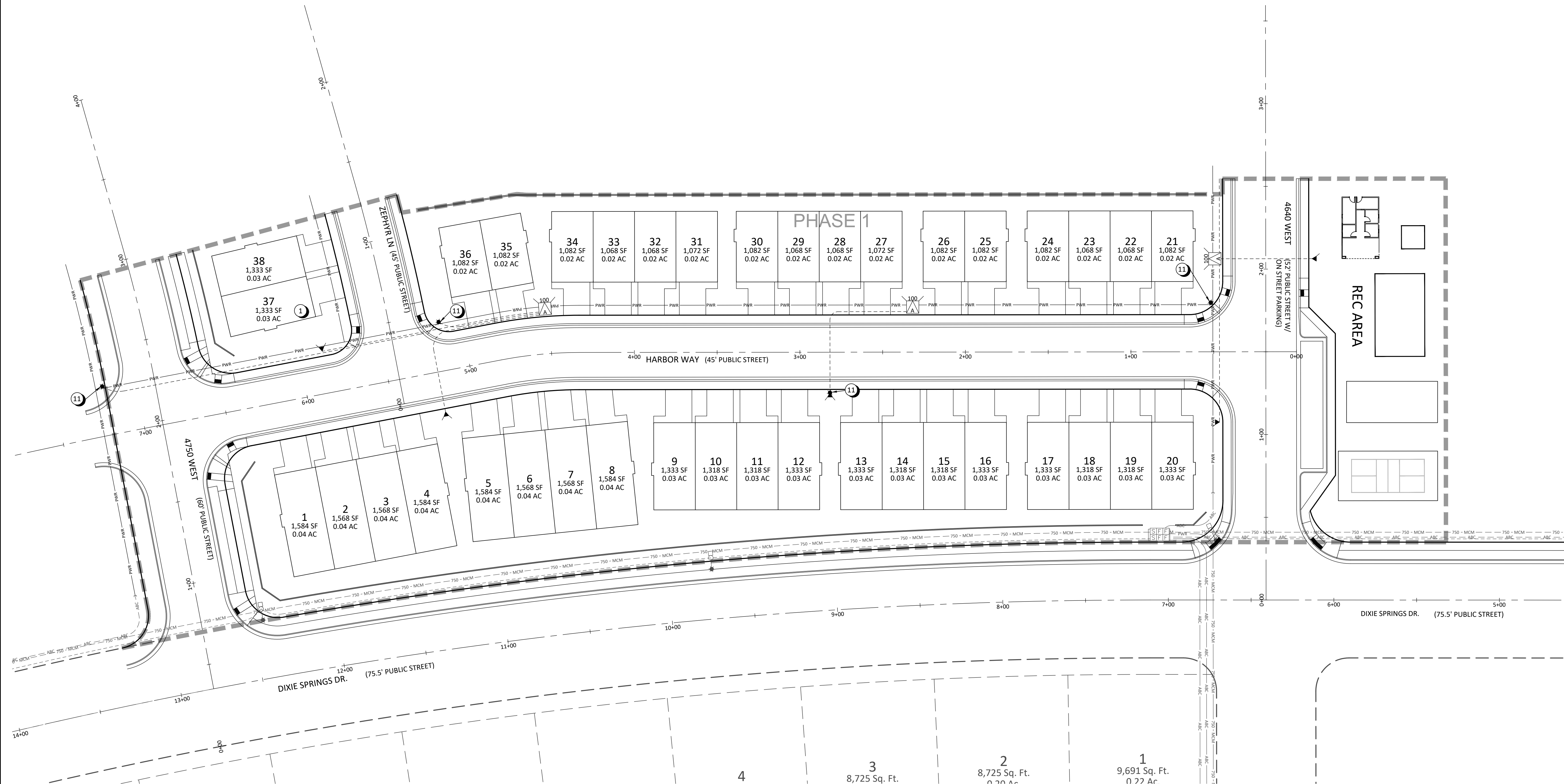
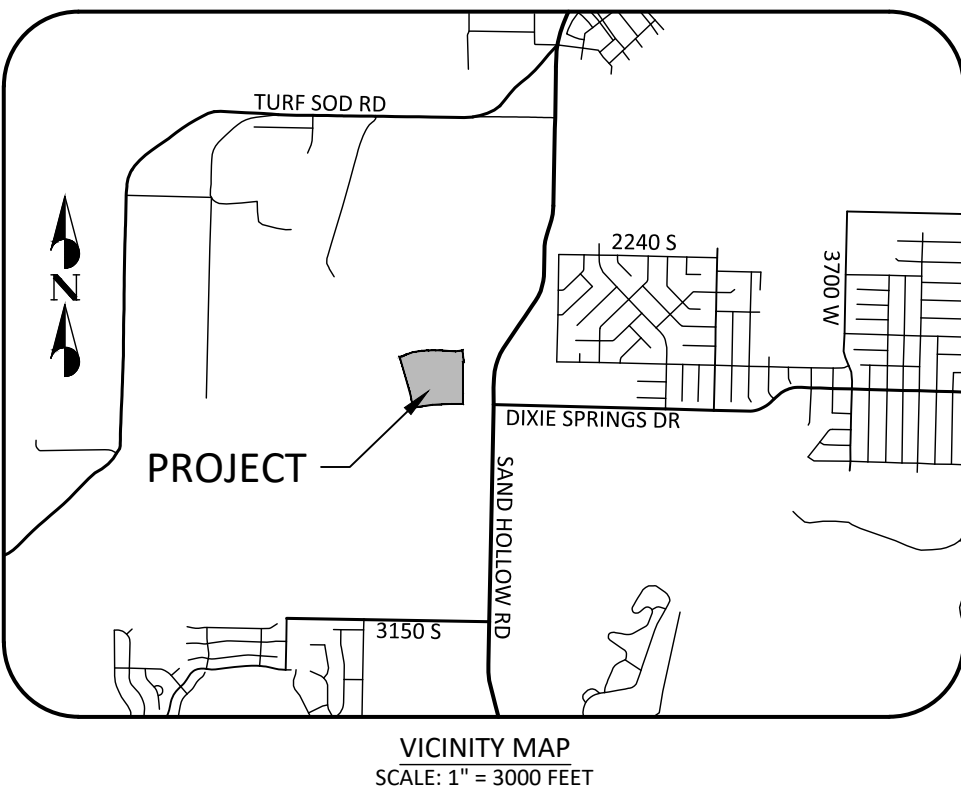
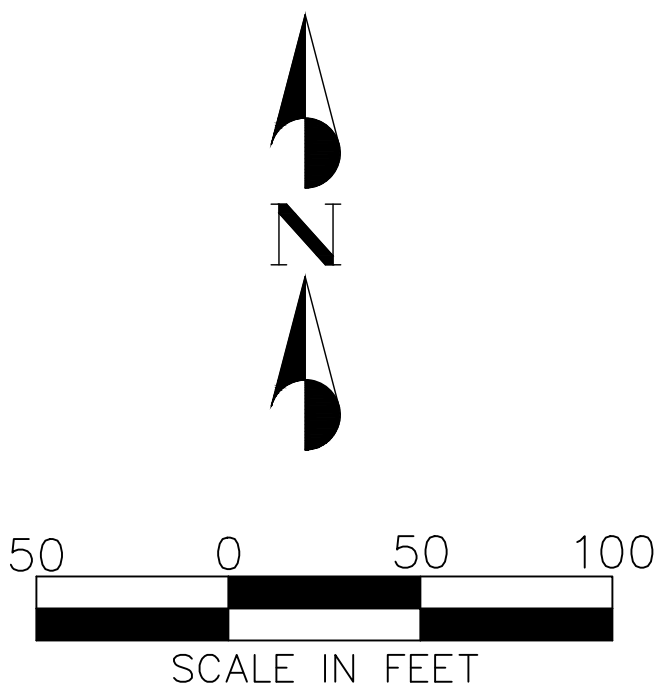
BRETT BURGESS
(435) 673-9336
brett@canyonmillhomes.com

OWNER/DEVELOPER

THE HOLLOWES, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

UTILITY NOTES

- 11 DECORATIVE STREET LIGHT ON
14' POLE WITH JUNCTION BOX



NO.	DESCRIPTION	DATE	APP'D.

PROJECT NAME: LAKEVIEW TOWNHOMES
PH 1 AT DESERT SANDS
4640 W DIXIE SPRINGS DR, HURRICANE, UTAH

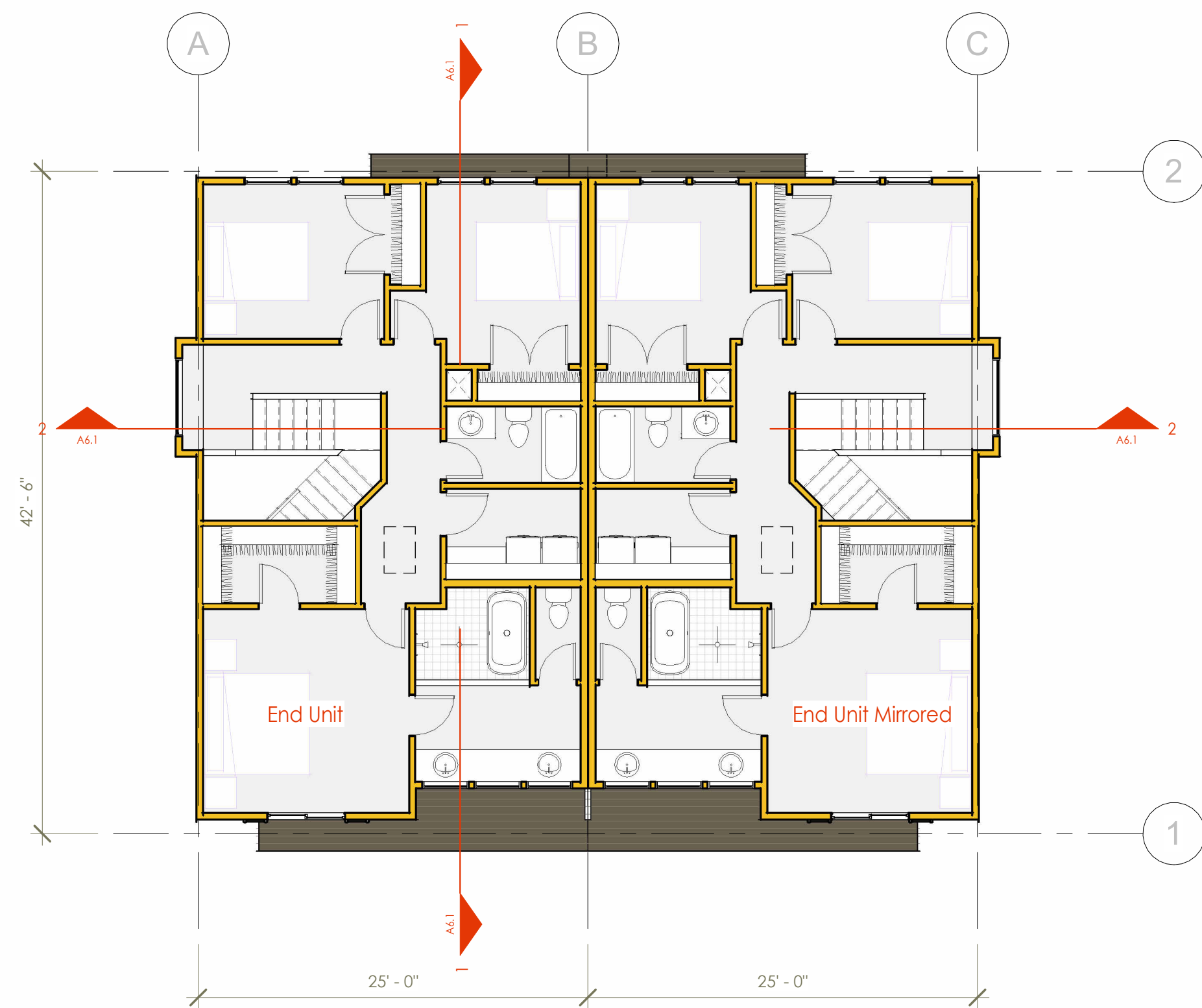
SHEET NAME: LIGHTING PLAN

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

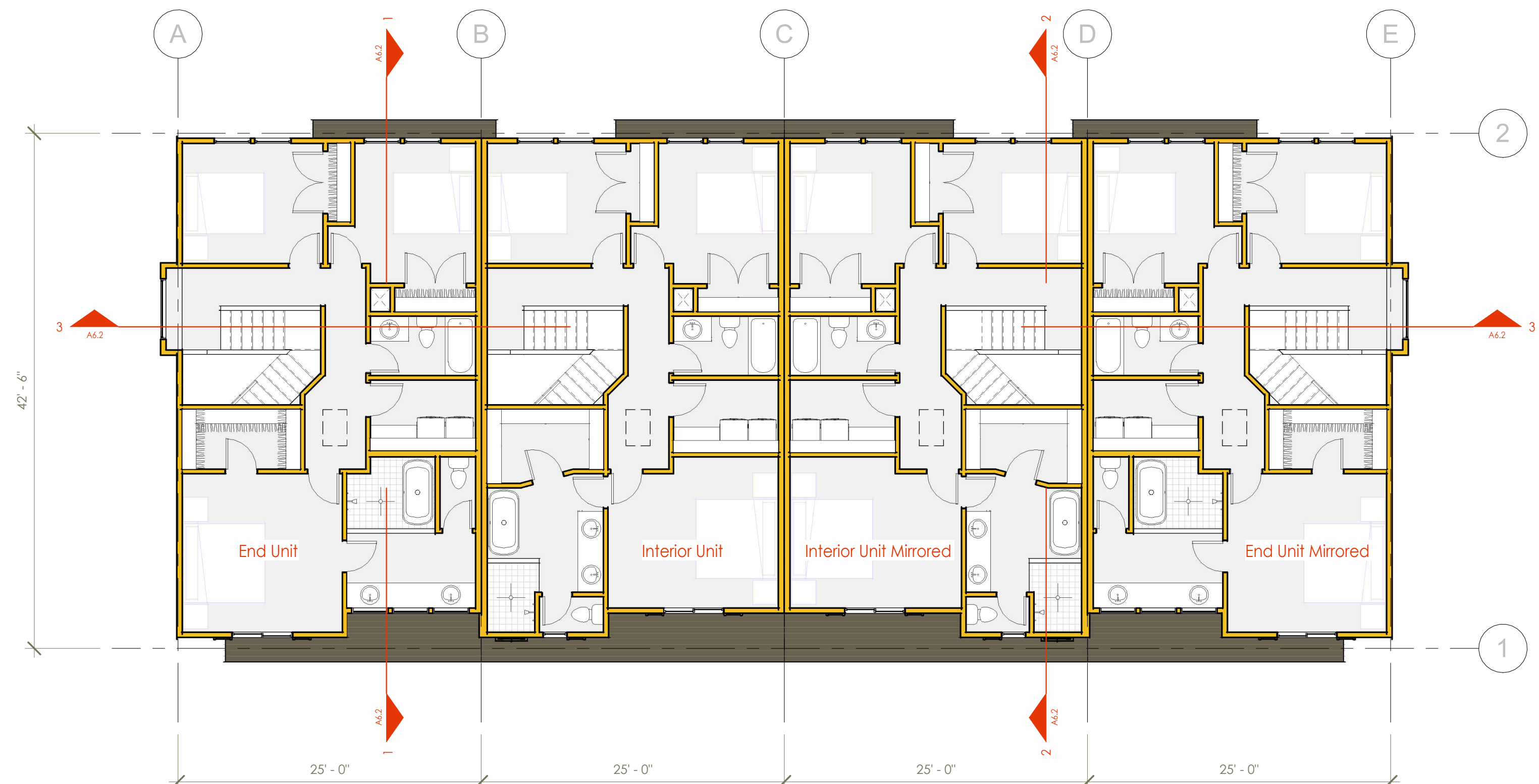


DATE:	FEBRUARY 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	RT
PROJECT NO.:	22-003
SCALE:	1" = 30'
SHEET NUMBER:	

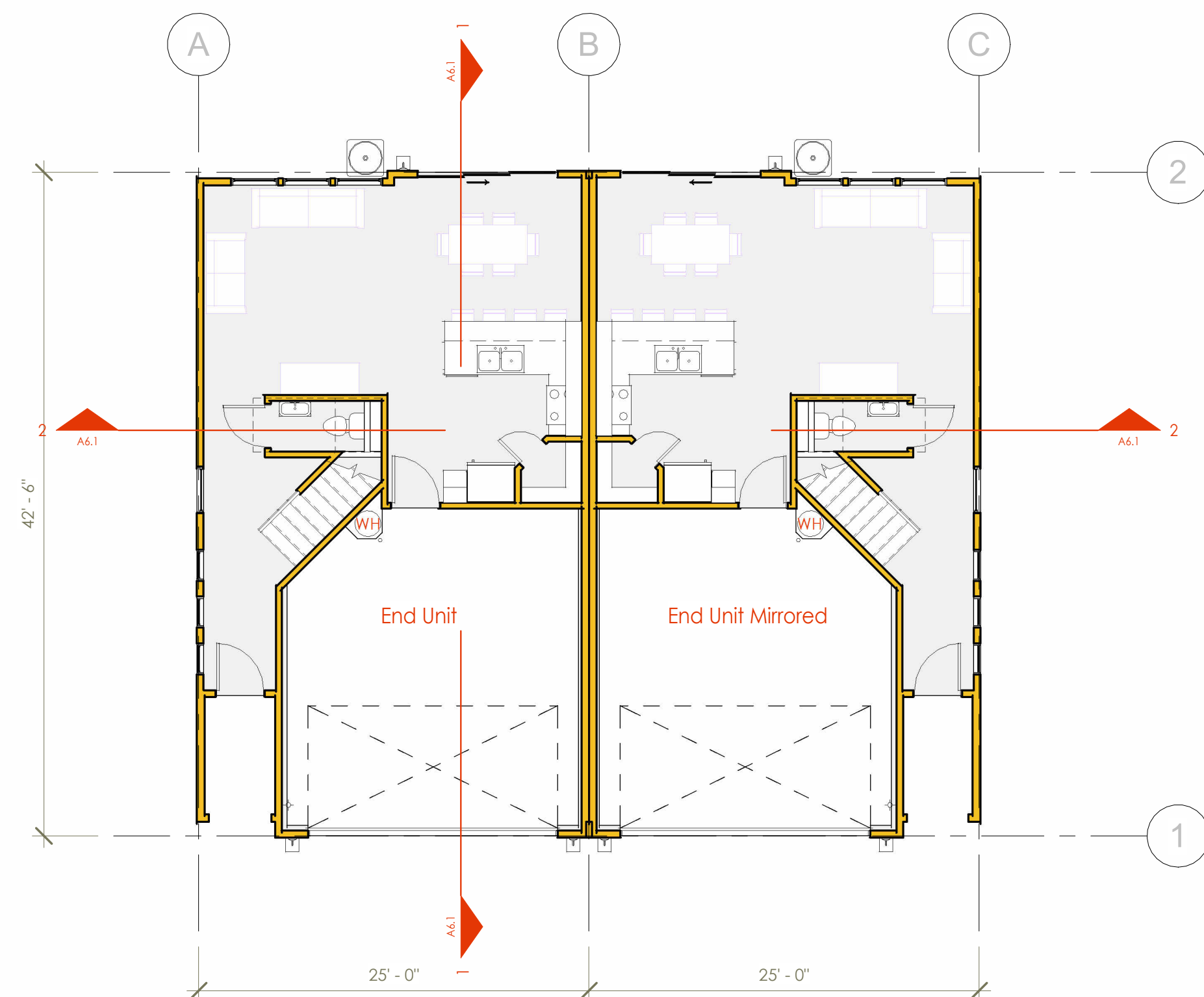
LP-1
1 OF 1 TOTAL



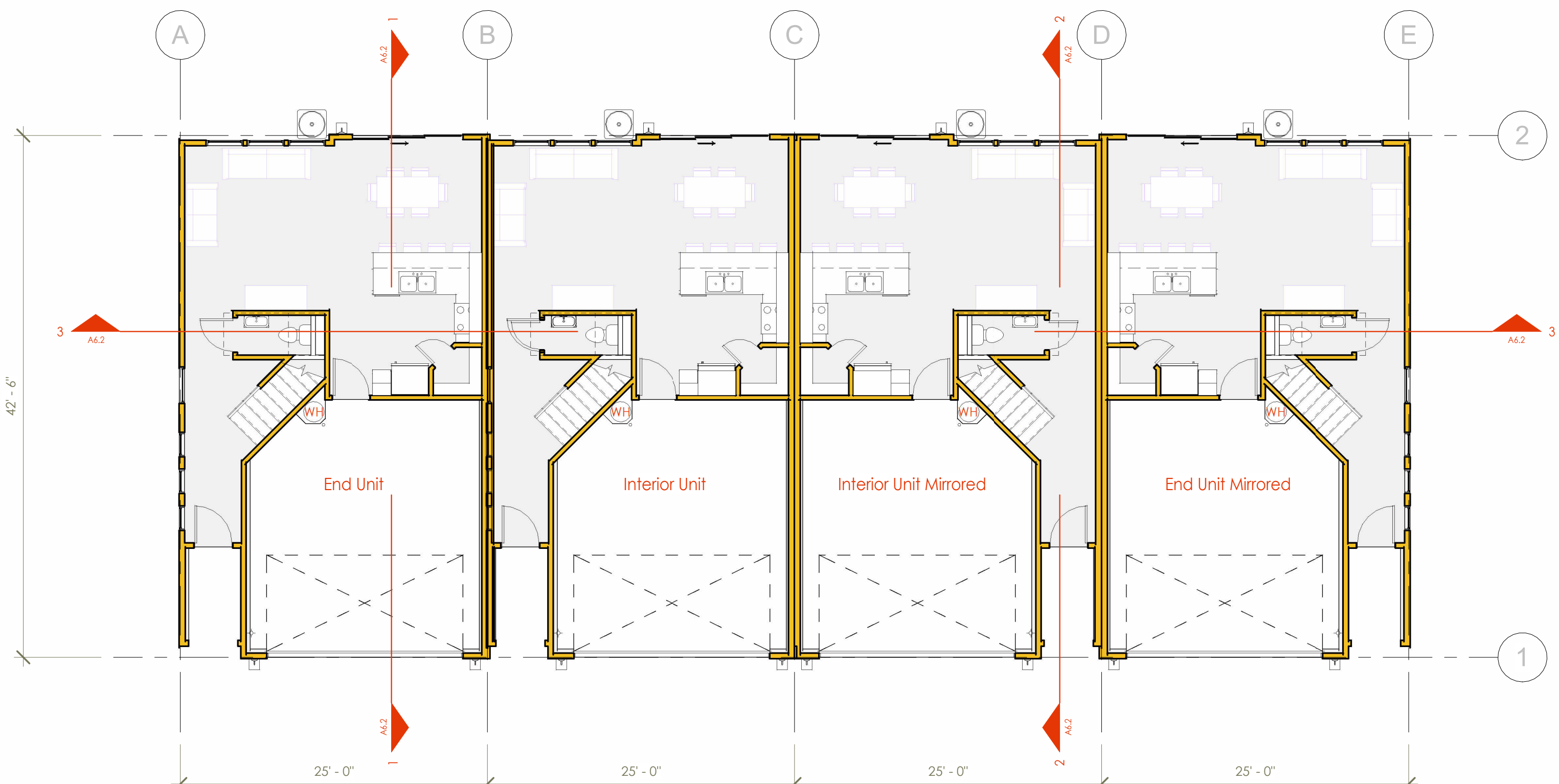
4 Floor Layout - Second Floor - DuPlex
1/8" = 1'-0"



2 Floor Layout - Second Floor - 4-Plex
1/8" = 1'-0"



3 Floor Layout - First Floor - DuPlex
1/8" = 1'-0"

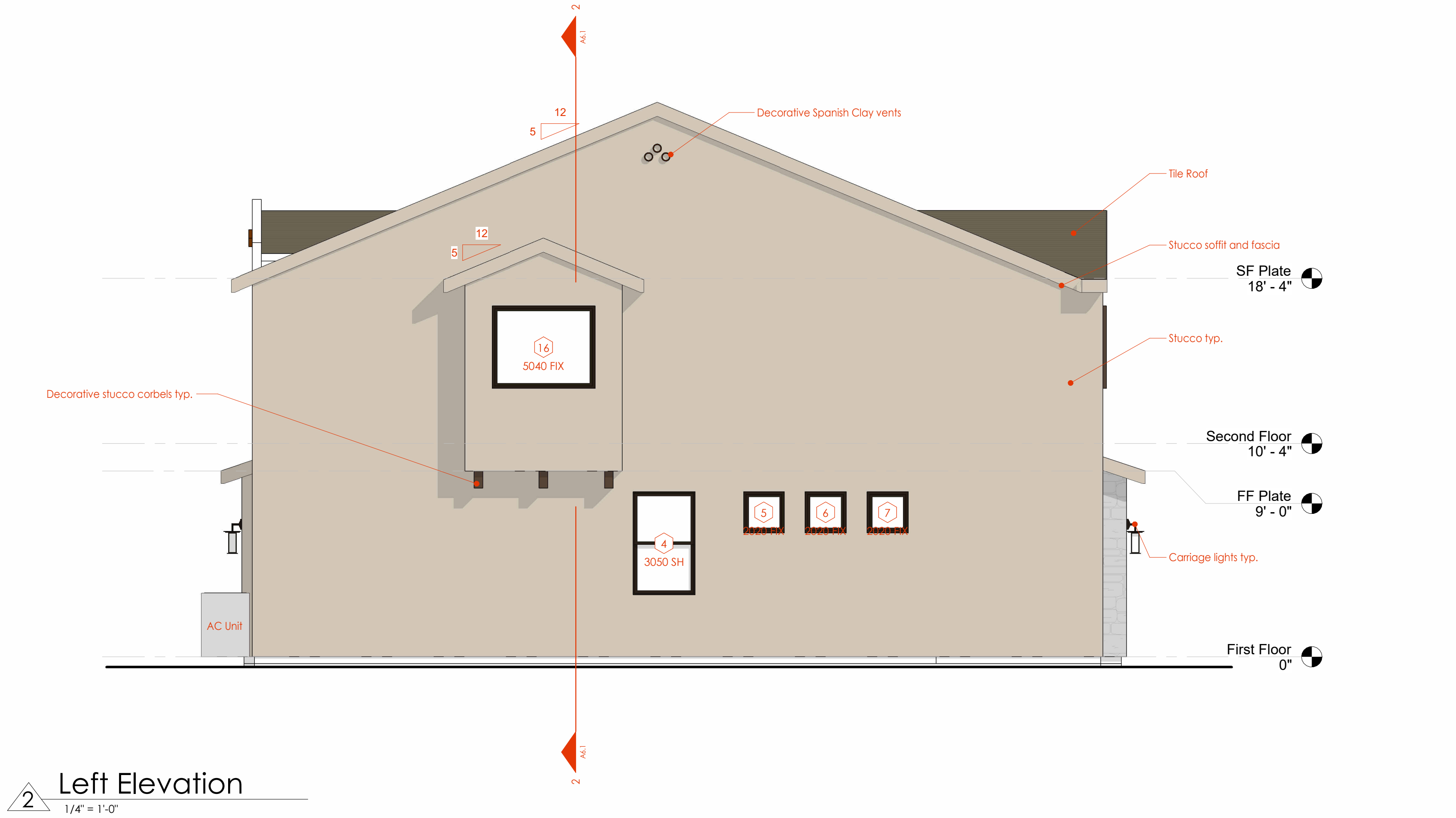


1 Floor Layout - First Floor - 4-Plex
1/8" = 1'-0"

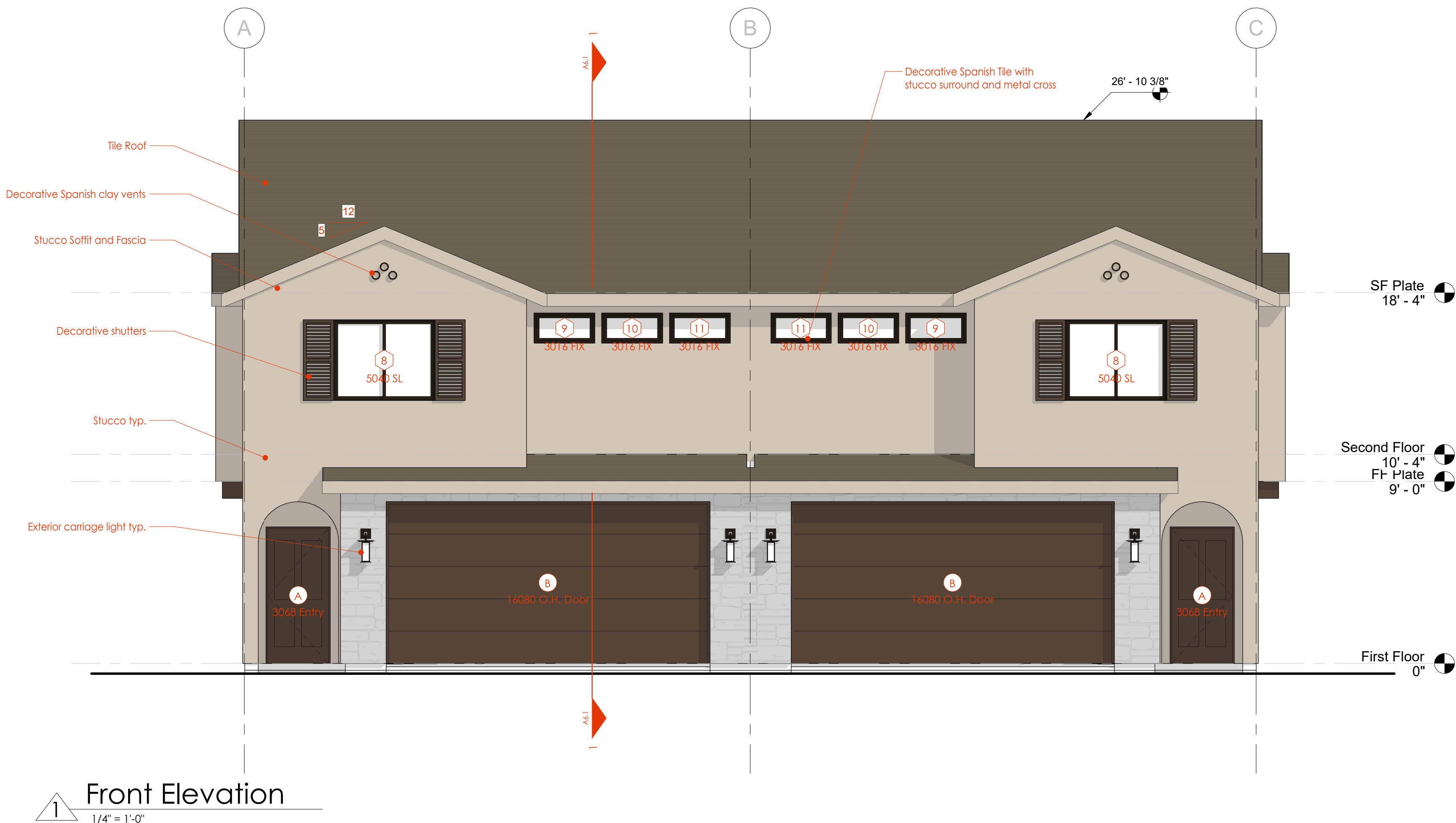


435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex

Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

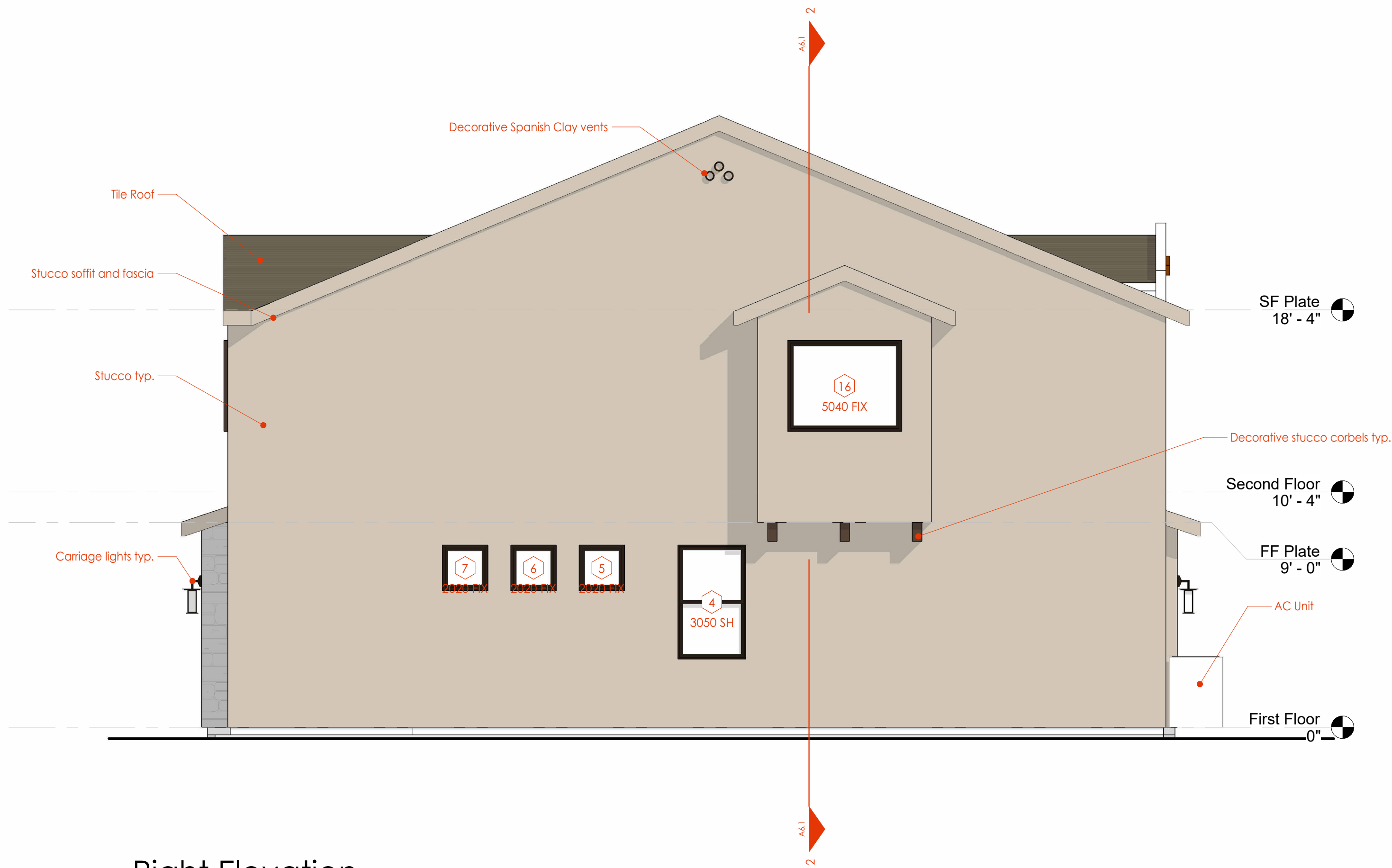
A5.1

Timestamp: 4/25/2024 12:49:32 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - Duplex

Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

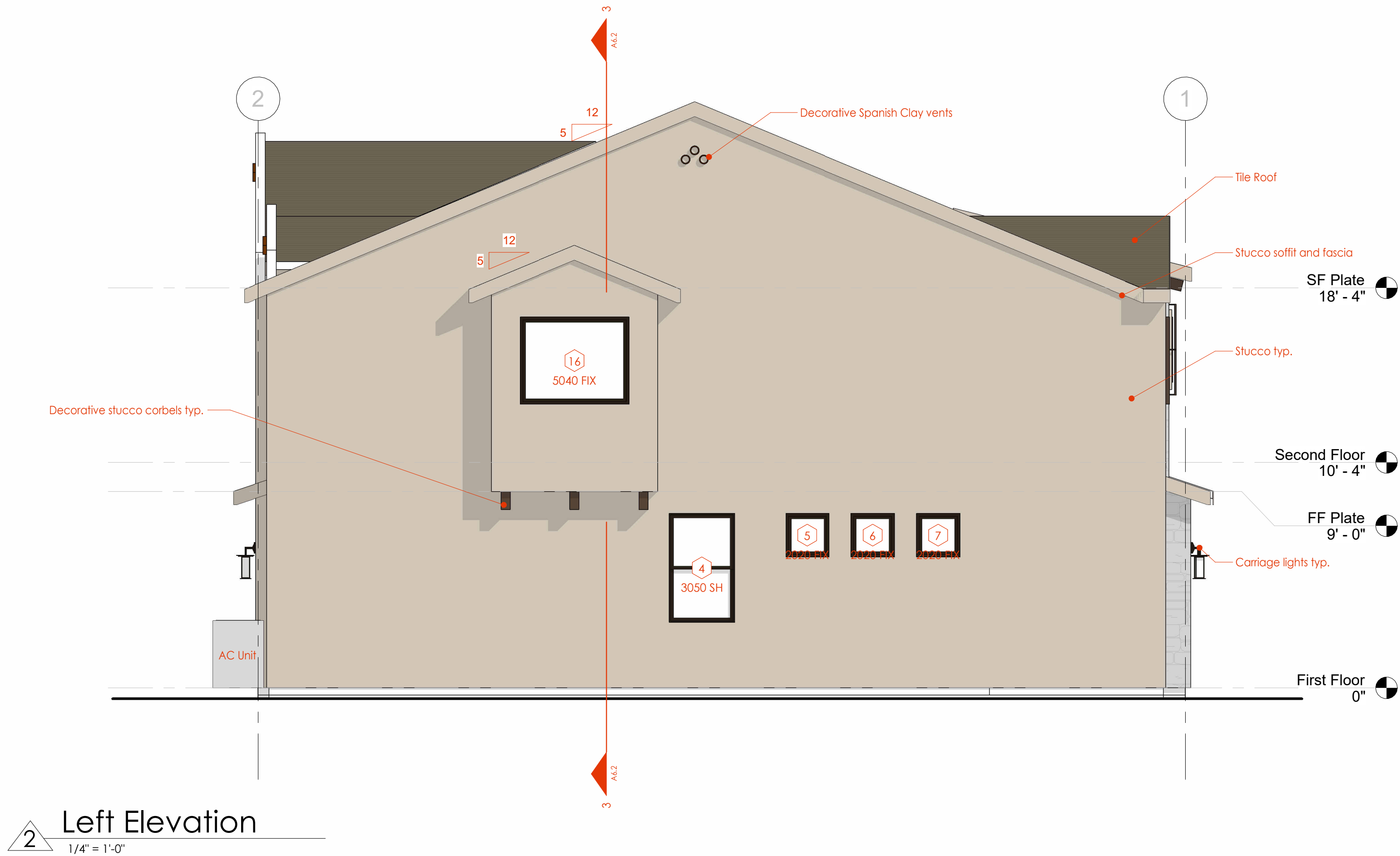
A5.2

TimeStamp: 4/25/2024 12:49:38 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



Exterior Elevations - 4-Plex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

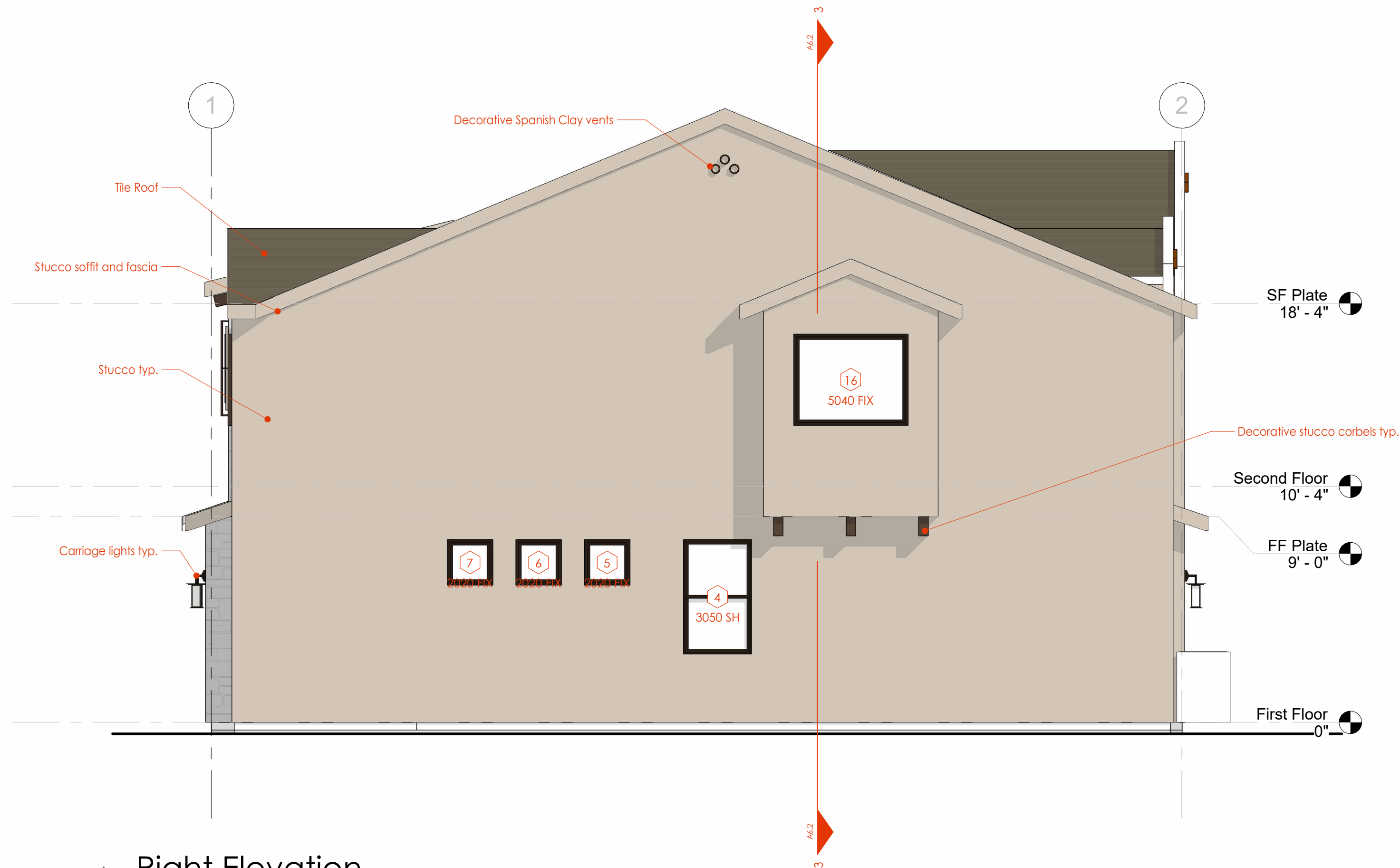
A5.3

TimeStamp: 4/25/2024 12:40:50 PM



435.123.4567
CANYONMILLHOMES.COM
113 E. 200 N. Ste 300
St. George, Utah 84770

Lakeview Townhomes Duplex
and 4-plex



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

Exterior Elevations - 4-Plex
Lakeview Townhomes at Desert Sands
Northwest Corner of Sand Hollow Road and Dixie Springs Drive
Hurricane, Utah

© Copyright 2024, Canyon Mill Homes, Inc.

A5.4

Timestamp: 4/25/2024 12:40:59 PM



ELIZABETH JONES DESIGN

by Anna Patten



ROOF

STUCCO

SW ACCESSIBLE BEIGE

CORBELS

SW HICKORY SMOKE

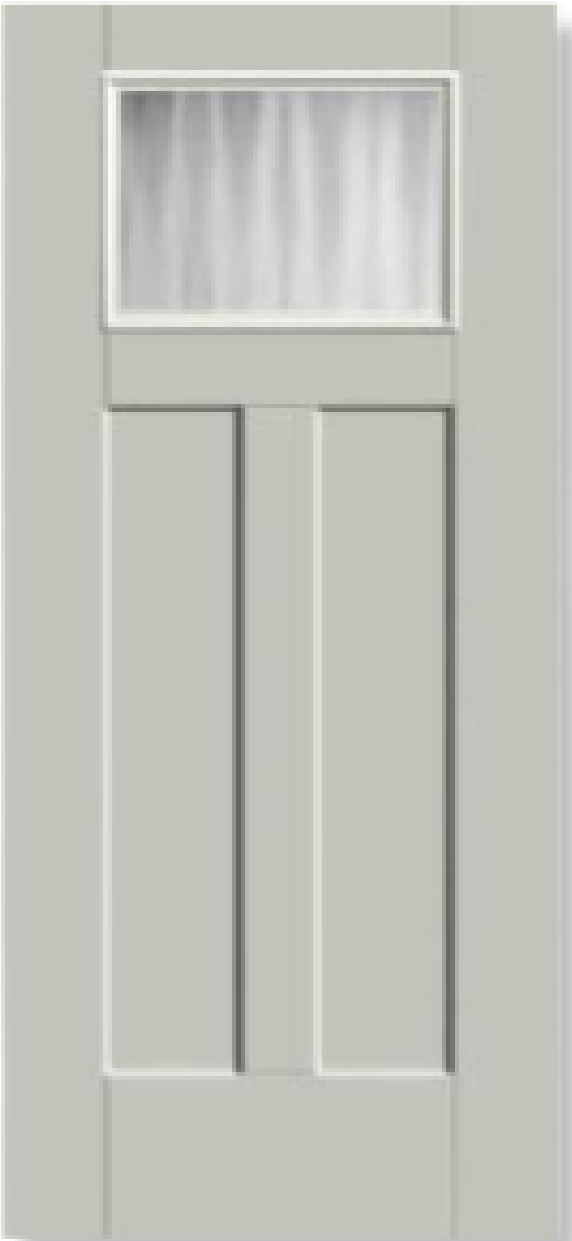


STONE



WINDOWS

EXTERIOR DOOR & PAINT
COLOR, & HARDWARE



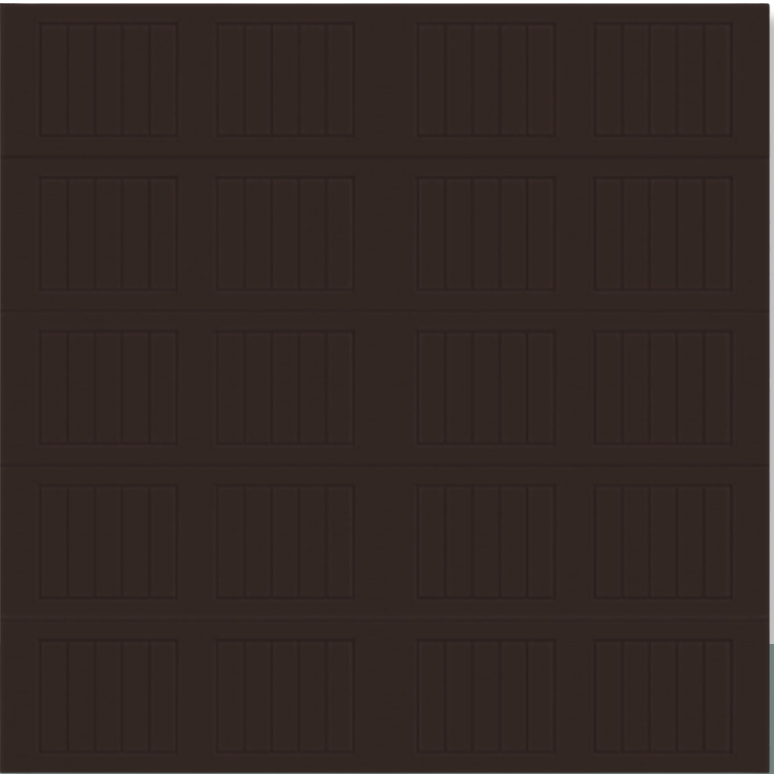
DECORATIVE
VENT



SHUTTERS



EXTERIOR
LIGHTS



GARAGE DOORS





STAFF COMMENTS

Agenda Date:	03/13/2025 – Planning Commission
Application Number:	LUCA25-01
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 15 regarding Planned Commercial Standards.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

In response to direction by the City Council, the Planning Department has proposed updates to the requirements of the Planned Commercial zoning designation located in Chapter 15 of Title 10. The intent of the update is to increase the percentage requirement for the commercial component in the Planned Commercial zoning district. For requests to rezone properties to the Planned Commercial designation, the current code standard requires a minimum 20 percent of the development area be used for commercial activities, and another 20 percent for long-term residential uses with the remaining 60 percent to be used for additional commercial, residential, or open space uses. The desire of the City Council is to encourage more commercial development to benefit the city and its residents; therefore, it is advised that the minimum percentage for the commercial component of any proposed Planned Commercial developments be increased to 70 percent. The residential minimum will remain at 20 percent, thus, leaving the remaining 10 percent of the development area for additional commercial, residential, or open space uses.

Recommendation:

The Planning Commission should consider any public comments received in the public hearing and review the proposed ordinance revision pursuant to Hurricane City Codes and standards. Staff recommends that the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-15-8. Planned commercial **zone approval and standards.**

- A. *Purpose.* Planned commercial developments shall incorporate elements of commercial and residential within each zoned area and development.
- B. *Mix use types.* ~~Planning-Planned~~ commercial developments shall incorporate both commercial and residential uses. The following definitions apply to this section:
1. *Horizontal mix use.* Development that combines single-use buildings on distinct parcels on a range of land uses in a planned ~~commercial~~ development project.
 2. *Vertical mixed use.* Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.
 3. *Live/work unit.* A single unit consisting of both a commercial use/office and a residential component that is occupied by the same resident. A live/work unit shall not exceed two bedrooms for the residential portion of the unit. A live/work unit shall be the primary dwelling of the occupant. Live/work units may only be owner-occupied and cannot be sublet to long-term or short-term renters. The owner-occupied requirement and prohibition of long-term or short-term renters shall be included in a recorded deed restriction prior to or as a condition of final site plan approval.

~~C. *Approval; Site Plan; Legislative Authority.* Submittal of an application for a planned commercial zone does not guarantee that the zone or a preliminary site plan will be approved. An application for a planned commercial zone is considered under the general zone map amendment provisions of subsection 10-7-7(E) and the spirit and intent of this Chapter.~~

~~C. *Site plan.* A preliminary site plan shall be required with the application and any approval of a planned commercial zone change application, which preliminary site plan shall be associated with and shall govern the approved planned commercial zone. submitted with every zone change to planned commercial. The City Council's legislative decision to create a planned commercial zone includes the City Council's legislative authority to permit or deny any uses within the newly created zone as shown on the approved preliminary site plan.~~

D. *Regulations.* Planned commercial developments are subject to the following:

1. A minimum of ~~20~~70 percent of the development area shall be used for commercial uses ~~listed identified~~ in table 10-15-1 ~~as permitted uses in planned commercial zones.~~ A minimum of 20 percent of the development area shall be used for long-term residential uses ~~as listed identified~~ in table 10-15-1 ~~as permitted residential uses in planned commercial zones.~~
 - a. The residential versus commercial area shall be calculated based on the ~~area of the uses authorized and required by the approved preliminary site plan. The area of the uses may include buildings, features, amenities, and infrastructure of commercial or residential uses, as legislatively determined by the City Council in approving an application for the zone change to planned commercial. intended use of improvements such as buildings, features, amenities, and infrastructure for either commercial or residential needs. As a guide to analyzing the zone change applications and associated preliminary site plans, improvements intended to support both residential and commercial shall may be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs., and the percentages of uses within m~~Mixed-use buildings ~~use percentage shall may~~ be calculated in the same manner as calculating area for density.
 - b. The preliminary site plan shall show general areas ~~and proposed percentages of use of use and specify percentages of different uses. The general areas of use and specific percentages of use within the final site plan submitted to and approved by the Planning Commission shall correspond with the approved preliminary site plan. Applicants shall provide final percentages of~~

Commented [DH1]: A different section, 10-15-4, allows for buildings 55 feet tall in PC and POC zones, where all other zones are capped at 35 feet. The Council has recently voiced concerns about 55' buildings and indicated a reluctance to grant PC zone changes due to the possibility of 55' buildings. To align with the Council's apparent views, I suggest you discuss this with the Planning Commission and Council and potentially broaden the ordinance update (and public notice requirements) to include 10-15-4 to align the height restrictions with other commercial zones.

uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.

2. ~~The Planning Commission may approve a lower percentage of long-term residential use for developments that are adjacent to multi-family development.~~
3. ~~The Planning Commission may approve a lower percentage of commercial use if the project is located within or adjacent to existing commercial property.~~
42. Each project shall have a mixture of residential and commercial use.

E. *Residential density.* ~~The Except as stated in this section, the areas designated as residential within planned commercial developments shall not exceed 15 units an acre or the density identified in the approved preliminary site plan, whichever is less, for residential areas except as stated within this section.~~

1. ~~Forty-percent-commercial-area. Projects that contain a minimum area of 40 percent for commercial use shall not exceed 17 units an acre for residential areas.~~

21. *Affordable housing.* ~~Residential areas of a planned commercial development are entitled to a density bonus by meeting the affordable housing requirements of Title 10, Chapter 52 of this Code. The available density bonus shall be based on the original residential density authorized in the approved preliminary site plan. Projects shall not exceed 17 units an acre. A density bonus of up to 20 units an acre may be granted for residential areas that reserve ten percent of given units as affordable housing.~~

a. ~~Defined. "Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.~~

b. ~~Duration and requirements of affordability.~~

(1) ~~Affordable rental unit. An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.~~

(2) ~~Affordable ownership unit. An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.~~

32. ~~Limitation. A planned commercial project shall not exceed 20 units an acre for residential areas by providing both 40 percent of the area as commercial use and ten percent of given residential units as affordable housing according to the standards listed within these sections.~~

43. *Residential areas.* ~~Unless modified by the City Council in the approved preliminary site plan as part of the zone change approval, Residential-residential areas shall be calculated based on the following:~~

- a. *Horizontal mix use.* Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas and other residential uses.
- b. *Vertical mix use.* Residential areas shall be measured by the percentage of space within the building that is ~~used to occupy~~occupied by commercial versus residential ~~uses~~, which percentages are then applied to the total footprint of the building to calculate the areas of commercial and residential use. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall

Created: 2024-12-15 11:30:14 [EST]

be calculated based on the area of use including designated residential parking, amenities reserved for residential use, roadways that primarily serve residential areas, and other residential uses.

- (1) Example: if a two-story building has a building square footage of 10,000 square feet and a 5,000 square feet footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 square feet (50 percent of the footprint of the building) shall count towards the density of residential use.

54. *Live/work units.* Live/work units as defined in this chapter shall be considered a 50% commercial and 50% residential use ~~and shall not count toward the overall density of the project.~~

65. *Shared uses.* Amenities and parking shall be designed with both commercial and residential uses in mind. ~~Amenities~~ For amenities that substantially serve both residential and commercial uses, 50% of the area shall count toward residential density areas.

- a. *Parking.* Shared parking must comply with ~~s~~Section 10-34-9 of this Code.

F. *Development agreement.* A development agreement between the city and the applicant may be required by the City Council and executed before the zoning designation shall be effective.

G. *Landscaping.* Landscaping within a planned commercial development shall comply with the following standards:

1. Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
2. The applicant shall comply with City standards for landscaping.
3. In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.
4. Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this ~~c~~Chapter, other landscape requirements within the City landscaping and screening standards shall apply.

H. *Off street parking.*

1. Parking areas shall be designed to allow greater pedestrian connectivity and to limit conflicts between vehicular and pedestrian use.
2. For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.
3. Each building shall provide pedestrian access from the nearest right-of-way to the main entrance of the building with a paved path and marked crossings for private drives.
4. All developments must comply with all other City off street parking standards.

I. *Street design.* A developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section after a recommendation from the Planning Commission.

(Ord. No. 2022-12, 5-5-2022)

Sec. 10-15-4. Development standards.

Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2
DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55-35 feet	55-35 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards—front yard:					
All buildings ²	20 feet	20 feet	20 feet	12 feet, corner lots 20 feet	20 feet
Setback standards—rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.				
Accessory building					
Setback standards—interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirement				
Accessory building					
Setback standards—street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for planned commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within section 10-7-7 of this Code.
 - b. The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the planned commercial zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. No. 2022-12, 5-5-2022)

**Hurricane Planning Commission
Meeting Minutes
July 25, 2024**

Minutes of the Hurricane City Planning Commission meeting held on July 25, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused: Mark Sampson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

5:00 p.m. - Planning Commission Business:

1. Discussion on updates to the Future Land Use Map

Gary Cupp shared that the new R1-4 zone requires we update our general plan to put it into a classification area. Dayton Hall thought this general plan update was to re-designate areas that we had previously talked about. From a legal standpoint, he gets concerned that we are making zoning decisions that are not consistent with what the general plan says. If we still feel like that is the zoning we want in those areas, if we are going to do a general plan update anyways, we should look at those issues if we are going through the process anyways. Brad Winder shared that when he zoned his property to half acre lots, he was required to have an entire block rezoned to half acre. The update wouldn't change how that zone currently is, would it? Mr. Hall shared that the general plan is a guide to facilitate how the city develops so it will not impact existing zones. But when we have made zoning decisions that are inconsistent with the general plan, let's update it so it is consistent with how we want to zone in the future. That is the purpose of the general plan, to have a reasonable and rational way to move ahead with how we handle land use applications. The commissioners asked where the mobile home/RV zone falls into the general plan. Fred Resch III shared that all the existing mobile home parks are in designated multifamily on the general plan.

2. Discussion on short-term rentals in commercial zones

Fred Resch III shared that this has been brought up by the mayor and council about short-term rentals in commercial areas. He thinks the idea came from having a conversation with the mayor of Springdale where they were having an issue with all their commercial areas closing up and being turned into short term rentals. They now require a zone change in order to do so. He doesn't think that is something we need to do but we need to look at things for our commercial land so it's not getting converted to short term rentals. Rebecca Bronemann asked if there have been people who are looking for commercial property that haven't been to find it? Mr. Resch III stated that we hear from business owners in town that there is not enough commercial office space or retail locations in town, especially if you cannot afford to build a new building. Brad Winder thinks that instead of allowing it by use, have it be a case by case basis; looking at what other potential businesses surround it and what the property could otherwise potentially be utilized as. Shelley Goodfellow asked if we could make it a conditional use for short term rentals in commercial areas. Mr. Resch III stated that we could make it a conditional use that would have standards for approval. Paul Farthing stated that the problem with conditional use is, you lay out the best conditions, they meet those standards, and you have to say yes. He likes the idea of a zone change

request like Springdale. He's willing to listen but we need to protect our commercial space. Mrs. Goodfellow asked if this would require anyone who wants to use a commercial space for a hotel or motel to get a zone change? Mr. Resch III stated that we could craft the ordinance that way but our code does specify the difference between hotels and short term rentals. We could say that hotels are allowed, we might want to change some of the definitions to clarify things but if we want to do like the cabins by Maverick, we might want to look at it differently. Michelle Cloud stated the other option is to not allow short term rentals in commercial areas. Mrs. Goodfellow mentioned that we have a lot of historic homes in the downtown area and those homes are falling apart. If we were to allow those homes to become short term rentals, a lot of people would invest and rehabilitate those homes. Ralph Ballard asked what is the obstacle stopping people from going full commercial rather than short term rentals? If it was more beneficial to go commercial than rentals, that is what you would do. He asked if it really is more profitable to go short term rental than straight commercial. Mr. Resch III stated that he believes that with the cabins next to Maverick, the barrier for entry to build the cabins and do short term rentals is lower than other types of business. Kelby Iverson feels like we did away with the short-term rentals and he thinks we did it right in the residential areas. We gave those who invested in those properties to continue that. Now we're going to also chop it off in the commercial areas. When we look at the commercial uses like insurance agencies, dealerships, and the people who are manufacturing stuff, are those types of business going to be in the heart of Hurricane? Probably not. We're going to have boutiques, little shops, and art galleries and if you have those things to create this downtown masterplan, you need places for people who are going to buy that stuff to stay. If we chop the short term rentals out of the downtown area then where are they going to go? Rebecca Bronemann shared that we don't have the same amount of traffic as Springdale or St. George stopping in our downtown area. For her, if we have a two story building in the downtown area with a shop on the bottom and a vacation rental on top, then the whole building is getting utilized and the whole building is being maintained and she doesn't see that as a problem. Staff comment number 5 states that we get a lot of tax revenue to the point of 1.8 million and that vacation rentals are a low impact and low traffic business, why is that a bad thing?

3. Discussion on a proposed domestic lot split ordinance

Gary Cupp stated we are looking at potential ideas on infill of properties within the downtown area. Another idea is to maybe increase housing supply. This is basically a streamline process to create two lots, similar to a traditional lot split but the difference being that the lots would not have to meet the minimum lot size required by the zoning. Direction was given to staff to look into other cities that have a similar ordinance and see how well it's been working for them.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Cloud

Prayer and/or thought by invitation given by Rebecca Bronemann

Paul Farthing motioned to approve the agenda as presented. Rebecca Bronemann seconded the motion. Unanimous.

Declaration of any conflicts of interest

Rebecca Bronemann shared that her husband works for the applicant of PSP24-18 and because he is the sole breadwinner of the family, she is going to abstain from voting.

Public Hearings

1. **A Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112.**

No comments.

OLD BUSINESS

1. **ZC24-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112. Dylan Stratton, Applicant. Brandee Walker-Civil Science, Agent.**

Gary Cupp reminded the commission this is a change on an item seen in May. There was an illegal lot split done so we tabled it. They have come to request a zone change on both parcels. There were some sliver strips along 2250 south that have been dedicated to the city and there was also a public utility easement that was required to be dedicated that is currently moving forward. They ultimately need this zone change to go back and approve the lot split. Staff is okay to move forward with a recommendation of approval because there has been substantial progress on the issues called out in the staff report. Dayton Hall stated the biggest issue on this is that there were some parcels included in phase three of Pecan Valley, they were essentially protective strips and one of the conditions of approving the plat to the north was that those parcels be dedicated to the city so these property owners to the south have access to public roadways. The deed of dedication on those parcels was delivered to the county recorder today. But with that done, we still want to make sure it records and a few other hiccups are taken care of before putting it on the agenda for City Council.

Rebecca Bronemann motioned a recommendation of approval of ZC24-05 to the City Council subject to staff and JUC comments also acknowledging this will resolve the lot split zoning issue. Michelle Cloud seconded the motion. Unanimous.

NEW BUSINESS

1. **PSP24-18: Discussion and consideration of a possible approval of a preliminary site plan for Coral Cliffs Family Fun Center, an indoor recreation center, located at 765 W 50 S. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.**

Chase Stratton shared it has taken a minute to figure out parking and the building location. This is what they have settled with. Michelle Cloud asked if it was going to be connected to the existing movie theater so you could go back and forth between the two buildings. Mr. Stratton stated that right now it is not planned to be connected by buildings. Paul Farthing asked what would be inside the recreation center. Mr. Stratton stated they will have mini golf with 9 holes inside and 9 holes outside, laser tag, an arcade, axe throwing, etc. Mr. Farthing asked about access to 700 W through the existing parking lot. Mr. Stratton shared that they have a cross access agreement with the city that is just a general agreement. Things will get worked out during the construction drawings process.

Paul Farthing motioned to approve PSP24-18 subject to staff and JUC comments. Kelby Iverson seconded the motion. All ayes with Rebecca Bronemann abstaining. Motion carries.

2. **FSP24-50: Discussion and consideration of a possible approval of a final site plan for Sky Ridge Apartments, a 120-unit apartment complex, located at 2600 W 50 N. Shadow Glen 420 Inc, Applicant. Brandee Walker, Agent.**

Frank Lindhart is the developer for this project. They have received their zone change and preliminary site plan has been approved; they are just down to the final site plan now. They had some minor changes after going through the construction drawings but they are ready. Ralph Ballard asked about

the landscaping plan. Mr. Lindhart stated he will get staff the updated plan. Paul Farthing asked about covered parking. Mr. Lindhart shared that the parking spaces will be covered.

Michelle Cloud motioned to approve FSP24-50 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

3. CUP24-17: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 2765 S 3480 W. Francisco and Mayra Martinez, Applicant. Steve Haddox – American Heritage Homes, Agent.

Steve Haddox shared that the owners want to put a casita in their backyard to rent to their family. It reaches 21' and the restriction is 16'. All commissioners are in consensus the plan is good.

Brad Winder motioned to approve CUP24-17 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

Gary Cupp shared that we have the Utah League conference coming up on September 4th-5th in Downtown Salt Lake and we need a head count. Michelle Cloud stated she would go.

Kelby Iverson motioned to adjourn. Brad Winder seconded the motion. Unanimous.

Adjournment